

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N38°40'22"W
C2	45°56'22"	87.28'	165.11'	205.93'	160.73'	N29°17'49"E
C3	30°05'44"	71.21'	139.12'	264.86'	137.53'	N37°13'08"E
C4	94°22'37"	26.99'	41.18'	25.00'	36.68'	S45°19'39"W

TRAMWAY HIGHLANDS SUBDIVISION

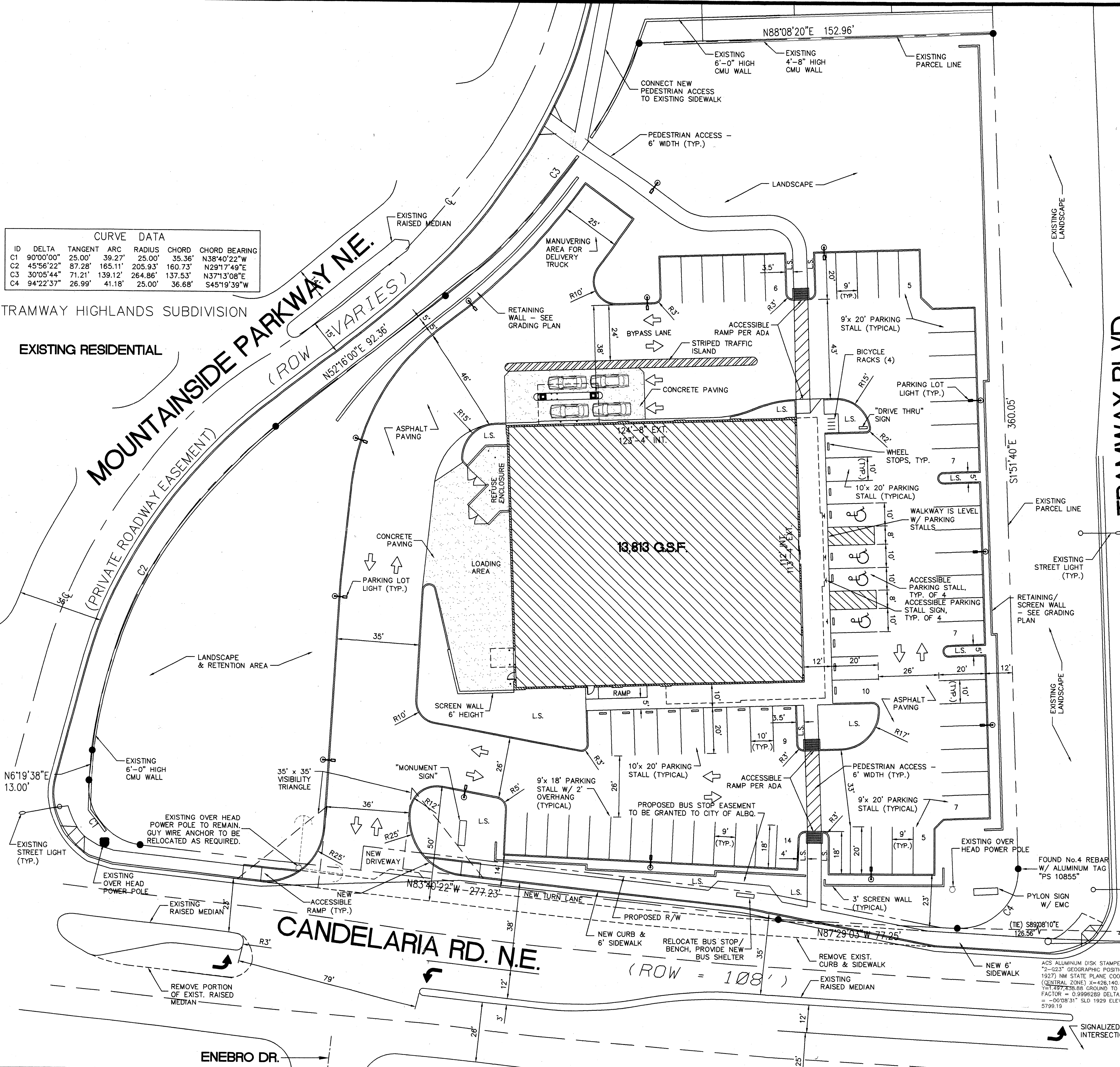
EXISTING RESIDENTIAL

MOUNTAINSIDE PARKWAY N.E.
(ROW VARIES)

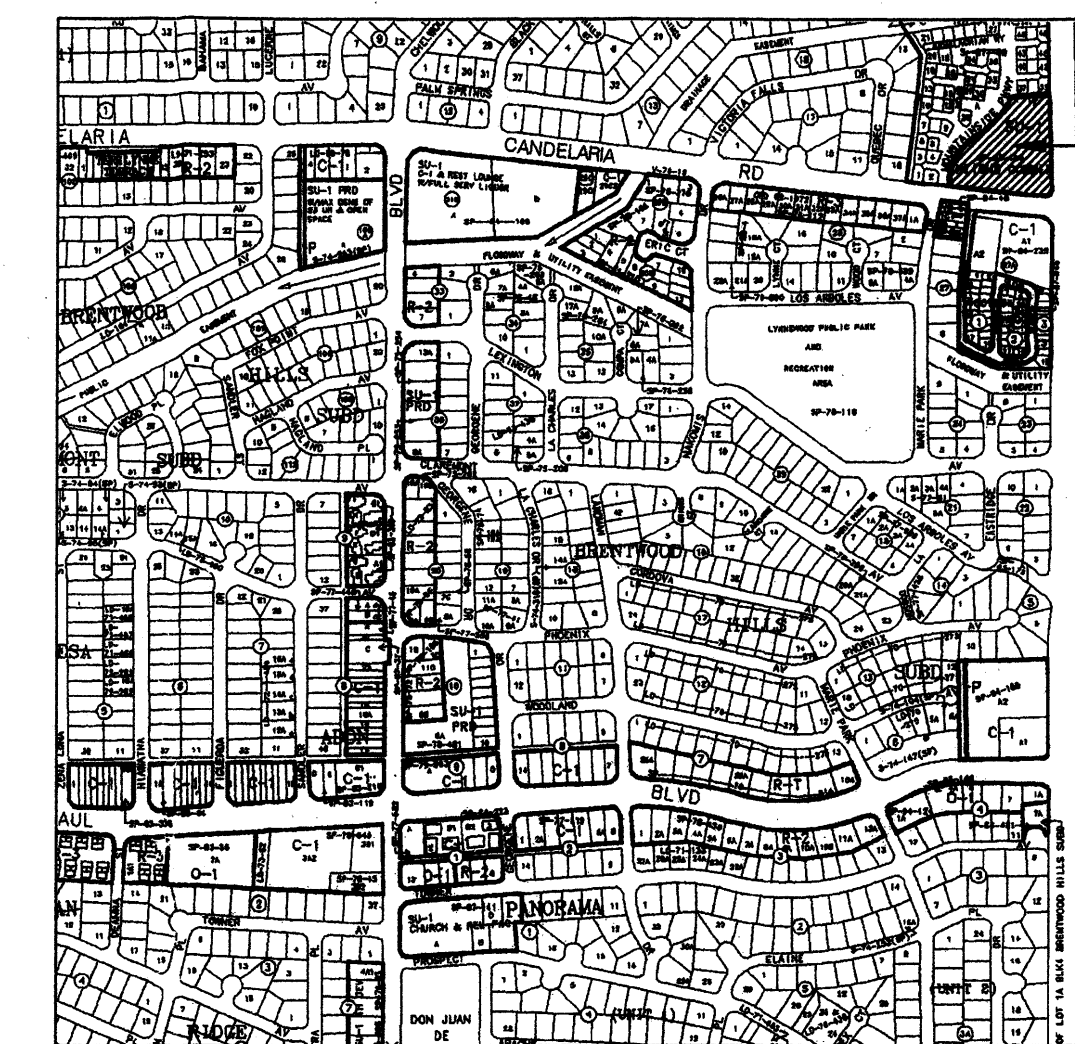
(PRIVATE ROADWAY EASEMENT)

CANDELARIA RD. N.E.
(ROW = 108')

ENEBRO DR.



VICINITY MAP



SITE



PROJECT

Location:
Eckerd Drug Store
NUIC of Candelaria and Tramway
Albuquerque, New Mexico

Developer:
Tracor Southwest
6340 E. Thomas Road, Suite 128
Scottsdale, AZ 85251

Architect:
TAIT & Associates, Inc.
1232 E. Broadway Rd., Suite 205
Tempe, AZ 85282

Building Area = 13,813 SF GFA

Parking Requirements
13,813 SF / 200 SF per space
Total Required = 69 Spaces
Total Provided = 10 Spaces
Accessible Required = 4 Spaces
Accessible Provided = 4 Spaces
Bicycle Parking Required = 4 Spaces
Bicycle Parking Provided = 4 Spaces

SITE DATA

Legal Description: Tract 1, Section 3, T10N, R4E
Current Zoning: SU-1 Neighborhood Commercial
Proposed Zoning: SU-1 for C-1 Permissive + Conditional Use

Site Area = 109,684 SF / 2.518 Acres

NOTES:

- 1) Uses allowed within this Site shall be limited to those uses listed as permissive and conditional in Sec. 14-16-2-16, C-1 Neighborhood Commercial zone, of the Comprehensive City Zoning Code.
- 2) The Site shall meet the requirements of Sec. 14-16-3-9, Area Lighting Regulations, of the Comprehensive City Zoning Code. Area Light Fixtures within 100 feet of residential areas shall not exceed 16 feet in height, 20 feet in height in other areas. Off-site luminance shall not exceed 1,000 foot-candle.
- 3) Back lighting for building mounted signs facing west toward residential development shall be turned off at 9:00 p.m.

Project Number: 03EPC-00102

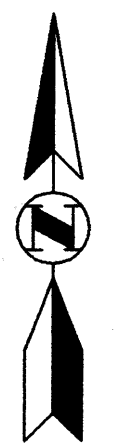
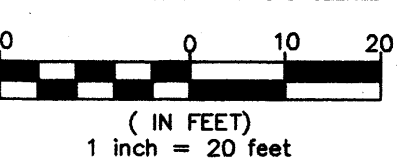
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated September 18, 2003 and that the findings and conditions in the Official Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN APPROVAL:

DATE	BY	DATE	BY
10/21/03	[Signature]	10/21/03	[Signature]
10/22/03	[Signature]	10/22/03	[Signature]
10/22/03	[Signature]	10/22/03	[Signature]
10/22/03	[Signature]	10/22/03	[Signature]
11/7/03	[Signature]	11/7/03	[Signature]

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
City Planner, Planning Department

GRAPHIC SCALE



CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

NO.	REVISION	DATE	BY	APPD
1	EPC CONDITIONS	9.23.03	SK	SK

TAIT & ASSOCIATES, INC.
1232 E. BROADWAY RD., SUITE 205
TEMPE, ARIZONA 85282
PHONE: (480) 894-9399 FAX: (480) 894-0999

ARCHITECTS ENGINEERS SANTA ANA, CA - SAN ANTONIO, TX - SACRAMENTO, CA - CONCORD, CA

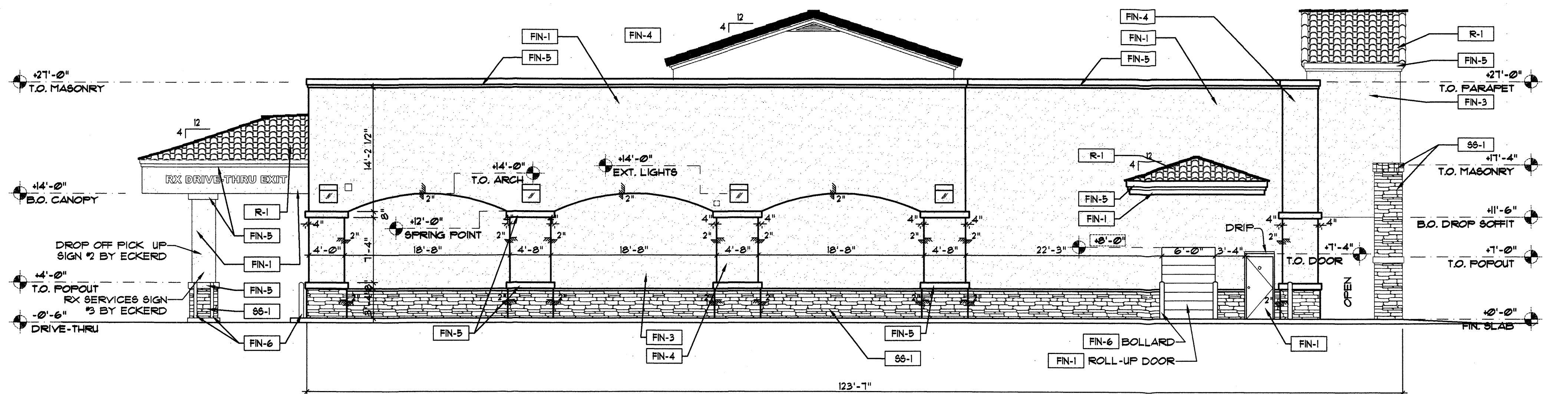
SITE DEVELOPMENT PLAN
TRICOR SOUTHWEST CORPORATION
6340 EAST THOMAS ROAD
SCOTTSDALE, AZ 85251

ECKERD DRUGSTORE
NWC TRAMWAY BLVD. & CANDELARIA RD.
ALBUQUERQUE, NEW MEXICO

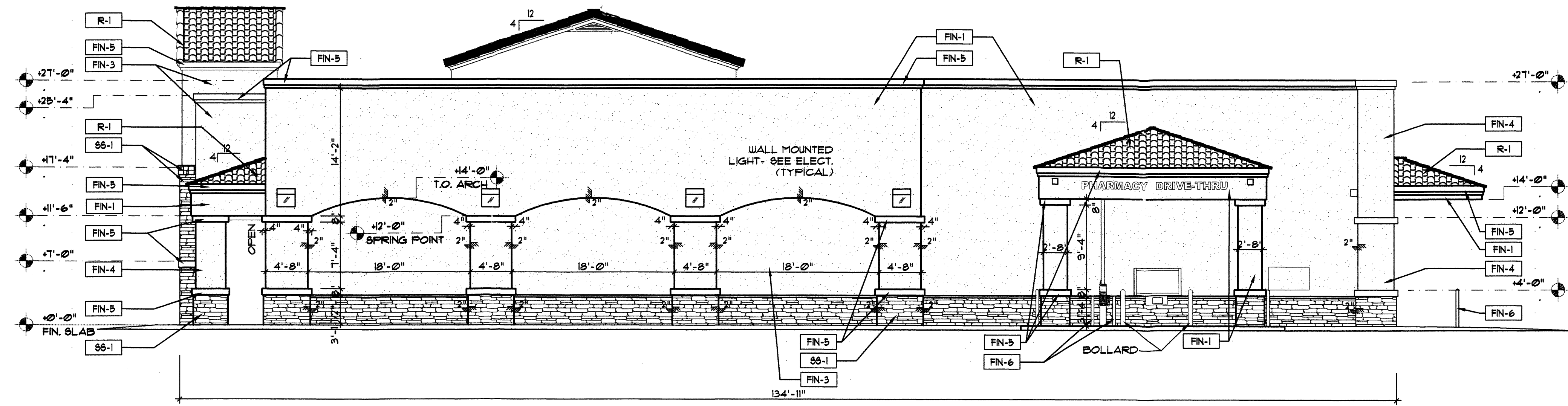
DATE	BY	DATE	BY
7/16/03	SK	7/16/03	SK
9.23.03	SK	9.23.03	SK

SHEET NO. A-1.0
SHEET 1 OF 1
SCALE: AS NOTED

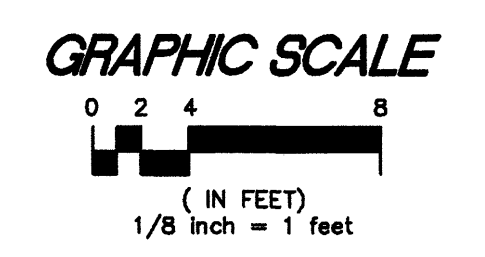
PROJECT 1003635



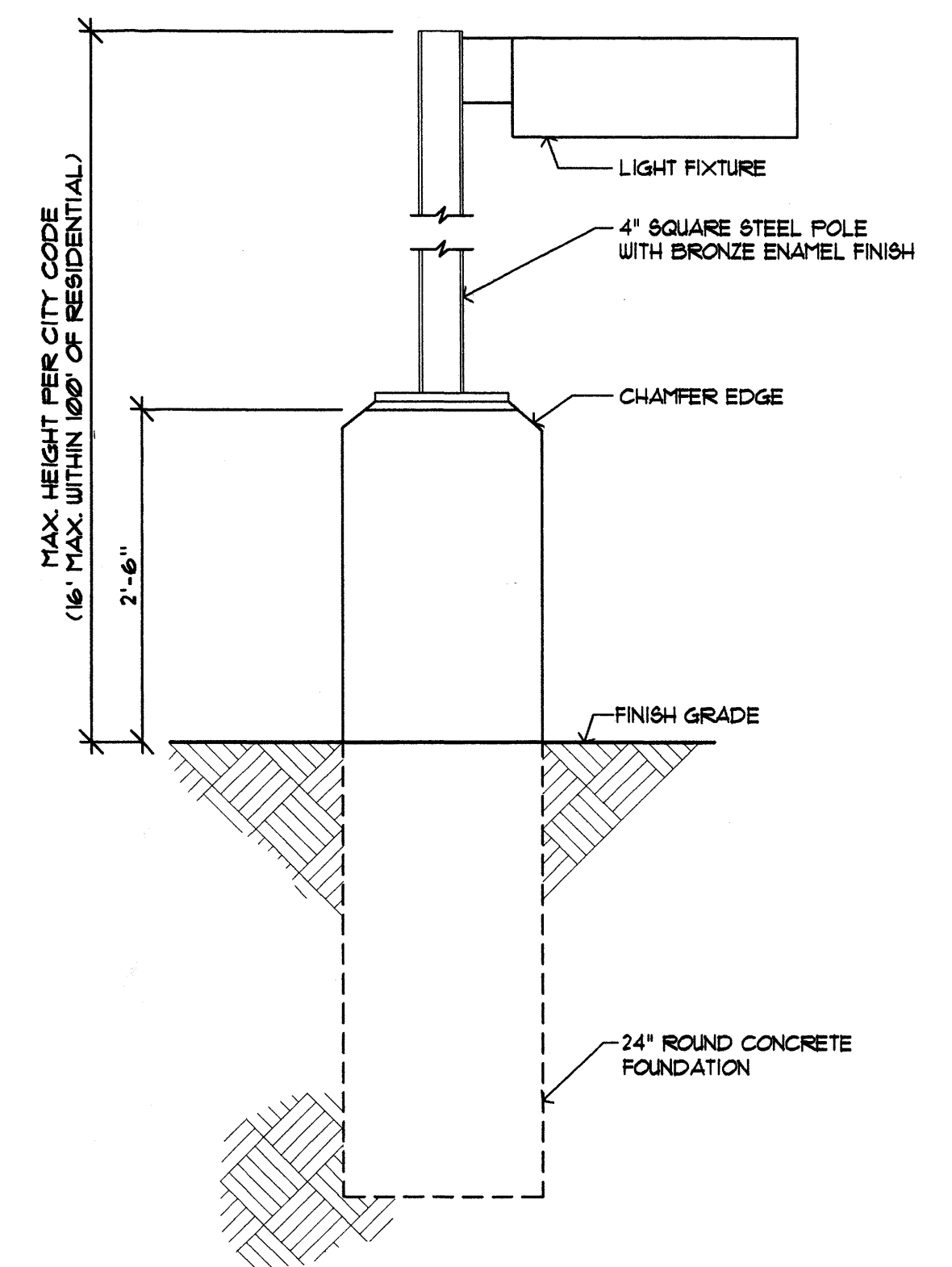
1 WEST ELEVATION
A2.2 1/8" = 1'-0"



2 NORTH ELEVATION
A2.2 1/8" = 1'-0"



- ### EXTERIOR FINISH SCHEME
- SS-1 MANUFACTURED STONE VENEER BY CULTURED STONE SHELL PRO-FIT LEDGE STONE FF3016 W/ TAUPE #OUT-1975 WATERTABLE WHERE SHOWN
 - FIN-1 STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-6 WINTHROP CREAM
 - FIN-2 NOT USED.
 - FIN-3 STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-55 WINTHROP PEACH
 - FIN-4 STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-54 JUMEL PEACHTONE
 - FIN-5 STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-50 GEORGIAN BRICK
 - FIN-6 CONCRETE FILLED STEEL PIPE BOLLARD - PAINT OSHA (SAFETY) YELLOW. BENJAMIN MOORE 963-12, LOW LUSTER
 - R-1 CONCRETE ROOF TILE BY MONIER LIFETILE, VILLA DESERT. DRIFTWOOD (VACS 3601) I.C.S.O. ER2656
 - T-1 WALL TILE- DAL-TILE: ADOBE BROWN (T06)
- NOTE: EXPOSED METAL FLASHING TO BE PAINTED TO MATCH ADJACENT WALL COLOR



7 PARKING LOT LIGHT
A2.2 N.T.S.

TAT & ASSOCIATES, INC.
1223 EAST BROADWAY ROAD, SUITE 205
TEMPE, ARIZONA 85282
PHONE: (480) 894-9399 FAX: (480) 894-0999

ARCHITECTS ENGINEERS SURVEYORS
SWITA, ANA, CA - SAN DIEGO, CA - SACRAMENTO, CA - CONCORD, CA
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MARK	DATE	REVISION

ECKERD
STORE # 5406
NMC CANDELARIA ROAD & TRAMWAY BLVD.
ALBUQUERQUE, NM

DATE	BY	REVISION
8/2/03	SK	

DATE	BY	REVISION

Scale: As Shown
Drawn: EF
Checked: SK
Drawing Start Date: 7/29/03
Job No: A2429
Dwg File Name:

Sheet:
EXTERIOR ELEVATIONS

A2.2

16'-5"
PHARMACY DRIVE-THRU

16'-7 1/2"
RX PICK-UP & DROP-OFF

25'-4"
DRIVE-THRU PHARMACY

19'-0"
ECKERD

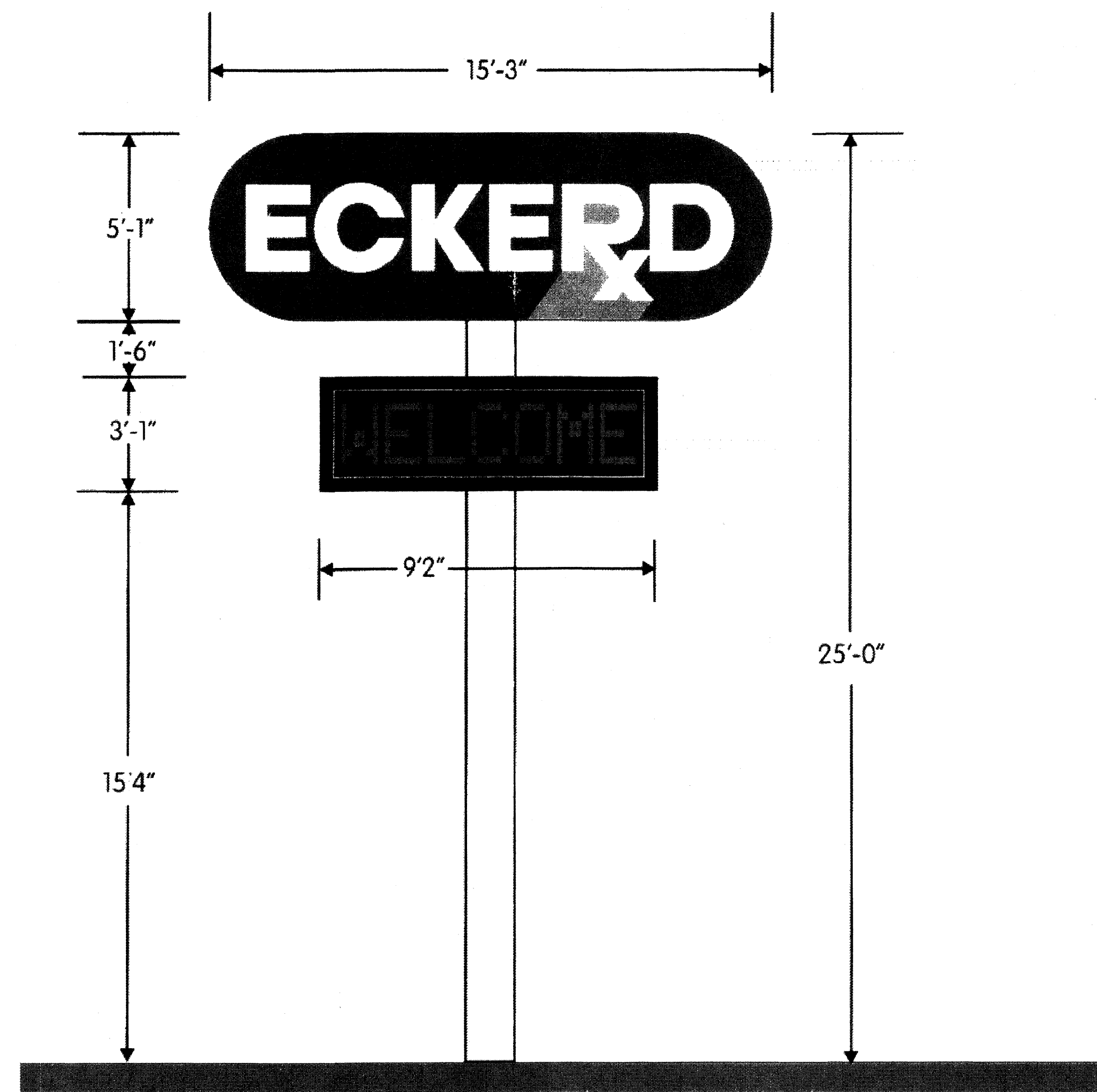
1 10" CHANNEL LETTERING - BUILDING MOUNTED
N.T.S.

2 15" CHANNEL LETTERING - BUILDING MOUNTED
N.T.S.

3 35" CHANNEL LETTERING - BUILDING MOUNTED
N.T.S.

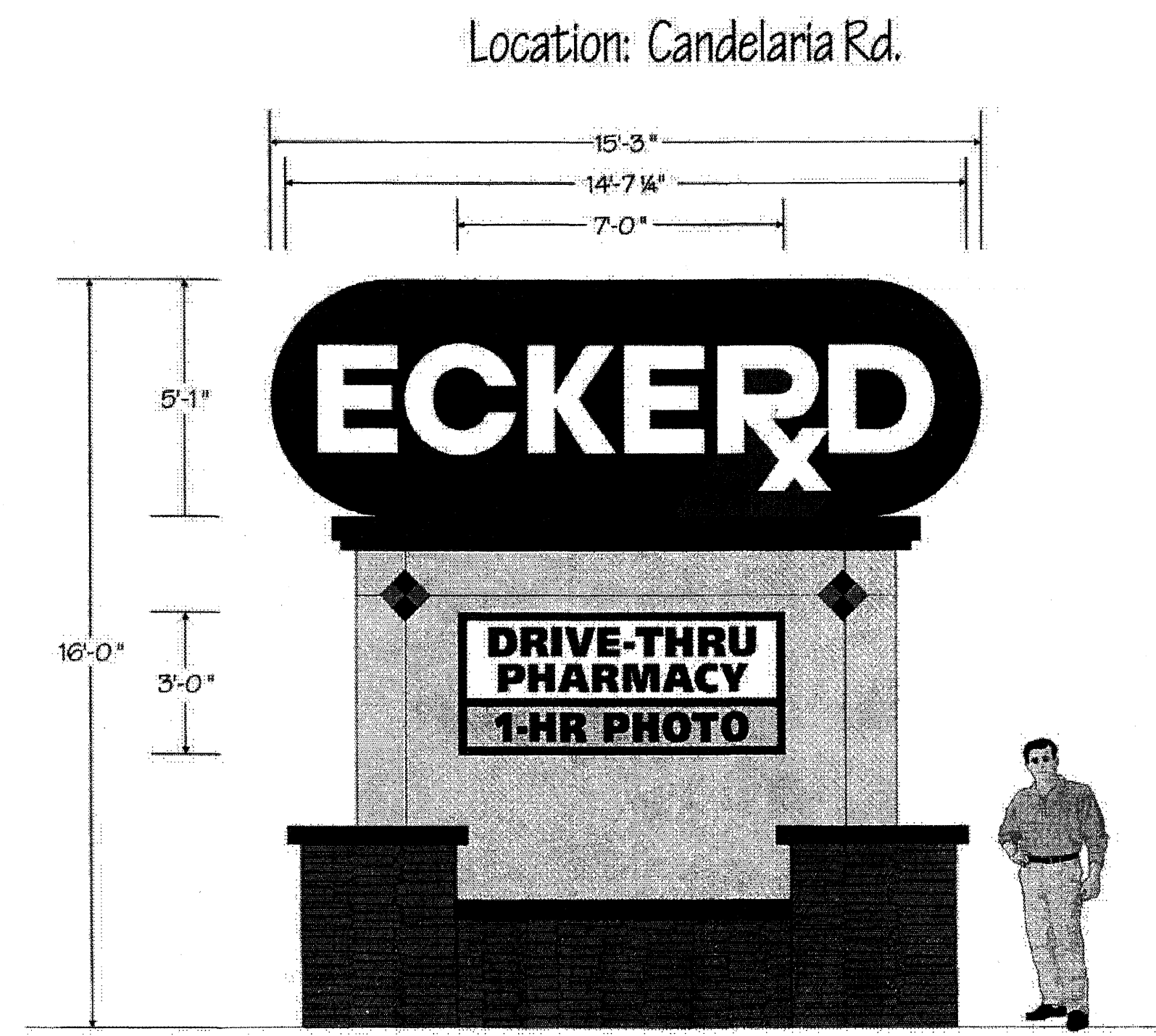
SQUARE FOOTAGE
CABINET: 77.47 SQ FT
READERBOARD: 28.24 SQ FT
TOTAL: 105.71 SQ FT

SQUARE FOOTAGE
CABINET: 77.47 SQ FT
READERBOARD: 21.00 SQ FT



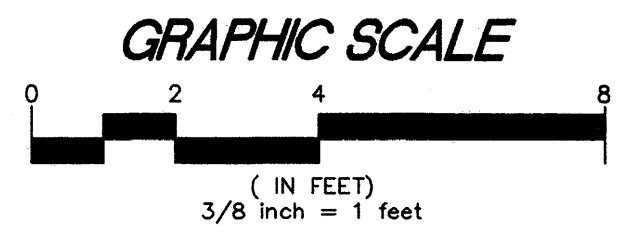
SIGN: DOUBLE FACE INTERNALLY ILLUMINATED ALUMINUM CABINET WITH FLEXIBLE SUBSTRATE FACE
COPY: WHITE
BACKGROUND: PMS 286 BLUE WITH PROCESS BLUE DROP-SHADOW
CABINET: PMS 286 BLUE
ELECTRONIC MESSAGE CENTER: DAKTRONICS WITH BLACK RETAINERS

4 PYLON SIGN
Scale: 3/8" = 1'-0"



SIGN: DOUBLE FACE INTERNALLY ILLUMINATED ALUMINUM CABINET WITH FLEXIBLE SUBSTRATE FACE
COPY: WHITE
BACKGROUND: PMS 286 BLUE WITH PROCESS BLUE DROP-SHADOW
CABINET: PMS 286 BLUE
READERBOARD: CLEAR LEXAN WITH DRIVE-THRU PHARMACY AND 1 HR PHOTO
FLAT LEXAN INSERTS SET IN TEX COATED ALUMINUM FRAME TO BE PAINTED ARIZONA TAN.
FAUX STONE VENEER MONUMENT BASE TO MATCH BUILDING

5 ENTRY MONUMENT SIGN
Scale: 3/8" = 1'-0"



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NO.	REVISION	DATE	BY	APPD

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SCOTTSDALE, AZ 85251
PHONE: (480) 894-9399 FAX: (480) 894-0999
ARCHITECTS ENGINEERS SURV. M.M. CA. - SW REG. CA. - SACRAMENTO CA. - CONCOR. CA.
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SIGNAGE DETAILS
TITLE: TRICOR SOUTHWEST CORPORATION
CLIENT: 6340 EAST THOMAS ROAD
SCOTTSDALE, AZ 85251
PROJECT: ECKERD DRUGSTORE
NWC TRAMWAY BLVD. & CANDELARIA RD.
ALBUQUERQUE, NEW MEXICO

WMA 9-8-03
DRAWN: DATE: CHECKED: DATE: REV. NO: DATE: FILE NAME: JOB NO: AZ4209

SEAL:

SHEET NO: A-2.3
SHEET 1 OF 1
SCALE: AS NOTED

REVISED 10/10/03