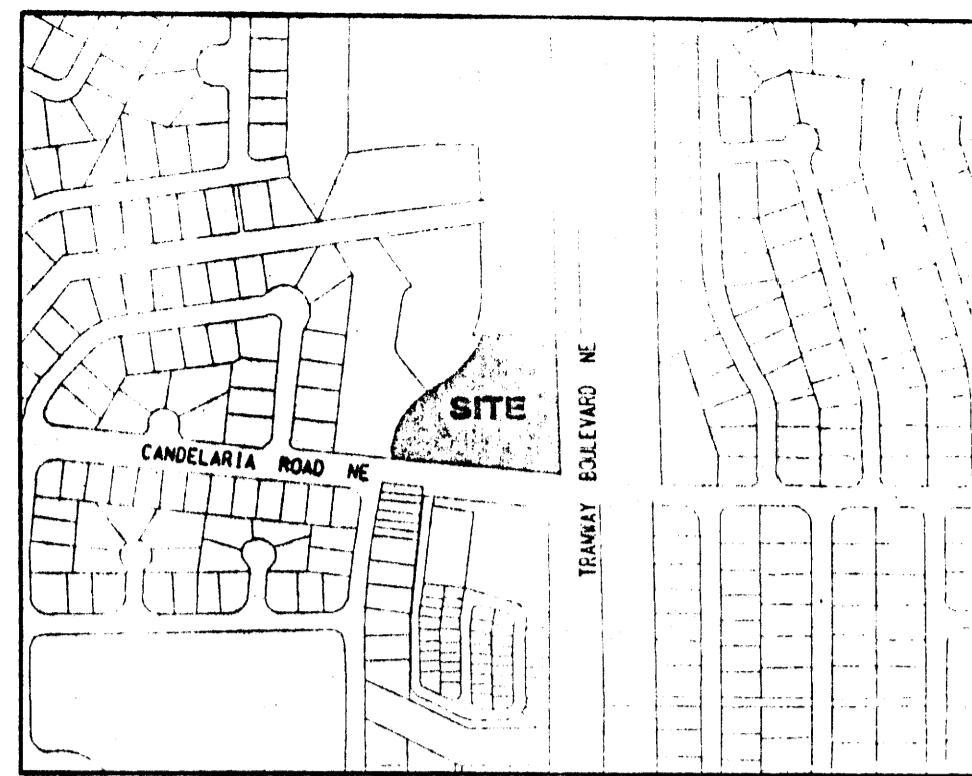


ALTA/ACSM LAND TITLE SURVEY

TRACT I PLAT FOR ZONING OF LAND IN SECTION 3, T10N, R4E, N.M.P.M.

ALBUQUERQUE, NEW MEXICO
JANUARY, 2003



LOCATION MAP

ZONE ATLAS INDEX MAP No. H-22-Z
NOT TO SCALE

NOTES

- This ALTA/ACSM Land Title Survey was prepared with information included in the Commitment for Title Insurance, prepared by Fidelity National Title, Commitment No. 02-1007398-B-ND, effective date: January 6, 2003 of 08100 A.M.
- Tract I is subject to the reservations, exceptions and provisions contained in the Patent from the United States of America, recorded in Book 77, page 127, records of Bernalillo County, New Mexico.
- Tract I is subject to a Floating Drainage Easement as shown on the Plat recorded April 27, 1983, in Volume C21, Folio 50, records of Bernalillo County, New Mexico.
- Tract I is subject to an existing five (5) foot by twenty (20) foot Public Service Company of New Mexico and The Mountain Road and Telegraph Co. Easement, recorded September 24, 1970 in Volume Misc. 189, Folio 117, Document No. 94083, records of Bernalillo County, New Mexico.
- Tramway Boulevard NE is a limited access facility and no direct access from the property will be allowed.
- Tract I is subject to drainage easements for the conveyance of storm waters from adjoining upstream parcels, as shown on Plat recorded April 27, 1983 in Volume C21, Folio 50, Document No. 83-26053, records of Bernalillo County, New Mexico.
- Tract I is subject to the easements, covenants, and other matters shown on the plats recorded in Volume C21, Folio 50.
- Tract I is subject to unperfected mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
- Blockwell: ACS Monument "2-623" SLD 1929. Elevation = 5799.19'

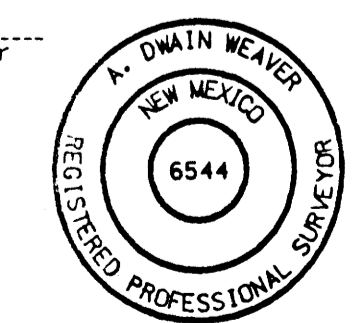
SURVEYOR'S CERTIFICATE

The undersigned, a registered Professional Surveyor, does hereby certify to the Trustco, LLC, Tractor Southwest Corp. and Fidelity National Title Insurance Company, that on this 22nd day of January, 2003:

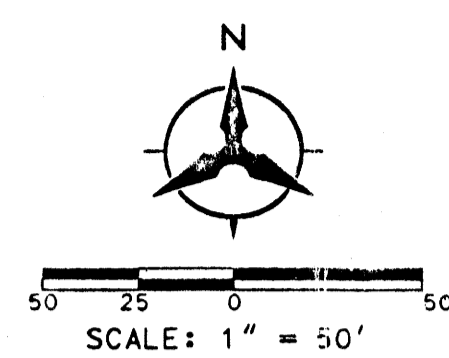
- An accurate, "as built" on the ground instrument survey entitled "[SURVEY]" (the "Survey") of the premises known by the street address, northwest corner of Candelaria Road NE and Tramway Boulevard NE (the "Property"), was conducted under my direction according to local professional practices. The Survey reflects the boundary lines of the Property which creates a mathematically closed figure with a minimum linear closure of 1:15000.
- Except as shown on the Survey, there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts of the Property, including any between any recorded survey map or plat and as described in the legal description of record.
- The Survey and the information, courses and distances shown thereon are correct and accurately represent the boundaries and area of the Property.
- The scale, the "NORTH" direction, the point of beginning, the width of the streets abutting the Property and the distance to the nearest intersecting street and the point of reference from which the property is measured are shown thereon. All monuments shown on the Survey actually exist and the location, size and type of materials thereon are correctly shown.
- All recorded easements, rights of way, and other exceptions, have been correctly plotted on the Survey, including the location, width and recording data thereof. There are no easements, right of way, servitudes, paths, party walls, uses of old highways, abandoned roads, lanes, sidewalks or drives affecting the Property appearing from a careful physical inspection of the same, other than shown and depicted on the Survey.
- The Tract number shown on any plot, parcel map or field map to which reference is made in the legal description of the Property, together with the filing date of such plot or map is correct and accurate.
- The Survey accurately shows the location, dimensions and types of all existing buildings, structures, and other improvements situated on the Property and the distances from each building to the nearest facing exterior property line, and to adjacent buildings on the property. All buildings, structures, and other improvements are within the boundary lines of the Property. Except as shown on the Survey, there are no improvements thereon.
- Except as shown on the Survey, there are no party walls, encroachments or overhangs of any improvements on the Property upon any easement, rights-of-way or adjacent land encroachments or improvements located on adjacent land upon the Property.
- The Survey accurately shows the location, dimensions and types of all parking areas.
- The Survey correctly and accurately shows all signs, fences and railroads on the Property, all driveways or carports along any abutting streets and any other significant items on the Property.
- The Property has access to the following street: Candelaria Road NE, being 108 feet in width, which is dedicated public right-of-way maintained by the City of Albuquerque. Except as specifically shown on the Survey, no part of the Property serves any adjoining property, street or alley for drainage, ingress, egress or similar purposes.
- There are no visible cemeteries or burying grounds on the Property.
- All utility services required for operation of the Property either enter the Property through adjoining public streets, or the Survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land.
- The Survey shows the location of all visible telephone, telegraph, electric or other power lines, wires and poles on the Property. The Survey accurately shows the location of all utility transformers located on the Property.
- The Survey shows the location and direction of all storm drainage systems for collection and disposal of all roof and surface drainage and all springs, streams, rivers, ponds or lakes located on, bordering on, or running through the property.
- Any discharge from the Property or improvements thereon into springs, streams, rivers, ponds or lakes or other conveyance system is shown on this Survey.
- The Tract(s) described on the Survey do not lie within flood hazard areas in accordance with any maps entitled "Flood Insurance Rate Map", "Flood Hazard Floodway Boundary Map", "Flood Hazard Boundary Map", or "Flood Boundary and Flood Map", published by the Federal Emergency Management Agency or Flood Hazard Boundary Map published by the U.S. Department of Housing and Urban Development, based upon review of the National Flood Insurance Program, Flood Insurance Rate Maps, Panel 376 of 825, dated September 20, 1996, which maps cover the area in which the Property is situated.
- There are no observable indications of recent building construction, alterations, repairs, or street or sidewalk repairs on the Property.

This Survey is made (1) in accordance with the 1999 ALTA and ACSM "Minimum Standard Detail Requirements for Land Title Surveys" (including the items 1, 2, 3, 4, 5, 11(a), and 13, checked in Table A, "Optional Survey Responsibilities and Specifications" attached as Exhibit 1 hereto) jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping; (2) pursuant to the accuracy standard as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey and (3) in accordance with, and meets or exceeds, the current minimum standard requirements of the State of New Mexico.

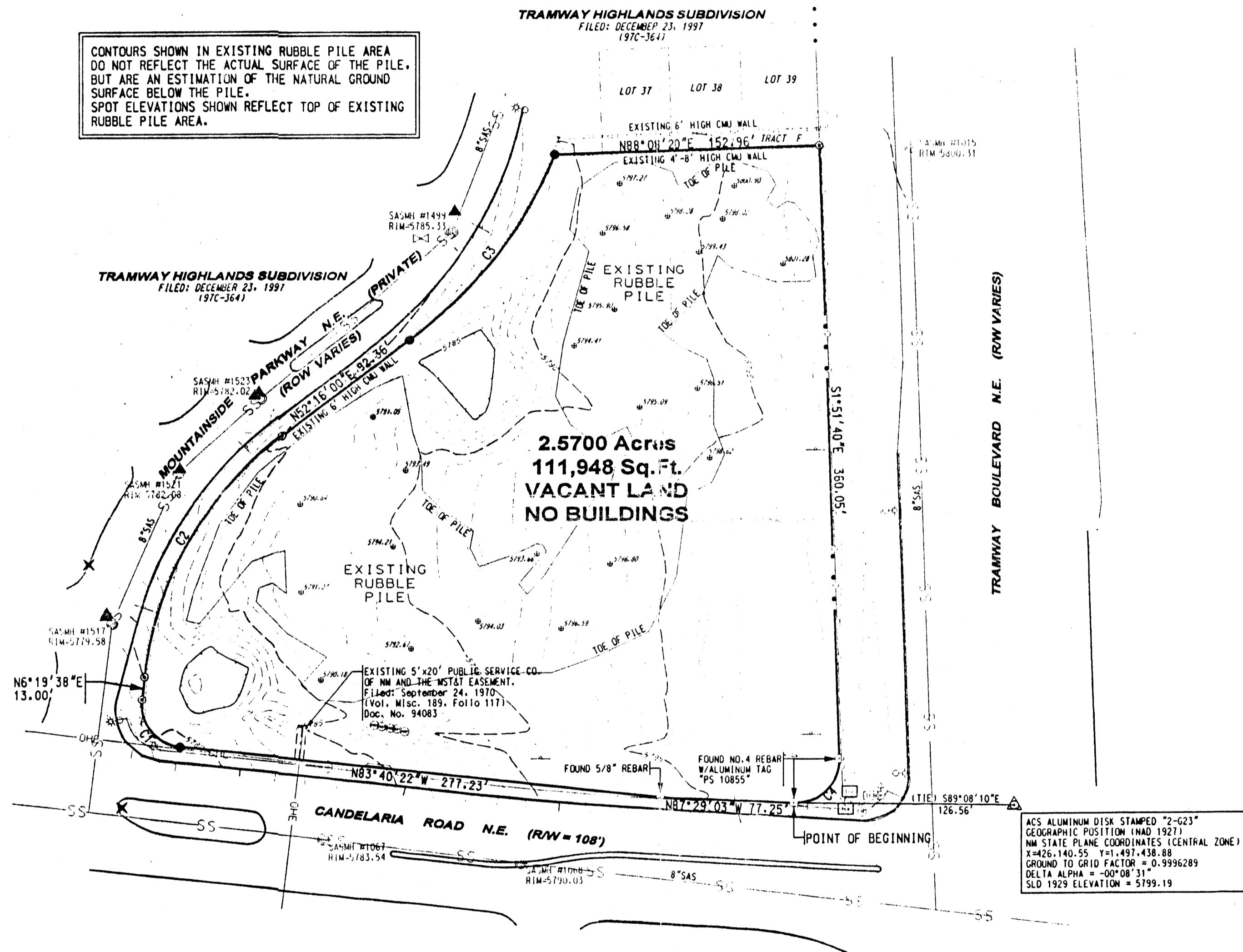
BY: *A. D. Weaver*
A. D. Weaver
Registered Professional Surveyor
Registration No. 6544



BOHANNAN HUSTON, INC.
Court yard 1
7500 Jefferson Street NE
Albuquerque, NM 87109
Telephone Number: (505) 823-1000



CONTOURS SHOWN IN EXISTING RUBBLE PILE AREA DO NOT REFLECT THE ACTUAL SURFACE OF THE PILE, BUT ARE AN ESTIMATION OF THE NATURAL GROUND SURFACE BELOW THE PILE. SPOT ELEVATIONS SHOWN REFLECT TOP OF EXISTING RUBBLE PILE AREA.



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"	11.21'	139.12'	264.86'	131.51'	N87°13'08"E
C4	94°22'37"	26.39'	41.18'	25.00'	36.68'	S45°19'39"W

DESCRIPTION

A certain tract of land situated within the southeast one-quarter (SE1/4) of Section 3, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract lettered "I" of the PLAT FOR ZONING OF LAND IN SECTION 3, T10N, R4E, N.M.P.M., Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 27, 1983 in Volume C21, Folio 50 as Document No. 83-26053 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the southeast corner of said Tract lettered "I", a point on the northerly right-of-way line of Candelaria Road NE, whence the Albuquerque City Survey (ACS) Monument "2-623", a 3-1/4 inch aluminum table set in concrete, having New Mexico State Plane Grid Coordinates, Central Zone (NAD 1927) of X=46,140.55 and Y=497,438.88 bears S89°08'10"E, a distance of 126.56 feet and from said point of beginning running thence along the southerly boundary line of said Tract lettered "I", and also along its right-of-way line, N87°29'03"W, a distance of 11.25 feet to a point thence, N83°40'22"W, a distance of 277.23 feet to the southwest corner of Tract lettered "I", a point of curvature on the easterly right-of-way line of Mountain Parkway NE (Private Street), thence running along the westerly boundary line of said Tract lettered "I" and also along said easterly right-of-way line, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears N38°40'22"W, a distance of 35.36 feet to a point of tangency; thence, N65°19'38"E, a distance of 131.00 feet to a point of curvature; thence, 165.11 feet along the arc of a curve to the right having a radius of 205.93 feet and a chord which bears N29°17'49"E, a distance of 160.73 feet to a point of tangency; thence, N27°15'00"E, a distance of 92.36 feet to a point of curvature; thence, 139.12 feet along the arc of a curve to the left having a radius of 264.86 feet and a chord which bears N37°13'08"E, a distance of 131.51 feet to the northeast corner of said Tract lettered "I", thence leaving said right-of-way line and running thence along the northerly boundary line of said Tract lettered "I", N87°08'20"E, a distance of 152.96 feet to the northeast corner of said Tract lettered "I", a point on the westerly right-of-way line of Tramway Boulevard NE, thence running along the easterly boundary line of said Tract lettered "I", and also along said right-of-way line, S01°14'05"E, a distance of 30.00 feet to a point of curvature; thence, 41.18 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears S45°19'39"W, a distance of 36.68 feet to the point and place of beginning.

Tract contains 2.5700 acres, more or less.

LEGEND

- BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- · - · ADJOINING PROPERTY LINE
- · - · RIGHT OF WAY AND ACCESS CONTROL LINE
- EXISTING BLOCK WALL
- EXISTING ELECTRIC OVERHEAD LINE
- EXISTING 3 FOOT CHAINLINK FENCE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ FOUND CENTERLINE MONUMENT - 4" ALUM. CAP STAMPED "LS 7719", "1998"
- SET 5/8" REBAR W/ 1-1/4" DIA. YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- SET PENNALL W/ 1" DIA. BRASS WASHER STAMPED "P.S. 6544"
- ⊗ CHISELED "X" ON CONCRETE CURB
- FOUND REBAR AS NOTED
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING OVERHEAD POWER POLE
- EXISTING GUY WIRE ANCHOR
- EXISTING TRAFFIC PULLBOX
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TELEPHONE RELAY BOX
- EXISTING METAL STREET LIGHT
- EXISTING SIGNAL POLE
- EXISTING POST
- EXISTING SIGN
- SPOT ELEVATIONS ON TOP OF RUBBLE PILE

Bohannon & Huston
Court yard 1 7500 Jefferson St NE Albuquerque, NM 87108-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

PLAT OF
TRACT A
LANDS OF
CANDELARIA & TRAMWAY SW
(A REPLAT OF TRACT I, PLAT FOR ZONING
OF LAND IN SECTION 3, T10N, R4E, N1PM)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003

LEGEND

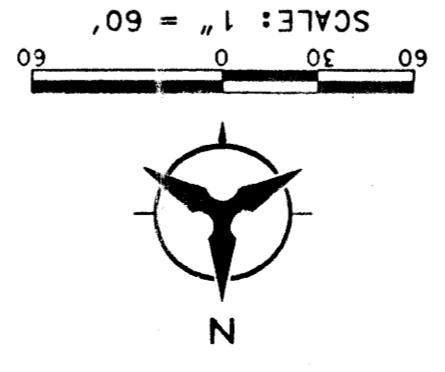
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY
- 10' PUE GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- 5/8" REBAR WITH 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- NO. 4 REBAR WITH ALUMINUM TAG STAMPED "PS 10855"
- FOUND 5/8" REBAR
- PK NAIL WITH 1" DIA. BRASS WASHER STAMPED "PS 6544"

CURVE DATA

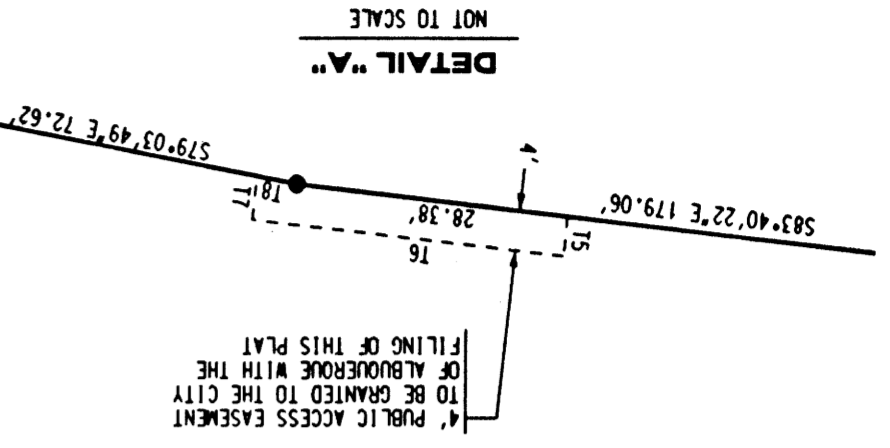
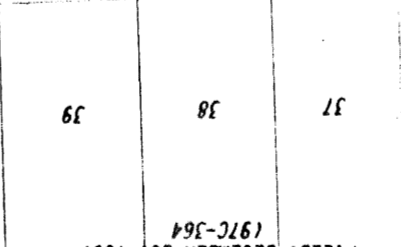
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N38°40'22"W
C2	45°56'22"	87.28'	165.11'	205.93'	160.73'	N29°17'49"E
C3	30°05'44"	71.21'	139.12'	264.86'	137.53'	N37°13'08"E
C4	94°22'37"	26.99'	41.18'	25.00'	36.68'	S45°19'39"W

TANGENT DATA

ID	BEARING	DISTANCE
T1	N06°19'38"E	13.00'
T2	N06°19'41"E	20.00'
T3	N06°19'38"E	10.50'
T4	N87°29'03"W	7.08'
T5	N06°19'38"E	4.00'
T6	S83°40'22"E	30.93'
T7	S06°19'38"W	4.21'
T8	N79°03'49"W	2.56'



PLAT FOR
TRAMWAY HIGHLANDS
SUBDIVISION
FILED: DECEMBER 23, 1997
(197C-364)



ACS BRASS TABLET STAMPED "11-622 1979"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=423,172.04 Y=1,497,677.94
GROUND TO GRID FACTOR = 0.9996344
DELTA ALPHA = -00°08'52"
SLD 1929 ELEVATION = 5694.31

4' PUBLIC ACCESS EASEMENT
TO BE GRANTED TO THE CITY
OF ALBUQUERQUE WITH THE
FILING OF THIS PLAT.
SEE DETAIL "A".
P.M.N. AND M.S.T. & T. EASEMENT
FILED: SEPTEMBER 24, 1970
(MISC. BK. 189, PG. 117)
DOCUMENT NO. 34083

ACS ALUMINUM DISK STAMPED "2-623"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=426,140.55 Y=1,497,438.88
GROUND TO GRID FACTOR = 0.9996289
DELTA ALPHA = -00°08'31"
SLD 1929 ELEVATION = 5799.190

TRAMWAY BOULEVARD NE (RW VARIES)

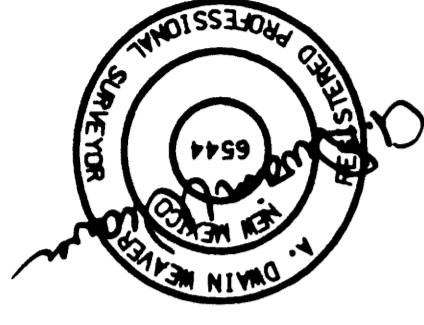
TRACT A
2.6180 Acres

PLAT FOR
TRAMWAY HIGHLANDS
SUBDIVISION
FILED: DECEMBER 23, 1997
(197C-364)
NE (PRIVATE)
M82°16'00"E 92.36'

CANDELARIA ROAD NE (108' R.W.)

MOUNTAINSIDE PARKWAY

SEPTEMBER 30, 2003



Amendment is to expand the building by 5,398 SF, to add parking to accommodate the building expansion, and refined site circulation per comments from City Transportation Development.

LIGHT POLES
 * 16 Foot
 ** 20 Foot

TRAMWAY HIGHLANDS SUBDIVISION

EXISTING RESIDENTIAL

MOUNTAINSIDE PARKWAY NE
 (ROW VARIES / 36' F-F)

(PRIVATE ROADWAY EASEMENT)

EXTEND EXISTING WALL TO PROPERTY CORNER (SEE NOTE 4)

NEW EXPANSION
 5,398 SQ. FT
 F.F. ELEV. = 5793.50

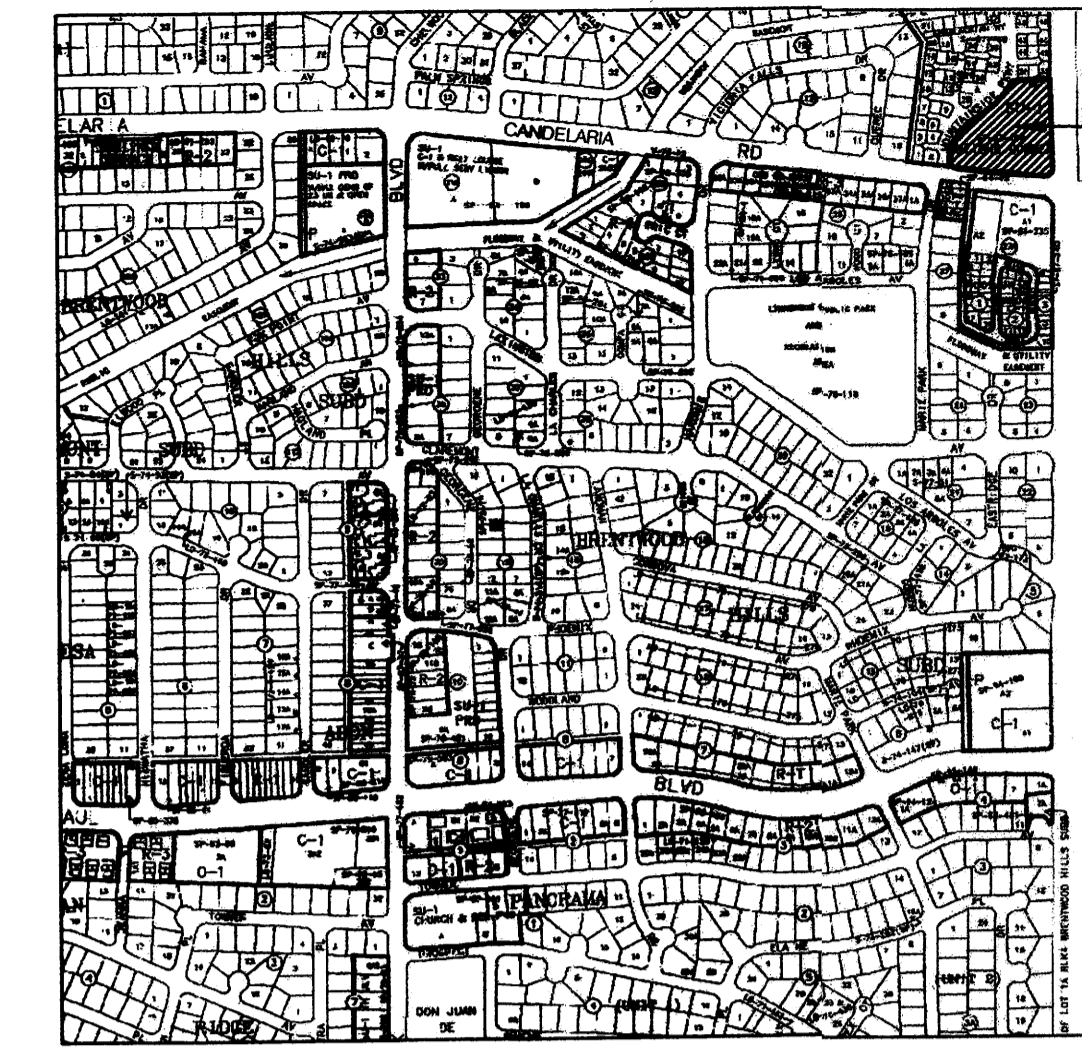
EXISTING BUILDING
 F.F. ELEV. = 5793.50

TRAMWAY BOULEVARD N.E. (R/W VARIES)

CANDELARIA ROAD N.E. (R/W = 108')
 (108' ROW / 66' F-F)

ENEBRO DR.

VICINITY MAP



SITE



PROJECT

Location:
 Northwest corner of Candelaria and Tramway
 Albuquerque, New Mexico

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 Uses

Site Area = 109,684 SF / 2.518 Acres
 Existing Building Area = 13,813 SF GFA
 Proposed Expansion = 5,398 SF GFA
 Total Building Area = 19,211 SF GFA

Parking Requirements

- 1 space per 200 SF (First 15,000 SF) = 75
- 1 space per 250 SF (Additional 3,202 SF) = 13
- 1 space per 4 seats (18) = 5
- Minus 10% Transit = 10
- Total Required = 84 Spaces, including 2 motorcycle spaces
- Total Provided = 96 Spaces
- Accessible Required = 4 Spaces; Provided = 4 Spaces
- Bicycle Parking Required = 5 Spaces; Provided = 5 Spaces

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. Area lighting shall not have an off-site luminance greater than 1000 foot-candelas and it shall not have an off-site luminance greater than 200 foot-lamberts measured from any private property in a residential zone.
- 3) Back lighting for building mounted signs facing west toward residential development shall be turned off at 9:00 pm.
- 4) Existing wall shall be extended to property corner in compliance with the Zone Code. A portion of the Mountainside Parkway wall shall be removed to allow pedestrian access between site wall and residential wall.

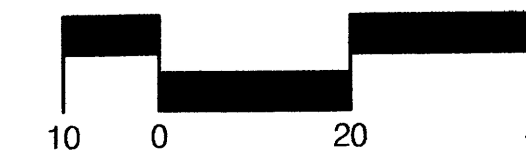
PROJECT NUMBER: 1002635 APPLICATION NUMBER: 05EPC-01561

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated November 17, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.
 DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Michael Helton Solid Waste Management	12/13/05 Date
DRB Chairperson, Planning Department	Date

Scale: 1" = 20'



CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

HASTINGS ENTERTAINMENT
 CANDELARIA ROAD N.E.,
 ALBUQUERQUE, NM

AMENDED
 SITE PLAN FOR BUILDING PERMIT

1 Amendment is to expand the building by 5,398 SF and to add parking to accommodate the building expansion. Plant material within the expansion area will be relocated if feasible. Existing plant material to remain will be protected during construction.

EXISTING RESIDENTIAL

MOUNTAINSIDE PARKWAY N.E.
(ROW VARIES / 36' F-F)

NEW EXPANSION
5,398 SQ. FT
F.F. ELEV. = 5793.50

EXISTING BUILDING
F.F. ELEV. = 5793.50

17,502 s.f.

152 s.f.

205 s.f.

463 s.f.

106 s.f.

138 s.f.

3,780 s.f.

1,384 s.f.

55 s.f.

448 s.f.

2,299 s.f.

5,151 s.f.

CANDELARIA ROAD N.E. (R/W = 108')
(108' ROW / 66' F-F)

ENEBRO DR.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	WATER USE
Trees (2" B&B or 8' Height)		
	Fraxinus velutina 'Modesto' / Modesto Ash	Medium +
	Fraxinus oxycarpa 'Raywood' / Raywood Ash	Medium +
	Chilopsis linearis/ Desert Willow	Low
	Pyrus calleryana 'Bradford' / Bradford Pear	Medium +
	Pinus edulis / Pinon Pine	Medium
	Pinus nigra / Austrian Pine	Medium
	Gleditsia triacanthos inermis / Honeylocust	Medium +
Shrubs (1 and 5 gallon)		
	Artemesia 'Powis Castle' / Powis Castle Sage	Low +
	Santolina sp. / Santolina	Low
	Oenothera berlandieri / Evening Primrose	Low +
	Rosmarinus officinalis/ Rosemary	Low +
	Potentilla fruticosa / Yellow Cinquefoil	Medium +
	Ericameria laricifolia / Dwarf Turpentine Bush	Medium
	Cotoneaster apiculatus / Cranberry Cotoneaster	Medium
	Hesperaloe parviflora / Red Yucca	Medium
	Juniperus sabinna 'Buffalo' / Buffalo Juniper	Low +
	Opuntia santorita tupac/ Prickley Pear	Low
	Perovskia atriplicifolia / Russian Sage	Medium
	Chrysothamnus nauseosus / Chamisa	Low
	Spartium junceum / Spanish Broom	Medium
	Fallugia paradoxa / Apache Plume	Low
	Salvia greggii / Cherry Sage	Medium
	Caryopteris clandonensis / Blue Mist	Medium
Ornamental Grasses (1 and 5 gallon)		
	Stipa tenuissima / Threadgrass	Low +
	Muhlenbergia capillaris / Bush Muhly Grass	Medium
	Native Revegetation Seed Mix Buffalo Grass, Blue Grama Grass, Sideoats Grama, Indian Ricegrass, Galleta, Paperflower, Firewheel, Purple Aster, Purple Coneflower, Mexican Hat	

MULCHES
All shrub planting areas shall be top dressed with crusher fines, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Cobble

EXISTING PLANT MATERIAL
Existing plant material that is to remain is screened back. Existing plant material in the building/parking lot expansion area will be salvaged and replanted if feasible.

IRRIGATION SYSTEM
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate tree, shrub and groundcover planting areas.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Owner.

STATEMENT OF WATER WASTE
The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the provided landscape area.

LANDSCAPE REQUIREMENTS

Site Area:	2.44 acres	106,425 SF
Building Footprint:		19,211 SF
Total Area:		90,473 SF
Required Landscape %:		.15
Landscape Area Required:		13,570 SF
Landscape Area Provided:	(36%)	32,870 SF

TRAMWAY BOULEVARD N.E. (R/W VARIES)

Scale: 1" = 20'

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

DRAINAGE INFORMATION

LOCATION & DESCRIPTION
 THE PROPOSED SITE IS 2.57 ACRES LOCATED AT THE NORTHWEST CORNER OF CANDELARIA ROAD AND TRAMWAY BOULEVARD AS SHOWN ON THE VICINITY MAP ON THIS SHEET. THE SITE HAS BEEN DEVELOPED AS AN ECKRO DRUSTORE. THE APPROVED DRAINAGE PLAN FOR THE EXISTING SITE WAS DESIGNED BY TAIT AND ASSOCIATES, INC. WITH ENGINEERS SEAL DATED DECEMBER 5, 2003. THE PROPOSED DEVELOPMENT ADDS APPROXIMATELY 5340 SQUARE FEET TO THE NORTH SIDE OF THE BUILDING AND 25 PARKING SPACES AT THE NORTHEAST CORNER OF THE SITE. THIS GRADING AND DRAINAGE HAS BEEN PREPARED IN SUPPORT OF AN AMENDED SITE PLAN AND TO OBTAIN THE BUILDING PERMIT FOR THE COMMERCIAL BUILDING.

FLOODPLAIN STATUS
 THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0376E, DATED NOVEMBER 19, 2003 IS NOT WITHIN ANY DESIGNATED 100-YEAR FLOODPLAIN. A PORTION OF THIS PANEL WITH THE SITE DESIGNATED ON IT IS INCLUDED ON THIS SHEET.

METHODOLOGY
 THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATION METHOD AS DOCUMENTED IN THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

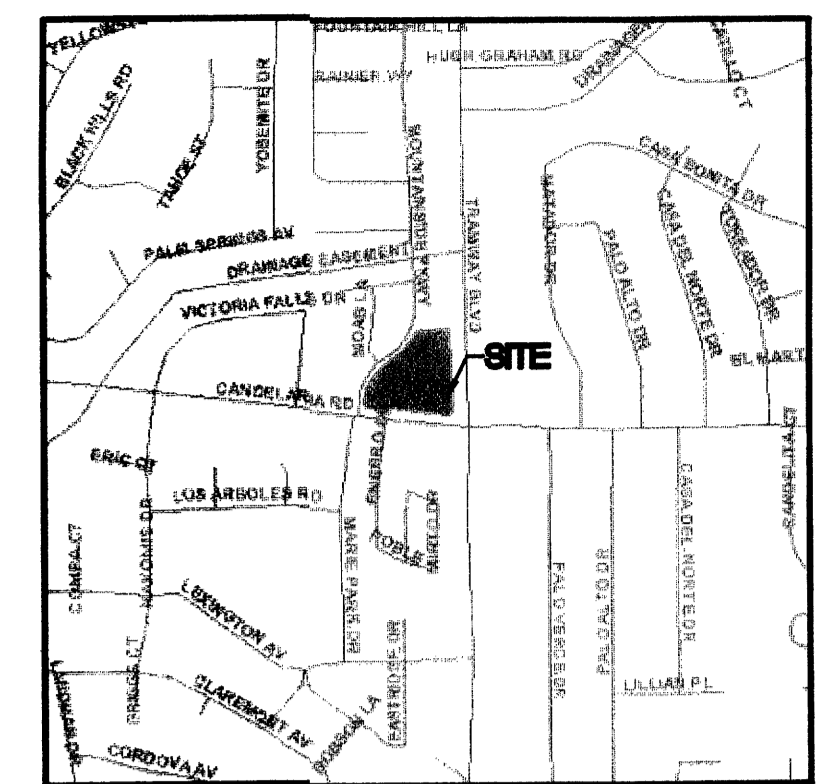
PRECIPITATION
 THE 100-YR, 6-HOUR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS SINCE PONDING IS NOT PROPOSED. THIS SITE IS WITHIN ZONE 4 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE 6-HOUR PRECIPITATION, 10-DAY PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE
 THE SITE IS DEVELOPED AS DESCRIBED ABOVE IN "LOCATION AND DESCRIPTION." THE DECEMBER 5, 2003 DRAINAGE STUDY IDENTIFIES THIS SITE WITHIN THE "TRAMWAY HIGHLANDS DRAINAGE REPORT" WITH AN ALLOWABLE DISCHARGE OF 13.59-CFS. THIS RUNOFF DRAINS WEST TO MOUNTAINSIDE PARKWAY VIA THREE (3) OPENINGS IN THE PERIMETER WALL, THROUGH A DESILTATION BASIN AT THE SOUTHWEST CORNER OF THE SITE, AND THROUGH THE DRIVEWAY ONTO CANDELARIA ROAD. MOUNTAINSIDE PARKWAY ALSO DRAINS TO CANDELARIA ROAD; SO ULTIMATELY THE ENTIRE SITE DRAINS TO CANDELARIA ROAD AT THE SOUTHWEST CORNER OF THE SITE. THE 2003 STUDY IDENTIFIES 3.07-CFS OF OFFSITE RUNOFF ENTERING THE SITE FROM TRAMWAY BOULEVARD. THIS RUNOFF IS ROUTED THROUGH THE SITE AND DISCHARGES AT THE SOUTHWEST CORNER OF THE SITE. THE ECKRO'S DEVELOPMENT GENERATES 11.55-CFS IN THE 100-YEAR STORM FOR A TOTAL OF 14.62-CFS. THE ENTRANCE DRIVEWAY TO THE SITE DRAINS 6.04-CFS AND THE REMAINING 5.58-CFS DRAINS TO EITHER MOUNTAINSIDE PARKWAY OR THE DESILTATION POND.

THE 6.04-CFS DRAINING THROUGH THE ENTRANCE WILL NOT BE ALTERED BY THIS DEVELOPMENT.

DEVELOPED CONDITION
 THIS NORTH HALF OF THIS SITE WILL BE REDEVELOPED TO ACCOMMODATE THE LARGER BUILDING FACILITY. THE BUILDING WILL BE EXPANDED TO THE NORTH AND A PARKING LOT WILL BE DEVELOPED IN THE NORTHEAST CORNER OF THE PROPERTY. THIS NEW DEVELOPMENT WILL DRAIN THROUGH THE EXISTING ROCK SWALE ALONG THE WEST SIDE OF THE PROPERTY TO THE EXISTING DESILTATION POND. THIS RUNOFF WILL INCREASE FROM 8.58-CFS TO 9.10-CFS. THE TOTAL SITE RUNOFF WILL INCREASE TO 12.06-CFS, WHICH IS STILL LESS THAN THE ALLOWABLE DISCHARGE OF 13.59-CFS. THE TOTAL SITE PLUS OFFSITE RUNOFF AT THE INTERSECTION OF MOUNTAINSIDE PARKWAY AND CANDELARIA ROAD WILL INCREASE FROM 14.62-CFS TO 15.13-CFS.

BENCHMARK PROVIDED: ACS MONUMENT, 2-623.SLID 1929, ELEVATION = 5799.19'



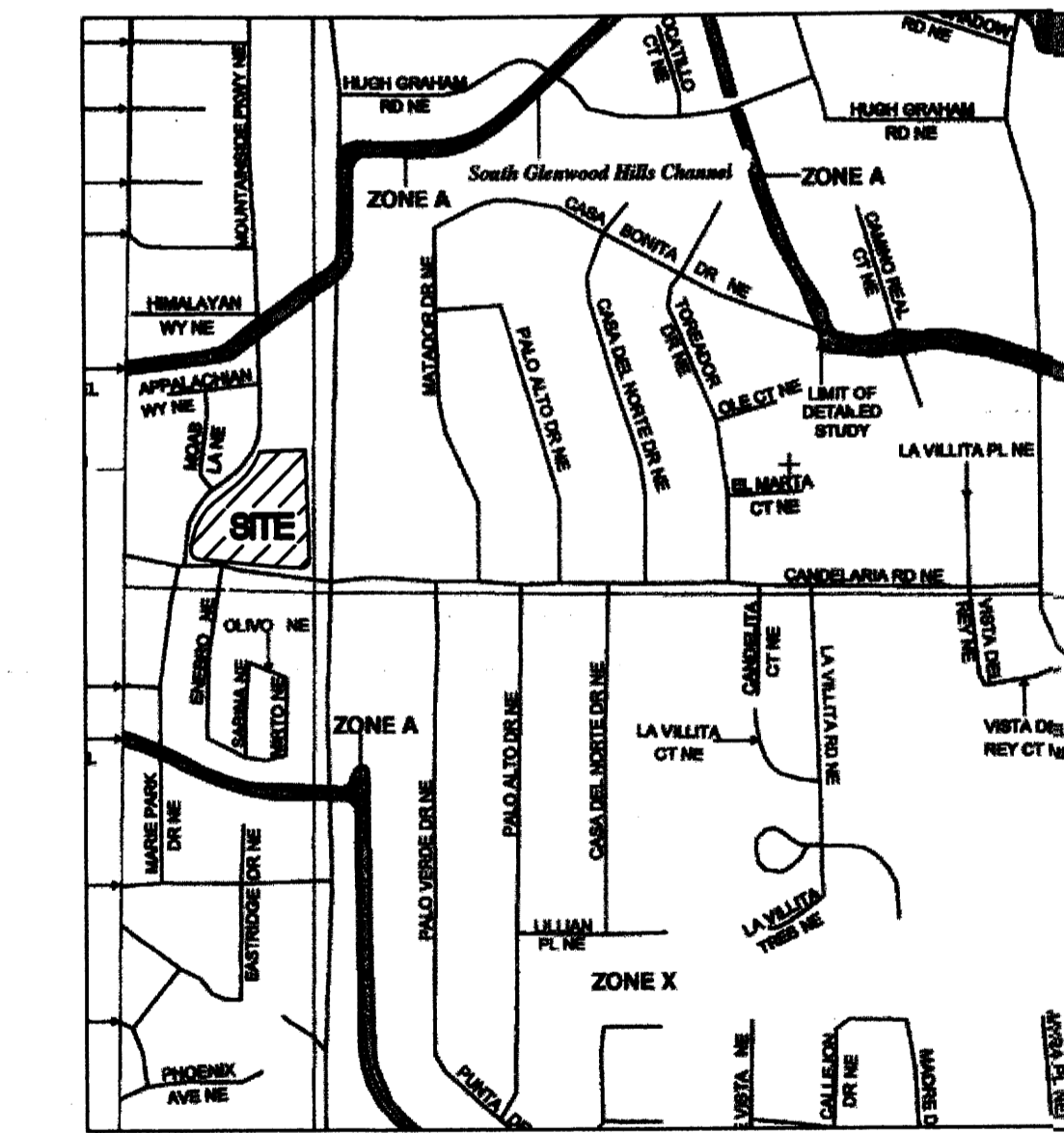
VICINITY MAP G-22

AS-BUILT CERTIFICATION

NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILBUR SMITH ASSOCIATES, INC.

DATE: 11/19/05

PROJECT: HASTINGS ENTERTAINMENT, CANDELARIA ROAD N.E., ALBUQUERQUE, NM



FIRM FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 376 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTRACT NUMBER: 2001/10376E

DATE: NOVEMBER 19, 2003

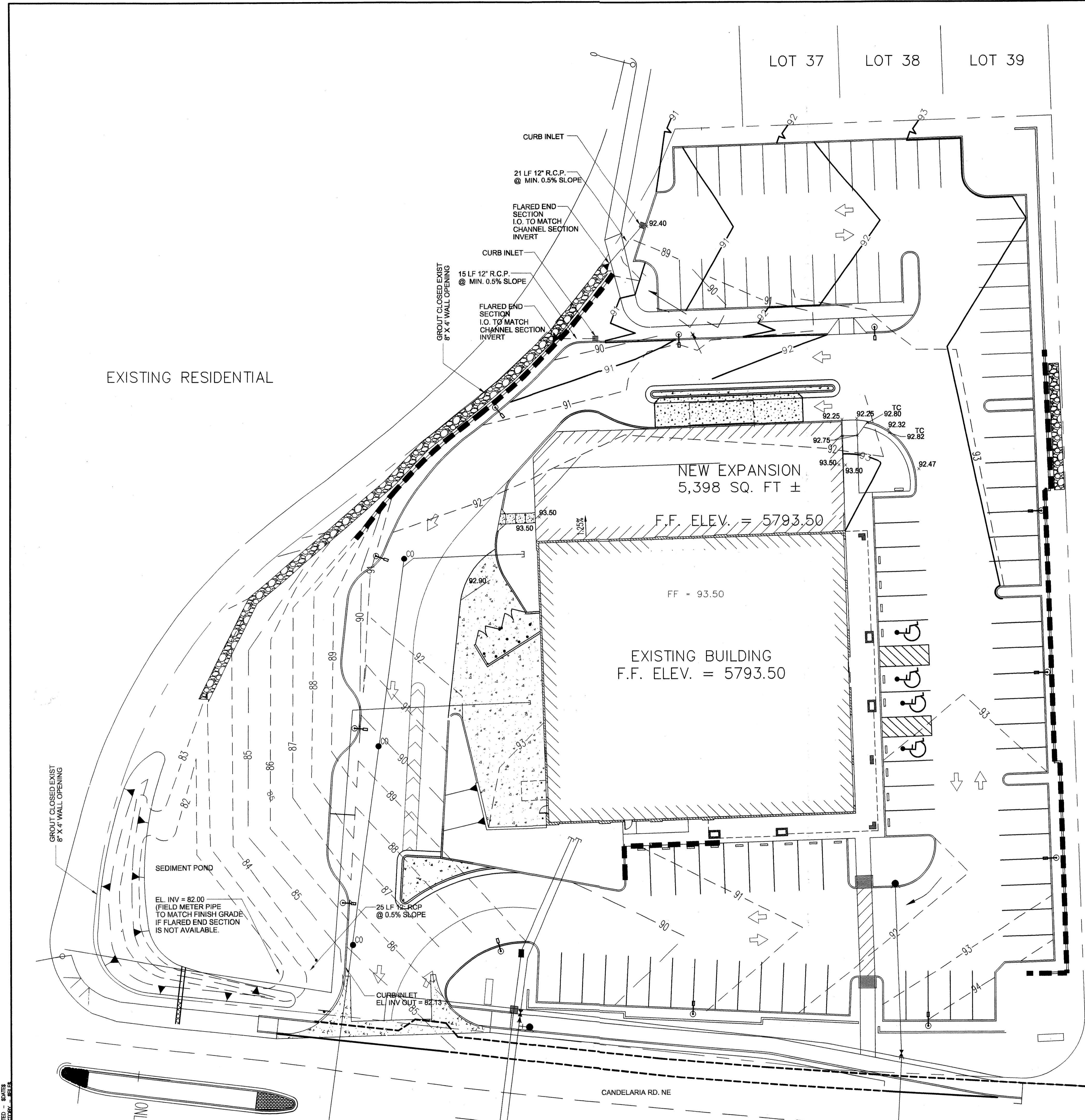
MAP NUMBER: 2001/10376E

MAP REVISED: NOVEMBER 19, 2003

Federal Emergency Management Agency

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acres)	LAND TREATMENT				V (6-hr) (in)	V (6-hr) (cu-ft)	V (10 day) (cu-ft)	V (10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)					
SITE	2.5700	0.00	17.30	23.40	59.30	9.45	19,835	0.84	36,428	11.54
SITE	2.5700	0.00	14.50	14.50	71.00	2.24	20,922	0.64	41,125	12.08
EXCESS PRECIP:		0.8	1.08	1.46	2.64	E (in)				
PEAK DISCHARGE		2.2	2.92	3.73	5.25	Q (cfs)				
WEIGHTED E (in) = (E_A)(%A) + (E_B)(%B) + (E_C)(%C) + (E_D)(%D)						ZONE = 4				
V_{6hr} (cu-ft) = (WEIGHTED E)(AREA)/12						P_{6hr} (in) = 2.90				
V_{10day} (cu-ft) = (A₁)(P_{10day} - P_{6hr})/12						P_{10day} (in) = 3.65				
Q (cfs) = (Q₁)(A₁) + (Q₂)(A₂) + (Q₃)(A₃) + (Q₄)(A₄)						P_{10day} (in) = 5.96				



WILBUR SMITH ASSOCIATES

PLANNERS

200 GERMEN STREET, SUITE 100, ALBUQUERQUE, NM 87102

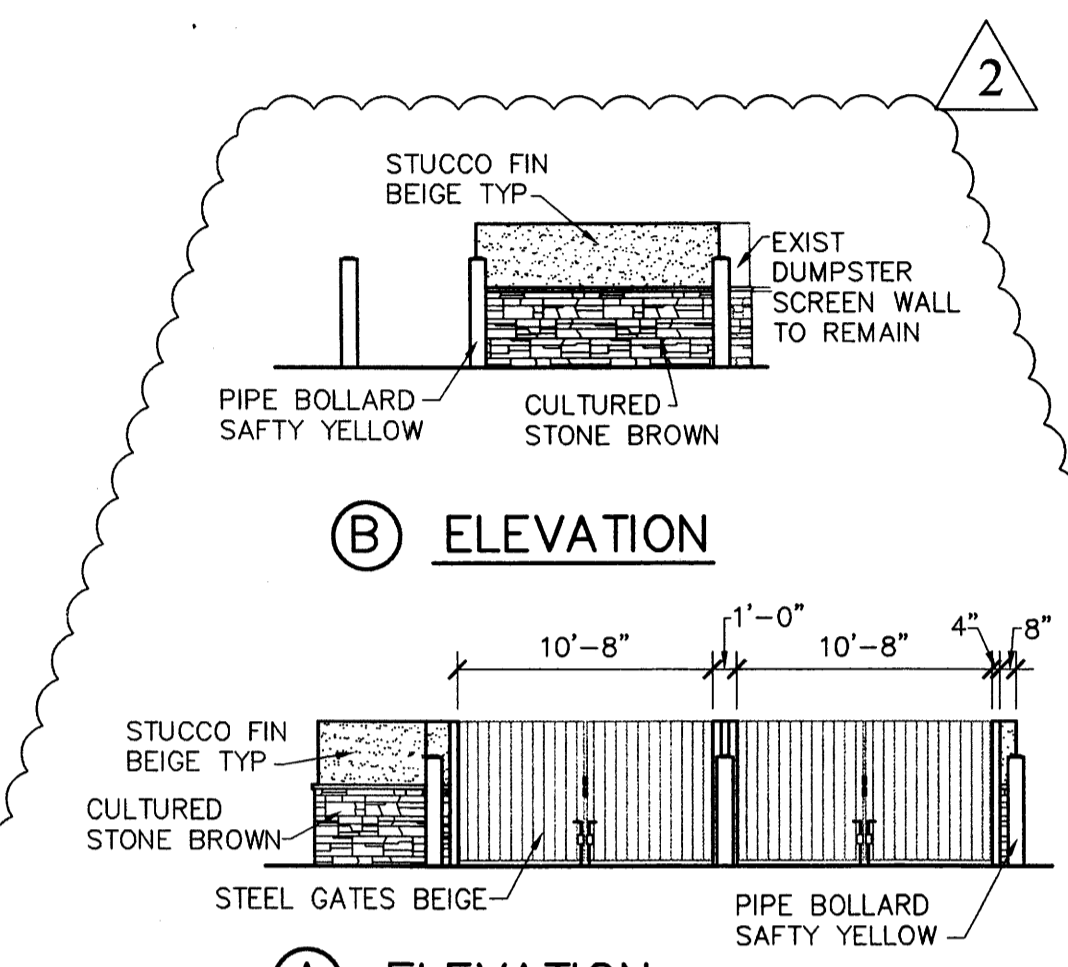
PROJECT: HASTINGS ENTERTAINMENT, CANDELARIA ROAD N.E., ALBUQUERQUE, NM

DATE: 11/19/05

DRAWING TITLE: GRADING PLAN

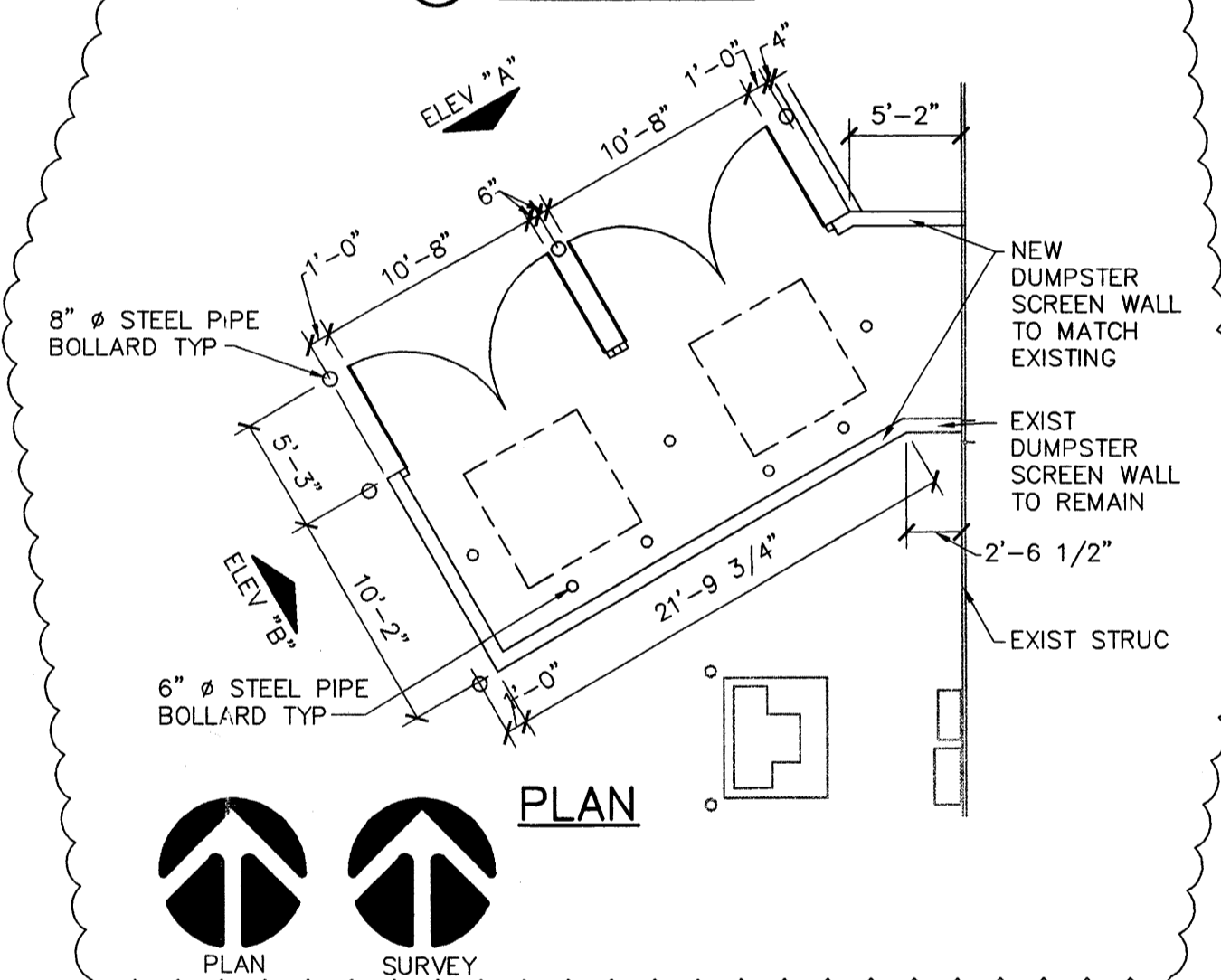
SHEET 3 OF 8

51209_1506268 G:\97\9739 ARCH-DWGS\ARCH\6 OF 8.dwg MBB/CLK/MBB



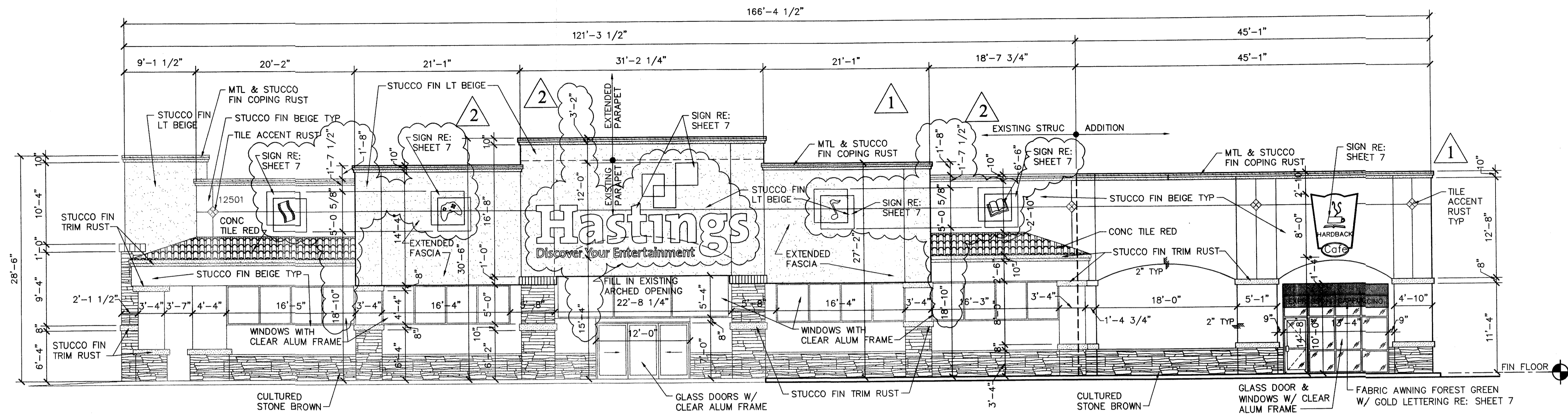
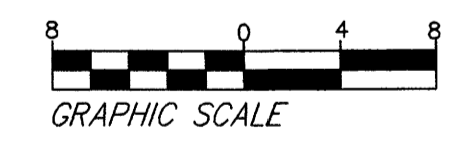
(A) ELEVATION

(B) ELEVATION

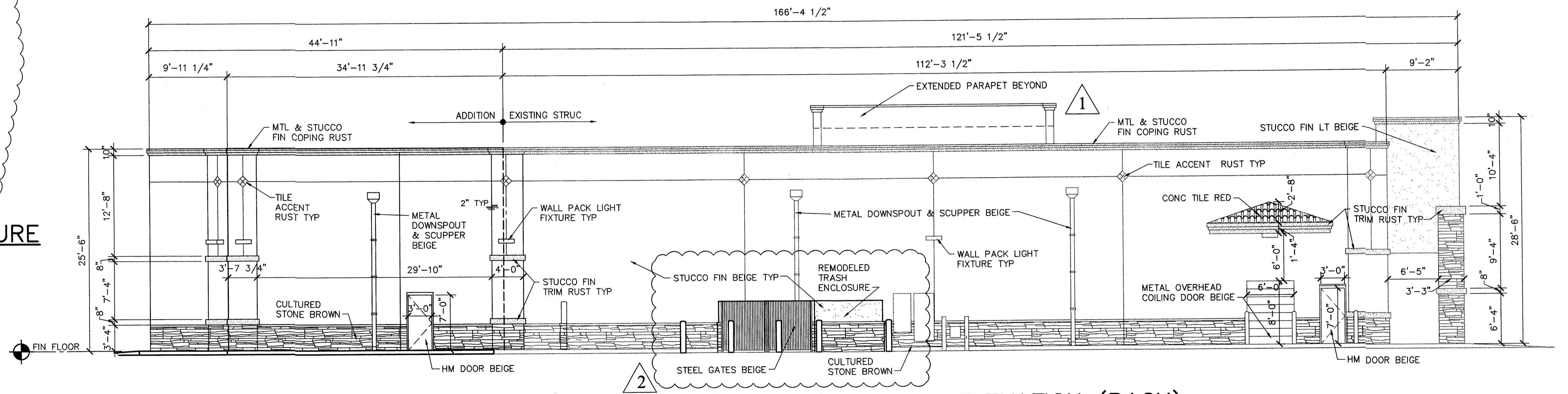
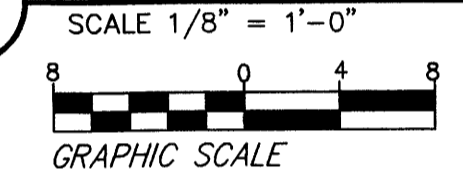


PLAN

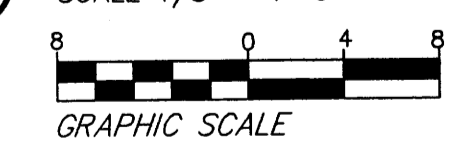
(3) REMODELED TRASH ENCLOSURE
SCALE 1/8" = 1'-0"



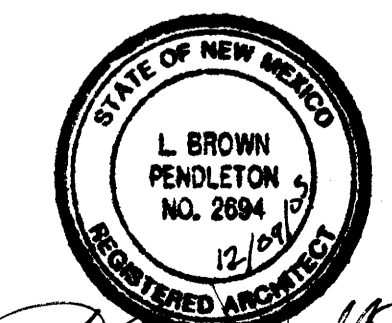
(1) EAST ELEVATION (FRONT)



(2) WEST ELEVATION (BACK)



EPC CONDITIONS REVISIONS 12/08/05

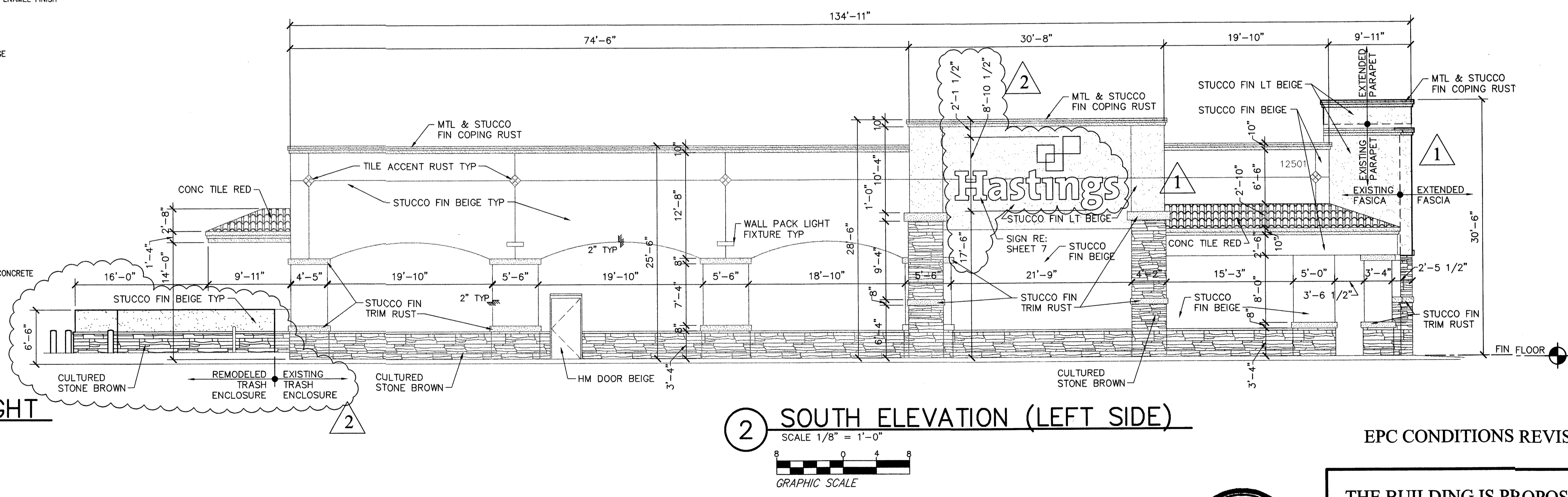
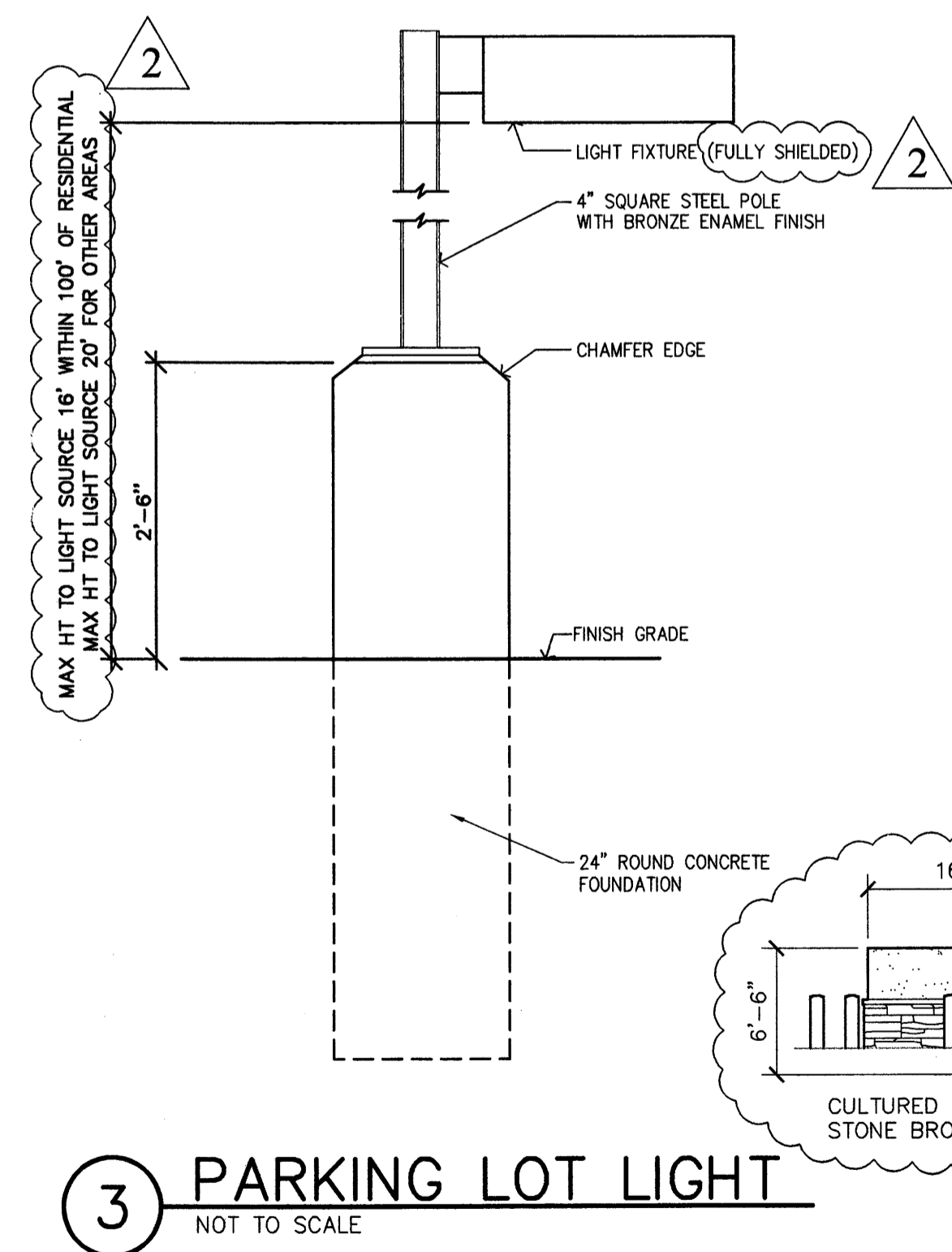
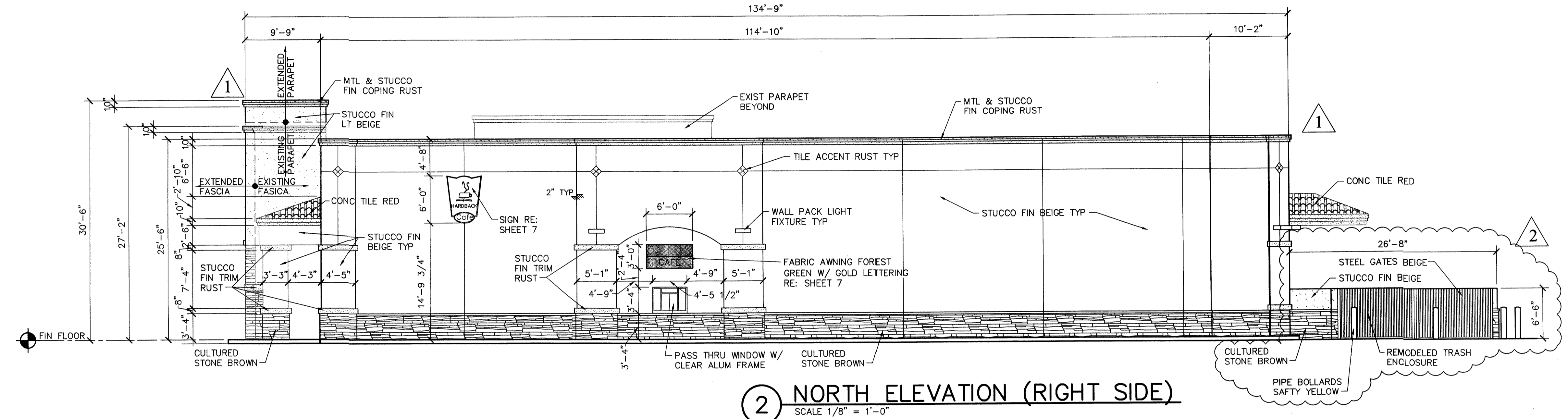


THE BUILDING IS PROPOSED TO EXPAND BY 5,398 S.F. WITH THE EXCEPTION OF THE EXPANSION AREA, THE BUILDING COLORS, FRONT ENTRANCE CANOPY AND SIGNAGE THE EXISTING BUILDING WILL REMAIN THE SAME. (SEE SHEET 8 FOR SITE PHOTOS)

STORE NO. 9763
12501 CANDELARIA RD. N.E.
ALBUQUERQUE, NM 87111

L. Brown Pendleton
Architect

ELEVATIONS
DESIGNED BY: MBB
JOB NUMBER: 9739
DATE: 10/14/2005
SHEET NUMBER: 5 of 8

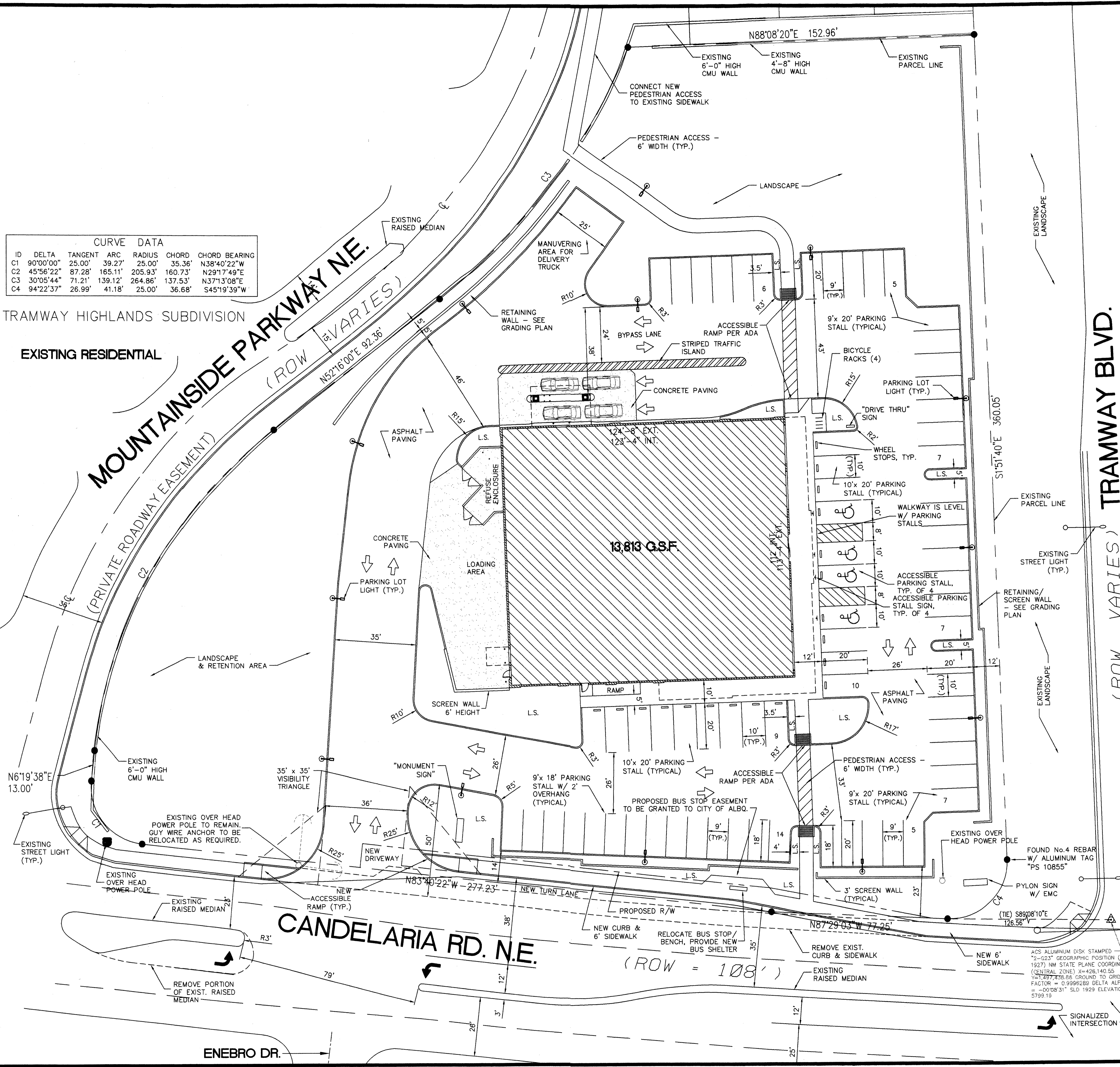


EPC CONDITIONS REVISIONS 12/08/05 **2**



THE BUILDING IS PROPOSED TO EXPAND BY 5,398 S.F. WITH THE EXCEPTION OF THE EXPANSION AREA, THE BUILDING COLORS, FRONT ENTRANCE CANOPY AND SIGNAGE THE EXISTING BUILDING WILL REMAIN THE SAME. (SEE SHEET 8 FOR SITE PHOTOS) **1**

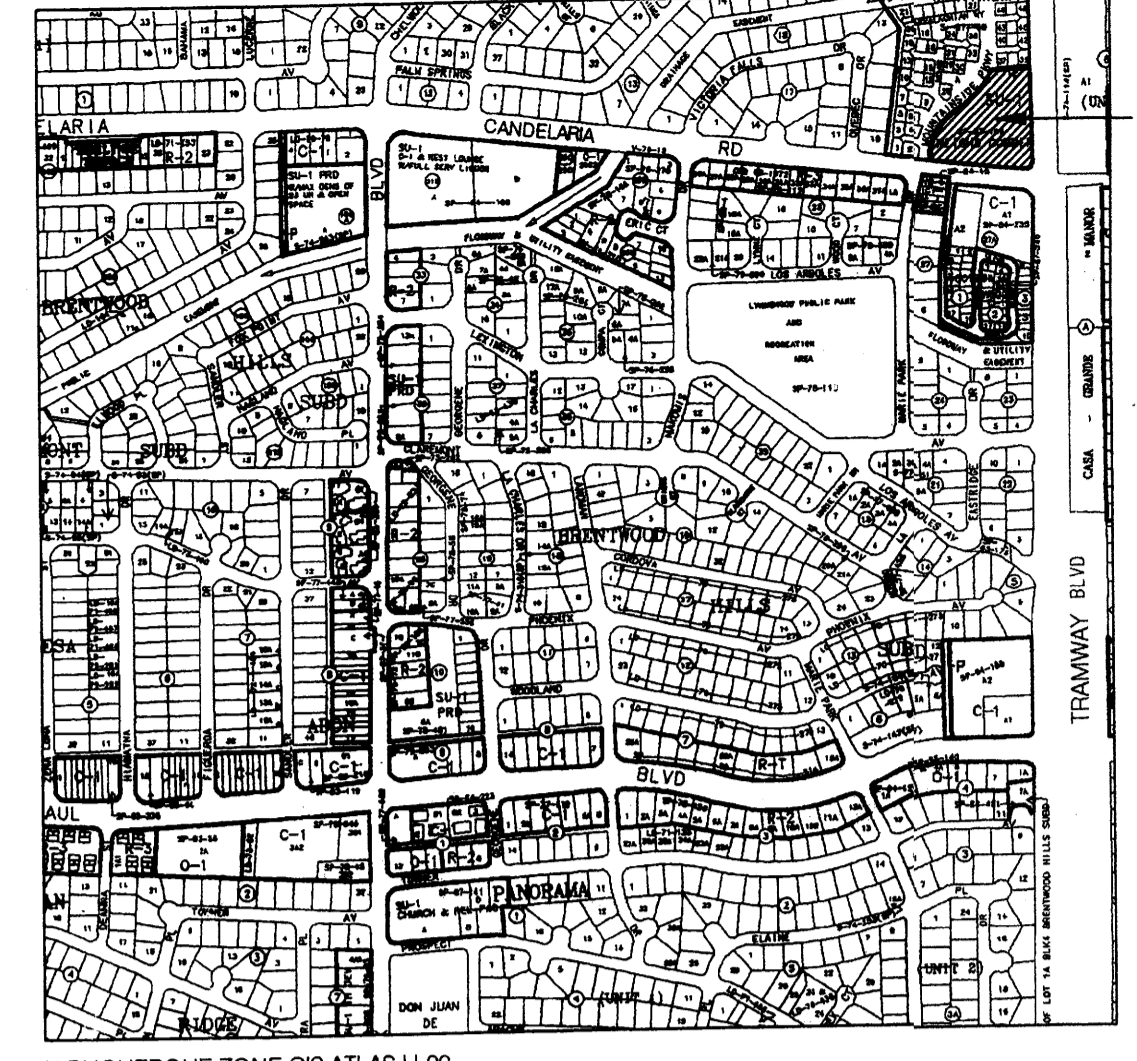
ELEVATIONS	
DESIGNED BY:	MBB
JOB NUMBER	9739
DATE	10/14/2005
SHEET NUMBER	6 of 8



CURVE DATA

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

VICINITY MAP



SITE



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

Developer:
 Tricor 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 = 13813 SF GFA

Parking Requirements
 13813 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 Uses

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. 14-16-3-3, 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 1000 foot-candelas.

Project Number: 1002635;
 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: 7/16/03	DATE: 10/10/03
CHECKED: SK	DATE: 10/10/03
DATE: 7/16/03	DATE: 10/10/03
REV. NO: 1	DATE: 9.23.03
FILE NAME: AZ4209	DATE: 9.23.03
JOB NO: AZ4209	DATE: 9.23.03

REVISIONS

NO.	DATE	BY	APPD
1	9.23.03	SK	SK

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

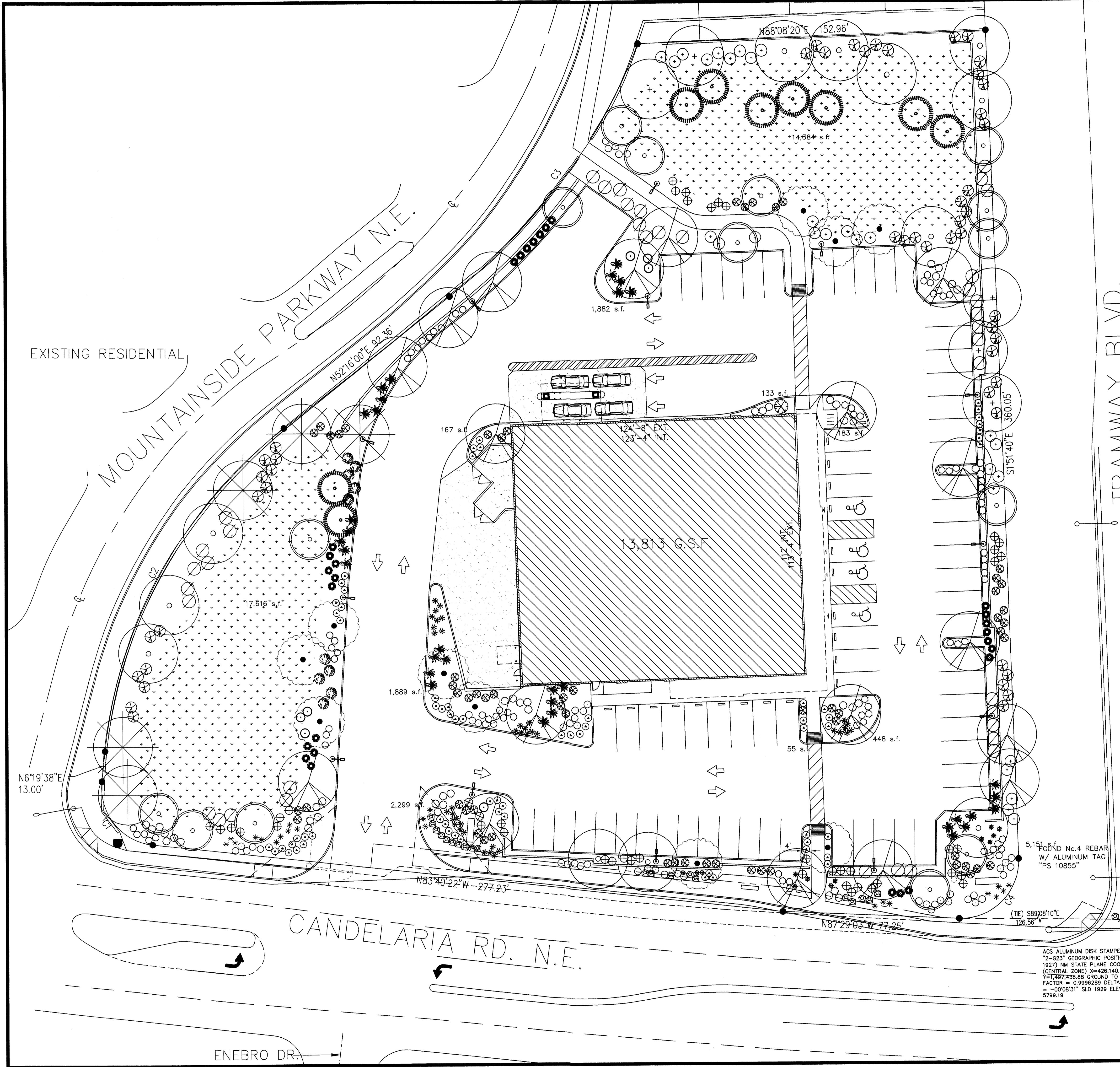
SITE DEVELOPMENT PLAN

CLIENT: TRICOR SOUTHWEST CORPORATION
 6340 EAST THOMAS ROAD
 SCOTTSDALE, AZ 85251

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

DATE: 10/10/03

SCALE: AS NOTED



PLANT LEGEND

QTY.	SYMBOL	BOTANICAL / COMMON NAME	WATER USE
Trees (2" B4B or 8' Height)			
18		Fraxinus velutina 'Modesto' / Modesto Ash	Medium +
5		Fraxinus oxycarpa 'Raywood' / Raywood Ash	Medium +
15		Desert Willow / New Mexico Olive	Low
10		Fyrus calleryana 'Bradford' / Bradford Pear	Medium +
9		Pinus edulis / Pinon Pine	Medium
5		Pinus nigra / Austrian Pine	Medium
12		Gleditsia triacanthos inermis / Honeylocust	Medium +
Shrubs (1 and 5 gallon)			
47		Artemesia 'Powis Castle' / Powis Castle Sage	Low +
43		Santolina sp. / Santolina	Low
65		Oenothera berlandieri / Evening Primrose	Low +
22		Potentilla fruticosa / Yellow Cinquefoil	Medium +
54		Ericameria laricifolia / Dwarf Turpentine Bush	Medium
10		Cotoneaster apiculatus / Cranberry Cotoneaster	Medium
21		Hesperaloe parviflora / Red Yucca	Medium
33		Juniperus sabinia 'Buffalo' / Buffalo Juniper	Low +
13		Opuntia santaritica tupac / Prickley Pear	Low
39		Perovskia atriplicifolia / Russian Sage	Medium
28		Chrysothamnus nauseosus / Chamisa	Low
1		Spartium junceum / Spanish Broom	Medium
50		Fallugia paradoxa / Apache Plume	Low
44		Salvia greggii / Cherry Sage	Medium
61		Caryopteris clandonensis / Blue Mist	Medium
Ornamental Grasses (1 and 5 gallon)			
38		Muhlenbergia capillaris / Bush Muhly Grass	Medium
28		Stipa tenuissima / Threadgrass	Low +
Native Revegetation Seed Mix			
Buffalo Grass, Blue Grama Grass, Sideoats Grama, Indian Ricegrass, Galleta, Paperflower, Firewheel, Purple Aster, Purple Coneflower, Mexican Hat			

MULCHES
All shrub planting areas shall be top dressed with crusher fines, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Cobble

IRRIGATION SYSTEM
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate tree, shrub and groundcover planting areas.

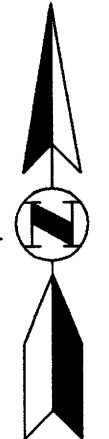
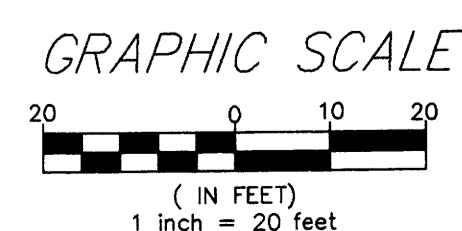
MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public ROW, shall be the responsibility of the Owner.

LANDSCAPE NOTE
The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the provided landscape area, and shall be in compliance with the Water Conservation Ordinance. Seventy-five percent of the landscape area shall be covered with living plant material, as measured by the mature canopy of the plant.

LANDSCAPE REQUIREMENTS

Site Area: 2.518 acres	103,684 SF
Building Footprint:	13,813 SF
Total Area:	95,871 SF
Required Landscape %:	.15
Landscape Area Required:	14,381 SF
Landscape Area Provided:	(46%) 44,201 SF

ACS ALUMINUM DISK STAMPED
"2-023" GEOGRAPHIC POSITION (NAD 1927) NM STATE PLANE COORDINATES (CENTRAL ZONE) X=426,140.55 Y=1,497,438.88 GROUND TO GRID FACTOR = 0.9996289 DELTA ALPHA = -00°08'31" SLD 1929 ELEVATION = 5799.19



REVISED 10/10/03

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

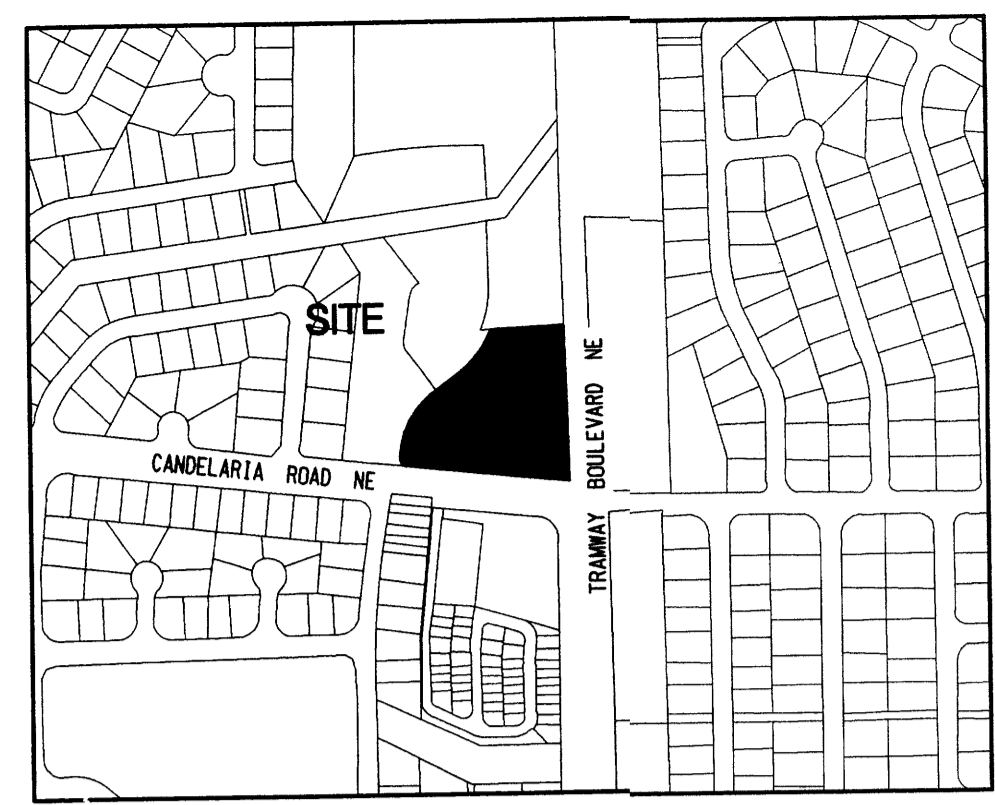
	TAIT & ASSOCIATES, INC. 1000 W. WASHINGTON ROAD, SUITE 205 TEMPE, ARIZONA 85282 PHONE: (480) 894-9399 FAX: (480) 894-0999	REVISIONS NO. DATE BY APPD
	ARCHITECTS ENGINEERS SANTA ANA, CA - SAN DIEGO, CA - SACRAMENTO, CA - CONCORD, CA	LANDSCAPE PLAN TRICOR SOUTHWEST CORPORATION 6340 EAST THOMAS ROAD SCOTTSDALE, AZ 85251
DRAWN: DATE: CHECKED: DATE: REV. NO.: DATE: FILE NAME: JOB NO.:	SEAL:	SHEET NO.: L-1.0 SHEET 1 OF 1 SCALE: AS NOTED

CONCEPTUAL GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL ON SHEET C203 AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEO-TECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.



LOCATION MAP
ZONE ATLAS INDEX MAP No. H-22-Z

BENCHMARK

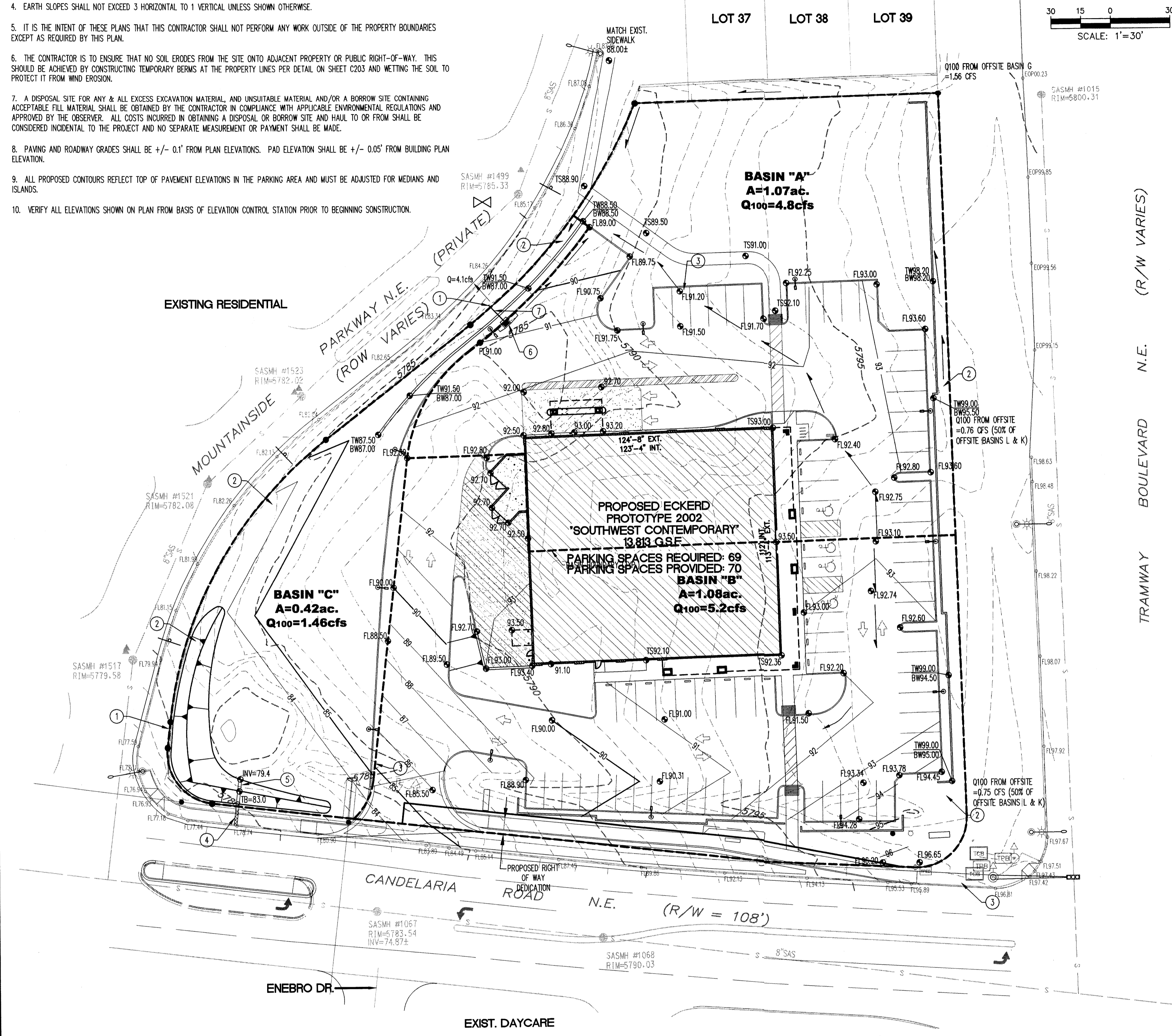
ACS Monument "2-023, SLD 1929, Elevation = 5799.19"

LEGAL DESCRIPTION

A certain tract of land situate within the Southeast one-quarter (SE1/4) of Section 3, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract lettered "T" of the PLAT FOR ZONING OF LAND IN SECTION 3, T10N, R4E, N.M.P.M., Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 27, 1983 in Volume C21, Folio 50 as Document No. 83-26053.

LEGEND

	BOUNDARY LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY AND ACCESS CONTROL LINE
	EXISTING BLOCK WALL
	EXISTING ELECTRIC OVERHEAD LINE
	EXISTING 3 FOOT CHAINLINK FENCE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND CENTERLINE MONUMENT - 4" ALUM. CAP STAMPED "LS 7719", "1998"
	SET 5/8" REBAR W/ 1-1/4" DIA. YELLOW RUBBLE SURVEY CAP STAMPED "WEAVER LS 6544"
	SET PKNAIL W/1" DIA. BRASS WASHER STAMPED "P.S. 6544"
	CHISELED "X" ON CONCRETE CURB
	FOUND REBAR
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING OVERHEAD POWER POLE
	EXISTING GUY WIRE ANCHOR
	EXISTING TRAFFIC PULL BOX
	EXISTING TRAFFIC CONTROL BOX
	EXISTING TELEPHONE RELAY BOX
	EXISTING METAL STREET LIGHT
	EXISTING SIGNAL POLE
	EXISTING POST
	EXISTING SIGN
	SPOT ELEVATIONS ON TOP OF RUBBLE PILE
	NEW RETAINING WALL
	NEW SPOT ELEVATIONS
	GRADE ON HIGH SIDE OF RETAINING WALL
	GRADE ON LOW SIDE OF RETAINING WALL
	NEW OVERHEAD LIGHTING
	NEW CMU SCREEN WALL



GRADING KEYED NOTES

- APPROXIMATE LOCATION OF EXISTING 4' WIDE x 8" TALL OPENING IN EXISTING CMU WALL FOR DRAINAGE.
- INSTALL COBBLE LINED SWALE.
- PROVIDE 4' WIDE CURB OPENING.
- CONCRETE RIBBON CHANNEL & SIDEWALK CULVERT PER COA STD. DWG. 2236.
- DETENTION POND OUTLET PIPE.
- TYPE "C" INLET PER COA STD. DWG. 2205.
- STORM DRAIN PIPE.

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to present a conceptual drainage and grading plan for the proposed Eckerd Project consisting of approximately 2.57 acres. The project will go through the EPC/DRB process. This submittal is in support of site plan approval.

II. SITE LOCATION
The site is located on the northwest corner of Tramway Blvd. and Candelaria Rd. The site is located within zone atlas map # H-22-Z.

III. EXISTING HYDROLOGIC CONDITIONS
This site is currently an undeveloped site and is approximately 2.57 acres. The site slopes to the southwest with an average slope of 4.5%. Vegetation cover is sparse and there are numerous stock and rubble piles throughout the site. An analysis of the existing hydrology was performed in accordance with section 22.2 of the Development Process Manual. The peak flow rate was calculated to be 8.4 cfs for the 100 year, 6 hour storm. A drainage report for Tramway Highlands, prepared by Tierra West, identified three off site drainage basins that enter the site. These locations are shown on the site grading plan. Total off site flow is 3.1 cfs. An opening in the existing screen wall along the west side of the property allows onsite and offsite drainage to enter Mountainside Parkway.

IV. PROPOSED HYDROLOGIC CONDITIONS
The project proposes to construct a new Eckerd Drug Store as well as paved parking and landscape areas. The drainage management plan for the development proposes free discharge to Mountainside Parkway and Candelaria. The developed site is divided into three drainage basins: Basin A (1.07 acres, Q100 = 4.8 cfs) and includes the north side of the lot along with half of the proposed building. Basin B (1.08 acres, Q100 = 5.23) consists of the south side of the lot including the remaining half of the proposed building. Basin C (0.42 acres, Q100 = 1.46 cfs) is located west of Basin B and runs along Mountainside Parkway and the existing screen wall. The drainage report referenced above analyzed this site in the developed condition and it was assumed the site would have consisted of 10% land treatment 'b' and 90% 'd'. The estimated peak discharge, per the drainage report, was estimated to be 13.6 cfs. This development proposes approximately 60% with land treatment 'd' with the remainder being a combination of 'a', 'b' and 'c'. Total peak discharge for the developed site is estimated to be 11.5 cfs. A small detention pond is proposed in the southwest corner of the site. This will discharge into Candelaria through a sidewalk culvert.

All on-site storm drainage systems will be designed for the 100 year, 6 hour storm (DPM Section 22.2).

V. CONCLUSION
The conceptual drainage management plan proposes concepts which are capable of safely passing the 100 year storm which meet city requirements. The peak discharge for this site, as currently proposed, is less than originally estimated in the drainage report for Tramway Highlands. With this submittal we are seeking site plan approval.

EXISTING CONDITIONS CALCULATIONS

Basin A - 2.57 acres, Zone 4
Land Treatment % - "A" = 30%, "C" = 70%
Q100 = 0.3(2.57)2.20 + 0.7(2.57)3.73 = 8.40 cfs
TOTAL EXISTING PEAK FLOW = 8.40 cfs

PROPOSED CONDITIONS CALCULATIONS

Basin A - 1.07 acres, Zone 4
Land Treatment % -> "A" = 5%, "B" = 10%, "C" = 25%, "D" = 60%
Q100 = 0.05(1.07)2.2 + 0.1(1.07)2.92 + 0.25(1.07)3.73 + 0.6(1.07)5.25 = 4.80 cfs

Basin B - 1.08 acres, Zone 4
Land Treatment % -> "b" = 15%, "c" = 4%, "d" = 81%
Q100 = 0.15(1.08)2.92 + 0.04(1.08)3.73 + 0.81(1.08)5.25 = 5.23 cfs

Basin C - 0.42 acres, Zone 4
Land Treatment % -> "b" = 30%, "c" = 70%
Q100 = 0.3(0.42)2.92 + 0.7(0.42)3.73 = 1.46 cfs
TOTAL PROPOSED PEAK FLOW = 11.49

NO.	REVISION	DATE	BY	APP'D

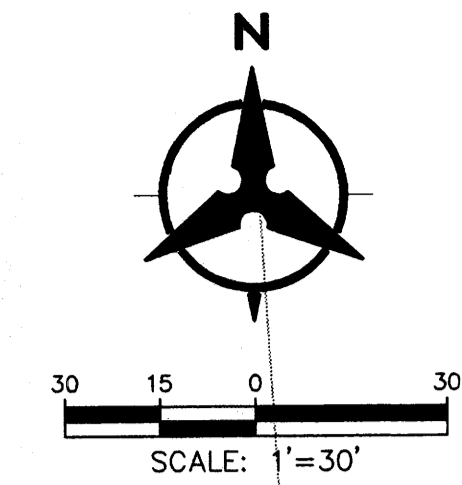
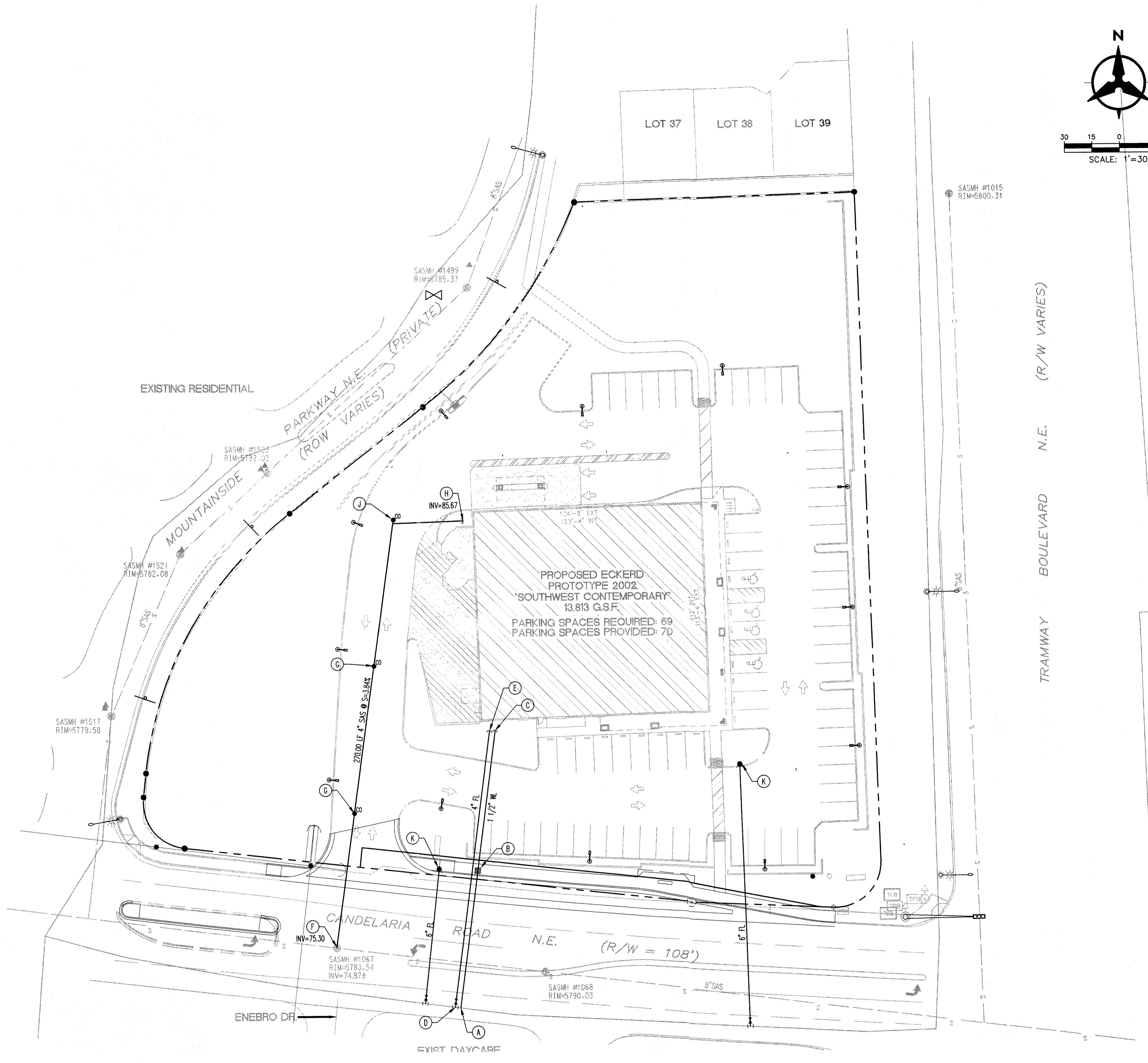
TAT & ASSOCIATES, INC.
1000 EAST BROADWAY ROAD, SUITE 205
TEMPLE, ARIZONA 85283
PHONE: (480) 894-9399 FAX: (480) 894-0999

ARCHITECTS ENGINEERS SANTA ANA, CA - SAN DIEGO, CA - SACRAMENTO, CA - CONCORD, CA

TRICOR SOUTHWEST CORPORATION
6340 EAST THOMAS CIRCLE
SCOTTSDALE, AZ 85251

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

TITLE:	CONCEPTUAL GRADING & DRAINAGE PLAN
CLIENT:	TRICOR SOUTHWEST CORPORATION
PROJECT:	ECKERD DRUGSTORE
DATE:	8/5/03
CHECKED:	8/5/03
REV. NO.:	
FILE NAME:	
JOB NO.:	AZ4209

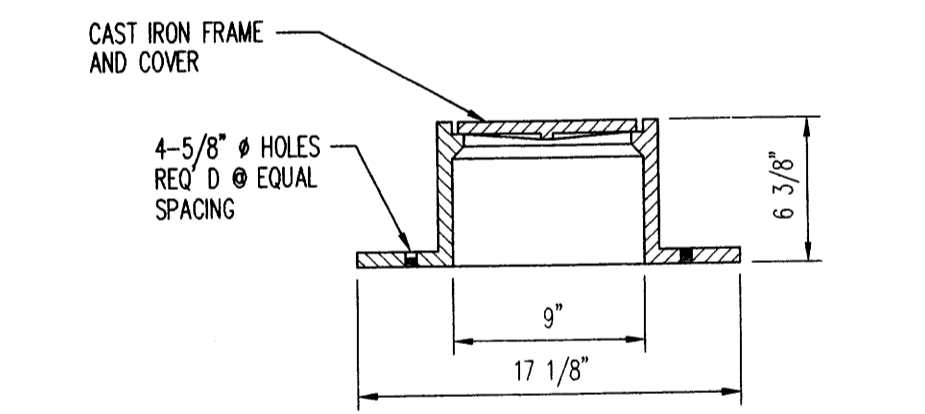


UTILITY NOTES

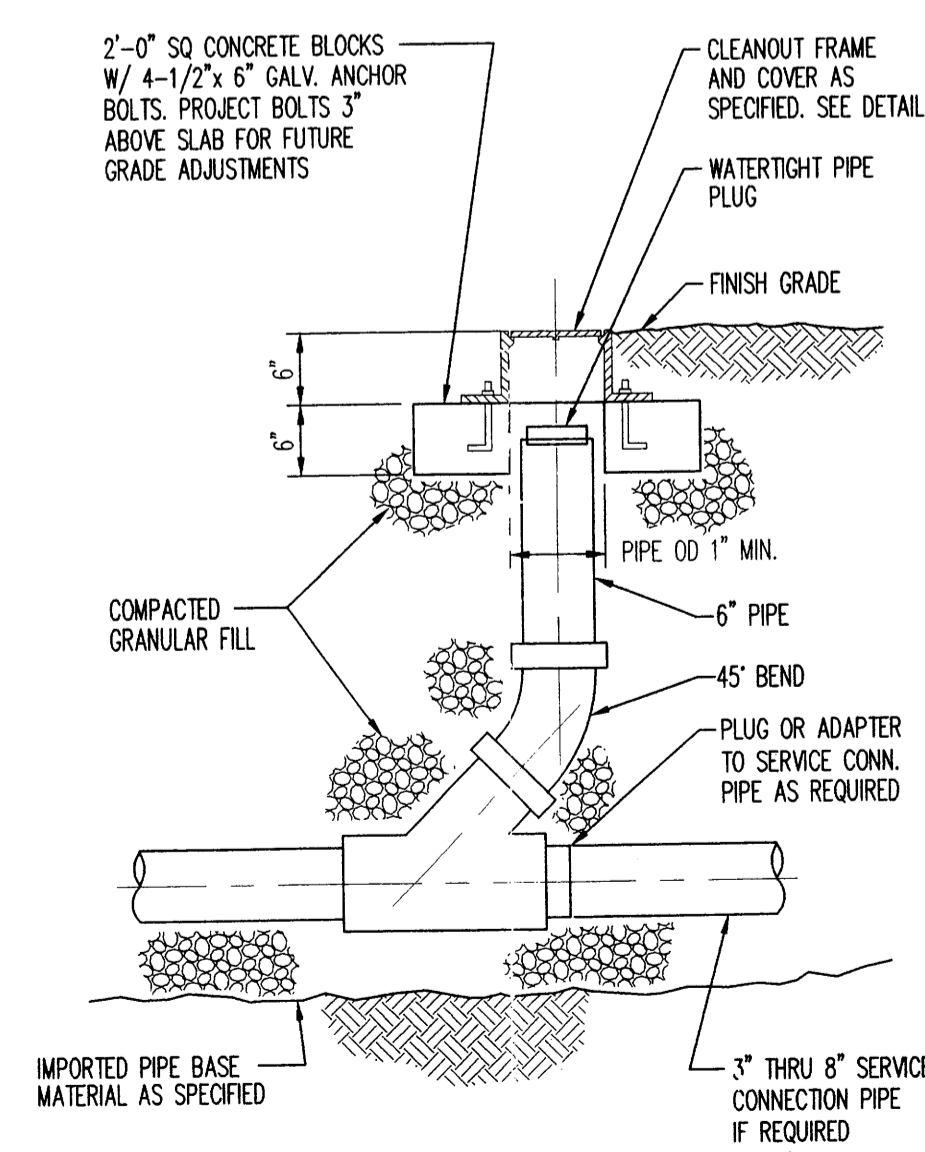
1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 48" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (+0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

UTILITY KEYED NOTES

- (A) THE NEW 1 1/2" METERED WATER SERVICE TO EXISTING 8" WATERLINE USING A TAPPING SADDLE. INSTALL 151 LF OF 1 1/2" WATER SERVICE PER COA STD. DWG. 2362
- (B) 1" WATER METER
- (C) STUB 1 1/2" WATER SERVICE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION
- (D) THE NEW 4" FIRE LINE TO EXISTING 8" WATERLINE. INSTALL 8'x4" TEE WITH BLOCKING. INSTALL 4" GATE VALVE WITH TYPE "A" BOX & LID PER COA STD. DWG. 2326 & 2328. INSTALL APPROXIMATELY 151 LF 4" FIRE LINE.
- (E) STUB 4" FIRE LINE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION
- (F) THE NEW 4" SAS TO EXISTING SAS MANHOLE
- (G) INSTALL CLEANOUT PER DETAIL, THIS SHEET
- (H) STUB SAS TO WITHIN 5' OF BUILDING. SEE PLUMBING PLAN FOR CONTINUATION
- (I) INSTALL 4"x4" TEE-WYE WITH CLEANOUT ON MAIN LINE IMMEDIATELY UPSTREAM OF TEE-WYE
- (K) INSTALL NEW FIRE HYDRANT, GATE VALVE & TEE WITH BLOCKING PER COA STD. DWG. 2430



CLEANOUT FRAME & COVER
N.T.S.



CLEANOUT
N.T.S.

NOTE:
ALL WATER LINE WORK (FIRE LINE AND DOMESTIC) WITHIN THE RIGHT OF WAY SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE PUBLIC WORK ORDER PLANS.

NOTE:
FINAL SIZING OF FIRE LINE SHALL BE SUBJECT TO THE DESIGN CALCULATIONS TO BE PREPARED BY THE SPRINKLER CONTRACTOR. SITE FIRE LINE SHALL NOT BE CONSTRUCTED UNTIL FINAL DESIGN CALCULATIONS HAVE BEEN PREPARED BY THE SPRINKLER CONTRACTOR AND APPROVED BY THE GOVERNING AUTHORITY.

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED

HYDRANT(S) ONLY
SIGNATURE & DATE

CONST. TYPE (VN SPRINKLERS)

NO.	REVISION	DATE	BY	APPROVED

TAIT & ASSOCIATES, INC.
12322 EAST BROADWAY ROAD, SUITE 205
TEMPE, ARIZONA 85286
PHONE: (480) 894-9399 FAX: (480) 894-0999
SANTA ANA, CA - SAN DIEGO, CA - SACRAMENTO, CA - CONCORD, CA

ARCHITECTS ENGINEERS SANTA ANA, CA - SAN DIEGO, CA - SACRAMENTO, CA - CONCORD, CA

These drawings, designs, specifications, etc., are the property of TAIT & ASSOCIATES, INC. and shall remain the property of TAIT & ASSOCIATES, INC. until they are otherwise disposed of in writing. No part of these drawings, designs, specifications, etc., shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of TAIT & ASSOCIATES, INC.

CONCEPTUAL UTILITY PLAN

TRICOR SOUTHWEST CORPORATION
6340 EAST THOMAS ROAD
SCOTTSDALE, AZ 85251

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

TITLE:	CONCEPTUAL UTILITY PLAN
CLIENT:	TRICOR SOUTHWEST CORPORATION
PROJECT:	ECKERD DRUGSTORE
DRAWN:	RB
DATE:	8/5/03
CHECKED:	GB
DATE:	8/5/03
REV. NO:	
DATE:	
FILE NAME:	
JOB NO:	AZ4209

SEAL:

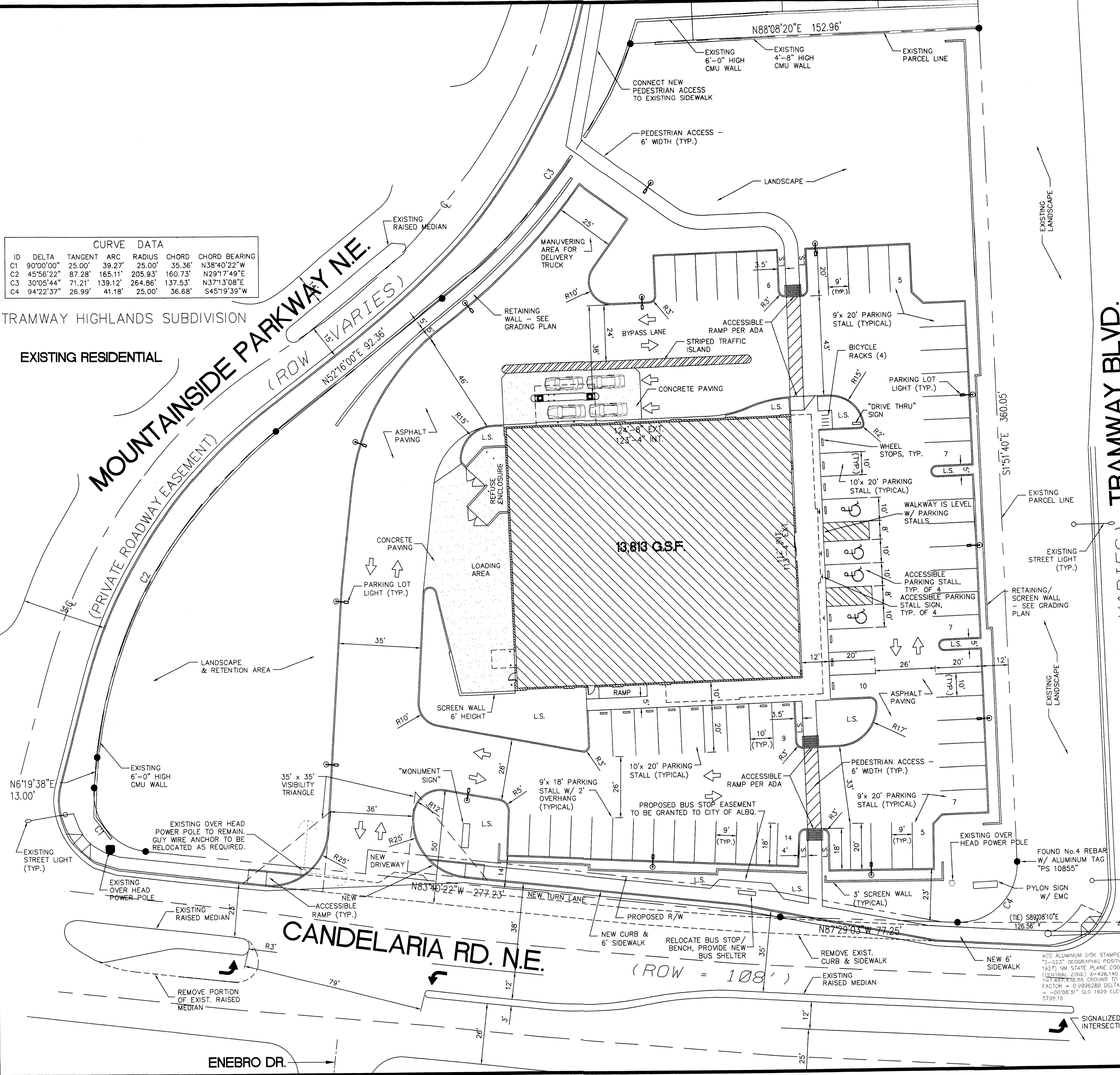
SHEET NO:
C-2.0
SHEET - OF -

SCALE: AS NOTED

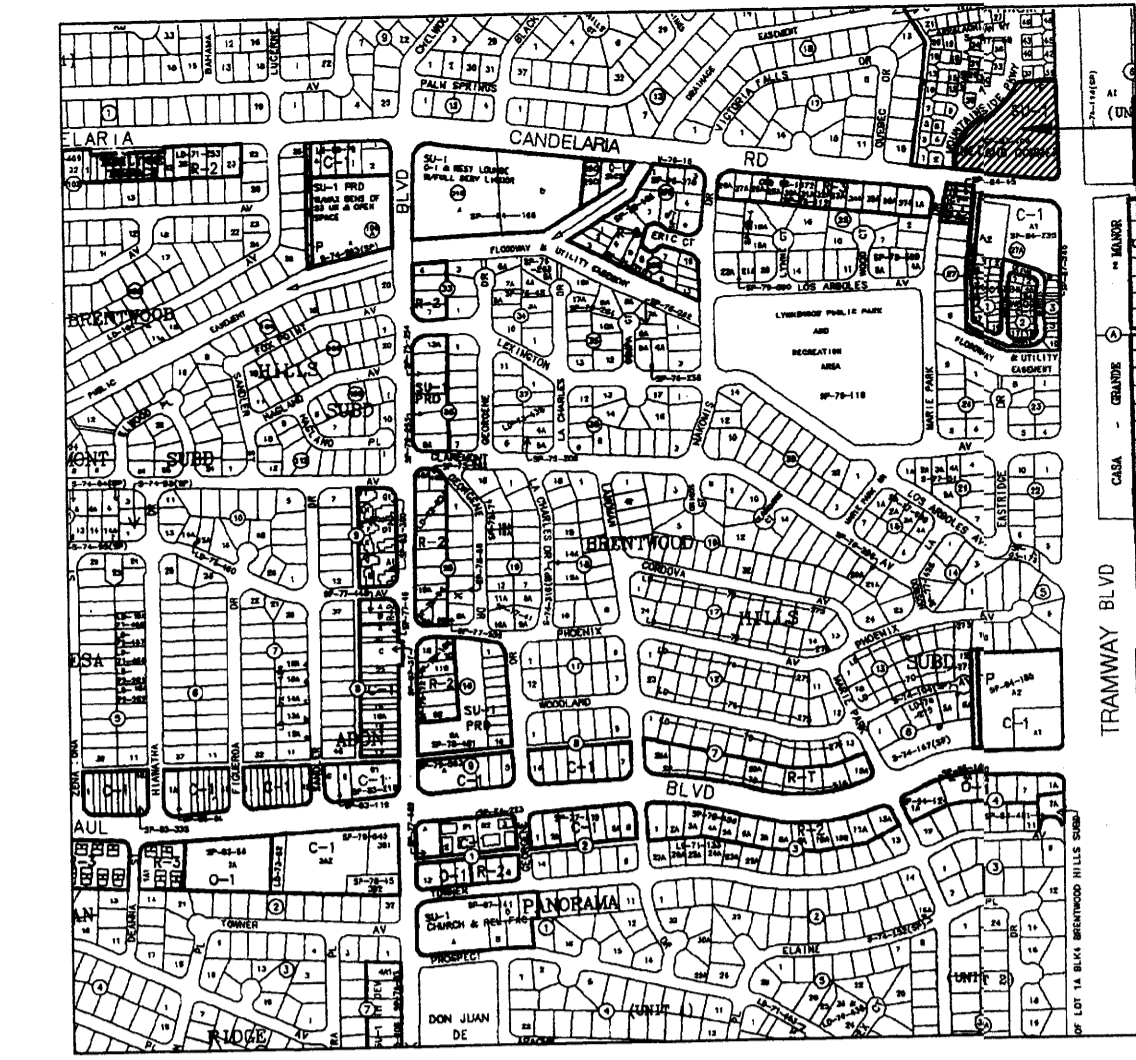
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N38°40'22"W
C2	45°56'22"	87.28'	165.11'	205.93'	160.73'	N29°17'49"E
C3	30°05'44"	71.21'	139.12'	264.86'	137.53'	N37°13'08"E
C4	94°22'37"	26.99'	41.18'	25.00'	36.68'	S45°19'39"W

TRAMWAY HIGHLANDS SUBDIVISION

EXISTING RESIDENTIAL



VICINITY MAP



SITE

PROJECT

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

Developer:
Tricor 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 Uses

Site Area = 109,684 SF / 2.518 Acres

NOTES:

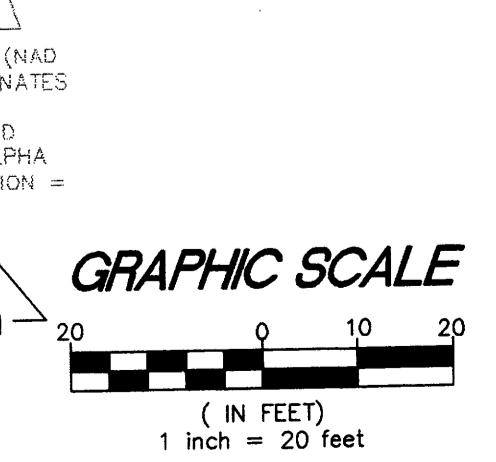
- Uses allowed within this Site shall be limited to those uses listed as permissive and conditional in Sec. 14-16-2-16, C-1 Neighborhood Commercial zone, of the Comprehensive City Zoning Code.
- The Site shall meet the requirements of Sec. 14-16-3-9, Area Lighting Regulations, of the Comprehensive City 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 1000 foot-candelas.

Project Number: 1002635;
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:

Department	Date
Solid Waste Management	
Traffic Engineering, Transportation Division	
Utilities Development	
Parks and Recreation Department	
City Engineer	
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
City Planner, Planning Department	



REVISED 10/10/03

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.	REVISIONS	DATE	BY	APP'D
1	EPC CONDITIONS	9.23.03	SK	SK

TAIT & ASSOCIATES, INC.
2322 EAST BROADWAY ROAD, SUITE 205
TEMPE, ARIZONA 85282
PHONE: (480) 894-5399 FAX: (480) 894-0999

SAINT ANNA, CA. - SAN ANTONIO, CA. - SACRAMENTO, CA. - CONCORD, CA.

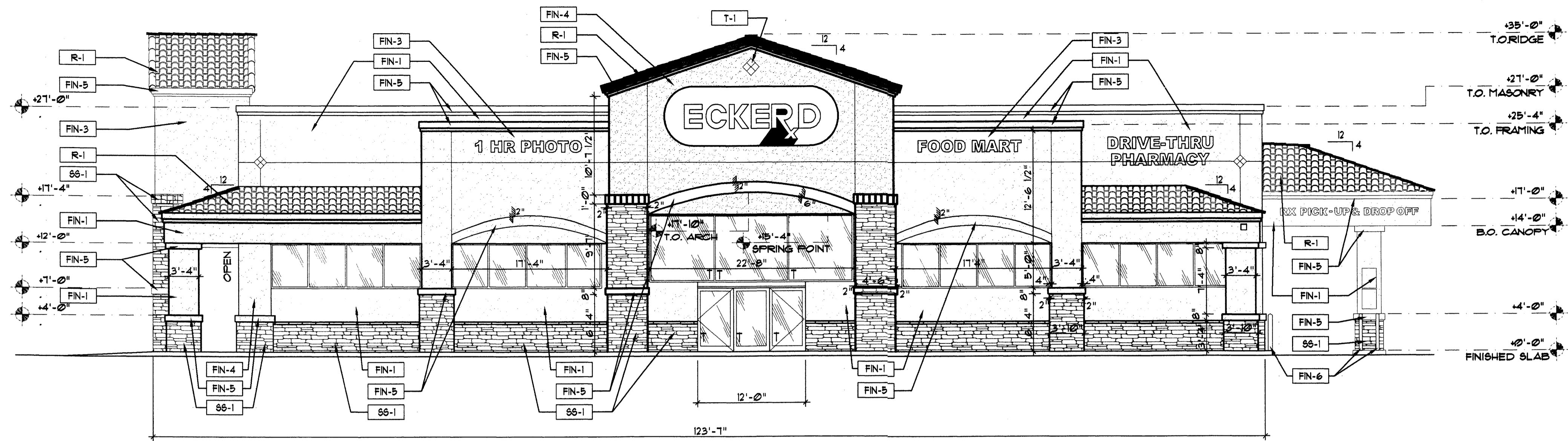
ARCHITECTS ENGINEERS

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

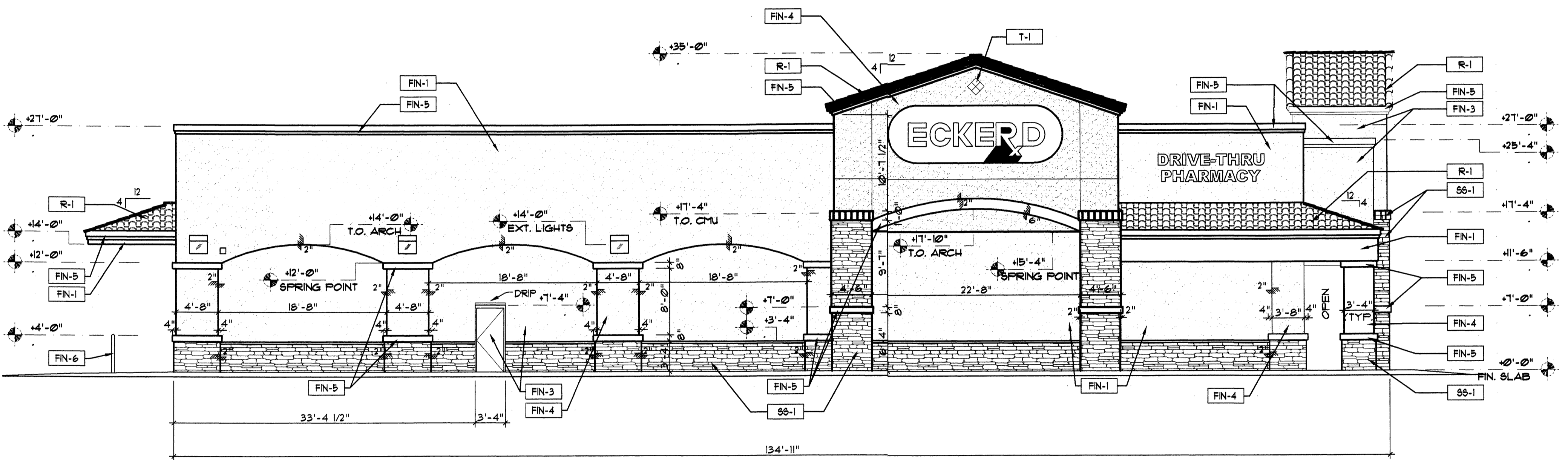
PROJECT: ECKERD DRUGSTORE
NWC TRAMWAY BLVD. & CANDELARIA RD.
ALBUQUERQUE, NEW MEXICO

DATE	BY	NO.
7/16/03	SK	1
7/16/03	SK	1
9.23.03	SK	1

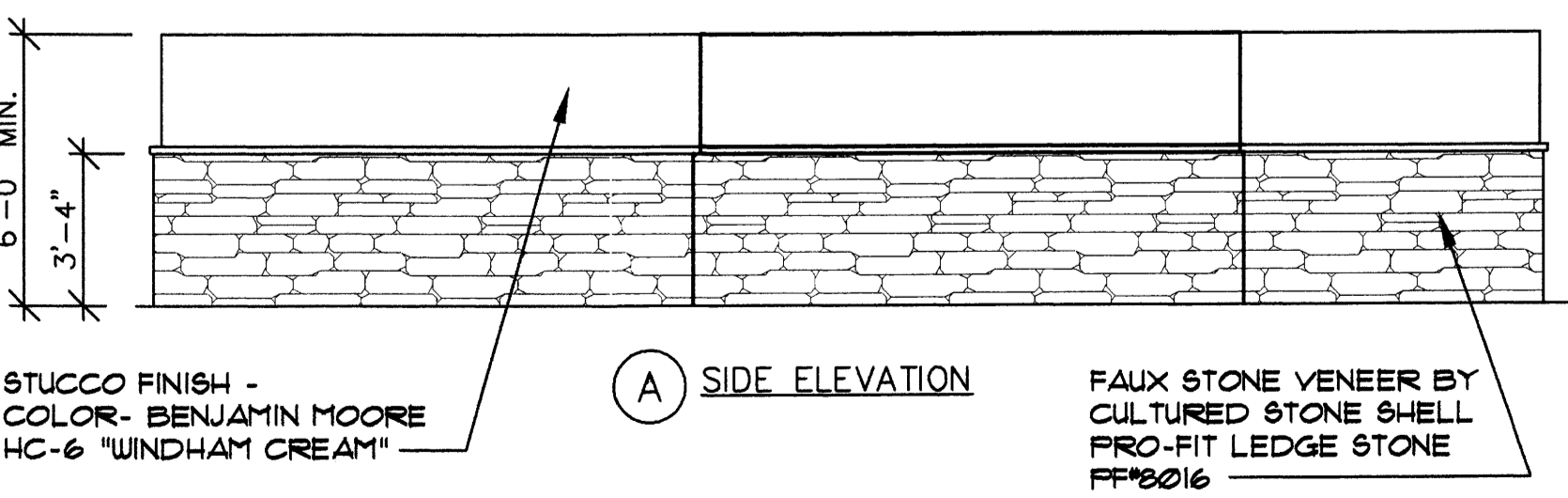
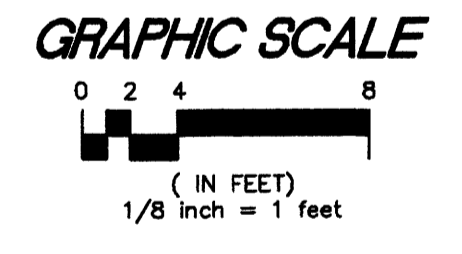
SHEET NO: A-1.0
SHEET 1 OF 1
SCALE: AS NOTED



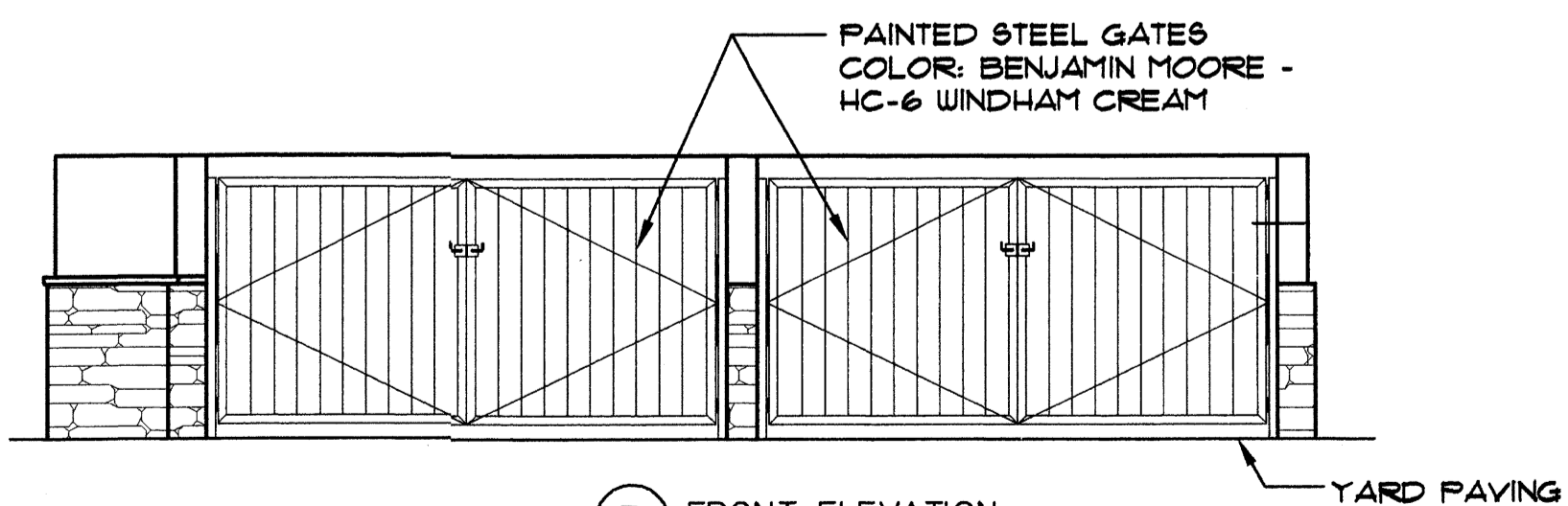
1 EAST ELEVATION
A2.1 1/8"=1'-0"



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



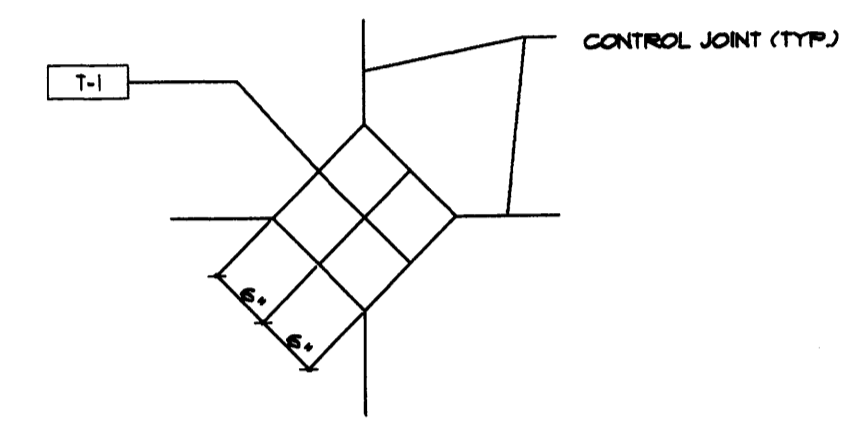
A SIDE ELEVATION



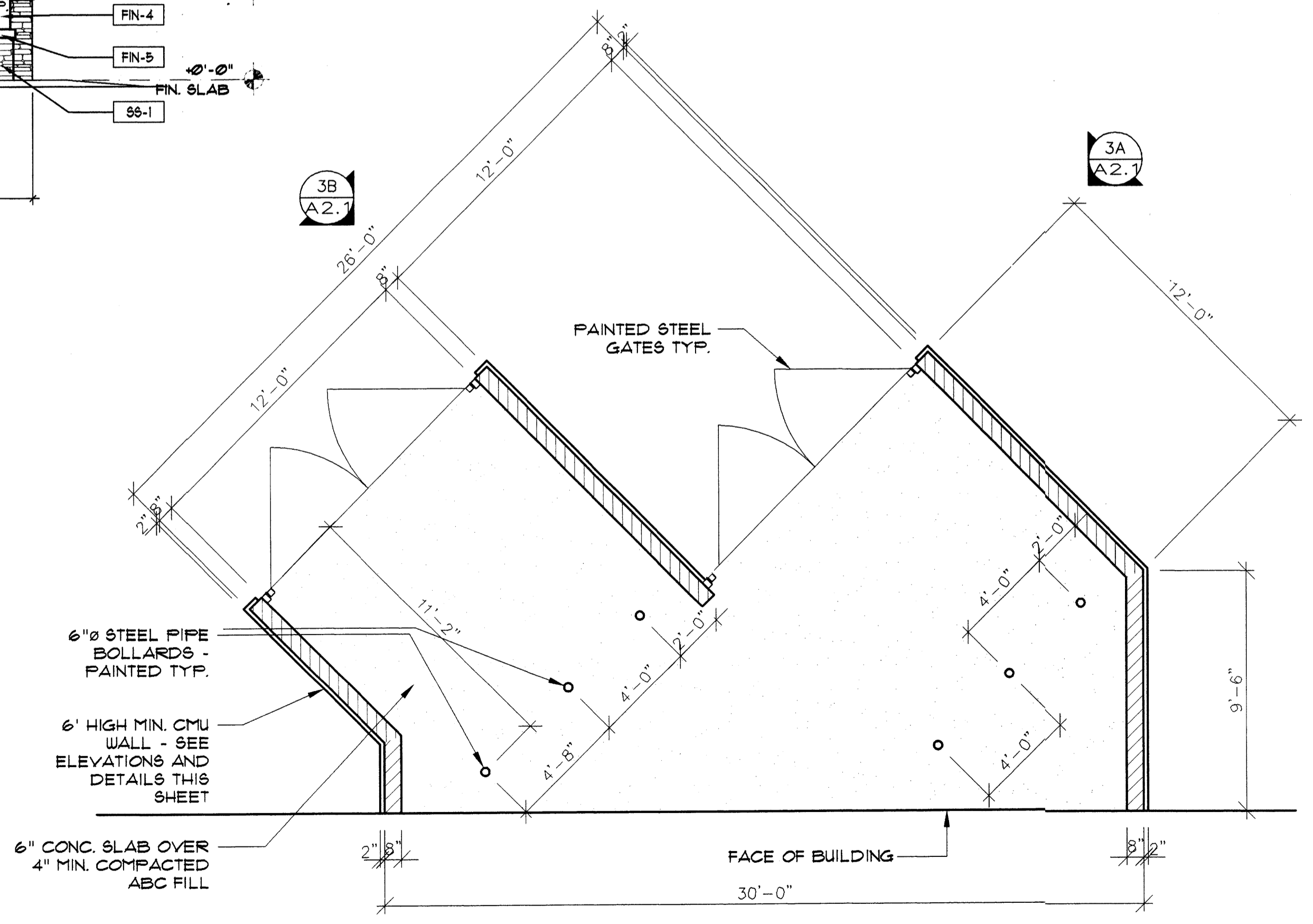
B FRONT ELEVATION

3 TRASH ENCLOSURE ELEVATION
A2.1 1/4"=1'-0"

- EXTERIOR FINISH SCHEME**
- SS-1 MANUFACTURED STONE VENEER BY CULTURED STONE SHELL PRO-FIT LEDGE STONE PFP0016 1/1 TAUPE 19UT-1315 WATERTABLE WHERE SHOWN
 - FIN-1 8TO ACRYLIC POWERWALL STUCCO - SAND FINISH COLOR - BENJAMIN MOORE HC-6 WINDHAM CREAM
 - FIN-2 NOT USED.
 - FIN-3 8TO ACRYLIC POWERWALL STUCCO - SAND FINISH COLOR - BENJAMIN MOORE HC-95 WINTHROP PEACH
 - FIN-4 8TO ACRYLIC POWERWALL STUCCO - SAND FINISH COLOR - BENJAMIN MOORE HC-94 JUMEL PEACHTONE
 - FIN-5 8TO ACRYLIC POWERWALL STUCCO - SAND FINISH COLOR - BENJAMIN MOORE HC-90 GEORGIAN BRICK
 - FIN-6 CONCRETE FILLED STEEL PIPE BOLLARD - PAINT OSMA (SAFETY) YELLOW BENJAMIN MOORE 963-12, LOW LUSTER
 - R-1 CONCRETE ROOF TILE BY MONIER LIFETILE, VILLA DESERT, DRIFTWOOD (IVAC8 360) I.C.B.O. ER2656
 - T-1 WALL TILE - DAL-TILE: ADOBE BROWN (T06)
- NOTE: EXPOSED METAL FLASHING TO BE PAINTED TO MATCH ADJACENT WALL COLOR



DETAIL
N.T.S.



4 TRASH ENCLOSURE LAYOUT
A2.1 1/4"=1'-0"

TAIT & ASSOCIATES, INC.
1232 EAST BROADWAY ROAD, SUITE 205
TEMPLE, ARIZONA 85288
PHONE: (480) 894-9399 FAX: (480) 894-0989

ARCHITECTS ENGINEERS SANTA ANA, CA - SAN DIEGO, CA - SACRAMENTO, CA - CONCORD, CA

These drawings, designs, sketches, plans and arrangements are the sole and exclusive property of TAIT & ASSOCIATES, INC. and shall not be reproduced, copied, lent or disposed of directly or indirectly nor used for any other project without the written consent of TAIT & ASSOCIATES, INC. A completion of work, if requested, is the property of TAIT & ASSOCIATES, INC.

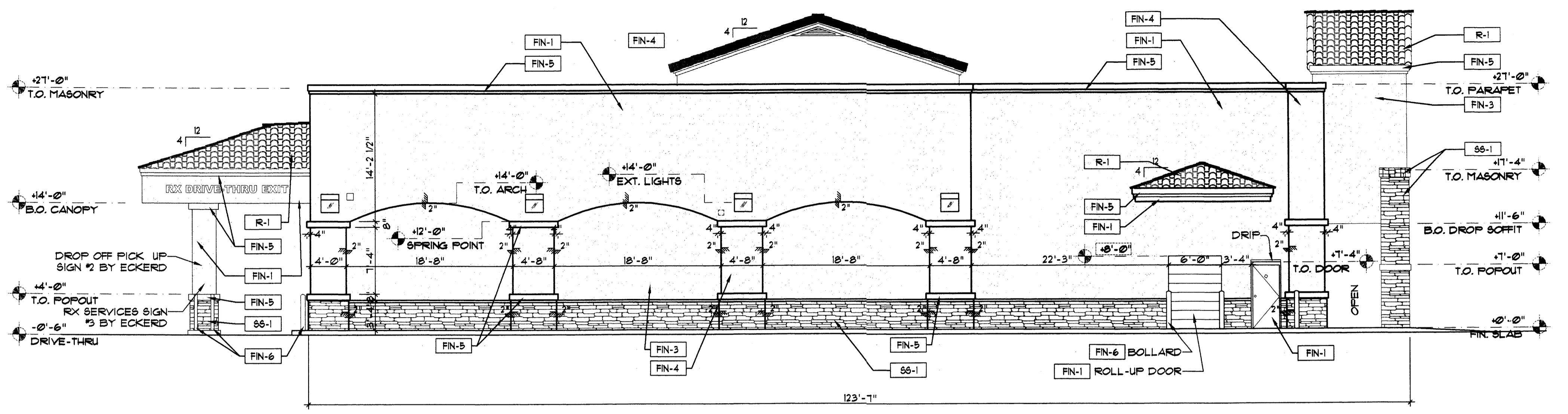
MARK	DATE	REASON	SCALE
▲			
▲			
▲			
▲			
▲			
▲			
▲			
▲			
▲			
▲			

ECKERD
STORE # 5406
NWC CANDEARIA ROAD & TRAMWAY BLVD.
ALBUQUERQUE, NM

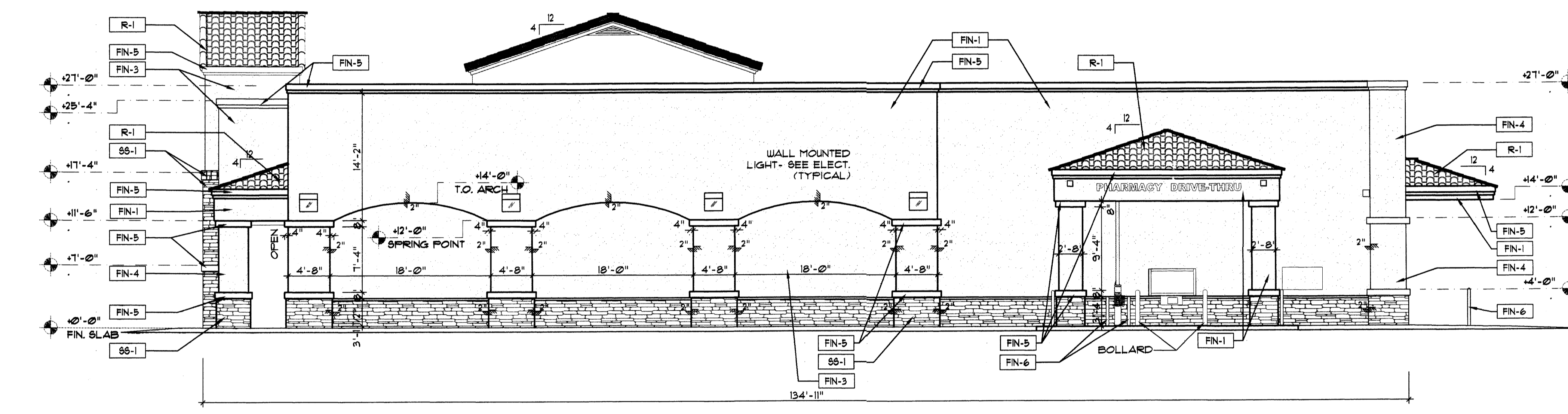
DATE	BY	CHKD	DATE
12/10/03	SK	SK	12/10/03

Scale: As Shown
Drawn: EF
Checked: SK
Drawing Start Date: 7/29/03
Job No: AZ4209
Dwg File Name:

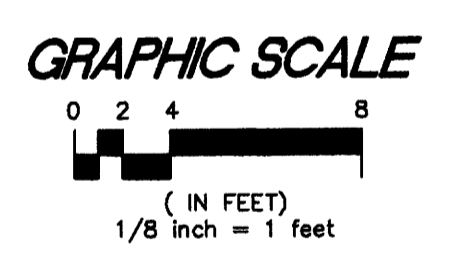
Sheet
EXTERIOR ELEVATIONS



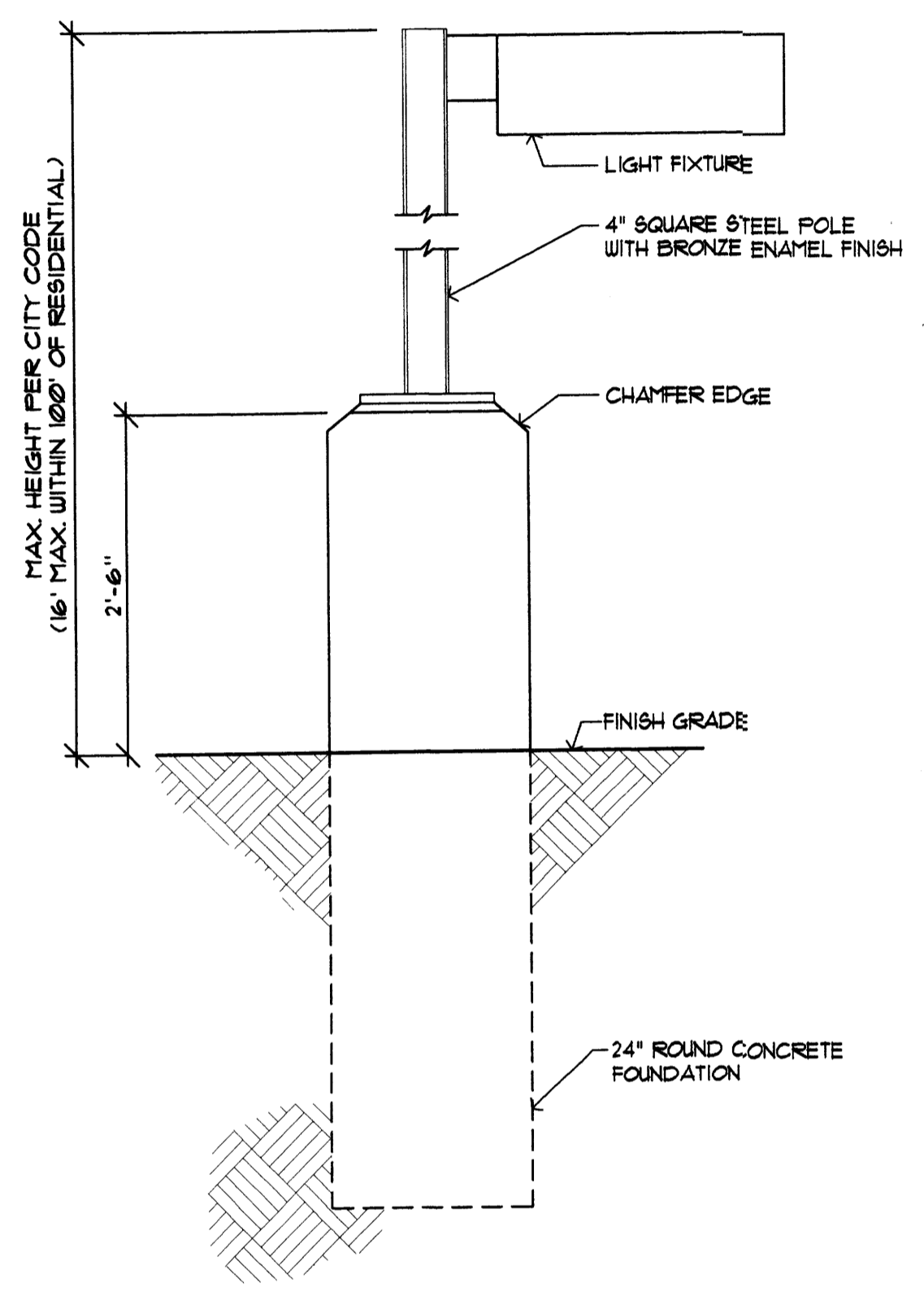
1 WEST ELEVATION
A2.2 1/8" = 1'-0"



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 FF8016 W/ TAUPE *OUT-1375 WATERTABLE WHERE SHOWN
 - FIN-1 STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-6 WINDHAM 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 P363-12, LOW LUSTER
 - R-1 CONCRETE ROOF TILE BY MONIER LIFETILE, VILLA DESERT. DRIFTWOOD (VACS 360) I.C.B.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.

TAIT & ASSOCIATES, INC.
1232 EAST BROADWAY ROAD, SUITE 205
TEMPE, ARIZONA 85282
PHONE: (480) 894-9393 FAX: (480) 894-0999

ARCHITECTS ENGINEERS ARCHITECTS
SANTA ANA, CA - SAN DIEGO, CA - SACRAMENTO, CA - CONCORD, CA

These drawings, designs, sketches, ideas and arrangements are the sole and exclusive property of TAIT & ASSOCIATES, INC. and shall not be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written consent of TAIT & ASSOCIATES, INC. All items must be returned to TAIT & ASSOCIATES, INC. on completion of work, if requested. Copyright © TAIT & ASSOCIATES, INC.

DATE	REVISION

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

DATE	INITIAL	SK

SCALE	AS SHOWN
Drawn: EF	
Checked: SK	
Drawing Start Date: 7/29/03	
Job No: AZ4209	
Dwg File Name:	

Sheet:
EXTERIOR ELEVATIONS

A2.2

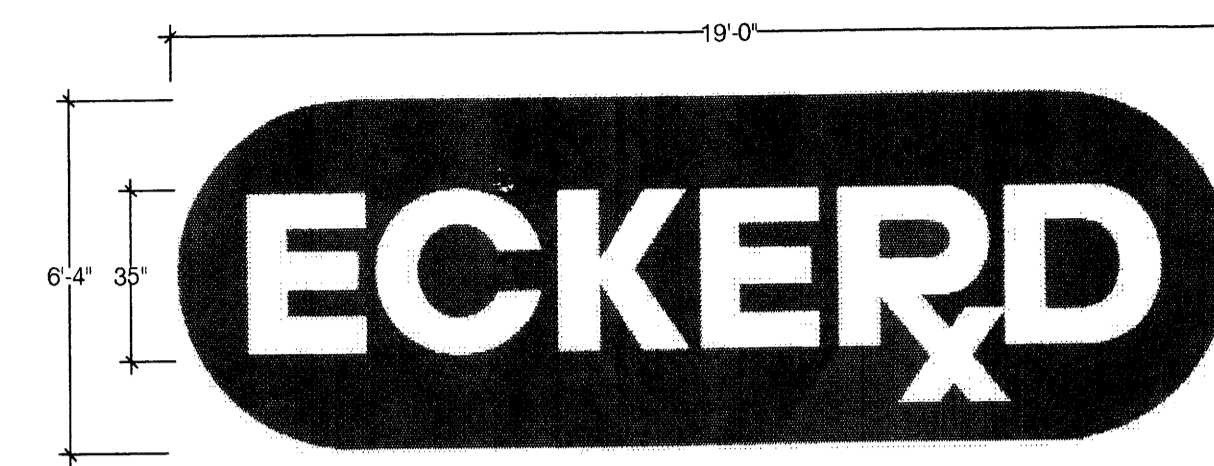
16'-5" PHARMACY DRIVE-THRU

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

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

25'-4" DRIVE-THRU PHARMACY

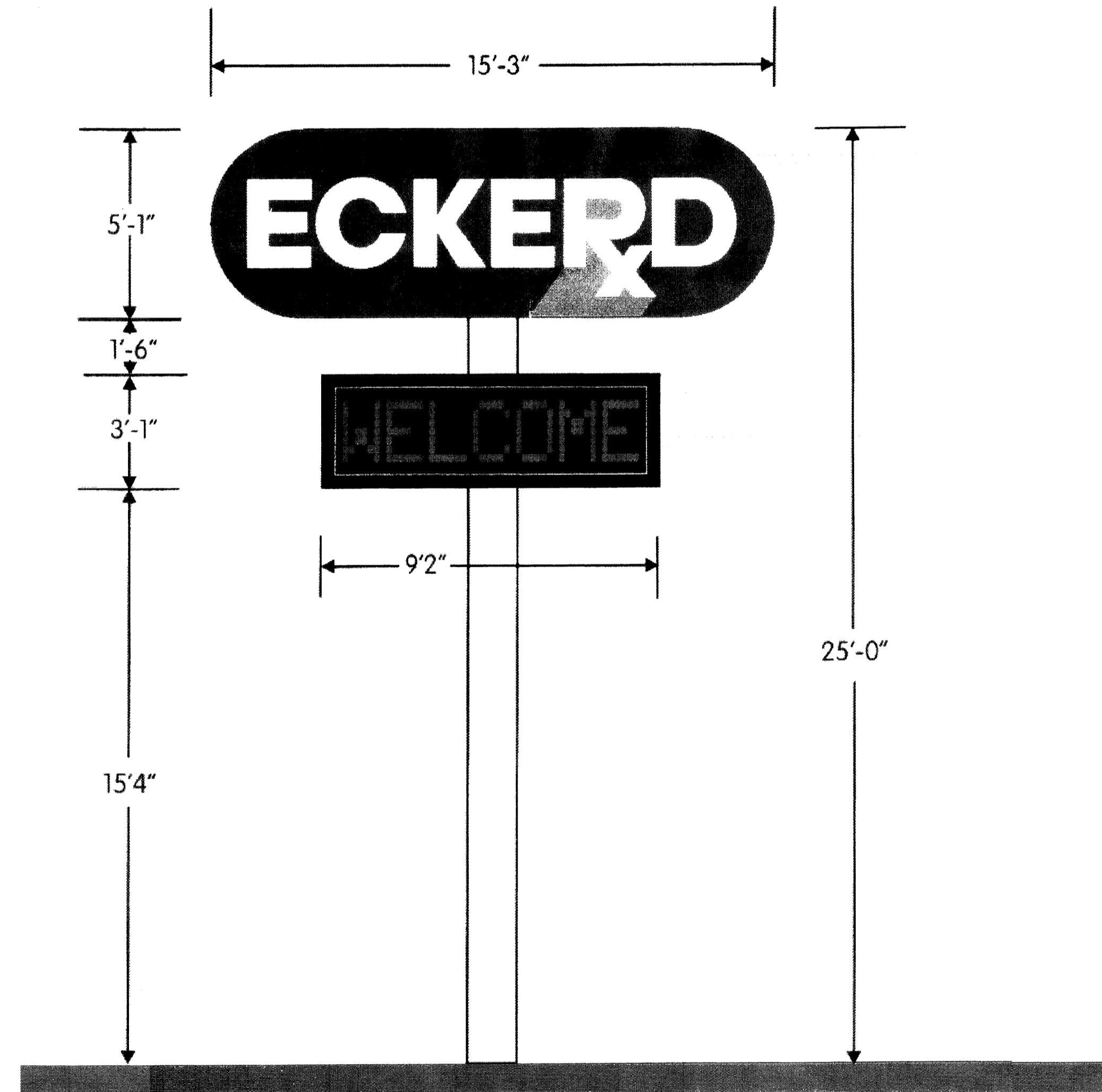
2 15" CHANNEL LETTERING - BUILDING MOUNTED
N.T.S.



SIGN: 5/8" INTERNALLY ILLUMINATED ALUMINUM CABINET WITH FLEXIBLE SUBSTRATE FACE
COPY: WHITE
BACKGROUND: PMS 286 BLUE WITH PROCESS BLUE DROPSHADOW
CABINET: PMS 286 BLUE

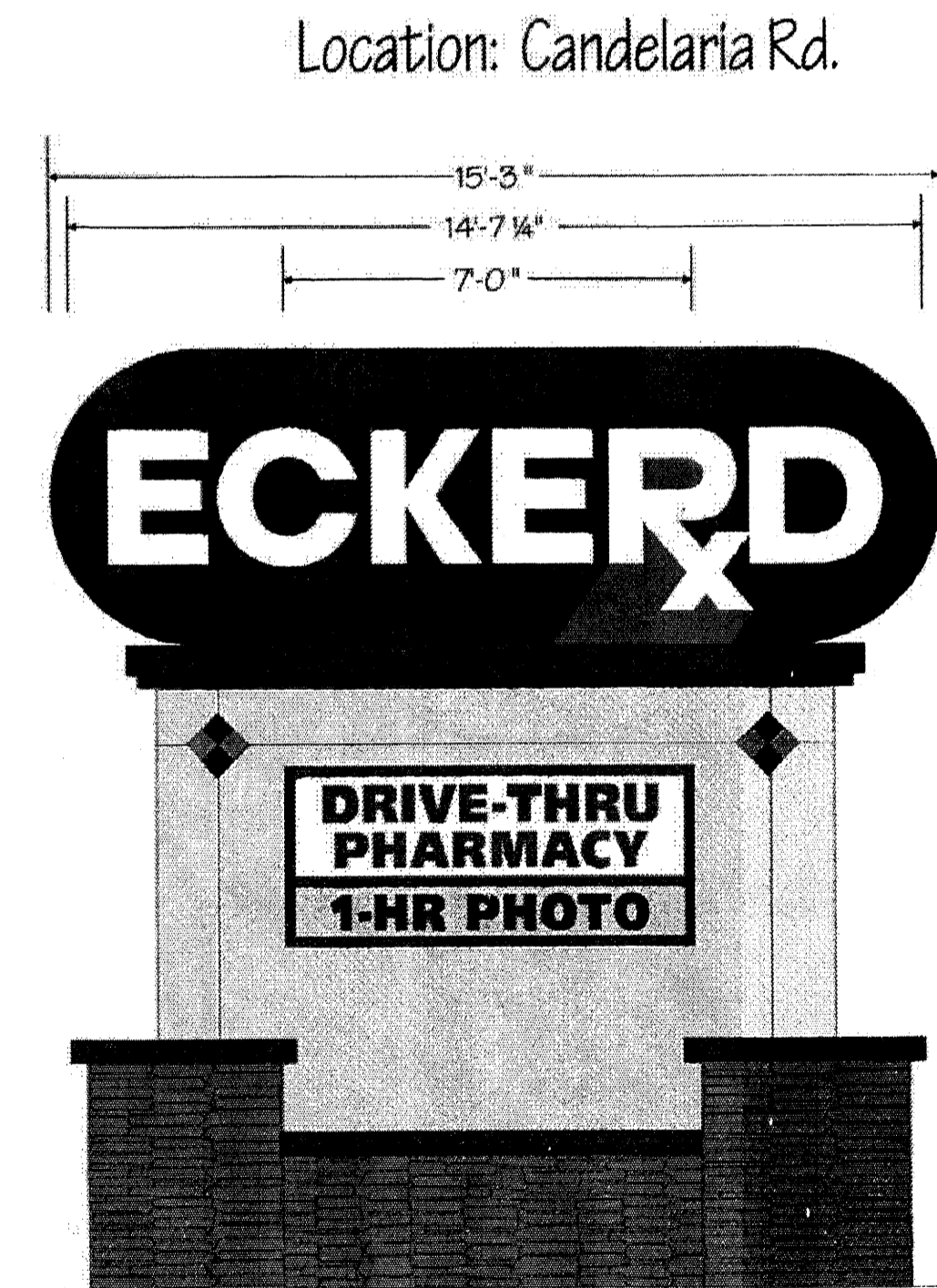
3 35" CHANNEL LETTERING - BUILDING MOUNTED
N.T.S.

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



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

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

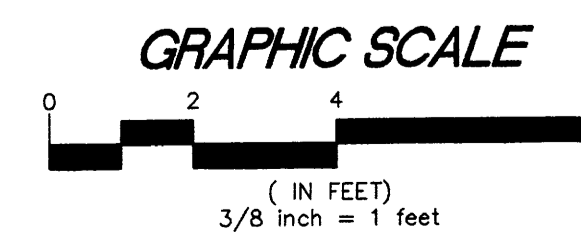


SIGN: DOUBLE FACE INTERNALLY ILLUMINATED ALUMINUM CABINET WITH FLEXIBLE SUBSTRATE FACE
COPY: WHITE
BACKGROUND: PMS 286 BLUE WITH PROCESS BLUE DROPSHADOW
CABINET: PMS 286 BLUE
READERBOARD: CLEAR LEXAN WITH DRIVE-THRU PHARMACY AND 1 HR PHOTO
FLAT LEXAN INSERTS SET IN TEX COATED ALUMINUM FRAME TO BE PAINTED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

5 ENTRY MONUMENT SIGN

Scale: 3/8" = 1'-0"

REVISED 10/10/03



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

TAT & ASSOCIATES, INC.
1232 EAST BROADWAY ROAD, SUITE 205
TEMPE, ARIZONA 85282
PHONE: (480) 894-9399 FAX: (480) 894-0999
SAVA, AZ, CA - SAN DIEGO, CA - SACRAMENTO, CA - CONCORD, CA
ARCHITECTS ENGINEERS

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

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

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