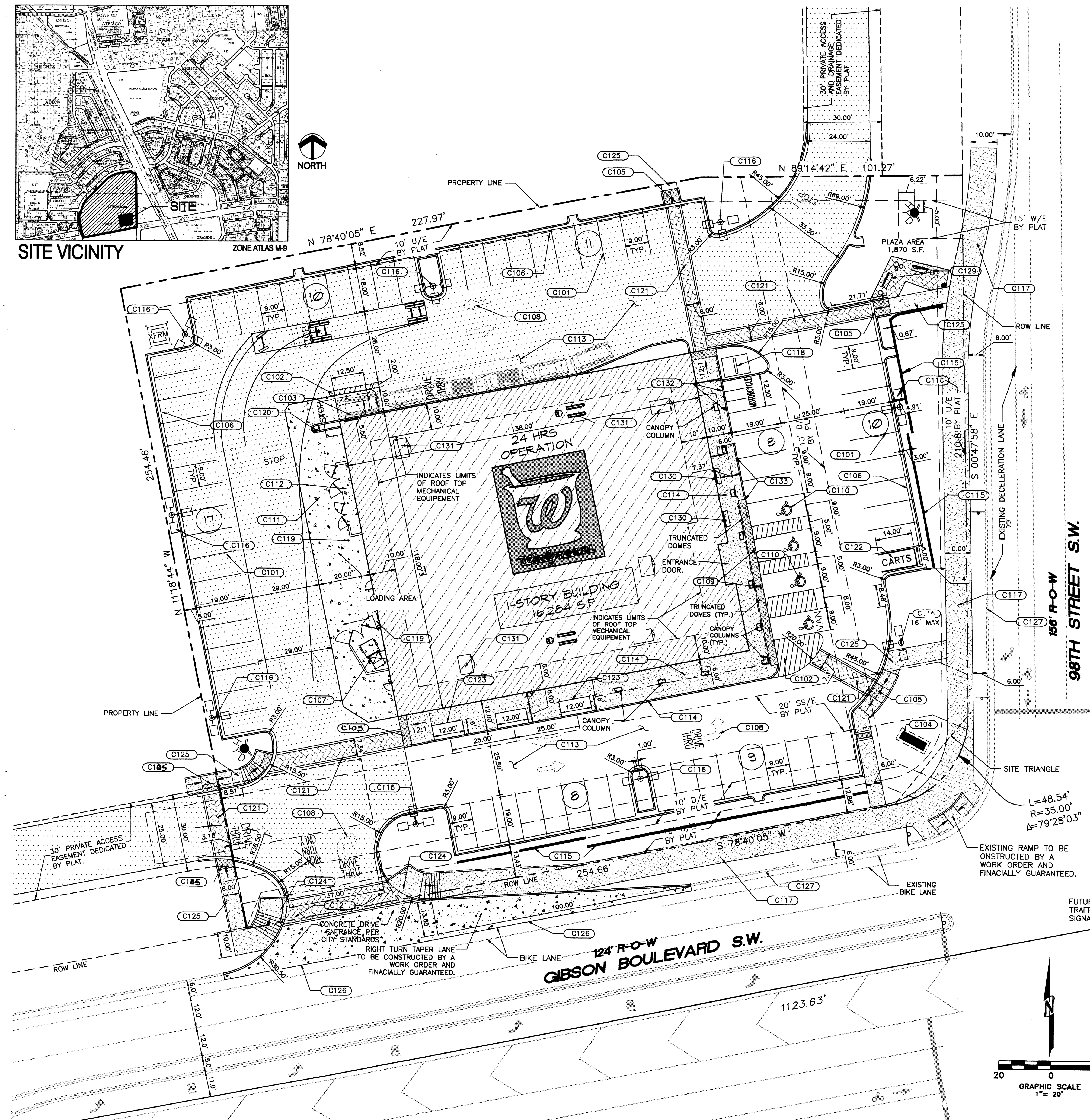


SITE VICINITY
ZONE ATLAS M-9



NORTH



1 SITE PLAN
SCALE: 1" = 20'

2 SITE DATA
RE: THIS SHEET

PARKING SPACES			
	REQUIRED	PROVIDED	
REGULAR PARKING	81	73	
ACCESSIBLE PARKING (INCLUDED ABOVE)	4	4	
BICYCLE PARKING	4	7	
MOTORCYCLE PARKING	3	3	

LAND USE		ZONING	
GENERAL RETAIL	C-2	COMMUNITY COMMERCIAL	
SITE AREA			
PRE-DEVELOPMENT	SQ. FT.	ACRES	% OF TOTAL AREA
PAVING- IMPERVIOUS SURFACE	77,085	1.77	100%
PERVIOUS SURFACE	-	-	-
TOTAL SITE AREA	77,085	1.77	100%
POST-DEVELOPMENT			
BUILDING	SQ. FT.	ACRES	% OF TOTAL AREA
PAVING- IMPERVIOUS SURFACE	16,284	0.37	21.1%
PERVIOUS SURFACE	47,936	1.10	62.2%
TOTAL SITE AREA	77,085	1.77	100%
PROPOSED BUILDING HEIGHT	(SEE ARCHITECTURAL PLANS)		

3 KEYED NOTES
ALL ITEMS ARE NEW CONSTRUCTION UNLESS NOTED OTHERWISE

- C101 PARKING STRIPES PAINTED WITH (2) COATS TRAFFIC YELLOW SINGLE 4" WIDE STRIPES, UNLESS NOTED OTHERWISE.
- C102 4" WIDE PAINT STRIPE 45° AT 2" O/C. USE 2 COAT YELLOW TRAFFIC PAINT.
- C103 PHARMACY DRIVE THRU.
- C104 NEW WALGREENS MONUMENT SIGN.
- C105 CONCRETE RAMP WITH TRUNCATED DOMES. MAX SLOPE 12:1.
- C106 COMBINED CURB & GUTTER.
- C107 SHREDDER AND COMPACTOR ON CONCRETE PAVING.
- C108 PAVEMENT MARKINGS.
- C109 ACCESSIBLE PARKING SIGN ON POST.
- C110 PAINTED ACCESSIBLE SYMBOL.
- C111 CONCRETE PAVING.
- C112 TOTE ENCLOSURE.
- C113 ASPHALT PAVEMENT.
- C114 BUILDING PERIMETER SIDEWALK.
- C115 2.5' HIGH SCREENING WALL.
- C116 PARKING LOT LIGHTING (20.0' POLES, EXCEPT WHERE ADJACENT TO PEDESTRIAN WALKWAYS AND ENTRY PLAZAS THE MAXIMUM HEIGHT SHALL BE 16 FEET.). POLE A MINIMUM OF 30" BEHIND CURB UNLESS NOTED OTHERWISE.
- C117 10' WIDE ASPHALT WALKING TRAIL PER CITY STANDARDS TO BE CONSTRUCTED UNDER A WORK ORDER AND FINACIALLY GUAPANTEED.
- C118 BICYCLE PARKING.
- C119 PIPE BOLLARD.
- C120 "STOP" SIGN ON STEEL POST.
- C121 COLORED TEXTURED PAVING.
- C122 SHOPPING CART CORRAL. OWNER TO PROVIDE AND INSTALL.
- C123 PLANTERS. REFER TO LANDSCAPE PLANS FOR DETAILS.
- C124 CONCRETE HANDICAP RAMP WITH TRUNCATED DOMES (STD. DWG. 2440). CONSTRUCTED TO CITY OF ALBUQUERQUE STANDARDS UNDER A WORK ORDER AND FINACIALLY GUAPANTEED.
- C125 6" CONCRETE SIDEWALK.
- C126 REMOVE EXISTING CITY CURB AND GUTTER FOR NEW CURB CUT.
- C127 EXISTING CITY CURB AND GUTTER TO REMAIN.
- C128 EXISTING CITY RAMP TO REMAIN.
- C129 APPROXIMATE LOCATION OF 6' BENCHES AND PATIO AREA. REFER TO LANDSCAPE PLAN FOR DETAILS.
- C130 APPROXIMATE LOCATION OF 6' BENCHES. REFER TO LANDSCAPE PLAN FOR DETAILS.
- C131 ROOF TOP EQUIPMENT WILL BE NO CLOSER THAN 10' FROM EDGE OF BUILDING. 42" PARAPET TO SCREEN ROOF TOP EQUIPMENT.
- C132 12"x18" MOTORCYCLE PARKING SIGN MOUNTED NO HIGHER THAN 4' ABOVE GRADE.
- C133 TRANSITION CURB FROM 0" TO 6" OVER A DISTANCE OF 18-FT.

4 GENERAL NOTES
RE: THIS SHEET

- 1. ALL DIMENSIONS ARE TO THE CENTERLINE OF PAINT STRIPES AND/OR TO THE BACK OF CURB, AND ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL, UNLESS OTHERWISE NOTED.
- 2. ALL NEW DRIVEWAY CONSTRUCTION SHALL BE TO CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS.
- 3. REPLAT MUST BE A CONCURRENT DRB ACTION.
- 4. REPLAT SHALL INCLUDE CROSS LOT ACCESS, UTILITY AND DRAINAGE AGREEMENT.

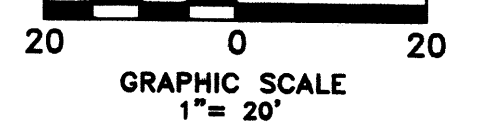
PROJECT NUMBER: 1007504
Application Number: 08 EPC-40116

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated December, 18, 2008 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) 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:

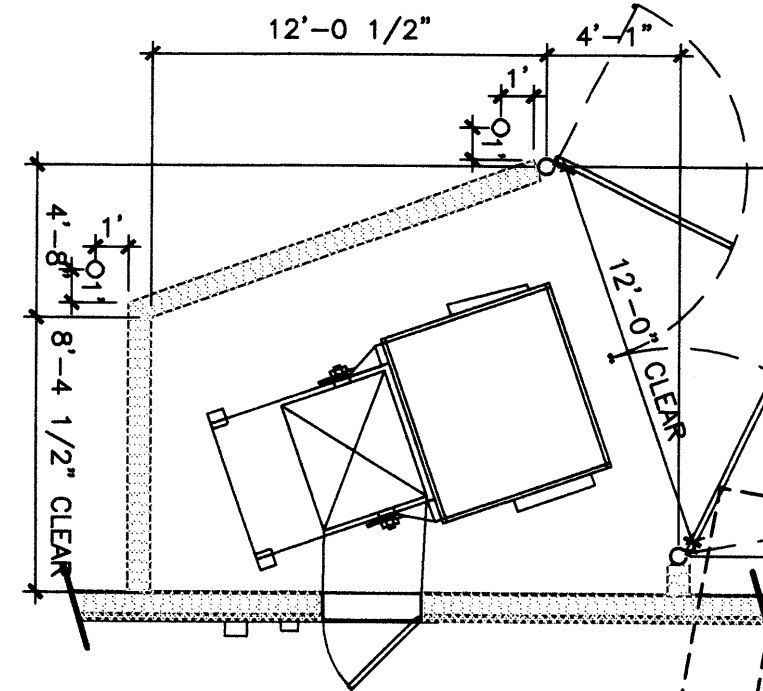
<i>NEDS</i>	02-04-09
Traffic Engineering, Transportation Division	Date
<i>Roger A. Khan</i>	2-4-09
ABCWA	Date
<i>Christina Sandoval</i>	2/4/09
Parks and Recreation Department	Date
<i>Bradley A. Bishop</i>	2/18/09
City Engineer	Date
<i>N.M.</i>	
Environmental Health Department (conditional)	Date
<i>Joe White</i>	2/4/09
Solid Waste Management	Date
<i>Janet</i>	2-27-09
DRB Chairperson, Planning Department	Date



GRAPHIC SCALE
1" = 20'

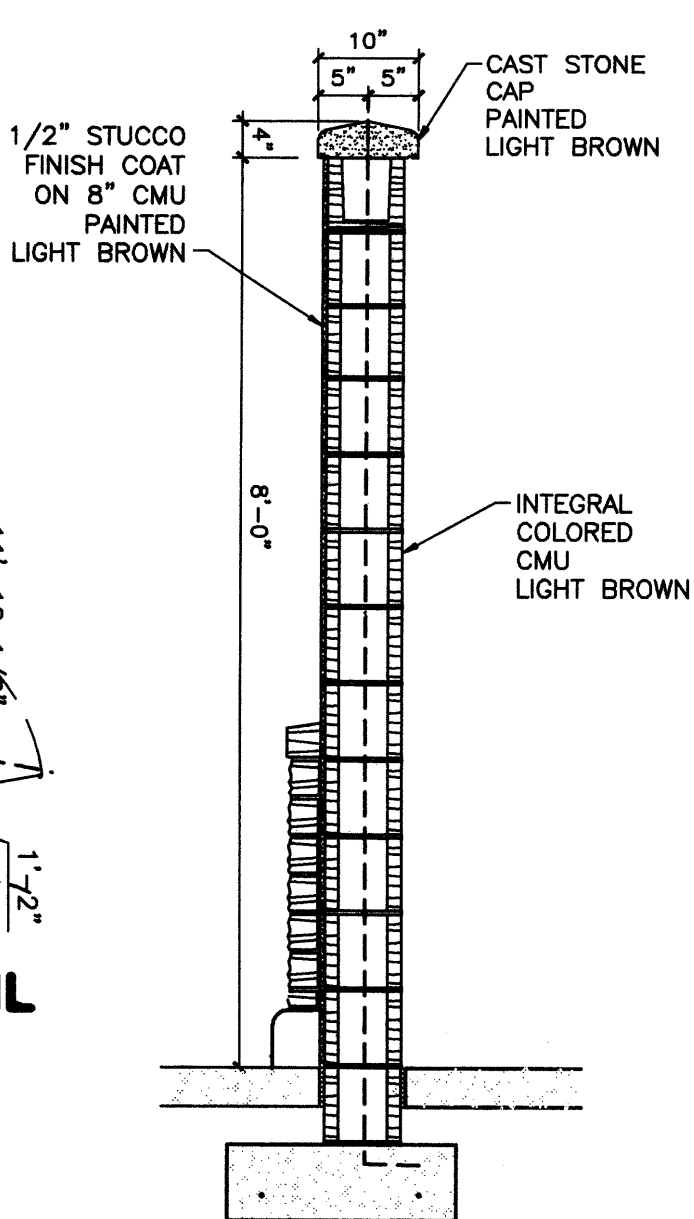
5 SITE LIGHTING NOTES
RE: THIS SHEET

- 1. THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- 2. THE MAXIMUM HEIGHT OF A LIGHT POLE AS MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20 FEET, EXCEPT WHERE ADJACENT TO PEDESTRIAN WALKWAYS AND ENTRY PLAZAS THE MAXIMUM HEIGHT SHALL BE 16 FEET.
- 3. LIGHTING TO BE PROVIDED ON BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.

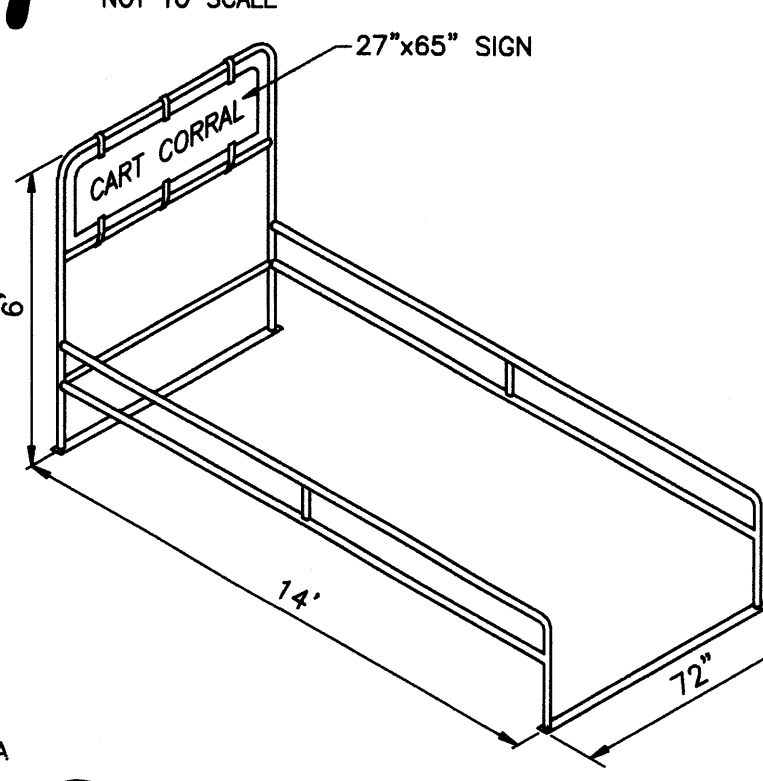


6 AMENITIES NOTES
RE: THIS SHEET

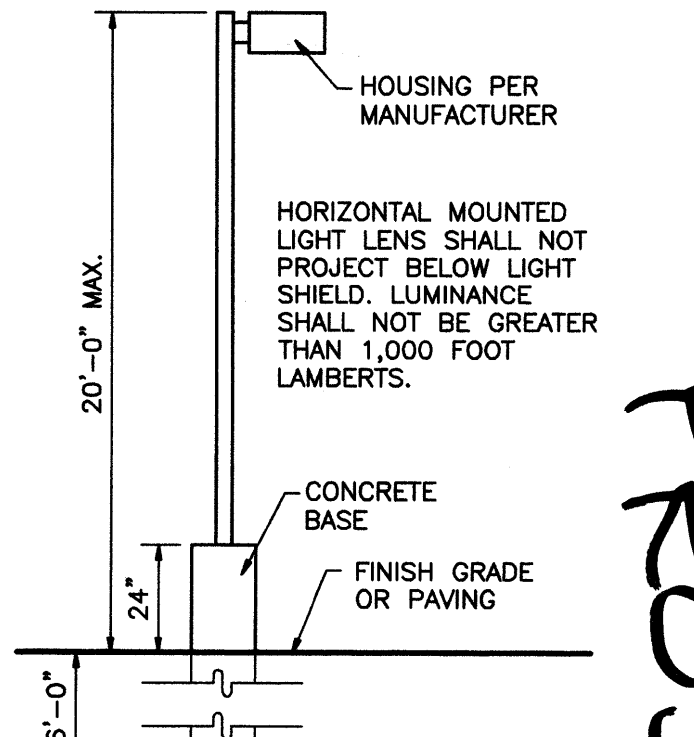
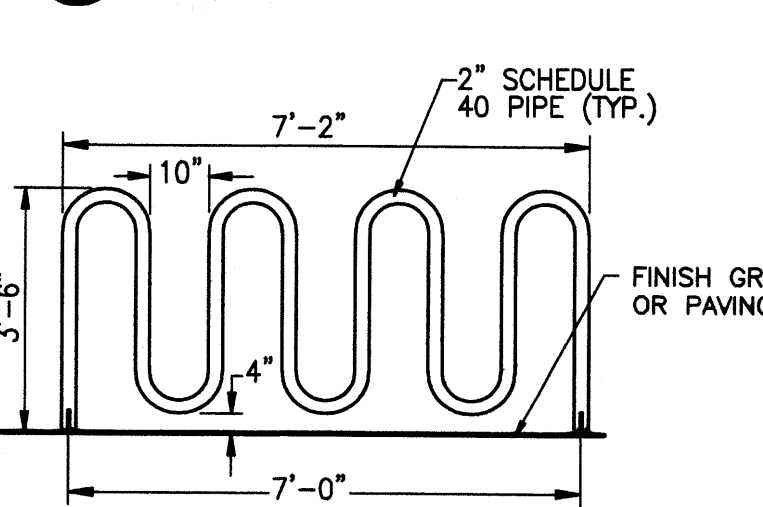
- 1. PLAZA SPACE IS PROVIDED AT THE NORTHEAST CORNER OF THE SITE ALONG A PEDESTRIAN PATHWAY. DECIDUOUS TREES WILL BE PROVIDED, ALONG WITH BENCHES, TABLES AND OTHER ORNAMENTAL PLANTINGS.



7 REFUSE ENCLOSURE DETAIL
NOT TO SCALE



8 CART CORRAL DETAIL
NOT TO SCALE



9 BIKE RACK DETAIL
NOT TO SCALE



10 LIGHT POLE DETAIL
NOT TO SCALE

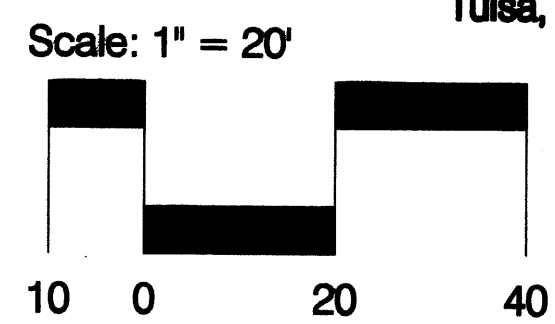
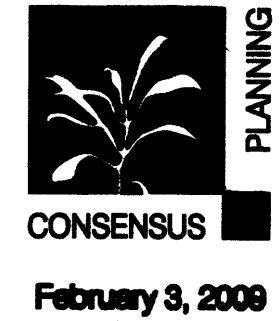
**SITE PLAN FOR BUILDING PERMIT
SILVERTREE COMMONS**

Prepared by:
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90 S. Cascade Avenue, Suite 330
Colorado Springs, CO 80903

Prepared by:
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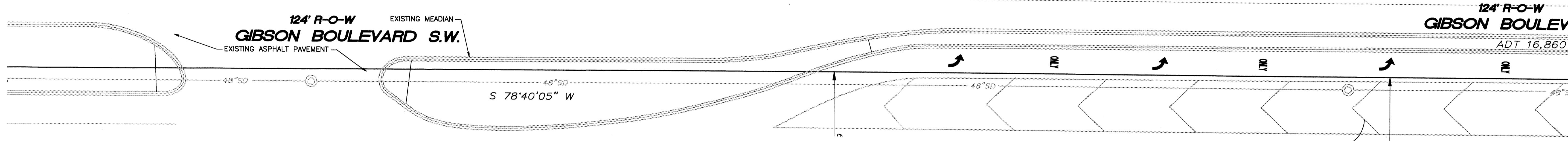
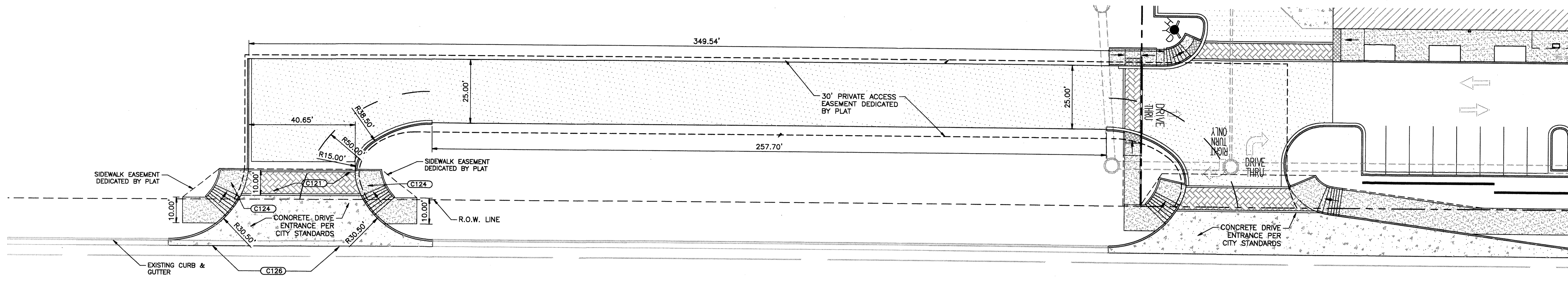
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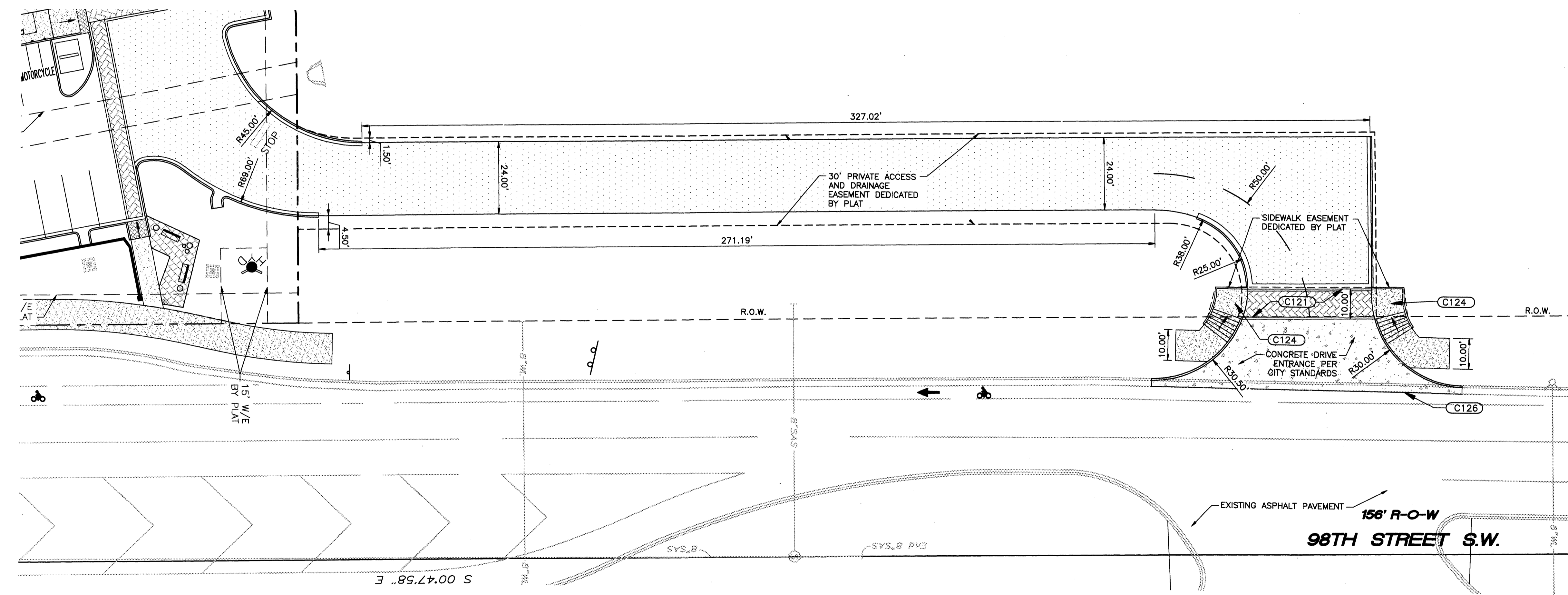
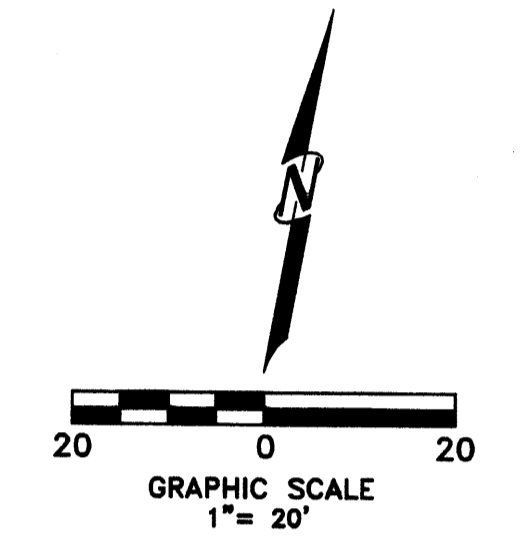
north

PROJECT # 1007504

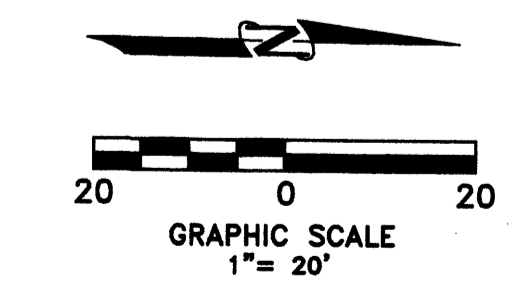
February 3, 2009



**1 PRIVATE ACCESS DRIVE PLAN
GIBSON BOULEVARD S.W.**
SCALE: 1"=20'



**2 PRIVATE ACCESS DRIVE PLAN
98TH STREET S.W.**
SCALE: 1"=20'



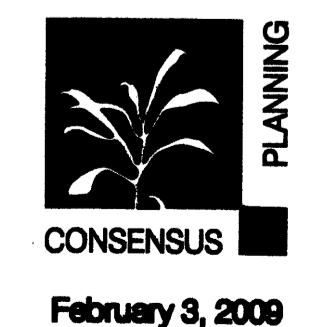
SITE PLAN FOR BUILDING PERMIT SILVERTREE COMMONS

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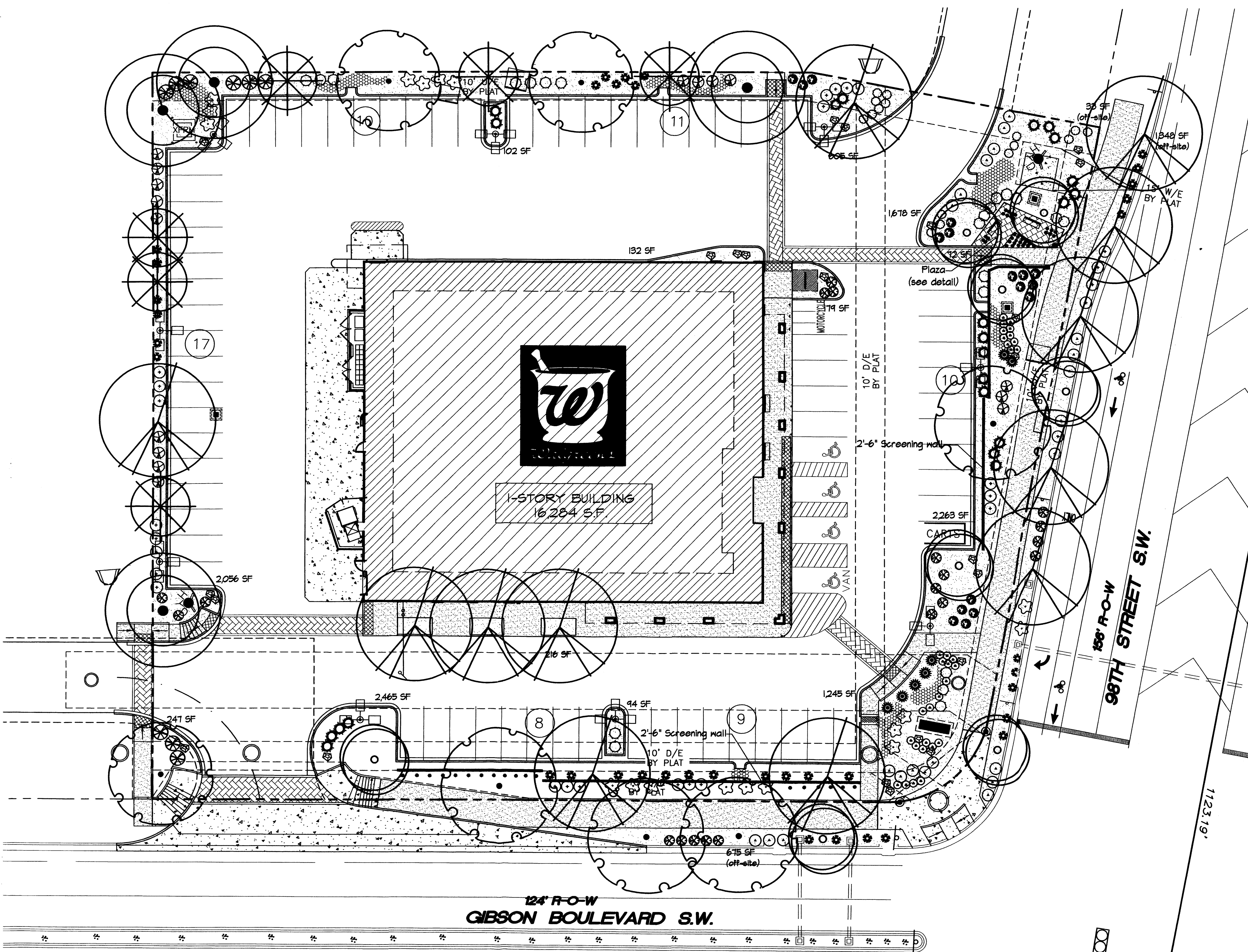
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February 3, 2009





GENERAL NOTES

MULCHES
All tree & shrub planting areas shall be top dressed with gravel & cobble mulch over DeNitt Pro-5 weed control fabric, unless noted otherwise.

IRRIGATION SYSTEM
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated drip irrigation system will be used to irrigate tree, shrub, and groundcover planting areas. Irrigation system design shall consider the ability to easily provide additional emitters for the expanding root zone. Trees shall receive (5) 1.0 gph emitters and shrubs shall receive (2) 1.0 gph emitters. Trees shall be zoned separately from shrubs, perennials, and grasses. Plant beds shall achieve 75% live ground cover at maturity.

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
For the Water Conservation Landscaping and Water Waste Ordinance, the landscape plan for the Walgreen's Center is limited to using high water use turf over a maximum of 20 percent of the required landscape area. We are not providing any high water use turf on the Walgreen's landscape. All landscaping shall be in compliance with the Water Conservation Landscaping and Water Waste Ordinance.

STREET TREES
Per the City of Albuquerque Street Tree Ordinance, Section 6-6-02, the landscape plan for the Walgreen's Center has provided the minimum requirements of street trees for major streets. The number of trees is determined by the size of the tree canopy at maturity. Random placement of trees shall be based upon the number of trees that would be required if they were evenly spaced.

48th Street Frontage: 242'. Based on 40' tree canopies, the number of trees shall be 7.

Gibson Street Frontage: 208'. Based on 40' tree canopies, the number of trees shall be 6.

LANDSCAPE COVERAGE
All landscape areas, including buffer strips adjacent to major streets, shall contain live vegetative material covering at least 75% of the area.

WATER HARVESTING
Storm discharge will be harvested on-site to reduce runoff. Curb cuts and depressed cobble swales with direct water flow will be provided, minimizing potential for flooding and erosion while reducing water needs. Plant materials amenable to water harvesting are provided in these areas.

LANDSCAPE CALCULATIONS

Site Area: (1.7 AC.)	77,088 S.F.
Building Area:	- 16,284 S.F.
Total	60,804 S.F.
Required Landscape: (15%)	9,120 S.F.
Provided Landscape:	11,354 S.F. (19%)
On-site	+ 2,256 S.F.
Off-site	13,410 S.F.
Total Provided:	15,666 S.F.
Parking Spaces: 73	

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Installed Size Mature Size	Water Use
12		Gleditsia triacanthos 'Shademaster' Honey Locust	2" B4B	16' ht. x 6' spr. 60' ht. x 60' spr.	Medium +
8		Koeleria paniculata Goldrain Tree	2" B4B	10'-12' ht. x 4' spr. 25' ht. x 25' spr.	Medium
6		Pinus nigra Austrian Pine	B4B	10'-12' min ht. 35' ht. x 25' spr.	Medium
7		Fistulicia chinensis Chinese Pistache	2" B4B	16' ht. x 6' spr. 60' ht. x 50' spr.	Medium +
4		Symocladus dioica Kentucky Coffee Tree	2" B4B	10'-12' ht. x 4' spr. 50' ht. x 40' spr.	Medium
Shrubs/Groundcovers					
20		Baccharis 'Starn Thompson' Dwarf Coyotebush	5-Gal.	4' o.c. 2' ht. x 4' spr.	Low +
24		Artemisia tridentata Big Sage	5-Gal.	5' o.c. 4' ht. x 4' spr.	Low +
18		Buddleia davidii 'Nanhoensis' Butterfly Bush	5-Gal.	5' o.c. 5' ht. x 5' spr.	Medium
20		Caryopteris clandonensis Blue Mist	1-Gal.	3' o.c. 3' ht. x 3' spr.	Medium
17		Geratoides lanata Winterfat	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low
16		Achillea Filipendula 'Moonshine' Moonshine Yarrow	1-Gal.	4' o.c. 3' ht. x 3' spr.	Low
9		Cytisus scoparius Scotch Broom	5-Gal.	4' o.c. 4' ht. x 4' spr.	Low +
7		Dasylium wheeleri Sotol	5-Gal.	4' o.c. 4' ht. x 4' spr.	Low +
16		Fallugia paradoxa Apache Plume	1-Gal.	5' o.c. 4' ht. x 4' spr.	Low
31		Penstemon sp. Penstemon	1-Gal.	4' o.c. 1' ht. x 2' spr.	Low +
22		Rosmarinus officinalis Rosemary	5-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
Ornamental Grasses					
53		Helictotrichon sempervirens Blue Avena Grass	1-Gal.	2' o.c. 2' ht. x 1' spr.	Medium
22		Miscanthus sinensis Maiden Hair Grass	5-Gal.	4' o.c. 5' ht. x 4' spr.	Medium
37		Nassella tenuissima Threadgrass	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low
22		Moss Rock Boulders, 3'x3' (min.)			
13,465 SF		1" Gravel Mulch (3" depth) - Buildology, Inc. Canyon Gold (Light Tan)			
764 SF		2" - 4" Cobble Mulch - Buildology, Inc. Santa Fe Brown (Brown Shades)			

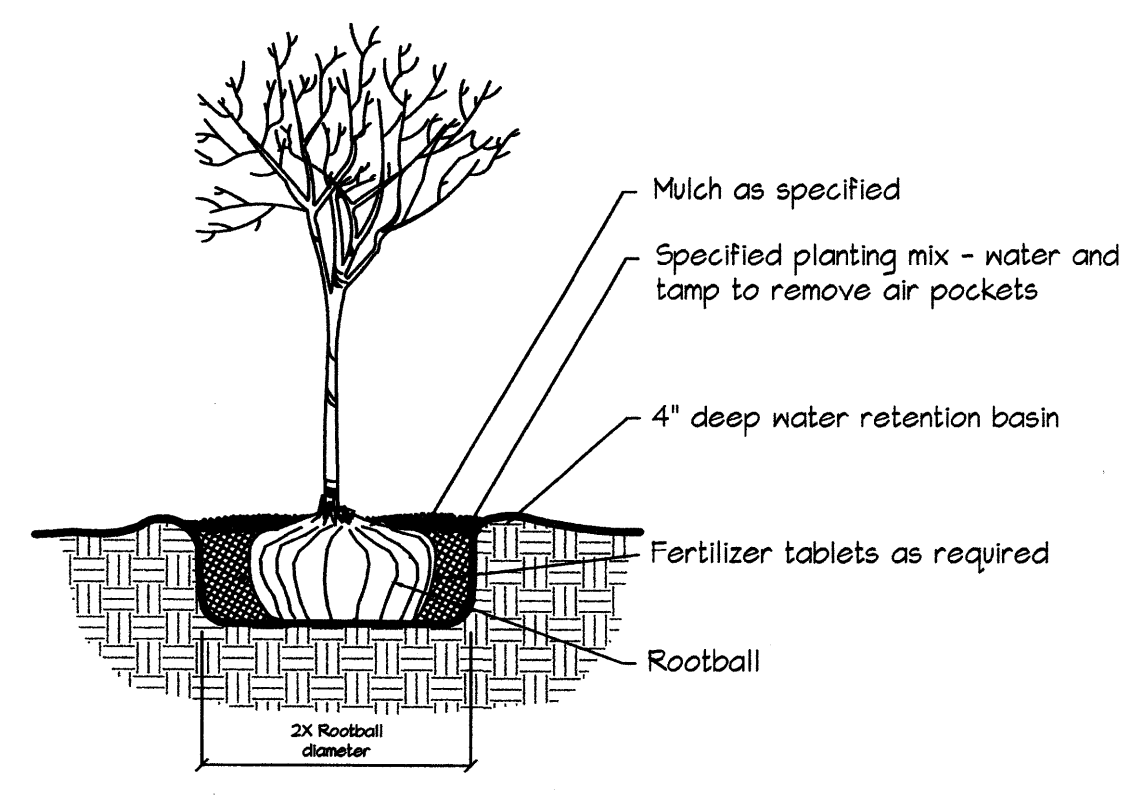
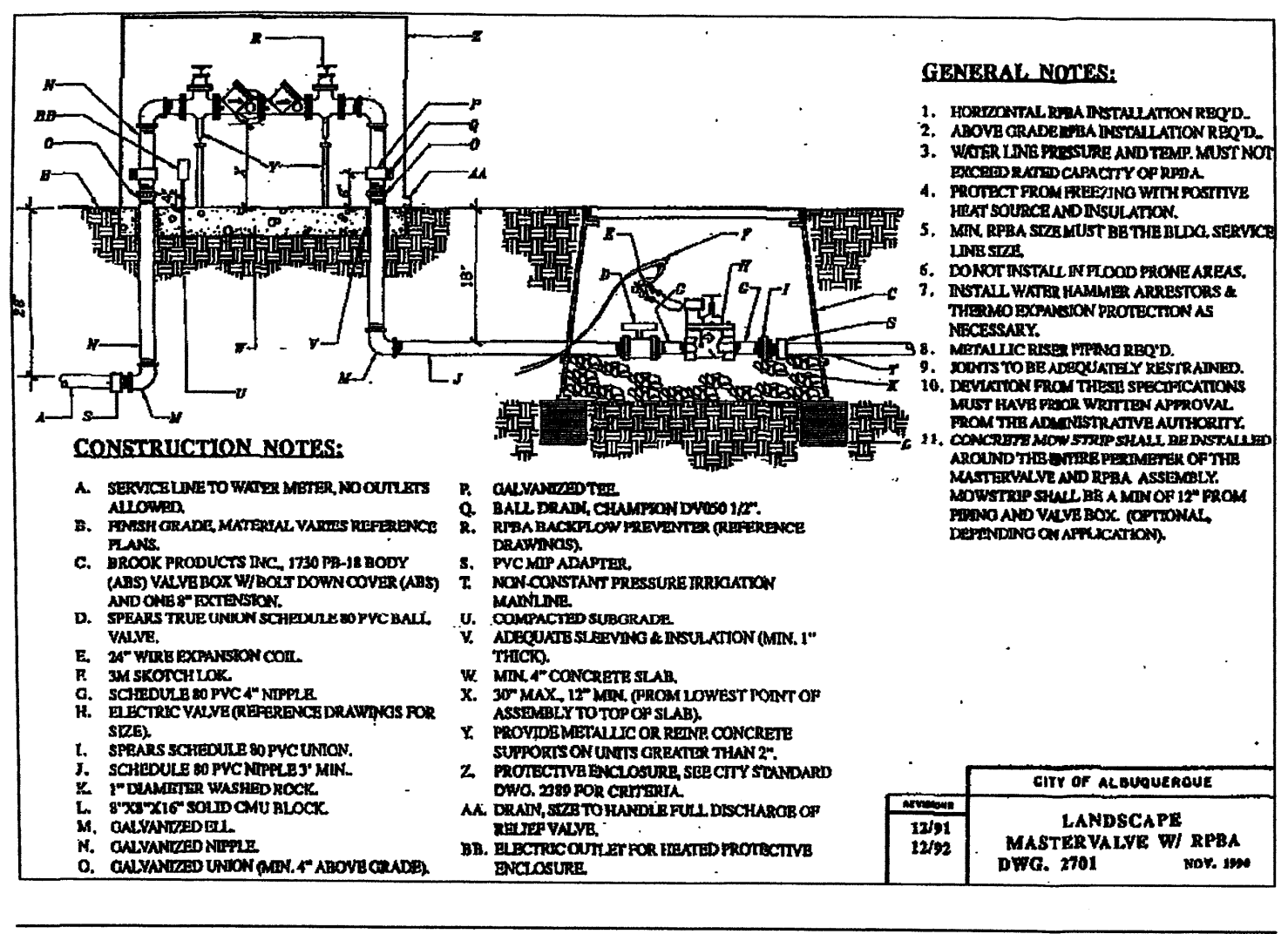
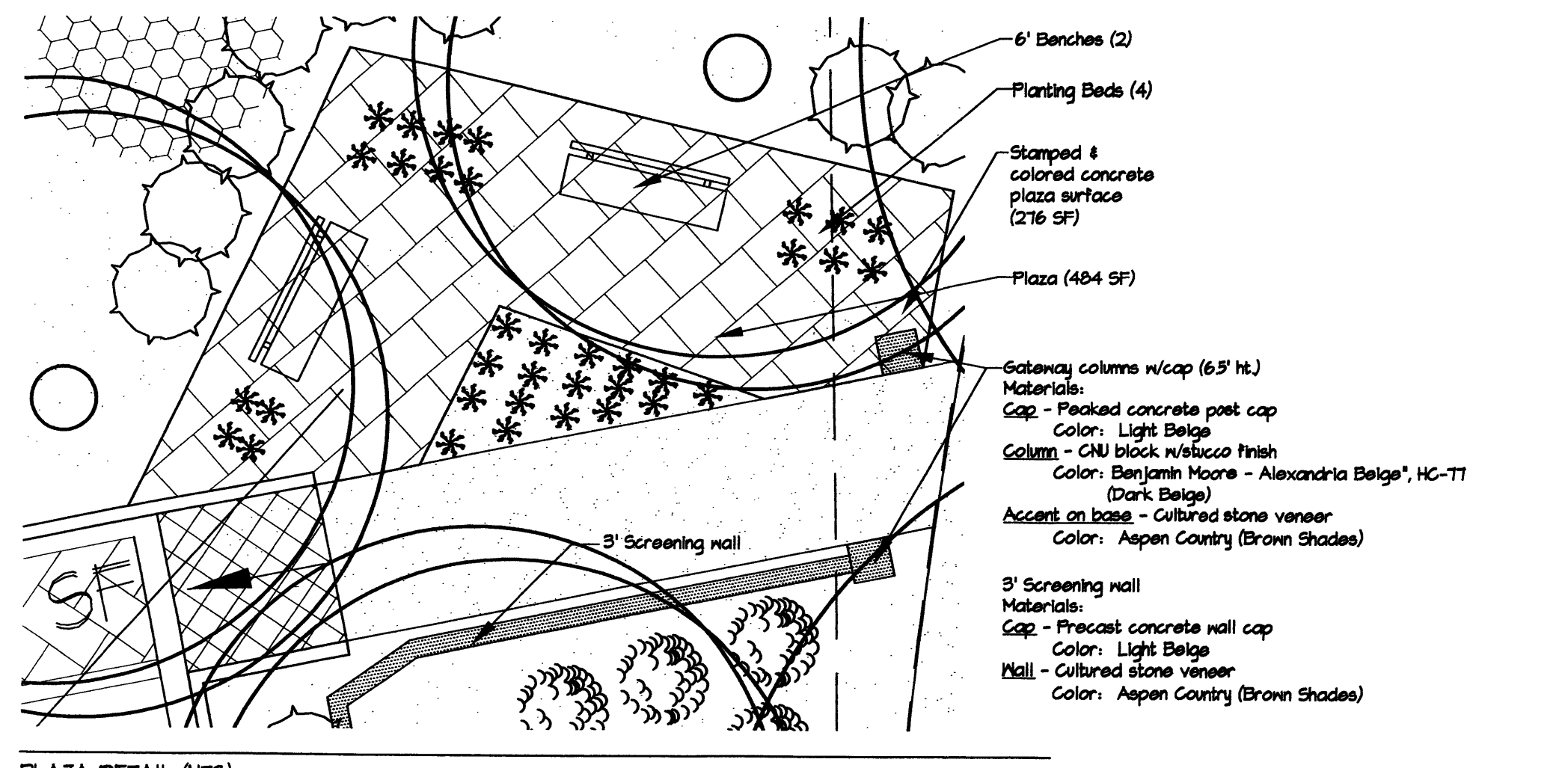
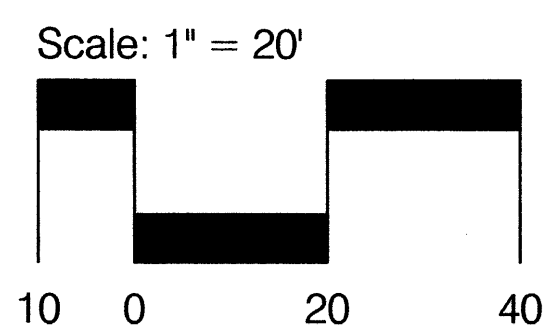
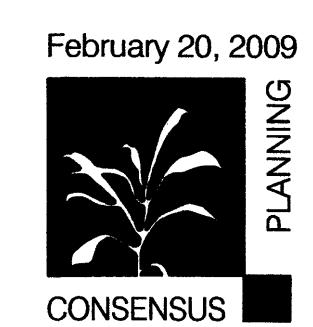
**LANDSCAPE PLAN
SILVERTREE COMMONS**

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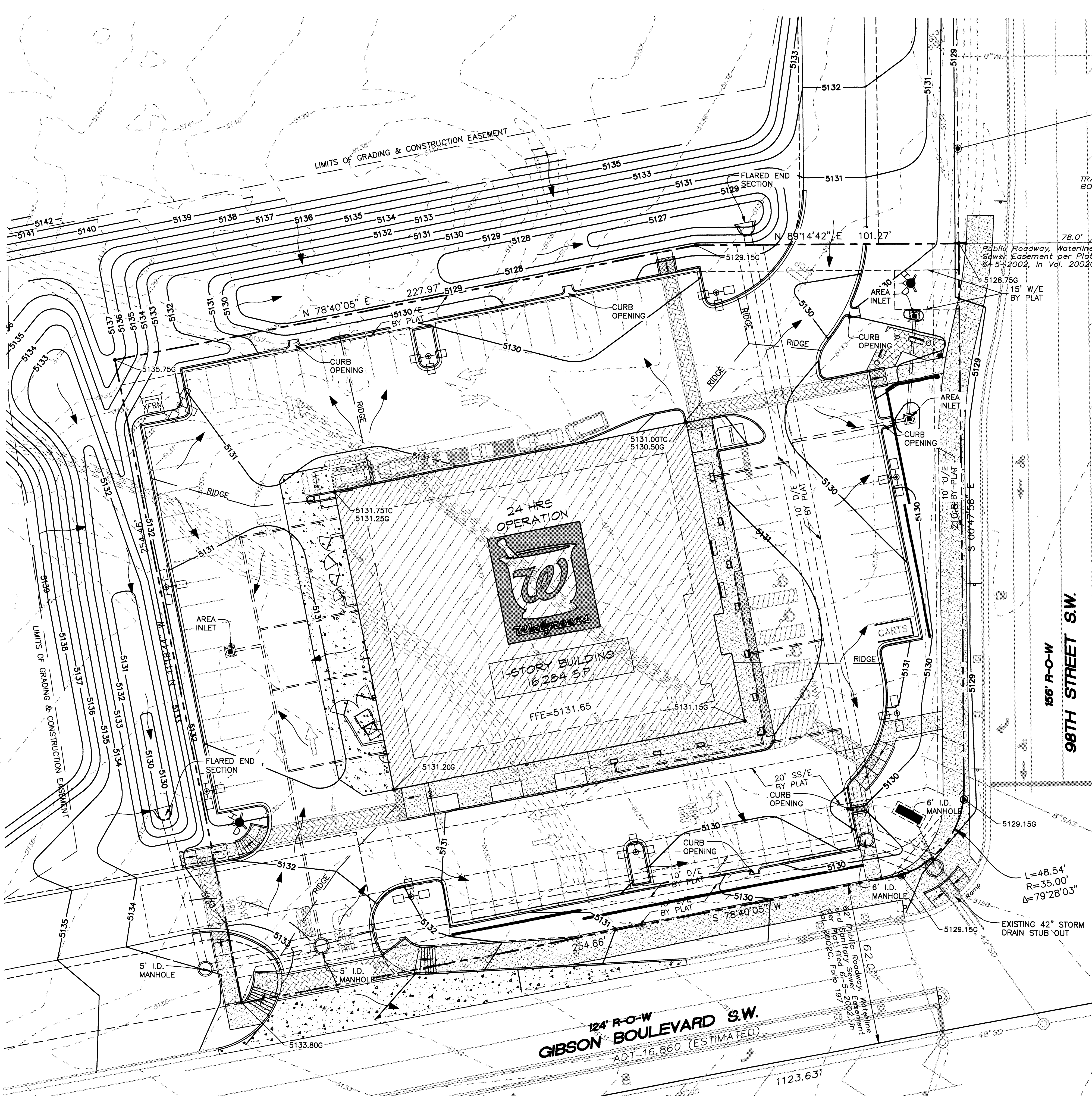
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Tulsa, OK 74103



TREE PLANTING DETAIL (NTS)

BACKFLOW PREVENTION DETAIL (NTS)

PLAZA DETAIL (NTS)



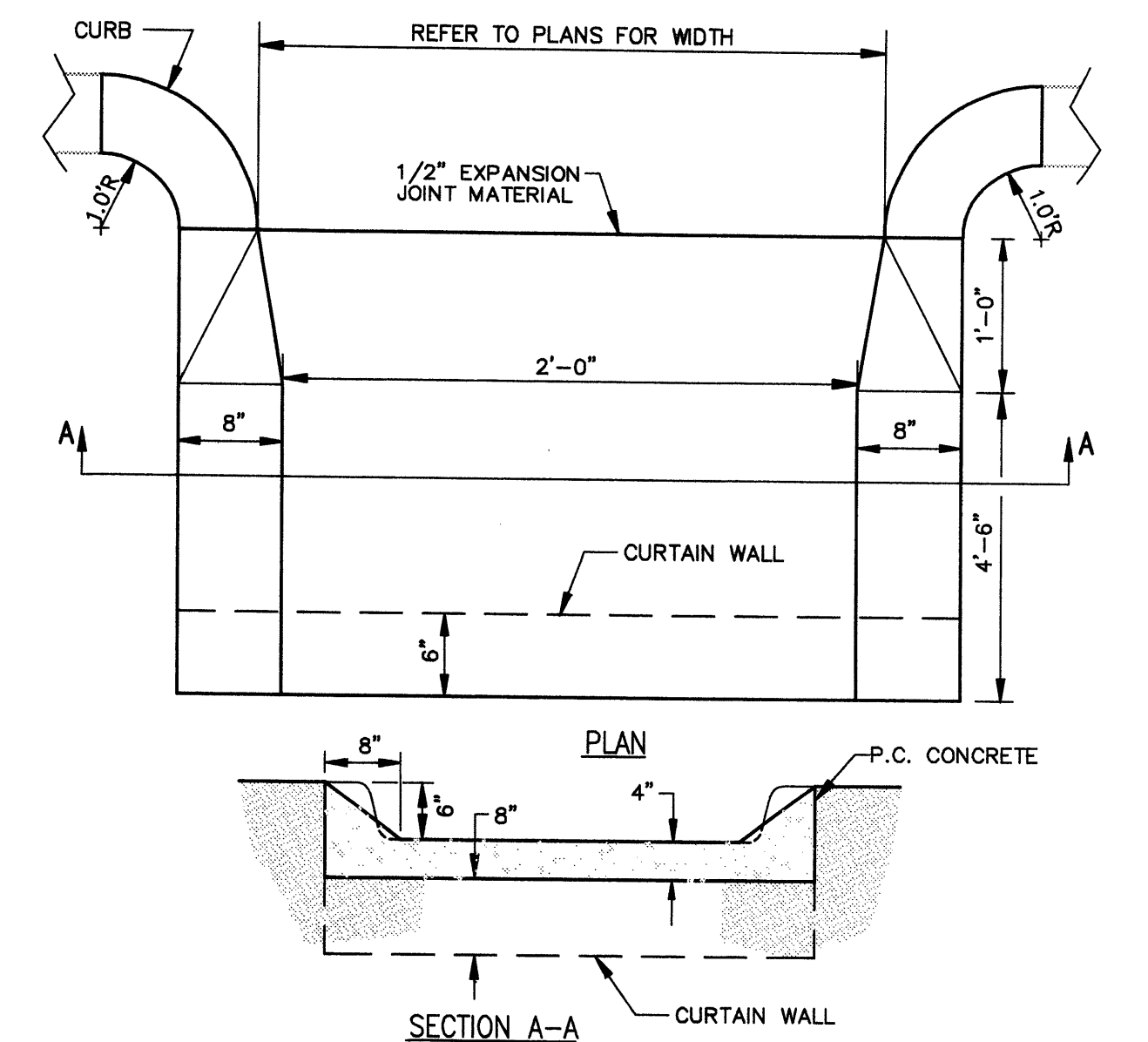
1 SITE GRADING PLAN
SCALE: 1"=20'

2 GRADING NOTES
THIS SHEET

1. PAVEMENT GRADES IN MARKED HANDICAPPED AREA SHALL NOT EXCEED 2% IN ALL DIRECTIONS.

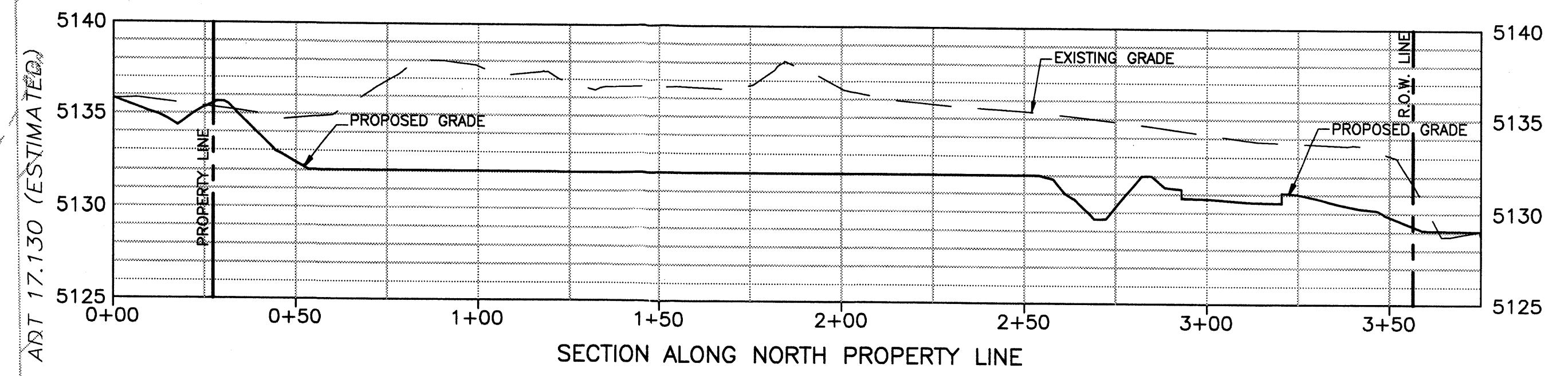
LEGEND - SYMBOLS

- SCALE: NTS
- - - 5130 - - - EXISTING GRADES
 - 5130 — PROPOSED ON-SITE GRADES
 - - - RIDGE

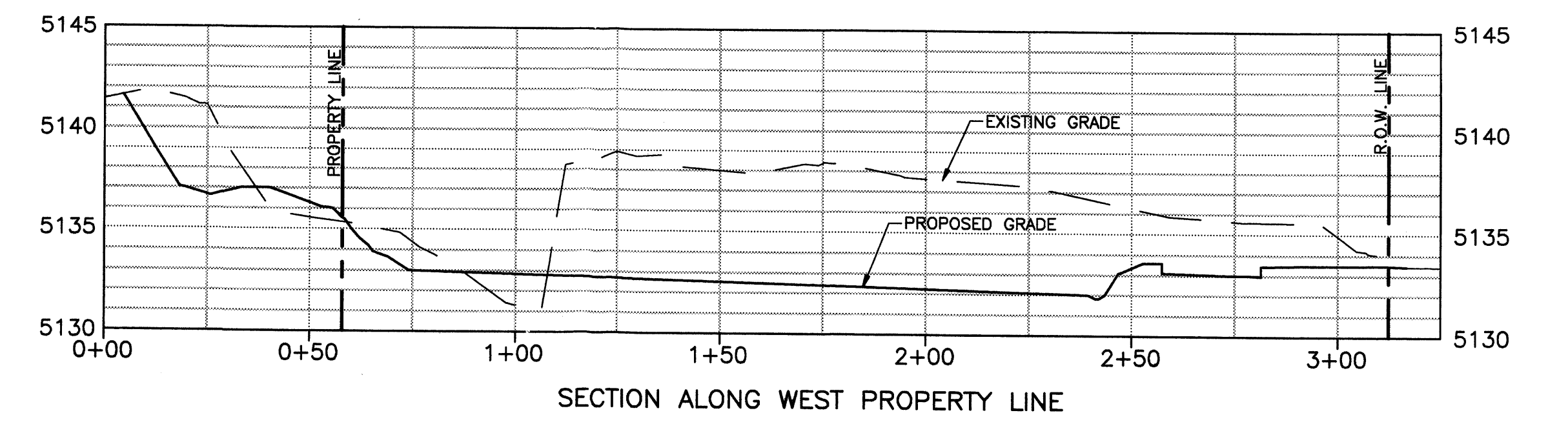


4 CURB OPENING WITH FLUME
NOT TO SCALE

3 PROPERTY LINE CROSS SECTIONS



SECTION ALONG NORTH PROPERTY LINE



SECTION ALONG WEST PROPERTY LINE

GRADING & DRAINAGE PLAN
SILVERTREE COMMONS

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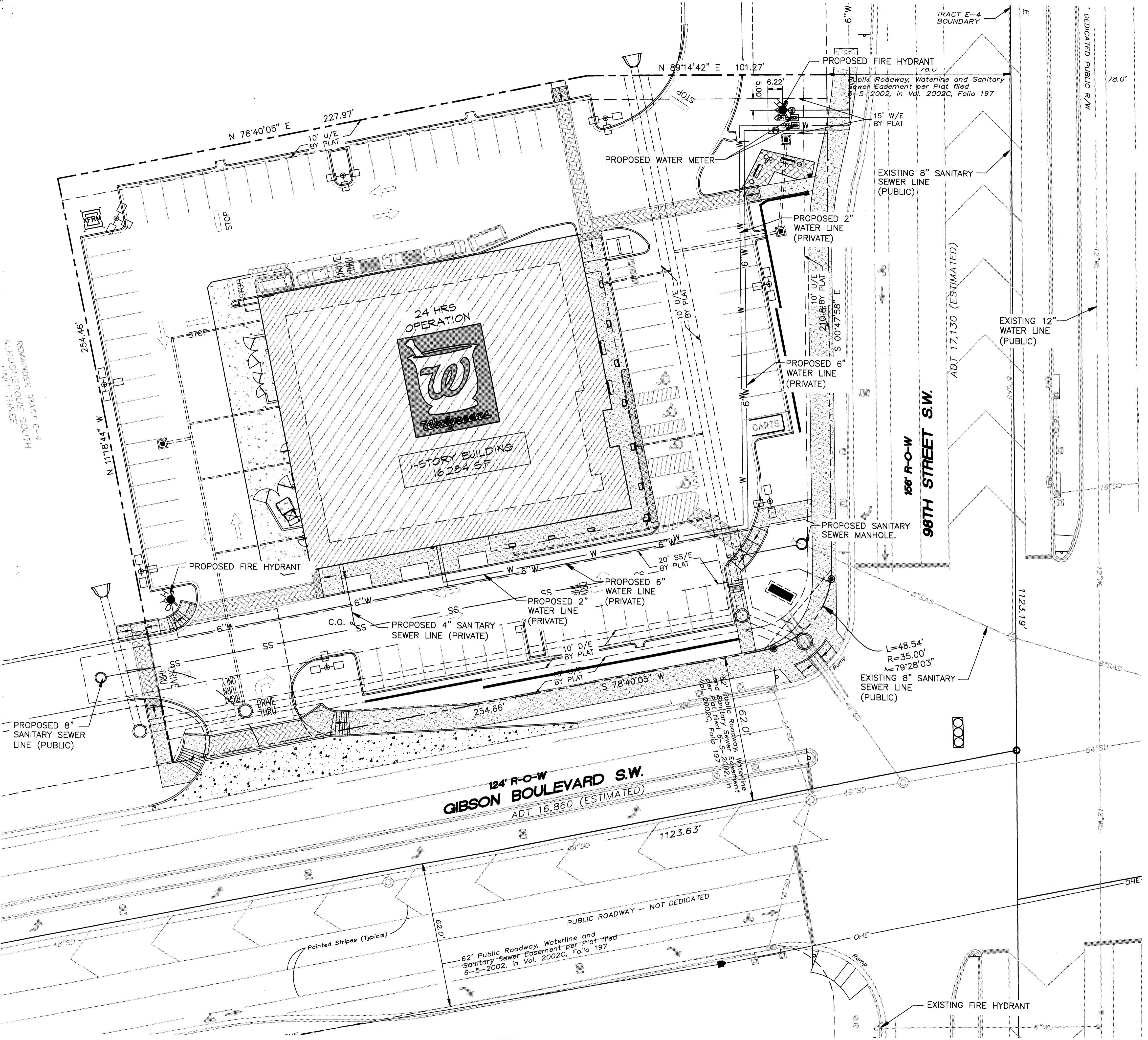
5 NARRATIVE

THE SITE CONSISTS OF APPROXIMATELY 1.8 ACRES AT THE CORNER OF 98TH STREET AND GIBSON AVENUE. TO THE NORTH AND WEST THE SITE IS BOUND BY UNDEVELOPED LAND. THE TERRAIN IS COVERED BY NATIVE VEGETATION AND SLOPES THAT VARY FROM 2 TO 50 PERCENT. THERE IS APPROXIMATELY 8' OF GRADE DIFFERENCE FROM THE NORTH PROPERTY LINE TO THE SOUTH AND 9' OF GRADE DIFFERENCE FROM THE WEST PROPERTY LINE TO THE EAST. THE AMOLE ARROYO, WHICH HAS BEEN ABANDONED, CUTS ACROSS THE SITE FROM THE NORTHWEST CORNER TO THE CENTER OF THE SOUTH PROPERTY LINE. THE FLOOD PLAN HAS BEEN REVISED PER FEMA FIRM #35001C0336G. A 42" PUBLIC STORM DRAIN IS STUBBED OUT AT THE SOUTHEAST PROPERTY CORNER. UNDER THE PROPOSED GRADING PLAN, THE ABANDONED AMOLE ARROYO WILL BE FILLED. RUNOFF FROM THE PROPERTY TO THE NORTH AND WEST WILL BE CONVEYED THROUGH TWO SEPARATE CHANNELS, COLLECTED INTO AN STORM DRAIN SYSTEM AND RELEASED INTO THE 42" PUBLIC STORM DRAIN AT THE SOUTHEAST CORNER OF THE PROPERTY. ONSITE WATER, WITH EXCEPTION TO THE WATER COLLECTED ON THE WEST SIDE OF THE PROPOSED WALGREENS, WILL BE RELEASED INTO THE LANDSCAPE AREA AND COLLECTED EITHER THROUGH WATER HARVESTING OR BY AREA INLETS. THE STORM WATER THAT DOES NOT INFILTRATE INTO THE SOIL WILL BE CONVEYED THROUGH THE ONSITE STORM WATER SYSTEM INTO THE PUBLIC STUBOUT AT THE SOUTHEAST CORNER OF THE SITE.

Scale: 1" = 20'

CONSensus PLANNING
February 3, 2009

north
Sheet 3 of 5



LEGEND

- 8" SAS = EXISTING SANITARY SEWER
- ⊙ = EXISTING SAS MANHOLE
- 6" WL = EXISTING WATER LINE
- 42" SD = EXISTING STORM DRAIN
- ⊕ = EXISTING STORM DRAIN INLET
- ⊕ = EXISTING STORM DRAIN MANHOLE
- 6" W = PROPOSED FIRE LINE
- W = PROPOSED WATER LINE
- SS = PROPOSED SANITARY SEWER
- ⊙ = PROPOSED SAS MANHOLE
- ⊕ = PROPOSED SANITARY SEWER CLEANOUT
- ⊕ = PROPOSED WATER METER
- ⊕ = PROPOSED FIRE HYDRANT
- ⊕ = PROPOSED STORM DRAIN INLET
- ⊕ = PROPOSED STORM DRAIN MANHOLE
- ⊕ = PROPOSED STORM DRAIN LINE
- ⊕ = PROPOSED PARKING LOT LIGHT POLE

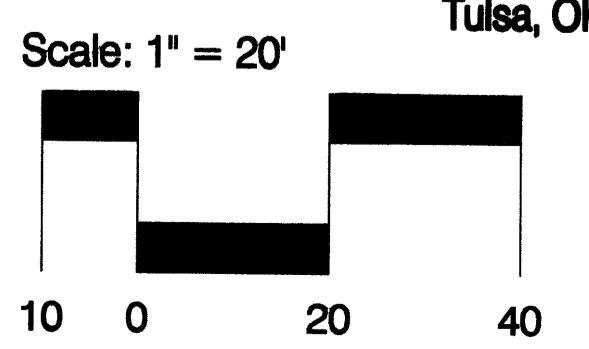
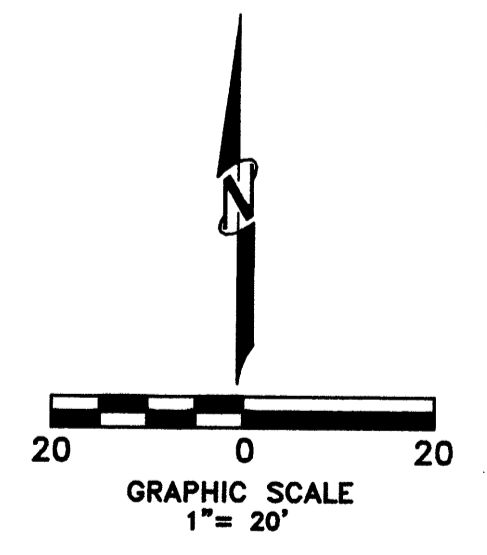
**UTILITY PLAN
SILVERTREE COMMONS**

Prepared for:
Bencor, Inc.
90 S. Cascade Avenue, Suite 330
Colorado Springs, CO 80903

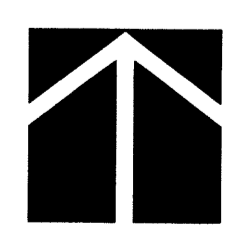
Prepared by:
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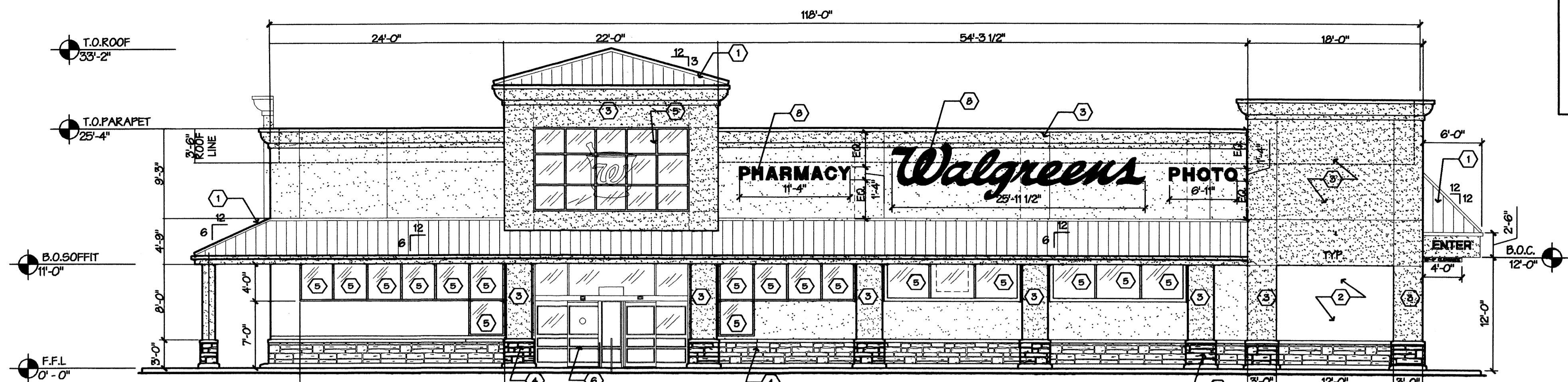
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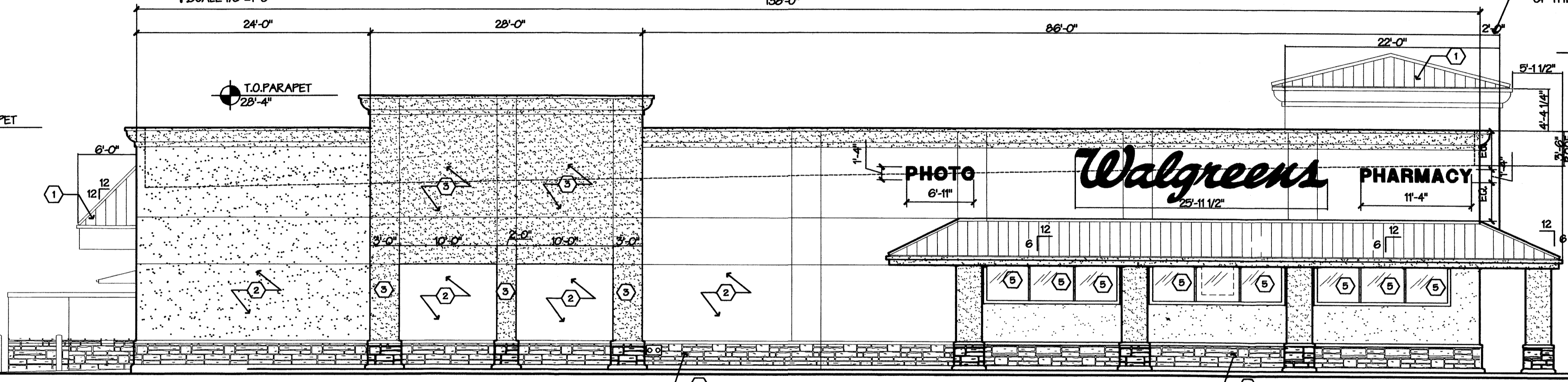


1 UTILITY PLAN
SCALE: 1"=20'

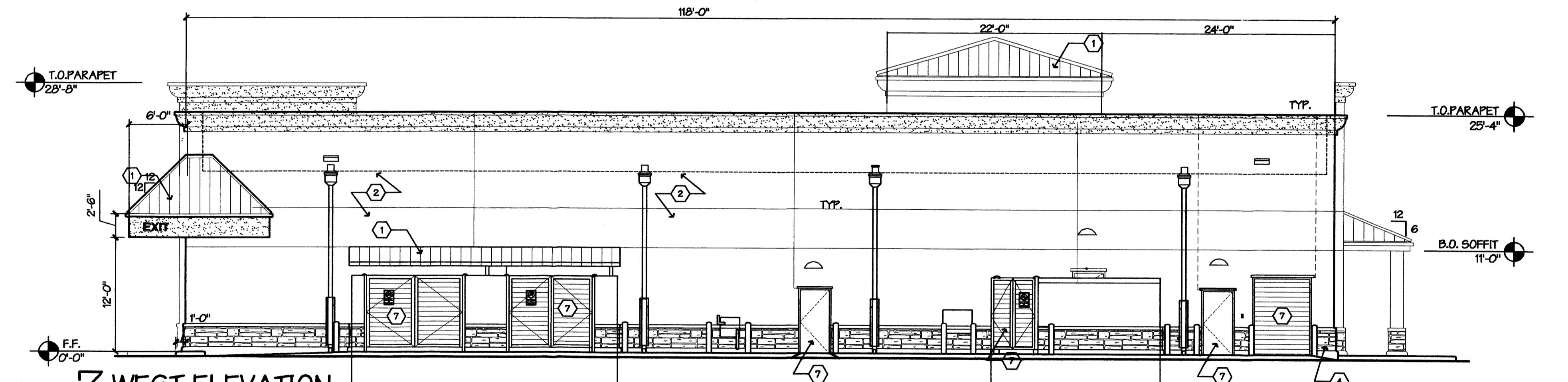




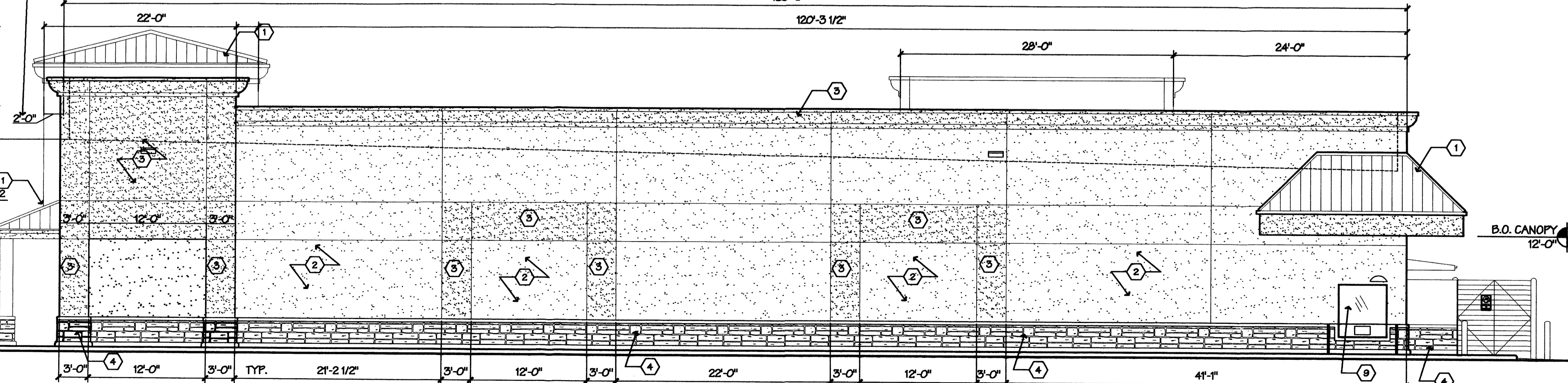
1 EAST ELEVATION
SCALE 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE 1/8"=1'-0"



3 WEST ELEVATION
SCALE 1/8"=1'-0"



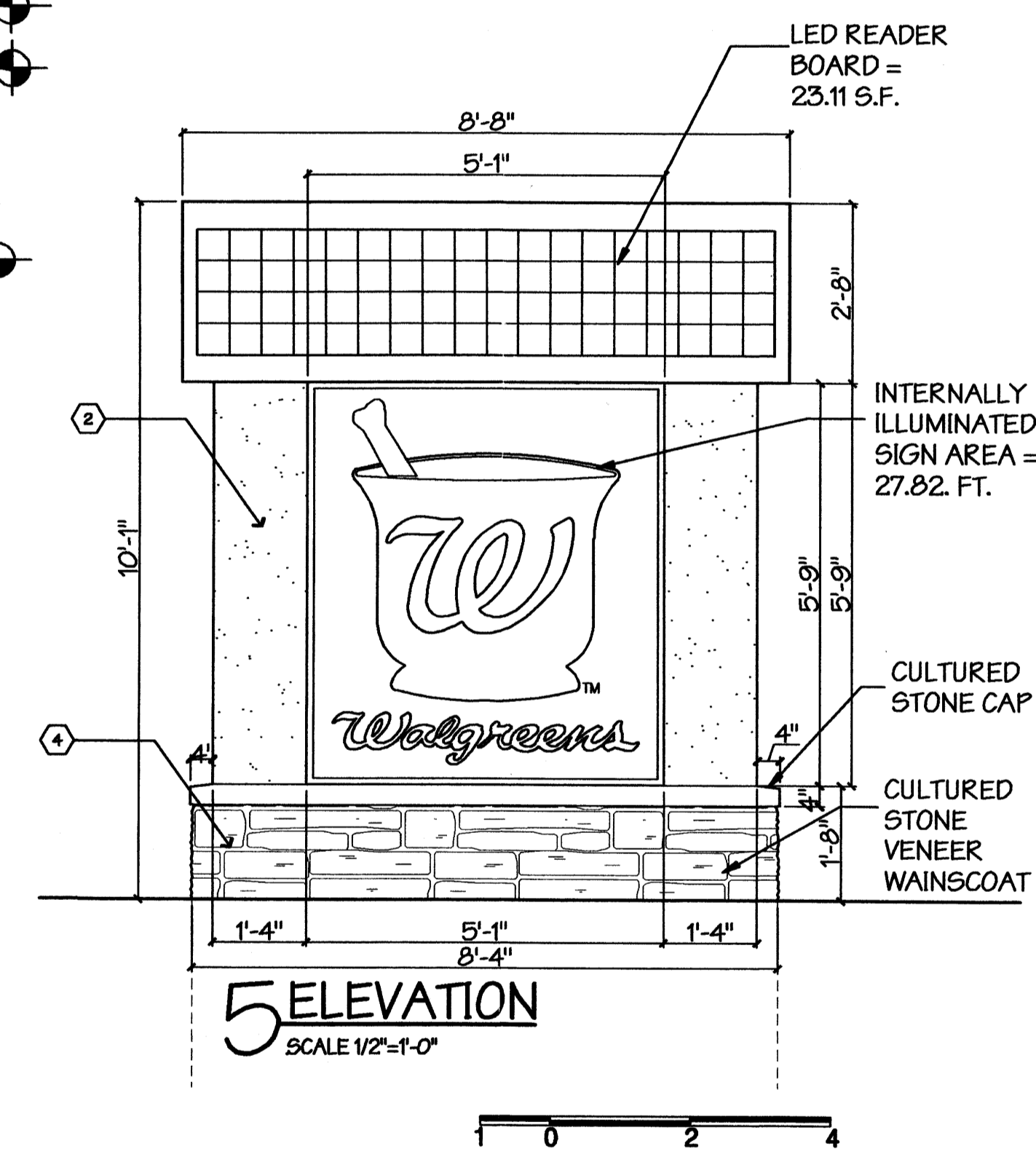
4 NORTH ELEVATION
SCALE 1/8"=1'-0"

PARAPET HEIGHT:
 ROOF TOP EQUIPMENT SETBACK:
 10'-0" = 3'-6" PARAPET
 20'-0" = 2'-6" PARAPET
 30'-0" = 1'-6" PARAPET
 FOR ROOF TOP EQUIPMENT REF: SITE PLAN SHEET 1 OF 5

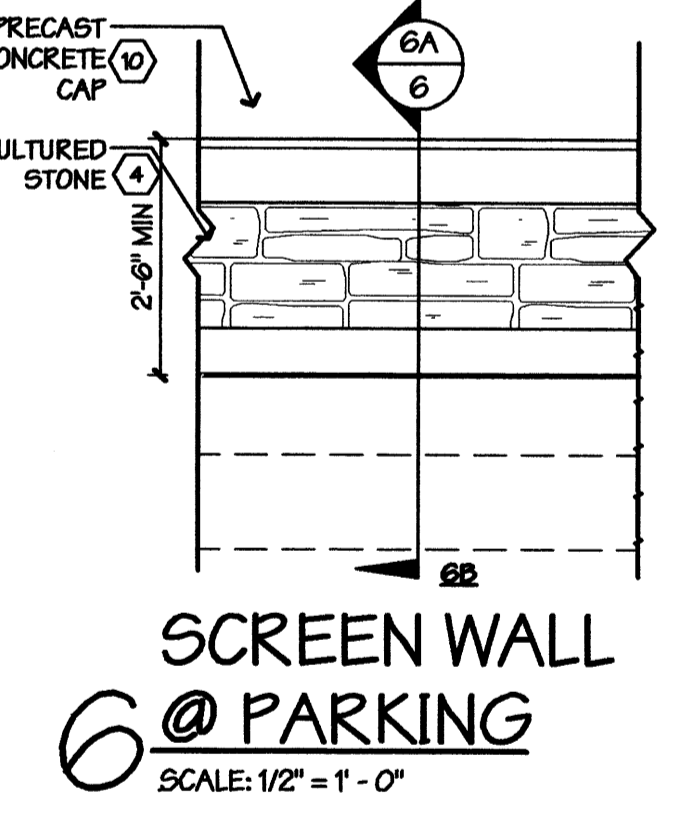
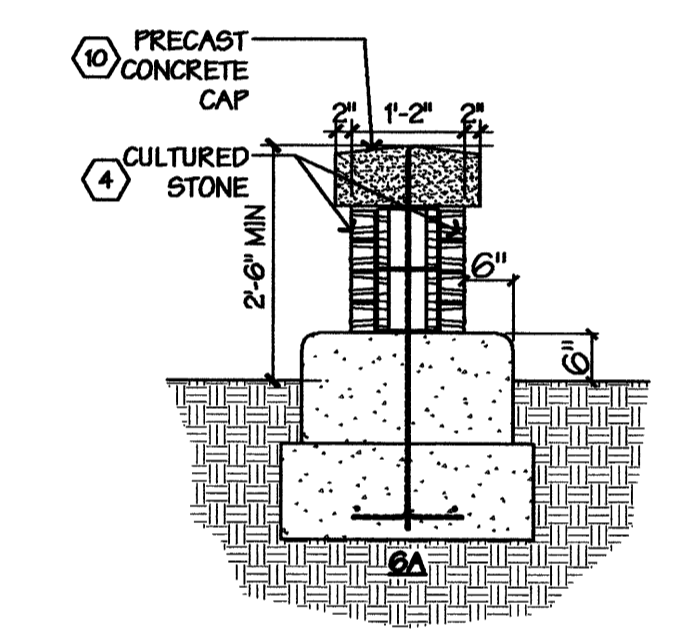
MATERIALS	
①	STANDING SEAM METAL ROOF: GREEN (BERRIDGE MANUFACTURING COMPANY, ACCENTCOLORS, PATINA GREEN)
②	WALLS: FAÇADE COLOR: DARK BEIGE (INTEGRALLY COLORED FINISH COAT ON PORTLAND CEMENT STUCCO BASE, (COLOR BENJAMIN MOORE MOCCASIN # 1059) OVER 8" CMU.) ACCENT COLOR: LIGHT BEIGE (INTEGRALLY COLORED FINISH COAT ON PORTLAND CEMENT STUCCO BASE, (COLOR BENJAMIN MOORE ALEXANDRIA BEIGE HC-77.) OVER 8" CMU.) CULTURED STONE VENEER: BROWN SHADES (OWENS CORNING, COUNTRY LEDGESTONE - ASPEN)
③	ALUMINUM STOREFRONT WINDOWS: SIDE WALL WINDOWS: CLEAR ANODIZED ALUMINUM WITH BLUE GREEN (PILKINGTON "EVERGREEN" TINTED GLASS). TOWER WINDOW: CLEAR ANODIZED ALUMINUM WITH CLEAR GLASS.
④	AUTOMATIC ENTRANCE DOORS: CLEAR ANODIZED ALUMINUM WITH CLEAR GLASS DOORS AND TINTED GLASS AT TRANSOMS.
⑤	METAL DOORS AND FRAMES: PAINTED COLOR TO MATCH FAÇADE
⑥	BUILDING SIGNS: SCRIPT SIGNS "WALGREENS", "PHARMACY" AND "PHOTO": RED PLEXIGLASS IN BRONZE METAL HOUSING, INTERNALLY ILLUMINATED. DIRECTIONAL SIGNS "DRIVE THRU" AND DRIVE THRU "EXIT": RED PLEXIGLASS IN BRONZE METAL HOUSING, INTERNALLY ILLUMINATED. DRIVE THRU "CLEARANCE" SIGN: ALUMINUM PANEL, YELLOW REFLECTIVE FINISH AND BLACK LETTERS. HANDICAPPED PARKING: 7'-0" HIGH STEEL TUBE PAINTED "WHITE" STANDARD HANDICAPPED SIGN.
⑦	DRIVE-THRU WINDOW: FACTORY FINISHED "GREY" STEEL FRAME AND TRANSACTION DRAWER WITH CLEAR GLASS.
⑧	LIGHT BEIGE, INTERGALLY COLORED CONCRETE

SIGN AREA SUMMARY	
EAST ELEVATION:	
25'-11 1/2" LONG "WALGREENS" SIGN	80.71 SF
16" HEIGHT "PHARMACY" SIGN	15.10 SF
16" HEIGHT "PHOTO" SIGN	9.20 SF
WALGREENS LOGO SIGN	26.4 SF
	141.41 SF
SOUTH ELEVATION:	
25'-11 1/2" LONG "WALGREENS" SIGN	80.71 SF
16" HEIGHT "PHARMACY" SIGN	15.10 SF
16" HEIGHT "PHOTO" SIGN	9.20 SF
	105.01 SF
TOTAL BUILDING SIGNAGE	
	246.42 SF
EAST FAÇADE ALLOWABLE = 195.6 SF 6% OF THE FAÇADE AREA (3,260 SF) = 195.6	
SOUTH FAÇADE ALLOWABLE = 239.4 SF 6% OF THE FAÇADE AREA (3,973 SF) = 239.4	

MONUMENT SIGN SUMMARY	
EAST ELEVATION:	
PRIMARY PANEL	27.82 SF
LED READERBOARD	23.11 SF
	50.93 SF



5 ELEVATION
SCALE 1/2"=1'-0"



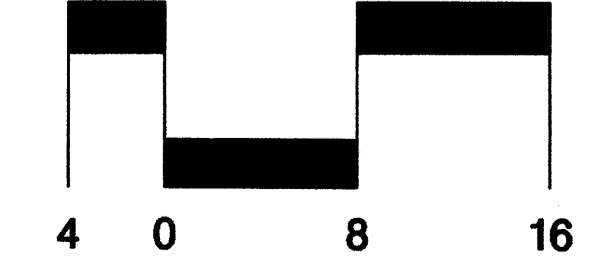
6 SCREEN WALL @ PARKING
SCALE: 1/2"=1'-0"

BUILDING ELEVATIONS SILVERTREE COMMONS

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Scale: 1/8" = 1'



FEBRUARY 25, 2009

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