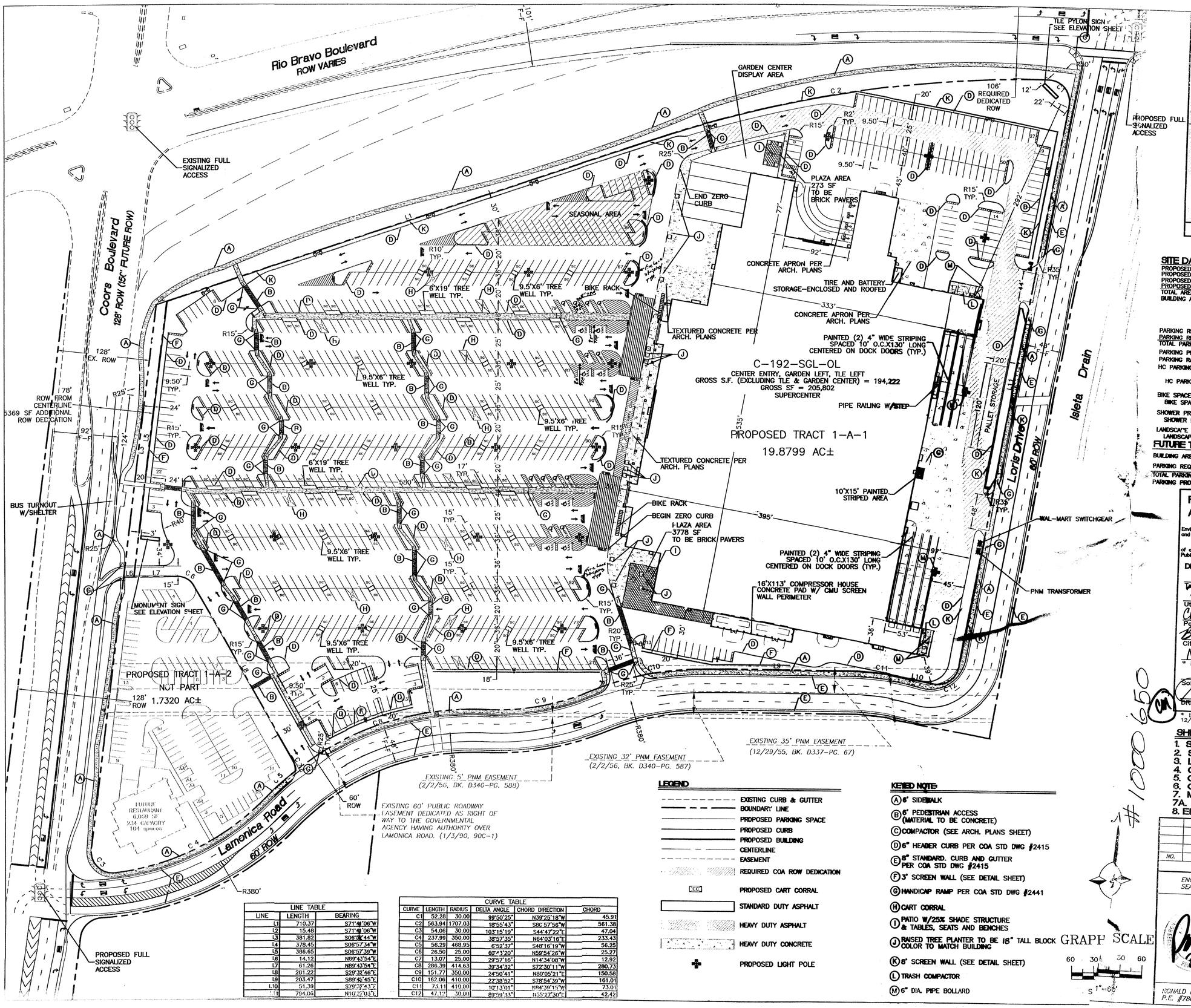
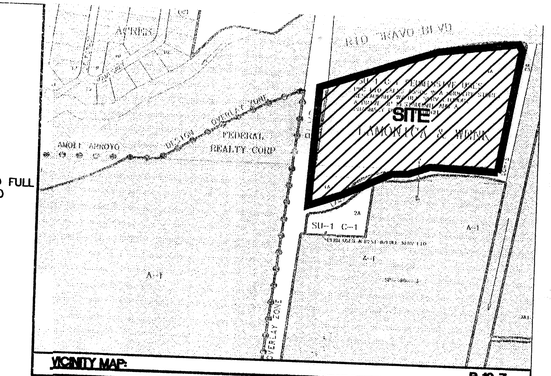




VICINITY MAP: P-10-Z

LEGAL DESCRIPTION:
TRACT 1A, LAMONICA AND WENK

SITE DATA

PROPOSED USAGE:	RETAIL	
PROPOSED COORS ROW DEDICATION:	.1238 AC±	
PROPOSED TRACT 1-A-1 AREA:	19.8799 AC±	
PROPOSED TRACT 1-A-2 AREA:	1.7320 AC±	
TOTAL AREA:	21.7355 AC±	
BUILDING AREA TOTAL:	205,802 SF	
BUILDING:	194,222 SF	
GARDEN CENTER AND TLE:	11,580 SF	
FAR:	.24	
MAXIMUM BUILDING HEIGHT:	33'-4"	
PARKING REQUIRED BUILDING (1 PER 200):		971 SPACES
PARKING REQUIRED GARDEN CENTER AND TLE (1 PER 400):		29 SPACES
TOTAL PARKING REQUIRED:		1000 SPACES
PARKING PROVIDED:		1005 SPACES (108 SMALL CAR)
PARKING RATIO:		4.88 SPACES PER 1000 SF
HC PARKING PROVIDED:	20 SPACES 11 SPACES VAN ACCESSIBLE	
HC PARKING REQUIRED:	20 SPACES 3 SPACES VAN ACCESSIBLE	
BIKE SPACES PROVIDED:	29 SPACES (15 BIKE SPACES SHALL BE SECURED LOCKERS)	
BIKE SPACES REQUIRED:	29 SPACES	
SHOWER PROVIDED:	2 SHOWER	
SHOWER REQUIRED:	2 SHOWER	
LANDSCAPE PROVIDED:	103,016 SF	
LANDSCAPE REQUIRED (15% OF NET LOT AREA):		100,165 SF

FUTURE TRACT 1-A-2 SITE DATA:

BUILDING AREA TOTAL:	6,069 SF	
PARKING REQUIRED BUILDING (1 SPACE PER 3 CUSTOMERS):		78 SPACES
TOTAL PARKING REQUIRED:		78 SPACES
PARKING PROVIDED:		104 SPACES (3 SMALL CAR)

PROJECT NUMBER: 1000650
APPLICATION NUMBER: 04DRB-00277

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 4-18-03, 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:

Traffic Engineer, Transportation Division	3-31-04 Date
Utilities Development	3/31/04 Date
Parks & Recreation Department	3/3/04 Date
City Engineer	6/7/04 Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	6/30/04 Date

* Environmental Health, if necessary 12/16/03

SHEET INDEX

1. SITE PLAN FOR BUILDING PERMIT
2. SITE PLAN FOR BUILDING PERMIT-NOTES AND DETAILS
3. LANDSCAPE PLAN
4. GRADING AND DRAINAGE PLAN
5. GRADING AND DRAINAGE PLAN
6. GRADING AND DRAINAGE DETAILS
7. MASTER UTILITY PLAN
7A. FIRE MARSHAL APPROVED MASTER UTILITY PLAN
8. ELEVATIONS

LINE TABLE		
LINE	LENGTH	BEARING
L1	710.37	S71°49'06"W
L2	15.48	S71°49'06"W
L3	381.82	S06°53'44"W
L4	378.45	S06°57'34"W
L5	386.65	S06°57'39"W
L6	14.12	N89°43'54"E
L7	61.26	N89°43'54"E
L8	281.22	S29°32'46"E
L9	203.47	S89°45'45"E
L10	51.39	S29°32'53"E
L11	794.68	N10°27'03"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	52.28	30.00	99°50'25"	N39°25'18"W	45.91
C2	563.94	1707.03	18°55'43"	S8C°57'56"W	561.38
C3	54.06	30.00	103°15'19"	S44°47'22"E	47.04
C4	237.99	350.00	38°57'35"	N64°03'16"E	233.43
C5	56.29	468.95	6°52'37"	S48°16'19"W	56.25
C6	26.50	25.00	60°7'3'20"	N59°54'26"W	25.27
C7	13.07	25.00	29°57'16"	N14°34'08"W	12.92
C8	286.39	414.63	39°34'52"	S72°30'11"W	280.73
C9	151.77	350.00	24°50'41"	N80°05'21"E	150.58
C10	162.06	410.00	22°38'52"	S78°54'39"W	161.01
C11	73.11	410.00	10°13'01"	N84°39'15"W	73.01
C12	47.12	30.00	89°59'33"	N55°27'30"E	42.42

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- PROPOSED PARKING SPACE
- PROPOSED CURB
- PROPOSED BUILDING
- CENTERLINE
- EASEMENT
- REQUIRED COA ROW DEDICATION
- PROPOSED CART CORRAL
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- PROPOSED LIGHT POLE

KEYED NOTE

- (A) 6" SIDEWALK
- (B) 6" PEDESTRIAN ACCESS (MATERIAL TO BE CONCRETE)
- (C) COMPACTOR (SEE ARCH. PLANS SHEET)
- (D) 6" HEADER CURB PER COA STD DWG #2415
- (E) 8" STANDARD. CURB AND GUTTER PER COA STD DWG #2415
- (F) 3' SCREEN WALL (SEE DETAIL SHEET)
- (G) HANDICAP RAMP PER COA STD DWG #2441
- (H) CART CORRAL
- (I) PATIO W/25% SHADE STRUCTURE & TABLES, SEATS AND BENCHES
- (J) RAISED TREE PLANTER TO BE 18" TALL BLOCK COLOR TO MATCH BUILDING
- (K) 8' SCREEN WALL (SEE DETAIL SHEET)
- (L) TRASH COMPACTOR
- (M) 6" DIA. PIPE BOLLARD

GRAPH SCALE
60 30 30 60
1"=60'

NO.	DATE	REMARKS	BY

REVISIONS

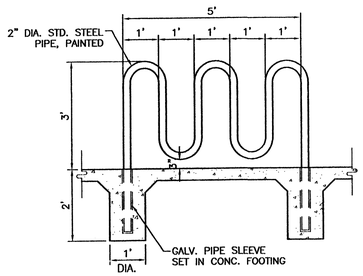
ENGINEER'S SEAL
RONALD R. BOHANNAN P.E. #7868

ALBUQUERQUE SOUTH
WAL-MART #5430-00
SITE PLAN FOR BUILDING PERMIT

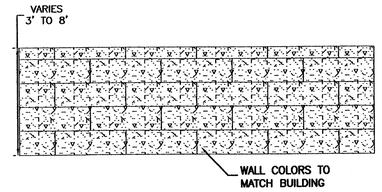
TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY JDN
DATE 3-17-04
2294SPB-2-17-04X
SHEET # 1 OF 8
JOB # 220094

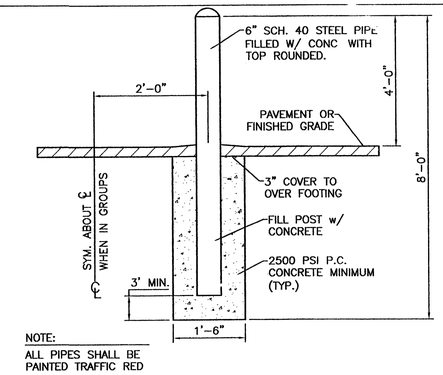
DRB 1000650



BIKE RACK DETAIL
NTS

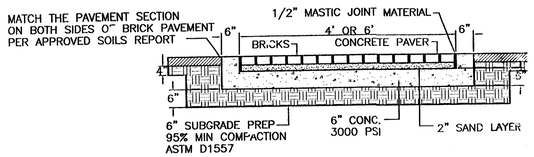


3' SCREEN WALL DETAIL
NTS

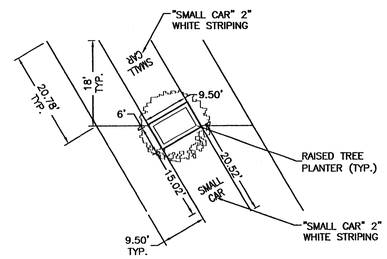


NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC RED

BOLLARD DETAIL
NTS



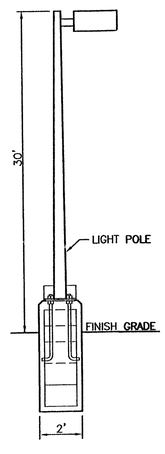
BRICK PAVER DETAIL
NTS



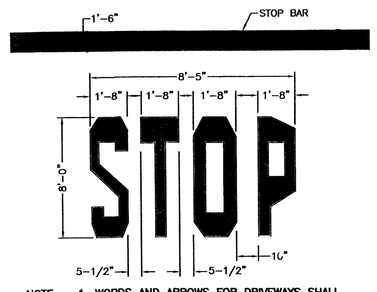
TYPICAL SMALL CAR STALL AND TREE PLANTER DETAIL
NTS

NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
3. CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS WILL BE GRANTED WITH BY PLAT.
4. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
5. PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
6. NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
7. ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
8. VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACEWAYS OR ROOFS SHALL NOT BE PERMITTED.
9. ALL METAL ROOFING SHALL BE CONSISTENT ON ALL BUILDINGS AND CANOPIES AND SHALL BE A GAVALUME FINISH.
10. FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 30' HIGH POLES WITH FULLY SHIELDED FIXTURES. LIGHTS WITHIN 100' TO A RESIDENTIAL ZONED AREA SHALL BE 16'. HIGH MAX. ALL FIXTURES SHALL BE HORIZONTALLY-MOUNTED. LENSES SHOULD NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS.
11. PROPOSED CONDITIONS FOR SITE PLAN APPROVAL FOR THE ARCHITECTURAL DESIGN OF THE PAD SITE BUILDING SHALL BE COMPLIMENTARY TO THE ARCHITECTURE OF THE WAL-MART BUILDING UTILIZING SIMILAR MATERIALS, SUCH AS PITCHED CLAY TILE ROOF ELEMENTS, STUCCO WALL SURFACES, DECORATIVE MASONRY OR STONE WAINSCOTS, AND COLOR COORDINATED WINDOWS, DOORS AND TRIM.
12. PROPOSED CONDITIONS FOR SITE PLAN APPROVAL OF THE PAD SITE BUILDING CONFIGURATION SHALL INCORPORATE VARIED MASSING AND FORMS TO ARTICULATE IT, INCLUDING PITCHED ROOF ELEMENTS, PILASTERS, PROJECTED ENTRIES, AND WINDOWS, AND CANOPIES.
13. PROPOSED CONDITIONS FOR SITE PLAN APPROVAL SHALL HAVE ALL FOUR SIDES OF PAD SITE BUILDING EQUALLY ARTICULATED SO THAT NO FACE IS BLANK OR CONSIDERED THE "BACK" OF THE BUILDING.
14. ALL GROUND AND ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW WITH ARCHITECTURALLY INTEGRATED SCREENING ELEMENTS AT LEAST AS HIGH AS THE HIGHEST PART OF THE PIECE OF EQUIPMENT. ALL ROOF MOUNTED EQUIPMENT SHALL BE COVERED TO PREVENT ANY GLARE FOR PASSING MOTORIST.
15. PROPOSED CONDITIONS FOR SITE PLAN APPROVAL OF PAD SITE SERVICE AREAS SHALL BE SCREENED WITH ARCHITECTURALLY INTEGRATED SCREEN WALLS AND/OR LANDSCAPING.
16. WHEN THE INTERCHANGE IS CONSTRUCTED AT COORS BLVD. AND RIO BRAVO BLVD. IT WILL BE CONSTRUCTED IN A MANNER THAT WILL PROVIDE SAFE AND EFFICIENT OPERATION OF THE INTERSECTING CORRIDORS.
17. THE JURISDICTION RESPONSIBLE FOR THE FINAL DESIGN OF THE INTERCHANGE WILL STRIVE TO ACCOMMODATE ACCESS PROVISIONS TO LORIS DRIVE WHILE PRESERVING SAFE AND EFFICIENT OPERATION ON THE RIO BRAVO CORRIDOR. ANY MODIFICATIONS ON THE DEVELOPMENT PROPERTY TO THE LORIS DRIVE ACCESS TO RIO BRAVO BASED ON THE FINAL DESIGN OF THE RIO BRAVO/COORS INTERCHANGE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. THE PROPERTY OWNERS WILL NOT BE ENTITLED TO COMPENSATION OR DAMAGES ASSOCIATED WITH MODIFICATIONS TO OR REDUCTIONS OF ACCESS AT LORIS DRIVE AND RIO BRAVO.
18. SIGNAL TIMINGS AT THE INTERSECTION OF LORIS DRIVE AND RIO BRAVO BLVD. WILL BE SET TO ACCOMMODATE AND FAVOR THROUGH MOVEMENTS ON RIO BRAVO, TO THE EXTENT THAT MOVEMENTS ASSOCIATED WITH LORIS DRIVE WILL BE LIMITED TO A LEVEL OF SERVICE (LOS) NO BETTER THAN "E".
19. ANY SIGNAL SYSTEM INSTALLED AT LORIS DRIVE AND RIO BRAVO BLVD. MUST BE COMPATIBLE WITH AND INTERCONNECT WITH THE RIO BRAVO SMART CORRIDOR SYSTEM.
20. CART CORRAL SIGNAGE SHALL BE VISIBLE ABOVE PARKED VEHICLES TO ALERT CUSTOMERS OF LOCATION.
21. ALL REFUSE CONTAINERS SHALL BE SCREENED FROM VIEW.
22. PROPOSED BUILDING SHALL INCLUDE THE SALES OF PACKAGE LIQUORS PER STATE AND LOCAL STATUTES AT THE OWNERS OPTION.
23. SETBACKS SHALL BE BY SITE PLAN PER ZONING CODE FOR SU-I DESIGNATIONS.

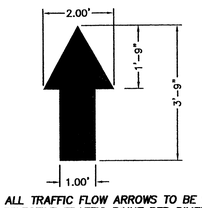


LIGHT POLE DETAIL
NTS



NOTE: 1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

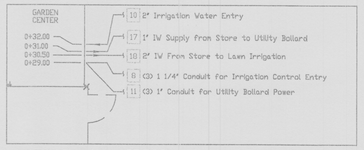
STOP BAR DETAIL
NTS



NOTE: ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE.

ARROW MARKER
NTS

SEAL	ALBUQUERQUE SOUTH WAL-MART #5430-00	BY WCWJ DATE 2-26-04
	SITE PLAN FOR BUILDING PERMIT-NOTES AND DETAILS	2294SPB-2-17-04X
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 2 OF 8
		JOB # 220094



DETAIL A - IRRIGATION UTILITY ENTRY

PREFERRED IRRIGATION BFP LOCATION IS IN GARDEN CENTER CLOSET. COORDINATE WITH MEP ENGINEER TO DETERMINE LOCATION OF IRRIGATION METER AND BFP. ARRANGEMENT SHOWN IN DETAIL A APPLIES TO STORES WITH LAWN IRRIGATION AND UTILITY BOLLARD. OMIT LAWN IRRIGATION WATER SUPPLY AND IRRIGATION CONTROL IF NOT REQUIRED.

LANDSCAPE LEGEND

Size	Common Name	Quantity (not verified)
4–6'	Palm Yucca, Boulder, Cobble Yucca faxoniana	16
2"	Arizona Sycamore Platanus wrightii	20
2"	Honeylocust Gleditsia triacanthos 'Shademaster'	35
2"	Modesto Ash Fraxinus velutina 'Modesto'	56
6 – 8'	Austrian Pine Pinus nigra	21
5'	Multi-trunk character Pinon Pinus edulis	11
15 Gal	Desert Willow Chilopsis linearis	32
15 Gal	Purple Leaf Plum Prunus cerasifera 'Atropurpurea'	19
15 Gal	Chitalpa Chilopsis X caltalpa	28
5 Gal	Rosemary Rosmarinus officianalis	210
5 Gal	Raphiolepis Rhaphiolepis indica 'Ballerina'	147
5 Gal	Buffalo Juniper Juniperus sabina 'Buffalo'	393
5 Gal	Dwarf Butterfly Bush Buddleia davidii nanhoensis	65
5 Gal	Purple Fountain Grass Pennisetum setaceum 'Rubrum'	104
5 Gal	Cherry Sage Salvia greggii "Red"	40
5 Gal	Blue Mist Caryopteris x clandonensis	39
5 Gal	Chamisa Chrysothamnus nauseosus	66
5 Gal	Apache Plume Fallugia paradoxa	39

Commercial Grade Steel Edging

Santa Fe Brown Crusher Fines

2–4" Santa Ana Tan Cobble

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf) 19.8799ac.		865,968
TOTAL BUILDING AREA (sf)	–	205,802
NET LOT AREA (sf)		660,166
LANDSCAPE REQUIREMENT (%)	x	.15
TOTAL LANDSCAPE REQUIRED (sf)		99,025
TOTAL LANDSCAPE PROVIDED (sf)		139,150
NATIVE SEED AREA		180,650

LANDSCAPE NOTES

Landscape Maintenance and Irrigation system maintenance shall be the responsibility of the owner.

All Landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Bubblers to trees and (2) drip emitters per shrub. Point of Connection for irrigation system is unknown at current time and will be coordinated in the field.

It is the intent of this plan to comply with the City of Albuquerque, water conservation and waste water ordinance.

All landscape beds shall be planted so to achieve 75% live ground cover at maturity.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the property owner.

NATIVE SEED NOTES

Re-seed all disturbed areas from construction. Native seed mix shall be City of Albuquerque West side mix as available from
Curtis and Curtis Seed Company
4500 N. Prince
Clovis New Mexico, 88101
(505) 762-4759

Seed rate and application shall be as recommended by seed provider

Shrub species shall include but not be limited to
Algerita
Apache Plume
Mountain Mahogany
Chamisa
Four-Wing Saltbush

Complete seed list as recommended by supplier shall be submitted to owners rep prior to installation At the end of the second year reseed if the first seeding has not resulted in substantial plant coverage.

All seeded areas shall be mulched with crimped straw.

N

GRAPHIC SCALE

60 30 0 30 60

SCALE: 1"=60'

Mitchell Associates, LLC
7200 Way Cross Av. NW
Albuquerque,NM 87120
(505) 839-2081 danny@mitchellassociatesllc.com

LANDSCAPE ARCHITECT SEAL

STATE OF NEW MEXICO
DANNY D. MITCHELL
2239
LICENSED
LANDSCAPE ARCHITECT

Danny D. Mitchell
NMRLA #239

ALBUQUERQUE SOUTH
WAL-MART #5430-00
LANDSCAPE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

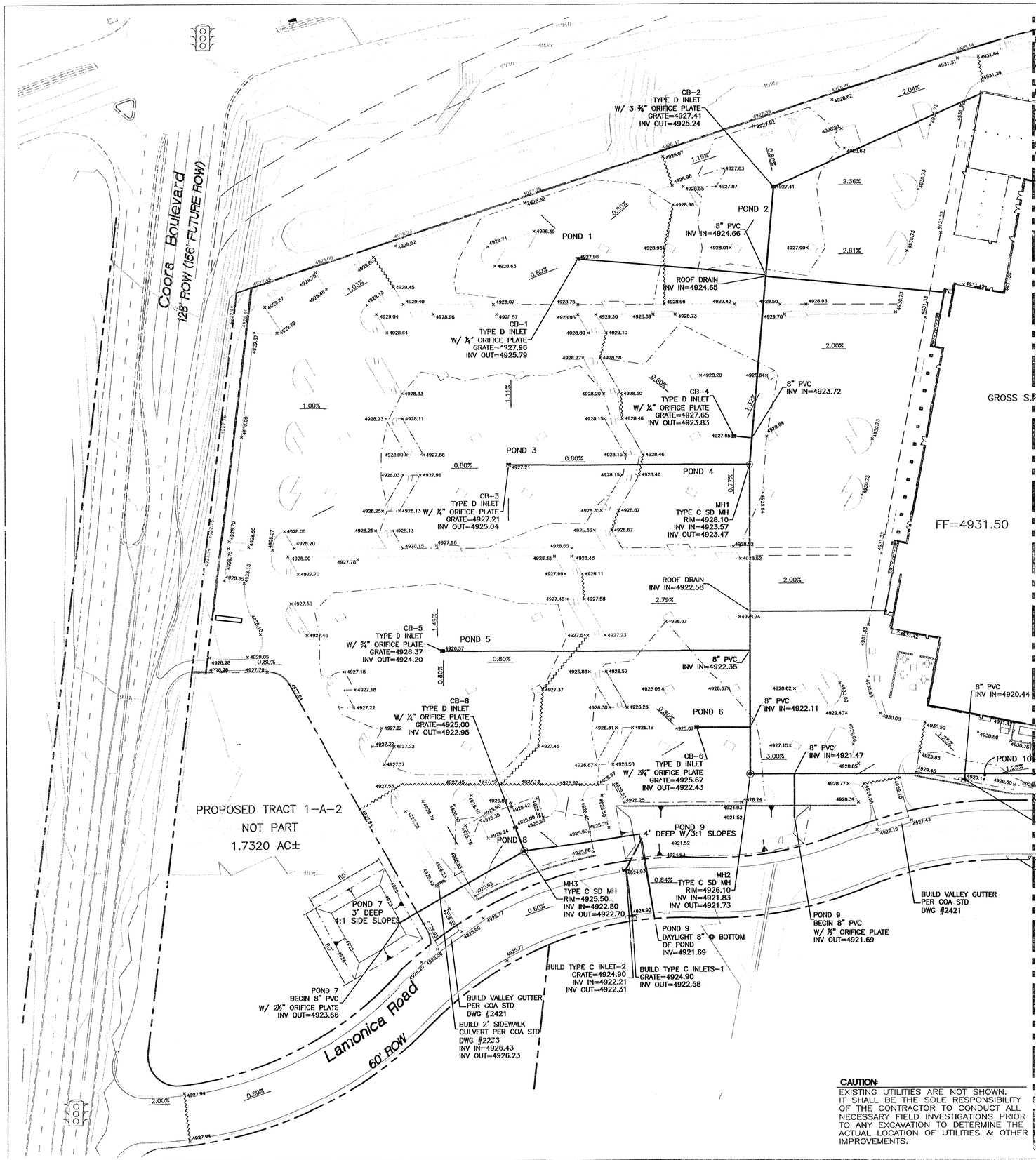
DRAWN BY DM

DATE 2/28/04 3/16/04

2294_landscapeDC_2-28-03

SHEET #

JOB # 220094



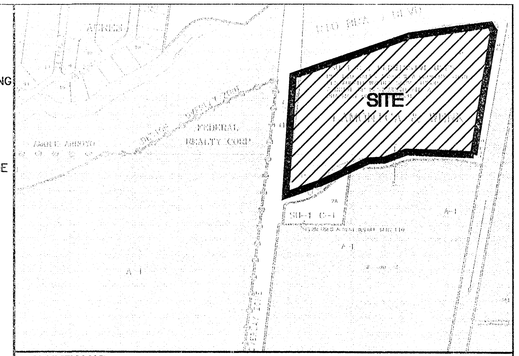
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

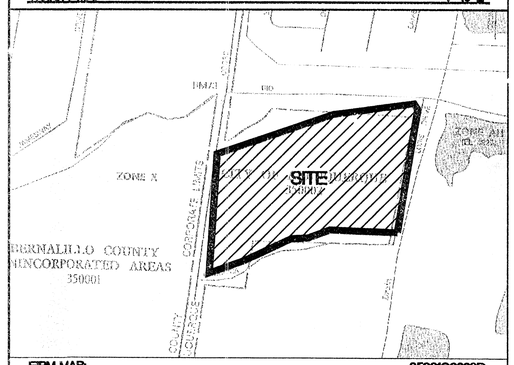
STORM SEWER PIPE INFORMATION

LOCATION	PIPE SIZE	LF	SLOPE
CB-1 TO MAIN LINE	8" PVC	188.55	0.60%
CB-2 TO MH-1	8" PVC	278.12	0.60%
CB-3 TO MH-1	8" PVC	241.22	0.60%
CB-4 TO MAIN LINE	8" PVC	17.93	0.60%
CB-5 TO MAIN LINE	8" PVC	307.81	0.60%
CB-6 TO MAIN LINE	8" PVC	53.39	0.60%
MH-1 TO MH-2	8" PVC	308.98	0.60%
CB-8 TO MH-3	8" PVC	24.77	0.60%
POND 7 TO MH-3	8" PVC	143.55	0.60%
MH-3 TO POND 9	8" PVC	116.90	0.60%
C INLET-1 TO C INLET-2	8" PVC	44.59	0.60%
C INLET-2 TO POND 9	8" PVC	35.09	0.60%
POND 9 TO MAIN LINE	8" PVC	43.00	0.50%
MH-2 TO MH-4	8" PVC	371.16	0.60%

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



VICINITY MAP: P-10-Z



FIRM MAP: 35001C0339D

LEGAL DESCRIPTION:
TRACT 1A, LAMONICA AND WENK

NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. SEE SHEET 3B FOR ALL DETAILS.

LEGEND

	PROPOSED STORM SEWER MANHOLE
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
24" RCP	PROPOSED STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
5047	EXISTING CONTOUR
4925	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	GRADING HIGH POINT
	SLOPE TIE
· 5048.25	EXISTING SPOT ELEVATION
· 5048.25	PROPOSED SPOT ELEVATION

ROUGH GRADING APPROVAL DATE

N

GRAPHIC SCALE

60 30 0 30 60

SCALE: 1"=60'

NO.	DATE	REMARKS	BY

REVISIONS

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

ALBUQUERQUE SOUTH
WAL-MART #5430-00

GRADING AND
DRAINAGE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY WCWJ

DATE 2-25-04

2294GRB-2-17-04X

SHEET # 4 OF 8

JOB # 220294

STORM SEWER PIPE INFORMATION

LOCATION	PIPE SIZE	LF	SLOPE
CB-11 TO MAIN LINE	8" PVC	17.41	0.60%
CB-12 TO MH-5	8" PVC	33.68	0.60%
CB-3 TO MH-1	8" PVC	241.22	0.60%
MH-4 TO MH-5	8" PVC	217.82	0.60%
MH-5 TO MH-6	8" PVC	22.00	0.60%
MH-6 TO OUTFALL	8" PVC	124.13	0.60%
MH-7 TO MH-5	8" PVC	288.56	0.60%
MH-8 TO MH-7	8" PVC	399.19	0.60%
CB-13 TO MH-8	8" PVC	101.22	0.60%
CB-14 TO MAIN LINE	8" PVC	40.53	15.12%
CB-16 TO MAIN LINE	8" PVC	15.32	0.60%
CB-17 TO MAIN LINE	8" PVC	33.86	25.49%
CB-18 TO MAIN LINE	8" PVC	6.49	0.60%
POND 15 TO MAIN LINE	8" PVC	17.48	43.25%
ROOF DRAIN TO POND 19	8" PVC	307.04	0.60%
POND 19 TO MH-8	8" PVC	89.79	0.60%

N

GRAPHIC SCALE

60 30 0 30 60

SCALE: 1"=60'

NO.	DATE	REMARKS	BY

REVISIONS

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

ALBUQUERQUE SOUTH WAL-MART #5430-00

GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

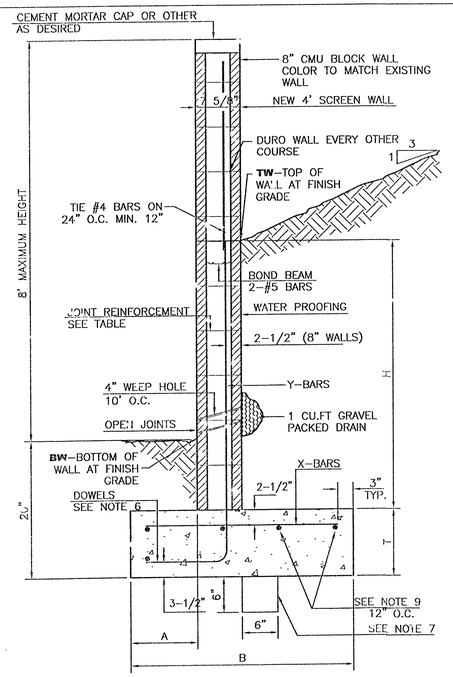
DRAWN BY WCWJ

DATE 2-26-04

2294GRB-2-17-04X

SHEET # 5 OF 8

JOB # 22009.1



RETAINING WALL DETAIL

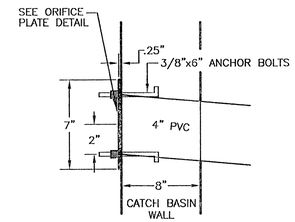
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y–BARS	X–BARS
ft.–in.	ft.–in.	in.	ft.–in.	in.		
2'–0"	1'–1"	8"	2'–4"	9"	#3 @32" O.C.	
2'–8"	1'–9"	8"	2'–9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'–4"	2'–5"	8"	2'–4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'–0"	3'–1"	10"	2'–9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'–8"	3'–10"	12"	3'–4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'–4"	4'–6"	14"	3'–8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'–0"	5'–3"	16"	4'–2"	12"	#6 @24" O.C.	#4 @25" O.C.

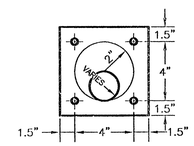
GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND–PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR–O–WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V–BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'–0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS LESS THAN 2'–8" IN HEIGHT. #4 BARS TO BE USED ON WALLS GREATER THAN OR EQUAL TO 2'–8" X BARS TO BE USED ON WALLS EXCEEDING 2'–8"
10. BOND BEAM, 1–#4 BARS FOR WALLS UNDER 3'–4", 2–#4 BARS FOR WALLS UNDER 5'–4", 2–#5 BARS FOR WALLS OVER 5'–4".
11. RETAINING WALL TO WATERPROOFED.



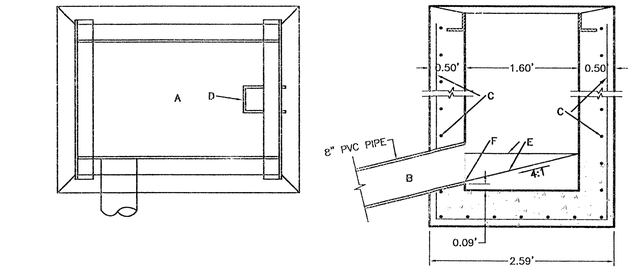
DETAIL A

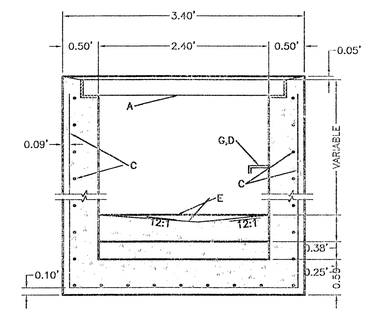
TO BE INSTALLED @ THE OUTFLOW OF THE CATCH BASINS (SEE THIS PLAN FOR ORIFICE PLATE SIZES)



TYP. ORIFICE PLATE DETAIL

NTS





D–INLET DETAIL

NTS

GENERAL NOTES:

1. STORM INLET CUTTER TRANSITION WILL BE SHOWN ON THE CONSTRUCTION PLANS.
2. OUTLET PIPE, PER DESIGN REQUIREMENT.
3. FOR FRAME & GRATING, SEE DWG. 2216, 2220 & 2221

CONSTRUCTION NOTES:

A. FRAME & GRATE

B. CUT ONE HORIZONTAL AND ONE VERTICAL BAR MAX. AT PIPE OPENING.

C. NO. 4 BARS @ 6" O.C. EACH WAY

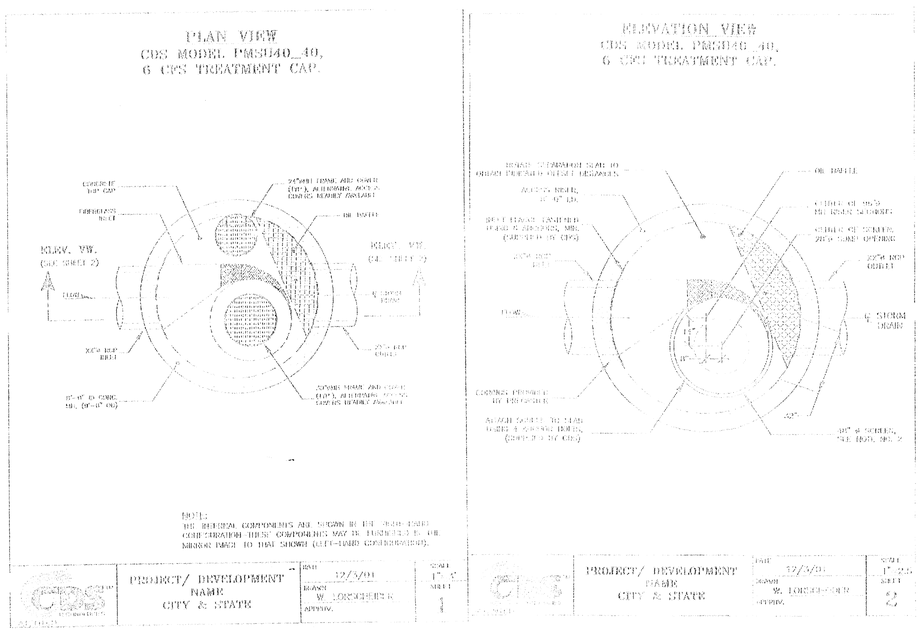
D. USE STANDARD STEPS, SEE DWG 2229.

E. CONC. FILL, SEE NOTE C DWG 2201

F. INVERT PER DESIGN

G. INSTALL STEPS ON DOWNSTREAM FACE

H. CENTER SUPPORT ASSEMBLY



WATER QUALITY MANHOLE DETAILS

NTS

NO.	DATE	REMARKS	BY

REVISIONS

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

ALBUQUERQUE SOUTH WAL-MART #5430-00

GRADING AND DRAINAGE DETAILS

TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

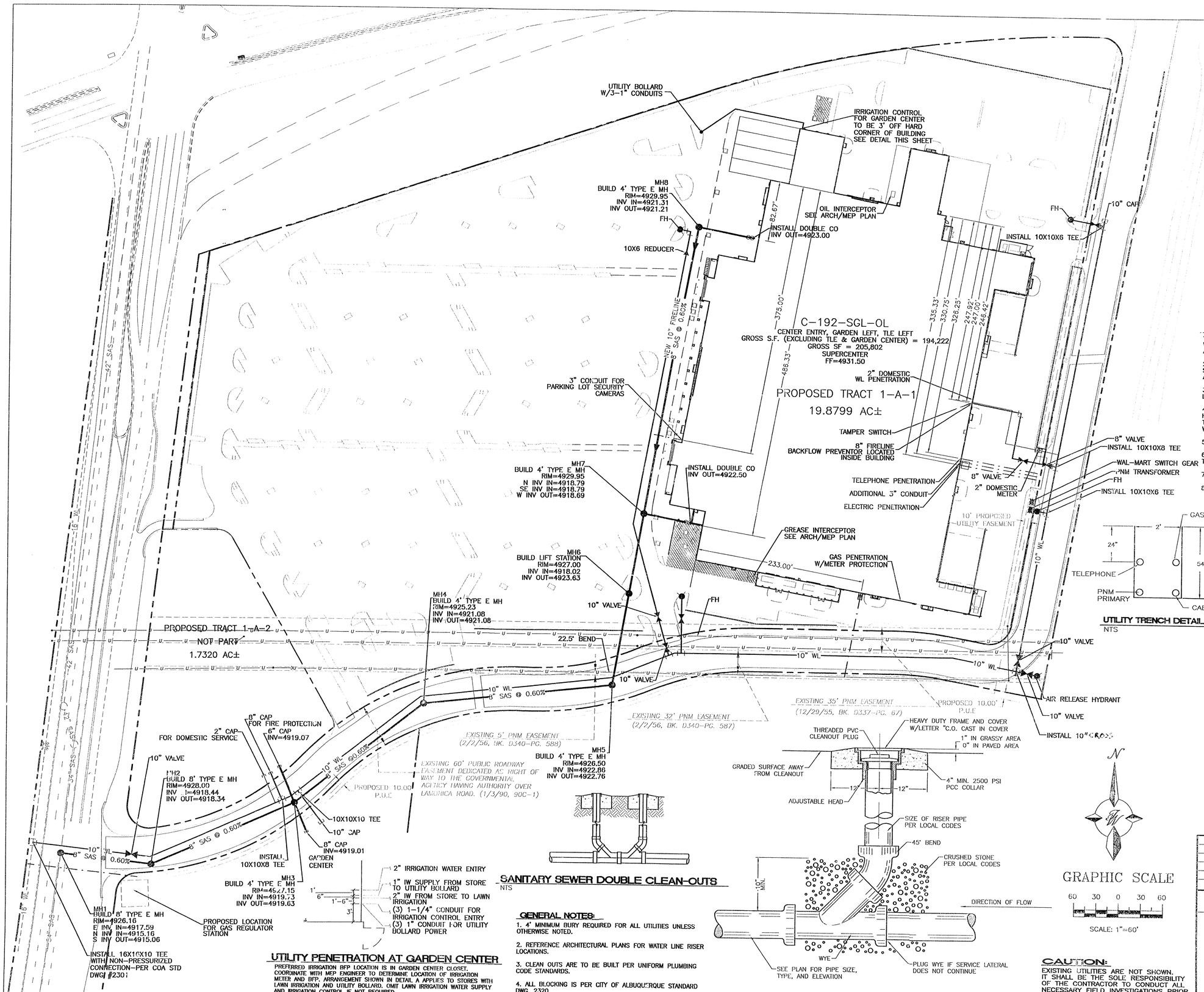
DRAWN BY WCWJ

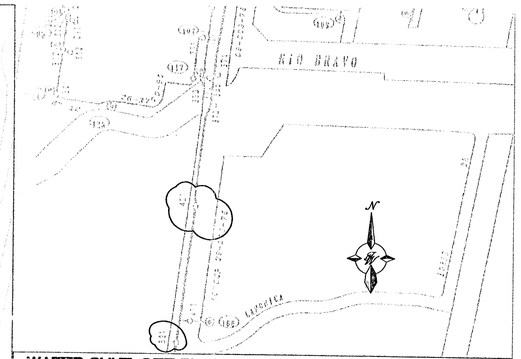
DATE 2-26-04

2294GRB-2-17-04X

SHEET # 6 OF 8

JOB # 290204





WATER SHUT-OFF PLAN

SHUT OFF VALVES # 521 AND 421

NOTES:

1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

LEGEND

- EXISTING SAS MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED SAS CLEANOUT
- DIRECTION OF FLOW
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER SERVICE LINE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED METER
- PROPOSED VALVE W/BOX
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED CURB
- BOUNDARY LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SNGL. "D" INLET
- PROPOSED STORM SEWER LINE
- PROPOSED DRY UTILITY TRENCH
- EXISTING DRY UTILITY TRENCH

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

UTILITY PENETRATION AT GARDEN CENTER

PREFERRED IRRIGATION BFP LOCATION IS IN GARDEN CENTER CLOSET. COORDINATE WITH MEP ENGINEER TO DETERMINE LOCATION OF IRRIGATION METER AND BFP. ARRANGEMENT SHOWN IN DETAIL A APPLIES TO STORES WITH LAWN IRRIGATION AND UTILITY BOLLARD. OMIT LAWN IRRIGATION WATER SUPPLY AND IRRIGATION CONTROL IF NOT REQUIRED.

LAWN IRRIGATION PIPING MAY BE ROUTED AS REQUIRED OUTSIDE OF THE BUILDING.

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

NO.	DATE	REMARKS	BY

REVISIONS

ENGINEER'S SEAL

3/18/04

RONALD R. GONZALES P.E. #7868

ALBUQUERQUE SOUTH WAL-MART #5430-00

MASTER UTILITY PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

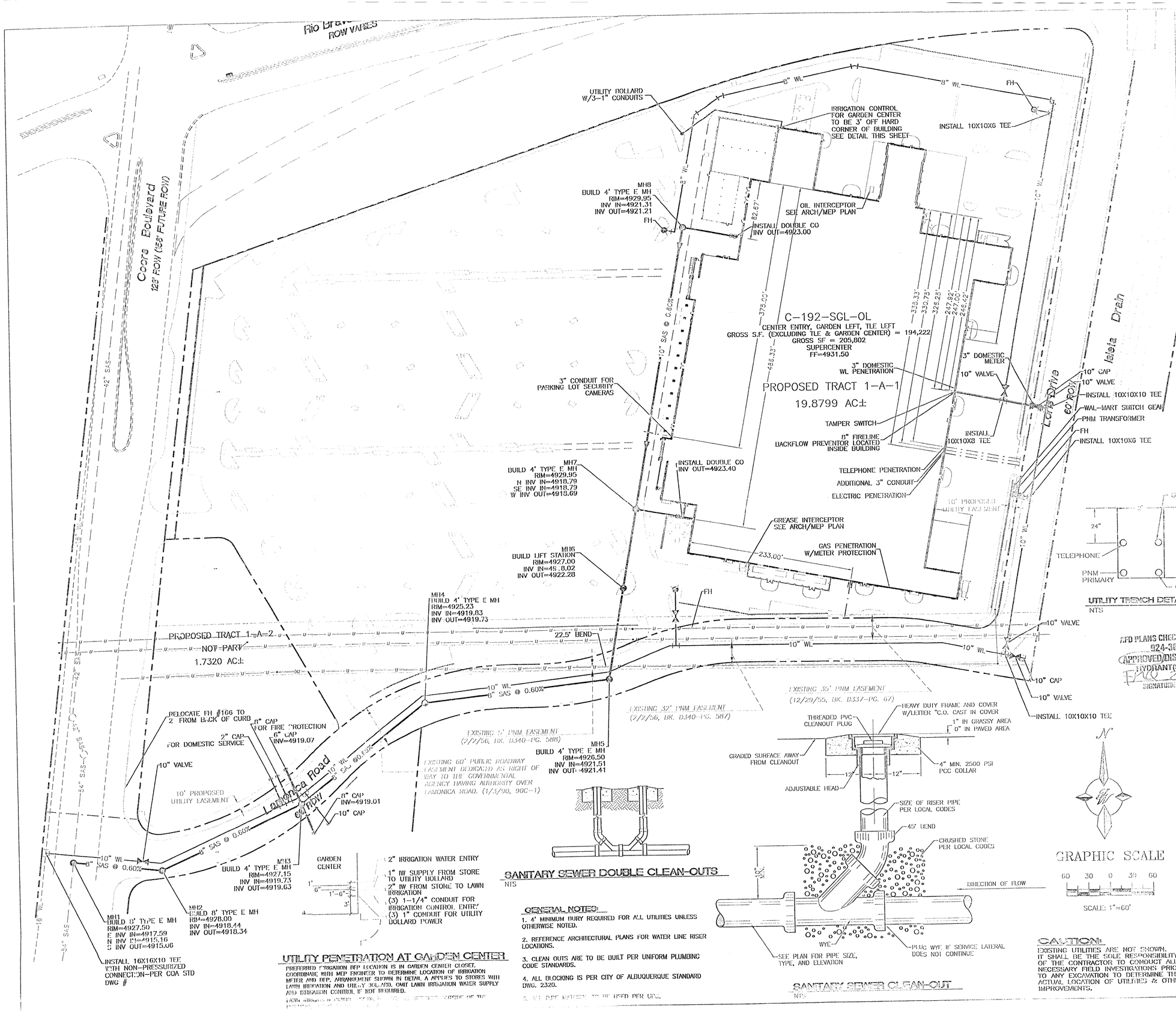
DRAWN BY JDN

DATE 3-17-04

2294MUB-2-17-04X.DWG

SHEET # 7 OF 8

JOB #



SANITARY SEWER DOUBLE CLEAN-OUTS

NTS

UTILITY PENETRATION AT GARDEN CENTER

PREFERRED IRRIGATION DEP LOCATION IS IN GARDEN CENTER CLOSET. COORDINATE WITH MEP ENGINEER TO DETERMINE LOCATION OF IRRIGATION METER AND DEP. ARRANGEMENT SHOWN IN DETAIL A APPLIES TO STORES WITH LAWN IRRIGATION AND UTILITY BOLLARD. OMIT LAWN IRRIGATION WATER SUPPLY AND IRRIGATION CONTROL IF NOT REQUIRED.

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

SANITARY SEWER CLEAN-OUT

NTS

CAUTION:

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UTILITY TRENCH DETAIL

NTS

WATER SHUT-OFF PLAN

SHUT OFF VALVES # 521 AND 421

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LEGEND

	EXISTING SAS MANHOLE
—EX. 8" SAS—	EXISTING SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
8	PROPOSED SAS CLEANOUT
	DIRECTION OF FLOW
—8" SAS—	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
—EX. 16" WL—	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
—10" WL—	PROPOSED WATER LINE
	PROPOSED CURB
	BOUNDARY LINE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED SNGL. "9" INLET
24" RCP	PROPOSED STORM SEWER LINE
	PROPOSED DRY UTILITY TRENCH
	EXISTING DRY UTILITY TRENCH

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
EMQ 2-26-04
SIGNATURE & DATE

NO.	DATE	REMARKS	BY

REVISIONS

ENGINEER'S SEAL

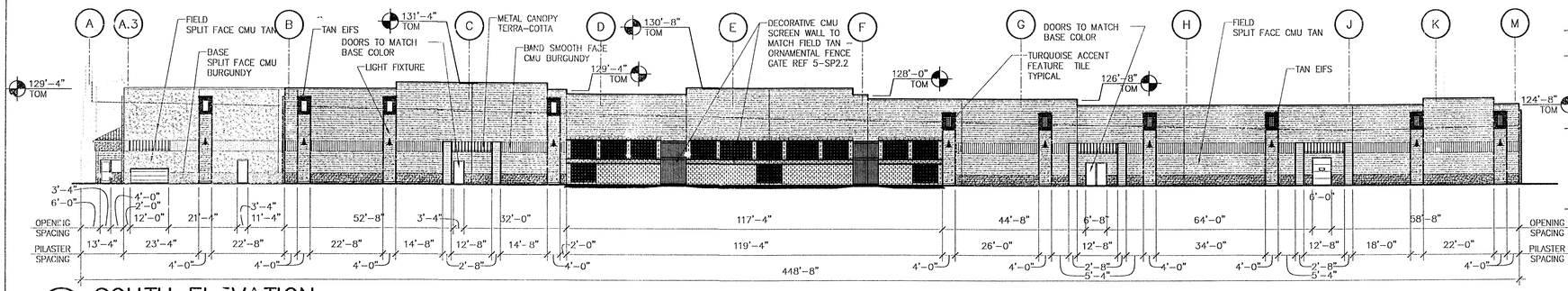
RONALD R. BOHANNAN
P.E. #7868

ALBUQUERQUE SOUTH
WAL-MART #5430-00

MASTER UTILITY PLAN

TierraWest, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY JDN
DATE 2-23-04
2294MUDC-11-17-03X.DWG
SHEET # 7A
JOB # 220094



4 SOUTH ELEVATION
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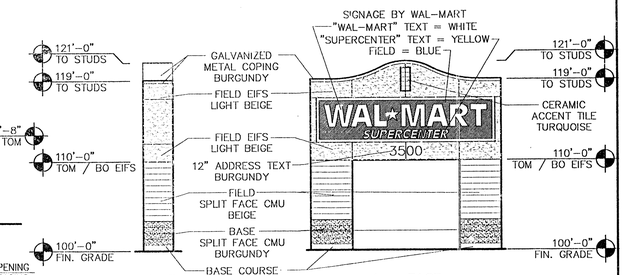

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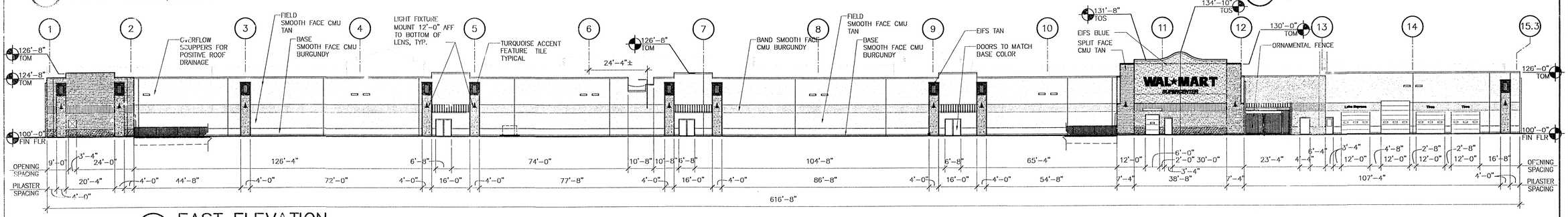

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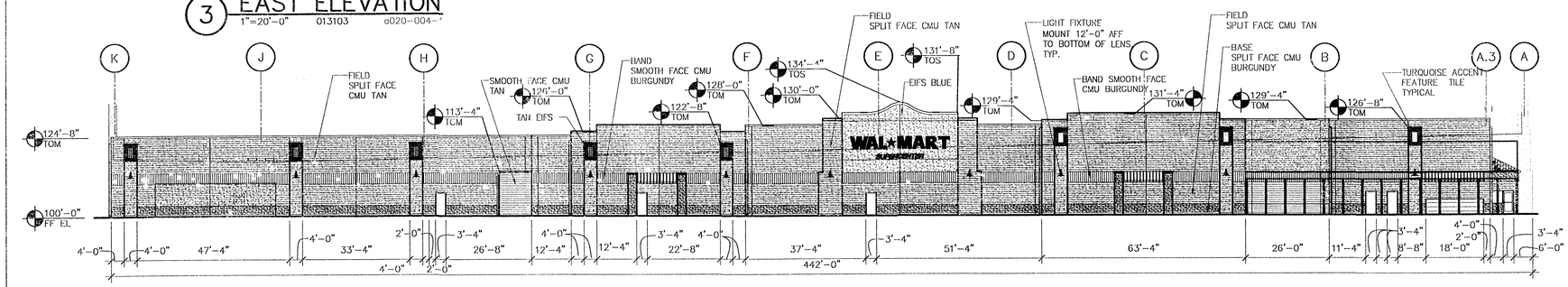

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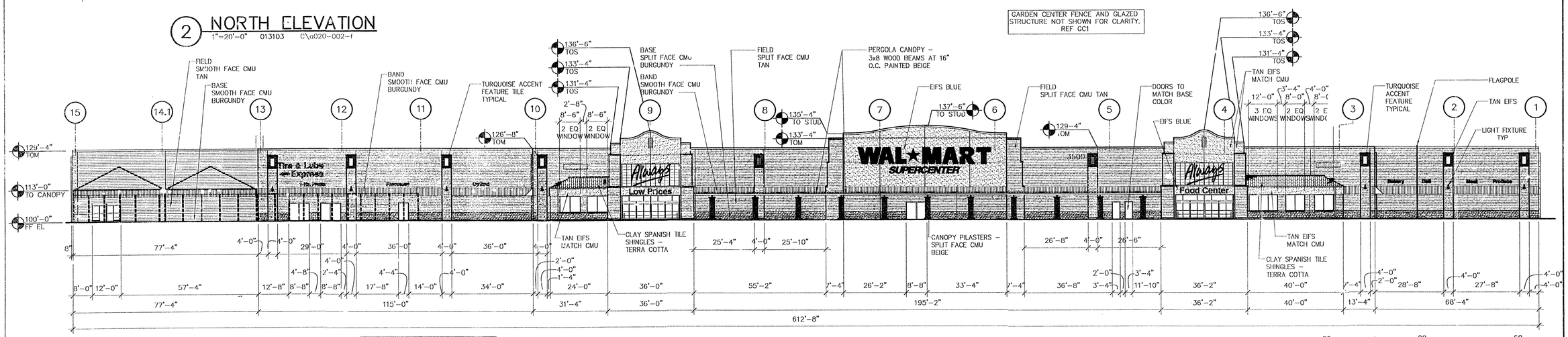
GARDEN CENTER FENCE AND GLAZED STRUCTURE NOT SHOWN FOR CLARITY. REF GC1



1 WEST ELEVATION
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GARDEN CENTER FENCE AND GLAZED STRUCTURE NOT SHOWN FOR CLARITY. REF GC1

20 0 20 60
GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

TAYLOR SCOTT ARCHITECTS, INC
1437 South Boulder Avenue, Suite 800
Tulsa, Oklahoma 74119-3609
(918) 587-8600 Fax: (918) 587-8601

STIPULATION FOR RELEASE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT THE TIME OF PREPARATION. CONTEMPORANEOUSLY WITH ITS USE ON THAT SITE, IT MAY BE SUITABLE FOR USE ON A DIFFERENT PROJECT OR AT A DIFFERENT SITE OR FOR USE ON A DIFFERENT PROJECT OR AT ANOTHER SITE, PROVIDED ADAPTATION IS MADE TO THE SATISFACTION OF THE ARCHITECT WHO PREPARED THE DRAWINGS. ALL PRINTS AND REPORTS BASED ON ANOTHER PROJECT OR SITE WITHOUT ADAPTATION SHALL NOT BE RELIED ON, AND THE ARCHITECT WHO PREPARED THE DRAWINGS SHALL NOT BE CONTRARY TO THE LAW.

CONSULTANTS

WAL★MART
SUPERCENTER
ALBUQUERQUE (S), NM
STORE NO.5340
JOB NUMBER: 0320015 PROTO: 192

ISSUE BLOCK

CHECKED BY:	
DRAWN BY:	WRW/VGH
FILE NAME:	192–A020
PROTO CYCLE:	122603
DOCUMENT DATE:	030504

EXTERIOR ELEVATIONS

SHEET: 8

COLOR LEGEND

C:\g020-CS 103/2003

P31	LIGHT BEIGE	PB	WHITE
P32	MERLOT	BK1	BURGUNDY
P33	BEIGE	BK2	BEIGE
P3	BLUE	PT1	TERRA COTTA
P5	OSHA YELLOW	RT1	ZORRO DARK

REF SPECIFICATIONS

SHEET NOTES

1. DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY.
2. GUTTERS, DOWNSPOUTS, DOOR HOODS, STEEL DOORS, FRAMES, EXPOSED METAL FLASHING, AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNO. IF THERE ARE TWO ADJACENT COLORS AT DOORS USE THE BASE OF BOTTOM COLOR FOR THE ENTIRE DOOR.
3. PARAPET STEPS OCCUR AT CONTROL JOINTS ONLY, REF STRUCTURAL FOR CONTROL JOINT LOCATIONS

KEYNOTES

A020-KN

1.01 SIGNAGE FURNISHED AND INSTALLED BY WAL-MART, INC.

1.06 TENANT SIGN. TENANT SHALL BE RESPONSIBLE FOR ALL INSTALLATIONS, PERMIT COSTS, AND SIGN COSTS. REF: ELECTRICAL F APPLICABLE.

1.10 BUILDING ADDRESS

2.01 CHAIN LINK FENCING WITH PLASTIC SCREENING SLATS INSTALLED VERTICALLY.

2.04 ORNAMENTAL IRON FENCE

3.05 CONCRETE CURB

3.06 CONCRETE TRANSFORMER PAD. REFER CIVIL DRAWINGS FOR ACTUAL LOCATION, COORDINATE SIZE, REINFORCING AND THICKNESS WITH LOCAL UTILITY

3.11 PRECAST CONCRETE SILL.

3.20 PRECAST CONCRETE CAP.

4.03 EXPANSION JOINT.

4.04 CONTROL JOINT, TYP REF STRUCTURAL

4.05 40"X40" MASONRY OPENING AT TRASH COMPACTOR. BOTTOM OF OPENING AT 48" AFF. PAINT FRAME TO MATCH ADJACENT WALL.

4.08 8" SPLIT FACE CMU.

4.09 8" SMOOTH FACE CMU.

5.09 JIB CRANE HOIST ARM AND GUARD RAIL ASSEMBLY. WAL-MART FURNISHED AND CONTRACTOR INSTALLED.

7.03 GALVANIZED METAL GUTTER; PAINTED.

7.04 METAL PARAPET COPING; PREFINISHED.

7.06 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOR AS NOTED.

7.07 ROOF LINE BEYOND.

7.08 STANDING SEAM METAL ROOF.

7.09 METAL DOWNSPOUT, PAINT TO MATCH ADJACENT WALL UNO.

7.17 METAL CANOPY DECK.

7.19 SECONDARY OVERFLOW SCUPPER. REF ROOF PLAN AND ROOF PLAN DETAILS.

7.35 ROOFING MEMBRANE

7.54 CLAY SPANISH TILE SHINGLES, REF SPEC 07320

8.01 SECTIONAL OVERHEAD DOOR, TYPICAL.

8.02 HOLLOW METAL DOOR AND FRAME TYPICAL, PAINT DOOR AND FRAME TO MATCH ADJACENT WALL UNO.

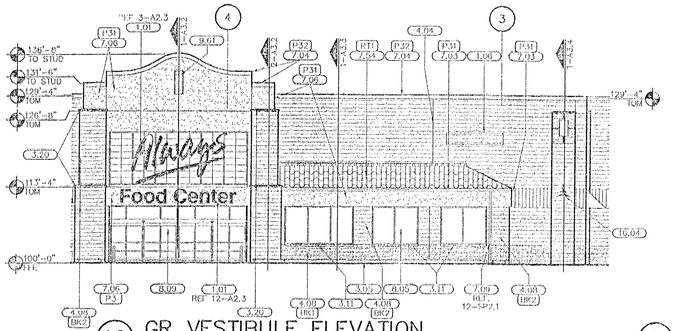
8.05 ALUMINUM STORE FRONT.

8.09 AUTOMATIC BI-PARTING ENTRANCE DOORS.

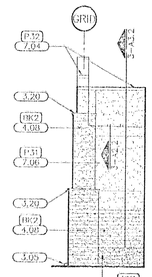
9.61 CERAMIC ACCENT TILE, REF SPEC 09310.

10.01 FLAGPOLE.

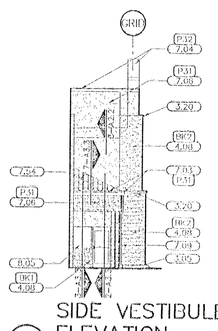
16.04 EXTERIOR LIGHT FIXTURE PROVIDED AND INSTALLED BY G.C. MOUNT BOTTOM OF FIXTURE LENS AT 12'-0" AFF. REF SPEC 16500



10 GR VESTIBULE ELEVATION
1"=10'-0" 072503 C:\g020-010-f

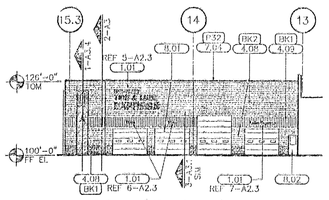


9 SIDE VESTIBULE ELEVATION
1"=10'-0" 032902 C:\g020-009-f

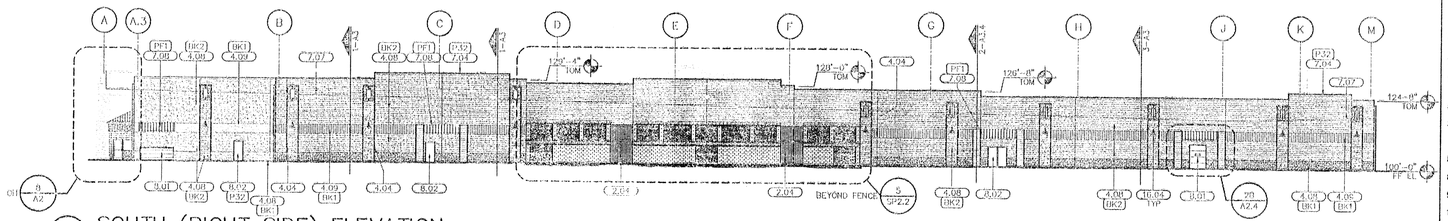


8 SIDE VESTIBULE ELEVATION
1"=10'-0" 062703 C:\g020-008-f

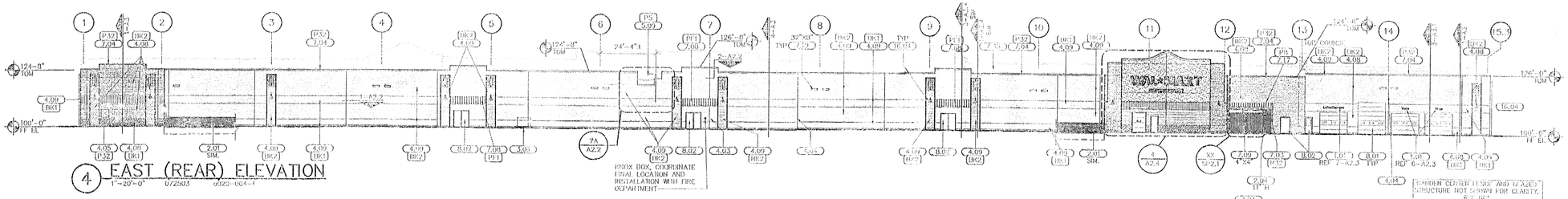
7 GM VESTIBULE ELEVATION
1"=10'-0" 072503 C:\g020-007-f



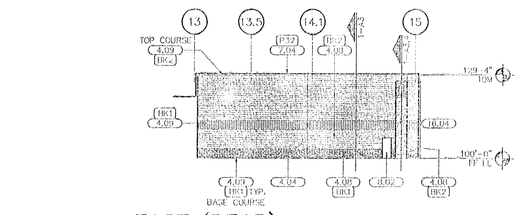
6 WEST (FRONT) AUTO CENTER ELEVATION
1"=20'-0" 013103 C:\g020-006-f



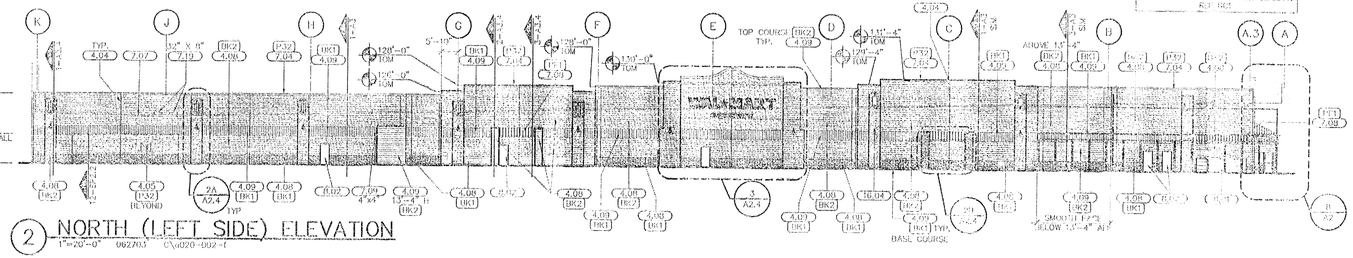
5 SOUTH (RIGHT SIDE) ELEVATION
1"=20'-0" 072503 C:\g020-005-f



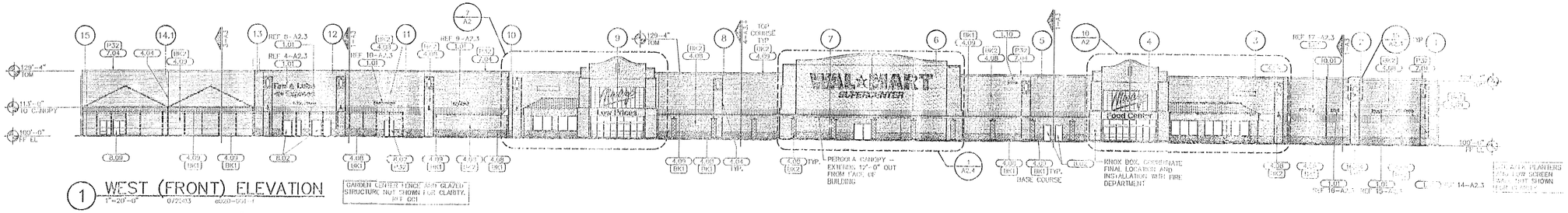
4 EAST (REAR) ELEVATION
1"=20'-0" 072503 C:\g020-004-f



3 EAST (REAR) SEASONAL SHOP ELEVATION
1"=20'-0" 032902 C:\g020-003-f



2 NORTH (LEFT SIDE) ELEVATION
1"=20'-0" 062703 C:\g020-002-f



1 WEST (FRONT) ELEVATION
1"=20'-0" 072503 C:\g020-001-f

14375 South Boulder Avenue, Suite 800
Tulsa, Oklahoma 74137-5700
(918) 587-8600 Fax: (918) 587-8601

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CONSULTANTS

WAL★MART SUPERCENTER
ALBUQUERQUE (S), NM
STORE NO. 3430

JOB NUMBER: 0320015 | PROTO: C-192-SCL-01

ISSUE BLOCK

CHECKED BY:	
DRAWN BY:	MKW
FILE NAME:	192-A020
PROTO CYCLE:	122603
DOCUMENT DATE:	030504

EXTERIOR ELEVATIONS

SHEET: 8A

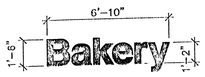
WALMART SIGN: SUNGUARD WEATHERABLE POLYCARBONATE

ALL OTHERS: STA-TUFF ACRYLIC

C/A022-SIGN

SIGNAGE SCHEDULE

FRONT SIGNAGE	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
WAL*MART	5	RED	189 SF	945 SF
SUPERCENTER	5	RED	39.17 SF	195.85 SF
Always	2	RED	145.64 SF	291.28 SF
Food Center	1	RED	50.47 SF	50.47 SF
Low Prices	1	RED	44.38 SF	44.38 SF
Produce	1	RED	11.88 SF	11.88 SF
Meat	1	RED	6.84 SF	6.84 SF
Deli	1	RED	5.30 SF	5.30 SF
Bakery	1	RED	10.25 SF	10.25 SF
Optical	1	RED	10.26 SF	10.26 SF
Pharmacy	1	RED	14.56 SF	14.56 SF
1-Hour Photo	1	RED	16.50 SF	16.50 SF
We Sell For Less	1	RED	68.20 SF	68.20 SF
Tire & Lube	1	RED	47.70 SF	47.70 SF
Express ==>	1	RED	32.88 SF	32.88 SF
TOTAL FRONT SIGNAGE				1751.32 SF
AUTO CENTER SIGNAGE				
WAL*MART	1	RED	11.15 SF	11.15 SF
TIRE & LUBE	1	RED	26.25 SF	26.25 SF
EXPRESS	1	RED	39.71 SF	39.71 SF
FUTURE OIL LOGO	1	---	30.00 SF	30.00 SF
Tires	3	RED	3.26 SF	9.78 SF
Lube Express	3	RED	8.96 SF	26.88 SF
TOTAL AUTO CENTER SIGNAGE				143.77 SF
TOTAL BUILDING SIGNAGE				1895.09 SF

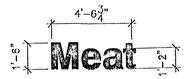


10.25 SQ. FT.

17 SIGNAGE 1/4" = 1'-0"

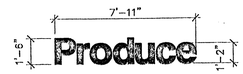
5.30 SQ. FT.

16 SIGNAGE 1/4" = 1'-0"



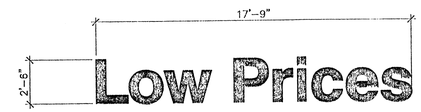
6.84 SQ. FT.

15 SIGNAGE 1/4" = 1'-0"



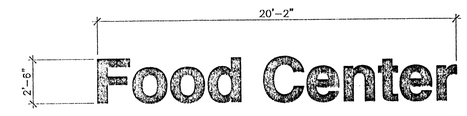
11.88 SQ. FT.

14 SIGNAGE 1/4" = 1'-0"



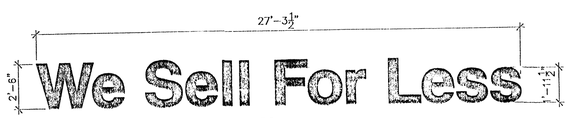
44.38 SQ. FT.

13 SIGNAGE 1/4" = 1'-0"



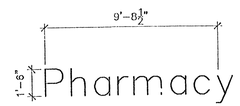
50.47 SQ. FT.

12 SIGNAGE 1/4" = 1'-0"



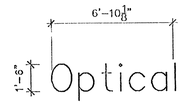
68.20 SQ. FT.

11 SIGNAGE 1/4" = 1'-0"



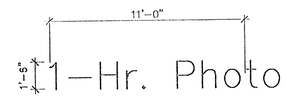
14.56 SQ. FT.

10 SIGNAGE 1/4" = 1'-0"



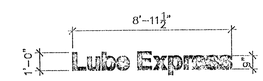
10.26 SQ. FT.

9 SIGNAGE 1/4" = 1'-0"



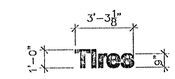
16.50 SQ. FT.

8 SIGNAGE 1/4" = 1'-0"



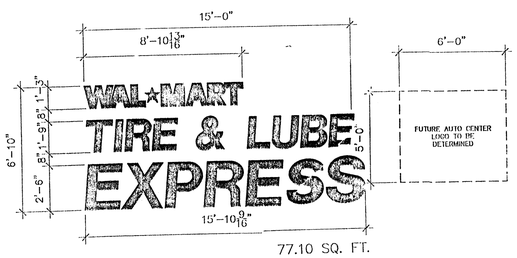
8.96 SQ. FT.

7 SIGNAGE 1/4" = 1'-0"



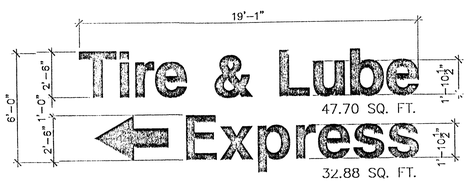
3.26 SQ. FT.

6 SIGNAGE 1/4" = 1'-0"



77.10 SQ. FT.

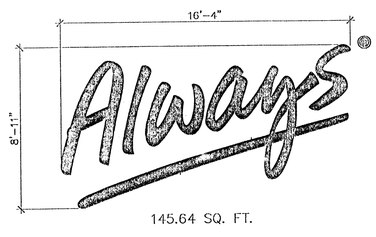
5 SIGNAGE 1/4" = 1'-0"



47.70 SQ. FT.

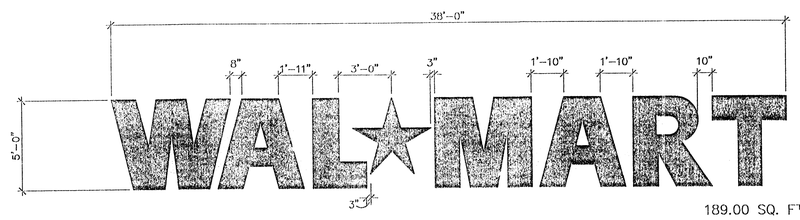
32.88 SQ. FT.

4 SIGNAGE 1/4" = 1'-0"



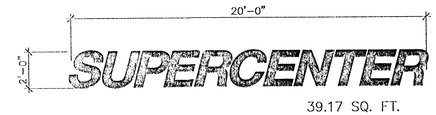
145.64 SQ. FT.

3 SIGNAGE 1/4" = 1'-0"



189.00 SQ. FT

2 SIGNAGE 1/4" = 1'-0"



39.17 SQ. FT.

1 SIGNAGE 1/4" = 1'-0"

WALMART STORES, INC. CITY OF ALBUQUERQUE
1437 South Boulder Avenue, Suite 500
Tulsa, Oklahoma 74119-3603
(918) 587-8600 FAX: (918) 587-4801

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CONSULTANTS

WAL★MART
SUPERCENTER
ALBUQUERQUE (C), NM
STORE NO.650

JOB NUMBER: 0220031 PROTO: 192

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		192-A022

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FILE NAME:	
PROTO CYCLE:	012502
DOCUMENT DATE:	04/01/02

SIGNAGE

SHEET: 8B