



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: JENNIFER COBBS C/O CYNTERGY		Phone: 918-346-6818
Address: 810 S. CINCINNATI, 2ND FLOOR		Email: jcobbs@cyntergy.com
City: TULSA	State: OK	Zip: 74119
Professional/Agent (if any): JAMES E., TURNER C/O CYNTERGY		Phone: 918-877-6000
Address: 810 S. CINCINNATI, 2ND FLOOR		Email:
City: TULSA	State: OK	Zip: 74119
Proprietary Interest in Site: ARCHITECT FOR WALMART		List all owners: WALMART R.E. BUS. TRUST

BRIEF DESCRIPTION OF REQUEST

MINOR SITE AMENDMENT FOR EXTERIOR PAINT, EXTERIOR SIGN, AND ONLINE GROCERY PICKUP (OGP) DESIGNATED PARKING CHANGES

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 1	Block: 88	Unit:
Subdivision/Addition: SNOW HEIGHTS ADDITION	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): H-21-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M (EXISTING TO REMAIN)
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 8.0949

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 11001 MENAUL BLVD. NE. Between: MORRIS ST. NE. and: JUAN TABO BLVD. NE.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1002445, 1008823, 1009075, 1009407, 1002445

Signature:	Date:
Printed Name: JENNIFER COBBS C/O CYNTERGY	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-02084	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2021-006327

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☐ ARCHEOLOGICAL CERTIFICATE

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

☐ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ☐ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☒ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☒ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ ACCELERATED EXPIRATION SITE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

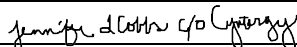
☐ ALTERNATIVE SIGNAGE PLAN

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
 - ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - ☐ Sign Posting Agreement
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

☐ ALTERNATIVE LANDSCAPE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 

Date: 12-9-2021

Printed Name: JENNIFER L. COBBS

☐ Applicant or ☒ Agent

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Project Number:	Case Numbers
PR-2021-006327	SI-2021-02084
	-
	-
Staff Signature:	
Date:	





RED TAIL ACQUISITIONS, LLC
COMMERCIAL REAL ESTATE INVESTMENTS

October 26, 2021

City of Albuquerque Planning Department
600 2nd NW
Albuquerque, NM 87102

Dear City of Albuquerque Planning Department,

Please receive this as authorization for Cyntergy, on behalf FPA Foothills, LLC, (Property Owner) and Red Tail Acquisitions, LLC (Managing Agent) and Walmart (Tenant), to submit this letter of intent and supporting documentation to the City of Albuquerque. The indicated submittal will be for review of a Minor Amendment to Site Plan-DRB (Administrative Amendment-AA) for property Walmart #5675 located at 11001 Menaul Boulevard NE. We anticipate the submittal will be reviewed by the City of Albuquerque Planning Department and hereby authorize Cyntergy to represent FPA Foothills, LLC and Red Tail Acquisitions, LLC, along with Walmart in responding to the City of Albuquerque's recommendations, as well as participating in any public Committee meetings as necessary.

Sincerely,

Curt Lorenz

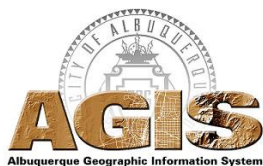
Regional Commercial Property Manager
Red Tail Acquisitions, LLC
Managing Agent of
FPA Foothills, LLC

707 W. Main Ave., Suite B-1
Spokane, WA 99201
509-624-4627
clorenz@rtacq.com

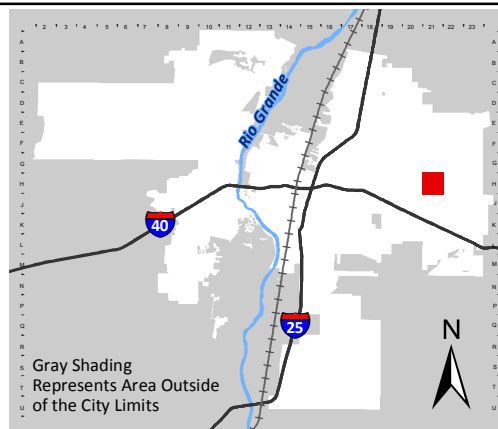


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-21-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

December 9, 2021

City of Albuquerque Planning Department
600 2nd NW
Albuquerque, NM 87102

Dear City of Albuquerque Planning Department,

We are requesting a review of a Minor Amendment to Site Plan-DRB (Administrative Amendment-AA) of a Pre-IDO Site Development Plan for property Walmart #5675 located at 11001 Menaul Boulevard NE. The requested Minor Amendment scope of work includes pavement striping, Online Grocery Pickup (OGP) designated parking (with stall designation signs), directional signs within parking lot, exterior paint updates, and exterior wall sign updates. Please review the Justification per line item listed below.

Per 14-16-6-4 (Z) (1) Minor Amendments

14-16-6-4 (Z) (1) (a)

1) The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.

The changes included in the request for minor amendment are for updates to the exterior paint, wall attached signs, re-facing site signs, and converting existing parking stalls to become designated Online Grocery Pickup (OGP). There are no exterior color restrictions for this location and the exterior signs meet the Sign Ordinance for Zoning MX-M.

(2) The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.

The requested change is within the Site Plan-Administrative and Sign Permit approval thresholds, the developed site area total is not changing and the signs fall within the existing sign code applicable to the zoning of the site.

(3) The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site, which would warrant additional review by the original decision-making body.


The requested amendment does not affect major public infrastructure or change access or circulation patterns on the property.

(4) No deviations, Variance, or Waivers shall be granted for minor amendments.

There are no requests for deviations, variances, or waivers to ordinances within this request.

We appreciate your consideration for the Minor Site Amendment.

Sincerely,

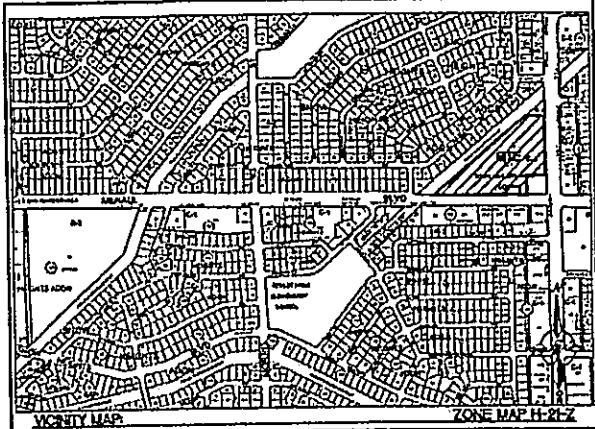

C/O Cyntergy

Jennifer Cobbs

C/O Cyntergy

810 S. Cincinnati, 2nd Floor

Tulsa, OK 74119



LEGAL DESCRIPTION
REMAINING PORTION BLOCK 88 SNOW HEIGHTS TOGETHER WITH
VACATED PORTIONS OF MENAUL AND JUAN TABO BOULEVARD

ADMINISTRATIVE AMENDMENT
FILE # 12-1112 PROJECT # 1022445
10' high pallet enclosure
445 sq ft
APPROVED BY: [Signature] DATE: 7/11/12

ADMINISTRATIVE AMENDMENT
FILE # 12-1112 PROJECT # 1022445
10' high pallet enclosure
445 sq ft
APPROVED BY: [Signature] DATE: 9/11/12

ADMINISTRATIVE AMENDMENT
FILE # 12-1112 PROJECT # 1022445
NEW EXTERIOR PAINT COLOPS, REPLACE
PHARMACY DRIVE THRU BUS AND SIGNAGE
NEW PHARMACY PICK-UP SIGN
APPROVED BY: [Signature] DATE: 10-31-17

- 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.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT
FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT-OFF
SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND
THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH
HORIZONTAL LAMPS.
 - PEDESTRIAN CROSSWALKS, INCLUDING PEDESTRIAN PATHWAYS AND DRIVE-
ABLE CROSSINGS SHALL BE CONSTRUCTED OF A MATERIAL OTHER
THAN ASPHALT, SUCH AS TEXTURED (SCORED) COLORED CONCRETE OR
THERMOPLASTIC.
 - 10' CLEARANCE SHALL BE PROVIDED FOR ALL GROUND MOUNTED PNM
UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PROPOSES.

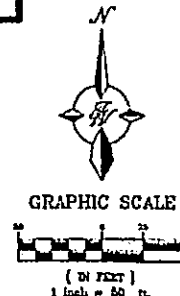
ADMINISTRATIVE AMENDMENT
FILE # 12-1112 PROJECT # 1022445
10' high pallet enclosure
445 sq ft
APPROVED BY: [Signature] DATE: 9/23/11

LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING STREET LIGHTS
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SAWCUT
- STANDARD DUTY ASPHALT
- ADA ACCESSIBLE ROUTE
- PROPOSED PARKING SPACES
- CART CORRAL
- SITE LIGHTING (SEE LIGHTING PLAN)

NO.	DATE	REVISIONS	BY
1	06-09-12	ADD BULK AND PALLET RECYCLING ENCLOSURE	JCH
2	05-23-12	REVISION CENTER SIGN	JCH
3		REVISIONS	

- INDEX TO DRAWINGS**
- SITE PLAN FOR BUILDING PERMIT
 - SITE PLAN
 - L1-LANDSCAPING PLAN
 - GRADING PLAN
 - MASTER UTILITY PLAN
 - DETAILS
 - BUILDING ELEVATIONS
 - BUILDING ELEVATIONS
 - AA SITE PLAN (PREVIOUSLY APPROVED)
 11. FROM SAN ELEVATION



SITE DATA
LEGAL DESCRIPTION: PORTION OF BLOCK 88 SNOW HEIGHTS
ZONING: C-2 (SC)
SITE AREA: 8.61 ACRES

PROPOSED USE/EXISTING USE:
COMMERCIAL, RETAIL

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
EXISTING INGRESS AND EGRESS IS PROVIDED DIRECTLY TO MENAUL BLVD AT FOUR
DRIVEWAY APRONS AND DIRECTLY TO JUAN TABO BLVD AT THREE DRIVEWAY APRONS.

THE PROPOSED BUILDING ADDITION WILL REQUIRE THE TWO MOST SOUTHWESTERLY
DRIVEWAY APRONS RECONFIGURED AS SHOWN TO CONTINUE TO MAINTAIN INGRESS AND
EGRESS FOR VEHICULAR TRAFFIC AT THESE LOCATIONS. PEDESTRIAN INGRESS AND
EGRESS WILL BE ENHANCED WITH A DIRECT PEDESTRIAN CONNECTION TO MENAUL
BLVD WHICH IS ADA COMPLIANT.

INTERNAL CIRCULATION REQUIREMENTS:
AN EXISTING NON-EXCLUSIVE RIGHT OF WAY EASEMENT IS IN PLACE TO PROVIDE
ACCESS TO THE TWO SEPARATE RESTAURANT PADS ALONG MENAUL BOULEVARD
WHICH ARE "NOT A PART" OF THIS SITE DEVELOPMENT PLAN.

MAXIMUM BUILDING HEIGHT ALLOWED:
28 FEET AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER
28 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT
THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH
ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRAINAGEWAY RIGHT-OF-WAY
CENTERLINE TO PROTECT SOLAR ACCESS. A STRUCTURE OVER 28 FEET MAY NOT
EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN
ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME
BOUNDARIES OR CENTER LINE.

PROPOSED BUILDING HEIGHT: 32' MAXIMUM

MINIMUM BUILDING SETBACK:
THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN
FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR
ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

MAXIMUM TOTAL DWELLING UNITS:
N/A. RESIDENTIAL USE NOT PERMITTED PER ZONING

NON-RESIDENTIAL USES' MAXIMUM FLOOR AREA RATIO:
NO REQUIREMENT, (0.247 F.A.R. EXISTING/0.250 F.A.R. PROPOSED)

PHASING:
NONE

STRUCTURE LOCATIONS:
EXISTING STRUCTURES WILL REMAIN IN PLACE, EXCEPT FOR THE SOUTHWESTERLY
TENT SPACE TO BE DEMOLISHED AND REBUILT AS INDICATED ON THE PLAN.

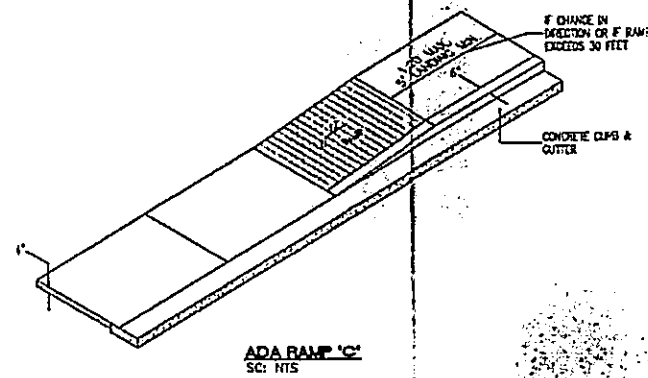
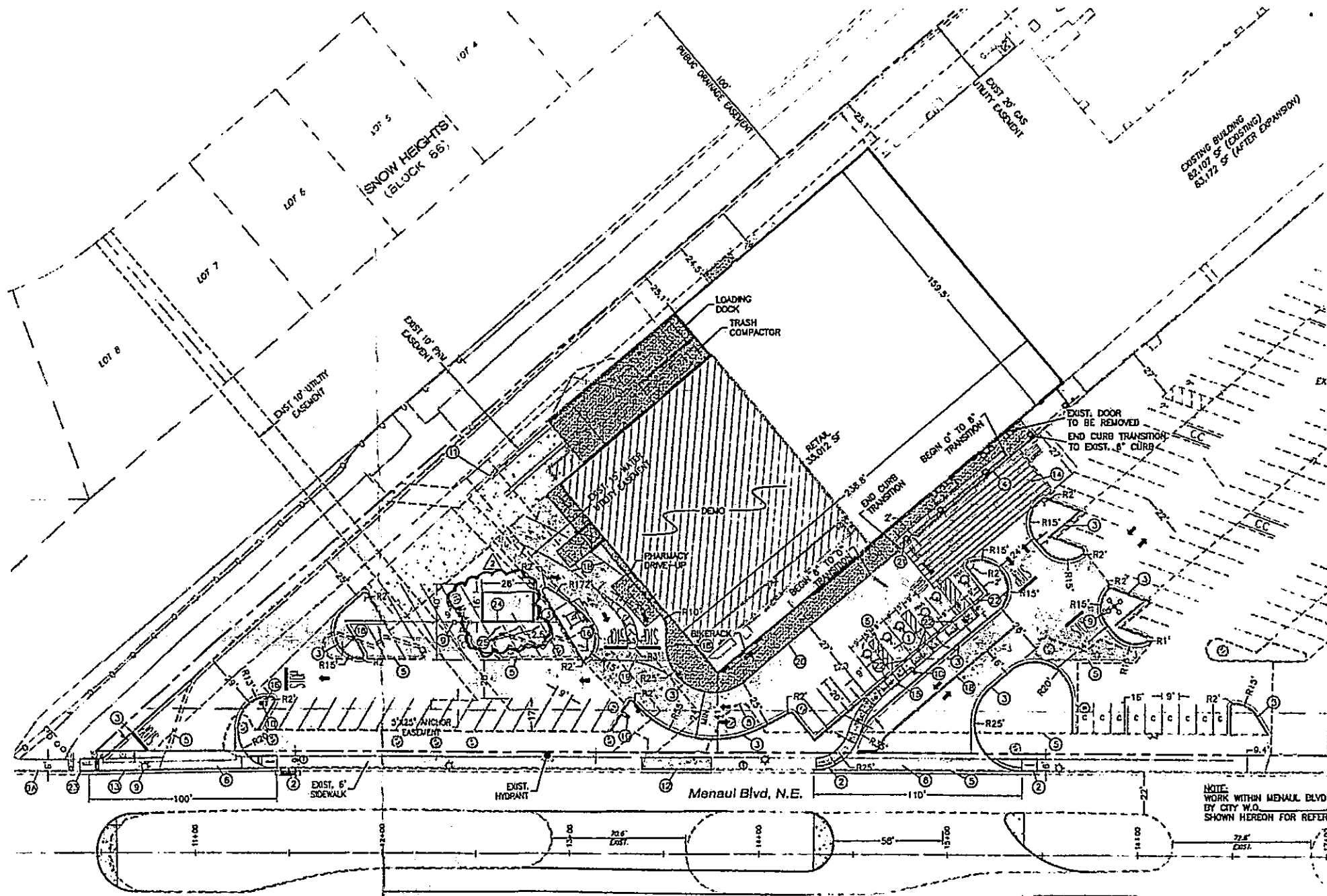
STRUCTURE ELEVATIONS AND FINISHES:
BUILDING AREA:
WEST BLDG: 82,107 SF (EXISTING) + 1,065 SF (PROPOSED EXPANSION)
83,172 SF (AFTER EXPANSION)
EXISTING EAST BLDG: 10,516 SF
TOTAL: 93,688 SF (AFTER EXPANSION)
SEE SHEETS B THROUGH G FOR STRUCTURE ELEVATIONS

PARKING FACILITIES:
PARKING CALCULATIONS:
SPACE/200 SF (FIRST 15,000 SF): 75 SPACES
SPACE/250 SF (15,000 TO 60,000 SF): 160 SPACES
SPACE/300 SF (> 60,000 SF): 112 SPACES
REQUIRED (GROSS): 347 SPACES
10% TRANSIT REDUCTION: -37 SPACES
TOTAL REQUIRED: 330 SPACES
TOTAL PROVIDED: 341 SPACES
CART CORRALS PROVIDED: 8 SPACES
HC PARKING REQUIRED: 12 SPACES (2 VAN ACCESSIBLE)
NOTE: BUILDING ADDITION DOES NOT EXCEED 2500 SQUARE FEET, THEREFORE
ONLY GENERAL REQUIREMENTS OF § 14-16-3-1 OFF-STREET PARKING
REGULATIONS APPLY.

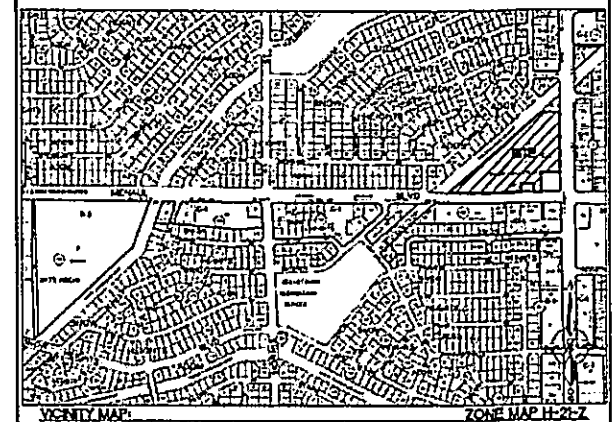
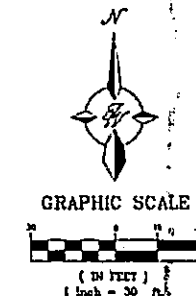
LOADING FACILITIES:
DELIVERY DOCK IS LOCATED AT THE REAR (NORTH SIDE) OF BUILDING.

LOCAL AUTO TRANSPORTATION:
PUBLIC TRANSPORTATION IS AVAILABLE TO AN EXISTING TRANSIT STOPS AT THE SITE
SERVED WITH ROUTES 1 AND 8.

FIRE MARSHAL APPROVAL			DATE
ENGINEER'S SEAL	FOOTHILLS, S.C.		DRAWN BY
	MENAU AND JUAN TABO		DATE
	AA - SITE PLAN FOR		9-02-11
	BUILDING PERMIT (OVERALL)		DRAWING
RONALD R. BHOWM P.E. #7888	TERRA WEST, LLC		SHEET #
	5371 MIDWAY PARK PL. NE		1
	ALBUQUERQUE, NEW MEXICO 87110		JOB #
	(505) 858-3100		2010077



- LEGEND**
- PROPOSED CURB & GUTTER
 - BOUNDARY LINE
 - - - EASEMENT
 - - - EXISTING SIDEWALK
 - - - EXISTING CURB & GUTTER
 - - - EXISTING STREET LIGHTS
 - HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT
 - SAWCUT
 - STANDARD DUTY ASPHALT
 - ADA ACCESSIBLE ROUTE
 - PROPOSED PARKING SPACES
 - CART CORRAL
 - SITE LIGHTING (SEE LIGHTING PLAN)



LEGAL DESCRIPTION
REMAINING PORTION BLOCK 88 SNOW HEIGHTS TOGETHER WITH
VACATED PORTIONS OF MENAUL AND JUAN TABO BOULEVARD

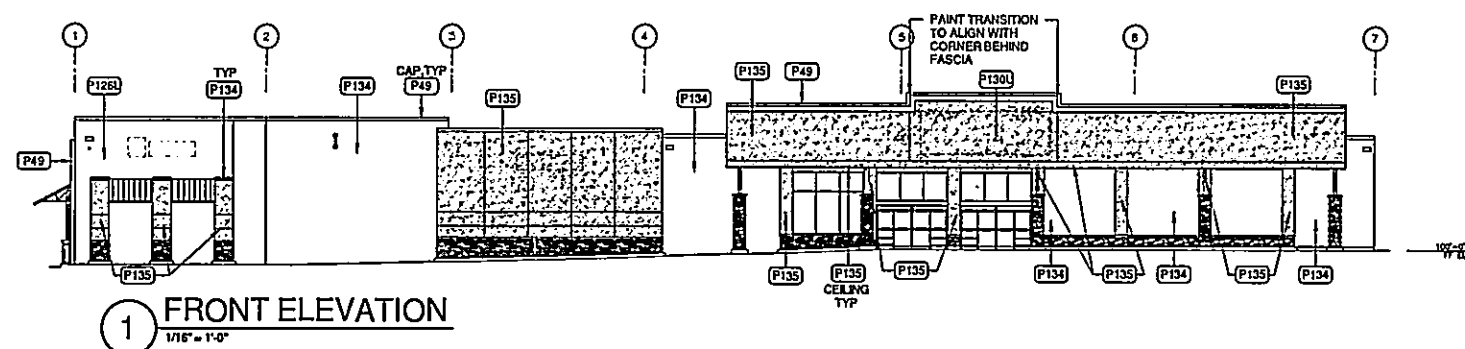
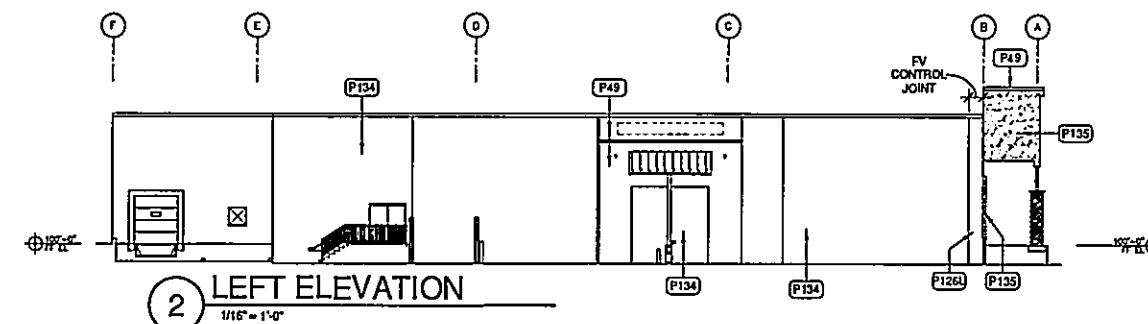
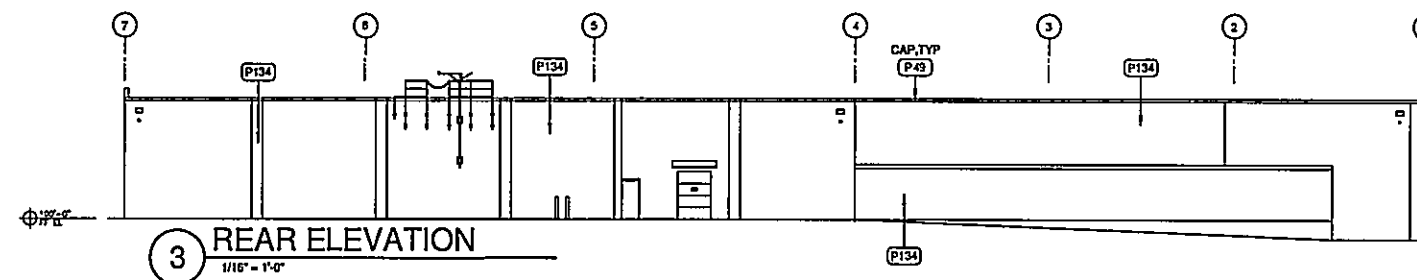
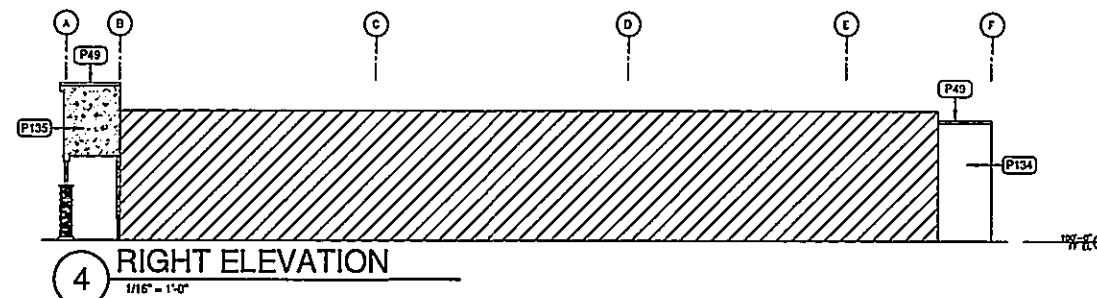
KEYED NOTES

- 1 ACCESSIBLE PARKING SEE DETAIL SHEET 8
- 2 ACCESSIBLE RAMP W/ TRUNCATED DOMES PER COA STD DWG #2426
- 3 6" CURB AND GUTTER PER COA STD DWG 24158
- 4 SIDEWALK FLUSH WITH ASPHALT
- 5 REMOVE AND DISPOSE EXIST CURB
- 6 6" VALLEY GUTTER PER COA STD DWG 2420
- 7 6" MH CROSSWALK
- 8 NEW MEDIAN CURB PER COA STD DWG 24158
- 9 REMOVE & RELOCATE POLE AND LAMP BY CONTRACTOR (SEE LIGHTING PLAN)
- 10 REMOVE & RELOCATE POLE AND LAMP BY PHM (SEE LIGHTING PLAN)
- 11 NEW POLE AND LAMP (SEE LIGHTING PLAN)
- 12 4" WIDE X 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL
- 13 REMOVE EXIST. DRIVEWAY ACCESS. CONSTRUCT 37' LF OF CURB, GUTTER, & 6" SIDEWALK PER COA STD DWG #2415A & #2430
- 14 ENTRANCE TO BE WIDENED
- 15 PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE
- 16 ACCESSIBLE RAMP "B" SEE DETAIL SHEET 9
- 17 R5-1 30"x30" ("DO NOT ENTER") SIGN
- 18 PAINT MEDIAN NOSE YELLOW
- 19 4" SOLID YELLOW STRIPE
- 20 4" SOLID WHITE STRIPE
- 21 6" CURB
- 22 SIDEWALK FLUSH WITH PAVEMENT. SEE ARCHITECTURAL PLAN FOR DETECTABLE WARNING DETAILS.
- 23 BOLLARD MOUNTED SIGN PER DETAIL ON SHEET 7
- 24 DRIVEPAD PER COA STD DWG #2425
- 25 BALE/PALLET RECYCLING ENCLOSURE SEE SHEET 11 FOR DETAILS
- 26 WHEEL STOP

NO.	DATE	REVISIONS
1	08-08-12	ADD BALE AND PALLET RECYCLING ENCLOSURE

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7668	FOOTHILLS, S.C. MENAU AND JUAN TABO AA - SITE PLAN FOR BUILDING PERMIT	DRAWN BY BY DATE 9-02-11 DRAWING 2010077-SFB-30 DELTA2 SHEET # 2 JOB # 2010077
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terrawestllc.com	

P#	COLOR NAME
P49	SW# 7019 "GAUNTLET GRAY"
P126U	SW# 6885 "KNOCKOUT ORANGE" (URETHANE)
P135	SW# 7017 "DORIAN GRAY"
P130U	SW# 6922 "OUTRAGEOUS GREEN"
P134	SW# 7015 "REPOSE GRAY"



SHEET NOTES

- POWER WASH 100% OF EXTERIOR WALLS PRIOR TO PAINTING.
- PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQUIRED.
- REMOVE SEALANT AND BACKER MATERIAL FROM ALL BUILDING CONTROL JOINTS AND EXPANSION JOINTS. FILL AND SEAL JOINTS.
- PAINT EXTERIOR OF BUILDING AS SHOWN. AT WALL(S) SIGN(S) MASK AND PAINT AROUND LIT SIGN CHARACTERS.
- PAINT DOOR HOODS, HOLLOW METAL STEEL DOORS AND FRAMES, GUTTERS AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, GAS LINES, AND EXPOSED MISCELLANEOUS STEEL TO MATCH ADJACENT BUILDING COLOR UNO.
- PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL.
- WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK P148. DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED.
- PAINT JIB CRANE - P36 ON JIB BOOM, P5 ON HANDRAILS.
- PAINT ALL GAS PIPE ON SIDE WALLS TO MATCH ADJACENT WALL COLOR. DO NOT PAINT METER OR VALVES.
- PAINT SPRINKLER VALVES P21. DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL.
- PAINT SECURITY WALL PACK HOUSINGS TO MATCH ADJACENT WALL. REMOVE PAINT OVERSPRAY FROM LENSES.
- DO NOT PAINT LED WALL PACK HOUSINGS.
- PAINT GARDEN CENTER STEEL DOORS AND FRAMES TO MATCH ADJACENT BUILDING WALL. IF THERE ARE TWO COLORS AT ADJACENT WALL USE BOTTOM COLOR FOR ENTIRE DOOR AND FRAME.
- PAINT GARDEN CENTER STEEL DOORS AND FRAMES P81 WHEN ADJACENT TO ORNAMENTAL FENCE.
- SIGNAGE OMITTED FOR CLARITY.
- REMOVE ANY BANNERS OR TEMPORARY SIGNS PRIOR TO PAINTING.
- PAINT ALL REMOTE BUILDINGS, FENCES, OR STRUCTURES NOT SHOWN ON A2, THAT WERE PREVIOUSLY PAINTED, P134.

B|R|R
architecture

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THE AGREEMENT AND MAY BE
CAUSE FOR LEGAL ACTION.

CONSULTANTS

Walmart
ALBUQUERQUE, NM
STORE NO: 5675
JOB NUMBER: 96542672
ELEVATIONS

ISSUE BLOCK

CHECKED BY:
DRAWN BY: TF
PROTO:
DOCUMENT DATE: 07/12/17

ELEVATIONS

SHEET:
A2

4

SIGNAGE GENERAL NOTES

- SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY OTHERS.
- SIGNAGE CONTRACTOR RESPONSIBILITIES
 - FURNISH SPECIFIED CONDUIT FOR LIGHTED SIGNAGE.
 - MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS.
 - INSTALL SIGNAGE PER DETAILS ON SHEET A2.1

ELECTRICAL GENERAL NOTES

- FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT, AND LABOR, FOR A COMPLETE INSTALLATION IN ALL RESPECTS, READY FOR INTENDED USE AND IN STRICT ACCORDANCE WITH NEC, NESC, STATE, AND LOCAL CODES, AND MANUFACTURER'S RECOMMENDATIONS. PAY ALL NECESSARY FEES AND PERMITS.
 - NO CIRCUITRY SHALL BE ALLOWED TO BE ROUTED ACROSS THE ROOF OR THE EXTERIOR SIDE OF THE EXTERIOR WALLS.
 - ALL EQUIPMENT SHALL BE UL LISTED WHERE APPLICABLE.
 - ARRANGE ALL WORK TO MINIMIZE DISRUPTIONS TO STORE OPERATIONS. COORDINATE ALL DISRUPTIONS WITH WALMART CONSTRUCTION MANAGER AND STORE MANAGER.
 - CONTRACTORS SHALL VERIFY ALL WALL FINISH THICKNESSES BEFORE INSTALLING BOXES. FURNISH AND INSTALL EXTENDED BOXES OR BOX EXTENDERS WHERE REQUIRED.
- WHERE ELECTRICAL CONNECTIONS FOR SIGNAGE OCCUR BELOW ROOF LINE, MOUNT JUNCTION BOXES TO WALL AT SIGN CONNECTION POINT AND PROVIDE 3/4" CONDUIT TO CONTROL BOX FOR LOW VOLTAGE WIRING (INSTALLED BY OTHERS). REFER TO ARCHITECTURAL DETAILS FOR EXACT SIGN LOCATION(S) AND SIGN INSTALLER FOR CONTROL BOX LOCATION PRIOR TO INSTALLATION. WHERE ELECTRICAL CONNECTIONS FOR SIGNAGE OCCUR ABOVE ROOF LINE, PROVIDE UNISTRUT TO MOUNT JUNCTION BOXES TO BACK SIDE OF PARAPET AND PROVIDE 3/4" CONDUIT TO CONTROL BOX FOR LOW VOLTAGE WIRING (INSTALLED BY OTHERS). PROVIDE ONLY ONE PENETRATION THROUGH THE ROOF. REF ARCHITECTURAL WALL SECTIONS AND SIGN ATTACHMENT FOR ROOF AND PARAPET PENETRATION REQUIREMENTS.

EXISTING SIGNAGE SCHEDULE

SIGNAGE	QTY	COLOR	SIZE	AREA (SF)	TOTAL AREA (SF)
SIDE					
Pharmacy Drive-Thru	1	WHITE	1'-6"	39.90	39.90
TOTAL SIDE SIGNAGE					39.90
FRONT					
Walmart Neighborhood Market	1	WHITE/YELLOW/GREEN	3'-6"	187.67	187.67
Pharmacy Drive-Thru	1	WHITE	2'-0"	62.68	62.68
TOTAL FRONT SIGNAGE					250.35
TOTAL EXISTING SIGNAGE					290.25

NEW SIGNAGE SCHEDULE

SIGNAGE	QTY	COLOR	SIZE	AREA (SF)	TOTAL AREA (SF)
SIDE					
Pharmacy Drive-Thru (Existing)	1	WHITE	1'-6"	39.90	39.90
TOTAL SIDE SIGNAGE					39.90
FRONT					
Walmart Neighborhood Market (Existing)	1	WHITE/YELLOW	3'-6"	187.67	187.67
Pharmacy	1	WHITE	2'-0"	33.44	33.44
* (Spark) Pickup	1	WHITE/YELLOW	2'-6"	51.86	51.86
TOTAL FRONT SIGNAGE					272.97
TOTAL BUILDING SIGNAGE					312.87

REFER TO SIGNAGE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS

MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION

PLASTIC MOUNT FOR ALL-THREAD STUD, TYP

INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS PRIOR TO SIGN INSTALLATION, TYP

3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT. COAT ALL-THREAD STUD WITH ADHESIVE SEALANT PRIOR TO WALL ATTACHMENT, TYP

PLASTIC NON-ILLUMINATED CHANNEL LETTER

"ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM C648 AND C577 STANDARDS, EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI

SIGN ATTACHMENT AT EXISTING EIFS AND CMU

1 1/2" = 1'-0"

EXISTING CMU

NO EIFS AT SIGN CONDITION

FLEX CONDUIT SUPPLIED WITH LETTERS CONTINUOUS THROUGH ENTIRE PARAPET BY SIGN INSTALLER

FULL BEG OF MULTI-COMPONENT SEALANT AT PERIMETER OF CONDUIT BY SIGN INSTALLER

INSTALL LETTER BACK PRIOR TO INSTALLATION BY SIGN INSTALLER

HELTHIPS 1/4" X 1 5/8" SLEEVE ANCHOR PROVIDED BY WALMART AT EACH SIGN CONNECTION POINT INSTALLED BY SIGN CONTRACTOR

INDIVIDUAL PLASTIC ILLUMINATED CHANNEL LETTERS BY SIGN SUPPLIER

INSTALL LETTER FACES W/ SET SCREWS, TYP BY SIGN INSTALLER

SIGNAGE ATTACHMENT

1 1/2" = 1'-0"

LOCATE CONDUIT PENETRATION 4'-0" MAX FROM UNISTRUT. PROVIDE ONLY ONE ROOF PENETRATION FOR ALL WHIPS.

LOCATE IMPACT ANCHORS AND WIRING CONDUIT PENETRATIONS PER SIGN ATTACHMENT TEMPLATE PROVIDED BY WALMART

SEALANT ALL AROUND BY BUILDING GENERAL CONTRACTOR

CONTINUOUS UNISTRUT. ATTACH AT 48" OC WITH #48 STEEL PLATE WITH (4) 1/2" MASONRY EXPANSION ANCHORS. SET PLATE IN FULL BEG OF SEALANT. NOTE, UNISTRUT MAY BE ABOVE OR BELOW WIRE PENETRATION BY BUILDING GENERAL CONTRACTOR

4" X 4" JUNCTION BOX ATTACH TO UNISTRUT BY BUILDING GENERAL CONTRACTOR

SIGN MOUNTING LOCATION (TYP) FIELD VERIFY EXACT LOCATIONS

ROOF LINE

JOIST BEARING ELEVATION LINE

PICKUP SIGN MOUNTING DIAGRAM

1/4" = 1'-0"

NOTE TO SIGN INSTALLER: ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES THROUGH WASHERS. ALTERNATE HOLES ARE INDICATED WITH WASHERS ONLY OR ARE OTHERWISE MARKED.

ELECTRICAL PENETRATIONS (TYP) FIELD VERIFY EXACT LOCATIONS

REF BLDG ELEVATIONS TO SIGN

NOTE: ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK

12'-1 3/8"

2'-0 1/8"

Pharmacy

33.44 SQ.FT.

3 SIGNAGE

1/4" = 1'-0"

15'-4"

3'-10 1/2"

10'-7 1/2"

WHITE PLASTIC LETTERS

Pickup

16.86 SF

35.00 SF

PLASTIC LETTERS MATCH SW #6904 "GUSTO GOLD"

5 A2.1 INTERNALLY ILLUMINATED

2 SIGNAGE

1/4" = 1'-0"

EXISTING SIGNAGE TO REMAIN

Pharmacy Drive-Thru

2 LEFT ELEVATION

1/16" = 1'-0"

REMOVE EXISTING PHARMACY DRIVE-THRU SIGN

NEW SIGN REF 2-A2.1

NEW SIGN REF 3-A2.1

EXISTING SIGNAGE TO REMAIN. INSTALL WHITE FACE ON PILL CAN PORTION

1 FRONT ELEVATION

1/16" = 1'-0"

B|R|R
architecture

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CONSULTANTS

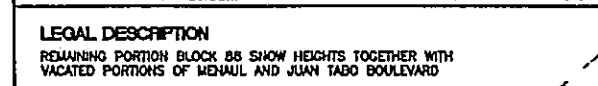
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ALBUQUERQUE, NM
STORE NO: 5675
JOB NUMBER: 96542672 EXTERIOR PAINT

ISSUE BLOCK

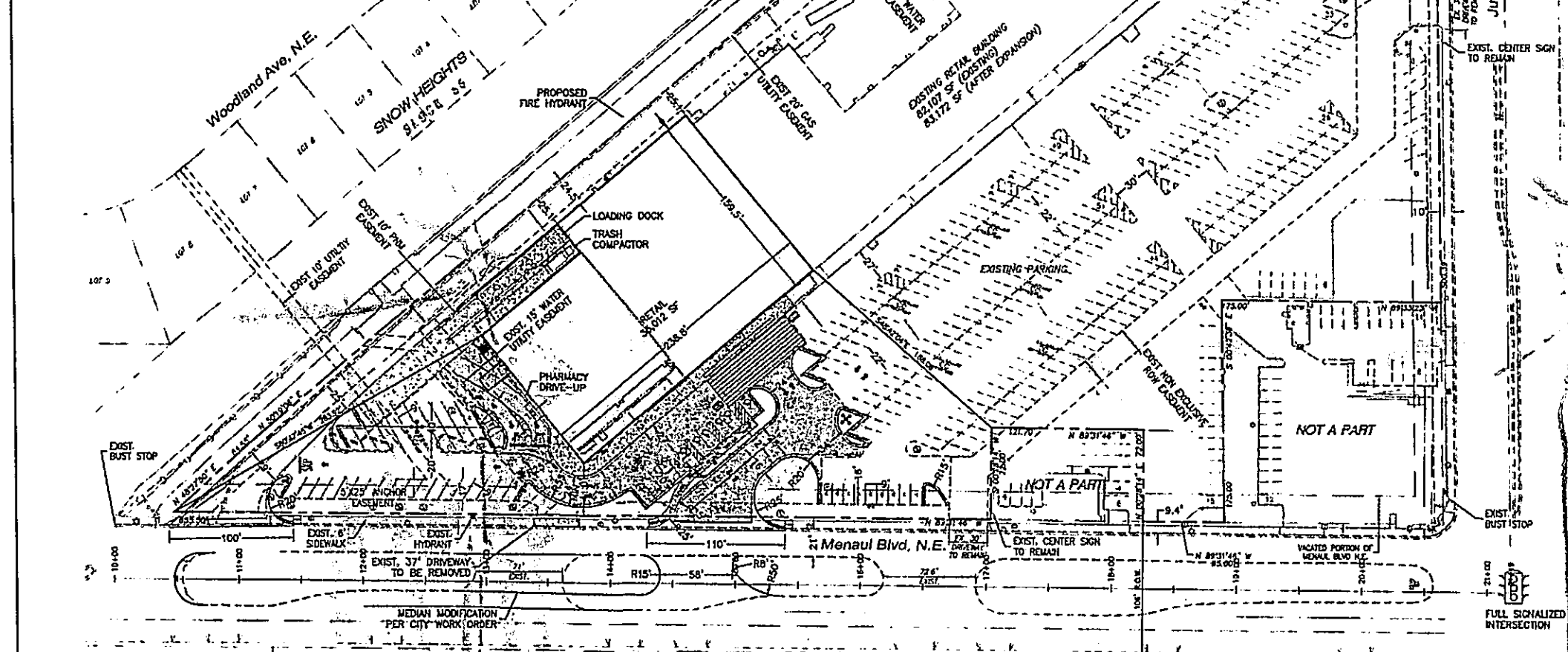
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DRAWN BY: TF
PRD TO:
DOCUMENT DATE: 8/7/12/17

SIGNAGE AND DETAILS

SHEET
A2.1



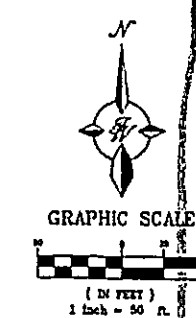
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- NOTES:**
1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE GUIDANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 3. LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES, LIGHT FIXTURES SHALL BE A MAXIMUM OF 20" WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE, THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
 4. PEDESTRIAN CROSSWALKS, INCLUDING PEDESTRIAN PATHWAYS AND DRIVE AISLE CROSSINGS SHALL BE CONSTRUCTED OF A MATERIAL OTHER THAN ASPHALT, SUCH AS TEXTURED (SCORED) COLORED CONCRETE OR THERMOPLASTIC.
 5. 10' CLEARANCE SHALL BE PROVIDED FOR ALL GROUND MOUNTED PNM UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PROPOSES.

ADMINISTRATIVE AMENDMENT FILE # <u>100101</u> PROJECT # <u>100101</u> NOT FOR CONSTRUCTION - 10/10/10 DATE <u>10/10/10</u>	APPROVED BY <u>[Signature]</u> DATE <u>10/10/10</u>
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- INDEX TO DRAWINGS**
- 1. SITE PLAN FOR BUILDING PERMIT**
 - 2. SITE PLAN**
 - 3. L1-LANDSCAPING PLAN**
 - 4. GRADING PLAN**
 - 5. MASTER UTILITY PLAN**
 - 6. DETAILS**
 - 7. DETAILS**
 - 8. BUILDING ELEVATIONS**
 - 9. BUILDING ELEVATIONS**
 - 10. AA SITE PLAN (PREVIOUSLY APPROVED)**



SITE DATA
LEGAL DESCRIPTION: PORTION OF BLOCK 88 SNOW HEIGHTS
ZONING: C-2 (SC)
SITE AREA: 8.61 ACRES

PROPOSED USE/EXISTING USE:
COMMERCIAL RETAIL

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
EXISTING INGRESS AND EGRESS IS PROVIDED DIRECTLY TO MENAUL BLVD AT FOUR DRIVEWAY APRONS AND DIRECTLY TO JUABO BLVD AT THREE DRIVEWAY APRONS.

THE PROPOSED BUILDING ADDITION WILL REQUIRE THE TWO MOST SOUTHWESTERLY DRIVEWAY APRONS RECONFIGURED AS SHOWN TO CONTINUE TO MAINTAIN INGRESS AND EGRESS FOR VEHICULAR TRAFFIC AT THESE LOCATIONS. PEDESTRIAN INGRESS AND EGRESS WILL BE ENHANCED WITH A DIRECT PEDESTRIAN CONNECTION TO MENAUL BLVD WHICH IS ADA COMPLIANT.

INTERNAL CIRCULATION REQUIREMENTS:
AN EXISTING NON-EXCLUSIVE RIGHT OF WAY EASEMENT IS IN PLACE TO PROVIDE ACCESS TO THE TWO SEPARATE RESTAURANT PADS ALONG MENAUL BOULEVARD WHICH ARE "NOT A PART" OF THIS SITE DEVELOPMENT PLAN.

MAXIMUM BUILDING HEIGHT ALLOWED:
28 FEET AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 28 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRIVEWAY RIGHT-OF-WAY CENTERLINE, TO PROTECT SOLAR ACCESS. A STRUCTURE OVER 28 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTER LINE.

PROPOSED BUILDING HEIGHT: 32' MAXIMUM

MINIMUM BUILDING SETBACK:
THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

MAXIMUM TOTAL DWELLING UNITS:
N/A. RESIDENTIAL USE NOT PERMITTED PER ZONING

NONRESIDENTIAL USES' MAXIMUM FLOOR AREA RATIO:
NO REQUIREMENT. (0.247 F.A.R. EXISTING/0.250 F.A.R. PROPOSED)

PHASING
NONE.


STRUCTURE LOCATIONS:
EXISTING STRUCTURES WILL REMAIN IN PLACE, EXCEPT FOR THE SOUTHWESTERLY TENANT SPACE TO BE DEMOLISHED AND REBUILT AS INDICATED ON THE PLAN.

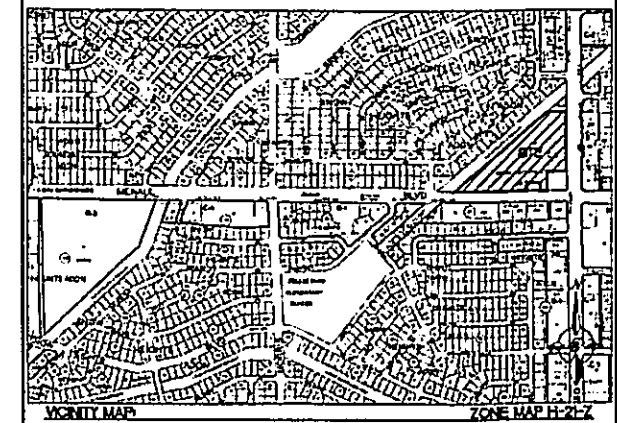
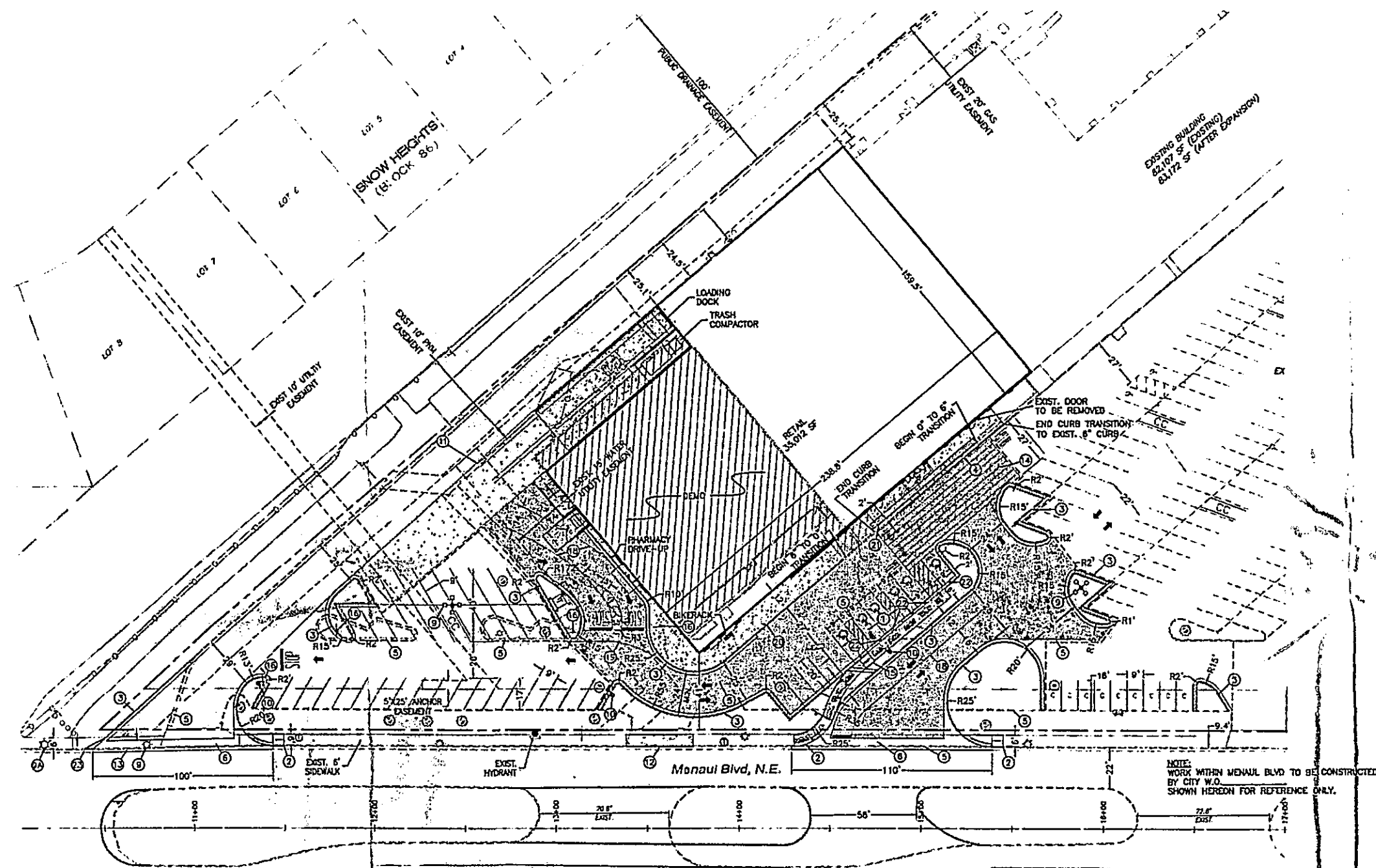
STRUCTURE ELEVATIONS AND DIMENSIONS:
BUILDING AREA:
WEST BLDG: 82,107 SF (EXISTING) + 1,085 SF (PROPOSED EXPANSION)
83,172 SF (AFTER EXPANSION)
EXISTING EAST BLDG: 10,518 SF
TOTAL: 93,688 SF (AFTER EXPANSION)
SEE SHEETS B THROUGH 9 FOR STRUCTURE ELEVATIONS

PARKING FACILITIES
PARKING CALCULATIONS:
1 SPACE/200 SF (FIRST 15,000 SF): 75 SPACES
1 SPACE/250 SF (15,000 TO 60,000 SF): 180 SPACES
1 SPACE/300 SF (> 60,000 SF): 112 SPACES
REQUIRED (GROSS): 367 SPACES
10% TRANSIT REDUCTION: -37 SPACES
TOTAL REQUIRED: 330 SPACES
TOTAL PROVIDED: 334 SPACES
CART CORRALES PROVIDED: 6 SPACES
HC PARKING REQUIRED: 12 SPACES (2 VAN ACCESSIBLE)
NOTE: BUILDING ADDITION DOES NOT EXCEED 2500 SQUARE FEET, THEREFORE ONLY GENERAL REQUIREMENTS OF § 14-16-3-1 OFF-STREET PARKING REGULATIONS APPLY.

LOADING FACILITIES
DELIVERY DOCK IS LOCATED AT THE REAR (NORTH SIDE) OF BUILDING.

NON AUTO TRANSPORTATION
PUBLIC TRANSPORTATION IS AVAILABLE TO AN EXISTING TRANSIT STOPS AT THE SITE

FIRE MARSHALL APPROVAL		DATE	
ENGINEER'S SEAL	FOOTHILLS, S.C. MENAUL AND JUAN TABO		DRAWN BY DY
	AA - SITE PLAN FOR BUILDING PERMIT (OVERALL)		DATE 9-02-11
	 TIERRA WEST, LLC 5571 MIDWAY PARK PL. #E ALBUQUERQUE, NEW MEXICO 87103 (505) 258-3100 www.tierrawestllc.com		SHEET # 1
RONALD R. BOHANNAN P.E. #7868		JOB # 2010077	



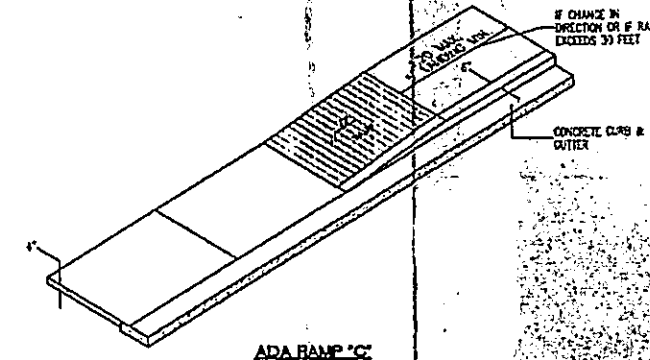
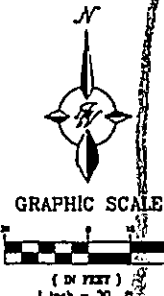
LEGAL DESCRIPTION
 REMAINING PORTION BLOCK 88 SNOW HEIGHTS TOGETHER WITH
 VACATED PORTIONS OF MENAU AND JUAN TABO BOULEVARD


KEYED NOTES

- ① ACCESSIBLE PARKING SEE DETAIL SHEET 8
- ② ACCESSIBLE RAMP W/ TRUNCATED DOWNS PER COA STD DWG #2428
- ③ 8" CURB AND GUTTER PER COA STD DWG 2415B
- ④ SIDEWALK FLUSH WITH ASPHALT
- ⑤ REMOVE AND DISPOSE EXIST CURB
- ⑥ 6" VALLEY CUTTER PER COA STD DWG 2420
- ⑦ 6" HIGH CROSSWALK
- ⑧ NEW MEDIAN CURB PER COA STD DWG 2415B
- ⑨ REMOVE & RELOCATE POLE AND LAMP BY CONTRACTOR (SEE LIGHTING PLAN)
- ⑩ REMOVE & RELOCATE POLE AND LAMP BY PHM (SEE LIGHTING PLAN)
- ⑪ NEW POLE AND LAMP (SEE LIGHTING PLAN)
- ⑫ 4" WIDE X 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL
- ⑬ REMOVE EXIST. DRIVEWAY ACCESS. CONSTRUCT 37 LF OF CURB, CUTTER, & 6" SIDEWALK PER COA STD DWG #2415A & #2430
- ⑭ ENTRANCE TO BE WIDENED
- ⑮ PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-6" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE
- ⑯ ACCESSIBLE RAMP "B" SEE DETAIL SHEET X 7
- ⑰ R5-1 30"x30" ("DO NOT ENTER") SIGN
- ⑱ PAINT MEDIAN NOSE YELLOW
- ⑲ 4" SOLID YELLOW STRIPE
- ⑳ 4" SOLID WHITE STRIPE
- ㉑ 6" CURB
- ㉒ SIDEWALK FLUSH WITH PAVEMENT. SEE ARCHITECTURAL PLAN FOR DETECTABLE WARNING DETAILS.
- ㉓ BOLLARD MOUNTED SIGN PER DETAIL ON SHEET 7
- ㉔ DRIVEPAD PER COA STD DWG #2425

LEGEND

- PROPOSED CURB & CUTTER
- BOUNDARY LINE
- - - EASEMENT
- - - EXISTING SIDEWALK
- - - EXISTING CURB & CUTTER
- - - EXISTING STREET LIGHTS
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SAWCUT
- STANDARD DUTY ASPHALT
- ADA ACCESSIBLE ROUTE
- ② PROPOSED PARKING SPACES
- ② CART CORRAL
- ② SITE LIGHTING (SEE LIGHTING PLAN)



ENGINEER'S SEAL	FOOTHILLS, S.C.		DRAWN BY
	MENAU AND JUAN TABO		DATE
	AA - SITE PLAN FOR BUILDING PERMIT		9-01-11
			DRAWING
RONALD R. BOHANNAN P.E. #7888	 TERESA WEST, LLC 5571 LUDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 856-3100 www.terwestllc.com		SHEET #
			2
			JOB #
			2010077

EXTERIOR COLOR SCHEDULE

- (P83) COBBLE BROWN SW #6002
(P10) EXTERIOR BROWEDARY CAMEL SW #7694(EXT)
(P124) MEADOWLARK SW #7522
(52) TAN MANUFACTURED STONE VENEER
REF SPECIFICATIONS

KEYNOTES

- 1.01 SIGNAGE
8.09 AUTOMATIC SLIDING ENTRANCE DOORS

STIPULATION FOR REUSE

CONSULTANTS

GENERAL REMODEL
ALBUQUERQUE, NM
STORE NO.5675

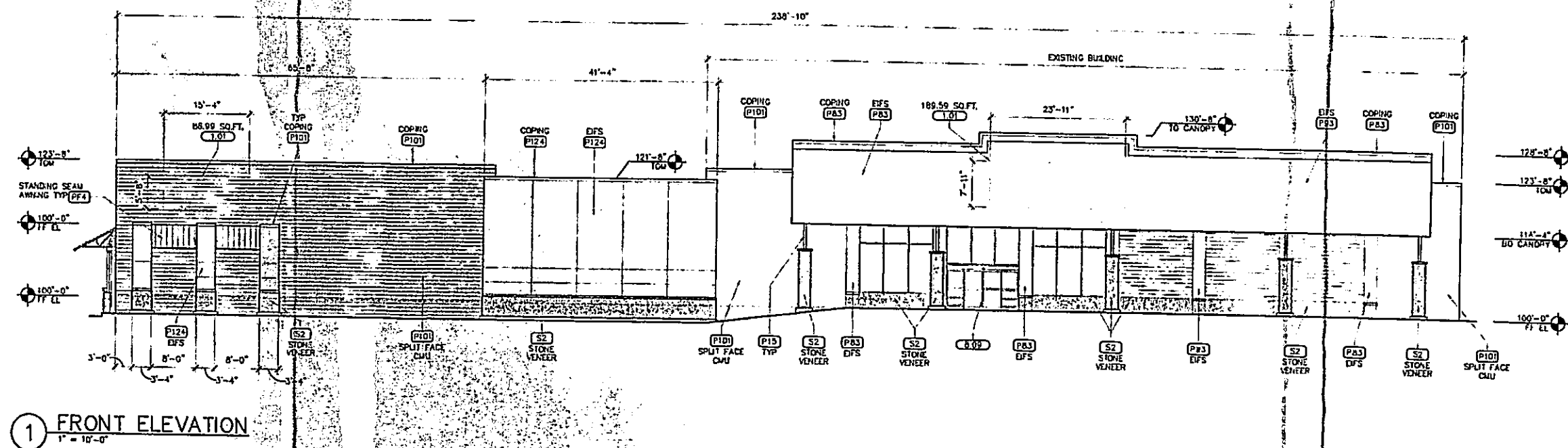
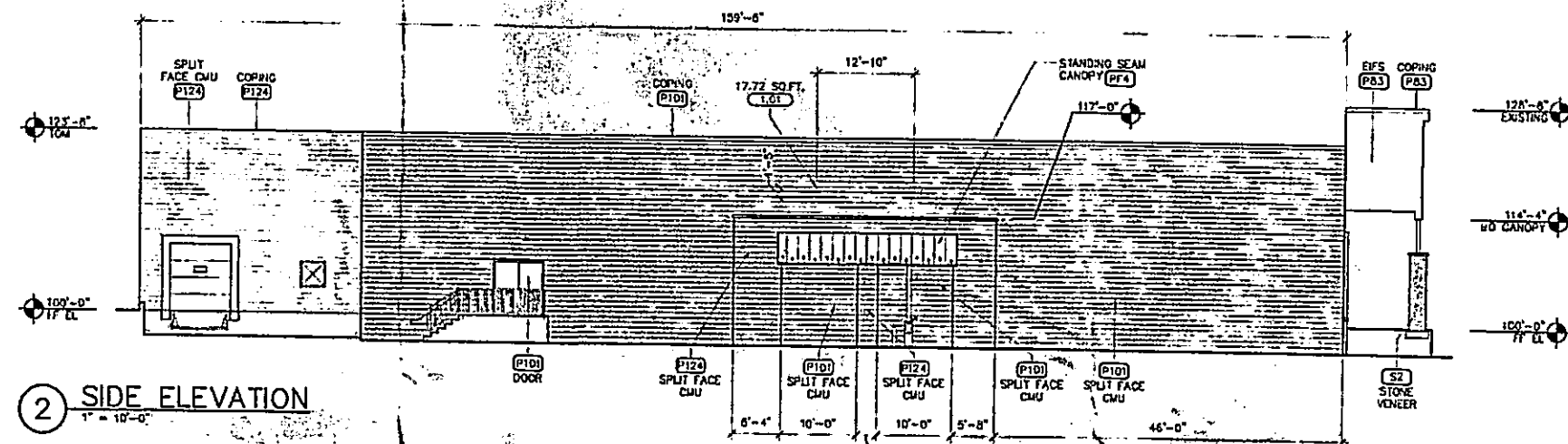
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WRITTEN BY:	ZSM
DOCUMENT DATE:	08-25-88
PROB TYPE:	41
PROB CYCLE:	04-29-11

EXTERIOR ELEVATIONS

SHEET: A2



EXTERIOR COLOR SCHEDULE

- P85 COBBLE BROWN SW #6082
- P101 EXTERIOR BROWNDARY CAMEL SW #7694(EXT)
- P124 MEADOWLARK SW #7522
- S2 TAN MANUFACTURED STONE VENEER
- REF SPECIFICATIONS



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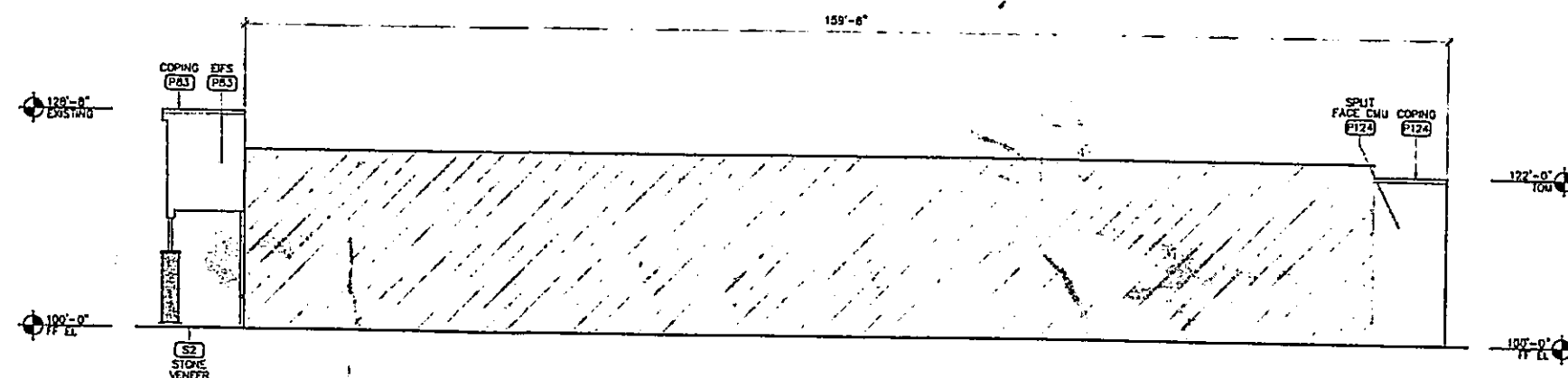
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STORE NO. 5675
JOB NUMBER 22-10-02009

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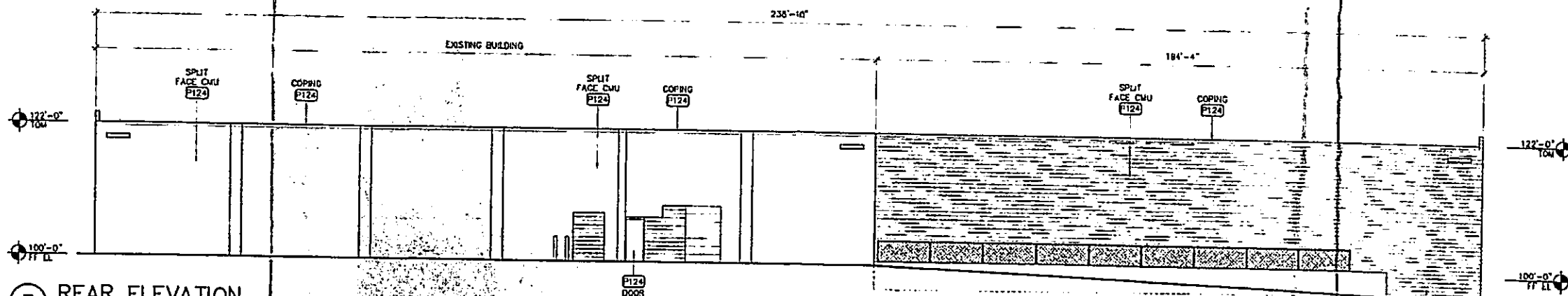
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PROJECT TYPE: 41
PROJECT CODE: 04-20-11

EXTERIOR ELEVATIONS

SHEET: A2.1



4 SIDE ELEVATION
1" = 10'-0"



3 REAR ELEVATION
1" = 10'-0"



SIGNAGE & STRIPING SCHEDULE NOTES

- ① PROPOSED PICKUP SIGNAGE, LEFT. SEE DETAIL SHEET CS3 FOR SIGNAGE AND LOCATION DETAILS.
- ② PROPOSED PICKUP SIGNAGE, RIGHT. SEE DETAIL SHEET CS3 FOR SIGNAGE AND LOCATION DETAILS.
- ③ PROPOSED PICKUP SIGNAGE, STRAIGHT. SEE DETAIL SHEET CS3 FOR SIGNAGE AND LOCATION DETAILS.
- ④ PROPOSED SIGN MOUNTING AND BASE ON BREAKAWAY POST (REF. SITE DETAILS).
- ⑤ PROPOSED SIGN MOUNTING AND BASE ON BOLLARD POST (REF. SITE DETAILS).

SITE SIGNAGE LEGEND

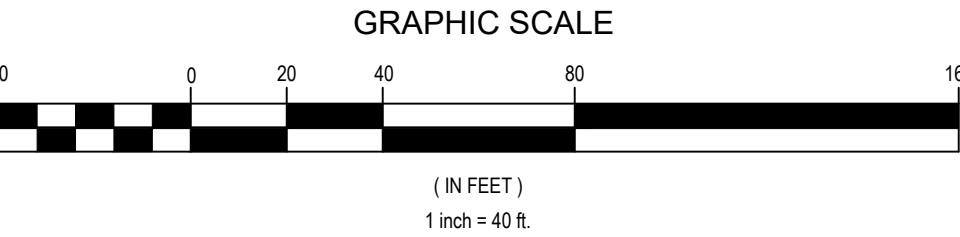
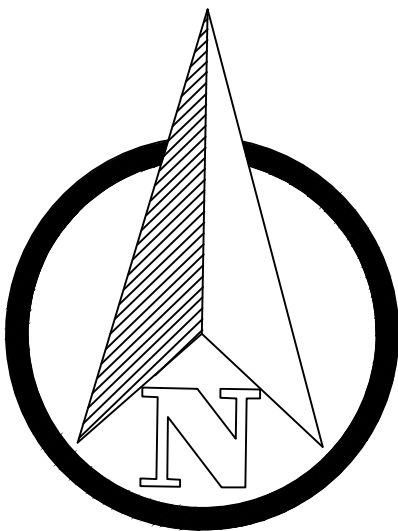
- PROPERTY LINE
- PROPOSED PATH OF TRAVEL FOR PICKUP CUSTOMER.
- █ PROPOSED PICKUP AREA

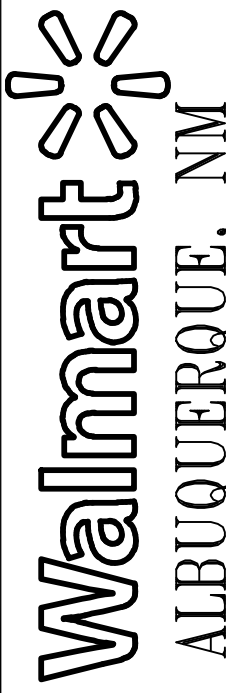
SITE SIGNAGE NOTES

- 1. THIS PLAN WAS PREPARED BASED ON AN AERIAL CAPTURED 10/04/2020. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL FIELD CONDITIONS MAY VARY SIGNIFICANTLY FROM THIS DRAWING.
- 2. REFERENCE SITE DETAILS FOR SIGN LOCATION.

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
WAITING SPACES LEFT	18 X 24	--
WAITING SPACES RIGHT	18 X 24	--
WAITING SPACES AHEAD	18 X 24	--
RESERVED WAITING	18 X 24	--
PICKUP LEFT PHARMACY RIGHT	18 X 24	--
PICKUP RIGHT PHARMACY LEFT	18 X 24	--
STOP THANKS FOR ORDERING	18 X 36	--
PICKUP HOURS	18 X 36	--
RESERVED	18 X 18	3
PHONE NUMBER	8 X 18	3
VERTICAL PICKUP	18 X 36	3
PICKUP LEFT	18 X 24	3
PICKUP AHEAD	18 X 24	1
PICKUP RIGHT	18 X 24	1

ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (getty.thomas@walmart.com) AND BRAD KEENER (brad.keener@walmart.com). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.





ALBUQUERQUE, NM
11001 MENAUL BLVD NE
STORE NO: 05675-211
JOB NUMBER: CYN05675-211 PHOTO: PICKUP 2.0

2021 MAJOR PROJECT

ISSUE BLOCK		

CHECKED BY: JSB
DRAWN BY: DMH
PROTO CYCLE:
DOCUMENT DATE: 09/14/2021



6025 S. Wilshire Drive, Suite 300
Albuquerque, NM 87106
313.773.8884
Galloway.com

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SITE SIGNAGE PLAN

SHEET: CS2

SHEET:
CS3



IMAGE SOURCE: GOOGLE EARTH
IMAGE DATE: 10/04/2020

**WALMART
NEIGHBORHOOD
MARKET
#05675-211**

CONTRACTOR SHALL REFER TO
SHEET SECP-1 FOR ADDITIONAL
IMPROVEMENT DETAILS AT BFR

REFERENCE PICKUP 2.0 PLAN
SET FOR MORE DETAILS
ASSOCIATED WITH PICKUP
IMPROVEMENTS

SITE AND DEMOLITION LEGEND

SEE SHEET SECP-1

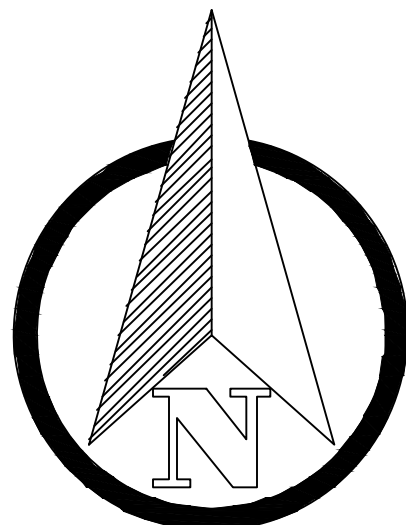
- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
- (B) EXISTING STOP SIGN TO BE REMOVED.
- (C) EXISTING SIGN POST, BASE, AND BOLLARD BASE (WHERE APPLICABLE) TO BE REMOVED.
- (D) EXISTING SIGN POST AND BASE TO REMAIN BOLLARD (WHERE APPLICABLE) TO BE RE-PAINTED.
- (E) EXISTING CROSSWALK STRIPING TO BE REMOVED.
- (F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
- (G) EXISTING CENTERLINE STRIPING TO BE REMOVED.
- (H) EXISTING CENTERLINE STRIPING TO REMAIN AND BE RE-PAINTED TO MEET CURRENT DETAILS/GUIDELINES.
- (I) EXISTING SOLID DOUBLE YELLOW STRIPING TO BE REMOVED.
- (J) EXISTING STOP SIGN TO REMAIN.
- (K) EXISTING PEDESTRIAN CROSSING SIGN TO REMAIN.
- (L) EXISTING STOP BAR AND STOP TEXT PAVEMENT MARKING TO BE REMOVED.
- (M) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.
- (N) EXISTING FIRE LANE STRIPING TO REMAIN AND BE RE-PAINTED.
- (O) EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.
- (P) NEW "STOP HERE FOR PEDESTRIANS" (R1-S8) SIGN.
- (Q) NEW 30"x30" STOP SIGN.

- (R) NEW 36"x36" STOP SIGN.
- (S) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (T) NEW STOP TEXT AND STOP BAR PAVEMENT MARKINGS.
- (U) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.
- (V) NEW CROSSWALK MARKINGS - 8" WIDE PAINTED WHITE STRIPES PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-4" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. ENTIRE CROSSWALK SHALL BE RE-STRIPED.
- (W) UNITS OF SEAL COAT, APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
- (X) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS.
- (Y) NEW OPEN ARROW PAVEMENT MARKINGS.
- (Z) NEW SOLID ARROW PAVEMENT MARKINGS.
- (AA) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- (AB) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- (AC) NEW SIGN MOUNTING AND BASE WITH DOUBLE BREAK AWAY POSTS.
- (AD) NEW FIRE LANE STRIPING.
- (AE) EXISTING PAVEMENT MARKINGS/STRIPING TO BE INSPECTED AND REVISED/REFRESHED TO MATCH CURRENT DETAILS/GUIDELINES.
- (AF) EXISTING VISIBILITY CONFLICT WITH SIGNAGE. CONTRACTOR SHALL TRIM LANDSCAPING AS REQUIRED TO CREATE UNOBSTRUCTED VIEW OF SIGNAGE.
- (AG) NEW "ONCOMING TRAFFIC DOES NOT STOP" PLAQUE.

- (AH) NEW "TRAFFIC FROM LEFT DOES NOT STOP" PLAQUE.
- (AI) NEW "TRAFFIC FROM RIGHT DOES NOT STOP" PLAQUE.
- (AJ) NEW "ALL WAY" PLAQUE.
- (AK) EXISTING "PICK-UP" PAVEMENT MARKINGS TO BE REMOVED.
- (AL) EXISTING ISLAND STRIPING TO BE REMOVED.
- (AM) NEW OSP CROSSWALK MARKINGS.
- (AN) NEW CHANNELIZATION AT OSP DOOR. SEE DETAIL.
- (AO) EXISTING DOUBLE SOLID YELLOW STRIPING TO BE RE-PAINTED TO MEET CURRENT DETAILS/GUIDELINES.
- (AP) NEW 4" SOLID WHITE LINE.
- (AQ) PROPOSED "DO NOT ENTER" SIGNAGE. SEE DETAILS.
- (AR) PROPOSED CONCRETE SIDEWALK AND RAMP (REF. PICKUP PLANS).
- (AS) EXISTING FIRE LANE STRIPING TO BE REMOVED.
- (AT) EXISTING STOP SIGN TO BE SALVAGED FOR RE-USE.
- (AU) INSTALL SALVAGED STOP SIGN.
- (AV) RE-STRIP EXISTING ROW CROSSWALK STRIPING TO MEET CURRENT DETAILS/GUIDELINES.

NOTES TO CONTRACTOR

- BFR (BUILDING FRONTAGE ROAD)
OCR (OUTER CIRCULATION ROAD)
- CONTRACTOR SHALL INSTALL NEW STOP BARS, SIGNS, AND TEXT TO MATCH CURRENT DETAILS AT THE LOCATIONS SHOWN ON THESE PLANS.
- ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST.



GRAPHIC SCALE



1" = 40'

STOP SIGNS AND MARKINGS PLAN

REVISIONS	BY

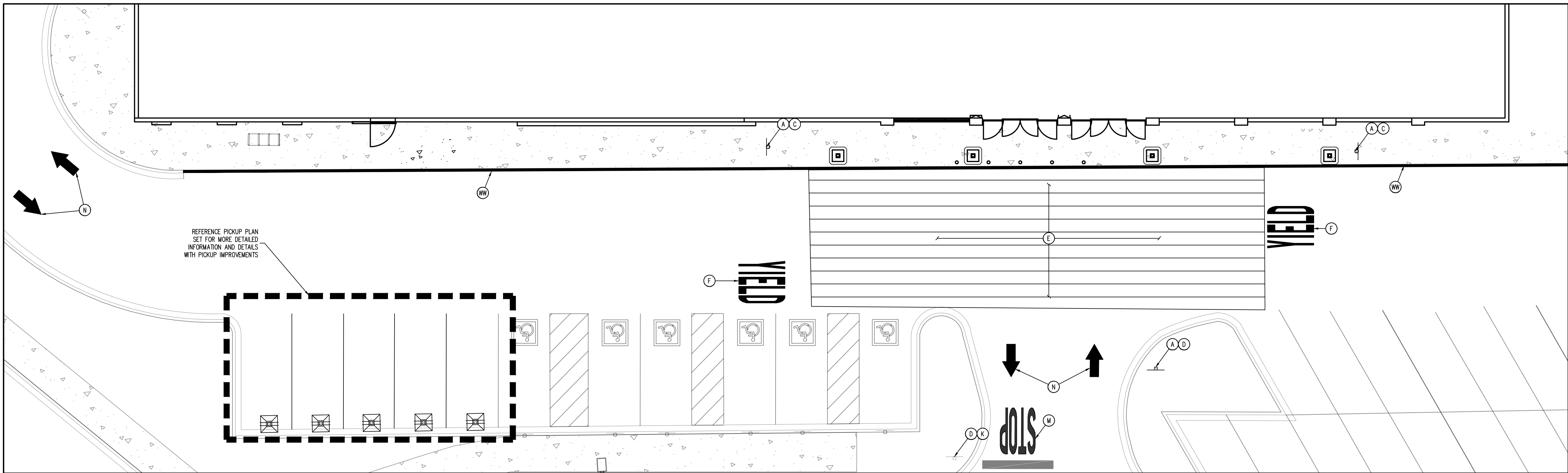


SUPERCENTER #05675-211
11001 MENAUL BLVD NE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
WAL-MART STORES, INC.
BENTONVILLE, AR

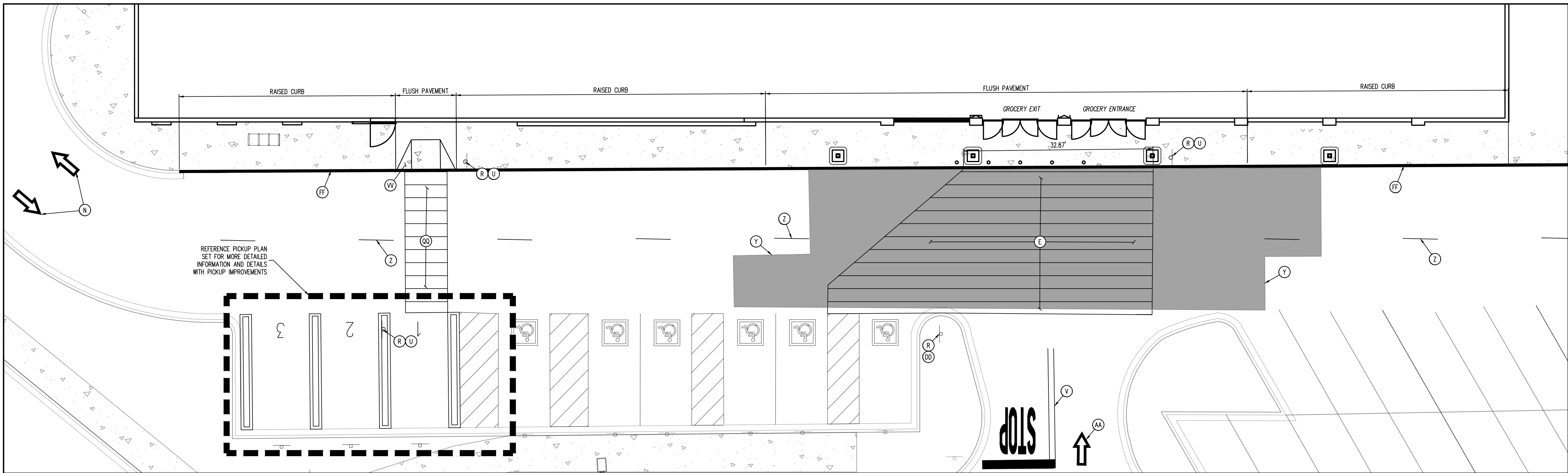


0' 10" 20' 30' 40' 50' 60' 70'
DATE 05/14/2021
AS NOTED
JCF:ML 05/30/21 5:30 SHEET

SSM-1



DEMOLITION PLAN



SITE CONSTRUCTION PLAN

NOTES TO CONTRACTOR:

- REFERENCE SITE CONSTRUCTION PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
- PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
- ALL EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BFR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED. GRIND OUT ANY DIRECTIONAL ARROWS OR STOP BARS/TEXT THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN.
- ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

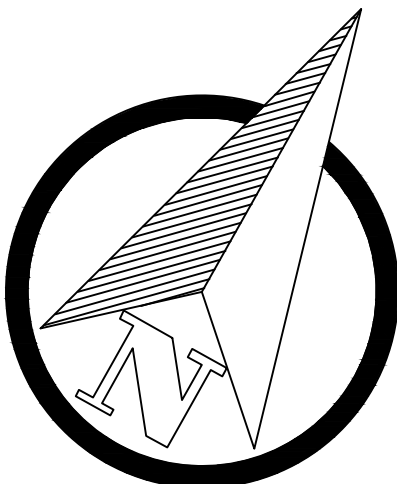
SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

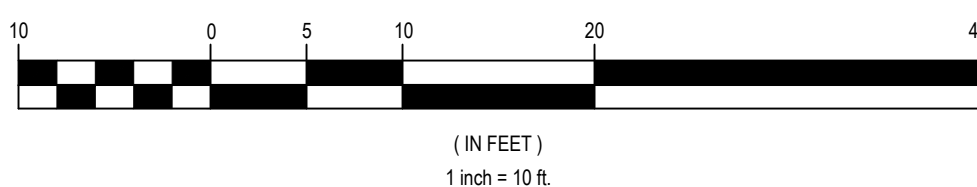
- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
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- (N) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.
- (P) EXISTING FIRE LANE STRIPING TO REMAIN AND BE RE-PAINTED.
- (Q) EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.
- (R) NEW "STOP HERE FOR PEDESTRIANS" (R1-38) SIGN.
- (S) NEW 30"x30" STOP SIGN.
- (T) NEW 36"x36" STOP SIGN.
- (U) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (V) NEW STOP TEXT AND STOP BAR PAVEMENT MARKINGS.
- (W) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.

- (X) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. ENTIRE CROSSWALK SHALL BE RE-STRIPED.
- (Y) LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
- (Z) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' CAPS.
- (AA) NEW OPEN ARROW PAVEMENT MARKINGS.
- (AB) NEW SOLID ARROW PAVEMENT MARKINGS.
- (AC) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- (AD) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- (AE) NEW SIGN MOUNTING AND BASE WITH DOUBLE BREAK AWAY POSTS.
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- (AM) NEW "CROSS TRAFFIC DOES NOT STOP" PLAQUE.
- (AN) EXISTING "POCK-UP" PAVEMENT MARKINGS TO BE REMOVED.
- (AP) EXISTING ISLAND STRIPING TO BE REMOVED.
- (AQ) NEW OSP CROSSWALK MARKINGS.
- (AR) NEW CHANNELIZATION AT OSP DOOR. SEE DETAIL.

- (AS) EXISTING DOUBLE SOLID YELLOW STRIPING TO BE RE-PAINTED TO MEET CURRENT DETAILS/GUIDELINES.
- (AT) NEW 4" SOLID WHITE LINE.
- (AU) PROPOSED "DO NOT ENTER" SIGNAGE. SEE DETAILS.
- (AV) PROPOSED CONCRETE SIDEWALK AND RAMP (REF. PICKUP PLANS).
- (AW) EXISTING FIRE LANE STRIPING TO BE REMOVED.
- (AX) EXISTING STOP SIGN TO BE SALVAGED FOR RE-USE.
- (AY) INSTALL SALVAGED STOP SIGN.
- (AZ) RE-STRIPED EXISTING ROW CROSSWALK STRIPING TO MEET CURRENT DETAILS/GUIDELINES.



GRAPHIC SCALE



DEMOLITION AND SITE CONSTRUCTION PLAN



Galloway

6162 S. Willow Drive, Suite 320
Albuquerque, NM 87111
360.770.8884
GallowayUS.com

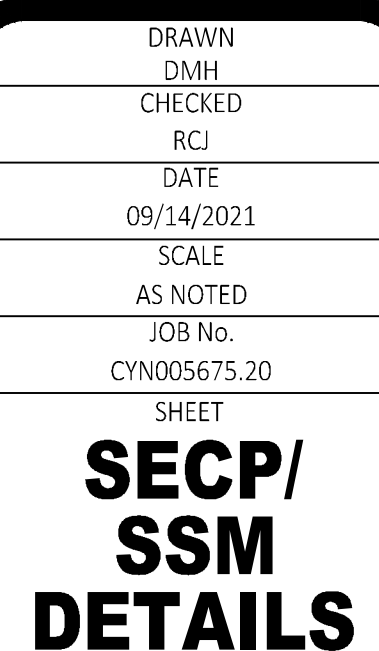


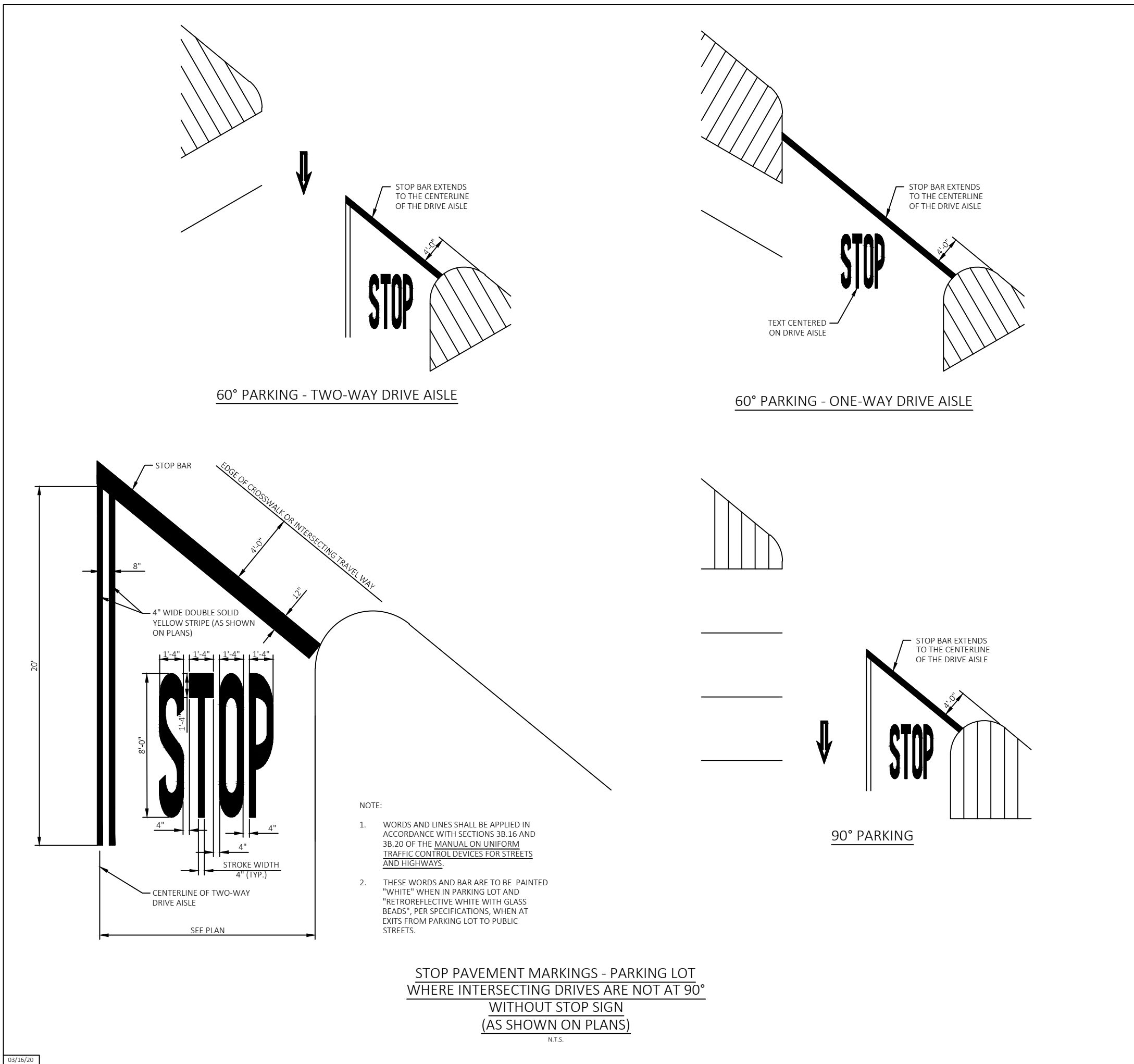
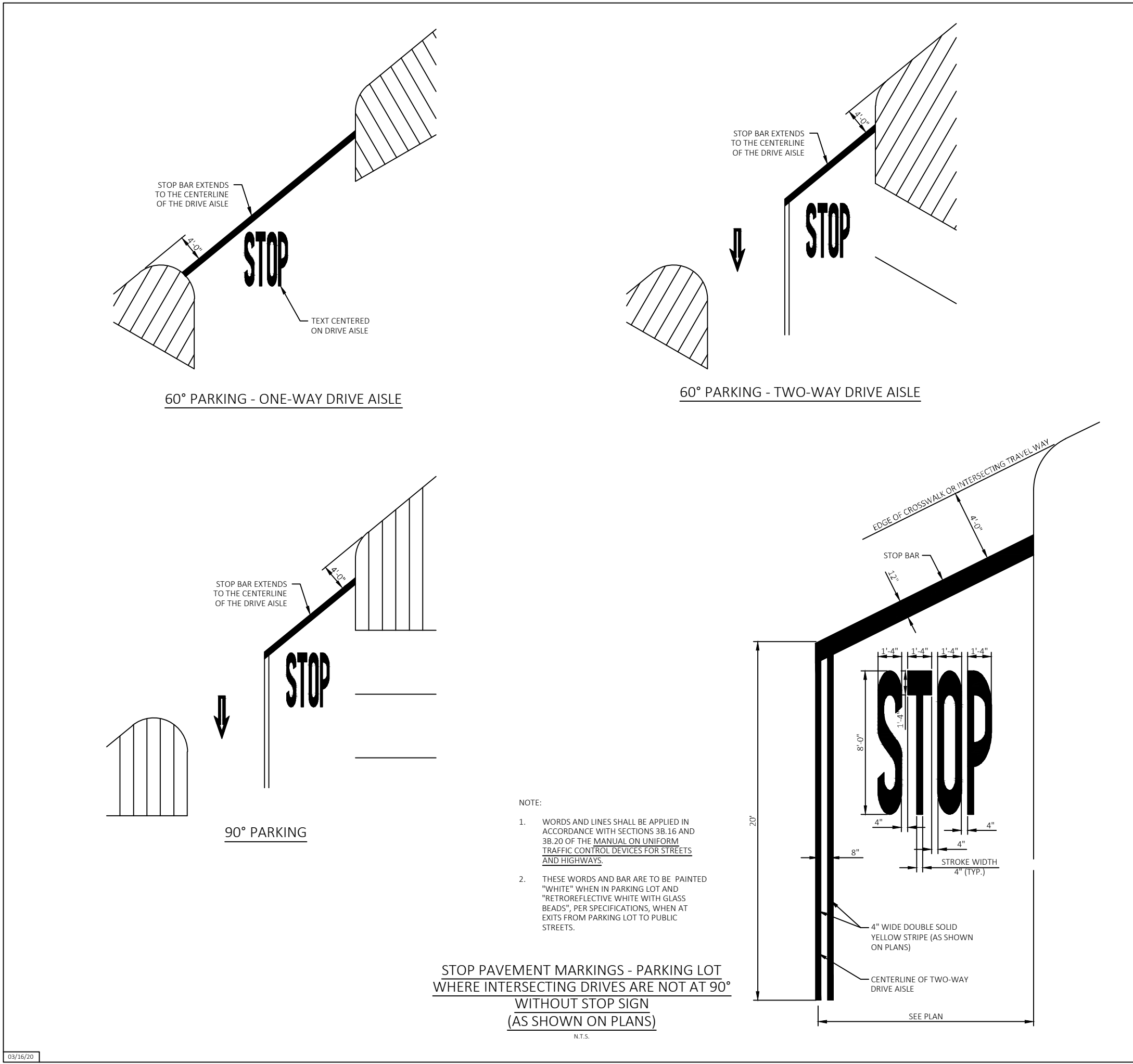
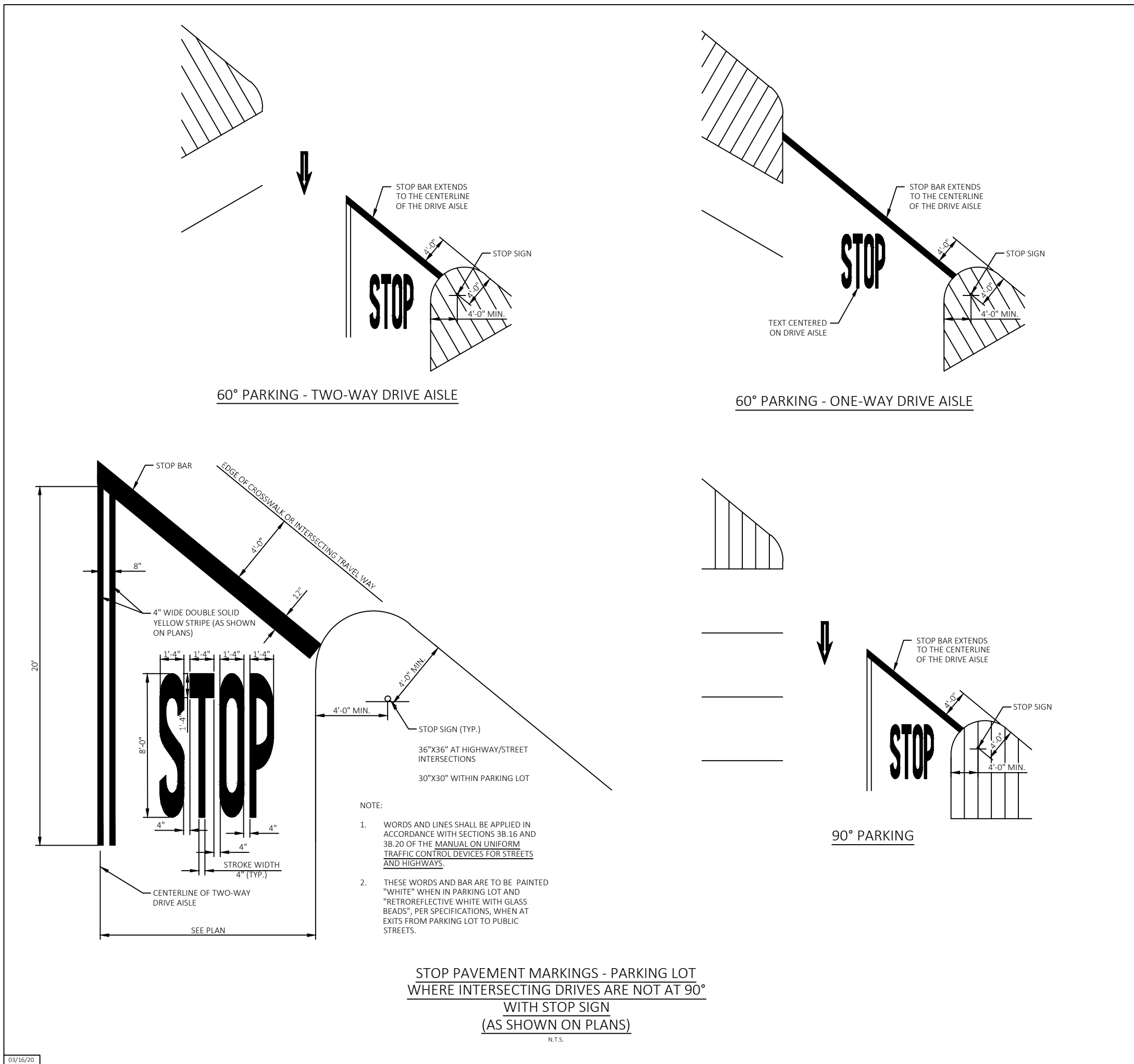
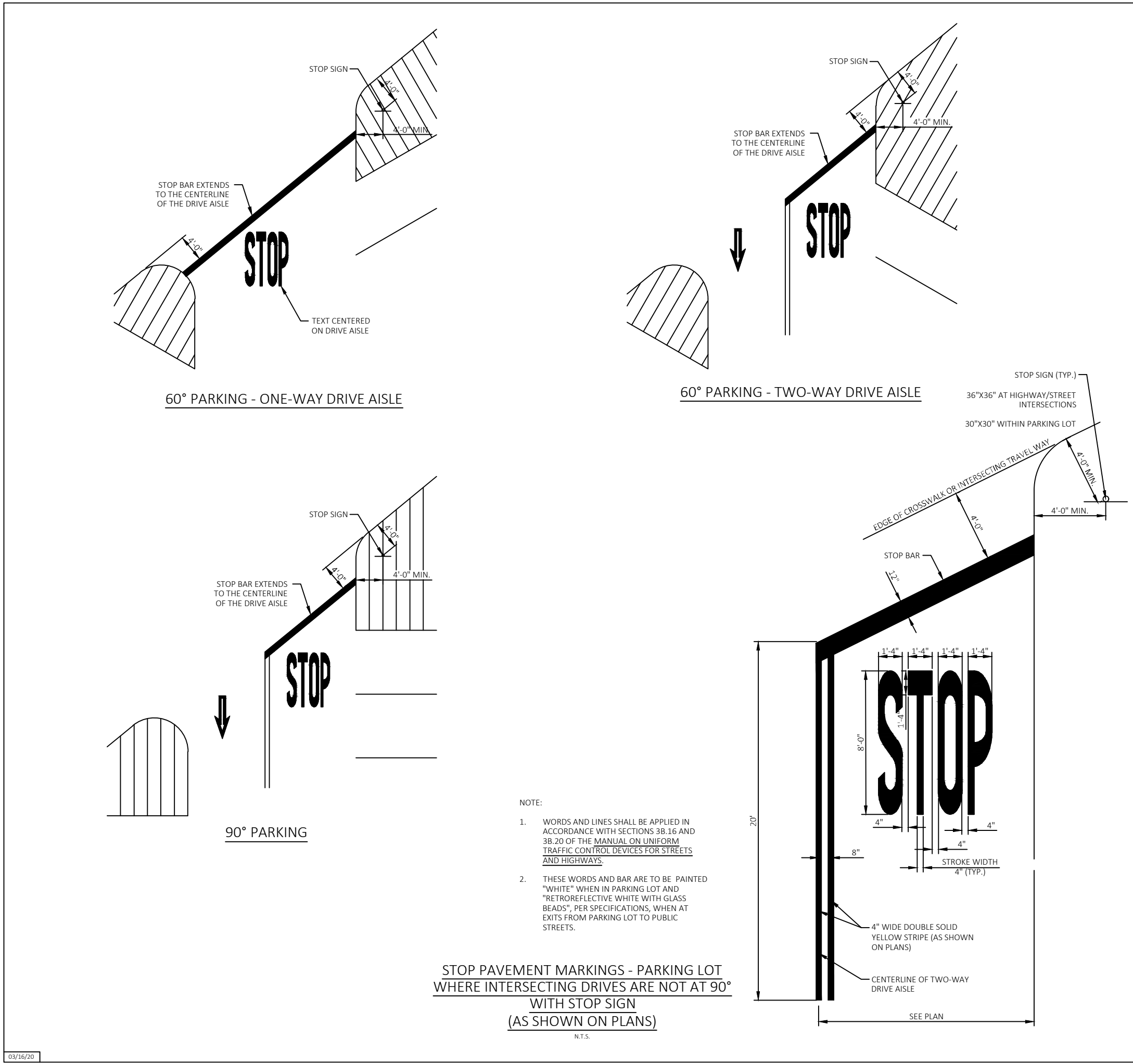
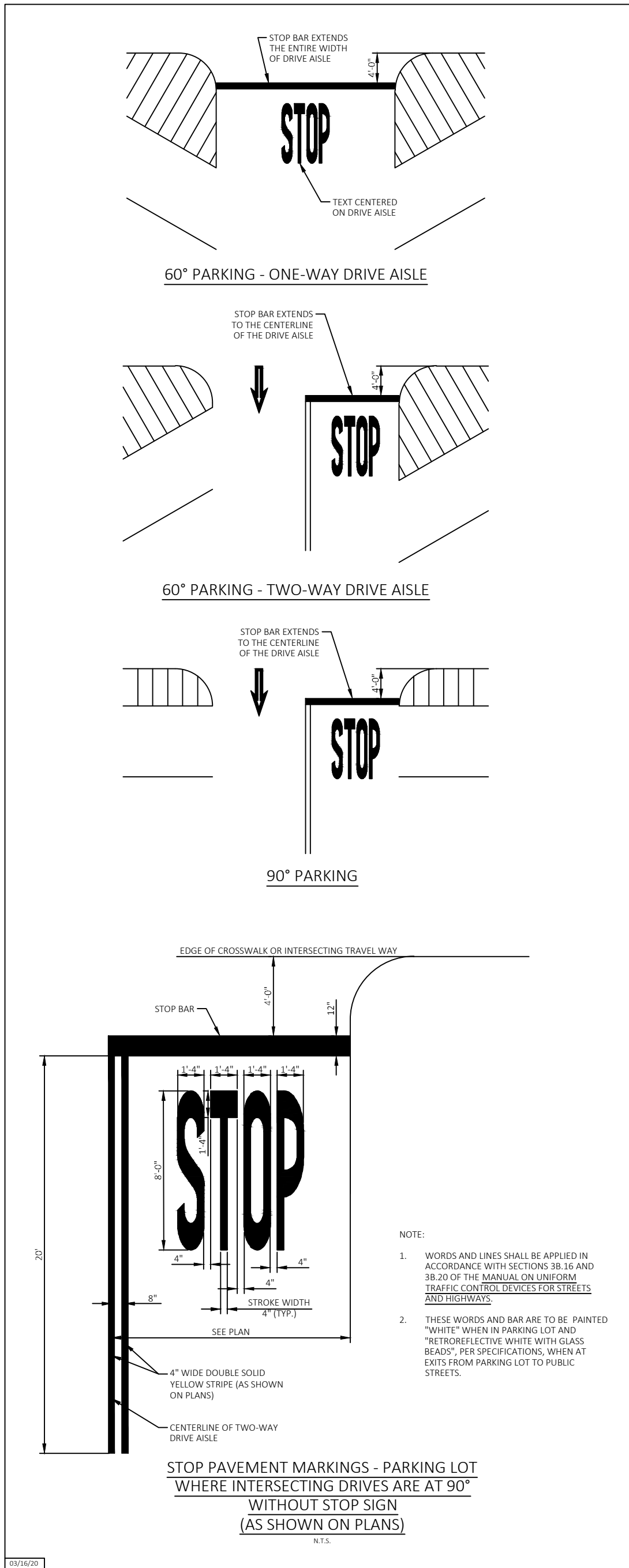
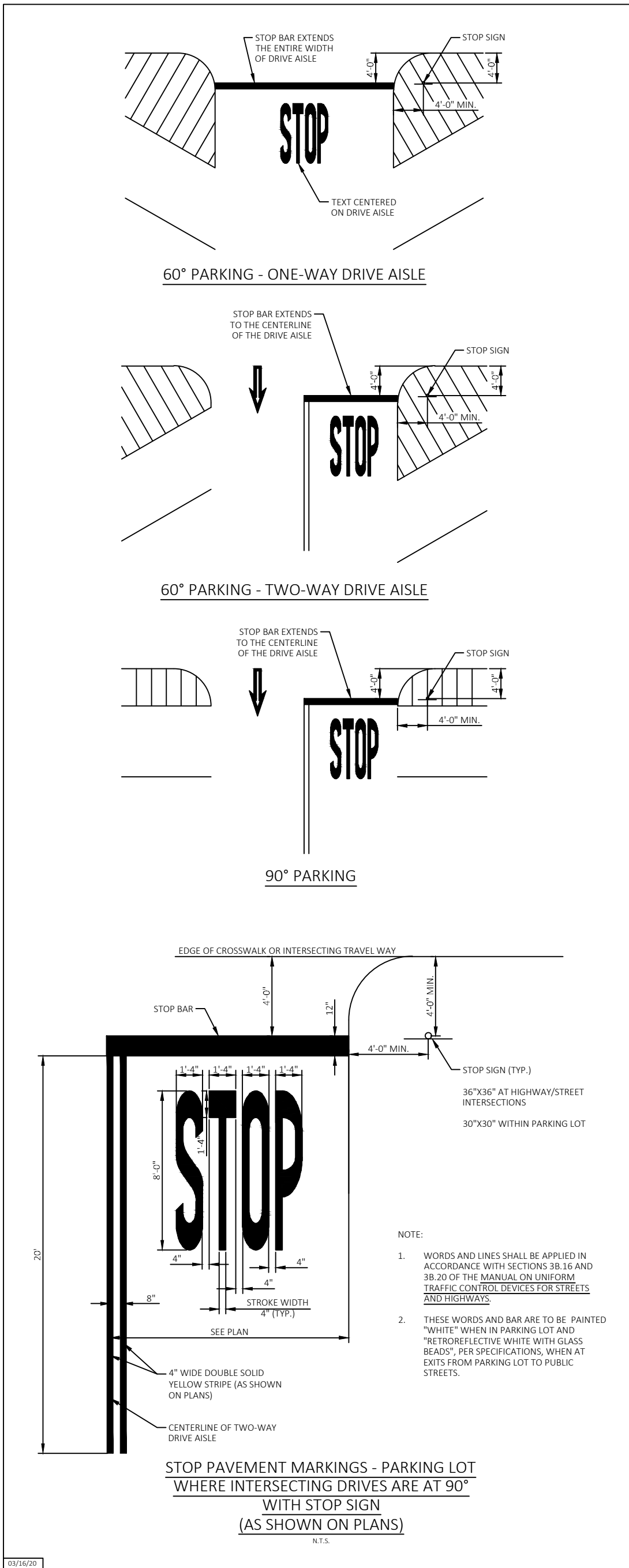
SUPERCENTER #05675-211
11001 MENAUL BLVD NE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
WAL-MART STORES, INC.
BENTONVILLE, AR



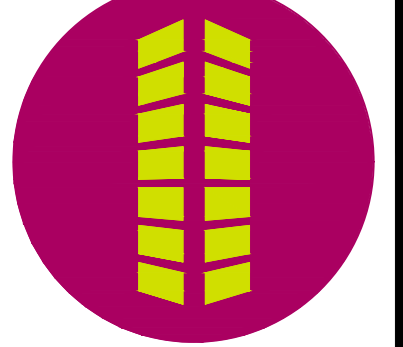
DRAWN	DMH
CHECKED	RCJ
DATE	09/14/2021
SCALE	AS NOTED
JOB NO.	CYN005675.20
SHEET	

SECP-1






SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET

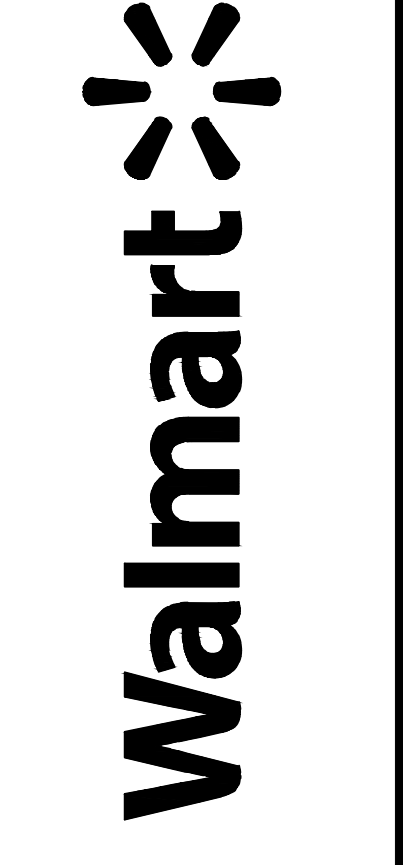


Galloway
6162 S. Willow Drive, Suite 320
Bentonville, AR 72716
503.770.8884
gallowayus.com



BRANDON ALLET
25037
NEW MEXICO
PROFESSIONAL ENGINEER
09/15/2021

SUPERCENTER #05675-211
11001 MENAUL BLVD NE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
WAL-MART STORES, INC.
BENTONVILLE, AR



Walmart

DRAWN	DNH
CHECKED	RCJ
DATE	09/14/2021
SCALE	AS NOTED
JOB NO.	CYN005675-20
SHEET	
SECP/SSM DETAILS	

COLOR LEGEND		
	P#	COLOR NAME
	P49E	DARK GRAY
	P134E	LIGHT GRAY
	P76U	WALMART BLUE (URETHANE-LIKE)

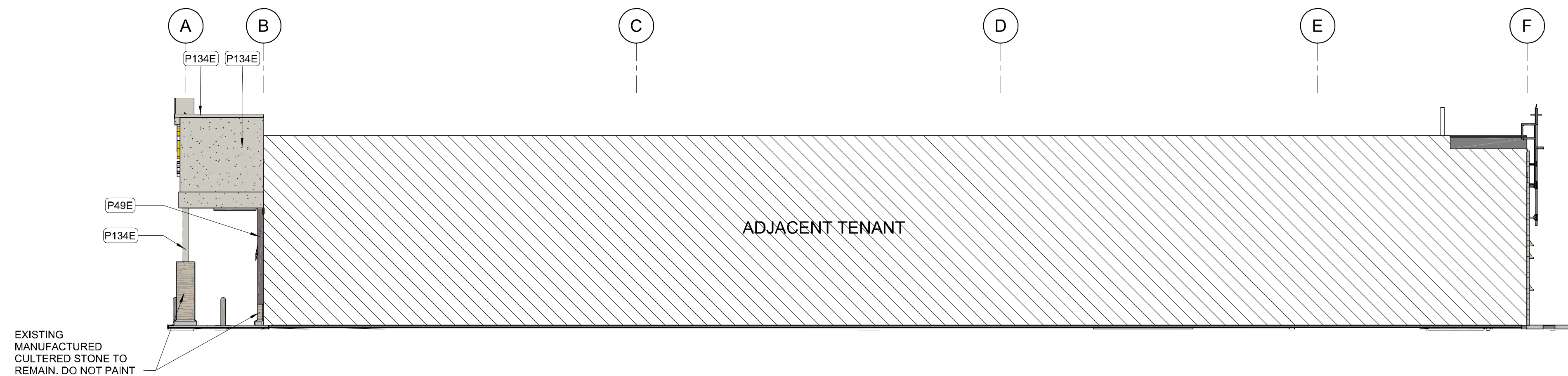
SHEET NOTES	
1.	DOOR WOODS, STEEL DOORS AND FRAMES, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNO. IF THERE ARE TWO COLORS AT WALL ADJACENT TO DOOR AND FRAME, USE BOTTOM COLOR FOR ENTIRE DOOR AND FRAME.
2.	POWER WASH ALL EXTERIOR SURFACES. POWER WASH 100% OF EXTERIOR WALLS PRIOR TO PAINTING. POWER WASH UNDERSIDE OF EXISTING METAL CANOPIES.
3.	PAINT EXTERIOR OF BUILDING AS SHOWN.
4.	PAINT JIB CRANE - [P36] ON JIB BOOM. [P5] ON HANDRAILS.
5.	PAINT SPRINKLER VALVES [P21]. DO NOT PAINT OVER SIGHT GLASS.
6.	PAINT EXTERIOR BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE.
7.	DO NOT PAINT OVER FIRE ALARM BELL.
8.	PAINT SECURITY WALL PACE HOOKINGS TO MATCH ADJACENT WALL. REMOVE PAINT OVERSPRAY FROM LIGHT FIXTURES.
9.	NOT USED.
10.	NOT USED.
11.	DO NOT PAINT EXISTING WINDOW FRAMES, STOREFRONT DOOR FRAMES OR STONE VENEER. REMOVE SEALANT AND BACKER MATERIAL FROM ALL BUILDING CORNERS, JOINTS AND EXPANSION JOINTS. FILL AND SEAL JOINTS, REF SPEC 07900
12.	PAINT ALL GAS PIPES ON ROOF [P5] JOINTS GAS PIPE AND SUBMITTAL. PAINT ALL GAS PIPES ADJACENT TO BUILDING COLOR, DO NOT PAINT METER OR VALVES.
13.	PAINT ON SITE DUMPER ENCLOSURE [P134E]
DEMOLITION NOTES	
1.	REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.



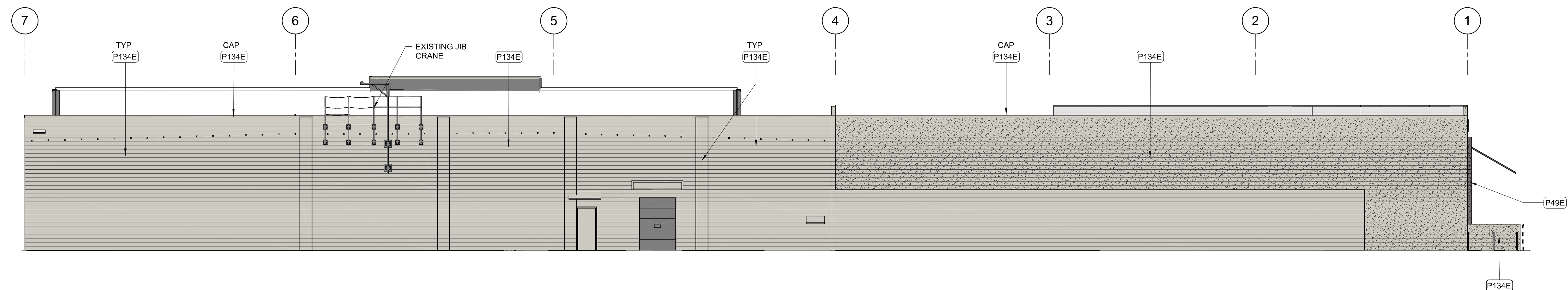
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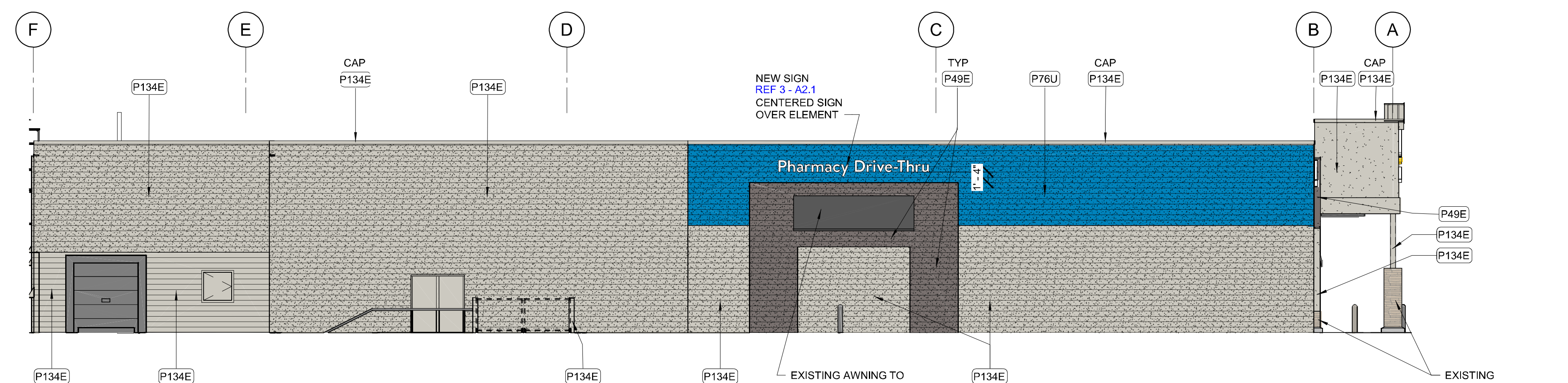
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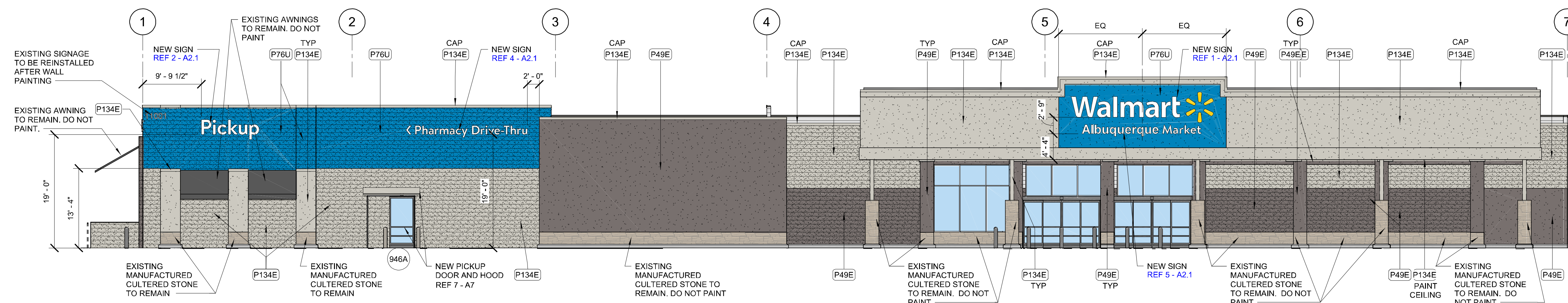
4 SIDE ELEVATION



3 REAR ELEVATION



2 SIDE ELEVATION
1" = 10'-0"



1 FRONT ELEVATION

3/15/2021 11:44:05 AM
C:\Users\benesd\Documents\Revit\Bibliography - NM 06675_ArchDoc_V20_BNNeedsASEHT.rvt

CYNTERGY

810 SOUTH CINCINNATI
SECOND FLOOR
TULSA, OK 74119
918.877.6000
www.cyntergy.com

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Walmart*
Neighborhood Market

[illegible]

CHECKED BY:	
DRAWN BY:	
PROTO CYCLE:	07/30
DOC DATE:	09/12

DOCUMENTS WITHOUT
SIGNATURE AND REQUIRED
SEAL OF AOR/EOR ARE NOT
FOR CONSTRUCTION

9/16/2021

JAMES EDWARD TURNER
ARCHITECT OF RECORD

EXTERIOR ELEVATIONS

SHEET: **A2**

CYNTERGY
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SECOND FLOOR
TULSA, OK 74119
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