

Osuna Road, N.E.

(150' R.O.W.)

PLANT LEGEND

EMORY OAK (H) Quercus emoryi 2 1/2" Cal	2	GREYLEAF COTONEASTER (M) Cotoneaster glaucophyllus	52
HONEY LOCUST (H) Gleditsia triacanthos 2" Cal	11	ARP ROSEMARY (M) Rosemarinus officinalis "Arp" 5 gal	
PURPLE ROBE (M) Robinia ambigua 2" Cal	4	APACHE PLUME (L) Fallugia paradoxa	64
NEW MEXICO OLIVE (M) Forestiera neomexicana	14	CHAMISA (L) Chrysothamnus nauseosus 5 gal	
DESERT WILLOW (L) Chalopsis linearis 15 GAL		BLUE AVENA Helictotrichon sempervirens 1 gal	123
PINON PINE (L) Pinus edulis 6"-8"	6	MEXICAN FEATHER GRASS (L) Perovskia atriplicifolia	61
CRIMSON CLOUD HAWTHORN (H) Crataegus sp. 6"-8"	21	FOUNTAIN GRASS (L) Stipa tenuissima 1 gal	
		CHERRY SAGE (M) Salvia greggii	67
		LENA'S BROOM (L) Cytisus x "Lena"	
		RED YUCCA (L) Hesperaloe parviflora 1 gal	
		WILD FLOWER 1 gal	25

	SF BROWN CRUSHER FINES
	SOD
	BUFFALO GRASS SOD
	COMMERCIAL GRADE STEEL EDGING

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	86,995 square feet
TOTAL BUILDINGS AREA	6,258 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	80,737 square feet
LANDSCAPE REQUIREMENT	15 square feet
TOTAL LANDSCAPE REQUIREMENT	12,110 square feet
TOTAL LANDSCAPE PROVIDED	19,296 square feet
TOTAL BED PROVIDED	16,331 square feet
TOTAL SOD PROVIDED	2965 square feet
TOTAL NATIVE SEED PROVIDED	0 square feet

LANDSCAPE NOTES: INCLUDING ADJUSTING PUBLIC RIGHT OF WAY,
Landscape maintenance shall be the responsibility of the Property Owner of Lot A,
ONE PRESIDENTIAL PLAZA.
It is the intent of this plan to comply with the City Of Albuquerque, water conservation landscaping and waste water ordinance, planting restriction approach.
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.
All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters Shrubs to receive (2) 1.0 GPH Drip Emitters Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
Irrigation maintenance shall be the responsibility of the Property Owner.

Jefferson Street, N.E.
(R.O.W. VARIES)

PRESIDENTIAL LANE

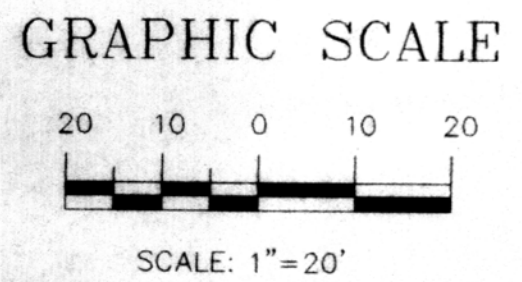
LOT B
ONE PRESIDENTIAL PLAZA

30'-0" Private Street

McDONALD'S / CHEVRON
6,245 SQ. FT.
Lot A



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ARCHITECTS

1600 Rio Grande NW
Albuquerque, NM 87104
505-246-0670
fax 505-246-0437

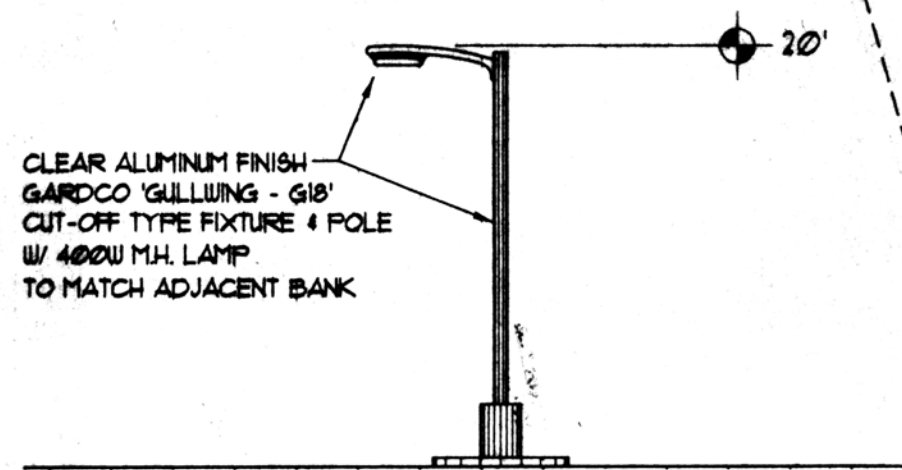
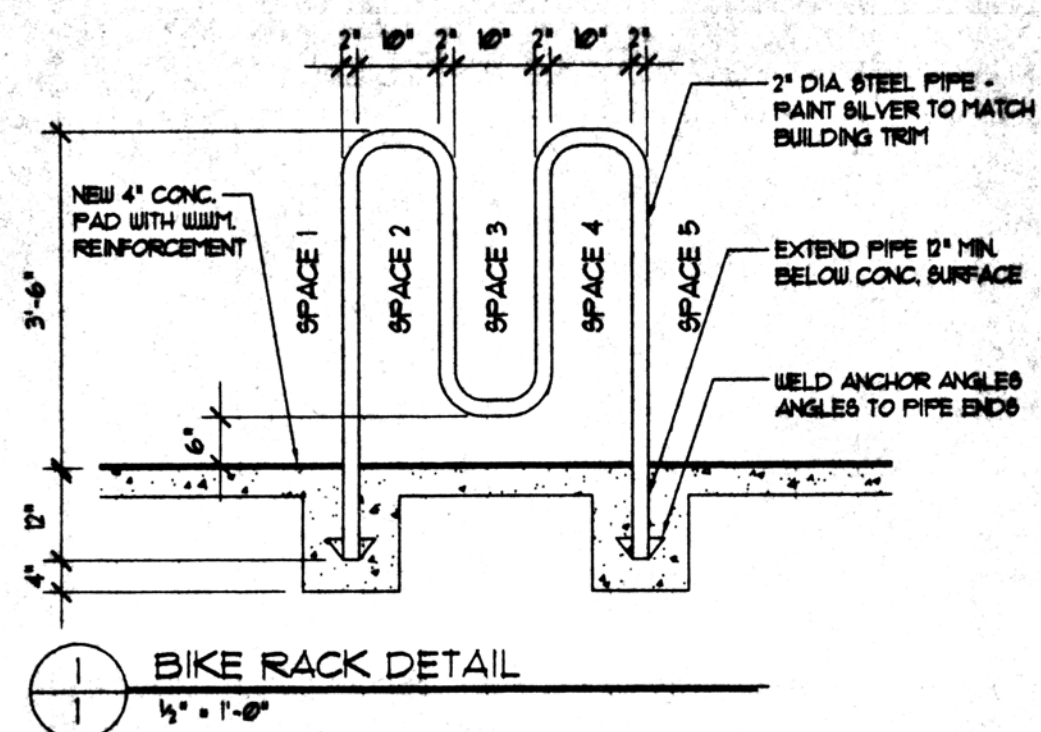
4300 OSUNA RD. NE
McDonald's
OSUNA & JEFFERSON NE
ALBUQUERQUE, NEW MEXICO

SITE PLAN

REVISION:
FEBRUARY 2, 2000

ARCHITECT:

DATE:
JANUARY 7, 2000
SHEET:
6 of 6



NOTE:
LIGHTING PROVIDED ON THE SITE AND BUILDING FACADES SHALL BE ADJUSTABLE AND ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS AND COMPLY WITH THE NIGHT SKY ORDINANCE.

CONCRETE:	4000 PSI @ 28 DAYS 6% ± 1% AIR ENTRAINMENT 1.52 C.Y. FIBERMESH REINFORCEMENT PROVIDE #4'S @ 12" O.C., EA. WAY FOR ALL TRUCK SLABS & DRIVEWAYS (IN PUBLIC ROW'S)
SUBGRADE:	SCARIFY & MIX TOP 12 INCHES COMPACT TO 95% AT MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698/AASHTO T-99) AT ±2% AT OPTIMUM MOISTURE CONTENT
THICKNESS:	6" MINIMUM TRUCK SLABS & DRIVEWAYS (PUBLIC ROW'S) 4" WALKS
4300 OSUNA Rd NE	
PARKING INFORMATION	
TOTAL SPACES PROVIDED	65
61 SPACES 9' x 18' @ 90°	
4 H.C. SPACES 8' x 18' @ 90°	
100 RESTAURANT SEATS / 4 = 25	
2504 SF. RETAIL / 200 = 13	
14 EMPLOYEES = 14	
TOTAL SPACES REQUIRED	52

00420-00000-00065

SIGNATURE BLOCK

I CERTIFY THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 2-9-91

PLANNING DIRECTOR 3/2/00

APPROVED AS TO THE REQUIREMENTS 2-07-00

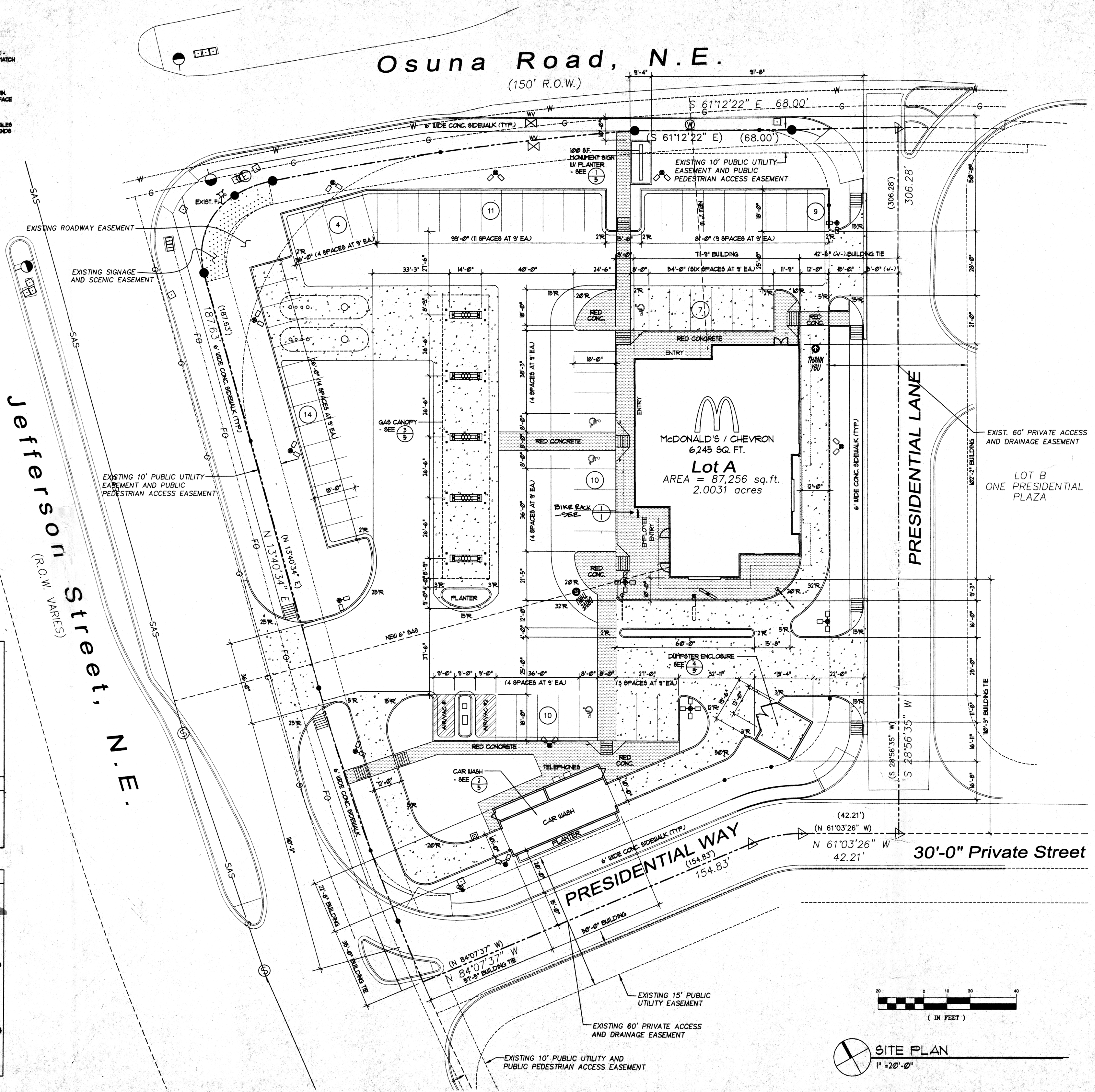
TRANSPORTATION DEVELOPMENT 2-9-00

CITY ENGINEER 2-10-00

DESIGN AND DEVELOPMENT, C.P.P. 2-09-00

UTILITY DEVELOPMENT 3-01-00

SOLID WASTE 3-01-00



JLS
ARCHITECTS

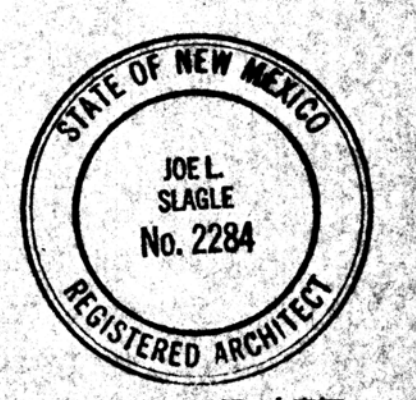
1600 Rio Grande NW
Albuquerque, NM 87104
505-246-0810
Fax: 505-246-0431

McDonald's
OSUNA & JEFFERSON NE
ALBUQUERQUE, NEW MEXICO

SITE PLAN

REVISION:
FEBRUARY 2, 2000

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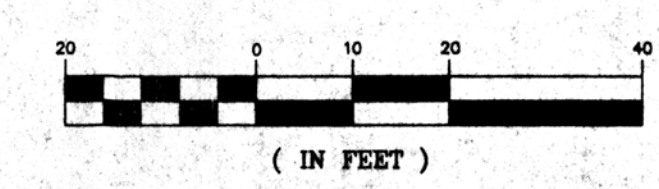


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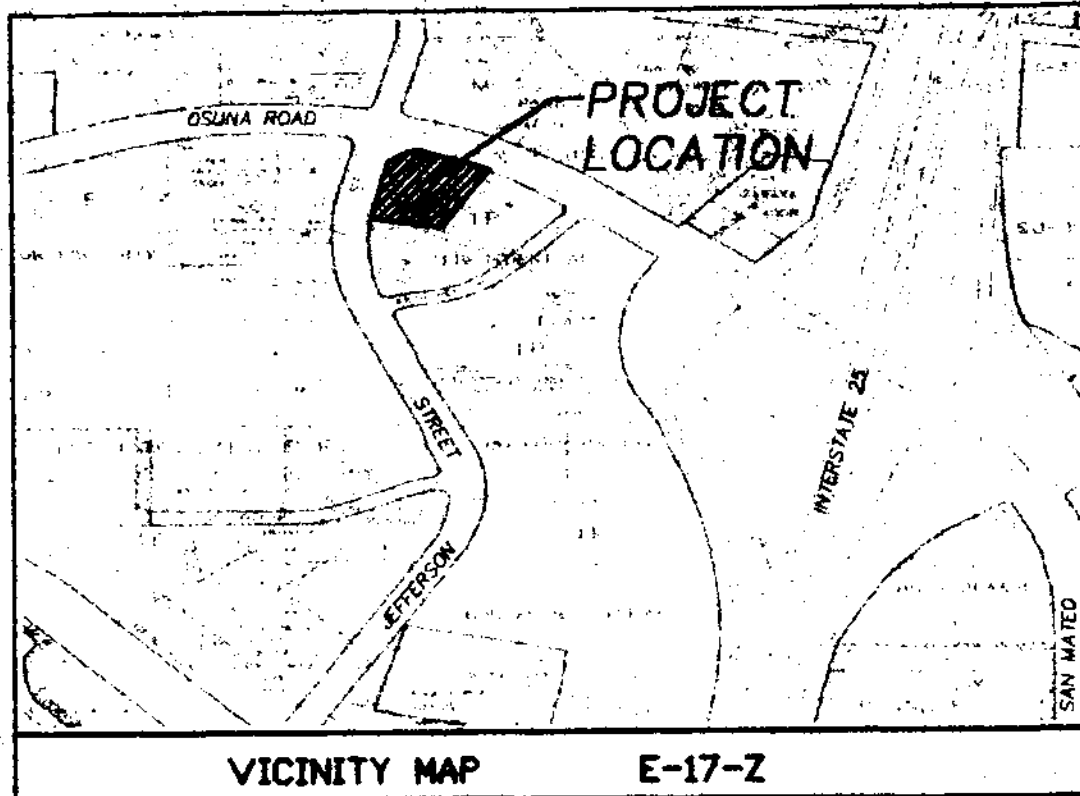
JANUARY 1, 2000

SHEET:

1 of 6

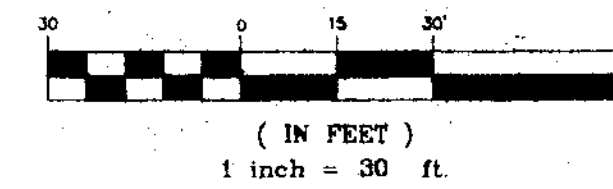
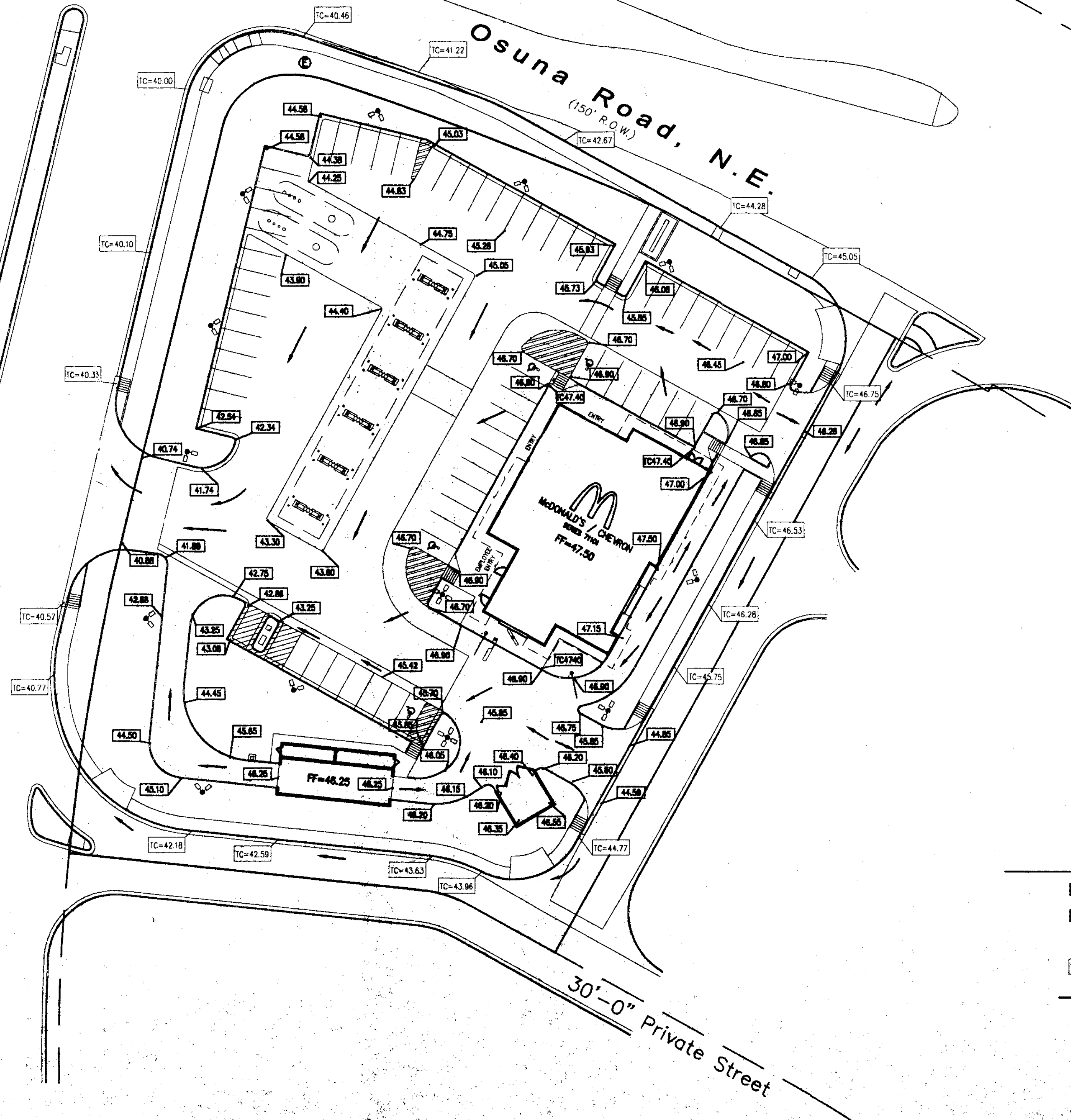


SITE PLAN
1" = 20'-0"



LEGAL DESCRIPTION
LOT A, ONE PRESIDENTIAL PLAZA

Jefferson Street, N.E.
(R.O.W. VARIES)



LEGEND

- 47.00 PROPOSED FLOW LINE ELEVATION
- TC47.00 PROPOSED TOP OF CURB ELEVATION
- EXISTING CONTOUR LINE
- TC=43.96 EXISTING TOP OF CURB ELEVATION
- FLOW DIRECTION

GENERAL NOTES

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
3. ALL PROPOSED SPOT ELEVATIONS ARE AT FINISH PAVEMENT, CURB FLOWLINE, OR GRADE UNLESS OTHERWISE NOTED.
4. FINISHED WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILT INCLUDING BUT NOT LIMITED TO EROSION CONTROL BERMS. EROSION CONTROL SHALL COMMENCE WITH SITE GRADING AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE UNTIL ACCEPTANCE BY THE OWNER AND/OR THE CITY OF ALBUQUERQUE. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION OF METHODS DEEMED NECESSARY TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR CITY OF ALBUQUERQUE AT THE EXPENSE OF THE CONTRACTOR.
6. REFER TO SHEET SP-1 FOR DIMENSIONS AND IDENTIFICATION OF PROPOSED IMPROVEMENTS.
7. SIDEWALK AND/OR CURB AND GUTTER SHALL BE SAW CUT. CONTRACTOR SHALL REMOVE TO NEXT JOINT IF SAW CUT IS WITHIN 5 FEET OF JOINT.
8. CONTRACTOR SHALL HIRE SOILS ENGINEER TO TEST ALL CONSTRUCTION TO ENSURE COMPLIANCE WITH SOILS REPORT.
9. ALL AREAS OF BUILDING AND PAVEMENT TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
10. PROJECT BENCHMARK IS A SQUARE CHISELED ON TOP OF CONCRETE CURB AT THE SSE CURB RETURN AT THE INTERSECTION OF OSUNA ROAD AND JEFFERSON STREET NE, ELEVATION = 5140.049



McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE ADDRESS: 5251 UTC PARKWAY, SUITE 300, DENVER, COLORADO 80111

SITE INFORMATION

**Thompson Engineering
Consultants, Inc.**

2000 Main Street, Suite E
Los Lunas, NM 87031

PLAN SCALE: 1" = 30'

STREET ADDRESS
JEFFERSON & OSUNA

CITY: ALBUQUERQUE STATE: NEW MEXICO

COUNTY: —

REGIONAL DWG. NO. —

CORPORATE DWG. NO. —

PLAN APPROVALS

SIGNATURE (2 REQUIRED)

DATE

STATUS

DATE

BY

PLAN CHECKED

AS-BUILT

CO-SIGN SIGNATURES

REGIONAL ENG. CONSULT. ENG. OPERATING DEPT. REG. ENGINEER

CONTRACTOR

DATE

BY

PLAN CHECKED

AS-BUILT

ELEVATIONS

3 of 6



☐ N McDONALD'S SIGNAGE AND LIGHT BEAMS
BY OTHERS - UNDER SEPARATE PERMIT.

☐ O SIGNAGE SIGN BY OTHERS

JLS
ARCHITECTS

1600 Rio Grande NW

Albuquerque, NM 87104

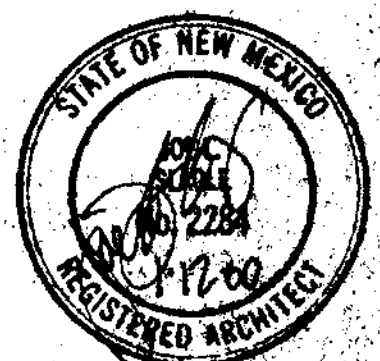
505-246-0870

Fax: 505-246-0437

McDonald's
OSUNA & JEFFERSON NE
ALBUQUERQUE, NEW MEXICO

ELEVATIONS

ARCHITECT:

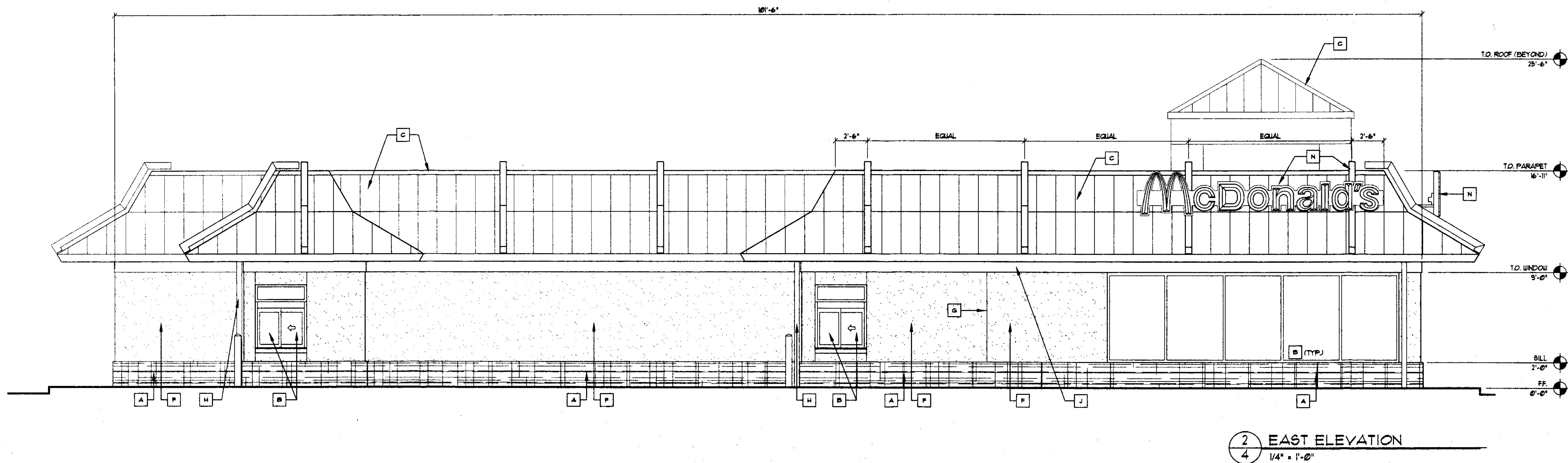
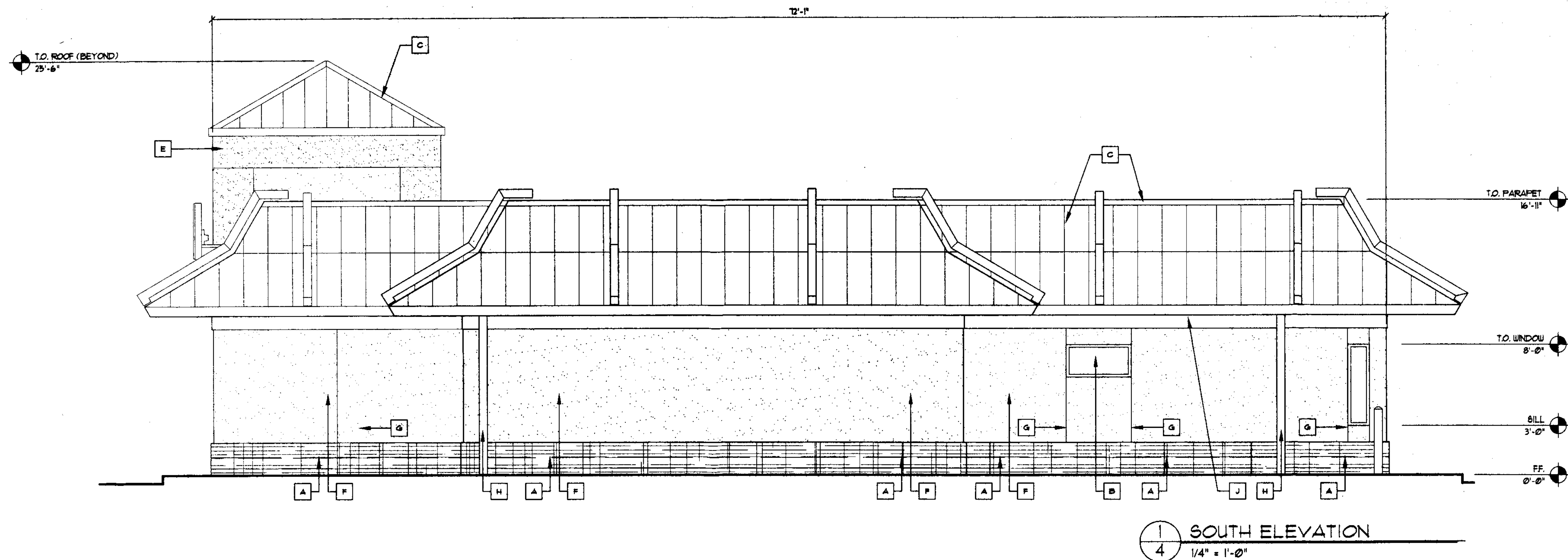


DATE:

JANUARY 7, 2000

SHEET

4 of 6



KEY NOTES:

- A CULTURED LEDGESTONE - FF-SH4 MOVE TO MATCH ADJACENT BANK
B 1" CLEAR INUL. GLASS SET IN A CLEAR AND ALUM. THERMAL BREAK FRAME

- C STANDING SEAM METAL ROOF SYSTEM & COPING - CLEAR GALVALUME SATIN FINISH
D METAL COPING - CLEAR FINISH GALVALUME TO MATCH ROOF

- E STUCCO - SMOOTH FINISH - COLOR, DESERT ROSE BENJAMIN MOORE PMS TO MATCH ADJACENT BANK
F STUCCO - SMOOTH FINISH - COLOR, BUFF BENJAMIN MOORE M99 TO MATCH ADJACENT BANK

- G STUCCO CONTROL JOINT
H DOWNPOUT COLOR TO MATCH STUCCO

- J WHITE TRIM BOARD
K CAST IN PLACE CONG. CAP - SLOPE TOP TO DRAIN ON ROOF - INTERNAL COLOR, SAN DIEGO BUFF DAVIS IS LINE BEST TO MATCH ADJACENT BANK

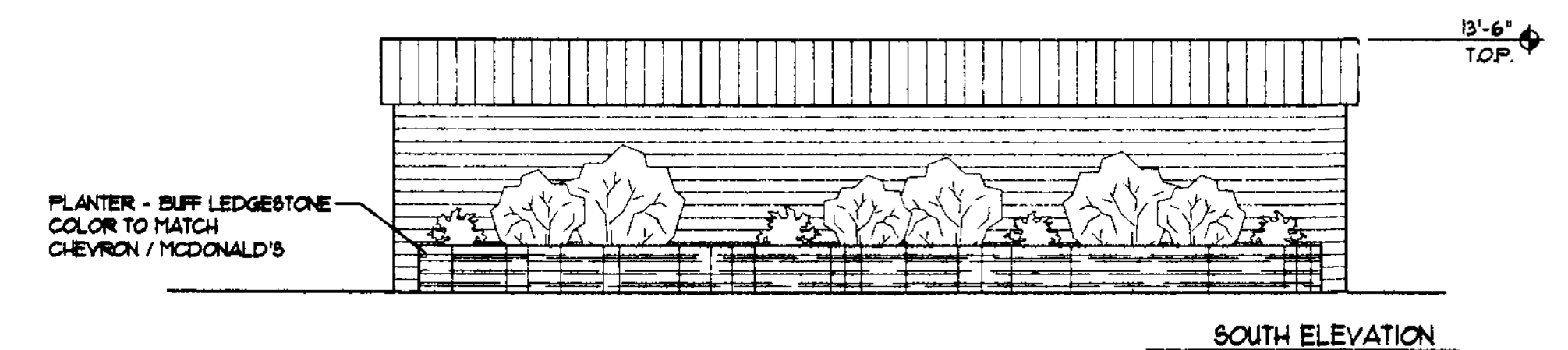
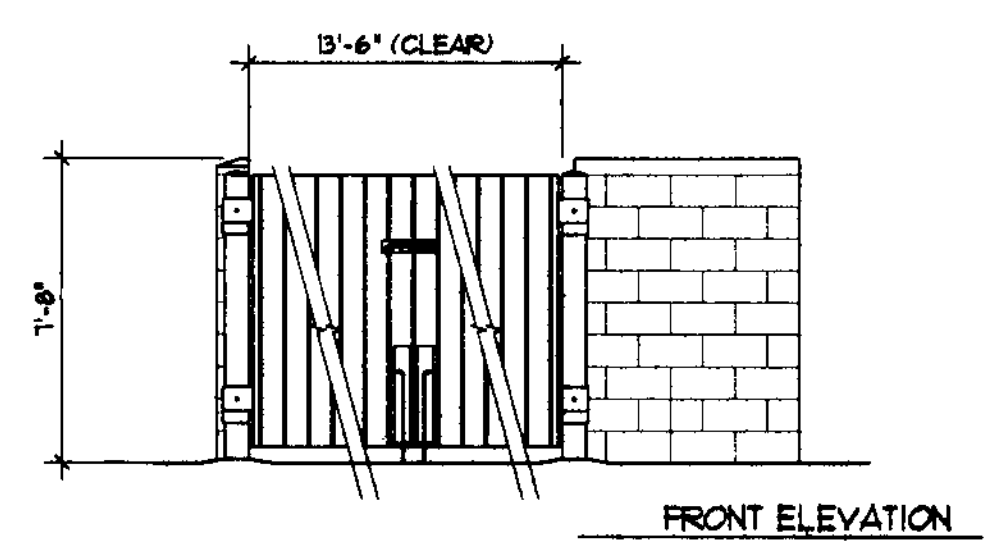
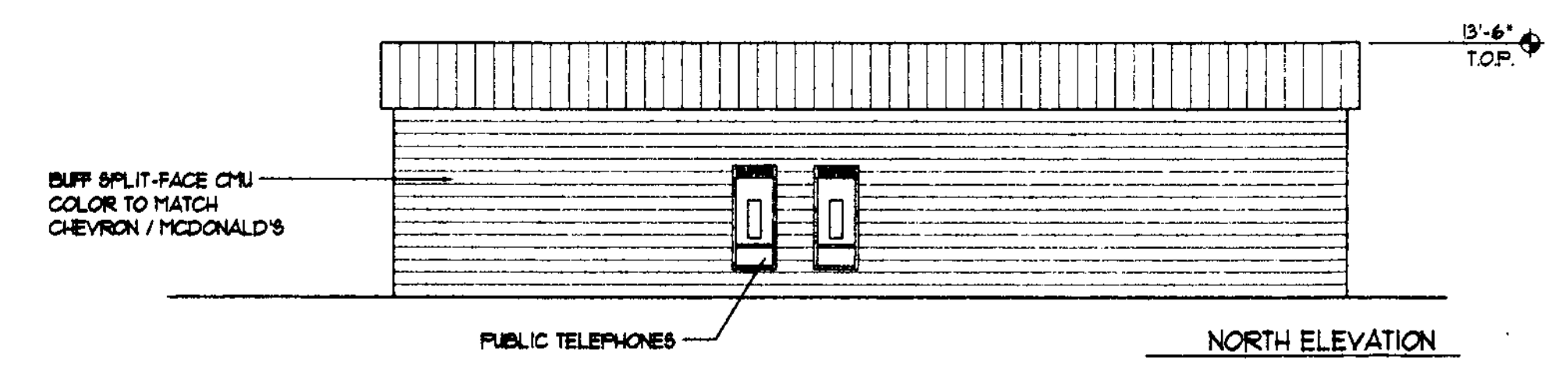
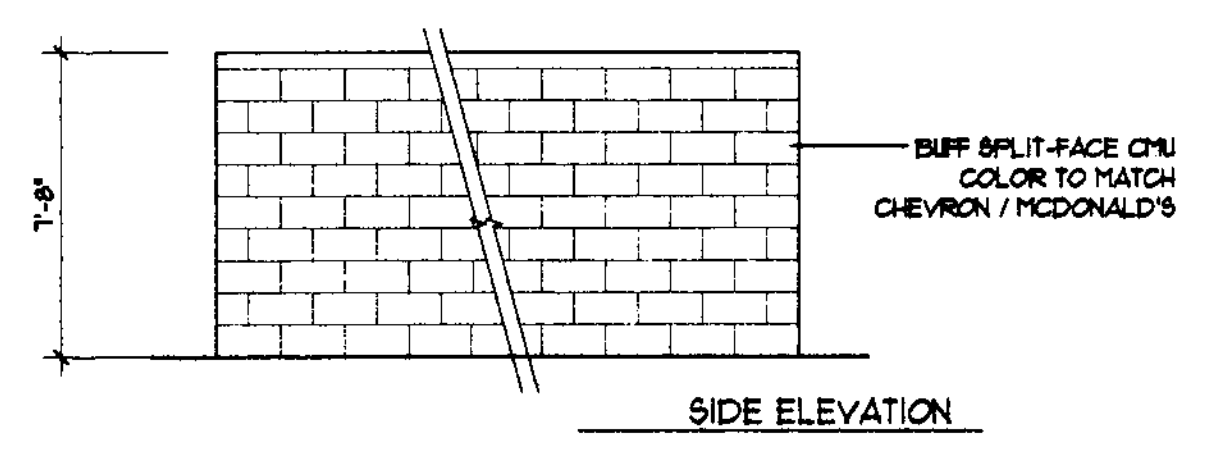
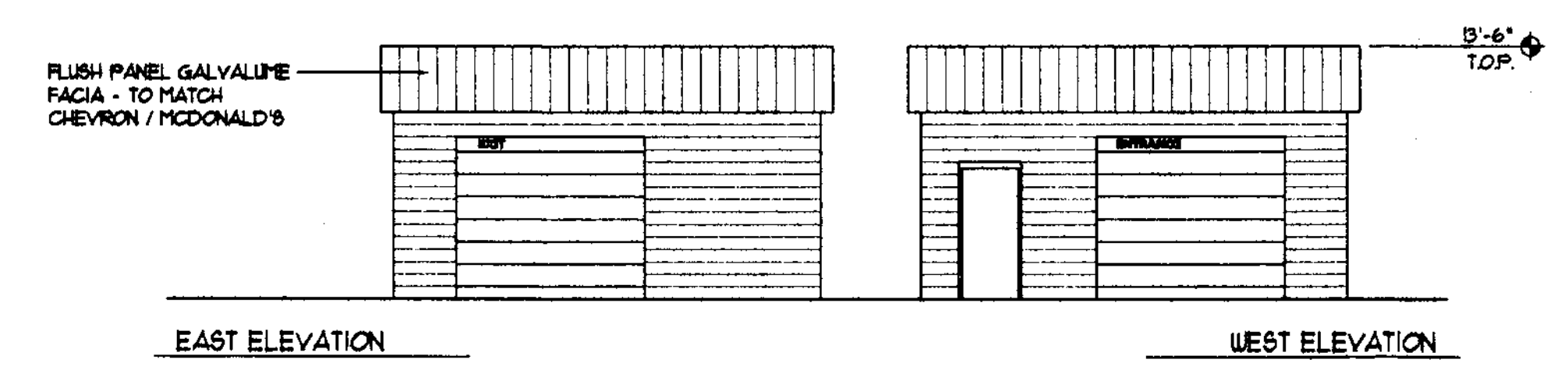
- L WALL SCONCE LIGHTING, BY VISA LIGHTING, MODEL# GMS90 1W PLATINUM FINISH (TYP)
M PRELUMES PENDING WALL MOUNTED FLUORESCENT FIXTURE - SATIN ALUMINUM FINISH BY DUANE LOCATION LABEL, PCL# LBR-2846-03-00-1-P-180-DLL

- N McDONALD'S SIGNAGE AND LIGHT BEAMS BY OTHERS - UNDER SEPARATE PERMIT.
O 'TRAINERS' SIGN BY OTHERS

1620 Rio Grande NW
Albuquerque, NM 87104
505-246-0870
fax: 505-246-0437

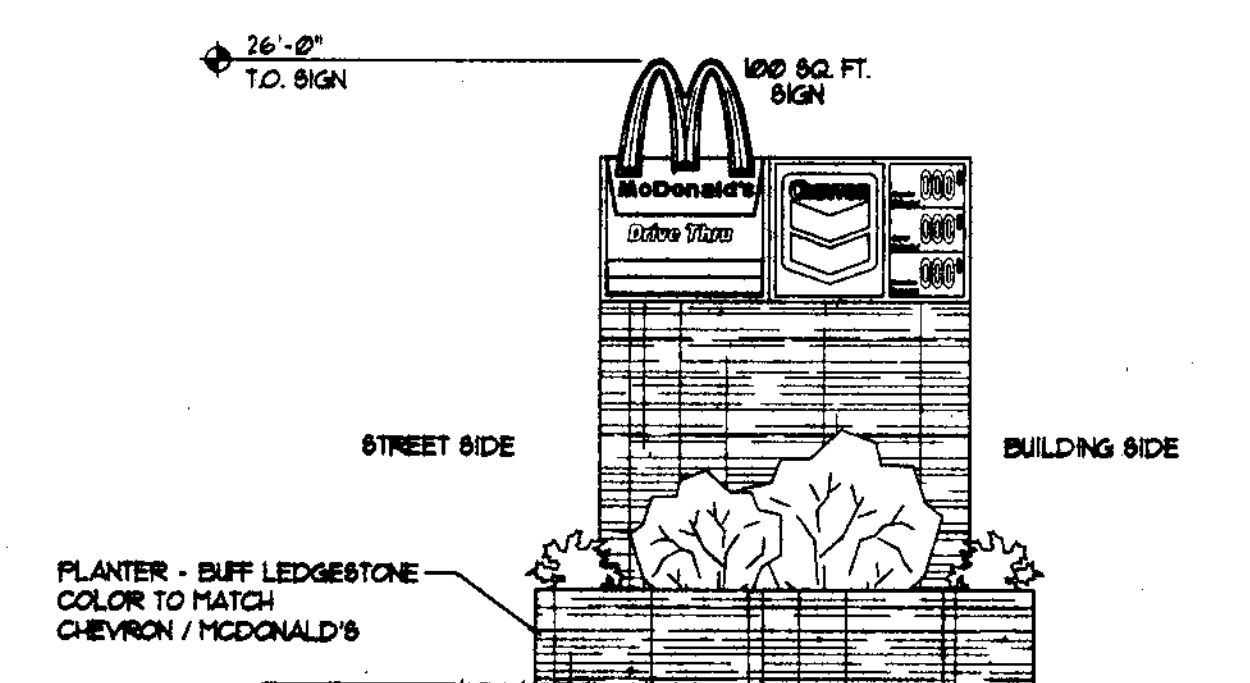
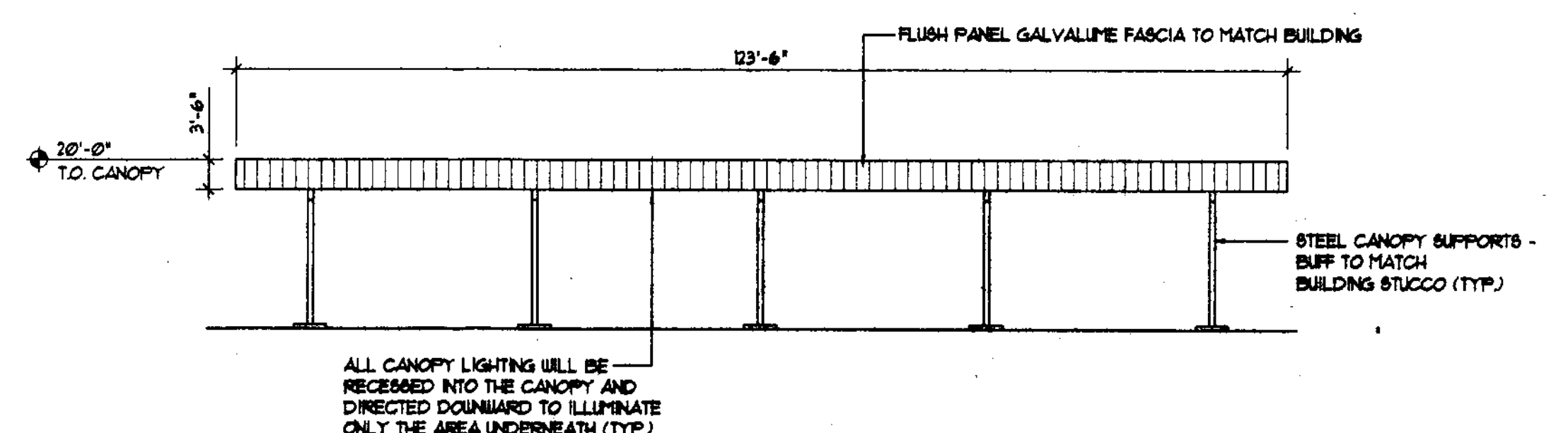
McDonald's
OSUNA & JEFFERSON NE
ALBUQUERQUE, NEW MEXICO

ELEVATIONS



4 DUMPSTER ENCLOSURE
5 1/4" = 1'-0"

2 CAR WASH ELEVATIONS
5 1/8" = 1'-0"



3 GAS CANOPY ELEVATION
5 1/16" = 1'-0"

1 MONUMENT SIGN ELEVATION
5 1/8" = 1'-0"

ARCHITECT:



DATE:

JANUARY 7, 2000

SHEET:

5 OF 6

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(150' R.O.W.)

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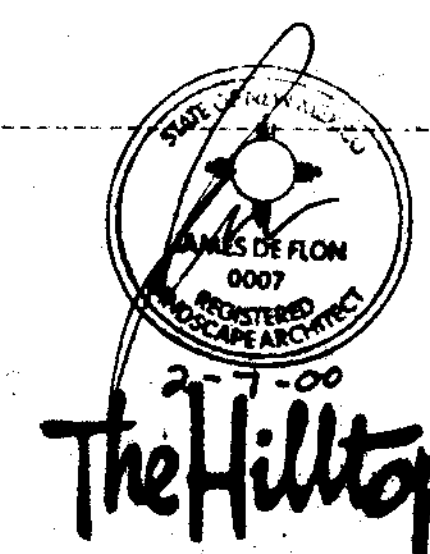
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SHEET
6 of 6

Jefferson Street, N.E.
(R.O.W. Varies)

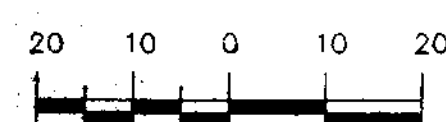
PRESIDENTIAL LANE

30'-0" Private Street



THE HILLTOP

GRAPHIC SCALE



SCALE: 1"=20'

