

SIGNATURE BLOCK	
I CERTIFY THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 12/1/00	
<i>James S. [Signature]</i> PLANNING DIRECTOR	3/2/00
<i>[Signature]</i> APPROVED AS TO THE REQUIREMENTS	
<i>[Signature]</i> TRANSFORMATION/DEVELOPMENT	2-07-00
<i>[Signature]</i> CITY ENGINEER	2-9-00
<i>[Signature]</i> DESIGN AND DEVELOPMENT, CIP.	2-10-00
<i>[Signature]</i> UTILITY DEVELOPMENT	2-09-00
<i>[Signature]</i> SOLID WASTE	3.01.00



1600 Rio Grande NW
Albuquerque, NM 87104
505-246-0610
fax 505-246-0437

McDonald's
OSUNA & JEFFERSON NE
ALBUQUERQUE NEW MEXICO

SITE PLAN

REVISION:
FEBRUARY 2, 2000

ARCHITECT:



DATE: JANUARY 1, 1999

SHEET:
1 of 6

(150' R.O.W.)

PLANT/LEGEND

ACCEPTED

1980 No. Greater than

Abstract. The effects of

2003-2004-2005

1-800-243-0433

4300 OSUNA RD NE

McDonald's

ORIN & JEFFERSON INC.
ANNAPOLIS, NEW MEXICO

OF IMPROVE CHILDREN FOODS

BUFFALO BRASS BAND

**COMMERCIAL GRADE
STEEL BRIDGES**

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA		
TOTAL LOT AREA	88,995	square feet
TOTAL BUILDINGS AREA	4,258	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	80,737	square feet
LANDSCAPE REQUIREMENT	15	square feet
TOTAL LANDSCAPE REQUIREMENT	12,119	square feet
TOTAL LANDSCAPE PROVIDED	19,296	square feet
TOTAL GSD PROVIDED	18,331	squars feet
TOTAL SOD PROVIDED	2965	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet

LANDSCAPE NOTES: ~~nearby~~ ~~Adventer~~ ~~Forest~~ ~~Right~~ ~~of~~ ~~high~~.

Landscape maintenance shall be the responsibility of the Property Owner of Lot A, and the common area.

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, Public 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" polyline 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.

SITE PLAN

REVISIONS

JUNE 2, 2009

ARCHITECT:

DATE: _____

JANUARY 7, 2010

SHEET.

6 of 6

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

PRESIDENTIAL LANE

LOT 8
ONE PRESIDENTIAL
PLAZA

30'-0" Private Street



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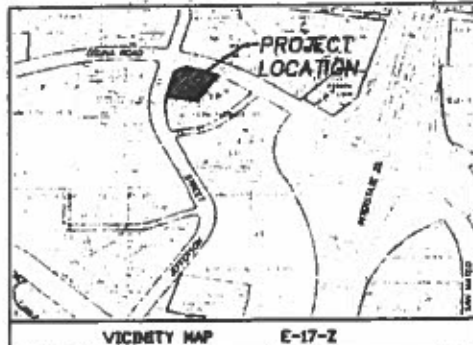
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GRAPHIC SCALE



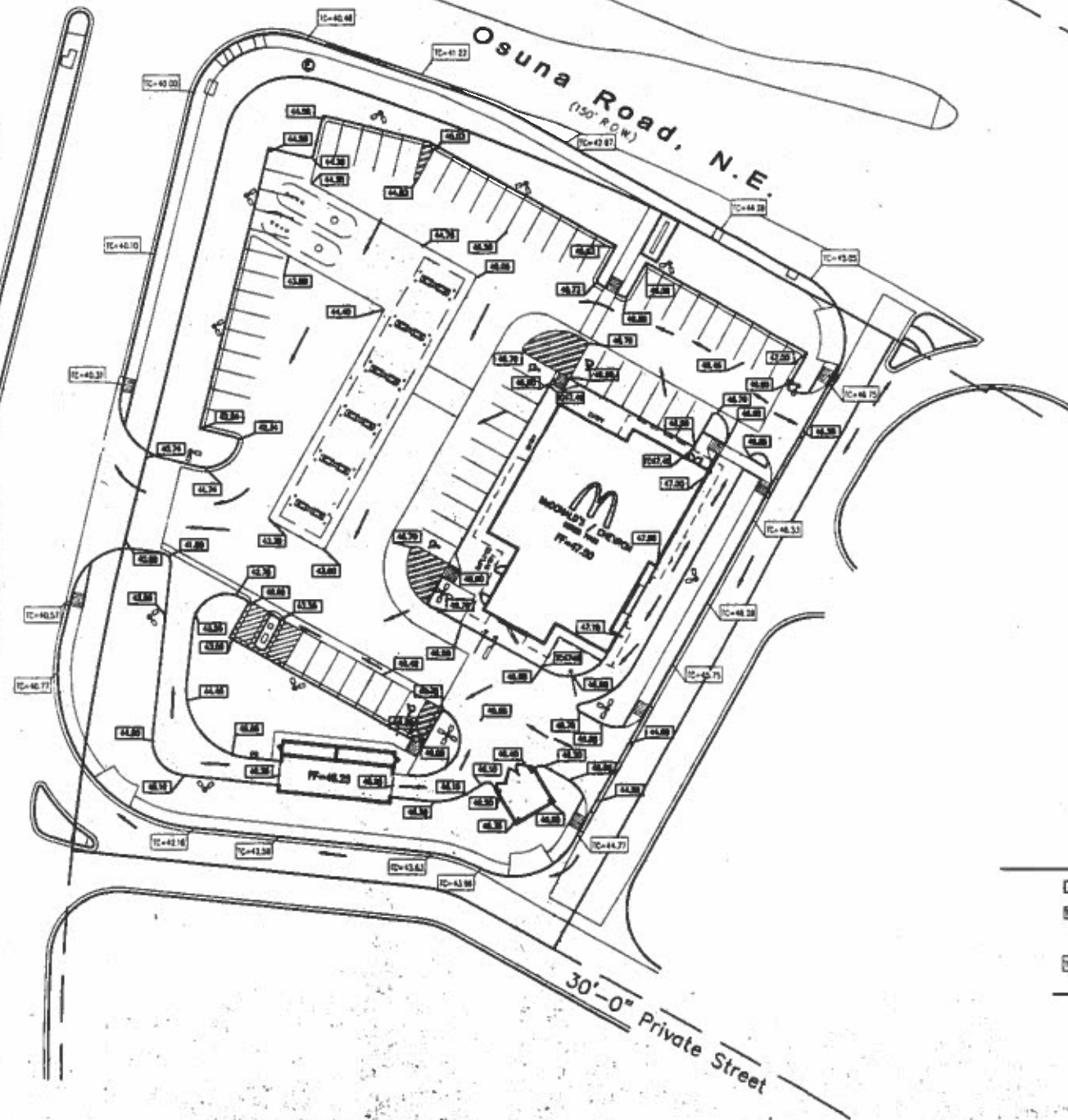
SCALE: 1"=20'

Phone: 1-800-451-7839 Fax: 1-800-451-7839



LEGAL DESCRIPTION
LOT A, ONE PRESIDENTIAL PLAZA

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



LEGEND

- 42.81 PROPOSED FLOW LINE ELEVATION
- 42.81 PROPOSED TOP OF CURB ELEVATION
- 42.81 EXISTING CONTOUR LINE
- 42.81 EXISTING TOP OF CURB ELEVATION
- FLOW DIRECTION



(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL AT 286-1600 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, FLOORS, OR GRADE UNLESS OTHERWISE NOTED.
4. FINISHED WALK AND CURB ELEVATIONS SHALL BE AS ABOVE FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL EROSION 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 BARRIERS. 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 FINISHES 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 SIDE CURB RETURN AT THE INTERSECTION OF OSUNA ROAD AND JEFFERSON STREET N.E. ELEVATION = 3440.049



McDonald's

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SITE INFORMATION

Thompson Engineering
Consultants, Inc.
3800 14th Street, Suite E
Los Lunas, NM 87031

PLAN SCALE: 1" = 30'

STREET ADDRESS
JEFFERSON & OSUNA

CITY ALBUQUERQUE STATE NEW MEXICO

COUNTY

REGIONAL ENG. NO. CORPORATE ENG. NO.

DATE	STATUS	DATE	STATUS
11/26/09	PRELIMINARY	11/26/09	PRELIMINARY
	FOR REVIEW		FOR REVIEW
	AS-BUILT		AS-BUILT

1

ARCHITECTS

Albuquerque, NM 87104

Fax: 905-246-0437

McDonald's
OSUNA & JEFFERSON NE
ALEXANDRIA, NEW MEXICO

ELEVATIONS

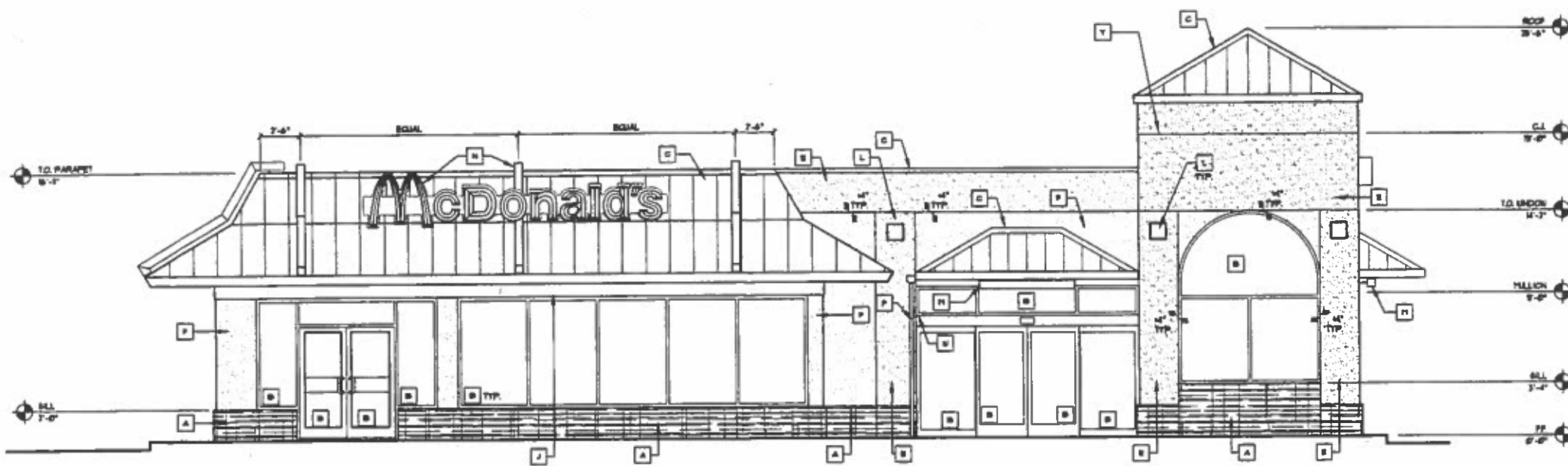
ARCHITECT:



JANUARY 7 2000

3 of 6

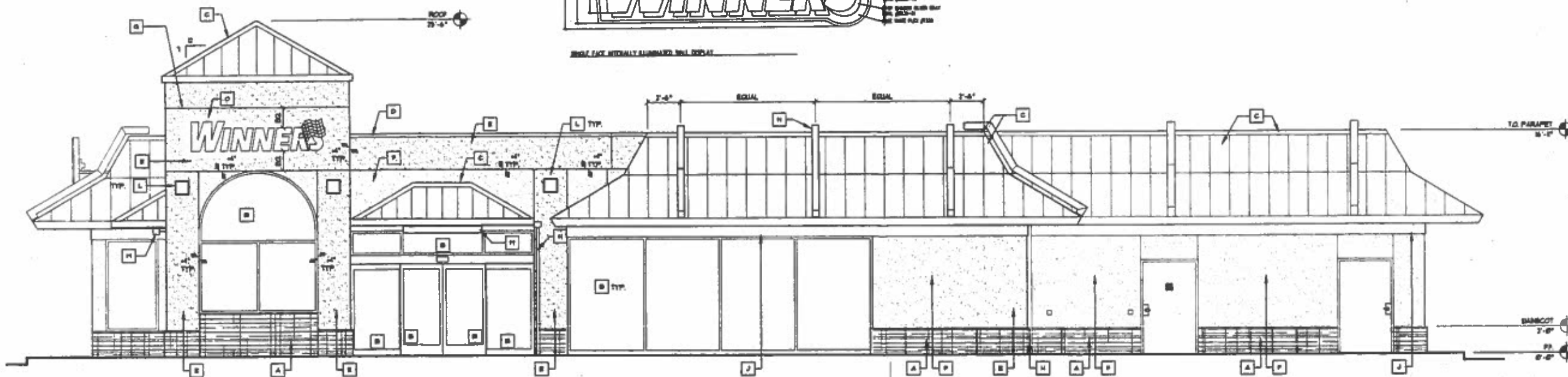
3 of 6



① NORTH ELEVATION
③ 1/4" = 1'-0"



ENTIRE FACE INTERNALLY FLAMMABLE: SOLID BODY AT



2 WEST ELEVATION
3 14° - 1.0°

KEY NOTES:

- 4** COLORED LACERATION: PT-HAD PAINFUL
SWELLING ADJACENT BURN.
- 5** P CLEAR BELL, BLANK OUT IN A CLEAR
SHEED, ALTHO THOROUGH BURNED PAIN.
PT-BURN WAS PT-HAD PAINFUL ON APPROX. 27-28000 SURFACES

- ☐ FLATTOPS: SLANT METAL ROOF (SHED) + COPING
CLEAR GALVANIZED BATH ROOM
- ☐ METAL COPING + CLEAR PINK GALVANIZED
TO MATCH ROOF

- 8 BRACK - BRACK FORM - COLUMN CENTER FORM**
BRACK FORMS ARE TO BE USED ADJACENT BRACK.
- 9 BRACK - BRACK FORM - COLUMN END**
BRACK FORMS ARE TO BE USED ADJACENT BRACK.

- ☐ BRASS CONTROL JUMP
- ☐ DISCONNECT GROUND TO FLYING BRASS

- J** WHITE TRIP BOARD
- K** PAINT IN PLACE CONC. CAP - SLOPE TOP TO DRAIN ON ROOF - NORMAL COLOR SAN DIEGO SUN WHITE IS LESS BEST TO MATCH ADJACENT BANK

- [illegible]

- ☐ **W** MCDONALD'S-SONES AND LIGHT BEAMS BY OTHERS - 1 HOUR SEPARATE PRFT.
- ☐ **C** WEDGWOOD'S BY OTHERS

ARCHITECTS

1600 Rio Grande NW

Albuquerque, NM 87104

505-246-0810

Fax: 505-246-0437

McDonald's

COLINA & JEFFERSON NE
ALBUQUERQUE, NEW MEXICO

ELEVATIONS

ARCHITECT

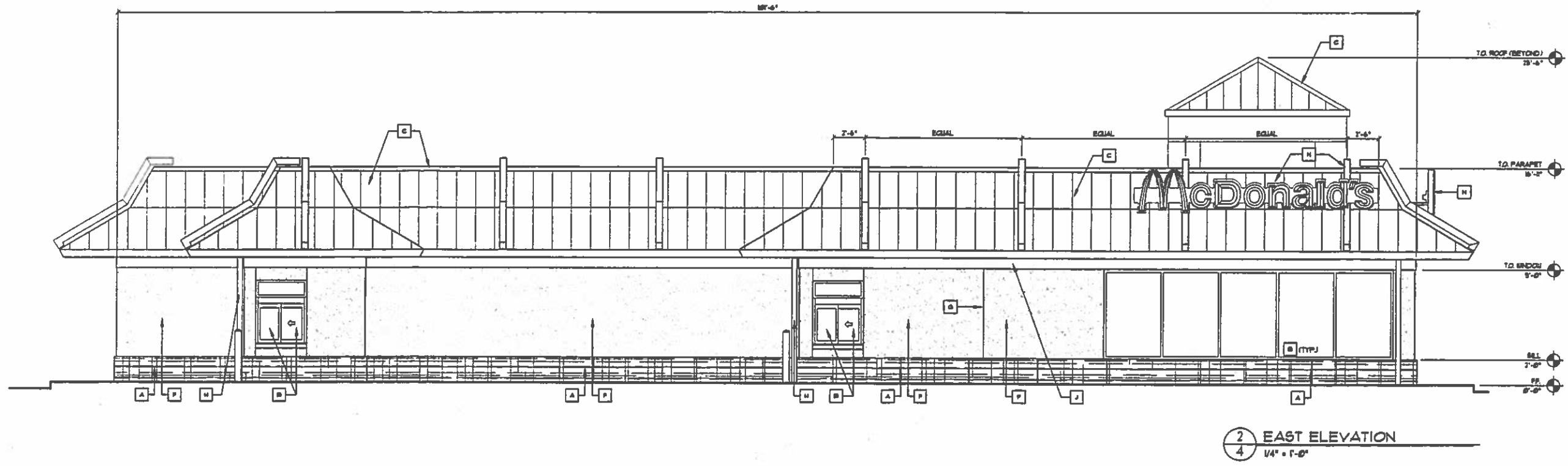
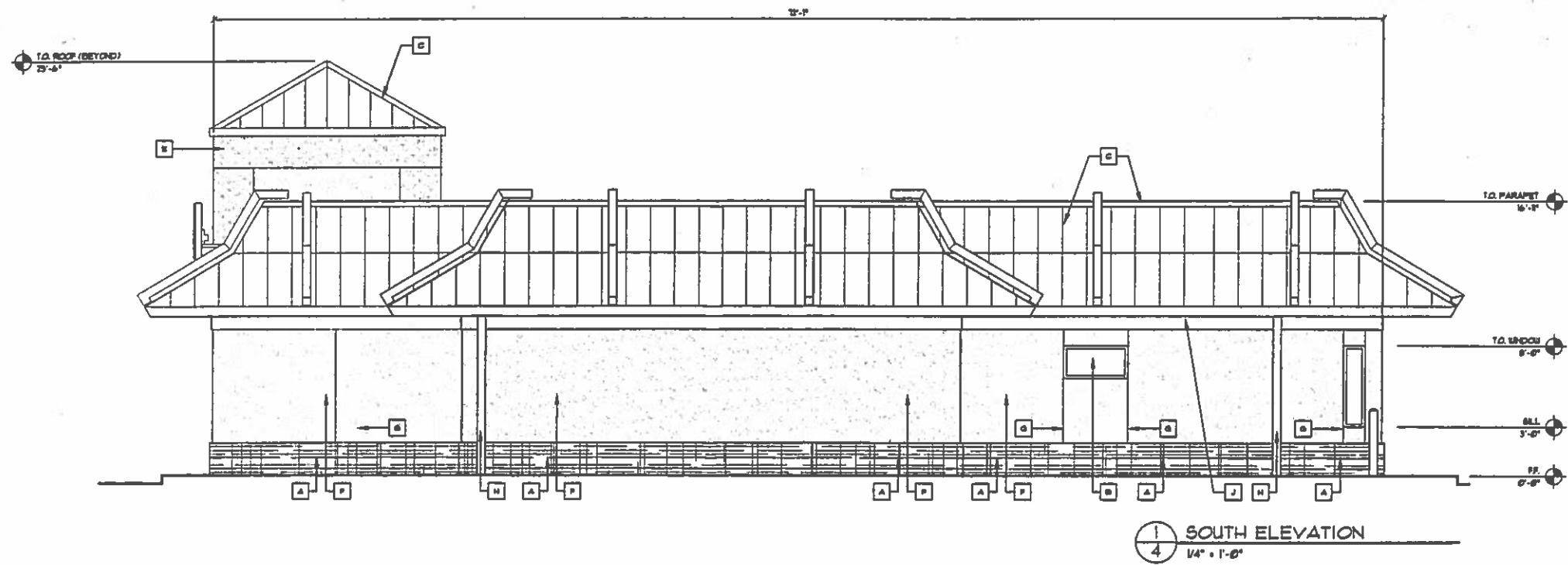


DATE

JANUARY 7, 2000

SHEET

4 of 6



KEY NOTES:

A COLORED LIGATURES - PR-SM POLYURETHANE TO MATCH ADJACENT BANK
B 1" CLEAR DRILL, GLASS SET IN A CLEAR ANOD. ALUM. THERMAL BREAK FRAME

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

E BRUCCO - SPECTRA FINISH - COLOR CORRESPONDENCE BETWEEN FLOORS TO MATCH ADJACENT BANK
F BRUCCO - SPECTRA FINISH - COLOR BRUCCO BETWEEN FLOORS TO MATCH ADJACENT BANK

G BRUCCO CONTROL JOINT
H COORDINATE COLOR TO MATCH BRUCCO

J WHITE VINYL BOARD
K CARB N PLACE CORNER CAP - SLOPE TOP TO DRAIN ON ROOF - ORIGINAL COLOR GALVALUME BRUCCO IS LHS TEST TO MATCH ADJACENT BANK

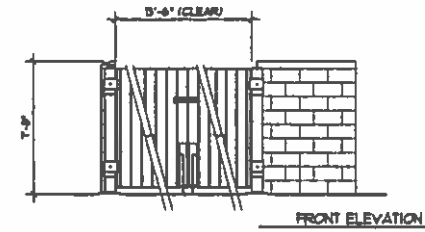
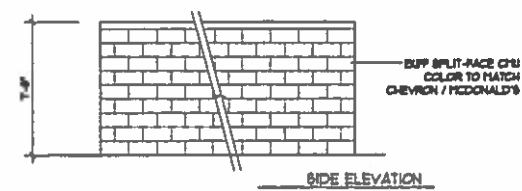
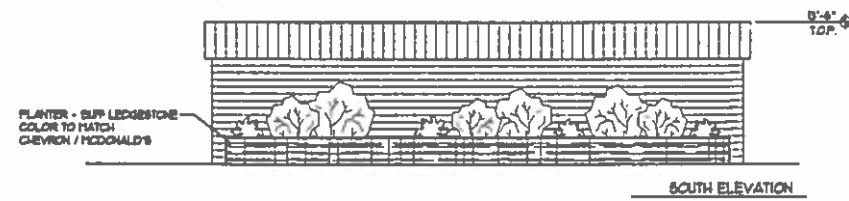
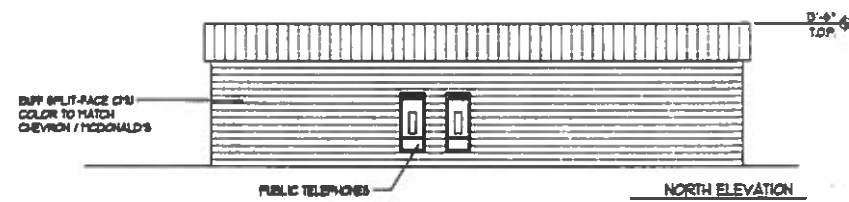
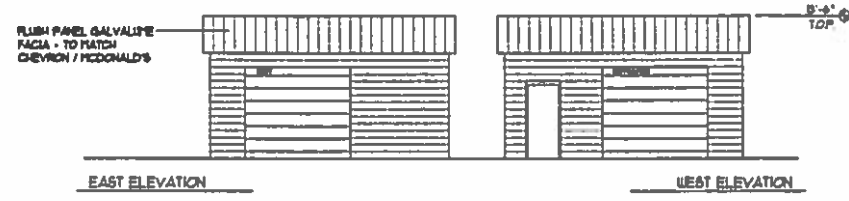
L BALL BECKED LIGHTING BY VELA LIGHTING, MODELS CARRIED BY PLATINUM FINISH (TYP)
M PERFLUOROPOLYMER BALL POINTED FLUORESCENT FIXTURES - WHITE ALUMINUM FINISH BY SUPPLY LOCATION LABEL, TYP. LAMP-2000-00-00-1A-00-01

N MCDONALD'S SIGNAGE AND LIGHT SIGNS BY OTHERS - UNDER SEPARATE PERMIT.
O TOWER SIGN BY OTHERS

1600 Rio Grande NW
Albuquerque, NM 87104
505-246-0510
Fax: 505-246-0431

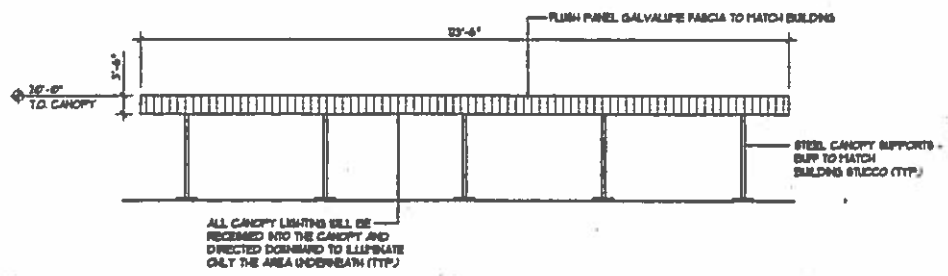
McDonald's
OSUNA & JEFFERSON NE
ALBUQUERQUE, NEW MEXICO

ELEVATIONS

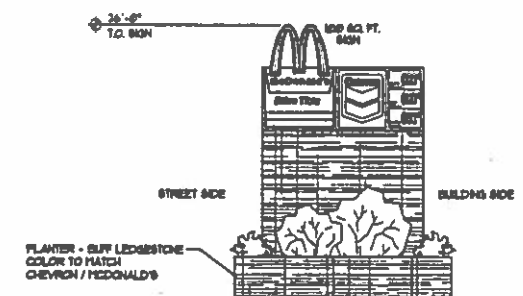


4 DUMPSTER ENCLOSURE
5 1/4" = 1'-0"

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

Osuna Road, N.E.
(150' R.O.W.)

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

GRAPHIC SCALE



SCALE: 1"=20'

McDonald's / CHEVRON
6,245 SQ. FT.
Lot A

PRESIDENTIAL LANE

LOT B
ONE PRESIDENTIAL
PLAZA

30'-0" Private Street



THE HILLTOP LANDSCAPE ARCHITECTS
10000 N. 10TH AVENUE, SUITE 100
ALBUQUERQUE, NM 87113
TEL: 505-246-0435
FAX: 505-246-0435

PLANT LEGEND

EMORY OAK (M) Quercus emoryi 2 1/2" Cal	2	GREYLEAF COTONEASTER (M) Cotoneaster gloecyphus ARP ROSEMARY (M) Rosmarinus officinalis "Arp" 5 gal	82
HONEY LOCUST (M) Gleditsia triacanthos 2" Cal	11	APACHE PLUME (L) Folysia paradoxa	84
PURPLE ROSE (M) Rosa arvensis 2" Cal	4	CHAMISA (L) Chrysothamnus nauseosus 5 gal	85
NEW MEXICO OLIVE (M) Forsythia neomexicana BESTER WILLOW (L) Salix bebbiana 15 GAL	14	BLUE AVENA Helictotrichon sempervirens 1 gal	123
PINON PINE (L) Pinus edulis 6"-8"	8	MEXICAN FEATHER GRASS (L) Panicum stripicollis	81
CHIMSON CLOUD HAWTHORN (M) Crataegus sp. 6"-8"	21	FOUNTAIN GRASS (L) Sila latifolia 1 gal	87
		CHERRY SAGE (M) Salvia greggii	87
		LENA'S BROOM (L) Cylindrus "Lena"	
		RED YUCCA (L) Yucca parviflora 1 gal	
		WILD FLOWER 1 gal	25

5" BROWN CRUSHER FINES	
500	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
OFF SITE AREA	0 square feet
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TOTAL BED PROVIDED	16,331 square feet
TOTAL SOD PROVIDED	2965 square feet
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LANDSCAPE NOTES: McDonald's adjacent to 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.

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SITE PLAN

REVISION:
FEBRUARY 2, 2005

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6 OF 6

