

PROJECT INFORMATION

PROJECT: WENDY'S OLD FASHIONED HAMBURGERS
 LOCATION: 410 EUBANK BOULEVARD, N.E. ALBUQUERQUE, NEW MEXICO
 OWNER: DOUBLE CHEESE CORPORATION DBA WENDY'S OLD FASHIONED HAMBURGERS 4800 MONTGOMERY BOULEVARD, N.E. SUITE 6 ALBUQUERQUE, NEW MEXICO

ARCHITECT: CLAUDIO VIGIL ARCHITECTS 828 PENNSYLVANIA STREET, N.E. ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: TRACT C-1, YOUNE PARK PLAZA
 ZONING ATLAS MAP: K-21-2

CURRENT ZONING CLASSIFICATION: SU-1 FOR C-1 PERMISSIVE USES TO INCLUDE RESTAURANT WITH FULL SERVICE LIQUOR AND INCLUDING THE FOLLOWING USES: DRIVE-THRU LIQUOR ESTABLISHMENT, NIGHT CLUBS OR LOUNGES, ADULT ENTERTAINMENT AND BOILING ESTABLISHMENTS, VEHICLE SALES AND STORAGE.

PROPOSED ZONING CLASSIFICATION: SU-1 FOR C-1 PERMISSIVE USES (SAME)

BUILDING FUNCTION: NEW FAST FOOD DRIVE-THRU RESTAURANT.

CONSTRUCTION TYPE: TYPE V-N CONSTRUCTION
 ALLOWABLE AREA: TYPE V-N CONSTRUCTION AND A-3 OCCUPANCY = 6,000 SQ. FT.

TOTAL BUILDING AREA: 3,044 SQUARE FEET
 TOTAL LOT AREA: 23,627 SQUARE FEET, 0.548 ACRES

NET LOT AREA: 26,583 SQUARE FEET
 TOTAL PARKING/PAVED AREA: PARKING AREA = 15,865 SQUARE FEET SIDEWALKS = 1,276 SQUARE FEET

TOTAL LANDSCAPE AREA REQUIRED: 2,366 SQ. FT.
 TOTAL LANDSCAPE AREA PROVIDED: ON-SITE LANDSCAPING = 1,750 SQUARE FEET R.O.W. LANDSCAPING = 3,711 SQUARE FEET

TOTAL LANDSCAPING PROVIDED = 15,058 SQUARE FEET

PERCENTAGE OF SITE LANDSCAPED: 31 PERCENT
 LANDSCAPE TO PARKING AREA RATIO: 1 TO 170

PARKING ANALYSIS: TOTAL SEATING - 106 SEATS/4 = 26.5 SPACES 10% REDUCTION FOR BUS ROUTE = -2.65 SPACES TOTAL = 23.85 SPACES

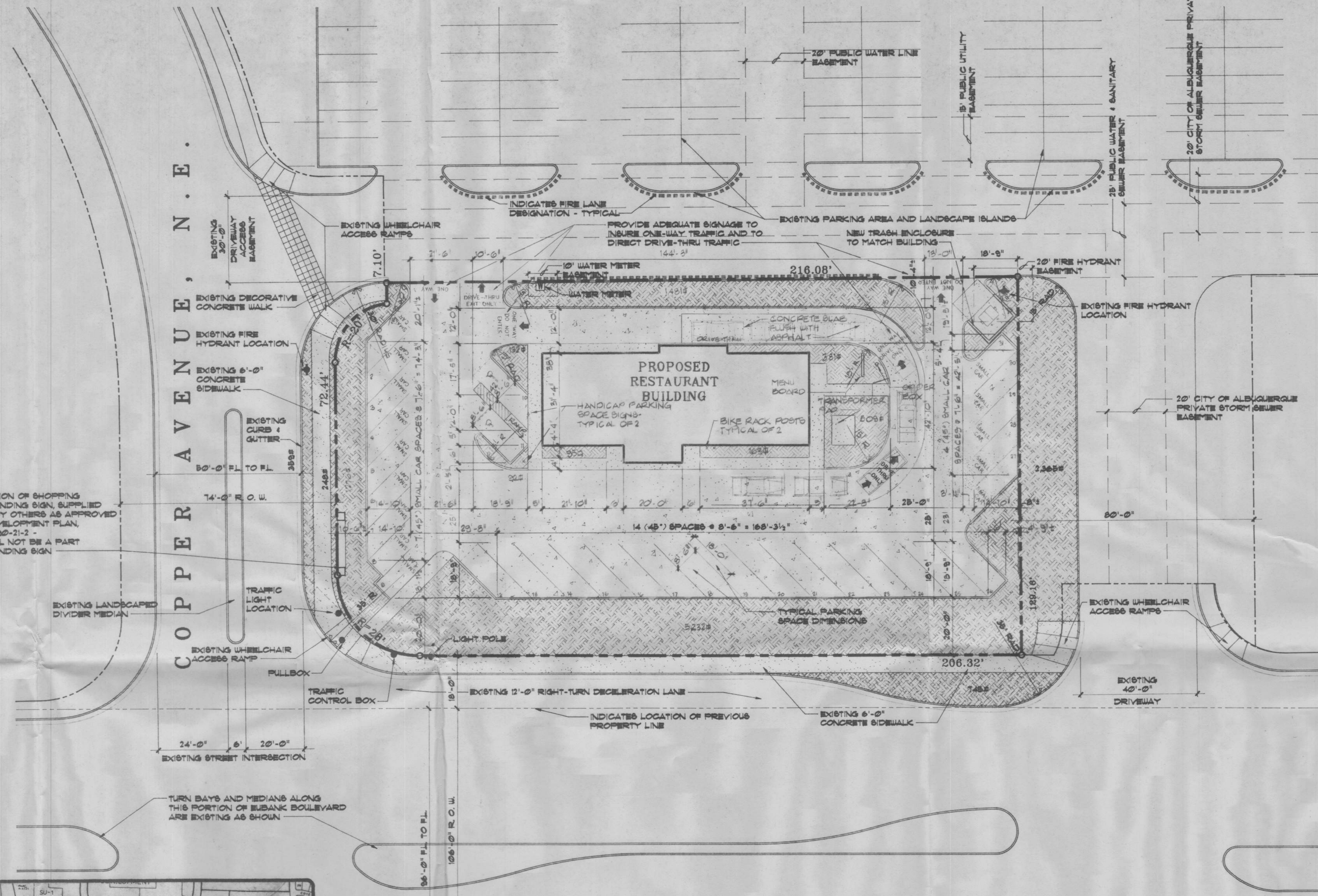
TOTAL PARKING SPACES REQUIRED = 24 PARKING SPACES
 TOTAL PARKING SPACES PROVIDED = 31 PARKING SPACES (INCLUDES 2 HANDICAP PARKING SPACES AND 4 SMALL CAR PARKING SPACES)

PARKING SPACE SIZES: REGULAR CAR PARKING SPACES = 8'-6" x 18'-0" WITH A 2'-0" OVERHANG
 SMALL CAR PARKING SPACES = 7'-6" x 13'-6" WITH A 1'-6" OVERHANG
 HANDICAP CAR PARKING SPACES = 8'-6" x 18'-0" WITH A 2'-0" OVERHANG AND A 3'-6" RAMP BETWEEN EACH TWO SPACES.

BICYCLE SPACES: REQUIRED PARKING SPACES = 24/20 = 12 BICYCLES
 TOTAL BICYCLE SPACES REQUIRED = 2 BICYCLE SPACES
 TOTAL BICYCLE SPACES PROVIDED = 4 BICYCLE SPACES (2 BICYCLE RACK POSTS AT 2 BICYCLES PER POST)

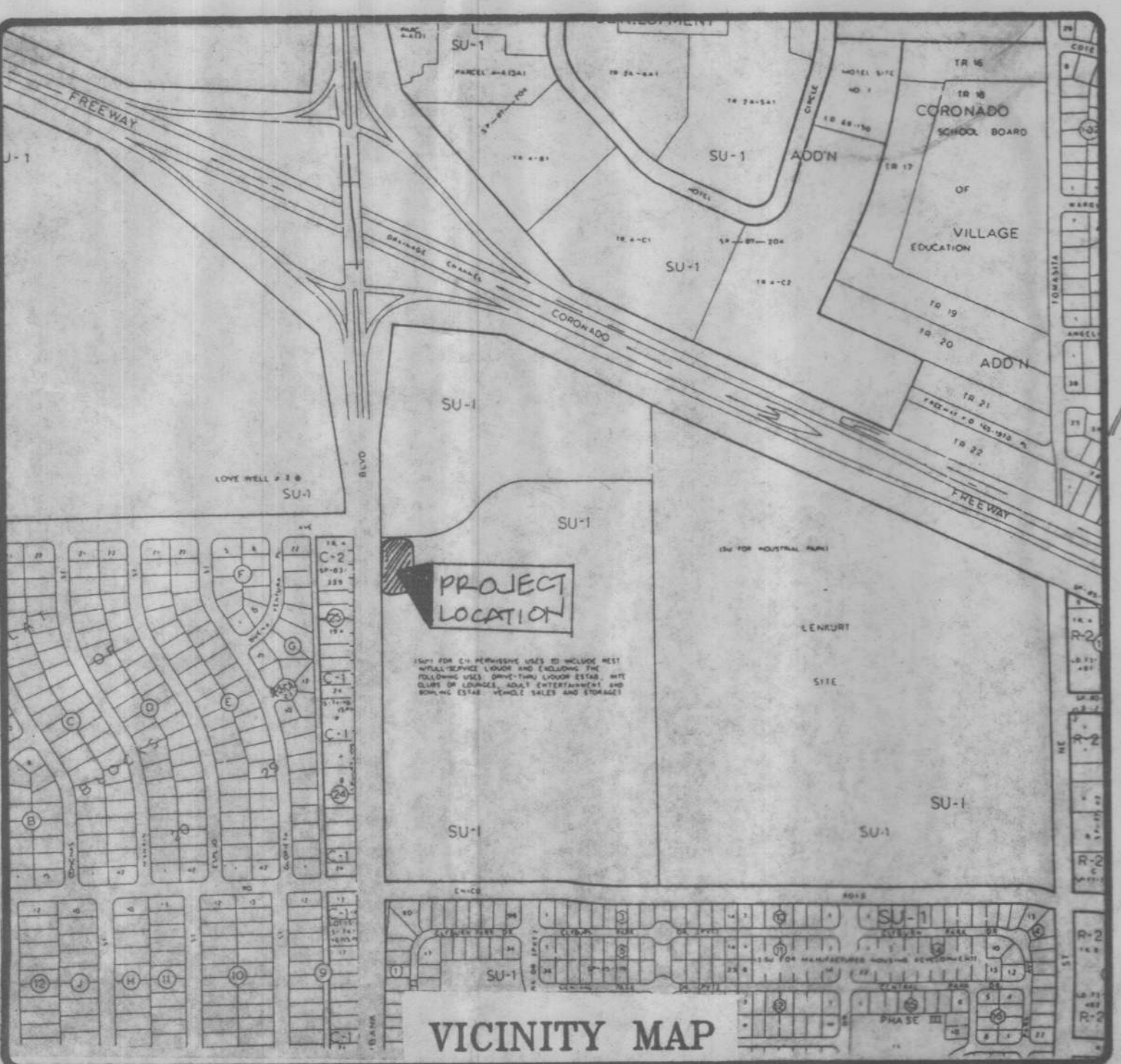
SITE LIGHTING: SITE LIGHTING SHALL BE LOCATED AND INSTALLED SO AS NOT TO GLARE ONTO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND BUILDING.

CITY REFERENCE NUMBERS: Z-90-21-2 Z-90-21-1



INDICATES LOCATION OF SHOPPING CENTER FREE STANDING SIGN, SUPPLIED AND INSTALLED BY OTHERS AS APPROVED WITH THE SITE DEVELOPMENT PLAN. CASE NUMBER Z-90-21-2. WENDY'S SIGN WILL NOT BE A PART OF THIS FREE STANDING SIGN.

TURN BAYS AND MEDIANS ALONG THIS PORTION OF EUBANK BOULEVARD ARE EXISTING AS SHOWN.



EUBANK BOULEVARD, N.E.

SIGNATURE BLOCK
 SITE DEVELOPMENT PLAN AMENDMENT AND APPROVAL. Z-90-21-2 DRB-92-0357
 I CERTIFY THAT THIS AREA IS ZONED SU-1 FOR C-1 PERMISSIVE USES AND THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 9-20-92
 Planning Director: *Paul Clark* 12-31-92
 APPROVED AS TO THE REQUIREMENTS:
 Transportation Development: *Michael Clark* 12-29-92
 City Engineer: *Paul J. Jurgin* 10-27-92
 AMATCA: *Paul J. Jurgin* 10-27-92
 Cultural and Recreational Services: *Paul M. Stone* 10/27/92
 Utility Development: *Robert W. Kane* 10-27-92

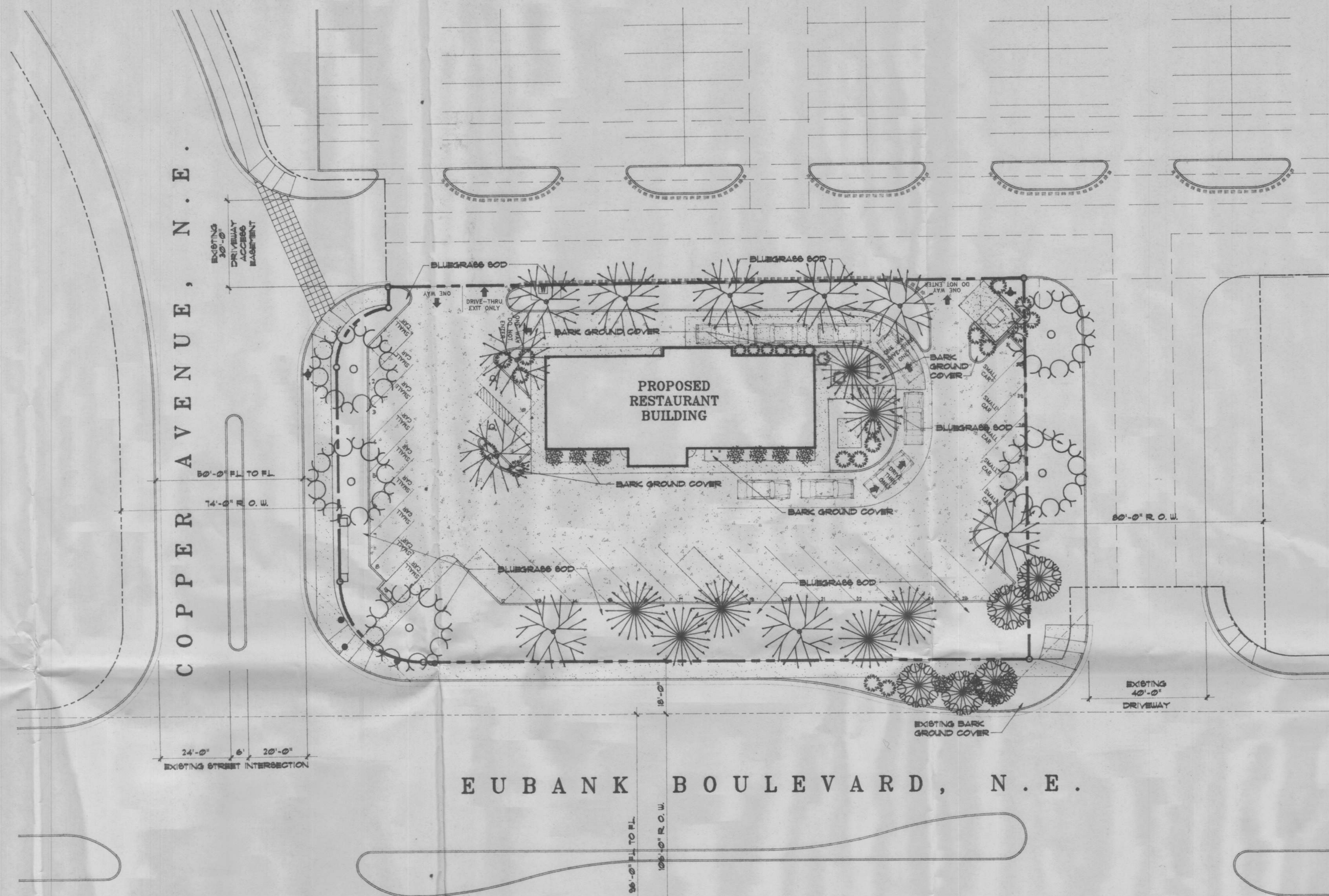
NORTH
 0 10' 25' 50' 75'
SITE PLAN
 OCTOBER 22, 1992 SCALE: 1" = 20'-0"

CLAUDIO VIGIL ARCHITECTS

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 OLD FASHIONED HAMBURGERS
 410 EUBANK BOULEVARD, N.E.
 ALBUQUERQUE, NEW MEXICO
 SHEET 1 of 3
 825 Pennsylvania NE Albuquerque, NM 87110
 505/265-3000

LANDSCAPE LEGEND

- ACCENT TREES**
- CHINESE PISTACHE, 2" CALIPER
 - IDAHO LOCUST, 2" CALIPER
 - BRADFORD PEAR, 2" CALIPER
- SHADE TREES**
- AUTUM PURPLE ASH, 2" CALIPER
 - MODesto ASH, 2" CALIPER
 - TEXAS SYCAMORE, 2" CALIPER
 - BLACK LOCUST, 2" CALIPER
- FLOWERING ORNAMENTAL TREES**
- REDBUD, 2" CALIPER
 - FLOWERING CRABAPPLE, 2" CALIPER
 - GOLDENRAIN TREE, 2" CALIPER
- EVERGREEN TREES**
- AUSTRIAN BLACK PINE, 6' TO 8' TALL
 - JAPANESE BLACK PINE, 6' TO 8' TALL
 - SCOTCH PINE, 6' TO 8' TALL
- LARGE SHRUBS**
- SILVERBERRY, 5 GALLON
 - LILAC, 5 GALLON
 - COTONEASTER SPECIES, 5 GALLON
 - JUNIFER SPECIES, 5 GALLON
 - RAPIHOLEPIS SPECIES, 5 GALLON
 - YUCCA SPECIES, 5 GALLON
 - CARYOPTERIS, 5 GALLON
 - NADINA SPECIES, 5 GALLON
 - CHAMISA, 5 GALLON
 - SAND SAGE, 5 GALLON
 - CLIFFROSE, 5 GALLON
 - POTENTILLA, 5 GALLON
- SMALL SHRUBS AND GROUND COVERS**
- SANTOLINA, 1 GALLON
 - PERSTEMON SPECIES, 1 GALLON
 - JUNIFER SPECIES, 1 GALLON
 - RED HOT POKER, 1 GALLON
 - HONEYBUCKLE, 1 GALLON
 - COTONEASTER, 1 GALLON
 - CHERRY SAGE, 1 GALLON



NORTH

LANDSCAPE PLAN

DECEMBER 9, 1992 SCALE: 1" = 20'-0"

LANDSCAPE NOTES

- ALL PLANT MATERIALS SHALL BE TRUE TO NAME, SIZE, AND IN CONFORMITY WITH THE FOLLOWING STANDARDS:
 - AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, 1942 EDITION OF STANDARDIZED PLANT NAMES, (PUBLISHED BY MOUNT PLEASANT PRESS, J. HORACE MCFARLAND COMPANY, HARRISBURG, PA.)
 - AMERICAN STANDARD FOR NURSERY STOCK, COPYRIGHT 1990 (PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., 230 SOUTHERN BUILDING, WASHINGTON, D.C. 20005).
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS.
- ALL TREES AND SHRUBS SHALL BE GUARANTEED FOR THE PERIOD OF ONE FULL YEAR BEGINNING ON THE DATE OF FINAL CONTRACT ACCEPTANCE.
- GRAVEL IS TO BE PLACED IN AREAS THAT ARE DESIGNATED AS SUCH, PLANTERS ADJACENT TO THE BUILDING, AND ALL PLANTERS NOT LABELED 60D.
- 60D SHALL BE DENSE, STRONGLY ROOTED 60D, COMPOSED OF TRANSITION BLEND BLUEGRASS AS GROWN BY A 4 G 60D FARM. 60D SHALL BE ONE YEAR OLD FROM TIME OF ORIGINAL SEEDING. IT WILL BE FREE OF DEBRIS, WEEDS AND UNDESIRABLE NATIVE GRASSES, PARASITIC INFESTATIONS AND OTHER FACTORS HARMFUL TO PLANT GROWTH.
- AN UNDERGROUND IRRIGATION SYSTEM IS TO BE DESIGNED AND INSTALLED FOR ALL PLANT MATERIALS IN PLANTING BEDS AND 60D AREAS.
- UNLESS OTHERWISE INDICATED, THE IRRIGATION SYSTEM SHALL COMPLY WITH REQUIREMENTS OF THE UNIFORM PLUMBING CODE.
- ALL COMPONENTS INSTALLED AS THE UNDERGROUND IRRIGATION SYSTEM ARE TO BE NEW, IN GOOD WORKING ORDER AND WITHOUT FLAWS.

LANDSCAPE NOTES

- SPRINKLER AND BUBBLER HEADS AND/OR DRIP EMITTERS SHALL BE MANUFACTURER'S STANDARD UNIT DESIGNED TO PROVIDE UNIFORM COVERAGE OVER THE ENTIRE AREA OF SPRAY. SPRINKLER HEADS SHALL BE EITHER POP-UP SPRAY OR POP-UP ROTARY SPRAY.
- WEATHERPROOF AUTOMATIC CONTROLLER SHALL BE FURNISHED BY CONTRACTOR. THE CONTROLLER SHALL BE DUAL PROGRAMMING AND BE CAPABLE OF AUTOMATIC OR MANUAL OPERATION, AND IT IS TO HAVE A MASTER VALVE CIRCUIT AS STANDARD EQUIPMENT. IT SHALL BE CIRCUIT BREAKER PROTECTED.
- THE OWNER AND/OR THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BOTH IRRIGATION SYSTEM AND PLANT MATERIALS AND OTHER LANDSCAPING WITHIN THE SITE.
- ALL LANDSCAPE ELEMENTS WILL NOT ENCRoACH WITHIN THE CLEAR SIGHT TRIANGLE, AS SHOWN ON THE PLAN.
- SEE THE SITE PLAN FOR SITE AND LANDSCAPE AREA SQUARE FOOTAGES.
- TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN 3'-0" FROM EXISTING UNDERGROUND UTILITY LINES.
- THE CONTRACTOR SHALL RELOCATE ANY EXISTING LANDSCAPING AS REQUIRED FOR NEW CONSTRUCTION AND SHALL REPLACE ANY LANDSCAPING DAMAGED BY DEMOLITION AND NEW CONSTRUCTION.

CLAUDIO VIGIL ARCHITECTS

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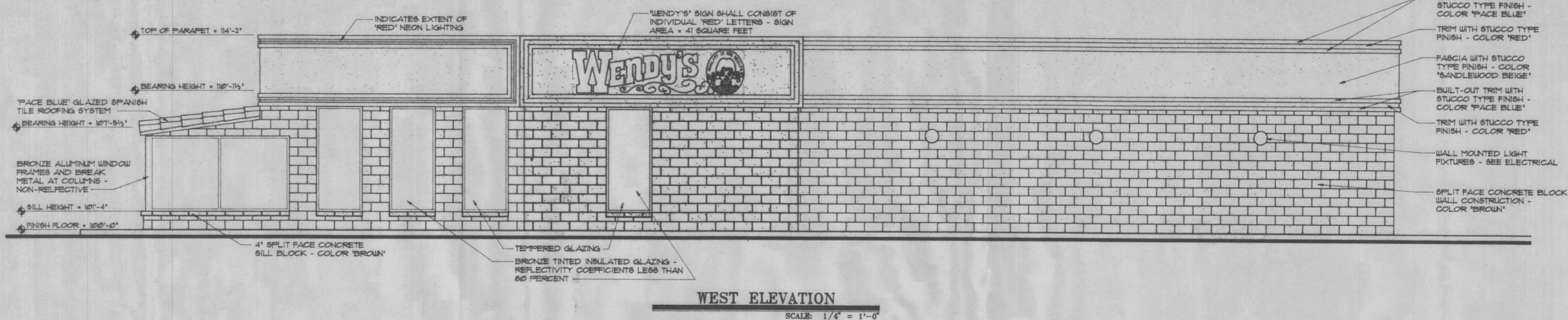
SHEET

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of
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825 Pennsylvania NE Albuquerque, NM 87110
505/265-3000

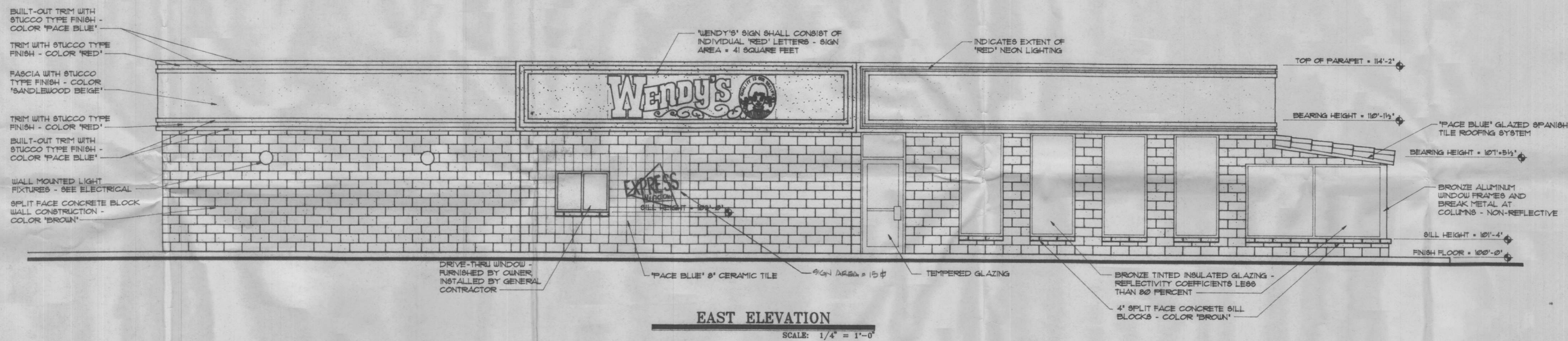
GENERAL NOTES

1. THE CONTRACTOR SHALL PLACE THE BUILDING ADDRESS IN A LOCATION SO IT IS VISIBLE AND PLAINLY LEGIBLE FROM THE STREET.
2. TINTED GLAZING IS RESTRICTED TO REFLECTIVITY COEFFICIENTS LESS THAN 80 PERCENT.
3. ALUMINUM WINDOW AND DOOR FRAMES SHALL BE NON-REFLECTIVE.
4. THE BUILDING SIGNAGE SHALL CONSIST OF INDIVIDUAL LETTERS. THE SIGN AREA IS LIMITED TO 10 PERCENT OF THE FACADE AREA ON ALL ELEVATIONS.



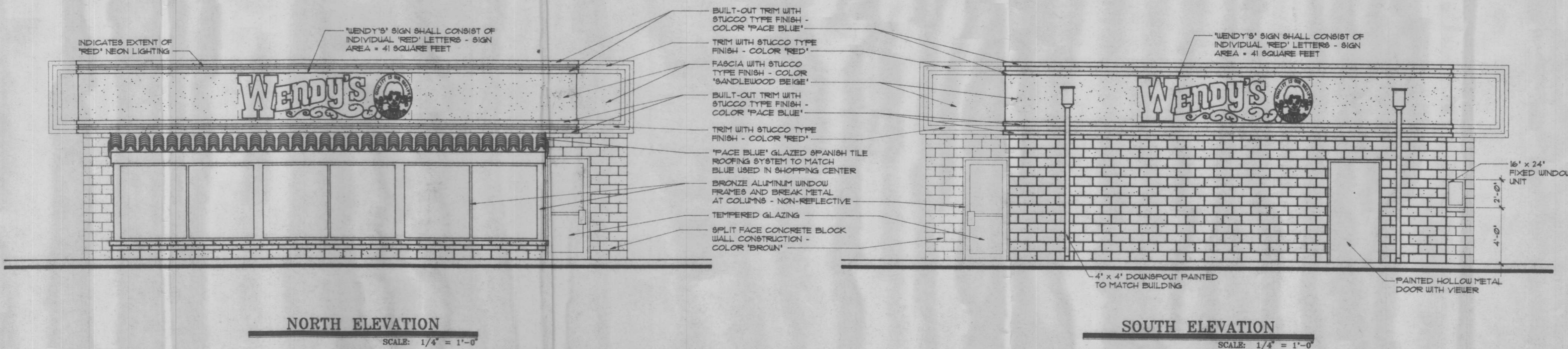
WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

DECEMBER 9, 1992

SCALE: 1/4" = 1'-0"


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WENDY'S, EUBANK, WENDY'S