

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 22, 2007

George R. Rainhart, Registered Architect
2325 San Pedro NE, Ste. 2-B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
McDonald's, [B-14 / D14]
1600 Alameda NW
Architect's Stamp Dated 03/22/07

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on March 22, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

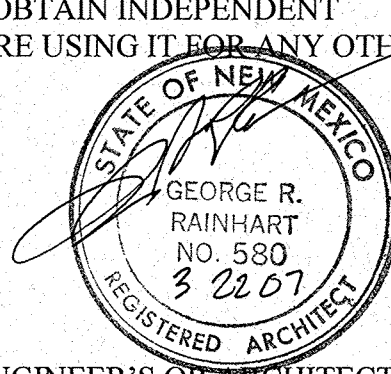
New Mexico 87103

www.cabq.gov

TRAFFIC CERTIFICATION

I, George Rainhart, NMPE OR NMRA NMRA, OF THE FIRM George Rainhart Architect & Associates, HEREBY CERTIFY THAT THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED June 10, 2006. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Jonathan Stern OF THE FIRM George Rainhart Architects. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON March 1, 2007 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Permanent Certificate of Occupancy.

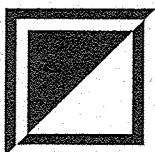
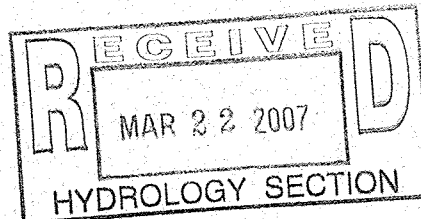
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



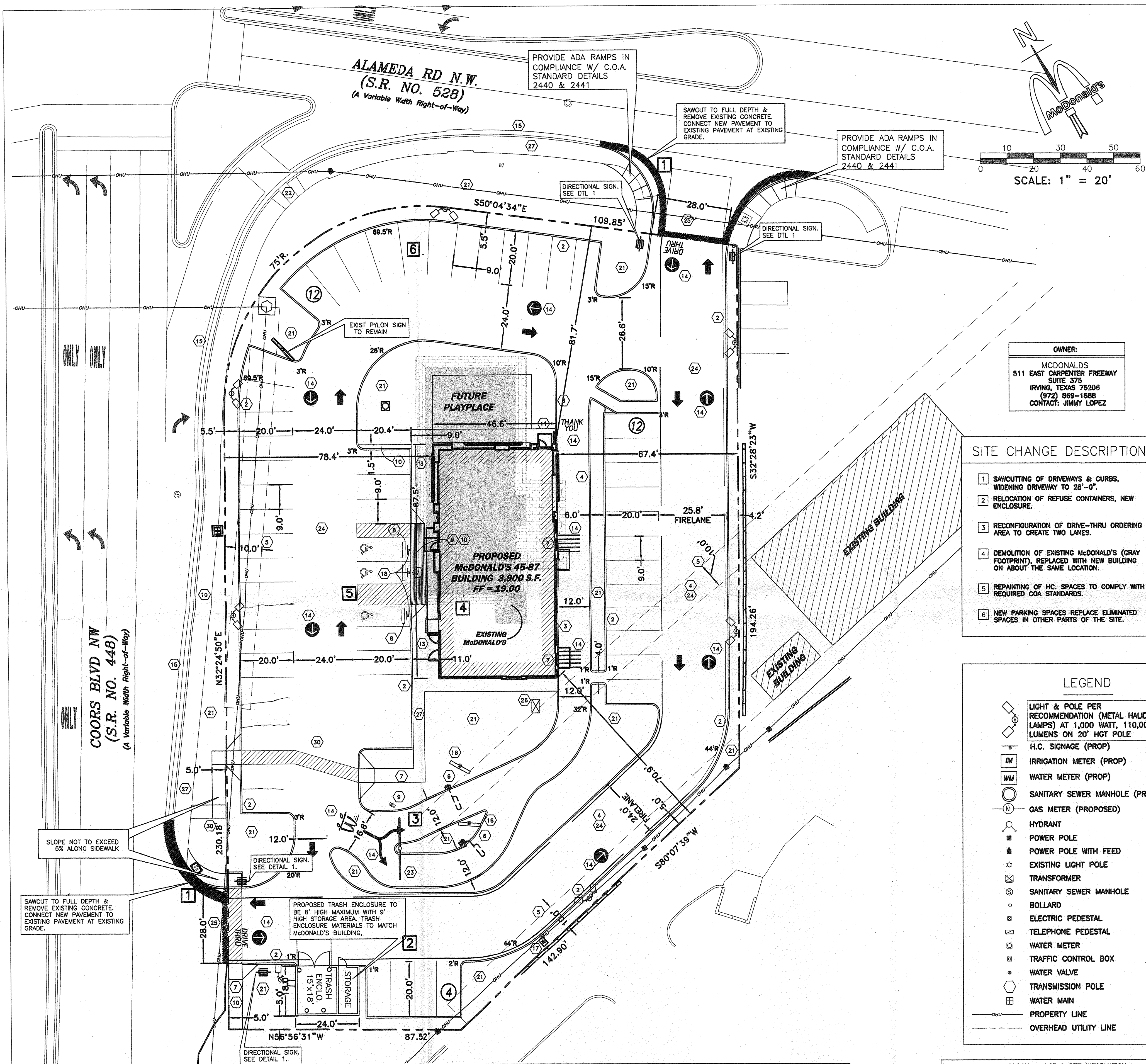
ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

3/22/07
Date



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com



- OWNER:**
MCDONALDS
511 EAST CARPENTER FREEWAY
SUITE 375
IRVING, TEXAS 75208
(972) 869-1888
CONTACT: JIMMY LOPEZ
- SITE CHANGE DESCRIPTIONS**
- 1 SAWCUTTING OF DRIVEWAYS & CURBS, WIDENING DRIVEWAY TO 28'-0".
 - 2 RELOCATION OF REFUSE CONTAINERS, NEW ENCLOSURE.
 - 3 RECONFIGURATION OF DRIVE-THRU ORDERING AREA TO CREATE TWO LANES.
 - 4 DEMOLITION OF EXISTING MCDONALD'S (GRAY FOOTPRINT), REPLACED WITH NEW BUILDING ON ABOUT THE SAME LOCATION.
 - 5 REPAINTING OF H.C. SPACES TO COMPLY WITH REQUIRED COA STANDARDS.
 - 6 NEW PARKING SPACES REPLACE ELIMINATED SPACES IN OTHER PARTS OF THE SITE.

- LEGEND**
- LIGHT & POLE PER RECOMMENDATION (METAL HALIDE LAMPS) AT 1,000 WATT, 110,000 LUMENS ON 20' HGT POLE
 - H.C. SIGNAGE (PROP)
 - IM IRRIGATION METER (PROP)
 - WM WATER METER (PROP)
 - SANITARY SEWER MANHOLE (PROP)
 - GAS METER (PROPOSED)
 - HYDRANT
 - POWER POLE
 - POWER POLE WITH FEED
 - EXISTING LIGHT POLE
 - TRANSFORMER
 - SANITARY SEWER MANHOLE
 - BOLLARD
 - ELECTRIC PEDESTAL
 - TELEPHONE PEDESTAL
 - WATER METER
 - TRAFFIC CONTROL BOX
 - WATER VALVE
 - TRANSMISSION POLE
 - WATER MAIN
 - PROPERTY LINE
 - OVERHEAD UTILITY LINE

BLOCK --, LOT C SITE INFORMATION

LAND AREA:	52,028 SF. (1.184 Ac.)
CURRENT ZONING:	SU-1
EXISTING USE:	RESTAURANT
EXISTING PARKING:	63
EXISTING HANDICAP PARKING:	4 (0/N MEET REQUIREMENTS)
PROPOSED USE:	RESTAURANT
BUILDING AREA (APPROXIMATE):	3,900 SF.
BUILDING TO LOT COVERAGE:	3,900 SF/52,028 = 7.50%
BUILDING HEIGHT:	25'-0"
BUILDING REQUIRED PARKING:	(1 SPACE PER EACH 4 SEATS BLDG. SEATING: 228/4 = 57)
OUTDOOR SEATING REQUIRED PARKING:	57
PARKING PROVIDED:	3
HANDICAP PARKING PROVIDED:	3
HANDICAP PARKING REQUIRED:	3

2 PYLON SIGN (EXISTING TO REMAIN)
Scale: N.T.S.

1 DIRECTIONAL SIGNS
Scale: N.T.S.

4 SITE LIGHTING DETAIL
Scale: N.T.S.

3 ACCESSIBLE PARKING SIGN
Scale: N.T.S.

5 REFUSE ENCLOSURE
Scale: 1/8" = 1'-0"

CONSTRUCTION SCHEDULE		CONSTRUCTION SCHEDULE		CONSTRUCTION SCHEDULE	
MARK	MARK DESCRIPTION	MARK	MARK DESCRIPTION	MARK	MARK DESCRIPTION
2	6"x6" MONOLITHIC CURB (TYP.) AT PERIMETER OF SITE	12	RECYCLED GUARD POST (4 LOCATIONS)	22	EXISTING H.C. RAMP TO REMAIN
3	6"x6" VERTICAL CURB W/GUTTER AT DRIVE-THRU SIDE ONLY	13	SIDEWALK TO BE COLORED STAMPED CONC. W/SEALANT	23	GATEWAY SIGN
4	REINFORCED CONCRETE PAVING	14	PAVING SYMBOLS	24	ASPHALT PAVING
5	PUBLIC UTILITY EASEMENT	15	EXISTING CURB & GUTTER TO REMAIN	25	NEW DRIVE PAD PER CITY OF ALBUQUERQUE STANDARDS
6	DETECTOR LOOP/CUSTOMER ORDER DISPLAY	16	PROPOSED GAS METER	26	PAD MOUNTED TRANSFORMER PER ELECTRIC COMPANY
7	H.C. ACCESS RAMP @ 1:12 MAX. SLOPE W/WARNING SURF.	17	PROPOSED H.C. SIGNAGE	27	EXISTING SIDEWALK TO REMAIN
8	PROPOSED CONCRETE WHEELSTOP (3-TOTAL)	18	PROPOSED IRRIGATION WATER METER	28	-
9	PRESELL BOARD	19	PROPOSED DOMESTIC WATER METER	29	-
10	PROPOSED SIDEWALK	20	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB @ ALL LAWN AREAS AND 2" BELOW TOP OF CURB AT BED AREAS.	30	PROPOSED H.C. ACCESSIBLE ROUTE
11	HANDRAIL				

McDonald's Corporation
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McDonald's Corporation
ARCHITECT AND ASSOCIATES P.C.
10000 ALBUQUERQUE BLVD. N.W.
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

McDonald's Corporation
McDonald's at Coors/Alameda
Albuquerque, NM
PROPOSED SITE PLAN
00-0000-0.0
02
MAR 22 2007
HYDROLOGY SECTION

ADMINISTRATIVE AMENDMENT
File # 06644-0106, Project # 105036
New building drive aisle, parking and access changes, landscaping as per zoning code Section 14-16.310.
APPROVED BY: [Signature] DATE: 30 Aug '06