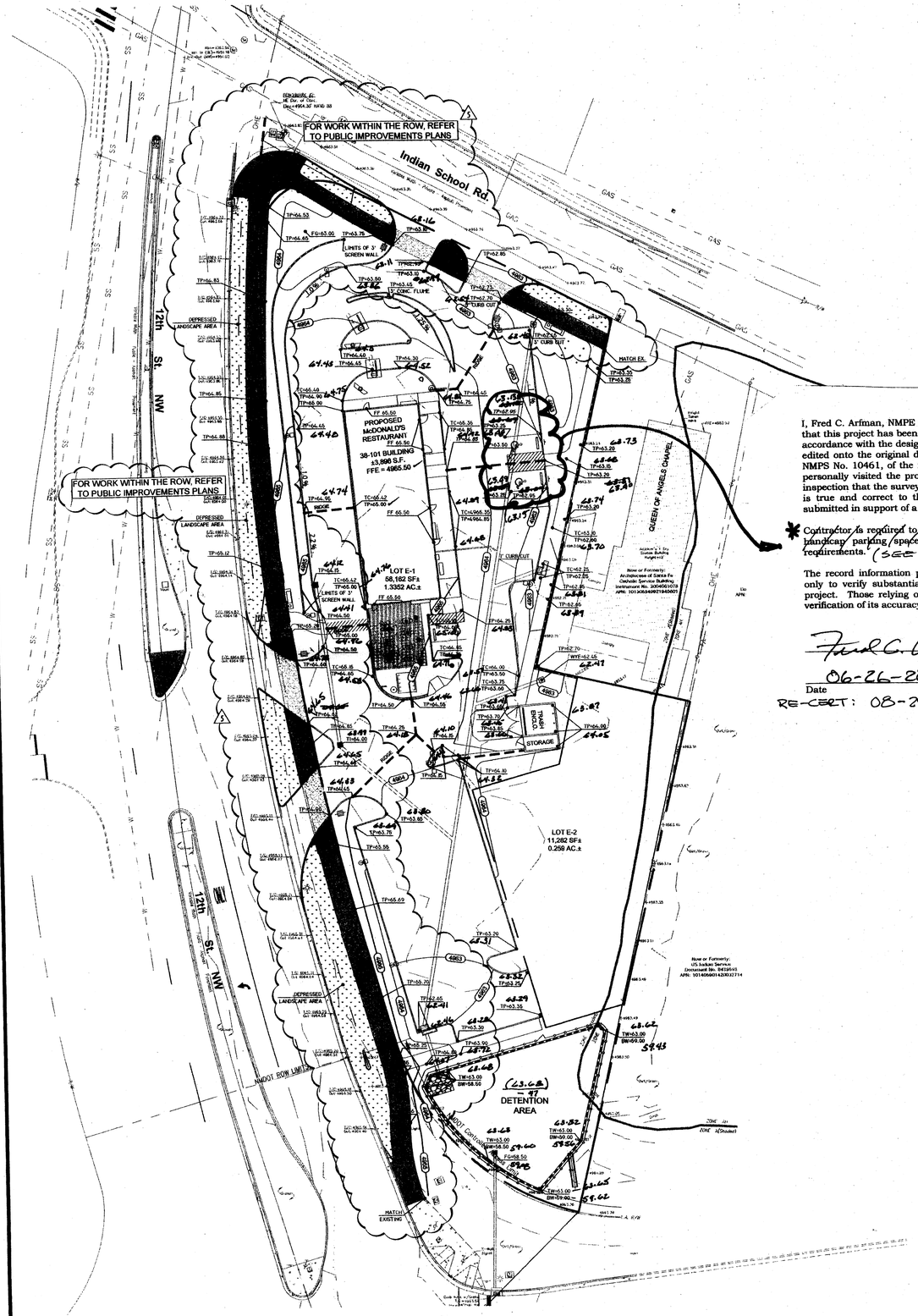
FOR WORK WITHIN THE ROW, REFER TO PUBLIC IMPROVEMENTS PLANS
Indian School Rd.
12th St. NW
LIMITS OF 3' SCREEN WALL
PROPOSED McDONALD'S RESTAURANT
FF 65.50
38-101 BUILDING
±3,998 S.F.
FFE = 4965.50
LOT E-1
58,182 SF±
1.3352 AC.±
LOT E-2
11,282 SF±
0.258 AC.±
DETENTION AREA
STORAGE
QUEEN OF ANGELS CHAPEL
DEPRESSED LANDSCAPE AREA
HATCH EX.
HATCH EXISTING
NMDOT ROW LIMITS
NMDOT Controlled
ZONE X
ZONE A(Shaded)
1' CURB CUT
5' CURB CUT
TC=66.35
TG=65.75
TC=66.40
TP=66.45
TC=66.44
TP=66.90
TP=66.85
TC=66.45
TC=66.42
TP=65.00
TC=66.55
TP=65.50
TC=66.55
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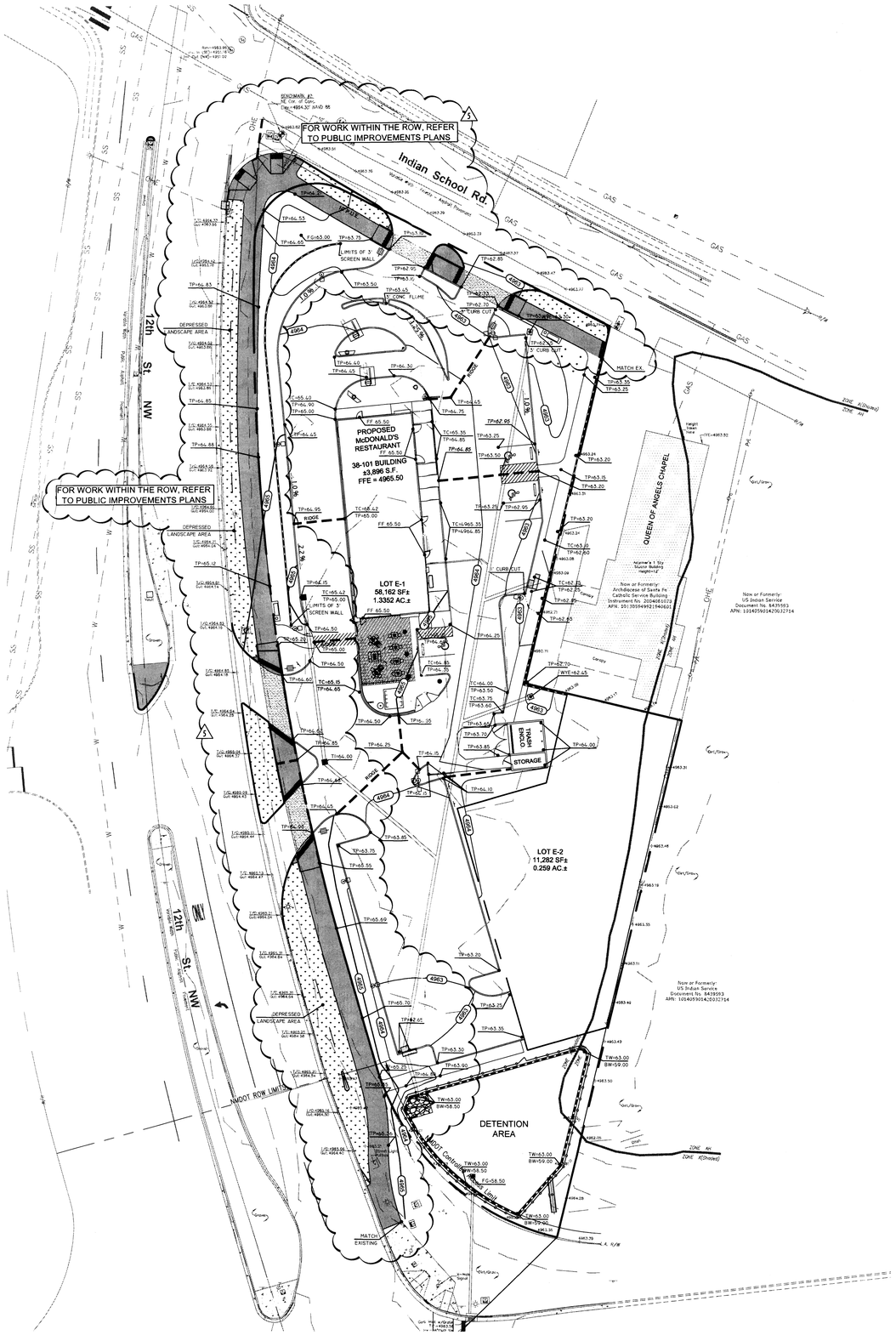
TC=66.55
TP=65.50



STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

(A) ACCESSIBLE PARKING SPACES SHALL BE A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE.

(B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

(C) ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM.

CURB RAMPS:

(D) RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

(E) IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE)

(F) BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG X 5'-0" WIDE MINIMUM.

(G) RAMPS SHALL NOT EXCEED A 1:12 SLOPE

SIDEWALKS AND ACCESSIBLE ROUTES:

(H) SIDEWALKS MUST BE AT LEAST 36" WIDE. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)

(I) LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

ALL HANDICAP ACCESSIBLE RAMPS MUST BE DESIGNED AND BUILT PER ADA STANDARDS.

N

McDonald's

15 45
0 30 60

SCALE: 1" = 30'

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER INFORMATION

MCDONALD'S USA, LLC
GREATER SOUTHWEST REGION
511 E. CARPENTER FRWY, STE. 375
IRVING, TEXAS 75062
(972) 869-5346
CONTACT: LEE MORRIS

811 Know what's **below.** **Call** before you dig.

SCREEN WALL NOTICE TO CONTRACTOR

1. CONTRACTOR SHALL PROVIDE 8" WIDE x 4" HIGH OPENINGS EVERY 10' ALONG THE BOTTOM OF ALL SCREENING WALLS.

LEGEND

TC = PROPOSED TOP OF CURB ELEVATION
TP = PROPOSED TOP OF PAVEMENT ELEVATION
FG = PROPOSED FINISHED GRADE ELEVATION
FF = PROPOSED FINISHED FLOOR ELEVATION
TI = PROPOSED TOP OF INLET ELEVATION
WYE = PROPOSED WYE OPENING ELEVATION

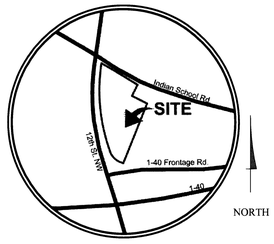
- SWALE
- RIDGE LINE
- EXISTING CONTOUR (SURVEY)
- PROPOSED CONTOUR
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED WYE INLET
- PROPOSED GRATE INLET
- PROPOSED CURB INLET

BENCHMARK DESCRIPTION

1. OFF-SITE BENCHMARK:
NGS STAINLESS STEEL ROD - PID: F00867 - DESIGNATION: A 438
LAT: N 35°06'37.9", LONG: W 106°38'31.6" NAD 83
ELEVATION = 4975.35' NAVD 88
2. ON-SITE BENCHMARK:
NORTHEAST CORNER OF CONCRETE OF EASTERN MOST TRAFFIC CONTROL UNIT LOCATED ±9' EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON.
ELEVATION = 4964.30' NAVD 88

*** CONSTRUCTION NOTES ***

1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
2. ALL SIDEWALK AROUND BUILDING SHALL RECEIVE THE SAME SUBGRADE PREPARATION AS BUILDING FOUNDATION AS DESCRIBED IN GEOTECH REPORT PROVIDED BY TERRACON CONSULTANTS, INC.. (PROJECT NO. 66135002)
3. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING WHILE MAINTAINING PROPOSED DRAINAGE PATTERN.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
7. PROPOSED SPOT GRADES SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
8. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1')
9. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STANDARD SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
10. FOR LOCATION OF ALL UTILITY ENTRANCES, SEE ARCHITECTURAL PLANS AND SPECIFICATIONS.
11. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY & GAS COMPANY FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING.
12. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
13. CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
14. TRASH ENCLOSURE WITH FINISH TO MATCH BUILDING AS PER MCDONALD'S ENGINEER OR APPROVED EQUAL. REF. ARCHITECTURAL PLANS WITH 7" THICK X 15'X18' CONCRETE PAD. (CONTRACTOR TO COORDINATE DESIGN SPECS. WITH SOILS REPORT AND MCDONALD'S.)
15. LOCATION OF I.D. SIGN IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SIGN CONTRACTOR TO VERIFY COMPLIANCE WITH SETBACK, SIZE, HEIGHT AND RELATED ZONING REQUIREMENTS PRIOR TO SETTING.
16. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL ON SITE AT ALL TIMES BY WATERING SITE AS OFTEN AS NEEDED.
17. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF ADJACENT PROPERTIES TO MCDONALD'S SITE. IF EXISTING GRADES DO NOT MATCH THOSE SHOWN ON THIS PLAN, CONTRACTOR SHALL NOTIFY MCDONALD'S PROJECT MANAGER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.



VICINITY MAP
N.T.S.

GENERAL NOTES

1. Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor.
2. ½" empty conduit to locations shown at the lot perimeter for lot lighting is by the General Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor.
3. Lot lighting concrete footings to conform with the soils report recommendations for this site.
4. Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier. General contractor shall coordinate with flag pole supplier prior to construction.
5. The Contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility service entrance locations, sizes, and circuiting.
6. General Contractor must provide exact "as built" information upon completion.
7. All elevations shown are in reference to the benchmark and must be verified by the General Contractor at groundbreak.
8. Curb elevations shall be 6" above finish pavement unless noted otherwise.
9. All landscape areas shall be rough graded to 6" below top of all walks and curbs. Finished grading, landscaping and sprinkler systems are by the Owner / Operator.
10. It is strongly recommended that no contractual agreements of any kind be signed prior to receiving and thoroughly reviewing all approvals from all of the regulatory authorities having jurisdiction over this project.
11. Due to the nature of the work, all dimensions shown shall be considered approximate. Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of any item. Failure to adhere to this procedure shall place full responsibility for any errors directly upon the Contractor.
12. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if independent testing or inspections will be required prior to their acceptance of work. Contractor shall make necessary arrangements to insure proper testing & inspections are documented such that work will be accepted at project completion.
13. Sidewalks around building shall have same subgrade preparation as building foundation.
14. All materials and construction within easements and R.O.W. shall conform to all governing authorities' jurisdictional standard construction details and specifications.
15. Topographic information taken from a Topographic Survey performed by Millman National Land Services. The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (ps&e), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner.
16. McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be charged.
17. Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

PAVING SPECIFICATION		
	VERIFY W/MCDONALD'S:	ASPHALT: ☐ CONCRETE: ☒
	CONTRACTOR TO BID:	ASPHALT: ☒ CONCRETE: ☒

NOTE:
ALL PAVING & SUBGRADE SPECIFICATIONS TO COMPLY WITH GEOTECHNICAL REPORT AS PREPARED BY:
TERRACON CONSULTANTS, INC.
JANUARY 23, 2013
PROJECT NO. 66135002

ASPHALT PAVEMENT RECOMMENDATIONS -ALTERNATE BID

PAVEMENT MATERIALS	LIGHT DUTY		HEAVY DUTY	
Asphalt Surface Course	3"	4-1/2" OR	4"	5-1/2" OR
Aggregate Base Course	6"		6"	

CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID

PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
Portland Cement Concrete PVMT	5"	5-1/2"

PAVEMENT NOTES:
1. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED JANUARY 23, 2013. (PROJECT NO. 66135002)
2. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 10 INCHES BELOW THE SURFACE. SEE SECTION 4.2 OF GEOTECH REPORT
3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE CITY OF ALBUQUERQUE SPECIFICATIONS.
5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.
6. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT.
7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3 BARS @ 18" O.C.E.W.
8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/EARTHWORK REQUIREMENTS.

SURVEY INFORMATION

PREPARED BY:
MILLMAN NATIONAL LAND SERVICES
1742 GEORGETOWN ROAD, SUITE H
HUDSON, OH. 44236
(800) 520-1010
DATE: DECEMBER 29, 2012

LEGAL DESCRIPTION:
TRACT "E",
LAND OF ST. ANTHONY'S ORPHANAGE,
PLAT BOOK D6, PAGE 158,
RECORDS OF BERNALILLO COUNTY, NM

PLAN SCALE: 1"=30'_XREF

ADDITION

STREET ADDRESS
SEC OF 12TH ST. & INDIAN SCHOOL RD.

CITY: ALBUQUERQUE
STATE: NEW MEXICO
COUNTY: BERNALILLO
SURVEY: ---
ABSTRACT NO.: ---
L/C NUMBER: 030-0230
CORPORATE DWG. NAME: GRADING PLAN

REV	DATE	DESCRIPTION	BY	ISSUE REF
2	5/17/2013	PER CITY COMMENTS	HJM	----
3	6/5/2013	PER CITY COMMENTS	HJM	----
4	9/9/2013	PER CITY COMMENTS	HJM	----
5	10/14/2013	PER CITY COMMENTS	HJM	----

NEW MEXICO
ROBERT ADAMS
15142
REGISTERED PROFESSIONAL ENGINEER
11-19-13

Adams
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 329-3200

OFFICE: GREATER SOUTHWEST REGION
ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

McDONALD'S

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

SEC OF 12TH ST. & INDIAN SCHOOL RD.
ALBUQUERQUE, NEW MEXICO

McDONALD'S L/C: 030-0230
ADAMS ENGINEERING No. 2009.05b

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

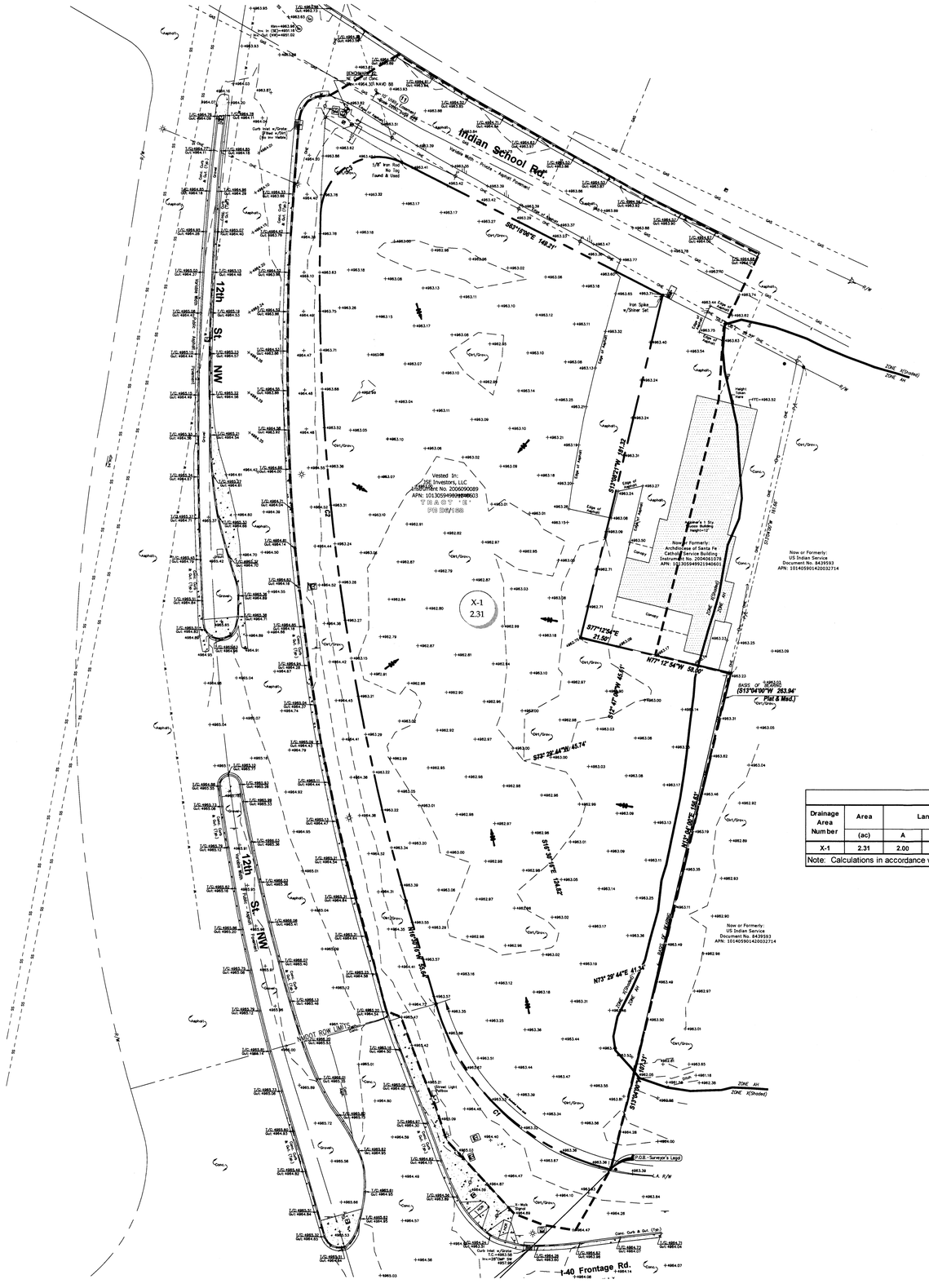
CO-SIGN SIGNATURES

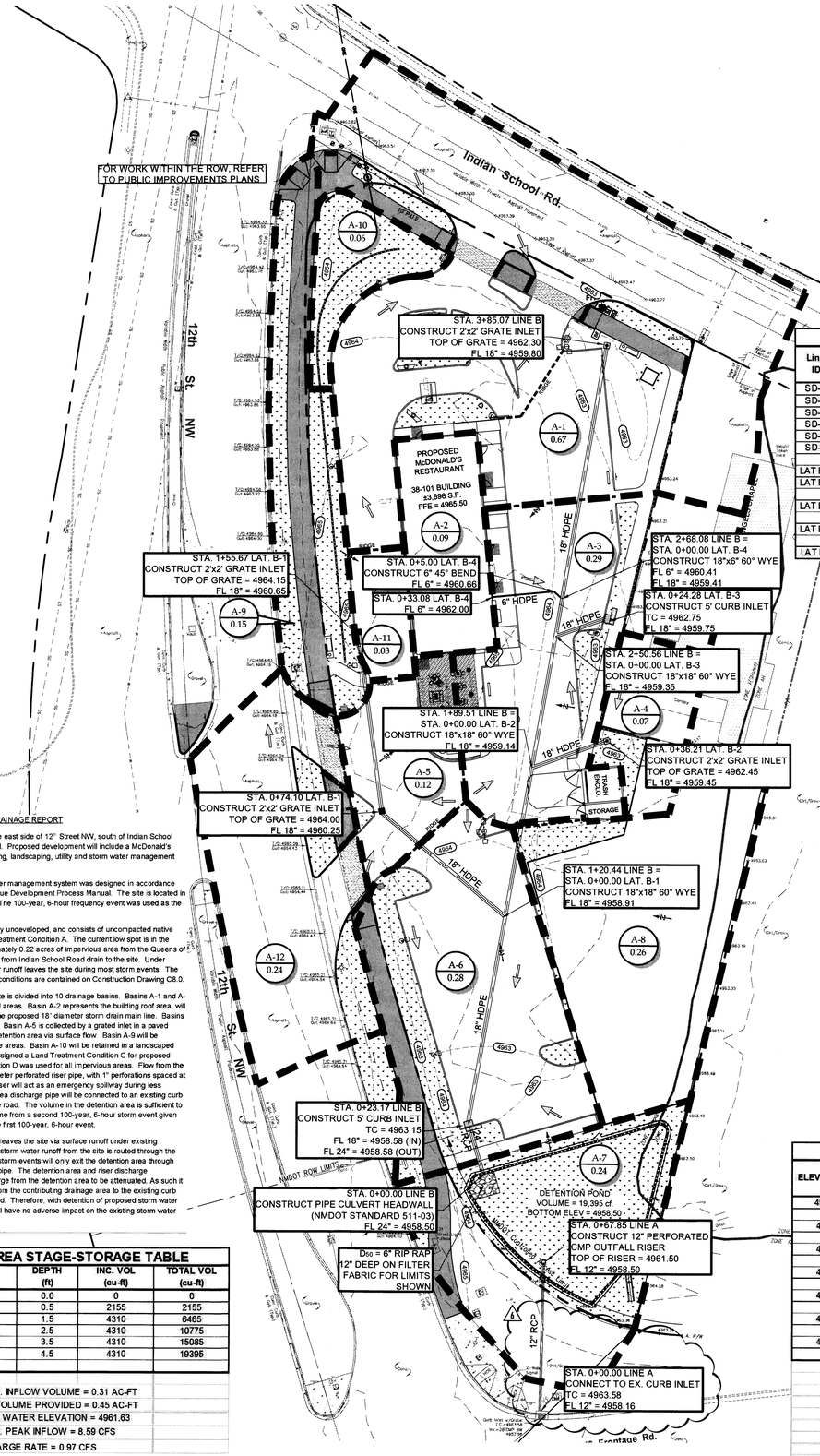
CONTRACTOR	
OWNER	

STATUS	DATE	BY
DATE DRAWN	FEB. 2013	CT
PLAN CHECKED	11/19/13	DWL
AS-BUILT		

C7.0

FILENAME: C7.0 GRADING PLAN.dwg
PLOTTED BY: Heather Maicomber
PLOT DATE: Tuesday, November 19, 2013
PLOT TIME: 4:04:53 PM
PLOTTER: DWG To PDF.pc3
FULL PATH: I:\Projects\2009\2009.05b McDonalds - Albuquerque NM (I-40 & 12th)\Drawings\C7.0 GRADING PLAN


Indian School Rd.
12th St. NW
Vested In:
GE Investors, LLC
Instrument No. 20060090089
APN: 101305994939406603
TRACT "E"
PB 5W/158
Now or Formerly:
Archdiocese of Santa Fe
Catholic Service Building
Instrument No. 2004061078
APN: 101305949219406601
Now or Formerly:
US Indian Service
Document No. 8439593
APN: 101405901420032714
Now or Formerly:
US Indian Service
Document No. 8439593
APN: 101405901420032714
X-1
2.31
N63°18'06"E 149.21'
S17°11'26"E 21.50'
N17° 12' 54"W 58.00'
S72° 47' 06"W 46.67'
S17° 29' 44"W 46.74'
S18° 31' 15"E 24.42'
N12° 40' 06"E 195.57'
N73° 29' 44"E 61.31'
N16° 30' 16"W 75.44'
S19°02'57"W 191.22'
S70°57'03"E 10.00'
BASIS OF BEARING
(S13°04'00"W 263.94'
Plat & Msd.)
P.O.B - Survey's Legal
P.O.C - Survey's Legal
Curb Inlet w/Grate
T.C.=4963.56
Inv.=28"Dia
4957.06
Curb Cuts & Out. (Typ.)
I-40 Frontage Rd.
NIGHT ROW LIMITS
ZONE AH
ZONE X(Shaded)
Iron Spike w/Tinner Set
5/8" Iron Rod No Cap Found & Used
Curb Inlet w/Grate (Flow Line)
Curb Inlet w/Grate (Flow Line)
Curb Inlet w/Grate (Flow Line)



DRAINAGE REPORT

Site Location – The site is located on the east side of 12th Street NW, south of Indian School Road and north of the I-40 frontage road. Proposed development will include a McDonald's restaurant and associated paving, grading, landscaping, utility and storm water management infrastructure construction.

Methodology – The proposed storm water management system was designed in accordance with Chapter 22 of the City of Albuquerque Development Process Manual. The site is located in Bernalillo County Precipitation Zone 2. The 100-year, 6-hour frequency event was used as the principal design storm.

Existing Conditions – The site is currently undeveloped, and consists of uncompacted native soil. As such it was assigned a Land Treatment Concition A. The current low spot is in the approximate center of the site. Approximately 0.22 acres of impervious area from the Queens of Chapel Catholic Church to the east, and from Indian School Road drain to the site. Under existing conditions very little storm water runoff leaves the site during most storm events. The runoff calculations for pre-development conditions are contained on Construction Drawing C8.0.

Proposed Conditions – The proposed site is divided into 10 drainage basins. Basins A-1 and A-4 are collected by drop inlets in unpaved areas. Basin A-2 represents the building roof area, will is collected below grade and routed to the proposed 18" diameter storm drain main line. Basins A-3 and A-6 are collected by curb inlets. Basin A-5 is collected by a grated inlet in a paved area. Basins A-7 and A-8 drain to the detention area via surface flow. Basin A-9 will be contained on site in depressional storage areas. Basin A-10 will be retained in a landscaped area on-site. All unpaved areas were assigned a Land Treatment Condition C for proposed conditions, while Land Treatment Condition D was used for all impervious areas. Flow from the detention area will be through a 12 diameter perforated riser pipe, with 1" perforations spaced at 6" on center each way. The top of the riser will act as an emergency spillway during less frequent storm events. The detention area discharge pipe will be connected to an existing curb inlet in the north side of the I-40 frontage road. The volume in the detention area is sufficient to contain the total contributing runoff volume from a second 100-year, 6-hour storm event given six hours of drawdown time following the first 100-year, 6-hour event.

Conclusions – Storm water runoff rarely leaves the site via surface runoff under existing conditions. Under proposed conditions, storm water runoff from the site is routed through the detention area, and the vast majority of storm events will only exit the detention area through the 1" diameter perforations in the riser pipe. The detention area and riser discharge configuration will cause the peak discharge from the detention area to be attenuated. As such it will occur after the normal peak inflow from the contributing drainage area to the existing curb inlet to which the outfall pipe is connected. Therefore, with detention of proposed storm water runoff from the site, this development will have no adverse impact on the existing storm water management system.

DETENTION AREA STAGE-STORAGE TABLE

ELEVATION (ft)	AREA (sq ft)	DEPTH (ft)	INC. VOL (cu-ft)	TOTAL VOL (cu-ft)
4958.5	4310	0.0	0	0
4959.0	4310	0.5	2155	2155
4960.0	4310	1.5	4310	6465
4961.0	4310	2.5	4310	10775
4962.0	4310	3.5	4310	15085
4963.0	4310	4.5	4310	19395

100-YR., 6-HR. INFLOW VOLUME =	0.31 AC-FT
DETENTION VOLUME PROVIDED =	0.45 AC-FT
DESIGN HIGH WATER ELEVATION =	4961.63
100-YR., 6-HR. PEAK INFLOW =	8.59 CFS
PEAK DISCHARGE RATE =	0.97 CFS

100-YEAR, 6-HOUR STORM SEWER SUMMARY

Line ID	Drainage Areas Contributing	Line Length (ft)	Line Size (in)	Line Slope (%)	Q_{design} (cfs)	Q_{full} (cfs)	Average Velocity (ft/s)	Upstream Elevations Invert (ft)	Upstream Elevations Ground/Rim (ft)	Upstream Elevations HGL (ft)	Downstream Elevations Invert (ft)	Downstream Elevations Ground/Rim (ft)	Downstream Elevations HGL (ft)	S_f Ave (ft/ft)	Structure Losses (ft)	Loss Coeff.
SD-B	A-1	116.99	18	0.34	3.0	7.2	3.7	4959.80	4962.30	4962.64	4959.41	4963.70	4962.57	0.0006	0.21	1
SD-B	A-2	17.52	18	0.34	3.4	7.2	3.9	4959.41	4963.70	4962.49	4959.35	4963.70	4962.48	0.0008	0.08	0.75
SD-B	A-3	61.05	18	0.34	4.7	7.2	3.9	4959.35	4963.70	4962.42	4959.14	4963.70	4962.33	0.0014	0.06	0.75
SD-B	A-4	67.43	18	0.34	5.0	7.2	4.2	4959.14	4963.70	4962.23	4958.91	4963.60	4962.13	0.0016	0.10	0.75
SD-B	A-5	98.92	18	0.34	5.8	7.2	4.2	4958.95	4963.60	4962.06	4958.58	4962.65	4961.84	0.0022	0.07	0.75
SD-B	A-6	23.17	24	0.34	7.0	13.2	4.6	4958.58	4962.65	4961.65	4958.50	4963.00	4961.63	0.0008	0.19	0.5
LAT B-1	A-11	81.57	18	0.49	0.2	8.7	0.1	4960.65	4964.15	4962.15	4960.25	4963.75	4961.75	0.0001	0.00	1
LAT B-1	A-5	74.10	18	1.81	0.8	16.8	5.9	4960.25	4963.75	4961.75	4958.91	4963.60	4962.13	0.0001	0.00	1
LAT B-2	A-4	36.21	18	0.86	0.3	11.5	0.2	4959.45	4962.45	4962.34	4959.17	4963.70	4962.33	0.0000	0.00	1
LAT B-3	A-3	24.28	18	1.65	1.4	15.9	0.8	4959.75	4962.25	4962.49	4959.35	4963.70	4962.48	0.0001	0.01	1
LAT B-4	A-2	33.08	6	4.81	0.4	1.5	2.0	4962.00	4965.50	4962.69	4960.42	4963.70	4962.57	0.0036	0.07	1

POST-DEVELOPMENT 100-YEAR, 6-HOUR RUNOFF CALCULATIONS

Drainage Area Number	Area	Land Treatment Condition A	B	C	D	Excess Precipitation (in)	Volume (ac/ft)	Peak Discharge (cfs)	Remarks
	(ac)								
A-1	0.67	0.00	0.00	0.06	0.61	2.03	0.11	3.06	TO GRATE INLET A-1
A-2	0.09	0.00	0.00	0.00	0.09	2.12	0.02	0.42	ROOF DRAINS
A-3	0.29	0.00	0.00	0.01	0.28	2.09	0.05	1.35	TO CURB INLET A-3
A-4	0.07	0.00	0.00	0.01	0.06	1.98	0.01	0.31	TO GRATE INLET A-4
A-5	0.12	0.00	0.00	0.00	0.12	2.12	0.02	0.56	TO GRATE INLET A-5
A-6	0.28	0.00	0.00	0.04	0.24	1.98	0.05	1.25	TO CURB INLET A-6
A-7	0.24	0.00	0.00	0.23	0.01	1.17	0.02	0.77	TO DETENTION AREA
A-8	0.26	0.14	0.00	0.12	0.00	0.81	0.02	0.60	TO DETENTION AREA
A-9	0.15	0.00	0.00	0.12	0.03	1.33	0.02	0.52	TO LANDSCAPE AREA
A-10	0.06	0.00	0.00	0.06	0.00	1.13	0.01	0.19	TO LANDSCAPE AREA
A-11	0.03	0.00	0.00	0.00	0.03	2.12	0.01	0.14	TO GRATE INLET A-11
A-12	0.24	0.00	0.00	0.00	0.24	2.12	0.04	1.13	FLOW DEPTH AT CURB = 0.18'
Total	2.26	0.14	0.00	0.65	1.47		0.33	9.17	

Note: Calculations in accordance with the City of Albuquerque Development Process Manual

DETENTION AREA STAGE-DISCHARGE TABLE

ELEVATION (ft)	1st Row Perforations (Elev = 4959)	2nd Row Perforations (Elev = 4959.5)	3rd Row Perforations (Elev = 4960)	4th Row Perforations (Elev = 4960.5)	5th Row Perforations (Elev = 4961)	TOTAL OUTFLOW (cfs)
4958.5	0.00	0.00	0.00	0.00	0.00	0.00
4959.0	0.00	0.00	0.00	0.00	0.00	0.00
4959.5	0.11	0.00	0.00	0.00	0.00	0.11
4960.0	0.16	0.11	0.00	0.00	0.00	0.27
4960.5	0.19	0.16	0.11	0.00	0.00	0.46
4961.0	0.22	0.19	0.16	0.11	0.00	0.68
4961.5	0.25	0.22	0.19	0.16	0.11	0.93
4962.0	0.27	0.25	0.22	0.19	0.16	1.09
4962.6	0.30	0.27	0.25	0.22	0.19	1.23
4963.0	0.32	0.30	0.27	0.25	0.22	1.36

Notes:
1. Discharge is through a 12"-diameter CMP Riser with 1"-diameter perforations at 6" o.c.e.w.
2. There are 6 perforations per row, and 5 rows, with the invert of the top row at 4961
3. The top of riser is at an elevation of 4963.
4. Flow through the perforations is calculated using the Orifice Equation.

DETENTION AREA DRAIN TIME CALCULATIONS

ELEVATION (ft)	Cumulative Pond Volume (cf)	Incremental Volume (cf)	Average Discharge Rate (cfs)	Incremental Drain Time (hrs)	Cumulative Drain Time (hrs)
4961.63	13504				0.00
		574	0.95	0.17	
4961.5	12930				0.17
		2155	0.81	0.74	
4961.0	10775				0.91
		2155	0.57	1.05	
4960.5	8620				1.96
		2155	0.37	1.64	
4960.0	6465				3.60
		2155	0.19	3.15	
4959.5	4310				6.75
		2155	0.06	10.88	
4959.0	2155				14.49

Notes:
1. For the purpose of this calculation, it is assumed that there is no drainage through the riser during the storm event.
2. At a time of 6 hours, the remaining storm water volume will equal approximately 4851 cf. and the water surface elevation will be approximately 4959.63
3. The available storage volume after 6 hours of drain time is 14,544 c.f., which is greater than the 100-year, 6-hour runoff volume of 13,504 c.f.
4. The pond has sufficient capacity to store the volume from a second 100-year, 6-hour storm event after draining for 6 hours.

OWNER INFORMATION

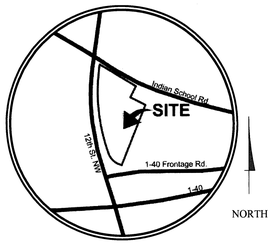
MCDONALD'S USA, LLC
GREATER SOUTHWEST REGION
511 E. CARPENTER FRWY, STE. 375
IRVING, TEXAS 75062
(972) 869-5346
CONTACT: LEE MORRIS

811 Know what's **below.** **Call** before you dig.

N

SCALE: 1" = 30'

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.



VICINITY MAP
N.T.S.

GENERAL NOTES

1. Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor.
2. ¾" empty conduit to locations shown at the lot perimeter for lot lighting is by the General Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor.
3. Lot lighting concrete footings to conform with the soils report recommendations for this site.
4. Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier. General contractor shall coordinate with flag pole supplier prior to construction.
5. The Contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility service entrance locations, sizes, and circuiting.
6. General Contractor must provide exact "as built" information upon completion.
7. All elevations shown are in reference to the benchmark and must be verified by the General Contractor at ground/break.
8. Curb elevations shall be 6" above finish pavement unless noted otherwise.
9. All landscape areas shall be rough graded to 6" below top of all walks and curbs. Finished grading, landscaping and sprinkler systems are by the Owner / Operator.
10. It is strongly recommended that no contractual agreements of any kind be signed prior to receiving and thoroughly reviewing all approvals from all of the regulatory authorities having jurisdiction over this project.
11. Due to the nature of the work, all dimensions shown shall be considered approximate. Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of any item. Failure to adhere to this procedure shall place full responsibility for any errors directly upon the Contractor.
12. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if independent testing or inspections will be required prior to their acceptance of work. Contractor shall make necessary arrangements to insure proper testing & inspections are documented such that work will be accepted at project completion.
13. Sidewalks around building shall have same subgrade preparation as building foundation.
14. All materials and construction within easements and R.O.W. shall conform to all governing authorities' jurisdictional standard construction details and specifications.
15. Topographic information taken from a Topographic Survey performed by Millman National Land Services. The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (ps&e), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner.
16. McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be charged.
17. Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

LEGEND

- DRAINAGE AREA LINE
- XXX EXISTING CONTOUR
- (XXX) PROPOSED CONTOUR
- (X / XXX) DRAINAGE AREA NUMBER / DRAINAGE AREA (ACRES)
- PROPOSED DRAINAGE DIRECTION

PAVING SPECIFICATION

VERIFY W/MCDONALD'S: ASPHALT: ☐ CONCRETE: ☒
CONTRACTOR TO BID: ASPHALT: ☒ CONCRETE: ☒

NOTE: ALL PAVING & SUBGRADE SPECIFICATIONS TO COMPLY WITH GEOTECHNICAL REPORT AS PREPARED BY: TERRACON CONSULTANTS, INC. JANUARY 23, 2013 PROJECT NO. 66135002

ASPHALT PAVEMENT RECOMMENDATIONS -ALTERNATE BID				
PAVEMENT MATERIALS	LIGHT DUTY		HEAVY DUTY	
Asphalt Surface Course	3"	4-1/2"	4"	5-1/2"
Aggregate Base Course	6"	OR	6"	OR

CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID		
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
Portland Cement Concrete P/MT	5"	5-1/2"

PAVEMENT NOTES:
1. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED JANUARY 23, 2013. (PROJECT NO. 66135002)
2. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 10 INCHES BELOW THE SURFACE. SEE SECTION 4.2 OF GEOTECH REPORT
3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE CITY OF ALBUQUERQUE SPECIFICATIONS.
5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.
6. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT.
7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3 BARS @ 18" O.C.E.W.
8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/EARTHWORK REQUIREMENTS.

SURVEY INFORMATION

PREPARED BY: MILLMAN NATIONAL LAND SERVICES, 1742 GEORGETOWN ROAD, SUITE H, HUDSON, OH 44236, (800) 520-1010, DATE: DECEMBER 29, 2012

LEGAL DESCRIPTION: TRACT "E", LAND OF ST. ANTHONY'S ORPHANAGE, PLAT BOOK D6, PAGE 158, RECORDS OF BERNALILLO COUNTY, NM

PLAN SCALE: 1" = 30'_XREF

ADDITION: ---

STREET ADDRESS: SEC OF 12TH ST. & INDIAN SCHOOL RD.

CITY: ALBUQUERQUE STATE: NEW MEXICO

COUNTY:	SURVEY:	ABSTRACT NO.
BERNALILLO	---	---

L/C NUMBER: 030-0230

CORPORATE DWG. NAME: POST DEVELOPED DRAINAGE PLAN

REV	DATE	DESCRIPTION	BY	ISSUE REF
3	6/5/2013	PER CITY COMMENTS	HJM	----
4	9/9/2013	PER CITY COMMENTS	HJM	----
5	10/14/2013	PER CITY COMMENTS	HJM	----
6	11/19/2013	PER CITY AND NMDOT COMMENTS	HJM	----

Adams
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

G. Robert Adams, New Mexico, 15142, Licensed Professional Engineer
11-19-13

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	
CONTRACTOR	
OWNER	

CO-SIGN SIGNATURES

STATUS	DATE	BY
DATE DRAWN	FEB. 2013	HJM
PLAN CHECKED	11/19/13	DWL
AS-BUILT		

OFFICE: GREATER SOUTHWEST REGION
ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

McDONALD'S®

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

– SEC OF 12TH ST. & INDIAN SCHOOL RD.
ALBUQUERQUE, NEW MEXICO

McDONALD'S L/C: 030-0230
ADAMS ENGINEERING No. 2009.056

C8.1

FILENAME: C8.1 POST DEVELOPED DRAINAGE PLAN.dwg
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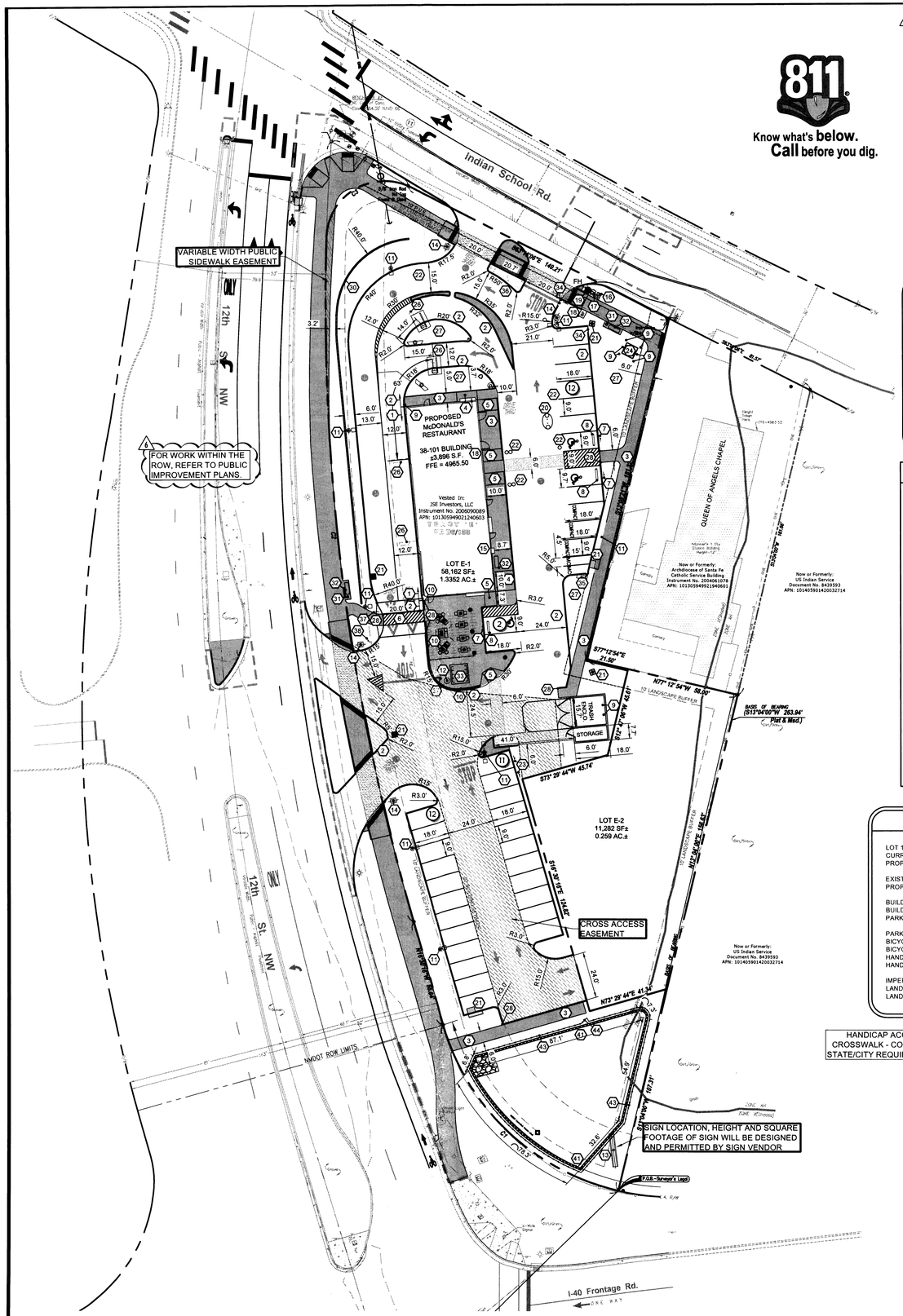
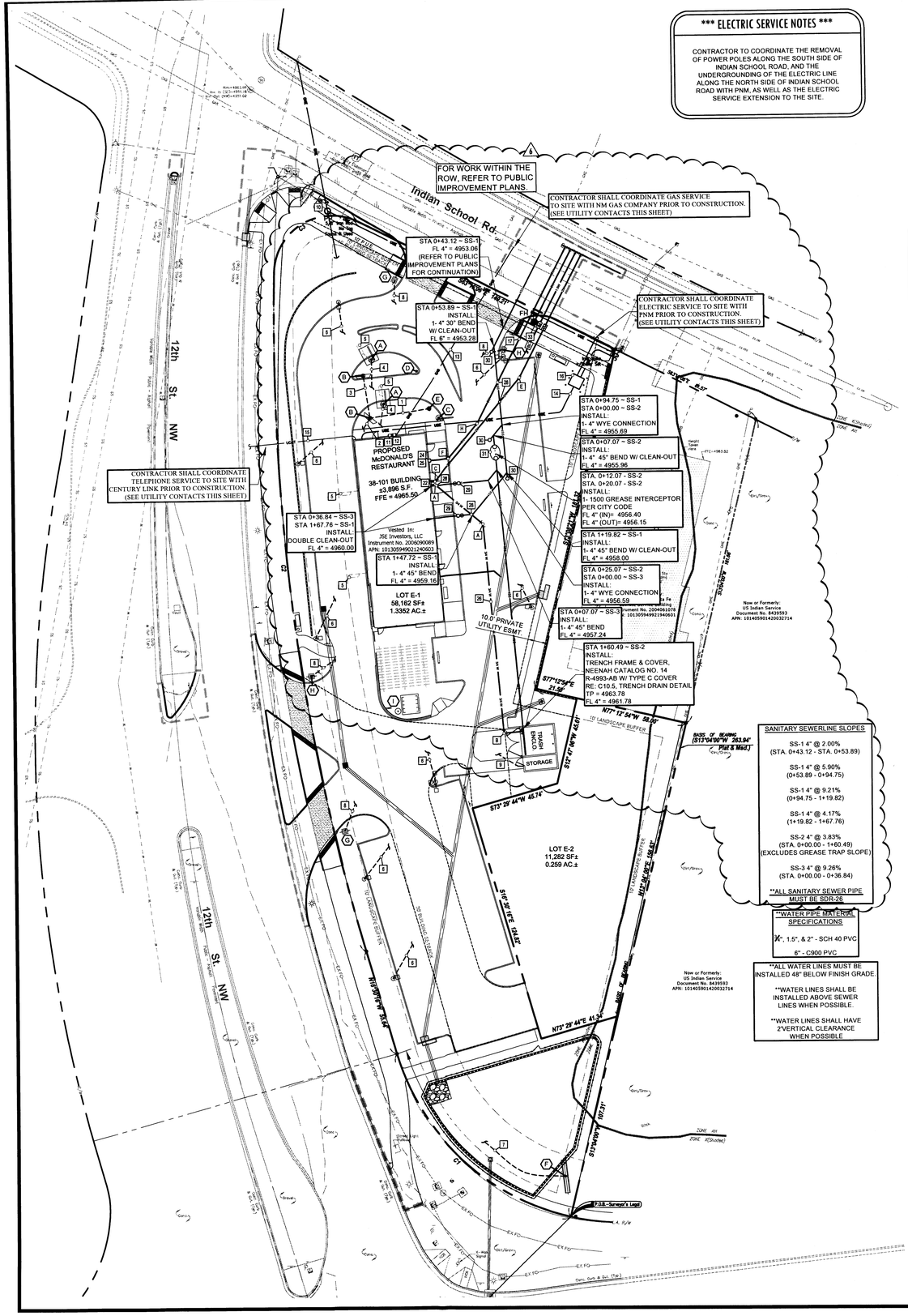
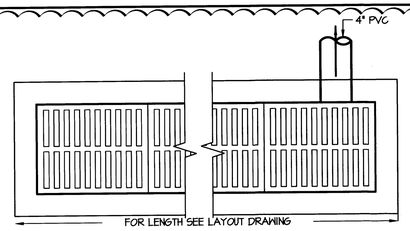
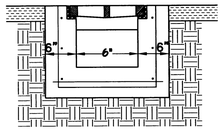
PLOT DATE: Tuesday, November 19, 2013
PLOT TIME: 4:05:31 PM
PLOTTER: DWG To PDF.pc3
FULL PATH: I:\Projects\2009\2009.056 McDonalds - Albuquerque NM I-40 & 12th\Drawings\C8.1 POST DEVELOPED DRAINAGE PLAN


Indian School Rd.
VARIABLE WIDTH PUBLIC SIDEWALK EASEMENT
12th St. NW
FOR WORK WITHIN THE ROW, REFER TO PUBLIC IMPROVEMENT PLANS.
PROPOSED McDONALD'S RESTAURANT
38-101 BUILDING
±3,896 S.F.
FFE = 4965.50
Vested In:
JSE Investors, LLC
Instrument No. 2006090089
APN: 101305990241405603
LOT E-1
58,162 SF±
1.3352 AC.±
LOT E-2
11,282 SF±
0.259 AC.±
QUEEN OF ANGELS CHAPEL
Now or Formerly:
Archdiocese of Santa Fe
Catholic Service Building
Instrument No. 2004061078
APN: 101305949221940601
Now or Formerly:
US Indian Service
Document No. 8439393
APN: 101405901420032714
Now or Formerly:
US Indian Service
Document No. 8439393
APN: 101405901420032714
BASIS OF BEARING (S13°04'00"W 263.94' Plat & Misc.)
STORAGE
TRASH ENCL.
CROSS ACCESS EASEMENT
SIGN LOCATION, HEIGHT AND SQUARE FOOTAGE OF SIGN WILL BE DESIGNED AND PERMITTED BY SIGN VENDOR
NMDOT ROW LIMITS
I-40 Frontage Rd.
ONE WAY
P.O.B.-Surveyor's Legal
P.O.B.-Plat & Misc.
10' LANDSCAPE BUFFER
10' LANDSCAPE BUFFER
S77°12'54"W 58.50'
S77°12'54"E 21.50'
S73° 29' 44"W 45.74'
S16° 30' 16"E 104.42'
N73° 29' 44"E 413.24'
N16° 30' 16"W 168.00'
S16° 30' 16"E 168.00'
S13°04'00"W 182.31'
S13°04'00"W 18.58'
N16° 30' 16"W 45.01'
S16° 30' 16"E 148.21'
CURB CUT
CURB CUT
CURB CUT

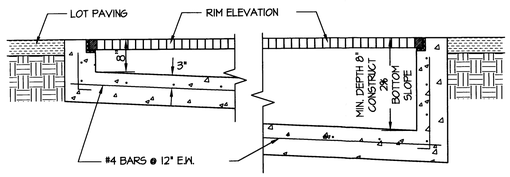

Indian School Rd.
12th St. NW
FOR WORK WITHIN THE ROW, REFER TO PUBLIC IMPROVEMENT PLANS.
CONTRACTOR SHALL COORDINATE GAS SERVICE TO SITE WITH NM GAS COMPANY PRIOR TO CONSTRUCTION. (SEE UTILITY CONTACTS THIS SHEET)
CONTRACTOR SHALL COORDINATE ELECTRIC SERVICE TO SITE WITH PNM PRIOR TO CONSTRUCTION. (SEE UTILITY CONTACTS THIS SHEET)
CONTRACTOR SHALL COORDINATE TELEPHONE SERVICE TO SITE WITH CENTURY LINK PRIOR TO CONSTRUCTION. (SEE UTILITY CONTACTS THIS SHEET)
STA 0+43.12 ~ SS-1
FL 4" = 4953.06
(REFER TO PUBLIC IMPROVEMENT PLANS FOR CONTINUATION)
STA 0+53.89 ~ SS-1
INSTALL
1- 4" 30° BEND
W/ CLEAN-OUT
FL 6" = 4953.28
PROPOSED McDONALD'S RESTAURANT
38-101 BUILDING
±3,896 S.F.
FFE = 4965.50
STA 0+36.84 ~ SS-3
STA 1+67.76 ~ SS-1
INSTALL
DOUBLE CLEAN-OUT
FL 4" = 4960.00
STA 1+47.72 ~ SS-1
INSTALL
1- 4" 45° BEND
FL 4" = 4959.16
LOT E-1
58,162 SF±
1.3352 AC.±
Vested In:
JSE Investors, LLC
Instrument No. 20060090089
APN: 1013059490212405 03
STA 0+94.75 ~ SS-1
STA 0+00.00 ~ SS-2
INSTALL:
1- 4" WYE CONNECTION
FL 4" = 4955.69
STA 0+07.07 ~ SS-2
INSTALL:
1- 4" 45° BEND W/ CLEAN-OUT
FL 4" = 4955.96
STA. 0+12.07 ~ SS-2
STA. 0+20.07 ~ SS-2
INSTALL:
1- 1500 GREASE INTERCEPTOR PER CITY CODE
FL 4" (IN)= 4956.40
FL 4" (OUT)= 4956.15
STA 1+19.82 ~ SS-1
INSTALL:
1- 4" 45° BEND W/ CLEAN-OUT
FL 4" = 4958.00
STA 0+25.07 ~ SS-2
STA 0+00.00 ~ SS-3
INSTALL:
1- 4" WYE CONNECTION
FL 4" = 4956.59
STA 0+07.07 ~ SS-3
INSTALL:
1- 4" 45° BEND
FL 4" = 4957.24
STA 1+60.49 ~ SS-2
INSTALL
TRENCH FRAME & COVER,
NEENAH CATALOG NO. 14
R-4993-AB W/ TYPE C COVER
RE: C10.5, TRENCH DRAIN DETAIL
TP = 4963.78
FL 4" = 4961.78
10.0' PRIVATE UTILITY ESMT.
S77°17'12"E 21.52'
N77° 17' 54"W 58.30'
10' LANDSCAPE BUFFER
TRASH ENCLO.
STORAGE
BASIS OF BEARING (S13°04'00"W 263.94' Plat & Meas.)
S13° 29' 44"W 45.74'
LOT E-2
11,282 SF±
0.259 AC.±
S13°29'44"E 194.62'
15' LANDSCAPE BUFFER
N13°29'44"W 194.62'
N73° 29' 44"E 41.34'
S13°04'00"W 107.31'
P.O.B.-Surveyor's Legal
Now or Formerly:
US Indian Service
Document No. 8439593
APN: 1014059014200332714
Now or Formerly:
Document No. 2004061078
APN: 1013059499219406 01
SANITARY SEWERLINE SLOPES
SS-1 4" @ 2.00%
(STA. 0+43.12 - STA. 0+53.89)
SS-1 4" @ 5.90%
(0+53.89 - 0+94.75)
SS-1 4" @ 9.21%
(0+94.75 - 1+19.82)
SS-1 4" @ 4.17%
(1+19.82 - 1+67.76)
SS-2 4" @ 3.83%
(STA. 0+00.00 - 1+60.49)
(EXCLUDES GREASE TRAP SLOPE)
SS-3 4" @ 9.26%
(STA. 0+00.00 - 0+36.84)
**ALL SANITARY SEWER PIPE MUST BE SDR-26
**WATER PIPE MATERIAL SPECIFICATIONS
¾", 1.5", & 2" - SCH 40 PVC
6" - C900 PVC
**ALL WATER LINES MUST BE INSTALLED 48" BELOW FINISH GRADE.
**WATER LINES SHALL BE INSTALLED ABOVE SEWER LINES WHEN POSSIBLE.
**WATER LINES SHALL HAVE 2'VERTICAL CLEARANCE WHEN POSSIBLE
Now or Formerly:
US Indian Service
Document No. 8439593
APN: 1014059014200332714
TRASH ENCLO.
STORAGE
TRENCH DRAIN
FF=4965.50
FFE=4965.50
FH
TFC=4963.52
Height Taken Here
Curb, Gutter & Sidewalk (Typ.)
EX F.O.
EX T.O.
EX C.O.
EX W.V.
EX S.M.H.
EX Fire Hydrant
EX Light Pole
EX Sign
EX Power Pole
EX Guy Wire
EX Gas Meter
EX Gas Valve
EX Electric Box
EX Telephone Box
EX Concrete
EX Asphalt
EX Curb & Gutter
EX Curb Inlet
EX Landscaping
EX Trees
EX Fence
EX Wall
EX Building
EX Overhead Utility Lines
EX Underground Electric
EX Underground Telephone
EX Underground Gas
EX Underground Water
EX Underground Sewer
EX Underground Storm Sewer
EX Underground Fiber Optic
EX Underground Cable TV
EX Underground Irrigation
EX Underground Drainage
EX Underground Utility
EX Underground Utility Line
EX Underground Utility Pipe
EX Underground Utility Cable
EX Underground Utility Wire
EX Underground Utility Conduit
EX Underground Utility Duct
EX Underground Utility Vault
EX Underground Utility Manhole
EX Underground Utility Handhole
EX Underground Utility Pedestal
EX Underground Utility Transformer
EX Underground Utility Switch
EX Underground Utility Meter
EX Underground Utility Valve
EX Underground Utility Hydrant
EX Underground Utility Sprinkler
EX Underground Utility Irrigation
EX Underground Utility Drainage
EX Underground Utility Sewer
EX Underground Utility Water
EX Underground Utility Gas
EX Underground Utility Electric
EX Underground Utility Telephone
EX Underground Utility Fiber Optic
EX Underground Utility Cable TV

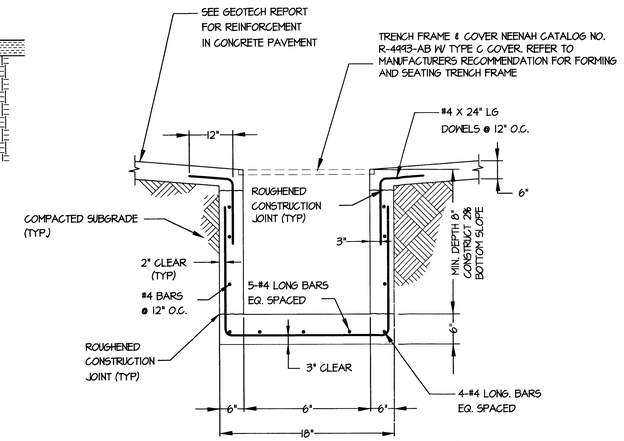


NOTE: GRATING TO BE EQUAL TO NEENAH R-4993-AB WITH "C" TYPE OF GRATING.

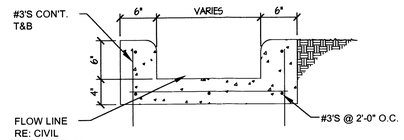


TYPICAL CROSS SECTION





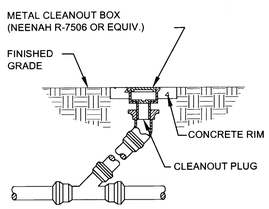
⚠6 TRENCH DRAIN @ TRASH ENCLOSURE
NOT TO SCALE

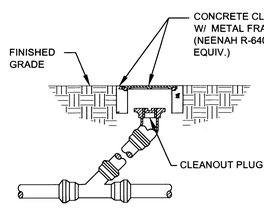


CONCRETE FLUME
NOT TO SCALE

GENERAL NOTES:

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3 AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)



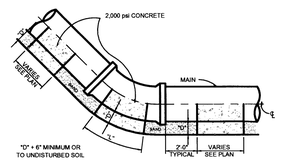


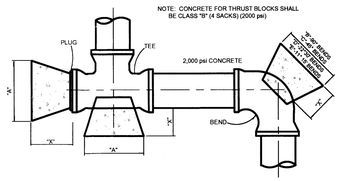
CLEANOUT IN UNPAVED AREAS

CLEANOUT IN PAVED AREAS

NOTE:
G.C. IS TO INSTALL CLEANOUT AT ANY PIPING ANGLE CHANGES AND AT EVERY 50' IN PIPING RUNS GREATER THAN 100' IN LENGTH.

EXTERIOR CLEANOUT
NOT TO SCALE





PIPE SIZE	11° - 15°		22° - 30°		45°		90°	
	L	MAX. VOL.	L	MAX. VOL.	L	MAX. VOL.	L	MAX. VOL.
6"	0.42	0.02	0.45	0.02	0.50	0.02	1.00	0.04
8"	0.42	0.02	0.45	0.02	0.80	0.04	1.40	0.06
10"	0.42	0.03	0.58	0.03	1.15	0.06	2.03	0.11
12"	0.42	0.04	0.73	0.05	1.43	0.09	2.53	0.17
16"	0.42	0.08	0.74	0.14	1.48	0.27	2.61	0.48
18"	0.66	0.14	1.30	0.28	SEE PLAN SHEET FOR BLOCKING		SEE PLAN SHEET FOR BLOCKING	
20"	0.77	0.18	1.53	0.36				
18"	0.88	0.18	1.74	0.37				
20"	1.03	0.24	2.04	0.38				
18"	1.05	0.22	2.03	0.43				
20"	1.20	0.28	2.38	0.56				

CONCRETE CRADLE AT VERTICAL BENDS

BLOCKING TABLE

DIMENSION "X" TO BE A MINIMUM OF 1' BUT IS TO BE INCREASED WHERE NECESSARY TO PROVIDE BEARING AGAINST UNDISTURBED TRENCH WALL.

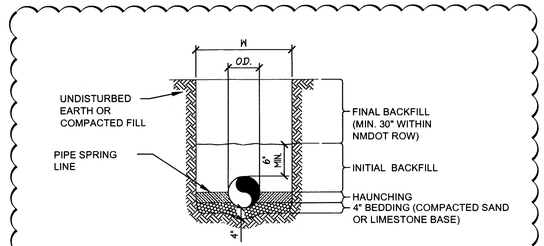
PIPE SIZE	"X" DIM.	PLUGS & TEES "A" MIN. AREA	PLUGS & TEES "A" MAX. VOL.	90° BENDS "B" MIN. AREA	90° BENDS "B" MAX. VOL.	45° BENDS "C" MIN. AREA	45° BENDS "C" MAX. VOL.	22° 30' BENDS "D" MIN. AREA	22° 30' BENDS "D" MAX. VOL.	11° 15' BENDS "E" MIN. AREA	11° 15' BENDS "E" MAX. VOL.
4"	1'-0"	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05
6"	1'-0"	1'-0"	1.06	0.09	1'-2"	1.50	0.09	1'-0"	0.83	0.05	1'-0"	0.83	0.05
8"	1'-6"	1'-3"	1.89	0.11	1'-6"	2.66	0.16	1'-3"	1.44	0.08	1'-0"	0.83	0.05
10"	1'-6"	1'-9"	2.95	0.17	2'-0"	4.17	0.24	1'-6"	2.26	0.13	1'-3"	1.15	0.07
12"	1'-6"	2'-0"	4.25	0.24	2'-3"	6.00	0.34	1'-9"	3.25	0.18	1'-3"	1.65	0.10
16"	2'-0"	2'-7"	7.34	0.56	3'-0"	10.65	0.79	2'-3"	5.76	0.43	1'-6"	2.94	0.22
18"	2'-0"	2'-11"	7.70	0.57	3'-6"	10.89	0.82	2'-6"	5.89	0.44	1'-10"	3.01	0.22
20"	2'-0"	3'-3"	3.70	0.59	3'-9"	11.12	0.59	2'-9"	6.01	0.45	2'-0"	3.07	0.23
18"	2'-0"	3'-8"	11.33	0.84	4'-3"	16.00	1.20	3'-2"	8.65	0.65	2'-6"	4.42	0.33
24"	2'-0"	3'-8"	11.33	0.84	4'-3"	16.00	1.20	3'-2"	8.65	0.65	1'-10"	2.22	0.17

NOTE: CALCULATIONS IN MINIMUM AREA COLUMN ARE IN SQUARE FEET. CALCULATIONS IN MAXIMUM VOLUME COLUMN ARE IN CUBIC YARDS.

CONCRETE THRUST BLOCKING

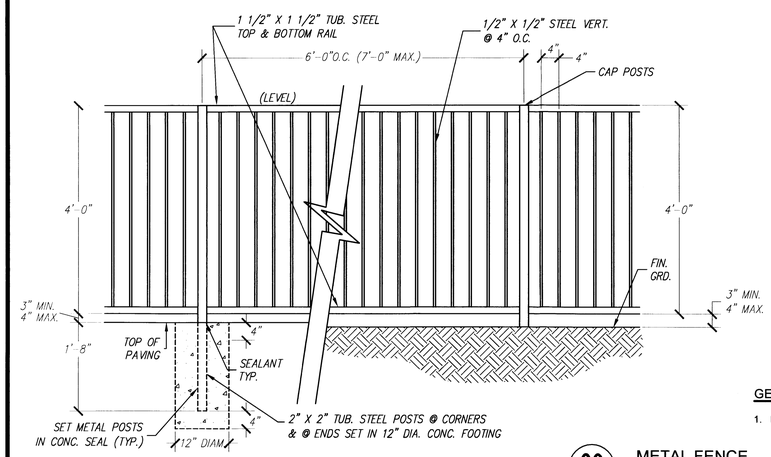
NOTE: MEGA LUG RETAINER GLANDS SHALL BE USED ON ALL FITTINGS AND BENDS

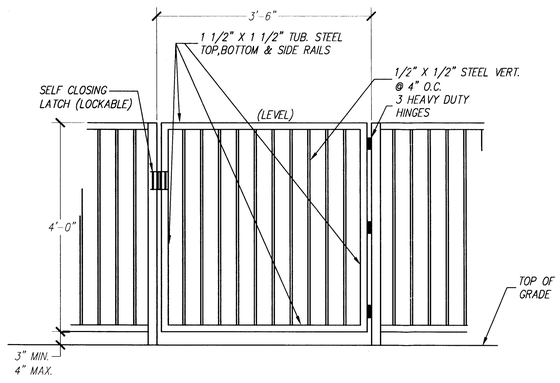
THRUST BLOCKING
NOT TO SCALE



PIPE DIA.	W
≤12"	O.D. OF PIPE + (12" TO 18")
>12"	_ > O.D. OF PIPE + 18"

⚠6 UTILITY TRENCHING & BEDDING
NOT TO SCALE

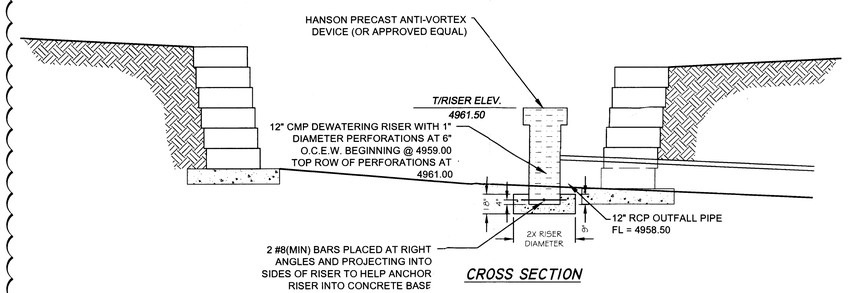




GENERAL NOTES:

1. POWDER COATED BRONZE.

METAL FENCE
NOT TO SCALE



⚠6 OUTFALL RISER DETAIL
NOT TO SCALE

DETAIL NOTES:
1. THE CONCRETE BASE SHALL BE POURED IN SUCH A MANNER TO ENSURE THAT THE CONCRETE FILLS THE BOTTOM OF THE RISER TO THE INVERT OF THE OUTLET PIPE TO PREVENT THE RISER FROM BREAKING AWAY FROM THE BASE.

REV	DATE	DESCRIPTION	BY	ISSUE REF
----	3/12/2013	ISSUE FOR PERMIT	HJM	----
----	5/17/2013	PER CITY COMMENTS	HJM	----
6	11/19/2013	PER CITY AND NMDOT COMMENTS	HJM	----
----	----	----	----	----

Adams
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ ☎(817) 328-3200

G. Robert Adams
NEW MEXICO
15142
REGISTERED PROFESSIONAL ENGINEER
11-19-13

McDONALD'S®
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SEC OF 12TH ST. & INDIAN SCHOOL RD.
ALBUQUERQUE,NEW MEXICO

OFFICE	GREATER SOUTHWEST REGION
ADDRESS	KROC DRIVE - OAK BROOK, ILLINOIS 60521

MCDONALD'S L/C: 030-0239
ADAMS ENGINEERING No. 2009.056

PLAN APPROVALS — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR
CONST. MGR
OPERATIONS DEPT.
REAL ESTATE DEPT.

CO-SIGN SIGNATURES
CONTRACTOR
OWNER

STATUS	DATE	BY
DATE DRAWN	----	----
PLAN CHECKED	11/19/13	DWL
AS-BUILT		

C10.5

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PLOTTED BY: Heather Macomber
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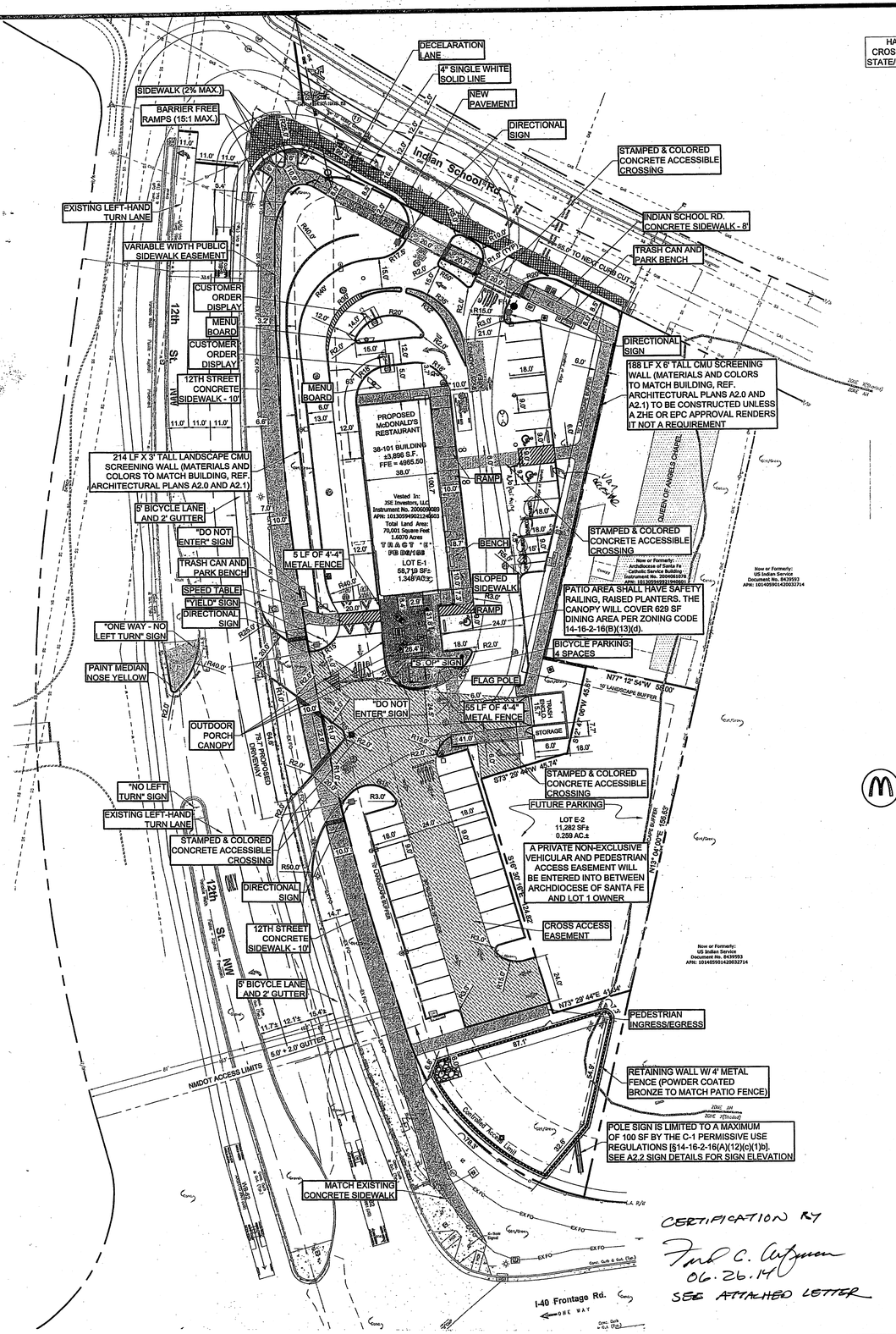
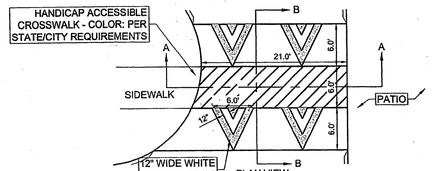
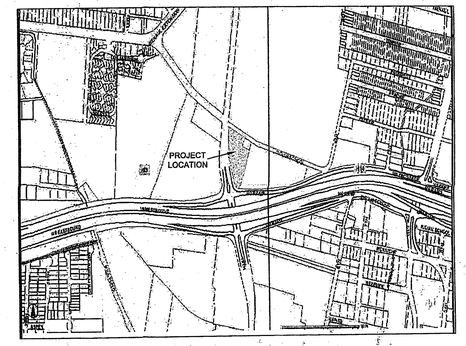


CERTIFICATION R-7
Fred C. Arfmann
06.26.14
SEE ATTACHED LETTER

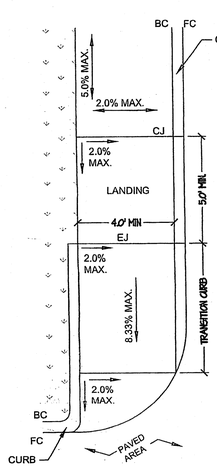


SPEED TABLE DETAIL
N.T.S.

GRAPHIC SCALE
0 20 40 FEET
1" = 30'



VICINITY MAP
N.T.S.



SEE SITE PLAN FOR CROSSWALK STRIPING (IF SHOWN ON PLANS)

DIRECTIONAL RAMP WITH RADIUS DETAIL
NOT TO SCALE - SIDEWALK ADJACENT TO CURB

LEGEND

- REINFORCED CONCRETE SIDEWALK, MINIMUM 4" THICK, REINFORCED WITH #5 BARS @ 18" O.C.B.W. CONCRETE TO BE 4000 PSI 28-DAYS STRENGTH.
- STAMPED & COLORED CONCRETE ACCESSIBLE CROSSING
- VARIABLE WIDTH PUBLIC SIDEWALK EASEMENT
- CROSS ACCESS EASEMENT
- NEW PAVEMENT WITHIN INDIAN SCHOOL ROAD

PROJECT NUMBER: 1003479

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	8-28-13 Date
ABCWUA	08/28/13 Date
Parks and Recreation Department	8-28-13 Date
City Engineer	1-16-14 Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	1-17-14 Date

POWER POLE NOTE:
ACCORDING TO PNM, McDONALDS TO INSTALL TWO NEW POWER POLES THAT ARE 45 FEET HIGH WITH A MAXIMUM WIRE SPAN OF 300 FEET. THIS WOULD ELIMINATE THE NEED FOR THE FOUR SMALLER WOODEN POLES CURRENTLY LOCATED WITHIN THE INDIAN SCHOOL ROW

LOT #1 (McDONALD'S USA):

PARKING RATIO - 1 PER EVERY 4 SEATS (64 INTERIOR + 22 PATIO)
TOTAL PARKING REQUIRED = 22 (±86/4 = 21.5)
TOTAL PARKING PROVIDED = 37 PARKING SPACES
TOTAL MOTORCYCLES = 2 PARKING SPACES PROVIDED
TOTAL DISABLED PARKING SPACES PROVIDED = 3
PROPOSED USE - FAST FOOD RESTAURANT WITH DRIVE-UP SERVICE
CURRENT ZONING - R-1 (RESIDENTIAL)
PROPOSED ZONING - SU-1 FOR C-1 PERMISSIVE USES AND DRIVE-UP SERVICE WINDOW
LANDSCAPE SETBACK -10'
SIDEWALK WIDTH:
INDIAN SCHOOL ROAD: 8-FOOT MINIMUM SIDEWALK
12th STREET: 10-FOOT MINIMUM SIDEWALK
PEDESTRIAN INGRESS AND EGRESS - SEE SIDEWALKS AND CROSSWALKS ON SITE PLAN
INTERNAL CIRCULATION REQUIREMENTS - SEE VEHICULAR CIRCULATION LAYOUT ON SITE PLAN
VEHICULAR INGRESS AND EGRESS - SEE INTERNAL DRIVE AISLES ON SITE PLAN. CURB CUTS ON 12th (PROPOSED ACCESS: RIGHT IN, RIGHT OUT). SEE "INDIAN SCHOOL PRIVATE ROADWAY" COMMENTS BELOW.
MINIMUM BUILDING SETBACK - 30'
MAXIMUM BUILDING HEIGHT - 24' 3"
MAXIMUM FAR - .1
BUILDING CONSTRUCTION TYPE - VB
BUILDING WILL HAVE FIRE SPRINKLERS.

LOT #2: (CURRENT VACANT - PHASE II)

PROPOSED USE - THE PROPOSED USE SHALL BE A PARKING LOT BENEFITING THE QUEEN OF ANGELS CHAPEL OR SHALL OTHERWISE BE CONSISTENT WITH THE SU-1 FOR C-1 USES AND DRIVE THRU SERVICE WINDOW. PARKING LOT USE IS AS REGULATED IN THE O-1 ZONE PER 14-16-2-16(A)(10)(L)
CURRENT ZONING - R-1 (RESIDENTIAL)
PROPOSED ZONING - SU-1 FOR C-1 PERMISSIVE USES AND DRIVE-UP SERVICE WINDOW
LANDSCAPE SETBACK -10'
SIDEWALK WIDTH - 6-FOOT MINIMUM
PEDESTRIAN INGRESS AND EGRESS - DURING 2nd PHASE.
INTERNAL CIRCULATION REQUIREMENTS - DURING PHASE II
VEHICULAR INGRESS AND EGRESS - DURING PHASE II, PROVIDED HOWEVER LOT 1 SHALL PROVIDE A CROSS-ACCESS EASEMENT TO THE BENEFIT OF LOT 2 PROVIDING VEHICULAR ACCESS TO 12TH STREET.
MINIMUM BUILDING SETBACK - 30'
MAXIMUM BUILDING HEIGHT - 20'
MAXIMUM FAR - .2

COMPLIANCE NOTES

SITE LIGHTING TO BE IN COMPLIANCE WITH 14-16-3-9, AREA LIGHTING REGULATIONS

SIGNAGE TO BE IN COMPLIANCE WITH 14-16-3-5, GENERALS SIGN REGULATIONS

SCREENING NOTE

GROUND-MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT, EXCLUDING TRANSFORMERS, SHALL BE SCREENED THROUGH USE OF WALLS, EARTH BERMS, DENSE EVERGREEN FOLIAGE OR OTHER ACCEPTABLE SCREENING DEVICES IN COMPLIANCE WITH 14-16-3-18

SITE LIGHTING

ESTIMATED FIXTURE TYPE: RSB/RCS-250PSMH-III-MT
ESTIMATED POLE TYPE: SSP-4113-GI. (4")

THE MAXIMUM HEIGHT OF A LIGHT POLE, MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE POLE, WITHIN 100' OF A RESIDENTIAL ZONE SHALL BE 16'; OTHERWISE, OUTSIDE OF 100' OF A RESIDENTIAL ZONING SHALL BE 20'

RECEIVED
JUN 26 2014
LAND DEVELOPMENT SECTION

City of Albuquerque
Building & Safety
JAN 22 2014
I.B.C.
Plan Check Section

INDIAN SCHOOL PRIVATE ROADWAY:

VEHICULAR INGRESS AND EGRESS - PRIVATE INDIAN SCHOOL ROAD IMPROVEMENTS TO PROVIDE FOR PROVIDING UNDERGROUNDING THE OVERHEAD ELECTRIC WIRES TO THE SUBJECT PROPERTY AND QUEEN OF ANGELS CHAPEL PROPERTY IN A FUTURE PHASE AND WIDENING EXISTING INDIAN SCHOOL ROAD TO ACCOMMODATE THE IMPROVEMENTS SHOWN ON C1.0. DRIVEWAY CONNECTION TO INDIAN SCHOOL ROAD IS TO BE FULL ACCESS.

ACCESS TO PRIVATE INDIAN SCHOOL ROAD SUBJECT TO FULL AGREEMENT AND EXECUTION WITH INDIAN SCHOOL ROAD OWNER

INDIAN SCHOOL ROAD IMPROVEMENTS ARE CONTINGENT AND SUBJECT TO OBTAINING APPROPRIATE APPROVALS INCLUDING BUT NOT LIMITED TO PLAN REVIEW, INSPECTIONS, PERMIT FEES AND FINANCIAL GUARANTEES. THE APPLICANT WILL NOT BE ABLE TO OBTAIN A CERTIFICATE OF OCCUPANY UNTIL THE INDIAN SCHOOL ROAD IMPROVEMENTS (PROCEDURE A) HAVE BEEN COMPLETED TO THE SATISFACTION OF THE CITY.

REVISIONS	DATE	BY

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Adams ENGINEERING
910 S. Kimball Avenue ◻ Southlake, Texas 76092 ◻ (817) 328-3200

I-40 & 12TH STREET ALBUQUERQUE, NM

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT MGR.	GRA
PROJECT TECH.	CHI
DATE DRAWN	08/27/2013
JOB NO.	2009-056
SHEET NO.	C1.0

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FILE PATH: I:\Projects\2009\2009.056 McDonalds - Albuquerque NM (I-40 & 12th)\Drawings\CAD SITE PLAN
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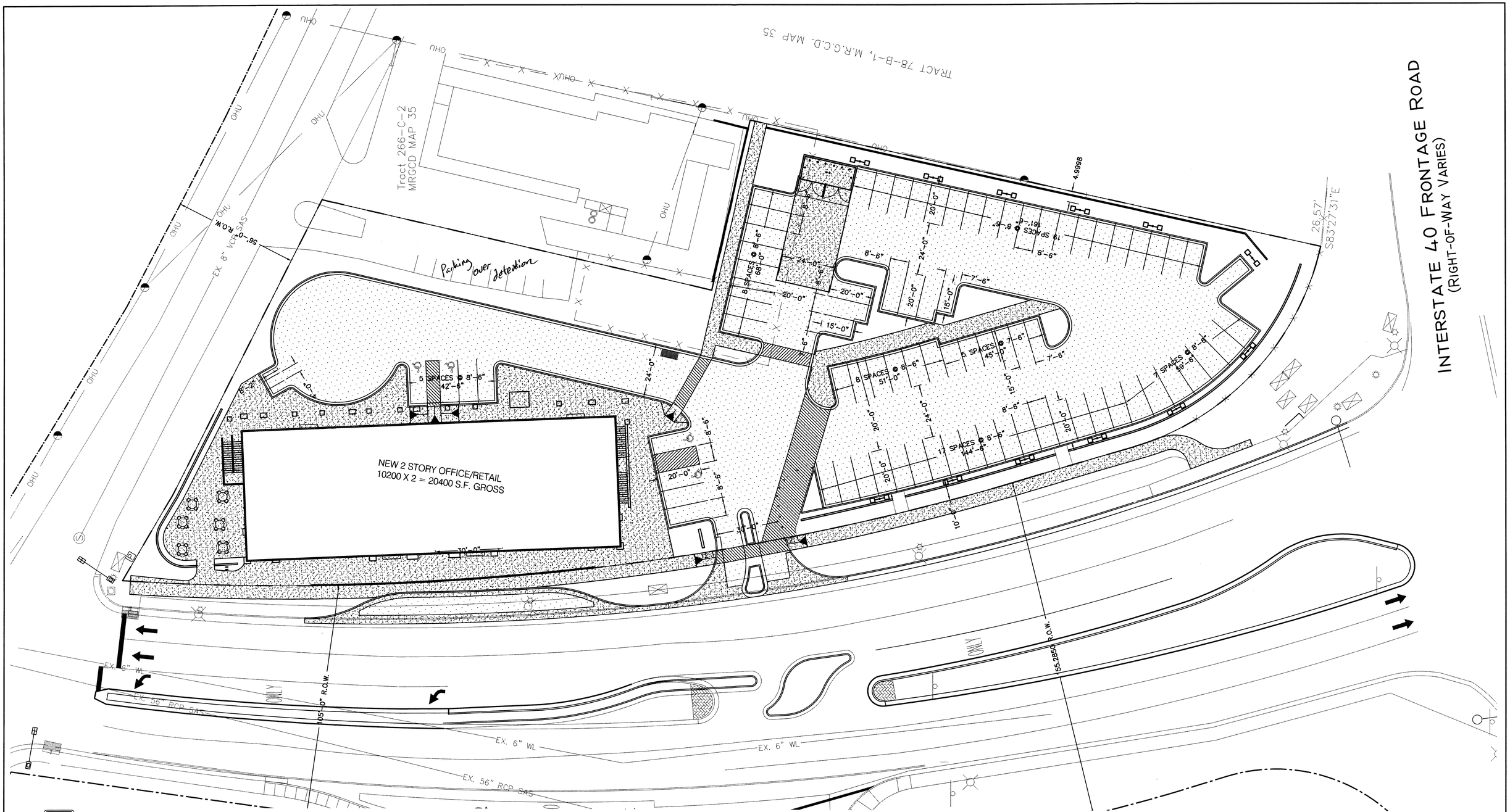

PARKING ONLY
VAN ACCESSIBLE

STOP
R1-1

Ⓐ CURVE DATA
Δ= 89°59'32"
R= 25.00'
L= 39.27'
T= 25.00'

Ⓑ CURVE DATA
Δ= 87°17'14"
R= 25.00'
L= 38.09'
T= 23.84'

LEGEND

- PROPOSED MEDIAN CURB AND GUTTER
- PROPOSED RIP RAP
- PROPOSED SAWCUT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING PROPERTY LINE

GRAPHIC SCALE

20 0 20 20 40 80

(IN FEET)
1 inch = 20 ft.

NOV 2006

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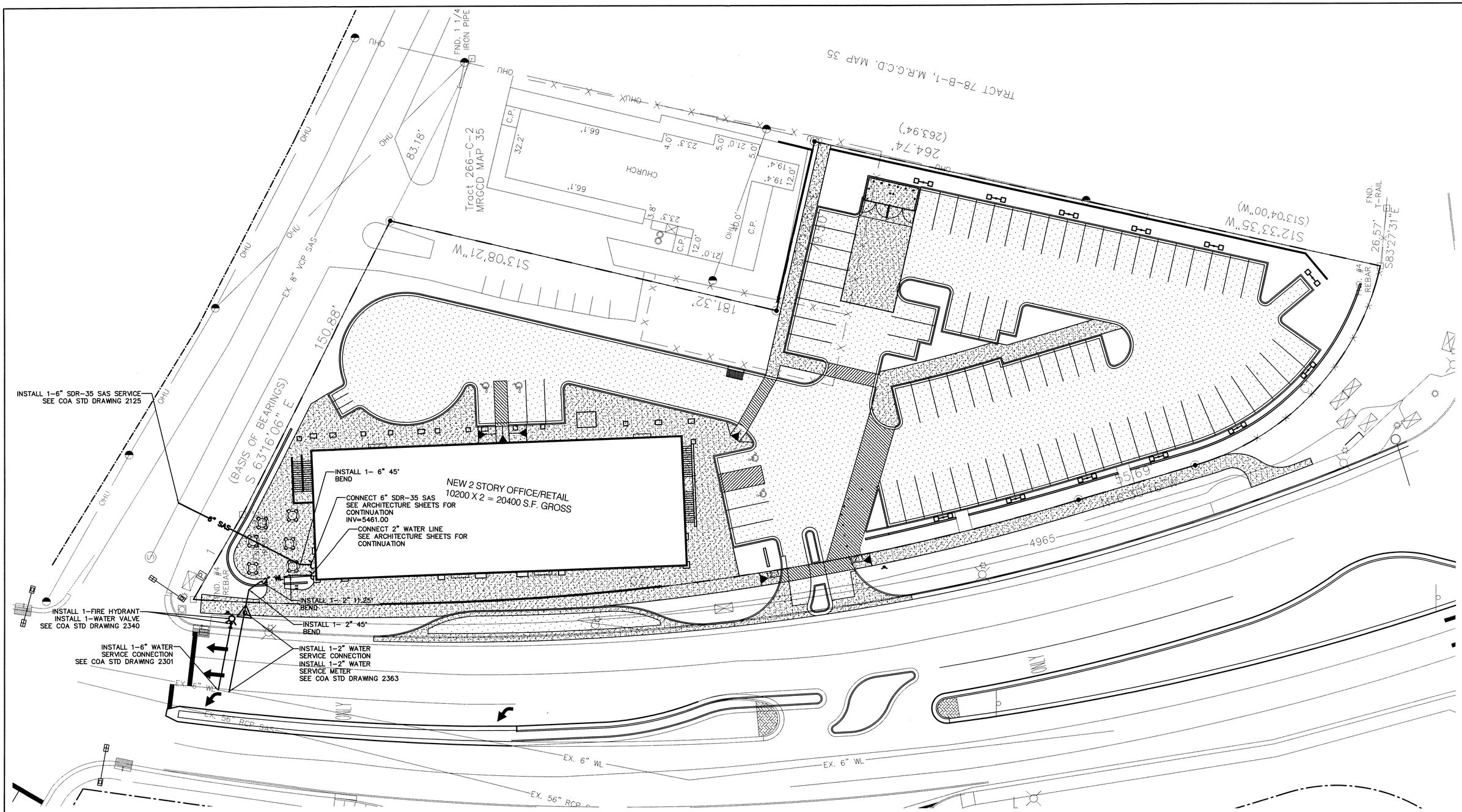
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

12TH & I-40
TRAFFIC CIRCULATION PLAN

CHRISTOPHER A. PEREA
NEW MEXICO
13686
11-5-7
REGISTERED PROFESSIONAL ENGINEER

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	H-13	4	5



LEGEND

6" WL	PROPOSED WATER LINE
2" SAS	PROPOSED SANITARY SEWER
EX. WL	EXISTING WATER LINE
EX. SAS	EXISTING SANITARY SEWER
	EXISTING PROPERTY LINE

GRAPHIC SCALE

20 0 20 20 40 80

(IN FEET)
1 inch = 20 ft.

NOV 2006

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

12TH & I-40
UTILITY PLAN

GEORGE K. PEREA
NEW MEXICO
13686
REGISTERED PROFESSIONAL ENGINEER
11-13-7

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	H-13	5	5

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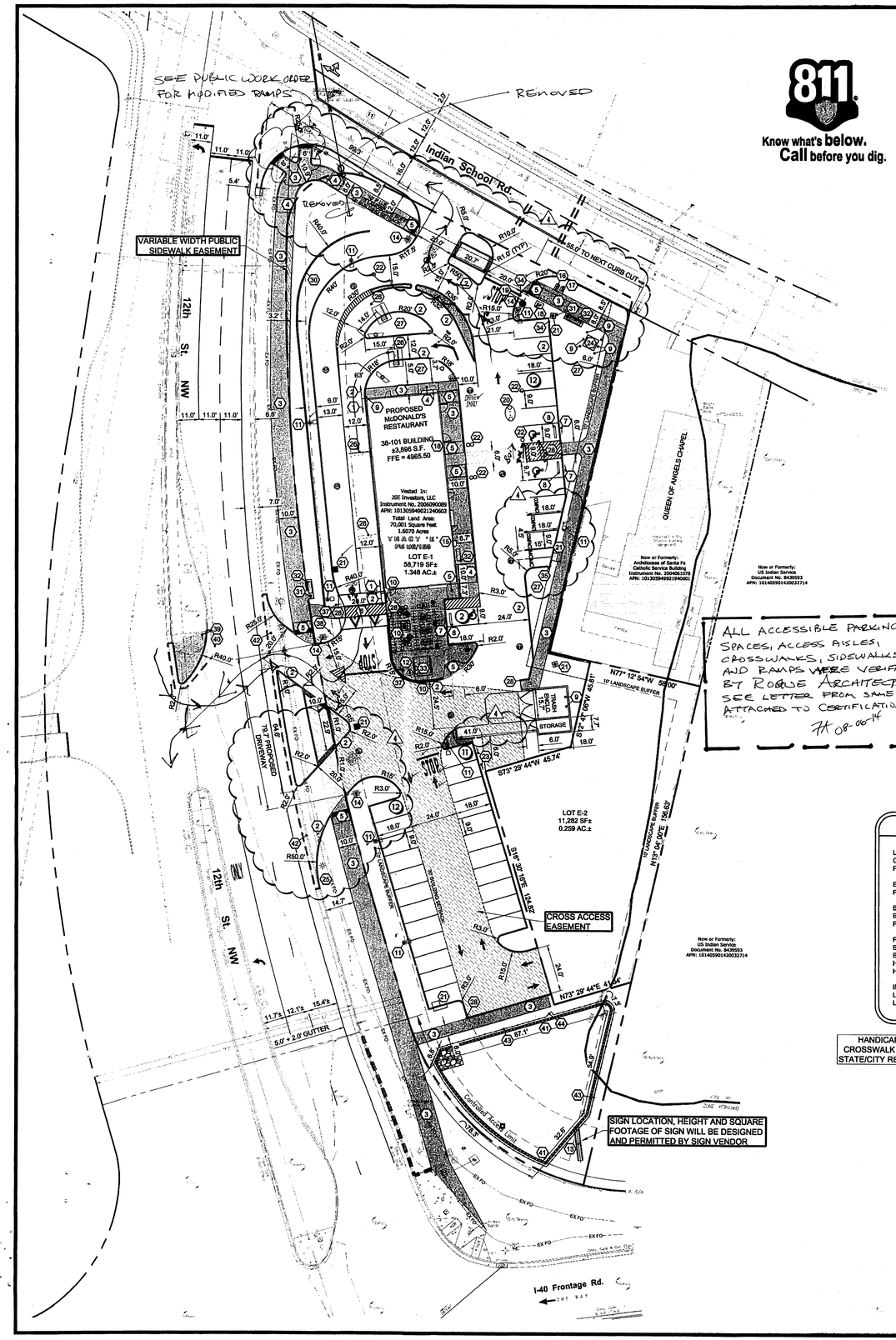


811 Know what's below. Call before you dig.

LINE TABLE (PLAT & USED)		
LINE TABLE	BEARING	LENGTH
L1	S60°01'00"E	45.81'
L2	N16°30'16"W	55.64'

CURVE TABLE (PLAT & USED)						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	122.65'	130.23'	N46°55'22"W	124.20'	60°50'12"	72.01'
C2	1145.92'	408.48'	N06°17'33"W	406.32'	20°25'25"	206.43'

BENCHMARK DESCRIPTION

1. OFF-SITE BENCHMARK:
NGS STAINLESS STEEL ROD - PID: F00867 - DESIGNATION: A 438
LAT: N 35°06'37.9", LONG: W 108°38'31.6" NAD 83
ELEVATION = 4975.35' NAVD 88
2. ON-SITE BENCHMARK:
NORTHEAST CORNER OF CONCRETE OF EASTERN MOST TRAFFIC CONTROL UNIT LOCATED ±9' EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON.
ELEVATION = 4984.30' NAVD 88

NOTICE TO CONTRACTOR

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
2. TRASH ENCLOSURE FINISH TO MATCH BUILDING. REFER TO ARCHITECTURAL PLANS FOR FOUNDATION DESIGN.
3. LOCATION OF I.D. SIGN IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SIGN CONTRACTOR TO VERIFY COMPLIANCE WITH SET-BACK, SIZE/HEIGHT AND RELATED ZONING REQUIREMENTS PRIOR TO SETTING.
4. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

(A) ACCESSIBLE PARKING SPACES SHALL BE A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE.

(B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

(C) ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM.

CURB RAMPS:

(D) RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

(E) IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED ⌭DME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE)

(F) BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG X 5'-0" WIDE MINIMUM.

(G) RAMPS SHALL NOT EXCEED A 1:12 SLOPE

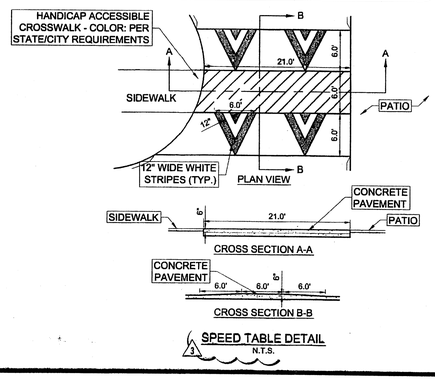
SIDEWALKS AND ACCESSIBLE ROUTES:

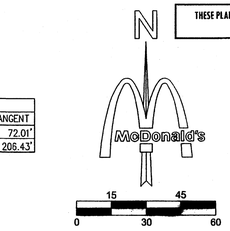
(H) SIDEWALKS MUST BE AT LEAST 36" WIDE
SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)

(I) LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

SITE INFORMATION - LOT 1 (McDONALD'S)

LOT 1 LAND AREA:	58,719 SF (1.348 AC)
CURRENT ZONING:	R-1 (RESIDENTIAL)
PROPOSED ZONING:	SU-1 FOR C-1 PERMISSIVE USES AND DRIVE-UP SERVICE WINDOW
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	FAST FOOD RESTAURANT W/ DRIVE-THRU
BUILDING AREA (APPROXIMATE):	3,898 SF
BUILDING LOT COVERAGE:	3,898 SF/70,001 SF = 5.56%
PARKING REQUIRED:	1 SPACE PER 4 SEATS 86 SEATS/4 = 22 SPACES 37 SPACES + 2 MOTORCYCLE
PARKING PROVIDED:	2
BICYCLE PARKING REQUIRED:	4
BICYCLE PARKING PROVIDED:	3
HANDICAP PARKING REQUIRED:	3
HANDICAP PARKING PROVIDED:	
IMPERVIOUS AREA:	39,599 SF
LANDSCAPE PERCENTAGE:	32.58%
LANDSCAPE SETBACK:	10'





SCALE: 1" = 30'

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

HERE WE GROW AGAIN SIGN

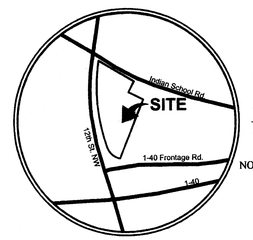
THE GENERAL CONTRACTOR SHALL DISPLAY A "HERE WE GROW AGAIN" BANNER DURING CONSTRUCTION. THESE BANNERS ARE AVAILABLE THROUGH WORLD WIDE COMPANY, OAKBROOK, IL PH#: 1-800-937-7671

OWNER INFORMATION

MCDONALD'S USA, LLC
GREATER SOUTHWEST REGION
511 E. CARPENTER PRWY, STE. 375
IRVING, TEXAS 75062
(972) 869-5346
CONTACT: LEE MORRIS

CONSTRUCTION SCHEDULE

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @ DRIVE-THRU (RE: C10.2)
2	CURB AND GUTTER @ NON DRIVE THRU AREAS (RE: C10.2)
3	REINFORCED CONCRETE SIDEWALK (RE: C10.3)
4	SLOPED SIDEWALK SECTION (NOT TO EXCEED 5% SLOPE) (RE: C10.1)
5	H.C. ACCESS RAMP @ 1:12 MAX. SLOPE (RE: C10.1)
6	SPEED TABLE (RE: DETAIL THIS SHEET)
7	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1)
8	CONCRETE WHEEL STOP (RE: C10.3)
9	BOLLARD (RE: C10.1)
10	HANDRAIL (RE: ARCHITECTURAL PLANS A2.0 AND A2.1)
11	LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES)
12	FLAG POLE (RE: SD-2)
13	ROAD SIGN (POLE)
14	McDONALD'S DIRECTIONAL SIGN (RE: SD-8 AND SD-7)
15	ROOF DRAIN LOCATION (RE: MEP PLAN)
16	DOMESTIC WATER METER
17	IRRIGATION WATER METER
18	BACK FLOW PREVENTION DEVICE (RE: C9.0 UTILITY PLAN)
19	PROPOSED FIRE HYDRANT
20	GREASE INTERCEPTOR (RE: C9.0 UTILITY PLAN)
21	DRAINAGE STRUCTURE (RE: DRAINAGE PLAN)
22	SANITARY SEWER CLEAN-OUT
23	OOSP SIGN
24	PAD MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
25	RELOCATED STREET LIGHT
26	DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S) (RE: C10.0)
27	SEE LANDSCAPE PLAN
28	TRANSITION CURB (RE: C10.3)
29	6' TALL SCREENING WALL (RE: C10.3) (MATERIAL AND COLORS TO MATCH BUILDING, REF. ARCHITECTURAL PLANS A2.0 AND A2.1)
30	3' TALL SCREENING WALL (RE: C10.3) (MATERIAL AND COLORS TO MATCH BUILDING, REF. ARCHITECTURAL PLANS A2.0 AND A2.1)
31	TRASH CAN (PER CITY CODE)
32	PARK BENCH (PER CITY CODE)
33	BIKE RACKS (PER CITY CODE)
34	3' CURB CUT
35	1' CURB CUT
36	MOUNTABLE CURB AND GUTTER (RE: C10.3)
37	"DO NOT ENTER" SIGN (MUTCD R5-1)
38	"YIELD" SIGN (MUTCD R1-2)
39	"NO LEFT TURN" SIGN (MUTCD R3-2)
40	"ONE WAY - RIGHT TURN ONLY" SIGN (MUTCD R6-1R)
41	RETAINING WALL (RE: RW-1 THRU RW-2)
42	VALLEY GUTTER (RE: CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING #2420)
43	METAL FENCE (RE: C10.5)
44	GATE (RE: C10.5)



VICINITY MAP
N.T.S.

GENERAL NOTES

1. Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor.
2. ½" empty conduit to locations shown at the lot perimeter for lot lighting is by the General Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor.
3. Lot lighting concrete footings to conform with the soils report recommendations for this site.
4. Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier. General contractor shall coordinate with flag pole supplier prior to construction.
5. The Contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility service entrance locations, sizes, and circuiting.
6. General Contractor must provide exact "as built" information upon completion.
7. All elevations shown are in reference to the benchmark and must be verified by the General Contractor at groundbreak.
8. Curb elevations shall be 6" above finish pavement unless noted otherwise.
9. All landscape areas shall be rough graded to 6" below top of all walks and curbs. Finished grading, landscaping and sprinkler systems are by the Owner / Operator.
10. It is strongly recommended that no contractual agreements of any kind be signed prior to receiving and thoroughly reviewing all approvals from all of the regulatory authorities having jurisdiction over this project.
11. Due to the nature of the work, all dimensions shown shall be considered approximate. Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of any item. Failure to adhere to this procedure shall place full responsibility for any errors directly upon the Contractor.
12. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if independent testing or inspections will be required prior to their acceptance of work. Contractor shall make necessary arrangements to insure proper testing & inspections are documented such that work will be accepted at project completion.
13. Sidewalks around building shall have same subgrade preparation as building foundation.
14. All materials and construction within easements and R.O.W. shall conform to all governing authorities' jurisdictional standard construction details and specifications.
15. Topographic information taken from a Topographic Survey performed by Millman National Land Services. The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (as&s), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner.
16. McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be charged.
17. Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

PAVING SPECIFICATION		
	VERIFY W/MCDONALDS:	ASPHALT: ☐ CONCRETE: ☒
	CONTRACTOR TO BID:	ASPHALT: ☒ CONCRETE: ☒

NOTE: ALL PAVING & SUBGRADE SPECIFICATIONS TO COMPLY WITH GEOTECHNICAL REPORT AS PREPARED BY: TERRACON CONSULTANTS, INC. JANUARY 23, 2013 PROJECT NO. 66135002

ASPHALT PAVEMENT RECOMMENDATIONS -ALTERNATE BID				
PAVEMENT MATERIALS	LIGHT DUTY		HEAVY DUTY	
Asphalt Surface Course	3"	4-1/2"	4"	5-1/2"
	OR		OR	
Aggregate Base Course	6"		6"	

CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID		
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
Portland Cement Concrete PVMT	5"	5-1/2"

PAVEMENT NOTES:
1. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED JANUARY 23, 2013. [PROJECT NO. 66135002]
2. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 10 INCHES BELOW THE SURFACE. SEE SECTION 4.2 OF GEOTECH REPORT
3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE CITY OF ALBUQUERQUE SPECIFICATIONS.
5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.
6. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOT.2D OTHERWISE IN THE SOILS REPORT.
7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3 BARS @ 18" O.C.E.W.
8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/EARTHWORK REQUIREMENTS.

SURVEY INFORMATION

PREPARED BY:
MILLMAN NATIONAL LAND SERVICES
1742 GEORGETOWN ROAD, SUITE H
HUDSON, OH 44236
(800) 520-1010
DATE: DECEMBER 29, 2012

LEGAL DESCRIPTION:
TRACT "E",
LAND OF ST. ANTHONY'S ORPHANAGE,
PLAT BOOK D6, PAGE 158,
RECORDS OF BERNALILLO COUNTY, NM

PLAN SCALE: 1"=30'

ADDITION

STREET ADDRESS
SEC OF 12TH ST. & INDIAN SCHOOL RD.

CITY	STATE
ALBUQUERQUE	NEW MEXICO

COUNTY:	SURVEY:	ABSTRACT NO.
BERNALILLO	---	---

L/C NUMBER: 030-0230

CORPORATE DWG. NAME: TRAFFIC CERTIFICATION 08-06-14
SITE PLAN

REV	DATE	DESCRIPTION	BY	ISSUE REF.
1	3/7/2013	PER CLIENT COMMENTS	HJM	---
2	5/13/2013	PER CLIENT COMMENTS	HJM	---
3	6/5/2013	PER CITY COMMENTS	HJM	---
4	9/9/2013	PER CITY COMMENTS	HJM	---

Adams
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

G. ROBERT ADAMS — NEW MEXICO — 15142 — LICENSED PROFESSIONAL ENGINEER
9.10.13

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

OFFICE	GREATER SOUTHWEST REGION
ADDRESS	KROC DRIVE - OAK BROOK, ILLINOIS 60521

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

McDONALD'S L/C: 030-0230	SEC OF 12TH ST. & INDIAN SCHOOL RD.
ADAMS ENGINEERING No. 2009.056	ALBUQUERQUE, NEW MEXICO

STATUS	DATE	BY
DATE DRAWN	FEB. 2013	RL
PLAN CHECKED	9/9/13	GRA
AS-BUILT		

C4.0

RECEIVED
AUG 06 2014
LAND DEVELOPMENT SECTION

FILENAME: C4.0 SITE PLAN.dwg
PLOTTED BY: Hadyn Nusomer
PLOT DATE: Tuesday, September 10, 2013
PLOT TIME: 8:32:11 AM
PLOTTER: KIP 9000 AutoCad p3
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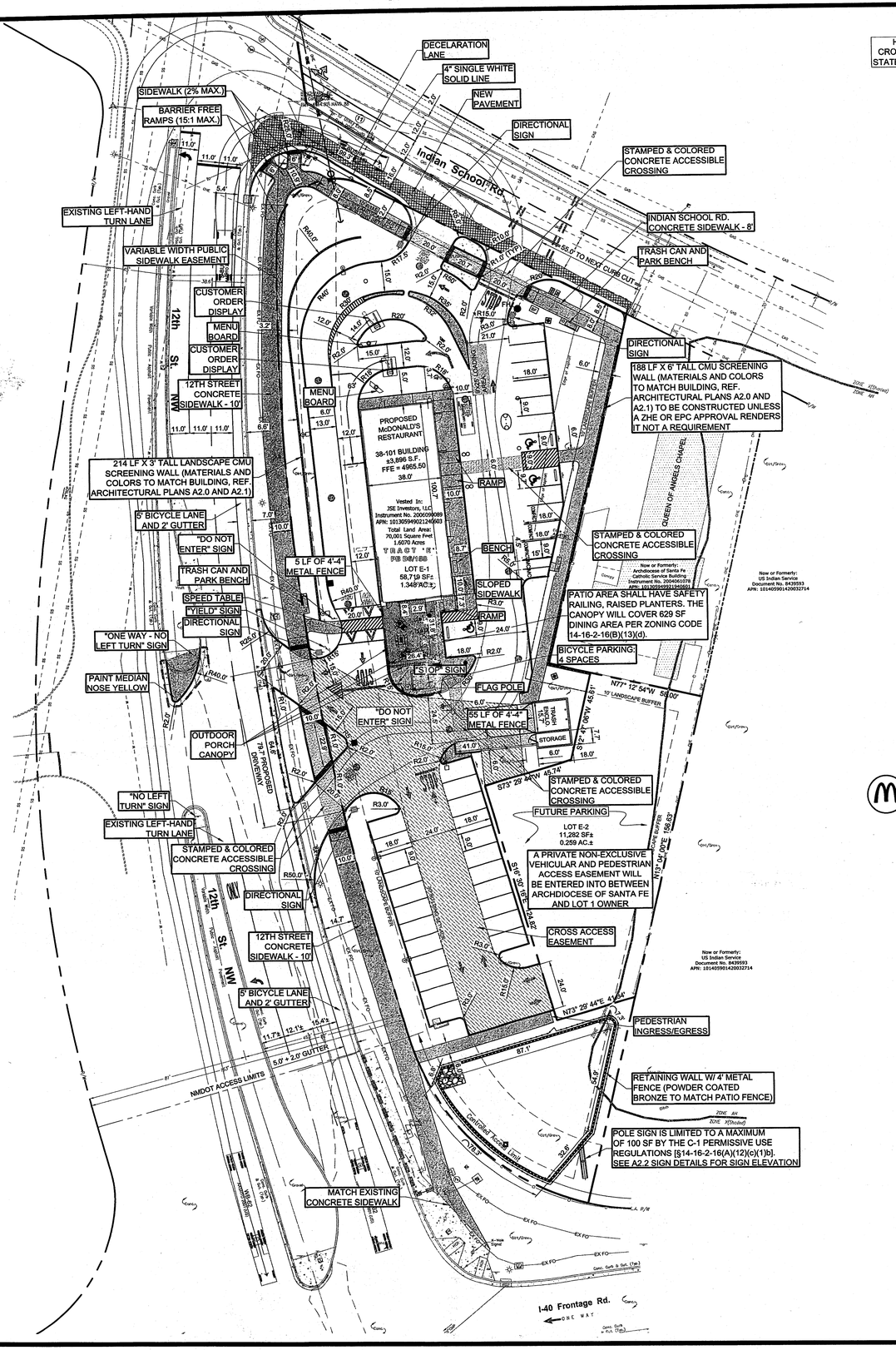
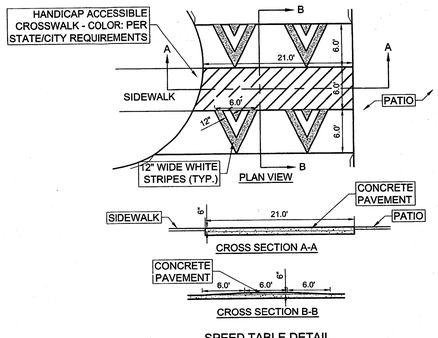
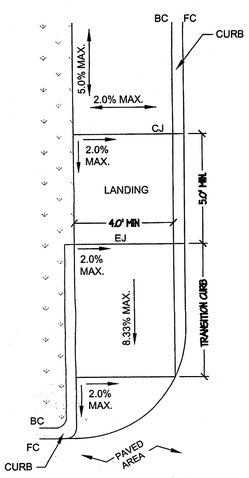




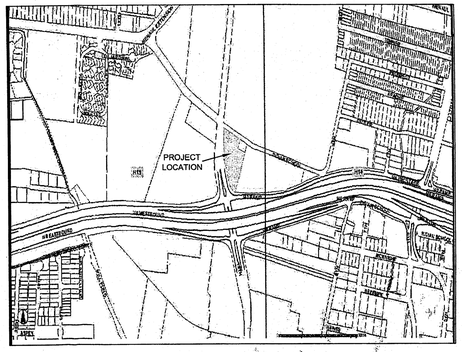
SPEED TABLE DETAIL
N.T.S.



SEE SITE PLAN FOR CROSSWALK STRIPING (IF SHOWN ON PLANS)

Ⓜ DIRECTIONAL RAMP WITH RADIUS DETAIL
NOT TO SCALE - SIDEWALK ADJACENT TO CURB

GRAPHIC SCALE
0 20 40 FEET
1" = 30'



VICINITY MAP
N.T.S.

LEGEND

- REINFORCED CONCRETE SIDEWALK. MINIMUM 4" THICK, REINFORCED WITH #3 BARS @ 18" O.C.B.W. CONCRETE TO BE 4000 PSI 28-DAYS STRENGTH.
- STAMPED & COLORED CONCRETE ACCESSIBLE CROSSING
- VARIABLE WIDTH PUBLIC SIDEWALK EASEMENT
- CROSS ACCESS EASEMENT
- NEW PAVEMENT WITHIN INDIAN SCHOOL ROAD

PROJECT NUMBER: 1003479

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	8-28-13 Date
ABCWUA	08/28/13 Date
Parks and Recreation Department	8-28-13 Date
City Engineer	1-16-14 Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	1-17-14 Date

POWER POLE NOTE:
ACCORDING TO PNM, McDONALDS TO INSTALL TWO NEW POWER POLES THAT ARE 45 FEET HIGH WITH A MAXIMUM WIRE SPAN OF 300 FEET. THIS WOULD ELIMINATE THE NEED FOR THE FOUR SMALLER WOODEN POLES CURRENTLY LOCATED WITHIN THE INDIAN SCHOOL ROW

LOT #1 (McDONALD'S USA):

PARKING RATIO - 1 PER EVERY 4 SEATS (64 INTERIOR + 22 PATIO)
TOTAL PARKING REQUIRED = 22 (±86/4 = 21.5)
TOTAL PARKING PROVIDED = 37 PARKING SPACES
TOTAL MOTORCYCLES = 2 PARKING SPACES PROVIDED
TOTAL DISABLED PARKING SPACES PROVIDED = 3
PROPOSED USE - FAST FOOD RESTAURANT WITH DRIVE-UP SERVICE
CURRENT ZONING - R-1 (RESIDENTIAL)
PROPOSED ZONING - SU-1 FOR C-1 PERMISSIVE USES AND DRIVE-UP SERVICE WINDOW
LANDSCAPE SETBACK -10'
SIDEWALK WIDTH:
INDIAN SCHOOL ROAD: 8-FOOT MINIMUM SIDEWALK
12th STREET: 10-FOOT MINIMUM SIDEWALK
PEDESTRIAN INGRESS AND EGRESS - SEE SIDEWALKS AND CROSSWALKS ON SITE PLAN
INTERNAL CIRCULATION REQUIREMENTS - SEE VEHICULAR CIRCULATION LAYOUT ON SITE PLAN
VEHICULAR INGRESS AND EGRESS - SEE INTERNAL DRIVE AISLES ON SITE PLAN. CURB CUTS ON 12th (PROPOSED ACCESS: RIGHT IN, RIGHT OUT). SEE "INDIAN SCHOOL PRIVATE ROADWAY" COMMENTS BELOW.
MINIMUM BUILDING SETBACK - 30'
MAXIMUM BUILDING HEIGHT - 24' 3"
MAXIMUM FAR - .1
BUILDING CONSTRUCTION TYPE - VB
BUILDING WILL HAVE FIPE SPRINKLERS.

LOT #2: (CURRENT VACANT - PHASE II)

PROPOSED USE - THE PROPOSED USE SHALL BE A PARKING LOT BENEFITING THE QUEEN OF ANGELS CHAPEL OR SHALL OTHERWISE BE CONSISTENT WITH THE SU-1 FOR C-1 USES AND DRIVE THRU SERVICE WINDOW. PARKING LOT USE IS AS REGULATED IN THE O-1 ZONE PER 14-16-2-16(A)(10)(L)
CURRENT ZONING - R-1 (RESIDENTIAL)
PROPOSED ZONING - SU-1 FOR C-1 PERMISSIVE USES AND DRIVE-UP SERVICE WINDOW
LANDSCAPE SETBACK -10'
SIDEWALK WIDTH - 6-FOOT MINIMUM
PEDESTRIAN INGRESS AND EGRESS - DURING 2nd PHASE.
INTERNAL CIRCULATION REQUIREMENTS - DURING PHASE II
VEHICULAR INGRESS AND EGRESS - DURING PHASE II, PROVIDED HOWEVER LOT 1 SHALL PROVIDE A CROSS-ACCESS EASEMENT TO THE BENEFIT OF LOT 2 PROVIDING VEHICULAR ACCESS TO 12TH STREET.
MINIMUM BUILDING SETBACK - 30'
MAXIMUM BUILDING HEIGHT - 20'
MAXIMUM FAR - .2

COMPLIANCE NOTES

SITE LIGHTING TO BE IN COMPLIANCE WITH 14-16-3-9, AREA LIGHTING REGULATIONS

SIGNAGE TO BE IN COMPLIANCE WITH 14-16-3-5, GENERALS SIGN REGULATIONS

SCREENING NOTE

GROUND-MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT, EXCLUDING TRANSFORMERS, SHALL BE SCREENED THROUGH USE OF WALLS, EARTH BERMS, DENSE EVERGREEN FOLIAGE OR OTHER ACCEPTABLE SCREENING DEVICES IN COMPLIANCE WITH 14-16-3-18

SITE LIGHTING

ESTIMATED FIXTURE TYPE: RSB/RCS-250PSMH-III-MT
ESTIMATED POLE TYPE. SSP-4113-GL (4")

THE MAXIMUM HEIGHT OF A LIGHT POLE, MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE POLE, WITHIN 100' OF A RESIDENTIAL ZONE SHALL BE 16'; OTHERWISE, OUTSIDE OF 100' OF A RESIDENTIAL ZONING SHALL BE 20'

INDIAN SCHOOL PRIVATE ROADWAY:

VEHICULAR INGRESS AND EGRESS - PRIVATE INDIAN SCHOOL ROAD IMPROVEMENTS TO PROVIDE FOR PROVIDING UNDERGROUNDING THE OVERHEAD ELECTRIC WIRES TO THE SUBJECT PROPERTY AND QUEEN OF ANGELS CHAPEL PROPERTY IN A FUTURE PHASE AND WIDENING EXISTING INDIAN SCHOOL ROAD TO ACCOMMODATE THE IMPROVEMENTS SHOWN ON C1.0. DRIVEWAY CONNECTION TO INDIAN SCHOOL ROAD IS TO BE FULL ACCESS.

ACCESS TO PRIVATE INDIAN SCHOOL ROAD SUBJECT TO FULL AGREEMENT AND EXECUTION WITH INDIAN SCHOOL ROAD OWNER

INDIAN SCHOOL ROAD IMPROVEMENTS ARE CONTINGENT AND SUBJECT TO OBTAINING APPROPRIATE APPROVALS INCLUDING BUT NOT LIMITED TO PLAN REVIEW, INSPECTIONS, PERMIT FEES AND FINANCIAL GUARANTEES. THE APPLICANT WILL NOT BE ABLE TO OBTAIN A CERTIFICATE OF OCCUPANCY UNTIL THE INDIAN SCHOOL ROAD IMPROVEMENTS (PROCEDURE A) HAVE BEEN COMPLETED TO THE SATISFACTION OF THE CITY.

BY	DATE	REVISIONS

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Adams ENGINEERING
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

I-40 & 12TH STREET
ALBUQUERQUE, NM

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

1003479

PROJECT MGR.	GRA
PROJECT TECH.	CHI
DATE DRAWN	08/27/2013
JOB NO.	2009-056
SHEET NO.	C1.0

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FULL PATH: I:\Projects\2009\2009.056 McDonalds - Albuquerque NM (I-40 & 12th)\Drawings\Projects\2009\2009.056 McDonalds - Albuquerque NM (I-40 & 12th)\Dwg\SCA\ SITE PLAN
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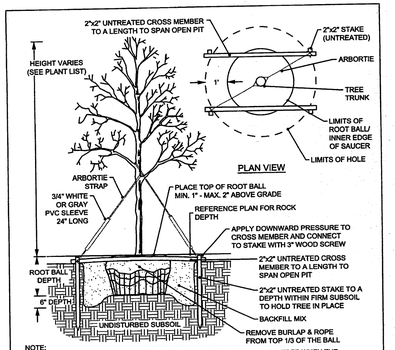
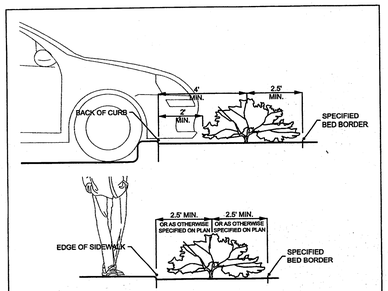


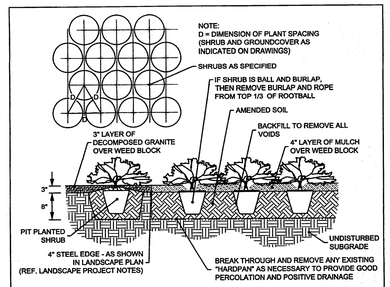
NOTE:
1. ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING IN ROCK N.T.S.



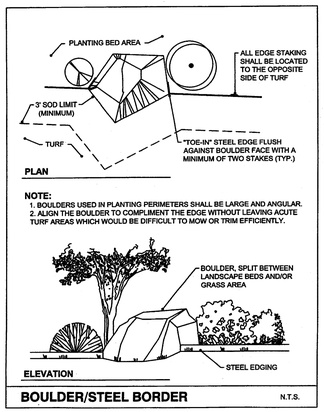
NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED N.T.S.



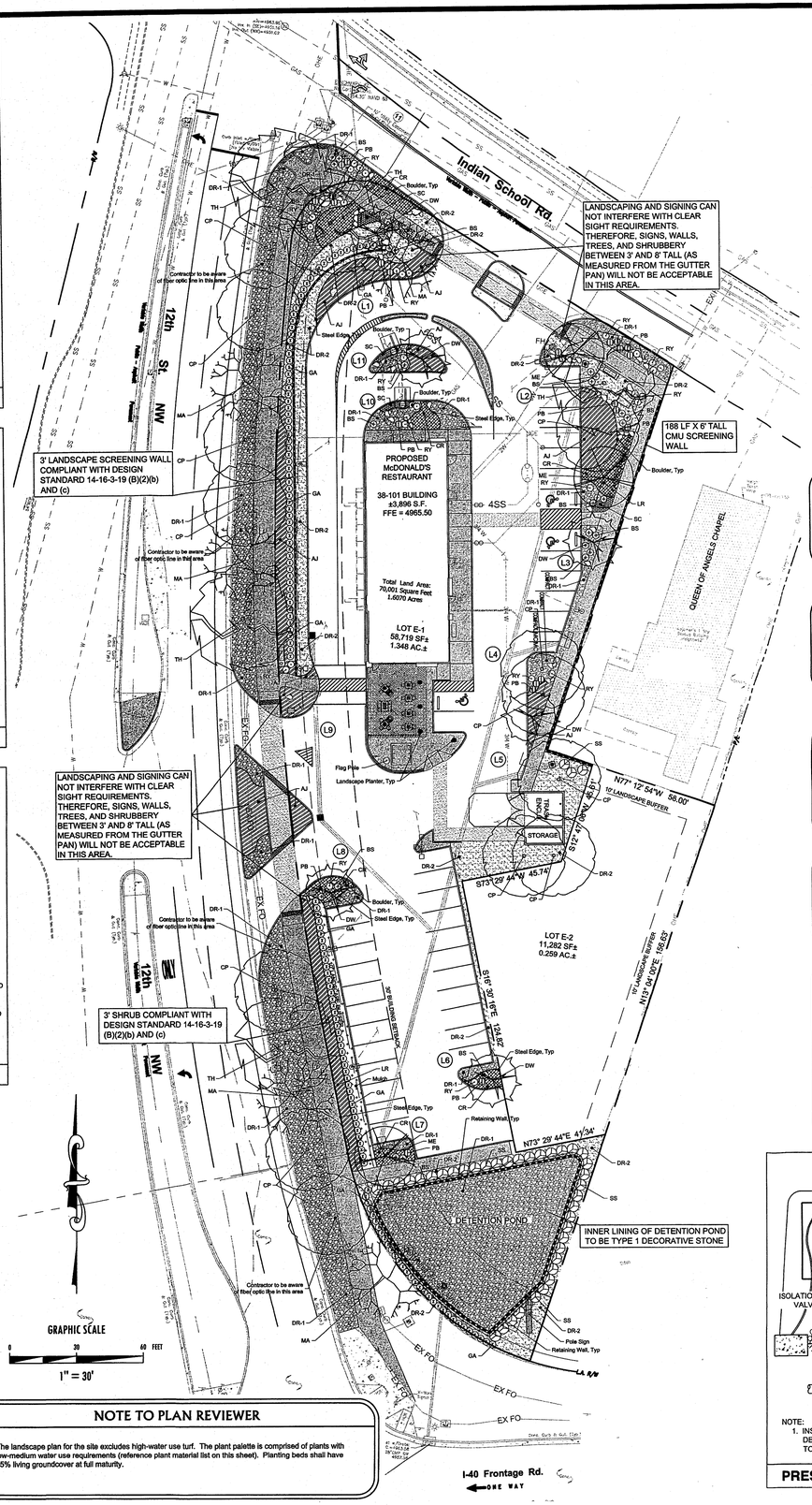
NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING N.T.S.



NOTE:
1. BOULDERS USED IN PLANTING PERIMETERS SHALL BE LARGE AND ANGULAR.
2. ALIGN THE BOULDER TO COMPLIMENT THE EDGE WITHOUT LEAVING ACUTE TURF AREAS WHICH WOULD BE DIFFICULT TO MOW OR TRIM EFFICIENTLY.

BOULDER/STEEL BORDER N.T.S.



GRAPHIC SCALE
0 30 60 FEET
1" = 30'

NOTE TO PLAN REVIEWER

The landscape plan for the site excludes high-water use turf. The plant palette is comprised of plants with low-medium water use requirements (reference plant material list on this sheet). Planting beds shall have 75% living groundcover at full maturity.

Section 14-16-3-10 ©(3)

Landscape Location	Square Feet	% of Net Lot Area	Quantity of trees	Quantity of Shrubs	Mature Height & Spread
L1	4,294	8.68%	1	20	varies
L2	1,595	3.22%	3	18	varies
L3	167	0.34%	0	5	varies
L4	395	0.80%	2	5	varies
L5	192	0.39%	0	6	varies
L6	984	1.99%	1	3	varies
L7	198	0.40%	1	3	varies
L8	265	0.54%	1	8	varies
L9	407	0.82%	1	8	varies
L10	471	0.95%	0	5	varies
L11	346	0.70%	1	3	varies
12th St. Pkg Lot Buffer	N/A	N/A	15	149	3' tall & 48" wide
Indian School Rd. Buffer	N/A	N/A	4	0	N/A
Total Landscape	**9,314**	**18.82%**	**30**	**233**	

Section 14-16-3-10- E -1

Item	Square Feet
Lot 1 Sq. Ft (1.224 Acres)	58,364
Bldg. Sq. Ft.	(3,838)
Net Lot Area	54,526
% Landscape of Net Lot Area	17.08%

Water Conservatin Section 6-1-1-B B 2 a

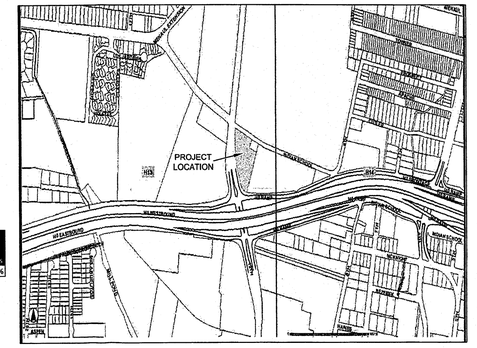
Total Lot 1 Landscape Sq. Ft.	% of Sod on Landscape Plan	% of High Water Plants
9,314	0%	0%

Section 14-16-3-10- G-3

	Total Req'd Landscape sq.ft.	75% of Req. Landscape Area	Total Vegetative Cover
Total Lot 1 Landscape Sq. Ft.			
9,314	7,422.45	5,566.84	5,880

Section 14-16-3-10- G-1

Parking Stalls Lot 1	# of Trees Req'd	# of Trees Provided	Min. Size of Tree Planters	Canopy Diameter
40	4	10	36 sq.ft.	25 feet min.



VICINITY MAP
N.T.S.

811
Know what's **below.**
Call before you dig.

PHASE TWO NOTE

A LOW LEVEL LIGHTING CONDUIT AND LANDSCAPING WATER LINE SHALL BE STUBBED OUT TO PHASE 2.

CONTOUR NOTE

CONTOURS SHOWN ARE DERIVED FROM THE TOPOGRAPHIC SURVEY PERFORMED BY MILLMAN NATIONAL LAND SERVICES AS PROVIDED TO ADAMS ENGINEERING.

LANDSCAPE MAINTENANCE

LOT 1 OWNER AND/OR HIS ASSIGNS, TO PROVIDE LANDSCAPE INSTALLATION AND LANDSCAPE MAINTENANCE IN PERPETUITY FOR LOT 1 AND AREA WITHIN CITY RIGHT-OF-WAY ADJACENT TO LOT 1.

LOT 2 OWNER AND/OR HIS ASSIGNS, TO PROVIDE LANDSCAPE INSTALLATION AND LANDSCAPE MAINTENANCE IN PERPETUITY FOR LOT 2 AND AREA WITHIN CITY RIGHT-OF-WAY ADJACENT TO LOT 2.

POND MAINTENANCE

LOT 1 OWNER TO PROVIDE POND INSTALLATION AND POND MAINTENANCE FOR THE LOT 1 DETENTION POND.

COMPLIANCE NOTES

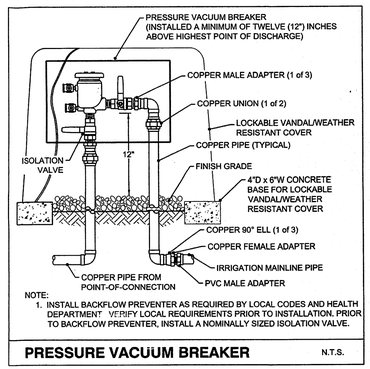
TURF AND HIGH WATER USE PLANT AREAS SHALL BE REVISED TO BE COMPLIANT WITH THE ORDINANCE 6-6-6

STREET TREES TO BE COMPLIANT WITH 6-6-2

SITE TO BE COMPLIANT WITH WATER CONSERVATION ORDINANCE 6-1-1-8

LOTS #1 AND #2 SHALL COMPLY WITH THE GENERAL LANDSCAPING REGULATIONS 14-16-3-10

ALL LANDSCAPING WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN COMPLIANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC CONSTRUCTION AND SHALL FOLLOW THE CITY OF ALBUQUERQUE PARKS AND RECREATION STREETSCAPE DESIGN STANDARDS.



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. PRIOR TO BACKFLOW PREVENTER, INSTALL A NOMINALLY SIZED ISOLATION VALVE.

PRESSURE VACUUM BREAKER N.T.S.

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system including street trees adjacent to Lot 1.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/16" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/4" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of decorative rock as designated shall be locally available and of an average diameter as indicated in the plant material list. Contractor shall install to a depth of three inches (3").

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

Plant Material List

SYM.	KEY	QTY.	COMMON NAME / SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT	WATER USE
	TH	5	Thornless Honeylocust Gleditsia triacanthos inermis	N/A	Cont.	3"	14' min.	12' min.	Strong central leader, full canopy, healthy	Medium
	MA	5	Modesto Ash Fraxinus Velutina 'Modesto'	N/A	Cont.	3"	14' min.	12' min.	Strong central leader, full canopy, healthy	Medium
	ME	3	Mexican Elder Sambucus mexicana	N/A	Cont.	3"	14' min.	12' min.	Strong central leader, full canopy, healthy	Low
	CP	12	Chinese Pistache Pistacia chinensis	N/A	Cont.	3"	14' min.	12' min.	Strong central leader, full canopy, healthy	Medium
	DW	6	Desert Willow Chilopsis linearis	N/A	Cont.	30 gal.	8' min.	6' min.	Multi trunk, full canopy, healthy	Rainwater
	GA	143	Compact Glossy Abelia Abelia grandiflora 'Compacta'	36"	Cont.	5 gal.	36" min.	30" min.	Full, healthy	Medium
	SS	43	Silver Sage Artemisia cana	48"	Cont.	5 gal.	36" min.	30" min.	Full, healthy	Low
	BS	29	Blue Mist Spirea Caryopteris clandonensis 'Dark Knight'	36"	Cont.	5 gal.	30" min.	30" min.	Full, healthy	Medium
	PB	25	Crimson Pygmy Barberry Berberis thunbergli 'Atropur Nana'	24"	Cont.	3 gal.	18" min.	15" min.	Full, healthy	Medium
	RY	32	Red Yucca Hesperaloe parvifolia	24"	Cont.	3 gal.	30" min.	20" min.	Full, healthy, no broken spines	Low
	AJ	1,525	Arcadia Juniper Juniperus sabina 'Arcadia'	36"	Cont.	3 gal.	6" min.	18" min.	Full, healthy	Medium
	CR	295	Creeping Rosemary Rosmarinus officinalis 'Prostrata'	24"	Cont.	1 gal.	12" min.	18" min.	Full, healthy	Low
	SC	1,000	Seasonal Color	9"	Cont.	4" pots	N/A	N/A	Locally Available	Medium
	DR-1	10,700 SF	Decorative Rock - Type 1 3" - 5"						Color to match IPCC colors-light brown	-
	DR-2	5,680 SF	Decorative Rock - Type 2 1" - 2.5"						Color to match IPCC colors-light brown	-

In Accordance to the Current Edition of The American Standard for Nursery Stock

REVISIONS	DATE	BY

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I-40 & 12TH STREET
ALBUQUERQUE, NM

LANDSCAPE PLAN

PROJECT MGR.	GRA
PROJECT TECH.	CHI
DATE DRAWN	08/27/2013
JOB NO.	2009-056
SHEET NO.	C2.0

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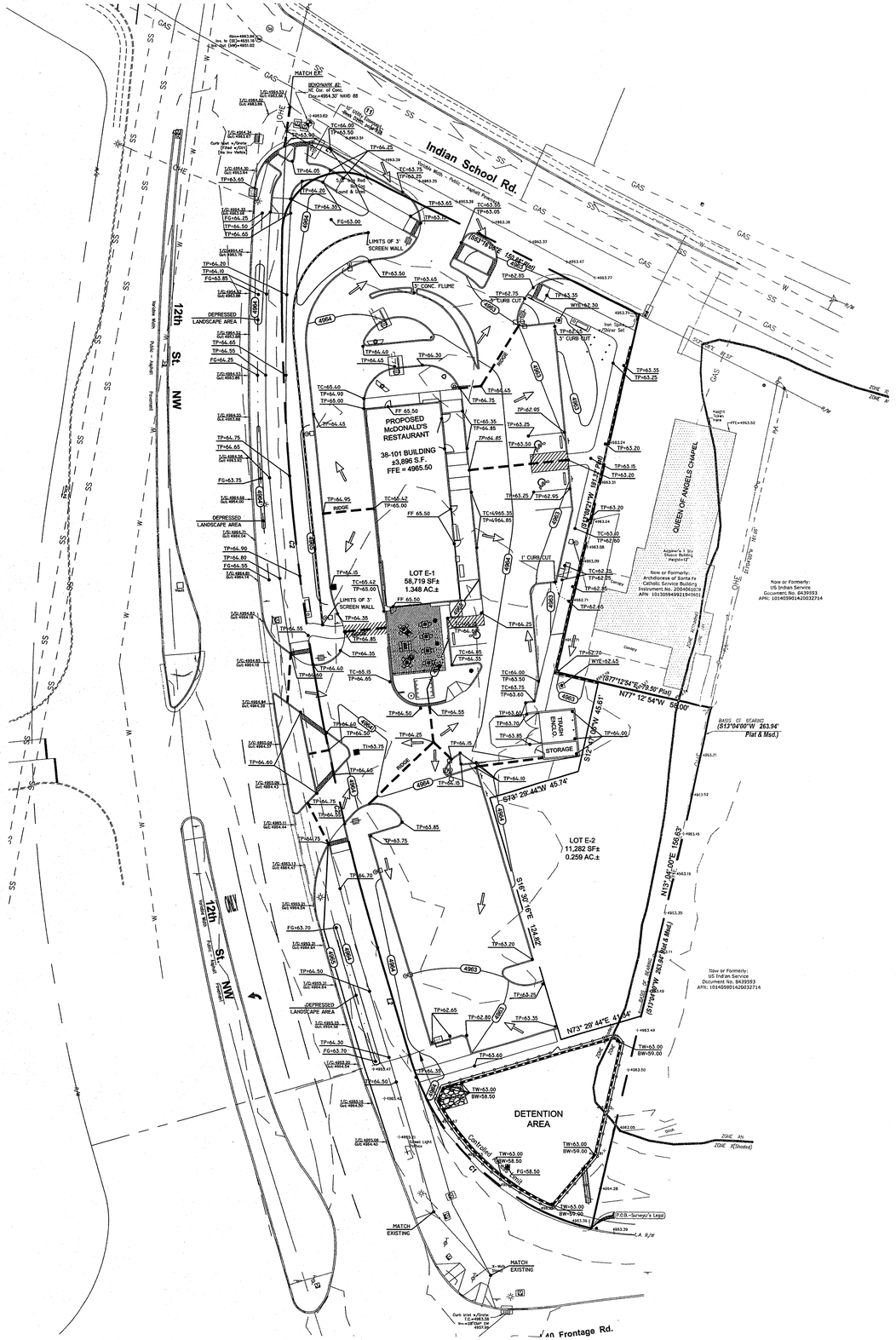
Indian School Rd.
12th St. NW
MATCH EXIST.
PROPOSED McDONALD'S RESTAURANT
38-101 BUILDING
±3,896 S.F.
FFE = 4965.50
LOT E-1
58,719 SF±
1.348 AC.±
LOT E-2
11,282 SF±
0.259 AC.±
LIMITS OF 3' SCREEN WALL
DEPRESSED LANDSCAPE AREA
1' CURB CUT
3' CURB CUT
1' CONC. FLUME
TRANSFORMER ENCLOSURE
STORAGE
DETENTION AREA
QUEEN OF ANGELS CHAPEL
Now or Formerly: US Indian Service Document No. 8439593 APN: 101405994120032714
Now or Formerly: Archdiocese of Santa Fe Catholic Service Building Instrument No. 2004061078 APN: 101305949921940601
BASIS OF BEARING (S13°04'00"W 263.94' Plat & Mscd.)
N77° 12' 54"W 58.00'
S12° 47' 06"W 45.61'
S73° 29' 44"W 45.74'
S16° 30' 16"E 158.82'
N13° 04' 00"E 156.63'
N73° 29' 44"E 41.45'
S77°12'54"E 270.50' Plat
N12°47'06"W 181.19'
P.O.B.-Surveyor's Legal
P.O.B.-Legal
P.O.C.-Legal
Curb Inlet w/Grate T.I.=4961.58 Inv. In (SE)=4959.58 Inv. Out (SW)=4959.48
Curb Inlet w/Grate T.I.=4960.50 Inv. In (NE)=4956.50 Inv. Out (SW)=4956.40
Inv. In (SE)=4955.19 Inv. Out (SW)=4955.02
Inv. In (NE)=4954.52 Inv. Out (SW)=4954.42
Inv. In (NE)=4953.58 Inv. Out (SW)=4953.48
Inv. In (NE)=4953.33 Inv. Out (SW)=4953.23
Inv. In (NE)=4953.08 Inv. Out (SW)=4952.98
Inv. In (NE)=4952.83 Inv. Out (SW)=4952.73
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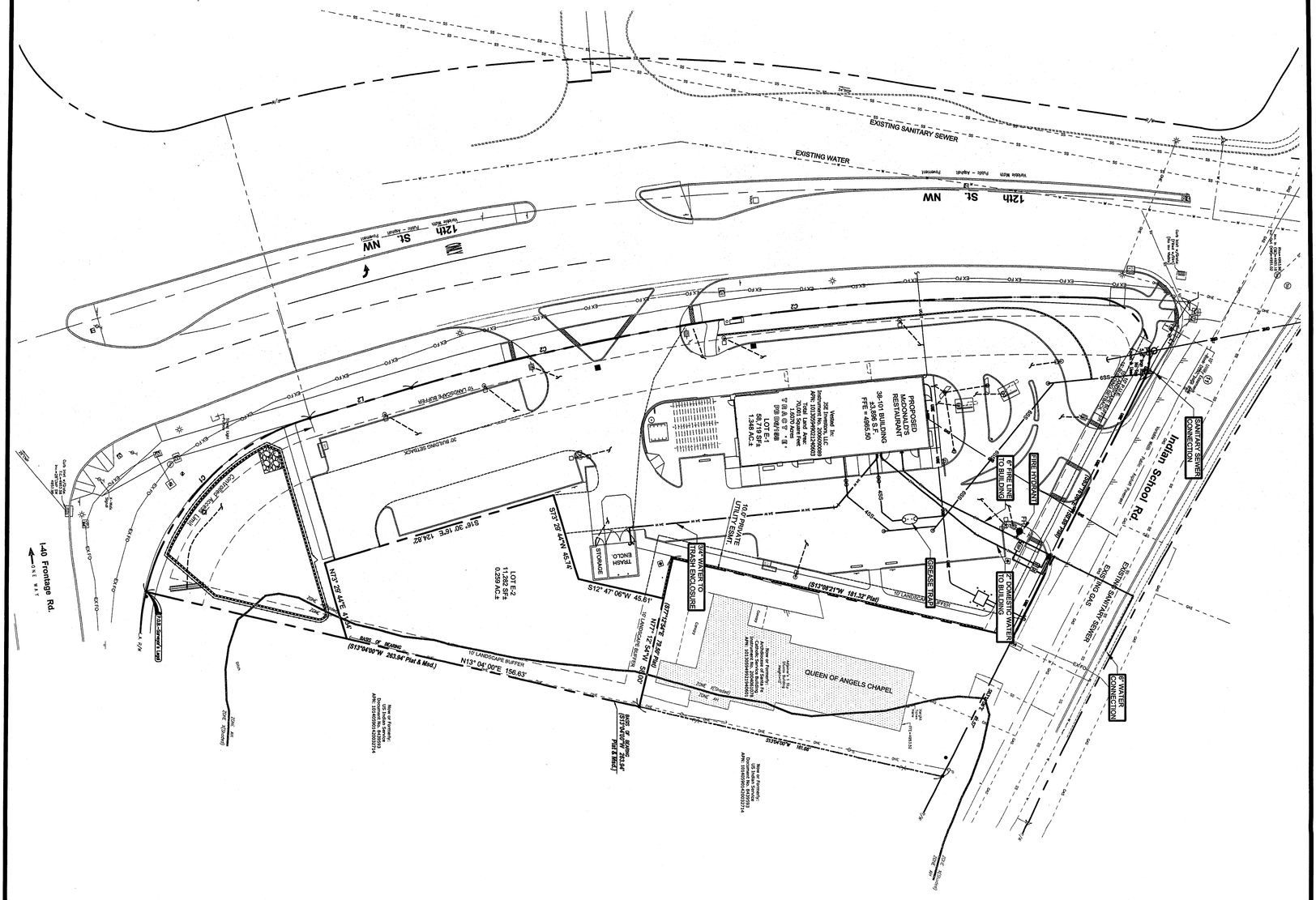
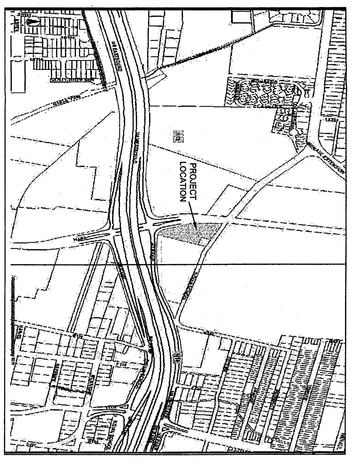
Inv. In (NE)=4952.33 Inv. Out (SW)=4952.23
Inv. In

FILENAME: UTILITY PLAN.dwg PLOTTED BY: Heather Macomber PLOT DATE: Tuesday, August 27, 2013 PLOT TIME: 2:52:35 PM PLOTTER: Adobe PDF.pc3 FULL PATH: I:\Projects\2009\2009.056 McDonalds - Albuquerque NM (I-40 & 12th)\Drawings\Projects\2009\2009.056 McDonalds - Albuquerque NM (I-40 & 12th)\Drawings\UTILITY PLAN



GRAPHIC SCALE
1" = 30'
30 0 60 FEET



VICINITY MAP
N.T.S.

C4.0

PROJECT MGR. GRA
PROJECT TECH. CHI
DATE DRAWN 08/27/2013
JOB NO. 2009-056
SHEET NO.

I-40 & 12TH STREET
ALBUQUERQUE, NM

CONCEPTUAL UTILITY PLAN

Adams ENGINEERING
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IRRIGATION PROJECT NOTES

The location of mainline and valves on this plan may be shown in paved areas for clarity only. Irrigation elements have been shown as accurately as possible without the forfeit of design clarity and intent. Contractor is to install all pipe and valves within pervious areas. All pipe and wire that cross under paving shall be installed within separate sleeves as specified.

The Irrigation Contractor shall test existing static water pressure onsite prior to construction. Static water pressure for the site given was not known at the time of this design. The irrigation system for this site is designed to operate with a pressure of thirty (30 psi) pounds per square inch. Should design pressure for the irrigation system be higher than the existing pressure of the site, the Irrigation Contractor shall notify the Irrigation Designer.

The Irrigation Contractor shall coordinate the location of the controller and sensors with the General Contractor. 110 volt electrical service to power the irrigation controller shall be provided by the General Contractor at the location shown on this plan.

DO NOT INSTALL IRRIGATION at Pylon sign until sign has been installed.

The water service tap, meter, and lead for the irrigation system shall be provided and installed by the General Contractor. Service line and meter shall be sized as noted on this plan.

The type and installation of the water meter and backflow prevention device shall be determined by the governing authority. An isolation valve shall be provided between the water meter and backflow prevention device.

All calculations for this irrigation system are based on product and equipment information provided by Rain Bird. Installation of the products specified shall not exceed manufacturer recommendations.

The irrigation system automatic controller shall be Rain Bird ESP Modular w/ rain and freeze sensors.

Irrigation remote control valves shall be 1.5" Rain Bird PEB as indicated. Prior to all remote control valves, install a nominally sized ball valve within the same box.

Drip irrigation remote control valves shall be Rain Bird XCZ-PRB-100-COM (1") as indicated. Drip tubing shall be Techline CV-06. Dripline layout will vary based on plant water requirements, soil percolation and sun exposure.

All control valves, gate valves, quick coupling valves, and control wire splice locations shall be installed in approved boxes with covers.

All 24-volt lead Valve Control wire shall be sized per manufacturer guidelines by the contractor according to actual field distance. All valve control wire under pavement shall be in a separate conduit. All connections shall be water-proof, kept to a minimum, and located in an approved box.

IRRIGATION GENERAL NOTES

Refer to Project Specifications and plan details for all Irrigation work.

Notify Irrigation Designer of any layout discrepancies prior to proceeding with irrigation and landscape.

The Contractor shall not willfully install the irrigation system as shown on the drawings, when it is obvious that field obstructions, unknown to the Designer, may not have been considered in the design. The Contractor shall be responsible to notify the Irrigation Designer of the site conditions, or assume full responsibility for any and all revisions necessary.

Locate all utilities and site lighting conduits before irrigation installation begins.

Irrigation Contractor shall procure all permits, licenses, and give all necessary notices throughout the duration of the project.

The Contractor shall be a Registered Irrigator of good standing in the State of New Mexico.

The Contractor shall be responsible for all plant material upon acceptance and through the warranty period for damage due to irrigation system failure.

All aspects of the irrigation installation shall conform with governing authorities, codes, and ordinances.

Disturbed areas in need of turf establishment may exist beyond the coverage limits of the permanent irrigation system. In those disturbed areas, the Contractor shall determine the temporary means to germinate/establish necessary turf. The General Contractor is encouraged to begin turf establishment immediately upon final grade in accordance with and to satisfy the SWPPP.

IRRIGATION SLEEVE NOTES

Piping and control wires shall be installed in separate sleeves under paving. Refer to the irrigation plan for sleeve size and location.

Sleeve elevation shall be twenty-four (24") inches below top of pavement.

Sleeves shall extend one (1') foot beyond the edge of pavement and be staked for location.

All sleeves shall be Schedule 40 PVC pipe, capped on both ends, and sized at least two times larger than the diameter of the pipe inside the sleeve. Sleeve locations shall be marked onto the top of curb with a saw-cut of two parallel lines that are two (2") inches long and one (1") inch apart.

The Contractor responsible for the installation of sleeves shall also be responsible to locate any sleeve which cannot be found during the installation of the irrigation system.

IRRIGATION ZONE INFORMATION

VALVE	SIZE	GPM	TYPE	RUN TIME
1	XCZ-100	16.7	DRIP	___ min
2	XCZ-100	8.3	DRIP	___ min
3	XCZ-100	22.8	DRIP	___ min
4	PER CITY	45.0	BUBBLER	___ min

Quantities Shown are Provided for Reference Only

IRRIGATION SYMBOLS LEGEND

- Single 1" Water Meter
- 1" Pressure Vacuum Breaker
- A — Rain Bird ESP Modular Controller
- Rain Bird PEB Control Valve (See Plan for size)
- Drip Irrigation Areas/Bubblers in R.O.W.
- Class 200 PVC Irrigation Lateral
- 1.25" Mainline — 1.25" PVC Irrigation Mainline
- 4" Sleeve — Schedule 40 PVC Sleeve (See Plan for size)
- 3 / 1 — 22.8 — Valve sequence, size, and gallons per minute

NETAFIM - SUGGESTED APPLICATION RATE

FLOW RATE (GPH)	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
DRIPPER SPACING (Inches)	12	12	12	18	18	18	24	24	24
LATERAL SPACING (Inches)	12	18	24	12	18	24	12	18	24
APPLICATION RATE (in/Hr)	0.96	0.64	0.48	0.64	0.43	0.32	0.48	0.32	0.24
TIME TO APPLY (1/4" Min)	16	23	31	23	35	47	31	47	62

Note: Application Rate = (231.1 x GPH) / (Dripper Spacing x Lateral Spacing)

LANDSCAPE DRIPLINE MAXIMUM LATERAL LENGTHS - TECHLINE CV

Inlet Pressure	Maximum Lateral Length (Feet)									
PSI	12" Spacing				18" Spacing				24" Spacing	
20	335	247	194	148	475	348	275	209	348	266
25	420	308	243	184	592	435	344	262	436	332
35	528	388	305	232	748	550	434	329	550	419
45	605	444	350	266	857	630	497	378	632	481
Flow (GPH)	0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9

CITY OF ALBUQUERQUE: STREETSCAPES
SUMMARY OF DESIGN CRITERIA

The following criteria for streetscape design are as established by the City of Albuquerque Parks and Recreation Department, Department of Municipal Development, Risk Management, and Capital Implementation Program. This information is provided for the benefit of the Project Manager as background information to assist in the implementation and management of the project.

I. IRRIGATION

A. USE STANDARD PARKS AND RECREATION DEPARTMENT COMPONENTS

1. Bubbler heads (no drip)
2. PVC pipe (no poly)
3. Controllers: Irrinet M, compatible with City central irrigation control system
4. Flow meter: Master Meter
5. Backflow preventer: reduced pressure principal backflow prevention device with insulated 'Hot Rak' or equal enclosure, heat tape and electrical power.
6. Provide electric service and meter. Electric source and location of meter shall be as confirmed with PNM.
7. Maximum size of irrigation meter: 2 inch.
8. Maximum size of control valves: 2 inch.

B. LAYOUT

1. Locate water meter, backflow preventer, and controller in the streetscape area.
2. Locate main line on side of streetscape adjacent to the side of the street .
3. Provide three 1.0 GPM bubblers per street tree. Bubblers shall be located three feet from the center of the tree trunk and evenly triangulated around the root ball.
4. Provide two 0.5 GPM bubblers per vertical shrub.
5. Provide one 0.25 GPM bubbler per pale leaf yucca, softblade yucca, damianita, lavender and other low water use plants.
6. Provide one 0.5 GPM bubbler per other shrubs.
7. Valves shall be located a minimum of six feet away from edge of tree root ball.
8. There shall be no trenching within one foot of back of curb.
9. Provide minimum 36 inches between adjacent valve boxes.
10. It is acceptable to zone shrub irrigation heads and tree irrigation heads on the same control valve.
11. Provide a gate valve upstream of each control valve.
12. Provide grounding at controllers in accordance with the manufacturer's specifications.
13. Grounding shall achieve maximum 10 Ohm resistance.

C. PERFORMANCE

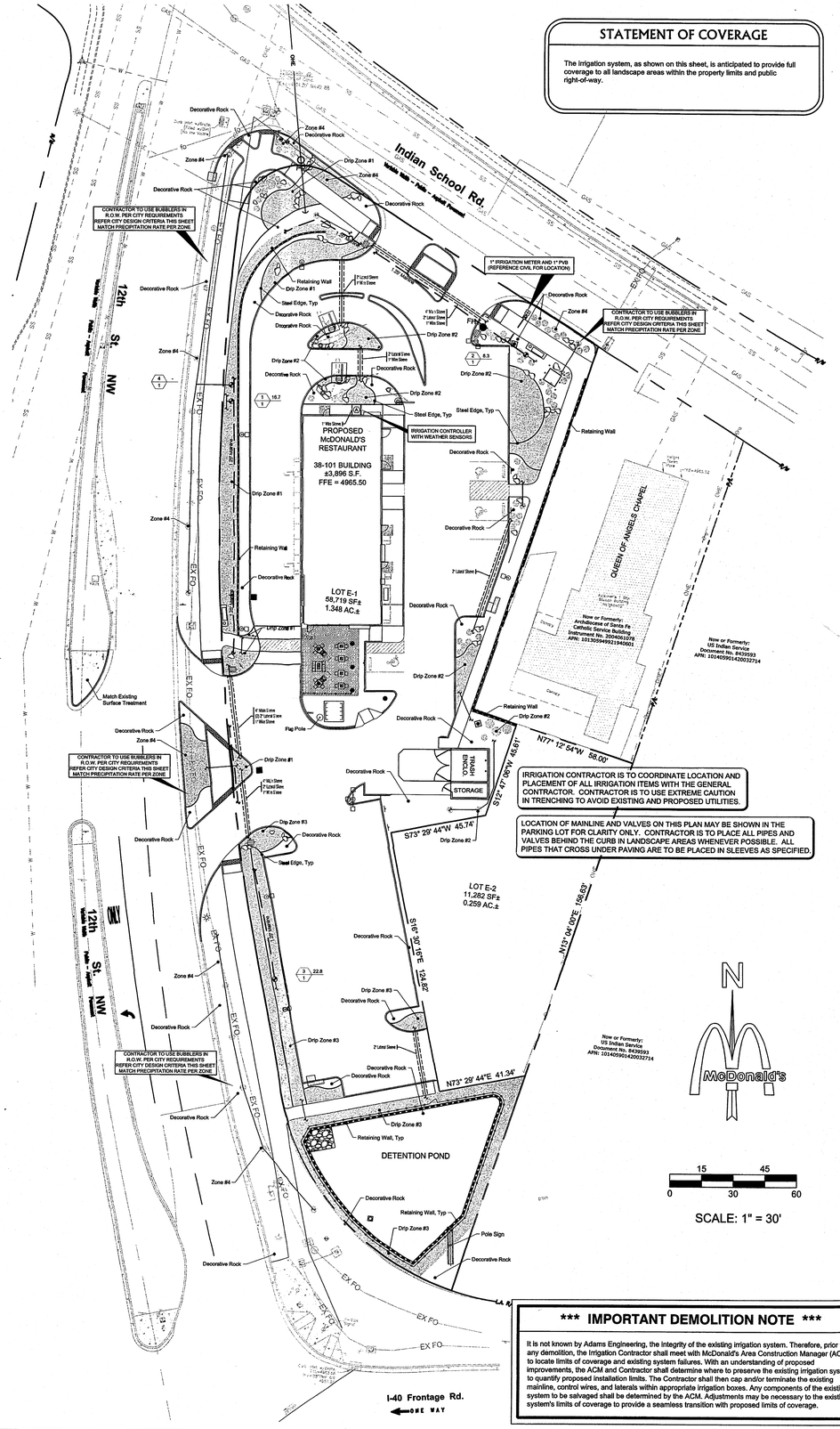
1. Irrigation shall be designed for the existing water pressure at the project site, including pressure loss from the tap through the backflow preventer, master valve and flow meter and pressure lost due to elevation change.

D. GENERAL

1. Provide sleeves for piping and wiring under all hard surfaces.
2. Inlet pipe to backflow preventer and outlet pipe downstream of backflow preventer shall be same size as the backflow preventer.

Updated 6-24-13 1

3. Tap, service line, water meter and backflow preventer shall be the same size.
4. COA water availability request is required on all projects.
5. Unless otherwise noted on the Contract Documents, irrigation components and installation shall be in compliance with COA Standard Specifications for Public Works Construction and COA Parks Dept. Standards as adopted at that time.



STATEMENT OF COVERAGE

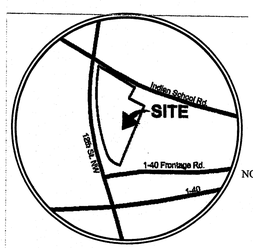
The irrigation system, as shown on this sheet, is anticipated to provide full coverage to all landscape areas within the property limits and public right-of-way.

IRRIGATION CONTRACTOR IS TO COORDINATE LOCATION AND PLACEMENT OF ALL IRRIGATION ITEMS WITH THE GENERAL CONTRACTOR. CONTRACTOR IS TO USE EXTREME CAUTION IN TRENCHING TO AVOID EXISTING AND PROPOSED UTILITIES.

LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN THE PARKING LOT FOR CLARITY ONLY. CONTRACTOR IS TO PLACE ALL PIPES AND VALVES BEHIND THE CURB IN LANDSCAPE AREAS WHENEVER POSSIBLE. ALL PIPES THAT CROSS UNDER PAVING ARE TO BE PLACED IN SLEEVES AS SPECIFIED.

*** IMPORTANT DEMOLITION NOTE ***

It is not known by Adams Engineering, the integrity of the existing irrigation system. Therefore, prior to any demolition, the Irrigation Contractor shall meet with McDonald's Area Construction Manager (ACM) to locate limits of coverage and existing system failures. With an understanding of proposed improvements, the ACM and Contractor shall determine where to preserve the existing irrigation system to quantify proposed installation limits. The Contractor shall then cap and/or terminate the existing mainline, control wires, and laterals within appropriate irrigation boxes. Any components of the existing system to be salvaged shall be determined by the ACM. Adjustments may be necessary to the existing system's limits of coverage to provide a seamless transition with proposed limits of coverage.



VICINITY MAP
N.T.S.

GENERAL NOTES

1. Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor.
2. ¾" empty conduit to locations shown at the lot perimeter for lot lighting is by the General Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor.
3. Lot lighting concrete footings to conform with the soils report recommendations for this site. General contractor shall coordinate with flag pole supplier prior to construction.
4. Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier.
5. The Contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility service entrance locations, sizes, and circuiting.
6. General Contractor must provide exact "as built" information upon completion.
7. All elevations shown are in reference to the benchmark and must be verified by the General Contractor at groundbreak.
8. Curb elevations shall be 6" above finish pavement unless noted otherwise.
9. All landscape areas shall be rough graded to 6" below top of all walks and curbs. Finished grading, landscaping and sprinkler systems are by the Owner / Operator.
10. It is strongly recommended that no contractual agreements of any kind be signed prior to receiving and thoroughly reviewing all approvals from all of the regulatory authorities having jurisdiction over this project.
11. Due to the nature of the work, all dimensions shown shall be considered approximate. Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of any item. Failure to adhere to this procedure shall place full responsibility for any errors directly upon the Contractor.
12. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if independent testing or inspections will be required prior to their acceptance of work. Contractor shall make necessary arrangements to insure proper testing & inspections are documented such that work will be accepted at project completion.
13. Sidewalks around building shall have same subgrade preparation as building foundation.
14. All materials and construction within easements and R.O.W. shall conform to all governing authorities' jurisdictional standard construction details and specifications.
15. Topographic information taken from a Topographic Survey performed by Millman National Land Services. The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (pa&e), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner.
16. McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be charged.
17. Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

PAVING SPECIFICATION	VERIFY W/MCDONALD'S:	ASPHALT: ☐	CONCRETE: ☒
	CONTRACTOR TO BID:	ASPHALT: ☒	CONCRETE: ☐

NOTE:
ALL PAVING & SUBGRADE SPECIFICATIONS TO COMPLY WITH GEOTECHNICAL REPORT AS PREPARED BY:

TERRACON CONSULTANTS, INC.
(JANUARY 23, 2013
PROJECT NO. 66135002

ASPHALT PAVEMENT RECOMMENDATIONS -ALTERNATE BID				
PAVEMENT MATERIALS	LIGHT DUTY		HEAVY DUTY	
Asphalt Surface Course	3"	OR 4-1/2"	4"	OR 5-1/2"
Aggregate Base Course	6"		6"	

CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID		
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
Portland Cement Concrete PVMT	5"	5-1/2"

PAVEMENT NOTES:
1. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED JANUARY 23, 2013. [PROJECT NO. 66135002]
2. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 10 INCHES BELOW THE SURFACE. SEE SECTION 4.2 OF GEOTECH REPORT
3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE CITY OF ALBUQUERQUE SPECIFICATIONS.
5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.
6. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT.
7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3 BARS @ 18" O.C.E.W.
8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/EARTHWORK REQUIREMENTS.

SURVEY INFORMATION

PREPARED BY:
MILLMAN NATIONAL LAND SERVICES
1742 GEORGETOWN ROAD, SUITE H
HUDSON, OH 44236
(800) 520-1010
DATE: DECEMBER 29, 2012

LEGAL DESCRIPTION:
TRACT "E",
LAND OF ST. ANTHONY'S ORPHANAGE,
PLAT BOOK D6, PAGE 158,
RECORDS OF BERNALILLO COUNTY, NM

PLAN SCALE: 1" = 30'

ADDITION

STREET ADDRESS
SEC OF 12TH ST. & INDIAN SCHOOL RD.

CITY: ALBUQUERQUE
STATE: NEW MEXICO

COUNTY:	SURVEY:	ABSTRACT NO.
BERNALILLO	---	---

L/C NUMBER: 030-0230

CORPORATE DWG. NAME: IRRIGATION PLAN

REV	DATE	DESCRIPTION	BY	ISSUE REF
---	3/1/2013	ISSUE FOR PERMIT	MJB	---
2	5/17/2013	REVISIONS PER CITY COMMENTS	MJB	---
3	08/15/2013	REVISIONS PER CITY COMMENTS	MJB	---
4	08/27/2013	REVISIONS PER CITY COMMENTS	MJB	---

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

STATUS	DATE	BY
DATE DRAWN	02.07.2013	MJB
PLAN CHECKED	02.15.2013	BRH
AS-BUILT		

L2.0

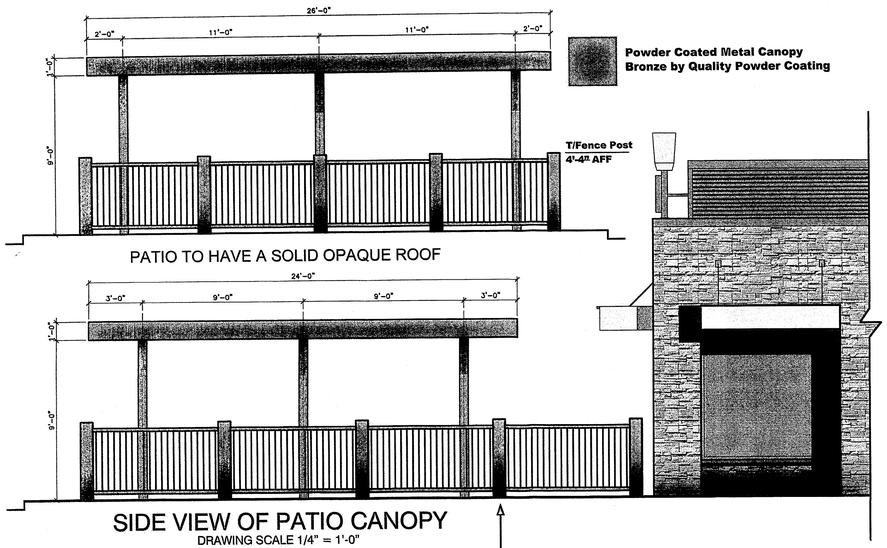
Adams
910 S. Kimbrell Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

McDONALD'S®
GREATER SOUTHWEST REGION
KROC DRIVE - OAK BROOK, ILLINOIS 60521
OFFICE
ADDRESS

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

MCDONALD'S L/C: 030-0230
ADAMS ENGINEERING No. 2009.056

SEC OF 12TH ST. & INDIAN SCHOOL RD.
ALBUQUERQUE,NEW MEXICO



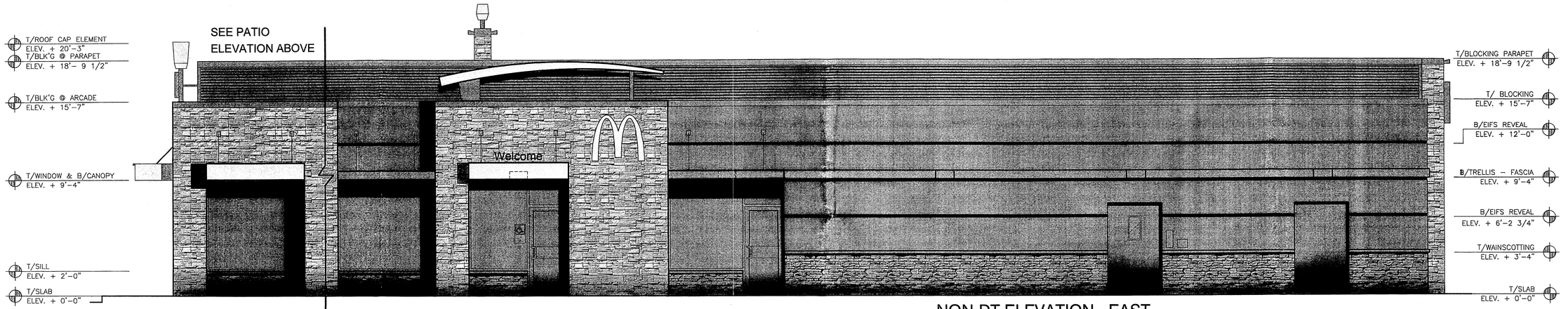
SIDE VIEW OF PATIO CANOPY

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

7'-8" Fence Post Spacing
Powder Coated Metal Fencing
Bronze by Quality Powder Coating

FRONT ELEVATION - SOUTH

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



NON-DT ELEVATION - EAST

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

0' 4' 8' 12' 16' 20'

ARCADE STONE
SOUTHWEST PRO-FIT
LEDGESTONE

ACCENT STONE
COASTAL BROWN

Base Building
EIFS / Stucco:
Mink
BM-2112-10

Accent – Drive Thru
EIFS / Stucco:
Huntington Beige
BM-HC-21

Parapet
Corrugated Metal
City-Scape
Metal - Era

STOREFRONT
CLEAR ANODIZED

NO.	DATE	REV
2	04/16/13	CITY COMMENTS

BY

STATE OF NEW MEXICO
Jeramy A. Williams
License # 4944
REGISTERED ARCHITECT

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 200
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY
ROGUE

STD ISSUE DATE
2013

REVIEWED BY
JAW/PDW

DATE ISSUED
2013

TITLE
2013 NON-STANDARD BUILDING
38101-WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS WITH EIFS & STONE
WOOD ROOF TRUSS FRAMING
STONE EXTERIOR FINISH ARCADE/ENTRY

SITE ID
030-0230

SITE ADDRESS
HWY I-40 & 12TH STREET, ALBUQUERQUE, NM

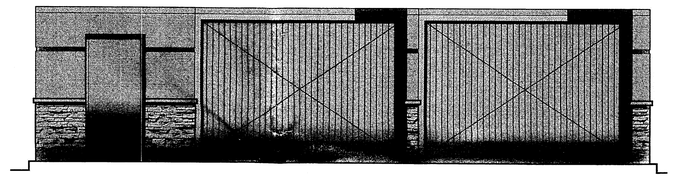
SHEET NO.
ROGUE# 12-0117
A2.0c
ELEVATIONS

DRIVE THRU ELEVATION - WEST
DRAWING SCALE 1/4" = 1'-0"

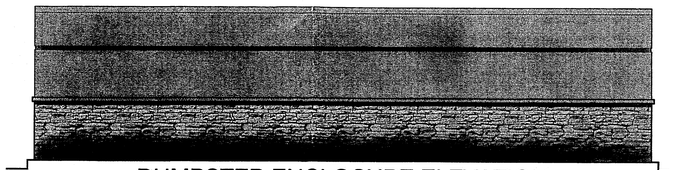
SEE PATIO ELEVATION BELOW

REFERENCE THE DUMPSTER ENCLOSURE DETAILS AND SHEET A2.1 FOR ACTUAL SIZE, SHAPE, AND CONFIGURATION

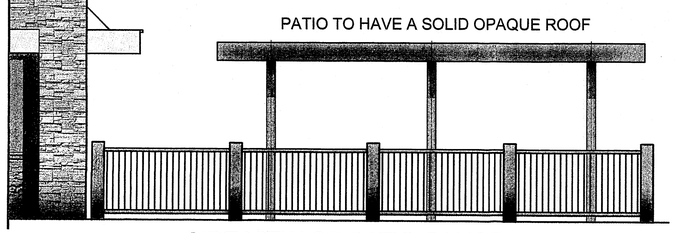
36" TALL LANDSCAPE WALL ELEVATION
DRAWING SCALE 1/4" = 1'-0"



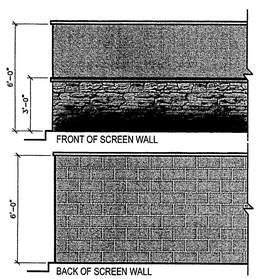
DUMPSTER ENCLOSURE ELEVATION
DRAWING SCALE 1/4" = 1'-0"



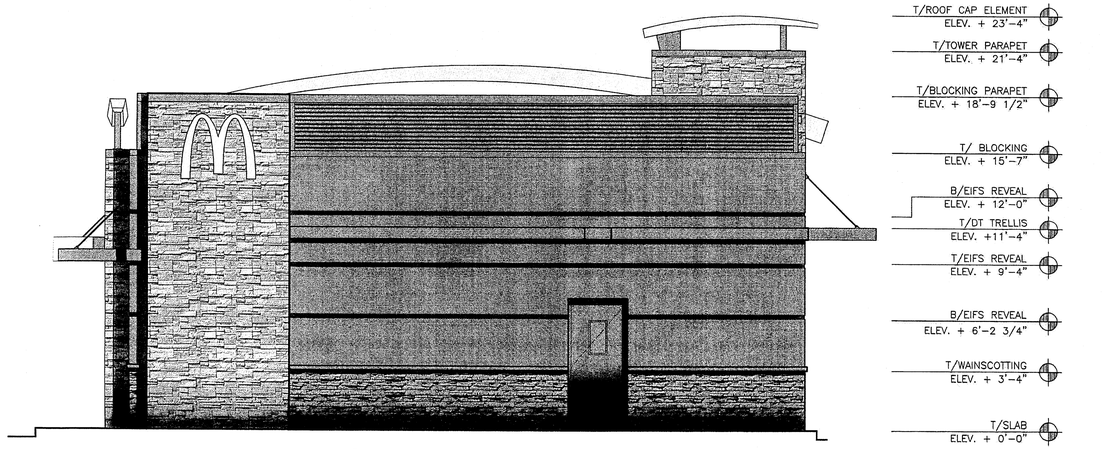
DUMPSTER ENCLOSURE ELEVATION



SIDE VIEW OF PATIO CANOPY
DRAWING SCALE 1/4" = 1'-0"



SCREEN WALL ELEVATIONS
DRAWING SCALE 1/4" = 1'-0"
REFER TO CIVIL FOR SCREENWALL LOCATIONS AND DETAILS



BACK ELEVATION - NORTH
DRAWING SCALE 1/4" = 1'-0"

0' 4' 8' 12' 16' 20'

ARCADE STONE
SOUTHWEST PRO-FIT
LEDGESTONE

ACCENT STONE
COASTAL BROWN

(B) Base Building — EIFS / Stucco: Mink BM-2112-10

(C) Accent – Drive Thru — EIFS / Stucco: Huntington Beige BM-HC-21

(D) Parapet — Corrugated Metal City-Scape Metal - Era

STOREFRONT — CLEAR ANODIZED

BY	DESCRIPTION	DATE	REV
		04/16/13	2

CITY COMMENTS

STATE OF NEW MEXICO
Jeramy A. Williams
License # 4844
REGISTERED ARCHITECT

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 200
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
ROGUE	JAW/PDW	2013
STD ISSUE DATE 2013		

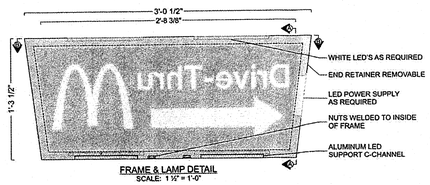
SITE ID	SITE ADDRESS
039-0230	HWY I-40 & 12TH STREET, ALBUQUERQUE, NM

DESCRIPTION
WOOD BEARING WALLS WITH EIFS & STONE
WOOD ROOF TRUSS FRAMING
STONE EXTERIOR FINISH ARCADE/ENTRY

TITLE
2013 NON-STANDARD BUILDING
38101-WOOD/WOOD

ROGUE# 12-0117

SHEET NO. A2.1c
ELEVATIONS



FRAME & LAMP DETAIL
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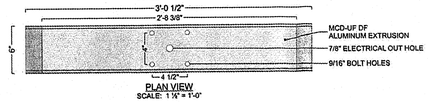
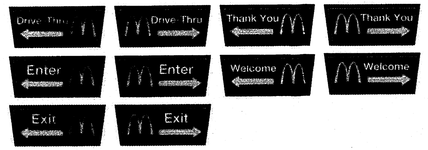


PLAN VIEW
SCALE: 1 ½" = 1'-0"



GRAPHIC DETAIL
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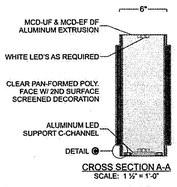
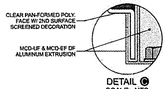


CROSS SECTION A-A
SCALE: 1 ½" = 1'-0"

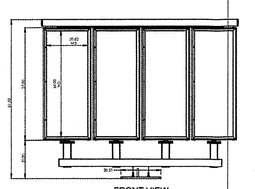


DETAIL B
SCALE: NTS

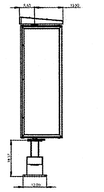
FRAME DETAIL:
DESIGN FACTOR: TBD
MCD-UF & MCD-EF DF ALUMINUM EXTRUSION
FLAT ALUMINUM RETAINERS
EXTERIOR FINISH: DUPONT CENTARI 5000 V3536 BRONZE
END RETAINER REMOVABLE FOR ACCESS
U.L. APPROVED
ELECTRICAL: 0.32 AMPS, 120 VOLTS
SQUARE FEET: BOXED = 3.93
ACTUAL = 3.71

FACE DETAIL:
CLEAR PAN-FORMED POLY, FACE W/ 2ND SURFACE SCREENED DECORATION:
PMS 485 RED - BACKGROUND
PMS 109 YELLOW - ARCHES AND ARROW
WHITE - DIRECTIONAL COPY

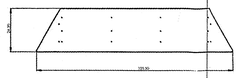
Customer: McDONALD'S	Date: 06/18/12	Prepared By: RA	Note: Color representation is to exact color shown as printed by this drawing. Modifications and PMS to be chosen OAC by others. If this color or accuracy is critical, please provide the correct PMS match and a sentence for drawing will be made.	PERSONA SIGN MAKERS/IMAGE BUILDERS — DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Item Number: MCD-12FRAME&LAMP-DETAIL; MCD-12PLAN-DETAIL; MCD-12GRAPHIC-DETAIL; MCD-12CROSS-SECTION; MCD-12DETAIL-B; MCD-12FRAME-DETAIL; MCD-12FACE-DETAIL; MCD-12GRAPHIC-DETAIL	File Name: MCD DIRECTIONAL WITHOUT ARCH			Revision: 1



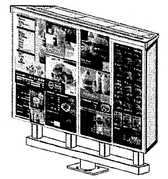
FRONT VIEW
SCALE: 3/8" = 1'-0"



END VIEW
SCALE: 3/8" = 1'-0"

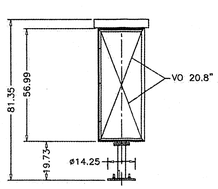


TOP VIEW
SCALE: 3/8" = 1'-0"

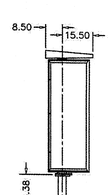


GRAPHIC DETAIL
SCALE: NOT TO SCALE

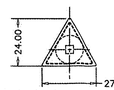
Customer: McDONALD'S	Date: 04/05/13	Prepared By: RA	Note: Color representation is to exact color shown as printing by this drawing. Modifications and PMS to be chosen OAC by others. If this color or accuracy is critical, please provide the correct PMS match and a sentence for drawing will be made.	PERSONA SIGN MAKERS/IMAGE BUILDERS — DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Item Number: MCD-12FRONT-VIEW; MCD-12END-VIEW; MCD-12TOP-VIEW; MCD-12GRAPHIC-DETAIL	File Name: MCD OPO MENU BOARD			Revision: 1



FRONT VIEW
SCALE: 3/8" = 1'-0"



END VIEW
SCALE: 3/8" = 1'-0"

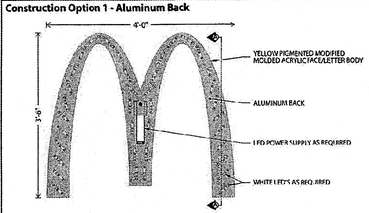


TOP VIEW
SCALE: 3/8" = 1'-0"

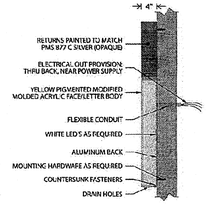
GRAPHIC DETAIL
SCALE: NOT TO SCALE

Customer: McDONALD'S	Date: 04/05/13	Prepared By: RA	Note: Color representation is to exact color shown as printing by this drawing. Modifications and PMS to be chosen OAC by others. If this color or accuracy is critical, please provide the correct PMS match and a sentence for drawing will be made.	PERSONA SIGN MAKERS/IMAGE BUILDERS — DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Item Number: MCD-12FRONT-VIEW; MCD-12END-VIEW; MCD-12TOP-VIEW; MCD-12GRAPHIC-DETAIL	File Name: McD OPO PRE-SELL BOARD			Revision: 1

Construction Option 1 - Aluminum Back



FRAME & LAMP DETAIL
SCALE: 3/4" = 1'-0"



CROSS SECTION A-A
SCALE: 3/4" = 1'-0"

GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"

FRAME DETAIL:
DESIGN FACTOR: TBD
FORMED YELLOW PIGMENTED (PMS 123 C) MODIFIED ACRYLIC FACE/LETTER BODY
EXTERIOR FINISH: PAINTED TO MATCH PMS 877 C SILVER (OPAQUE)
INTERIOR FINISH: PAINTED STAR-BRIGHT WHITE (OPAQUE)
ALUMINUM BACK - PAINTED STAR-BRIGHT WHITE
LETTER BODY REMOVABLE FOR SERVICE ACCESS
U.L. APPROVED
ELECTRICAL: 0.85 AMPS, 120 VOLTS
SQUARE FOOTAGE:
BOXED = 14.00
ACTUAL = 4.90

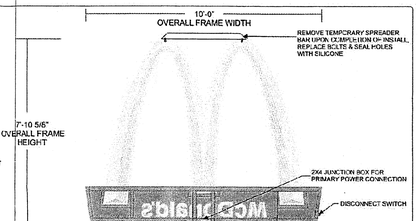
Customer: McDONALD'S	Date: 08/01/12	Prepared By: RA	Note: Color representation is to exact color shown as printing by this drawing. Modifications and PMS to be chosen OAC by others. If this color or accuracy is critical, please provide the correct PMS match and a sentence for drawing will be made.	PERSONA SIGN MAKERS/IMAGE BUILDERS — DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Item Number: MCD-42WALL&ARCH-GS	File Name: McD 42" Wall Arch (Next Gen)			Revision: 1

50-50 ROAD SIGN INSTALLATION INSTRUCTIONS:

1. FOUNDATION TO BE PROVIDED BY INSTALLER. DETAILS TBD PER SITE SPECIFIC REQUIREMENTS. COORDINATE WITH GC FOR PLACEMENT OF FOUNDATION & ALL REQUIRED CONDUITS. NOTE: NEW POLE STRUCTURES WILL HAVE MATCH-PLATES ALREADY WELDED TO TOP STAGE. FOR EXISTING POLE STRUCTURES, MATCH-PLATES WILL SHIP WITH THE SIGN. REFERENCE ADDITIONAL SIGN STRUCTURE INSTALLATION IN-FIELD WELDING REQUIREMENTS DOCUMENT.
2. UNCRATE AND INSPECT SIGN. NOTIFY **PERSONA** OF ANY DAMAGE.
3. DETERMINE WHICH BOTTOM (RED) FACE TO REMOVE FOR ACCESS TO PRIMARY POWER JUNCTION BOX, LOCATED AT CENTER OF BOTTOM HORIZONTAL TUBE. NEAR PLATES. MAKE CONNECTIONS TO PRIMARY ELECTRICAL WIRES IN JUNCTION BOX & DROP SUPPLY WIRE THROUGH PLATE. TEST FIRE FOR ILLUMINATION. REPLACE FACE.
4. USE TEMPORARY SPREADER BAR WITH GUIDE ANGLES / ROPES TO LIFT SIGN ONTO POLE. LINE UP PLATE IN BOTTOM OF SIGN WITH MATCH-PLATE ON POLE. SECURE WITH SUPPLIED 3/4" A325 BOLTS. TIGHTEN BOLTS AS REQUIRED.
5. DROP SUPPLY WIRE DOWN THROUGH POLE TO BASE OF STRUCTURE. IF LICENSED TO DO SO, MAKE FINAL ELECTRICAL CONNECTIONS TO PRIMARY POWER. REMOVE LIFTING TUBE, REPLACE BOLTS AND SEAL HOLES WITH NON-SHRINKING SILICONE.
6. CREATE PAPER OR CARDBOARD PATTERN TO CUT HOLE IN BOTTOM, ANGLED SHROUD SECTIONS FOR POLE. CUT HOLE IN EACH SHROUD SECTION. NOTE: HOLE WILL NOT BE A PERFECT CIRCLE DUE DUE TO ANGLE OF SHROUD PIECES. MUST INSURE THAT THERE IS NO VISIBLE 'GAP' BETWEEN POLE & SHROUD. TOUCH UP PAINT ON CUT EDGES OF ALUMINUM.
7. INSTALL SHROUD SECTIONS TO BOTTOM OF SIGN USING DENT OUT FLANGE ON FRONT & BACK (SEE SHROUD CROSS VIEW). INSTALLER TO SUPPLY SELF-TAPPING FASTENERS. PAINT HEADS ON FASTENERS.
8. TOUCH UP ANY PAINT ON SIGN, BOLTS OR STRUCTURE AS REQUIRED
9. CLEAN AREA. REMOVE SOIL & DISCARD INSTALLATION DEBRIS ACCORDINGLY OFF-PREMISE.

ELECTRICAL SPECIFICATIONS:
1. **ILLUMINATION:** COOL WHITE FLUORESCENT LAMPS
2. **POWER SUPPLY:** (2) ELECTRONIC BALLASTS
3. **LOAD:** 5.20 AMPS
4. **CIRCUITS:** (1) 20 AMP - 120 VOLT

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



SHROUD SECTIONS

SHROUD CROSS VIEW

FACE SECTIONS

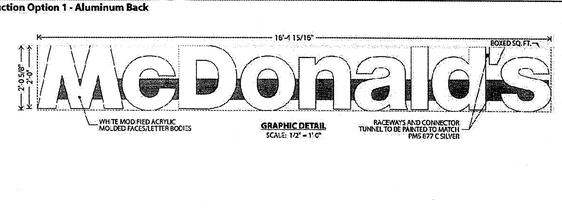
NOTES:
IF **PERSONA** DOES NOT COORDINATE INSTALLATION, **PERSONA** CANNOT BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE SPECIFICATIONS SET FORTH IN THIS DOCUMENT

McDONALD'S 90-50 ROAD SIGN

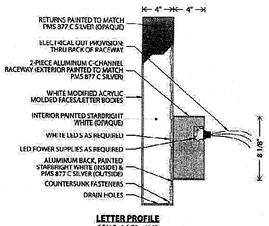
THIS DOCUMENT IS FOR BIDDING PURPOSES ONLY. SPECIFIC SITE CONDITIONS AND EXACT INSTALLATION PROCEDURES MAY VARY.

Customer: McDONALD'S	Date: 03-29-11	Prepared By: CM	Note: Color representation is to exact color shown as printing by this drawing. Modifications and PMS to be chosen OAC by others. If this color or accuracy is critical, please provide the correct PMS match and a sentence for drawing will be made.	PERSONA SIGN MAKERS/IMAGE BUILDERS — DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Location: VARIOUS	Page: 1 OF 1	File Name: McDONALD'S 90-50 ROAD SIGN INSTALLATION	Rev: -	

Construction Option 1 - Aluminum Back



GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"

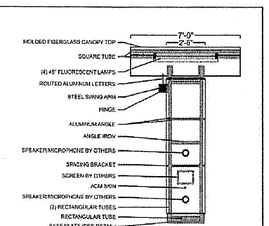


LETTER PROFILE
SCALE: 1 1/2" = 1'-0"

NOTES:
MOLDED WHITE MODIFIED ACRYLIC LETTER BODIES INSTALLED ON ALUMINUM BACKS
EXTERIOR FINISH: MATCH PMS 877 C SILVER (OPAQUE); BACKS PAINTED PMS 877 C SILVER
INTERIOR FINISH: STAR-BRIGHT WHITE (OPAQUE)
LETTER BODIES REMOVABLE FOR SERVICE ACCESS
ACCESS PANEL BEHIND LETTER "n" FOR RACEWAY ACCESS
U.L. APPROVED
ELECTRICAL: 2.50 AMPS, 120 VOLTS
SQUARE FOOTAGE:
BOXED = 33.38
ACTUAL = 19.53

Customer: McDONALD'S	Date: 07/31/12	Prepared By: RA	Note: Color representation is to exact color shown as printing by this drawing. All colors used are PMS or the closest OAC equivalent. If these colors are incorrect, please provide the correct PMS match and a sentence for drawing will be made.	PERSONA SIGN MAKERS/IMAGE BUILDERS — DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Item Number: MCD-24WORDMARK	File Name: MCD 24" WORDMARK			Revision: 1

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



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

1 1/4" X 16" X 4" PLATES
7/8" HOLES
5/8" BOLTS

ATTACHMENT PLATE DETAIL
SCALE: 3/4" = 1'-0"

1 1/4" X 18" X 28" PLATE
1 3/8" SLOTTED HOLES
1" ANCHOR BOLTS
5" CENTER HOLE

BASE PLATE DETAIL
SCALE: 3/4" = 1'-0"

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

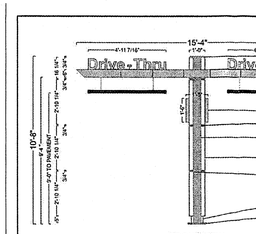
SQUARE FOOTAGE: ACTUAL = 17.10
BOXED = 104.51

FIBERGLASS CANOPY DETAIL
DESIGN FACTOR: TBD
FIBERGLASS CANOPY WITH STEEL TUBE AND RIB INTERNAL STRUCTURE
EXTERIOR FINISH: PAINT TO MATCH PMS 109 C YELLOW
LIGHT LENS REMOVABLE FOR SERVICE
U.L. APPROVED
ELECTRICAL: 0.69 AMPS, 120 VOLTS

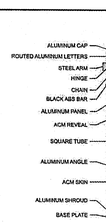
BASE DETAIL
DESIGN FACTOR: 90 MPH
ALUMINUM ANGLE IRON STRUCTURE
ACM SKIN
EXTERIOR FINISH:
SWING ARM - PAINT TO MATCH PMS 109 C YELLOW
BASE - BONE WHITE
SHROUD & POLE - DEEP CAVIAR
U.L. APPROVED

"ORDER HERE" LETTER DETAIL
ROUTED ALUMINUM LETTERS W/ 1ST SURFACE VINYL DECORATION:
180-15 BRIGHT YELLOW (OPAQUE) - "ORDER HERE" COPY
BLACK - COPY OUTLINE

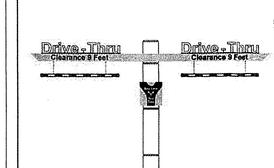
Customer: McDONALD'S	Date: 02/18/13	Prepared By: RA	Note: Color representation is to exact color shown as printing by this drawing. All colors used are PMS or the closest OAC equivalent. If these colors are incorrect, please provide the correct PMS match and a sentence for drawing will be made.	PERSONA SIGN MAKERS/IMAGE BUILDERS — DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Item Number: MCD-12ORDER-HERE-CANOPY; MCD-12ORDER-HERE-DETAILS; MCD-12SQUARE-FOOTAGE	File Name: MCD ORDER HERE CANOPY			Revision: S



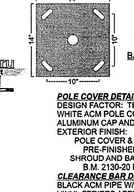
FRONT VIEW
SCALE: 1/4" = 1'-0"



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



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



BASE PLATE DETAIL
SCALE: 1" = 1'-0"

POLE COVER DETAIL
DESIGN FACTOR: TBD
WHITE ACM POLE COVER
ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER & REVEALS - PRE-FINISHED BONE WHITE
SHROUD AND BASE PLATE - MATCH B.M. 2130-20 DEEP CAVIAR

CLEARANCE BAR DETAIL
BLACK ACM PIPE W/ 7725-15 YELLOW VINYL STRIPES APPLIED TO 1ST SURFACE
SQUARE FEET: BOXED = 163.56
ACTUAL = 20.22

PANEL DETAIL
ALUMINUM PANEL W/ 1ST SURFACE PAINT & VINYL DECO.:
YELLOW DUPONT CENTARI 5000- BACK-GROUND, COPY & ARROW
36300-22 BLACK - LANES

SWING ARM DETAIL
DESIGN FACTOR: TBD
STEEL ARM WITH HINGE
W/ 1ST SURFACE PAINT AND VINYL DECORATION:
MATCH PMS 109 C YELLOW - SWING ARM
7725-12 BLACK VINYL - "CLEARANCE 9 FEET" COPY

"DRIVE-THRU" LETTER DETAIL
ROUTED ALUMINUM LETTERS W/ 1ST SURFACE VINYL DECORATION:
180-15 BRIGHT YELLOW (OPAQUE) - "DRIVE-THRU" COPY
BLACK - COPY OUTLINE

Customer: McDONALD'S	Date: 07/31/12	Prepared By: RA	Note: Color representation is to exact color shown as printing by this drawing. All colors used are PMS or the closest OAC equivalent. If these colors are incorrect, please provide the correct PMS match and a sentence for drawing will be made.	PERSONA SIGN MAKERS/IMAGE BUILDERS — DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Item Number: MCD-GATEWAYDOUBLE-S; MCD-GATEWAYDRIVETHRUSINGLE-S; MCD-DRIVETHRU&SELL-GS-S	File Name: MCD DOUBLE ARM GATEWAY			Revision: 1

BY	DESCRIPTION	DATE	REV
	CITY COMMENTS	04/02/13	1
	CITY COMMENTS	04/16/13	2
	CITY COMMENTS	05/20/13	3

STATE OF NEW MEXICO
Jeramy A. Williams
License # 4944
REGISTERED ARCHITECT
SIGNED/SEALED ON 05/20/13

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 200
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	PREPARED BY
ROGUE	STD ISSUE DATE 2013
REVIEWED BY	
JAW / PDW	
DATE ISSUED	
2013	

SHEET NO. ROGUE # 12–0117
A2.2
SIGN DETAILS

TITLE
2013 NON–STANDARD BUILDING
38101–WOOD/WOOD

DESCRIPTION	SITE ID
WOOD BEARING WALLS WITH EIFS & STONE	030–0230
WOOD ROOF TRUSS FRAMING	
STONE EXTERIOR FINISH	HWY I–40 & 12TH STREET, ALBUQUERQUE, NM
SITE ADDRESS	