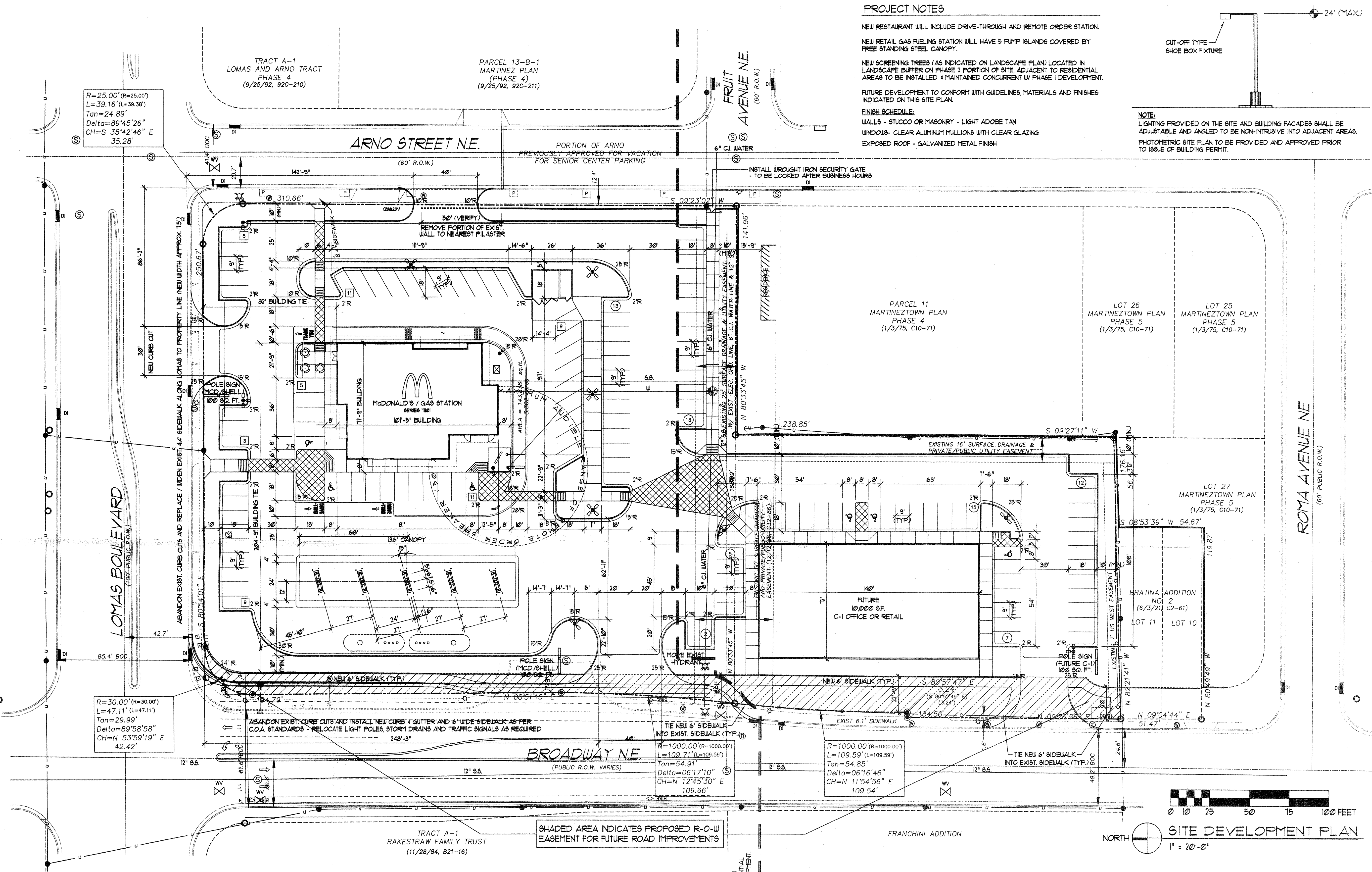




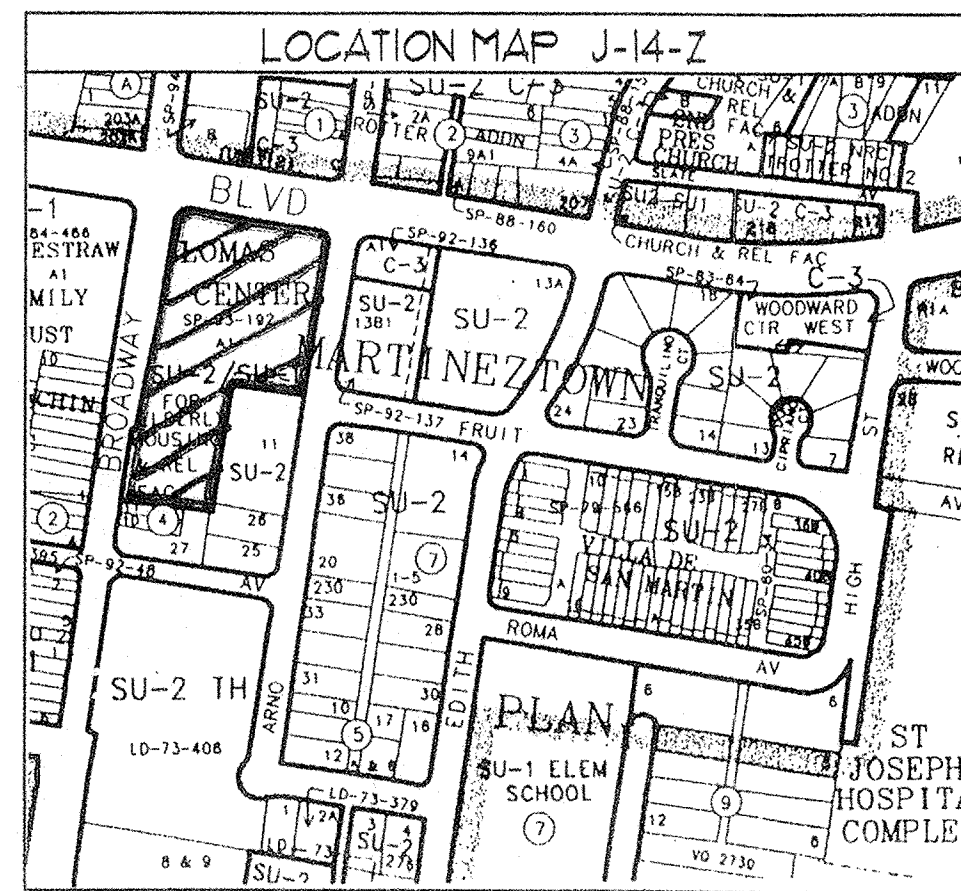
PROJECT DATA

LOCATION:	SE CORNER OF LOMAS AND BROADWAY NE	CONSTRUCTION TYPE:	V-N		
OWNER:	MCDONALD'S CORP. 5251 DTC PARKWAY, SUITE 300 ENGLEWOOD, CO 80111	PREVIOUS CASE NUMBER:	SP-93-192		
ARCHITECTS:	JLS ARCHITECTS 1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104	PHASE 1	PHASE 2	TOTAL	
LEGAL DESCRIPTION:	TRACT X-1-A-1 FORMERLY PORTIONS OF NORTH ABQ. ACRES 4 LOMA DEL NORTE UNIT 9	LOT AREA:	9,426 SF.	52,412 SF.	143,838 SF.
CURRENT ZONING:	SU-2 / SU-1 FOR ELDERLY HOUSING	MCDONALD'S BUILDING AREA:	6,344 SF.	-	6,344 SF.
PROPOSED ZONING:	SU-1 FOR C-1	FUTURE C-1 BUILDING AREA:	-	10,000 SF.	10,000 SF.
ZONE ATLAS PAGE:	J-14-Z	BROADWAY EXPANSION AREA:	4,353 SF.	-	10,271 SF.
		NET LOT AREA:	80,129 SF.	42,412 SF.	117,433 SF.
		LANDSCAPE AREA:	12,218 SF.	13,881 SF.	26,322 SF.
		LANDSCAPE / NET LOT AREA	15.1 %	32.1 %	22.4 %

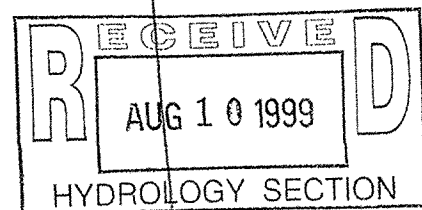
MCDONALD'S PARKING REQUIRED: 43 SPACES 140 MCD. RESTAURANT SEATS / 4 = 35 1600 SF. WINNERS RETAIL / 200 = 8	MCDONALD'S PARKING PROVIDED: 53 SPACES
MCDONALD'S H.C. PARKING: 3 SPACES	MCDONALD'S BICYCLE PARKING: 5 SPACES
FUTURE C-1 PARKING REQUIRED: 50 SPACES 10,000 / 200 = 50	FUTURE C-1 PARKING PROVIDED: 67 SPACES
FUTURE C-1 H.C. PARKING: 3 SPACES	FUTURE C-1 BICYCLE PARKING: 5 SPACES

PHASE 1
MCDONALD'S / SHELL GAS STATION
NEW SCREENING TREES (AS INDICATED ON LANDSCAPE PLAN) LOCATED IN LANDSCAPE BUFFER ON PHASE 2 PORTION OF SITE, ADJACENT TO RESIDENTIAL AREAS TO BE INSTALLED & MAINTAINED CONCURRENT W/ PHASE 1 DEVELOPMENT.

PHASE 2
FUTURE C-1 OFFICE OR RETAIL



SIGNATURE BLOCK	
I CERTIFY THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON _____	
PLANNING DIRECTOR	APPROVED AS TO THE REQUIREMENTS
TRANSPORTATION DEVELOPMENT	
CITY ENGINEER	
DESIGN AND DEVELOPMENT, C.I.P.	
UTILITY DEVELOPMENT	
SOLID WASTE	



ARCHITECT:



DATE:

JULY 29, 1999

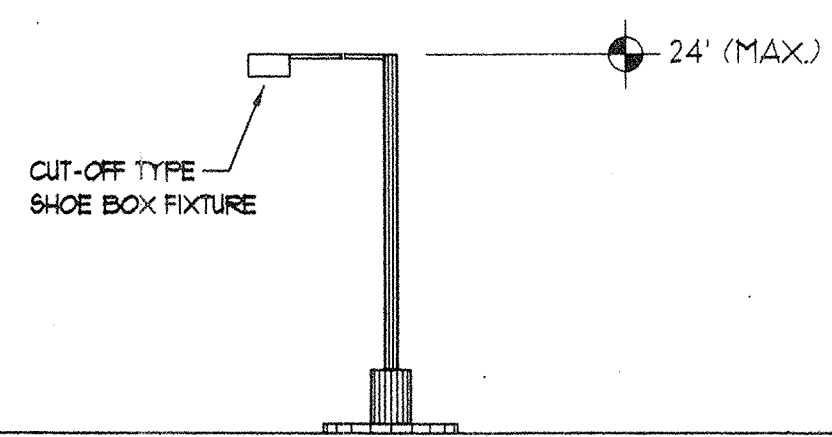
SHEET:

1 of 6

PROJECT NOTES

- NEW RESTAURANT WILL INCLUDE DRIVE-THROUGH AND REMOTE ORDER STATION.
- NEW RETAIL GAS FUELING STATION WILL HAVE 5 PUMP ISLANDS COVERED BY FREE STANDING STEEL CANOPY.
- NEW SCREENING TREES (AS INDICATED ON LANDSCAPE PLAN) LOCATED IN LANDSCAPE BUFFER ON PHASE 2 PORTION OF SITE, ADJACENT TO RESIDENTIAL AREAS TO BE INSTALLED & MAINTAINED CONCURRENT W/ PHASE 1 DEVELOPMENT.
- FUTURE DEVELOPMENT TO CONFORM WITH GUIDELINES, MATERIALS AND FINISHES INDICATED ON THIS SITE PLAN.
- FINISH SCHEDULE:
WALLS - STUCCO OR MASONRY - LIGHT ADOBE TAN
WINDOWS - CLEAR ALUMINUM MULLIONS WITH CLEAR GLAZING
EXPOSED ROOF - GALVANIZED METAL FINISH

NOTE:
LIGHTING PROVIDED ON THE SITE AND BUILDING FACADES SHALL BE ADJUSTABLE AND ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS.
PHOTOMETRIC SITE PLAN TO BE PROVIDED AND APPROVED PRIOR TO ISSUE OF BUILDING PERMIT.



JLS
ARCHITECTS

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Albuquerque, NM 87104

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McDonald's
MARTINEZTOWN
RESTAURANT &
SHELL GAS STATION

Site Development Plan