

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 28th, 2024

Joe Simons
Simons Architecture PC
P.O. Box 67408,
Albuquerque, NM 87107

**Re: Burger King McMahon
4760 McMahon Blvd., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp 08-20-24 (A12D001B)**

Dear Mr. Simons,

The TCL submittal received 08-21-2024 is approved for Building Permit by transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to plndrs@cabq.gov for login and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ernest Armijo'.

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: BurgerKing McMahon Building Permit #: TBD Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 185A, PARADISE NORTH
City Address: 4760 McMAHON BLVD, NW Albuquerque, NM 87114

Applicant: Tom McCollum Contact: _____
Address: 11000 Bermuda Dunes
Phone#: 505-681-7474 Fax#: _____ E-mail: tmgmtmmm@aol.com

Other Contact: Simons Architecture PC Contact: Joe Simons
Address: P.O. Box 67408, Albuquerque, NM 87107
Phone#: 505-480-4796 Fax#: _____ E-mail: joe@simonsarchitecture.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes No

DEPARTMENT TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) _____
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

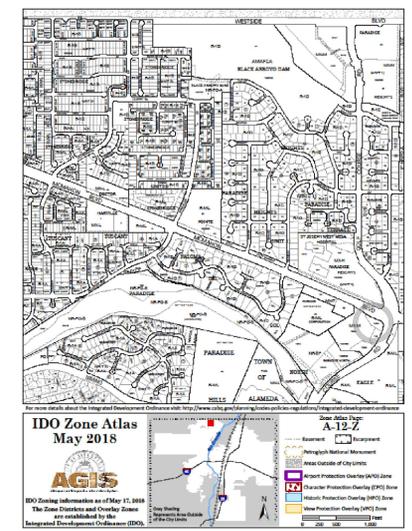
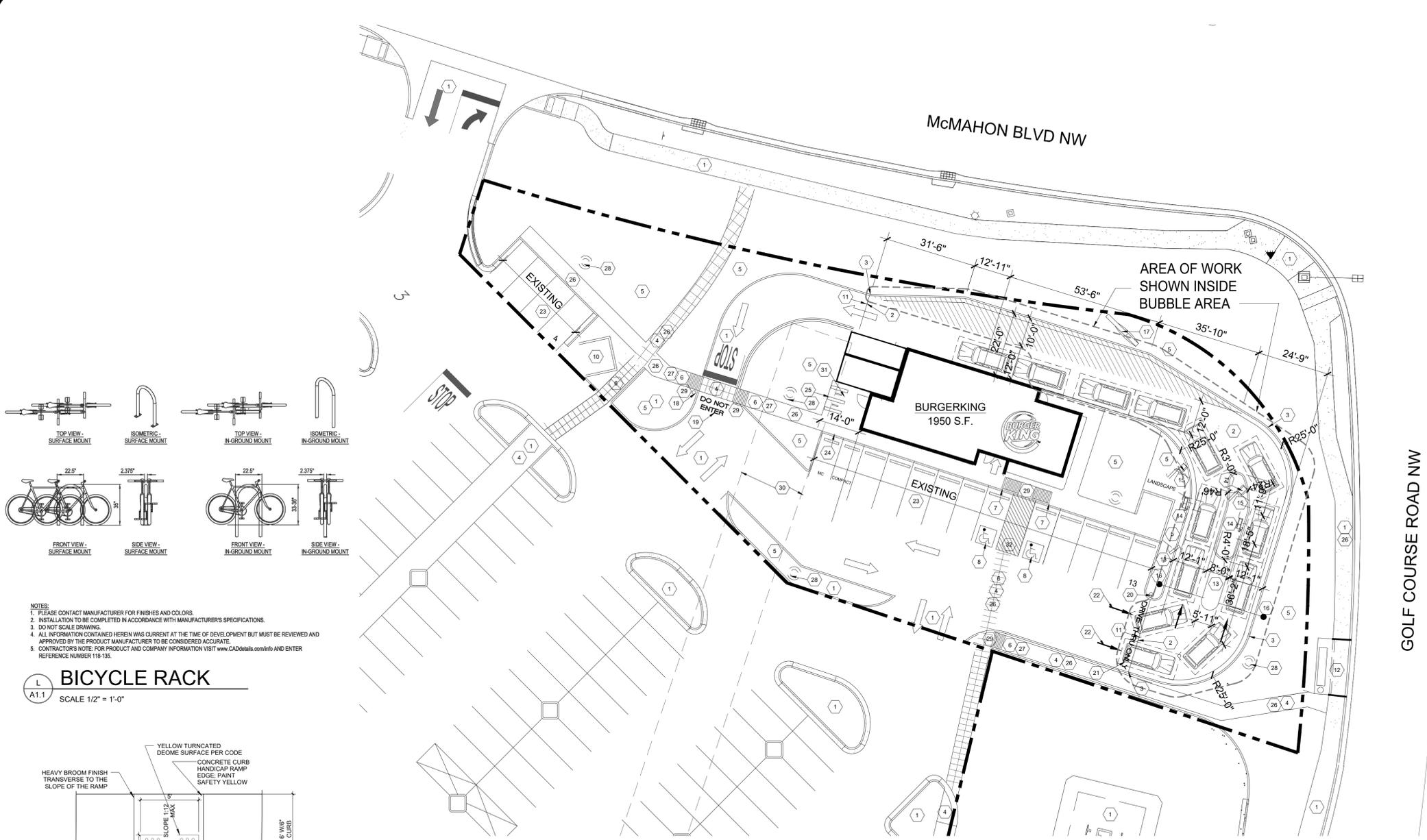
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOODPLAIN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

DATE SUBMITTED: 8.8.24 By: Joe Simons, Simons Architecture PC

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



LEGAL DESCRIPTION
 LOT 18A, PARADISE NORTH
 ALBUQUERQUE, NEW MEXICO BERNALILLO COUNTY

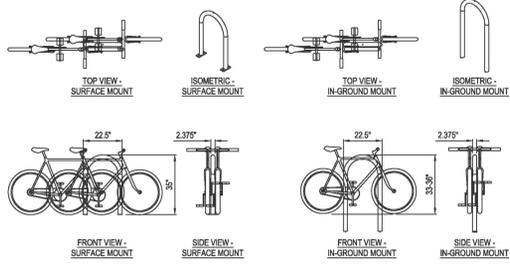
SITE DATA

ZONING	MX-M
ZONE ATLAS	A12.7
SITE SIZE	29,032 SQ. FT. (667.4 AC.)
BUILDING SIZE / % OF SITE	1,950 SQ. FT. / 6.72%

PARKING CALCULATIONS

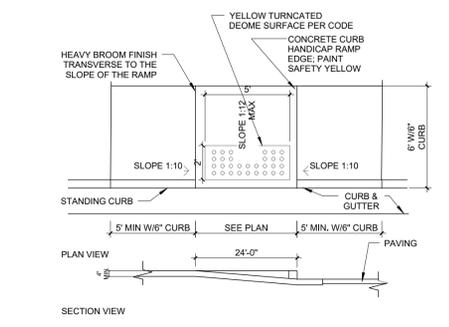
EXISTING AND NEW BUILDING	1,950 S.F.
BUILDING AREA	1,950 S.F.
PARKING CALCULATIONS:	8 SPACES / 1000 S.F. = 16

TOTAL STANDARD PARKING PROVIDED = 13 SPACES
 TOTAL COMPACT PARKING PROVIDED = 1 SPACES
 TOTAL H.C. PARKING REQUIRED = 1 SPACES
 TOTAL H.C. PARKING PROVIDED = 2 SPACES
 TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE
 TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACE
 TOTAL PARKING PROVIDED = 16 SPACES
 1 BICYCLE RACKS REQUIRED = 3 SPACES
 BIKE SPACES PROVIDED = 3 SPACES

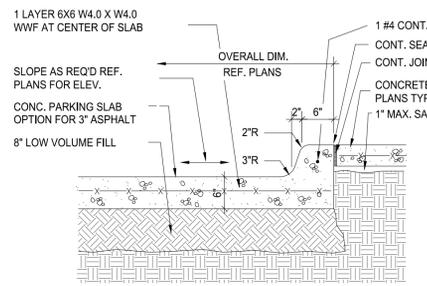


- NOTES**
- PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 116-136.

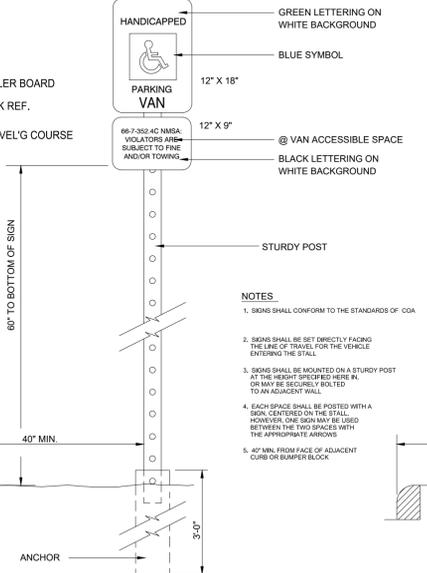
L BICYCLE RACK
 SCALE 1/2" = 1'-0"



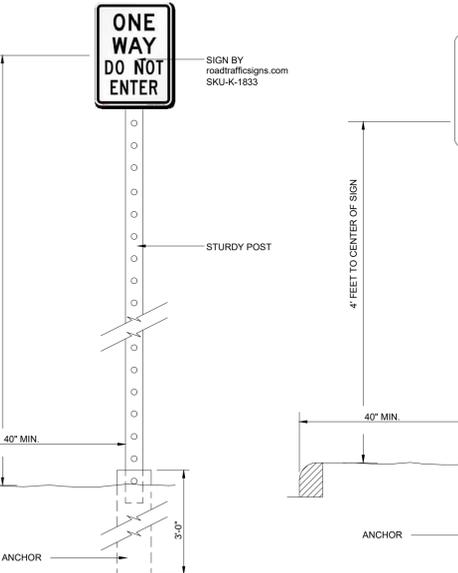
G RAMP STANDARDS
 SCALE 1/2" = 1'-0"



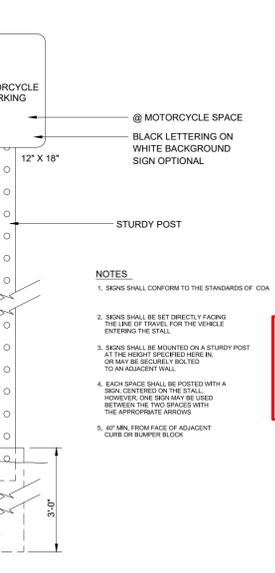
D PAVING / CURB DETAIL
 SCALE 3/4" = 1'-0"



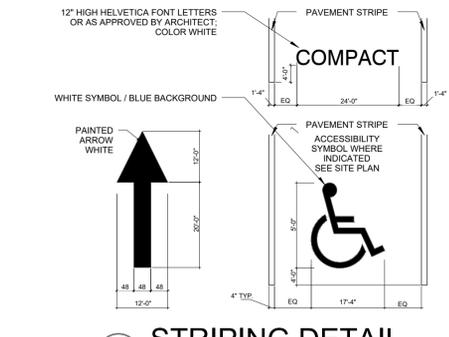
H H.C. SIGNAGE
 SCALE 1" = 1'-0"



J DO NOT ENTER SIGN
 SCALE 1" = 1'-0"



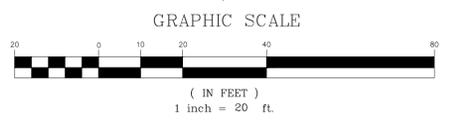
K MOTORCYCLE SIGNAGE
 SCALE 1" = 1'-0"



F STRIPING DETAIL
 SCALE 1/2" = 1'-0"

- KEYED NOTES**
- EXISTING CONSTRUCTION.
 - ASPHALT PAVING; REF. DETAIL; PATCH TO EXISTING.
 - CURB; REF. DETAIL; PATCH AT EXIST. LANDSCAPE INSIDE CURB AREA.
 - EXISTING PEDESTRIAN ACCESS.
 - LANDSCAPE AREA; REF. A1.2.
 - F. VERIFY EXISTING AND IF NECESSARY REPAIR STRIPED PEDESTRIAN ACCESS & TRUNCATED MATS - PROVIDE FULL WIDTH 1:12 MAX. RAMPS AT BOTH CURBS.
 - VERIFY WITH DETAILS THIS SHEET ADA COMPLIANT PARKING SIGNAGE PER COA STANDARDS AND DETAIL.
 - RE-PAIN EXISTING SYMBOL WHITE SYMBOL / BLUE BACKGROUND. REF. FIA1.1.
 - IF CRACKED OR BIKENED REPAIR AND / OR REPAINT RE-PAIN EXISTING ACCESSIBLE AISLE BLUE STRIPES AND DETAIL FIA1.1.
 - EXISTING DUMPSTER.
 - PATCH PAVING @ CONNECTION; FIELD VERIFY.
 - EXISTING BUS STOP.
 - PREVIEW MENU.
 - SPEAKER / ORDER PYLON.
 - MENU PYLON.
 - MAX HEIGHT Pylon.
 - EXISTING MONUMENT SIGNAGE.
 - SIGNAGE "DO NOT ENTER" REF. DETAIL; PROVIDE AND INSTALL "STOP" SIGN ON REVERSE SIDE OF THIS SIGN.
 - PAINTED LETTERS 18" HIGH READS "ONE WAY DO NOT ENTER".
 - SIGNAGE SIGN TO ONE WAY SIGN EXCEPT TO READ "DRIVE THRU ONLY".
 - PAINTED LETTERS 18" HIGH READS "DRIVE THRU ONLY".
 - PAINTED DIRECTIONAL ARROWS 10" LONG OR COMPARABLE PATTERN.
 - EXISTING PARKING STRIPING; RE-PAINT AND PAINT "MC" AS SHOWN.
 - 2 BIKE RACKS; 3 PARKING SPACES; REF. LA.
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER BUILT TO COA STANDARD DETAIL 2430 & 2415A.
 - INSTALL 24" X 36" TRUNCATED DOME ADA MAT AT EXISTING CURB RAMP THIS LOCATION.
 - EXISTING LIGHT POLES.
 - EXISTING CURBS AND ADA RAMPS REPLACE ANY BROKEN CURBS AND COLORED PAVING AT ADA CROSS WALK; VERIFY IF ALL ADA RAMPS MEET CURRENT STANDARDS AND IF THEY DO NOT REPLACE PER G/A1.1.
 - EXISTING EASEMENT LINE @ DASHED.
 - EXTEND SIDEWALK FOR BIKE RACK VAN ACCESSIBLE AISLE AND 2' FLANKING SPACES; REF. AA1.1 AND NOTE WHERE VAN LANGUAGE IS ADDED FOR THESE SPACES.

TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Arroyo 8/28/2024
 Signed Date



A TRAFFIC CIRCULATION LAYOUT
 SCALE 1/2" = 1'-0"

DATE: 12.2.2008

REVISION

CHECKED BY: JFS

DESIGNED BY: JFS



Joseph F. Simons Jr., AIA
 nm ic 02890
 p. o. box 87408
 albuquerque, nm 87148
 ph 505-480-4798



STATE OF NEW MEXICO
 REGISTERED ARCHITECT
 Joseph F. Simons Jr.
 No. 2890
 8.20.24

ROC-40
 4760 McMAHON BLVD NW
 ALBUQUERQUE, NM 87114

A1.1