

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

March 26, 2024

Bryan Bobrick  
Isaacson & Arfman, Inc  
128 Monroe NE  
Albuquerque, NM 87108

**Re: McMahon Market Place/ New Shell Building**  
**5770 McMahon Blvd NW**  
**Traffic Circulation Layout**  
Architect's Stamp 12-04-23 (A11-D011J)

Dear Mr. Bobrick,

The TCL submittal received 01-25-2024 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.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

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 front counter personnel for log in 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,

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

C: CO Clerk, File

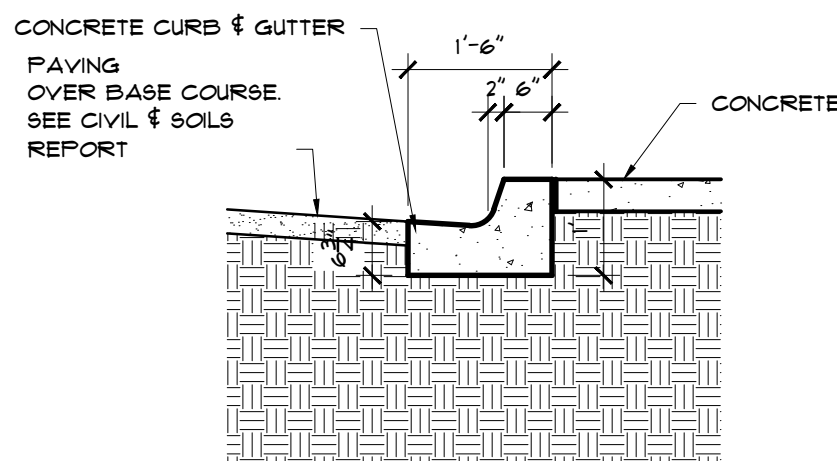




## VICINITY MAP

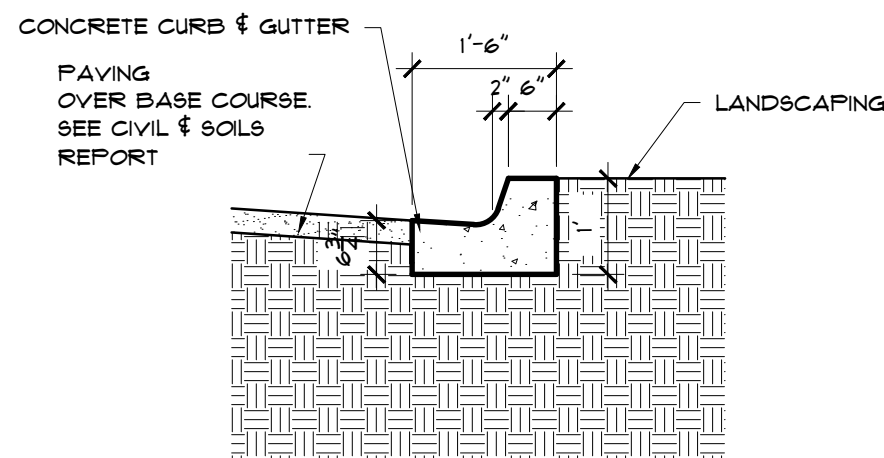
NTS

A-11-Z



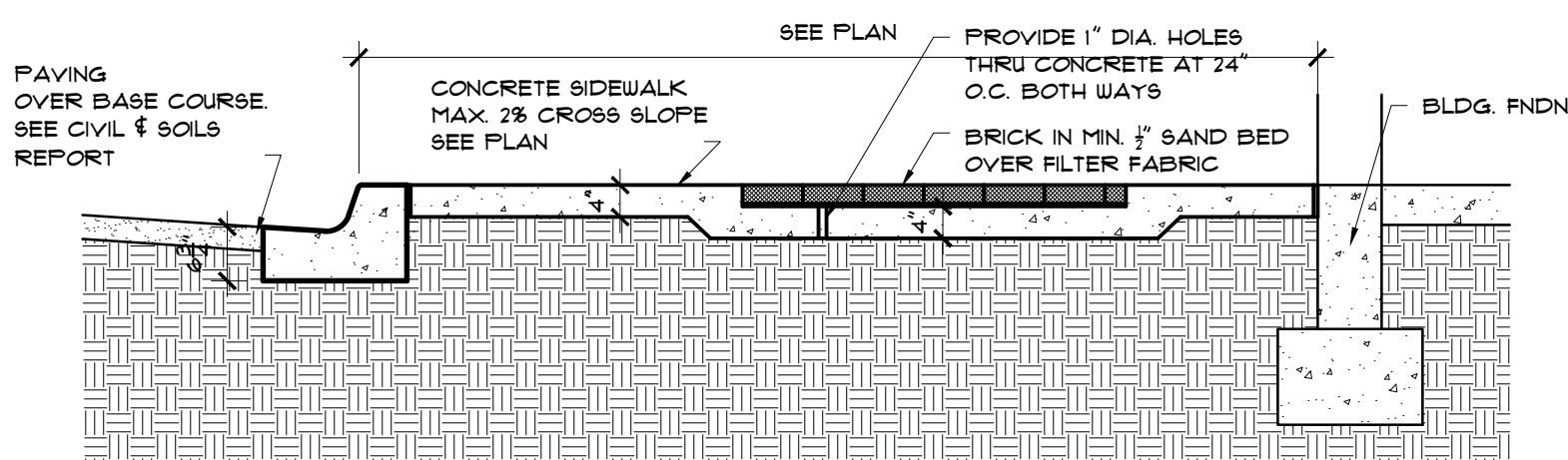
### 1 CURB DETAIL

A1.2 1/2" x 1'-0"



### 2 CURB DETAIL

A1.2 1/2" x 1'-0"

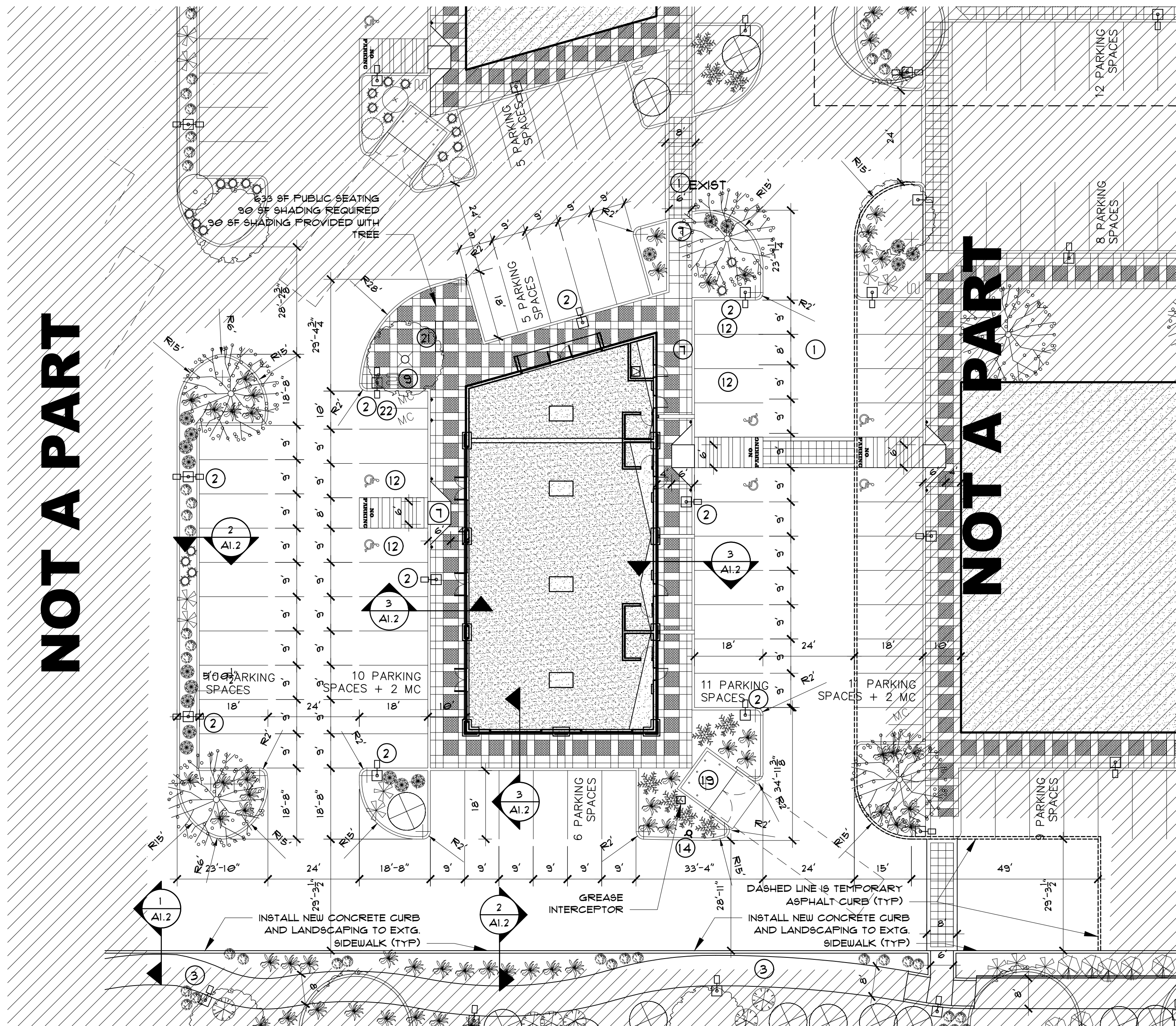


### 3 SIDEWALK DETAIL

A1.2 1/2" x 1'-0"

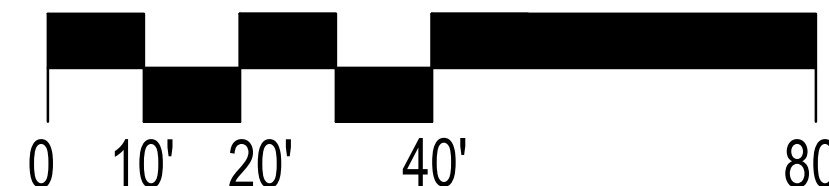
## KEYED NOTES

- 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
- PROPOSED LIGHT POLE LOCATION RE: 3/A1.5 FOR POLE DETAIL
- EXISTING 6' SIDEWALK
- PROPOSED PONDING AREA (RE: CONCEPTUAL GRADING PLAN)
- 6" CONCRETE CURB
- CONCRETE SIDEWALK, MAX. 2% CROSS SLOPE
- HANDICAP RAMP PER COA DWG #2441
- INDICATES EXISTING 6' HIGH CMU (HEIGHT TO BE FIELD VERIFIED)  
SCREEN WALL FROM ADJACENT GRADE OF R ZONE AREA  
COLOR OF WALL FACING COMMERCIAL DEVELOPMENT SHALL BE TAN IN COLOR
- INDICATES BIKE RACK LOCATION (9 BIKE CAPACITY)
- OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)  
W/ 8' LONG X 3' WIDE BENCH SHADED BY TRELLIS AND LANDSCAPING
- PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 14/A3.0 FOR DETAIL
- INDICATES ADA PARKING SPACE W/SIGNAGE, SEE A1.5
- PROPOSED 30' LANDSCAPE BUFFER W/ 8' PEDESTRIAN PATHWAY
- INDICATES PROPOSED FIRE HYDRANT LOCATION  
RE: UTILITY PLAN FOR INFO
- INDICATES PROPOSED 5' X 10' MOTORCYCLE PARKING STALL  
LOCATION RE: SITE PLAN FOR LOCATIONS
- 20' WATER UTILITY EASEMENT
- INDICATES SIGN TYPE B.
- HATCHED AREA INDICATES PROPOSED LANDSCAPE AREA  
TO BE WATERED W/ SUPPLEMENTAL WATER HARVESTING SYSTEM
- INDICATES DUMPSTER LOCATION RE: DETAIL 2/A1.5 -INCLUDING  
SANITARY DRAIN FOR FOOD SERVICES  
NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
- INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING  
SANITARY DRAIN FOR FOOD SERVICES
- INDICATES 18" HIGH BENCH LOCATION
- INDICATES MOTORCYCLE SPACE W/SIGNAGE - SEE A1.5



## SITE PLAN

1" = 20'



TRAFFIC CIRCULATION  
LAYOUT APPROVED

Ernest Amigo 3/26/2024  
Signed Date

LEGAL DESCRIPTION	VARIES, REFER TO DESCRIPTION BELOW												
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6a	LOT-7a	LOT-8	LOT-9a	LOT-9b	LOT-9c	LOT-9d	TOTAL
TOTAL ACREAGE	AREA = 1.14 AC	AREA = 1.21 AC	AREA = 1.66 AC	AREA = 0.92 AC	AREA = 0.69 AC	AREA = 0.53 AC	AREA = 1.23 AC	AREA = 0.72 AC	AREA = 0.71 AC	AREA = 0.23 AC	AREA = 0.81 AC	AREA = 1.55 AC	
EXISTING ZONING	VARIES, REFER TO APPLICATION PAGE												
PROPOSED ZONING	VARIES, REFER TO APPLICATION PAGE												
BLDS. SIZE / REQ. DINING SEATS	3,000 SF / 100 SEATS	11,584 SF / NA	16,031 SF / NA	2,123 SF / 52 SEATS	4,547 SF / 80 SEATS & 1/200	4,300 SF / NA	4,715 SF / 120 SEATS	6,300 SF / 106 OL @1/3	4,955 SF / NA	6,656 SF / NA	4,898 SF / NA	7,176 SF / NA	
FAR	0.0600	0.2197	0.2220	0.0531	0.1516	0.1853	0.0879	0.2007	0.1596	0.6574	0.1396	0.1066	
PROPOSED # OF STRUCTURES	1	1	1	1	1	1	1	1	2	1	1	1	
PROPOSED USE	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	DRUG STORE	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	RESTAURANT W/ DRIVE THRU	FITNESS CENTER W/ 1 TENANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	OFFICE/SCHOOL/DAYCARE	
TOTAL PARKING PROVIDED	37 SPACES	57 SPACES	70 SPACES	20 SPACES	19 SPACES	27 SPACES	33 SPACES	27 SPACES	42 SPACES	60 SPACES	63 SPACES	497 SPACES PROV.	
TOTAL PARKING REQ. (INC. EMPL)	30 SPACES (1 PER 4 SEATS)	58 SPACES	75 SPACES	13 SPACES (1 PER 4 SEATS)	32 SPACES	22 SPACES	30 SPACES (1 PER 4 SEATS)	36 SPACES	25 SPACES	33 SPACES	24 SPACES	16 SPACES (2+1/500 SF)	395 SPACES REQ.
DIFFERENCE (+/-)	+7 SPACES	-13 SPACES	-5 SPACES	+7 SPACES	-13 SPACES	+5 SPACES	-9 SPACES	17 SPACES	17 SPACES	27 SPACES	18 SPACES	+47 SPACES	+102 SPACES
HC PROVIDED	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	4 HC (INC. 2 VAN ACCESSIBLE)	1 HC (INC. VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	3 HC (INC. 3 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	3 HC (INC. 3 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	35 HC SPACES PROV.
HC REQUIRED	2 HC SPACES	4 HC SPACES	4 HC SPACES	1 HC SPACES	2 HC SPACES	1 HC SPACES	2 HC SPACES	3 HC SPACES	1 HC SPACES	2 HC SPACES	1 HC SPACES	3 HC SPACES	26 HC SPACES REQ.
BIKE SPACES PROVIDED	5 BIKE SPACES	5 BIKE SPACES	4 BIKE SPACES	5 BIKE SPACES	9 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	62 BIKE SPACES PROV.
BIKE SPACES REQUIRED	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	1 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	1 BIKE SPACES	25 BIKE SPACES REQ.
MOTORCYCLE SPACES PROVIDED	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	4 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	28 MC SPACES PROV.	
MOTORCYCLE SPACES REQUIRED	1 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	21 MC SPACES REQ.
MAX. BUILDING HEIGHT	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



MARTIN F.M. GRUMMER  
ARCHITECT  
331 WELLESLEY PLACE NE  
ALBUQUERQUE, NEW MEXICO 87106  
(505) 265-2507



McMAHON MARKET PLACE  
NEW SHELL BUILDING  
5770 McMAHON BLVD NW  
ALBUQUERQUE, NM 87114  
SITE PLAN  
SITE PLAN FOR BLDG PERMIT

LOT  
9C

DATE:  
4 DEC 2023  
DRAWN BY:  
MFMG  
CHECKED BY:  
VERIFIED BY:

## REVISIONS

NO.	DESCRIPTION

SHEET NO:  
A1.2





8 REFUSE ENCLOSURE  
Al.5 N.T.S.

