

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 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

\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:

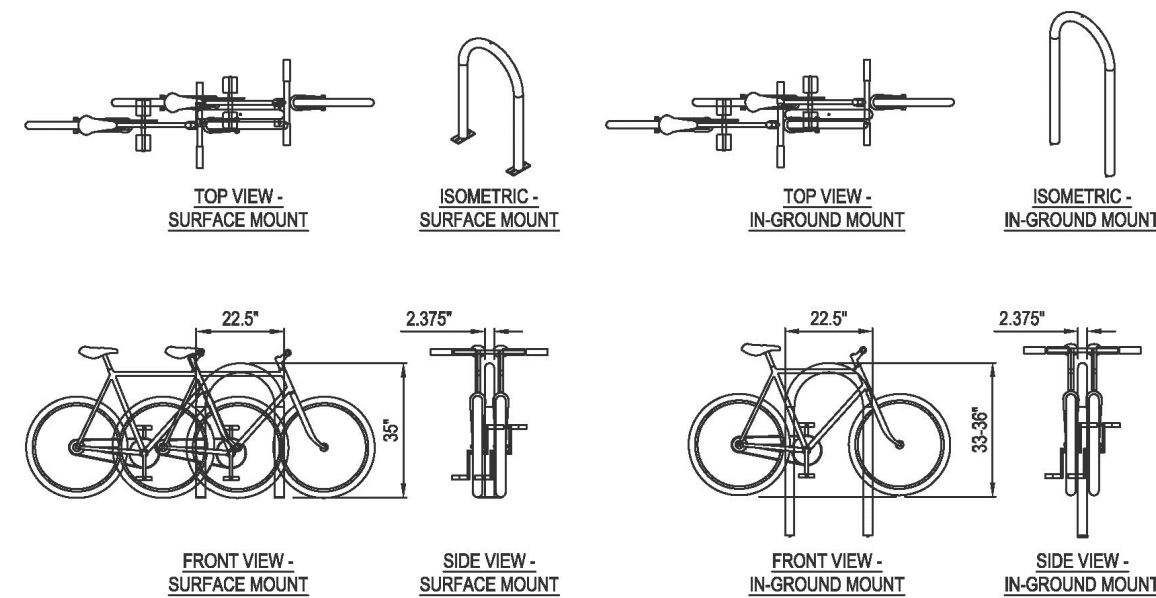
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ 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: _____

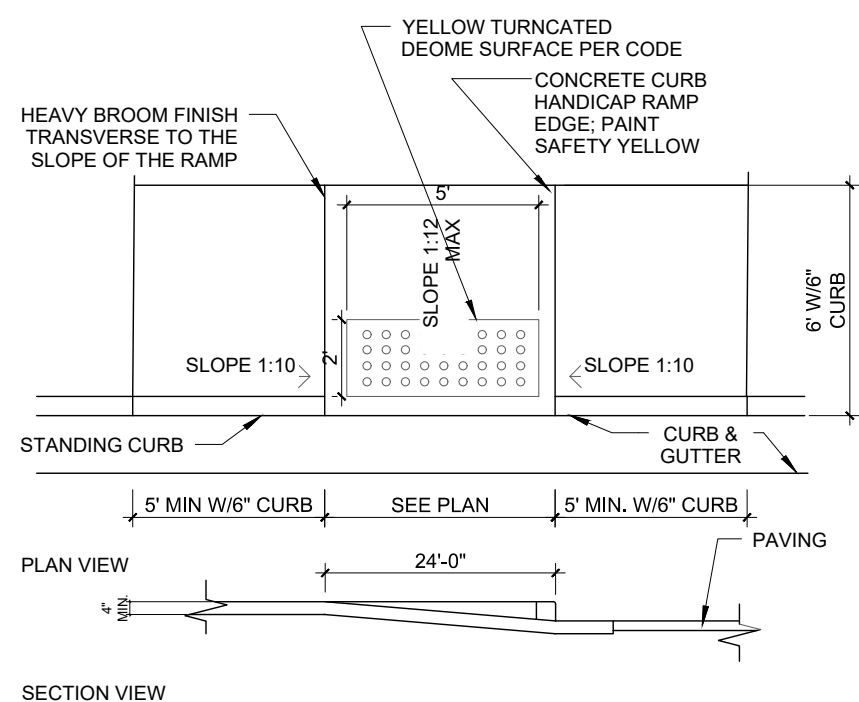
FEE PAID: _____



- NOTES:
1. PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. 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.
 5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 116-135.

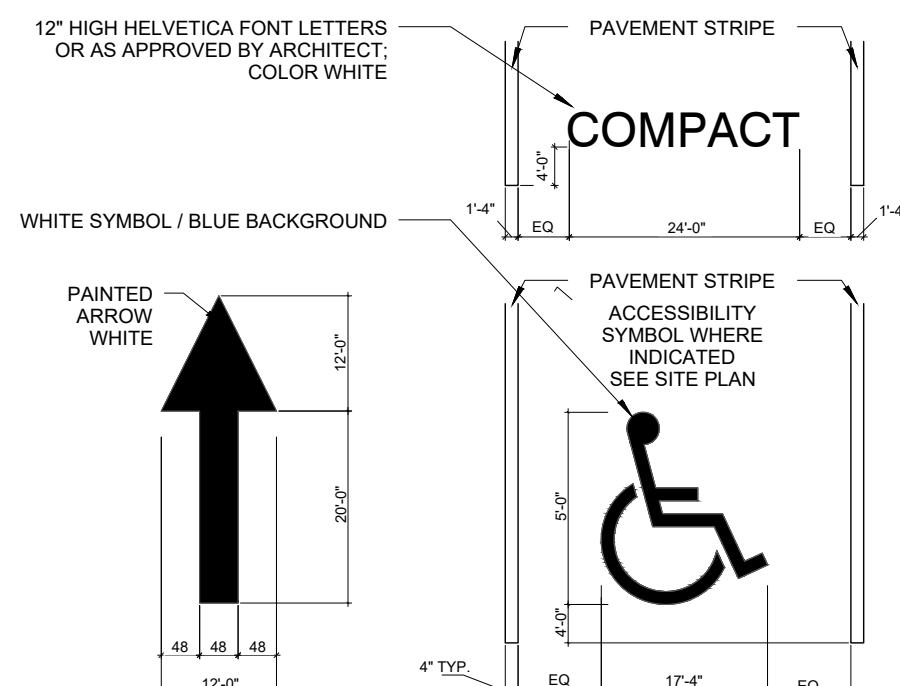
BICYCLE RACK

SCALE 1/2" = 1'-0"



RAMP STANDARDS

NTS

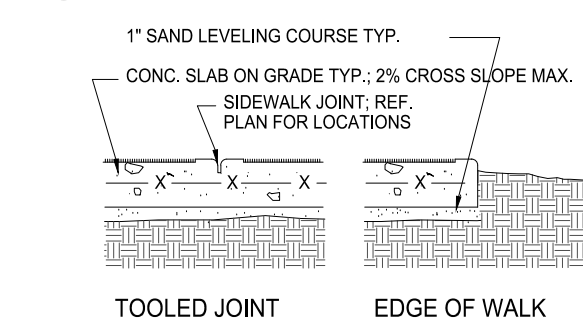


STRIPING DETAIL

NTS

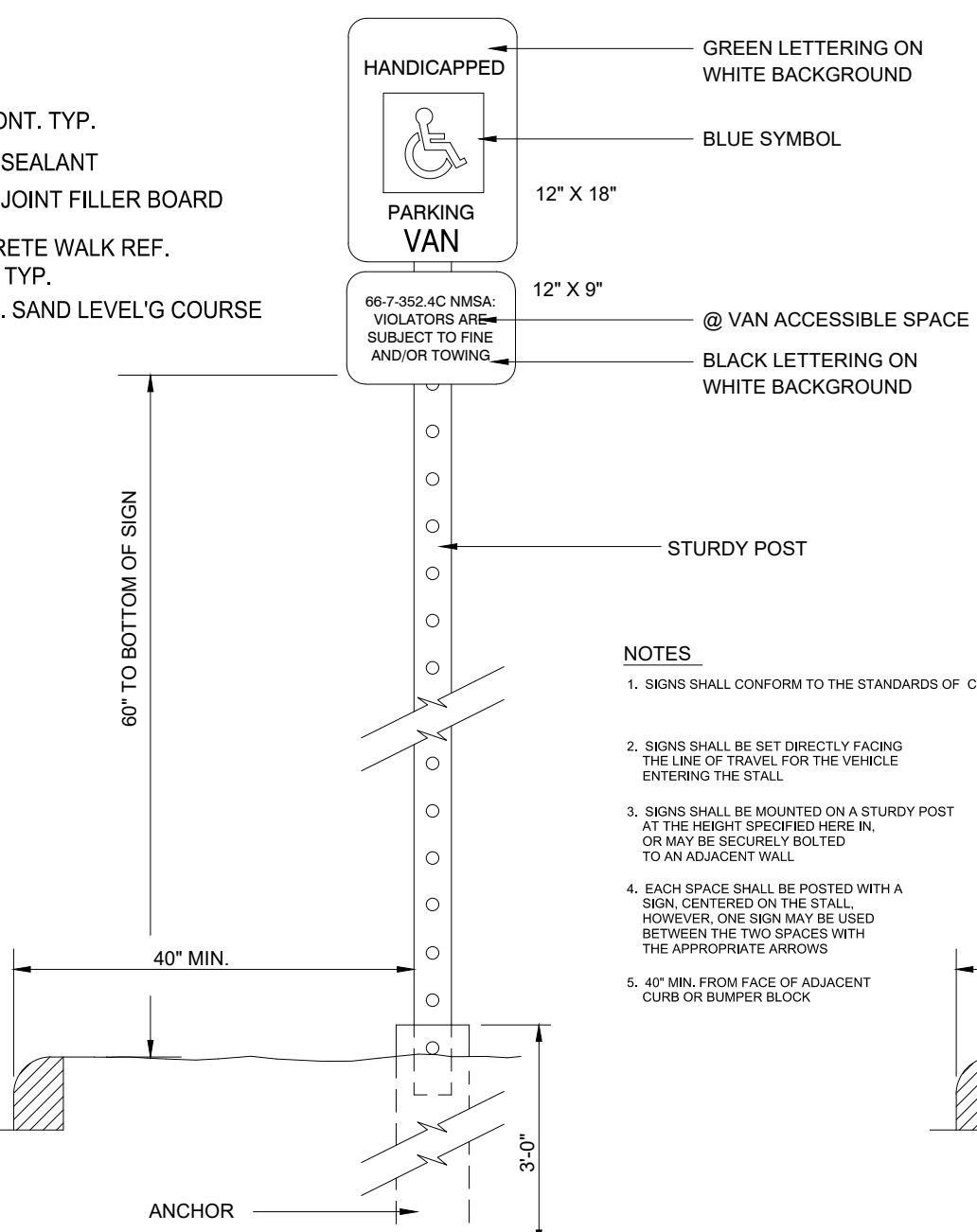
PAVING / CURB DETAIL

3/4" = 1'-0"



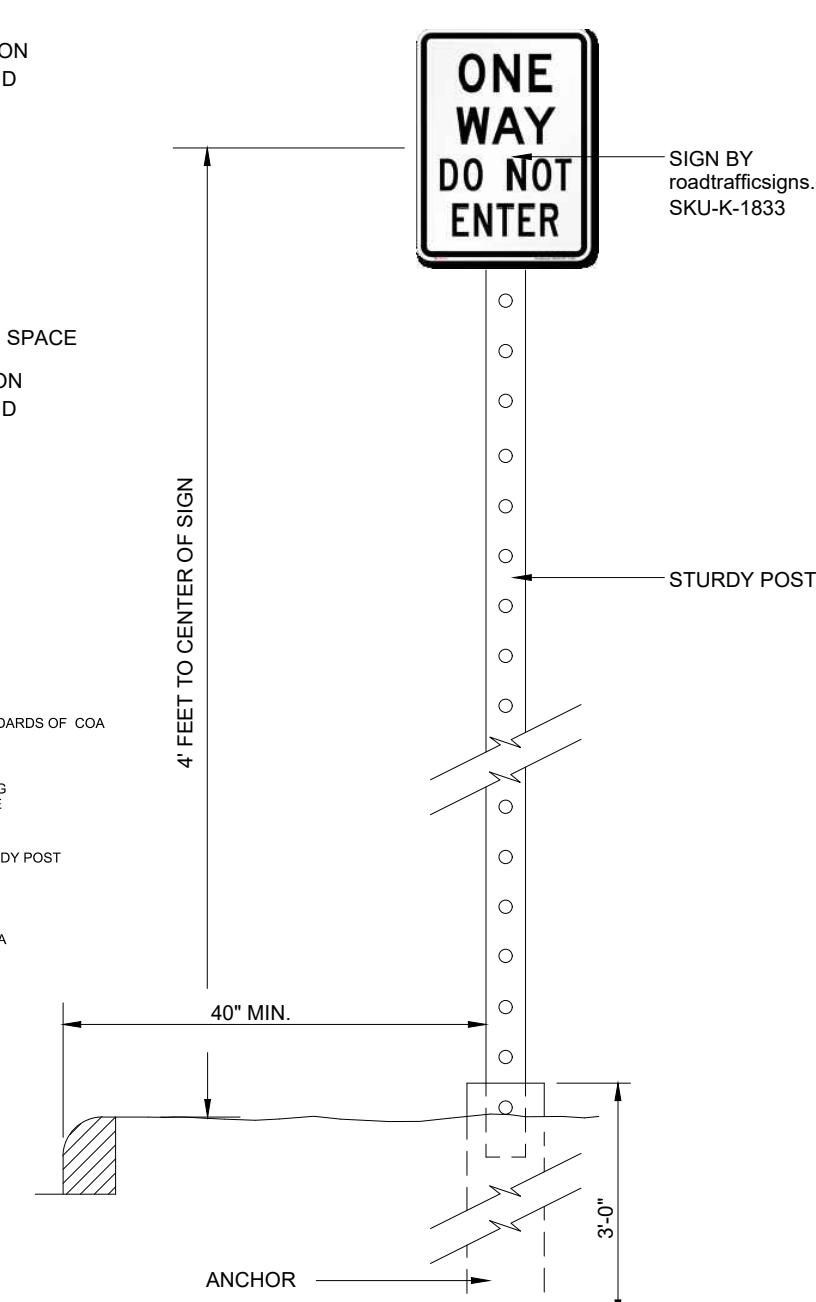
SIDEWALK JOINT

3/4" = 1'-0"



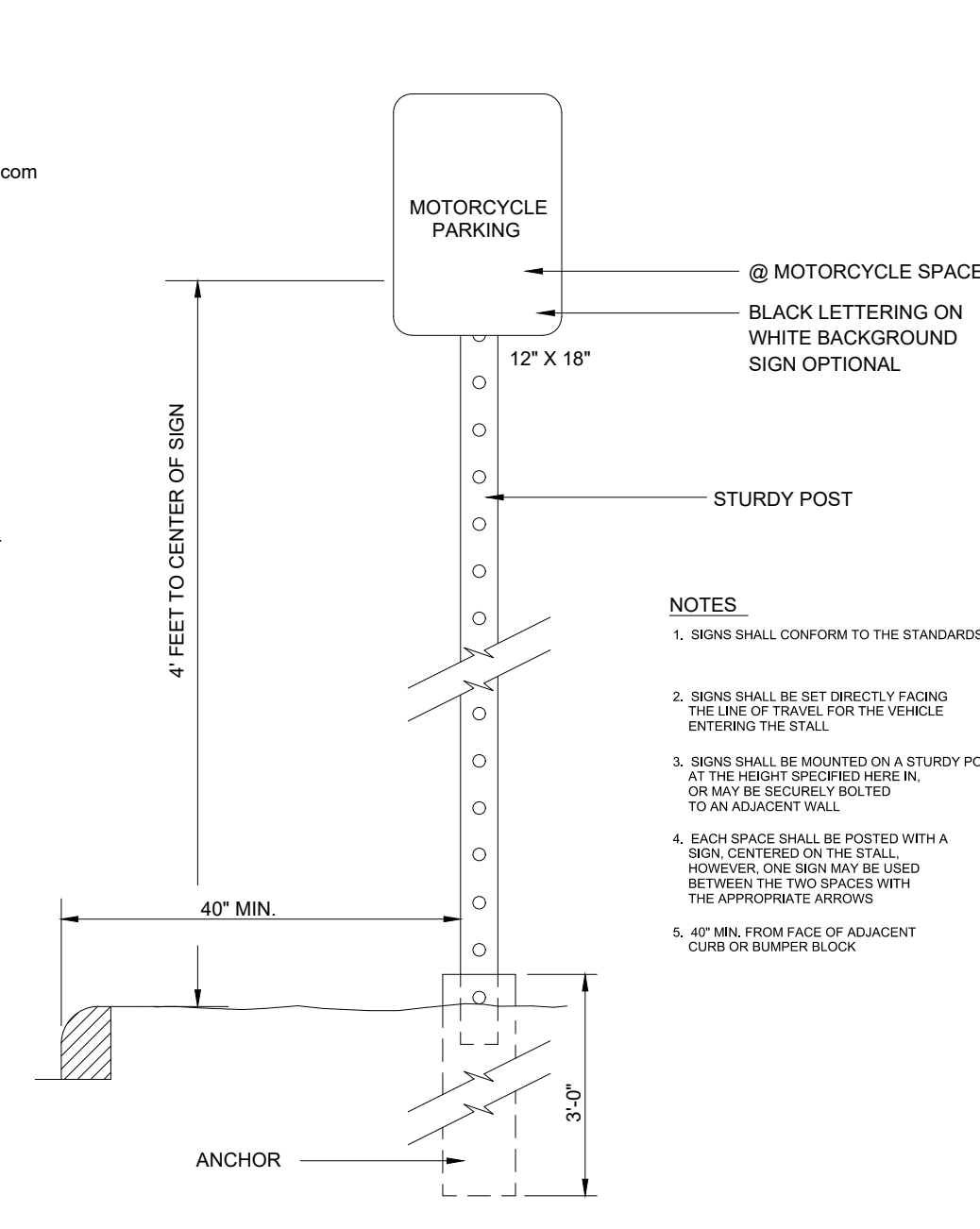
H.C. SIGNAGE

1" = 1'-0"



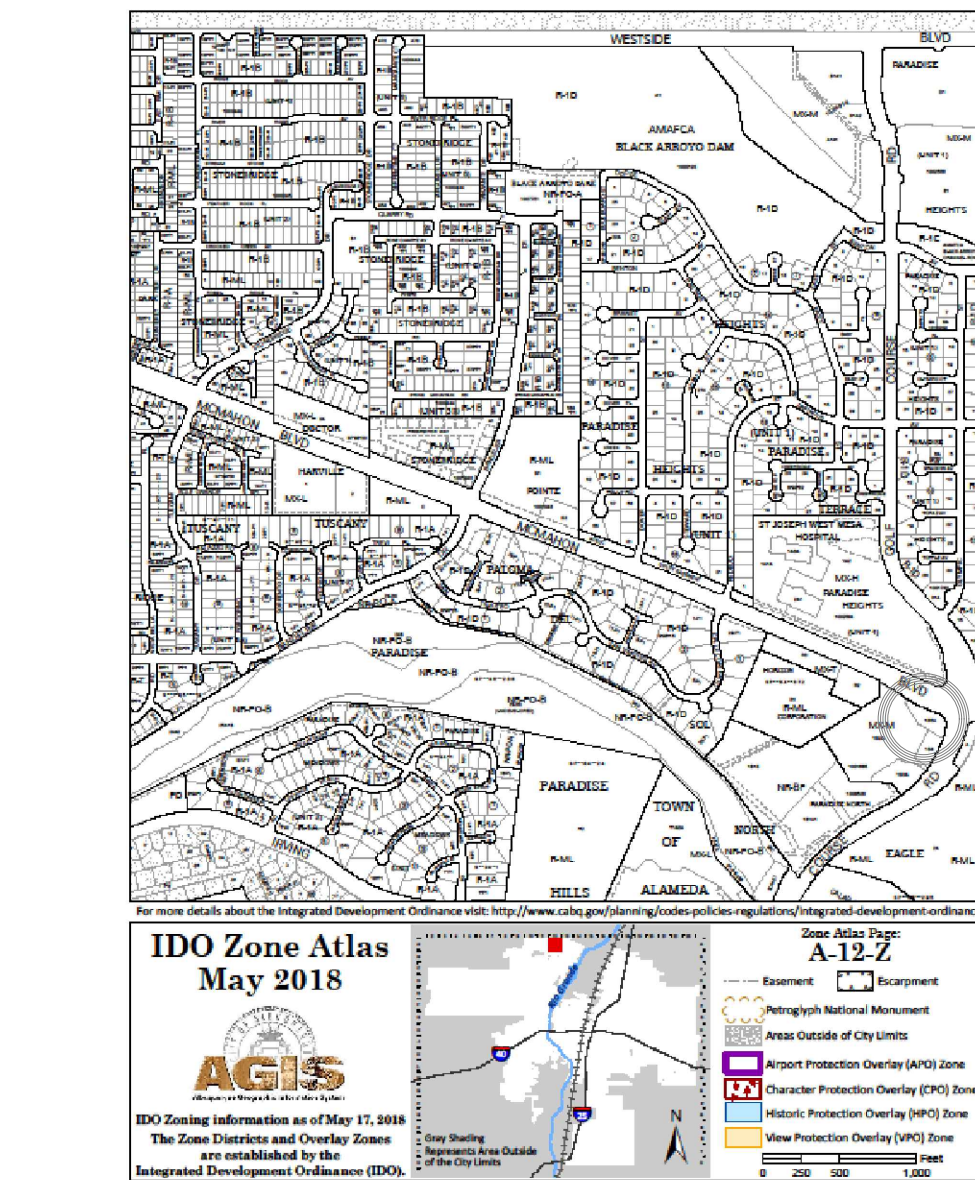
DO NOT ENTER SIGN

1" = 1'-0"



MOTORCYCLE SIGNAGE

1" = 1'-0"



LEGAL DESCRIPTION

LOT 185A, PARADISE NORTH, ALBUQUERQUE, NEW MEXICO, BERNALILLO COUNTY

SITE DATA

ZONING: A-12-M
ZONE ATLAS: A-12-M
SITE SIZE: 29,032 SQ. FT. (6674 AC.)
BUILDING SIZE / % OF SITE: 1,950 SQ. FT. / 6.72%

PARKING CALCULATIONS

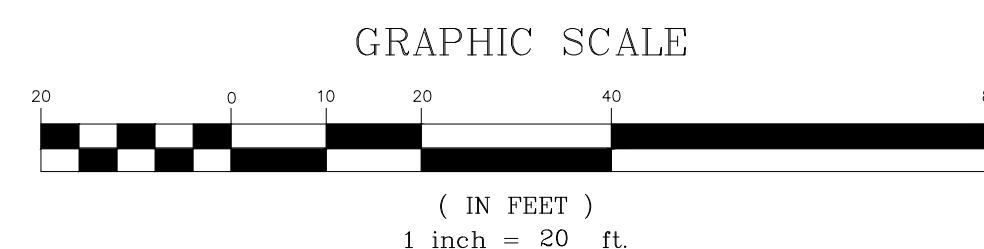
EXISTING AND NEW BUILDING
BUILDING AREA: 1,950 S.F.
PARKING CALCULATIONS:
8 SPACES / 1000 S.F. 16
TOTAL STANDARD PARKING PROVIDED = 13 SPACES
TOTAL COMPACT PARKING PROVIDED = 1 SPACES
TOTAL H.C. PARKING REQUIRED = 1 SPACES
TOTAL H.C. PARKING PROVIDED = 2 SPACES
TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE
TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACE
TOTAL PARKING PROVIDED = 16 SPACES
1 BICYCLE RACK 6 REQUIRED
BIKE SPACES REQUIRED = 3 SPACES
BIKE SPACES PROVIDED = 3 SPACES

KEYED NOTES

1. EXISTING CONSTRUCTION.
2. ASPHALT PAVING, REF. DETAIL; PATCH TO EXISTING.
3. CURB, REF. DETAIL; PATCH AT EXIST.
4. LANDSCAPE INSIDE CURB AREA.
5. EXISTING PEDESTRIAN ACCESS.
6. LANDSCAPE AREA, REF. A1.2.
7. F, VERIFY EXISTING AND IF NECESSARY REPAIR STRIPED PEDESTRIAN ACCESS & TRUNCATED MATS - PROVIDE FULL WIDTH 1:12 MAX. RAMP AT BOTH CURBS.
8. VERIFY WITH DETAILS THIS SHEET ADA COMPLIANT PARKING SIGNAGE PER COA STANDARDS AND DETAIL.
9. RE-PAINT EXISTING SYMBOL WHITE SYMBOL / BLUE BACKGROUND, REF. FIA1.1.
10. IF CRACKED OR BRIKEND REPAIR AND / OR REPAINT RE-PAINT EXISTING ACCESSIBLE AISLE BLUE STRIPES AND DETAIL FIA1.1.
11. EXISTING DUMPSTER.
12. PATCH PAVING @ CONNECTION; FIELD VERIFY.
13. EXISTING BUS STOP.
14. PREVIEW MENU.
15. SPEAKER / ORDER PYLON.
16. MENU PYLON.
17. MAX HEIGHT PYLON.
18. EXISTING MONUMENT SIGNAGE.
19. SIGNAGE "DO NOT ENTER" REF. DETAIL; PROVIDE AND INSTALL "STOP" SIGN ON REVERSE SIDE OF THIS SIGN.
20. PAINTED LETTERS 18" HIGH READS "ONE WAY DO NOT ENTER".
21. SIGNAGE SIGN TO ONE WAY SIGN EXCEPT TO READ "DRIVE THRU ONLY".
22. PAINTED LETTERS 18" HIGH READS "DRIVE THRU ONLY".
23. PAINTED DIRECTIONAL ARROWS 10" LONG OR COMPARABLE PATTERN.
24. EXISTING PARKING STRIPING; RE-PAINT AND PAINT "MC" AS SHOWN.
25. MOTORCYCLE SIGNAGE, REF. DETAIL.
26. 2 BIKE RACKS, 3 PARKING SPACES, REF. LIA.
27. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER BUILT TO COA STANDARD DETAIL 2430 & 2415A.
28. INSTALL 24" X 36" TRUNCATED DOME ADA MAT AT EXISTING CURB RAMP THIS LOCATION.
29. EXISTING LIGHT POLES.
30. 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.
31. EXISTING EASEMENT LINE @ DASHED VAN ACCESSIBLE AISLE AND 2 PLANKING SPACES, REF. AIA1.1 AND NOTE WHERE VAN LANGUAGE IS ADDED FOR THESE SPACES.
32. EXTEND SIDEWALK FOR BIKE RACK.

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Arroyo 8/28/2024
Signed Date



TRAFFIC CIRCULATION LAYOUT

A1.1

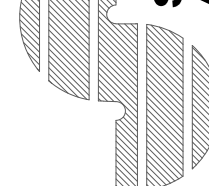
DRAWN BY: JFS
CHECKED BY: JFS
DATE: 12.2.2008

BURGER KING CORPORATION



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joe@simonsarchitecture.com

SIMONS ARCHITECTURE



Joseph F. Simons Jr., AIA
N.M. 2890
8.20.24
REGISTERED ARCHITECT

TRAFFIC CIRCULATION LAYOUT

ROC-40
4760 McMAHON BLVD NW
ALBUQUERQUE, NM 87114

TRAFFIC CIRCULATION LAYOUT

A1.1