

CITY OF ALBUQUERQUE



November 15, 2019

Joshua Day, R.A.
Rogue Architects
513 Main St #300

Re: McDonalds, Montgomery
8315 Montgomery Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 4-4-19 (F19D013A)
Certification dated 11-14-19

Dear Mr. Dey

Based upon the information provided in your submittal received 11-14-19, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

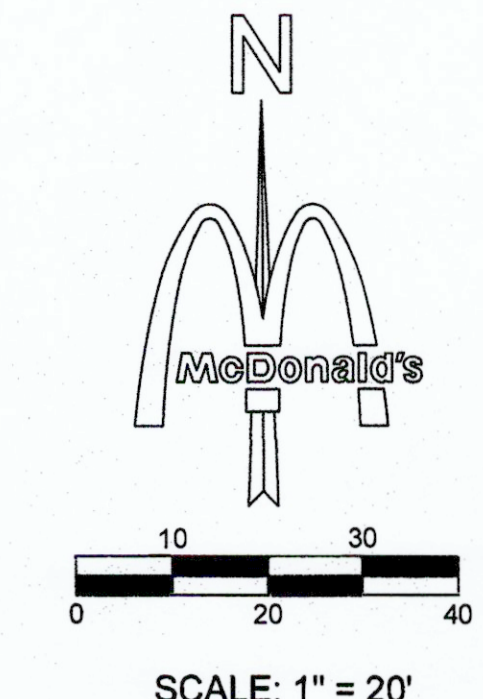
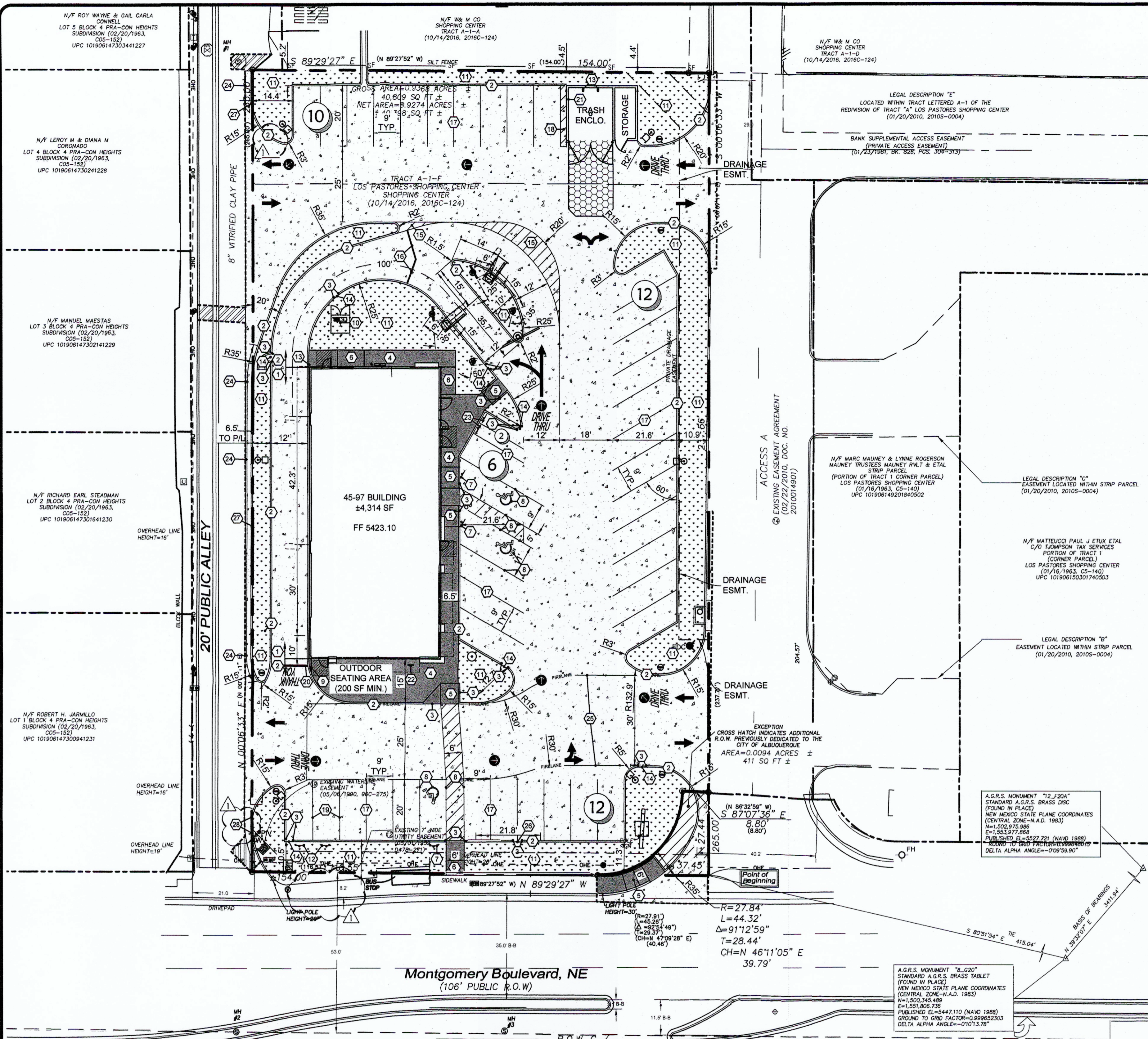
Sincerely,

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

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

FLUTTER: AutoCAD PDF (High Quality Print) Plot Date: Thursday, April 04, 2019 Plot Time: 6:45:18 PM



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

KEY NOTE LEGEND	
MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
3	TURN DOWN/TRANSITION CURB (RE: C10.3 STANDARD DETAILS)
4	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
5	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
6	SLOPED SIDEWALK SECTION (NOT TO EXCEED 5% SLOPE) (RE: C10.3 STANDARD DETAILS)
7	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
8	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS)
9	GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
10	PAD MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
11	LANDSCAPE AREA (RE: L1.0 LANDSCAPE PLAN)
12	MCDONALD'S OOSP SIGN (RE: C10.4 STANDARD DETAILS)
13	BOLLARD (RE: C10.1 STANDARD DETAILS)
14	2' CURB CUT
15	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
16	6" MERGE POINT - COLOR : YELLOW
17	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
18	4" DIAGONAL PAINTED ISLANDS IN PARKING AREA - COLOR : WHITE
19	4" OOSP STRIPING - COLOR : YELLOW
20	8" OOSP STRIPING - COLOR : YELLOW
21	8' TALL MASONRY SCREENING WALL (RE: ARCHITECTURAL AND STRUCTURAL PLANS)
22	BICYCLE RACK (RE: C10.5 STANDARD DETAILS)
23	MOTORCYCLE PARKING SIGN (RE: C10.5 STANDARD DETAILS)
24	STANDARD CURB & GUTTER (RE: CITY OF ALBUQUERQUE STD. DWG. 2415A)
25	FIRE LANE STRIPING PER CITY OF ALBUQUERQUE STANDARDS
26	2.5' CURB CUT
27	TRANSITION CURB AT SPILLWAY (RE: C7.0 GRADING PLAN)
28	5' WIDTH CURB WEIR WITH 3:1 TRANSITION CURBS

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO 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 HAVE AT LEAST ONE VAN ACCESSIBLE SPACE.

EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE LOCATED AS NOTED TO 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

RAMPS:

RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH 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.

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).

LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).

RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.

RAMPS AND LANDINGS SHALL NOT EXCEED 1:48 (2% GROSS SLOPE).

SIDEWALKS AND ACCESSIBLE ROUTES:

SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%). LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).

TRAFFIC CIRCULATION LAYOUT APPROVED

Signature 05/10/19

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

RECORD DRAWINGS November 2019

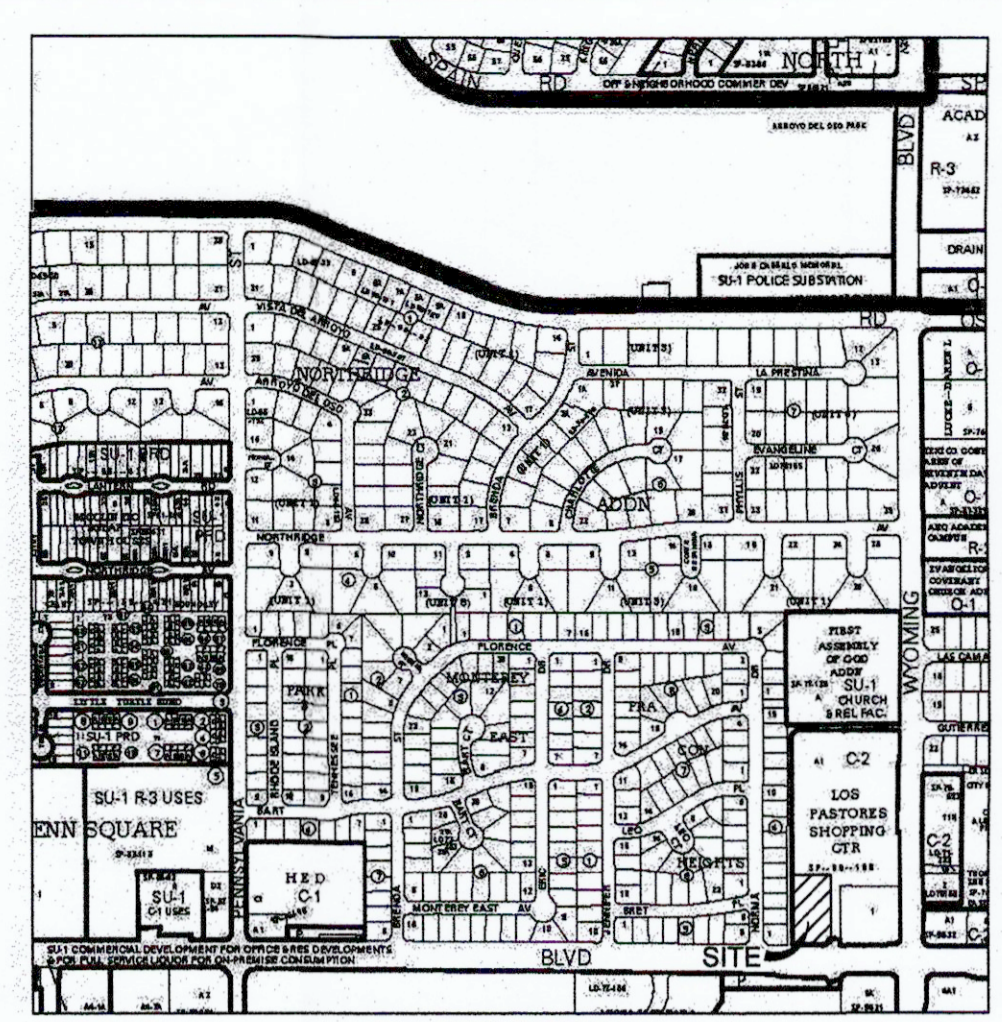
These plans have been revised to reflect those changes, if any, that deviated from the City approved construction plans. All revisions are based on construction records furnished to ADAMS by the contractor of record. We are not aware of any other changes as ADAMS was not on-site through the construction duration. Neither the owner nor the engineer verified lines or grades after construction.

ENGINEER: *Signature*

25109 DATE: 11/14/19

PAVING SPECIFICATION	
VERIFY W/ MCDONALD'S:	ASPHALT: <input type="checkbox"/> CONCRETE: <input checked="" type="checkbox"/>
CONTRACTOR TO BID:	ASPHALT: <input type="checkbox"/> CONCRETE: <input checked="" type="checkbox"/>
CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID	
PAVEMENT MATERIALS	HEAVY DUTY
PORTLAND CEMENT CONCRETE PAVEMENT	5.5"
COMPACTED SUB-GRADE	10"
PAVEMENT NOTES:	
1. REFER TO MCDONALD'S CONCRETE PAVING SPECIFICATIONS SECTION 321313 FOR ALL PAVING WORK.	
2. REFER TO MCDONALD'S PAVEMENT MARKINGS SECTION 321723 FOR ALL PAVEMENT MARKING WORK.	
3. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH 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.	
4. 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.	
5. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.	
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.	
7. 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.	
8. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT.	
9. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #4 BARS @ 18" O.C.E.W. ALL STEEL TO BE 3" CLEAR ABOVE SUBGRADE.	
10. IT SHALL BE THE CONTRACTOR'S 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/WORK REQUIREMENTS.	

LEGEND	
	REINFORCED CONCRETE SIDEWALK. MINIMUM 4" THICK REINFORCED WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH
	HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & DRIVE-THRU.
	REINFORCED CONCRETE PAVEMENT @ TRASH ENCLOSURE APRON. MINIMUM 6" THICK REINFORCED WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH
	LANDSCAPE AREA
	SAWCUT LINE
	2.5" IRRIGATION SLEEVES
*REFER TO GEOTECH REPORT PROVIDED BY TERRACON CONSULTANTS, INC. IN REPORT NO. 66185025 FOR ALL PAVING SPECIFICATIONS.	



OWNER INFORMATION

MCDONALD'S USA, LLC
MOUNTAIN SOUTHWEST
FIELD EXECUTION TEAM
511 E. JOHN CARPENTER FRWY, STE. 375
IRVING, TX 75082
(214) 533-7382
CONTACT: LEE MORRIS

HERE WE GROW AGAIN SIGN

THE GENERAL CONTRACTOR SHALL DISPLAY A "HERE WE GROW AGAIN" BANNER DURING CONSTRUCTION. THESE BANNERS ARE AVAILABLE THROUGH ALTRIA GLOBAL SOLUTIONS. CONTACT: KRISTY FIALLO - PH# 1-800-443-6939

LEGEND	
FLAG POLE	
MCDONALD'S EXISTING SIGN	
LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)	
MCDONALD'S DIGITAL MENU BOARD	
MCDONALD'S ORDER HERE CANOPY	
MCDONALD'S DIGITAL PRE-BROWSE BOARD	
MCDONALD'S DOUBLE GATEWAY	
MCDONALD'S DIRECTIONAL SIGN	
DETECTOR LOOP (LOCATION TO BE APPROVED BY MCDONALD'S) (RE: C10.0 STANDARD DETAILS)	
POWER POLE	
DOMESTIC WATER METER	
IRRIGATION WATER METER	
EXISTING FIRE HYDRANT	
GREASE INTERCEPTOR (RE: C9.0 UTILITY PLAN)	
"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR : YELLOW	
"THANK YOU" AT END OF PATH - COLOR : YELLOW	
"CIRCLE / ARROW" - COLOR : YELLOW	
ARROW PATH DIRECTION - COLOR : WHITE	
DOUBLE DRIVE-THRU "ARROW MARKING" - COLOR: YELLOW	

SITE INFORMATION	
LAND AREA:	40,398 SF (0.927 AC)
CURRENT ZONING:	C-2
EXISTING USE:	MCDONALD'S DRIVE-THRU RESTAURANT
PROPOSED USE:	MCDONALD'S DRIVE-THRU RESTAURANT
BUILDING AREA (APPROXIMATE):	4,314 SF
BUILDING LOT COVERAGE:	4,314 SF/40,398 SF = 10.68%
PARKING REQUIRED:	1 SPACE PER 4 SEATS 64 SEATS/4 = 16 SPACES 40
PARKING PROVIDED:	40
HANDICAP PARKING REQUIRED:	3
HANDICAP PARKING PROVIDED:	3
MOTORCYCLE PARKING REQUIRED:	1
MOTORCYCLE PARKING PROVIDED:	2
BICYCLE PARKING REQUIRED:	2
BICYCLE PARKING PROVIDED:	2
EXISTING IMPERVIOUS AREA:	35,001 SF
PROPOSED IMPERVIOUS AREA:	33,214 SF
PROPOSED PERVIOUS AREA:	7,184 SF (17.78%)

BY: HJM
MDK
HJM

DATE: 04/09/2018
01/11/2019
04/04/2019

DESCRIPTION: ISSUE FOR BID
PER MCD AND HYDROLOGY COMMENTS

ADAMS JOB NO.: 2016.212

8951 Cypress Waters Blvd, Suite 150 • Dallas, Texas 75039 • (817) 338-3300

Adams

4/4/19

JOSHUA R. DEY
NEW MEXICO
25052
PROFESSIONAL ENGINEER

30-0031

MTN. SOUTHWEST FIELD EXECUTION TEAM
KROC DRIVE - OAK BROOK, ILLINOIS 60521

M. McDonald's USA, LLC

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8315 MONTGOMERY BLVD. NE
ALBUQUERQUE, NM

DESIGNED	DATE	BY
HJM	APRIL 2018	HJM
DRAWN	DATE	BY
HJM	APRIL 2018	HJM
CHECKED	DATE	BY
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AS-BUILT		
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TRAFFIC CIRCULATION PLAN

C4.1



TRAFFIC CERTIFICATION


I, Benjamin Betzold, NM PE 25109, of the firm of Adams Engineering (ADAMS), hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved Traffic Circulation Plan dated 05/23/2019 (Traffic Engineering signoff date). The record information edited onto the ADAMS Grading Plan (to follow with drainage certification) has been obtained by Alex C. Vigil, PE 5694, of the firm BSN Santa Fe. I further certify that I personally visited the project site on 11/14/2019, and determined by visual inspection that the survey data provided was representative of actual site conditions and was true and correct to the best of my knowledge and belief. This certification was submitted in support of a request for a certificate of occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Adams | Engineering & Development Consultants



Benjamin Betzold, PE



Date



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: McDonald's Montgomery Blvd **Building Permit #:** 2018-12163 **Hydrology File #:** F19D013A
DRB#: N/A **EPC#:** N/A **Work Order#:** N/A
Legal Description: A Portion of Tract A-1, Los Pastores Shopping Center, Albuquerque, Bernalillo County, New Mexico
City Address: 8315 Montgomery Blvd NE, Albuquerque, NM 87109

Applicant: Adams Engineering **Contact:** Matthew Korte
Address: 8951 Cypress Waters Blvd
Phone#: 817-328-3200 **Fax#:** **E-mail:** mkorte@adams-engineering.com
Owner: Rogue Architects **Contact:** Cesar Segovia
Address: 513 Main Street #300
Phone#: 8175296874 **Fax#:** **E-mail:** cesar@roguearchitects.com

TYPE OF SUBMITTAL: 1 PLAT (# OF LOTS) RESIDENCE DRB SITE ADMIN SITE

IS THIS A RESUBMITTAL?: Yes X No

DEPARTMENT: X TRAFFIC/ TRANSPORTATION HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ 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: 11/14/2019 By: Benjamin Betzold

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID: