

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 8, 2025

Jeremy F. Ortiz, R.A
ARCHIS Architect
4700 Lincoln Rd NE
Albuquerque, NM 87109

Re: Arby's
6110 San Mateo Blvd NE
Traffic Circulation Layout
Architect's Stamp 09-08-25 (E18-D056)

Dear Mr. Ortiz,

The TCL submittal received 09-08-2025 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

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 ABQ-Plan for log in and evaluation by Transportation. **AN APPROVED ACROSS ACCESS EASEMENT AND AN APPROVED REVOCABLE PERMIT ARE CONDITIONS FOR RELEASING THE FINAL CO.**

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,

Sertil A Kanbar

Sertil A. Kanbar
Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

**Boundary Survey and Topographic Map
for Tract A, Fran's Redivision of a
Portion of Land of Boy's Academy in
Elena Gallegos Grant
City of Albuquerque Bernalillo,
New Mexico
July 2025**

PROPERTY ADDRESS: 6110 San Mateo BLVD NE, Albuquerque, New Mexico

U.P.C. No. 101806202501630102

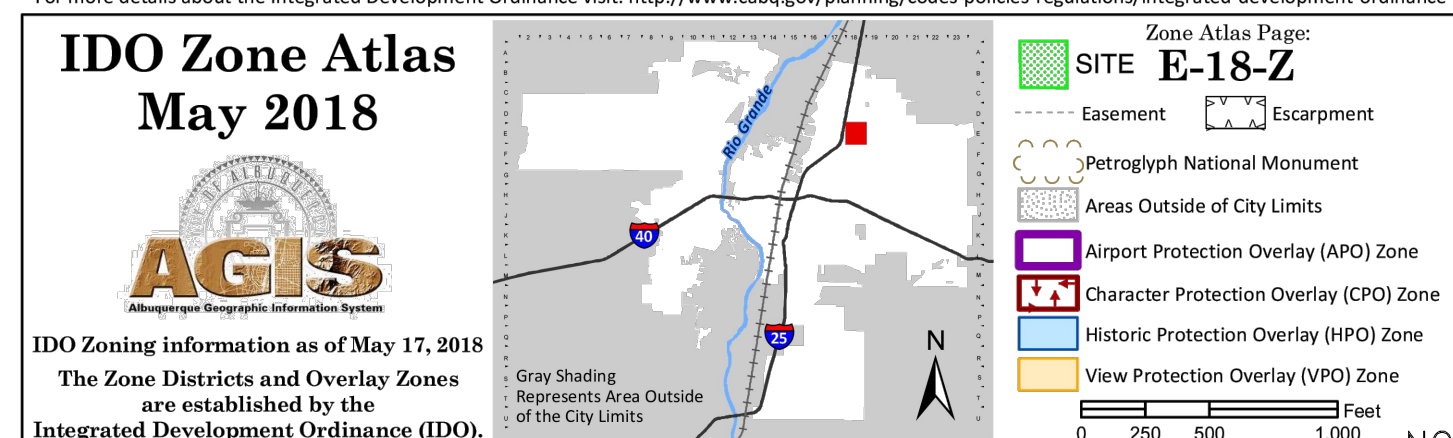
LEGAL DESCRIPTION:
Tract 'A' Frans Redivision of a portion of land of boy's academy in Elena Gallegos

**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Sertil A. Kanbar 10/8/2025

Signed Date

**AN APPROVED ACROSS ACCESS EASEMENT AND AN APPROVED
REVOCABLE PERMIT ARE CONDITIONS FOR RELEASING THE FINAL CO.**



ZONE ATLAS MAP
SCALE: NTS

EXECUTIVE SUMMARY

REPLACEMENT FAST FOOD RESTAURANT (2246 SQUARE FEET) WITH DRIVE-THROUGH ON THE EAST SIDE OF SAN MATEO BLVD.

THE MAIN FACADE OF THE BUILDING FACES WEST TOWARDS SAN MATEO BLVD, WITH PRIMARY ACCESS TO THE SITE FROM SAN MATEO BLVD AT THE WEST END OF THE SITE VIA AN EXISTING DRIVEWAY THAT SHALL BE UPDATED TO FIT NEW TRAFFIC PATTERN; THERE IS A SECONDARY SITE ACCESS THROUGH THE ADJACENT SITE TO THE NORTH. CONNECTION TO THE NORTH LOT IS AT THE EAST END OF THE SITE.

TRAFFIC CIRCULATES ONE-WAY AROUND THE NORTH SIDE OF THE BUILDING WITH A DRIVE-THROUGH AISLE AND SECONDARY EXIT DRIVE AISLE AT EAST END FOR PATRONS AND DELIVERY TRUCKS. PARKING IS ACCESSED ON THE SOUTH SIDE OF THE SITE.

SITE INFORMATION

INTEGRATED DEVELOPMENT ORDINANCE (2020)

ZONE DISTRICT - MX-H
ZONE ATLAS PAGE - E-18-Z

TABLE 2-4-5 MX-H, UC-MS-PT DIMENSIONAL STANDARDS
USABLE OPEN SPACE = 50% REDUCTION
BUILDING HEIGHT = 65 FT MAX

FRONT SETBACK = 0' MIN / 15' MAX
SIDE SETBACK = 0' MIN / 15' MAX
REAR SETBACK = 20' MIN

PARKING (INTEGRATED DEVELOPMENT ORDINANCE)

TABLE 5-5-1 OFF-STREET PARKING
RESTAURANT, UC-MS-PT
= 5 SPACES PER 1,000 SQ FT GFA
= (2246/1000)x5 = 11.23
REQUIRED SPACES = 11.23

5-5(D) MOTORCYCLE PARKING = 1 SPACE PER 0-25 TOTAL PARKING SPACES

5-5(E) BICYCLE PARKING = 3 SPACES

NMBC, SECTION 2, TABLE 1106.1 - ACCESSIBLE PARKING SPACES
1 TOTAL REQUIRED, 1 TO BE VAN ACCESSIBLE

TOTAL OFF-STREET SPACES PROVIDED = 28 SPACES
STANDARD PARKING PROVIDED = 26 SPACES
ADA/VAN PARKING PROVIDED = 2 VAN

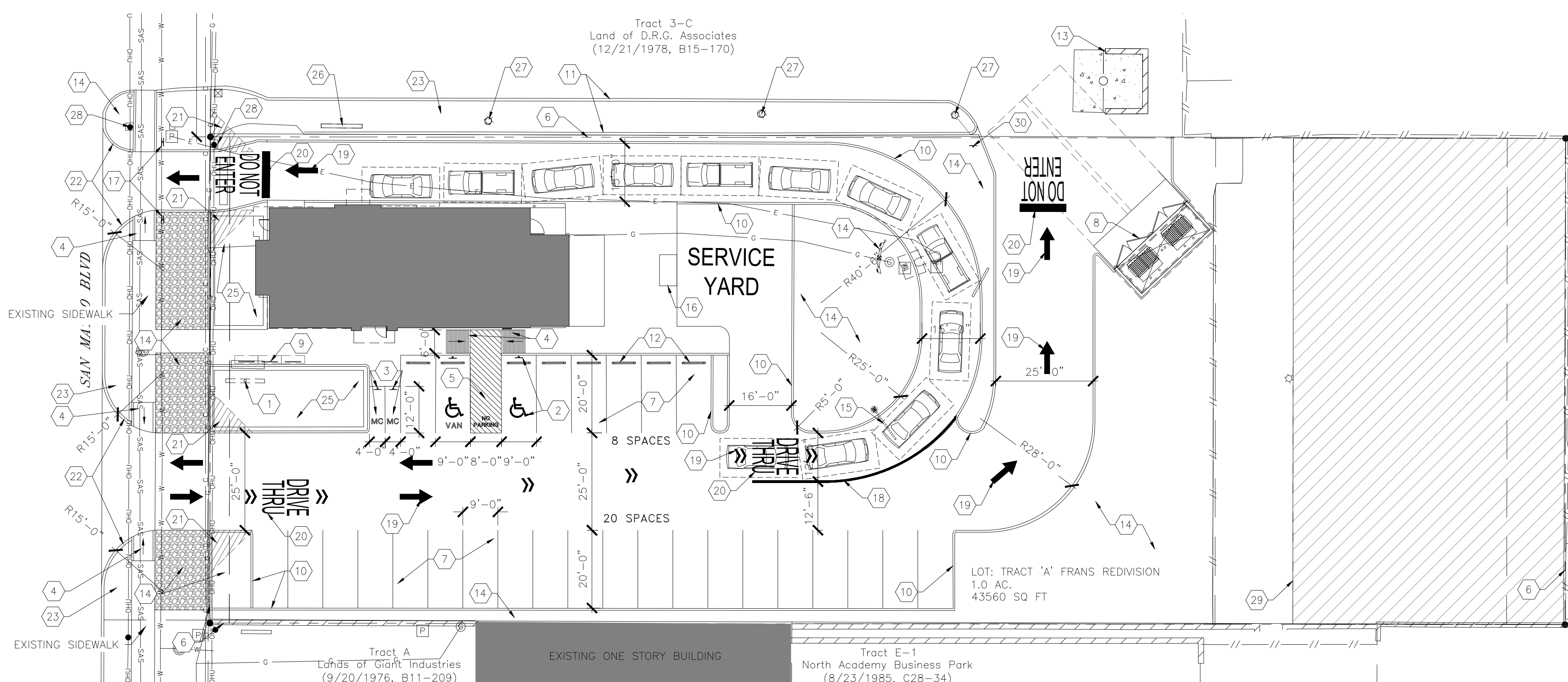
MOTORCYCLE PARKING PROVIDED = 2 SPACE

PRIOR APPROVALS

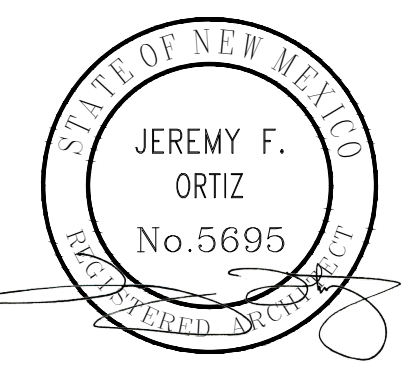
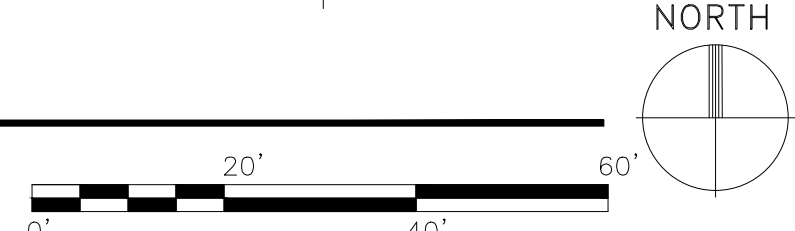
- SOLID WASTE APPROVED FOR ACCESS ON 08/11/2025 BY ADRIAN MAREZ
- FIRE 1 APPROVED ON 10/01/2025, PERMIT #25-100552

SYMBOLS LEGEND

N 90°00'00" E (N 90°00'00" E) B2-118	MEASURED BEARINGS AND DISTANCES	NV	WATER VALVE
N 90°00'00" E (N 90°00'00" E) B2-118	RECORDED BEARINGS AND DISTANCES (12/21/1978, B15-170)	RO	ROOF DRAIN
○	FOUND MONUMENT AS INDICATED	SS	SANITARY SEWER MANHOLE
○	SET TOP BEAR WITH CAP "L.S. 14271" UNLESS OTHERWISE NOTED	SAS	SAS CLEANOUT
□	COVERED AREA	IB	IRRIGATION BOX
□	CONCRETE	UE	UNDERGROUND ELECTRIC UTILITY LINE
□	UTILITY PEDESTAL	UGL	UNDERGROUND GAS UTILITY LINE
□	BLOCK WALL	UGW	UNDERGROUND WATER UTILITY LINE
□	CHAIN LINK FENCE	USB	UNDERGROUND SANITARY SEWER LINE
□	WOOD FENCE	R	RAMP
□	BOLLARD	D.I.	DROP INLET
□	OVERHEAD UTILITY LINE	ASV	ANTI-SIPHON VALVE
□	UTILITY POLE	5075.50	SPOT ELEVATION
□	PULL BOX	BC 5075.50	BACK OF CURB ELEVATION
□	LIGHT POLE	FL 5075.50	FLOW LINE ELEVATION
□	TRANSFORMER	EP 5075.50	EDGE OF PAVEMENT ELEVATION
□	GAS METER	TA 5075.50	TOP OF ASPHALT ELEVATION
□	WATER METER	TC 5075.50	TOP OF CONCRETE ELEVATION
□	FIRE HYDRANT		



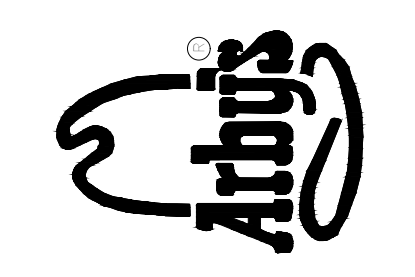
ARCHITECTURAL SITE PLAN - TCL
SCALE: 1" = 20'-0"



09-08-2025



4700 LINCOLN RD NE,
SUITE 101B
ALBUQUERQUE
NEW MEXICO 87109
(505) 998-7717
www.archisarchitects.com



ARBY'S RESTAURANT
22 SEAT NARROW
6110 SAN MATEO BLVD NE
ALBUQUERQUE, NEW MEXICO

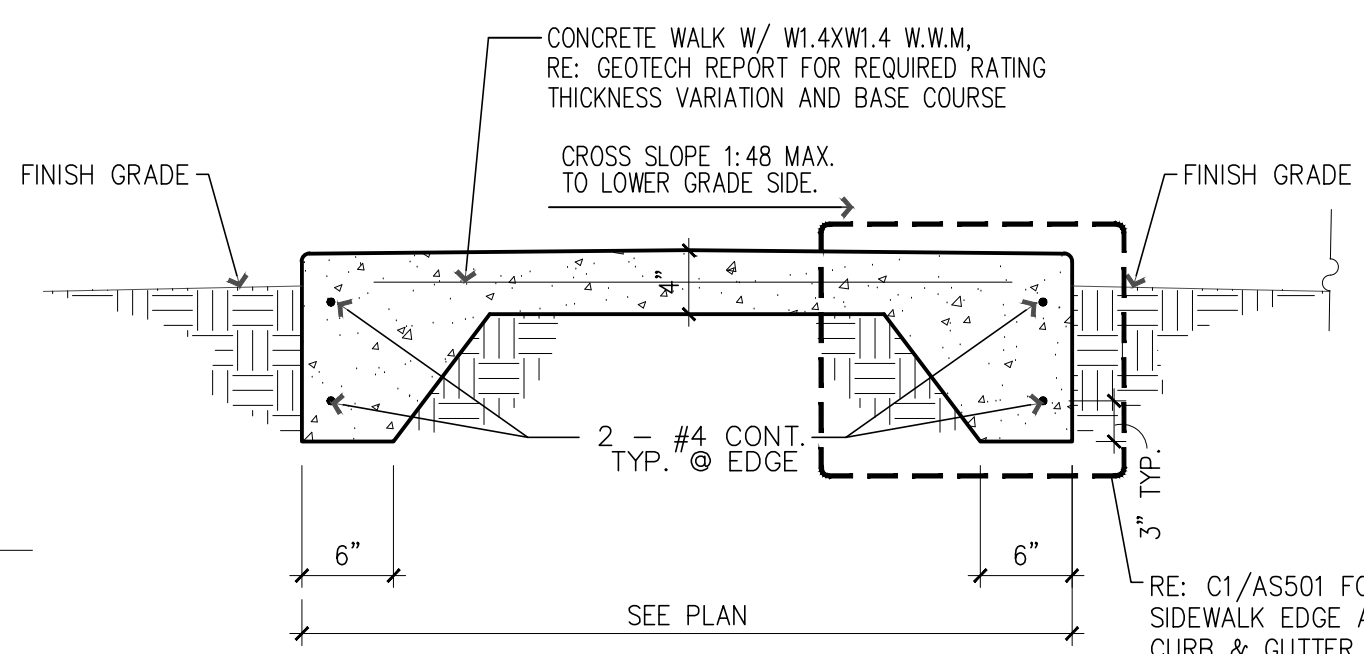
Project No. 25-011
Drawn by: DB
Checked by: AEH

Issue Date:
September 8, 2025

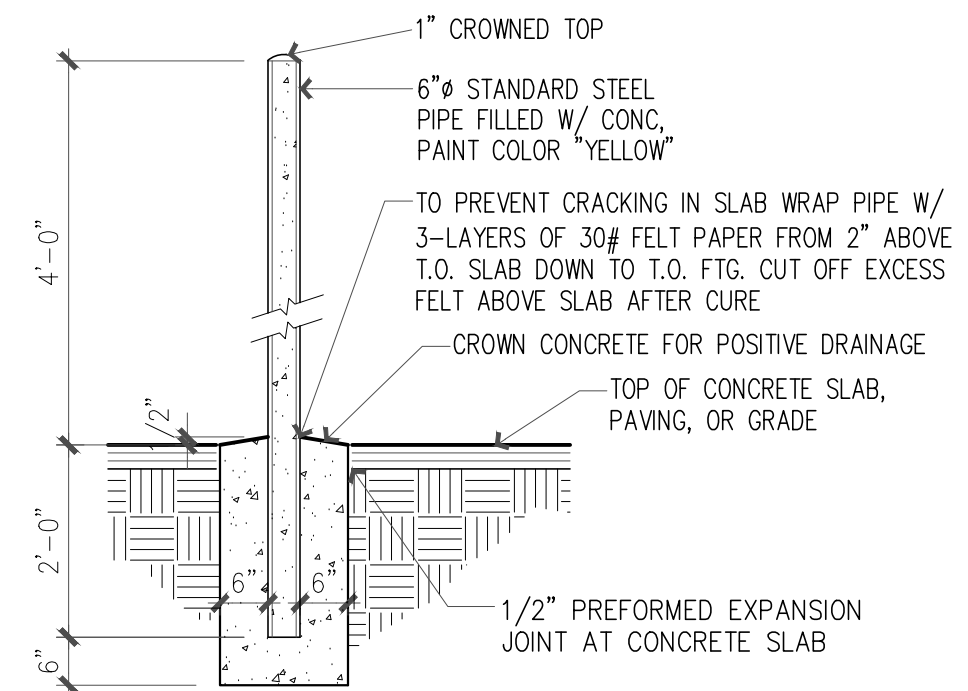
#	Date	Issue/Revision	
		TCL REVISION	TCL REVISION
1	09-15-2025		
2	10-07-2025		

Sheet Title:
Traffic Circulation Layout

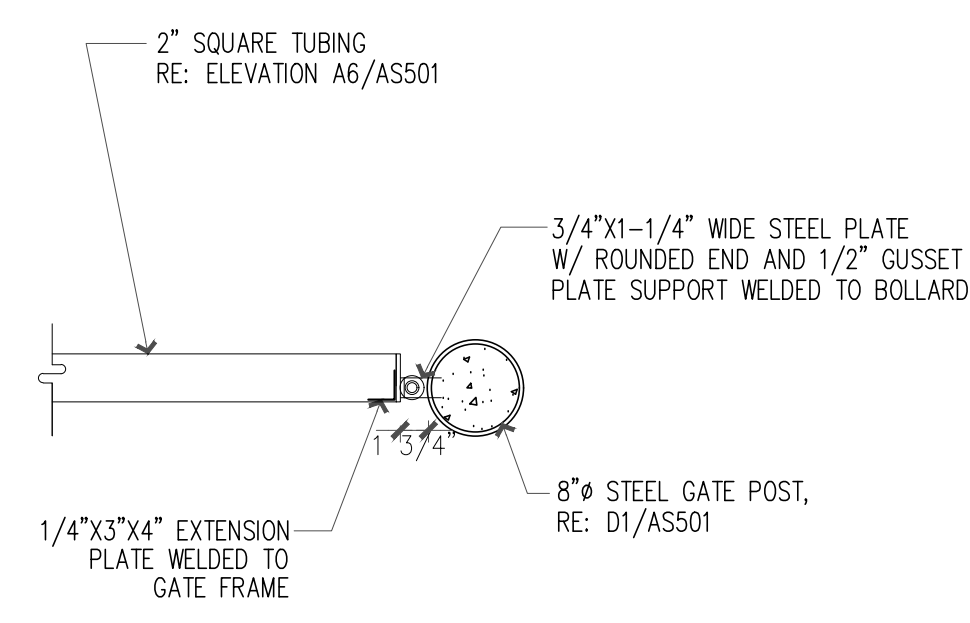
Sheet No.
AS001



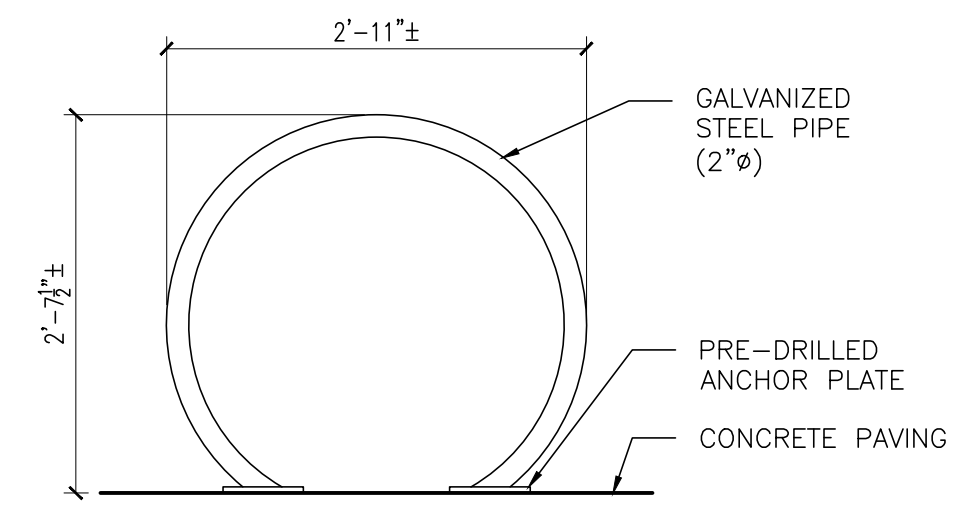
F1 CONCRETE WALK SECTION
SCALE: 1" = 1'-0"



F3 STEEL PIPE BOLLARD
SCALE: 1/2" = 1'-0"

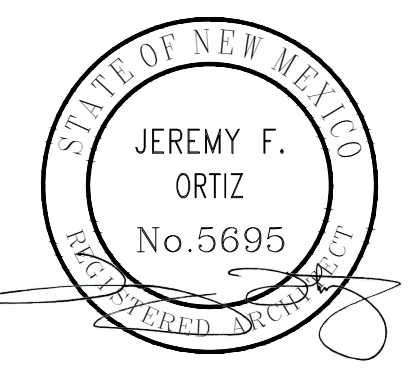


F4 GATE HINGE DETAIL
SCALE: 1" = 1'-0"



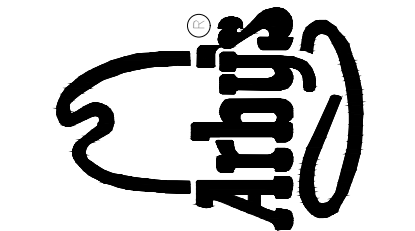
F6 BIKE RACK ELEVATION
SCALE: 3/4" = 1'-0"

- TRAFFIC CIRCULATION
LAYOUT APPROVED
- Sertil A. Kanbar 10/8/2025
Signed Date
- SPACE FOR COA APPROVAL STAMP AND/OR SIGNATURE
- GENERAL NOTES**
- USE FULL SCALE DRAWINGS FOR CONSTRUCTION PRINTED ON 24X36 "D" SIZE PAPER; DO NOT SCALE DRAWINGS
 - REFER TO NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) STANDARD DRAWING 608-001-1 "PEDESTRIAN ACCESSIBLE ROUTE GENERAL NOTES" FOR STANDARD RAMPS AND STAIR DETAILS ON CONSTRUCTING SITE STEPS, RAMPS, FINISHES AND OTHER REQUIREMENTS; ANY DETAILS OR REQUIREMENTS IN THAT DOCUMENT SUPERCEDE THESE DETAILS AND WHERE ANY DETAILS IN THAT DOCUMENT OR OTHER CURRENT ADA STANDARDS CONFLICT WITH THESE DETAILS, OR EACH OTHER, THE MOST STRINGENT REQUIREMENTS SHALL APPLY
 - PROVIDE EXTERIOR GRADE SEALANTS AT EXPANSION JOINTS AT SIDEWALKS AND OTHER CONCRETE AREAS
 - WASTE RECEPTACLE AND ENCLOSURE DESIGN SHALL COMPLY WITH COA SOLID WASTE MANAGEMENT DEPARTMENT STANDARD DETAILS AND REQUIREMENTS
 - PROVIDE POSITIVE GRADING AROUND THE ENTIRE BUILDING
 - LANDSCAPING AND SIGNAGE 3'H TO 8'H (AS MEASURED FROM GUTTER PAN) SHALL NOT BE IN CLEAR SIGHT TRIANGLE
 - RE: GRADING & DRAINAGE PLAN FOR ADDITIONAL INFORMATION
 - LANDSCAPING SHOWN FOR REFERENCE ONLY
 - ALL IMPROVEMENTS IN THE RIGHT OF WAY MUST BE INCLUDED ON THE FINAL WORK ORDER
 - GREASE TRAP MAY NOT BE LOCATED INSIDE OF WASTE RECEPTACLE ENCLOSURE; COORDINATE EXACT LOCATION OUTSIDE OF WASTE RECEPTACLE ENCLOSURE WITH ARCHITECT
 - TREATMENT OF NEW ACCESS POINTS, CURB CUTS AND/OR DRIVE PADS SHALL COMPLY WITH COA DPM CHAPTER 26, SECTION 6
 - ALL NEW RAMPS MUST INCLUDE TRUNCATED DOMES
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER TO MATCH EXISTING ADJACENT SIDEWALK, CURB & GUTTER PER COA STD DETAILS; COORDINATE WITH CIVIL ENGINEER

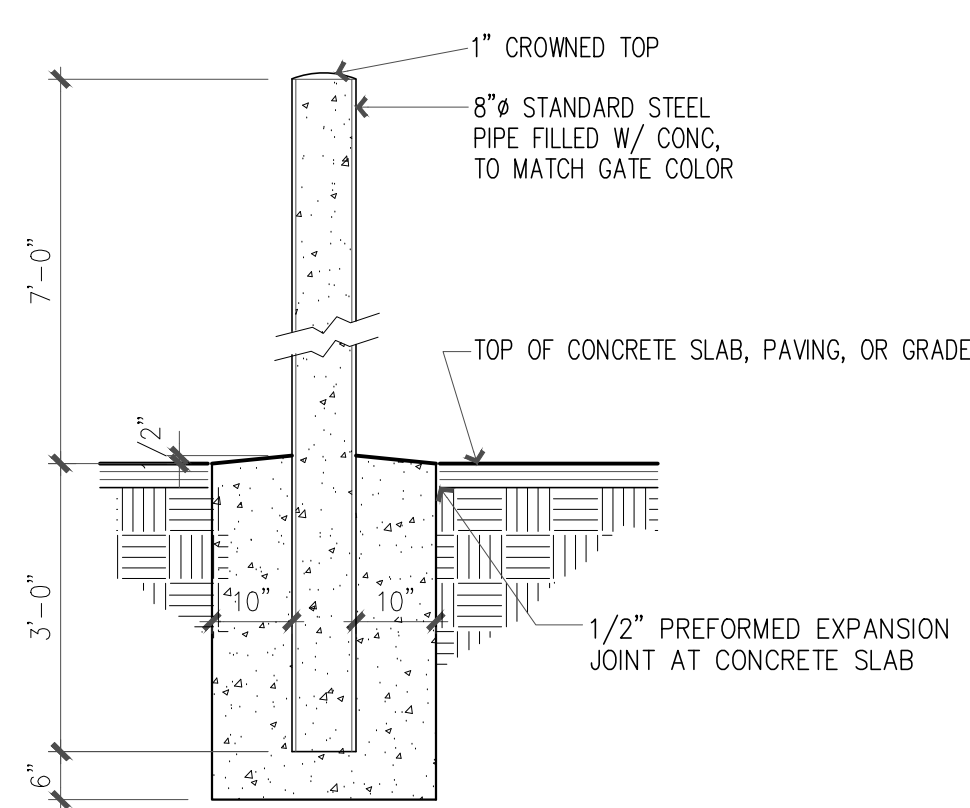


ARCHIS
ARCHITECTS

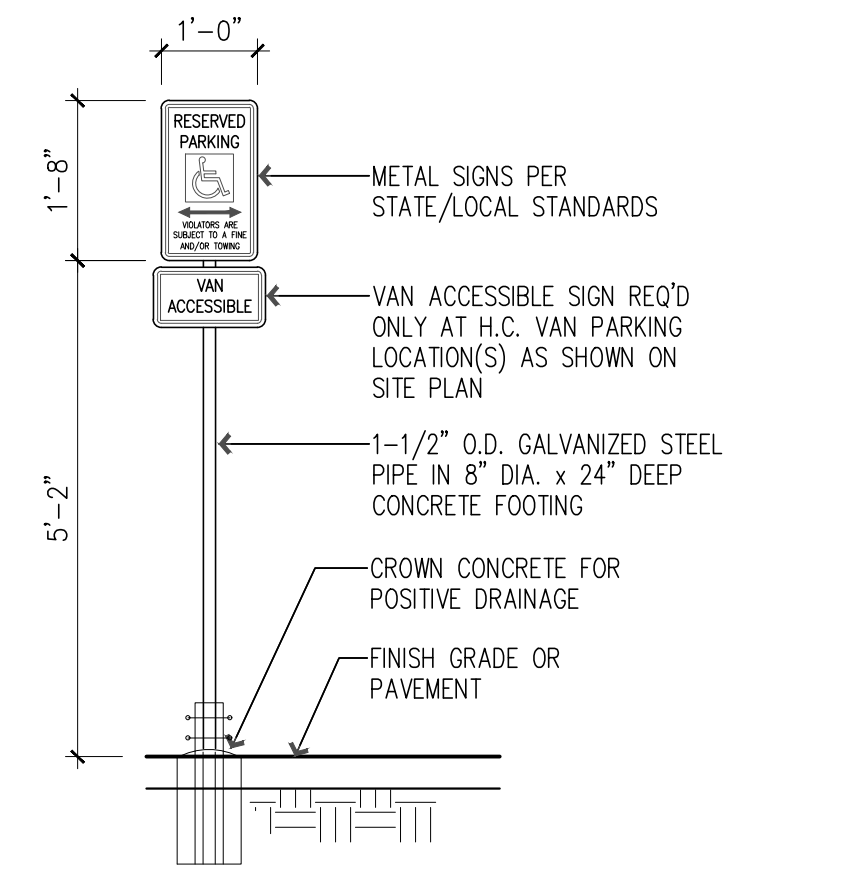
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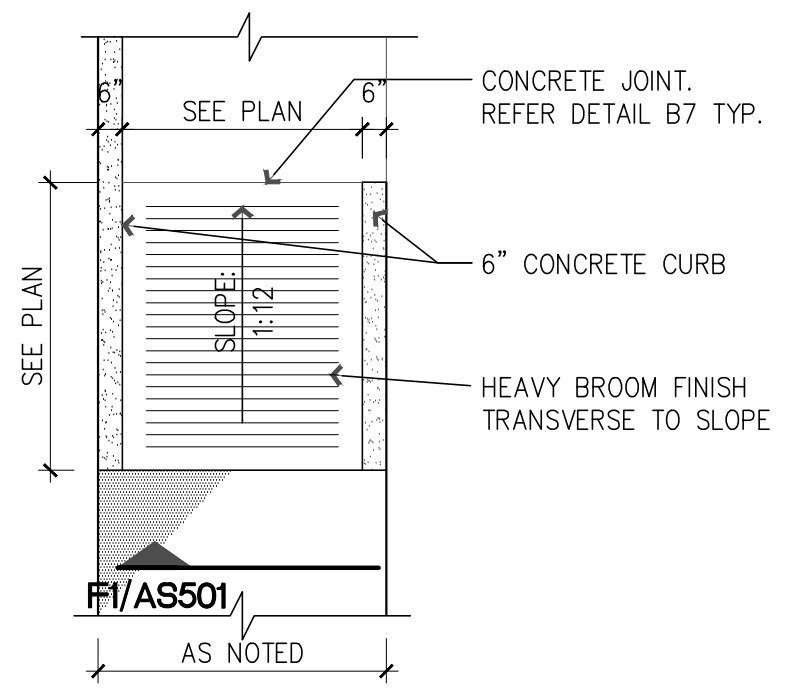
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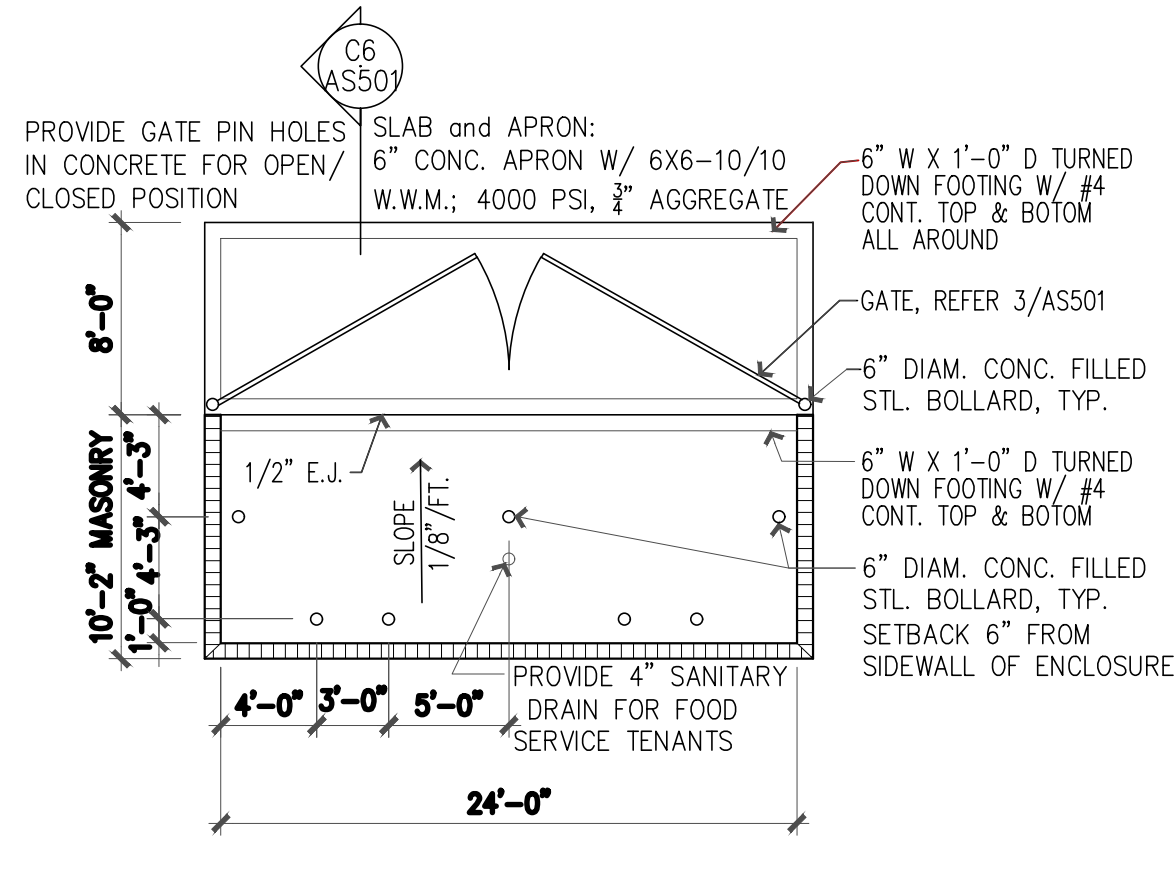
D1 STEEL GATE POST
SCALE: 1/2" = 1'-0"



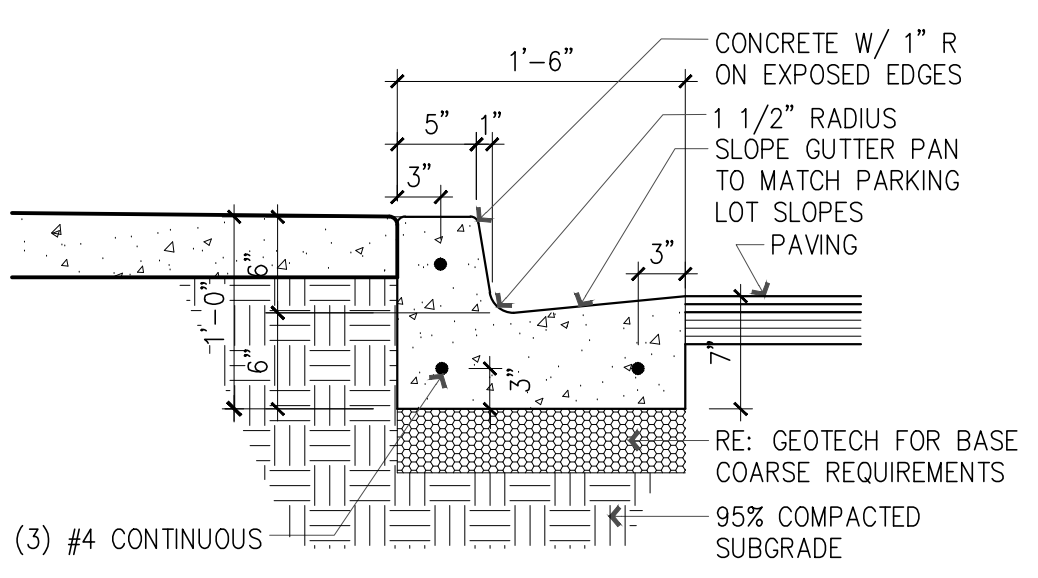
D3 VAN ACCESSIBLE PARKING SIGN
SCALE: 1/2" = 1'-0"



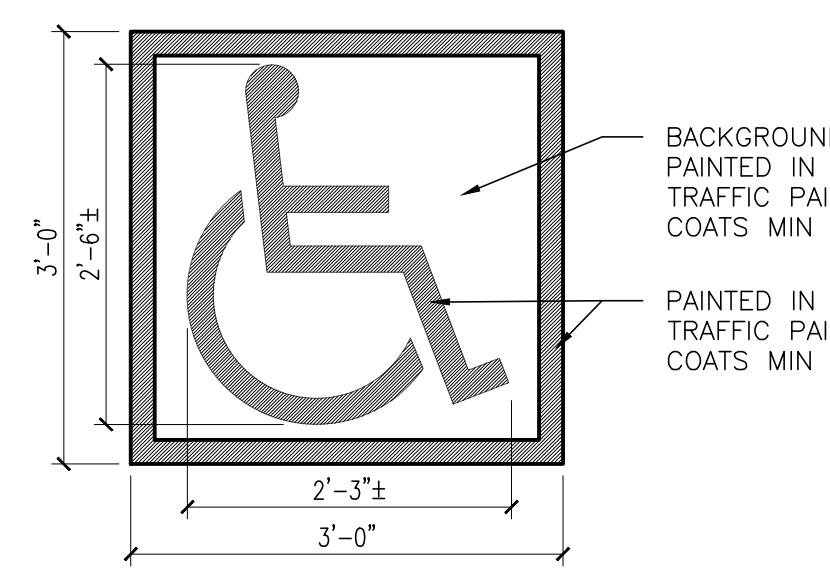
D5 LOW SLOPE RAMP
SCALE: 1/4" = 1'-0"



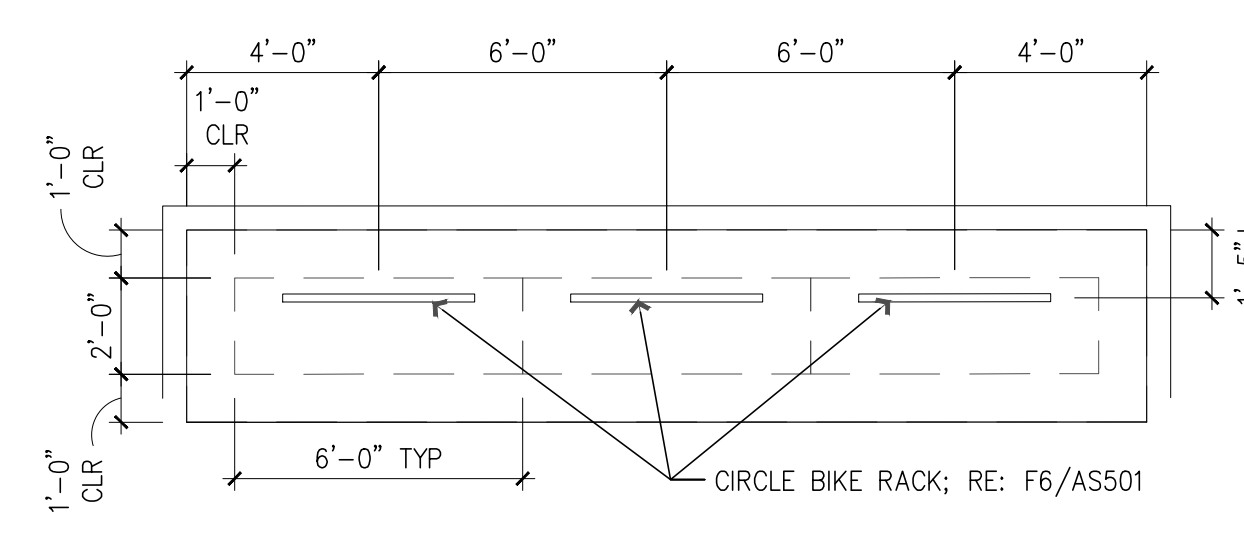
D6 TRASH ENCLOSURE PLAN
SCALE: NTS



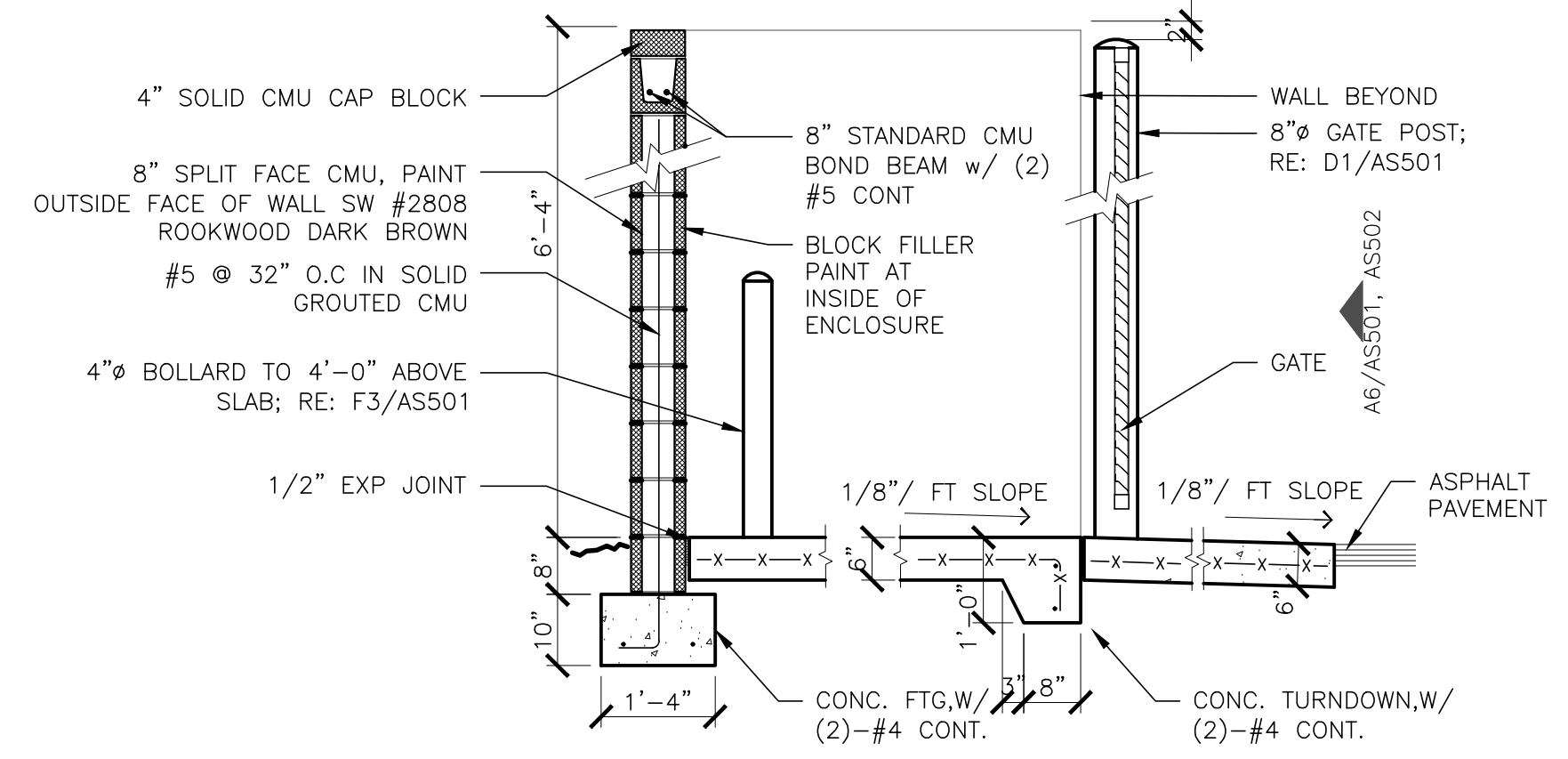
C1 CONCRETE CURB & GUTTER AT SIDEWALK
SCALE: 1" = 1'-0"



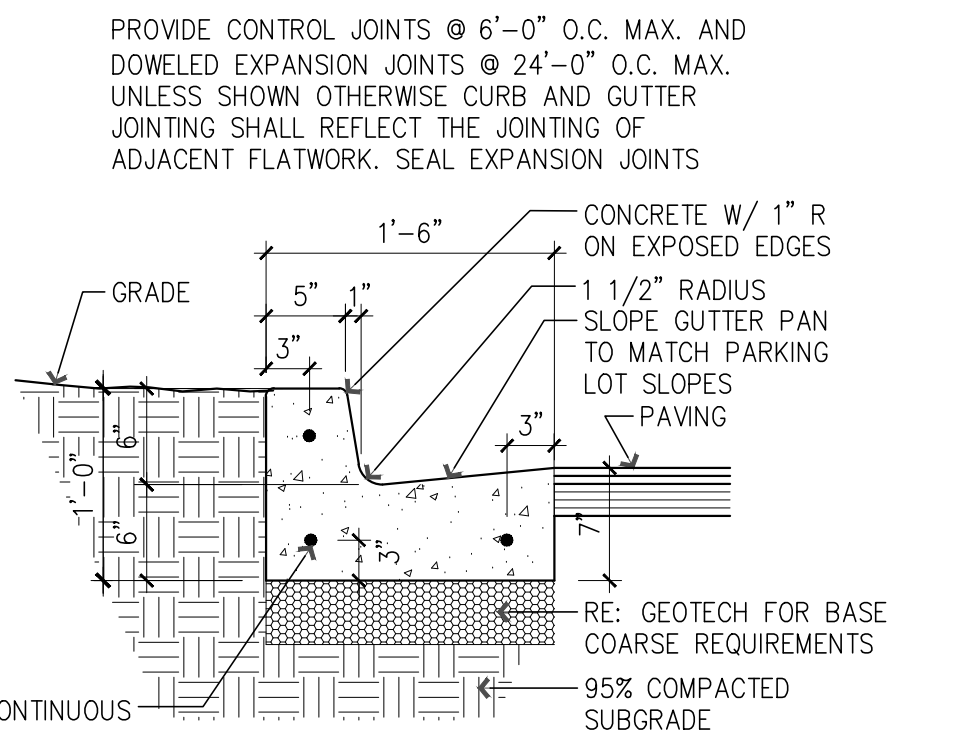
C3 ACCESSIBLE PARKING PAVEMENT MARKING
SCALE: 3/4" = 1'-0"



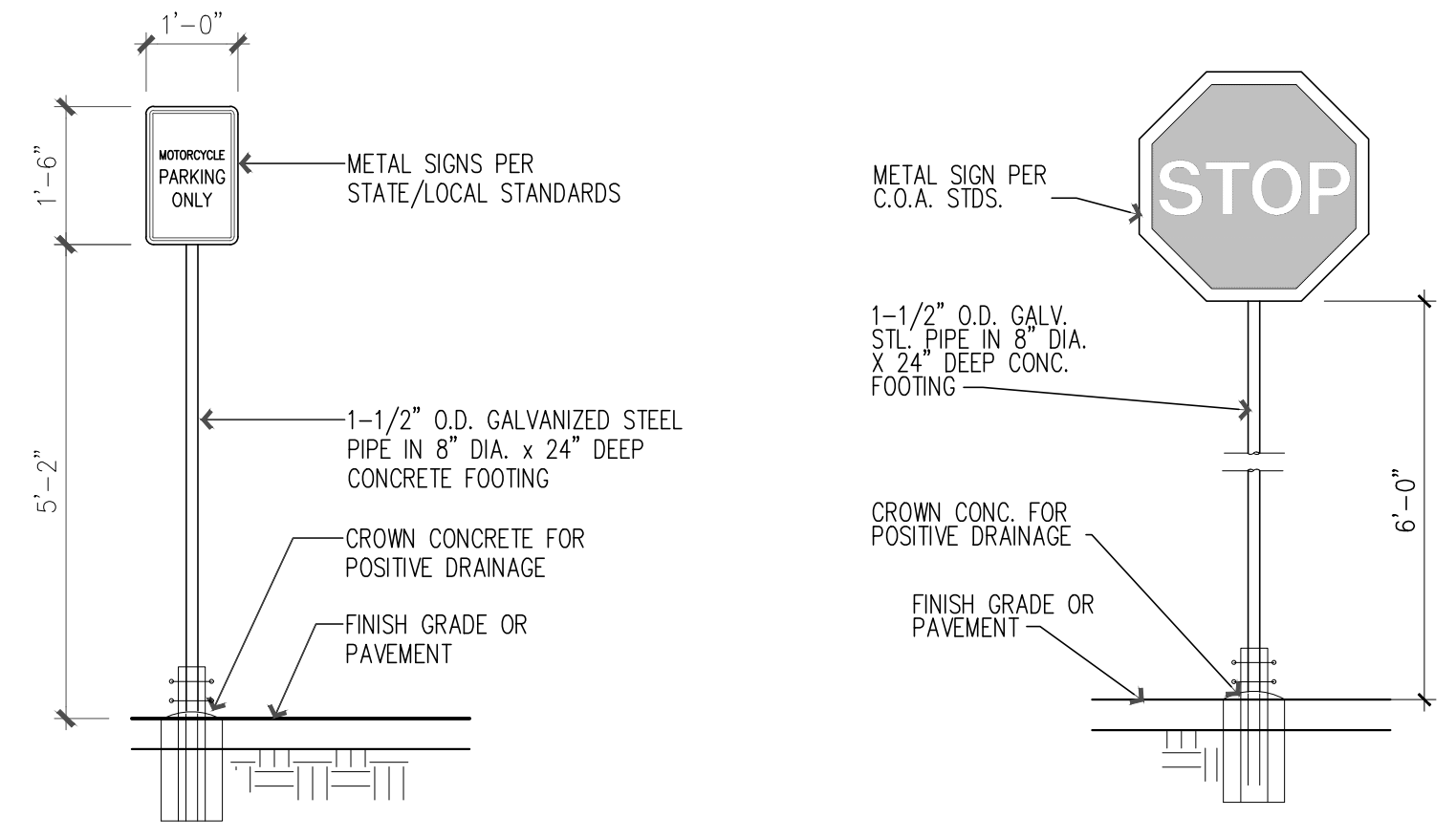
C5 BIKE RACK SPACES PLAN
SCALE: 1/4" = 1'-0"



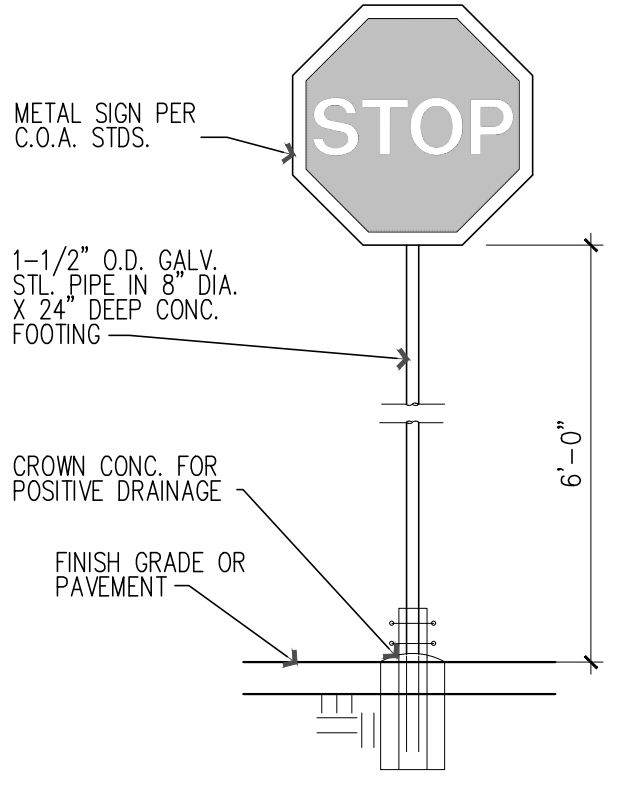
C6 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



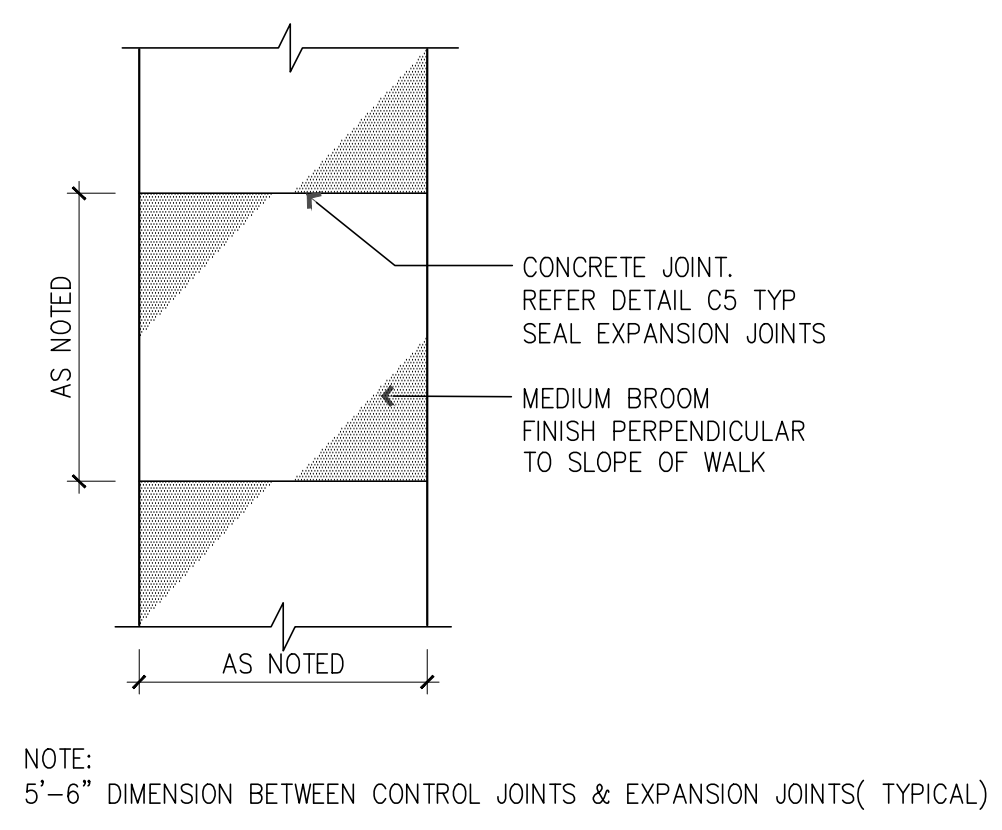
A1 CONCRETE CURB & GUTTER AT GRADE
SCALE: 1" = 1'-0"



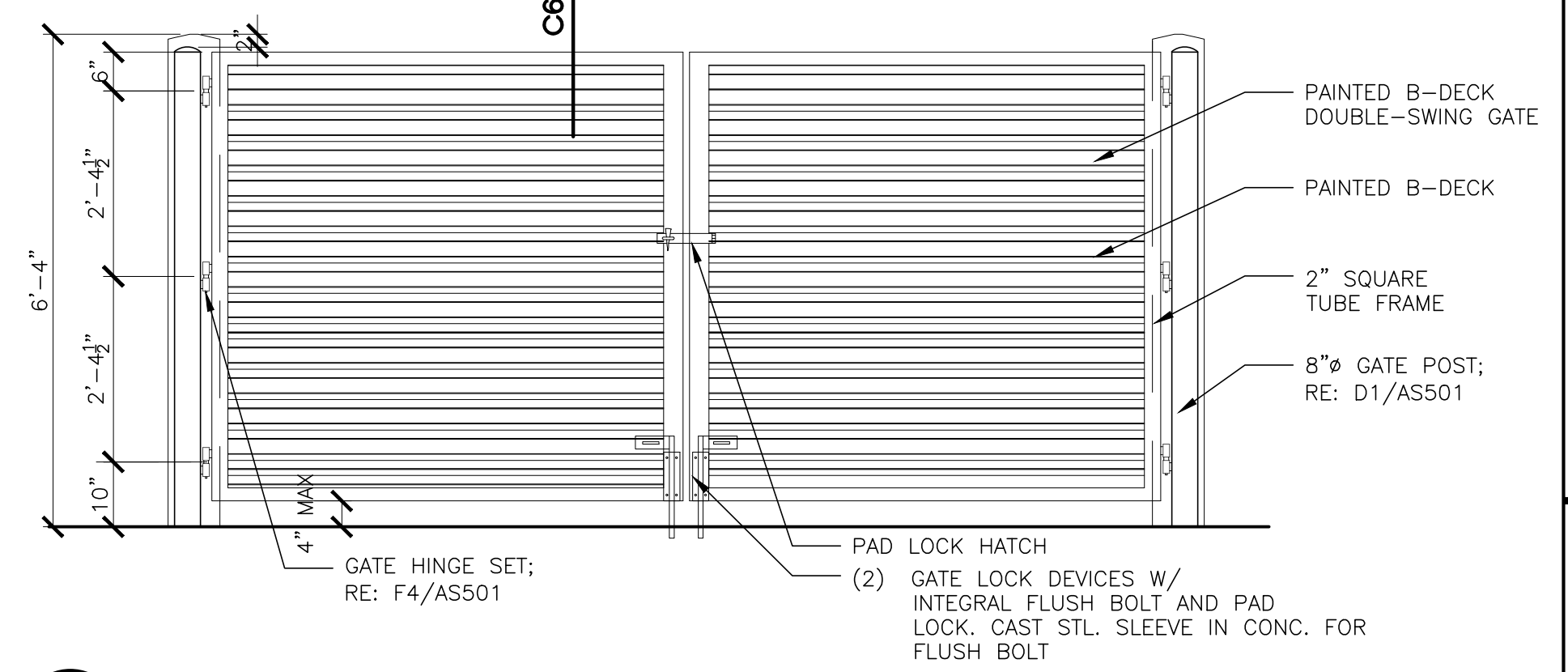
A2 MOTORCYCLE PKG SN
SCALE: 1/2" = 1'-0"



A3 STOP SIGN
SCALE: 1/2" = 1'-0"



A5 CONCRETE WALK PLAN
SCALE: 1/4" = 1'-0"



A6 TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/2" = 1'-0"

Project No. 25-011
Drawn by: DB
Checked by: AEH

Issue Date:
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Issue/Revision	Date

Sheet Title:
Architectural Site Details

Sheet No.
AS501