

# CITY OF ALBUQUERQUE



November 26, 2018

Simons Architecture  
Joe Simons  
P.O. Box 67408  
Albuquerque, NM 87193

**Re: Burger King**  
**5508 4<sup>th</sup> St NW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 02-22-18 (F14-D055)  
Certification dated 11-19-18

Dear Mr. Simons,


Based upon the information provided in your submittal received 11-20-18, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. Please remove all construction debris and equipment.
2. Remove security fence.
3. Add motorcycle sign.
4. Add bicycle rack.

Once corrections are complete please send photos to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and CC me @ [epgomez@cabq.gov](mailto:epgomez@cabq.gov) . If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

  
Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File



PO Box 67408  
ALBUQUERQUE, NM 87193-7408  
JFS @ SIMONSARCHITECTURE.COM

505.480.4796 VOICE

12-19-18

## TRAFFIC CERTIFICATION

I, JOE SIMONS JR., NMRA 002890, OF THE FIRM SIMONS ARCHITECTURE PC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 2-22-18 AT THE ADDRESS 5508 4TH STREET NW ALBUQUERQUE, NM AND PERMIT NUMBER IS BP2017-39447. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOE SIMONS JR., OF THE FIRM SIMONS ARCHITECTURE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 9/26/16 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY (PERMANENT). ANY ALTERATIONS TO THE APPROVED TCL IS NOTED IN RED ON THE ATTACHED PLAN AND IS NOTED AS FOLLOWS:

• WIDEN A PORTION OF DRIVE - THRU AS SHOWN.

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.



1.02  
Signature of Engineer or Architect

11-19-18  
Date





# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: BURGER KING Building Permit #: 2017-39444 Hydrology File #: F140055

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LOT 9-A, LINDA VISTA ADDITION

City Address: 5508 4<sup>th</sup> STREET NW

Applicant: TOM McCOLLUM Contact: \_\_\_\_\_

Address: 11000 BERMUDA WILLOWS NE 87111

Phone#: 681-7474 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: SIMONS ARCHITECTURE PC Contact: JOE SIMONS

Address: P.O. BOX 67403 87193

Phone#: 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 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) \_\_\_\_\_

### 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?

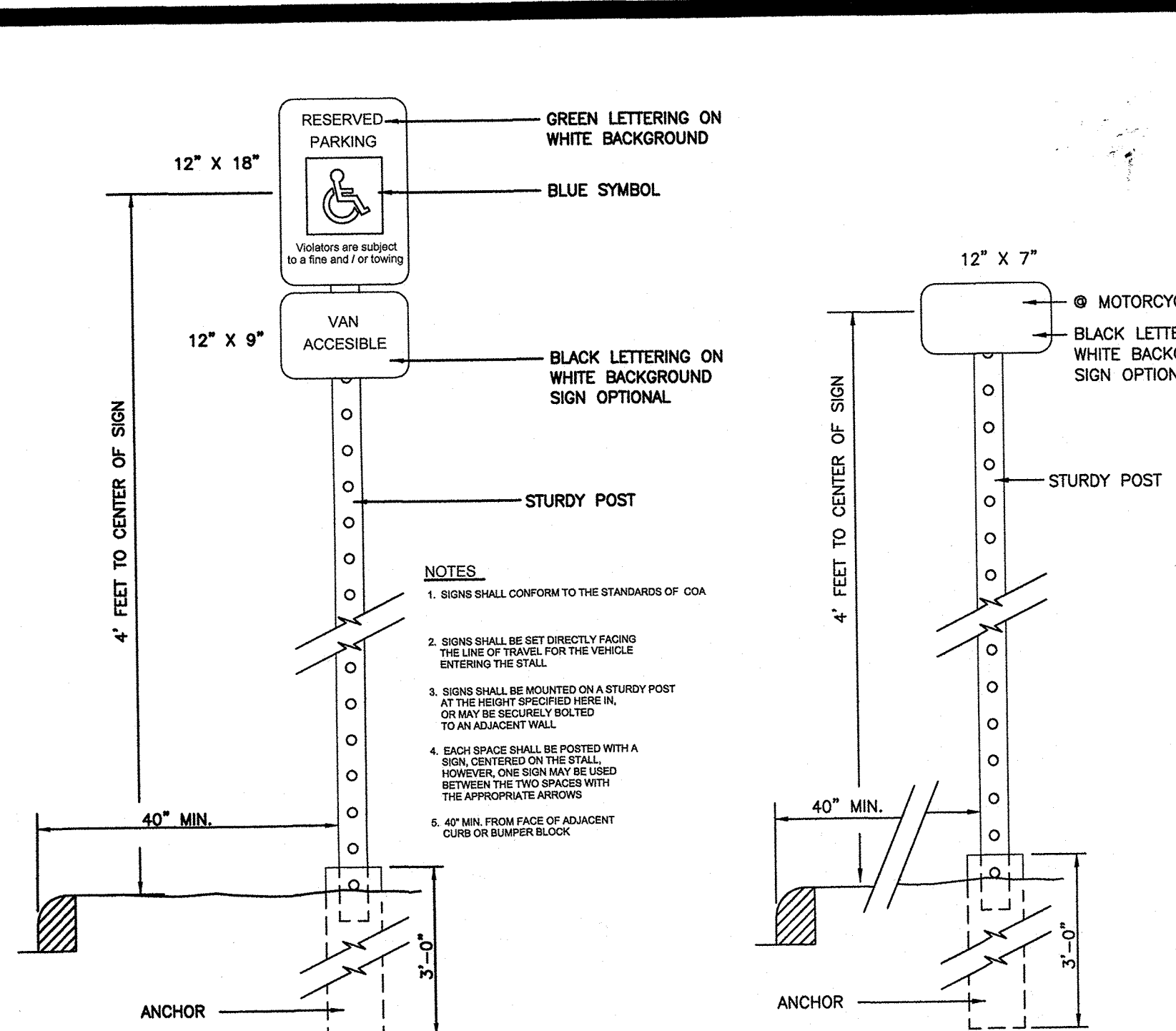
DATE SUBMITTED: 11.19.18 By: JOE SIMONS

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

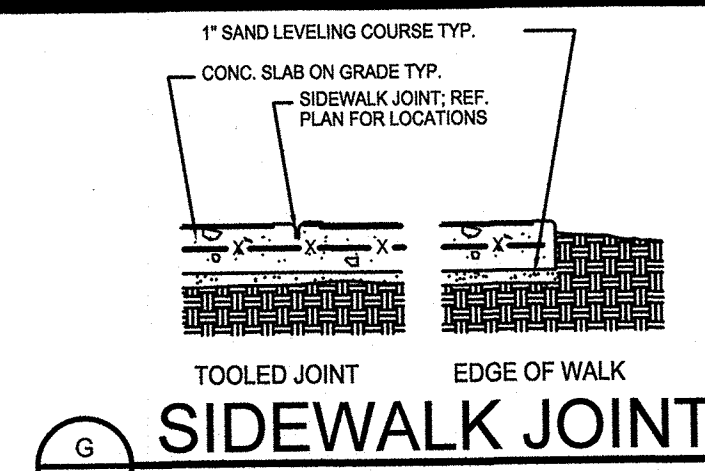
FEE PAID: \$110.00



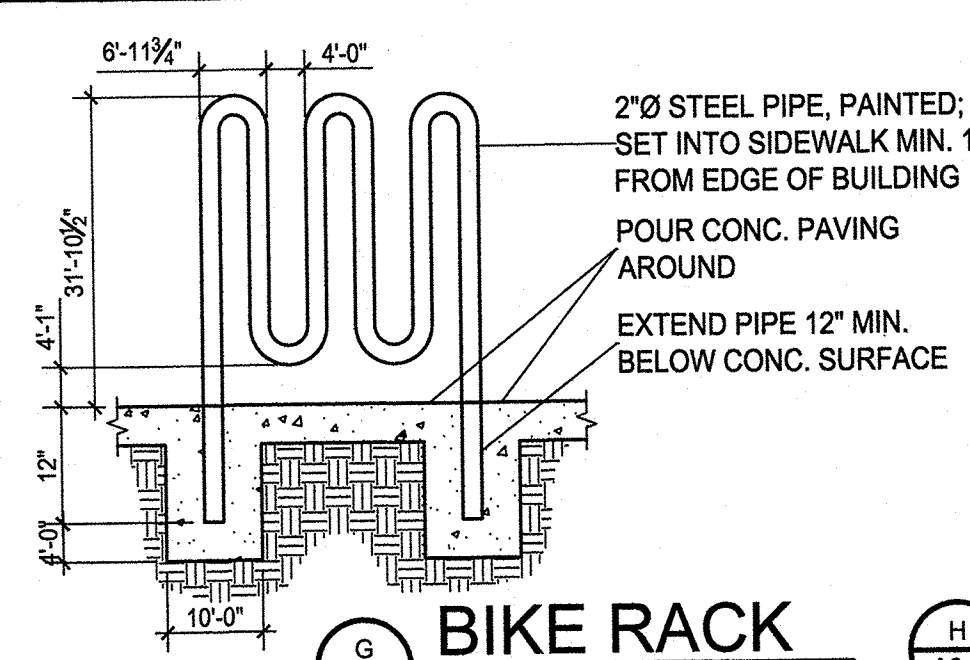


**H.C. SIGNAGE**  
A0.1 1" = 1'-0"

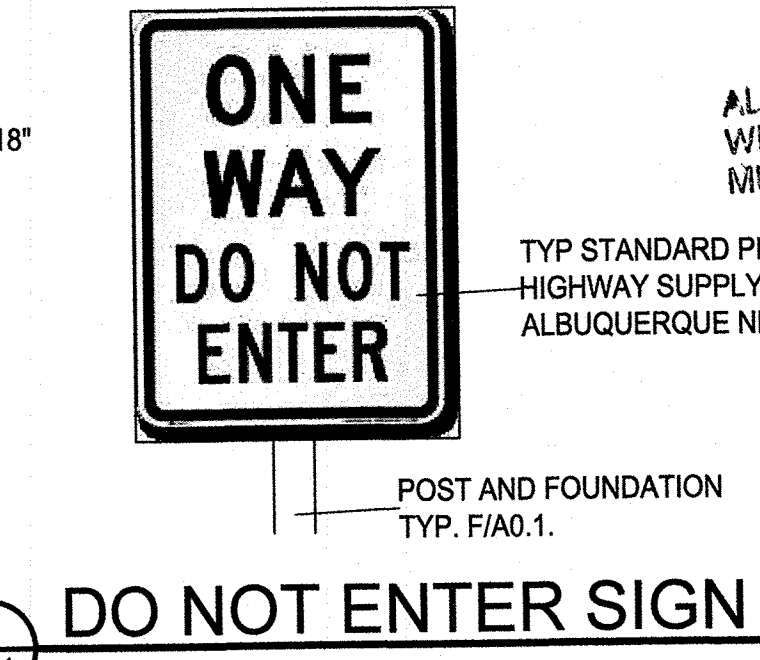
**MOTORCYCLE**  
A0.1 1" = 1'-0"



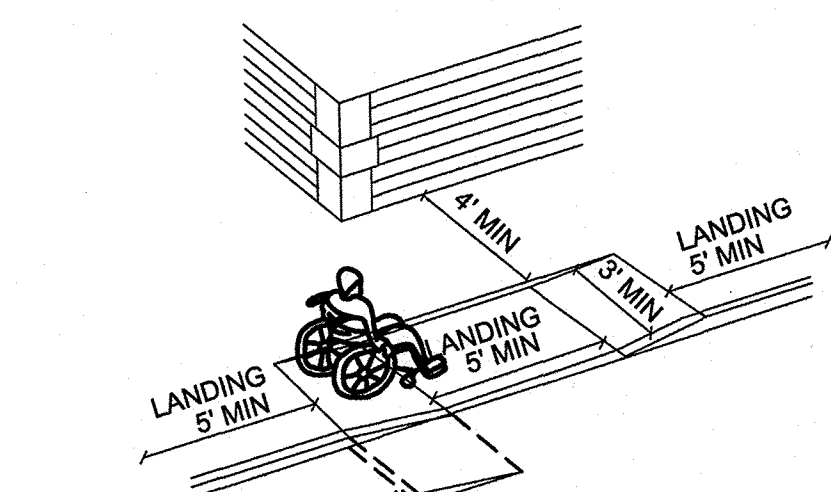
**SIDEWALK JOINT**  
A0.1 3/4" = 1'-0"



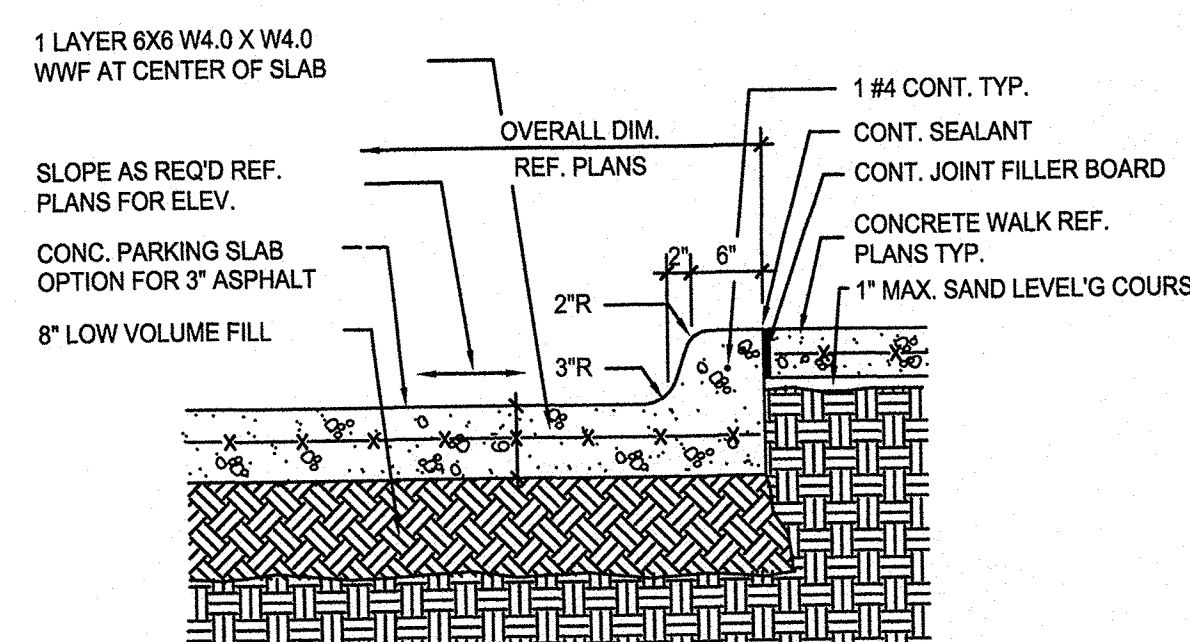
**BIKE RACK**  
A0.1 1/2" = 1'-0"



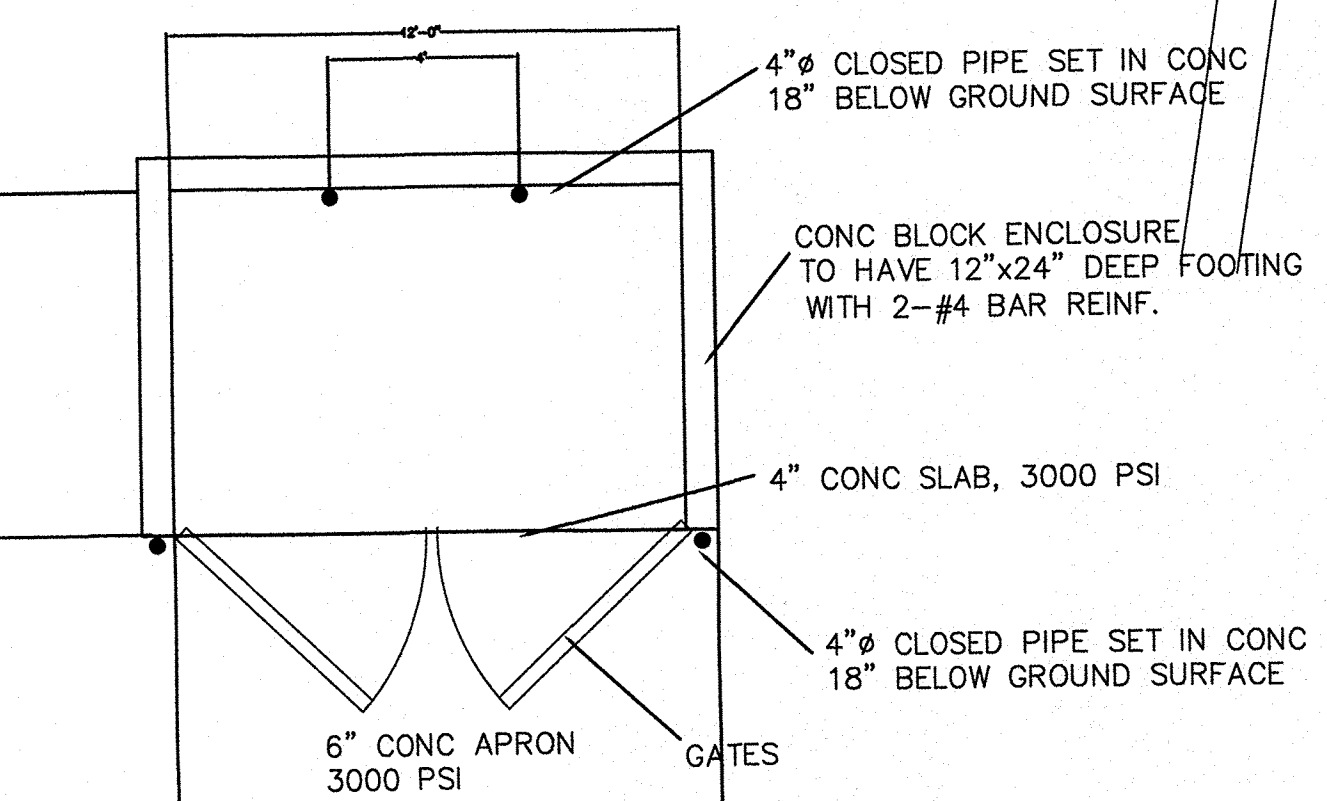
**DO NOT ENTER SIGN**  
A0.1 3/4" = 1'-0"



**RAMP STANDARDS**  
A0.1 NTS



**PAVING / CURB DETAIL**  
A0.1 3/4" = 1'-0"

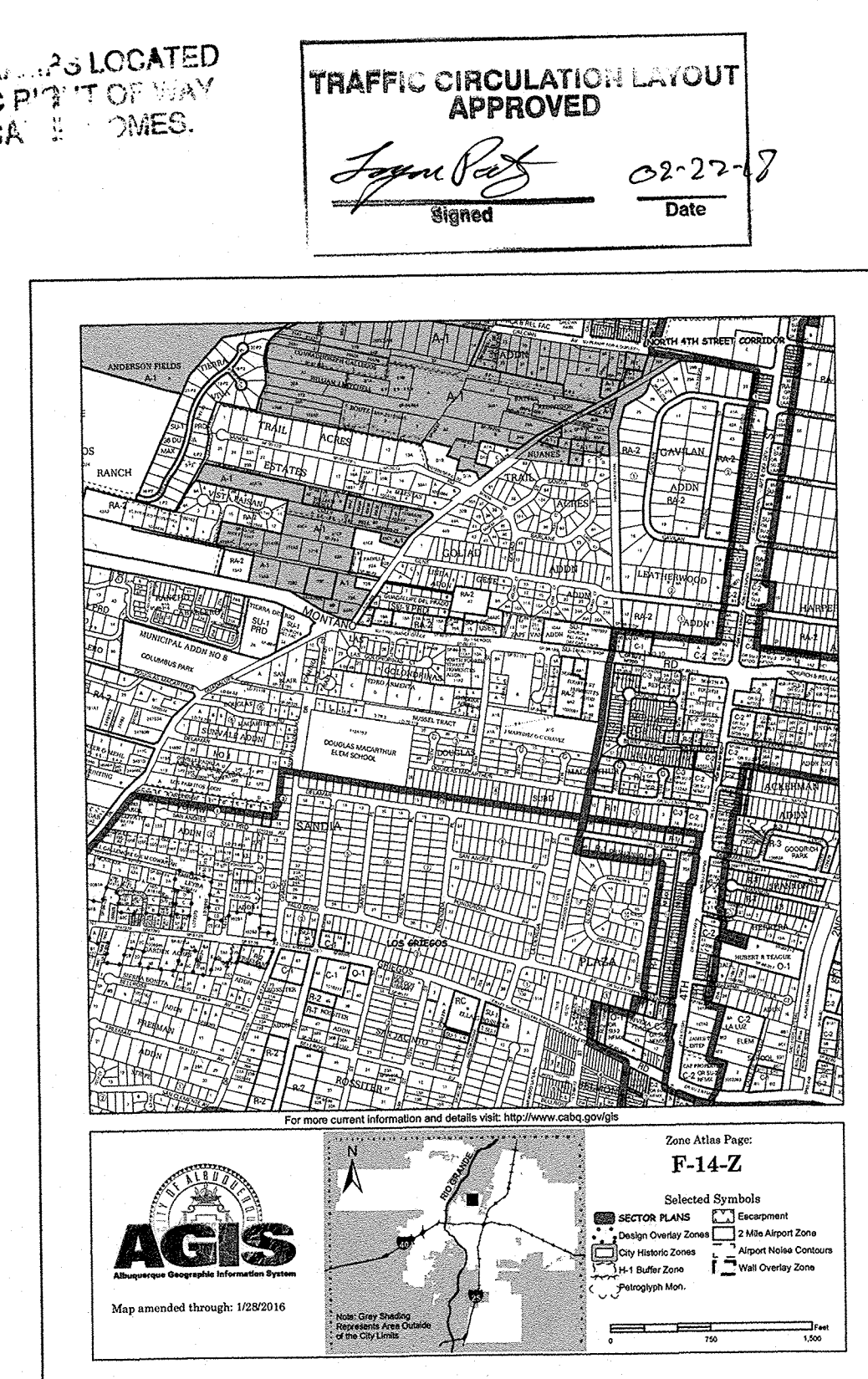


**DUMPSTER ENCLOSURE**  
A0.1 1/4" = 1'-0"



**KEYED NOTES**

- EXISTING IMPROVEMENTS.
- EXISTING POLE SIGN
- ASPHALT PAVING; REF. E/A0.1
- CURB; REF. E/A0.1
- SIDEWALK; REF. G/A0.1
- LANDSCAPE AREA.
- RAMP SLOPE 1:12 MAX. REF. C/A0.1
- ADA COMPLIANT PARKING SIGNAGE REF. B/A0.1.
- PAINTED SYMBOL PER ANSI 703.7
- ACCESSIBLE AISLE PER ANSI 502.3
- ABANDONED PARKING LOT CONNECTION.
- PREVIEW MENU
- SPEAKER / ORDER PYLON
- DUMPSTER ENCLOSURE; REF. E/A0.1
- 4" DRAIN TO SANDTRAP TO SEWER
- PEDESTRIAN CROSSING; PAINT BLUE 8" W. 16" O.C.
- SLOPE TO PAVING; TRUNCATED DOMES.
- EXISTING WATER METER; VERIFY SIZE WITH PLUMBING.
- EXISTING SEWER MANHOLE; FIELD VERIFY 4" SEWER TAP.
- EXISTING OVERHEAD ELECTRICAL; VERIFY WITH PNM.
- EXISTING GAS LINE; VERIFY METER LOCATION WITH GAS COMPANY; VERIFY SIZE WITH PLUMBING.
- BIKE RACK; REF. H/A0.1.
- EXISTING EASEMENT.
- 6" CONCRETE FILLED BOLLARDS; PAINT SAFETY YELLOW.
- MOTORCYCLE SIGNAGE; REF. F/A0.1.
- DO NOT ENTER SIGN; REF. H/A0.1.
- DIRECTIONAL PAVING SYMBOL 8" LONG X 6" WIDE, 15" STROKE; WHITE COLOR.



**VICINITY MAP**

**LEGAL DESCRIPTION**

LOT 9-A LINDA VISTA ADDITION  
ALBUQUERQUE, NEW MEXICO  
BERNALILLO COUNTY

**SITE DATA**

ZONING: SU-2 FOR C-2  
ZONE ATLAS: F14  
SITE SIZE: 31118.901 SQ. FT. (.692 AC.)  
BUILDING SIZE / % OF SITE: 2,766 SQ. FT. / 8.89%

**PARKING CALCULATIONS**

**EXISTING AND NEW BUILDING**

BUILDING AREA: 2,766 S.F.  
NUMBER OF SEATS: 42

PARKING CALCULATIONS:  
4 SEATS/SPACE = 11 PARKING SPACES

TOTAL STANDARD PARKING PROVIDED = 22 SPACES  
TOTAL H.C. PARKING REQUIRED = 2 SPACE  
TOTAL H.C. PARKING PROVIDED = 2 SPACE  
TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE  
TOTAL MOTORCYCLE SPACES PROVIDED = 2 SPACE  
TOTAL PARKING PROVIDED = 25 SPACES

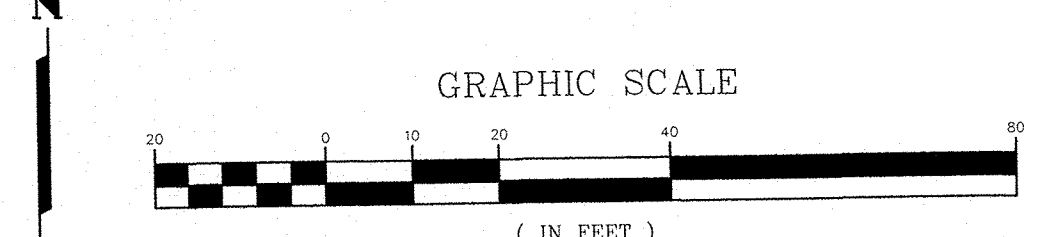
1 BICYCLE RACK PER 20 PARKING SPACES  
BIKE SPACES REQUIRED = 2 RACKS  
BIKE SPACES PROVIDED = 2 RACKS

**LANDSCAPE CALCULATIONS**

LOT AREA: 31,118 S.F.  
BUILDING AREA: 2,766 S.F.  
NET LOT AREA: 28,352 S.F.

LANDSCAPE AREA REQUIRED (15%): 4,253 S.F.  
GROUND COVER REQUIRED (75% OF LANDSCAPE): 3,190 S.F.

STREET TREES: 30' O.C.  
LANDSCAPE AREA PROVIDED 35.6%: 10,080 S.F.

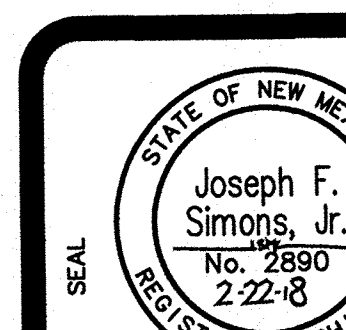
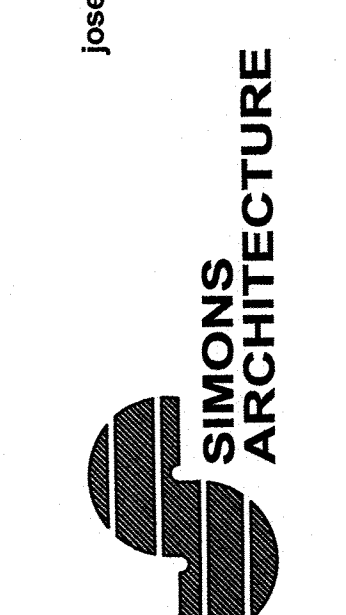


NO.	DATE	CHECKED BY	REVISION
1	10.12.17		REVISION PER PLAN REVIEW
2	1.20.18		REVISION PER PLAN REVIEW



BURGER KING CORP./FRANCHISEE

Joseph F. Simons Jr., AIA  
Lic. No. 002890  
Arch. No. 87183-7408  
Ph. 505.482.4796  
jfs@simonsarchitect.com



PROJECT # J05-046  
**BURGER KING RESTAURANT**  
5508 4TH ST. NW  
ALBUQUERQUE, NM 87107  
TCL  
A0.1  
TCL