CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

September 23, 2024

Joe Simons, R.A Simons Architecture PC P.O Box 67408 Albuquerque, NM 87107

Re: Burger King 3221 Coors Blvd. NW 30-Day Temporary Certificate of Occupancy Transportation Development Final Inspection Architect's Stamp dated 04-10-24 (G11-D003D) Certification dated 09-18-24

Dear Mr. Simons,

Based upon the information provided in your submittal received 09-20-24, Transportation Development has no objection to a <u>30-day Temporary Certificate of Occupancy</u> based. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary Certificate of Occupancy</u> 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:

Albuquerque

NM 87103

PO Box 1293

• The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

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- Mayor Timothy M. Keller
- Per city requirements, Bicycle racks shall be sturdy and anchored to a concrete pad.
- Keynote 29: the existing ramps do not meet ADA standard. Based on the site visit, the running slope of the existing ramps ranged between 8.5% to 10%, while ADA requirements specify the running slope should not exceed 8.3%. The existing ramp should be upgrade to meet the current ADA standard.

Once these corrections are complete, email pictures to <u>malnajjra@cabq.gov</u> for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Vanaa

PO Box 1293 Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services

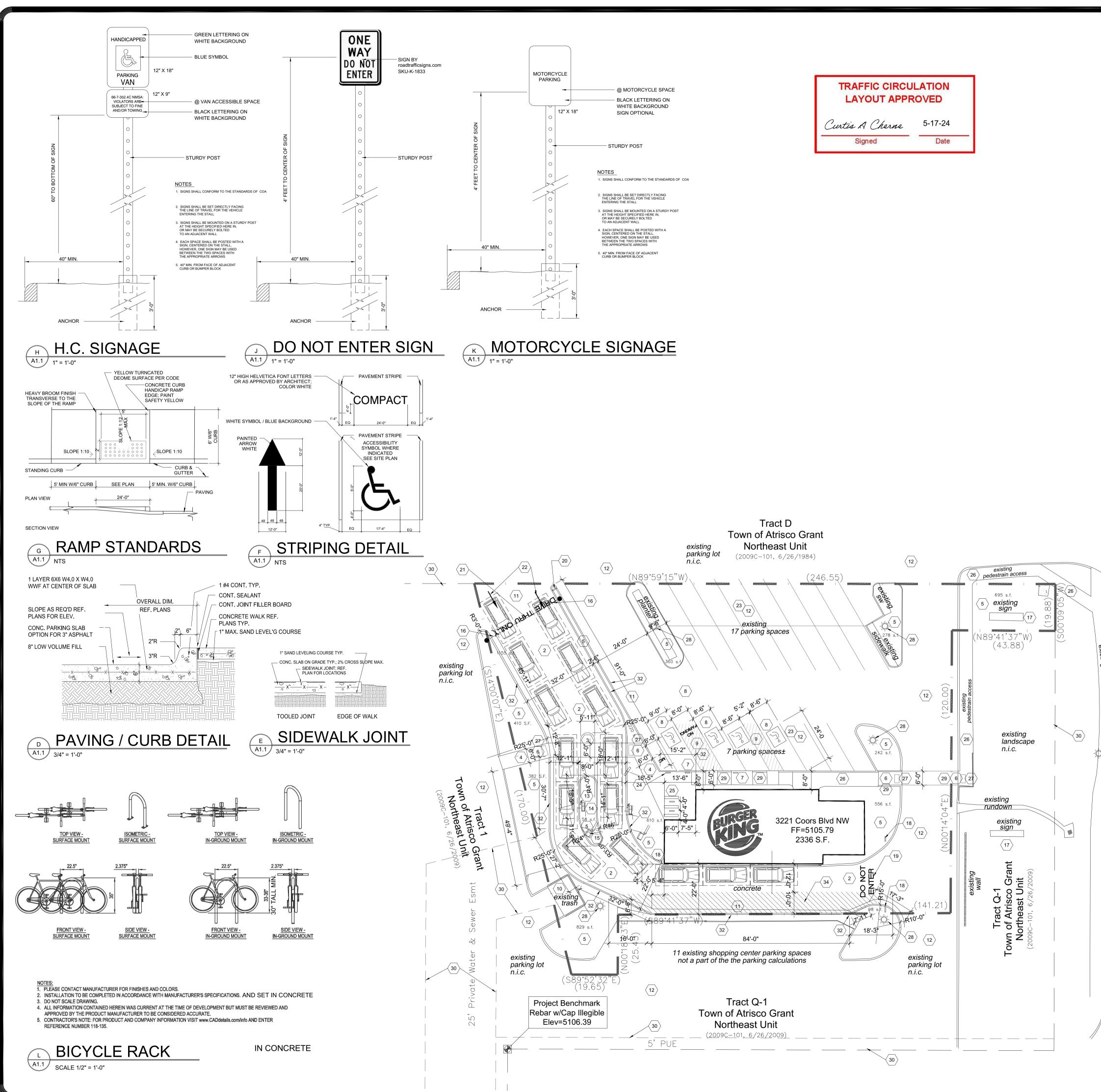
Albuquerque

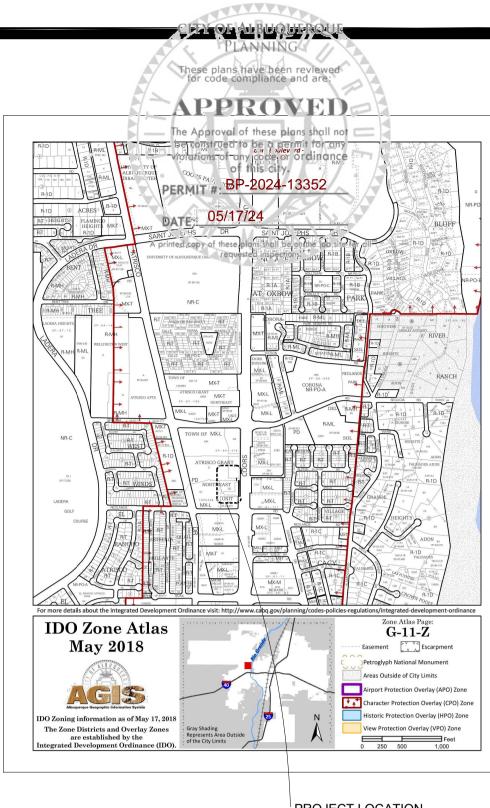
Ma via: email

NM 87103 C: CO Clerk, File

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	Planning Department	
Developm	nent & Building Service	es Division
DRAINAGE ANI	D TRANSPORTATION	INFORMATION SHEET (REV 6/2018)
Project Title: BurgerKing Coors	_Building Permit #:BP	P-2024-13352 Hydrology File #:
		Work Order#:
Legal Description: LOT Q2, TOWN OF A		
City Address: <u>3221 Coors Blvd.</u> , NW Albuqu	erque, NM 87120	
Applicant: Tom McCollum		Contact:
Address: 11000 Bermuda Dunes		
Phone#: 505-681-7474	_Fax#:	E-mail: tmgmtmmm@aol.com
		Contact: Joe Simons
Address: P.O. Box 67408, Albuquerque, NM		Contact
		E-mail: joe@simonsarchitecture.co
TYPE OF DEVELOPMENT: PLAT	(# of lots) RESIDE	ENCE DRB SITE X ADMIN SITE
IS THIS A RESUBMITTAL? Yes	X No	
DEPARTMENT X TRANSPORTATION		DRAINAGE
Check all that Apply:	ТҮРЕ	OF APPROVAL/ACCEPTANCE SOUGHT:
TYPE OF SUBMITTAL:		UILDING PERMIT APPROVAL
ENGINEER/ARCHITECT CERTIFICATIO	NC	ERTIFICATE OF OCCUPANCY
PAD CERTIFICATION	Þ	RELIMINARY PLAT APPROVAL
CONCEPTUAL G & D PLAN		ITE PLAN FOR SUB'D APPROVAL
GRADING PLAN		ITE PLAN FOR BLDG. PERMIT APPROVAL
DRAINAGE REPORT		INAL PLAT APPROVAL
DRAINAGE MASTER PLAN	T	
FLOODPLAIN DEVELOPMENT PERMIT	APPLIC	IA/ RELEASE OF FINANCIAL GUARANTEE
ELEVATION CERTIFICATE		OUNDATION PERMIT APPROVAL
CLOMR/LOMR		RADING PERMIT APPROVAL
X TRAFFIC CIRCULATION LAYOUT (TCL)	O-19 APPROVAL
TRAFFIC IMPACT STUDY (TIS)		AVING PERMIT APPROVAL
STREET LIGHT LAYOUT		RADING/PAD CERTIFICATION
OTHER (SPECIFY)		VORK ORDER APPROVAL
PRE-DESIGN MEETING?		CLOMR/LOMR
		LOODPLAIN DEVELOPMENT PERMIT
		THER (SPECIFY)
DATE SUBMITTED: 9.19.24	By: Joe Simons, Sin	
COA STAFF:	ELECTRONIC SUBMITTAL	RECEIVED:





VICINITY MAP

PROJECT LOCATION

21. PAINTED LETTERS 18" HIGH READS "DRIVE THRU ONLY"

10' LONG OR COMPARABLE PATTERN.

AND NEW STRIPING TO BE WHITE

24. MOTORCYCLE SIGNAGE REF. DETAIL.

26. ALL BROKEN OR CRACKED SIDEWALK

STANDARD DETAIL 2430 & 2415A.

27. INSTALL 24" X 36" TRUNCATED DOME

29. EXISTING CURBS AND ADA RAMPS

THIS LOCATION.

28. EXISTING LIGHT POLES.

31. EXISTING GAS METER

MUST BE REPLACED WITH SIDEWALK,

CURB, AND GUTTER BUILT TO COA

ADA MAT AT EXISTING CURB RAMP

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.

FLANKING SPACES; REF. A/A1.1 AND

NOTE WHERE VAN LANGUAGE IS

34. WHITE STRIPING, 4" WIDE 16" MIN. O.C.

ADDED FOR THESE SPACES.

33. NEW CURB TO THIS LOCATION.

30. EXISTING EASEMENT LINE @ DASHED

32. VAN ACCESSIBLE AISLE AND 2

AND PAINT "MC" AS SHOWN

22. PAINTED DIRECTIONAL ARROWS

LEGAL DESCRIPTION

LOT Q2, TOWN OF ATRISCO GRANT NORTHEAST UNIT ALBUQUERQUE, NEW MEXICO 87120 BERNALILLO COUNTY

SITE DATA				
ZONING:	MX-M			
ZONE ATLAS: SITE SIZE: 27	G11 (,269 SQ. FT. (.626 AC.)			
BUILDING SIZE / % OF SITE:	2,336 SQ. FT. / 8.56%			
PARKING CALCULATIONS				
EXISTING AND NEW BUILDING				
BUILDING AREA:	2,336 S.F.			
PARKING CALCULATIONS:				
8 SPACES / 1	1000 S.F. 19			
TOTAL STANDARD PARKING PROVIDED = 20 SPACI				
TOTAL COMPACT PARKING PROVID	DED = 0 SPACES			
TOTAL H.C. PARKING REQUIRED = 2 SPACE TOTAL H.C. PARKING PROVIDED = 4 SPACE				
TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPAC TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPAC				
TOTAL PARKING PROVID	DED = 24 SPACES			
1 BICYCLE RACK S REQUIRED				
BIKE SPACES REQUIRED = 3 SPACE				
BIKE SPACES PROVIDED = 3 SPACE				

KEYED NOTES

- EXISTING MONUMENT SIGN
- 2. ASPHALT PAVING; REF. DETAIL.;
- PATCH TO EXISTING 3. CURB; REF. DETAIL; PATCH AT EXIST.;
- LANDSCAPE INSIDE CURB AREA 4. SIDEWALK; REF. DETAIL; CONNECT TO
- EXISTING. 5. LANDSCAPE AREA; REF. A1.2.
- 6. STRIPED PEDESTRIAN ACCESS & **TRUNCATED MATS - PROVIDE FULL** WIDTH 1:12 MAX. RAMPS AT BOTH
- CURBS. 7. ADA COMPLIANT PARKING SIGNAGE PER COA STANDARDS AND DETAIL
- A/A 1 1 8. RE- PAINT EXISTING SYMBOL WHITE SYMBOL / BLUE BACKGROUND. REF.
- F/A1.1 9. RE-PAINT EXISTING ACCESSIBLE AISLE BLUE STRIPES AND DETAIL
- F/A1.1 10. EXISTING DUMPSTER.
- 11. PATCH PAVING @ CONNECTION; FIELD VERIFY
- 12. THIS AREA IS NOT IN CONTRACT
- 13. PREVIEW MENU 14. SPEAKER / ORDER PYLON
- 15. MENU PYLON 16. MAX HEIGHT PYLON

Υ

drop inlet

17. EXISTING MONUMENT SIGNAGE.

TCL

- 18. SIGNAGE "DO NOT ENTER" REF. DETAIL; PROVIDE AND INSTALL "STOP" SIGN ON **REVERSE SIDE OF THIS THIS SIGN** 19. PAINTED LETTERS 18" HIGH READS
- "ONE WAY DO NOT ENTER" 20. SIGNAGE SIM TO ONE WAY SIGN EXCEPT TO READ "DRIVE THRU ONLY"
- GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

TRAFFIC CIRCULATION LAYOUT

- <u>zo</u> aia 890 7408 7408 7408 Production and the second s SIMONS ARCHITE 23. EXISTING PARKING STRIPING; RE-PAINT 25. 2 BIKE RACKS; 3 PARKING SPACES.; REF. L/A1.
 - ESTAURANI IW 87120 BURGER KING I 3221 COORS BLVE ALBUQUERQUE, N A1.1



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

505.480.4796 VOICE

9.18.24

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 5.17.24 AT THE ADDRESS 101 Lomas Blvd., NE ALBUQUERQUE, NM AND PERMIT NUMBER IS BP-2024-13352 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 _ 9.18.24 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:

THE RECORD INFORMATION PRESENTED HERON 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.



Joe Simons Jr, Architect Signature of Engineer or Architect 9.18.24 Date