

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 16, 2024

Joseph Simons, RA
Simons Architecture PC
P.O.P. Box 67408
Albuquerque, NM 87107

**Re: Burger King
3221 Coors Blvd. NW
Traffic Circulation Layout
Architect's Stamp 4-10-24 (G11D003D)**

Dear Mr. Simons,

Based upon the information provided in your submittal received 4-12-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

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1. The minimum number of bicycle parking spaces is 3. Please update the parking table.
2. The ADA path from Coors Blvd red stamped concrete across the drive aisle appears to be broken in places. It does not appear to meet ADA and should be replaced
3. Please update the accessible parking signs ("Violators are Subject to a Fine and/or Towing").
4. Keyed Note 9: Please add the color blue and provide a detail or ANSI 502.3.
5. Keyed Note 8: The State of New Mexico's and the City's (white symbol/blue background) requirement may be different than ANSI 703.7. Please revise Keyed Note.
6. Keyed Note 7: It is not clear that ANSI 502.6 meets State of New Mexico and City of Albuquerque requirements. Provide the standard or a detail.
7. You need at least one van accessible aisle and sign. Provide a Keyed Note and a detail or appropriate information. Show the 8' minimum dimension for the accessible van aisle and the 5' minimum dimension for the other accessible aisle.
8. H.C. Signage detail- minimum height for the bottom of the lowest sign is 60".
9. Minimum size for motorcycle parking is 12"x18". MC parking spaces are a minimum of 4' wide. Please add a dimension.
10. Show the existing accessible ramps on the plan. If not to current standards add a note to replace.
11. Ramp Standard F/A1.1 This appears to be a black symbol. See comment 5 above and revise as necessary.
12. Provide dimensions for parking spaces to be restriped.
13. Keyed Note 6. I recommend adding the word "max" after 1:12.

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14. The minimum radius for a drive-thru lane in the DPM is 25', unless the drive aisle is 14' wide, then the radius can be 15'. The plans shows 24' and 20'.
15. Add a Keyed Note for the new curb.
16. I see Keyed Note 25 and what appears to be symbols on the plan for bike racks. Please add a Keyed Note 25 in the location of the bike racks.
17. Bicycle Rack Detail: (a) racks are to be a minimum of 30" tall, (b) there is to be 4' between racks (to count as 2 parking spaces), (c) the parking space is 2'x6' per bike with a 1' buffer. This entire area is to be on concrete (it appears the racks are too close to the landscaping (d) Note 2 specifies installation per manufacturer, but the City requires them to be in concrete.
18. Add a Keyed Note 18 on the north side of the drive aisle.
19. What color is the striping south of the building?

Once corrections are complete; send the revised plan directly to me, rather than to PLNDRS.

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If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Albuquerque

Curtis A Cherne

NM 87103

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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