

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 28, 2024

Rebecca Snyder, AIA
Woven Architecture, LLC
1114 Hickox St.
Santa Fe, NM 87505

Re: Blake's Lotaburger
641 Coors Blvd. NW
Traffic Circulation Layout
Architect's Stamp 05-28-24 (J10-D052)

Dear Ms. Snyder,

The TCL submittal received 05-20-2024 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

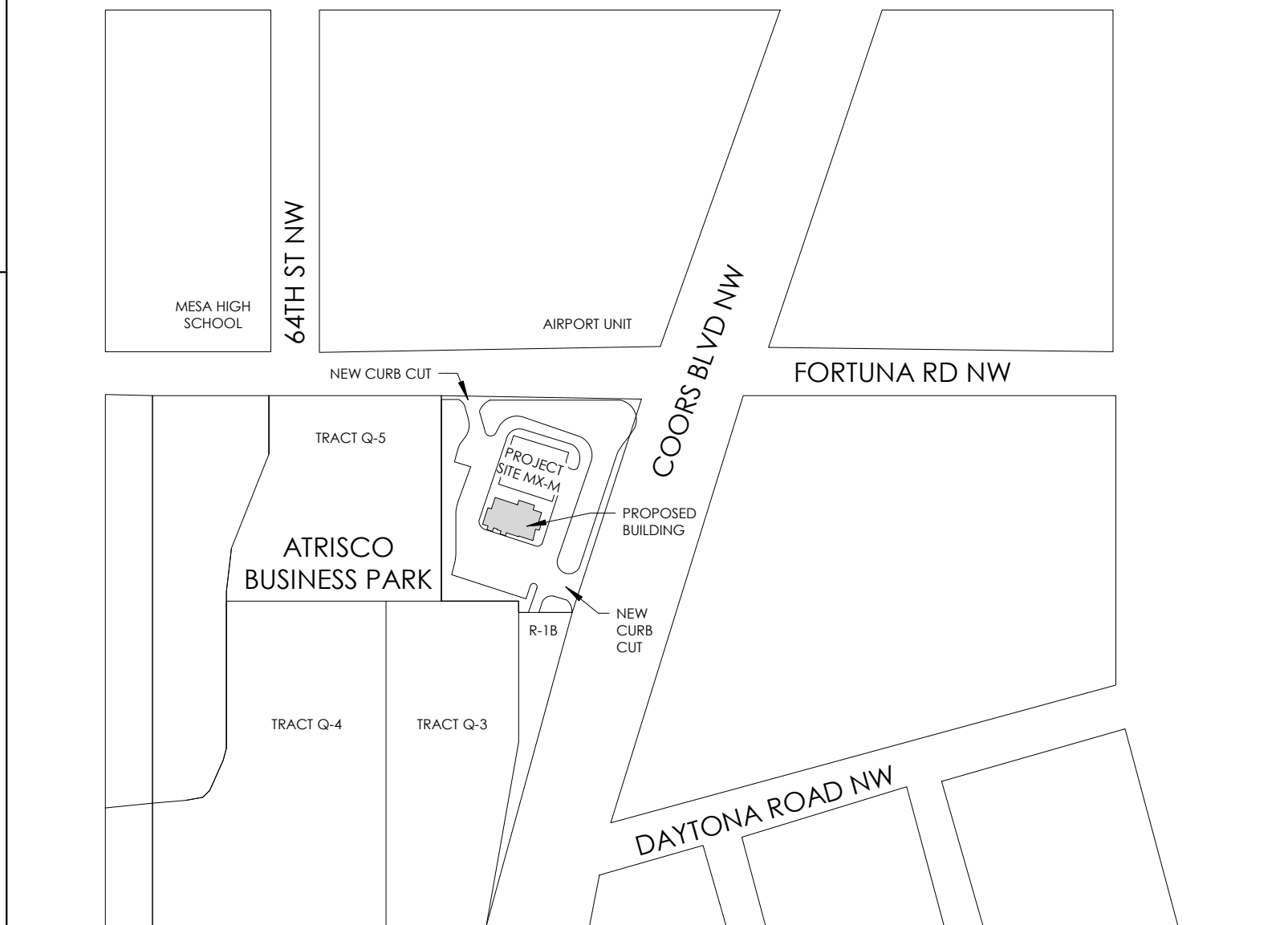
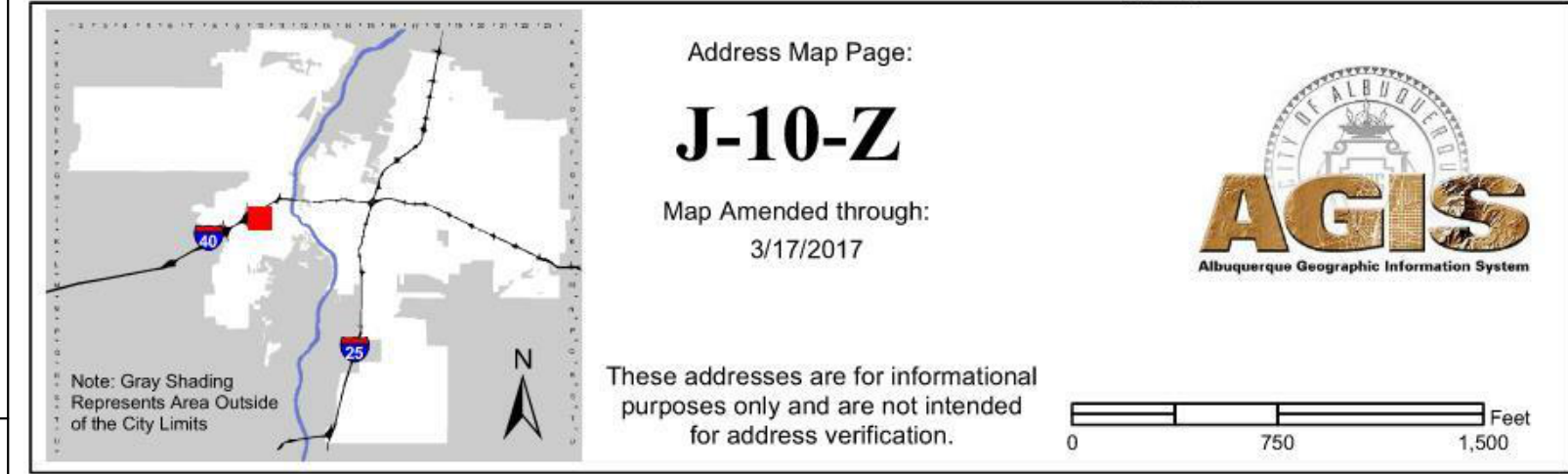
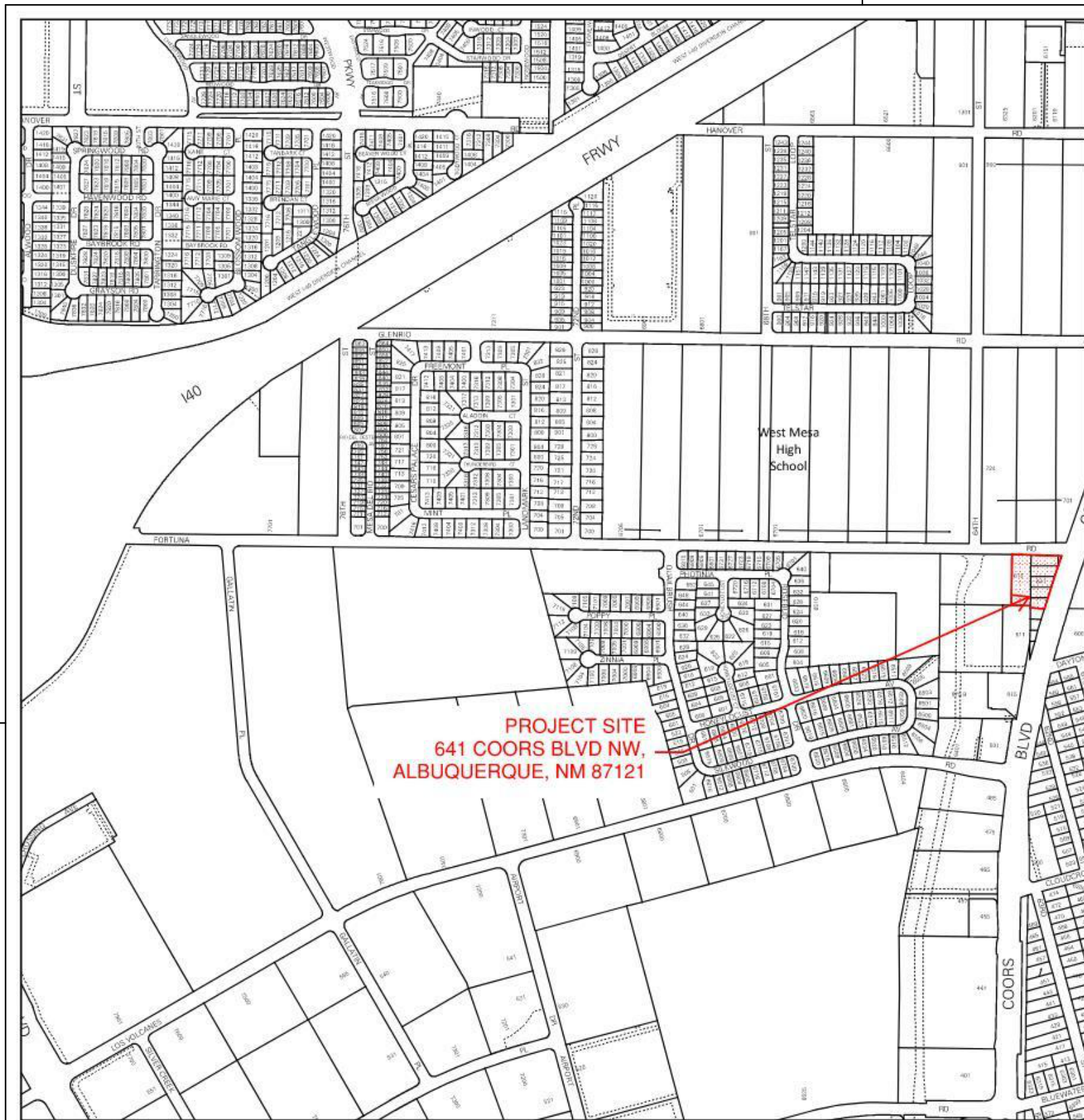
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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 front counter personnel for log in and evaluation by Transportation.

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.

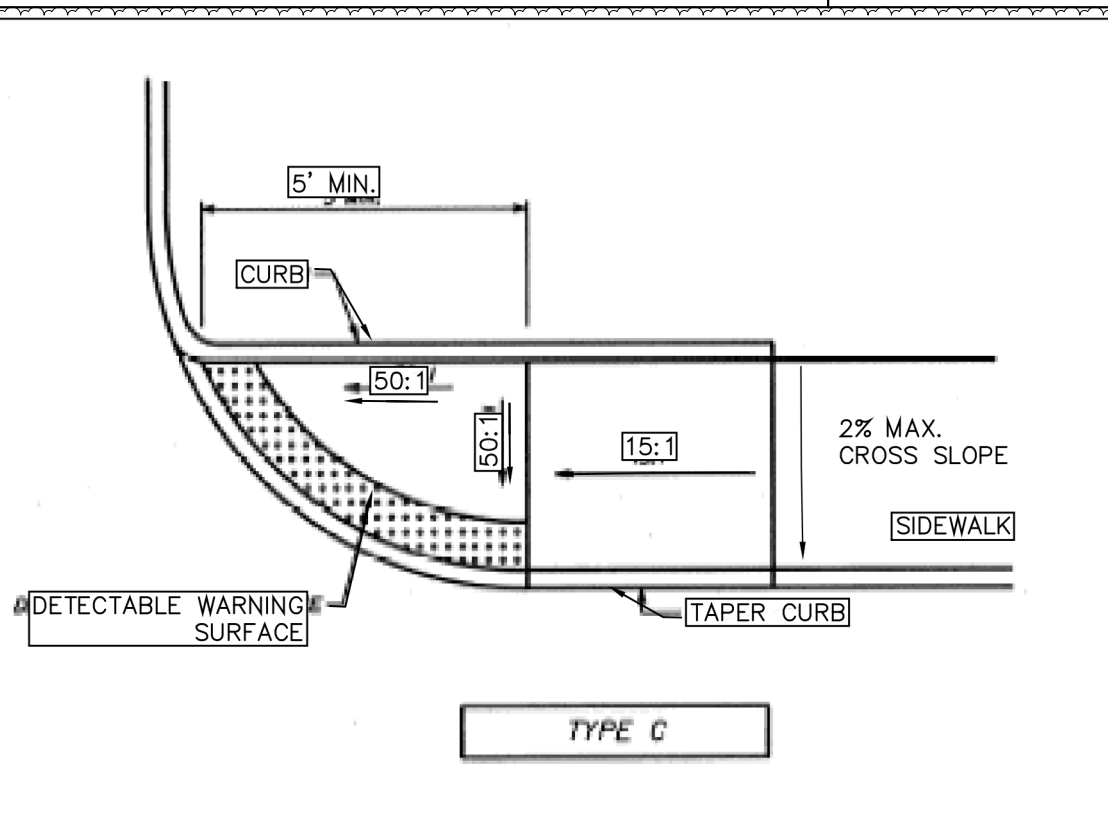
Sincerely,

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

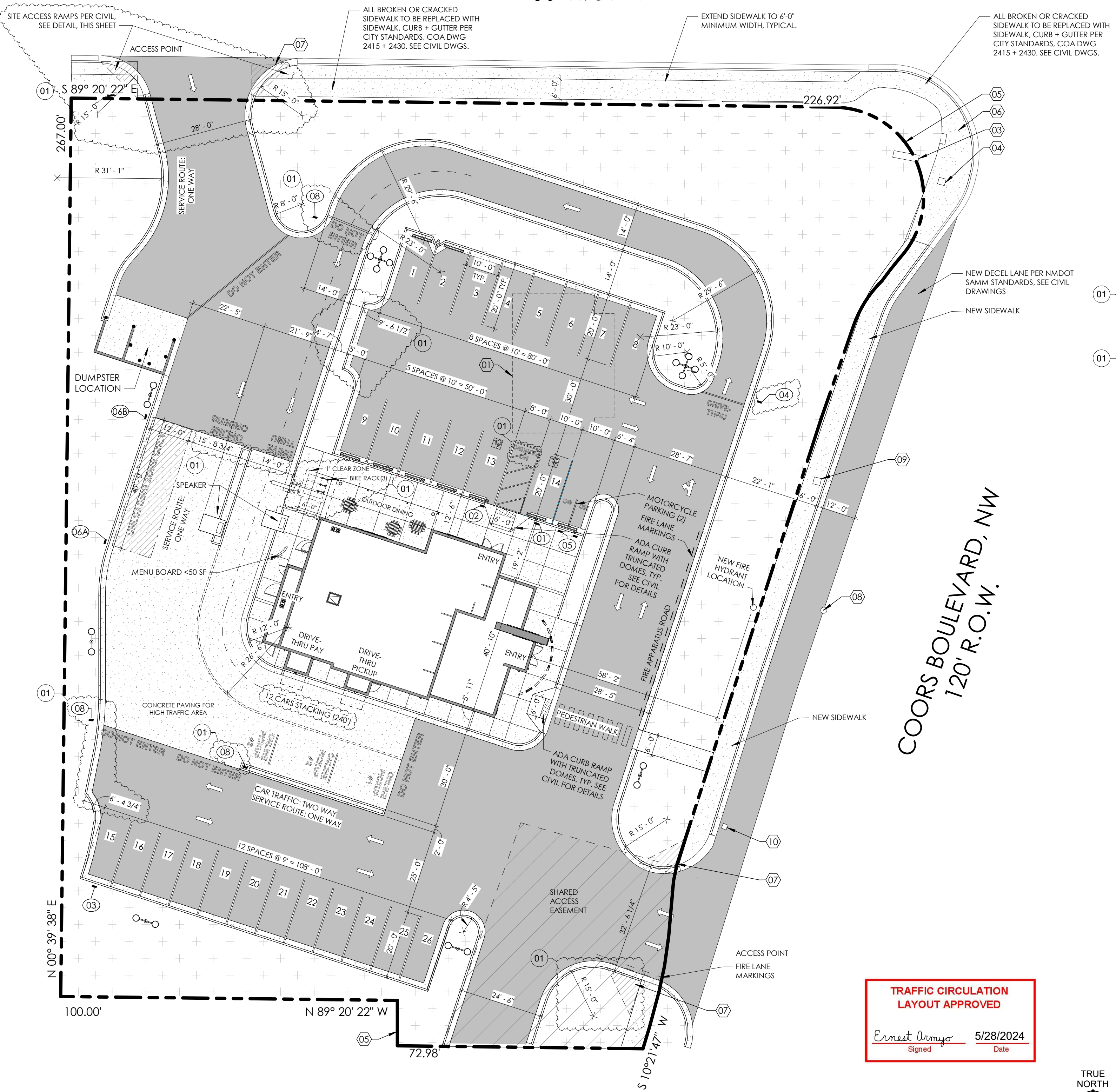
C: CO Clerk, File



A1 PROJECT ACCESS - PROPOSED
1" = 200'-0"



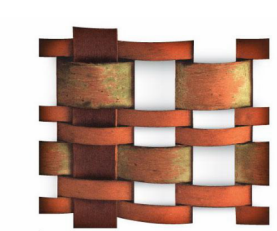
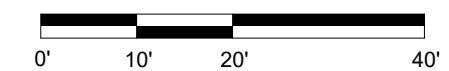
ADA ACCESSIBLE RAMP
REFERENCE COA STD. DWG. 2440



A2 ARCHITECTURAL SITE PLAN
1" = 20'-0"

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arroyo 5/28/2024
Signed Date



Woven Architecture
343 W. Marquette Ave., Santa Fe, NM 87501
Phone: 505.820.1555 Fax: 505.820.1527

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encompassed by this document are hereby
copyrighted, and are for use on and in connection
with the project specified in this document. None
of such concepts, designs or plans shall be used by
or disclosed to any person, firm or corporation
without the prior written permission of Woven
Architecture, LLC.

GENERAL NOTES:

- REFER TO SHEET G-001 FOR GENERAL NOTES, BUILDING CODE REFERENCES, BUILDING DATA AND ABBREVIATIONS.
- REFER TO SHEET AS-101 FOR SITE PLAN FOR ADDITIONAL SITE INFORMATION.
- BICYCLE SPACES TO BE SIZED AND CONSTRUCTED AS REQUIRED BY THE DPM.
- SLOPE OF PARKING LOT BETWEEN 1 - 8%; SEE CIVIL.
- SLOPE OF ACCESSIBLE PARKING SPOT BETWEEN 1 - 2%; SEE CIVIL.

KEY NOTES: THIS SHEET ONLY

- EXISTING BUILDING TO BE DEMOLISHED
- NOT USED
- EXISTING SIGN TO REMAIN
- EXISTING WATER METER TO REMAIN
- PROPERTY LINE
- EXISTING SIDEWALK TO REMAIN
- CLEAR SIGHT TRIANGLES, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 2 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- RELOCATE EXISTING FIRE HYDRANT
- ABANDON EXISTING WATER METER
- TRAFFIC SIGNAL BOX TO BE RELOCATED

SITE SIGNAGE: SEE AS-103 FOR DETAILS

#	DESCRIPTION	SIZE	COLOR
01	ADA PARKING - VAN ACCESSIBLE	SEE DRAWING	GREEN + BLUE ON WHITE
02	ADA ACCESSIBLE PARKING	SEE DRAWING	GREEN + BLUE ON WHITE
03	MANAGER PARKING ONLY	12' X 18'	SIGN OFFCI
04	ONE WAY DRIVE-THRU	12' X 18'	SIGN OFFCI
05	MOTORCYCLE PARKING	12' X 18'	SIGN OFFCI
06A	NO PARKING AT ANY TIME (RIGHT ARROW)	12' X 18'	RED ON WHITE
06B	NO PARKING AT ANY TIME (LEFT ARROW)	12' X 18'	RED ON WHITE
08	DO NOT ENTER	18' X 18'	WHITE ON RED

SITE DATA / INFORMATION:

TYPE OF DEVELOPMENT: RESTAURANT WITH DRIVE-THROUGH FACILITY

SIZE OF DEVELOPMENT: 3,497 SQ. FT. ROOFED AREA

PARKING REQUIREMENTS (CITY OF ALBUQUERQUE, I.D.O., PART 14-16-5, TABLE 5-5-1)
(RESTAURANT) 8 SPACES PER 1,000 SF (GFA)
ACCESSORY USE (OUTDOOR DINING): NOT REQUIRED FOR ACTIVITY CENTER

RESTAURANT (GROSS FLOOR AREA) 3,187 SF = 26 REQUIRED

TOTAL PARKING SPACES REQUIRED = 26
TOTAL PARKING SPACES PROVIDED = 26

ACCESSIBLE PARKING SPACES REQUIRED = 2 (1) VAN ACCESSIBLE
ACCESSIBLE PARKING SPACES PROVIDED = 2 (1) VAN ACCESSIBLE

TOTAL MOTORCYCLE PARKING SPACES REQUIRED = 2
TOTAL MOTORCYCLE PARKING SPACES PROVIDED = 2

BICYCLE PARKING SPACES = 10% OF REQUIRED OFF-STREET PARKING (2.6 SPACES) OR 3 SPACES (WHICHEVER IS GREATER) = 3 SPACES REQUIRED
TOTAL BICYCLE PARKING PROVIDED = 3

LEGAL DESCRIPTION: A PORTION OF TRACTS SIX (6) THROUGH TEN (10), BLOCK L, NORTHERN HEIGHTS, AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 14, 1947, BK. 8, PG. 71, TOGETHER WITH TRACT Q-2, ATRISCO BUSINESS PARK, UNIT TWO (2), AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NM ON APRIL 14, 1985 IN BK. C26, PG. 171.

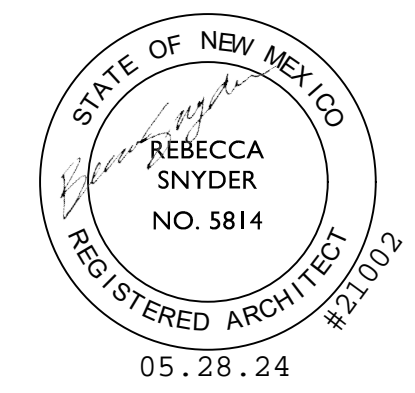
PROPOSED LEGAL DESCRIPTION: TRACT Q-TWO-A (Q-2-A), ATRISCO BUSINESS PARK, UNIT 2 AS SHOWN AND DESIGNATED ON THE "PLAT OF TRACT Q-2-A, ATRISCO BUSINESS PARK, UNIT 2, A REPLAT OF PORTIONS OF LOTS 6, 7, 8, 9 & 10, BLOCK L, NORTHERN HEIGHTS ADDITION AND TRACT Q-2, UNIT 2, ATRISCO BUSINESS PARK, WITHIN SECTIONS 14 & 15, T. 10 N., R. 2 E., N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON <MONTH DD, YYYY> IN BOOK <BK #>, PAGE <PG #>.

EXECUTIVE SUMMARY:

- THE PROJECT IS LOCATED IN NORTHWEST ALBUQUERQUE, JUST SOUTH OF THE INTERSECTION AT FORTUNA AND COORS. THE SITE WILL BE THE NORTHERNMOST LOT IN THE ATRISCO BUSINESS PARK AND WITHIN CHARACTER PROTECTION OVERLAY ZONE, CPO-2.
- BLAKE'S LOTABURGER IS PROPOSING A ONE-STORY DRIVE-THRU RESTAURANT ON NEW TRACT Q-2-A OF ATRISCO BUSINESS PARK. A DEVELOPMENT WITH CITY OF ALBUQUERQUE ENVIRONMENTAL PLANNING COMMISSION (OCTOBER 15, 1992).
- NEW DECELERATION LANE FOR THE TWO WAY ENTRANCE/EXITS PROVIDED TO ACCESS THE SITE, LOCATED ALONG COORS BOULEVARD NW. ONE WAY ENTRANCE IS LOCATED ALONG FORTUNA ROAD NW. THE WEST DRIVE IS ONE WAY FOR THE DRIVE-THROUGH PORTION OF THE FACILITY AND PICK UP LANE. THE PICK UP LANE IS DESIGNED FOR ONLINE ORDERS.
- ATRISCO BUSINESS PARK IS A MIXED USE DEVELOPMENT. SITE ACCESS AND BUFFERS ARE ESTABLISHED IN THE ATRISCO BUSINESS PARK DESIGN STANDARDS. SHARED EASEMENT PROVIDED FOR PROPERTY TO THE SOUTH.
- NMDOT USED DUTCH BROTHERS TIS ANALYSIS TO REQUIRE NEW DECEL LANE AND COORS ACCESS TO BE AS FAR SOUTH AS POSSIBLE.

LEGEND:

- ASPHALT. SEE CIVIL FOR DETAILS
- CONCRETE. SEE CIVIL FOR DETAILS
- SOFTSCAPE. SEE LANDSCAPING PLAN FOR DETAILS
- BOLLARD. SEE AS-102 FOR DETAILS



**Blake's
LOTABURGER**

**BLAKE'S LOTABURGER
#45**
641 COORS BLVD. NW
ALBUQUERQUE, NM 87121

ISSUED

MARK	DATE	DESCRIPTION
01	05.15.24	AS-01
03	05.14.24	BD + PERMIT

PROJECT NO. 21002
FILE NAME: P:\Projects\18002_Blakes Lotaburger\Store #45 (Coors Blvd NW)
DRAWN BY: TOWER\10_Drawing\Rebecca Snyder\Blakes #45_2022.rvt
CHECKED BY: RS

Sheet Name
TRAFFIC CIRCULATION
LAYOUT

Sheet No.
TCL
SHEET NO. ___ OF ___ SHEETS

