

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 12, 2024

Joe Simons, RA
Simons Architecture
PO Box 67408
Albuquerque, NM 87193

Re: Burger King
101 Lomas Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 02-21-24 (J14-D057)
Certification dated 06-10-24

Dear Mr. Simons,

Based upon the information provided in your submittal received 06-11-24, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. 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:

- Anchor down bike rack.

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

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

Sincerely,

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

Ma via: email

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: BurgerKing Lomas **Building Permit #:** BP-2024-07284 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: MAP 37 TRACT 196
City Address: 101 Lomas Blvd., NE

Applicant: Tom McCollum **Contact:** _____
Address: 11000 Bermuda Dunes
Phone#: 505-681-7474 **Fax#:** _____ **E-mail:** tmgmtmmm@aol.com

Other Contact: Simons Architecture PC **Contact:** Joe Simons
Address: P.O. Box 67408, Albuquerque, NM 87107
Phone#: 505-480-4796 **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 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?

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) _____

DATE SUBMITTED: 6.10.24 **By:** Joe Simons, Simons Architecture PC

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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

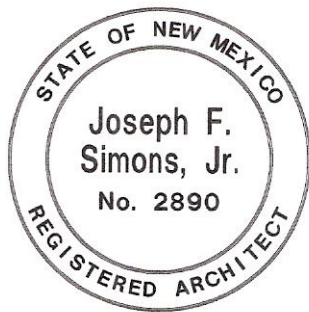
505.480.4796 VOICE

6.10.24

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 3.19.24 AT THE ADDRESS 101 Lomas Blvd., NE, ALBUQUERQUE, NM AND PERMIT NUMBER IS BP-2024-07284. 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 6.1.24 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:

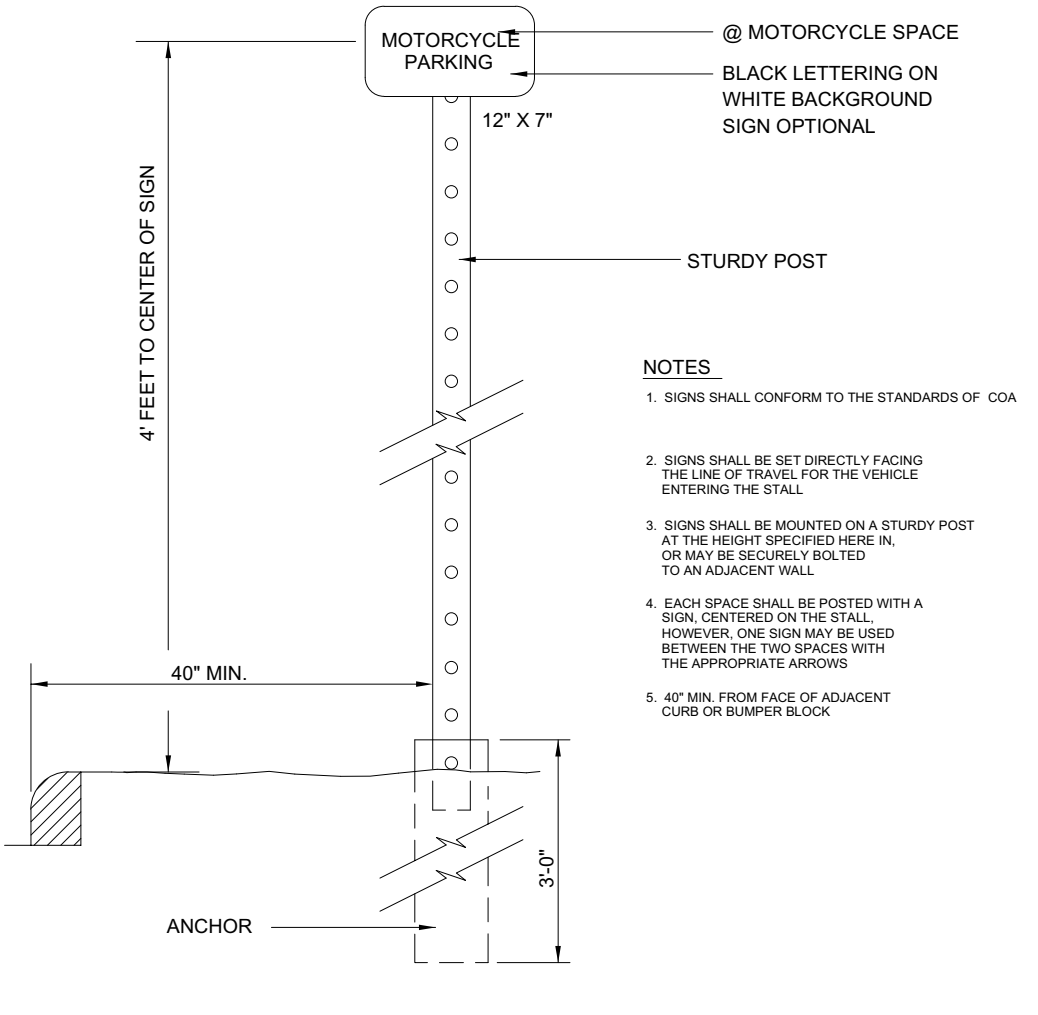
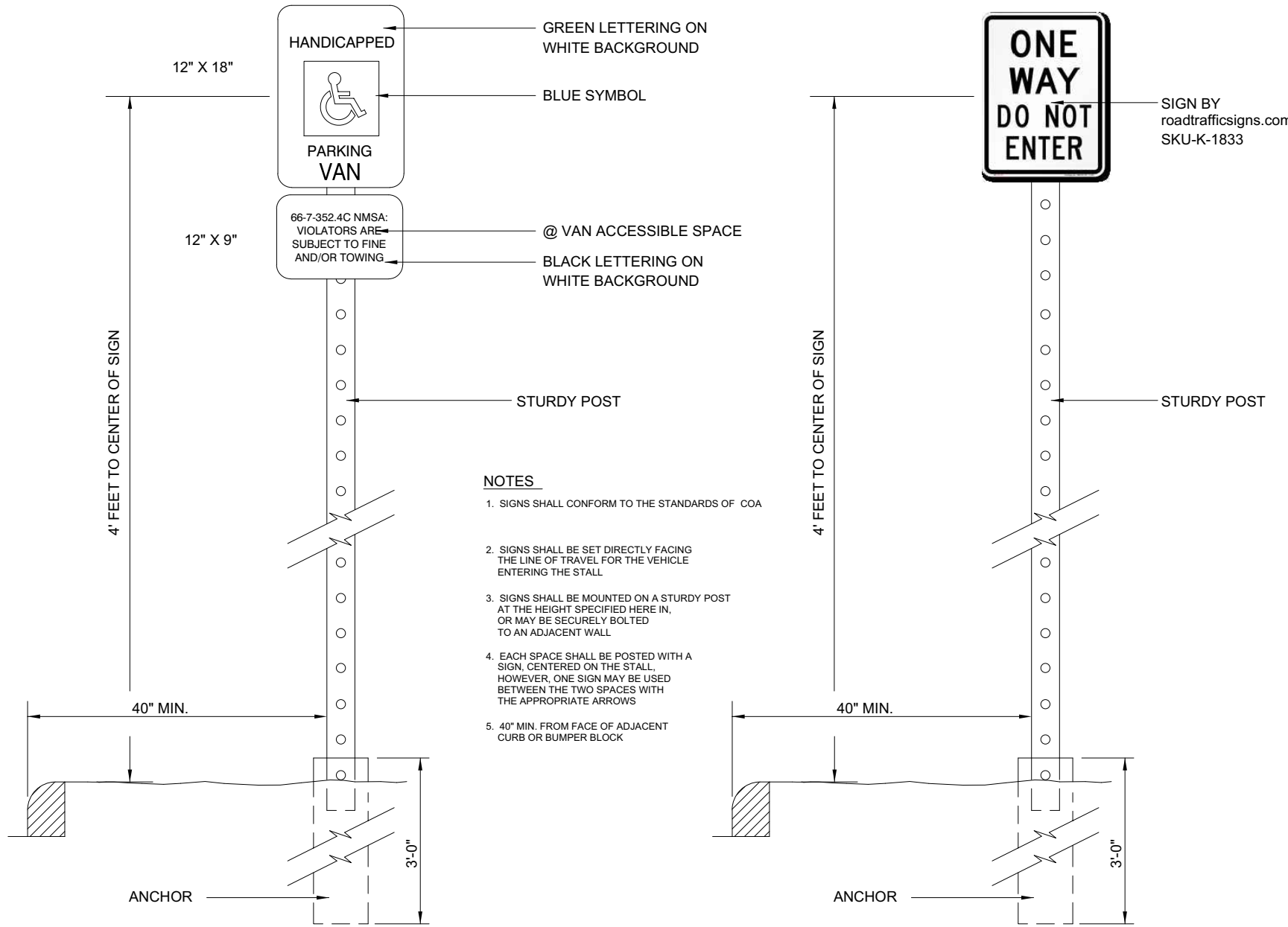
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Joe Simons Jr, Architect
Signature of Engineer or Architect

6.10.24

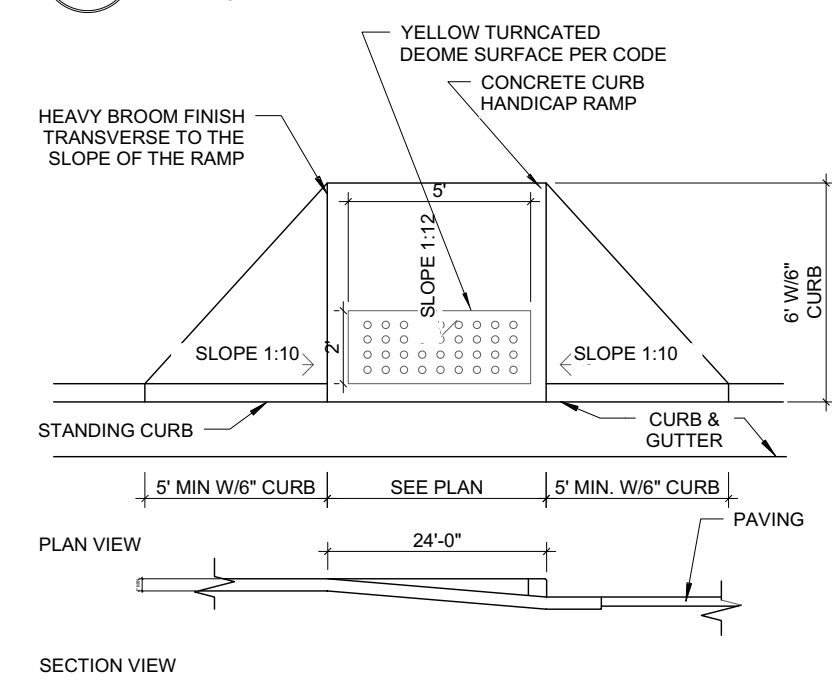
Date



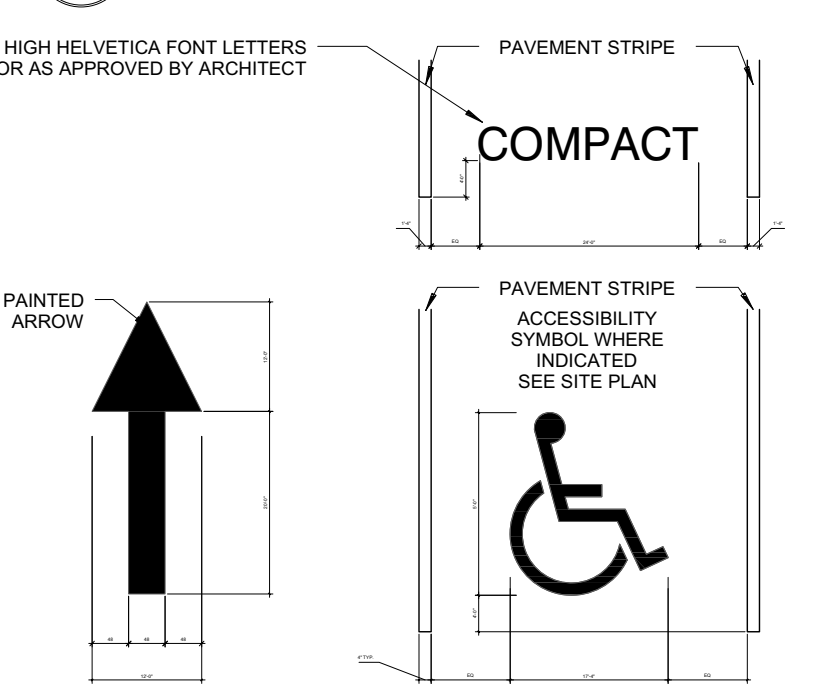
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 3/19/2024
Signed Date

H.C. SIGNAGE

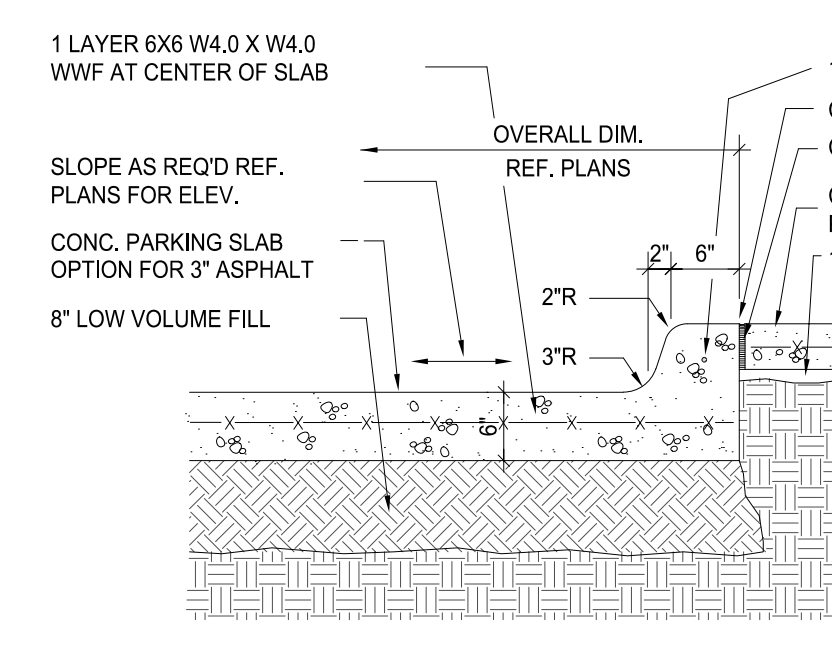


DO NOT ENTER SIGN

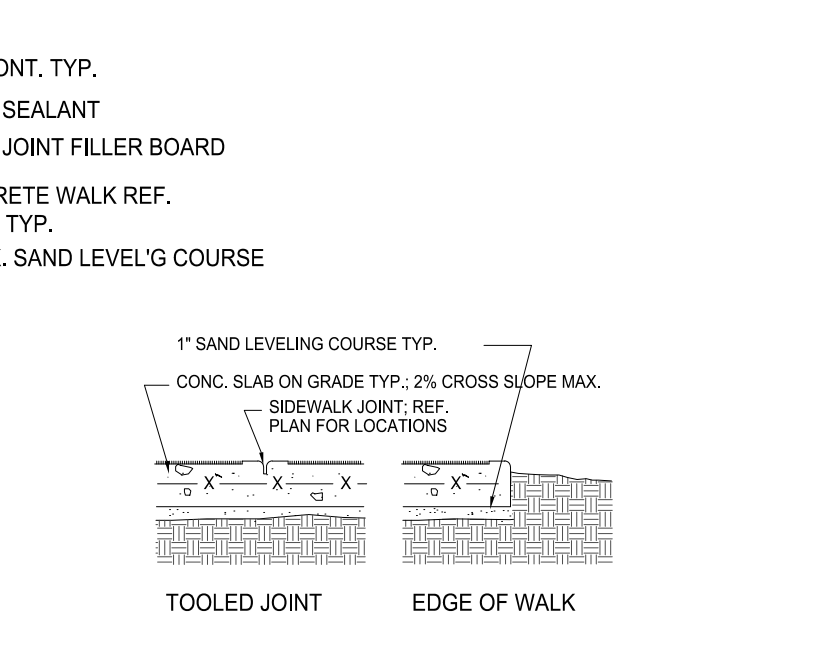


MOTORCYCLE SIGNAGE

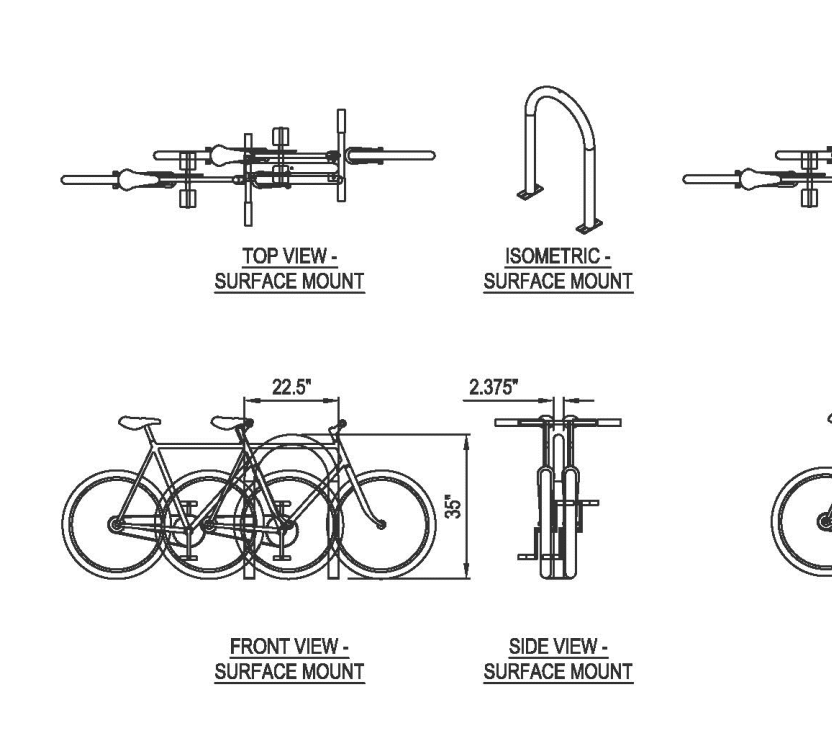
RAMP STANDARDS



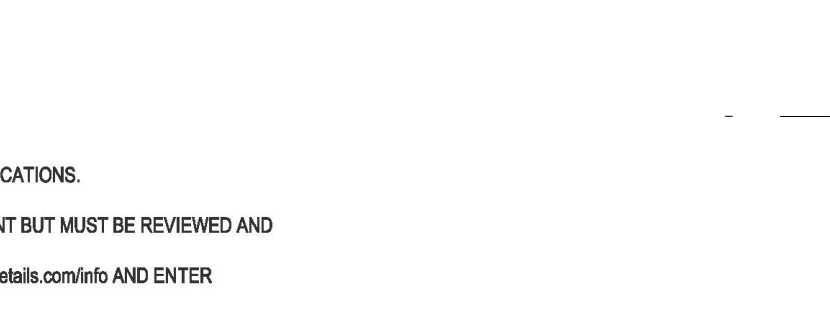
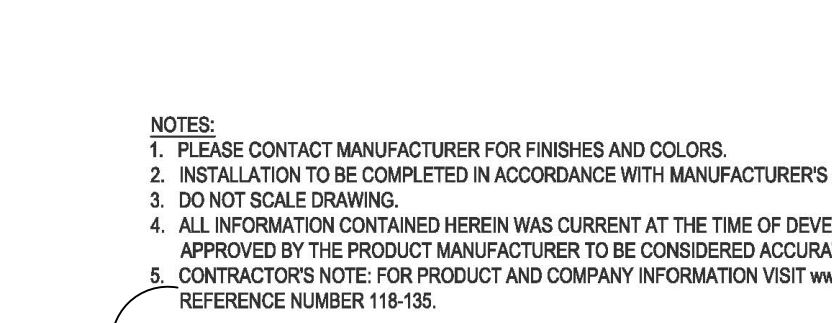
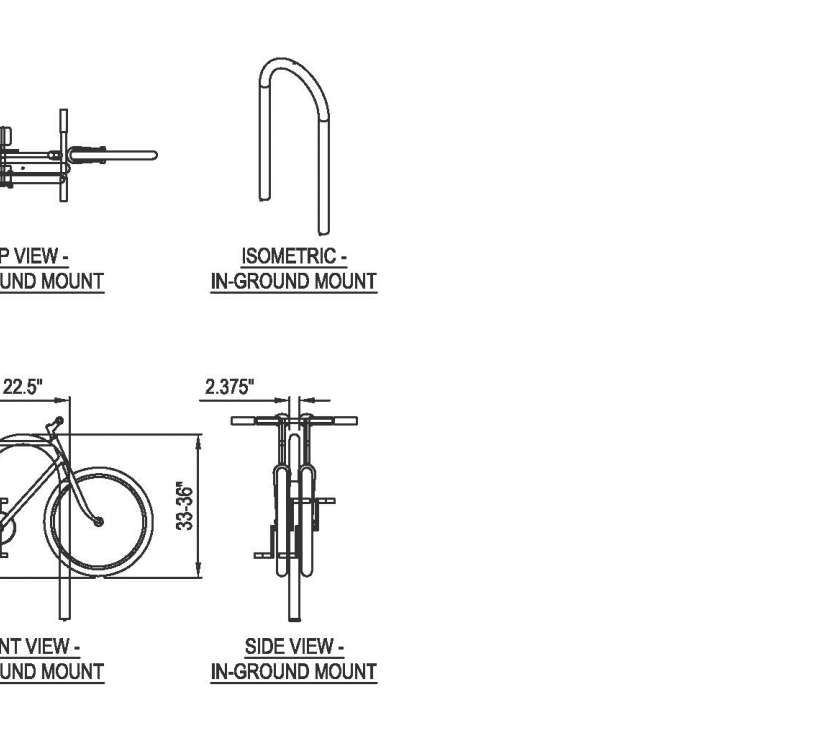
RAMP STANDARDS



PAVING / CURB DETAIL



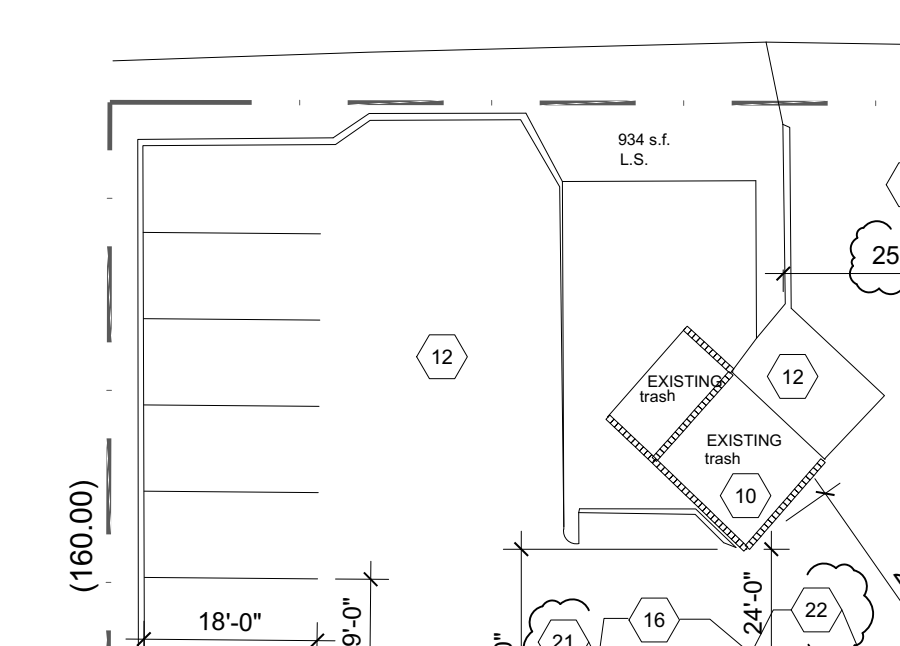
SIDEWALK JOINT



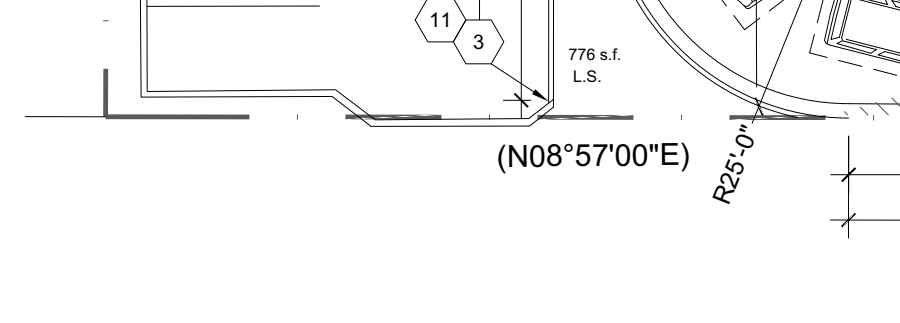
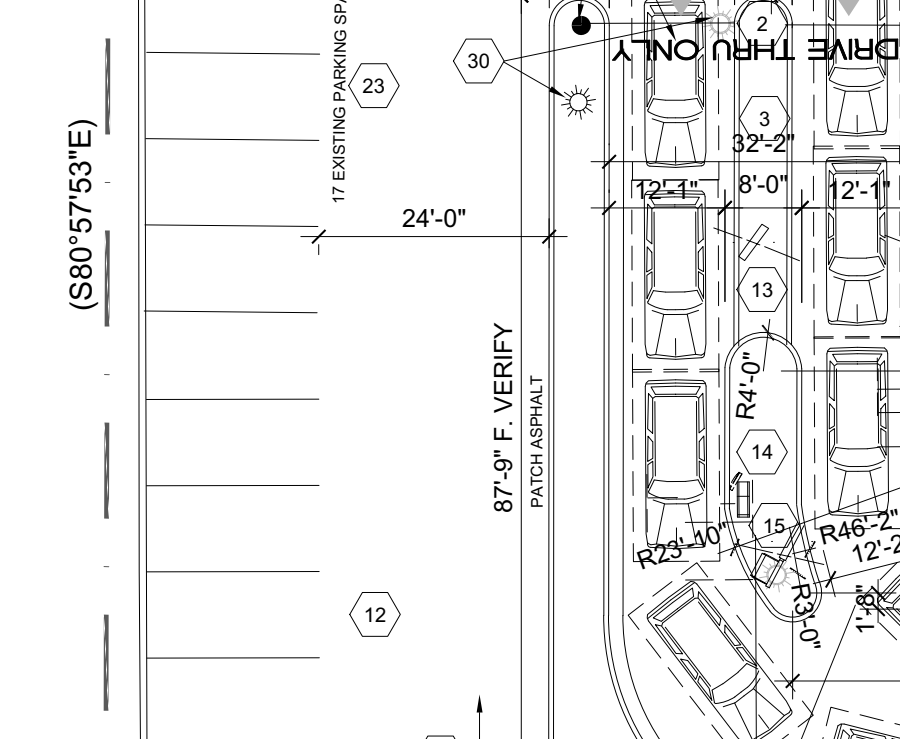
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RAMP STANDARDS



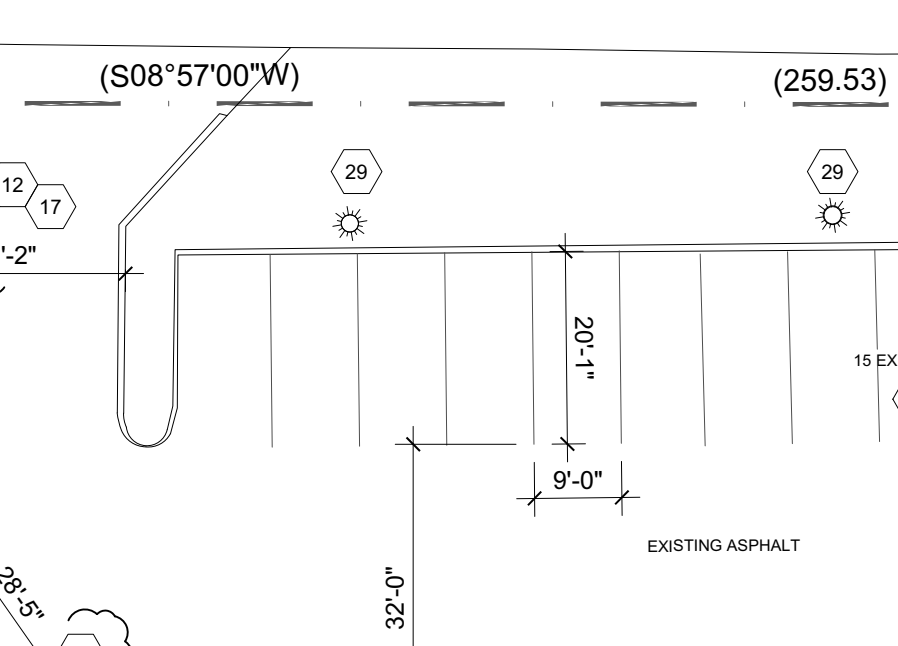
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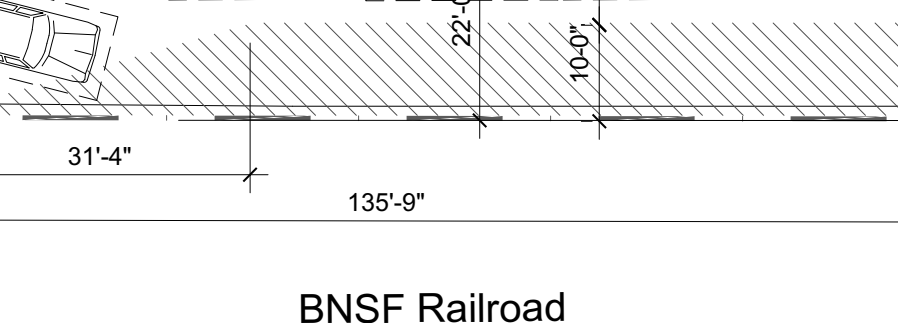
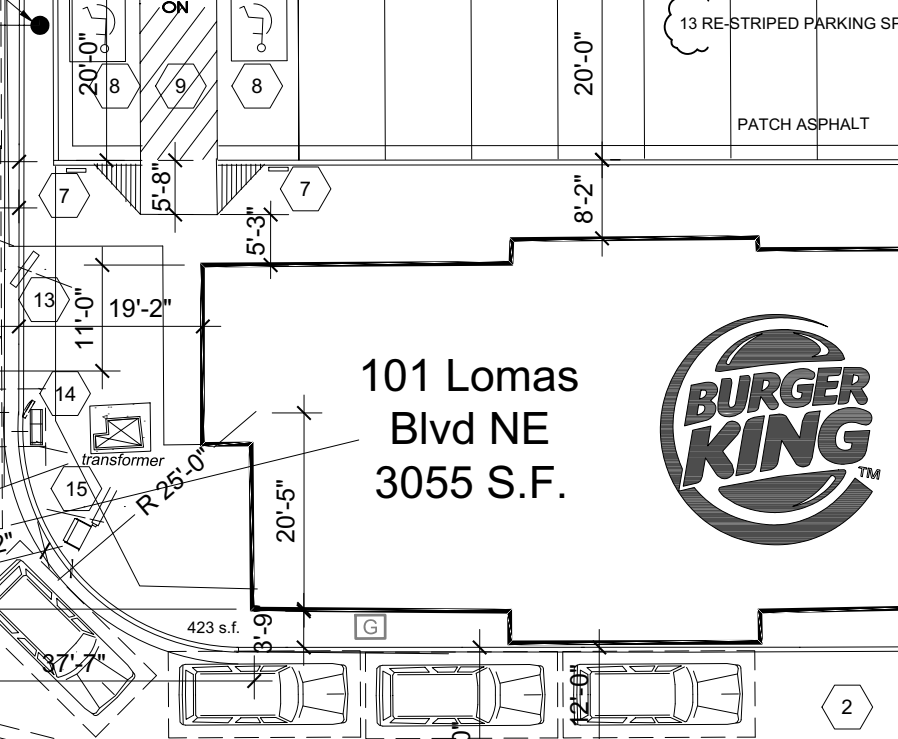
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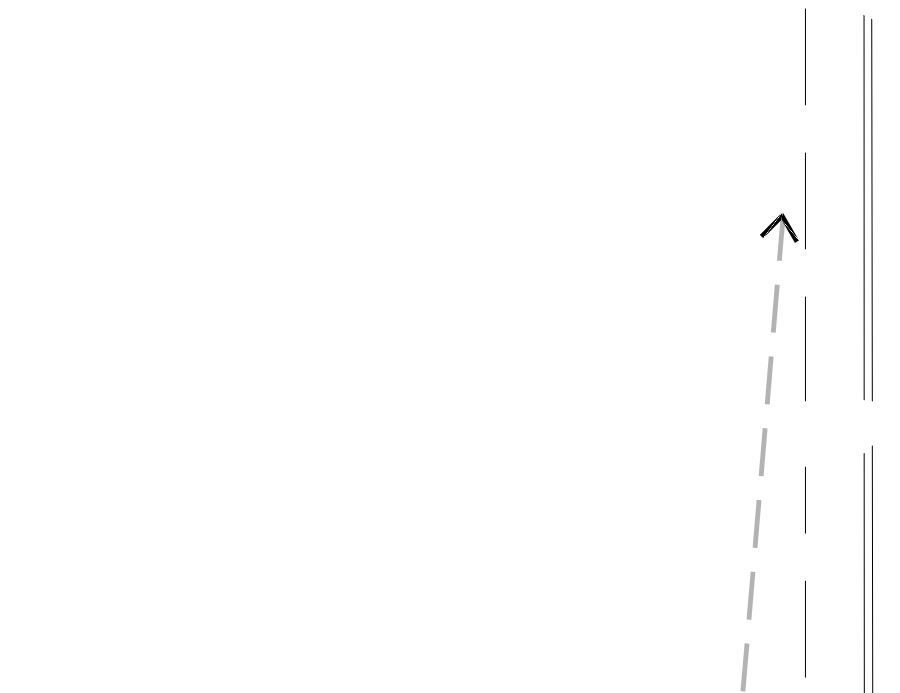
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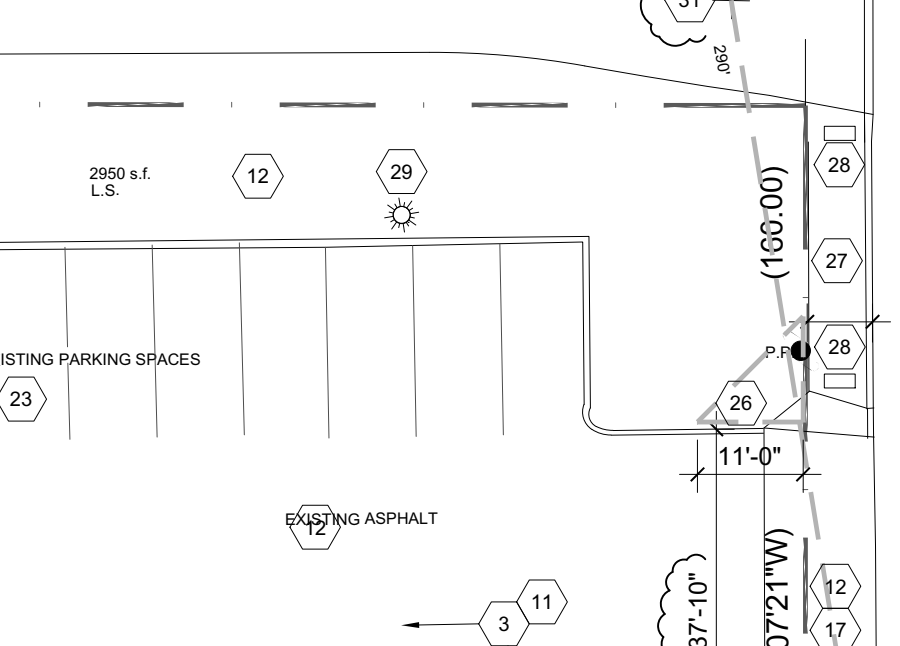
SIDEWALK JOINT



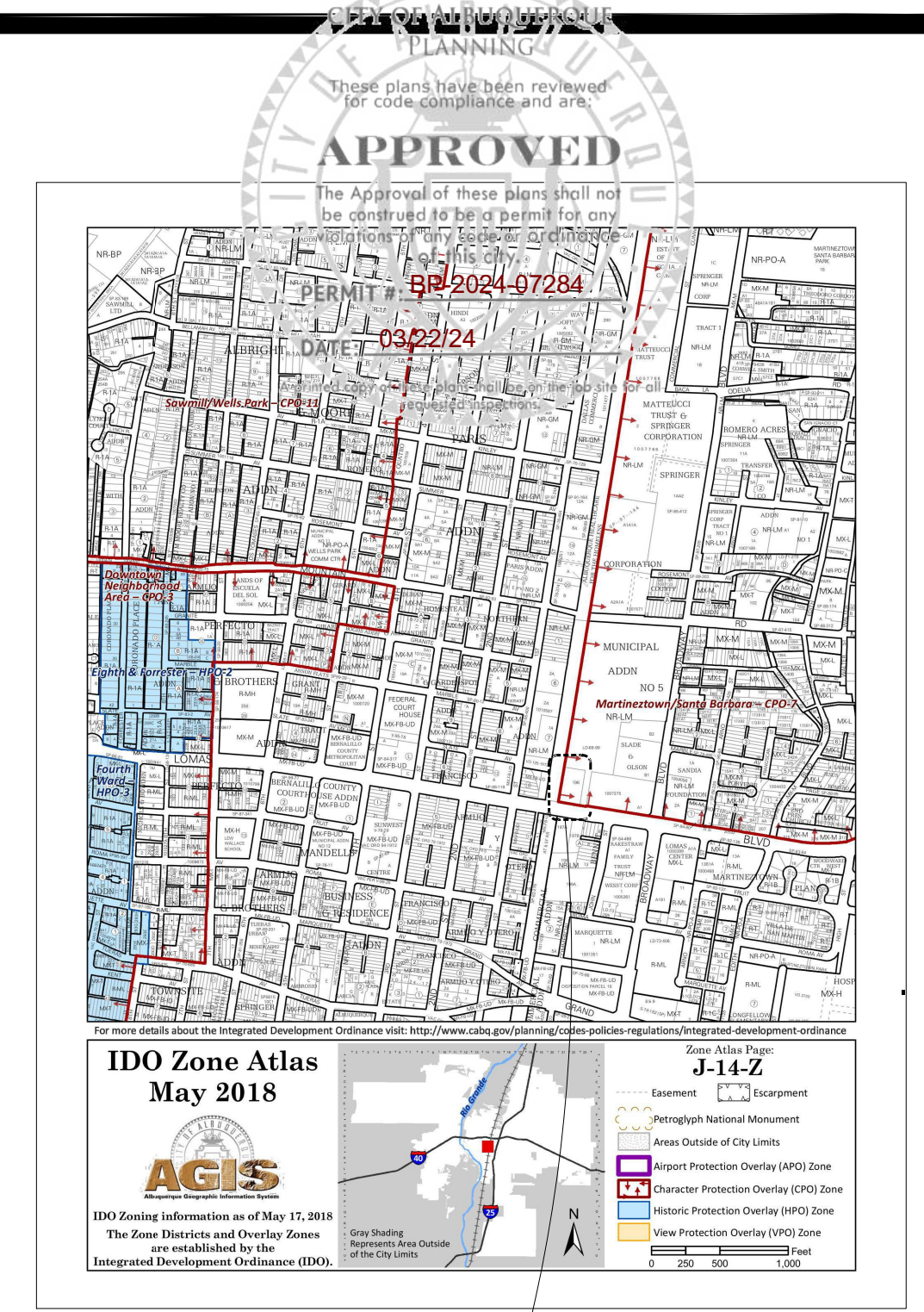
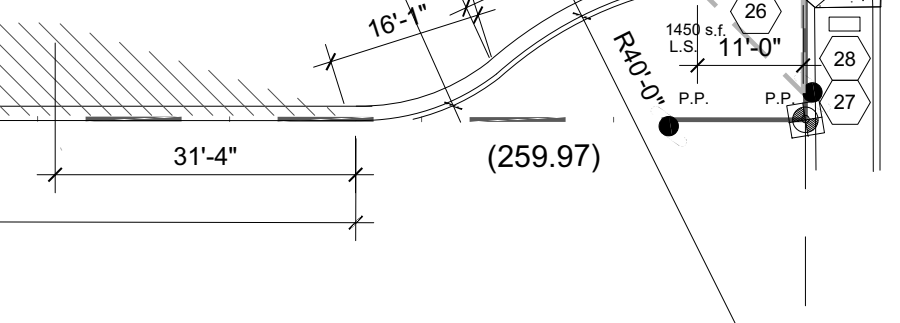
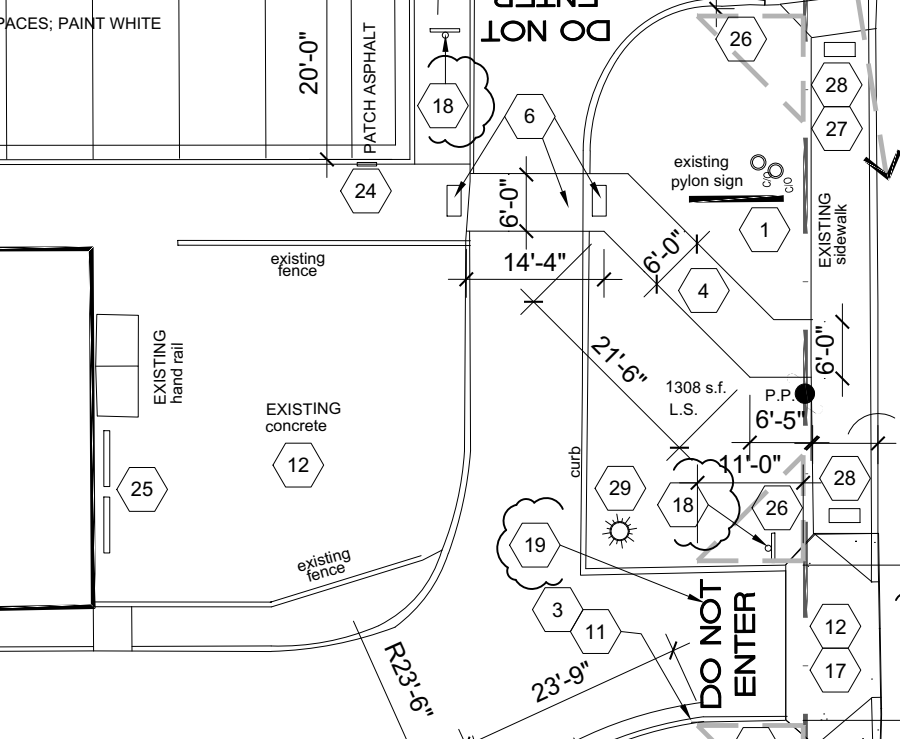
MOTORCYCLE SIGNAGE



RAMP STANDARDS



SIDEWALK JOINT



VICINITY MAP

LEGAL DESCRIPTION
TRACT 196 MRGD MAP 37
ALBUQUERQUE, NEW MEXICO 87102
BERNALILLO COUNTY

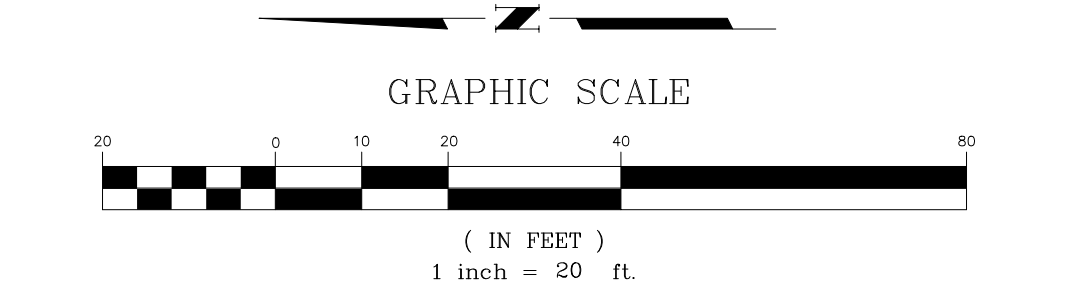
SITE DATA
ZONING: NR-LM
ZONE ATLAS: J14
SITE SIZE: 41,491 SQ. FT. (.9525 AC.)
BUILDING SIZE / % OF SITE: 3,055 SQ. FT. / 7.36%

PARKING CALCULATIONS
EXISTING AND NEW BUILDING
BUILDING AREA: 3,055 S.F.
PARKING CALCULATIONS: 5.6 SPACES / 1000 S.F. 18

TOTAL STANDARD PARKING PROVIDED = 43 SPACES
TOTAL COMPACT PARKING PROVIDED = 0 SPACES
TOTAL H.C. PARKING REQUIRED = 2 SPACES
TOTAL H.C. PARKING PROVIDED = 2 SPACES
TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE
TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACE

TOTAL PARKING PROVIDED = 45 SPACES
1 BICYCLE RACK PER 20 REQUIRED PARKING SPACES
BIKE SPACES REQUIRED = 2 SPACES
BIKE SPACES PROVIDED = 2 SPACES

- ### KEYED NOTES
- EXISTING MONUMENT SIGN
 - ASPHALT PAVING, REF. DETAIL:
 - PATCH TO EXISTING
 - CURB, REF. DETAIL, PATCH AT EXIST.
 - LANDSCAPE INSIDE CURB AREA
 - SIDEWALK, REF. DETAIL, CONNECT TO EXISTING
 - LANDSCAPE AREA, REF. A1.2
 - STRIPED PEDESTRIAN ACCESS & TRUNCATED MATS - PROVIDE FULL WIDTH 1:12 RAMP AT BOTH CURBS.
 - ADA COMPLIANT PARKING SIGNAGE PER ANSI 502.6
 - PAINTED SYMBOL PER ANSI 703.7
 - ACCESSIBLE ASILE PER ANSI 502.3
 - PATCH PAVING @ CONNECTION;
 - FIELD VERIFY
 - THIS AREA IS NOT IN CONTRACT
 - PREVIEW MENU
 - SPEAKER / ORDER PYLON
 - MENU PYLON
 - MAX HEIGHT PYLON
 - EXISTING CURB CUT
 - SIGNAGE "DO NOT ENTER" REF. DETAIL, PROVIDE AND INSTALL "STOP" SIGN ON REVERSE SIDE OF THIS SIGN
 - PAINTED LETTERS 18" HIGH READS "ONE WAY DO NOT ENTER"
 - SIGNAGE SIM TO ONE WAY SIGN EXCEPT TO READ "DRIVE THRU ONLY"
 - PAINTED LETTERS 18" HIGH READS "DRIVE THRU ONLY"
 - PAINTED DIRECTIONAL ARROWS 10" LONG OR COMPARABLE PATTERN.
 - EXISTING PARKING STRIPING, RE-Paint AND NEW STRIPING TO BE WHITE.
 - MOTORCYCLE SIGNAGE, REF. DETAIL, AND PAINT "MC" AS SHOWN
 - 2 BIKE RACKS; 5 BICYCLE SPACES MIN.
 - MINI SITE TRIANGLE, LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS.
 - THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PART) WILL BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER BUILT TO COA STANDARD DETAIL 2430 & 2415A.
 - INSTALL 24" X 36" TRUNCATED DOME ADA MAT AT EXISTING CURB RAMP THIS LOCATION.
 - EXISTING LIGHT POLES.
 - MOVE EXISTING LIGHT POLE TO THIS LOCATION.
 - SIGNAGE SITE TRIANGLE TO BE FREE OF ANY VISUAL OBSTRUCTION.



TRAFFIC CIRCULATION LAYOUT

PROJECT # : 05-079

BURGER KING RESTAURANT

101 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

**A1.1
TCL**

BURGER KING CORP./FRANCHISEE

Joseph F. Simons Jr., AIA
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ph 505.480.4796
jfs@simonsarchitecture.com

**SIMONS
ARCHITECTURE**

STATE OF NEW MEXICO
Joseph F. Simons Jr.
No. 2890
2.21.24
REGISTERED ARCHITECT