

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

March 19, 2024

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

**Re: Burger King**  
**101 Lomas Blvd. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 02-21-24 (J14-D057)

Dear Mr. Simons,

The TCL submittal received 02-28-2024 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](http://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.

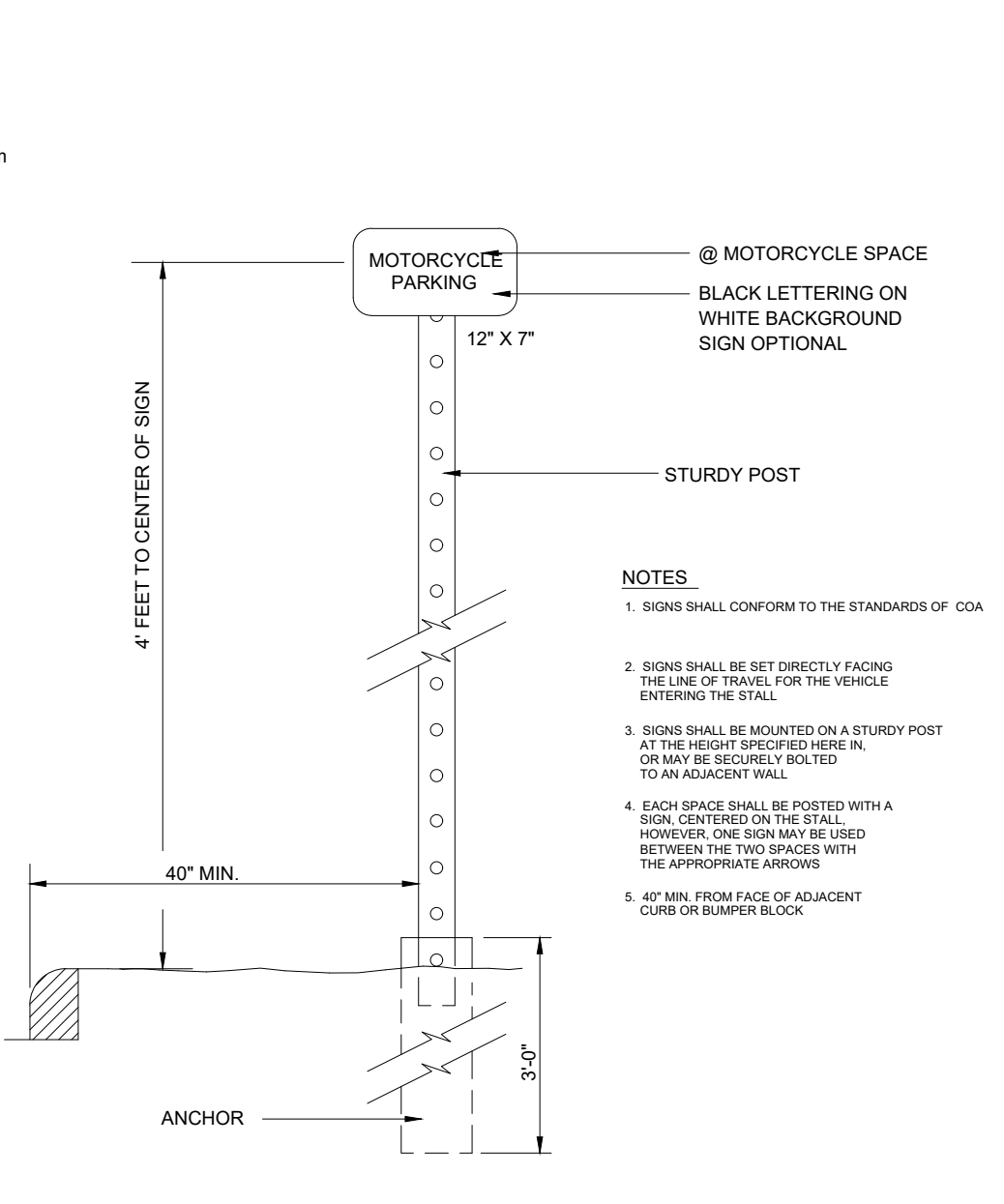
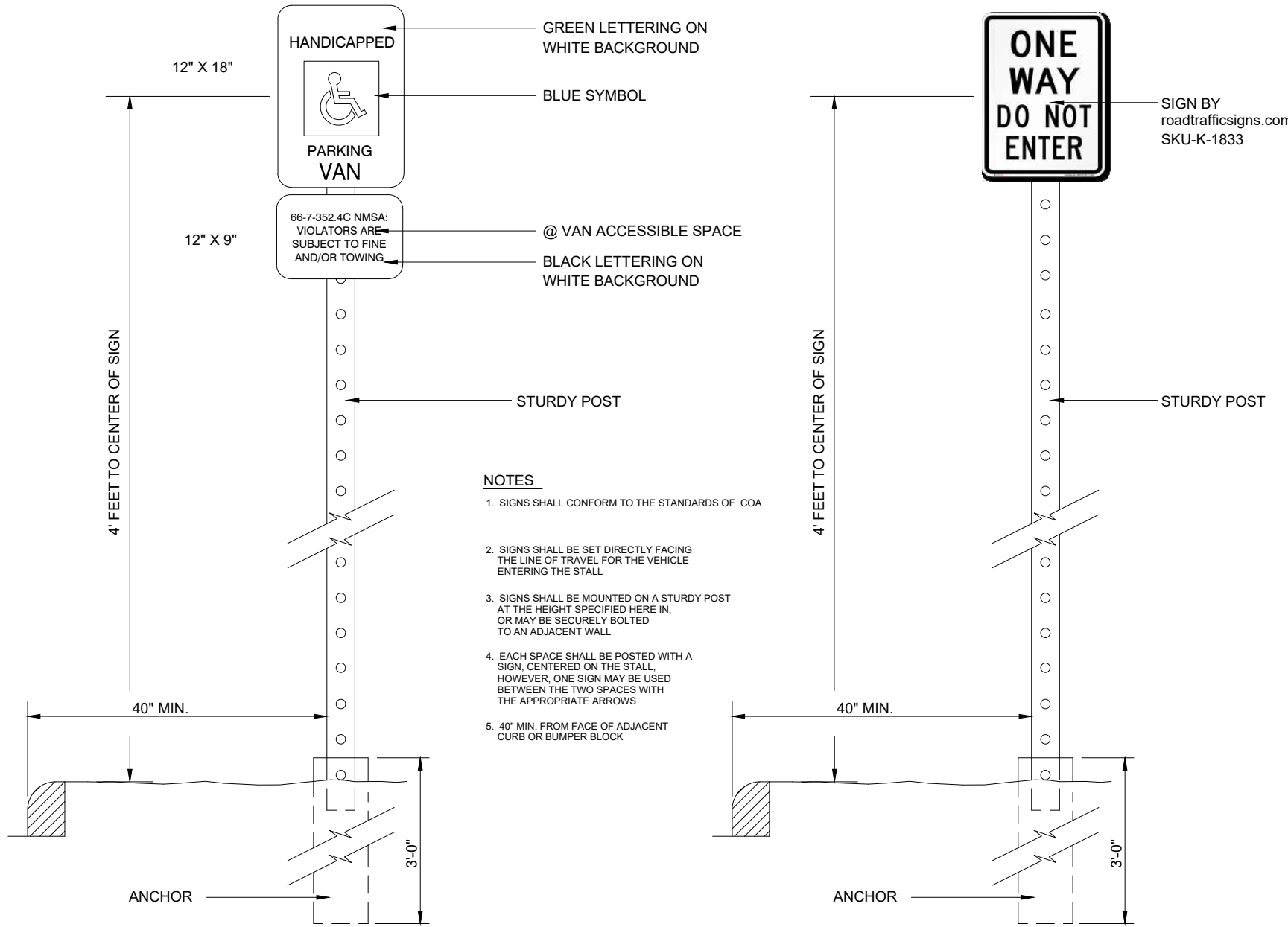
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File



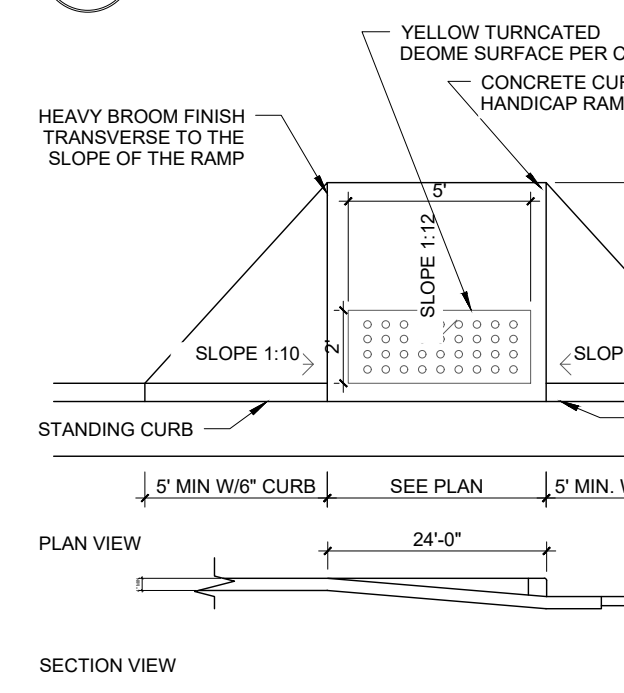


TRAFFIC CIRCULATION  
LAYOUT APPROVED

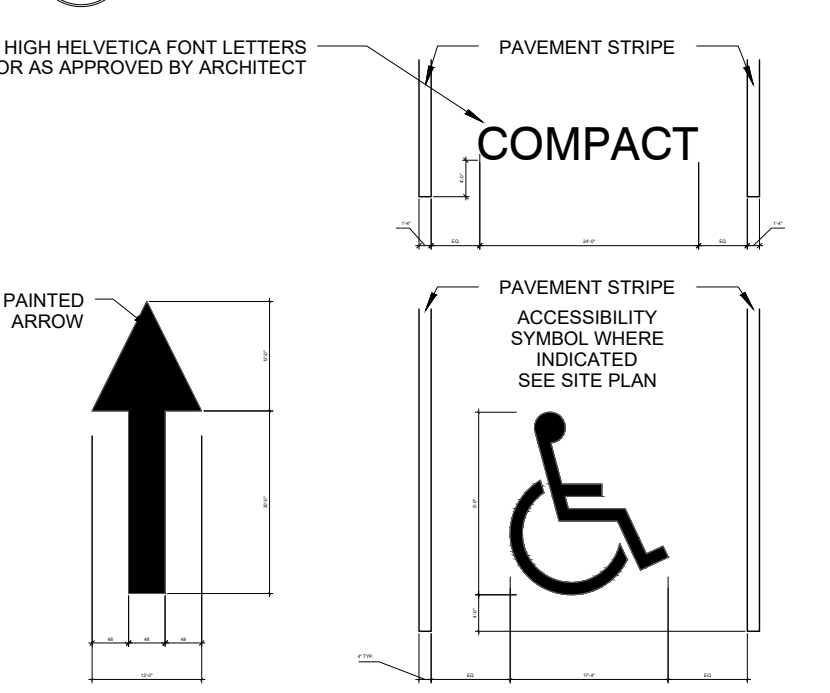
Ernest Armijo  
Signed

3/19/2024  
Date

## H.C. SIGNAGE



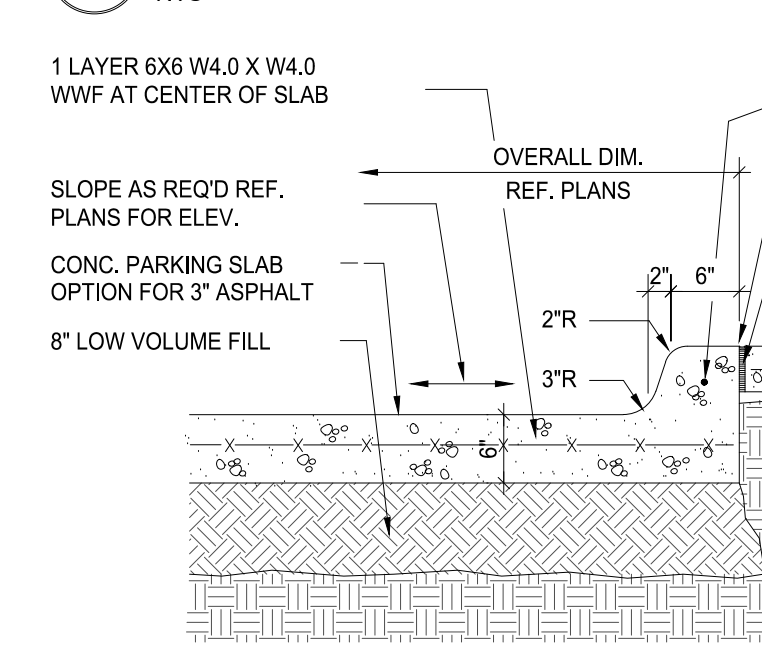
## DO NOT ENTER SIGN



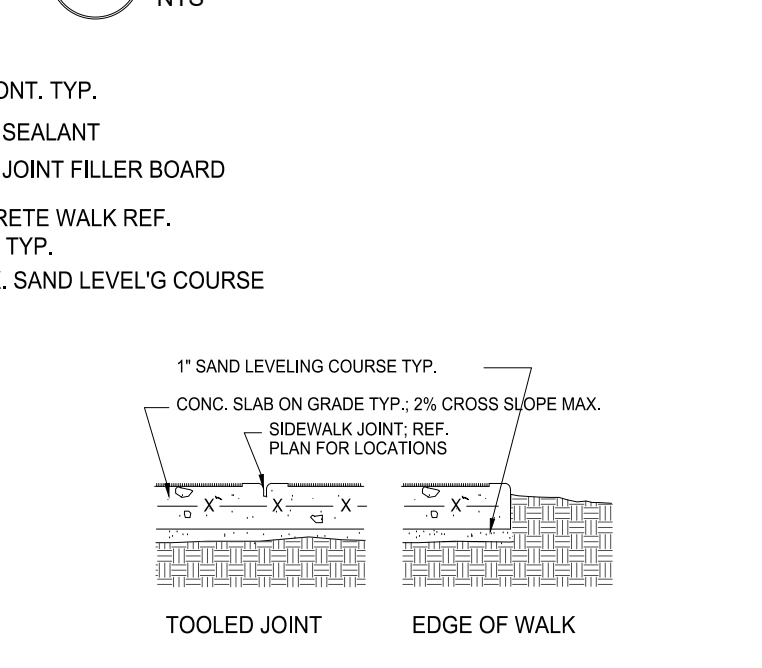
## MOTORCYCLE SIGNAGE



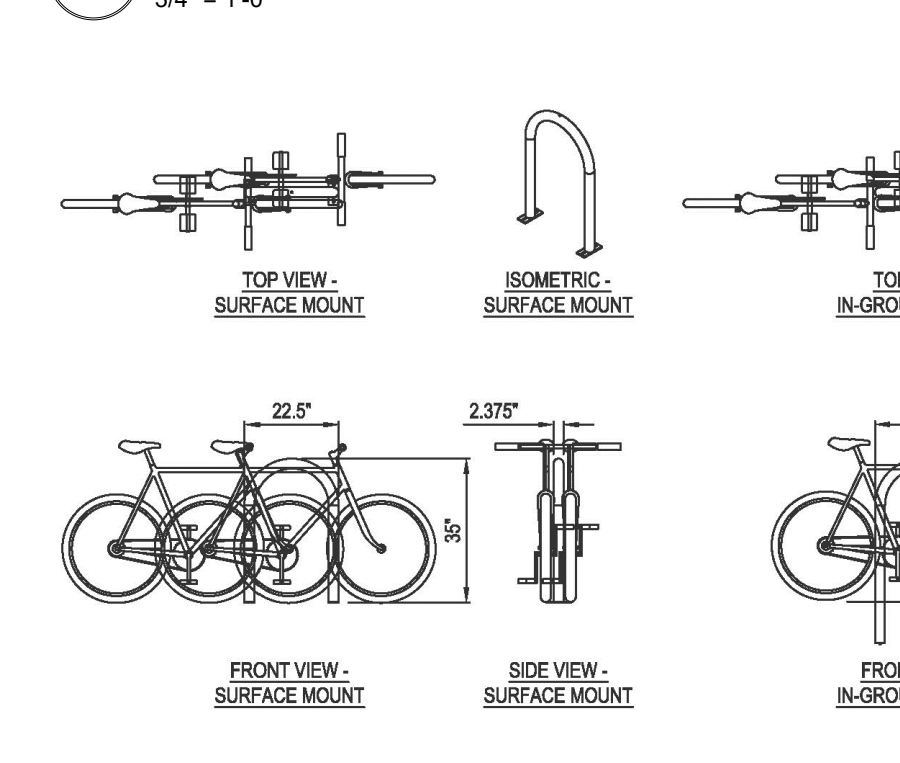
## RAMP STANDARDS



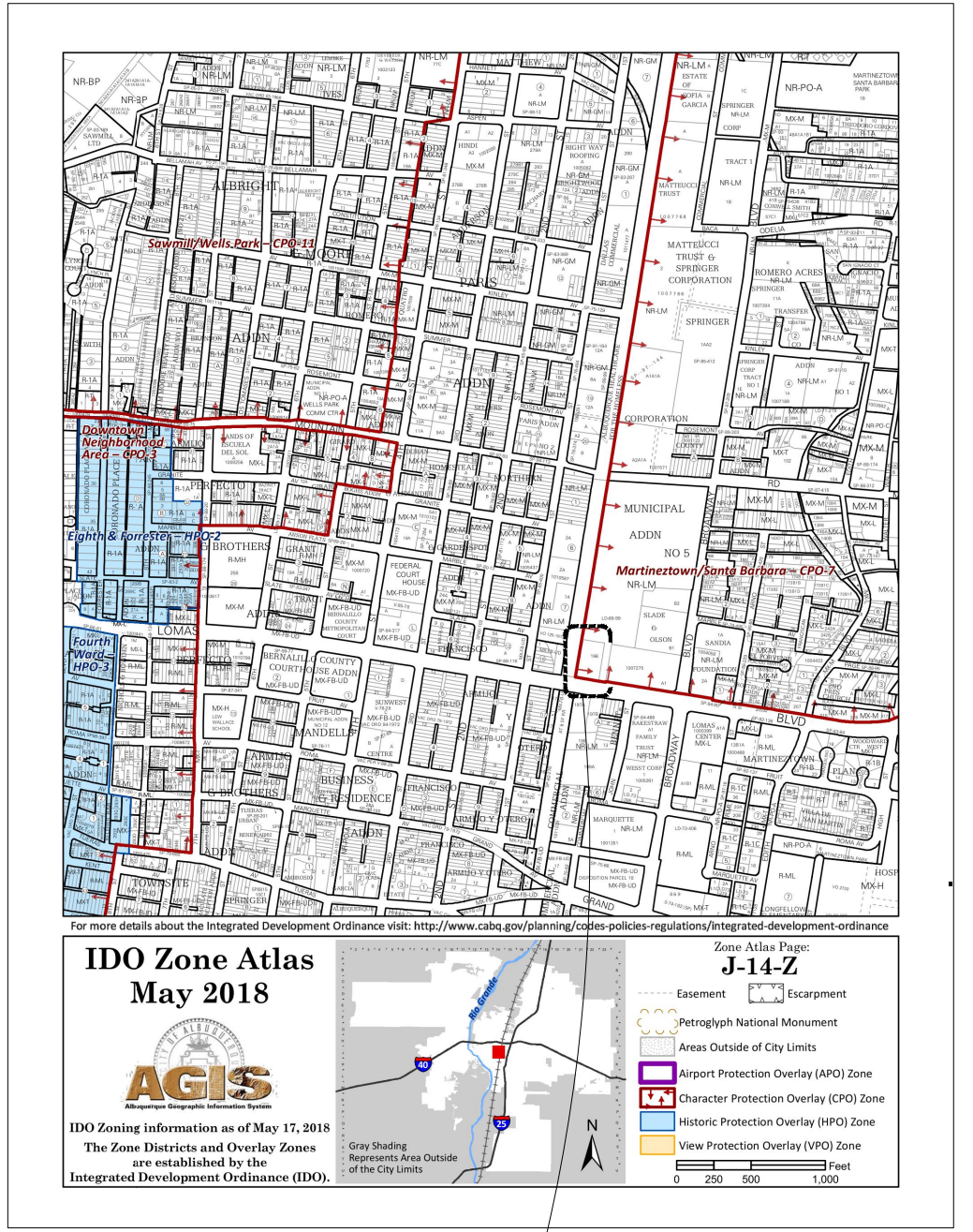
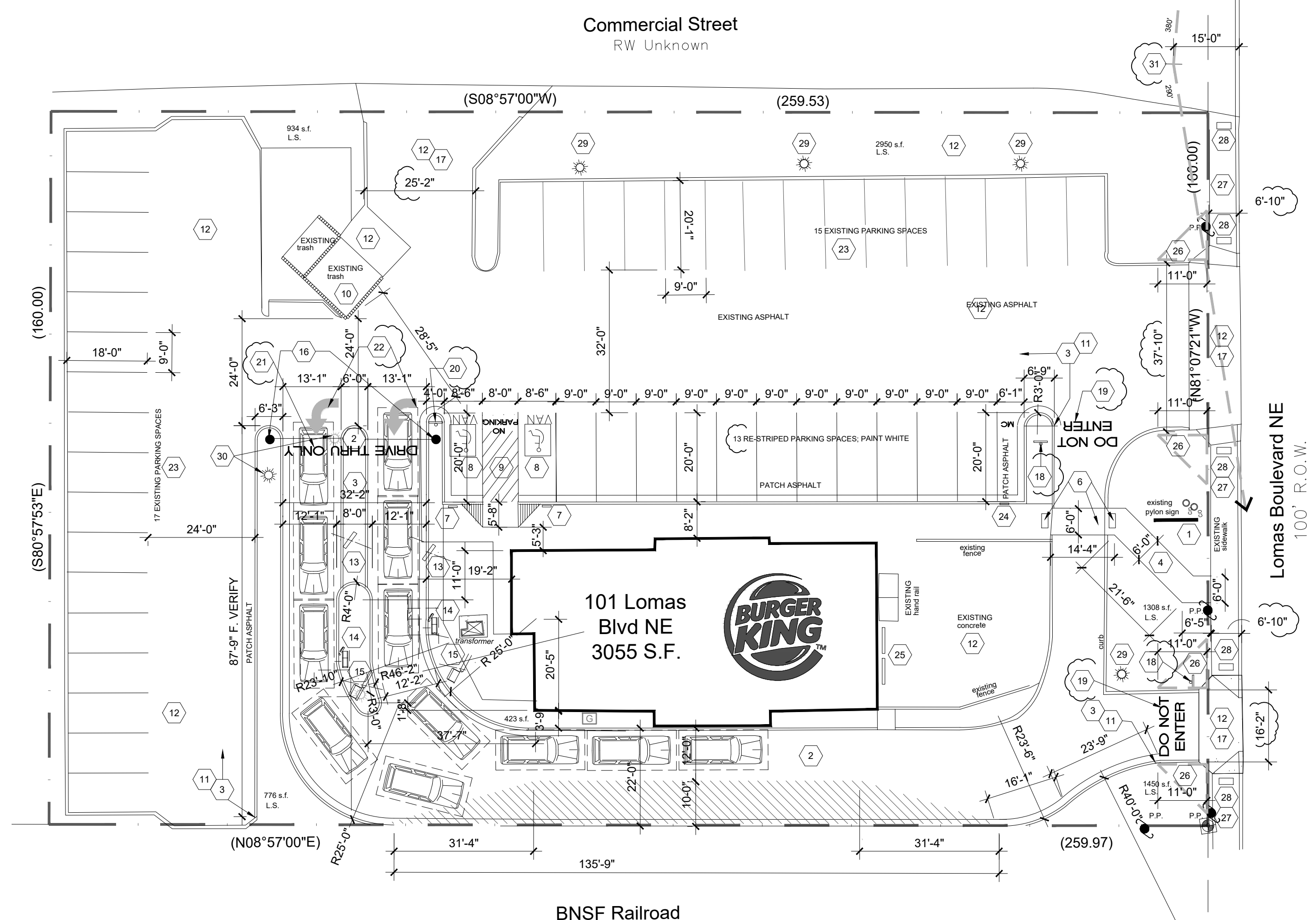
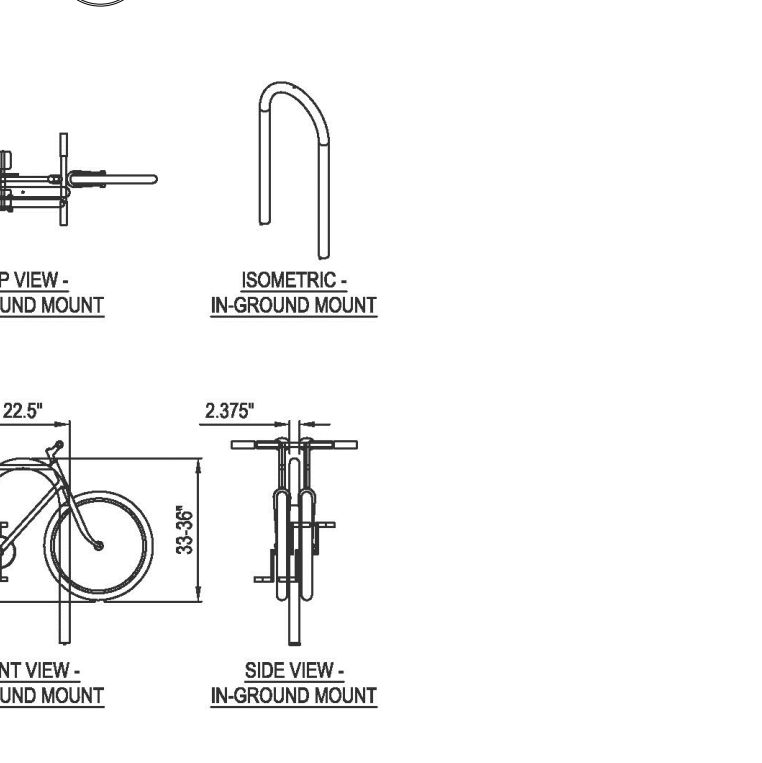
## RAMP STANDARDS



## PAVING / CURB DETAIL



## SIDEWALK JOINT



## VICINITY MAP

## LEGAL DESCRIPTION

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

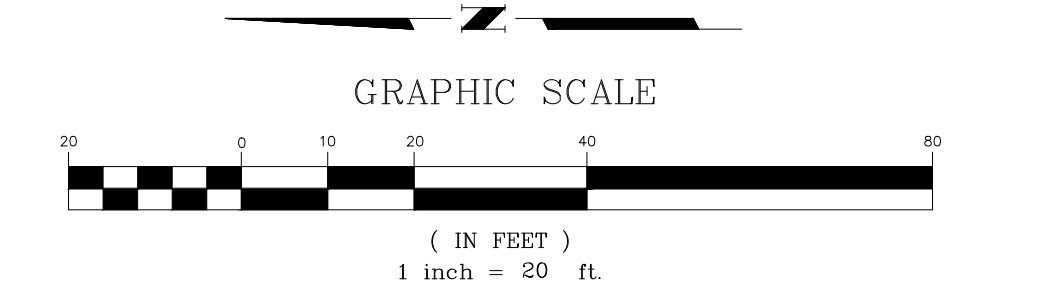
## SITE DATA

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

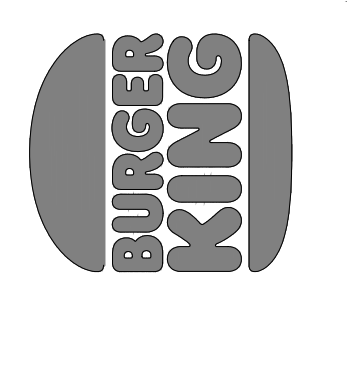
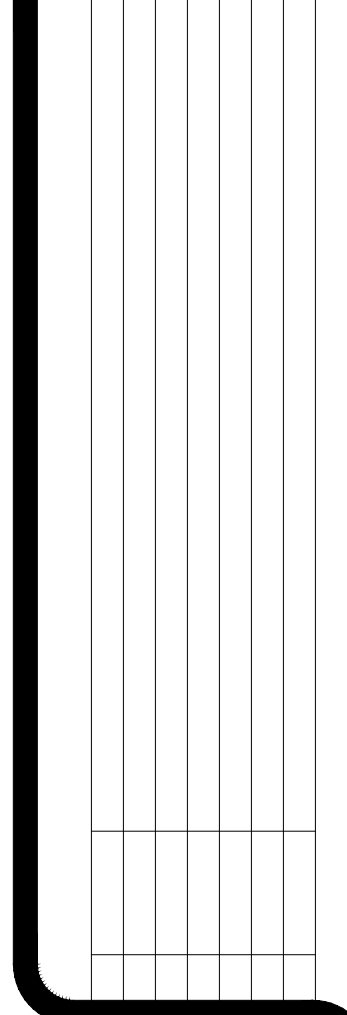
## PARKING CALCULATIONS

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 ISLE PER ANSI 502.3
  - PAINT "NO PARKING" AS SHOWN
  - EXISTING DUMPSTER
  - 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
  - INTERSECTION SITE TRIANGLE TO BE FREE OF ANY VISUAL OBSTRUCTION

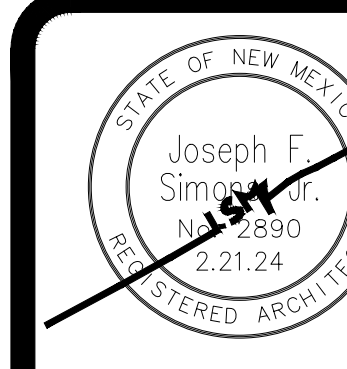
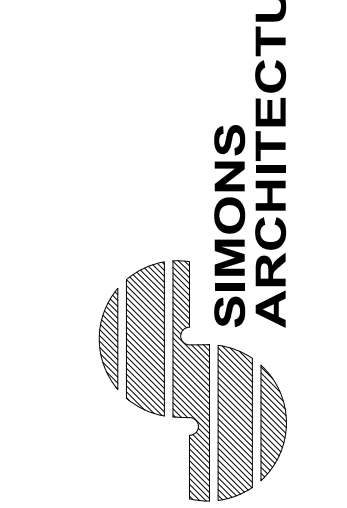


## TRAFFIC CIRCULATION LAYOUT



BURGER KING CORP./FRANCHISEE

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n.m. lc 002590  
p.o. box 67408  
alt., n.m., #71937408  
pr. 505.400.4796  
jfs@simonsarchitecture.com



PROJECT #: 05-079

BURGER KING RESTAURANT

101 LOMAS BLVD NE  
ALBUQUERQUE, NM 87102

A1.1  
TCL