# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

December 29, 2023

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

Re: Burger King 7101 Lomas Blvd. NE 30-Day Temporary Certificate of Occupancy Transportation Development Final Inspection Architect's Stamp dated 01-31-23 (J19-D052) Certification dated 12-21-23

Dear Mr. Simons,

Based upon the information provided in your submittal received 12-26-23, 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

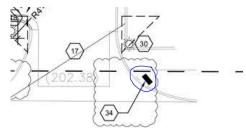
NM 87103

PO Box 1293

- 1. Provide ADA parking spaces signs. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of signs.
- 2. provide Motorcycle parking space sign.

www.cabq.gov

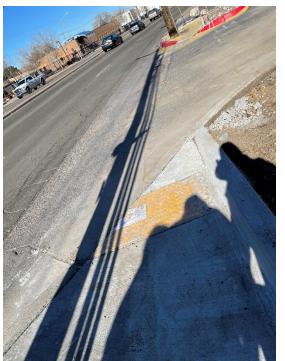
- 3. Anchor down the bike rack.
- 4. Keynote 18 "DO NOT ENTER" & "ONE WAY" signage is missing.
- 5. Please fix the installation of the truncated domes at the east leg of the site access off Lomas.



# CITY OF ALBUQUERQUE

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6. Tripping hazard: please fix the ADA ramp at the site access off Louisiana Blvd.

PO Box 1293

Albuquerque

NM 87103

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.

www.cabq.gov

Marwa Al-najjar

Sincerely,

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

Ma via: email



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

505.480.4796 VOICE

### 12-21.2023

#### 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 <u>7.27.2023</u> AT THE ADDRESS <u>7.101 LO MAS</u> <u>NE</u>, ALBUQUERQUE, NM AND PERMIT NUMBER IS 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 <u>2.0013</u> 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:

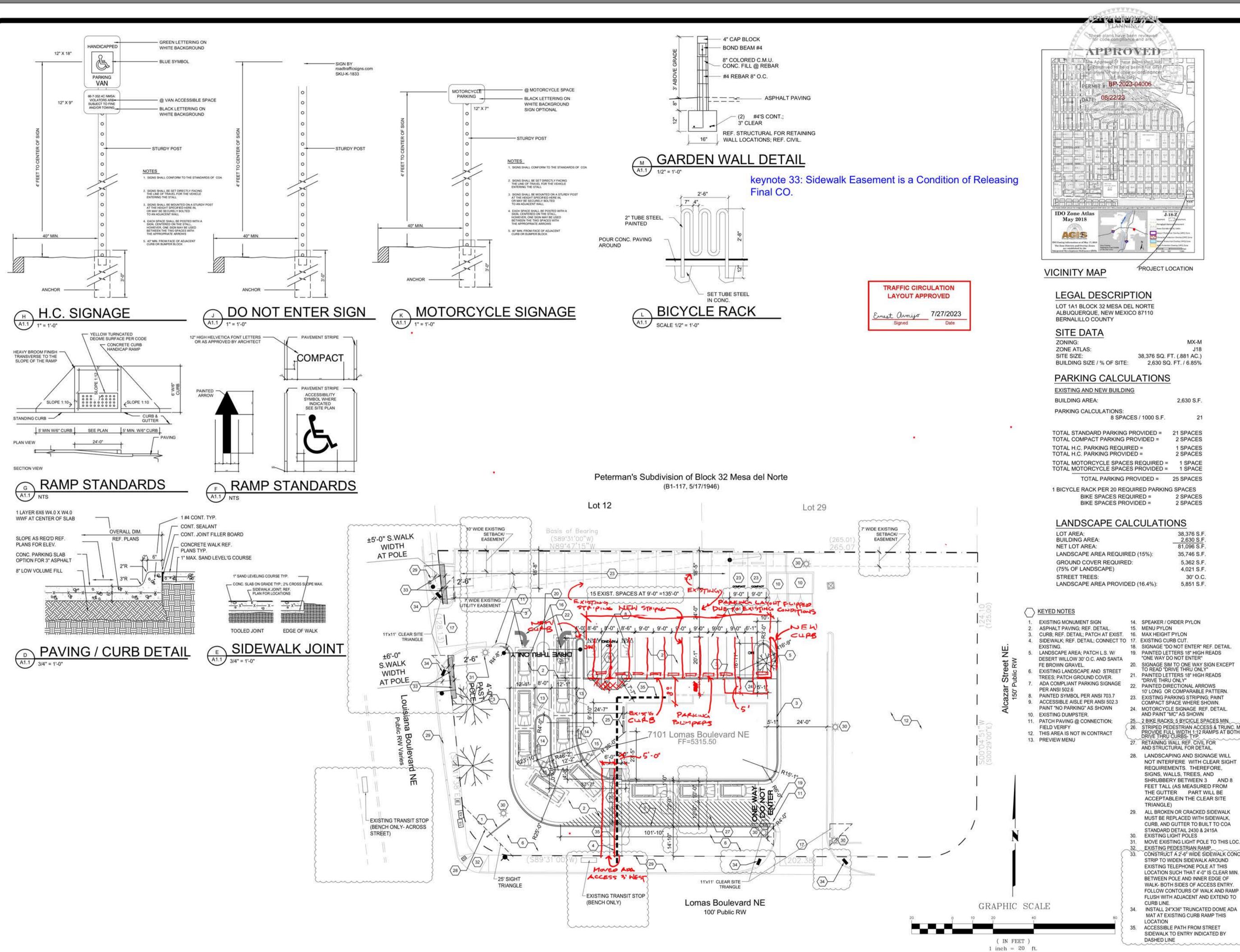
#### · ADA ACCESS MOVED 3' WEST

## EXISTING CONDITIONS

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.



Signature of Engineer or Architect



LOT AREA:	38,376
BUILDING AREA:	2,630
NET LOT AREA:	81,096
LANDSCAPE AREA REQUIRED (15%):	35,746
GROUND COVER REQUIRED:	5,362
(75% OF LANDSCAPE)	4,021
STREET TREES:	30' 0
LANDSCAPE AREA PROVIDED (16.4%):	5,851

- PAINTED DIRECTIONAL ARROWS
- 10' LONG OR COMPARABLE PATTERN.
- 23. EXISTING PARKING STRIPING: PAINT COMPACT SPACE WHERE SHOWN.
- 24. MOTORCYCLE SIGNAGE REF. DETAIL.
- 25. 2 BIKE RACKS; 5 BYCICLE SPACES MIN. STRIPED PEDESTRIAN ACCESS & TRUNC. MATS PROVIDE FULL WIDTH 1:12 RAMPS AT BOTH DRIVE THRU CURBS- TYP.
- RETAINING WALL REF. CIVIL FOR AND STRUCTURAL FOR DETAIL. 28. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8
- FEET TALL (AS MEASURED FROM THE GUTTER PART WILL BE ACCEPTABLEIN THE CLEAR SITE 29. ALL BROKEN OR CRACKED SIDEWALK
- MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER TO BUILT TO COA STANDARD DETAIL 2430 & 2415A
- MOVE EXISTING LIGHT POLE TO THIS LOC. EXISTING PEDESTRIAN RAMP. CONSTRUCT A 2'-6" WIDE SIDEWALK CONC STRIP TO WIDEN SIDEWALK AROUND EXISTING TELEPHONE POLE AT THIS LOCATION SUCH THAT 4'-0" IS CLEAR MIN. BETWEEN POLE AND INNER EDGE OF WALK- BOTH SIDES OF ACCESS ENTRY. FOLLOW CONTOURS OF WALK AND RAMP
- INSTALL 24"X36" TRUNCATED DOME ADA MAT AT EXISTING CURB RAMP THIS
- SIDEWALK TO ENTRY INDICATED BY

