

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 19, 2026

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

joe@simonsarchitecture.com

Re: Burger King
111 98th st NW 87121
Traffic Circulation Layout
Engineer's Stamp 2-25-25 (K09D033A)-TRANS-2026-00070

Dear Mr. Simons,

The TCL submittal received 3-10-26 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

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, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

Albuquerque

NM 87103

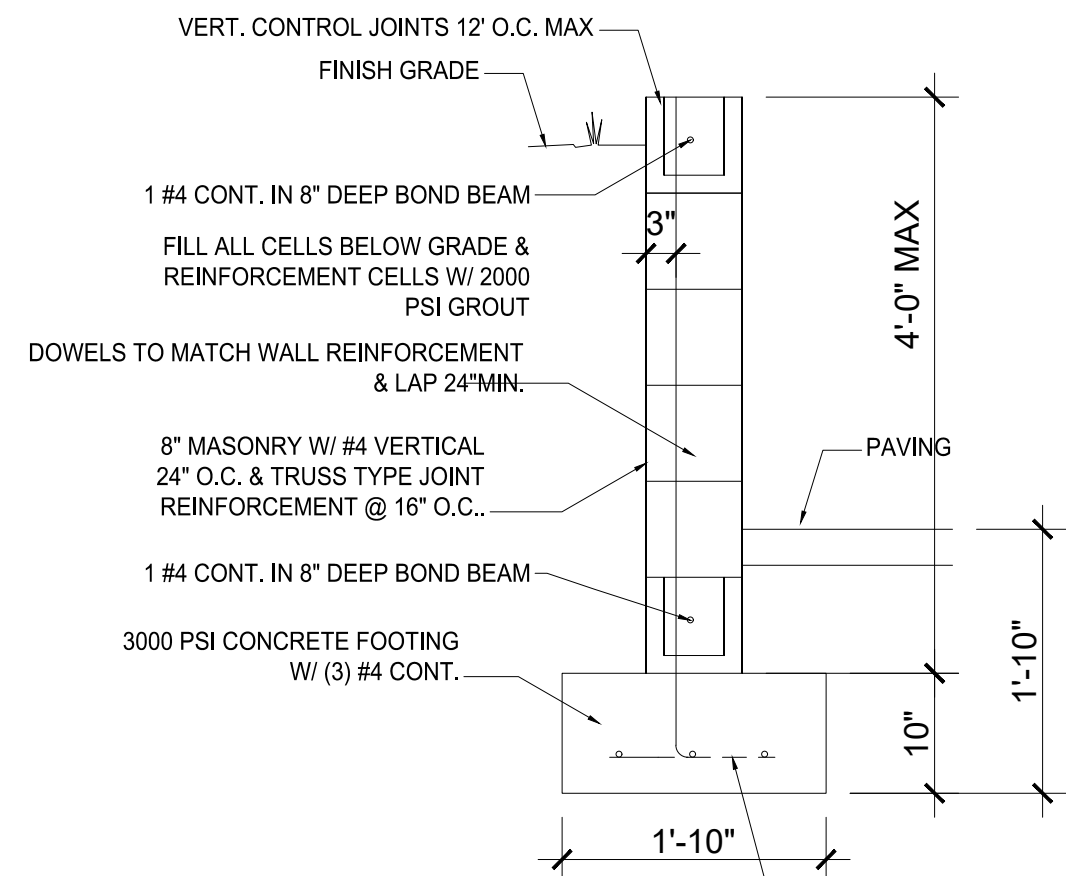
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

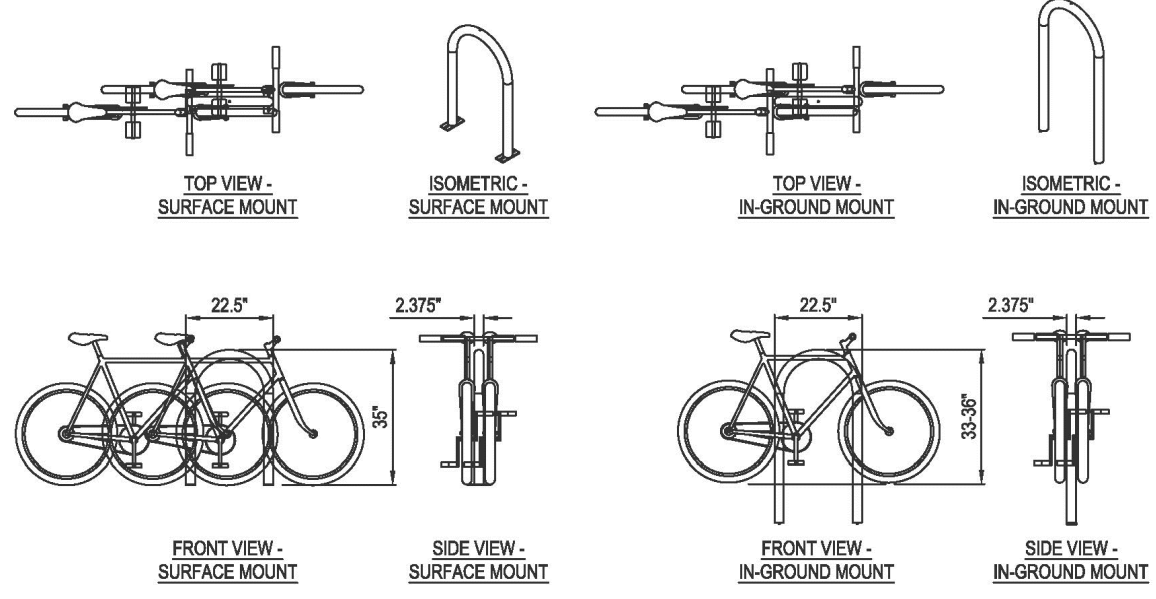
Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

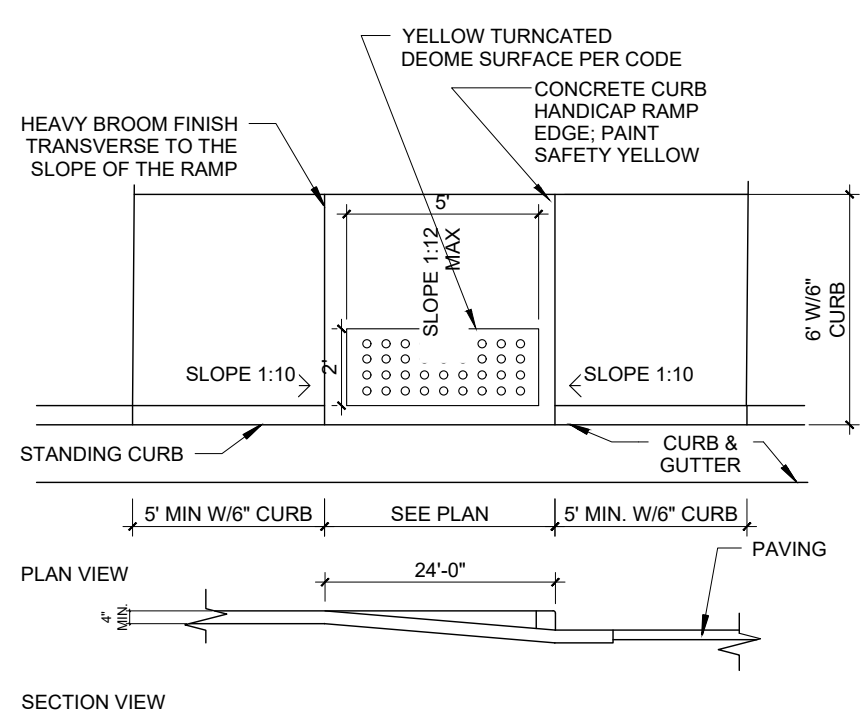


M RETAINING WALL
SCALE 3/4" = 1'-0"

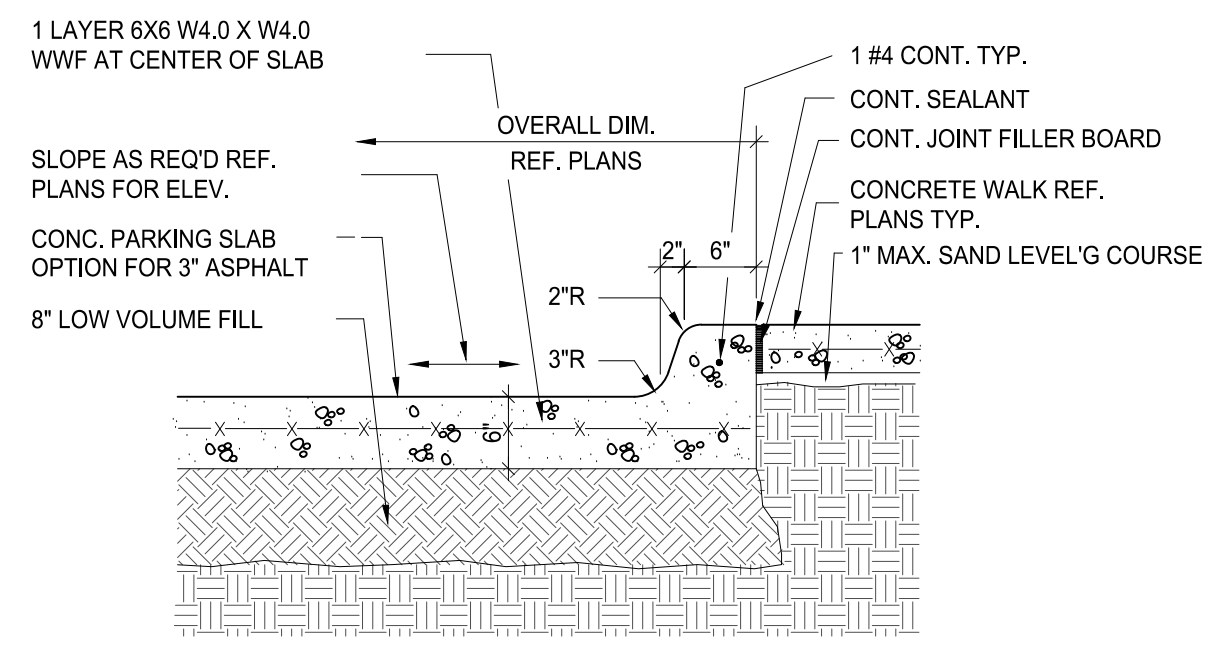


- NOTES:**
- PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 118-125.

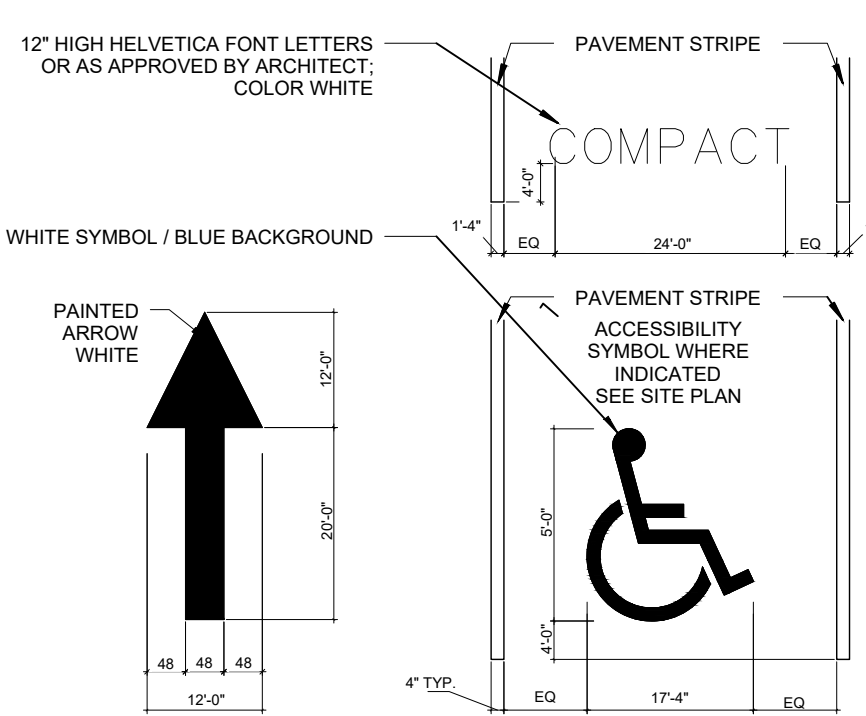
L BICYCLE RACK
SCALE 1/2" = 1'-0"



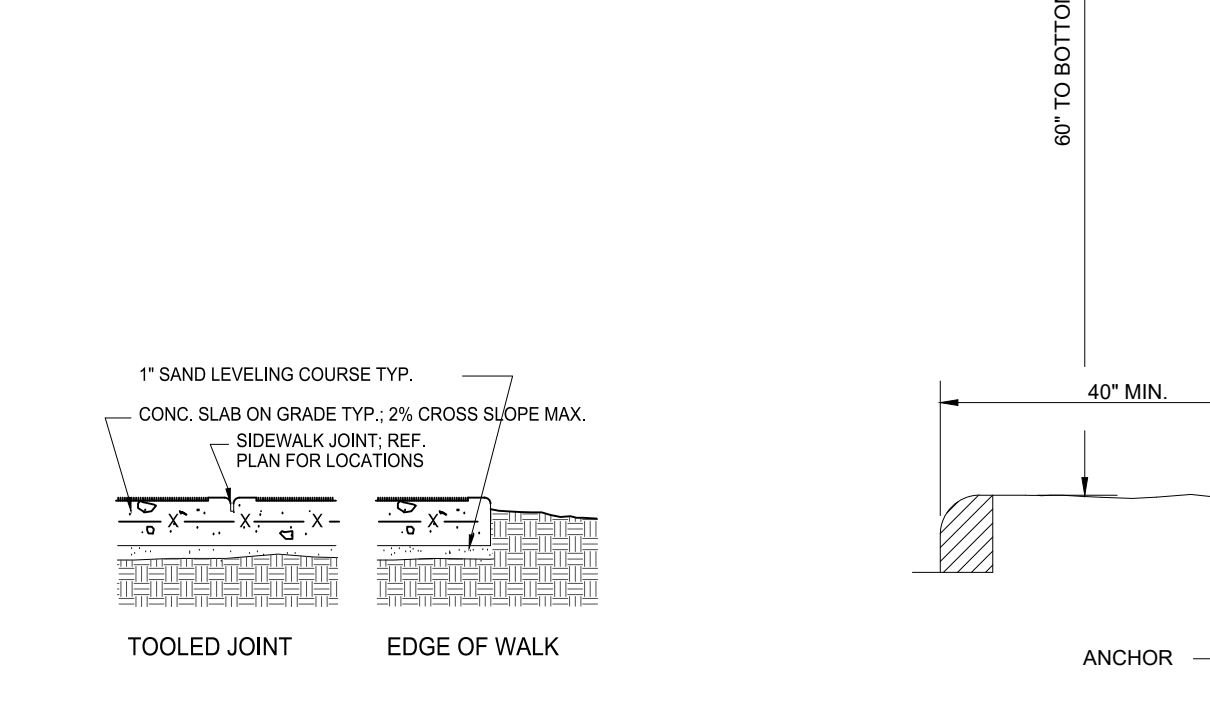
G RAMP STANDARDS
SCALE 1/2" = 1'-0"



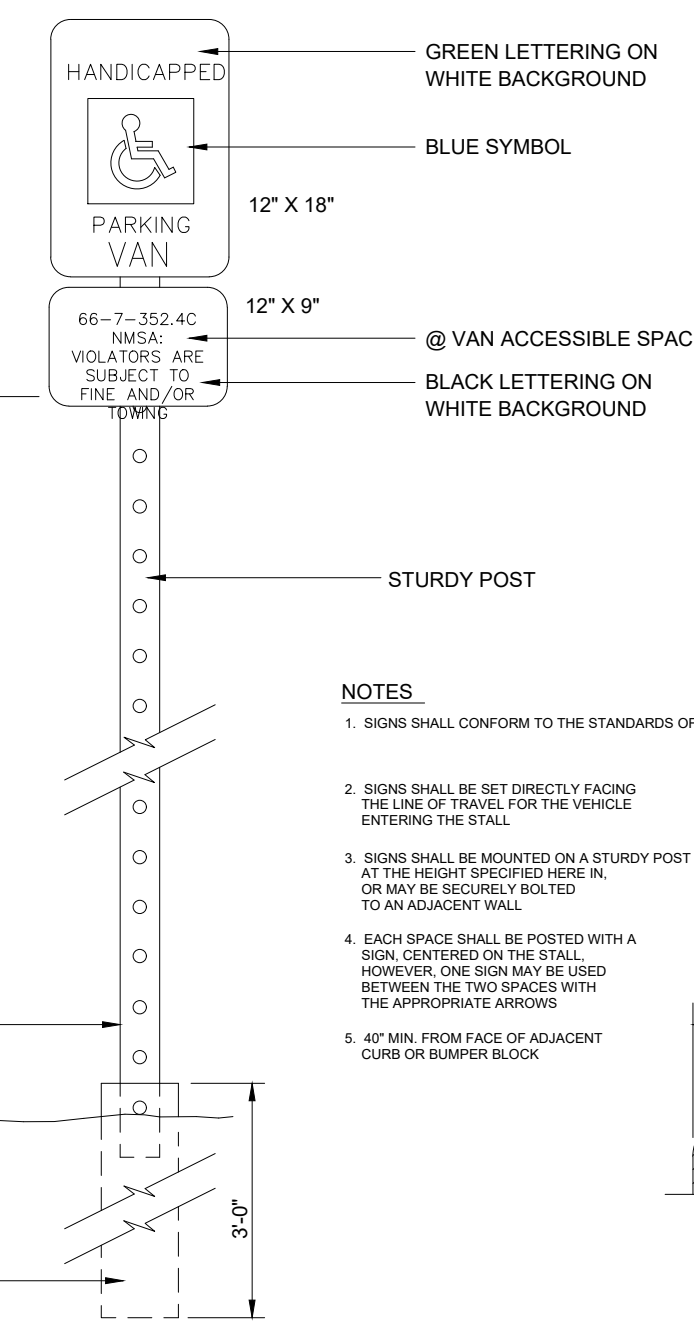
D PAVING / CURB DETAIL
SCALE 3/4" = 1'-0"



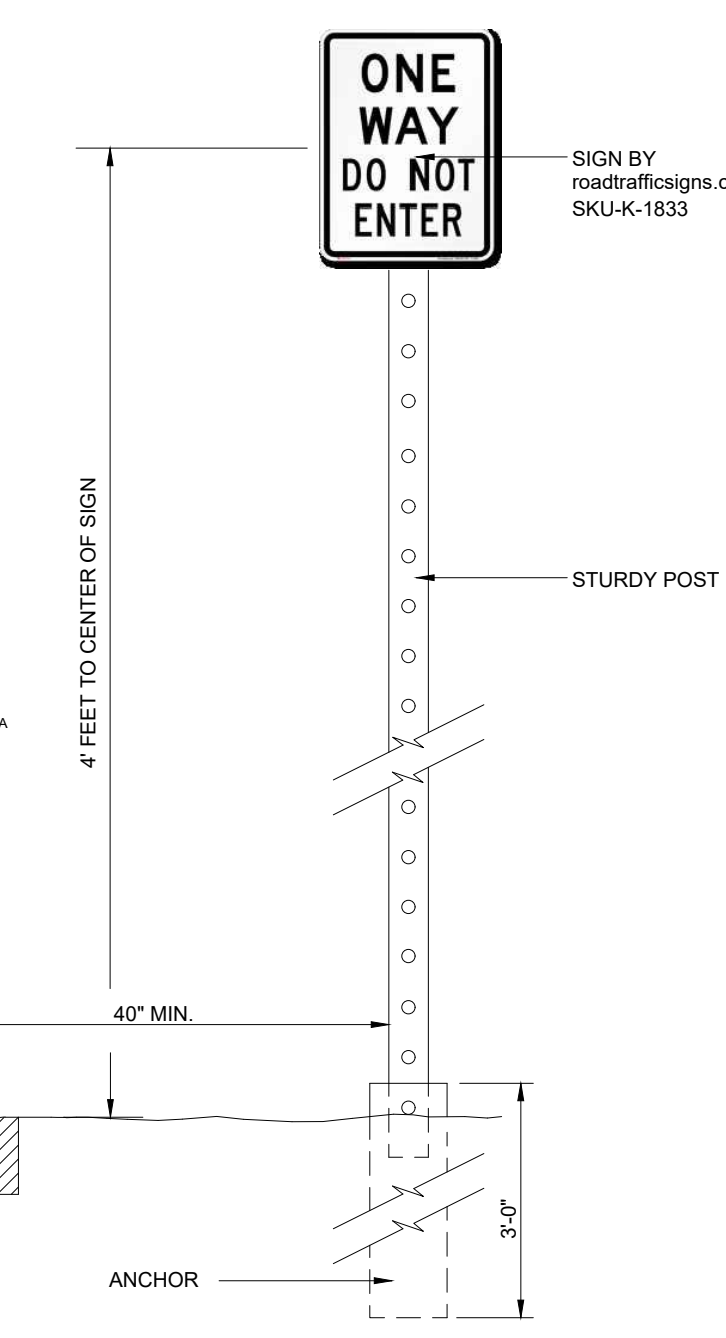
F STRIPING DETAIL
SCALE 1/2" = 1'-0"



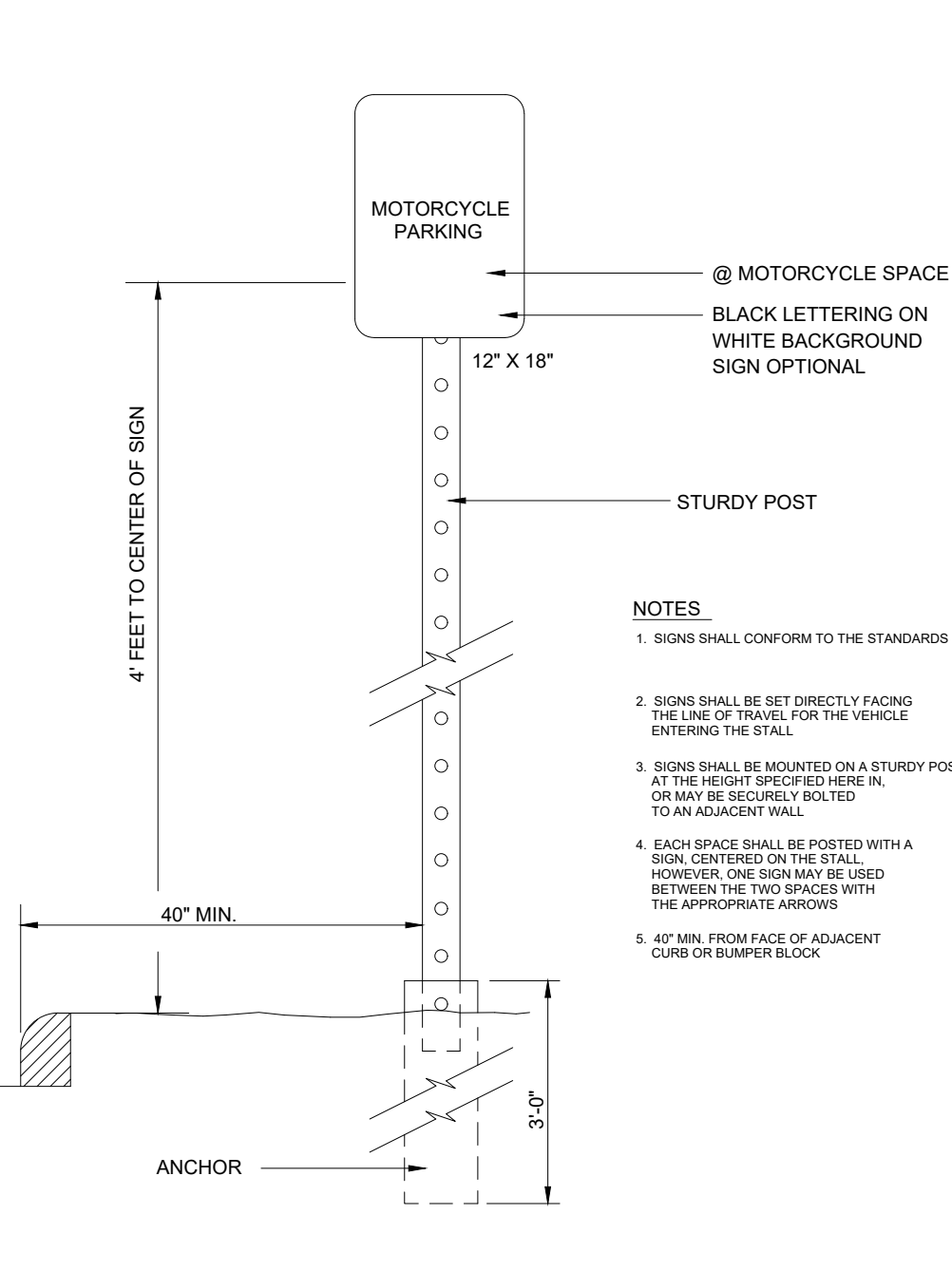
E SIDEWALK JOINT
SCALE 3/4" = 1'-0"



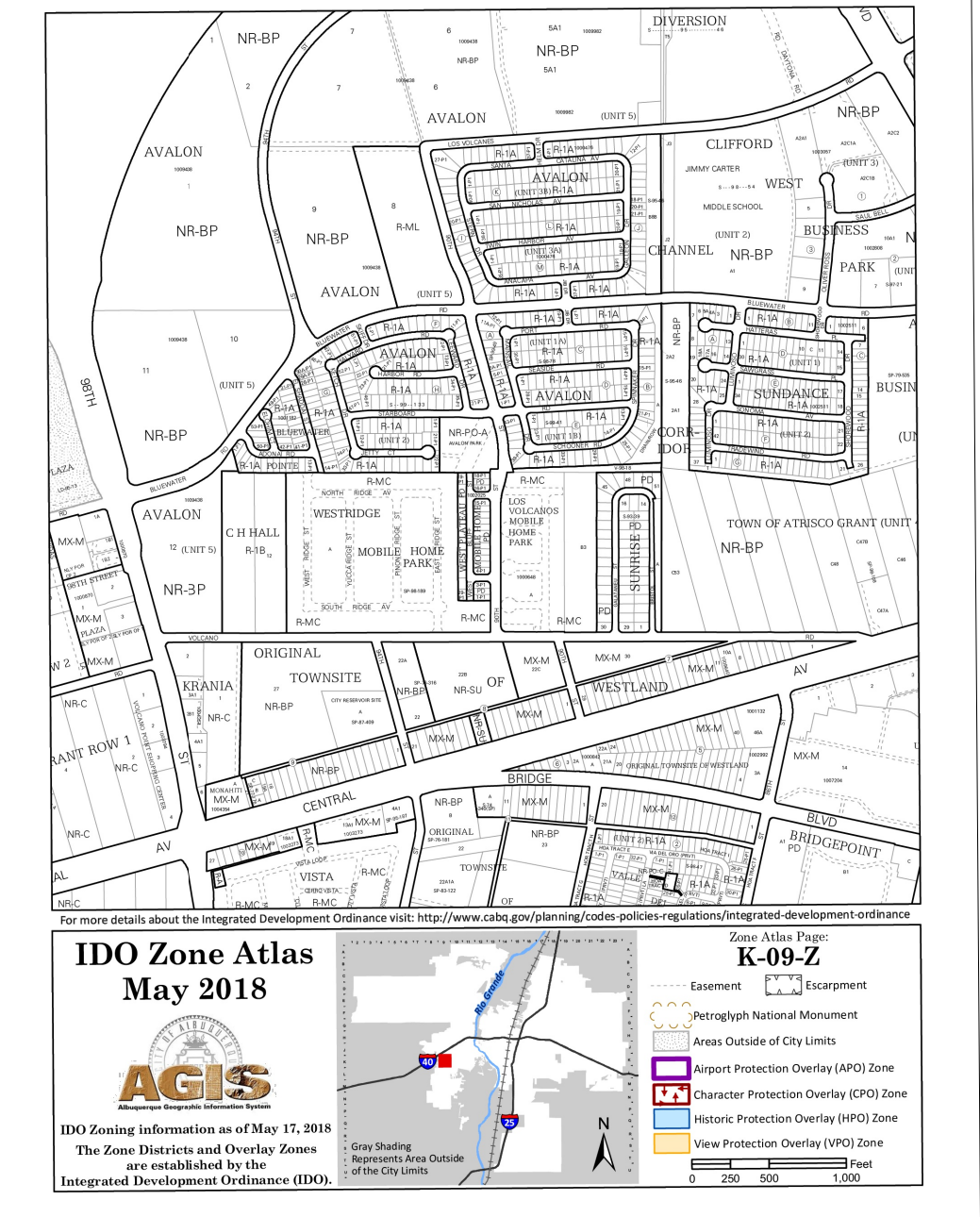
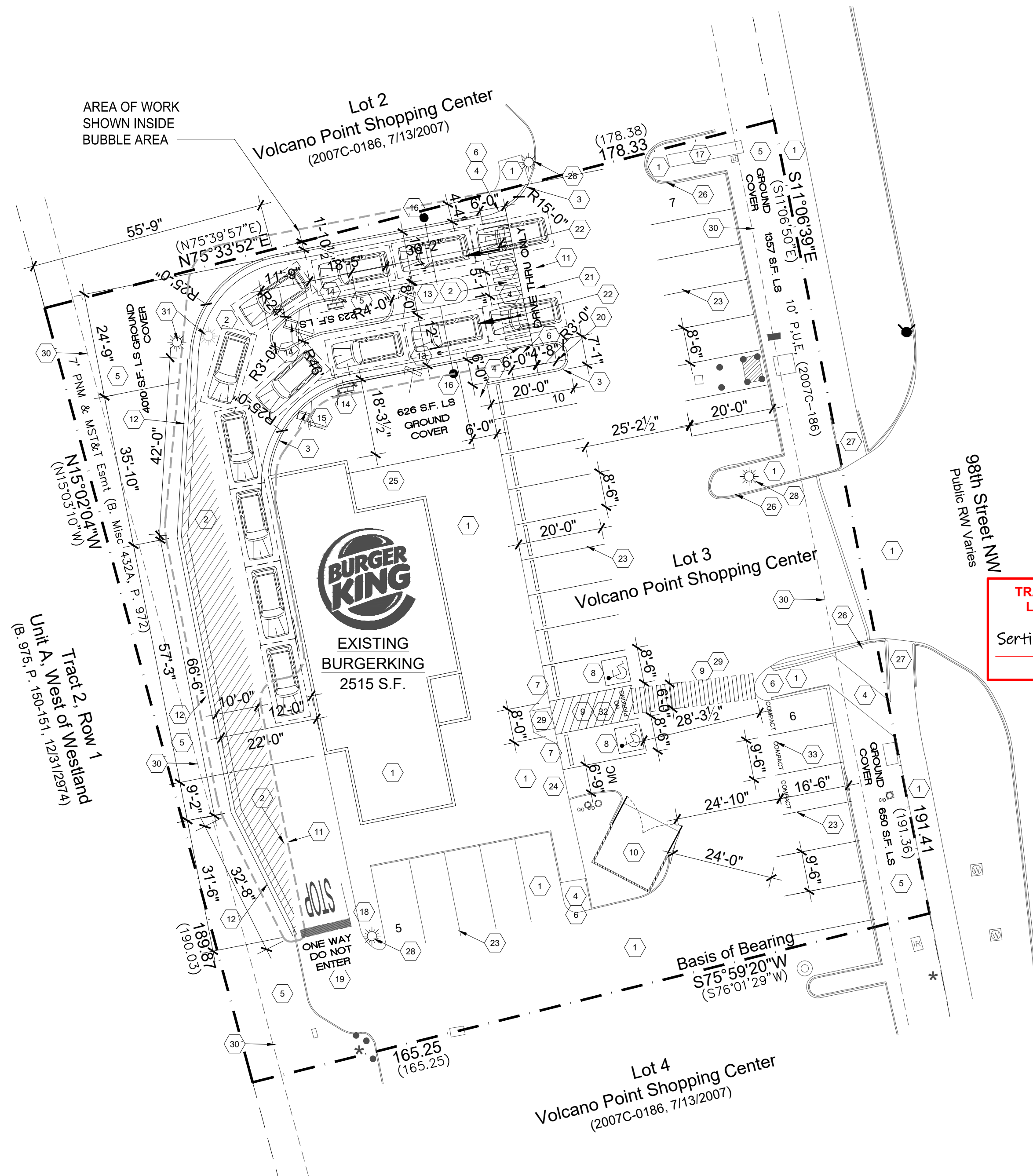
H H.C. SIGNAGE
SCALE 1" = 1'-0"



J DO NOT ENTER SIGN
SCALE 1" = 1'-0"



K MOTORCYCLE SIGNAGE
SCALE 1" = 1'-0"



TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 3/19/2026
Signed Date

LEGAL DESCRIPTION
LOT 3, VOLCANO POINT SHOPPING CENTER
ALBUQUERQUE, NEW MEXICO BERNALILLO COUNTY

SITE DATA

ZONING:	NR-C
ZONE ATLAS:	K-09
SITE SIZE:	32,724 SQ. FT. (7516 AC.)
BUILDING SIZE / % OF SITE:	2,515 SQ. FT. / 7.69%

PARKING CALCULATIONS

EXISTING AND NEW BUILDING: 2,515 S.F.

BUILDING AREA: 2,515 S.F.

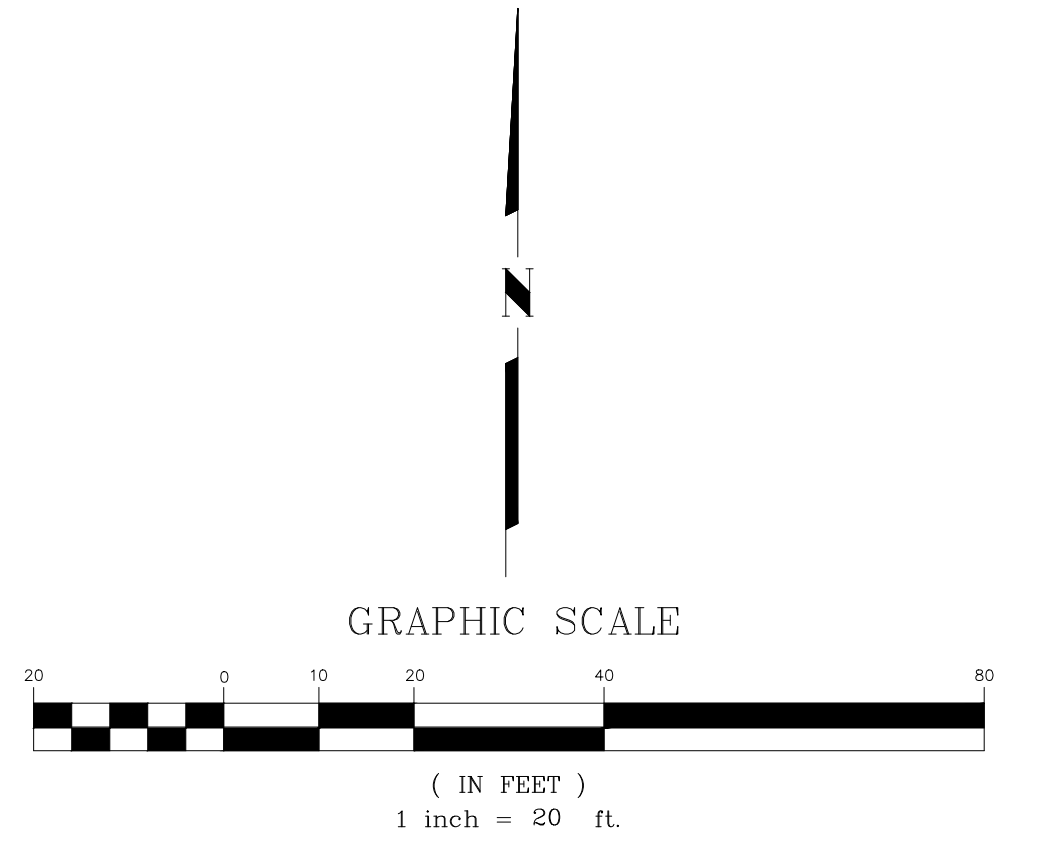
PARKING CALCULATIONS: 8 SPACES / 1000 S.F. 20

TOTAL STANDARD PARKING PROVIDED = 23 SPACES
TOTAL COMPACT PARKING PROVIDED = 3 SPACES
TOTAL H.C. PARKING PROVIDED = 1 SPACES
TOTAL H.C. PARKING REQUIRED = 2 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACES
TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACES

TOTAL PARKING PROVIDED = 28 SPACES

1 BICYCLE RACK S REQUIRED
BIKE SPACES REQUIRED = 3 SPACES
BIKE SPACES PROVIDED = 3 SPACES

- KEYED NOTES**
- EXISTING CONSTRUCTION.
 - ASPHALT PAVING, REF. DETAIL.; PATCH TO EXISTING CURB, REF. DETAIL.; PATCH AT EXIST. LANDSCAPE INSIDE CURB AREA.
 - EXISTING PEDESTRIAN ACCESS.
 - LANDSCAPE AREA, REF. A1.2.
 - F. VERIFY EXISTING AND IF NECESSARY REPAIR STRIPED PEDESTRIAN ACCESS & TRUNCATED MATS - PROVIDE FULL WIDTH 1:12 MAX. RAMPS AT BOTH CURBS.
 - VERIFY WITH DETAIL'S THIS SHEET ADA COMPLIANT PARKING SIGNAGE PER COA STANDARDS AND DETAIL RE-PAINT EXISTING SYMBOL WHITE SYMBOL / BLUE BACKGROUND, REF. FIA1.1.
 - IF CRACKED OR BROKEN REPAIR AND / OR REPAINT RE-PAINT EXISTING ACCESSIBLE AISLE BLUE STRIPES AND DETAIL FIA1.1
 - EXISTING DUMPSTER.
 - PATCH PAVING @ CONNECTION; FIELD VERIFY
 - RETAINING STEP AS REQUIRED, REF. MA1.1
 - PREVIEW MENU
 - SPEAKER / ORDER PYLON
 - MENU PYLON
 - MAX HEIGHT PYLON
 - EXISTING MONUMENT SIGNAGE.
 - 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 PAINT "MC" AS SHOWN
 - MOTORCYCLE SIGNAGE REF. DETAIL.
 - 2 BIKE RACKS, 3 PARKING SPACES, REF. LA
 - 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.
 - EXISTING CURBS AND ADA RAMPS REPLACE ANY BROKEN CURBS AND COLORED PAVING AT ADA CROSS WALK; VERIFY IF ALL ADA RAMPS MEET CURRENT STANDARDS AND IF THEY DO NOT REPLACE PER G/A1.1.
 - EXISTING EASEMENT LINE @ DASHED MOVE LIGHT TO THIS LOCATION.
 - VAN ACCESSIBLE AISLE AND 2 FLANKING SPACES, REF. AIA1.1 AND NOTE WHERE VAN LANGUAGE IS ADDED FOR THESE SPACES, REF. FIA1.1 SIM.
 - PAINTED LETTERS REF. FFS1.1.



A TRAFFIC CIRCULATION LAYOUT
SCALE 1" = 20 FT.

DATE: 12.2.2008

REVISION

CHECKED BY: JFS

DESIGNED BY: JFS

DATE



Joseph F. Simons Jr., AIA
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Albuquerque, NM 87166-4808
ph: 505.480.4798
pej@simonsarchitecture.com



STATE OF NEW MEXICO
REGISTERED ARCHITECT
Joseph F. Simons Jr.
No. 2899
2.25.25

JOS-083

ROC-40
111 98TH STREET NW
ALBUQUERQUE, NM 87121

TRAFFIC CIRCULATION LAYOUT

A1.1
TCL