## CITY OF ALBUQUERQUE



February 25, 2019

Simons Architecture Joe Simons P.O. Box 67408 Albuquerque NM 87193

Re: Burger King

5101 Gibson Blvd 87108 Traffic Circulation Layout

Engineer's/Architect's Stamp 2-19-19 (L18D084)

Dear Mr. Simons

The TCL submittal received 2-20-2019 is approved for Building Permit with. 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 a 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 TCL with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Albuquerque

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.

NM 87103

Sincerely,

www.cabq.gov

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

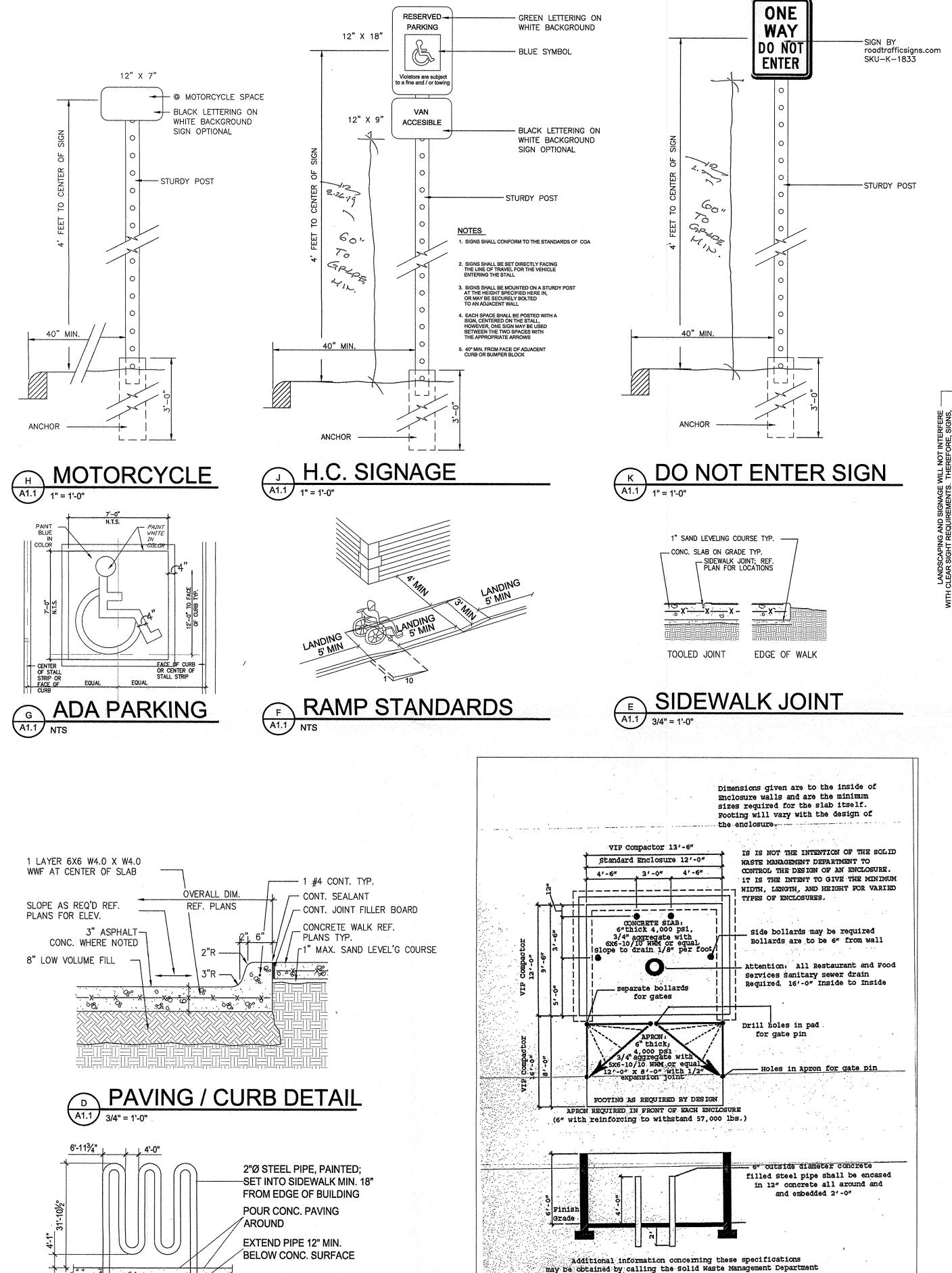
Ernie Gomez,

Plan Checker, Planning Dept. Development Review Services

EG via: email

C:

File

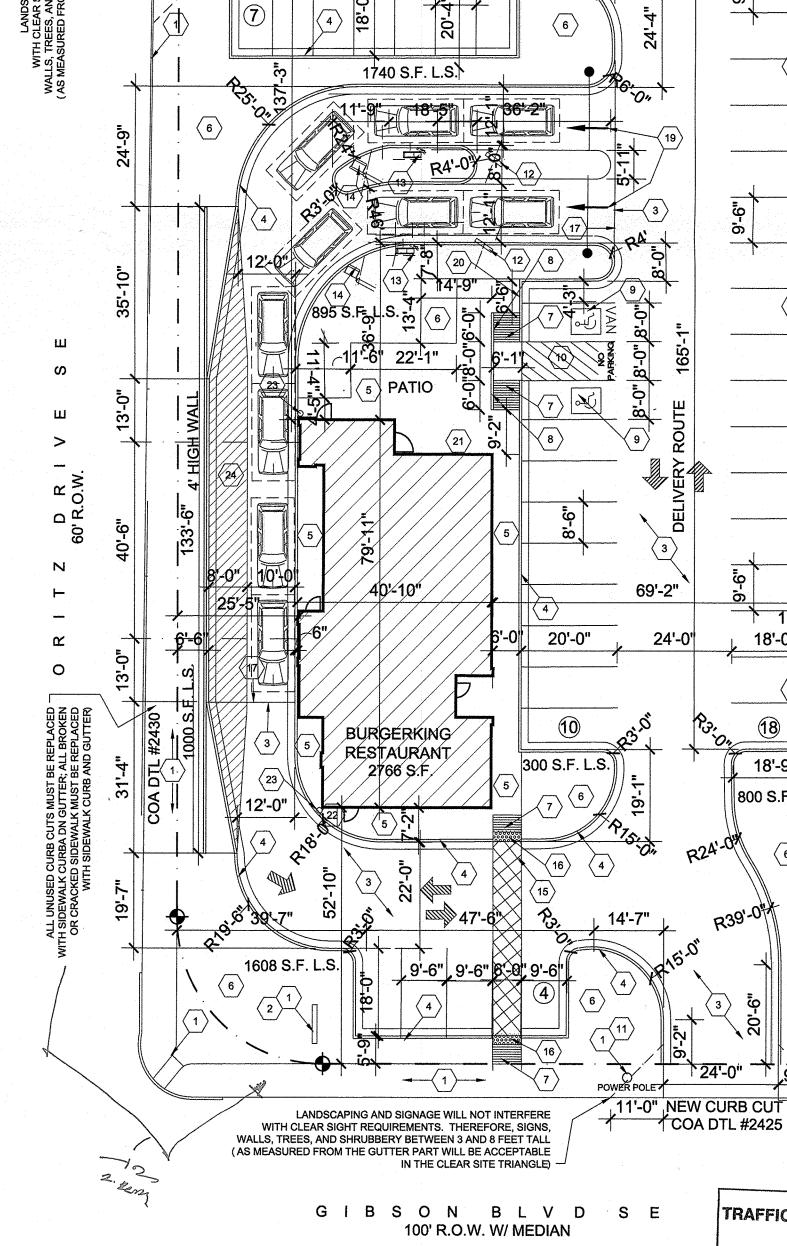


**BIKE RACK** 

A1.1 1/2" = 1'-0"

at 761-8100

**DUMPSTER ENCLOSURE** 



**KEYED NOTES** 

**EXISTING POLE SIGN** 

SIDEWALK; REF. E/A1.1

MAX. CROSS SLOPE 2%.

13. ORDER CONFIRMATION UNIT.

14. DIGITAL MENU BOARD.

PAINTED SYMBOL REF. G/A1.1.

14" H. LETTERING "NO PARKING"

CURB; REF. D/ A1.1

LANDSCAPE AREA.

REF. J/A1.1.

12. PREVIEW MENU

ASPHALT PAVING; REF. D/A1.1

RAMP SLOPE 1:12 MAX. REF. F/A1.1

ADA COMPLIANT PARKING SIGNAGE

10. ACCESSIBLE AISLE 4" W. BLUE STRIPES +

11. EXISTING POWER POLE; F. VERIFY EXISTING

LOCATION AND ADJUST CURB CUT AS REQ'D.

69'-6"

59'-6"

TRASH ROUTE

EXISTING.

15. PEDESTRIAN CROSSING; STAMPED COLORED

16. SLOPE TO PAVING; TRUNCATED DOMES. 17. CONCRETE PAVING AT DRIVE-THRU LANES. 18. DUMPSTER ENCLOSURE; REF. B/A1.1.

4" DRAIN TO SANDTRAP TO SEWER 19. DIRECTIONAL PAVING SYMBOL 8' LONG X 6' WIDE, 15" STROKE; WHITE COLOR.

20. MOTORCYLE SIGNAGE; REF. H/A1.1 21. (2) BIKE RACKS; REF. C/A1.1 FOR EA. 22. DO NOT ENTER SIGN; REF. J/A1.1.

AS SHOWN.

42'-6"

020'-6"

23. 6" CONCRETE FILLED BOLLARS; PAINT

SAFETY YELLOW. 24. 4" W. BLUE STRIPING 45 DEG. TO BUILDING

25. RETAINING WALL REF. CIVIL AND 8 1/2 X 11 STRUCTURAL DETAIL ATTACHED TO SET.

745 S.F. L.S.

18'-0"

18'-9"

800 S.F. L.S

# **IDO Zone Atlas** May 2018 - Easement Escarpment Areas Outside of City Limits AGIS

#### **VICINITY MAP**

#### LEGAL DESCRIPTION

LOT 2 BLK 26 VIRGINIA PLACE ADDITION ALBUQUERQUE, NEW MEXICO **BERNALILLO COUNTY** 

#### SITE DATA

ZONING:	MX-M (C-2)		
ZONE ATLAS:	L18		
SITE SIZE:	36,183 SQ. FT. (.831 AC.)		
BUILDING SIZE / % OF SITE:	2,766 SQ. FT. / 7.64%		

### PARKING CALCULATIONS

	EVICTIMO AND MEM DI III DIMO	
	EXISTING AND NEW BUILDING	
	TO THE PROPERTY OF THE PROPERT	

2,766 S.F. **BUILDING AREA:** NUMBER OF SEATS:

PARKING CALCULATIONS:

8 SEATS/1000 S.F. = 23 PARKING SPACES

2 RACKS

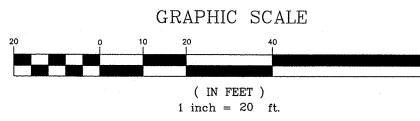
TOTAL STANDARD PARKING PROVIDED = **42 SPACES** 2 SPACE TOTAL H.C. PARKING REQUIRED = TOTAL H.C. PARKING PROVIDED = 2 SPACE TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACE

> TOTAL PARKING PROVIDED = 44 SPACES

1 BICYCLE RACK PER 20 REQUIRED PARKING SPACES **BIKE SPACES REQUIRED =** 2 RACKS BIKE SPACES PROVIDED =

## LANDSCAPE CALCULATIONS

LOT AREA: BUILDING AREA: NET LOT AREA:	36,183 S.F. 2,766 S.F. 33,417 S.F.
LANDSCAPE AREA REQUIRED (15%): GROUND COVER REQUIRED: (75% OF LANDSCAPE)	5,013 S.F. 3,760 S.F.
STREET TREES:	30' O.C.
LANDSCAPE AREA PROVIDED (21.0%):	7,010 S.F.



SITE PLAN

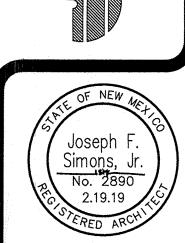
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY

MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT A1.1 1" = 20'-0"
APPROVED

BURGER

SIMONS ARCHITE





## City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: BUPGEPKING	_ Building Pern	nit #: 2018-414	94Hydrology File #: LISDOS-
DRB#:	EPC#:		Work Order#:
Legal Description: 67 2 B	K 26	1186INIA	PLACE ADDLA
City Address: 5101 6185	SON BU	10.	
Other Contact: Tom Ascolute Address: 10100 BEPMIN Phone#: 68(-7474  TYPE OF DEVELOPMENT: PLAT IS THIS A RESUBMITTAL? Yes	Fax#:	93 NES RESIDENCE	E-mail: Simensarchilee  Contact:  E-mail:
<b>DEPARTMENT</b> TRANSPORTATION	HYDR	OLOGY/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 A  ELEVATION CERTIFICATE  CLOMR/LOMR  TRAFFIC CIRCULATION LAYOUT (TCL)  TRAFFIC IMPACT STUDY (TIS)  STREET LIGHT LAYOUT  OTHER (SPECIFY)  PRE-DESIGN MEETING?	APPLIC	BUILDING PE CERTIFICATE  PRELIMINARY SITE PLAN FO SITE PLAN FO FINAL PLAT A  SIA/ RELEASE FOUNDATION GRADING PER SO-19 APPROV PAVING PERM GRADING/ PAI WORK ORDER CLOMR/LOMR FLOODPLAIN I OTHER (SPEC	Y PLAT APPROVAL OR SUB'D APPROVAL OR BLDG. PERMIT APPROVAL APPROVAL E OF FINANCIAL GUARANTEE I PERMIT APPROVAL RMIT APPROVAL VAL MIT APPROVAL D CERTIFICATION APPROVAL
COA STAFF:	ELECTRONIC SU	BMITTAL RECEIVED:	

FEE PAID:

#### City of Albuquerque Planning Department

#### One Stop Shop - Development and Building Services

02/20/2019 Issued By: E08375 364545

**Permit Number:** 

2018 060 863

**Category Code 970** 

**Application Number:** 

18REV-60863, Review: Drain Plan-Lomr-Traffic Impact

Address:

**Location Description:** 

**BURGER KING** 

Project Number:

null

**Applicant** 

SIMONS ARCHITECTURE

Agent / Contact

SIMONS ARCHITECTURE

PO BOX 67408

ALBUQUERQUE NM 87193

505-480-4796

joe@simonsarchitecture.com

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ALBUQUERQUE NM 87193

505-480-4796

JOE@SIMONSARCHITECTURE.COM

**Application Fees** 

**REV Actions** 

\$75.00

TOTAL:

\$75.00

0909 REV Actions Check Tendered

City of Albuquerque Freasurs
te:2/20/2019 Office:ANNEX
ID: Cashier:E41709
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\$75.E