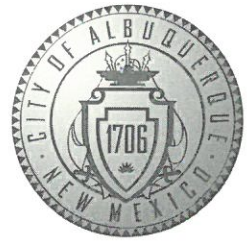


# CITY OF ALBUQUERQUE



December 20, 2019

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

**Re: BK Gibson**  
**5101 Gibson Blvd**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 2-19-19 (L18D084)  
Certification dated 12-18-19

Dear Mr. Simons

Based upon the information provided in your submittal received 12-19-19, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Too much on going construction for an inspection. Once complete please re-submit for Transportation inspection.

Once corrections are complete resubmit

1. The approved and stamped TCL with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
5. The \$75 re-submittal fee.

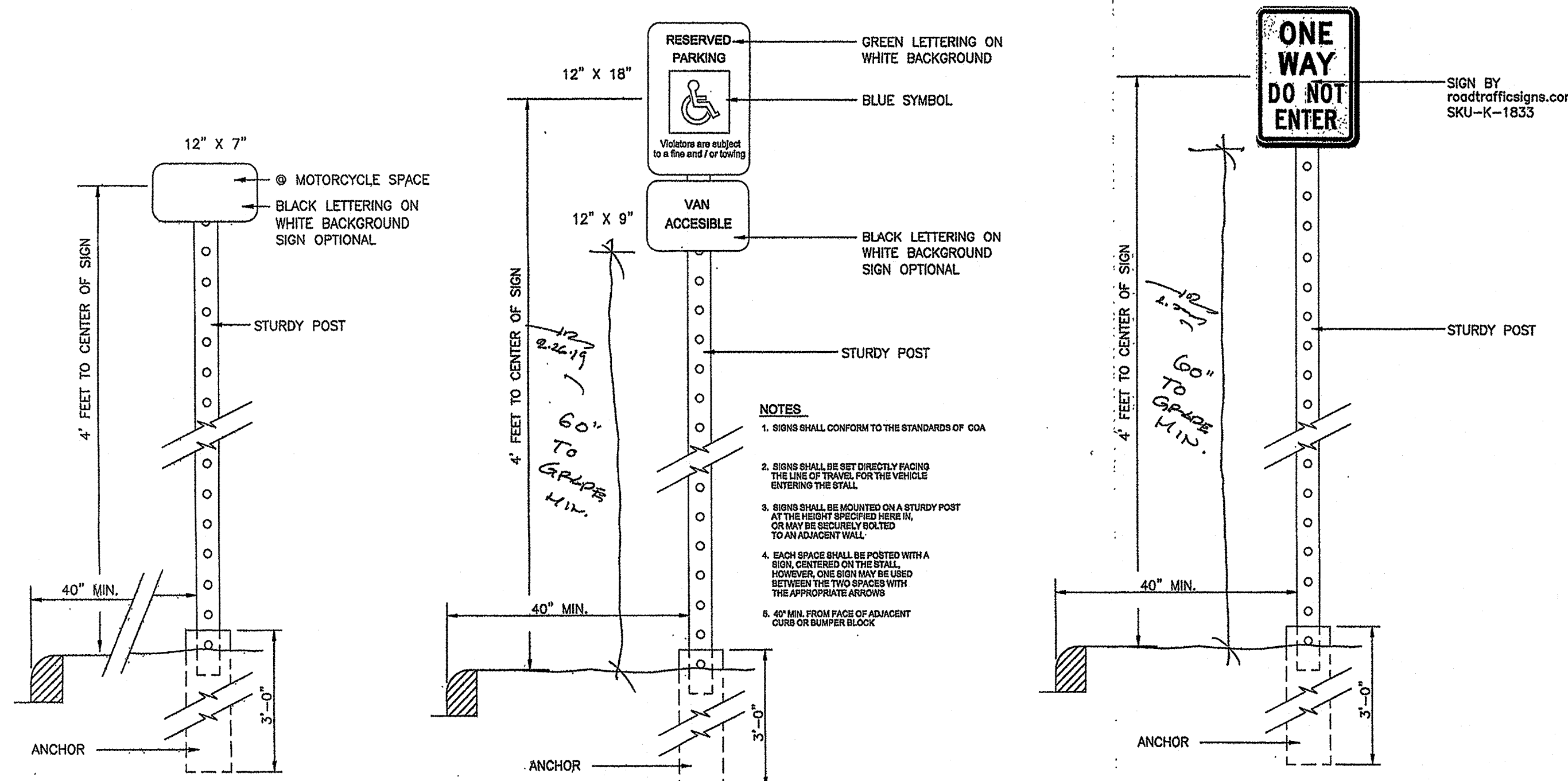
If you have any questions, please contact me at (505) 924-3981.

Sincerely,

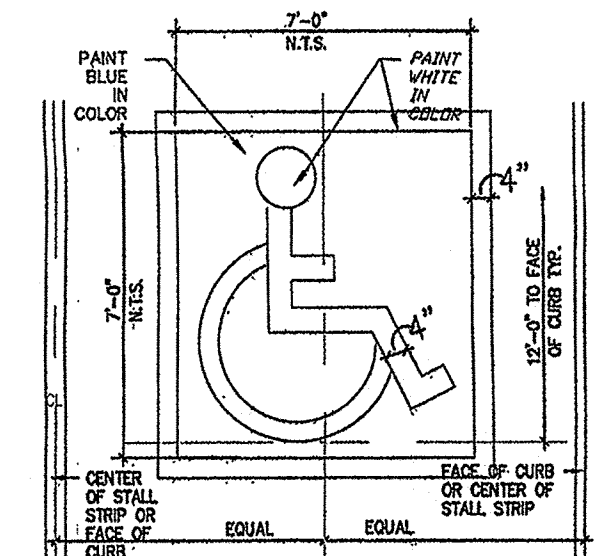
Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File

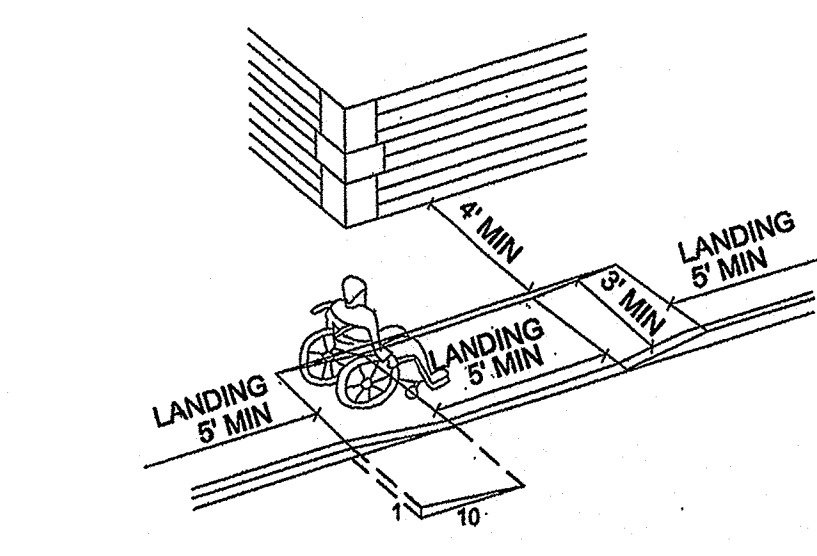




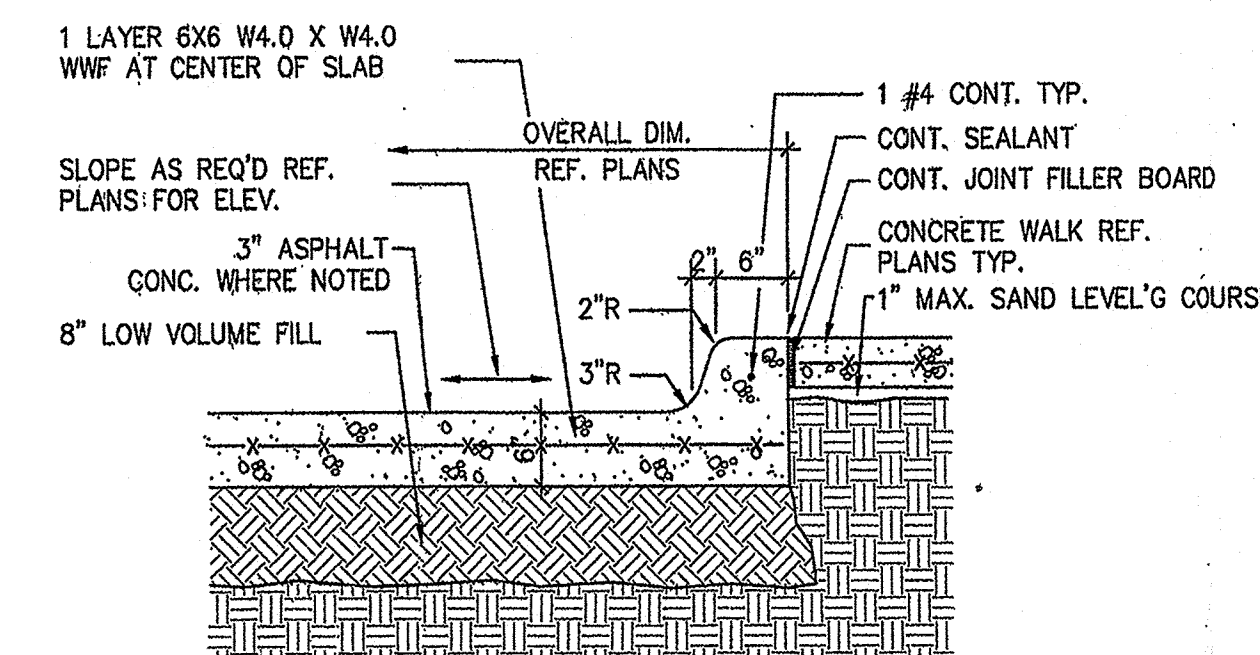
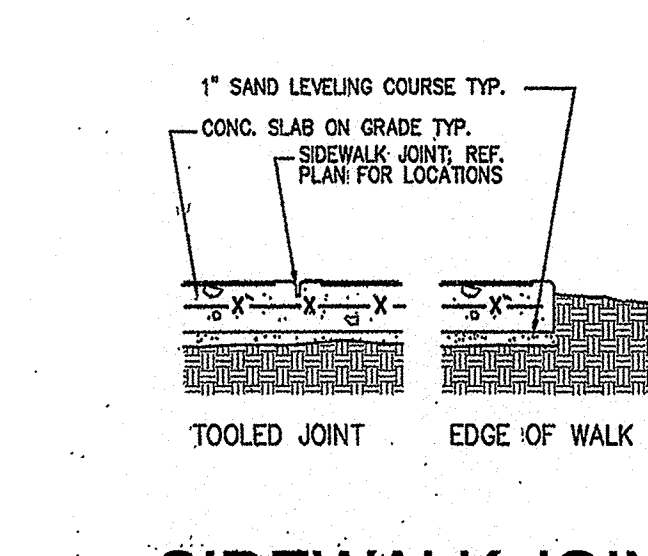
**MOTORCYCLE**  
A1.1 1" = 1'-0"



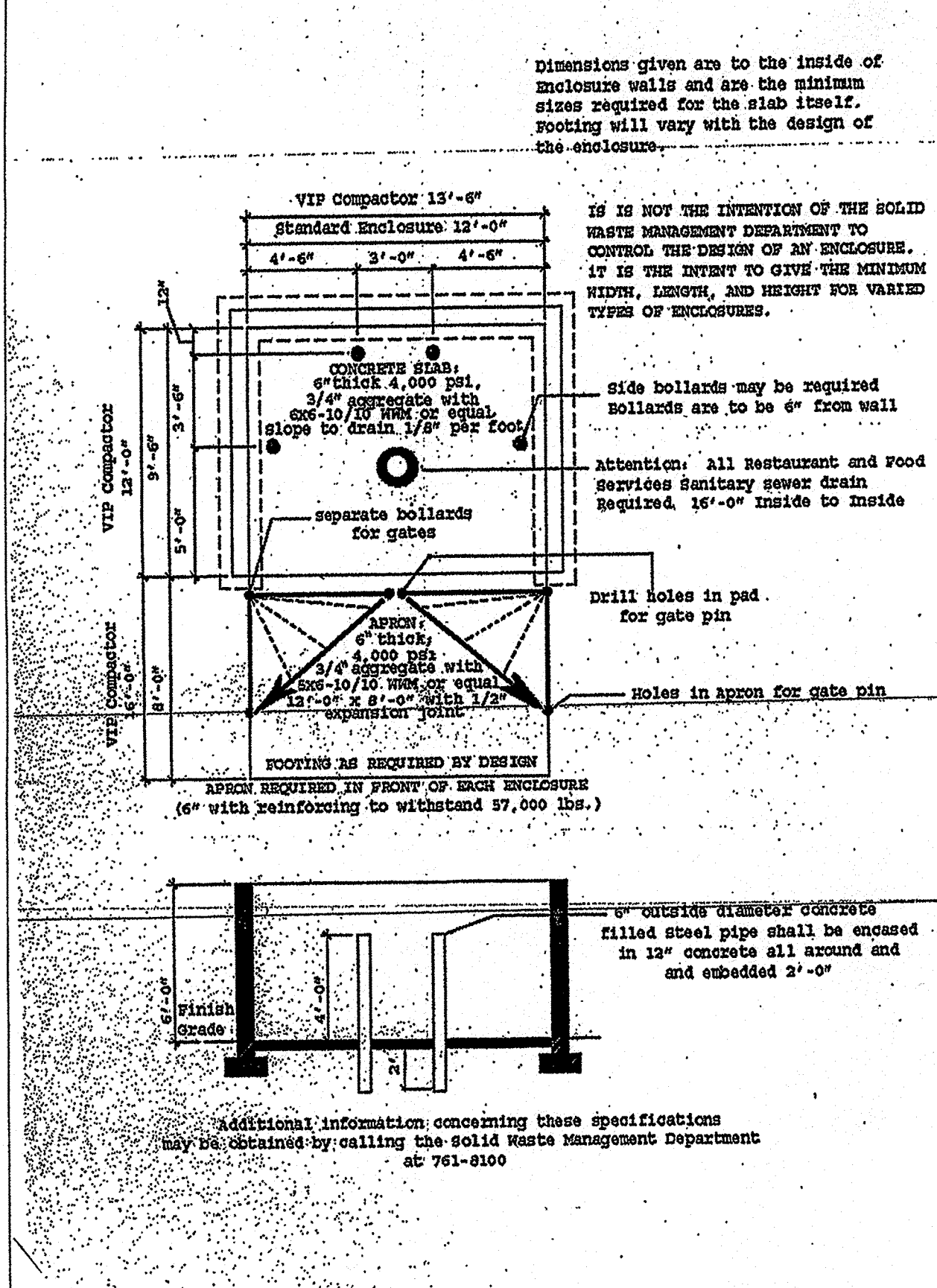
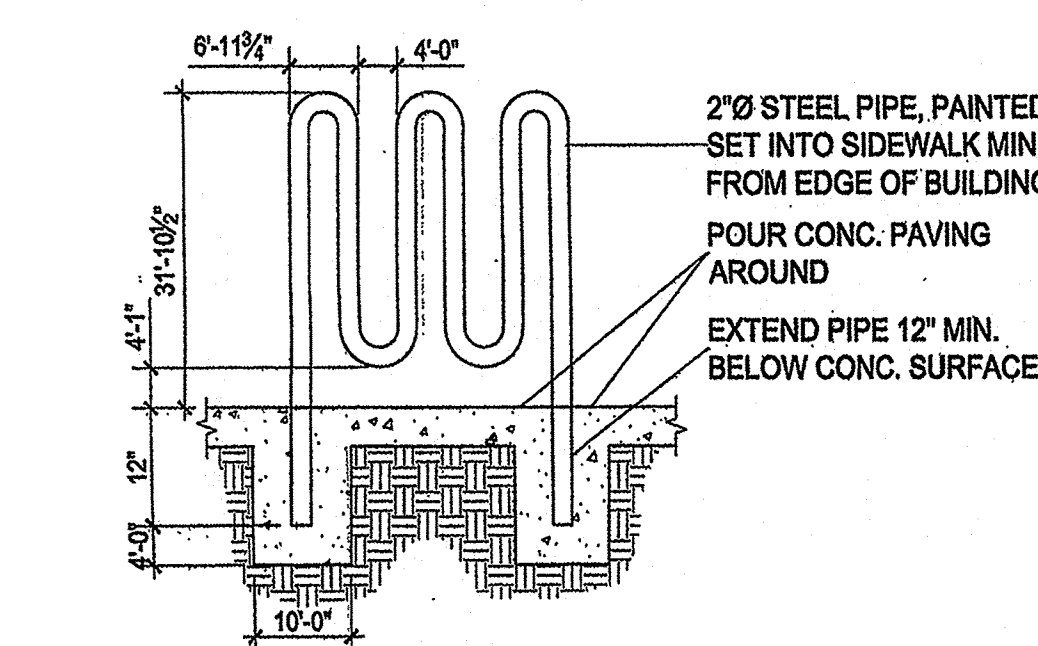
**H.C. SIGNAGE**  
A1.1 1" = 1'-0"



**DO NOT ENTER SIGN**  
A1.1 1" = 1'-0"

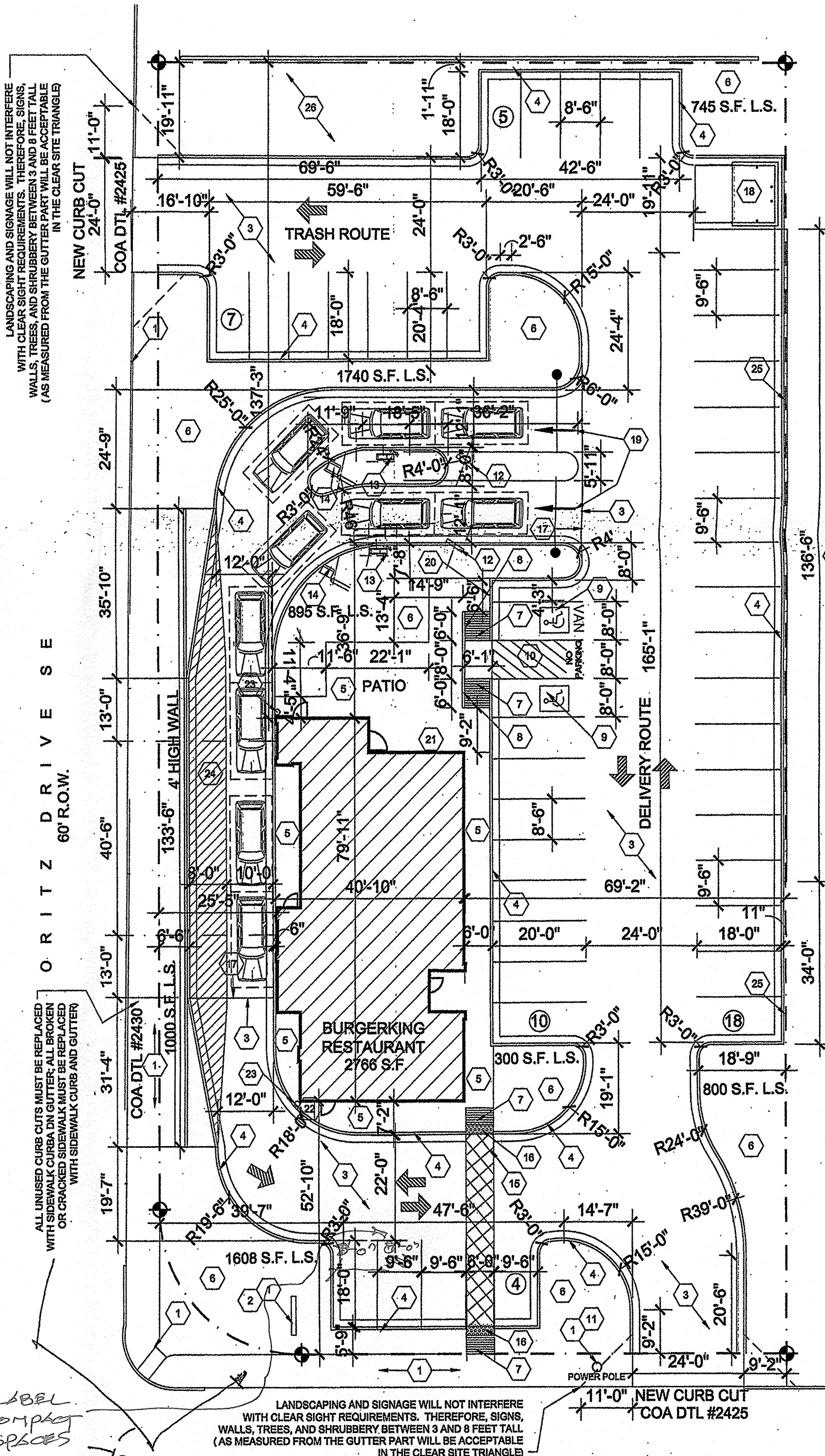


**BIKE RACK**  
A1.1 1/2" = 1'-0"



**DUMPSTER ENCLOSURE**  
A1.1 1/4" = 1'-0"

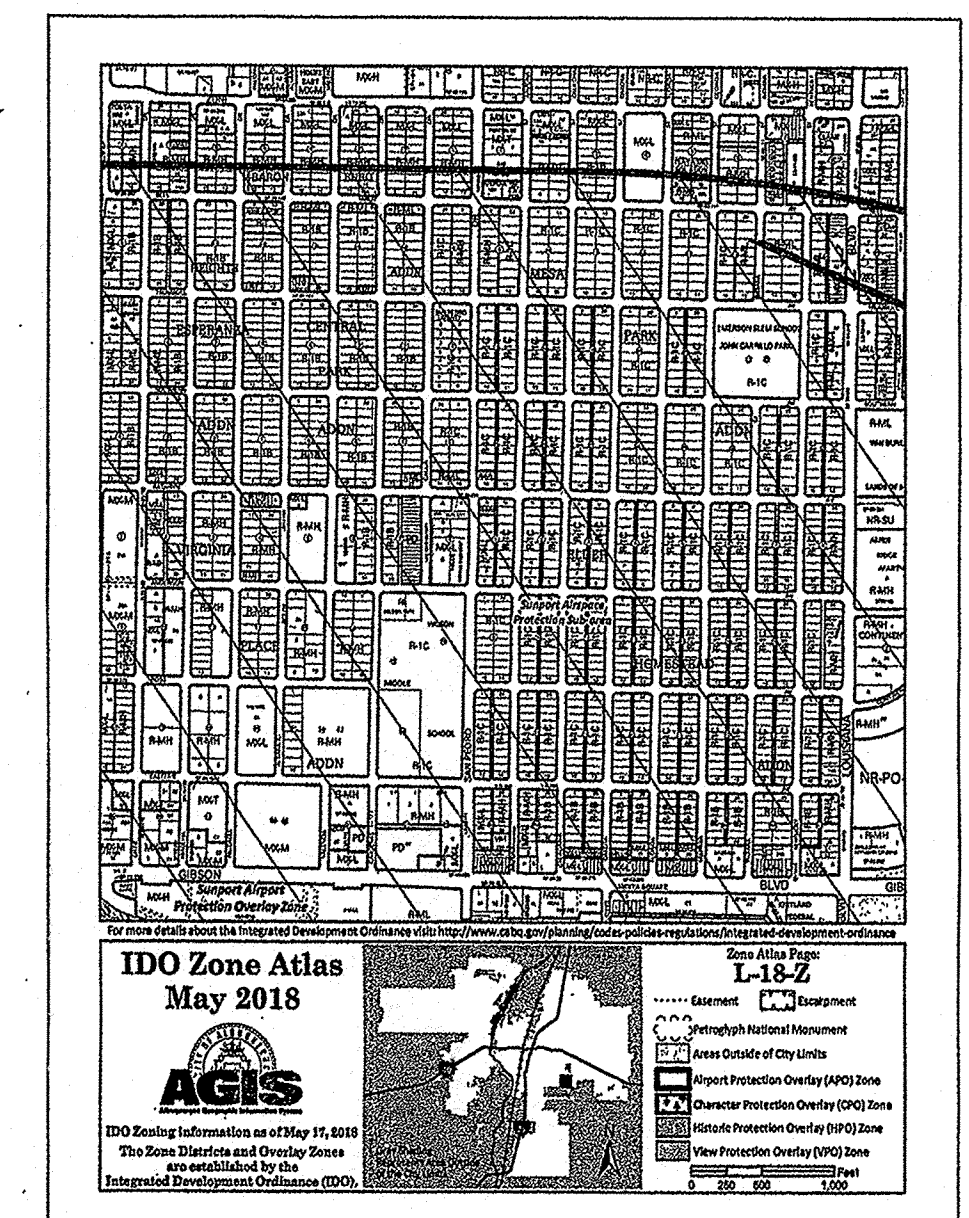
- KEYED NOTES**
- EXISTING.
  - EXISTING POLE SIGN
  - ASPHALT PAVING; REF. D/A1.1
  - CURB; REF. D/A1.1
  - SIDEWALK; REF. E/A1.1
  - LANDSCAPE AREA.
  - RAMP SLOPE 1:12 MAX. REF. F/A1.1 MAX. CROSS SLOPE 2%.
  - ADA COMPLIANT PARKING SIGNAGE REF. J/A1.1.
  - PAINTED SYMBOL REF. G/A1.1.
  - ACCESSIBLE AISLE 4' W. BLUE STRIPES + 14" H. LETTERING "NO PARKING"
  - EXISTING POWER POLE; F. VERIFY EXISTING LOCATION AND ADJUST CURB CUT AS REQ'D. PREVIEW MENU
  - ORDER CONFIRMATION UNIT.
  - DIGITAL MENU BOARD.
  - PEDESTRIAN CROSSING; STAMPED COLORED CONCRETE.
  - SLOPE TO PAVING; TRUNCATED DOMES.
  - CONCRETE PAVING AT DRIVE-THRU LANES.
  - DUMPSTER ENCLOSURE; REF. B/A1.1.
  - 4" DRAIN TO SANDTRAP TO SEWER
  - DIRECTIONAL PAVING SYMBOL 8" LONG X 6" WIDE, 15" STROKE; WHITE COLOR.
  - MOTORCYCLE SIGNAGE; REF. H/A1.1.
  - (2) BIKE RACKS; REF. C/A1.1 FOR EA.
  - DO NOT ENTER SIGN; REF. J/A1.1.
  - 6" CONCRETE FILLED BOLLARDS; PAINT SAFETY YELLOW.
  - 4" W. BLUE STRIPING 45 DEG. TO BUILDING AS SHOWN.
  - RETAINING WALL REF. CIVIL AND 8 1/2 X 11 STRUCTURAL DETAIL ATTACHED TO SET.



GIBSON BLVD SE  
100' R.O.W. W/ MEDIAN

**TRAFFIC CIRCULATION LAYOUT**  
APPROVED  
Signed: [Signature]  
Date: 2/25/19

**SITE PLAN**  
A1.1 1" = 20'-0"  
City of Albuquerque  
Building Safety  
FEB 26 2019  
I.B.C.  
Plan Check Section



**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**

EXISTING AND NEW BUILDING  
BUILDING AREA: 2,766 S.F.  
NUMBER OF SEATS: 42

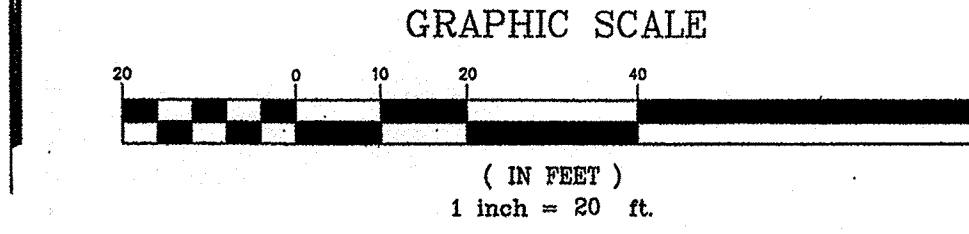
PARKING CALCULATIONS:  
8 SEATS/1000 S.F. = 23 PARKING SPACES

TOTAL STANDARD PARKING PROVIDED = 42 SPACES  
TOTAL H.C. PARKING REQUIRED = 2 SPACE  
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 = 2 RACKS

**LANDSCAPE CALCULATIONS**

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



**SITE PLAN**

A1.1 1" = 20'-0"  
City of Albuquerque  
Building Safety  
FEB 26 2019  
I.B.C.  
Plan Check Section

NO.	DATE	REVISION	CHECKED BY:	DRAWN BY:
1	7/17/18	DOUBLE DRIVE THRU		
2	8/23/18	PASS THRU LANE		
3	2/15/19	COA REQUIRED CHANGES		



BURGER KING CORP./FRANCHISEE

Joseph F. Simons, Jr., AIA  
No. 002890  
p.o. box 67408  
alg. n.m. 87155-7408  
ph. 505.493.4795  
jfs@simonsarchitect.com

**SIMONS ARCHITECTURE**

STATE OF NEW MEXICO  
Joseph F. Simons, Jr.  
No. 2890  
2.19.19  
REGISTERED ARCHITECT

**BURGER KING RESTAURANT**  
5101 GIBSON BLVD  
ALBUQUERQUE, NM

**A1.1**  
TCL





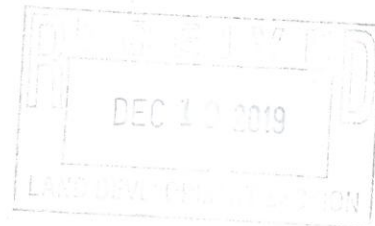
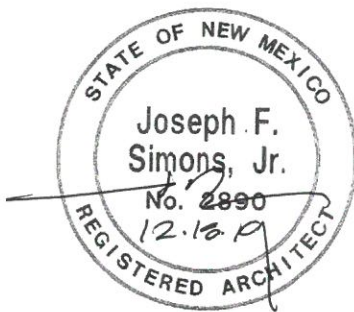
PO Box 67408  
ALBUQUERQUE, NM 87193-7408  
JFS @ SIMONSARCHITECTURE.COM

505.480.4796 VOICE

## 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 2.25.19 AT THE ADDRESS 5101 GIBSON BLVD., NE ALBUQUERQUE, NM AND PERMIT NUMBER IS BP-2018-41494. 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 12.17.19 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.



J. Sn  
Signature of Engineer or Architect  
12.18.19  
Date