

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

DATE

MISTER CAR WASH

DRIVE-THRU CAR WASH

201 98th Street NW
Albuquerque, NM 87121



LOCATION MAP, SITE PLAN,
CODE REVIEW,
GENERAL NOTES

Mister

Mister Car Wash
701 98th St NW
Albuquerque, NM 87121

2025
2025

Project: 1000
Date: 10/11
Scale: 1/8" = 1'-0"
Sheet: 1001

AI.0

SHEET INDEX

LOCATION MAP, SITE PLAN, CODE REVIEW, GENERAL NOTES

1. LOCATION MAP, SITE PLAN, CODE REVIEW, GENERAL NOTES

2. LEGAL DESCRIPTION

3. DEFERRED SUBMITTALS

4. SITE DATA (ALL EXISTING TO REMAIN)

5. NOTES

6. GENERAL NOTES

7. PROJECT TEAM

8. CODE REVIEW CHECKLIST

9. OVERALL SITE PLAN KEYNOTES

PROJECT TEAM

ARCHITECT: MISTER CAR WASH
PROJECT MANAGER: MISTER CAR WASH
CONTACT: MISTER CAR WASH

ENGINEER: MISTER CAR WASH
PROJECT MANAGER: MISTER CAR WASH
CONTACT: MISTER CAR WASH

GENERAL CONTRACTOR: MISTER CAR WASH
PROJECT MANAGER: MISTER CAR WASH
CONTACT: MISTER CAR WASH

CODE REVIEW CHECKLIST

CITY OF ALBUQUERQUE BUILDING SAFETY DIVISION

PROJECT: MISTER CAR WASH
DATE: 10/11/2025

Code	Section	Notes	Pass	Fail	Not Applicable
IBC	105	General Building			
IBC	106	Structural			
IBC	107	Fire			
IBC	108	Energy			
IBC	109	Accessibility			
IBC	110	Other			

OVERALL SITE PLAN KEYNOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE BUILDING SAFETY DIVISION (BSA) CODES AND ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.

5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING TREES AND LANDSCAPE.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND FLOOD CONTROL MEASURES THROUGHOUT CONSTRUCTION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.

9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING TREES AND LANDSCAPE.

SCOPE OF WORK

- 1. PREPARE ALL NECESSARY PERMITS AND APPROVALS.
- 2. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE.
- 3. MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 4. PROTECT ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
- 5. MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
- 6. PROTECT AND RESTORE ALL EXISTING TREES AND LANDSCAPE.
- 7. MAINTAIN ADEQUATE DRAINAGE AND FLOOD CONTROL MEASURES THROUGHOUT CONSTRUCTION.
- 8. RESTORE ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
- 9. MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
- 10. PROTECT AND RESTORE ALL EXISTING TREES AND LANDSCAPE.

LEGAL DESCRIPTION

TRACT 1 AND TRACT 2, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DEFERRED SUBMITTALS

- 1. ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
- 2. ALL EXISTING TREES AND LANDSCAPE ON THE SITE.
- 3. ALL EXISTING EROSION CONTROL MEASURES ON THE SITE.
- 4. ALL EXISTING DRAINAGE AND FLOOD CONTROL MEASURES ON THE SITE.
- 5. ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
- 6. ALL EXISTING TREES AND LANDSCAPE ON THE SITE.
- 7. ALL EXISTING EROSION CONTROL MEASURES ON THE SITE.
- 8. ALL EXISTING DRAINAGE AND FLOOD CONTROL MEASURES ON THE SITE.

GENERAL NOTES

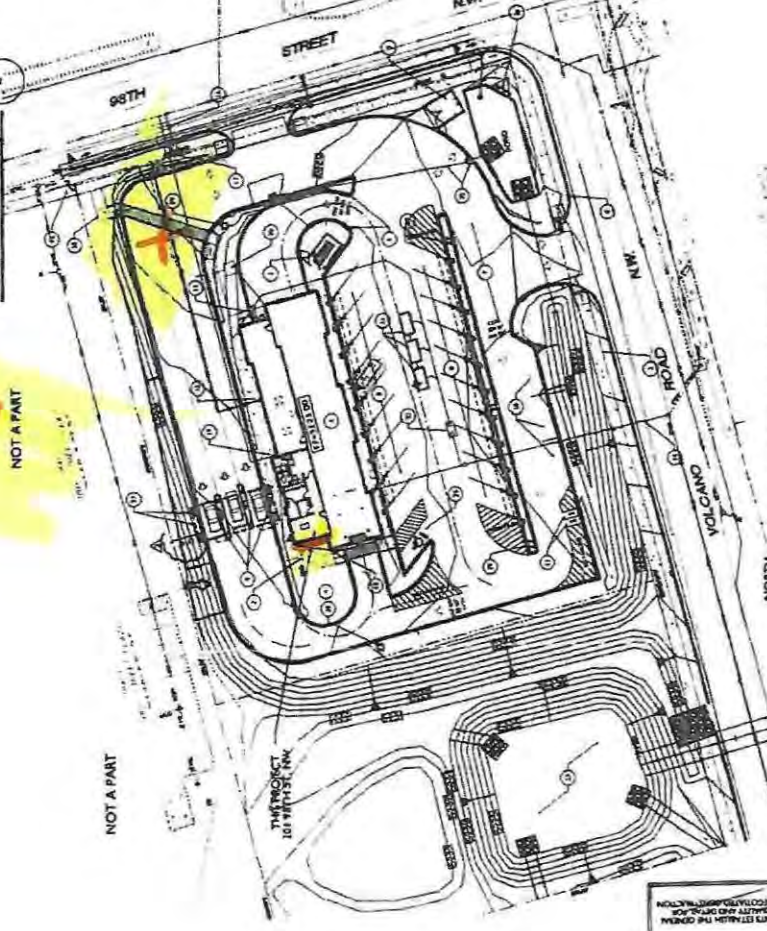
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE.
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NOTES

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8. ALL EXISTING DRAINAGE AND FLOOD CONTROL MEASURES ON THE SITE.



Location Map



REFERENCE ONLY SITE PLAN
NOT TO SCALE

Handwritten: - New Cars Added

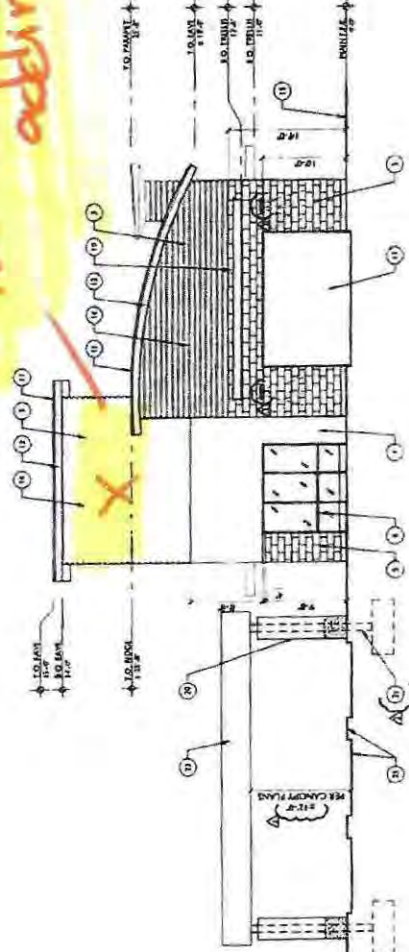
THIS DOCUMENT ESTABLISHES THE GENERAL REQUIREMENTS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE.



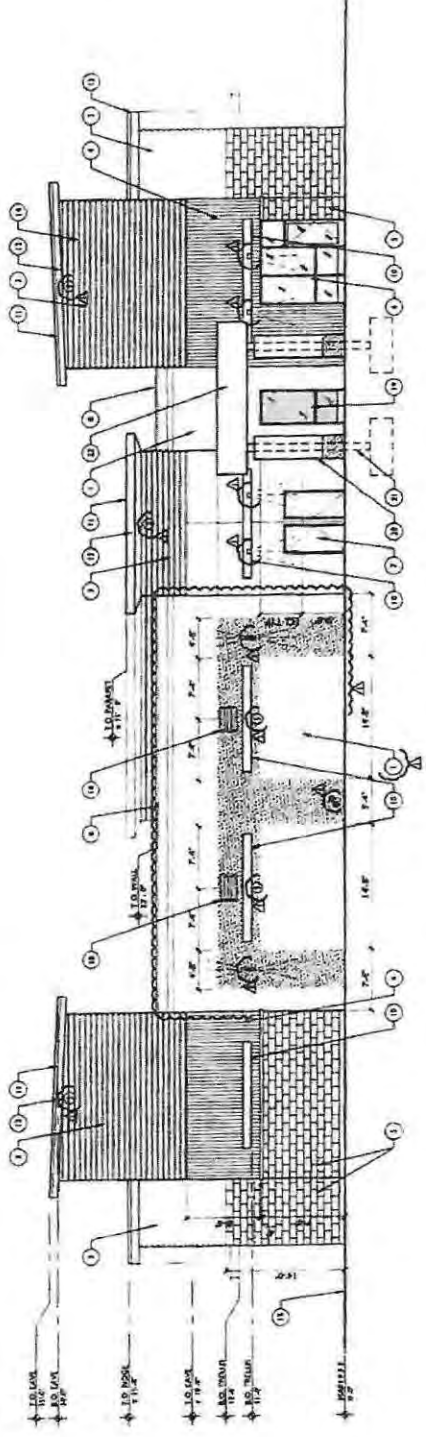
Mister
BUILDING ELEVATIONS

- ELEVATION KEYNOTES:**
1. ALL WALLS SHALL BE FINISHED WITH BRICK - PAINTED
 2. EXPOSED CHIMNEY SHALL BE FINISHED WITH BRICK - PAINTED
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- GENERAL ELEVATION NOTES:**
1. ALL DIMENSIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
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*NEW Sign
adding*



3 WEST ELEVATION
1/16" = 1'-0"



4 NORTH ELEVATION
1/16" = 1'-0"

NOTES:
THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

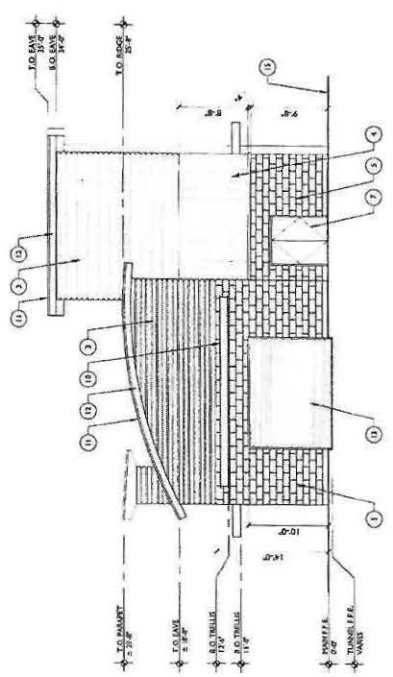


Expiras 09/30/19
Robert

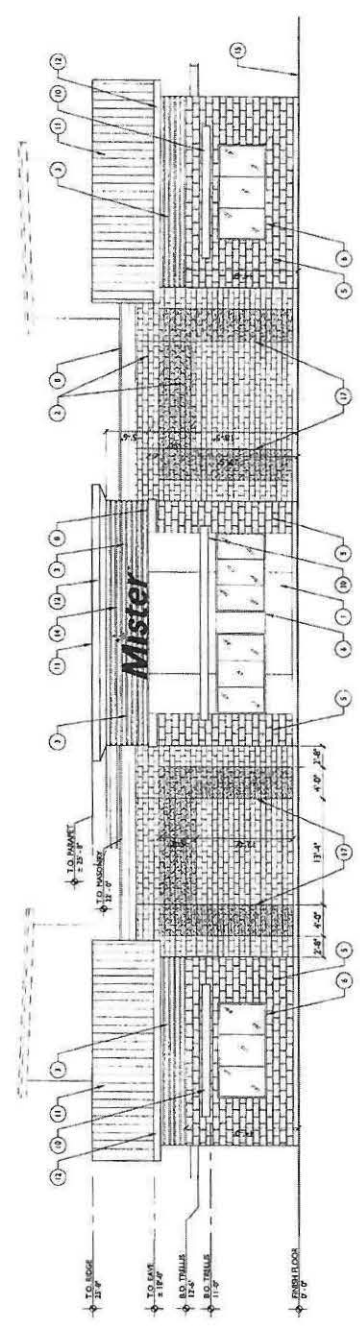
BUILDING ELEVATIONS

Mister

- ### ELEVATION KEYNOTES:
1. EXTERIOR WALL PER WALL TYPES - FINISHED STUCCO FINISHING
 2. CONTROL JOINTS AS SHOWN
 3. TYPES TEXTURED ACCENT AS SHOWN - SEE FIRST SCHEDULE
 4. TYPES COGNITANTIAL BROWN
 5. FINISHED CORRUGATED METAL WALL PANEL PER WALL TYPES
 6. MANUFACTURED STONE VENEER EXTERIOR WALL PER WALL TYPES
 7. WINDOW / DOOR SCHEDULES FOR ADDITIONAL INFORMATION
 8. WINDOW / DOOR SCHEDULES FOR ADDITIONAL INFORMATION
 9. WINDOW / DOOR SCHEDULES FOR ADDITIONAL INFORMATION
 10. WINDOW / DOOR SCHEDULES FOR ADDITIONAL INFORMATION
 11. FINISHED STANDING SEAM METAL ROOF PER PLAN / SPEC
 12. FINISHED CORRUGATED METAL ROOF PER PLAN / SPEC
 13. BUILDING LOCATIONS - COORDINATE ALL REQUIREMENTS
 14. FINISHED STANDING SEAM METAL ROOF PER PLAN / SPEC
 15. FINISHED CORRUGATED METAL ROOF PER PLAN / SPEC
 16. FINISHED CORRUGATED METAL ROOF PER PLAN / SPEC
 17. FINISHED CORRUGATED METAL ROOF PER PLAN / SPEC
 18. FINISHED CORRUGATED METAL ROOF PER PLAN / SPEC
 19. FINISHED CORRUGATED METAL ROOF PER PLAN / SPEC



1 EAST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

Mister Car Wash
NW Volcano Rd. & 98th St.
Albuquerque, NM 87121



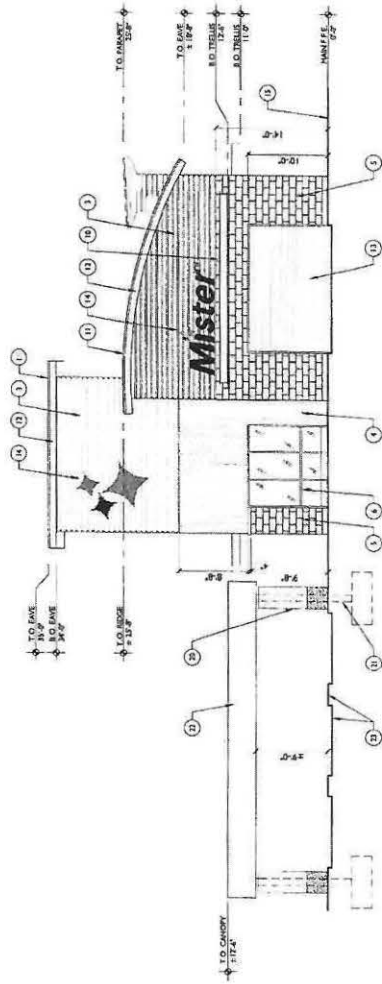
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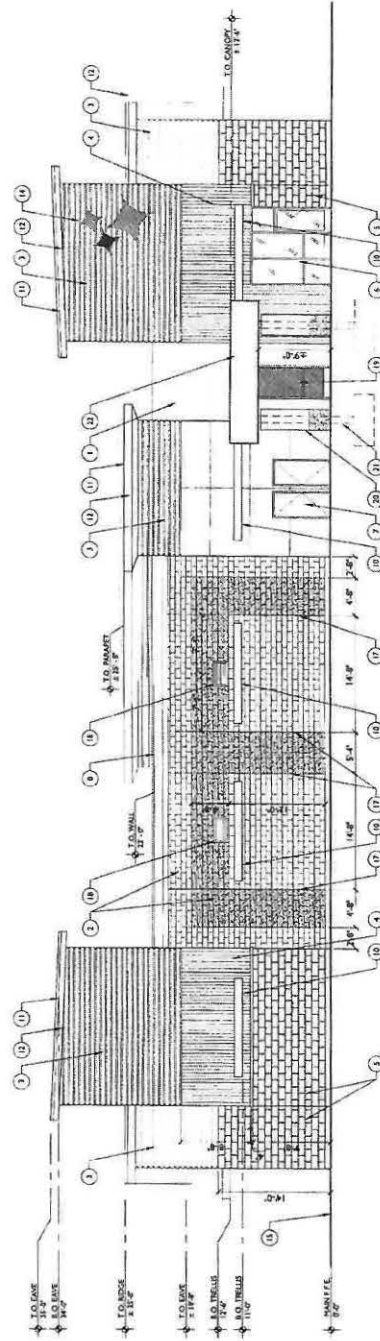
NOTE
THESE PLANS ESTABLISH THE GENERAL
STANDARDS OF QUALITY AND DETAIL FOR
CONSTRUCTION AND MATERIALS.
CONTRACTOR SHALL VERIFY THE GENERAL
CONTRACT DOCUMENTS FOR ANY
MODIFICATIONS.



- ELEVATION KEYNOTES:**
1. SEE EXTERIOR WALL PER WALL TYPE - PAINTED STUCCO FINISH
 2. CONTROL JOINTS AS SHOWN
 3. FINISH TYPE TO MATCH EXISTING
 4. FINISH TYPE TO MATCH EXISTING
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 9. FINISH TYPE TO MATCH EXISTING
 10. FINISH TYPE TO MATCH EXISTING
 11. PRE-FINISHED STANDING SEAM METAL ROOF PER ROOF PLAN
 12. PRE-FINISHED COMMERCIAL GRADE METAL FASCIA AND GUTTER
 13. ROLL-UP DOOR PER DOOR SCHEDULE
 14. FINISH TYPE TO MATCH EXISTING
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3 WEST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

Mister
BUILDING ELEVATION
EXHIBIT

Mister Car Wash
NW Volcano Rd. & 98th St.
Albuquerque, NM 87121



Project: MW04
Date: 04.13.19
Scale: N/A
Sheet: 1

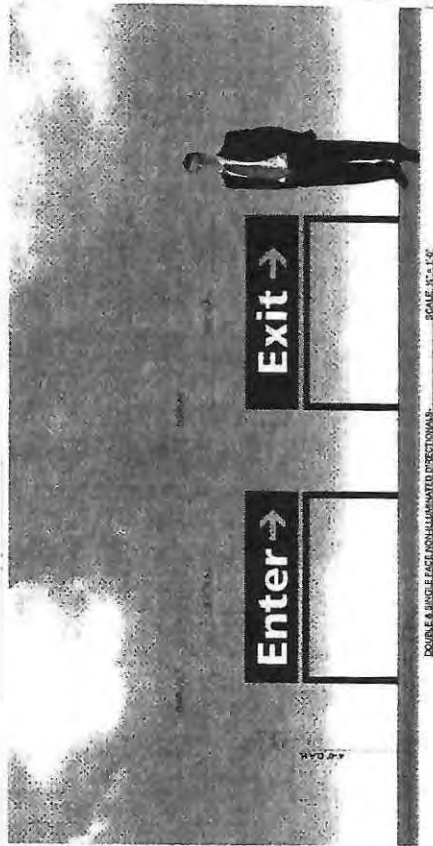
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NOTE: THESE DRAWINGS ARE THE PROPERTY OF A2 STUDIOS ARCHITECTURE. ANY REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF A2 STUDIOS ARCHITECTURE IS STRICTLY PROHIBITED.



SIDE VIEW

DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SCALE: 1/8" = 1'-0"



DOUBLE & SINGLE FACE ILLUMINATED DIRECTIONS SCALE: 1/8" = 1'-0"

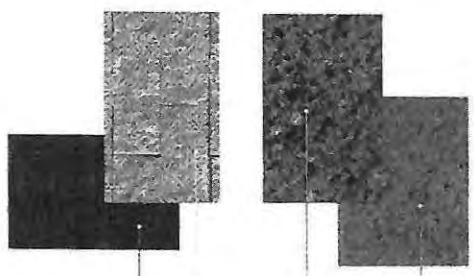
ra Mister Car Wash - Albuquerque DDC Submittal
900 N. Acropolis Blvd., Albuquerque, New Mexico 87101

Monument Sign

ra Mister Car Wash - Albuquerque DDC Submittal
900 N. Acropolis Blvd., Albuquerque, New Mexico 87101

Wayfinding Signs

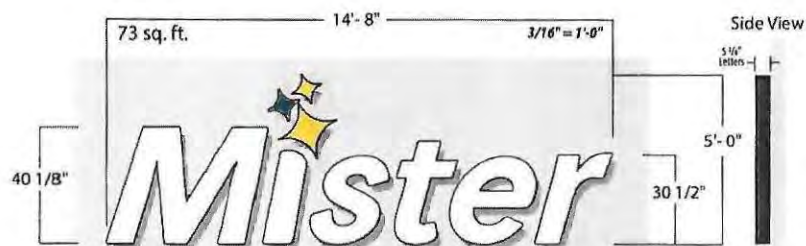
- 1 METAL WALL - LIGHTRAY HAZEL / POWDER COATED ALUMINUM / HORIZONTAL SLATS / ONA / ONYX
- 2 PAULICONS STONE - LUDGANG STONE / 3/8" x 1/8" x 1/8" / WOODEN WARE
- 3 METAL WALL - PINK CORRUGATED PAUL PANEL / GRAY WALLS
- 4 WINDOWS & DOORS - THERMALLY BROKEN / ANODIZED ALUMINUM / CLEAR
- 5 MASONRY - SURELITE - RED WORTHINGTON STONE / 8" x 8" / TEXTURED / 1/8" x 1/8"
- 6 CONCRETE STANDARD CUR
- 7 MASONRY - SURELITE - STANDARD RETORAL COLOR / 8" x 8" x 1/8" / 3/8" x 1/8" / BONE
- 8 STUCCO - YES / W/ PANTO / FRESH / NOW / CUSTOM BLUE
- 9 METAL ROOF - HIPS / STAINLESS STEEL / 1/8" x 1/8" x 1/8" / BLUE / W / HIPS / CHINA / 1/8" x 1/8" / CUSTOM / USA
- 10 WINDOW CANOPY - CUSTOM STEEL / PAINTED / NEW / CUSTOM BLUE



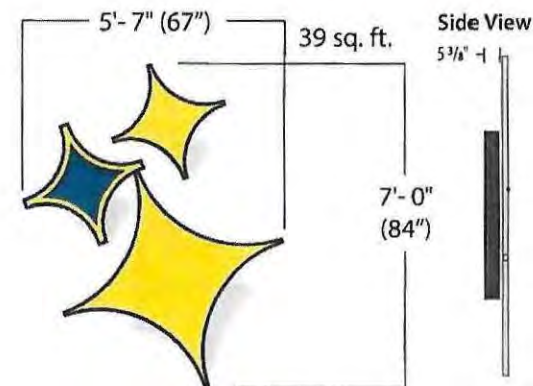
Material / Color Palette

ra Mister Car Wash - Albuquerque DDC Submittal
900 N. Acropolis Blvd., Albuquerque, New Mexico 87101

ARCHITECT'S SEAL 	MISTER CAR WASH 98TH ST & VOLCANO RD BUILDING AND SIGN SIGN DETAILS		DRAWN BY DATE 2/11/19
	PROJECT NO. 201804-NCH REVISED		SHEET # A 60 JOB # 2018055
PROJECT LOCATION 98TH ST & VOLCANO RD ALBUQUERQUE, NM 87116 www.raarchitect.com		ARCHITECT RONALD A. ROSENBAUM P.E. 11111	



- Blue Letters with Black Sides and Trim-Cap
- Blue to match Blue Sparkle



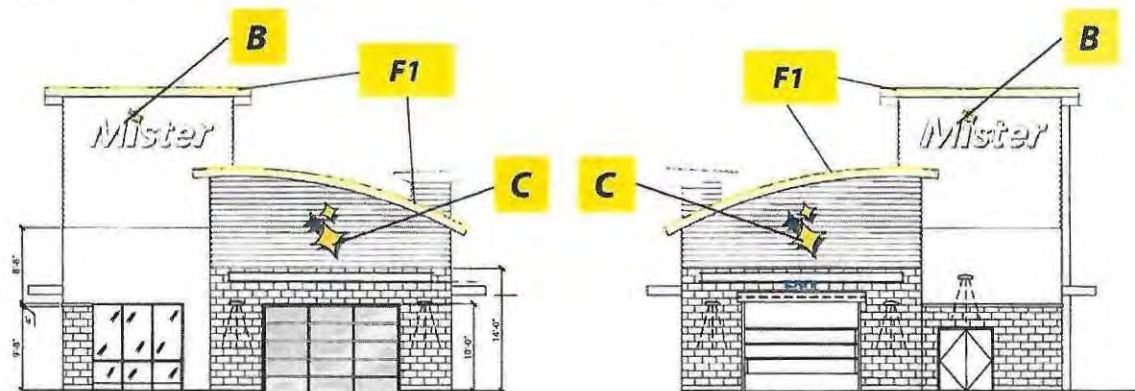
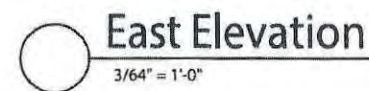
- Sparkles = Left Middle = Blue with a Yellow outline -
- 2 remaining Sparkles are Yellow -
- Blue & Yellow Vinyl over #7328 White Acrylic
- Mister = White - #7328 White Acrylic
- Black 1" Trim Cap - Black Returns
- LED Illumination

F1 - Yellow LED Accent Lighting:

LEKTRON LUMIFLEX YELLOW

CORPORATE COLORS:	
PMS	
PMS 123 C	PMS 2955 C
VINYL	
3630-12S	3630-8119
FLEX	
Match 3M Color	Match 3M Color

BUILDING COLORS:	
SW 6255	Morning Fog
SW 7665	Wall Street
SW 9178	In The Navy



FILE# 19-10-13-D-MISTR-CB JY

Scale: Stated Date: 11-16-2020

Customer Approval
or Comments:

Mister
CAR WASH

201 98th St. NW • Albuquerque, NM
9-2017 GRAPHICS



B - MISTER CHANNEL LETTERS - ACCENT LIGHTING

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

CORPORATE COLORS:

PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8119
FLEX		
	Match 3M Color	Match 3M Color

BUILDING COLORS:

	SW 6255 Morning Fog
	SW 7665 Wall Street
	SW 9178 In The Navy

40 1/8" (73 sq ft.) LED Mister Logo

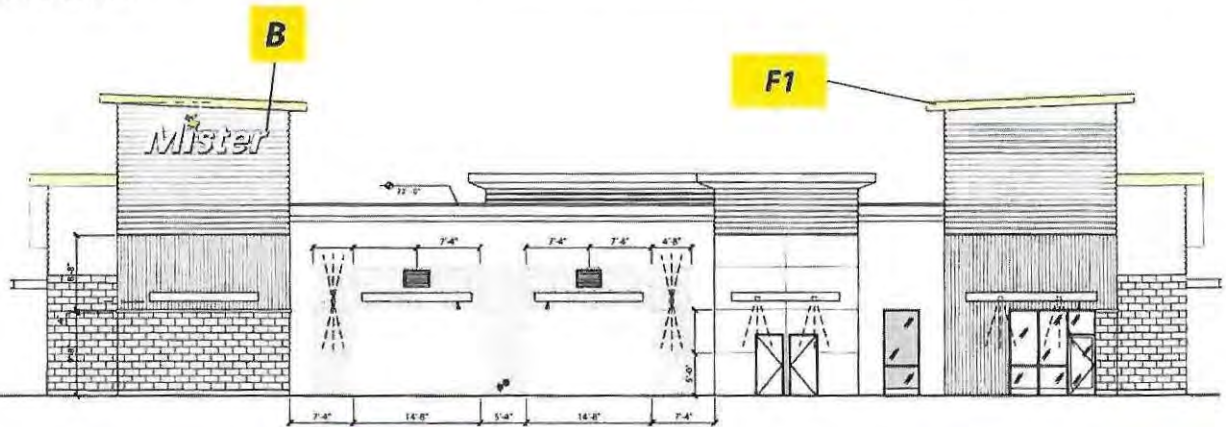
- Sparkles = Left Middle = Blue with a Yellow outline - 2 remaining Sparkles are Yellow - Blue & Yellow Vinyl over #7328 White Acrylic
- Mister = White - #7328 White Acrylic
- Black 1" Trim Cap - Black Returns
- LED Illumination



F1 - Yellow LED Accent Lighting:

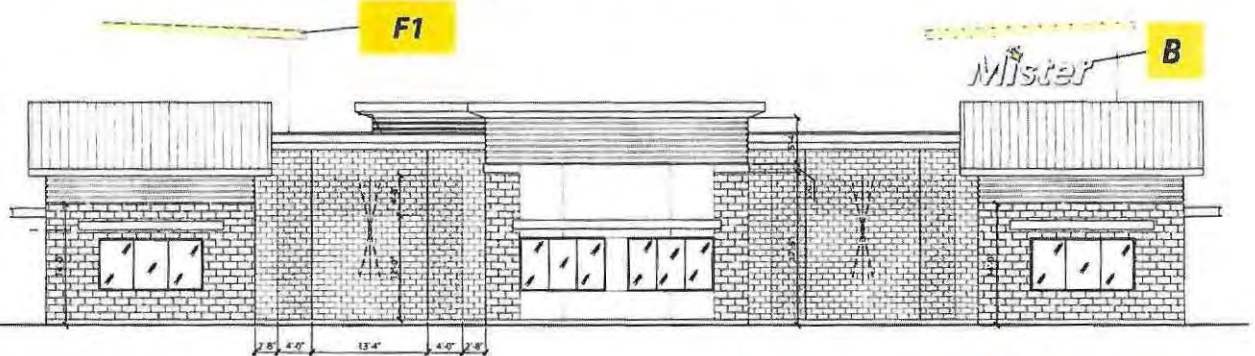
LEKTRON LUMIFLEX YELLOW

 **North Elevation**
3/64" = 1'-0"

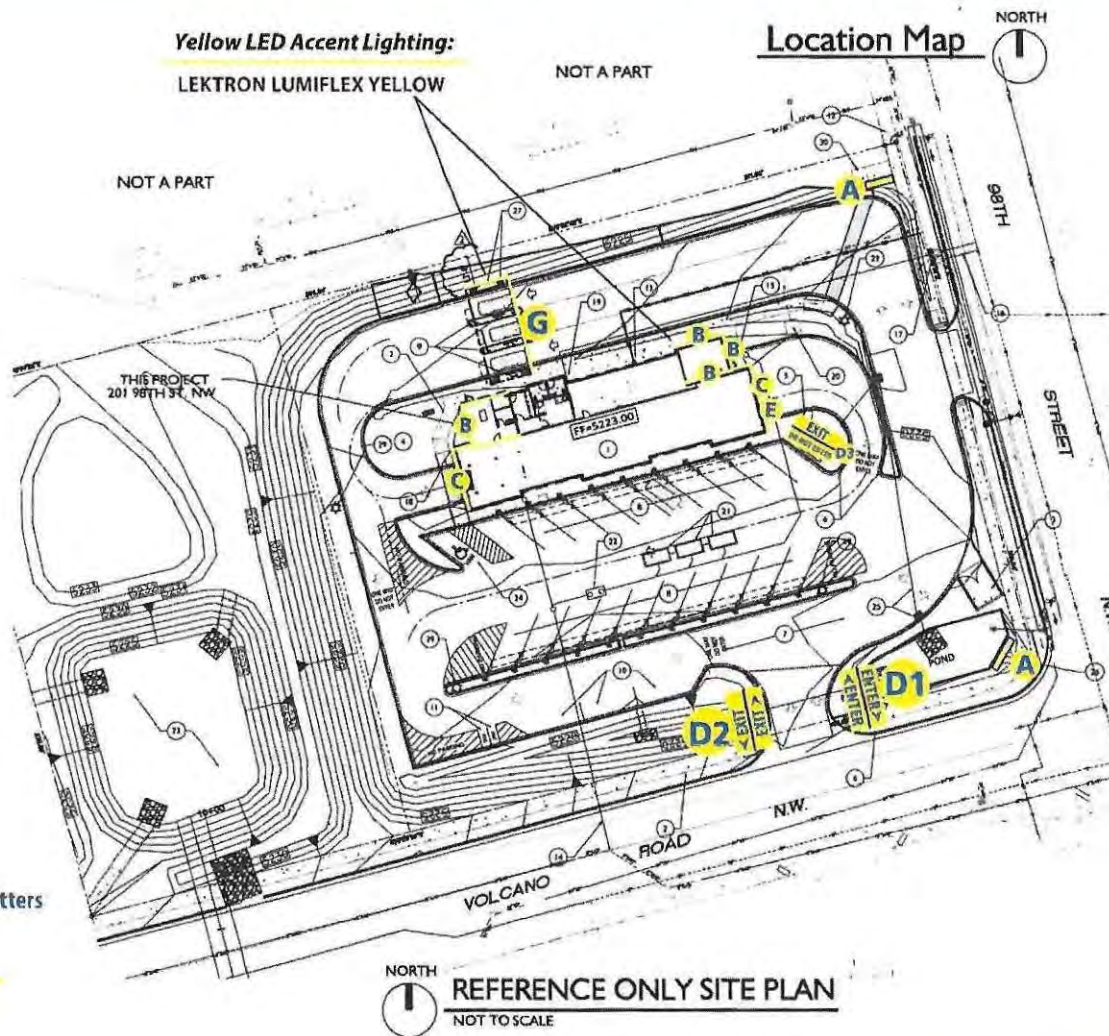


DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING REVIEW BY DUALITE ENGINEERING.

 **South Elevation**
3/64" = 1'-0"



- A** Monument Sign
- B** Mister Logo
- C** Sparkle Logo
- D1** Directional - Enter/Enter
- D2** Directional - Exit/Exit
- D3** Directional - Do Not Enter/Exit
- E** EXIT LED Illuminated Letters
- G** Canopy with LED Illuminated "Enter" & "Unlimited Member" Lane Letters
- F** Yellow LED Accent Lighting-LEKTRON LUMIFLEX YELLOW: ———



FILE# 19-10-13-D-MISTR-S10	JY
Scale: Not to Scale	Date: 11-16-2020

Customer Approval
or Comments:

**Mister
CAR WASH**

201 98th St. NW • Albuquerque, NM

9-2017 GRAPHICS

6'-0 1/2" X 8'-0" PAN EMBOSSED DOUBLE FACE SIGN AT 8'-0" OAH

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.



A




NEW 6'-0 1/2" x 8'-0" Pan/Embossed Face Sign - 48 sq. ft.

- Sparkles = Left Middle = Blue with a Yellow outline - 2 remaining Sparkles are Yellow
 - Mister = White - CAR WASH = Yellow
 - Yellow Stripe
 - FREE Vacuums = White - Font Style: Solitaire MVB Pro Regular
 - Blue background
 - LED Illumination
 - Black Reveal, Stone Step Down - Black Cabinet
 - Coronado, 6" Split Block-Cream
- Furnished and Installed By Sign Installer

CORPORATE COLORS:

PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8119
FLEX		
	Match 3M Color	Match 3M Color

BUILDING COLORS:

	SW 6255 Morning Fog
	SW 7665 Wall Street
	SW 9178 In The Navy

DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING REVIEW BY DUALITE ENGINEERING.

FILE# 19-10-13-D-MISTR-A5

JY

Customer Approval
or Comments:

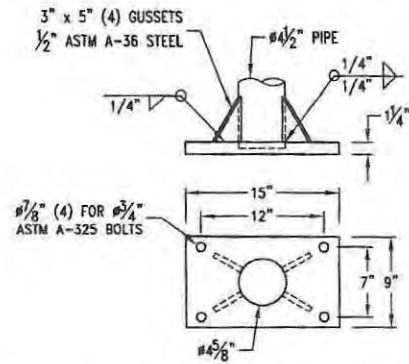
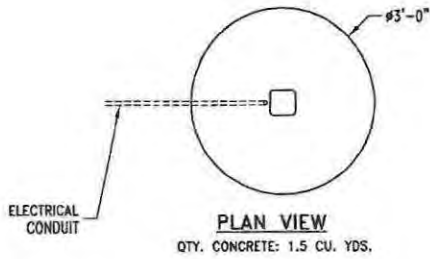
Scale: 3/8" = 1'-0"

Date: 11-16-2020

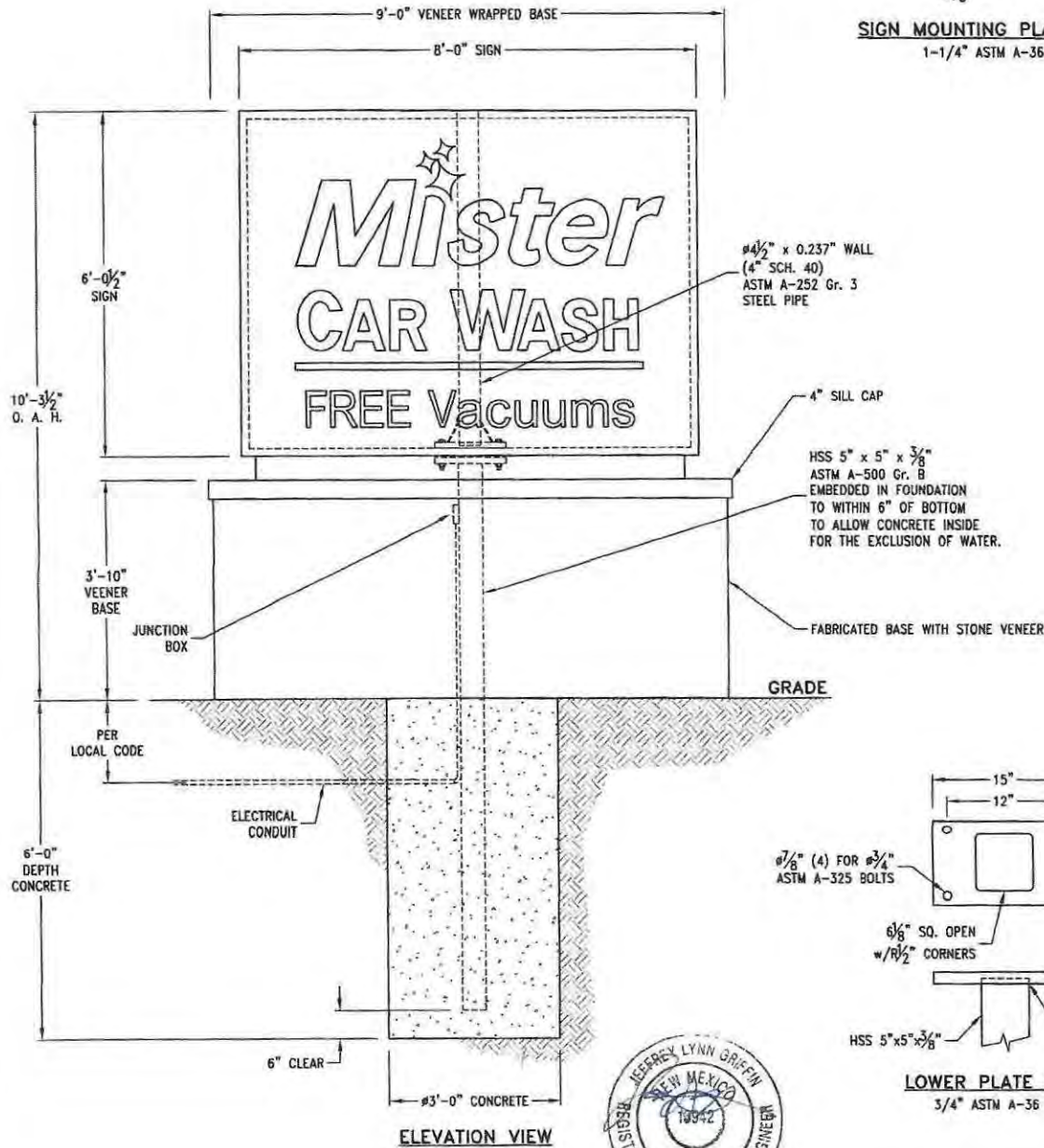
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Dualite

www.dualite.com • 1 Dualite Lane • Williamsburg, Ohio • 45176



SIGN MOUNTING PLATE DETAIL
1-1/4" ASTM A-36 STEEL



LOWER PLATE DETAIL
3/4" ASTM A-36 STEEL

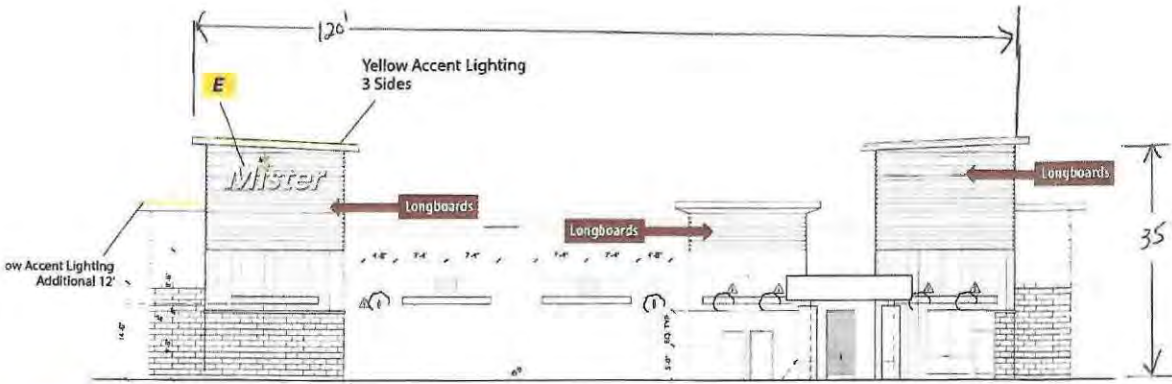


SITE:
Mister Car Wash
201 98th Street, N.W.
Albuquerque, New Mexico 87121

FOUNDATION DESIGN NOTES:
1. Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
2. Caisson footing designed using a soil bearing force of 150 PSF per foot Lateral.
If this soil condition does not exist, it is the Erector's responsibility to have a new base designed for the existing soil conditions by a Licensed Engineer.

DESIGN WIND LOAD:
Based on the New Mexico Commercial Building Code (2015 IBC) using Risk Category II, Exposure C and 115 mph wind speed.

REV	DATE	DESCRIPTION	APPROVED
A	23 Nov 20	RELEASED FOR PERMITTING	J. HOGAN
Robert-James & Associates, Inc. 12255 West 187th Street, Mokena Illinois 60448-9737 phone: 708-479-8385 fax: 708-479-8395 email: rja37@comcast.net			
TITLE 10'-3 1/2" OAH DIRECT BURY CLADDED SINGLE POLE FOR MISTER CAR WASH			
DRAWN BY	DATE	SCALE	DRAWING NUMBER
A. KLOTZKE	23 Nov 20	NONE	2011095
CHECKED BY	DATE		SHEET REV.
J. HOGAN	23 Nov 20		1 OF 1 A



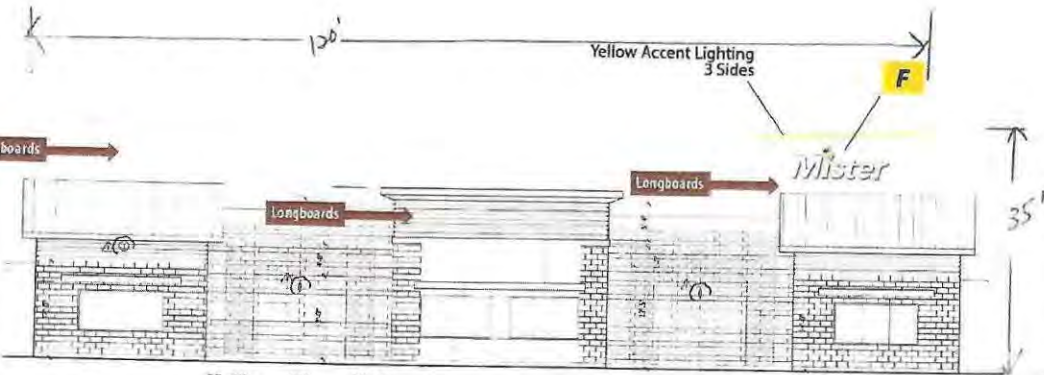
E 5'-0" x 14'-8" Mister on Tower of Tunnel Exit - 73 sq ft

NORTH ELEVATION

Building Fascia: 4200 ft
 Sign: 73 sq ft
 Ratio: 1.790



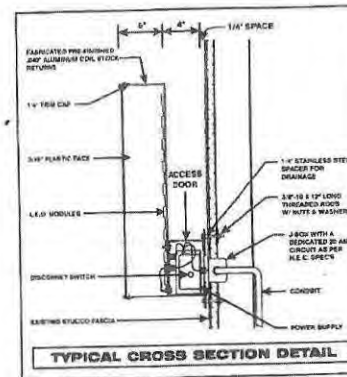
- Sparkles = Left Middle = Blue with a Yellow outline - 2 remaining Sparkles are Yellow -
- Blue & Yellow Vinyl over #7328 White Acrylic
- Mister = White - #7328 White Acrylic
- Black 1" Trim Cap - Black Returns
- LED Illumination



SOUTH ELEVATION

Building Fascia: 4200 ft
 Sign: 73 sq ft
 Ratio: 1.790

Mr Car Wash
 201 98th St. NW
 Albuquerque, NM 87121
 2/28/2020 SRA 60450

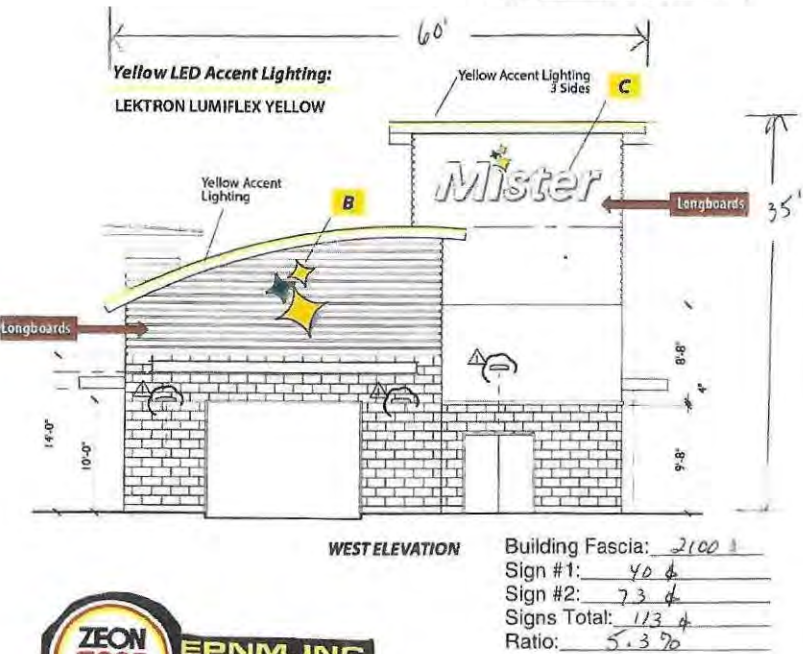
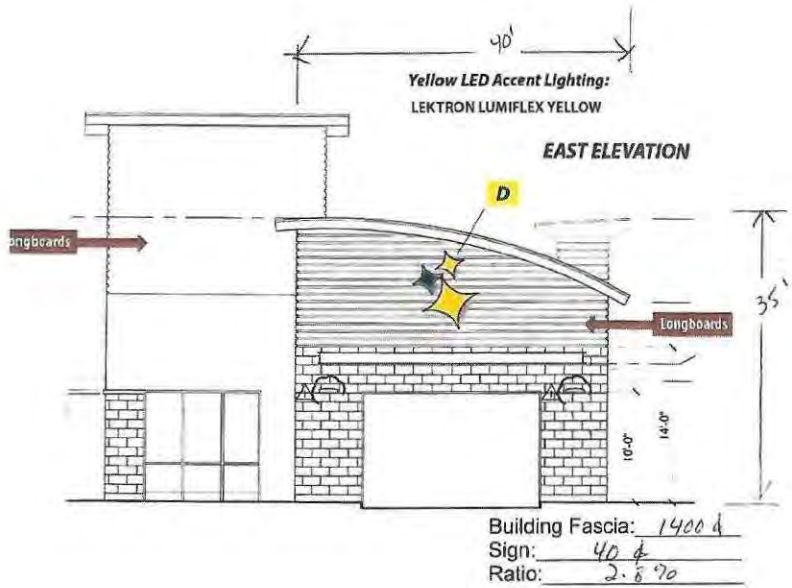


ELECTRICAL LOAD
 (1.26) Amps @ 120 Volts
ELECTRICAL REQ'MTS
 (1) 20 Amp/120 Volt Circuits

LED Specifications:
 1. (2) BITRO - ASU-60-12U
 60 Watt LED Power Supply
 2. (109 Each) Bitro TriMax
 Pure White LEDs (.69w ea)
 48 Lumens Per Module

- STANDARD LETTER NOTES:**
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
 2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Mounting Hardware By Sign Installer.
 5. Full Size Drilling Template Furnished With Sign.

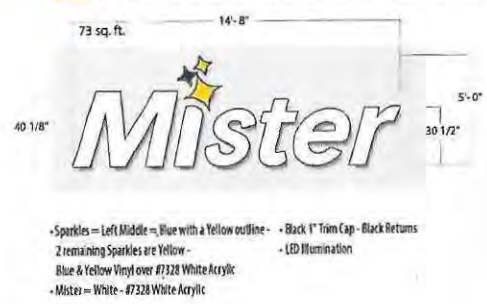
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



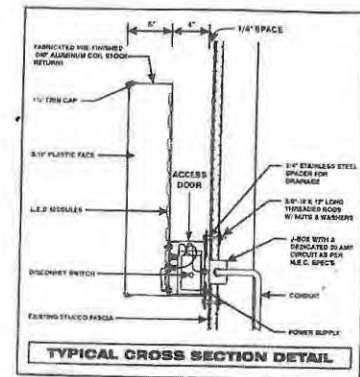
D 7'-0" x 5'-8" Mister on Tower of Tunnel Entrance - 40 sq ft



C 5'-0" x 14'-8" Mister on Tower of Tunnel Exit - 73 sq ft



Mr. Car Wash
201 98th St. NW
Albuquerque, NM
2/28/2020 SRA 60650



ELECTRICAL LOAD
(1.26) Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuits

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