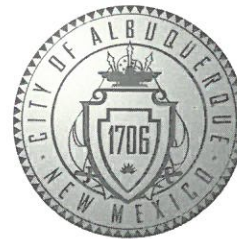


CITY OF ALBUQUERQUE



January 14, 2020

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

Re: Car Wash
7201 Wyoming Blvd NE 87109
Traffic Circulation Layout
Engineer's/Architect's Stamp **06-25-2019** (D19D005)

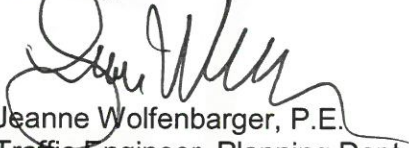
Dear Mr. Simons,

The TCL submittal received 12-23-2019 is approved for Building Permit with the condition of the owner being responsible for the maintenance of the alley. 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.

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, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

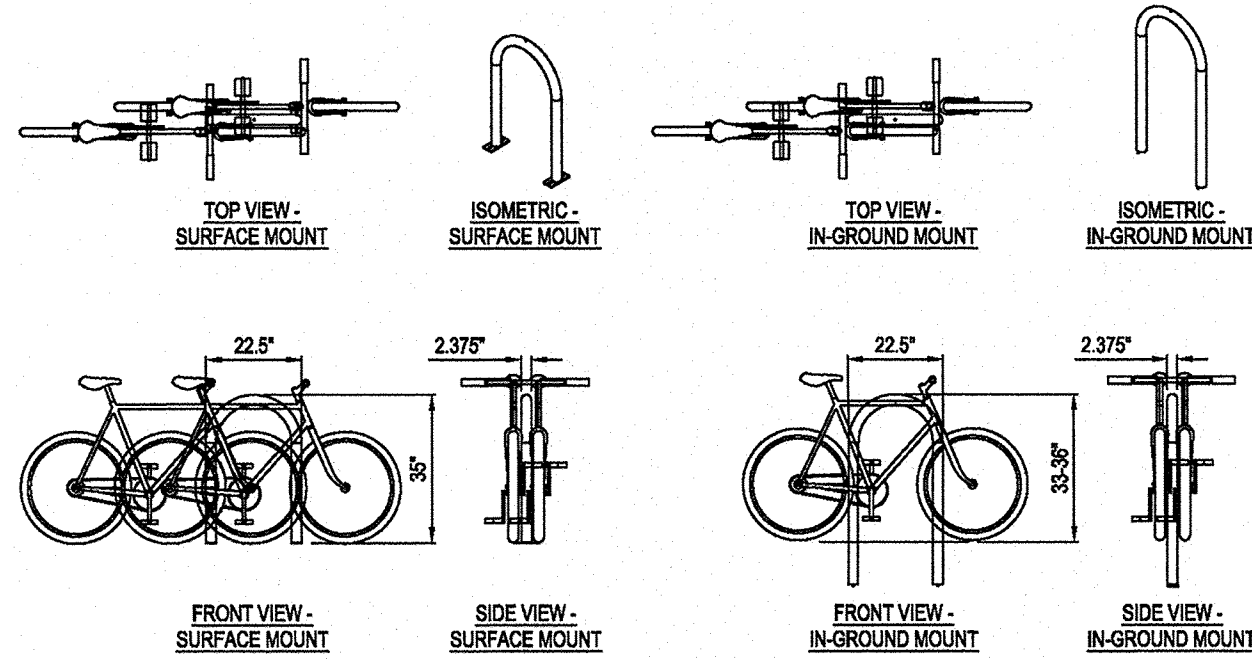
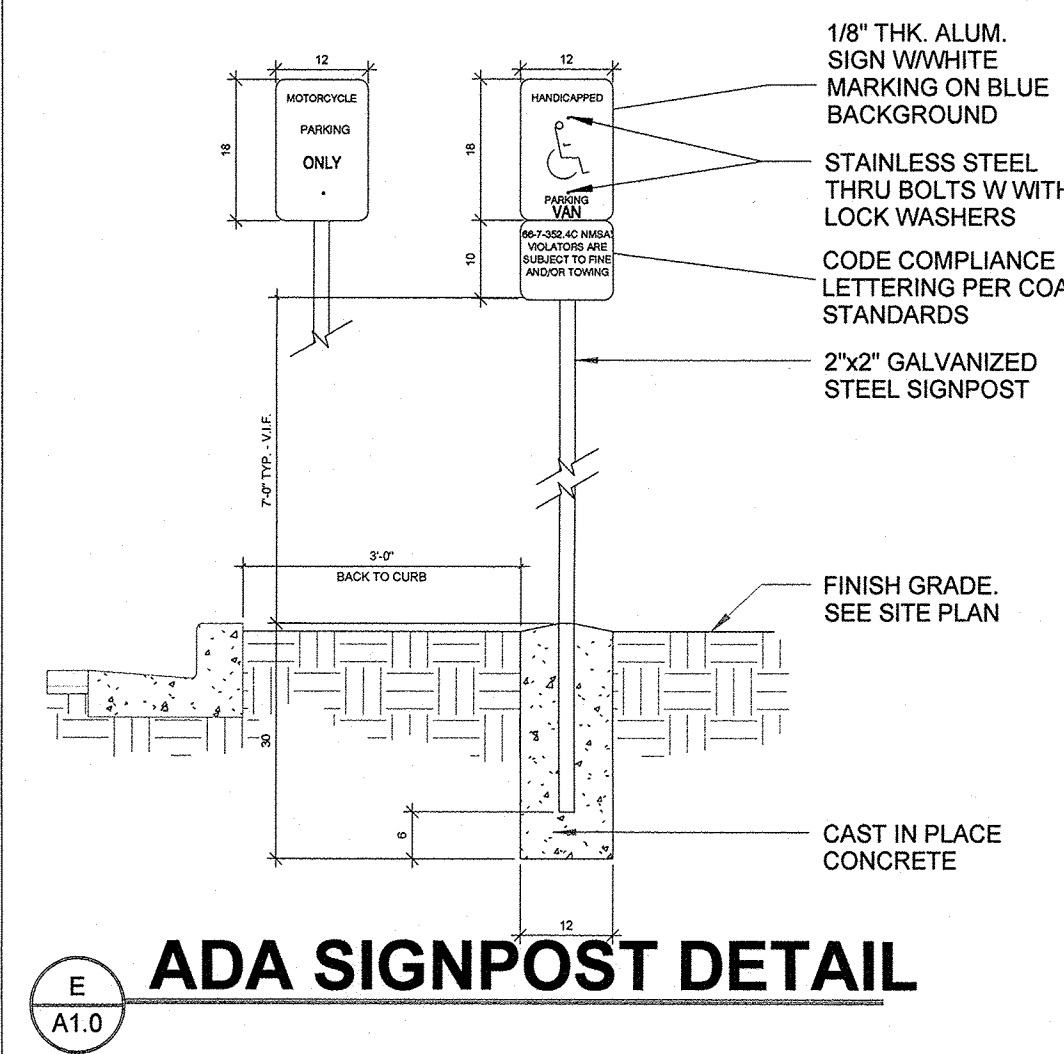
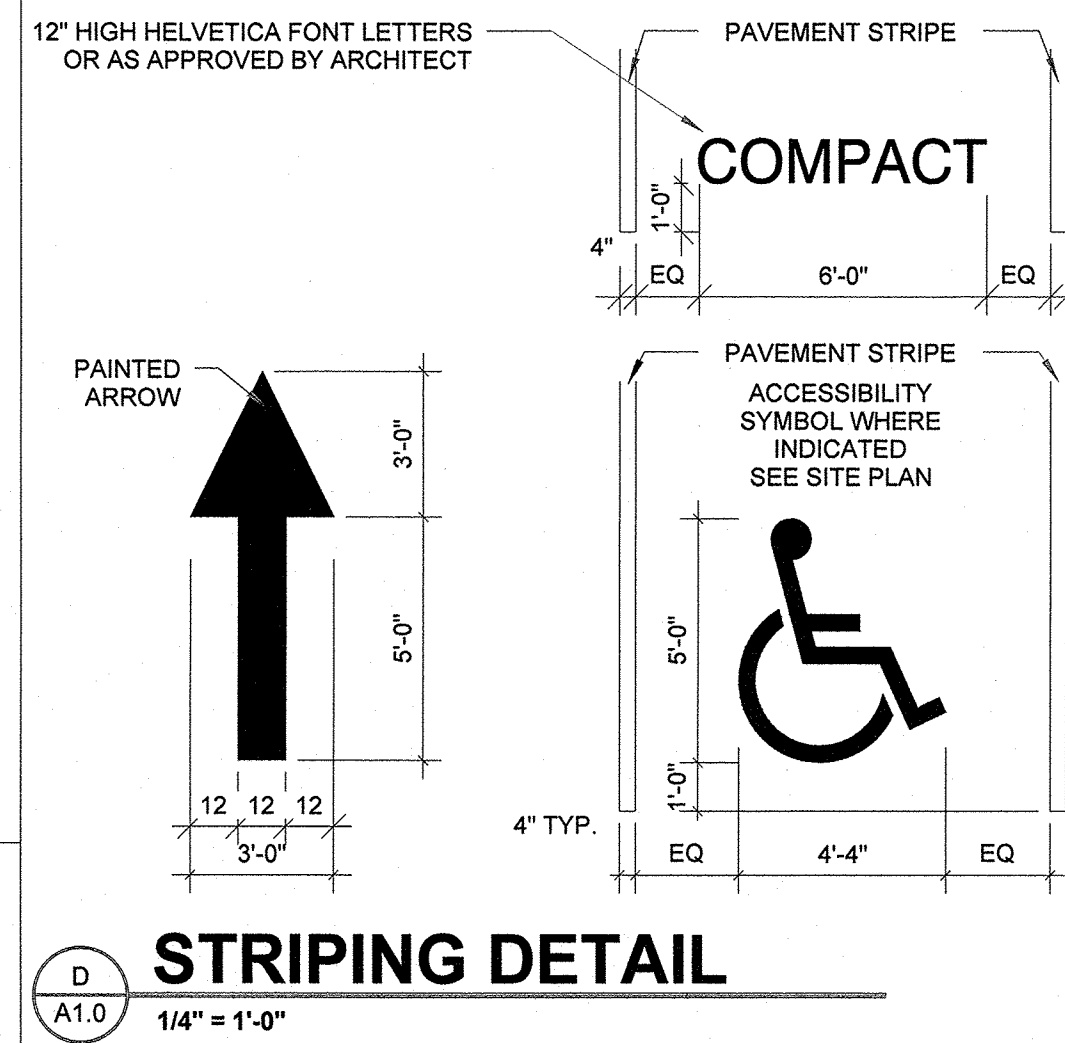
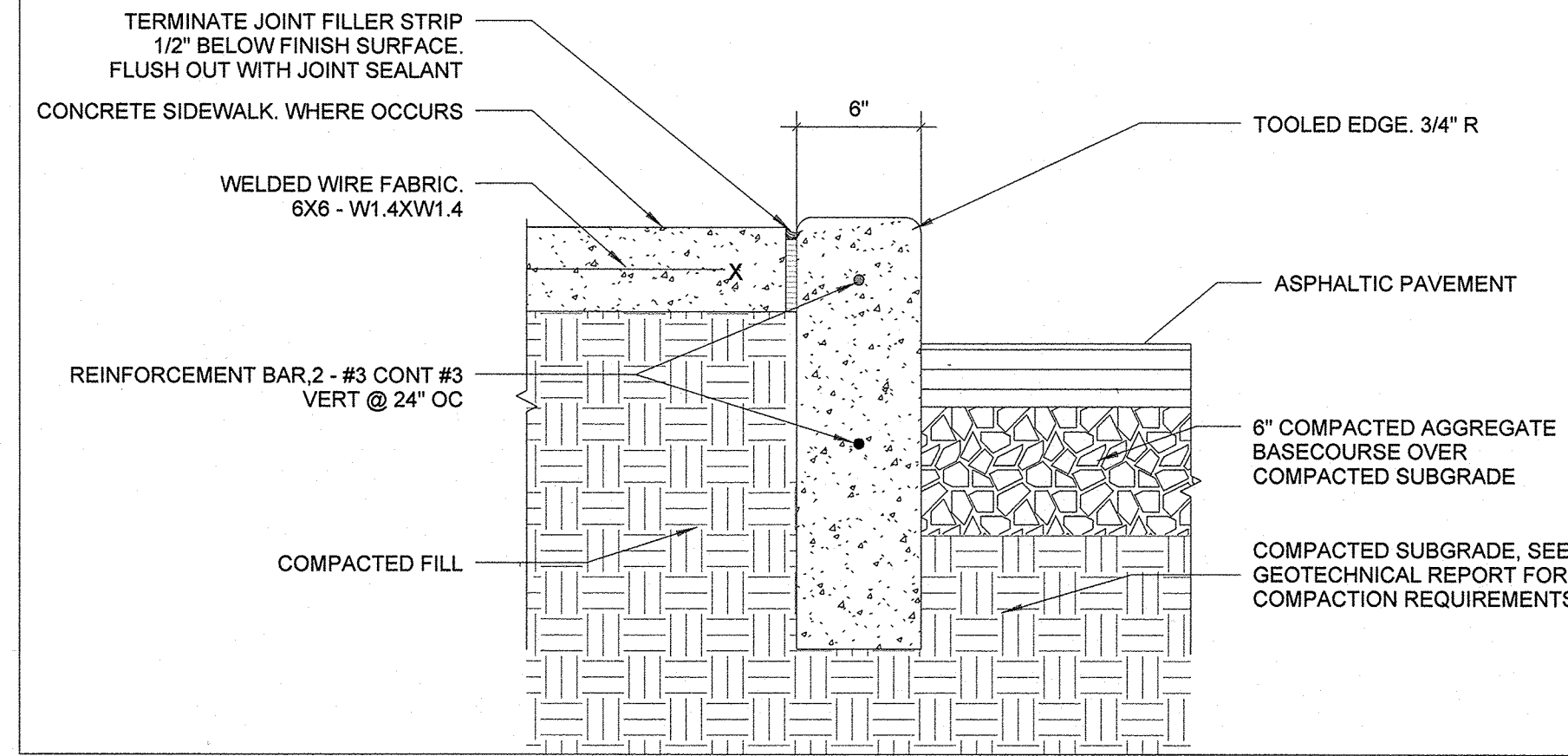
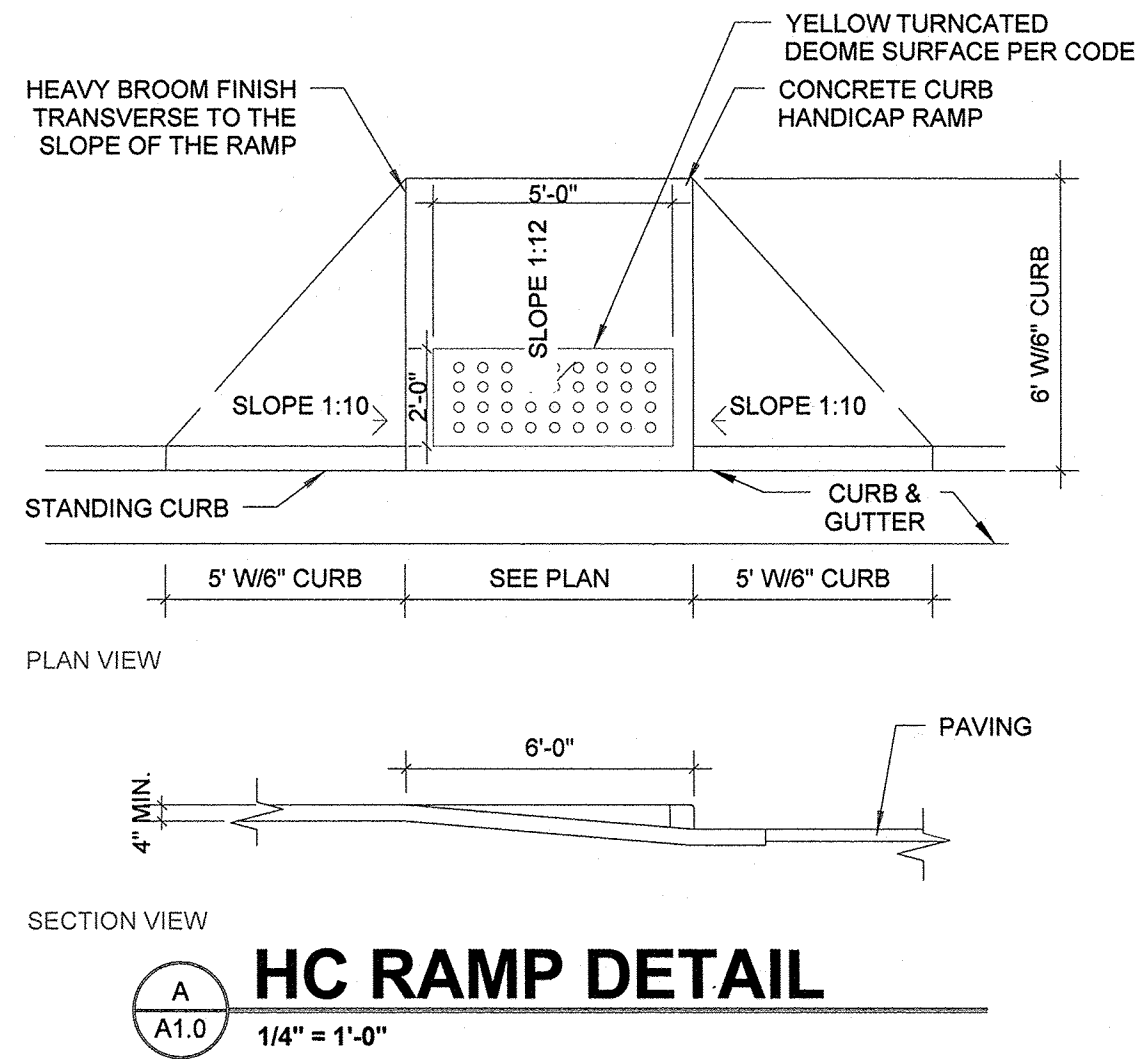
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,


Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File

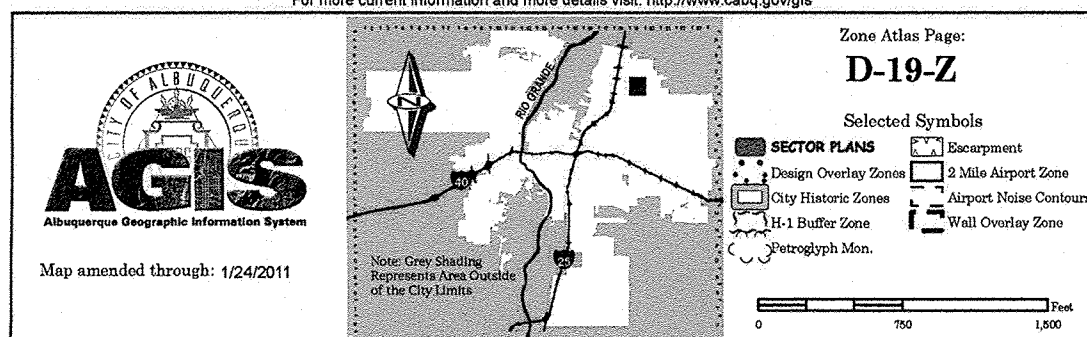
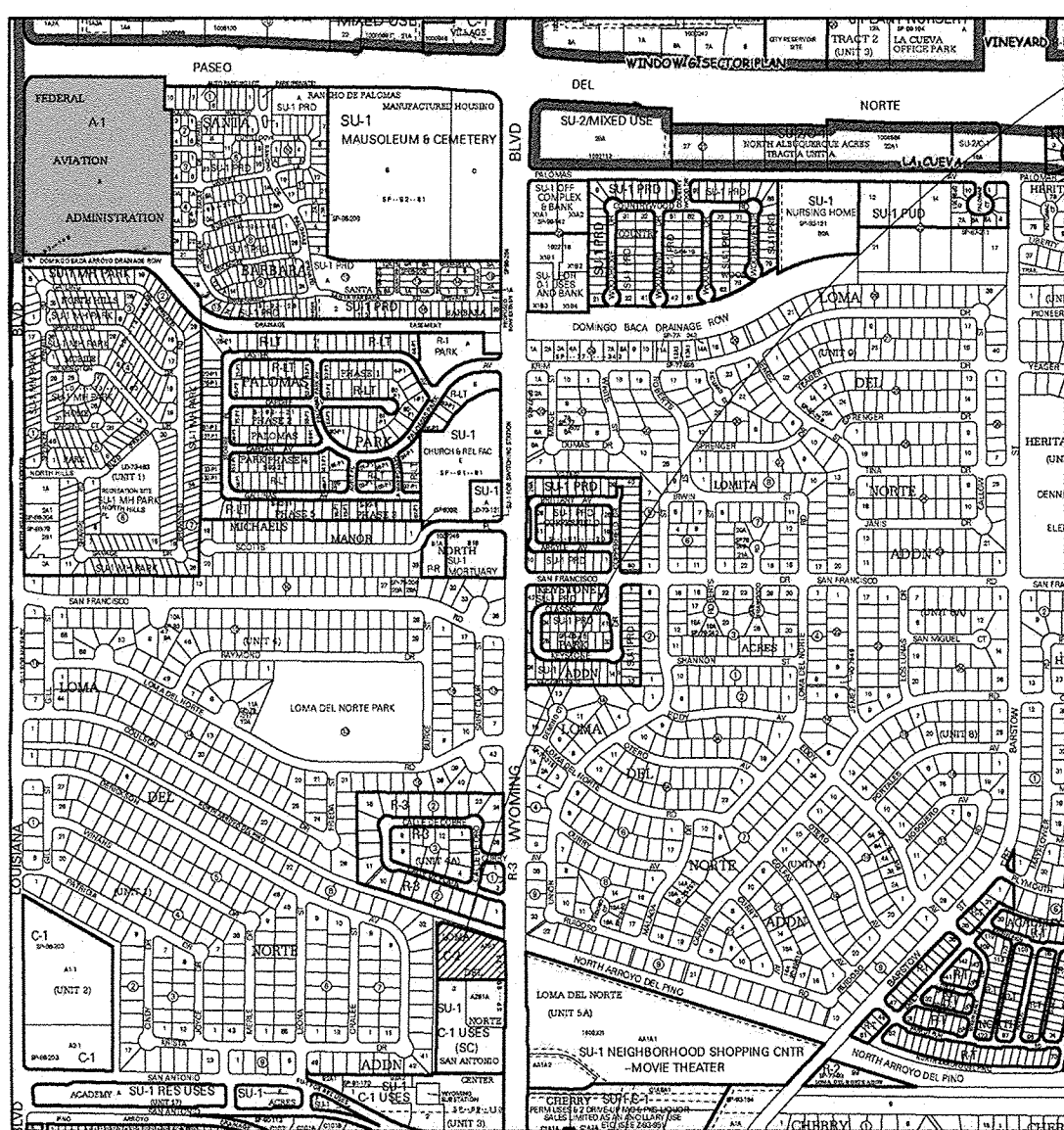


- NOTES:**
1. PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 118-135.

BICYCLE RACK DETAIL

N.T.S.

ZONING ATLAS PAGE:

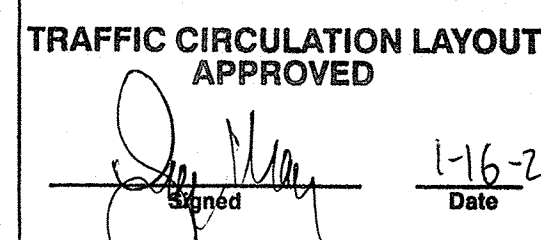


KEYED NOTES

1. EXISTING ASPHALT PAVING TO REMAIN
2. ADA PATH FROM STREET TO BUILDING
3. PAVEMENT STRIPING TO EXTENTS SHOWN
4. LANDSCAPING AREA
5. CONCRETE SIDEWALK PAVING- 5" THICK 3000 PSI MIX W/ 6X6 W/W
6. NEW CONCRETE STANDING CURB- PER COA STANDARD DETAIL
7. EXISTING CURBING TO REMAIN
8. VACUUM AREA SPACES, NOT REQUIRED PARKING SPACES
9. EXISTING WATER METER TO REMAIN
10. EXISTING LIGHT POLE TO REMAIN
11. EXISTING TELEPHONE PEDESTAL TO REMAIN
12. NEW BIKE RACK - 4 SPACES
13. NEW 48" TALL SIGN: "DO NOT ENTER" FROM "HIGHWAY SUPPLY" ABO
14. NEW ADA RAMP WITH TACTILE TRUNCATED DOME MAT- SEE DTL THIS SHEET
15. EXISTING BUILDING PYLON SIGN
16. NEW HC PARKING SIGN PER DETAIL THIS PAGE
17. NEW HC STRIPING AND PAVEMENT PAINTED SYMBOL
18. NEW 6" TALL 8" CHU WALL FOR TRASH ENCLOSURE PER COA DWG
19. EXISTING FIRE HYDRANT LOCATION
20. PRECAST PARKING BUMPER
21. NEW MOTORCYCLE PARKING SIGN SIM PER DETAIL THIS PAGE
22. EXISTING POWER POLE
23. MOTORIZED VEHICLE CONTROL GATE OPERATED BY FULL TIME EMPLOYEE, ONSITE DURING OPERATING HOURS.
24. STOP SIGN BY HIGHWAY SUPPLY ABO N.W.
25. CUSTOM SIGN 36" W. X 24" H. X 1/2" H. "CAR WASH ENTRY"
26. CUSTOM SIGN 36" W. X 24" H. X 1/2" H. "NO CAR WASH ENTRY"
27. CUSTOM SIGN 36" W. X 24" H. X 1/2" H. "NO CAR WASH ENTRY"

TRACT A-2-B-1-A
(07/16/1999; BK 99C., PG. 192)

PROJECT LOCATION

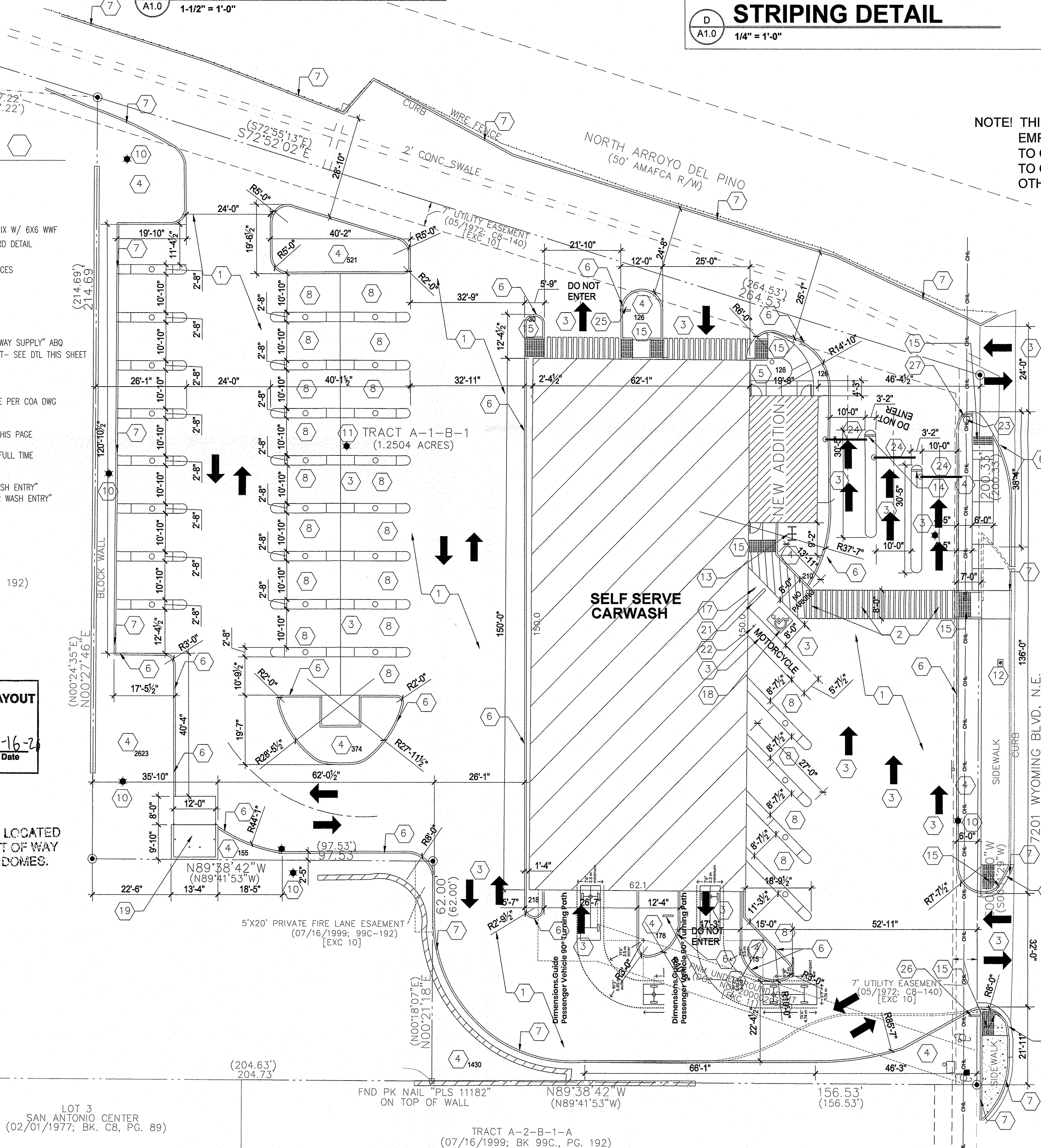


ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

BASIS OF BEARING
TIE
(N89°41'31"W)
N89°38'20"W

SITE PLAN

1" = 20'-0"



LEGAL DESCRIPTION

LOT A1B1, LOMA DEL NORTE
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

SITE DATA

ZONING: MX-L (OLD C-1)
ZONE ATLAS: D19
UPC - 101906324606230950
SITE SIZE: 54,533 SQ. FT. (1.2118 AC.)
BUILDING SIZE / % OF SITE: 10,069 SQ. FT. / 18.46%

PARKING CALCULATIONS

CARWASH BUILDING
AREA: 9,833 S.F.

PARKING CALCULATIONS:
2 SPACES / 1000 SF LOBBY SPACE = 2 PARKING SPACES

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

TOTAL PARKING PROVIDED = 2 SPACES
TOTAL PARKING REQUIRED = 2 SPACES

1 BICYCLE RACK PER 20 PARKING SPACES
(1 BICYCLE RACK - 5 SPACES)

BIKE SPACES REQUIRED = 1 RACK
BIKE SPACES PROVIDED = 1 RACK

LANDSCAPE CALCULATIONS

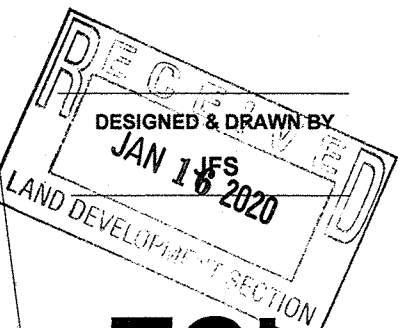
LOT AREA: 54,450 S.F.
BUILDING AREA: 9,833 S.F.
NET LOT AREA: 44,617 S.F.

LANDSCAPE AREA REQUIRED (15%): 6,692 S.F.
GROUND COVER REQUIRED: 5,019 S.F.
(75% OF LANDSCAPE)

STREET TREES: 30' O.C.
LANDSCAPE AREA PROVIDED (15.0%): 6,697 S.F.

CAR WASH - LOCATION
PERMIT SET
7201 WYOMING BLVD
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

JOB NUMBER
LBJ-005
DATE
08.25.19
REVISIONS
12.11.19
1.20.20



TCL

Joseph F. Simons Jr., AIA
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p.o. box 67408
abt, n.m. 87193-7408
ph. 505.480.4795
joe@simonsarchitecture.com



1/8" THK. ALUM. SIGN W/WHITE MARKING ON BLUE BACKGROUND
STAINLESS STEEL THRU BOLTS W/WHITE LOCK WASHERS
CODE COMPLIANCE LETTERING PER COA STANDARDS
2"x2" GALVANIZED STEEL SIGNPOST
FINISH GRADE. SEE SITE PLAN
CAST IN PLACE CONCRETE