

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 2, 2021

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

Re: Car Wash
7201 Wyoming Blvd NE 87109
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 6-25-19 (D19D005)
Certification dated 5-5-21

Dear Mr. Simmons,
7-30-21, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

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

Albuquerque

Sincerely,
Jeanne Wolfenbarger

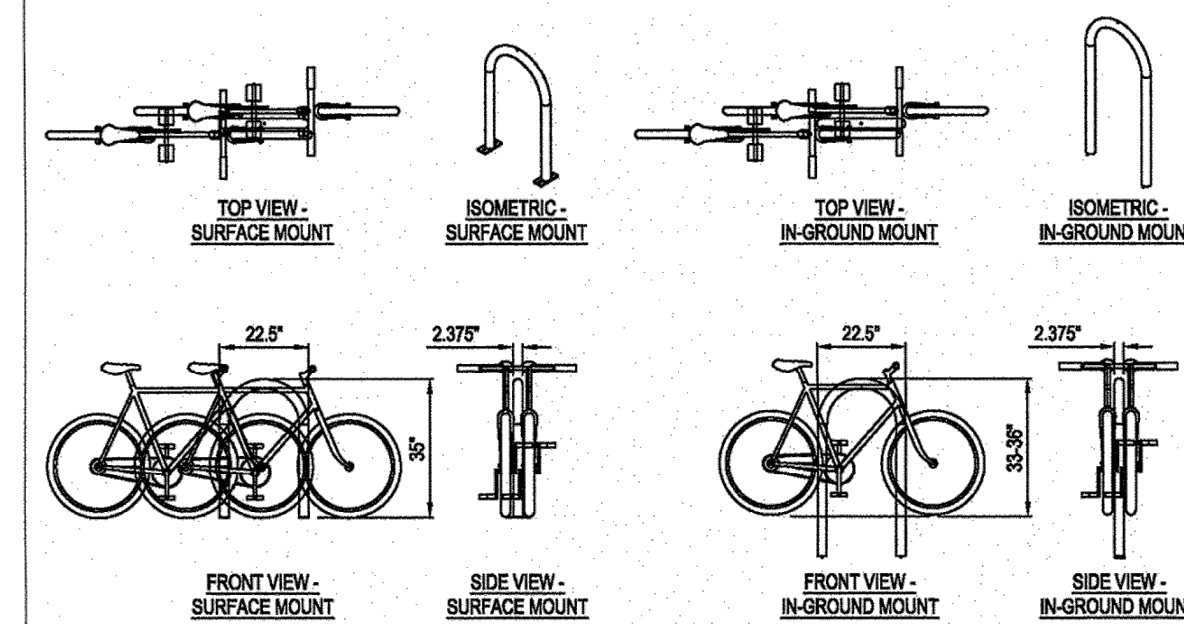
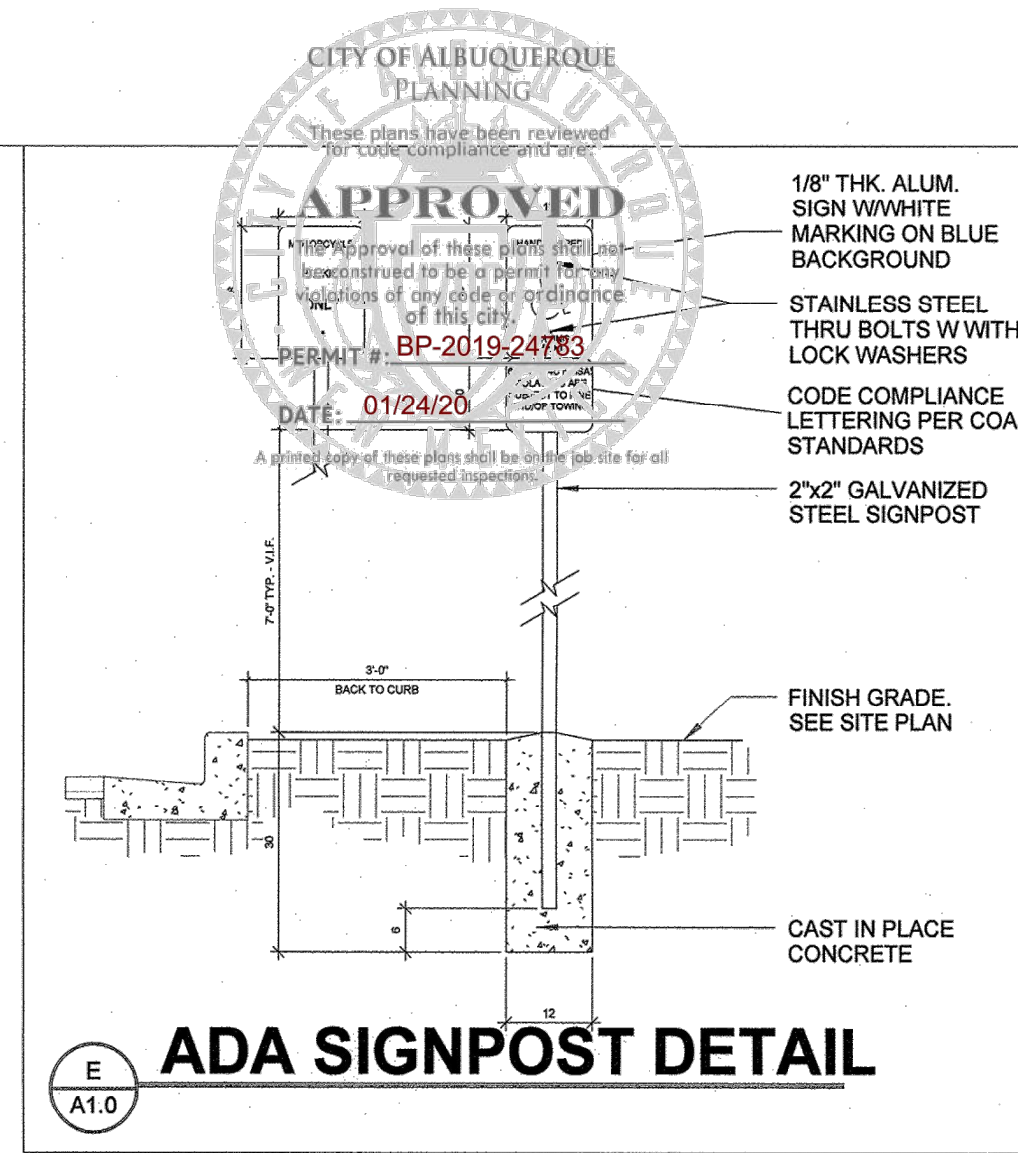
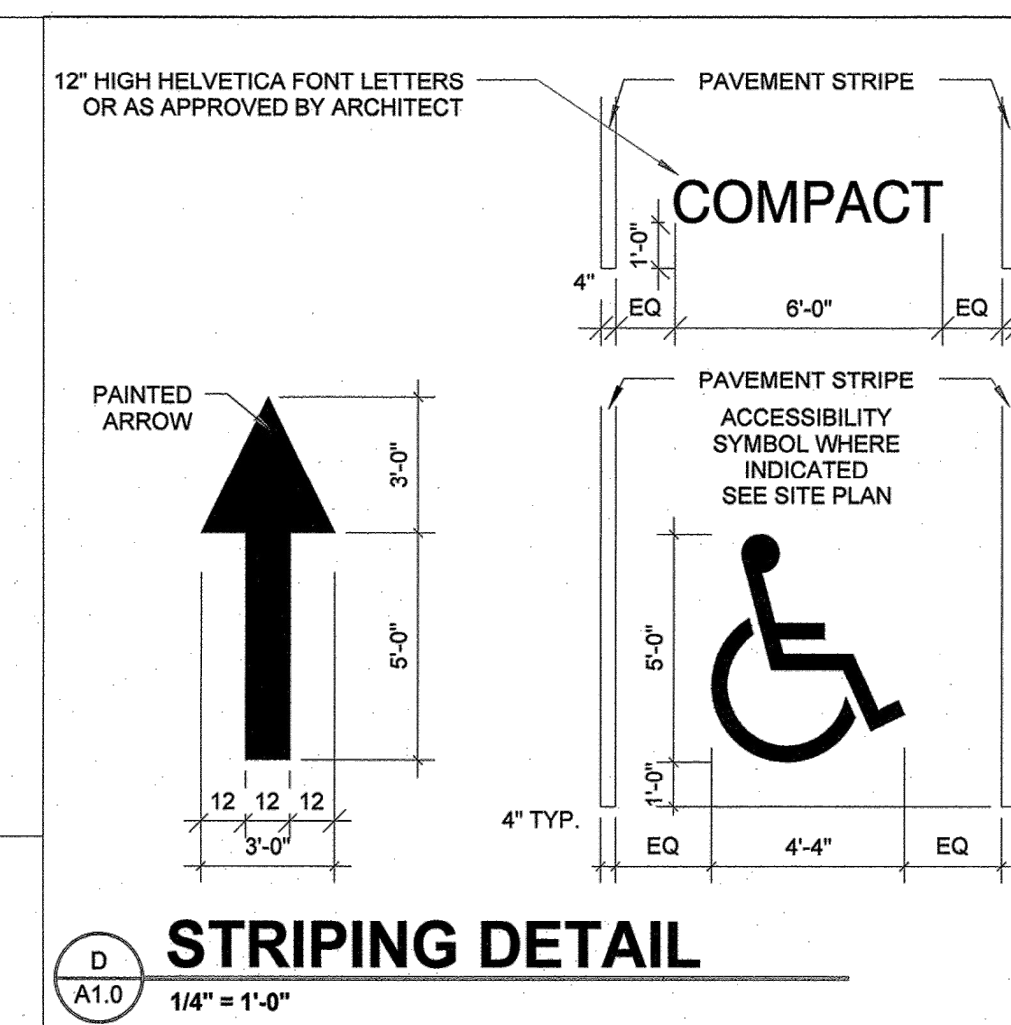
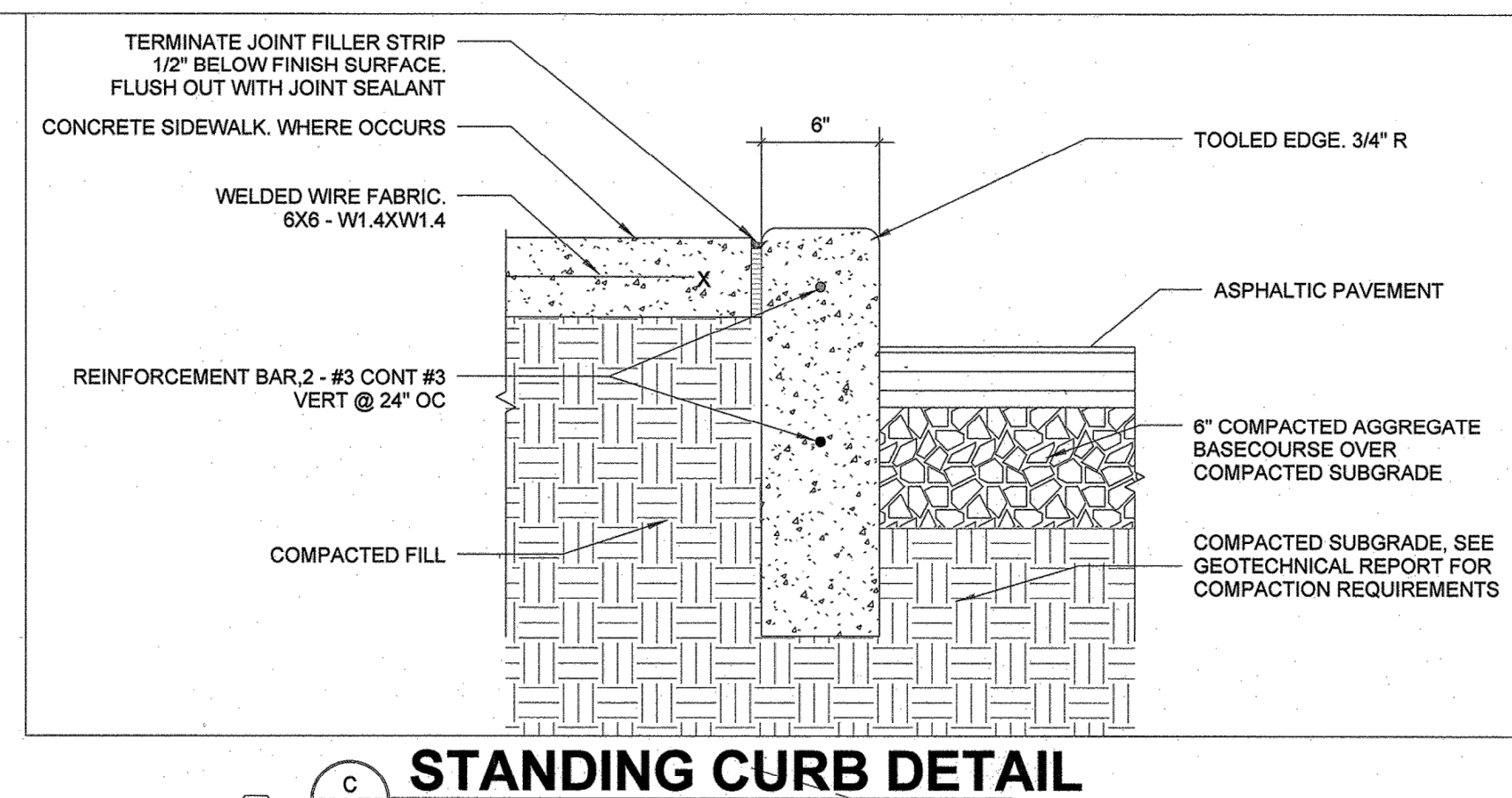
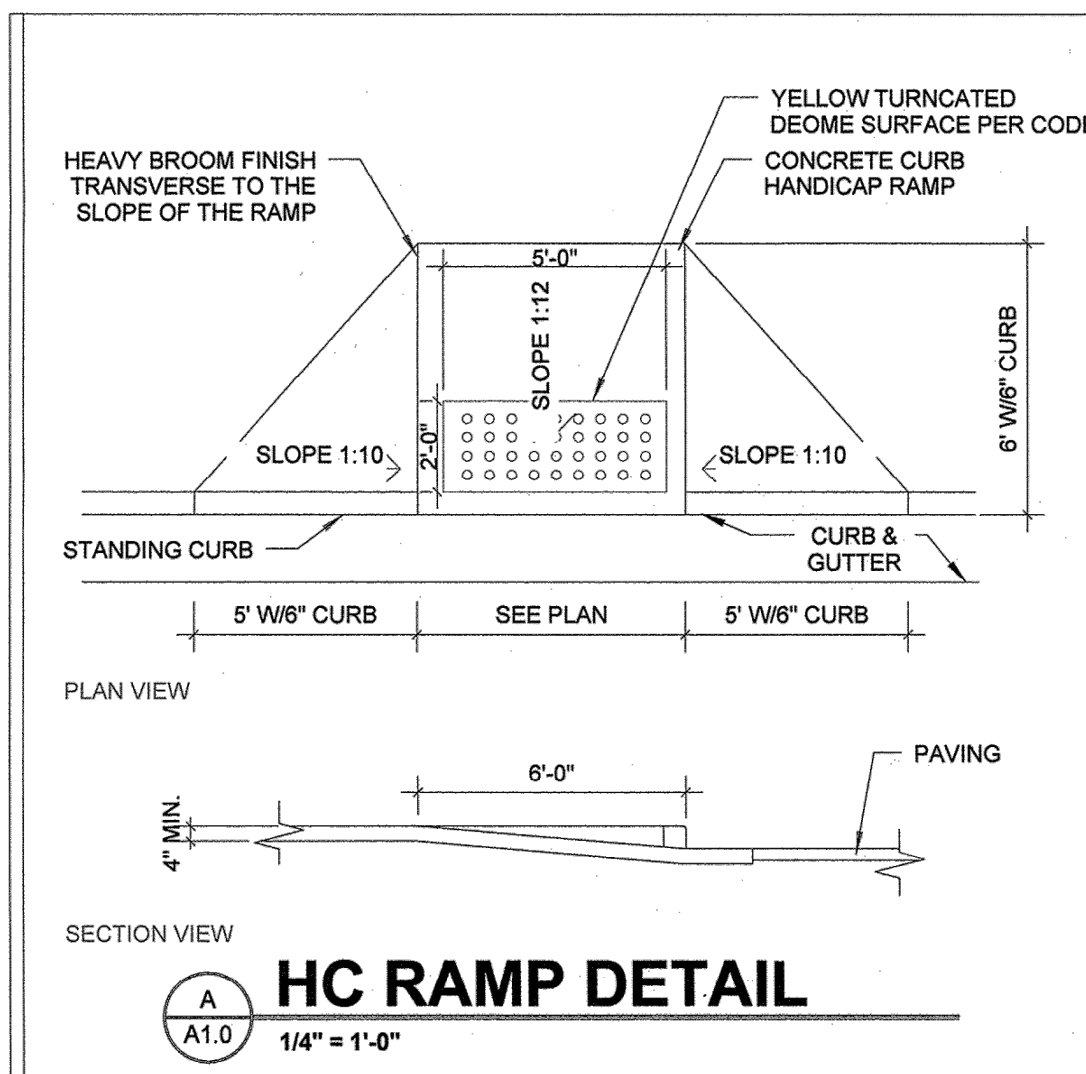
NM 87103

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

www.cabq.gov

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

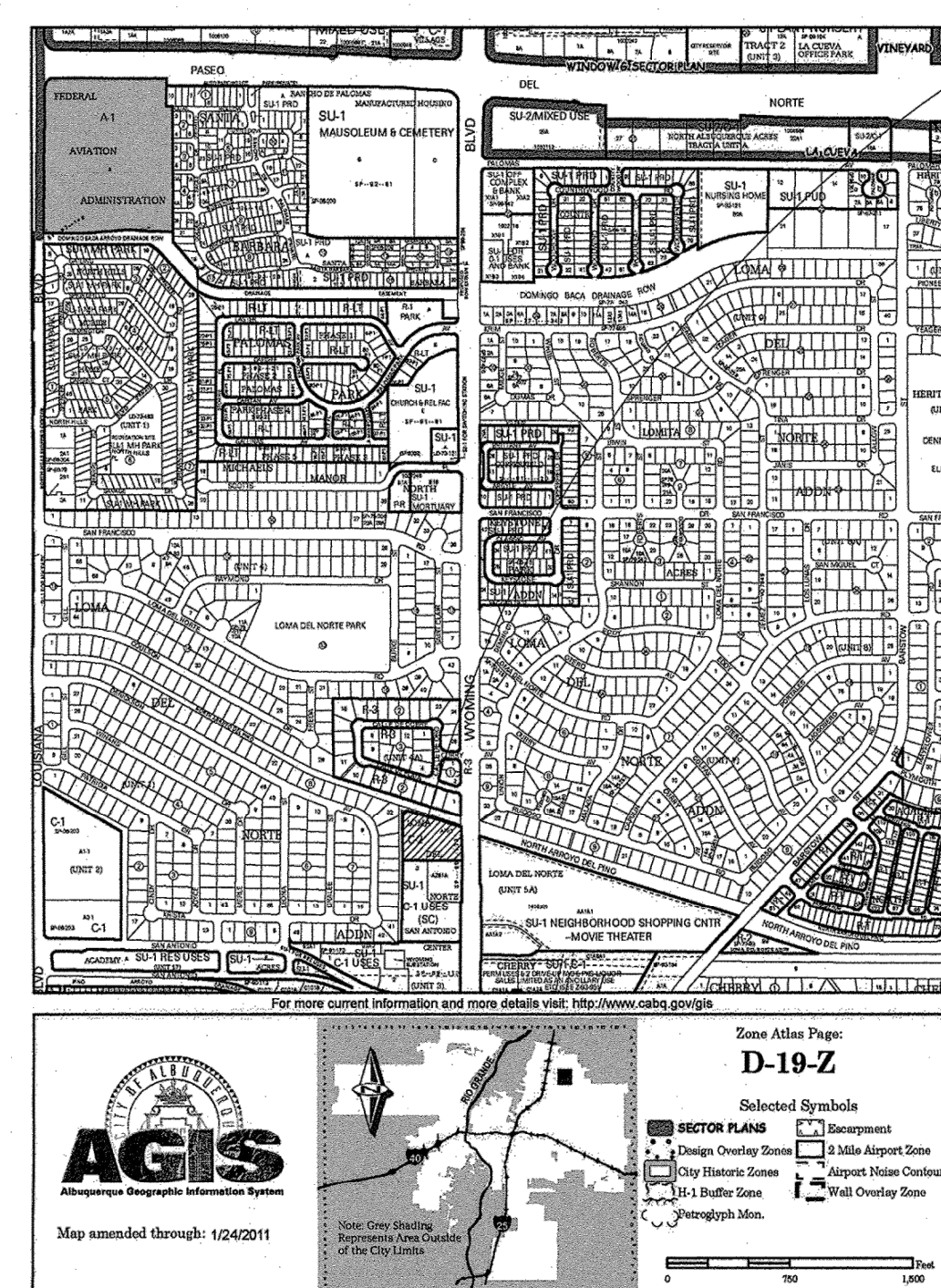


KEYED NOTES

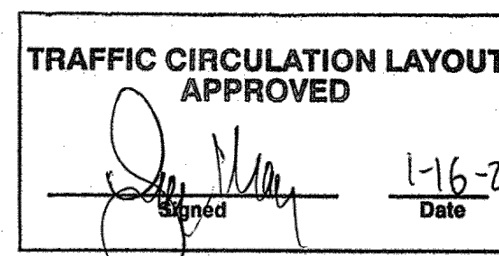
- EXISTING ASPHALT PAVING TO REMAIN
- ADA PATH FROM STREET TO BUILDING
- PAVEMENT STRIPING TO EXTENTS SHOWN
- LANDSCAPING AREA
- CONCRETE SIDEWALK PAVING- 5" THICK 3000 PSI MIX W/ 6X6 WMF
- NEW CONCRETE STANDING CURB- PER COA STANDARD DETAIL
- EXISTING CURBING TO REMAIN
- VACUUM AREA SPACES, NOT REQUIRED PARKING SPACES
- EXISTING WATER METER TO REMAIN
- EXISTING LIGHT POLE TO REMAIN
- EXISTING TELEPHONE PEDESTAL TO REMAIN
- NEW BIKE RACK- 4 SPACES
- NEW 48" TALL SIGN: "DO NOT ENTER" FROM "HIGHWAY SUPPLY" ABO
- NEW ADA RAMP WITH TACTILE TRUNCATED DOME MAT- SEE DET. THIS SHEET
- EXISTING BUILDING Pylon SIGN
- NEW HC PARKING SIGN PER DETAIL THIS PAGE
- NEW HC STRIPING AND PAVEMENT PAINTED SYMBOL
- NEW 6" TALL 8" CMU WALL FOR TRASH ENCLOSURE PER COA DWG
- EXISTING FIRE HYDRANT LOCATION
- PRECAST PARKING BUMPER
- NEW MOTORCYCLE PARKING SIGN PER DETAIL THIS PAGE
- EXISTING POWER POLE
- MOTORIZED VEHICLE CONTROL GATE OPERATED BY FULL TIME EMPLOYEE ON SITE DURING OPERATING HOURS
- STOP SIGN BY HIGHWAY SUPPLY ABO NM
- CUSTOM SIGN 36" W. X 24" H. "CAR WASH ENTRY"
- CUSTOM SIGN 36" W. X 24" H. "NO CAR WASH ENTRY"

BICYCLE RACK DETAIL

ZONING ATLAS PAGE:



TRAFFIC CIRCULATION LAYOUT

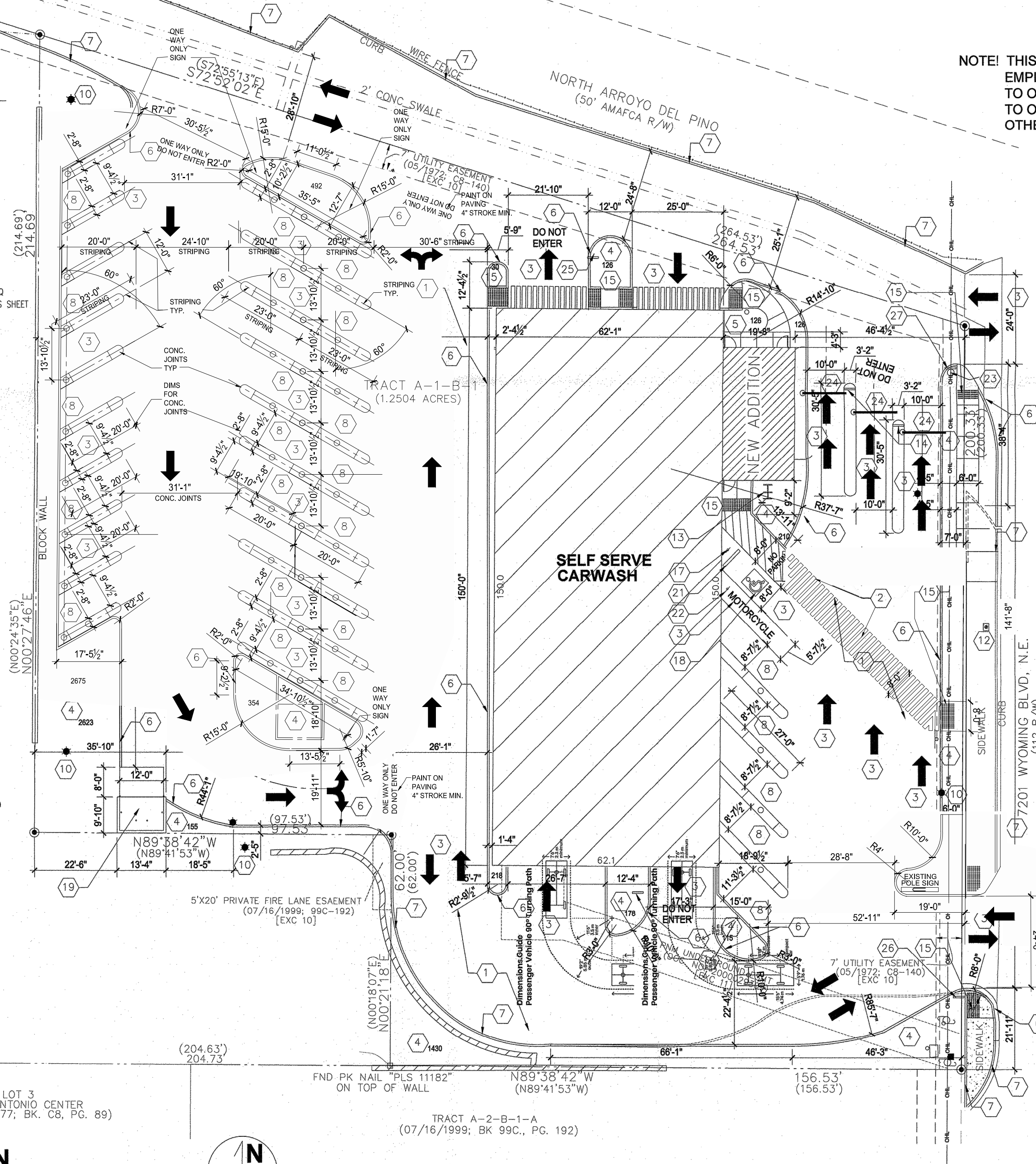


ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

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

SITE PLAN

LOT 3
SAN ANTONIO CENTER
(02/01/1977; BK. C6, PG. 89)



NOTE! THIS LOCATION REQUIRES A FULL TIME OPERATIONS PERSON EMPLOYEE ON SITE DURING OPERATING HOURS AT THE PAY STATION TO OPERATE THE VEHICLE CONTROL GATE AND IS RESPONSIBLE TO ONLY LET CUSTOMER CARS ENTER THE ALLEY IF THERE IS NO OTHER TRAFFIC IN THE PUBLIC ALLEY.

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)

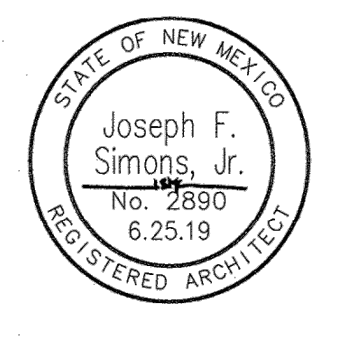
BIKE SPACES REQUIRED = 1 RACK
BIKE SPACES PROVIDED = 1 RACK

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 (75% OF LANDSCAPE): 5,019 S.F.

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



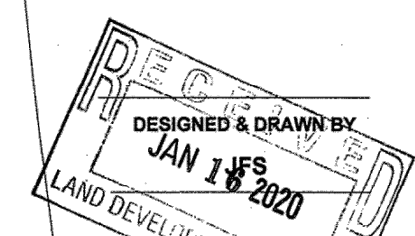
Simons Architecture is not responsible for any work not shown on these plans. All measurements and dimensions are to be checked in the field. All work is to be done in accordance with the latest edition of the Uniform Building Code. All work is to be done in accordance with the latest edition of the International Building Code. All work is to be done in accordance with the latest edition of the International Building Code. All work is to be done in accordance with the latest edition of the International Building Code.

Joseph F. Simons, Jr.,
Architect
P.O. Box 67408
Albuquerque, NM 87163-4708
ph. 505.480.4796
joe@simonsarchitecture.com



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

JOB NUMBER
LBJ-005
DATE
06.25.19
REVISIONS
12.11.19
1.20.20



DESIGNED & DRAWN BY
JAN 18 2020
LAND DEVELOPMENT SECTION
TCL



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

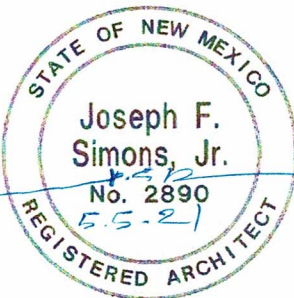
505.480.4796 VOICE

5.5.21

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 ~~1/24/20~~ 1/24/20 AT THE ADDRESS 7201 WYOMING BLVD, ALBUQUERQUE, NM AND PERMIT NUMBER IS BB2019-24783. 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 9/26/16 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: UPDATED TO SHOW CHANGES
APPROVED BY TRAFFIC

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.



5.5.21
Signature of Engineer or Architect

Date