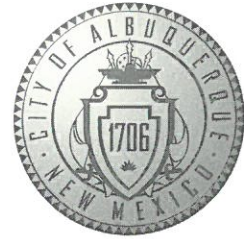


CITY OF ALBUQUERQUE



March 4, 2020

Scott C. Anderson
Scott Anderson
7604 Rio Penasco NW
Albuquerque, NM 87120

Re: A & S Autocare
4900 2nd St. NW Albuquerque NM 87120
Traffic Circulation Layout
Engineer's/Architect's Stamp **01-15-2020** (F15D054)

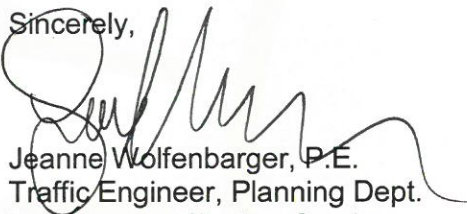
Dear Mr. Anderson,

The TCL submittal received 03-02-2020 is approved for Building Permit. 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.

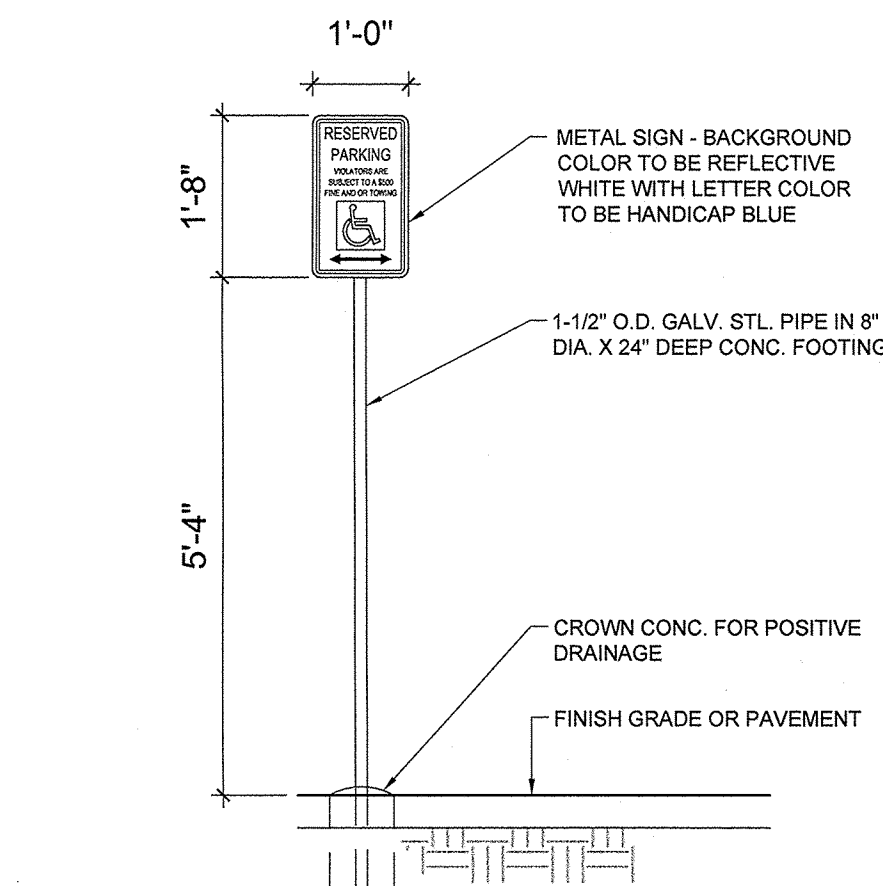
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,


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

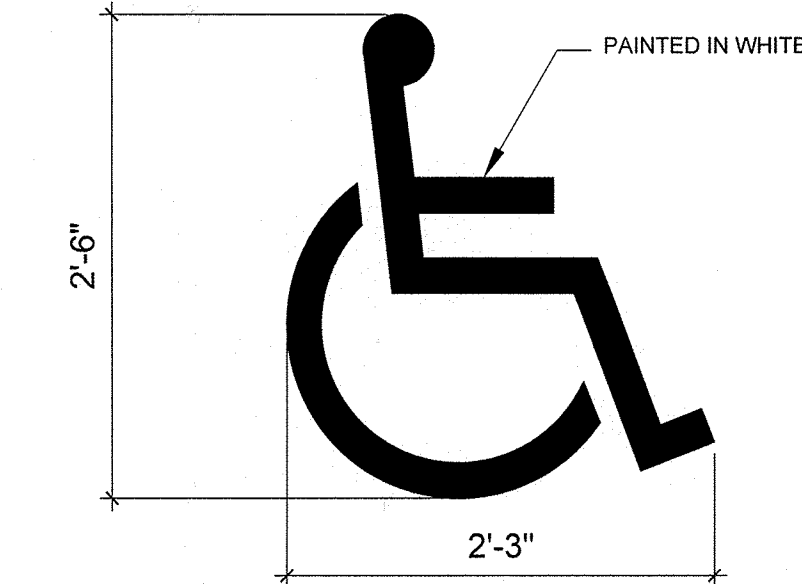
Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File



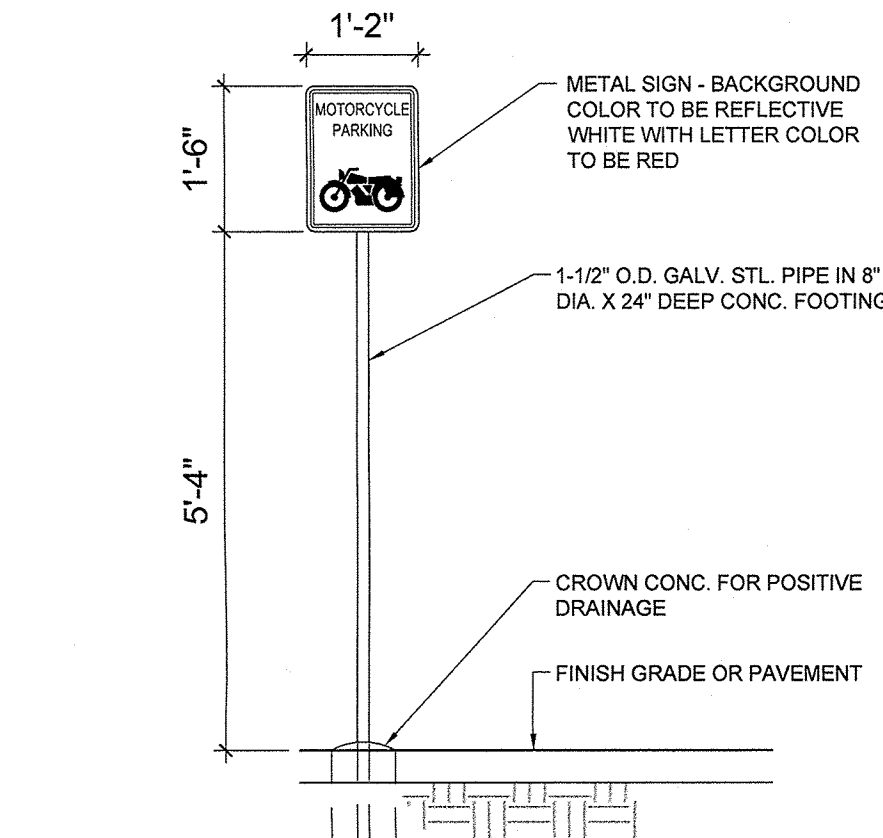
HC SIGN

SCALE: 1/2" = 1'-0"



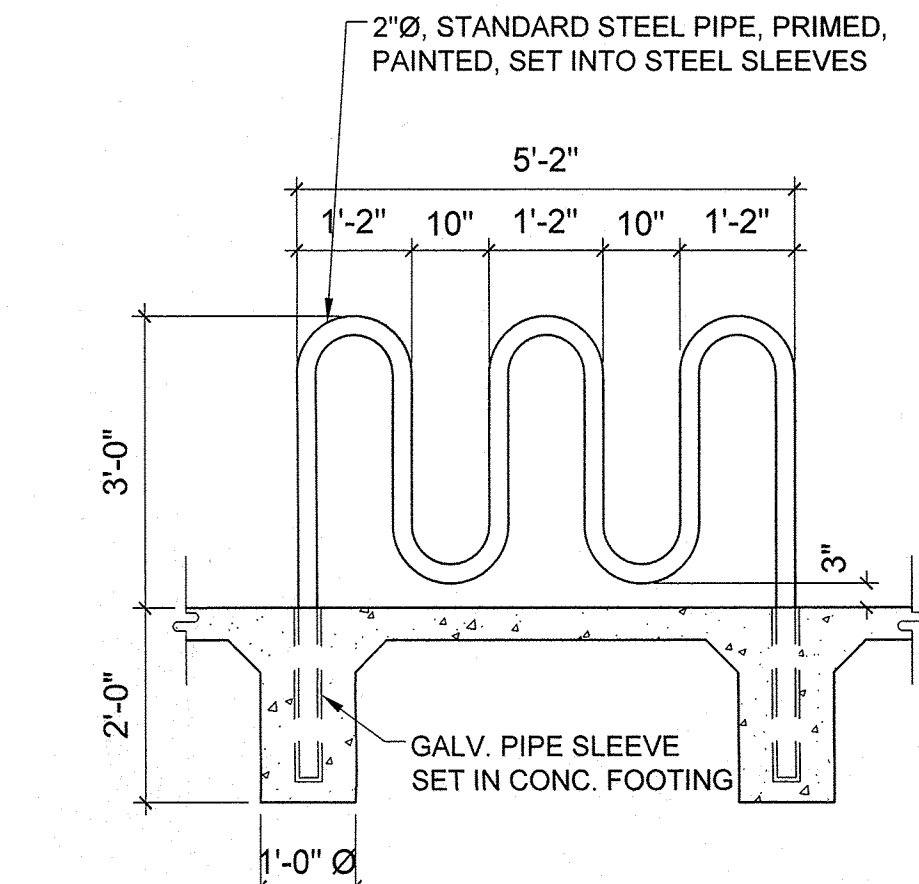
HC PAVEMENT MARKING

SCALE: 1" = 1'-0"



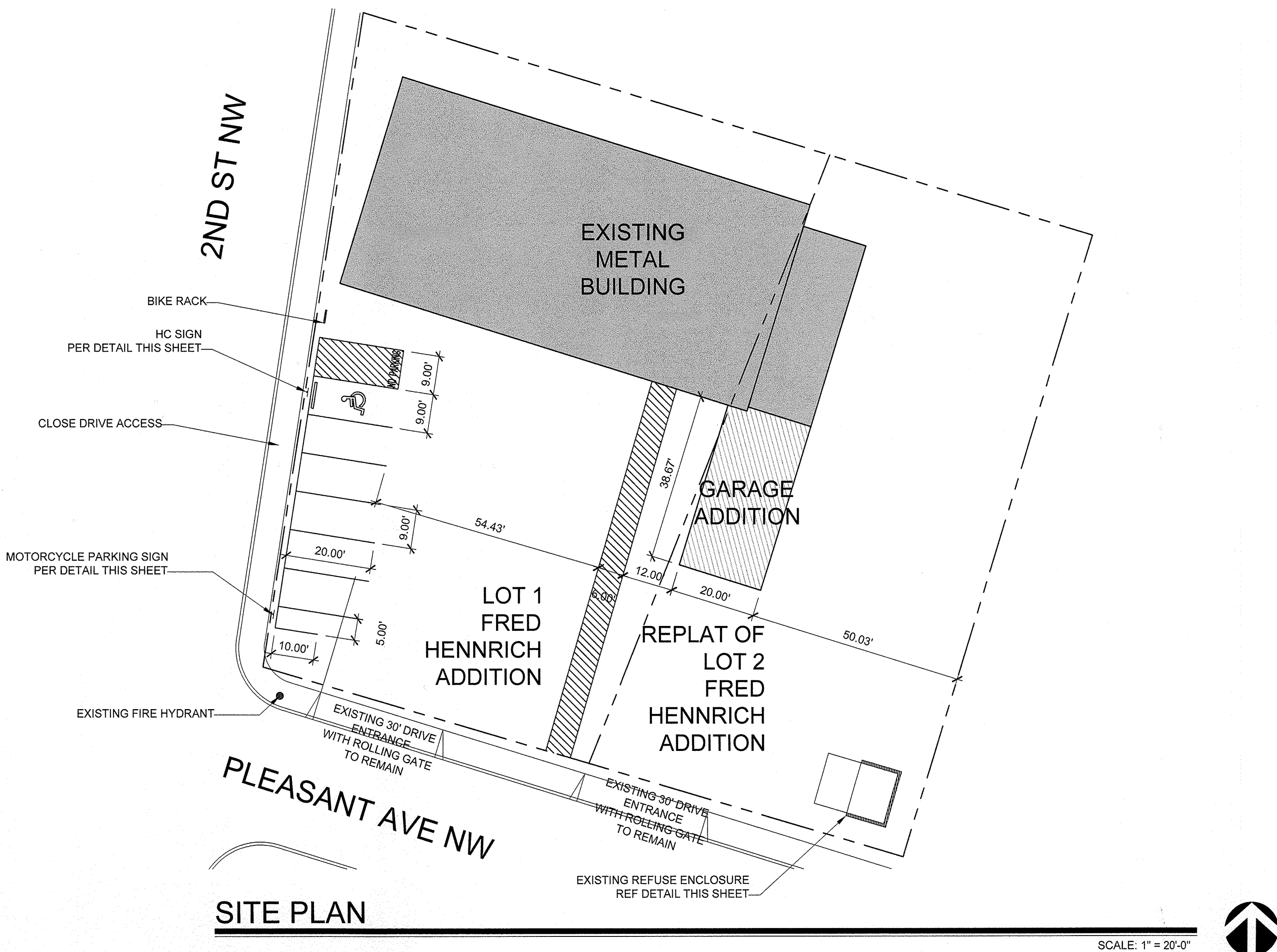
MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"



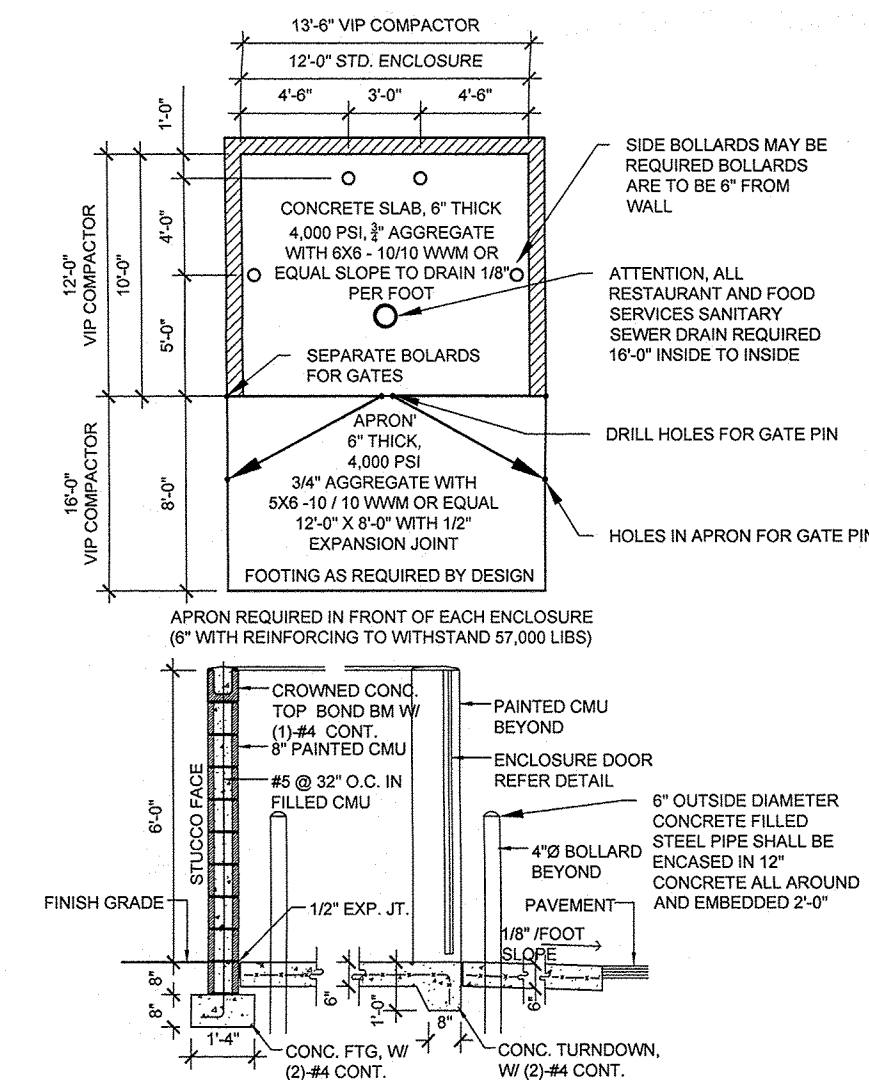
BIKE RACK

SCALE: 1/2" = 1'-0"



SITE PLAN

SCALE: 1" = 20'-0"



TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas
May 2018

AGIS
Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: F-15-Z

Legend:
 - Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone

Scale: 0 20 40 Feet

SITE ANALYSIS DATA

ZONE ATLAS: F-15

ZONING: MX-M

UPC: 101506101903830301

LOT 1 HENNRICH FRED J ADDITION

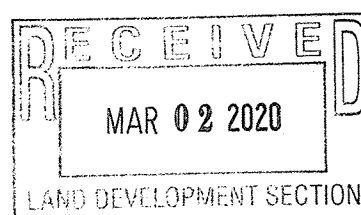
PARKING (EXISTING):

VEHICLE REPAIR: 6,500 SF X 0.001 = 6.5 SPACES
 6 SPACES REQUIRED
 1 HC PROVIDED
 1 MC PROVIDED
 4 SPACE BIKE RACK PROVIDED

SOLID WASTE NOTES:

STANDARD ENCLOSURE IS TO BE A MINIMUM 12" IN WIDTH AND 9'-6" IN LENGTH SIDE BOLLARDS ARE REQUIRED REAR BOLLARDS ARE TO MEASURE NO MORE THAN 12" FROM BACK CMU WALL TO CENTER.

SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION INSPECTIONS WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO



TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed: [Signature] Date: 03-02-20

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

No	Revision	Item	Date

SCOTT C. ANDERSON & associates architects
 4419 4th St NW, Ste. B
 Albuquerque, NM 87107
 505.401.7575

A&S AUTO CARE & TOWING
 4900 2ND ST NW
 ALBUQUERQUE NM, 87107

DRAWING TITLE: **TRAFFIC CIRCULATION LAYOUT**

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-100
DATE: 2/29/2020	OF