

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 13, 2022

Scott C. Anderson, RA
Scott Anderson & Associate Architects
4419 4th St. NE, Suite B
Albuquerque, NM 87107

Re: Enterprise/ Car Wash
5700 San Mateo Blvd. NE
Traffic Circulation Layout
Architect's Stamp 05-31-2022 (**F18-D052**)

Dear Mr. Anderson,

The TCL submittal received 10-07-2022 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

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.

NM 87103

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.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Enterprise Building Permit # 22-31076 Hydrology File # _____
DRB# _____ EPC# _____
Legal Description: 2AD Spanish Land Co. City Address OR Parcel 5706 San Mateo NE

Applicant/Agent: Scott Anderson Contact: _____
Address: 4419 4th St NW Ste B Phone: 505 401 7575
Email: scott@scsarchitects.com

Applicant/Owner: Enterprise Contact: Mark
Address: _____ Phone: _____
Email: _____

TYPE OF DEVELOPMENT: _____ PLAT (#of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE: ☒
RE-SUBMITTAL: ☒ YES _____ NO

DEPARTMENT: ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 10/5/2022



Diagram illustrating the wall construction detail for the bollard area. The diagram shows a cross-section of the wall and floor. Key components and dimensions include:

- OVERHEAD DOOR**: Indicated by a vertical line at the top of the wall.
- EDGE OF DOOR OPENING ALIGNS WITH CENTERLINE OF BOLLARDS**: A dimension line indicates the alignment between the door opening edge and the centerline of the bollards.
- STEEL BOLLARDS**: Represented by two circular symbols on the floor.
- WALL CONSTRUCTION VARIES - SEE FLOOR PLANS FOR WALL CONSTRUCTION**: A note indicating that the wall construction details are specified in the floor plans.
- VARIES**: A dimension line indicates the width of the wall section, which varies.
- 1'-4"**: Two dimension lines indicate the distance from the centerline of each bollard to the edge of the door opening, both specified as 1'-4".

D2 BOLLARD PLAN

D3 PAVEMENT SECTION

STUCCO FINISH

6" CMU SKIRT WALL

1'-4"

2EA #4 VERT

16"X16" CMU CONC. FILLED PILASTER

D4 FENCE PILASTER

VARIES - SEE SITE PLAN

LANDSCAPE FILL

3/4" FILLET

CONCRETE SIDEWALK - SLOPE 1/8" PER 1'-0" TOWARD DRAINAGE SYSTEM - PROVIDE CONTROL JOINTS AT 6'-0" O.C. & EXPANSION JOINTS AT 18'-0" O.C. WHETHER SHOWN OR NOT ON THE SITE PLAN - COORDINATE WITH THE ARCHITECT

CONCRETE FILL

4"

D5 TYPICAL SIDEWALK

1/2" EXPANSION JOINT MATERIAL

CONCRETE SIDEWALK

3/4" FILLET

CONCRETE CURB AND GUTTER

ASPHALTIC CONCRETE PAVING OR CONCRETE SLAB - SEE SITE PLAN

COMPACTED SUB-GRADE

COMPACTED FILL

6" 2" 10"

6" 6"

D6 CURB & GUTTER

Diagram illustrating the dimensions and components of a 'DO NOT ENTER' sign assembly:

- Sign Dimensions:** The sign is 2'-0" wide and 2'-0" high.
- Sign Content:** The sign features a black circle with the text "DO NOT" above a white horizontal bar, and "ENTER" below the bar.
- Sign Material:** METAL SIGN
- Post Dimensions:** The post is 1 1/2" O.D. GALV. STEEL PIPE IN 8" Ø X 24" DEEP CONC. FOOTING.
- Post Material:** CROWN CONC. FOR POSITIVE DRAINAGE
- Ground Level:** FINISH GRADE OR PAVEMENT

C1 DO NOT ENTER SIGN

6'-0"

BEVEL CORNERS

6' x 6' PRECAST CONCRETE
TIRE STOP

6"

#5 REBAR DOWELED 2'-0"
MINIMUM THRU PAVING

6"

BEVEL CORNERS

6' x 6' PRECAST
CONCRETE TIRE STOP

3 - #5 CONTINUOUS
HORIZONTALLY

C2 PARKING BUMPER

1-1/2" DIAMETER HANDRAIL WITH INTERMEDIATE RAILS AT 5" MAXIMUM O.C.

35"

1'-0"

1/2" EXPANSION JOINT MATERIAL

4" CONCRETE SIDEWALK WITH 6 x 6 W1.4 x W1.4 W.W.F. ON COMPACTED FILL

SLOPE 1:12

SEE PLAN - VERIFY WITH GRADE HEIGHTS

C3 EXISTING RAMP DETAIL

Diagram of a wheelchair symbol with dimensions. The symbol is 2'-6" high and 2'-3" wide. An arrow points to the backrest with the text "PAINTED IN WHITE".

C4 HC PAVEMENT MARKING

Architectural floor plan of the first floor of a building. The plan shows a large central area labeled "FIAT Showroom (3,178 s.f.)". To the left is a "Motorcycle" storage area with dimensions 8'-0" and 21'-8". A "Stair" is located near the motorcycle area. A "Landing" is marked with a circle and the number 21. Various rooms and corridors are labeled with numbers 04, 06, 09, 11, 12, 13, 16, and 19. A "Flush +0.0'" marker is shown on the right side. A "REFERENCE DETAIL C3/A-501" is indicated by a line pointing to a specific detail. The plan also shows a "Slope = 1/2 (Max.)" for a ramp area. The overall dimensions of the building are 105'-2" by 74'-11".

B5 EXISTING RAMPS

3'-6"

3'-0"

10"

1/4" STEEL PLATE

6" SCHEDULE 80 STEEL PIPE WITH VANDAL RESISTANT SET SCREW

U-BOLT

GATE, REF DETAIL THIS SHEET

6" SCHEDULE 80 STEEL PIPE, WELD TO 5" STEEL POST

5" STEEL POST SCHEDULE 40 STEEL PIPE, FILL SOLID WITH CONCRETE

B1 POST AT GATE

2'-5"

6"

3"

4"

10"

4"

6"

6" SCHEDULE 80 STEEL PIPE. WELD TO GATE

3" SCHEDULE 40 STEEL PIPE. GRIND ALL WELDS SMOOTH

6" SCHEDULE 80 STEEL PIPE. WELD TO GATE

B2 GATE HINGE

Technical drawing of a steel plate with a central loop. The drawing shows a cross-section of the plate with a central loop. The dimensions are as follows:

- Overall width: 1'-7"
- Overall height: 3 1/2"
- Top flange thickness: 3/8"
- Top flange width: 5"
- Top flange height: 3 1/2"
- Top flange material: 1/4" STEEL PLATE
- Top flange reinforcement: 3" SCHEDULE 40 STEEL PIPE, GRIND ALL WELDS SMOOTH
- Top flange reinforcement: STEEL LOOP 3/4" ~ STEEL ROD
- Top flange reinforcement: 1/4" STEEL PLATE
- Top flange reinforcement: EQ.
- Top flange reinforcement: EQ.

B3 GATE CLOSURE

3" SCHEDULE 40 STEEL
PIPE. GRIND ALL WELDS
SMOOTH

STEEL LOOP
3/4" ~ STEEL ROD

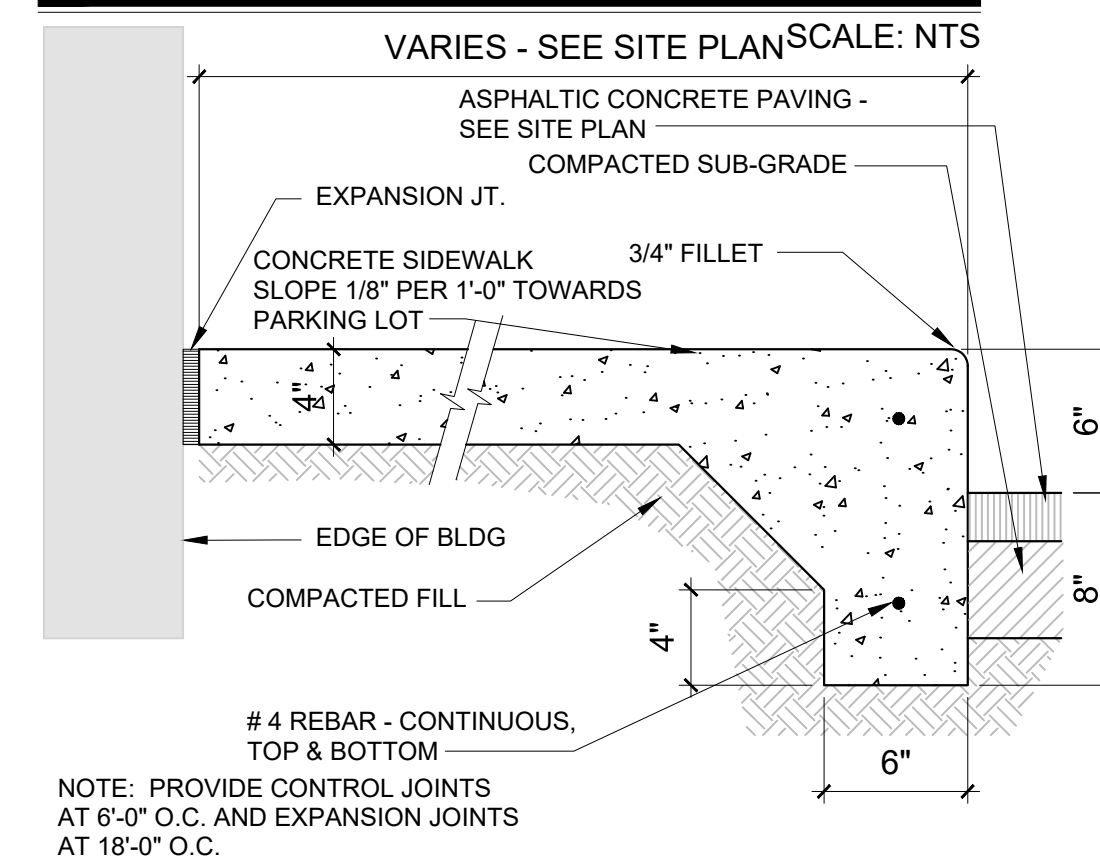
3 1/2"

4"

B4 GATE RAIL SEC A

**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Ernest Armijo 10/13/2023
Signed Date



NOTE: PROVIDE CONTROL JOINTS
AT 6'-0" O.C. AND EXPANSION JOINTS
AT 18'-0" O.C.

A4 SIDEWALK AT BUILDING

A technical drawing of a bridge structure, likely a beam bridge with a central hinge. The drawing shows a cross-section of the bridge deck, which is supported by two large, rectangular piers on the left and right. The bridge deck is divided into several segments by vertical lines. A central hinge is indicated by a vertical line with a small circle at the top, located in the middle of the bridge span. The bridge deck is shown in a perspective view, with the top surface and the side surfaces visible. The drawing is a black and white line drawing, typical of architectural or engineering plans.

A1 TRAFFIC GATE

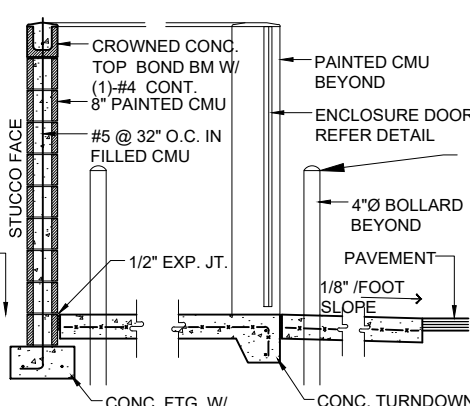
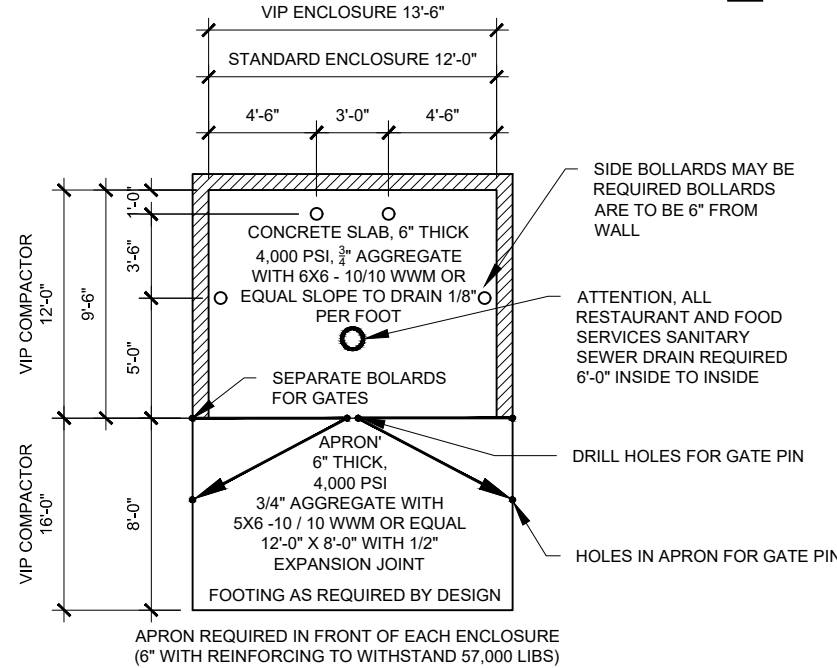
A diagram of a tapered beam element. It is a long, thin rectangle that tapers from left to right. At the left end, there are two small rectangular nodes. At the right end, there is one small rectangular node. The beam is divided into three sections by two vertical lines. The first section is a rectangle, the second is a rectangle, and the third is a triangle that tapers to a point at the right end.

A3 NOT USED

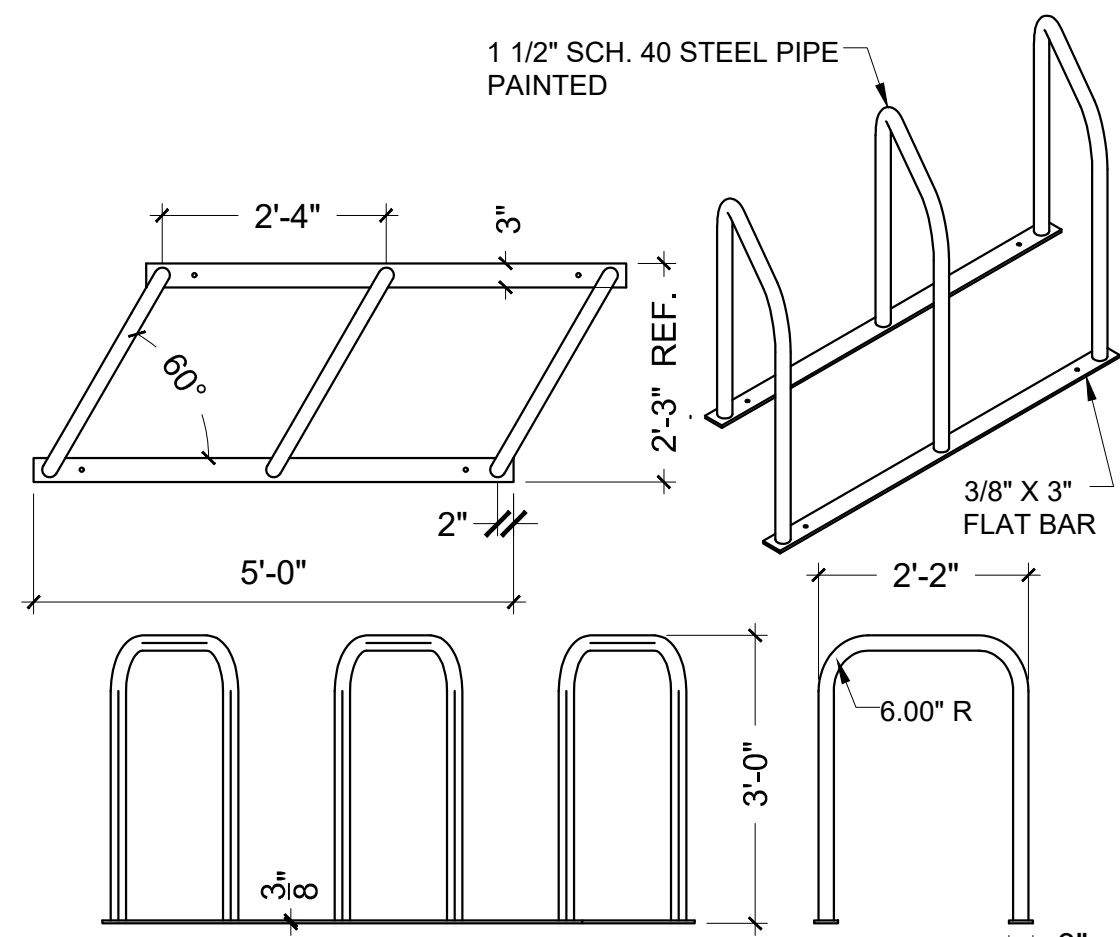
No	Revision Item	Date
		SCOTT C. ANDERSON & associates architects 4419 4th st nw, suite b albuquerque, nm 87107 scott@scottcanderson.com 505.491.7373
CAR WASH 5700 SAN MATEO BLVD NE ALBUQUERQUE, NM 87109		
DRAWING TITLE		
DETAILS		
SEAL 	DESIGNED DRAWN CHECKED REVIEWED DATE 5/31/2022	PROJECT NO SCALE DRAWING NO A-501

- A. EXISTING DRIVE CUT
- B. BIKE RACK, REF DETAIL THIS SHEET
- C. MOTORCYCLE PARKING REF DETAIL SHEET A-501
- D. H.C. PARKING SPACE WITH PAVEMENT MARKING & SIGN, REF DETAIL THIS SHEET
- E. EXISTING FIRE HYDRANT
- F. SHARED ACCESS EASEMENT
- G. NEW HEADER CURB
- H. EXISTING 4" STEEL BOLLARDS @ 4'-0" +/- OC AT INSIDE EDGE OF SIDEWALK TO REMAIN
- I. EXISTING CONC. STAIRS AND RAIL.
- J. EXISTING LIGHT POLE TO REMAIN
- K. EXISTING HC RAMP WITH HANDRAILS TO REMAIN
- L. HEAR CURB, REF DETAIL SHEET A-501
- M. PROPERTY LINE
- N. UTILITY EASEMENT
- O. AUTOMOTIVE SECURITY GATE
- P. KNOX BOX
- Q. EXISTING CMU WALL ON ADJOINING PROPERTY
- R. REFUSION ENCLOSURE, REF DETAIL THIS SHEET
- S. LANDSCAPE BED, REF L-100
- T. EXISTING SITE SIGN TO REMAIN
- U. EXISTING 6' SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430E WITH TURN DOWN EDGE.
- V. EDGE OF ASPHALT
- W. VEHICLE QUEUE
- X. SIGHT TRIANGLE
- Y. HC RAMP COA STANDARD DETAIL 2425B
- Z. ONE WAY DO NOT ENTER SIGN
- AA. PEDESTRIAN PATHWAY, REF SITE DIMENSIONS

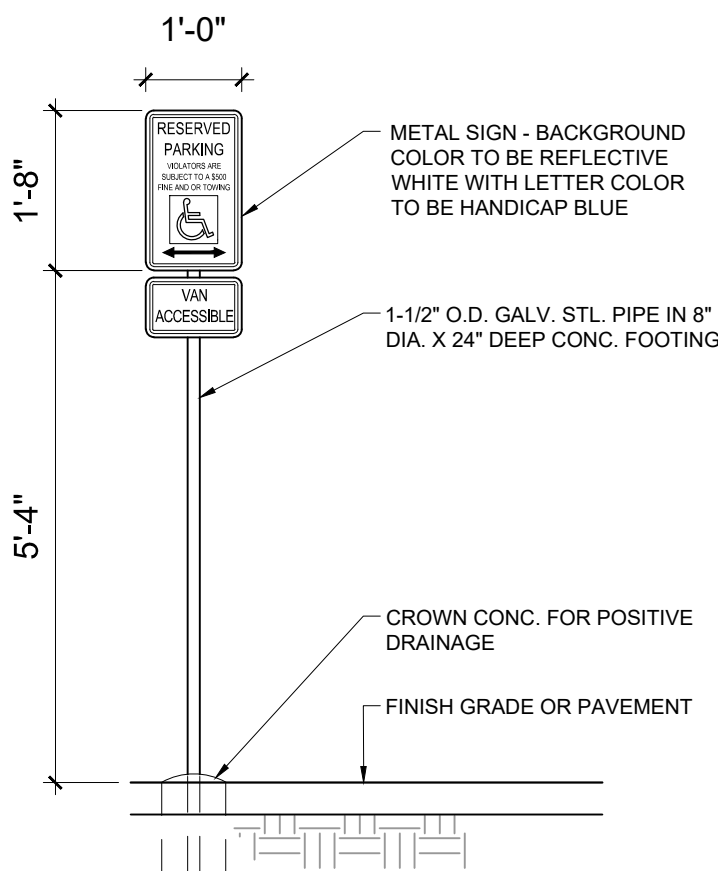
Ernest Armijo 10/13/2022
Signed Date



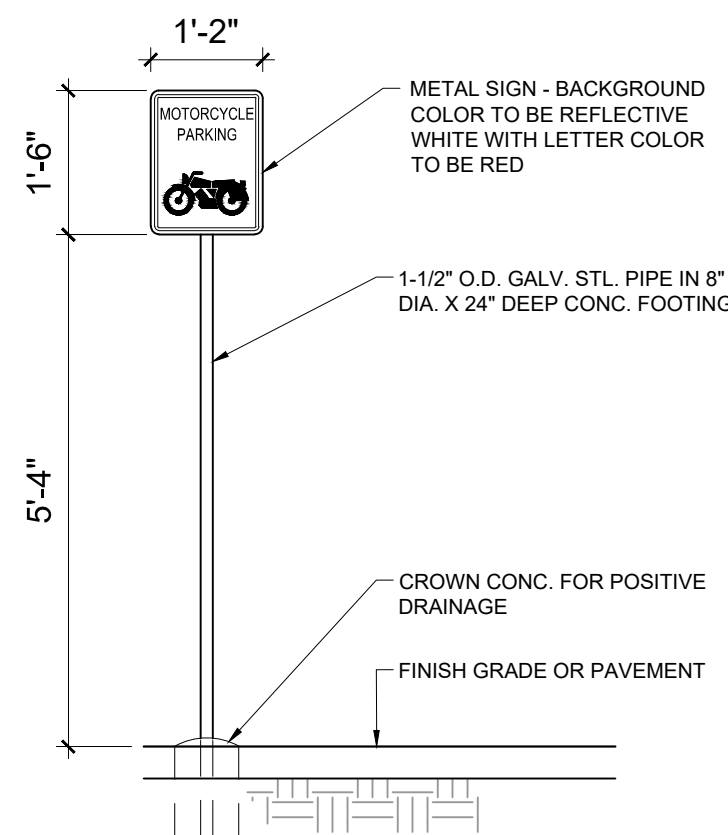
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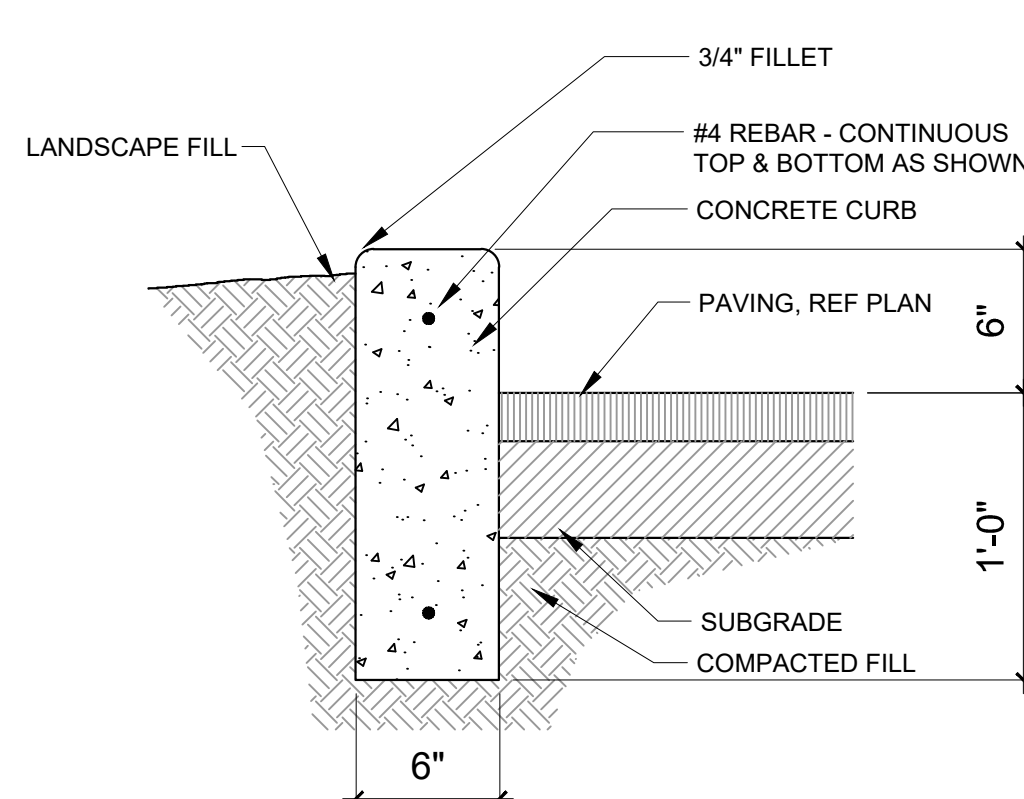
SCALE: 1/2" = 1'-0"



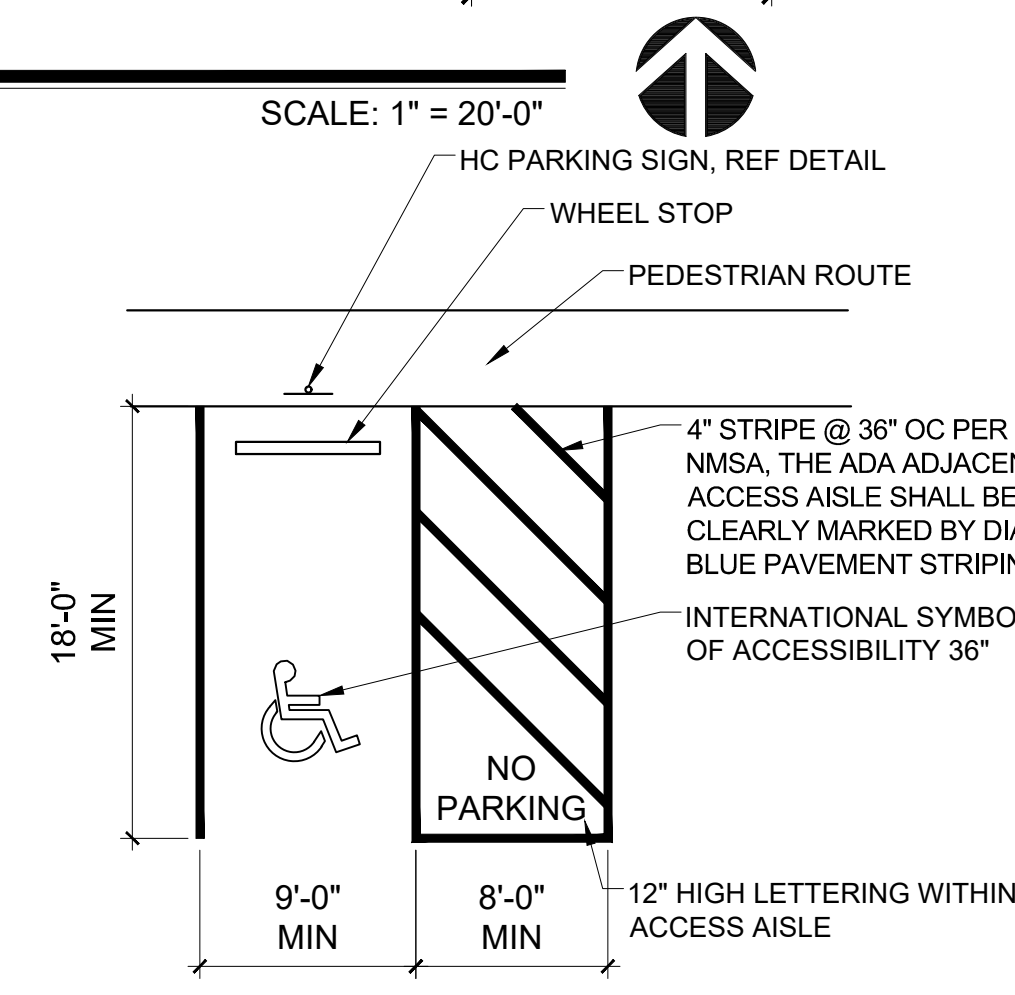
SCALE: NTS



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

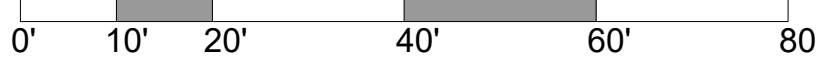
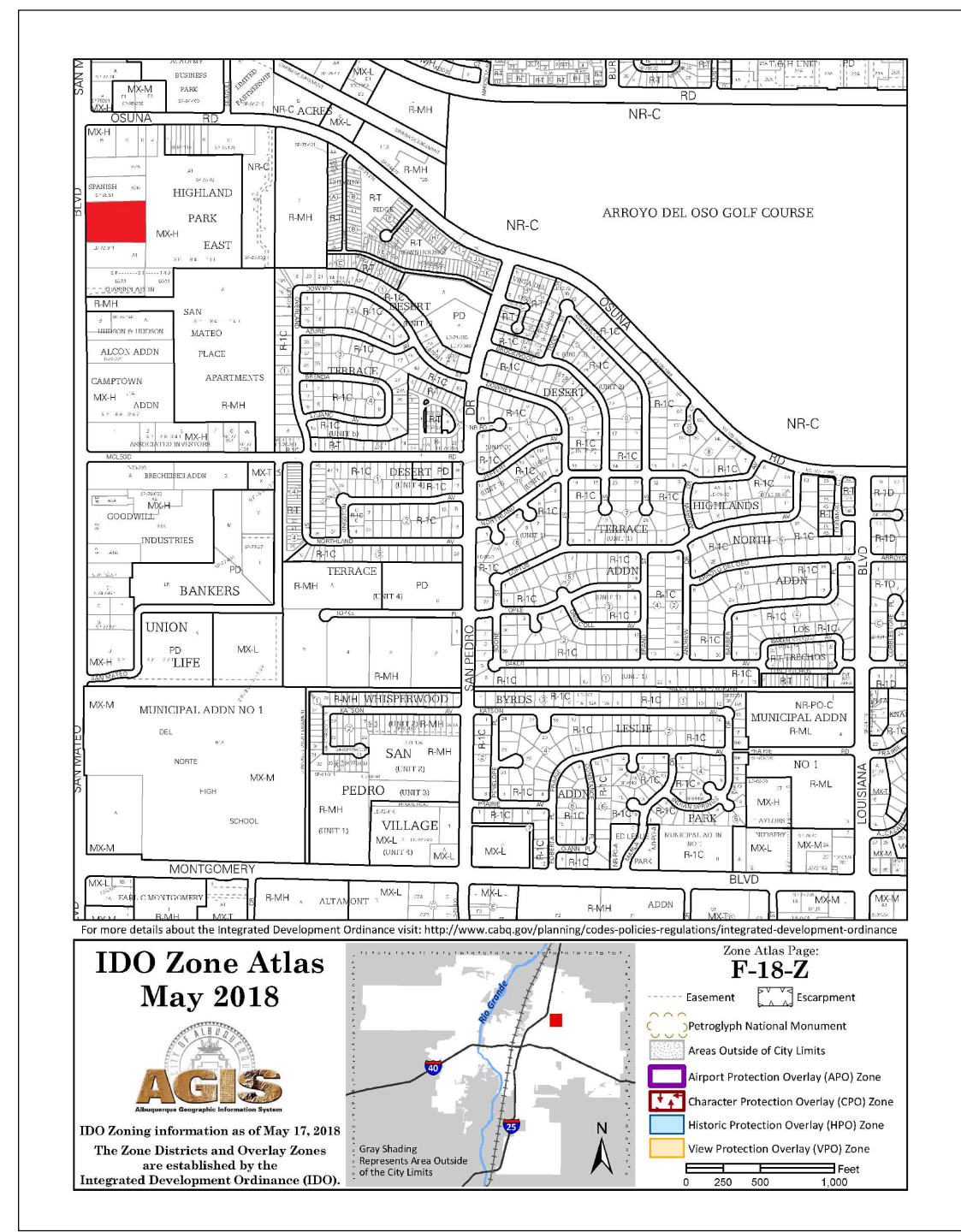


SCALE: NTS



SCALE: NTS

EXISTING BUILDINGS TO REMAIN WITH NEW COLOR SCHEME



NOTE:
SOLID WASTE WILL BE PROVIDED WITH GATE CONTROLLER
THE MAX SLOPE FOR THE ADA RAMP LANDING AREA IS 2% IN ALL DIRECTIONS

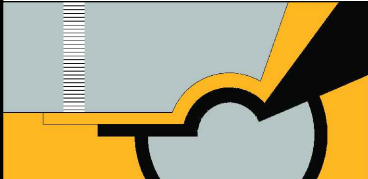
PARKING:
OFFICE: 3,230 SF X 0.0035 = 11.3 SPACES
CAR WASH: 2,216 SF X 0.02 = 4.8 SPACES
TOTAL SPACES REQUIRED = 16 SPACES, 59 PROVIDED
HC SPACES REQUIRED = 1 VAN ACCESSIBLE REQUIRED, 2 PROVIDED
MOTORCYCLE PARKING REQUIRED 1-25 = 1 SPACE REQUIRED, 1 SPACE PROVIDED
BIKE PARKING = 3 SPACES REQUIRED, 3 SPACES PROVIDED

UPC: 101806102644920122
LEGAL: LOT A2C SPANISH LAND COMPANY
AREA: 2.48 AC

UPC: 101806102643520121
LEGAL: LOT A2D SPANISH LAND COMPANY
AREA: 0.9183 ACRES

ZONING: NR-C
ZONE ATLAS PAGE: F18

No	Revision	Item	Date

	SCOTT C. ANDERSON & associates architects 4419 18th st n.e. suite 3 albuquerque, nm 87107 scott@scarchitect.com 505.491.7755
	CAR WASH 5700 SAN MATEO BLVD NE ALBUQUERQUE, NM 87109

DRAWING TITLE	
TCL	

SEAL 	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO TCL
	REVIEWED	
	DATE 5/31/2022	