

CITY OF ALBUQUERQUE



June 6, 2017

Fred Arfman, P.E.
Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

Re: Clean Machine Carwash, 4200 San Mateo Blvd. NE
Request for Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 6-9-16 (G18D049)
Certification dated 5-25-17

Dear Mr. Arfman,

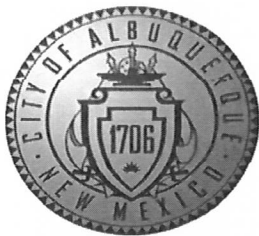
Based upon the information provided in your submittal received 5-25-17, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services


MA/MO via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Clean Machine Car Wash Building Permit #: _____ City Drainage #: G18/D049
DRB#: NA EPC#: NA Work Order#: 631771
Legal Description: Lot 1A, Block 48, Unit 4, Altamont Addition
City Address: 4200 San Mateo Blvd NE - Albuquerque, NM

Engineering Firm: Isaacson & Arfman, P.A. Contact: Fred C. Arfman / Bryan Bobrick
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: bryanb@iacivil.com
freda@iacivil.com

Owner: Clean Machine Car Wash, LLC Contact: Bob Powers
Address: 4446 East Flower - Phoenix, AZ 85018
Phone#: (505) 400-2323 Fax#: _____ E-mail: bobp@comcast.net

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Wayjohn Surveying, Inc. Contact: Thomas Wayjohn
Address: 330 Louisiana Blvd. NE - Albuquerque, NM 87108
Phone#: (505) 255-2052 Fax#: _____ E-mail: tom@wayjohn.com

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: May 25, 2017

By: Fred C. Arfman

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL

☒ CERTIFICATE OF OCCUPANCY

☐ 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

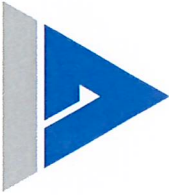
☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE(RET.) & LS(RET.) . Fred C. Arfman, PE . Åsa Nilsson-Weber, PE

TRAFFIC CERTIFICATION

I, FRED C. ARFMAN, NMPE 7322, OF THE FIRM ISAACSON & ARFMAN, PA, 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 06-09-2106. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY FRED C. ARFMAN OF THE FIRM ISAACSON & ARFMAN, PA. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 05/25/2017 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 PERMANENT CERTIFICATE OF OCCUPANCY.

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.

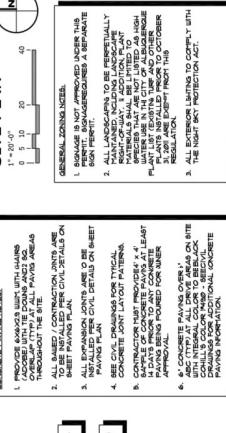
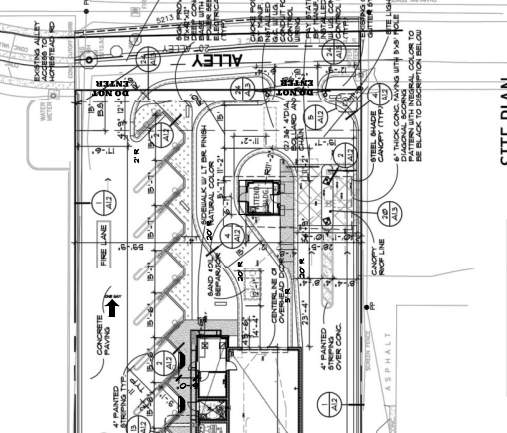
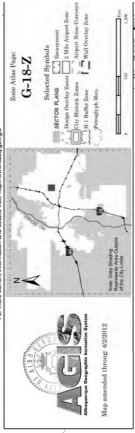
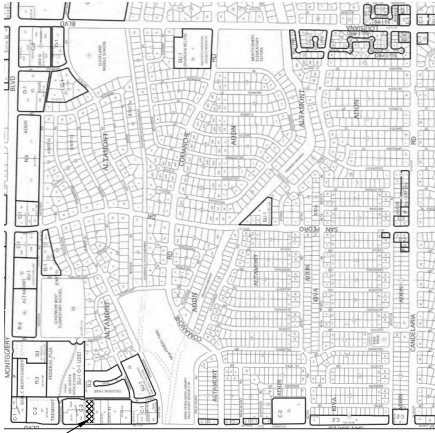
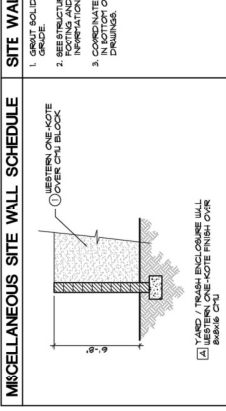
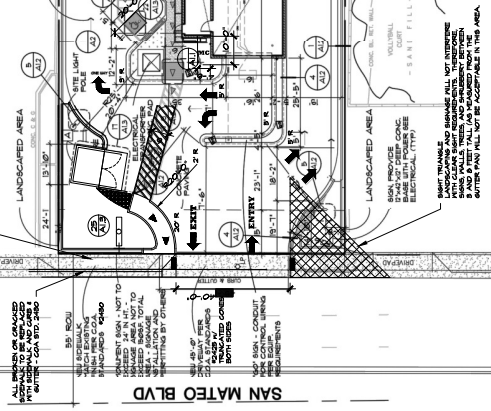
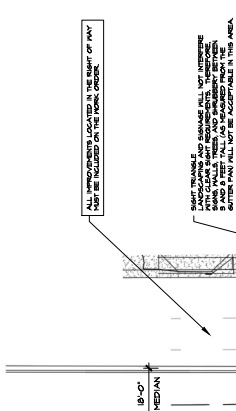

Fred C. Arfman, PE NMPE 7322

05-25-17
Date

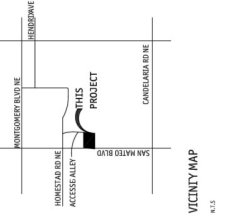
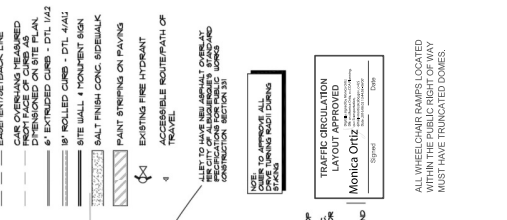
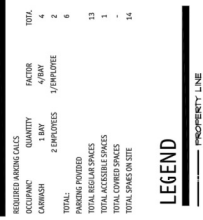


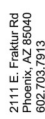
1. ALL NEW OR RELOCATED UTILITY SHALL BE PLACED UNDERGROUND.
2. ALL AREA LIGHTING IN PROJECT SHALL BE POSITIONED TO REFLECT LIGHT AWAY FROM THE PROJECT.
3. ALL SIGNALS SHALL CONFORM TO THE SIGN CONVENTION. SIGNALS NOT A PART OF THIS PROJECT SHALL BE MAINTAINED AS EXISTING. REPAIRS PRIOR TO INSTALLATION. ALL SIGNALS REQUIRING A REPAIRMENT PERMIT.
4. ALL WORK CONTROLLED BY A TRAFFIC SIGNAL SHALL BE THE RESPONSIBILITY OF THE PROJECT ABOVE PARALLEL RIGHTS.
5. ALL BUILDINGS AREAS INCLUDING CONCEALED SPACES ARE TO BE SPRINKLERED IN ACCORDANCE WITH THE LATEST EDITION OF THE NFPA 13. SPRINKLER SHALL BE INCLUDED UNDER THE PERMIT. THE CONTRACTOR IS TO COORDINATE THE DESIGN OF THE SPRINKLER WITH THE DESIGN OF THE BUILDING. THE SPRINKLER SHALL BE SUBMITTED TO AND APPROVED BY THE ALABAMA FIRE DEPARTMENT BEFORE ANY SPRINKLER IS INSTALLED. THE SPRINKLER SHALL BE A CERTIFIED COMPANY. THE REMOVED SPRINKLER LINE SHALL NOT BE KEPT ON SITE.
6. ALL TRANSFORMER BOXES, METER PANELS, ELECTRICAL EQUIPMENT, BACKLOGS, AND ALL OTHER ELECTRICAL EQUIPMENT SHALL BE UNDERGROUND. THE BUILDING OWNER SHALL BE RESPONSIBLE FOR THE ELECTRICAL EQUIPMENT. THE CONTRACTOR SHALL COORDINATE ALL FINAL ELECTRICAL DRAWINGS, ADVANCEMENTS, AND PERMITS WITH THE BUILDING OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL EQUIPMENT, SIGNALS, ELECTRICAL, TELEPHONE, CABLE AND DATA CABLES, AND ALL OTHER ELECTRICAL EQUIPMENT.
7. SEE MECHANICAL PLAN FOR HVAC EQUIPMENT, INCLUDING LOCATIONS, CURBS, MAKEUP AND VENTING REQUIREMENTS.
8. SEE PLUMBING PLAN FOR ALL WASTE AND WATER REQUIREMENTS, INCLUDING ROOF DRAINING AND GUTTER DRAINAGE.
9. SEE MECHANICAL PLAN FOR ALL MECHANICAL EQUIPMENT, INCLUDING ROOF DRAINING AND GUTTER DRAINAGE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MECHANICAL EQUIPMENT, INCLUDING MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT. THE CONTRACTOR SHALL COORDINATE ALL FINAL MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, ADVANCEMENTS, AND PERMITS WITH THE BUILDING OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MECHANICAL EQUIPMENT, INCLUDING MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT.
11. THE GRABERS ON THE OUTSIDE OF EXISTING DOORS SHALL NOT BE MORE THAN 10" FROM THE BOTTOM OF THE DOOR. THE GRABERS SHALL BE 10" FROM THE BOTTOM OF THE DOOR. THE GRABERS SHALL BE 10" FROM THE BOTTOM OF THE DOOR.

ADDRESS	ADDRESS
1000 WASHINGTON BLVD. NE	1000 WASHINGTON BLVD. NE
ALBUQUERQUE, NM	ALBUQUERQUE, NM
87121	87121
LEGAL DESCRIPTION	LEGAL DESCRIPTION
ALBUQUERQUE ACORN UNIT 4	ALBUQUERQUE ACORN UNIT 4
CITY OF ALBUQUERQUE	CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO	BERNALILLO COUNTY, NEW MEXICO
APC. 01060600224H9160	APC. 01060600224H9160
ZONING	ZONING
C-2	C-2
BUILDING AREAS	BUILDING AREAS
NEW BUILDING:	NEW BUILDING:
ATTENDANT BUILDING	ATTENDANT BUILDING
NEW TOTAL:	NEW TOTAL:
5,654 SF	5,654 SF
144 SF	144 SF
5,798 SF	5,798 SF
SPACE USE	SPACE USE
AUTO CAR WASH	AUTO CAR WASH
PARKING	PARKING
6 SPACES REQ. 14 PROVIDED	6 SPACES REQ. 14 PROVIDED



PROJECT:	CLEAN MACHINE 4
ADDRESS:	4000 S. WATSON BLVD. W. 100
CITY:	CHANDLER, AZ 85226
APPLICANT:	CHANDLER CITY
REVIEWER:	ANNE COMMERCIAL BUILDING
SCOPE:	REPAIRS TO EXISTING 10,000 SQ. FT. CIVIL
ASSIGNING AGENCY:	CHANDLER CITY
ASSIGNING AGENCY LIAISON:	- J. B. SPENCER - (480) 775-4203
SITE AREA:	6,400 S.F. (0.085 ACRES)
BUILDING AREA:	10,000 S.F. (0.23 ACRES)
USE:	ATTACHED BLDG. CANOPY
STORY:	SINGLE STORY
LOT COVERAGE:	20.5 %
STREET FRONTAGE:	200' W.
TYPE:	CONSTRUCTION
DATE:	11/13
APPLICANT:	CHANDLER CITY
APPLICANT LIAISON:	12,000 S.F. (0.28 ACRES) STORY
CLEAR HEIGHT:	12-00' AT EQUIPMENT - 14-00' AT TUNNEL
ADDITIONAL COMMENTS:	30' MAX.
BUILDING:	26'-0" EXIST / 22'-0" AT MAIN BUILDING





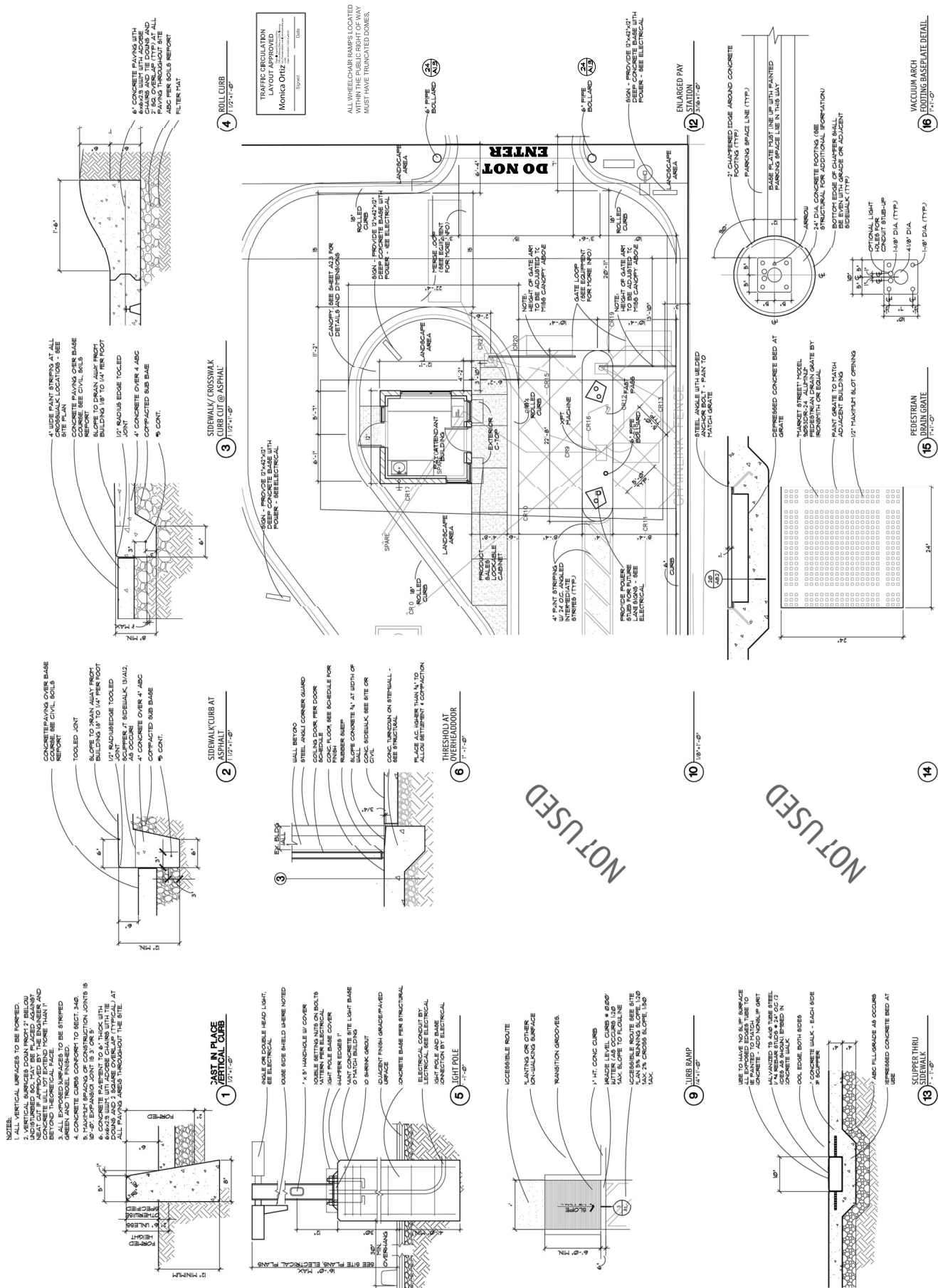
DATE _____
REVIEWED 1 AUG 2016
03.05.2016

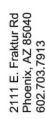
The architectural design and data presented in these documents is an instrument of service provided by MJO Studios.

All discrepancies found in these documents, or conflicts between these documents and actual field conditions, shall be reported to MJO Studios for resolution prior to commencement of the work.

Discrepancies between bid amounts and these documents shall be reported to the General Contractor prior to commencement of work.

Project: CLM4





CLEAN MACHINE
CAR WASH 4

4200 SAN MATEO
BLVD SOUTHEAST
Albuquerque, NM



NOTICE OF ALTERNATE BILLING CYCLE:

This contract allows the owner to require submission of billings or estimates in billing cycles other than monthly. A written description of the alternate billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner's designated agent shall provide this written description upon request.

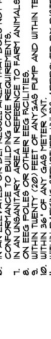
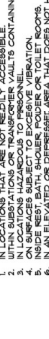
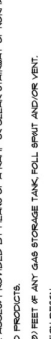
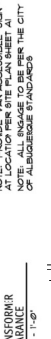
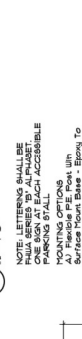
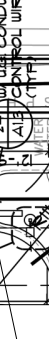
The architectural design and data presented in these documents is an instrument of service provided by MJD Studios

MJD discrepancies found in these documents, or conflicts between these documents and actual field conditions shall be reported to MJD Studios for resolution prior to commencement of the work.

Discrepancies between bid amounts and these documents shall be reported to the General Contractor prior to the commencement of work.

A1.3

10



METERING

2. WHEN THERE
LOCKING MECH-
ACCESS TO THE
3. SEE DETAIL A
THE CUSTOMER
4. DOOR, THE KEY

8. IN AN ELEVATED CONFORMANCE WITH AN UNSANITARY ON EEG POLYGRAPH

9. WITHIN TWENTY
10. WITHIN 36" OF
11. WITHIN PARKIN