

# CITY OF ALBUQUERQUE



August 2, 2016

Martin Grummer  
331 Wellesley Pl., NE  
Albuquerque, NM

**Re: Clean Machine Carwash  
4200 San Mateo Blvd., NE  
Traffic Circulation Layout  
Engineer's/Architect's Stamp 6-9-16 (G18-D049)**

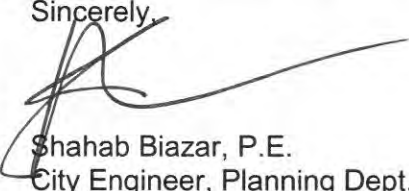
Dear Mr. Grummer,

The TCL submittal received 08-01-16 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.

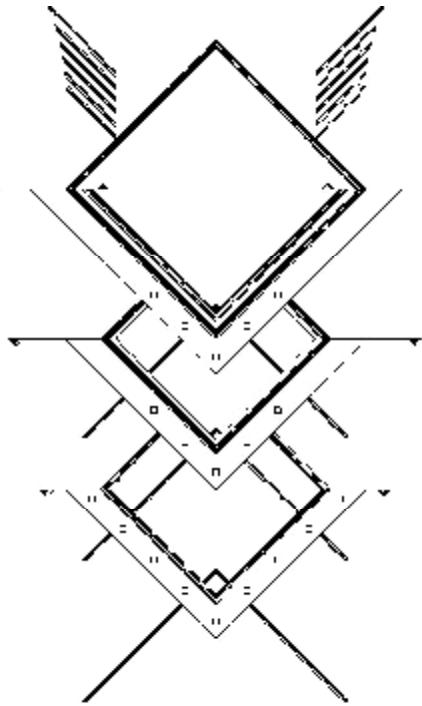
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with 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,

  
Shahab Biazar, P.E.  
City Engineer, Planning Dept.  
Development Review Services

mao via: email  
C: CO Clerk, File



1 Aug 2016

Monica Ortiz  
City of Albuquerque Building Dept.  
Traffic Section  
Albuquerque, NM

Re: Traffic Circulation Layout for 4200 San Mateo Blvd  
87110

Monica

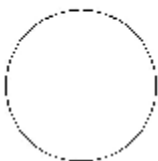
Attached is the revised TCL for the Clean Machine Carwash #4 located at 4200 San Mateo Blvd NE in Albuquerque, NM. We have addressed the comments dated July 27, 2016:

1. Added circulation arrows to plan at entry, Sheet A1.1 and revised the ADA access route to match the new 40' wide drive..
2. Added dimension plan for bicycle and motorcycle parking spaces on Sheet A1.3, Detail 26.
3. Sign note for "Violators are subject to a Fine and/or Towing" shown on Sheet A1.3, Detail 23.
4. Added "Do Not Enter" markings to plan shown on A1.1 and A1.3, Detail 27.
5. City Standard Drawing Numbers shown on A1.1.

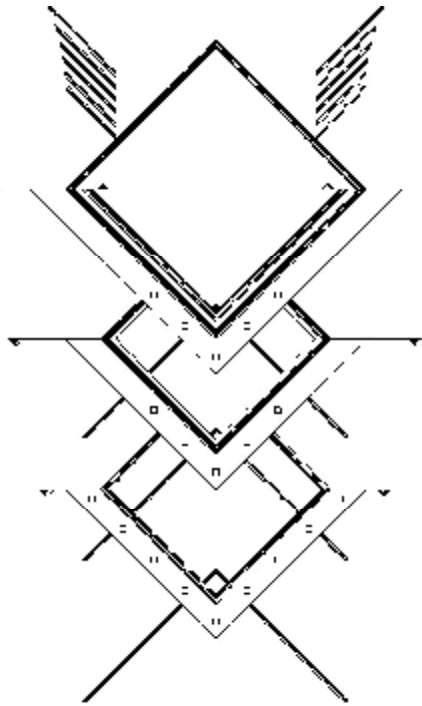
Please let me know if you need any more information.

SINCERELY

Martin FM Grummer



MARTIN FM GRUMMER  
ARCHITECT  
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106  
505-265-2507  
mgrummer@centurylink.net



1 Aug 2016

Monica Ortiz  
City of Albuquerque Building Dept.  
Traffic Section  
Albuquerque, NM

Re: Traffic Circulation Layout for 4200 San Mateo Blvd  
87110

Monica

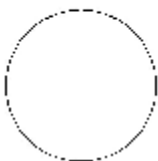
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SINCERELY

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331 WELLESLEY PL NE ALBUQUERQUE, NM 87106  
505-265-2507  
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# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: CLIP MACHINE CARWASH Building Permit #: \_\_\_\_\_ City Drainage #: 6180049  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
 Legal Description: LOT 1A, BLOCK 0000, AUTAMONT ADD'D UNIT 4  
 City Address: 4200 SAN MATEO BLVD NE  
 Engineering Firm: ISAACSON & ARFMAN Contact: FRED  
 Address: 128 MADDOX ST NE, ALBUQ, NM  
 Phone#: 268-8823 Fax#: \_\_\_\_\_ E-mail: FREDA@IAACIVIL.COM  
 Owner: BOB POWERS Contact: BOB  
 Address: 4446 EAST FLOWER STREET, PHOENIX, AZ  
 Phone#: 400-2323 Fax#: \_\_\_\_\_ E-mail: BOB@3@COR.NET  
 Architect: MARTIN GOMMER Contact: MARTIN  
 Address: 331 WENDELL ST PL NE  
 Phone#: 265-2507 Fax#: \_\_\_\_\_ E-mail: MCGOMMER@CENTURYLINX.NET  
 Surveyor: THE SURVEYOR OFFICE, LLC Contact: T  
 Address: 333 LOMAS BLVD NE, ALBUQ, NM  
 Phone#: 998-0303 Fax#: \_\_\_\_\_ E-mail: ~~THE SURVEYOR OFFICE, LLC~~  
 Contractor: DWILGER Contact: JOHN  
 Address: 425 EDMON NE  
 Phone#: 345-2854 Fax#: \_\_\_\_\_ E-mail: DWILGER@DWILGER.COM

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) REV 1 APR 16  
REV 24 JUL 16  
REV 19 JUL 16

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided \_\_\_\_\_

DATE SUBMITTED: 29 APR 16

By: [Signature]

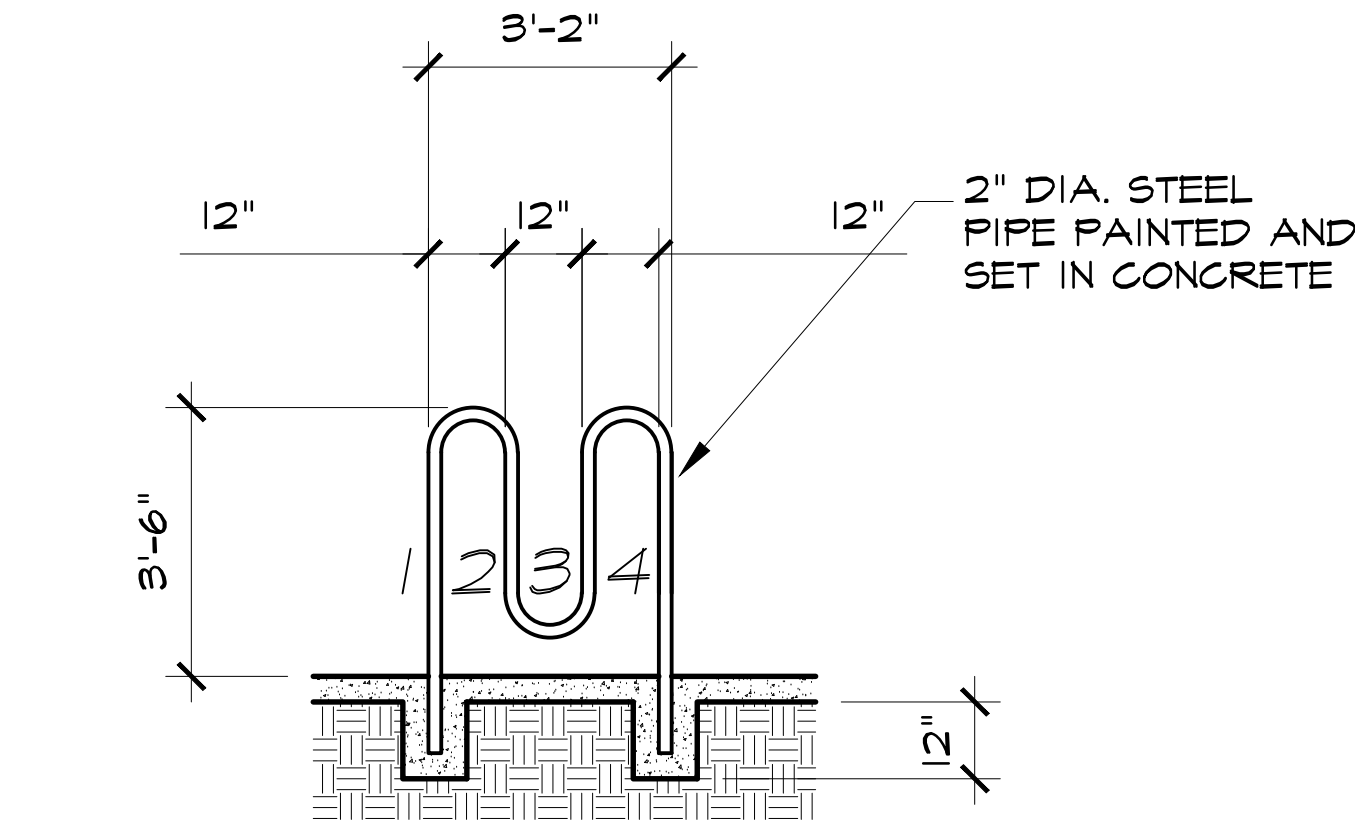
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



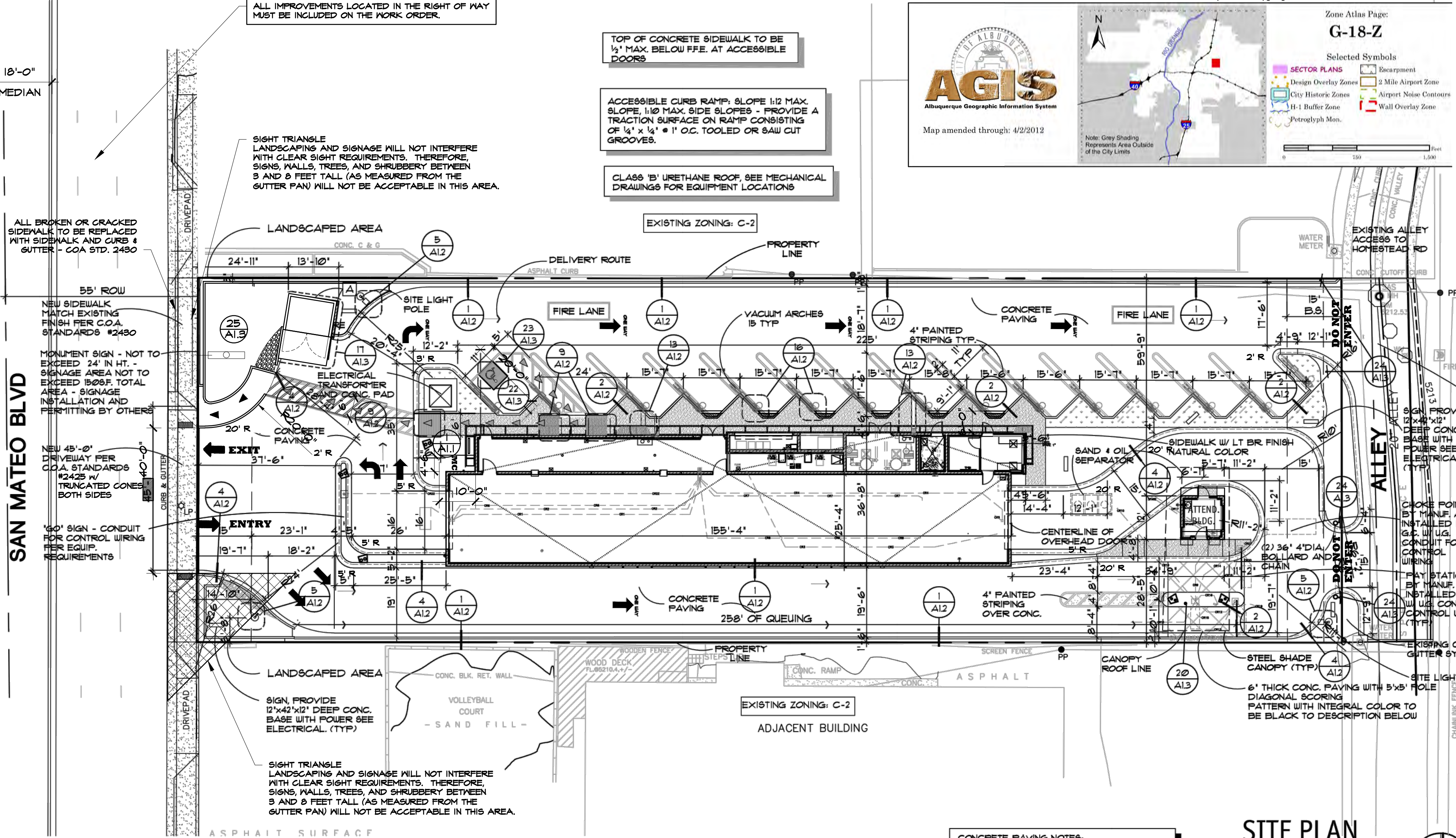
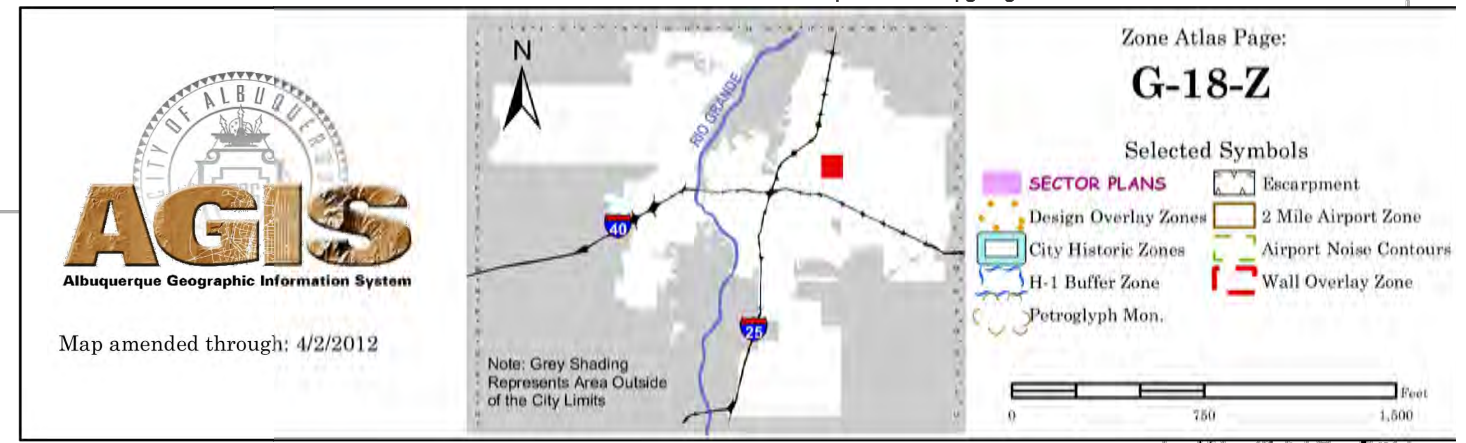
PROJECT NOTES

1. DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
3. ALL AREA LIGHTING ON PROPERTY SHALL BE POSITIONED TO REFLECT LIGHT AWAY FROM ADJACENT PROPERTY. MAX. 1 F.C. AT THE PROPERTY LINE.
4. ALL SIGNS SHALL CONFORM TO THE SIGN ORDINANCE. SIGNAGE IS NOT A PART OF THIS PROJECT. OWNER SHALL SECURE ALL NECESSARY PERMITS PRIOR TO INSTALLATION. ALL SIGNAGE REQUIRES A SEPARATE PERMIT.
5. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY THE PARAPETS. CONTRACTOR TO VERIFY THAT FINAL UNIT HEIGHTS DO NOT PROJECT ABOVE PARAPET HEIGHTS.
6. ALL BUILDING AREAS, INCLUDING CONCEALED SPACES, ARE TO BE SPRINKLERED IN CONFORMANCE TO NFPA #13, 2013 EDITION FIRE SPRINKLER - APPROVALS ARE NOT INCLUDED UNDER THIS PERMIT. THE CONTRACTOR IS TO COORDINATE THE DESIGN, PERMITTING AND INSTALLATION OF THE FIRE SPRINKLER SYSTEM. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE ALBUQUERQUE FIRE DEPARTMENT BEFORE WORK IS STARTED. THE SYSTEM MUST BE INSPECTED AND APPROVED BY THE ALBUQUERQUE FIRE DEPT PRIOR TO A CERTIFICATE OF OCCUPANCY. THE APPROVED SPRINKLER PLANS MUST BE KEPT ON SITE.
7. PAINT ALL TRANSFORMER BOXES, METER PANELS, ELECTRICAL EQUIPMENT, BACKFLOW VALVES, AND OTHER UTILITY EQUIPMENT TO MATCH THE BUILDING COLOR.
8. SEE CIVIL PLANS FOR ALL GRADING AND DRAINAGE WORK. CONTRACTOR TO COORDINATE ALL FINISH ELEVATIONS, DIMENSIONS, PAVING REQUIREMENTS, ETC. CONTRACTOR TO COORDINATE ALL UTILITIES TO SITE, INCLUDING FIRELINE, WATER, SEWER, ELECTRICAL TELEPHONE, CABLE AND LANDSCAPE SPRINKLERS.
9. SEE MECHANICAL PLANS FOR HVAC EQUIPMENT, INCLUDING LOCATIONS, CURBS, HOOKUP AND MOUNTING REQUIREMENTS.
10. SEE PLUMBING PLANS FOR ALL WASTE AND WATER REQUIREMENTS, INCLUDING ROOF DRAINS AND OTHER EQUIPMENT.
11. SEE ELECTRICAL PLANS FOR SERVICE AND TELEPHONE EQUIPMENT AND UTILITY COMPANY INFORMATION. CONTRACTOR TO COORDINATE ALL CONDUIT RUNS, EQUIPMENT LOCATIONS AND CLEARANCES AND REQUIREMENTS.
12. THE GRADE ON THE OUTSIDE OF EXTERIOR DOORS SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. THE GRADE MAY NOT SLOPE MORE THAN 1/4" PER FOOT.
13. FOR SIDEWALK TEXTURES SEE ENLARGED SITE PLAN ON SHEET A12
14. OWNERS AND PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH THE APPROVED PLANS.
15. PROVIDE TERMITE TREATMENT AS PER CITY AND STATE STANDARD AND PROVIDE A 5 YEAR WARRANTY.
16. ALL CURBS SHALL BE EXTRUDED 6" CONCRETE CURBS
17. REFER TO CITY ENGINEER APPROVED PLAN FOR THE SIZE AND LOCATION AND DETAILS OF REFUSE ENCLOSURE
18. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK FROM 10' FROM THE PROPERTY LINE
19. NO NOISE, ODOR OR VIBRATION SHALL BE EMITTED SO THAT IT EXCEEDS THE LEVEL OF THE SAME AS EMITTED FROM THE SURROUNDING USES OUTSIDE THE SITE.
20. THE PERIMETER OF THE PARKING AREA IS BORDERED EITHER BY A 6" HIGH CONCRETE CURB OR A 6'-0" HIGH CONCRETE WALL TO PREVENT ANY VEHICLE EXTEND OVER THE PROPERTY LINE.
21. DRIVEWAY ENTRANCES ARE TO BE PERPENDICULAR WITH THE BACK OF CURBS TO PROPERTY LINE, THEN MAY TAPER AT A MAXIMUM 3:1 TAPER
22. THIS PROJECT IS LOCATED IN THE CITY OF ALBUQUERQUE WATER SERVICE AREA AND HAS BEEN DESIGNED AS HAVING AN ASSURED WATER SUPPLY.
23. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL (602) 262-6381 AND REQUEST A DESIGN REVIEW INSPECTION.
24. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
25. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE ALBUQUERQUE PLUMBING CODE.
26. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
27. ALL ON-SITE SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE ALBUQUERQUE PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC 18-9-E301) WHICHEVER IS APPLICABLE.
28. BARBED, RAZOR OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
29. THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE NEW MEXICO HEALTH DEPARTMENT
30. THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE SHALL NOT EXCEED 55 DB (1 DN) WHEN MEASURED ON AN "A" WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
31. EXPLOSIVE OR HAZARDOUS PROCESSES (IF APPLICABLE). CERTIFICATION SHALL BE PROVIDED BY THE ALBUQUERQUE FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.
32. ALL ON-SITE WATER LINES SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE ALBUQUERQUE PLUMBING CODE.



BICYCLE RACK  
N.T.S.

ADDRESS	
4200 SAN MATEO BLVD. NE ALBUQUERQUE, NM 87121	
LEGAL DESCRIPTION	
LOT 1A, BLOCK 0000 ALTAMONT ADDN UNIT 4 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO UPC: 101806002241921610	
ZONING	
C-2	
BUILDING AREAS	
NEW BUILDING:	5,654 SF
ATTENDANT BUILDING	444 SF
NEW TOTAL:	5,732 SF
SPACE USE	
AUTO CAR WASH	
PARKING	
6 SPACES REG., 14 PROVIDED	



MISCELLANEOUS SITE WALL SCHEDULE	SITE WALL NOTES
	1. GROUT SOLID ALL CELLS BELOW GRADE.
	2. SEE STRUCTURAL DWGS. FOR ALL FOOTING AND REINFORCING INFORMATION.
	3. COORDINATE OPENINGS AND WEEPS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.

- NOTE: OWNER TO APPROVE ALL DRIVE TURNING RADII DURING STAKING
- TOP OF PAVING TO BE 1/2" MAX. BELOW F.F.E. AT ACCESSIBLE DOORS
- TOP OF CONCRETE WALK TO BE LEVEL WITH F.F.E. AT ACCESSIBLE DOORS

- CONCRETE PAVING NOTES:
1. PROVIDE 6"x6"x2.5" W/M. WITH CHAIRS (ADOBE) WITH THE DOUGS AND 2" SQ. OVERLAP (TYP) AT ALL PAVING AREAS THROUGHOUT THE SITE.
  2. ALL SAID / CONTRACTION JOINTS ARE TO BE INSTALLED PER CIVIL DETAILS ON SHEET PAVING PLAN.
  3. ALL EXPANSION JOINTS ARE TO BE INSTALLED PER CIVIL DETAILS ON SHEET PAVING PLAN
  4. SEE CIVIL DRAWINGS FOR TYPICAL CONCRETE JOINT LAYOUT PATTERNS.
  5. CONTRACTOR MUST PROVIDE 4' x 4' SAMPLE OF CONCRETE PAVING AT LEAST 14 DAYS PRIOR TO ANY CONCRETE PAVING BEING POURED FOR OWNER APPROVAL.
  6. 6" CONCRETE PAVING OVER 6" ABC (TYP) AT ALL DRIVE AREAS ON SITE WITH INTEGRAL COLOR TO BE BLACK CHALK & COLOR 1949 - SEE CIVIL DRAWINGS FOR ADDITIONAL CONCRETE PAVING INFORMATION.

SITE PLAN



- GENERAL ZONING NOTES:
1. SIGNAGE IS NOT APPROVED UNDER THIS PERMIT. SIGNAGE REQUIRES A SEPARATE SIGN PERMIT.
  2. ALL LANDSCAPING TO BE PERPETUALLY MAINTAINED, INCLUDING LANDSCAPE RIGHT-OF-WAY. IN ADDITION PLANT MATERIALS SHALL BE LIMITED TO SPECIES THAT ARE NOT LISTED AS HIGH WATER USE IN THE CITY OF ALBUQUERQUE PLANT LIST (EXISTING TURF AND OTHER PLANTS INSTALLED PRIOR TO OCTOBER 31, 2011 ARE EXEMPT FROM THIS REGULATION.
  3. ALL EXTERIOR LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

CLEAN MACHINE

PROJECT:	CLEAN MACHINE 4		
ADDRESS:	4200 SAN MATEO BLVD NE RIO ALBUQUERQUE, NEW MEXICO		
DEVELOPER:			
SCOPE:	A NEW COMMERCIAL BUILDING		
LEGAL DESCRIPTION:	SEE CIVIL		
ASSESSOR PARCEL #:	-		
ZONING:			
SITE AREA:	+/- 31,355.37 S.F. (+/.75 ACRES)		
BUILDING AREA:	6,487 S.F. GROSS		
	CARWASH BUILDING:	5,610 S.F. GROSS	
	ATTENDANT BLDG:	144 S.F. GROSS	
	ATTENDANT BLDG CANOPY ROOF:	733 S.F. GROSS	
STORIES:	SINGLE STORY		
LOT COVERAGE:	20.6 %		
OCCUPANCY:	B / F1		
CONSTRUCTION TYPE:	II-B		
ALLOWABLE AREA:	12,500 S.F. (SINGLE STORY)		
CLEAR HEIGHT:	12'-0" AT EQUIPMENT - 16'-0" AT TUNNEL		
SCREENING HEIGHT:	30" MAX.		
BUILDING HEIGHT:	26'-0" AT EXIT / 22'-0" AT MAIN BUILDING		
REQUIRED PARKING CALCS			
OCCUPANCY	QUANTITY	FACTOR	TOTAL
CARWASH	1 BAY	4/BAY	4
	2 EMPLOYEES	1/EMPLOYEE	2
			6
TOTAL:			
PARKING PROVIDED			
TOTAL REGULAR SPACES			
TOTAL ACCESSIBLE SPACES			
TOTAL COVERED SPACES			
TOTAL SPACES ON SITE			

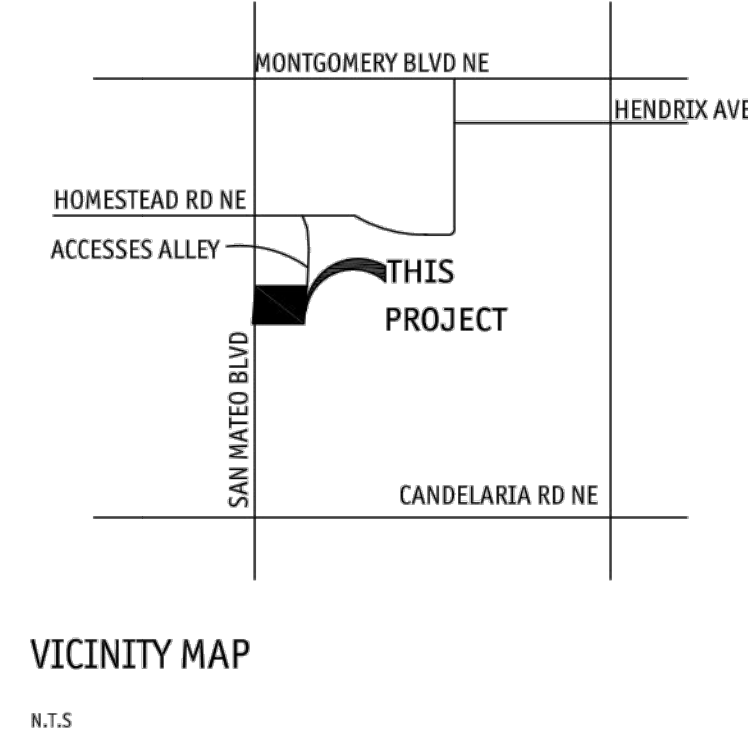
LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK LINE
- CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN.
- 6" EXTRUDED CURB - DTL 1/A12
- 18" ROLLED CURB - DTL 4/A12
- SITE WALL & MONUMENT SIGN
- SALT FINISH CONC. SIDEWALK
- PAINT STRIPING ON PAVING
- EXISTING FIRE HYDRANT
- ACCESSIBLE ROUTE/PATH OF TRAVEL

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed \_\_\_\_\_ Date \_\_\_\_\_

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



2111 E. Fraktur Rd  
Phoenix, AZ 85040  
602.703.7913



CLEAN MACHINE  
CAR WASH 4

4200 SAN MATEO  
BLVD SOUTHEAST  
Albuquerque, NM

DATE  
REVISED 1 AUG 2016  
03.05.2016  
**FOOTNOTES**

NOTICE OF ALTERNATE BILLING CYCLE:  
This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other 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 or its 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 RJD Studios

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

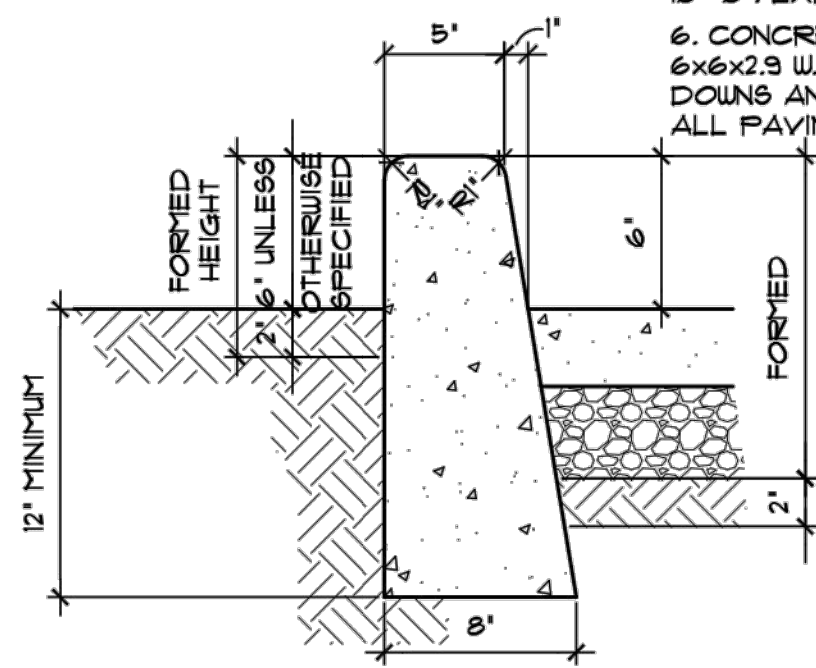
Discrepancies between bid amounts and these documents shall be reported to the General Contractor prior to commencement of work.

Project: CLM4

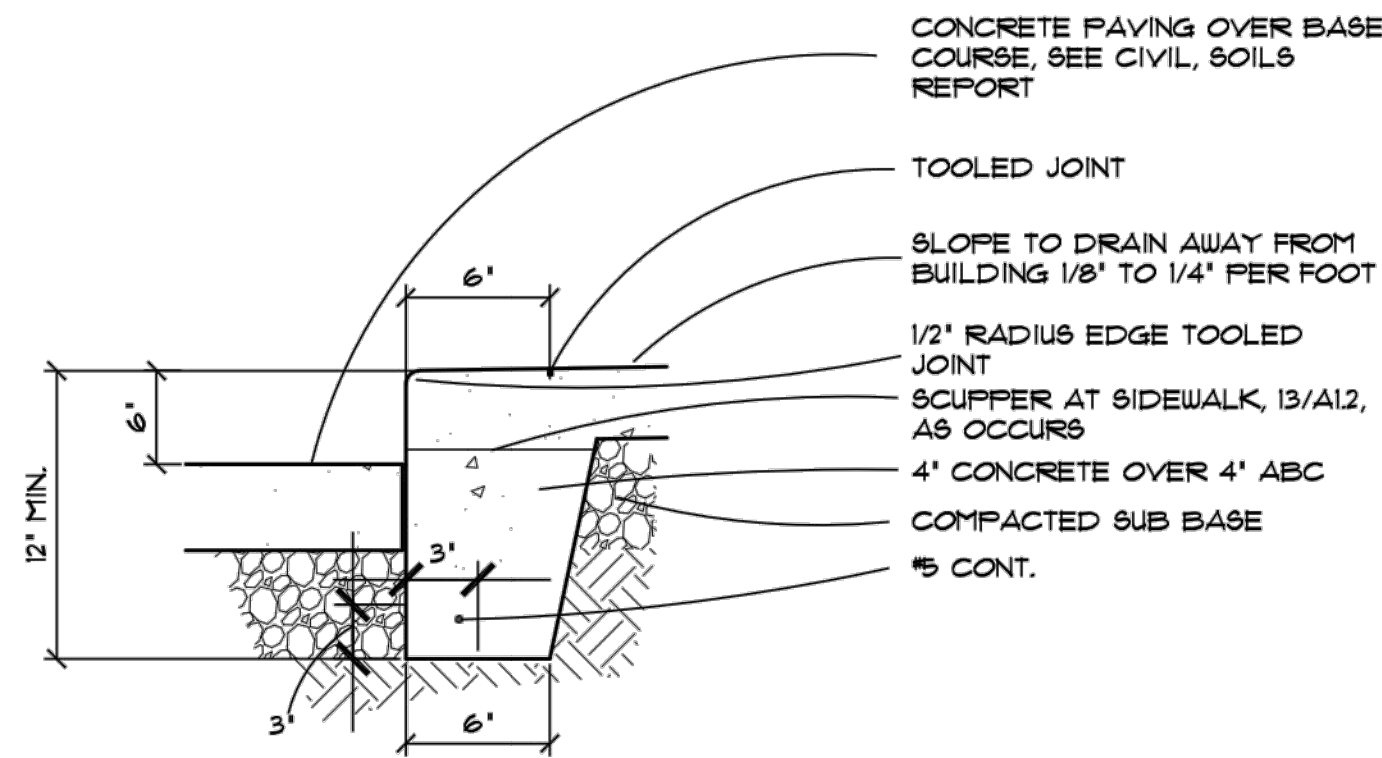
A1.1



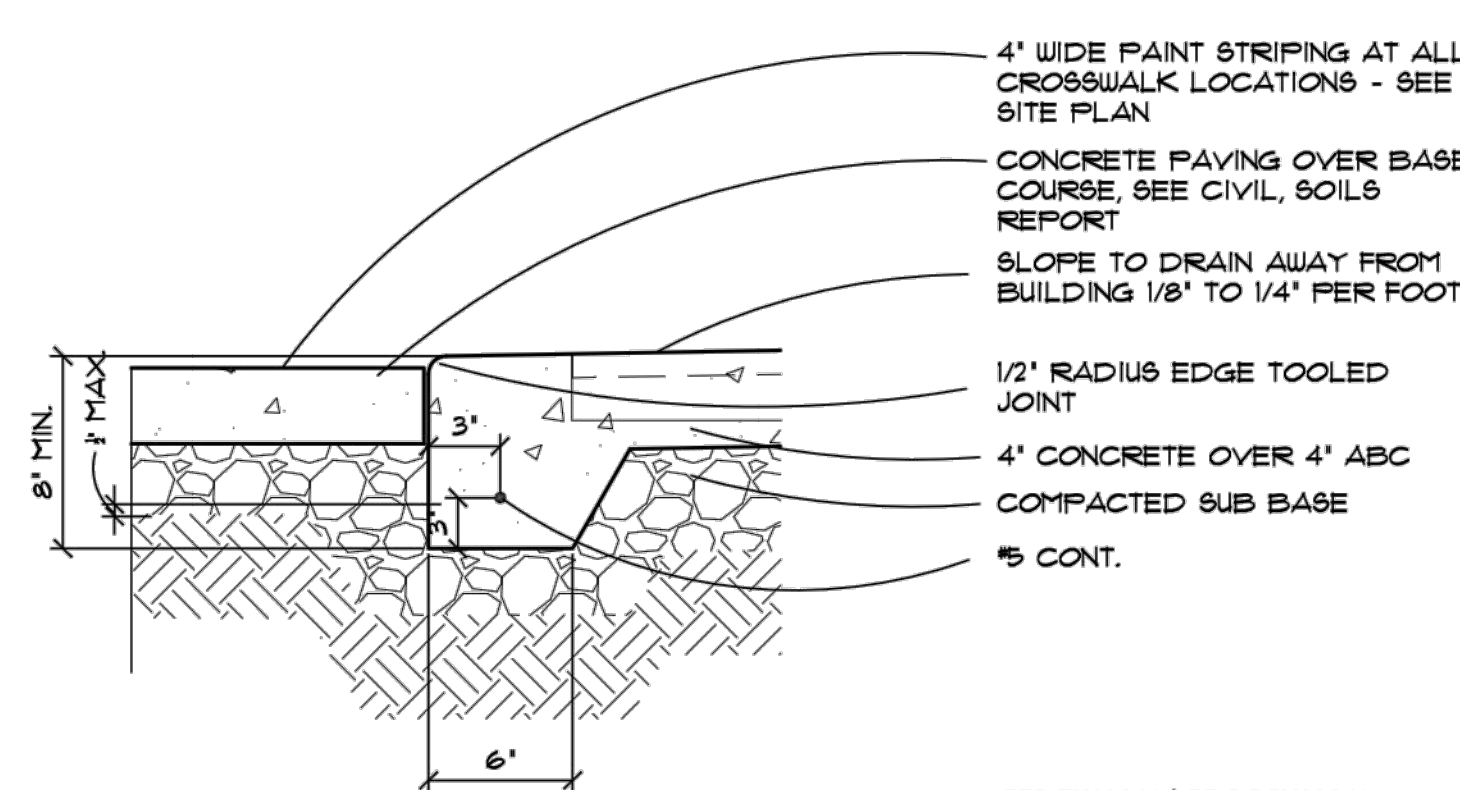
1. ALL VERTICAL SURFACES TO BE FORMED.
2. VERTICAL SURFACES DOWN FROM 2' BELOW UNDISTURBED SOIL MAY BE PLACED AGAINST NEAT CUT IF APPROVED BY THE ENGINEER AND CONCRETE WILL NOT EXTEND MORE THAN 1' BEYOND THE FORM.
3. ALL EXPOSED SURFACES TO BE STRIFIED GREEN AND TROUCEL FINISHED.
4. CONCRETE CURBS CONFORM TO SECT. 340.
5. MAXIMUM SPACING OF CONSTRUCTION JOINTS IS 10' ON EXTERIOR WALLS AND 15' ON CURBS.
6. CONCRETE PAVEMENT TO 6" THICK WITH 6x6x29 WUJM WITH ADDBE CHAIRS WITH THE DOUBS AND 2 SQUARE OVERLAP (TYPICAL) AT ALL PAYING AREAS THROUGHOUT THE SITE.



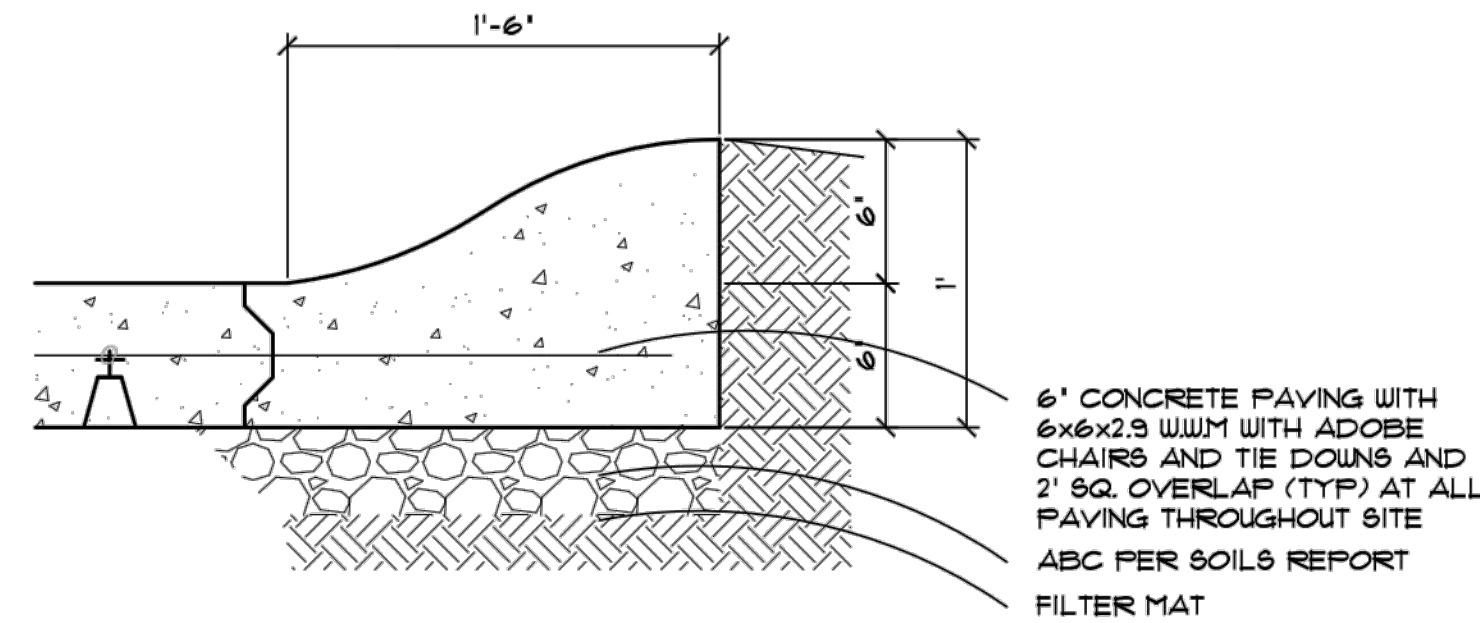
**1** CAST IN PLACE  
VERTICAL CURB  
1 1/2' = 1'-0"



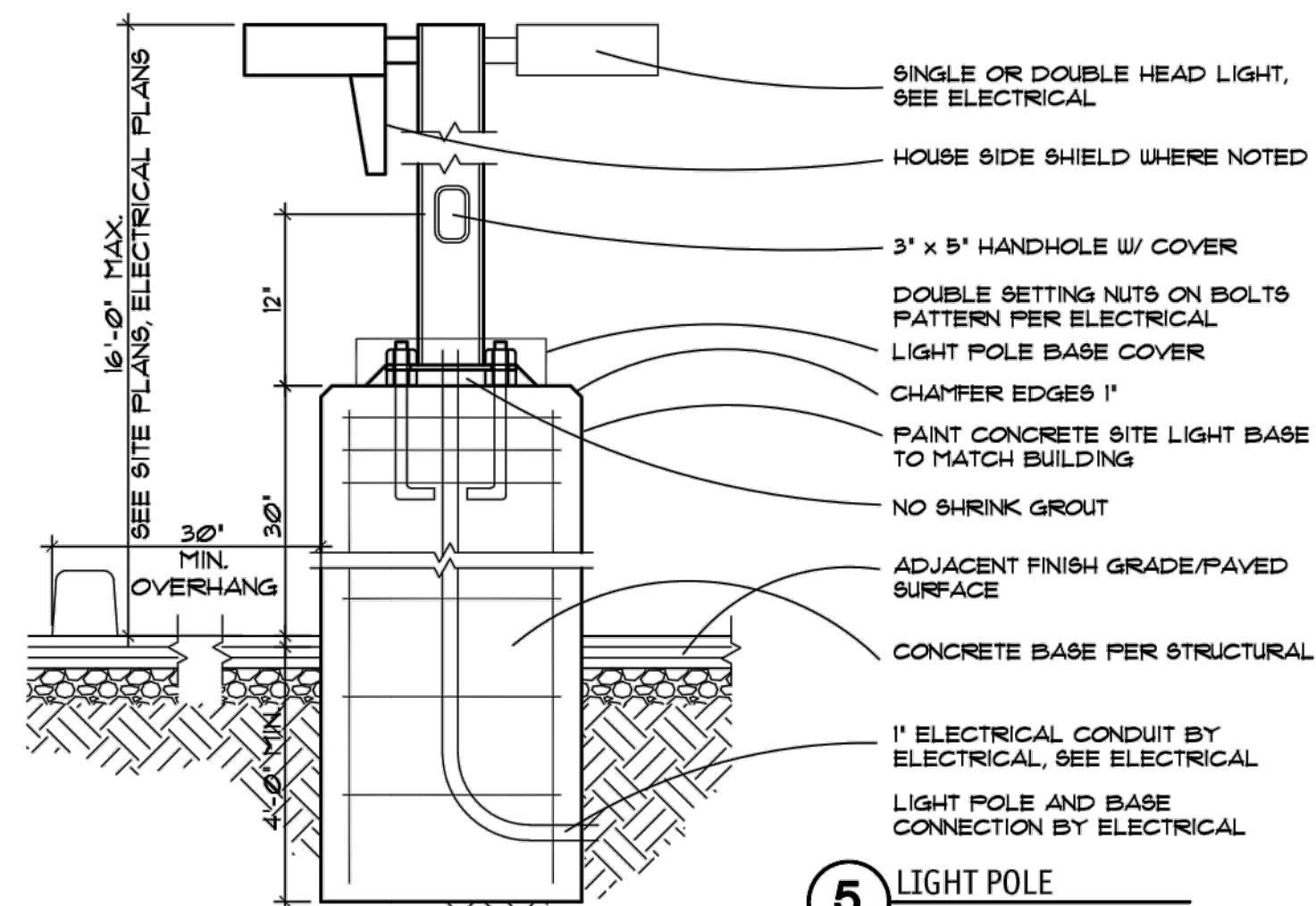
2 SIDEWALK/CURB AT ASPHALT  
1 1/2" = 1'-0"



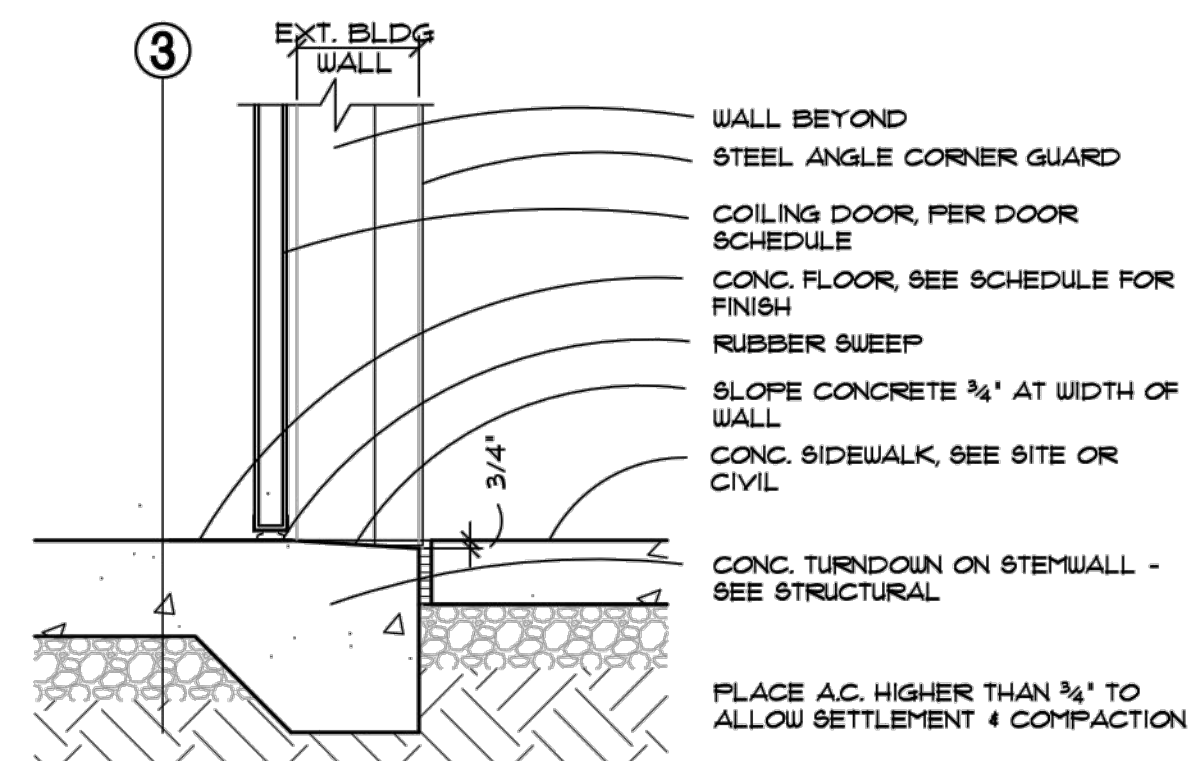
3 SIDEWALK/ CROSSWALK  
CURB CUT @ ASPHALT  
1 1/2" = 1' - 0'



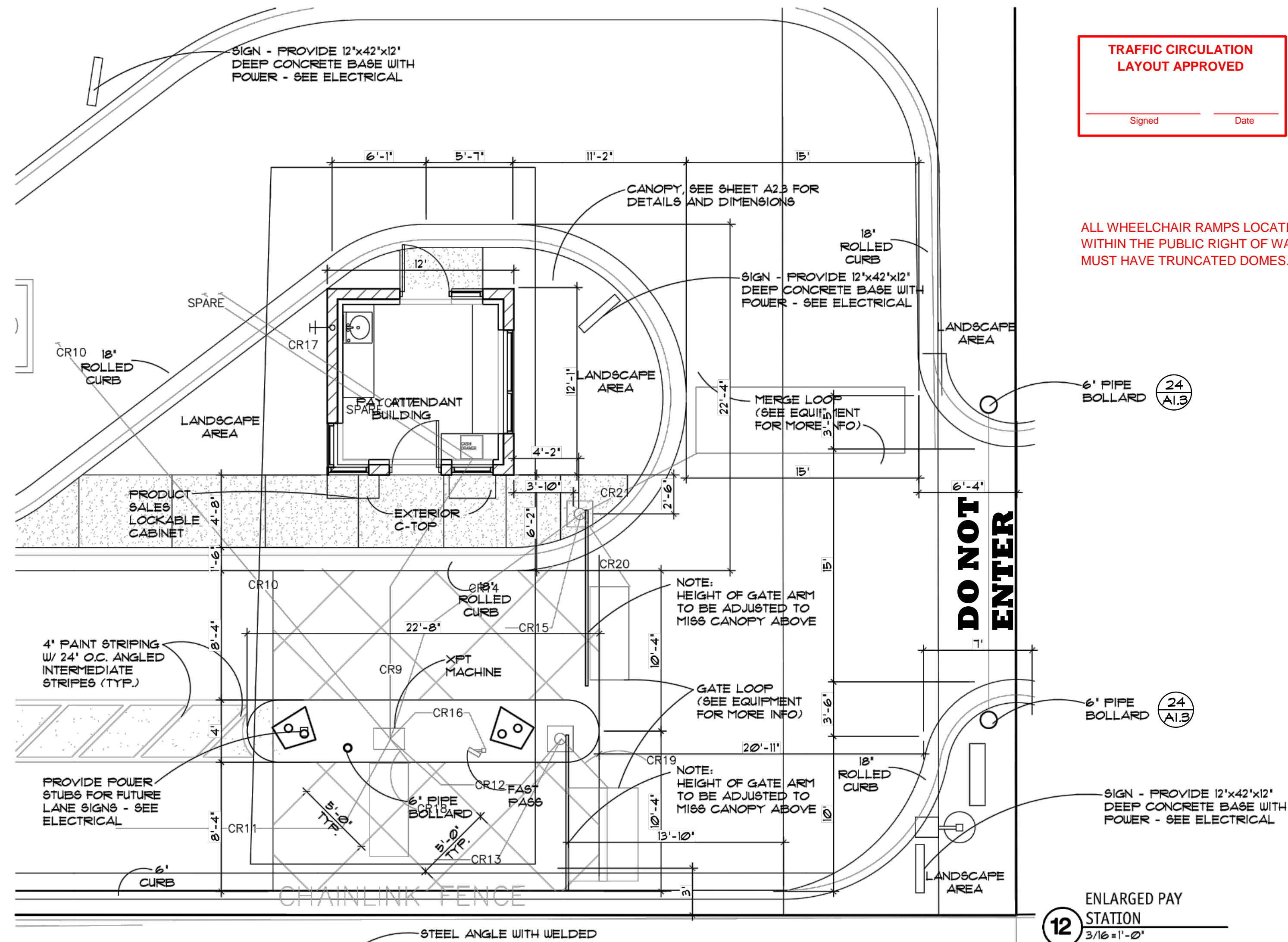
**4** ROLL CURB  
1 1/2" = 1" - Ø"



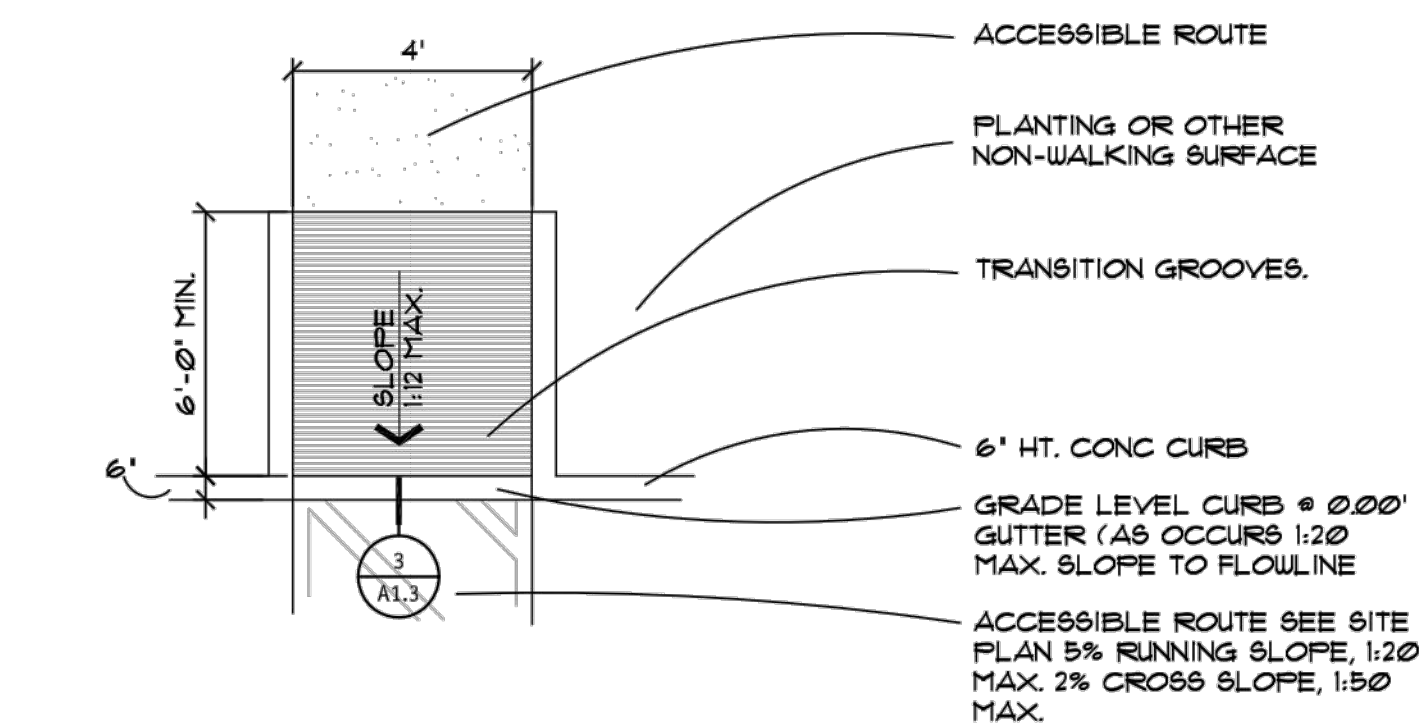
5 LIGHT POLE  
1' - 1' - 0'



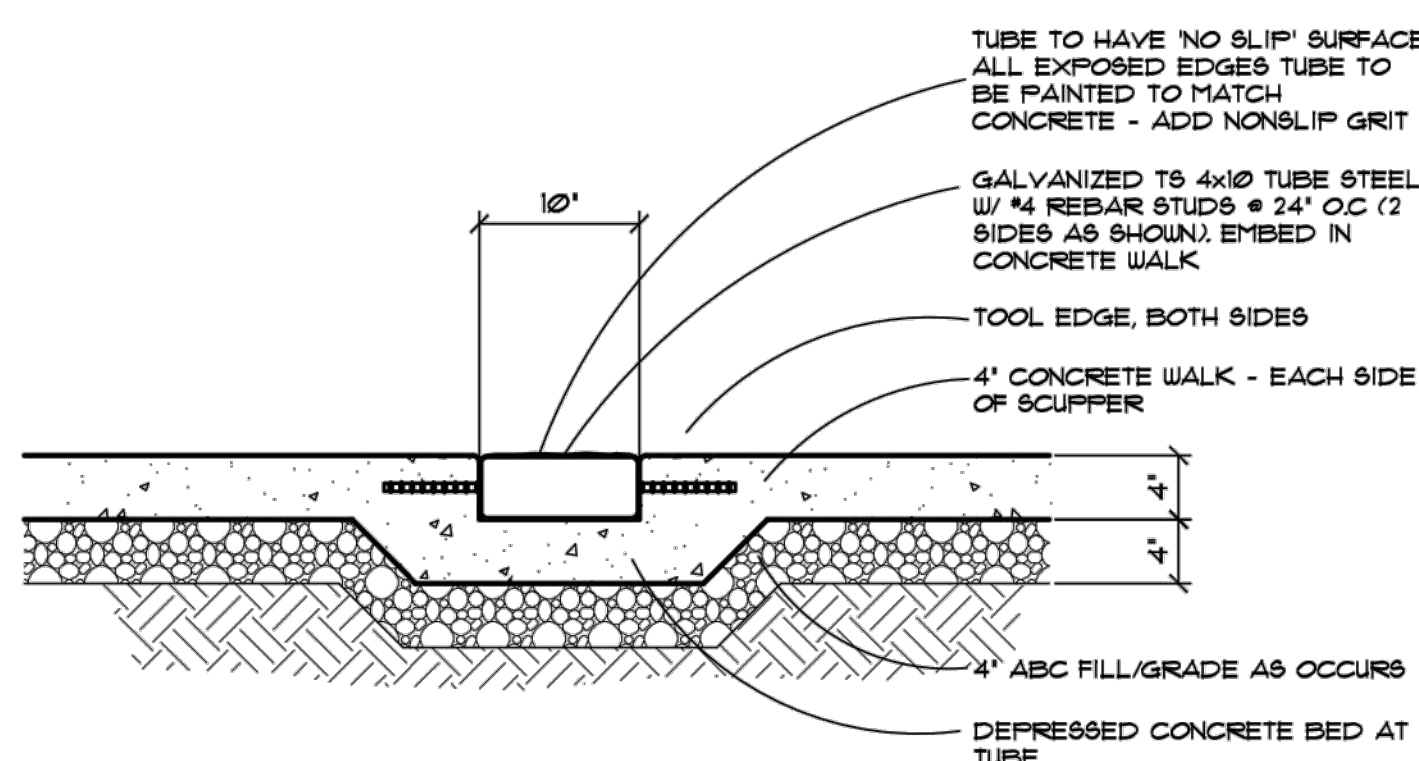
6 THRESHOLD AT OVERHEAD DOOR  
1' - 1'-0"



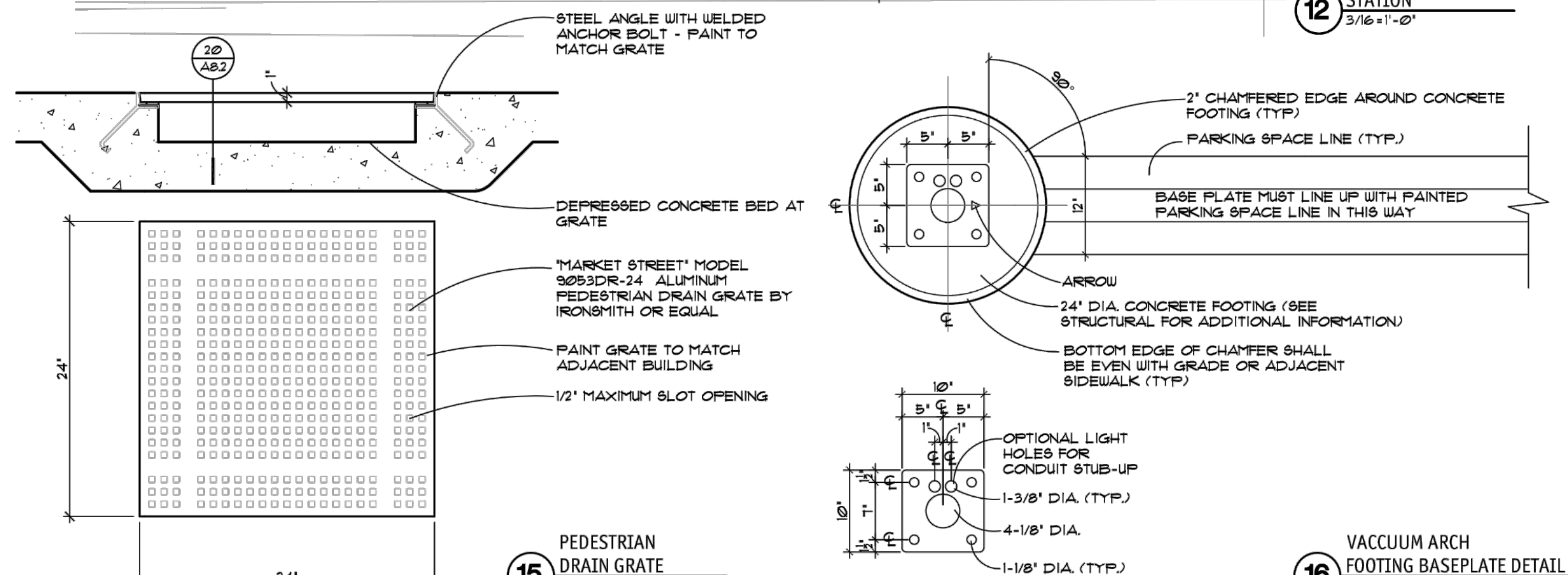
ENLARGED  
STATION  
12  
 $\frac{3}{16} = 1' - 0''$



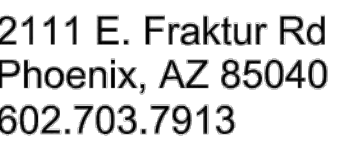
9 CURB RAMP  
1/4" = 1'-0"



**13** SCUPPER THRU  
SIDEWALK  
1" - 1'-0"



**16** VACUUM ARCH  
FOOTING BASEPLATE DETAIL  
1"=1'-0"



CLEAN MACHINE  
CAR WASH 4

4200 SAN MATEO  
BLVD SOUTHEAST  
Albuquerque, NM

DATE  
REVISED | AUG 2016  
03.05.2016

# FOL

NOTICE OF ALTERNATE  
ROLLING CYCLE:

This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of which other 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 or its 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 J Studios

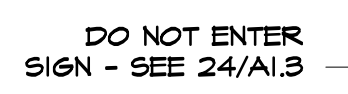
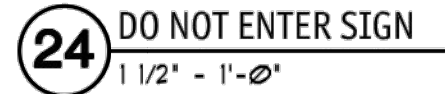
discrepancies found in these documents, or conflicts between these documents and actual field conditions will be reported to MDJ Studios for resolution prior to commencement of the work.

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

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## A1.2





1. EASEMENT GRANTOR SHALL MAINTAIN A CLEAR AREA THAT EXTENDS 3 FEET FROM AROUND ALL EDGES OF ALL TRANSFORMER PADS AND OTHER EQUIPMENT PADS AND A CLEAR OPERATIONAL AREA THAT EXCEEDS 12 FEET IMMEDIATELY IN FRONT OF ALL TRANSFORMER AND OTHER EQUIPMENT OPENINGS. DO NOT PLACE OBSTRUCTIONS, TREES, SHRUBS, FIXTURES OR PERMANENT STRUCTURES WITHIN AFORE MENTIONED AREAS.
2. THIS SAME CLEAR AREA SHALL BE DRY LANDSCAPED.
3. DIRECT SPRINKLER HEADS AWAY FROM PAD MOUNTED EQUIPMENT. SPRINKLER HEADS SHALL NOT SPRAY ON PAD MOUNTED EQUIPMENT OR DRY LANDSCAPE AREA AROUND EQUIPMENT.
4. DRY LANDSCAPE SURFACE MAY BE NATIVE SOIL, CONCRETE, ASPHALT PAVEMENT OR CRUSHED GRANITE OR GRAVEL WITH A MAXIMUM PARTICLE SIZE NO GREATER THAN ONE INCH.
5. DRY LANDSCAPE IS REQUIRED IN COMMON AREAS SUCH AS SCHOOLS, WATER RETENTION BASIN BORDERS, PARK, ETC, NOT ON PRIVATE PROPERTY.



1. IN LOCATIONS THAT ARE NOT READILY ACCESSIBLE.
2. WITHIN SUBSTATIONS OR TRANSFORMER VAULTS CONTAINING EEG TRANSFORMERS AND EQUIPMENT.
3. IN LOCATIONS HAZARDOUS TO PERSONNEL.
4. ON SURFACES SUBJECT TO EXCESSIVE VIBRATION.
5. INSIDE REST, BATH, SHOWER POWDER OR TOILET ROOMS.
6. IN AN ELEVATED AREA THAT DOES NOT HAVE ACCESS PROVIDED BY MEANS OF A RAMP OR CLEAR STAIRWAY OF NORMAL TREAD RISE IN CONFORMANCE TO BUILDING CODE REQUIREMENTS.
7. IN AN UNSANITARY AREA IN REFERENCE TO FARM ANIMALS AND PRODUCTS.
8. ON EEG POLES OR OTHER EEG FACILITIES.
9. WITHIN TWENTY (20) FEET OF ANY GAS OR FLAME BURNING FURNACE OR FURNACE PUMP AND WITHIN TEN (10) FEET OF ANY GAS STORAGE TANK, FOLL SPOUT AND/OR VENT.
10. WITHIN 36" OF ANY GAS METER VENT.
11. WITHIN PARKING STRUCTURE, UNLESS APPROVED BY DISTRIBUTION DESIGN.