

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 5, 2023

Daniel Puzak, R.A.
ARIA Studio Consultants, LLC
100 Gold Ave. SW
Albuquerque, NM 87102

Re: Tidal Wave Atuo Spa
2601 2nd St. NW
Traffic Circulation Layout
Architect's Stamp 04-19-23 (H14-D071)

Dear Mr. Puzak,

The TCL submittal received 05-09-2023 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

NM 87103

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 the PLNDRS@cabq.gov for log in and evaluation by Transportation. **AN APPROVED SIDEWALK EASEMENT IS A CONDITION OF RELEASING FINAL CO.**

www.cabq.gov

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,

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

C: CO Clerk, File

LEGEND

- ALL GRAYED ELEMENTS ARE EXISTING TO REMAIN INCLUDING INNER ACCESS ROAD CURB AND GUTTER
- ALL VEGETATION SHOWN IS NEW; REFER TO LANDSCAPE PLAN
- ALL VEHICLES SHOWN TO DEMONSTRATE QUEUE
- ALL INDICATED SIGNAGE TO BE NEW IN ACCORDANCE WITH TRANSPORTATION REQUIREMENTS
- INDICATES EXISTING PROPERTY LINES
- INDICATES EXISTING MEETS AND BOUNDS

GENERAL NOTES

- ALL BUILDINGS, ENCLOSURES AND CANOPIES SHOWN ARE TO BE NEW CONSTRUCTION
- ALL NEW PAVING TO BE CONCRETE, REFER TO CIVIL PAVING PLAN. ALL CONCRETE PEDESTRIAN WALKS SHOWN WITH CONCRETE HATCH

KEYED NOTES

- EXISTING FIRE HYDRANT OFF SITE
- NEW ONE WAY SIGN
- JOG EXISTING SIDEWALK FOR ACCESSIBLE ROUTE AROUND EXISTING UTILITY POLE
- PROPERTY SIGNAGE
- LANDSCAPE SCREENING FOR HEADLIGHTS IN QUEUE
- PROPERTY LINES
- INDICATES 15' TALL PROPERTY SITE LIGHTING
- PAY KIOSK
- not used
- CAN'T WASH LANE
- BICYCLE RACK
- PATCH AND REPAIR EXISTING SIDEWALK WHERE INDICATED AT DEMO EXTENTS. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STANDARDS. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER IN ACCORDANCE WITH COA STANDARDS.
- ALL EXISTING CONDITIONS ARE SHOWN GRAYED
- MOTORCYCLE SPACE AND SIGNAGE
- EXISTING SIDEWALKS ALONG MENAUL AND 2ND ST TO REMAIN. PATCH AND REPAIR EXISTING SIDEWALK WHERE INDICATED AT DEMO EXTENTS
- NEW SIDEWALK CONNECTION AND RAMPS TO MEET COA STANDARD, RE 11/ASS01
- ONE WAY DO NOT ENTER STRIPING
- NEW STOP STOP
- NEW DO NOT ENTER SIGN
- ADA SPACES, STRIPING AND SIGNAGE
- VACUUM CANOPIES
- GENERAL REFUSE NOTES:
 - GATE CODE TO BE PROVIDED TO SOLID WASTE TO ASSURE REFUSE ACCESS BY SAM
 - NO EXISTING/NEW OVERHEAD WIRES OR OBSTRUCTIONS OVER REFUSE OR REFUSE SERVICE AREA
 - NO EXISTING TRASH SERVICE AT DEVELOPMENT; NEW TRASH SERVICE TO BE PROVIDED
 - DUMPSTER ONLY PROVIDED, NO TRASH COMPACTOR. NO RECYCLING REQUIRED DUE TO NO RECYCLABLE MATERIALS
 - 85' UNOBSTRUCTED APPROACH TO FRONT OF DUMPSTER
- ACCESS EASEMENT THIS LOCATION. NO OTHER EASEMENTS ON PROPERTY
- ADA CURB RAMPS AT BOTH SITE ACCESSES MUST BE UPDATED TO CURRENT CITY STANDARDS AND HAVE TRUNCATED DOMES INSTALLED
- INDICATES EXISTING CONDITIONS AT EXISTING SIDEWALK W/ CLEARANCES LISTED
- SIDEWALK EASEMENT
- NOTE THAT A MINIMUM 5' KEYWAY IS REQUIRED FOR DEAD END PARKING AISLES
- SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA
- RELOCATED SIDEWALK ALONG 2nd STREET PER NEIGHBORHOOD ASSOCIATION MEETING. SIDEWALK EASEMENT TO BE FILED PRIOR TO FINAL CO UNDER SEPARATE CONTRACT.
- 30.3' x 117' CMU SCREEN WALL PER NEIGHBORHOOD ASSOCIATION MEETING
- 31.3' x 20' x 30' RADIUS CMU SCREEN WALL PER NEIGHBORHOOD ASSOCIATION MEETING
- DRIVE DIRECTION ARROWS AND ENTRY/EXIT WORDING AT DRIVEWAYS

GENERAL INFORMATION

SITE HAS AN EXISTING GAS STATION AND PUMPS WITH AN ACCESSORY CAR WASH TUNNEL. ALL EXISTING STRUCTURES TO BE DEMOLISHED

IDO ZONE ATLAS: H-14-Z (NTS)



Legal Description: Tract A-2, Block 2 Madell Addition No 2
Address: 2601 2nd St NW

Variances requested: N/A

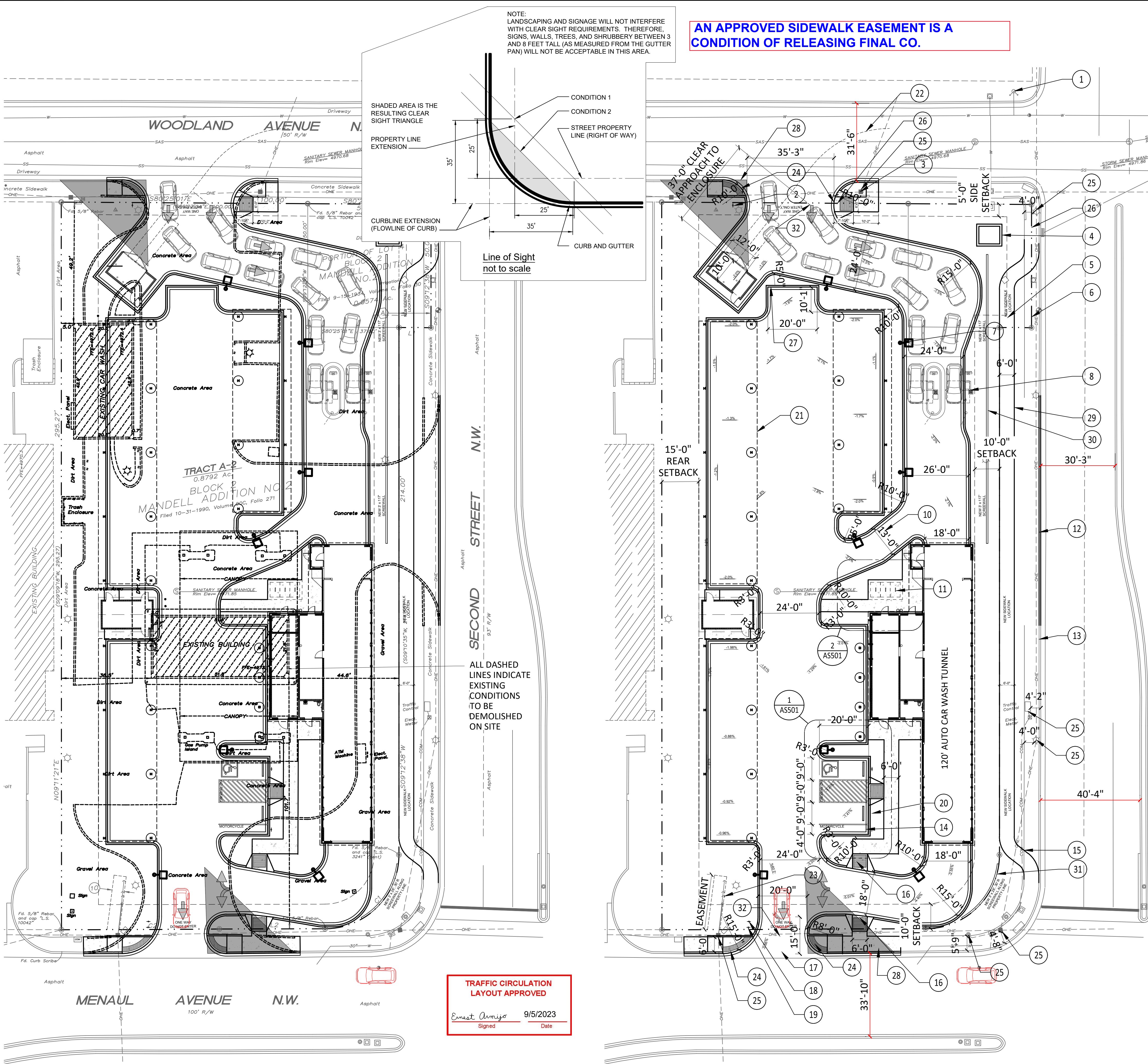
Type of Development: Auto Carwash Tunnel and Vacuums

Size of Development:
Lot Area: 0.8792 Acres
Auto Carwash Tunnel Area: 3,450sf

Parking Requirements: IDO TABLE 5-5-1
2 spaces/1000 sqft GFA of Retail, Office & Waiting Area
2 handicap accessible spaces provided
Motorcycle Parking: IDO TABLE 5-5-4, 1 space required per 1-25 vehicle
Bicycle Parking: IDO TABLE 5-5-5, 3 spaces required for non-residential

Executive Summary:

- General Project Location: Corner SE lot of 2nd St and Menaul Blvd
- Development Concept: Project scope to include construction of a new car wash tunnel, accessory vacuum building, (3) accessory canopies with vacuuming stalls for vehicles and associated site and landscape work for new site development.
- Traffic Circulation Concept: Customers will enter north of the site from Woodland Ave NW and be queued to pay at the kiosk station. If circumstances disallow them use of the wash tunnel, vehicles exit prior to the tunnel from the "can't wash lane" and exit the site from the south along with freshly washed vehicles.
- Impact on adjacent sites: The unpaid queue for cars allows for ~13 vehicles to be queued within the property lot.
- TIS or previously approved plans: N/A
- Variances: N/A



A2 DEMOLISHED EXISTING CONDITIONS

1" = 20'

A1 TRAFFIC CONTROL LAYOUT

1" = 20'



STUDIO CONSULTANTS, INC
100 Gold Ave. SW, Suite 205,
Albuquerque, NM 87102
Daniel@ariasinc.com
(505) 506-2314
ARCHITECT



Civil:
RESPEC
7770 Jefferson St NE
Suite #200
Albuquerque, NM 87109

Landscape:
The Hilltop
Landscape Architects
and Contractors
7909 Edith Blvd NE,
Albuquerque, NM 87113

Structural:
Walla Engineering, LTD
6501 Americas Pkwy #301,
Albuquerque, NM 87110

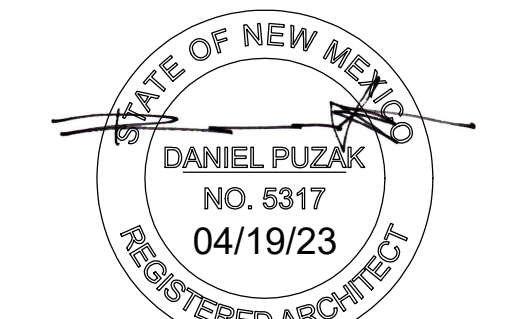
MEP:
BG Buildingworks
7007 Wyoming Blvd NE # F2,
Albuquerque, NM 87109

CONSULTANTS

TIDAL WAVE AUTO SPA 120 LEFT ENTRY STD

2601 2nd St NW
Albuquerque, NM 87107
OWNER

MARK DATE DESCRIPTION



Architect/Engineer Stamp

PROJECT DATE: 04/19/23

PROJECT NUMBER: 2213

DRAWN BY: BEM

TRAFFIC CONTROL LAYOUT

AS101

