

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 3, 2023

Devin Nguyen
Modulus Architects
100 Sun Ave. NE
Albuquerque, NM 87109

Re: Mod Wash
2600 Juan Tabo Blvd. NE
Traffic Circulation Layout
Architect's Stamp 02-02-23 (H22-D076)

Dear Mr. Nguyen,

The TCL submittal received 08-03-2023 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

www.cabq.gov

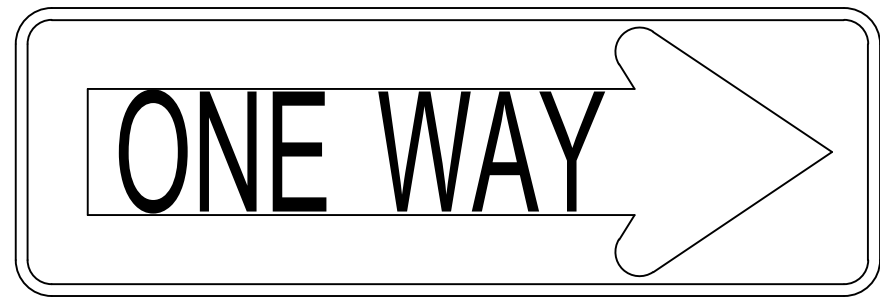
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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.

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

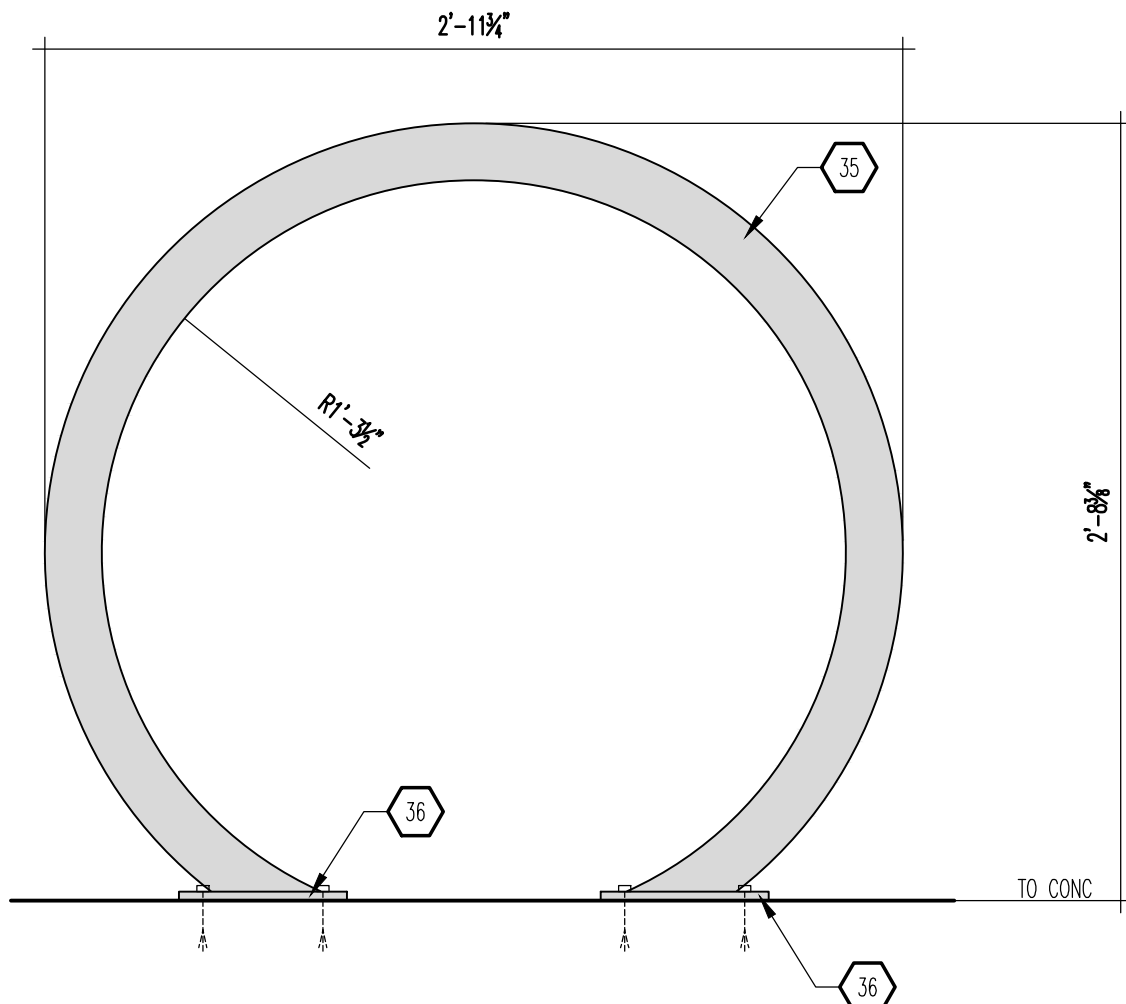
C: CO Clerk, File



COA STANDARD SIGNAGE # R6-1R B/W

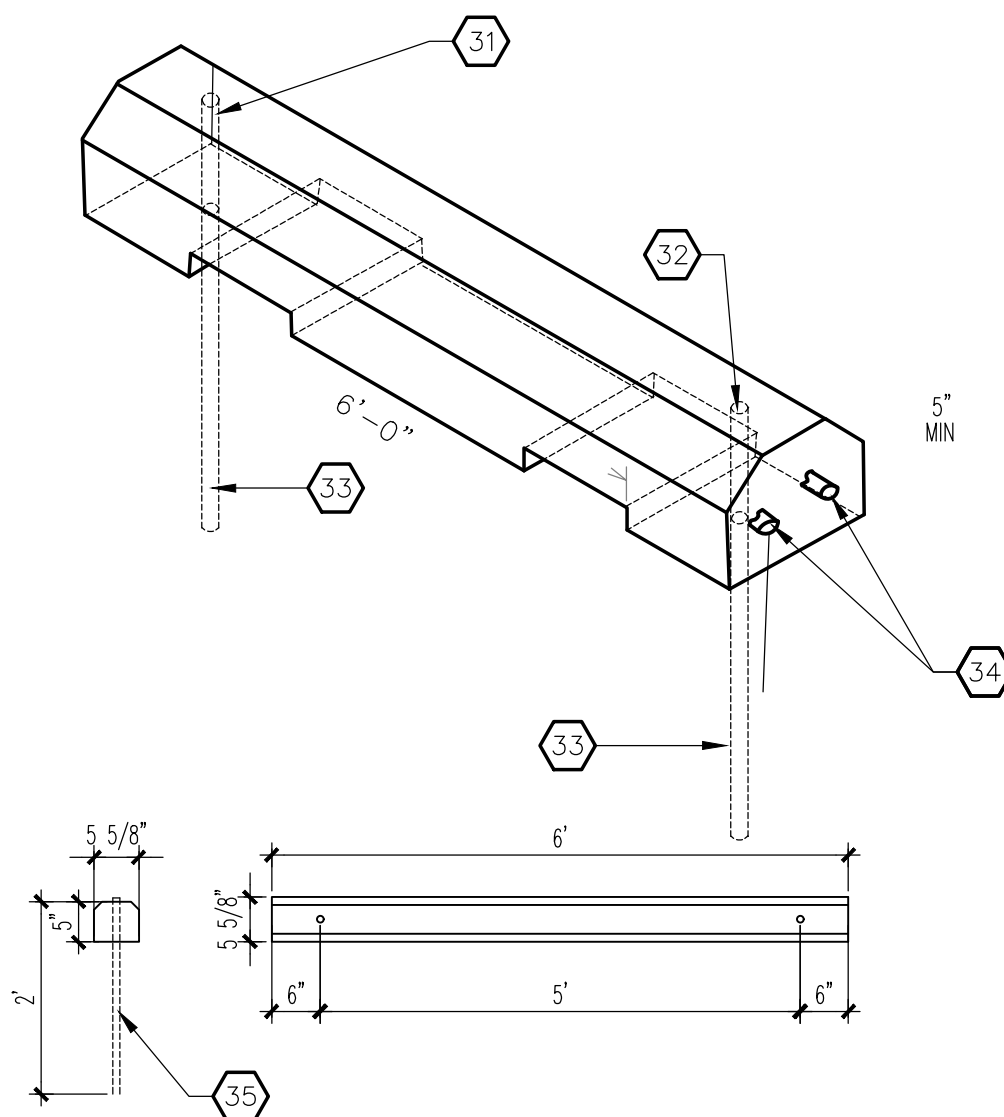
D1 SIGNAGE

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



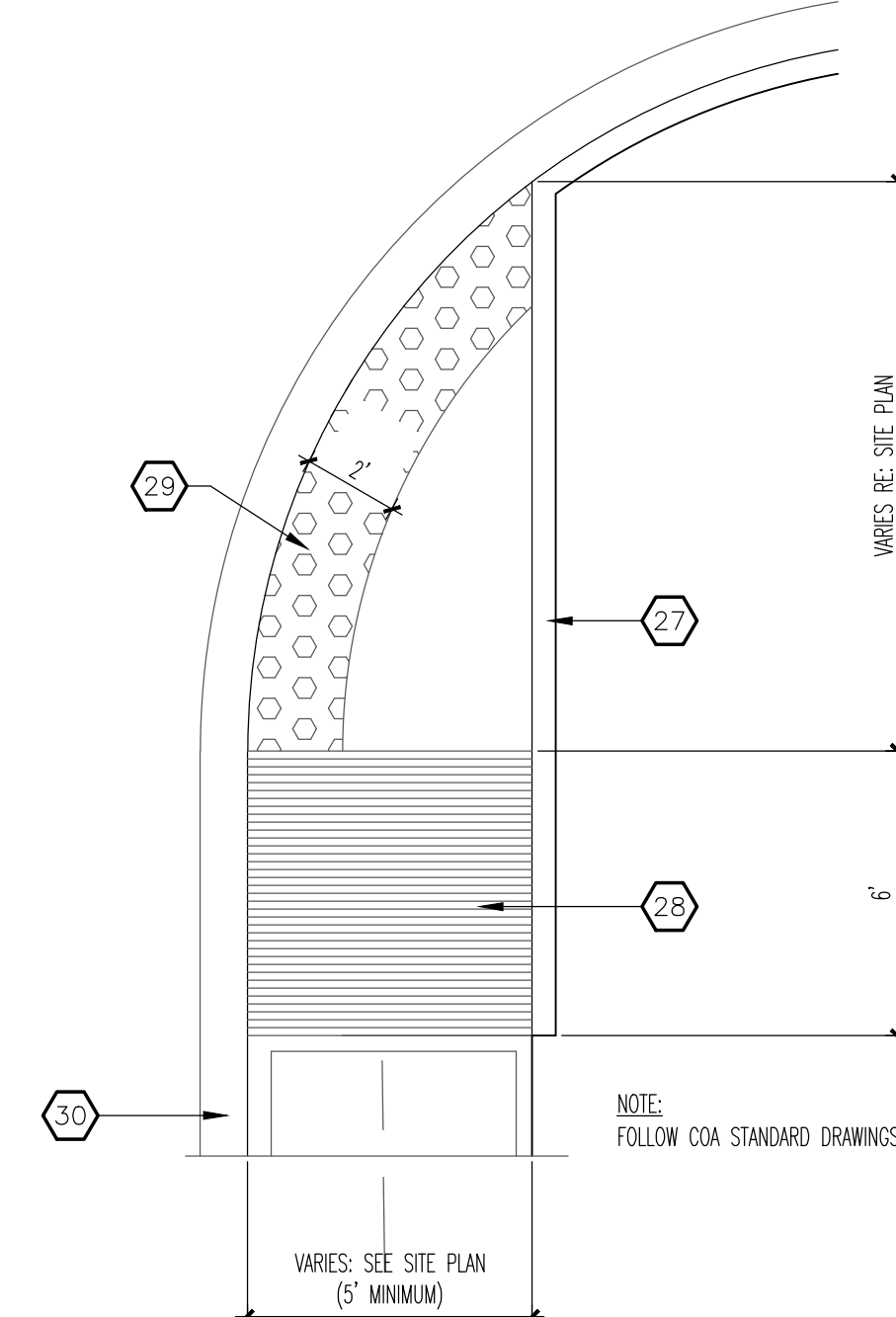
D3 BIKE RACK

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



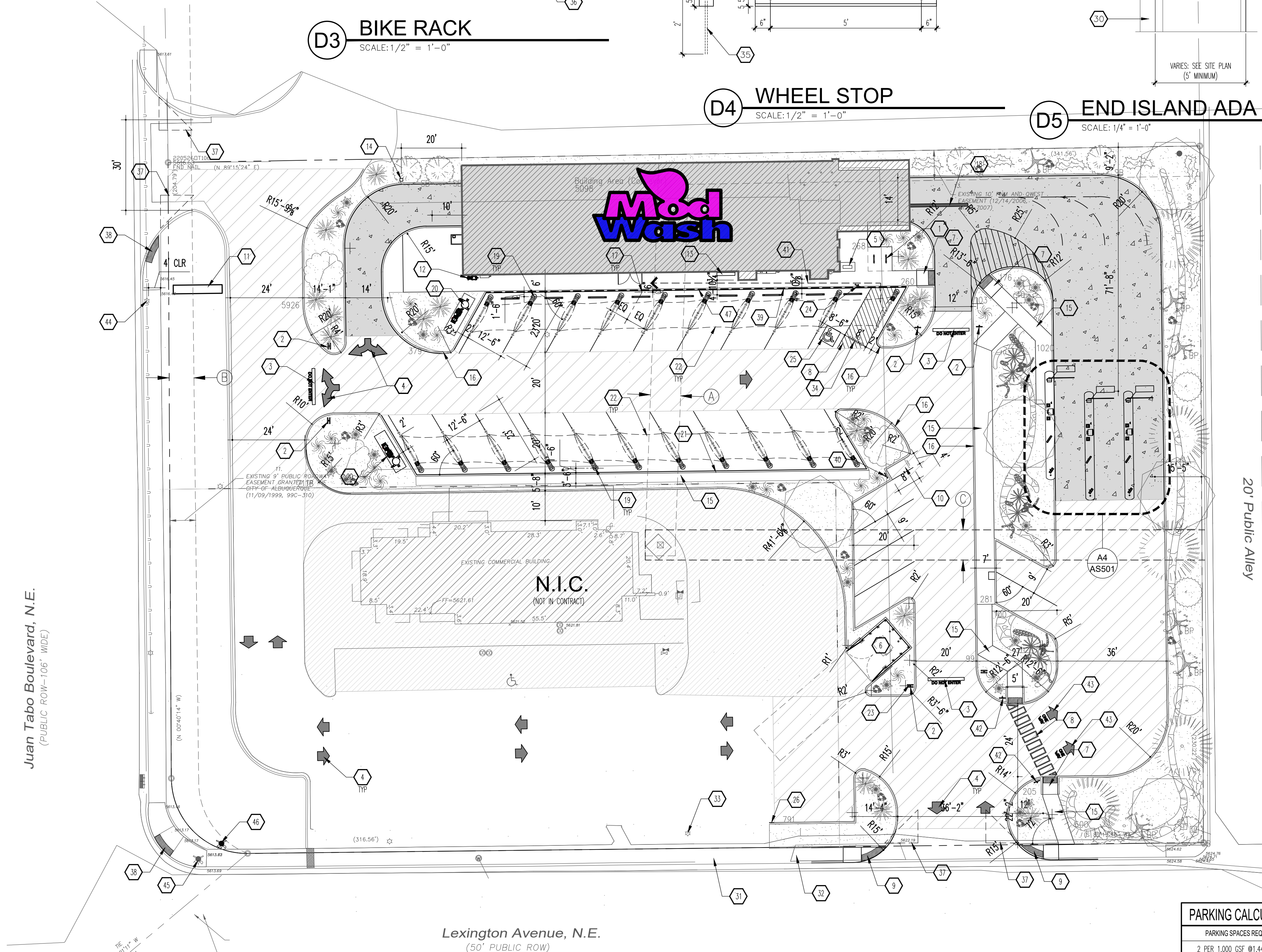
D4 WHEEL STOP

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



D5 END ISLAND ADA RAMP

SCALE: 1/4" = 1'-0"



PARKING CALCULATION	
PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
2 PER 1,000 GSF @ 1,446 GSF	(4) SPACES
MOTORCYCLE PARKING REQUIRED	
(1) REQUIRED	(1) SPACES
BICYCLE PARKING REQUIRED	
(1) REQUIRED	(3) SPACES



VICINITY MAP

Zone Atlas Map H-22-Z

NTS

LEGAL DESCRIPTION: TRACT NUMBERED ONE-A (1-A), IN BLOCK NUMBERED ONE-HUNDRED ONE (101), PLAT FOR BRENTWOOD HILLS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 9, 1999, IN PLAT BOOK 99C, PAGE 310.

GENERAL NOTES

- "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
- INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- PARKING AND ACCESSIBLE PAVEMENT MARKING AND STRIPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3 #7.2.
- LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PLAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STANDARD DRAWING 2415A.

KEYED NOTES

- BICYCLE RACK: SEE D3/AS100.
- SIGNAGE: "DO NOT ENTER": SEE B1/AS501.
- PAVEMENT MARKING: "DO NOT ENTER": SEE C4/AS501.
- DIRECTIONAL PAVEMENT MARKING: SEE B2/AS501.
- MAT CLEANER: SEE PLUMBING PLANS.
- REFUSE ENCLOSURE: SEE ARCHITECTURAL SHEET A-402 AND A-403.
- ADA RAMP: SEE C2/AS501.
- CROSSWALK PAVEMENT MARKING: SEE D2/AS501.
- END ISLAND ADA RAMP: SEE D5/AS100.
- MOTORCYCLE PARKING.
- SIGNAGE BY OTHER UNDER A SEPARATE CONTRACT AND PERMIT.
- GAS METER: SEE PLUMBING PLANS.
- ELECTRICAL METER AND DISCONNECT: SEE POWER FLOOR PLAN ON SHEET E-102.
- "STOP-GO" SIGNAGE: CONTRACTOR TO PROVIDE ELECTRICAL POWER. SEE ELECTRICAL SITE PLAN ON SHEET E-104.
- SIDEWALK: SEE A2/AS501.
- ROLLOVER CURB.
- WHEEL STOP: SEE D4/AS100; TYPICAL OF (9).
- WHEEL ALIGNMENT PAVEMENT MARKING: 12" THICK x 20'-0" LONG PAVEMENT PARKING; PAINT SOLID WHITE. FIELD COORDINATE EXACT LOCATION WITH CARWASH EQUIPMENT LOCATION.
- VACUUM UNIT BY OTHER: TYPICAL OF (21).
- VACUUM EQUIPMENT BY OTHER: FOUNDATION AND LOCATION TO BE COORDINATED BY EQUIPMENT VENDOR.
- STANDUP CURB: SEE CIVIL DRAWINGS ON SHEET C106.
- DASHED LINE INDICATES CANOPY ABOVE BY VACUUM EQUIPMENT VENDOR.
- SIGNAGE: "STOP"; SEE D1/AS501.
- HANDICAP SIGNAGE: SEE A5/AS502.
- HANDICAP PAVEMENT MARKING: SEE C3/AS501.
- THE NEW CURB INTO EXISTING CURB.
- 6" RETAINING CURB.
- MONOLITHIC CONCRETE HANDICAP RAMP: SMOOTH FINISH WITH 1/4" DEEP x 1/4" WIDE GROOVES AT 2" OC.
- 2" WIDE ADA APPROVED TRUNCATED DOME STRIP; SAFETY YELLOW IN COLOR.
- CURB AND GUTTER: SEE D5/AS501.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- THE PORTION OF NEW CONCRETE SIDEWALK INTO EXISTING SIDEWALK.
- EXISTING LIGHT POLE TO REMAIN.
- "NO PARKING" PAVEMENT MARKING: 12" HIGH BY 4" WIDE, WHITE PAINT.
- 2 3/4" OUTSIDE DIAMETER (OD) STEEL TUBING; BLACK POWDER COAT.
- 7" DIAMETER x 3/4" THICK STEEL PLATE; BLACK POWDER COAT.
- DASHED LINE INDICATES 11' x 11' CLEAR SITE TRIANGLE.
- INSTALL 2" WIDE ADA COMPLIANT TRUNCATED DOME STRIP.
- DASHED LINE INDICATES ZERO-HEIGHT CURB (SIDEWALK FLUSH WITH PAVEMENT).
- MOTORCYCLE PARKING SIGNAGE: SEE A3/AS502.
- DASHED LINE INDICATES ACCESSIBLE PATH TO FRONT ENTRANCE.
- "ONE WAY" SIGNAGE: SEE D1/AS100; COA SIGNAGE STANDARD #R6-1R B/W.
- "ONE WAY" DIRECTIONAL PAVEMENT MARKING.
- EXISTING LIGHT POLE TO REMAIN.
- EXISTING FIRE HYDRANT TO BE RELOCATED: INFILL HOLE WITH LIKE-KIND CONSTRUCTION AND FINISH.
- RELOCATED FIRE HYDRANT.
- TOP OF CONCRETE AND ASPHALT ARE FLUSHED ALONG THE WALKWAY.

EASEMENTS

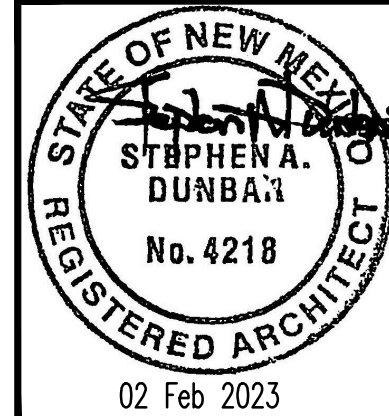
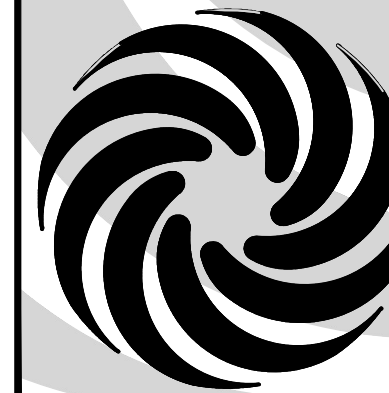
- EXISTING 10' PNM AND QWEST EASEMENT (12/14/2006, A128-7007) TO BE VACATED.
- EXISTING 9' PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (11/09/1999, 99C-310).
- PROPOSED 10' PNM AND QWEST EASEMENT.

GRAPHIC LEGEND

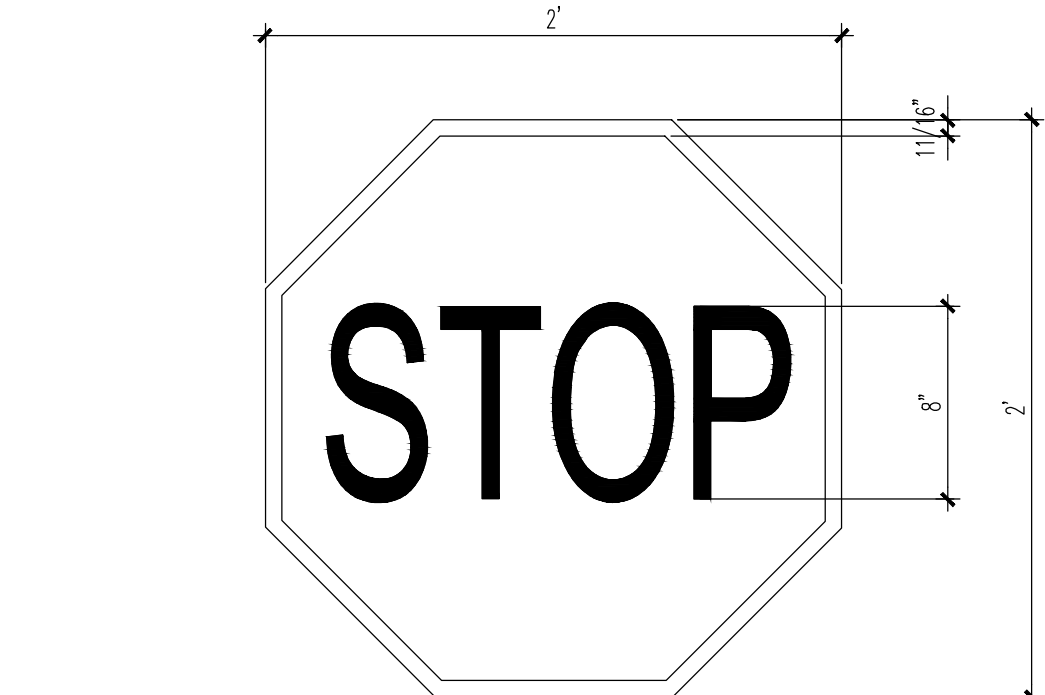
- MEDIUM DUTY ASPHALT PAVEMENT: SEE PAVEMENT PLAN ON SHEET C-105.
- MEDIUM DUTY CONCRETE PAVEMENT: SEE PAVEMENT PLAN ON SHEET C-105.

MODULUS ARCHITECTS

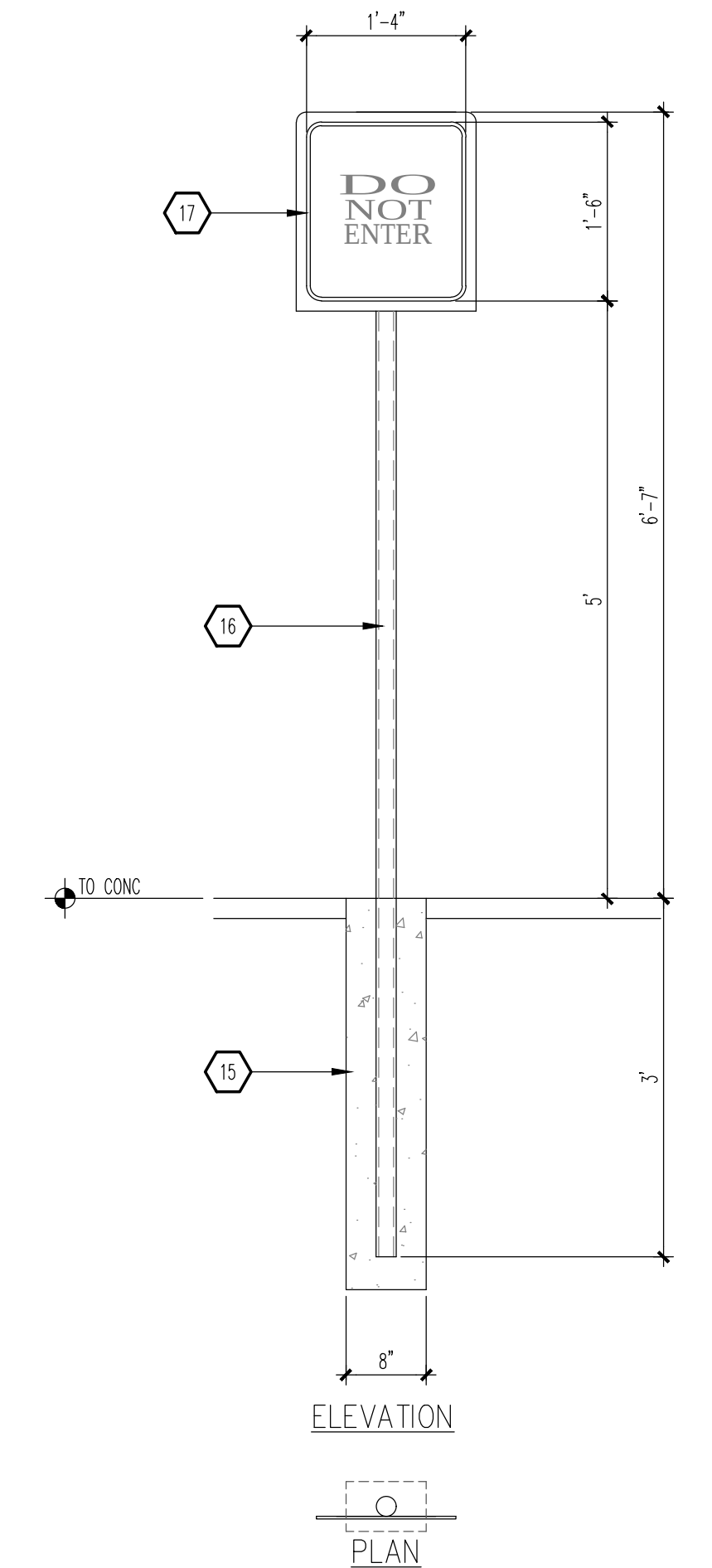
100 SUN AVENUE N.E., Ste 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



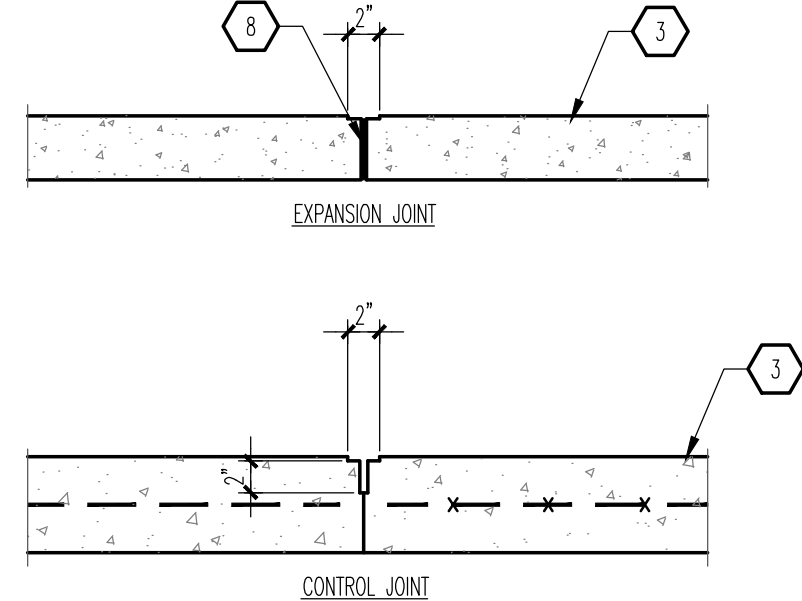
PROJECT TITLE		JOB NO. Modwash - Juan Tabo	DRAWN BY: DIN	SHEET TITLE OVERALL SITE PLAN
MODWASH 2600 JUAN TABO BLVD. NE ALBUQUERQUE, NEW MEXICO 87112				
PROJECT MANAGER DEVIN NGUYEN				
DATE 20 JUN 2023				
SCALE AS NOTED		SHEET NO. AS100		



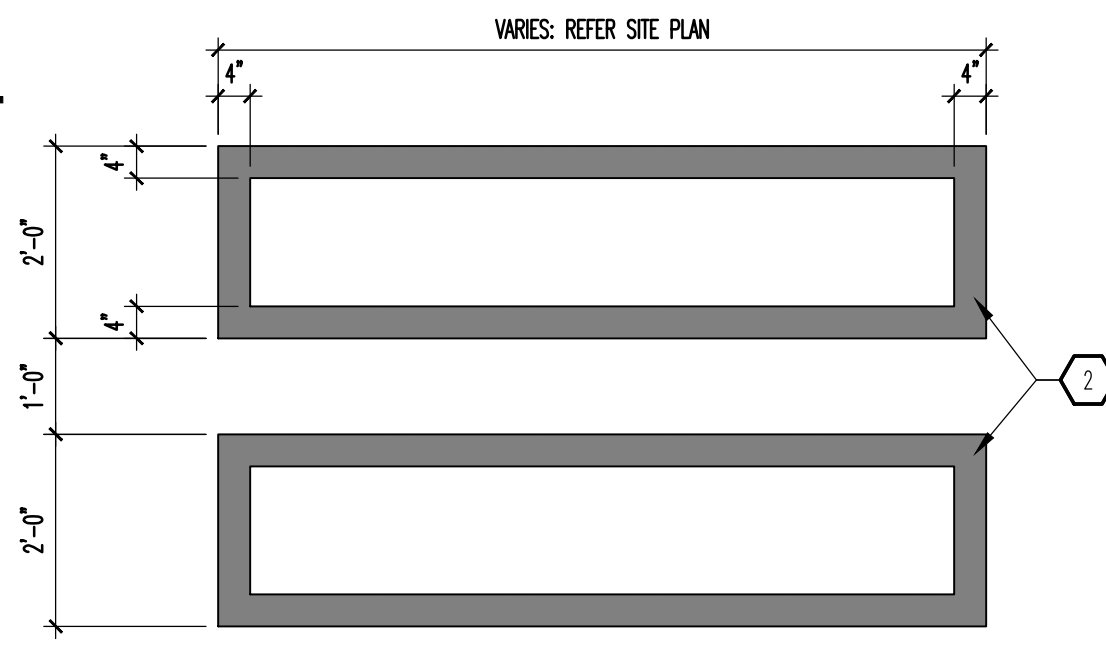
D1 STOP SIGN - DETAIL
SCALE: 1 = 1 1/2" = 1'-0"



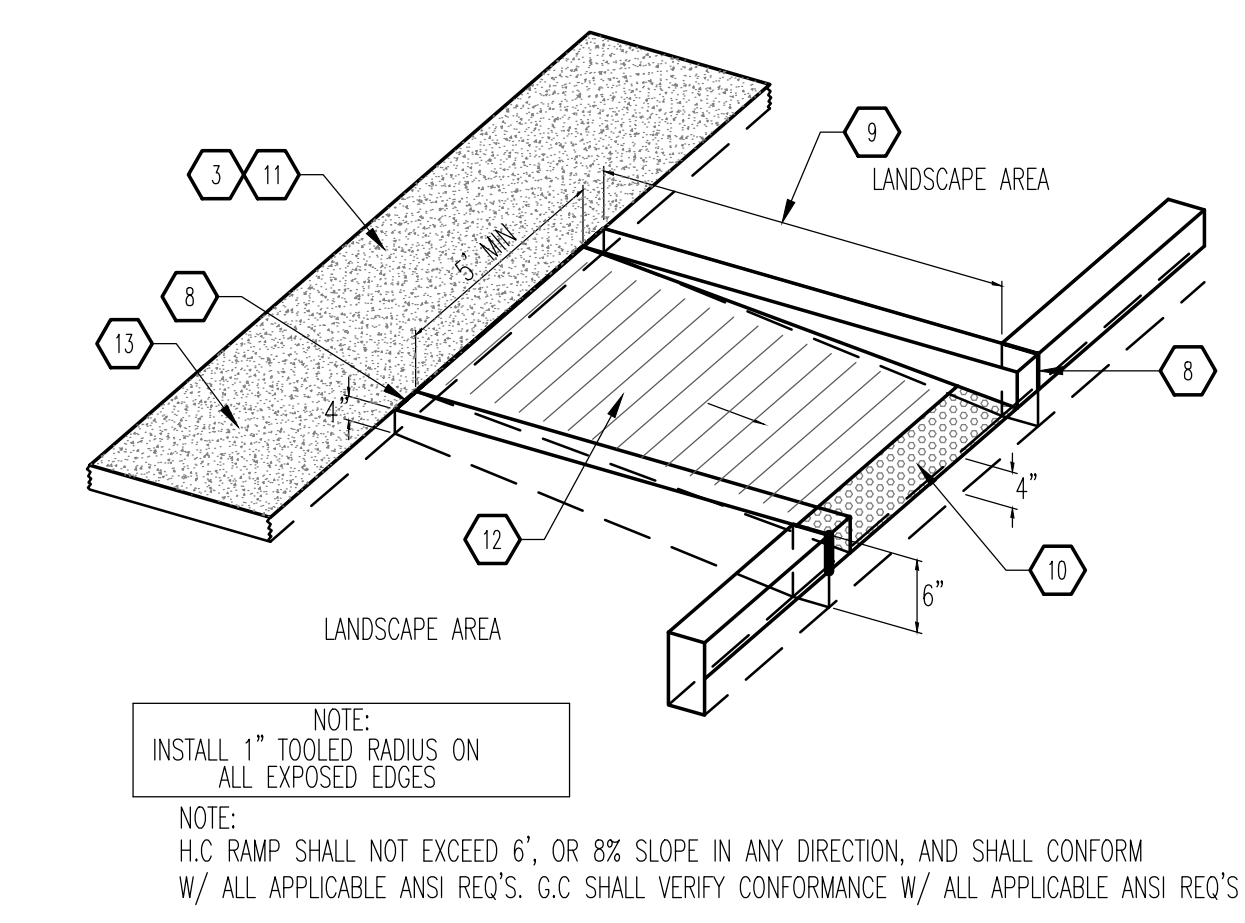
B1 SIGNAGE
SCALE: 3/4" = 1'-0"



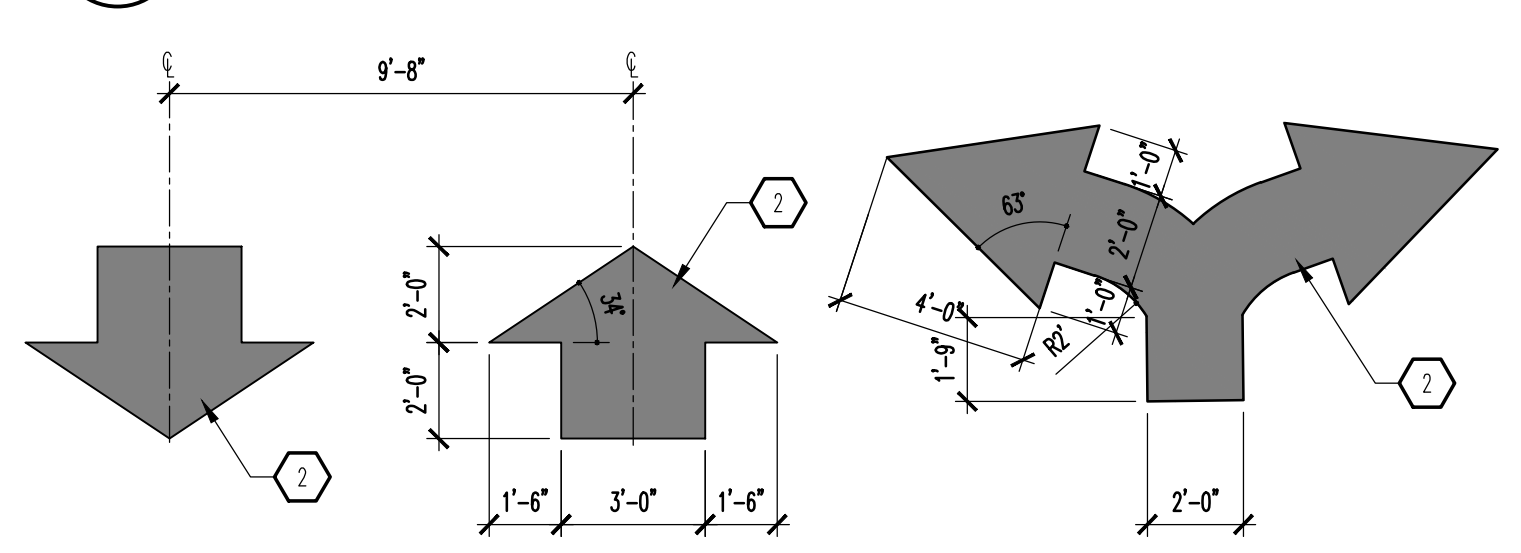
A1 EXPANSION CONTROL JOINT
SCALE: 1" = 1'-0"



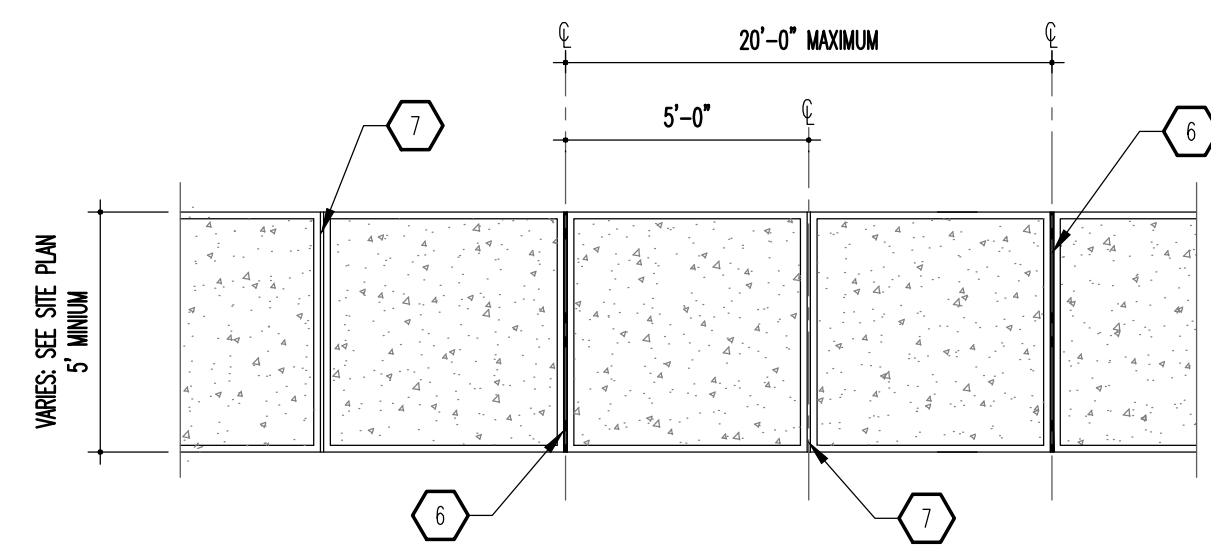
D2 WALKWAY PVMT MARKING
SCALE: 1/2" = 1'-0"



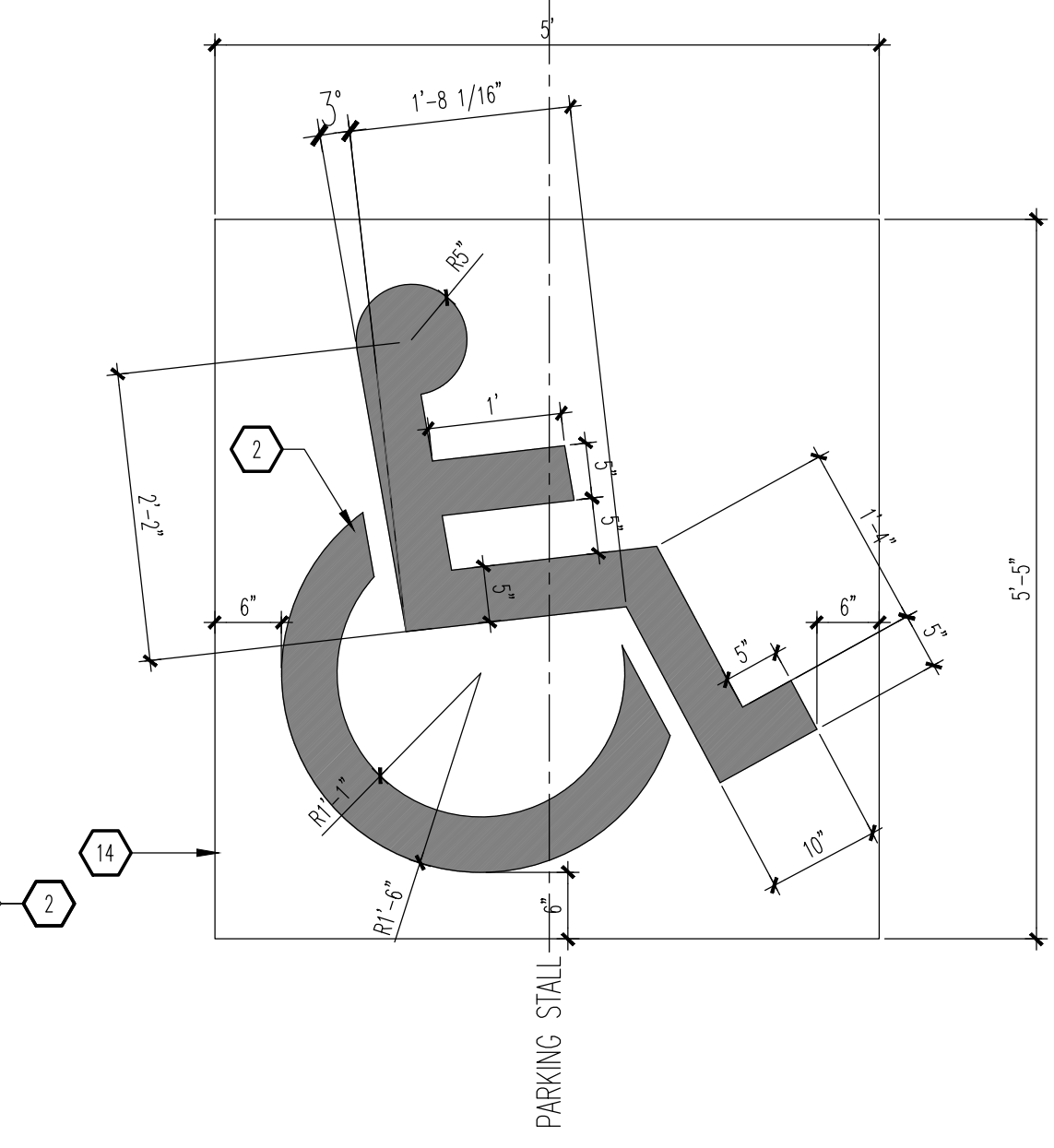
C2 CURBED RAMP
SCALE: 3/4" = 1'-0"



B2 DIRECTIONAL MARKING
SCALE: 1/4" = 1'-0"

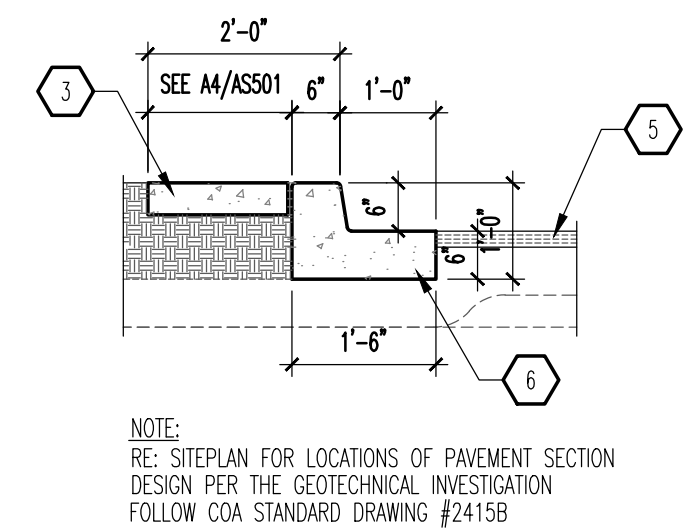


A2 TYPICAL SIDEWALK
SCALE: 1/4" = 1'-0"

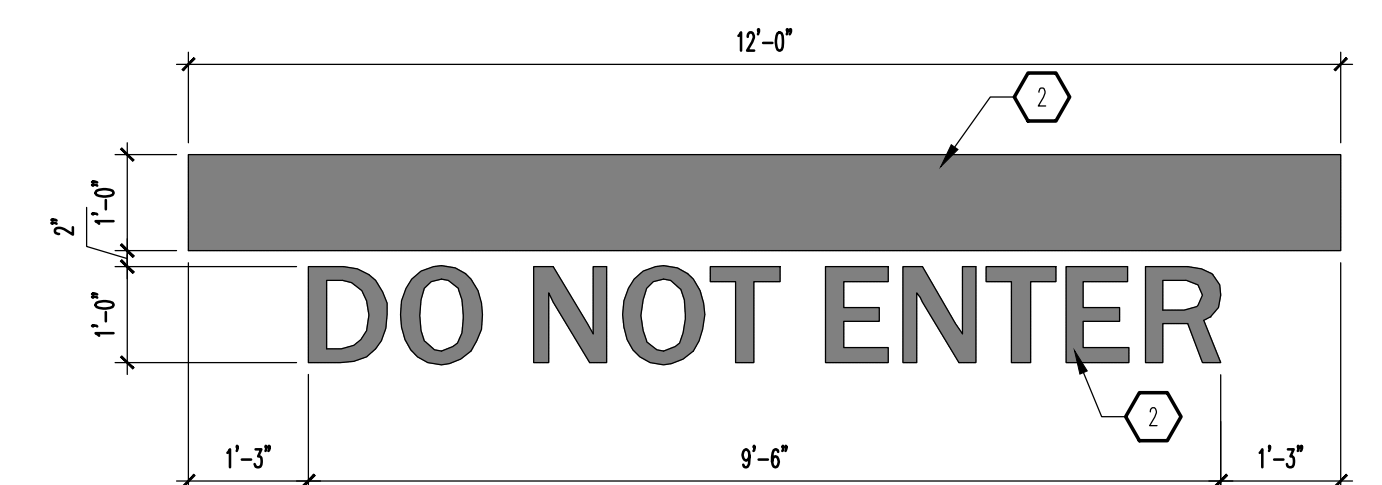


C3 HANDICAP PVMT MARKING
SCALE: 3/4" = 1'-0"

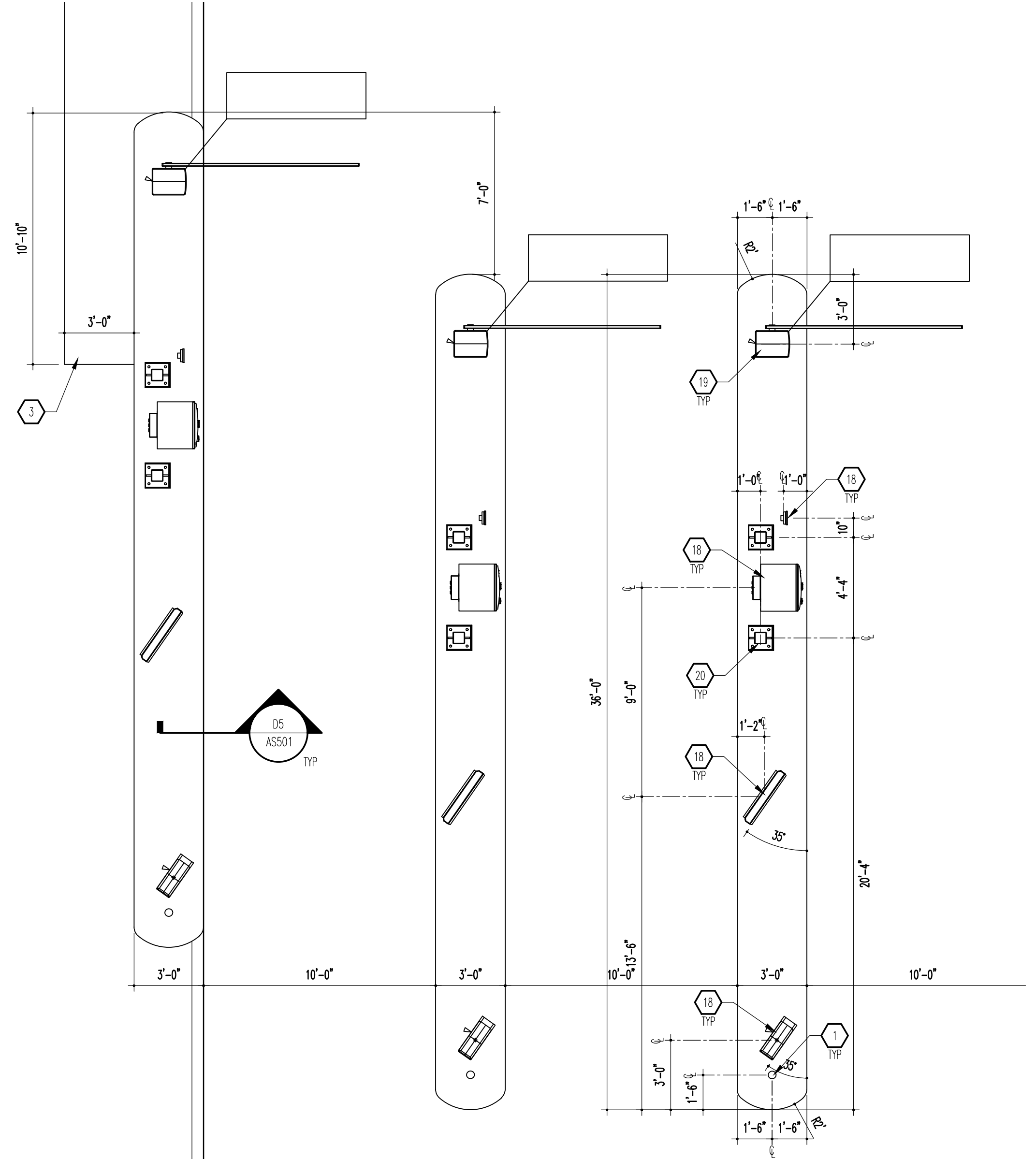
TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Arriaga 8/3/2023
Signed Date



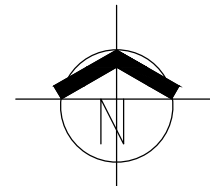
D5 CURB GUTTER
SCALE: 1/2" = 1'-0"



C4 'DO NOT ENTER' PVMT MARKING
SCALE: 1/2" = 1'-0"



A4 ENLARGED PAY STATION PLAN
SCALE: 1/4" = 1'-0"



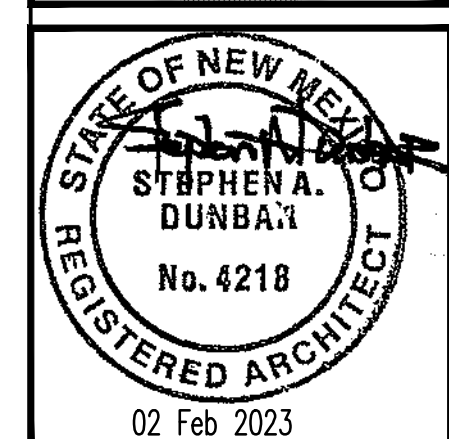
GENERAL NOTES

- A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
B. INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

KEYED NOTES

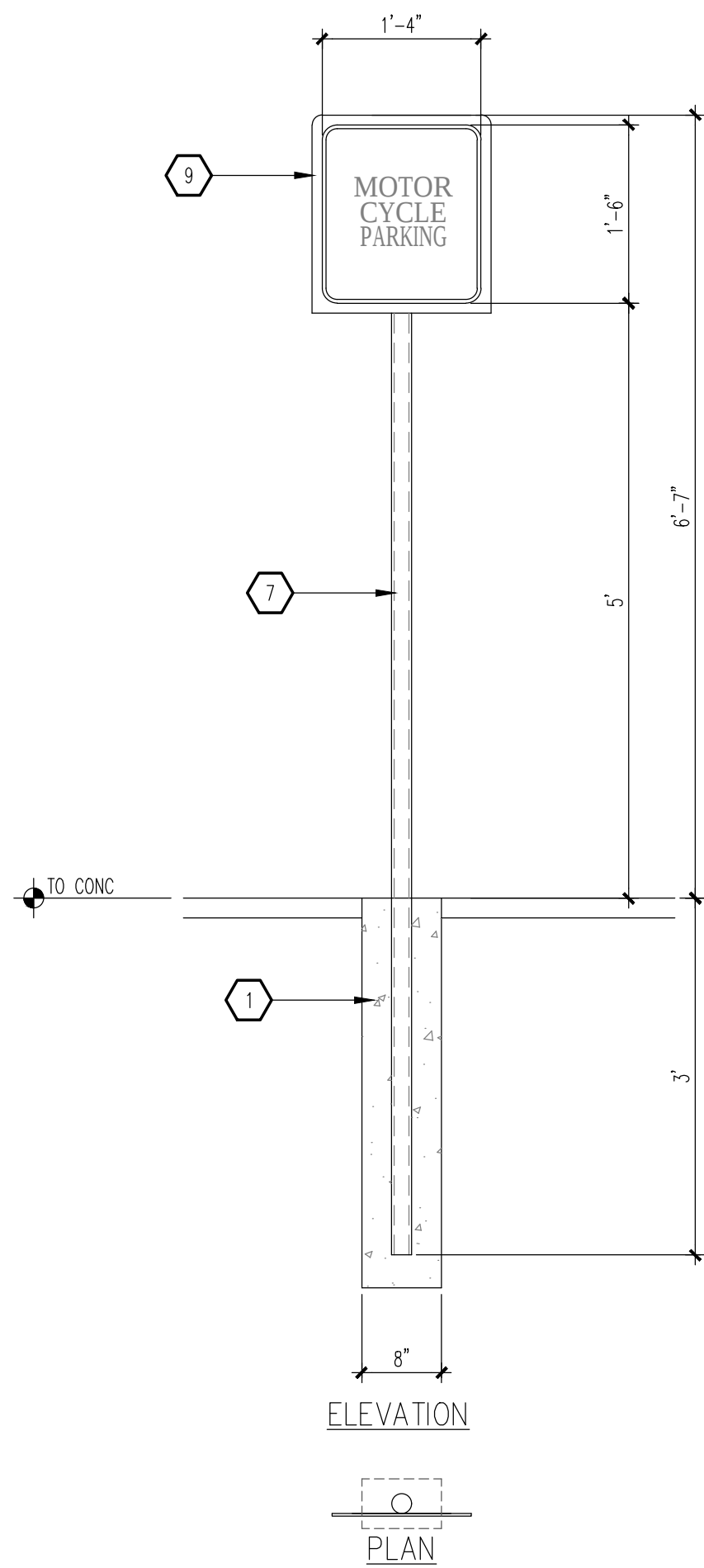
1. 4"x4" STEEL BOLLARD: SEE A2/ASS02; TYPICAL OF (3).
2. PAINT SOLID WHITE.
3. 4" THICK CONCRETE SIDEWALK: SEE A2/ASS01.
4. CONCRETE CURB AND GUTTER.
5. PAVEMENT AS SPECIFIED.
6. CONCRETE EXPANSION JOINT: SEE A1/ASS01.
7. CONCRETE CONTROL JOINT: SEE A1/ASS01.
8. EXPANSION JOINT MATERIAL.
9. WIDTH VARIES (6" MINIMUM).
10. PROVIDE AN ADA APPROVED TRUNCATED STRIP AT 2" WIDTH, SAFETY YELLOW IN COLOR.
11. PROVIDE A 5 SF LANDING AT TOP OF RAMP FOR CHANGE IN DIRECTION.
12. MONOLITHIC CONCRETE HANDICAP RAMP, SMOOTH TEXTURE FINISH WITH 1/4" DEEP x 1/4" WIDE GROOVES AT 2" OC.
13. 2% CROSS SLOPE, MAXIMUM.
14. PAINT SOLID BLUE.
15. CONCRETE FOUNDATION.
16. 2" OUTSIDE DIAMETER (OD) STEEL SIGN POST.
17. 1/8" STEEL PLATE WITH CONTINUOUS WELD ALONG INTERSECTION OF PIPE POST AND PLATE.
18. PAY STATION EQUIPMENT BY OTHER.
19. ACCESS GATE BY OTHER.
20. SHADE CANOPY BY OTHER.

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

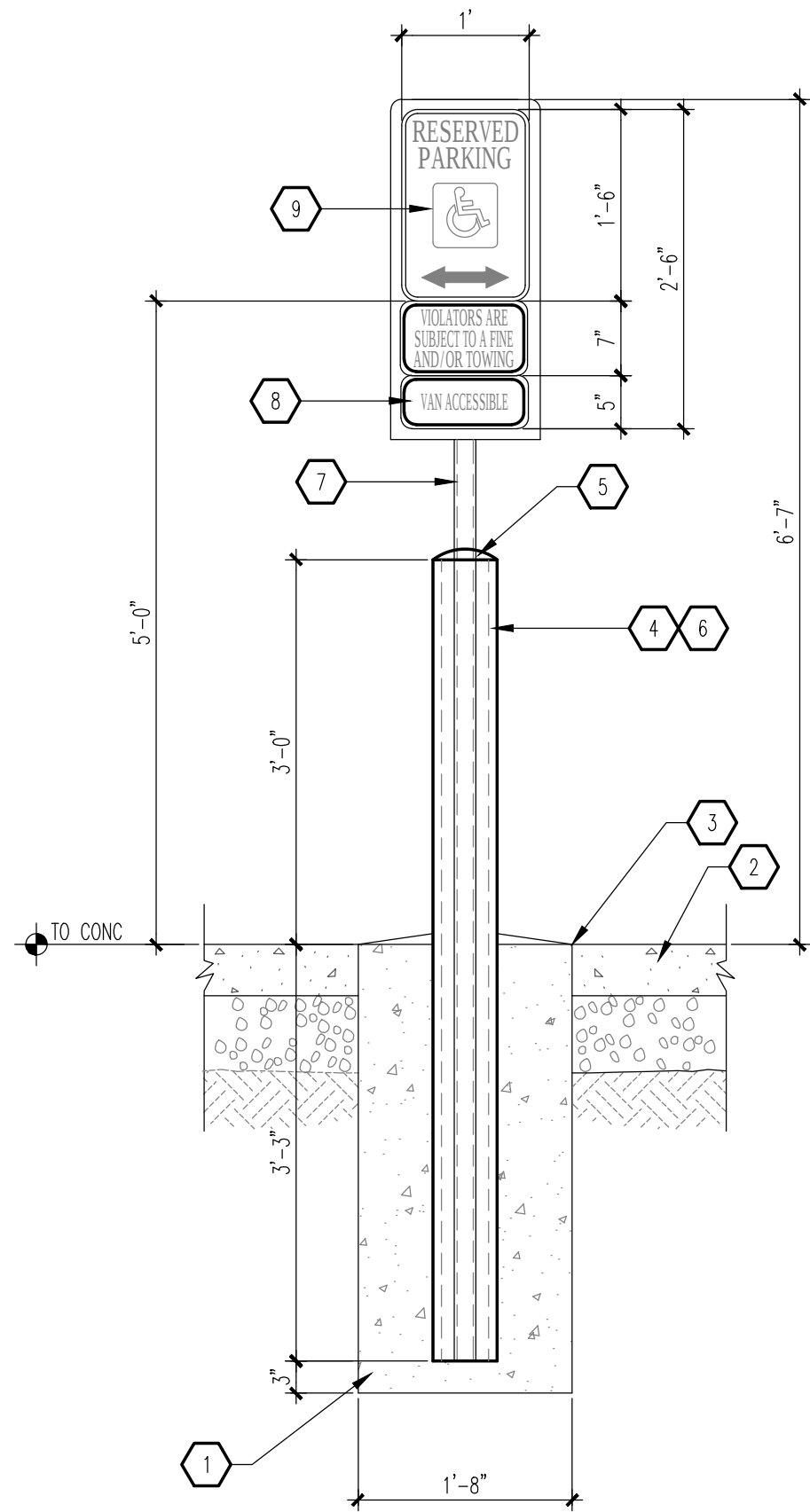


PROJECT TITLE: **MODWASH**
2600 JUNI TUBO BLVD. NE
ALBUQUERQUE, NEW MEXICO 87112
PROJECT MANAGER: **DEVIN NGUYEN**
JOB NO.: **Modwash - Jun Tubo**
DRAWN BY: **DIN**
SHEET TITLE: **SITE ENLARGED PLANS**

DATE: **20 Jun 2023**
SCALE: **AS NOTED**
SHEET: **AS501**
of.



A3 MICS. SIGNAGE
SCALE: 3/4" = 1'-0"



A5 MISC. SIGNAGE
SCALE: 3/4" = 1'-0"

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 8/3/2023
Signed Date

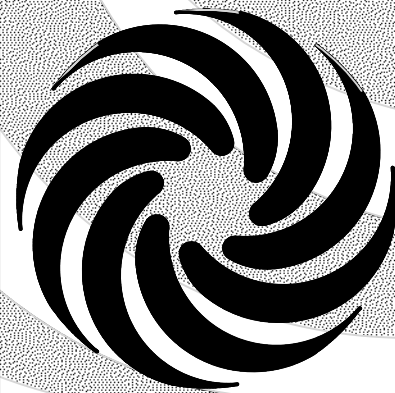
GENERAL NOTES

- A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.

KEYED NOTES

- 3,500 PSI CONCRETE FOUNDATION.
- FINISHED SURFACE.
- BITUMINOUS JOINT FILLER (CONCRETE PAVEMENT ONLY).
- 6" DIAMETER STEEL PIPE FILLED WITH CONCRETE.
- ROUND CONCRETE TOP.
- PAINT SAFETY YELLOW.
- 2" OD GALVANIZED STEEL SIGN POST.
- "VAN ACCESSIBLE" SIGN WHERE INDICATED ON SITE PLAN.
- 1/8" STEEL PLATE WITH CONTINUOUS WELD ALONG INTERSECTION OF PIPE POST AND PLATE.

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE MODWASH 2600 JUN 1490 BVD. NE ALBUQUERQUE, NEW MEXICO 87112	JOB NO. Modwash - Jun 1490	DRAWN BY: DIN
	PROJECT MANAGER DEVIN NGUYEN	SHEET TITLE SITE DETAILS

DATE: 20 Jun 2023	Sheet: AS502
SCALE: AS NOTED	et.