

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 10, 2022

Daniel Duran
Modulus Architects
100 Sun Ave. NE
Albuquerque, NM 87109

Re: Champion Xpress Carwash
2100 Central Ave.
Traffic Circulation Layout
Architect Stamp 04-25-22 (J13-D216)

Dear Mr. Duran,

The TCL submittal received 05-25-2022 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 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.

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.

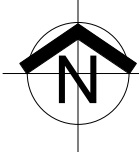
Sincerely,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

TRAFFIC CIRCULATION LAYOUT APPROVED
06/10/2022

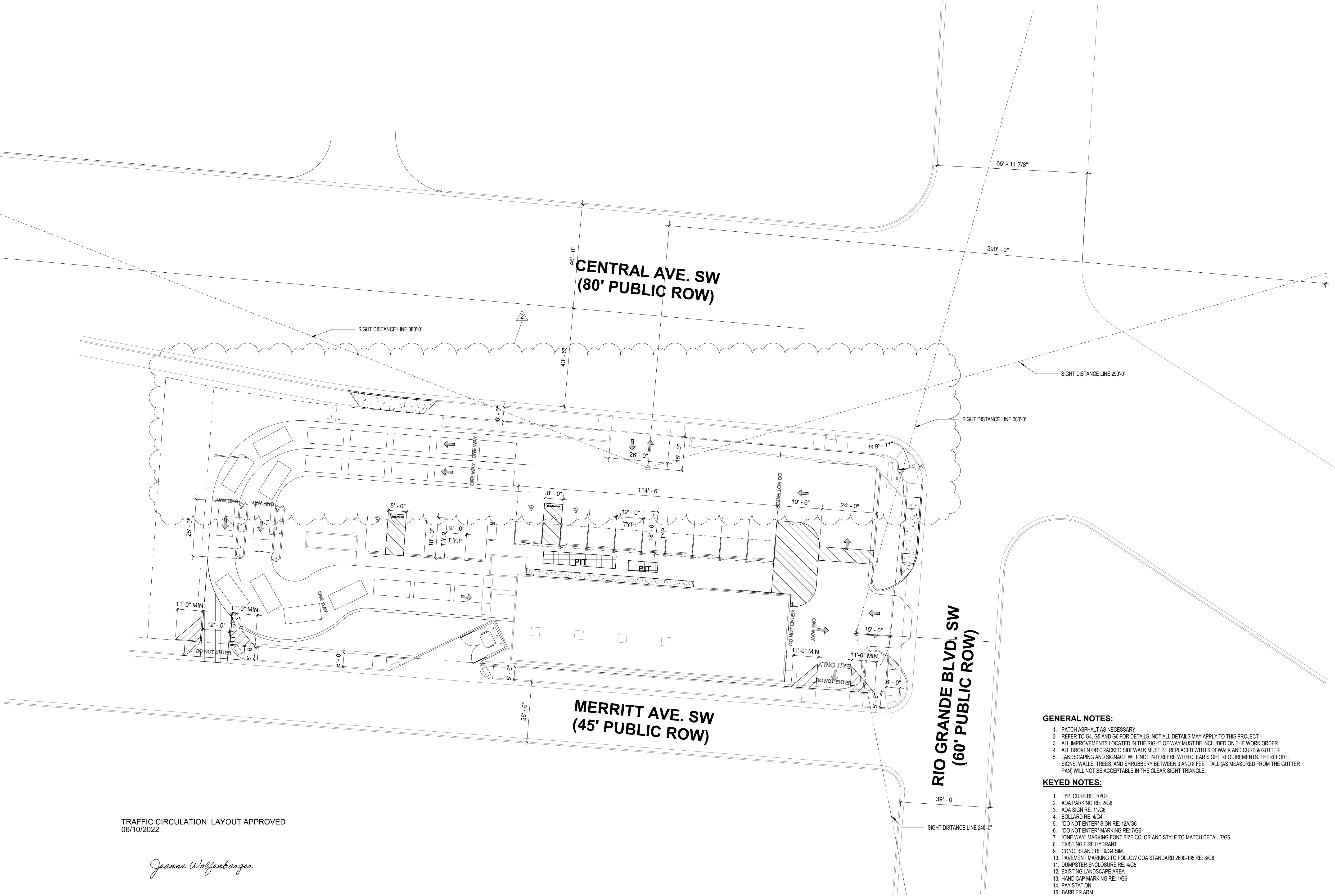
Jeanne Wolfenbarger



1

OVERALL SITE PLAN

SCALE: 1" = 20'-0"



GENERAL NOTES:

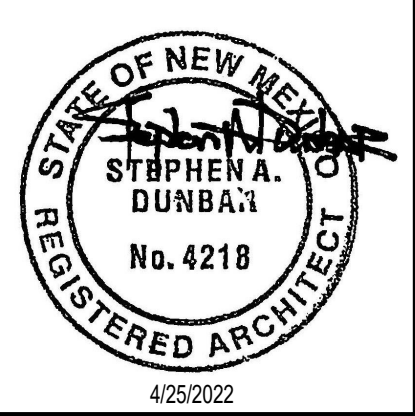
1. PATCH ASPHALT AS NECESSARY
2. REFER TO G4, G5 AND G6 FOR DETAILS. NOT ALL DETAILS MAY APPLY TO THIS PROJECT
3. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
4. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER
5. LANDSCAPING AND SIGNAGE 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 THE CLEAR SIGHT TRIANGLE.


KEYED NOTES:

1. TYP. CURB RE: 10/G4
2. ADA PARKING RE: 2/G6
3. ADA SIGN RE: 11/G6
4. BOLLARD RE: 4/G4
5. "DO NOT ENTER" SIGN RE: 12A/G6
6. "DO NOT ENTER" MARKING RE: 7/G6
7. "ONE WAY" MARKING FONT SIZE COLOR AND STYLE TO MATCH DETAIL 7/G6
8. EXISTING FIRE HYDRANT
9. CONC. ISLAND RE: 9/G4 SIM.
10. PAVEMENT MARKING TO FOLLOW COA STANDARD 2800-105 RE: 8/G6
11. DUMPSTER ENCLOSURE RE: 4/G5
12. EXISTING LANDSCAPE AREA
13. HANDICAP MARKING RE: 11/G6
14. PAY STATION
15. BARRIER ARM
16. EXISTING SIDEWALK
17. DETECTABLE WARNING PER COA STANDARD DRAWING 2446
18. WHEEL STOP RE: 4/G6
19. PARALLEL CONCRETE RAMP PER COA DRAWING STANDARD 2447
20. STOP SIGN RE: 14/G6
21. POINT OF SALE T.S.S. CANOPY
22. VACUUM CANOPIES
23. NEW CONC. SIDEWALK RE: COA STANDARD DRAWING 2430
24. VALLEY GUTTER SIMILAR TO COA STANDARD DRAWING 2420
25. ISLAND TYP. CURB RE: 11/G4
26. SIDEWALK WITH TURNDOWN TYP. CURB RE: 8/G4
27. NEW ASPHALT
28. LPR POLE
29. MENU BOARD
30. BIKE RACK RE: 13/G6
31. FREE-STANDING MOTORCYCLE PARKING SIGN RE: 12/G6
32. "EXIT ONLY" MARKING RE: 7/G6
33. PERPENDICULAR CURB RAMP RE: 16/G4
34. CROSSWALK RE: 9/G4
35. GC TO VERIFY EXISTING DRIVE AND ADA RAMPS ON CENTRAL AVE. MEET COA STANDARD 2425B. GC TO UPDATE ENTRANCE AND RAMP TO CURRENT COA STANDARD IF NON COMPLIANT.
36. CURB RAMP RE: 16/G4

CONSTRUCTION DOCUMENTS

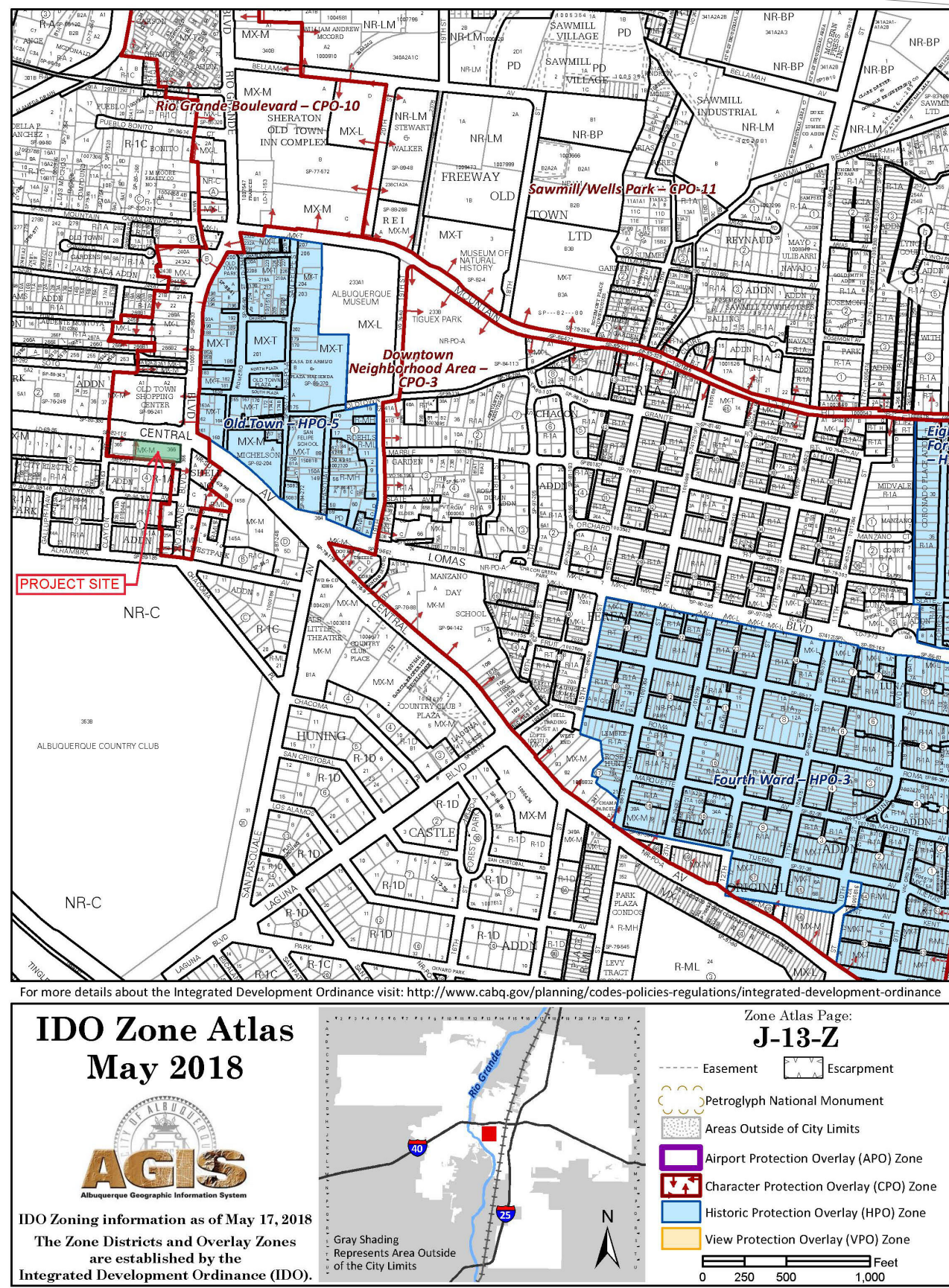
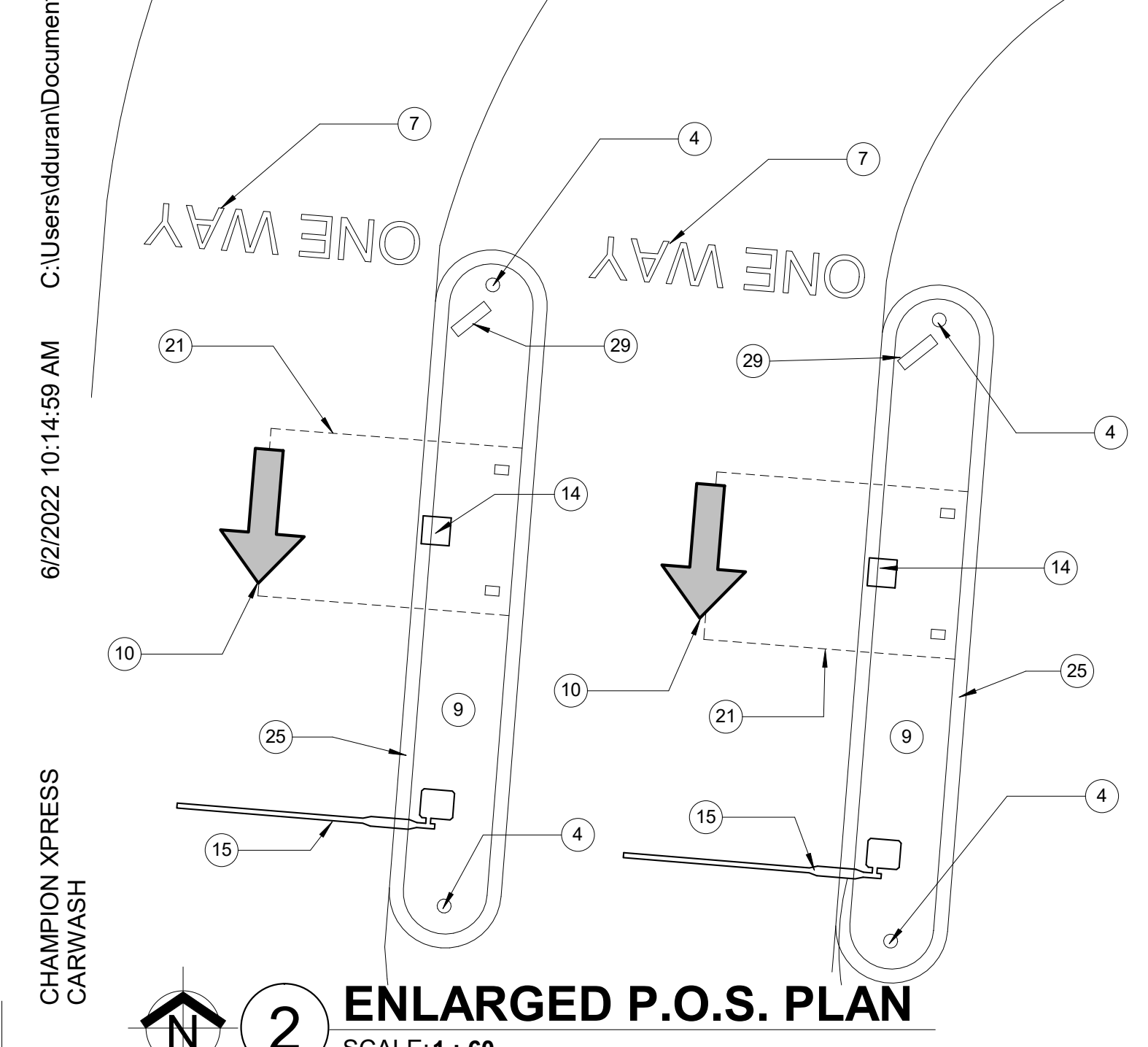
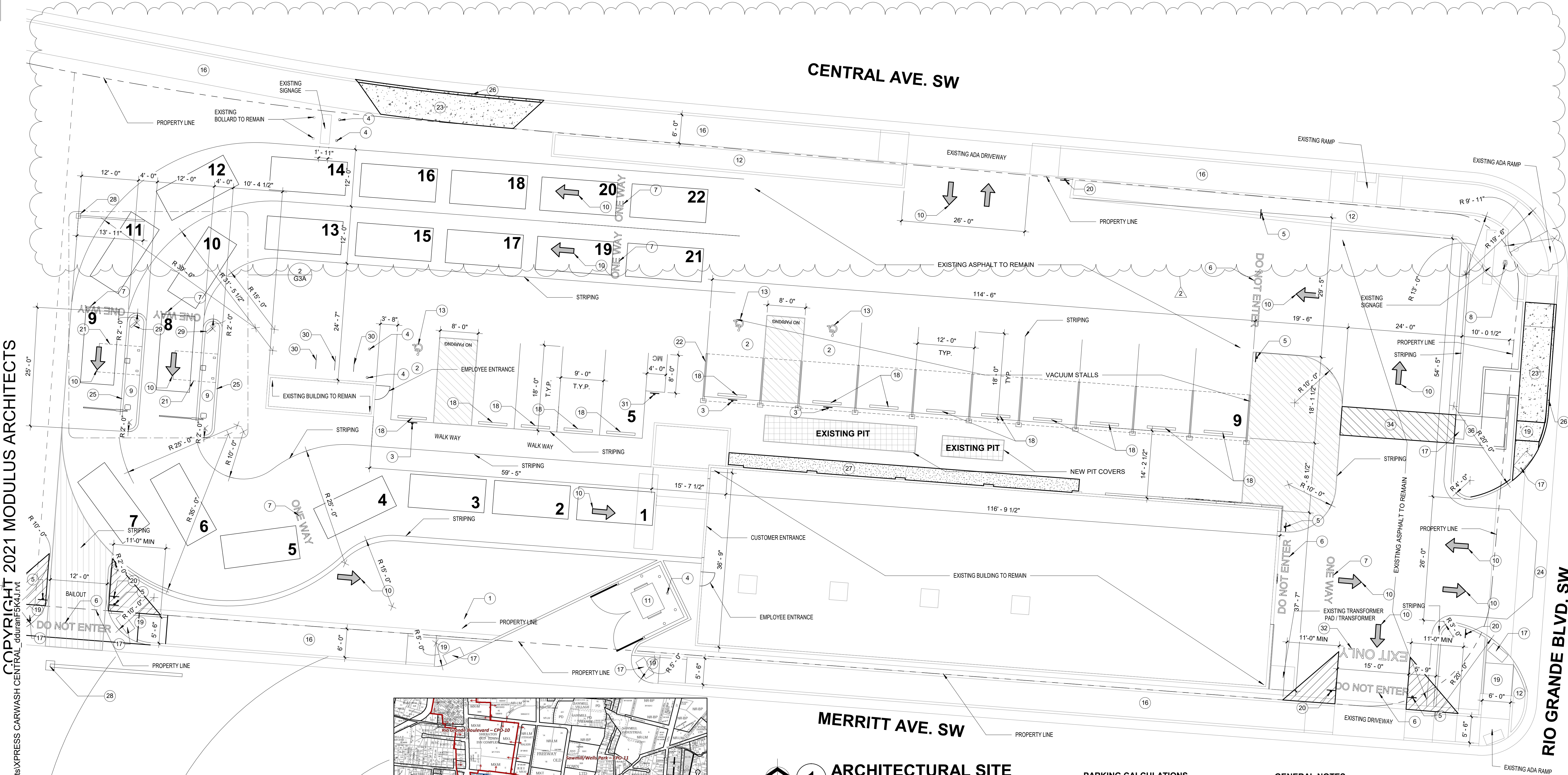
PROJECT TITLE CHAMPION XPRESS CARWASH 2100 CENTRAL AVE, ALBUQUERQUE, NM1 87104				DRAWN BY:	
PROJECT MANAGER		JOB NO.		Project Number	
SHEET TITLE OVERALL SITE PLAN					
DATE 04/25/2022		SHEET G3			
SCALE:					



**MODULUS ARCHITECTS**

100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

REV	DATE	BY	REVISION
2	6/2/2022		CITY COMMENTS & COORD



1 ARCHITECTURAL SITE

SCALE: 1" = 10'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED
06/10/2022

Joanne Wolfenbarger

PARKING CALCULATIONS

SPACES REQUIRED:
CAR WASH: 2 SPACES PER 1,000 S.F.
133 SF = 2 SPACES NEAR OFFICE
BICYCLE: 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES
5 SPACES * .10 = 0.5
MOTORCYCLE: 1 SPACE PER 1-25 PARKING SPACES
5 SPACES = 1 SPACE
SPACES PROVIDED:
CAR WASH: 5 SPACES PROVIDED
BICYCLE SPACES: 3 SPACES PROVIDED
MOTORCYCLE SPACES: 1 SPACES PROVIDED
GRAND TOTAL SPACES: 9 SPACES

GENERAL NOTES:

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KEYED NOTES:

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5. "DO NOT ENTER" SIGN RE: 12A/G6
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36. CURB RAMP RE: 16/G4

CONSTRUCTION DOCUMENTS

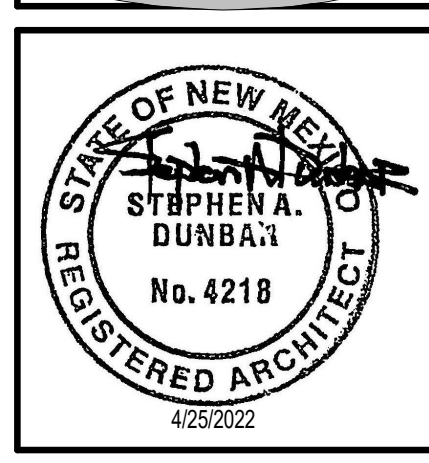
PROJECT TITLE	CHAMPION XPRESS CARWASH	JOB NO.	2100 CENTRAL AVE, ALBUQUERQUE, NM 87104
PROJECT MANAGER		DRAWN BY:	
SHEET TITLE	ARCHITECTURAL SITE PLAN	Project Number	

DATE	04/25/2022	SHEET	G3A
SCALE:			

REV	DATE	BY	REVISION
2	6/2/2022		CITY COMMENTS & COORD

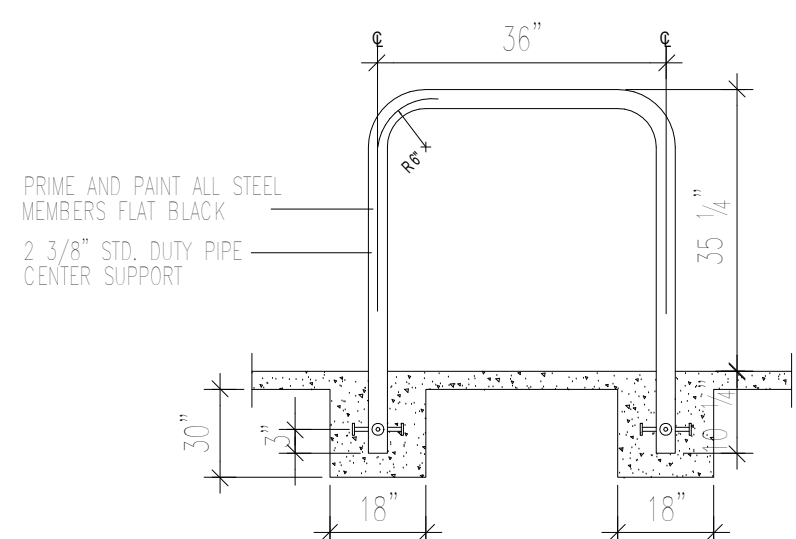
MODULUS ARCHITECTS

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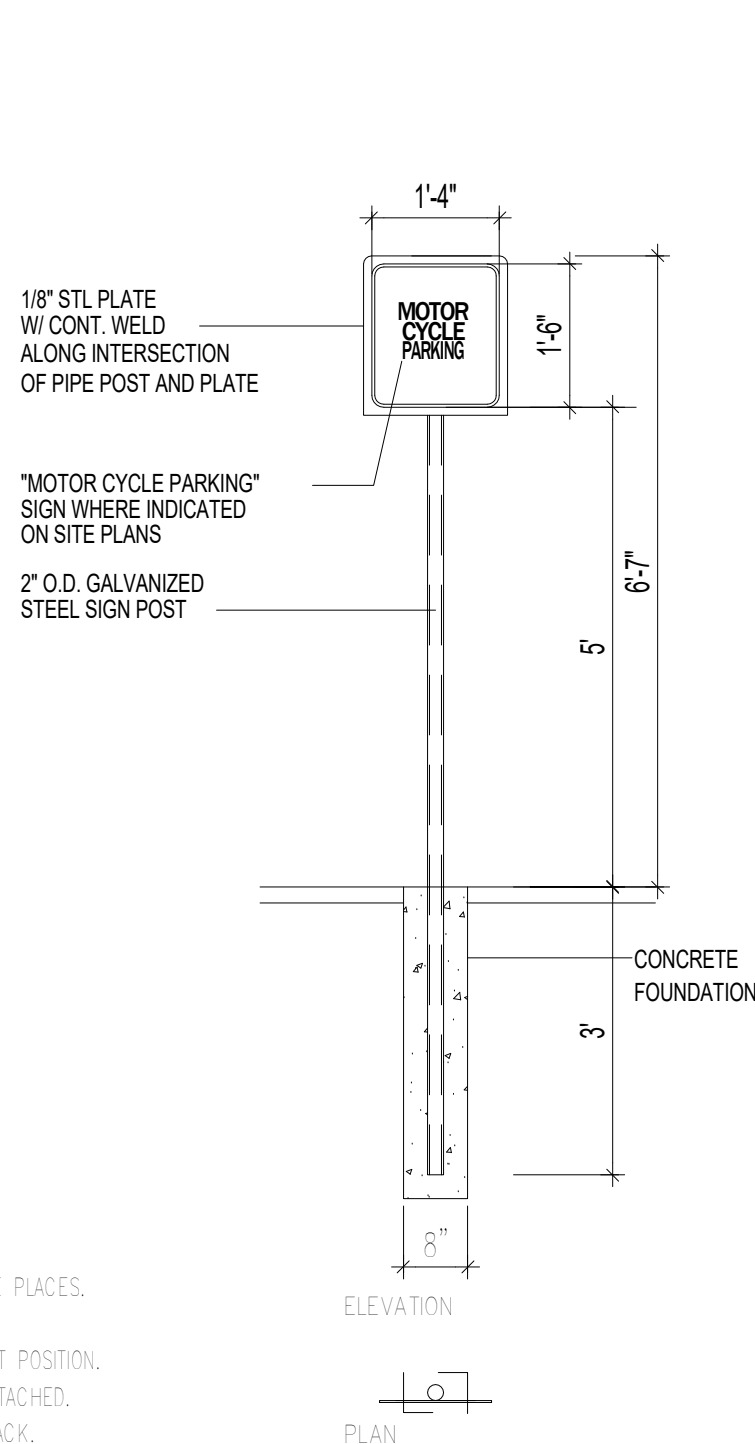


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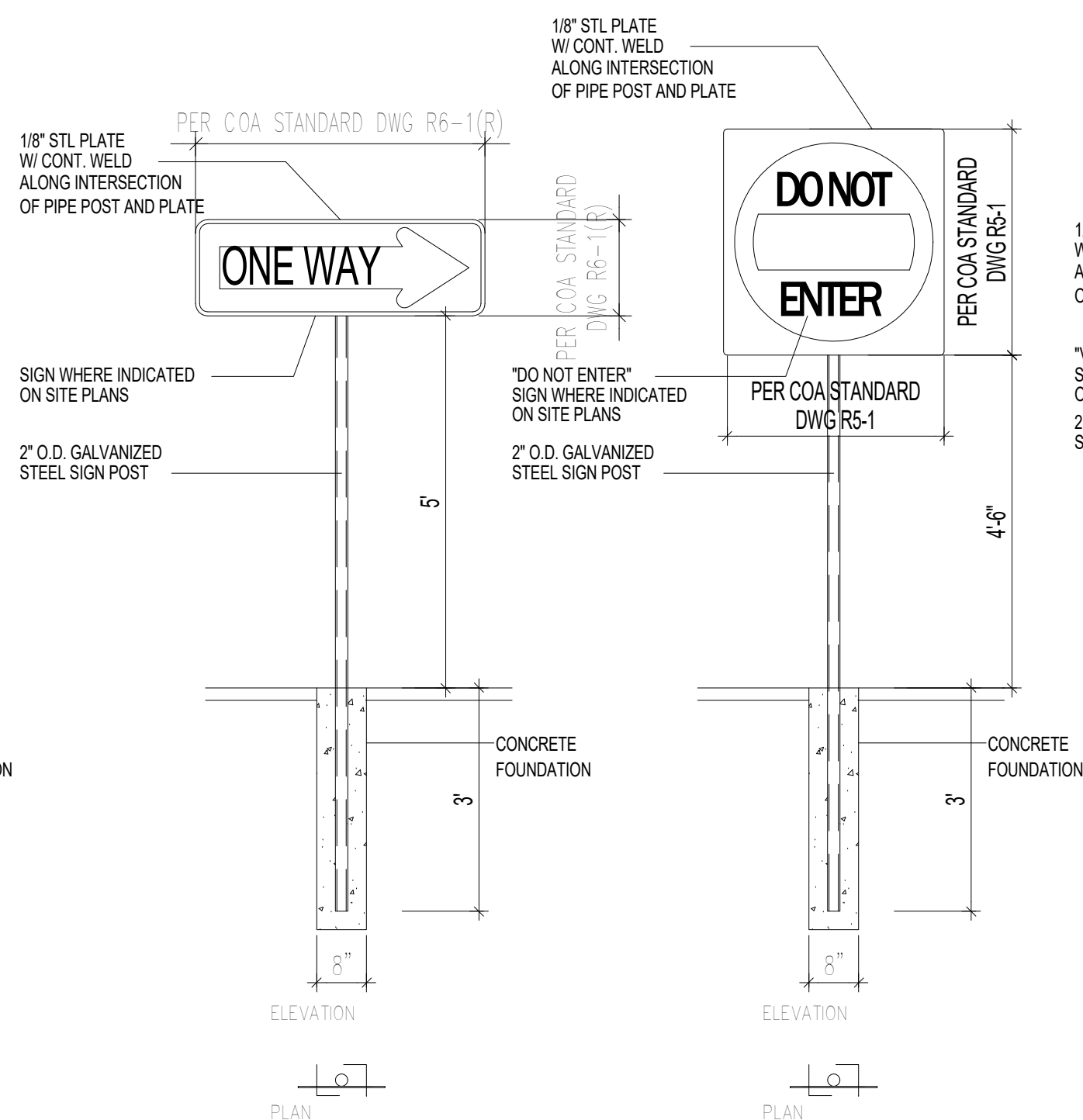
Jeanne Wolfenbarger



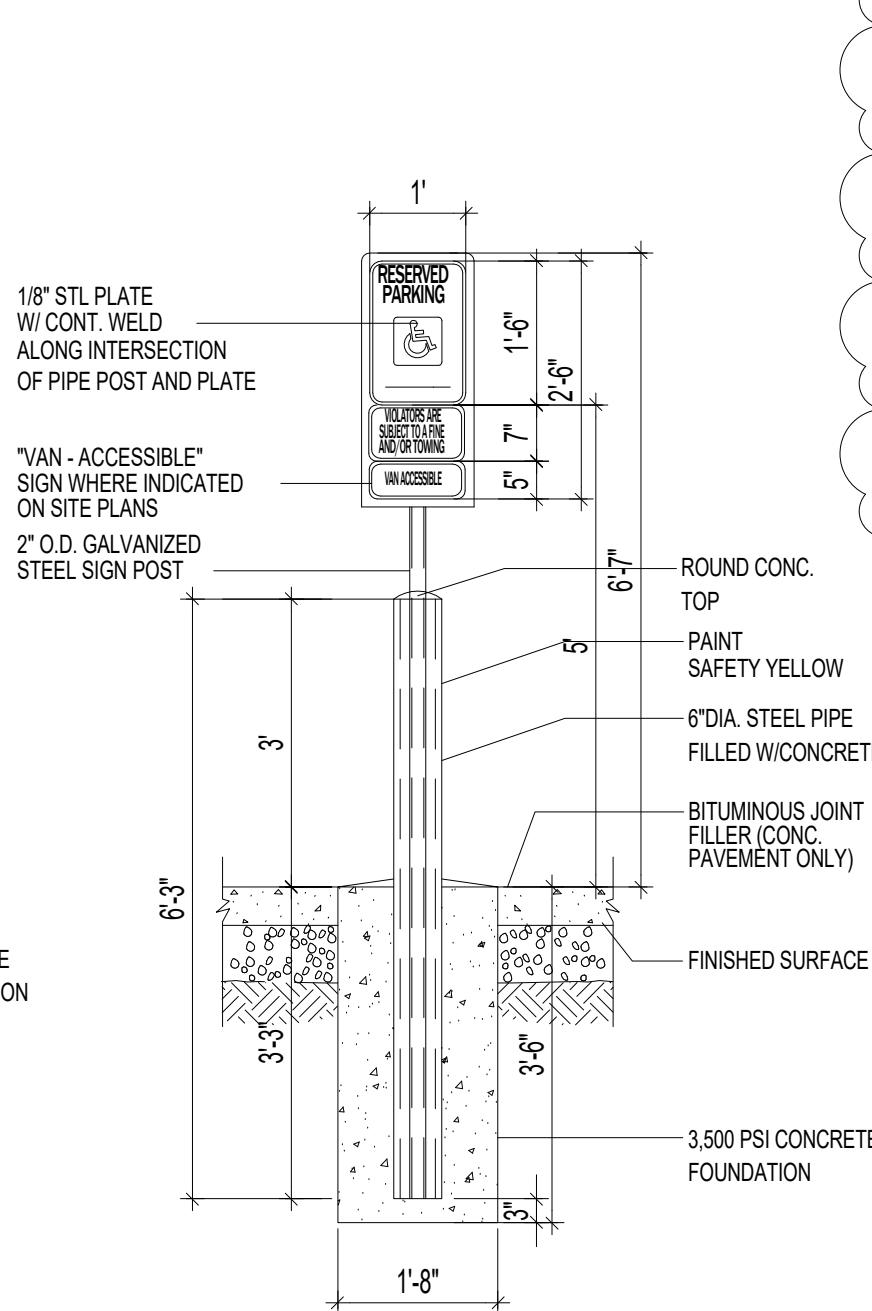
12 MISC. SIGNAGE



12A MISC. SIGNAGE
N.T.S



11 H.C SIGNAGE
N.T.S



14

NTS

SIGNAGE FACE DETAIL

PER COA STANDARD DWG R3-2

PER COA STANDARD DWG R3-2

PER COA STANDARD DWG 2600-601

PER COA STANDARD DWG 2600-601

PRIME AND PAINT ALL STEEL MEMBERS FLAT BLACK

4" STD. DUTY PIPE TYP OF (3) PER BENCH

2 X 2 X 1/8" T.S. HORIZ MEMBER AT EA. TUBE

PROVIDE 1/2" X 4.5" LAG AT EA. DF-TS LOCATION

4 X 4 DF W/(4) 1/2" X 4 1/2" LAG AT T.S. MEMBER INTERSECTION POINT

TYP. AT ALL T.S-PIPE INTERSECTIONS GRIND SMOOTH READY FOR PRIMER

PROV. (4) 1/4" X 2" NELSON STUD ANCHORS AT EACH TUBE

4 X 4 DF MEMBER TYP. OF 4 PER BENCH LOCATION

SIDE ELEVATION

FRONT ELEVATION

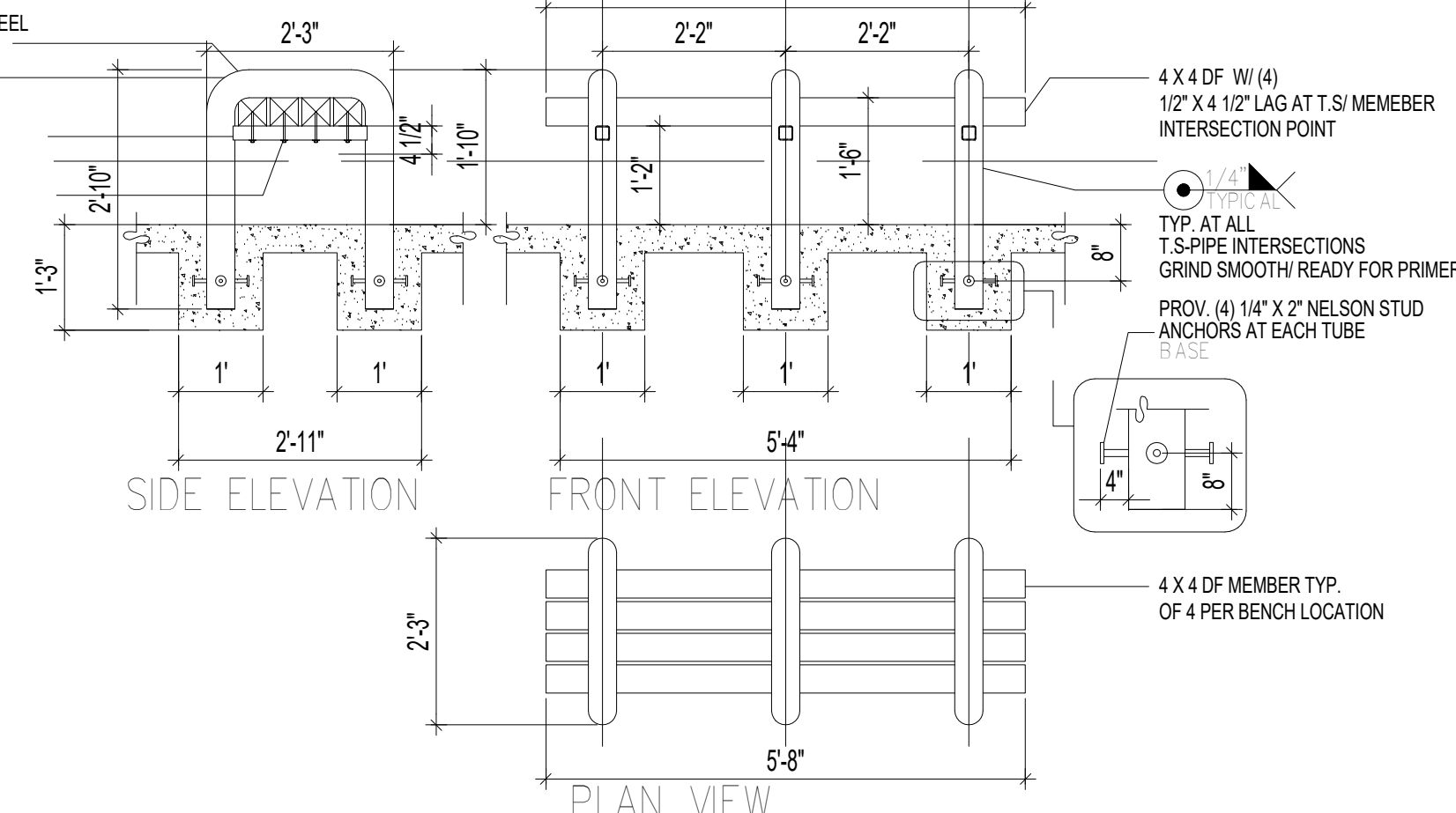
PLAN VIEW

10

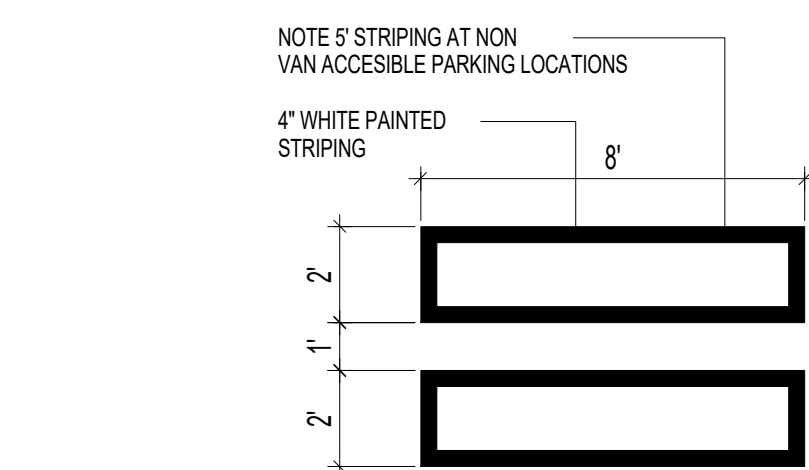
NTS

BENCH DETAIL

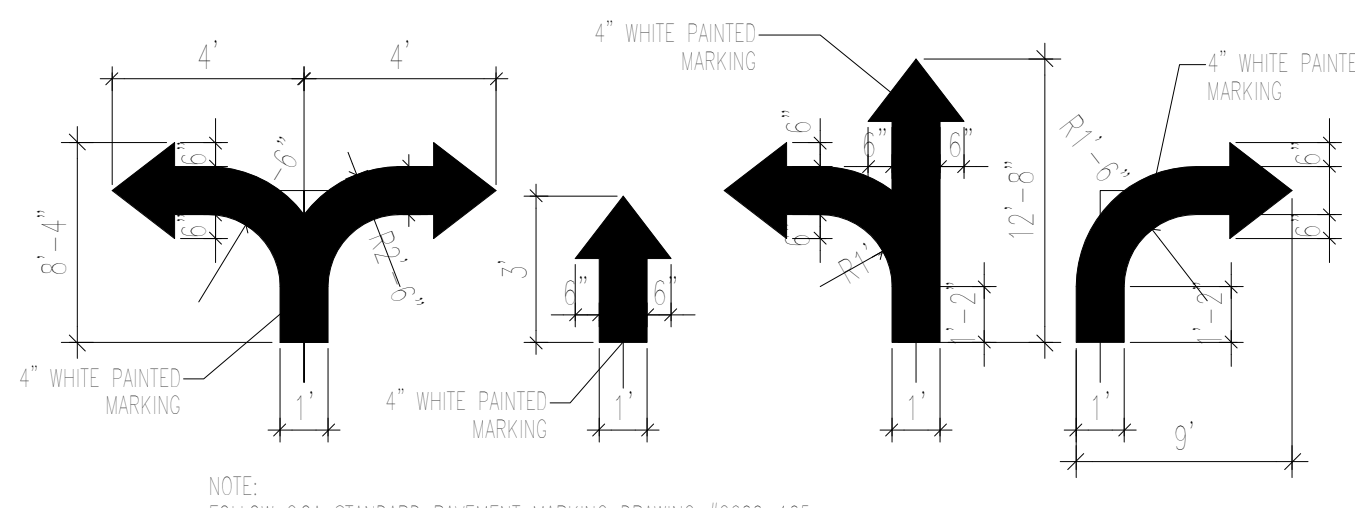
10 BENCH DETAIL
N.T.S.



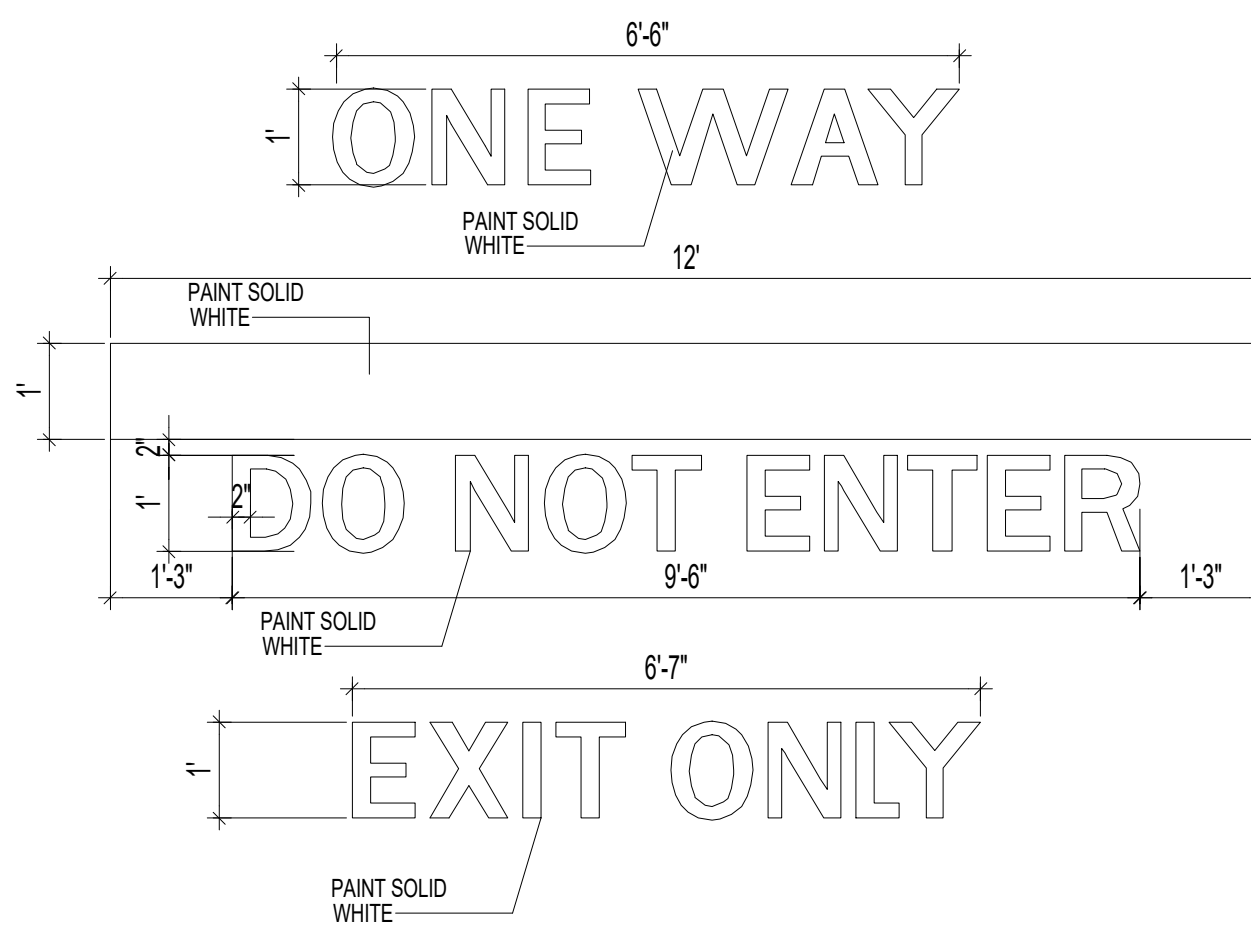
9 H.C PARKING-WALK PAINT DETAIL
N.T.S



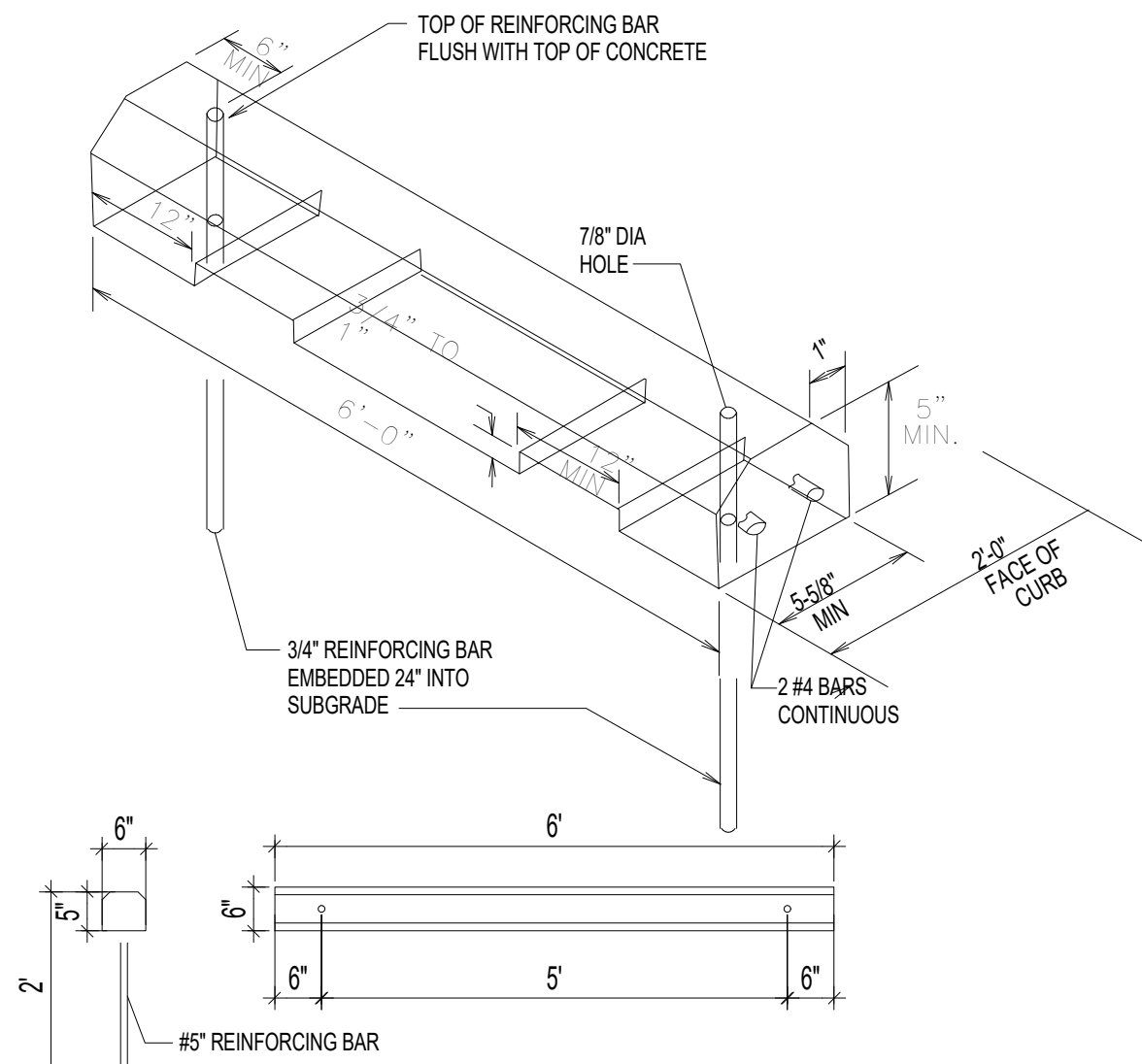
8 SITE DIRECTIONAL PAINT DETAIL
N.T.S.



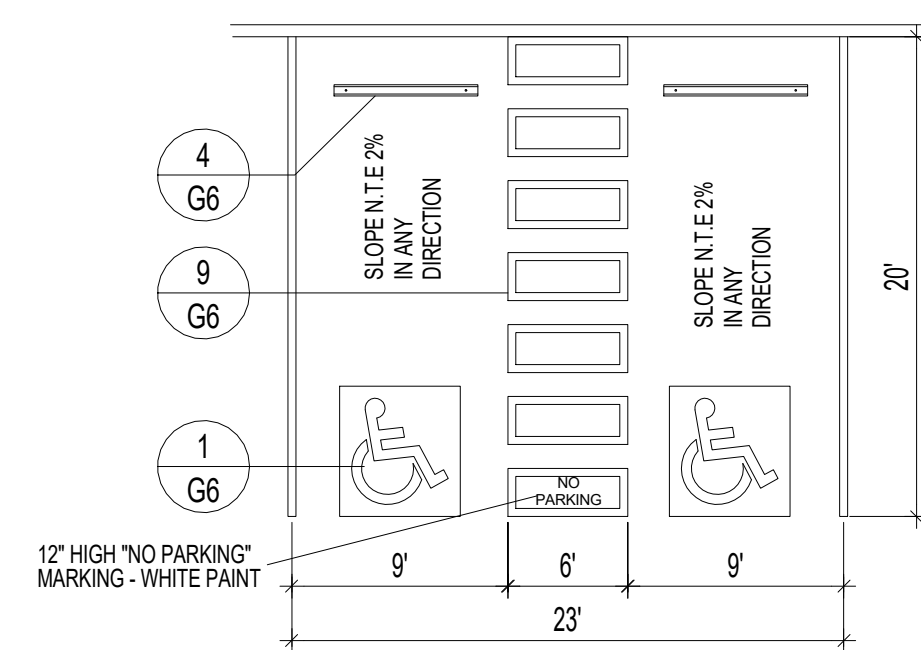
7 SITE DIRECTIONAL PAINT DETAIL



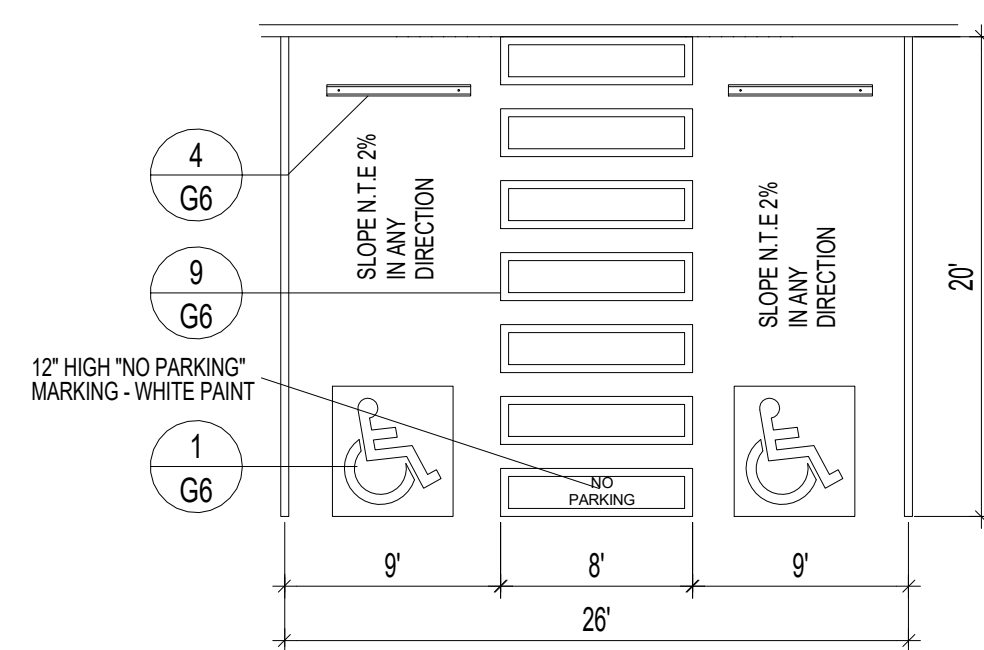
4 WHEEL STOP



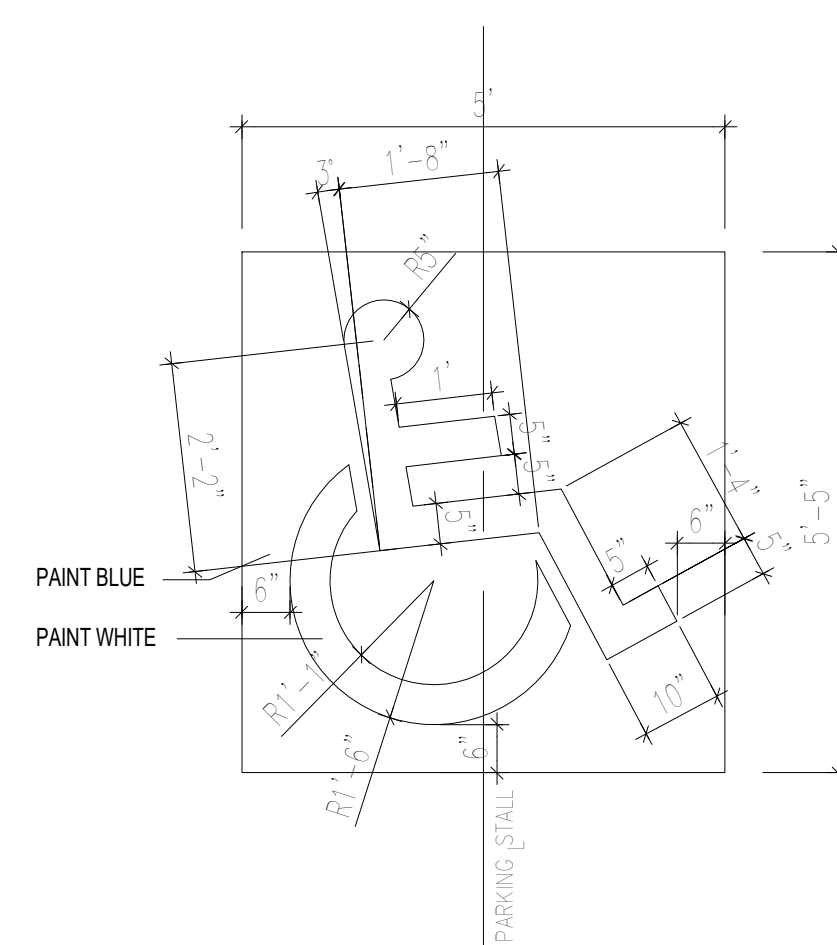
3 H.C PARKING PLAN DETAIL
N.T.S.



2 H.C PARKING PLAN DETAIL (VAN ACCESIBLE)



1 H.C SIGNAGE
N.T.S

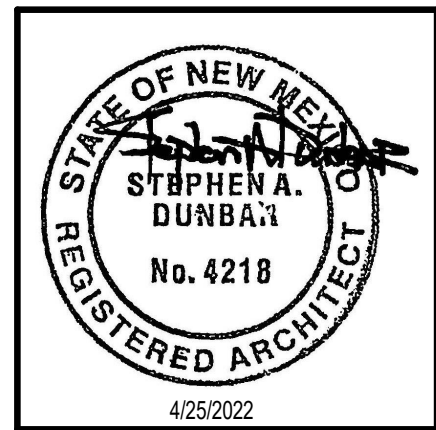


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2100 CENTRAL AVE., ALBUQUERQUE, NM1 87104	
PROJECT MANAGER	JOB NO. Project Number
DRAWN BY:	
SHEET TITLE SITE DETAILS	

DATE 04/25/2022	SHEET G6
SCALE:	