

CITY OF ALBUQUERQUE



February 6, 2019

Simons Architecture
Joe Simons
P.O. Box 67408
Albuquerque, NM 87193

**Re: Car Wash Lomas
9935 Lomas Blvd NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 11-29-18 (J20D003)**

Dear Mr. Simons,

The TCL submittal received 2-5-18 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,

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

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

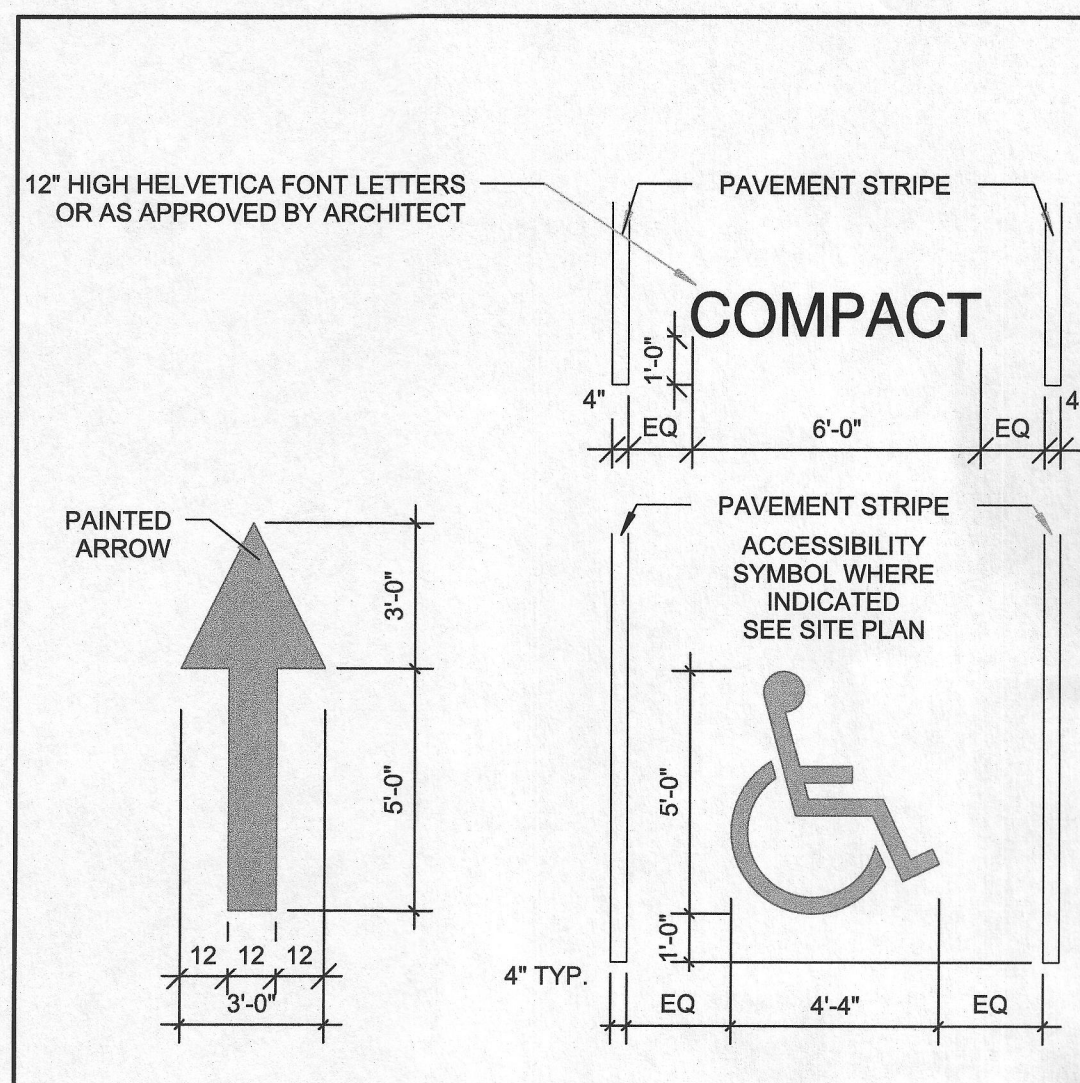
EG via: email
C: File

PO Box 1293

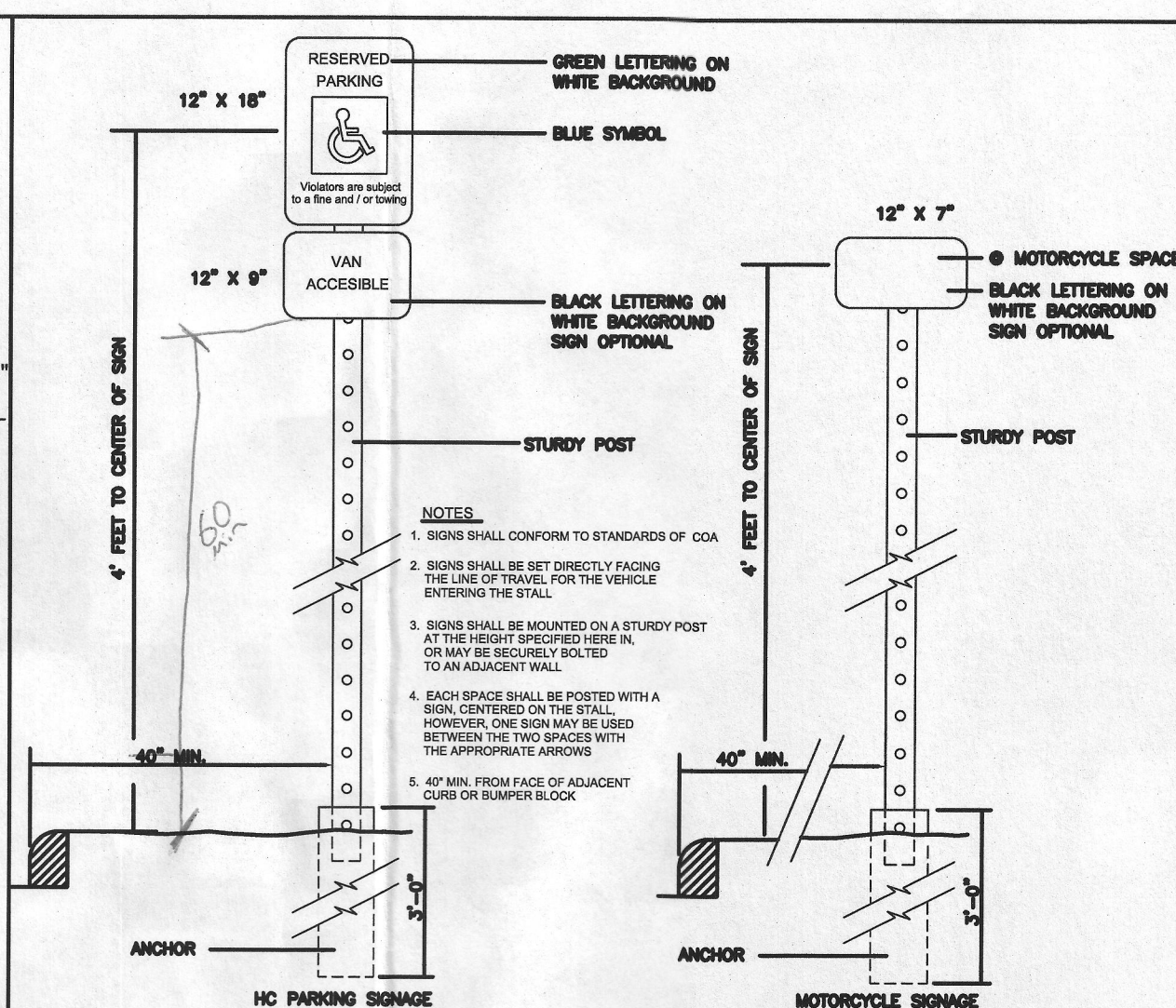
Albuquerque

NM 87103

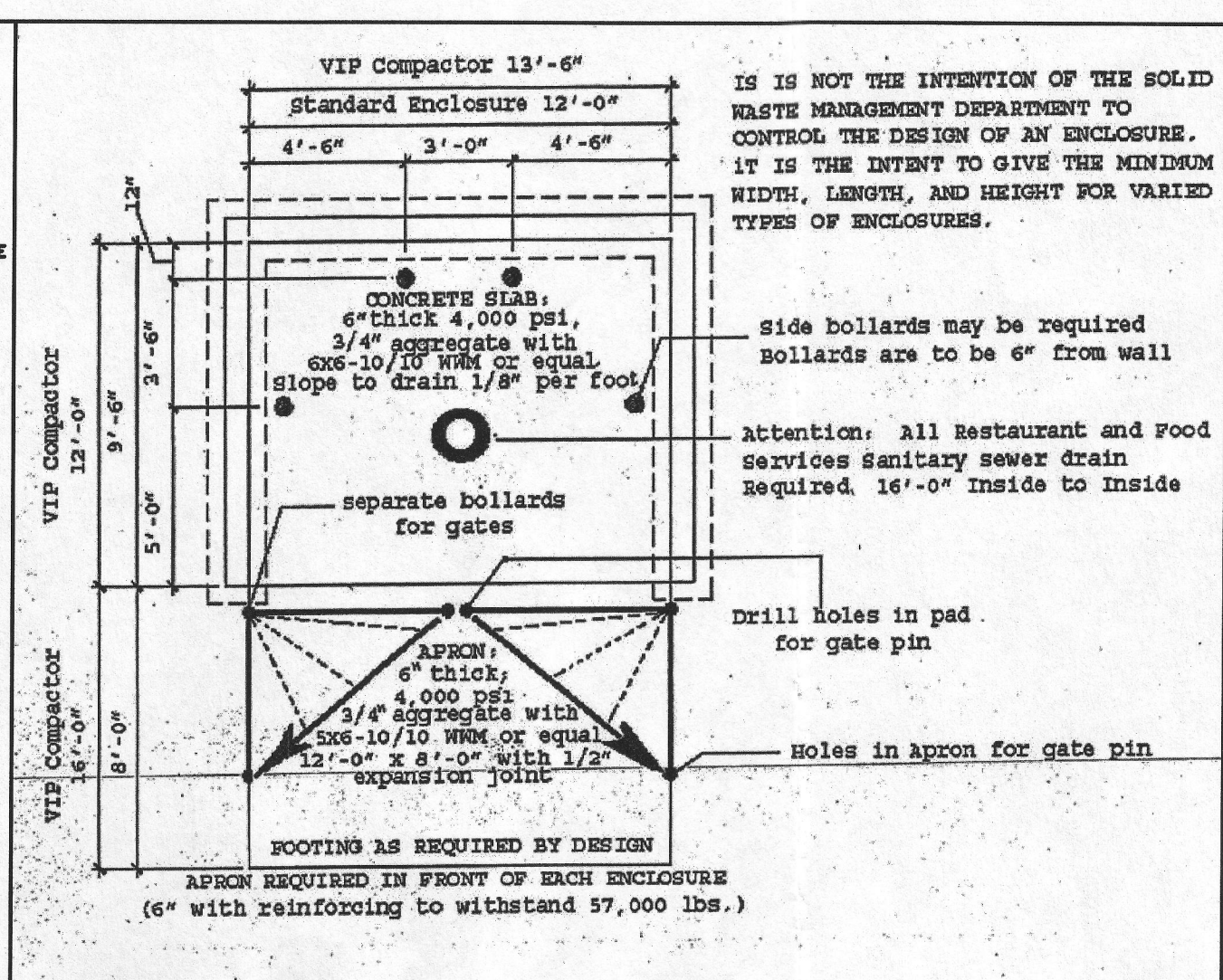
www.cabq.gov



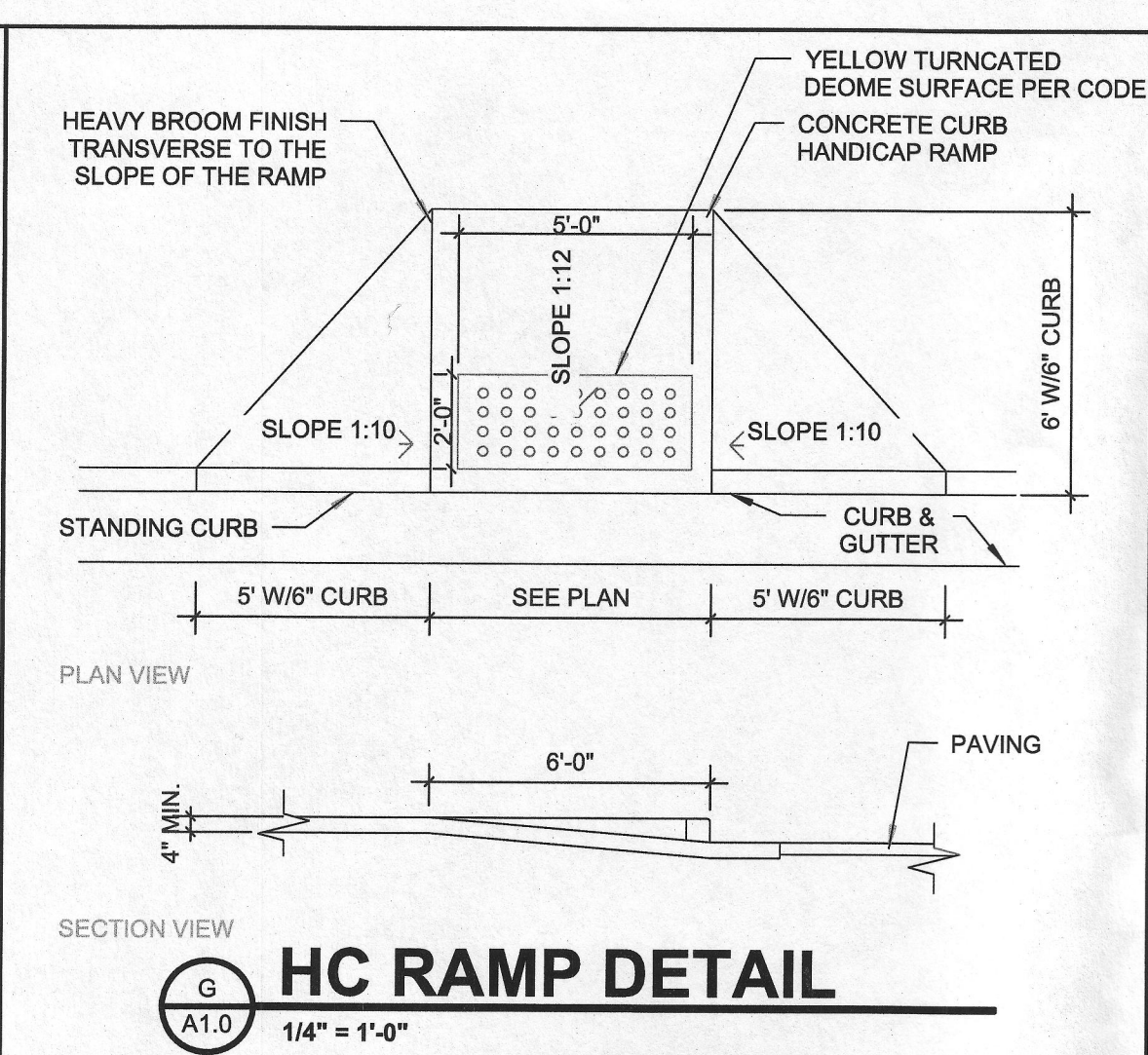
E STRIPING DETAIL
A1.0 1/4" = 1'-0"



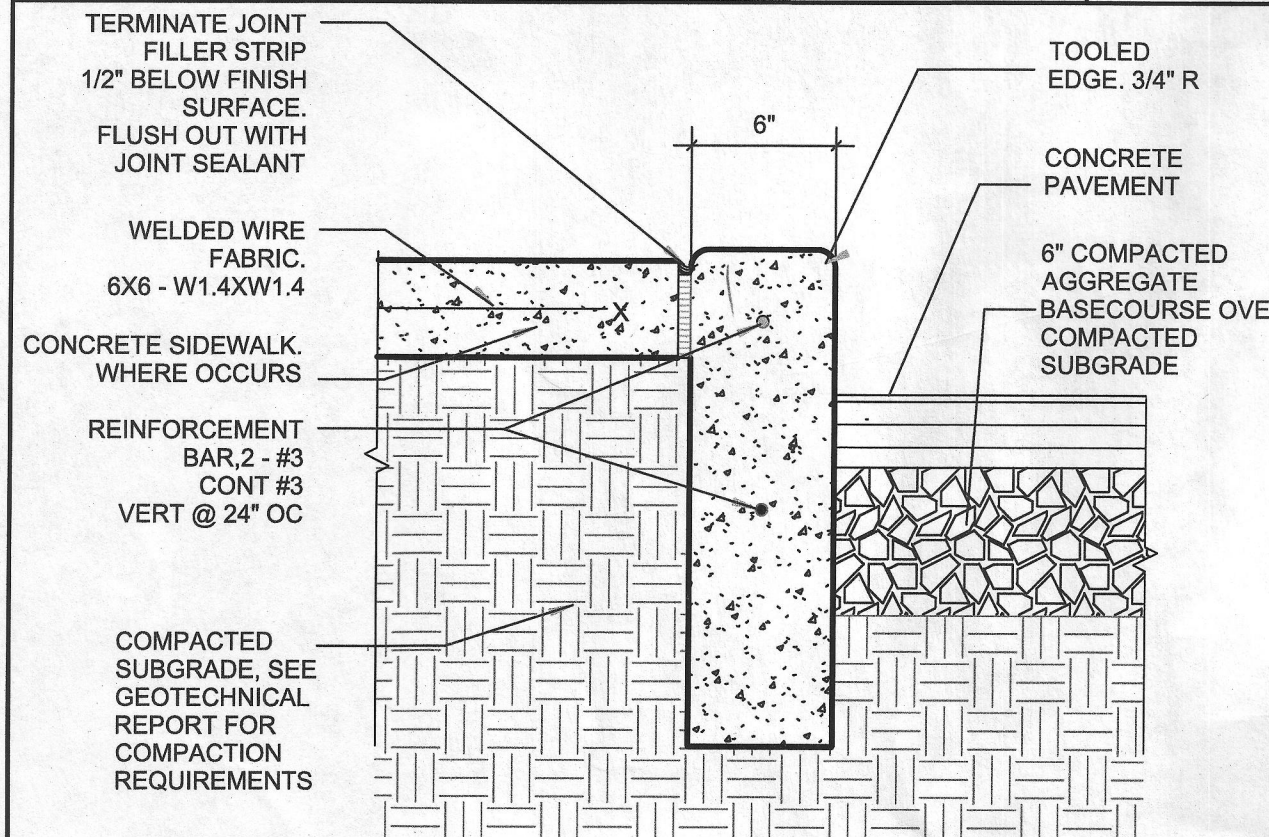
F ADA SIGNPOST DETAIL
A1.0



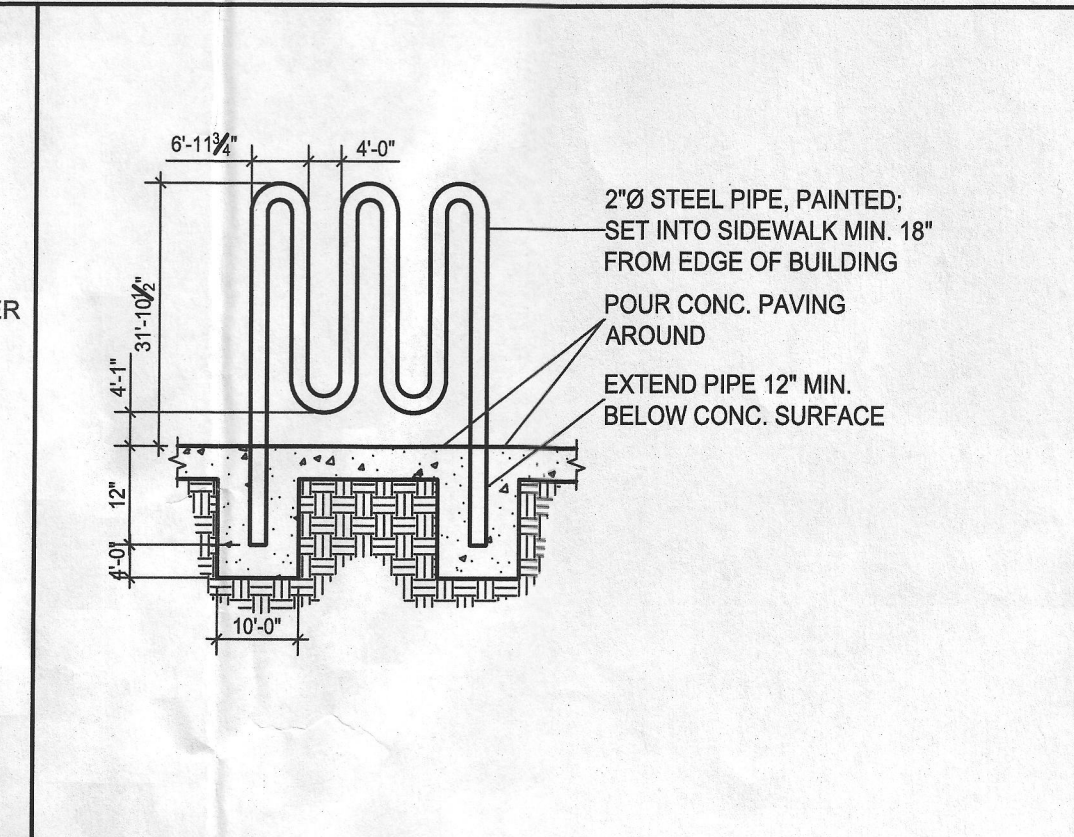
D CITY OF ALBUQUERQUE-DUMPSTER ENCLOSURE DETAIL
A1.0 N.T.S.



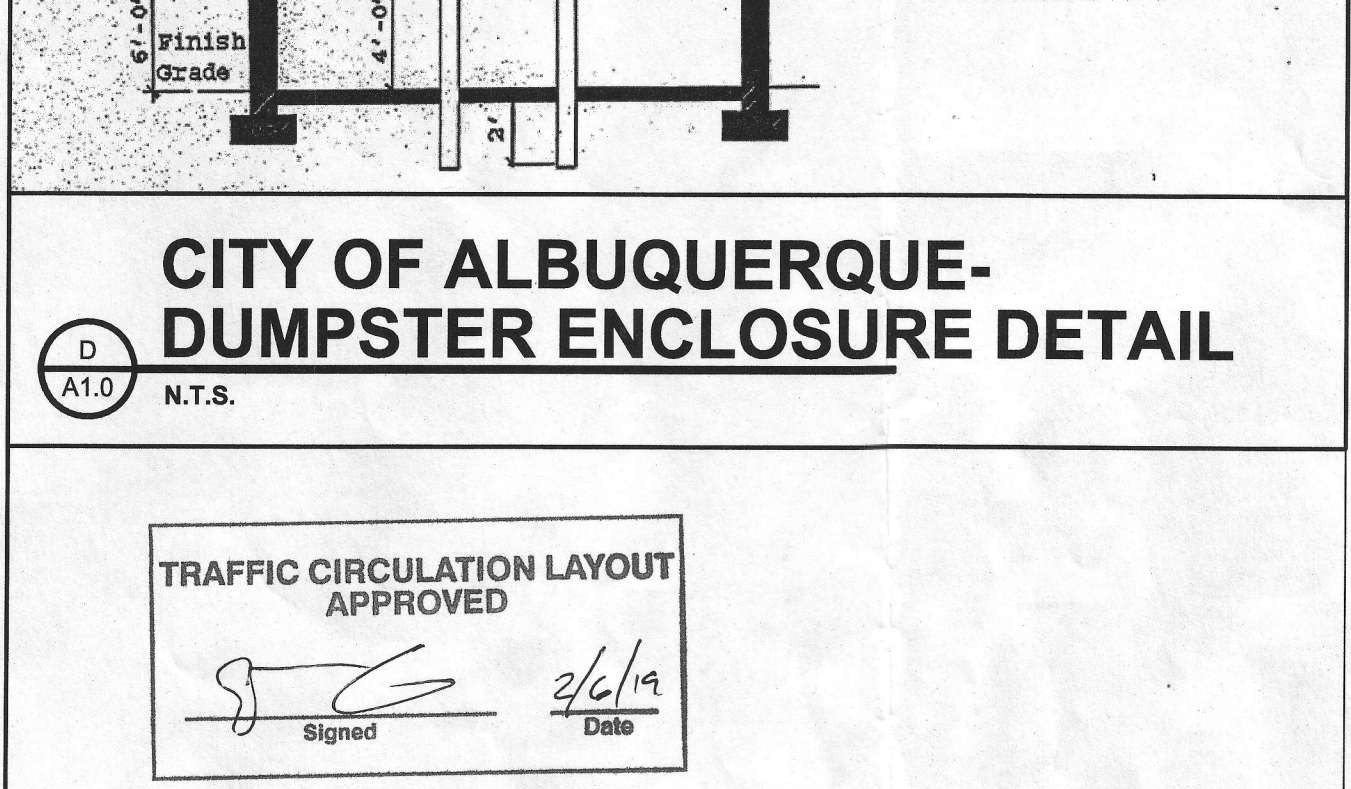
G HC RAMP DETAIL
A1.0 1/4" = 1'-0"



B STANDING CURB DETAIL
A1.0 1-1/2" = 1'-0"



C BIKE RACK DETAIL
A1.0 1-1/2" = 1'-0"



D CITY OF ALBUQUERQUE-DUMPSTER ENCLOSURE DETAIL
A1.0 N.T.S.



LEGAL DESCRIPTION
TR G-2-A-2 PLAT OF TRACTS G-2-A-1 & G-2-A-2 MONTGOMERY COMPLEX CONTAINS .8432 AC ALBUQUERQUE, NEW MEXICO BERNALILLO COUNTY

SITE DATA
ZONING: MX-L (OLD C-1)
ZONE ATLAS: J20
SITE SIZE: 53,466 SQ. FT. (1.2274 AC.)
BUILDING SIZE / % OF SITE: 5,489 SQ. FT. / 10.26%

PARKING CALCULATIONS

CARWASH BUILDING
AREA: 6,407 S.F.

PARKING CALCULATIONS:
2 SPACES / 1000 SF LOBBY SPACE = 2 PARKING SPACES

TOTAL STANDARD PARKING PROVIDED = 4 SPACES
TOTAL H.C. PARKING REQUIRED = 1 SPACE
TOTAL H.C. PARKING PROVIDED = 1 SPACE
TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE
TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACE

TOTAL PARKING PROVIDED = 4 SPACES
TOTAL PARKING REQUIRED = 2 SPACES

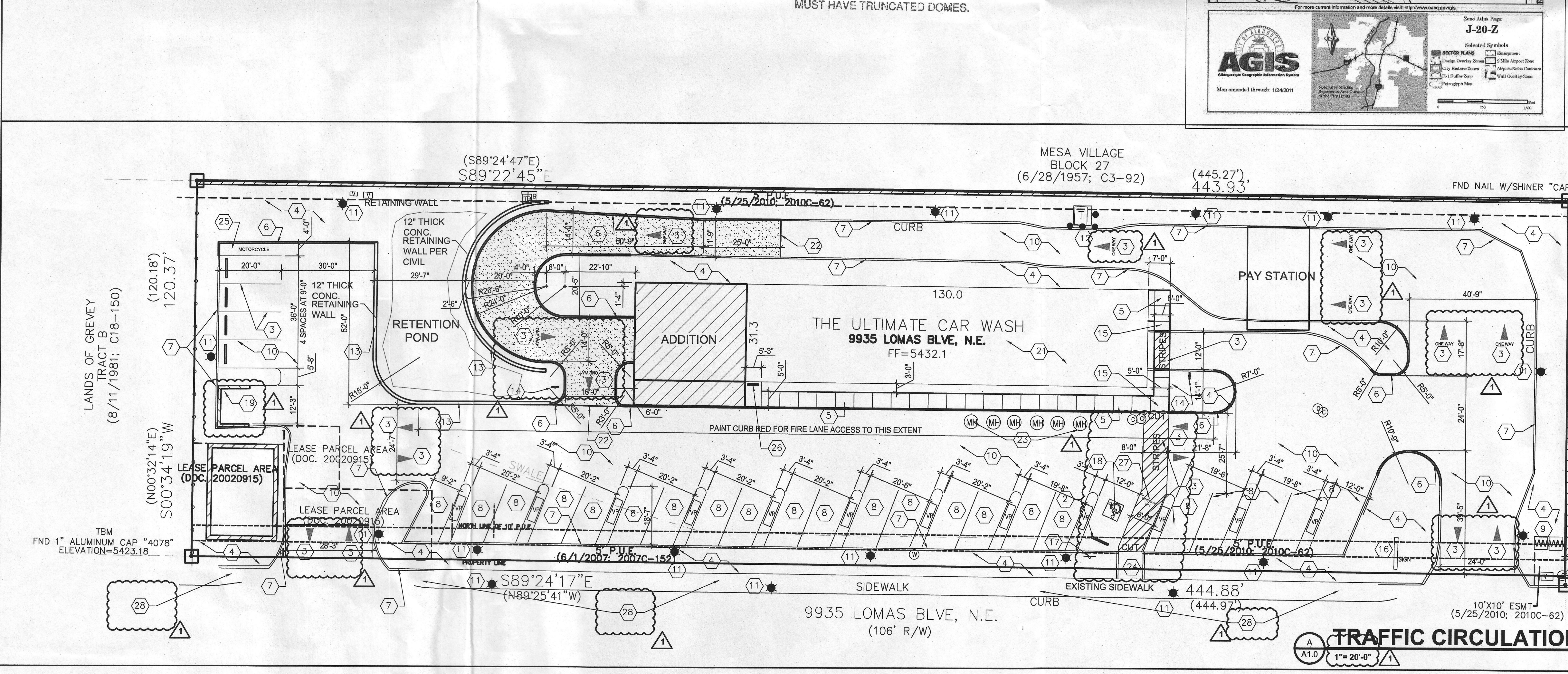
1 BICYCLE RACK PER 20 PARKING SPACES (1 BICYCLE RACK - 5 SPACES)
BIKE SPACES REQUIRED = 1 RACK
BIKE SPACES PROVIDED = 1 RACK

LANDSCAPE CALCULATIONS

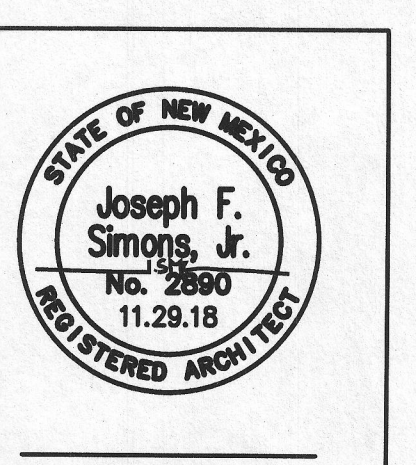
LOT AREA: 53,466 S.F.
BUILDING AREA: 5,489 + 918 = 6,407 S.F.
NET LOT AREA: 47,059 S.F.

LANDSCAPE AREA REQUIRED (15%): 7,059 S.F.
GROUND COVER REQUIRED (75% OF LANDSCAPE): 5,294 S.F.

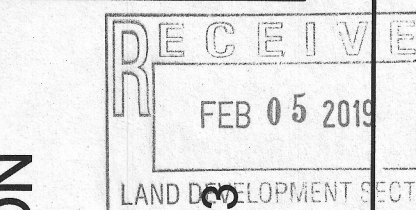
STREET TREES: 30' O.C.
LANDSCAPE AREA PROVIDED (30.9%): 14,564 S.F.



- KEYED NOTES**
- NEW ASPHALT PAVING TO EXTENTS SHOWN
 - NEW PRECAST CONCRETE BUMPER- TYP.
 - PAVEMENT STRIPING TO EXTENTS SHOWN
 - LANDSCAPING AREA
 - CONCRETE SIDEWALK PAVING- 5" THICK 4000 PSI MIX W/ 6X6 WWF
 - NEW CONCRETE STANDING CURB- PER COA STANDARD DETAIL
 - EXISTING CURBS TO REMAIN
 - EXISTING VACUUM AREA SPACES, NOT REQUIRED PARKING SPACES
 - EXISTING WATER METER TO REMAIN
 - EXISTING PAVEMENT TO REMAIN- SAWCUT AT NEW TRANSITIONS
 - EXISTING LIGHT POLE TO BE REMAIN
 - EXISTING TRANSFORMER TO REMAIN
 - NEW RETAINING WALL- 12" THICK CONCRETE WALL- RE: CIVIL
 - NEW 48" TALL SIGN: "DO NOT ENTER" FROM "HIGHWAY SUPPLY" ABO
 - NEW ADA RAMP WITH TACTILE TRUNCATED DOME MAT- SEE DTL THIS SHEET
 - EXISTING BUILDING Pylon SIGN
 - NEW HC PARKING SIGN PER DETAIL THIS PAGE
 - NEW ADA STRIPING AND PAVED AND PAINTED SYMBOL
 - EXISTING 6" TALL 8" CMU WALL TRASH ENCLOSURE TO BE REBUILT AND/OR MODIFIED TO COA STANDARDS INCLUDING BOLLARDS AND PAD SHOWN ON COA STANDARD DETAIL D/01.0 ON THIS PAGE
 - EXISTING FIRE HYDRANT LOCATION
 - EXISTING BUILDING TO REMAIN LOCATION
 - SAWCUT PAVING AT THIS POINT TO TRANSITION NEW TO EXISTING
 - EXISTING MANHOLES OVER HOLDING TANKS TO REMAIN
 - PEDESTRIAN ACCESS CONCRETE WALK
 - MOTORCYCLE PARKING SPACE
 - BICYCLE RACK
 - PAINT LETTERS "NO PARKING" AT THIS LOCATION- 1'-0" HIGH, 2" THICK IN CAPITAL LETTERS- PER 66-1-4.1.B NMSA 1978
 - ALL BROKEN OR CRACKED MUST BE REPLACED WITH SIDEWALK CURB & GUTTER PER COA DETAIL #2430



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CAR WASH - LOCATION PERMIT SET
9935 LOMAS BLVD NE
ALBUQUERQUE, NM 87111
BERNALILLO COUNTY

JOB NUMBER: CBB-003
DATE: 11.29.18
REVISIONS: 02.03.19

DESIGNED & DRAWN BY: JFS
A1.0 TCL