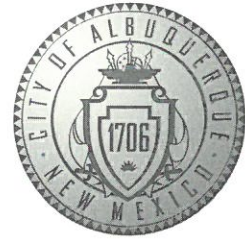


CITY OF ALBUQUERQUE



November 6, 2019

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

Re: Car Wash Lomas
9935 Lomas Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 11-29-18 (J20D003)
Certification dated 10-25-19

Dear Mr. Simons,

Based upon the information provided in your submittal received 11-1-19, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

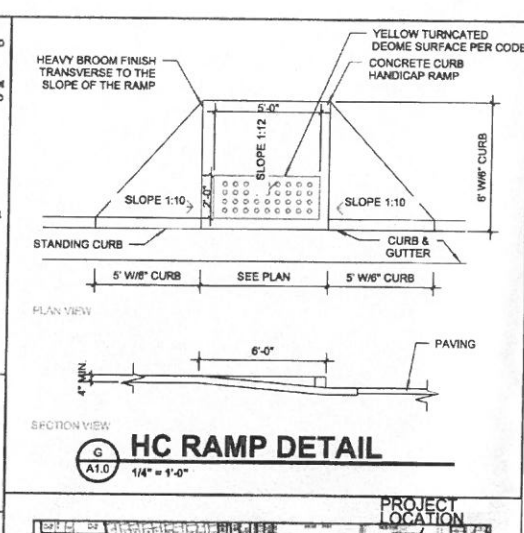
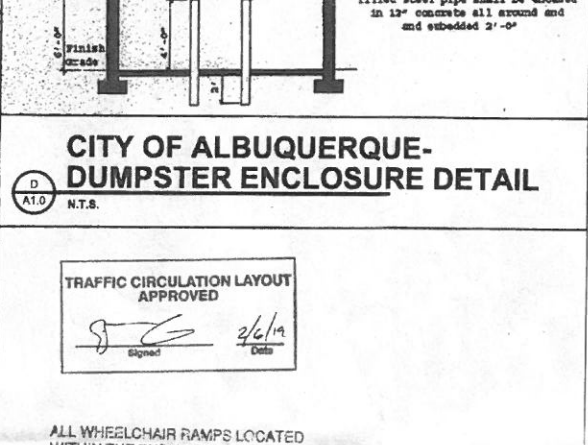
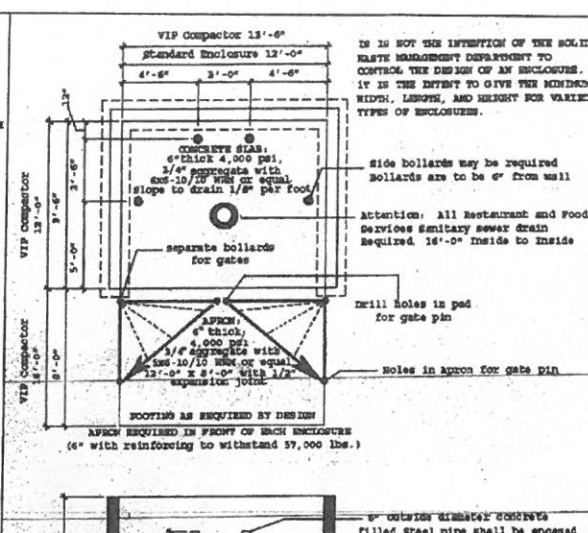
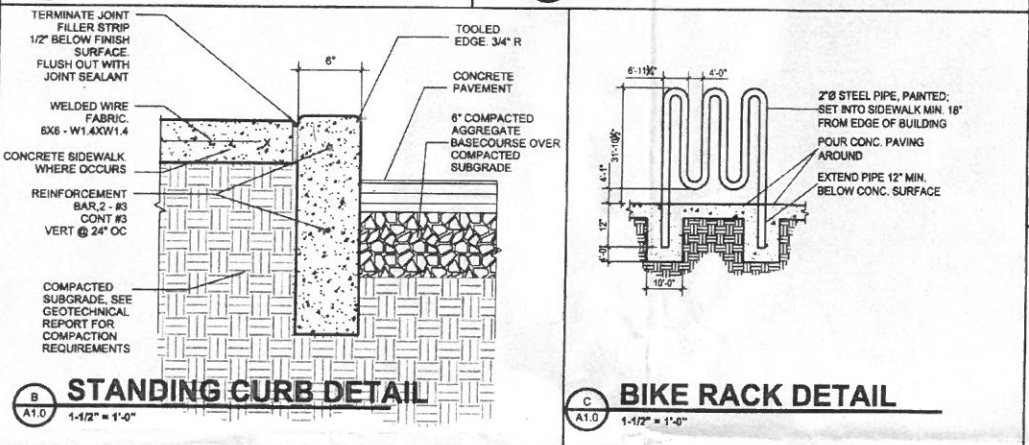
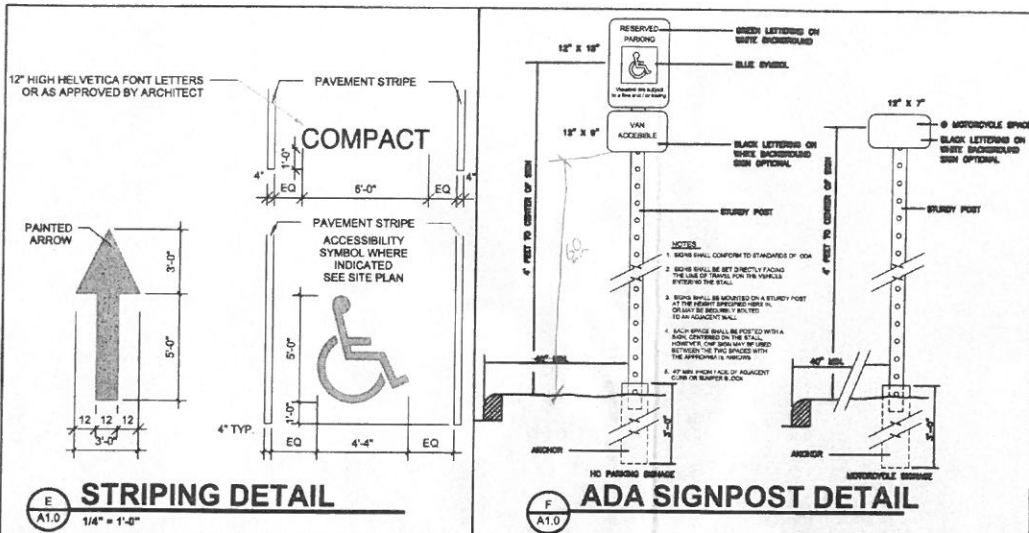
If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

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

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

EG via: email
C: CO Clerk, File



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)

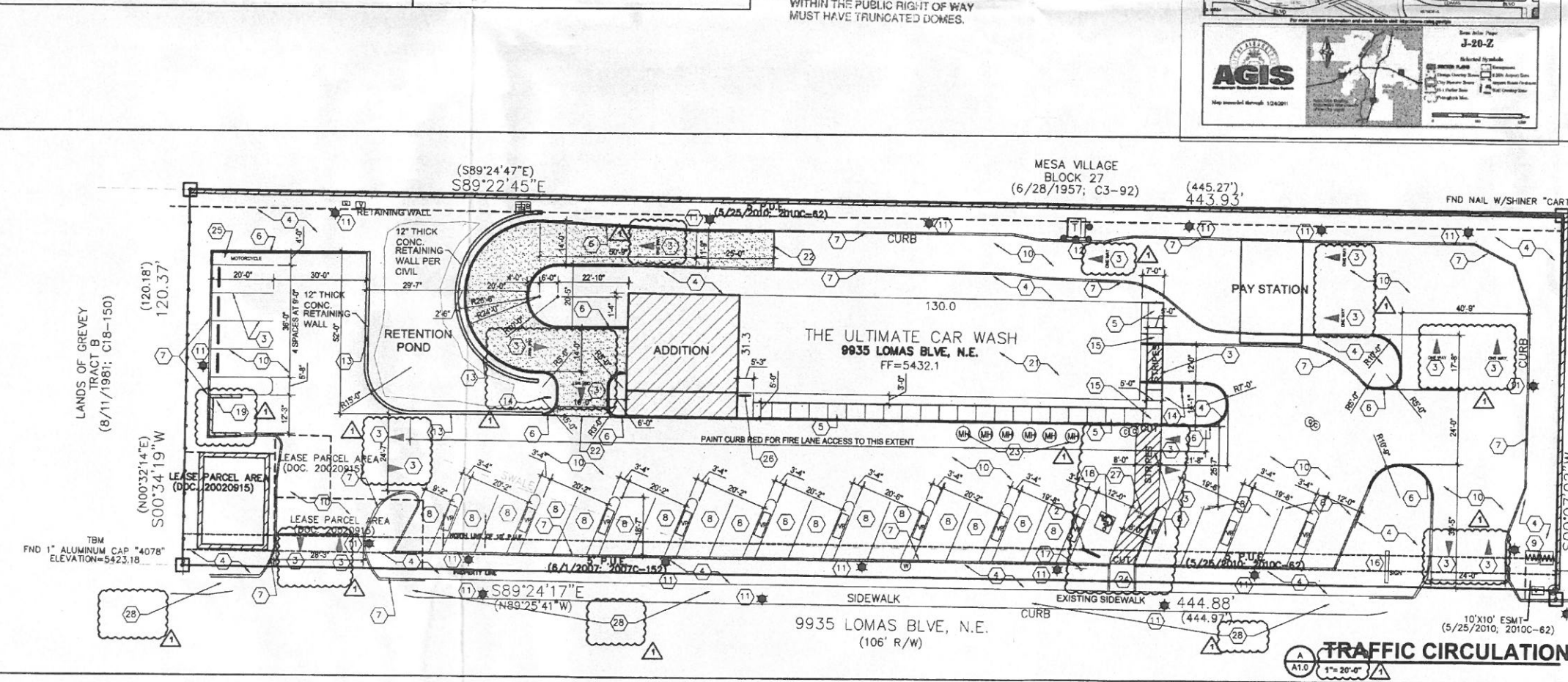
BIKE SPACES REQUIRED = 1 RACK
BIKE SPACES PROVIDED = 1 RACK

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: 5,294 S.F.
(75% OF LANDSCAPE)

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



- KEYED NOTES**
1. NEW ASPHALT PAVING TO EXTENTS SHOWN
 2. NEW PRECAST CONCRETE BARRIER - TYP.
 3. PAVEMENT STRIPING TO EXTENTS SHOWN
 4. LANDSCAPING AREA
 5. CONCRETE SIDEWALK PAVING - 5" THICK 4000 PSI MIX W/ 60% HWF
 6. NEW CONCRETE STANDING CURB - PER COA STANDARD DETAIL
 7. EXISTING CURBING TO REMAIN
 8. EXISTING VACUUM AREA SPACES, NOT REQUIRED PARKING SPACES
 9. EXISTING WATER METER TO REMAIN
 10. EXISTING PAVEMENT TO REMAIN - SAWCUT AT NEW TRANSITIONS
 11. EXISTING LIGHT POLE TO BE REMAIN
 12. EXISTING TRANSFORMER TO REMAIN
 13. NEW RETAINING WALL - 12" THICK CONCRETE WALL - RE: CIVIL
 14. NEW 48" TALL SIGN - "DO NOT ENTER" FROM "THROUGHWAY" AND
 15. NEW ADA RAMP WITH TACTILE TRUNCATED DOME MAT - SEE DET. THIS SHEET
 16. EXISTING BUILDING PAVILION SIGN
 17. NEW H.C. PARKING SIGN PER DETAIL THIS PAGE
 18. NEW H.C. STRIPING AND PAVEMENT PAINTED SYMBOLS
 19. EXISTING 8' TALL 8' DIA. WALL TRASH ENCLOSURE TO BE REBUILT AND/OR
 20. EXISTING 8' TALL 8' DIA. WALL TRASH ENCLOSURE TO BE REBUILT AND/OR
 21. EXISTING BUILDING TO REMAIN LOCATION
 22. SAWCUT PAVING AT THIS POINT TO TRANSITION NEW TO EXISTING
 23. EXISTING MANHOLES OVER HOLDING TANKS TO REMAIN
 24. PEDESTRIAN ACCESS CONCRETE WALK
 25. MOTORCYCLE PARKING SPACE
 26. BICYCLE RACK
 27. PAINT LETTERS "NO PARKING" AT THIS LOCATION - 1'-0" HIGH, 2" THICK
 28. ALL BROKEN OR CRACKED MATS BE REPLACED WITH SIDEWALK CURB & GUTTER PER COA DETAIL, 2005C-380

Joseph F. Simons Jr.
REGISTERED ARCHITECT
11.28.18

Joseph F. Simons Jr., AIA
ARCHITECT
11.28.18

Simons Architecture
ARCHITECTURE

CAR WASH - LOCATION
PERMIT SET
9935 LOMAS BLVD NE
ALBUQUERQUE, NM 87113
BERNALILLO COUNTY

JOB NUMBER
CBB-003

DATE
11.28.18

REVISIONS
02.03.19

DESIGNED & DRAWN BY
JFS

A1.0
TCL



PO Box 67408
ALBUQUERQUE, NM 87193-7408
JFS @ SIMONSARCHITECTURE.COM

505.480.4796 VOICE

10.25.19

TRAFFIC CERTIFICATION

I, JOE SIMONS JR., NMRA 002890, OF THE FIRM SIMONS ARCHITECTURE PC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 8.6.19 AT THE ADDRESS 9935 LOMAS BLVD., ALBUQUERQUE, NM AND PERMIT NUMBER IS 2018-0619. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOE SIMONS JR., OF THE FIRM SIMONS ARCHITECTURE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 9/26/16 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY (PERMANENT). ANY ALTERATIONS TO THE APPROVED TCL IS NOTED IN RED ON THE ATTACHED PLAN AND IS NOTED AS FOLLOWS:

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Signature of Engineer or Architect

Date