CITY OF ALBUQUERQUE



December 10, 2018

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,

Based upon the information provided in your submittal received XX-XX-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

- 1. The traffic circulation layout must be stamped, <u>signed</u>, and dated by an engineer or architect licensed in the state of New Mexico.
- The scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, on the following scales may be used:

Albuquerque

NM 87103

 The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

www.cabq.gov

- Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
 Signing, Striping: Adequate signing (one-way, do not enter, etc.) and striping
- 5. Signing, Striping: Adequate signing (one-way, do not enter, etc.) and striping needs to be incorporated into the design of the parking area which will help to convey to the motorist the proper use of the facility
- Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
- Please include one copies of the traffic circulation layout at the next submittal.

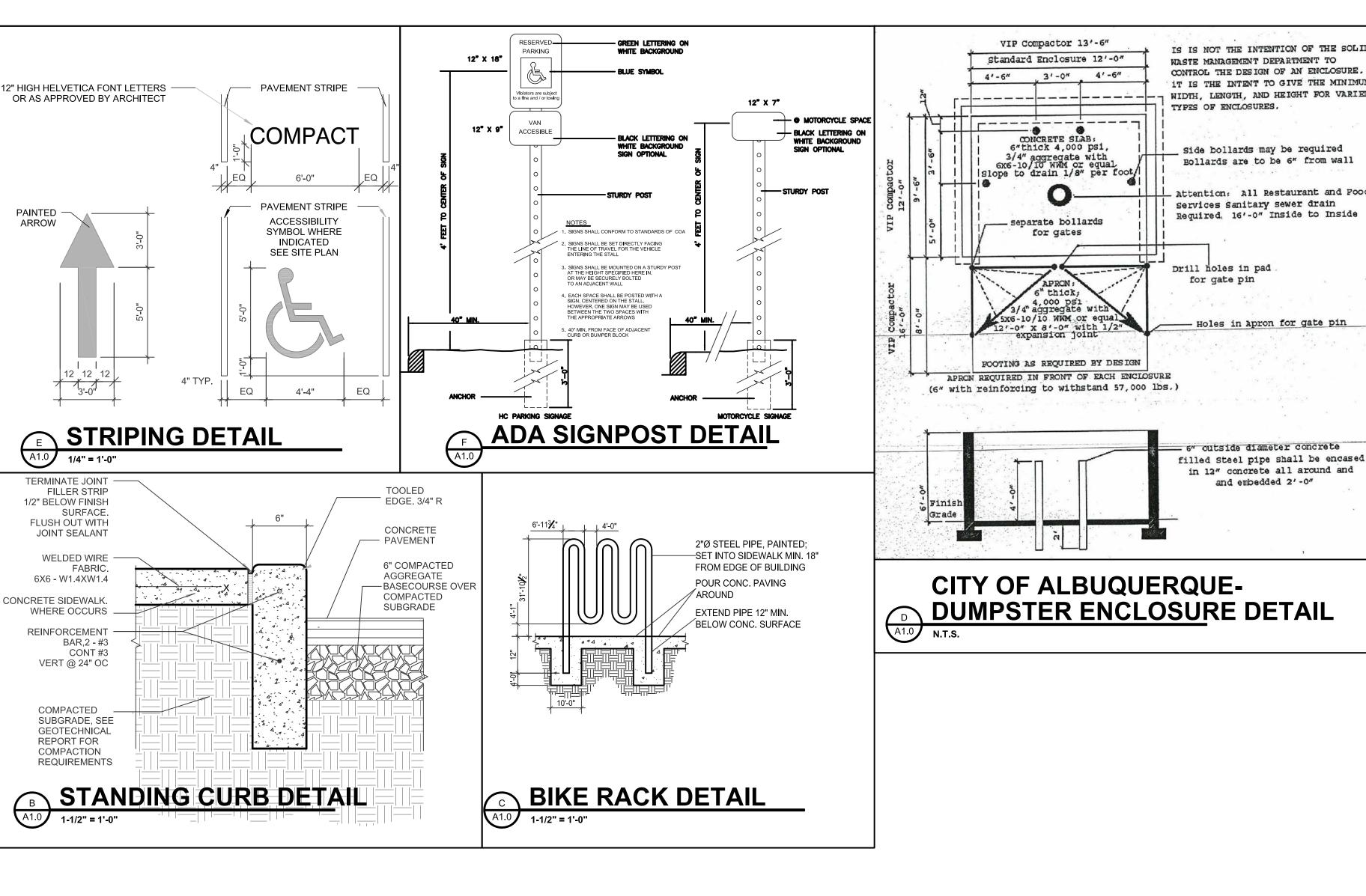
Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at 924-3981.

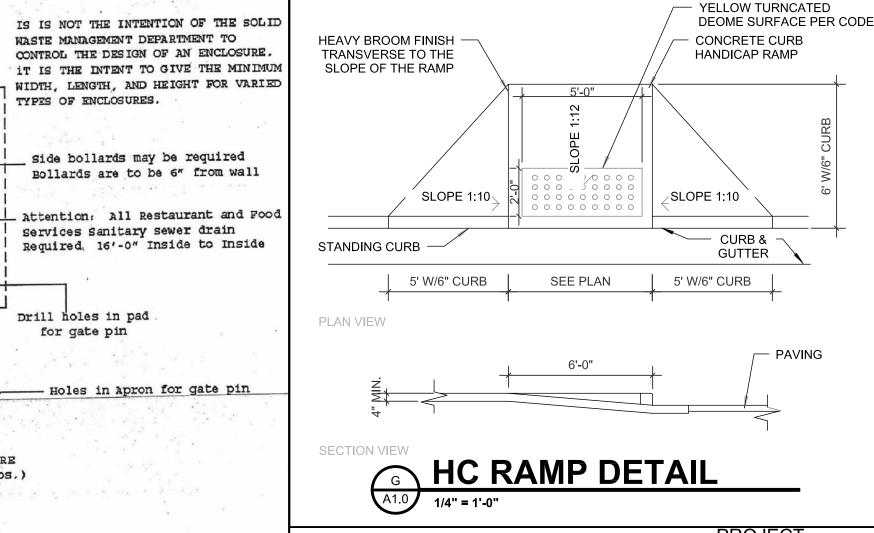
Sincerely,

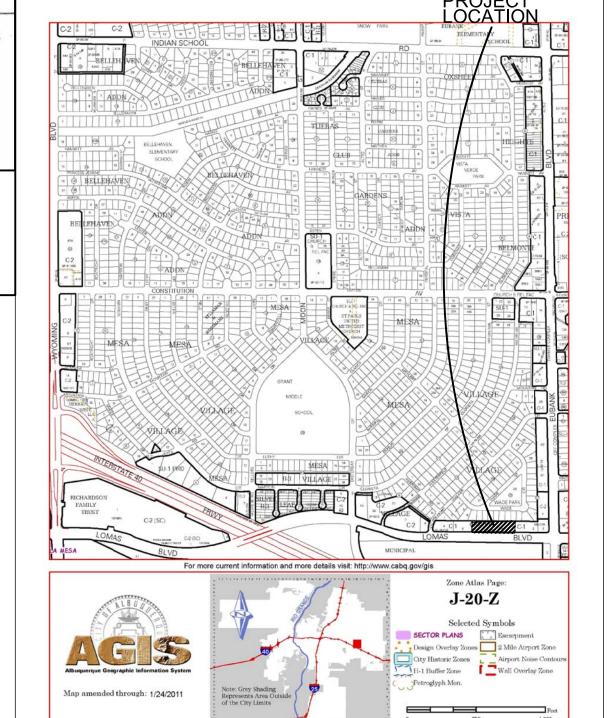
Ernie Gomez,

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:** SITE SIZE: 53,466 SQ. FT. (1.2274 AC.) BUILDING SIZE / % OF SITE: 5,489 SQ. FT. / 10.26%

PARKING CALCULATIONS

CARWASH BUILDING

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

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

> 4 SPACES TOTAL PARKING PROVIDED = 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:** 5489 + 918 =6,407 S.F 47,059 S.F **NET LOT AREA:** 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%):

E OF NEW 4

Joseph F.
Simons, Jr.
No. 2890

11.29.18

6,407 S.F.

1 SPACE

14,564 S.F.

CAR WASH - LOCATION PERMIT SET 9935 LOMAS BLVD NE ALBUQUERQUE, NM 871 BERNALILLO COUNTY

> JOB NUMBER CBB-003 DATE 11.29.18 REVISIONS

11.29.18

DESIGNED & DRAWN BY JFS

A1.0 TCL

