

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 22, 2023

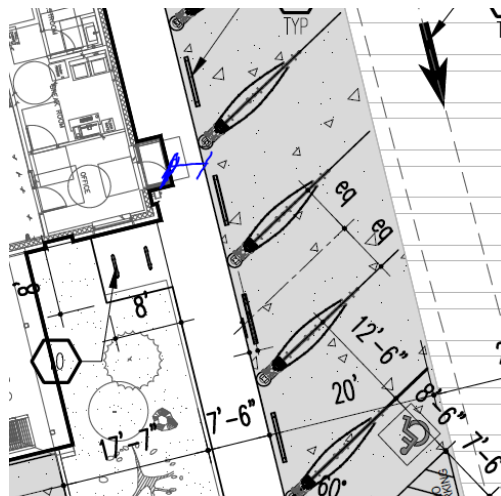
Stephen A. Dunber, RA
Modulus Architect
100 Sun Ave. NE
Albuquerque, NM 87109

Re: Snow Vista ModWash
1125 Snow Vista Blvd. SW
Traffic Circulation Layout
Architect's Stamp 03-16-23 (M09-D012A)

Dear Mr. Dunber,

Based upon the information provided in your submittal received 06-06-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way, medians, and show the Bus Stop on the site plan.
2. Please provide Approved Plat showing all accesses easement.
3. Define the property line.
4. Google Street view shows there are no sidewalk along Snow Vista Blvd. and De Vargas Rd. please address this concern.
5. ADA curb ramp at the corner of Snow Vista and De Vargas Rd. must be updated to current standards and have truncated domes installed.
6. Minimum width for the ADA aisle is 8 ft.
7. Please show on the site plan the length for the proposed angled parking.
8. Please provide the angle for the proposed Employee angled parking.
9. Please show this dimension on the site plan.



10.

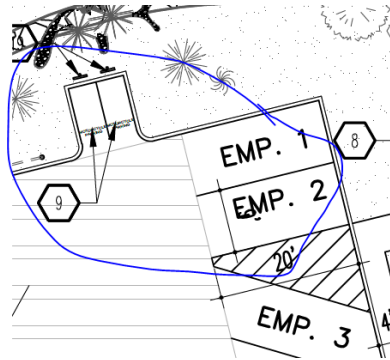
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11. A 5 ft. keyway is required for dead-end parking aisles.



12. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
13. The minimum drive through lane width is 12 feet with a 25-foot minimum radius (inside edge) for all turns. (A 15-foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
14. Show the INTERSECTION clear sight triangle for the site access off Snow Vista and add the following note to the plan: "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.
15. Provide a copy of Solid Waste approval.
16. Please specify the City Standard Drawing Number when applicable.
17. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
18. Provide notes showing what work is included and on the work order and the private work on site.
19. Work within the public right of way requires a work order with DRC approved plans.
20. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
21. 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.
22. Please provide a letter of response for all comments given.
23. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

PO Box 1293

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Albuquerque

NM 87103

ma via: email
C: CO Clerk, File

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ModWash **Building Permit #:** BP-2023-18892 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 1A OF SNOW VISTA INVESTORS, TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, T. 10 N., R. 2 E.,
N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
City Address: 1125 SNOW VISTA BLVD, ALBUQUERQUE, NM 87121

Applicant: Modulus Architects **Contact:** Devin Nguyen
Address: 100 Sun Ave Suite 600, Albuquerque NM 87109
Phone#: 505-338-1499 **Fax#:** _____ **E-mail:** devinn@modulusarchitects.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

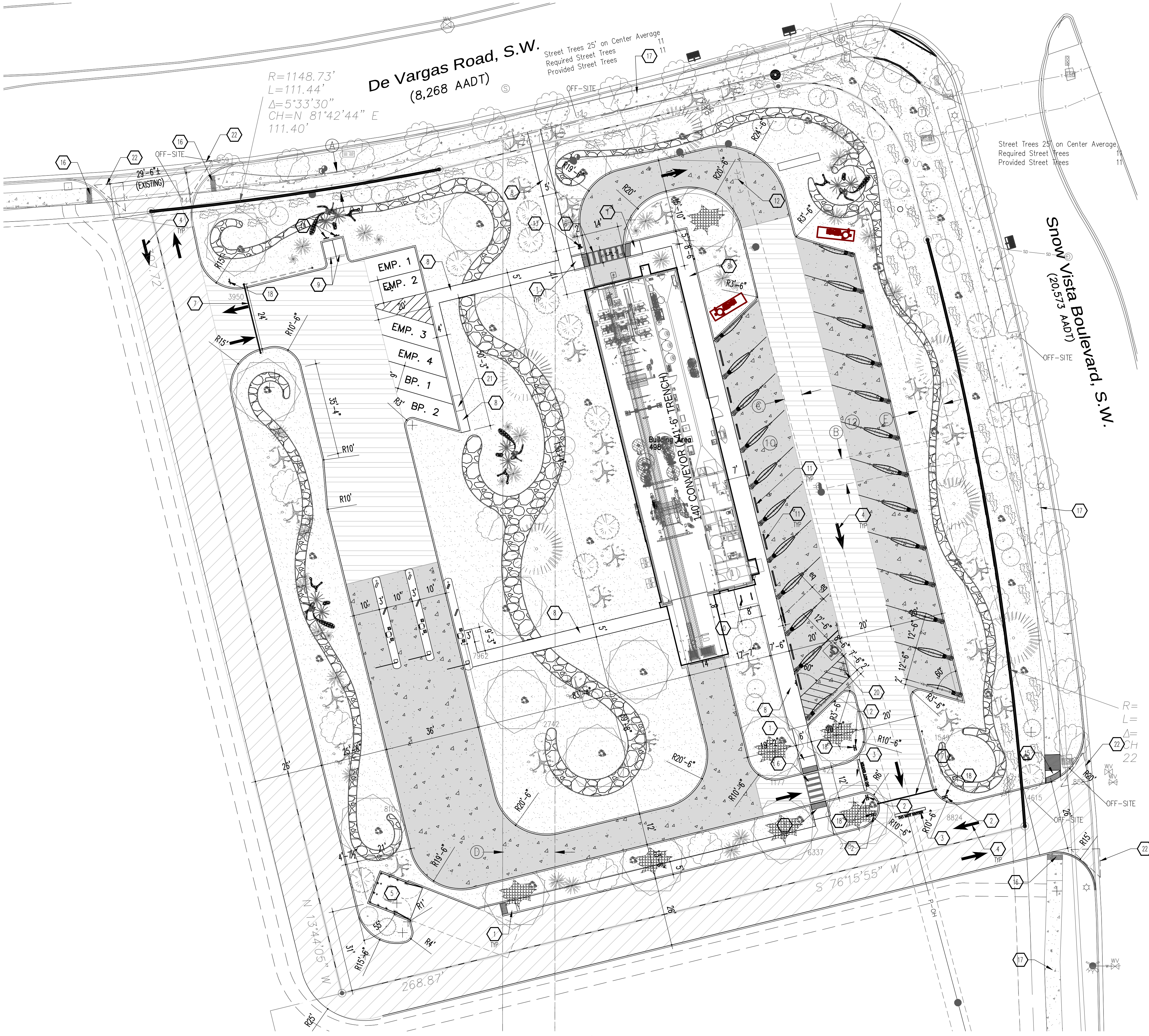
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 24 May 2023 **By:** Devin Nguyen

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



VICINITY MAP
Zone Atlas Map M-09
LOT 1A OF SNOW VISTA INVESTORS, TOWN OF ATASCOS GRANT, PROJECTED SECTION 33, T. 10 N., R. 2 E., N.M.P.M., 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 _____, 2022, IN PLAT BOOK 2022C, PAGE _____

- GENERAL NOTES**
- A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
 - B. INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
 - C. PARKING AND ACCESSIBLE PAVEMENT MARKING AND STRIPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3 #12.
 - D. 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.
 - E. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STANDARD DRAWING 2415A.

- KEYED NOTES**
- 1. ADA RAMP: SEE C2/AS501.
 - 2. SIGNAGE: "DO NOT ENTER", SEE B1/AS501.
 - 3. PAVEMENT MARKING: "DO NOT ENTER", SEE C4/AS501.
 - 4. DIRECTIONAL PAVEMENT MARKING: SEE B2/AS501.
 - 5. REFUSE ENCLOSURE: SEE 1/A-402 AND DETAILS ON SHEET A-403.
 - 6. CROSSWALK PAVEMENT MARKING: SEE C2/AS501.
 - 7. ACCESS GATE: SEE A3/AS502.
 - 8. CONCRETE SIDEWALK: SEE A2/AS501.
 - 9. MOTORCYCLE PARKING: SEE B2/AS501.
 - 10. BIKE RACK: SEE A1/AS502, TYPICAL OF (2).
 - 11. WHEEL STOP: SEE B4/AS502.
 - 12. EXISTING GUY WIRES TO BE RELOCATED AND COORDINATED WITH CIVIL ENGINEER ON OPTIONS.
 - 13. "STOP-GO" SIGNAGE: CONTRACTOR TO PROVIDE ELECTRICAL POWER. SEE UNDERGROUND CONDUITS PLAN ON SHEET E-104.
 - 14. MAT CLEANER: SEE PLUMBING PLANS.
 - 15. END ISLAND ADA RAMP: SEE B5/AS502.
 - 16. EXISTING ADA RAMP TO REMAIN.
 - 17. EXISTING SIDEWALK TO REMAIN.
 - 18. "STOP" SIGNAGE: SEE D1/AS501.
 - 19. MOTORCYCLE PARKING SIGNAGE: SEE D2/AS502.
 - 20. 12" HIGH BY 4" WIDE "NO PARKING" MARKING - WHITE PAINT.
 - 21. BUG PREP STATION: SEE VACUUM PIPING PLAN ON SHEET P-001 FOR ADDITIONAL INFORMATION.
 - 22. DASHED LINE INDICATES 11'x11' CLEAR SITE TRIANGLE.

- EASEMENTS**
- A. EXISTING 7' PUBLIC UTILITY EASEMENT (04/23/1997, 97C-119).
 - B. EXISTING 10' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225).
 - C. EXISTING 7' PAW AND INSTANT EASEMENT (01/28/1974, BK. MS. 351-PC 72).
 - D. EXISTING 20' SANITARY SEWER EASEMENT (02/05/1964, D3-90) REVISED (04/23/1997, 97C-119).
 - E. EXISTING 10' PUBLIC UTILITY EASEMENT - LOCATION SCALED NO DIMENSIONS PROVIDED (08/03/2001, 2001C-225).

GRAPHIC LEGEND

	MEDIUM DUTY CONCRETE PAVEMENT: SEE PAVEMENT PLAN ON SHEET C-108.
	MEDIUM DUTY ASPHALT: SEE PAVEMENT PLAN ON SHEET C-108.
	LIGHT DUTY ASPHALT: SEE PAVEMENT PLAN ON SHEET C-108.

PARKING CALCULATION

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

REV	DATE	BY	REVISION
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5			

MODULUS ARCHITECTS

100 SUN AVENUE N.E., Ste 600

ALBUQUERQUE, NEW MEXICO 87109

PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO

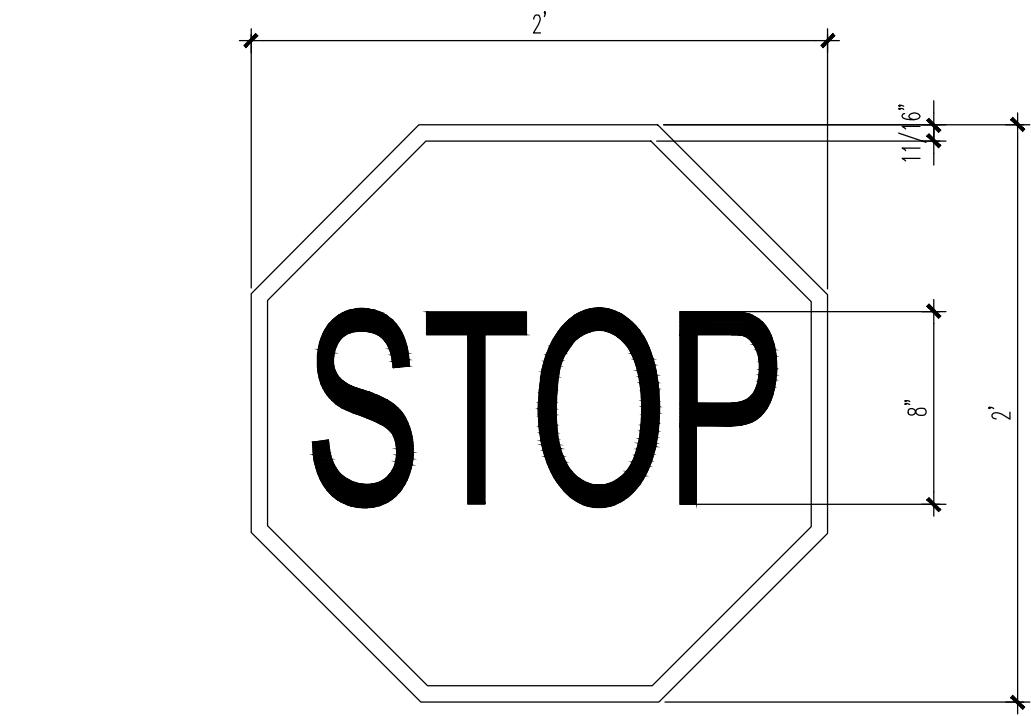
REGISTERED ARCHITECT

STEPHEN A. DUNBAR

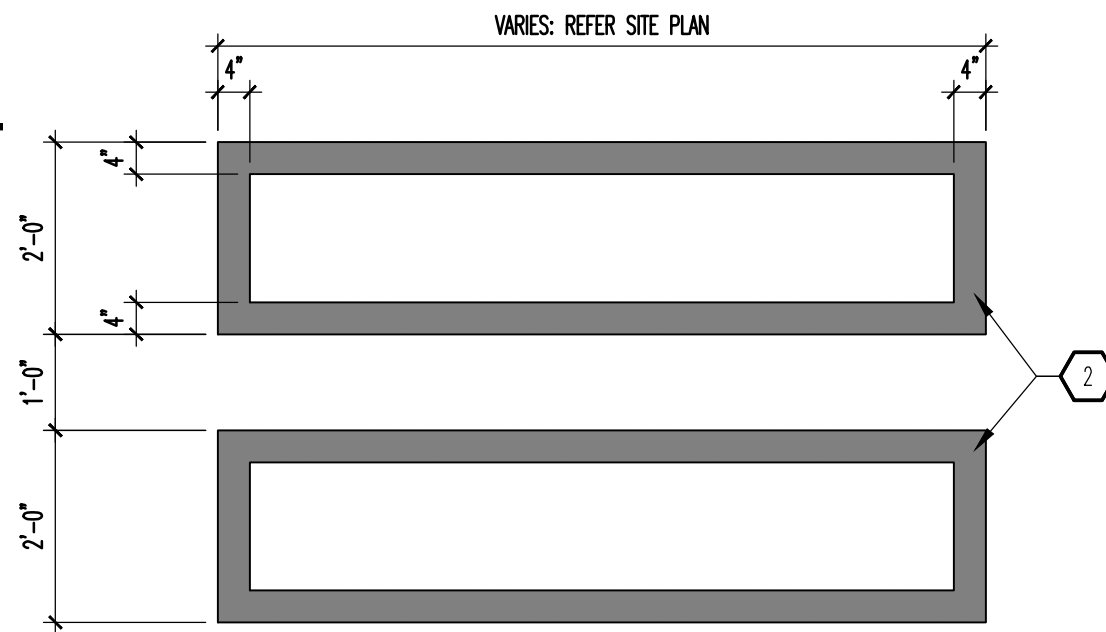
No. 4218

16 Mar 2023

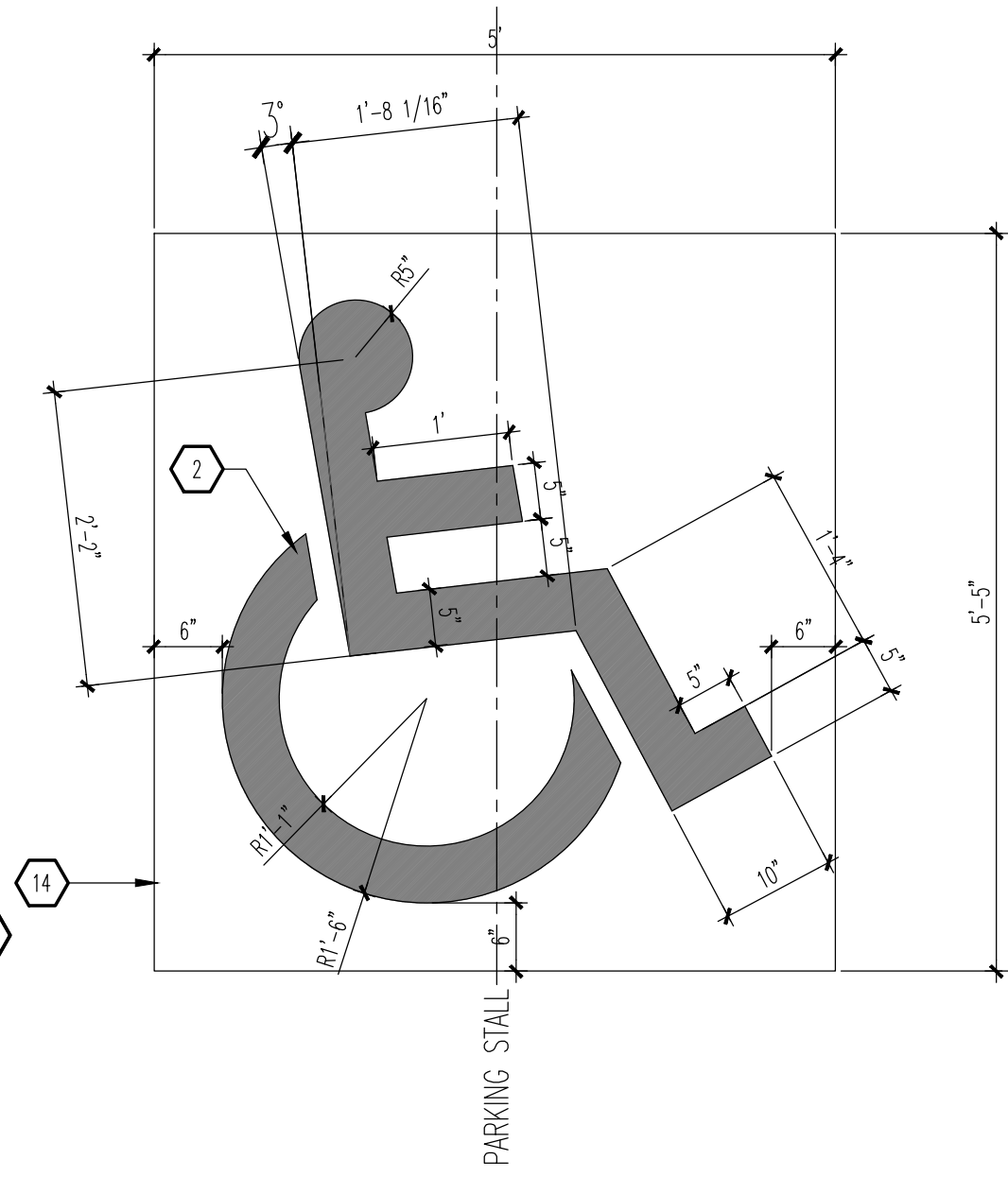
PROJECT TITLE	MODWASH	DATE:	16 Mar 2023	SHEET	AS100
PROJECT NO.	1125 SNOW VISTA BLVD	PROJECT MANAGER	DEVIN NGUYEN	DRAWN BY:	DIN
JOB NO.	ALBUQUERQUE, NEW MEXICO 87121	Modwash - Snow Vista			
ARCHITECTURAL SITE PLAN					
AS NOTED			et.		



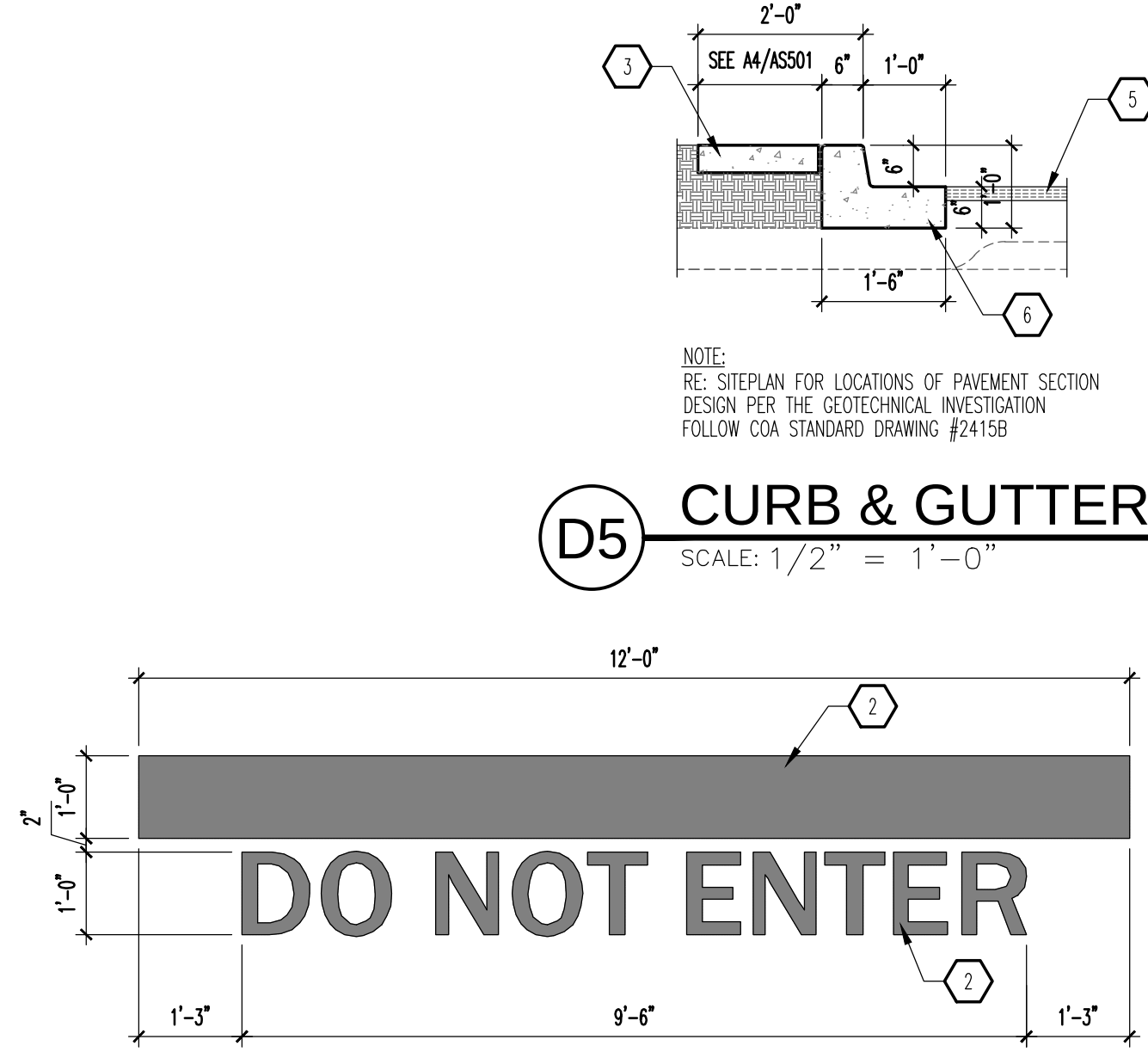
D1 STOP SIGN - DETAIL
SCALE: 1-1/2" = 1'-0"



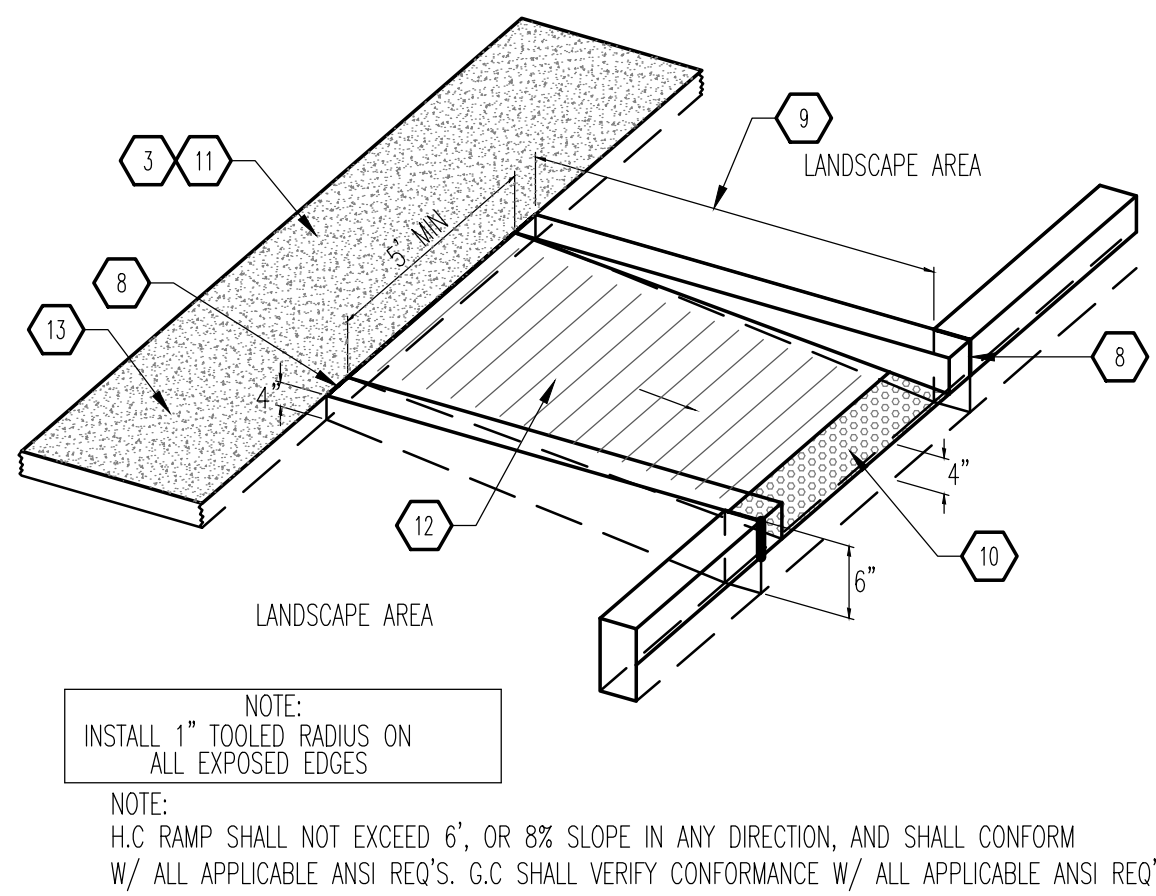
D2 WALKWAY PVMT MARKING
SCALE: 1/2" = 1'-0"



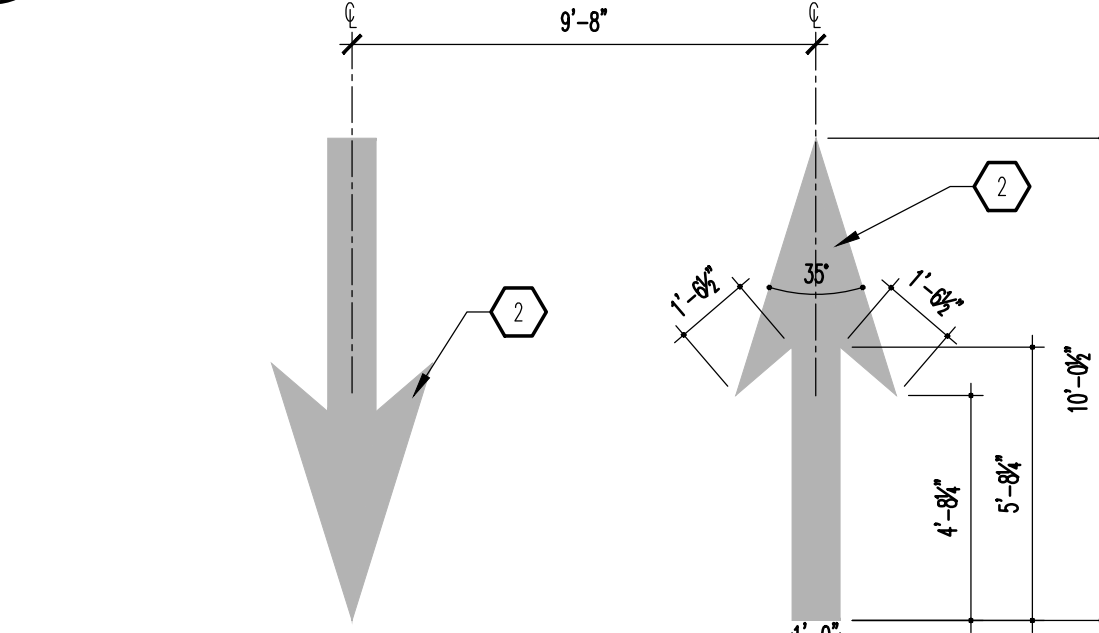
D3 HANDICAP PVMT MARKING
SCALE: 3/4" = 1'-0"



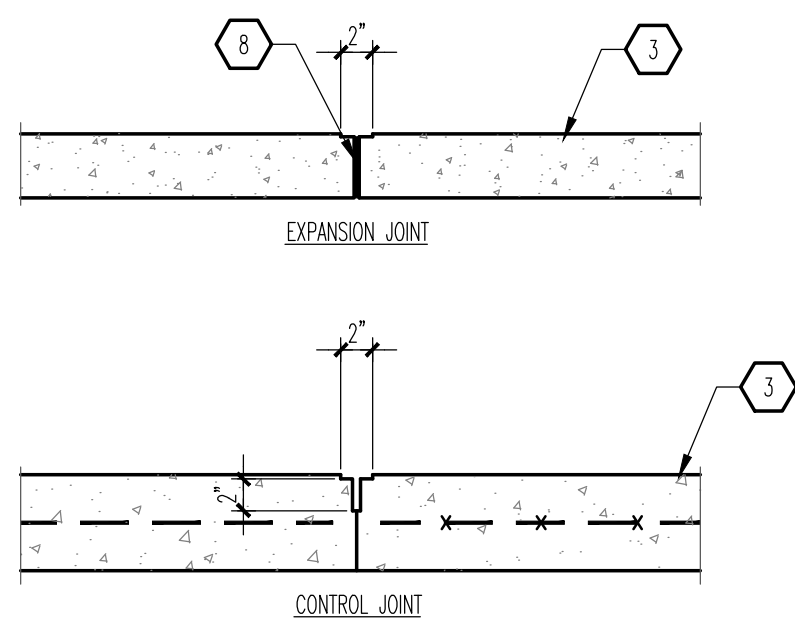
D4 'DO NOT ENTER' PVMT MARKING
SCALE: 1/2" = 1'-0"



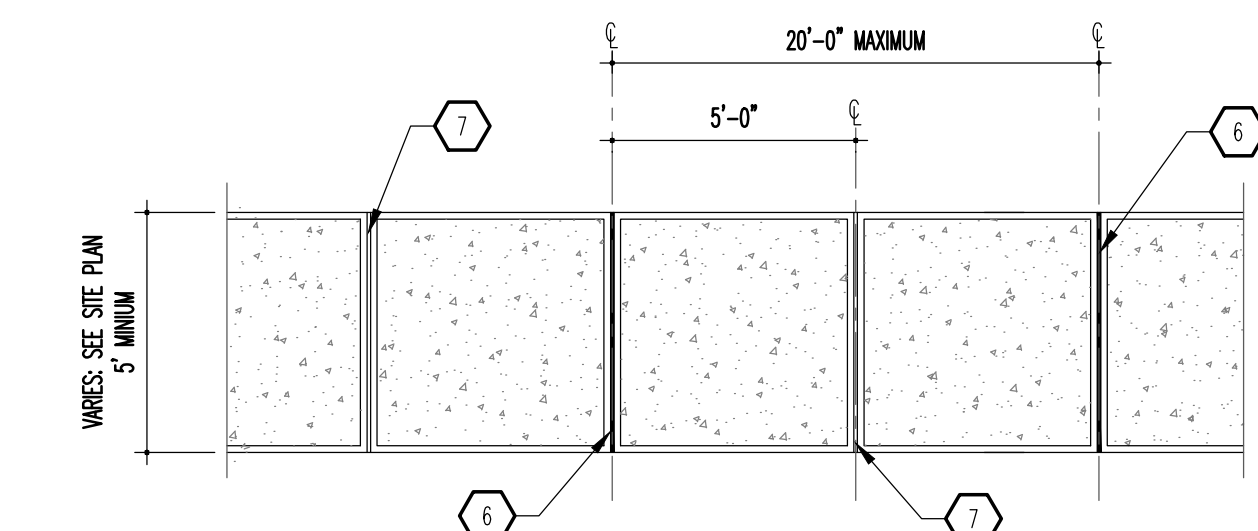
C2 CURBED RAMP
SCALE: 3/4" = 1'-0"



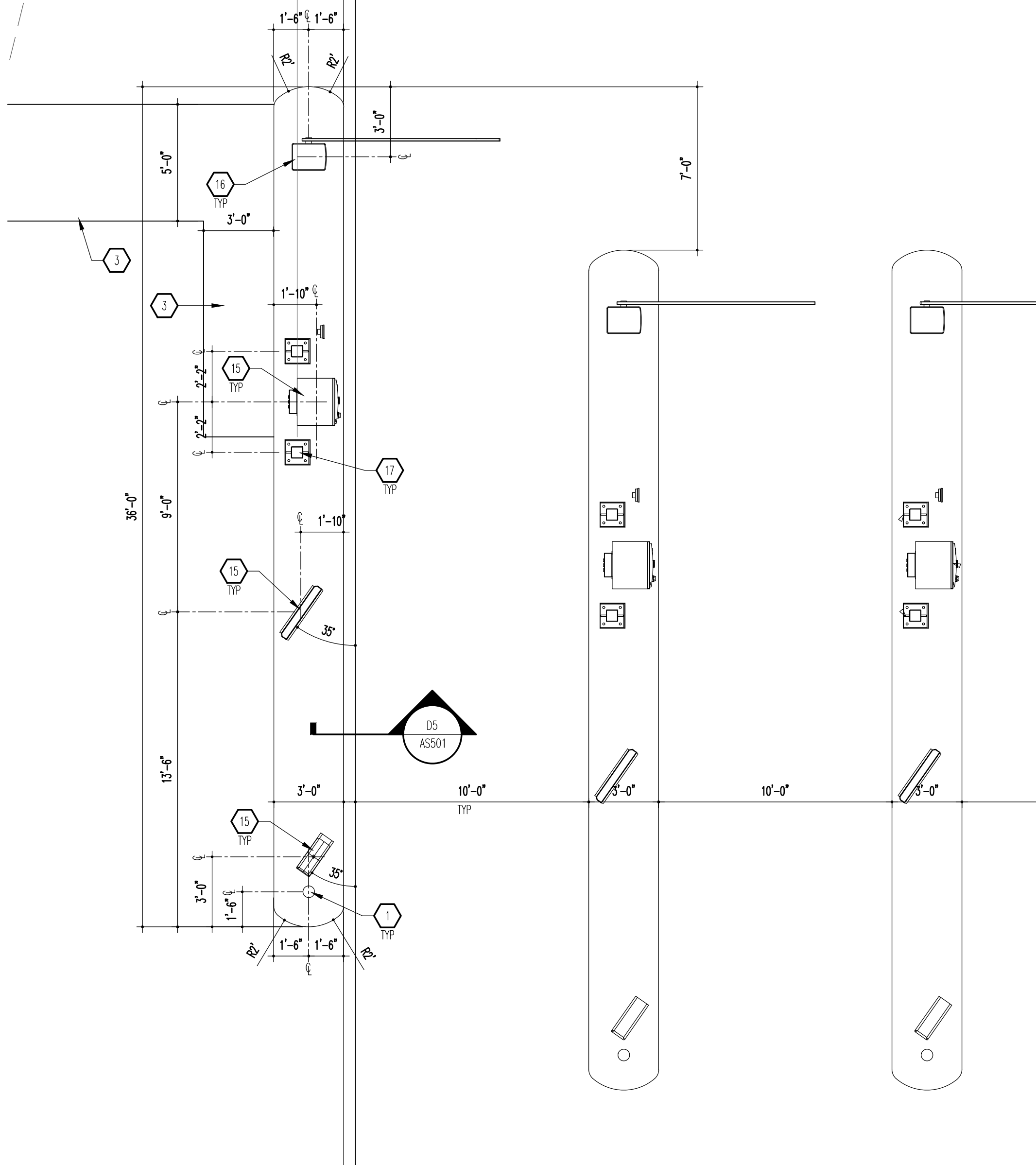
B2 DIRECTIONAL MARKING
SCALE: 1/4" = 1'-0"



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



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



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

GENERAL NOTES

1. "C" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
2. INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
3. REFER TO SITE PLAN ON SHEET E-002 AND LOW VOLT CONDUIT PLAN ON SHEET E-003 FOR ADDITIONAL INFORMATION ON SITE ELECTRICAL POWER REQUIREMENT.

KEYED NOTES

1. 4" 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. PAY STATION EQUIPMENT BY OTHER; CONTRACTOR TO PROVIDE ELECTRICAL POWER - SEE SITE PLAN ON SHEET E-002 AND LOW VOLT CONDUIT PLAN ON SHEET E-003 FOR ADDITIONAL INFORMATION.
16. ACCESS GATE BY OTHER.
17. SHADE CANOPY BY OTHER.

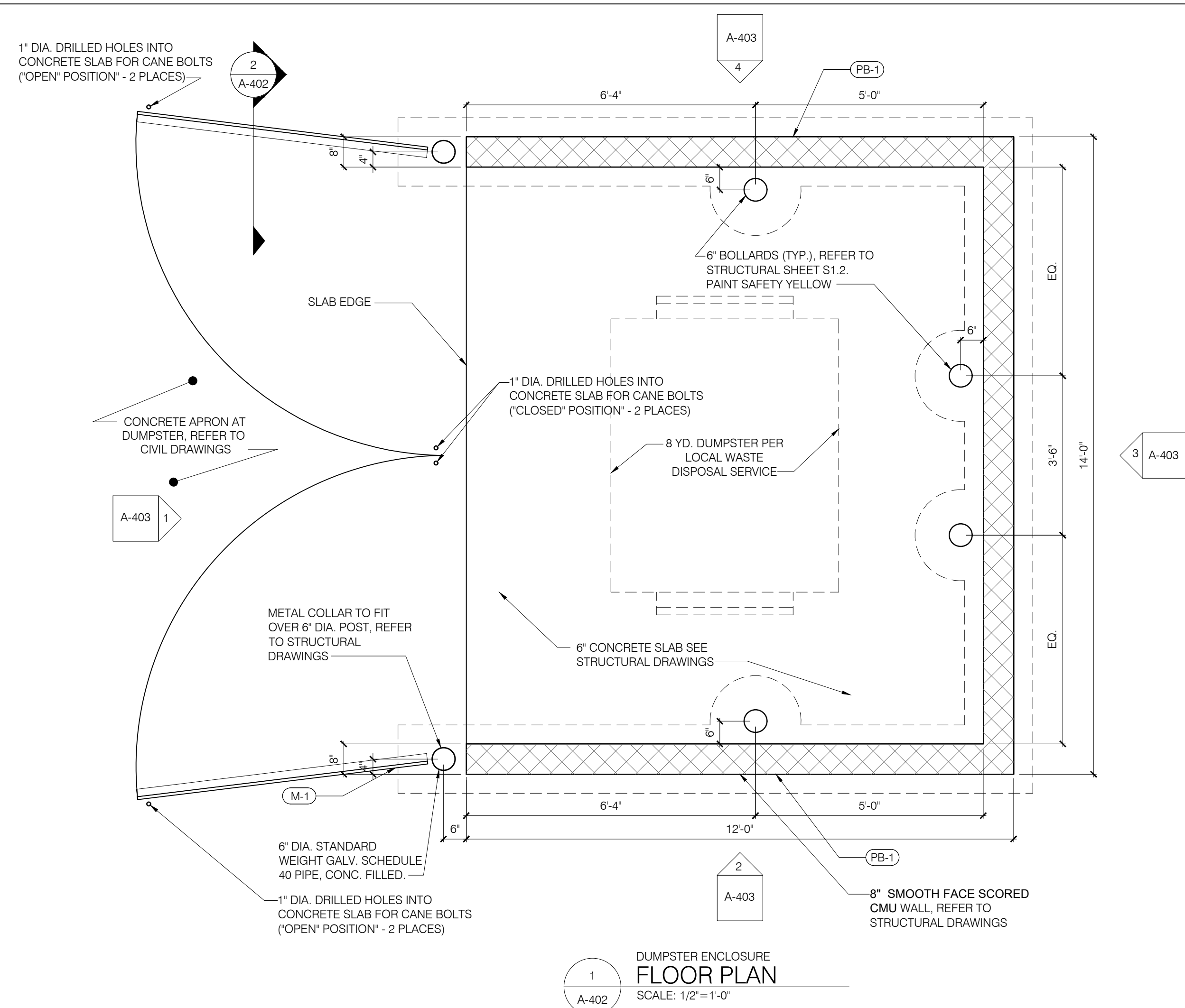
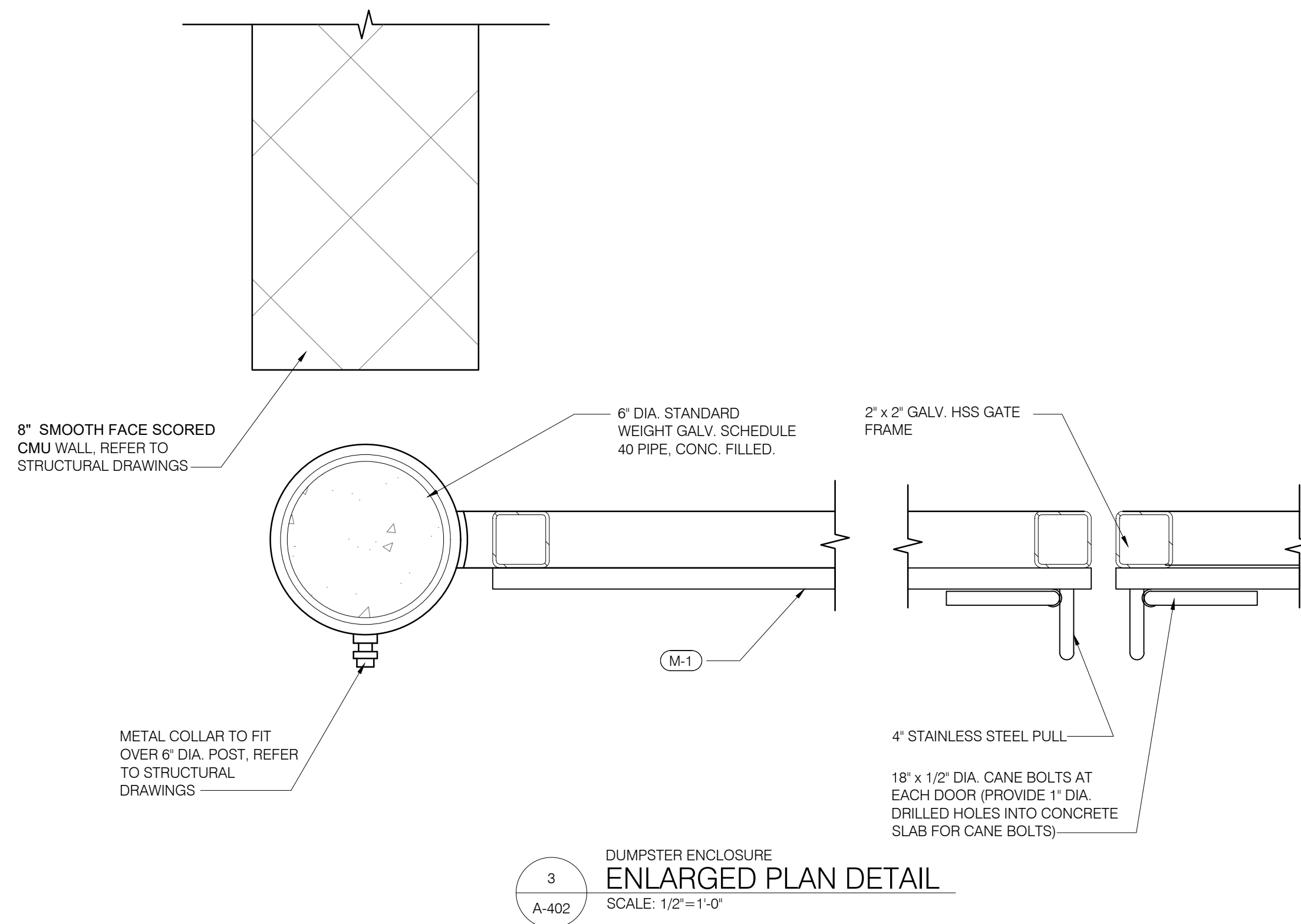
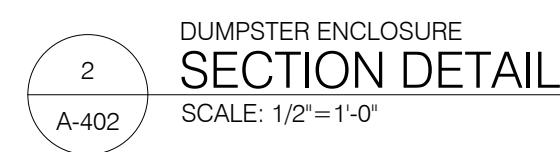
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MODULUS ARCHITECTS
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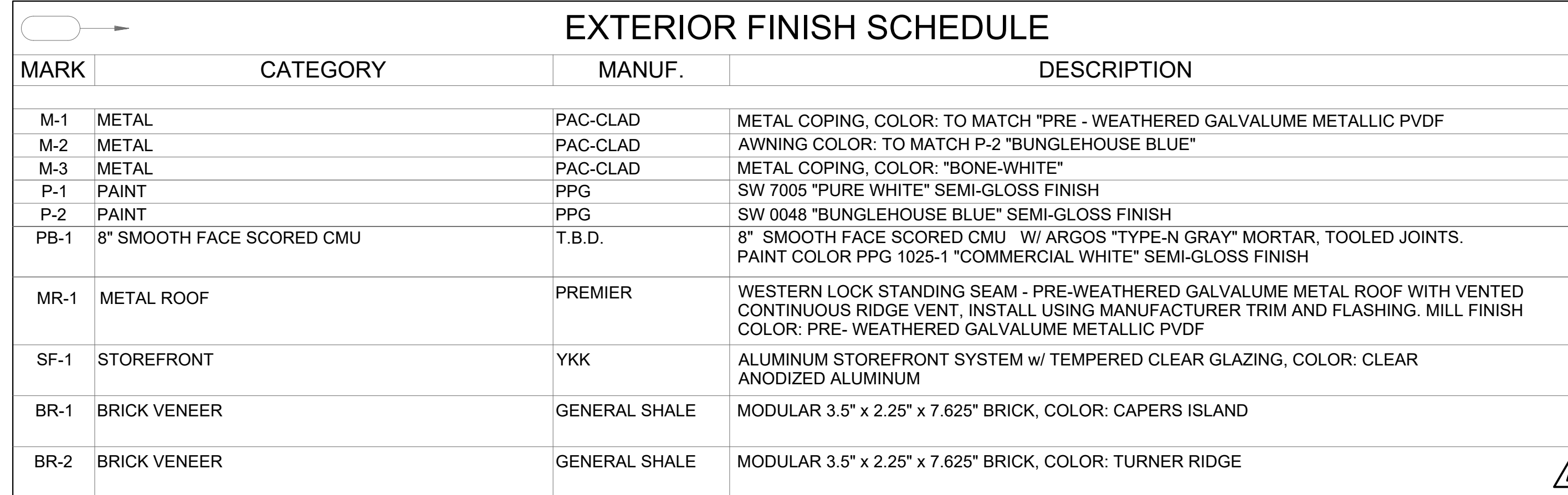
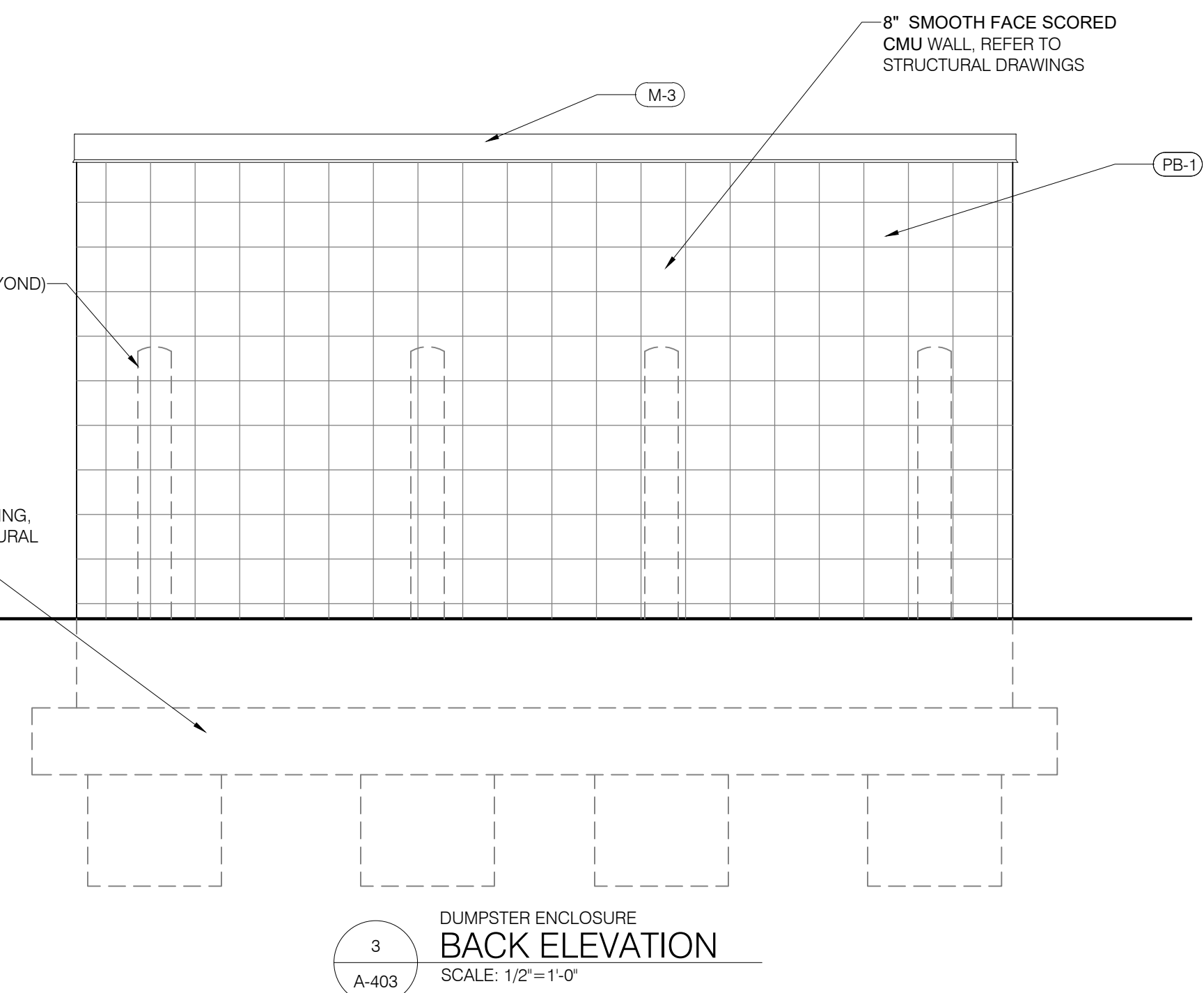
STATE OF NEW MEXICO
REGISTERED ARCHITECT
STEPHEN A. DUNBAR
No. 4218
16 Mar 2023

PROJECT TITLE
MODWASH
1125 SNOW MOUNT RD.
ALBUQUERQUE, NEW MEXICO 87121
JOB NO.
Modwash - Snow Mtn
DRAWN BY:
DIN
PROJECT MANAGER
DEVIN NGUYEN
SHEET TITLE
SITE ENLARGED PLANS

DATE:
16 Mar 2023
SCALE:
AS NOTED
sheet:
AS501
of:



EXTERIOR FINISH SCHEDULE				DRG. NO.	REVISED	DATE	ALBUQUERQUE
MARK	CATEGORY	MANUF.	DESCRIPTION	TITLE	DESCRIPTION		
M-1	METAL	PAC-CLAD	METAL COPING, COLOR: TO MATCH "PRE - WEATHERED GALVALUME METALLIC PVDF	MODWASH EXPRESS CARWASH	8" CMU BEARING WALLS WOOD ROOF FRAMING WOOD STUDS @ DECORATIVE WALLS & FIN WALL SOUTHERN PROTOTYPE W/140" CONVEYOR FIN AT EXIT SITE ADDRESS 1125 SNOW VISTA BLVD.	02/07/20	
M-2	METAL	PAC-CLAD	AWNING COLOR: TO MATCH P-2 "BUNGLEHOUSE BLUE"				
M-3	METAL	PAC-CLAD	METAL COPING, COLOR: "BONE-WHITE"				
P-1	PAINT	PPG	SW 7005 "PURE WHITE" SEMI-GLOSS FINISH				
P-2	PAINT	PPG	SW 0048 "BUNGLEHOUSE BLUE" SEMI-GLOSS FINISH				
PB-1	8" SMOOTH FACE SCORED CMU	T.B.D.	8" SMOOTH FACE SCORED CMU W/ ARGOS "TYPE-N GRAY" MORTAR, TOOLED JOINTS. PAINT COLOR PPG 1025-1 "COMMERCIAL WHITE" SEMI-GLOSS FINISH				
MR-1	METAL ROOF	PREMIER	WESTERN LOCK STANDING SEAM - PRE-WEATHERED GALVALUME METAL ROOF WITH VENTED CONTINUOUS RIDGE VENT, INSTALL USING MANUFACTURER TRIM AND FLASHING. MILL FINISH COLOR: PRE- WEATHERED GALVALUME METALLIC PVDF				
SF-1	STOREFRONT	YKK	ALUMINUM STOREFRONT SYSTEM w/ TEMPERED CLEAR GLAZING, COLOR: CLEAR ANODIZED ALUMINUM				
BR-1	BRICK VENEER	GENERAL SHALE	MODULAR 3.5" x 2.25" x 7.625" BRICK, COLOR: CAPERS ISLAND				
BR-2	BRICK VENEER	GENERAL SHALE	MODULAR 3.5" x 2.25" x 7.625" BRICK, COLOR: TURNER RIDGE				



EXTERIOR FINISH SCHEDULE			
MARK	CATEGORY	MANUF.	DESCRIPTION
M-1	METAL	PAC-CLAD	METAL COPING, COLOR: TO MATCH "PRE - WEATHERED GALVALUME METALLIC PVDF
M-2	METAL	PAC-CLAD	AWNING COLOR: TO MATCH P-2 "BUNGLEHOUSE BLUE"
M-3	METAL	PAC-CLAD	METAL COPING, COLOR: "BONE-WHITE"
P-1	PAINT	PPG	SW 7005 "PURE WHITE" SEMI-GLOSS FINISH
P-2	PAINT	PPG	SW 0048 "BUNGLEHOUSE BLUE" SEMI-GLOSS FINISH
PB-1	8" SMOOTH FACE SCORED CMU	T.B.D.	8" SMOOTH FACE SCORED CMU W/ ARGOS "TYPE-N GRAY" MORTAR, TOOLED JOINTS. PAINT COLOR PPG 1025-1 "COMMERCIAL WHITE" SEMI-GLOSS FINISH
MR-1	METAL ROOF	PREMIER	WESTERN LOCK STANDING SEAM - PRE-WEATHERED GALVALUME METAL ROOF WITH VENTED CONTINUOUS RIDGE VENT, INSTALL USING MANUFACTURER TRIM AND FLASHING. MILL FINISH COLOR: PRE- WEATHERED GALVALUME METALLIC PVDF
SF-1	STOREFRONT	YKK	ALUMINUM STOREFRONT SYSTEM w/ TEMPERED CLEAR GLAZING, COLOR: CLEAR ANODIZED ALUMINUM
BR-1	BRICK VENEER	GENERAL SHALE	MODULAR 3.5" x 2.25" x 7.625" BRICK, COLOR: CAPERS ISLAND
BR-2	BRICK VENEER	GENERAL SHALE	MODULAR 3.5" x 2.25" x 7.625" BRICK, COLOR: TURNER RIDGE