

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 23, 2022

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

Re: Cutters Edge/ Office/ Warehouse
820 Rankin Rd. NE
Traffic Circulation Layout
Architect's Stamp 05-03-22 (G15-D049)

Dear Mr. Simons,

The TCL submittal received 06-23-2022 is approved for Building Permit with. 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.

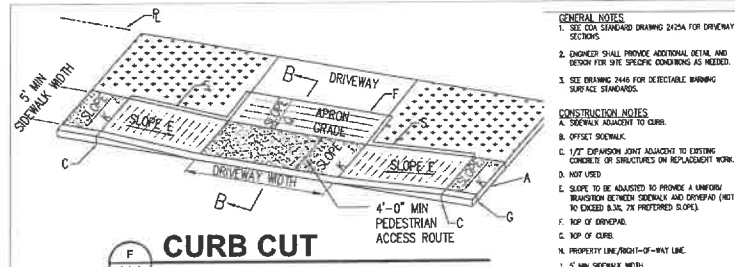
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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.

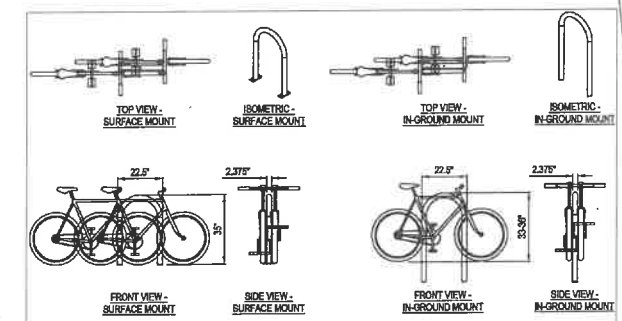
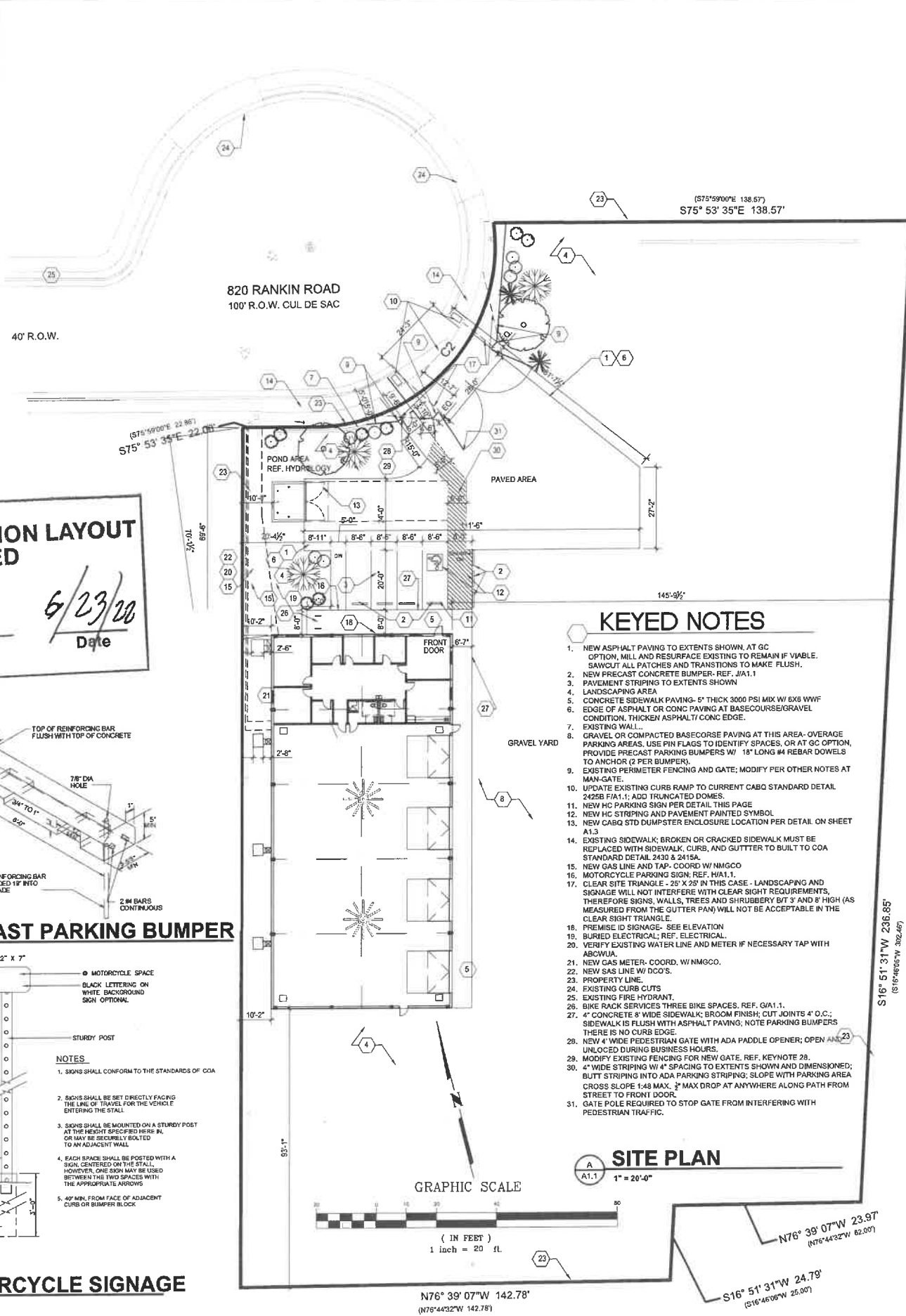
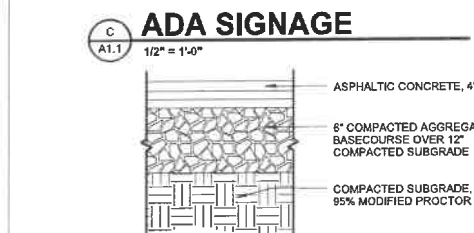
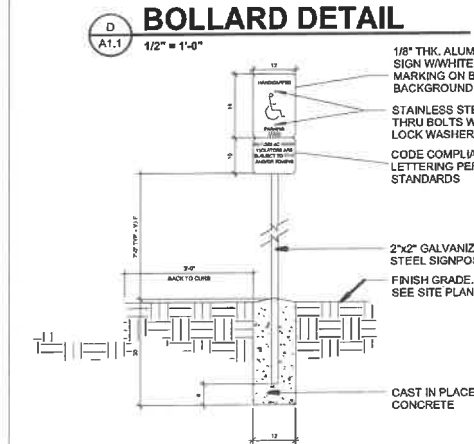
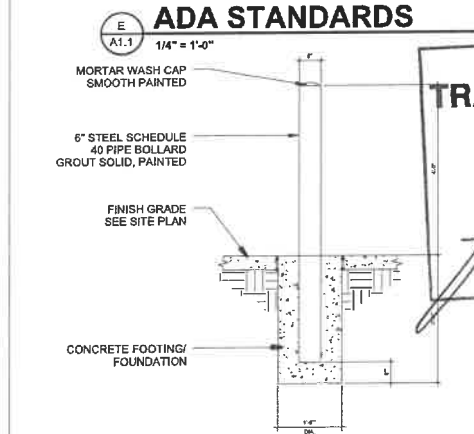
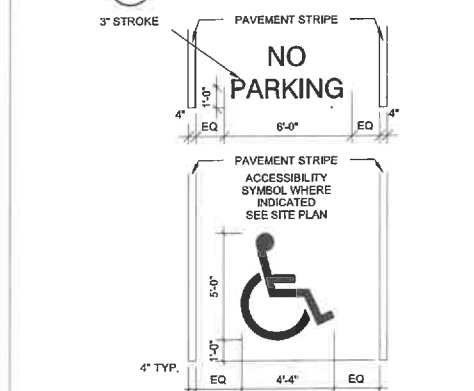
Sincerely,


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

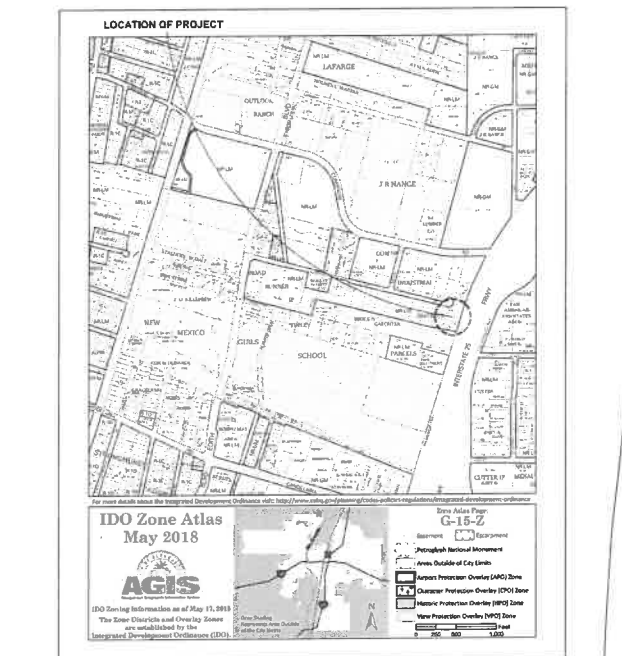
C: CO Clerk, File



- GENERAL NOTES**
- SEE COA STANDARD DRAWING 2425A FOR DRIVEWAY SECTIONS.
 - ENGINEER SHALL PROVIDE ADDITIONAL DETAIL AND DESIGN FOR SITE SPECIFIC CONDITIONS AS NEEDED.
 - SEE DRAWING 2425 FOR DETECTABLE WARNING SURFACE STANDARDS.
- CONSTRUCTION NOTES**
- SEWERLY ADJACENT TO CURB.
 - OFFSET SIDEWALK.
 - 1/2" EXPANSION JOINT ADJACENT TO EXISTING CONCRETE OR STRUCTURES ON REPLACEMENT WORK.
 - NOT USED.
 - SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM BLADDER BETWEEN SIDEWALK AND DRIVEWAY (NOT TO EXCEED 1/4" IN ANY ONE PLACE).
 - TOP OF DRIVEWAY.
 - TOP OF CURB.
 - PROPERTY LINE/RIGHT-OF-WAY LINE.
 - 5' MIN SIDEWALK WIDTH.
 - SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
 - NOT USED.
 - NOT USED.
 - EXPOSED CUI EDGES SHALL BE GROUND SWATCH/POURED TO MATCH SHARP EDGE.
 - OUTSIDE EDGE OF SIDEWALK.
 - SLOPE REQUIRED TO MEET CHEN OR SEA BOUNDARY ELEVATIONS (PROPERTY LINE OR SOG, ETC.).
 - FLARED SLOES ARE TO HAVE 10% MAXIMUM SLOPE.
 - HEADS OF CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK.
 - LONGITUDINAL SLOPE TO MATCH ROADWAY WITH 0.3% MIN.



- BIKE RACK DETAIL**
- NOTES:
- PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 118-135.



LEGAL DESCRIPTION

LOT 14A
BROCK & GAECHTER
ALBUQUERQUE, NEW MEXICO 87107
BERNALILLO COUNTY

SITE DATA

ZONING:	NR-4M
ZONE ATLAS:	G-15
SITE SIZE:	68,362 SQ. FT. (1,572 AC.)
BUILDING SIZE / % OF SITE:	7500 SQ. FT. / 10.5%
AREA OF DISTURBANCE FOR CONST:	35200 SQ. FT. / .80AC
UPC:	101506044818240361

PARKING CALCULATIONS

OFFICE AREA:	1,800 S.F.
PARKING CALCULATIONS:	1 SPACE / 1,800 / 1000 X 2.5 4 SPACES
WAREHOUSING NEW AREA:	6,700 S.F.
PARKING CALCULATIONS:	NO PARKING REQUIRED PER 14-14.5, TABLE 5.5-1
TOTAL STANDARD PARKING PROVIDED =	4 SPACES
TOTAL H.C. PARKING REQUIRED =	1 SPACE
TOTAL H.C. PARKING PROVIDED =	1 SPACE
TOTAL PARKING PROVIDED =	4 SPACES
TOTAL PARKING REQUIRED =	4 SPACES
TOTAL H.C. PARKING PROVIDED =	1 SPACE
1 MOTORCYCLE SPACE / 25 SPACES =	1 SPACE
3 BICYCLE SPACES MIN REQ'D =	3 SPACES

STATE OF NEW MEXICO
Joseph F. Simons, Jr.
No. 2890
5.3.22
REGISTERED ARCHITECT

Joseph F. Simons Jr., AIA
P.O. Box 67408
Alb., N.M. 87193-7408
ph. 505.488.4796
jfs@simonsarchitecture.com

SIMONS ARCHITECTURE

CUTTERS EDGE OFFICE / WAREHOUSE
820 RANKIN ROAD
ALBUQUERQUE, NM 87107
BERNALILLO COUNTY

JOB NUMBER
CUT-001

DATE
5.3.22

REVISIONS

DESIGNED & DRAWN BY
JFS

A1.1
TCL

615-0049