

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 10, 2022

Alejandro Sazo
RBA Architecture
1104 Park Ave
Albuquerque, NM 87102

Re: Edith 4-Plex
725 Edith Blvd SE
Traffic Circulation Layout
Architect's Stamp 11-30-2021 (K14-D228)

Dear Mr. Sazo,

The TCL submittal received 03-09-2022 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

ZONING ORDINANCE	
8-1C	USABLE OPEN SPACE AREA (U.O.S.) = N/A
	MAXIMUM HEIGHT ALLOWED = 26 FT
	HEIGHT PROVIDED = 24'5"
LANDSCAPE REQUIREMENTS	
LOT	= 7100 S.F.
BUILDING	= 16615 F.
TOTAL	= 14397 S.F.
REQUIRED %	= 15%
LANDSCAPING AREA REQUIRED	= 816 S.F.
LANDSCAPING AREA PROVIDED	= 1303 S.F.
FIRE FLOW REQUIREMENTS	
TYPE V-B 6,114 SF	
3,601 - 4,800 SF = 1,750 G.P.M. = 2 HOURS	
FLOW DURATIONS	
1,750 G.P.M. = 1 HYDRANT = 500 FEET	
SPACE	
PARKING REQUIREMENTS	
4 UNITS X 1.5/UNIT	REQUIRED = 6 SPACES
TOTAL PROVIDED ON SITE	= 5 SPACES
TOTAL PROVIDED ON STREET	= 1 SPACES
TOTAL PROVIDED	= 6 SPACES
BICYCLE SPACES RESIDENTIAL USE =	
NO SPACES REQUIRED PER LESS THAN	
5 MULTIFAMILY UNITS	
MOTORCYCLE SPACES=1	

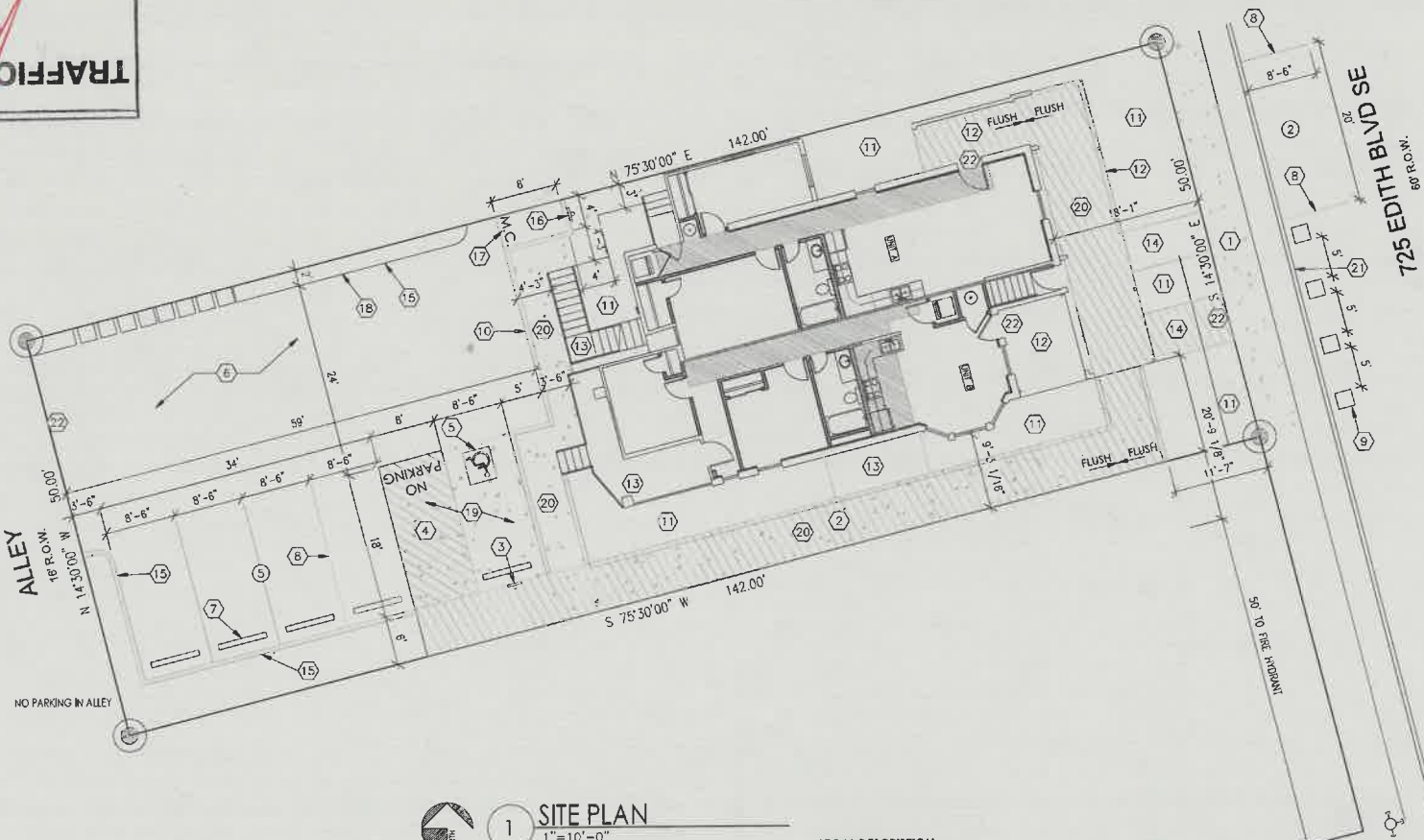
- ### KEYED NOTES
- EXISTING 3' CONC. SIDEWALK. NO WORK. CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER C.O.A. STANDARD DETAILS 2430 & 2415A1.
 - 6 FT WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY (HATCHED AREA ON PLANS ONLY).
 - ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS. REF: DETAIL C1/AS-2.0.
 - PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, LOCATE SIGN [66-1-4.1.B NMSA 1978]. REF: DETAIL A8/AS-2.0.
 - HANDICAP SYMBOL PER CABQ STANDARDS, TYPICAL (4) PLACE REF: DETAIL C2/AS-2.0.
 - NEW GRAVEL DRIVEWAY AND PARKING SPACES.
 - NEW PARKING WHEEL BUMPERS. REF DET A7/AS-2.0.
 - 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS. REF: DETAIL A8/AS-2.0, TYP.
 - EXISTING WASTE MANAGEMENT TRASH BINS.
 - EDGE OF GRAVEL DRIVEWAY REF: DETAIL A6/AS-2.0.
 - LANDSCAPE AREA.
 - EXISTING COVERED PORCH.
 - EXISTING
 - EXISTING SIDEWALK.
 - NEW 6" CONCRETE CURB. REF: DETAIL A11/2.0.
 - MOTORCYCLE PARKING SIGNAGE PER C.O.A. STANDARDS. TYP. REF: DETAIL C5/AS-2.0.
 - 4'X8' MOTORCYCLE PARKING SPACE BY CABQ STANDARDS WITH PAINTED "MC" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE AT MOTORCYCLE PARKING SPACE - WHITE ON PAVEMENT PER CABQ STANDARDS.
 - FIRE LANE. PAINT CONC. CURB RED AND ADD SIGNAGE "NO PARKING, FIRE LANE. TYP.
 - NEW 6" CONCRETE PAD FOR ADA. ACCESSIBLE PARKING SPACE.
 - 4" THICK CONCRETE SIDEWALK MAX SLOP NOT EXCD 1:12. TYP. REF: DETAIL A5/AS-2.0.
 - EXISTING CONCRETE CURB AND GUTTER (NO WORK)
 - ACCESS POINT.

GENERAL NOTES

- THE BUILDING OWNER WILL MANAGE THEIR RECYCLABLES AND TAKE THEM TO A DROP OFF LOCATION.



Date: 3/12/22
 Signed: [Signature]
APPROVED
TRAFFIC CIRCULATION LAYOUT



LEGAL DESCRIPTION
 LOT 5, BLOCK 3, SUBDIVISION LEWIS & SIMONDS ADD'N
 UPC: 101405740810642104
 ZONED: R-1C (OLD SU-2 MR)
 0.17 ACRES
 ALBUQUERQUE, NEW MEXICO.

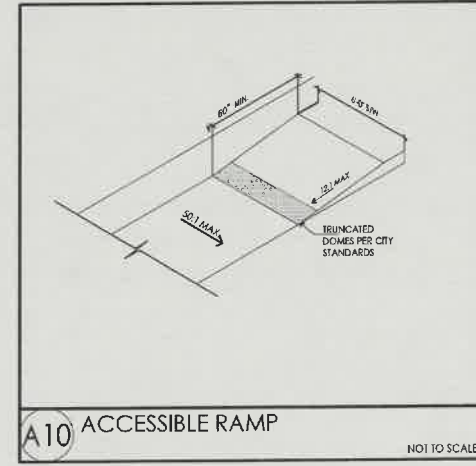
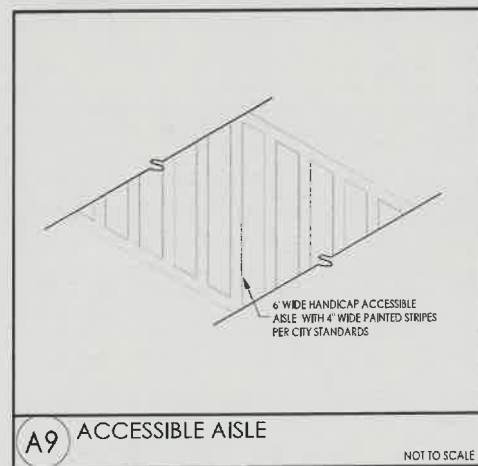
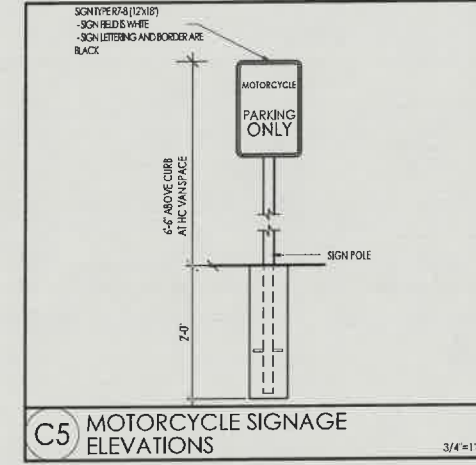
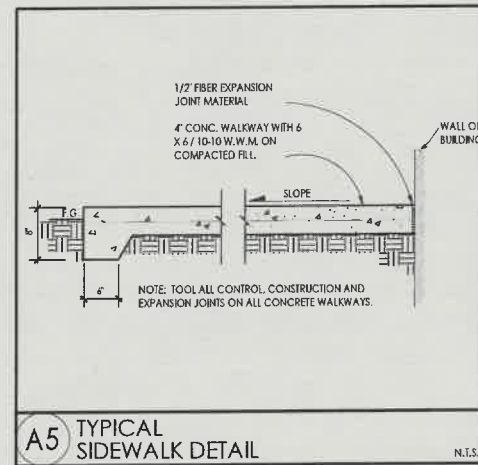
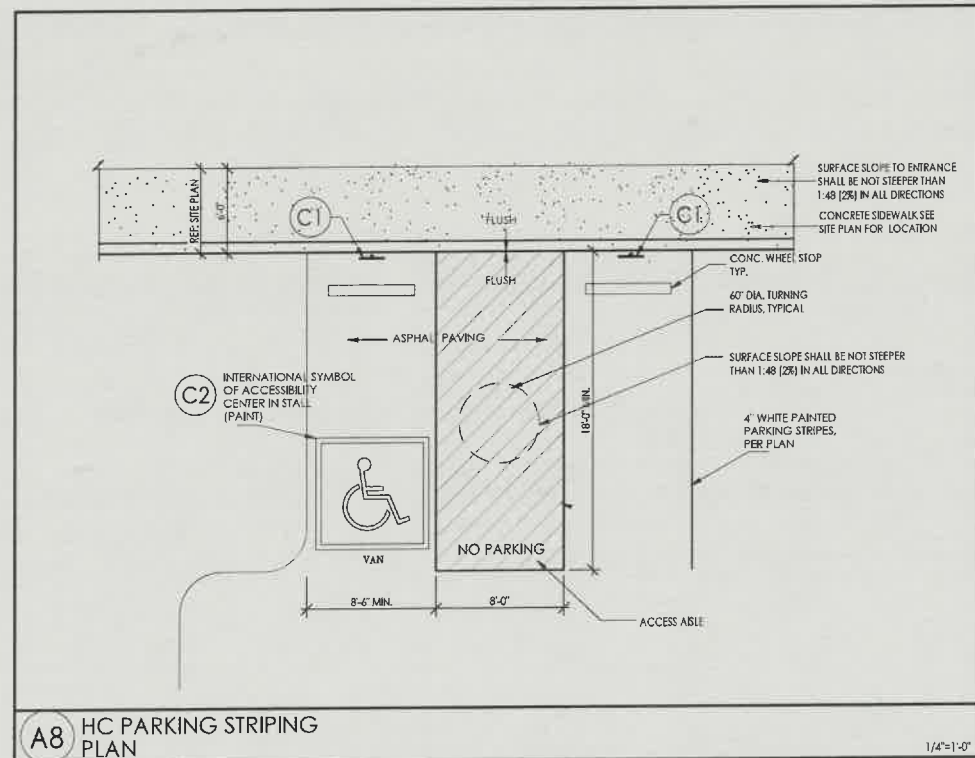
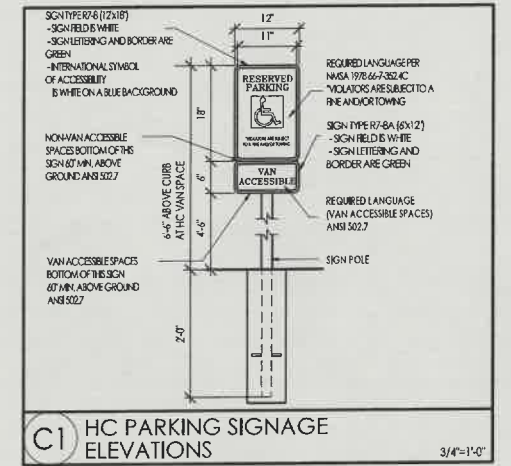
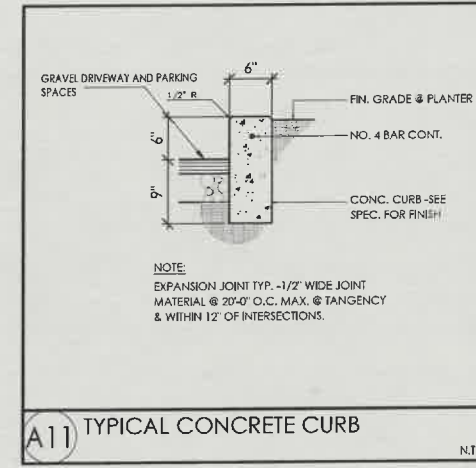
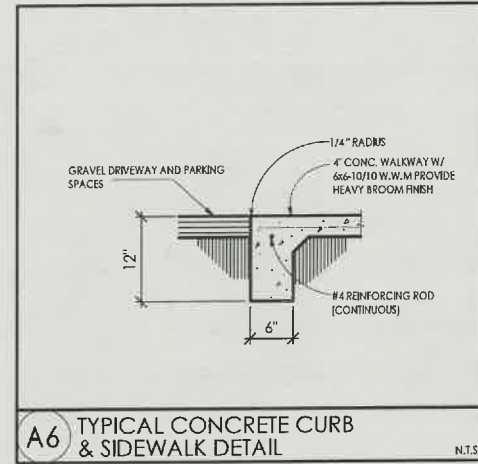
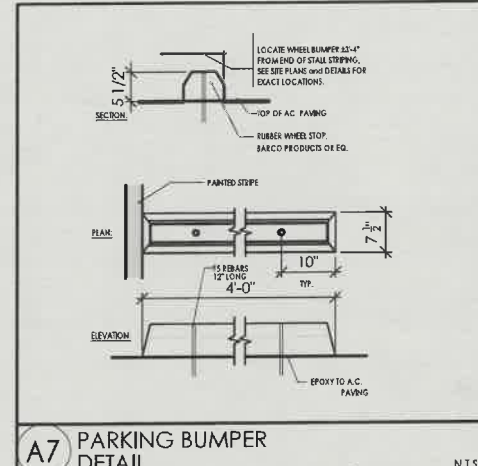
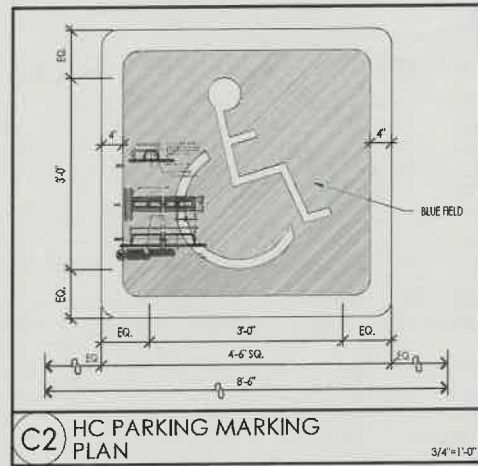
GENERAL CONTRACTOR
 TO FIELD VERIFY ALL
 EXIST. CONSTRUCTION
 AND DIMENSIONS PRIOR
 TO WORK.

EDITH 4-PLEX APARTMENTS
 SITE PLAN
 725 EDITH SE
 ALBUQUERQUE, NM
 PROJECT #2133

REVISION	DATE
1	11-30-2021

STATE OF NEW MEXICO RICHARD P. [Signature] No. 1240 11/30/2017 REGISTERED ARCHITECT	RBA ARCHITECTURE PC 1000 E. 10th Ave. Ste. 200 Phoenix, AZ 85001 www.rbaaz.com
DATE	SHEET NUMBER
11-30-2021	AS-1.0

1/2
 K-14-D228



TRAFFIC CIRCULATION LAYOUT APPROVED
3/10/22
Signed _____ Date _____

EDITH 4-PLEX APARTMENTS
SITE DETAILS
725 EDITH SE
ALBUQUERQUE, NM
PROJECT #2133

REVISION DATE	STATE OF NEW MEXICO REGISTERED ARCHITECT RICHARD P. [Signature] 11/30/2021
DATE	11-30-2021
SHEET NUMBER	AS-2.0

GENERAL CONTRACTOR TO FIELD VERIFY ALL EXIST. CONSTRUCTION AND DIMENSIONS PRIOR TO WORK.

2/2
K14-D228