

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 4. 2024

Rick Bennet, R.A
RBA Architecture
1104 Park Ave. SW
Albuquerque, NM 87102

Re: Edith 4-plex/ 725 Edith Blvd. SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 11-30-21 (K14-D228)
Certification dated 10-24-24

Dear Mr. Bennett,

Based upon the information provided in your submittal received 10-24-24, 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.

PO Box 1293

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



October 23, 2024

Re: Edith 4-Plex
725 Edith Blvd SE
Albuquerque, NM 87102
Project # BP-2021-50975 **(K14-D228)**
Approved TCL March 10, 2022

TRAFFIC CERTIFICATION

I, **Rick Bennett**, NMRA #1240, of the firm of RBA Architecture, PC hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Certification Layout, approved Site Plan dated 11/30/21 and with Architect's stamp dated 11/30/21.

The record information was edited on the original design document has been obtained by **Rick Bennett | Architect**, of the firm. I further certify that I have personally visited the project site on October 21, 2024 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) for Edith 4-Plex at 725 Edith Blvd SE, 005 003 LEWIS & SIMONDS ADD in Bernalillo County in Albuquerque, New Mexico.

The record information presented herein 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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett", written over a light blue circular stamp.

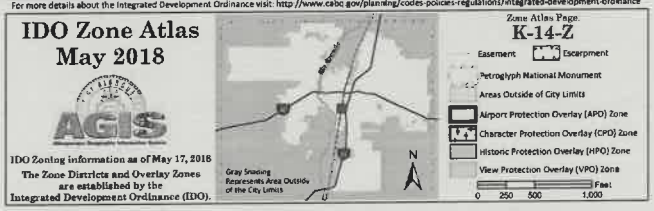
Rick Bennett, Architect

ZONING ORDINANCE	
B-T-C	
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.

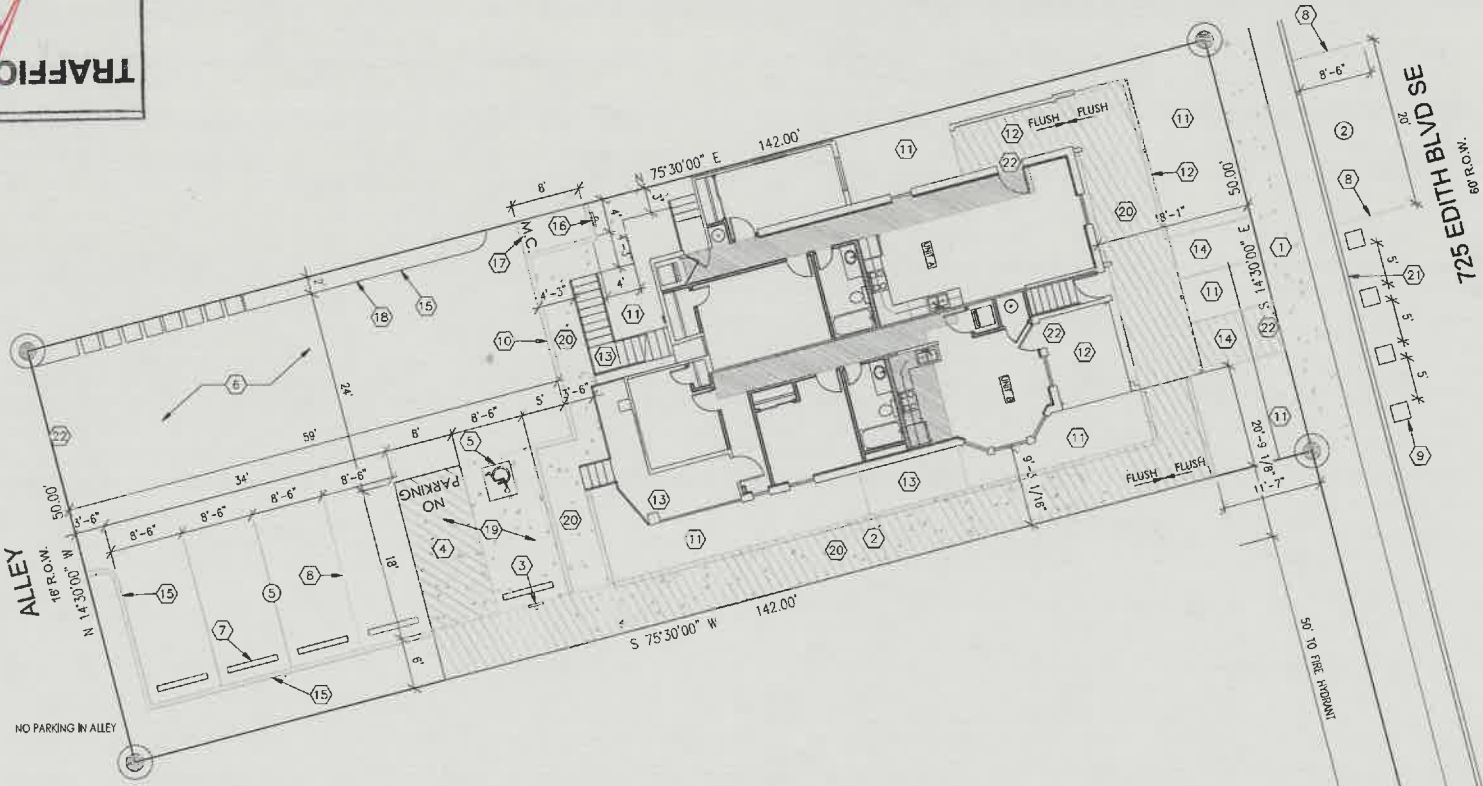


TRAFFIC CIRCULATION LAYOUT

APPROVED

Signed

Date



1 SITE PLAN

1"=10'-0"

BAR SCALE

0 10 20

(IN FEET)

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

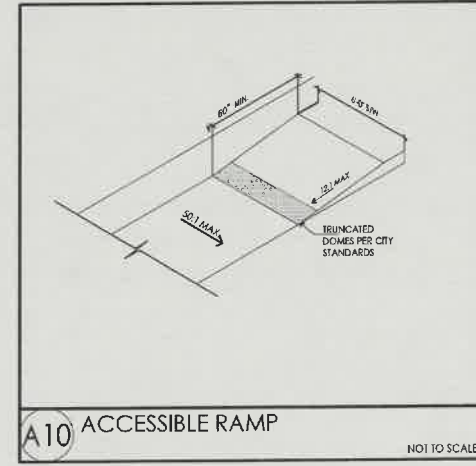
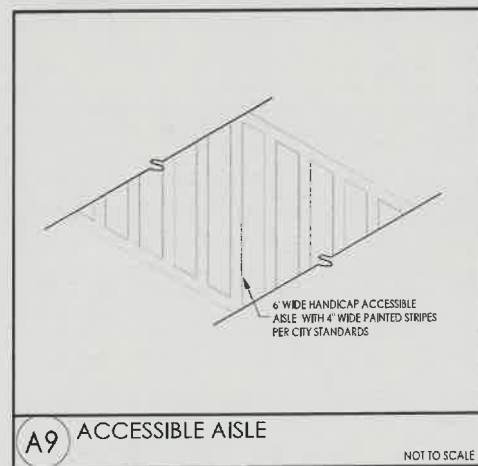
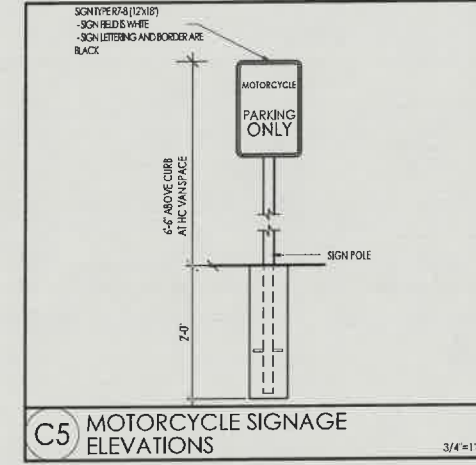
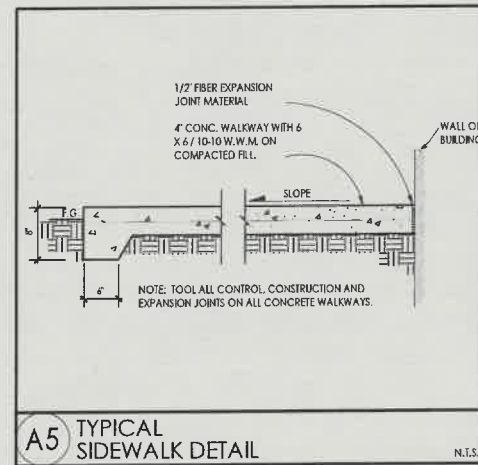
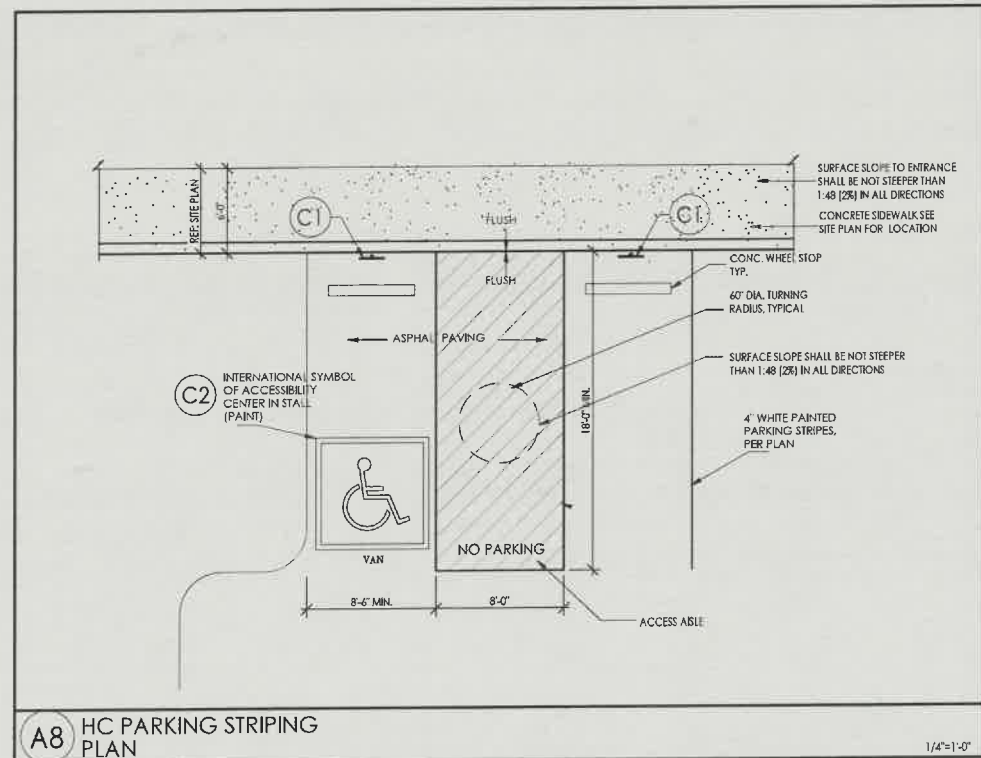
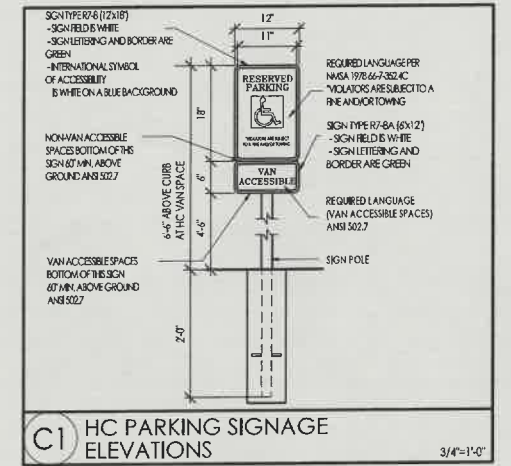
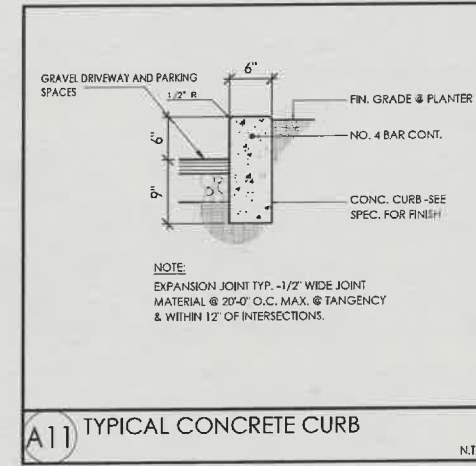
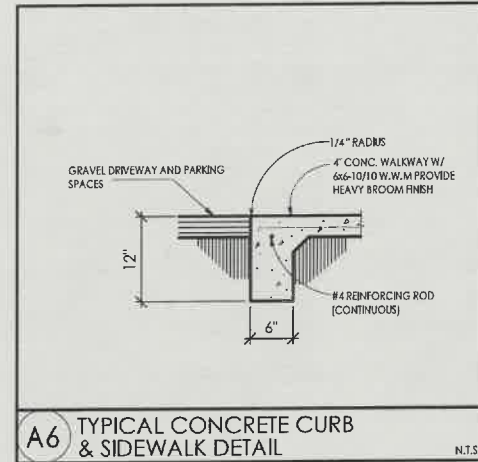
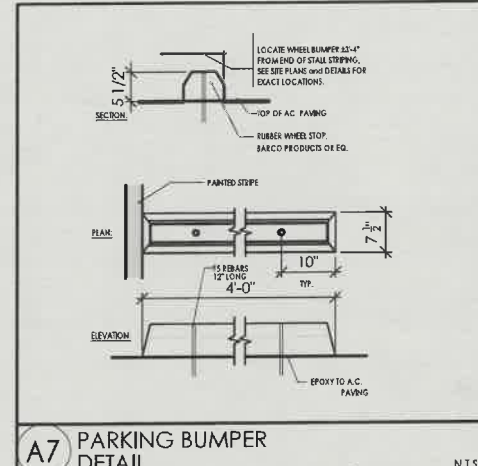
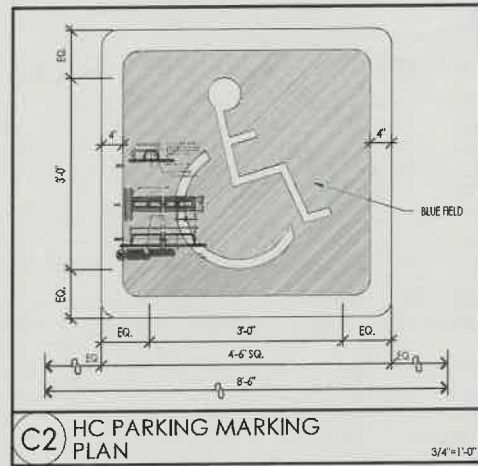
725 EDITH SE

ALBUQUERQUE, NM

PROJECT #2133

REVISION	DATE
1	11-30-2021
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

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