

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 8, 2021

Roger Cinelli
2418 Manuel Torres Lane
Albuquerque, NM 87110

Re: Townhomes for Azar Properties
Traffic Circulation Layout
Engineer's/Architect's Stamp 2-2-2021 (F15-D055)

Dear Mr. Cinelli:

The TCL submittal received 2-2-2021 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,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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: TOWNHOMES FOR AZAR PROPERTIES L.L.C. Building Permit #: _____ City Drainage #: _____

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

Legal Description: LOT C-1, RALPH L. DAY ADDITION

City Address: 162 PLACITAS RD. N.W. ALBUQUERQUE, NEW MEXICO

Engineering Firm: NA Contact: _____

Address: _____

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

Owner: AZAR PROPERTIES L.L.C. Contact: JOE

Address: 8232 LOUISIANA BLVD N.E. SUITE C 87113

Phone#: 505-890-1950 Fax#: _____ E-mail: joe@mcrmm.com

Architect: ROGER CINELLI & ASSOCIATES INC. Contact: ROGER

Address: 2418 MANUEL TORRES LN N.W. ALBUQUERQUE, NEW MEXICO

Phone#: 505-243-8211 Fax#: 505-243-8196 E-mail: rcinelli@q.com

Other Contact: NA 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

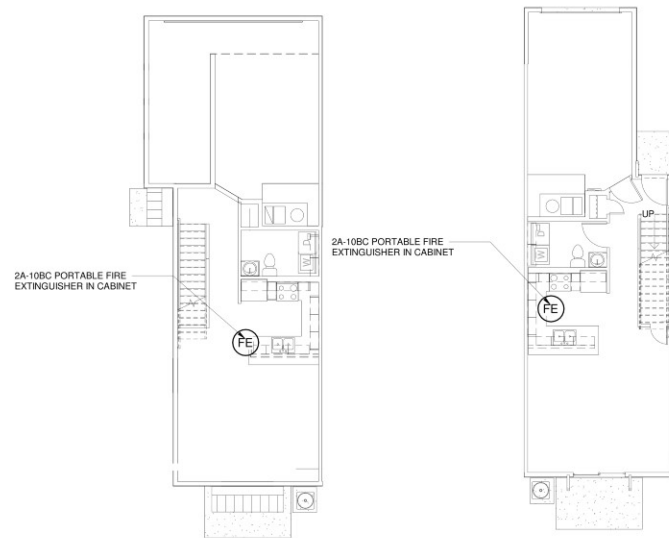
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

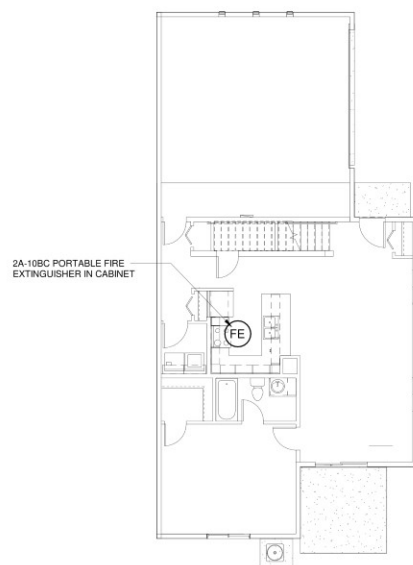
DATE SUBMITTED: 2/4/2021 By: ROGER CINELLI

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

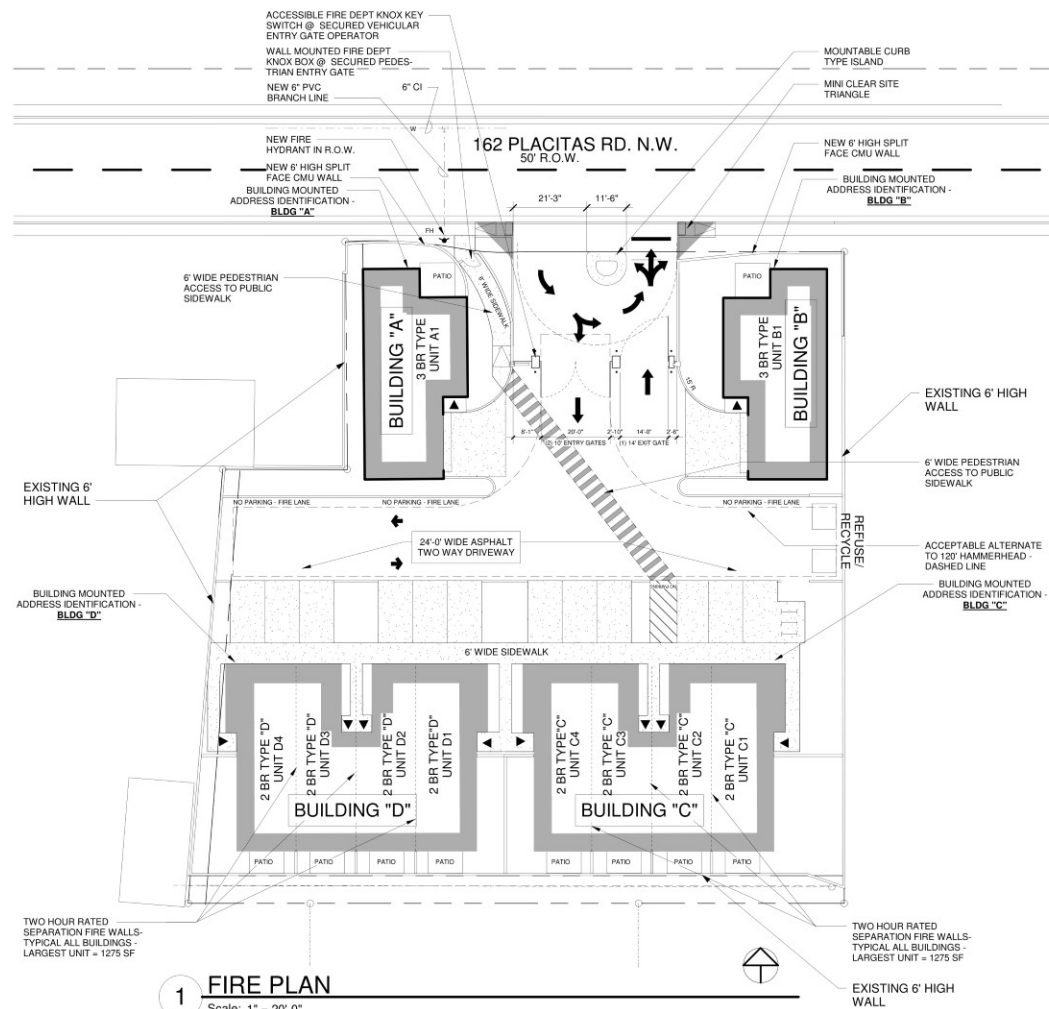


3 TWO BEDROOM TYPE "B" FIRE EXTINGUISHER PLAN
1/8" = 1'-0"

2 TWO BEDROOM TYPE "A" FIRE EXTINGUISHER PLAN
1/8" = 1'-0"



4 THREE BEDROOM FIRE EXTINGUISHER PLAN
1/8" = 1'-0"



1 FIRE PLAN
Scale: 1" = 20'-0"

FIRE NOTES

1. ALL TOWNHOUSE UNITS ARE TWO STORY LESS THAN 28' IN HEIGHT
2. ALL TRAFFIC AREAS SHALL BE RATED FOR 75,000# FIRE APPARATUS VEHICLES
3. BUILDING ADDRESS IDENTIFICATION TEXT SHALL BE 10" HIGH WITH 2" STROKE
4. TOWNHOMES SHALL BE REVIEWED TO COMPLY WITH 2015IRC FOR R-3 OCCUPANCY
5. THE SITE PLAN WILL BE REVIEWED AS COMMERCIAL UNDER IBC2015
6. FIRE APPARATUS ACCESS ROAD SHALL NOT EXCEED 10% GRADE
7. FIRE LANE WARNING AT CURB WHERE SHOWN - 6" LETTERS "NO PARKING - FIRE LANE" AT 15'-0" O.C.
8. NO FIRE 2 REQUIRED - SEE FIRE EXTINGUISHER LOCATION IN TYPICAL UNITS - THIS SHEET.

162 PLACITAS RD N.W.



VICINITY MAP
ZA MAP F-15

FIRE DESIGN CRITERIA

CODES: 2015IRC, 2015UMC, 2015UPC, 2017NEC, 2015IFC

PROJECT LOCATION: 162 PLACITAS RD. N.W., ALBUQUERQUE, NM

ZONE ATLAS MAP: F-15

LEGAL DESCRIPTION: LOT C-1, RALPH L. DAY ADDN.

MX-M TOTAL ACRES: 0.7413 ACRES

EXISTING ZONING: MX-M

LAND USE CLASSIFICATION: 3000

PROPOSED USES: RESIDENTIAL DWELLINGS

MAXIMUM HEIGHT: 22'-6" COMPLIES

CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED

SEISMIC ZONE: C

MAXIMUM TOTAL DWELLING UNITS: 10 UNITS - 19 DUS PER ACRE COMPLIES

REQUIRED PARKING: TOWNHOUSE UNITS: 8 TWO BR UNITS X 1.0 PARKING SPACES = 8 PARKING SPACES REQUIRED TOWNHOUSE UNITS: 2 THREE BR UNITS X 2.0 PARKING SPACES = 4 PARKING SPACES REQUIRED TOTAL SPACES REQUIRED = 12 SPACES

PROPOSED PARKING: OFF STREET PARKING (INCLUDING GARAGE SPACES) = 24 PARKING SPACES INCLUDING ONE ADA VAN PARKING SPACE PROVIDED. 24 > 12 COMPLIES

PROJECT BUILDING HEATED AREAS:

BUILDING "A": THREE BEDROOM UNIT = 1738 SF

BUILDING "B": THREE BEDROOM UNIT = 1738 SF

BUILDING "C": THREE BEDROOM UNIT = 1738 SF

BUILDING "D": THREE BEDROOM UNIT = 1738 SF

BUILDING "C": TWO BEDROOM TYPE "A" UNITS X (2) = 1275 X 2 = 2550 SF TWO BEDROOM TYPE "B" UNITS X (2) = 1257 X 2 = 2514 SF TOTAL 5064 SF

BUILDING "D": TWO BEDROOM TYPE "A" UNITS X (2) = 1275 X 2 = 2550 SF TWO BEDROOM TYPE "B" UNITS X (2) = 1257 X 2 = 2514 SF TOTAL 5064 SF

TOTAL HEATED AREA = 13,604 SQUARE FEET

PROJECT BUILDING GARAGE AREAS:

BUILDING "A": THREE BEDROOM GARAGE = 427 SF

BUILDING "B": THREE BEDROOM GARAGE = 427 SF

BUILDING "C": TWO BEDROOM TYPE "A" GARAGE X (2) = 297 X 2 = 594 SF TWO BEDROOM TYPE "B" GARAGE X (2) = 442 X 2 = 884 SF TOTAL 1478 SF

BUILDING "D": TWO BEDROOM TYPE "A" GARAGE X (2) = 297 X 2 = 594 SF TWO BEDROOM TYPE "B" GARAGE X (2) = 442 X 2 = 884 SF TOTAL 1478 SF

TOTAL GARAGE AREA = 3810 SQUARE FEET

LARGEST UNIT IN PROJECT SEPARATED BY TWO HOUR FIRE WALLS = 1275 SF



Cinelli ARCHITECTS
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
TOWNHOMES FOR AZAR PROPERTIES L.L.C.
162 PLACITAS RD. N.W.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
FIRE PLAN

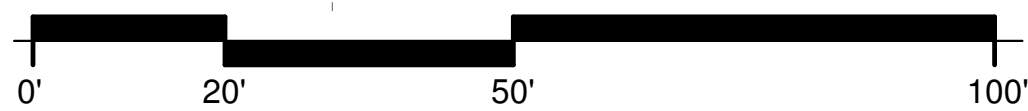
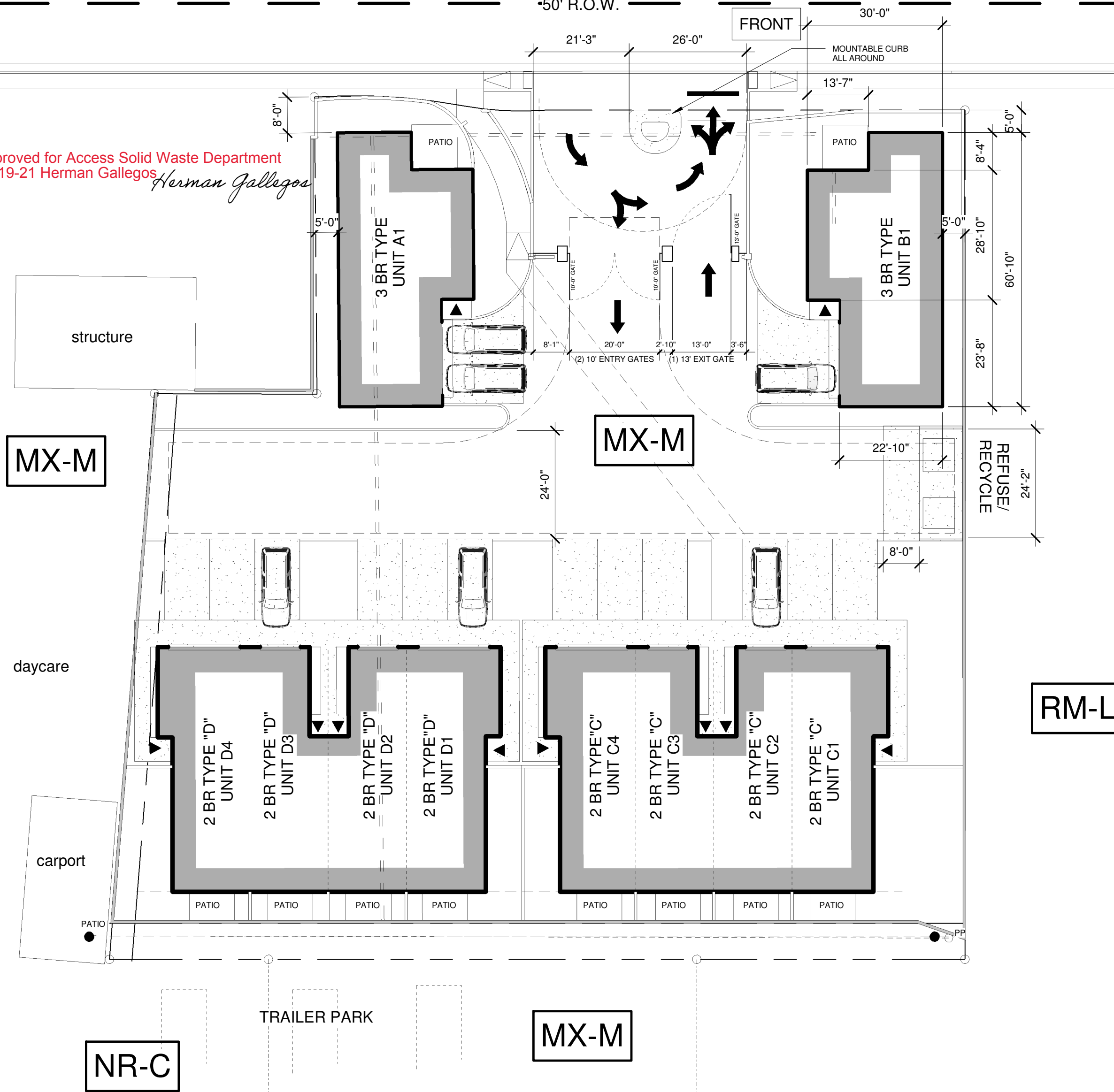
SEAL: [Professional Seal] DATE: MARCH 2021 PROJECT NO.: AZA7
DRAWING NO.:

FIRE101

162 PLACITAS RD. N.W.

50' R.O.W.

Approved for Access Solid Waste Department
01-19-21 Herman Gallegos
Herman Gallegos



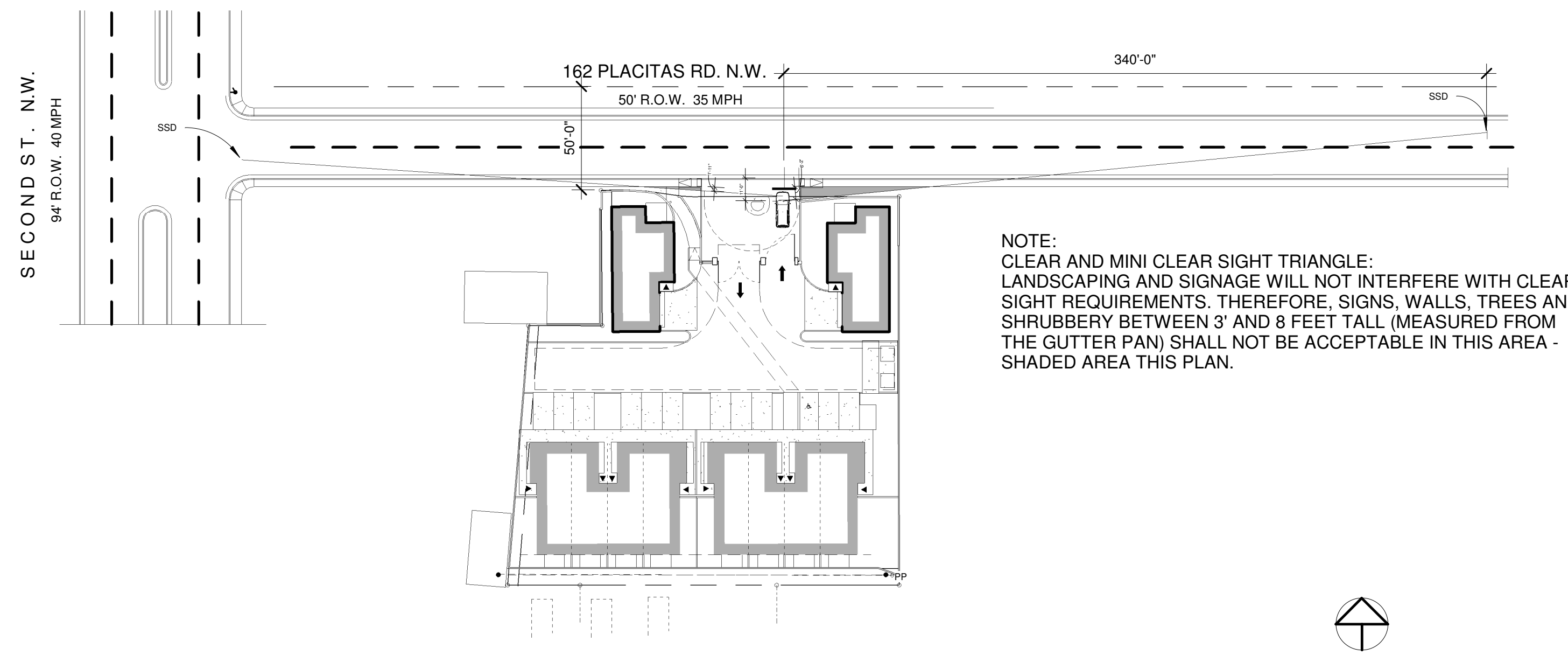
1

SITE PLAN

Scale: 1" = 20'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED
2/05/2021

Jeanne Wolfenbarger



NOTE:
CLEAR AND MINI CLEAR SIGHT TRIANGLE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR
SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND
SHRUBBERY BETWEEN 3' AND 8 FEET TALL (MEASURED FROM
THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA -
SHADED AREA THIS PLAN.

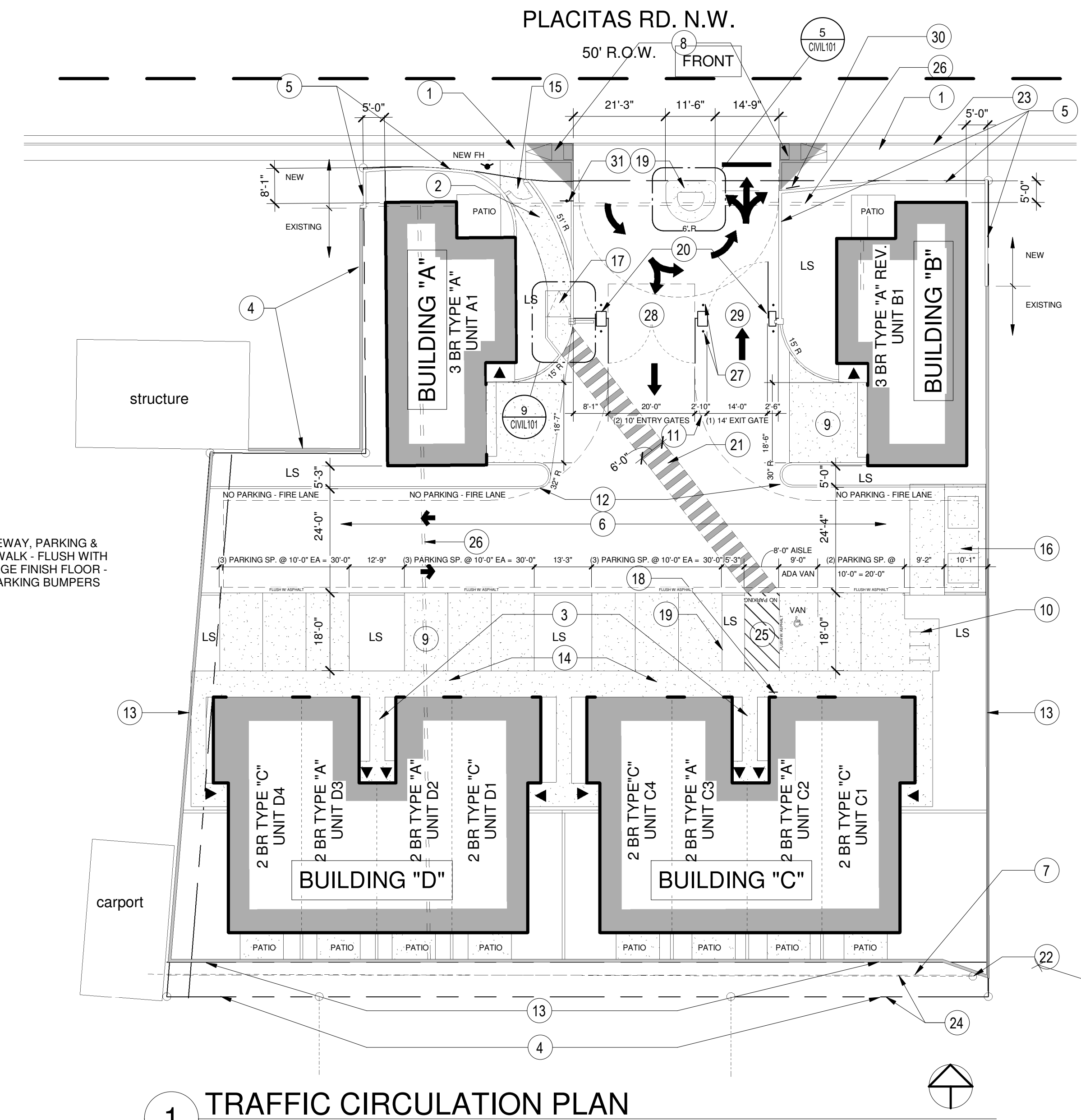


VICINITY MAP
ZA MAP F-15

162 PLACITAS RD N.W.

7 STOPPING SITE DISTANCE

Scale: 1" = 50'-0"

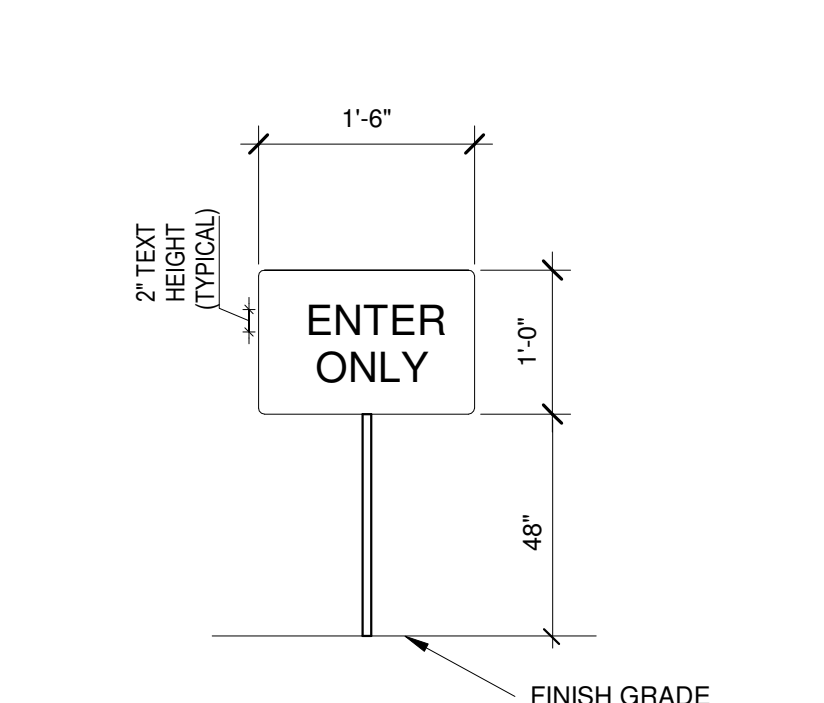


1 TRAFFIC CIRCULATION PLAN

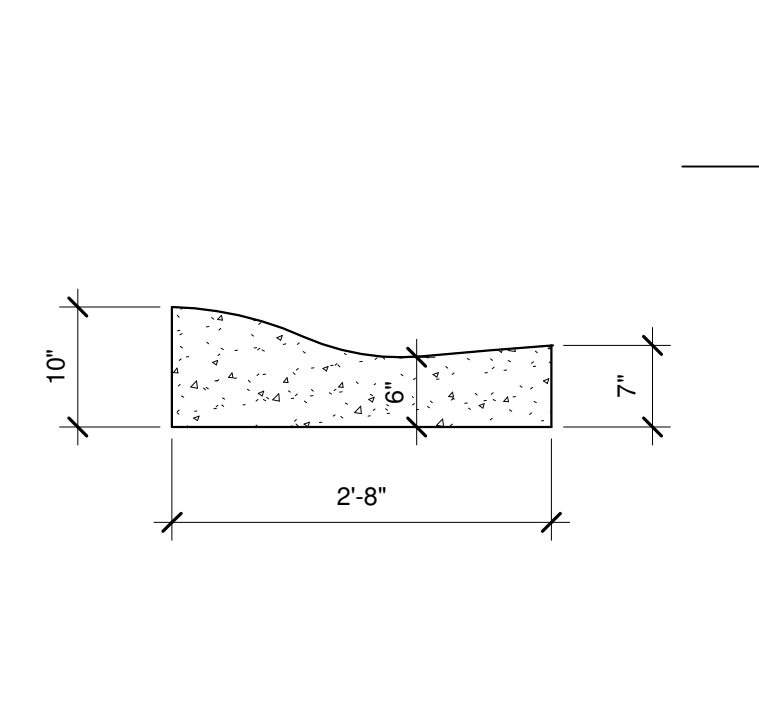
Scale: 1" = 20'-0"

- NOTES:
1. ALL BROKEN OR CRACKED CURB AND GUTTER MUST BE REPLACED AS PER COA STD DWG #2415A & #2430.
 2. SEE TRAFFIC CIRCULATION PLAN LEGEND THIS SHEET FOR COA STD DRIVEPAD, CURBS, SIDEWALKS AND PAVEMENT SECTION DETAILS.
 3. ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOME WARNING STRIPS.

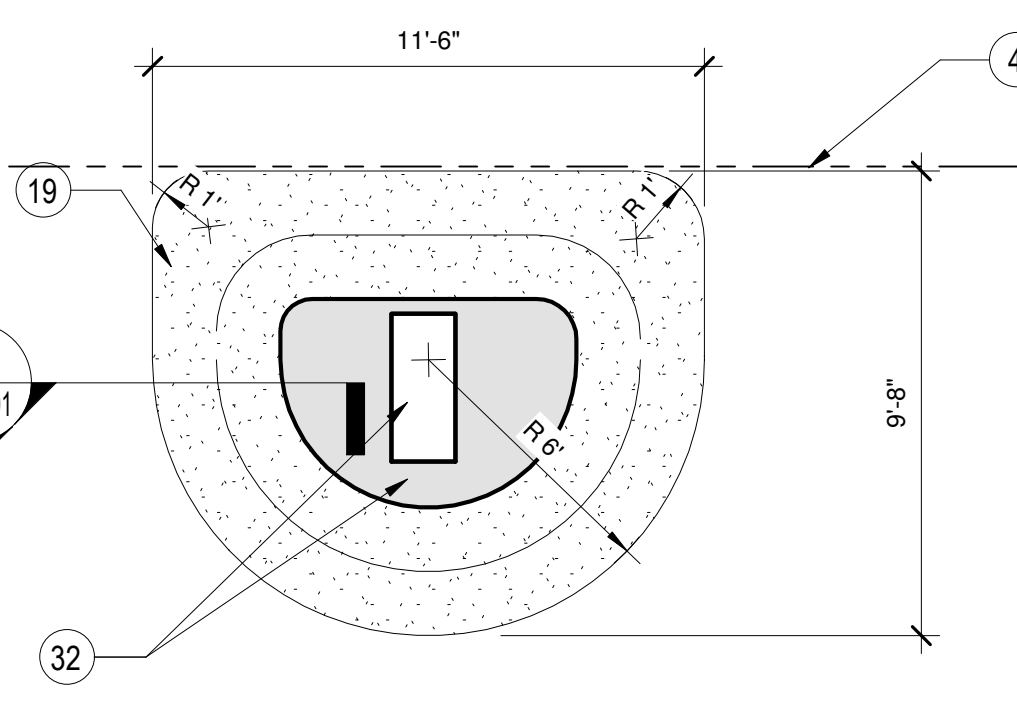
TRAFFIC CIRCULATION PLAN LEGEND



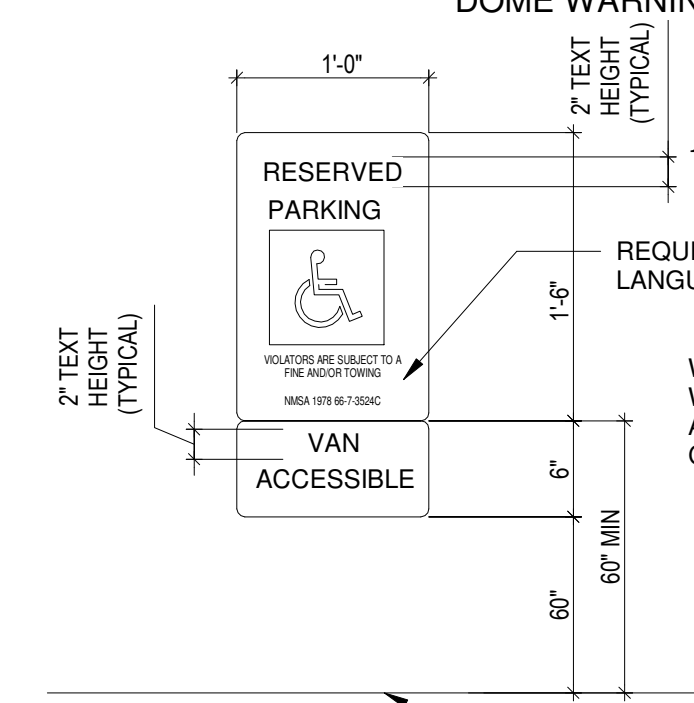
8 TYPICAL ENTRY SIGN
Scale: 3/4" = 1'-0"



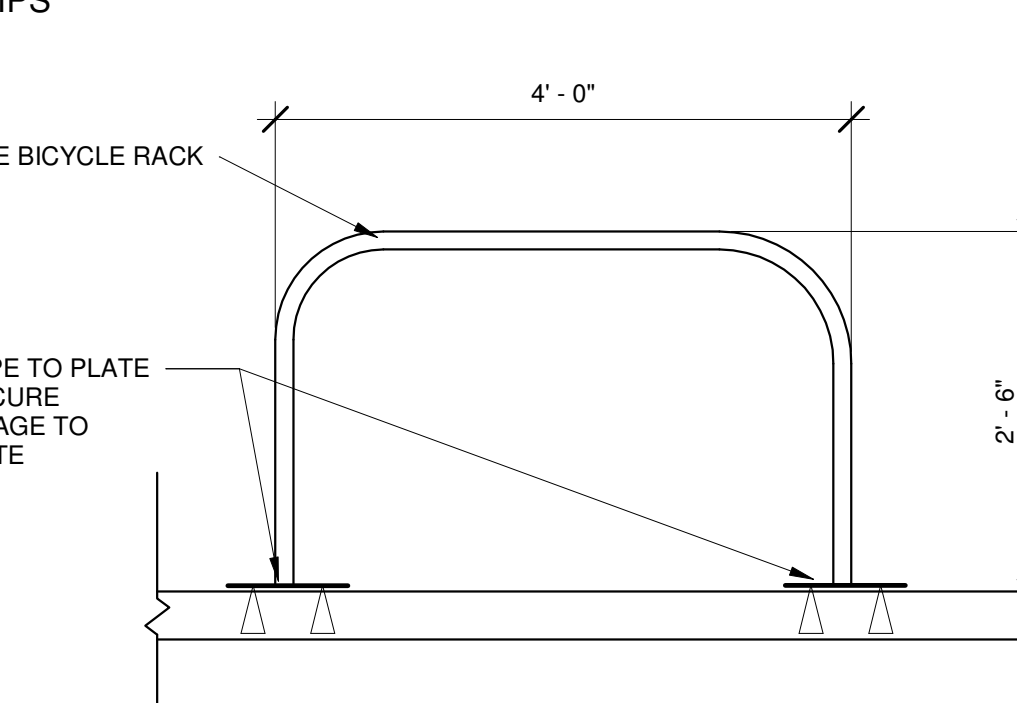
6 MOUNTABLE CURB
Scale: 3/4" = 1'-0"



5 MOUNTABLE CURB ISLAND
Scale: 1/4" = 1'-0"



4 ADA PARKING SIGN
Scale: 1" = 1'-0"



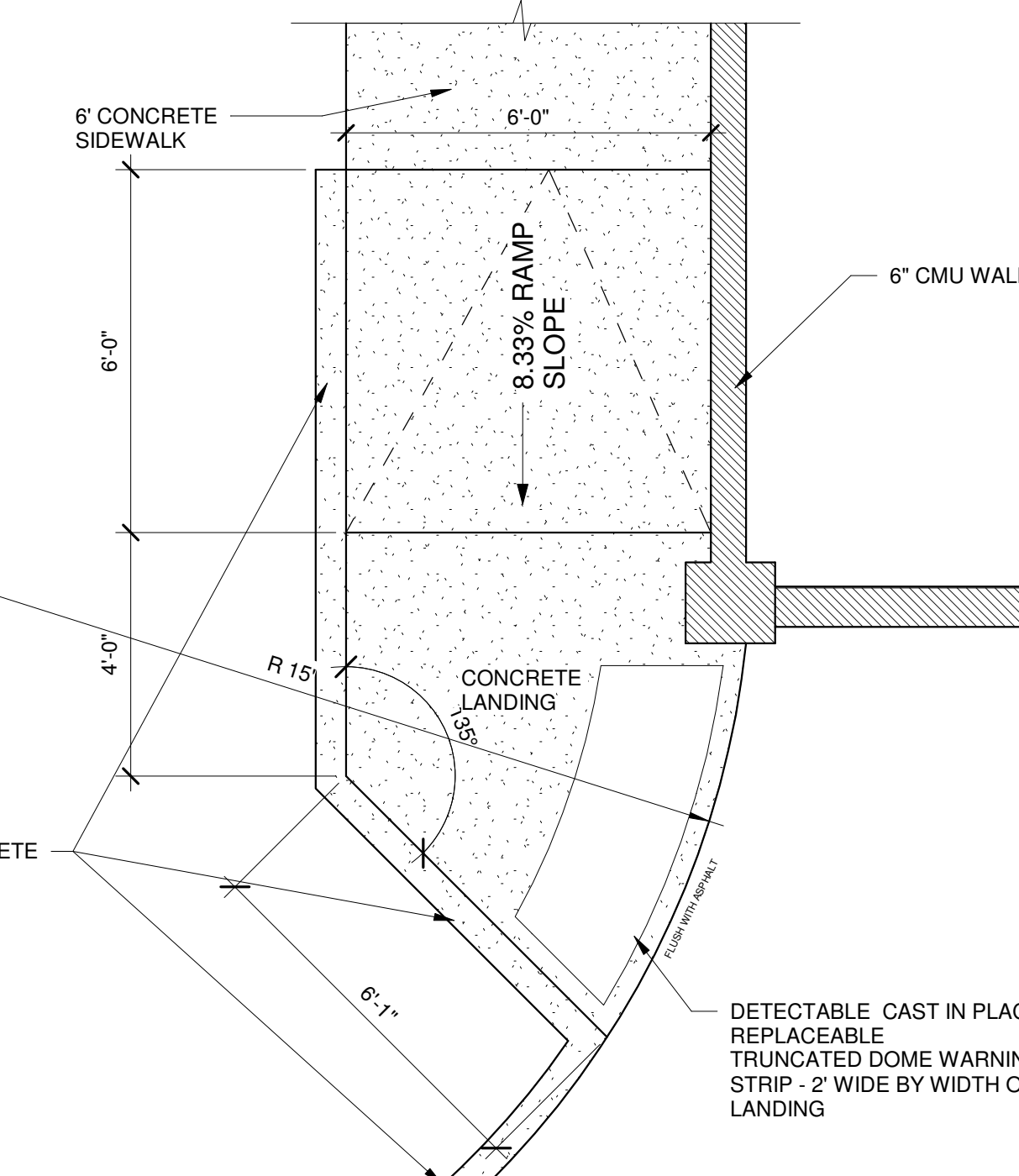
3 1 1/2" DIA. PIPE BIKE RACK
Scale: 3/4" = 1'-0"

9 CURB RAMP

Scale: 3/8" = 1'-0"

BICYCLE RACK REQUIREMENTS

1. RACK SHALL BE A MINIMUM 30" TALL AND 18" WIDE.
2. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
3. BICYCLE RACK SHALL SUPPORT BICYCLE IN AN UPRIGHT POSITION.
4. BICYCLE RACK SHALL ACCOMMODATE VARIOUS BICYCLE FRAME SIZES AND STYLES.
5. EACH BICYCLE PARKING SPACE SHALL BE ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
6. BICYCLE RACK SHALL BE STURDY AND ANCHORED TO CONCRETE PAD.
7. BICYCLE PARKING SPACES SHALL BE 6' X 2' WITH 1 FOOT CLEAR ZONE ALL AROUND.



TCL DESIGN CRITERIA

AN 8 UNIT TOWNHOUSE DEVELOPMENT FOR
AZAR PROPERTIES L.L.C.

CODES: 2015IRC, 2015UMC, 2015UPC, 2017NEC,
2015IFC

PROJECT LOCATION:
162 PLACITAS ROAD N.W., ALBUQUERQUE, NM

ZONE ATLAS MAP: F-15-Z

LEGAL DESCRIPTION: LOT C-1, RALPH L. DAY
ADDITION

MX-M TOTAL ACREAGE: 0.7413 ACRES

EXISTING ZONING: MX-M

LAND USE CLASSIFICATION: 3000

PROPOSED USES: RESIDENTIAL DWELLINGS FOR R-3
USES

BUILDING HEIGHT: 22'-6" COMPLIES

CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED

SEISMIC ZONE: C

UNIT COUNT:
TWO STORY THREE BEDROOM/ 2 CAR - 2 UNITS
TWO STORY TWO BEDROOM - 4 UNITS
TWO STORY TWO BEDROOM/ 2 CAR - 4 UNITS
TOTAL 10 UNITS

REQUIRED VEHICULAR PARKING:

TWO BEDROOM TOWNHOUSE UNITS: 8 UNITS X 1.00
= 8 PARKING SPACES REQUIRED

THREE BEDROOM TOWNHOUSE UNITS - 2 UNITS X 2.0
= 4 PARKING SPACES REQUIRED

TOTAL REQUIRED PARKING = 12 SPACES

PROPOSED VEHICULAR PARKING:

PROVIDED PARKING SPACES (INCLUDING GARAGE
SPACES): 24 SPACES INCL (1) ADA VAN PARKING
SPACE PROVIDED, 24 > 12 COMPLIES

MOTORCYCLE PARKING NOT REQUIRED FOR
RESIDENTIAL USES PER 5-5(d)

REQUIRED BICYCLE PARKING:

DO TABLE 5-5-5 (3) BICYCLE SPACES REQUIRED

PROPOSED BICYCLE PARKING:

(3) BICYCLE SPACES PROVIDED COMPLIES

Cinelli / 2418 Manuel Torres Lane N.W.
ARCHITECTS Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
TOWNHOMES FOR AZAR PROPERTIES L.L.C.
162 PLACITAS RD. N.W.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
TRAFFIC CIRCULATION PLAN

SEAL DATE MARCH 2021 PROJECT NO. AZA7
DRAWING NO.

CIVIL101

3/7/21
REV. 2/2/2021