

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 2, 2023

Roger Cinelli, RA
Roger Cinelli & Associates Inc.
2418 Manuel Torres Ln NW
Albuquerque, NM 87107

Re: Apartments for the Constance LLC
4505 12TH St. NW
Traffic Circulation Layout
Architect's Stamp 05-15-23 (G14-D080A)

Dear Mr. Cinelli,

The TCL submittal received 05-18-2023 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 the PLNDRS@cabq.gov 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,

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

C: CO Clerk, File

Cinelli

ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

5/15/2023

CITY OF ALBUQUERQUE
TRANSPORTATION DEVELOPMENT SECTION
PLAZA DEL SOL BUILDING
600 2ND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87102

RE: TWO STORY DUPLEX BUILDING PROJECT CONSTRUCTION DRAWINGS PER PRELIMINARY SITE PLAN DATED 1/5/2021 – (10) TWO BEDROOM UNITS WITH ONE CAR GARAGE IN (5) DUPLEXES – UNSPRINKLERED - 11,500 +/- HEATED SF – **4505 12th N.W.**, ALBUQUERQUE, NEW MEXICO – **G14-D080A** - ARCHITECT'S STAMP DATED **REVISED 5/15/23** - TCL COMMENTS 4/9/23 - **2ND ITERATION** PER PLAT OF LOT 58A, ROSSITER ADDITION, 0.69 A. (WORK)

DEAR SIRs,

RESPONSES TO COMMENTS 4/9/2023

FIRSTLY, THE ZA MAP SHOWN ON MY TCL AND ALSO ON THE WOOTEN ENGINEERING GRADING & DRAINAGE PLAN IS NOT G-14. IT IS F-14-Z. PLEASE LET ME KNOW IF THAT CHANGES ANYTHING.

1. ALL EXISTING ACCESS EASEMENTS AND RIGHTS OF WAY HAVE BEEN SHOWN BASED ON THE PLAT FOR LOT 58A - APRIL 2021
2. THE THROAT LENGTH OF THE NORTHERN DRIVEPAD IS 23 FEET.
3. THE MOTORCYCLE AND BIKE PARKING AREA HAS BE CHANGED AS PER DISCUSSION WITH TRAFFIC ENGINEERS.
4. THE PLAT FOR LOT 58A DETAILS THE 5'-6" SIDEWALK EASEMENT ALONG 12TH ST. IT ALSO INDICATES APPROVAL OF THE RIGHT OF WAY FOR 60 FEET INSTEAD OF 62 FEET AT THE DRB HEARINGON MAY 11,2022.. THE NOTE REGARDING CONDITION FOR CO FINAL APPROVAL DOES NOT APPLY DUE TO THE PLAT DESCRIPTION.
- 5.
6. SINCE THIS IS A LOW DENSITY RESIDENTIAL DEVELOPMENT WITH 10 UNITS, THERE IS NO ADA ACCESSIBLE UNIT. ADA ACCESSIBLE PATHWAYS TO THE BUILDING ENTRANCES IS NOT PROVIDED..
7. NOTE RE: DRCAPPROVED PLANS - PROVIDED
8. NOTE RE: "ALL IMPROVEMENTS . . . ON THE WORK ORDER" - PROVIDED
9. LETTER OF RESPONSE - PROVIDED
10. VISIT WITH TRAFFIC ENGINEER; THIS PROJECT WILL NOT REQUIRE A TIS.

SINCERELY,

Roger Cinelli
ROGER CINELLI, ARCHITECT

DATE 5/15/2023

ATTACHMENTS:

REVISED CIVIL101

DTS

TRAFFIC SCOPING FORM





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: APARTMENTS FOR THE CONSTANCE L.L.C. **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: 2021-006571 **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 58A, ROSSITER ADDITION
City Address: 4505 12TH ST.N.W.

Applicant: ROGER CINELLI AND ASSOCIATES INC ARCHITECTS **Contact:** ROGER
Address: 2418 MANUEL TORRES LN N.W. ALBUQ., N.M. 87107
Phone#: 505-243-8211 **Fax#:** 505-243-8196 **E-mail:** rcinelli@q.com
Owner: THE CONSTANCE L.L.C. **Contact:** BRADY LOVELADY
Address: 3508 SEQUOIA CT N.W.
Phone#: 505-379-2552 **Fax#:** _____ **E-mail:** theconstancellic@gmail.com

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: ☒ Yes _____ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

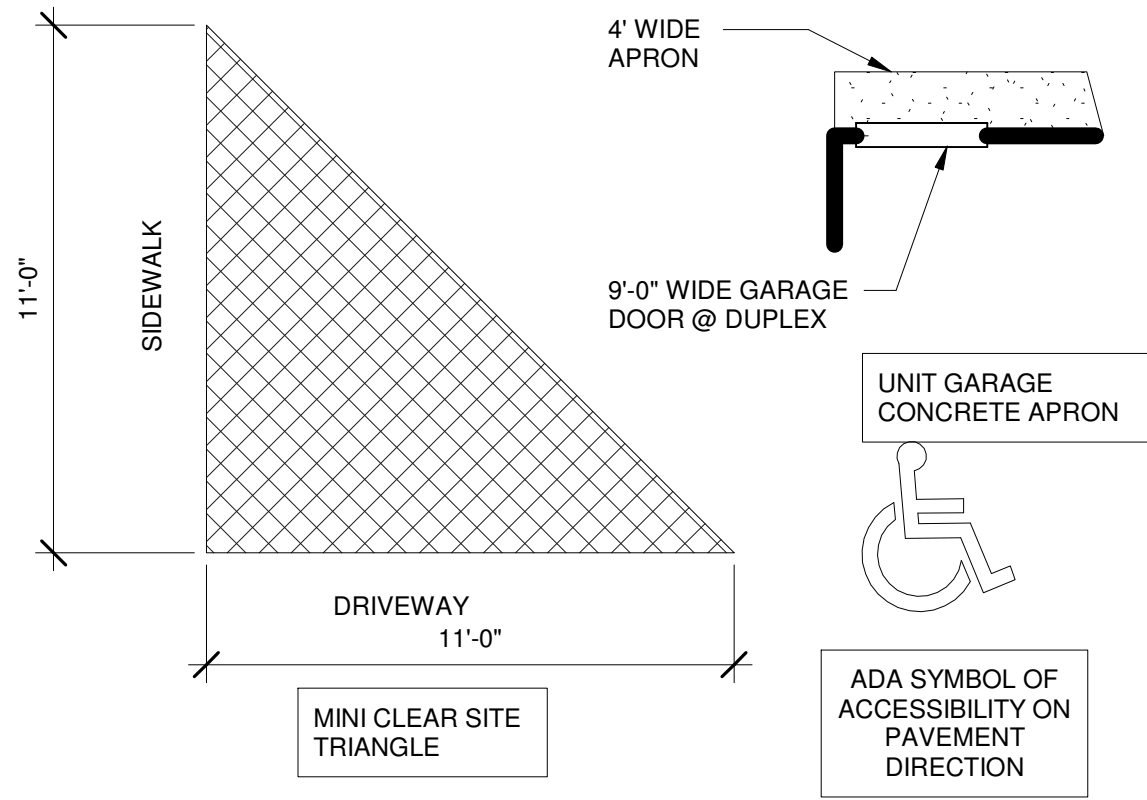
- ☒ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT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

DATE SUBMITTED: 5/15/2023 **By:** ROGER CINELLI

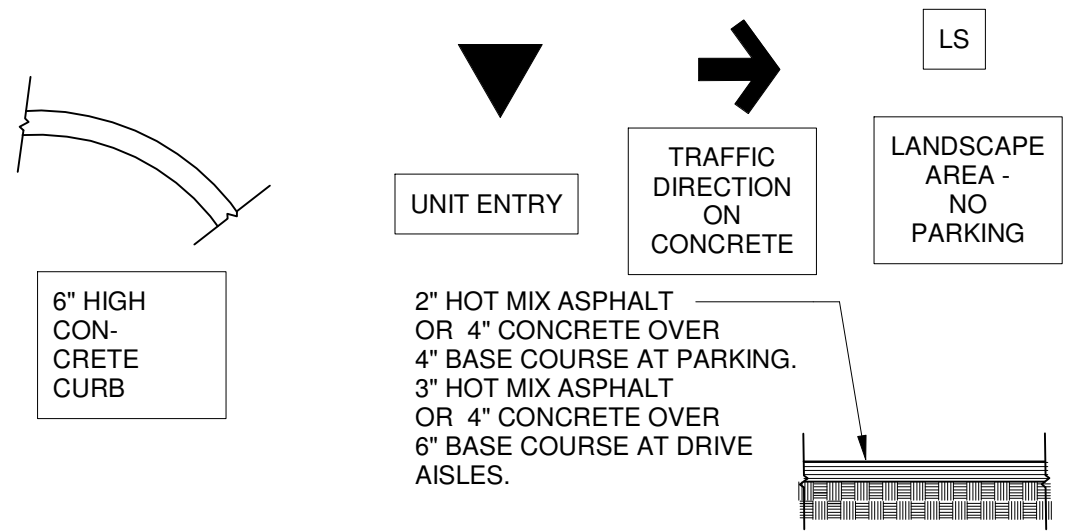
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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



TRAFFIC CIRCULATION PLAN LEGEND

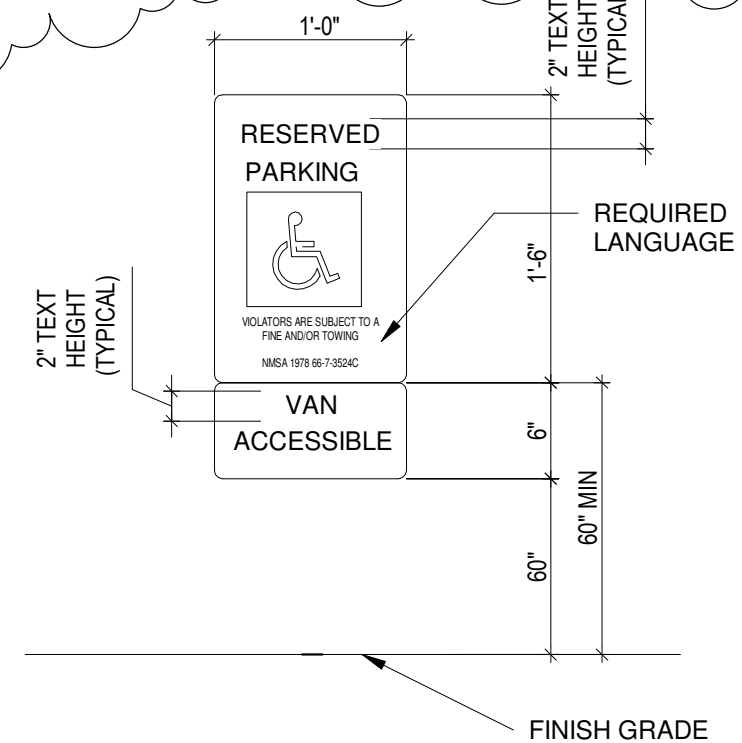
TCL NOTE:

- ALL NEW SIDEWALK SHALL BE REPLACED WITH SIDEWALK, CURB AND GUTTER AS PER COA STD DWG # 2415A AND 2430
- SEE **TRAFFIC CIRCULATION LEGEND** THIS SHEET FOR COA STANDARD DRIVEPAD, CURBS, SIDEWALKS, PAVEMENT SECTION DETAIL AND GARAGE DOOR LOCATIONS AND SIZE.

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 6/5/2023
Signed Date

2 MOTO PARKING SIGN

Scale: 1" = 1'-0"



4 ADA PARKING SIGN

Scale: 1" = 1'-0"



3 1 1/2" DIA. PIPE BIKE RACK

Scale: 3/4" = 1'-0"



BICYCLE RACK REQUIREMENTS

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

1 TRAFFIC CIRCULATION LAYOUT - TCL - 4505 12th St. NW

Scale: 1" = 20'-0"

SUMMARY

THE GENERAL PROJECT LOCATION IS IN THE NW QUADRANT OF ALBUQUERQUE NEAR THE INTERSECTION OF BELLROSE AND 12TH ST. NW.

THE APARTMENT DEVELOPMENT CONTINUES THE PRECEDENT SET BY THE ALICIA APARTMENTS ON 4421 12TH ST. N.W. TWO STORY DUPLEX APARTMENTS IN 5 BUILDINGS.

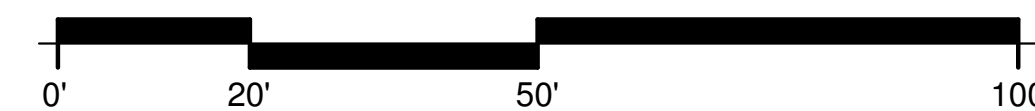
A REPLAT THE TRAFFIC CIRCULATION CONCEPT WAS GUIDED BY PROVIDES GOOD TWO-WAY VEHICULAR ACCESS TO ALL UNIT GARAGES AS WELL AS STANDARD, ADA, BIKE AND MOTORCYCLE PARKING.

LOOP ROAD WITH TWO DRIVEPADS OFF OF 12TH STREET WILL NOT IMPACT ADJACENT PROPERTIES. NO TRAFFIC IMPACT STUDIES OR VARIANCES HAVE BEEN CONDUCTED OR EVEN REQUIRED.

IDO AND DPM WAIVER NOTES AN ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING SIXTY (60) FOOT WIDE RIGHT OF WAY FOR 12TH STREET N.W. IN PLACE OF THE REQUIRED DPM STANDARD 62 FEET RIGHT-OF-WAY WIDTH OF A MAJOR COLLECTOR STREET WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON MAY 11, 2022.

WORK WITHIN THE RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY SHALL BE INCLUDED IN THE WORK ORDER.

ALICIA APARTMENTS



TRAFFIC CIRCULATION LAYOUT DESIGN CRITERIA

CODES: 2015IBC, 2015IRC, 2021UMC, 2015UPC, 2017NEC, 2018IECC

PROJECT LOCATION: 4505 12TH ST. N.W., ALBUQUERQUE, NM WEST SIDE OF 12TH STREET N.W. BETWEEN BELLROSE AVE N.W. AND LA LUZ DR. N.W.

ZONE ATLAS MAP: F-14-Z

LEGAL DESCRIPTION: LOT 58A ROSSITER ADDITION

TOTAL ACREAGE: 0.69 +/- ACRES

ZONING: R-ML

LAND USE CLASSIFICATION: 3000

PROPOSED USES: RESIDENTIAL DWELLINGS

MAXIMUM HEIGHT: 22'-6" COMPLIES

CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED

SEISMIC ZONE: D

REQUIRED PARKING: DUPLEX UNITS - 10 UNITS X 1.0 PARKING SPACES = 10 PARKING SPACES

PROPOSED PARKING: OFF STREET PARKING = 15 PARKING SPACES (INCLUDING 1 ADA SPACE) COMPLIES

REQUIRED ADA PARKING: DUPLEX UNIT PARKING REQUIRED - 10 PARKING SPACES THEREFORE (1) ADA PARKING SPACE

PROPOSED ADA PARKING: ADA VAN PARKING W/ 8' AISLE = (1) ADA VAN PARKING COMPLIES

REQUIRED MOTORCYCLE PARKING: DUPLEX UNITS - 10 PARKING SPACES - (1) MOTORCYCLE PARKING SPACE

PROPOSED PARKING: MOTORCYCLE PARKING = (1) MOTORCYCLE PARKING COMPLIES

REQUIRED BICYCLE RACKS: PER TABLE 5-5-5 - BICYCLE PARKING SPACES REQUIRED - (3) PARKING SPACES

PROPOSED BICYCLE RACKS: BICYCLE PARKING = (3) BICYCLE PARKING SPACES - COMPLIES

PROJECT HEATED BUILDING AREAS:

BUILDING "A"	2304 SF
BUILDING "B"	2304 SF
BUILDING "C"	2304 SF
BUILDING "D"	2304 SF
BUILDING "E"	2304 SF

TOTAL HEATED AREA = 11,520 SQUARE FEET

BUILDING "A"	552 SF
BUILDING "B"	552 SF
BUILDING "C"	552 SF
BUILDING "D"	552 SF
BUILDING "E"	552 SF

TOTAL GARAGE AREA = 2,760 SQUARE FEET

TOTAL PROJECT AREA = 14,280 SQUARE FEET

LARGEST BUILDING HEATED SQUARE FOOTAGE = 2304 SF

REVISION HISTORY

REV. 1 5/15/23



VICINITY MAP - ZA MAP F-14-Z

1" = 500'

SHEET KEYNOTES CIVIL101

- REMOVE EXISTING 4' SIDEWALK - INSTALL NEW 6' SIDEWALK
- WATER BLOCK DRIVEPAD AND ADA SIDEWALKS
- 6' PEDESTRIAN ACCESS SIDEWALK - CONNECT TO PUBLIC SIDEWALK
- MINI CLEAR SIGHT TRIANGLE - BOTH SIDES OF DRIVEPAD - SEE TRAFFIC CIRCULATION LEGEND
- 10' WATER LINE EASEMENT FILED MARCH 3, 2015 DOC # 2015017766
- 5' DITCH & UTILITY EASEMENT FILED MAY 11, 1945 PLAT BOOK D, PAGE 20
- EXISTING DROP INLET - CONVERT TO TRAFFIC READY - SEE SITE UTILITY PLAN
- 22' MINIMUM WIDE REINFORCED CONCRETE DRIVE AISLE - 4" BASE COURSE @ ACCESS DRIVE - SUITABLE FOR 75,000 WEIGHT LB RATING
- REINFORCED CONCRETE PARKING SPACES - 4" BASE COURSE
- ADA VAN PARKING SPACE W/ ON CONCRETE & WALL MOUNTED SIGNAGE - SEE 4/CIVIL101
- ADA ACCESS AISLE WITH BLUE TRAFFIC PAINT - "NO PARKING" ON CONCRETE - 12" LETTERS W/ 2" STROKE
- TYPICAL UNIT SIDEWALK - 48" WIDE
- TYPICAL UNIT ONE CAR GARAGE W/ OVER HEAD DOOR
- BICYCLE PARKING (3) - 4' WIDE SIDEWALK ACCESS- SEE 3/CIVIL101
- REFUSE & RECYCLE ENCLOSURE - SEE 1/SITE102
- SPACE WITH" 6" LETTERS ON CONCRETE-SEE CIVIL101
- 3' WROUGHT IRON FENCE AT BACK OF SIDEWALK
- EXISTING WATER METER AT SIDEWALK
- DEMO EXISTING 20' DRIVEPAD - CONSTRUCT MATCHING SIDEWALK, CURB & GUTTER PER ABQ STD DTL DWG 2515A & 2430
- RELOCATE GUY AND GUY ANCHOR TO PROVIDE 80" MIN. OVERHEAD CLEARANCE AT SIDEWALK
- PROVIDE 4' MIN. SIDEWALK AROUND LIGHT POLE
- DEMO EXISTING 13' DRIVEPAD - CONSTRUCT NEW SIDEWALK, CURB AND GUTTER PER ABQ STD DWG 2515A & 2430
- SIDEWALK CULVERT - SEE CIVIL102 G & D PLAN
- EXISTING FIRE HYDRANT
- 5'-6" PUBLIC SIDEWALK EASEMENT AND PUBLIC UTILITY EASEMENT DOC. # 2022105183 12/09/2022

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

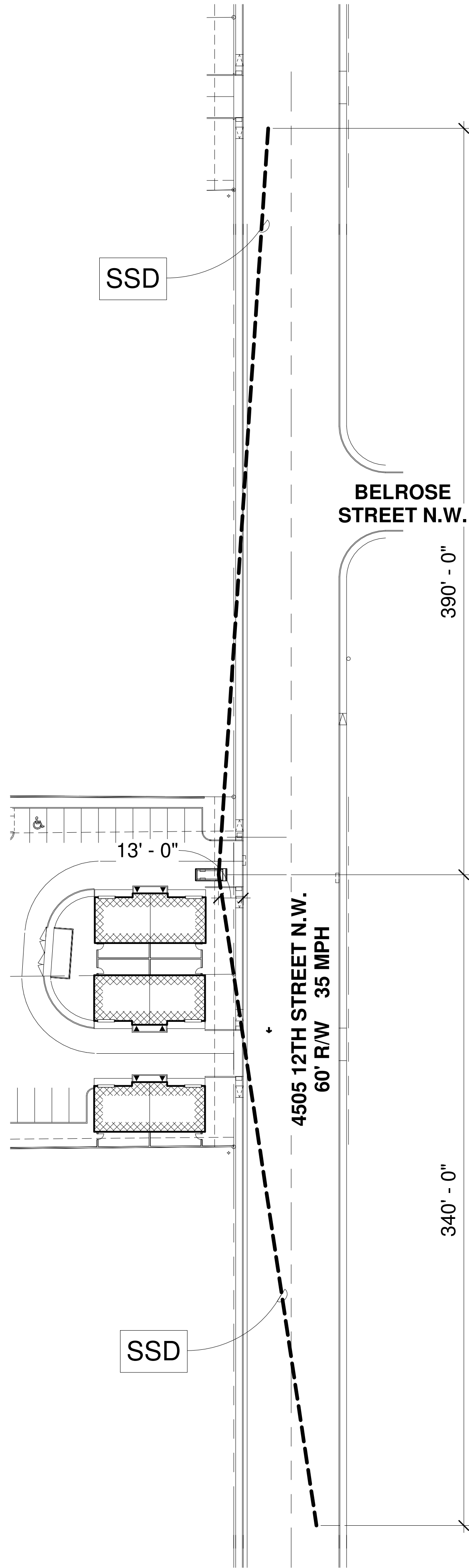
PROJECT TITLE: **DUPLEXES FOR THE CONSTANCE LLCCE LLC 4505 12TH ST. N.W. ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE: **TRAFFIC CIRCULATIONL LAYOUT**

SEAL: [Signature] DATE: APR 2022 PROJECT NO. LOVE DRAWING NO.

CIVIL101

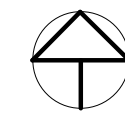
3/15/2022
REVISED 5/15/23



TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 6/5/2023
Signed Date

1 STOPPING SIGHT DISTANCE
Scale: 1" = 40'-0"



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

PROJECT TITLE:
DUPLEXES FOR
THE CONSTANCE LLC
4505 12TH ST. N.W.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
STOPPING SIGHT DISTANCE

SEAL



DATE
JAN 2022

PROJECT NO.
LOVE

DRAWING NO.

CIVIL101A

1/27/2022