

# CITY OF ALBUQUERQUE



January 14, 2020

Roger Cinelli  
Roger Cinelli and Associates  
2418 Manuel Torres LN N.W.  
Albuquerque NM 87107

**Re: Booksales & Office**  
**120 Jefferson St NE**  
Engineer's/Architect's Stamp 11-15-19 (K17D119)

Dear Mr. Cinelli,

The TCL submittal received 01-14-2020 is approved for Building Permit. 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

Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

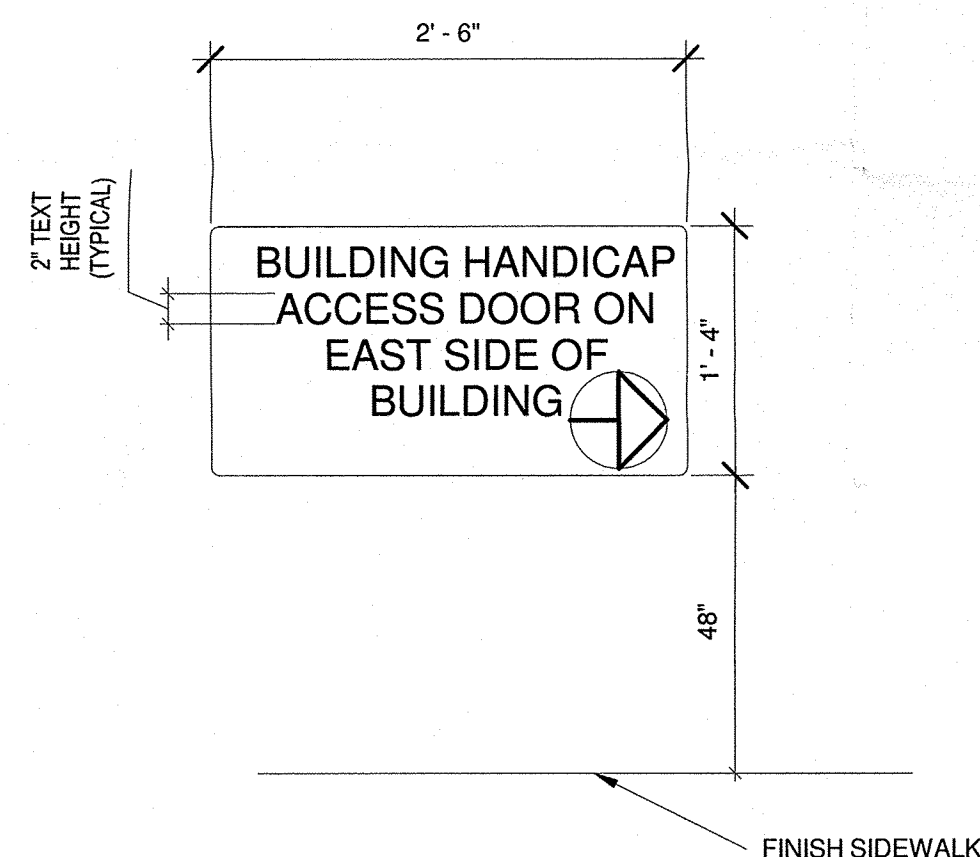
MM via: email  
C: CO Clerk, File

PO Box 1293

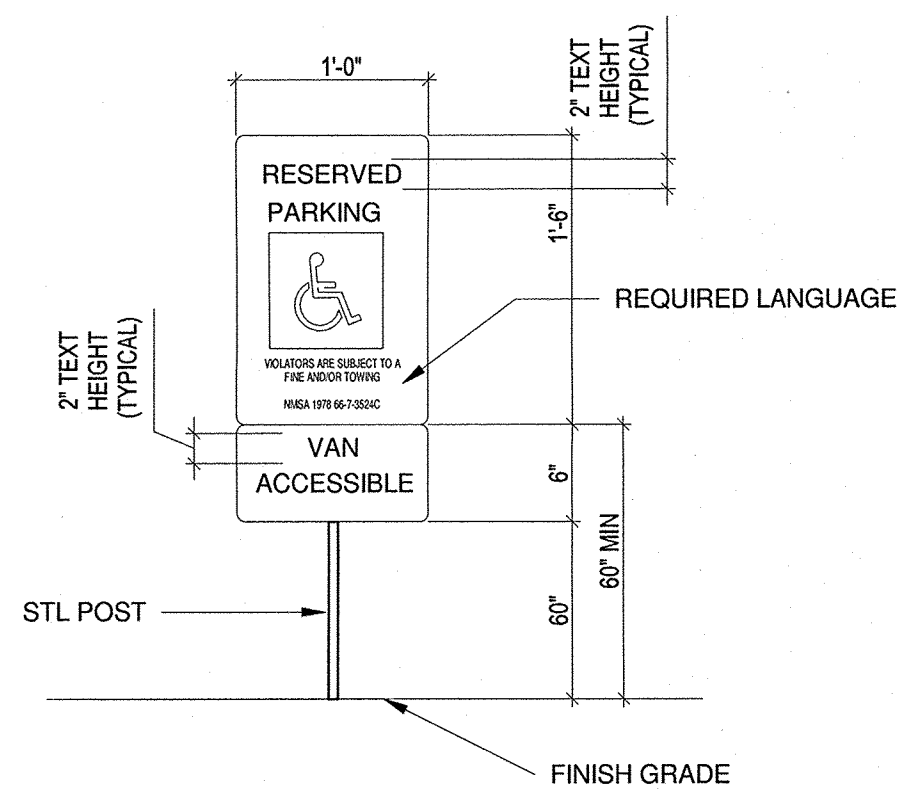
Albuquerque

NM 87103

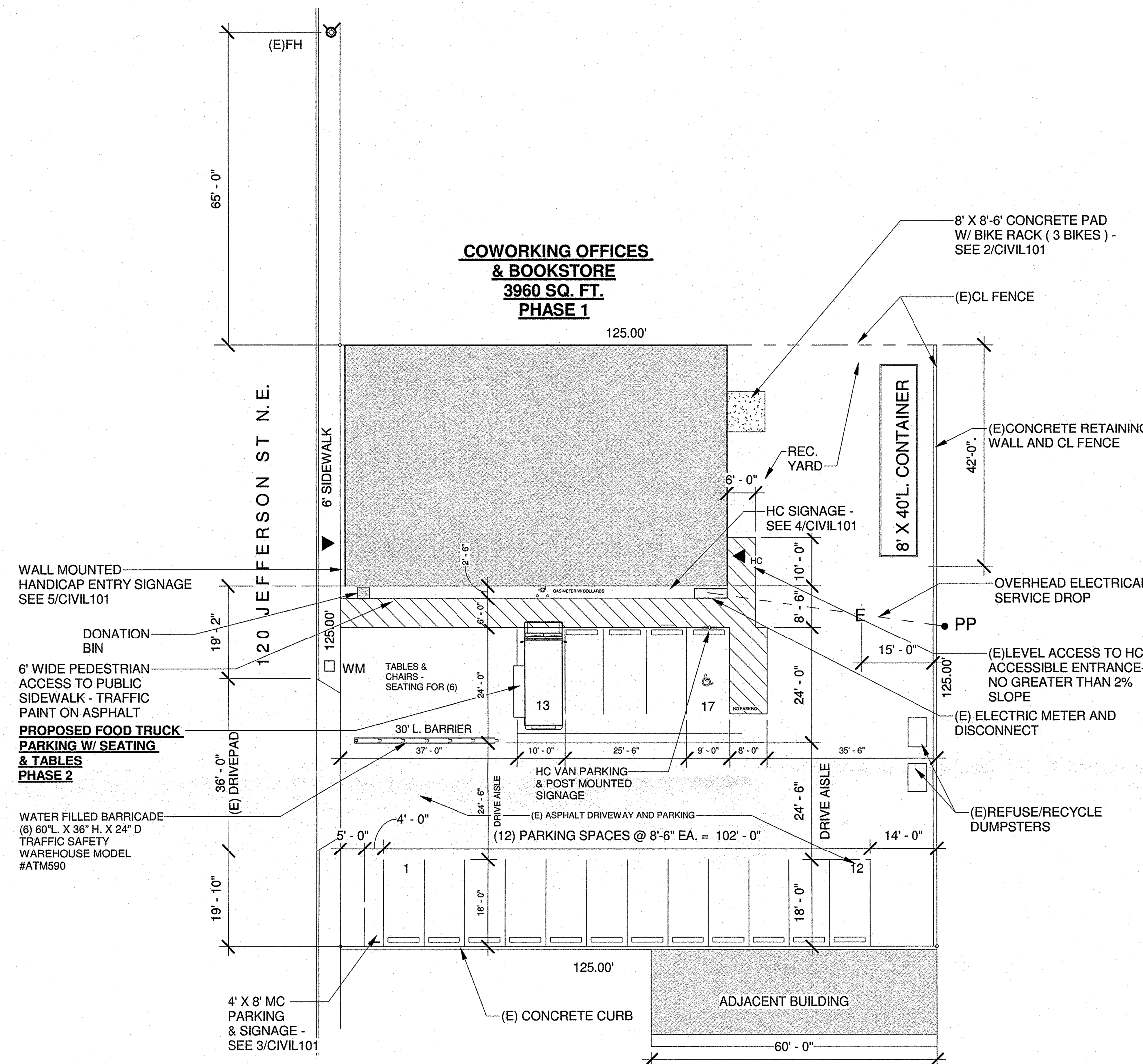
www.cabq.gov



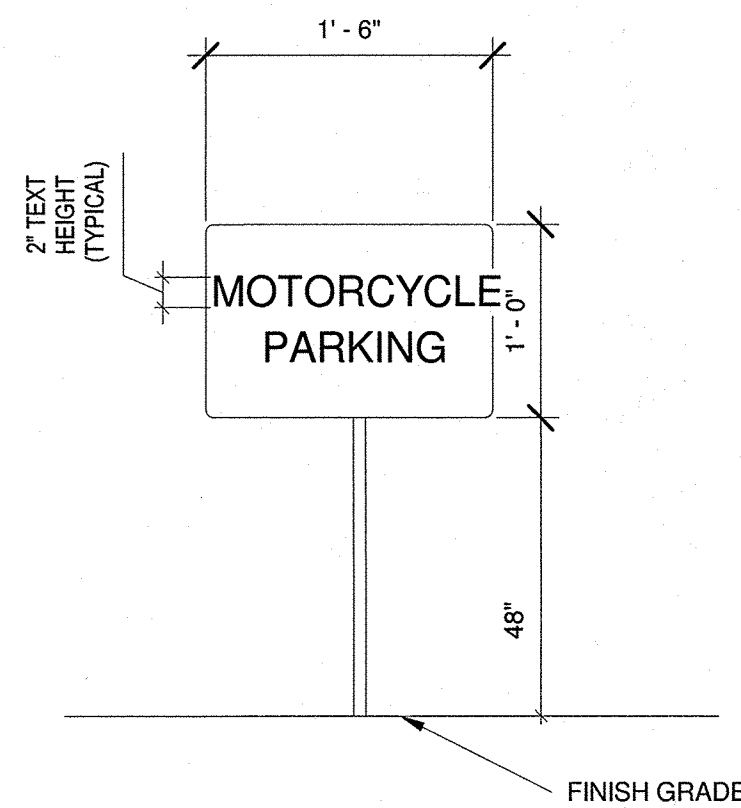
**5) WALL MOUNTED HANDICAP ACCESS DOOR SIGN**  
Scale: 1" = 1'-0"



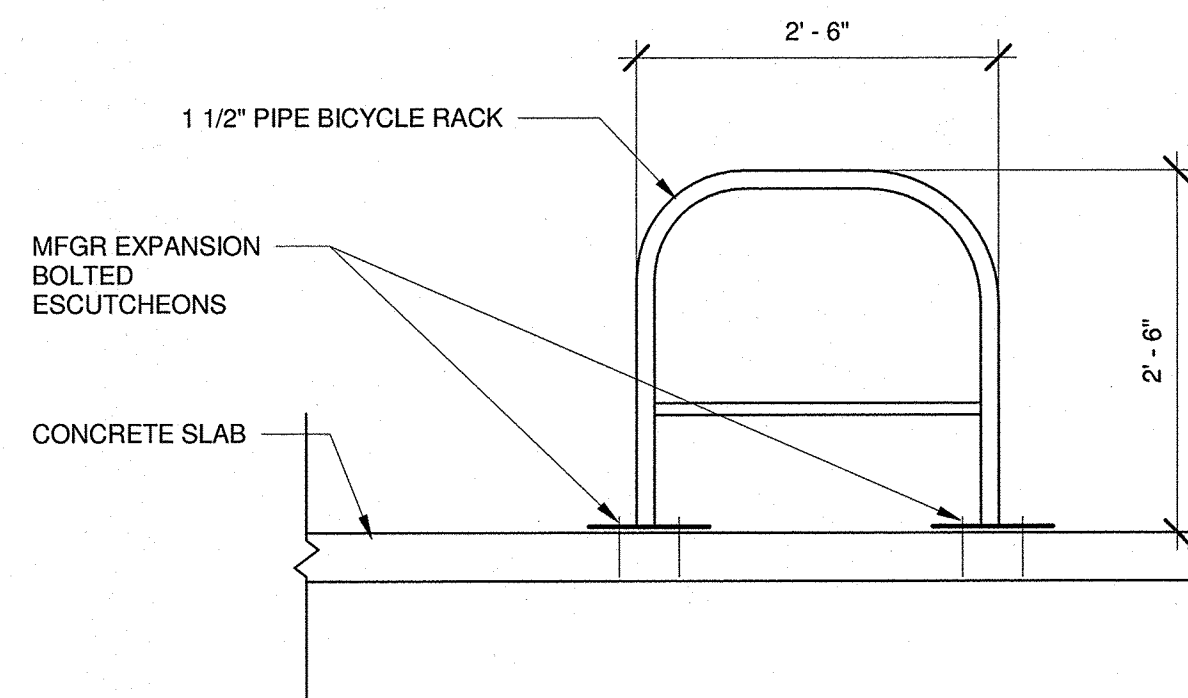
**4) HC PARKING SIGN**  
Scale: 1" = 1'-0"



**1) TCL PLAN**  
Scale: 1" = 20'-0"



**3) MOTORCYCLE PARKING SIGN**  
Scale: 1" = 1'-0"



**2) 1 1/2" PIPE BIKE RACK**  
Scale: 3/4" = 1'-0"

## TRAFFIC CONTROL LAYOUT DESIGN CRITERIA

BOOKSALES AND COWORKING OFFICES  
120 JEFFERSON ST. N.E.  
ALBUQUERQUE, NM

LEGAL DESCRIPTION:  
LOTS 28, 29, 30, 31 & 32  
BLOCK 43  
VALLEYVIEW ADDITION  
ALBUQUERQUE, NM

ZONING: MX-M  
CENTRAL AVE. MAIN STREET CORRIDOR  
CENTRAL AVE. MAJOR TRANSIT CORRIDOR

2015IEBC:  
CHANGE OF USE  
LEVEL 3 ALTERATION

PARKING REQUIREMENTS:

TABLE 5-5-1  
BOOKSTORE 3,1000 = 1361SF/1000 = 1.361 X 3 = 4.0  
OFFICE 2,51000 = 2164/1000-2.2 X 2.5 = 5.5  
TOTAL REQUIRED = 9 SPACES  
DISTANCE TO BUS STOP #4649 = 800' +/-  
WITHIN 1320' OF 15MIN FREQ. BUS STOP #4649 30%  
REDUCTION - 9 X .7 = 6.3 - 6 PARKING SPACES REQUIRED  
INCLUDING 1 HC VAN SPACE

PROVIDED PARKING:  
(16) REGULAR 8'-6" X 12' PARKING SPACES &  
(1) 9' X 18' HANDICAP VAN SPACE W/ 8' AISLE  
FOR A TOTAL OF (17)  
(1) 4' X 8' MOTORCYCLE PARKING SPACE  
BICYCLE PARKING FOR (3) BICYCLES

LEGEND

- ▲ PRIMARY BUILDING ENTRY
- ▲ HC ACCESSIBLE ENTRY
- CONCRETE BUMPER
- (E) EXISTING
- MC - MOTORCYCLE

OCCUPANT LOAD:

OFFICE AREA 1131 SF  
GROSS OFFICE AREA FROM TABLE 1004.1.1 = 1131 SF  
1131/100 = 11.3 PERSONS

RETAIL AREA 1509 SF  
GROSS MERCANTILE AREA FROM TABLE 1004.1.1 = 1509SF  
1509/100 = 15.1 PERSONS

FOOD TRUCK DINING AREA 257 SF  
GROSS UNCONCENTRATED ASSEMBLY AREA FROM TABLE 1004.1.1 = 257SF  
257/15 = 17.1 PERSONS

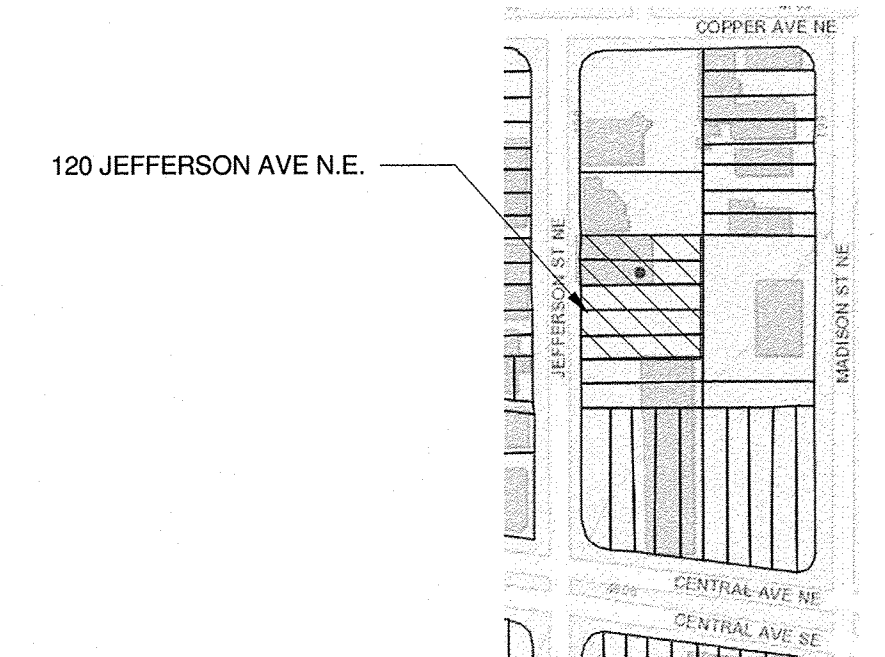
ASSEMBLY AREA 588 SF  
GROSS ASSEMBLY AREA FROM TABLE 1004.1.1 = 588 SF  
588/15 = 48.7 PERSONS

## BICYCLE RACK REQUIREMENTS

30" WIDE "THE STAPLE" BY HUNTCO SITE FURNISHINGS

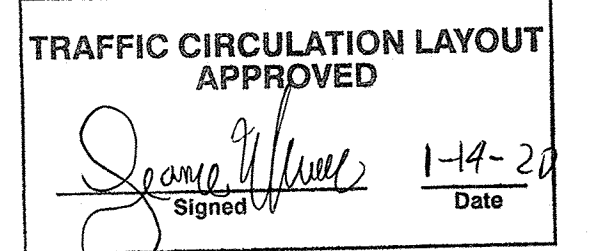
## BICYCLE RACK REQUIREMENTS

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 A 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

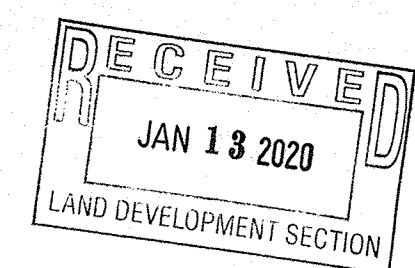


## VICINITY MAP

ZA MAP - K-17



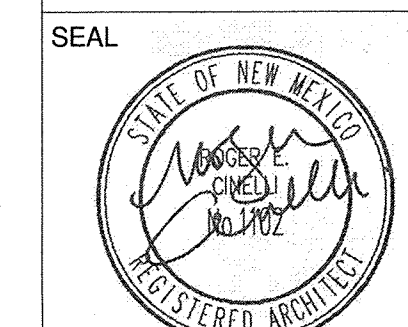
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



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

PROJECT TITLE:  
**BOOKSALES & COWORK OFFICES  
120 JEFFERSON NE.  
ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE:  
**TRAFFIC CONTROL LAYOUT**



DATE  
DEC 2019  
PROJECT NO.  
KER4  
DRAWING NO.

**CIVIL101**

12/15/19  
REVISED 12/5/19  
REVISED 12/24/19  
REVISED 1/13/2020