

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 4, 2021

Roger Cinelli, R.A.
Cinelli Architects
2418 Menaul Torres Ln. NW
Albuquerque, NM 87107

Re: Booksales
120 Jefferson St. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 1-13-20 (K17D119)
Certification dated 7-29-21

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 7-29-21, 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.

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

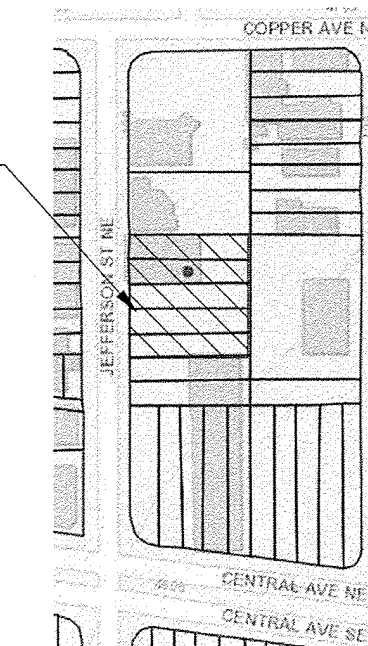
Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



120 JEFFERSON AVE N.E.



VICINITY MAP

ZA MAP - K-17

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 2.5/1000 = 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 18' 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

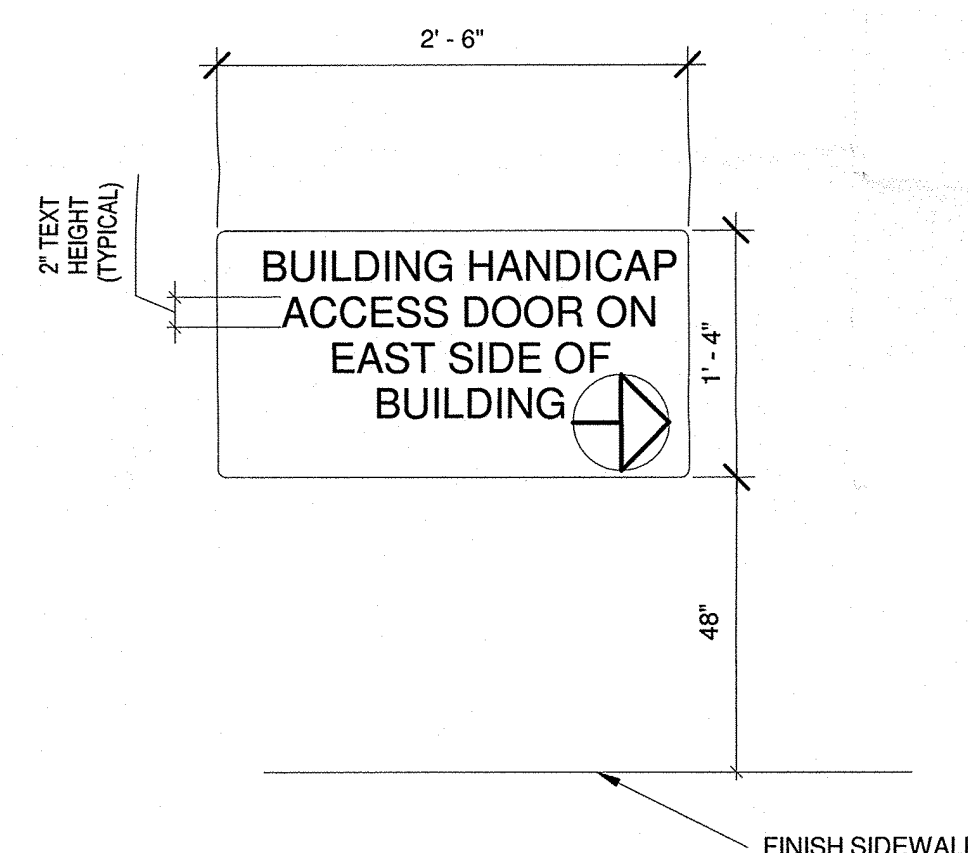
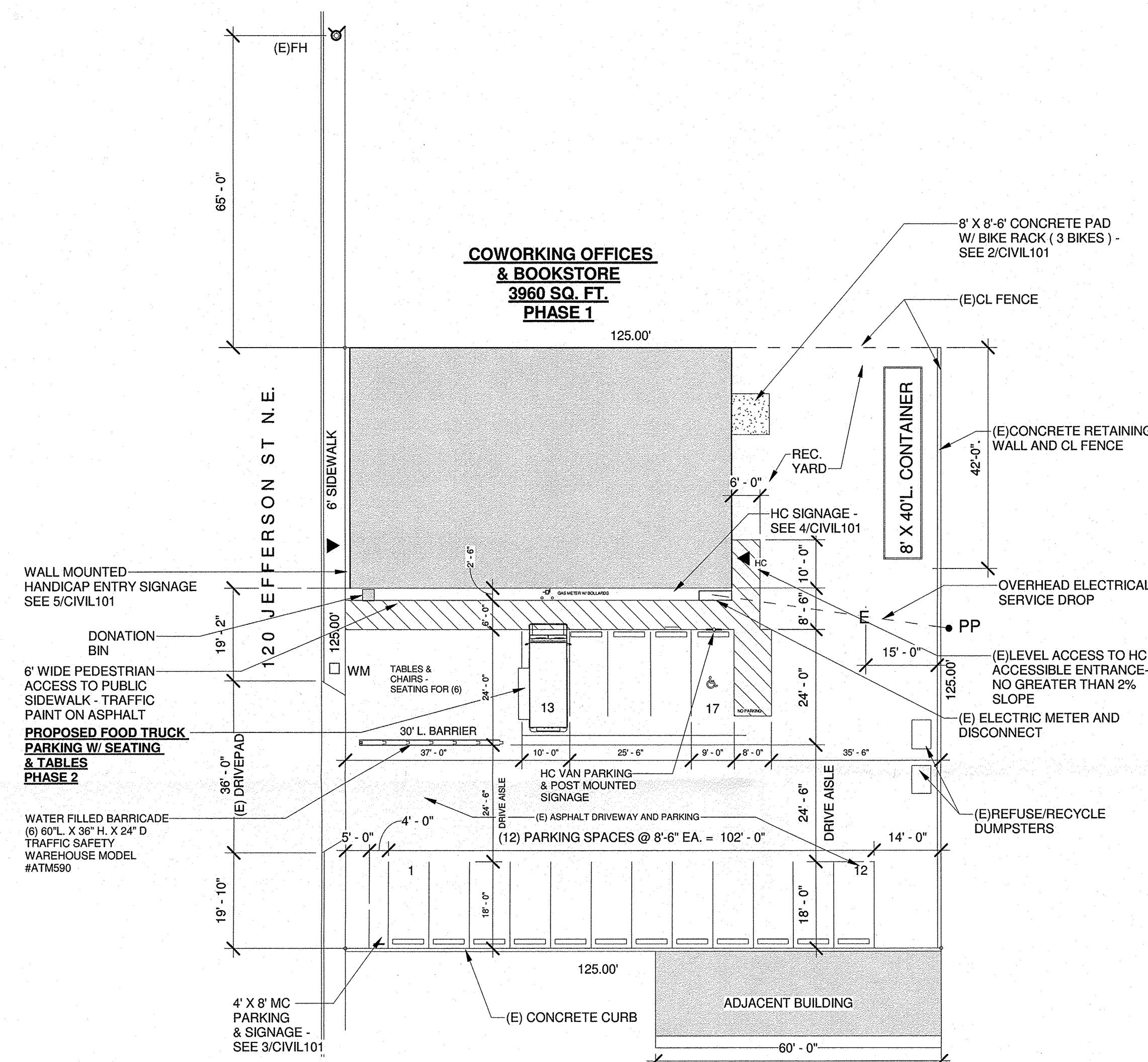
ASSEMBLY AREA 588 SF
GROSS ASSEMBLY AREA FROM TABLE 1004.1.1 = 588 SF
588/15 = 48.7 PERSONS

BICYCLE RACK REQUIREMENTS

30" WIDE "THE STAPLE" BY HUNTOO SITE FURNISHINGS

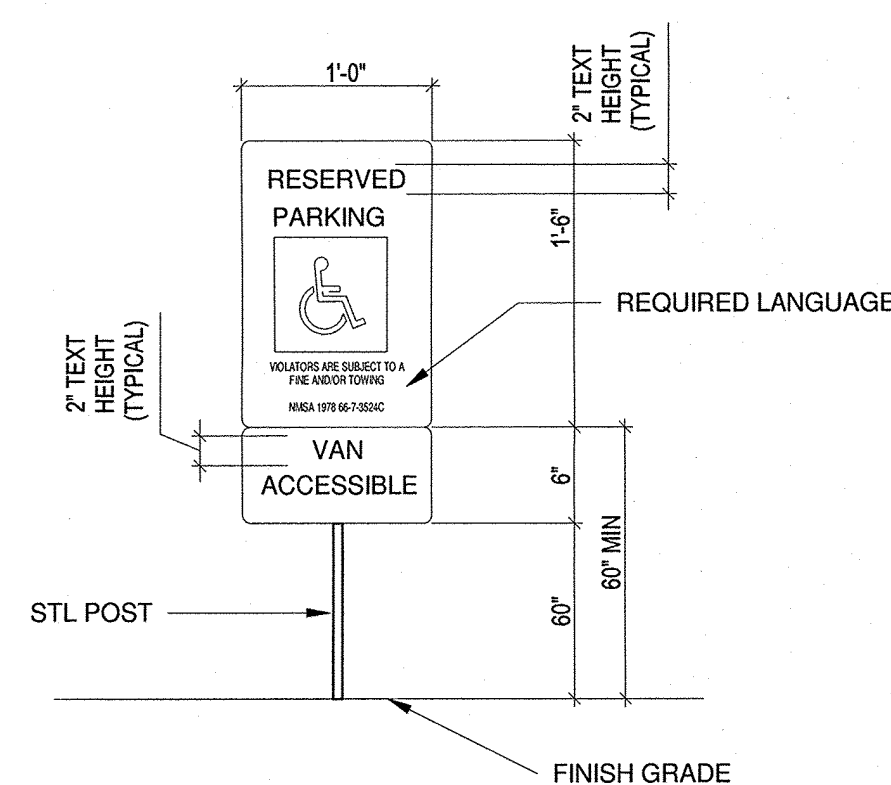
BICYCLE RACK REQUIREMENTS

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



WALL MOUNTED HANDICAP ACCESS DOOR SIGN

Scale: 1" = 1'-0"

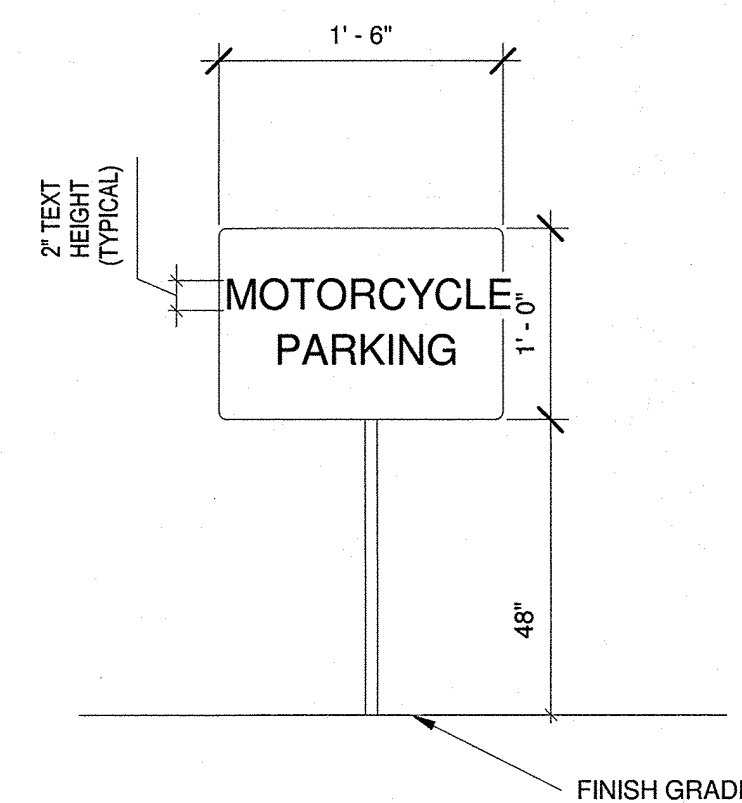


HC PARKING SIGN

Scale: 1" = 1'-0"

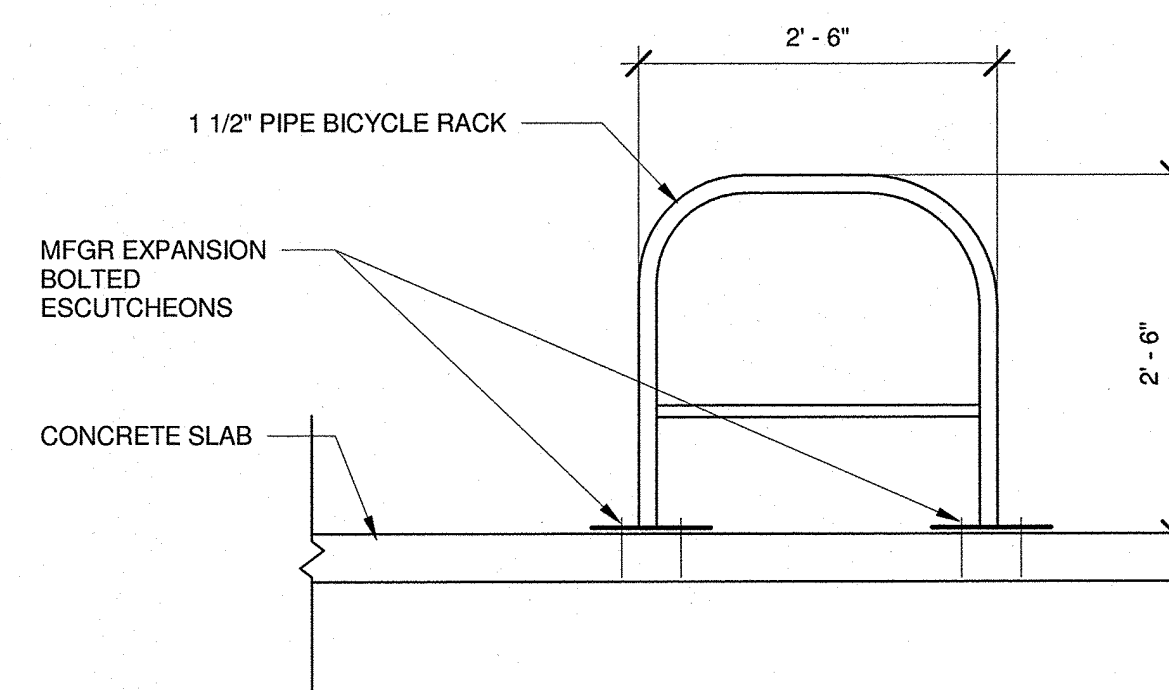
TCL PLAN

Scale: 1" = 20'-0"



MOTORCYCLE PARKING SIGN

Scale: 1" = 1'-0"



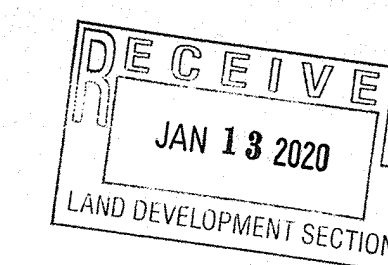
1 1/2" PIPE BIKE RACK

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

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed: [Signature] Date: 1-14-20

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

SEAL: [Seal] DATE: DEC 2019 PROJECT NO. KER4
DRAWING NO.

CIVIL101

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

Cinelli

ARCHITECTS

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

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

7/29/21

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT & BUILDING SERVICES DIVISION

RE: CHANGE OF USE TENANT IMPROVEMENT – RETAIL OCCUPANCY – **120 JEFFERSON ST N.E.**, ALBUQUERQUE, NEW MEXICO, TRAFFIC CIRCULATION LAYOUT - (K-17-D119) -
ARCHITECT'S STAMP DATED 11/15/19 - APPROVED JAN. 14,2020- **FINAL SITE CERTIFICATION**

DEAR SIRs,

I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN, APPROVAL LETTER DATED JAN. 14,2020.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JULY 29, 2021. THE LAYOUT IS FAITHFUL TO THE APPROVED TCL. I DID OBSERVE THAT THE ADA SIGNAGE ON THE SOUTHWEST CORNER OF THE BUILDING IS NOT PRESENT. I HAVE BEEN INFORMED THAT IT IS PENDING.

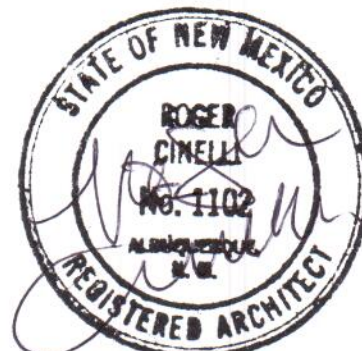
THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROGER CINELLI OF THE FIRM ROGER CINELLI & ASSOCIATES INC. I FURTHER SUBMIT THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON 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,


ROGER CINELLI, ARCHITECT

7/29/21
DATE



7/29/21



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: BOOKSALES **Building Permit #:** BP-2019-51234 **Hydrology File #:** K17D119
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOTS 28,29,30 & 31, BLOCK 43, VALLEYVIEW ADDITION
City Address: 120 JEFFERSON ST N.E.

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: JEFFERSON CENTRAL L.L.C. D.B.A. InterAct Coworking **Contact:** GILLIAM
Address: PO BOX 9124
Phone#: 505-307-6773 **Fax#:** _____ **E-mail:** gil@505mail.com

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

IS THIS A RESUBMITTAL?: _____ X _____ Yes _____ No

DEPARTMENT: _____ X _____ 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: 7/29/21 **By:** ROGER CINELLI

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____