



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: DUPLEXES FOR AHMET TIRYAKI **Building Permit #:** _____ **Hydrology File #:** K18D064
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TRACT 1A PLAT OF TRACTS A1 AND A2 LA CUESTA SUBD. , ABQ. N.M.
City Address: 12,100 COPPER AVE 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: AHMET TIRYAKI **Contact:** AHMET
Address: 1815 CAGUA NE, ABQ., N.M. 87110
Phone#: 505-615-4278 **Fax#:** _____ **E-mail:** atiryaki@comcast.net

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: 12/07/23 **By:** ROGER CINELLI

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Cinelli

ARCHITECTS

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

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

12/07/23

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

RE: RE: (2) DUPLEX APARTMENT STYLE TOWNHOUSE DEVELOPMENT BUILDING A AND BUILDING B SHALL BE IDENTICAL – 12,100 COPPER AVE. N.E., ALBUQUERQUE, NEW MEXICO – K22-D064 - ARCHITECT'S STAMP DATED 5/22/2022 - TCL APPROVED 6/7/22 - 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 06/07/2022.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON DECEMBER 3, 2023.

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.

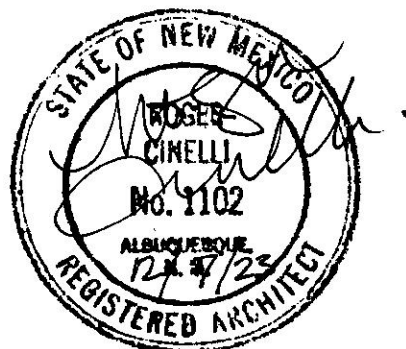
SINCERELY,


ROGER CINELLI, ARCHITECT

12/7/2023
DATE

ATTACHMENTS:

DTS
CIVIL101



CONDITION OF C.O. (FINAL) APPROVAL:
SIDEWALK EASEMENT FOR EXISTING 25'
DRIVEPAD ACCESSIBLE SIDEWALK
SHALL BE APPROVED,
ACCEPTED AND IN PLACE. (NSF)

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date

TCL DESIGN CRITERIA

A TWO DUPLEX DEVELOPMENT FOR AHMET TIRYAKI

CODES: 2015IRC, 2015UMC, 2015UPC, 2017NEC,
2015IFC, 2018IECC

PROJECT LOCATION:
12,100 COPPER AVE NE., ALBUQUERQUE, NM

ZONE ATLAS MAP: K-22

LEGAL DESCRIPTION: TRACT A1 PLAT OF TRACTS A1
AND A2 LA CUESTA SUBD., ALBUQUERQUE, NEW
MEXICO .3261 A.

TOTAL ACREAGE: 0.3261 A.

EXISTING ZONING: RT

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: 4 DU'S - TWO
DUPLEXES ON ONE LOT

REQUIRED PARKING PER IDO:
DUPLEX UNITS: (1) PER 2 BR UNIT + (2) PER 3BR UNIT =
(6) SPACES REQUIRED .

PROPOSED OFF STREET PARKING:

OFF STREET PARKING (INCLUDING GARAGE SPACES) =
16 PARKING SPACES PROVIDED. 16>6 COMPLIES

DUPLEX BUILDING AREAS:

BUILDING HEATED AREA:

TWO BEDROOM UNIT = 1403 SF
THREE BEDROOM UNIT = 1671 SF
TOTAL = 3,074 SF

TOTAL HEATED AREA (TWO BUILDINGS X 3,074) =
5,948 SQUARE FEET

THREE BEDROOM GARAGE = 493 SF
TWO BEDROOM GARAGE = 481 SF
TOTAL = 974 SF

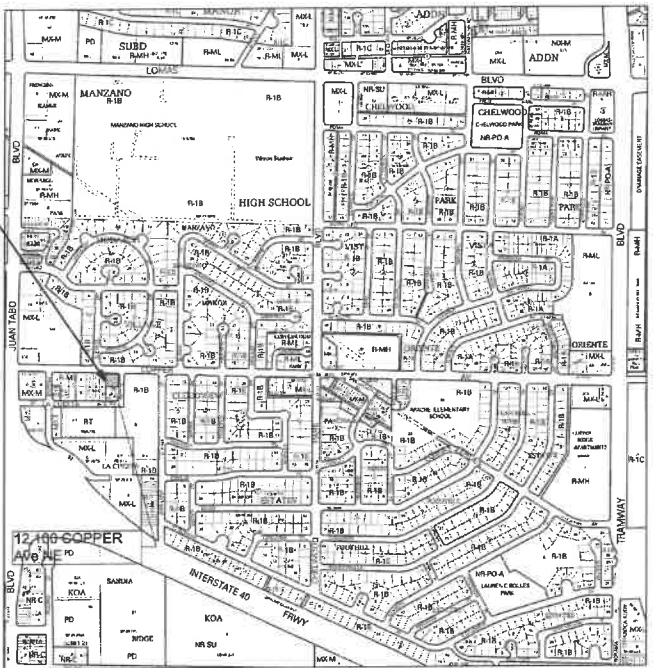
TOTAL GARAGE AREA (TWO BUILDINGS X 974) =
1,948 SQUARE FEET

TOTAL DUPLEX AREA = 3,958 SQUARE FEET
TOTAL PROJECT AREA = 7,916 SQUARE FEET

LARGEST UNIT (HEATED) IN PROJECT SEPARATED BY
ONE HOUR FIRE PARTITION = 1,671 SF

LARGEST BUILDING (HEATED AREA) IN PROJECT =
2,974 SF

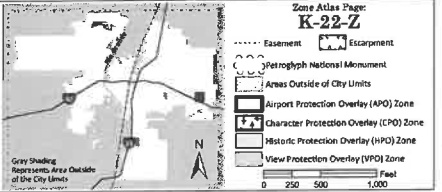
DUPLEX PROJECT FOR AHMET TIRYAKI
12,100 COPPER AVE NE



IDO Zone Atlas
May 2018



IDO Zoning Information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



VICINITY MAP

ZA MAP K-22-Z

NOTES:

1. ALL BROKEN OR CRACKED SIDEWALK, CURB AND
GUTTER MUST BE REPLACED AS PER COA STD
DWG #2415A & #2430.
2. SEE TRAFFIC CIRCULATION LAYOUT 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
4. CITY WORK ORDER NOT REQUIRED - DRIVEPAD
ACCESSIBLE SIDEWALK WILL BE BUILT UNDER
BUILDING PERMIT
5. ALL IMPROVEMENTS, IF ANY, LOCATED IN THE
RIGHT OF WAY MUST BE INCLUDED IN A CITY
WORK ORDER., IF APPLICABLE.

MINI CLEAR SITE TRIANGLE

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

SECTION
6" HIGH 6"
WIDE
CONCRETE
CURB

NEW CONCRETE
SIDEWALK -
NEW CONCRETE SITE
WORK - 4" MIN CONCRETE
2% MAX. CROSS SLOPE

UNIT ENTRY

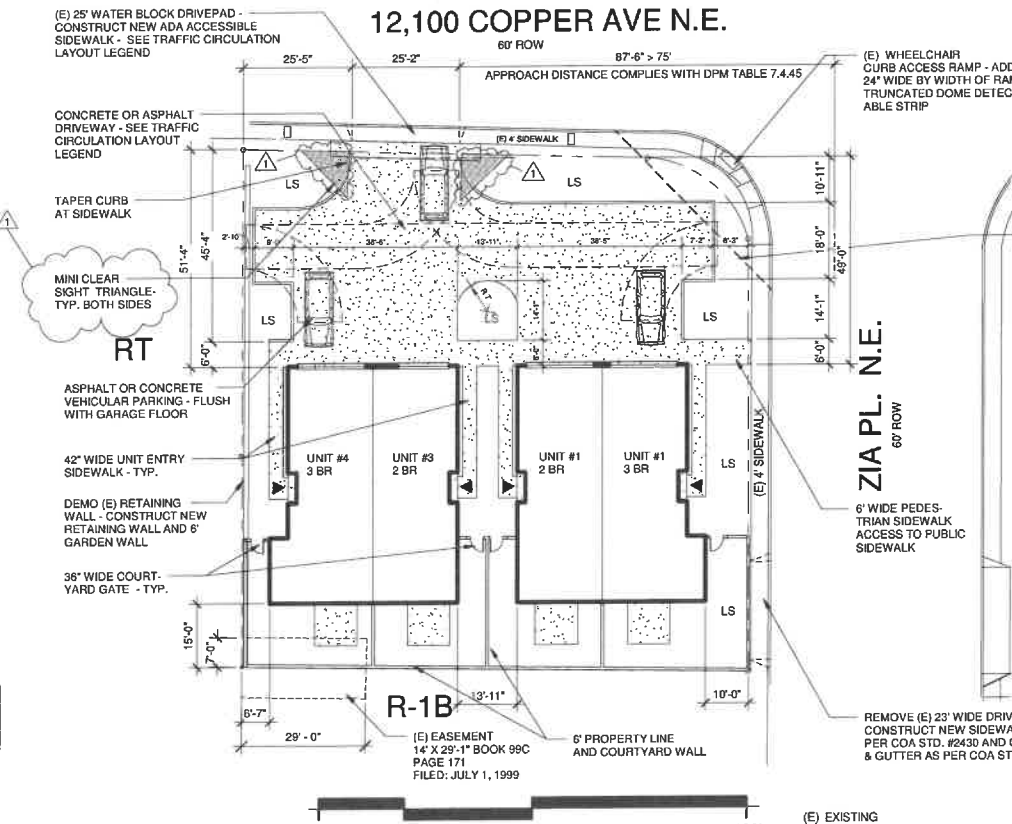
DRIVEPAD - COA STANDARD
DETAIL DWG 2425 - SECTION
E-E - ADA ACCESSIBLE. SEE
SITE PLAN FOR WIDTH

PAVEMENT
SECTION

LANDSCAPE
AREA -
NO
PARKING

TRAFFIC CIRCULATION LAYOUT LEGEND

12,100 COPPER AVE N.E.



0' 20' 50' 100'

1 TRAFFIC CIRCULATION LAYOUT

Scale: 1" = 20'-0"

Cinelli / Roger Cinelli & Assoc.
ARCHITECTS
2418 Manuel Tomas Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-6211

PROJECT TITLE:
DUPLEXES FOR AHMET TIRYAKI

12,100 COPPER N.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
TRAFFIC CIRCULATION PLAN

SEAL



DATE
MAY 2022

PROJECT NO.
TIRY43

DRAWING NO.

CIVIL101

5/22/22
REV. 6/6/22

K22-0064