

CITY OF ALBUQUERQUE



June 9, 2017

Roger Cinelli
Roger Cinelli and Assoc.
2418 Manuel Torres Lane NW
Albuquerque, NM 87107

Re: Apartment for Ahmet Tiryaki
5501 Bell Ave. SE
Traffic Circulation Layout
Architect's Stamp 6-1-17 (L18D082)

Dear Mr. Roger,

Based upon the information provided in your submittal received 6-1-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
2. Please relocate the Motorcycle parking spot. Vehicle and pedestrian/wheelchair conflicts should be avoided as much as possible.
3. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
4. Parking spaces should be 9.5 feet for the access aisle to be 22 feet.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

MA/LP via: email
C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

2180082

Project Title: APARTMENTS FOR AHMET TIRYAKI Building Permit #: _____ City Drainage #: 2180082
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 11-A, BLK 7 OF MENDELSBERG'S SUBDIVISION BARONBERG HEIGHTS
City Address: 5501 BELL AVE SE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: 1606 CENTRAL AVE SE SUITE 201 ABQ, NM 87106
Phone#: 505-321-9099 Fax#: _____ E-mail: david@riograndeengineering.com

Owner: AHMET TIRYAKI Contact: AHMET
Address: 1815 CAGUA NE ABQ, NM 87110
Phone#: 505-615-4278 Fax#: _____ E-mail: atiryaki@comcast.net

Architect: ROGER CINELLI & ASSOCIATES INC Contact: ROGER CINELLI
Address: 2418 MANUEL TORRES LN NW ABQ, N.M. 87107
Phone#: 505-243-8211 Fax#: 505-243-8196 E-mail: rcinelli@q.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

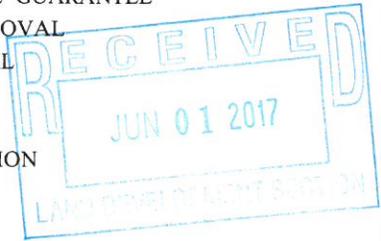
Check all that Apply:

- DEPARTMENT:**
 HYDROLOGY/ DRAINAGE
 TRAFFIC/ TRANSPORTATION
 MS4/ EROSION & SEDIMENT CONTROL

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) _____

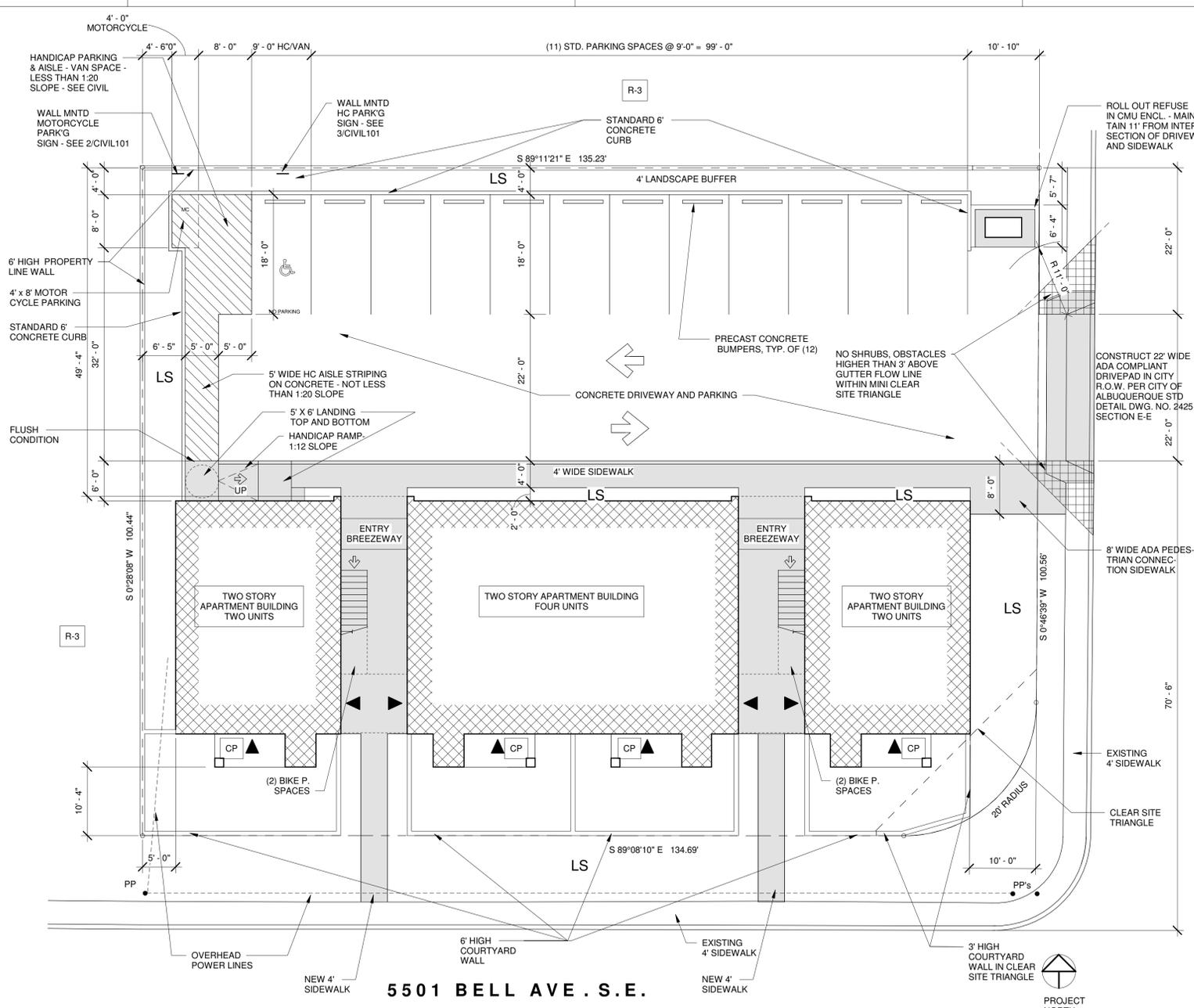
- TYPE OF SUBMITTAL:**
 ENGINEER/ ARCHITECT CERTIFICATION
 CONCEPTUAL G & D PLAN
 GRADING PLAN
 DRAINAGE MASTER PLAN
 DRAINAGE REPORT
 CLOMR/LOMR
 TRAFFIC CIRCULATION LAYOUT (TCL)
 TRAFFIC IMPACT STUDY (TIS)
 EROSION & SEDIMENT CONTROL PLAN (ESC)
 OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: 6/1/17 By: ROGER CINELLI

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



L-18-Z VICINITY MAP - NTS
PROJECT NORTH

TCL DESIGN CRITERIA

NOTE: EXISTING SIDEWALKS, CURB AND GUTTER ON BELL AND MADIERA FRONTAGE IS IN ACCEPTABLE SHAPE; REPLACEMENT NOT REQUIRED.
NO BUS STOP AT FRONTAGE OR WITHIN 300' OF SITE.

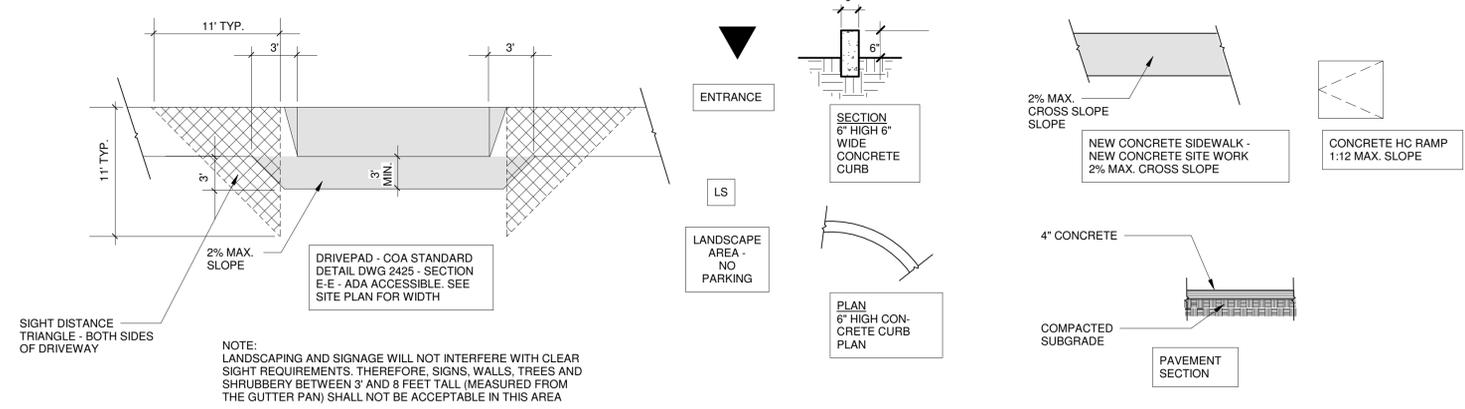
LEGAL DESCRIPTION: LOT 11-A BLK 7 OF MENDELBERG'S SUBDIVISION BARON BELL HEIGHTS, CONT. 31138A 13,564 SF
ADDRESS: 5501 BELL AVE S.E., ALBUQUERQUE NEW MEXICO ZONE ATLAS PAGE: L-18-Z
ZONE: R-3
SPECIAL EXCEPTION DATED 5-31-17 SPECIAL EXCEPTION NO. 17ZHE-90080. PROJECT #1011211. VARIANCE OF 4'-8" FROM THE REQUIRED 15' FRONT YARD SETBACK ON BELL AV SE
SPECIAL EXCEPTION DATED 5-31-17 SPECIAL EXCEPTION NO. 17ZHE-90081. PROJECT #1011211. VARIANCE OF 3'-0" TO THE REQUIRED 3'-0" WALL HEIGHT IN THE FRONT YARD SETBACK ON BELL AV SE

SITE PARKING CALCULATION:
OFF STREET PARKING:
8 - 1 BATH APARTMENTS - 830 SF NET LEASABLE
1.5 SPACES PER UNIT REQUIRED PER 14-16-3-1(A)
(24)(b) = (12) SPACES REQUIRED
12 OFF STREET PARKING SPACES PROVIDED - **COMPLIES**
(1) HANDICAP VAN PARKING SPACE PROVIDED
MOTORCYCLE PARKING PER 14-16-3-1(C)(1):
(1) SPACE REQUIRED
MC PARKING PROVIDED - (1) SPACE **COMPLIES**
REQUIRED BICYCLE PARKING:
8/2 = 4 BICYCLE PARKING SPACES REQUIRED
4 BICYCLE PARKING SPACES PROVIDED - **COMPLIES**

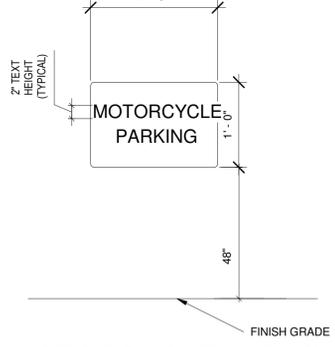
MADEIRA DR. S.E.

1 TCL PLAN
Scale: 1" = 10'-0"

TRAFFIC CONTROL LAYOUT LEGEND



3 HC PARKING SIGN
Scale: 1" = 1'-0"



2 MOTORCYCLE PARKING SIGN
Scale: 1" = 1'-0"



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

PROJECT TITLE: **APARTMENTS FOR AHMET TIRYAKI**
5501 BELL AVE. S.E.
ALBUQUERQUE, N.M.

DRAWING TITLE: **TRAFFIC CONTROL LAYOUT**

SEAL: [Professional Seal] DATE: JULY 2017 PROJECT NO.: TIRY16
DRAWING NO.:

CIVIL101