

# CITY OF ALBUQUERQUE



April 24, 2019

Treveston Elliot Architect  
Treveston Elliot, R.A.  
811 12<sup>th</sup> st. NE  
Albuquerque, NM 87102

**Re: Disco Central LLC**  
**3123 Central Ave NE 87106**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 03-01-2019 (K16D201)

Dear Mr. Treveston,

The TCL submittal received 4-24-2019 is approved for Building Permit with. 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 a 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 TCL with 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,

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

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: File

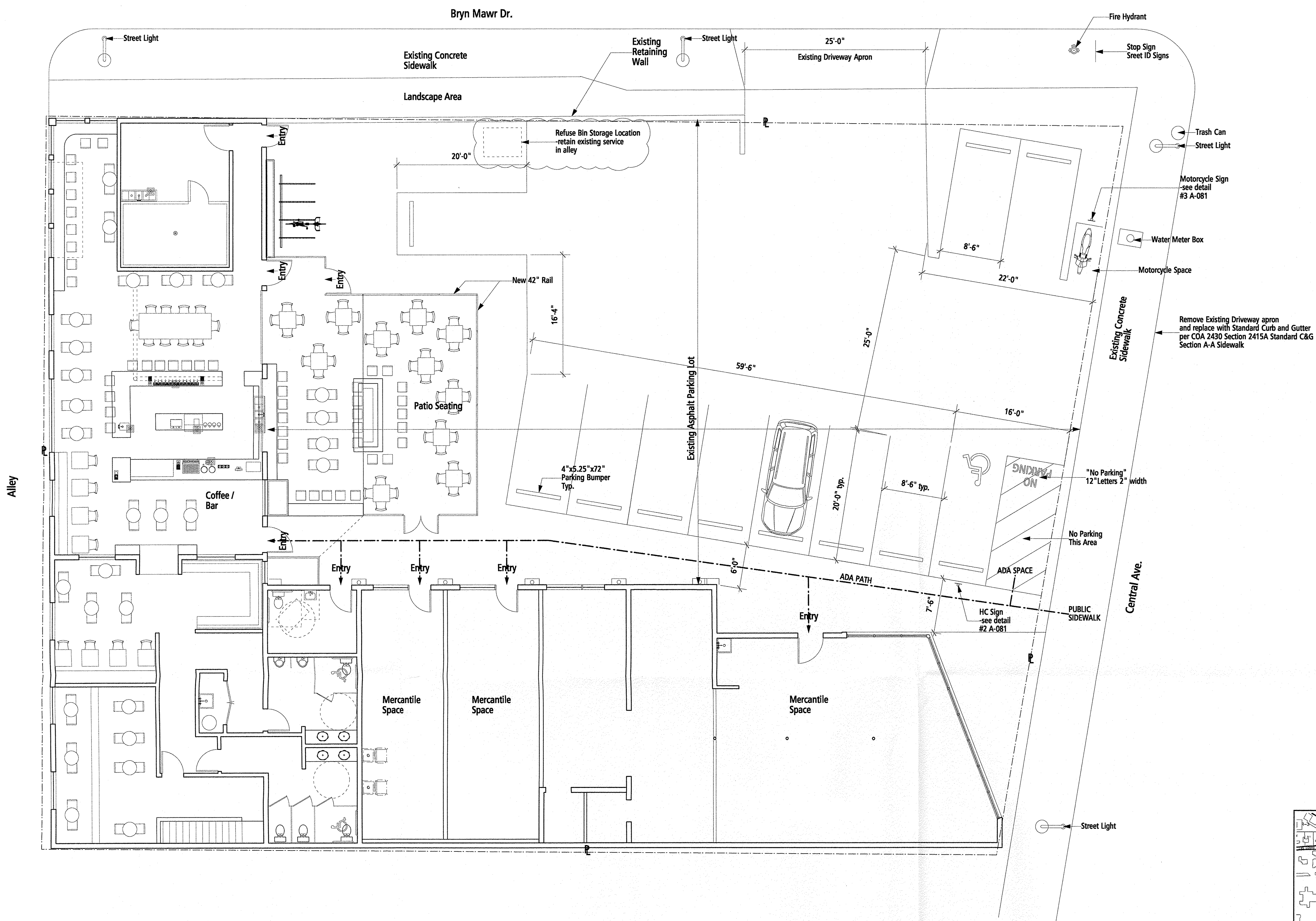
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov





**CODE DATA**  
2015 International Building Code  
2015 Uniform Plumbing Code  
2015 Uniform Mechanical Code  
2017 National Electrical Code  
2009 International Energy Conservation Code  
2015 International FIRE Code

City of Albuquerque  
Location: 3123 Central Ave. NE  
Albuquerque, New Mexico 87106

Zoning: MX-M

Zoning Atlas Page: K-16

Setbacks: Existing- no change to building footprint

Height: 1-Stories no change

Parking: 5/1,000 GSF Coffee / Bar UC-MS-PT  
@4,468 sq.ft. / 1,000\* 5 =22  
na- retail space under 3,000 sq.ft. (5-5(B)(2)(d))

Total Spaces required = 22  
REDUCTIONS (can't exceed 50%)  
5-5(C)(5)(c) = 15  
- 30% Proximity to transit = 11  
5-5(C)(5)(f) = 11  
- 4 Spaces = 11  
**Total Spaces required = 11**

Bld. Area: 7,483 sq.ft.

Occupancy: Fire Area 1 / 3 Coffee and Bar  
Suite A- 4,468 GSF

Fire Area 1  
A-2 Seating @1,379 sq.ft. / 15 = 92  
A-2 Bar @302 sq.ft. / 200 = 2  
S Storage @431 sq.ft. / 300 = 2

Fire Area 3  
A-2 Seating @653 sq.ft. / 15 = 44  
A-2 Bar @228 sq.ft. / 200 = 2  
= 46

Total Occ = 142 occ.

Fire Area 2  
Suite B M-Tenant 2 @417 sq.ft. / 100 = 7  
Suite C M-Tenant 3 @475 sq.ft. / 100 = 8  
Suite D M-Tenant 1 @1,904sq.ft. / 100 = 32

Construction Type: Type Vb

Separation: 2 Hour BtwnFire Areas 1-2-3

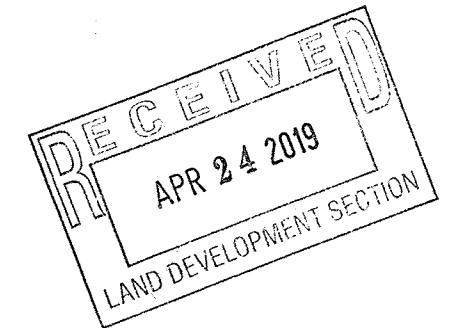
Seismic: C

Sprinkler: No

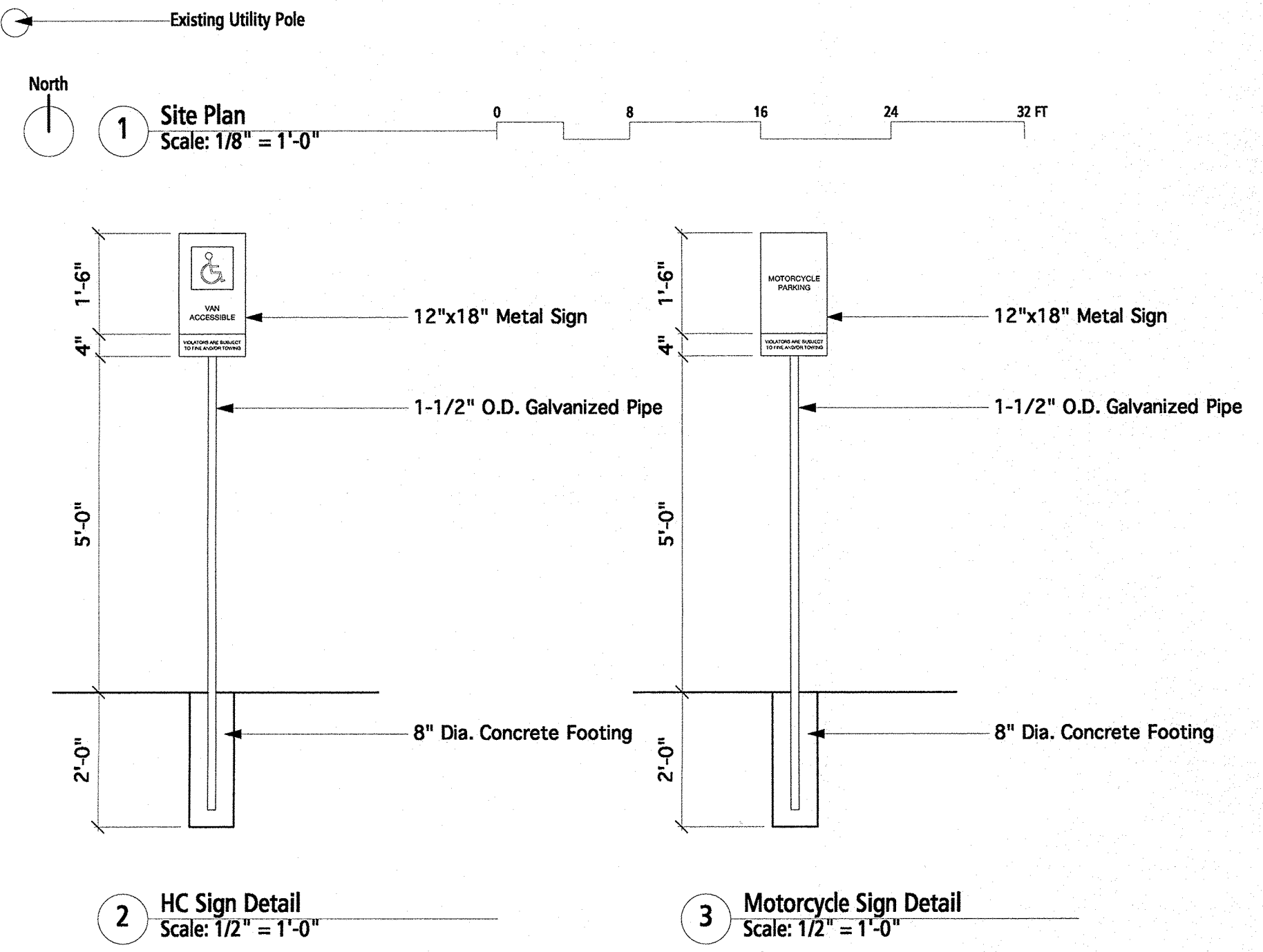
Alteration level 3- Divide existing building into three suites areas not to exceed 99 occ. each area. Suite A Coffee / Bar A-2 occ. complete. Suite B / C / D vanilla shell.

TREVESTON ELLIOTT ARCHITECT

811 07101 ST. NW  
ALBUQUERQUE, NEW MEXICO  
87102  
C 505.259.4617  
treveston@earthlink.com  
www.earthlink.com



Coffee  
3123 Central Ave. NE  
ALBUQUERQUE, NEW MEXICO 87106



TRAFFIC CIRCULATION LAYOUT  
APPROVED

Signed: [Signature] Date: 4/25/19

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

Project Site:  
3123 Central Ave.

Zone Atlas Page  
**K-16-Z**  
Map Amended through December 01, 2004

Date: March 19, 2019

Sheet: Traffic Control Layout

TCL



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV. 6/2018)

Project Title: 3123 CENTRAL Building Permit #: BP-2019-07915 Hydrology File #: K160201  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: K160201

Legal Description: \_\_\_\_\_

City Address: 3123 CENTRAL AVE. NE 87106

Applicant: DISCO CENTRAL LLC Contact: JACOB FOX

Address: 3123 CENTRAL AVE. NE 87106

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: TREVISTON ELLIOTT ARCHITECT Contact: TREVISTON ELLIOTT

Address: 811 12TH ST. NE 87102

Phone#: 505-259-4617 Fax#: \_\_\_\_\_ E-mail: TREVISTON@TEARCHITECT.COM

TYPE OF DEVELOPMENT: ☒ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLICATION
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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: 3/14/2019 By: TREVISTON ELLIOTT ARCHITECT

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FFF PAID

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

04/24/2019 Issued By: BLDAVM 364732

**Permit Number:** 2018 061 050

**Category Code 970**

**Application Number:** 18REV-61050, Review: Drain Plan-Lomr-Traffic Impact

**Address:**

**Location Description:** 3123 CENTRAL AVE NE

**Project Number:** null

**Applicant**  
TREVESTON ELLIOTT

**Agent / Contact**  
TREVESTON ELLIOTT

811 12TH ST NW  
ALBUQUERQUE NM 87102

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treveston@tearchitect.com

TREVESTON@TEARCHITECT.COM

**Application Fees**

REV Actions	\$75.00
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<b>TOTAL:</b>	<b>\$75.00</b>
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EA.

City of Albuquerque Treasury  
Date: 4/24/2019 Office: ANNEX  
Stat ID: Cashier: E41709  
Batch: 10265 Trans #: 15  
Permit: 2018061050  
Receipt Num: 00565686  
Payment Total: \$75.00  
0909 REV Actions  
VISA Tendered : \$75.00