

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 20, 2025

Jonathan Siegel, RA
Siegel Design Architects, LLC
1006 Park Ave. SW
Albuquerque, NM 87102

**Re: Renovation Building Shell
10921 Central Ave. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 01-26-24 (L21-D030)
Certification dated 02-14-25

Dear Mr. Siegel,

Based upon the information provided in your submittal received 02-20-24, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Per approved plan keynote 12: the site access off Elizabeth St. must be ADA compliance.
- Anchor down Bike Rack.

Once these corrections are complete, email pictures to malnajjar@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email

C: CO Clerk, File

siegel design

architects LLC

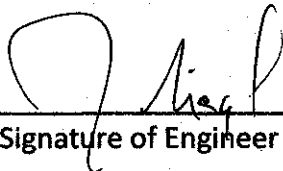
1006 Park Avenue SW Albuquerque NM 87102 505 243 4501 505 243 4504 fax
www.siegeldesignarchitects.com

TRAFFIC CERTIFICATION

I, Jonathan Siegel, ~~NMPE OR~~ NMRA NUMBER 2012, OF THE FIRM Siegel Design Architects, LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED January 26, 2024. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Jonathan Siegel OF THE FIRM Siegel Design Architects, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON February 14, 2025 AND HAVE DETERMINED BY VISUAL INSPECTION 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 Final Inspection of a Shell Only Permit.

<LIST EXCEPTIONS, IF ANY>

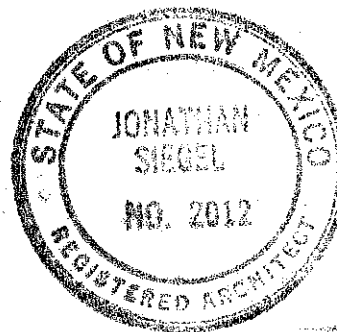
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

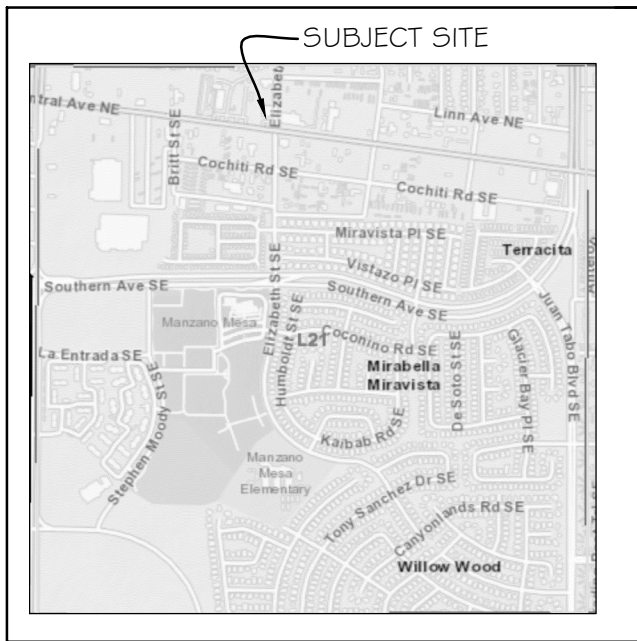


Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

2.14.25
Date





ZONE ATLAS MAP L-21

1921 Central Ave NE (NW corner with Elizabeth St)
10A BLOCK 3 LONGFIELD ADDITION
SECTION 28 TOWNSHIP 10 N., RANGE 4 EAST
1PM BERNALILLO COUNTY, NEW MEXICO

LOT AREA: 30,374 s.f.
BUILDING AREA: 9,992 s.f. gross
(NO ADDITION; INCLUDES THICKENED WALLS)
OCCUPANCY: B (former Retail Store - no occupant now SHELL ONLY)
CONSTRUCTION TYPE: V-B

PARKING:

Parking area is to be repaved - and rearranged to avoid new facade improvements and to provide for ADA space and related ADA passenger loading area. Previously existing was 11 spaces (no ADA). 9 spaces are provided.
ADA accessible space delineated at entry

EXECUTIVE SUMMARY: SHELL PERMIT

THERE ARE NO KNOWN OR APPLICABLE EPC DECISIONS, VARIANCES, MASTERPLANS OR SIMILAR OVERARCHING GUIDELINES. MX-H ZONE. THE WORK OF THIS SHELL PROJECT IS PRIMARILY ENHANCEMENT OF THE EXTERIOR AT THE FRONT, SIDES AND REAR. THERE IS NO USE STIPULATED, AND NO OCCUPANTS ANTICIPATED EXCEPT FOR WORKERS. LATER PERMITS ARE EXPECTED WHEN TENANTS ARE ENGAGED AND THOSE PERMITS WILL INCLUDE STIPULATED OCCUPANTS, AND WITH THESE A STIPULATED REQUIRED PARKING COUNT AND LAYOUT.

EXISTING SHELL IS METAL BUILDING WITH STEEL PRIMARY AND SECONDARY STRUCTURE AND ORIGINALLY HAD METAL ROOF PANELS AND METAL PANEL SIDING. STUCCO WAS LATER ADDED AND WILL BE REFINISHED WITH THE SHELL PERMIT. ORIGINALLY A 50' x 100' BUILDING, THE STRUCTURE HAD 2 MAJOR ADDITIONS ENLARGING SQUARE FOOTAGE. THE ROOF AT SOME POINT HAD A SECOND METAL ROOF OVERLAID, AT DOWNSLOPES OVERLAYING ORIGINAL ROOF

NEW WORK THIS PERMIT:

a.) NEW EXTERIOR WALLS ALL SIDES:

INSTALL NEW CONTINUOUS INSULATION WITH ELASTOMERIC FINISH SYSTEM

INSTALL TWO STOREFRONT ENTRY SYSTEMS AT SOUTH AND REMOVE PREVIOUS STOREFRONT ENTRY AT SOUTH.

* note: AT WEST WALL, EXISTING WALL IS NOT BEING RECONFIGURED

EIFS MEMBRANE IS TO BE ADDED AT EXTERIOR, AND INSULATION

OVER EXISTING AT INTERIOR

b.) ADD H.C. RAMP AND STAIRS AND PLATFORM AT NORTH (REAR)

c.) ADD 2 OVERHEAD DOORS AT SOUTH AND TWO AT NORTH (REAR)

d.) INSTALL NEW DECORATIVE STEEL TRELLIS FEATURES IN FRONT OF SOUTH (ENTRY) FACADE.

e.) INSTALL NEW DECORATIVE ENTRY STRUCTURE

f.) EXISTING ROOF HAD 17 SKYLIGHTS - SURFACE MOUNTED TRANSLUCENT PANELS. SOME WERE LEAKING. THESE ARE TO BE REMOVED AND OPENINGS COVERED OVER WITH METAL PANEL TO MATCH EXISTING ROOF

g.) NEW HVAC ROOFTOP PACKAGE UNITS TO BE INSTALLED ON ROOF

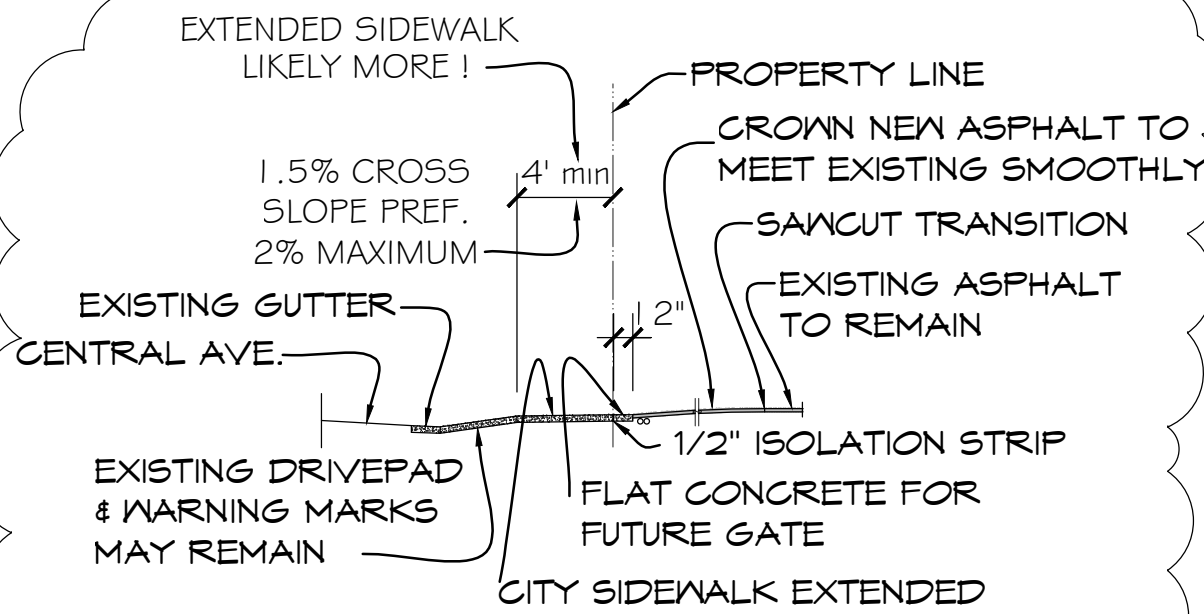
h.) REMOVAL OF EXISTING TOILET ROOMS AND SANITARY SEWER AND DOMESTIC WATER LINE FEED AND INSTALLATION OF NEW SEWER AND WATER AND NEW MINIMAL TOILET ROOMS (EXPANSION OF THESE AT A LATER DATE WILL CONFORM WITH TENANT OCCUPANCY REQUIREMENTS)

KEYED NOTES:

1. NEW DECORATIVE TRELLIS (2 THUS)
2. EXISTING WATER METER TO REMAIN; NEW 1-1/4" WATER SUPPLY IN TRENCH
3. NEW SEWER STUB TO BE DEVELOPED THIS AREA; CONNECT AT STREET AND CARRY IN FROM EXTERIOR WALL AND RISE AND CAP
4. FUTURE ELECTRICAL PANELS THIS AREA (PRIMARY BREAKER OUTSIDE, HOUSE PANELS INSIDE, SEE ELECTRICAL)
5. NEW ENTRY CANOPY BASE (CONCRETE); 4 THUS
6. NEW LOADING PLATFORM, RAMP, AND EXTERIOR STAIRS TO GRADE
7. THIS AREA UNDIFFERENTIATED TRAFFIC AND PARKING NOT DELINEATED
8. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DRAWING 2430
9. 4" THICK CONCRETE SIDEWALK; 1/2" TURNDOWN AT PLANTERS. 6' WIDE SIDEWALK CONTINUES TO MEET CITY SIDEWALK AT ELIZABETH STREET.
10. PLANTER: BRING SOIL TO WITHIN 1/2" OF SIDEWALK
11. CONCRETE PARKING BUMPER EACH SPACE
12. EXISTING CURB CUT AND DRIVE TO REMAIN. MODIFY SIDEWALK RAMP IF SLOPES ARE NOT CORRECT AND ADD TACTILE TRUNCATED DOME WARNINGS PER COA STANDARD DRAWING 2425B (DRIVE AT BACK OF CURB).
- 12a. EXISTING CURB CUT WIDENED. EXTEND CONCRETE SIDEWALK TO NORTH TO PROPERTY LINE AND ENSURE CROSS SLOPE IS NOT GREATER THAN 2%, 1.5% PREFERRED. ADD 12" CONCRETE STRIP NORTH OF PROPERTY LINE SEPARATED WITH FIBROUS CONTROL JOINT FOR POSSIBLE FUTURE GATE TRACK. INSTALLATION TO COMPLY WITH COA DRIVEPAD DWG 2425B EXAMPLE WITH SIDEWALK AT PROPERTY LINE
13. EXISTING IS SET OVER PROPERTY LINE. REMOVE SIGN AND POSTS
14. EXISTING LARGE SIGN TO REMAIN
15. TRANSFORMER ON PAD: SEE ELECTRICAL WITH 6 BOLLARDS PER NOTE 21
16. VENT THROUGH ROOF: SEE PLUMBING
17. PROVIDE SIGN ON POST AT HEAD OF HC SPACE (VAN ACCESSIBLE) SEE DETAIL THIS SHEET
18. EXISTING ASPHALT REPLACED; REVISE NEW AT REVISION TO CENTRAL AVE DRIVE PAD ENTRY SO THAT ASPHALT MEETS NEW (LOWER) BACK OF SIDEWALK ELEVATION AND GENTLY RAMPS UP TO MEET EXISTING ASPHALT AT MAIN E-W DRIVE AISLE
19. THIS DRIVEWAY CUT DOES NOT COMPLY WITH CURRENT STANDARDS AND WILL BE TAKEN OUT AND REPLACED WITH STANDARD SIDEWALK, CURB & GUTTER per COA STANDARD DRAWING 2430

TRAFFIC CIRCULATION LAYOUT APPROVED

Curtis A. Cherna 1-26-24
Signed Date

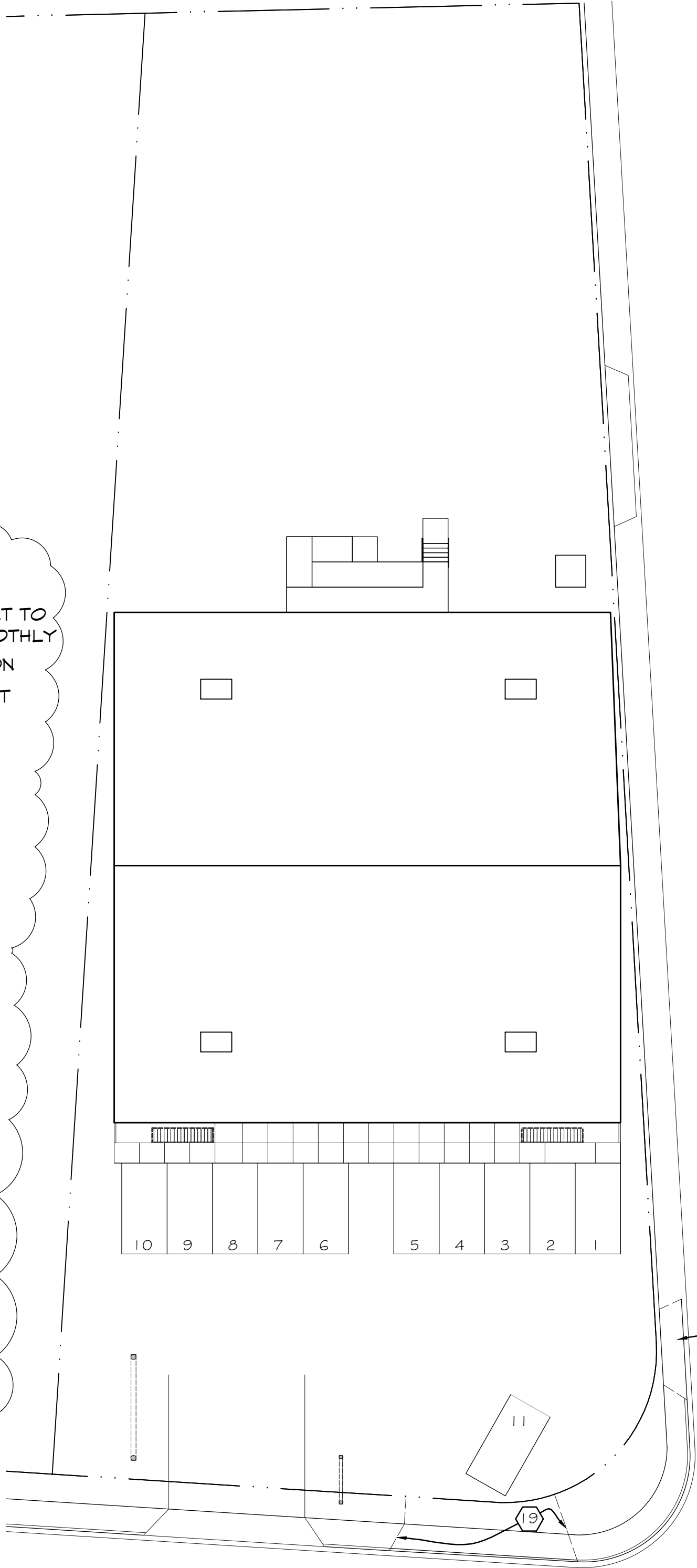


PARTIAL SITE PLAN AT CENTRAL AVE DRIVEPAD ENLARGED DETAIL

1" = 10' - 0"

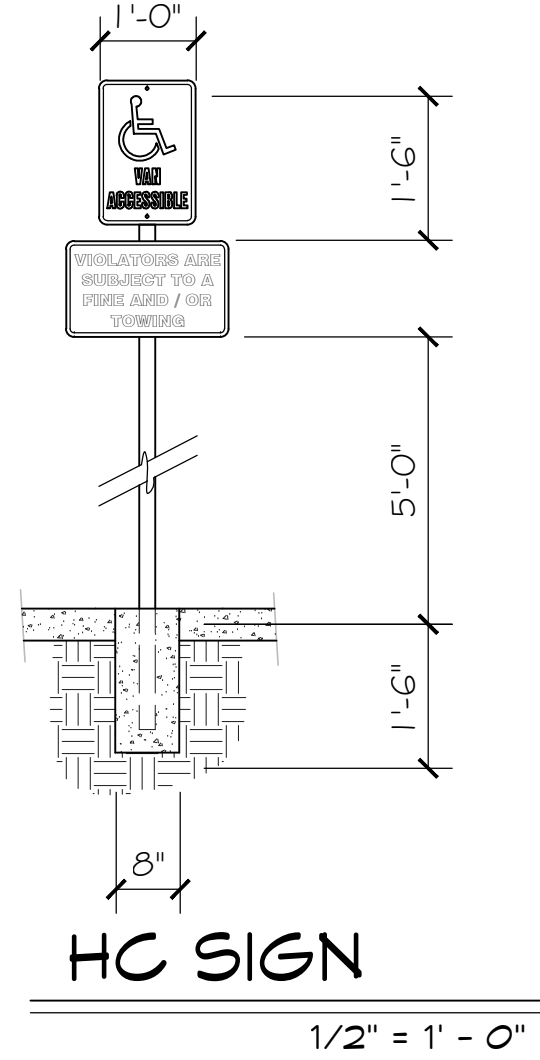
KEYED NOTES: (CONTINUED)

20. DUMPSTER IN ENCLOSURE WITH GATES
21. 4" Ø CONCRETE FILLED STEEL PIPE BOLLARD TO 42" ABOVE GRADE, 24" BURIAL, PAINTED TRAFFIC YELLOW
22. PROVIDE 2-BIKE MINIMUM CAPACITY BIKE RACK: "BELSON INVERTED U" OR EQUAL, 36" HIGH x 22" WIDE, SET IN 12" DEEP CONCRETE PAD BOTH ENDS ON SIDEWALK 6' LONG x 30" WIDE
23. CLEAR SIGHT TRIANGLE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
24. EXTEND CONC. ENTRY WALK TO EXISTING SIDEWALK (ADA ACCESS); 1:20 MAX SLOPE; THE SIDEWALK ON PROPERTY IS SLOPED LESS THAN 1:20 & 1/96 CROSS SLOPE TO FRONT DOORS
25. INSTALL MOTORCYCLE PARKING SIGN ON POST AT HEAD OF SPACE SET IN CONC. POST SIMILAR TO HC SIGN THIS SHEET
26. INSTALL RAILROAD TIES (OR FENCE) AT OPEN AREAS ALONG PROPERTY LINE TO PREVENT CROSS-ACCESS TO PROPERTY TO WEST.
27. BURY TWO 1" CONDUIT SLEEVES 18" BELOW ASPHALT WITH SWEEPS RISING UP AND CAPPED (FOR POSSIBLE FUTURE ELECTRIC GATE)



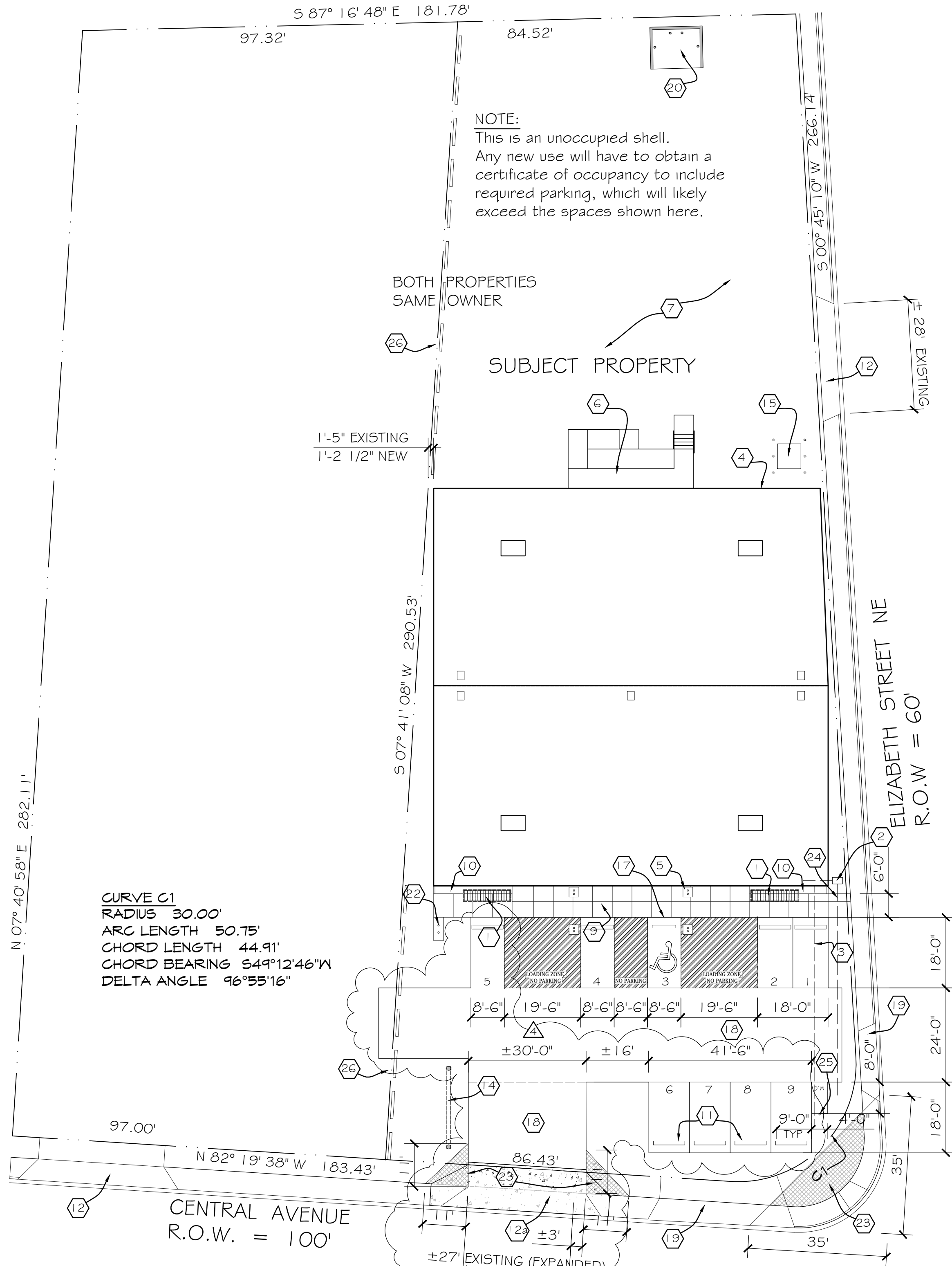
PARTIAL SITE PLAN AT FRONT SHOWING PREVIOUS / EXISTING PARKING

1" = 20' - 0"



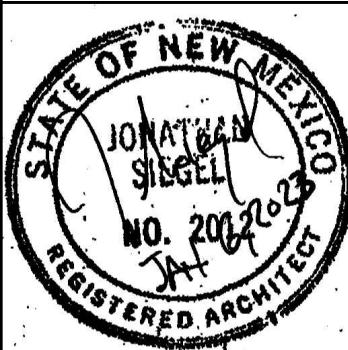
HC SIGN

1/2" = 1' - 0"



SITE PLAN SHOWING NEW PARKING

1" = 20' - 0"



SIEGEL DESIGN ARCHITECTS, LLC

1006 PARK AVENUE SW
ALBUQUERQUE NEW MEXICO 87102 (505) 243 4501
email: Jonathan@siegeldesignarchitects.com

RENOVATIONS to an EXISTING BUILDING SHELL

10921 CENTRAL AVE. NE
ALBUQUERQUE, NEW MEXICO 87123
OWNER CONTACT: Steve DeBlasse 505 269 4142

PROJECT
2119

DATE REV
Jan 6, 2023
Mar 9, 2023
Nov 6, 2023
Jan 26, 2024

TCL