

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

December 13, 2022

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

**Re: Renovations to an Existing Building Shell**  
**10921 Central Ave. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 11-09-22 (L21-D030)

Dear Mr. Siegel,

The TCL submittal received 12-09-2022 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

When the site construction is completed and an inspection for 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, the TCL, and 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.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

**Project Title:** Renovations to an Existing Building Shell **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** LOT 10A BLOCK 3 LONGFIELD ADDITION SECTION 28 TOWNSHIP 10 N., RANGE 4 EAST NMPM BERNALILLO COUNTY, NEW MEXICO

**City Address:** 10921 Central Ave NE

**Applicant:** Steven DeBlassie **Contact:** Steve DeBlassie

**Address:** 8310 Calle PicaFlor NW Albuquerque, NM 87120

**Phone#:** 505 269 4142 **Fax#:** \_\_\_\_\_ **E-mail:** stevedbla2@gmail.com

**Other Contact:** Jonathan Siegel, Architect **Contact:** Jonathan Siegel

**Address:** 1006 Park Ave SW Albuquerque, NM 87102

**Phone#:** 505 243 4501 **Fax#:** \_\_\_\_\_ **E-mail:** Jonathan@siegeldesignarchitects.com

**TYPE OF DEVELOPMENT:** 1 PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

**IS THIS A RESUBMITTAL?** \_\_\_\_\_ 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
- x TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_
- \_\_\_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- x 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) \_\_\_\_\_

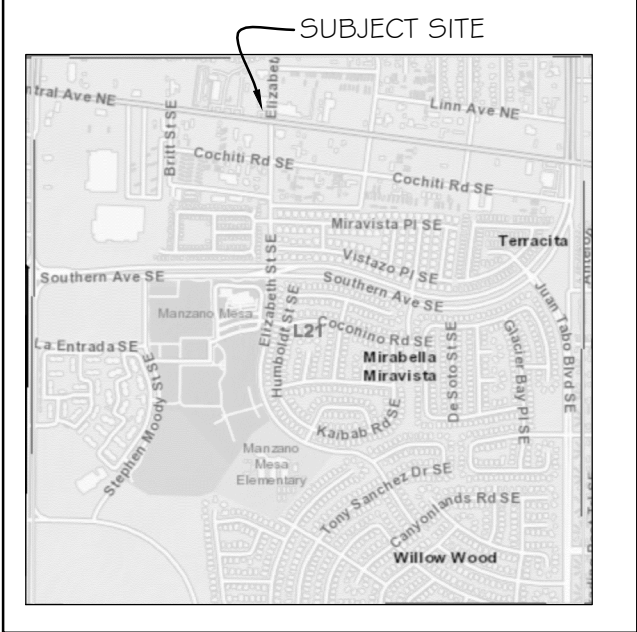
**DATE SUBMITTED:** November 9, 2022 **By:** Jonathan Siegel, Architect

COA STAFF:

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

FEE PAID: \_\_\_\_\_





ZONE ATLAS MAP L-21

921 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 remain "as-built" - in quantity though 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). 12 spaces are provided.  
We have understood from a preliminary meeting that reconfiguring to same number of spaces as previously existed will be acceptable.  
1 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:

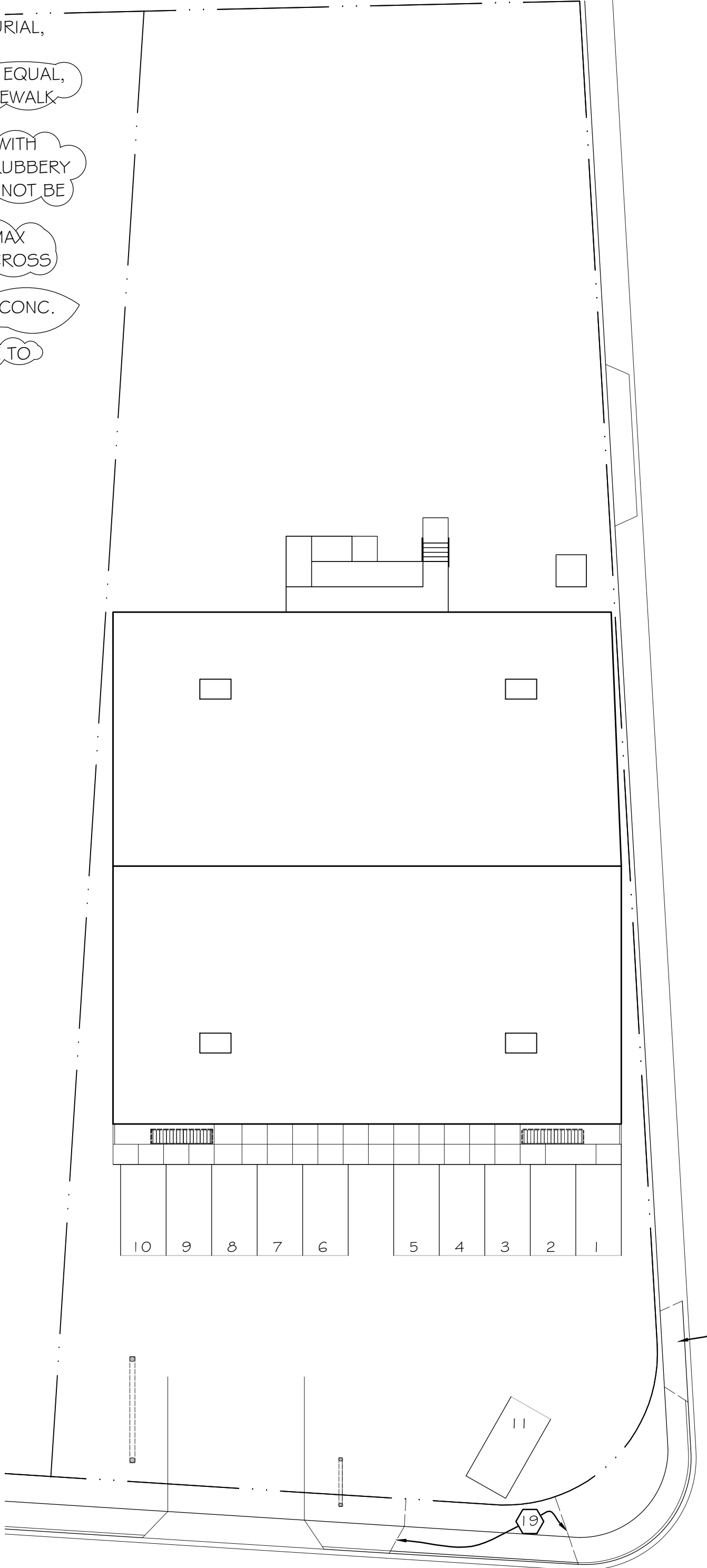
- a.) NEW EXTERIOR WALLS ALL SIDES:
  - INSTALL NEW CONTINUOUS INSULATION WITH ELASTOMERIC FINISH SYSTEM
  - INSTALL TWO STOREFRONT ENTRY SYSTEMS AT SOUTH AND REMOVE PREVIOUS STOREFRONT ENTRY AT SOUTH.
  - \* note: AT WEST WALL, EXISTING WALL IS NOT BEING RECONFIGURED
  - EIFS MEMBRANE IS TO BE ADDED 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:

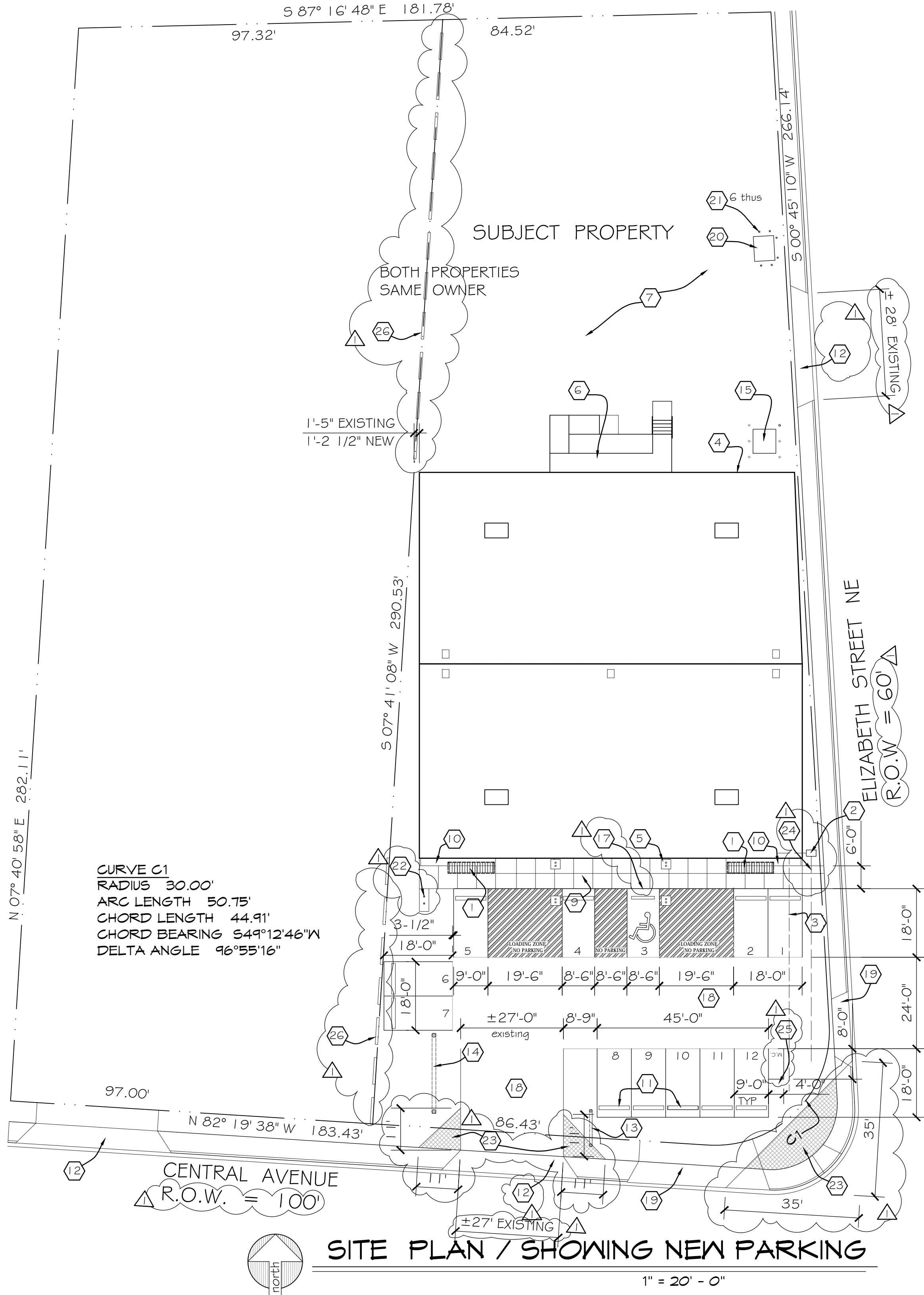
1. NEW DECORATIVE TRELLIS (2 THUS)
2. EXISTING WATER METER TO REMAIN; NEW 1-1/4" WATER SUPPLY IN TRENCH
3. NEW SEWER STUB TO BE DEVELOPED THIS AREA; CONNECT AT STREET AND CARRY IN FROM EXTERIOR WALL AND RISE AND CAP
4. FUTURE ELECTRICAL PANELS THIS AREA (PRIMARY BREAKER OUTSIDE, HOUSE PANELS INSIDE, 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; 12" 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))
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 TO REMAIN WITH NEW STRIPING AND POSSIBLY SEAL COAT
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
20. DUMPSTER
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.

TRAFFIC CIRCULATION  
LAYOUT APPROVED

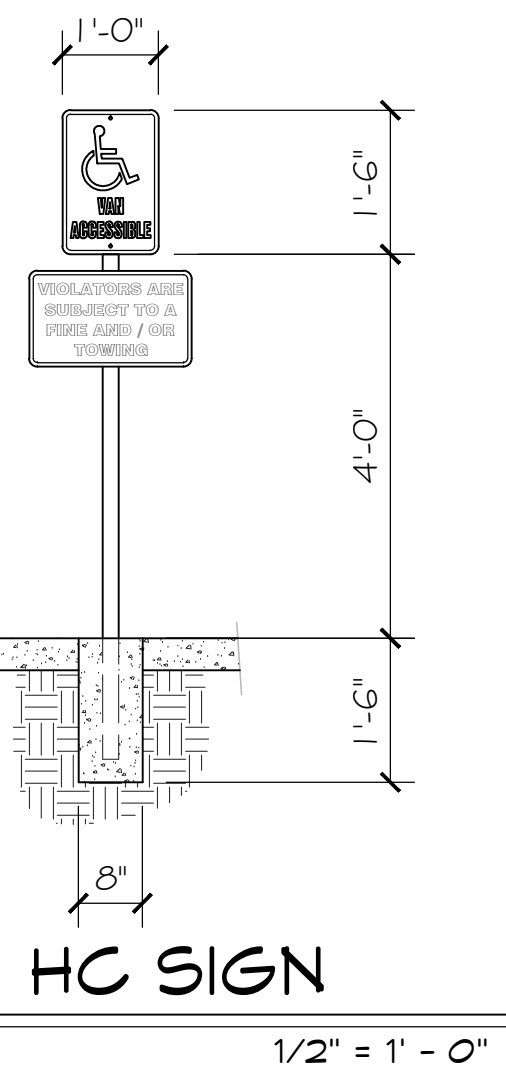
Ernest Almijo  
Signed 12/13/2022  
Date



PARTIAL SITE PLAN AT FRONT SHOWING PREVIOUS / EXISTING PARKING



SITE PLAN / SHOWING NEW PARKING



STATE OF NEW MEXICO  
JONATHAN SIEGEL  
NO. 2012-00000000  
REGISTERED ARCHITECT

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 DeBlassie 505 269 4142

PROJECT  
2119

DATE REV  
Nov 9, 2022  
Dec 6, 2022

TCL