

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 26, 2024

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 1-6-23, Rev date 1-26-24 (L21D030)

Dear Mr. Siegel,

The TCL submittal received 1-26-24 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

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,

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File



221 Central Ave NE (NW corner with Elizabeth)
LOT 10A BLOCK 3 LONGFIELD ADDITION
SECTION 28 TOWNSHIP 10 N., RANGE 4 EAST
14PM BERNALILLO COUNTY, NEW MEXICO

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

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.

NEW WORK THIS PERMIT:

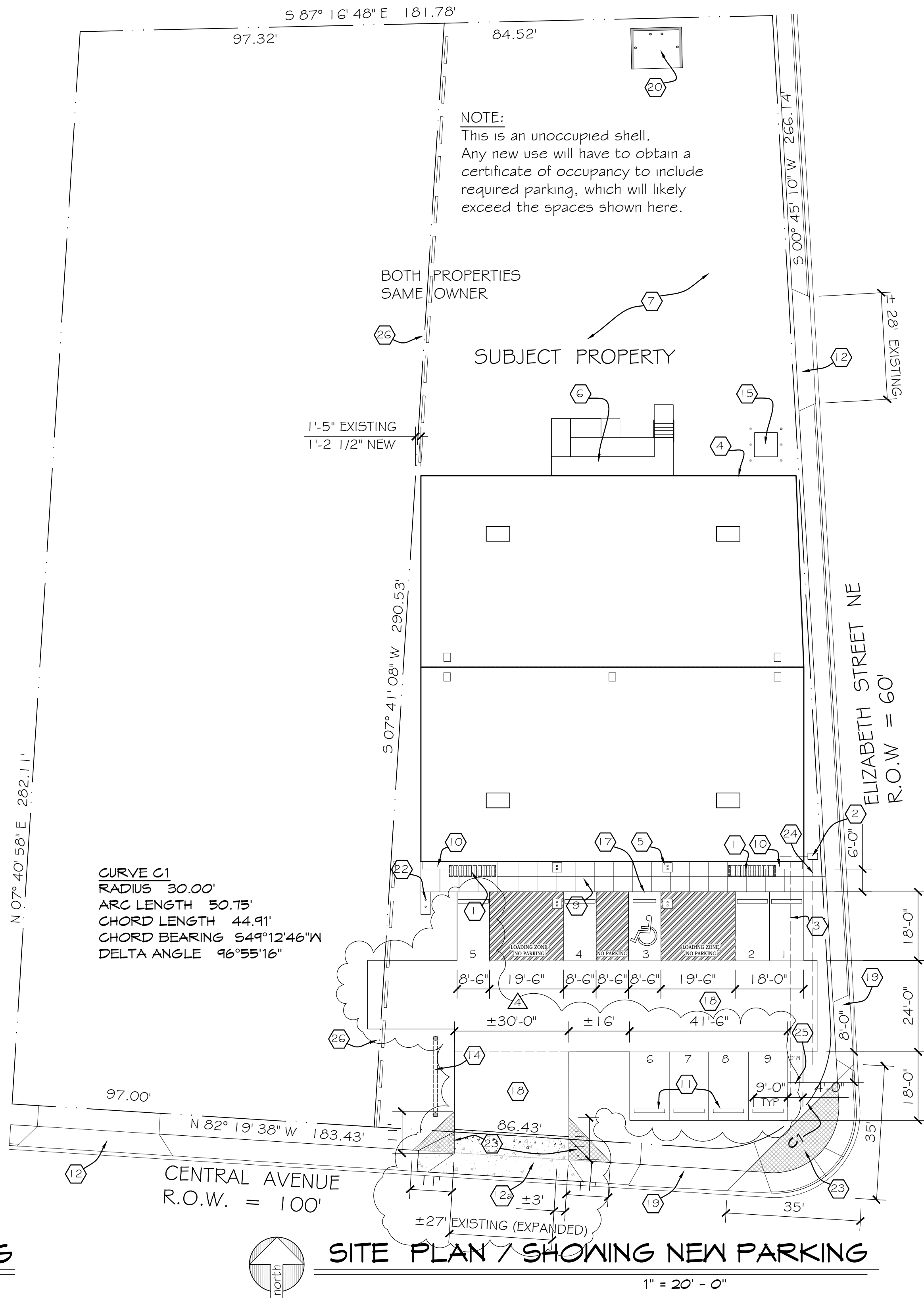
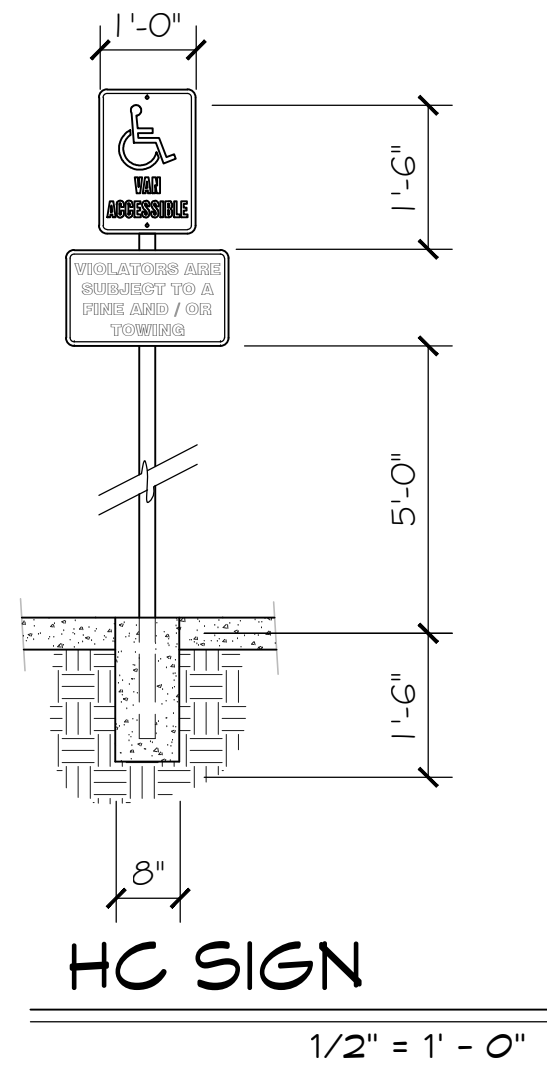
- a.) NEW EXTERIOR WALLS ALL SIDES:
 - INSTALL NEW CONTINUOUS INSULATION WITH ELASTOMERIC FINISH SYSTEM
 - INSTALL TWO STOREFRONT ENTRY SYSTEMS AT SOUTH AND REMOVE PREVIOUS STOREFRONT ENTRY AT SOUTH.
 - * note: AT WEST WALL, EXISTING WALL IS NOT BEING RECONFIGURED
 - EIFS MEMBRANE IS TO BE ADDED AT EXTERIOR,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

- NEW DECORATIVE TRELLIS (2 THUS)
- EXISTING WATER METER TO REMAIN; NEW 1-1/4" WATER SUPPLY IN TRENCH
- NEW SEWER STUB TO BE DEVELOPED THIS AREA; CONNECT AT STREET AND CARRY IN FROM EXTERIOR WALL AND RISE AND CAP
- FUTURE ELECTRICAL PANELS THIS AREA (PRIMARY BREAKER OUTSIDE, HOUSE PANELS INSIDE, SEE ELECTRICAL)
- NEW ENTRY CANOPY BASE (CONCRETE); 4 THUS
- NEW LOADING PLATFORM, RAMP, AND EXTERIOR STAIRS TO GRADE
- THIS AREA UNDIFFERENTIATED TRAFFIC AND PARKING NOT DELINEATED
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DRAWING 2430
- 4" THICK CONCRETE SIDEWALK; 12" TURNDOWN AT PLANTERS. 6' WIDE SIDEWALK CONTINUES TO MEET CITY SIDEWALK AT ELIZABETH STREET.
- PLANTER: BRING SOIL TO WITHIN 1/2' OF SIDEWALK
- CONCRETE PARKING BUMPER EACH SPACE
- EXISTING CURB CUT AND DRIVE TO REMAIN. MODIFY SIDEWALK RAMP IF SLOPES ARE NOT CORRECT AND ADD TRAIL TRUNCATED DOME WARNINGS PER COA STANDARD DRAWING 2425B (DRIVE AT BACK OF CURB).
- 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
- EXISTING IS SET OVER PROPERTY LINE. REMOVE SIGN AND POSTS
- EXISTING LARGE SIGN TO REMAIN
- TRANSFORMER ON PAD: SEE ELECTRICAL WITH 6 BOLLARDS PER NOTE 2 I
- VENT THROUGH ROOF: SEE PLUMBING
- PROVIDE SIGN ON POST AT HEAD OF HC SPACE (VAN ACCESSIBLE) SEE DETAIL THIS SHEET
- EXISTING ASPHALT REPLACED; REVISE NEW AT REVISION TO CENTRAL AVE DRIVE PAD ENTRY SO THAT ASPHA;T MEETS NEW (LOWER) BACK OF SIDEWALK ELEVATION AND GENTLY RAMPS UP TO MEET EXISTING ASPHALT AT MAIN E-W DRIVE AISLE
- 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

Curtis A Cherne 1-26-24
Signed Date



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 20" T CONDUIT SLEEVES 18" BELOW ASPHALT WITH SWEEPS RISING UP AND CAPPED (FOR POSSIBLE FUTURE ELECTRIC GATE)




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 DeBlossie 505 269 4142

PROJECT
2119

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

TCL