

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 11, 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 11-09-22 (L21-D030)

Dear Mr. Siegel,

The TCL submittal received 01-08-2024 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,

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

Project Title: Renovations to an Existing Building Shell **Building Permit #** BP2023-00683 **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: Lot 10A Block 3 Longfield Addition Section 28 **City Address OR Parcel** 10921 Central NE
Township 10N, Range 4 East NMPM Bernalillo County, New Mexico

Applicant/Agent: Siegel Design Architects, LLC **Contact:** Jonathan Siegel

Address: 1006 Park Ave SW, Albuquerque, NM 87102 **Phone:** 505 243 4501

Email: Jonathan@Siegeldesignarchitects.com

Applicant/Owner: Steven DeBlassie **Contact:** Owner

Address: 8316 Calle PicaFlor NW, Albuquerque, NM 87120 **Phone:** 505 269 4142

Email: stevedbla2@gmail.com

TYPE OF DEVELOPMENT: ☒ 1 PLAT (#of lots) ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE: _____

RE-SUBMITTAL: ☒ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: January 5, 2024 (by Jonathan Siegel)



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

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:

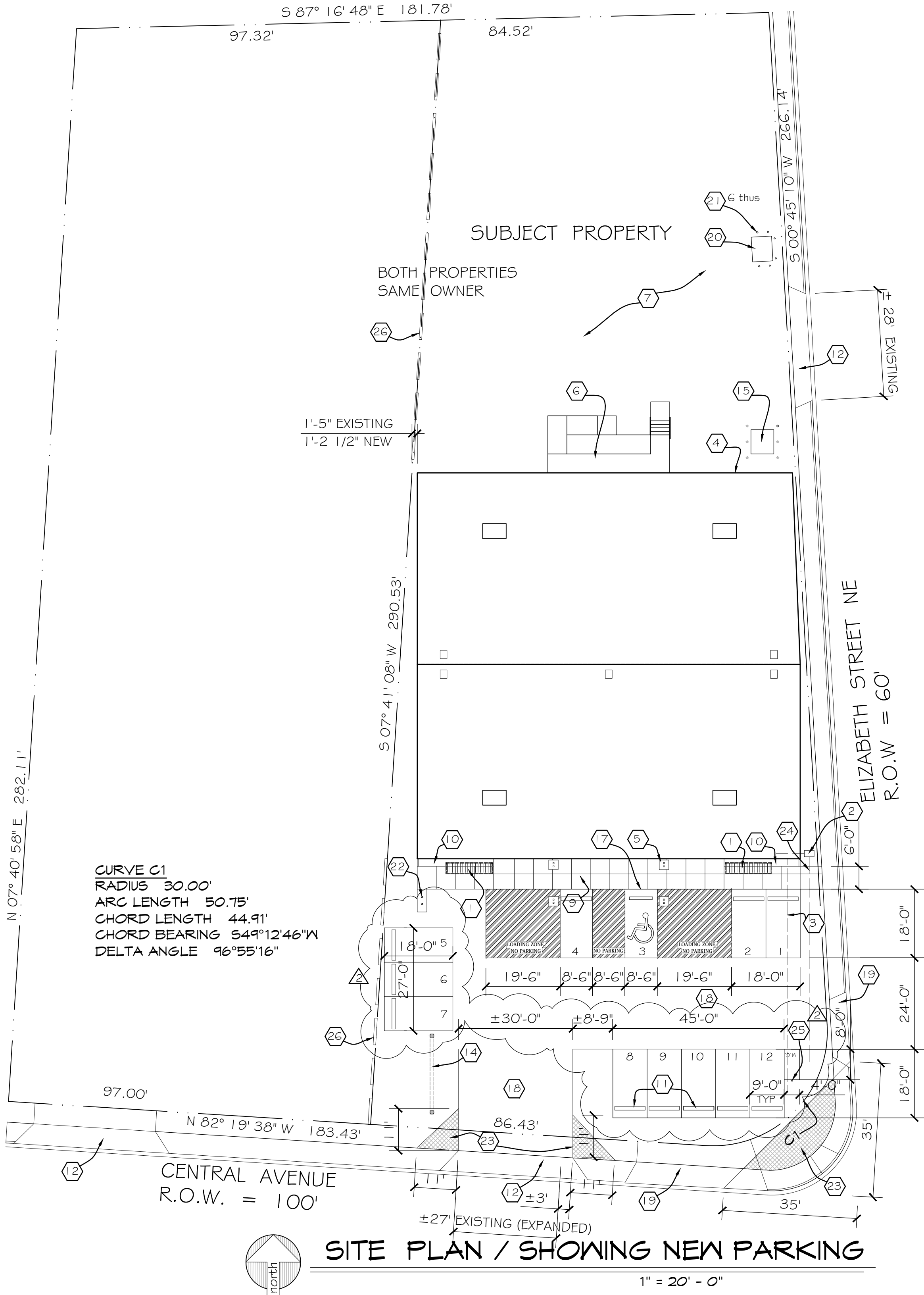
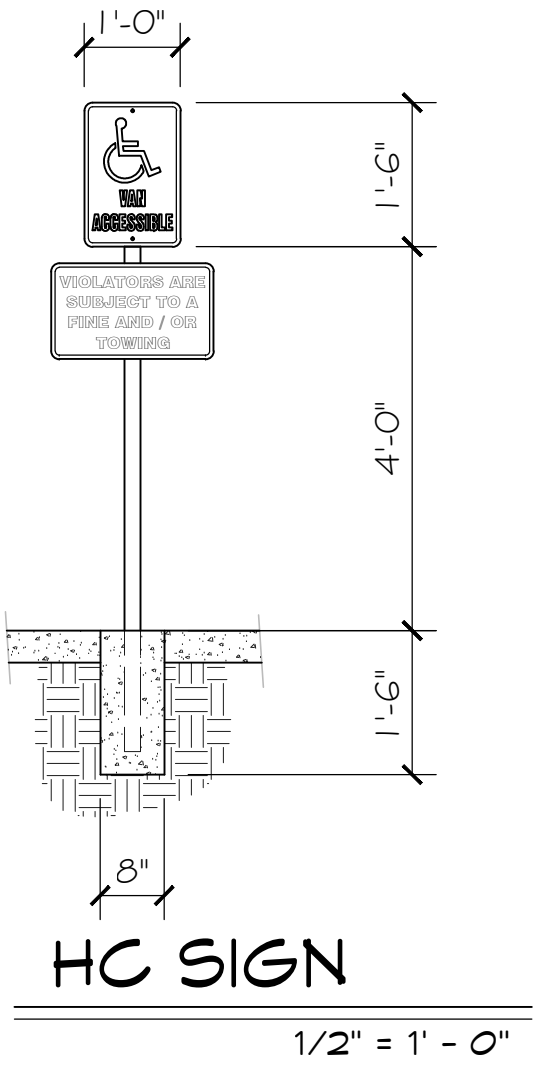
- a.) NEW EXTERIOR WALLS ALL SIDES:
INSTALL NEW CONTINUOUS INSULATION WITH ELASTOMERIC FINISH SYSTEM
INSTALL TWO STOREFRONT ENTRY SYSTEMS AT SOUTH AND REMOVE PREVIOUS STOREFRONT ENTRY AT SOUTH.
* note: AT WEST WALL, EXISTING WALL IS NOT BEING RECONFIGURED
EIFS MEMBRANE IS TO BE ADDED AT EXTERIOR, AND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

- 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 TACTILE TRUNCATED DOME WARNINGS PER COA STANDARD DRAWING 2425B (DRIVE AT BACK OF CURB).
- 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 21
- VENT THROUGH ROOF: SEE PLUMBING
- PROVIDE SIGN ON POST AT HEAD OF HC SPACE (VAN ACCESSIBLE) SEE DETAIL THIS SHEET
- EXISTING ASPHALT TO REMAIN WITH NEW STRIPING AND POSSIBLY SEAL COAT
- 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
- DUMPSITER
- 4" Ø CONCRETE FILLED STEEL PIPE BOLLARD TO 42" ABOVE GRADE, 24" BURIAL, PAINTED TRAFFIC YELLOW
- 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
- 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.
- 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
- INSTALL MOTORCYCLE PARKING SIGN ON POST AT HEAD OF SPACE SET IN CONC. POST SIMILAR TO HC SIGN THIS SHEET
- INSTALL RAILROAD TIES (OR FENCE) AT OPEN AREAS ALONG PROPERTY LINE TO PREVENT CROSS-ACCESS TO PROPERTY TO WEST.




**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Ernest Armijo 1/11/2024
Signed Date



**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
Jan 6, 2023	
Mar 9, 2023	
Nov 6, 2023	
 Jan 4, 2024	

TCL