

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 29, 2022

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

Re: Renovation to an existing building Shell
10921 Central Ave. NE
Traffic Circulation Layout
Architect's Stamp 11-09-22 (L21-D030)

Dear Mr. Siegel,

Based upon the information provided in your submittal received 11-14-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Identify all existing access easements and rights of way width dimensions.
3. Identify the right of way width, medians, curb cuts, and street widths on Central Ave. and Elizabeth St.
4. Provide the existing site accesses width.
5. Site accesses should be ADA compliant.
6. Please provide shared access agreement's with the adjacent property.
7. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
8. ADA curb ramps must be updated to current standards and have truncated domes installed.
9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
10. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
11. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.

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- e. The user is not required to lift the bicycle onto the bicycle rack.
- f. Each bicycle parking space is accessible without moving another bicycle.
- 12. Bicycle racks shall be sturdy and anchored to a concrete pad.
- 13. A 1-foot clear zone around the bicycle parking stall shall be provided.
- 14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
- 15. Show all drive aisle widths and radii. Some dimensions are not shown.
- 16. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

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- 17. Define ADA pathways from the public sidewalk and from the ADA aisle to the building entrance, by labeling of ramps, flush pavement, dimensioning of pathways, doorways, etc.

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- 18. Show the clear sight triangle and add the following note to the plan: "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.

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- 19. Key note 19: please reference COA std dwg 2430.

- 20. Please specify the City Standard Drawing Number when applicable.

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- 21. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
- 22. Please provide a letter of response for all comments given.
- 23. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).

Once corrections are complete resubmit

- 1. The Traffic Circulation Layout
- 2. A Drainage Transportation Information Sheet (DTIS)
- 3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
- 4. The \$75 re-submittal fee.

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For log in and evaluation by Transportation.

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

Sincerely,

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

\ma via: email
C: CO Clerk, File

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Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ 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
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ 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: _____ **By:** _____

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

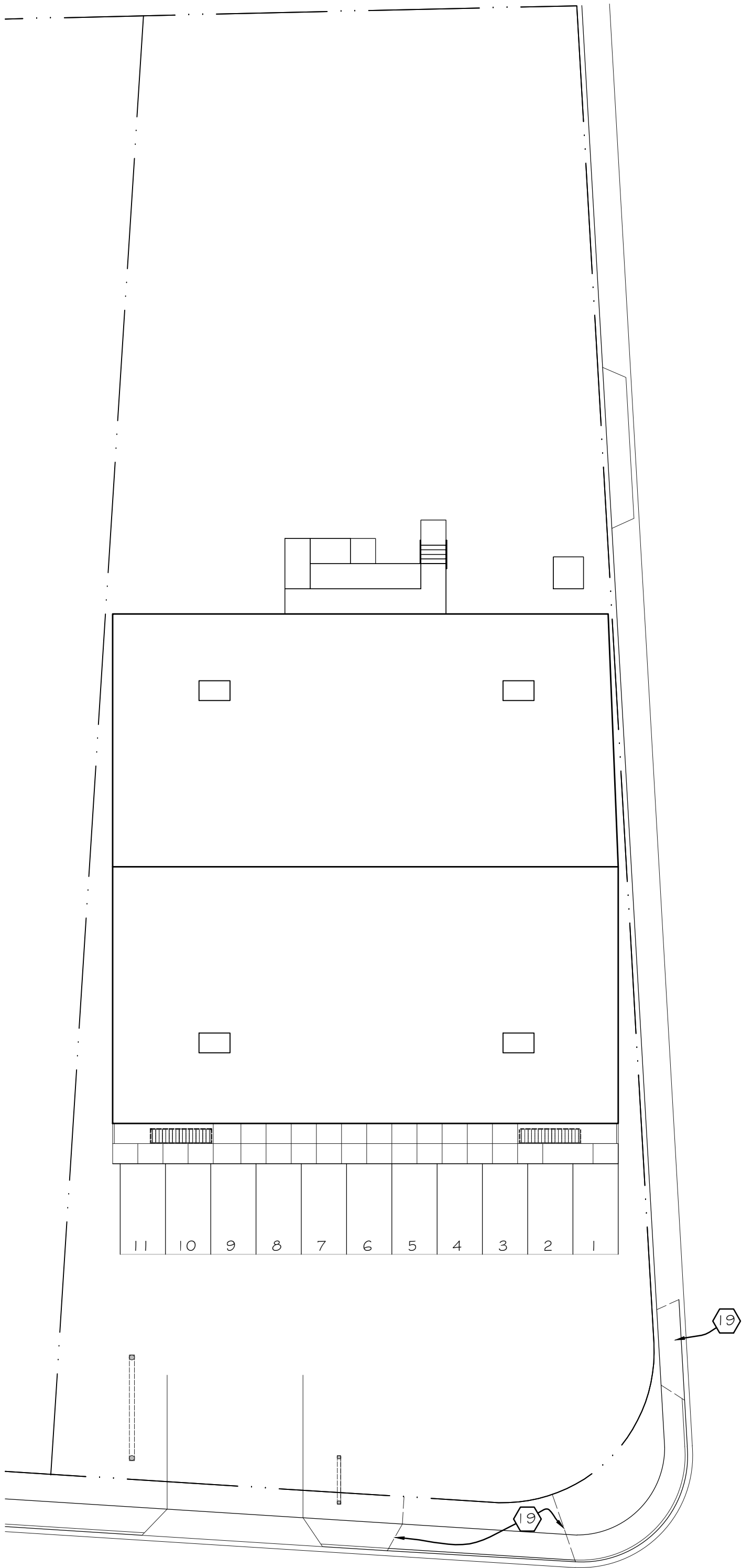
THERE ARE NO KNOWN OR APPLICABLE EPC DECISIONS, VARIANCES,
MASTERPLANS OR SIMILAR OVERARCHING GUIDELINES. MX-H ZONE.
THE WORK OF THIS SHELL PROJECT IS PRIMARILY ENHANCEMENT OF THE
EXTERIOR AT THE FRONT, SIDES AND REAR. THERE IS NO USE
STIPULATED, AND NO OCCUPANTS ANTICIPATED EXCEPT FOR WORKERS.
LATER 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

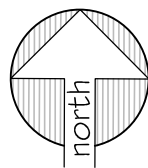
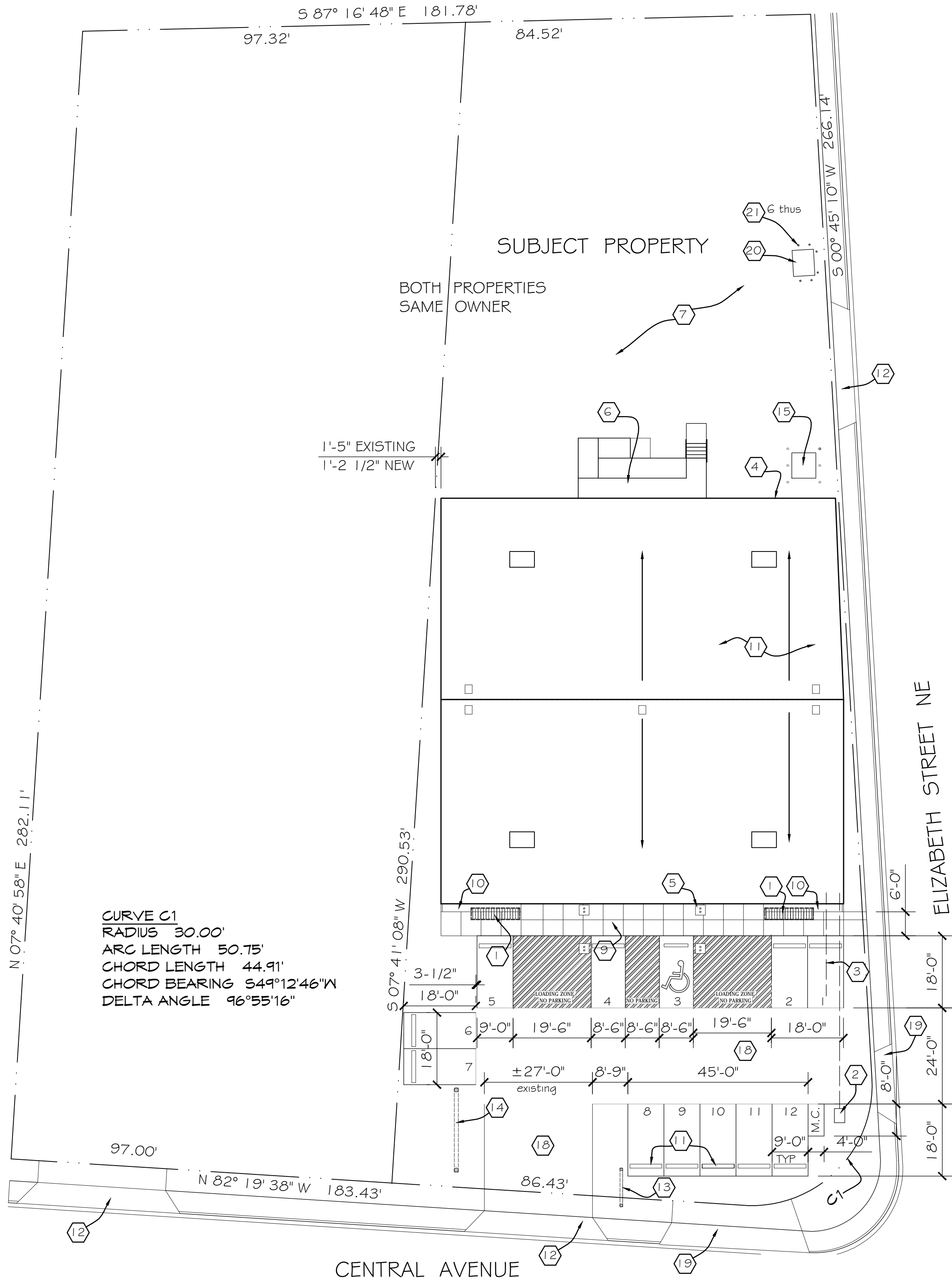
- NEW WORK THIS PERMIT:
- a.) NEW EXTERIOR WALLS ALL SIDES:
INSTALL NEW CONTINUOUS INSULATION WITH ELASTOMERIC
FINISH SYSTEM
INSTALL TWO STOREFRONT ENTRY SYSTEMS AT SOUTH
AND REMOVE PREVIOUS STOREFRONT ENTRY AT SOUTH.
* note: AT WEST WALL, EXISTING WALL IS NOT BEING RECONFIGURED
EIFS MEMBRANE IS TO BE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

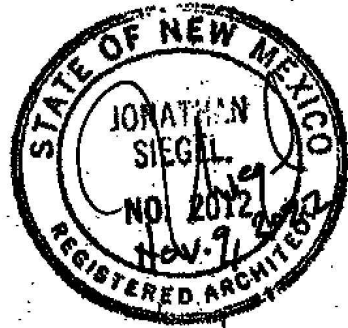
1. NEW DECORATIVE TRELLIS (2 THUS)
2. EXISTING WATER METER TO REMAIN; NEW 1-1/4" WATER SUPPLY IN TRENCH
3. NEW SEWER STUB TO BE DEVELOPED THIS AREA; CONNECT AT STREET AND
CARRY IN FROM EXTERIOR WALL AND RISE AND CAP
4. FUTURE ELECTRICAL PANELS THIS AREA (PRIMARY BREAKER OUTSIDE, HOUSE
PANELS INSIDE, 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. not used
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
13. EXISTING SIGN APPEARS TO BE SET OVER PROPERTY LINE
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. not used
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
20. DUMPSTER
21. 4" Ø CONCRETE FILLED STEEL PIPE BOLLARD TO 42" ABOVE GRADE, 24" BURIAL,
PAINTED TRAFFIC YELLOW



PARTIAL SITE PLAN AT FRONT SHOWING
PREVIOUS / EXISTING PARKING



SITE PLAN / SHOWING NEW PARKING



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

TCL