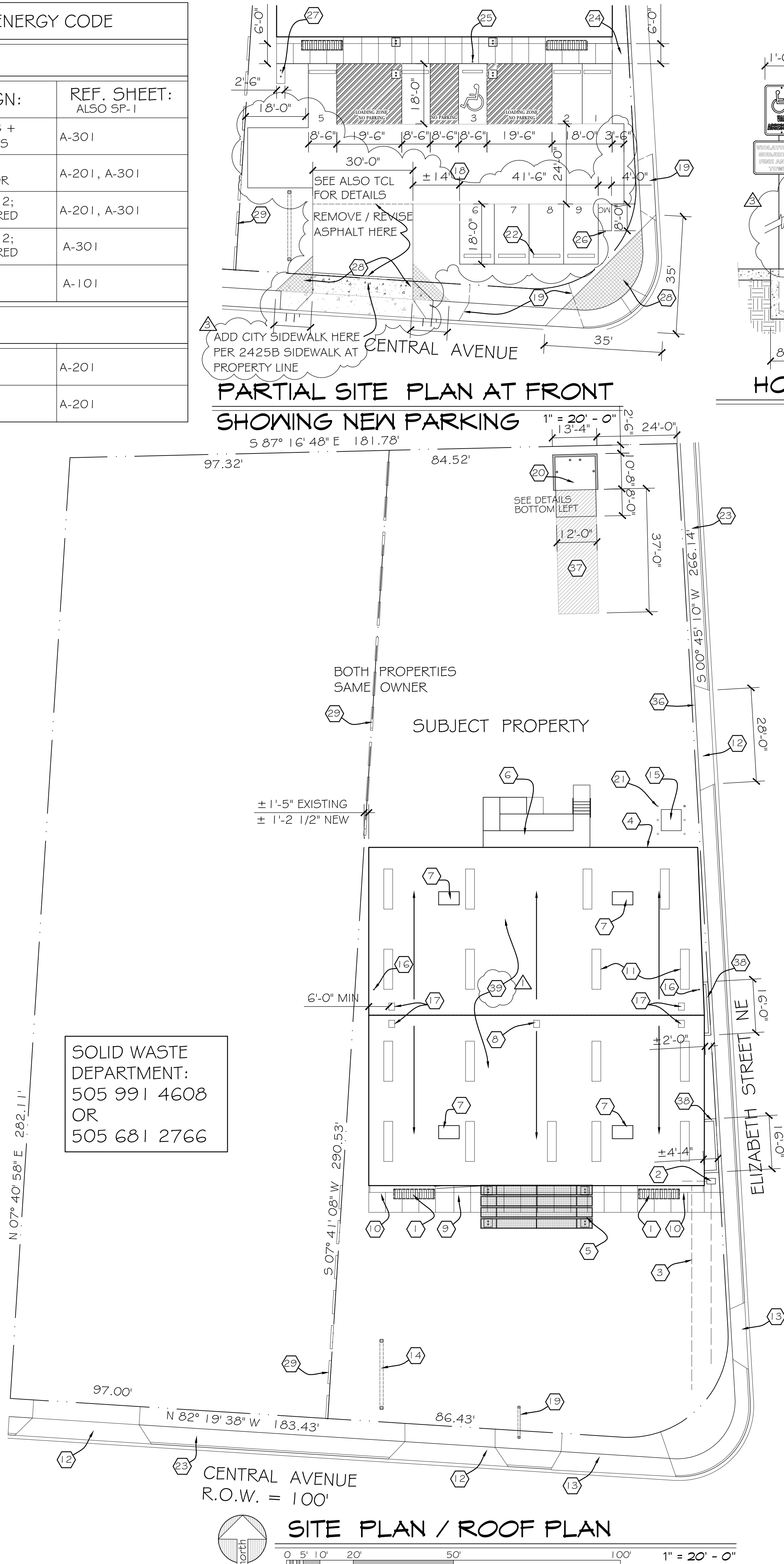
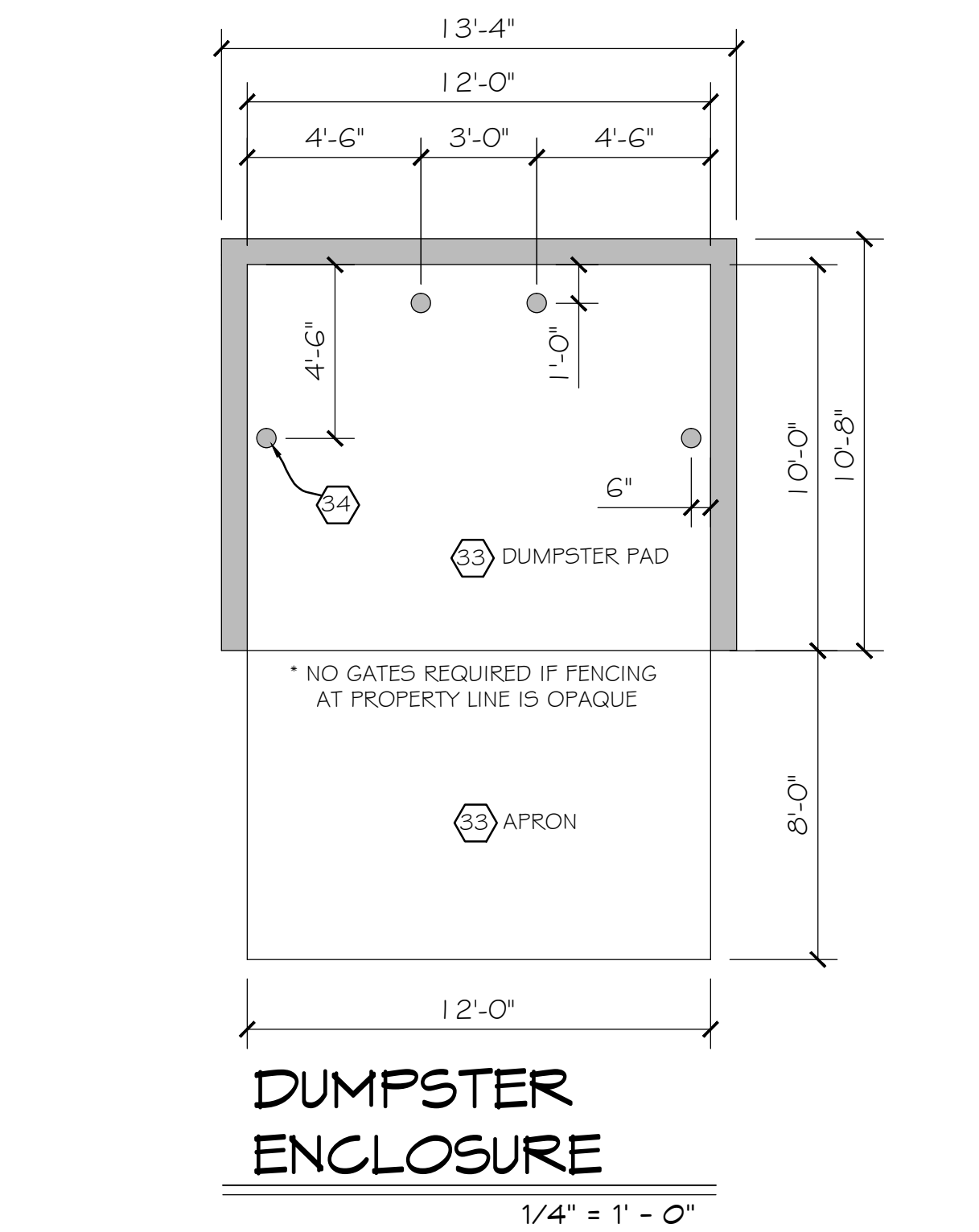
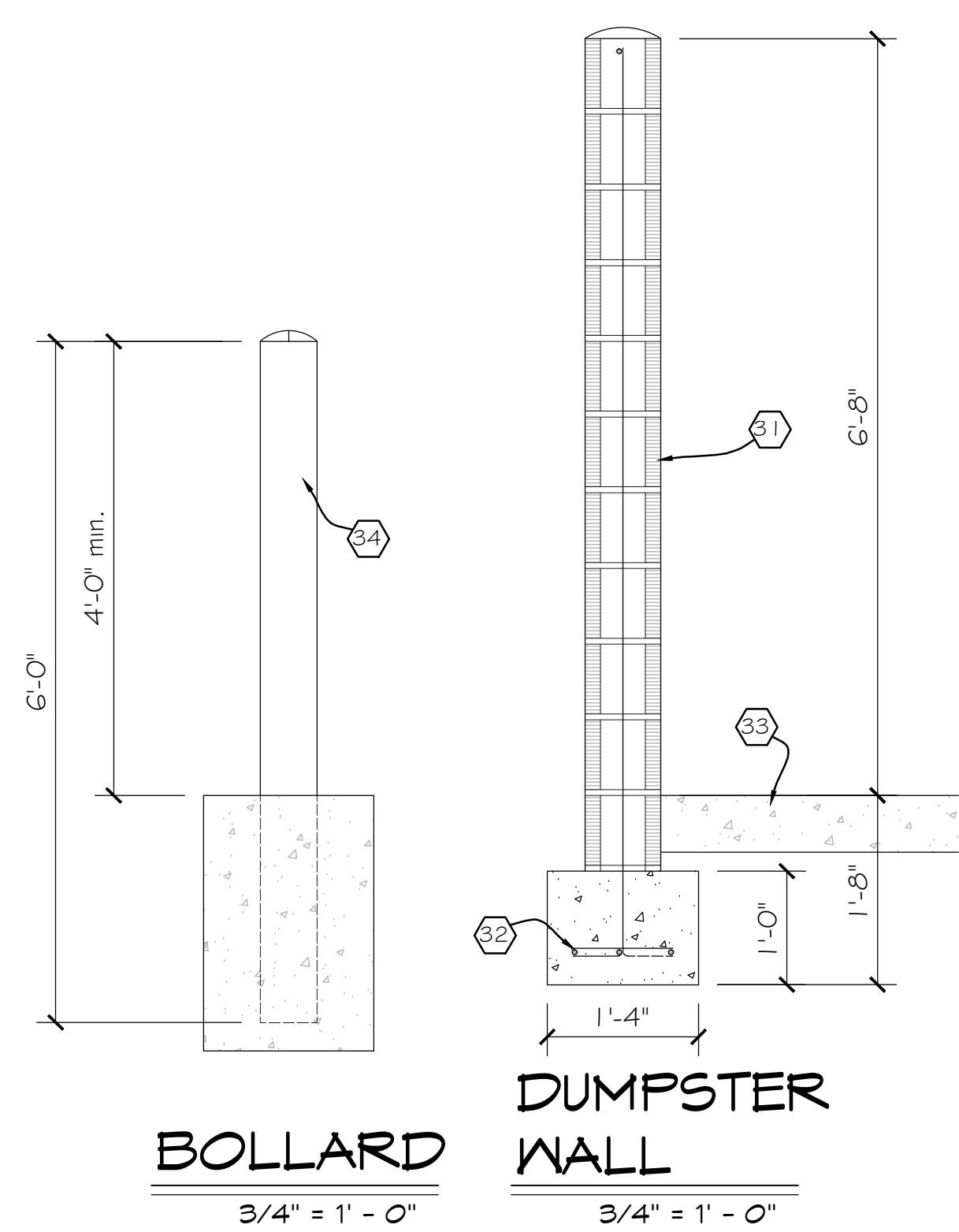


PRESCRIPTIVE COMPLIANCE WITH 2018 IECC ENERGY CODE			
TABLE C-402.1.3			
ELEMENT	REQUIREMENT	PROVIDED IN DESIGN:	REF. SHEET: ALSO SP-1
ROOF	R-19 + R-11 LS	R-19 OR BETTER AT EXISTING + R-11 (min) VINYL FACED BATTS	A-301
EXISTING WALLS	R-13 INTERIOR + R-13 c.i. EXTERIOR	R-19 INTERIOR + R-13 OR BETTER c.i. EXTERIOR	A-201, A-301
WALLS BELOW GRADE	R-7.5 ci	EXEMPT: IECC C503.2 LEVEL 2; ELEMENT IS NOT BEING ALTERED	A-201, A-301
UNHEATED SLAB	R-10 FOR 24"	EXEMPT: IECC C503.2 LEVEL 2; ELEMENT IS NOT BEING ALTERED	A-301
OPAQUE DOORS	R-4.75	R-4.75	A-101
TABLE C-402.4			
U-factor: Fixed fenestration	U - 0.38	U - 0.38	A-201
SHGC	SEW 0.43 0.2 ≤ PF ≤ 0.5	0.32	A-201



## GENERAL NOTES: SHELL PERMIT

A SURVEY OF THE PROPERTY HAS BEEN CONDUCTED FOR THE PURPOSE OF DETERMINING THE PRESENCE OF HAZARDOUS MATERIALS. NONE ARE KNOWN TO EXIST. IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, STOP WORK IN THE AREA IMMEDIATELY AND CONTACT OWNER.

THE WORK OF THIS SHELL PROJECT IS PRIMARILY ENHANCEMENT OF THE EXTERIOR WALLS 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.

EXISTING SHELL IS METAL BUILDING WITH STEEL PRIMARY AND SECONDARY STRUCTURE AND ORIGINALLY HAD METAL ROOF PANELS AND METAL PANEL SIDING. 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 WITH 2x4s LAID PERPENDICULAR TO THE SLOPE AND SECOND ROOF FASTENED OVER THE FIRST. - AT THE MIDDLE OF THE BUILDING, A WOOD STRUCTURE WAS ERECTED (PARTIAL PERMIT DRAWINGS EXIST IN C.O.A. ARCHIVES) SO THAT THE FINAL STRUCTURE HAD A SIMPLE ROOF FORM AND NO CENTER VALLEY. THIS IS TO BE NON-OCCUPIED SPACE AVAILABLE AS A UTILITY CHASE IN LATER TENANT IMPROVEMENT IF DESIRED. EXTERIOR WALLS HAVE PREVIOUSLY INSTALLED STUCCO FINISH OVERLAID.

## NEW WORK THIS PERMIT:

- NEW EXTERIOR WALLS ALL SIDES: INSTALL NEW CONTINUOUS INSULATION WITH ELASTOMERIC FINISH SYSTEM AND INSULATION OVER EXISTING AND BATTS AT INTERIOR INSTALL TWO STOREFRONT ENTRY SYSTEMS AT SOUTH, REVISE NORTH EXIT.
- ADD H.C. RAMP AND STAIRS AND PLATFORM AT NORTH (REAR)
- ADD 2 OVERHEAD DOORS AT SOUTH AND TWO AT NORTH (REAR)
- INSTALL NEW DECORATIVE STEEL TRELLIS FEATURES IN FRONT OF SOUTH (ENTRY) FACADE.
- INSTALL NEW DECORATIVE ENTRY STRUCTURE
- EXISTING ROOF HAD 17 SKYLIGHTS - TRANSLUCENT FLUSH SURFACE MOUNTED PANELS. SOME WERE LEAKING. THESE ARE TO BE REMOVED AND OPENINGS COVERED OVER WITH METAL PANEL TO MATCH EXISTING ROOF
- NEW HVAC ROOFTOP PACKAGE UNITS TO BE INSTALLED ON ROOF
- UPGRADE OF ELECTRICAL SERVICE
- 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 W/ TENANT OCCUPANCY REQTS)

IF PROJECT IS DELAYED WHILE WAITING FOR ELECTRICAL EQUIPMENT, OWNER REQUESTS THAT ROOFTOP MECHANICAL BE PURCHASED BUT NOT INSTALLED ON ROOF UNTIL NEAR COMPLETION

## KEYED NOTES (CONTINUED):

- EXISTING LARGE SIGN TO REMAIN
- TRANSFORMER ON PAD WITH 6 BOLLARDS PER NOTE 21: SEE ELECTRICAL
- VENT THROUGH ROOF: SEE PLUMBING
- NEW EXHAUST FAN FROM TOILETS, FLASH TO EXSITNG ROOF
- EXISTING PARKING HAD 12 MARKED SPACES AT FRONT; NEW ENTRY INTRUDES INTO SEVERAL OF THOSE SPACES. NEW PARKING LAYOUT FOR THIS SHELL PERMIT ONLY INCLUDES 12 SPACES (1 HC VAN ACCESSIBLE W/ ACCESS AISLE)
- EXISTING SIGN IS SET OVER PROPERTY LINE. VERIFY LOCATION, AND REMOVE SIGN AND POSTS IF THIS (ENCROACHING) LOCATION IS ACCURATE.
- DUMPSTER
- 4" Ø CONCRETE FILLED STEEL PIPE BOLLARD TO 42" ABOVE GRADE, 24" BURIAL, PAINTED TRAFFIC YELLOW
- PARKING BUMPER EACH SPACE
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DRAWING 2430
- 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 HC PARKING SIGN ON POST PER DETAIL THIS SHEET
- MOTORCYCLE PARKING SIGN ON POST AT HEAD OF SPACE SET IN CONCRETE w/ POST SIMILAR TO HC SIGN THIS SHEET
- PROVIDE 2-BIKE MINIMUM CAPACITY BIKE RACK: "BELSON INVERTED U" OR EQUAL, 36" HIGH x 22" WIDE, SET POSTS IN CONCRETE; 4" THICK CONCRETE PAD ATTACHED TO FRONT WALK 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.
- INSTALL RAILROAD TIES (OR FENCE) AT OPEN AREAS ALONG PROPERTY LINE TO PREVENT CROSS-ACCESS TO PROPERTY TO WEST.
- 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
- SPLIT-FACE CMU 8" NOMINAL - 2 COLORS SIMILAR TO BUILDING FACADE: TWO COLORS (SMOOTH FACE IN). REINFORCE WITH #5 BARS @ ENDS, CORNERS, AND 32" o.c. # BOND BEAM AT TOP WITH #5 CONTINUOUS; FINISH TOP w/ WASH CAP
- DUMPSTER ENCLOSURE FOUNDATION: TURN EMBED HOOKS ALTERNATE AND REINFORCE WITH (3) #5 AND TRANSVERSE BARS AT 32" o.c.
- DUMPSTER PAD: 6" CONCRETE 4,000 psi WITH 6x6-10/10 WWM or #4 BARS @ 12" o.c. EACH WAY. APRON SIMILAR, w/ 1/2" EXPANSION JOINT BETWEEN.
- 6" Ø STEEL BOLLARD, CONCRETE FILLED, WITH WASH CAP - 4' min ABOVE SLAB AND EMBEDDED 2' IN 12" Ø CONCRETE
- PLANTER - SEE A-101
- IF GATE IS INSTALLED. SECURE WITH COMBINATION LOCK ACCEPTABLE FOR ACCESS BY SOLID WASTE
- VERIFY THAT AREA FOR 37' IN FRONT OF DUMPSTER HAS SLOPE NO GREATER THAN 1/8" per FOOT
- PLANTERS (SEE ALSO ELEVATIONS): TOTAL APPROXIMATE LINEAL FEET: NORTH PLANTER 20'; SOUTH PLANTER 24'
- RE-ROOF ENTIRE BUILDING: 24ga R-PANEL (REMOVE EXISTING TOP ROOF)

## CODE DATA:

ZONE CODE: MX-H ZONE MAP L-2 I  
2022 COA ADMINISTRATIVE CODE  
2015 INTERNATIONAL BUILDING CODE  
2015 NEW MEXICO BUILDING CODE  
2021 NEW MEXICO MECHANICAL CODE  
2021 NEW MEXICO PLUMBING CODE  
2017 NEW MEXICO ELECTRICAL SAFETY CODE  
2018 NEW MEXICO ENERGY CONSERVATION CODE  
2015 EXISTING BUILDING CODE (LEVEL 2)  
ICC / ANSI 117-1 1998  
2015 IFC (INTERNATIONAL FIRE CODE)  
- NO FIRE ALARM SYSTEM REQUIRED PER FMO  
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  
NO AUTOMATIC FIRE SPRINKLER SYSTEM (903.2.7)  
BASIC ALLOWABLE AREA: 9,000 sf = OK  
- 9,920 sf net gross within the building shell  
- open 3 sides.  
OCCUPANT LOAD:  
NO occupants stipulated; tenant improvement to follow

## PLUMBING FIXTURE REQUIREMENTS:

- \* these replace failed / previous toilet rooms in SE corner
- 1 TOILET each gender; TWO PROVIDED EACH GENDER
- 1 LAVATORY each gender; TWO PROVIDED EACH GENDER
- 1 HIGH-LOW ADA ACCESSIBLE WATER FOUNTAIN (previously did not exist)
- 2 HI-LO / ADA PROVIDED
- 1 SERVICE (MOP) SINK (previously did not exist); 4 PROVIDED

## PARKING:

- Parking area is to remain "as-built" -
- 1 ADA accessible space delineated near entry door

## KEYED NOTES:

- 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 IN BUILDING; SEE MP-101 FOR CONTINUATION
- FUTURE ELECTRICAL PANELS THIS AREA; SEE ELECTRICAL
- NEW ENTRY CANOPY PIECE: SEE S-101
- NEW LOADING PLATFORM, RAMP, AND EXTERIOR STAIRS TO GRADE
- NEW ROOFTOP HVAC UNITS, CURB MOUNTED; SUPPORT PER NOTE 27, A-101
- NEW ROOFTOP GRAVITY VENTILATOR (3 THUS) FROM UNUSED ATTIC SPACE
- 4" THICK CONCRETE SIDEWALK; 12" TURNDOWN AT PLANTERS. CARRY 6' WIDE SIDEWALK TO EXISTING SIDEWALK AT ELIZABETH ST. AT 1:20 OR LESS SLOPE (ADA ACCESSIBLE) AS SHOWN.
- PLANTER: BRING SOIL TO WITHIN 1/2' OF SIDEWALK
- PREVIOUS TRANSLUCENT PANEL SKYLIGTS TO BE REMOVED: EITHER REMOVED, AND ROOF OVER WITH NEW METAL PANEL TO MATCH EXISTING IN CONFIGURATION AND COLOR.
- EXISTING CURB CUT AND DRIVE TO REMAIN. MODIFY SIDEWALK RAMP (FLARE) IF SLOPES ARE NOT CORRECT AND ADD TACTILE TRUNCATED DOME WARNINGS PER COA STD DRAWING 2425B (DRIVE AT BACK OF CURB)
- THIS DRIVEWAY CUT DOES NOT COMPLY WITH CURRENT STANDARDS AND WILL BE TAKEN OUT AND REPLACED WITH STANDARD SIDEWALK CURB # GUTTER

## INDEX TO SHEETS:

T-101	CODE DATA, SITE PLAN, PARTIAL ROOF PLAN
T-101a	REFUSE / SOLID WASTE APPROVED DRAWING
TCL	TCL AS APPROVED
FIRE 2	FIRE MARSHAL PLAN AND NOTES
A-101	FLOOR PLAN, ROOF PLAN
A-201	ELEVATIONS
A-301	SECTIONS, DETAILS
S-101	STRUCTURAL
M-100	MECHANICAL & PLUMBING LEGENDS / NOTES
M-101	EQUIPMENT SCHEDULE, TYPICAL DETAILS
M-102	MECHANICAL & PLUMBING PLAN
E-001	ELECTRICAL LEGEND & NOTES
E-002	LIGHT FIXTURE SCHEDULE & EEC COMPLIANCE
ES-101	ELECTRICAL SITE PLAN
E-101	LIGHTING PLAN
E-102	POWER AND SPECIAL SYSTEMS PLAN
E-501	POWER RISER & PANEL SCHEDULES
E-601	ELECTRICAL DETAILS
LS-101	LANDSCAPE PLAN
SP-1	SPECIFICATIONS

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PROJECT
2119

DATE	REV
Jan 6, 2023	
Mar 9, 2023	
Nov 6, 2023	
Jan 4, 2024	
Jan 26, 2024	

**T-101**