

# CITY OF ALBUQUERQUE



May 22, 2019

Shannon Parks, R.A.  
Scout Design LLC  
745 Morningside Dr. NE  
Albuquerque, NM 87110

**Re: Hotel Albuquerque Valet  
800 Rio Grande Blvd NW  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 4-2-19 (J13D066)  
Certification dated 5-20-19**

Dear Ms. Parks,

Based upon the information provided in your submittal received 5-20-19, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505) 924-3991.

Sincerely,

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

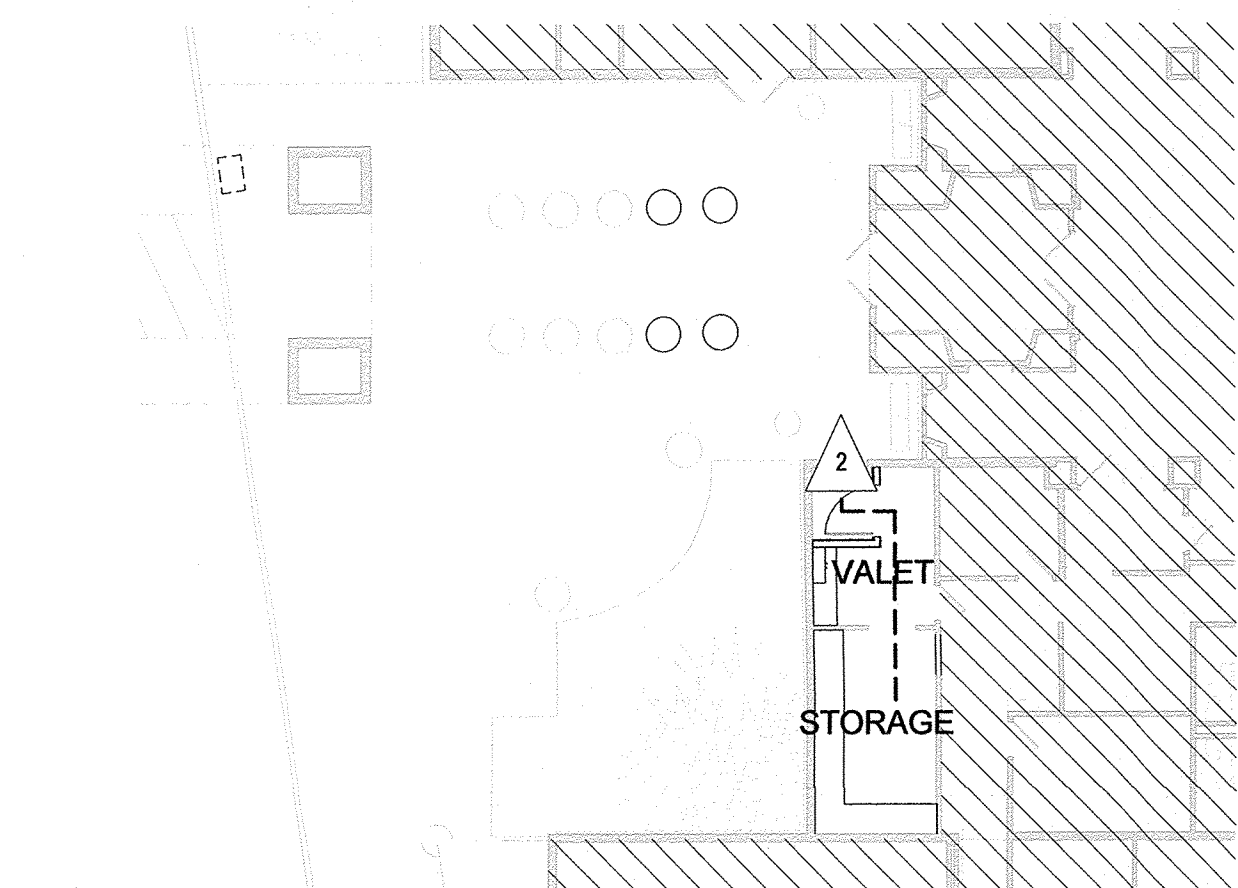
EG via: email  
C: CO Clerk, File



| DRAWING INDEX  | APPLICABLE CODES   |
|--|--|
| G100 FIRE 2<br>A101 GENERAL NOTES, SITE PLAN + LIFE SAFETY/FIRE 2<br>E101 FLOOR PLAN - DEMO + NEW, RCP, DETAILS, ELEVATION<br>MP101 ELECTRICAL PLAN<br>MP101 MECHANICAL PLAN | 2015 NEW MEXICO COMMERCIAL BUILDING CODE<br>2014 NEW MEXICO ELECTRICAL CODE<br>2015 NEW MEXICO EXISTING BUILDING CODE<br>2012 NEW MEXICO MECHANICAL CODE<br>2012 NEW MEXICO PLUMBING CODE<br>2015 INTERNATIONAL EXISTING BUILDING CODE<br>2015 INTERNATIONAL BUILDING CODE<br>2003 INTERNATIONAL FIRE CODE<br>2009 ICC/ANSI 117.1<br>2014 NATIONAL ELECTRIC CODE<br>2012 NATIONAL PLUMBING CODE<br>2012 NATIONAL MECHANICAL CODE<br>2015 NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS<br>2015 NFPA: LIFE SAFETY CODE |

| GENERAL NOTES  |  |
|--|--|
| A. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE-2015 EDITION, STATE OF NEW MEXICO BUILDING CODE, AND ALL OTHER GOVERNING CODES AND AGENCIES.   | K. DOOR THRESHOLDS SHALL BE MAXIMUM 1/2 INCH ABOVE THE ADJACENT FLOOR. THE EXPOSED EDGE SHALL BE BEVELED OR SLOPED TO MAXIMUM 45 DEGREES WITH MAXIMUM 1/4 INCH CHANGE IN VERTICAL ELEVATION.   |
| B. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING THE WORK. ANY DISCREPANCIES AND/OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.                                | L. THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST.  |
| C. CONTRACTOR TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS.   | M. ALL PRODUCTS MARKED "OR APPROVED EQUAL" SHALL BE APPROVED BY THE ARCHITECT & OWNER PRIOR TO PURCHASING AND INSTALLATION OF WORK AND SHALL MEET THE REQUIREMENTS OF ALL GOVERNING CODES AND AGENCIES.  |
| D. CONTRACTOR TO REFER TO ANNOTATED DIMENSIONS ONLY. CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.  | N. WALL AND CEILING COVERING SHALL COMPLY WITH CHAPTER 25 OF THE IBC-2015 EDITION.   |
| E. DIMENSIONS SHOWN ARE TO FACE OF STUD OR FACE OF MASONRY UNLESS OTHERWISE NOTED.   | O. SUSPENDED CEILING FRAMING SYSTEM AND FIXTURES SHALL BE LATERALLY AND VERTICALLY BRACED AS PER ASTM E580 AND IBC-2015 EDITION. ACOUSTIC CLG SHALL BE INSTALLED AS PER MFG. SPECIFICATION ACCORDING TO THE SEISMIC DESIGN CATEGORY PROJECT IS IN. TO BE ON SITE DURING INSPECTION.          |
| F. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE, TYP.  | P. EXTERIOR AND INTERIOR GLASS AND GLAZING SHALL MEET THE REQUIREMENTS OF IBC-2015 EDITION.  |
| G. ALL REQUIRED EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE OR EFFORT.   | Q. WALL AND FLOOR COVERINGS, AND OTHER DECORATIVE MATERIALS SHALL HAVE A FLAME SPREAD RATING PER IBC-2015 EDITION. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALARM STATIONS, HOSE CABINETS, AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL. |
| H. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.      | R. FOR WALL MOUNTED EQUIPMENT PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING AS RECOMMENDED BY THE MANUFACTURER. REQUIRED SUPPORT SHALL BE INSTALLED BY THE CONTRACTOR.  |
| I. MAXIMUM EFFORT REQUIRED TO OPEN ANY DOOR SHALL NOT EXCEED 5 POUNDS PRESSURE FOR INTERIOR NON-RATED DOORS, 8 1/2 POUNDS PRESSURE FOR EXTERIOR DOORS AND 15 POUNDS PRESSURE FOR FIRE-RATED DOORS.   | S. PROJECTIONS OR RECESSES IN SCHEDULED SPACES SHALL HAVE FINISHES AS SCHEDULED FOR RESPECTIVE SPACE IN WHICH THEY OCCUR.  |
| J. THE EXTENT OF THE LEVEL AND CLEAR AREA AT EACH DOOR SHALL BE 18 INCHES FOR INTERIOR DOORS AND 24 INCHES FOR EXTERIOR DOORS BEYOND THE STRIKE EDGE OF THE DOOR ON THE SIDE TOWARD WHICH IT SWINGS, AND 12 INCHES ON THE SIDE FROM WHICH IT SWINGS. | T. ALL PIPING SHALL BE LABELED WITH DIRECTIONAL ARROWS EVERY 20 FEET AND AT ALL WALL PENETRATIONS. ACCESS PANELS SHALL BE PROVIDED AT ALL VALVES AND CONTROLS CONCEALED IN HARD CONSTRUCTION.  |

| CODE ANALYSIS  |  |
|--|--|
| PROJECT DESCRIPTION<br>LEVEL 2 ALTERATION TO INCLUDE NEW OPENING IN EXTERIOR WALL AND INTERIOR PARTITION; SITE: EXTENDING POWER FOR NEW GATE AND GAS FOR NEW PORTABLE HEATER | OCCUPANT LOAD<br>PREVIOUS USE WAS OFFICE AND HAD AN OCCUPANT LOAD OF: 3.2; NEW USE IS OFFICE AND STORAGE AND HAS AN OCCUPANT LOAD OF: 1.6  |
| PROJECT ADDRESS<br>800 RIO GRANDE BLVD NW<br>ALBUQUERQUE, NM 87104   | PLUMBING FIXTURES (IBC CHAPTER 9)<br>OCCUPANT LOAD HAS NOT INCREASED BY MORE THAN 20%; THEREFORE MINIMUM NUMBER OF FIXTURES IS NOT AFFECTED AND DOES NOT NEED TO BE REVIEWED OR REVISED.   |
| PROJECT AREA<br>316 GSF  | FIRE PROTECTION<br>THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO FIRE MARSHAL FOR ANY MODIFICATIONS TO THE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM. THE FIRE SYSTEM WILL BE SUPERVISED WHEN REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE. |
| CONSTRUCTION TYPE: IIB, SPRINKLED  |  |
| USE & OCCUPANCY CLASSIFICATION (IBC SECTION 302.1)<br>R-1 (NO CHANGE)  |  |



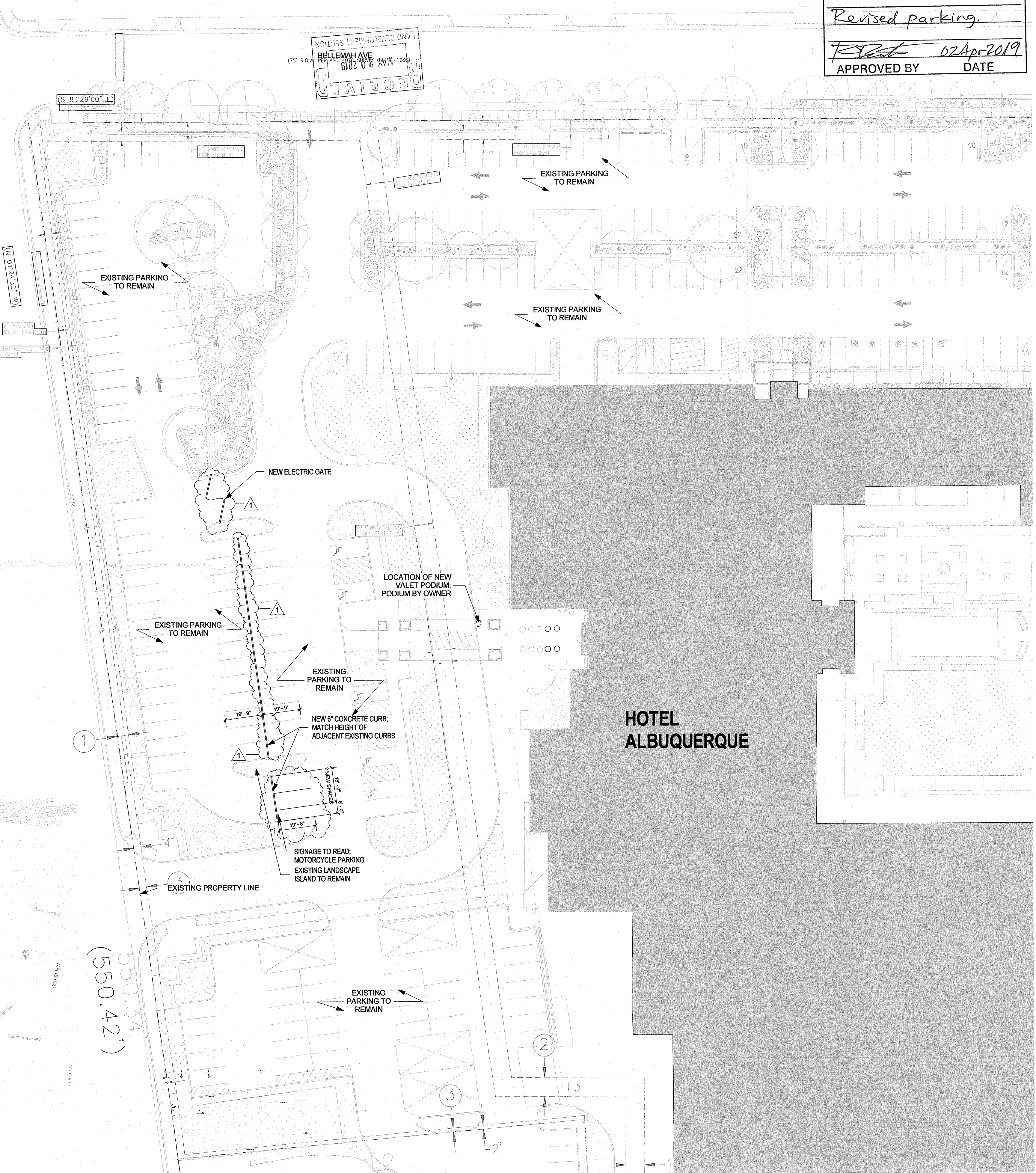
1 LIFE SAFETY  
1/16" = 1'-0"



VICINITY MAP - N.T.S.

# VALET REMODEL @ HOTEL ALBUQUERQUE

|                                |                  |
|--------------------------------|------------------|
| ADMINISTRATIVE AMENDMENT       |                  |
| FILE # 51-2019-00074           | PR-2019-002207   |
| Revised parking.               |                  |
| APPROVED BY <i>[Signature]</i> | DATE 02 Apr 2019 |



A2 SITE PLAN  
1" = 30'-0"

**scout design LLC**  
505.414.6212 scoutarch.com  
ARCHITECT/ENGINEER

STATE OF NEW MEXICO  
SHANNON PARKS  
No. 005140  
7/16/18  
REGISTERED ARCHITECT

HERITAGE HOTELS - VALET  
800 RIO GRANDE BLVD NW  
ALBUQUERQUE, NM 87104

## AMENDMENT TO EXISTING SITE PLAN

| REVISION | DATE |
|----------|------|
|----------|------|

|            |        |
|------------|--------|
| DATE       | 3/6/19 |
| PROJECT NO | 1853   |

## SITE PLAN

SHEET NO.  
**AS101**



### TRAFFIC CERTIFICATION

I, Shannon Parks, NMPE OF THE FIRM Scout design LLC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5/1/19 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Shannon Parks OF THE FIRM Scout design LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 05/20/19 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR certificate of completion.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



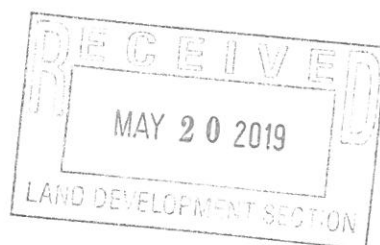
A handwritten signature in black ink, appearing to be "Shannon Parks", written over a horizontal line.

ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

05/20/19

Date





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Vallet remodel @ Hotel Albuquerque Building Permit #: BP-2019-07283 Hydrology File #: \_\_\_\_\_

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

Legal Description: Heritage Hotels Hotel Albuquerque

City Address: 800 Rio Grande Albuquerque, NM 87104

Applicant: scout design LLC Contact: Shannon Parks

Address: 745 Morningside Dr NE

Phone#: 505-414-6212 Fax#: \_\_\_\_\_ E-mail: shannon@scoutarch.com

Other Contact: Insight Construction Contact: Jason Biancetti

Address: 3909 12<sup>th</sup> St. NW, Albuquerque NM 87107

Phone#: 505-888-7927 Fax#: \_\_\_\_\_ E-mail: Jason@insightnm.com

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

IS THIS A RESUBMITTAL? \_\_\_\_\_ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (AND DEVELOPMENT SECTION)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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: 5/20/19 By: Shannon Parks

COA STAFF:

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

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