

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 6, 2023

Michelle Allison, RA
Sara Zahm LLC
912 McDuffie Circle NE
Albuquerque, NM 87110

Re: Hotel Zazz
3711 Central Ave. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 03-08-22 (K17-D121)
Certification dated 02-14-23

Dear Mr. Allison,

Based upon the information provided in your submittal received 03-03-22, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- The pavement marking "MC" should be shown in the opposite direction for Motorcycles entering the parking space.
- Anchor down the Bike Racks.
- ADA ramp at the north east side of the site is too steep. Per the site visit the running slope was 9.9%. Per city requirement the maximum running slope is 8.2%. please fix this issue.

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

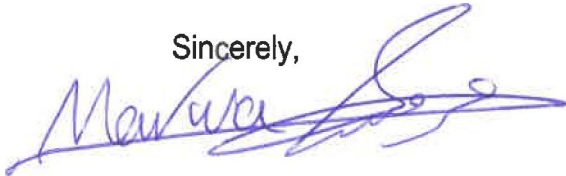
Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: Hotel 2A22
UNL Renovation Building Permit #: 2021-53765 Hydrology File #: _____

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

Legal Description: _____

City Address: 3711 Central Ave NE Albuquerque NM 87108

Applicant: Sharmin Dharas Contact: 505 401 6549

Address: 3711 Central Ave NE Albuquerque NM 87108

Phone#: 505 401 6549 Fax#: N/A E-mail: Sharmin@herstoryhospitality.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

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

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

☐ 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) _____

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)

☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

DATE SUBMITTED: 12/22/2022 By: Sharmin Dharas

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



TRAFFIC CERTIFICATION

I, Michelle Allison, NMRA NUMBER 4409 OF THE FIRM Strata Design HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED March 8, 2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RJ Vogler OF THE FIRM Rio Grande Surveying. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON January 26, 2023 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 Occupancy.

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.



Signature of Engineer or Architect

February 14, 2023_____
Date

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 9, 2022

Michelle Allison
SZLA Sarazahm Lndscape Architect
912 Mcdufie Circle NE
Albuquerque NM 87110

Re: Hotel Zazz
3711 Central Ave. NE
Traffic Circulation Layout
Architect's Stamp 03-8-22 (K17-D121)

Dear MS. Michelle,

The TCL submittal received 03-08-2022 is approved for Building Permit with. 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. The plans had been approved based on discussions with the applicant and with Code Enforcement that this site is non-conforming due to the age of the buildings. Additionally, please make sure that all ADA curb ramps have a maximum 12:1 slope as they will be checked at C.O. stages.

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,

Jeanne Wolfenbarger

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

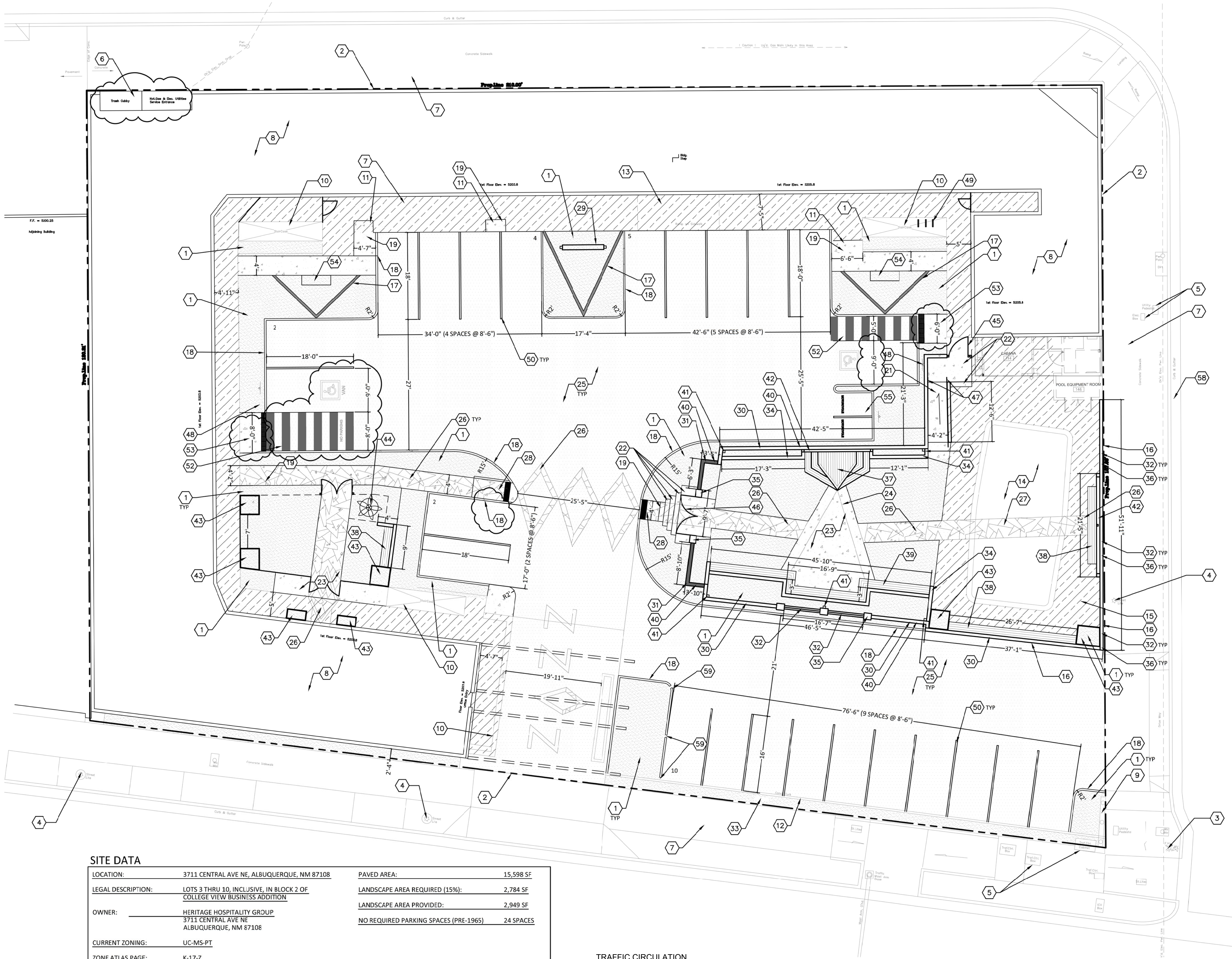


PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



GENERAL NOTES

- 1. ALL EXISTING AND PROPOSED SITE UTILITIES SHALL BE FIELD VERIFIED WITH UTILITY PROVIDERS.
- 2. REPAIR ANY SIDEWALK OR CURB AND GUTTER ALONG STREET FRONTS/AGES AS NEEDED.
- 3. EXISTING LIGHTING LOCATED ON THE BUILDING TO BE REUSED.
- 4. ALL BROKEN AND CRACKED SIDEWALK AND CURB AND GUTTER MUST BE REPLACED FOLLOWING COA STANDARDS.

KEYED NOTES

- 1. LANDSCAPE AREA, SEE LP101
- 2. PROPERTY LINE
- 3. EXISTING FIRE HYDRANT
- 4. EXISTING STREET LIGHT
- 5. EXISTING UTILITY BOX
- 6. EXISTING REFUSE ENCLOSURE, TRASH SERVICE TO REMAIN
- 7. EXISTING CONCRETE SIDEWALK
- 8. EXISTING BUILDING
- 9. EXISTING SIGN
- 10. EXISTING STAIRS TO REMAIN
- 11. EXISTING CONCRETE RAMP TO BE REMOVED (FILLED IN WITH CONCRETE PAVING)
- 12. EXISTING CONCRETE CURB TO REMAIN
- 13. EXISTING CONCRETE RAMP TO REMAIN
- 14. EXISTING POOL TO REMAIN
- 15. EXISTING CONCRETE POOL DECKING TO REMAIN
- 16. EXISTING RETAINING WALL TO REMAIN
- 17. COLORED CONCRETE CURB, SEE A2/AS102
- 18. CONCRETE HEADER CURB, SEE A1/AS102
- 19. CONCRETE SIDEWALK, SEE A3/AS102
- 20. CONCRETE CURB CUT
- 21. ADA CONCRETE RAMP, SEE GRADING PLAN
- 22. 6" RISE CONCRETE STEP
- 23. 4" THICK CONCRETE
- 24. CONCRETE SCORE PATTERN
- 25. ASPHALT TOP COAT PAVING (OVER EXISTING)
- 26. PAINTED DECORATIVE DESIGN (OVER CONCRETE OR ASPHALT)
- 27. PAINTED DECORATIVE DESIGN (INSIDE POOL)
- 28. ACCESSIBLE SIDEWALK RAMP, SEE C3/LS102
- 29. MONUMENT SIGN
- 30. 6'-0" HIGH CMU BLOCK WALL WITH STUCCO
- 31. 4'-0" HIGH CMU BLOCK WALL WITH STUCCO
- 32. 4'-0" BREEZE BLOCK ACCENT WALL
- 33. PARKING SCREEN BY PLANT MATERIAL, SEE PLANTING PLAN
- 34. 2'-0" HIGH CMU BLOCK RETAINING WALL
- 35. PILASTER, WITH STUCCO
- 36. EXTEND EXISTING PILASTER (6'-0" TOTAL)
- 37. 1'-6" HIGH COMPOSITE DECKING STAGE
- 38. 1'-6" HIGH COMPOSITE FLOATING BENCH
- 39. 1'-6" HIGH COMPOSITE FLOATING BENCH WITH RAISED PLANTER
- 40. RETAINING WALL
- 41. 12'-0" HIGH POLE (LIGHT STRINGS)
- 42. 10'-0" HIGH STEEL SCREEN
- 43. 3'-0" HIGH STEEL PLANTER, POWDERCOATED
- 44. WATER FEATURE
- 45. SELF-CLOSING GATE
- 46. DOUBLE SWING SELF CLOSING GATE
- 47. ADA HANDRAIL
- 48. ACCESSIBLE PARKING SIGN, ADD TEXT "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING", SEE B4/AS102.
- 49. BICYCLE RACK, SEE C2/AS102.
- 50. PARKING STRIPING PER C.O.A.B.Q. STANDARDS - 4" WIDE - SAFETY WHITE.
- 51. HANDICAP PARKING SPACE PER C.O.A.B.Q. STANDARDS WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, SEE C1/AS102.
- 52. HANDICAP ACCESSIBLE AISLE PER C.O.A.B.Q. STANDARDS WITH PAINTED "NO PARKING", EACH LETTER TO BE MIN. 12" HIGH AND 2" WIDE AND PLACED AT THE REAR OF THE PARKING SPACE.
- 53. HANDICAP RAMP W/TRUNCATED DOME SURFACE, SEE A4, C1/AS102.
- 54. FREESTANDING BENCH
- 55. MOTORCYCLE PARKING SPACES 5'x8' WITH PAVEMENT SIGNAGE - 4" WIDE SAFETY WHITE, SEE B3/AS102.
- 56. CURB PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SECTION 505.3 'MARKINGS'
- 57. LANDSCAPE IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE, SEE PLANTING PLAN
- 58. ON STREET PARKING SPACE
- 59. 6" CONCRETE CURB CUT



VICINITY MAP



SITE DATA

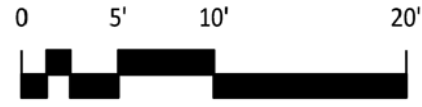
| | | | |
|----------------------|--|---------------------------------------|-----------|
| LOCATION: | 3711 CENTRAL AVE NE, ALBUQUERQUE, NM 87108 | PAVED AREA: | 15,598 SF |
| LEGAL DESCRIPTION: | LOTS 3 THRU 10, INCLUSIVE, IN BLOCK 2 OF COLLEGE VIEW BUSINESS ADDITION | LANDSCAPE AREA REQUIRED (15%): | 2,784 SF |
| OWNER: | HERITAGE HOSPITALITY GROUP 3711 CENTRAL AVE NE ALBUQUERQUE, NM 87108 | LANDSCAPE AREA PROVIDED: | 2,949 SF |
| CURRENT ZONING: | UC-MS-PT | NO REQUIRED PARKING SPACES (PRE-1965) | 24 SPACES |
| ZONE ATLAS PAGE: | K-17-Z | | |
| TOTAL LOT AREA: | 30,240 SF (.694 ACRES) | | |
| TOTAL BUILDING AREA: | 11,679 SF | | |
| NET LOT AREA: | 18,561 SF | | |

TRAFFIC CIRCULATION
03/09/2022



SITE PLAN

1" = 10'-0"



Jeanne Wolfenbarger

SZ
LA

sarazahm
landscape architect
sara zahm LLC

912 McDuffie Circle NE · ABO NM 87110 · 505.280.2011

landscape architect

project

HOTEL ZAZZ
Heritage Hospitality Group
3711 Central Ave NE, Albuquerque, NM 87108

date

02.22.22

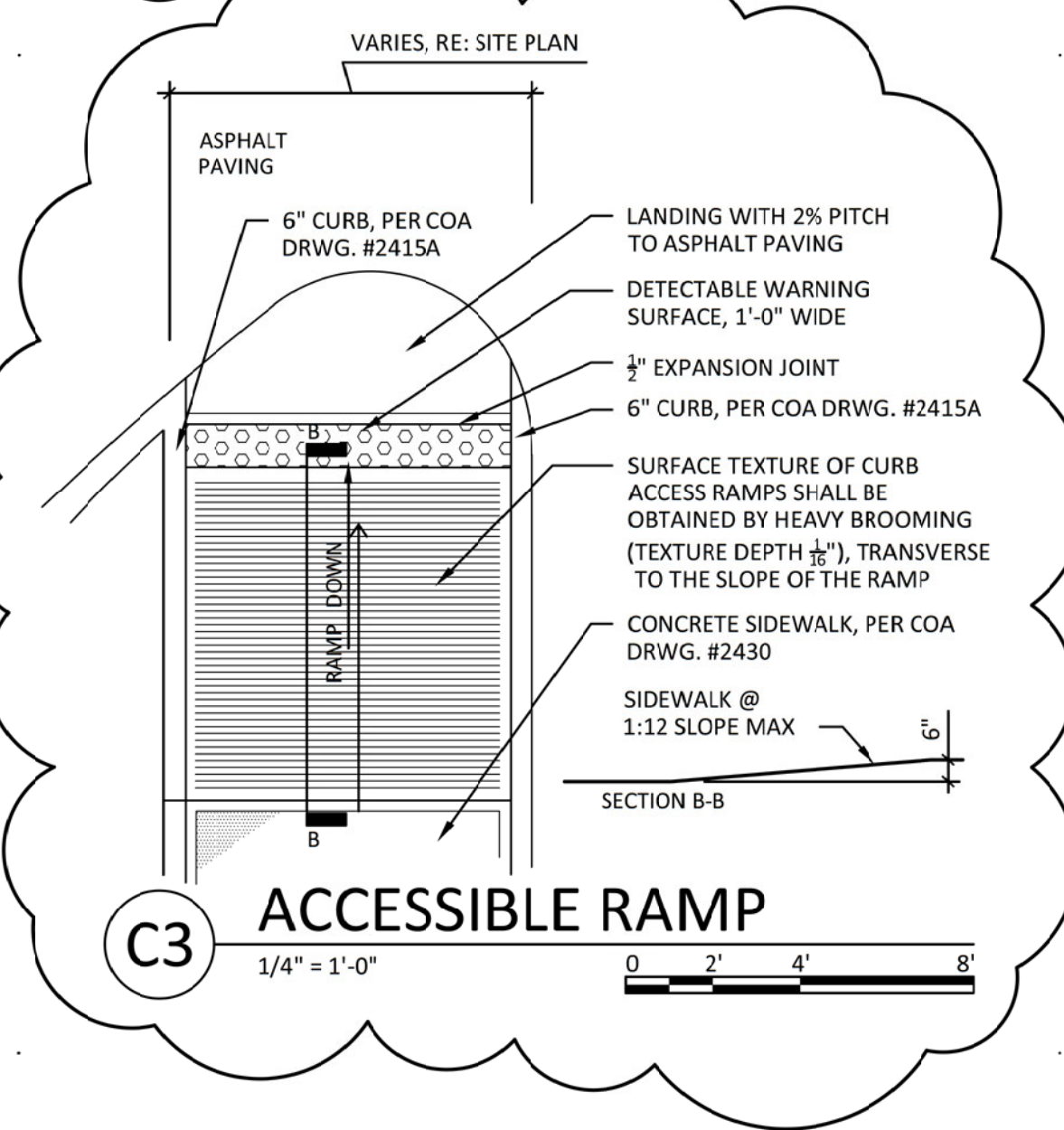
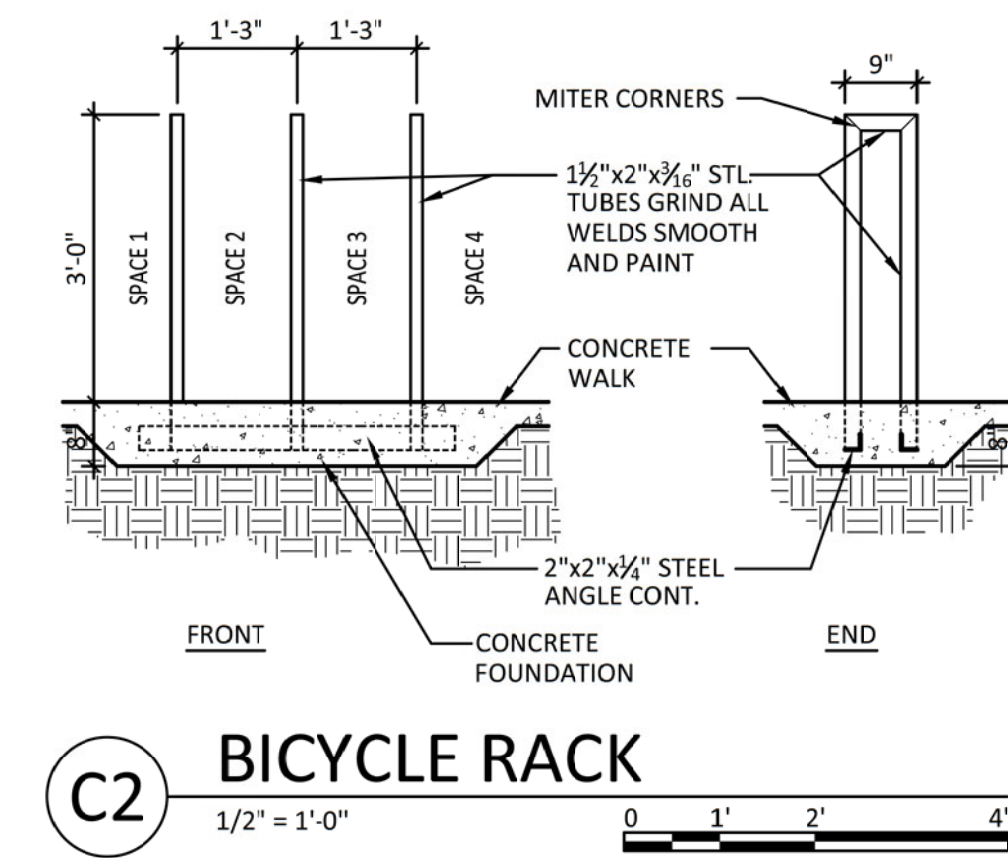
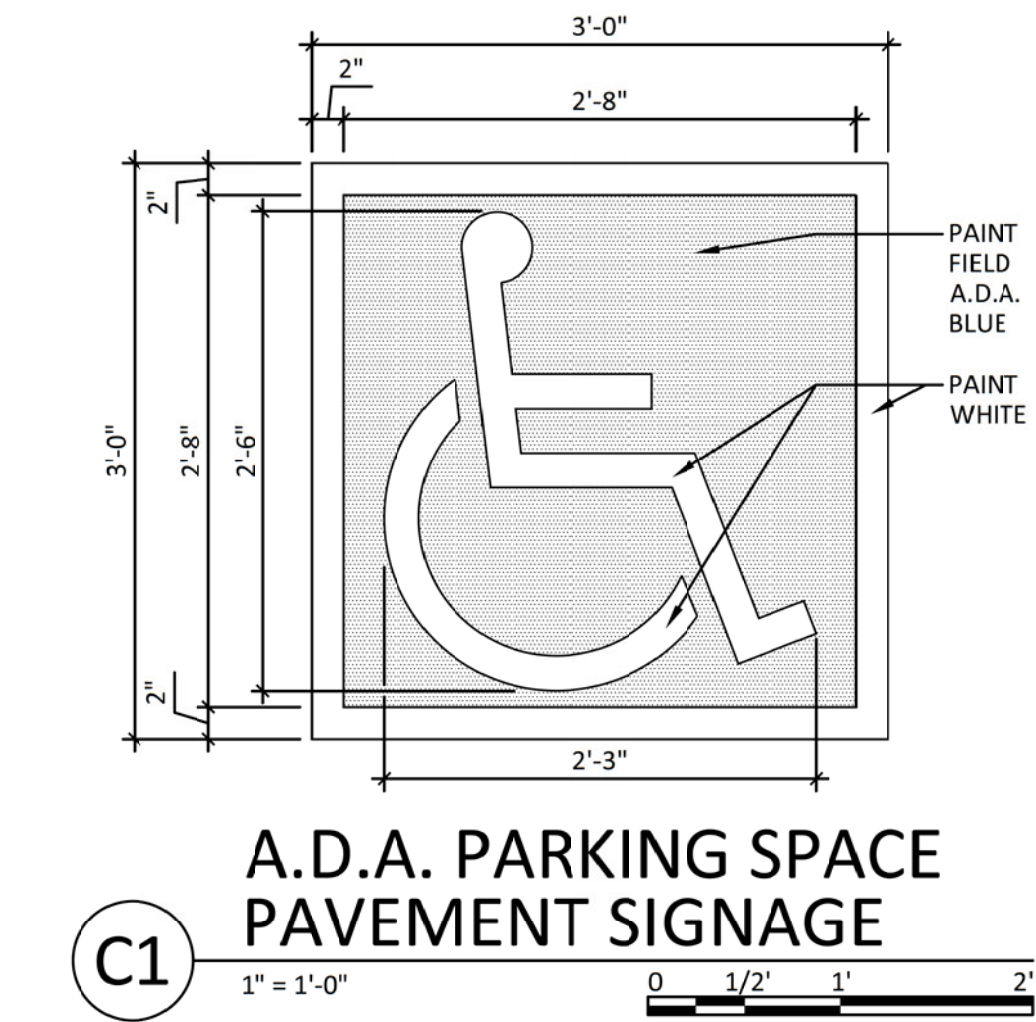
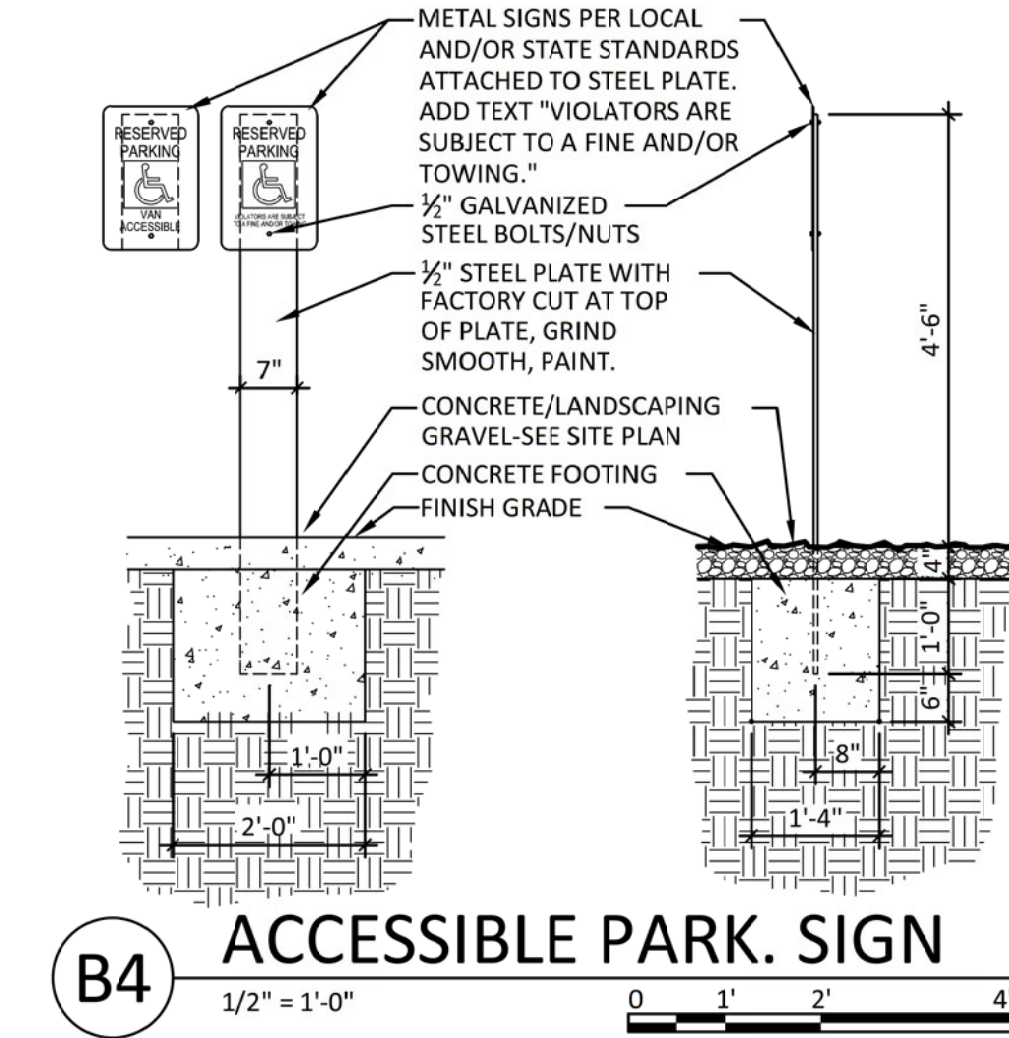
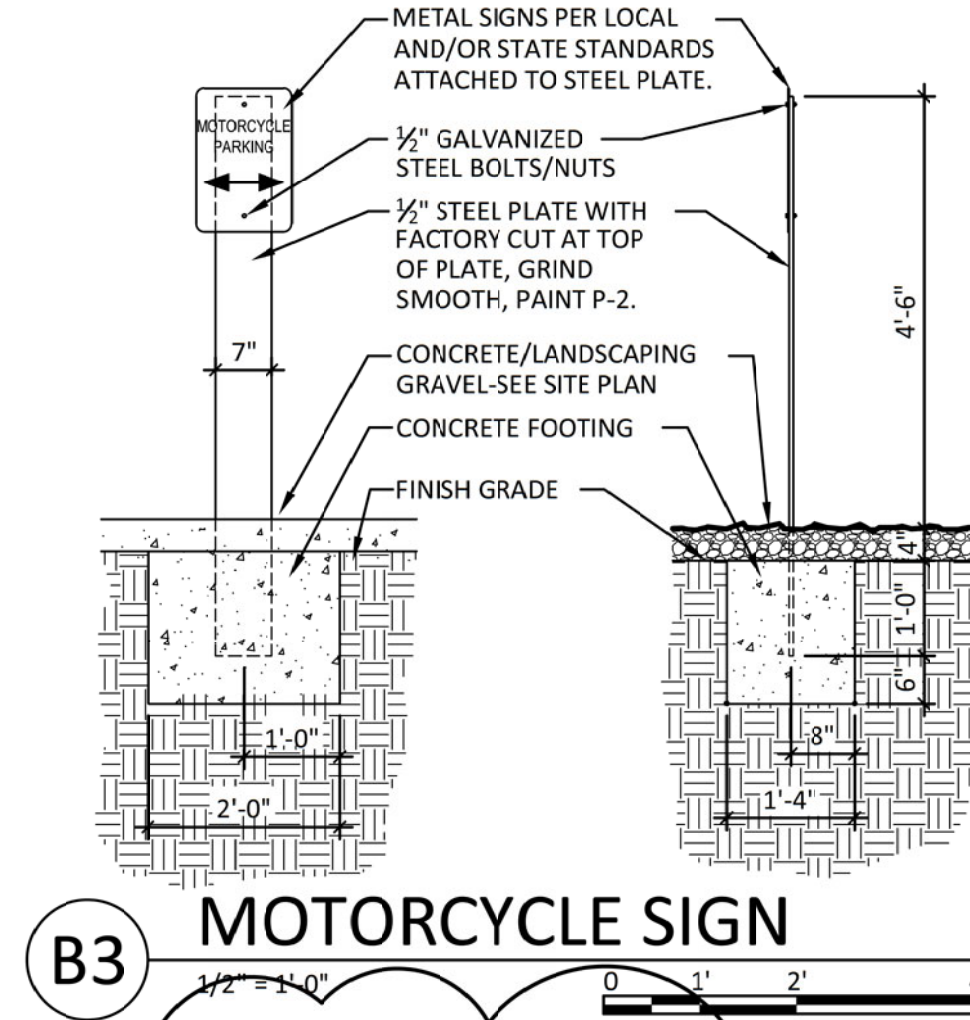
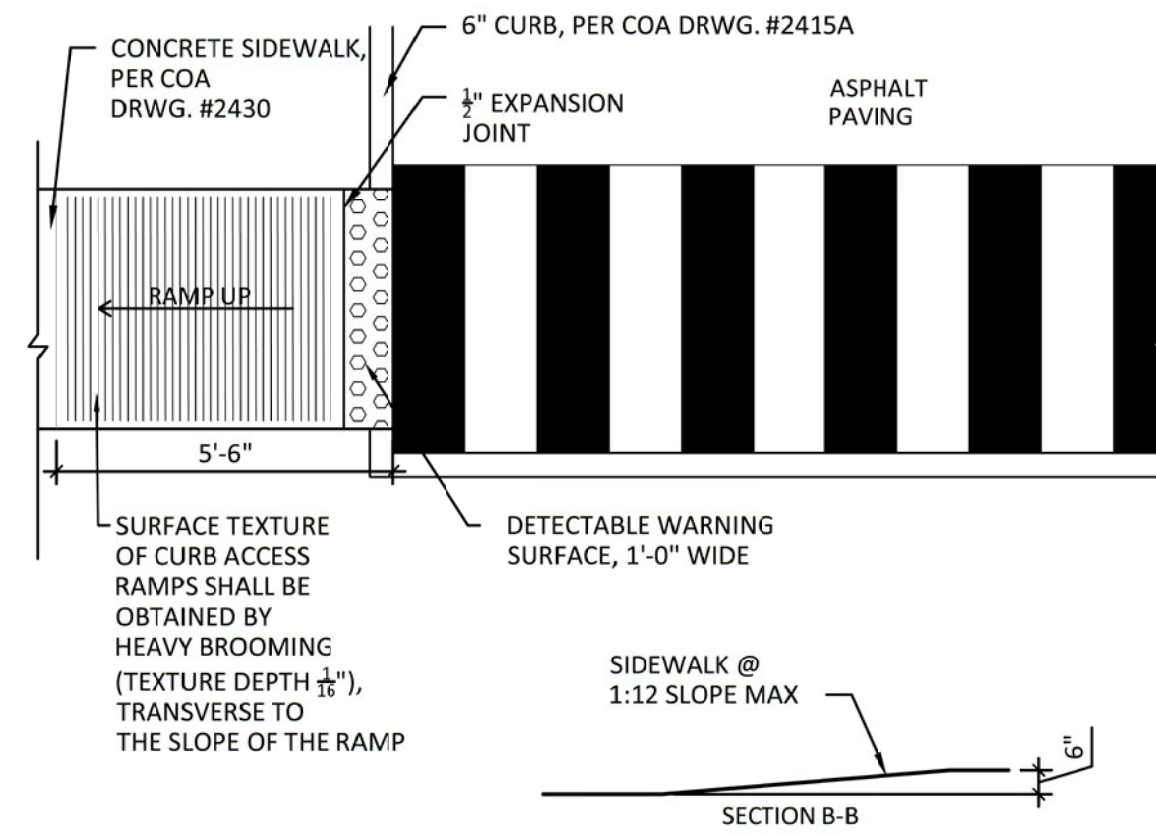
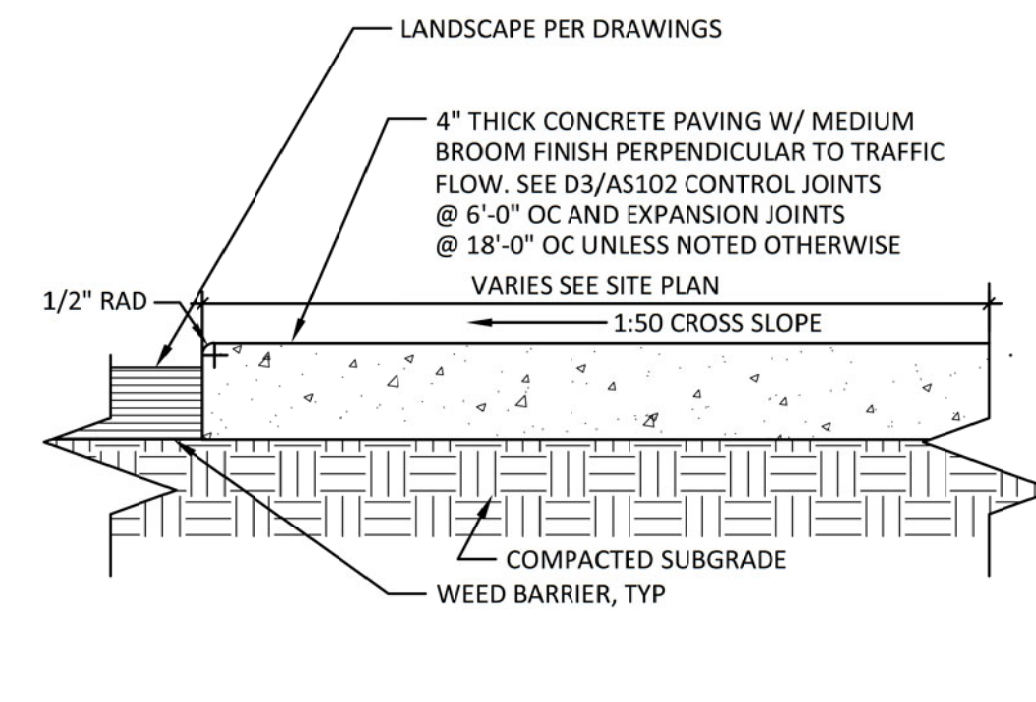
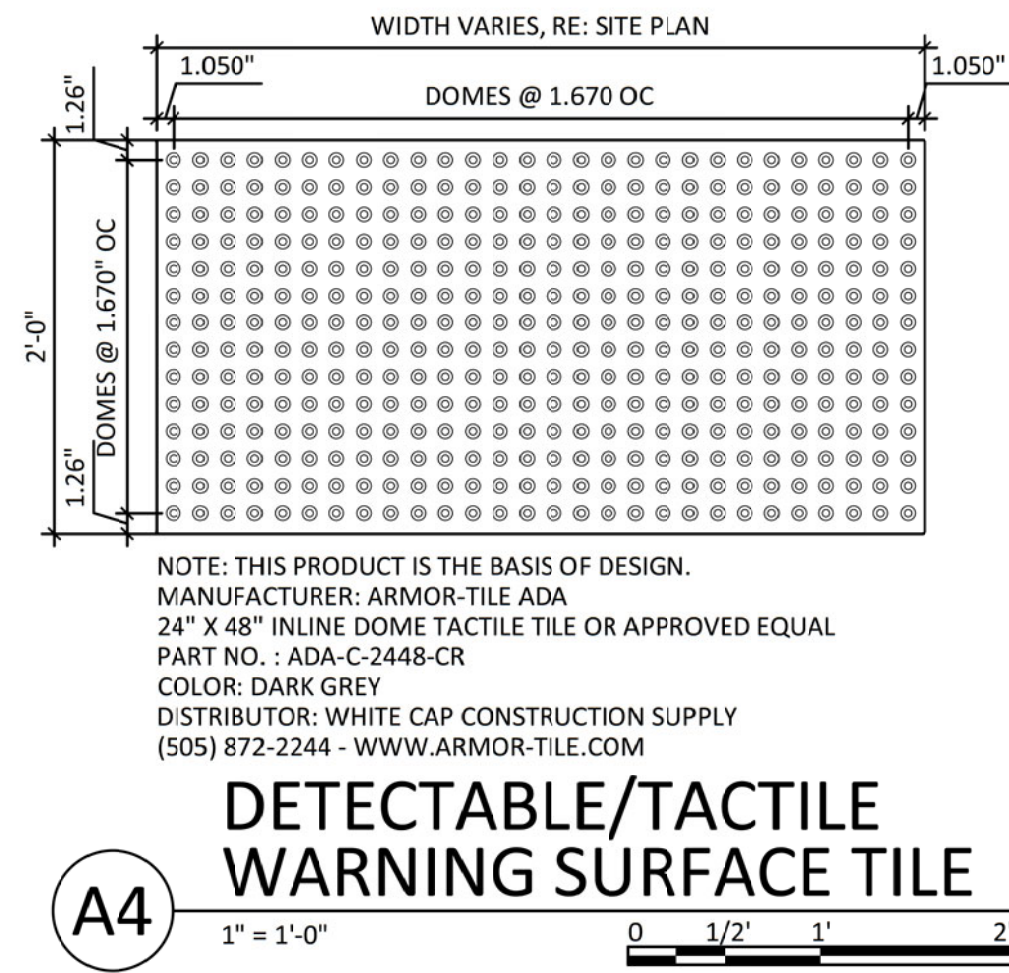
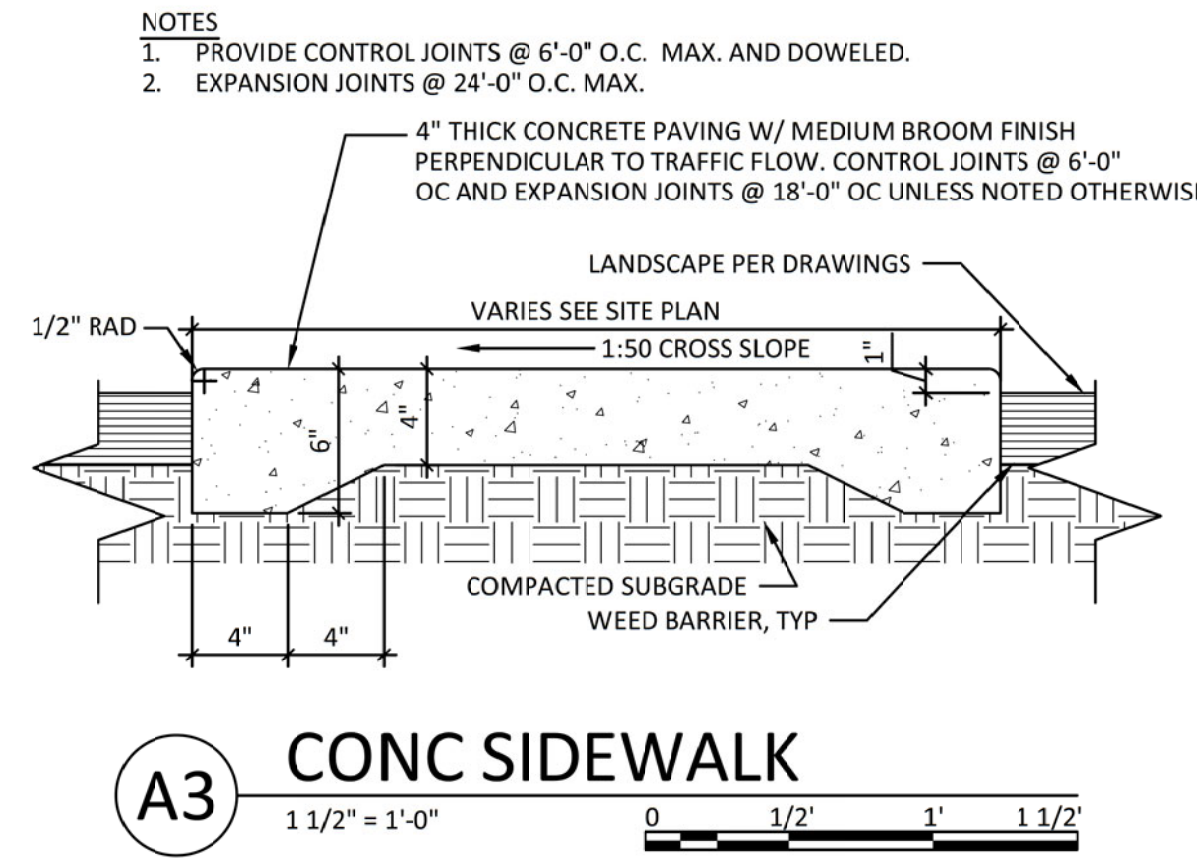
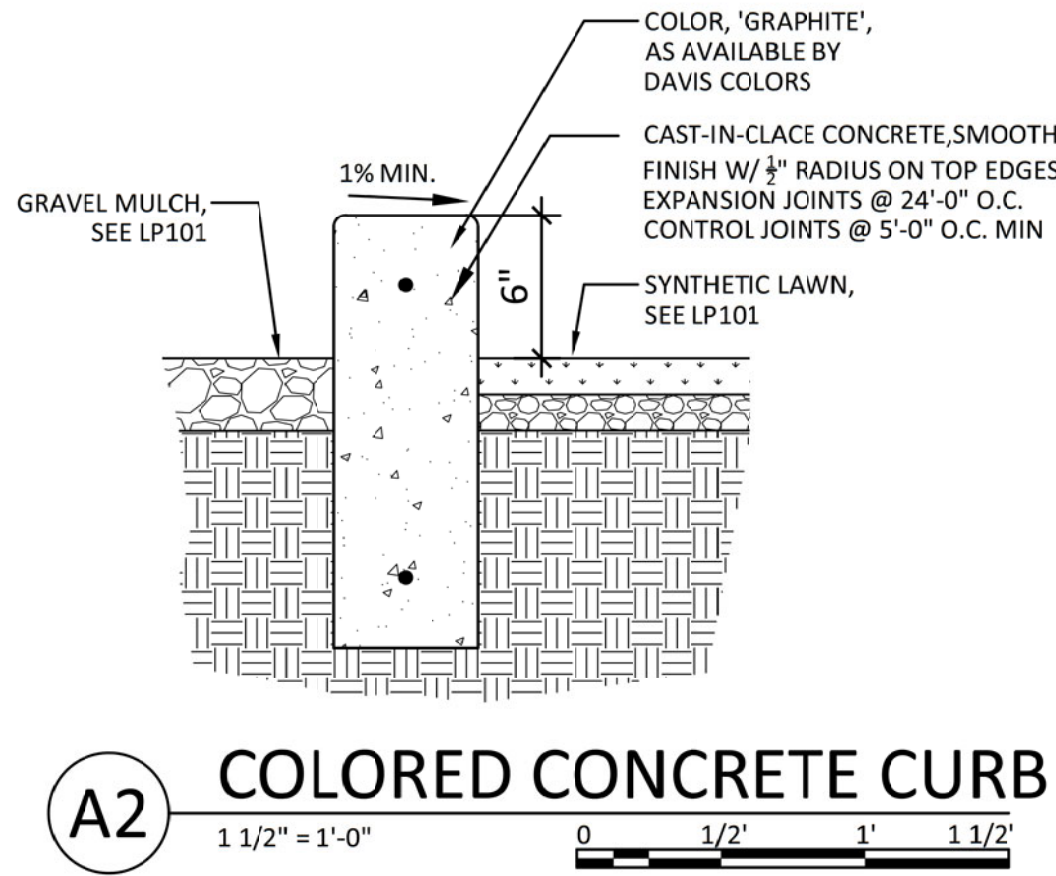
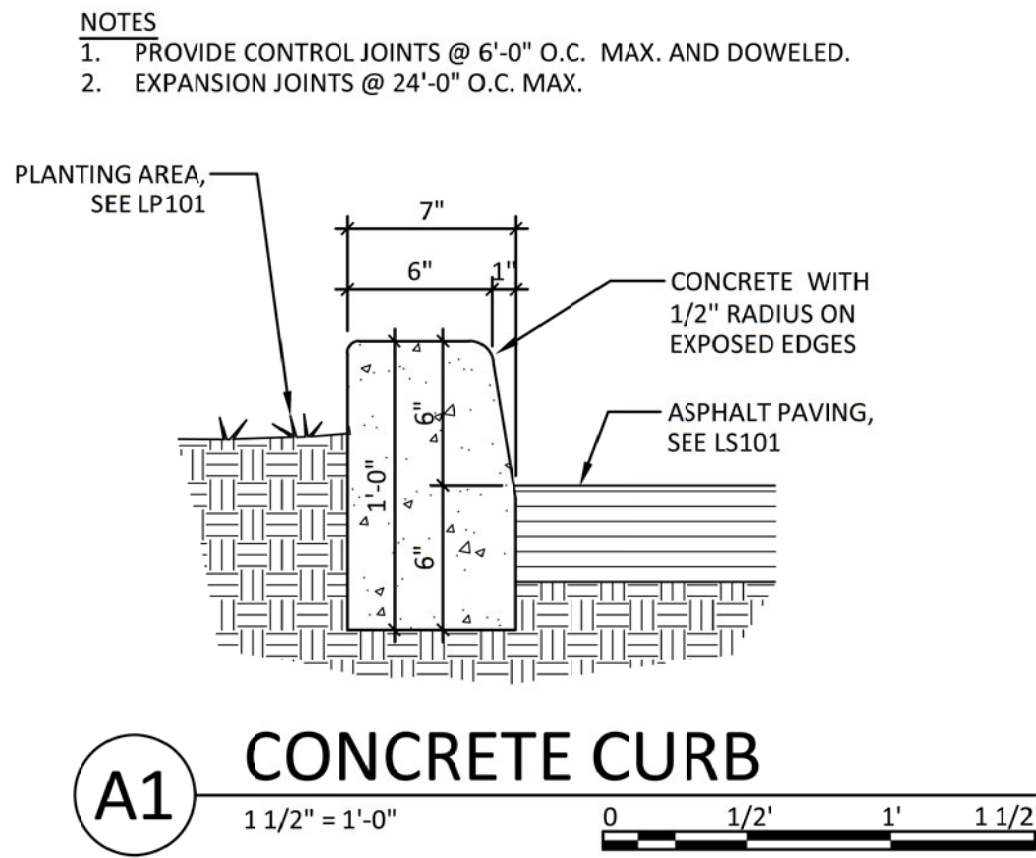
drawing name

BUILDING PERMIT
SITE
PLAN

sheet no.

LS101

March 8, 2022



Jeanne Wolfenbarger

TRAFFIC CIRCULATION
03/09/2022

Jeanne Wolfenbarger



March 8, 2022

HOTEL ZAZZ
Heritage Hospitality Group
3711 Central Ave NE, Albuquerque, NM 87108

02.22.22

BUILDING PERMIT
SITE
DETAILS

LS102

of

912 McDuffie Circle NE, ABQ NM 87110, 505.289.2011
landscape architect

project

date

drawing name

sheet no.