

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

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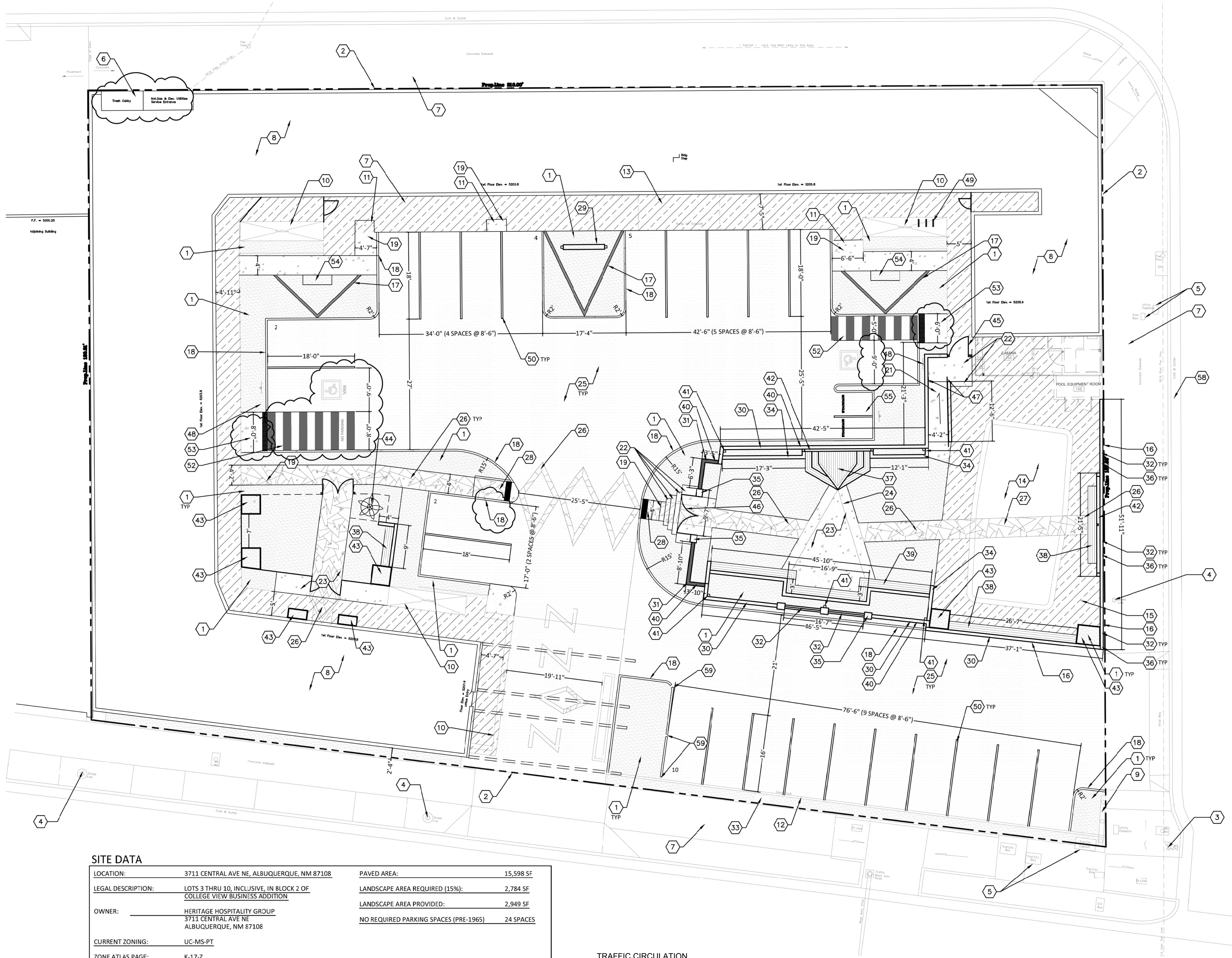


PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



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		

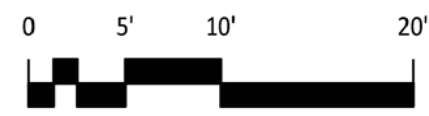
TRAFFIC CIRCULATION
03/09/2022

Jeanne Wolfenbarger



SITE PLAN

1" = 10'-0"



VICINITY MAP

1"=500'



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

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

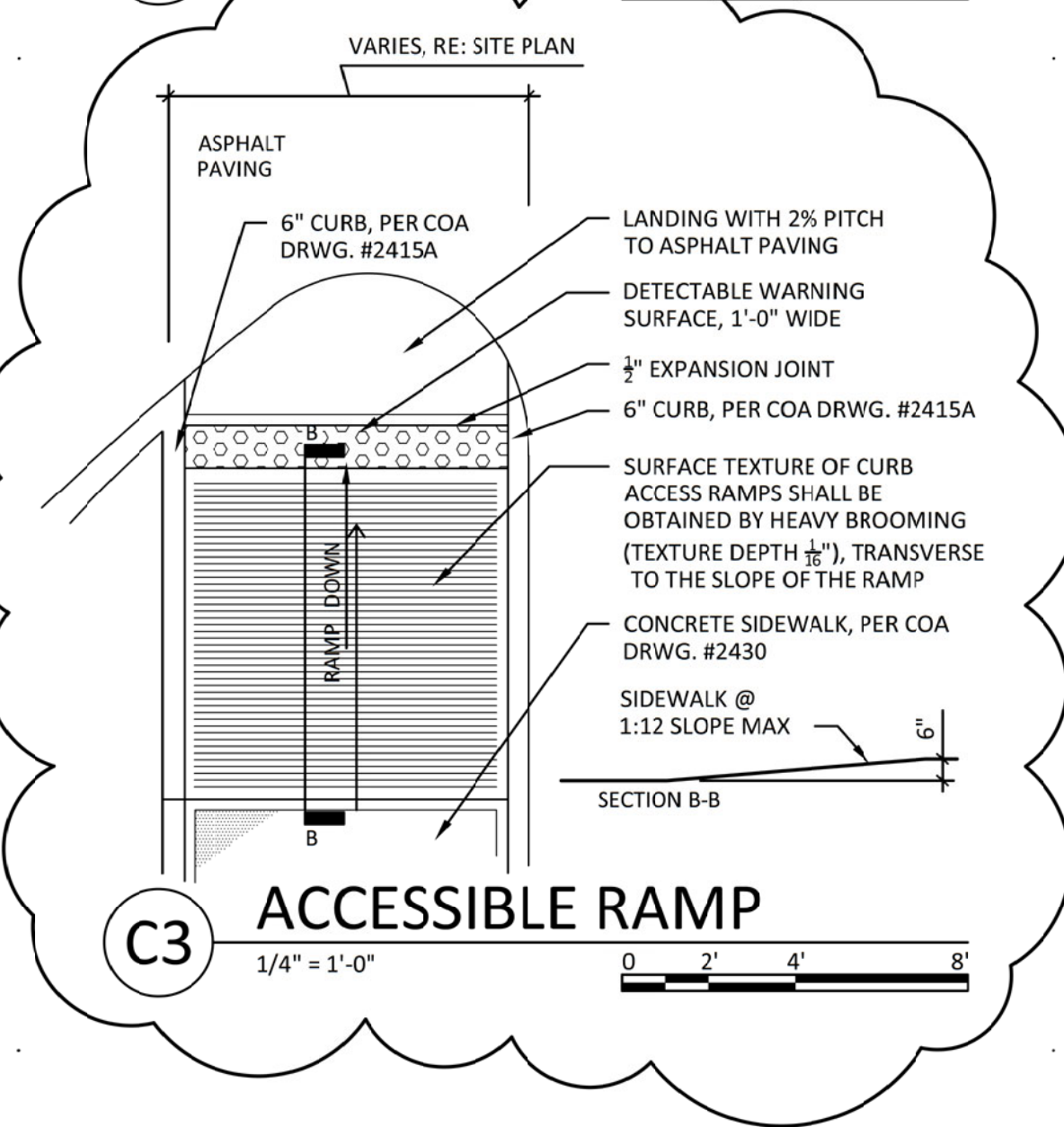
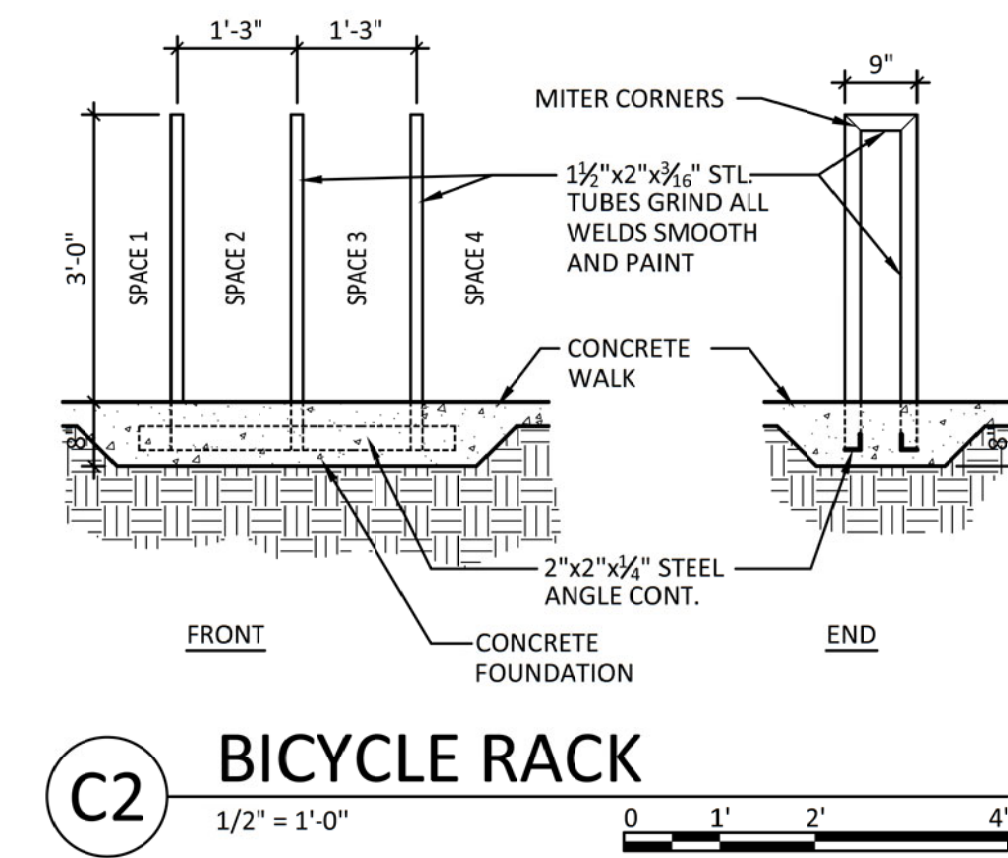
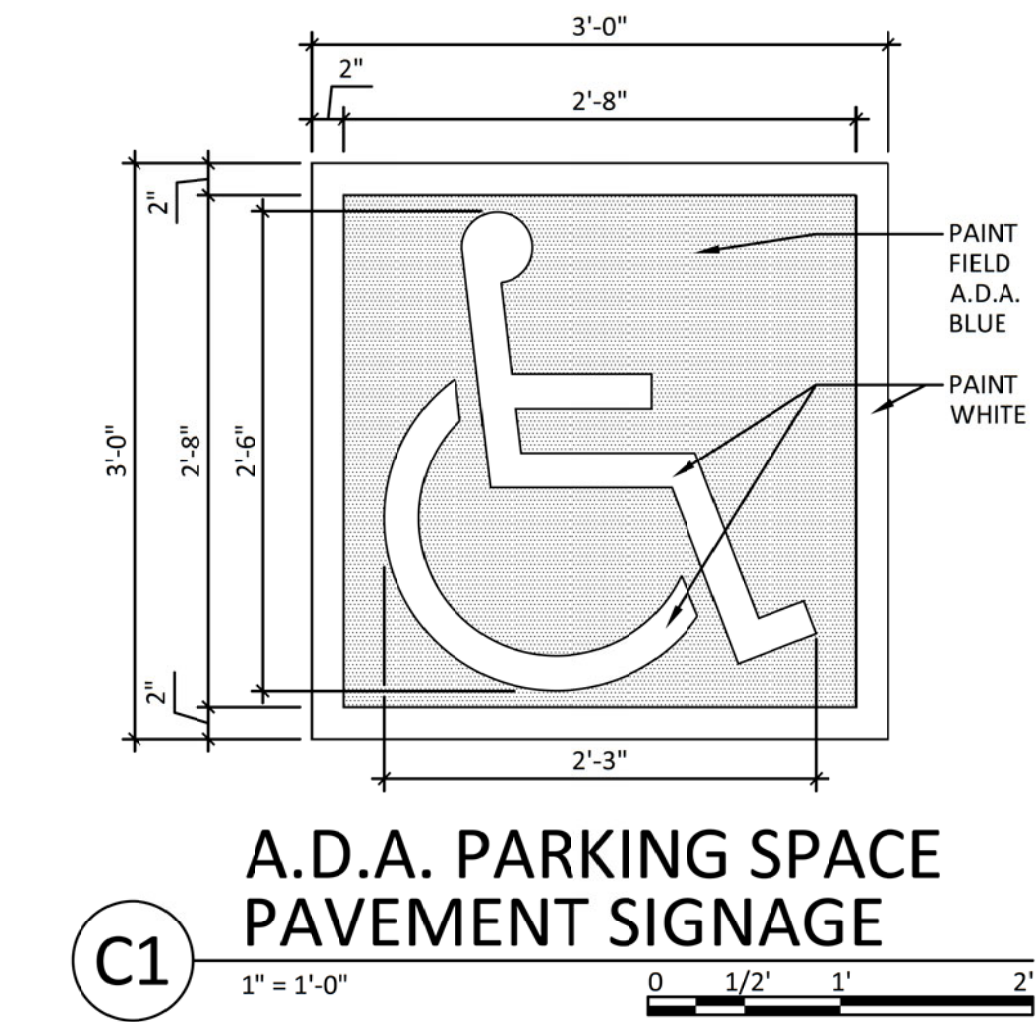
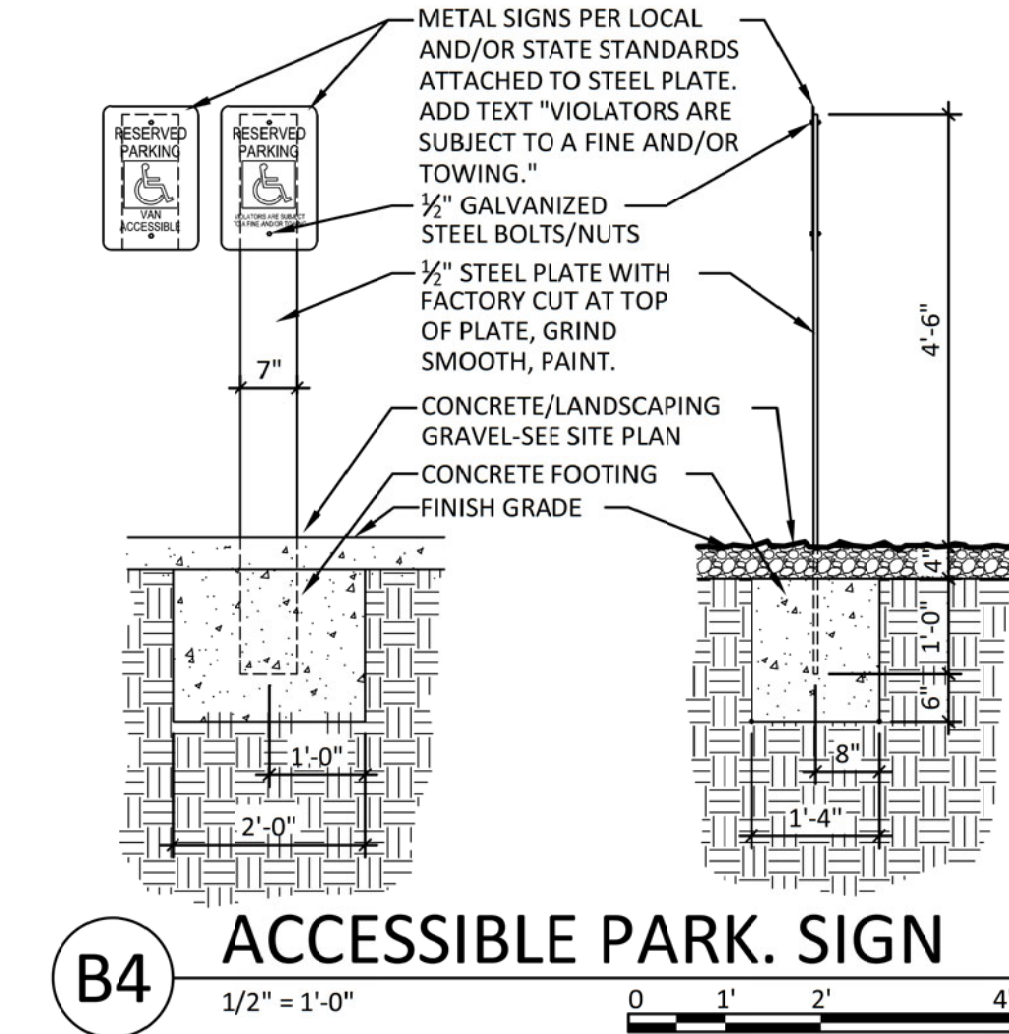
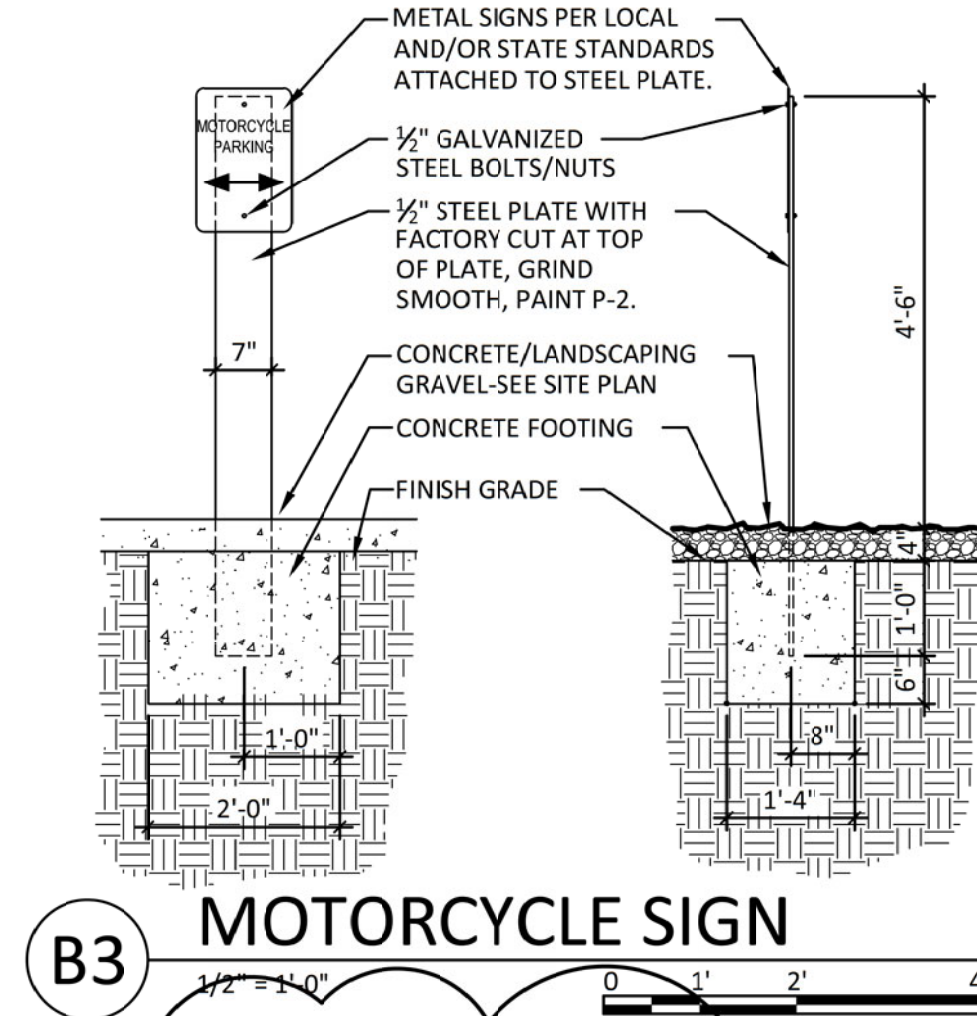
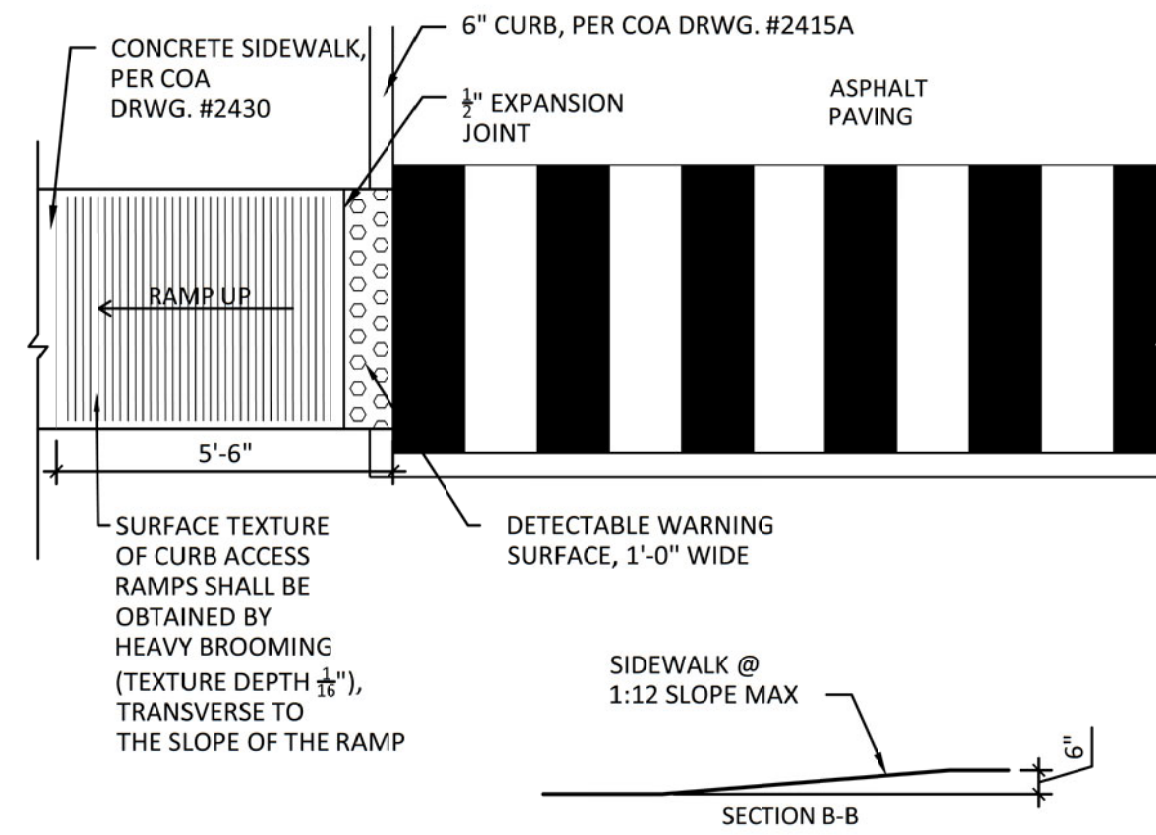
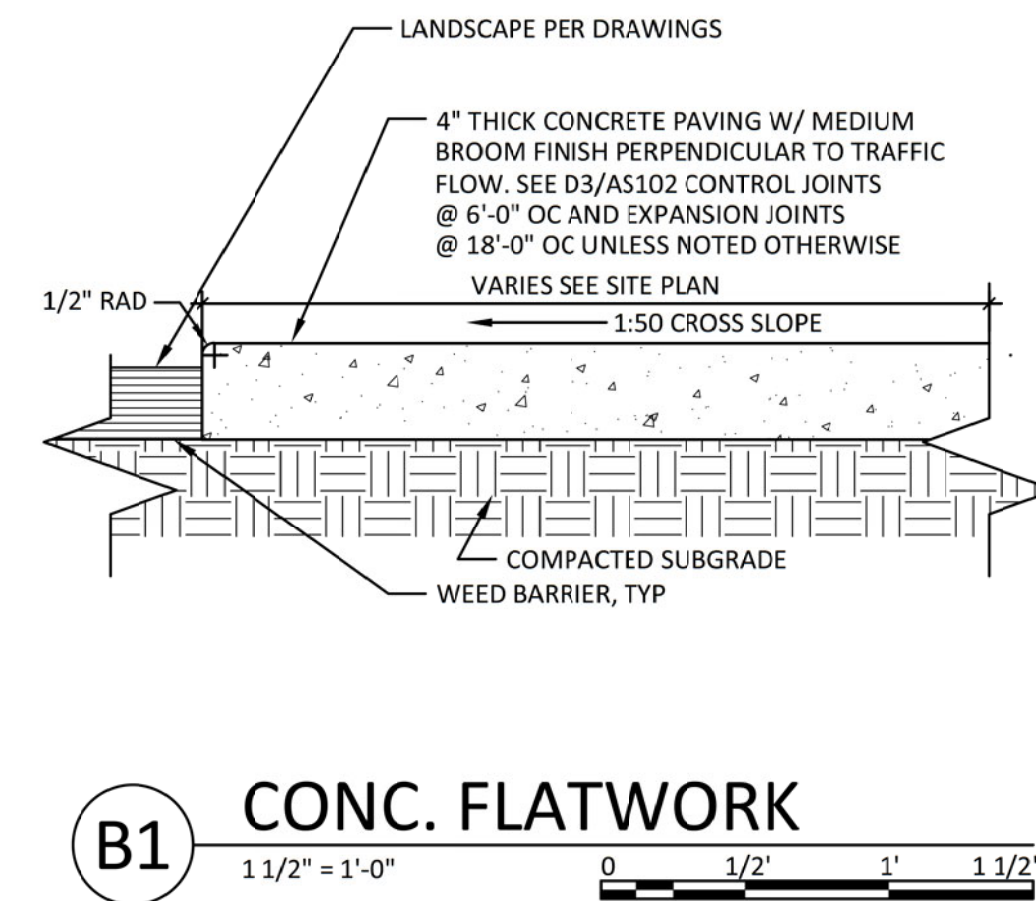
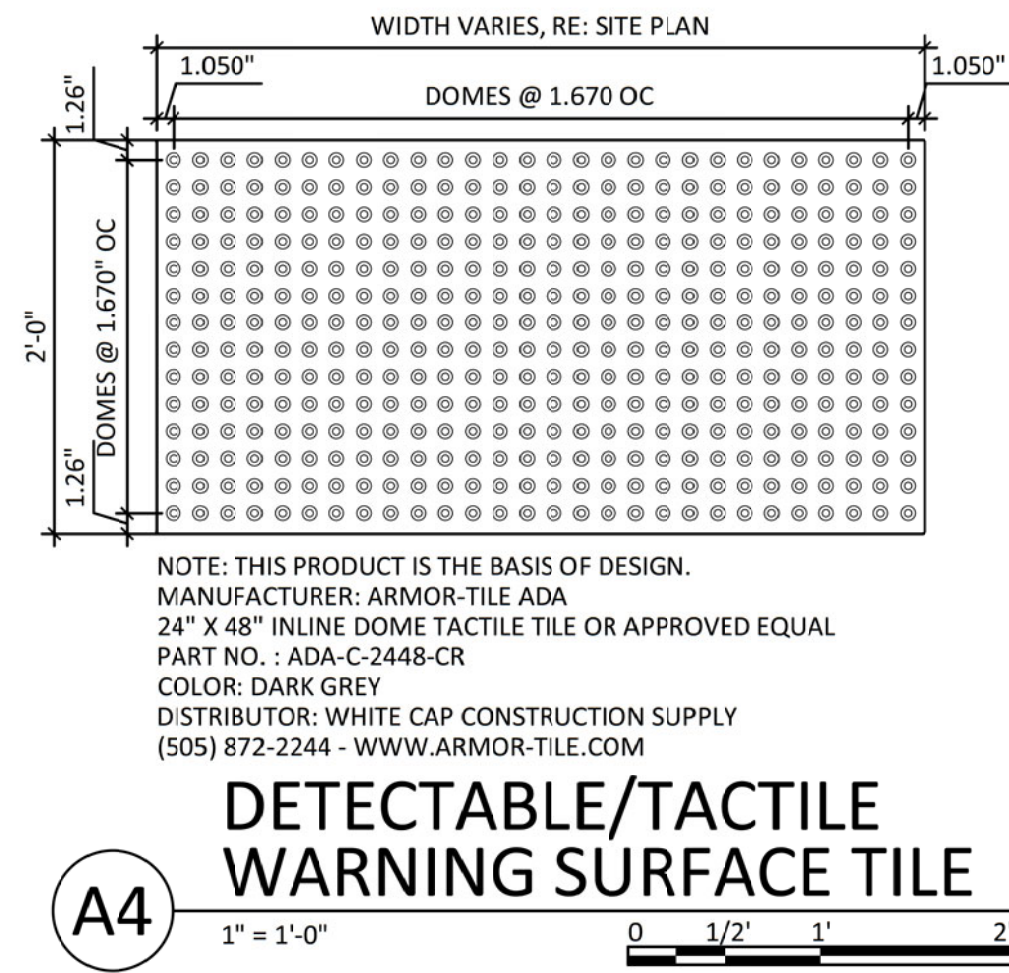
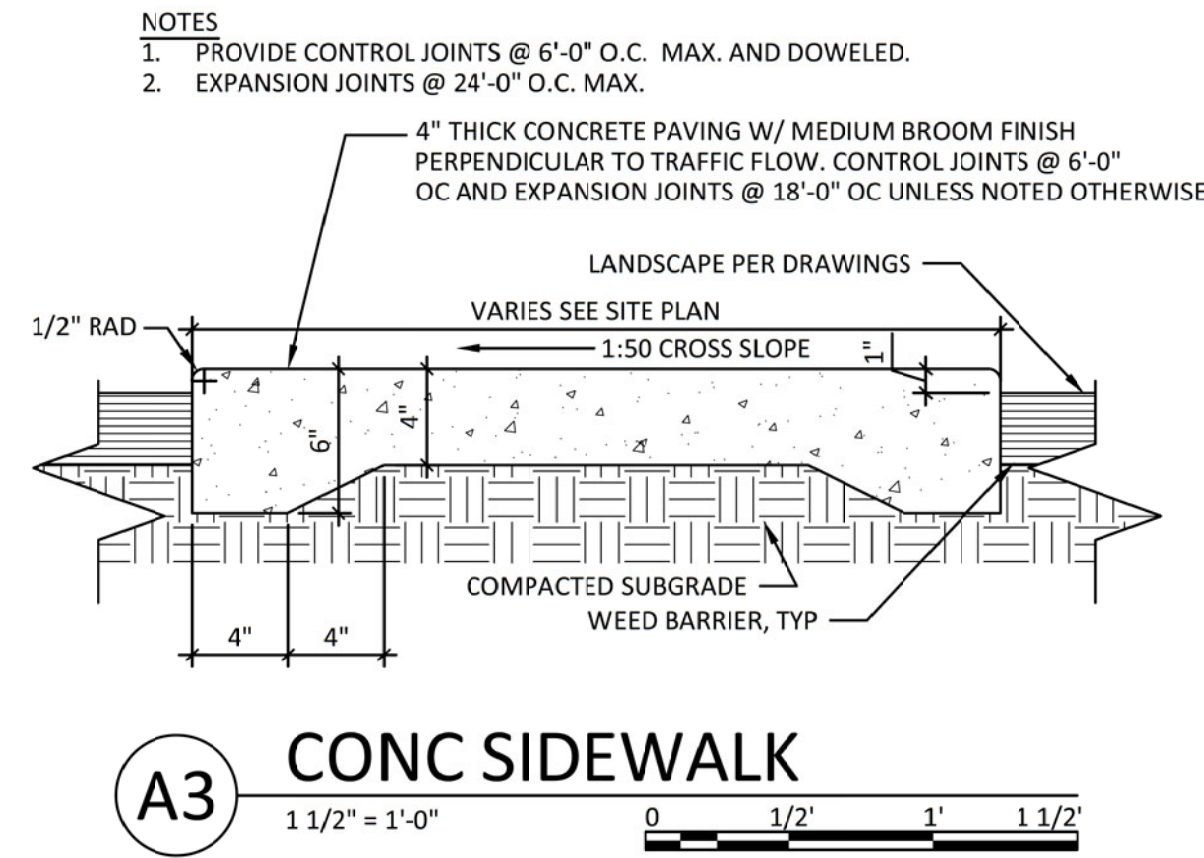
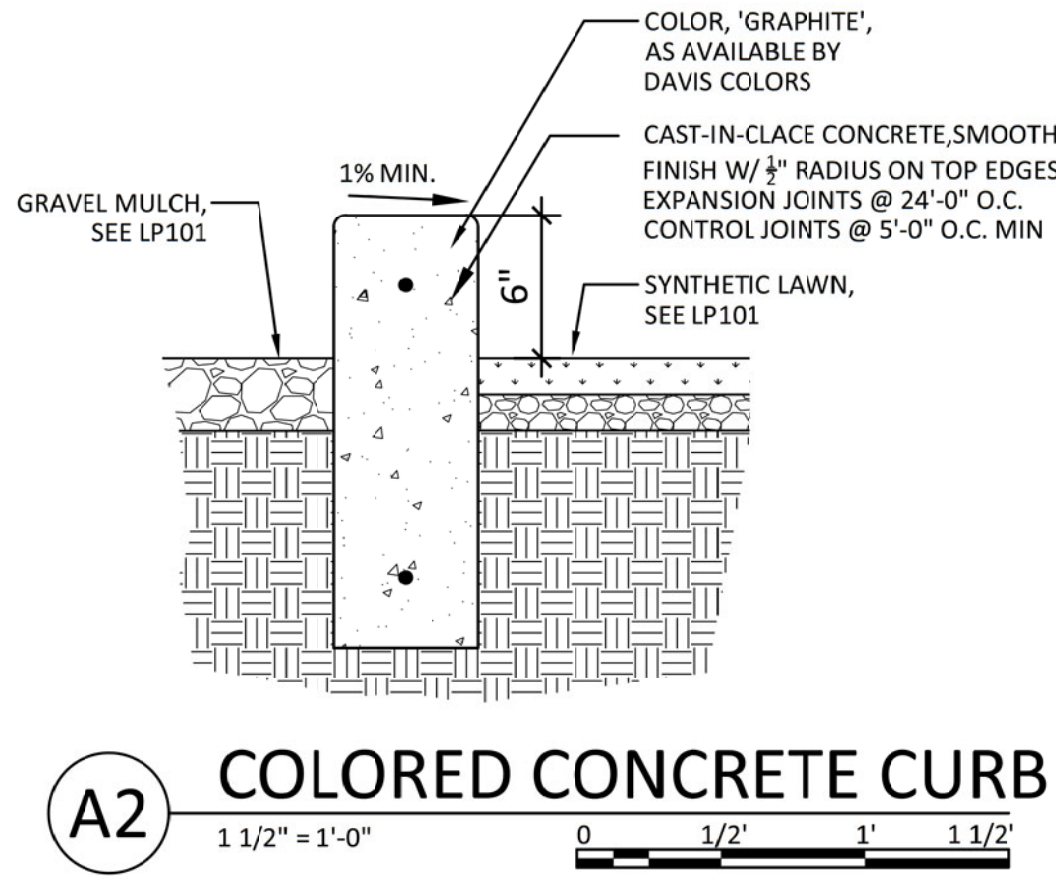
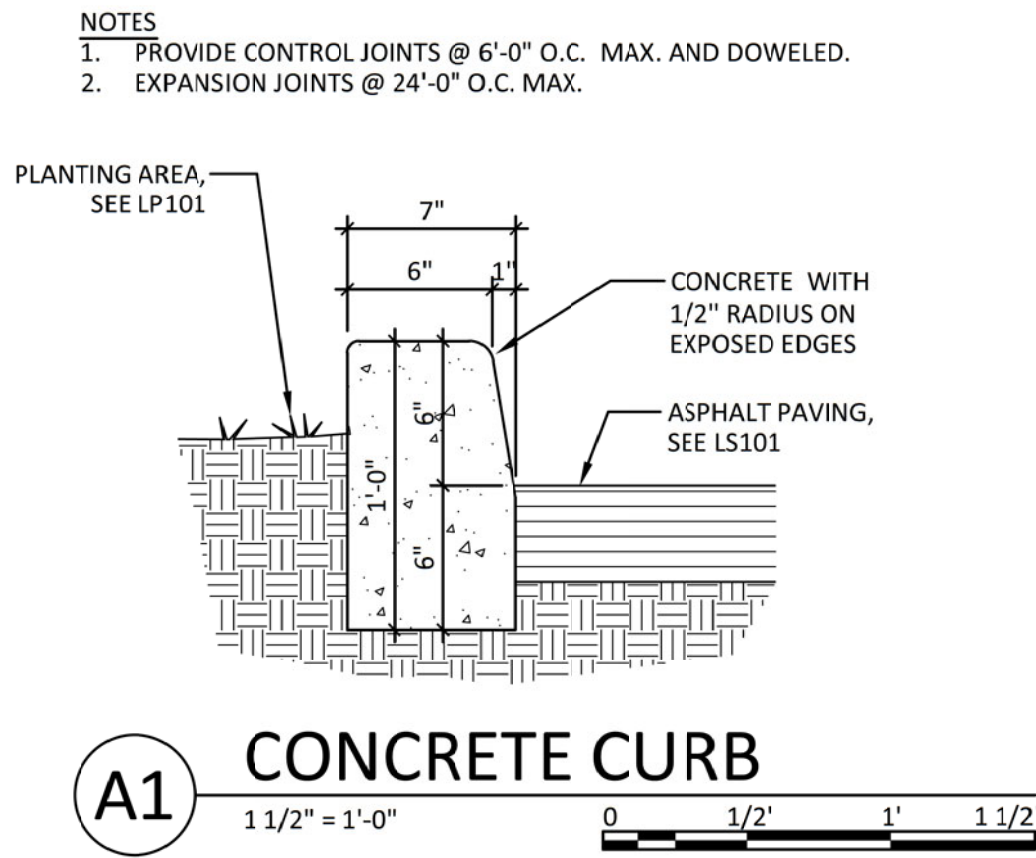
BUILDING PERMIT
SITE
PLAN

sheet no.

LS101

March 8, 2022





Jeanna Wolfenbarger

TRAFFIC CIRCULATION
03/09/2022

Jeanna 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