



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** BP-2021-53765 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOTS 3-10 INCLUSIVE IN BLOCK 2 OF COLLEGE VIEW BUSINESS ADD.
City Address: 3711 CENTRAL NE

Applicant: STRATA DESIGN **Contact:** MICHELLE NEGRETTE
Address: 711 AMHERST SE
Phone#: 505.710.4221 **Fax#:** _____ **E-mail:** stratadesign.nm@gmail.com

Other Contact: Sharmin Dharas **Contact:** _____
Address: 3711 Central NE
Phone#: 505.401.6549 **Fax#:** _____ **E-mail:** sharmin@heritagehospitalitygroup.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 (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

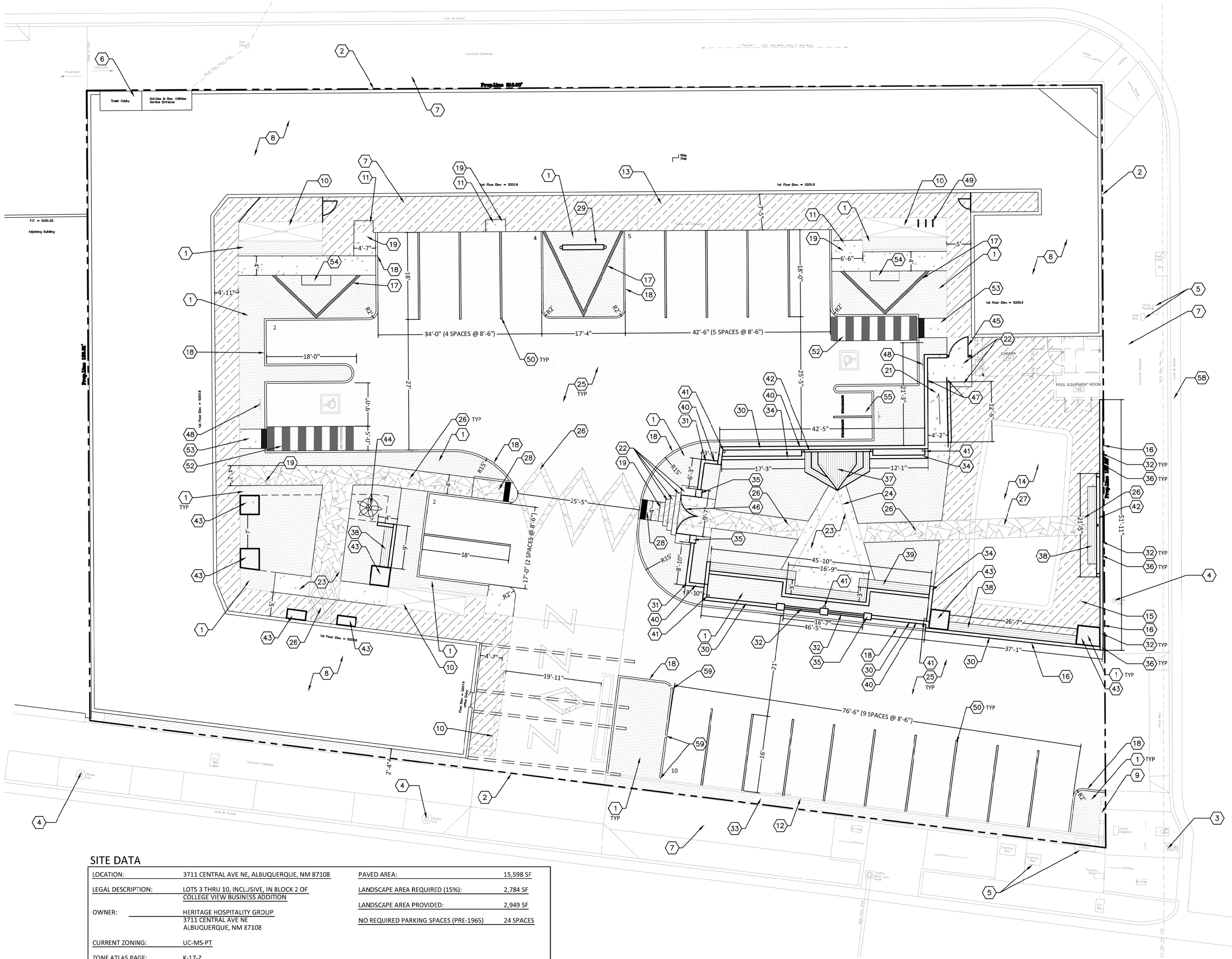
- ☒ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: Feb. 8, 2022 **By:** Michelle Negrette

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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		

GENERAL NOTES

- ALL EXISTING AND PROPOSED SITE UTILITIES SHALL BE FIELD VERIFIED WITH UTILITY PROVIDERS.
- REPAIR ANY SIDEWALK OR CURB AND GUTTER ALONG STREET FRONTAGES AS NEEDED.
- EXISTING LIGHTING LOCATED ON THE BUILDING TO BE REUSED.

KEYED NOTES

- LANDSCAPE AREA, SEE LP101
- PROPERTY LINE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING UTILITY BOX
- EXISTING REFUSE ENCLOSURE
- EXISTING CONCRETE SIDEWALK
- EXISTING BUILDING
- EXISTING SIGN
- EXISTING STAIRS TO REMAIN
- EXISTING CONCRETE RAMP TO BE REMOVED (FILLED IN WITH CONCRETE PAVING)
- EXISTING CONCRETE CURB TO REMAIN
- EXISTING CONCRETE RAMP TO REMAIN
- EXISTING POOL TO REMAIN
- EXISTING CONCRETE POOL DECKING TO REMAIN
- EXISTING RETAINING WALL TO REMAIN
- COLORLED CONCRETE CURB, SEE A2/AS102
- CONCRETE HEADER CURB, SEE A1/AS102
- CONCRETE SIDEWALK, SEE A3/AS102
- CONCRETE CURB CUT
- ADA CONCRETE RAMP, SEE GRADING PLAN
- 6" RISE CONCRETE STEP
- 4" THICK CONCRETE
- CONCRETE SCORE PATTERN
- ASPHALT TOP COAT PAVING (OVER EXISTING)
- PAINTED DECORATIVE DESIGN (OVER CONCRETE OR ASPHALT)
- PAINTED DECORATIVE DESIGN (INSIDE POOL)
- ACCESSIBLE SIDEWALK RAMP
- MONUMENT SIGN
- 6'-0" HIGH CMU BLOCK WALL WITH STUCCO
- 4'-0" HIGH CMU BLOCK WALL WITH STUCCO
- 4'-0" BREEZE BLOCK ACCENT WALL
- PARKING SCREEN BY PLANT MATERIAL, SEE PLANTING PLAN
- 2'-0" HIGH CMU BLOCK RETAINING WALL
- PILASTER, WITH STUCCO
- EXTEND EXISTING PILASTER (6'-0" TOTAL)
- 1'-6" HIGH COMPOSITE DECKING STAGE
- 1'-6" HIGH COMPOSITE FLOATING BENCH
- 1'-6" HIGH COMPOSITE FLOATING BENCH WITH RAISED PLANTER
- RETAINING WALL
- 12'-0" HIGH POLE (LIGHT STRINGS)
- 10'-0" HIGH STEEL SCREEN
- 3'-0" HIGH STEEL PLANTER, POWDERCOATED
- WATER FEATURE
- SELF-CLOSING GATE
- DOUBLE SWING SELF CLOSING GATE
- ADA HANDRAIL
- ACCESSIBLE PARKING SIGN, ADD TEXT "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING", SEE B4/AS102.
- BICYCLE RACK, SEE C2/AS102.
- PARKING STRIPING PER C.O.ABQ. STANDARDS - 4" WIDE - SAFETY WHITE.
- HANDICAP PARKING SPACE PER C.O.ABQ. STANDARDS WITH ACCESSIBLE PARKING SPACE PAVEMENT SIGNAGE, SEE C1/AS102.
- HANDICAP ACCESSIBLE AISLE PER C.O.ABQ. STANDARDS WITH PAINTED "NO PARKING". EACH LETTER TO BE MIN. 12" HIGH AND 2" WIDE AND PLACED AT THE REAR OF THE PARKING SPACE.
- HANDICAP RAMP W/TRUNCATED DOME SURFACE, SEE A4, C1/AS102.
- FREESTANDING BENCH
- MOTORCYCLE PARKING SPACES 5'x8' WITH PAVEMENT SIGNAGE - 4" WIDE SAFETY WHITE, SEE B3/AS102.
- CURB PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SECTION 505.3 'MARKINGS'
- LANDSCAPE IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE, SEE PLANTING PLAN
- ON STREET PARKING SPACE
- 6" CONCRETE CURB CUT



VICINITY MAP

1"=500'

SITE PLAN

1" = 10'-0"



912 McDuffie Circle NE · ABQ NM 87110 · 505.280.2011

landscape architect

project

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

date

01.26.22

drawing name

BUILDING PERMIT
SITE
PLAN

sheet no.

LS101

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 17, 2022

Michelle Negrette
Strata Design
711 Amher St. NE
Albuquerque, NM 87XXX

Re: Hotel Zazz
3711 Central Ave. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (K17-D121)

Dear Mr. Michelle,

Based upon the information provided in your submittal received 02-14-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

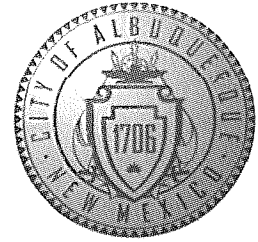
1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
3. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from EACH ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
4. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
5. Provide signs details for the ADA parking spaces.
6. Details sheet is missing, and please provide details for existing and proposing ADA ramps referring COA std dwg.
7. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
8. Provide a copy of Fire Marshal Approval.
9. 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.
10. Please provide a letter of response for all comments given.

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.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov