

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 1, 2023

Ted Grumblatt, R.A  
FBT Architects  
6501 Americas Pkwy NE  
Albuquerque, NM 87110

**Re: G.A.A.R Office Building  
1635 University Blvd. NE  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection**  
Architect's Stamp dated 05-20-22 (H15-D008)  
Certification dated 08-15-23

Dear Mr. Grumblatt,

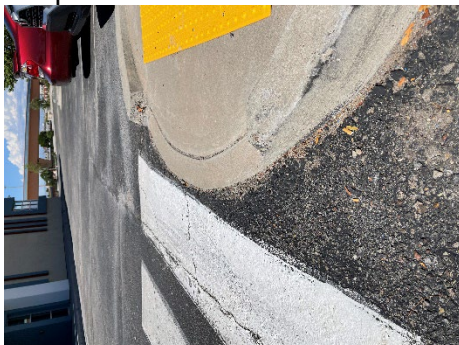
Based upon the information provided in your submittal received 08-25-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

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

- Per the approved site plan, ADA parking space width is 8.6'. per site visit the ADA parking space width was 8'. Please provide a minimum of 8.5' wide ADA parking spaces.
- Truncated Domes must be installed at the existing ADA ramps for both site accesses.



- Tripping hazard key note S07: please provide a smooth transition between the new ADA ramp and the drive surface.



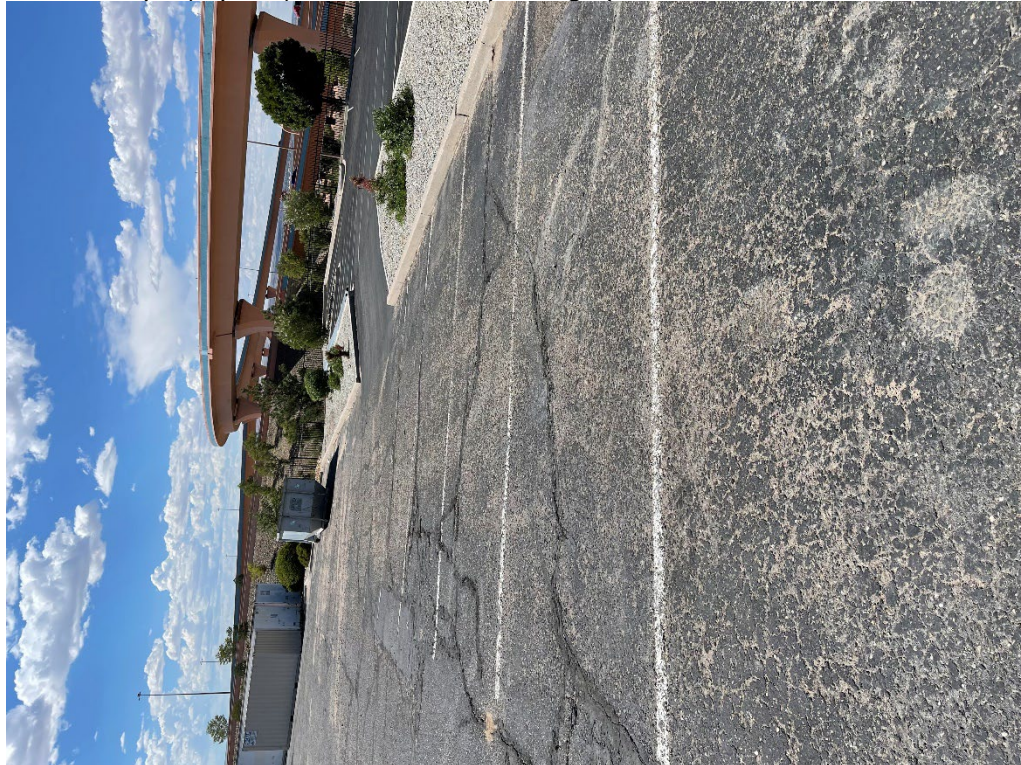
# CITY OF ALBUQUERQUE

*Planning Department*  
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*Mayor Timothy M. Keller*

- Please stripe (repaint) the north side parking spaces.



PO Box 1293

Albuquerque

NM 87103

Once these corrections are complete, email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

*Marwa Al-najjar*

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

Ma via: email

C: CO Clerk, File





# City of Albuquerque

Planning Department  
Development & Building Services Division

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

**Project Title:** GAAR 1635 University Blvd. Reno **Building Permit #:** BP-2022-23390 **Hydrology File #:** H15D008  
**DRB#:** 07DRB-00040 **EPC#:** 1005330 **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lot 1-A-1, Lands of the Albuquerque Board of Realtors, Bernalillo County, New Mexico  
1-A Replat of Lots 1&2 Lands of the Albuquerque Board of Realtors Containing Approx. 2.8992 Acres  
**City Address:** 1635 University Blvd. NE, Albuquerque, NM 87102

**Applicant:** Greater Albuquerque Association of Realtors (GAAR) **Contact:** Kent Cravens  
**Address:** 1635 University Blvd. NE, Albuquerque, NM 87102  
**Phone#:** (505)724-3476 **Fax#:** \_\_\_\_\_ **E-mail:** kent@gaar.com

**Other Contact:** FBT Architects **Contact:** Ted Grumblatt  
**Address:** 6501 Americas Pkwy NE Suite 300  
**Phone#:** (505)883-5200 **Fax#:** (505)884-5390 **E-mail:** tcg@fbtarch.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:** August 15, 2023 **By:** Ted Grumblatt/FBT Architects

COA STAFF:

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

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

## CORPORATE OFFICE:

MAIL One Park Square  
6501 Americas Pkwy NE, Ste. 300  
Albuquerque, NM 87110

PHO 505.883.5200

WEB fbtarch.com

## REGIONAL OFFICES:

MAIL 4416 W Lovers Lane, Ste. 100  
Dallas, Texas 75209

PHO 469.998.5542

MAIL 415 N. Tejon St.  
Colorado Springs, CO 80903

PHO 719.309.9440

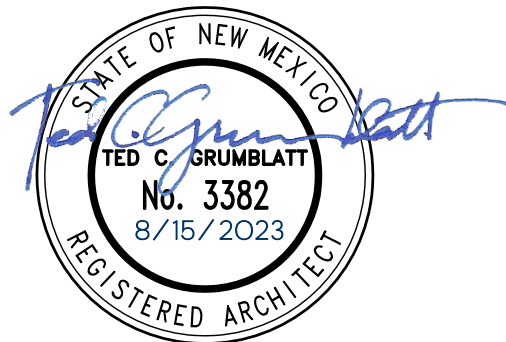
## TRAFFIC CERTIFICATION

I, TED GRUMBLATT, NMRA NUMBER 3382, OF FBT ARCHITECTS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9/08/2022. THE RECORD INFORMATION ON THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MYSELF, WITH FBT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AUGUST 3, 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.

THERE ARE NO EXCEPTIONS NOTED.

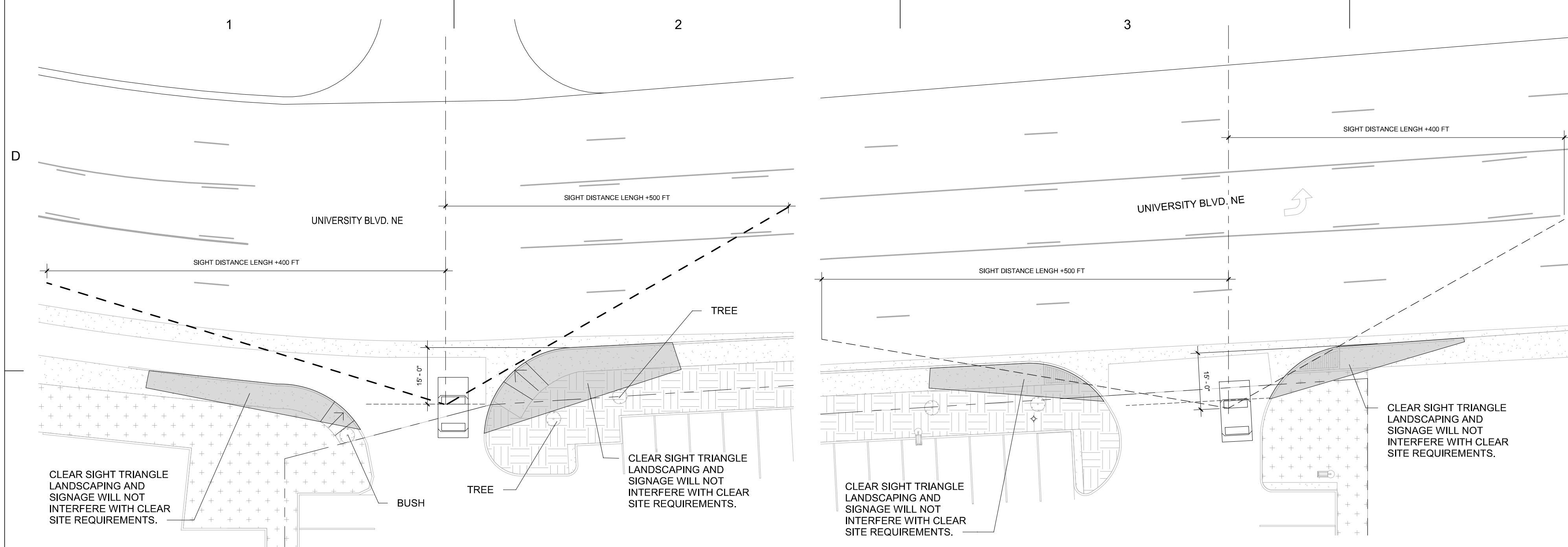
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THE THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF THIS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Ted Grumblatt, Principal



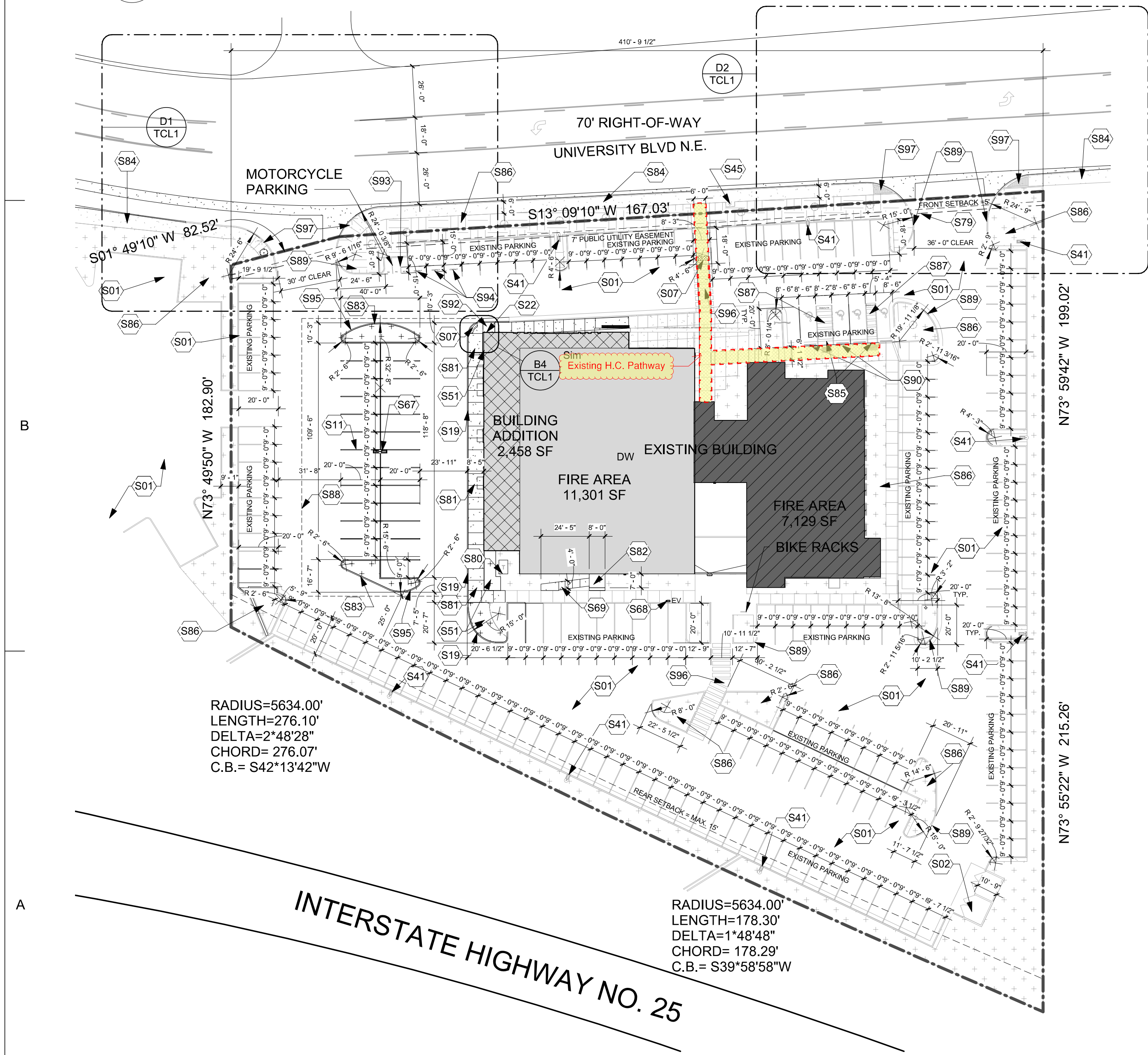
ARCHITECT





D1 N. EXIT CLEAR SIGHT TRIANGLE  
1" = 20'-0"

D2 S. EXIT CLEAR SIGHT TRIANGLE  
1" = 20'-0"



A1 TRAFFIC PLAN  
1" = 40'-0"

CLEAR SIGHT TRIANGLE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE WITHIN THE CLEAR SIGHT TRIANGLE.

70 FT RIGHT-OF-WAY  
SPEED LIMIT: 35 MPH  
4LD - 4 LANES, DIVIDED WITH PAINTED MEDIAN  
DR = 340 FT  
DL = 420 FT

TRAFFIC CIRCULATION LAYOUT APPROVED

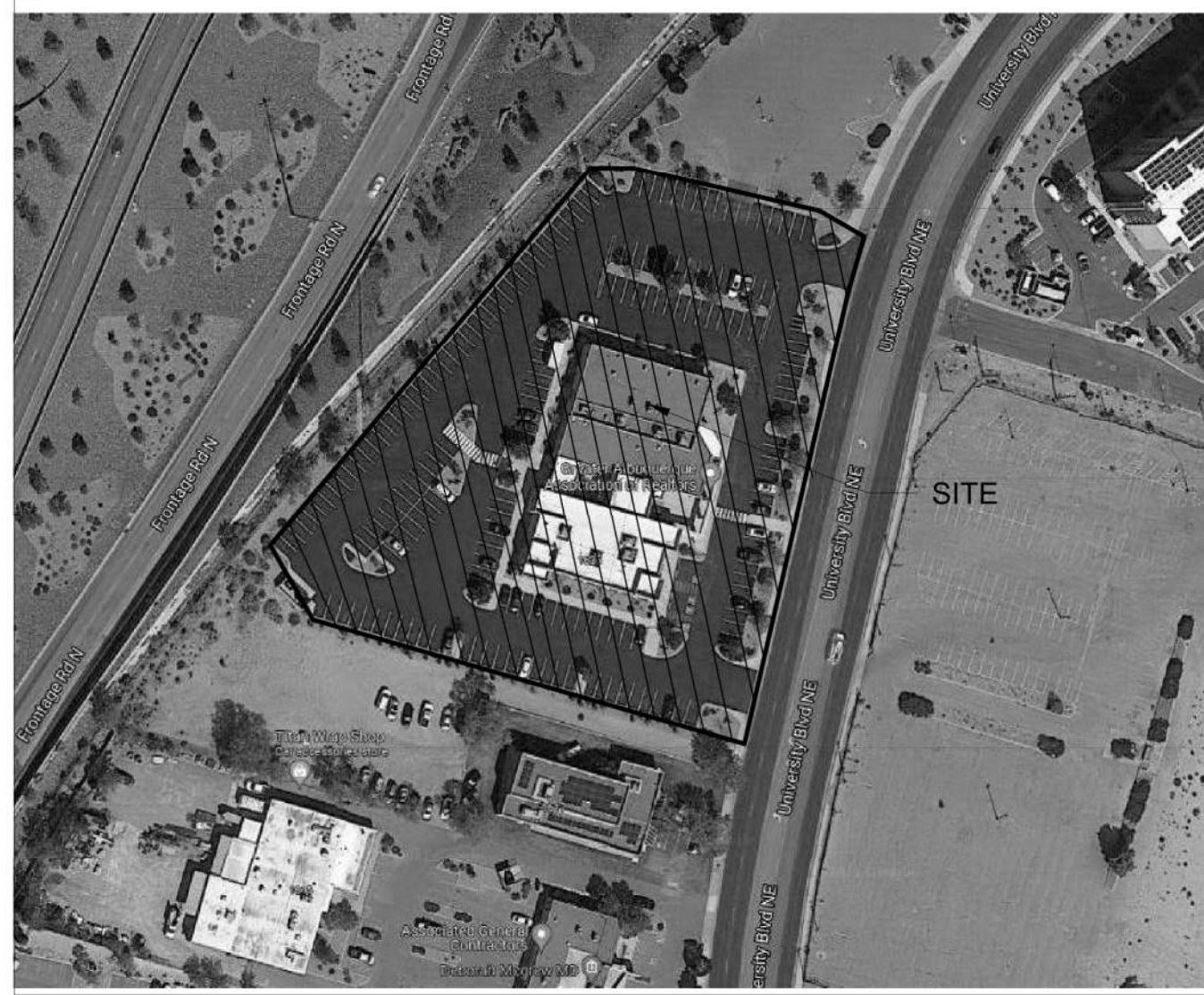
Ernest Arriaga  
Signed 11/22/2022  
Date

B4 SIDEWALK RAMP  
1/4" = 1'-0"

ZONE ATLAS MAP



LOCATION MAP



Project Description:

The project involves the tenant improvements of a portion of the existing building and another portion of the building. The facility is used as a headquarters building for the Greater Albuquerque Board of Realtors (GAAR). It contains offices, training rooms, and kitchens that are for internal use only, for caterers to use for events.

Legal Description:

LOTS 1-A-1, LANDS OF THE ALBUQUERQUE BOARD OF REALTORS, BERNALILLO COUNTY, N.M. (M-100) 1-A REPLAT OF LOTS 1 & 2 LANDS OF ALBUQUERQUE BOARD OF REALTORS CONTAINING APPROX. 3.5 ACRES.

Project Data

BUILDING ADDRESS: 1635 UNIVERSITY BLVD NE ALBUQUERQUE, NM 87102  
BUILDING OWNER: GREATER ASSOCIATION OF ALBUQUERQUE REALTORS 1645 UNIVERSITY BLVD NE ALBUQUERQUE, NM 87102  
ARCHITECT: FBT ARCHITECTS ONE PARK SQUARE 6501 AMERICAS PKWY NE, STE 300 ALBUQUERQUE, NM 87110

PARKING REQUIREMENTS:

18,430 SF/200 = 93 SPACES  
93 SPACES REQUIRED  
187 SPACES PROVIDED  
\*INCLUDING WITH THE PROVIDED SPACES\*  
187 REGULAR PARKING SPACES  
4 HANDICAP PARKING SPACES  
3 SMALL CAR SPACES  
3 MOTORCYCLE PARKING SPACES  
187 TOTAL PARKING SPACES

GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- SEE LANDSCAPE DRAWINGS FOR PLANTING AND MULCH SCOPE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR, VARIANCES, AND/OR CONFLICTS EXIST, AS DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS, OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT COVERED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER

KEYNOTES

- S01 EXISTING ASPHALT AND PAINTED STRIPING TO REMAIN.  
S02 EXISTING DUMPSTER ENCLOSURE TO REMAIN-NO WORK.  
S07 INSTALL TRUNCATED DOMES AT RAMP.  
S11 4" WHITE PAINTED STRIPING.  
S19 CONCRETE CURB. SEE SITE DETAILS.  
S22 CONCRETE HEADER CURB. SEE SITE DETAILS.  
S41 EXISTING SITE LIGHTING TO REMAIN.  
S45 FIRE HYDRANT. EXISTING. SEE CIVIL.  
S51 LANDSCAPING AREA. SEE LANDSCAPE.  
S67 INSTALL SALVAGE LIGHT POLE AND BASE.  
S68 INSTALL ELECTRIC VEHICLE CHARGING STATION. LABEL CURBSIDE "EV CHARGING ONLY".  
S69 NEW 3'-0" SIDEWALK.  
S79 7' PUBLIC UTILITY EASEMENT.  
S80 EXISTING TRANSFORMER TO REMAIN.  
S81 NEW CONCRETE SIDEWALK. NEW 3,000 PSI. CONCRETE SIDEWALK WITH 6X6X12 W.W.F. INSTALL TOOLED JOINT AT 5'-0" O.C. AND EXPANSION JOINTS AT 15'-0" O.C. MAX. SEE COA STD DWG 2430.  
S82 NEW CONCRETE LANDING. THE MAX. SLOPE FOR LANDING AREA SHOULD BE 2% IN ALL DIRECTIONS.  
S83 SEE CIVIL DRAWINGS.  
S84 EXISTING CITY STANDARD SIDEWALK.  
S85 EXISTING ADA RAMP AND ADA PARKING SIGNS.  
S86 EXISTING LANDSCAPING AREA.  
S87 EXISTING STRIPED ADA AISLE WITH PROPOSED 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1.4.1.B NMSA 1978. RESTRIPE THE PARKING SPACES IF APPLICABLE.  
S88 PROPOSED ASPHALT PAVING.  
S89 EXISTING CONCRETE CURB PER COA CITY STANDARD 2415.  
S90 HANDICAP PARKING SIGN. "VAN" WHERE NOTED. WITH PROPOSED SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "di".  
S92 PROPOSED ADA RAMP.  
S93 EXISTING MOTORCYCLE PARKING WITH PROPOSED SIGNAGE.  
S94 EXISTING COMPACT PARKING WITH PROPOSED SIGNAGE.  
S95 PROPOSED CONCRETE STAND-UP CURVE.  
S96 EXISTING STRIPED WALKWAY.  
S97 EXISTING CITY STANDARD HANDICAPPED RAMPS.

CONSULTANT

**OWNER**  
**GAAR**  
1635 UNIVERSITY BLVD NE  
ALBUQUERQUE, NM 87102  
505-724-3476  
NATHAN BROOKS  
NBROOKS@GAAR.COM

**ARCHITECT**  
**FBT ARCHITECTS LTD.**  
ONE PARK SQUARE  
6501 AMERICAS PKWY NE, STE 300  
ALBUQUERQUE, NM 87110  
P. 505.883.5200  
CONTACT: TED GRUMBLAT LEED AP  
PRINCIPAL  
TCG@FBTARCH.COM

**LANDSCAPE ARCHITECT:**  
**GROUNDWORK STUDIO**  
ONE PARK SQUARE  
6501 AMERICAS PKWY NE, STE 300  
ALBUQUERQUE, NM 87110  
505.212.9126 CONTACT: WILL MOSES  
WILL@GROUNDWORKSTUDIONM.COM

**STRUCTURAL ENGINEER**  
**WALLA ENGINEERING**  
ONE PARK SQUARE  
6501 AMERICAS PKWY NE, STE 301  
ALBUQUERQUE, NM 87110  
505881.3008 CONTACT: MIKE WALLA PE  
MIKEW@WALLAENGINEERING.COM

**MECHANICAL/ PLUMBING**  
**ARSED ENGINEERING**  
4700 LINCOLN RD, NE  
ALBUQUERQUE, NM 87109  
CONTACT: PAT SEDILLO  
PSEDILL@ARSEDENGR.COM

**ELECTRICAL ENGINEER:**  
**AC ENGINEERING ENTERPRISES, LLC**  
120 ALISO DRIVE, SE  
ALBUQUERQUE, NM 87109  
P: 505.842.5787  
CONTACT: BUD TELC, PE  
BUD@ACENM.COM



G.A.A.R. OFFICE BUILDING RENOVATION

CONSTRUCTION DOCUMENTS

1635 UNIVERSITY BLVD. NE  
ALBUQUERQUE, NM 87102

09.08.22

MARK DATE DESCRIPTION

ISSUE:  
DATE:  
PROJECT NO:  
CAD DWG FILE:  
DRAWN BY: Author  
CHECKED BY: Checker  
SHEET TITLE

TRAFFIC CIRCULATION LAYOUT PLAN

TCL1





CONSULTANT

OWNER

**GAAR**  
1635 UNIVERSITY BLVD N  
ALBUQUERQUE, NM 87102  
505-724-3476  
NATHAN BROOKS  
NBROOKS@GAAR.COM

**ARCHITECT**  
**FBT ARCHITECTS LTD.**  
 ONE PARK SQUARE  
 6501 AMERICAS PKWY NE, STE 300  
 ALBUQUERQUE, NM 87110  
 P. 505.883.5200  
 CONTACT: TED GRUMBLAT LEED AP  
 PRINCIPAL  
 TCG@FBTARCH.COM

**LANDSCAPE ARCHITECT:**  
**GROUNDWORK STUDIO**  
ONE PARK SQUARE  
5501 AMERICAS PKWY NE, STE 300  
ALBUQUERQUE, NM 87110  
505.212.9126 CONTACT: WILL MOSES  
WILL@GROUNDWORKSTUDIONM.COM

**STRUCTURAL ENGINEER**  
**WALLA ENGINEERING**  
ONE PARK SQUARE  
5501 AMERICAS PKWY NE, STE 301  
ALBUQUERQUE, NM 87110  
505881.3008 CONTACT: MIKE WALLA P  
MIKEW@WALLAENGINEERING.COM

## MECHANICAL/ PLUMBING

**ARSED ENGINEERING**  
4700 LINCOLN RD, NE  
ALBUQUERQUE, NM 87109  
CONTACT: PAT SEDILLO  
PSEDILL@ARSEDENGR.COM

**ELECTRICAL ENGINEER:**  
**AC ENGINEERING ENTERPRISES, LLC**  
120 ALISO DRIVE, SE  
ALBUQUERQUE, NM 87109  
P: 505.842.5787  
CONTACT: BUD TELC, PE  
BUD@ACENM.COM



## G.A.A.R. OFFICE BUILDING RENOVATION

## CONSTRUCTION DOCUMENTS

635 UNIVERSITY BLVD. NE  
ALBUQUERQUE, NM 87102

9.08.22

MARK	DATE	DESCRIPTION
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ISSUE:	
DATE:	
PROJECT NO:	
CAD DWG FILE:	
DRAWN BY:	Author
CHECKED BY:	Checker

## TRAFFIC CIRCULATION LAYOUT DETAILS

# TCL2