

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 22, 2022

Ted Grumblatt, RA
fbt architects
6501 Americas Pkwy NE, Ste. 300
Albuquerque, NM 87110

Re: GAAR
1635 University Blvd. NE
Traffic Circulation Layout
Architect's Stamp 05-20-2022 (H15-D008)

Dear Mr. Grumblatt,

The TCL submittal received 11-21-2022 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

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.

NM 87103

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.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

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:** Nathan Brooks
Address: 1635 University Blvd. NE, Albuquerque, NM 87102
Phone#: (505)724-3476 **Fax#:** _____ **E-mail:** nbrooks@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:

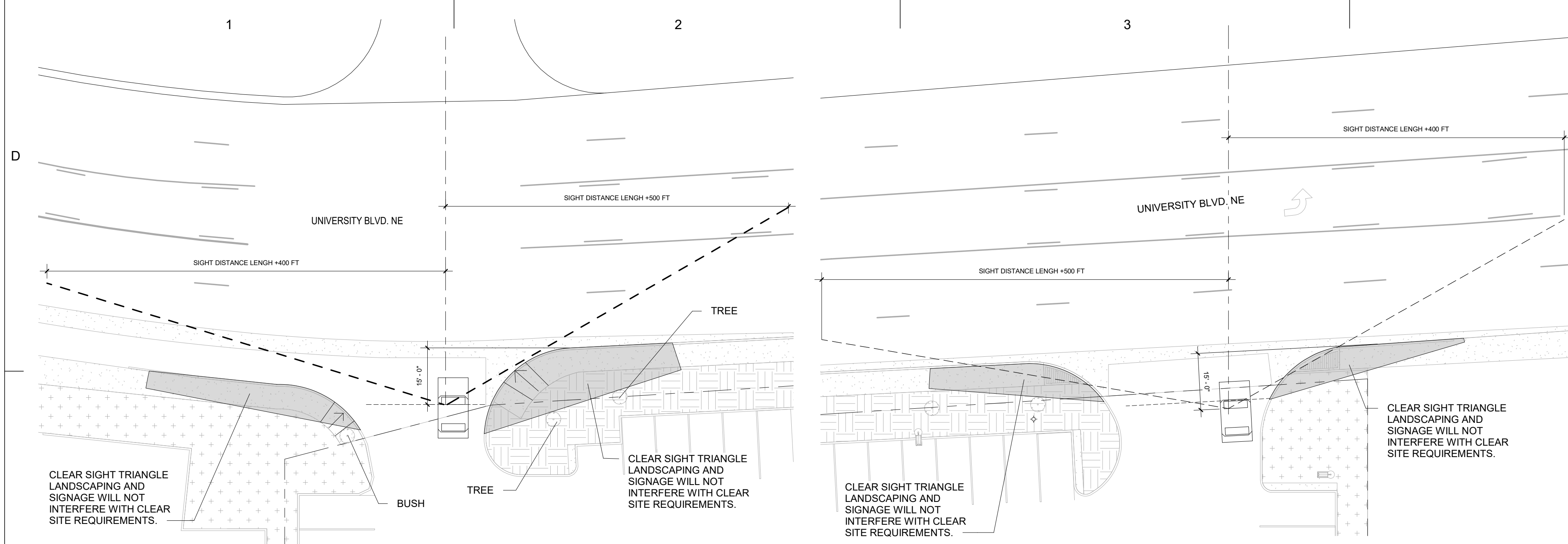
- ☒ **BUILDING PERMIT APPROVAL**
____ **CERTIFICATE OF OCCUPANCY**
____ **PRELIMINARY PLAT APPROVAL**
____ **SITE PLAN FOR SUB'D APPROVAL**
____ **SITE PLAN FOR BLDG. PERMIT APPROVAL**
____ **FINAL PLAT APPROVAL**
____ **SIA/ RELEASE OF FINANCIAL GUARANTEE**
____ **FOUNDATION PERMIT APPROVAL**
____ **GRADING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

DATE SUBMITTED: November 18, 2022 **By:** Ted Grumblatt/FBT Architects

COA STAFF:

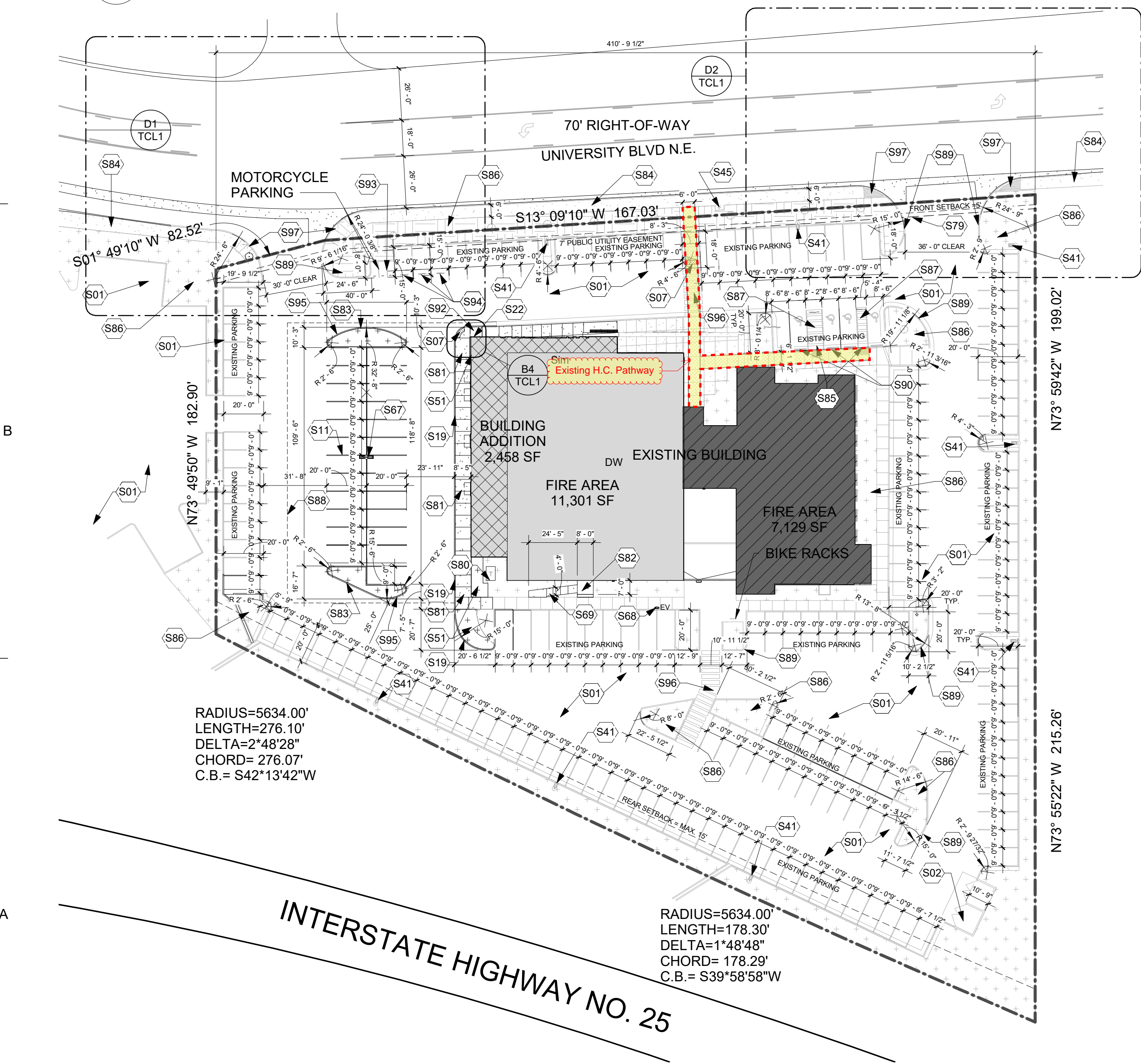
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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

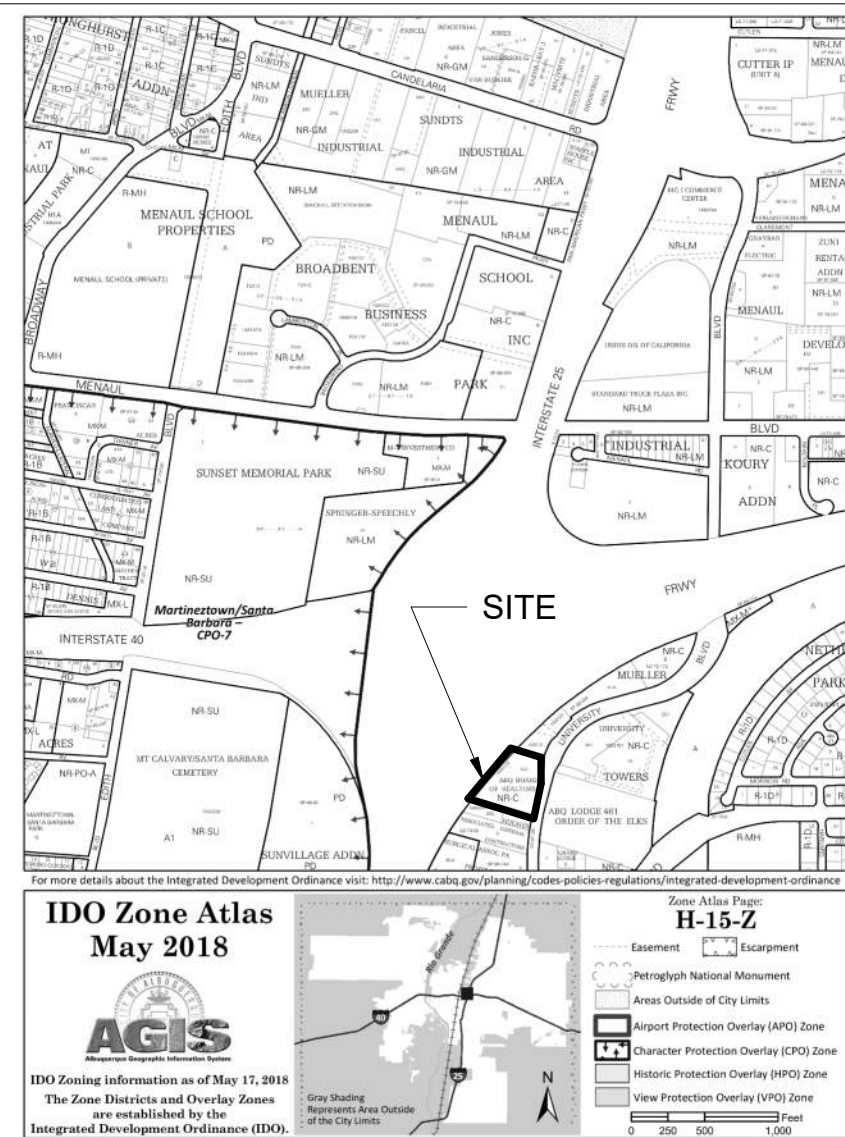
DL = 420 FT

TRAFFIC CIRCULATION LAYOUT APPROVED

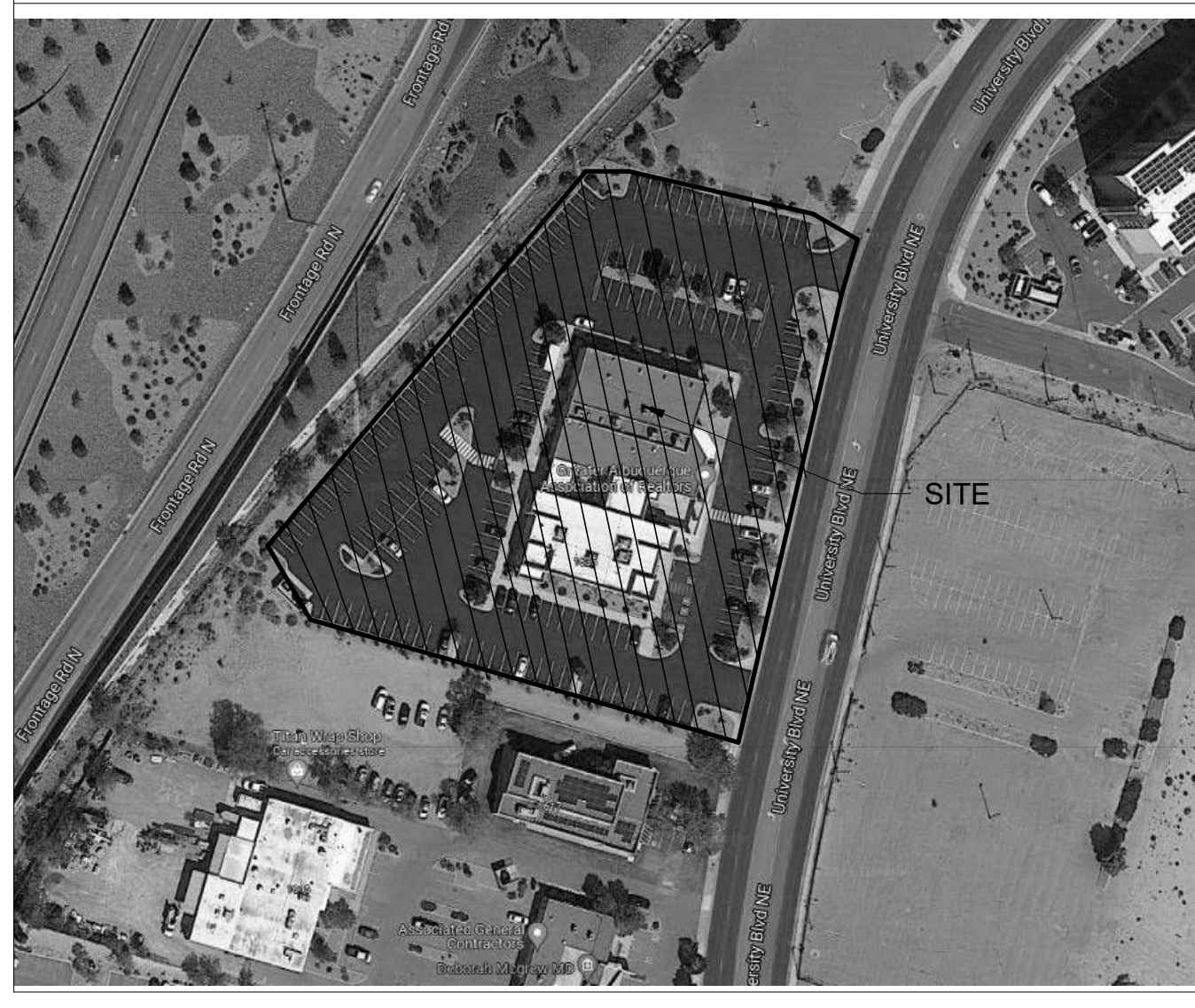
Ernest Arriaga
Signed 11/22/2022
Date

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 and the reconstruction and addition of a portion of the building. The facility is used as a headquarters building for the Greater Albuquerque Association of Realtors (GAAR). It contains offices, training rooms, and kitchens that are for internal use only, for caterers to warm up food.

Legal Description:

LOTS 1-A-1, LANDS OF THE ALBUQUERQUE BOARD OF REALTORS, BERNALILLO COUNTY, NEW MEXICO
1-A REPLAT OF LOTS 1 & 2 LANDS OF ALBUERQUE BOARD OF REALTORS CONTAINING APROX. 2.8992 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. RESTRIPE THE PARKING SPACES IF APPLICABLE.
- 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



TCL2