

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 7, 2022

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

Re: G.A.A.R. Building Renovation
1635 University Blvd. NE
Traffic Circulation Layout
Architect's Stamp 05-20-22 (H15-D008)

Dear Mr. Grumblatt,

Based upon the information provided in your submittal received 10-24-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
2. Key note S01: the aerial shows the parking spaces striping is fading. I'd like to request restripe the parking spaces if applicable.
3. Key note S69: The minimum width for the pathway should be 4 ft.
4. Key note S81: Call out COA std dwg 2430.
5. Key note S82: Please add a note stating that the max. slope for the landing area should be 2% in all direction.
6. Key note S90: Please provide face sign details.
7. Key note S96: Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
8. Key note S97: ADA curb ramps must be updated to current standards and have truncated domes installed.
9. Please provide details for all the interior ADA ramps.
10. Show all drive aisle widths and radii. Some dimensions are not shown.
11. The pavement marking "MC" should be shown in the opposite direction for Motorcycles entering the parking space.
12. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
13. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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14. Provide a copy of Fire Marshal and Solid Waste approval.
15. Please provide a sight distance exhibit
16. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
17. Please specify the City Standard Drawing Number when applicable.
18. 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.
19. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 Vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: mgrush@cabq.gov).
20. Please provide a letter of response for all comments given.

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Once corrections are complete resubmit

Albuquerque

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.

NM 87103

for log in and evaluation by Transportation.

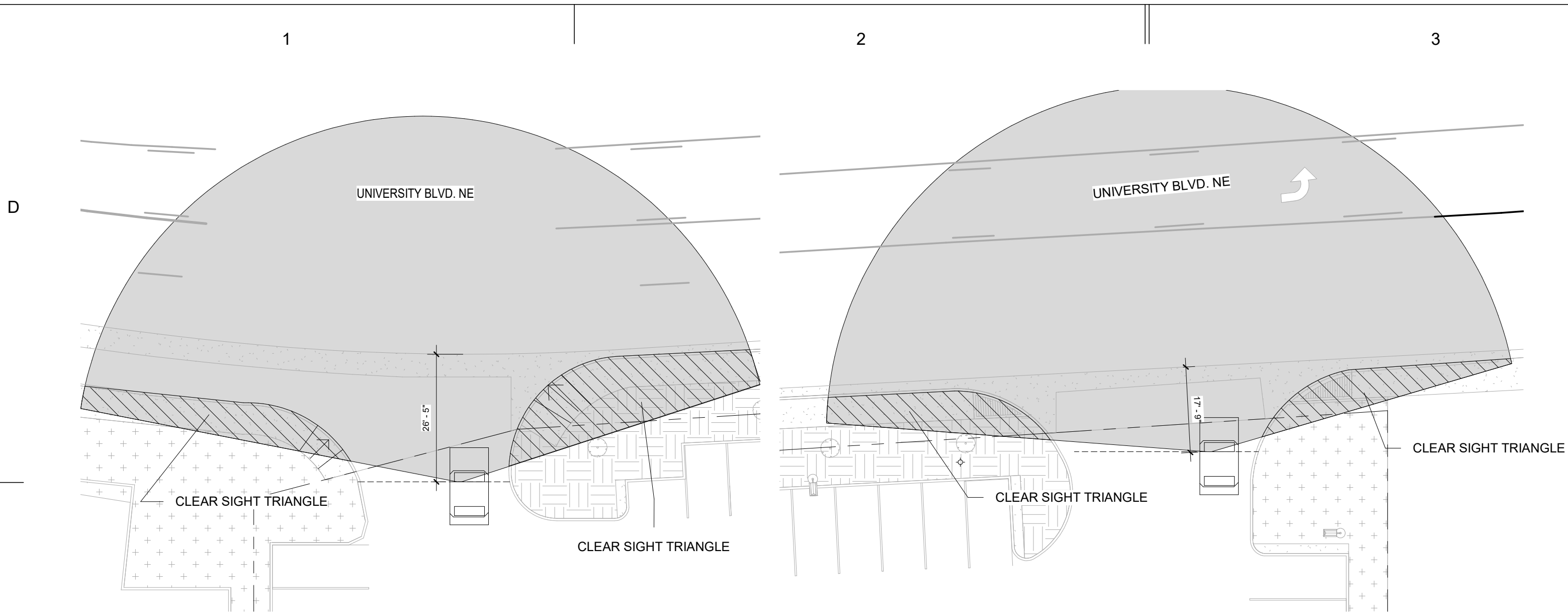
If you have any questions, please contact me at (505) 924-3675.

www.cabq.gov

Sincerely,

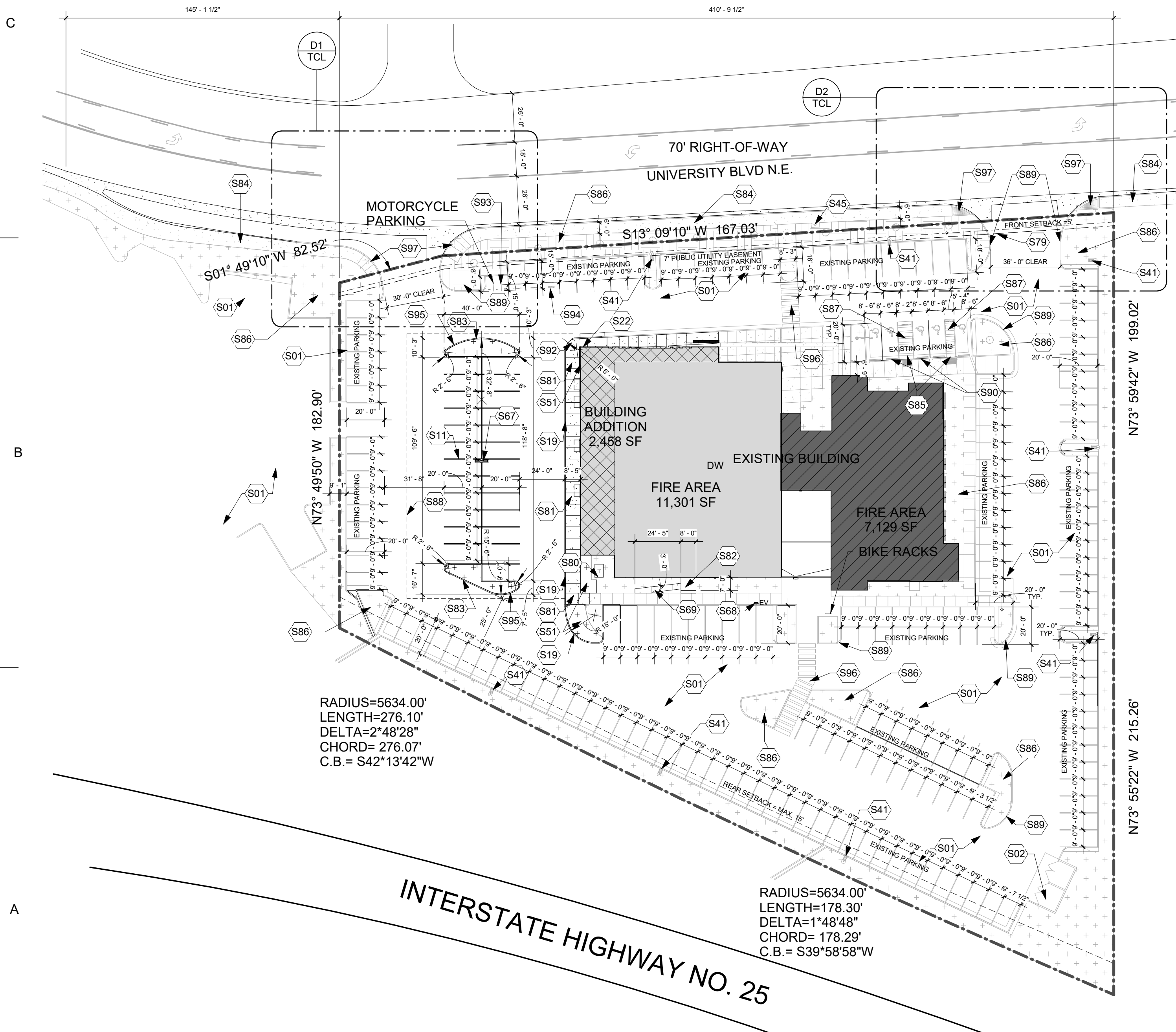
Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



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 = 110 FT

DL = 350 FT

Project Description:

The project involves the tenant improvements of a portion of the existing building 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 ALBUQUERQUE BOARD OF REALTORS CONTAINING APPROX. 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

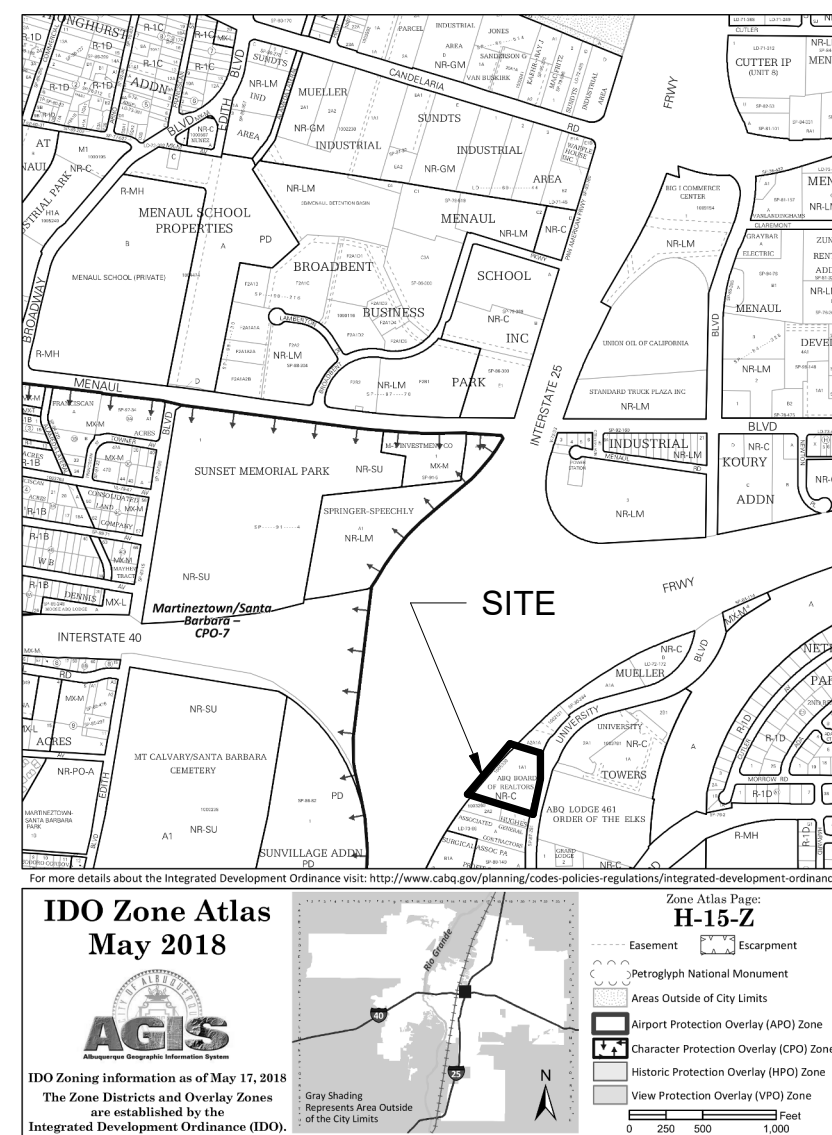
4 HANDICAP PARKING SPACES

3 SMALL CAR SPACES

3 MOTORCYCLE PARKING SPACES

187 TOTAL PARKING SPACES

ZONE ATLAS MAP



GENERAL NOTES

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
B. SEE LANDSCAPE DRAWINGS FOR PLANTING AND MULCH SCOPE.
C. 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.

KEYNOTES

S01	EXISTING ASPHALT AND PAINTED STRIPING TO REMAIN.
S02	EXISTING DUMPSTER ENCLOSURE TO REMAIN-NO WORK.
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.
S82	NEW CONCRETE LANDING.
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.
S88	PROPOSED ASPHALT PAVING.
S89	EXISTING CONCRETE CURB PER GOA CITY STANDARD 2415.
S90	HANDICAP PARKING SIGN, "VAN" WHERE NOTED, WITH PROPOSED SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
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 STUDIOS

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

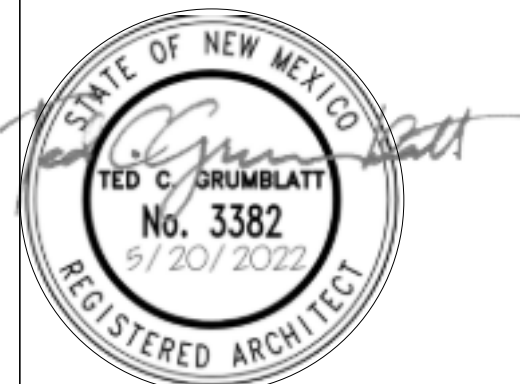
ARSED ENGINEERING

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



ARCHITECT

MARK DATE DESCRIPTION

ISSUE:

DATE:

PROJECT NO:

CAD DWG FILE:

DRAWN BY:

Author

CHECKED BY:

Checker

SHEET TITLE

TRAFFIC CIRCULATION LAYOUT
PLAN

TCL