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November 17, 2022

To: Ms. Marwa Al-najjar, Associate Engineer
City of Albuquerque, Development Review Services
Albuquerque, NM 87102
(505)924-3675
malnajjar@cabq.gov

Project: GAAR 1635 University Blvd. Renovation and Addition-Permit Reference H15-D008

Subject: Reference Letter dated November 7, 2022-Traffic Circulation Layout Review

Ms. Najjar,

We have reviewed the comments regarding the Traffic Circulation Layout (TCL). Below are responses to each item noted:

1. Label the compact parking spaces by placing the words **"COMPACT"** on the pavement of each space.

   RESPONSE: Stenciled lettering on the asphalt paving to read "COMPACT" shall be added as part of the project and as shown in the revised TCL Plan.

2. Keynote S01: the aerial shows the parking spaces striping is fading. I'd like to request restripe the parking spaces if applicable.

   RESPONSE: ADA spaces will require restriping –Repainting of striping shall be included in the project.

3. Key note S69: The minimum width for the pathway should be 4 ft.

   RESPONSE: New pathway shall be adjusted to 4 ft as shown on the revised TCL.

4. Key note S81: Call out COA std dwg 2430.

   RESPONSE: Revised keynote to callout per COA std dwg 2430 for required slopes only.

5. Key note S82: Please add a note stating that the max. slope for the landing area should be 2% in all direction.

   RESPONSE: Added keynote S82 that add stating that the max. slope for the landing area should be 2% in all direction.

6. Key note S90: Please provide face sign details.

   RESPONSE: Added face sign details on sheet TCL2.

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.

   RESPONSE: Hatched pathway added on TRAFFIC PLAN to reflect existing condition.

8. Keynote S97: ADA curb ramps must be updated to current standards and have truncated domes installed.

RESPONSE: Response: Most of the existing ramps have tactile grooves, not truncated domes. Those are to remain. New ramps and existing ramps, without tactile grooves, will include installation of new City standard truncated domes as shown on the attached, detail B4, sheet TCL1 drawing.

9. Please provide details for all the interior ADA ramps.

Response: Interior ADA ramps details have been added in sheet TCL2.

10. Show all drive aisle widths and radii. Some dimensions are not shown.

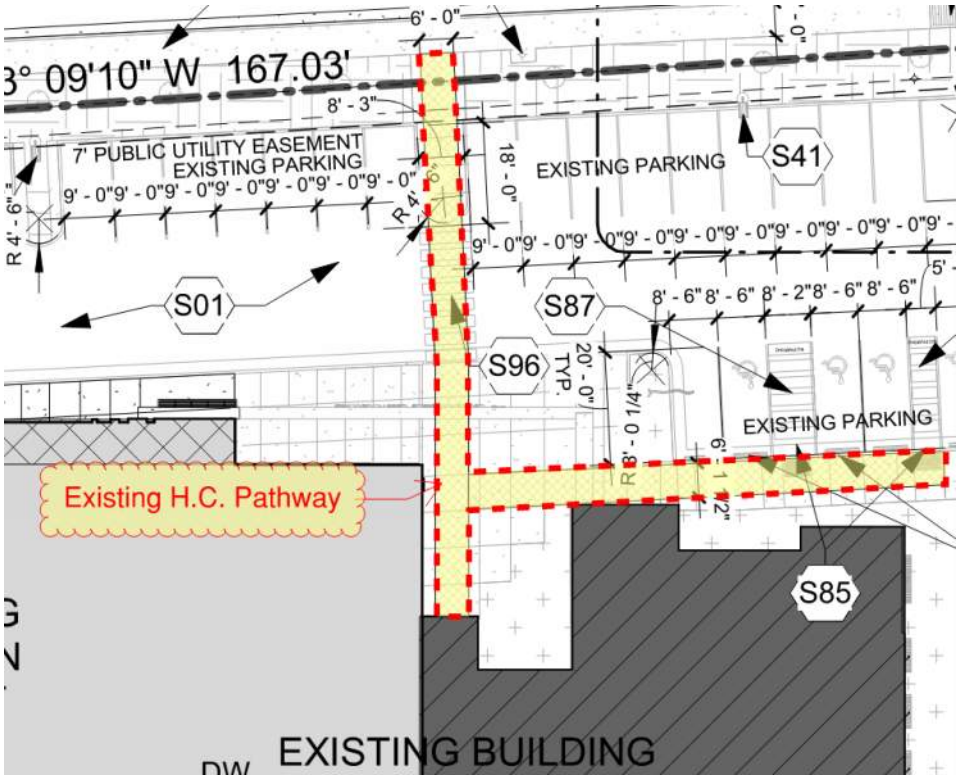
    Response: Dimensions have been added on revised TRAFFIC PLAN, TCL1.

11. The pavement marking “MC” should be shown in the opposite direction for Motorcycles entering the parking space.

    RESPONSE: “MC” to be painted on asphalt paving.

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.

    RESPONSE: Hatched pathway has been added on TRAFFIC PLAN. Also illustrated below.



13. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheelchair conflicts should be avoided as much as possible.

    RESPONSE: See response to item 12, above.

14. Provide a copy of Fire Marshal and Solid Waste approval.

    RESPONSE: A copy of the Fire Marshall's approved plan review is attached. Solid Waste approval shown in snip below:

15. Please provide a sight distance exhibit.

    RESPONSE: The sight distance has been adjusted and corrected, see revised TCL plan.

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.

    RESPONSE: This note is in the CLEAR SIGHT TRIANGLE notes. The current design complies with the requirements.

17. Please specify the City Standard Drawing Number when applicable.

    RESPONSE: TCL has been revised to add the reference.

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.

    RESPONSE: Added note to GENERAL NOTES "D" in the revised TCL, attached.

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).

RESPONSE: See attached Scoping Form, noting no TIS is required.

20. Please provide a letter of response for all comments given.

RESPONSE: Noted.

If you have any questions regarding any of the above, please do not hesitate to contact me.

Sincerely,

Fanning Bard Tatum Architects AIA Ltd. by,

Ted Grumblatt, Principal

enc: Updated drawings of TCL1 and TCL2(2-24x36 drawing)
Approved FIRE 1 drawing (24x36 drawing) (1-24x36 drawing)
Copy of approved TIS Scoping Form (3 pages, 8 ½ x 11)
Letter approving Grading and Drainage Plan (1-8 1/2x11)
Copy of approved Grading and Drainage Plan (Sheet C-101), 24x36 drawing

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

November 7, 2022

Mike Walla, P.E.
Walla Engineering
6501 Americas Pwky NE, Suite 301
Albuquerque, NM 87110

RE: GAAR Office Building - Renovations
1635 University Blvd. NE
Grading & Drainage Plan
Engineer's Stamp Date: 10/18/22
Hydrology File: H15D008

Dear Mr. Walla:

Based upon the information provided in your submittal received 10/18/2022, the Grading & Drainage Plan **is** approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the **$ 25.00** recording fee check made payable to Bernalillo County to Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

City of Albuquerque

Planning Department

Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: GAAR 1635 University Blvd Renov. Building Permit #: BP-2022-23390 Hydrology File #: H15D008

Zone Atlas Page: H15Z 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

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: IDO NR-C

Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: (X) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: (X) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:

The development is the renovation and reconstruction of the existing office/training center for GAAR. It includes an expansion of 2,500 s.f. The building primary use is office as well as training classrooms for visiting guests.

Days and Hours of Operation (if known): The primary use for operations is 8:00 AM to 5:00 PM, Monday thru Friday.

Facility

Building Size (sq. ft.): 18,430 square feet

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 50-60 Visitors

Expected Number of Employees (if known):* 17 Employees

Expected Number of Delivery Trucks/Buses per Day (if known):* 2/week or .4 /day

Trip Generations during PM/AM Peak Hour (if known):* Not known.

ITE Land Use #715
Single Tenet Office
Building 20.9 K SQ FT
AM peak 32 trips
PM peak 44 trips

Driveway(s) Located on: Street Name University Blvd.

Adjacent Roadway(s) Posted Speed: Street Name Indian School Posted Speed 35 MPH

Street Name 1-40 Frontage Road Posted Speed 40 MPH

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Minor Arterial
(arterial, collecdtor, local, main street)

Comprehensive Plan Center Designation: Other City Limits
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 16,100 Avg. Annual Weekday Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): Indian School Rd. Nearest Transit Stop(s): .28 miles on Indian School Rd.

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Current bike path is located on Indian School Rd./Proposed bike lane on University Blvd.
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Current on University Blvd.

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: http://www.cabq.gov/gis/advanced-map-viewer

Comprehensive Plan Corridor/Designation:https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use (map after Page 5-5)

Road Corridor Classification: https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/285/Traffic-Counts and https://public.mrcog-nm.gov/taqa/

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No [✓] Borderline [ ]

Thresholds Met? Yes [ ] No [✓]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

P.E.

TRAFFIC ENGINEER

11/16/2022

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

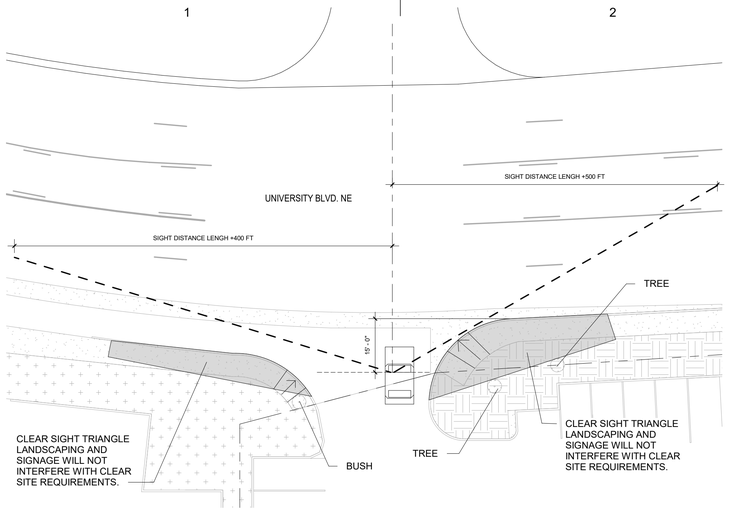
Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

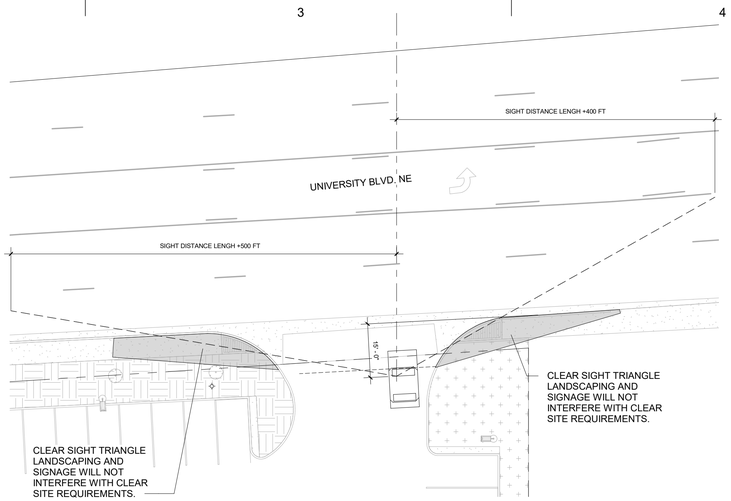
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) *(check MRCOG Bikeways and Trails in the 2040 MTP map)*
4. Location of nearby multi-use trails, if applicable *(check MRCOG Bikeways and Trails in the 2040 MTP map)*
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

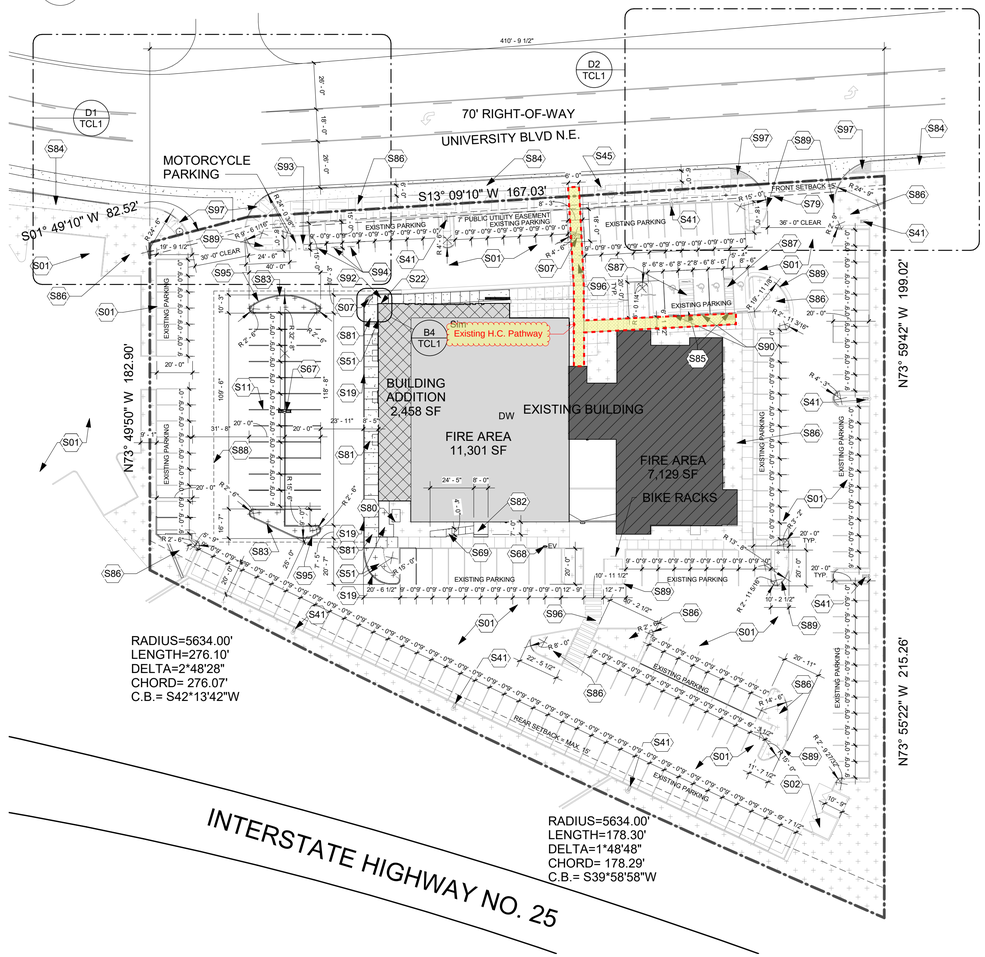
G.A.A.R. OFFICE BUILDING RENOVATION



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

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

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

A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.

B. SEE LANDSCAPE DRAWINGS FOR PLANTING AND MULCH SCOPE.

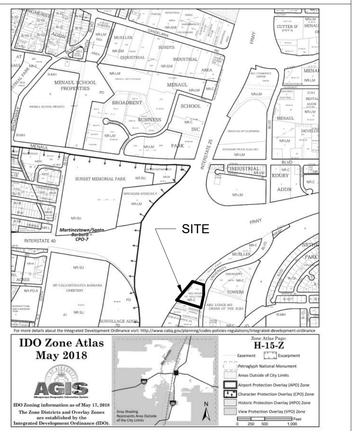
C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR, VARIANCES, AND/OR CONFLICTS EXIST, AS DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS, OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT COVERED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.

D. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER

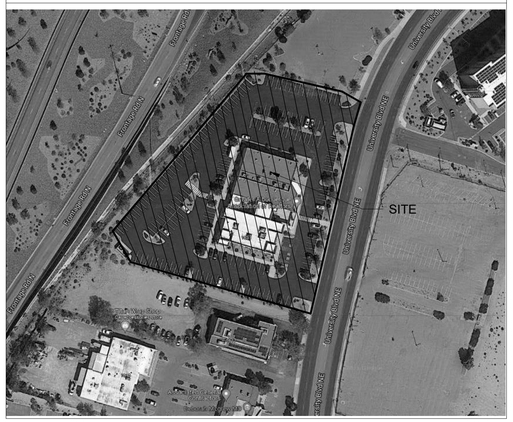
KEYNOTES

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.

ZONE ATLAS MAP



LOCATION MAP



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NATHAN BROOKS
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505.212.9126 CONTACT: WILL MOSES
WILL@GROUNDWORKSTUDIONM.COM

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MIKEW@WALLAENGINEERING.COM

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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

STATE OF NEW MEXICO
TED C. GRUMBLATT
No. 3382
9/20/2022
REGISTERED ARCHITECT
ARCHITECT

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

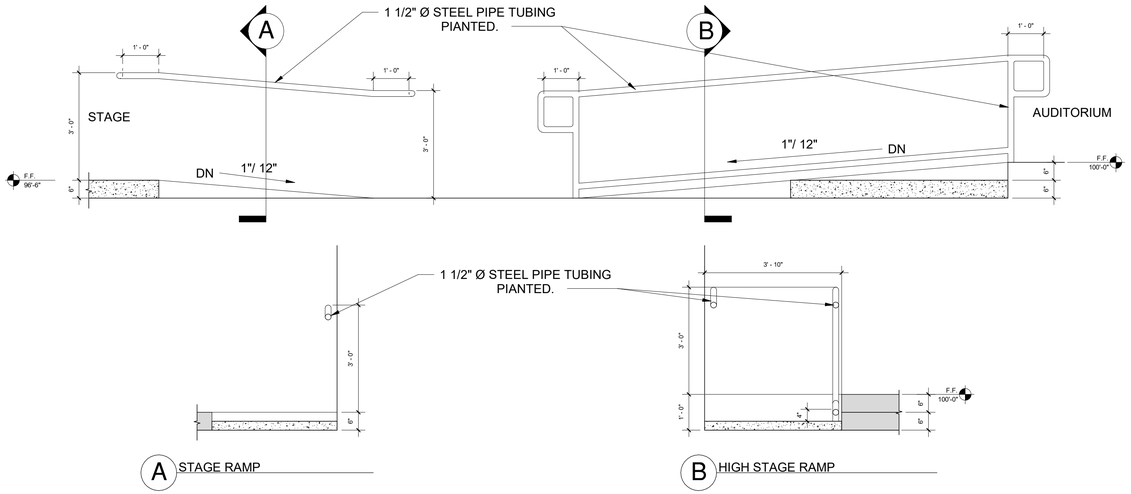
SHEET TITLE

TRAFFIC CIRCULATION LAYOUT PLAN

TCL1

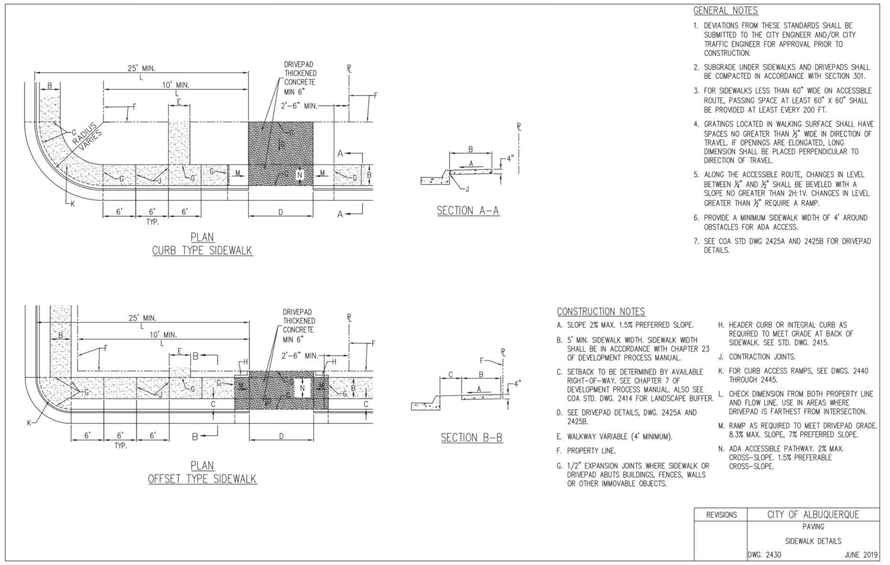
11/17/2022 12:11:44 PM

G.A.A.R. OFFICE BUILDING RENOVATION



C1 AUDITORIUM RAMP DETAILS

1/2" = 1'-0"



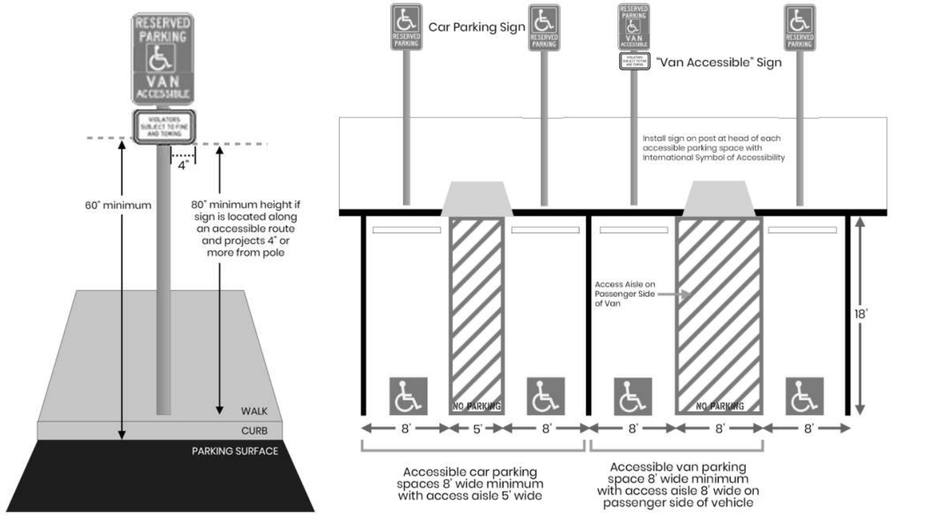
GENERAL NOTES

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
3. FOR SIDEWALKS LESS THAN 60" WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60" X 60" SHALL BE PROVIDED AT LEAST EVERY 200 FT.
4. GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN ½" WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
5. ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN ½" REQUIRE A RAMP.
6. PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
7. SEE COA STD DWG 2425A AND 2425B FOR DRIVEPAD DETAILS.

CONSTRUCTION NOTES

A. SLOPE 2% MAX, 1.5% PREFERRED SLOPE.
B. 5' MIN. SIDEWALK WIDTH; SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
C. SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
D. SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
E. WALKWAY VARIABLE (4' MINIMUM).
F. PROPERTY LINE.
G. 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
H. HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
J. CONTRACTION JOINTS.
K. FOR CURB ACCESS RAMPS, SEE DWGS. 2440 THROUGH 2445.
L. CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
M. RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
N. ADA ACCESSIBLE PATHWAY, 2% MAX. CROSS-SLOPE, 1.5% PREFERABLE CROSS-SLOPE.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	SIDEWALK DETAILS
	DWG. 2430 JUNE 2019



C5 ADA PARKING AND SIGNAGE (EXISTING SIGNAGE)

SCALE: NOT TO SCALE (ISOMETRIC)

C4 COA ST. DWG 2430

SCALE: NOT TO SCALE

C5 H.C. RAMP DETAIL (EXISTING SIGNAGE)

SCALE: NOT TO SCALE (ISOMETRIC)

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STATE OF NEW MEXICO
TED C. GRUMBLATT
No. 3382
9/20/2022
REGISTERED ARCHITECT
ARCHITECT

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 DETAILS	

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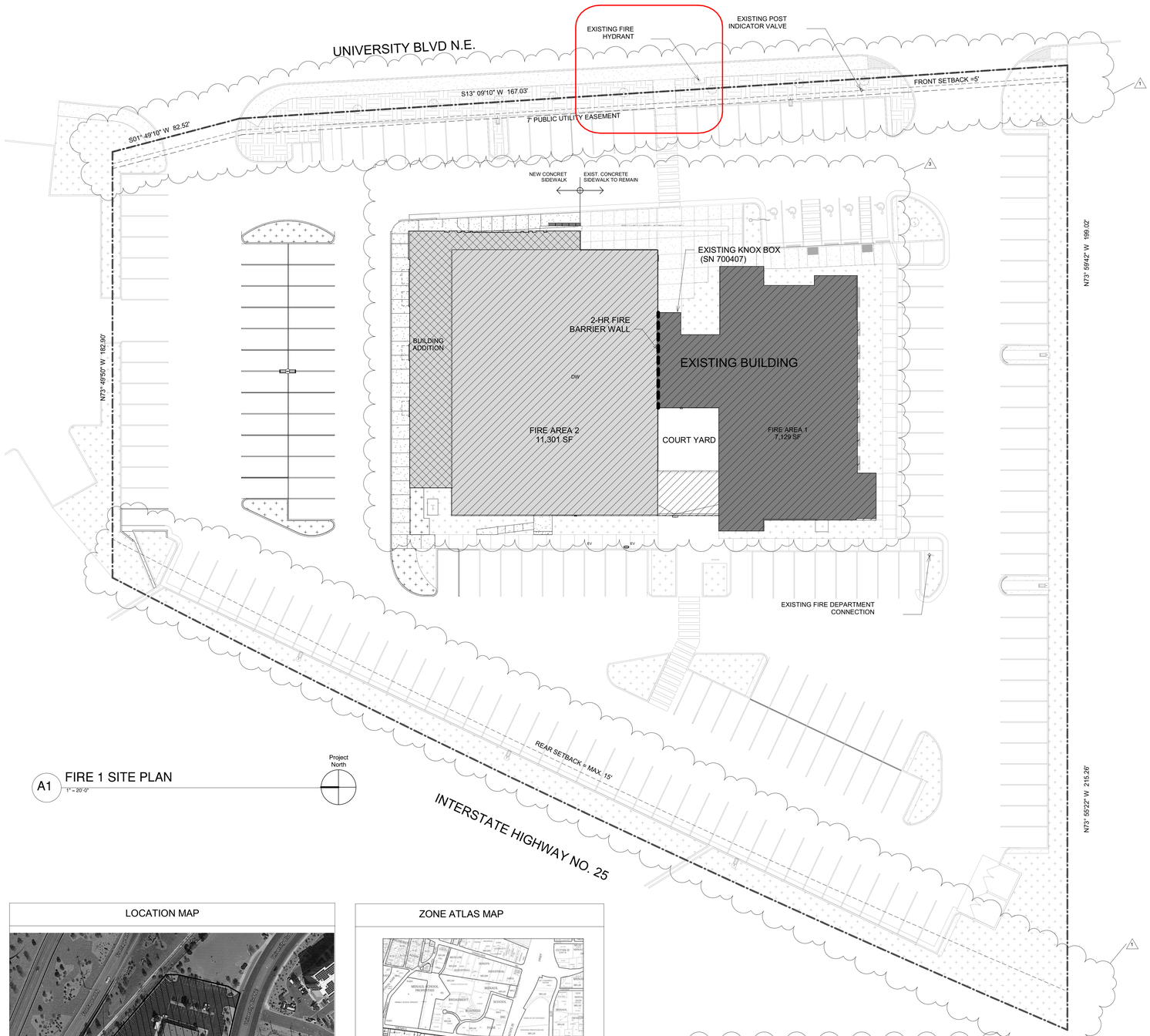
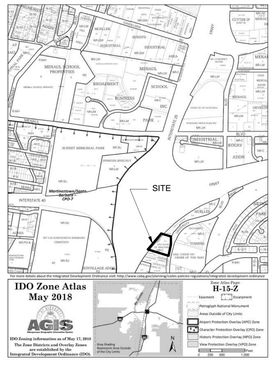
G.A.A.R. OFFICE BUILDING RENOVATION



A1 FIRE 1 SITE PLAN
1" = 20'-0"

LOCATION MAP

ZONE ATLAS MAP



CODE DATA

PARKING:

ZONING: IDO Part: 14-16-5 Table 5-5(C) Off-Street Parking

Use: Office
Zone: Previosly c_3 currently per IDO NR-C
Parking Requirements: 3.5 spaces/ 1000 sq. ft. GFA
(18,430 s.f. / 1000) x 3.5 = 65 spaces required / 194 provided

HANDICAP PARKING: REQUIRED = 51-100 REQUIRED SPACES: 4 REQUIRED 4 PROVIDED.

SETBACKS:

FRONT: 5'
SIDE: INTERIOR 0', STREETSIDE= 5'
REAR: MIN. 15'-0"

CODE ANALYSIS

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

PERMIT NUMBER: FP-22-011590
APPROVED DATE: 10/06/22

APPROVED

PLANS REVIEWED AND APPROVED BY THE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 1500 GPM Y Pts Hydrant

Project Description:

The project involves the tenant improvements of a portion of the existing building and minor site modifications and additions to a portion of the building. The facility is used as a headquarters building for the GREATER ASSOCIATION of ALBUQUERQUE REALTORS (GAAR).
It contains offices, training rooms, and kitchens that are for internal use only. NO PUBLIC ACCESS.

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

REFERENCES:

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 NEW MEXICO BUILDING CODE
2003 ANSI A117.1
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2015 UNIFORM FIRE CODE
2000 NFPA 101 LIFE SAFETY
ATBCB, JANUARY 18, 1998
NFPA 90C

OCCUPANCY CLASSIFICATION: (CHAPTER 3)

B (SECTION 304)

CONSTRUCTION TYPE (TABLE 601):

TYPE VB - SPRINKLERED (NO FIRE RATING REQUIREMENTS)

OCCUPANCY LOAD

Total Building Occupant Load: 597 OCCUPANTS

EXIT WIDTHS

2 REQUIRED / 8 PROVIDED AS PART OF RENOVATION SCOPE

REQUIRED: 185 OCC. x .15= 27.75"
185 OCC. x .2 = 37"

PROVIDED: 3 x 36" = 108"

LEVEL OF ALTERATION (IEBC CHAPTER 3)

LEVEL 3 ALTERATION - LEVEL OF ALTERATIONS APPLY TO MORE THAN 50% OF THE BUILDING

FIRE BARRIER WALLS

2-HR WALL - SEE PLAN FOR LOCATION

ALLOWABLE AREA : (TABLE 504 AND SECTION 506)

OCCUPANCY GROUP B TYPE VB CONSTRUCTION

BASE ALLOWABLE AREA (TABLE 506.2):	36,000 SF (S1- SPRINKLERED)
FIRE AREA 1 SF =	7,129 SF
FIRE AREA 2 SF =	11,301 SF
TOTAL BUILDING SF =	18,430 SF

ALLOWABLE TRAVEL DISTANCES (IBC TABLE 1017.2)

THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL:

OCCUPANCIES B = 300 FEET. (SPRINKLERED)

MAXIMUM LENGTH OF EXIT ACCESS TRAVEL PROVIDED: 133 FEET

DEAD END CORRIDOR (IBC TABLE 1020.1 AND 1020.4):

50 FT. MAXIMUM (SPRINKLERED)

PLUMBING FIXTURE CALCULATIONS:

THE FOLLOWING CALCULATIONS BASED ON TOTAL OCCUPANT LOAD OF 597. 299 MALES & 299 FEMALES

WATER CLOSETS REQUIRED:

1/25 FOR FIRST 50 & 1/50 FOR THE REMAINDER = 7 MALE & 7 FEMALE

WATER CLOSETS:	REQUIRED	PROVIDED	
		7 MALE & 7 FEMALE	7 MALE & 8 FEMALE

LAVATORIES REQUIRED:

1/40 FOR FIRST 80 & 1/80 FOR THE REMAINDER = 5 MALE & 5 FEMALE

LAVATORIES:	REQUIRED	PROVIDED	
		5 MALE & 5 FEMALE	5 MALE & 5 FEMALE

1/100= 2 = 1 ACCESSIBLE AND 1 NON-ACCESSIBLE (STANDING PERSONS)

DRINKING FOUNTAINS: 2015 IBC TABLE 2902.1	REQUIRED	PROVIDED	
TOTAL OCCUPANT LOAD: 597/100=6 (1 PER 100)	6	6	2 ACCESSIBLE (HI/LOW)

JANITOR'S CLOSET:	REQUIRED	PROVIDED	
		1	1

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

LANDSCAPE REQUIREMENTS:

126,324 SF GROSS LAND AREA
- 18,430 SF BUILDING AREA
107,894 NET LOT AREA

107,894 NET LOT AREA x 15% =
16,184 SF LANDSCAPING REQUIRED

ZONING: IDO Part: 14-16-5 Table 5-5(C) Off-Street Parking

Use: Office
Zone: Previously C-3 Currently per IDO MX-H
Parking Requirements: 3.5 spaces / 1,000 sq. ft. GFA
(18,430 s.f. / 1,000) x 3.5 = 65 spaces required / 194 provided

2018 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)

CHAPTER 3-C301-CLIMATE ZONE: 4B

CHAPTER 4-Table C402.1.3:

INSULATION ABOVE ROOF DECK	R-30ci
WALLS-METAL FRAME	R-13+R-7.5ci
HEATED SLAB	R-10, 24" BELOW

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ARCHITECT

G.A.A.R. OFFICE BUILDING RENOVATION

CONSTRUCTION DOCUMENTS

1635 UNIVERSITY BLVD NE
ALBUQUERQUE, NM 87102

09.08.22

MARK	DATE	DESCRIPTION
1	9/2/22	CABQ Plan review changes
2	9/18/22	FIRE 1 REVIEW
3	9/27/22	ADDENDUM 2

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

SHEET TITLE

SITE PLAN

FIRE 1

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G.A.A.R. OFFICE BUILDING RENOVATION

HYDROLOGY CALCULATIONS

1635 University Blvd. NE – Site Area = 2.899 acres

Design Criteria: City of Albuquerque Development Process Manual – June 2020
Chapter 6 Drainage, Flood Control, and Erosion Control
Procedure for 40-Acre and Smaller Basins

Precipitation Zone 2 per Section 6-2(A)(1), Table 6.2.7 and Figure 6.2.3
Excess Precipitation, E, per Table 6.2.13
Peak Discharge for Small Watersheds: per Table 6.2.14

PREDEVELOPED/POSTDEVELOPED CONDITIONS – South Basin

Land Treatment	Area (ac)	Excess Precip. 'E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.55	1.71	0.36
B	0.260	0.73	2.36	0.49
C	0.000	0.95	3.05	0.63
D	1.497	2.24	4.34	0.90

Weighted E: = 2.015 in
V_{360} = 2.015 x 1.758 x 43560/12 = 12,858 CF
Total Qp = (0.26 x 2.36) + (1.497 x 4.34) = 7.11 CFS

PREDEVELOPED CONDITIONS – North Basin

Land Treatment	Area (ac)	Excess Precip. 'E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.55	1.71	0.36
B	0.124	0.73	2.36	0.49
C	0.000	0.95	3.05	0.63
D	1.018	2.24	4.34	0.90

Weighted E: [(0.124 x 0.73) + (1.018 x 2.24)]/1.1416 = 2.077 in
V_{360} = 2.077 x 1.1416 x 43560/12 = 8606 CF
Total Qp = (0.124 x 2.36) + (1.018 x 4.34) = 4.71 CFS

POSTDEVELOPED CONDITIONS – North Basin

Land Treatment	Area (ac)	Excess Precip. 'E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.55	1.71	0.36
B	0.093	0.73	2.36	0.49
C	0.000	0.95	3.05	0.63
D	1.048	2.24	4.34	0.90

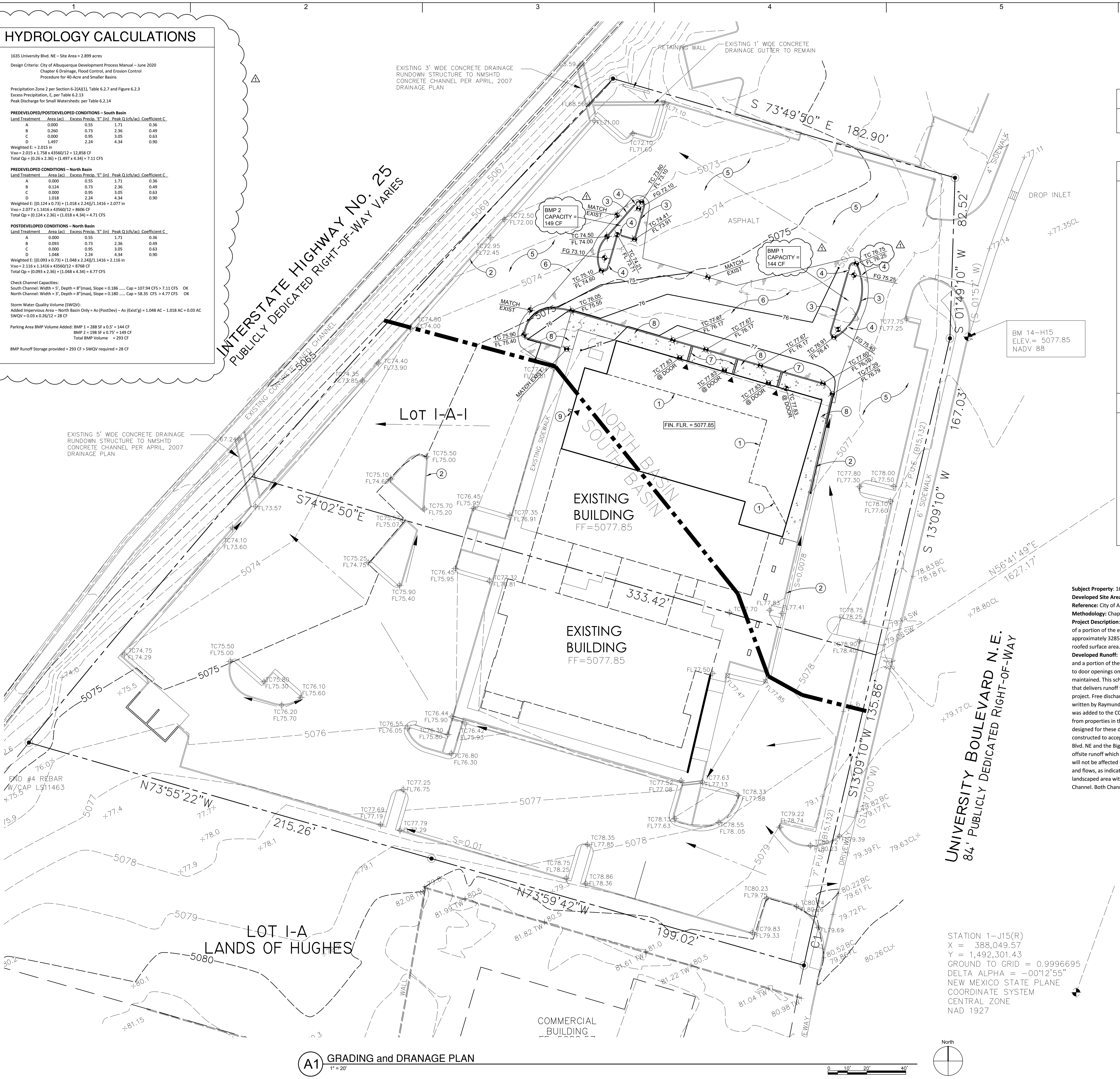
Weighted E: [(0.093 x 0.73) + (1.048 x 2.24)]/1.1416 = 2.116 in
V_{360} = 2.116 x 1.1416 x 43560/12 = 8768 CF
Total Qp = (0.093 x 2.36) + (1.048 x 4.34) = 4.77 CFS

Check Channel Capacities:
South Channel: Width = 5', Depth = 8"(max), Slope = 0.186 …… Cap = 107.94 CFS > 7.11 CFS OK
North Channel: Width = 3', Depth = 8"(max), Slope = 0.180 …… Cap = 58.35 CFS > 4.77 CFS OK

Storm Water Quality Volume (SWQV):
Added Impervious Area – North Basin Only = A_D (PostDev) – A_D (Exist'g) = 1.048 AC – 1.018 AC = 0.03 AC
SWQV = 0.03 x 0.26/12 = 28 CF

Parking Area BMP Volume Added: BMP 1 = 288 SF x 0.5' = 144 CF
BMP 2 = 198 SF x 0.75' = 149 CF
Total BMP Volume = 293 CF

BMP Runoff Storage provided = 293 CF > SWQV required = 28 CF



A1 GRADING and DRANAGE PLAN
1" = 20'

BENCHMARK

BM 14-H15
ELEVATION = 5077.85
NADV 88

LEGAL DESCRIPTION

LOT 1-A-1, ALBUQUERQUE BOARD OF REALTORS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LEGEND

— — —	PROPERTY LINE
—5073—	EXISTING CONTOUR
FL77.30	EXISTING SPOT ELEVATION
74.00	NEW SPOT ELEVATION
—74—	NEW CONTOUR
TC	TOP OF CONCRETE
FG	FINISHED GRADE
FF	FINISHED FLOOR
▶	ROOF DRAIN
→	FLOW DIRECTION
	DRAINAGE SWALE
	BASIN BOUNDARY
	NEW CONCRETE PAVING
	NEW ASPHALT PAVING

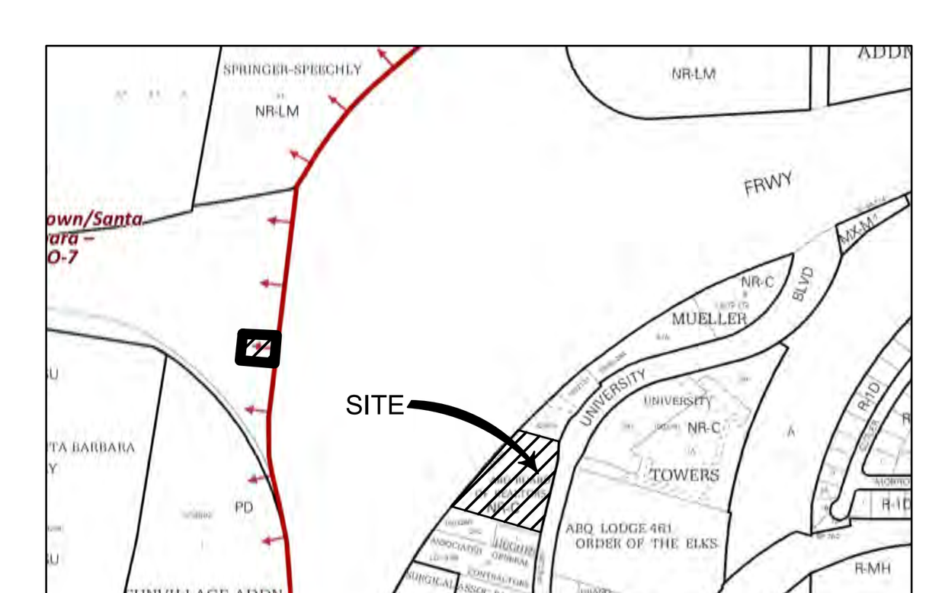
SHEET KEYNOTES

1. LIMIT OF NORTH END OF EXISTING BUILDING
2. EXISTING CURB AND GUTTER TO REMAIN
3. NEW 6" CONCRETE CURB WALL PER A1/C-201
4. 2'-0" WIDE CURB BREAK FOR DRAINAGE RUNOFF CONVEYANCE
5. EXISTING ASPHALT PAVING TO REMAIN
6. NEW ASPHALT PAVING PER DETAIL A2/C-201
7. 1'-0" WIDE SIDEWALK CULVERT AT ROOF DRAIN PER DETAILS A3/C-201 AND A4/C-201
8. 4", 4000 PSI, AIR-ENTRAINED CONCRETE SIDEWALK
9. SPLASH BLOCK AT ROOF DRAIN

Grading & Drainage Design Narrative

Subject Property: 1635 University Blvd NE, City of Albuquerque
Developed Site Area: 2.899 Acre
Reference: City of Albuquerque Development Process Manual (DPM), June 2020
Methodology: Chapter 6 Drainage, Flood Control, And Erosion Control of the DPM
Project Description: Lot 1-A-1 is a 2.8992 acre site that is fully developed. The project is the demolition of a portion of the existing building and addition that will increase the size of the building by approximately 3285 SF. This project will eliminate a small portion of landscaped area and replace it with roofed surface area. New islands in the parking lot will be added as well.
Developed Runoff: The new addition will have the same finished floor elevation as the existing building and a portion of the existing north parking lot will be removed and regraded in order to provide access to door openings on the north side of the addition. Otherwise, the historic site drainage scheme will be maintained. This scheme directs developed runoff to two concrete rundowns at the west property edge that delivers runoff to a concrete lined drainage channel constructed as part of the Big I Interstate project. Free discharge from these sites west of University Blvd. was allowed by the NMSHTD in a letter written by Raymunda A. Van Hoven, Drainage Engineer, NMSHTD, dated August 14, 2002. This letter was added to the COA file for this site in a previous project. The letter allows for concrete rundowns from properties in this area, between University Blvd and the Interstate, to a concrete channel has been designed for these developed flows. The letter states "The subject channel was designed and constructed to accept existing and future developed flows from properties located between University Blvd. NE and the Big I and north of Indian School Rd. NE and south of the Interstate." All negligible offsite runoff which currently enters the site and is conveyed through the site to the existing rundowns will not be affected by this new work. The new work will negligibly change the existing runoff volumes and flows, as indicated in the calculations on the plan. The addition will replace approximately 1350 of landscaped area with impervious roof and paved area. This will add 0.06 CFS runoff to the North Channel. Both Channels have at least 10 times the capacity needed to handle runoff from the site.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 11/07/22
BY: Renée C Brissette
HydroTrans # H15D008
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.



VICINITY MAP H-15-Z

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11030
10/18/22

G.A.A.R. OFFICE BUILDING RENOVATION

CONSTRUCTION DOCUMENTS

1635 UNIVERSITY BLVD NE
ALBUQUERQUE, NM 87102

05.20.22

MARK	DATE	DESCRIPTION
1	10-18-22	CITY HYDROLOGY COMMENTS

ISSUE:	CONSTRUCTION DOCUMENTS
DATE:	05-20-22
PROJECT NO:	
CAD DWG FILE:	C-101.DWG
DRAWN BY:	LEK
CHECKED BY:	MJW

SHEET TITLE
GRADING and DRAINAGE PLAN

C-101