

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 15, 2025

Stephen Dunbar, R.A
Modlus Architects
8220 San Pedro Dr. NE
Albuquerque, NM 87113

Re: Event Center
1611 Airtech Ct. SE
Traffic Circulation Layout Architect's
Stamp 06-21-24 (N15-D017)
TRANS # 2025-00111

Dear Mr. Dunbar,

The TCL submittal received 05-02-2025 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

NM 87103

www.cabq.gov

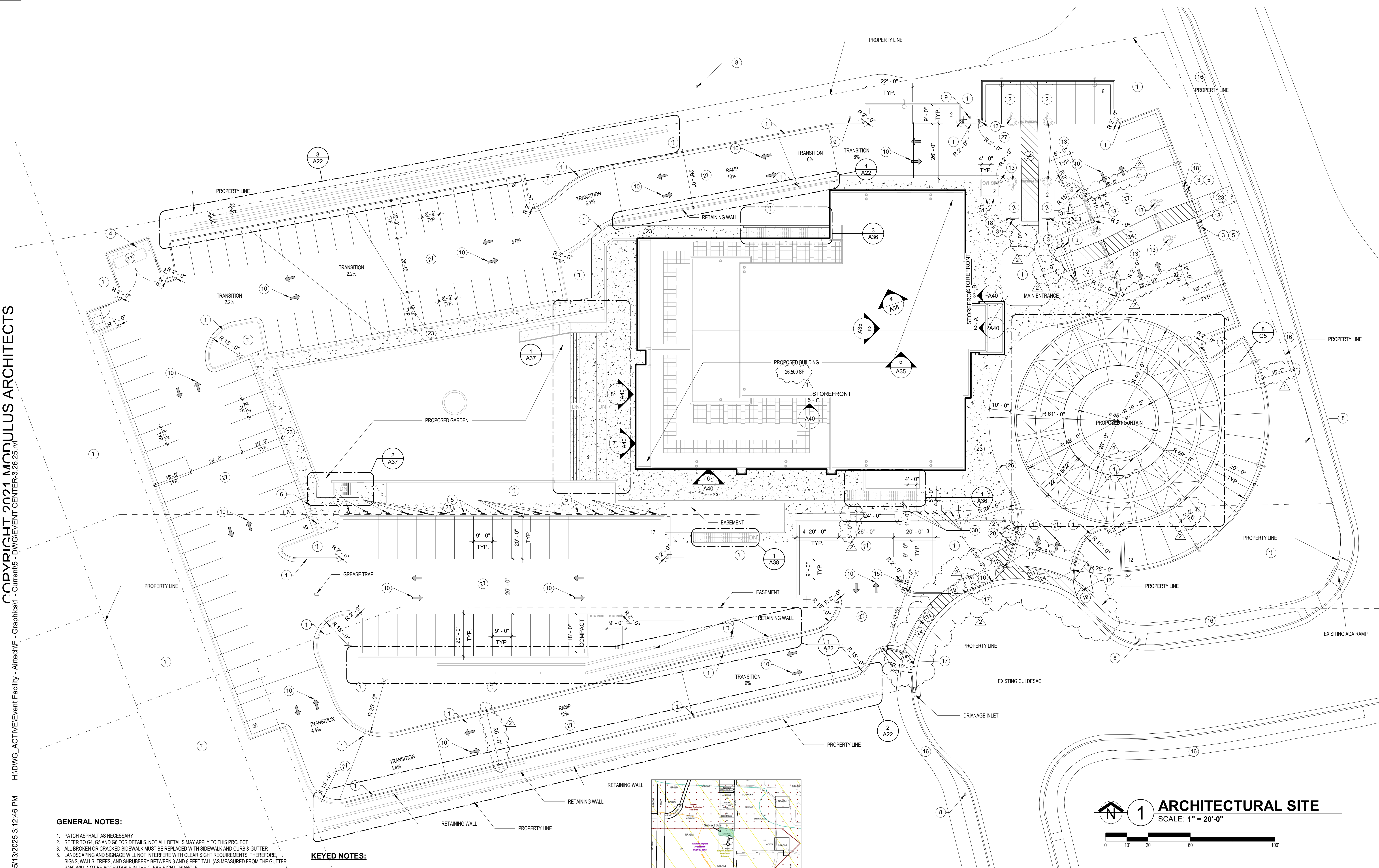
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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.

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.

Sincerely,

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

C: CO Clerk, File

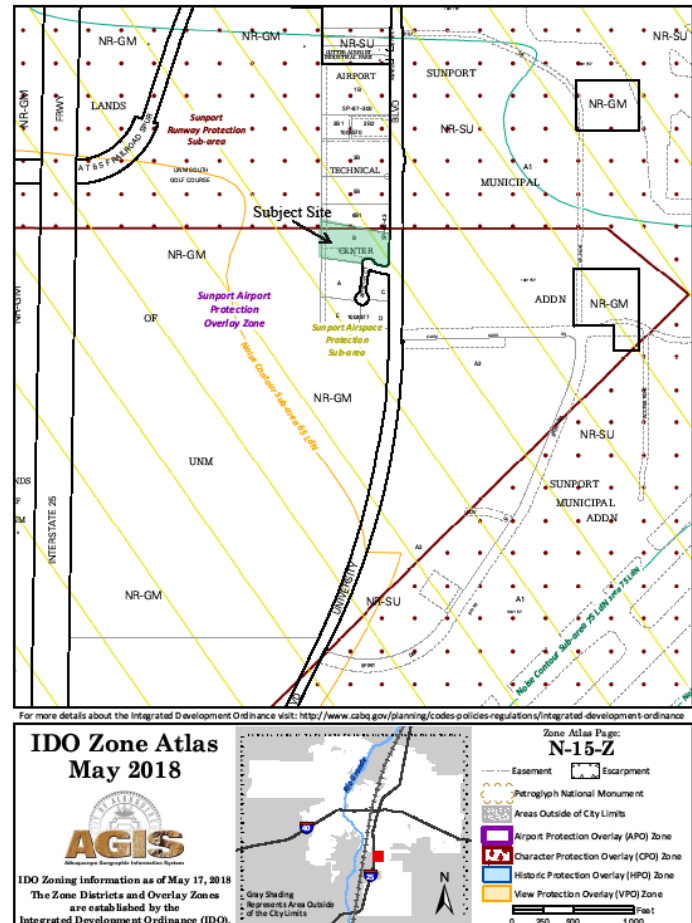


GENERAL NOTES:

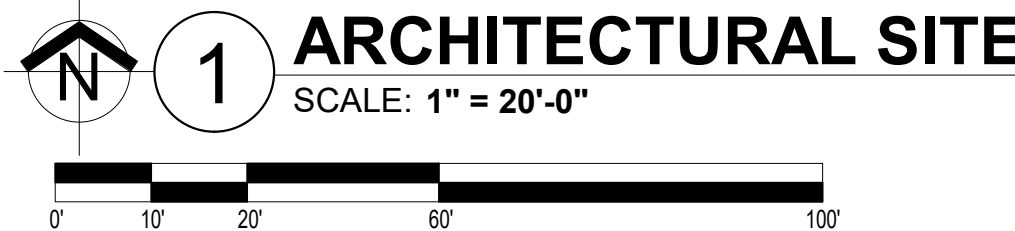
1. PATCH ASPHALT AS NECESSARY
2. REFER TO G4, G5 AND G6 FOR DETAILS. NOT ALL DETAILS MAY APPLY TO THIS PROJECT
3. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER
4. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

KEYED NOTES:

1. TYP. CURB RE: 10/G4
2. ADA PARKING RE: 2/G6
3. ADA SIGN RE: 11/G6
4. BOLLARD RE: 4/G4
5. SHARED VAN SPACE RE: 12A/G6
6. SHARED CAR VEHICLE RE: 12A/G6
7. PROPOSED LANDSCAPING
8. EXISTING FIRE HYDRANT
9. PROPOSED FIRE HYDRANT
10. PAVEMENT MARKING TO FOLLOW COA STANDARD 2600-105 RE: 8/G6
11. DUMPSTER ENCLOSURE RE: 4/G5
12. CONCRETE RAMP PER COA DRAWING STANDARD 2441
13. HANDICAP MARKING RE: 1/G6
14. CONCRETE RAMP PER COA DRAWING STANDARD 2446
15. LIGHT POLE RE: 3/G4
16. EXISTING SIDEWALK
17. DETECTABLE WARNING PER COA STANDARD DRAWING 2446
18. WHEEL STOP RE: 4/G6
19. PARALLEL CONCRETE RAMP PER COA DRAWING STANDARD 2447
20. STOP SIGN RE: 14/G6
21. NOT USED
22. NOT USED
23. NEW CONC. SIDEWALK RE: COA STANDARD DRAWING 2430
24. VALLEY GUTTER SIMILAR TO COA STANDARD DRAWING 2420
25. ISLAND TYP. CURB RE: 11/G4
26. SIDEWALK WITH TURNDOWN TYP. CURB RE: 8/G4
27. NEW ASPHALT
28. NOT USED
29. NOT USED
30. BIKE RACK RE: 13/G6
31. FREE-STANDING MOTORCYCLE PARKING SIGN RE: 12/G6
32. NOT USED
33. NOT USED
34. CROSSWALK RE: 6/G4



PARKING DATA TABLE	
PROPOSED USE	EVENT CENTER 26,500 GFA
OCCUPANCY	1,000
TOTAL PARKING REQ	1 SPACE/4 SEATS IN MAIN ASSEMBLY AREA = 250 SPACES
TOTAL PARKING PROV WITHOUT CREDITS	146 SPACES
PARKING CREDITS	SHARED VAN VEHICLE (7 SPACES): 17 PROVIDED SHARED CAR VEHICLE (4 SPACES): 2
TOTAL PARKING PROV WITH CREDITS	252
HC REQUIRED	8 SPACES
HC PROVIDED	8 SPACES
BIKE SPACES REQ	BIKE SPACES 10% OF TOTAL PARKING SPACES REQ: 25 SPACES
BIKE SPACES PROV	14 SPACES
MOTORCYCLE SPACES REQ	5 SPACES
MOTORCYCLE SPACES PROV	5 SPACES

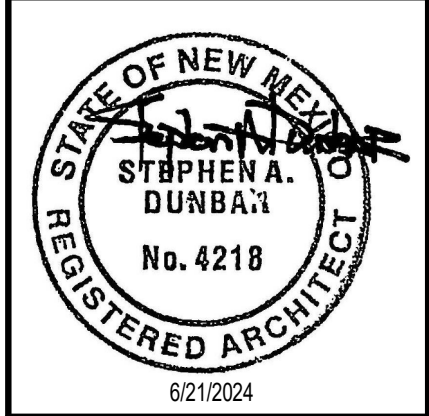


TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arroyo 5/15/2025
Signed Date

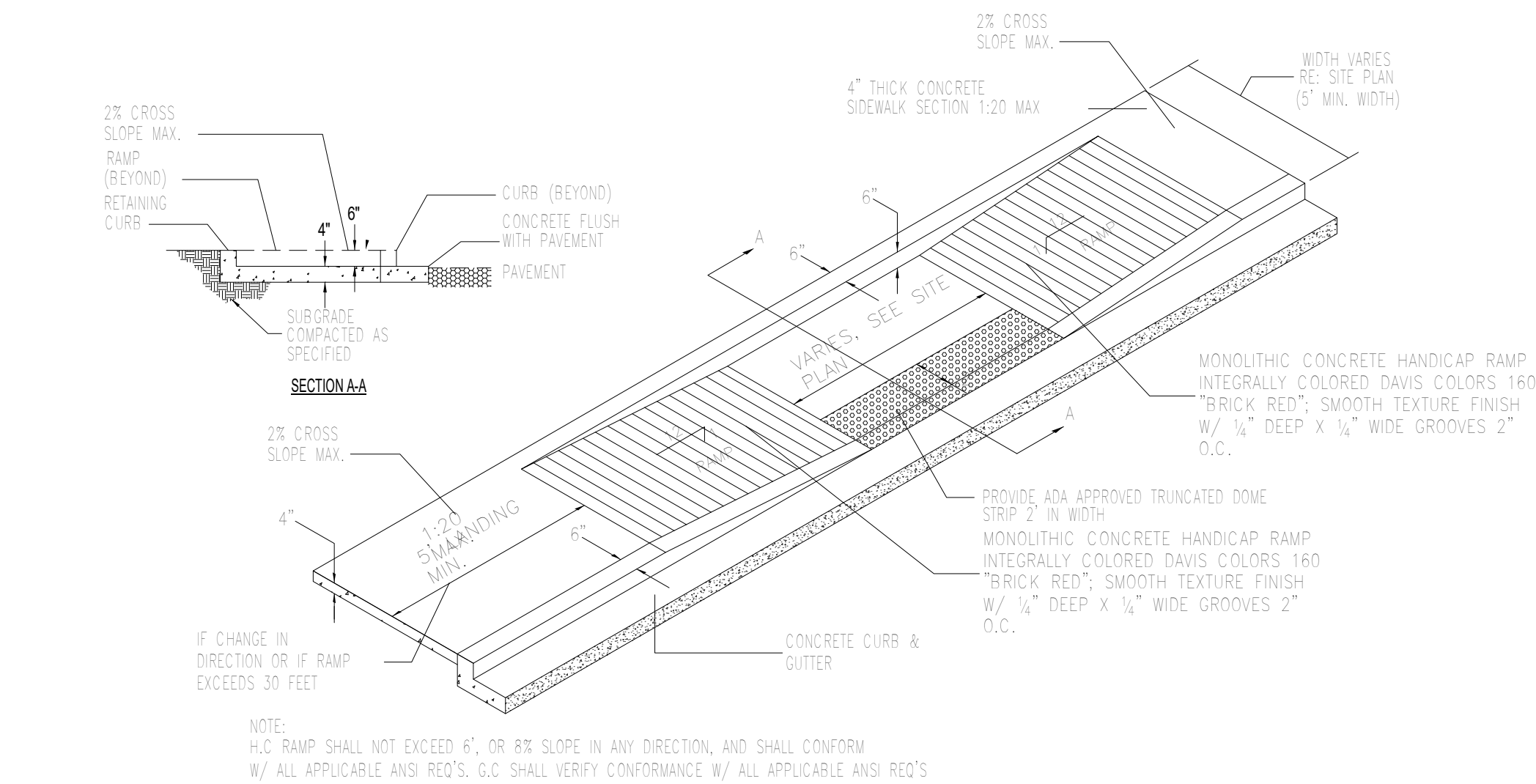
CONSTRUCTION DOCUMENTS

PROJECT TITLE	EVENT CENTER SHELL	PROJECT MANAGER	JOB NO.	DRAWN BY:	PROJECT NUMBER	SHEET TITLE
	1611 AIRTECH CT SE ALBUQUERQUE NM, 87106					ARCHITECTURAL SITE PLAN
DATE	6/21/2024	SHEET				G3A
SCALE:						

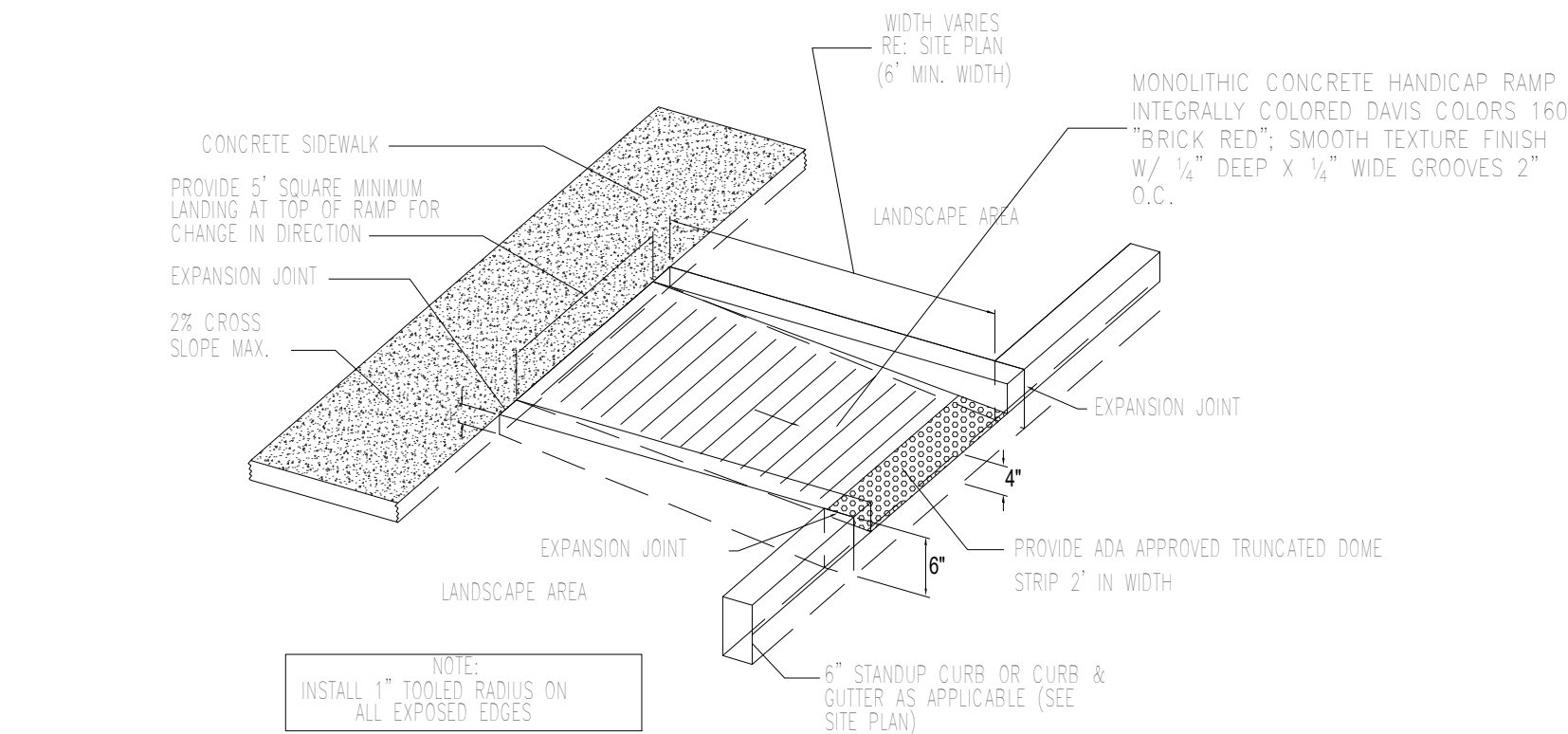


MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498

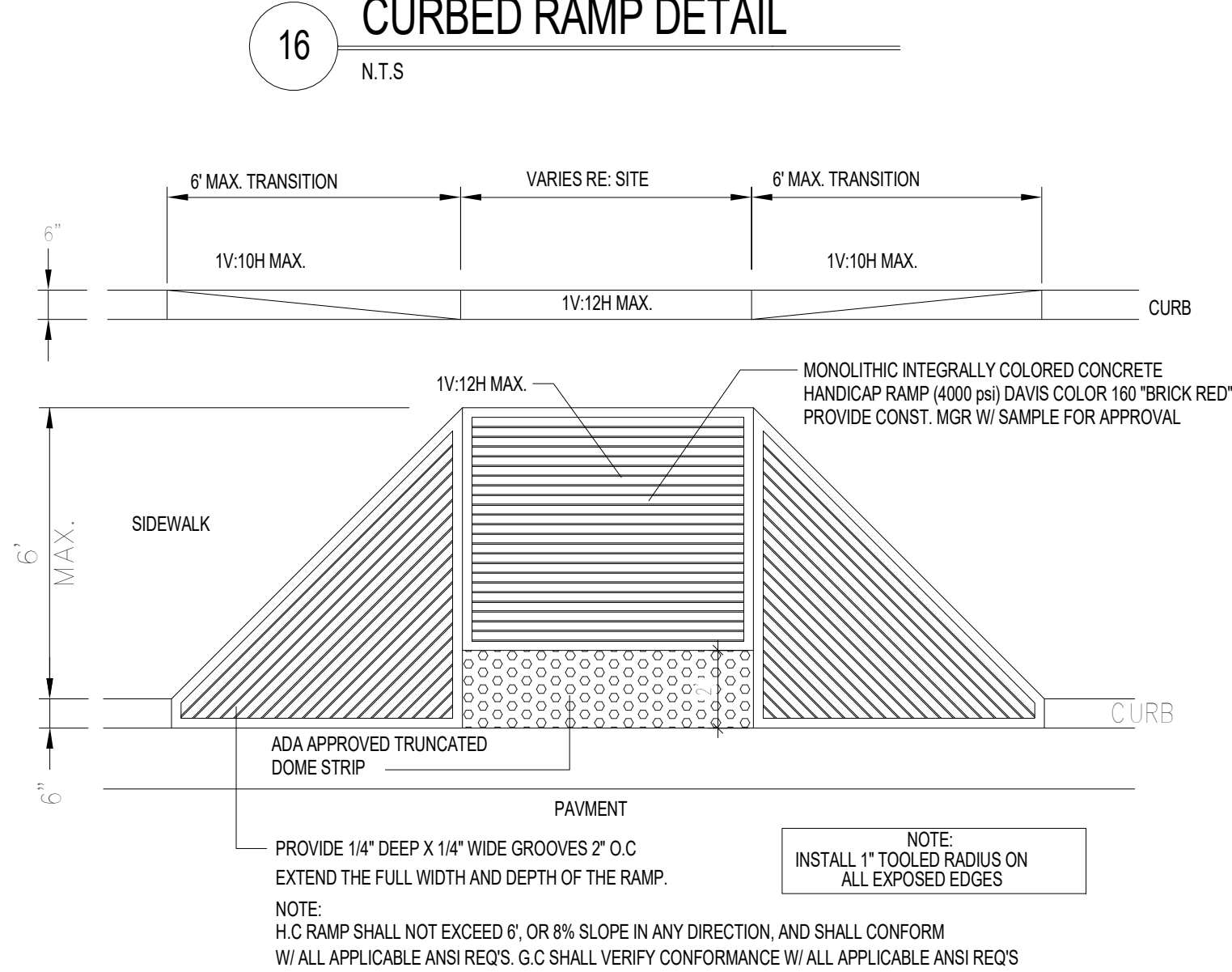
REV	DATE	BY	REVISION
1	10/1/2024		CITY COMMENTS
2	4/30/2025		TCL COMMENTS



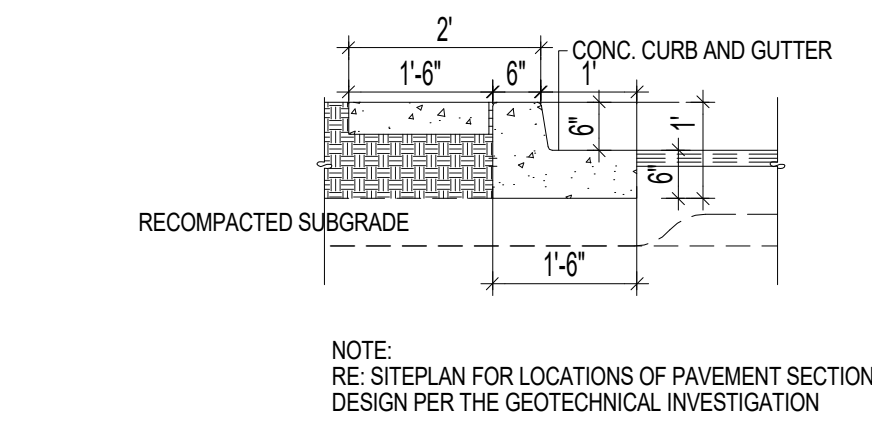
17 TAPERED RAMP DETAIL
N.T.S.



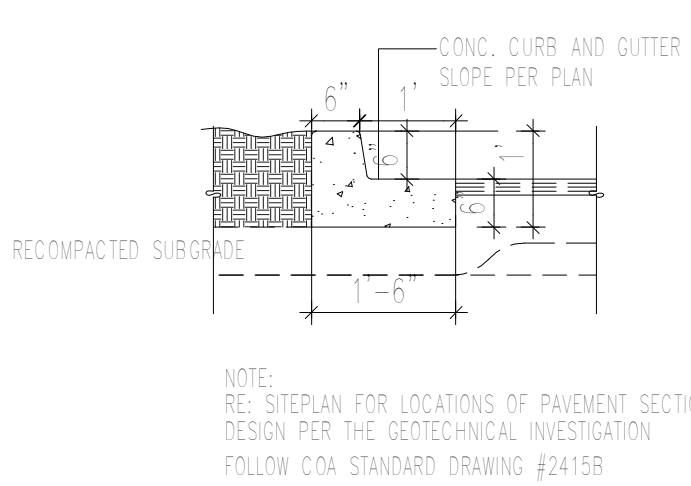
16 CURBED RAMP DETAIL
N.T.S.



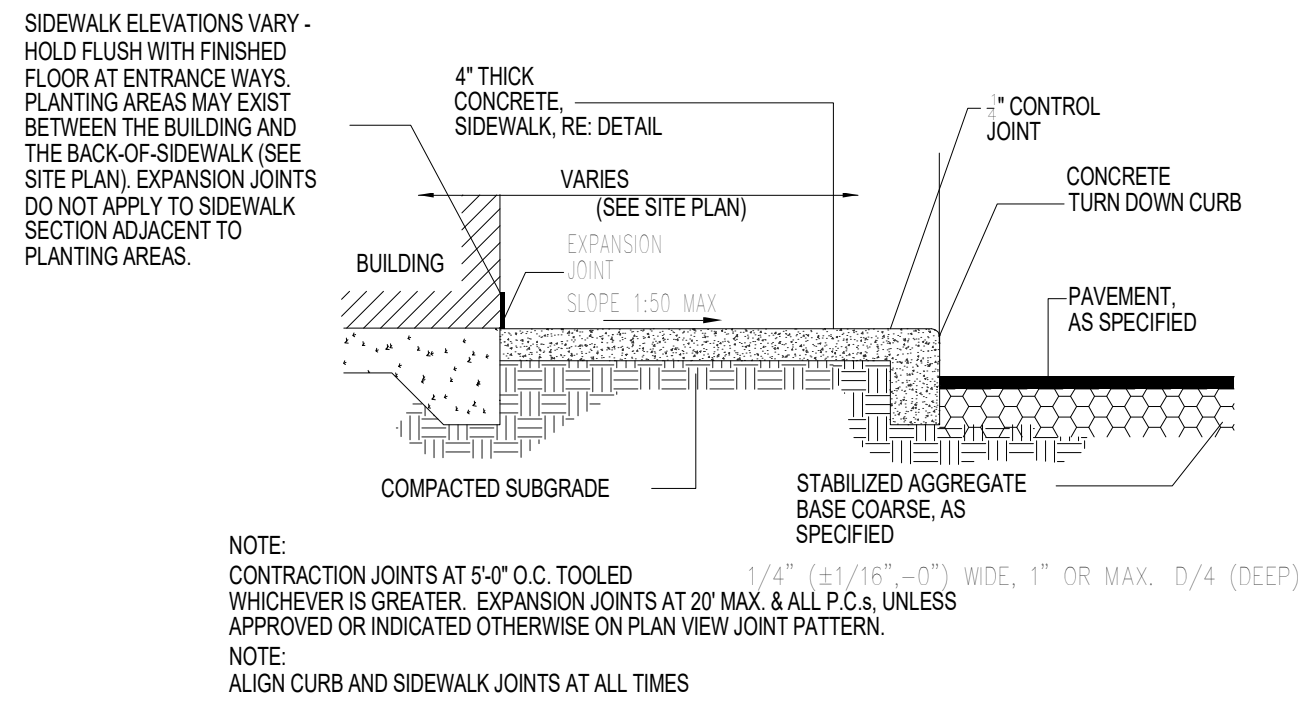
15 FLARED H.C RAMP
N.T.S.



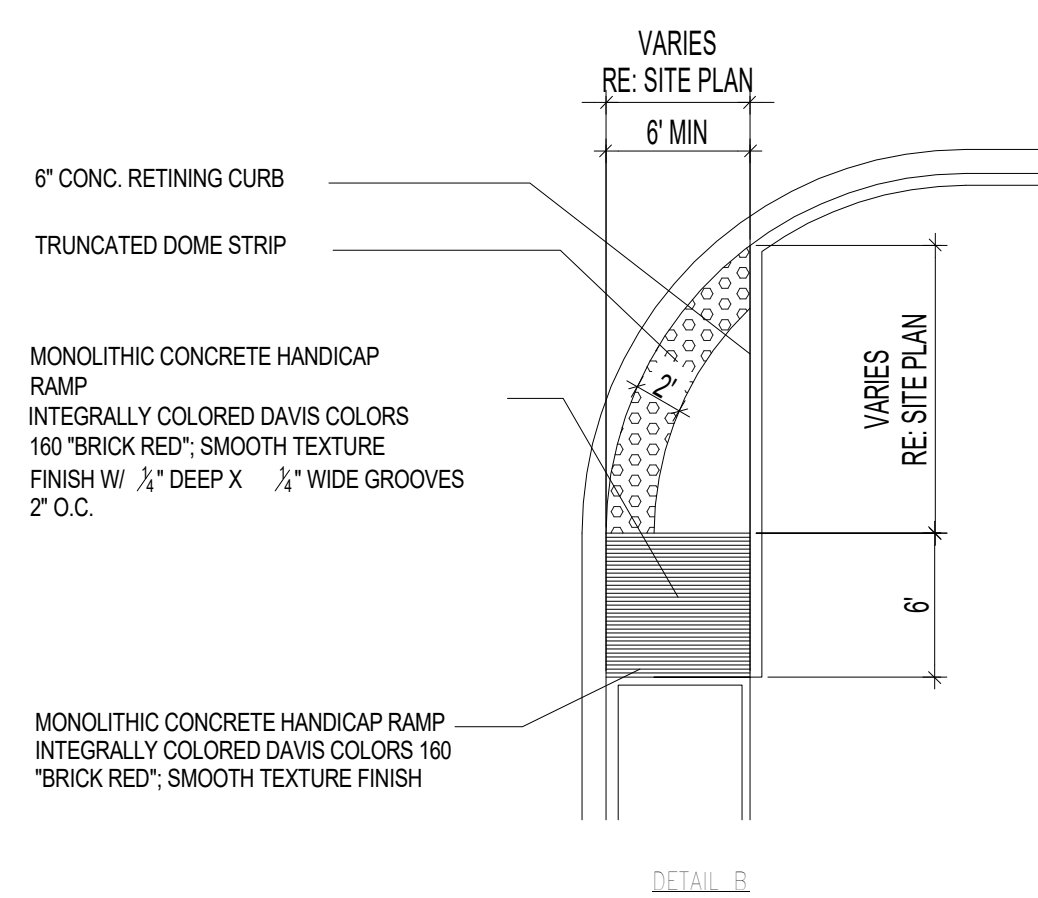
11 ISLAND CURB DETAIL
N.T.S.



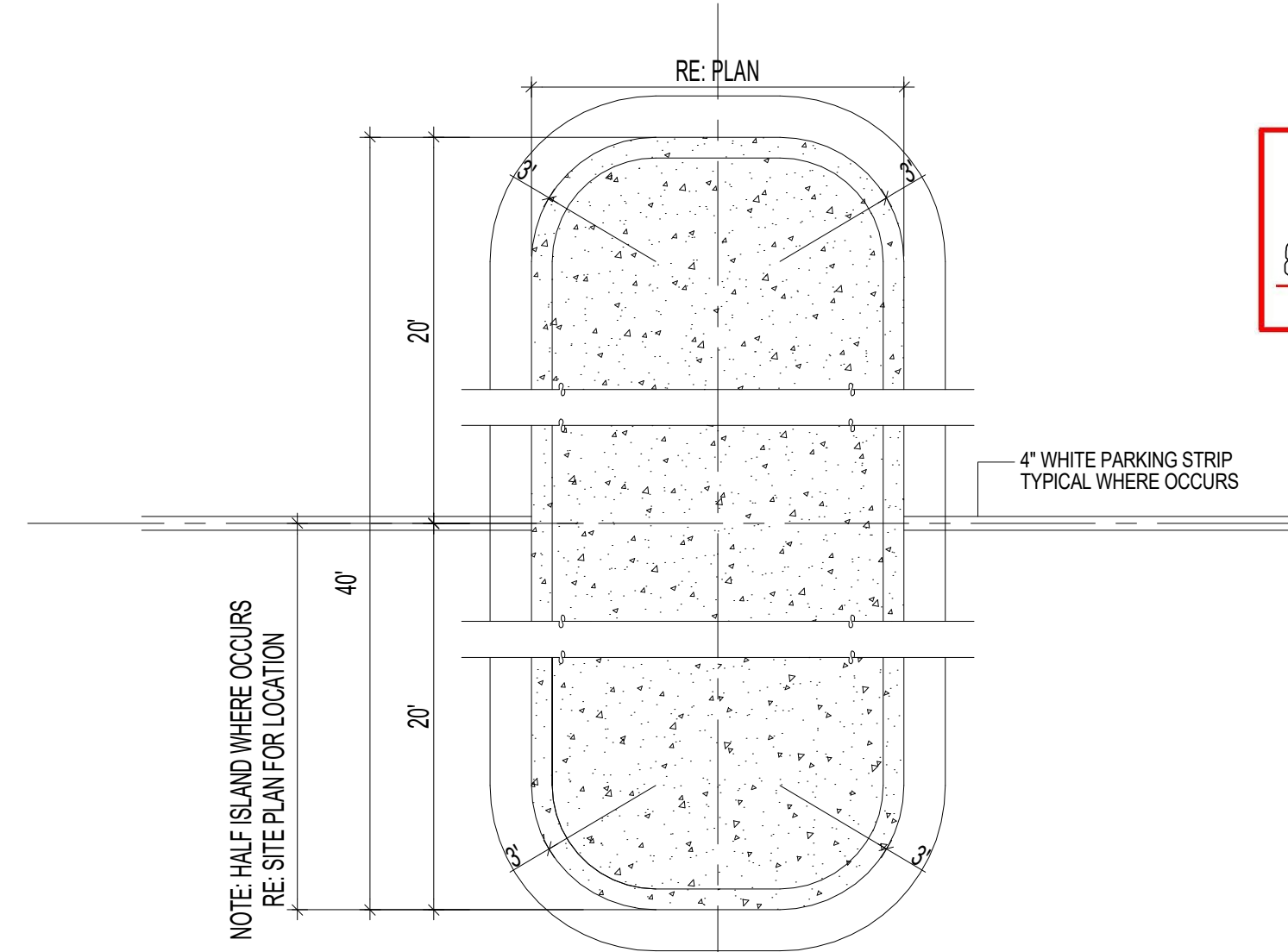
10 TYPICAL CURB DETAIL
N.T.S.



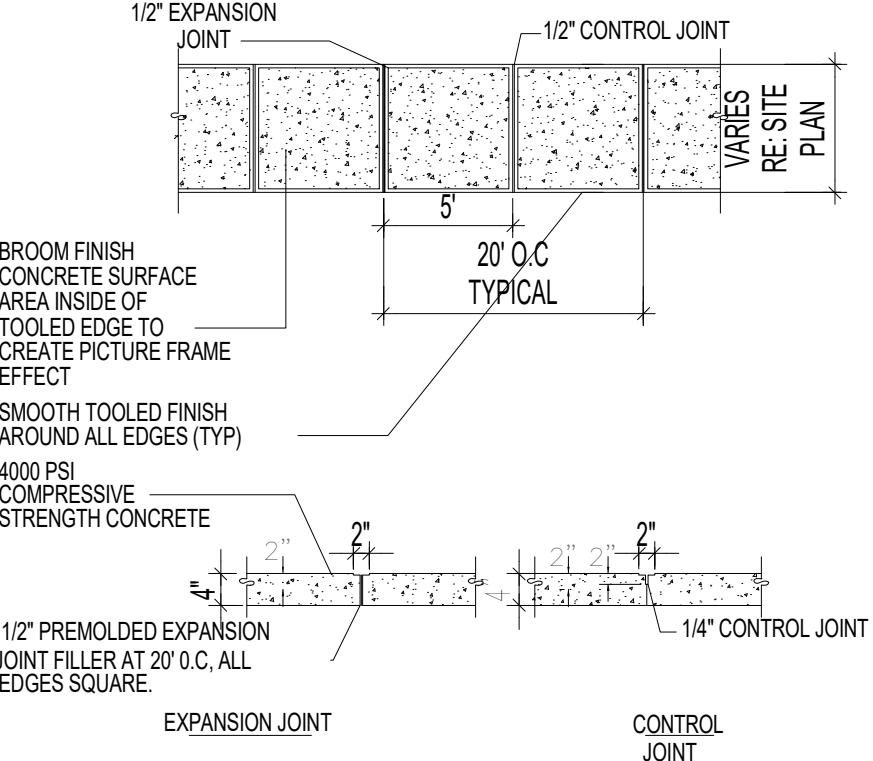
8 SIDEWALK WITH TURNDOWN CURB SEC.
N.T.S.



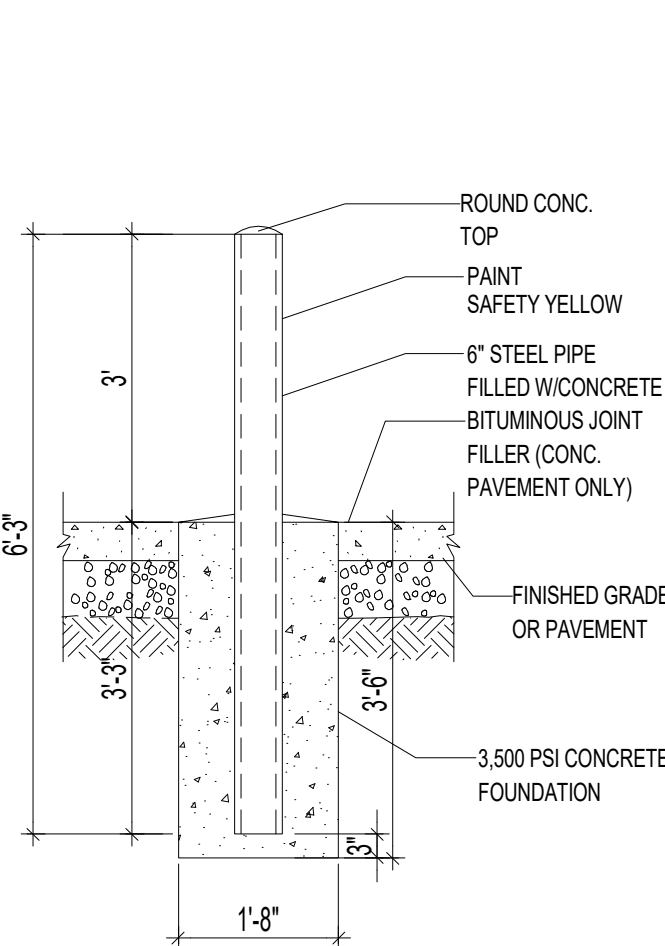
5 END ISLAND WITH WALK RAMP
N.T.S.



9 ISLAND DETAIL
N.T.S.

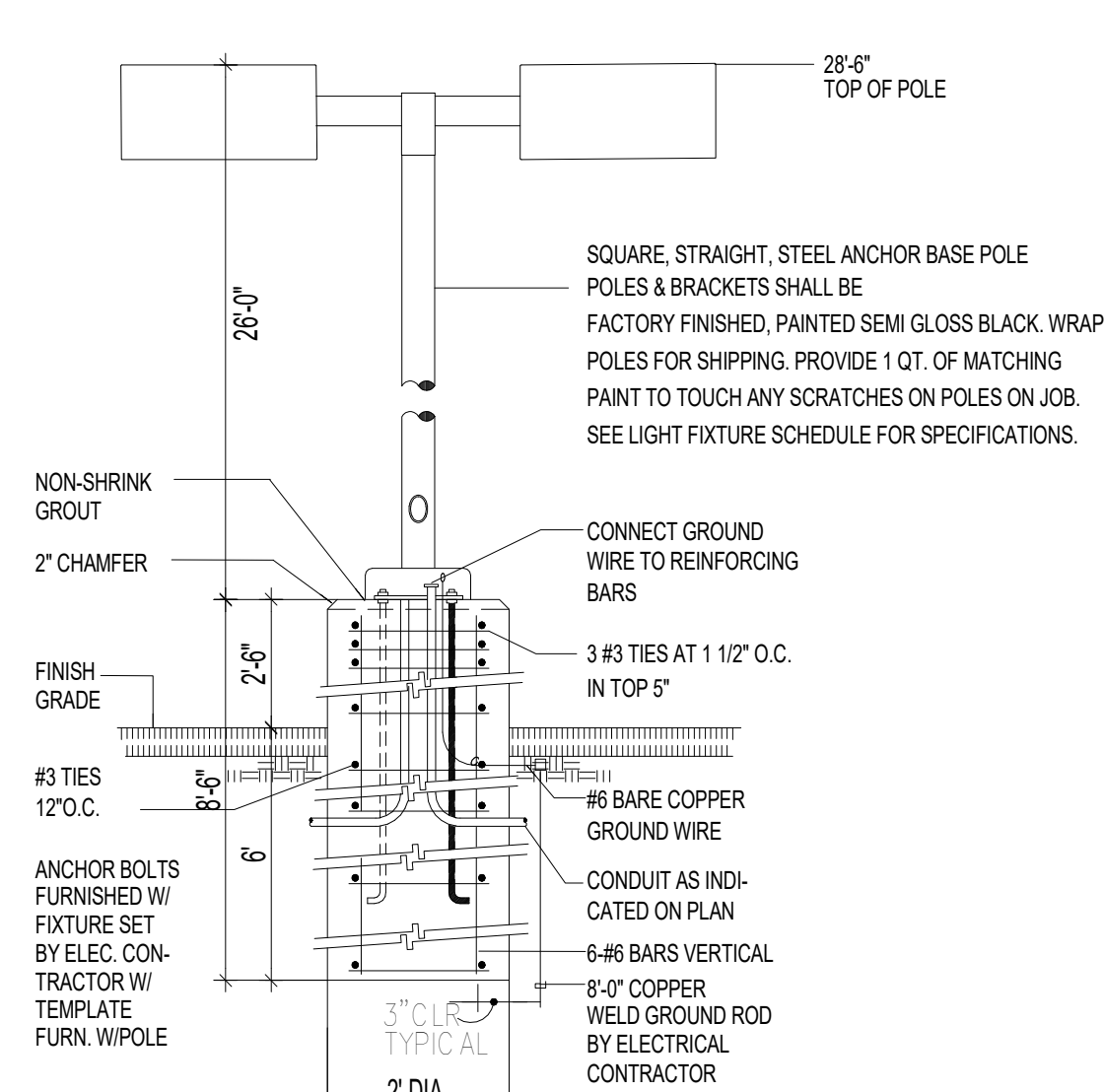
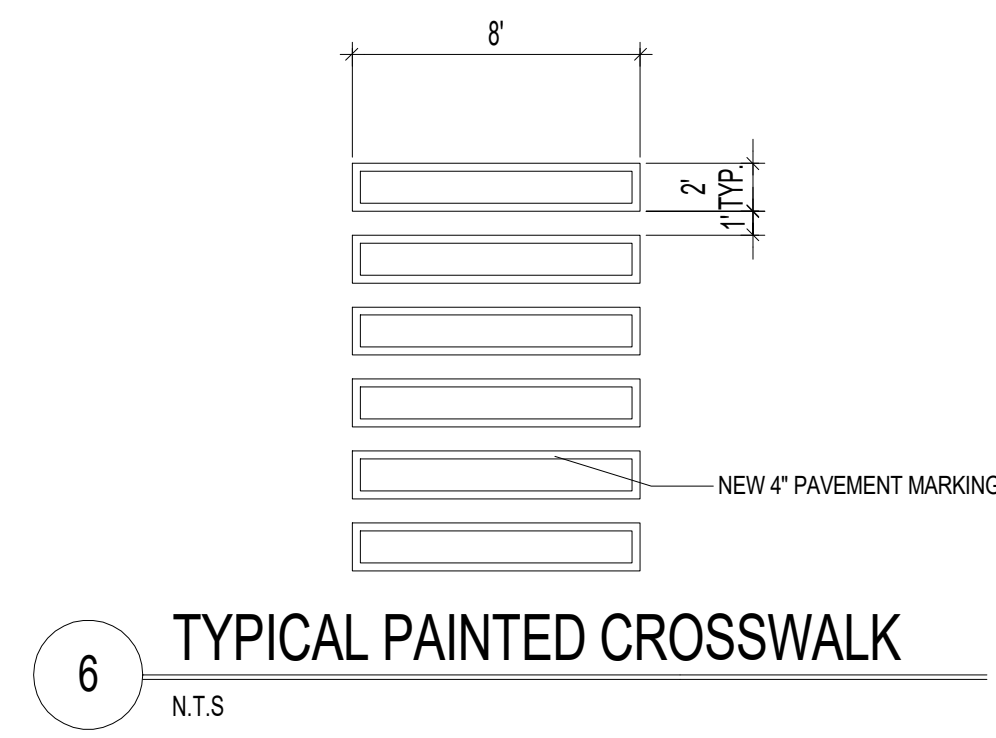


7 TYPICAL SIDEWALK
N.T.S.



4 BOLLARD DETAIL
N.T.S.

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Arroyo 5/15/2025
Signed Date

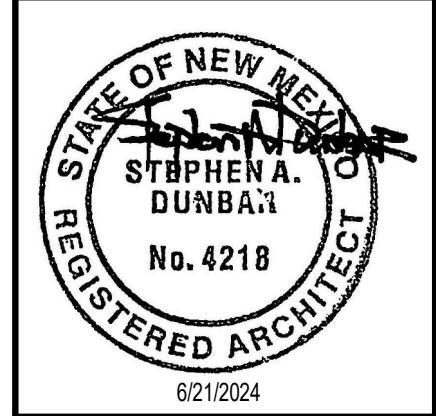


3 LIGHT POLE DETAIL
N.T.S.

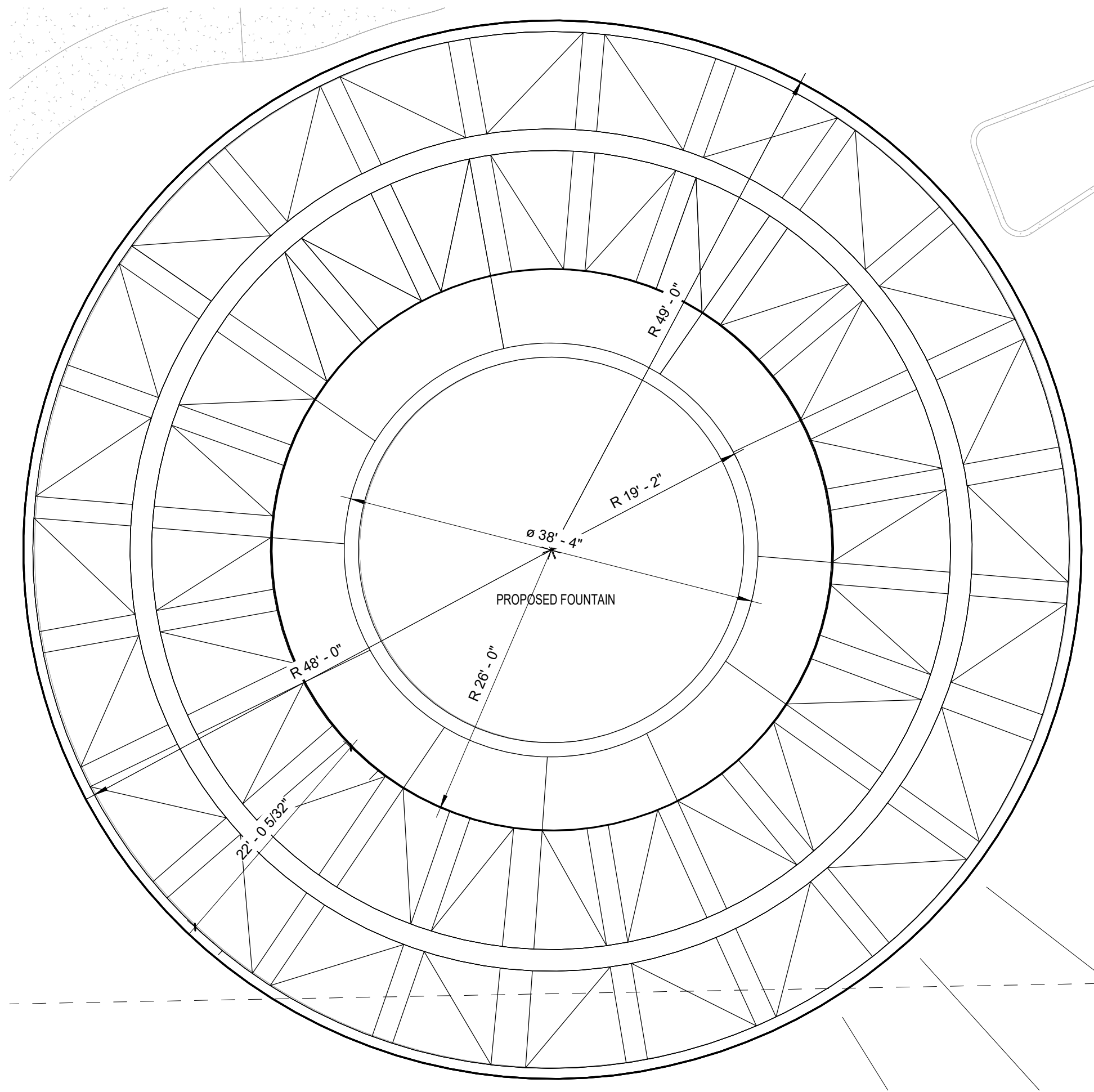
CONSTRUCTION DOCUMENTS

PROJECT TITLE	EVENT CENTER SHELL	PROJECT NO.	1611 AIRTECH CT SE ALBUQUERQUE NM, 87106	PROJECT MANAGER	JOB NO.	DRAWN BY:	PROJECT NUMBER
SHEET TITLE	SITE DETAILS	SHEET	G4	DATE	6/21/2024	SCALE:	

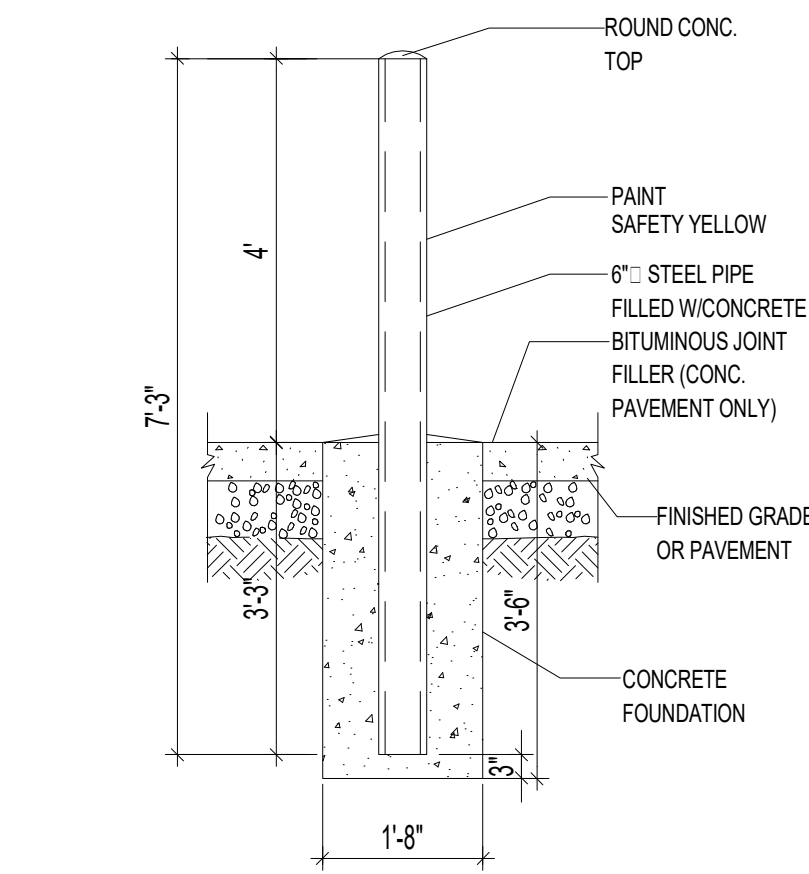
MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498



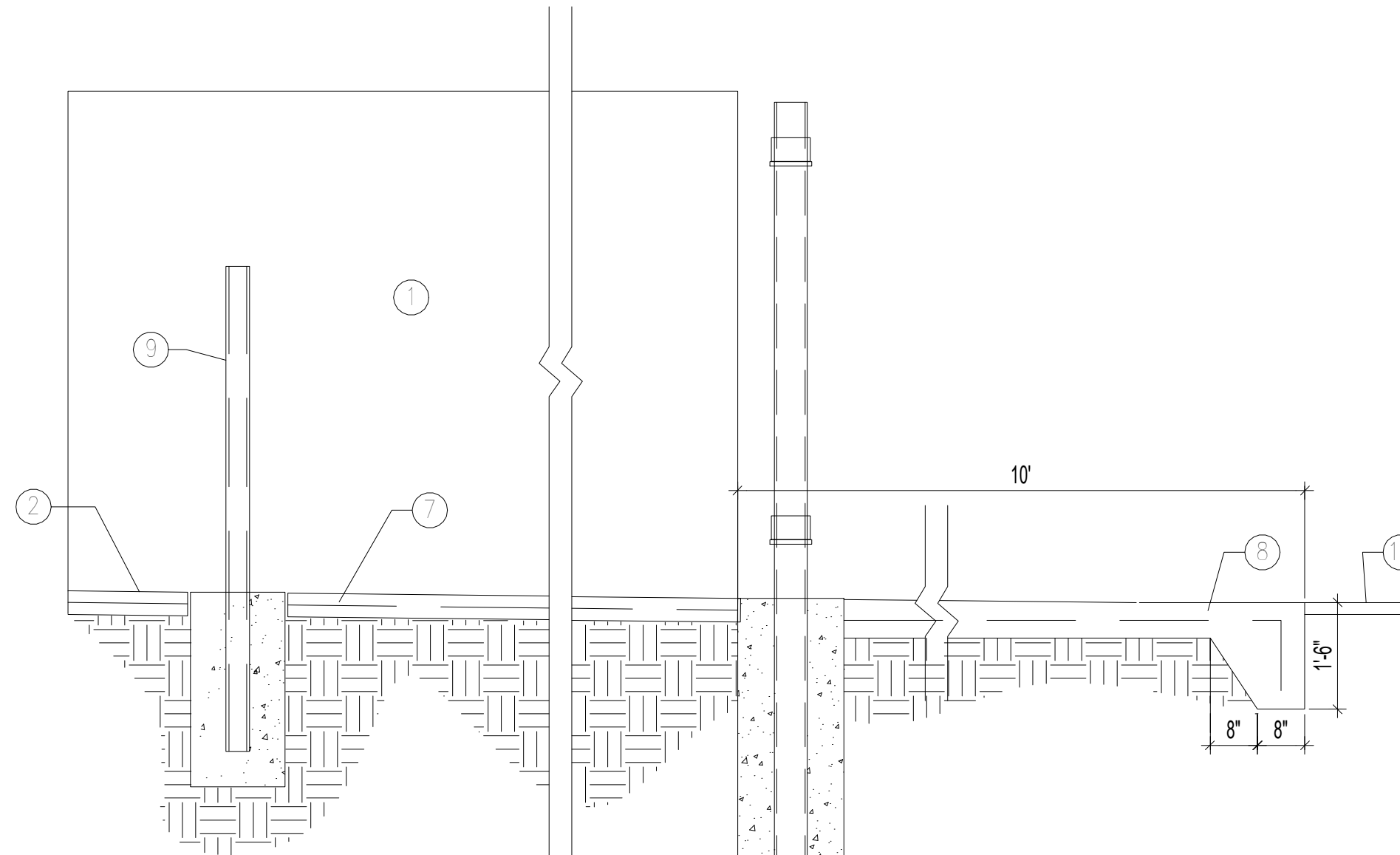
REV	DATE	BY	REVISION
2	4/30/2025		TCL COMMENTS



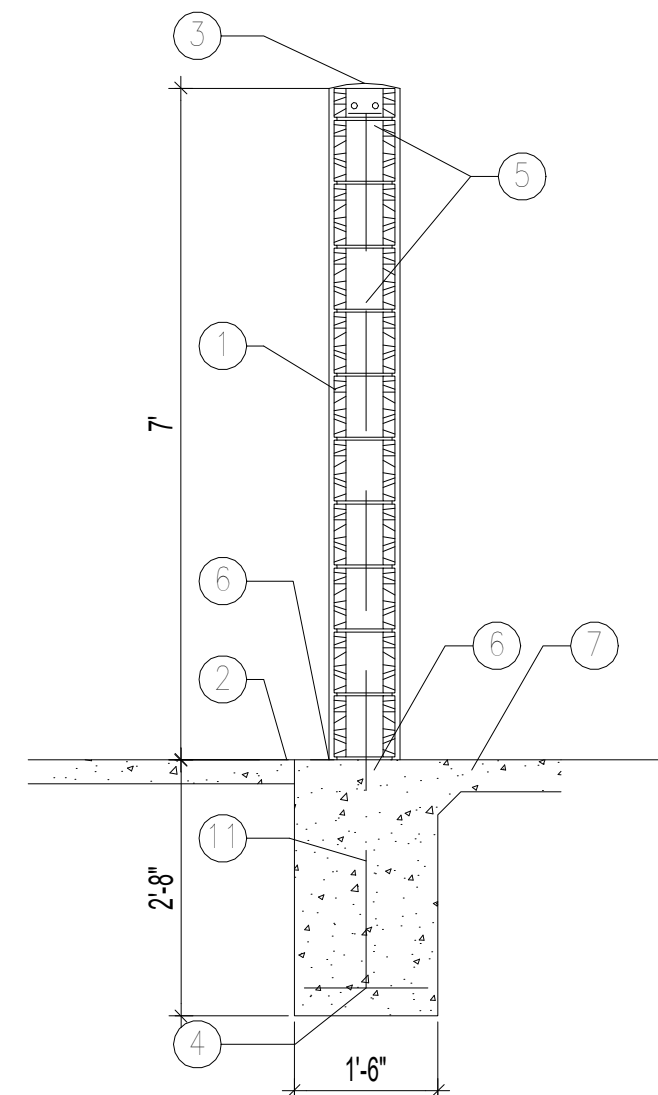
8 ENLARGED PLAN - ROUNDABOUT FOUNTAIN
SCALE: 1" = 10'-0"



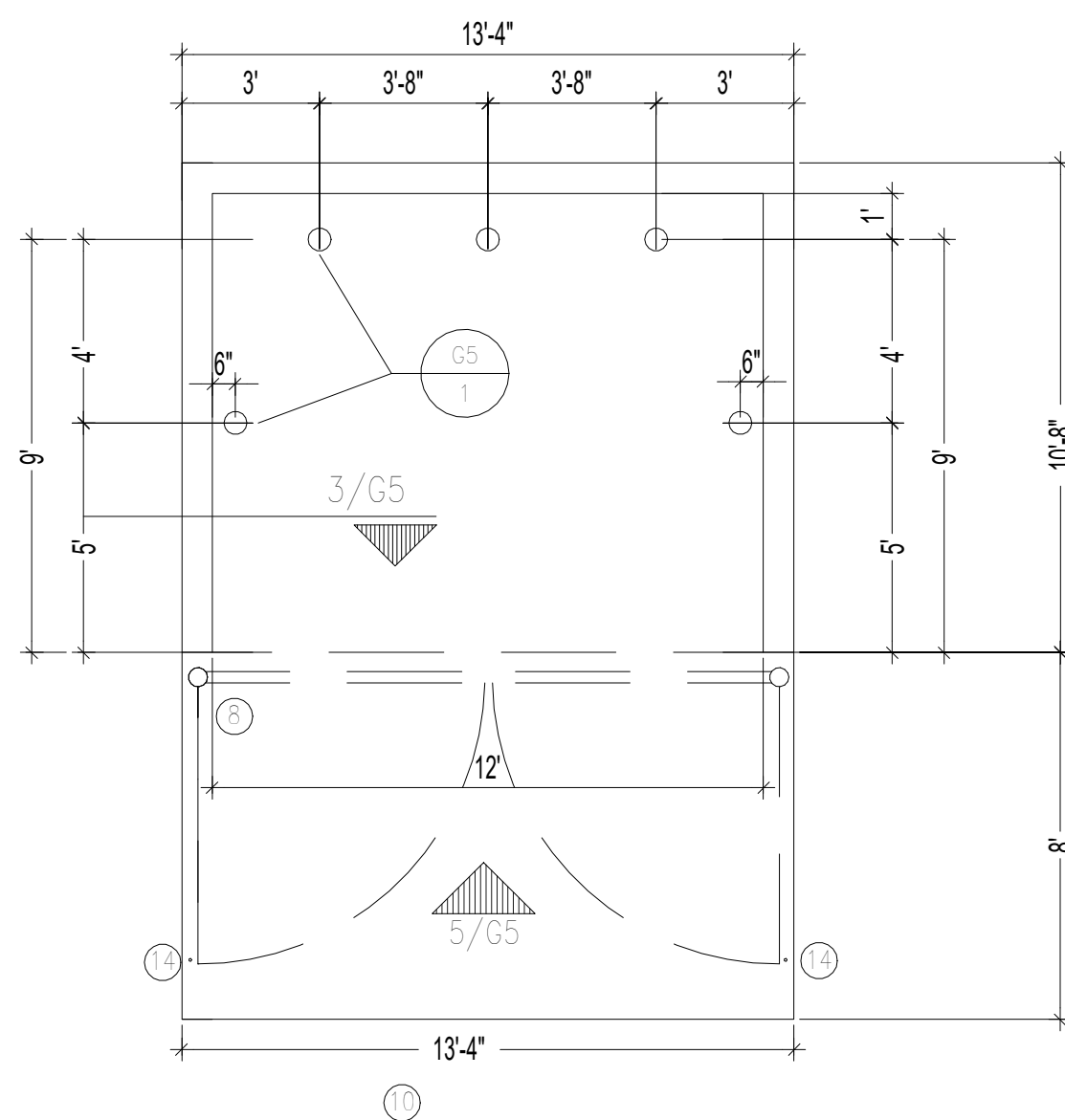
1 BOLLARD DETAIL
N.T.S.



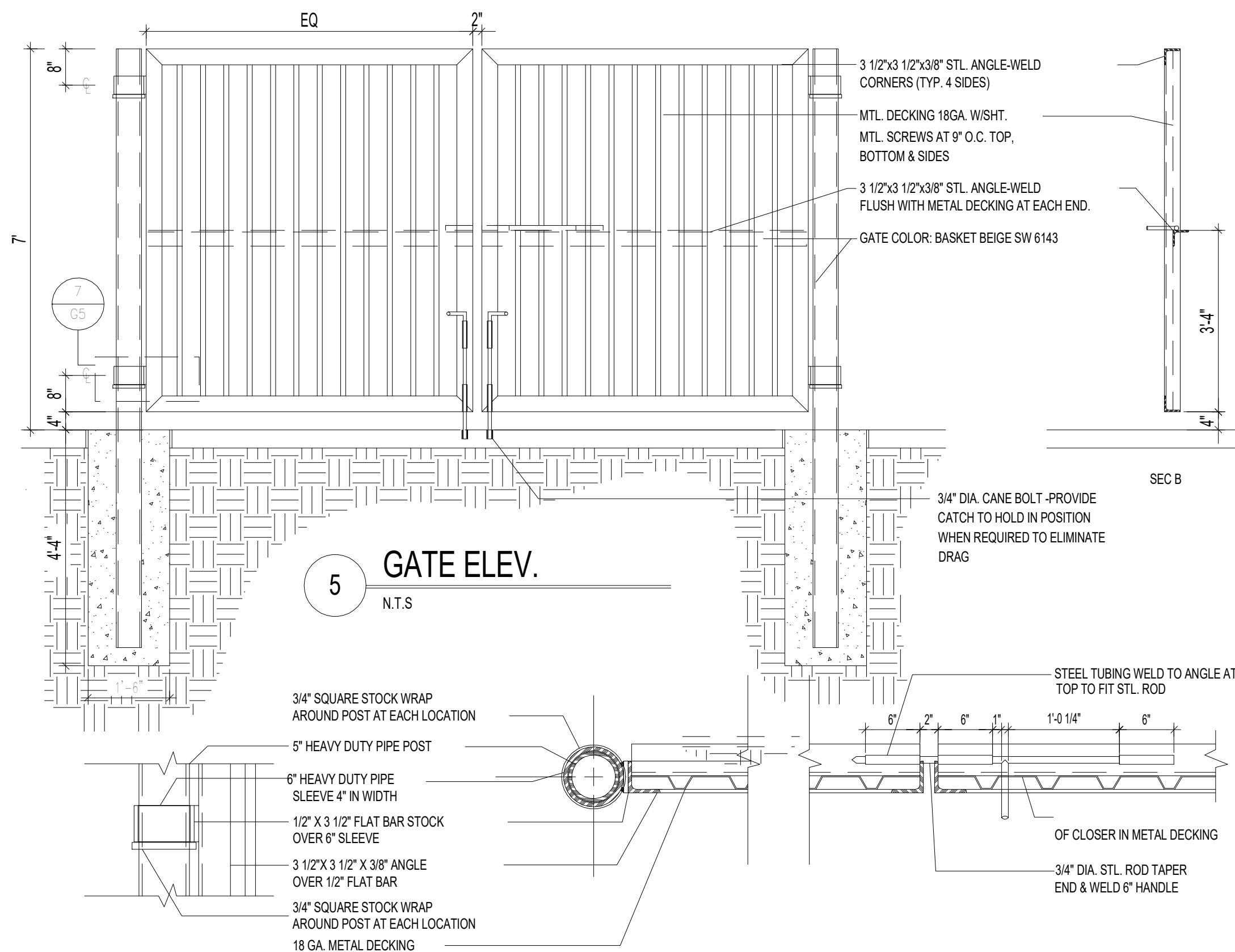
2 DUMPSTER SEC.
N.T.S.



3 DUMPSTER SEC.
N.T.S.



4 DUMPSTER PLAN
N.T.S.



5 GATE ELEV.
N.T.S.

7 GATE POST/SLIDE BOLT DETAIL
N.T.S.

- KEYED NOTES
- 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR TO MATCH BLDG. BASE
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURA WALL @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL.
 - 6" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
 - 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURN DOWN EDGE.
 - 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING
 - GROUT ALL CELLS SOLID BELOW GRADE. TYPICAL.
 - 2" VENT TO 18" ABOVE TOP OF ENCLOSURE WALL. PROVIDE BREATHABLE VENT CAP
 - PROVIDE PIN HOLE TO CATCH CANE BOLT IN OPEN POSITION

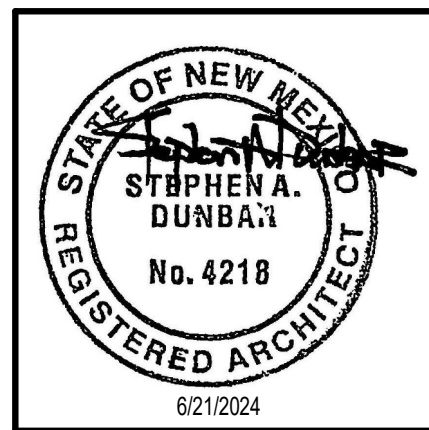
6 ENCLOSURE NOTES
N.T.S.

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 5/15/2025
Signed Date

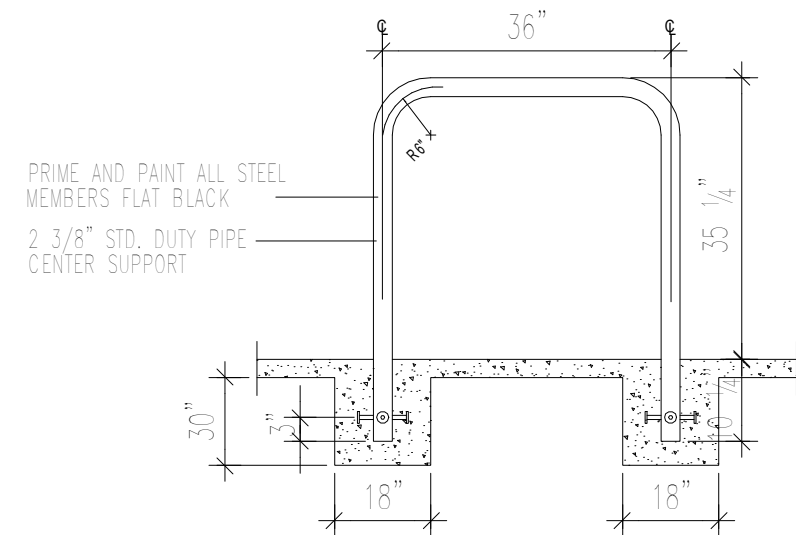
CONSTRUCTION DOCUMENTS

PROJECT TITLE	EVENT CENTER SHELL	PROJECT NO.	JOB NO.	DRAWN BY:	DATE	6/21/2024	SHEET	G5
PROJECT MANAGER	1611 AIRTECH CT SE ALBUQUERQUE NM, 87106	PROJECT NO.	JOB NO.	DRAWN BY:	DATE	6/21/2024	SHEET	G5
SHEET TITLE	SITE DETAILS	PROJECT NO.	JOB NO.	DRAWN BY:	DATE	6/21/2024	SHEET	G5



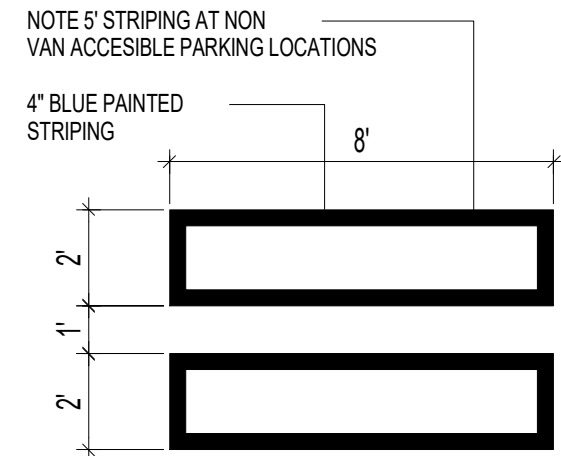
MODULUS ARCHITECTS
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8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498

REV	DATE	BY	REVISION
2	4/30/2025		TCL COMMENTS

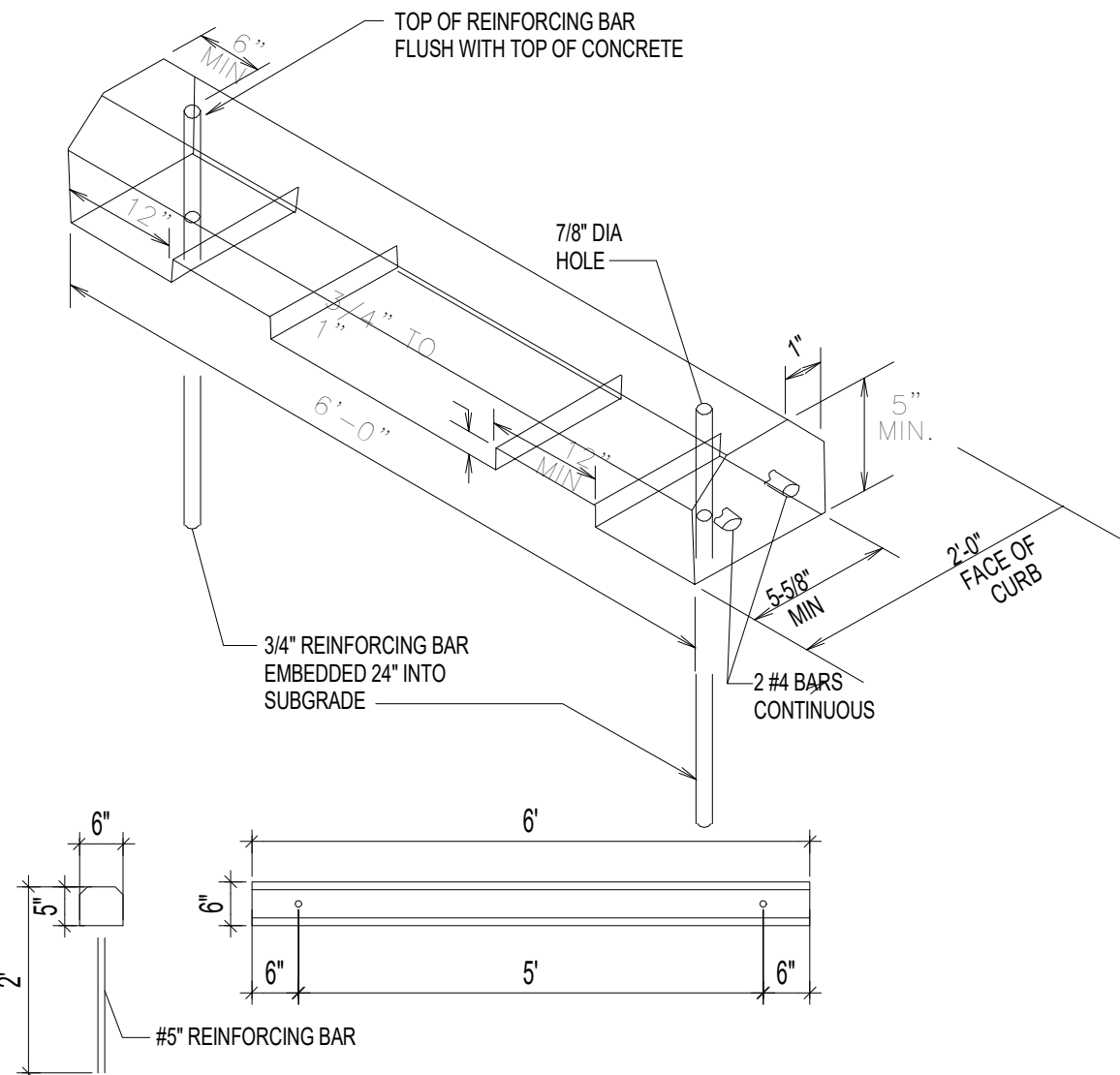


- NOTE:
BICYCLE RACK SHALL BE DESIGN ACCORDING TO THE FOLLOWING GUIDELINES:
- THE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE.
 - THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.
 - COMB/TOASTER RACKS ARE NOT ALLOWED.
 - THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
 - THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
 - THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
 - EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

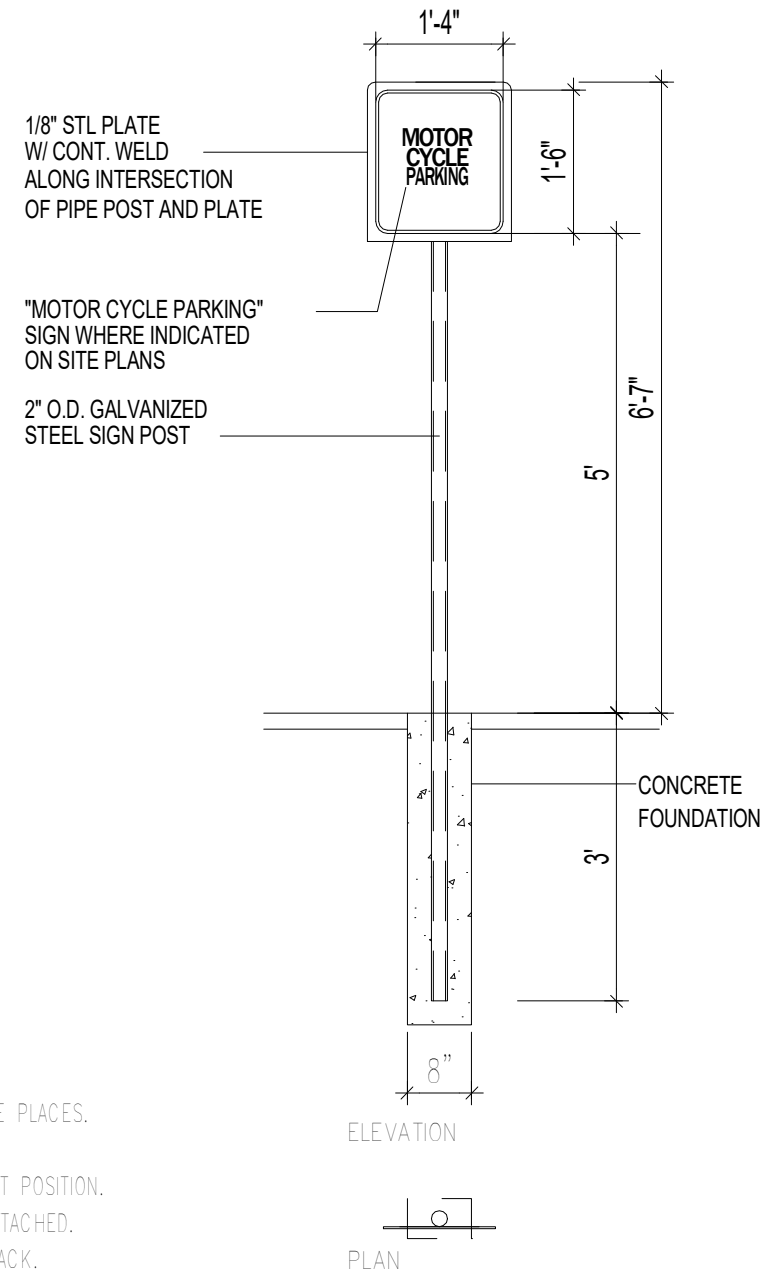
13 BIKE RACK
N.T.S



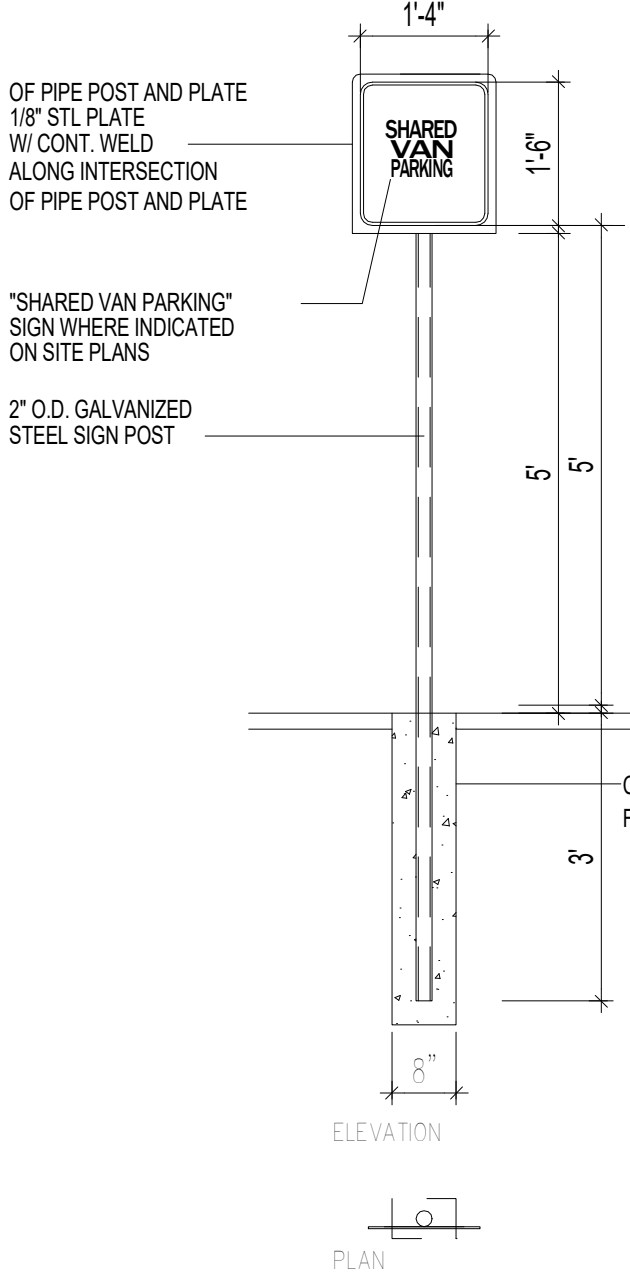
9 H.C PARKING-WALK PAINT DETAIL
N.T.S



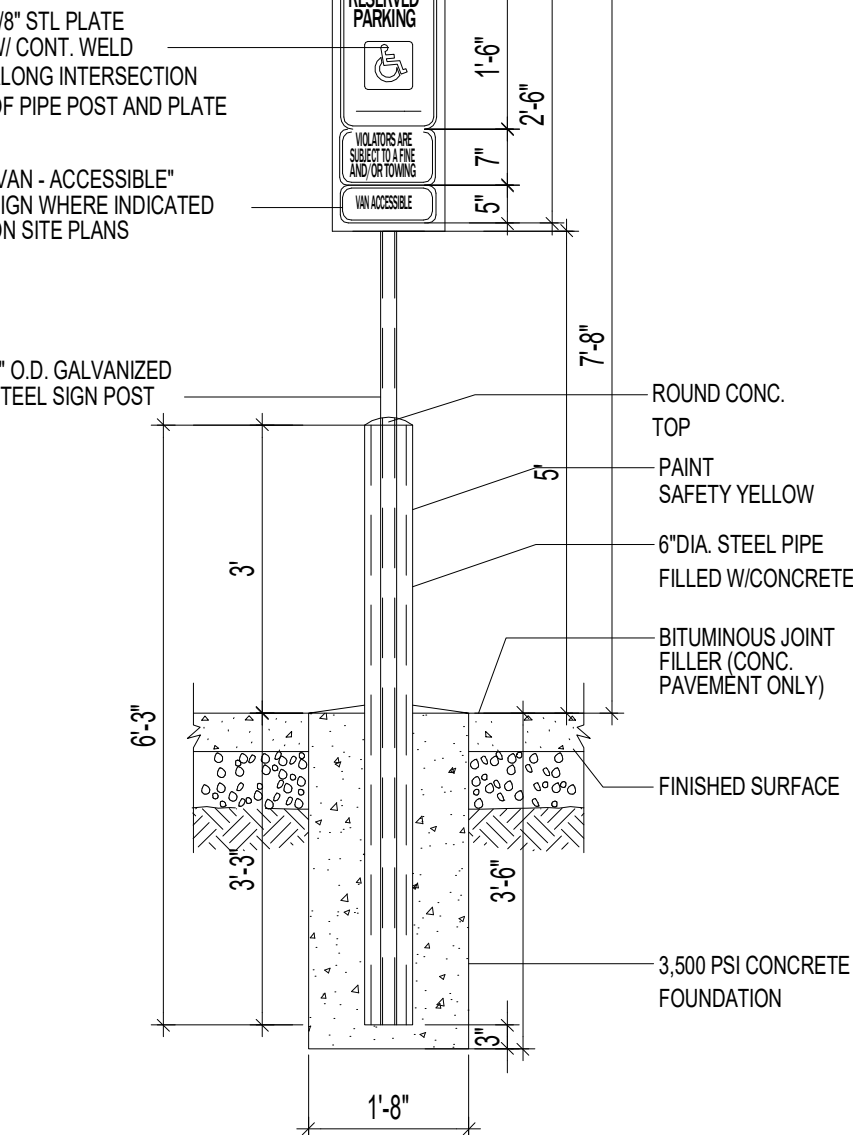
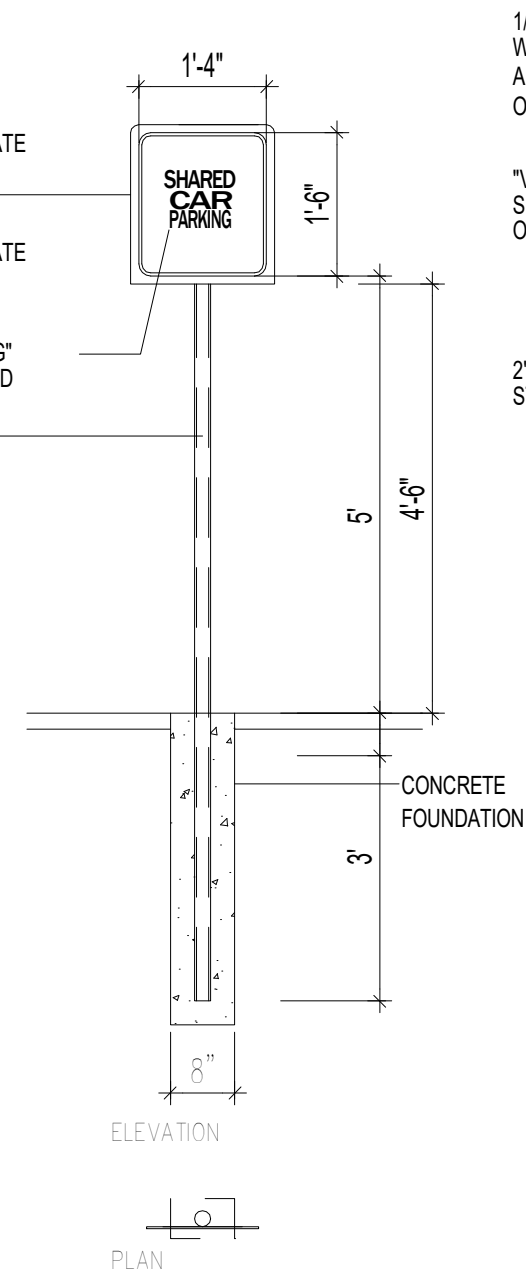
4 WHEEL STOP
N.T.S



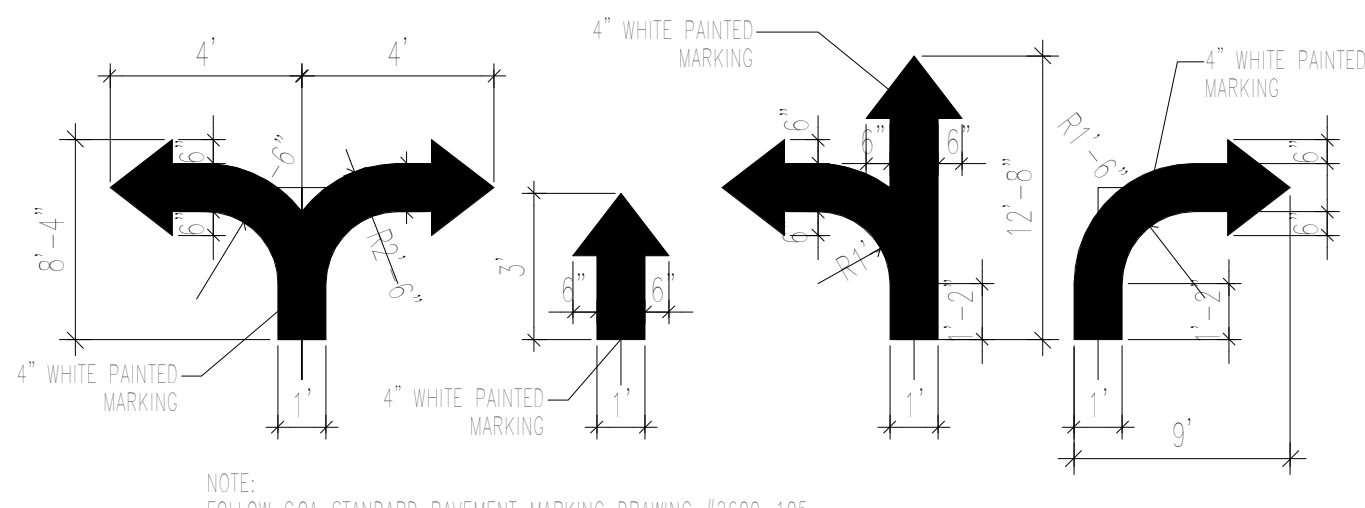
12 MISC. SIGNAGE
N.T.S



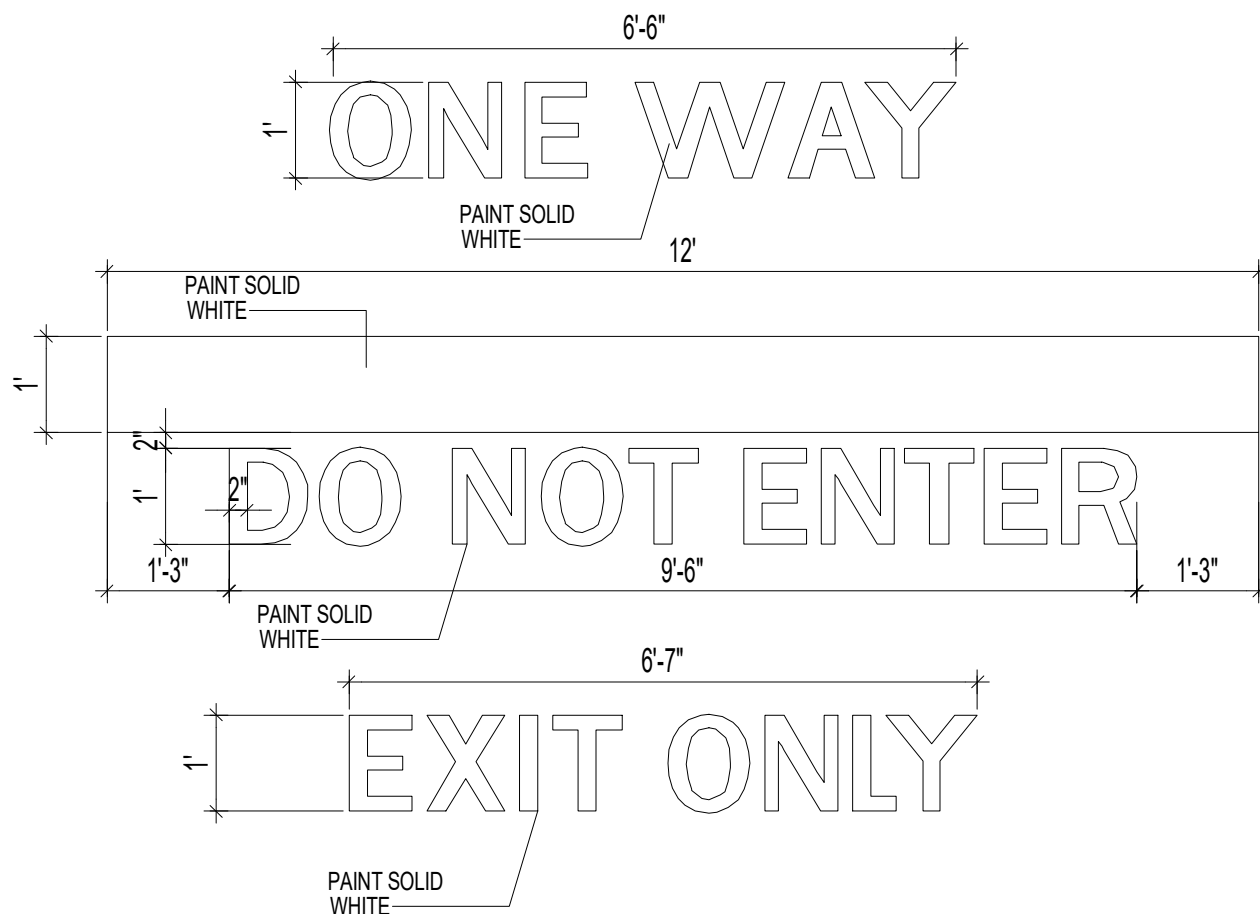
12A MISC. SIGNAGE
N.T.S



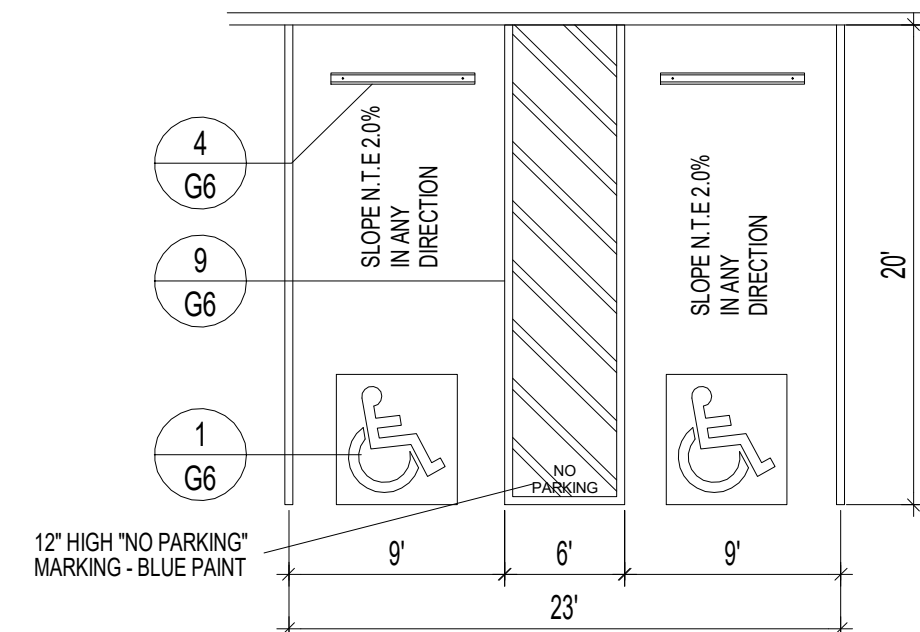
11 H.C SIGNAGE
N.T.S



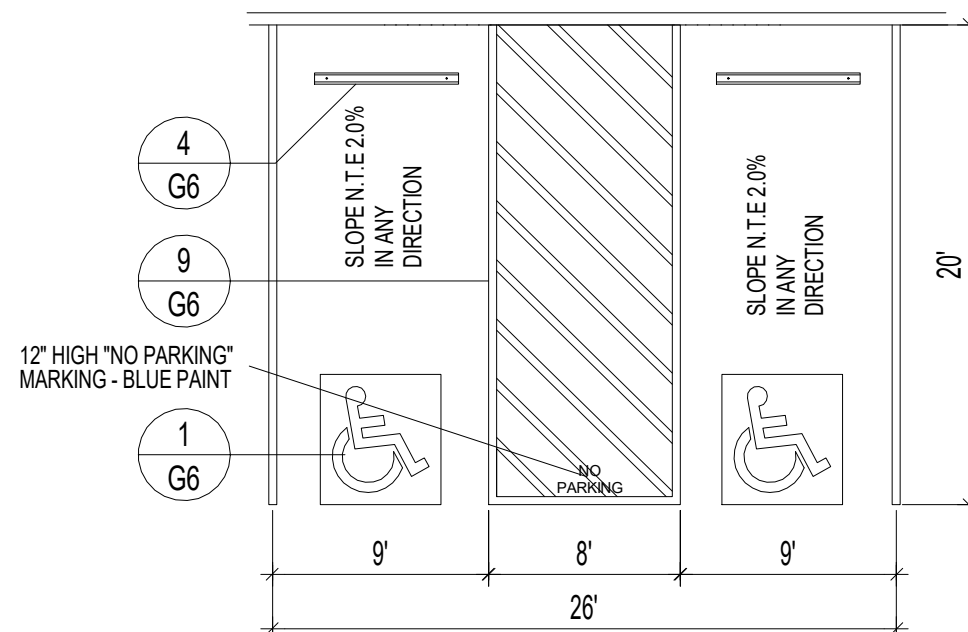
8 SITE DIRECTIONAL PAINT DETAIL
N.T.S



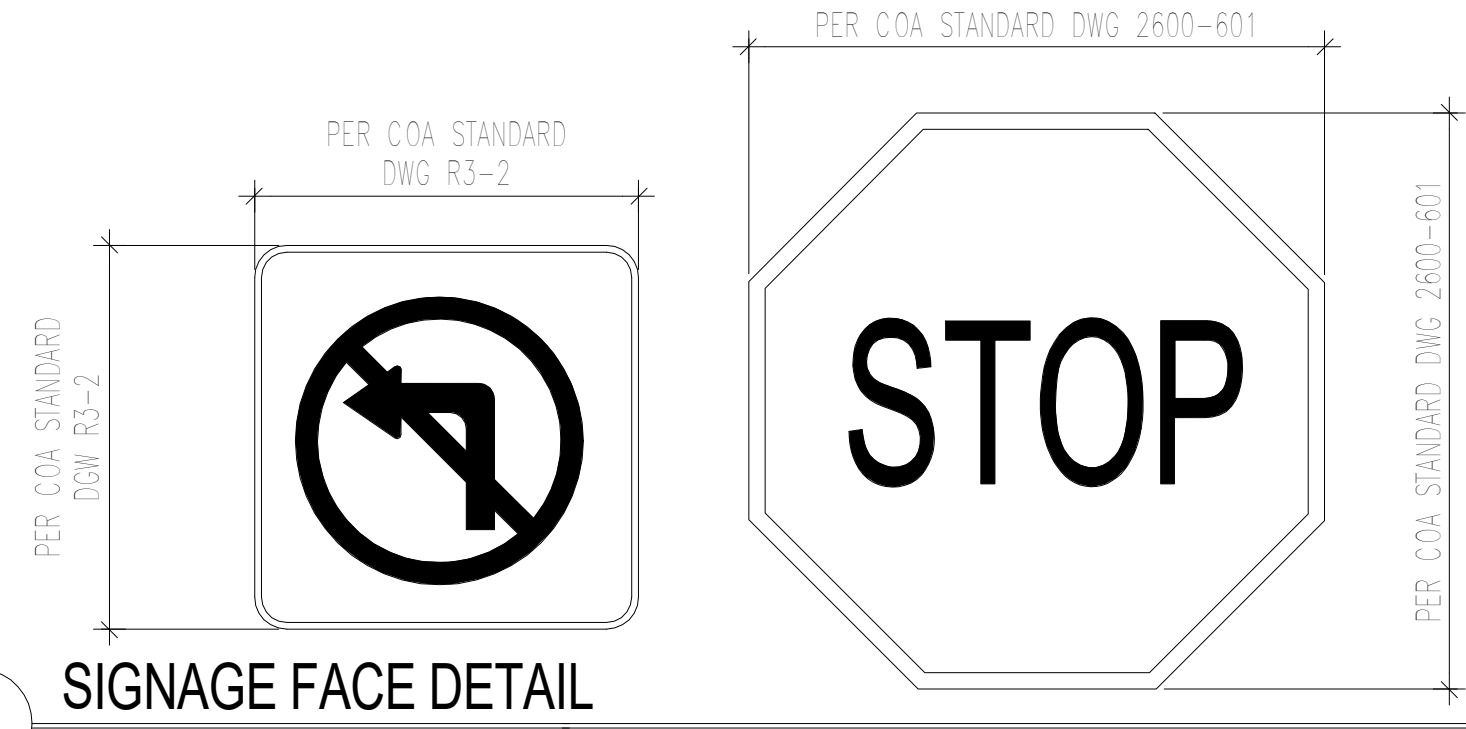
7 SITE DIRECTIONAL PAINT DETAIL
N.T.S



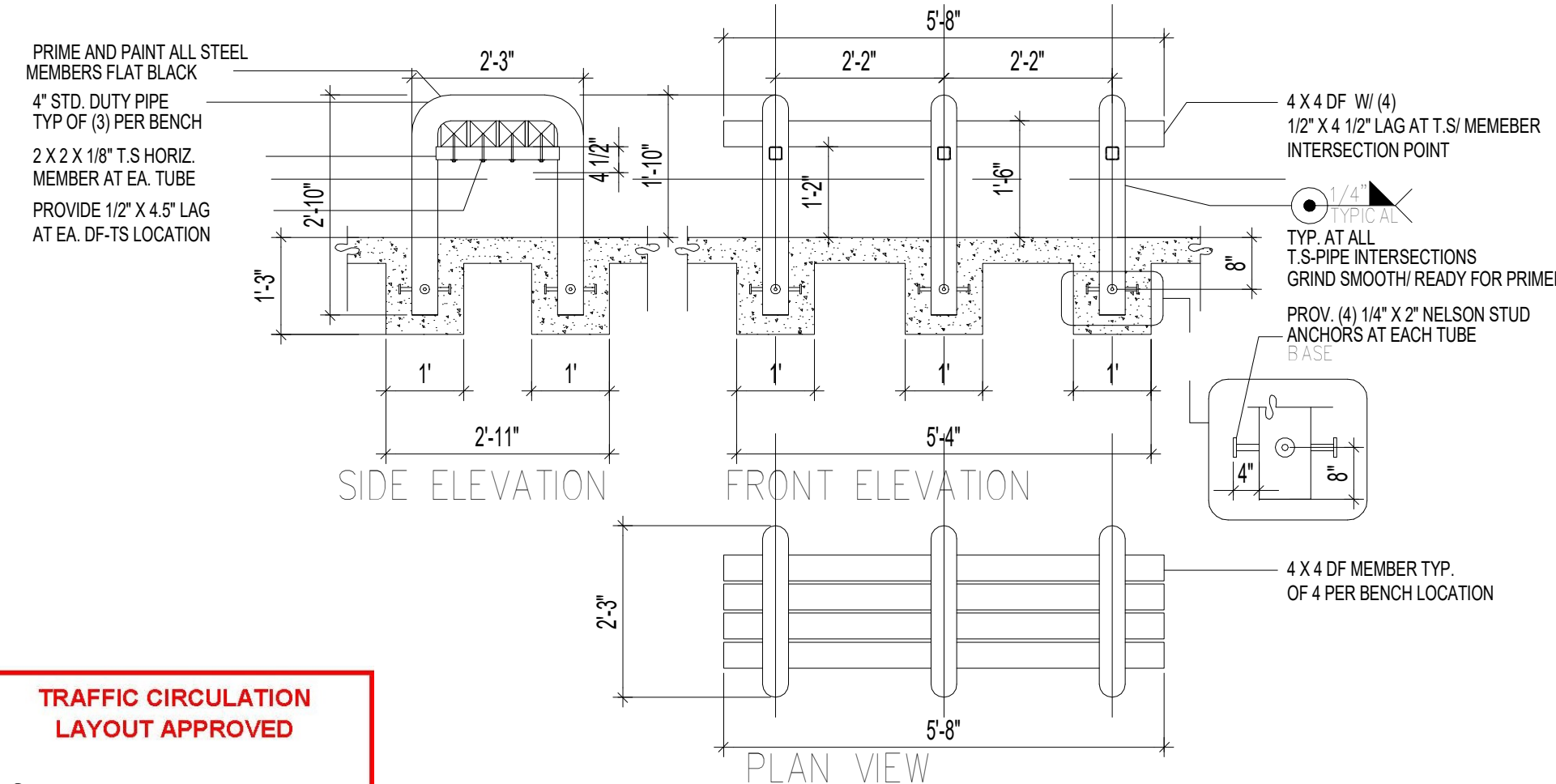
3 H.C PARKING PLAN DETAIL
N.T.S



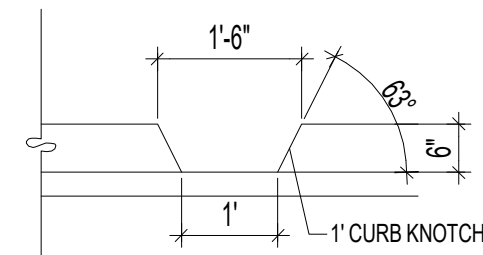
2 H.C PARKING PLAN DETAIL (VAN ACCESIBLE)
N.T.S



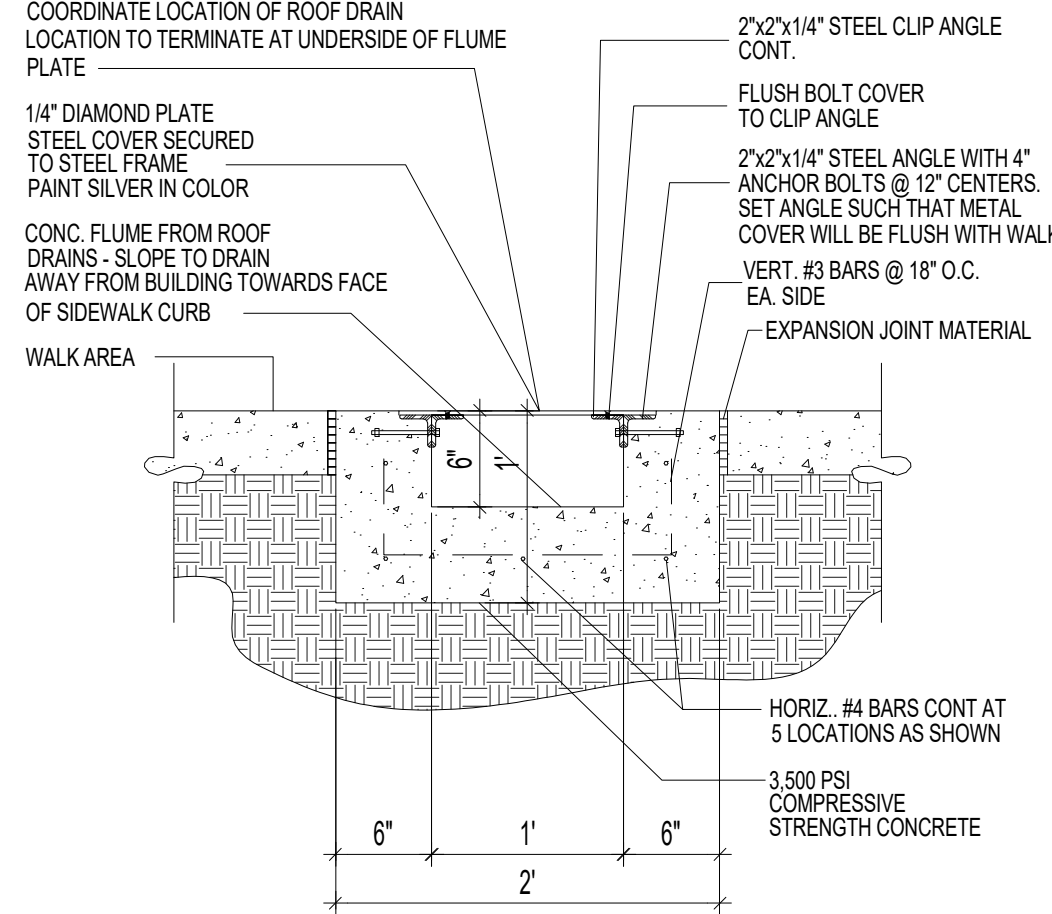
14 SIGNAGE FACE DETAIL
N.T.S



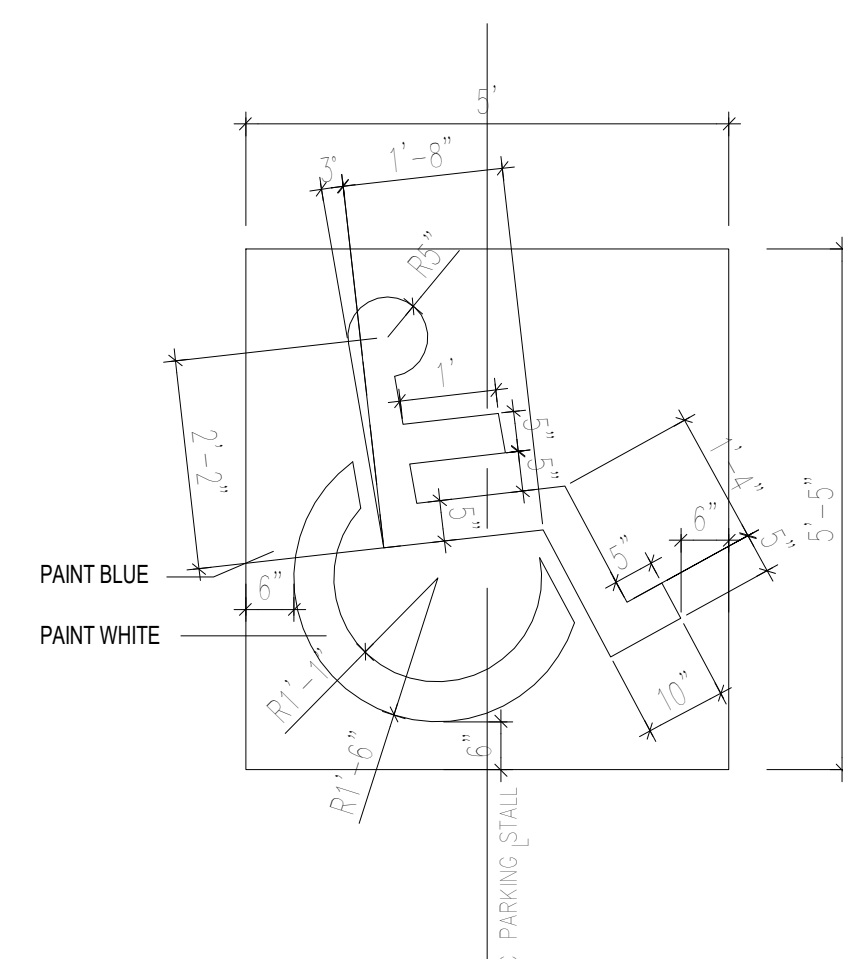
10 BENCH DETAIL
N.T.S



6 CURB NOTCH
N.T.S



5 CONCRETE FLUME DETAIL
N.T.S

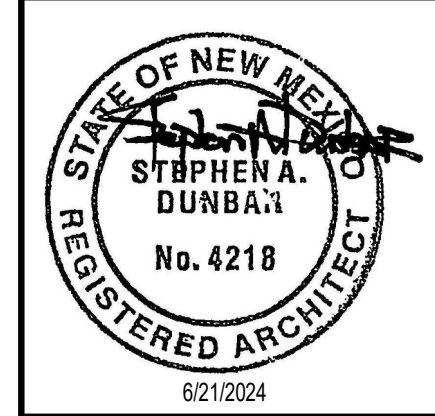


1 H.C SIGNAGE
N.T.S



CONSTRUCTION DOCUMENTS

PROJECT TITLE	EVENT CENTER SHELL	PROJECT NO.	JOB NO.	DRAWN BY:	DATE	SHEET
	1611 AIRTECH CT SE ALBUQUERQUE NM, 87106				6/21/2024	G6
PROJECT MANAGER		JOB NO.				
		Project Number				
SHEET TITLE	SITE DETAILS					



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8220 SAN PEDRO DR NE SUITE 520
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REV	DATE	BY	REVISION
2	4/30/2025		TCL COMMENTS