

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 20, 2024

Madaleine Ackerman  
NCA Architects  
1306 Rio Grande Blvd. NW  
Albuquerque, NM 87104

**Re: Touro College of Dental/ Tenant Improvements**  
**2425 Ridgecrest Dr. SE**  
**Traffic Circulation Layout**  
Architect's Stamp 05-17-24 (M18-D006)

Dear Ms. Ackerman,

The TCL submittal received 05-10-2024 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](http://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. **CONDITIONS OF RELEASING THE FINAL CO:**

- 1. APPROVED SIDEWALK EASEMENT.**
- 2. PROVIDE A MINIMUM COMPACT PARKING LENGTH OF 15 FT.**

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 INFORMATION

- A. PLANNING HISTORY-RELATIONSHIP:
1. SITE IS PREEXISTING.
  2. BIKE ROUTES AND BIKE LANES ARE NOT APPLICABLE.
  3. MULTI-USE TRAILS ARE NOT APPLICABLE.
  4. SITE IS WITHIN 660 FT OF PREMIUM TRANSIT.
- B. SITE DESCRIPTION:
1. ADDRESS: 2425 RIDGECREST DR. SE, ALBUQUERQUE, NM 87104.
  2. LEGAL DESCRIPTION: TRACTS C AND E, CAGUA ADDITION, LOVELACE RESPIRATORY RESEARCH INSTITUTE, LOVELACE BIOMEDICAL-NORTH CAMPUS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 1999.
  3. REQUESTS FOR VARIANCES FROM POLICIES, ORDINANCES, OR RESOLUTIONS: NONE.
  4. TYPE OF DEVELOPMENT: COLLEGE.
  5. SIZE OF DEVELOPMENT: TOTAL ACREAGE = 5.3149.
  6. EXECUTIVE SUMMARY:
- C. NO CHANGES MADE TO THE FOLLOWING, AND/OR NOT APPLICABLE.
1. GENERAL PROJECT LOCATION.
  2. DEVELOPMENT CONCEPT FOR THE SITE.
  3. TRAFFIC CIRCULATION CONCEPT FOR THE SITE.
  4. IMPACT ON THE ADJACENT SITES.
  5. APPLICABLE TRAFFIC IMPACT STUDIES (TIS) OR PREVIOUSLY APPROVED PLANS.
  6. VARIANCE REQUIRED TO ACCOMMODATE UNUSUAL SITE CIRCUMSTANCES.
- D. ALL INTERIOR AND EXTERIOR ADA CURB RAMPS MUST BE UPDATED TO CURRENT STANDARDS AND HAVE TRUNCATED DOMES INSTALLED.

## OWNER/ TENANT PARKING REQS.

TOURO COLLEGE OF DENTAL MEDICINE  
NUMBER OF STUDENTS (WHEN FULLY SUBSCRIBED) = 200 SPACES  
NUMBER OF STAFF (ANTICIPATED) = 50 SPACES  
NUMBER OF FACULTY (EACH DAY) = 30 SPACES  
NUMBER OF PATIENTS  
(100 IN THE MORNING/ 100 IN THE AFTERNOON) = 100 SPACES  
TOTAL TOURO COLLEGE OF DENTAL MEDICINE PARKING REQUIRED = 382 SPACES

LOVELACE BIOMEDICAL RESEARCH INSTITUTE  
TOTAL LOVELACE BIOMEDICAL RESEARCH INSTITUTE PARKING REQUIRED = 50 SPACES

TOTAL NUMBER OF PARKING SPACES REQUIRED FOR BOTH TCDM AND LBRI = 460 SPACES

TOTAL NUMBER OF ON-SITE PARKING SPACES PROVIDED AFTER RE-STRIPING = 164 SPACES

TOTAL NUMBER OF OFF-SITE (GATEWAY CENTER) PARKING SPACES PROVIDED = 298 SPACES

TOTAL NUMBER PARKING SPACES PROVIDED (OFF AND ON-SITE) PROVIDED = 462 SPACES

## LANDSCAPE CALCULATION

SITE AREA: 263,125 S.F.  
EXISTING LANDSCAPE AREA: 74,930 S.F.  
REQUIRED LANDSCAPE AREA: 15% X 263,125 S.F. = 39,468.75 S.F.

## KEYED NOTES

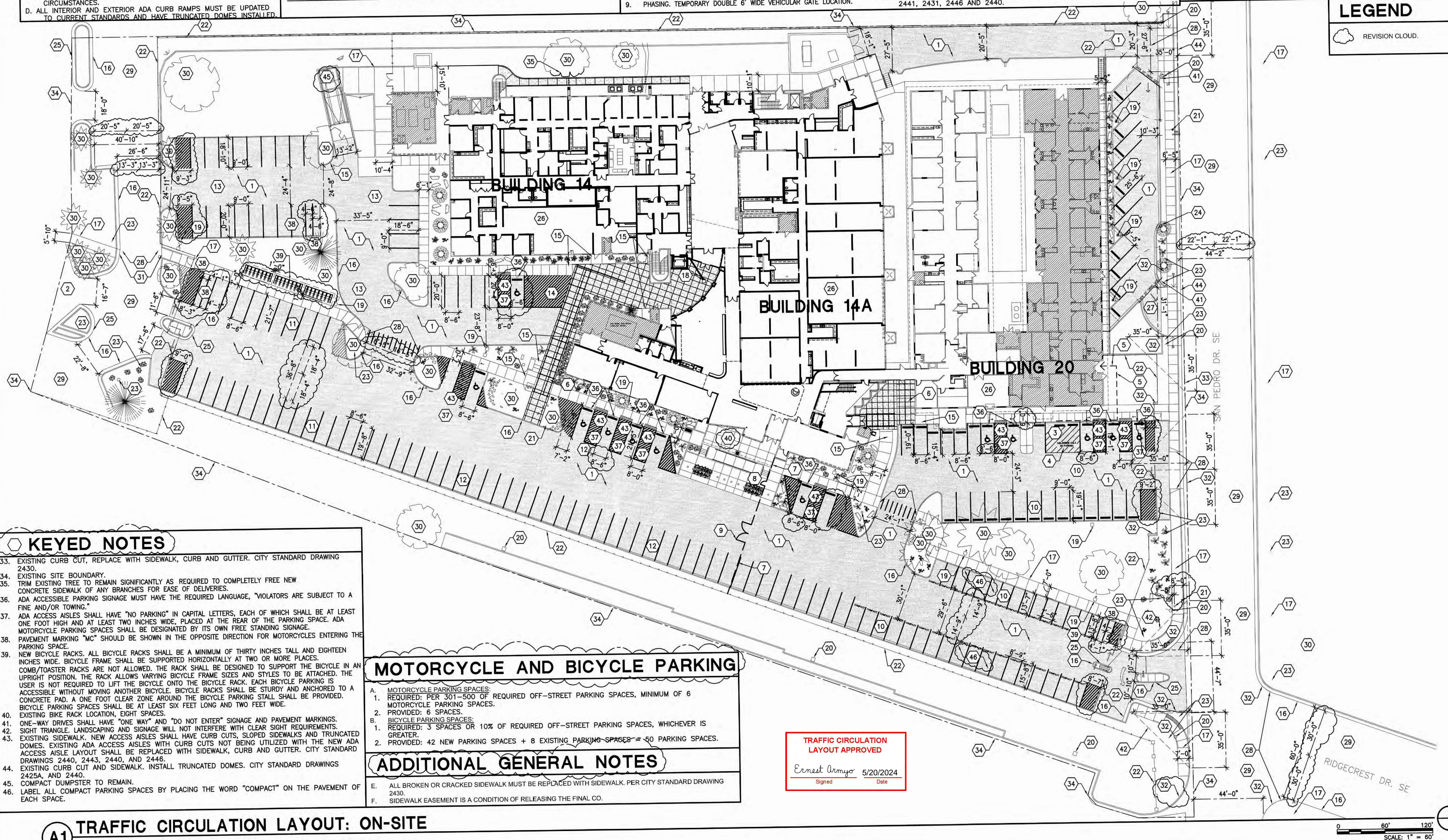
1. RESURFACE ENTIRE EXISTING ASPHALT PAVING AT LOVELACE BIOMEDICAL RESEARCH INSTITUTE PROPERTY WITH 3" HOT MIX ASPHALT CONCRETE. RESURFACING (HMAC). PROVIDE NEW CONCRETE PARKING BUMPERS AT LOCATIONS WHERE EXISTING CONCRETE PARKING WERE DESTROYED. RE-STRIP ENTIRE LOT WITH TRAFFIC GRADE PAINT. NEW PARKING LAYOUT TO PROVIDE 182 PARKING SPACES (9'X20'), 7 STANDARD ACCESSIBLE PARKING SPACES AND 2 VAN ACCESSIBLE PARKING SPACES. PROVIDE STRIPING FOR REQUIRED ACCESSIBLE AISLES AND CROSSWALKS. TOTAL ASPHALT AREA TO BE RESURFACED IS APPROXIMATELY 78,272 S.F. GATEWAY CENTER. LOCATION OF ADDITIONAL PARKING SPACES. EXISTING LOCATION/ WORK REQUIRED (GATES, FENCES, ETC.) TBD.
2. NEW 4" TRAFFIC GRADE PAINTED DIAGONAL STRIPING AS SHOWN (2 EXISTING PARKING SPACES).
3. NEW 2" THICK X 1'-0" HIGH TRAFFIC GRADE PAINTED LETTERING TO READ "DELIVERIES ONLY NO PARKING".
4. DASHED LINE INDICATES DIRECTION OF DELIVERIES. G.C. TO FIELD VERIFY SLOPES ARE ADEQUATE AND MAKE MODIFICATIONS REQUIRED.
5. NEW 4" CONCRETE PAVING WITH CONTROL JOINTS AS SHOWN. PROVIDE TURN DOWN EDGES AT ALL EXPOSED SIDES. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT BUILDING. SEE DETAILS A1, A2 AND A5/AS-501.
6. PHASING. TEMPORARY FENCING LOCATION.
7. PHASING. TEMPORARY 3' WIDE PEDESTRIAN GATE LOCATION.
8. PHASING. TEMPORARY DOUBLE 6' WIDE VEHICULAR GATE LOCATION.
9. PHASING. TEMPORARY LOVELACE PARKING.
10. PHASING. CONTRACTOR PARKING LOCATION.
11. PHASING. STAGING LOCATION.
12. PHASING. TEMPORARY DELIVERIES AREA.
13. STAY CLEAR OF (NO STAGING).
14. PHASING. CONSTRUCTION OFFICE TRAILER LOCATION.
15. EXISTING CONCRETE PAVING TO REMAIN.
16. EXISTING CURB.
17. EXISTING SIDEWALK. PER CITY STANDARD DRAWING 2430 AND 2432.
18. EXISTING DRAIN TO REMAIN.
19. EXISTING LIGHTING STRUCTURE.
20. EXISTING POWER STRUCTURE.
21. EXISTING FIRE HYDRANT. WIDTH AROUND EXISTING FIRE HYDRANT MUST BE A MINIMUM OF 4' TO OBTAIN ADA COMPLIANCE. PER CITY STANDARD DRAWING 2431.
22. EXISTING FENCING.
23. EXISTING SIGNAGE.
24. EXISTING FDC.
25. EXISTING MEDIAN.
26. EXISTING BUILDING.
27. EXISTING WALL.
28. EXISTING PEDESTRIAN RIGHT-OF-WAY.
29. EXISTING VEHICLE RIGHT-OF-WAY.
30. EXISTING TREE, SPECIES 1 OF 5.
31. EXISTING CURB CUT. INSTALL TRUNCATED DOMES. CITY STANDARD DRAWINGS 2445 AND 2444.
32. EXISTING CURB CUT. INSTALL TRUNCATED DOMES. CITY STANDARD DRAWINGS 2441, 2431, 2446 AND 2440.

## VICINITY MAP



## LEGEND

REVISION CLOUD.



## KEYED NOTES

33. EXISTING CURB CUT, REPLACE WITH SIDEWALK, CURB AND GUTTER. CITY STANDARD DRAWING 2430.
34. EXISTING SITE BOUNDARY.
35. TRIM EXISTING TREE TO REMAIN SIGNIFICANTLY AS REQUIRED TO COMPLETELY FREE NEW CONCRETE SIDEWALK OF ANY BRANCHES FOR EASE OF DELIVERIES.
36. ADA ACCESSIBLE PARKING SIGNAGE MUST HAVE THE REQUIRED LANGUAGE, "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
37. ADA ACCESS AISLES SHALL HAVE "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE. ADA MOTORCYCLE PARKING SPACES SHALL BE DESIGNATED BY ITS OWN FREE STANDING SIGNAGE.
38. PAVEMENT MARKING "MC" SHOULD BE SHOWN IN THE OPPOSITE DIRECTION FOR MOTORCYCLES ENTERING THE PARKING SPACE.
39. NEW BICYCLE RACKS. ALL BICYCLE RACKS SHALL BE A MINIMUM OF THIRTY INCHES TALL AND EIGHTEEN INCHES WIDE. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. IN 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. BICYCLE RACKS SHALL BE STURDY AND ANCHORED TO A CONCRETE PAD. A ONE FOOT CLEAR ZONE AROUND THE BICYCLE PARKING STALL SHALL BE PROVIDED. BICYCLE PARKING SPACES SHALL BE AT LEAST SIX FEET LONG AND TWO FEET WIDE.
40. EXISTING BIKE RACK LOCATION, EIGHT SPACES.
41. ONE-WAY DRIVES SHALL HAVE "ONE WAY" AND "DO NOT ENTER" SIGNAGE AND PAVEMENT MARKINGS.
42. SIGHT TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
43. EXISTING SIDEWALK. NEW ACCESS AISLES SHALL HAVE CURB CUTS, SLOPED SIDEWALKS AND TRUNCATED DOMES. EXISTING ADA ACCESS AISLES WITH CURB CUTS NOT BEING UTILIZED WITH THE NEW ADA ACCESS AISLE LAYOUT SHALL BE REPLACED WITH SIDEWALK, CURB AND GUTTER. CITY STANDARD DRAWINGS 2440, 2443, 2440, AND 2446.
44. EXISTING CURB CUT AND SIDEWALK. INSTALL TRUNCATED DOMES. CITY STANDARD DRAWINGS 2425A, AND 2440.
45. COMPACT DUMPSTER TO REMAIN.
46. LABEL ALL COMPACT PARKING SPACES BY PLACING THE WORD "COMPACT" ON THE PAVEMENT OF EACH SPACE.

## MOTORCYCLE AND BICYCLE PARKING

- A. MOTORCYCLE PARKING SPACES:
1. REQUIRED: PER 301-500 OF REQUIRED OFF-STREET PARKING SPACES, MINIMUM OF 6 MOTORCYCLE PARKING SPACES.
  2. PROVIDED: 6 SPACES.
- B. BICYCLE PARKING SPACES:
1. REQUIRED: 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER.
  2. PROVIDED: 42 NEW PARKING SPACES + 8 EXISTING PARKING SPACES = 50 PARKING SPACES.

## ADDITIONAL GENERAL NOTES

- E. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK. PER CITY STANDARD DRAWING 2430.
- F. SIDEWALK EASEMENT IS A CONDITION OF RELEASING THE FINAL CO.

TRAFFIC CIRCULATION  
LAYOUT APPROVED

Ernest Arroyo 5/20/2024  
Signed Date

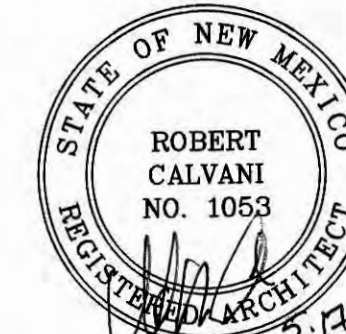
## A1 TRAFFIC CIRCULATION LAYOUT: ON-SITE

NCA

ARCHITECTS - PLANNERS - AIA

1306 RIO GRANDE BLVD NW  
ALBUQUERQUE, NM 87104  
505-255-6400 505-268-6954 FAX  
WWW.NCA-ARCHITECTS.COM

ARCHITECT



CONSULTANT

PROJECT TITLE

TOURO COLLEGE OF  
DENTAL MEDICINE  
TENANT  
IMPROVEMENTS

ALBUQUERQUE  
NEW MEXICO

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/09/24	ASST. REMAINING BSC2 SUB QUESTIONS ANSWERS
2	05/07/24	APPENDIX 2: MISCELLANEOUS ITEMS
3	04/22/24	APPENDIX 1: MISCELLANEOUS ITEMS

DRAWN BY: CHECKED BY:

NCA RC

PROJECT NUMBER:

A22.25.6

DATE:

MAY 17, 2024

SHEET TITLE:

TRAFFIC  
CIRCULATION  
LAYOUT

SHEET NO:

TCL-101



GENERAL INFORMATION

A. PLANNING HISTORY-RELATIONSHIP:

1. SITE IS PREEXISTING
2. BIKE ROUTES AND BIKE LANES ARE NOT APPLICABLE.
3. MULTI-USE TRAILS ARE NOT APPLICABLE.
4. SITE IS WITHIN 660 FT OF PREMIUM TRANSIT.

B. SITE DESCRIPTION:

1. ADDRESS: 2425 RIDGECREST DR. SE, ALBUQUERQUE, NM 8710.
2. LEGAL DESCRIPTION: TRACTS C AND E, CAGUA ADDITION, LOVELACE RESPIRATORY RESEARCH INSTITUTE, LOVELACE BIOMEDICAL-NORTH CAMPUS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 1999.
3. REQUESTS FOR VARIANCES FROM POLICIES, ORDINANCES, OR RESOLUTIONS: NONE.
4. TYPE OF DEVELOPMENT: COLLEGE.
5. SIZE OF DEVELOPMENT: TOTAL ACREAGE= 5.3149

C. EXECUTIVE SUMMARY:

NO CHANGES MADE TO THE FOLLOWING, AND/OR NOT APPLICABLE.

1. GENERAL PROJECT LOCATION
  2. DEVELOPMENT CONCEPT FOR THE SITE.
  3. TRAFFIC CIRCULATION CONCEPT FOR THE SITE.
  4. IMPACT ON THE ADJACENT SITES.
  5. APPLICABLE TRAFFIC IMPACT STUDIES (TIS) OR PREVIOUSLY APPROVED PLANS.
  6. VARIANCE REQUIRED TO ACCOMMODATE UNUSUAL SITE CIRCUMSTANCES.
- D. ALL INTERIOR AND EXTERIOR ADA CURB RAMPS MUST BE UPDATED TO CURRENT STANDARDS AND HAVE TRUNCATED DOMES INSTALLED.

OWNER/ TENANT PARKING REQS.

BASED ON COA TABLE 5-5-1

TOURO COLLEGE OF DENTAL MEDICINE:

MEDICAL OR DENTAL CLINIC: 5 SPACES/ 1,000 SQ.FT. GFA  
GRAND TOTAL TOURO DENTAL MEDICINE AREA= 76,480  
77,329 S.F./1,000 X 5= 382 SPACES  
TOTAL SPACES REQUIRED= 382 SPACES

LOVELACE BIOMEDICAL RESEARCH INSTITUTE:

RESEARCH OR TESTING FACILITY: 1.5 SPACES/ 1,000 SQ.FT. GFA  
LOVELACE BIOMEDICAL RESEARCH INSTITUTE AREA= 45,549 SQ.FT.  
45,549/1,000 SQ.FT. X 1.5= 68 SPACES

PARKING SPACES REQUIRED= 450 SPACES  
STANDARD ACCESSIBLE SPACES REQUIRED= 7 SPACES  
VAN ACCESSIBLE SPACES REQUIRED= 2 SPACES  
TOTAL (STANDARD + VAN)= 10 SPACES  
TOTAL PARKING SPACES REQUIRED = 460 SPACES (INCLUDING ACCESSIBLE SPACES)

PARKING SPACES PROVIDED AT LOVELACE PROPERTY= 164 SPACES (12 ACCESSIBLE)  
PARKING SPACE PROVIDED AT GATEWAY CENTER  
AT GIBSON HEALTH HUB TO WEST OF LOVELACE PROPERTY= 298 SPACES

TOTAL  
STANDARD ACCESSIBLE SPACES PROVIDED= 10 SPACES  
VAN ACCESSIBLE SPACE PROVIDED= 2 SPACES  
TOTAL PARKING SPACES PROVIDED = 462 SPACES (INCLUDING ACCESSIBLE SPACES)

KEYED NOTES

1. EXISTING CURB.
2. EXISTING SIDEWALK. PER CITY STANDARD DRAWING 2430, 2431 AND 2432.
3. EXISTING MEDIAN.
4. EXISTING BUILDING.
5. EXISTING PEDESTRIAN RIGHT-OF-WAY.
6. EXISTING VEHICLE RIGHT-OF-WAY.
7. EXISTING TREE.
8. EXISTING CURB CUT. INSTALL TRUNCATED DOMES. CITY STANDARD DRAWINGS 2446 AND 2440.
9. EXISTING SIGNAGE.
10. EXISTING FENCE.
11. EXISTING FIRE HYDRANT.
12. EXISTING POWER STRUCTURE.
13. EXISTING WALL.
14. EXISTING DRIVEPAD. CITY STANDARD DRAWING 2425A.
15. EXISTING DRIVEWAY.

LEGEND

REVISION CLOUD.

VICINITY MAP

