

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 13, 2021

Cameron Erdmann
Studio Southwest Architects
2101 Mountain Road NW, Ste. B
Albuquerque, NM 87104

Re: Addition of Entry/Exist Gates at BIOMED Parking Lot
2441 Ridgecrest Drive SE
Traffic Circulation Layout
Architect's Stamp 03-24-2021 M18-D006A)

Dear Mr. Erdmann,

The TCL submittal received 04-13-2021 is approved for Building Permit with. 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.

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,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

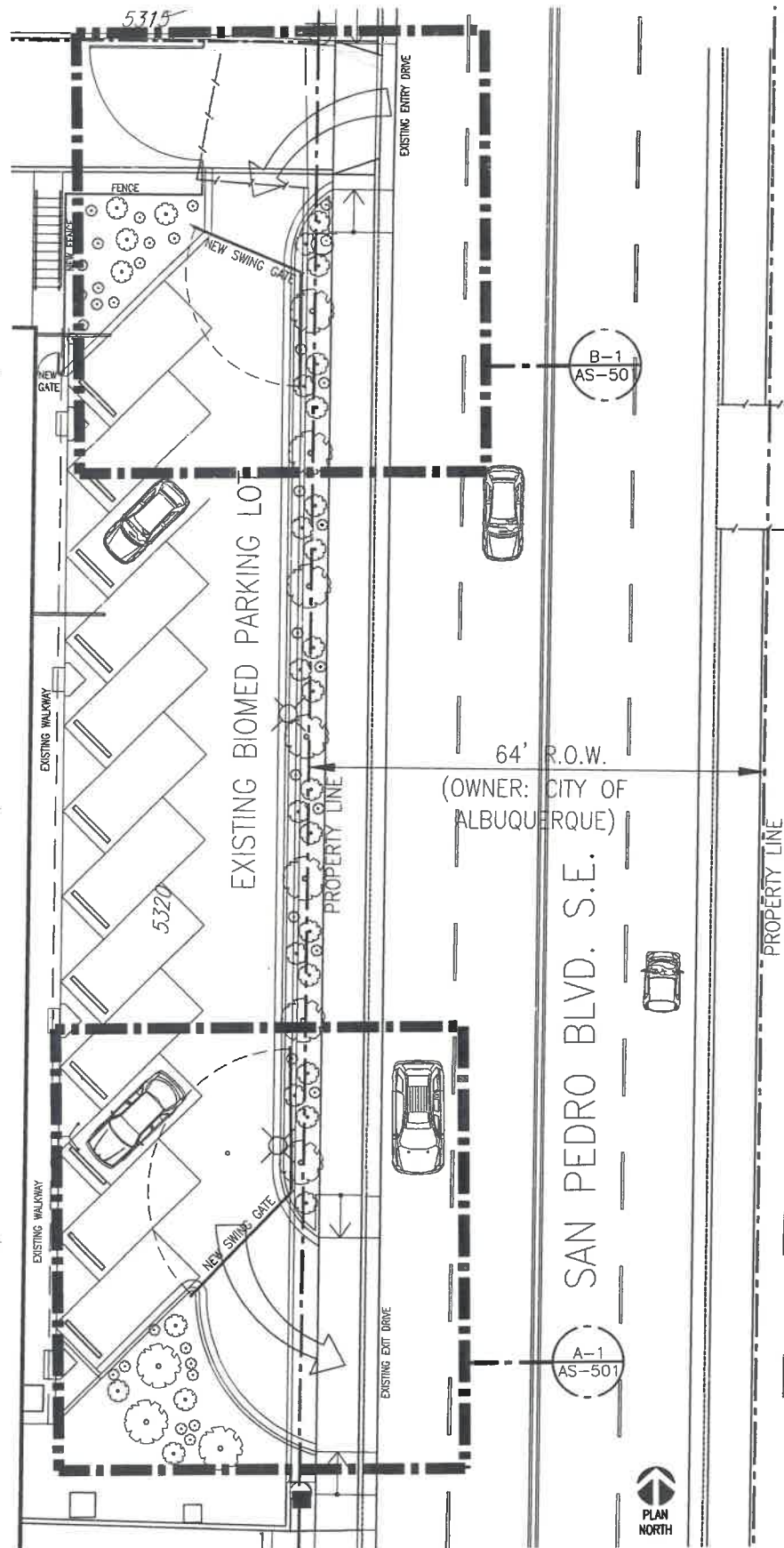


(B2) SECTION ELEVATION 16' GATE
1/2" = 1'-0"



Signed

AS-501



A1 ADDITION OF MANUAL SWING GATES AT BIOMED PARKING LOT
1/8" = 1'-0"

ADDITION OF MANUAL SWING GATES TO EXISTING BIOMED PARKING LOT

2441 RIDGECREST DRIVE SE 87108
ACCESS FROM SAN PEDRO SE
MARCH 18, 2021

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed:  Date: 4/13/21

MISC. ZONING INFORMATION

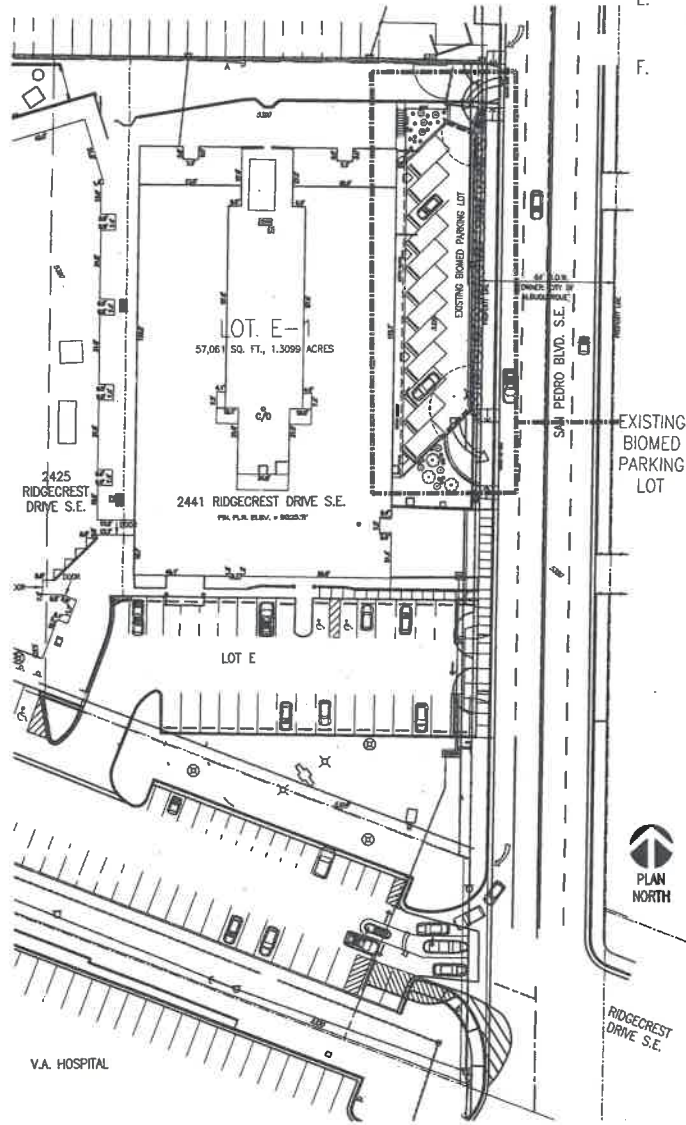
1. CHAPTER 14-16-3-1 OFF-STREET PARKING REGULATIONS: "THIS EXISTING BUILDING (CIRCA 1961) WAS CONSTRUCTED PRIOR TO OCTOBER 22, 1965, AND FALLS UNDER THE EXCEPTION FOR PARKING REQUIREMENTS, AND SHALL SUPPLY PARKING ONLY TO THE EXTENT ON-PREMIS GROUND SPACE IS AVAILABLE."

GENERAL NOTES

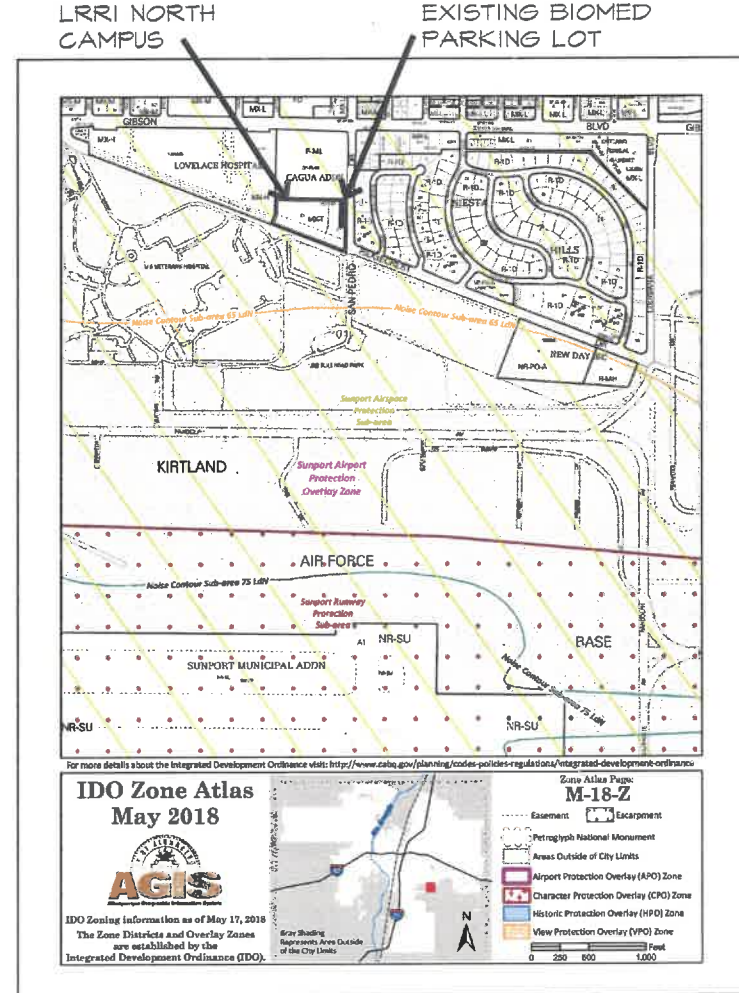
- C. OWNER TO PROVIDE SURVEY STAKING TO LOCATE PROPERTY LINE WITH SAN PEDRO S.E. PUBLIC R.O.W. TO ESTABLISH EXACT LOCATION OF PROPERTY LINE PRIOR TO GATE INSTALLATION.
- D. OWNER TO VERIFY ALL EXISTING SITE CONDITIONS AND GATE SIZES AND CONFIGURATIONS INDICATED. GATE INSTALLATIONS AND SWING ROTATIONS SHALL NOT CROSS THE PROPERTY LINE WITH SAN PEDRO S.E. AT ANY TIME.
- F. GATE INSTALLATION SHALL INCLUDE MANUFACTURER'S MATCHING BARRIER POSTS TO STOP GATE SWING AND SECURE GATE AT BOTH CLOSED AND OPEN POSITIONS.

GENERAL NOTES

- A. SUBMIT FOR PERMIT REVIEW BY TRAFFIC ONLY-TCL NOT REQUIRED PER TRAFFIC ENGINEER (NILO SALGADO FERNANDEZ).
- B. STUDIO SOUTHWEST ARCHITECTS CONTACT: CAMERON ERDMANN AIA ASSOCIATE/SR ARCHITECT THE EXISTING BIOMED PARKING LOT CONSTRUCTED IN 2013. ALL SITE FEATURES INDICATED ARE EXISTING.
- B. COORDINATE USE & TEMPORARY CLOSURE OF PARKING LOT WITH BIOMED FACILITY.



A2 LRRI NORTH CAMPUS PARTIAL SITE PLAN
1/8" = 1'-0"



A3 ZONE ATLAS PAGE M-18-Z
NO SCALE



STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS

Architect Engineer

RONALD BURSTEIN
NO. 2057
Digitally signed by Ron Burstein
Date: 2021.03.24 17:51:51-06'00'

ADDITION OF ROTATING ENTRY & EXIT GATES AT BIOMED PARKING LOT

LOVELACE RESPIRATORY
RESEARCH INSTITUTE
NORTH CAMPUS
2441 RIDGECREST DRIVE S.E.
ALBUQUERQUE, NM 87108

MARK	DATE	DESCRIPTION
ISSUE:		PERMIT PLANS CABQ
PROJECT NO:		2109
CAD DWG FILE:		
DRAWN BY:		CCIE
CHECKED BY:		CCIE
DATE:		3/18/2021

SHEET TITLE

BIOMED
PARKING LOT
MANUAL SWING
GATE ADDITIONS

AS-100