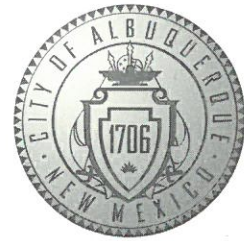


CITY OF ALBUQUERQUE



February 7, 2020

Ronald R. Bohannon, PE
Tierra West LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

**Re: Behavioral Health Hospital
1525 Renaissance Blvd NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 10-8-18 (F16D051A)
Certification dated 2-4-20**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 2-5-20, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

- Please fix buckled sidewalk (See attached photo)
- Please add top plate to sidewalk culverts around building (See attached photo)
- Please remove construction equipment and trash container.

NM 87103

Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov, and submit an administrative fee of \$40.00 for log in and evaluation by Transportation.

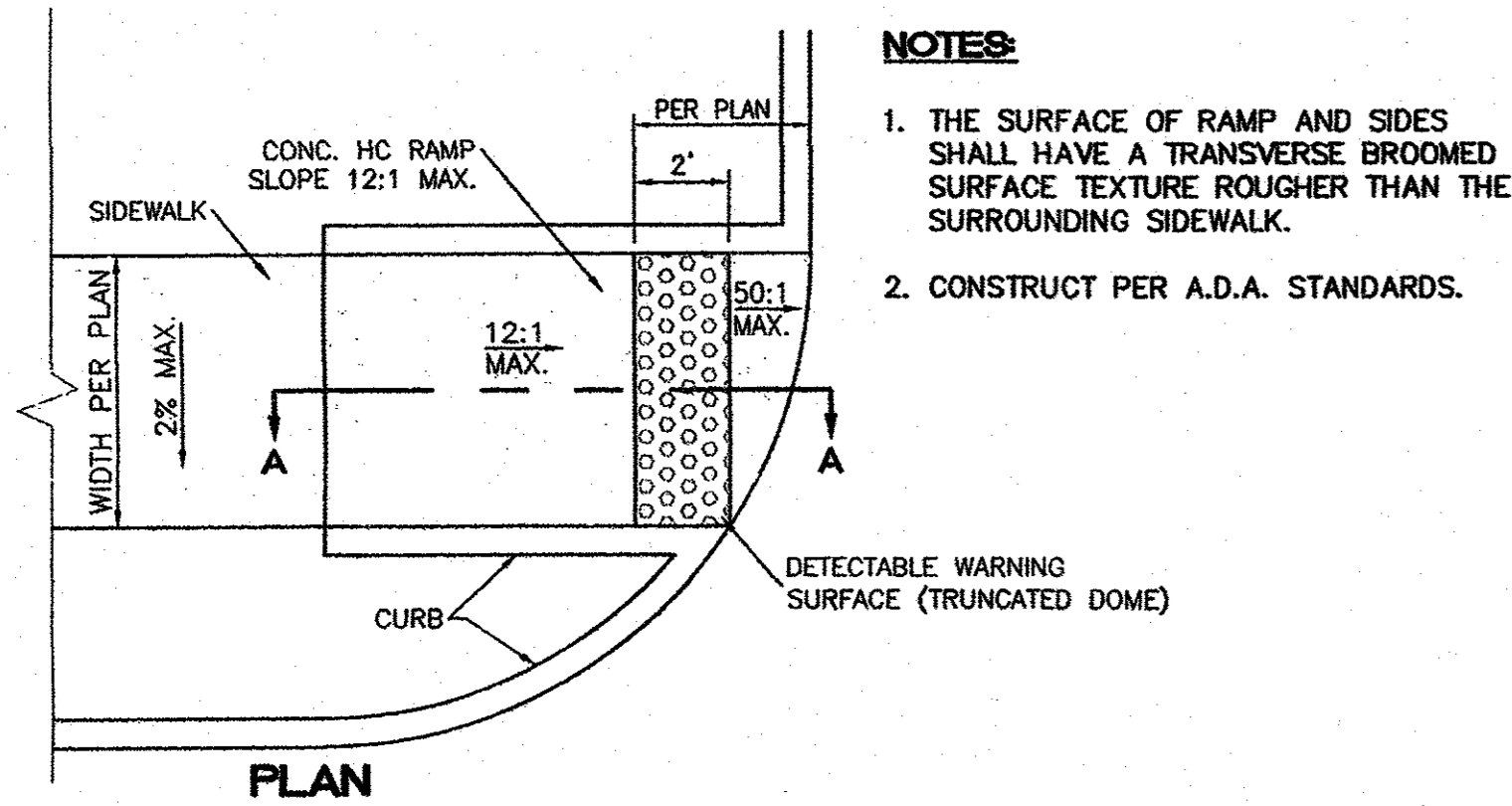
www.cabq.gov

If you have any questions, please contact me at (505) 924-3981.

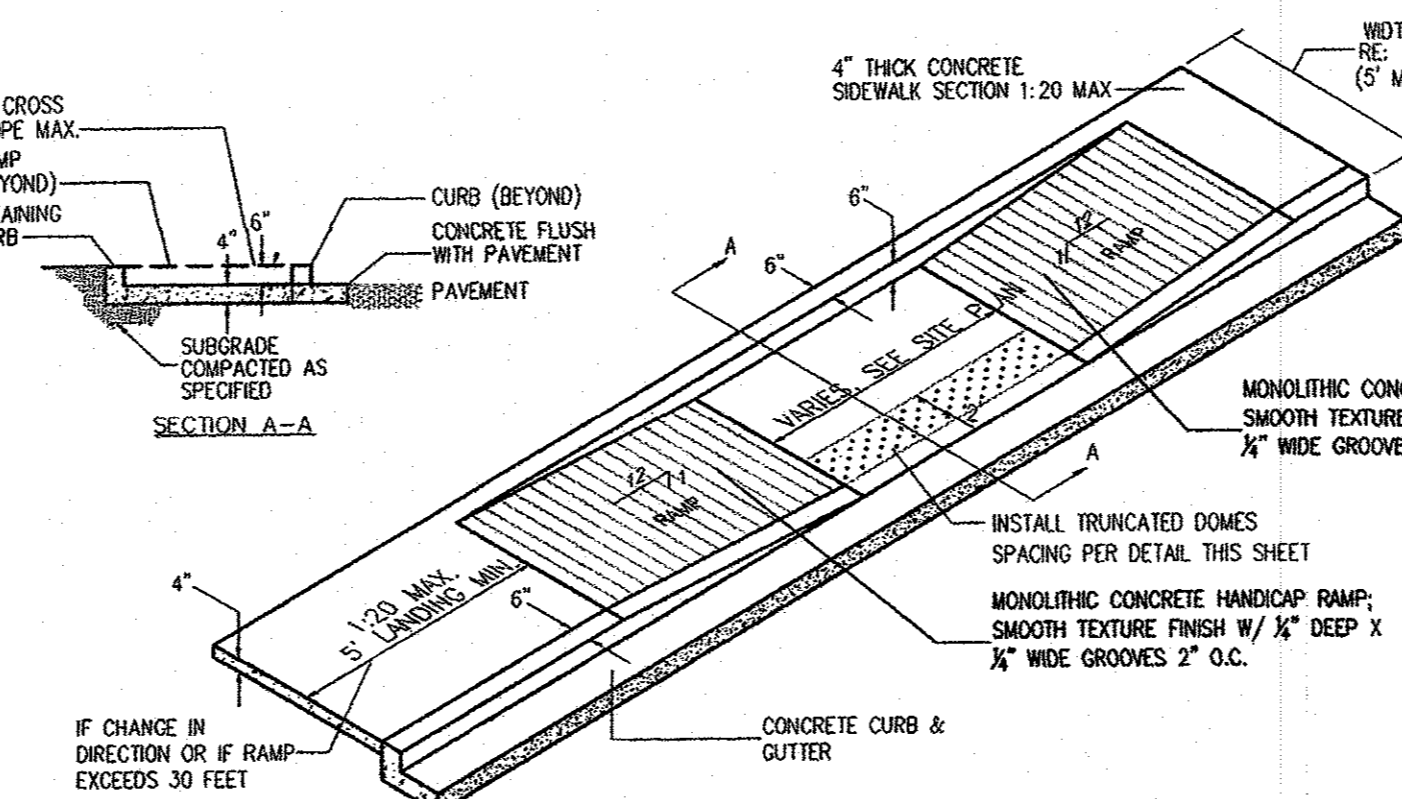
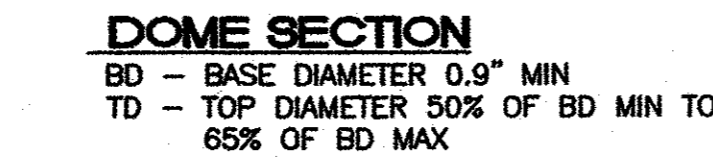
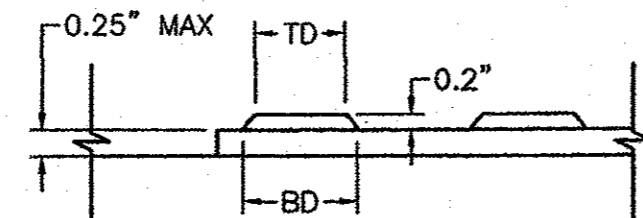
Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

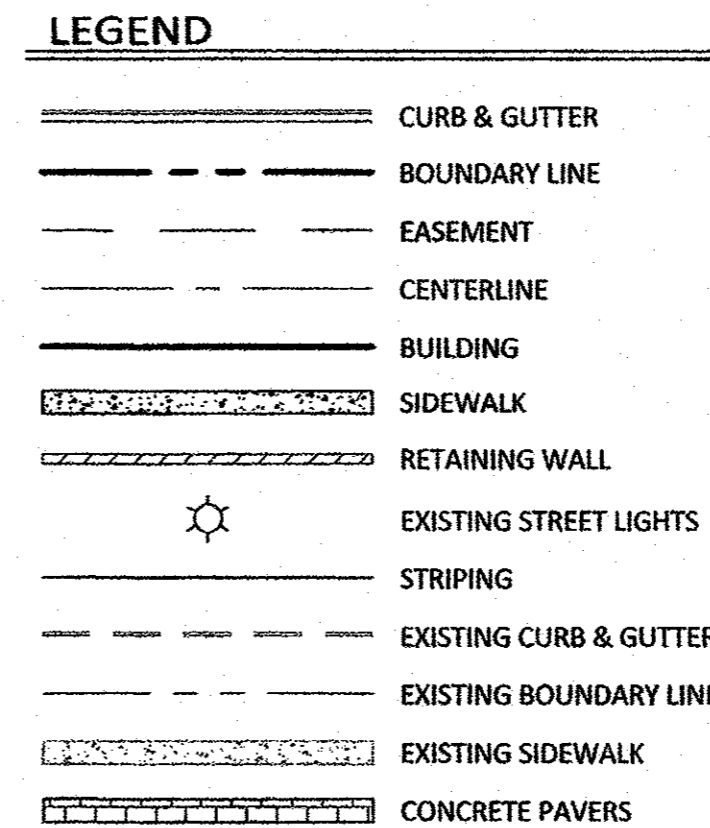
EG via: email
C: CO Clerk, File



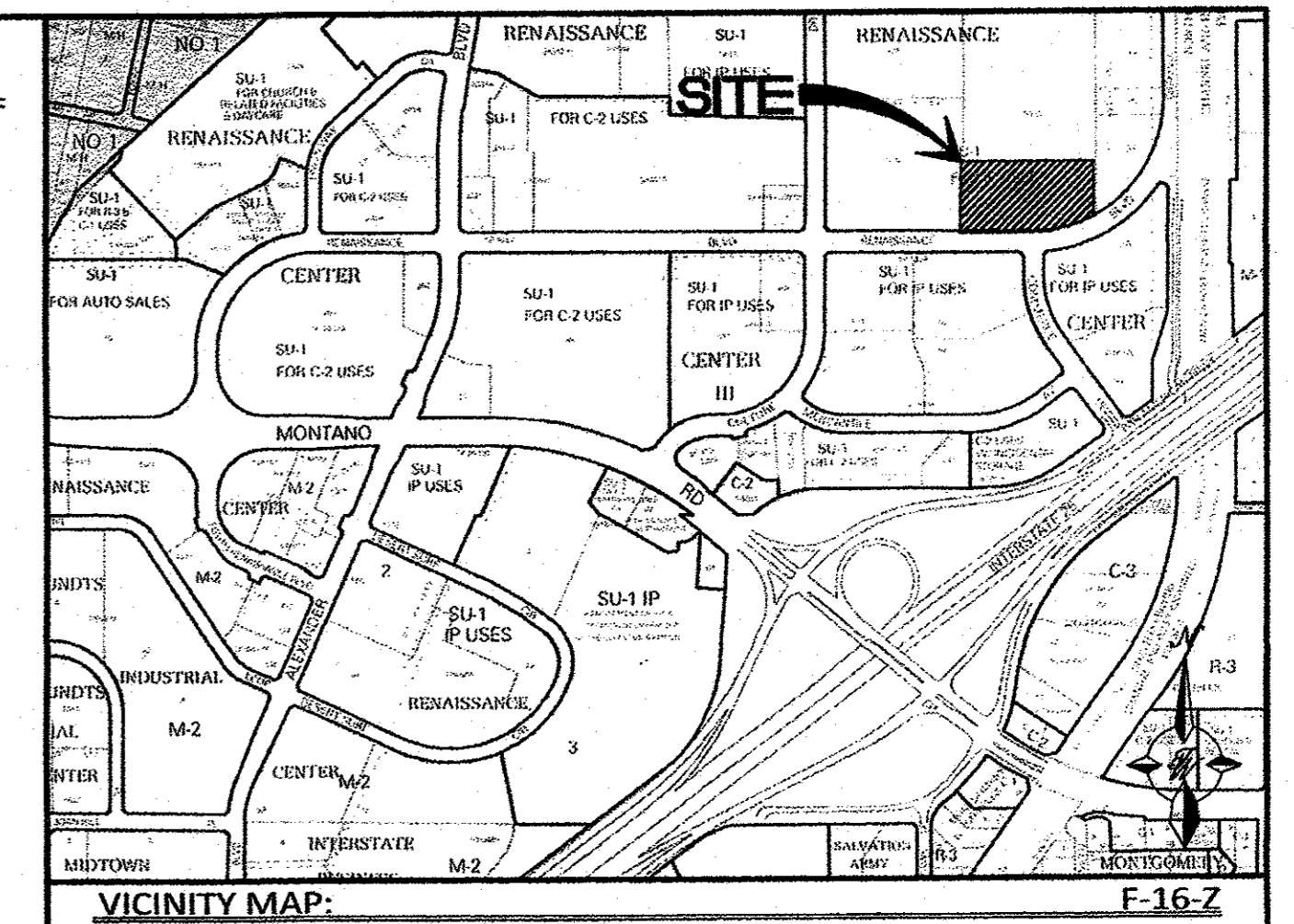
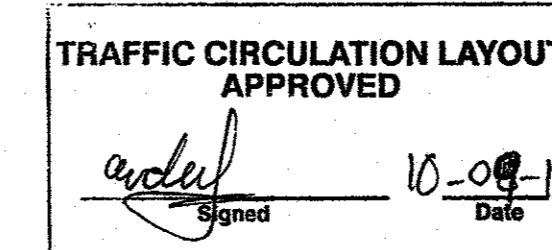
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. CONSTRUCT PER A.D.A. STANDARDS.



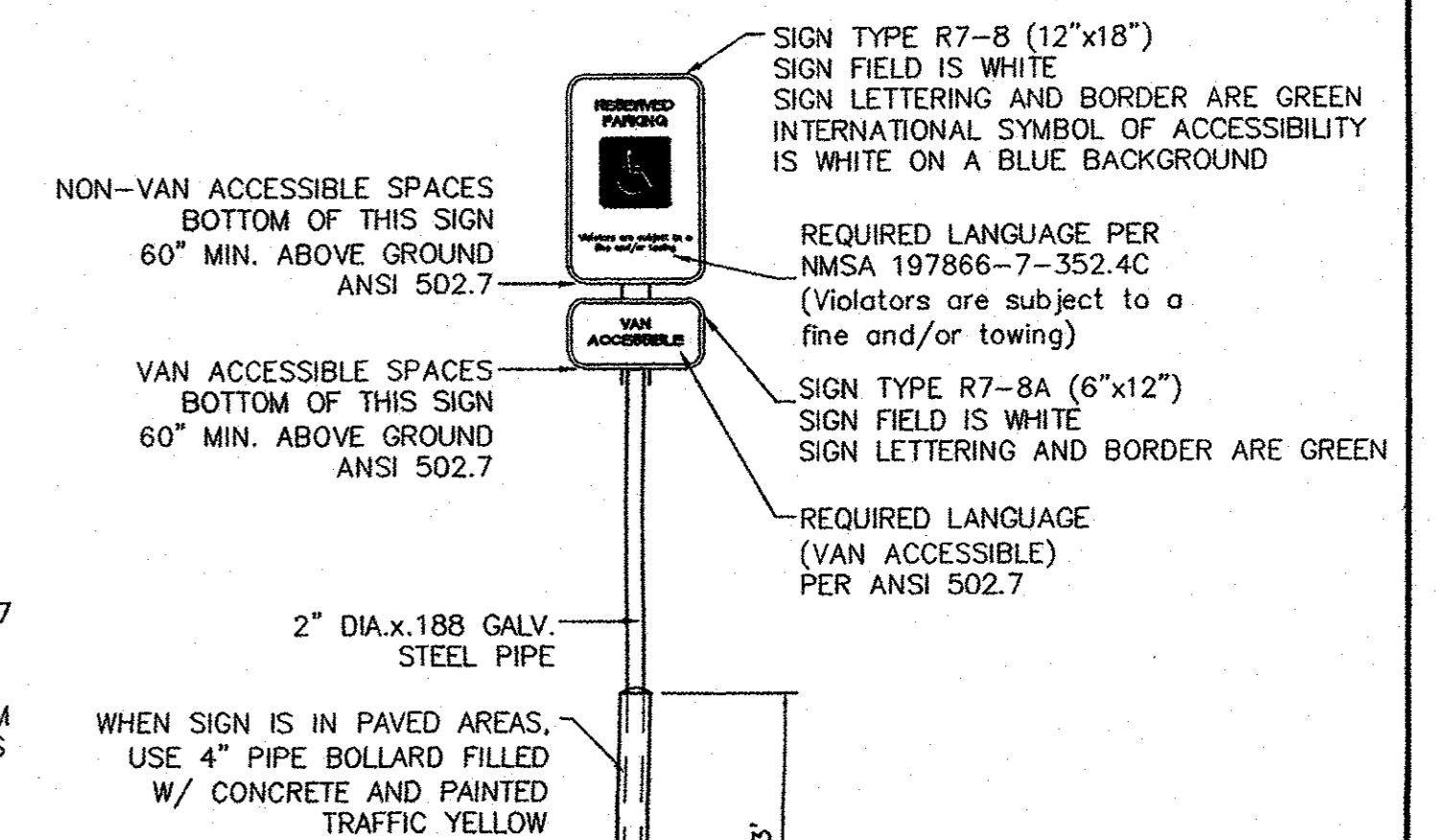
- ADA PARKING SPACE NOTES:**
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - 2) Parking space lines and diagonal striping to be painted blue.
 - 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.
 - 4) See this sheet for HC Parking Sign Detail.
 - 5) Parking spaces shall have a slope that does not exceed 2% in any direction.



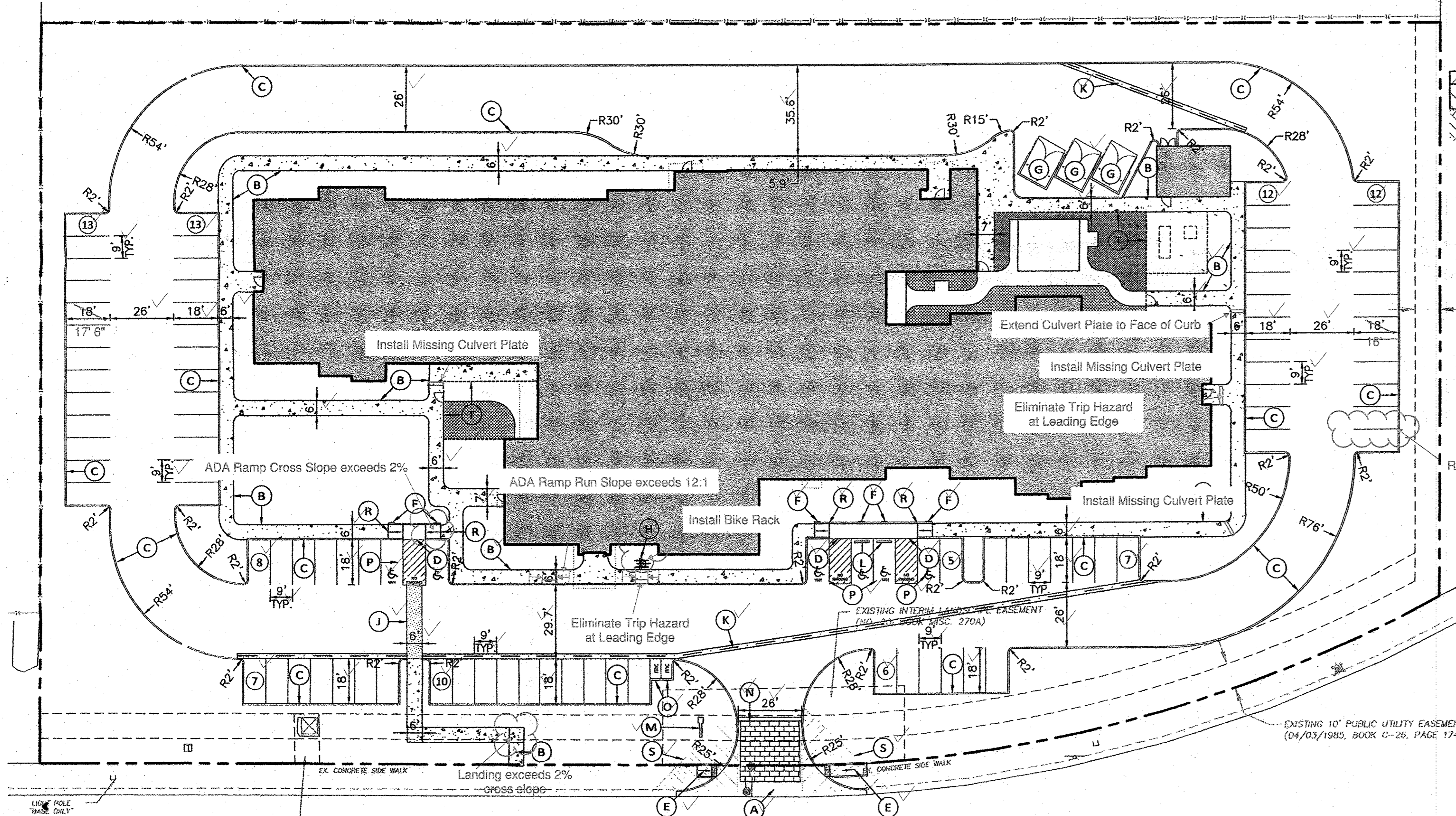
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



LEGAL DESCRIPTION:
TRACT 9A-1B, PLAT OF TRACTS 9A-1A AND 9A-1B, RENAISSANCE CENTER

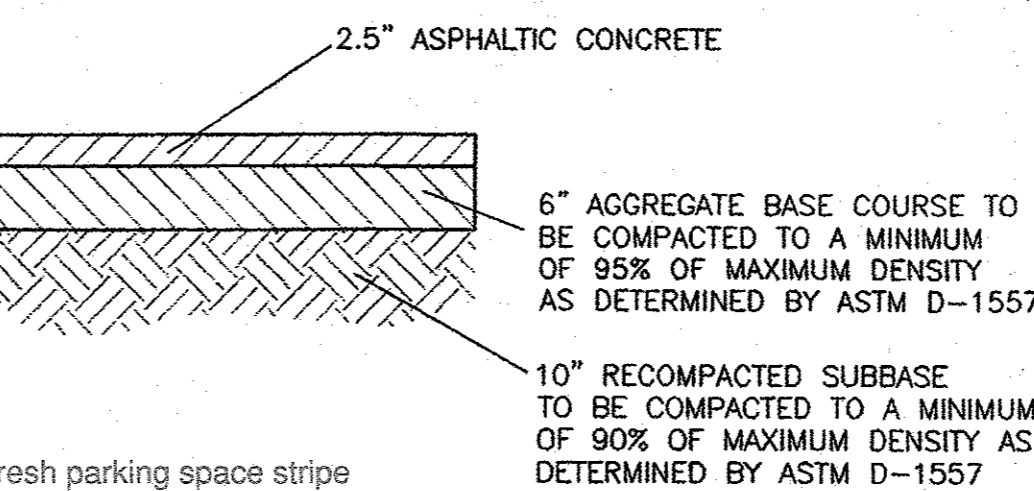


UNIDIRECTIONAL HC RAMP
NOT TO SCALE



PAVING SECTION - MAIN DRIVE AISLES
NTS

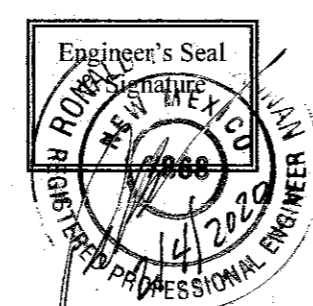
3.5" ASPHALTIC CONCRETE
6" AGGREGATE BASE COURSE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557
10" RECOMPACTED SUBBASE TO BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557



- KEYED NOTE:**
- (A) 6" VALLEY GUTTER PER COA STD DWG #2420
 - (B) SIDEWALK PER COA STD DWG #2430
 - (C) 6" STANDARD CURB AND GUTTER PER COA STD DWG #2415B
 - (D) ZERO CURB WITH TRUNCATED DOMES
 - (E) UNIDIRECTIONAL HC RAMP PER DETAIL THIS SHEET
 - (F) HANDICAP PARKING SIGN PER DETAIL THIS SHEET
 - (G) TRASH ENCLOSURE
 - (H) BIKE RACK
 - (I) SITE LIGHTING
 - (J) CROSSWALK STRIPING
 - (K) CONCRETE SWALE, 2' WIDE, 6" THICK
 - (L) CURB STOP
 - (M) MONUMENT SIGN
 - (N) CONCRETE PAVERS W/ 1'-6" CONCRETE BAND PER COA STD DWG #2412
 - (O) MOTORCYCLE PARKING SIGN
 - (P) ACCESSIBLE PARKING PER ADA STANDARDS
 - (R) ADA RAMP PER DETAIL THIS SHEET
 - (S) CLEAR SIGHT TRIANGLE
 - (T) SCREEN WALL

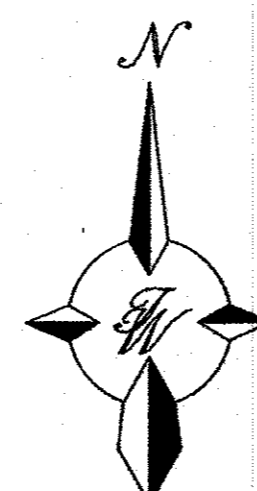
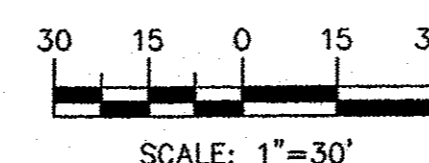
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Terra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings.



Commerce Dr

GRAPHIC SCALE



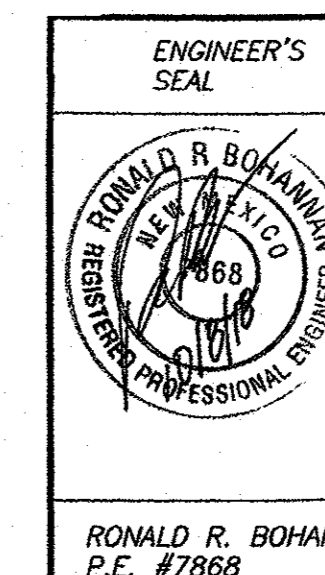
Renaissance Blvd, N.E. (86' R.O.W.)

CLEAR SIGHT TRIANGLE NOTE:

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.

SITE DATA

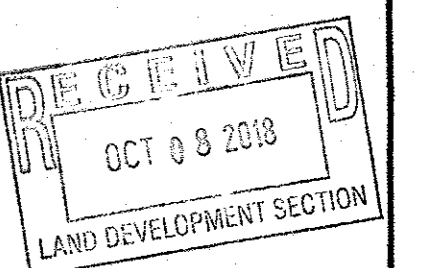
PROPOSED USAGE:	BEHAVIORAL HEALTH HOSPITAL (64 BEDS) 38,064 SF; MAX HEIGHT 24' (TO RIDGE OF HIGHEST ELEMENT) CONSTRUCTION TYPE V-A
LOT AREA:	163,263 SF (3.748 ACRES)
FLOOR AREA RATIO:	0.237
PARKING REQUIRED:	32 SPACES (1 SPACE/EVERY 2 BEDS - 64 TOTAL BEDS)
PARKING PROVIDED:	94 SPACES
HC PARKING REQUIRED:	4 SPACES
HC PARKING PROVIDED:	6 SPACES 3 SPACES VAN ACCESSIBLE
MC PARKING REQUIRED:	23 SPACES
MC PARKING PROVIDED:	23 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES



**BEHAVIORAL HEALTH HOSPITAL
RENAISSANCE CENTER
TRAFFIC CIRCULATION
LAYOUT**
2-4-20 Temp

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrowestllc.com

DRAWN BY
DY
DATE
10/02/18
2017054-TCL
SHEET #
C6
JOB #
2017054









City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Behavioral Health Hospital **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract 9-A-1-B Plat of Tracts 9-A-1-A & 9-A-1-B Renaissance Center
City Address: 1525 Renaissance Blvd NE

Applicant: AS Realty Investors **Contact:** Avi Schlesinger
Address: 3710 S. Robertson Blvd. #201, Culver City CA 90232
Phone#: 310-936-9395 **Fax#:** _____ **E-mail:** avi@asrealtyinvestors.com

Other Contact: Tierra West, LLC **Contact:** Ron Bohannon
Address: 5571 Midway Park Pl NE, Albuquerque NM 87109
Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** rrb@tierrawestllc.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (Temporary)
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 2/5/2020 **By:** Vinny Perea

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____