

# CITY OF ALBUQUERQUE



October 9, 2018

AS Realty Investors  
Avi Schlesinger  
3710 S. Robertson Blvd. #201  
Culver City, CA 90232

**Re: Behavioral Health Hospital  
1525 Renaissance Blvd NE  
Traffic Circulation Layout  
Engineer's/Architect's Stamp 10-08-18 (F16D051A)**

Dear Mr. Bohannan,

The TCL submittal received 10-08-18 is approved for Building Permit. 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 a 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 TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

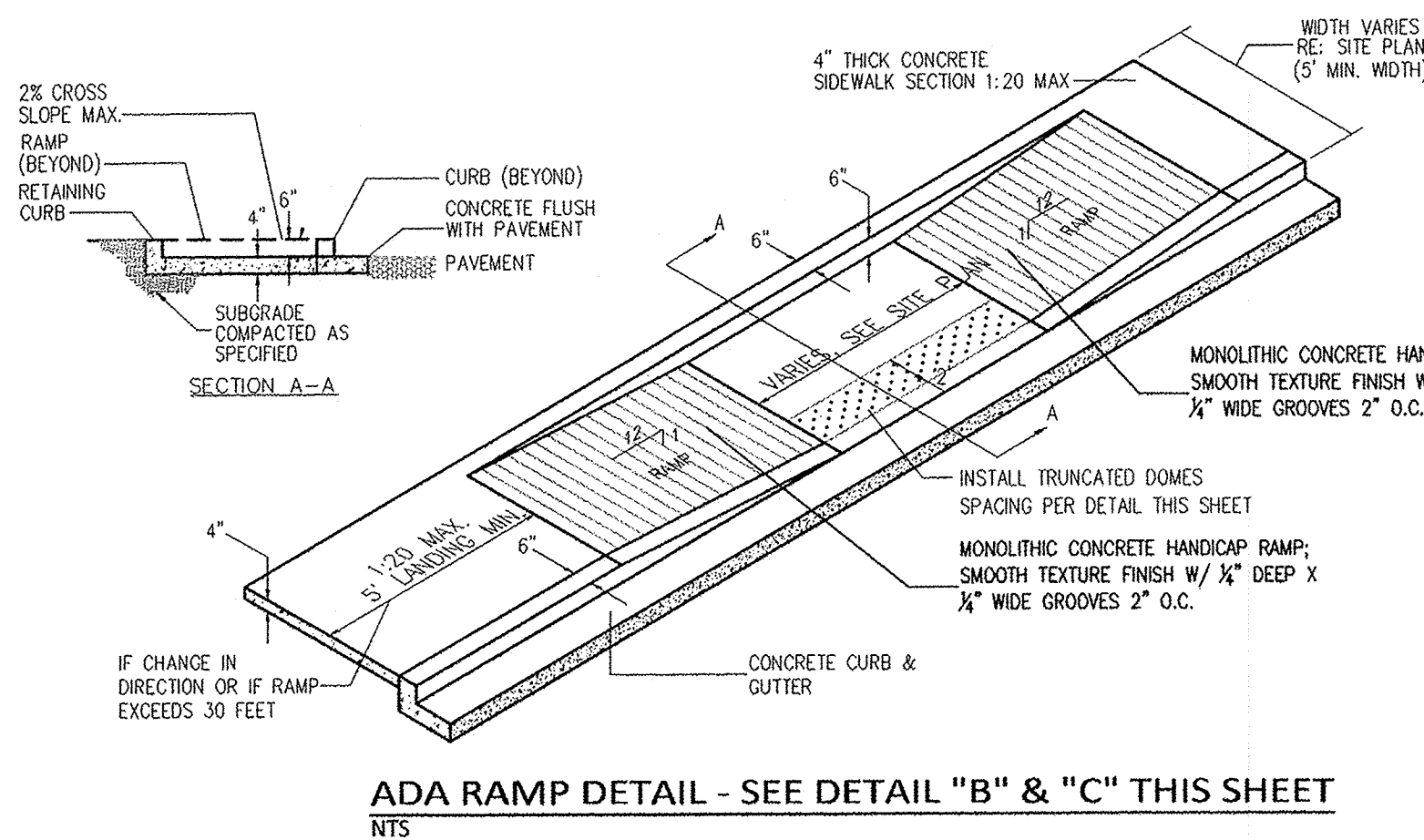
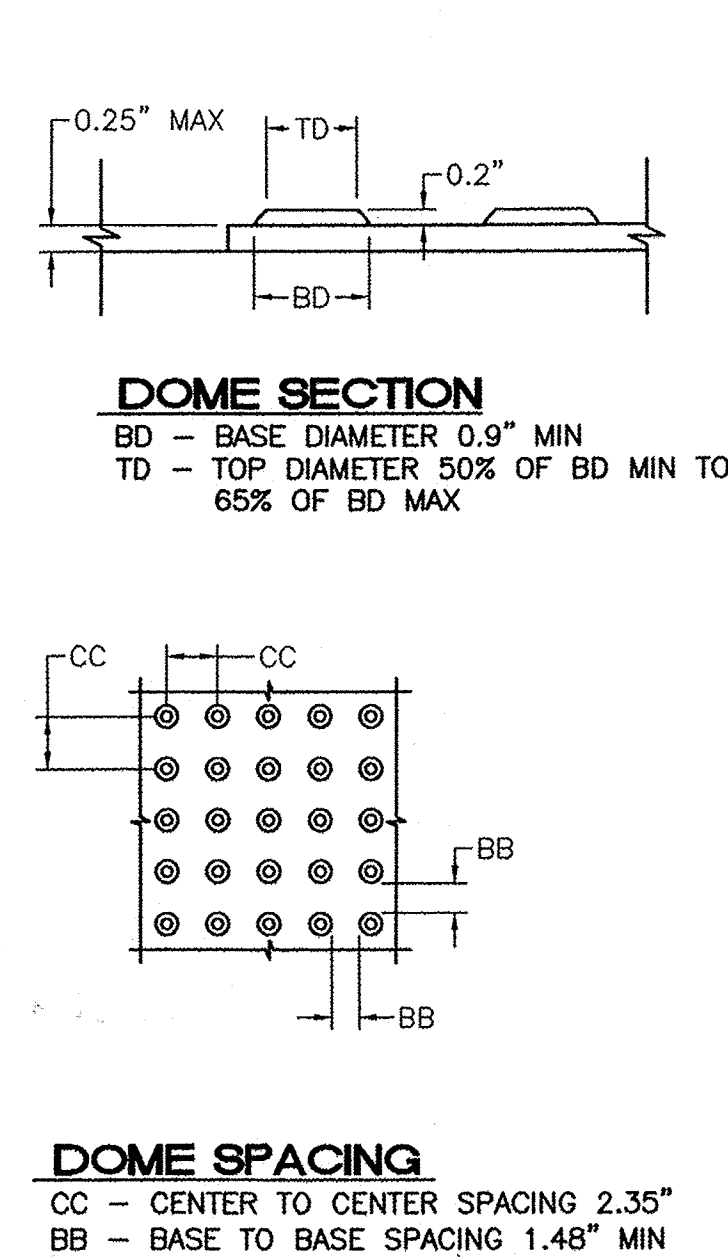
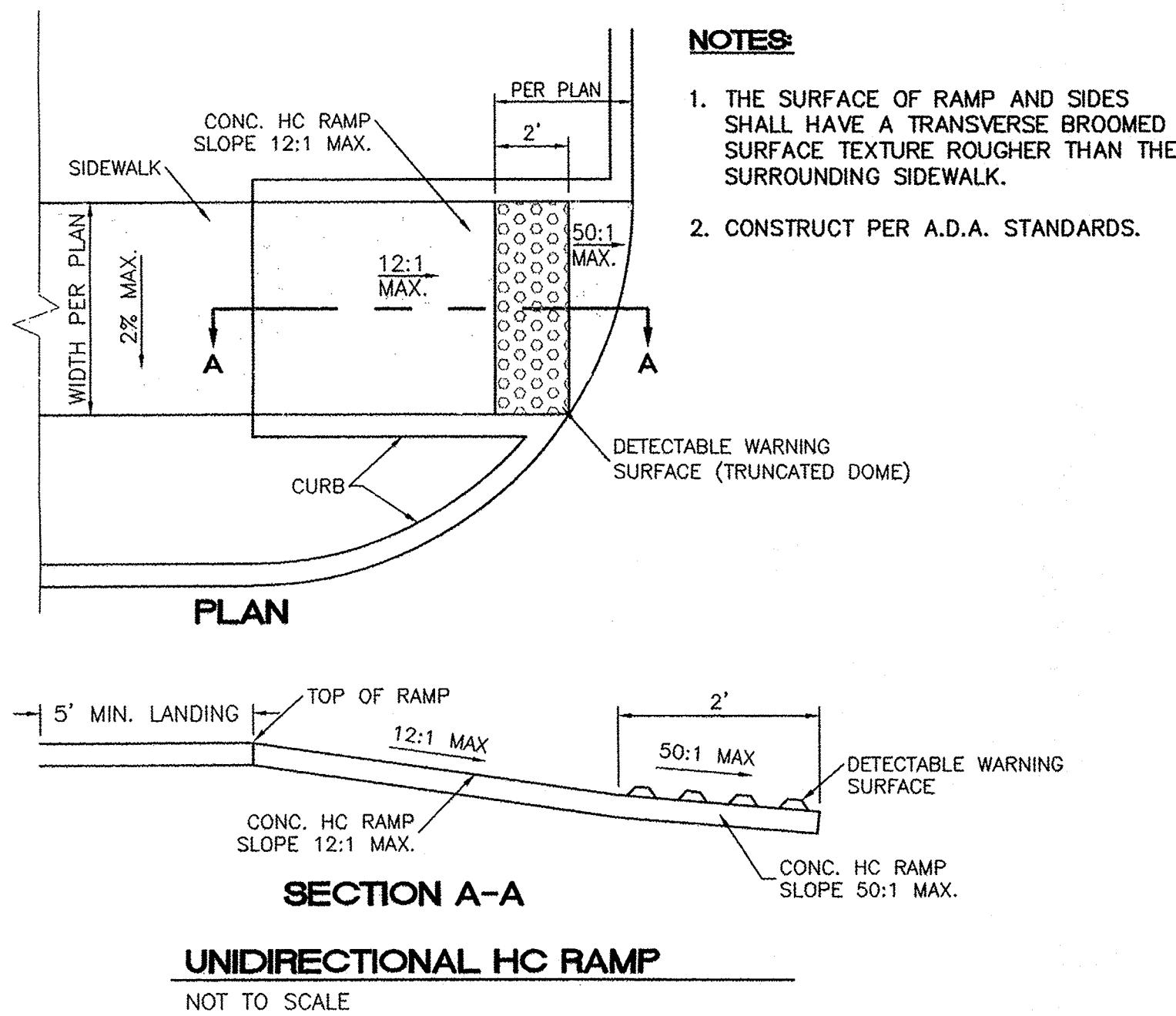
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

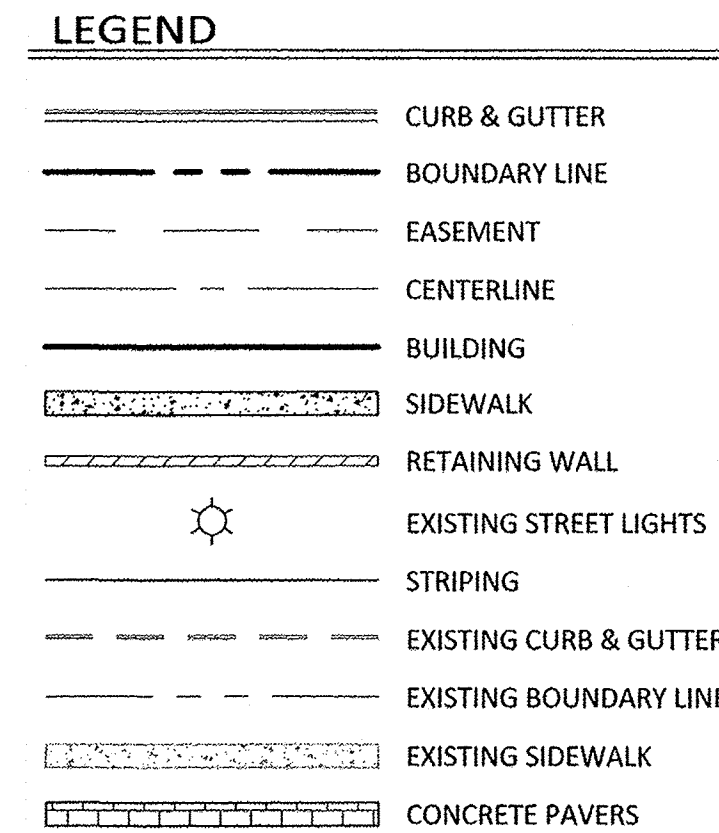
Mojgan Maadandar, E.I.T.  
Associate Engineer, Planning Dept.  
Development Review Services

MM via: email  
C: File

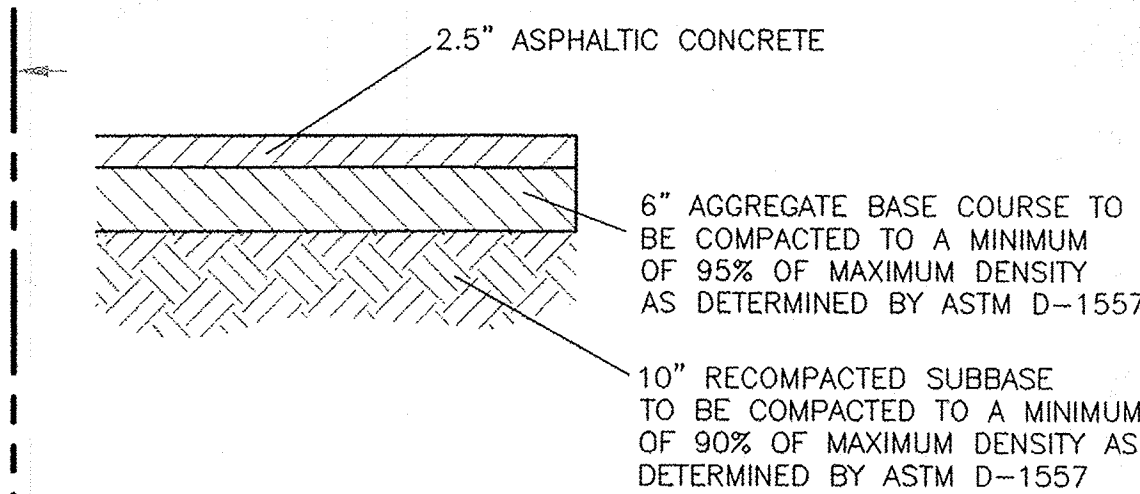
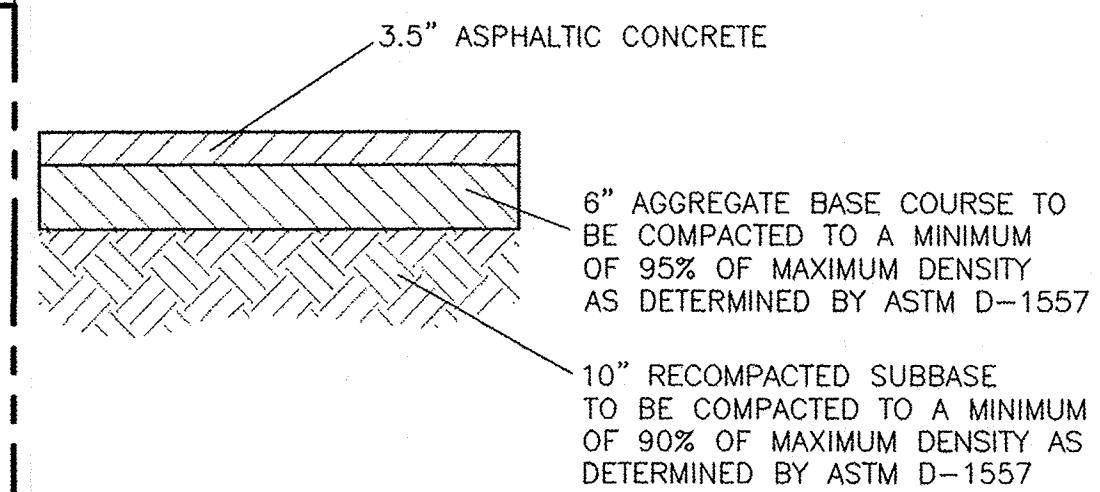
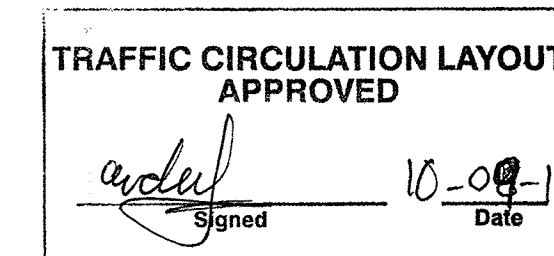




- ADA PARKING SPACE NOTES:**
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
  - 2) Parking space lines and diagonal striping to be painted blue.
  - 3) Access aisle shall have the words "NO PARKING" in capital letters, each 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

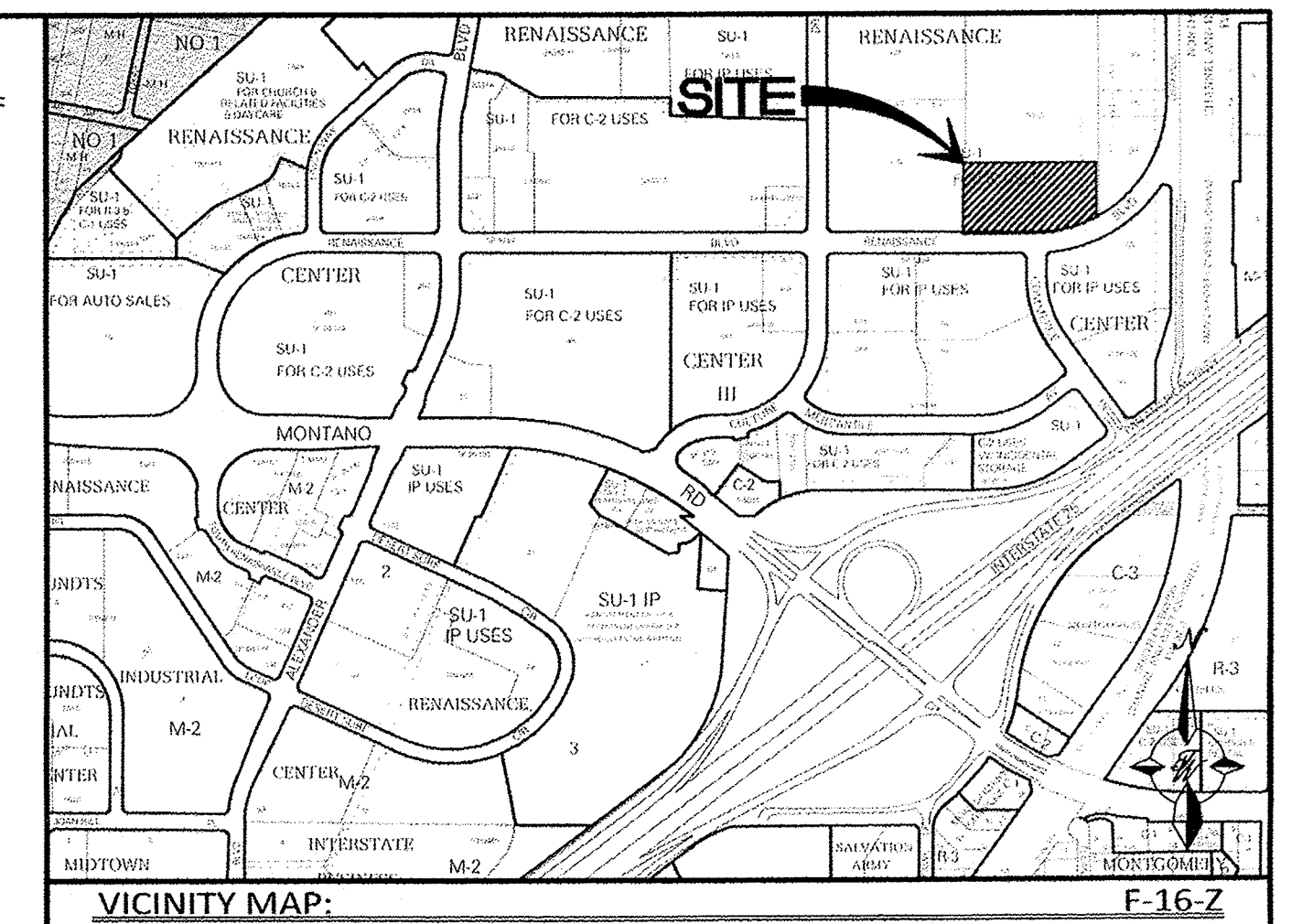


**ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.**



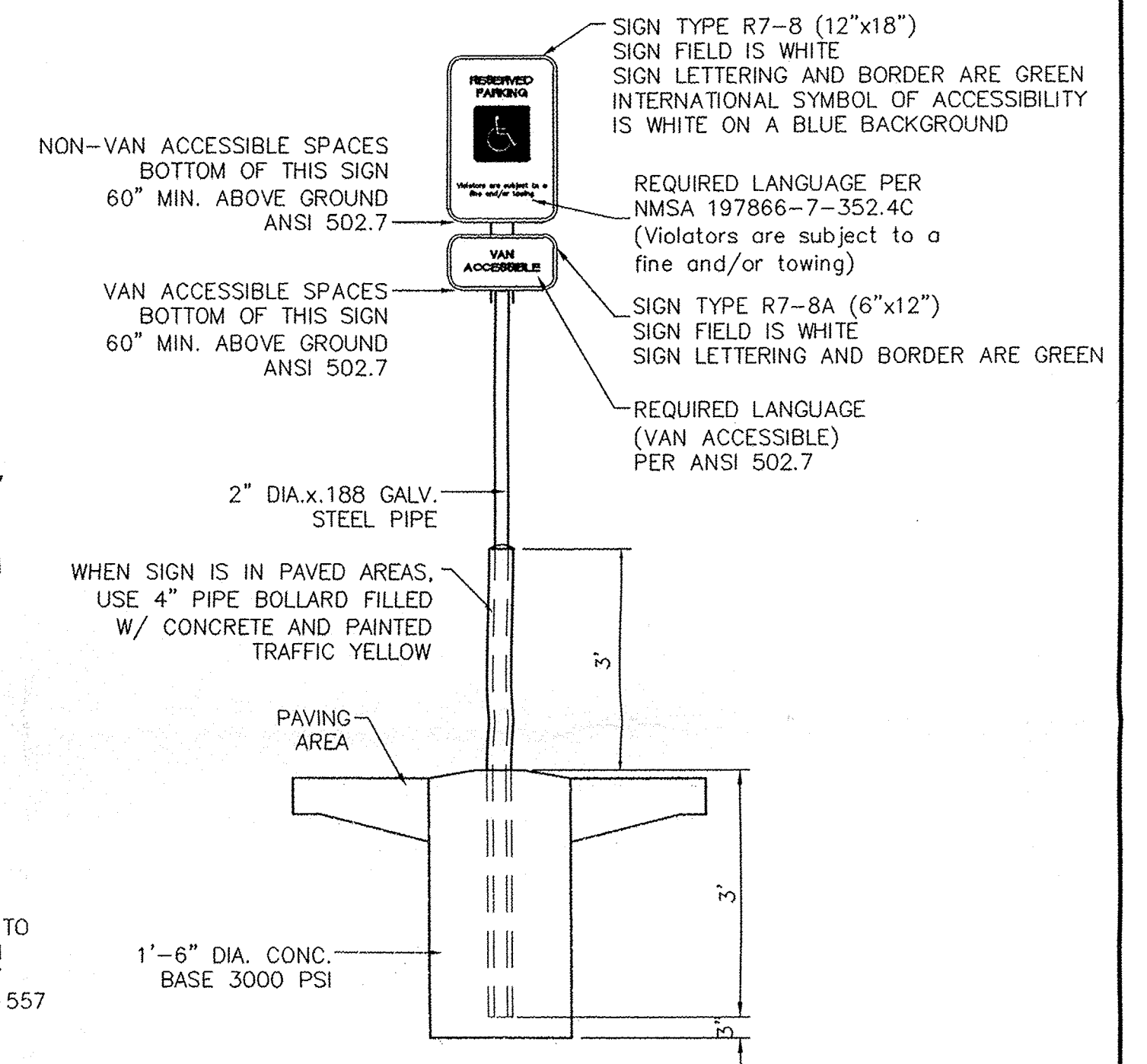
**KEYED NOTE:**

- (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



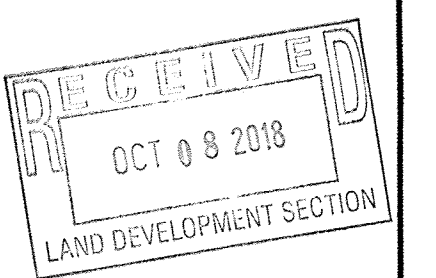
**LEGAL DESCRIPTION:**

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



**SITE DATA**

PROPOSED USAGE:	BEHAVIORAL HEALTH HOSPITAL (64 BEDS) 38,064 SF; MAX HEIGHT 24' (TO RIDGE OF HIGHEST ELEMENT) CONSTRUCTION TYPE V-A
STORAGE BUILDING	600 SF
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:	3 SPACES
MC PARKING PROVIDED:	3 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES



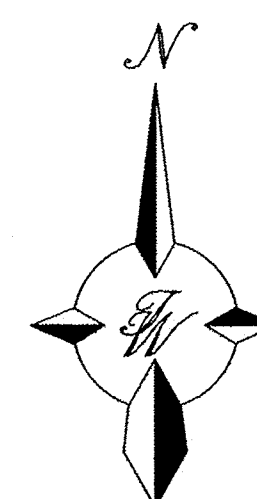
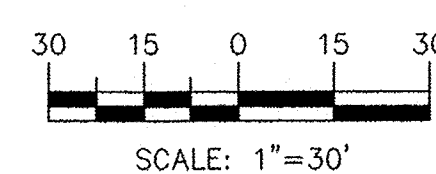
**Renaissance Blvd, N.E. (86' R.O.W.)**

**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.

**Commerce Dr**

**GRAPHIC SCALE**



ENGINEER'S SEAL	BEHAVIORAL HEALTH HOSPITAL RENAISSANCE CENTER TRAFFIC CIRCULATION LAYOUT	DRAWN BY DY
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, L.L.C. 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierawestllc.com	DATE 10/02/18
		2017054-TCL
		SHEET # C6
		JOB # 2017054