

CITY OF ALBUQUERQUE



March 3, 2020

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

**Re: Behavioral Health Hospital
1525 Renaissance Blvd NE
Request for 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 Pictures received 2-28-20, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

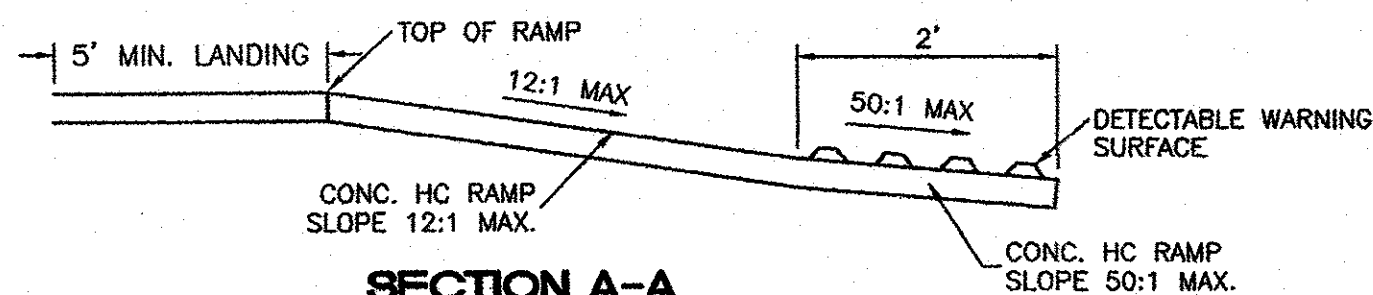
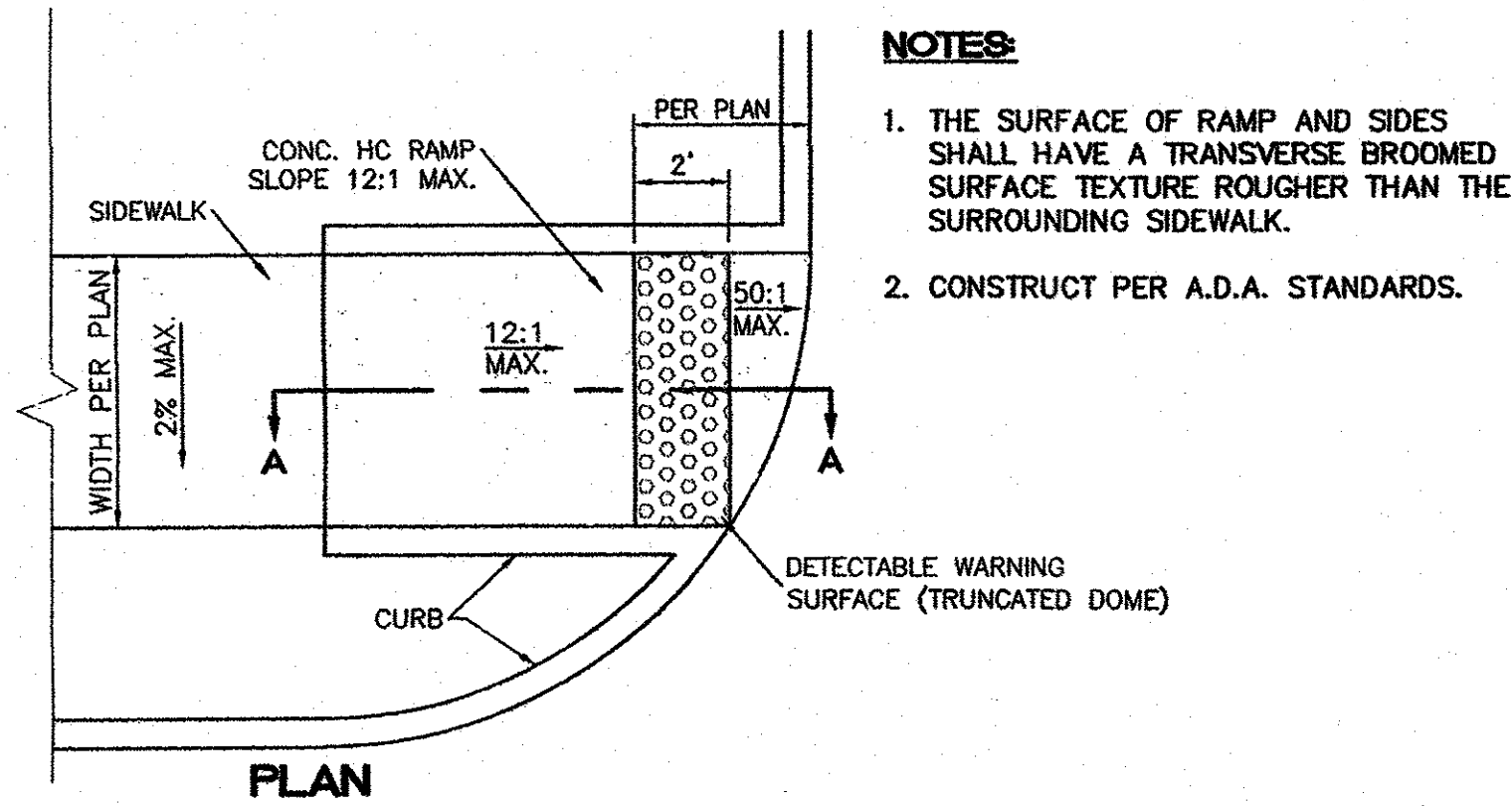
If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

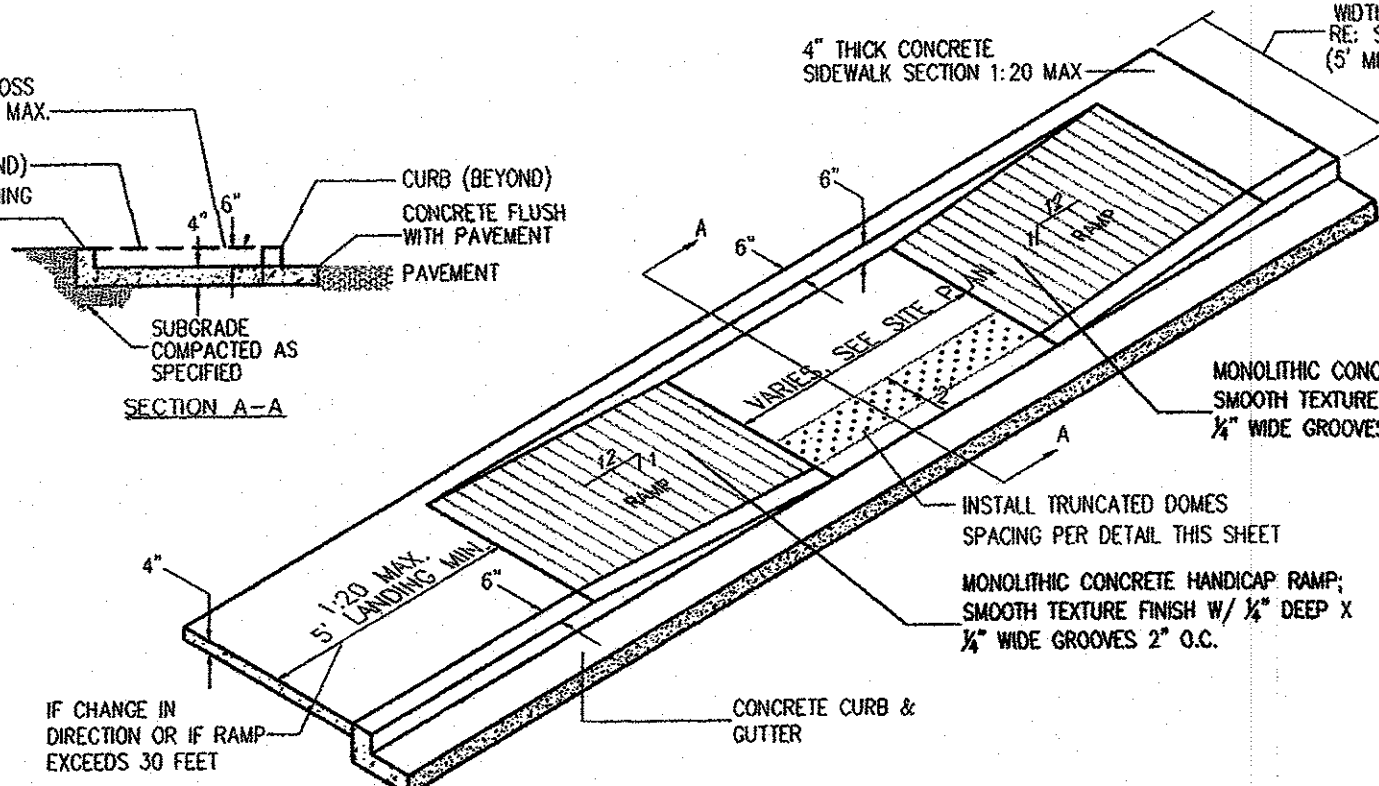
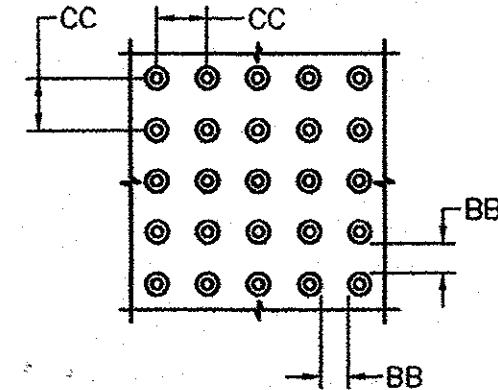
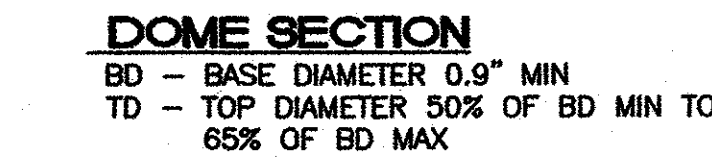
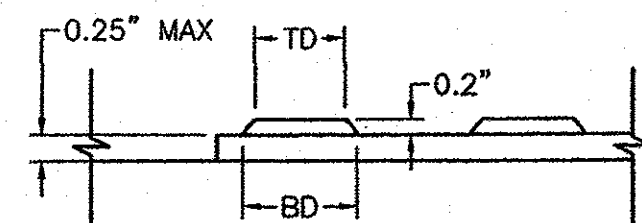

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

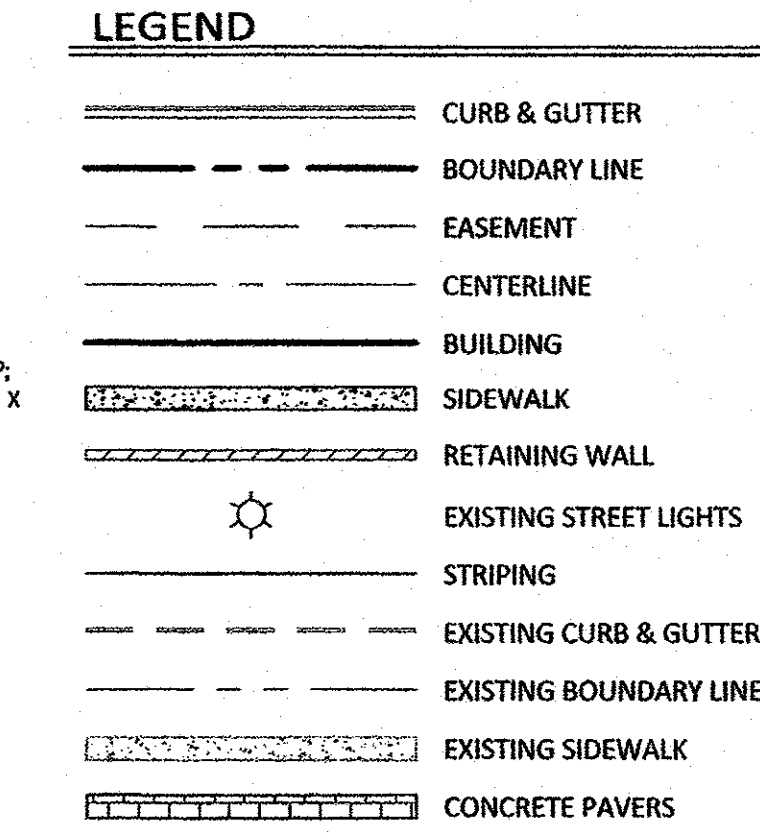
EG via: email
C: CO Clerk, File



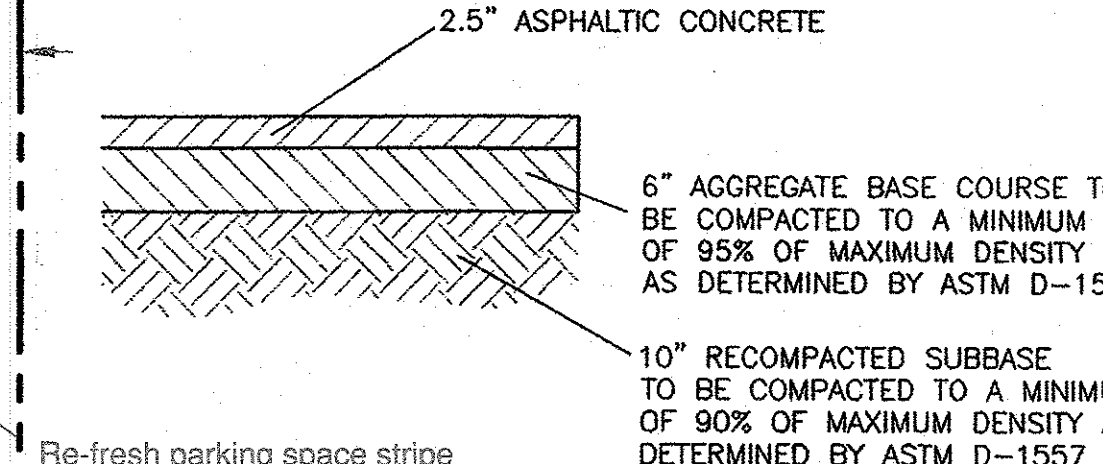
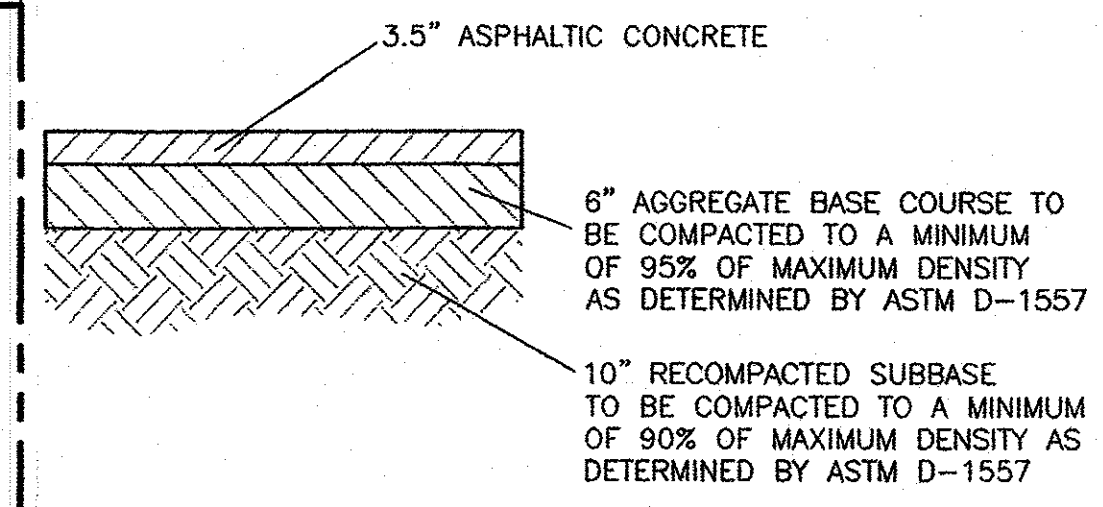
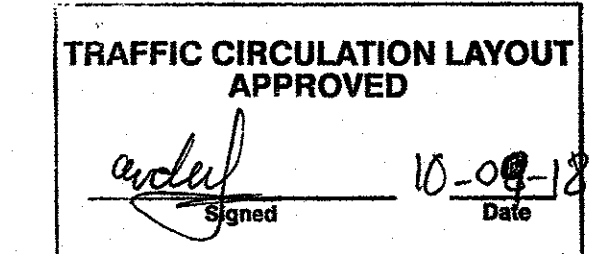
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. CONSTRUCT PER A.D.A. STANDARDS.



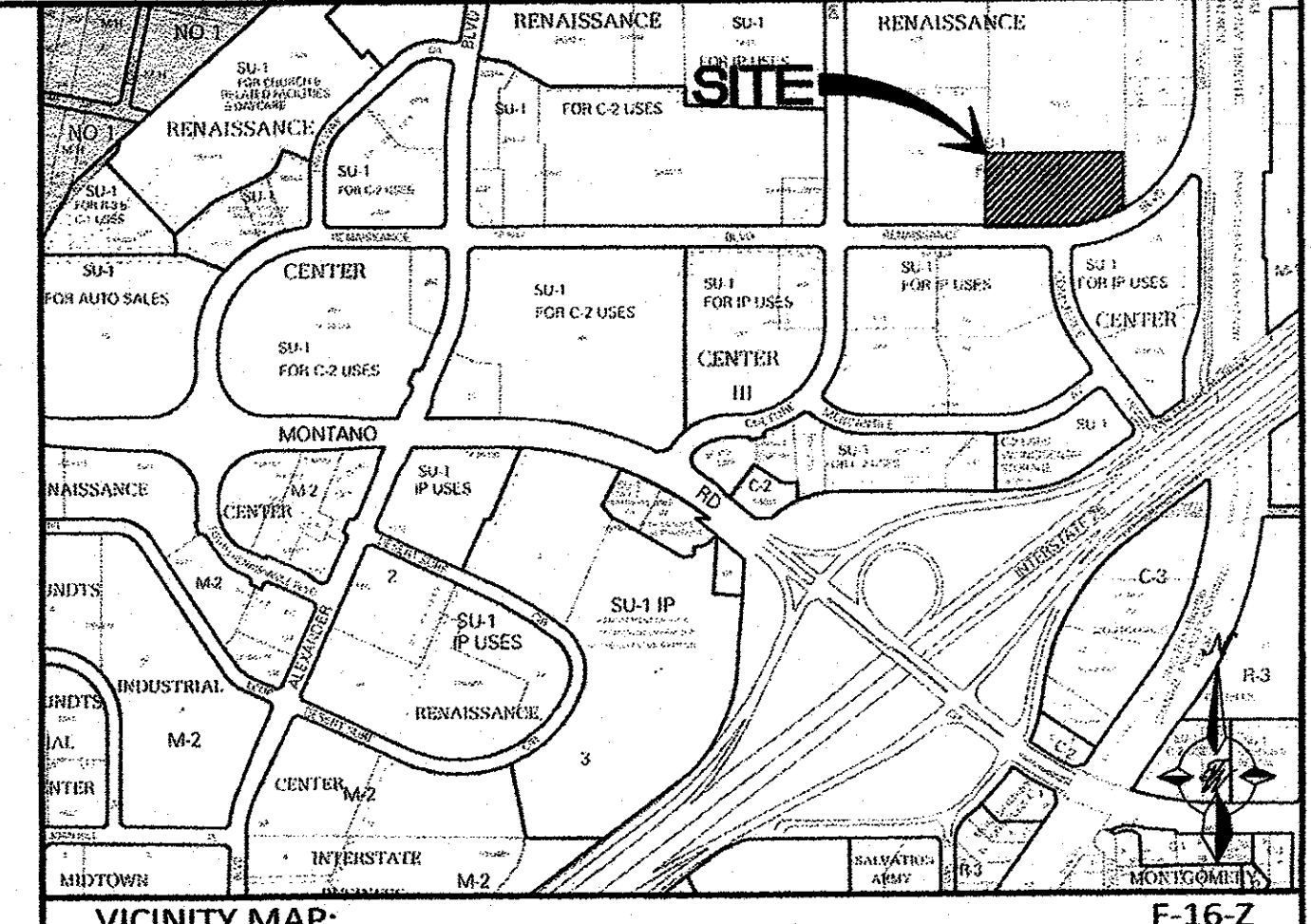
- ADA PARKING SPACE NOTES:**
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - 2) Parking space lines and diagonal striping to be painted blue.
 - 3) Access aisle shall have the words "NO PARKING" in capital letters, each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



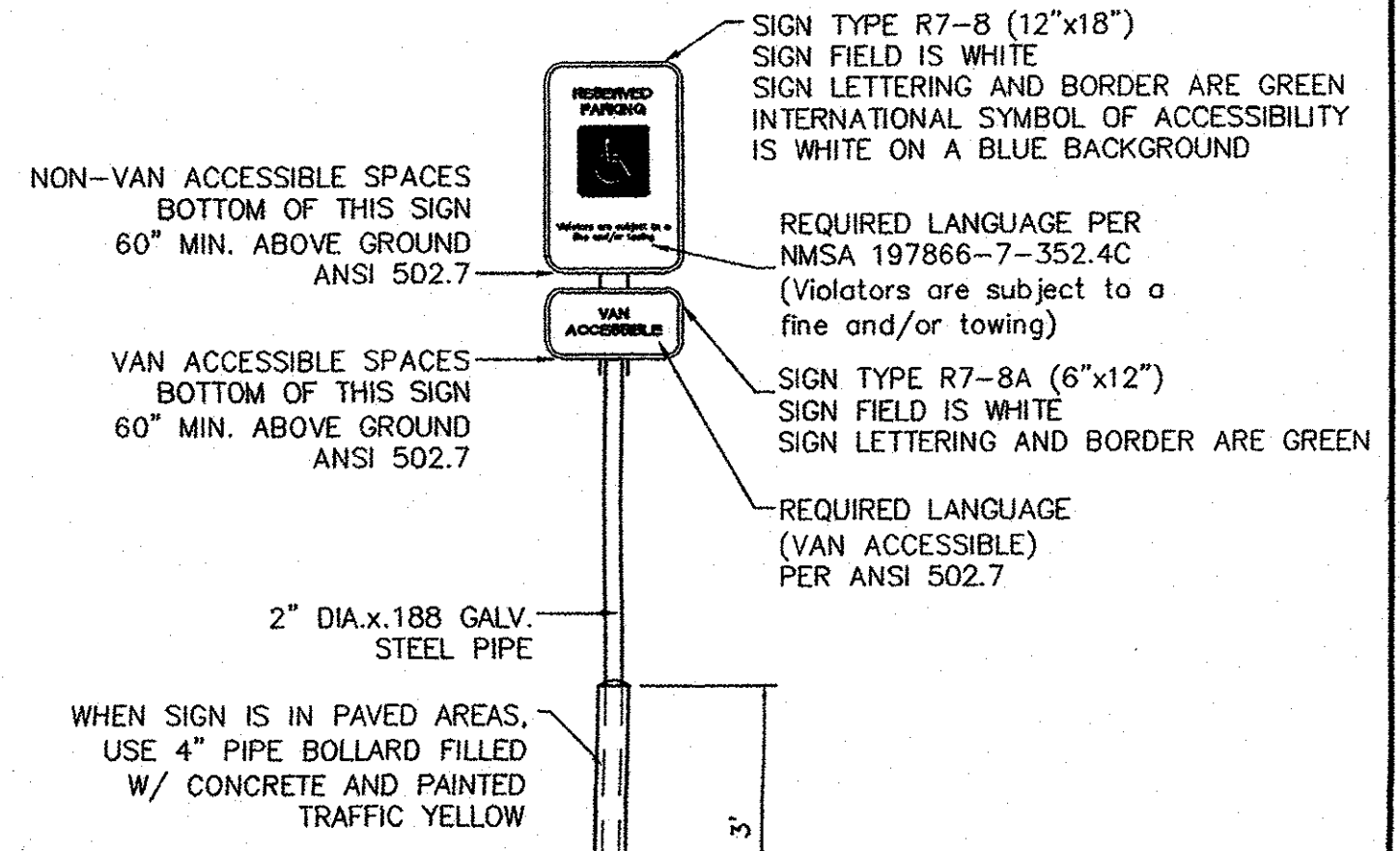
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



- 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

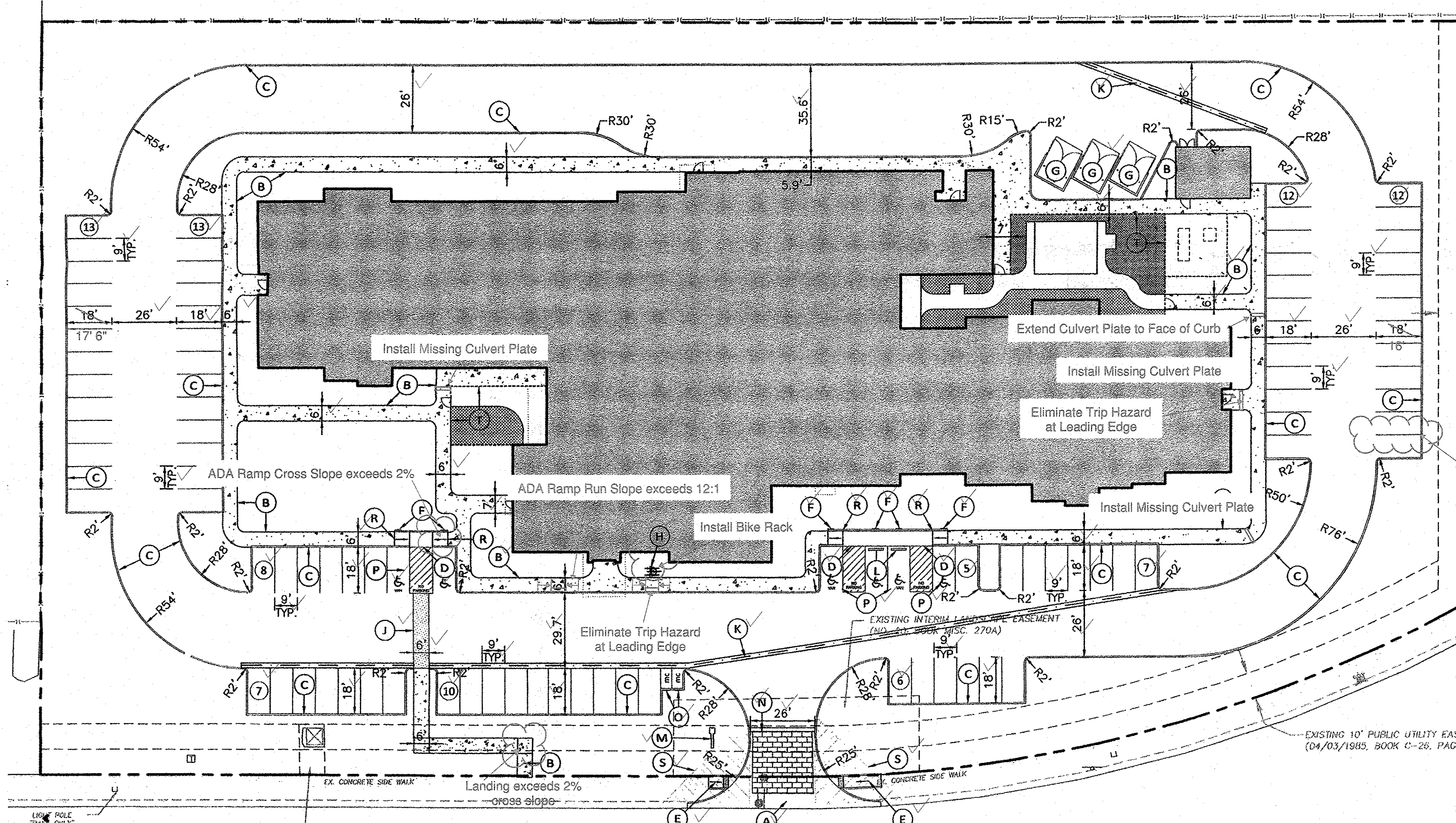


LEGAL DESCRIPTION:
TRACT 9A-1B, PLAT OF TRACTS 9A-1A AND 9A-1B, RENAISSANCE CENTER



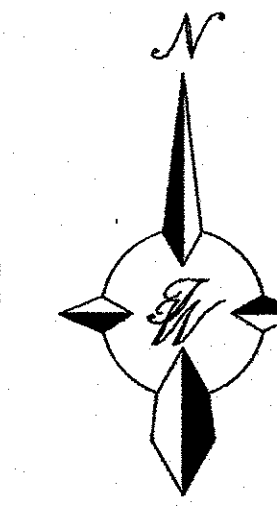
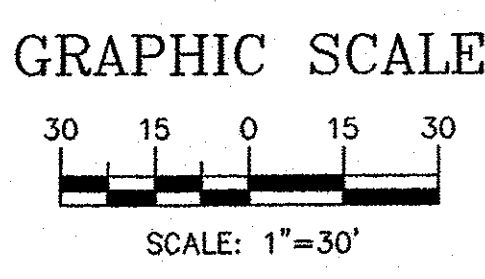
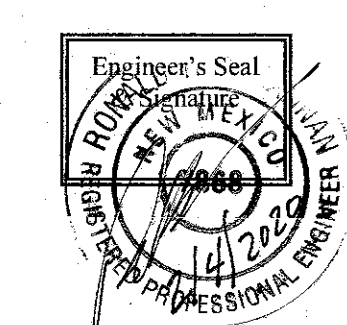
SITE DATA

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:	23 SPACES
MC PARKING PROVIDED:	23 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES



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.



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

 RONALD R. BOHANNAN P.E. #7868	BEHAVIORAL HEALTH HOSPITAL RENAISSANCE CENTER TRAFFIC CIRCULATION LAYOUT 2-4-20 Temp	DRAWN BY DY DATE 10/02/18 2017054-TCL
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierwestllc.com	SHEET # C6
		JOB # 2017054