CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

September 17, 2015

Denise Hammer Wright & Hammer Architects 1217 Aliso Dr., NE Albuquerque, NM 87110

Re: AHCH First Street Campus Expansion

30-Day Temporary Certificate of Occupancy- Transportation Development

Engineer's/Architect's Stamp dated 12-5-14 (J14-D172)

Certification dated 9-16-15

Dear Ms. Hammer,

Based upon the information provided in your submittal received 9-17-15, Transportation Development has no objection to the issuance of a <u>30-day Temporary Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

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

• All exceptions listed on the Traffic Certification signed 9-16-15 must be completed.

New Mexico 87103

 Completion and inspection of sidewalk, curb and gutter along 1st St. per COA and ADA standards.

www.cabq.gov

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

\gs

via: email

C:

CO Clerk, File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: AHCH First Street Campus Expansion DRB#: EPC#:		ZONE MAP: <u>J-14</u>
RB#: EPC#:		WORK ORDER#:
LECAL DECORPTION L-4	A 1 Pleak 20 Paris Addition	
LEGAL DESCRIPTION: Lot CITY ADDRESS: 1220 First S		44.44
CITT ADDRESS. 1220 Filst S	3/102	J. Graeme Means, PE
ENGINEERING FIRM: Hig	h Mesa Consulting Group	CONTACT: #13676
ADDRESS: 6010	Midway Park Blvd. NE	PHONE: 505-345-4250
CITY, STATE: Alb	ouquerque, New Mexico	ZIP CODE: 87109
OWNER: Albuquerque Healtl	CONTACT: Chuck Frink	
ADDRESS: 1217 First	PHONE: <u>505-550-3881</u>	
CITY, STATE: Albud	querque, New Mexico	ZIP CODE: <u>87102</u>
ADCIUTECT WITH THE		CONTACT: Denise Hemmer
	CONTACT: Denise Hammer	
ADDRESS: 1735 Ali	PHONE: 505-266-6764	
CITY, STATE: Albu	querque, New Mexico	ZIP CODE: <u>87110</u>
		Charles G. Cala, Jr. NMPS
SURVEYOR: High Mesa (CONTACT: #11184	
	PHONE: 505-345-4250	
CITY STATE: Alb	puguerque. New Mexico	ZIP CODE: <u>87109</u>
,		
661, 1991, 6990		CONTACT: Clair Page VP
		CONTACT: Chris Baca, VP
ADDRESS: P.C		
CITY, STATE: Alt	ouquerque, NIVI	ZIP CODE: <u>87190</u>
TYPE OF SUBMITTAL:	CHECI	K TYPE OF APPROVAL SOUGHT:
DRAINAGE REPOR		SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN	1 st SHRMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN	RESURMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G &	& D PI AN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	e b i b/iii	SECTOR PLAN APPROVAL
EROSION CONTRO		FINAL PLAT APPROVAL
ENGINEER'S CER		FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	T (ITT DROEGGT)	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULA	ATION LAYOUT X	CERTIFICATE OF OCCUPANCY (TEMP)
X ENGINEER'S CER		
ENGINEER'S CER'	T (DRB SITE PLAN)	PAVING PERMIT APPROVAL
OTHER (SPECIFY)		WORK ORDER APPROVAL / CC 9/17/
OTTER(SIZER 1)	,	OTHER (SPECIFY)
WAS A PRE-DESIGN CONF	FERENCE ATTENDED:	E
YES		•
X NO		
COPY PROVIDED	X 1	1 10 00
DATE SUBMITTED:	C 2015	X MA DA
DATE SUBMITTED:	BY: XMM	N. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.

 Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

TRAFFIC CERTIFICATION

16 SEPTEMBER, 2015

ALBUQUERQUE HEALTH CARE FOR THE HOMELESS 1220 FIRST STREET, NW, ALBUQUERQUE, NM 87102 BUILDING PERMIT # T201492749 DATE: 12-10-14

I, JAMES WRIGHT, NMRA #1342, OF THE FIRM WRIGHT AND HAMMER ARCHITECTS. HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12-05-2014. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 09-16-2015 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A TEMPORARY CERTIFICATE OF OCCUPANCY.

EXCEPTIONS (AS INDICATED ON THE ATTACHED SHEET AS-001 TCL):

- 1. PARKING STRIPING ON EAST SIDE NOT COMPLETE (PORTIONS OF THIS AREA REQUIRE REWORKING OF THE ASPHALT TO MEET DRAINAGE REQUIREMENTS);
- 2. BIKE PARKING NOT INSTALLED (INSTALLATION HOLES HAVE BEEN CORED AND THE RACKS ARE BEING FABRICATED): ITEM 17;
- 3. NEW CURB AND GUTTER TO REPLACE EXISTING CURB CUTS (PERMIT HAS BEEN RECEIVED AND SOME SAW-CUTTING / DEMOLITION HAS BEGUN): ITEM 20.
- 4. BENCHES NOT INSTALLED (BENCHES ARE ON-SITE AND CONCRETE ANCHOR PADS NEED TO BE POURED): ITEM 23;
- 5. NEW HANDICAPPED SIDEWALK RAMPS HAVE NOT BEEN INSTALLED (PERMIT HAS BEEN RECEIVED AND SOME SAW-CUTTING / DEMOLITION HAS BEGUN): ITEM 44 (INCLUDING 47, 48, 49, 52, 53, 54, 55, 57);

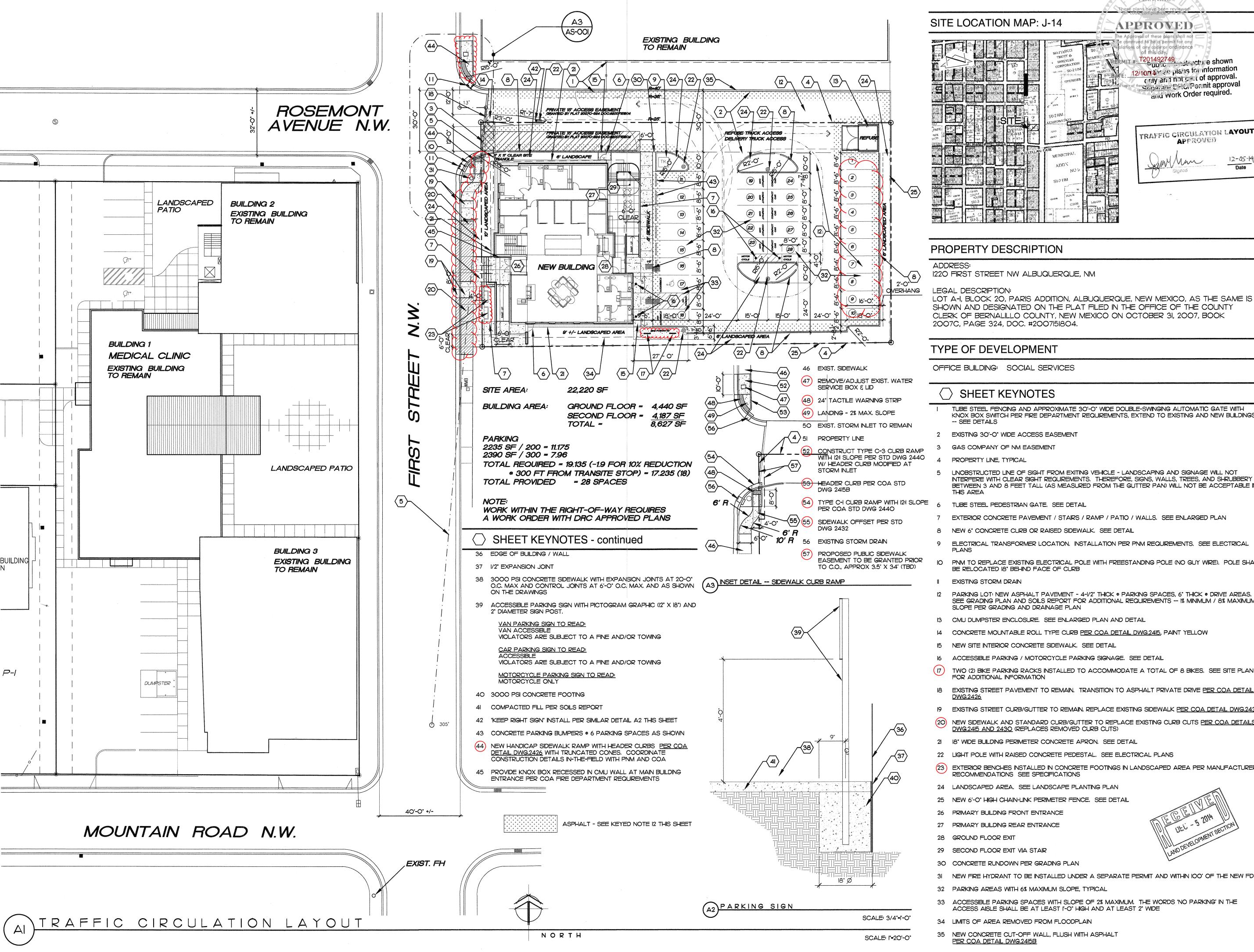
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

09/16/2015 Date





SITE LOCATION MAP: J-14

T201492749 12/10/14/19:00 plans for information chiy and not galt of approval. hes plans and the on the popular approval and work Order required. TRAFFIC CIRCULATION LAYOUT APPROVED

CLTY OF ALBUQUERQU

APPROVED

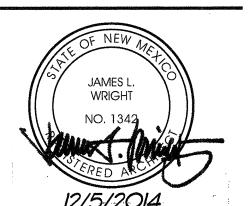


ALL WHEELCHAIR RAMPS LOCATED MUST FOR TRUNCATED DOMES.

CITY OF ALBUQUERQUE - eSTAMP

WRIGHT AND HAMMER ARCHITECTS

CONTACT INFORMATION: DENISE HAMMER, PROJECT ARCHITECT 1735 ALISO DRIVE, NE ALBUQUERQUE, NM 87110 505-266-6764 Denise@WrightandHammer.com



PROJECT CONSULTANTS:

CIVIL ENGINEER: HIGH MESA CONSULTING GROUP

> LANDSCAPING: BY ARCHITECT

STRUCTURAL ENGINEER: JJK GROUP

MECHANICAL ENGINEER:

ARSED ENGINEERING

ELECTRICAL ENGINEER: ALLIED ENGINEERING & DESIGN

PNM TO REPLACE EXISTING ELECTRICAL POLE WITH FREESTANDING POLE (NO GUY WIRE). POLE SHALL

EXISTING STORM DRAIN

SHEET KEYNOTES

GAS COMPANY OF NM EASEMENT

TUBE STEEL PEDESTRIAN GATE. SEE DETAIL

BE RELOCATED 18" BEHIND FACE OF CURB

PROPERTY LINE, TYPICAL

PARKING LOT: NEW ASPHALT PAVEMENT - 4-1/2" THICK . PARKING SPACES, 6" THICK . DRIVE AREAS. SEE GRADING PLAN AND SOILS REPORT FOR ADDITIONAL REQUIREMENTS -- 1% MINIMUM / 8% MAXIMUM SLOPE PER GRADING AND DRAINAGE PLAN

TUBE STEEL FENCING AND APPROXIMATE 30'-O" WIDE DOUBLE-SWINGING AUTOMATIC GATE WITH

UNOBSTRUCTED LINE OF SIGHT FROM EXITING VEHICLE - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY

EXTERIOR CONCRETE PAVEMENT / STAIRS / RAMP / PATIO / WALLS. SEE ENLARGED PLAN

BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN

KNOX BOX SWITCH PER FIRE DEPARTMENT REQUIREMENTS, EXTEND TO EXISTING AND NEW BUILDINGS

13 CMU DUMPSTER ENCLOSURE. SEE ENLARGED PLAN AND DETAIL

CONCRETE MOUNTABLE ROLL TYPE CURB <u>PER COA DETAIL DWG.2415</u>, PAINT YELLOW

15 NEW SITE INTERIOR CONCRETE SIDEWALK. SEE DETAIL

16 ACCESSIBLE PARKING / MOTORCYCLE PARKING SIGNAGE. SEE DETAIL

TWO (2) BIKE PARKING RACKS INSTALLED TO ACCOMMODATE A TOTAL OF 8 BIKES. SEE SITE PLAN FOR ADDITIONAL INFORMATION

EXISTING STREET PAVEMENT TO REMAIN. TRANSITION TO ASPHALT PRIVATE DRIVE PER COA DETAIL

EXISTING STREET CURB/GUTTER TO REMAIN. REPLACE EXISTING SIDEWALK PER COA DETAIL DWG.2430

(20) NEW SIDEWALK AND STANDARD CURB/GUTTER TO REPLACE EXISTING CURB CUTS PER COA DETAILS DWG.2415 AND 2430 (REPLACES REMOVED CURB CUTS)

21 18" WIDE BUILDING PERIMETER CONCRETE APRON. SEE DETAIL

22 LIGHT POLE WITH RAISED CONCRETE PEDESTAL. SEE ELECTRICAL PLANS

(23) EXTERIOR BENCHES INSTALLED IN CONCRETE FOOTINGS IN LANDSCAPED AREA PER MANUFACTURER'S RECOMMENDATIONS SEE SPECIFICATIONS

24 LANDSCAPED AREA. SEE LANDSCAPE PLANTING PLAN

25 NEW 6'-O" HIGH CHAIN-LINK PERIMETER FENCE. SEE DETAIL

26 PRIMARY BUILDING FRONT ENTRANCE

27 PRIMARY BUILDING REAR ENTRANCE

28 GROUND FLOOR EXIT

29 SECOND FLOOR EXIT VIA STAIR

31 NEW FIRE HYDRANT TO BE INSTALLED UNDER A SEPARATE PERMIT AND WITHIN 100' OF THE NEW FDC

" OFF - 2 5014 .

32 PARKING AREAS WITH 6% MAXIMUM SLOPE, TYPICAL

33 ACCESSIBLE PARKING SPACES WITH SLOPE OF 28 MAXIMUM. THE WORDS 'NO PARKING' IN THE ACCESS AISLE SHALL BE AT LEAST I'-O" HIGH AND AT LEAST 2" WIDE

34 LIMITS OF AREA REMOVED FROM FLOODPLAIN

NEW CONCRETE CUT-OFF WALL, FLUSH WITH ASPHALT PER COA DETAIL DWG.2415B



ALBUQUERQUE HEALTH CARE FOR HE HOMELESS, INC. 1217 FIRST STREET, NW P.O. BOX 25445 Albuquerque, NM 87125

HEALTH CARE for the homeless

FIRST STREET CAMPUS EXPANSION

1220 FIRST STREET, NW ALBUQUERQUE, NEW MEXICO

> **OWNER'S CONTACT:** CHUCK FRINK, FACILITIES MANAGER 1217 FIRST STREET, NW P.O. BOX 25445 ALBUQUERQUE, NM 87125 505-767-1182

2 11/17/14 REVISION 1 10/23/14 REVISION 19/26/14 ISSUE DATE MARK DATE DESCRIPTION ISSUE INFORMATION PROJECT NO.: 0303.001.40105

WRIGHT & HAMMER ARCHITECTS 2014 **TRAFFIC CIRCULATION**

AS-001