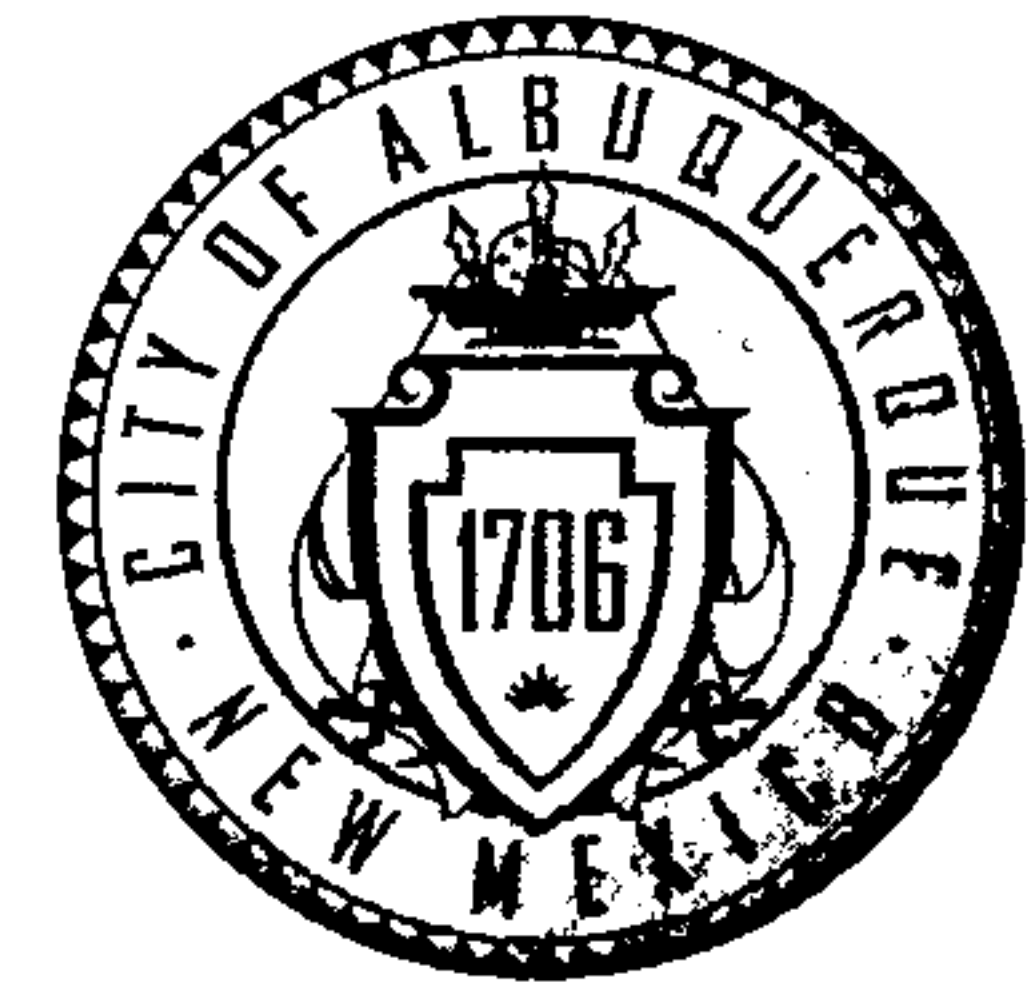


CITY OF ALBUQUERQUE



November 15, 2016

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Risen Savior Catholic Community Parking Lot Improvements
7810 Scotts Pl. NE
Permanent CO – Accepted
Engineer's Stamp dated: 5-5-16 (D19D002)
Certification dated: 11-10-16**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 11/9/2016, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

PO Box 1293

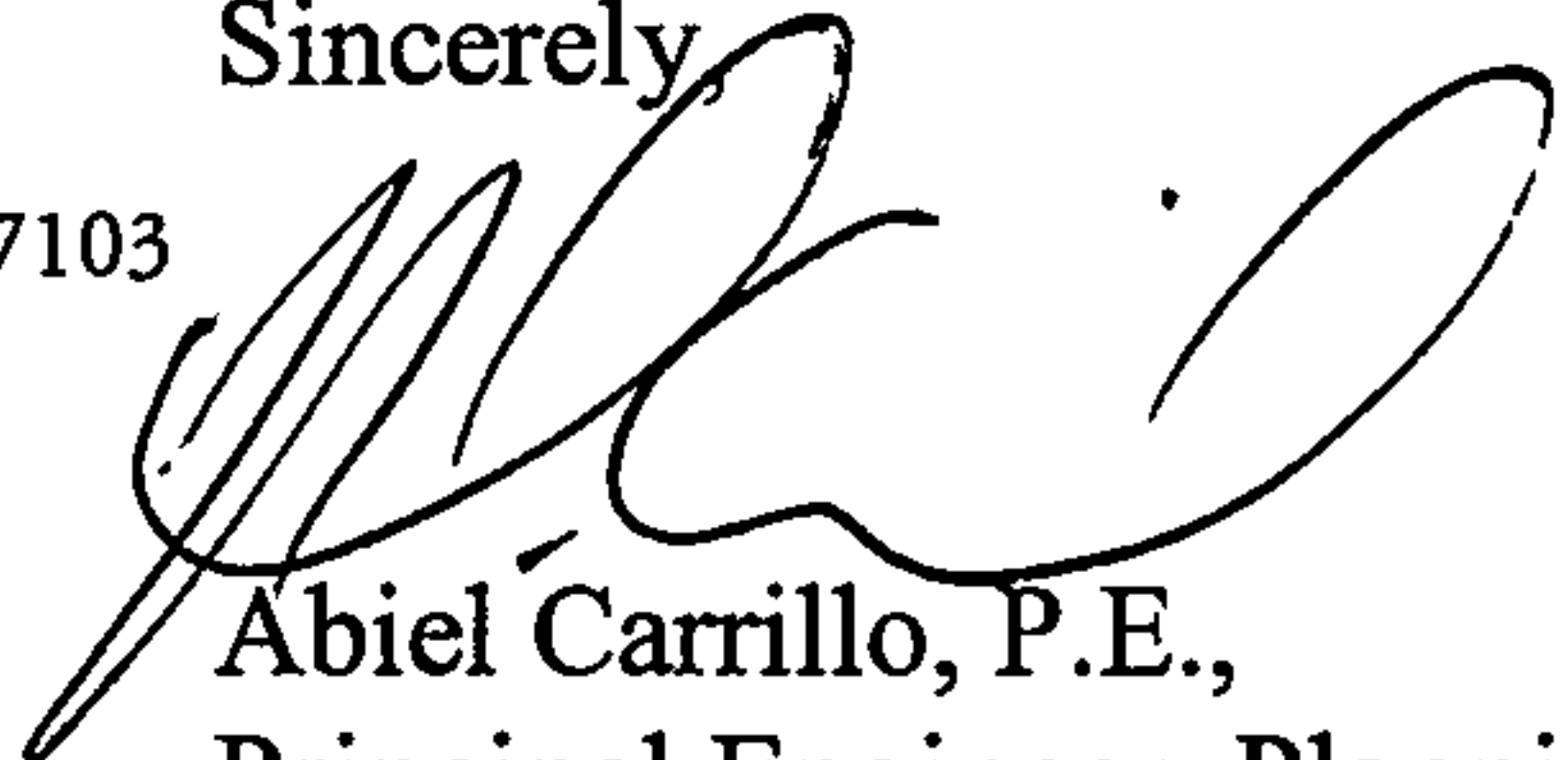
If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

New Mexico 87103

www.cabq.gov


Abiel Carrillo, P.E.,
Principal Engineer, Planning Department
Development and Review Services

TE/AC

C: email, Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.;
Blocker, Lois



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Risen Savior Catholic Community Parking Lot Improvements Building Permit #: _____ City Drainage #: D19/D002

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract B-1-A, Michael's Manor North

City Address: 7810 Scotts Place NE - Albuquerque, NM 87120

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber / Bryan Bobrick

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com / bryanb@iacivil.com

Owner: ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: Greer Stafford/SJCF Architecture, Inc. Contact: _____

Address: 1717 Louisiana Blvd. NE, Suite 205 - Albuquerque, NM 87110

Phone#: (505) 821-0235 Fax#: _____ E-mail: _____

Other Contact: Sandia Land Surveying, LLC Contact: Andrew S. Medina

Address: 15 Casa Terrenos - Placitas, NM 87043

Phone#: (505) 867-1241 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ ENGINEER ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☒ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL

☒ CERTIFICATE OF OCCUPANCY

☐ 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

☐ SD-19 APPROVAL

☐ PAVING PERMIT APPROVAL

☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: November 10, 2016

By: Asa Nilsson-Weber

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

AS-Built Cert - Risen Savior Parking Lot Improvements


1 message

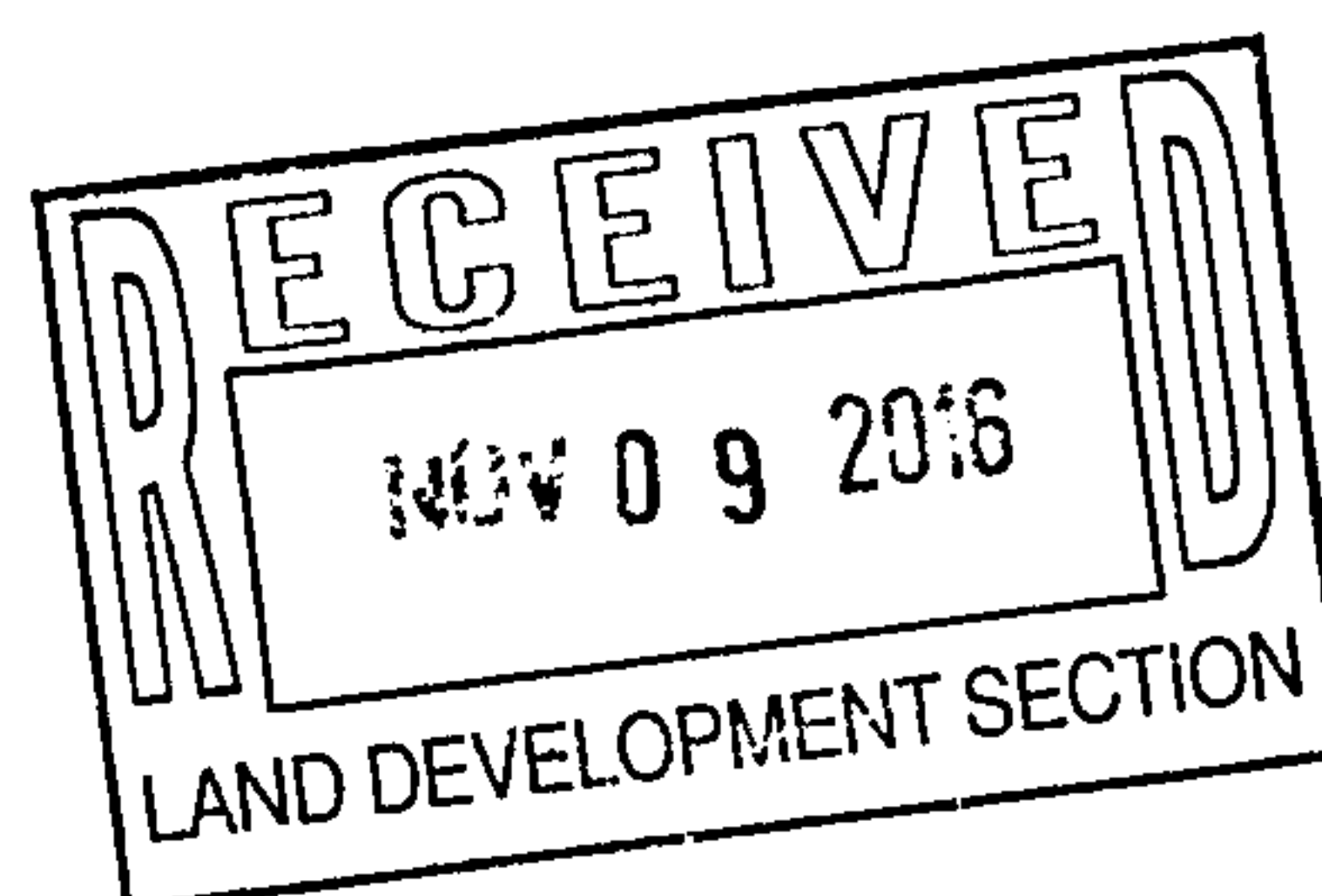
Bryan Bobrick <bryanb@iacivil.com>

Thu, Nov 10, 2016 at 11:21 AM

To: COA Planning Development Review Services <PLNDRS@cabq.gov>

Bryan Bobrick
Isaacson & Arfman, P.A.
128 Monroe N.E.
Albuquerque, NM 87108
(505) 268-8828

 **2147 CG-101 as-built-Model.pdf**
4013K





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Risen Savior Catholic Community Parking Lot Improvements Building Permit #: _____ City Drainage #: D19/ D002
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract B-1-A, Michael's Manor North
City Address: 7810 Scotts Place NE - Albuquerque, NM 87120
Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com
Owner: ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: Greer Stafford/SJCF Architecture, Inc. Contact: _____
Address: 1717 Louisiana Blvd. NE, Suite 205 - Albuquerque, NM 87110
Phone#: (505) 821-0235 Fax#: _____ E-mail: _____
Other Contact: The Survey Office, LLC Contact: Anthony L. Harris
Address: 333 Lomas Blvd. NE - Albuquerque, NM
Phone#: (505) 998-0303 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER ARCHITECT CERTIFICATION
☒ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: February 3, 2016

By: Asa Nilsson-Weber

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ 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

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____



COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

Abiel X. Carrillo

From: Abiel X. Carrillo
Sent: Monday, March 21, 2016 10:48 AM
To: Fred Arfman
Subject: Risen Savior Parking Expansion - No Stamp Date - D19D002

Fred,

This email is being sent in lieu of an attached comment letter in order to expedite the response for intermediate reviews. Responses to comments should continue to be included in a re-submittal. A reply to this email with responses to comments will not be considered a re-submittal.

Based upon the information provided in your submittal received 2-3-2016, the above-referenced Grading and Drainage Plan cannot be approved for Building Permit, SO-19 Permit, or Paving Permit until the following item is addressed:

1. Please stamp and date the resubmittal.
2. Add build notes for the curb cut locations along the curbed islands.
3. The sidewalk culvert will need to extend 12" beyond the back of sidewalk.
4. Add Note 8 to the SO-19 notes : "The work in the City ROW must be inspected and accepted. The Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule inspections."

Any question just let me know.

Abiel Carrillo, P.E.

Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102

CITY OF ALBUQUERQUE

Planning Department

Suzanne Lubar, Director



Richard J. Berry, Mayor

May 16, 2016

Åsa Nilsson-Weber, P.E.
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, New Mexico 87108

**RE: Risen Savior Catholic Community Parking Lot
Grading and Drainage Plan
Engineers Stamp Date 5/5/16 (D19D002)**

Dear Ms. Weber,

Based upon the information provided in your submittal received 4/27/16, this plan is approved for Grading Permit, Paving Permit and SO-19. Contact Jason Rodriguez at 235-8016 to schedule an inspection for the side walk culvert. A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. A copy of this approval letter must be on hand when applying for the permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

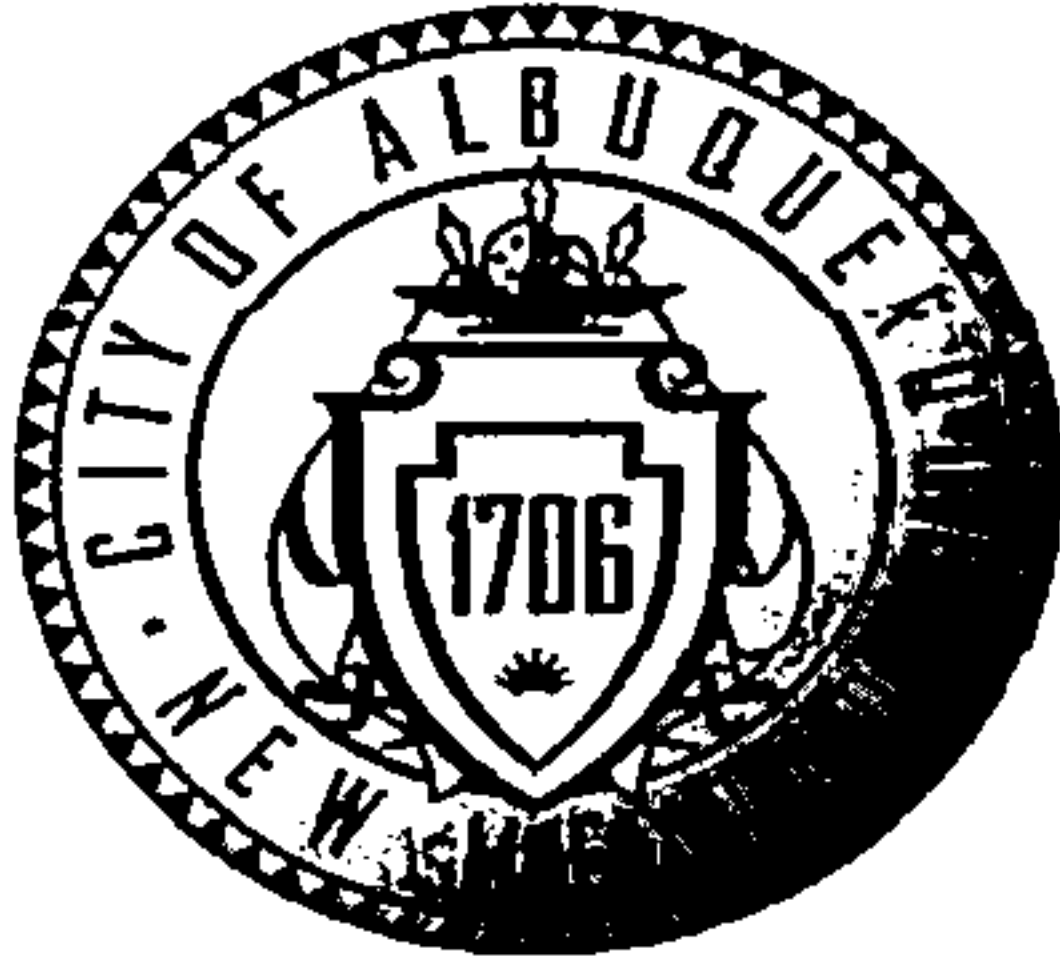
Prior to release of approval for the parking lot, an approval letter from Jason Rodriguez for the sidewalk culvert will be required.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Hydrology
Planning Department

RR/AC
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Risen Savior Catholic Community Parking Lot Improvements Building Permit #: _____ City Drainage #: D19/D002

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract B-1-A, Michael's Manor North

City Address: 7810 Scotts Place NE - Albuquerque, NM 87120

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber / Bryan Bobrick

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com / bryanb@iacivil.com

Owner: ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: Greer Stafford/SJCF Architecture, Inc. Contact: _____

Address: 1717 Louisiana Blvd. NE, Suite 205 - Albuquerque, NM 87110

Phone#: (505) 821-0235 Fax#: _____ E-mail: _____

Other Contact: The Survey Office, LLC Contact: Anthony L. Harris

Address: 333 Lomas Blvd. NE - Albuquerque, NM

Phone#: (505) 998-0303 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

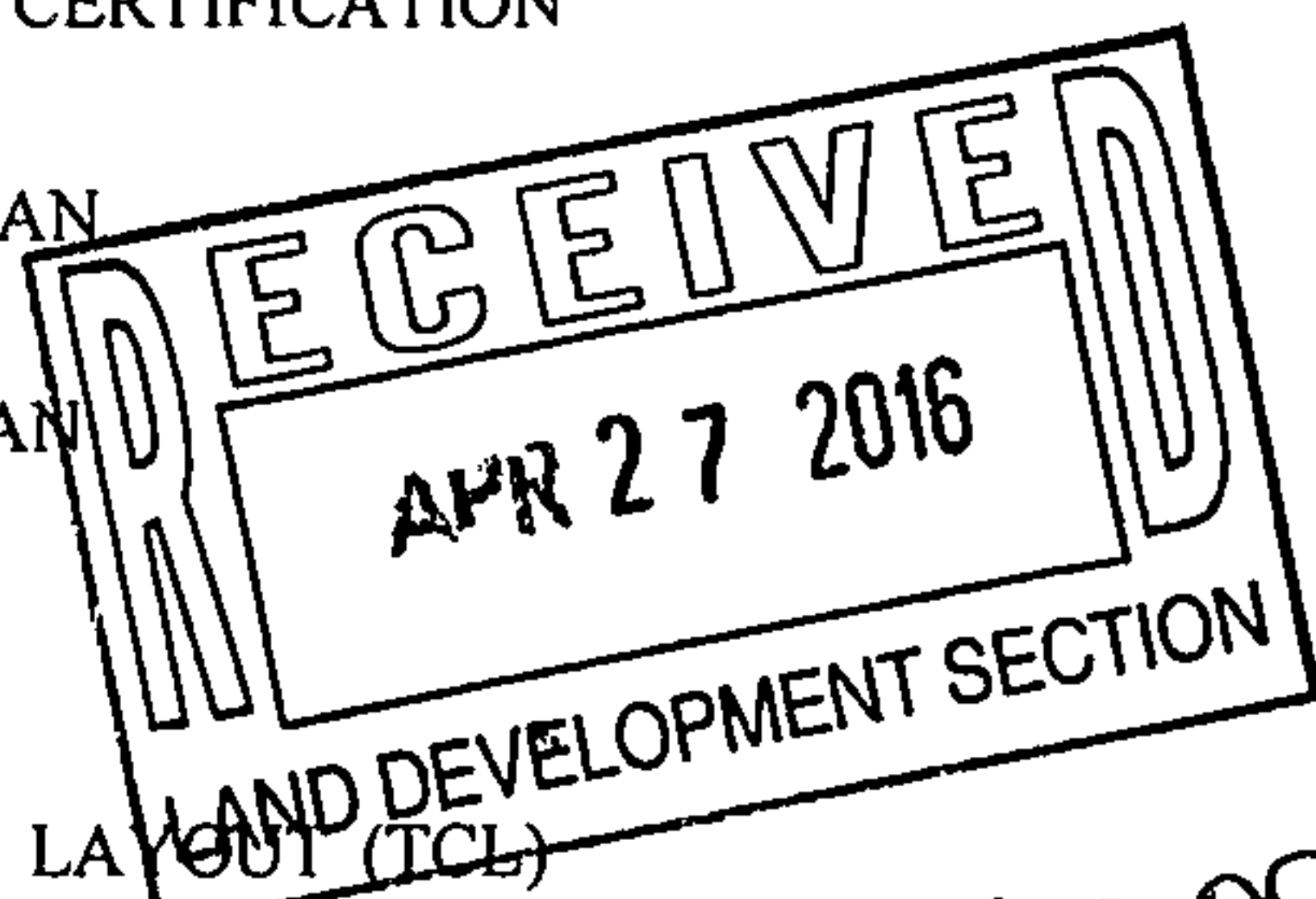
IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: April 28, 2016

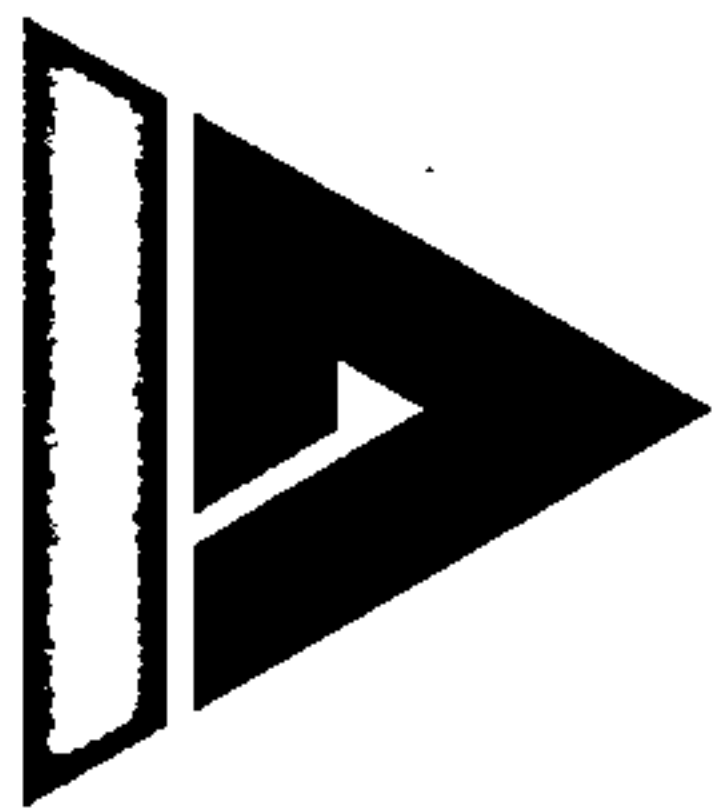
By: Asa Nilsson-Weber

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



April 27, 2016

Mr. Abiel Carrillo, P.E.
Principal Engineer – Hydrology
Development Review Services – City of Albuquerque

RE: RISEN SAVIOR PARKING EXPANSION – D19D002

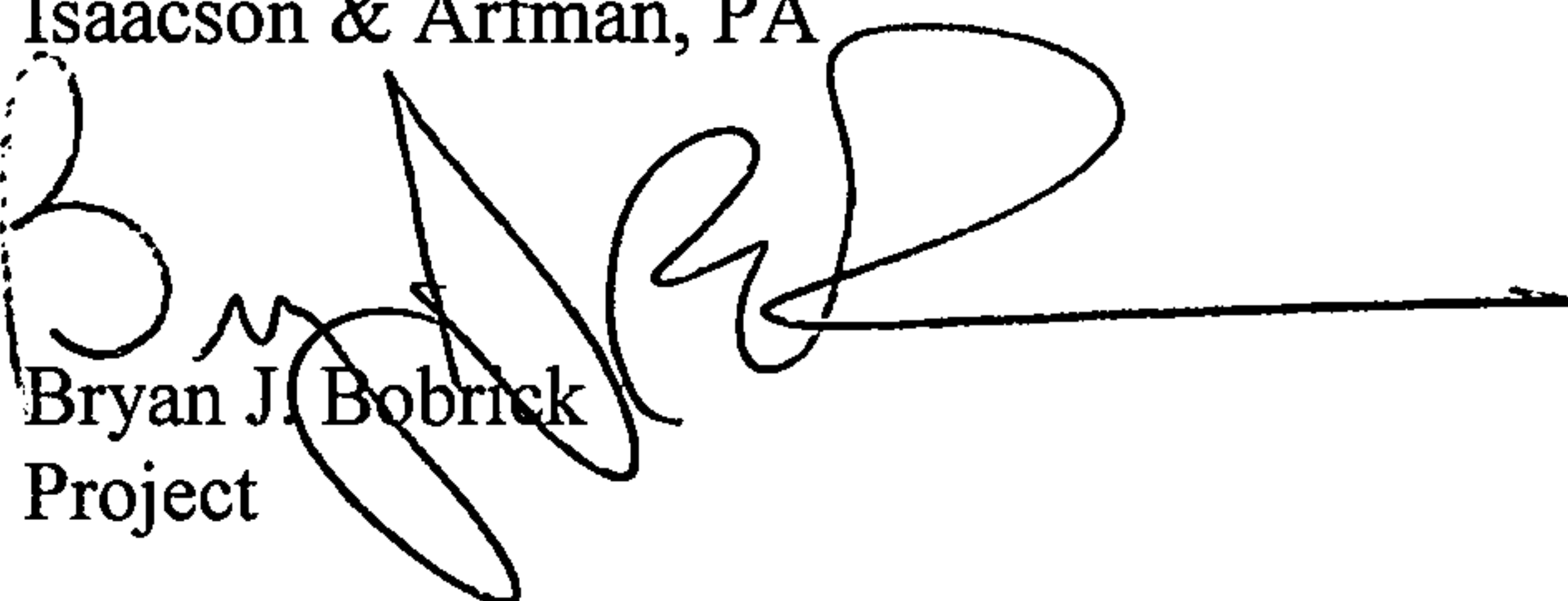
Dear Mr. Carrillo,

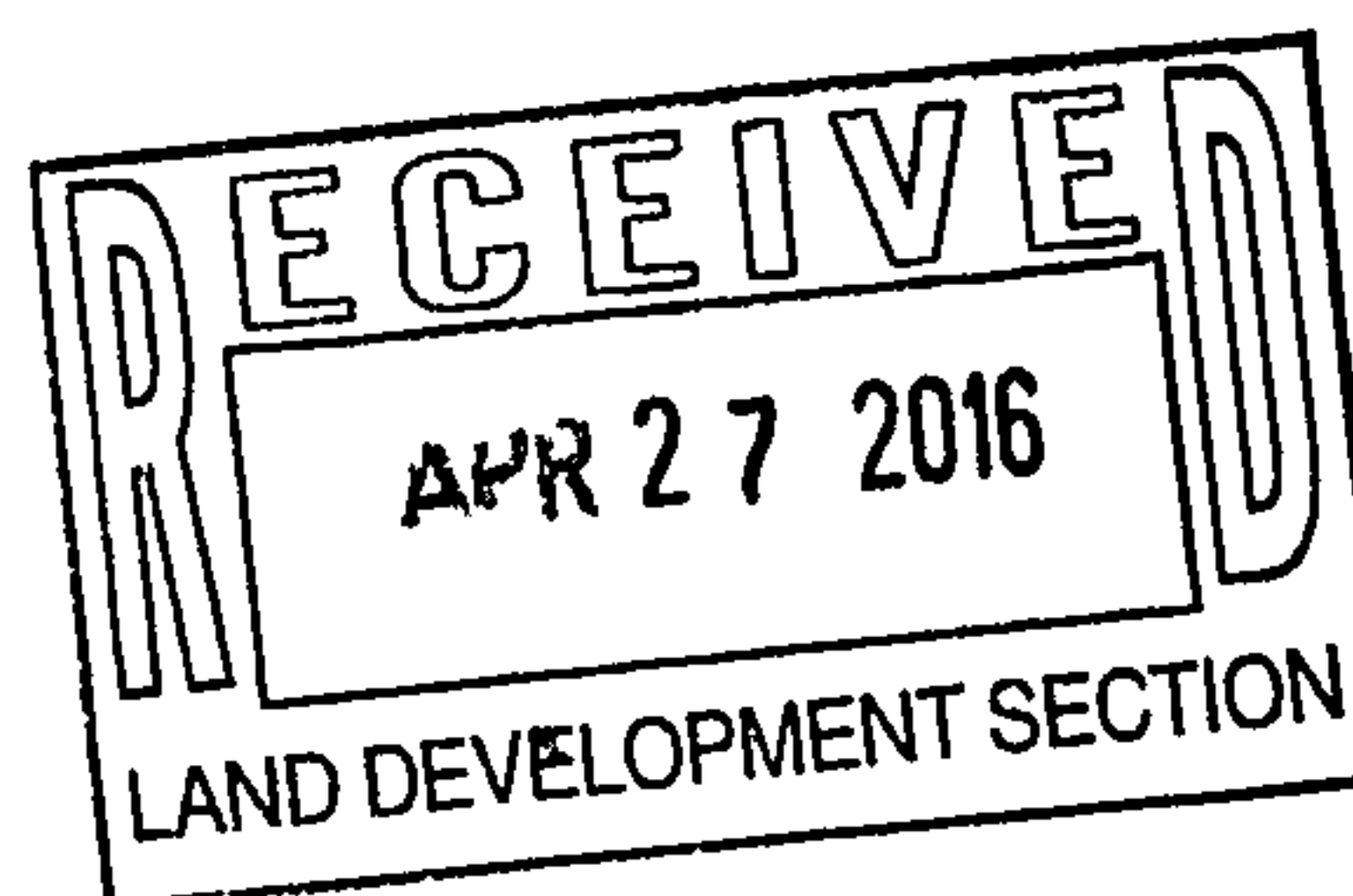
Attached with this letter are two copies of the revised Grading and Drainage Plan for the above referenced project. Revisions were based on architectural site plan changes and your review comments e-mailed March 21, 2016. The following numbered comments correspond to your review comments:

1. The plan has been stamped and dated by Åsa M. Nilsson-Weber, the project engineer.
2. Build notes / detail for the curb cut locations has been added.
3. A detail has been added to show the sidewalk culvert extending 12” beyond the back of sidewalk.
4. Note has been added to the S.O.19 block.

Please don't hesitate to contact me or Åsa at 268-8828.

Sincerely,
Isaacson & Arfman, PA


Bryan J. Bobrick
Project



Hydrology Submittal: D19D002 - Risen Savior Parking Lot

1 message

Bryan Bobrick <bryanb@iacivil.com>

Wed, Apr 27, 2016 at 3:02 PM

To: COA Planning Development Review Services <PLNDRS@cabq.gov>

Cc: Ruth Lozano <ruthl@iacivil.com>, Asa Weber <asaw@iacivil.com>

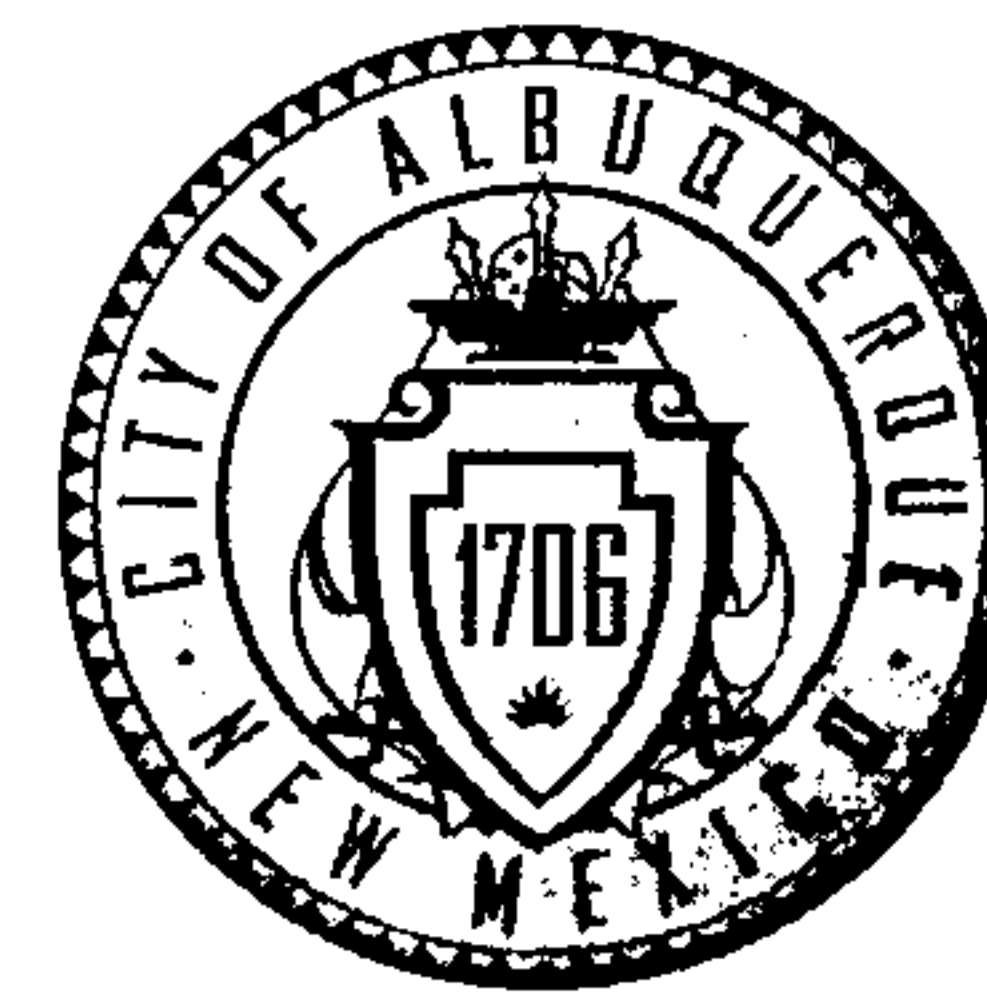
Submittal for final review - building permit / paving permit

Bryan Bobrick
Isaacson & Arfman, P.A.
128 Monroe N.E.
Albuquerque, NM 87108
(505) 268-8828

 **2147 CG-101-GRADING & DRAINAGE PLAN.pdf**
1401K



CITY OF ALBUQUERQUE



November 15, 2016

Scott W. Stafford
Greer Stafford/SJCF Architecture, Inc.
1717 Louisiana Blvd NE Suite 205
Albuquerque, NM 87110

Re: Risen Savior Catholic Parking Lot Improvements - 7810 Scotts PI NE
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 07-28-16 (D19D002)
Certification dated 11-10-16

Dear Mr. Stafford,

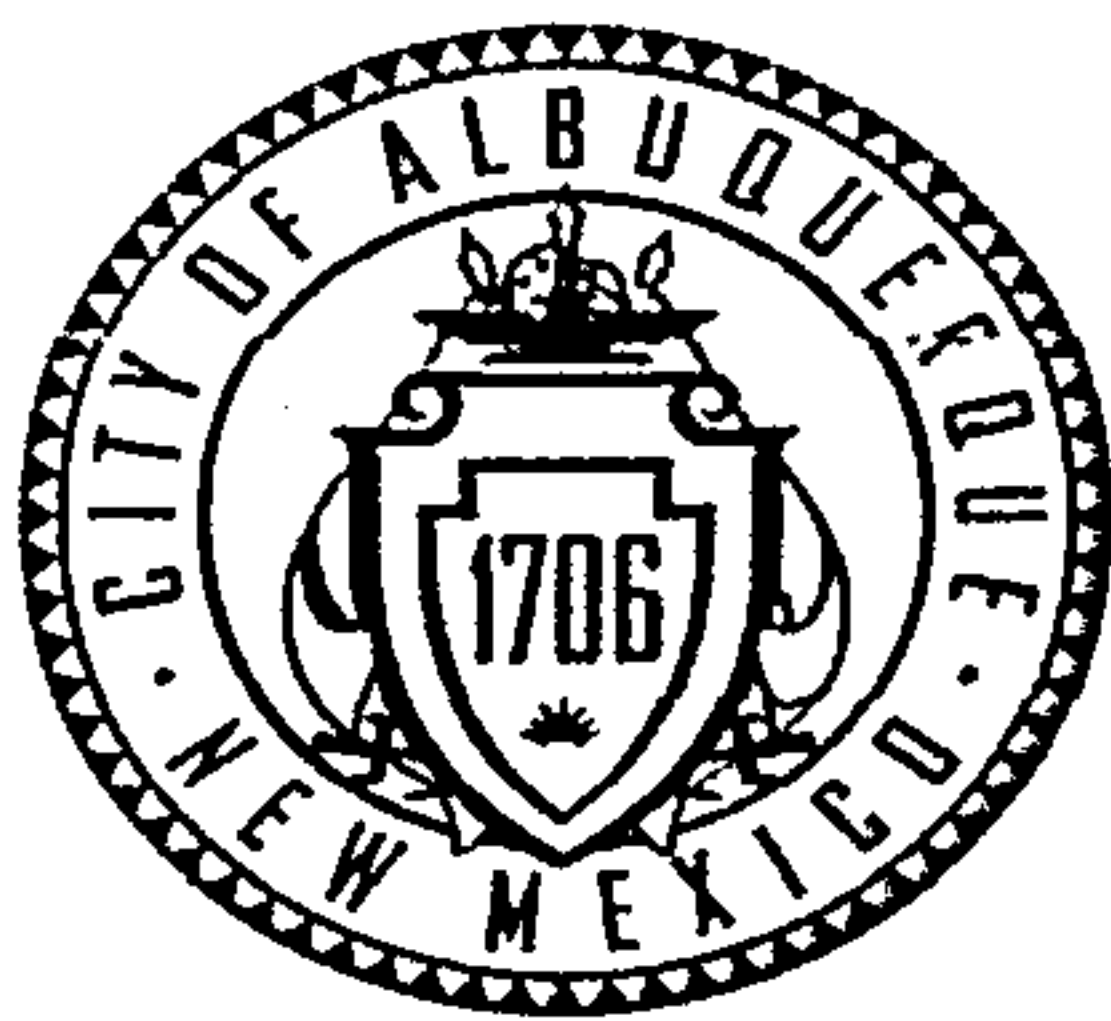
Based upon the information provided in your submittal received 11-15-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,


Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Risen Savior Catholic Community - Parking Lot Improvements Building Permit #: 201691464 City Drainage #: D19.D002

DRB#: n/a EPC#: n/a Work Order#: n/a

Legal Description: Lot B1A, Michael Manor North Subdivision, UPC# 101906322227131360

City Address: 7810 Scotts Place, NE, Albuquerque, NM 87109

Engineering Firm: n/a Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Risen Savior Catholic Community & Archdiocese of Santa Fe Contact: Mark Bussemeier

Address: 7701 Wyoming Blvd. NE, Albuquerque, NM 87109

Phone#: (505) 821-1571 Fax#: n/a E-mail: MBussemeier@risensaviorcc.org

Architect: Greer Stafford/SJCF Architecture, Inc. Contact: Sergio A. Meza

Address: 1717 Louisiana Blvd. NE, Suite 205, Albuquerque, NM 87110

Phone#: (505) 821-0235 Fax#: (505) 821-0348 E-mail: smeza@greer-stafford.com

Other Contact: Greer Stafford/SJCF Architecture, Inc. Contact: Scott W. Stafford, AIA

Address: 1717 Louisiana Blvd. NE, Suite 205, Albuquerque, NM 87110

Phone#: (505) 821-0235 Fax#: (505) 821-0348 E-mail: sstafford@greer-stafford.com

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: November 11, 2016

By: 

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ 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

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



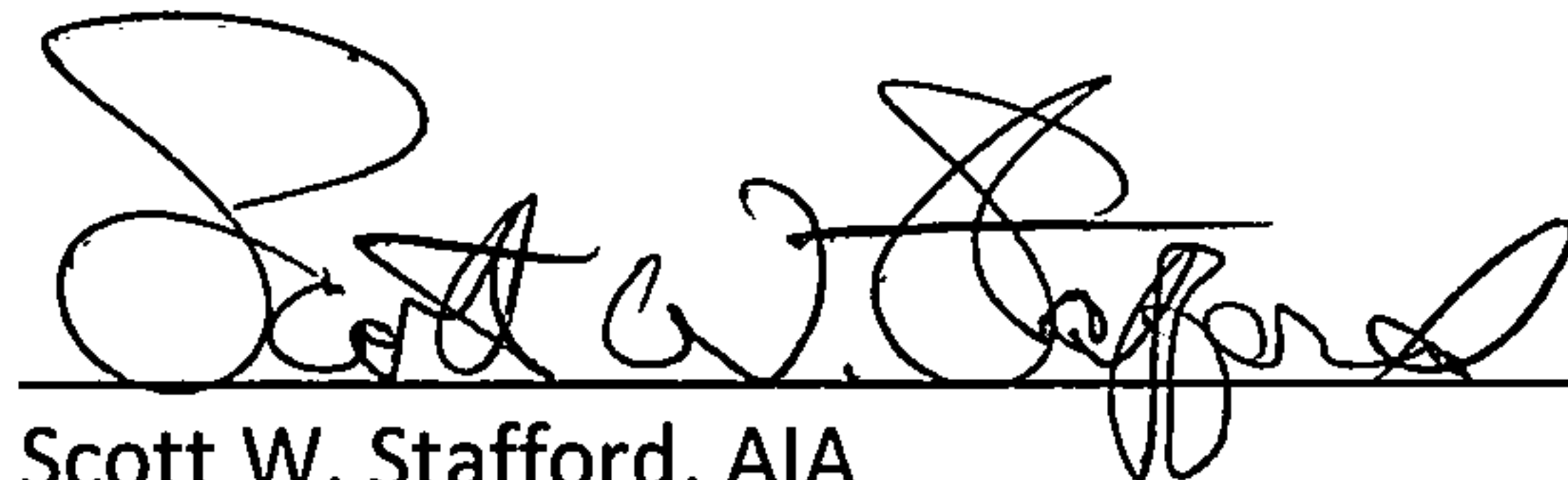
GREER STAFFORD / SJCF ARCHITECTURE, INC.
1717 Louisiana Blvd NE, Suite 205
Albuquerque, NM 87110
OFFICE: (505) 821-0235 | FAX: (505) 821-0348
www.greer-stafford.com

TRAFFIC CERTIFICATION

I, **Scott W. Stafford**, NMRA #2334, of the firm **Greer Stafford/SJCF Architecture, Inc.** hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated **August 2, 2016**. The record information edited onto the original document has been obtained by my firm. I further certify that I have personally visited the project site on **11/10/2016** and have determined by visual inspection that the data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

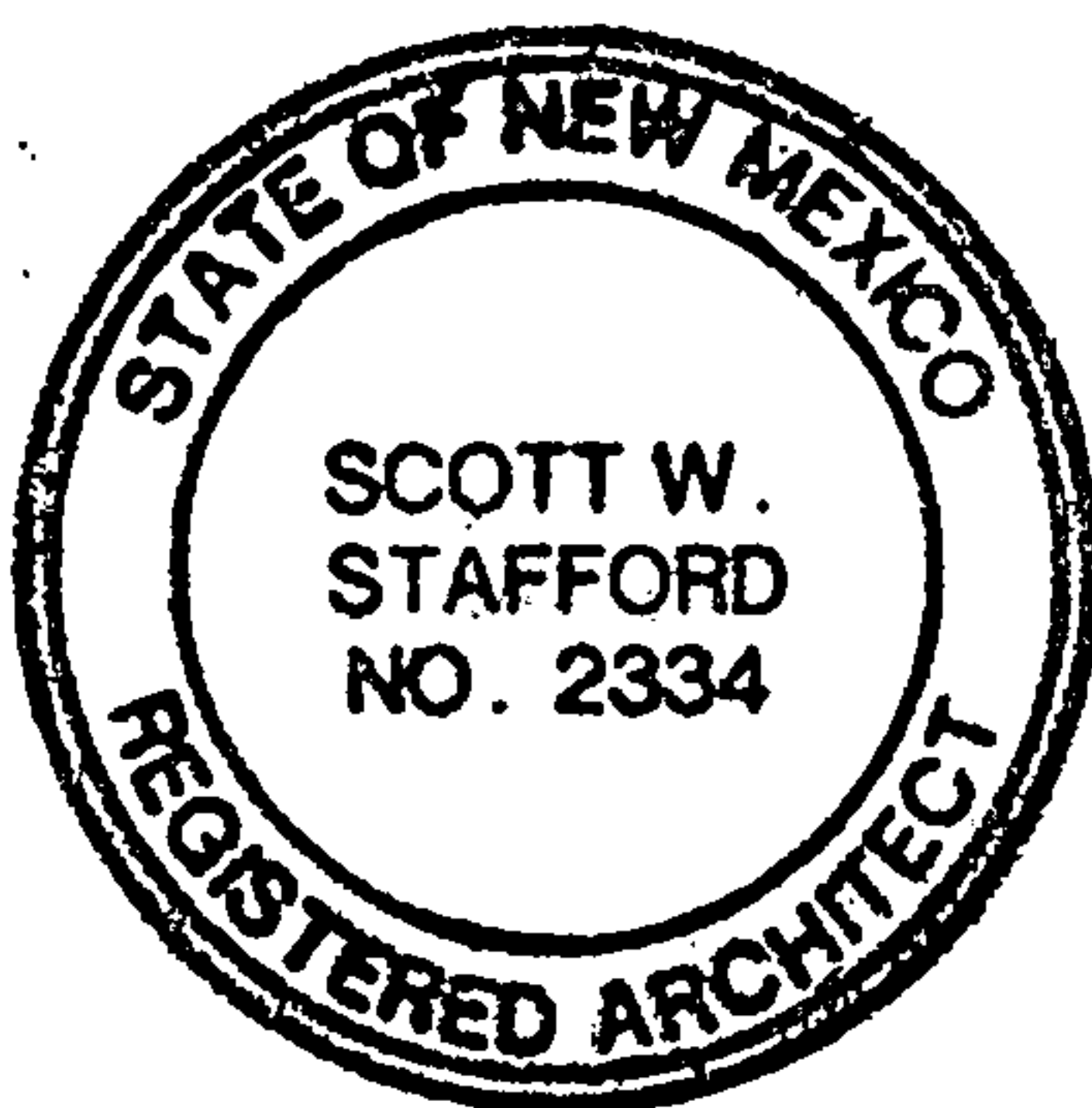
This certification is submitted in support for a ***Certificate of Occupancy***.

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.



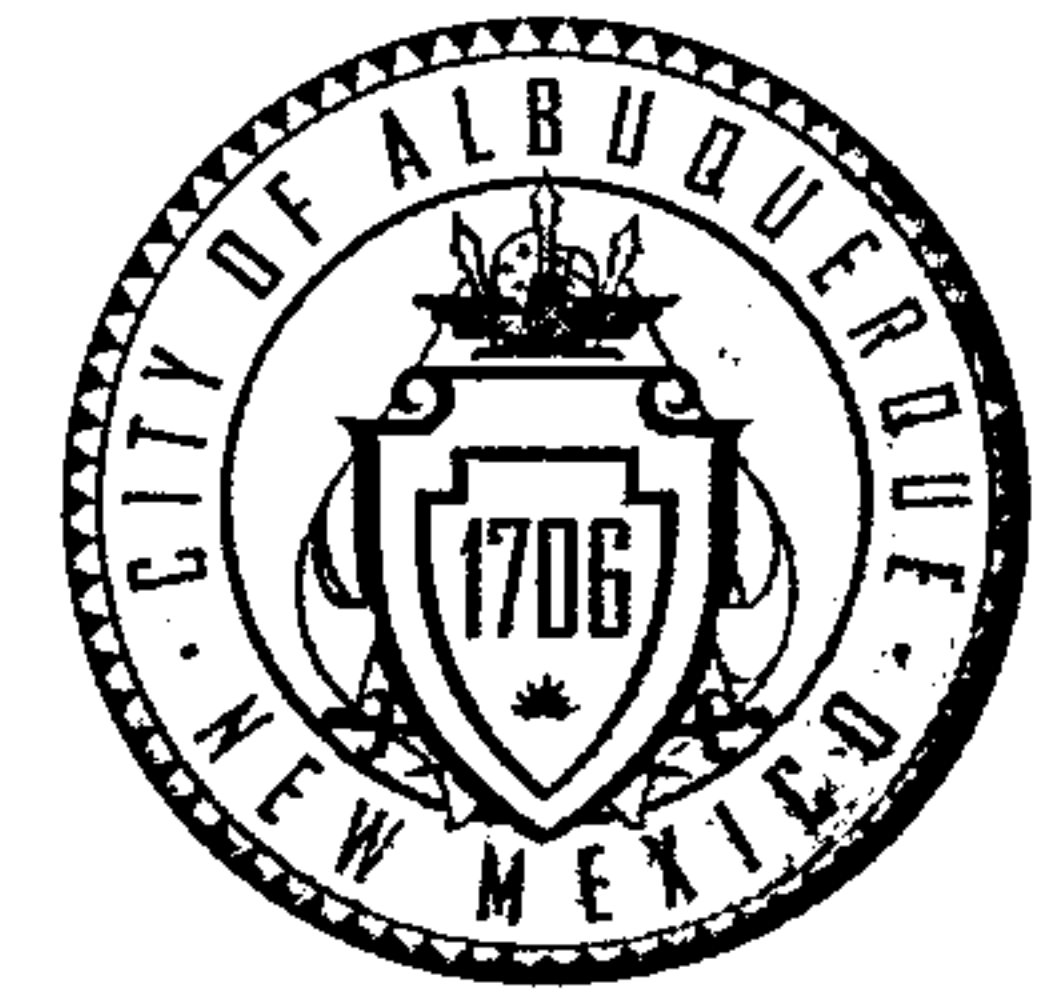
Scott W. Stafford, AIA
President

11/10/2016
Date





CITY OF ALBUQUERQUE



August 2, 2016

Scott W. Stafford
Greer Stafford/SJCF Architecture, Inc.
1717 Louisiana Blvd NE Suite 205
Albuquerque, NM 87110

Re: Risen Savior Catholic Parking Lot Improvements
7810 Scotts PI NE
Traffic Circulation Layout
Architect's Stamp 07-28-16 (D19D002)

Dear Mr. Stafford,

The TCL submittal received 08-01-16 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.

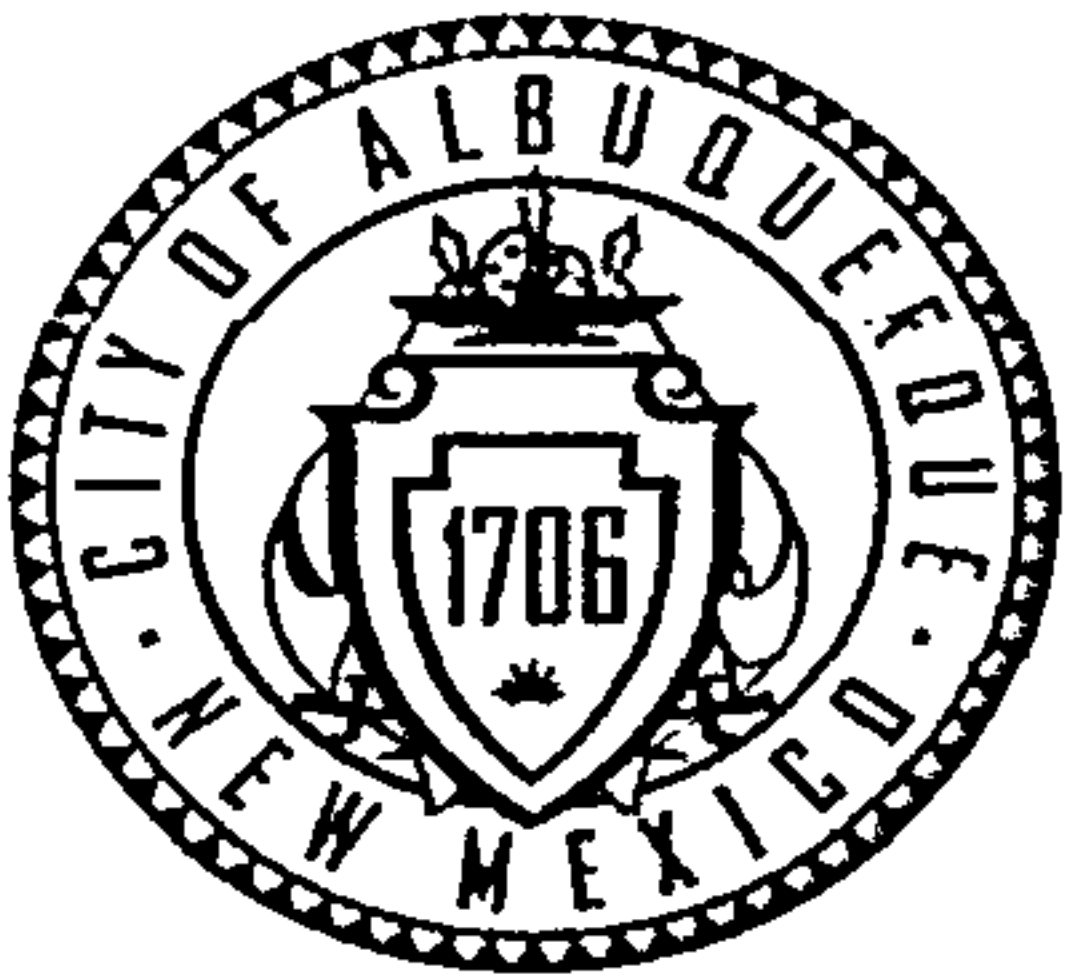
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Risen Savior Catholic Community - Parking Lot Improvements Building Permit #: 201691464 City Drainage #: D19.D002

DRB#: n/a EPC#: n/a Work Order#: n/a

Legal Description: Lot B1A, Michael Manor North Subdivision, UPC# 101906322227131360

City Address: 7810 Scotts Place, NE, Albuquerque, NM 87109

Engineering Firm: n/a Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Risen Savior Catholic Community & Archdiocese of Santa Fe Contact: Mark Bussemeier

Address: 7701 Wyoming Blvd. NE, Albuquerque, NM 87109

Phone#: (505) 821-1571 Fax#: n/a E-mail: MBussemeier@risensaviorcc.org

Architect: Greer Stafford/SJCF Architecture, Inc. Contact: Sergio A. Meza

Address: 1717 Louisiana Blvd. NE, Suite 205, Albuquerque, NM 87110

Phone#: (505) 821-0235 Fax#: (505) 821-0348 E-mail: smeza@greer-stafford.com

Other Contact: Greer Stafford/SJCF Architecture, Inc. Contact: Scott W. Stafford, AIA

Address: 1717 Louisiana Blvd. NE, Suite 205, Albuquerque, NM 87110

Phone#: (505) 821-0235 Fax#: (505) 821-0348 E-mail: sstafford@greer-stafford.com

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: August 1, 2016 By: [Signature]

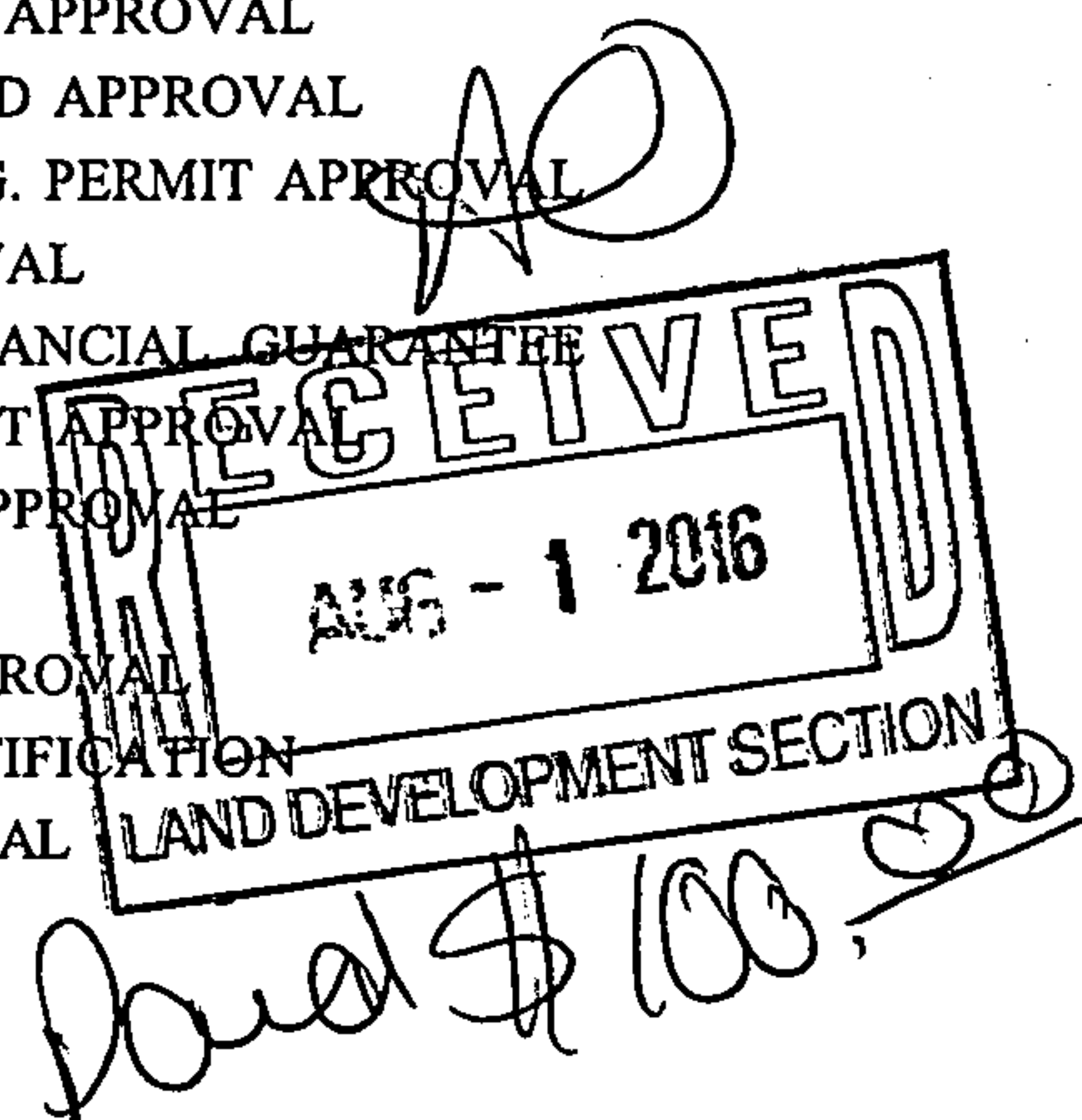
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

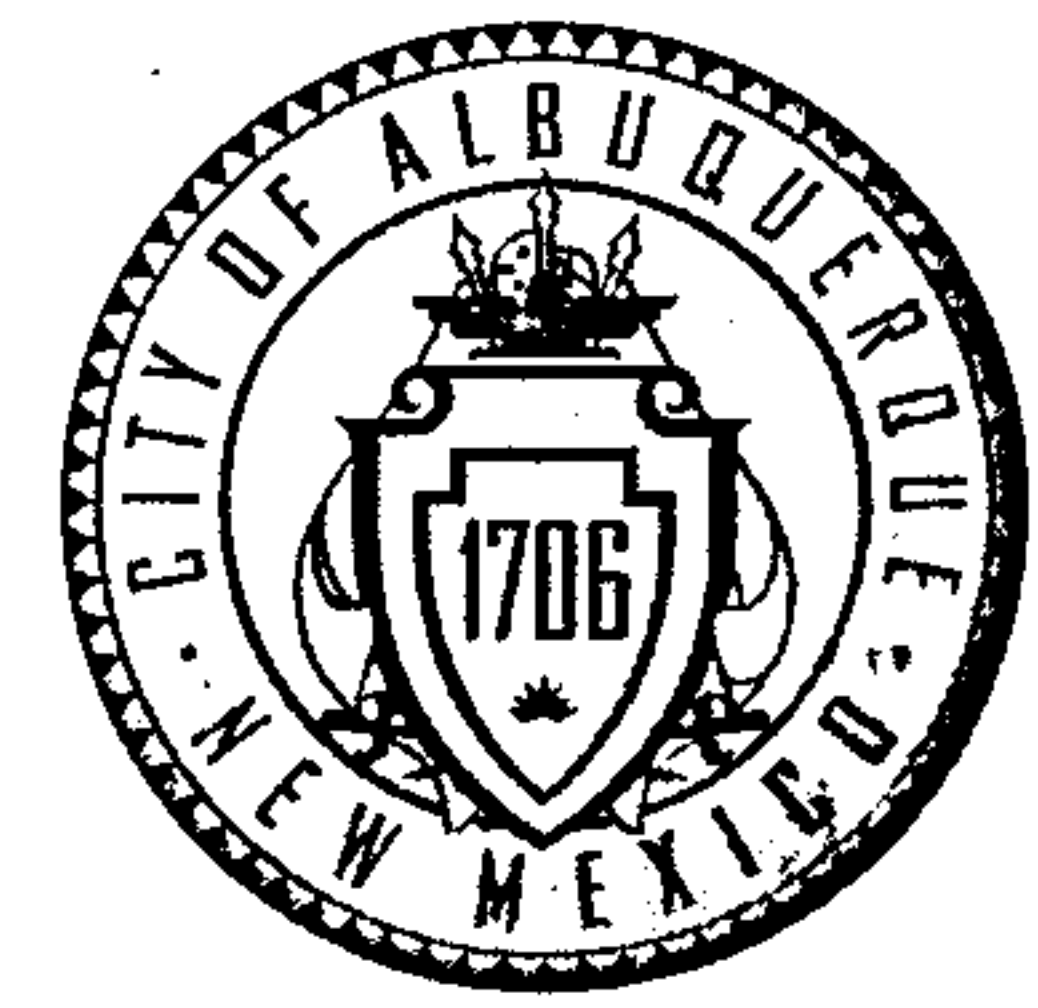
- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ 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

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



CITY OF ALBUQUERQUE



July 20, 2016

Scott W. Stafford
Greer Stafford/SJCF Architecture, Inc.
1717 Louisiana Blvd NE Suite 205
Albuquerque, NM 87110

Re: Risen Savior Catholic Parking Lot Improvements
7810 Scotts PI NE
Traffic Circulation Layout
Architect's Stamp 07-15-16 (D19D002)

Dear Mr. Stafford

Based upon the information provided in your submittal received 07-15-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please list the length for all existing and proposed parking spaces.
2. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 ft. Landscape island radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
3. One-way vehicular paths require pavement directional sign at the point of egress. Please show detail and location of posted signs.
4. Please provide a clear sight triangle exhibit and add the following note to the clear sight triangle: "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 this area."
5. Please specify the City Standard Drawing Number when applicable
6. It appears that a porting of the public sidewalk is in the private property. Please provide a public pedestrian access easement.
7. Clarify where the project is located. The vicinity map is confusing. Direction of North arrow is incorrect.
8. Please add a dimension at all the pinch points.(i.e. from the garage to the landscaping island.)
9. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
10. Please add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
11. Please include two copies of the traffic circulation layout at the next submittal.

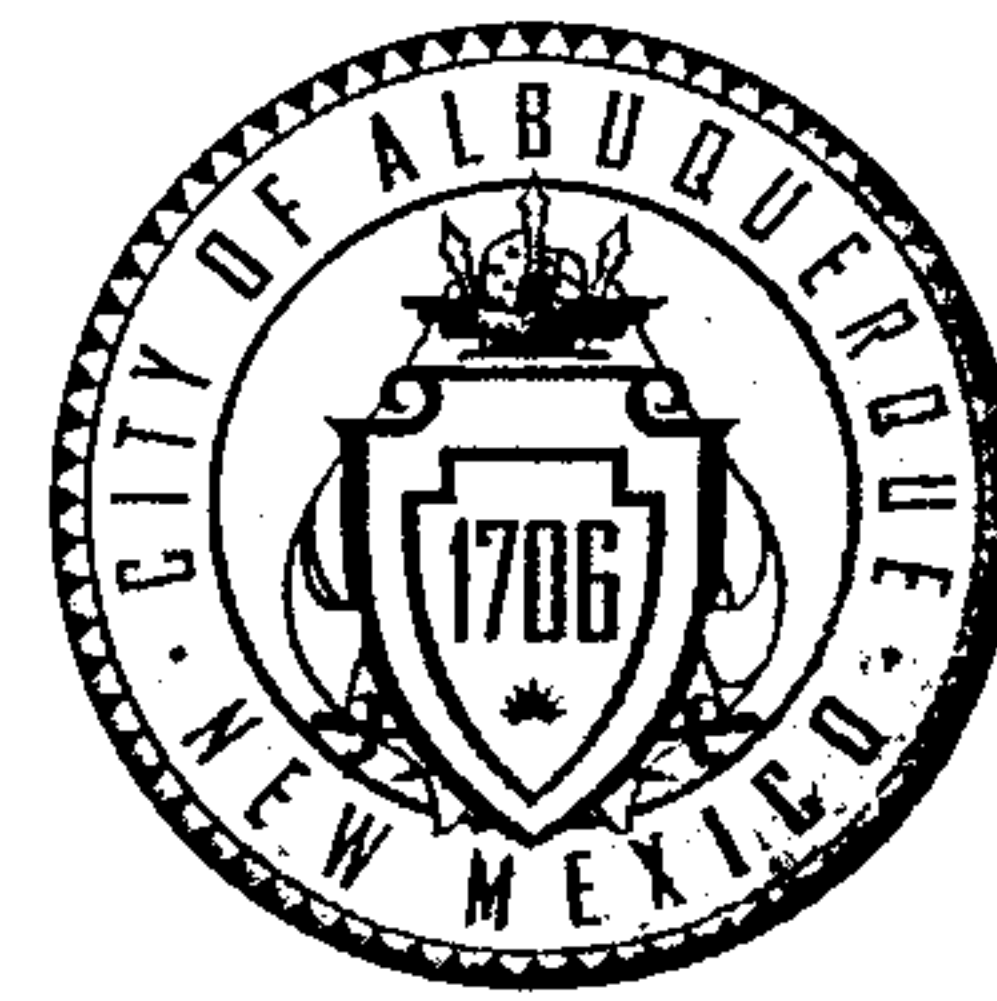
PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991.

Sincerely,

A handwritten signature in black ink, appearing to read 'Racquel M. Michel'.

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

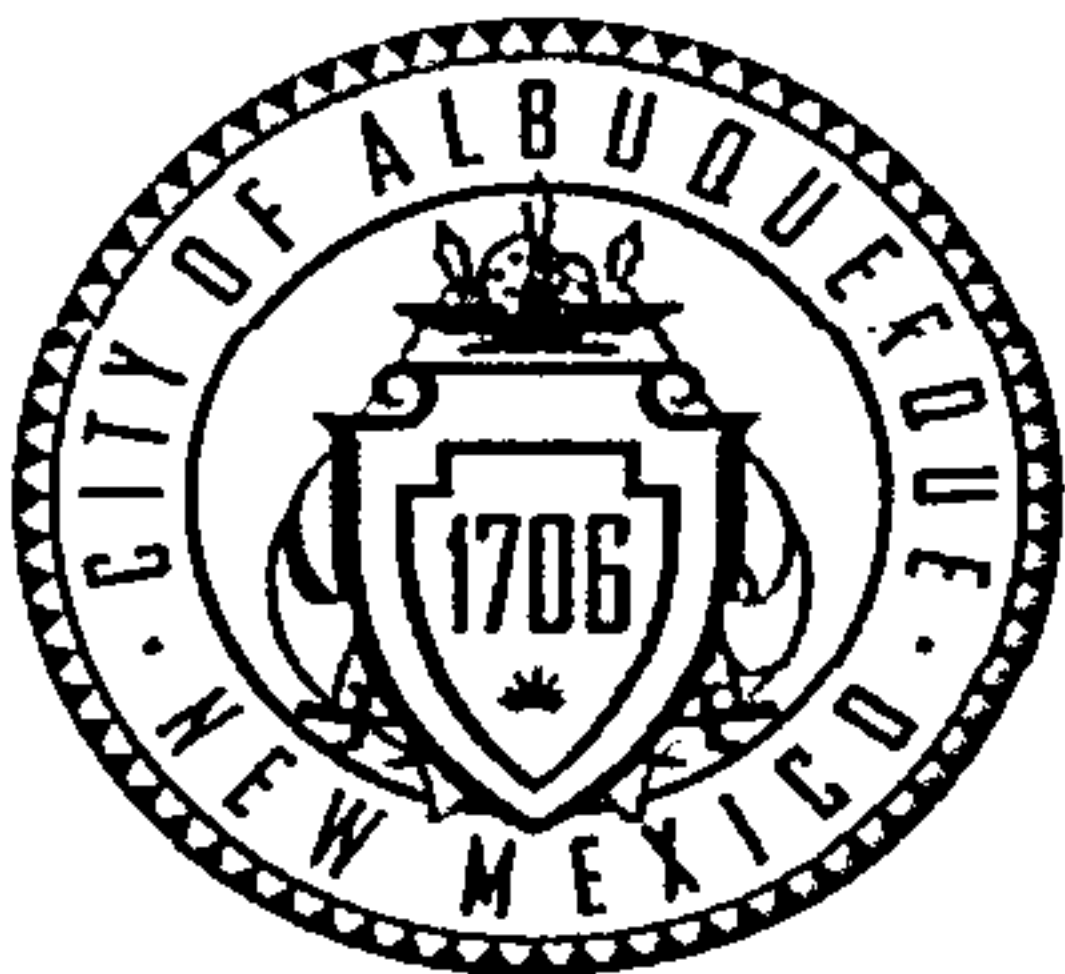
mao via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Risen Savior Catholic Community - Parking Lot Improvements

Building Permit #: 201691464

City Drainage #: D19D002

DRB#: n/a

EPC#: n/a

Work Order#: n/a

Legal Description: Lot B1A, Michael Manor North Subdivision, UPC# 101906322227131360

City Address: 7810 Scotts Place, NE, Albuquerque, NM 87109

Engineering Firm: n/a

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Owner: Risen Savior Catholic Community & Archdiocese of Santa Fe

Contact: Mark Bussemeier

Address: 7701 Wyoming Blvd. NE, Albuquerque, NM 87109

Phone#: (505) 821-1571

Fax#: n/a

E-mail: MBussemeier@risensaviorcc.org

Architect: Greer Stafford/SJCF Architecture, Inc.

Contact: Sergio A. Meza

Address: 1717 Louisiana Blvd. NE, Suite 205, Albuquerque, NM 87110

Phone#: (505) 821-0235

Fax#: (505) 821-0348

E-mail: smeza@greer-stafford.com

Other Contact: Greer Stafford/SJCF Architecture, Inc.

Contact: Scott W. Stafford, AIA

Address: 1717 Louisiana Blvd. NE, Suite 205, Albuquerque, NM 87110

Phone#: (505) 821-0235

Fax#: (505) 821-0348

E-mail: sstafford@greer-stafford.com

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

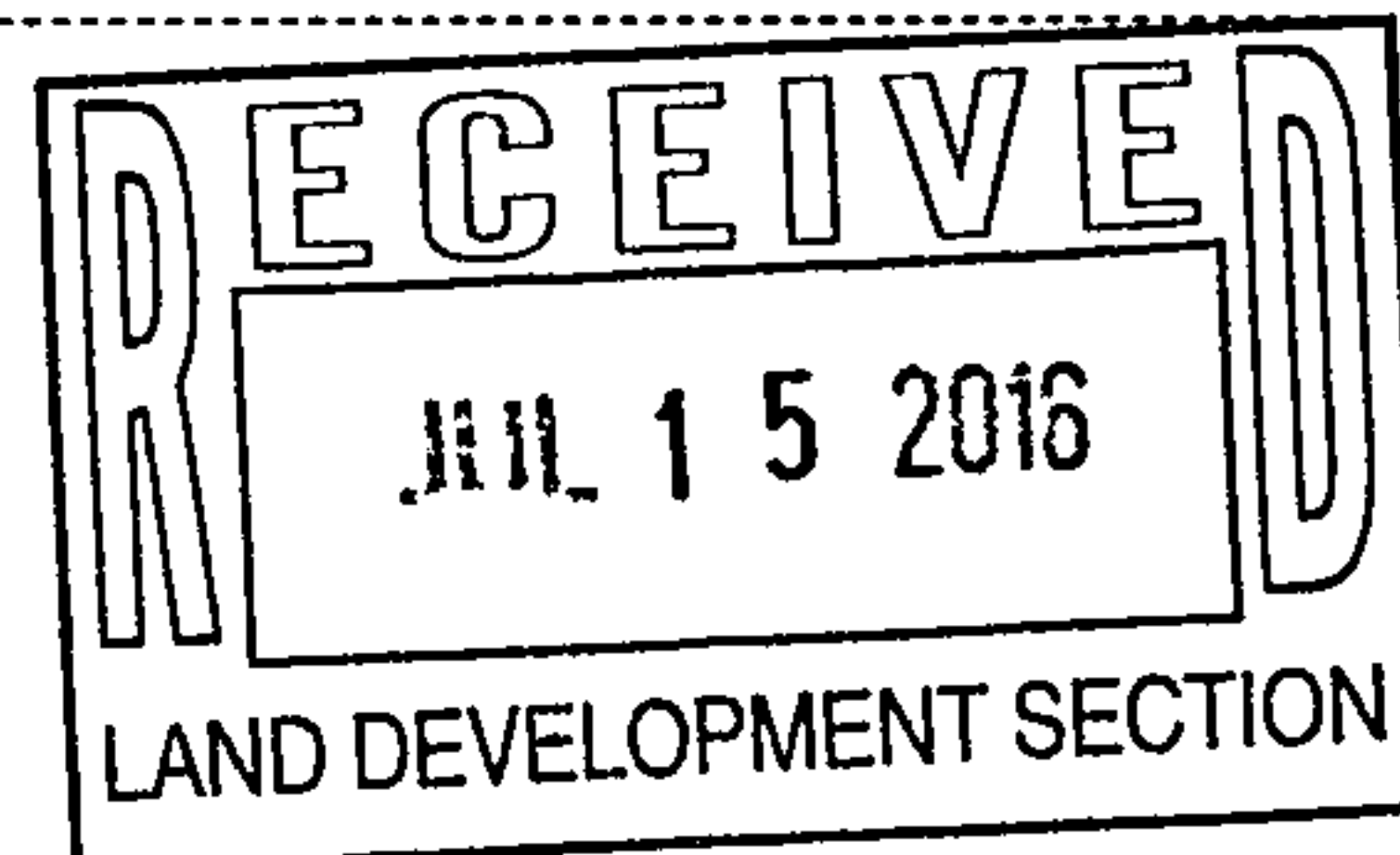
DATE SUBMITTED: July 15, 2016

By: [Signature]

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

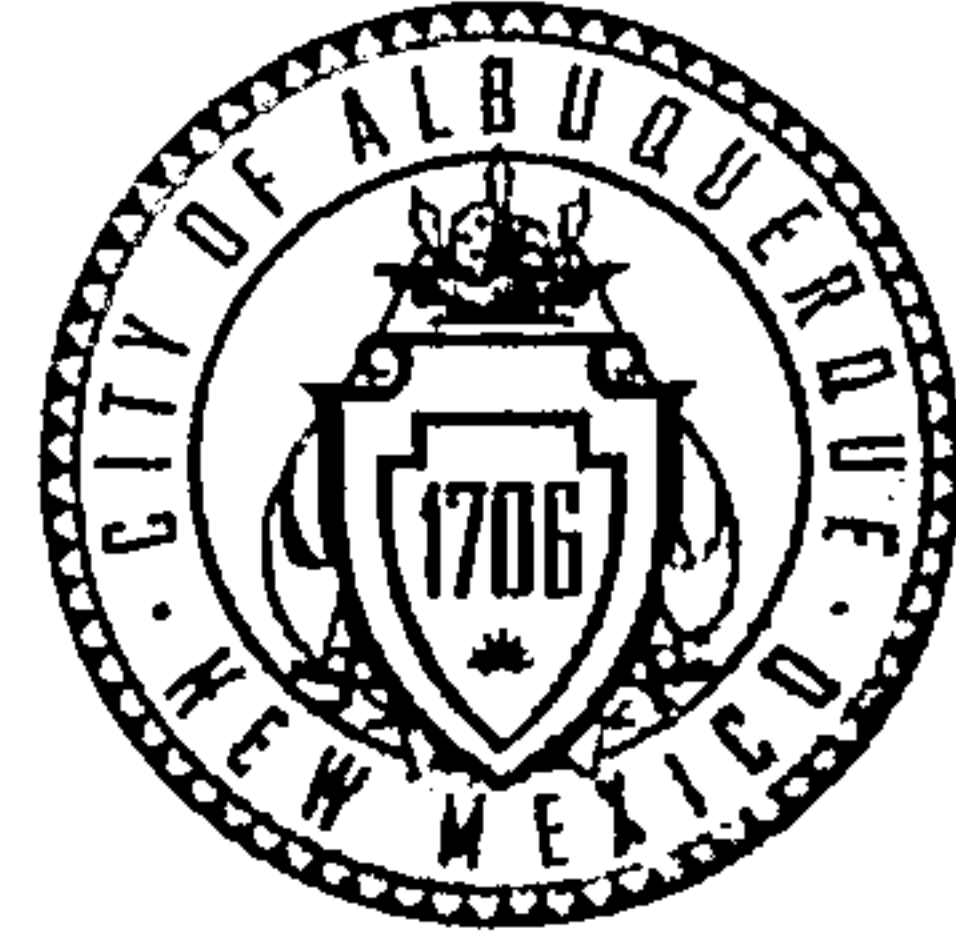
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



CITY OF ALBUQUERQUE

Planning Department

Suzanne Lubar, Director



Richard J. Berry, Mayor

May 16, 2016

Åsa Nilsson-Weber, P.E.
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, New Mexico 87108

**RE: Risen Savior Catholic Community Parking Lot
Grading and Drainage Plan
Engineers Stamp Date 5/5/16 (D19D002)**

Dear Ms. Weber,

Based upon the information provided in your submittal received 4/27/16, this plan is approved for Grading Permit, Paving Permit and SO-19. Contact Jason Rodriguez at 235-8016 to schedule an inspection for the side walk culvert. A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. A copy of this approval letter must be on hand when applying for the permit.

PO Box 1293

Albuquerque

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

New Mexico 87103

Prior to release of approval for the parking lot, an approval letter from Jason Rodriguez for the sidewalk culvert will be required.

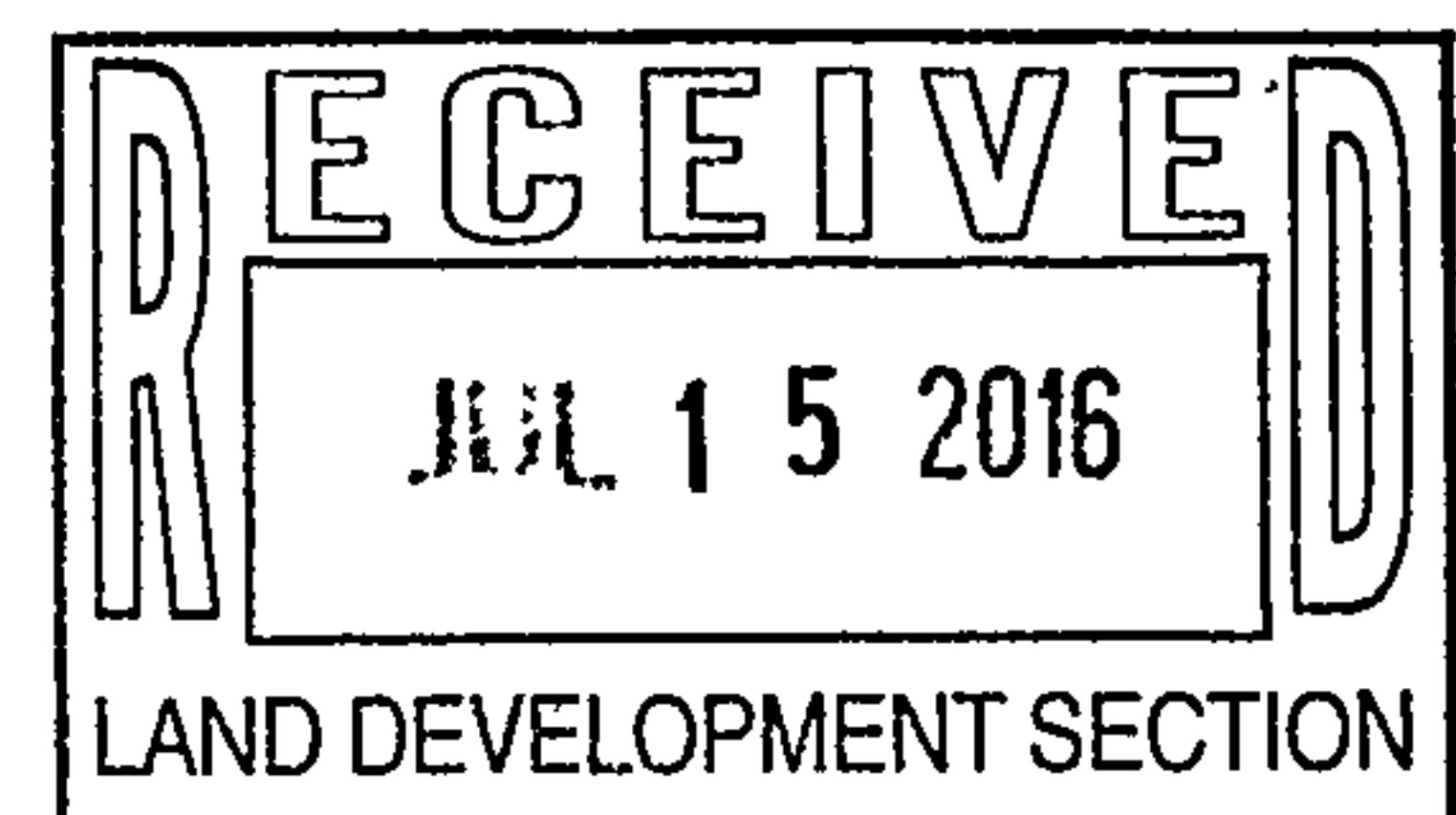
www.cabq.gov

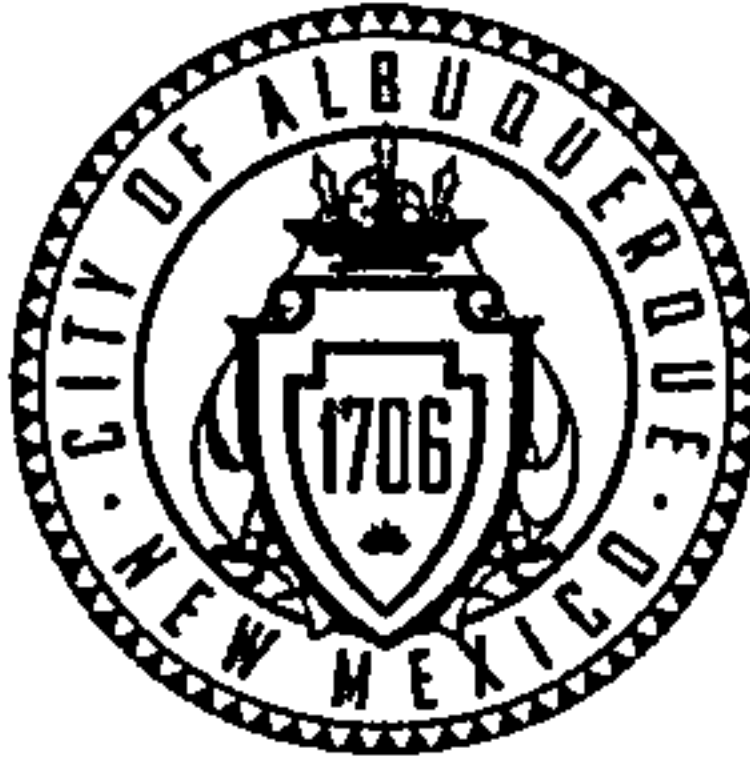
If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Hydrology
Planning Department

RR/AC
C: File





CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

RISEN SAVIOR CATHOLIC COMMUNITY
(GREER STAFFORD/ SJCF
ARCHITECTURE, INC, AGENT) requests a
special exception to Section 14-16-2-27(A)
and 14-16-2-26(B) : a CONDITIONAL USE to
allow a structure in a PR zone for all or a
portion of Lot B1A, Michaels Manor North
zoned PR, located on 7810 SCOTTS PL NE
(D-19)

Special Exception No:..... **15ZHE-80270**
Project No: **Project# 1010634**
Hearing Date:..... 11-17-15
Closing of Public Record:..... 11-17-15
Date of Decision: 12-02-15

On the 17th day of November, 2015 (hereinafter "**Hearing**") GREER STAFFORD, (hereinafter "**Agent**") acting as agent on behalf of the property owner RISEN SAVIOR CATHOLIC COMMUNITY (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Conditional Use to allow a structure in a PR zone (hereinafter "**Application**") upon the real property located at 7810 SCOTTS PL NE ("**Subject Property**"). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a Conditional Use to allow a structure in a PR zone The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (1) (a) "SPECIAL EXCEPTIONS" reads in part: *"A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed will not be injurious to the adjacent property, the neighborhood, or the community."*
2. Applicant testified at the Hearing that the Conditional Use, if approved, will not be injurious to the adjacent property, neighborhood, or the community because it will be a standard garage located on a paved parking lot. There are no surrounding uses that may be impacted by the proposed structure, and the Applicant has received support from the neighborhood association. The requested Conditional Use permit appears fully compatible and appropriate.
3. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (1) (b) "SPECIAL EXCEPTIONS" reads in part: *"A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed will not be significantly damaged by surrounding structures or activities."*
4. Applicant testified at the Hearing that the proposed conditional use, will not be significantly damaged by the surrounding structures or activities because the parking lot on which the structure is located is used for the same purposes, and the neighboring mortuary would have no apparent deleterious effect on the proposed structure.

5. The yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.
6. The Applicant has adequately justified the Conditional Use request pursuant to City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

DECISION:

APPROVAL of a CONDITIONAL USE to allow a structure in a PR zone.

If you wish to appeal this decision, you may do so in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.


An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number.

Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Christopher L. Graeser, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
mbussemeier@risensaviorcc.org
smeza@greer-stafford.com



MiTek USA, Inc.

7777 Greenback Lane
Suite 109
Citrus Heights, CA, 95610
Telephone 916/676-1900
Fax 916/676-1909

Re: BW16
Bilt Well

The truss drawing(s) referenced below have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by B & T Roof Truss Company.

Pages or sheets covered by this seal: R47135243 thru R47135244

My license renewal date for the state of New Mexico is December 31, 2016.

Lumber design values are in accordance with ANSI/TPI 1 section 6.3
These truss designs rely on lumber values established by others.



April 22, 2016

Hernandez, Marcos

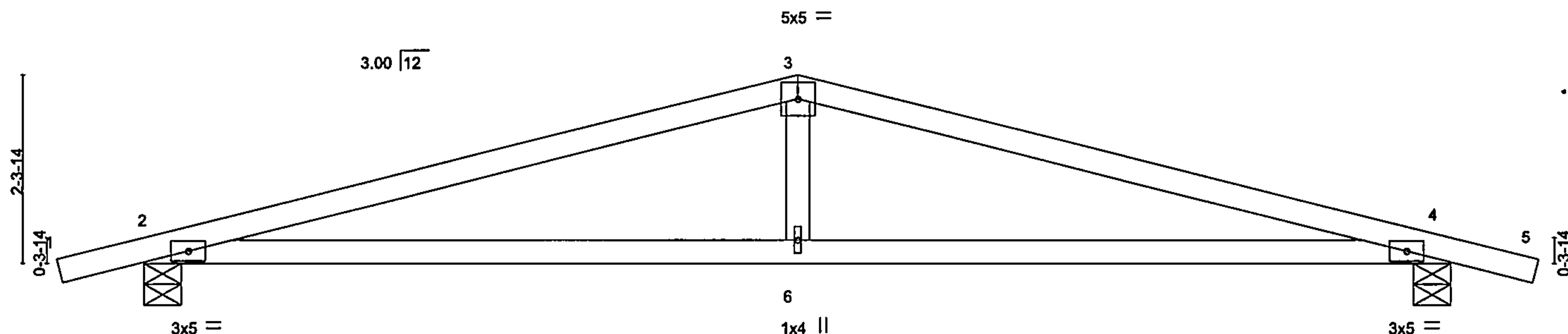
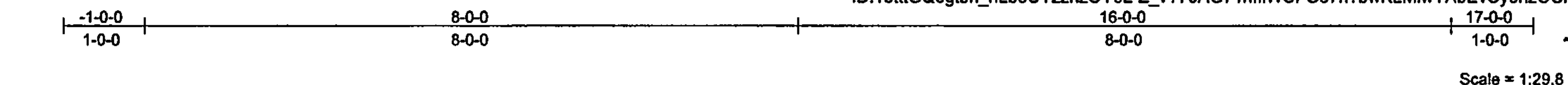
The seal on these drawings indicate acceptance of professional engineering responsibility solely for the truss components shown. The suitability and use of this component for any particular building is the responsibility of the building designer, per ANSI/TPI 1.

Job	Truss	Truss Type	Qty	Ply	Blit Well	
BW16	A	COMMON	1	1		R47135243

B&T Roof Truss Company, Albuquerque, NM 87121

7.350 s Sep 27 2012 MiTek Industries, Inc. Fri Apr 22 07:16:36 2016 Page 1

ID:15tttGQ5gtbh_hLb8UYzznzOYeL-Z_vT70AG71nlfWCFG37n?bwKLMiwYAbEvCy6hzOCkv



LOADING (psf)		SPACING		CSI		DEFL				PLATES		GRIP	
TCLL	20.0	Plates Increase	1.25	TC	0.59	Vert(LL)	-0.10	2-6	>999	L/d	240	MT20	197/144
TCDL	10.0	Lumber Increase	1.25	BC	0.50	Vert(TL)	-0.30	2-6	>621		180		
BCLL	0.0	Rep Stress Incr	YES	WB	0.20	Horz(TL)	0.04	4	n/a		n/a		
BCDL	10.0	Code IRC2009/TPI2007		(Matrix)								Weight: 42 lb	FT = 0%

LUMBER

TOP CHORD 2x4 SPF 1650F 1.5E
BOT CHORD 2x4 SPF 1650F 1.5E
WEBS 2x4 SPF Std

BRACING

TOP CHORD Structural wood sheathing directly applied or 4-6-1 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=698/0-5-8 (min. 0-1-8), 4=698/0-5-8 (min. 0-1-8)
Max Horz 2=-39(LC 4)
Max Uplift 2=-205(LC 5), 4=-205(LC 6)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-3=-1459/266, 3-4=-1459/266
BOT CHORD 2-6=-213/1355, 4-6=-213/1355
WEBS 3-6=0/368

NOTES

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-05; 90mph (3-second gust); TCDL=5.0psf; BCDL=5.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
- 3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 4) One H2.5 Simpson Strong-Tie connectors recommended to connect truss to bearing walls due to UPLIFT at jt(s) 2 and 4. This connection is for uplift only and does not consider lateral forces.
- 5) "Semi-rigid pitchbreaks with fixed heels" Member end fixity model was used in the analysis and design of this truss.

LOAD CASE(S) Standard



April 22, 2016

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 10/03/2015 BEFORE USE.

Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information available from Truss Plate Institute, 218 N. Lee Street, Suite 312, Alexandria, VA 22314.

MiTek

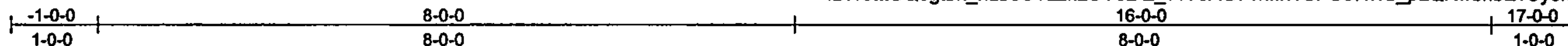
7777 Greenback Lane
Suite 109
Citrus Heights, CA 95610

Job	Truss	Truss Type	Qty	Ply	Bill Well	R47135244
BW16	DG	GABLE	1	1		

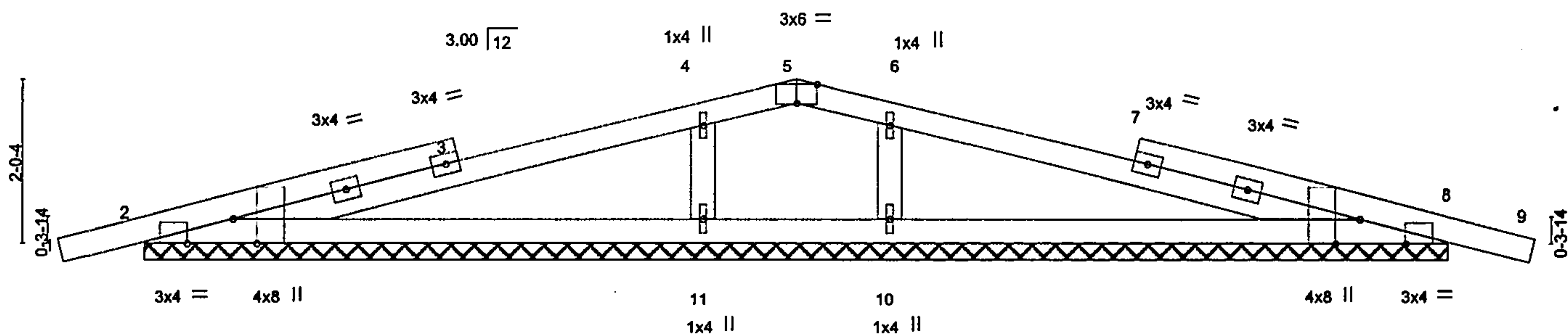
B&T Roof Truss Company, Albuquerque, NM 87121

7.350 s Sep 27 2012 MiTek Industries, Inc. Fri Apr 22 07:16:36 2016 Page 1

ID:15tttGQ5gtbh_hLb8UYzznzOYeL-Z_vT70AG71nifiWCFG37n?b_pLQRwbmbEvCy6hzOCKv



Scale = 1:30.8



16-0-0

16-0-0

Plate Offsets (X,Y): [2:0-3-8,Edge], [2:0-6-12,Edge], [5:0-3-0,Edge], [8:0-6-12,Edge], [8:0-3-8,Edge]

LOADING (psf)	SPACING	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL 20.0	Plates Increase	1.25	TC 0.37	Vert(LL)	0.02	9	n/r	180	MT20	197/144
TCDL 10.0	Lumber Increase	1.25	BC 0.20	Vert(TL)	0.04	9	n/r	80		
BCLL 0.0	Rep Stress Incr	YES	WB 0.04	Horz(TL)	-0.01	8	n/a	n/a		
BCDL 10.0	Code IRC2009/TPI2007		(Matrix)						Weight: 49 lb	FT = 0%

LUMBER

TOP CHORD 2x4 SPF 1650F 1.5E
BOT CHORD 2x4 SPF 1650F 1.5E
OTHERS 2x4 SPF 1650F 1.5E

BRACING

TOP CHORD
BOT CHORD

Structural wood sheathing directly applied or 10-0-0 oc purlins.
Rigid ceiling directly applied or 6-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS

All bearings 16-0-0.
(lb) - Max Horz 2=-34(LC 4)
Max Uplift All uplift 100 lb or less at joint(s) 2, 8 except 11=-156(LC 3), 10=-153(LC 4)
Max Grav All reactions 250 lb or less at joint(s) 2, 8 except 11=517(LC 9), 10=517(LC 10)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-166/413, 3-4=-159/471, 4-5=-106/393, 5-6=-113/393, 6-7=-149/471, 7-8=-155/413
BOT CHORD 2-11=-407/186, 10-11=-407/186, 8-10=-407/186
WEBS 4-11=-406/191, 6-10=-406/188

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph (3-second gust); TCDL=5.0psf; BCDL=5.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- One H2.5 Simpson Strong-Tie connectors recommended to connect truss to bearing walls due to UPLIFT at jt(s) 2, 8, 11, and 10. This connection is for uplift only and does not consider lateral forces.
- "Semi-rigid pitchbreaks with fixed heels" Member end fixity model was used in the analysis and design of this truss.

LOAD CASE(S) Standard



April 22, 2016

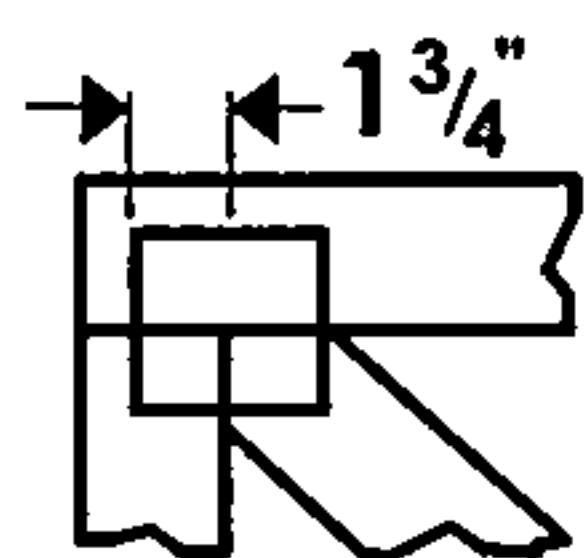
WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 10/03/2015 BEFORE USE.

Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information available from Truss Plate Institute, 218 N. Lee Street, Suite 312, Alexandria, VA 22314.

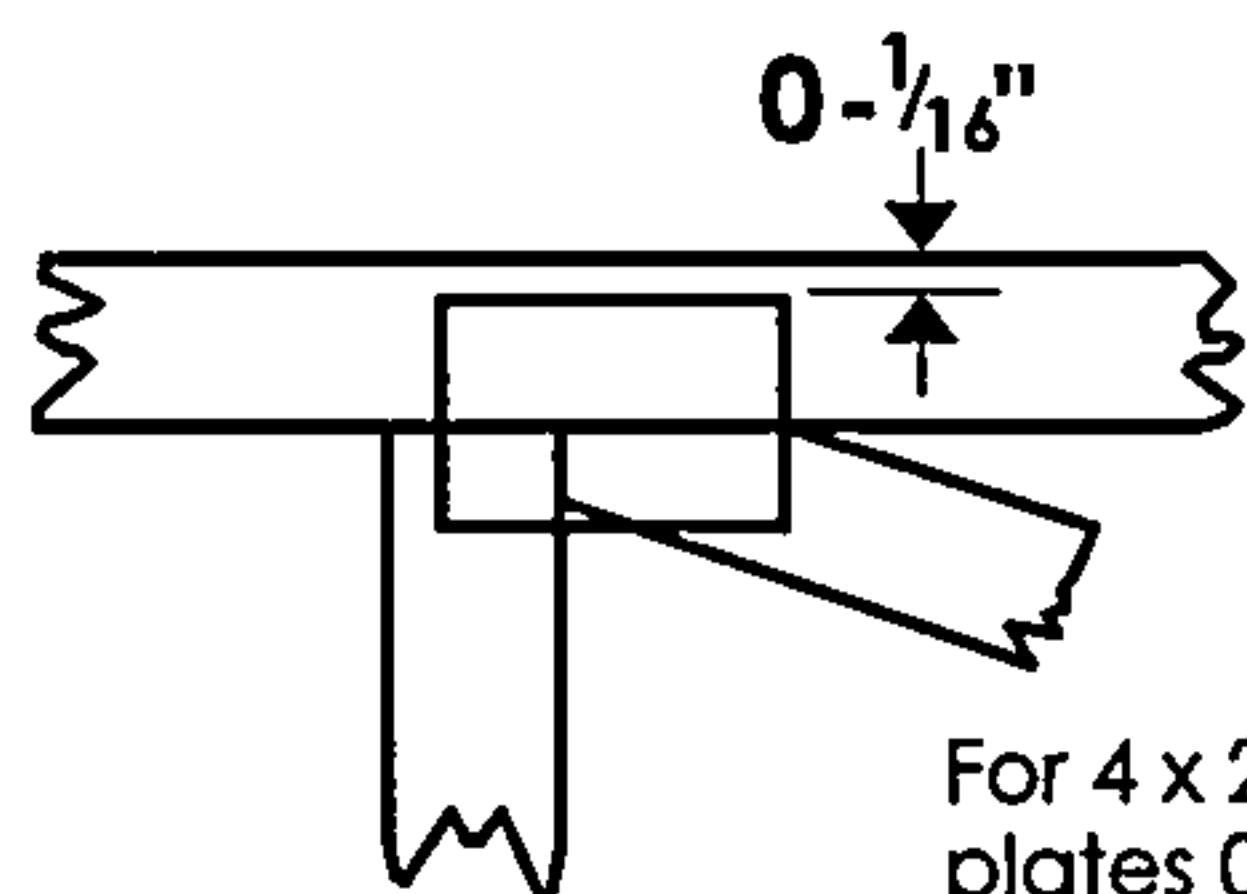
MiTek

7777 Greenback Lane
Suite 109
Citrus Heights, CA 95610

PLATE LOCATION AND ORIENTATION



Center plate on joint unless x, y offsets are indicated.
Dimensions are in ft-in-sixteenths.
Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0- '48" from outside edge of truss.



This symbol indicates the required direction of slots in connector plates.

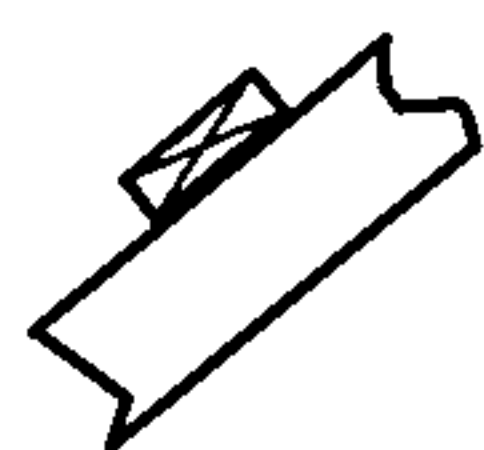
*** Plate location details available in MiTek 20/20 software or upon request.**

PLATE SIZE

4 x 4

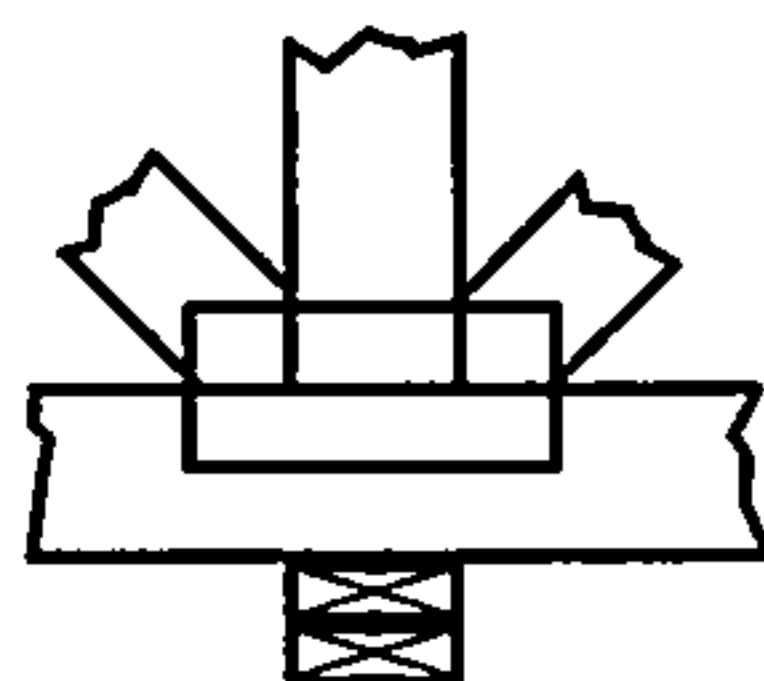
The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION



Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

BEARING



Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur. Min size shown is for crushing only.

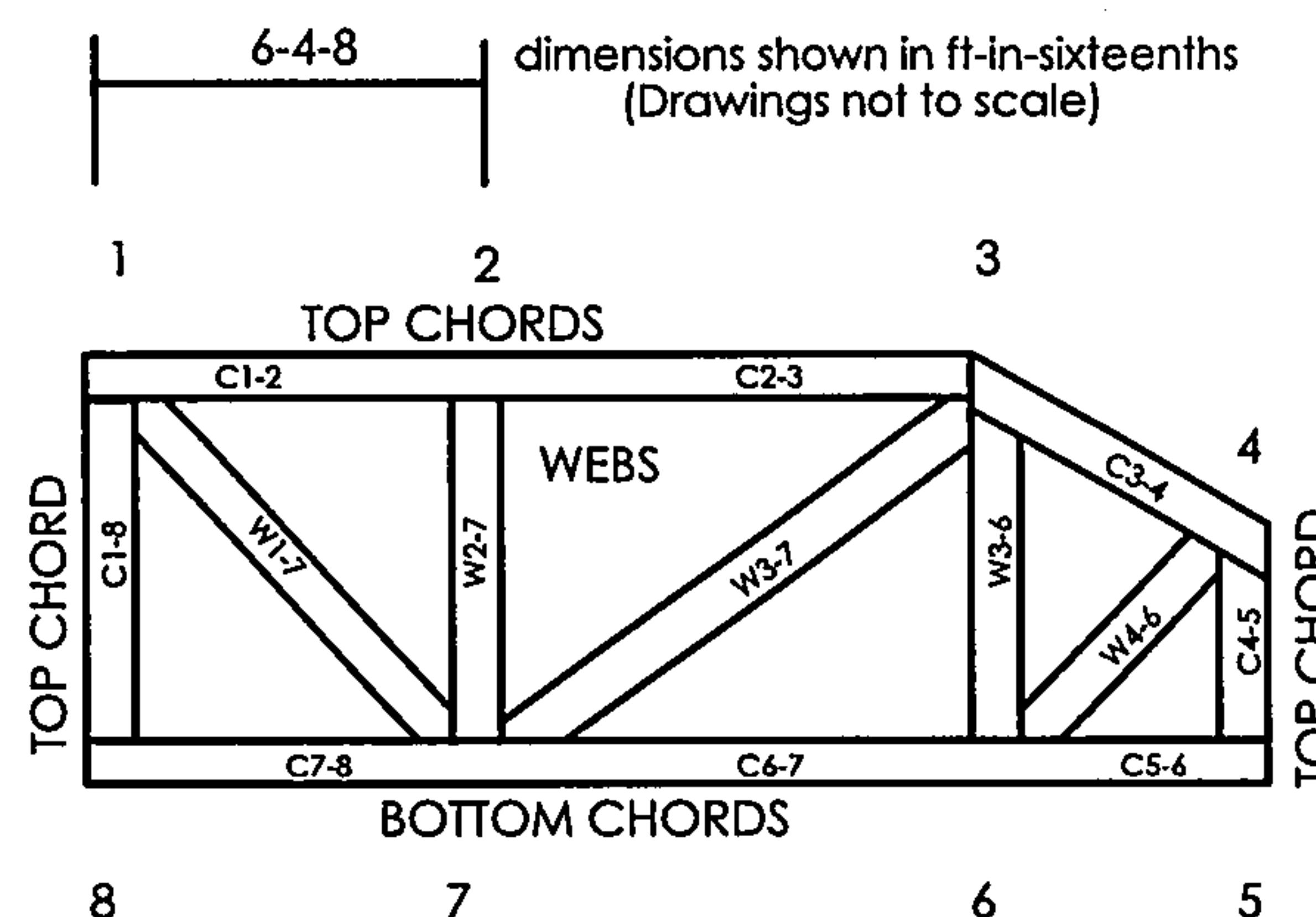
Industry Standards:

ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.

DSB-89: Design Standard for Bracing.

BCSI: Building Component Safety Information, Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

Numbering System



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

PRODUCT CODE APPROVALS

ICC-ES Reports:

ESR-1311, ESR-1352, ESR1988
ER-3907, ESR-2362, ESR-1397, ESR-3282

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.

Lumber design values are in accordance with ANSI/TPI 1 section 6.3 These truss designs rely on lumber values established by others.

© 2012 MiTek® All Rights Reserved



MiTek Engineering Reference Sheet: MII-7473 rev. 10/03/2015



General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative Torl bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TPI 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TPI 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TPI 1 Quality Criteria.