

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 30, 2024

Westen Caswell, Vice President
DPC Construction Ltd.
7804 Pan American E Frwu, Suite 1
Albuquerque, NM 87109

**Re: Great Commission Alliance
1525 GIRARD NE
Traffic Circulation Layout
Architect's Stamp 3/12/2024 (J16D003)**

Dear Mr. Caswell,

The TCL submittal received 5/6/2024 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation.

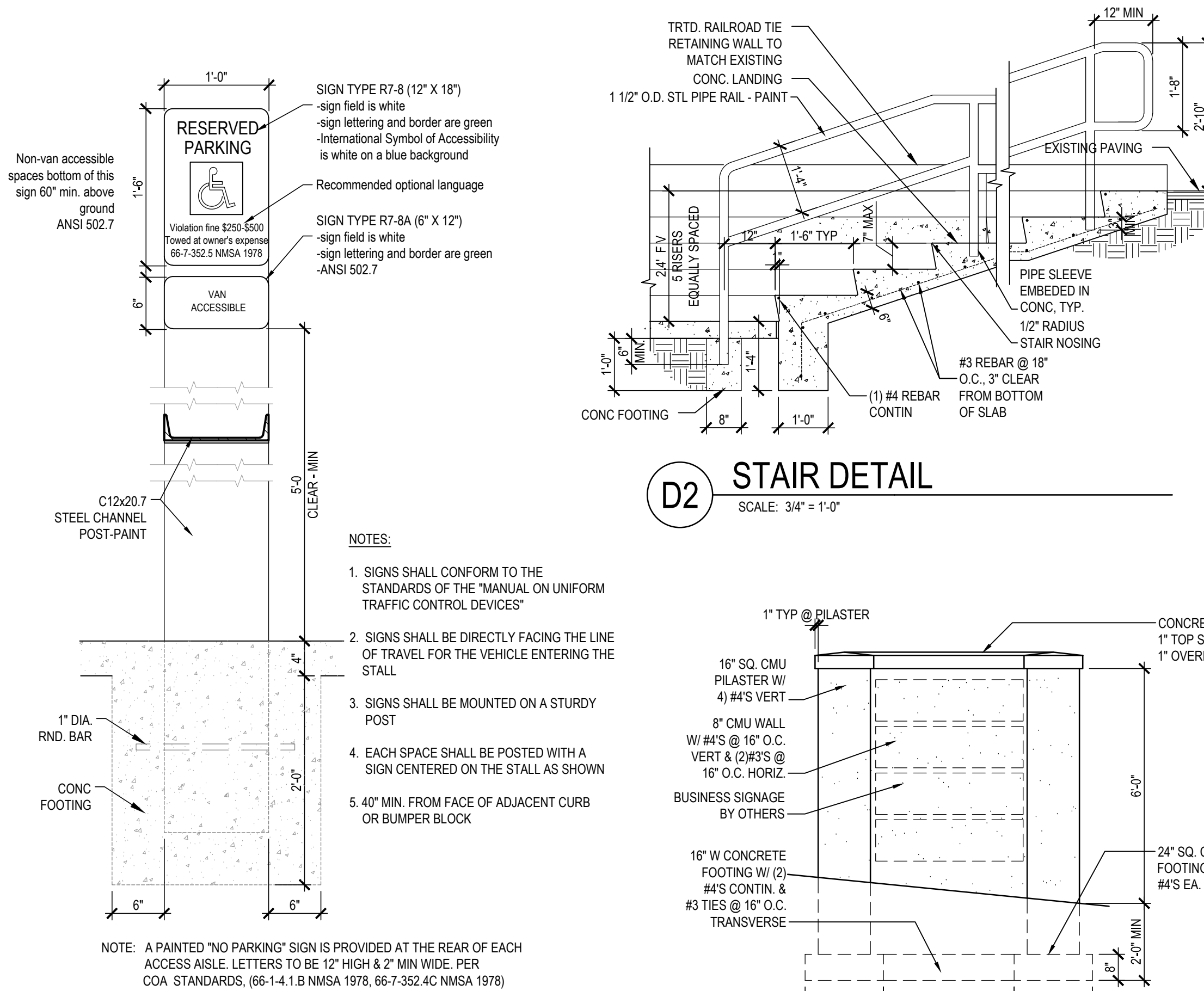
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

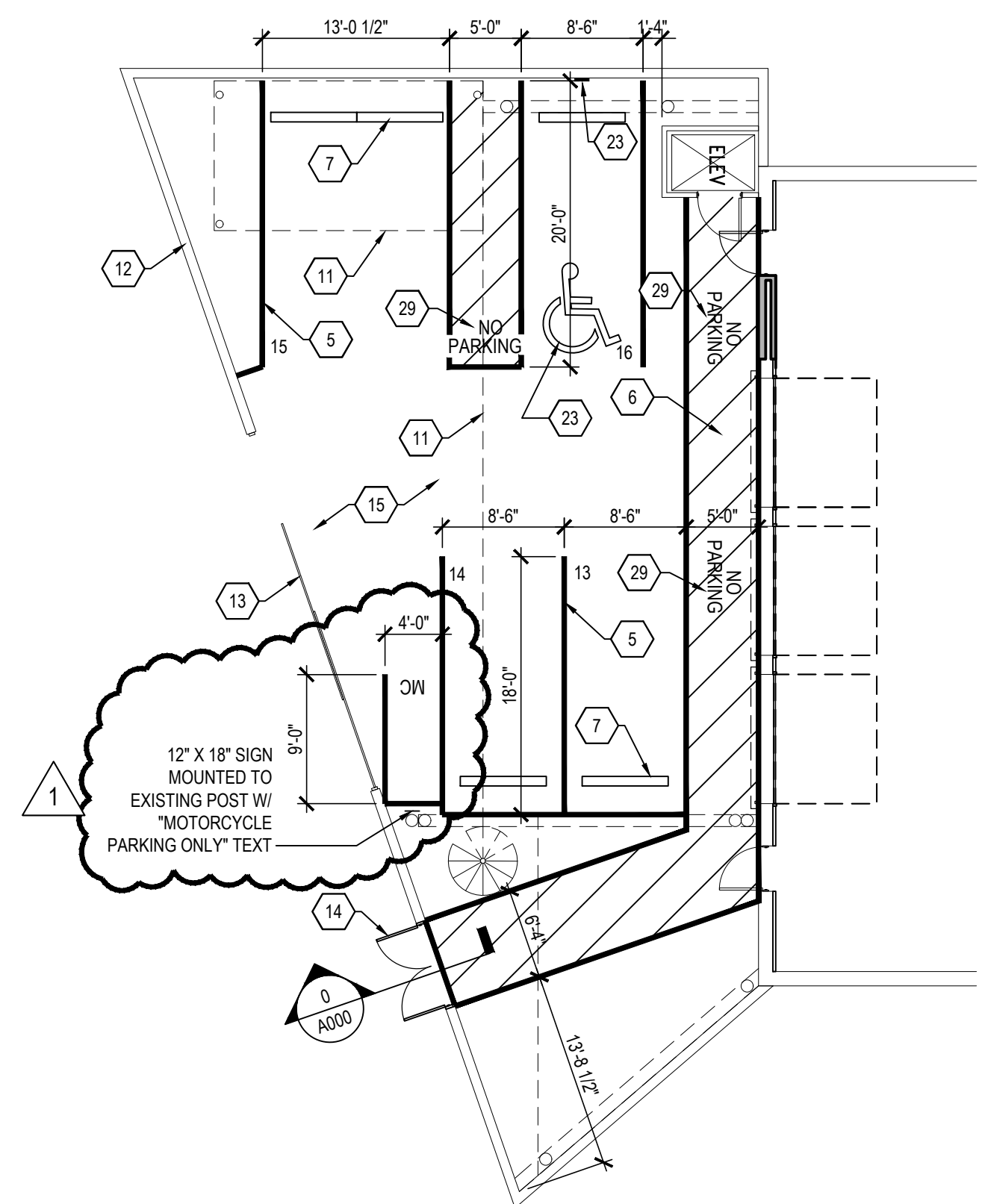
Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: File

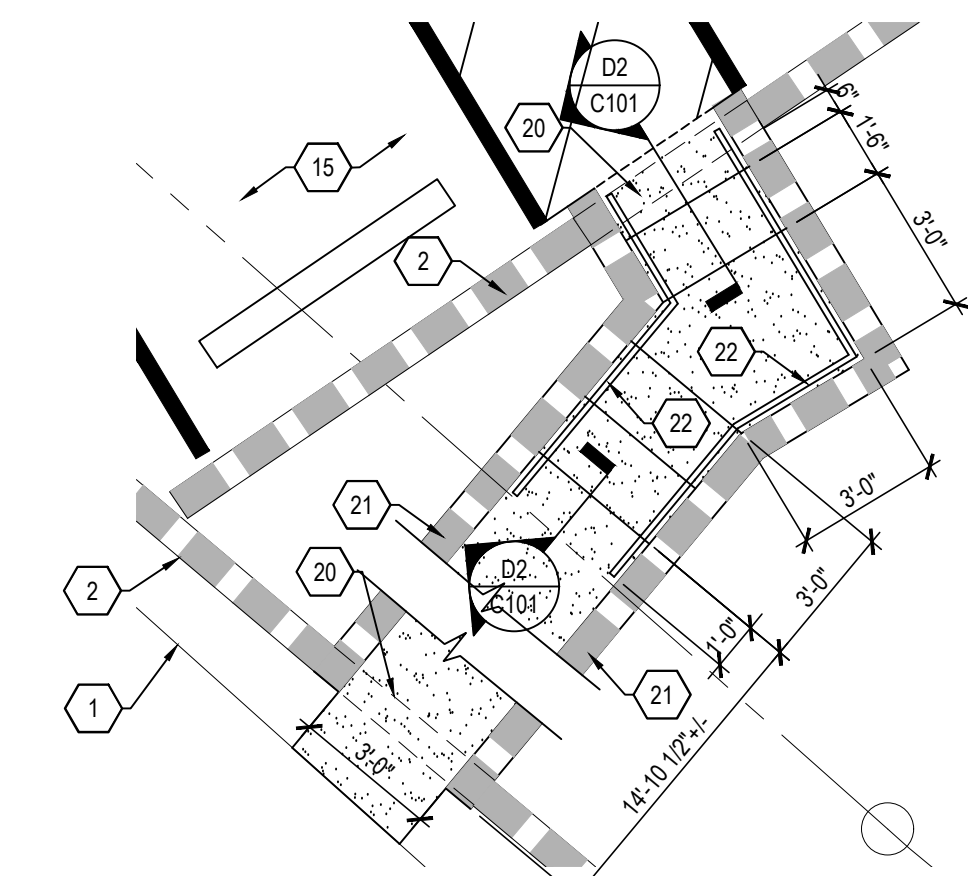


C3 H.C. SIGN
SCALE: 1/2" = 1'-0"

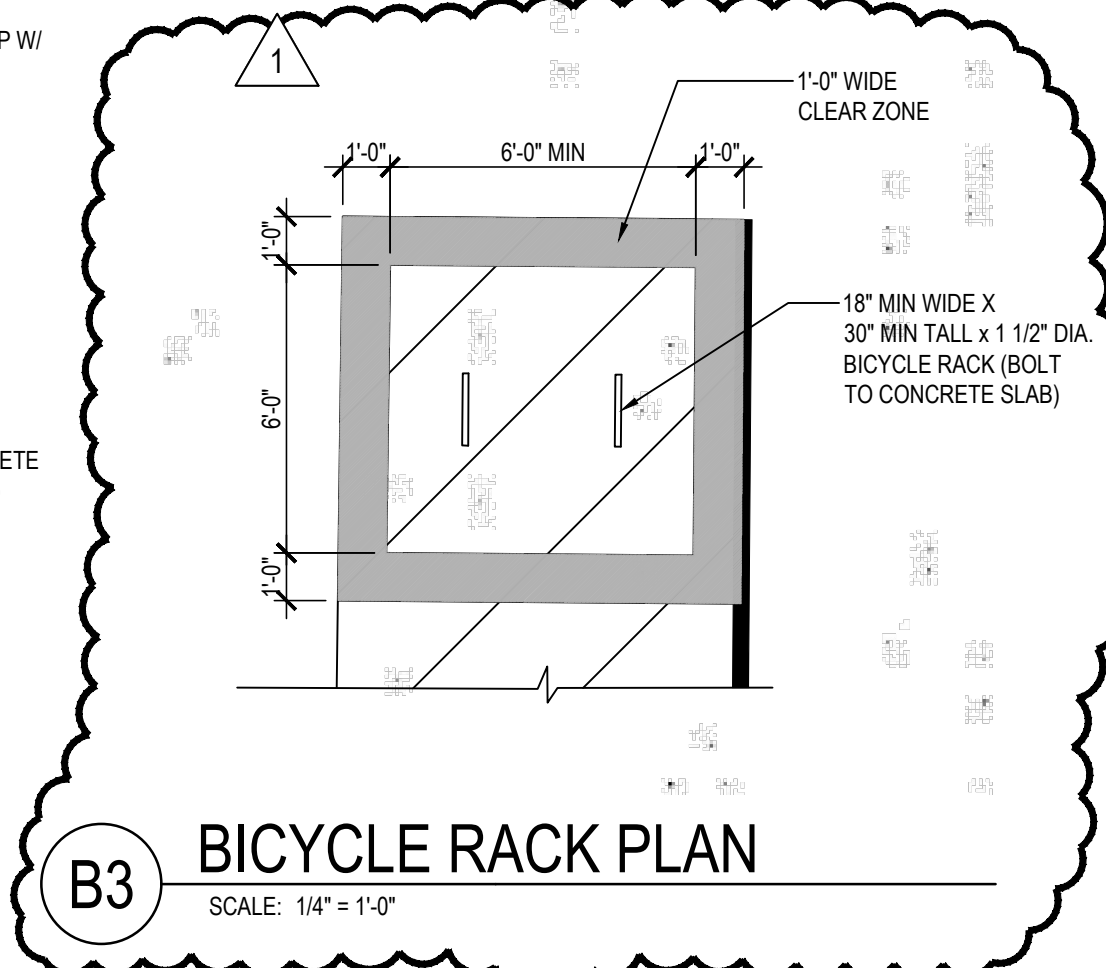
C2 SITE SIGN
SCALE: 1/2" = 1'-0"



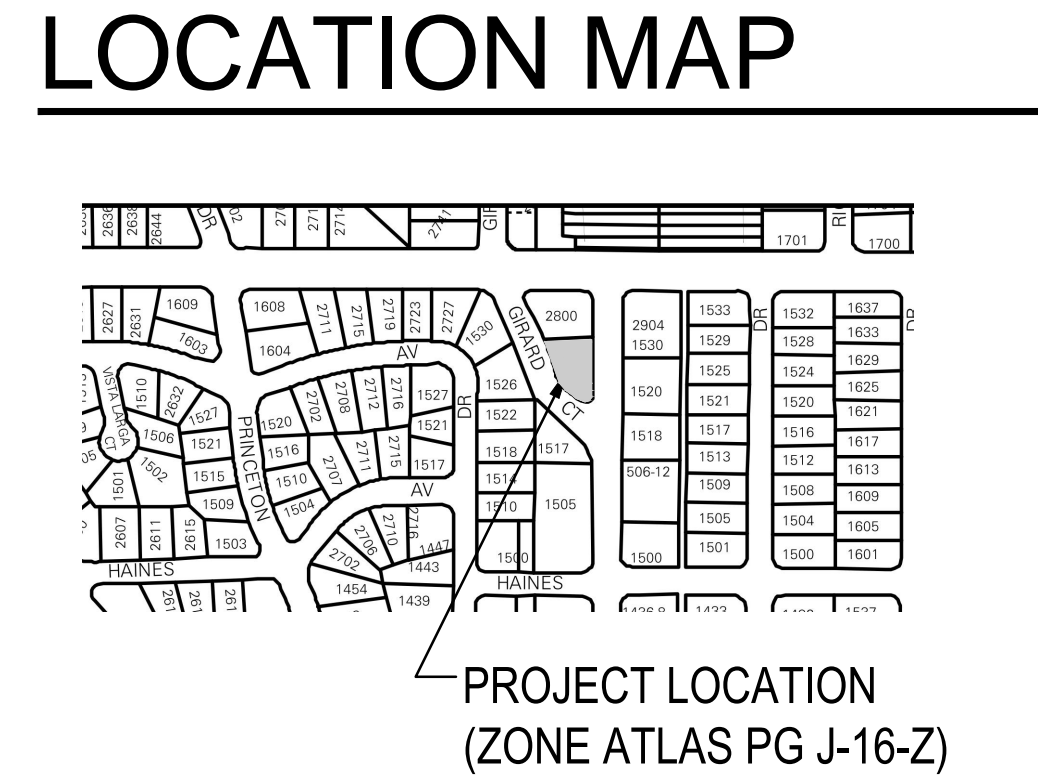
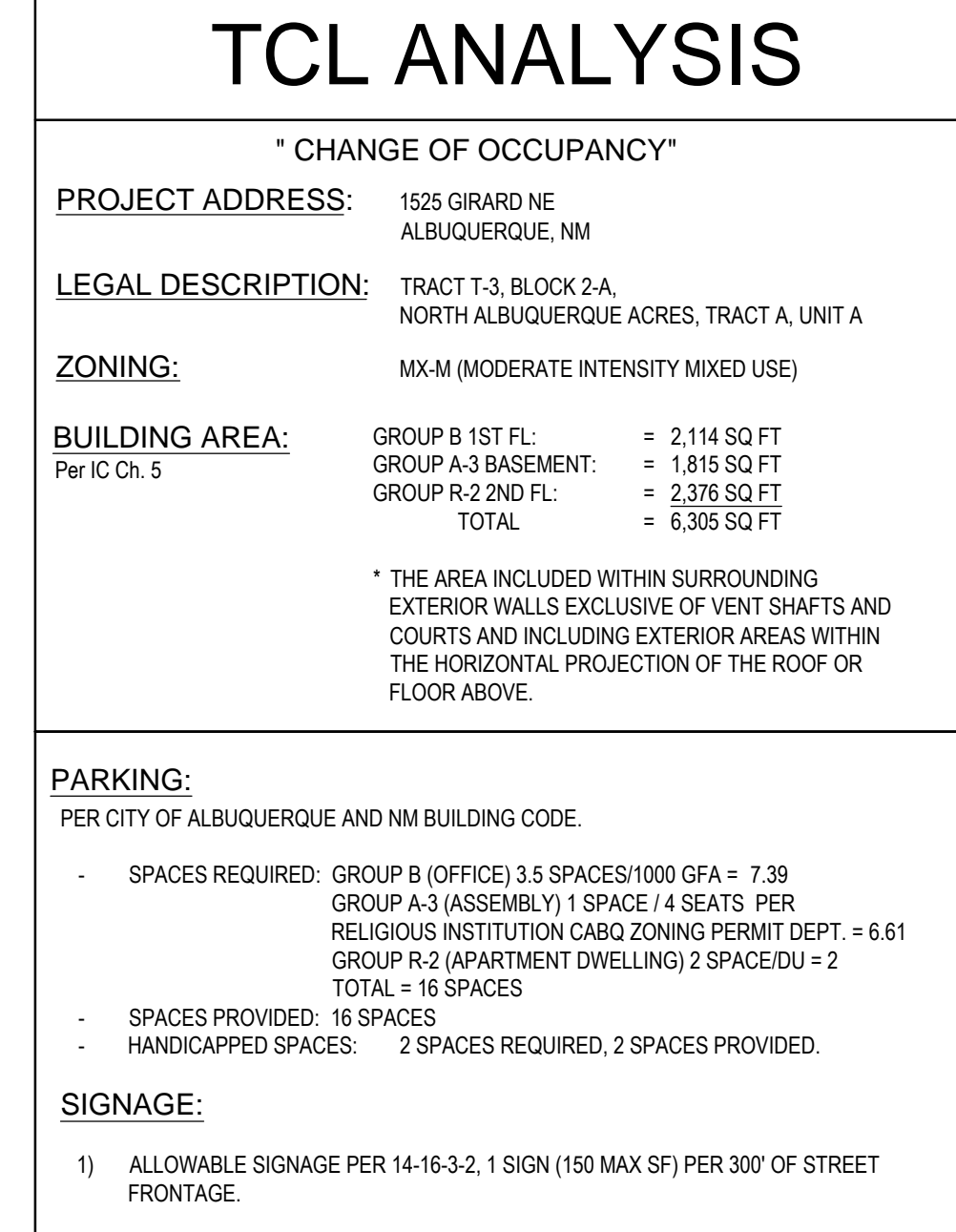
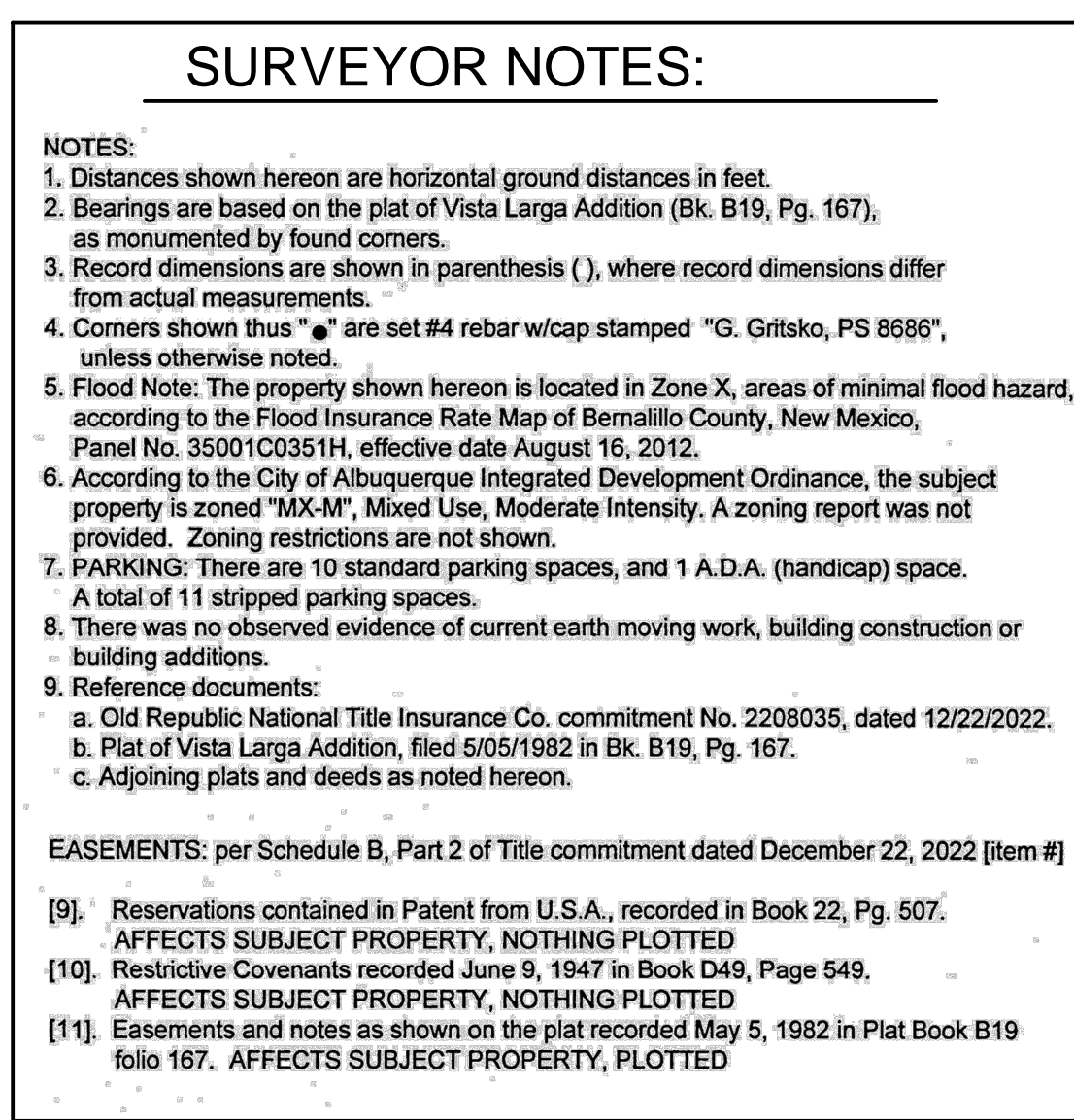
A2 BASEMENT PARKING PLAN
SCALE: 1" = 10'-0"



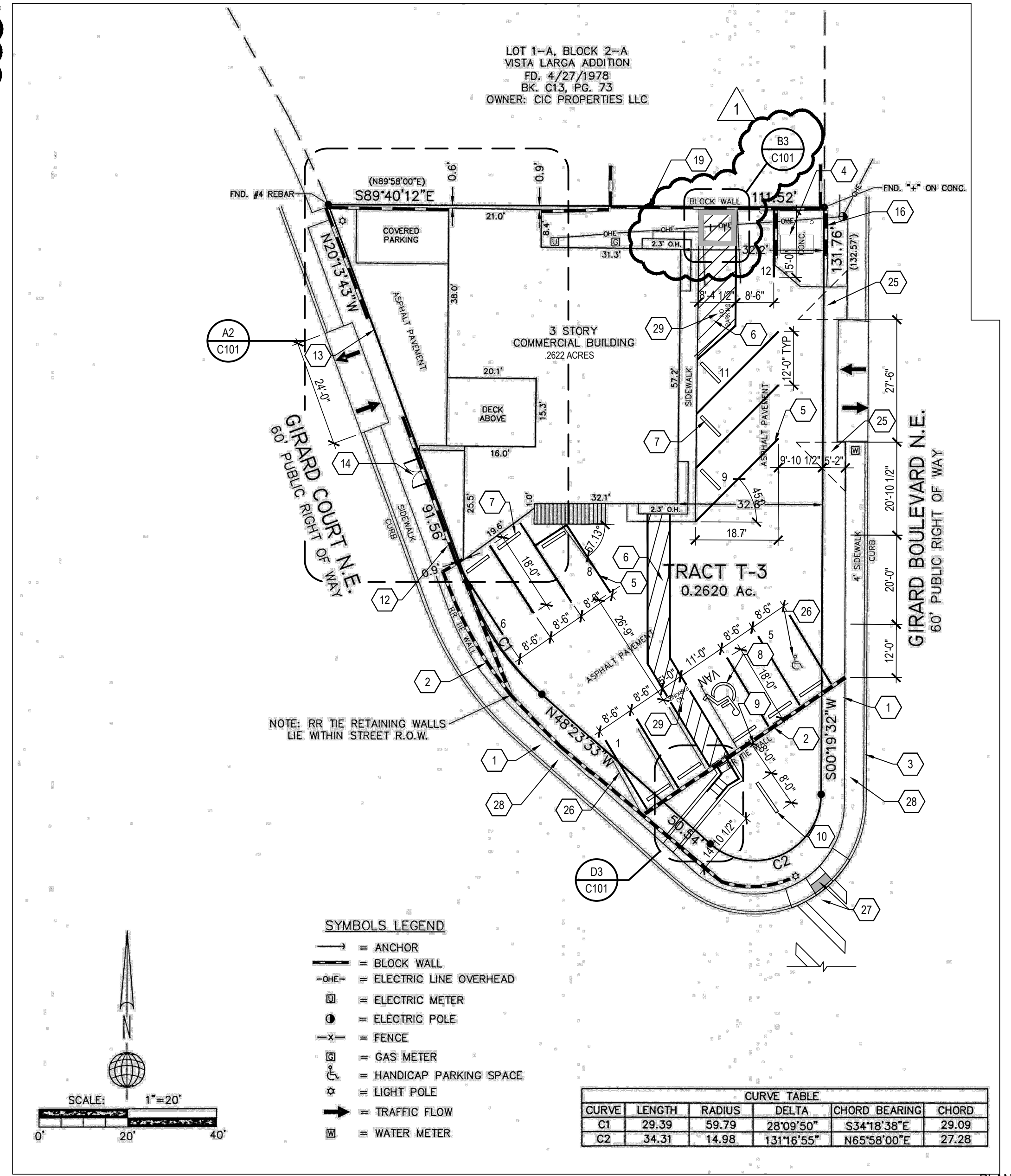
D3 HC PARKING/STAIR PLAN
SCALE: 1/4" = 1'-0"



B3 BICYCLE RACK PLAN
SCALE: 1/4" = 1'-0"



TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 5/30/2024
Signed Date



A4 SITE PLAN
SCALE: 1" = 20'-0"

KEYEDNOTES

1. EXISTING CONCRETE SIDEWALK TO REMAIN.

2. EXISTING RAILROAD TIE WALL TO REMAIN. REMOVE AT NEW SIDEWALK.

3. EXISTING CURB AND GUTTER TO REMAIN.

4. EXISTING TRASH ENCLOSURE TO REMAIN.

5. NEW 4" WIDE PAINTED PARKING STRIPING.

6. PAINTED NO PARKING STRIPING.

7. CONCRETE PARKING BUMPER.

8. PAINTED HANDICAP SYMBOL AND 12" H "VAN" LETTERING.

9. HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAIL C3/C101.

10. SITE SIGN. SEE DETAIL C2/C101.

11. LINE OF EXISTING STRUCTURE ABOVE.

12. EXISTING CMU WALL TO REMAIN.

13. EXISTING ROLLING ACCESS GATE TO REMAIN. INSTALL NEW "MCMICHOIS" CLOVERLEAF 2051 PERFORATED METAL SHEETS OVER AT INTERIOR SIDE (PAINT).

14. NEW 6'-0" WIDE STEEL DOOR GATE WITH H.M. FRAME, GROUT SOLID. SEE DOOR TYPES.

15. EXISTING PAVING TO REMAIN.

16. EXISTING SLUMP BLOCK WALL TO REMAIN. PATCH/REPAIR AS REQUIRED.

17. NOT USED

18. NOT USED

19. EXISTING WOOD FENCE TO REMAIN.

20. REMOVE PORTION OF EXISTING RAILROAD TIE RETAINING WALL AS REQUIRED.

21. NEW TRTD. RAILROAD TIE RETAINING WALL TO MATCH EXISTING.

22. NEW 1 1/2" STEEL PIPE HANDRAIL (PAINT).

23. PAINTED HANDICAP PARKING SYMBOL.

24. WALL MOUNTED HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS.

25. 11' X 11' CLEAR SITE 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 THE CLEAR SITE TRIANGLE.

26. REMOVE EXISTING STRIPING PAINT AND ADAM SYMBOL.

27. EXISTING ADAM RAMP AND CROSSWALK. INSTALL NEW TRUNCATED DOME MAT PER CAB STANDARDS.

28. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK AND CURB & GUTTER. INSTALLED PER CAB STANDARDS.

29. 12" H X 2" W "NO PARKING" LETTERS.

GENERAL SHEET NOTES

A. WHERE EXISTING LANDSCAPING IS TO REMAIN - PROTECT DURING CONSTRUCTION. EXISTING IRRIGATION SHALL BE MAINTAINED AT ALL PLANTS/TREES TO REMAIN. MOVE AND/OR REPLACE AS REQUIRED TO ENSURE PROPER IRRIGATION AT EACH PLANT/TREE TO REMAIN.

B. CONTRACTOR SHALL LOCATE EXISTING IRRIGATION SYSTEM PIPING. REMOVE ALL LINES RUNNING UNDER NEW CONSTRUCTION CAP & REROUTE. REINSTALL/MAINTAIN ALL IRRIGATION TO EXISTING LANDSCAPING TO REMAIN.

C. AT AREAS OF CUTTING AND TRENCHING AT EXISTING ASPHALT AND CONCRETE SURFACES FOR NEW WORK, THE CONTRACTOR SHALL PATCH AND REPAIR DAMAGED ASPHALT TO MATCH EXISTING ADJACENT SURFACES.

D. ALL UNDERGROUND UTILITIES SHOWN ARE BASED ON EXISTING RECORD DRAWINGS AND HAVE NOT BEEN FIELD VERIFIED. GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY/LOCATE ALL UNDERGROUND UTILITIES WITH LOCAL UTILITY COMPANIES AND TO SITE INVESTIGATE (HAND DIG - AS READ) UTILITY LINES SHOWN FOR VERIFICATION PRIOR TO WORK.

E. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT W/ SITE UTILITIES OR FEATURES AND OBTAIN RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.

F. CONTRACTOR SHALL COORDINATE SITE ACCESS AND STAGING AREA WITH OWNER/ARCHITECT.

G. CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PROTECT FROM DAMAGING EXISTING UTILITY LINES, WALKS, LANDSCAPING, ETC. WHICH WILL REMAIN AS PART OF THE FINAL SYSTEM. CONTRACTOR SHALL REPAIR AND/OR RESTORE THESE ITEMS AS REQUIRED TO PRE-CONSTRUCTION CONDITION.

H. SLOPE PAVEMENT MINIMUM 1%, MAXIMUM 2% FOR ACCESSIBILITY.

ALL STRUCTURES AND PAVING ARE EXISTING. NEW SITE WORK TO INCLUDE PARKING SPACES SHOWN, NEW WALK FROM UPPER PARKING LOT, AND NEW EXIT GATE AT THE BASEMENT LEVEL IN THE EXISTING CMU WALL.

05/13/2024 CITY OF ALBUQUERQUE PERMIT

STATE OF NEW MEXICO
CHARLES A. CARLSON
NO. 004867
REGISTERED ARCHITECT
03/12/2024

SITE PLAN

OWNER:

GREAT COMMISSION ALLIANCE

OWNER REPRESENTATIVE:
NATHANIEL HERBST
7015 CASA ELENA DR. NE
ALBUQUERQUE, NEW MEXICO 87113
(907) 948-9045

DATE:
03/12/2024

DESIGNED BY:
CHARLES CARLSON RA
1528 PARSIFAL NE
ALBUQUERQUE, NEW MEXICO 87112
505-465-3734

SHT. NO.
C101
OF
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