



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: John Binnert, Cottonwood Classical		Phone: 505.998.1021
Address: 7801 JEFFERSON ST NE		Email: JOHN.BINNERT@COTTONWOODCLASSICAL.ORG
City: Albuquerque	State: New Mexico	Zip: 87109
Professional/Agent (if any): Jeremy Trumble, FBT Architects		Phone: 505.883.5200
Address: 6501 Americas Parkway NE		Email: jtt@fbtarch.com
City: Albuquerque	State: New Mexico	Zip: 87110
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Request for approval to place 4 temporary modular buildings for classroom use.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: TR 5-B-1-A-2-A	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101706338140010115
Zone Atlas Page(s): D-17-Z	Existing Zoning: NR-BP (Non-Residential)	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 6.23

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 7801 JEFFERSON ST NE	Between:	and:
--	----------	------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: July 20, 2021
Printed Name: Jeremy Trumble	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☐ ARCHEOLOGICAL CERTIFICATE

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

☒ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ☒ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☐ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ ACCELERATED EXPIRATION SITE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled


☐ ALTERNATIVE SIGNAGE PLAN

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
 - ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - ☐ Sign Posting Agreement
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled


☐ ALTERNATIVE LANDSCAPE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: July 20, 2021
Printed Name: Jeremy Trumble	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
	-	
	-	
	-	
	-	
Staff Signature:		
Date:		



July 19, 2021

To Whom It May Concern,

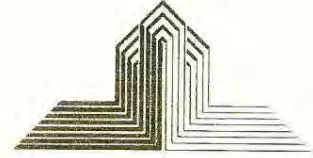
The purpose of this letter is to indicate that FBT Architects, and its employees, have authorization to act as owner agent for Cottonwood Classical Preparatory School on all permit-related inquiries and submissions related to the portable project and site improvements at 7801 Jefferson St. NE, Albuquerque, NM, 87109. This includes any city-requested administrative amendments.

Please call me if you have any questions.

Thank you,

A handwritten signature in black ink that reads 'John J. Binnert'. The signature is written in a cursive, flowing style.

John J Binnert, Executive Director



June 11, 2021

John J. Binnert, M.S. Ed.
Executive Director
Cottonwood Classical Preparatory School

The Journal Center Architectural Review Committee (JCARC) has reviewed the phased development plan prepared by FBT Architects, received on June 10, 2021. JCARC approves the information provided. Work may proceed with the Phase 1 site improvements and portable building installation pending City of Albuquerque approval for building permit.

Phase 2 and Future Phases, including site work, landscape and the building addition, are in line with JCARC requirements and the overall development concept is approved. This development project will require additional detail to be submitted for review and comment/approval by JCARC prior to proceeding with the construction of Phase 2 and Future Phases.

Journal Center Corporation
Journal Center Architectural Review Committee

Lowell A. Hare
President & CEO

GENERAL NOTES

- A. CONTRACTOR TO COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- B. CONTRACTOR SHALL MAINTAIN REQUIRED EXITS FROM EXISTING OCCUPIED BUILDINGS THROUGHOUT COURSE OF CONSTRUCTION, AND CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITH THE ACCESS NEEDS OF THE SCHOOL ADMINISTRATION.
- C. CONTRACTOR IS TO VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- D. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION. SEE CIVIL AND ELECTRICAL DRAWINGS.
- E. SEE ELECTRICAL SHEETS FOR SITE ELECTRICAL DEMOLITION PLANS.
- F. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE AREA TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- G. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE, AND POLLEN ORDINANCE.
- H. STATEMENT OF COMPLIANCE WITH JOURNAL CENTER STANDARDS: THE LANDSCAPE DESIGN WILL COMPLY WITH JOURNAL CENTER PARK DEVELOPMENT STANDARDS.
- I. MINIMUM PLANT SIZES ARE PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- J. SPECIFICATIONS: FOR PLANTING ACTIVITIES AND TASKS, THE CONTRACTOR SHALL FOLLOW APPLICABLE CITY OF ALBUQUERQUE STANDARDS SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SITE HATCH LEGEND

- NEW NATIVE GRASS AREA
- 3" COMPACTED CRUSHER FINE
- 3" NEW SUBGRADE SOIL
- FUTURE LANDSCAPING AREA
- FUTURE BUILDING ADDITION
- CONCRETE PAVING SEE CIVIL DETAILS

LANDSCAPE CALCULATIONS

LANDSCAPE AREA
PROVIDE ADDITIONAL LANDSCAPE AREA = TBD

COMPLETE LANDSCAPE CALCULATIONS WILL BE PROVIDED AS PART OF PHASE 2 BUILDING ADDITION PROJECT.

PLANT LEGEND

- EXISTING TREE TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION
- NEW COTTONWOOD TREE
- SHADEMASTER HONEYLOCUST
- DESERT WILLOW

1 SITE DEVELOPEMENT PLAN

1" = 40'-0"

NOTE:
PHASE 2 BUILDING ADDITION WILL BE PERMITTED SEPERATLEY. THE DEVELOPMENT OF PHASE 2 IS EXCEEDING THE 10% THRESHOLD. APPROVAL FROM THE DRB IS NEEDED FOR ADMINSRATIVE AMENDMENT FOR THIS PORTION OF THE PROJECT.

fbt|architects

MAIL: 6501 Americas Pkwy NE, Ste. 300
Albuquerque, NM 87110

PHO: 505.883.5200
FAX: 505.884.5350
WEB: www.fbtarch.com

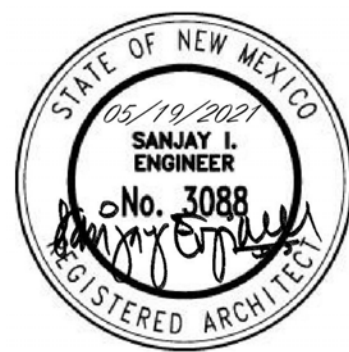
CONSULTANT

CIVIL
Miller Engineering Consultants
3500 Comanche NE, Building F
Albuquerque, New Mexico 87107
p_505.888.7500 f_505.888.3800

STRUCTURAL
Walla Engineering Ltd
6501 Americas Pkwy NE Ste. 302
Albuquerque, NM 87110
p_505.243.9287

M/E/P/FP
Bridgers and Paxton
4600-C Montgomery Blvd. NE
Albuquerque, New Mexico 87109
p_505.883.4111 f_505.888.1436

INTERIORS
Studio M
6501 Americas Pkwy NE Ste. 301
Albuquerque, NM 87110
p_505.243.9287



COTTONWOOD
CLASSICAL
PREPARATORY -
BUILDING ADDITION

7801 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

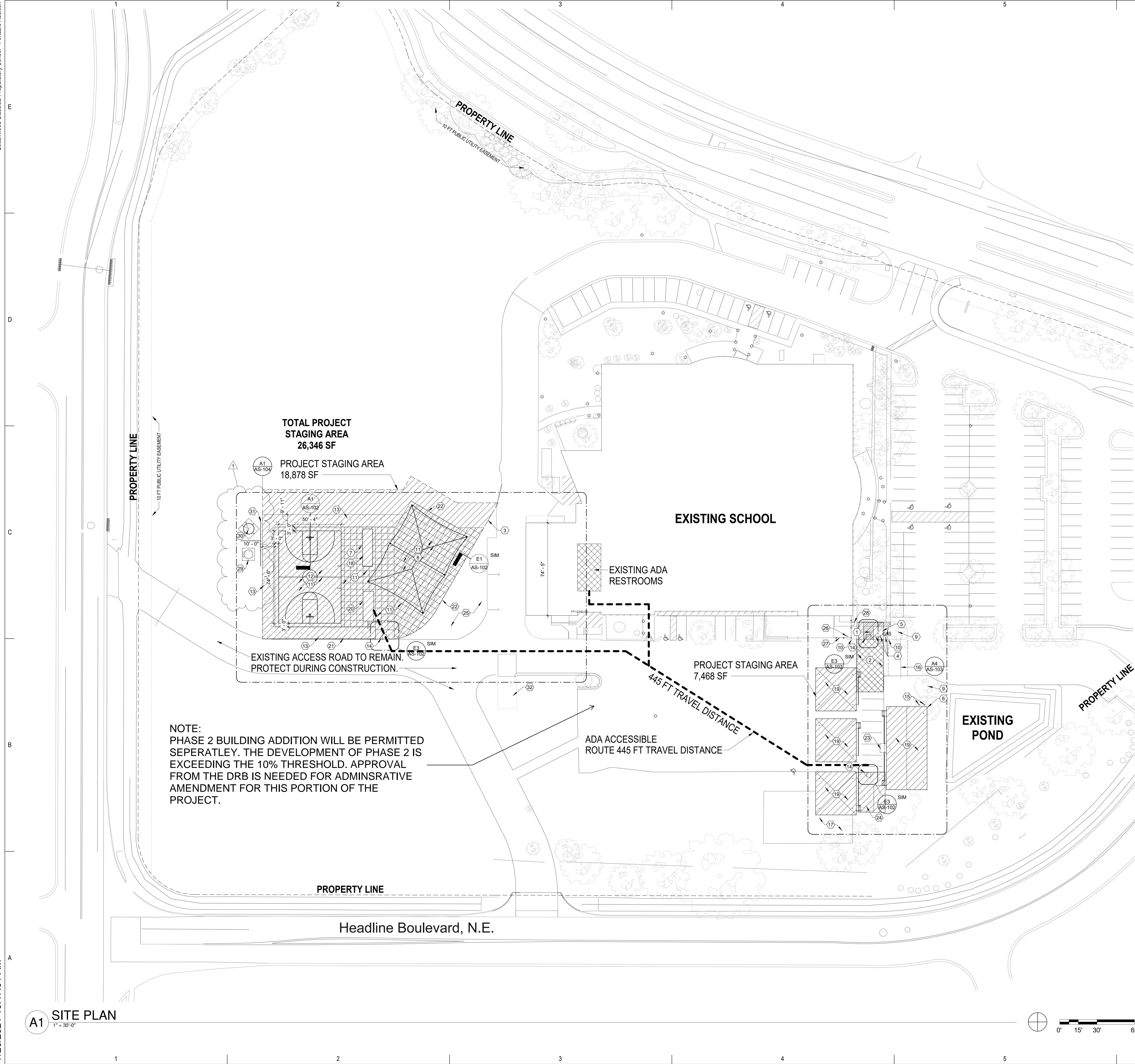
JUNE 25, 2021

MARK	DATE	DESCRIPTION
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ISSUE:	
DATE:	
PROJECT NO:	
CAD DWG FILE:	
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE
SITE DEVELOPEMENT PLAN

ASD-100



GENERAL NOTES

- A. SAW CUT & REMOVE EXISTING PAVING AS REQUIRED FOR NEW WORK. PATCH & REPAIR ALL AREAS.
- B. SUB GRADE PREPARATION AND SOIL COMPACTION AT ALL CONCRETE WORK SHALL COMPLY WITH REQUIREMENTS NOTED ON CIVIL DRAWINGS AND GEOTECHNICAL REPORT.
- C. PROVIDE BROOM FINISH ON CONCRETE SIDEWALK.
- D. VERIFY SIDEWALK LAYOUT WITH ARCHITECT PRIOR TO FORMING AND POURING CONCRETE. NO EXCEPTIONS.
- E. THE CONTRACTOR IS RESPONSIBLE FOR THE GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS.
- F. UTILITIES: LOCATE ALL EXISTING ACTIVE UTILITIES AND DETERMINE ALL REQUIREMENTS FOR DISCONNECTION, RECONNECTION, REROUTING OR CAPPING. CONTRACTOR SHALL PROTECT ALL UTILITIES DESIGNATED TO REMAIN FROM DAMAGE. ANY DAMAGE TO EXISTING UTILITIES TO REMAIN DUE TO CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PAY FOR AND COORDINATE WITH LOCAL UTILITY COMPANIES FOR ALL UTILITY DISCONNECT, RECONNECT, TIE-IN, DEMOLITION WORK, AND CONSTRUCTION AS REQUIRED. CONTRACTOR SHALL COORDINATE ANY UTILITY INTERRUPTIONS WITH OWNER A MINIMUM OF 10 DAYS IN ADVANCE. FOR INFORMATION ON UTILITIES SEE SITE SURVEY SHEET AND SITE UTILITY, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DRAWINGS.
- G. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE, AND IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED.
- H. FOR INFORMATION ON UTILITIES SEE SITE SURVEY SHEET, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- I. CONTRACTOR SHALL PAY FOR AND COORDINATE WITH LOCAL UTILITY COMPANIES FOR ALL UTILITY DISCONNECT, RECONNECT AND DEMO WORK.
- J. ALL SITE ELEMENTS INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUND COVER MATERIAL, ETC. THAT MUST BE REMOVED FROM THE SITE IN ORDER TO ACCOMPLISH NEW WORK SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH SITE FEATURES TO BE DEMOLISHED.
- K. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PAYING FOR PERMIT FEES ASSOCIATED WITH ENVIRONMENTAL PROTECTION AGENCY AND REQUIREMENT OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) COORDINATE WITH ALL REGULATORY AUTHORITIES REGARDING THIS ITEM.
- L. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING TO REMAIN SITE FEATURES AND UTILITIES.
- M. FURNISH AND INSTALL CURB MARKING PAINT (RED-FIRE LANE OR YELLOW-DROP OFF LANE) ENTIRE LENGTH OF CURB ALONG EAST SIDE OF BUS DROP OFF AND EASTNORTH SIDES OF PARENT DROP OFF. COORDINATE WITH FIRE MARSHAL FOR LOCATION OF FIRE LANE.
- N. ALL PORTABLES WILL BE INSTALLED WITH ACCESSIBLE RAMPS. RAMPS WILL BE FILED MODIFIED TO MEET ADA STANDARDS WITH A MAX SLOPE 1:12.

SHEET KEYNOTES AS-101

- 1. NEW SIDEWALK, SLOPED FOR ACCESSIBILITY.
- 2. NEW ASPHALT WALKING PATH. SEE CIVIL.
- 3. FUTURE ROAD ALIGNMENT.
- 4. EXISTING BOLLARD AND FOOTING TO REMAIN.
- 5. EXISTING GAS CONTROL VALVE TO REMAIN.
- 6. REMOVE AND DISPOSE OF EXISTING TREE. GRIND STUMP AND ROOTS TO MIN 2'-0" DEPTH.
- 7. OWNER FURNISHED AND INSTALLED "SHIPPING CONTAINER" DUTY STATION/CONCESSION STAND. CONTRACTOR TO COORDINATE INSTALLATION. PROVIDE VENTILATION AIR PER 2015 IBC § 402.0. PROVIDE HEAT TO THE ROOM TO MAINTAIN 68° F. AT 3' ABOVE THE FLOOR PLAN PER 2015 IBC § 1204.1.
- 8. NEW SKYWAYS SUNSHADE, ENGINEERED, INSTALLED AND PERMITTED BY VENDOR. CONTRACTOR TO COORDINATE.
- 9. EXISTING TREE TO REMAIN. PROTECT. DAMAGE SHALL BE REPAIRED TO REPLACED AT NO COST TO THE OWNER.
- 10. EXISTING CURB AND GUTTER TO REMAIN.
- 11. STANDARD DUTY CONCRETE PAVEMENT SEE SITE DETAILS.
- 12. NEW HEAVY DUTY CONCRETE BASKETBALL COURT. SEE SITE DETAILS.
- 13. NEW 10'-0" WIDE CRUSHER FINE WALKWAY W/EDGING SEE SITE DETAILS.
- 14. NEW CURB CUT & ADA RAMP REFER TO DETAIL D2/AS-102.
- 15. FURNISH & INSTALL CONCRETE BOLLARDS W/ PAINT YELLOW.
- 16. EXISTING METAL GATE TO REMAIN.
- 17. VOLLEYBALL SAND PIT TO BE REMOVED WITH BASE COURSE. SEE CIVIL.
- 18. NEW 8'x30' DUTY STATION/CONCESSION STAND INSTALLED BY CONTRACTOR.
- 19. PORTABLE CLASSROOM BUILDING TO BE DELIVERED AND INSTALLED BY OWNER. SEE STRUCTURAL FOR FOUNDATION INFO. SEE MECHANICAL & ELECTRICAL.
- 20. CONTRACTOR TO RELOCATE EXISTING RESTROOM PORTABLE. COORDINATE WITH OWNER/ARCHITECT FOR LOCATION AND UTILITY CONNECTIONS. SEE ELECTRICAL.
- 21. NEW HEADER CURB REFER TO CIVIL.
- 22. EDGE OF CONCRETE.
- 23. NEW ASPHALT HANDICAP ACCESSIBLE RAMP.
- 24. NEW ASPHALT WALKING PATH. SEE CIVIL.
- 25. EXISTING DIRT AREA TO REMAIN.
- 26. NEW ELECTRICAL METER.
- 27. NEW PIPE FENCE. REFER TO DETAIL D4/AS-102.
- 28. NEW PIPE FENCE GATE DOOR. REFER TO DETAIL D5/AS-102.
- 29. NEW SHOT PUT CIRCLE & TOE BOARD. STANDARD WEIGHT CONCRETE WITH TURN DOWN EDGE.
- 30. NEW DISCUS CIRCLE AT 2.5M DIAMETER. STANDARD WEIGHT CONCRETE WITH TURN DOWN EDGE.
- 31. NEW 13'-0" TALL PIPE FENCE.
- 32. EXISTING DUMPSTER ENCLOSURE TO REMAIN.

CONSULTANTS



Cottonwood Classical
Preparatory School -
Portable Addition

7801 Jefferson St NE, Albuquerque,
NM 87109

MAY 2021

MARK	DATE	DESCRIPTION
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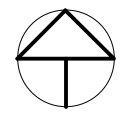
1	06/04/21	ADDENDUM#1
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ISSUE:
DATE: MAY 2021
PROJECT NO:
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE
SITE

AS-101

Cottonwood Classical Preparatory School - Portable Addition



VICINITY MAP

7801 Jefferson St NE, Albuquerque, NM 87109

CODE DATA, PREPARATORY SCHOOL PORTABLE ADDITION AND PLAY FIELD IMPROVEMENTS:

PROJECT NAME: COTTONWOOD CLASSICAL PREPARATORY SCHOOL,
ADDITION TO SCHOOL WITH PORTABLES AND NEW PLAY FIELD IMPROVEMENTS.

UPC: 101706333941410113

OWNER: COTTONWOOD CLASSICAL FOUNDATION INC

OWNER ADDRESS: 7801 JEFFERSON ST NE, ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION: TR 5-B-1-A-2-A PLAT OF TRACTS
5-B-1-A-1-A, 5-B-1-A-2-A & 5-B-1-B-1
JOURNAL CENTER CONT 6.2374 AC

ZONE ATLAS MAP: D-17-Z

ZONE CLASSIFICATION: IP

SHEET KEYNOTES AA-1

- 1 NEW SIDEWALK; SLOPED FOR ACCESSIBILITY
- 2 NEW ASPHALT WALKING PATH. SEE CIVIL
- 3 FUTURE ROAD ALIGNMENT
- 4 EXISTING BOLLARD AND FOOTING TO REMAIN
- 5 EXISTING GAS CONTROL VALVE TO REMAIN
- 6 REMOVE AND DISPOSE OF EXISTING TREE. GRIND STUMP AND ROOTS TO MIN 2'-0" DEPTH.
- 7 OWNER FURNISHED AND INSTALLED "SHIPPING CONTAINER" DUTY STATION/CONCESSION STAND. CONTRACTOR TO COORDINATE INSTALLATION. PROVIDE VENTILATION AIR PER 2015 UMC § 402.0. PROVIDE HEAT TO THE ROOM TO MAINTAIN 68° F. AT 3' ABOVE THE FLOOR PLAN PER 2015 IBC § 1204.1.
- 8 NEW SKYWAYS SUNSHADE. ENGINEERED, INSTALLED AND PERMITTED BY VENDOR. CONTRACTOR TO COORDINATE.
- 9 EXISTING TREE TO REMAIN. PROTECT. DAMAGE SHALL BE REPAIRED TO REPLACED AT NO COST TO THE OWNER.
- 10 EXISTING CURB AND GUTTER TO REMAIN
- 11 STANDARD DUTY CONCRETE PAVEMENT SEE SITE DETAILS.
- 12 NEW HEAVY DUTY CONCRETE BASKETBALL COURT. SEE SITE DETAILS
- 13 NEW 10'-0" WIDE CRUSHER FINE WALKWAY W/EDGING SEE SITE DETAILS
- 14 NEW CURB CUT & ADA RAMP REFER TO DETAIL D2/AS-102
- 15 FURNISH & INSTALL CONCRETE BOLLARDS W/1. PAINT YELLOW.
- 16 EXISTING METAL GATE TO REMAIN
- 17 VOLLEYBALL SAND PIT TO BE REMOVED WITH BASE COURSE. SEE CIVIL
- 18 NEW 8'x30' DUTY STATION/CONCESSION STAND INSTALLED BY CONTRACTOR
- 19 PORTABLE CLASSROOM BUILDING TO BE DELIVERED AND INSTALLED BY OWNER. SEE STRUCTURAL FOR FOUNDATION INFO. SEE MECHANICAL & ELECTRICAL
- 20 CONTRACTOR TO RELOCATE EXISTING RESTROOM PORTABLE. COORDINATE WITH OWNER/ARCHITECT FOR LOCATION AND UTILITY CONNECTIONS. SEE ELECTRICAL
- 21 NEW HEADER CURB REFER TO CIVIL
- 22 EDGE OF CONCRETE
- 23 NEW ASPHALT HANDICAP ACCESSIBLE RAMP
- 24 NEW ASPHALT WALKING PATH. SEE CIVIL
- 25 EXISTING DIRT AREA TO REMAIN.
- 26 NEW ELECTRICAL METER
- 27 NEW PIPE FENCE. REFER TO DETAIL D4/AS-102
- 28 NEW PIPE FENCE GATE DOOR. REFER TO DETAIL D5/AS-102
- 29 NEW SHOT PUT CIRCLE & TOE BOARD. STANDARD WEIGHT CONCRETE WITH TURN DOWN EDGE.
- 30 NEW DISCUS CIRCLE AT 2.5M DIAMETER. STANDARD WEIGHT CONCRETE WITH TURN DOWN EDGE.
- 31 NEW 13'-0" TALL PIPE FENCE
- 32 EXISTING DUMPSTER ENCLOSURE TO REMAIN

GROSS FLOOR CHANGE CALCULATIONS

EXISTING BUILDING SQ. FT = 47,161 SQ. FT
PROPOSED PORTABLES SQ. FT = 4,101 SQ. FT
PROPOSED GROSS FLOOR AREA / EXISTING AREA x 100 = 8.69%

fbt architects

6501 Americas Pkwy NE., Ste. 300
Albuquerque, NM 87110
P_505.883.5200 WEB: www.fbtarch.com

CONSULTANTS



**Cottonwood Classical
Preparatory School -
Portable Addition**

7801 Jefferson St NE, Albuquerque,
NM 87109

MAY 2021

MARK	DATE	DESCRIPTION
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1	06/04/21	ADDENDUM#1
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ISSUE:
DATE: MAY 2021
PROJECT NO:
DRAWN BY: A.A.
CHECKED BY: J.T.

SHEET TITLE

**SITE PLAN FOR ADMINISTRATIVE
AMENDMENT**

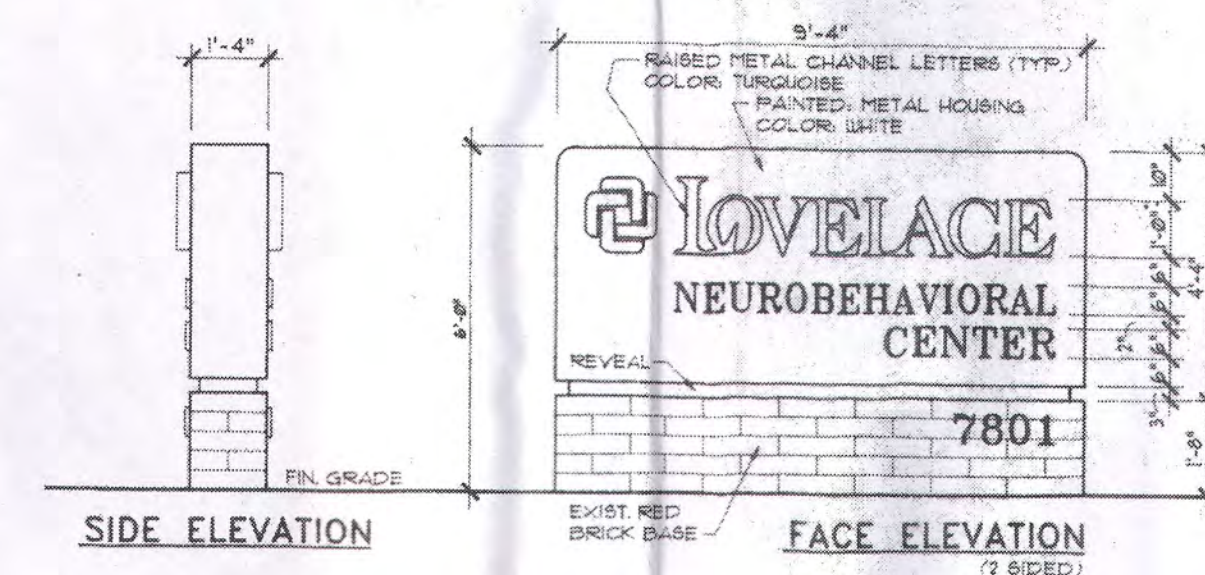
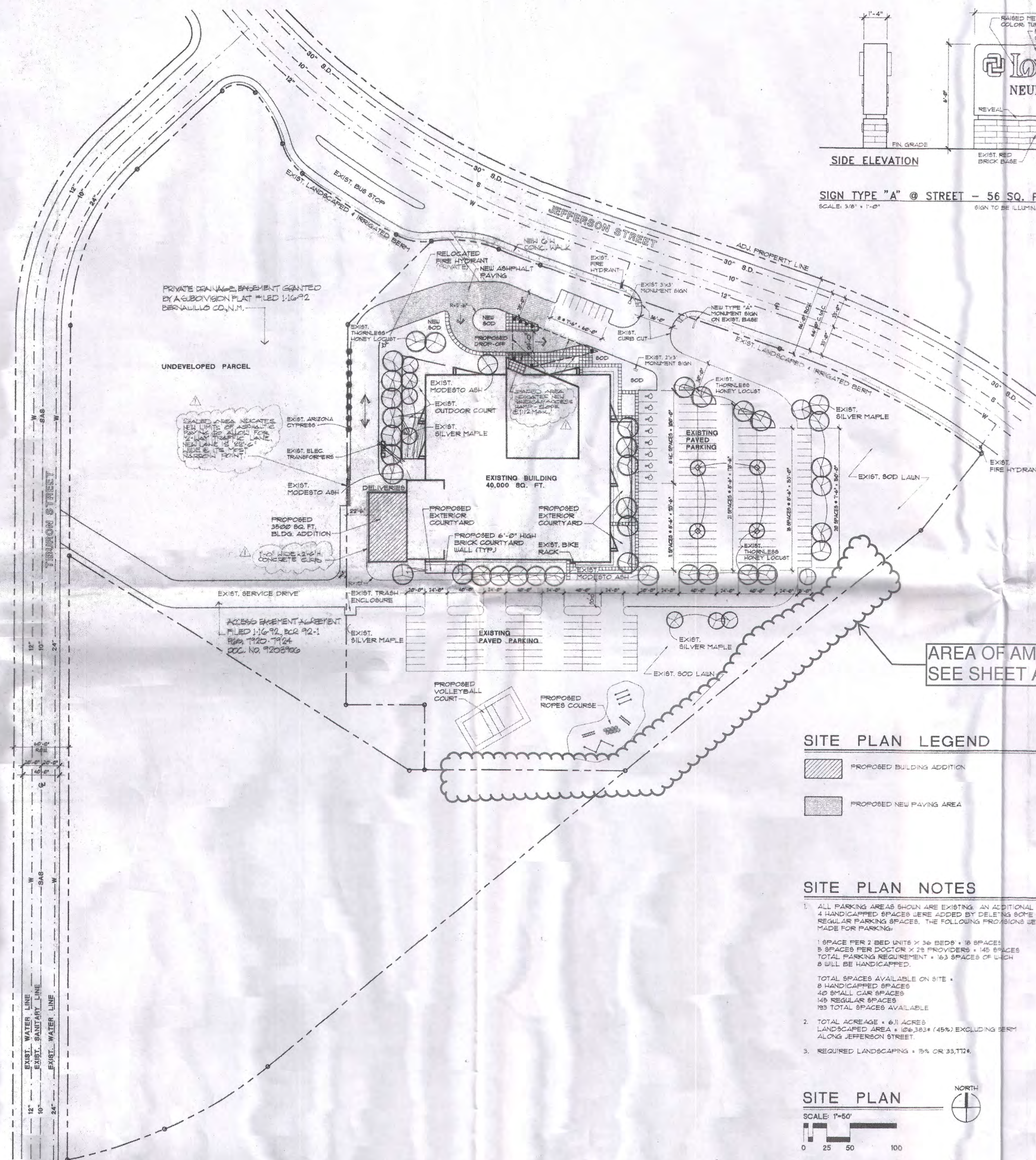
AA-1

7/21/2021 9:13:20 AM

1 ADMINISTRATIVE AMENDMENT

1" = 40'-0"

Cottonwood Classical Preparatory School - Portable Addition



SIGN TYPE "A" @ STREET - 56 SQ. FT.
SCALE: 3/8" = 1'-0"

SITE PLAN LEGEND

- PROPOSED BUILDING ADDITION
- PROPOSED NEW PAVING AREA

SITE PLAN NOTES

- ALL PARKING AREAS SHOWN ARE EXISTING. AN ADDITIONAL 4 HANDICAPPED SPACES WERE ADDED BY DELETING SOME REGULAR PARKING SPACES. THE FOLLOWING PROVISIONS WERE MADE FOR PARKING:
1 SPACE PER 2 BED UNITS X 36 BEDS = 18 SPACES
8 SPACES PER DOCTOR X 25 PROVIDERS = 140 SPACES
TOTAL PARKING REQUIREMENT = 158 SPACES OF WHICH 8 WILL BE HANDICAPPED.
- TOTAL SPACES AVAILABLE ON SITE:
8 HANDICAPPED SPACES
40 SMALL CAR SPACES
140 REGULAR SPACES
188 TOTAL SPACES AVAILABLE
- TOTAL ACREAGE = 6.11 ACRES
LANDSCAPED AREA = 106,383 (45%) EXCLUDING BERM ALONG JEFFERSON STREET.
- REQUIRED LANDSCAPING = 15% OR 33,172.

SITE PLAN

SCALE: 1" = 50'
0 25 50 100

AREA OF AMENDMENT
SEE SHEET AA-1

ADMINISTRATIVE AMENDMENT
FILE # 1511-10125 PROJECT # 1000378
ADDITION OF A WALL ALONG
EAST/SOUTH SIDE OF PROPERTY
AS SHOWN
APPROVED BY [Signature] DATE 10.16.2015

CASE NUMBER: Z-91-58

I certify that this area is Zoned Rel/Hospital and that this plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 11-21-91, and that the Findings and Conditions in the Official Notice have been complied with.

SITE DEVELOPMENT PLAN

<u>[Signature]</u> Traffic Engineer, Transportation Division	1-28-92
<u>[Signature]</u> Parks and Recreation Department	1-28-92
<u>[Signature]</u> Public Works, Water Utilities Division	1-29-92
<u>[Signature]</u> City Engineer, Engineering Division/AMAFCA	1-28-92

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

<u>[Signature]</u> City Planner, Albuquerque/Bernalillo County Planning Division	1-30-92
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PROPOSED LOVELACE
NEUROBEHAVIORAL CENTER
7801 JEFFERSON STREET N.E.
Albuquerque, New Mexico

SITE
DRB 1 OF 3

GREGORY T. LICKS & ASSOC., P.C.
ARCHITECTS • PLANNERS
The Sunshine Building
Albuquerque, New Mexico 87102
(505) 243-7492

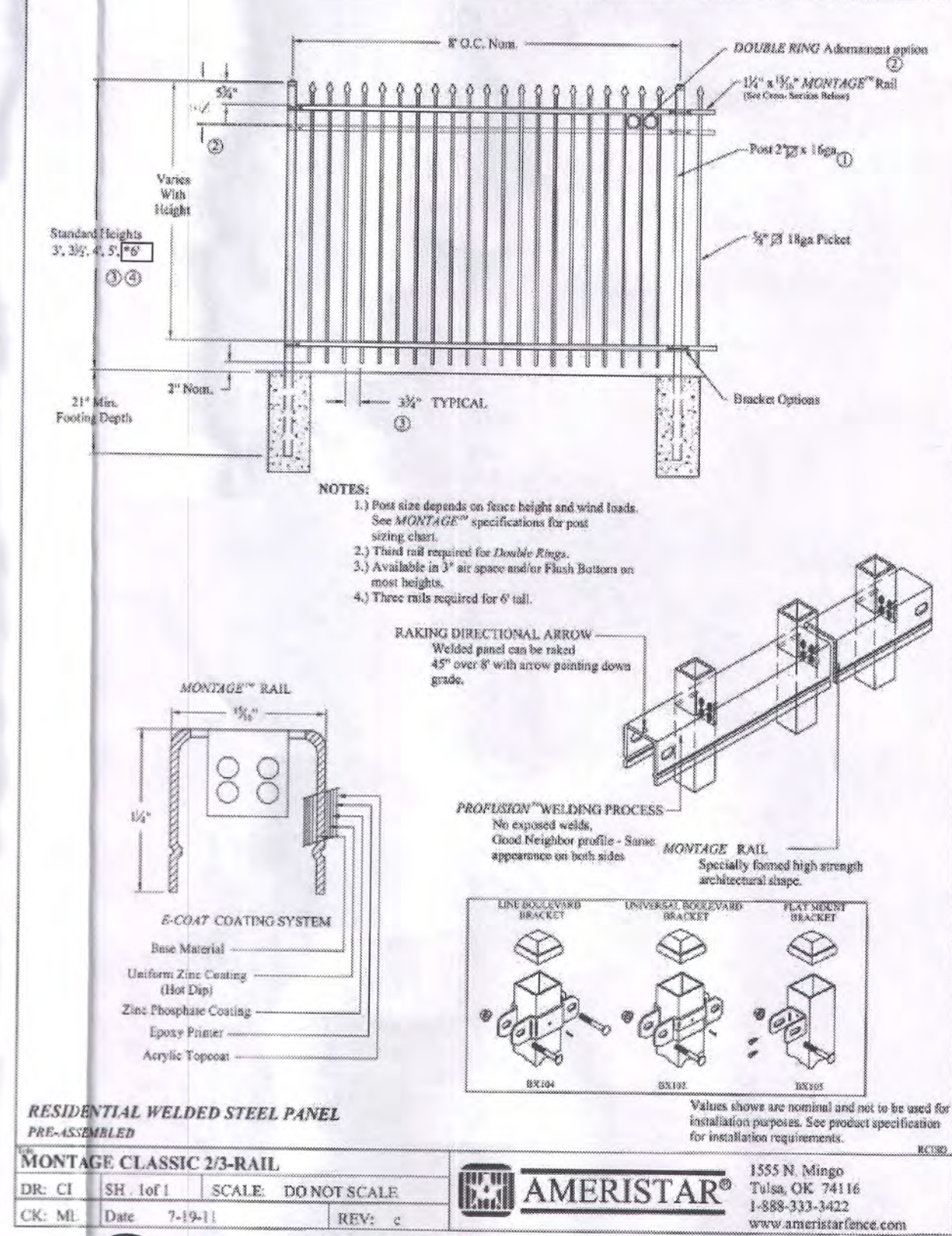
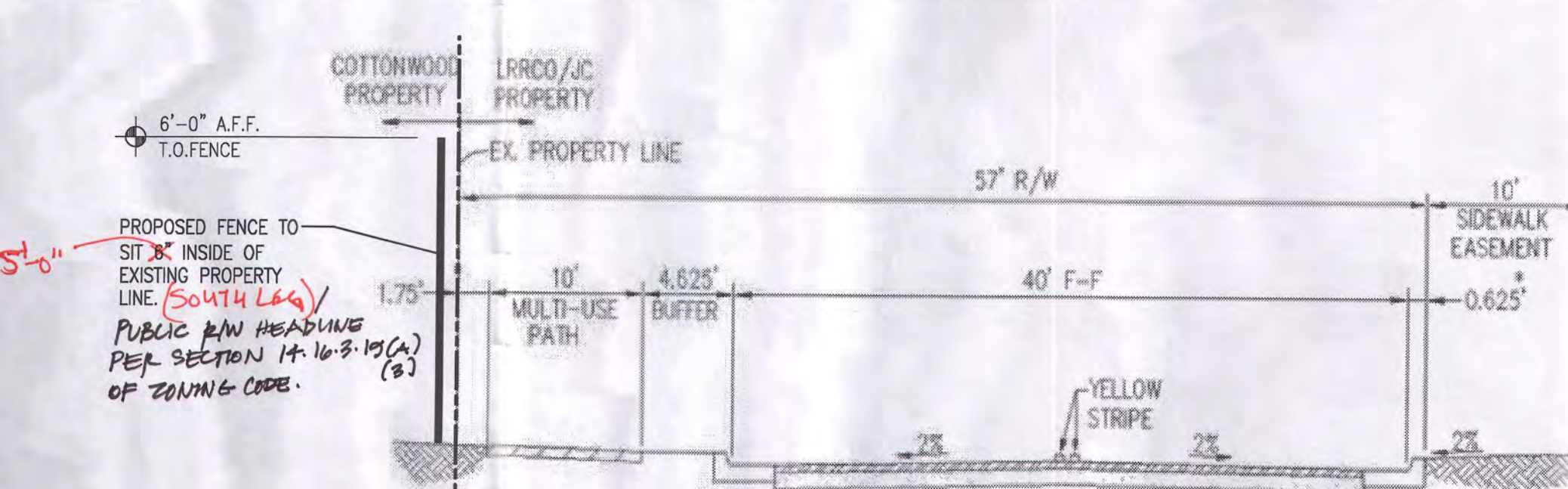
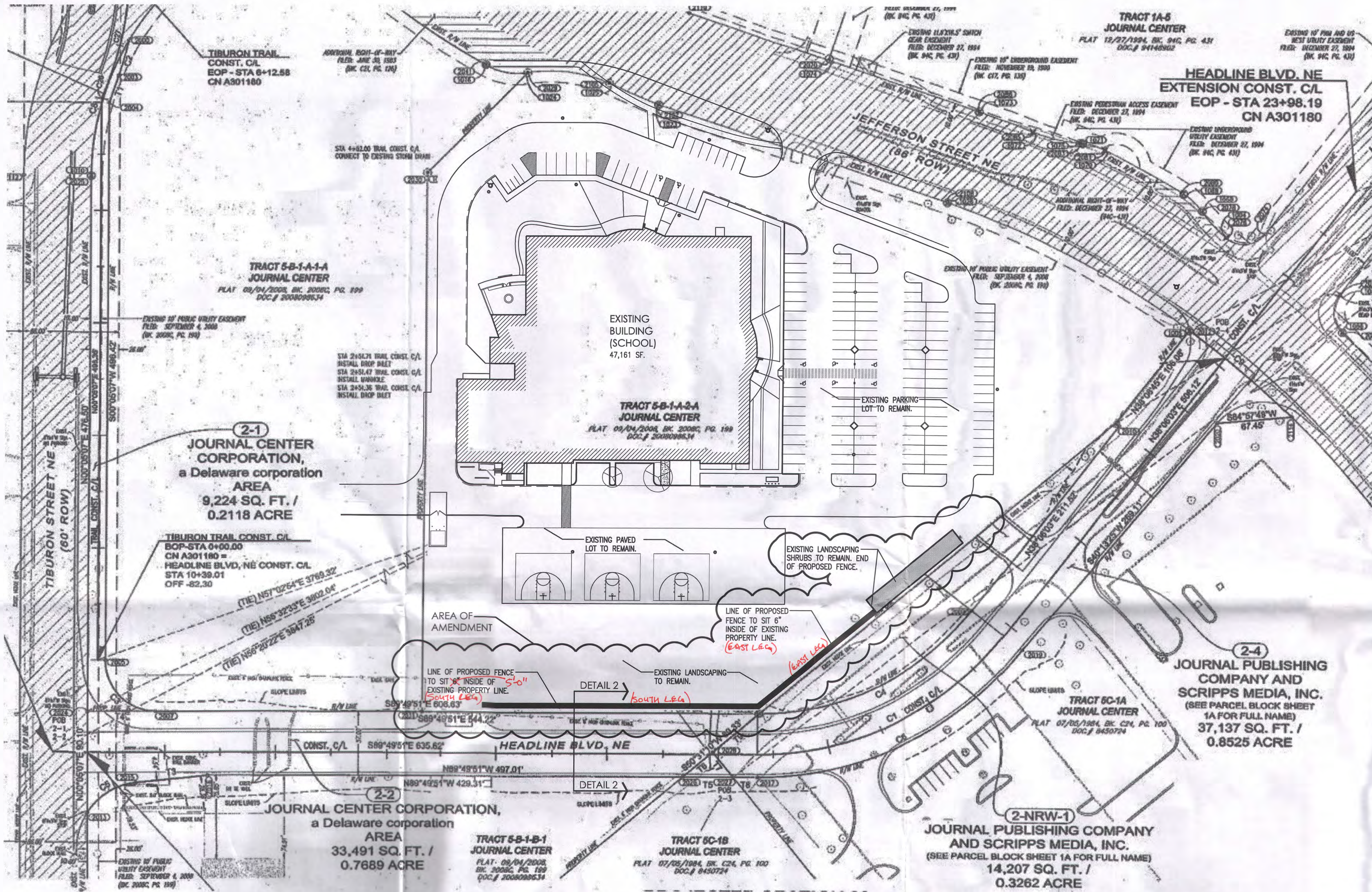


revisions:
AFC CARTON

job no.: 910211

acad file: HPSTE

date: 10/25/91



SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:
TRACT 5-B-1-A-2-A
OF JOURNAL CENTER
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

EXISTING BUILDING ADDRESS:
7801 JEFFERSON STREET, NE.
ALBUQUERQUE, NEW MEXICO 87109

LAND AREA:
6.2374 ACRES (271,701 SQ. FT.) OVERALL PROPERTY

CURRENT ZONING:
SW1-IP

ZONE ATLAS PAGE:
D-17-Z

BUILDING AREAS:
EXISTING BUILDING FOOTPRINT 47,161 SF.

SITE DEVELOPMENT GENERAL NOTES:

[A] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.

[B] ALL FENCES SHALL BE UNDER SEPARATE PERMIT.

PARKING NOTES:
EXISTING PARKING AREAS WILL NOT BE AFFECTED BY THE PROPOSED AMENDMENT.

LANDSCAPING NOTES:
EXISTING LANDSCAPING AROUND PROPOSED FENCE LOCATION WILL BE REPAIRED OR REPLACED DUE TO FENCE CONSTRUCTION.

