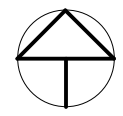
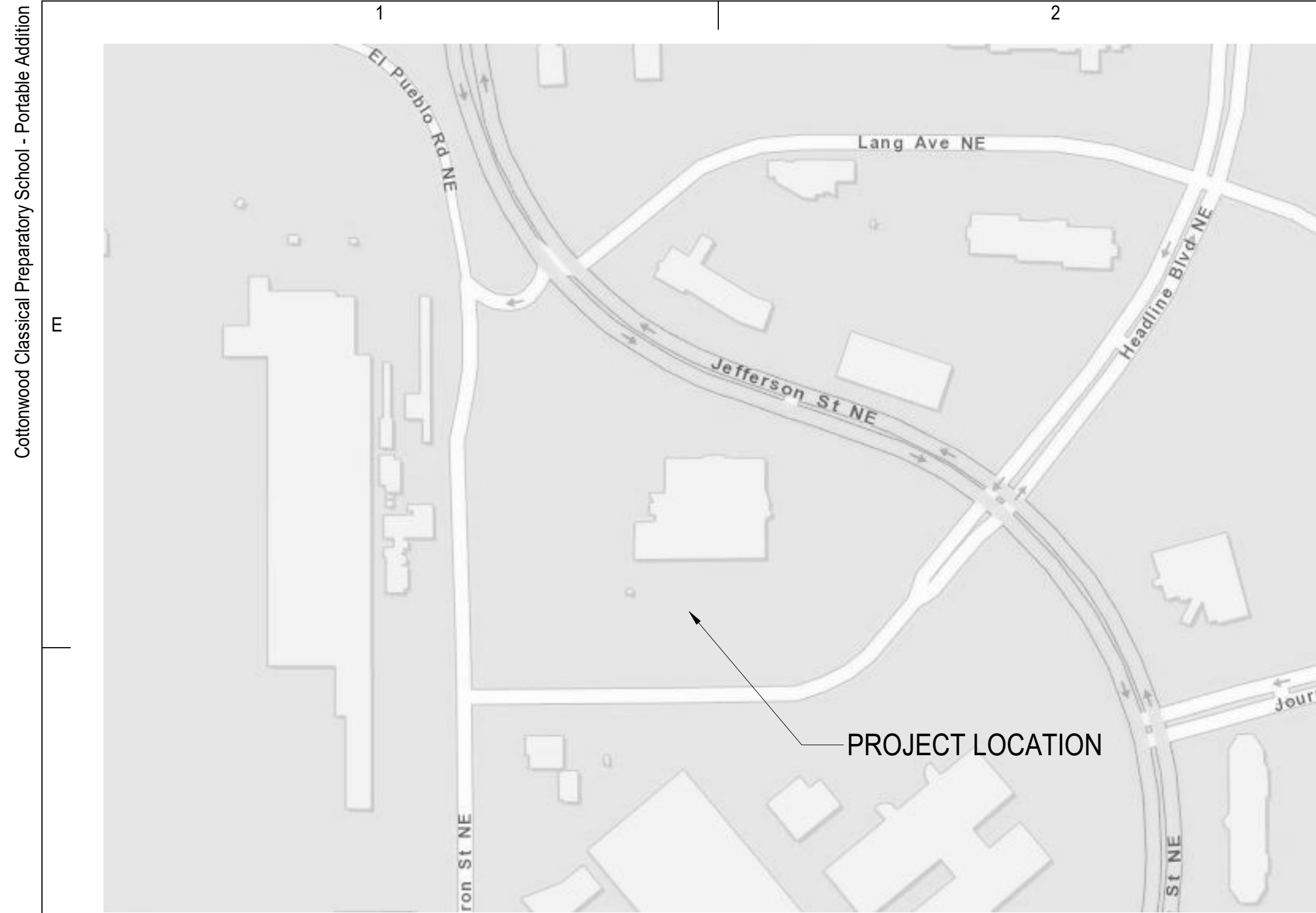


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



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/ 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 CONNCTIONS. SEE ELECTRICAL
- 21 NEW HEADER CURB REFER TO CIVIL
- 22 EDGE OF CONCRETE
- 23 NEW ASPHALT HANDICAP ACCESSIBLE RAMP 1:20 SLOPE
- 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%

SHEET KEYNOTES AS-101

- 1 NEW SIDEWALK, SLOPED FOR ACCESSIBILITY
- 2 NEW ASPHALT WALKING PATH. SEE CIVIL
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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

7/27/2021 9:22:57 AM

1 ADMINISTRATIVE AMENDMENT

1" = 40'-0"

Cottonwood Classical Preparatory School - Portable Addition

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 15, 2021

Jeremy Trumble
6501 Americas Pkwy NE, Ste 300
Albuquerque, NM 87110

**Re: Cottonwood Classical – Portable Addition
7801 Jefferson St NE
Traffic Circulation Layout
Architect's Stamp 05-19-2021 (D17-D003A)**

Dear Mr. Trumble,

The TCL submittal received 07-14-2021 is approved for Building Permit with. 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 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 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,


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Cottonwood Classical Preparatory School - Portable Addition

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date

7/15/2021 2:28:53 PM



VICINITY MAP

7801 Jefferson St NE, Albuquerque, NM 87109

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

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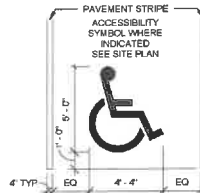
LEGAL DESCRIPTION: TR 5-B-1-A-2-A PLAT OF TRACTS 5-B-1-A-1-A, 5-B-1-A-2-A & 5-B-1-B-1 JOURNAL CENTER CONT 6.2374 AC

ZONE ATLAS MAP: D-17-Z

ZONE CLASSIFICATION: IP

NO PARKING
COMPACT
ONE WAY
DO NOT ENTER

ALL PAVEMENT TEXT
TO BE AT LEAST 1" - 0" HIGH
AND AT LEAST 2" WIDE.
LOCATE TEXT ON STRIPED
AREAS 1' - 0" FROM OUTER EDGE
OF FIRST HORIZONTAL PAINTED
STRIPE



3 PAVEMENT SIGNAGE

1/4" = 1'-0"

4 PAVEMENT MARKINGS

1/4" = 1'-0"

EXECUTIVE SUMMARY FOR THE COTTONWOOD CLASSICAL PREPARATORY SCHOOL TCL PLAN:

THE PROJECT IS LOCATED AT 7801 JEFFERSON ST IN THE NORTHEAST QUADRANT OF ALBUQUERQUE. JEFFERSON ST ABUTS THE SITE TO THE NORTH, WITH TIBURON ST LOCATED WEST AND HEADLINE BLVD SOUTH.

THE CHARTER SCHOOL FACILITY IS THE ONLY PERMANENT STRUCTURE LOCATED ON THE SITE. THIS PROJECT INCLUDES INSTALLATION OF FOUR TEMPORARY, MODULAR CLASSROOM BUILDINGS. THESE WILL BE PLACED ON THE SITE OVER EXISTING ASPHALT PAVING USED FOR OUTDOOR PHYSICAL EDUCATION AND RECREATION ACTIVITIES. THE PROJECT ALSO INCLUDES A CONCRETE BASKETBALL COURT AND PATIO SPACE. THE OWNER PLANS TO INSTALL A SHIPPING CONTAINER UNIT AND PORTABLE BATHROOM TRAILER ON THE PATIO. A SHADE STRUCTURE (UNDER SEPERATE PERMIT) WILL BE INSTALLED AT THE SAME TIME AS THE CONCRETE FLATWORK.

TRAFFIC WOULD CONTINUE TO USE THE EXISTING SUCCESSFUL PARKING AND CIRULATION LAYOUT AS IS. CURRENT OVERFLOW/UNDEFINED ASPHALT AREA TO THE SOUTH OF THE BUILDING WILL BE CLOSED TO THROUGH TRAFFIC. TWO-WAY TRAFFIC IS USED AT EVERY DRIVE LANE POSSIBLE TO EASE IN VEHICULAR SITE ACCESS, AND PEDESTRIAN FRIENDLY PATHS ONLY CROSS THESE TRAFFIC LANES AT PERPENDICULAR ANGLES.

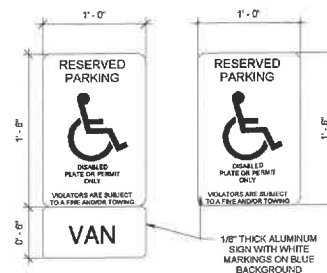
THERE WILL BE NO IMPACT TO ADJACET SITES. NO INCREASE IN STUDENTS, TEACHERS, PARENTS, TRAFFIC OR FUNCTIONS ARE EXPECTED AS PART OF THIS DEVELOPMENT. HEADLINE AND TIBURON STREETS ACT AS A BUFFER TO THE SOUTH AND WEST OF THE SITE WITH NO PROPERTIES SHARING PROPERTY LINES. NO VARIANCES ARE BEING REQUESTED FOR THIS WORK. THIS IS AN ESTABLISHED SCHOOL FACILITY WITH EXISTING ACCESS POINTS AND AMPLE ON-SITE PARKING.

PARKING CALCULATIONS

BUILDING USE =	HIGH SCHOOL
PARKING REQUIREMENTS =	3/CLASSROOM
EXISTING CLASSROOM COUNT =	42
NEW TEMP CLASSROOMS =	5
TOTAL CLASSROOMS =	47

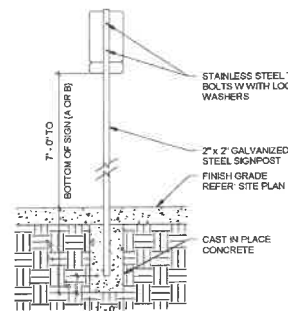
REQUIRED PARKING SPACES = 47 x 3 = 141

EXISTING PARKING =	168 SPACES
EXISTING ADA PARKING =	8 SPACES
EXISTING MOTORCYCLE PARKING TO REMAIN =	4 SPACES
EXISTING BICYCLE PARKING TO REMAIN =	14 SPACES
NEW ADA VAN PARKING=	1 SPACE
PARKING REMOVED =	6 SPACES
TOTAL PARKING =	162 SPACES
NET LOSS PARKING =	6 SPACES (4% CHANGE)



5 PARKING SIGNS

1/2" = 1'-0"



6 PARKING SIGNAGE FOR A OR B

1/2" = 1'-0"

NOTE: WITHIN THE WORK AREA ALL
BROKEN OR CRACKED SIDEWALK
MUST BE REPLACED WITH SIDEWALK
CURB AND GUTTER

EXISTING ENTRANCE FOR
STUDENT DROP OFF AND BUSES

NEW PLAYFIELD
IMPROVEMENTS
APPROX. 15,362 SF

EXISTING ADA ACCESS TO
PORTABLE CLASSROOMS

NEW ADA ACCESS TO
PORTABLE CLASSROOMS

EXISTING GATE

NEW TEMPORARY
MODULAR BUILDINGS.
APPROXIMATELY 4,000 GSF

PAVEMENT MARKING
"NO PARKING"
SEE DETAIL S/TCL-101

ADA VAN ACCESSIBLE
PARKING & ACCESS
ISLE

ADA SIGNAGE TO
INCLUDE "VIOLATORS
ARE SUBJECT TO A
FINE AND/OR TOWING"
SEE DETAIL S/TCL-101

EXISTING BUS EXIT

EXISTING GATE
AND KNOX BOX

Headline Boulevard, N.E.

EXISTING STUDENT
DROP OFF EXIT

1 TRAFFIC CIRCULATION LAYOUT PLAN

1" = 40'-0"

fbt architects

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CONSULTANTS



Cottonwood Classical
Preparatory School -
Portable Addition

7801 Jefferson St NE, Albuquerque,
NM 87109

MAY 2021

MARK	DATE	DESCRIPTION
		SUBMITTED: JULY 1, 2021

ISSUE:	MAY 2021
DATE:	
PROJECT NO:	
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE
TRAFFIC CIRCULATION LAYOUT

TCL-101

Cottonwood Classical Preparatory School - Portable Addition

D17-D003A