

01 APPLICATION



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 Preparatory School		Phone: 505.998.1021
Address: 7801 Jefferson Street NE		Email: john.binnert@cottonwoodclassical.org
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Sanjay Kadu, Dekker Perich Sabatini		Phone: 505.761.9700
Address: 7601 Jefferson NE, Suite 100		Email: SanjayK@dpsdesign.org
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Expansion of the campus' northeastern parking lot by 15 spaces.

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 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	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101706338140010115
Zone Atlas Page(s): D-17	Existing Zoning: NR-BP	Proposed Zoning: NR-BP
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 6.2

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 7801 Jefferson Street NE Between: Jefferson Street and: Headline Blvd.

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

1000378, 1005221

Signature:	Date: 04.14.2020
Printed Name: Dekker/Perich/Sabatini Sanjay Kadu, AIA, Principal/Architect	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00157	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2020-003646

02 LETTER OF AUTHORIZATION



April, 6 2020

Russell Brito
Urban Design & Development Director
City of Albuquerque Planning Department
600 Second Street NW | Albuquerque, NM 87102

**RE: Minor Amendment to Approved Site Development Plan
Cottonwood Classical Preparatory School (CCPS)
7801 Jefferson St. NE Albuquerque NM 87109**

Dear Mr. Brito:

This Letter authorizes Dekker/Perich/Sabatini LLC to represent Cottonwood Classical Foundation Inc. with regard to the design and approval of all necessary steps related to the regulatory and permitting process with the city of Albuquerque. This letter authorizes Dekker/Perich/Sabatini LLC to act as Cottonwood Classical Foundation Inc.'s agent as necessary with the permitting and associated approval processes required for the proposed action on the property referenced above.

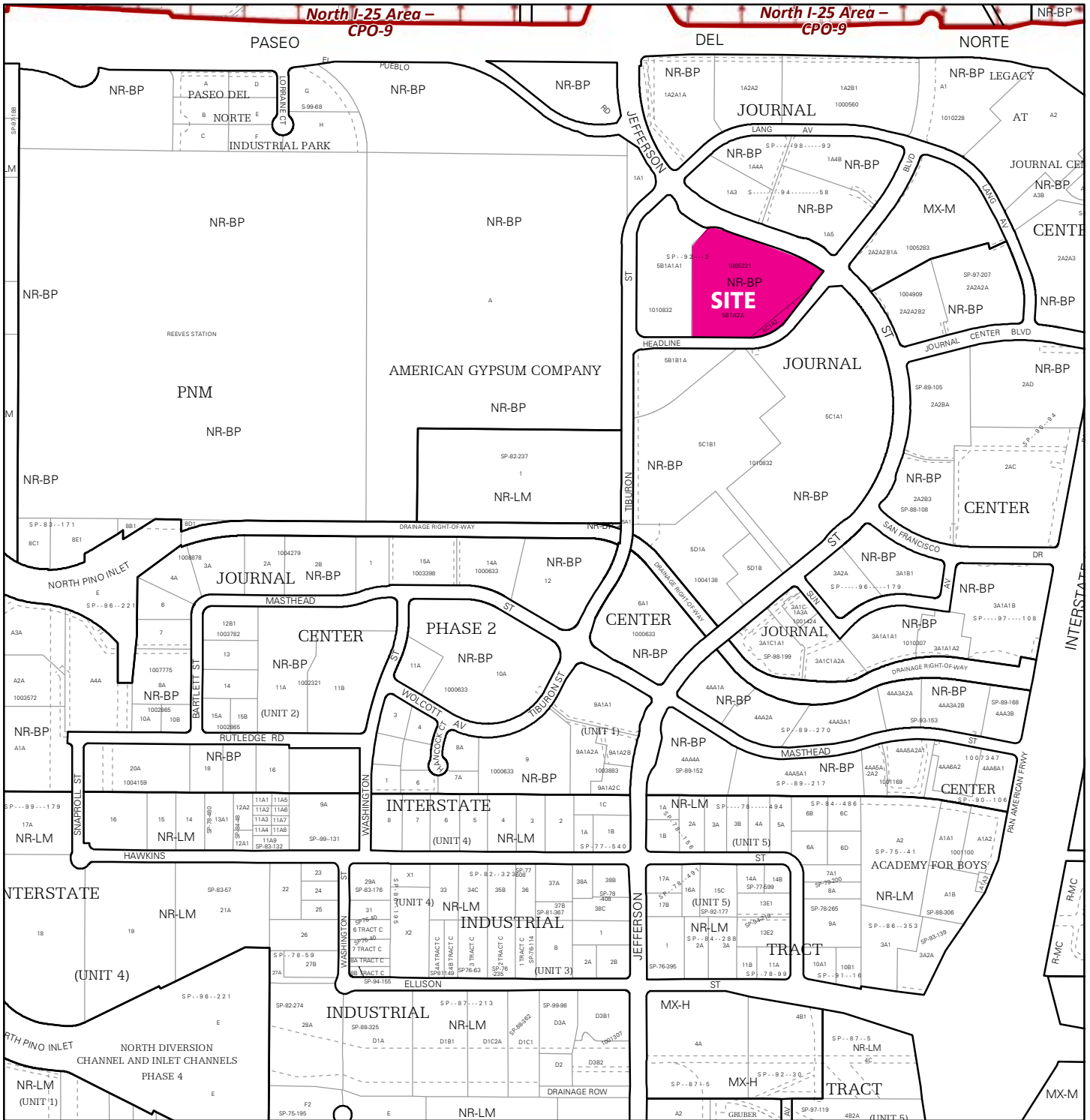
Please contact me at 505-998-1021, ext. 200, if there are any questions.

Sincerely,

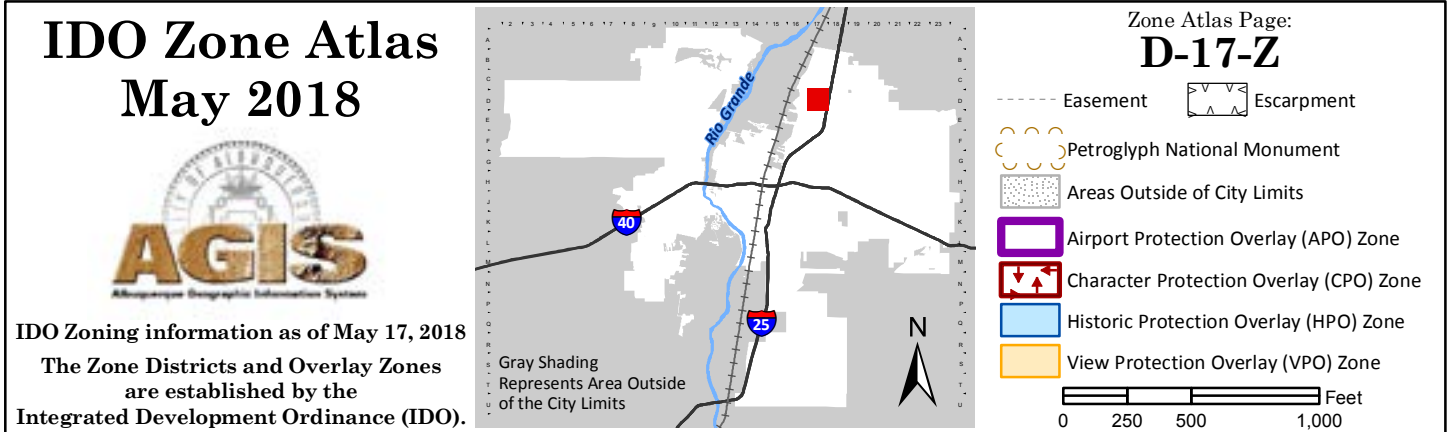
A handwritten signature in black ink that reads "John J Binnert". The signature is written in a cursive style with a large initial 'J'.

John J Binnert
Executive Director
john.binnert@cottonwoodclassical.org

03 ZONE ATLAS MAP



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



04 FORM P3

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.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- 02 Letter of authorization from the property owner if application is submitted by an agent
- 03 Zone Atlas map with the entire site clearly outlined and labeled

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)

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(X)(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.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. 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

- 05 Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- 06 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
- 07 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.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

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(F)(4)(c)
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - ___ Sign Posting Agreement

<p><i>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.</i></p>	
<p>Signature: </p>	<p>Date: 04.16.2020</p>
<p>Printed Name: Dekker/Perich/Sabatini Sanjay S. Kadu</p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p>PR-2020-003646</p>	<p>SI-2020-00157</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

05 JUSTIFICATION LETTER

April 8, 2020

Russell Brito
Urban Design & Development Director
City of Albuquerque Planning Department
600 Second Street NW | Albuquerque, NM 87102

**RE: Minor Amendment to Approved Site Development Plan
Cottonwood Classical Preparatory School (CCPS)
7801 Jefferson St. NE Albuquerque NM 87109**

Dear Russell Brito,
Cottonwood Classical Foundation Inc., owner of the subject property, is seeking to amend the existing site development plan for the Cottonwood Classical Preparatory School (CCPS) located at 7801 Jefferson St NE. This request will facilitate the expansion of the campus' northeast parking lot by 15 spaces needed to accommodate the school's student body and staff.

This request complies with the criteria for Minor Amendments to Prior Approval outlined in section 14-16-6-4(Y)(1)(a) of the IDO as outlined below.

- 1. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirement.***

The originally approved site plan does not include development standards drafted for the CCPS site. This request therefore defaults to the development standards of the Integrated Development Ordinance (IDO) for requirements such as off-street parking, with which the site is in compliance.

- 2. The requested change is within the thresholds for Administrative Amendments established in Table 6-4-5, cumulative of prior deviations or administrative amendments.***

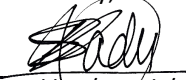
The table below summarizes the proposed change to the off-street parking spaces resulting from the proposed site plan modifications.

Comparison Item	Previous Plan	Proposed AA	Proposed Change	% Change
Total Parking Spaces	151* Spaces	166 Spaces	Net Gain 15 Spaces	9.9 % Change
Total Change				9.9 %
* This 151 space count reflects the parking spaces that are actually shown on the latest site plan and were physically constructed on site. This number is different from number utilized in the parking calculations table on the plan, which identifies the total number of spaces provided as 144. As there was an error or typo in the parking calculations, we are using the number of spaces that are illustrated on the site plan and that physically exist on the site.				

The requested site improvements outlined above equate to a total 9.9% change from the approved site plan and therefore fall within the allowable 10% threshold for minor amendments established in Table 6-4-5, which can be approved administratively by the Zoning Enforcement Officer (ZEO).

Based upon the rationale presented in this letter, we respectfully request administrative approval of the proposed amendment to the approved Site Development Plan to facilitate the expansion of the Cottonwood Classical Preparatory School parking lot. If you have any questions or need clarification of anything contained herein, please contact me by phone at (505)761-9700.

Sincerely,

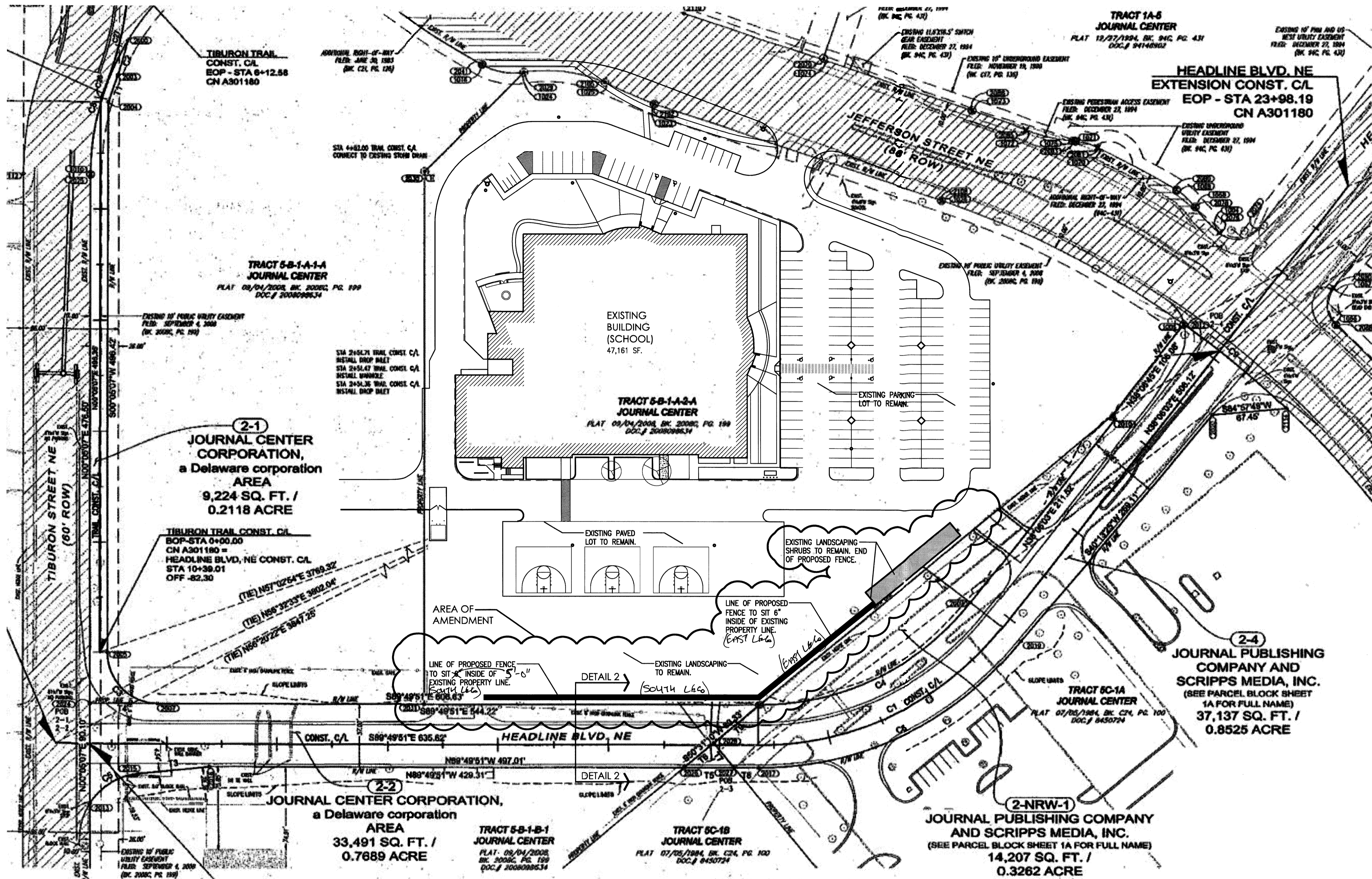


Dekker/Perich/Sabatini
Sanjay S. Kadu, AIA, Principal/architect
Agent for Cottonwood Classical Foundation Inc.

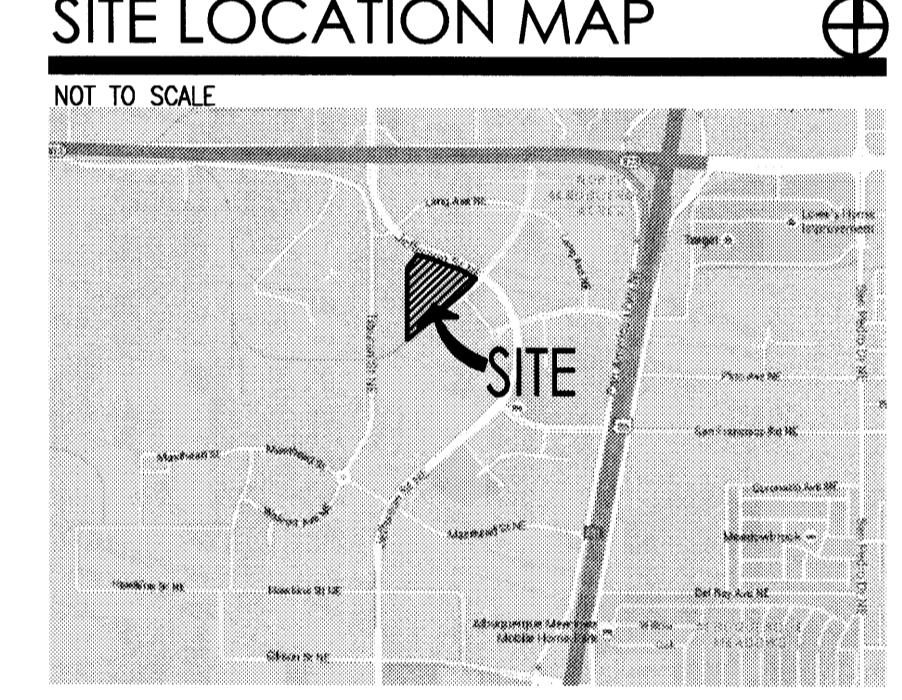
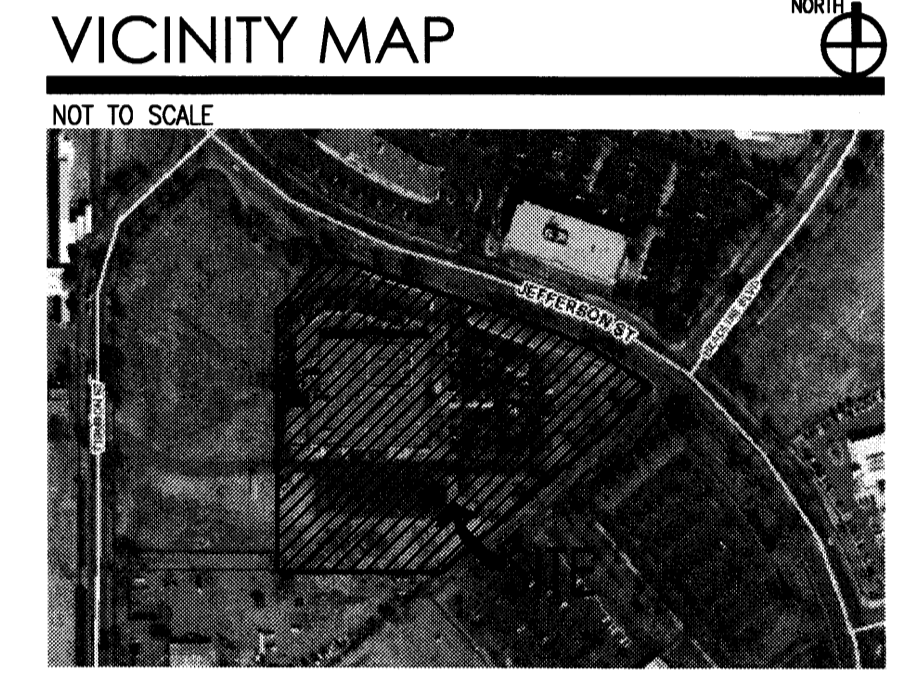
06 PRIOR APPROVED SITE PLAN

A. Latest 2015 AA for Cottonwood Classical

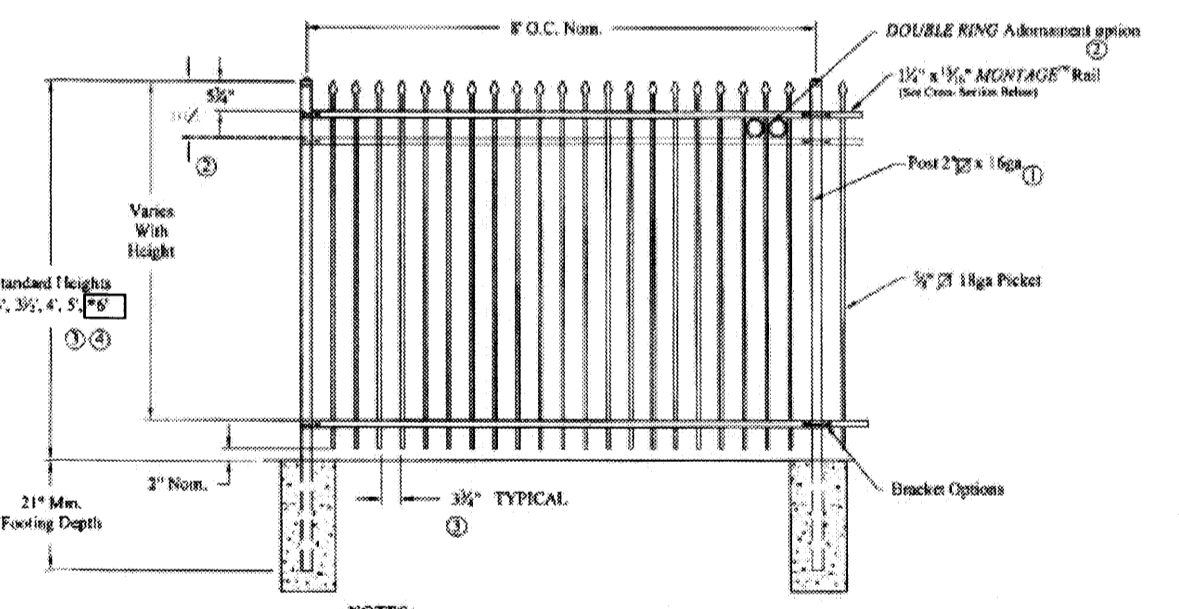
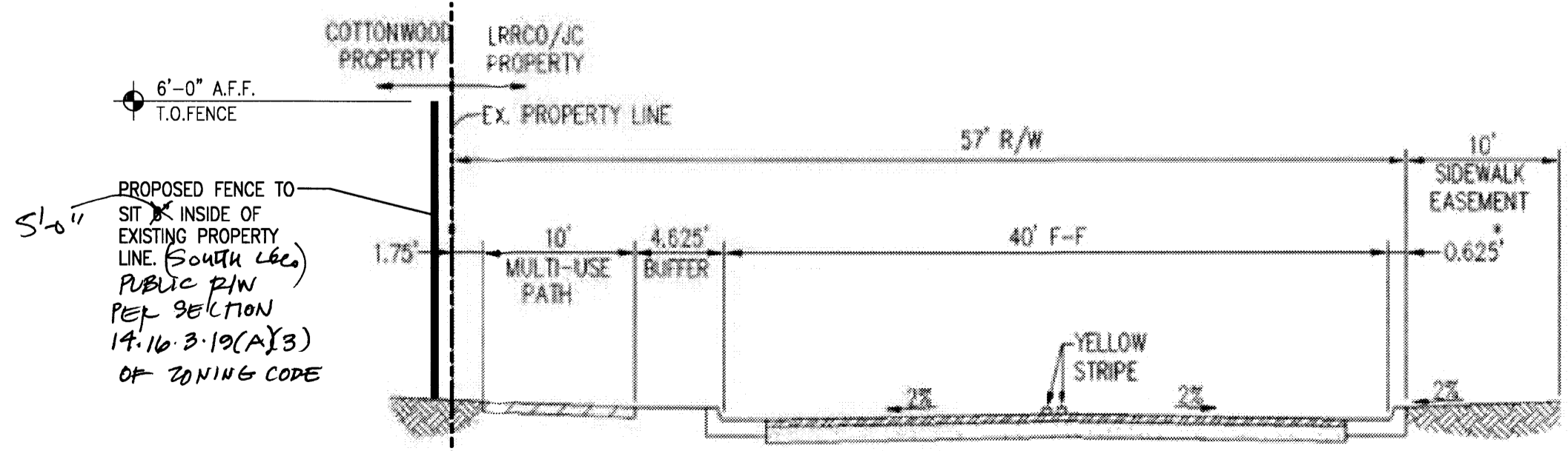
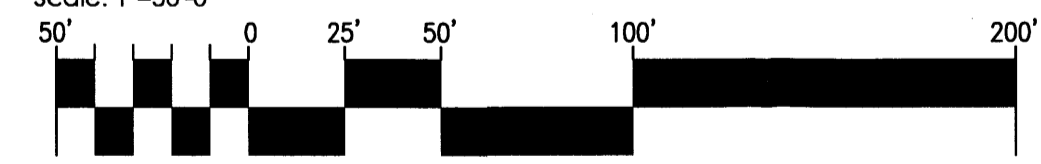
Public records request was unable to locate signed-off version, but this site plan indicates the existing site conditions.



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:
 544-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.



Existing Site Conditions- Amended Site Development Plan for Building Permit



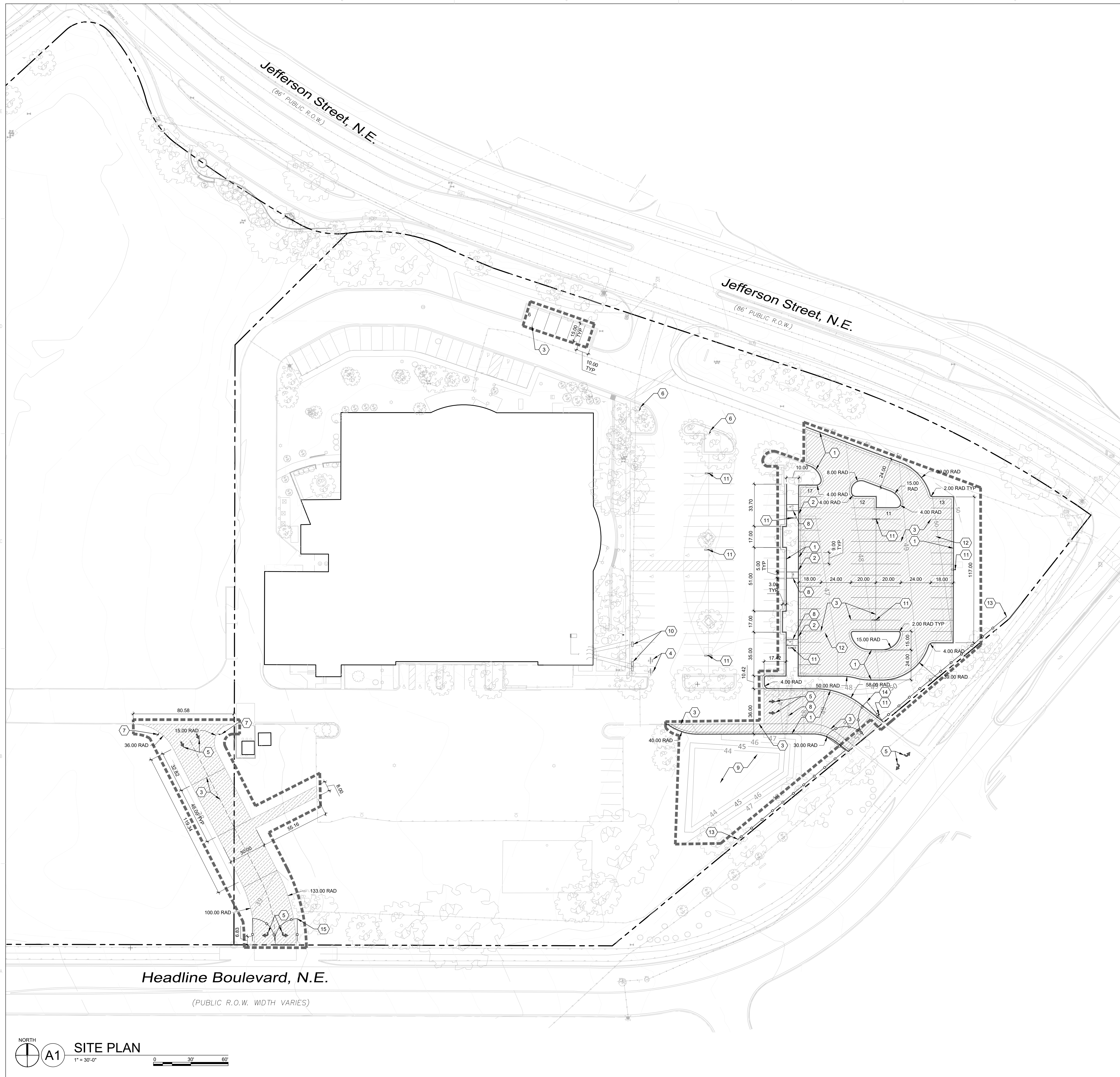
NOTES:
 1) Post size depends on fence height and wind loads. See MONTAGE™ specifications for post sizing charts.
 2) Third rail required for Double Ring.
 3) Available in 3" air space metal Pick Bottoms on most heights.
 4) Three rails required for 6' tall.
RANKING DIRECTIONAL ARROW
 Welding process can be used 45° over 8' with arrow pointing down grade.
PROFESSION™ WELDING PROCESS
 No exposed welds. Clean finished profile - Same appearance on both sides.
E-COAT™ COATING SYSTEM
 Base Material
 Uniform Zinc Coating
 Zinc Phosphate Coating
 Epoxy Primer
 Acrylic Topcoat
RESIDENTIAL WELDED STEEL PANEL
PRE-ASSEMBLED
MONTAGE CLASSIC 2/3-RAIL
 DR: CI SH: 1 of 1 SCALE: DO NOT SCALE
 CK: ML Date: 7-19-11 REV: c
 1555 N. Milagro
 Toluca, OK 74116
 1-888-333-3422
 www.ameristarfence.com

2 Typical Street Section
 Scale: Not to Scale

3 Typical Fence Elevation
 Scale: Not to Scale

revision by date rev
 15-32 mws rmm
 job number 15-32
 drawn by mws
 project manager rmm
 date 09/30/2015
 project title Proposed Fence at Cottonwood Classical Preparatory School
 7801 Jefferson Street NE,
 Albuquerque, New Mexico 87109
 sheet title Site Plan for Administrative Amendment
 sheet AA-1

07 AMENDED SITE PLAN & APPLICABLE SHEETS



GENERAL SHEET NOTES

1. CONTRACTOR TO COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
2. 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.
3. CONTRACTOR IS TO VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
4. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION. SEE CIVIL AND ELECTRICAL DRAWINGS.
5. SEE ELECTRICAL SHEETS FOR SITE ELECTRICAL DEMOLITION PLANS.
6. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.

PARKING CALCULATIONS

EXISTING PARKING = 151 SPACES
 EXISTING ADA PARKING = 8 SPACES
 PARKING REMOVED = 44 SPACES
 ADDITIONAL PARKING = 59 SPACES

TOTAL PARKING = 166 SPACES
 REQUIRED ADA PARKING = 8 SPACES
 NET GAIN PARKING = 15 SPACES (9.9% CHANGE)

SHEET KEYED NOTES

CODE	DESCRIPTION
1	CONCRETE CURB AND GUTTER, SEE CIVIL
2	CURB CUT, SEE A2/AS501 AND CIVIL FOR LOCATIONS
3	PAINTED PAVEMENT MARKINGS, 4" WIDE, COLOR: WHITE
4	EV CHARGING ONLY PAVEMENT MARKING, COLOR: WHITE, COORDINATE LOCATION WITH INSTALLATION OF CHARGERS
5	DIRECTIONAL PAVEMENT ARROW, SEE C1/AS501
6	STUDENT DROP-OFF AND PICK-UP SIGN, SEE C2/AS501
7	SCHOOL BUSES ONLY SIGN, SEE D2/AS501
8	DRAINAGE STRUCTURE, SEE CIVIL
9	PONDING AREA, SEE CIVIL
10	ELECTRIC VEHICLE CHARGER, SEE ELECTRICAL
11	LIGHT POLE WITH FOUNDATION, SEE B1/AS501 AND ELECTRICAL
12	SITE UTILITIES, SEE ELECTRICAL
13	METAL ORNAMENTAL FENCE TO MATCH EXISTING, NOT IN CONTRACT
14	36"-Ø ORNAMENTAL VEHICULAR GATE, NOT IN CONTRACT
15	36"-Ø VEHICULAR PIPE GATE, NOT IN CONTRACT

LEGEND

- ASPHALT PAVING, SEE CIVIL
- LIGHT ASPHALT PAVING, SEE CIVIL
- CONCRETE WALK, SEE A1/AS501
- PROPERTY LINE
- LIMIT OF WORK, COORDINATE WITH CIVIL

VICINITY MAP



DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

PROJECT

**COTTONWOOD CLASSICAL PREPARATORY SCHOOL
 PARKING EXPANSION**
 7801 JEFFERSON ST NE
 ALBUQUERQUE, NM 87109

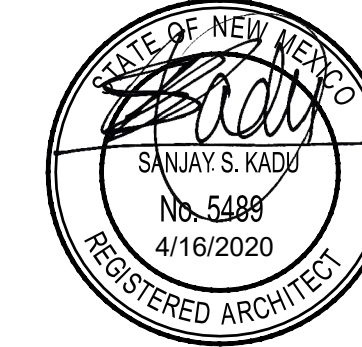
100% CONSTRUCTION DRAWINGS

REVISIONS

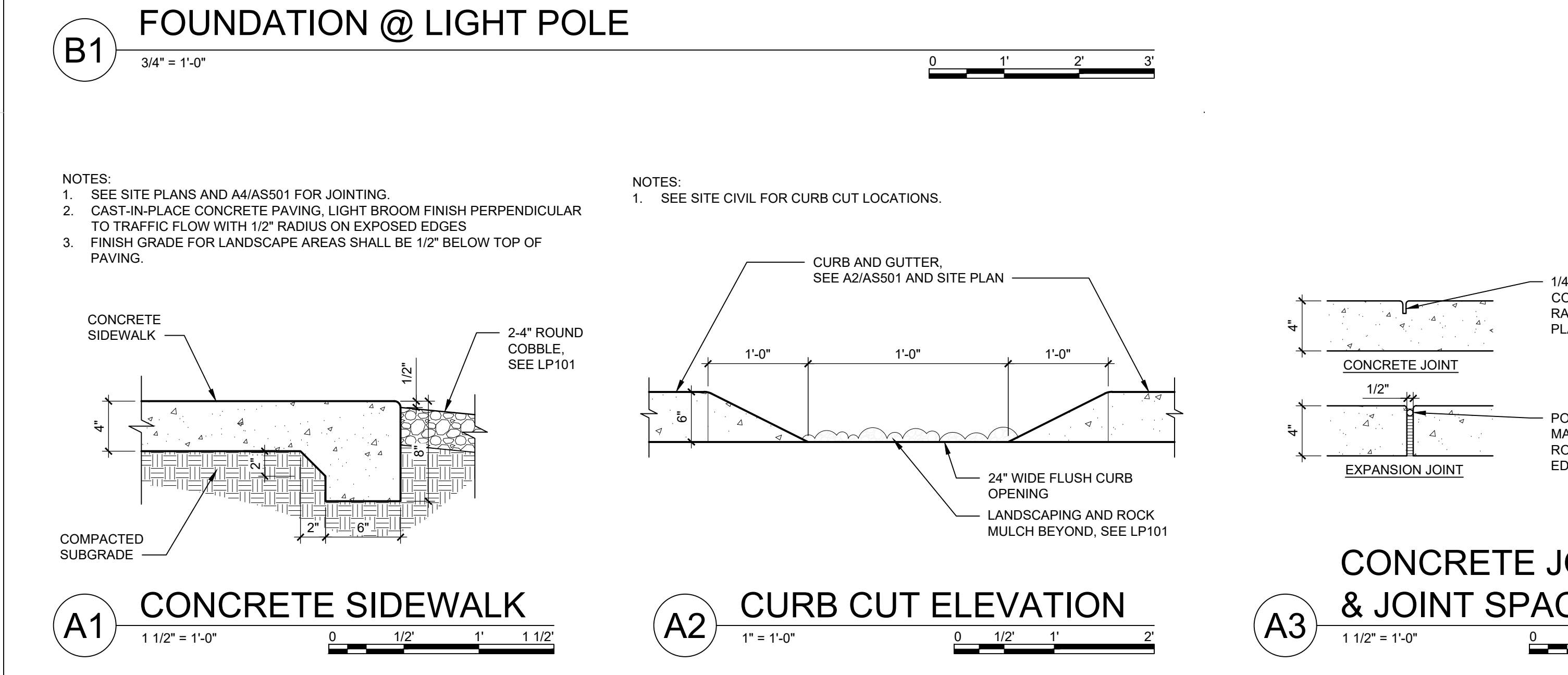
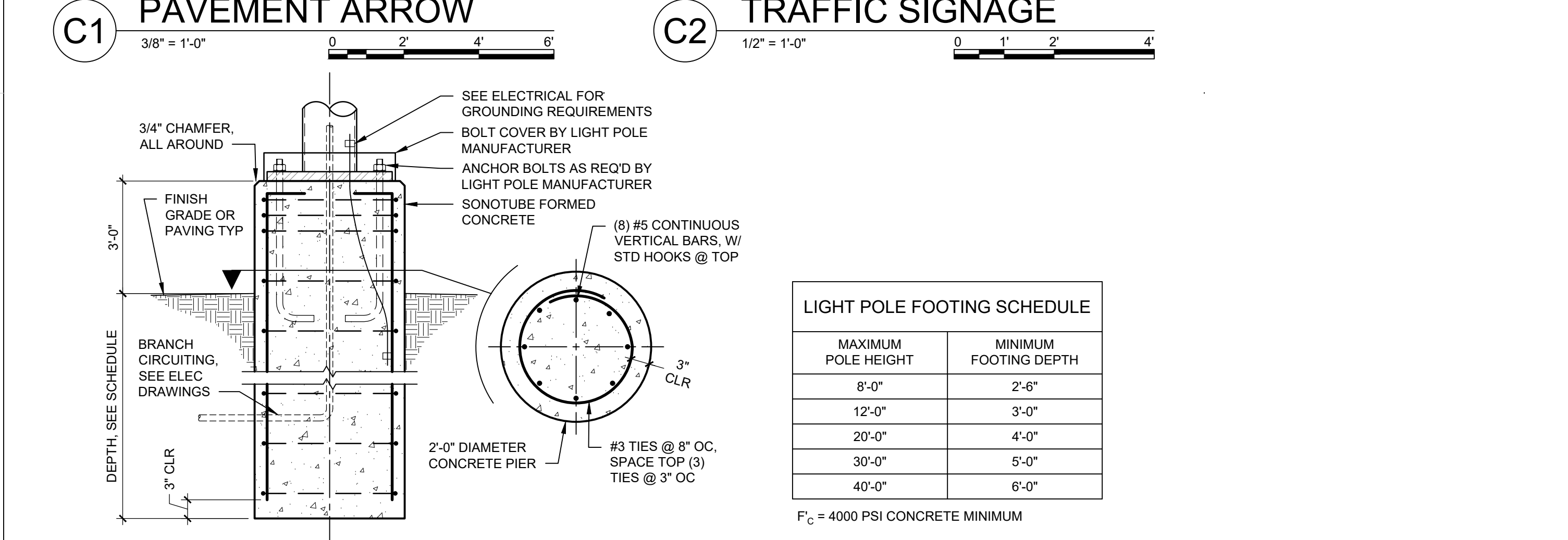
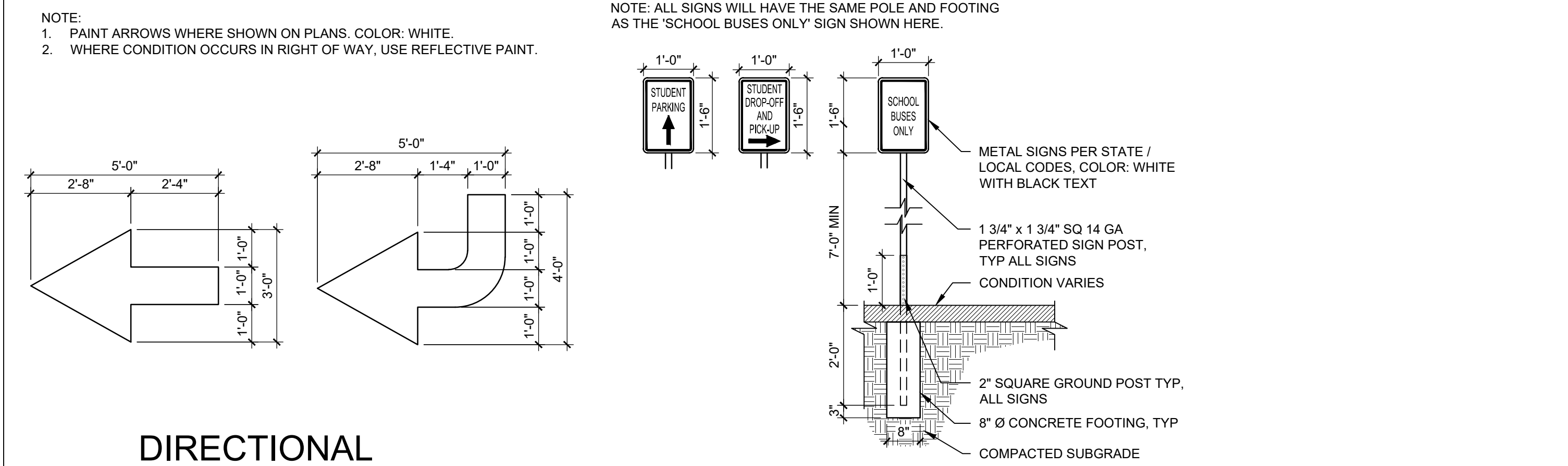
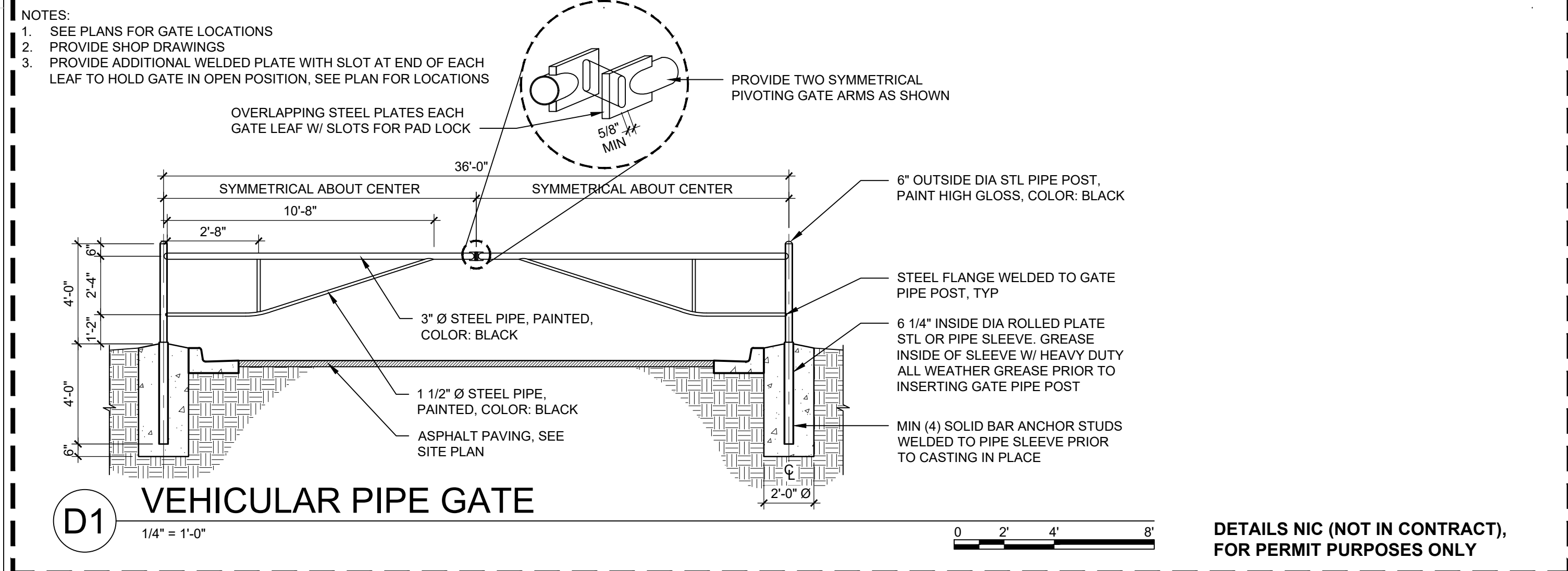
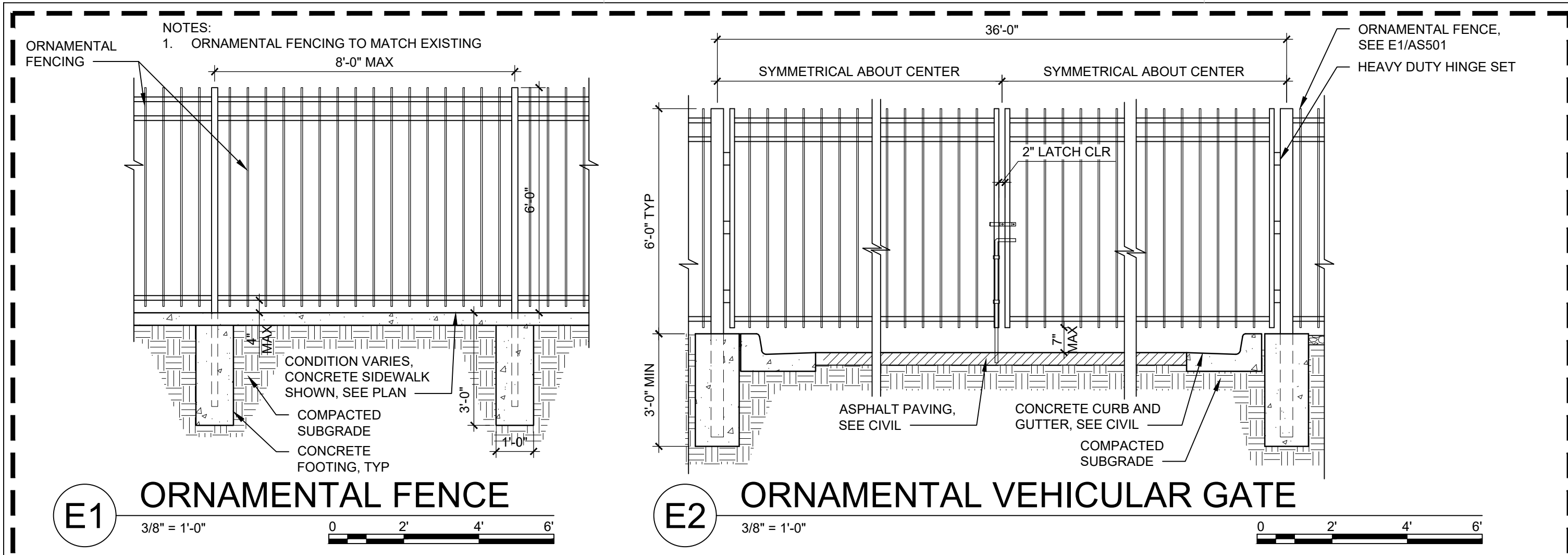
- △
- △
- △
- △
- △
- △

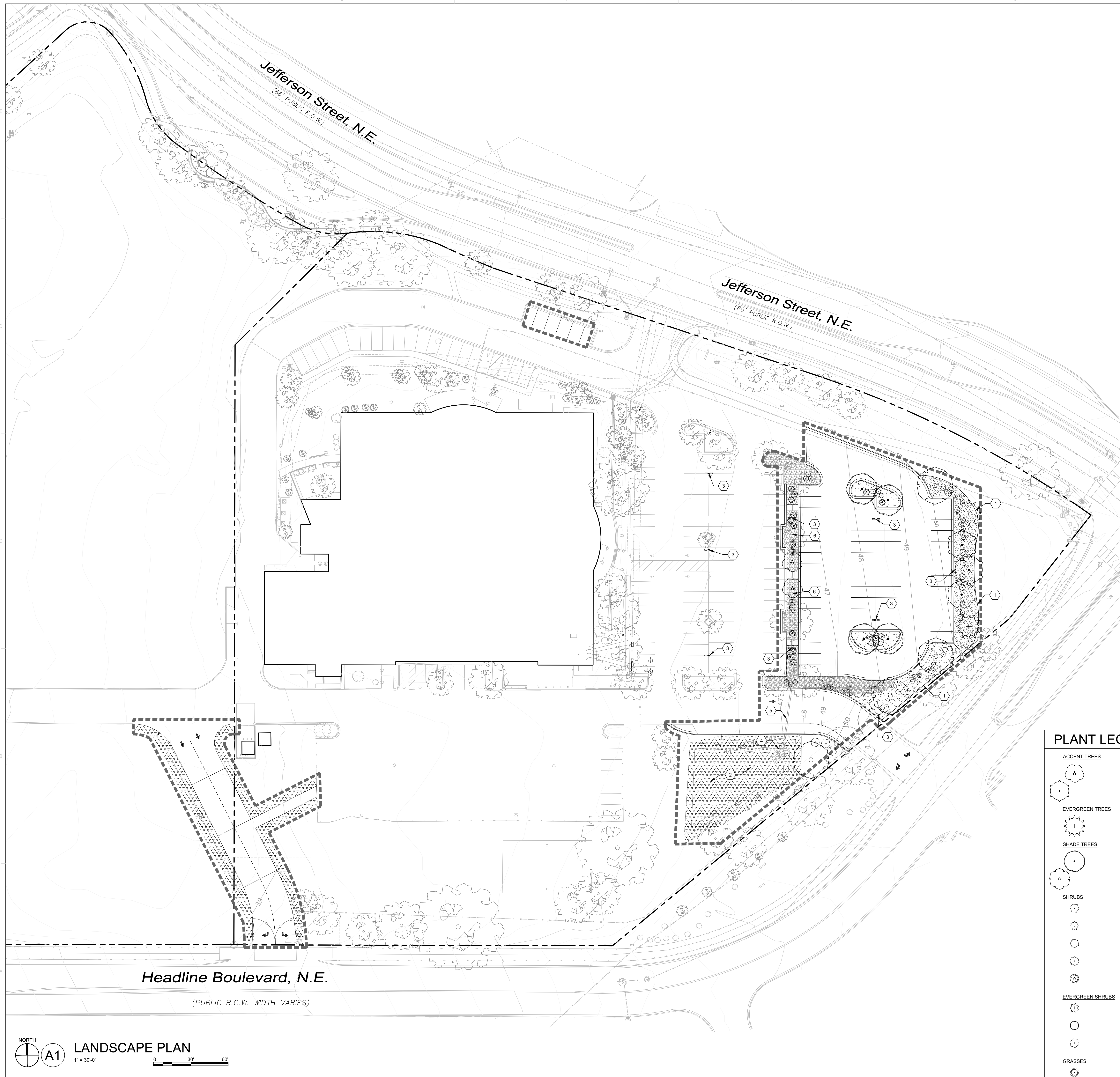
DRAWN BY: BG
 REVIEWED BY: SK, MB
 DATE: 13 APR 2020
 PROJECT NO.: 19-0093
 DRAWING NAME: SITE PLAN

SHEET NO. **AS101** OF



- △
- △
- △
- △
- △
- △





GENERAL SHEET NOTES

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. 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.
- C. STATEMENT OF COMPLIANCE WITH JOURNAL CENTER STANDARDS: THE LANDSCAPE DESIGN WILL COMPLY WITH JOURNAL CENTER PARK DEVELOPMENT STANDARDS.
- D. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- E. SURFACE TREATMENT: LANDSCAPE AREAS SHALL BE COVERED WITH TURF OR VEGETATION AND MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- F. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE I.D.O.
- G. SHREDDED BARK MULCH TO COVER THE EXTENT OF DRIPLINE FOR TREES AND ROOTBALL FOR SHRUBS TO SATISFY 14-16-5-6(C)(5) I.D.O. REQUIREMENT.

LANDSCAPE CALCULATIONS

LANDSCAPE AREA
 PROVIDED ADDITIONAL LANDSCAPE AREA = 11,700 SF

REQUIRED TREES
 SHADE TREES PER PARKING SPACES: REQUIRED = 2 TREES / 5 PARKING SPACES
 ACCENT TREES PER PARKING SPACES: REQUIRED = 1 TREE / 5 PARKING SPACES
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

NET GAIN ADDITIONAL PARKING SPACES (SEE ASD101) = 15 SPACES
 REQUIRED NUMBER OF ADDITIONAL SHADE TREES = 6 TREES
 REQUIRED NUMBER OF ADDITIONAL ACCENT TREES = 3 TREES
 EXISTING TREES TO BE REMOVED AND REPLACED = 2 TREES
 PROVIDED NUMBER OF SHADE TREES = 8 TREES
 PROVIDED NUMBER OF ACCENT TREES = 5 TREES

REQUIRED VEGETATIVE COVERAGE
 A MINIMUM 25% OF TOTAL LANDSCAPE COVERAGE BY GROUND PLANTS

REQUIRED GROUND COVERAGE = 8,775 SF = 75% OF PROVIDED LANDSCAPE AREA
 PROVIDED TOTAL GROUND COVERAGE = 9,345 SF = 80%
 TREE CANOPY COVERAGE = 6,615 SF = 71% OF PROVIDED COVERAGE
 GROUND PLANT COVERAGE = 2,730 SF = 29% OF PROVIDED COVERAGE

CALCULATION INCLUDES 8 EXISTING TREES AND ASSUMES 315 SF PER TREE AND 30 SF PER GRASS PLANT AS AN AVERAGE OF MATURE SPREAD AND CANOPY COVERAGE.

GROUND COVER MATERIAL
 ORGANIC MULCH TOTAL INCLUDE TURF GRASS SEEDED AREAS
 TOTAL ROCK MULCH GROUND COVER = 5,420 SF = 46%
 TOTAL ORGANIC MULCH GROUND COVER = 6,280 SF = 54%
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

SHEET KEYED NOTES

- 1. STEEL EDGE, SEE AS1P501
- 2. STORMWATER RETENTION AREA, SEE CIVIL
- 3. POLE LIGHT, SEE ELECTRICAL
- 4. ARMOR PIPE OUTFALL WITH 2-4" GRAY ROUND COBBLE AT 8" DEPTH
- 5. DRAINAGE STRUCTURE, SEE CIVIL
- 6. WATER HARVESTING AREA WITH CURB CUTS, SEE B31P501 AND CIVIL FOR CURB CUT LOCATIONS

LEGEND

- 2-4" Ø GRAY ROUND COBBLE OVER FILTER FABRIC, 4" DEPTH
- 3-4" Ø SANTA FE BROWN GRAVEL OVER FILTER FABRIC, 3" DEPTH
- WOOD MULCH, AVAILABLE FROM SOLUTIONS (SOLUTIONS NET), 3" DEPTH
- UNIRRIGATED SEED MIX, EQUAL PARTS SANTA FE TRAIL NATIVE SEED MIX AT 2 LBS PER 1000 SF & SONORA'S BLOOM WILDLLOWER MIX AT 1 LBS PER 1000 SF BOTH AVAILABLE FROM CURTIS & CURTIS (CURTISSEED.COM)
- PROPERTY LINE
- LIMIT OF WORK, COORDINATE WITH CIVIL
- EXISTING TREE TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION, SEE ASD101

PLANT LEGEND

ACCENT TREES	BOTANICAL NAME	COMMON NAME
	CHILOPSIS LINEARIS	DESERT WILLOW
	SOPHORA JAPONICA 'HALKA'	JAPANESE PAGODA TREE
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME
	PINUS NIGRA	AUSTRIAN BLACK PINE
SHADE TREES	BOTANICAL NAME	COMMON NAME
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
	PLATANUS WRIGHTII	ARIZONA SYCAMORE
SHRUBS	BOTANICAL NAME	COMMON NAME
	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA
	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH
	CORNUS ALBA 'ARGENTE-MARGINATA'	EUROPEAN VARIEGATED DOGWOOD
	PRUNUS BESSEYI 'P0115' TM	PAWNEE BUTTES SAND CHERRY
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME
	BACCHARIS X 'STARN' TM	STARN THOMPSON BACCHARIS
	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
GRASSES	BOTANICAL NAME	COMMON NAME
	MUHLENBERGIA EMERSLEYI 'EL TORO'	BULLGRASS

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT



ENGINEER

PROJECT

COTTONWOOD CLASSICAL PREPARATORY SCHOOL
PARKING EXPANSION
7801 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

100%
CONSTRUCTION
DRAWINGS

REVISIONS

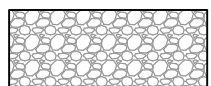



- △
- △
- △
- △
- △

DRAWN BY: BG
 REVIEWED BY: SK, MB
 DATE: 13 APR 2020
 PROJECT NO.: 19-0093
 DRAWING NAME: LANDSCAPE PLAN

SHEET NO.

LP101
OF

MATERIALS LEGEND

-  2" Ø GRAY ROUND COBBLE OVER FILTER FABRIC, 4" DEPTH
-  3/4" Ø SANTA FE BROWN GRAVEL OVER FILTER FABRIC, 3" DEPTH
-  WOOD MULCH, AVAILABLE FROM SOLUTIONS (SOLUTIONS.NET), 3" DEPTH
-  UNIRRIGATED SEED MIX, EQUAL PARTS SANTA FE TRAIL NATIVE SEED MIX AT 2 LBS PER 1000 SF & SONORA'S BLOOM WILDFLOWER MIX AT 5 LBS PER 1000 SF BOTH AVAILABLE FROM CURTIS & CURTIS (CURTISSEED.COM)

PLANT SCHEDULE

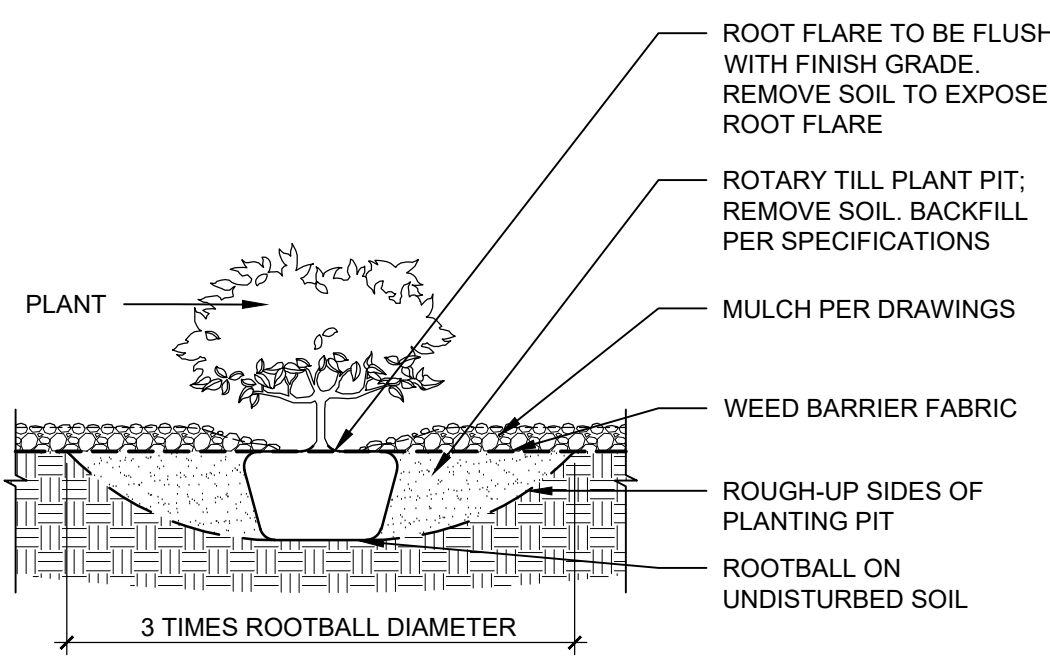
ACCENT TREES	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE	QTY
SEE A1 & A2/LP501	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	25.00	20.00	LOW	2
	SOPHORA JAPONICA 'HALKA'	JAPANESE PAGODA TREE	2.5" CAL	40.00	30.00	MED+	3
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE	QTY
SEE A1 & A2/LP501	PINUS NIGRA	AUSTRIAN BLACK PINE	6" HT	40.00	25.00	MED	2
SHADE TREES	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE	QTY
SEE A1 & A2/LP501	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5" CAL	35.00	30.00	MED	4
	PLATANUS WRIGHTII	ARIZONA SYCAMORE	2.5" CAL	50.00	40.00	HIGH	4
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE	QTY
SEE B1 & B2/LP501	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	5 GAL	5.00	5.00	LOW	9
	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL	5.00	5.00	LOW	9
	CORNUS ALBA 'ARGENTEO-MARGINATA'	EUROPEAN VARIEGATED DOGWOOD	5 GAL	5.00	5.00	HIGH	10
	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY	5 GAL	2.00	6.00	MED	9
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	2.00	6.00	MED	15
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE	QTY
SEE B1 & B2/LP501	BACCHARIS X 'STARN' TM	STARN THOMPSON BACCHARIS	5 GAL	3.00	3.00	LOW	10
	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL	2.00	5.00	MED	12
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	1.00	8.00	MED	11
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE	QTY
SEE B1 & B2/LP501	MUHLENBERGIA EMERSLEYI 'EL TORO'	BULLGRASS	1 GAL	3.00	3.00	MED	6



- REVISIONS
- △
 - △
 - △
 - △
 - △
 - △

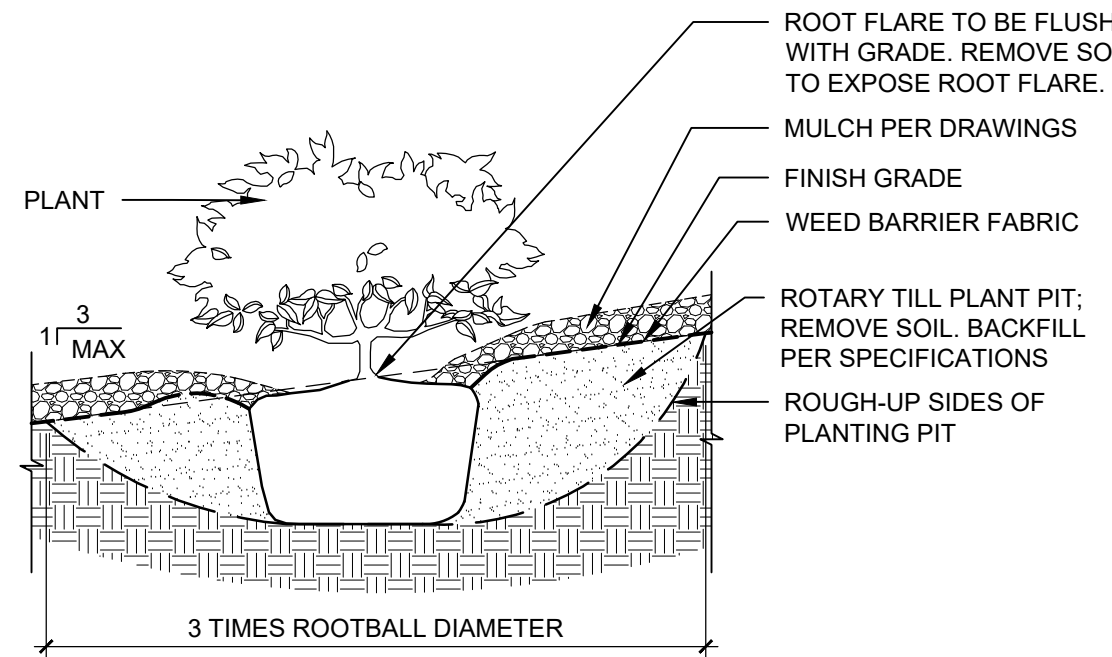
DRAWN BY: BG
REVIEWED BY: SK, MB
DATE: 13 APR 2020
PROJECT NO.: 19-0093
DRAWING NAME: PLANTING DETAILS

NOTES:
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.



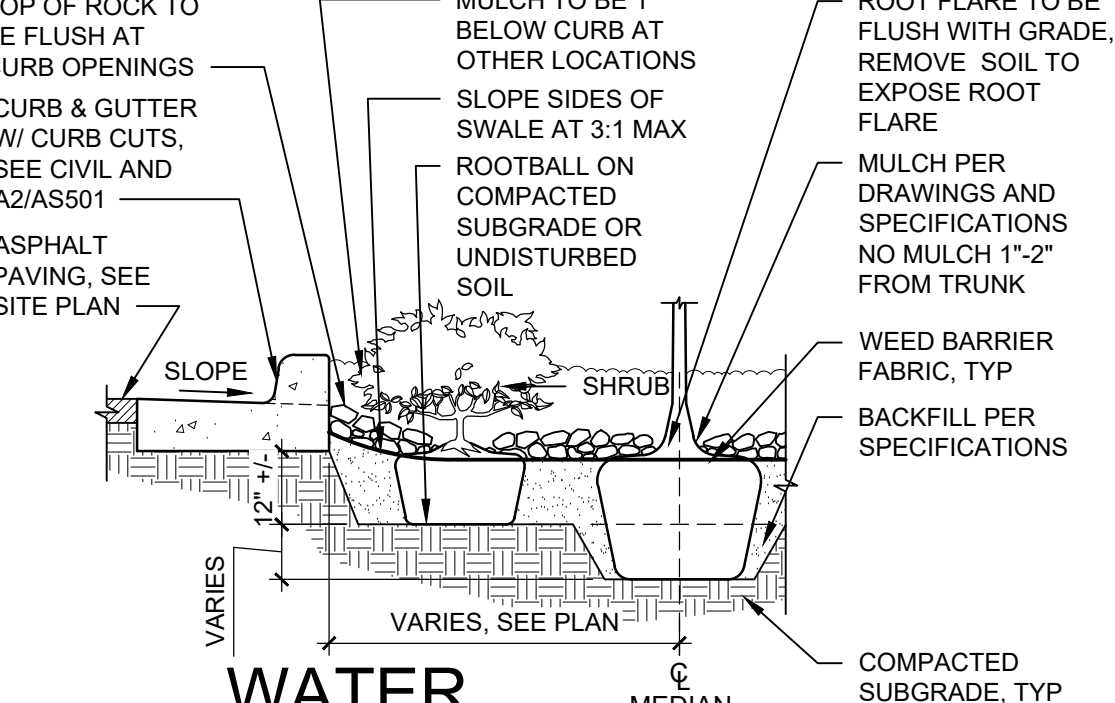
B1 SHRUB IN BED
3/4" = 1'-0"

NOTES:
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.
2. SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE SOIL.
3. CENTER BERM ON DOWNHILL SIDE OF ROOTBALL FOR 240°.



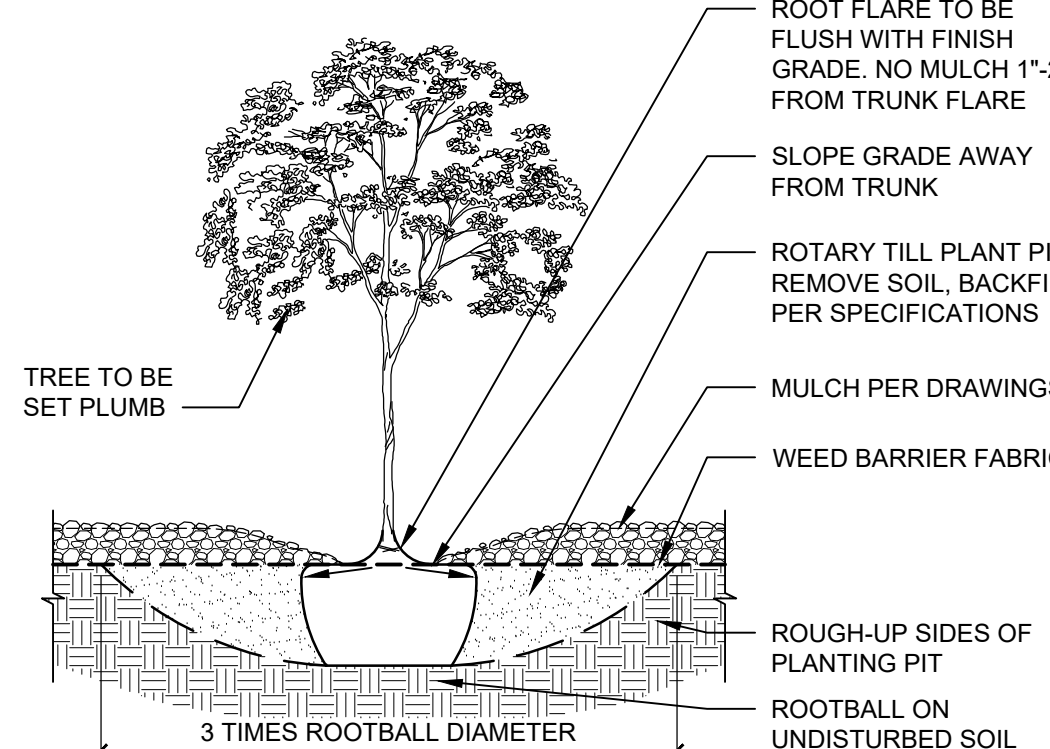
B2 SHRUB ON SLOPE
3/4" = 1'-0"

NOTES:
1. PLANTER BACKFILL TO BE USED AROUND SHRUB AND TREE PLANTINGS - TYPICALLY TO WITHIN 3'-0" MIN OF ROOTBALLS.
2. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.



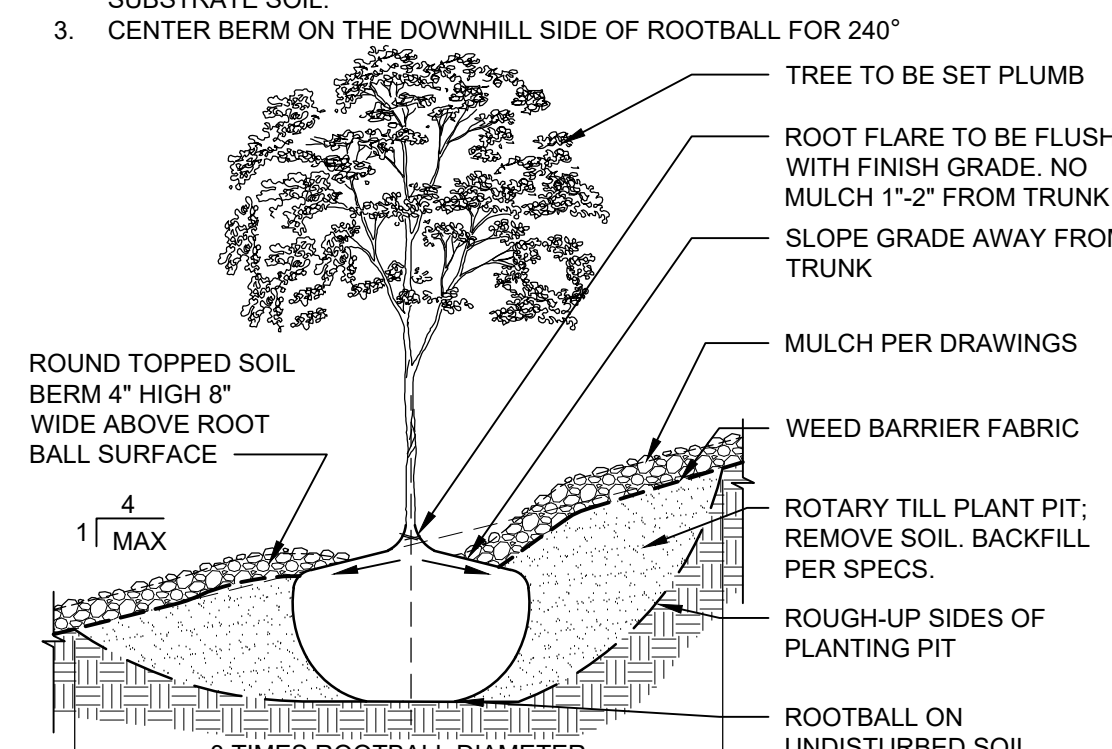
B3 WATER HARVESTING AREA
1/2" = 1'-0"

NOTE:
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.



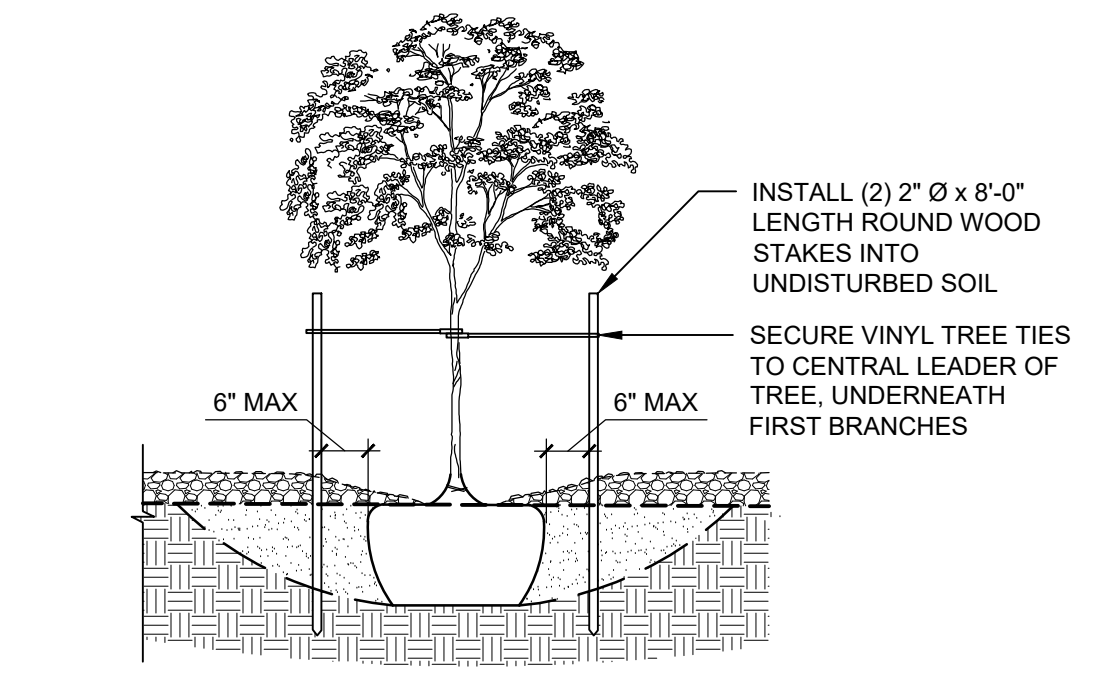
A1 TREE IN PLANTING BED
3/4" = 1'-0"

NOTES:
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.
2. SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE SOIL.
3. CENTER BERM ON THE DOWNHILL SIDE OF ROOTBALL FOR 240°.



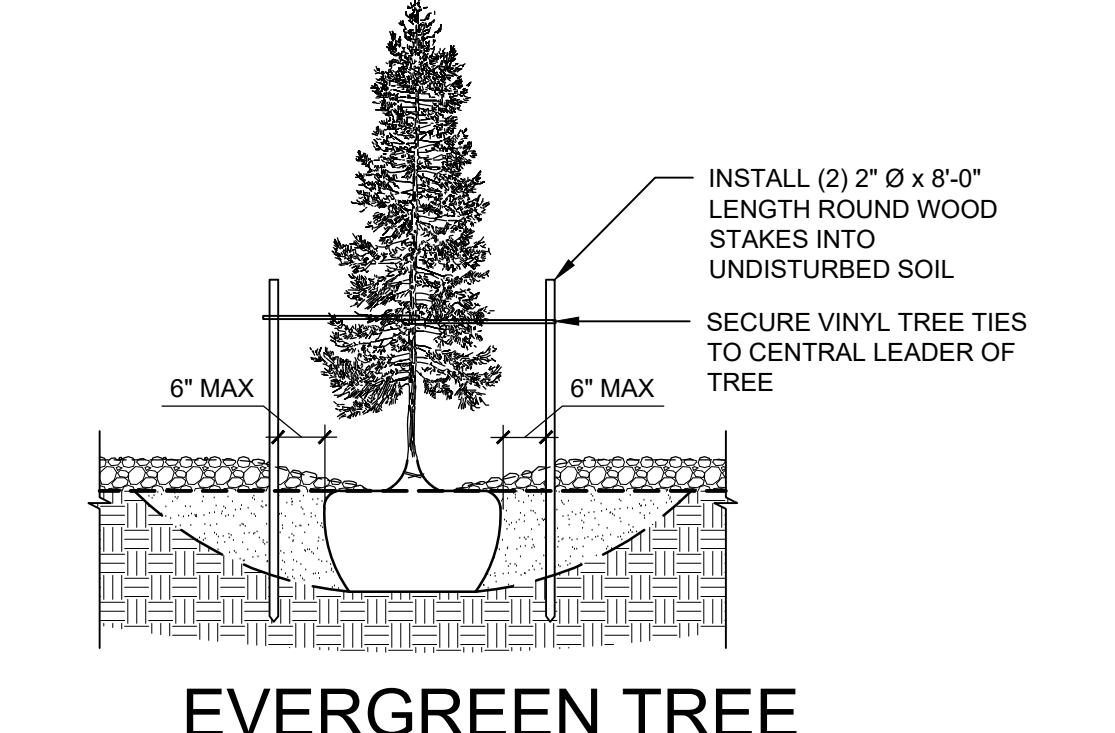
A2 TREE ON SLOPE
3/4" = 1'-0"

NOTE:
1. STAKING TO BE REMOVED AT THE END OF WARRANTY PERIOD

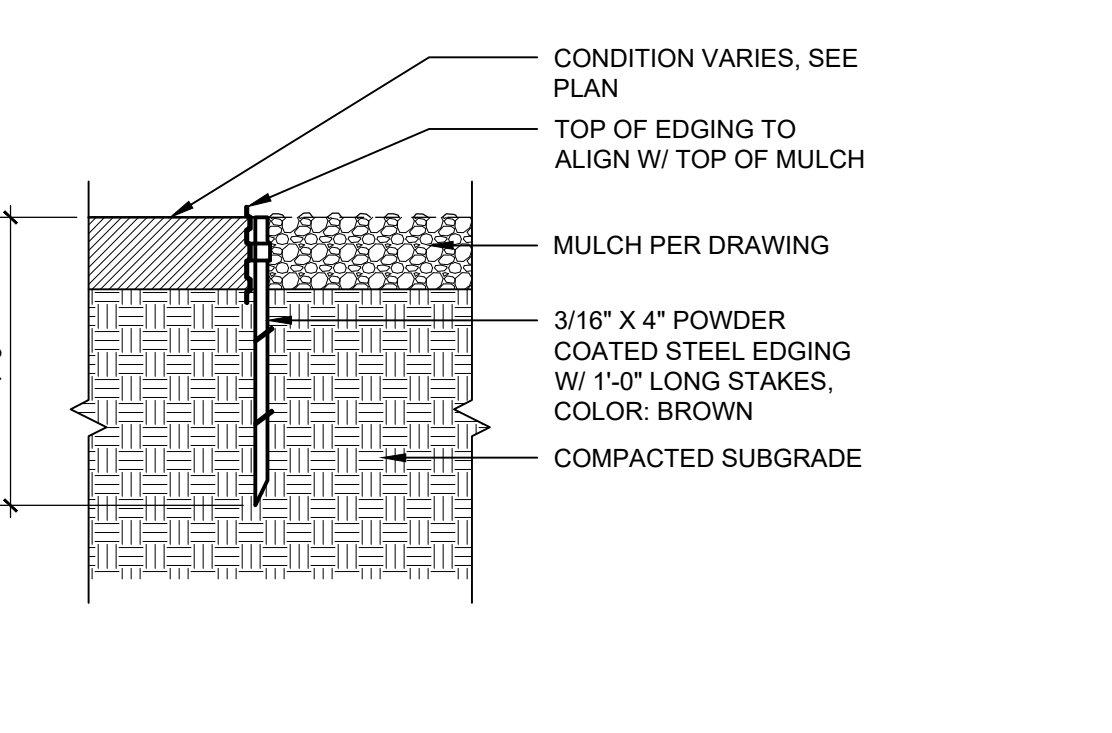


A3 TREE STAKING
3/4" = 1'-0"

NOTE:
1. STAKING TO BE REMOVED AT THE END OF WARRANTY PERIOD



A4 EVERGREEN TREE STAKING
3/4" = 1'-0"



A5 STEEL EDGING
1 1/2" = 1'-0"

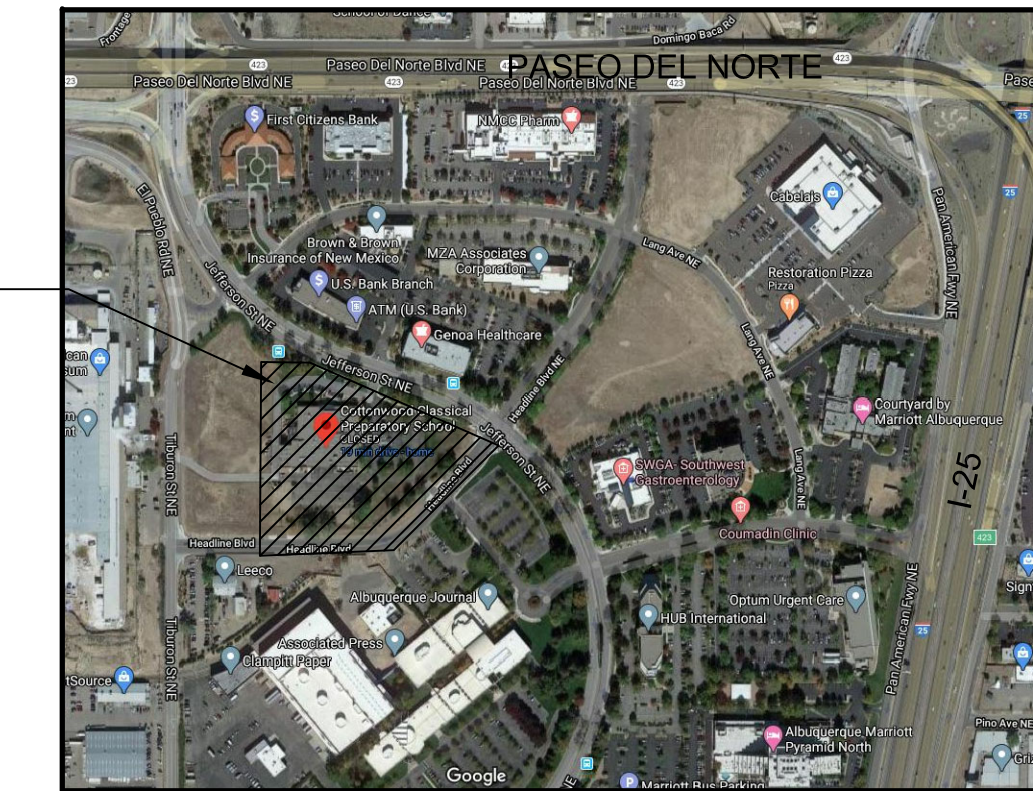


REVISIONS

△	
△	
△	
△	
△	

DRAWN BY	JK
REVIEWED BY	SMM
DATE	12 APR 2020
PROJECT NO.	19-0093
DRAWING NAME	

GRADING &
DRAINAGE PLAN



SITE

VICINITY MAP

LEGEND

---	EXISTING CONSTRUCTION
---	NEW CONTOUR
◆ 36.5	NEW SPOT ELEVATION
---	NEW CONSTRUCTION
TC	TOP OF CURB
FL	FLOWLINE ELEVATION
---	GRADING LIMITS

DRAINAGE ANALYSIS

LEGAL DESCRIPTION: Tract 5-B-1-A-2-A JOURNAL CENTER

AREA: 6.2374 acres (Disturbed Project Area: 0.88 Acre = 38,334 SF)

BENCHMARK: AGRS Monument "ZAB_B" ELEVATION = 5195.09 (NAVD 1988)

FLOOD HAZARD: From FEMA Map Panel 35001C0137H (effective 8/16/12), this site is within Zone "X"; areas determined to be subject to the 0.2% annual chance flood.

EXISTING CONDITIONS: The site is developed with a single-story building, paved parking, walkways, and landscaping. Site runoff surface flows to the west on both the north and south sides of the building and then discharges west to Tiburon Street NE.

OFFSITE FLOW: No offsite flows enter the project site.

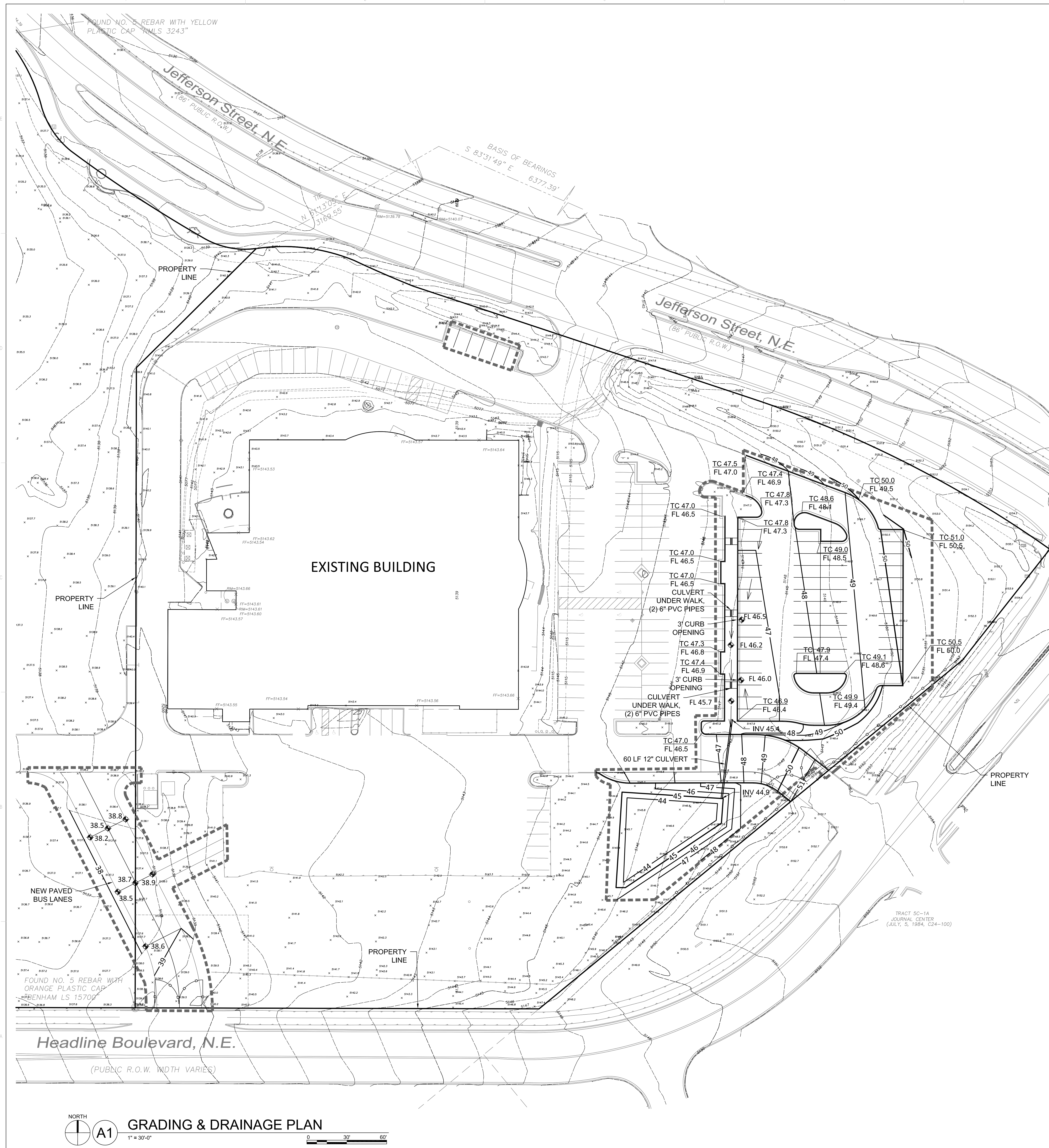
PROPOSED IMPROVEMENTS: The project includes additional parking on the east side of the parking lot and new paved bus lanes south of the building. No building addition is proposed at this time but re-graded areas will be landscaped.

DRAINAGE APPROACH: The drainage concept will honor historic flow patterns. The east parking addition runoff will sheet flow to the west where it will enter a landscaped median and flow to the south. Runoff be carried south through a new culvert to a shallow retention area that will be landscaped.

RUNOFF: Precipitation Zone 2
 Existing Q = [(0.63)(2.28) + (.12)(3.14) + (.25)(4.70)](0.88 acre) = 2.6 CFS
 Proposed Q = [(0.22)(2.28) + (.11)(3.14) + (.67)(4.70)](0.88 acre) = 3.5 CFS

There is only a minor increase in site runoff which is mitigated by the onsite retention SWQ pond volume.

For the proposed paved development area:
 SWQ V = (25,680 SF) (0.34"/12) = 728 CF
 VOLUME PROVIDED = 1,200 CF @ 6" DEPTH



FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "MILS 3243"

Jefferson Street, N.E.
(66' PUBLIC R.O.W.)

BASIS OF BEARINGS
S 83°31'49" E 6377.39'

Jefferson Street, N.E.
(66' PUBLIC R.O.W.)

EXISTING BUILDING

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

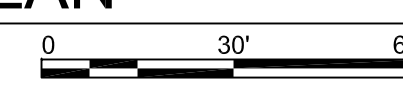
NEW PAVED BUS LANES

FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP "PENHAM LS 1570"

Headline Boulevard, N.E.
(PUBLIC R.O.W. WIDTH VARIES)

GRADING & DRAINAGE PLAN

1" = 30'-0"

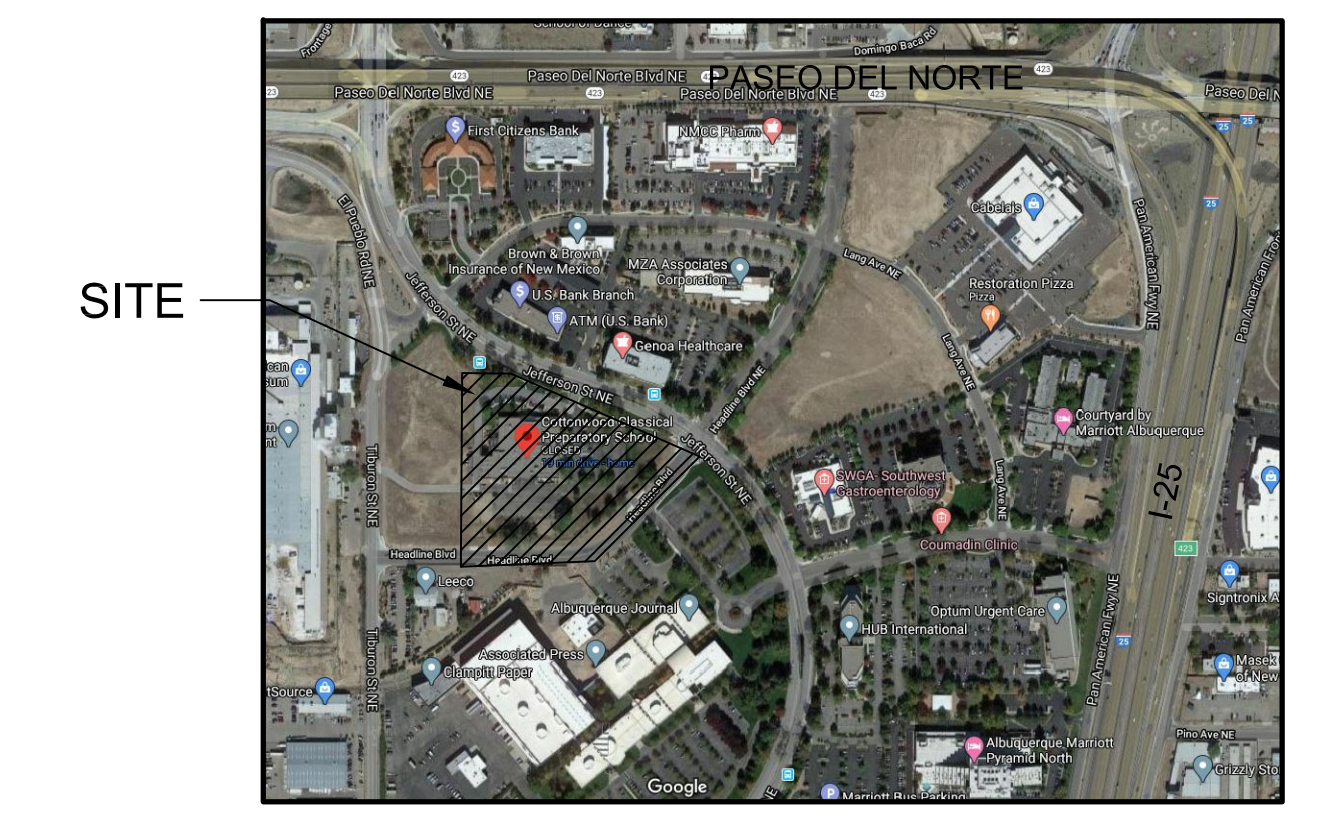


TRACT SC-1A
JOURNAL CENTER
(JULY 5, 1984, C24-100)



- △
- △
- △
- △
- △

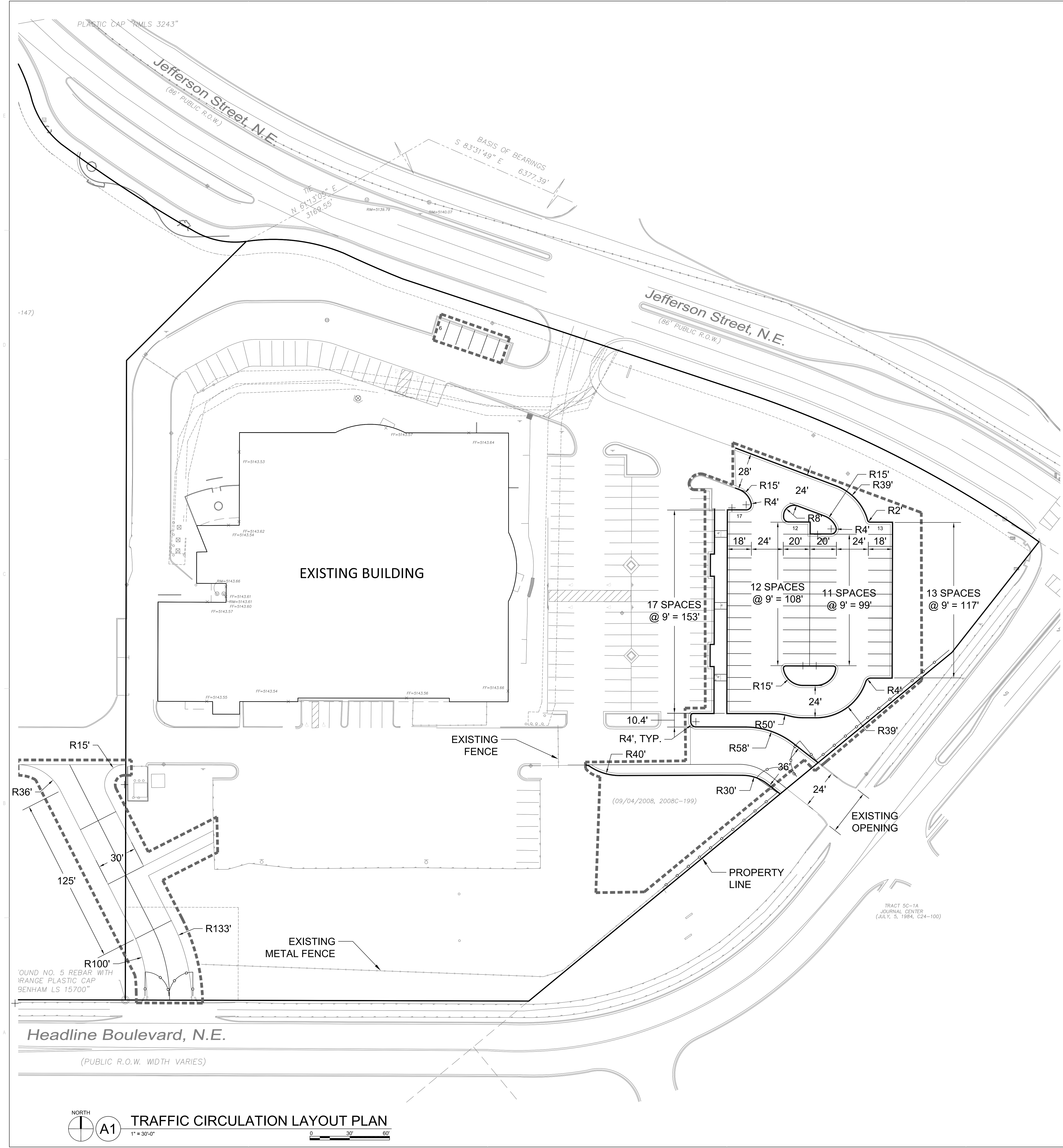
DRAWN BY	JK
REVIEWED BY	SMM
DATE	12 APR 2020
PROJECT NO.	19-0093
DRAWING NAME	



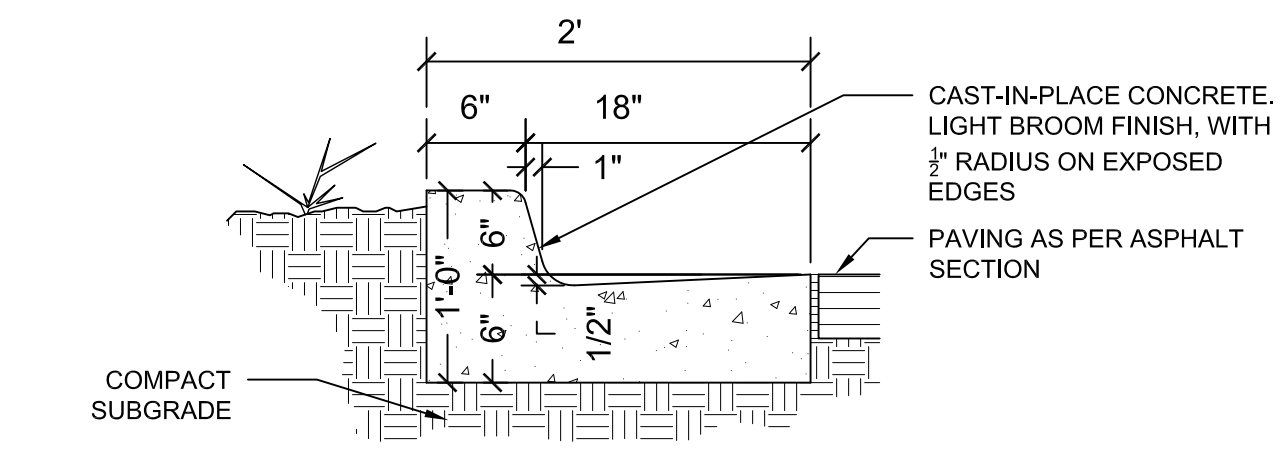
VICINITY MAP

PARKING CALCULATIONS

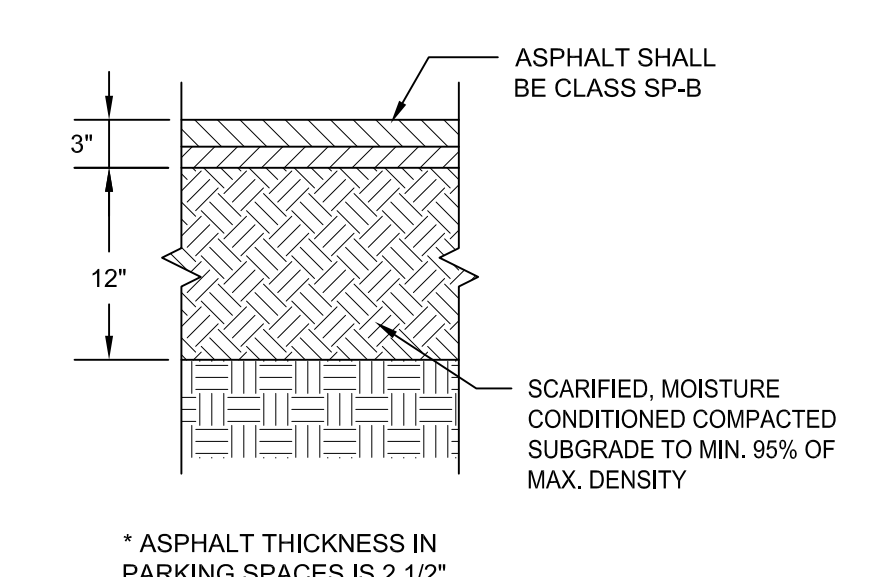
EXISTING PARKING =	151 SPACES
EXISTING ADA PARKING =	8 SPACES
PARKING REMOVED =	44 SPACES
ADDITIONAL PARKING =	59 SPACES
TOTAL PARKING =	166 SPACES
REQUIRED ADA PARKING =	8 SPACES
NET GAIN PARKING =	15 SPACES (9.9% CHANGE)



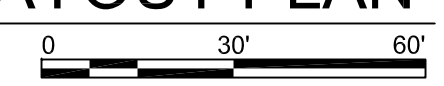
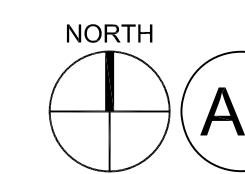
NOTE: CREATE CONTROL JOINTS @ 6'
ON CENTER AND EXPANSION
JOINTS @ 24' ON CENTER.

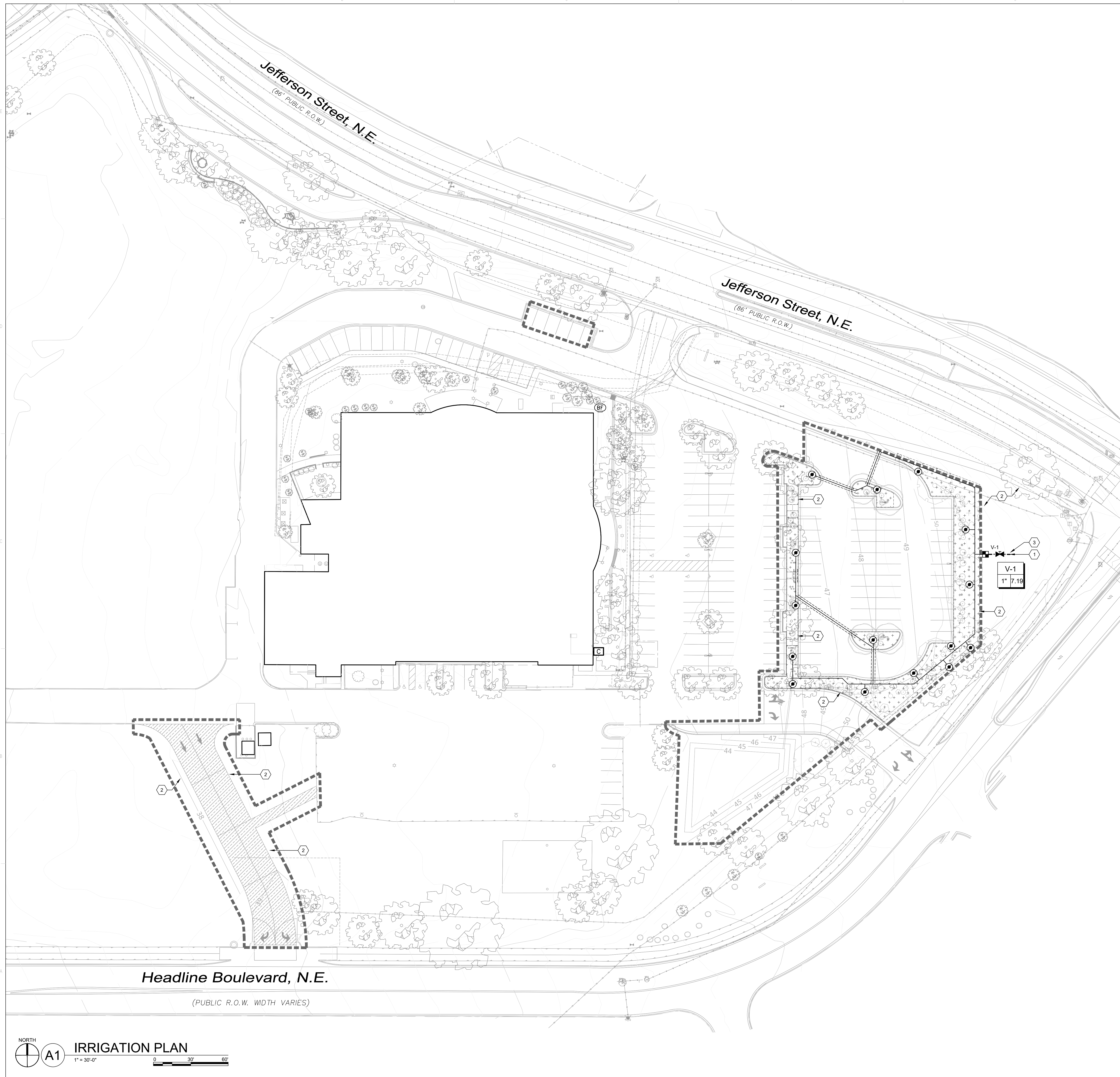


CONCRETE CURB & GUTTER
SCALE: NOT TO SCALE



ASPHALT SECTION
SCALE: NOT TO SCALE





GENERAL SHEET NOTES

- A. INFORMATION ABOUT THE EXISTING IRRIGATION SYSTEM WAS GATHERED BY ON-SITE OBSERVATION, COMMUNICATION WITH CCPS STAFF, AND COMMUNICATION WITH LEECO LAWN MAINTENANCE. THE CONTRACTOR SHALL COORDINATE ANY MODIFICATIONS WITH THESE THREE ENTITIES BEFORE CONSTRUCTION. AS-BUILT IRRIGATION PLANS WERE NOT AVAILABLE.
- B. THE CONTRACTOR SHALL AUDIT THE EXISTING IRRIGATION SYSTEM TO DETERMINE ITS EXTENTS, PERFORMANCE AND CONDITION. THE CONTRACTOR SHALL VERIFY THE EXISTING SYSTEM AND NOTE WATER METERS, SHUT-OFF VALVES, BACKFLOW PREVENTION ASSEMBLIES, PIPING, STATIONS, CONTROLLER WIRING, AND OTHER COMPONENTS NECESSARY TO MANAGE DISTURBANCE, REPLACEMENT AND OPERATION DURING CONSTRUCTION.
- C. THE CONTRACTOR SHALL PROTECT THE EXISTING IRRIGATION SYSTEM TO ENSURE THAT REMAINING PLANT MATERIAL RECEIVES IRRIGATION DURING CONSTRUCTION. THE CONTRACTOR MAY TEMPORARILY MODIFY THE EXISTING IRRIGATION SYSTEM TO ASSURE IRRIGATION TO THE REMAINING PLANT MATERIALS DURING CONSTRUCTION.
- D. THE CONTRACTOR SHALL RETROFIT EXISTING SPRAY IRRIGATION SYSTEM COMPONENTS LOCATED EAST AND NORTH THAT ARE IMPACTED BY THE EXPANSION SO THAT CCPS WILL BE ABLE TO SPRAY IRRIGATE THESE AREAS, SHOULD THEY CHOOSE TO DO SO IN THE FUTURE.
- E. SEE ASD101 FOR TREE PROTECTION NOTES AND EXISTING IRRIGATION LOCATIONS.
- F. THIS IRRIGATION SYSTEM DESIGN IS DIAGRAMMATIC AND MAY REQUIRE FIELD ADJUSTMENTS.
- G. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- H. THE WATER PRESSURE HAS BEEN DESIGNED TO BE OPERATIONAL FOR AN ASSUMED PRESSURE OF 60 PSI AT THE WATER METER.
- I. THE CONTRACTOR SHALL INITIATE A FLOW (DISCHARGE TO ACCEPTABLE DRAINAGE AREA) EQUAL TO 100 GPM AND RECORD THE DYNAMIC WATER PRESSURE AT THIS FLOW FOR THE POINT OF CONNECTION. THE CONTRACTOR SHALL PERFORM A DYNAMIC WATER PRESSURE TEST BY INSTALLING A PROPERLY SIZED TEST METER WITH AN ACCURATE WATER PRESSURE GAUGE ATTACHED TO THE UPSTREAM SIDE OF THE TEST METER. THE CONTRACTOR SHALL REPORT HIS FINDINGS IN WRITING TO THE OWNER'S AUTHORIZED REPRESENTATIVE. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL ISSUE A WRITTEN NOTICE TO PROCEED UPON ACCEPTABLE CONDITIONS OR ISSUE CORRECTIVE MEASURES AND INSTRUCTIONS IF THE TEST YIELDS UNEXPECTED RESULTS.
- J. IRRIGATION CONTROL VALVE WIRING SHALL BE INCIDENTAL TO IRRIGATION WORK.
- K. SEE B3/LI501 FOR IRRIGATION TRENCHING ALTERNATIVE LOCATIONS TO BE APPROVED IN FIELD BY OWNER'S AUTHORIZED REPRESENTATIVE.
- L. THE CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVE PIPING WITH PAVING CONTRACTORS. IRRIGATION SLEEVE PIPING SHALL BE INSTALLED DURING SITE CONSTRUCTION. UNDER NO CIRCUMSTANCES SHALL IRRIGATION SLEEVES BE INSTALLED AFTER PAVING IS COMPLETE.
- M. SLEEVES SHALL EXTEND 24" BEYOND EDGE OF HARD SURFACES; WRAP ENDS WITH FOUR MIL PLASTIC AND TAPE WITH GOOD QUALITY PLASTIC TAPE. GRAY DUCT TAPE IS NOT ACCEPTABLE.
- N. VALVE LID COLORS SHALL BE TAN, IN MULCH AREAS; AND GREEN ON TURF AREAS.

SHEET KEYED NOTES

- 1. CONNECT PROPOSED IRRIGATION VALVE AND SHUT-OFF VALVE TO EXISTING MAINLINE AT THIS APPROXIMATE LOCATION.
- 2. THE CONTRACTOR SHALL RETROFIT THE EXISTING IRRIGATION SYSTEM COMPONENTS LOCATED IN THIS IMPROVEMENT AREA AS NECESSARY TO ENSURE THAT IRRIGATION THAT WAS OPERATIONAL PRIOR TO CONSTRUCTION, AND THAT SERVES EXISTING PLANT MATERIALS TO REMAIN, WILL REMAIN OPERATIONAL DURING CONSTRUCTION.
- 3. THE CONTRACTOR SHALL REINSTALL THE EXISTING IRRIGATION VALVES TO REMAIN TO THIS APPROXIMATE LOCATION. SEE GENERAL SHEET NOTES 'A', 'B', 'C', 'D', AND 'E' ON THIS SHEET.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD KCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM. SEE A3/LI501.
	GRISWOLD ISOLATOR B BRASS DWS VALVE WITH UNION BALL VALVE. INCLUDES PLUG IN BOSS. SIZES 1/2" THROUGH 2". INSTALL SAME SIZE AS IRRIGATION LINE. SEE A1/LI501.
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XBP-C SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. SEE C14/LI501 EMITTER NOTES: 2.0 GPH EMITTERS (1 ASSIGNED TO EACH 1 GAL SHRUB) 2.0 GPH EMITTERS (4 ASSIGNED TO EACH 2.5' GAL TREE) 2.0 GPH EMITTERS (4 ASSIGNED TO EACH 24" BOX TREE) 2.0 GPH EMITTERS (2 ASSIGNED TO EACH 5 GAL SHRUB) 2.0 GPH EMITTERS (2 ASSIGNED TO EACH 6' HT TREE)
	PVC TO POLYETHYLENE CONNECTION. SEE A3/LI501
	EXISTING BACKFLOW PREVENTER - 2" REDUCED PRESSURE BACKFLOW PREVENTER
	CONTROLLER THE EXISTING CONTROLLER HAS UNUSED STATIONS AND CAN ACCOMMODATE A NEW IRRIGATION ZONE.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 ALL PIPE IS 3/4" UNLESS OTHERWISE SPECIFIED ON PLANS AND PIPE SIZING CHART. SEE B3/LI501 FOR DEPTH OF BURY
	IRRIGATION MAINLINE: PVC SCHEDULE 40 ALL PIPE IS 1" UNLESS OTHERWISE SPECIFIED ON PLANS AND PIPE SIZING CHART. SEE B3/LI501 FOR DEPTH OF BURY
	PIPE SLEEVE: PVC SCHEDULE 40 THE CONTRACTOR SHALL INSTALL SLEEVE PIPES ONLY FOR 24V WIRES WHEN NECESSARY AND FOR 3/4" POLY DRIP
	LIMITS OF WORK
	Valve Callout Valve Number Valve Flow Valve Size

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



ENGINEER

PROJECT

COTTONWOOD CLASSICAL PREPARATORY SCHOOL
PARKING EXPANSION
7801 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

100% CONSTRUCTION DRAWINGS

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY AM

REVIEWED BY SK, MB

DATE 13 APR 2020

PROJECT NO. 19-0093

DRAWING NAME

IRRIGATION PLAN

SHEET NO.

LI101

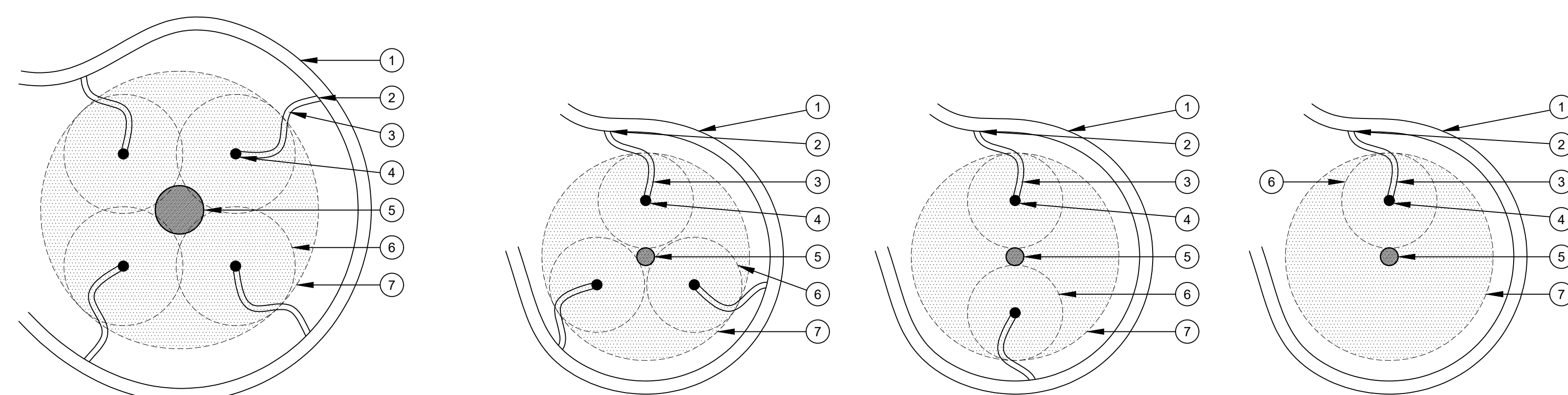
OF



△
△
△
△
△
△

DRAWN BY	AM
REVIEWED BY	SK, MB
DATE	13 APR 2020

PROJECT NO.	19-0093
-------------	---------



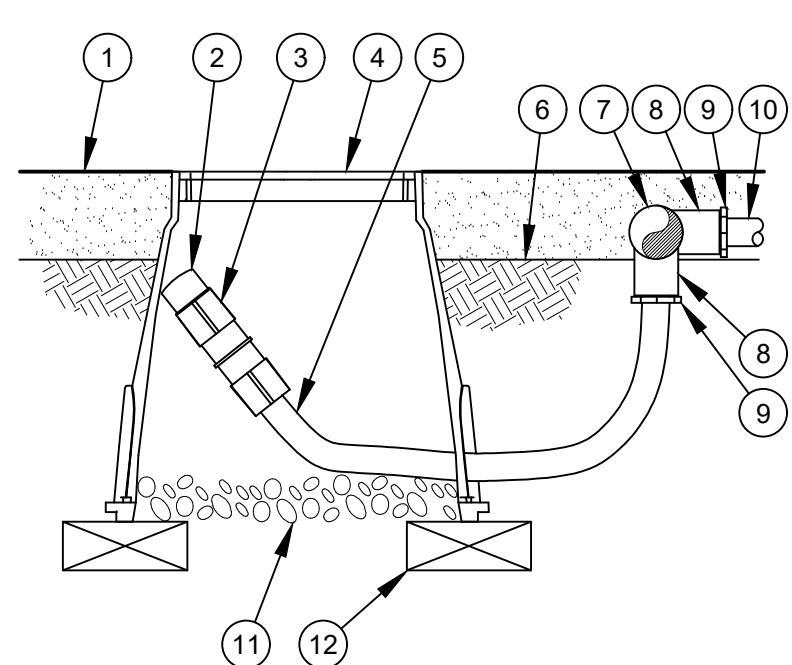
C1 DRIP EMITTER LAYOUT
NOT TO SCALE

NOTES:

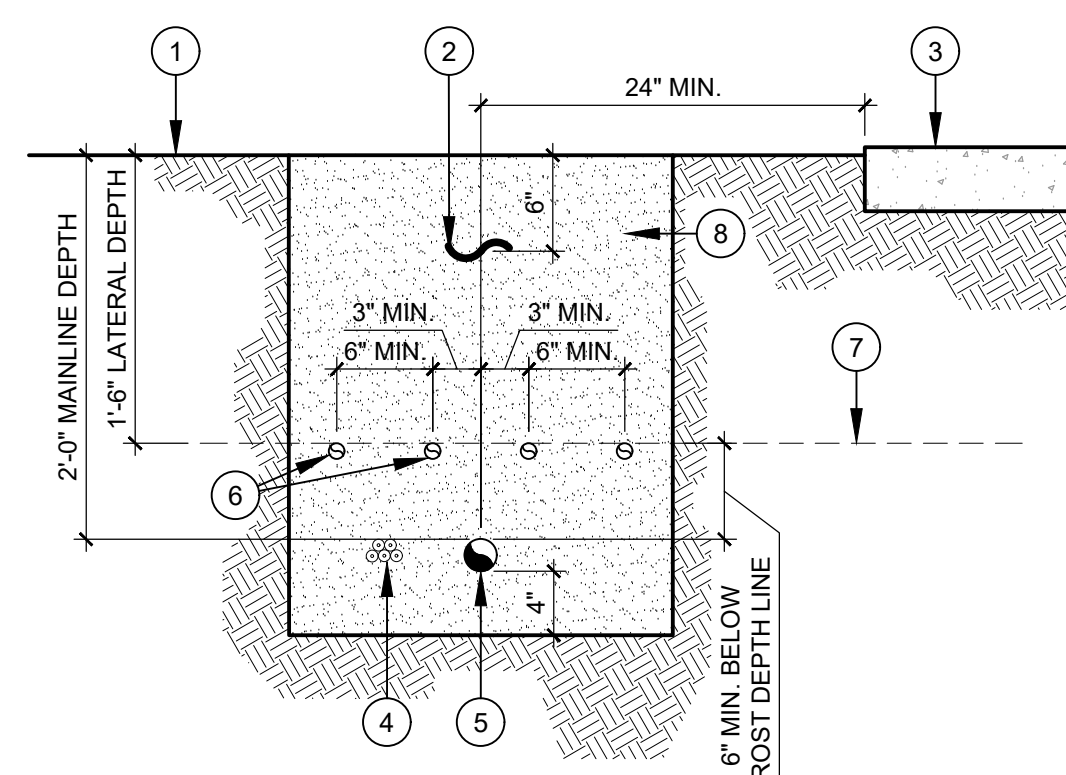
- PLACE EMITTERS ON SLOPES BY ADJUSTING THE SPACING OF THE EMITTERS TOWARDS THE HIGH SIDE OF THE SLOPE.
- THE CONTRACTOR SHALL ENSURE THAT ONLY THE DRIP EMITTER IS VISIBLE ABOVE THE MULCH MATERIAL.
- THE CONTRACTOR SHALL SEE SPECIFICATIONS FOR ADDITIONAL PRODUCT AND INSTALLATION INFORMATION.
- INSTALL ON-SURFACE DRIPLINE FLUSH POINT AT ENDS, SEE C3/LI501.

- 3/4" POLY DRIP TUBING (TYPICAL) MAXIMUM LENGTH OF RUN SHALL BE 50' OR LESS
- 1/4" BARBED CONNECTOR AT EACH CONNECTION (TYPICAL)
- 1/4" POLY (OR VINYL) DISTRIBUTION TUBING (TYPICAL). NOTES: USE ONLY ONE EMITTER PER RUN OF TUBING. 1/4" POLY TUBING'S MAXIMUM LENGTH OF RUN SHALL BE 10' OR LESS
- DRIP EMITTER (TYPICAL). SPACE EQUALLY WITHIN WETTED PATTERN COVERAGE/ROOT ZONE
- SHRUB TRUNK/STEM
- EMITTER DRIP COVERAGE
- WETTED PATTERN COVERAGE/ ROOT ZONE

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.



- MULCH
- FLUSH CAP FOR EASY FIT
- EASY FIT COUPLING: RAIN BIRD MDCF COUP
- EMITTER BOX WITH COVER. COLORS: TAN
- RAIN BIRD XF BLANK TUBING
- FINISH GRADE
- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL
- BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE
- 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- BRICK (1 OF 2)

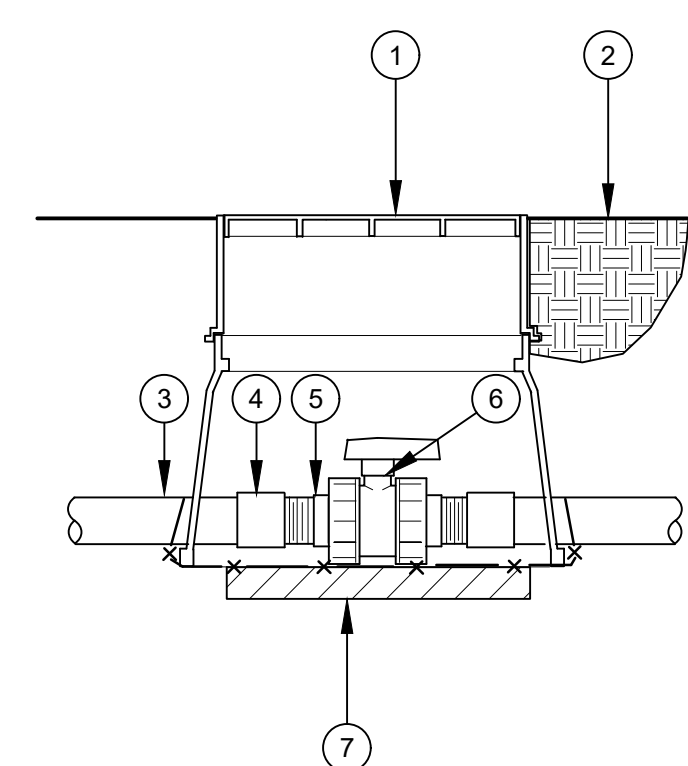


- FINISH GRADE
- DETECTABLE LOCATOR TAPE
- PAVEMENT, SEE PLANS
- DIRECT BURIAL LOW VOLTAGE CONTROL WIRES
- PVC MAIN LINE
- NON-PRESSURIZED LINE (LATERAL LINE)
- FROST DEPTH LINE
- EXCAVATED MATERIAL SHALL BE FINELY SCREENED WITH NO ROCKS LARGER THAN 3/4"

B1 ON-SURFACE DRIPLINE FLUSH POINT
N.T.S.

RAINBIRD® DETAIL
OPEN SOURCE FREE TO USE

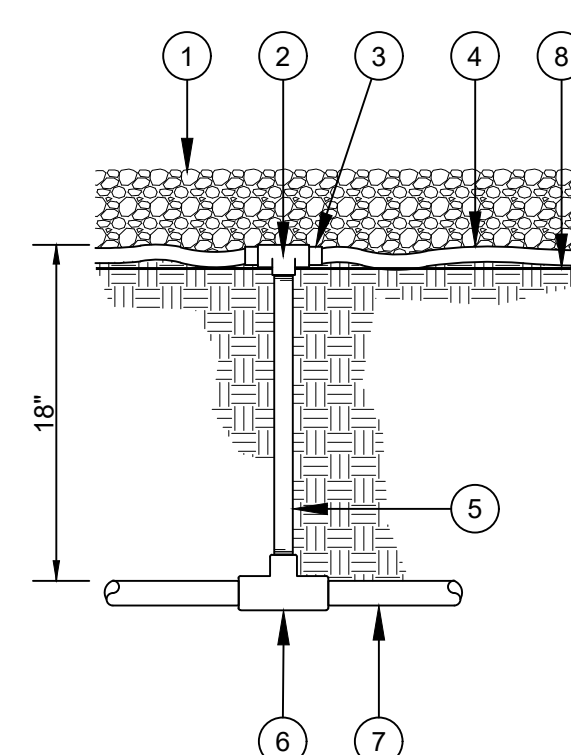
B3 IRRIGATION TRENCHING
N.T.S.



- 10"x15" RECTANGULAR BOX WITH 6" EXTENSION WITH COVER. COLORS: TAN
- SET BOX FLUSH TO GRADE
- PVC MAIN LINE
- ADAPTER
- SCHEDULE 80 THREADED NIPPLE AS REQUIRED
- ISOLATION BALL VALVE, SEE IRRIGATION PLAN SHEET
- TWO 6X2X16 CONCRETE BLOCK CAPS, ONE ON EACH SIDE OF BOX

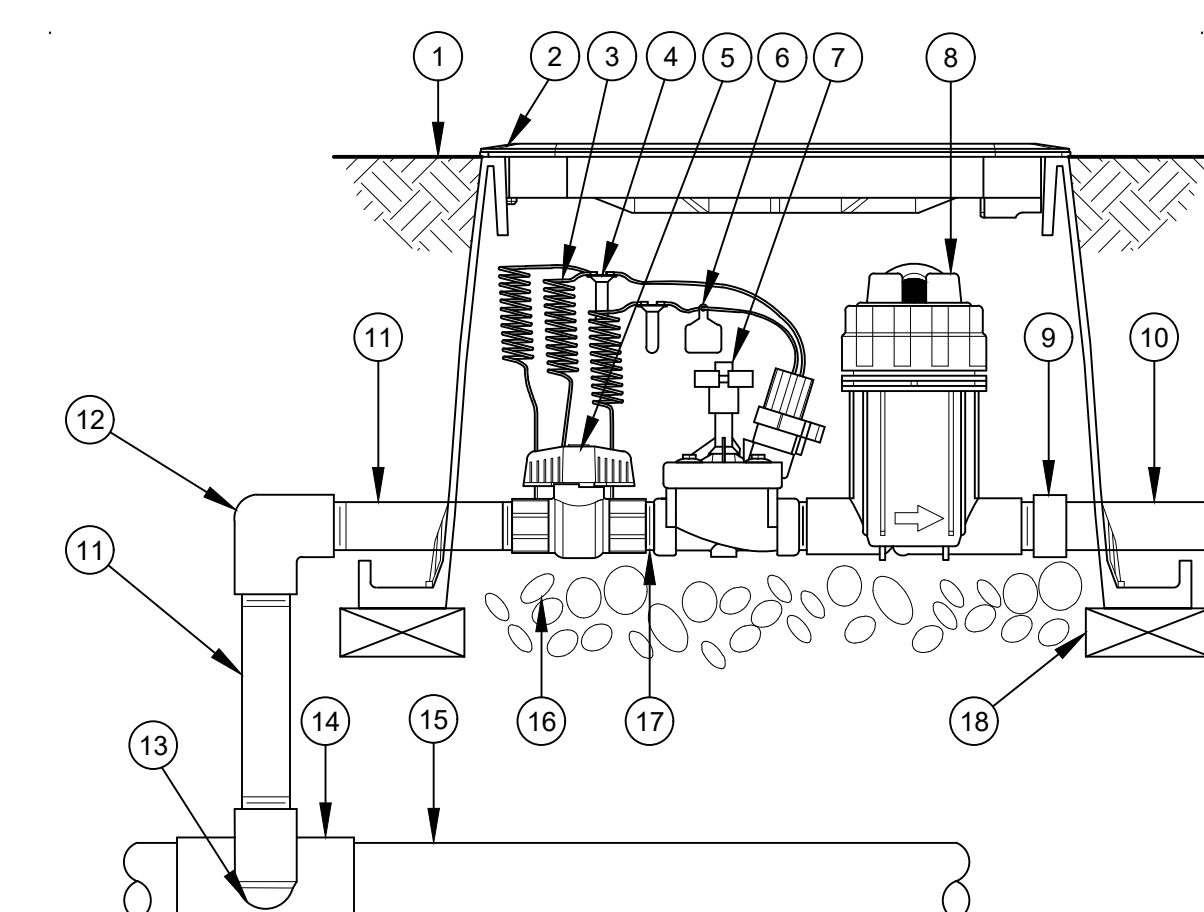
A1 TRUE UNION BALL/ ISOLATION VALVE
N.T.S.

RAINBIRD® DETAIL
OPEN SOURCE FREE TO USE



- MULCH AS PER LANDSCAPE LEGEND
- LATERAL FITTING - 3/4" OUTLET (FIPT)
- SOLVENT WELD PVC TO POLYETHYLENE COMPRESSION - TYPE FITTING
- 3/4" POLYETHYLENE TUBING
- 3/4" SCH. 40 PVC RISER
- LATERAL FITTING - 3/4" OUTLET (FIPT)
- LATERAL PIPE
- WEED BARRIER FABRIC, SEE LANDSCAPE SHEETS

A3 PVC TO POLY
N.T.S.

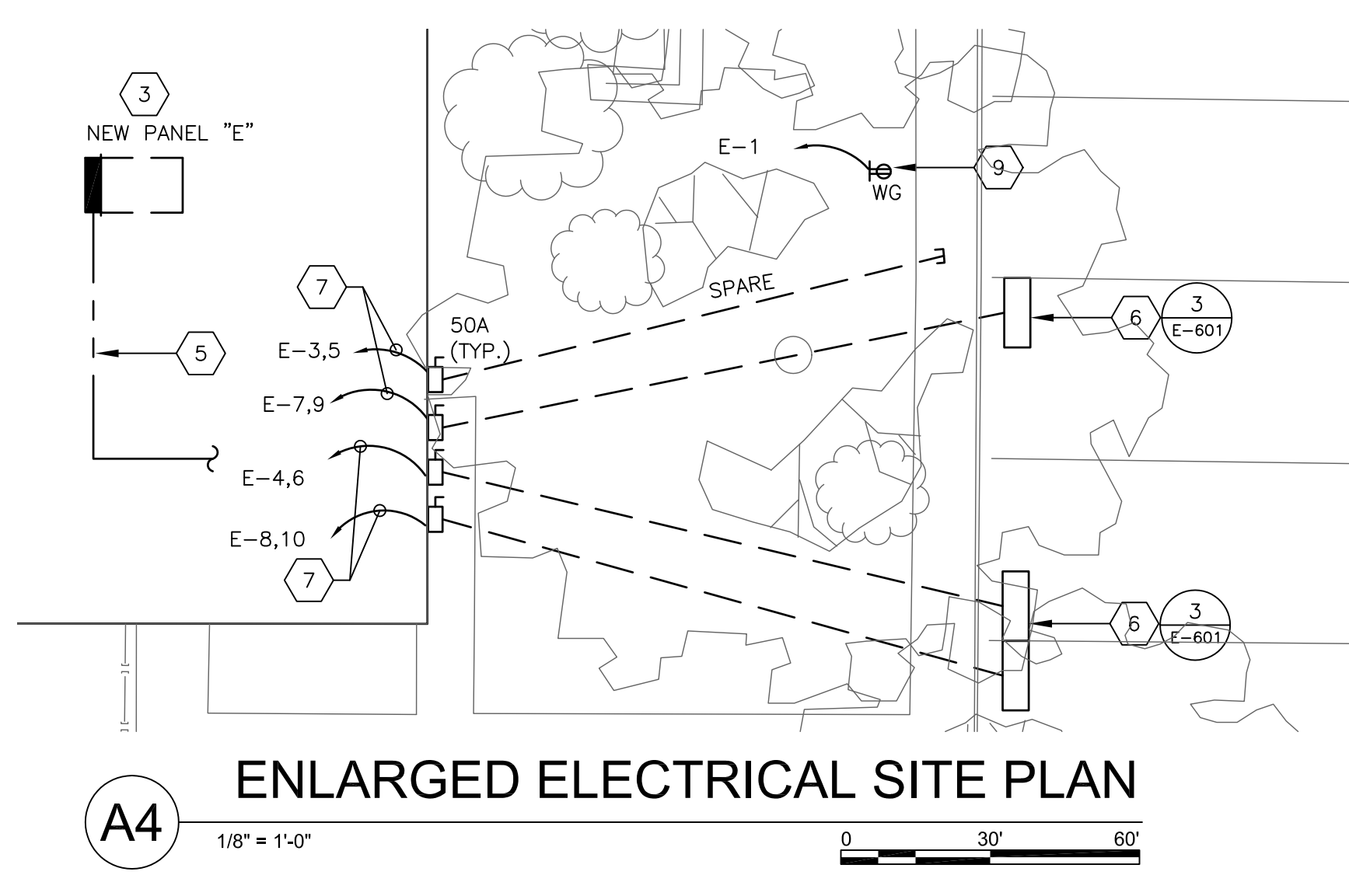
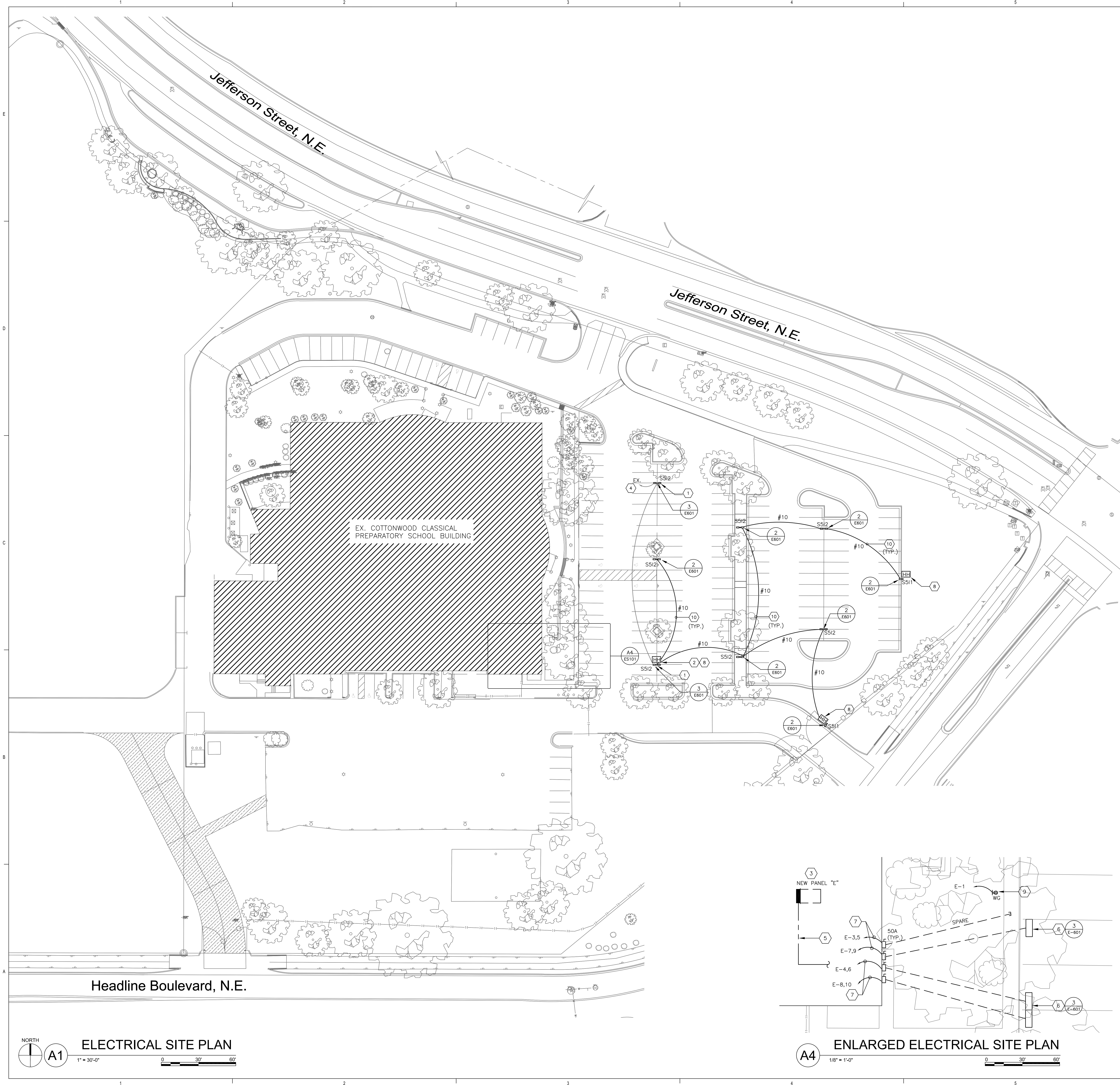


- FINISH GRADE/TOP OF MULCH
- VALVE BOX WITH COVER. COLORS: TAN
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- ID TAG
- REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
- PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
- PVC SCH 40 FEMALE ADAPTOR
- LATERAL PIPE
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- PVC SCH 40 TEE OR ELL
- MAINLINE PIPE
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)
- BRICK (1 OF 4)

A5 DRIP CONTROL VALVE KIT
N.T.S.

RAINBIRD® DETAIL
OPEN SOURCE FREE TO USE

Date: Apr 15, 2020 - 11:17pm User:SAJuares... Drawing File: H:\19192\CAD\AutoCAD\192 - Cottonwood Classical Preparatory School\Sheets\Electrical\192-ES101.dwg... Last Saved By: SAJuares Apr 15, 2020 - 11:16pm... Layout Name: ELECTRICAL SITE PLAN



GENERAL SHEET NOTES

- A. THE CONTRACTOR SHALL FAMILIARIZED HIMSELF WITH THE EXISTING CONDITIONS IN ORDER TO ALLOW HIM TO SUBMIT A COMPLETE BID FOR REMOVALS WITHIN THE SCOPE OF THE DRAWINGS. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARD TO THE INTENT OF THE DRAWINGS SHALL BE BROUGHT UP FOR CLARIFICATION WITH ENGINEER.
- B. IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXTENT OF REMOVALS PRIOR TO BID, WHICH MAY AFFECT HIS BID.
- C. WHERE NECESSARY, THE CONTRACTOR SHALL REMOVE AND/OR RECONNECT CIRCUIT RUNS TO MAINTAIN CONTINUITY OF CIRCUIT.
- D. THE OWNER SHALL HAVE FIRST SALVAGE RIGHTS TO ALL REMOVAL EQUIPMENT. CONTACT THE OWNER'S REPRESENTATIVE FOR THE PROPER DISPOSAL OF ALL EQUIPMENT.
- E. COORDINATE SITE POLE LUMINAIRE LOCATION WITH LANDSCAPE AND TREES BEFORE ROUGH-IN.

SHEET KEYED NOTES

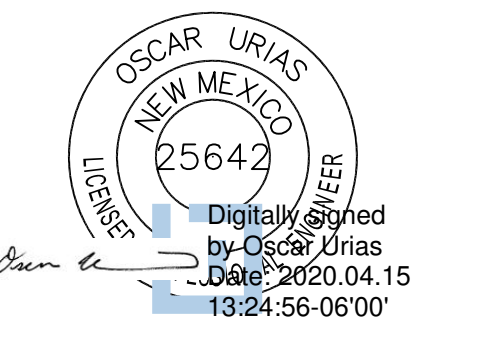
- 1. INSTALL NEW LED HEADS IN EXISTING POLE. REFER TO LUMINAIRE SCHEDULE FOR LUMINARIES SPECIFICATION. PULL NEW WIRE THROUGH POLE AS NEEDED FOR NEW HEAD INSTALLATION.
- 2. EXTEND NEW #10s CONDUCTORS IN 3/4" CONDUIT FROM EXISTING SITE POLE CIRCUIT. IDENTIFY BEST CONNECTION POINT ON SITE PER EXISTING CONDITIONS. INTERCEPT AND EXTEND CIRCUIT TO NEW LIGHTS AS NEEDED.
- 3. PROVIDE NEW SURFACE MOUNT PANELBOARD WHERE OLD PANELBOARD WAS LOCATED. EXTEND AND RE-USE EXISTING FEEDER AND TERMINATE IN NEW PANEL. ALL EXISTING 20A BRANCH CIRCUITS WILL BE RECONNECTED TO NEW PANELBOARD. REFER TO PANEL SCHEDULE FOR ADDITIONAL INFORMATION. PANELBOARD LOCATION SHOWN IS APPROXIMATE. NEW PANELBOARD SHALL BE INSTALLED WHERE OLD PANELBOARD WAS LOCATED IN HALLWAY BETWEEN MUSIC CLASSROOMS.
- 4. EXISTING SITE LIGHTING HOMERUN BACK TO MAIN ELECTRICAL ROOM TO REMAIN. EXISTING PARKING LOT ARE BEING CONTROLLED BY ROOF MOUNTED PHOTOCELL SYSTEM. EXISTING CONTROLS ARE TO REMAIN.
- 5. RUN BRANCH CIRCUIT(S) FOR CAR CHARGING STATION EXPOSED THROUGH CLASSROOM AND DOWN TO AN UNDERGROUND DISTRIBUTION, ROUTING AS SHOWN IS APPROXIMATE - INSTALL CONDUIT AS CONCEALED AS POSSIBLE PER EXISTING CONDITIONS.
- 6. ELECTRIC VEHICLE (EV) CHARGING STATION PROVIDED BY OTHERS. PROVIDE #8 BONDING JUMPER AND GROUNDING ELECTRODE SYSTEM PER N.E.C. ART. 250. COORDINATE EXACT CHARGING STATION LOCATION WITH ARCHITECT AND OWNER.
- 7. PROVIDE #8 & #10 GND IN 3/4" CONDUIT (EACH) FOR ELECTRIC CAR CHARGING STATION. COORDINATE EXACT DISCONNECT LOCATION WITH EXISTING CONDITIONS.
- 8. PROVIDE TYPE "D" HANDHOLE / PULLBOX. INSTALL FLUSH IN CONCRETE/GRADING. COORDINATE LOCATION WITH LANDSCAPE AND SITE. REFER TO DETAIL 1 ON SHEET E-601 FOR HANDHOLE DETAIL.
- 9. PROVIDE NEW IN-CASE WEATHERPROOF RECEPTACLE MOUNTED TO UNISTRUT.
- 10. PROVIDE ASPHALT TRENCHING AND REPAIRS FOR NEW POLE AND UNDERGROUND BRANCH CIRCUIT INSTALLATION.

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER



PROJECT

**COTTONWOOD CLASSICAL PREPARATORY SCHOOL
PARKING EXPANSION**
7801 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

100% CONSTRUCTION
DRAWINGS

REVISIONS

DRAWN BY: _____
REVIEWED BY: _____
DATE: 13 APR 2020
PROJECT NO.: 19-0093
DRAWING NAME: ELECTRICAL SITE PLAN



SHEET NO.
ES-101
OF

A1 NORTH
ELECTRICAL SITE PLAN
1" = 30'-0"

A4 ENLARGED ELECTRICAL SITE PLAN
1/8" = 1'-0"

08 ADDITIONAL PERTINENT INFORMATION

A. Off-Street Parking Clarification Exhibit

PARKING COUNT
151 SPACES PROVIDED
10 ADA SPACES PROVIDED

PARKING REQUIREMENTS
PER CITY OF ALBUQUERQUE:
 126 PARKING SPACES REQUIRED
 (3 PARKING SPACES REQUIRED PER CLASSROOM)
 42 CLASSROOMS X 3 = 126 SPACES
 144 SPACES PROVIDED

HANDICAPPED PARKING: PER NM BUILDING CODE
 TABLE 1106.1/101-300 SPACES
 8 TOTAL REQUIRED INCLUDING 2 VAN ACCESSIBLE
 10 TOTAL PROVIDED INCLUDING 2 VAN ACCESSIBLE.

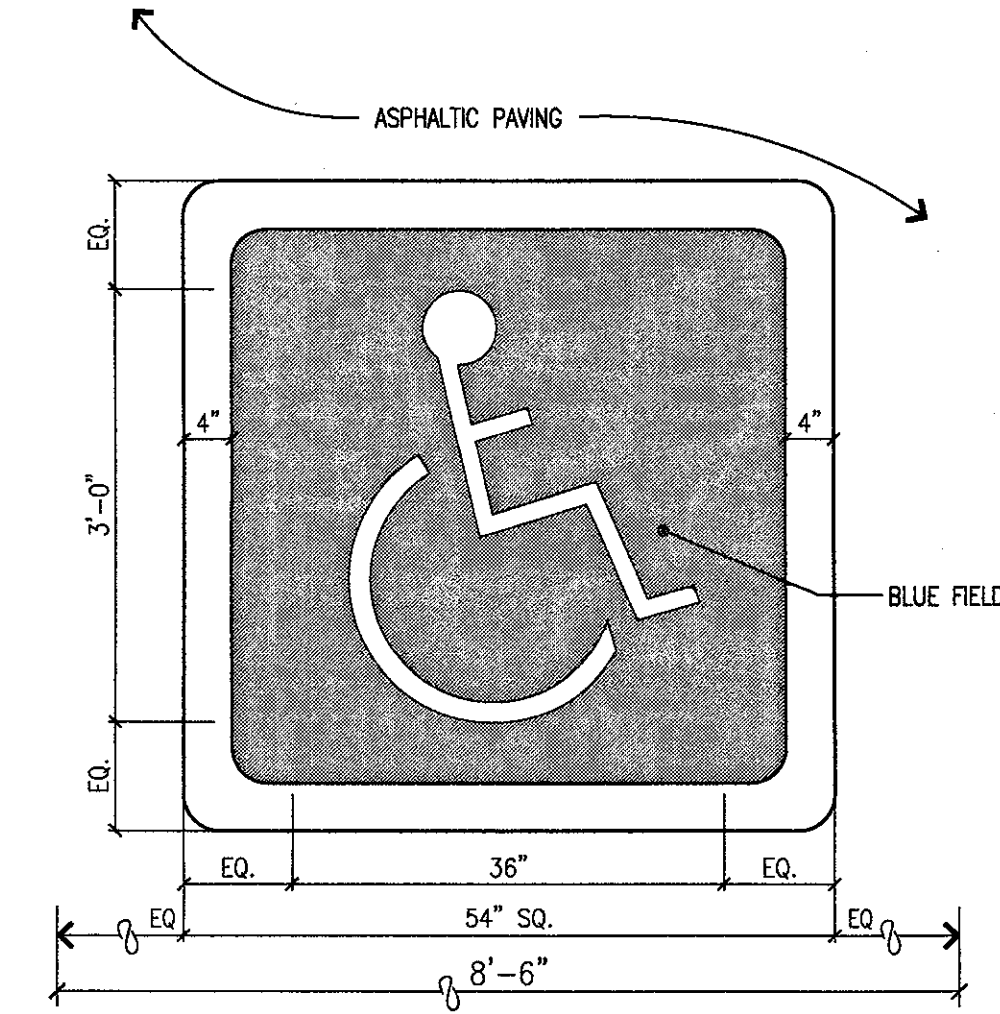
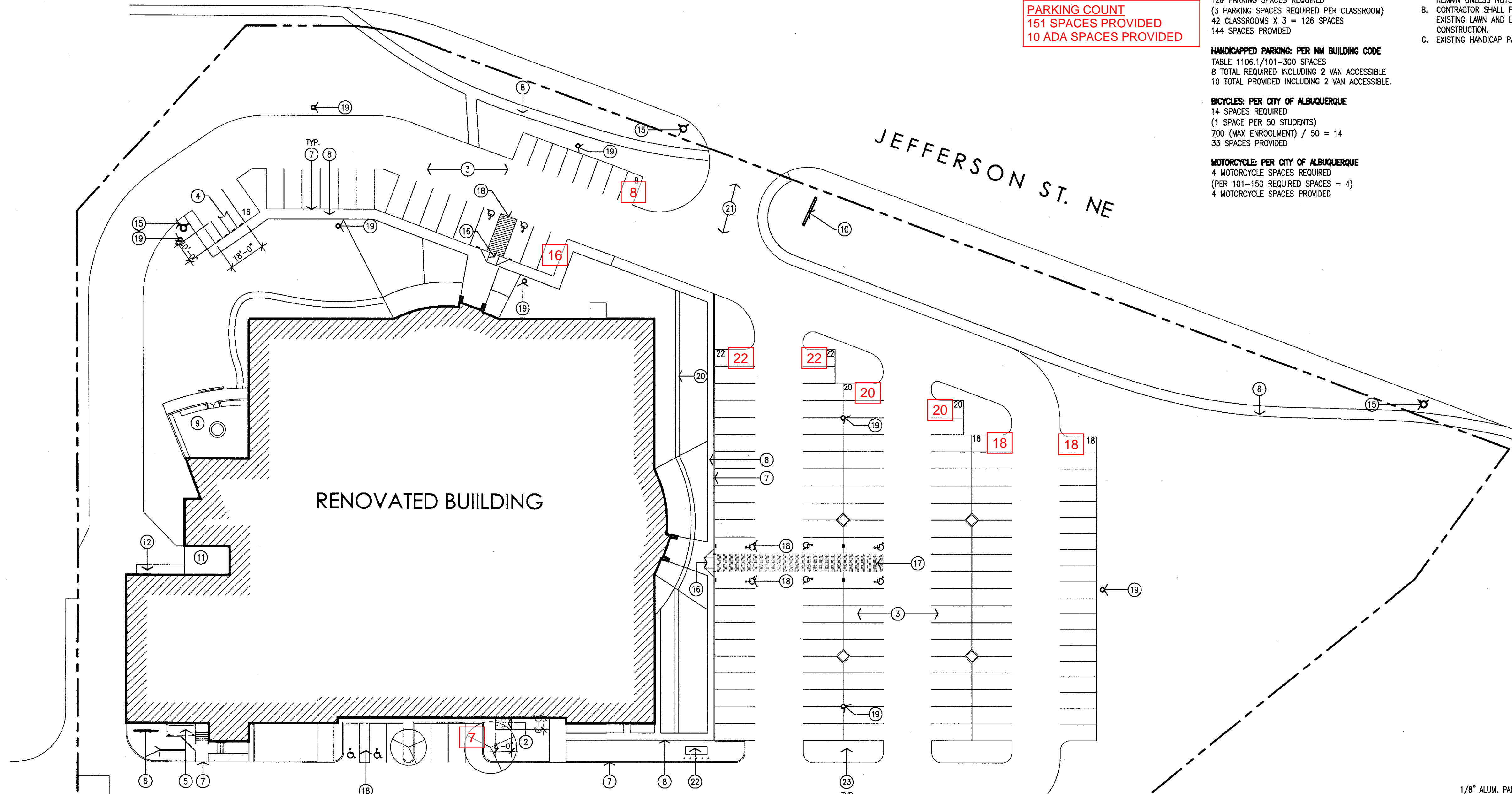
BICYCLES: PER CITY OF ALBUQUERQUE
 14 SPACES REQUIRED
 (1 SPACE PER 50 STUDENTS)
 700 (MAX ENROLLMENT) / 50 = 14
 33 SPACES PROVIDED

MOTORCYCLE: PER CITY OF ALBUQUERQUE
 4 MOTORCYCLE SPACES REQUIRED
 (PER 101-150 REQUIRED SPACES = 4)
 4 MOTORCYCLE SPACES PROVIDED

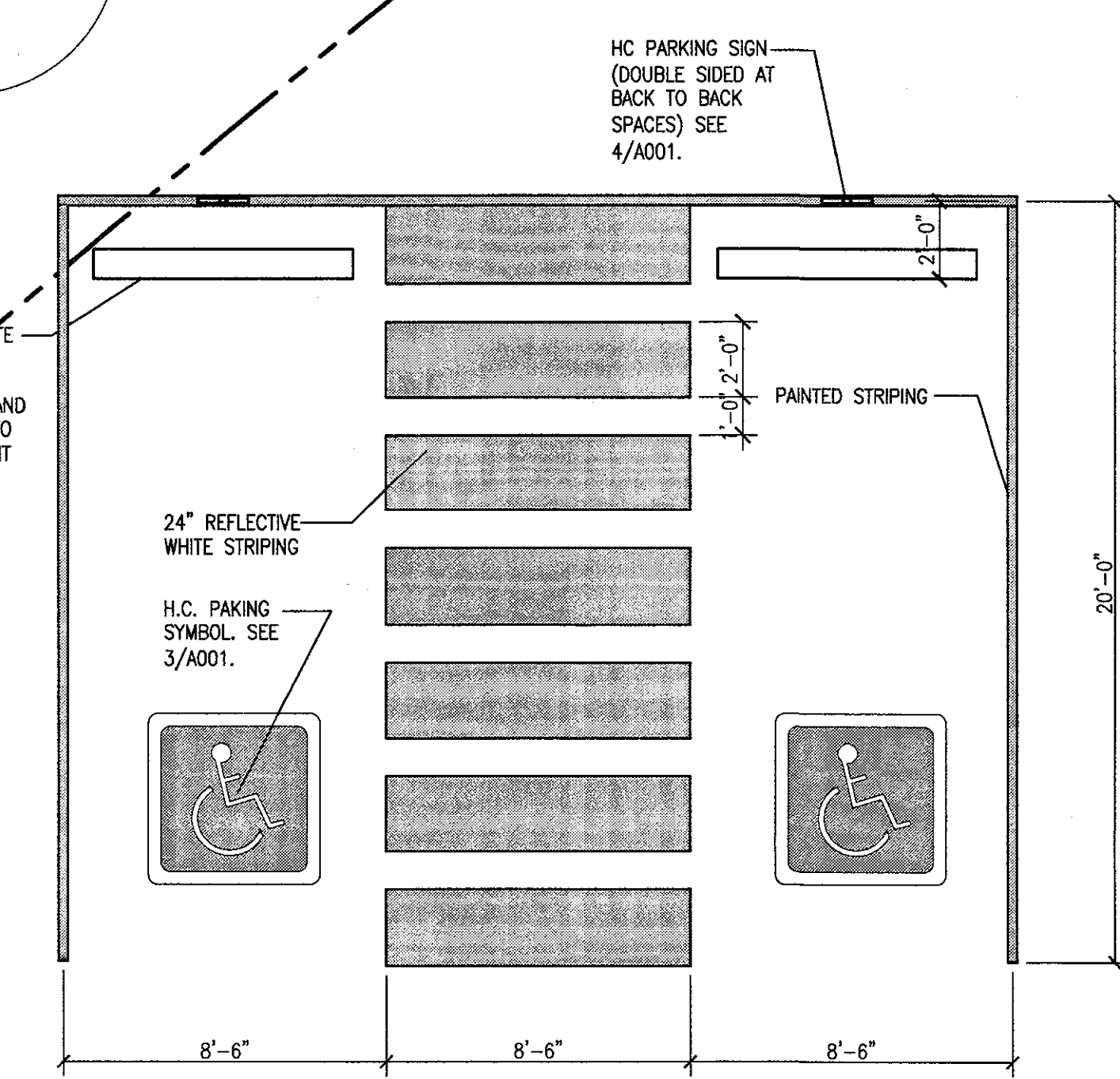
GENERAL NOTES
 A. EXISTING SITE CONDITIONS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
 B. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING LAWN AND LANDSCAPE AREAS DURING CONSTRUCTION.
 C. EXISTING HANDICAP PARKING SIGNS TO REMAIN.

KEYED NOTES

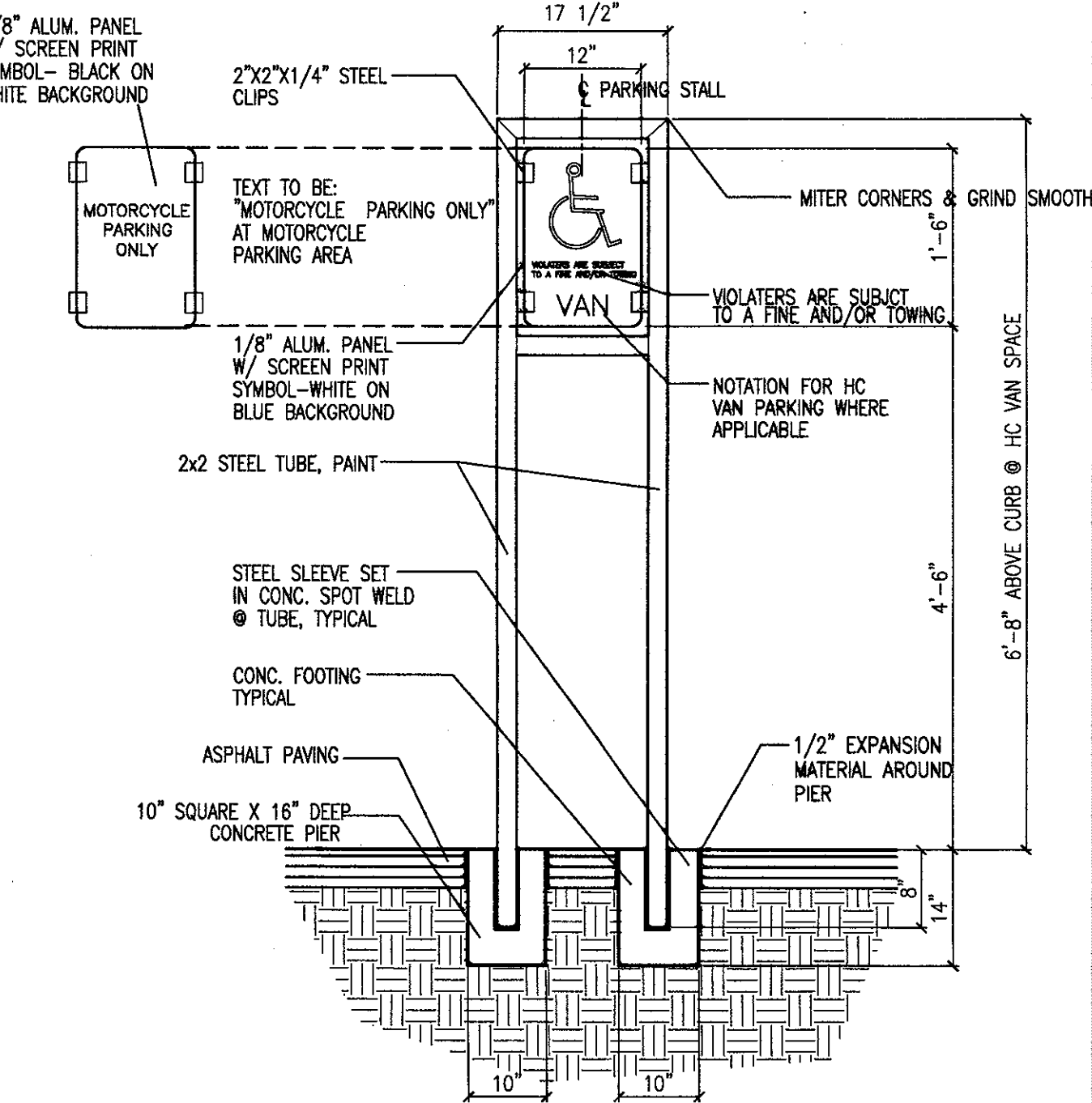
- [1] EXISTING CITY OF ALBUQUERQUE COMPLIANT REFUSE ENCLOSURE TO REMAIN.
- [2] NEW CONCRETE SIDEWALK AT NEW EXTERIOR DOOR.
- [3] FILL CRACKS/ POTHOLES, PROVIDE ASPHALT SEAL COAT AND RE-STRIPE ASPHALT PARKING AREA. NEW STRIPING TO INCLUDE ALL NEW STRIPING/ SYMBOLS SHOWN, BUS AND PARENT DROP-OFF AND FIRE LANE DESIGNATIONS.
- [4] 4 NEW MOTORCYCLE PARKING SPACES WITH SIGNAGE.
- [5] EXISTING CANOPY AND 11 SPACE BICYCLE RACK TO REMAIN.
- [6] NEW 11 SPACE OWNER PROVIDED BICYCLE RACK.
- [7] EXISTING CURB & GUTTER TO REMAIN.
- [8] EXISTING CONCRETE SIDEWALK TO REMAIN.
- [9] EXISTING CONCRETE PATIO TO REMAIN.
- [10] EXISTING MONUMENT SIGN TO BE CHANGED UNDER SEPARATE PERMIT.
- [11] EXISTING LOADING DOCK.
- [12] EXISTING CONCRETE RAMP.
- [13] EXISTING VOLLEYBALL COURT.
- [14] BASKETBALL COURT STRIPING.
- [15] EXISTING FIRE HYDRANT TO REMAIN.
- [16] EXISTING HANDICAP RAMP.
- [17] (4) NEW HANDICAP PARKING SPACES WITH STRIPING AND SIGNAGE. SEE 2/A001.
- [18] EXISTING HANDICAP SPACES WITH SIGNAGE TO REMAIN. RE-STRIPE.
- [19] EXISTING LIGHT POLE AND BASE TO REMAIN.
- [20] EXISTING VALLEY GUTTER TO REMAIN.
- [21] EXISTING DRIVE PAD TO REMAIN.
- [22] EXISTING GAS METER AND BOLLARDS TO REMAIN.
- [23] EXISTING LANDSCAPING ISLAND TO REMAIN.



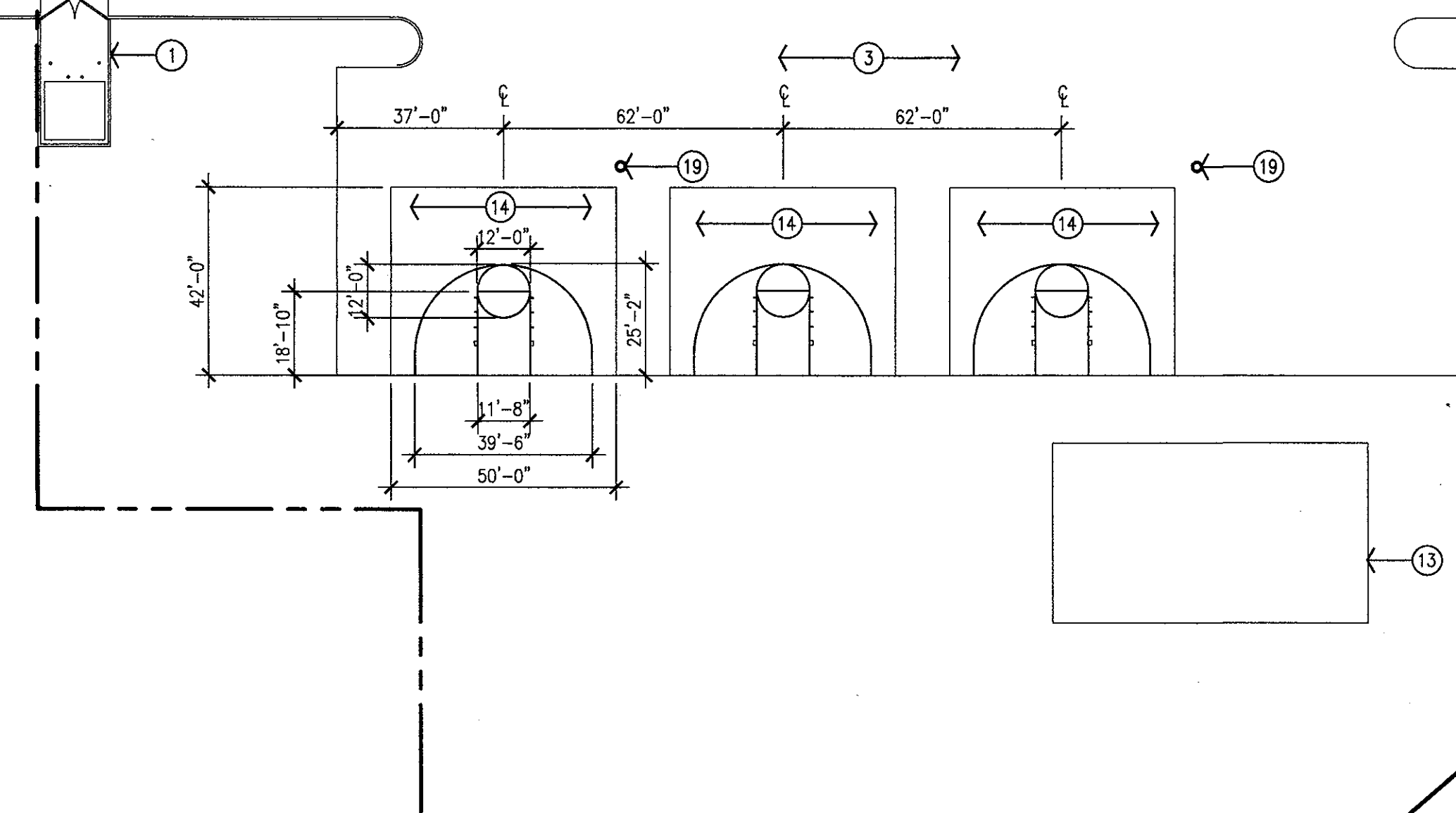
3 HC Pavement Sign Detail
 Scale: 3/4"=1'-0"



2 HC Parking Striping Detail
 Scale: 1/4"=1'-0"

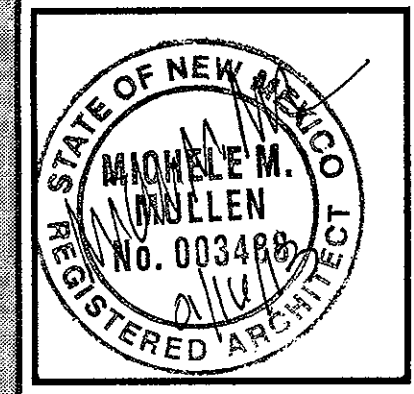


4 HC Parking Sign Detail
 Scale: 3/4"=1'-0"



1 Architectural Site Plan
 Scale: 1"=30'-0"

revision
 by
 date
 rev
MH
 Mullen Heller
 Architecture P.C.
 924 Park Avenue SW
 Suite B
 Albuquerque 87102
 505 268 4144 [p]
 505 268 4244 [f]



job number 12-16
 drawn by av
 project manager Michele Mullen
 date 01/11/13

project title
Cottonwood Classical Renovation
 7801 Jefferson St. NE
 Albuquerque, NM 87113
 sheet title
Site Plan

sheet
A001

08 ADDITIONAL PERTINENT INFORMATION

B. Journal Center ARC Approval

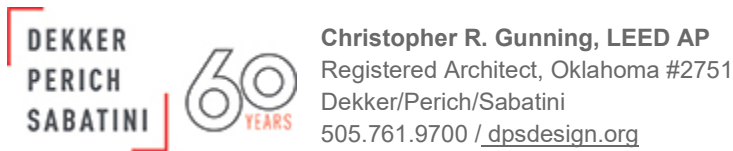
Brian Griffith

From: Christopher R. Gunning
Sent: Thursday, April 16, 2020 12:12 PM
To: Brian Griffith; LAH7575@aol.com
Cc: Sanjay S. Kadu; Mimi Burns; Courtney L. McKelvey
Subject: RE: Cottonwood Classical - 90% Reviews

Brian,

Lowell Hare and I have reviewed the memo and revised drawings submitted April 15, 2020, which were provided in response to the Journal Center Corporation Architectural Review Committee's written comments. We find the explanations and drawing revisions acceptable relative to the Journal Center's Design Standards. Therefore, on behalf of the JCC-ARC we approve the revised drawings as submitted. Please accept this email as our approval letter for use in submitting to the City of Albuquerque for Administrative Amendment to the approved Site Development Plan.

For the Journal Center Corporation Architectural Review Committee,



From: Brian Griffith <BrianG@dpsdesign.org>
Sent: Wednesday, April 15, 2020 9:22 PM
To: Christopher R. Gunning <chrisg@dpsdesign.org>; LAH7575@aol.com
Cc: Sanjay S. Kadu <SanjayK@dpsdesign.org>; Mimi Burns <mimib@dpsdesign.org>; Courtney L. McKelvey <courtneym@dpsdesign.org>
Subject: RE: Cottonwood Classical - 90% Reviews

Hello Chris and Lowell,

Attached, please find a memo detailing our responses to your comments along with the pertinent sheets. If you find these changes acceptable, please issue approval of the project at your earliest convenience. Please call me with any questions or concerns. My cell phone number is (505) 977-3489.

Thank you,

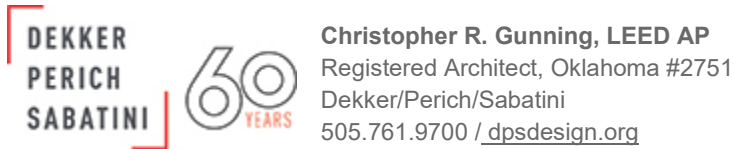
Brian

From: Christopher R. Gunning <chrisg@dpsdesign.org>
Sent: Wednesday, April 8, 2020 2:00 PM
To: Brian Griffith <BrianG@dpsdesign.org>; LAH7575@aol.com
Cc: Sanjay S. Kadu <SanjayK@dpsdesign.org>; Mimi Burns <mimib@dpsdesign.org>; Courtney L. McKelvey <courtneym@dpsdesign.org>
Subject: RE: Cottonwood Classical - 90% Reviews

Brian,

Please find attached a memo with our comments and questions. Please let Lowell or me know if you need any clarification.

Thanks
Chris



From: Brian Griffith <BrianG@dpsdesign.org>
Sent: Wednesday, April 08, 2020 10:18 AM
To: Christopher R. Gunning <chrsg@dpsdesign.org>; LAH7575@aol.com
Cc: Sanjay S. Kadu <SanjayK@dpsdesign.org>; Mimi Burns <mimib@dpsdesign.org>; Courtney L. McKelvey <courtneym@dpsdesign.org>
Subject: Re: Cottonwood Classical - 90% Reviews

Thanks Chris. We're submitting this to the city as an Administrative Amendment since the changes to the existing site plan are minor.

Brian

REFERENCE

PROJECT# - 2020-003646

CASE# - SI-2020-00157

FOR ALL DOCUMENTATION

(FINAL SIGN OFF IS STAMPED INCORRECTLY - SI-2020-000157)

G. Delgado UD&D