

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 6, 2022

Diana Duran
Fbt Architects
6501 Americas Pkwy NE, Ste. 300
Albuquerque, NM 87110

Re: Cottonwood Classical
7801 Jefferson St. NE
Traffic Circulation Layout
Architect's Stamp 9-17-21 (D17-D003A)

Dear Ms. Duran,

The TCL submittal received 05-6-2022 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and 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,

Jeanne Wolfenbarger

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

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

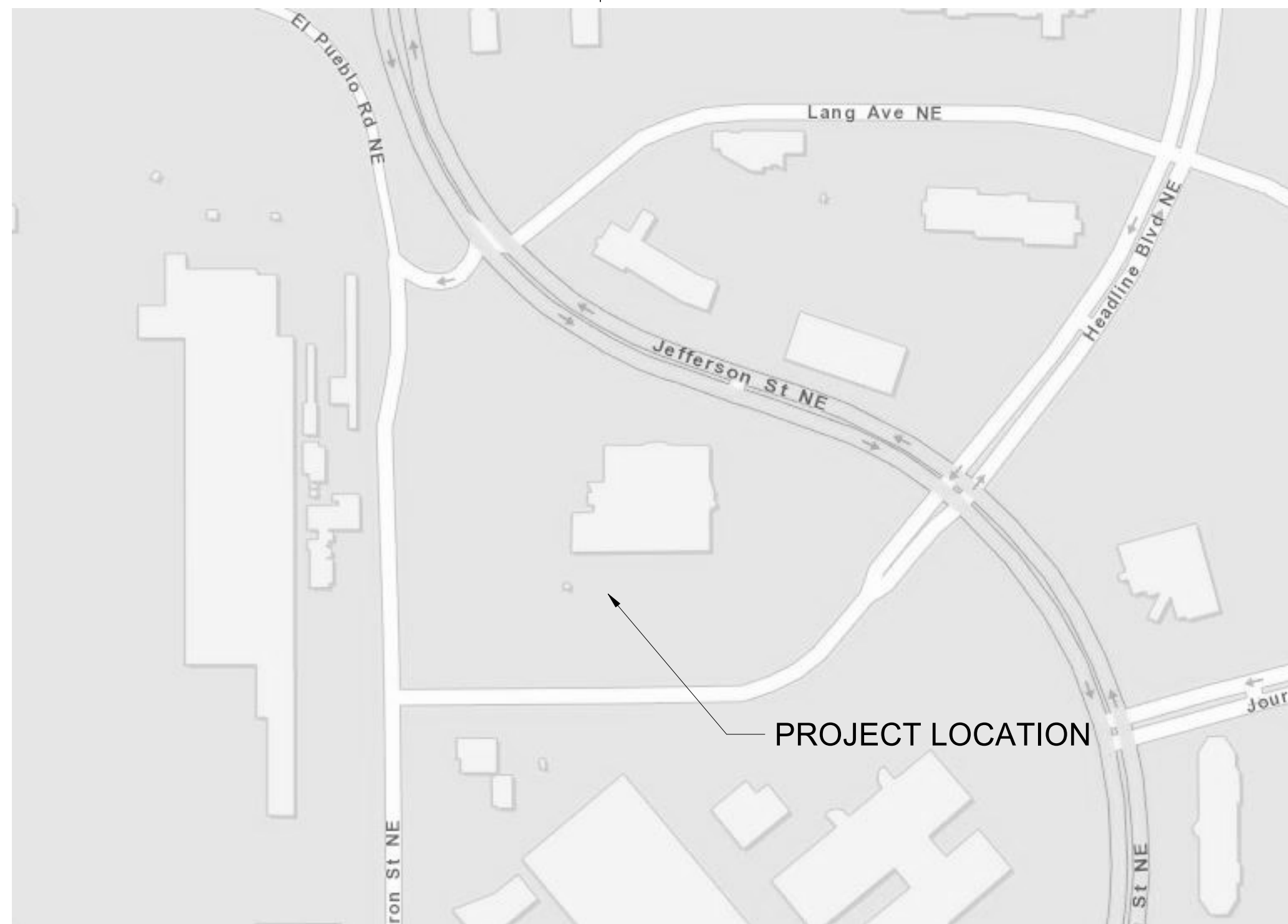
ZONE CLASSIFICATION: IP

GENERAL NOTES

- A. CONTRACTOR SHALL PERFORM DAILY CLEANUP WHEN FINISH TRADE WORK IS BEING PERFORMED.
- B. SEE ENLARGED PLANS FOR CLASSROOM LAYOUTS, CASEWORK, ETC.
- C. SEE ROOM MATERIALS LEGEND ON ID SHEETS FOR FLOOR/BASE WALL AND CEILING MATERIAL INFORMATION.
- D. PROVIDE WOOD BLOCKING IN ALL WALLS FOR SUPPORT OF PARTITIONS, SIGNAGE, ACCESSORIES, AND OTHER WALL SUPPORTED ITEMS AS REQUIRED.
- E. SEE ANSI GUIDELINES FOR INFORMATION REGARDING ACCESSIBILITY REQUIREMENTS.
- F. PROVIDE SEALANT AT INTERSECTIONS OF ALL DISSIMILAR MATERIALS.
- G. COORDINATE ALL PLUMBING FIXTURES WITH THE PLUMBING DRAWINGS. IN CASE OF ANY DISCREPANCY, NOTIFY ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN OF INSTALLATION.
- H. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS.
- I. FURNISH AND INSTALL 5/8" IMPACT RESISTANT GYP. BOARD TO 8'-0" AFF AT ALL CORRIDOR AND VESTIBULE WALL LOCATIONS.
- J. SEE A-601 FOR DOOR AND WINDOW SCHEDULE AND A-602/603 FOR DOOR AND WINDOW FRAME ELEVATIONS.
- K. SEE PARTITION TYPES A-501
- L. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3FT AND 8FT TALL, WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- M. PROTECT EXISTING SIDEWALKS DURING CONSTRUCTION. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK, CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAILS FOR PAVING DRAWINGS 2415A, 2415B, 2430.

KEYNOTES

- S01 (4") STANDARD DUTY CONCRETE PAVING. TURN DOWN CONCRETE EDGE AT ALL EXPOSED EDGES. SEE SITE DETAILS SHEET E2/AS-103.
- S10 18" X 12" OF PAINTED CROSSWALK STRIPES AT 36" O.C. COLOR (WHITE) SEE DETAIL D8/TL-C-002.
- S18 ASPHALT PAVING. SEE CIVIL SHEET C-301 FOR DETAILS.
- S19 CONCRETE CURB AND GUTTER. SEE CIVIL DETAILS C1/C-501.
- S20 CONCRETE FIELDED STEEL PIPE BOLLARD. SEE SITE DETAILS.
- S23 6" REINFORCED CONCRETE APRON. FLUSH WITH ASPHALT PAVEMENT. SEE C2/AS-103.
- S27 CONCRETE SIDEWALK (WITH TURN DOWN CONCRETE EDGE ALL EXPOSED EDGES). SEE SITE DETAIL E1/AS-103.
- S29 CONCRETE SITE STAIRS. SEE SITE DETAILS C1/AS-104.
- S31 EXISTING STEEL FENCE. RELOCATE AS SHOWN IN THE DRAWINGS. SEE SITE DETAILS FOR MODIFICATION REQUIREMENTS.
- S35 ACCESSIBLE CURB RAMP. PARALLEL TYPE. SEE SITE DETAIL D9/TL-C-002. RAMP TO COMPLY WITH THE CITY OF ALBUQUERQUE PAVING STANDARDS. DETAIL A DRAWING 2443.
- S41 EXISTING SUNSHADE STRUCTURE.
- S51 LANDSCAPING AREA. SEE LANDSCAPE.
- S52 EXISTING BASKETBALL COURT.
- S53 OVERHEAD ELECTRICAL UTILITY LINE. SEE ELECTRICAL.
- S57 PLANTER AREA AT BUILDING PERIMETER PROVIDE TREE GRATE WITH TREE LIFES. SEE LANDSCAPE DETAIL L3-001.
- S58 NEW CONCRETE SIDEWALK TO CONNECT WITH EXISTING CONCRETE LANDING. PROVIDE A FLUSH TRANSITION BETWEEN NEW AND EXISTING CONCRETE. ALL TRANSITIONS SHALL BE COMPLIANT WITH CONAG PAVING STANDARDS.
- S90 PROPERTY LINE. SEE SURVEY.
- S63 SITE WALL (SMOOTH FACE) COLOR INTEGRAL CMU WITH 8 1/2" X 4 1/2" X 10 1/2" CONTINUOUS COLOR INTEGRAL CAP. SEE STRUCTURAL, CIVIL, AND SITE DETAILS.
- S79 ACCESSIBLE CURB RAMP. SEE SITE DETAIL B1/TL-C-002. RAMP TO COMPLY WITH THE CITY OF ALBUQUERQUE PAVING STANDARDS. DETAIL A DRAWING 2442.
- S87 YELLOW TRUNCATED DOME SURFACE PER CODE.
- S98 CLEAR SIGHT TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3FT AND 8FT TALL, WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- S99 DASHED LINES REPRESENTS CURB TO BE PAINTED. USE YELLOW TRAFFIC MARKING PAINT WHERE NOTED.



VICINITY MAP

7801 Jefferson St NE, Albuquerque, NM 87109

PARKING CALCULATIONS

BUILDING USE =	HIGH SCHOOL
PARKING REQUIREMENTS =	3/CLASSROOM
EXISTING CLASSROOM COUNT =	47
NEW CLASSROOMS (PHASE 2) =	06
REQUIRED PARKING SPACES =	53 x 3 = 159
LESS 10% BUS DISCOUNT =	15 SPACES
TOTAL REQUIRED PARKING SPACES =	144 SPACES REQ.
REQUIRED BYCYCLE PARKING = (3/CLASSROOM)	159 REQUIRED
REQUIRED ADA PARKING =	08 SPACES
EXISTING PARKING =	153 SPACES
EXISTING ADA PARKING TO REMAIN =	08 SPACES
EXISTING MOTORCYCLE PARKING TO REMAIN =	04 SPACES
EXISTING ELECTRIC VEHICLE STATIONS =	02 SPACES
EXISTING BICYCLE PARKING PROVIDED =	56 SPACES

NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER

RADII LIST

VEHICLE TYPE	PROVIDED RADII
PASSENGER CAR	21'-10" @ ENTRY 34'-4" @ EXIT (TIBURON ST) (HEADLINE BLVD)
SCHOOL BUS (42' MIN)	42' @ ENTRY 43' @ EXIT (HEADLINE BLVD)
SINGLE UNIT TRUCK (DELIVERY)	42' @ ENTRY 43' @ EXIT (HEADLINE BLVD)
GARBAGE TRUCK	42' @ ENTRY 43' @ EXIT (HEADLINE BLVD)
FIRE TRUCK	42' @ ENTRY 43' @ EXIT (HEADLINE BLVD)
FIRE TRUCK	48' @ CUL-DE-SAC

QUEUING ANALYSIS

SCHOOL BUSES: 7 BUSES DAILY
VEHICLES: 250-300 DAILY
QUEUING LINE CAPACITY: 80 VEHICLES

DROP-OFF TIME DURATION (AM): 30 MIN
MORNING OPERATION
STUDENT DROP-OFF CAR QUEUING BEGINS AT 7:00AM AND ENDS AT 7:30AM
VEHICLES ACCESS QUEUING LINE AT TIBURON STREET AND EXIT AT HEADLINE BLVD. STUDENTS ARE DROPPED OFF IN THE EAST SIDE OF THE BUILDING.

VEHICULAR ACCESS FROM JEFFERSON ST. IS LIMITED FROM 6:45AM TO 7:30AM FOR STAFF AND STUDENTS. AFTER 7:30 AM ACCESS FROM JEFFERSON ST. IS RESTRICTED FOR THE DURATION OF THE DROP-OFF OPERATIONS UNTIL 7:30AM.

BUSES ENTERS CAMPUS FROM HEADLINE BLVD INTO A PRIVATE CUL-DE-SAC AND EXIT TO HEADLINE TURNING RIGHT.

REGULAR ACCESS TO CAMPUS IS RESUME BUT LIMITED TO JEFFERSON ST. EAST ACCESS FROM HEADLINE AND WEST ACCESS FROM TIBURON IS RESTRICTED. THE CUL-DE-SAC ENTRY IS RESTRICTED TO SERVICE VEHICLES ONLY.

PICK-UP TIME DURATION (PM): 30 MIN
AFTERNOON OPERATION
SAME AS MORNING OPERATION BEGINNING AT 2:50PM AND ENDING AT 3:20. INDIVIDUAL STUDENT PICK-UP IS LOCATED ON THE EAST SIDE OF THE BUILDING. BUS PICK-UPS ARE LOCATED ON THE WEST SIDE OF THE BUILDING.

INTERSECTION SIGHT DISTANCE
PER TABLE 7.4.65 CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL
NEW BUS CUL-DE-SAC MEETS THE REQUIRED INTERSECTION SIGHT DISTANCE

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INTERIORS
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COTTONWOOD CLASSICAL PREPARATORY - BUILDING ADDITION

CONSTRUCTION DOCUMENTS

7801 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

APRIL 2022

MARK	DATE	DESCRIPTION
10	03/16/22	Permit

ISSUE:

DATE:

PROJECT NO:

CAD DWG FILE:

DRAWN BY:

CHECKED BY:

Author

Checker

SHEET TITLE

TRAFFIC CIRCULATION LAYOUT

TCL-001

A1 TRAFFIC CIRCULATION LAYOUT

1" = 40'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED
05/06/2022

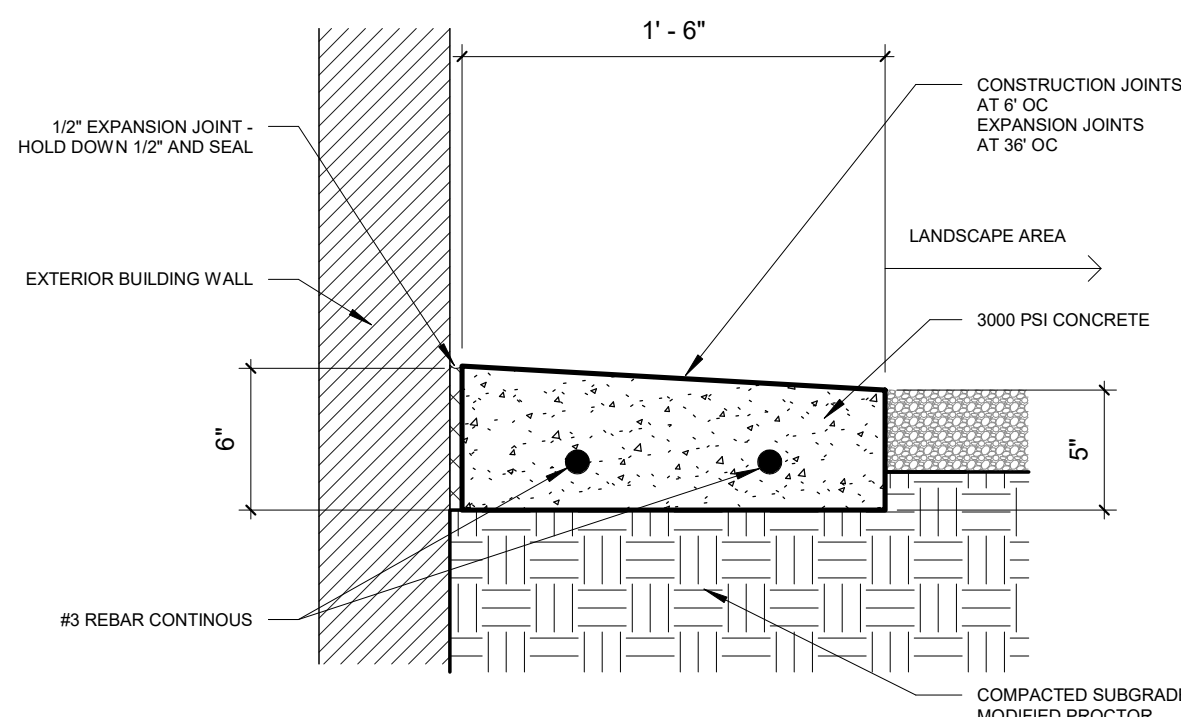
Jeanne Wolfenbarger

EXISTING SCHOOL
FINISH FLOOR ARCH = 100'-0"
FINISH FLOOR CIVIL = 5143.5

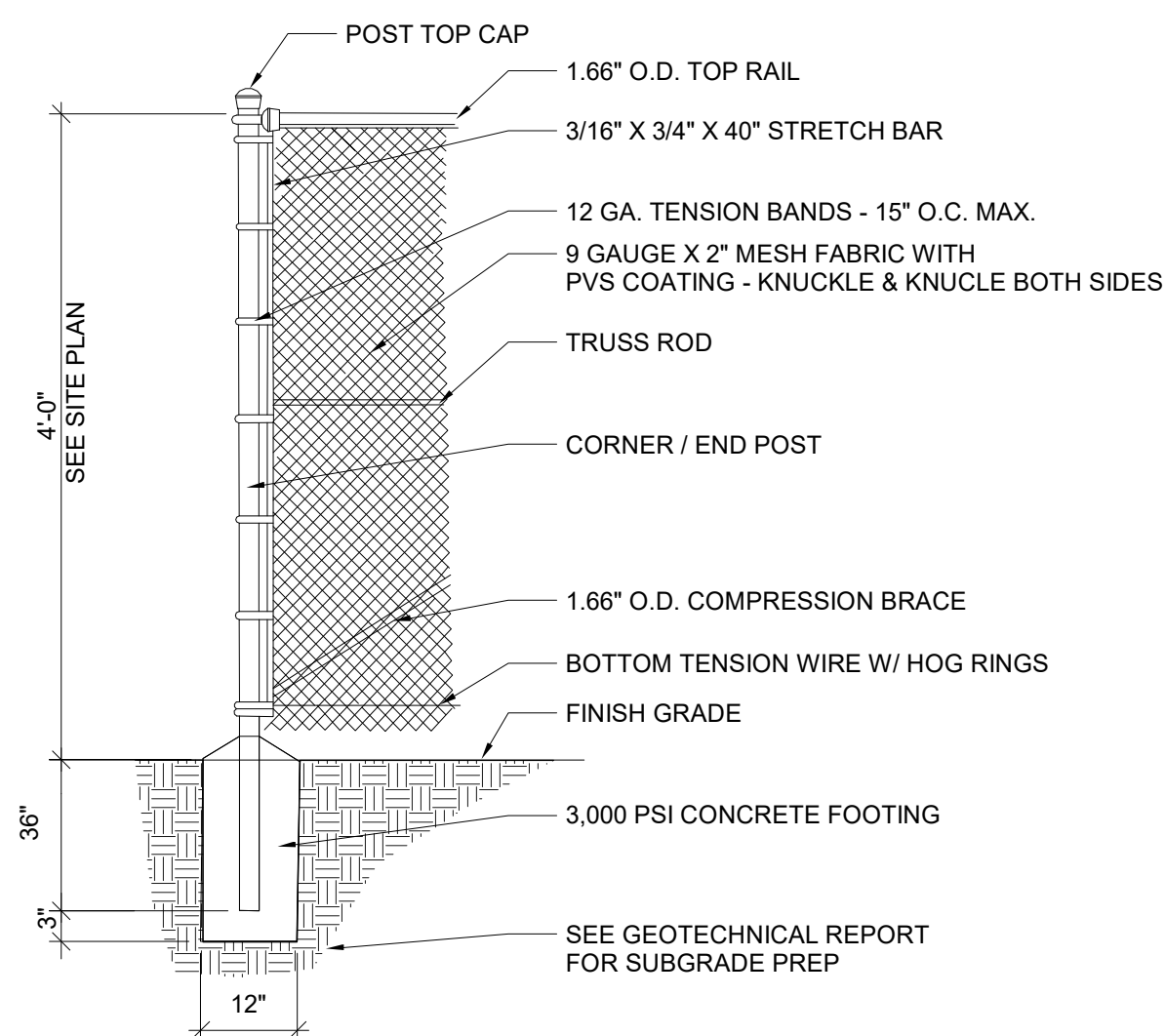
HEADLINE BLVD. NE

EXISTING STUDENT DROP OFF EXIT

Jeanne Wolfenbarger

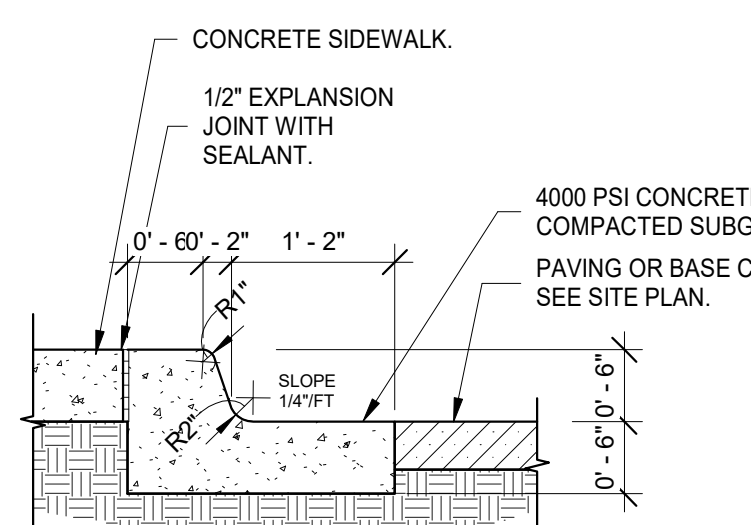


D2 CONCRETE MOW STRIP, TYP



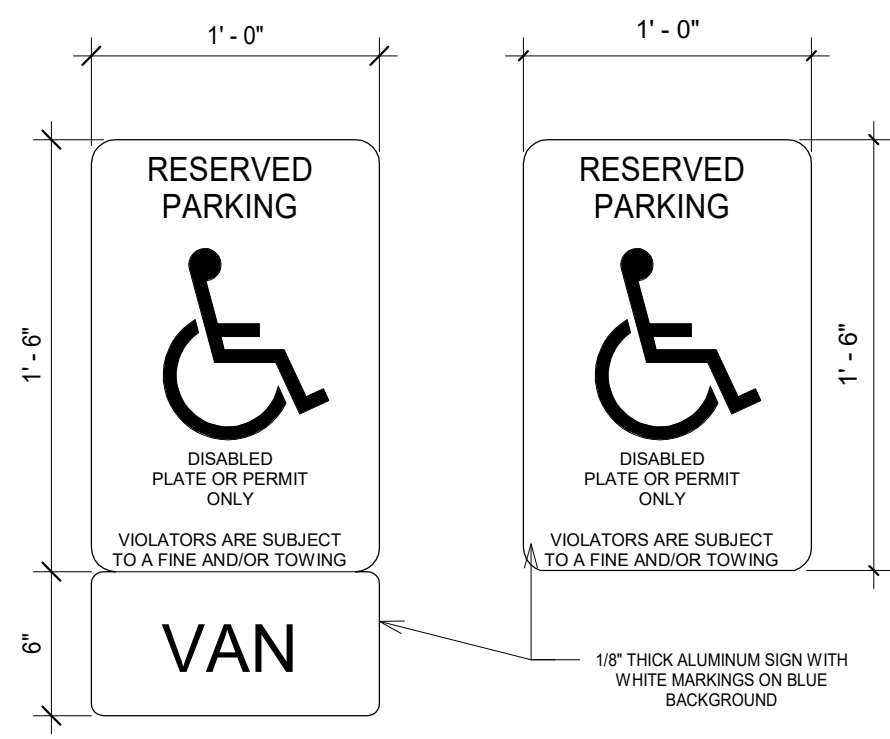
- NOTES:
1. REFERENCE SPECIFICATIONS FOR POST SIZES.
 2. TERMINAL POSTS AT GATES SHALL BE SIZED PER THE SPECIFICATIONS. SEE PLAN FOR GATES LOCATIONS AND TYPE.
 3. WHENEVER POSSIBLE, ALL BOLTS AND FASTENERS SHALL BE PLACED SO THAT THE END PIECES PROJECT AWAY FROM PLAY AREAS, WALKWAYS, BOLTS, ETC. SO THERE ARE NO PROTRUDING ENDS.
 4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

C3 4' HT CHAINLINK FENCE

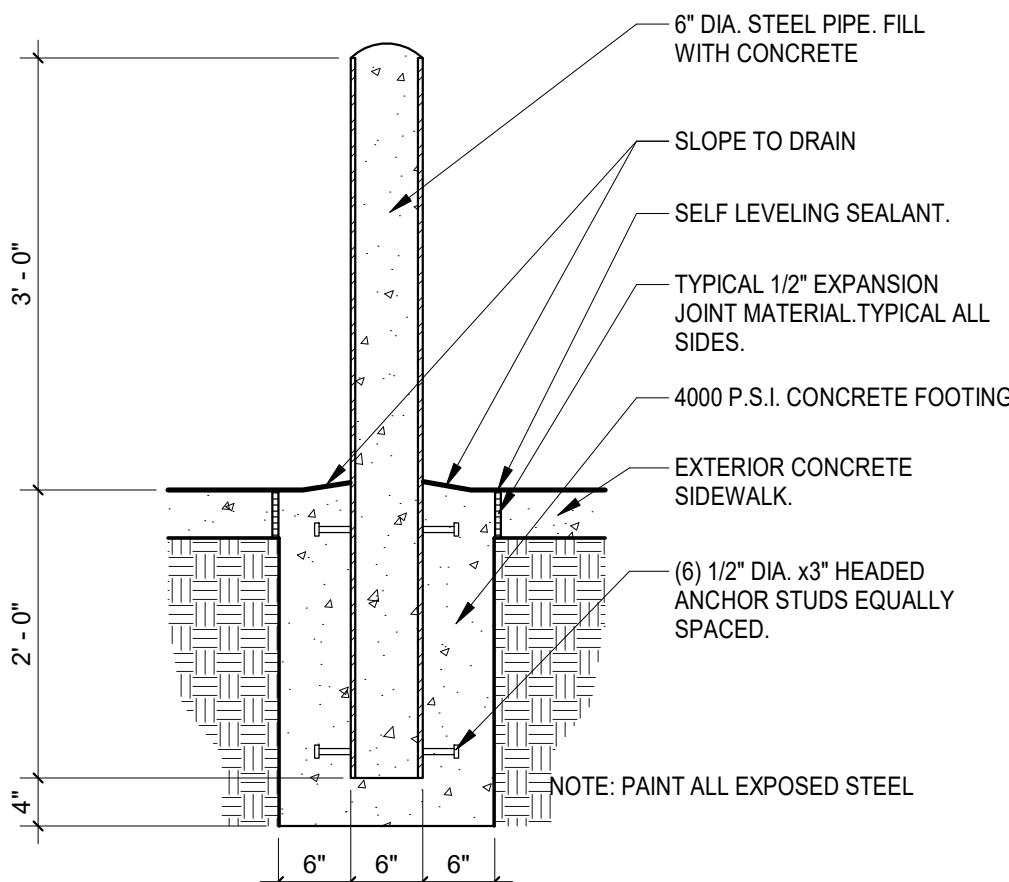


- NOTES:
1. SEE PLAN FOR SIDEWALK JOINT PATTERN.
2. CONSTRUCT 1/2" EXPANSION JOINTS WITH SEALANT @ 40'-0" O.C. MAX.
3. CONSTRUCT 1 1/2" DEEP TOOLED CONTROL JOINTS @ 5'-0" O.C. MAX.

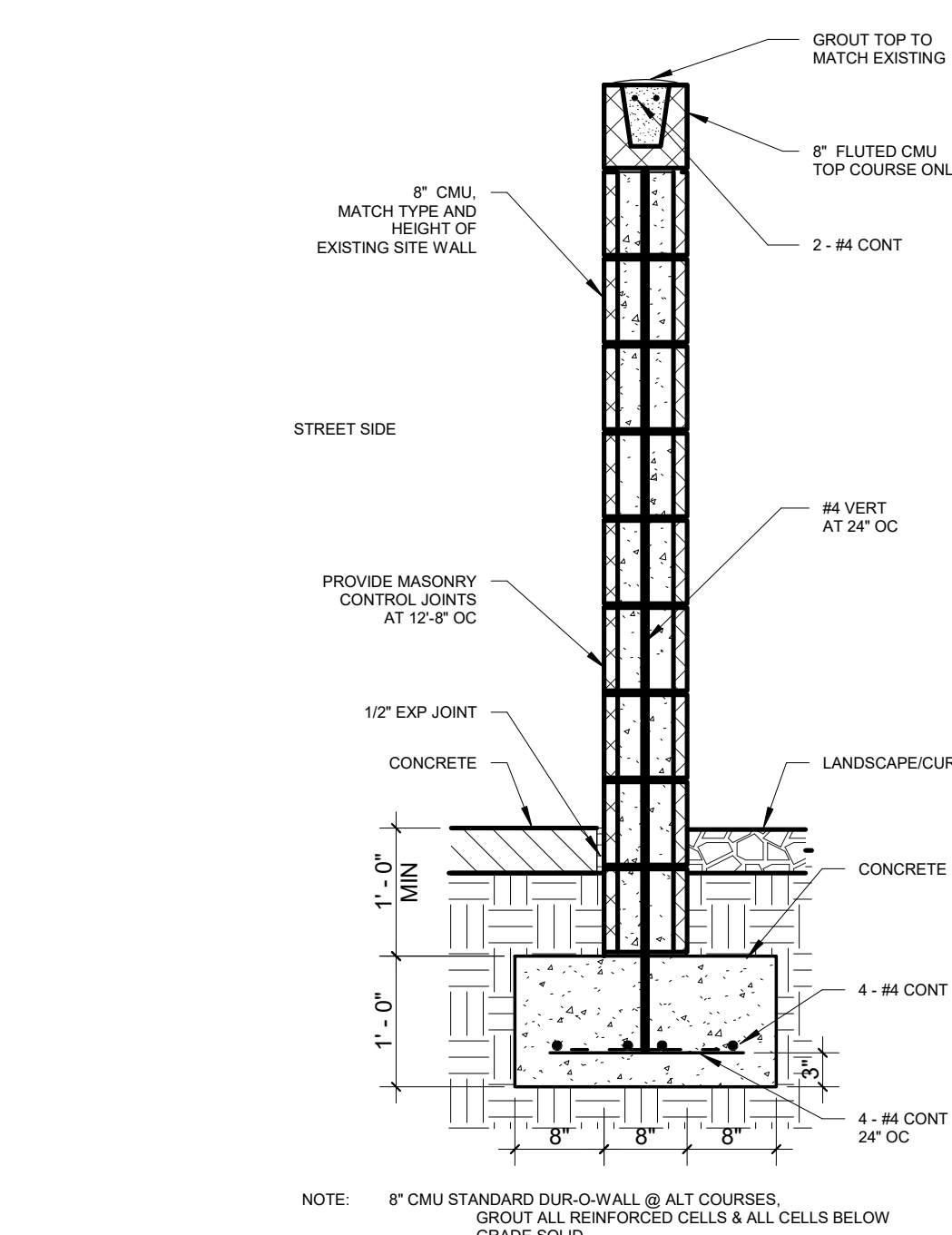
B2 CONCRETE CURB & GUTTER



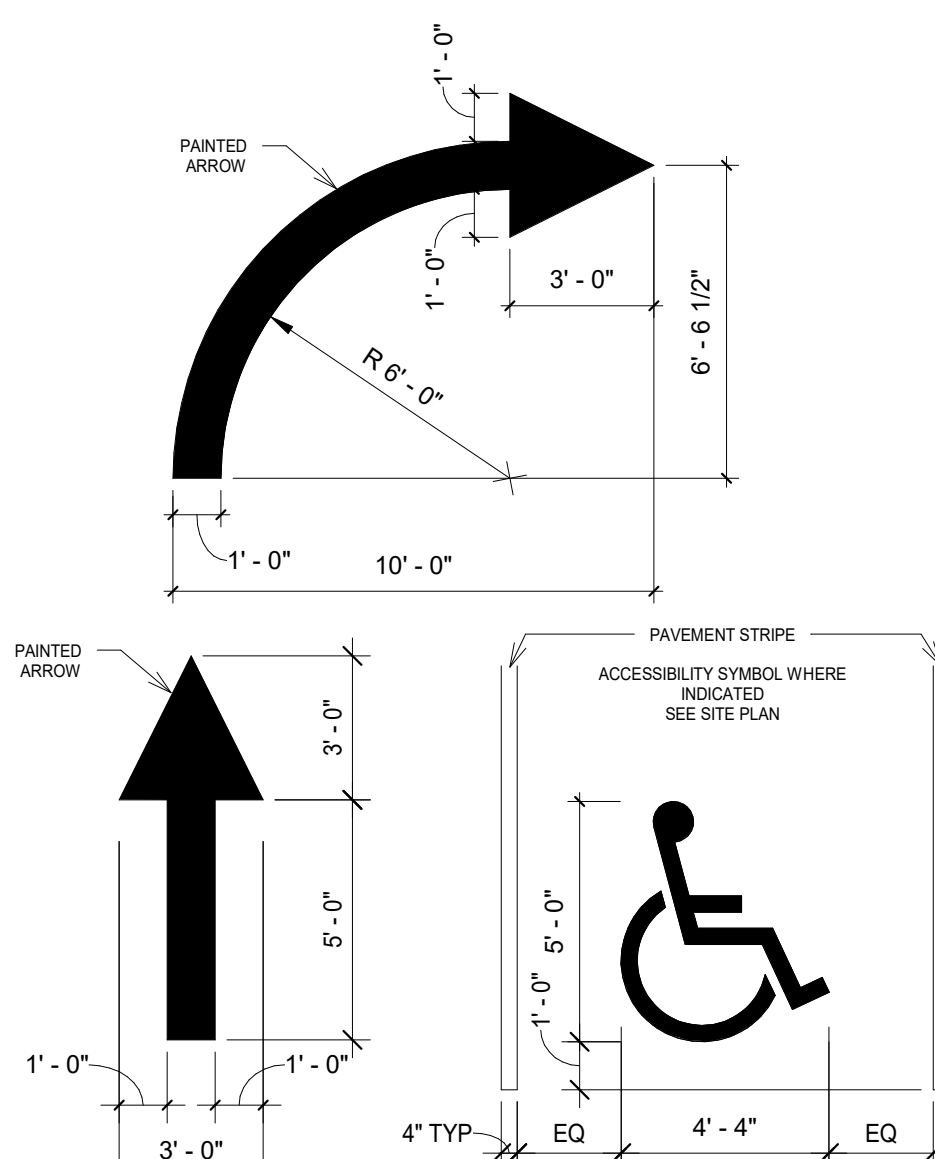
A2 PARKING SIGNS



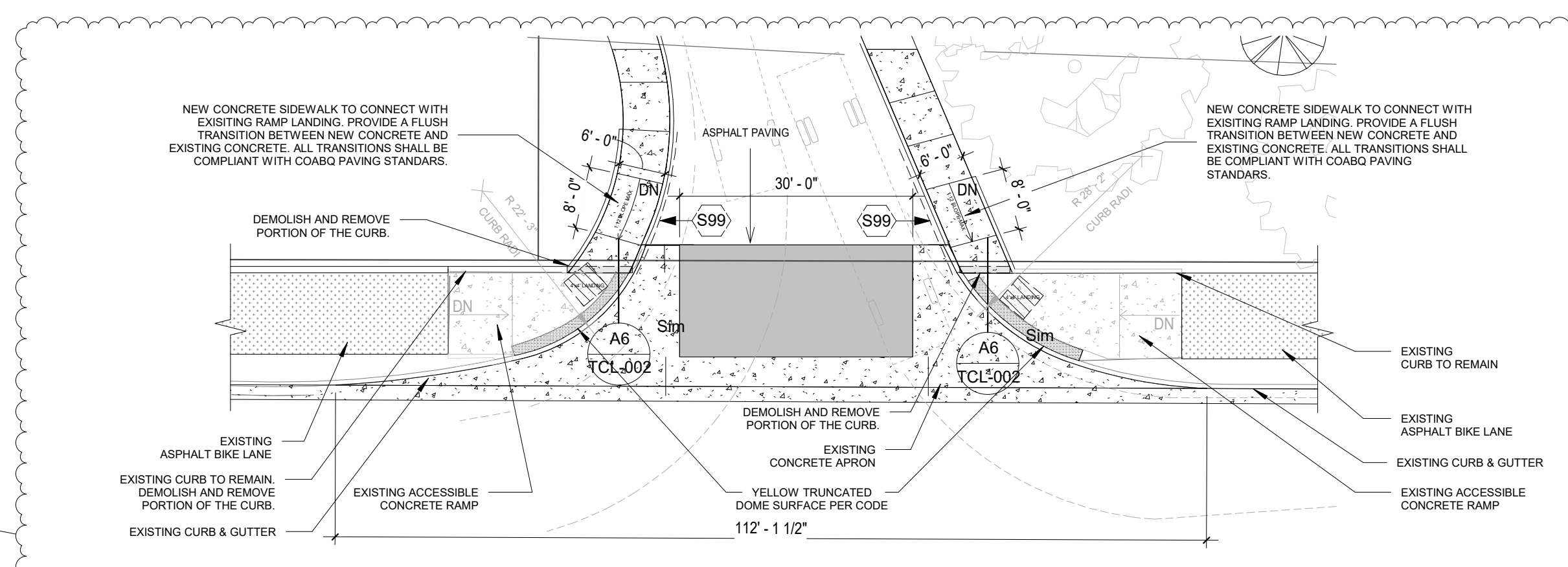
B3 BOLLARD DETAIL



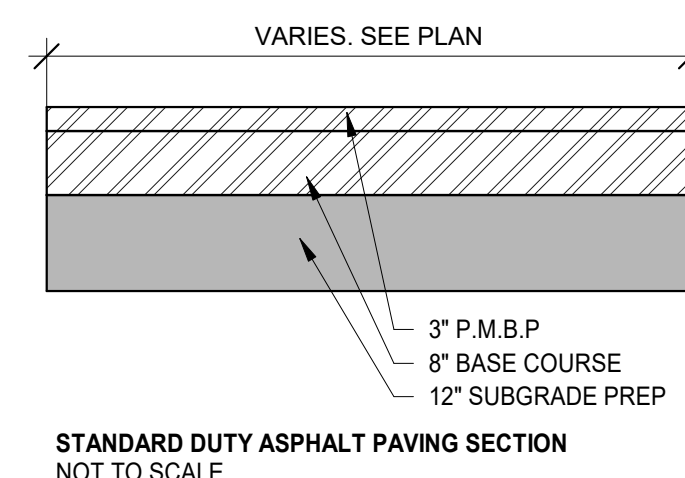
C5 SITE WALL, TYPICAL



PAVEMENT MARKINGS

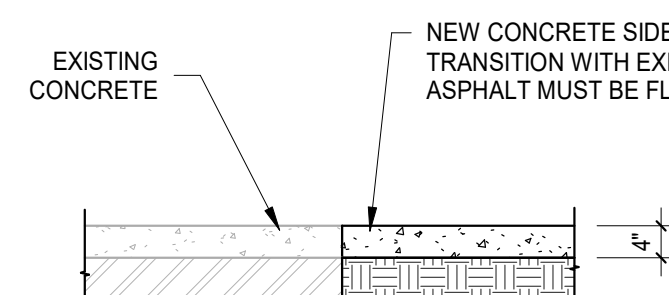


R5 NEW CONCRETE APRON ON EXISTING CURB CUT



- NOTES:
1.ASPHALT MATERIAL AND INSTALLATION SHALL COMPLY WITH SPECIFICATION
SECTION 321216.
2. FOR MIX DESIGN AND SUBGRADE PREPARATION REFER TO THE
GEOTECHNICAL REPORT.

A5 ASPHALT PAVEMENT
1'00" = 1'0"



- NOT TO SCALE
- NOTES:
1. CONCRETE MATERIAL AND INSTALLATION SHALL COMPLY WITH COABQ PAVING STANDARDS .
2. FOR CONCRETE MIX DESIGN AND SUBGRADE PREPARATION REFER TO THE GEOTECHNICAL REPORT

46 ASPHALT PAVEMENT

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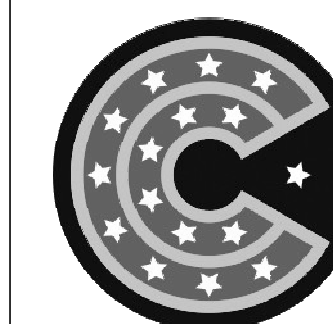
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**COTTONWOOD
CLASSICAL
PREPARATORY -
BUILDING ADDITION
CONSTRUCTION
DOCUMENTS**

7801 JEFFERSON ST NE
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APRIL 2022

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ISSUE:	
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SHEET TITLE
SITE DETAILS

TCL-002