

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 23, 2023

Sanjay Engineer, R.A
FBT Architect
6501 Americans Pkwy NE
Albuquerque, NM 87110

Re: Cottonwood Classical GYM Addition & Classroom Renovation
7801 Jefferson St. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 09-17-21 (D17-D003A)
Certification dated 05-12-23

Dear Mr. Niski,

Based upon the information provided in your submittal received 05-12-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Per approved plans, Truncated Domes must be installed on the ADA ramps at the site access off Headline Blvd. NE

Once these corrections are complete, email pictures to malnajjar@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email

C: CO Clerk, File

CORPORATE OFFICE:

MAIL One Park Square
6501 Americas Pkwy NE, Ste. 300
Albuquerque, NM 87110
PHO 505.883.5200
WEB fbtarch.com

REGIONAL OFFICES:

TEXAS 500 East 50th Street, Ste. C-2
Lubbock, TX 79404
PHO 806.747.2244
COLORADO 415 Tejon St.
Colorado Springs, CO 80903
PHO 505.883.5200

May 12, 2023

Traffic Certification Letter


City of Albuquerque
Planning Department
Development & Building Services Division

Project: Cottonwood Classical Gym addition & Classroom Renovation

To whom it may concern,

I, Sanjay Engineer, NMRA No. 3088, of the firm FBT Architects, hereby certify that this project is in compliance with and in accordance with the design intent of the approved plan dated May 6, 2022. The record information edited onto the original design document has been obtained by Steve Lopez of the firm T.A. Cole & Sons. I further certify that I have personally visited the project site on April 14, 2023 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


Signature of Architect
5/12/23
Date



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, 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

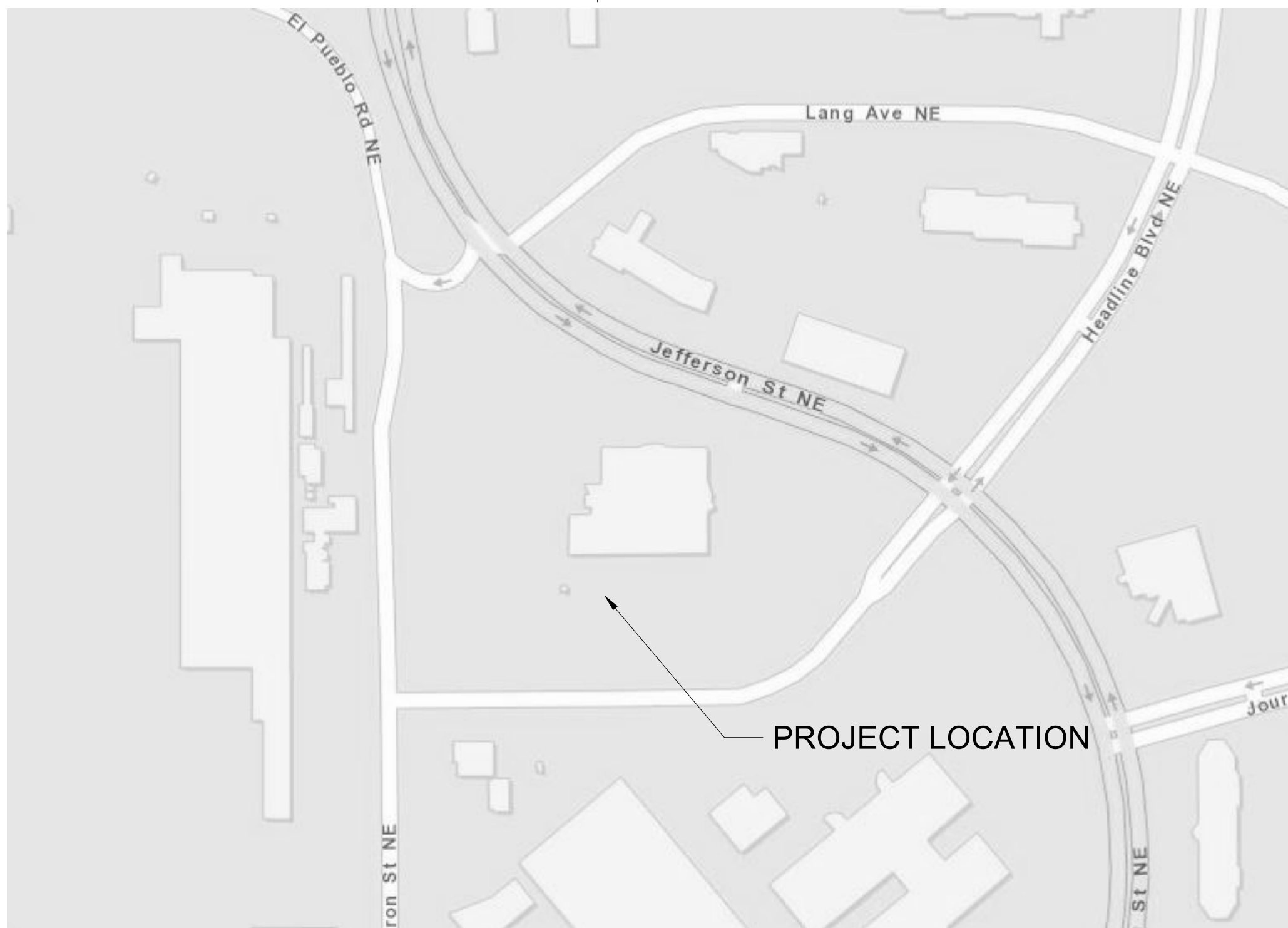
ZONE CLASSIFICATION: IP

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 LIF. 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

fbt architects

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

PHO: 505.883.5200
FAX: 505.884.5390
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_505.881.3008

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

LANDSCAPE
Groundwork Studio
6501 Americas Pkwy NE Ste. 350
Albuquerque, New Mexico 87110
p_505.212.9126

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



ARCHITECT



COTTONWOOD CLASSICAL PREPARATORY - BUILDING ADDITION

CONSTRUCTION DOCUMENTS

7801 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

APRIL 2022

MARK	DATE	DESCRIPTION
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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"

