

CITY OF ALBUQUERQUE



October 18, 2016

Benjamin H. Gardner, RA
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Jefferson Middle School, Phase I - 712 Girard NE
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 10-13-15 (J16D007)
Certification dated 10-17-16

Dear Mr. Gardner,

Based upon the information provided in your submittal received 10-18-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505) 924-3981

Sincerely,


Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

mao via: email
C: CO Clerk, File

TRAFFIC CERTIFICATION

I, Benjamin Gardner, NMRA , OF THE FIRM Dekker/Perich/Sabatini , HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/15/2015. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Benjamin Gardner OF THE FIRM Dekker/Perich/Sabatini. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/12/2016 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 Traffic Certification/ Certificate of Occupancy.

No Exceptions

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL 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 Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

10/17/16
Date





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

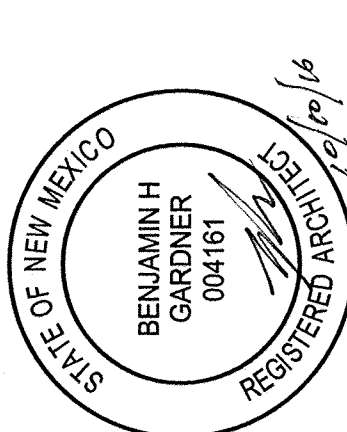
- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG



ENGINEER

PROJECT

JEFFERSON MIDDLE SCHOOL
PHASE 1 MUSIC CLASSROOM ADDITION
712 GIRARD BLVD, N.E.
ALBUQUERQUE, NM 87106

712 GIRARD BLVD. N.E.
ALBUQUERQUE, NM 87106

REVISIONS	
1	8/19/15 ADD-001
2	8/24/15 ADD-002
3	2/11/16 ASH-009
4	6.22.16 ASH-028

DRAWN BY	KR / SO
REVIEWED BY	MB
DATE	08/03/15
PROJECT NO.	14-0033.001
DRAWING NAME	

ARCHITECTURAL
SITE PLAN

SHEET NO. 1-AS101 OF

SEE CIVIL PLANS FOR GRADING, DRAINAGE, AND UTILITY INFORMATION. SEE CIVIL DRAWINGS FOR HORIZONTAL CONTROL POINTS.

CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.

SIDEWALK JOINTS TO FOLLOW PATTERN AS SHOWN ON SITE PLAN.

CONTRACTOR SHALL COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.

UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY.

CONTRACTOR TO CORROBORATE LOCATION AND INSTALLATION. SEE CIVIL AND LANDSCAPE DRAWINGS FOR DESCRIPTION AND LOCATION OF LANDSCAPE MATERIAL.

EXISTING CONCRETE BUILDING SURFACES SHALL RECEIVE HEAVY DUTY WATERPROOFING MEMBRANE.

GENERAL CONTRACTOR SHALL COORDINATE ALL LANDSCAPE CONSTRUCTION WITH APAS ONCALL LANDSCAPE CONTRACTOR.

GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE FOLLOWING (BUT NOT LIMITED TO) IRRIGATION SLEEVING, ELECTRIC SERVICE TO COMPLETE SET OF SLEEVES, AND HEATED ENCLOSURE AND

THE SCOPE OF THE APAS ONCALL LANDSCAPE CONTRACTOR WORK INCLUDES, BUT NOT LIMITED TO UNDERGROUND IRRIGATION SYSTEM CONSTRUCTION, AND MUCH INSTALLATION, LANDSCAPE PLANTING, LANDSCAPE BOLLERS,

[illegible]

MATCH LINE

LANDSCAPE AREA - SEE L.P.101 AND L.P.102

REINFORCED CONCRETE - SEE APS STD. DETAILS

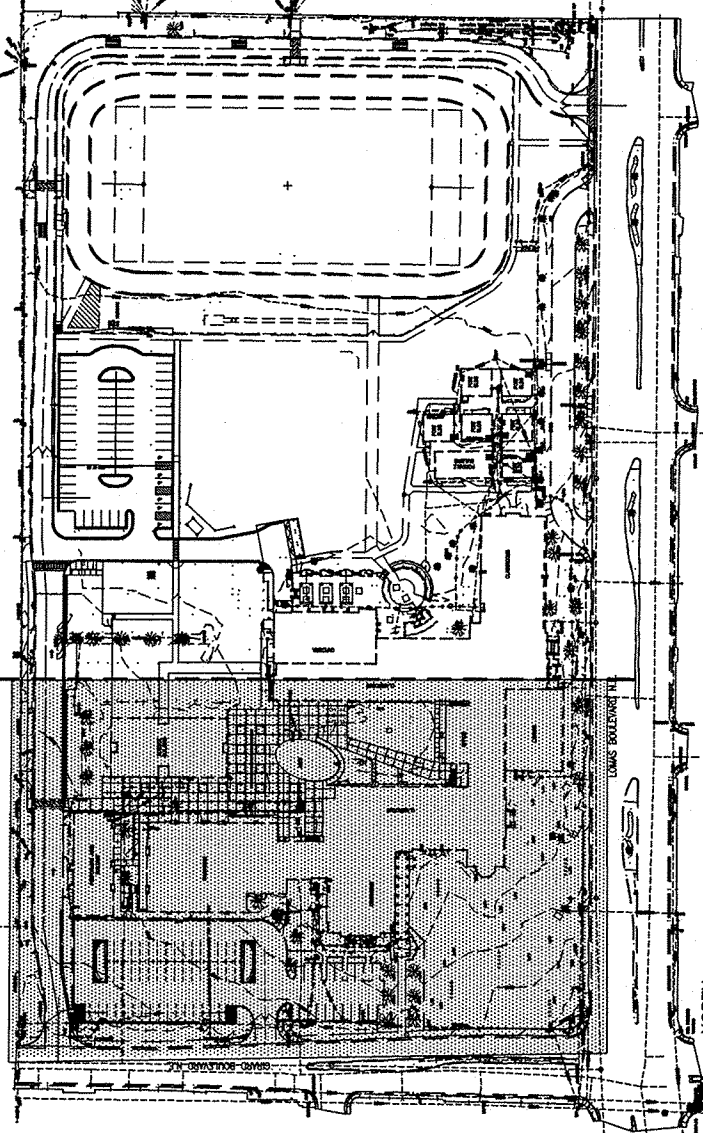
CONCRETE PAVING - SEE KEYED NOTES-4

EXPOSED AGGREGATE CONCRETE PAVING

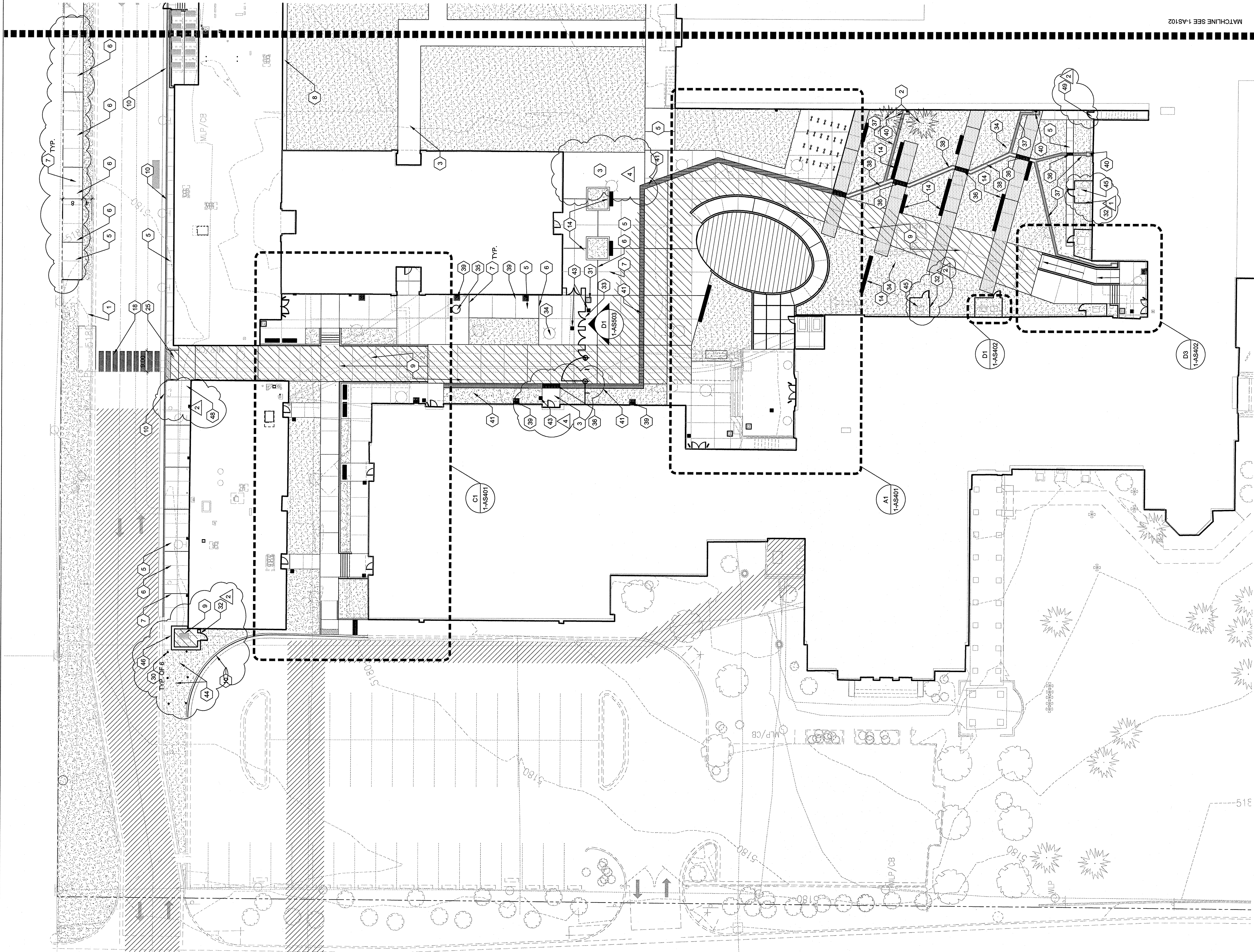
SYNTHETIC TURF - SEE L.P.101

APPROXIMATE LIMIT OF DISTURBANCE FOR SITE UTILITY CONSTRUCTION

1-AS101 1-AS102



ENTS



MATCHLINE SEE 1-AS102

1000

DRAWINGS FOR HORIZONTAL CONTROL POINTS.
CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.

B. SAWDUST JOINTS TO FOLLOW PATTERN AS SHOWN ON SITE PLAN.

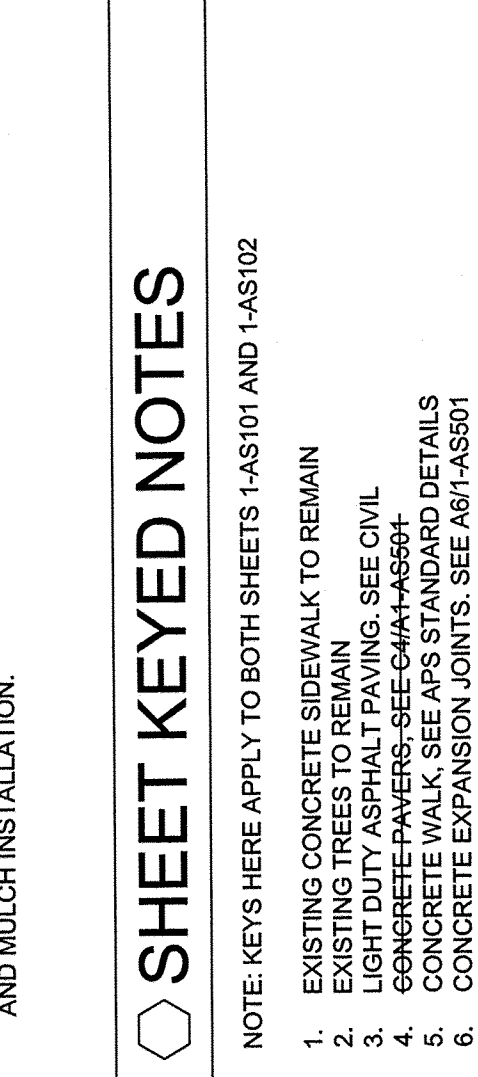
C. CONTRACTOR TO COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.

D. UTILITIES DEPTH EQUIPMENT SHOWN FOR REFERENCE ONLY.

E. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION. SEE CIVIL AND ELECTRICAL DRAWINGS.

F. REFER TO LANDSCAPE DRAWINGS FOR DESCRIPTION AND LOCATION OF LANDSCAPE MATERIAL.

J. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROVIDING THE FOLLOWING (BUT NOT LIMITED TO): IRRIGATION SLEEVING, ELECTRIC SERVICE TO CONTROLLER AND BACK FLOW PREVENTER, HEATED ENCLOSURE AND COMPLETE SITE ACCESS DURING CONSTRUCTION.



100

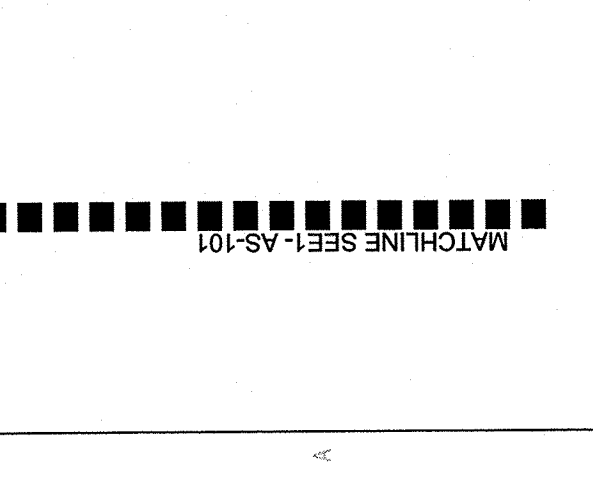
- 100

-

100

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- The figure consists of two parts. The top part is a schematic of a 1D lattice chain, represented by a horizontal row of 16 black squares. Above and below this row are dashed lines. The bottom part shows a horizontal line with a vertical tick mark on the left and a label a_0 below the line, representing the lattice spacing.

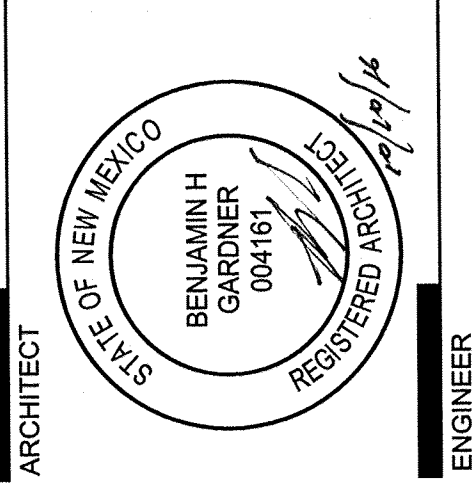
1



101-SW

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
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ENGINEER

PROJECT

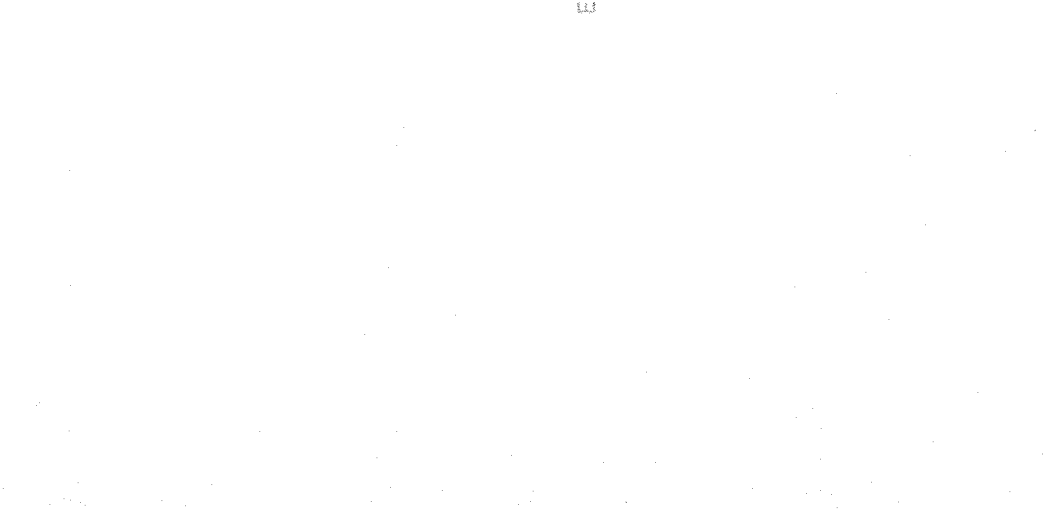
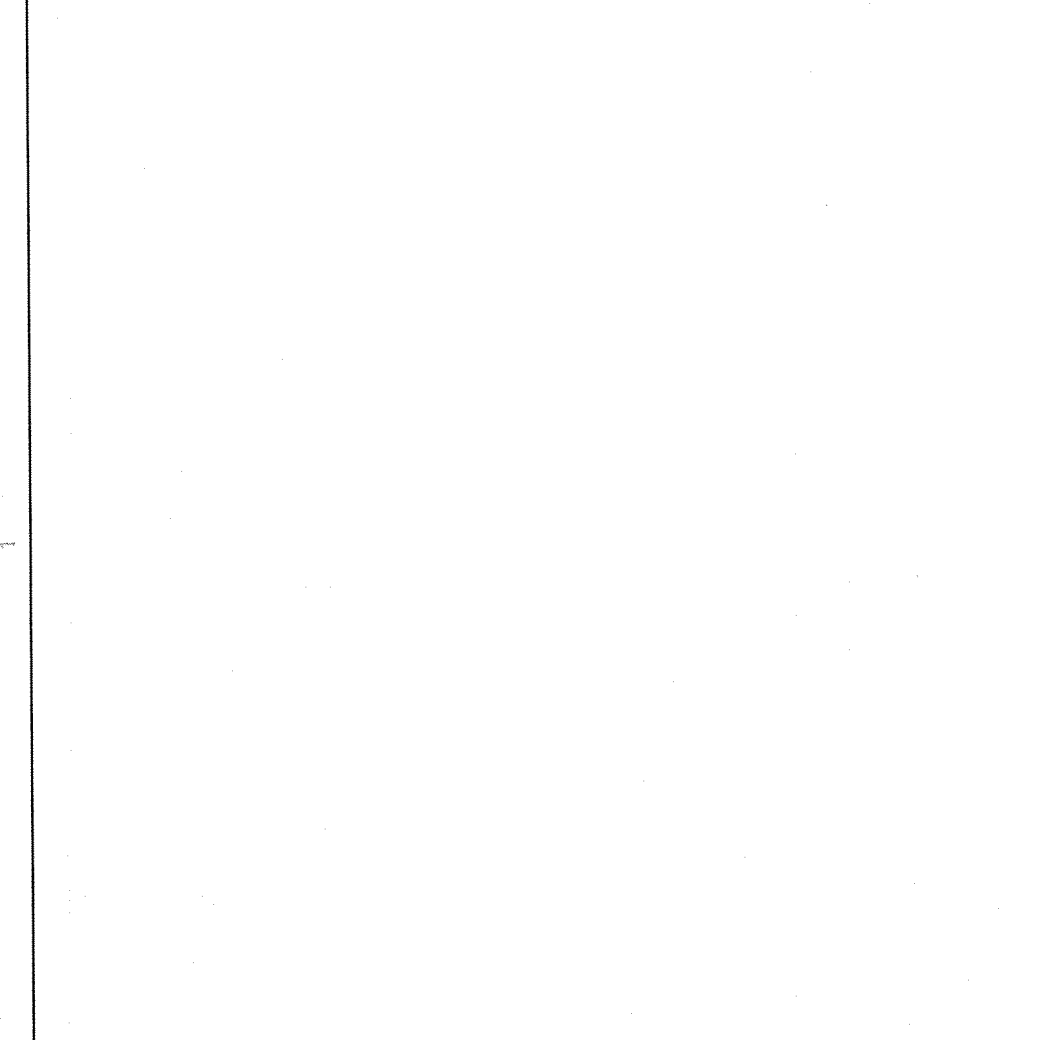
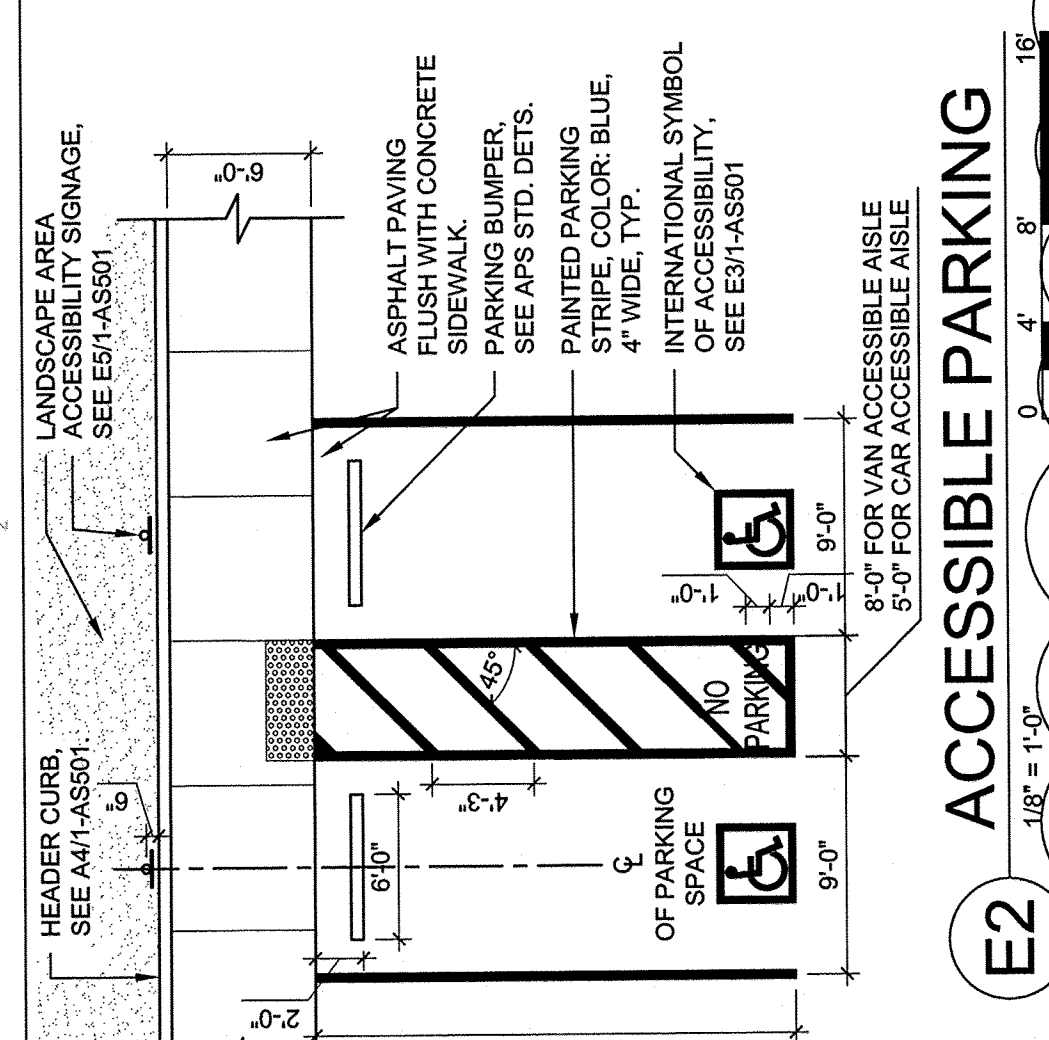
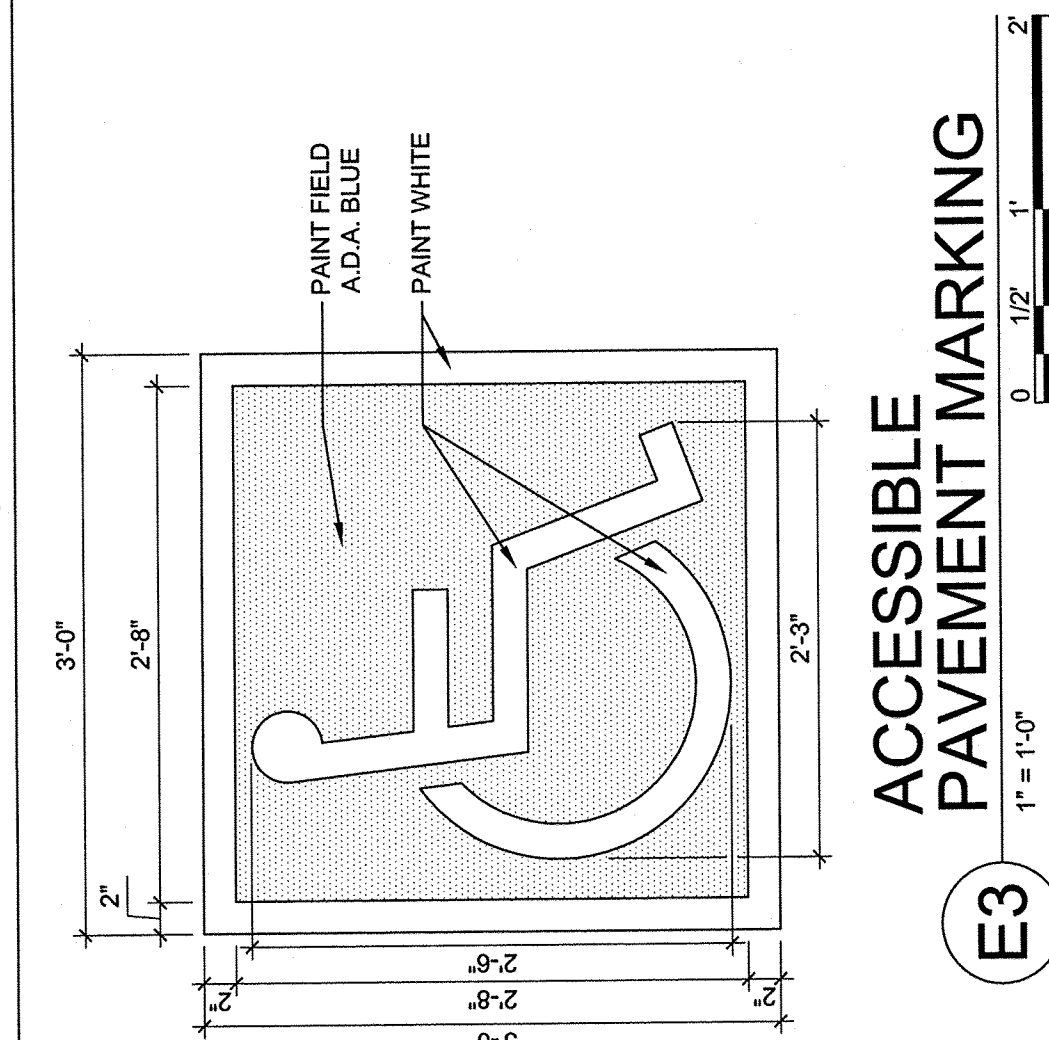
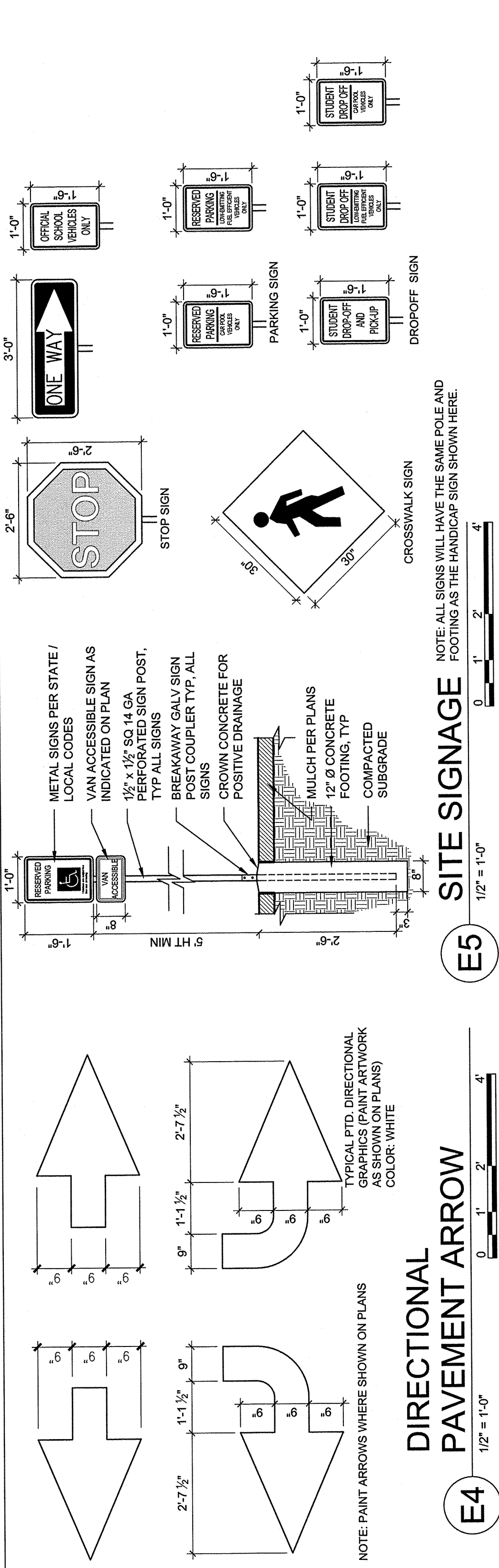
JEFFERSON MIDDLE SCHOOL
PHASE 1 MUSIC CLASSROOM ADDITION
712 GIRARD BLVD. N.E.
ALBUQUERQUE, NM 87106

REVISIONS	
△	8/27/15 ADD-062
△	8/28/15 ADD-003
△	1/25/16 LEED-040404a
△	6/23/16 AS-028

DRAWN BY	KR / SO
REVIEWED BY	MB
DATE	08/03/15
PROJECT NO.	14-0033.001
DRAWING NAME	

SITE DETAILS

SHEET NO.
1-AS501
OF



GENERAL SHEET NOTES

1. ALL SITE UTILITY CONSTRUCTION CURB CUTS, CURB CUTS, SHALL BE REPAIRED TO ORIGINAL CONDITION. PATCH AND REPLACE ANY PAVING AND LANDSCAPE DISTURBED AS A RESULT OF CONSTRUCTION.

PROJECT DATA

ADDRESS: 712 GIRARD PL. NE
ALBUQUERQUE, NM 87106

LEGAL DESCRIPTION: JEFFERSON JR HIGH SCHOOL
LOWAS VISTA SUBD
(EXCEPT PORT TO LOWAS RW)

ZONE ATLAS PAGE: J16

SITE AREA: 14.9997 AC. +/- (14.31)

CURRENT ZONING: R-1

BUILDING FOOTPRINT: (NEW EXISTING) BUILDING
SF AREA EXCLUDING TEMPORARY
PORTABLE CLASSROOMS) 110,532.0 SF

PARKING CALCULATIONS

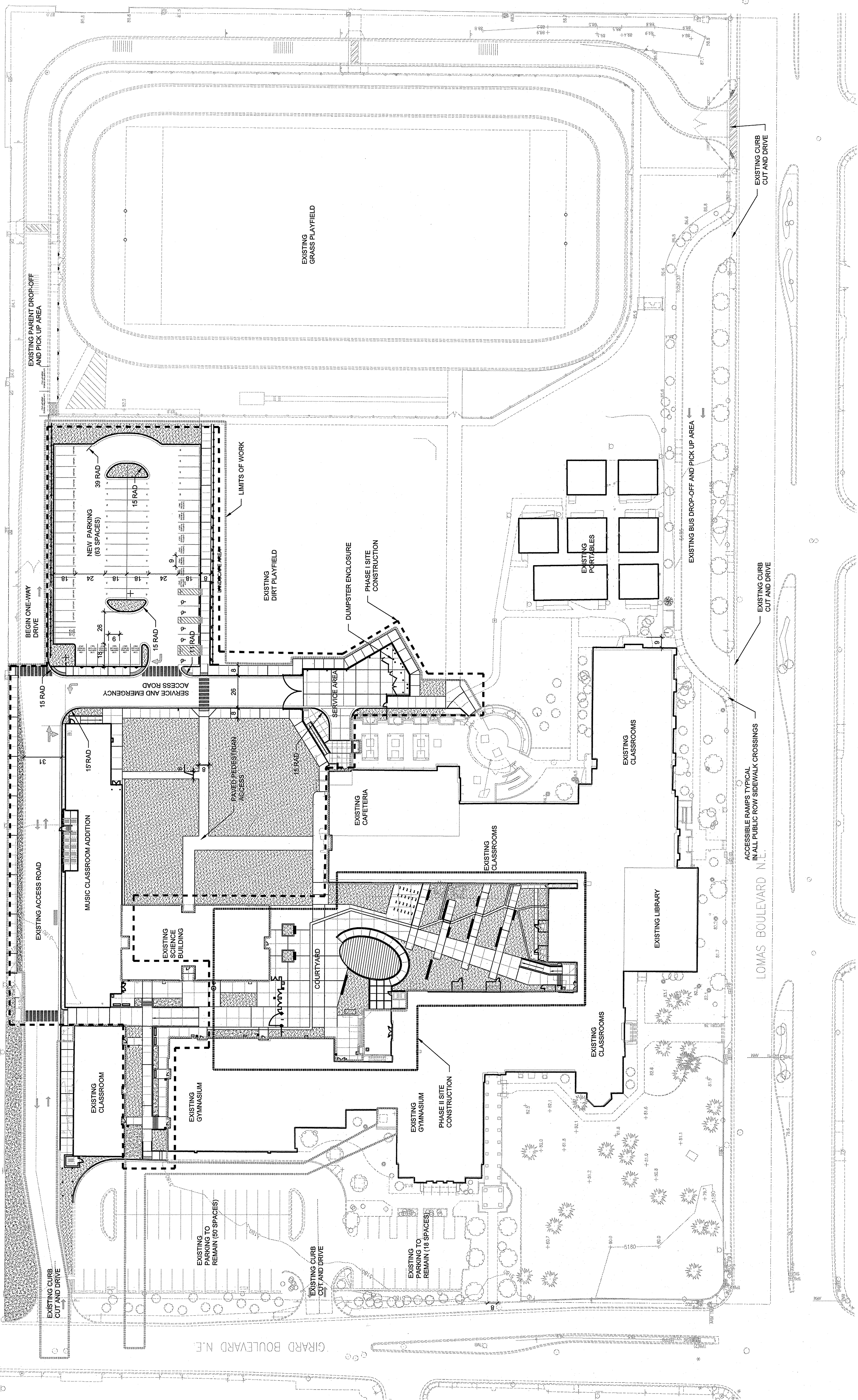
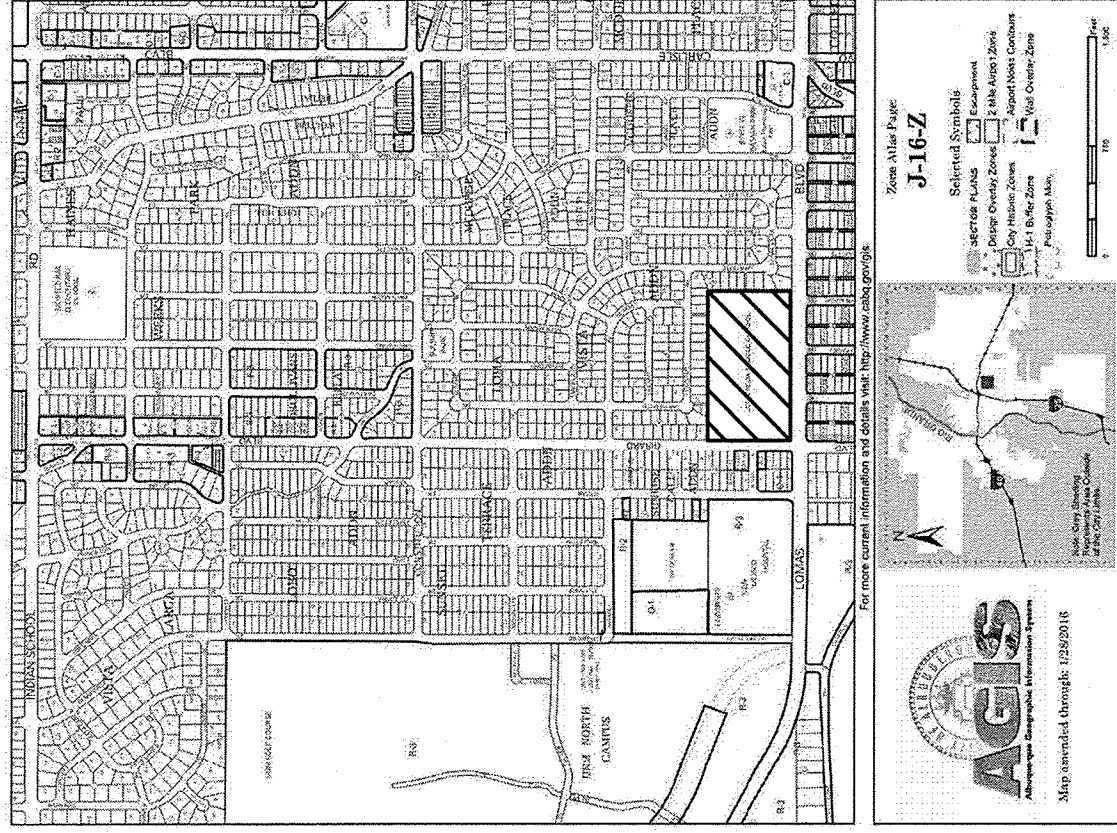
PARKING SPACES PER CODE:	
REQUIRED: 1 SPACE PER FTE	87
EXISTING: STANDARD CAR PARKING SPACES	76
NEW: STANDARD CAR PARKING SPACES	63
TOTAL PROVIDED: PARKING SPACES	139
ACCESSIBLE PARKING SPACES:	
EXISTING: ACCESSIBLE PARKING SPACES	6
NEW: ACCESSIBLE PARKING SPACES	5
TOTAL PROVIDED: ACCESSIBLE PARKING SPACES	11
MOTORCYCLE SPACES PER CODE:	
REQUIRED: 1 MOTORCYCLE SPACES	4
PER 26-60 CAR PARKING:	4
MOTOR CYCLE SPACES PROVIDED	4
BICYCLE PARKING SPACES PER CODE:	
REQUIRED: 1 BICYCLE PARKING SPACES PER 20 STUDENTS	48
BICYCLE SPACES PROVIDED	48

LEED CALCULATIONS

LOW EMITTING VEHICLE PARKING SPACES PROVIDED	7
CARPOOL PARKING SPACES PROVIDED	7
LOW EMITTING VEHICLE DROP-OFF SPACES PROVIDED	7
BIKE PARKING SPACES PROVIDED	48
SITE AREA	663,387.0 SF/15 AC.
EXISTING BUILDINGS FOOT PRINT AREA	84,191.5 SF
PROPOSED BUILDINGS FOOTPRINT AREA	26,341 SF
TOTAL BUILDING SF AREA (EXCLUDING TEMPORARY PORTABLE CLASSROOMS)	110,532.0 SF
NET SITE AREA	542,855 SF
LANDSCAPE REQUIREMENTS (15% OF NET SITE AREA)	81,428.25 FS
NEW LANDSCAPE AREAS	19,316.8 SF
EXISTING LANDSCAPE AREAS	234,893.8 SF
LANDSCAPE AREA PROVIDED	254,210.5 SF

LEGEND

LIMITS OF WORK
MATCH LINE
LANDSCAPE AREA



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7601 JEFFERSON NE SUITE 100
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ENGINEER

PROJECT

TRAFFIC
CIRCULATION
LAYOUT PLAN

DRAWN BY	KR / SO
REVIEWED BY	MB
DATE	08/03/15
PROJECT NO.	14-0033.001
DRAWING NAME	

REVISIONS	
1	6.21.16 ASD/208