

CITY OF ALBUQUERQUE



June 23, 2016

John Sedillo
NCA Architects
1306 Rio Grande Blvd., NW
Albuquerque, NM 87104

Re: Jackson Middle School
10600 Indian School Rd., NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 6-21-16 (J21-D029)

Dear Mr. Sedillo,

The TCL submittal received 6-21-16 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 a 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 TCL with 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Jackson Middle School Building Permit #: _____ City Drainage #: J210029
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: TRAC IN W OF NE OF NW BEING JACKSON JR HIGH TRACT SECT T10N R4E CONT 18
 City Address: 10600 INDIAN SCHOOL RD NE, ALBUQUERQUE, NM 87112

Engineering Firm: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Owner: ALBUQUERQUE PUBLIC SCHOOLS Contact: RICHARD MILLER
 Address: 915 OAK STREET SE, ALBUQUERQUE, NM 87106
 Phone#: 505.848.8810 Fax#: 505.246.9920 E-mail: MILLER_RA@APS.EDU

Architect: NCA ARCHITECTS Contact: JOHN SEDILLO
 Address: 1306 RIO GRANDE BLVD. NW, ALBUQUERQUE, NM 87104
 Phone#: 505.255.6400 Fax#: 505.268.6954 E-mail: _____

Surveyor: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

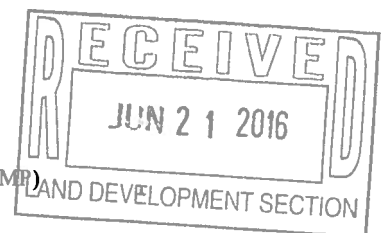
Contractor: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

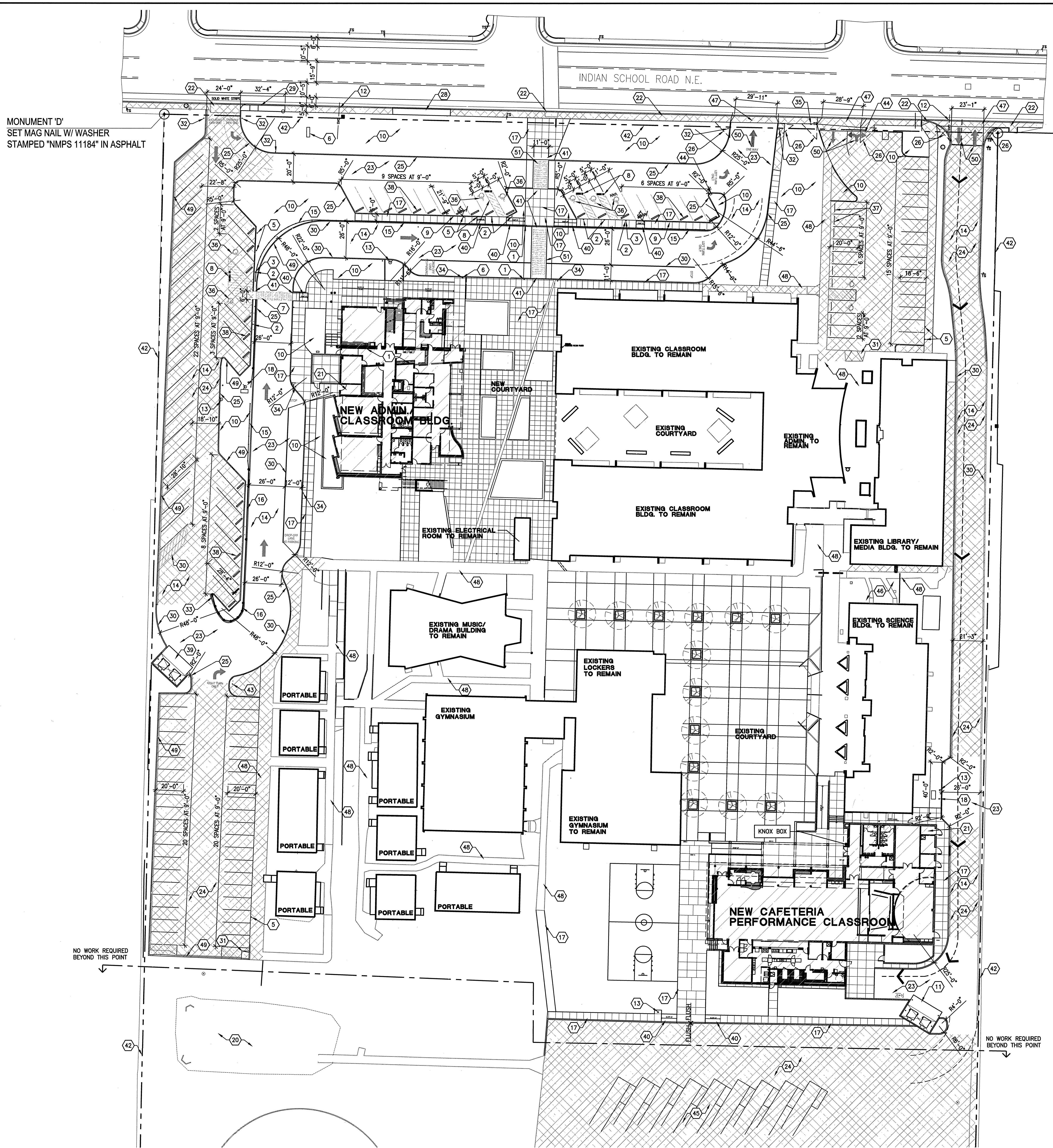
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided
 DATE SUBMITTED: 6.21.2016 By: JOHN SEDILLO

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



MONUMENT 'D'
SET MAG NAIL W/ WASHER
STAMPED "NMPS 11184" IN ASPHALT

NO WORK REQUIRED
BEYOND THIS POINT

NO WORK REQUIRED
BEYOND THIS POINT

A3 TRAFFIC CIRCULATION LAYOUT AND SITE DIMENSION PLAN
SCALE: 1" = 30'

GENERAL NOTES

- FOR LANDSCAPING INFORMATION, SEE LANDSCAPE DRAWINGS PROVIDED IN THE PERMIT DOCUMENTS THIS PROJECT.
- FOR CONCRETE CURBING VERSUS CURB LOCATIONS FOR GRADING AND DRAINAGE, SEE CIVIL DRAWINGS THIS SUBMITTAL.
- ALL PARKING SPACES, PUBLIC PEDESTRIAN WALKWAYS, NO PARKING AREAS, FIRE LANES AND ACCESSIBLE ACCESSIBLES SHALL BE PAINTED ON SITE. SEE SPECIFICATIONS FOR MORE INFORMATION.
- ALL SIDEWALK AND CURB & GUTTER ALONG INDIAN SCHOOL RD. MUST BE CONSTRUCTED PER CITY STANDARDS. UNPAVED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND GUTTER.
- AT ALL AREAS DESIGNATED AS EXISTING PARKING TO REMAIN, ALL EXISTING PAVING STRIPING OR DIRECTIONAL MARKING SHALL REMAIN, UNLESS NOTED OTHERWISE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDERS.
- ALL SIDEWALK AND CURB & GUTTER ALONG INDIAN SCHOOL RD MUST BE CONSTRUCTED PER CITY STANDARDS. UNPAVED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK CURB & GUTTER. SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 - SECTION 2400 STANDARD DETAILS FOR PAVING DRAWING NUMBER 2415A - CURB CUT DETAILS, 2415B - GUTTER DETAILS, AND 2430 - SIDEWALK DETAILS.

SITE INFORMATION

- A. TRAC IN W OF NE OF NW BEING JACKSON JR HIGH TRACT SEC 16 TION R4E CONT 18.
- B. DEVELOPMENT TYPE: EDUCATION.
- C. SIZE: 19 ACRES.
- D. PARKING: SEE SUMMARY THIS SHEET.
- E. EXECUTIVE SUMMARY:
 - E.1. GENERAL PROJECT LOCATION - INDIAN SCHOOL RD, EAST OF EUBANK NE, WEST OF JUAN TABO NE.
 - E.2. DEVELOPMENT CONCEPT:
 - E.2.1. BUILDING A: REMOVE EXISTING TENNIS AND BASKETBALL COURT, PROVIDE NEW CAFETERIA / PERFORMANCE BUILDING.
 - E.2.2. BUILDING B: REMOVE EXISTING CAFETERIA / CLASSROOM BUILDING, PROVIDE NEW ADMINISTRATION / CLASSROOM BUILDING.
 - E.3. TRAFFIC CIRCULATION CONCEPT - INTERNAL SITE.
 - E.4. IMPACT ON ADJACENT SITES - NONE.
 - E.5. TRAFFIC IMPACT STUDIES - NONE REQUIRED.
 - E.6. FINANCES - NONE REQUIRED.

KEYED NOTES

- PEDESTRIAN CROSSING SIGN. REFERENCE SIGNAGE SCHEDULE PER E1/TCL-102.
- HANDICAPPED PARKING SIGN. REFERENCE SIGNAGE SCHEDULE PER E1/TCL-102.
- HANDICAPPED VAN PARKING SIGN. REFERENCE SIGNAGE SCHEDULE PER E1/TCL-102.
- NO PARKING, TEMPORARY LOADING ZONE SIGN. REFERENCE SIGNAGE SCHEDULE PER E1/TCL-102.
- LOW EMITTING / ALT. FUEL PARKING SIGN. REFERENCE SIGNAGE SCHEDULE PER E1/TCL-102.
- CARPOOL DROP OFF SIGN. REFERENCE SIGNAGE SCHEDULE PER E1/TCL-102.
- PEDESTRIAN WALKWAY TO CAMPUS.
- ACCESSIBLE ACCESSIBLE. PROVIDE "NO PARKING" PAVEMENT MARKINGS WITH LETTERING AT LEAST ONE FOOT HIGH AND AT LEAST 2 INCHES WIDE AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED.
- CONCRETE CURB AND GUTTER.
- LANDSCAPING - SEE LANDSCAPE DRAWINGS IN PERMIT DOCUMENTS.
- DUAL DUMPSTER PAD AND SCREEN. REFERENCE SHEET TCL-102.
- GAS AT PROPERTY LINE.
- FIRE HYDRANT.
- FIRE LANE. COORDINATE WITH FIRE 1 DRAWING. PAINT CURB AT FIRE LANE RED WITH PAINTED LETTERS TO READ: FIRE LANE NO PARKING.
- NEW FENCING TO TIE TO EXISTING FENCE.
- EXISTING FENCING TO REMAIN.
- NEW CONCRETE WALKWAY.
- POST INDICATOR VALVE (PIV) FOR FIRE DEPARTMENT.
- COMPACT PARKING SPACE.
- SITE WATER RETENTION AREA - SEE CIVIL.
- FIRE RISER ROOM.
- EXISTING CONCRETE SIDE WALK, GUTTER & RAMP TO REMAIN.
- NEW ASPHALT PAVING.
- EXISTING ASPHALT PAVING TO REMAIN.
- NEW CONCRETE CURB - SEE CIVIL.
- PROVIDE MINI CLEAR SIGHT AT THESE LOCATIONS AS REQUIRED PER CITY OF ALBUQUERQUE STANDARDS. REFERENCE TCL-102 FOR SIGHT DISTANCE EXHIBIT.
- DELIVERY VEHICLE ROUTE WITH MIN. 25'-0" RADIUS PROVIDED.
- REMOVE EXISTING DRIVEPAD, REPLACE WITH NEW SIDEWALK, CURB AND GUTTER.
- REMOVE EXISTING DRIVEPAD, REPLACE WITH NEW SIDEWALK, RAMP, CURB AND GUTTER. REFER TO CITY OF ALBUQUERQUE STANDARDS.
- NEW FIRE LANE STRIPING PAINTED RED WITH PAINTED LETTERS TO READ: FIRE LANE NO PARKING.
- EXISTING HANDICAP RAMP TO REMAIN.
- "ONE WAY" SIGNAGE, SEE DETAIL ON SHEET TCL-102.
- "DO NOT ENTER" SIGNAGE, SEE DETAIL ON SHEET TCL-102.
- "DROP OFF ZONE, NO PARKING" SIGNAGE, REFERENCE SIGNAGE SCHEDULE ON SHEET TCL-102.
- "STAFF PARKING" SIGNAGE, SEE DETAIL ON SHEET TCL-102.
- NEW PAINTED DISABLED PARKING SIGN. REFERENCE SHEET TCL-102.
- EXISTING CONCRETE WHEEL STOP.

KEYED NOTES CONT'D.

- NEW CONCRETE WHEEL STOP AT PARKING / CONCRETE SIDEWALK. SEE DETAIL ON SHEET TCL-102.
- DUAL DUMPSTER AND AND SCREEN. REFERENCE SHEET TCL-102.
- NEW CONCRETE HANDICAP ACCESSIBLE RAMP. SLOPE 1:12. REFERENCE SHEET AS-500.
- ADA COMPLIANT THERMOPLASTIC POLYURETHANE RAISED DOME TACTILE WARNING PAD. 24 INCHES WIDE X LENGTH OF CROSSWALK. COLOR: SAFETY YELLOW.
- PROPERTY LINE.
- "RIGHT TURN ONLY" SIGN. REFER TO SHEET TCL-102.
- STOP SIGN. REFER TO SHEET TCL-102.
- EXISTING BUS PARKING TO REMAIN.
- EXISTING BICYCLE PARKING AREA.
- EXISTING DRIVEPAD TO REMAIN.
- EXISTING CONCRETE WALKWAY.
- EXISTING CONCRETE CURB TO REMAIN.
- EXISTING PAINTED PAVEMENT MARKINGS TO REMAIN.
- RAISED CROSSWALK TO CAMPUS. RAISED CROSSWALK TO BE FLUSH WITH CONCRETE WALKWAY. REFER TO CITY OF ALBUQUERQUE STANDARDS.

LEGEND

DEMOTES EXISTING CONDITIONS TO REMAIN, UNLESS NOTED OTHERWISE.

PARKING SUMMARY

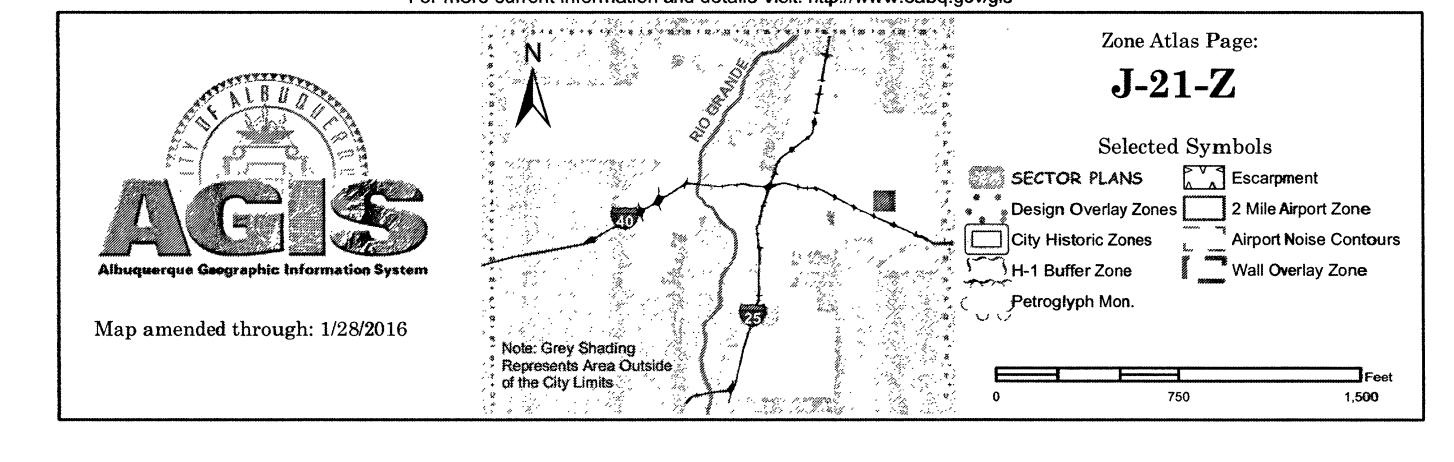
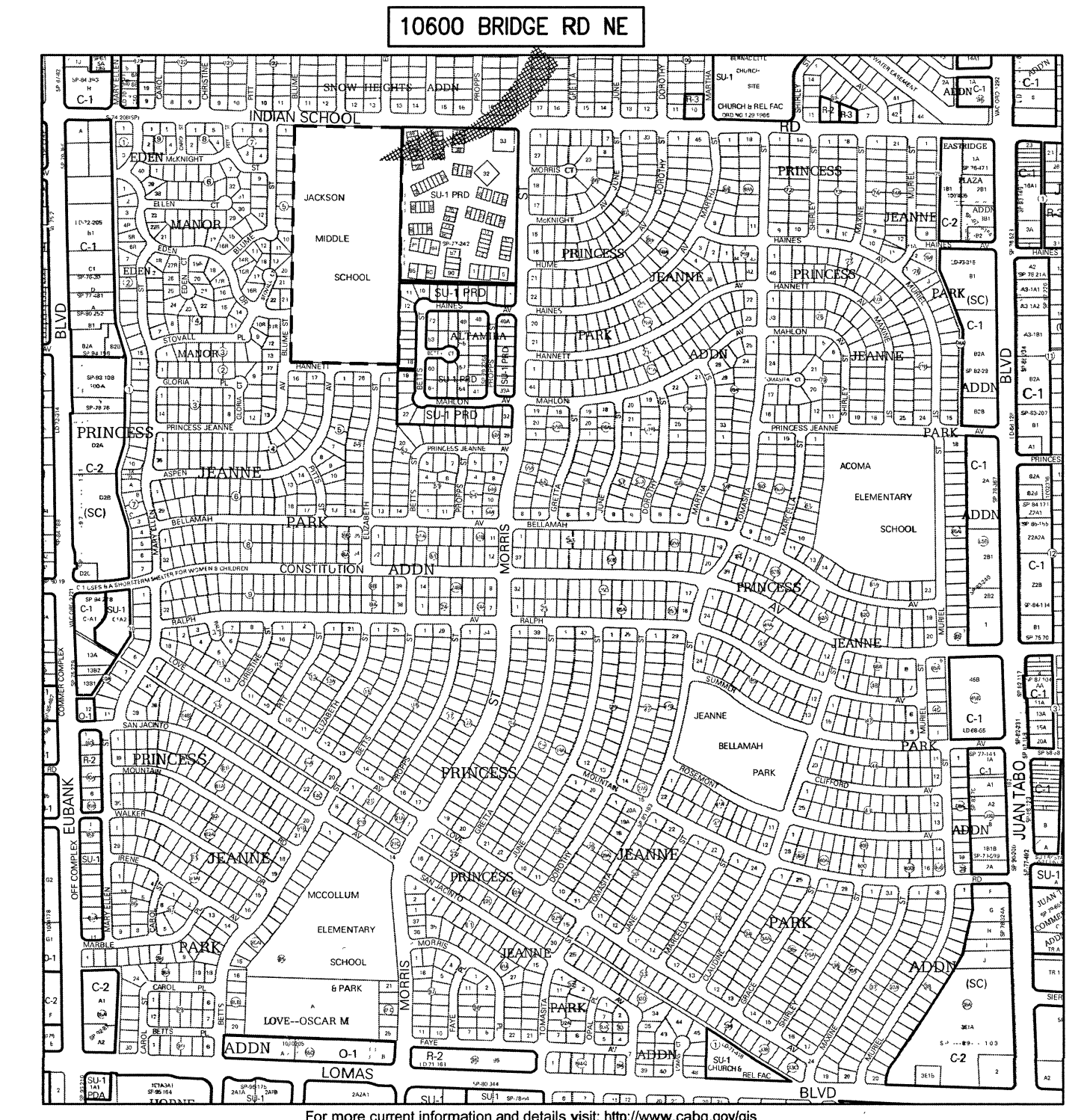
NOTE: PARKING CALCULATIONS PERFORMED IN ACCORDANCE WITH ALBUQUERQUE ZONING CODE.

PARKING SPACES REQUIRED: 1 SPACE FOR EACH EMPLOYEE.	
OFFICE / ADMINISTRATION:	4 EMPLOYEES = 4 SPACES REQUIRED
TEACHERS AND STAFF:	38 EMPLOYEES = 38 SPACES REQUIRED
SUPPORT STAFF:	9 EMPLOYEES = 9 SPACES REQUIRED
TOTAL PARKING REQUIRED =	50 SPACES REQUIRED
TOTAL PARKING PROVIDED =	120 SPACES PROVIDED

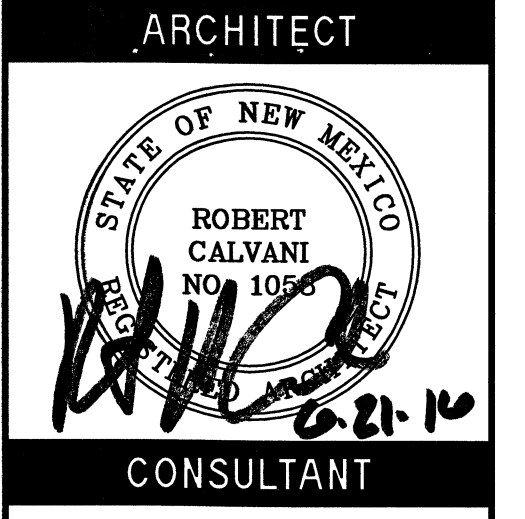
DESIGNATED DISABLED PARKING SPACES

3 DISABLED PARKING SPACES ARE REQUIRED, 9 ARE PROVIDED.

BICYCLE PARKING: SPACES PROVIDED FOR 50 BICYCLES.

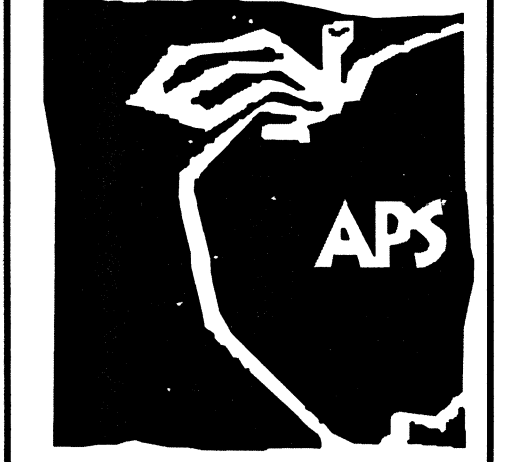


1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-6954 FAX
WWW.NCA-ARCHITECTS.COM



PROJECT TITLE
JACKSON MIDDLE SCHOOL CAFETERIA CLSSRM/ ADMIN SITE IMPROV.

ALBUQUERQUE NEW MEXICO



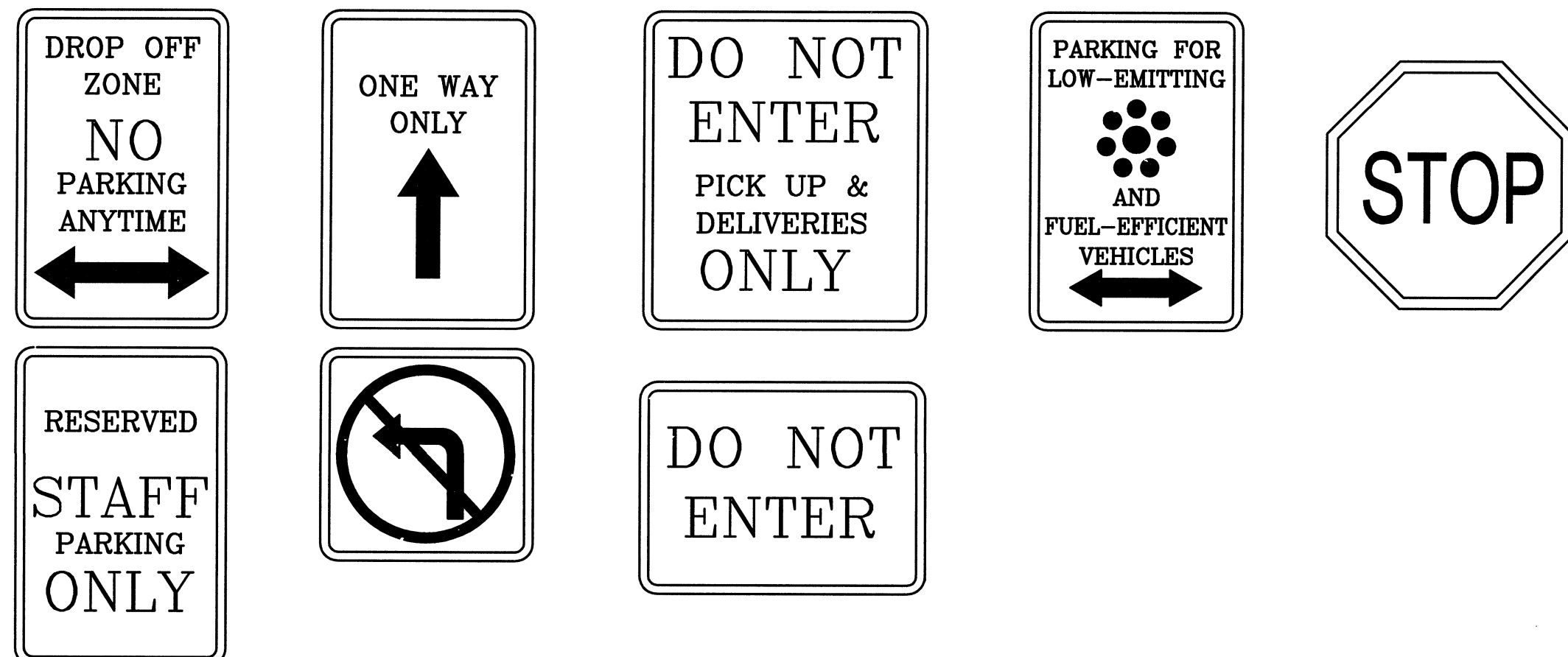
REVISIONS:

MK	DATE	DESCRIPTION
DRAWN BY:	JS	CHECKED BY: XX
PROJECT NUMBER:	A1401	
DATE:	JUNE 21, 2016	
SHEET TITLE:		

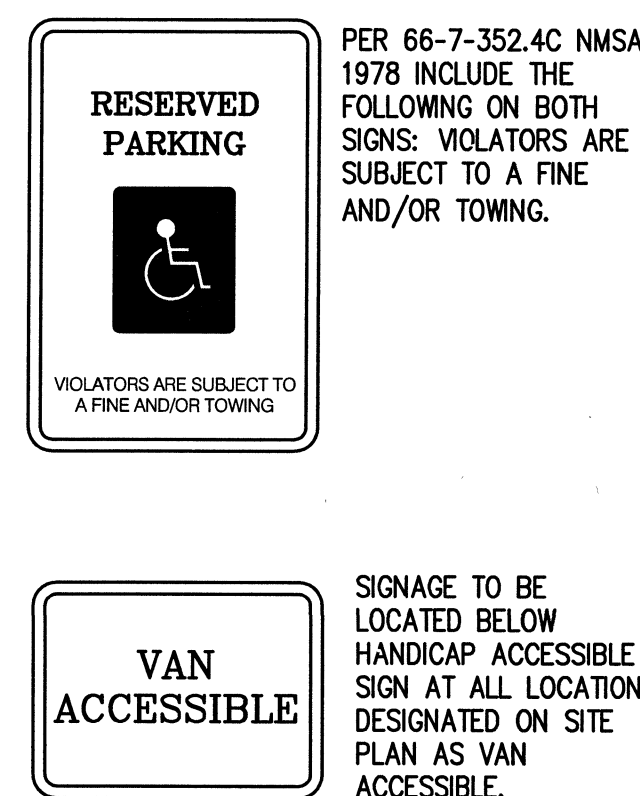
TRAFFIC CIRCULATION LAYOUT AND SITE DIMENSIONS

SHEET NO:

TCL-101

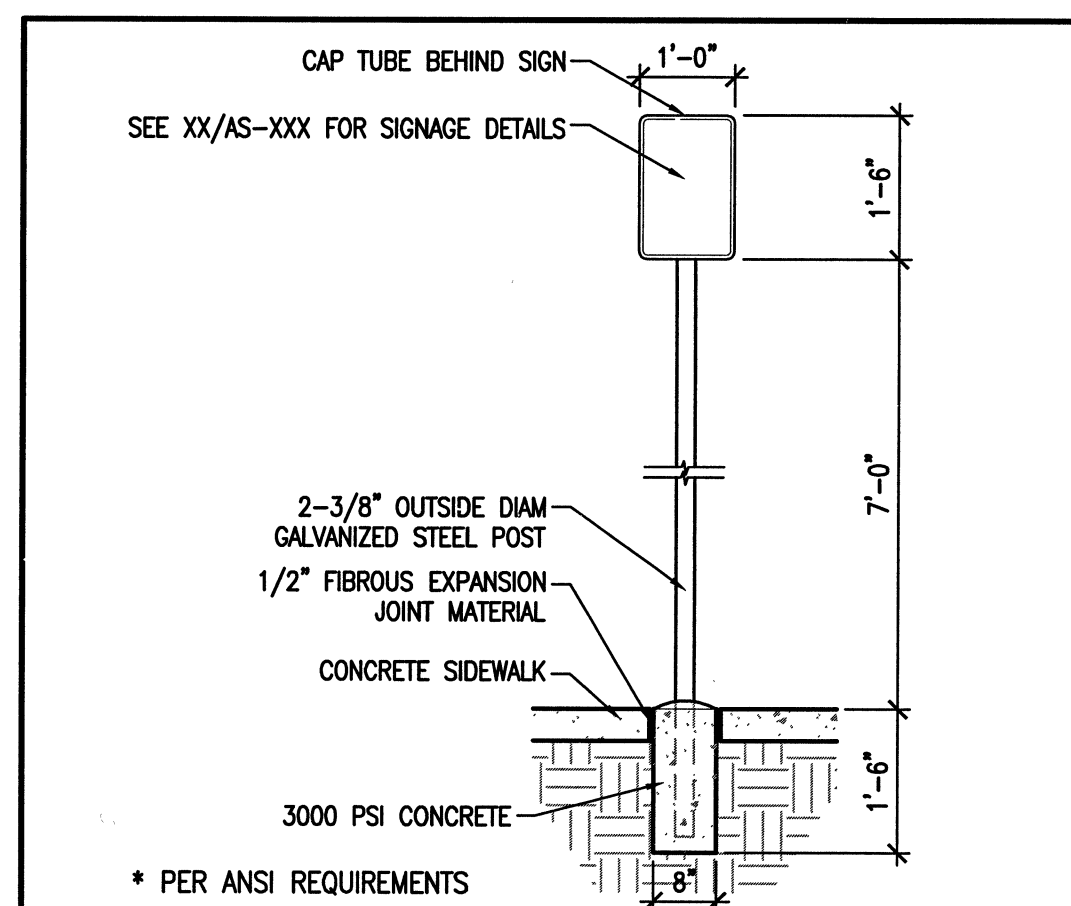


E1 SIGNAGE SCHEDULE



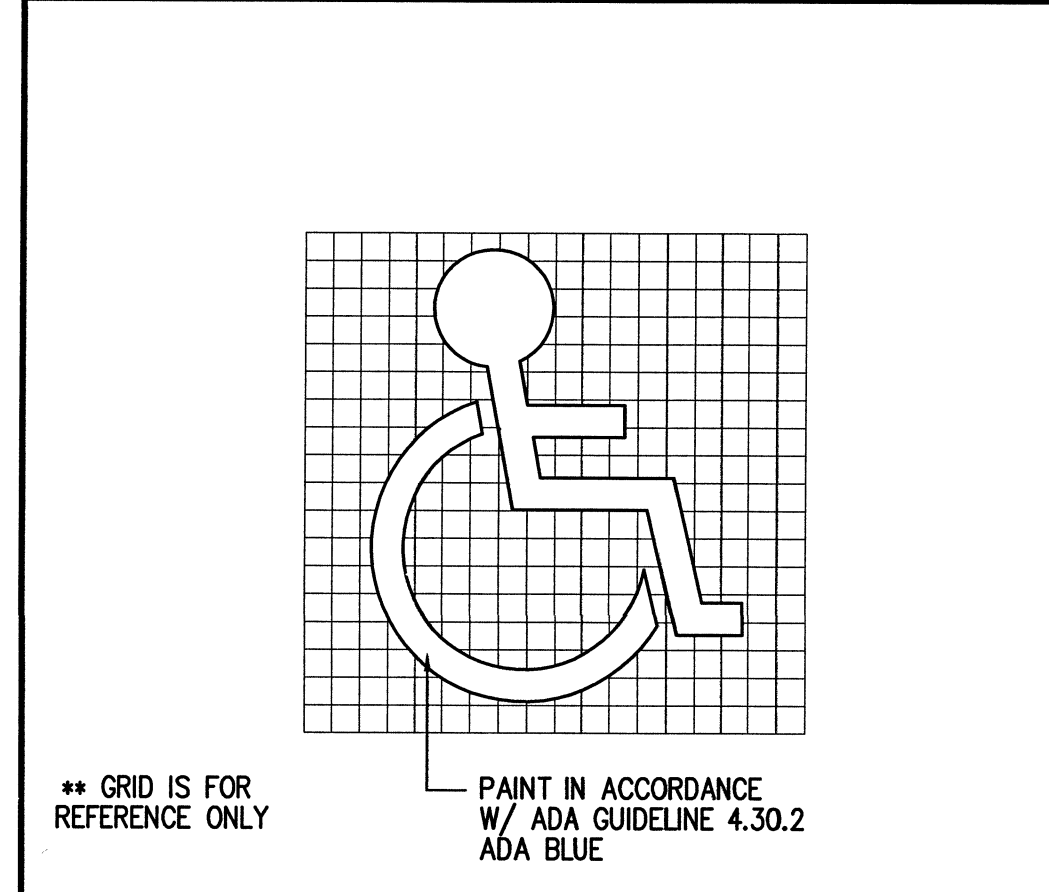
COLORS FOR ABOVE SIGNAGE AS FOLLOWS:
LETTERING AND BORDER TO STANDARD GREEN
PER COA BACKGROUND TO BE WHITE

1 1/2"=1'-0"



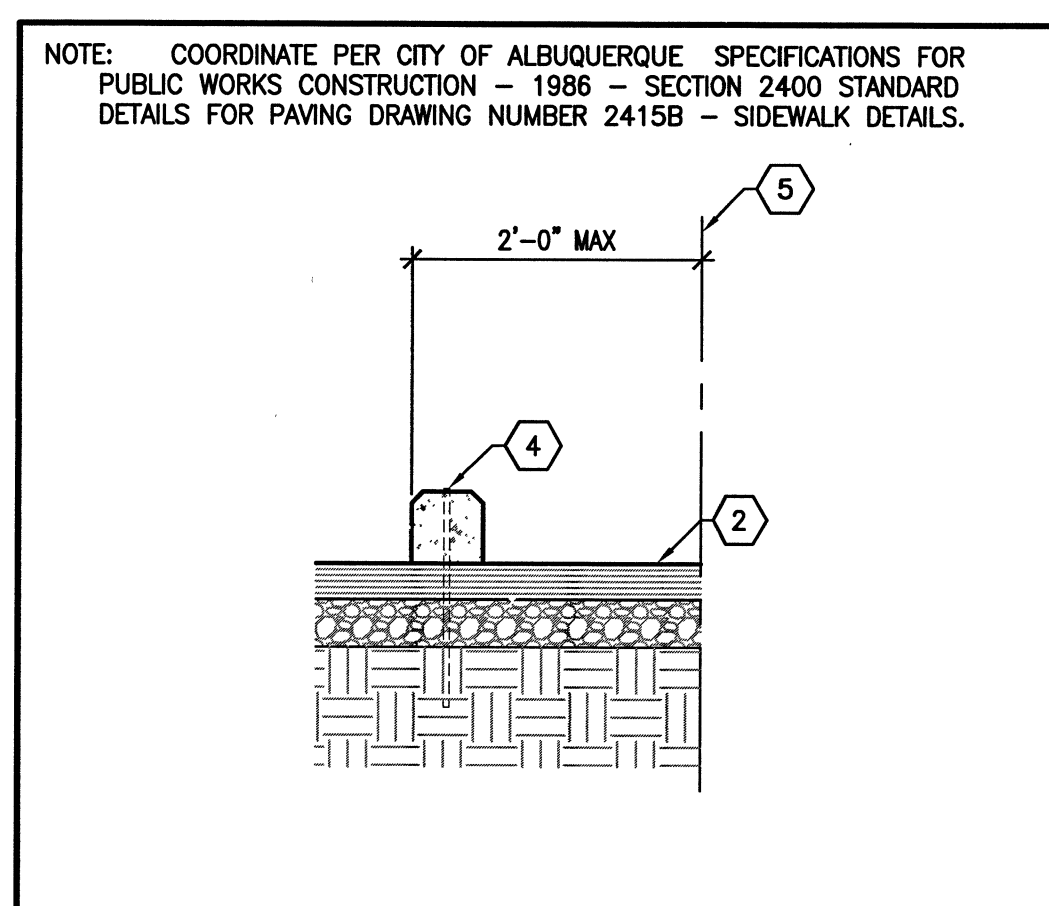
C2 PARKING SIGNAGE

SCALE: 1/2"=1'-0"



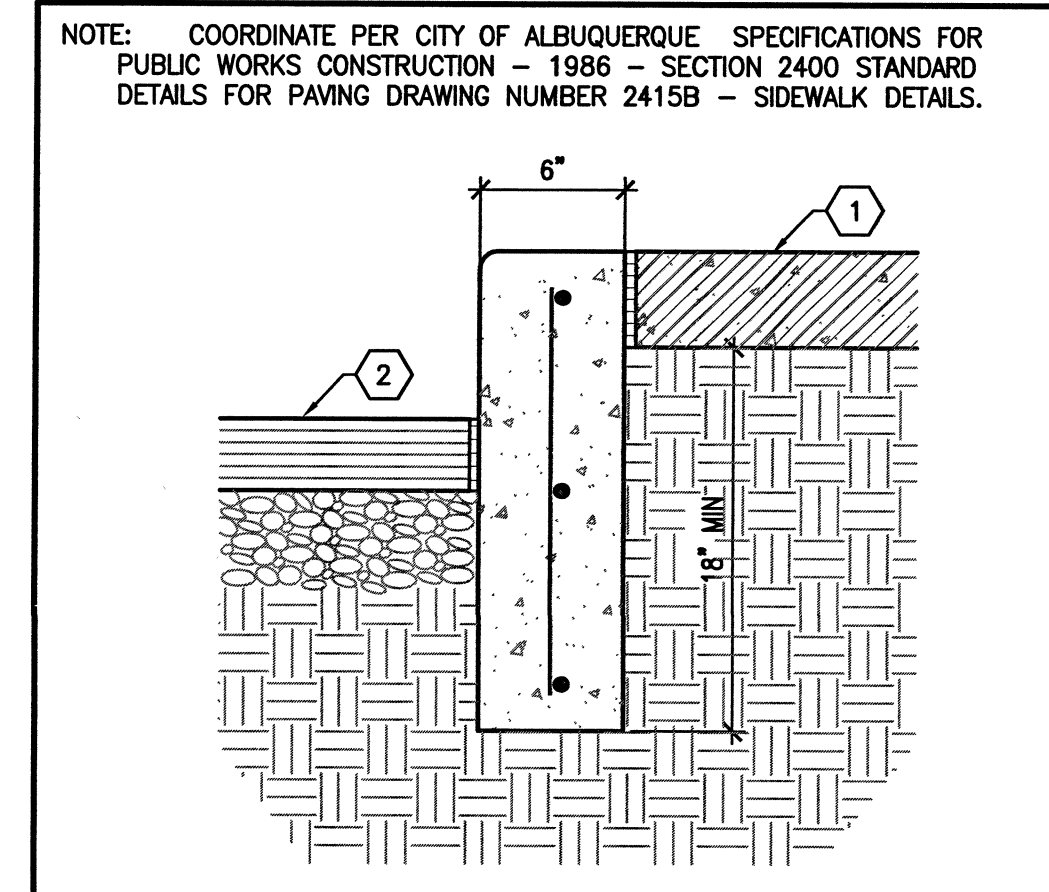
E4 HANDICAP SIGN

1 1/2"=1'-0"



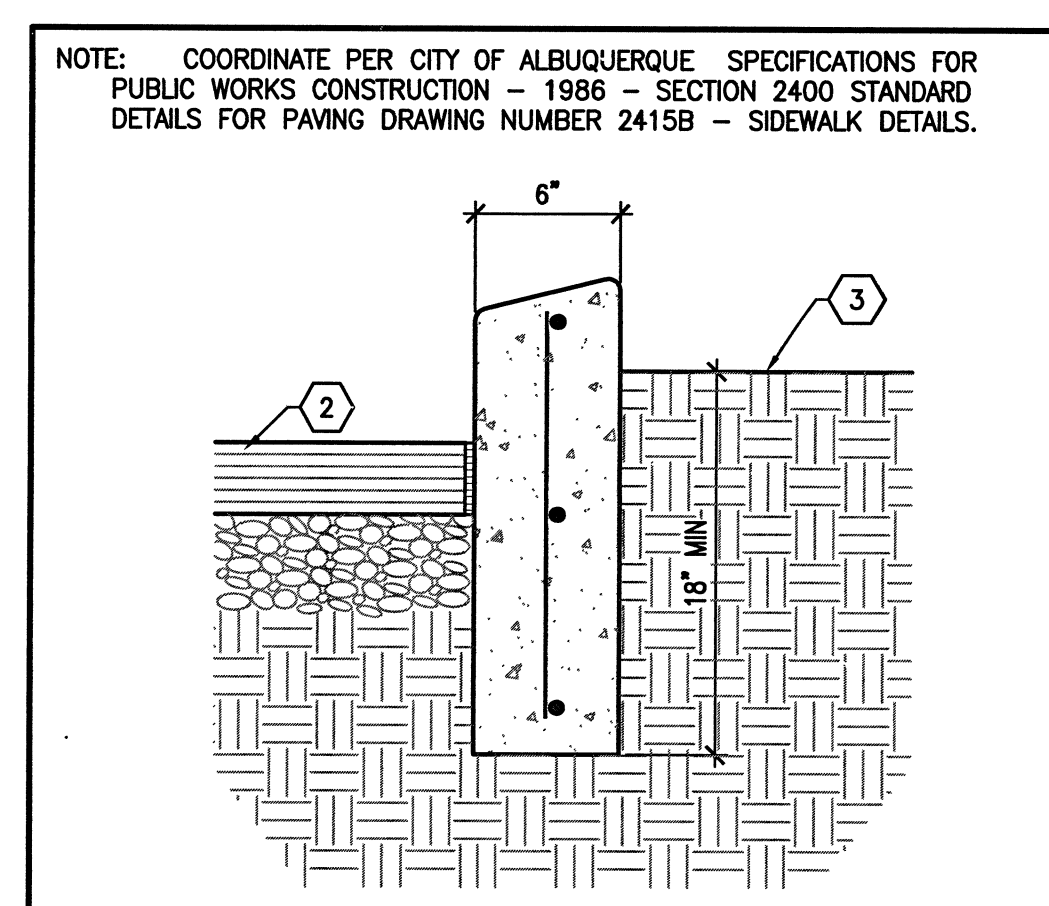
D4 WHEEL STOP

3/4"=1'-0"



E5 CONCRETE HEADER CURB

1 1/2"=1'-0"



D5 CONCRETE HEADER CURB

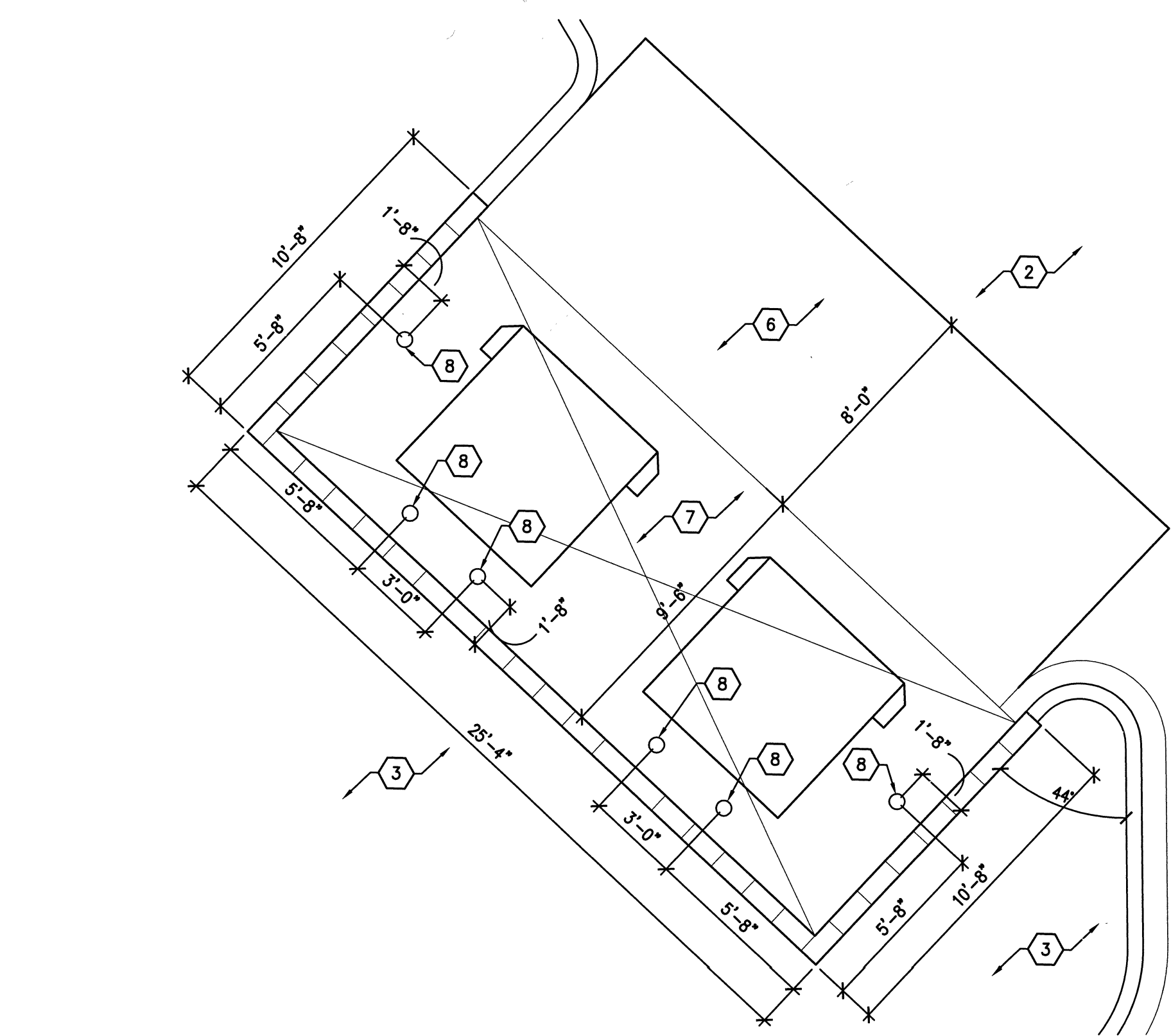
1 1/2"=1'-0"

GENERAL NOTES

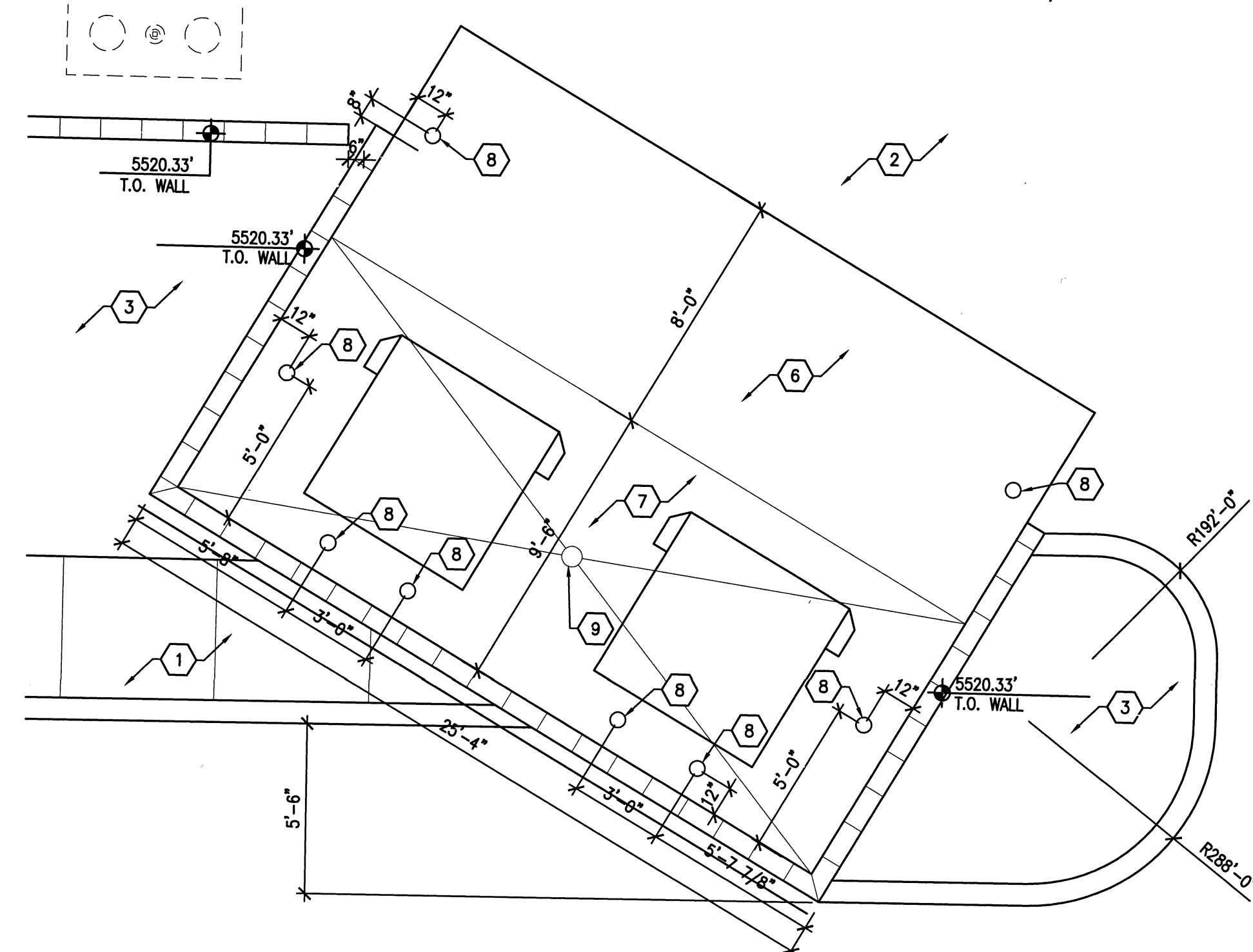
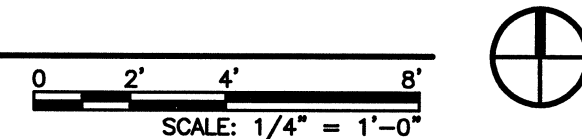
- REFERENCE PROJECT MANUAL FOR CONTRACTOR REQUIREMENTS FOR FIELD VERIFICATION OF EXISTING CONDITIONS. NOTIFY OWNER AND ARCHITECT IMMEDIATELY REGARDING ACTUAL CONDITIONS VERSUS SURVEYED CONDITIONS.
- REFERENCE SHEET FIRE 1 FOR ALL FIRE SITE REQUIREMENTS.
- REFERENCE SHEET AS-503 FOR STUDENT DROP OFF, PARKING AND PAVING DIMENSIONS AND NOTES.

KEYED NOTES

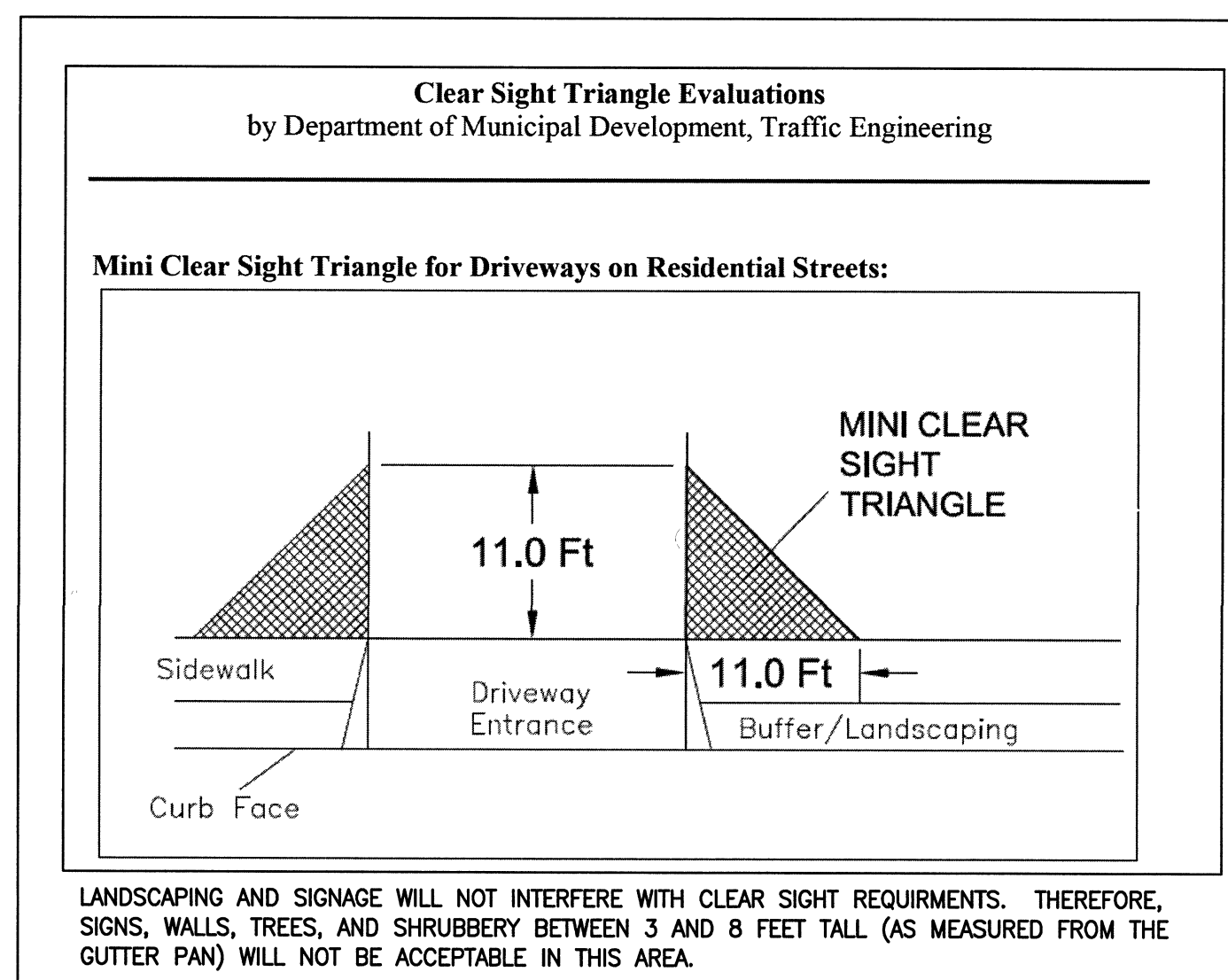
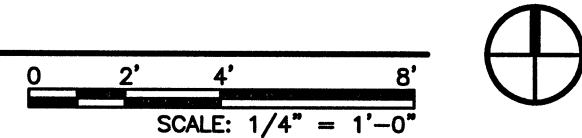
- CONCRETE PAVING.
- ASPHALTIC PAVING.
- LANDSCAPE AREA.
- #4 REBAR, EMBED 12" INTO GROUND.
- TO EDGE OF CONCRETE SIDEWALK.
- 8" THICK CONCRETE SLAB, 4,000 PSI MINIMUM. 3/4" MAXIMUM DIAMETER AGGREGATE W/ 5X6-10/10 WMM. 8'-0" DEEP WITH 1/2" EXPANSION JOINT.
- 6" CONCRETE SLAB, 4,000 PSI MINIMUM. 3/4" MAXIMUM DIAMETER AGGREGATE W/ 5X6-10/10 WMM. 8'-0" DEEP WITH 1/2" EXPANSION JOINT.
- 4" DIAMETER CONCRETE FILLED STEEL BOLLARD, PRIME AND PAINT, COLOR: SAFETY YELLOW, REFERENCE DETAIL C3/ AS-500.
- REFUSE ENCLOSURE DRAIN.
- LINE OF EXISTING GRADE.
- 1.5" DIAMETER STEEL PIPE HANDRAIL/ GUARDRAIL VERTICAL SUPPORT, POWDERCOAT FINISH.
- CONCRETE SITE WALL - ARCHITECTURAL GRADE FINISH.
- FACE OF EXISTING BUILDING.
- LINE OF RAMP BEYOND.
- CONCRETE CONTROL JOINT.
- 8'-0" HIGH CHAIN LINK FENCE AND GATE.
- LINE OF EXISTING CONCRETE PAVEMENT BEYOND.
- EXISTING RETAINING WALL.
- NEW GUARDRAIL TO STOP IN ALIGNMENT OF WHERE EXISTING GUARDRAIL WAS REMOVED.
- GUARDRAIL CONTINUES, COORDINATE NEW GUARDRAIL PATTERN WITH DETAIL E1/AS-502.
- ALUMINUM SKATEBOARD GUARD @ 40" O.C.
- 1/2" EXPANSION JOINT MATERIAL.
- LINE OF EXISTING CONCRETE PAVING, ALIGN NEW CONCRETE PAVING WITH EXISTING.
- CURB TO BE PAINTED RED, TYP. AT ALL FIRE LANES SEE SHEET FIRE 1 FOR FIRE LANES.
- FIRE LANE STRIPING LINE TO BE PAINTED RED ON ASPHALT.
- NEW ACCESS ROAD WIDENED TO 26' AT NEW FIRE HYDRANT.
- EXISTING PAVEMENT MARKINGS TO REMAIN.



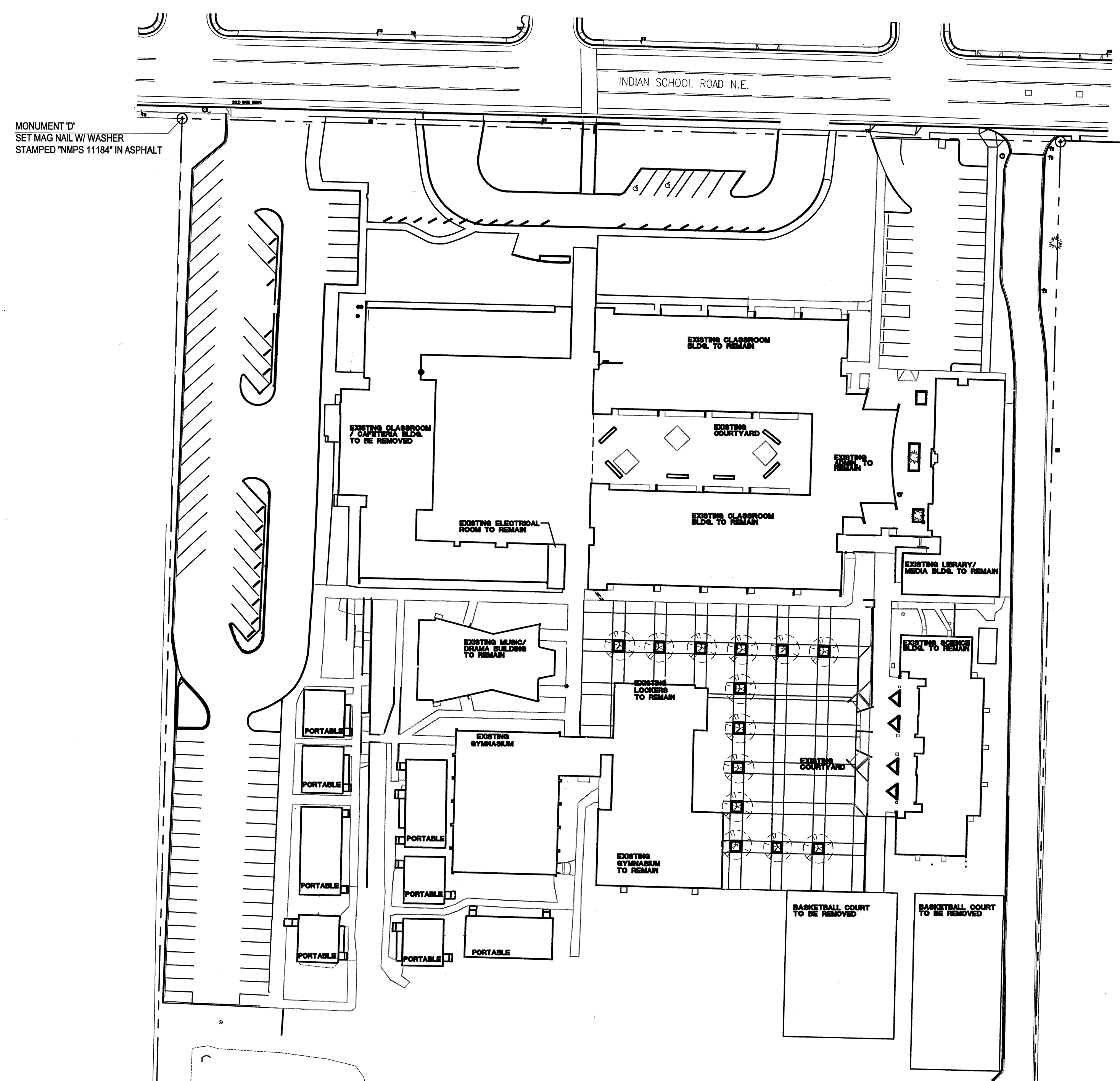
B1 ENLARGED PLAN-TRASH ENCLOSURE



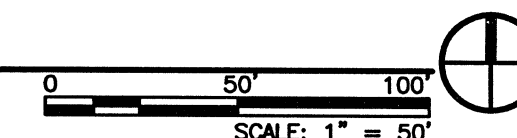
A1 ENLARGED PLAN-TRASH ENCLOSURE



A3 SITE DISTANCE EXHIBIT



A4 SITE PLAN - EXISTING CONDITIONS



NCA

ARCHITECTS - PLANNERS - AIA

1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-8954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT

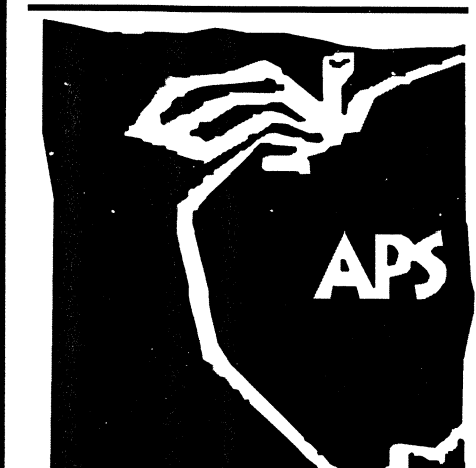


CONSULTANT

PROJECT TITLE

JACKSON
MIDDLE
SCHOOL
CAFETERIA
CLSSRM/ ADMIN
SITE IMPROV.

ALBUQUERQUE
NEW MEXICO



REVISIONS:

MK	DATE	DESCRIPTION
DRAWN BY:	JS	XX
CHECKED BY:		
PROJECT NUMBER:	A1401	
DATE:	JUNE 21, 2016	
SHEET TITLE:	TRAFFIC CIRCULATION LAYOUT EXISTING SITE PLAN AND SITE DETAILS	

SHEET NO:

TCL-102