

PLAN DESIGN STANDARDS FOR THIS SITE. BUILDING SIGNS SHALL NOT

REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE, AND THE

7. ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF §14-16-3-9, AREA

BACKLIT OR LIT WITH ACCENT LIGHTING.

EXCEED 20% OF THE FACADE TO WHICH IT IS APPLIED. THE SIGN MAY BE

AFD PLANS CHECKING OFFICE

\_024-3611

APPROVED/DISATTROVED
HYDREY (6) ONLY
00.0574

SIGNATURE & HATE

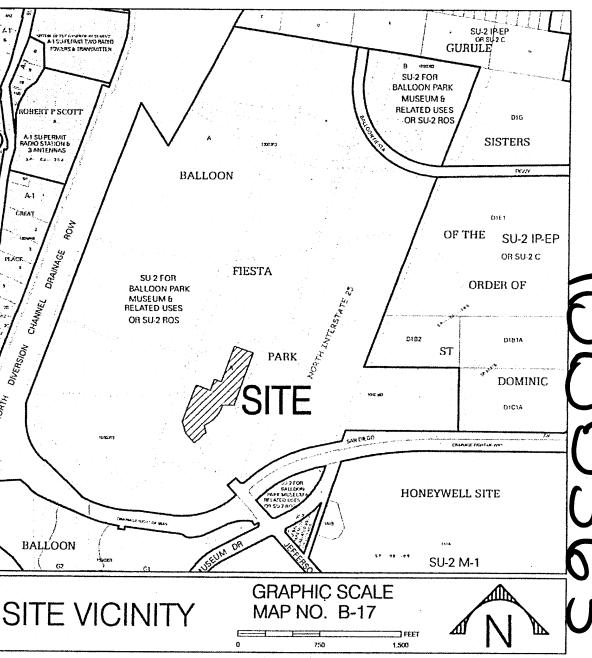
\*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)

ORB CHAIRPERSON, PLANNING DEPARTMENT

SOLID WASTE MANAGEMENT

06-05-14

Full-14



SITE AREA: 5.6 ACRES (APPROXIMATELY)

LEGAL DESCRIPTION: PORTION OF LOT A, BALLOON FIESTA PARK

CURRENT ZONING: SU-2 FOR BALLOON PARK MUSEUM AND RELATED USES

LAND USE: PARK, ACTIVE AND PASSIVE RECREATION, AND HOT AIR BALLOONING

BUILDING AREA: 18,000 GSF

APPLICABLE PLANS: BALLOON FIESTA PARK MASTER DEVELOPMENT PLAN, AND NORTH I-25 SECTOR DEVELOPMENT PLAN

PHASING: DESCRIBED IN DETAIL ON SHEET 2

STANDARD SPACES REQUIRED - 87 ACCESSIBLE SPACES REQUIRED - 4

AREA, ONE OF THE FIVE MAJOR DESIGNATED PARKING AREAS. ACCESSIBLE AND MOTORCYCLE PARKING SIGNAGE (12"X18" MOUNTED ON POLE) SHALL BE PROVIDE IN ACCORDANCE WITH THE CITY'S DEVELOPMENT PROCESS MANUAL.

BICYCLE PARKING IS PROVIDED AT A RATE OF 1 SPACE PER 20 VEHICLES BICYCLE SPACES REQUIRED - 5 BICYCLE SPACES PROVIDED - 8



# **BALLOON FIESTA PARK** SID CUTTER PILOTS' PAVILION

**OWNER** CITY OF ALBUQUERQUE

PROJECT TEAM PLANNING/LANDSCAPE ARCHITECTURE CONSENSUS PLANNING

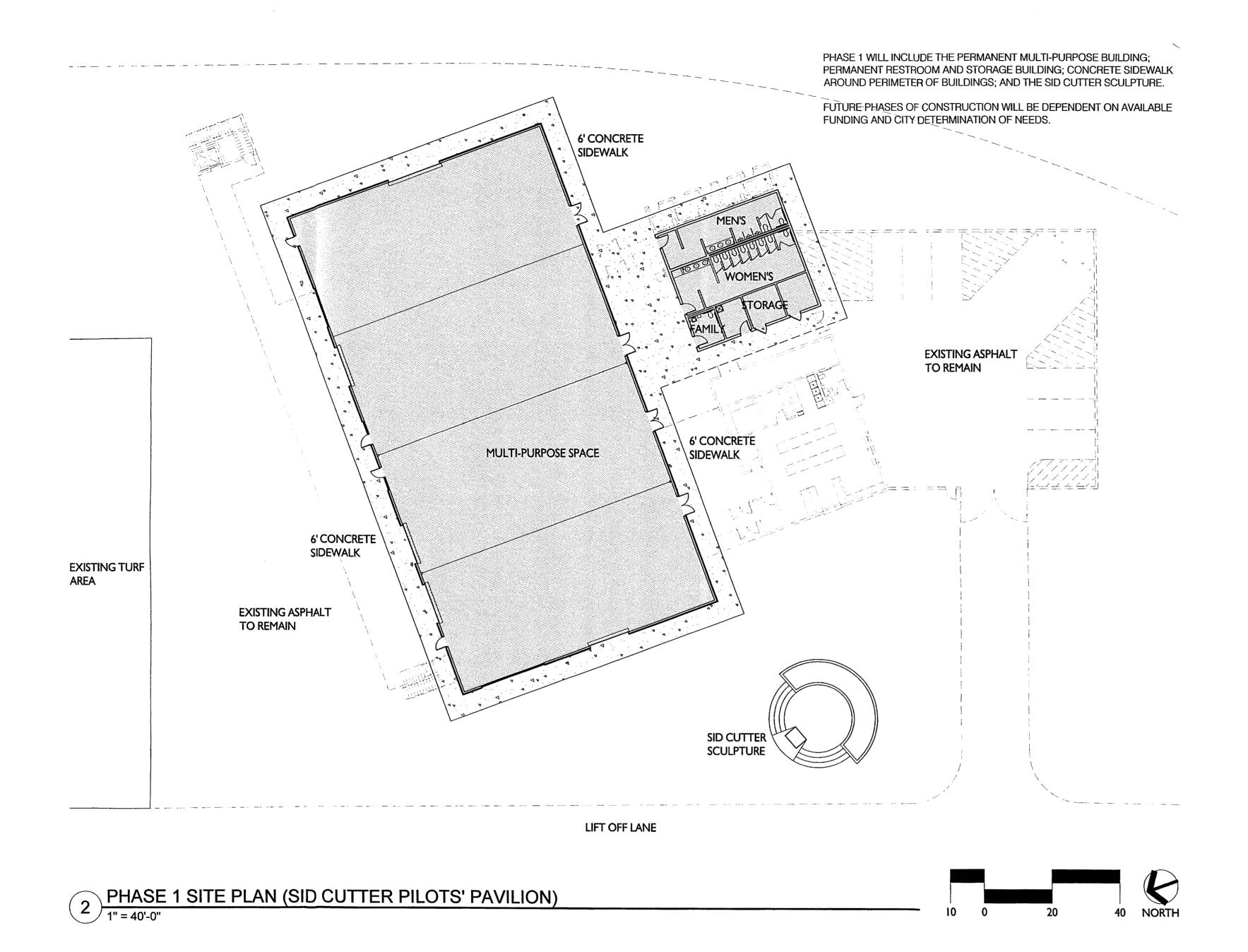
**ARCHITECTURE** LEE GAMELSKY ARCHITECTS PC **ENGINEERING BOHANNAN HUSTON** 

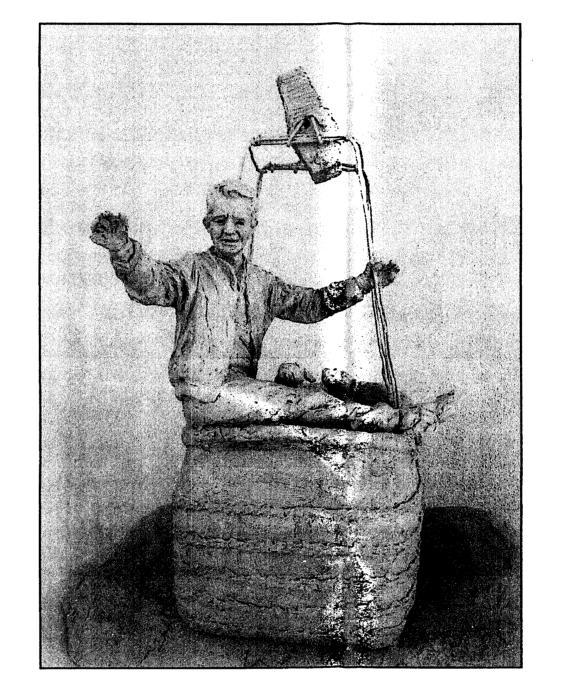
SHEET I OF 6

MAY 13, 2014

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SITE PLAN

SCALE: 1'' = 40'





THE SID CUTTER SCULPTURE, AS ILLUSTRATED ABOVE, IS APPROXIMATELY 5' SQUARE AT THE BASE, AND APPROXIMATELY 12' TALL. THE SCULPTURE IS BEING CREATED BY LOCAL ARTIST, SONNY RIVERA, IN COLLABORATION WITH THE CUTTER FAMILY. AS SUCH, REFINEMENTS TO THE SCULPTURE AND SETTING MAY OCCUR DURING THE CREATIVE PROCESS.

3 SID CUTTER SCULPTURE



# CITY OF ALBUQUERQUE

# PROJECT TEAM PLANNING/LANDSCAPE ARCHITECTURE

CONSENSUS PLANNING

ARCHITECTURE

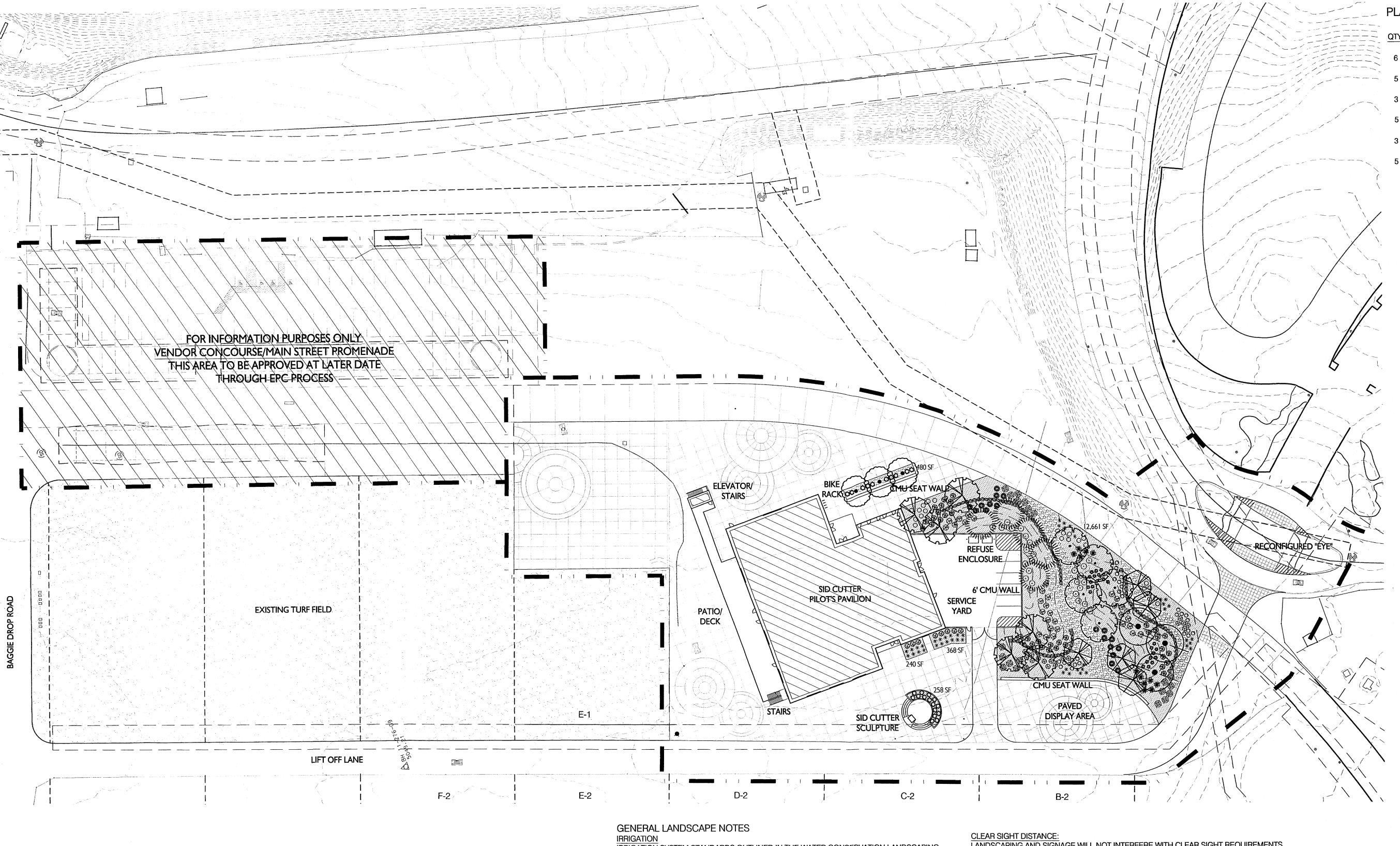
LEE GAMELSKY ARCHITECTS PC

ENGINEERING

BOHANNAN HUSTON

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
PHASE I SITE PLAN

SHEET 2 OF 6 MAY 13, 2014



IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS, AND BE DESIGNED TO MEET COA PARK MANAGEMENT STANDARDS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER

REQUIREMENTS. RESPONSIBILITY OF MAINTENANCE

MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM

WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE LIVE VEGETATIVE COVERAGE THE PROJECT WILL ADHERE TO THE LANDSCAPE COVERAGE REQUIREMENTS WHICH

SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL.

PARKING LOTS AT BALLOON FIESTA PARK WILL BE DEVELOPED TO INCLUDE 1 TREE PER 10 SPACES.

THE SITE IS NOT LOCATED ADJACENT TO ANY PUBLIC R.O.W. AND THEREFORE NOT SUBJECT TO THE STREET TREE ORDINANCE.

WALL AT SERVICE YARD

THE WALL SURROUNDING THE SERVICE YARD WILL BE A 6 FOOT TALL STUCCOED CMU WALL WITH COLOR TO MATCH BUILDING. PORTIONS OF THE WALL WILL BE MOUNDED AGAINST TO DIMINISH THE VISUAL HEIGHT OF THE WALL FROM THE EXTERIOR.

THE SEAT WALL WILL BE A 2 FOOT TALL STUCCOED CMU WALL (COLOR TO MATCH BUILDING) WITH A 4-INCH CONCRETE CAP.

Y.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
	TREES			
		ACER NEGUNDO 'SENSATION' (M+) SENSATION BOX ELDER	2.5" B&B	12'-14' HT. 30' HT. X 25' SPR.
. " !		CHILOPSIS LINEARIS 'BUBBA' (L+) DESERT WILLOW	2" B&B	8' HT. X 6' SPR. 20' HT. X 25' SPR.
i		FRAXINUS PENN. 'URBANITE' (M+) URBANITE ASH	2.5" B&B	12'-14' HT. 40' HT. X 35' SPR.
•		PINUS NIGRA (M) AUSTRIAN PINE	B&B	8' MIN. HT. 35' HT. X 25' SPR.
;		PYRUS CALLERYANA (M+) FLOWERING PEAR	2.5" B&B	12'-14' HT. 25' HT X 20' SPR.
j	$\left(\cdot\right)$	ULMUS PARVIFOLIA 'ALLEE II' (M) ALLEE LACEBARK ELM	2.5" B&B	12'-14 HT. 40' HT X 30' SPR.
SHRUBS/GROUNDCOVERS				
	<u>8.11.1929, a.11.9</u>	CARYOPTERIS CLAND. 'DARK KNIGHT' (M) DARK KNIGHT BLUE MIST	5-GAL.	3' O.C. 3' HT. X 3' SPR.
	<b>(+)</b>	CHRYSOTHAMNUS NAUSEOSUS (L) CHAMISA	1-GAL.	5' O.C. 4' HT. X 4' SPR.
	$\otimes$	CYTISUS SCOPARIUS 'LENA'S BROOM' (M) LENA'S BROOM	5-GAL.	5' O.C. 4' HT. X 4' SPR.
		FALLUGIA PARADOXA (L) APACHE PLUME	1-GAL.	5' O.C. 4' HT. X 4' SPR.
	*	HESPERALOE PARVIFLORA (M) RED YUCCA	5-GAL.	3' O.C. 3' HT. X 3' SPR.
		LAVENDULA ANGUSTIFOLIA 'HIDCOTE' (M) ENGLISH LAVENDER	1-GAL.	4' O.C. 3' HT. X 3' SPR.
		PINUS MUGO MUGO (M) MUGO PINE	5-GAL.	5' O.C. 4' HT. X 4' SPR.
	0	POTENTILLA FRUTICOSA (L+) SHRUBBY CINQUEFOIL	1-GAL.	3' O.C. 3' HT. X 3' SPR.
		RHUS TRILOBATA 'AUTUMN AMBER" (L+) CREEPING THREE LEAF SUMAC	5-GAL.	3' O.C. 2' HT. X 5' SPR.
	$\bigoplus_{i}$	SALVIA GREGGII 'FURMAN'S RED' (M) CHERRY SAGE	3-GAL.	3' O.C. 3' HT. X 3' SPR.
ORNAMENTAL GRASSES				
	ONVAIVLEVIA	CALAMAGROSTIS A. 'KARL FOERSTER' (L+) FEATHER REED GRASS	5-GAL.	3' O.C. 3' HT. X 3' SPR.
	3/16	MUHLENBERGIA CAP. 'REGAL MIST' (M) MUHLY GRASS	5-GAL.	3' O.C. 3' HT. X 3' SPR.
		NOLINA MICROCARPA (L) BEARGRASS	5-GAL.	5' O.C. 4' HT. X 5' SPR.
		2"-4" SAN LAZARUS GRAY COBBLE (6" DEPTH OVER FILTER FABRIC)		
		$rac{7}{8}$ " BUILDOLOGY BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC)		



LANDSCAPE BOULDERS LANDSCAPE BOULDERS
(3' MIN. DIMENSION-MOSS ROCK)

### **OWNER** CITY OF ALBUQUERQUE

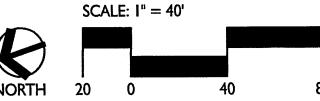
PROJECT TEAM

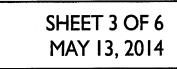
PLANNING/LANDSCAPE ARCHITECTURE CONSENSUS PLANNING ARCHITECTURE

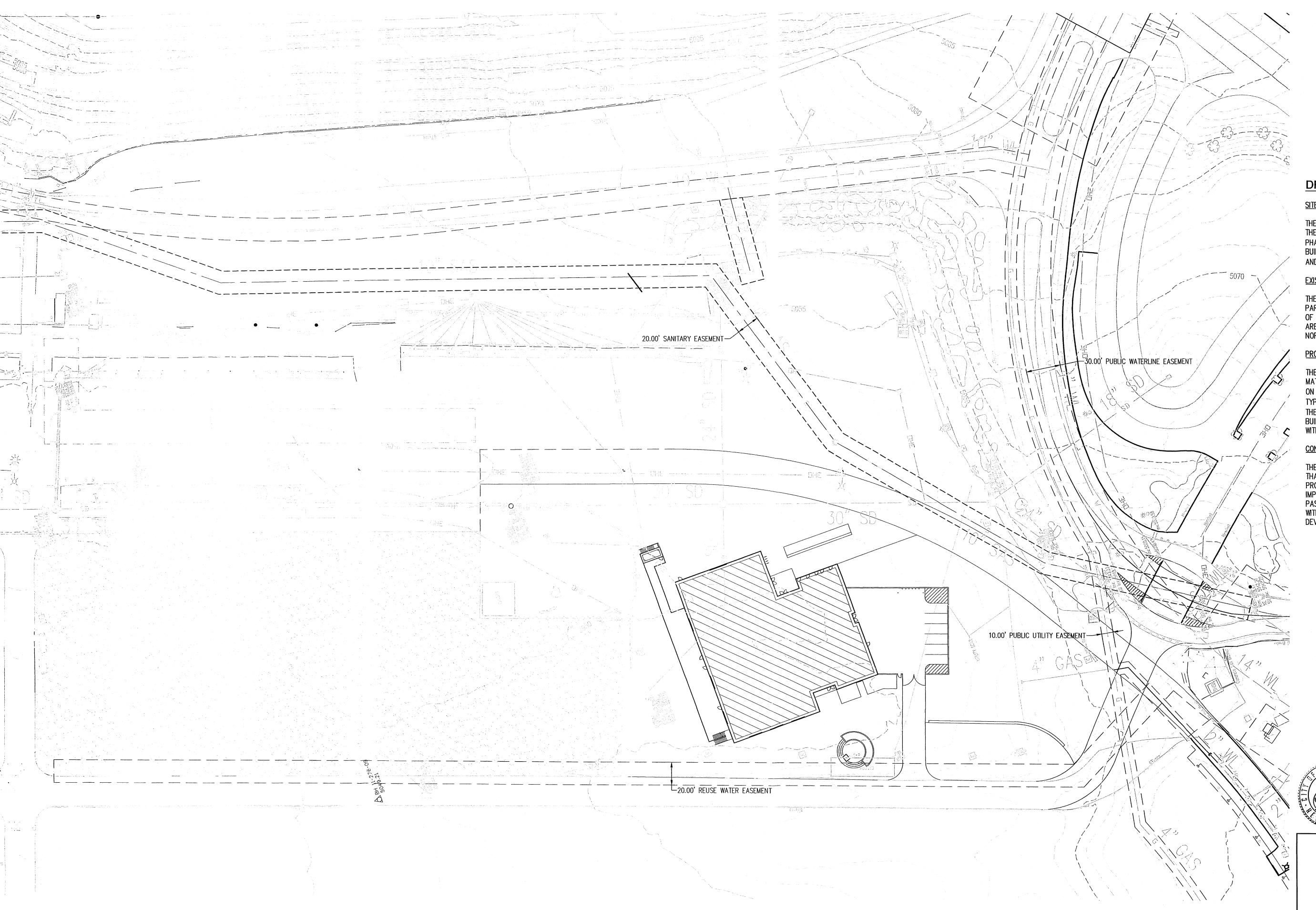
LEE GAMELSKY ARCHITECTS PC ENGINEERING

**BOHANNAN HUSTON** 

### SITE DEVELOPMENT PLAN FOR BUILDING PERMIT LANDSCAPE PLAN







### SHEET KEYED NOTES

- 1. NEW STORM DRAIN LINE
- 2. NEW BASIN INLET
- 3. NEW TRENCH DRAIN
- 4. CONNECT TO EXISTING STORM DRAIN SYSTEM
- 5. DEMO EXISTING STORM BASIN INLET
- 6. DEMO EXISTING STORM DRAIN LINE
- 7. LIMITS OF GRADING

### DRAINAGE MANAGEMENT PLAN

### SITE LOCATION AND BACKGROUND

THE PROPOSED PROJECT IS THE NEXT PHASE OF THE BALLOON FIESTA PARK. THE PARK IS LOCATED NORTH OF ALAMEDA BLVD AT ALAMEDA PATH. THIS PHASE (SOUTHEAST CORNER OF THE EXISTING PARK) WILL INCLUDE A PILOTS BUILDING AND BUS DROP-OFF LOOP. DRAINAGE ANALYSIS WAS PERFORMED AND CONFORMS TO THE APPROVED DRAINAGE PLAN, HYDRO FILE B17/D1.

### **EXISTING CONDITIONS**

THE EXISTING AREA OF THE SITE THAT IS BEING REDEVELOPED IS AN ASPHALT PARKING LOT. THE SITE SLOPES TOWARDS THE NORTH AT AN AVERAGE SLOPE OF APPROXIMATELY 1.5%. LOCALIZED STORM DRAIN INLETS IN DEPRESSED AREAS ARE INSTALLED THROUGHOUT THE SITE THAT COLLECT WATER AND CONVEY IT NORTH TO THE OUTFALL TO THE NORTHERN DIVERSION AMAFCA CHANNEL.

### PROPOSED CONDITIONS

THE DRAINAGE FROM THE PROPOSED BUILDING AND DROP-OFF LOOP WILL MATCH THE EXISTING DRAINAGE PATTERNS THAT ARE CURRENTLY ESTABLISHED ON SITE. THE EXISTING SITE IS COVERED WITH ASPHALT (100% LAND TREATMENT TYPE 'D'). THE PROPOSED SITE PLAN & ADDITIONAL BUILDING WILL MAINTAIN THE IMPERVIOUS AREA. THE PROPOSED ADDITIONAL INLETS AROUND THE PILOT'S BUILDING WILL DRAIN TO THE EXISTING UNDERGROUND STORM DRAIN SYSTEM WITH THE SAME AMOUNT OF FLOW.

### CONCLUSION

THE PROPOSED CONDITIONS PEAK DISCHARGE FROM THE SITE IS EQUIVALENT TO THAT OF THE EXISTING CONDITION. THE DRAINAGE PATTERNS FROM THE PROPOSED CHANGES IS SIMILAR TO THE EXISTING DRAINAGE PATTERNS. THE IMPLEMENTATION OF THESE GRADING CONCEPTS WOULD RESULT IN THE SAFE PASSAGE OF THE 100 YEAR STORM EVENT AS WITH THE EXISTING CONDITIONS. WITH THIS PLAN WE REQUEST DESIGN REVIEW BOARD APPROVAL FOR SITE DEVELOPMENT BUILDING PERMIT.

# PROPERTY LINE PROPERTY LINE EXISTING CONTOURS PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT EX=EXISTING, FG=FINISHED GRADE FGH=FINISHED GRADE LOW PROPOSED DIRECTION OF FLOW WATER BLOCK PROPOSED INDEX CONTOURS PROPOSED INTER CONTOURS



OWNER
CITY OF ALBUQUERQUE

PROJECT TEAM

PLANNING/LANDSCAPE ARCHITECTURE

CONSENSUS PLANNING

ARCHITECTURE

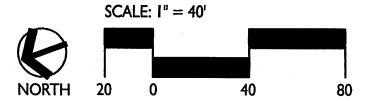
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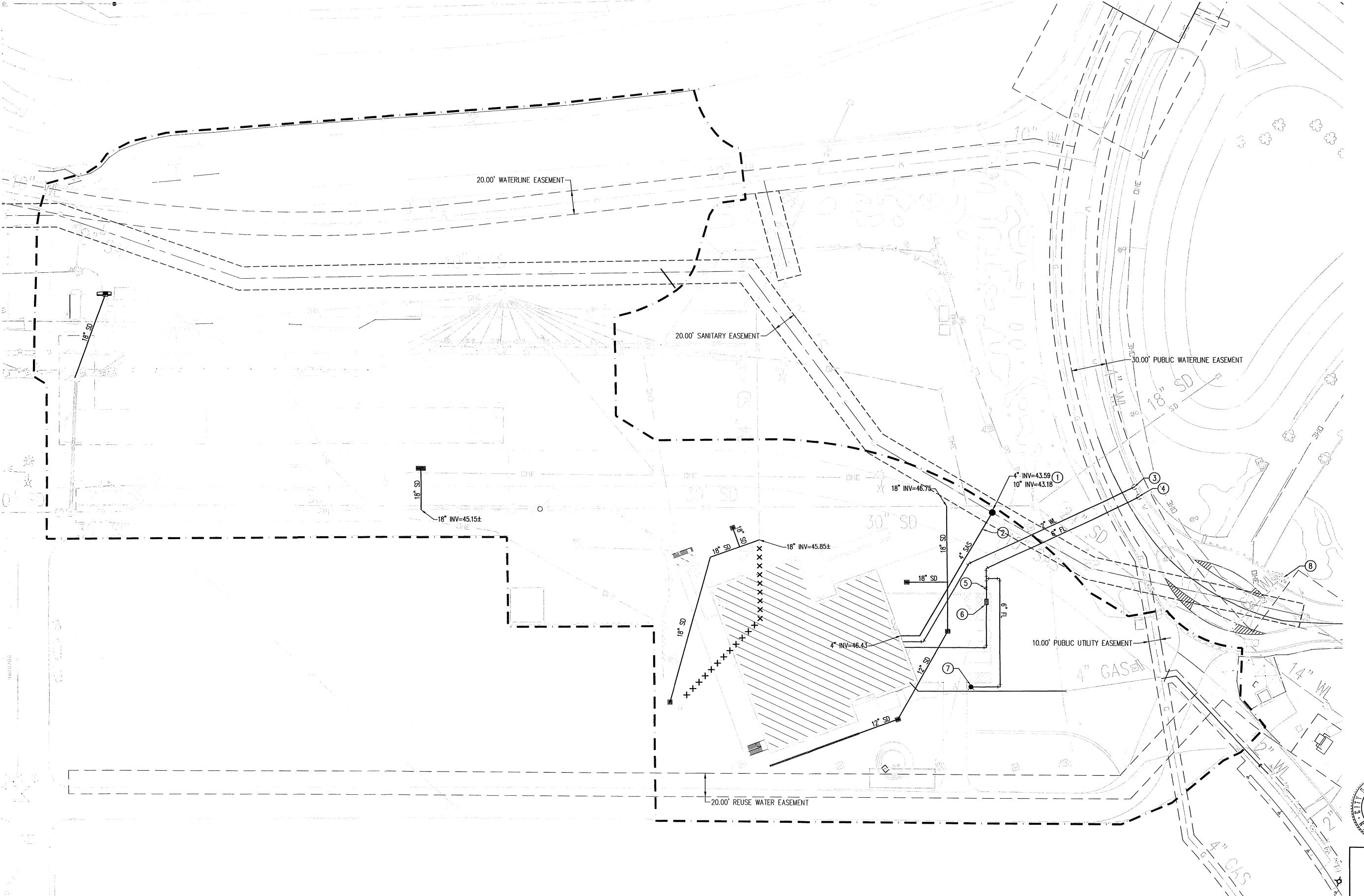
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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
CONCEPTUAL GRADING & DRAINAGE PLAN



SHEET 4 OF 6 MAY 13, 2014



## SHEET KEYED NOTES

- 1. NEW SANITARY SEWER MANHOLE
- 2. NEW SANITARY SEWER LINE
- 3. NEW DOMESTIC SERVICE
- 4. NEW FIRE PROTECTION SERVICE
- 5. NEW POST INDICATOR VALVE
- 6. NEW BACKFLOW PREVENTION DEVICE 7. NEW FIRE HYDRANT
- 8. EXISTING FIRE HYDRANT

	PROPERTY LINE
POSTERIO CONTRACTO SERVICIONE DE L'ANGLES	EXISTING EASEMENT
SAS	EXISTING SANITARY SEWER
11	EXISTING WATER LINE
	PROPOSED EASEMENT
SAS	PROPOSED SANITARY SEWER LIN
•	PROPOSED SANITARY SEWER MA
● <sub>co</sub>	PROPOSED CLEANOUT
WL.	PROPOSED WATER LINE
<b>H</b>	PROPOSED VALVE
<u>FL</u>	PROPOSED FIRE LINE
*	PROPOSED HYDRANT
n	PROPOSED CAP



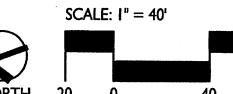
OWNER CITY OF ALBUQUERQUE

PROPOSED WATER METER

PROPOSED POST INDICATOR VALVE

PROJECT TEAM
PLANNING/LANDSCAPE ARCHITECTURE
CONSENSUS PLANNING ARCHITECTURE
LEE GAMELSKY ARCHITECTS PC ENGINEERING BOHANNAN HUSTON

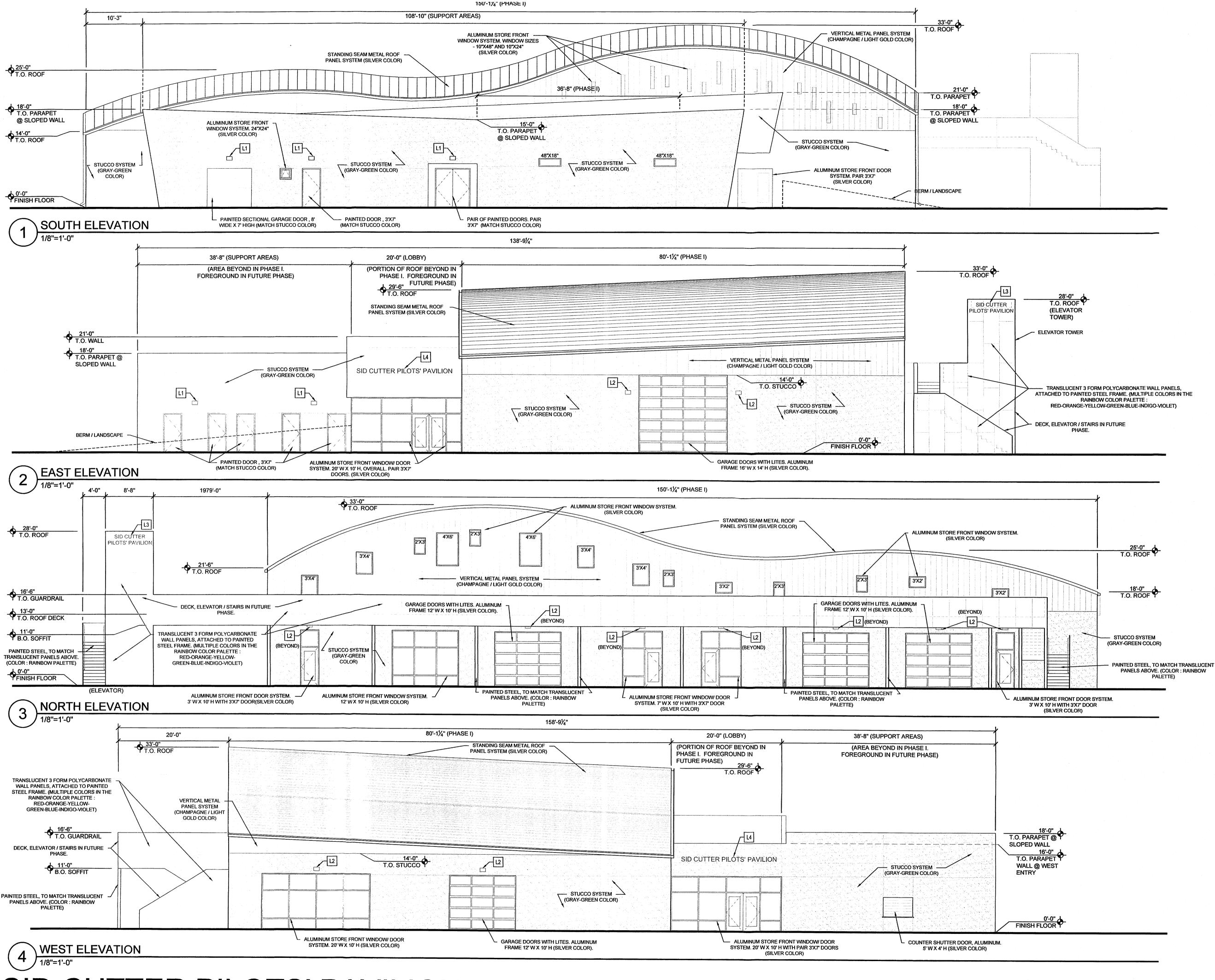
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CONCEPTUAL UTILITY PLAN





SHEET 5 OF 6

MAY 13, 2014



SID CUTTER PILOTS' PAVILION - EXTERIOR ELEVATIONS

BALLOON FIESTA PARK

ALBUQUERQUE, NEW MEXICO



### LEGEND

- T.O. = TOP OF B.O. = BOTTOM OF A.F.F. = ABOVE FINISH FLOOR
- BUILDING MOUNTED LIGHT FIXTURE WITH CUT-OFF SHIELD TO PREVENT
- BUILDING MOUNTED LIGHT FIXTURE WITH CUT-OFF SHIELD TO PREVENT
- FUGITIVE LIGHT FROM EXTENDING BEYOND PROPERTY LINE, AT 11'-0" A.F.F.

FUGITIVE LIGHT FROM EXTENDING BEYOND PROPERTY LINE, AT 9'-0" A.F.F.

- SIGNAGE: SID CUTTER PILOTS' PAVILION, 8" HIGH METAL LETTERS (BACKLIT).
- SIGNAGE: SID CUTTER PILOTS' PAVILION, 10" HIGH METAL LETTERS (BACKLIT).



# **BALLOON FIESTA PARK**

### **OWNER** CITY OF ALBUQUERQUE

**PROJECT TEAM** 

PLANNING/LANDSCAPE ARCHITECTURE **CONSENSUS PLANNING** ARCHITECTURE

LEE GAMELSKY ARCHITECTS, PC **ENGINEERING** 

**BOHANNAN HUSTON** 

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT Pilots' Pavilion Exterior Elevations



SHEET 6 OF 6 MAY 13, 2014