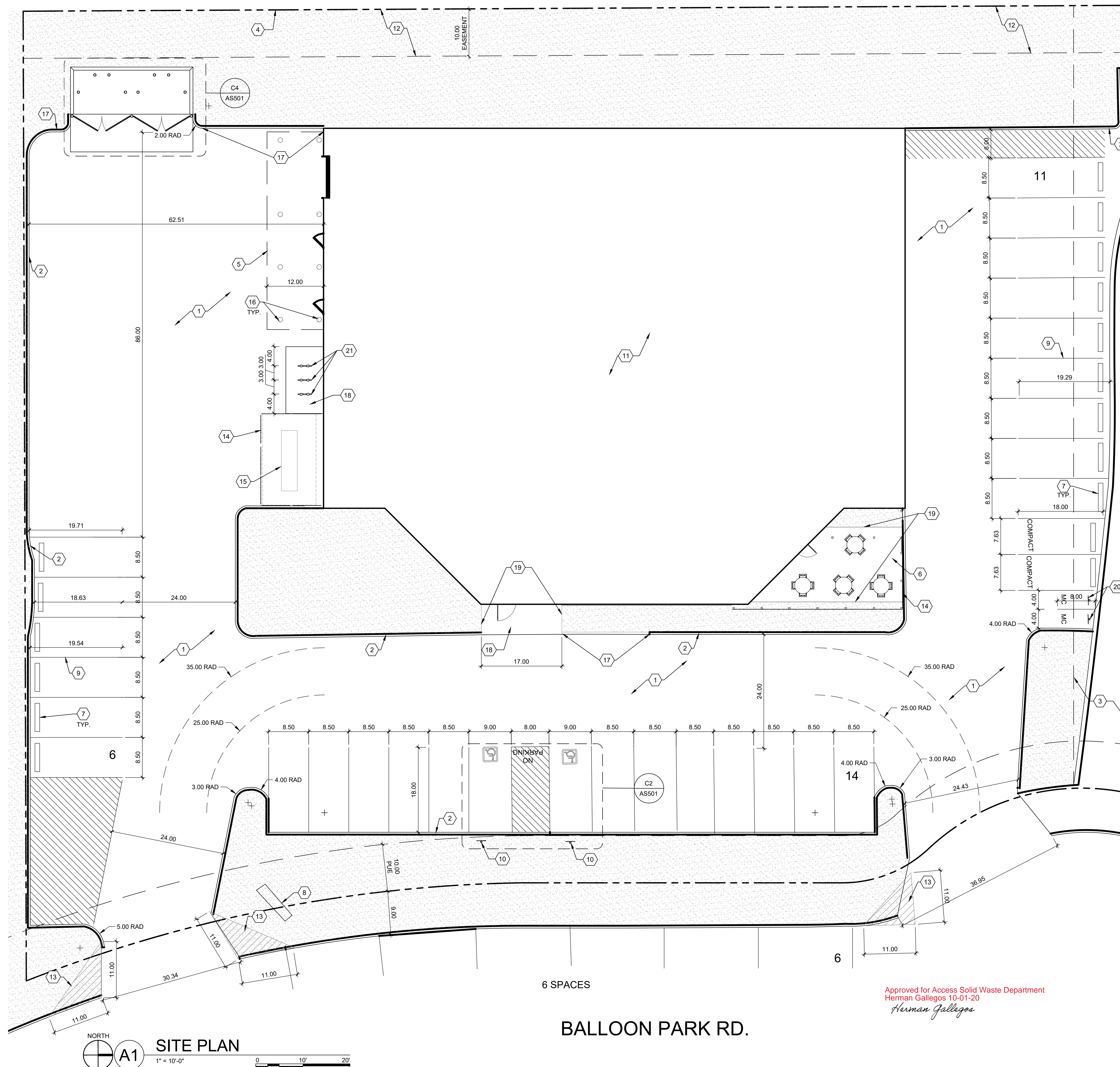




LIGHTHOUSE RELOCATION

AS101

Vicinity Map - Zone Atlas E-17-Z



Approved for Access Solid Waste Department
Herman Gallegos 10-01-20
Herman Gallegos

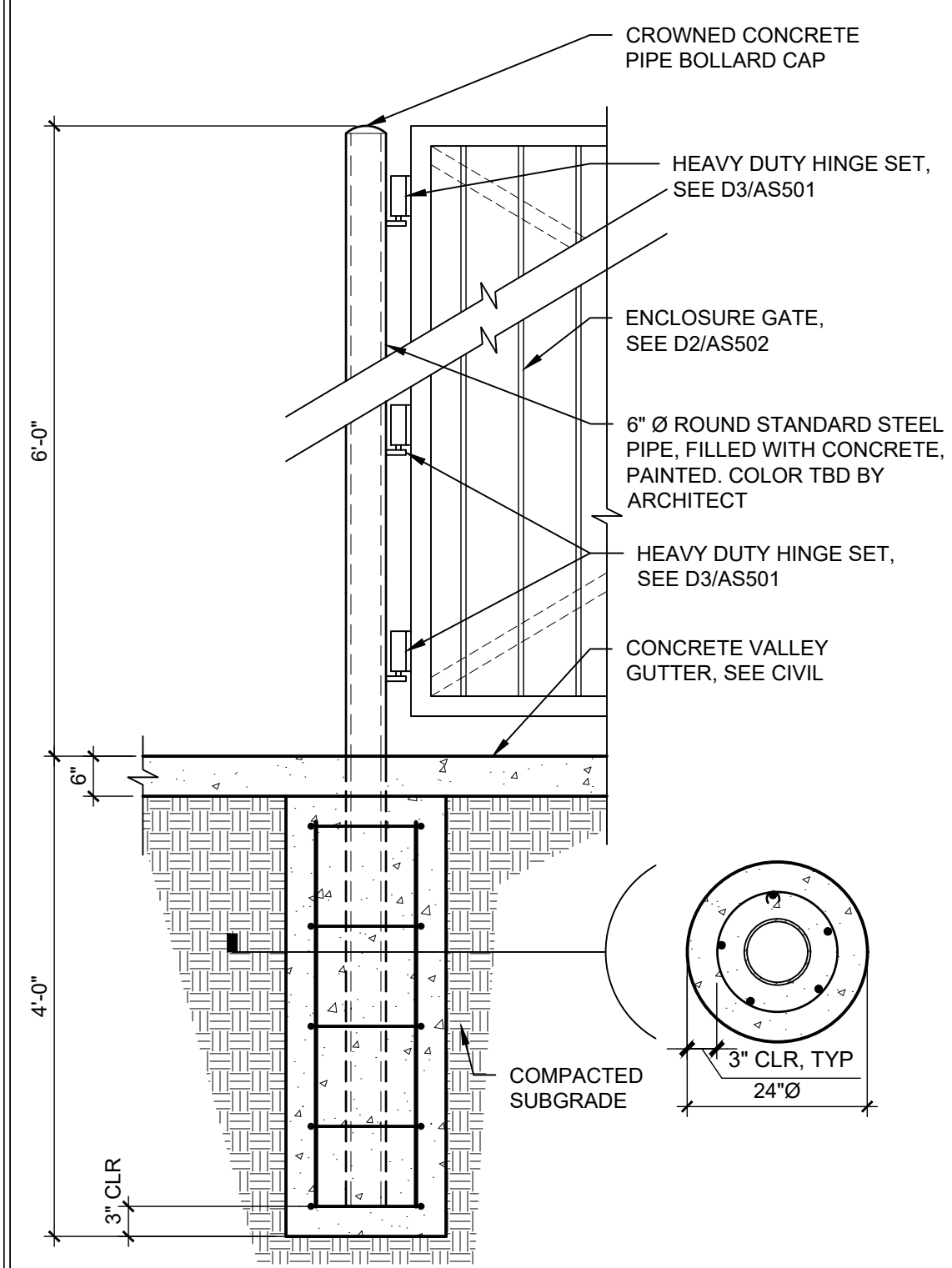
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|----------|------|
| REVISION | DATE |
|----------|------|

DATE 9/15/20

| | |
|------------|------|
| PROJECT NO | 2012 |
|------------|------|

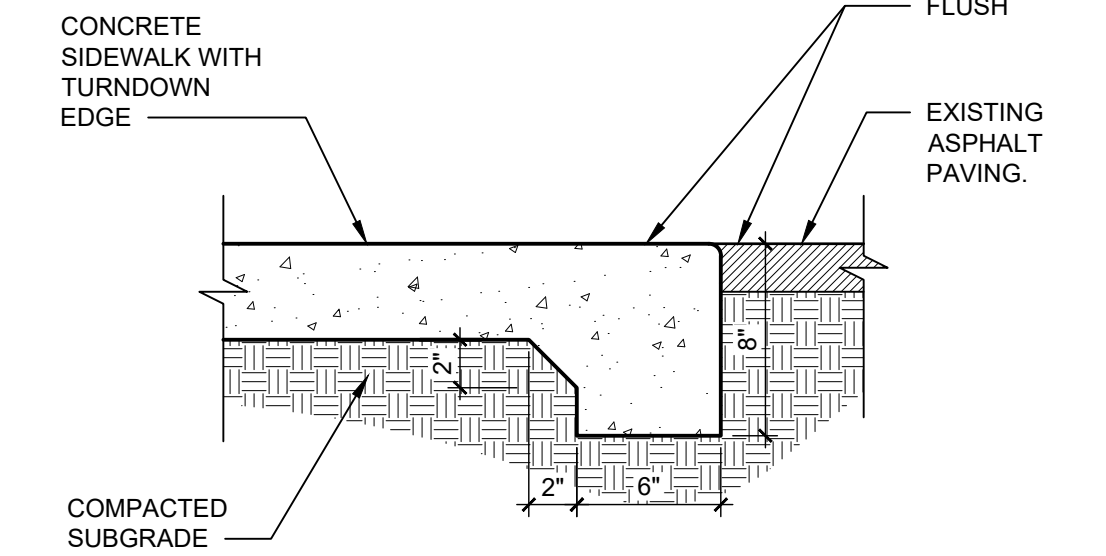
SITE PLAN
TCL

SHEET NO. _____

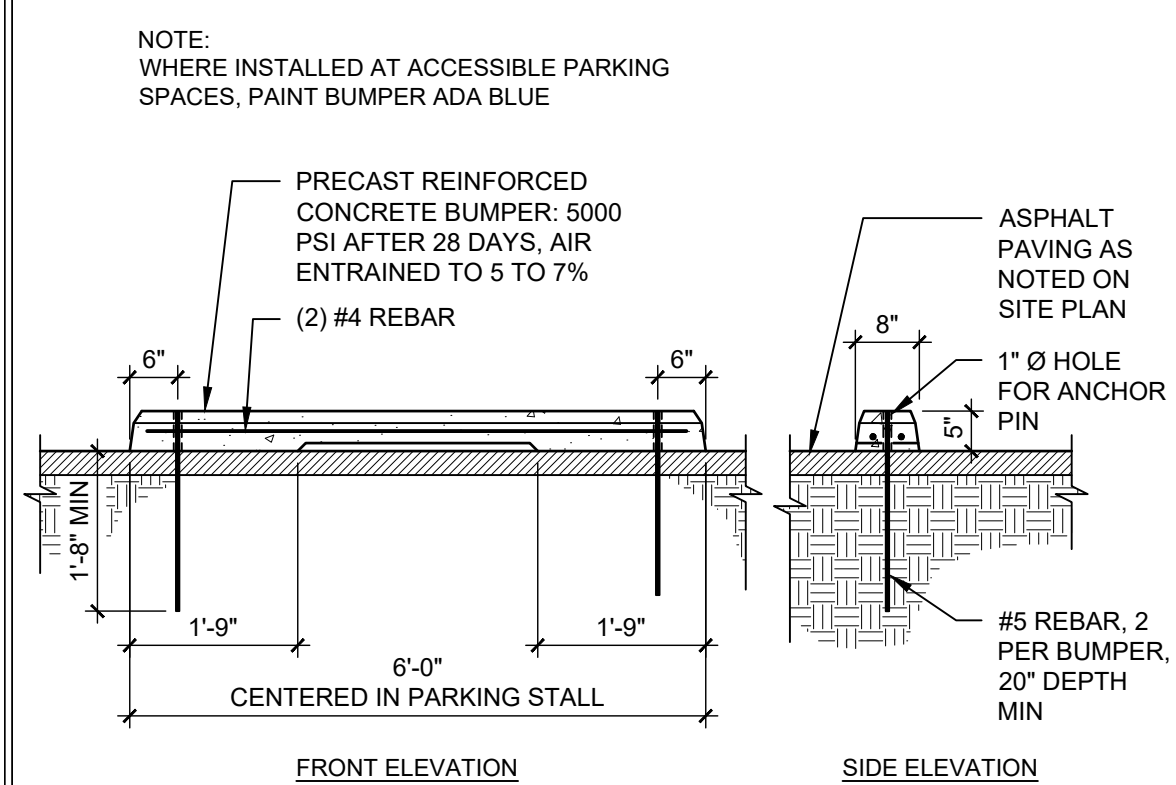


C1 REFUSE ENCLOSURE GATE POST
3/4" = 1'-0"

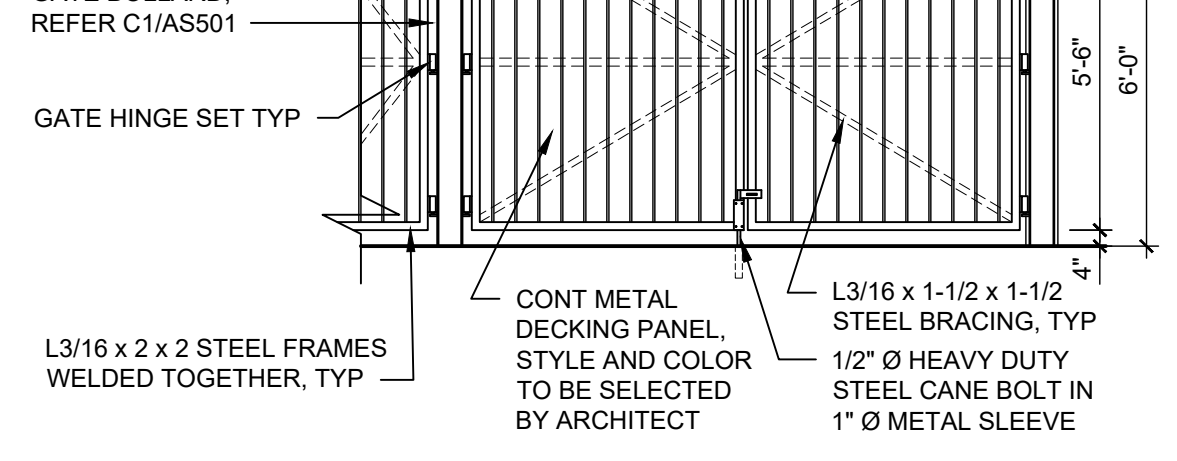
- NOTES:
- SEE SITE PLANS AND A5/AS501 FOR JOINING.
 - CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES
 - FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.
 - MAX SLOPE OF SIDEWALK NOT TO EXCEED 2%.



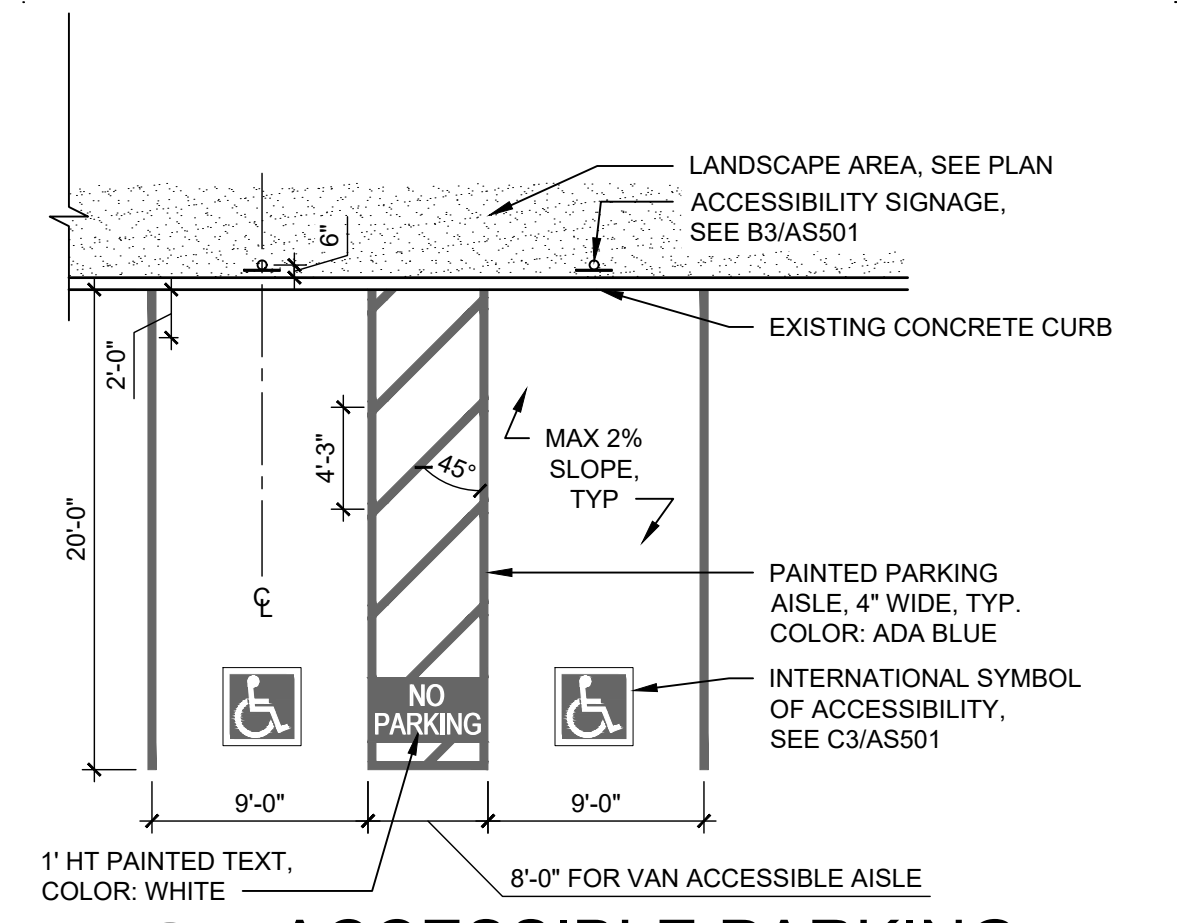
B1 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"



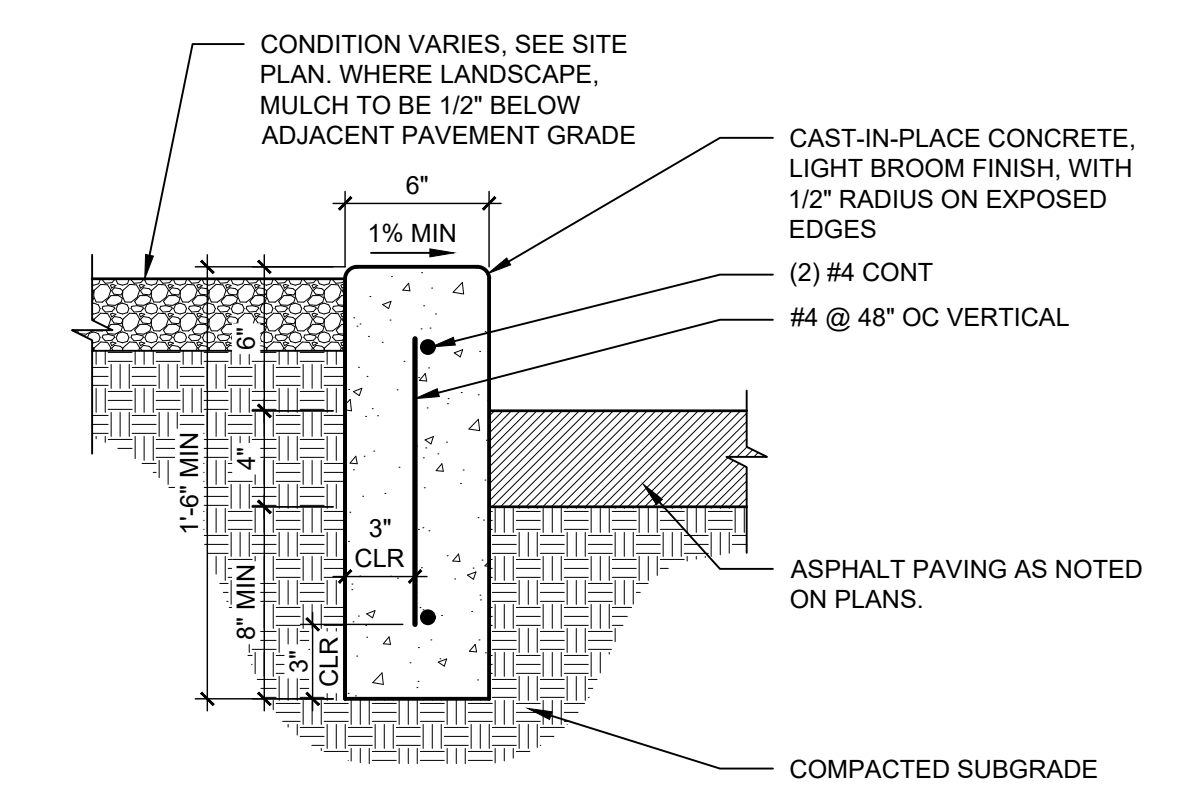
A1 PARKING BUMPER
1/2" = 1'-0"



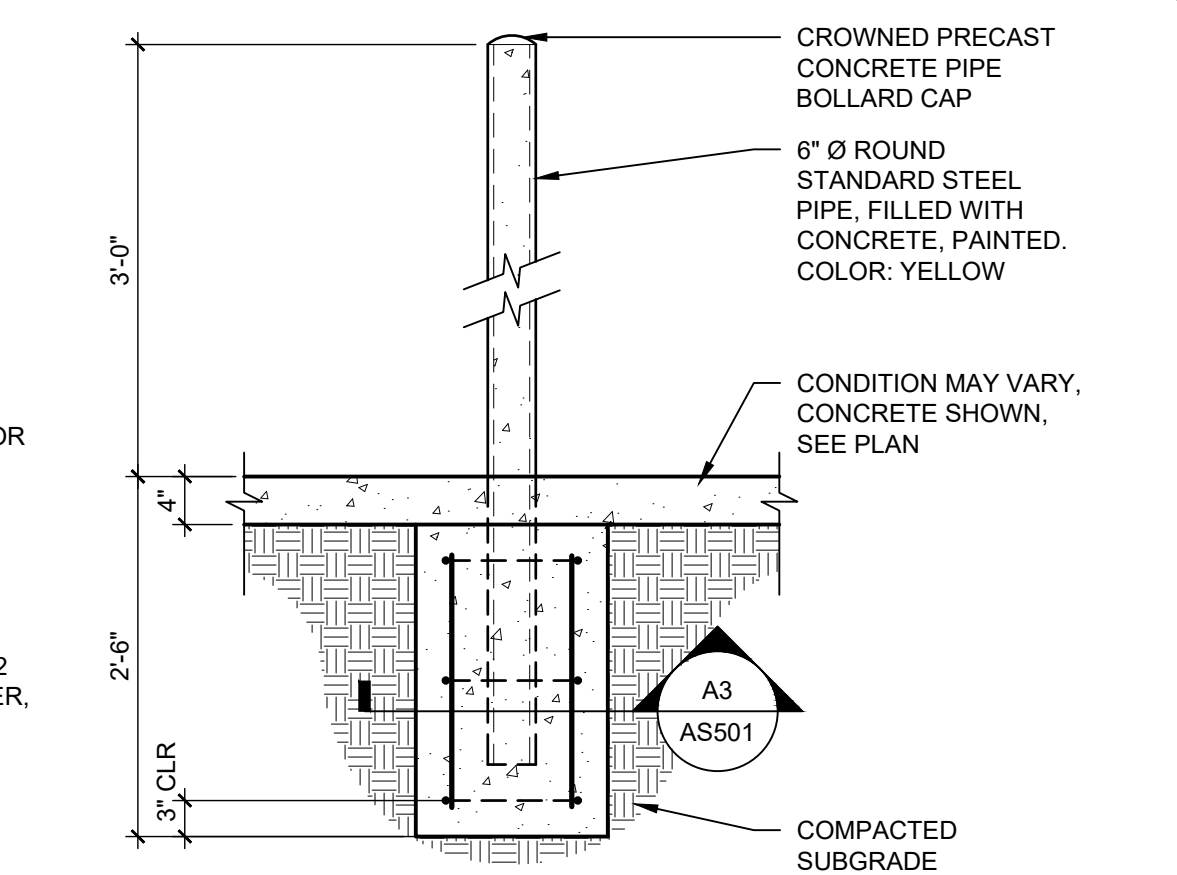
D2 TRASH ENCLOSURE
1/4" = 1'-0"



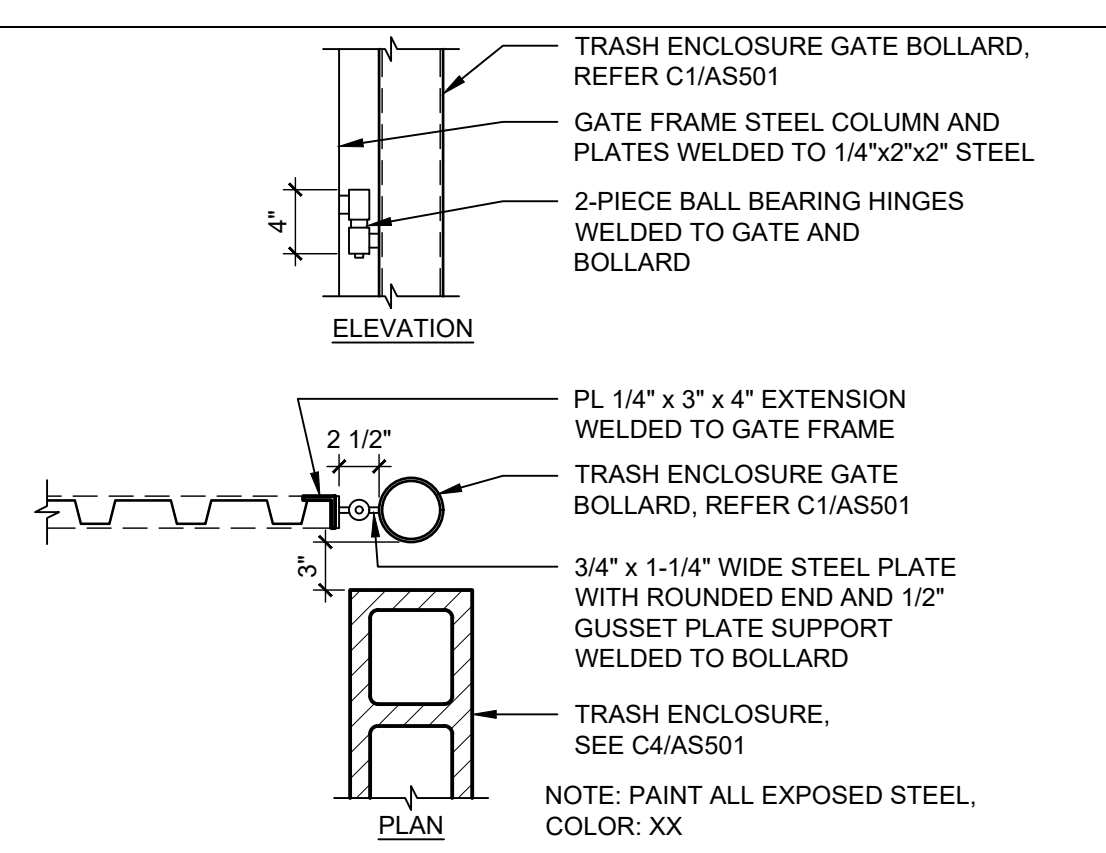
C2 ACCESSIBLE PARKING
1/8" = 1'-0"



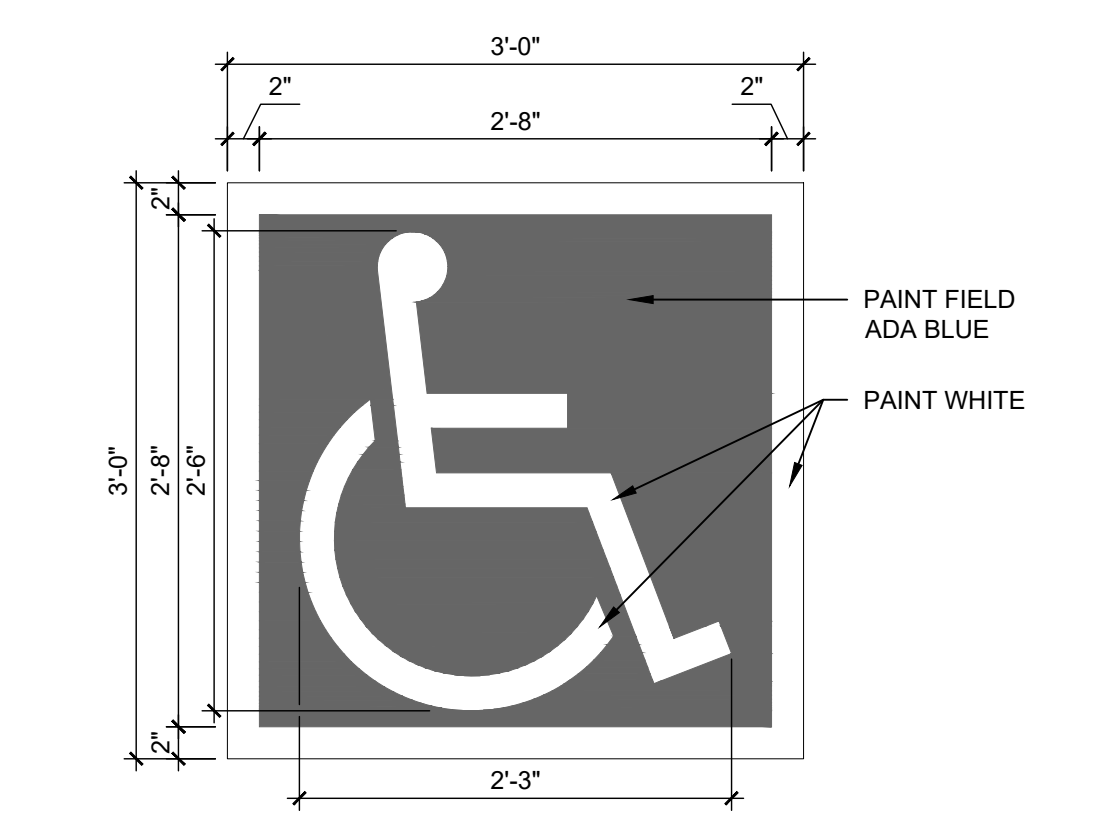
B2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



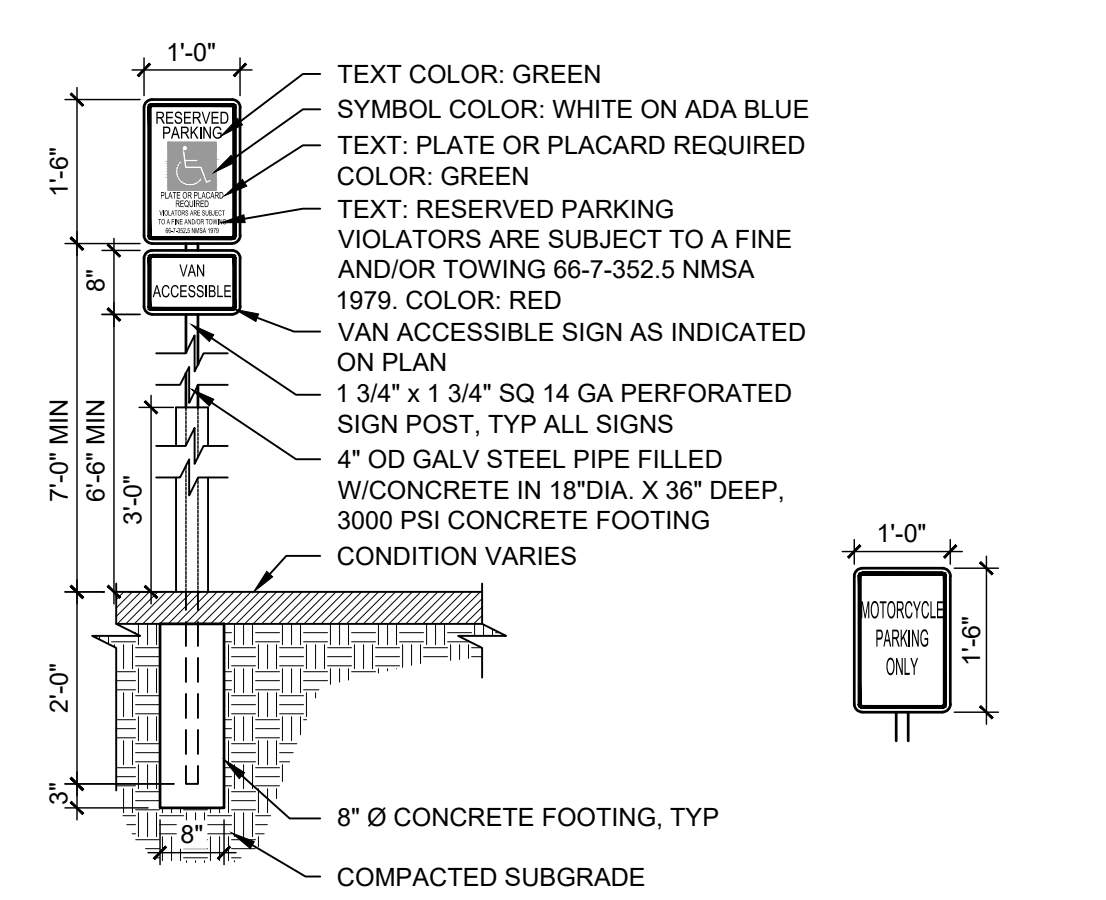
A2 PIPE BOLLARD
3/4" = 1'-0"



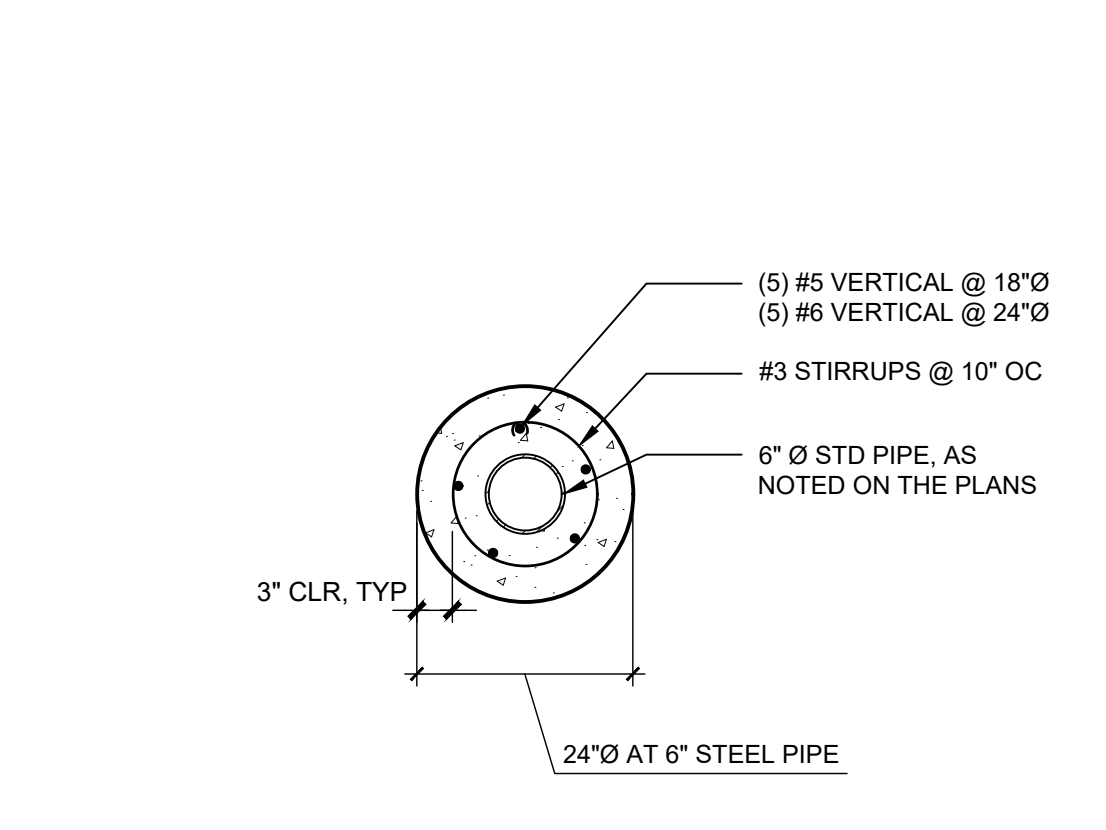
D3 BOLLARD CONNECTION @ TRASH ENCLOSURE GATE
1" = 1'-0"



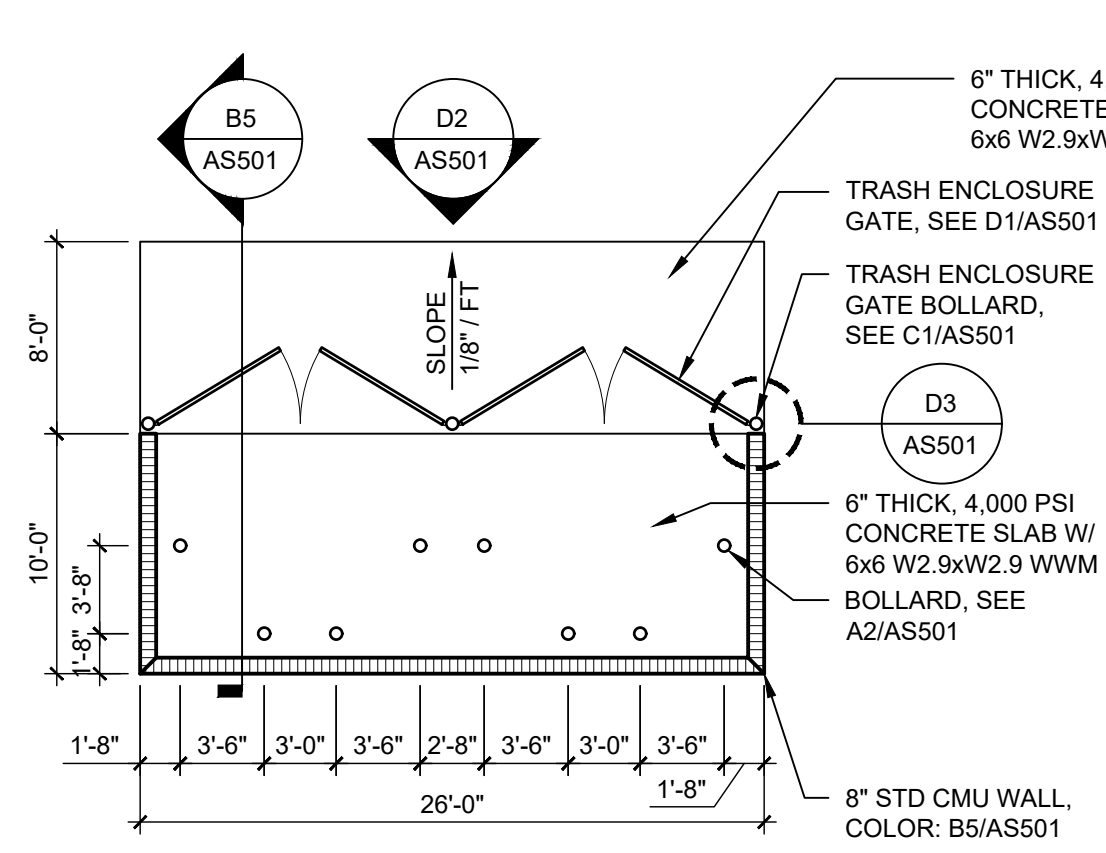
C3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



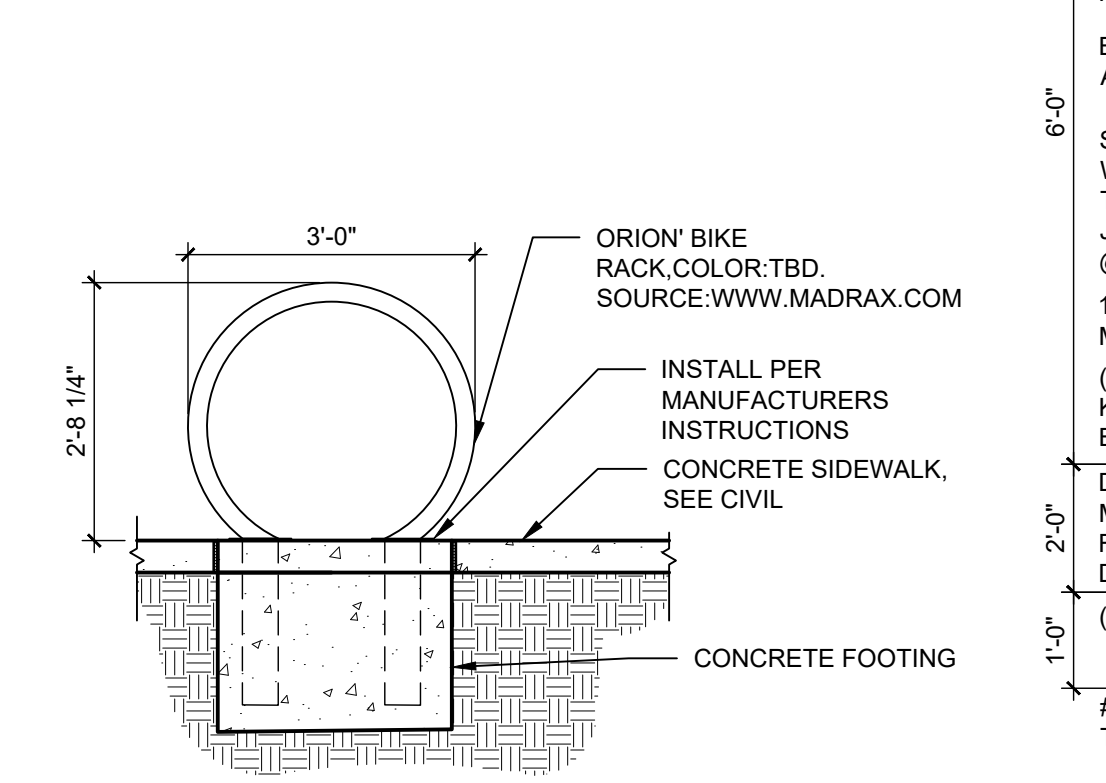
B3 TRAFFIC SIGNAGE
1/2" = 1'-0"



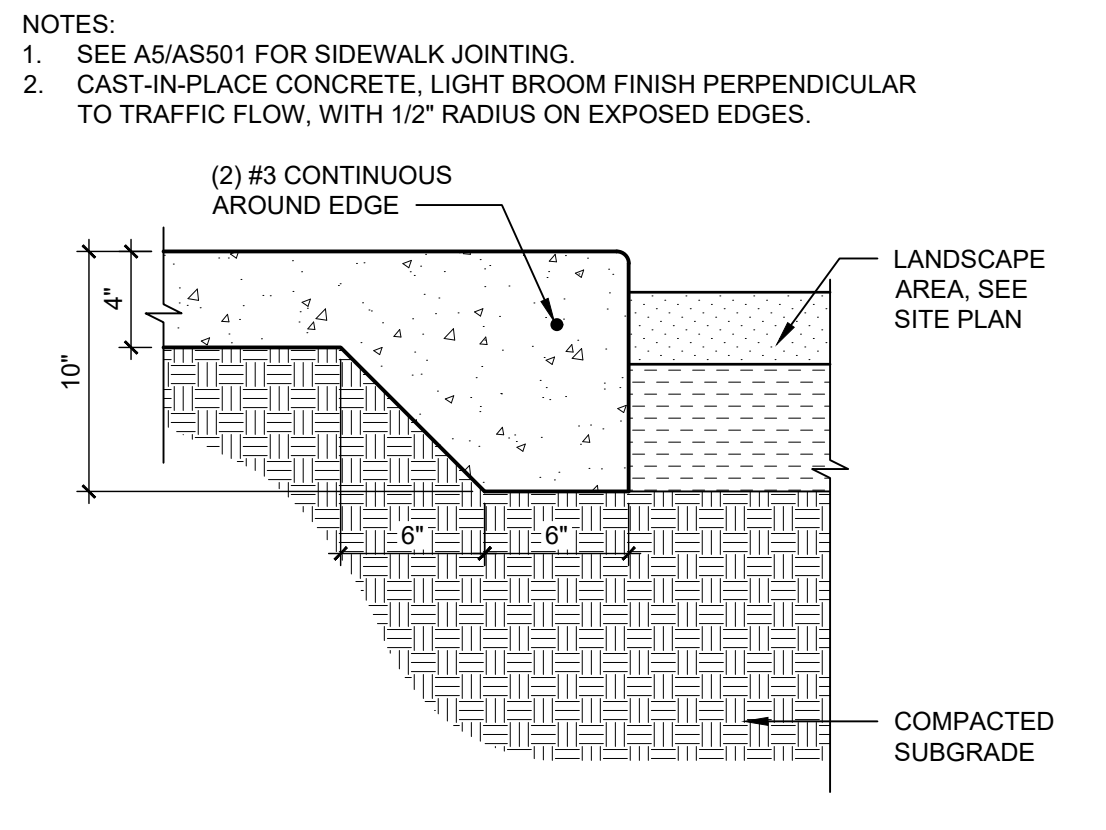
A3 PIPE BOLLARD FOOTING SECTION
3/4" = 1'-0"



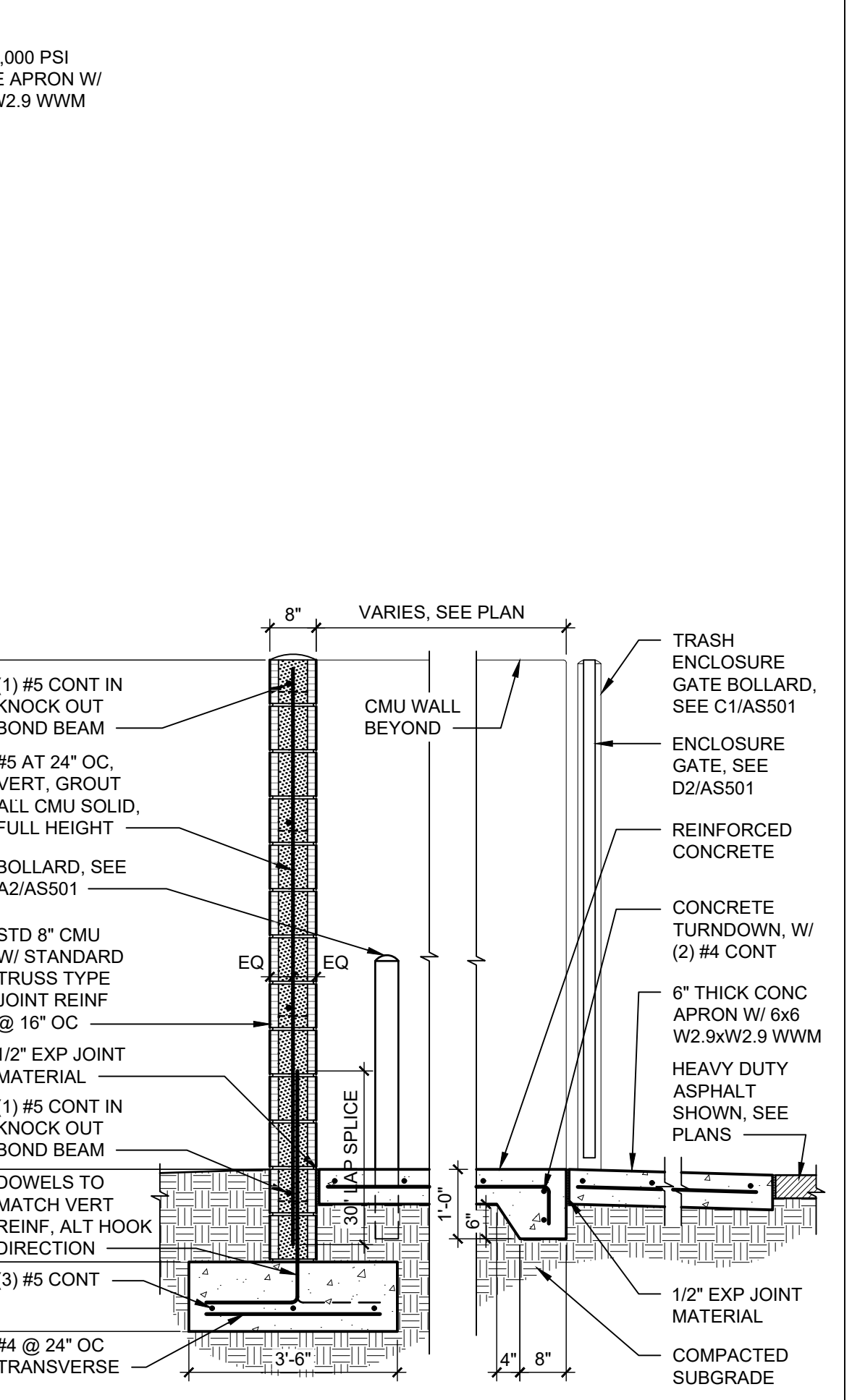
C4 TRASH ENCLOSURE
1/8" = 1'-0"



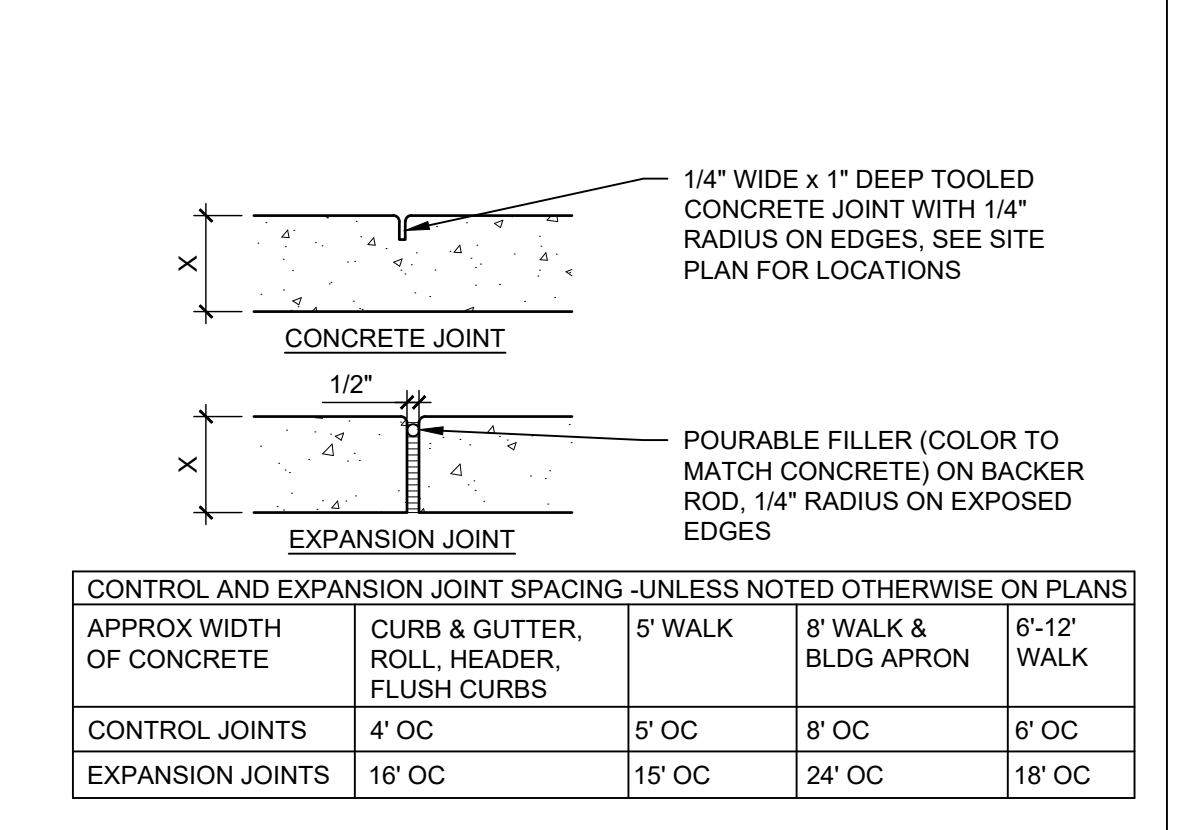
B4 BICYCLE RACK
1/2" = 1'-0"



A4 SIDEWALK WITH TURNDOWN EDGE
1 1/2" = 1'-0"



B5 TRASH ENCLOSURE CMU WALL AND GATE
1/2" = 1'-0"



A5 CONCRETE JOINTS & JOINT SPACING
1 1/2" = 1'-0"

| CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS | | | | |
|---|--|---------|----------------------|-------------|
| APPROX WIDTH OF CONCRETE | CURB & GUTTER, ROLL, HEADER, FLUSH CURBS | 5' WALK | 8' WALK & BLDG APRON | 6'-12' WALK |
| CONTROL JOINTS | 4' OC | 5' OC | 8' OC | 6' OC |
| EXPANSION JOINTS | 16' OC | 15' OC | 24' OC | 18' OC |



LANDSCAPE PLAN

SITE DATA

LANDSCAPE AREA (LAN.)
PROVIDED 500 SF

VEGETATION COVERAGE (VEG.)
REQUIRED 375 SF (75% OF LAN.)
PROPOSED 1061 SF (212% OF LAN.)

GROUND-LEVEL PLANTS COVERAGE
REQUIRED 94 SF (25% OF VEG.)
PROPOSED 179 SF (48% OF VEG.)

STREET TREES (1 PER 25 LF)
REQUIRED 10
EXISTING 6
PROPOSED 4

PARKING LOT TREES (1 PER 10 PARKING SPACES)
REQUIRED 4
EXISTING 3
PROPOSED 1

TOTAL
REQUIRED 14
EXISTING 9 TREES
PROPOSED 5 TREES

GENERAL NOTES:

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
3. PLANT MATERIALS AND SIGNING 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) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
4. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS(section 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

PLANTINGS NOTES:

1. ALL PLANTINGS WILL BE UNDER WARRANTY BY CONTRACTOR FOR 1 YEAR.
2. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.
3. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
4. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
5. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
6. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

IRRIGATION NOTES:

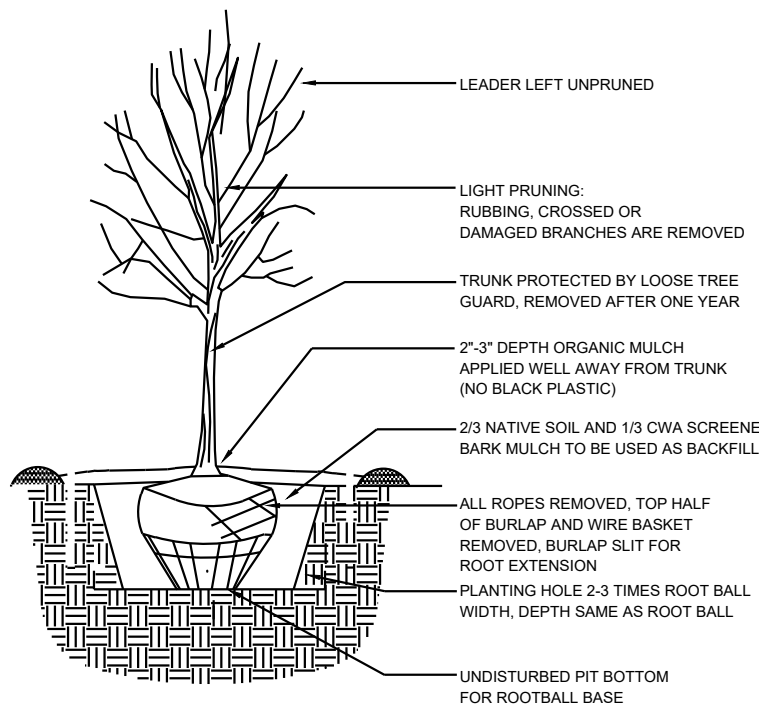
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE I103 FOR DETAIL.
4. 6 EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER.
5. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
6. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
7. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASMENTS.
8. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.

PLANT SCHEDULE

| TREES | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | ALLOWANCE |
|------------------|-----|---|--------|-------------|----------------|
| | 8 | EXISTING TREE | VARIES | | |
| DECIDUOUS TREES | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | ALLOWANCE |
| | 3 | CERCIS RENIFORMIS 'OKLAHOMA' / OKLAHOMA RED BUD | 2" B&B | 15' X 12' | 144X3=432 |
| | 2 | PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR | 2" B&B | 25' X 15' | 225X2=450 |
| | | SUBTOTAL | | | 882 SF |
| FLOWERING PLANTS | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | ALLOWANCE |
| | 4 | GAILLARDIA X GRANDIFLORA / BLANKETFLOWER | 1 GAL | 2' X 2' | 4X4=16 |
| | 5 | SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT SAGE | 1 GAL | 1.5' X 1.5' | 2X3=10 |
| GRASSES | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | ALLOWANCE |
| | 3 | HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS | 1 GAL | 2' X 2' | 4X3=12 |
| DECIDUOUS SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | ALLOWANCE |
| | 2 | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA | 1 GAL | 3' X 3' | 9X2=18 |
| | 1 | RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC | 5 GAL | 4' X 4' | 16X1=16 |
| | 1 | ROSA X 'KNOCKOUT' TM / ROSE | 5 GAL | 6' X 5' | 25X1=25 |
| | 2 | SALVIA GREGGII 'ULTRAVIOLET' / ULTRAVIOLET AUTUMN SAGE | 1 GAL | 3' X 3' | 9X2=18 |
| EVERGREEN SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | ALLOWANCE |
| | 2 | ROSMARINUS OFFICINALIS 'ARP' / ARP ROSEMARY | 5 GAL | 6' X 4' | 16X2=32 |
| GROUNDCOVERS | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | ALLOWANCE |
| | 8 | TEUCRIMUM AROANUM / CREEPING GERMANDER | 1 GAL | 1' X 2' | 4X8=32 |
| | | SUBTOTAL | | | 179 SF |
| | | TOTAL | | | 1061 SF |

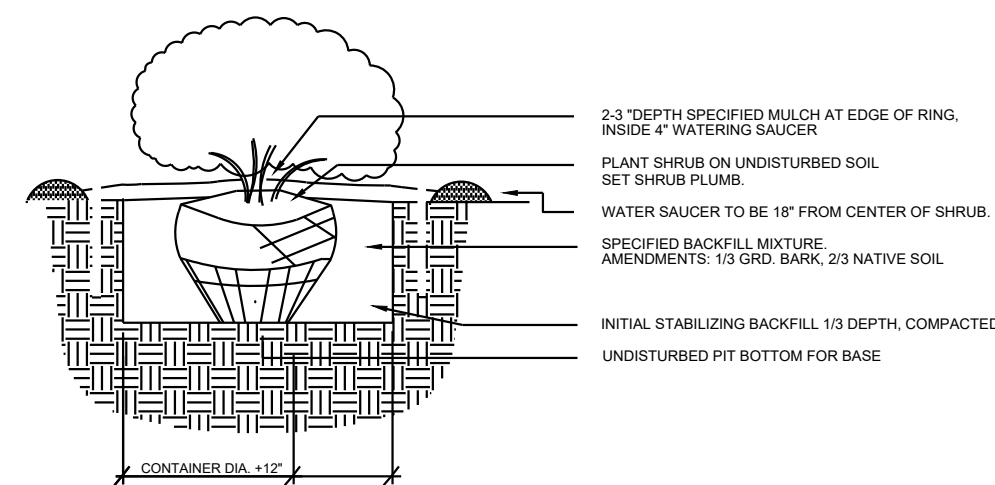
Material Schedule

| SYMBOL | DESCRIPTION | QTY |
|--------|--|--------|
| | MEDIUM BOULDER | 1 |
| SYMBOL | DESCRIPTION | QTY |
| | MOUNTAINAIR BROWN 7/8" GRAVEL OVER FILTER FABRIC | 500 SF |



TREE PLANTING DETAIL

N.T.S.



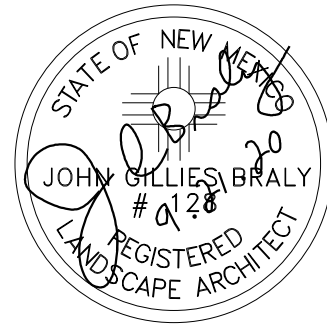
SHRUB PLANTING DETAIL

N.T.S.



YELLOWSTONE
LANDSCAPE

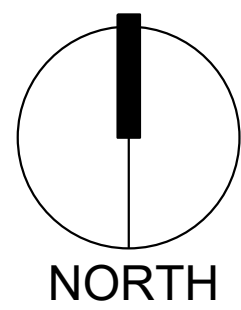
www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



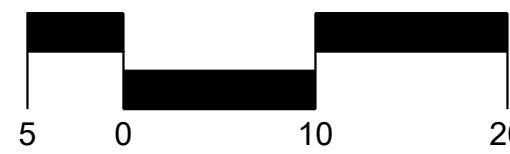
Date: 9/9/2020
Revisions:
▲ 9/21/2020 PL
▲
▲
▲
▲

Drawn by: CM
Reviewed by: CM

Lighthouse
4208 Ballon Park Rd NE
Albuquerque, New Mexico



Scale: 1" = 10'



Sheet Title:
Landscape
Plan -AA

Sheet Number:

LS-01



GENERAL SHEET NOTES

1. CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS TO REMAIN INCLUDING BUT NOT LIMITED TO: BUILDINGS, PAVING, CURBS, SITE WALLS, FOUNDATIONS AND UTILITIES. EXISTING FOUNDATIONS SHALL MAINTAIN THEIR ORIGINAL STRUCTURAL INTEGRITY AS THEY WERE DESIGNED.
2. GENERAL CONTRACTOR SHALL PATCH, REPAIR AND/OR REPLACE ITEMS TO REMAIN THAT HAVE BEEN DAMAGED DURING CONSTRUCTION TO THE OWNER'S SATISFACTION AND AT NO COST TO THE OWNER.
3. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
4. EXISTING UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY.
5. ALL SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS.
6. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
7. CONTRACTOR TO PRESERVE AND PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN.
8. 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 CLEAR SIGHT TRIANGLE.

PROJECT INFORMATION

LEGAL DESCRIPTION
LOT NUMBERED NINE (9) OF BALLOON FIELD INDUSTRIAL PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTED PLAT FIELD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 15TH, 1984, RECORDED IN VOLUME C23, FOLIO 95, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

PROJECT DESCRIPTION
LEVEL 3 INTERIOR RENOVATION

BUILDING INFORMATION
TOTAL AREA: 11,490 GSF
WAREHOUSE: 1,722 SF
BUSINESS: 9,768 SF

PARKING REQUIREMENT
BUSINESS (3.5 SPACES/1,000 SF)
WAREHOUSE: NO REQUIREMENTS

| | |
|----------------------------|-----------|
| REQUIRED PARKING SPACES | 34 STALLS |
| PROVIDED PARKING SPACES | 37 STALLS |
| ON-STREET PARKING | 6 STALLS |
| ACCESSIBLE SPACES PROVIDED | 2 (1 VAN) |
| MOTORCYCLE SPACES | 2 STALLS |
| BICYCLE STALLS REQUIRED | 3 STALLS |
| BICYCLE STALLS PROVIDED | 3 STALLS |

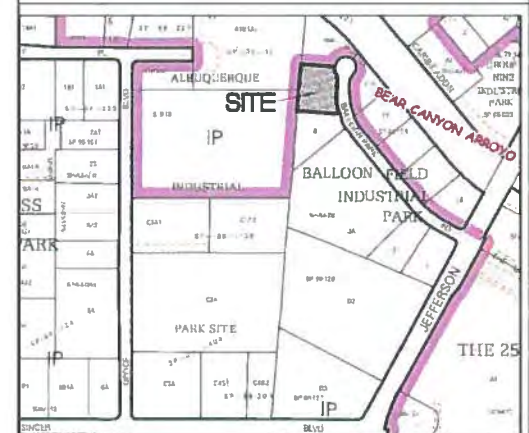
SHEET KEYED NOTES

| CODE | DESCRIPTION |
|------|---|
| 1 | EXISTING ASPHALT PAVING TO REMAIN |
| 2 | EXISTING CURB TO REMAIN |
| 3 | 25' DRAINAGE EASTMENT |
| 4 | EXISTING RETAINING WALL TO REMAIN |
| 5 | 10'-0" TALL BUILDING OVERHANG |
| 6 | NEW CONCRETE PATIO: CONCRETE TO SLOPE AT A MAXIMUM OF 2% AWAY FROM BUILDING TO LANDSCAPE AREA. |
| 7 | PARKING BUMPER: SEE A1/AS501 |
| 8 | EXISTING MONUMENT SIGN |
| 9 | EXISTING PARKING STRIPING |
| 10 | ACCESSIBLE PARKING SIGN: SEE B3/AS501 |
| 11 | EXISTING BUILDING TO BE RENOVATED |
| 12 | 10'-0" EXISTING PNM AND MT. BELL EASEMENT |
| 13 | CLEAR SIGHT TRIANGLE LANDSCAPE 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 CLEAR SIGHT TRIANGLE. |
| 14 | 5'-0" TALL PERFORATED METAL FENCE |
| 15 | GENERATOR |
| 16 | BUILDING COLUMN |
| 17 | NEW HEADER CURB: SEE B2/AS501 |
| 18 | NEW CONCRETE SIDEWALK TO BE FLUSH WITH EXISTING ASPHALT. MAXIMUM SLOPE NOT TO EXCEED 2%. SEE B1/AS501 |
| 19 | SIDEWALK WITH TURNDOWN EDGE: SEE A4/AS501 |
| 20 | MOTORCYCLE PARKING SIGN: SEE B3/AS501 |
| 21 | BIKE RACK: SEE B4/AS501 |
| 22 | EXISTING CONCRETE SIDEWALK TO REMAIN |
| 23 | PAINTED CROSSWALK: SEE D4/AS501 |

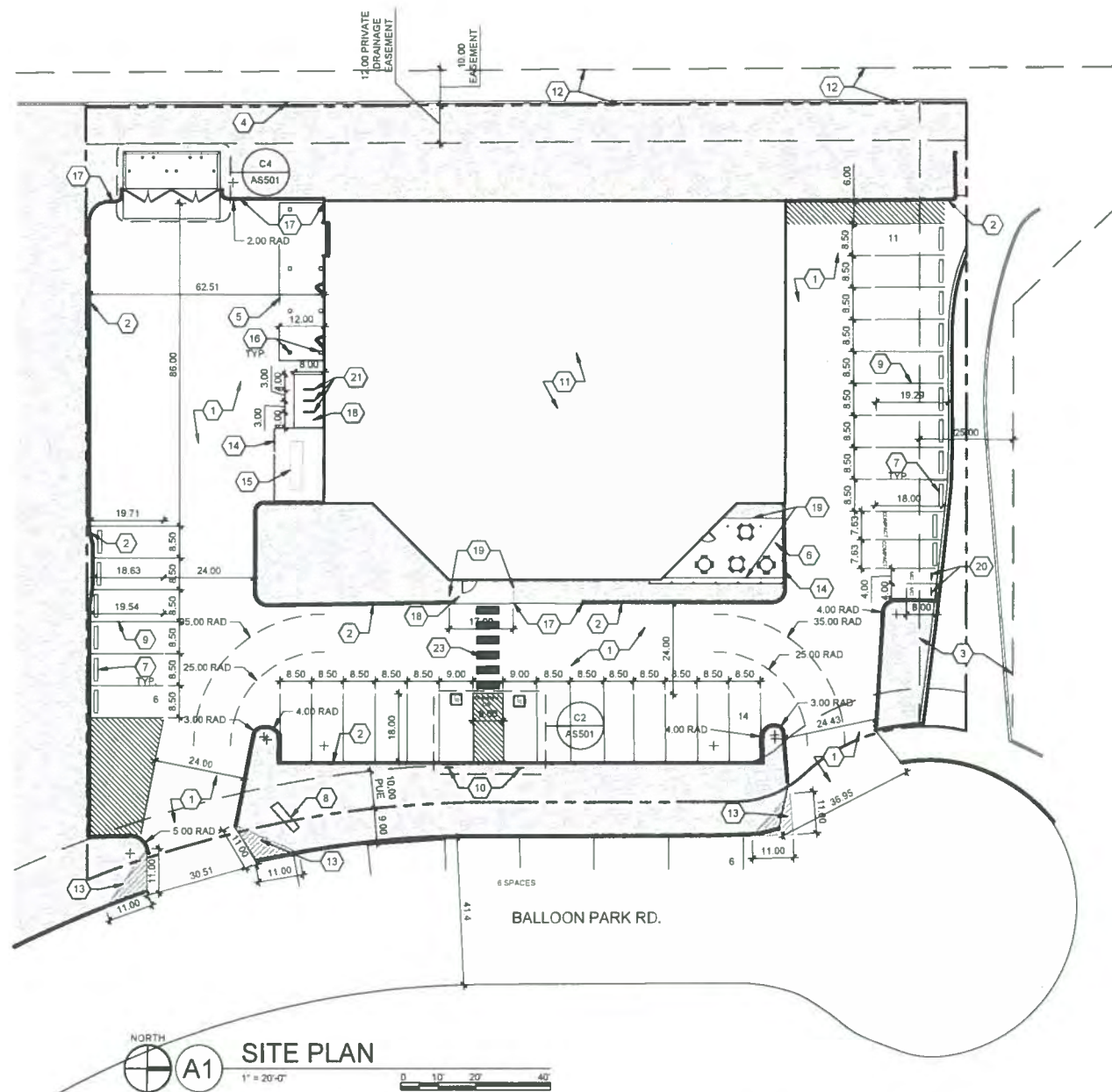
LEGEND

| SYMBOL | DESCRIPTION |
|--------|----------------|
| --- | PROPERTY LINE |
| --- | EASEMENT |
| --- | LANDSCAPE AREA |

VICINITY MAP



Vicinity Map - Zone Atlas E-17-Z

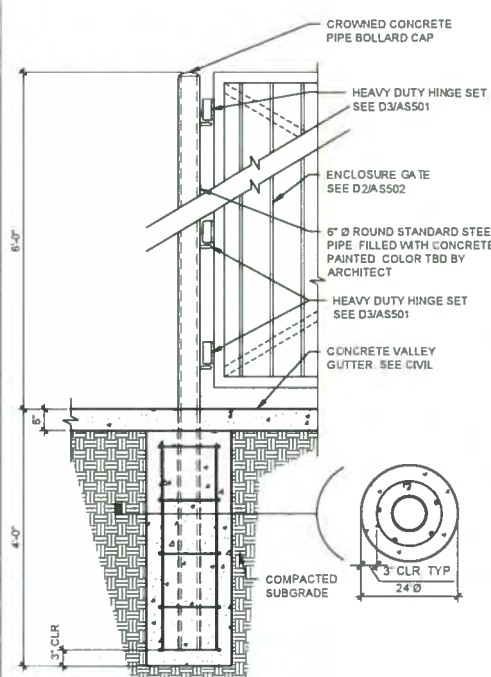


TRAFFIC CIRCULATION LAYOUT
APPROVED

10/5/20

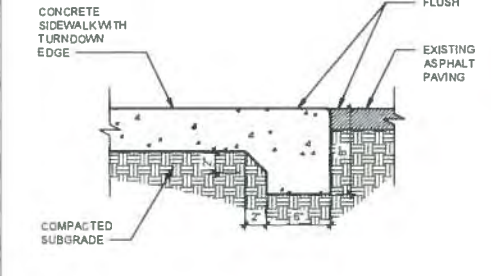
Date

Signed



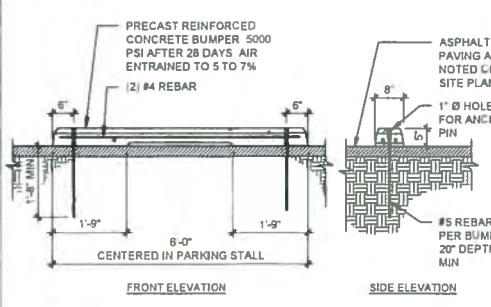
C1 REFUSE ENCLOSURE GATE POST
3/4" = 1'-0"

- NOTES
- SEE SITE PLAN S AND ASIA501 FOR JOINING
 - CAST-IN-PLACE CONCRETE PAVING LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES
 - FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING
 - MAX SLOPE OF SIDEWALK NOT TO EXCEED 2%

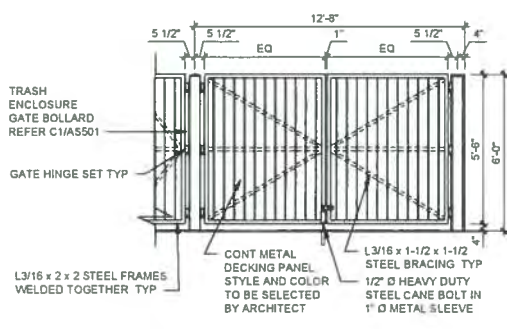


B1 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"

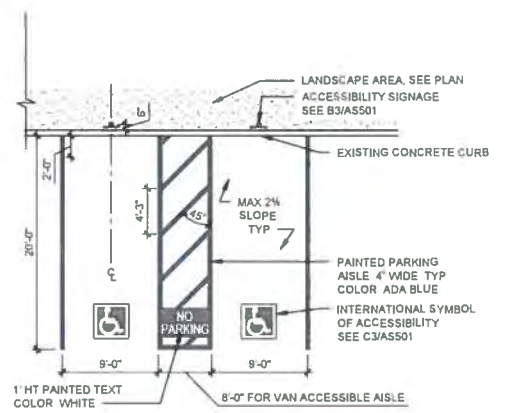
- NOTE
- WHERE INSTALLED AT ACCESSIBLE PARKING SPACES: PAINT BUMPER ADA BLUE



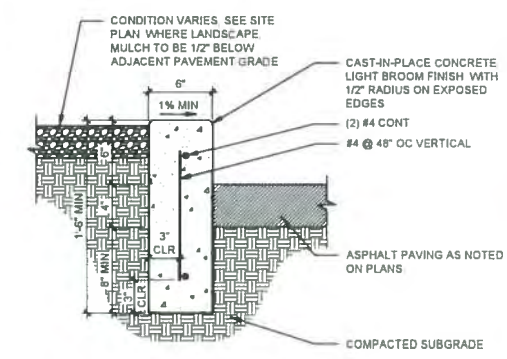
A1 PARKING BUMPER
1/2" = 1'-0"



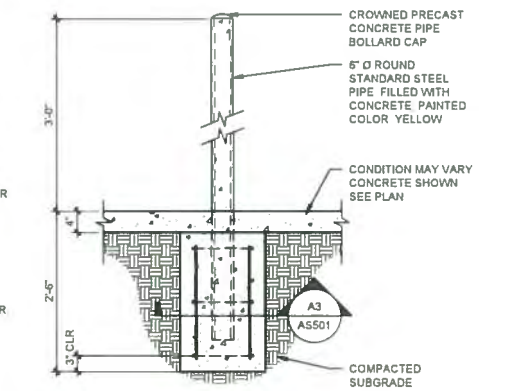
D2 TRASH ENCLOSURE
1/4" = 1'-0"



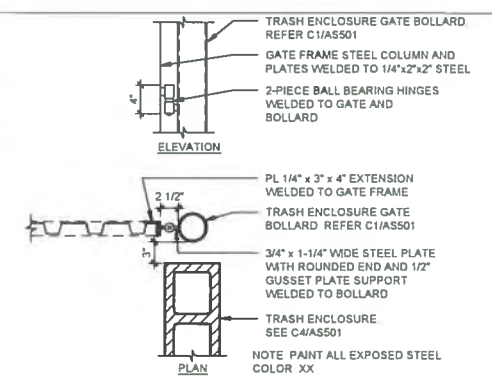
C2 ACCESSIBLE PARKING
1/8" = 1'-0"



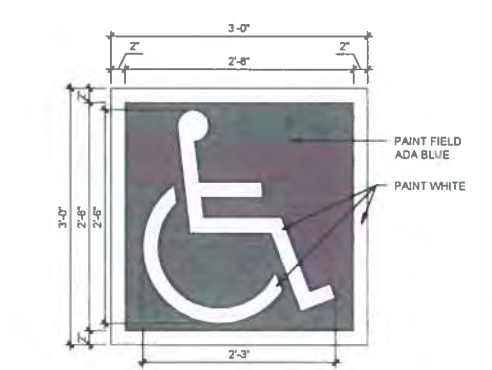
B2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



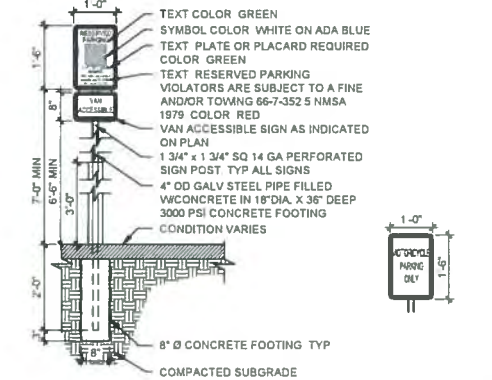
A2 PIPE BOLLARD
3/4" = 1'-0"



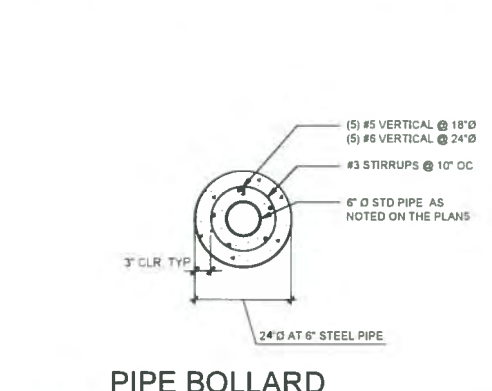
D3 BOLLARD CONNECTION @ TRASH ENCLOSURE GATE
1" = 1'-0"



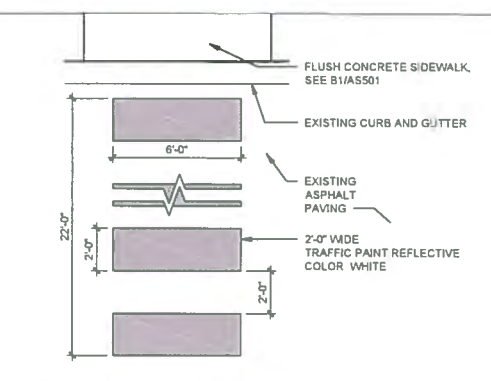
C3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



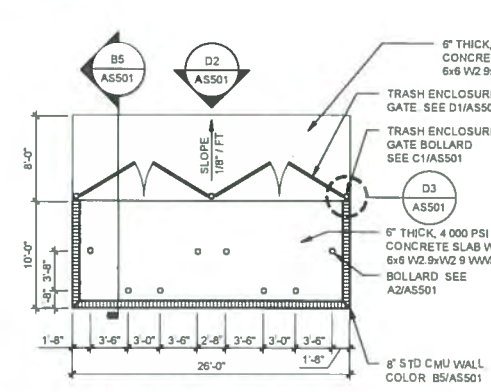
B3 TRAFFIC SIGNAGE
1/2" = 1'-0"



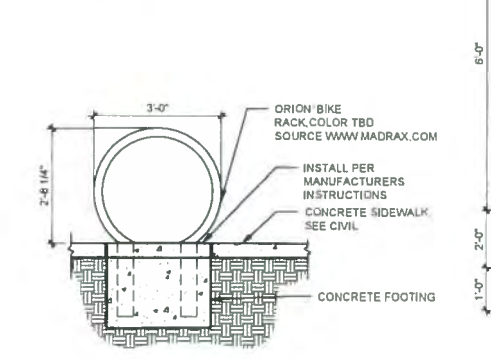
A3 PIPE BOLLARD FOOTING SECTION
3/4" = 1'-0"



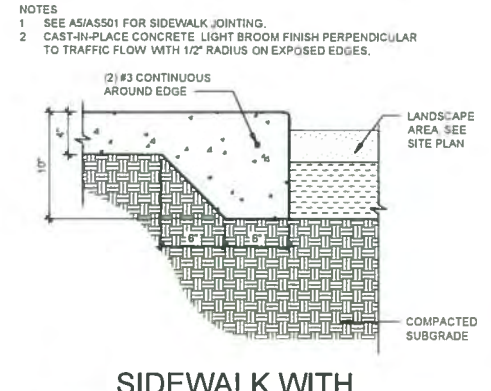
D4 PAINTED CROSSWALK
1/4" = 1'-0"



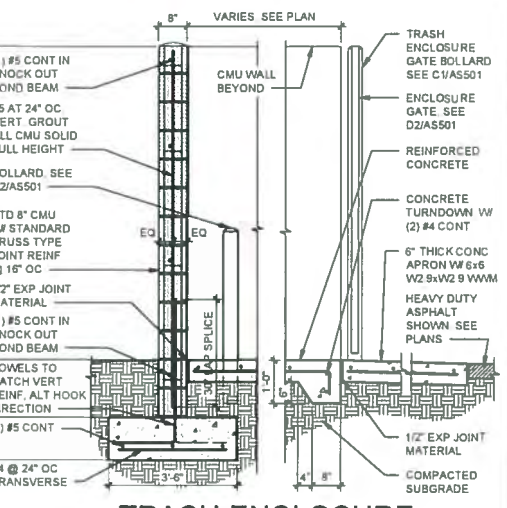
C4 TRASH ENCLOSURE
1/8" = 1'-0"



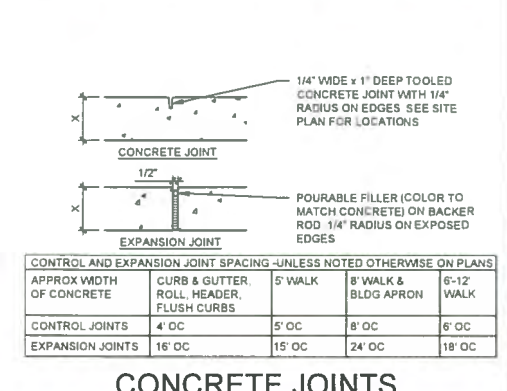
B4 BICYCLE RACK
1/2" = 1'-0"



A4 SIDEWALK WITH TURNDOWN EDGE
1 1/2" = 1'-0"



B5 TRASH ENCLOSURE CMU WALL AND GATE
1/2" = 1'-0"



A5 CONCRETE JOINTS & JOINT SPACING
1 1/2" = 1'-0"

| CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS | | | | |
|---|--|---------|----------------------|-------------|
| APPROX WIDTH OF CONCRETE | CURB & GUTTER, ROLL, HEADER, FLUSH CURBS | 5' WALK | 8' WALK & BLDG APRON | 6'-12' WALK |
| CONTROL JOINTS | 4' OC | 5' OC | 8' OC | 6' OC |
| EXPANSION JOINTS | 16' OC | 15' OC | 24' OC | 18' OC |

TRAFFIC CIRCULATION LAYOUT APPROVED

10/05/20

Date

Signed



Shannon Parks <shannon@scoutarch.com>

TCL for LightHouse relocation - sidewalk waiver

Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>

Wed, Sep 30, 2020 at 8:22 AM

To: Shannon Parks <shannon@scoutarch.com>

Cc: Bryan Handing <BHanding@lhbis.com>

Good morning, Ms. Parks. A sidewalk waiver is granted for [4208 Balloon Park NE](#) for Balloon Park and for Midway Pl. based on the reasons stated below.

**JEANNE WOLFENBARGER**

manager for transportation

o 505.924-3991

e jwolfenbarger@cabq.govcabq.gov/planning**From:** Shannon Parks [<mailto:shannon@scoutarch.com>]**Sent:** Tuesday, September 29, 2020 4:27 PM**To:** Wolfenbarger, Jeanne**Cc:** Bryan Handing**Subject:** TCL for LightHouse relocation - sidewalk waiver

Hi Jeanne - thanks again for discussing review comments with me. Per our conversation, I am writing to request a sidewalk waiver for the LightHouse tenant improvement at 4208 Balloon Park Rd NE. The site is located at the end of a fully developed cul-de-sac. There is limited pedestrian traffic and no other adjacent properties along Balloon Park Rd NE have sidewalks therefore our site would have nothing to connect to. This request applies to TCL comments 11, 13, and 19 attached. thank you again for your help. please do not hesitate to contact me if you have any questions.

Shannon Parks LEED AP, Owner | Architect

SCOUT ARCHITECTURE + DESIGN



October 5, 2020

Shannon Parks, RA
Scout Architecture Design
745 Morningside Drive NE
Albuquerque, NM 87XXX

Re: **Lighthouse Relocaton**
4208 Balloon Park Road NE
Traffic Circulation Layout
Architect's Stamp 09-21-2020 (E17-D019F)

Dear Ms. Parks,

The TCL submittal received 10-05-2020 is approved for Building Permit with. 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,


Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File