



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Bryan Handing	Phone: 505-798-0900
Address: 3400 Menaul Blvd NE, #200th	Email: bhanding@lhbis.com
City: Albuquerque State: NM	Zip: 87107
Professional/Agent (if any): Shannon Parks, Architect (SCOUT design)	Phone: 505-414-6212
Address: 4215 Avenida La Resolana NE	Email: shannon@scoutarch.com
City: Albuquerque State: NM	Zip: 87110
Proprietary Interest in Site:	List all owners:

BRIEF DESCRIPTION OF REQUEST

minor amendment the site plan to modify parking and landscaping accordingly to accommodate a new patio in existing landscaped area, small utility yard and larger trash enclosure.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 9	Block: 0000	Unit:
Subdivision/Addition: Balloon Field Industrial Park	MRGCD Map No.:	UPC Code: 101706218714230223
Zone Atlas Page(s): E17	Existing Zoning: IP	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (acres): 1.0015 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **4208 Balloon Park Rd NE** Between: **located at end of cul-de-sac** and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 11/25/20
Printed Name: Shannon Parks	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-01402	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project # PR-2020-004796

December 7, 2020
Jay Rodenbeck
Planning Department
City of Albuquerque
505-924-3994
jrodenbeck@cabq.gov



RE: Letter of Authorization
BP-2020-42669 LightHouse Relocation: 4208 Balloon Park Rd NE Z-79-94 Site Plan

Dear Mr Rodenbeck or Whom it May Concern,

This letter is to confirm that my architect Shannon Parks of SCOUT design shall act as my agent for the above mentioned project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bryan Handing'. The signature is fluid and cursive, with a long horizontal line extending to the right.

Bryan Handing, Managing Principal
LightHouse BIS LLC

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval **couldn't find**
- Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.



Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

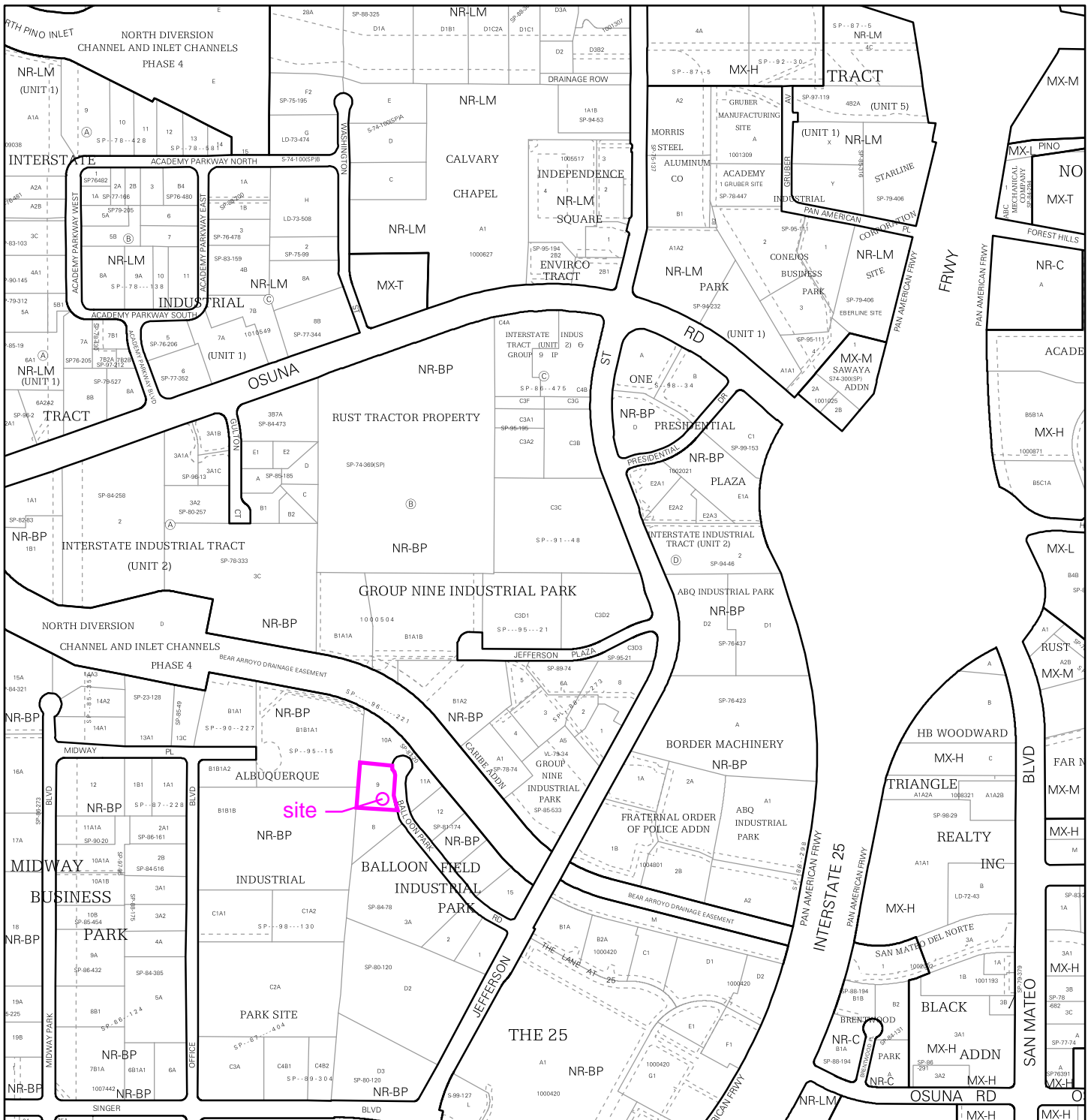
ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

ALTERNATIVE LANDSCAPE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 11/25/20
Printed Name: Shannon Parks	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: PR-2020-004796	Case Numbers SI-2020-01402
	-
	-
Staff Signature:	
Date:	



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
E-17-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

Feet
0 250 500 1,000

November 25, 2020

Jay Rodenbeck

Planning Department

City of Albuquerque

505-924-3994

jrodenbeck@cabq.gov



RE: BP-2020-42669 LightHouse Relocation: 4208 Balloon Park Rd NE Z-79-94 Site Plan

Dear Mr Rodenbeck or Whom it May Concern,

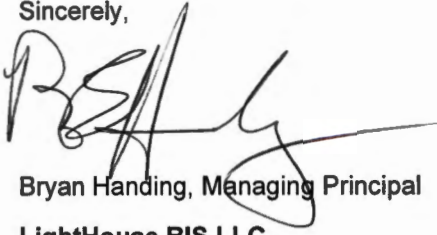
This letter is to justify modifications to be made to the existing approved site plan. However, the most recent approved site plan differs from the existing conditions at the above mentioned address. The most recent approved site plan is included with this submission as well as a copy that includes clouded areas that do not reflect existing conditions as shown in included aerial image and survey. The official Notice of Decision associated with the prior approval could not be located.

Below is a list of proposed changes to be made to the site with justification for their change:

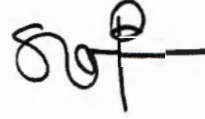
1. New enclosed patio at NE corner of building: The parking lot and its circulation is not being modified for this change. Landscape requirements are met as shown on attached landscape plan.
2. New utility yard at SE corner of the building: Parking will be relocated per attached approved TCL. This utility yard is smaller than the one that does not exist shown at the NW corner of the building in the most recent approved site plan. Adjacent properties have similarly located yards. Parking requirements are being met.
3. New covering is being added at existing overhead door/ delivery area and adjacent man door: New covering protects deliveries and staff from the elements as they enter the building
4. New bike racks to be located at the south side of the building: There were no existing bike racks.
5. Increased trash enclosure size: The Owner would like to account for additional space needed for recycling due to cardboard boxes from deliveries. See attached layout and details approved by solid waste.

Thank you for your help with this review. Please do not hesitate to call if you have any questions 505-414-6212.

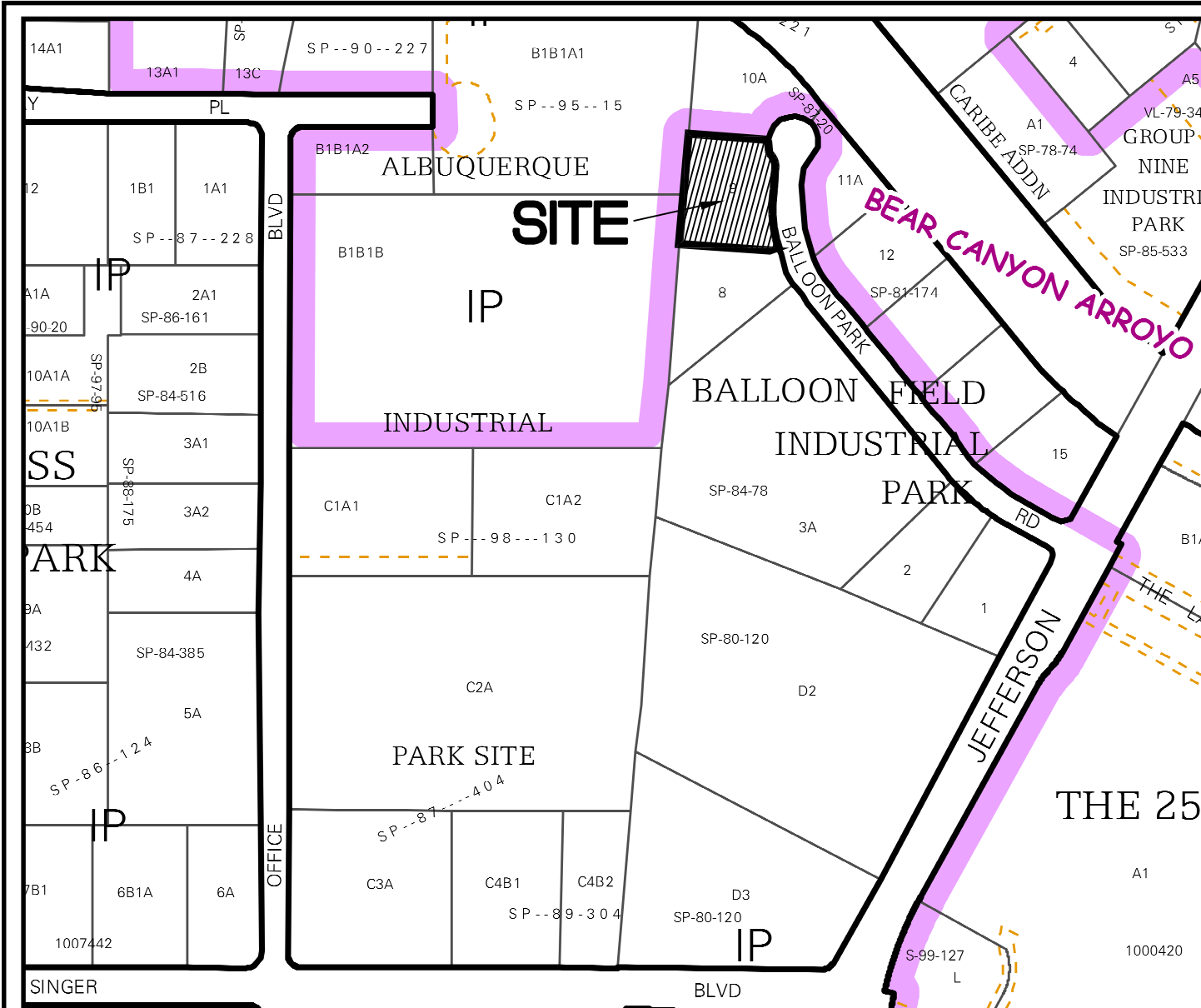
Sincerely,

A handwritten signature in black ink, appearing to read 'Bryan Handing', with a long horizontal stroke extending to the right.

Bryan Handing, Managing Principal
LightHouse BIS LLC

A handwritten signature in black ink, appearing to read 'Shannon Parks', with a horizontal line extending to the right.

Shannon Parks, Owner | Architect
SCOUT Architecture + Design



Vicinity Map - Zone Atlas E-17-Z

N.T.S.

Indexing Information

Section 26, Township 11 North, Range 3 East, N.M.P.M.
 as Projected into the Elena Gallegos Grant
 Subdivision: Balloon Field Industrial Park
 Owner: William R. and Sandra J. Butler
 UPC #: 101706218714230223

Record and Measured 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 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 15, 1984, RECORDED IN VOLUME C23, FOLIO 95, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0138H.

**Boundary Survey
 and
 ALTA/NSPS Land Title Survey
 for
 Lot 9
 Balloon Field Industrial Park
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2020**

Notes

1. FIELD SURVEY PERFORMED IN MAY 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 743442 AND AN EFFECTIVE DATE OF MAY 4, 2020.
2. CORRECTED PLAT FOR BALLOON FIELD INDUSTRIAL PARK, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 15, 1984, IN BOOK C23, PAGE 95.
3. DEED FOR SUBJECT PROPERTY, LOT 9, BALLOON FIELD INDUSTRIAL PARK, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 2001, IN BOOK A23, PAGE 6970, AS DOCUMENT NO. 2001098676.

Surveyor's Certificate

To: Lighthouse Business Information Solutions, LLC, a New Mexico limited liability company, William R. Butler and Sandra J. Butler, Stewart Title Guaranty Company, Stewart Title of Albuquerque, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4 and 7(a) of Table A thereof. The Field Work was completed on May 11, 2020.

Will Plotner Jr. 5/15/2020
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

Revisions: 5/15/20 - Original

Exceptions 11-16

- 11 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED OCTOBER 27, 1923 IN BOOK 80, PAGE 353, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE
- 12 OMITTED INTENTIONALLY
- 13 DRAINAGE EASEMENT TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AFFECTING THE NORTHERLY AND WESTERLY TWELVE AND ONE-HALF (12.5) FEET OF THE SUBJECT PREMISES AS SET FORTH IN THE PLAT RECORDED IN VOLUME C23, FOLIO 95, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY - SHOWN HEREON AS 3
- 14 EASEMENT FOR UTILITIES TEN (10) FEET IN WIDTH AFFECTING THE EASTERLY TEN (10) FEET AS SET FORTH ON THE PLAT RECORDED IN VOLUME C23, FOLIO 95, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY - SHOWN HEREON AS 2
- 15 EASEMENT RECORDED IN BOOK MISC. 744, PAGE 555, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY - SHOWN HEREON AS 1
- 16 RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES, RENTAL AGREEMENTS, SUBLEASES OR ASSIGNMENTS NOT DISCLOSED BY THE PUBLIC RECORD OF BERNALILLO COUNTY, NEW MEXICO.
NOT SURVEY RELATED

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr. 5/15/2020
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com



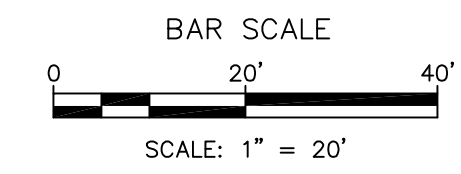
Boundary Survey and ALTA/NSPS Land Title Survey for Lot 9 Balloon Field Industrial Park City of Albuquerque Bernalillo County, New Mexico May 2020

Surveyor's Observations

A BUSINESS SIGN INTO EASEMENT BY AS MUCH AS 5.53 FEET AND INTO THE RIGHT OF WAY BY AS MUCH AS 2.97 FEET.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (3/15/1984, C23-95)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (1/22/1987, C32-155)
●	FOUND MONUMENT AS INDICATED
■	CONCRETE
□	UTILITY PEDESTAL
▨	BLOCK WALL
—○—	CHAINLINK FENCE
EC	ELECTRIC CABINET
□	BOLLARD
T	TRANSFORMER
☆	LIGHT POLE
⊙	GAS METER
⊙	WATER METER
⊙	FIRE HYDRANT
—OR—	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
∞	SAS CLEANOUT



Easement Notes

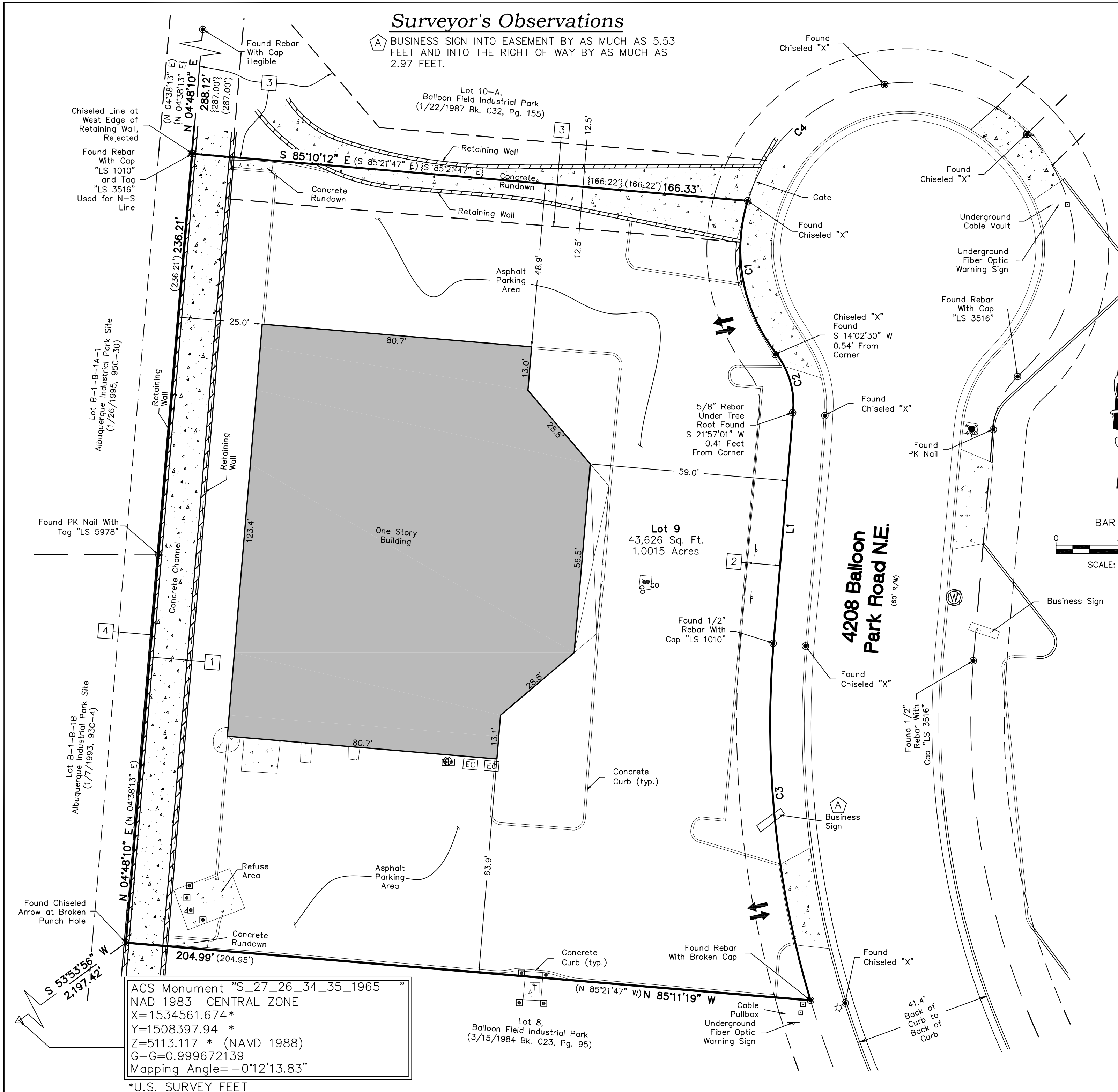
- 15 1 EXISTING 12' PRIVATE DRAINAGE EASEMENT (1/7/1980, MISC. BK. 744, PG. 555-560, DOC. NO. 80 1352)
- 14 2 EXISTING 10' P.U.E. (3/15/1984, C23-95)
- 13 3 EXISTING 25' DRAINAGE EASEMENT (3/15/1984, C23-95)
- 4 EXISTING 10' PNM AND MTN. BELL EASEMENT (1/9/1980, C16-42)

Line #	Direction	Length (ft)
L1	S 04°49'22" W (S 04°38'13" W)	69.45' (69.01')

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	47.95' (48.45')	50.00' (50.00')	54°56'49"	46.13'	S 10°27'33" E
C2	18.66' (18.69')	25.00' (25.00')	42°45'19"	18.23'	S 16°33'18" E
C3	107.72' (107.73')	287.56' (287.56')	21°27'48"	107.09'	S 05°54'33" E
C4	56.65' (56.38')	50.00' (50.00')	64°54'48"	53.67'	N 49°28'16" E

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



ACS Monument "S_27_26_34_35_1965"
NAD 1983 CENTRAL ZONE
X=1534561.674*
Y=1508397.94 *
Z=5113.117 * (NAVD 1988)
G-G=0.999672139
Mapping Angle=-0°12'13.83"
*U.S. SURVEY FEET



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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



LIGHTHOUSE RELOCATION
 4208 BALLOON PARK RD NE
 ALBUQUERQUE, NM 87109

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: 11,499 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

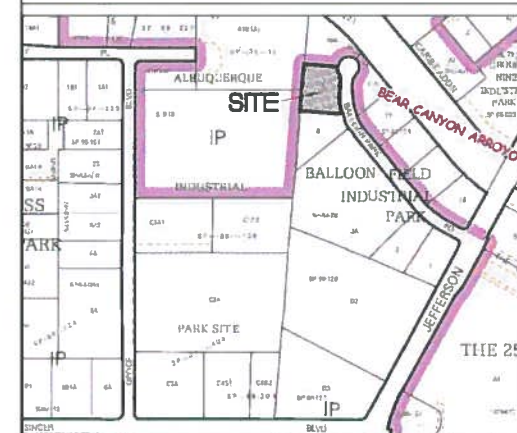
SHEET KEYED NOTES

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. PARKING BUMPER. SEE A1/AS501
7	EXISTING MONUMENT SIGN
8	EXISTING PARKING STRIPING
9	ACCESSIBLE PARKING SIGN. SEE B3/AS501
10	EXISTING BUILDING TO BE RENOVATED
11	10'-0" EXISTING FNM AND MT. BELL EASEMENT
12	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
13	5'-0" TALL PERFORATED METAL FENCE
14	GENERATOR
15	NEW HEADER CURB. SEE B2/AS501
16	BUILDING COLUMN
17	NEW CONCRETE SIDEWALK TO BE FLUSH WITH EXISTING ASPHALT. MAXIMUM SLOPE NOT TO EXCEED 2%. SEE B1/AS501
18	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

REVISION _____ DATE _____

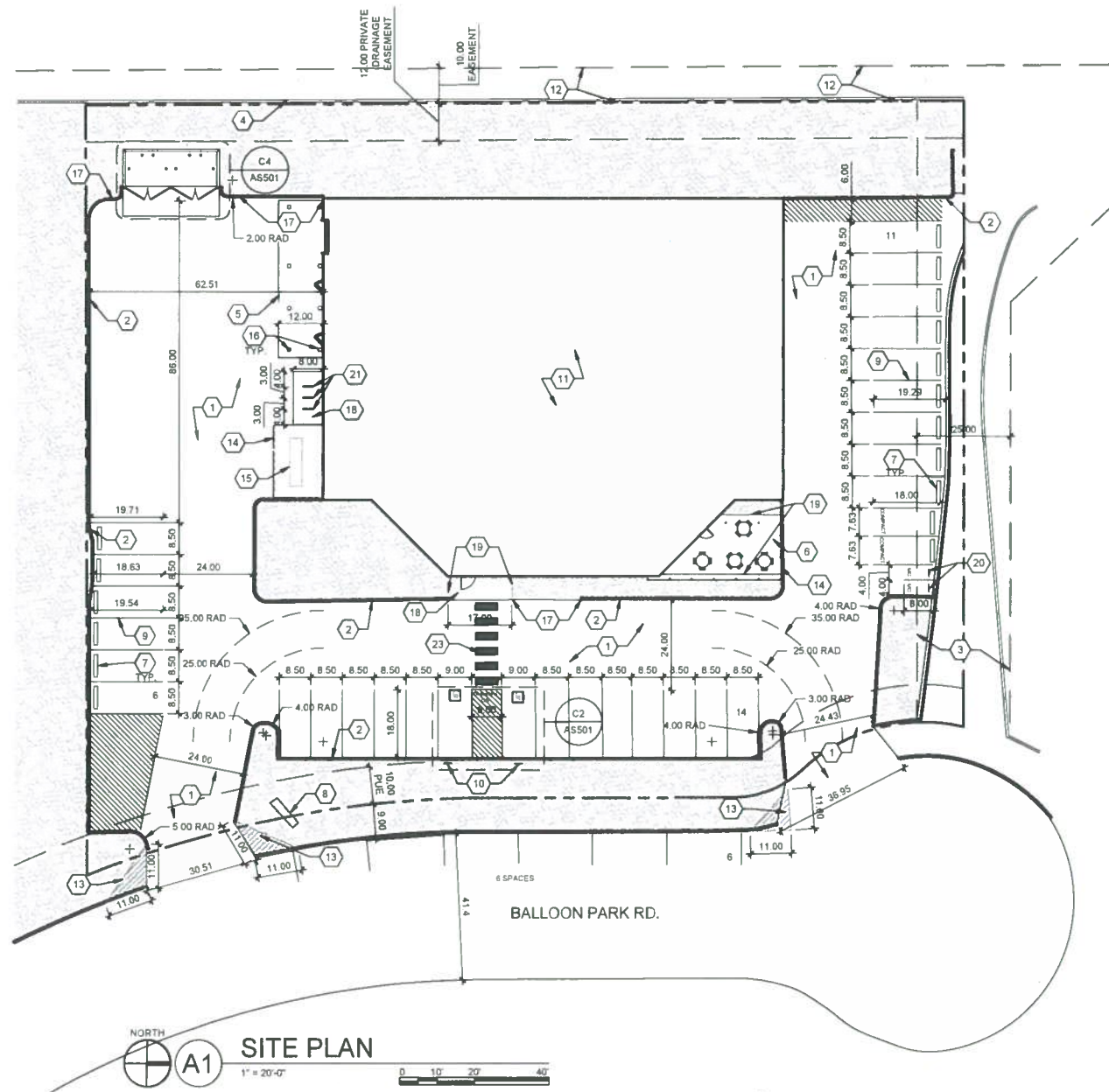
DATE 9/15/20

PROJECT NO 2012

SITE PLAN
TCL

SHEET NO

AS101



TRAFFIC CIRCULATION LAYOUT
APPROVED
 10/5/20
 Signed _____ Date _____



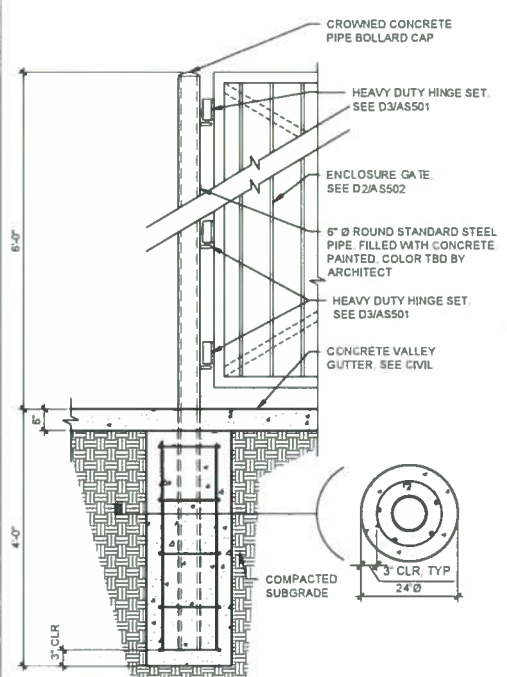
scout
ARCHITECTURE + DESIGN

ARCHITECT/ENGINEER



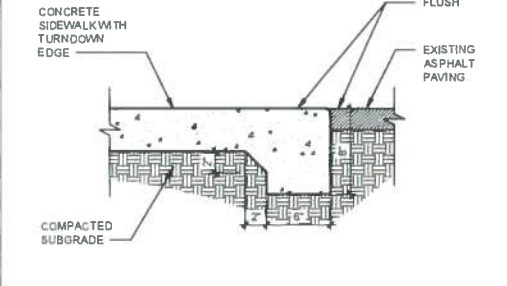
LIGHTHOUSE RELOCATION
4208 BALLOON PARK RD. NE
ALBUQUERQUE, NM 87109

TRAFFIC CIRCULATION LAYOUT
APPROVED
10/05/20
Date
Signed

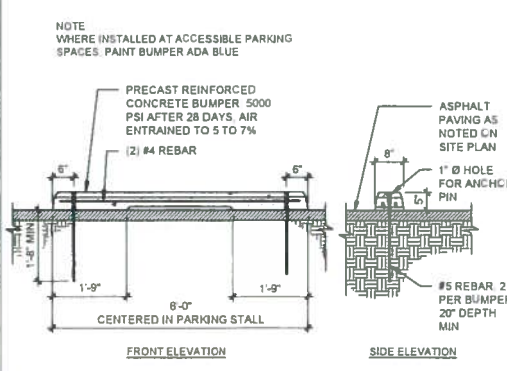


C1 REFUSE ENCLOSURE GATE POST
3/4" = 1'-0"

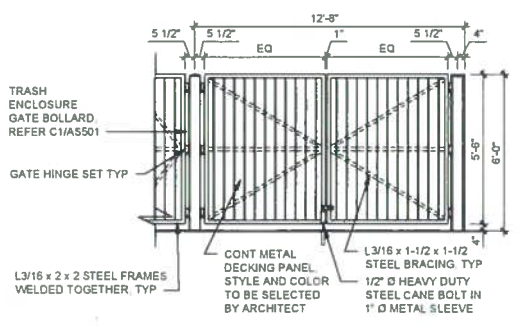
- NOTES
1. SEE SITE PLAN S AND AS/AS501 FOR JOINTING
2. CAST-IN-PLACE CONCRETE PAVING LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES
3. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.
4. MAX SLOPE OF SIDEWALK NOT TO EXCEED 2%.



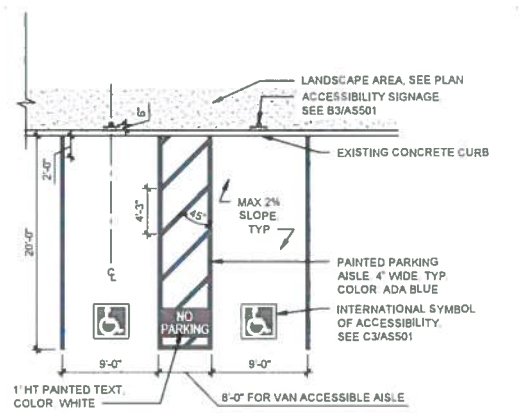
B1 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"



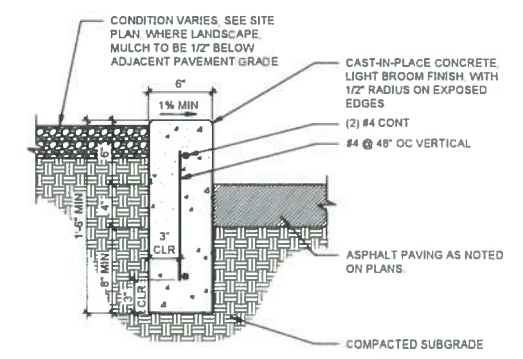
A1 PARKING BUMPER
1/2" = 1'-0"



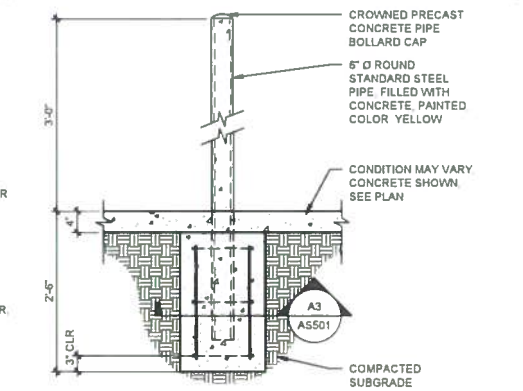
D2 TRASH ENCLOSURE
1/4" = 1'-0"



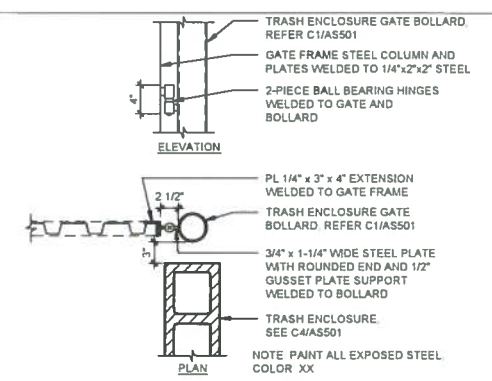
C2 ACCESSIBLE PARKING
1/8" = 1'-0"



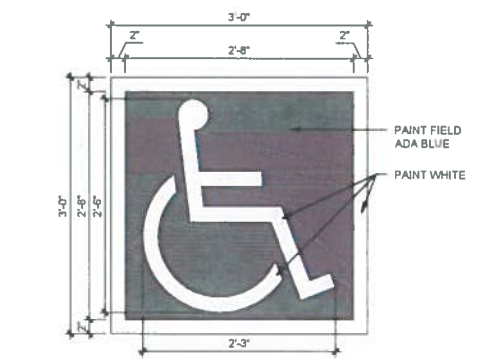
B2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



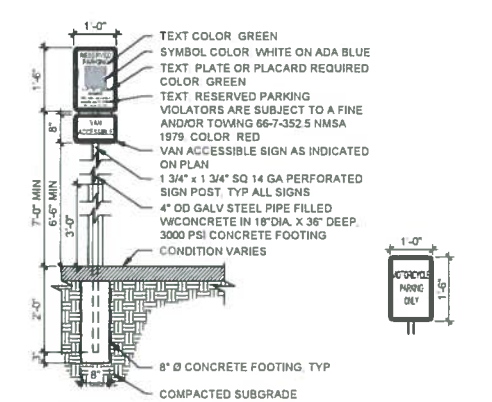
A2 PIPE BOLLARD
3/4" = 1'-0"



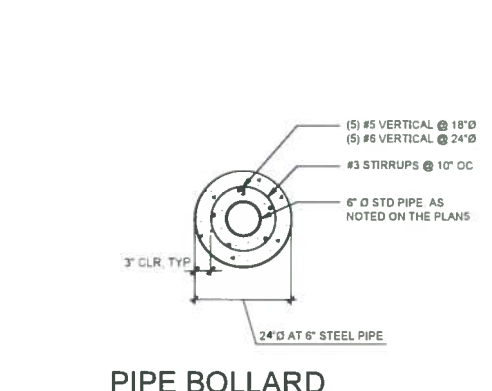
D3 BOLLARD CONNECTION @ TRASH ENCLOSURE GATE
1" = 1'-0"



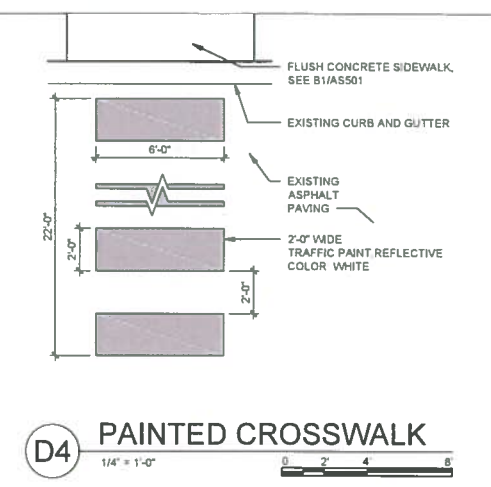
C3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



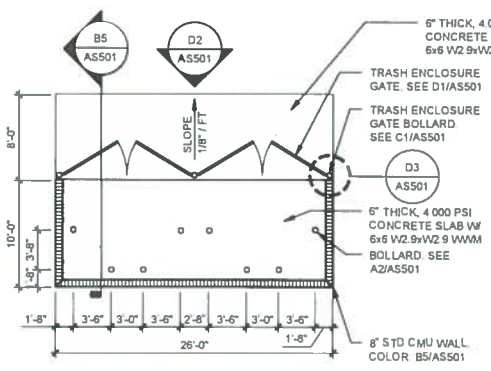
B3 TRAFFIC SIGNAGE
1/2" = 1'-0"



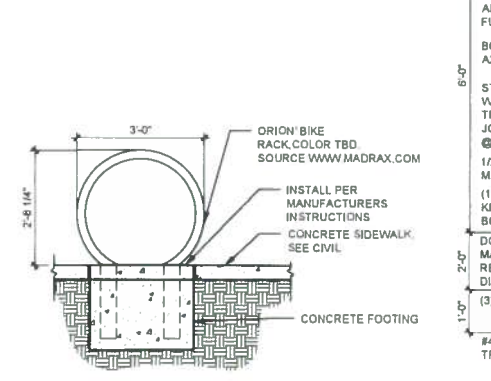
A3 PIPE BOLLARD FOOTING SECTION
3/4" = 1'-0"



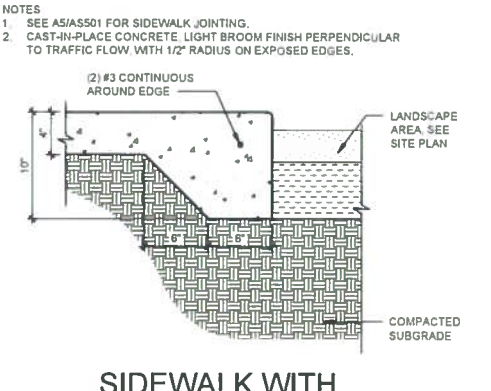
D4 PAINTED CROSSWALK
1/4" = 1'-0"



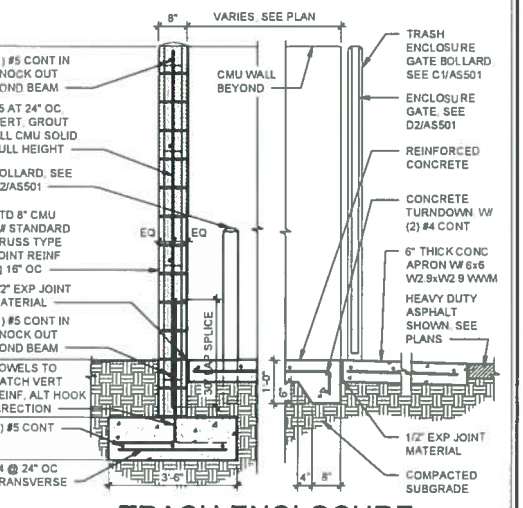
C4 TRASH ENCLOSURE
1/8" = 1'-0"



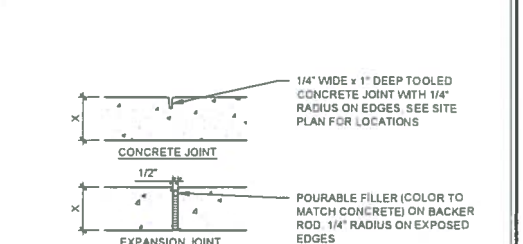
B4 BICYCLE RACK
1/2" = 1'-0"



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



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



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

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

REVISION DATE

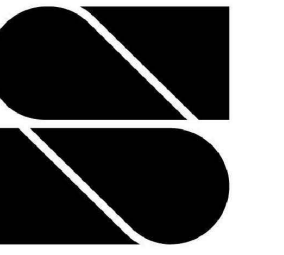
DATE 9/15/20

PROJECT NO 2012

SITE DETAILS

SHEET NO

AS501



scout
ARCHITECTURE + DESIGN

ARCHITECT/ENGINEER



LIGHTHOUSE RELOCATION
4208 BALLOON PARK RD NE
ALBUQUERQUE, NM 87109

GENERAL SHEET NOTES

- 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.
- 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.
- CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- EXISTING UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY.
- ALL SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS.
- SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- CONTRACTOR TO PRESERVE AND PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENT 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
ONSTREET PARKING	6 STALLS
ACCESSIBLE SPACES PROVIDED	2 (1 VAN)
MOTORCYCLE SPACES	2 STALLS
BICYCLE STALLS REQUIRED	3 STALLS
BICYCLE STALLS PROVIDED	3 STALLS

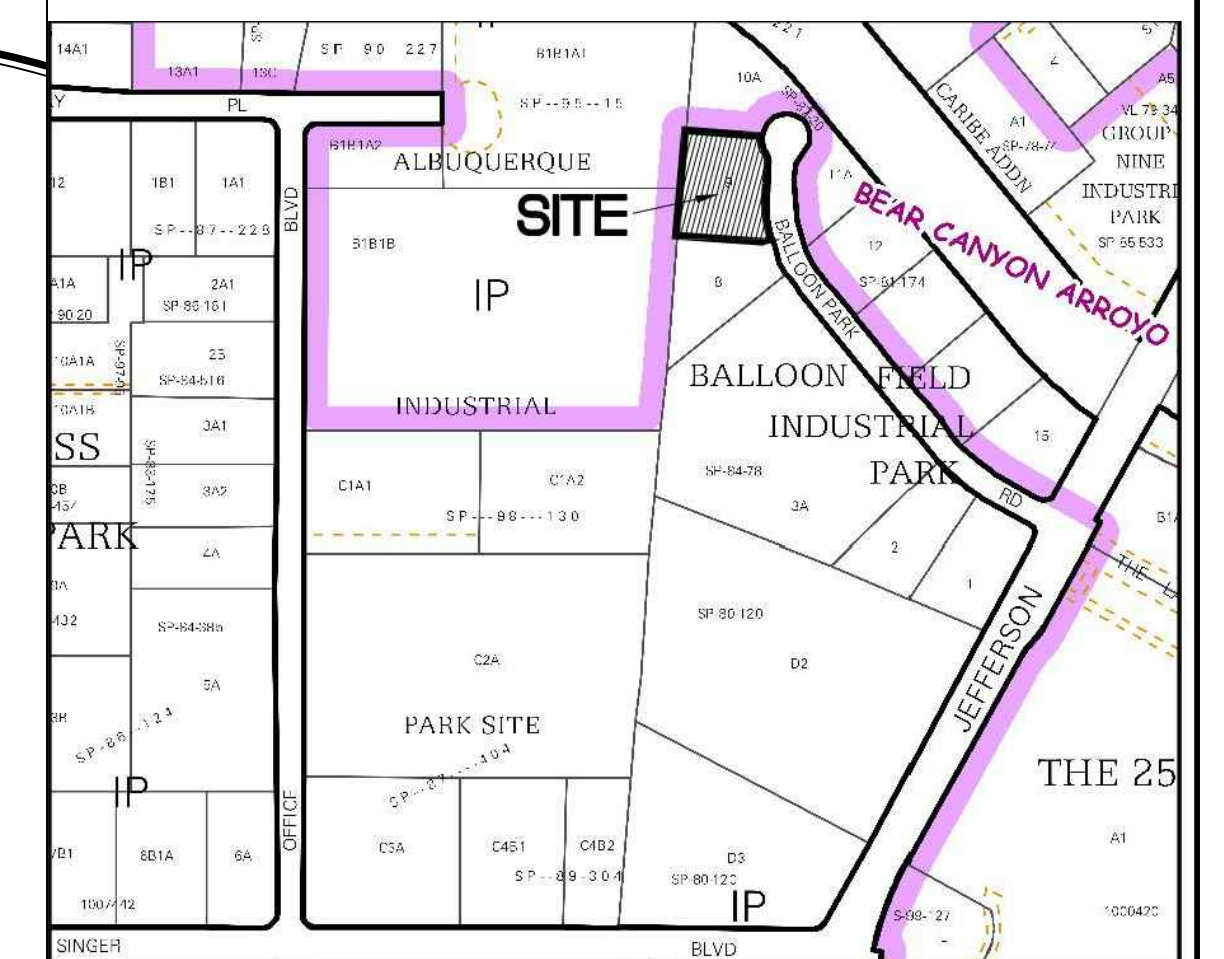
SHEET KEYED NOTES

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

LEGEND

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

VICINITY MAP



Vicinity Map - Zone Atlas E-17-Z

REVISION DATE

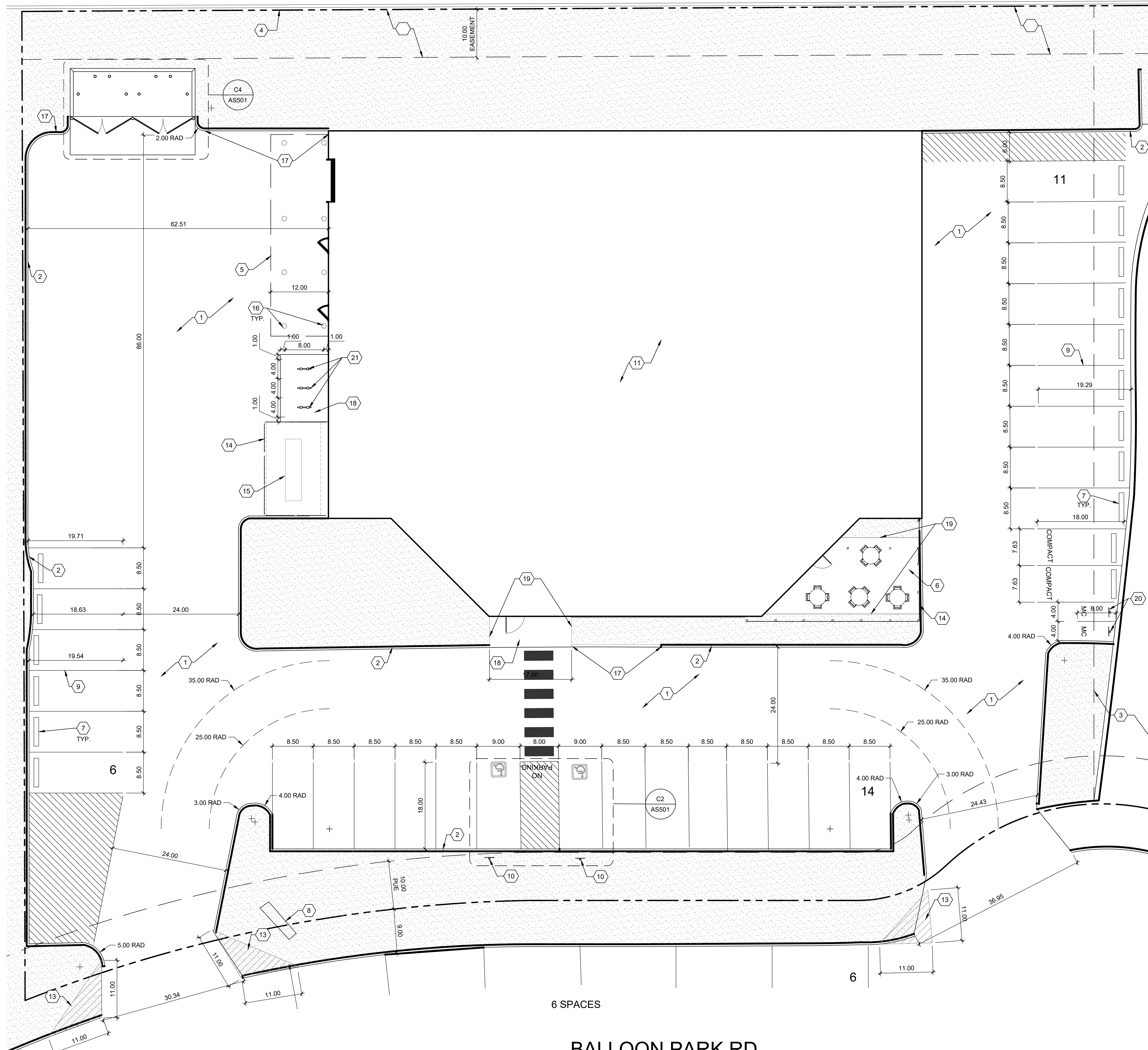
DATE 9/15/20

PROJECT NO 2012

SITE PLAN
TCL

SHEET NO.

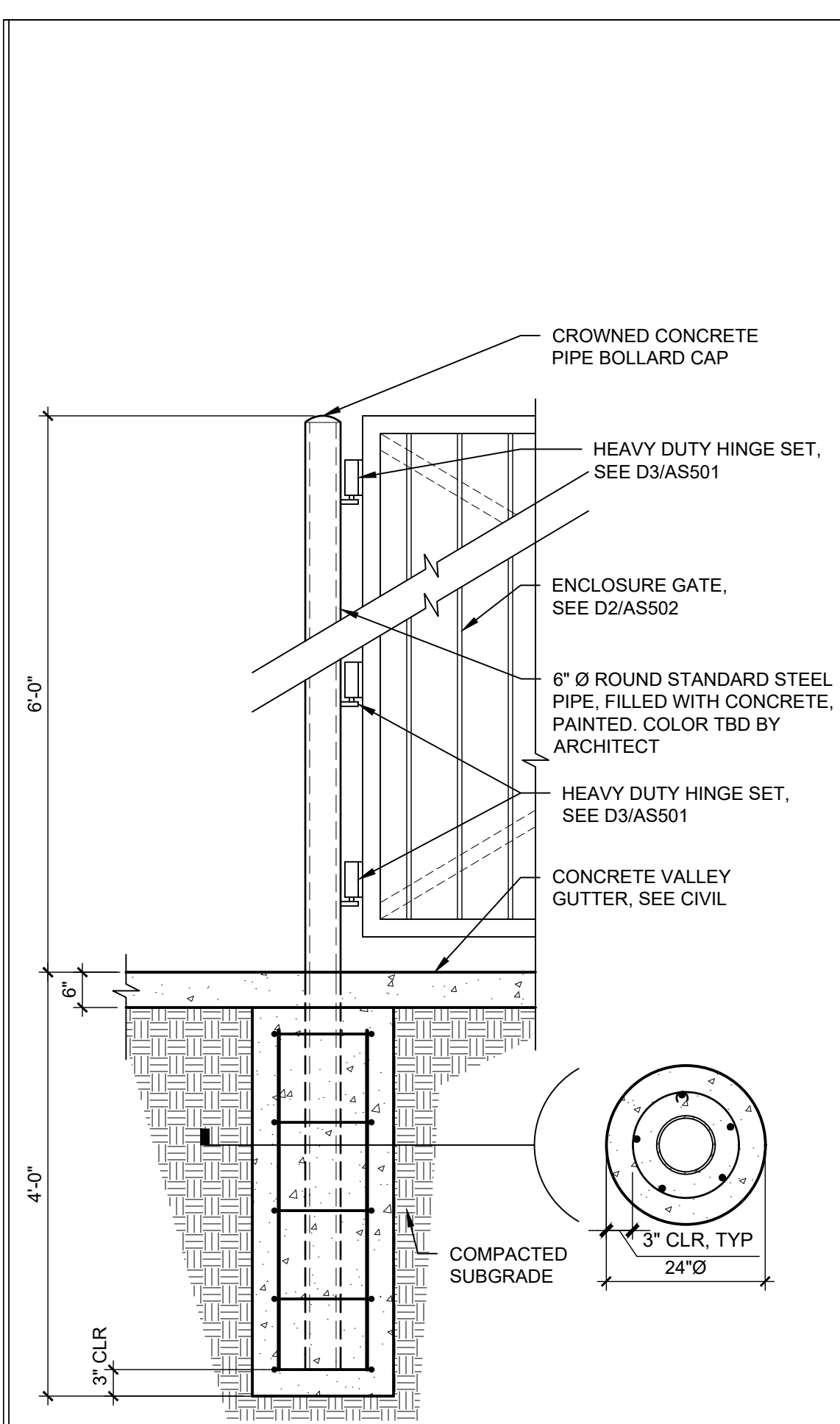
AS101



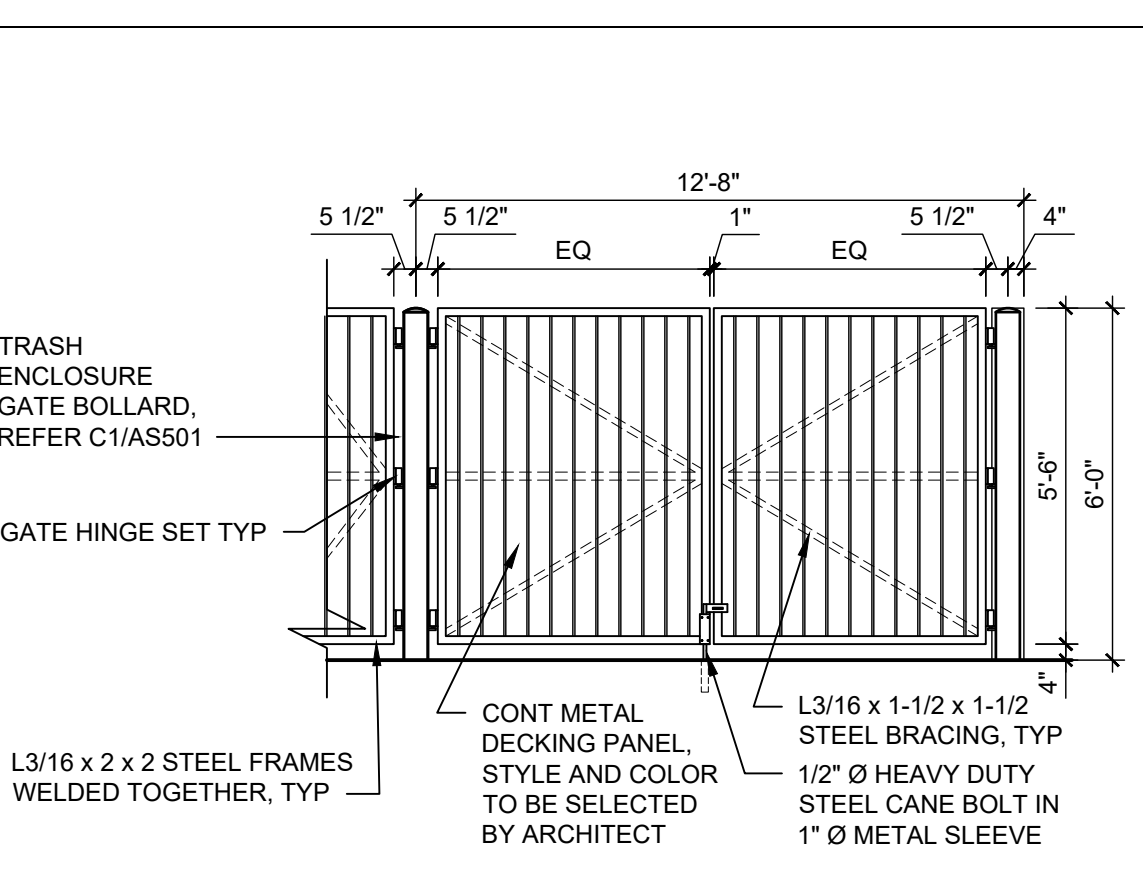
NORTH
A1 SITE PLAN
1" = 10'-0"
0 10' 20'

BALLOON PARK RD.

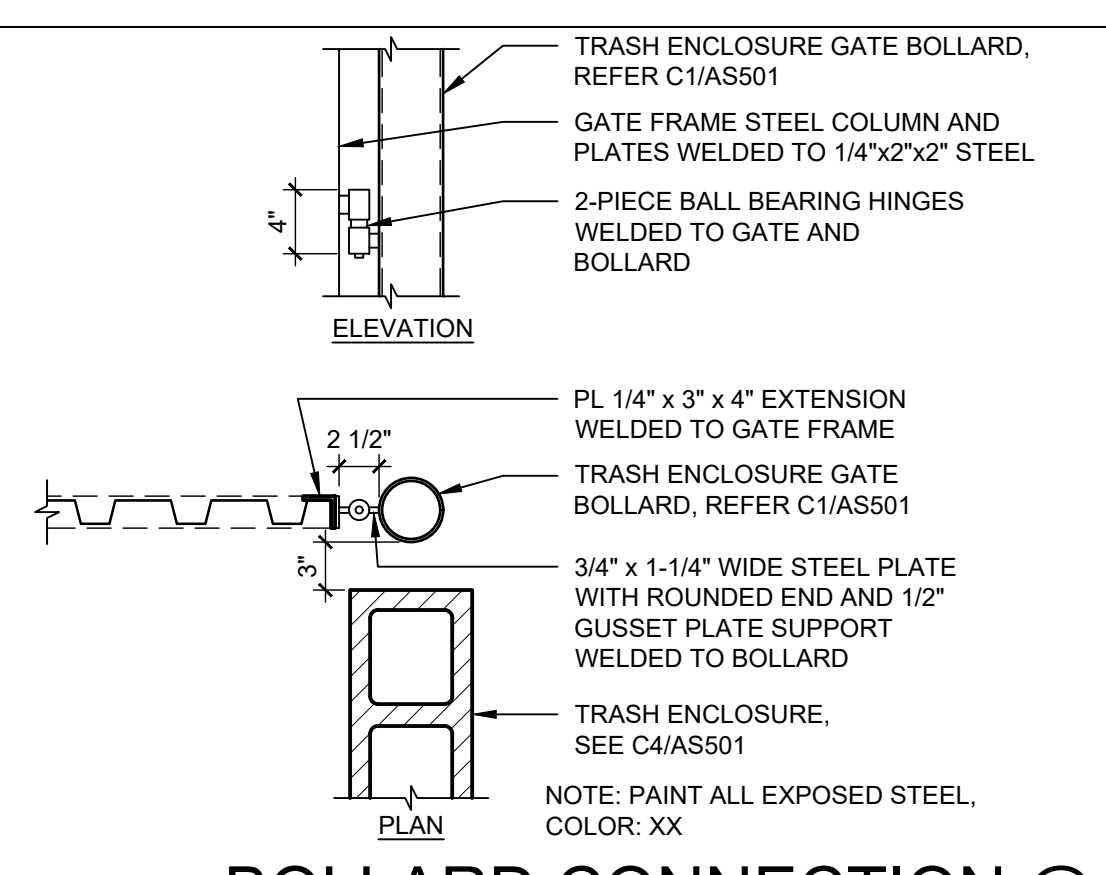
6 SPACES



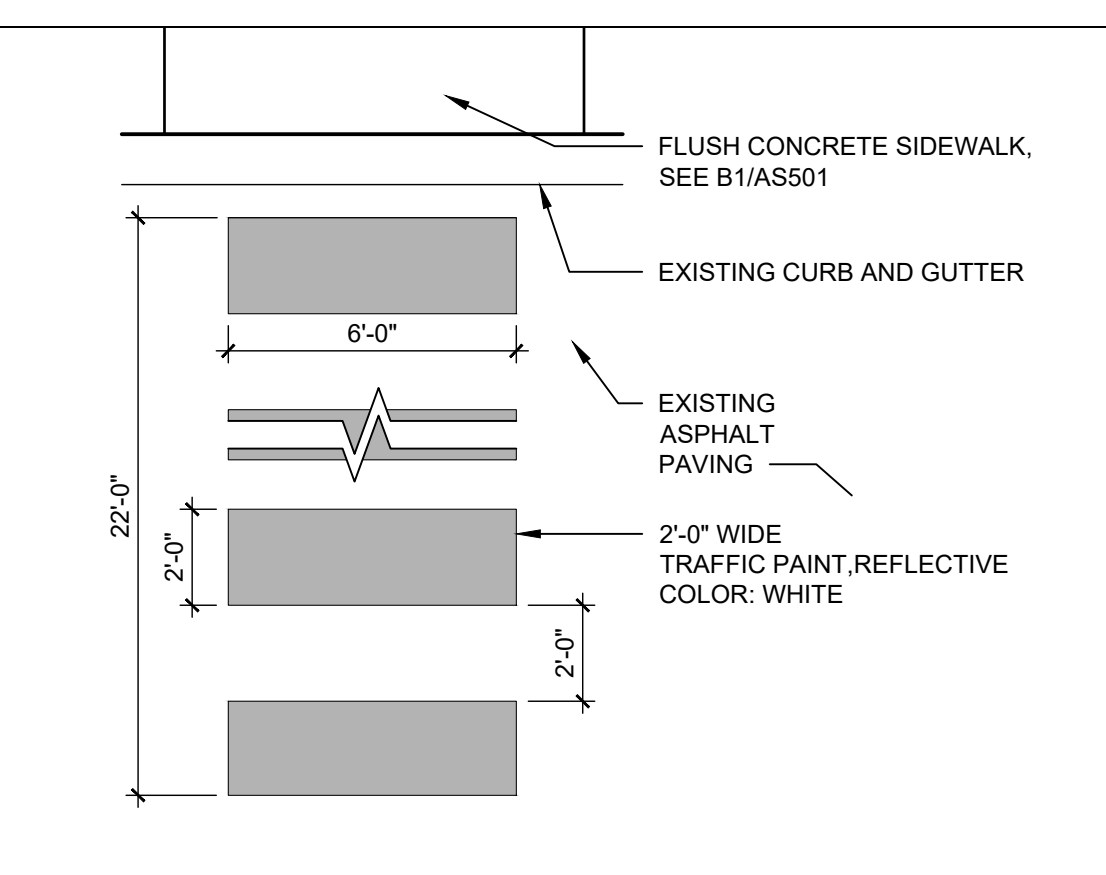
C1 REFUSE ENCLOSURE GATE POST
3/4" = 1'-0"



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

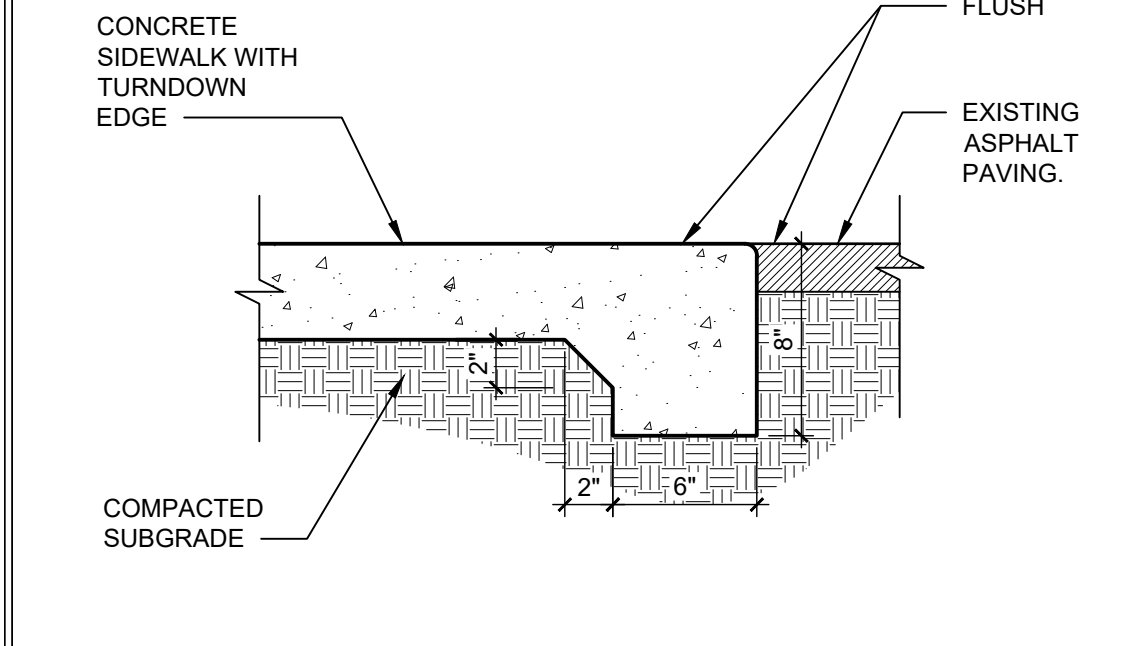


D3 BOLLARD CONNECTION @ TRASH ENCLOSURE GATE
1" = 1'-0"

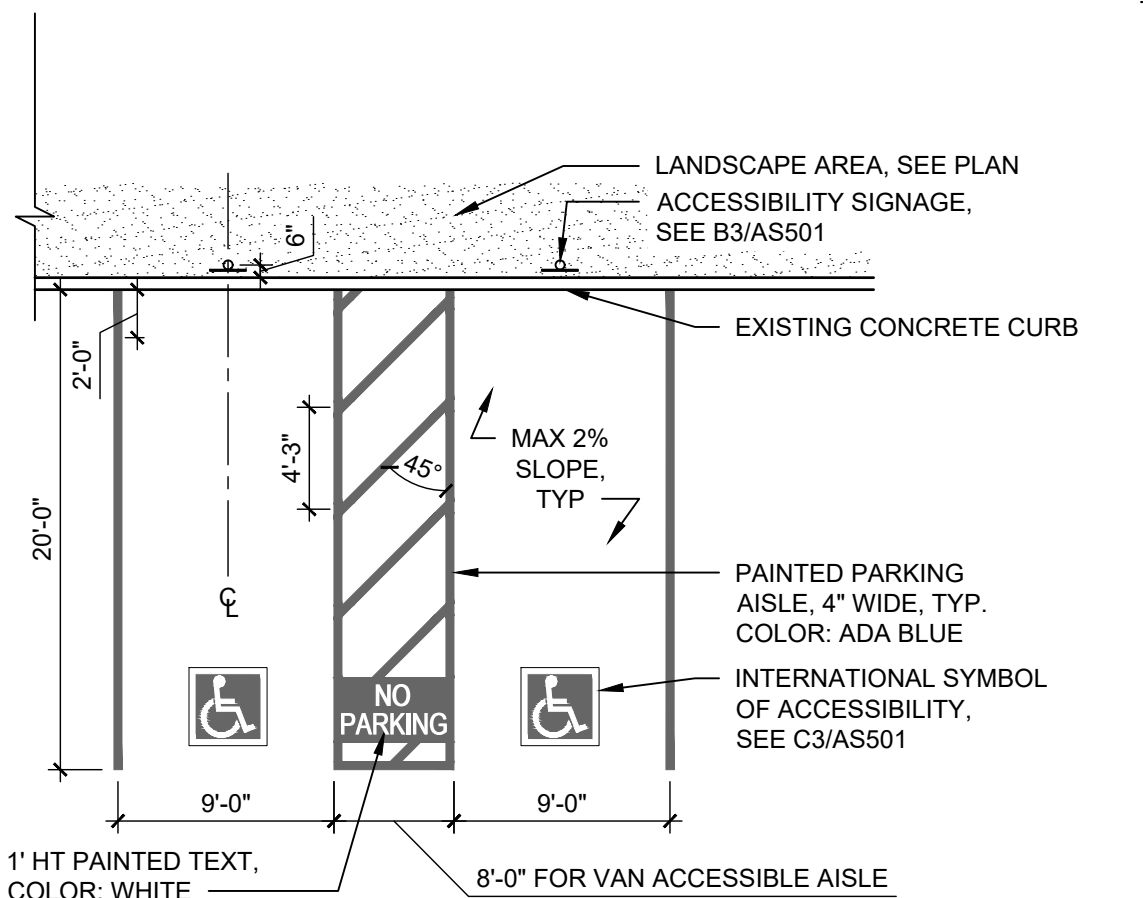


D4 PAINTED CROSSWALK
1/4" = 1'-0"

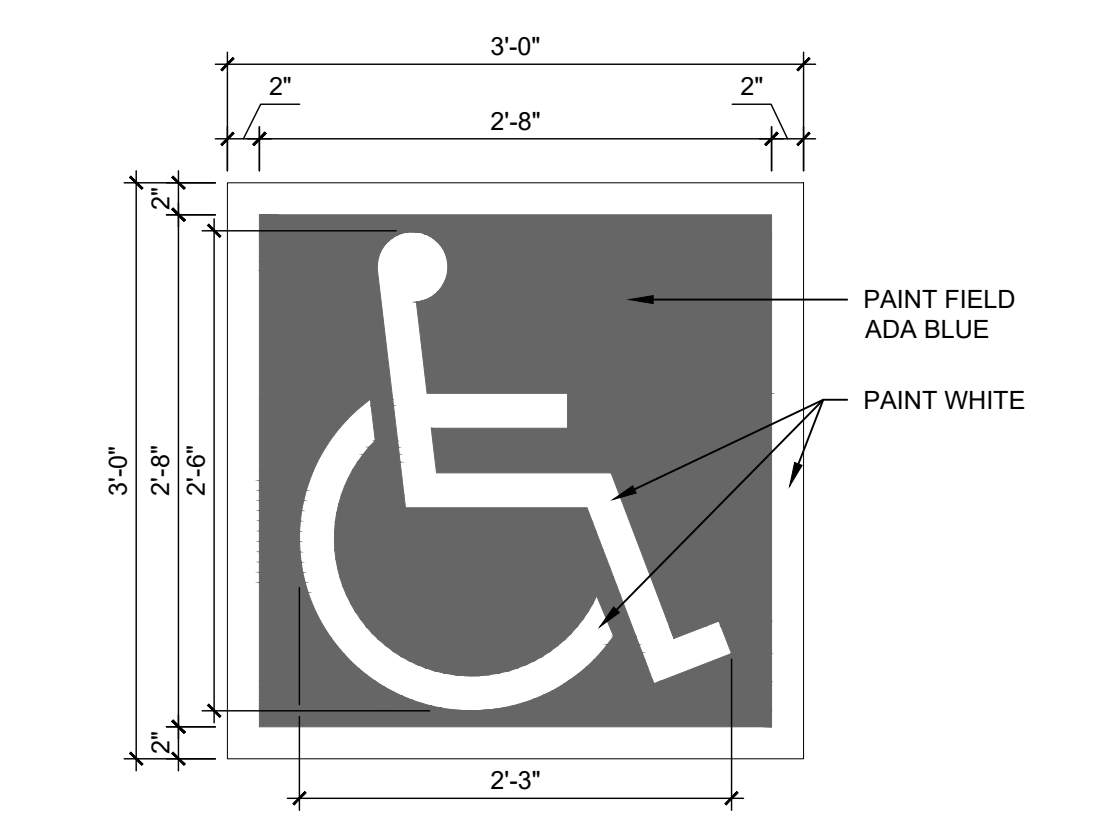
- NOTES:
1. SEE SITE PLANS AND A5/AS501 FOR JOINING.
2. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
3. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.
4. MAX SLOPE OF SIDEWALK NOT TO EXCEED 2%.



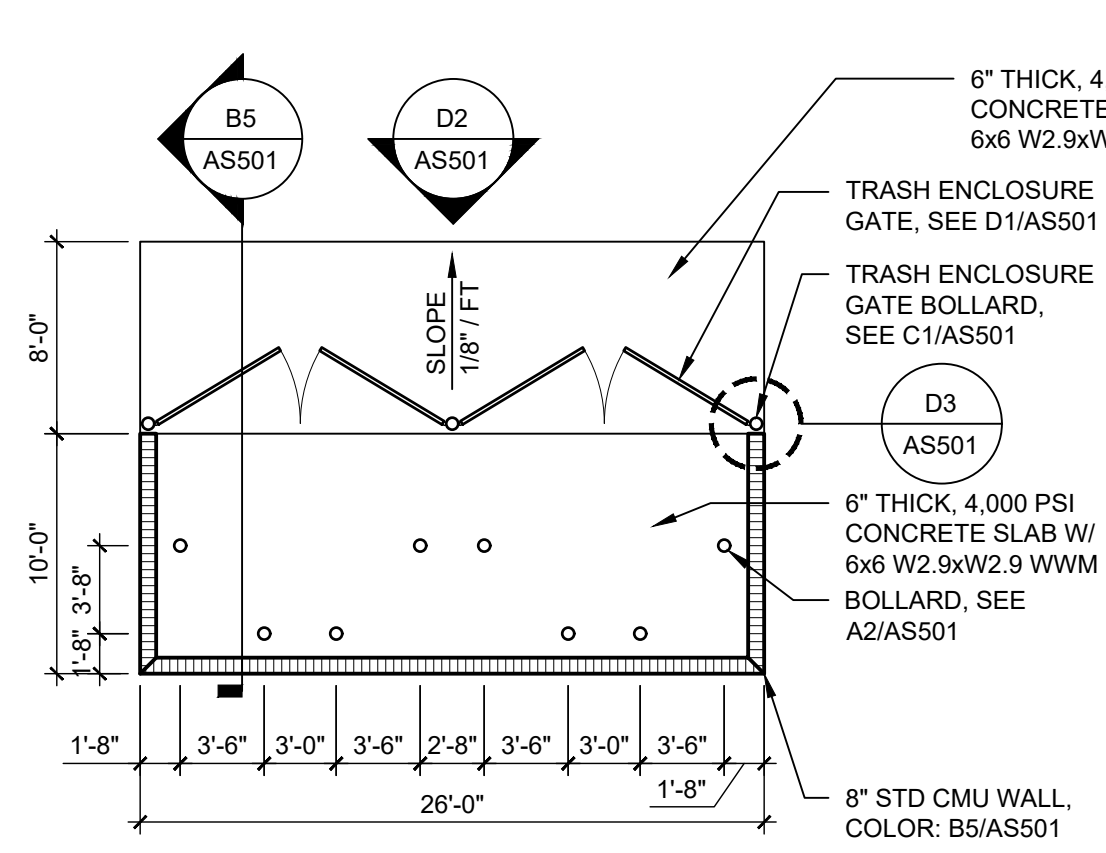
B1 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"



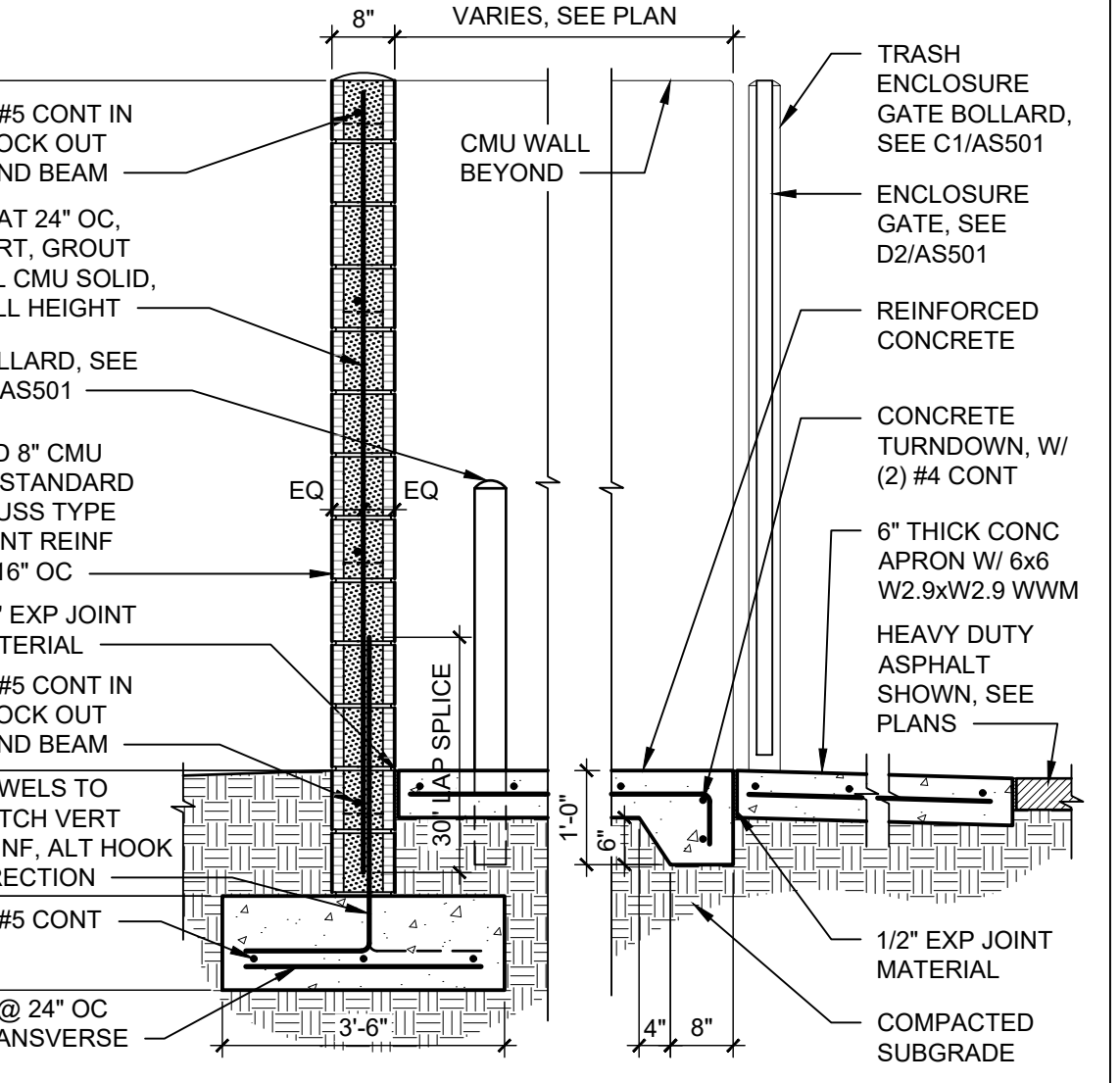
C2 ACCESSIBLE PARKING
1/8" = 1'-0"



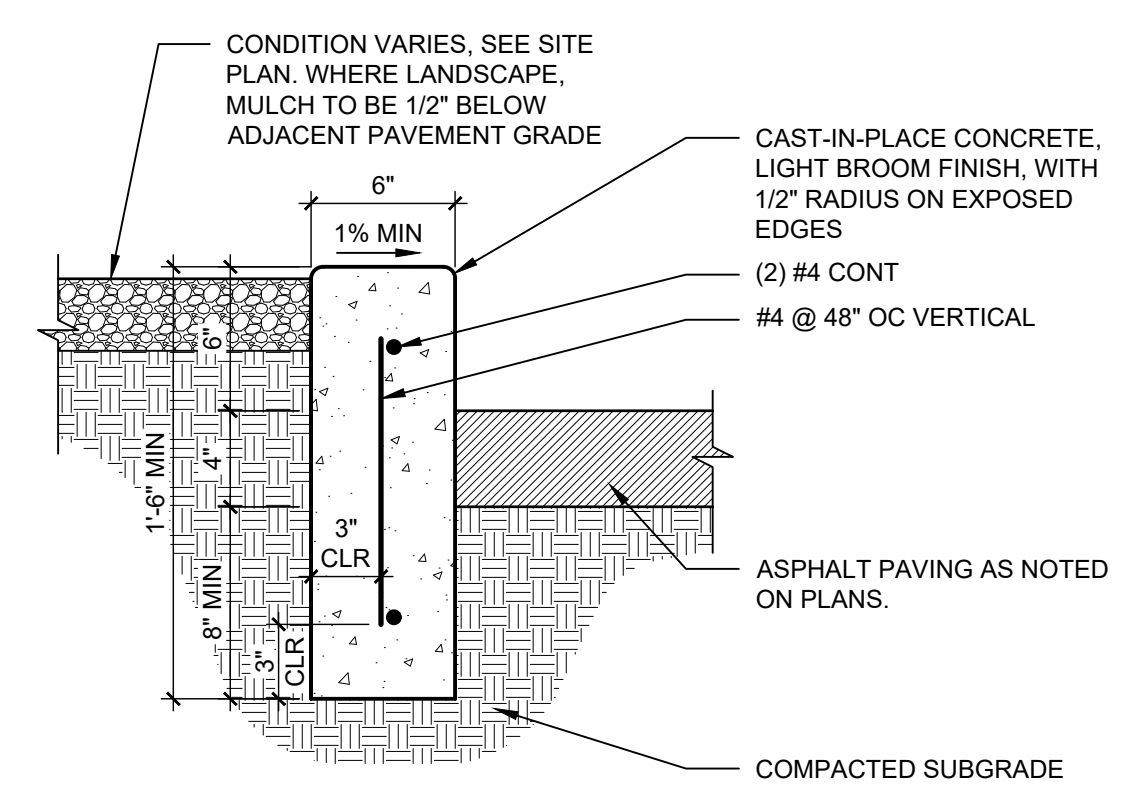
C3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



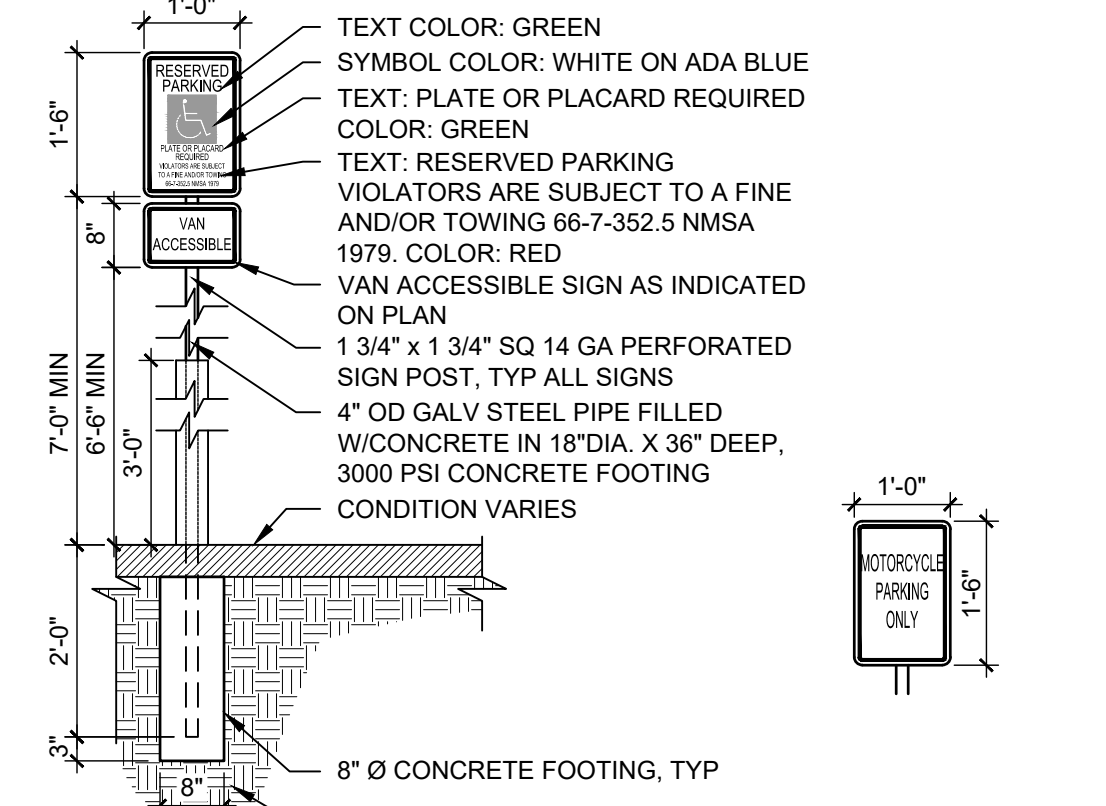
C4 TRASH ENCLOSURE
1/8" = 1'-0"



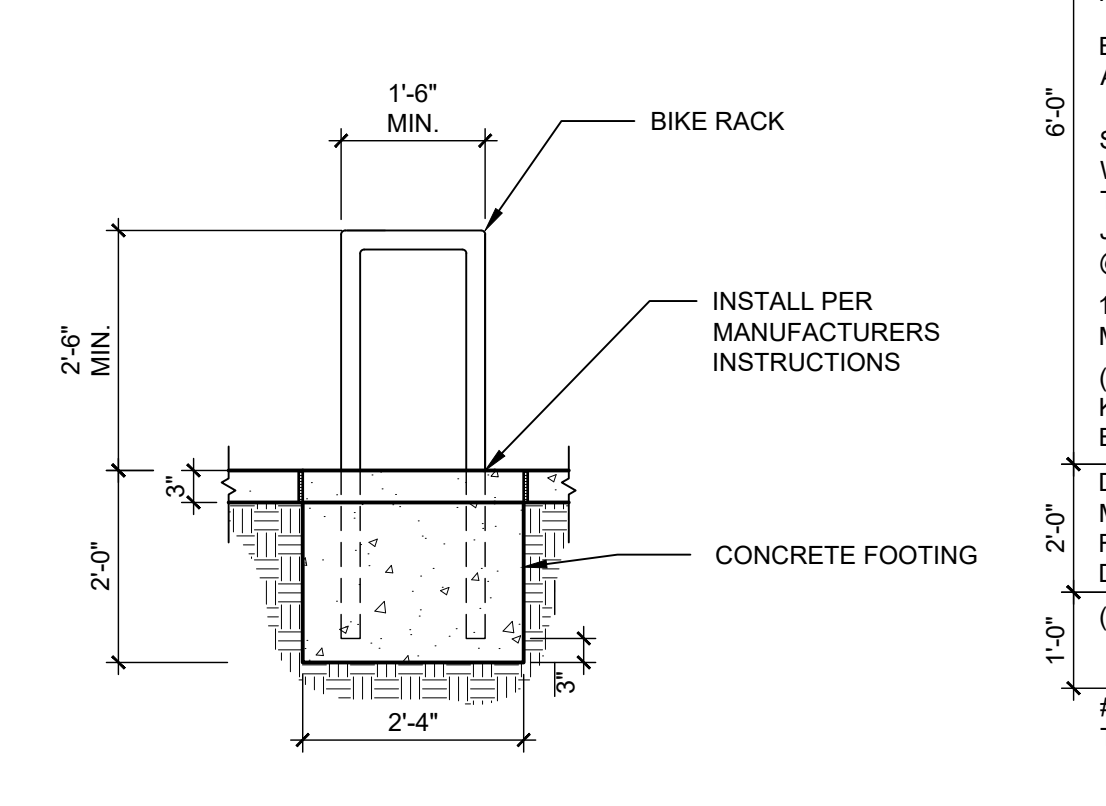
B5 TRASH ENCLOSURE CMU WALL AND GATE
1/2" = 1'-0"



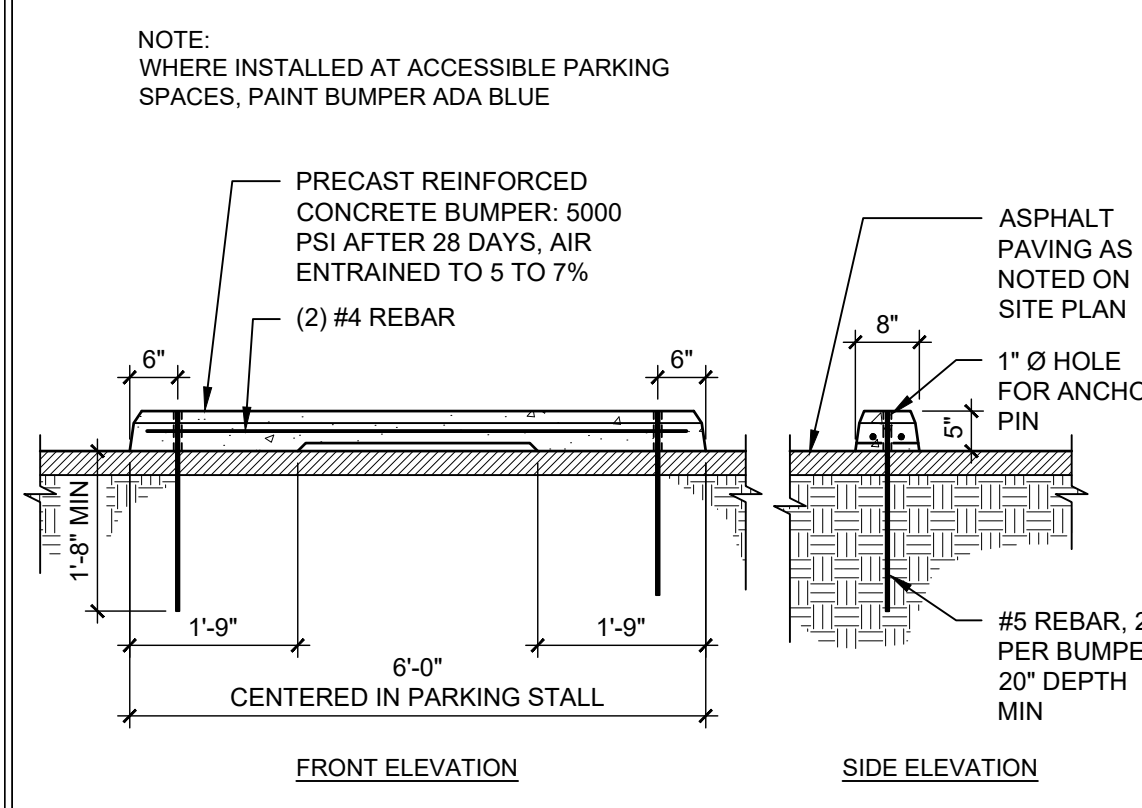
B2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



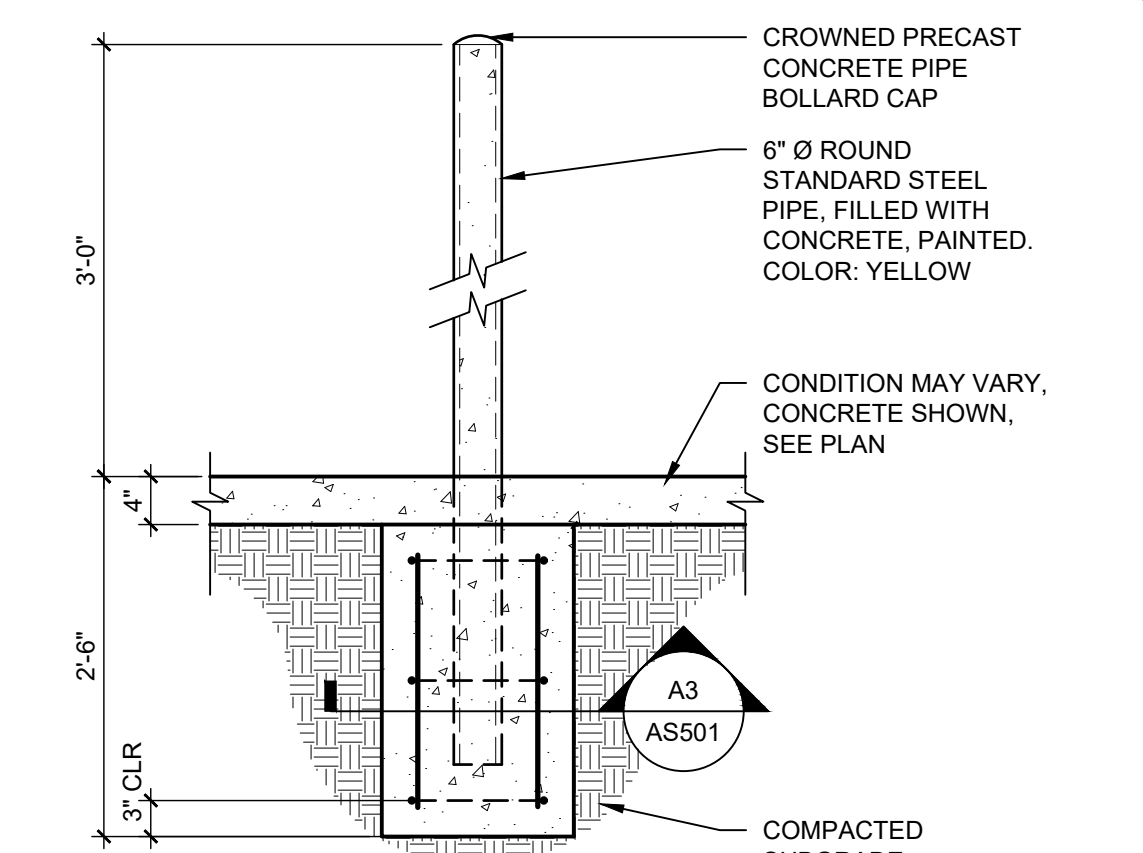
B3 TRAFFIC SIGNAGE
1/2" = 1'-0"



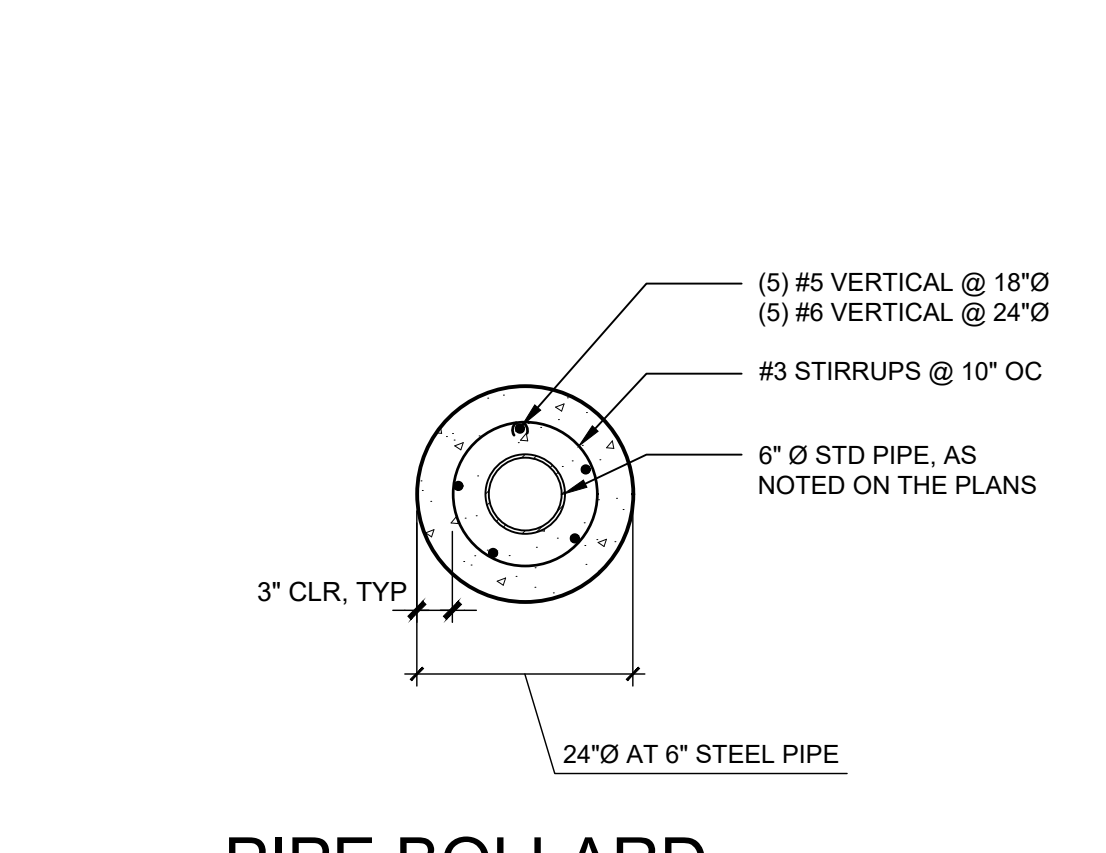
B4 BICYCLE RACK
1/2" = 1'-0"



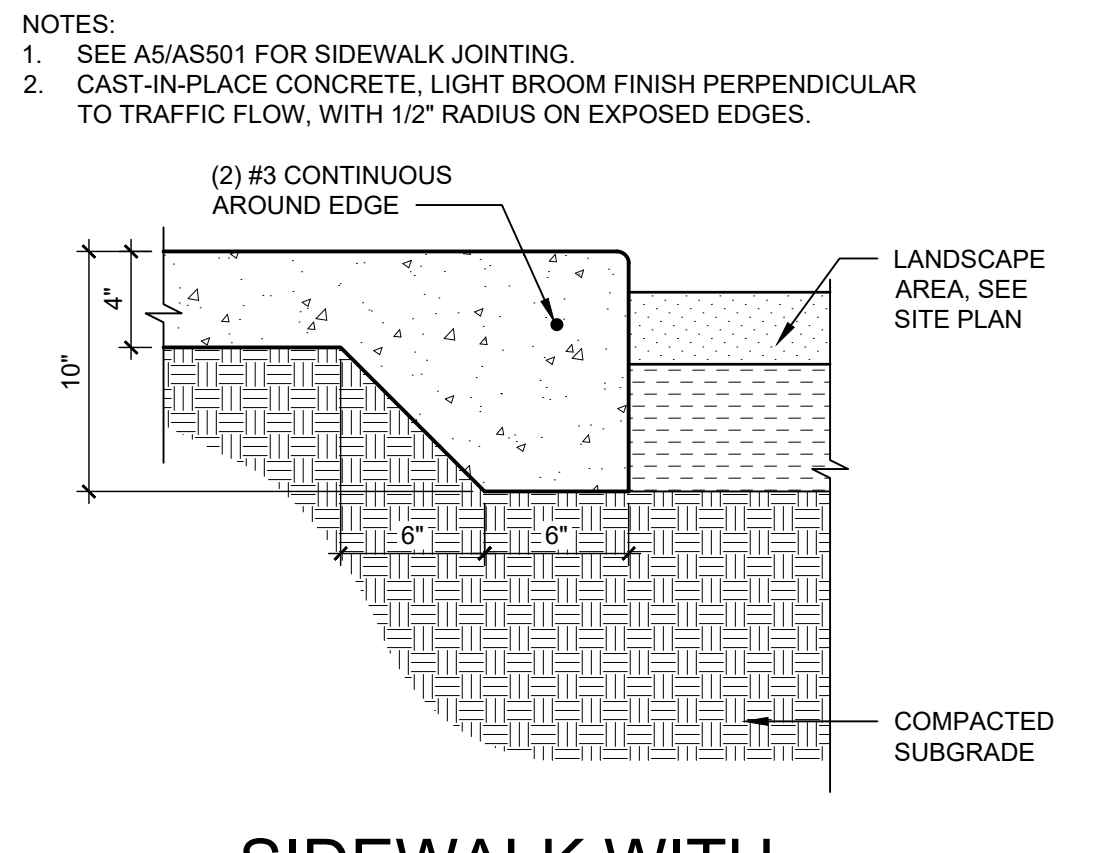
A1 PARKING BUMPER
1/2" = 1'-0"



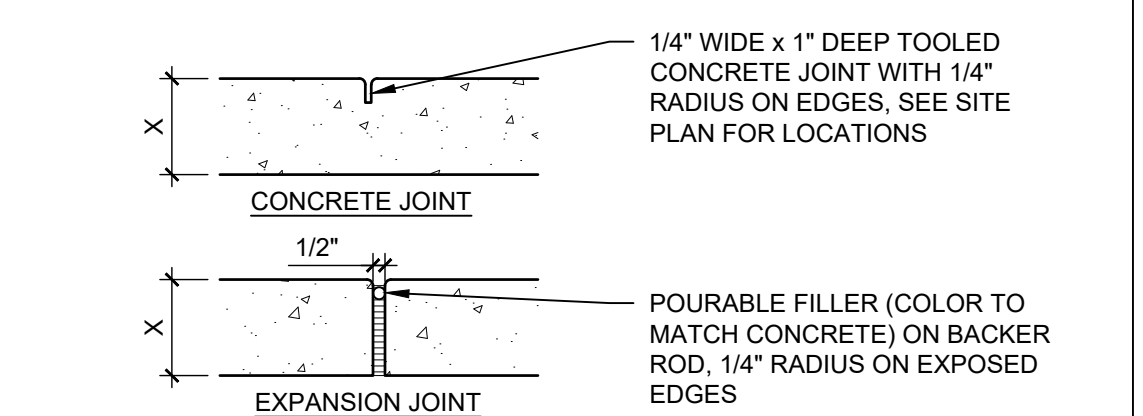
A2 PIPE BOLLARD
3/4" = 1'-0"



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



A4 SIDEWALK WITH TURNDOWN EDGE
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

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



LANDSCAPE PLAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	ALLOWANCE
(+)	8	EXISTING TREE			
DECIDUOUS TREES					
(*)	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					
(*)	4	GAILLARDIA X GRANDIFLORA / BLANKETFLOWER	1 GAL	2' X 2'	4X4=16
(*)	5	SALVIA MEMOROSA 'MAY NIGHT' / MAY NIGHT SAGE	1 GAL	1.5' X 1.5'	2X3=10
GRASSES					
(*)	3	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	2' X 2'	4X3=12
DECIDUOUS SHRUBS					
(*)	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					
(*)	2	ROSMARINUS OFFICINALIS 'ARP' / ARP ROSEMARY	5 GAL	6' X 4'	16X2=32
GROUNDCOVERS					
(*)	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

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.)

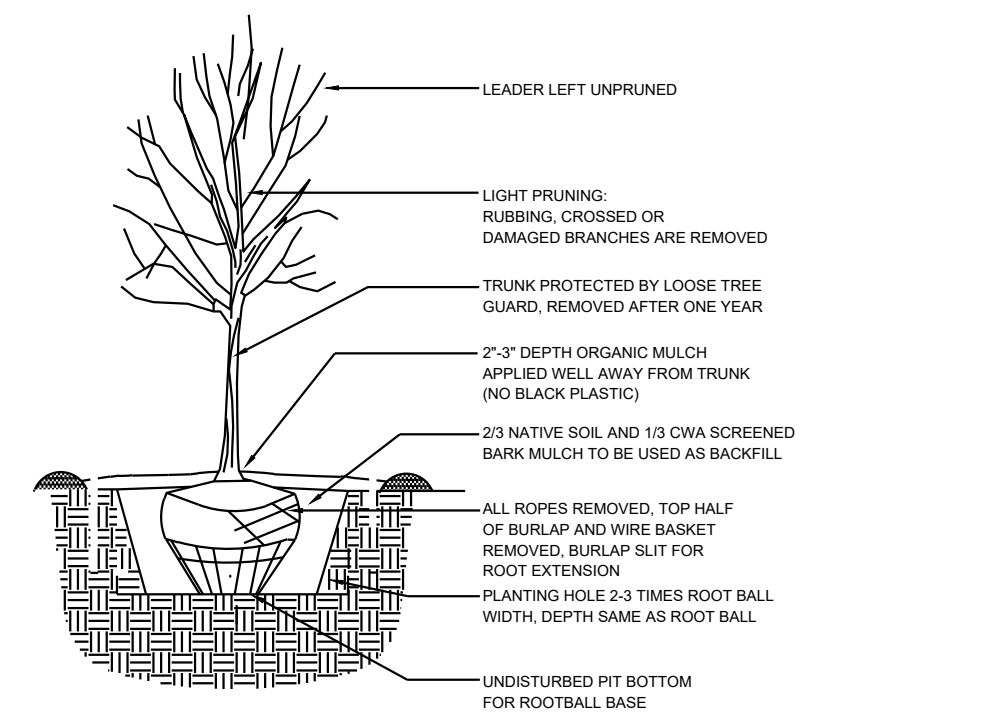
STREET TREES (1 PER 25 LF)
 REQUIRED 10
 EXISTING 6
 PROPOSED 4

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

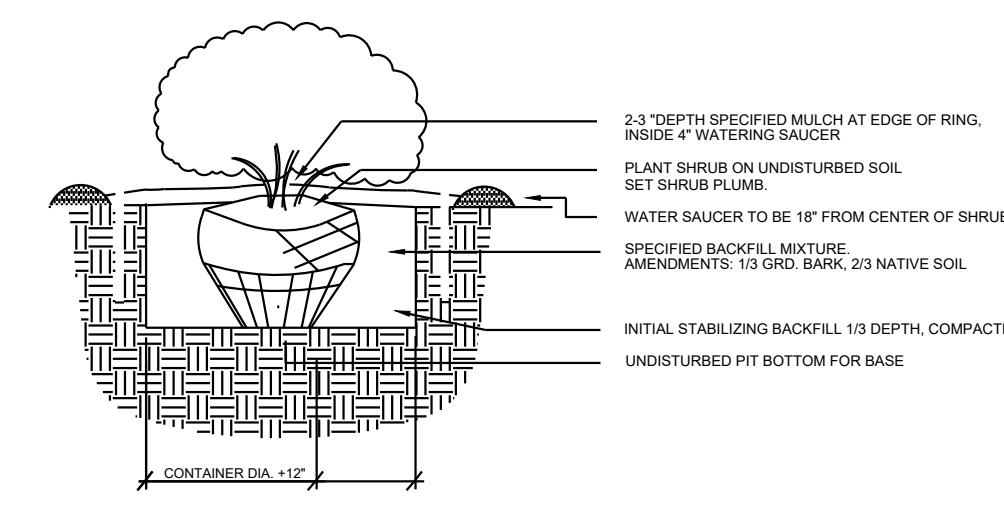
TOTAL
 REQUIRED 14
 EXISTING 9 TREES
 PROPOSED 5 TREES

- 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 EASEMENTS.
 8. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.

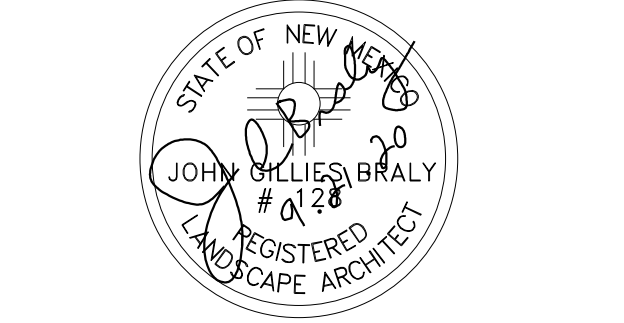


TREE PLANTING DETAIL N.T.S.



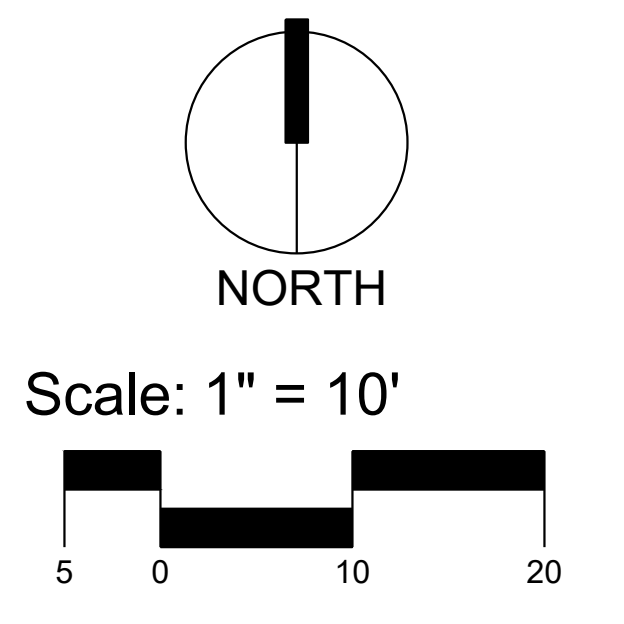
SHRUB PLANTING DETAIL N.T.S.

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



Sheet Title:
Landscape Plan -AA

Sheet Number:
LS-01



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Bryan Handing		Phone: 505-798-0900
Address: 3400 Menaul Blvd NE, #200th		Email: bhanding@lhbis.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Shannon Parks, Architect (SCOUT design)		Phone: 505-414-6212
Address: 4215 Avenida La Resolana NE		Email: shannon@scoutarch.com
City: Albuquerque	State: NM	Zip: 87110
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

minor amendment the site plan to modify parking and landscaping accordingly to accommodate a new patio in existing landscaped area, small utility yard and larger trash enclosure.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)


Lot or Tract No.: 9	Block: 0000	Unit:
Subdivision/Addition: Balloon Field Industrial Park	MRGCD Map No.:	UPC Code: 101706218714230223
Zone Atlas Page(s): E17	Existing Zoning: IP	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (acres): 1.0015 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4208 Balloon Park Rd NE	Between: located at end of cul-de-sac	and:
---	--	------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

--

Signature: 	Date: 11/25/20
Printed Name: Shannon Parks	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-01402	AA	\$50			

Meeting/Hearing Date: N/A	Fee Total: \$50
Staff Signature: <i>Vanessa A Segura</i>	Date: 12/8/2020 Project # PR-2020-01402



scout
ARCHITECTURE + DESIGN

ARCHITECT/ENGINEER

LIGHTHOUSE RELOCATION
4208 BALLOON PARK RD NE
ALBUQUERQUE, NM 87109

GENERAL SHEET NOTES

- 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.
- 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.
- CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- EXISTING UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY.
- ALL SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS.
- SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- CONTRACTOR TO PRESERVE AND PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENT 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
ONSTREET PARKING	6 STALLS
ACCESSIBLE SPACES PROVIDED	2 (1 VAN)
MOTORCYCLE SPACES	2 STALLS
BICYCLE STALLS REQUIRED	3 STALLS
BICYCLE STALLS PROVIDED	3 STALLS

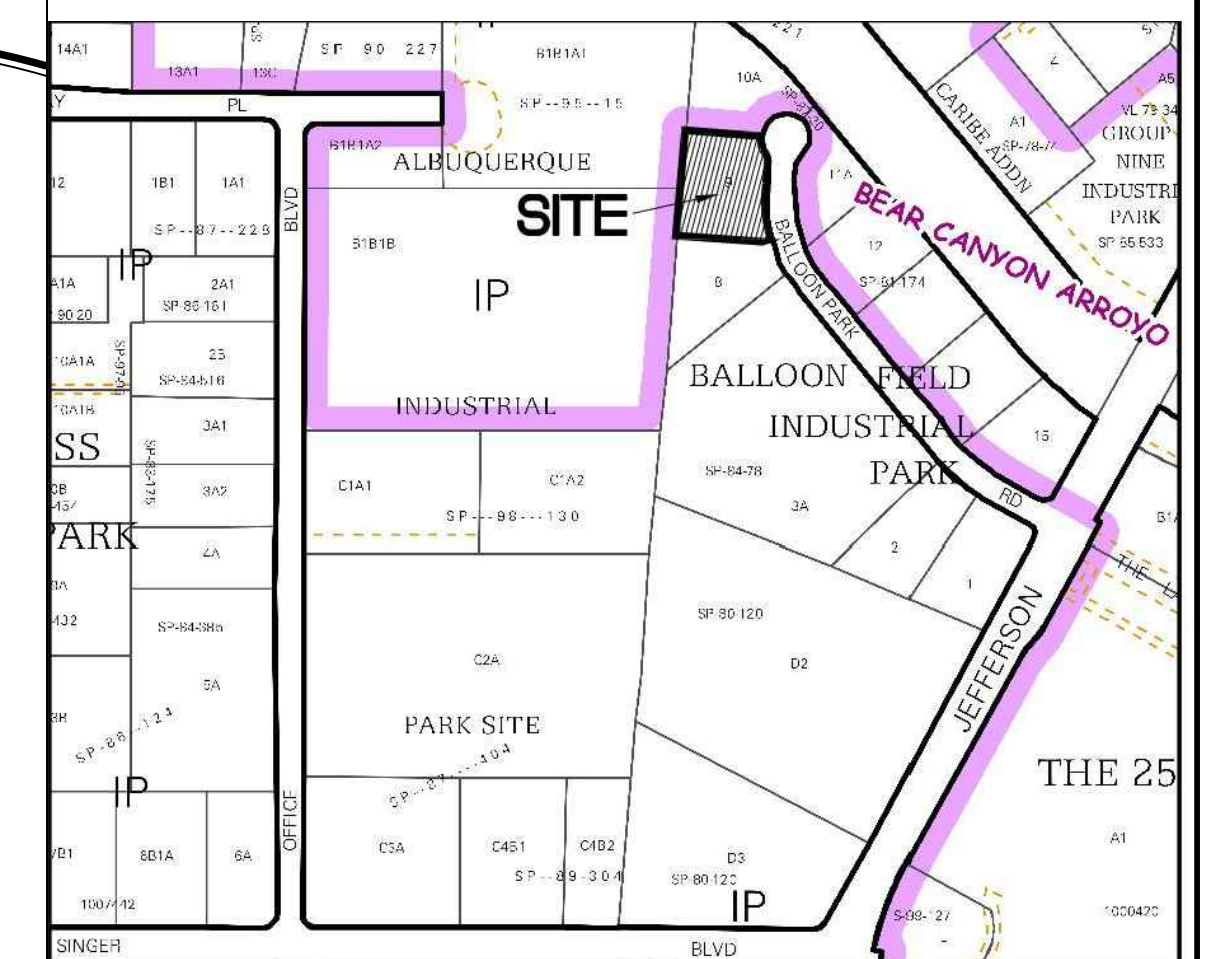
SHEET KEYED NOTES

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 A1/AS501
20	MOTORCYCLE PARKING SIGN, SEE B3/AS501
21	BIKE RACK, SEE B4/AS501
22	EXISTING CONCRETE SIDEWALK TO REMAIN

LEGEND

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

VICINITY MAP



Vicinity Map - Zone Atlas E-17-Z

REVISION DATE

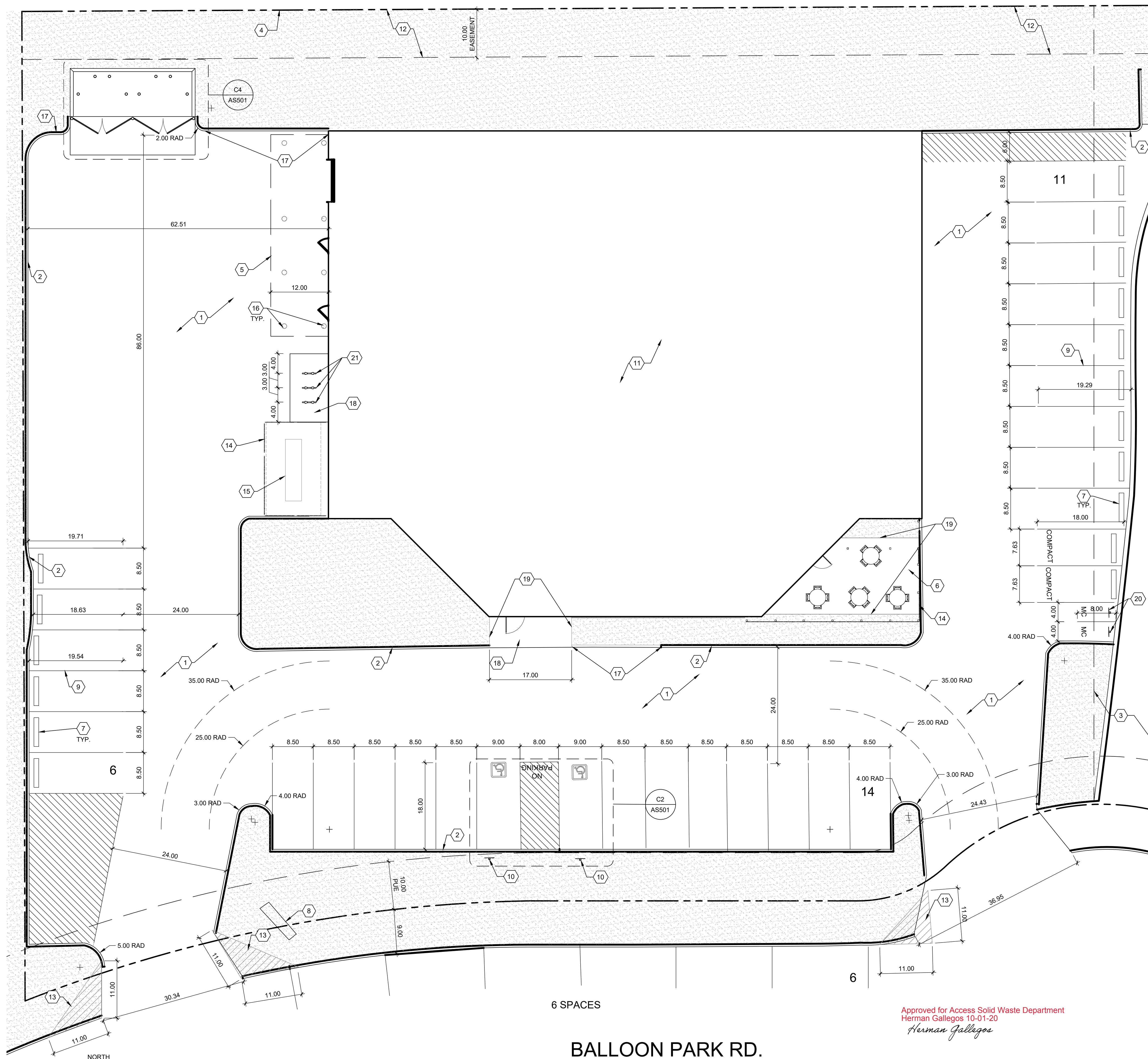
DATE 9/15/20

PROJECT NO 2012

SITE PLAN
TCL

SHEET NO.

AS101

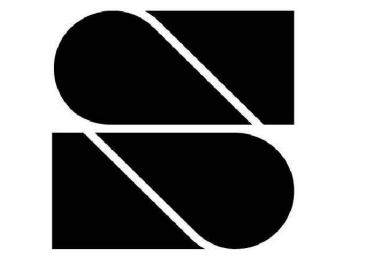


NORTH
A1
SITE PLAN
1" = 10'-0"
0 10' 20'

6 SPACES

BALLOON PARK RD.

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

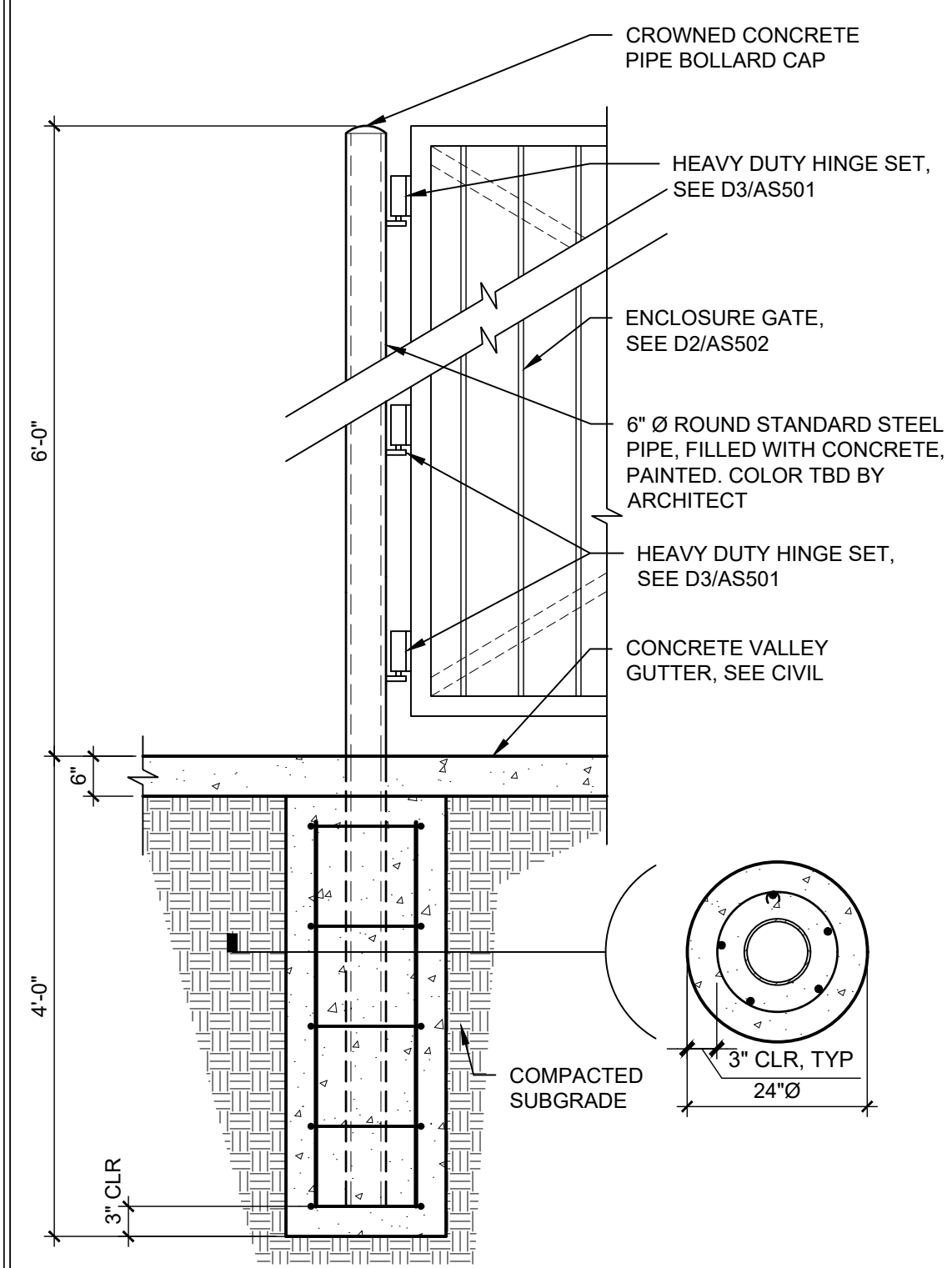


scout
ARCHITECTURE + DESIGN

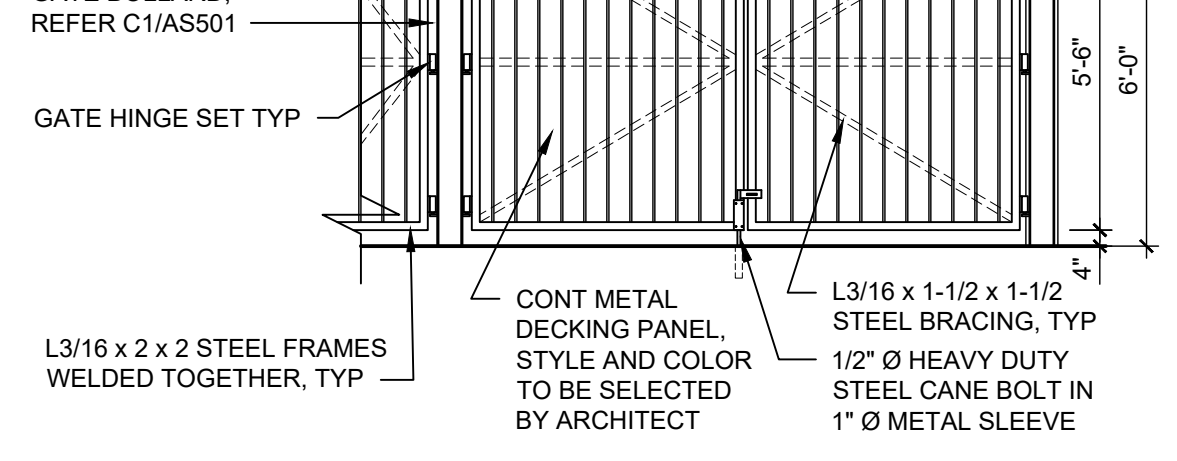
ARCHITECT/ENGINEER

LIGHTHOUSE RELOCATION

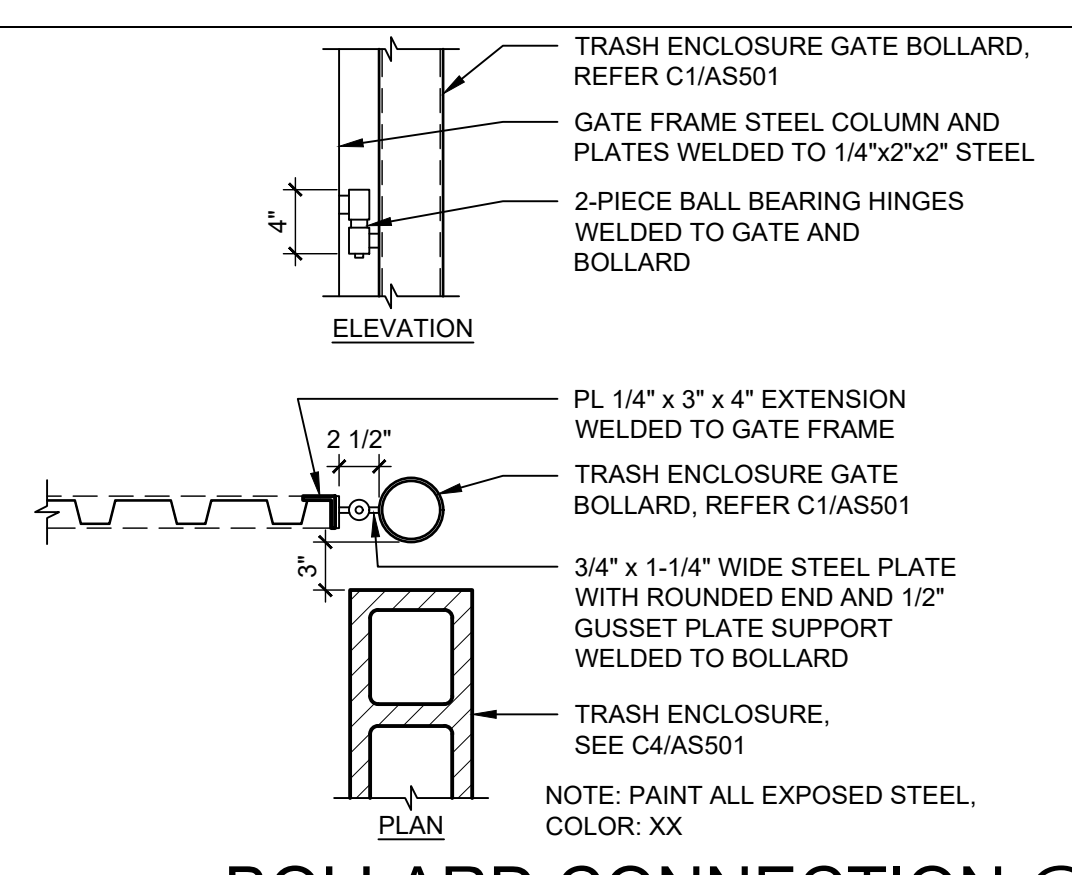
4208 BALLOON PARK RD NE
ALEBUQUERQUE, NM 87109



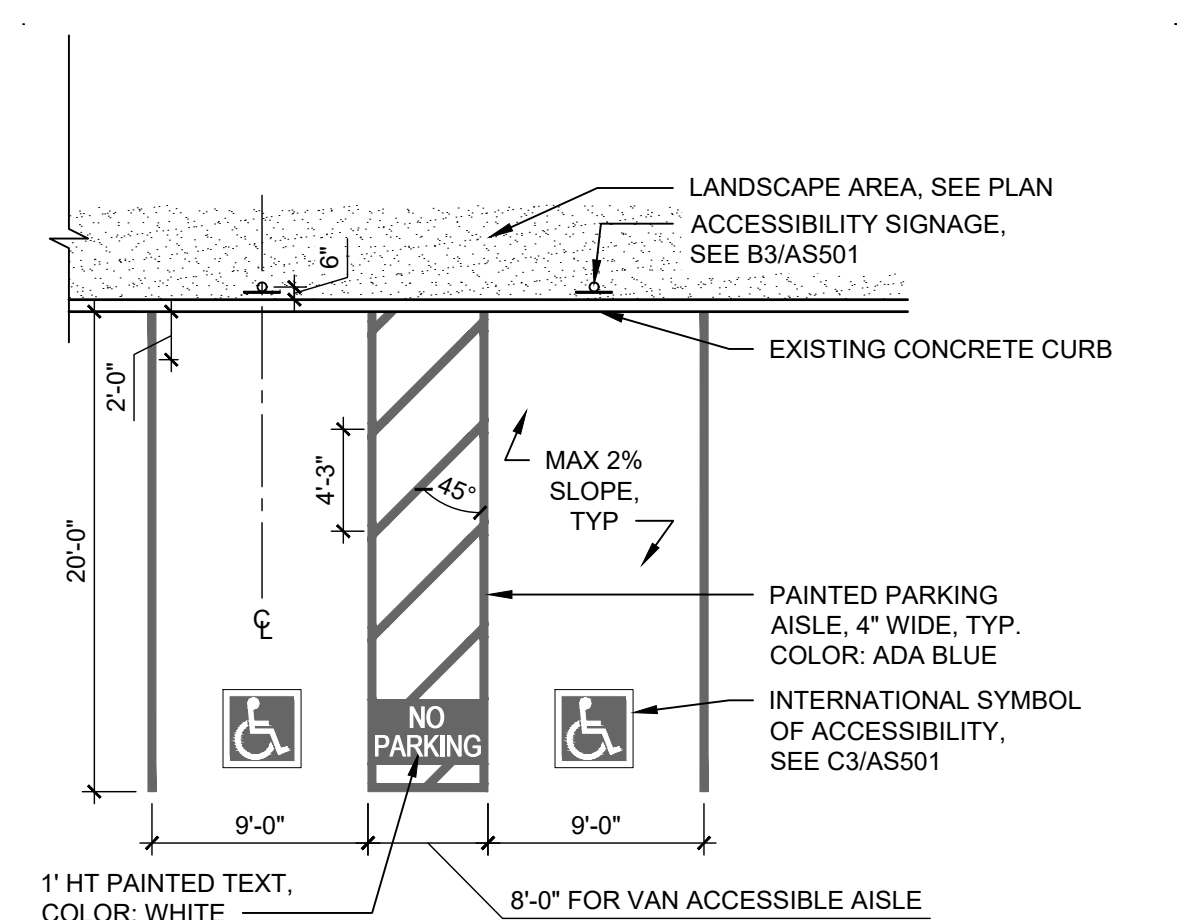
C1 REFUSE ENCLOSURE GATE POST
3/4" = 1'-0"



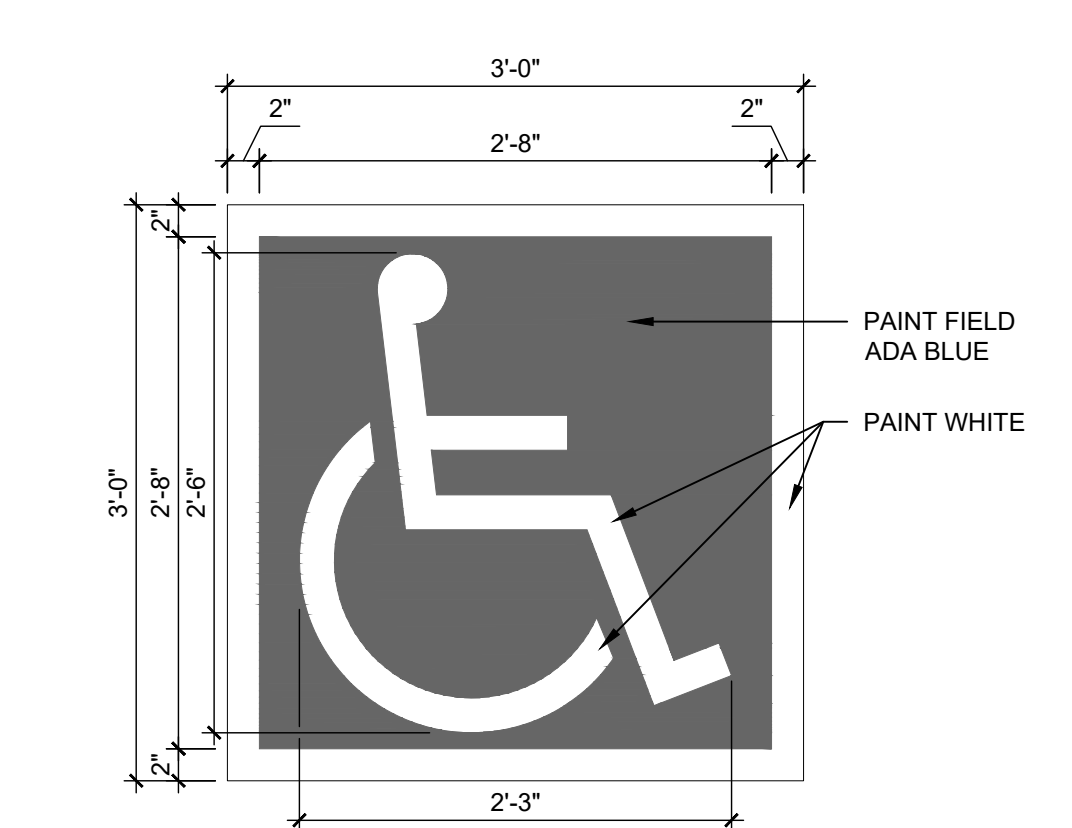
D2 TRASH ENCLOSURE
1/4" = 1'-0"



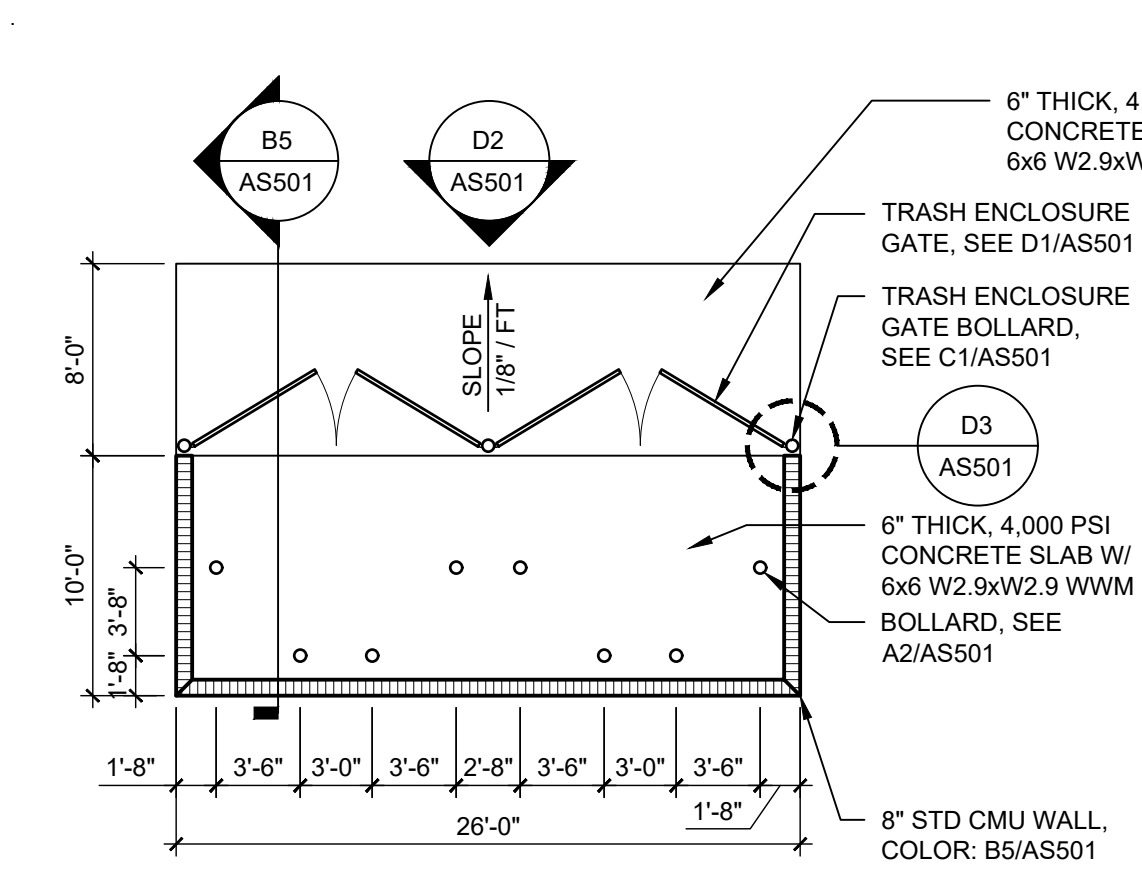
D3 BOLLARD CONNECTION @ TRASH ENCLOSURE GATE
1" = 1'-0"



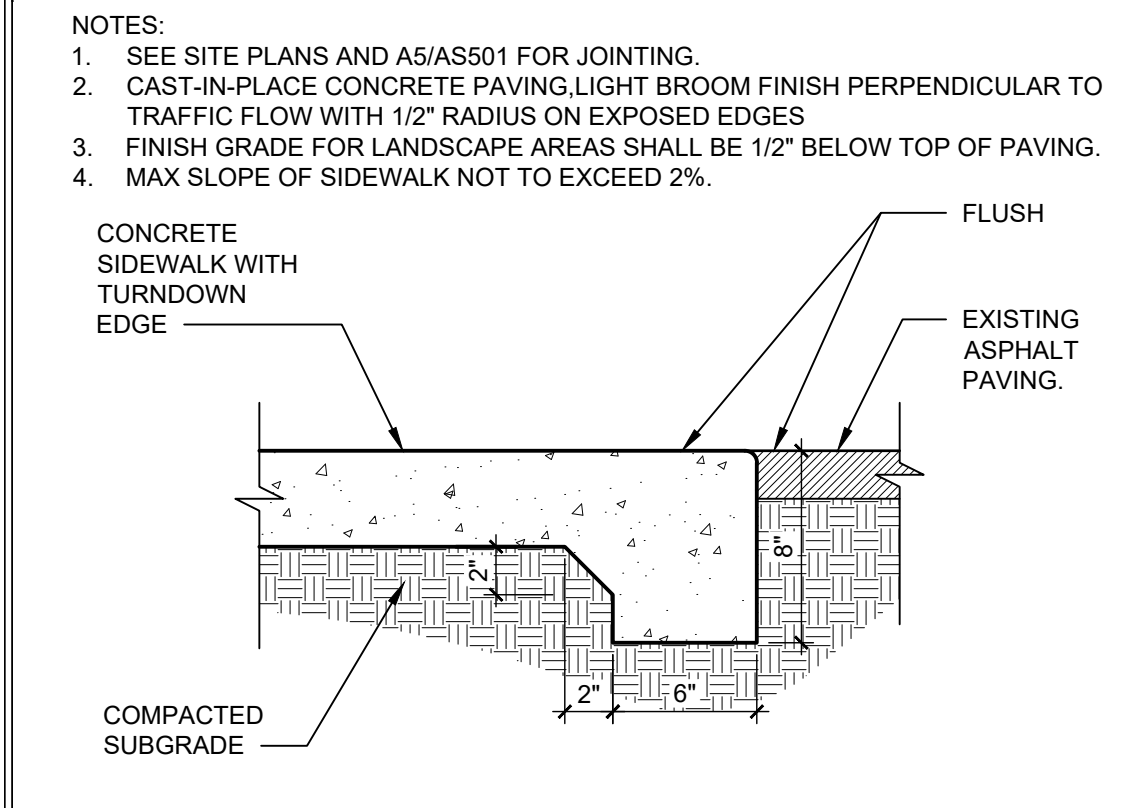
C2 ACCESSIBLE PARKING
1/8" = 1'-0"



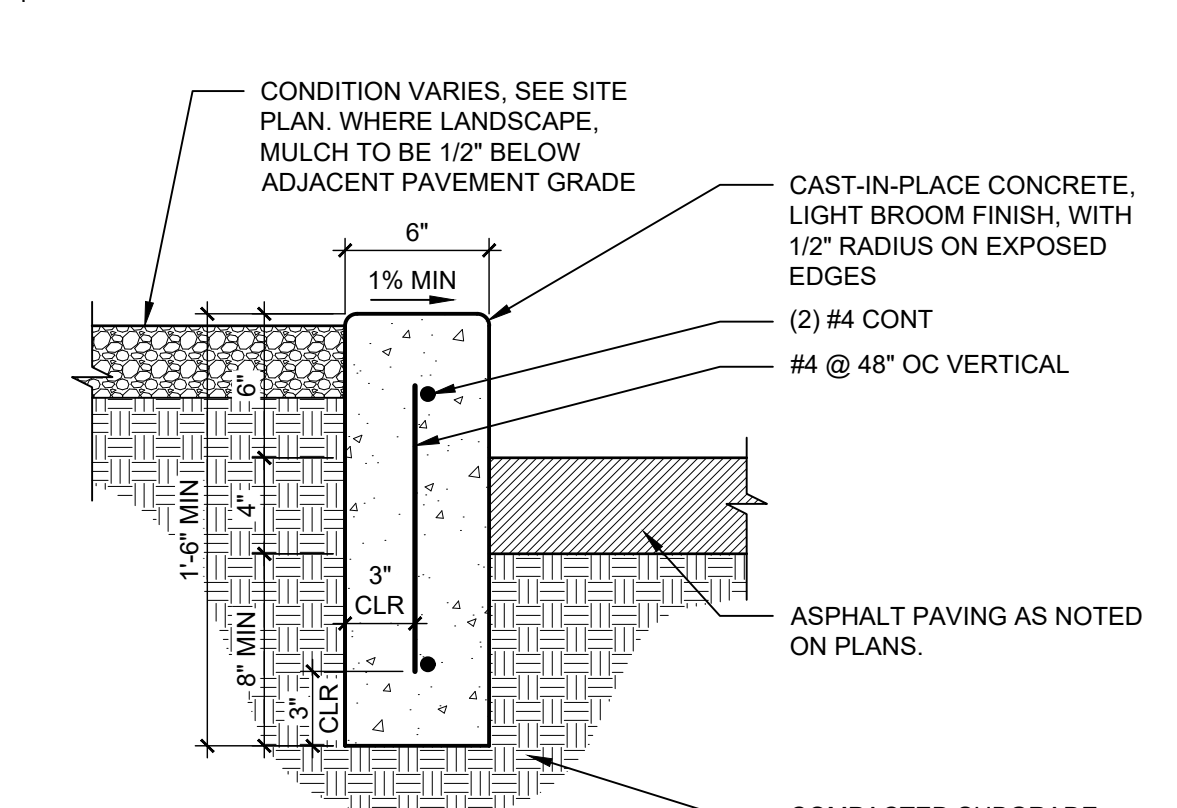
C3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



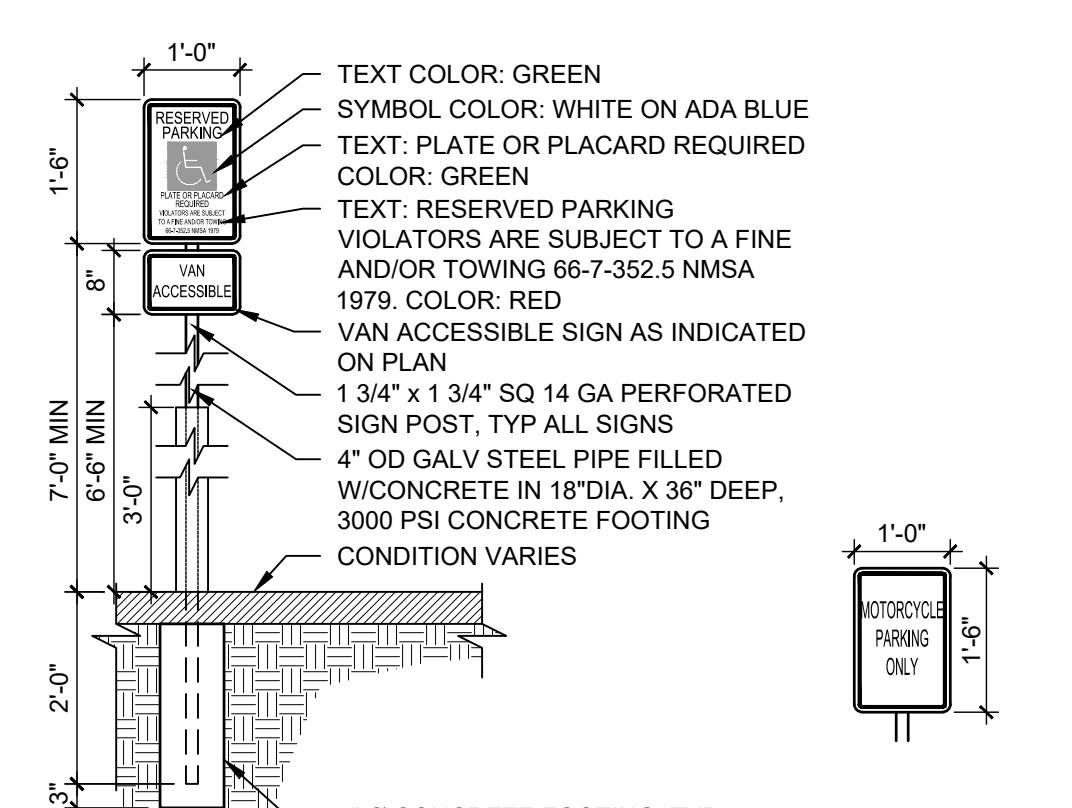
C4 TRASH ENCLOSURE
1/8" = 1'-0"



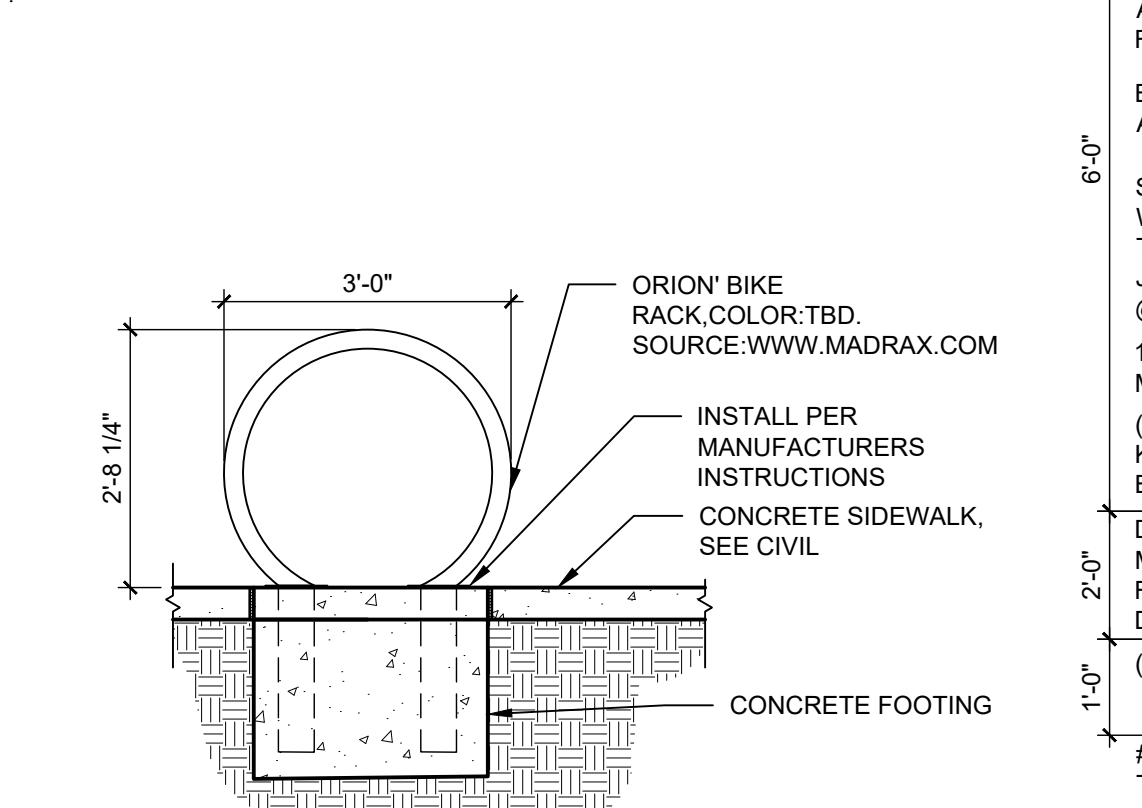
B1 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"



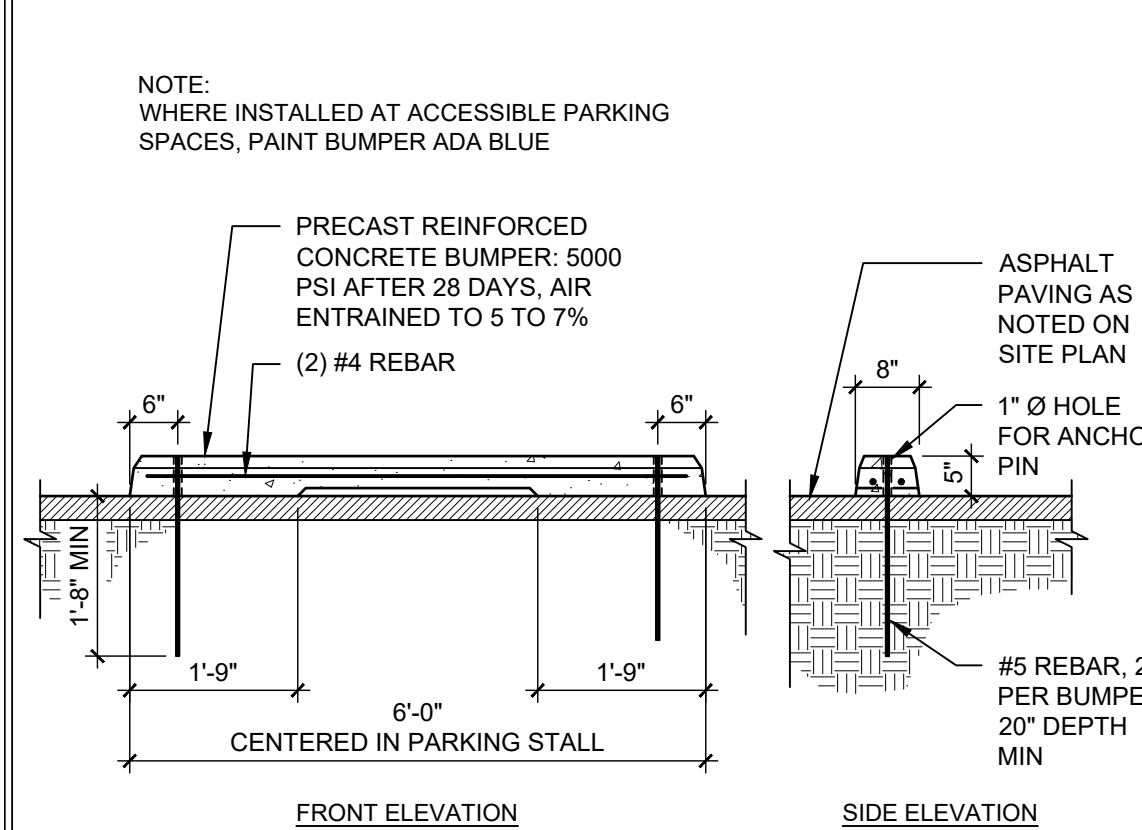
B2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



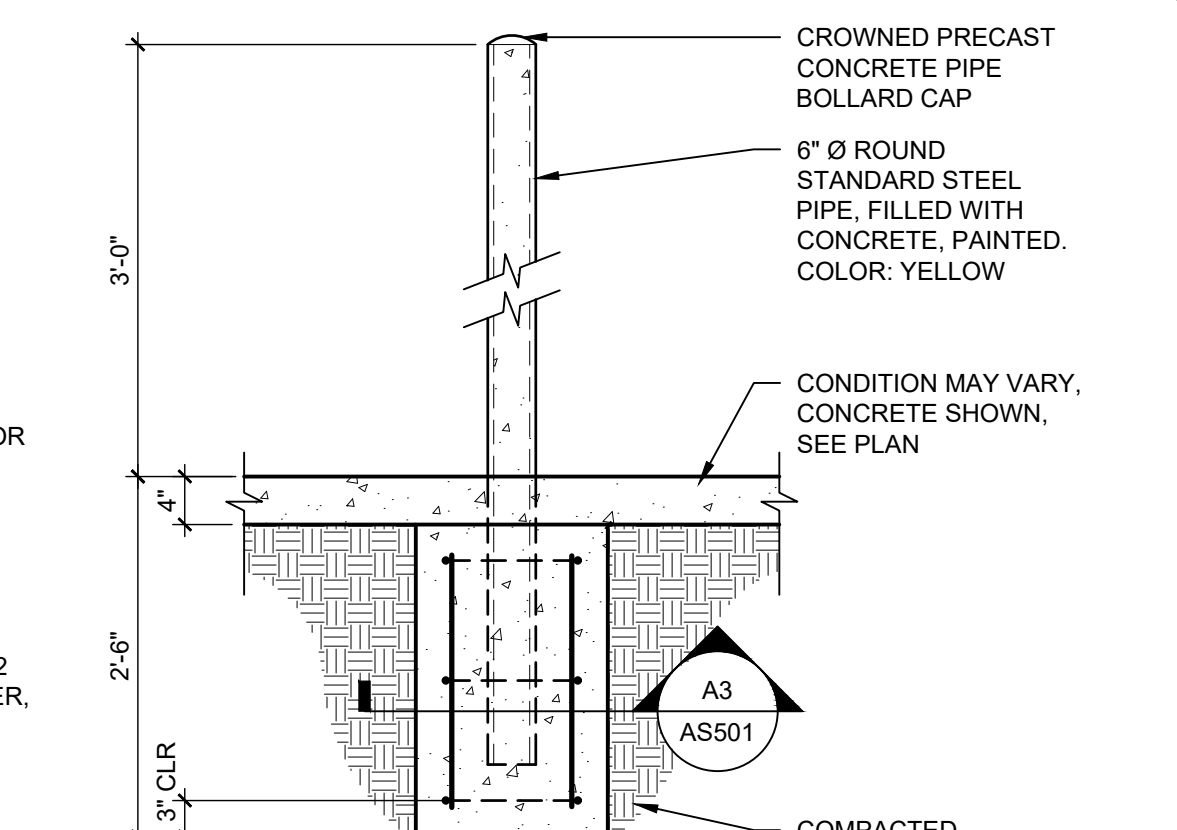
B3 TRAFFIC SIGNAGE
1/2" = 1'-0"



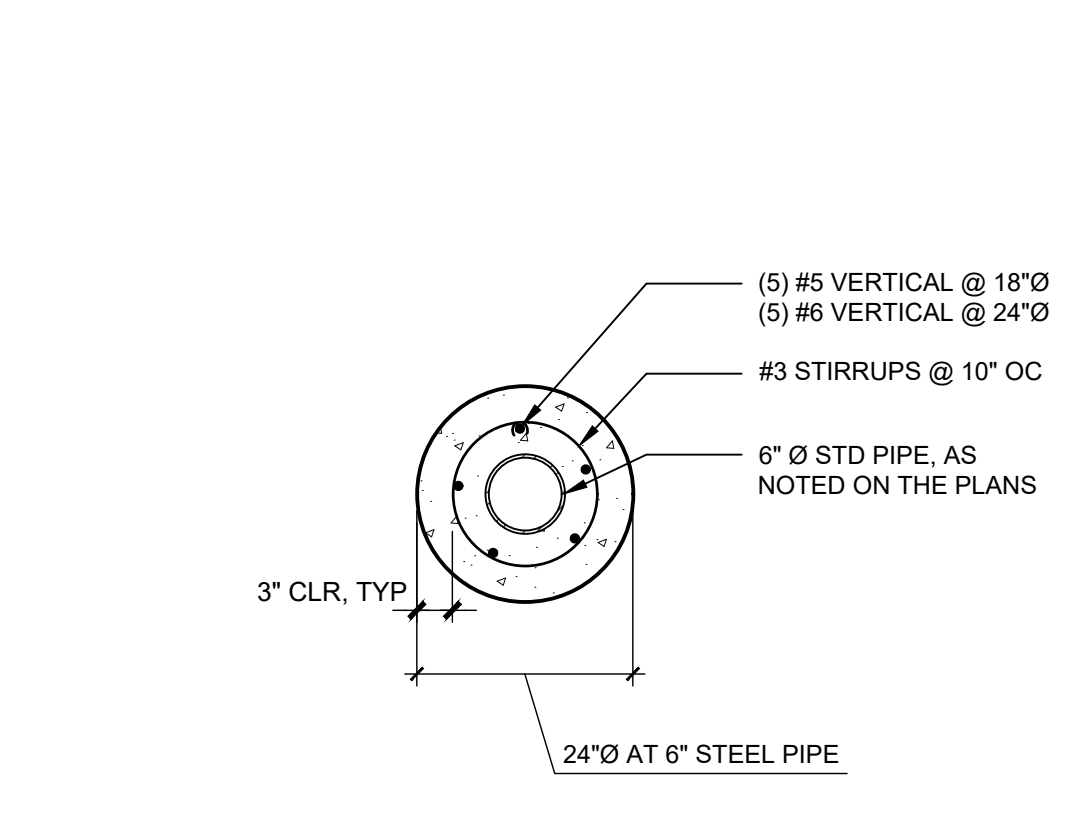
B4 BICYCLE RACK
1/2" = 1'-0"



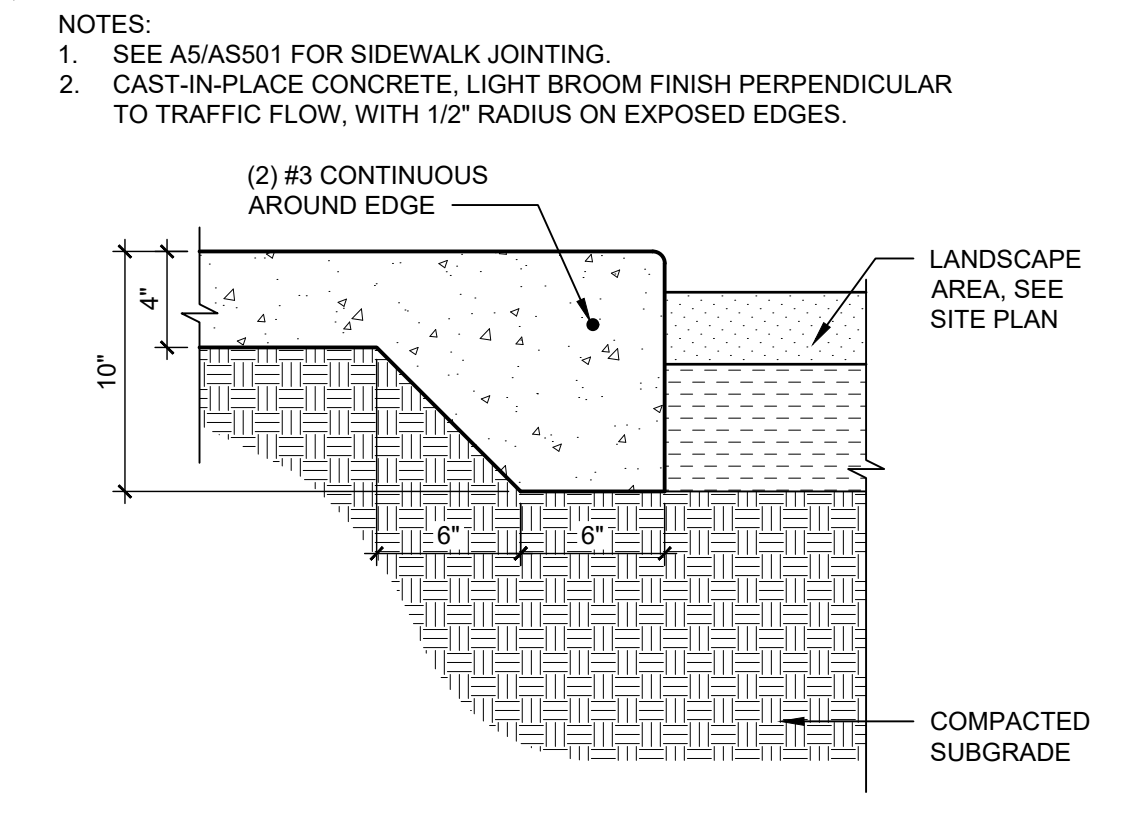
A1 PARKING BUMPER
1/2" = 1'-0"



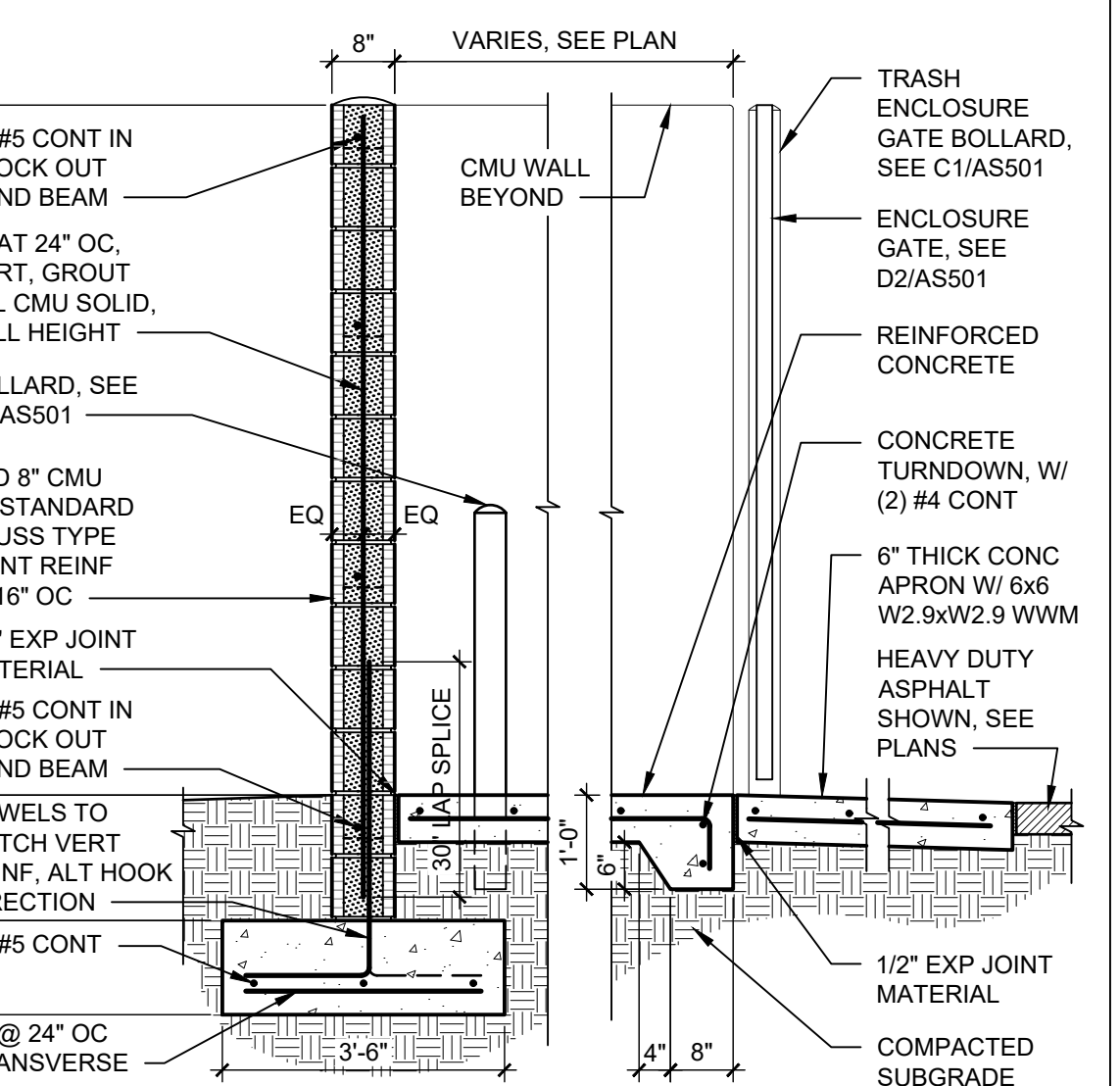
A2 PIPE BOLLARD
3/4" = 1'-0"



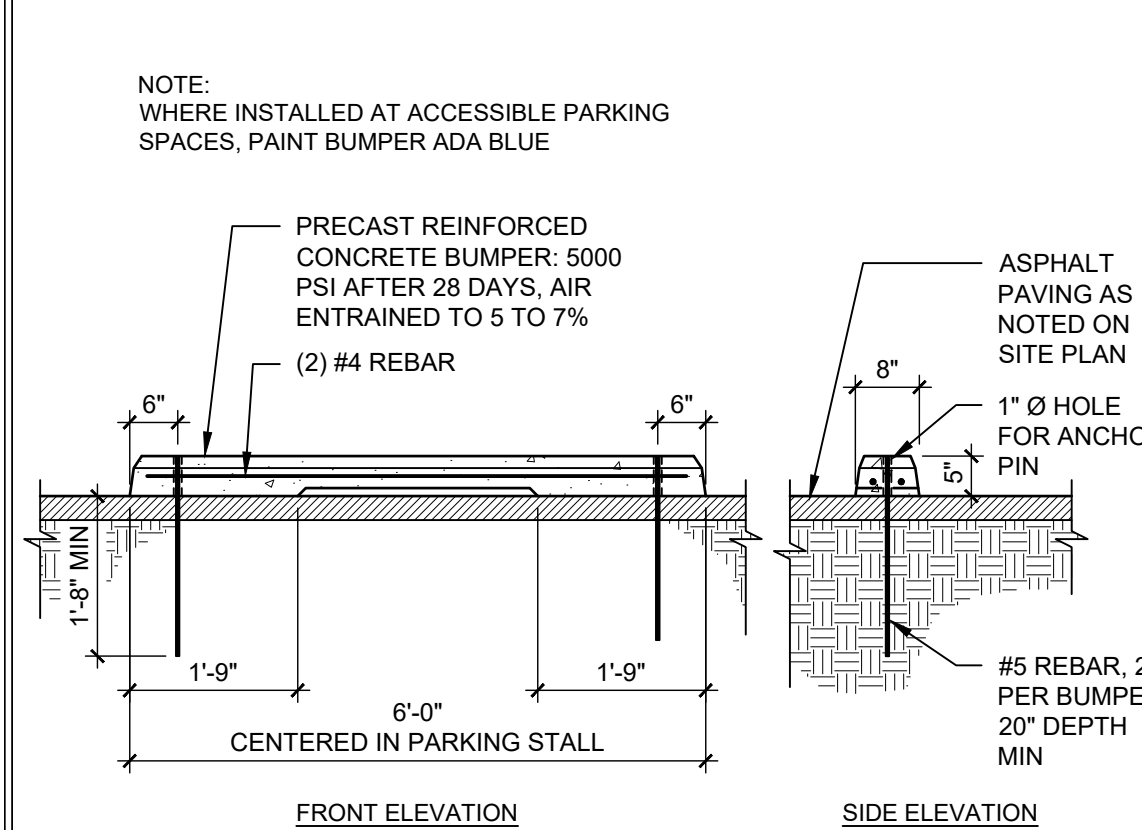
A3 PIPE BOLLARD FOOTING SECTION
3/4" = 1'-0"



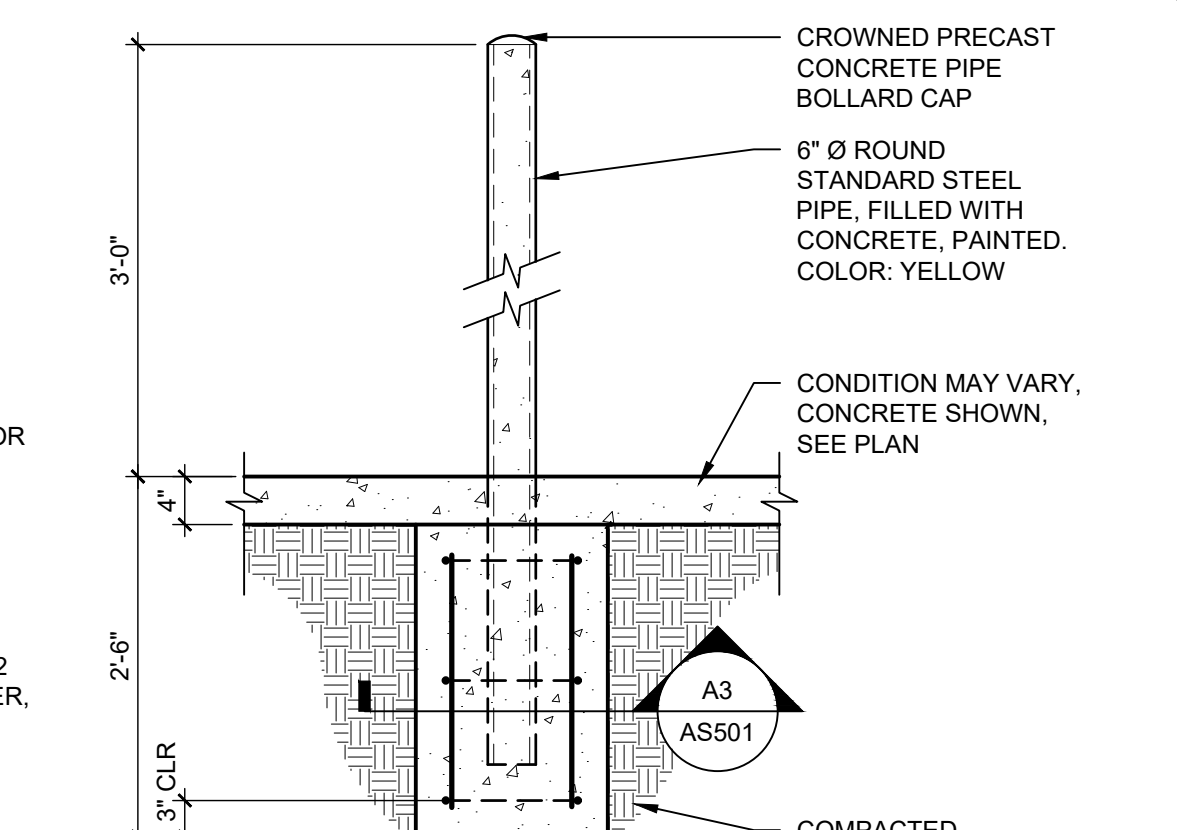
A4 SIDEWALK WITH TURNDOWN EDGE
1 1/2" = 1'-0"



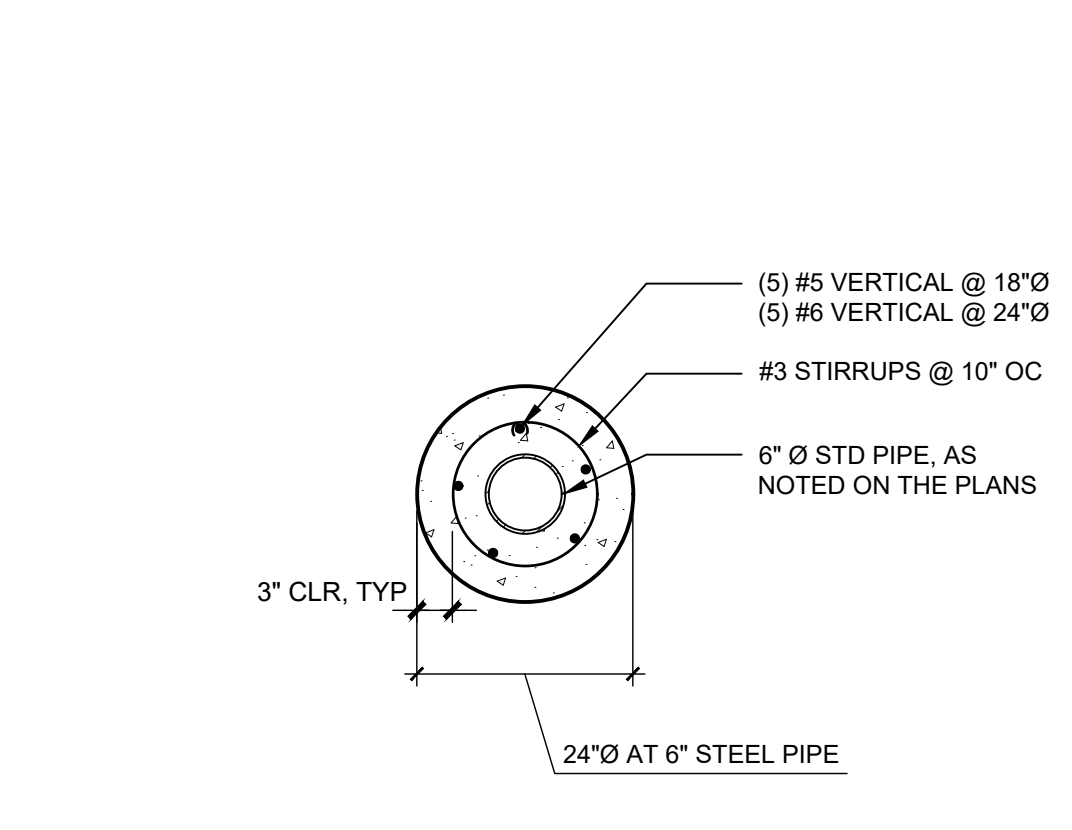
B5 TRASH ENCLOSURE CMU WALL AND GATE
1/2" = 1'-0"



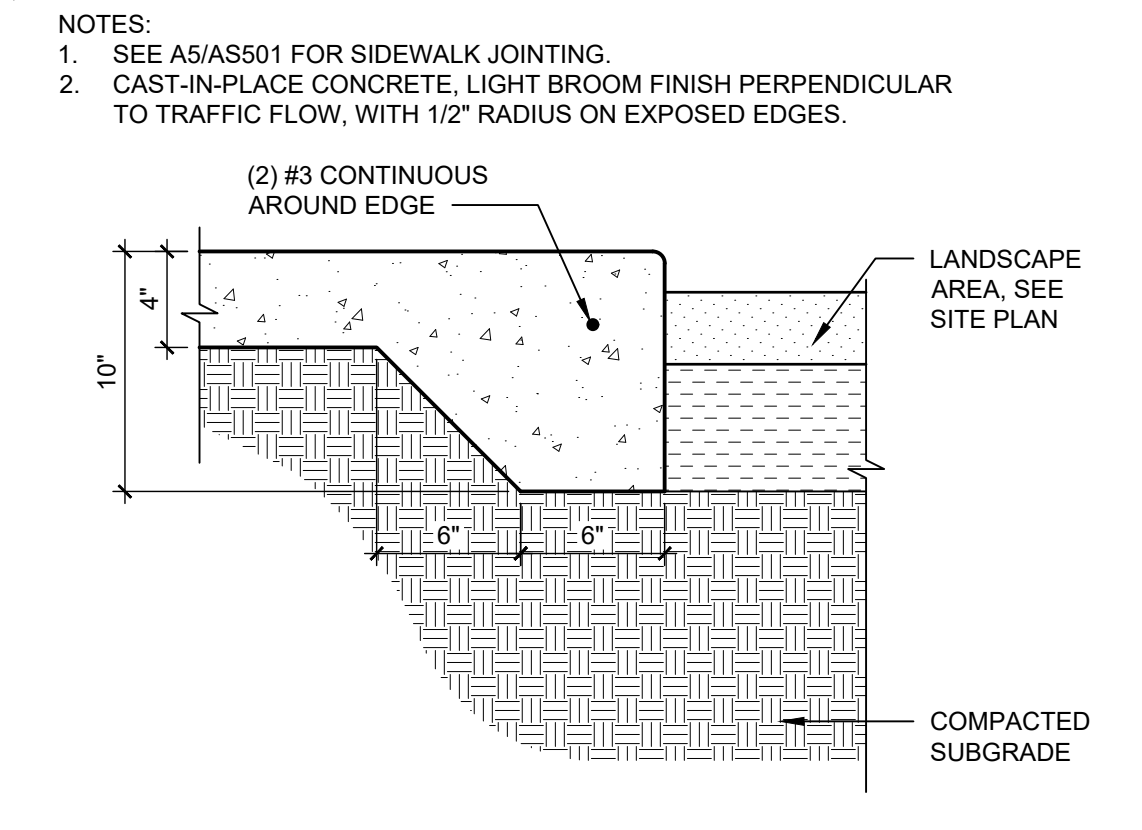
A1 PARKING BUMPER
1/2" = 1'-0"



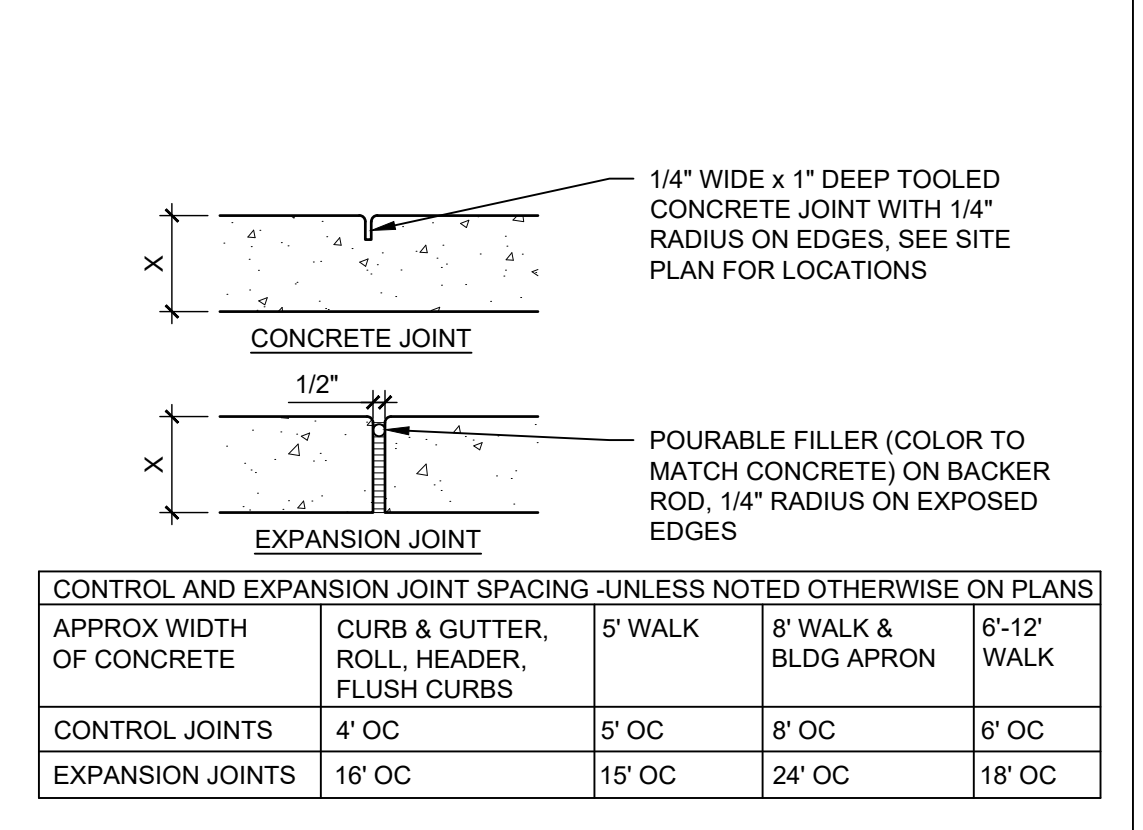
A2 PIPE BOLLARD
3/4" = 1'-0"



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



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



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

- NOTES:
- SEE SITE PLANS AND A5/AS501 FOR JOINTING.
 - 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%.

NOTE: ALL SIGNS WILL HAVE THE SAME POLE AND FOOTING AS THE ACCESSIBLE PARKING SIGN SHOWN HERE.

- NOTES:
- SEE A5/AS501 FOR SIDEWALK JOINTING.
 - CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW, WITH 1/2" RADIUS ON EXPOSED EDGES.

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

REVISION	DATE
DATE	9/15/20
PROJECT NO	2012
SITE DETAILS	
SHEET NO.	
AS501	



Shannon Parks <shannon@scoutarch.com>

TCL for LightHouse relocation - sidewalk waiver

Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>
To: Shannon Parks <shannon@scoutarch.com>
Cc: Bryan Handing <BHanding@lhbis.com>

Wed, Sep 30, 2020 at 8:22 AM

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.gov

cabq.gov/planning

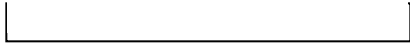
From: Shannon Parks [<mailto:shannon@scoutarch.com>]
Sent: Tuesday, September 29, 2020 4:27 PM
To: Wolfenbarger, Jeanne
Cc: Bryan Handing
Subject: TCL for LightHouse relocation - sidewalk waiver

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

505.414.6212 | scoutarch.com



=====

This message has been analyzed by Deep Discovery Email Inspector.



Shannon Parks <shannon@scoutarch.com>

Solid Waste Contact Information

Gallegos, Herman P. <hgallegos@cabq.gov>
To: Shannon Parks <shannon@scoutarch.com>
Cc: Bryan Handing <BHanding@lhbis.com>

Thu, Oct 1, 2020 at 5:04 PM

Shannon,

Attached you will find an approved site plan for access by the Solid Waste Department.

Regards,



HERMAN GALLEGOS
code enforcer/dispatch supervisor
o 505.761.8125
m 505.681.2767
cabq.gov/solidwaste

From: Shannon Parks [mailto:shannon@scoutarch.com]
Sent: Thursday, October 01, 2020 1:28 PM
To: Gallegos, Herman P. <hgallegos@cabq.gov>
Cc: Bryan Handing <BHanding@lhbis.com>
Subject: Re: Solid Waste Contact Information

External

[Quoted text hidden]



4208 Ballon Park Rd NE.pdf

1178K



GENERAL SHEET NOTES

- 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.
- 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.
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- SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- CONTRACTOR TO PRESERVE AND PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN.
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PROJECT DESCRIPTION:
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BUSINESS: 9,768 SF

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ACCESSIBLE SPACES PROVIDED	2 (1 VAN)
MOTORCYCLE SPACES	2 STALLS
BICYCLE STALLS REQUIRED	3 STALLS
BICYCLE STALLS PROVIDED	3 STALLS

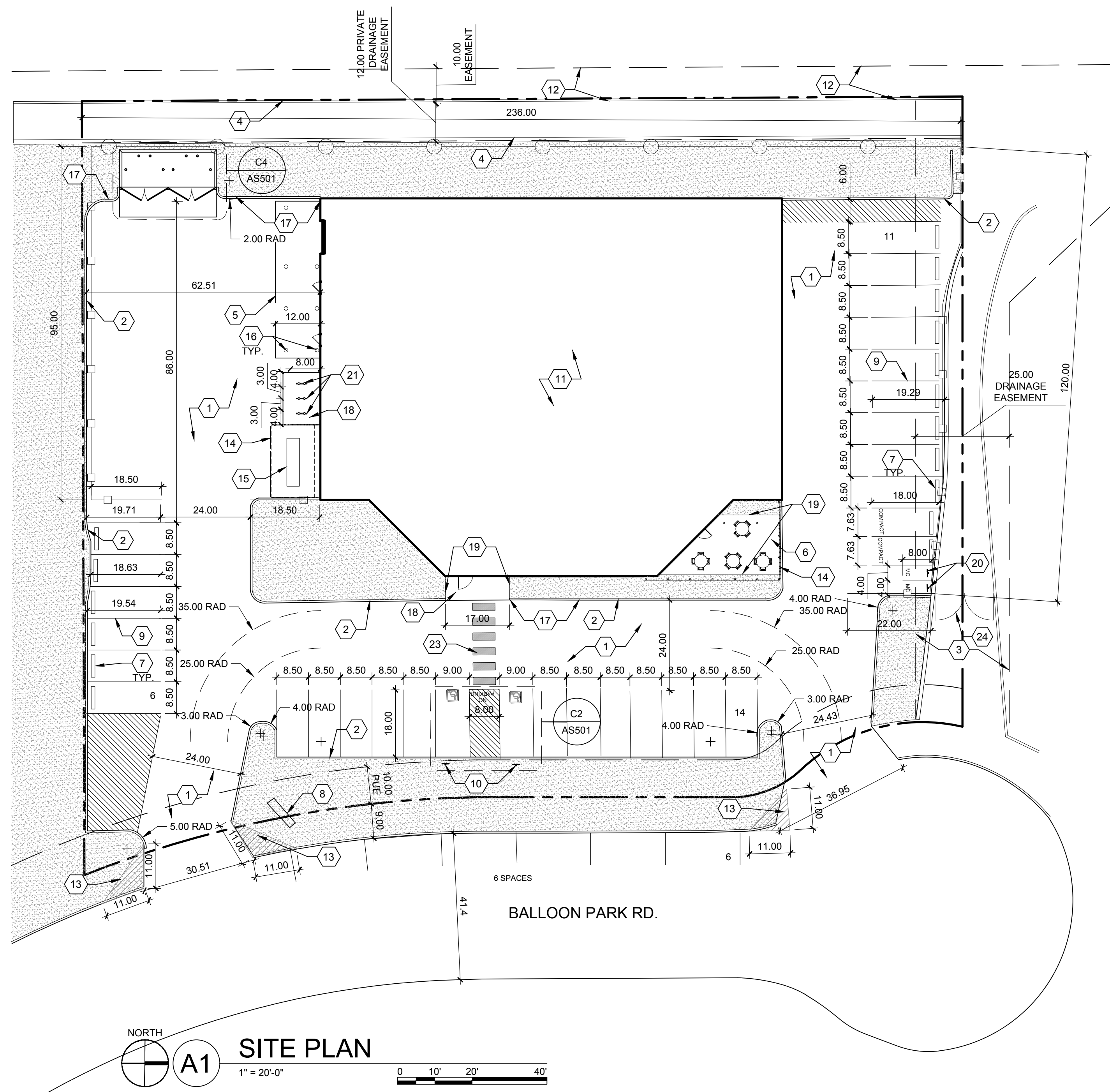
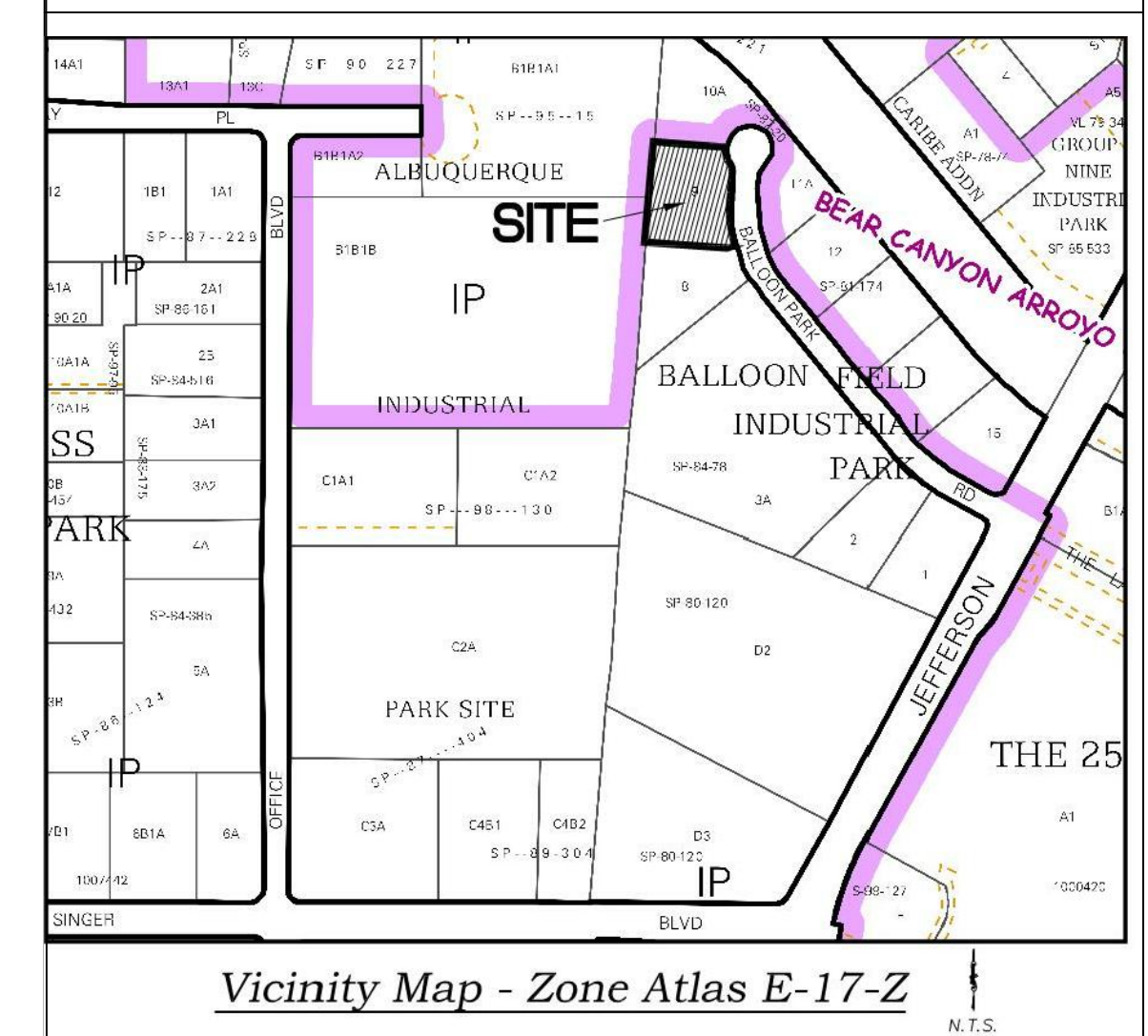
SHEET KEYED NOTES

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
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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
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15	GENERATOR
16	BUILDING COLUMN
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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
24	8' TALL DESIGNMASTER DOUBLE SWING GATE

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	7' TALL CHAIN LINK WITH RAZOR WIRE
	6' TALL DESIGNMASTER PLUS OVERHANG, SEE A1/AS502
	LANDSCAPE AREA

VICINITY MAP



LIGHTHOUSE RELOCATION
4208 BALLOON PARK RD NE
ALBUQUERQUE, NM 87109

REVISION _____ DATE _____

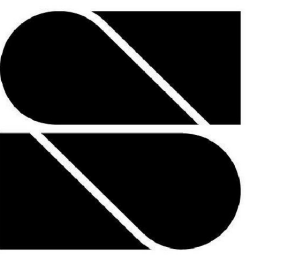
DATE 03/10/21

PROJECT NO 2012

SITE PLAN

SHEET NO.

AS101



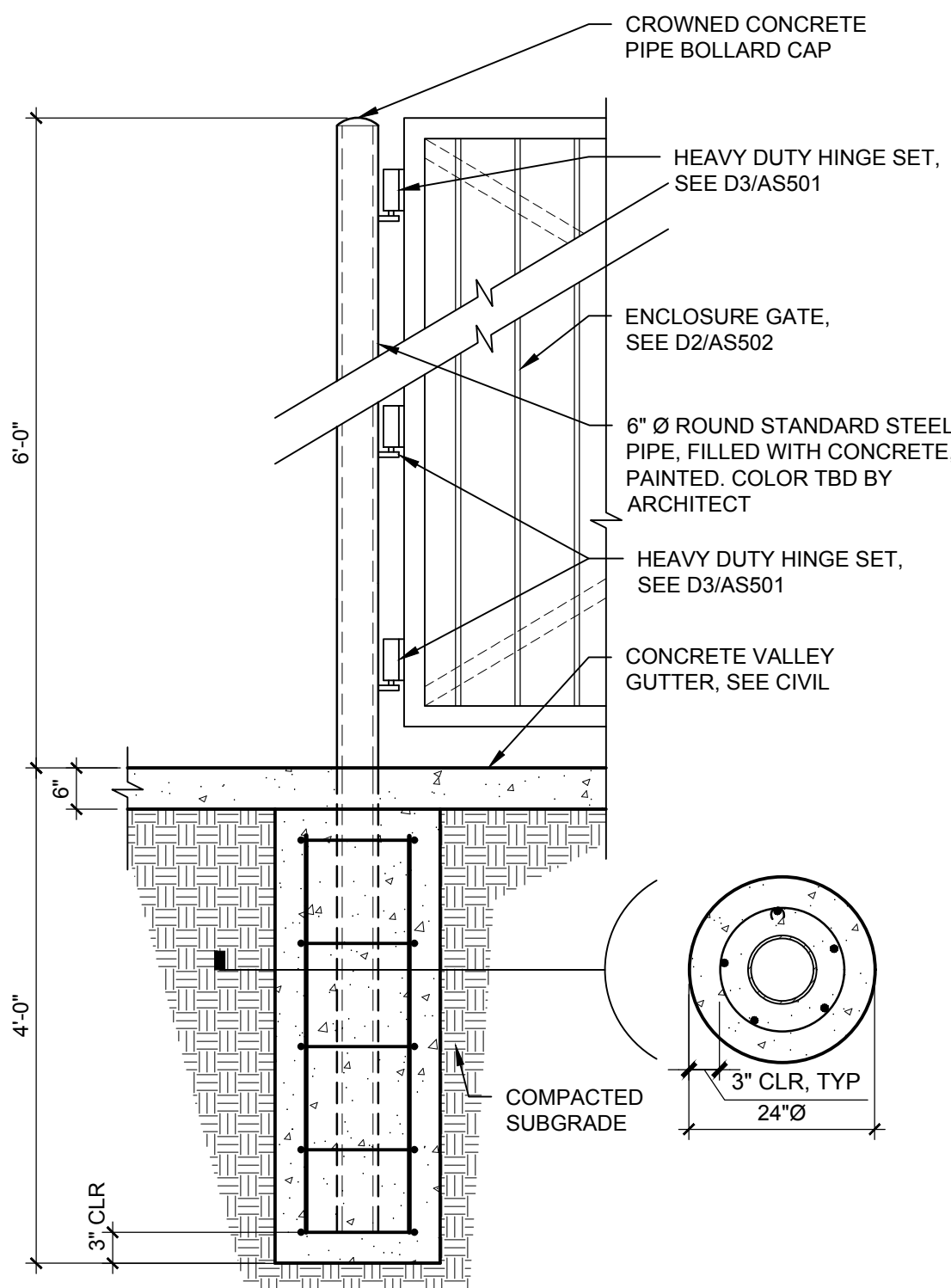
scout
ARCHITECTURE + DESIGN

ARCHITECT/ENGINEER

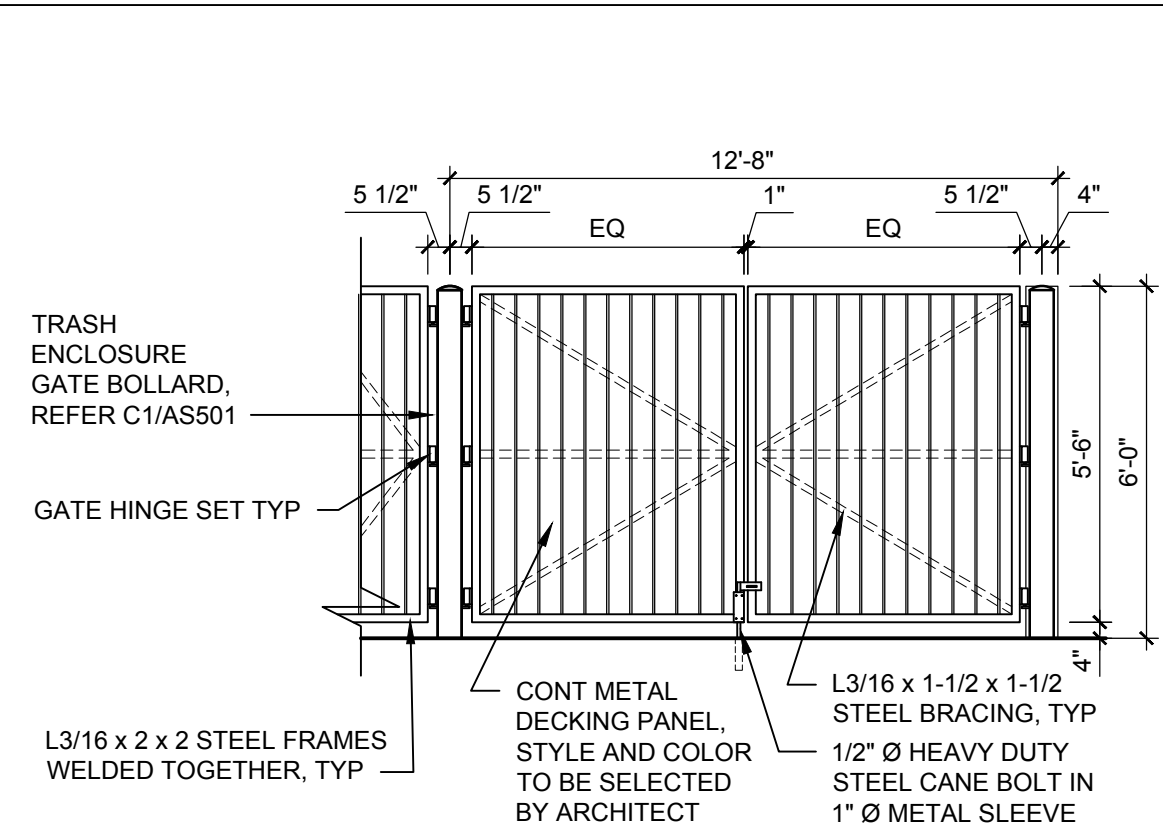


LIGHTHOUSE RELOCATION

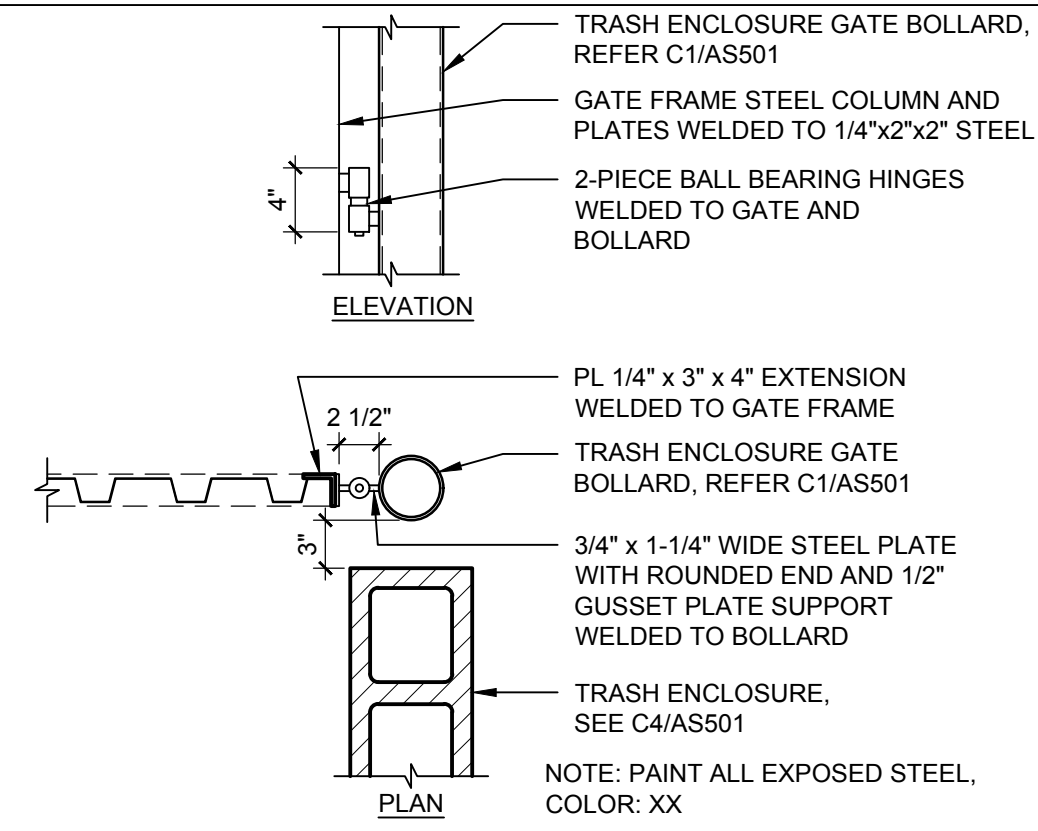
4208 BALLOON PARK RD NE
ALBUQUERQUE, NM 87109



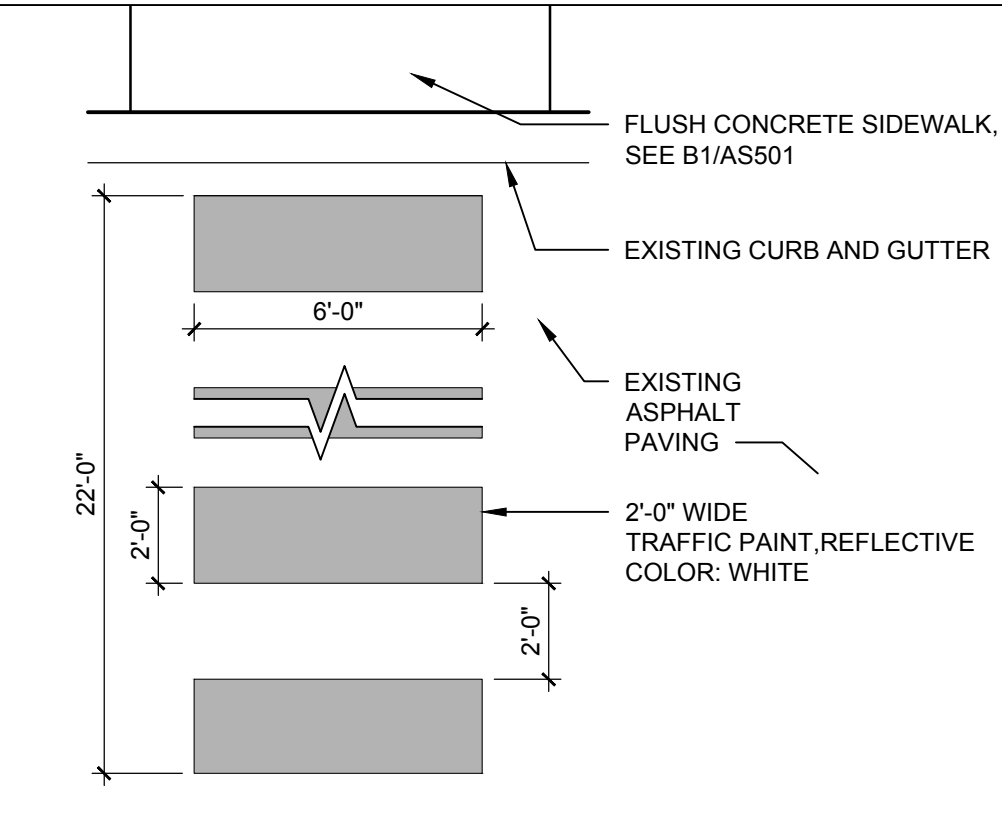
C1 REFUSE ENCLOSURE GATE POST
3/4" = 1'-0"



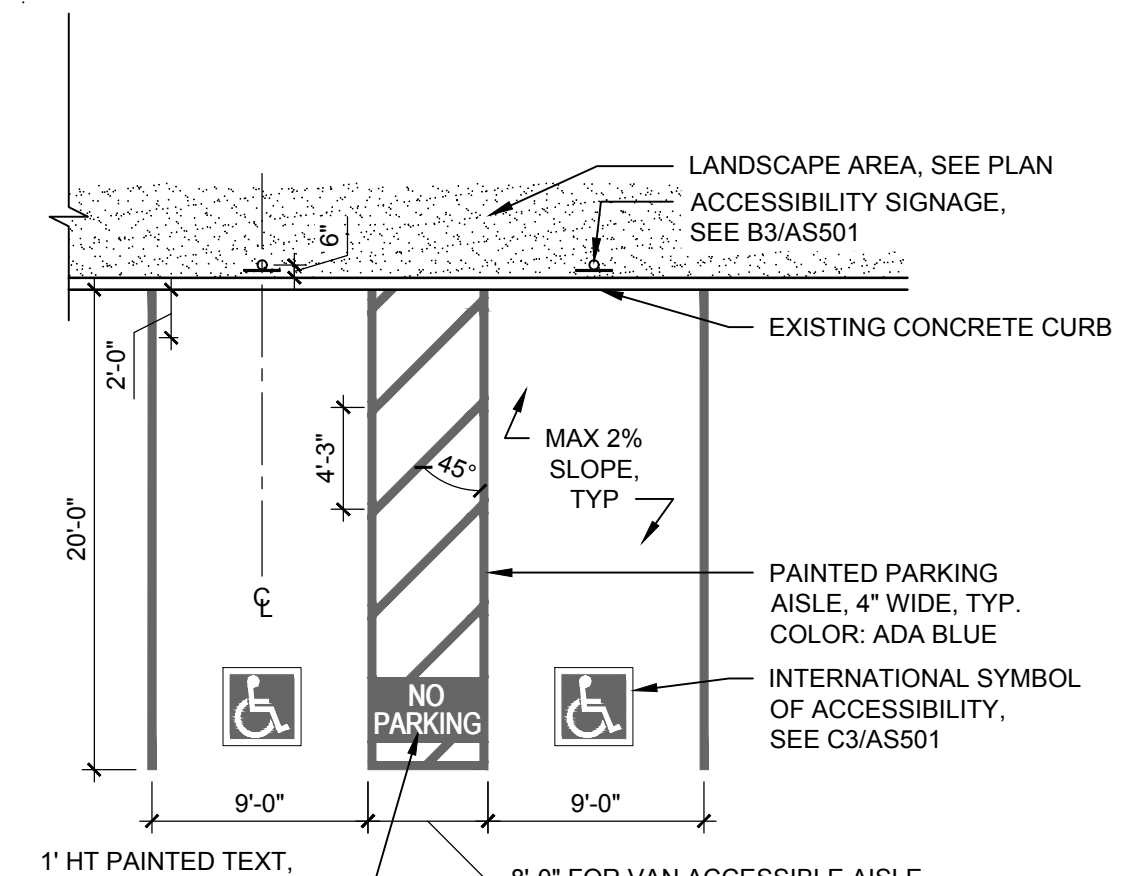
D2 TRASH ENCLOSURE
1/4" = 1'-0"



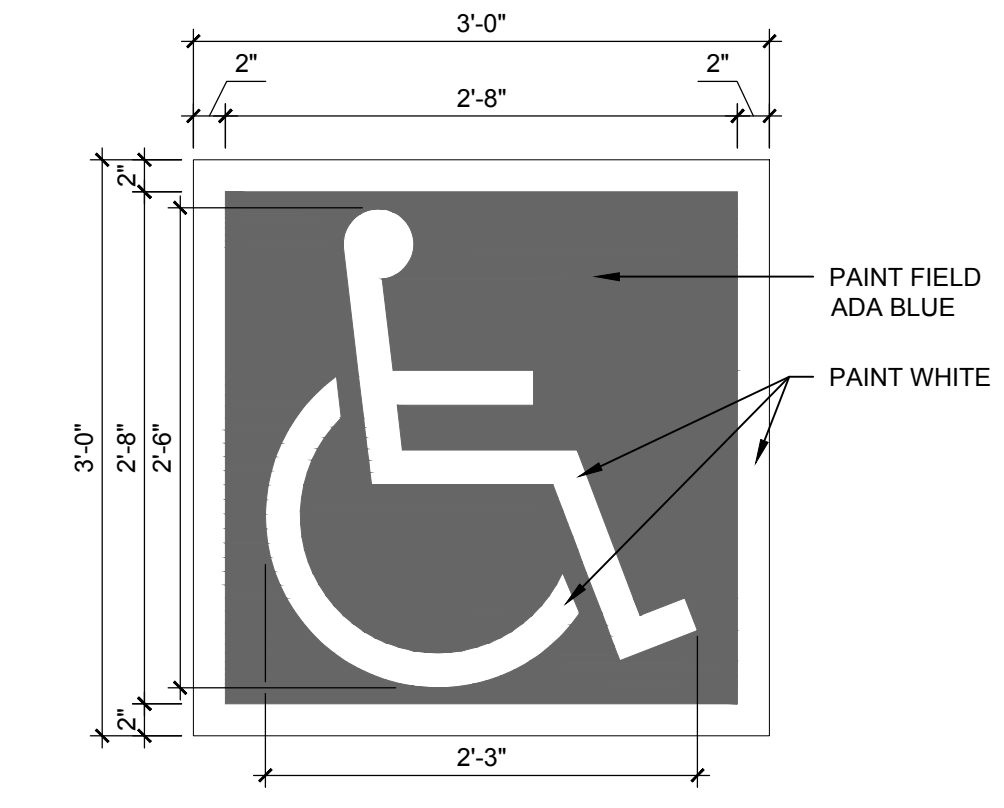
D3 BOLLARD CONNECTION @ TRASH ENCLOSURE GATE
1" = 1'-0"



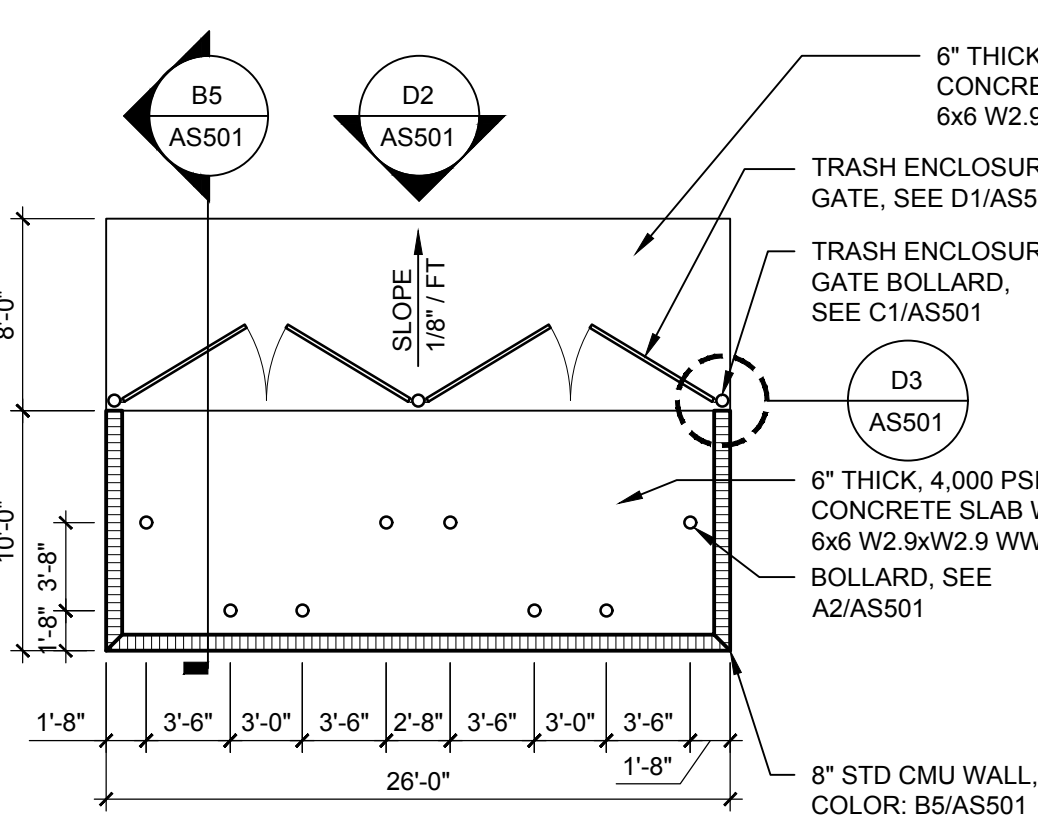
D4 PAINTED CROSSWALK
1/4" = 1'-0"



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

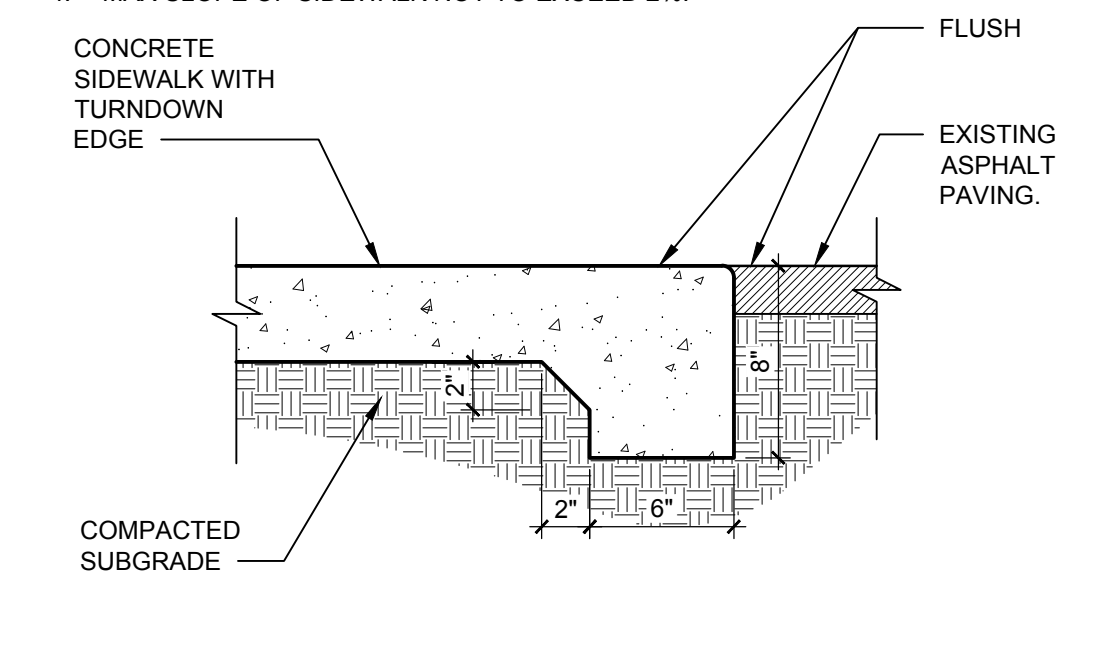


C3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"

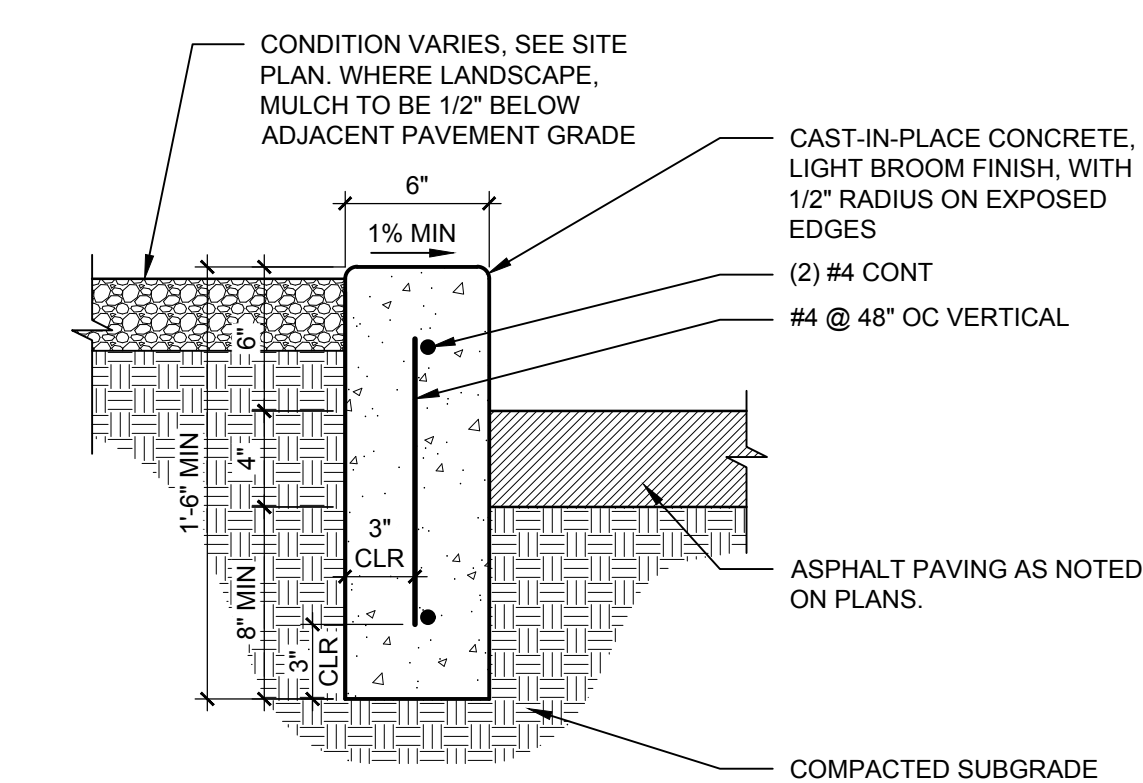


C4 TRASH ENCLOSURE
1/8" = 1'-0"

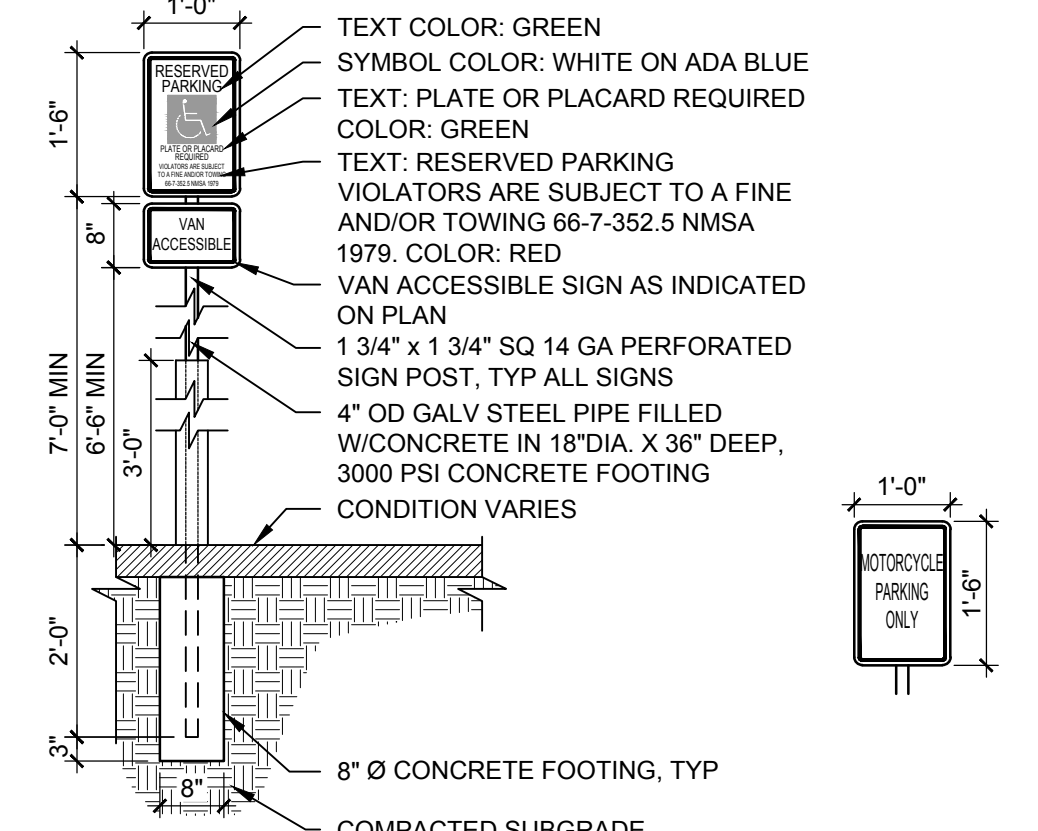
- NOTES:
1. SEE SITE PLANS AND A5/AS501 FOR JOINTING.
2. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
3. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.
4. MAX SLOPE OF SIDEWALK NOT TO EXCEED 2%.



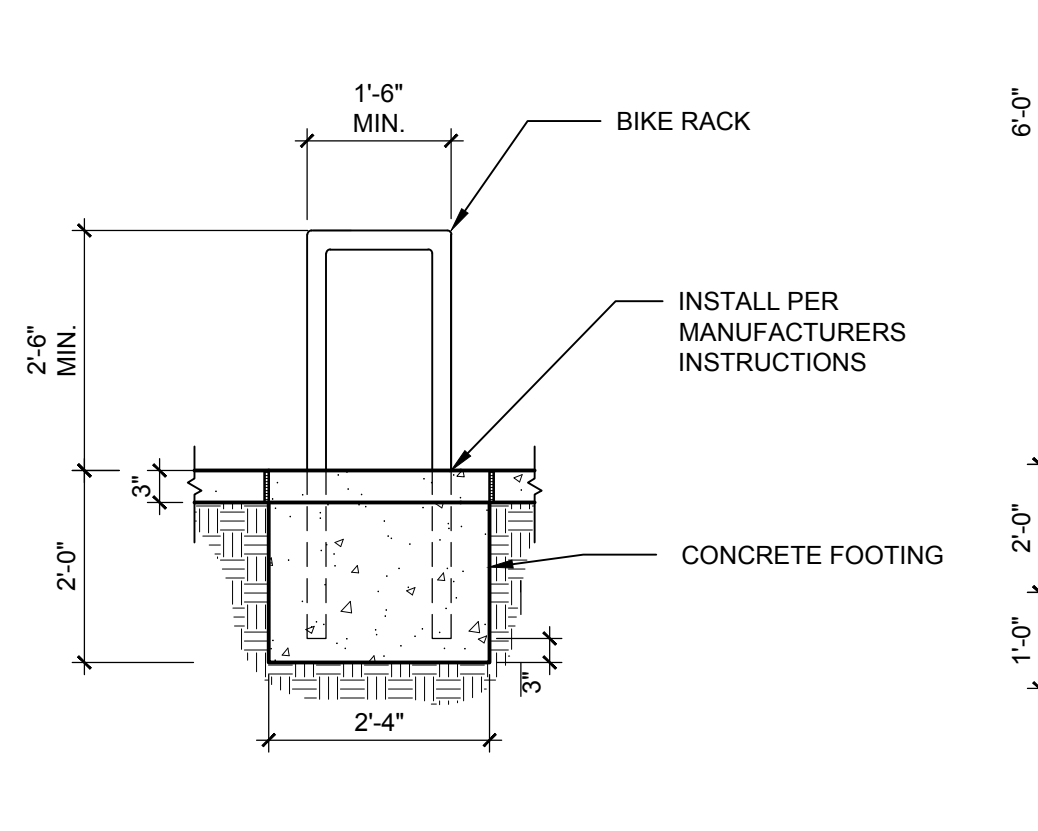
B1 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"



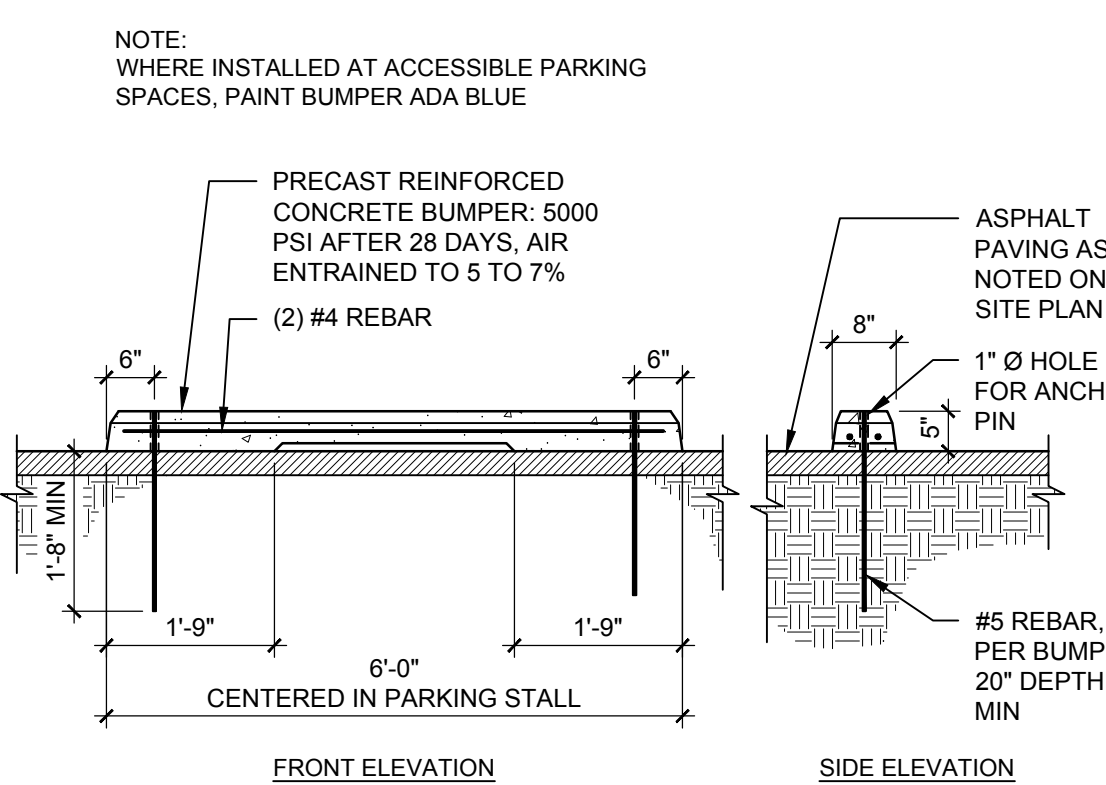
B2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



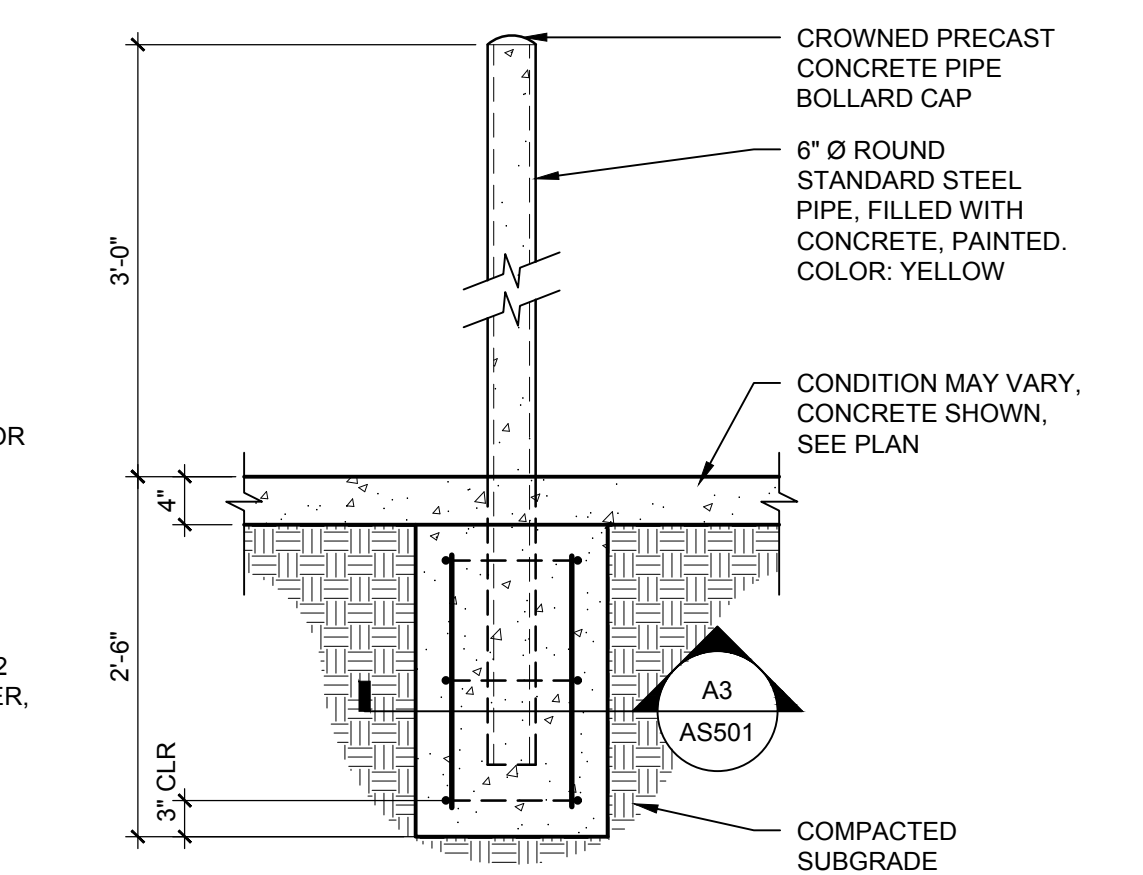
B3 TRAFFIC SIGNAGE
1/2" = 1'-0"



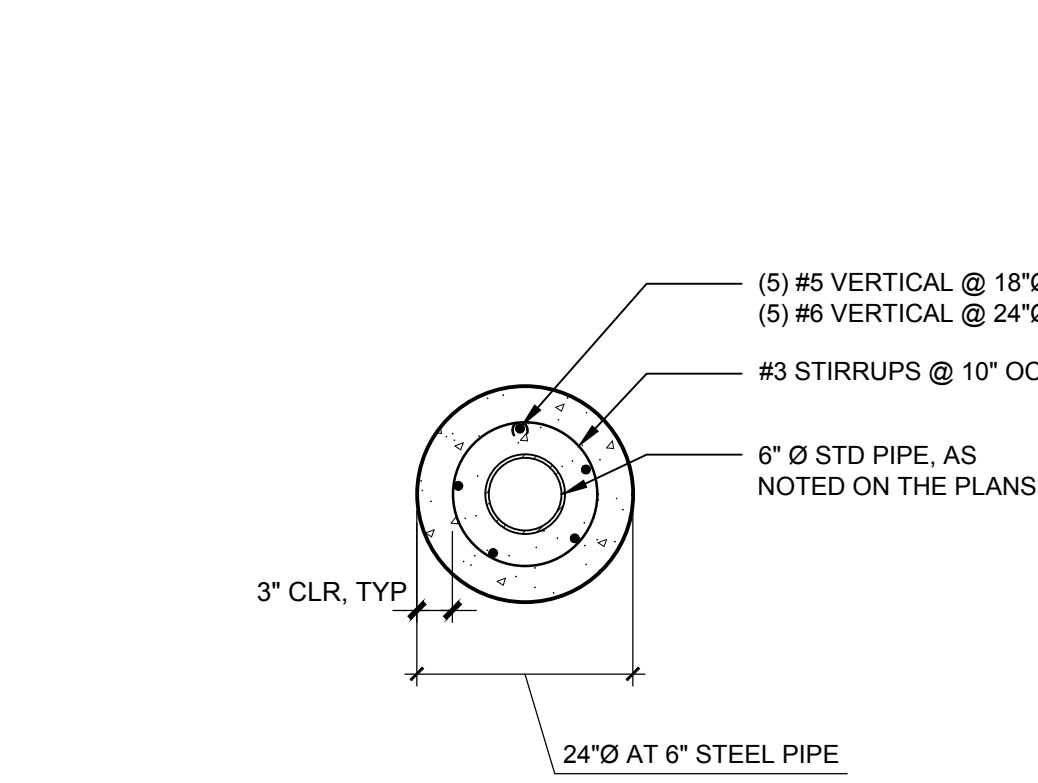
B4 BICYCLE RACK
1/2" = 1'-0"



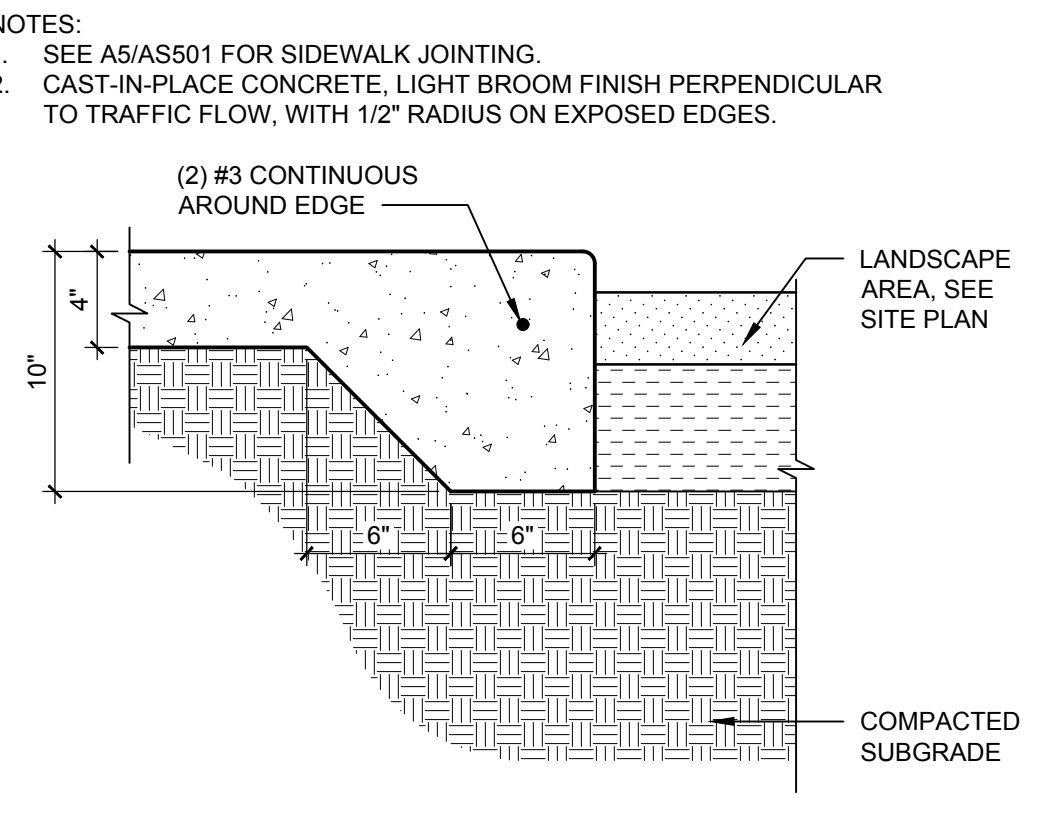
A1 PARKING BUMPER
1/2" = 1'-0"



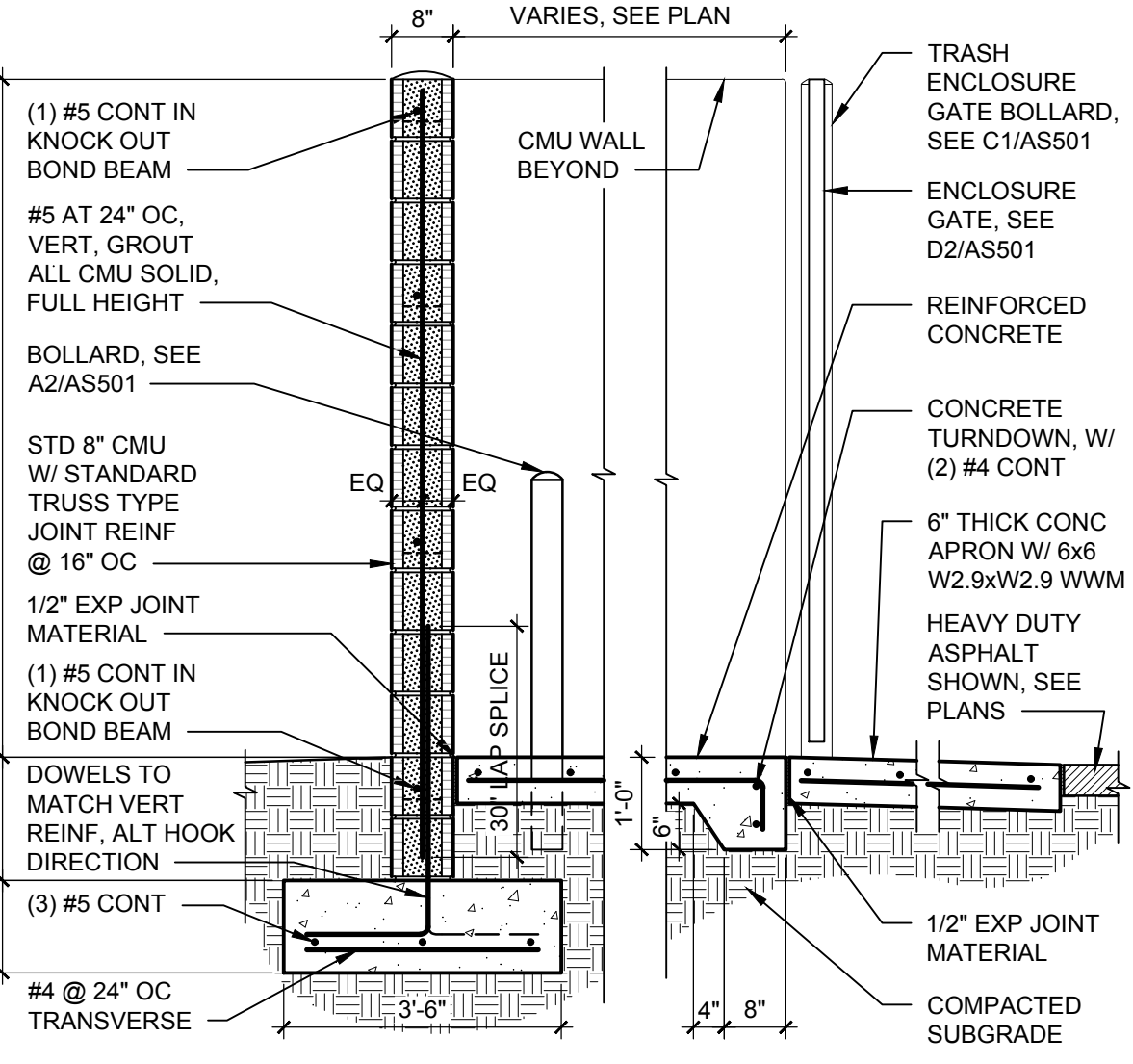
A2 PIPE BOLLARD
3/4" = 1'-0"



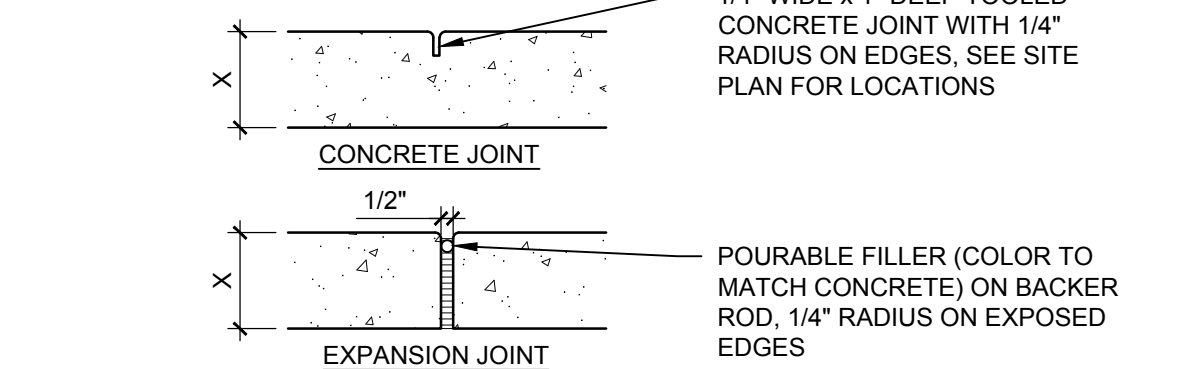
A3 PIPE BOLLARD FOOTING SECTION
3/4" = 1'-0"



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

REVISION

REVISION	DATE

DATE 03/10/21
PROJECT NO 2012

SITE DETAILS

SHEET NO. AS501



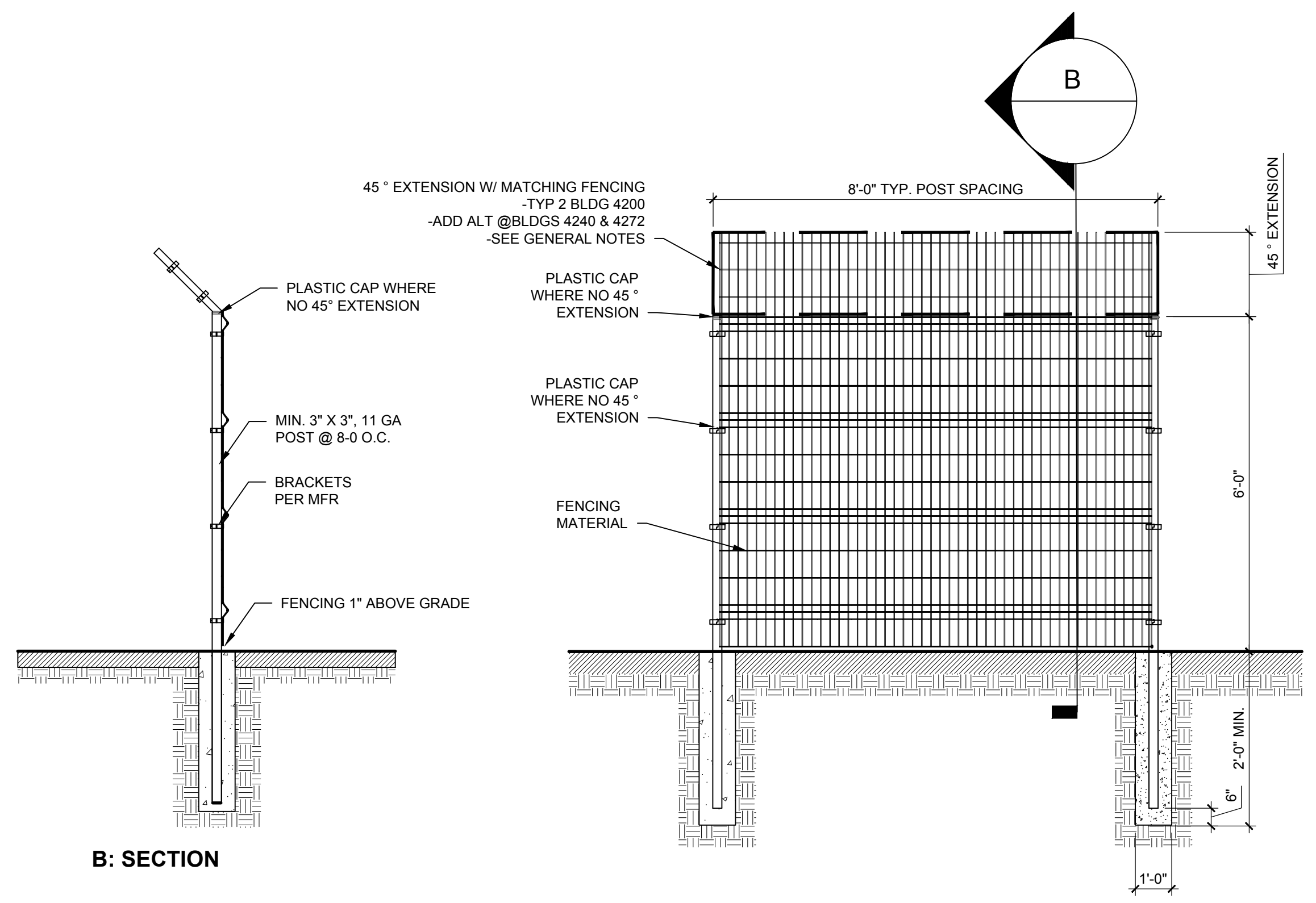
scout
ARCHITECTURE + DESIGN

ARCHITECT/ENGINEER



LIGHTHOUSE RELOCATION

4208 BALLOON PARK RD NE
ALBUQUERQUE, NM 87109

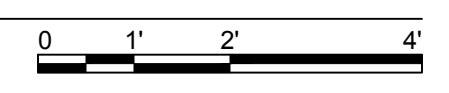


B: SECTION

A1

TYPICAL WIRE FENCE DETAIL

1/2" = 1'-0"



REVISION	DATE

DATE 03/10/21
PROJECT NO 2012

SITE
DETAILS

SHEET NO.
AS502