

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

DATE



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 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
ONSTREET PARKING	6 STALLS
ACCESSIBLE SPACES PROVIDED	2 (1 VAN)
MOTORCYCLE SPACES	2 STALLS
BICYCLE STALLS REQUIRED	3 STALLS
BICYCLE STALLS PROVIDED	3 STALLS

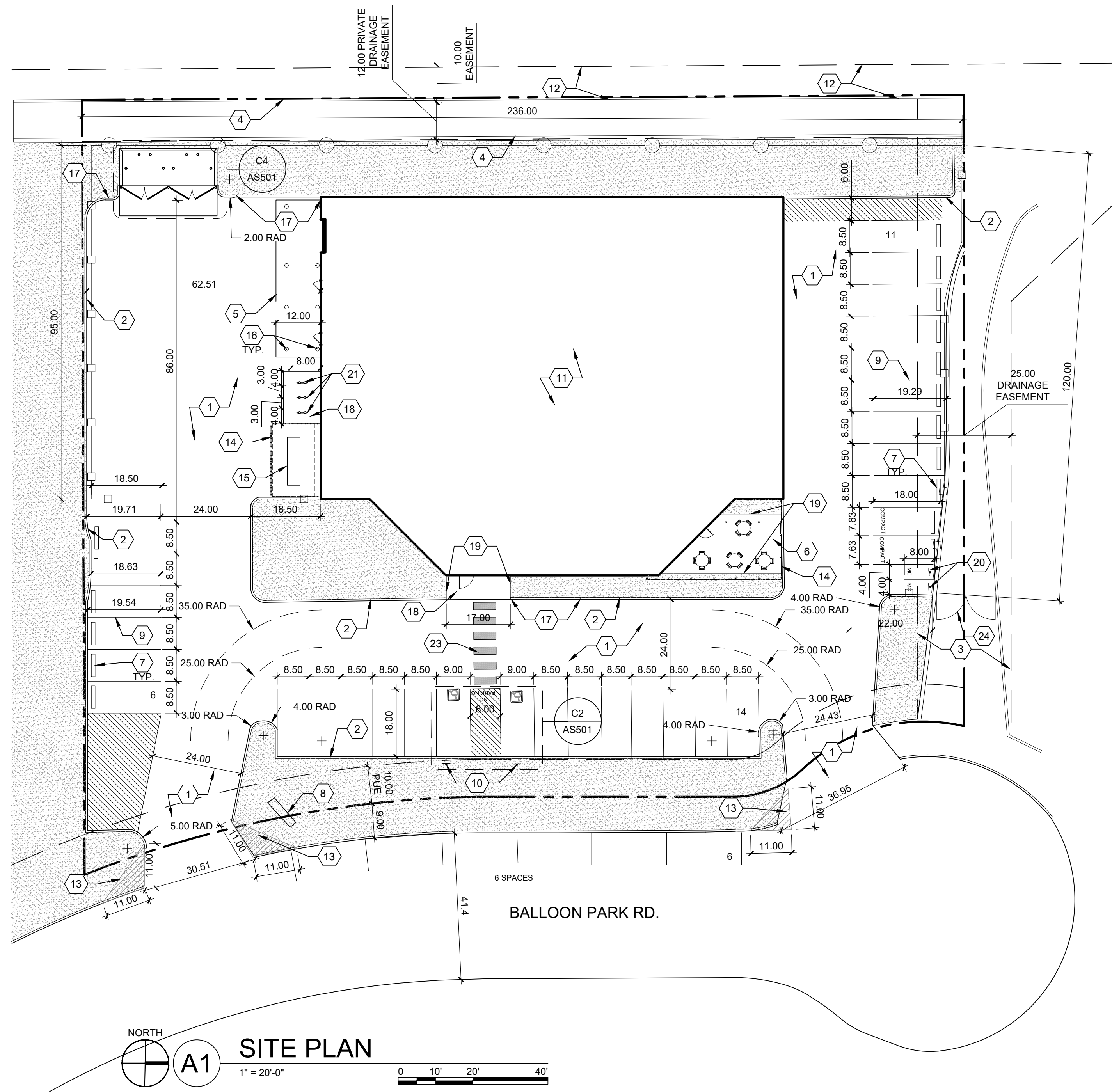
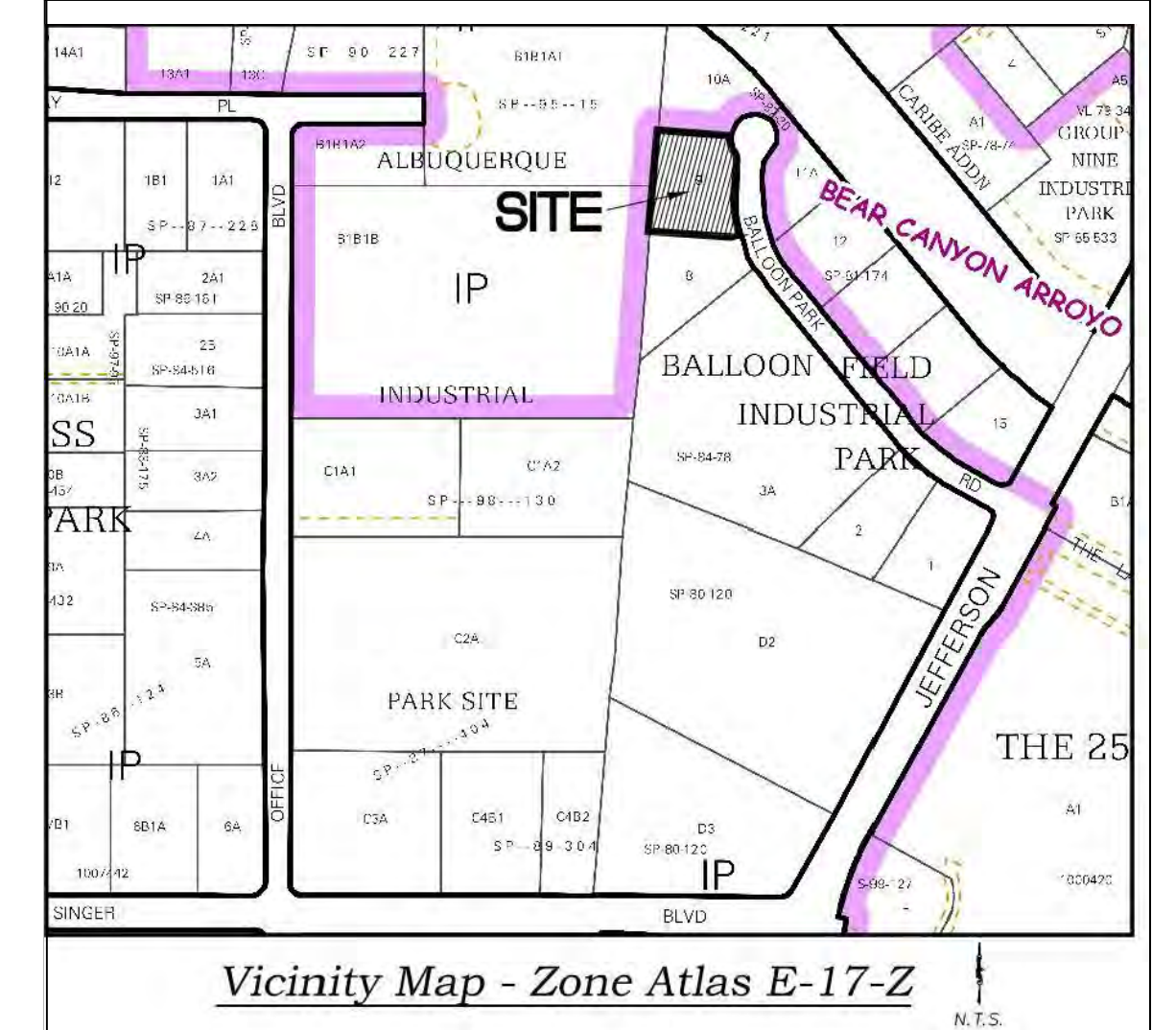
SHEET KEYED NOTES

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
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



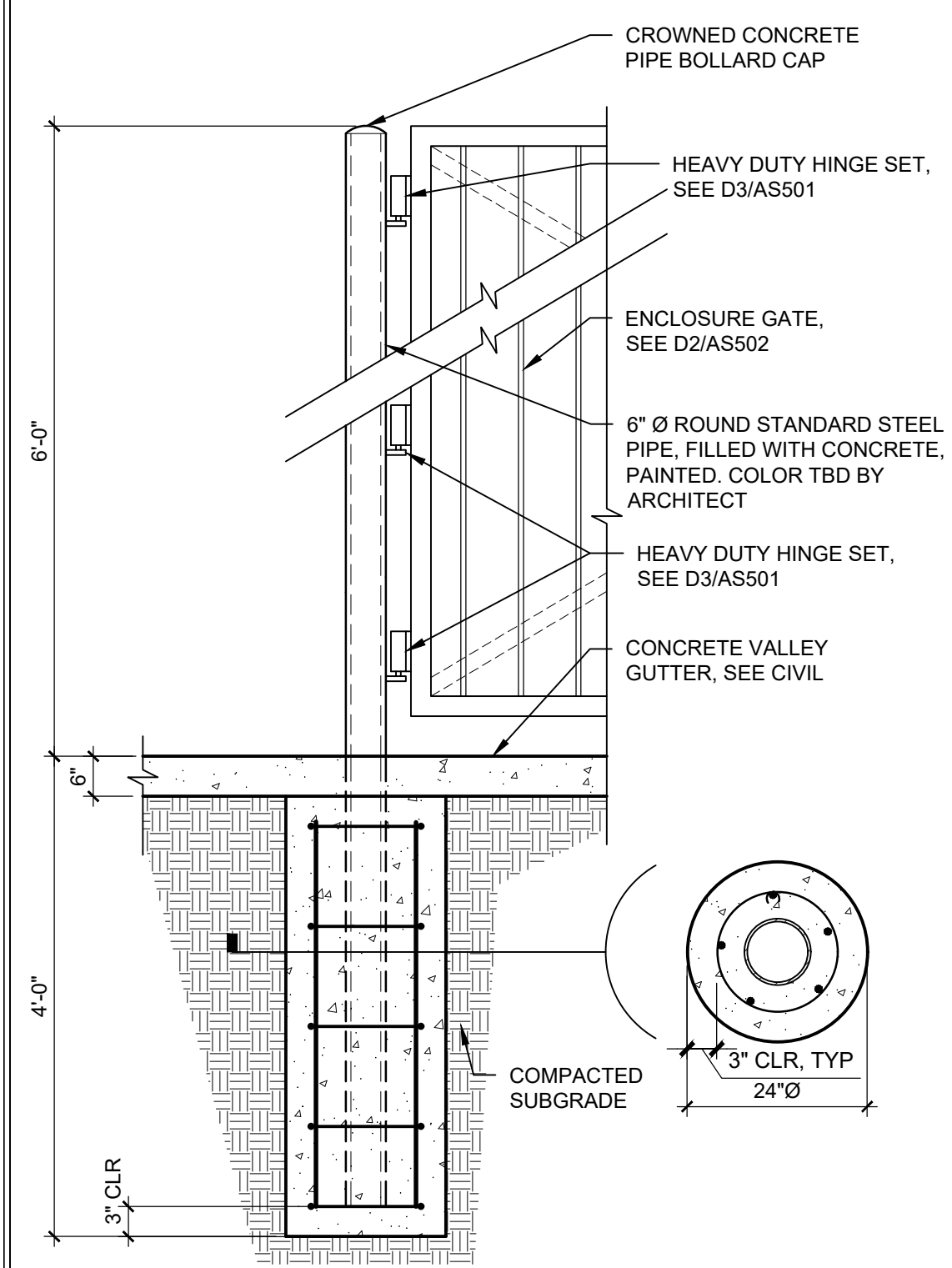
scout
ARCHITECTURE + DESIGN

ARCHITECT/ENGINEER

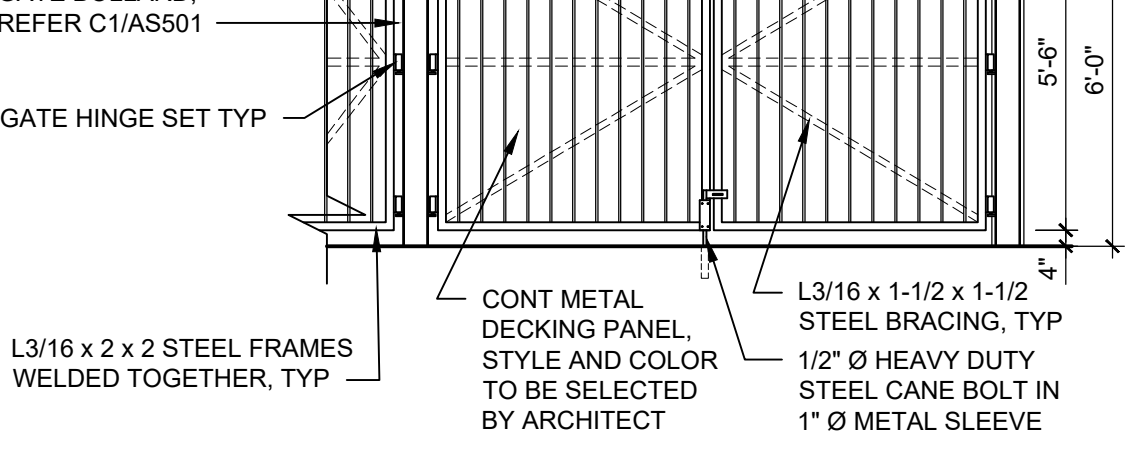


LIGHTHOUSE RELOCATION

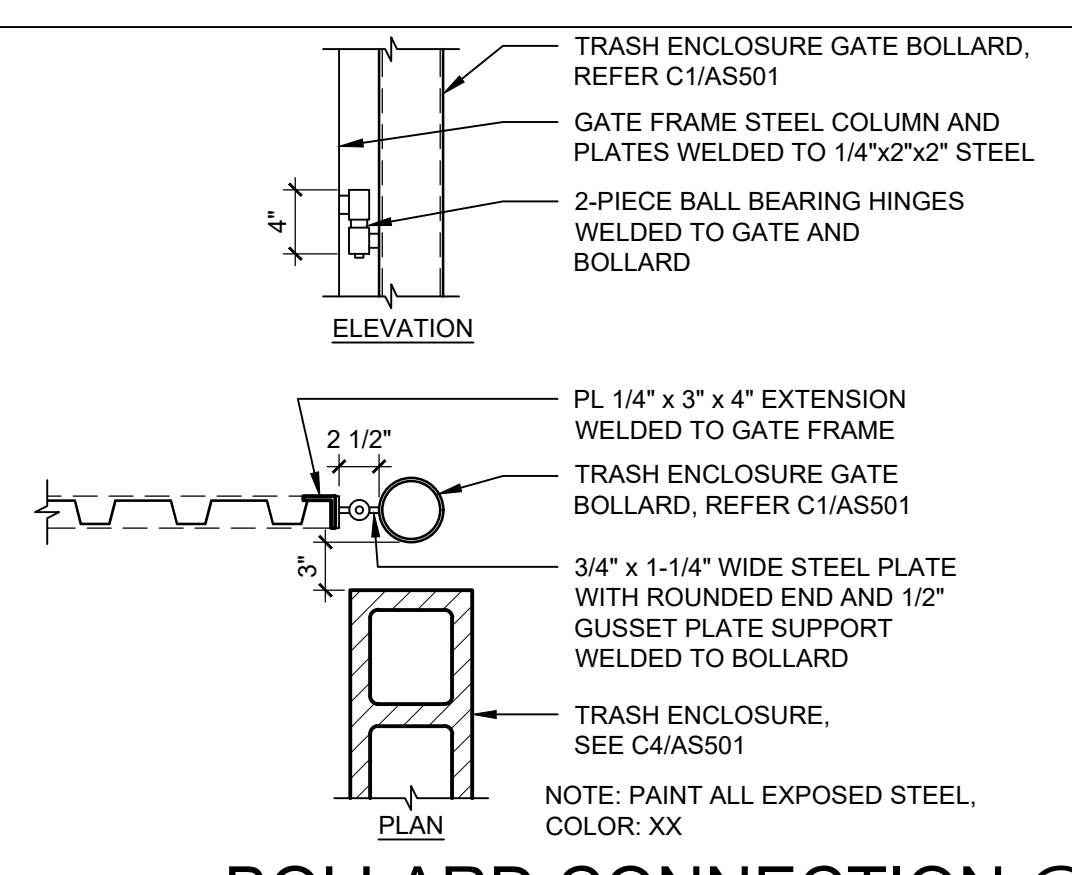
4208 BALLOON PARK RD NE
ALBUQUERQUE, NM 87109



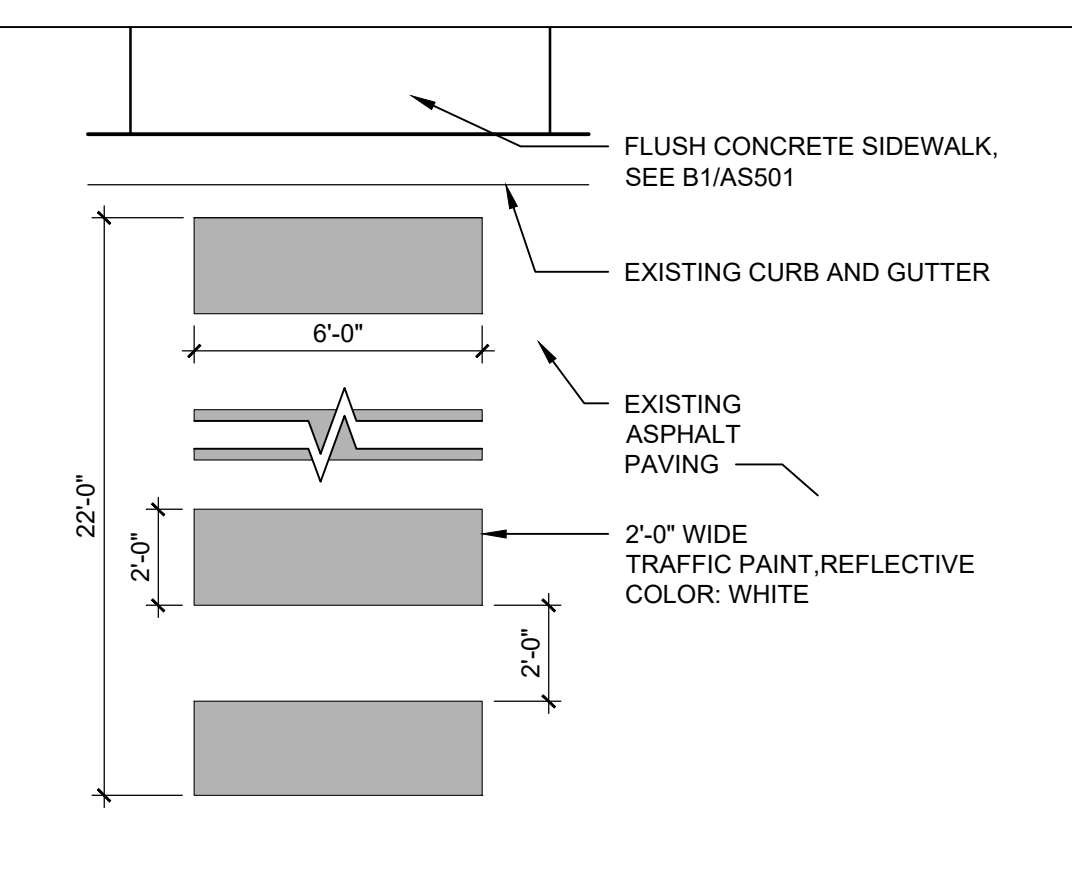
C1 REFUSE ENCLOSURE GATE POST
3/4" = 1'-0"



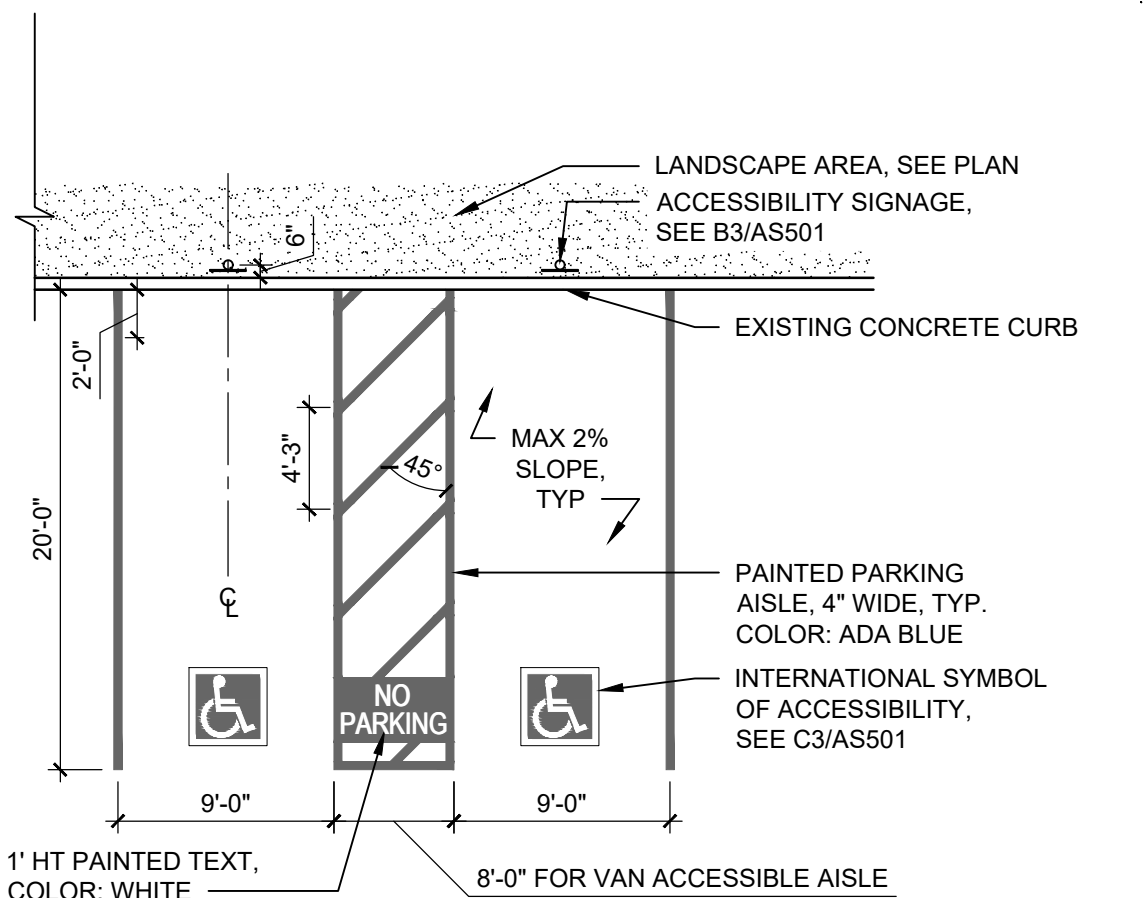
D2 TRASH ENCLOSURE
1/4" = 1'-0"



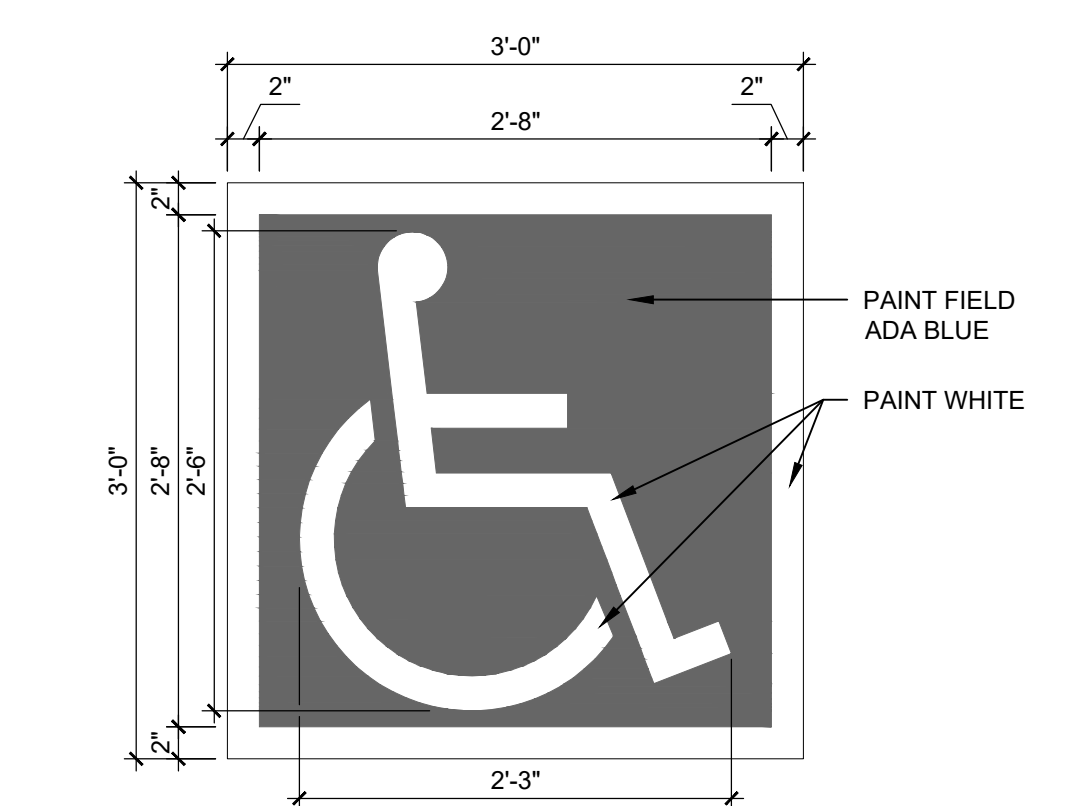
D3 BOLLARD CONNECTION @ TRASH ENCLOSURE GATE
1" = 1'-0"



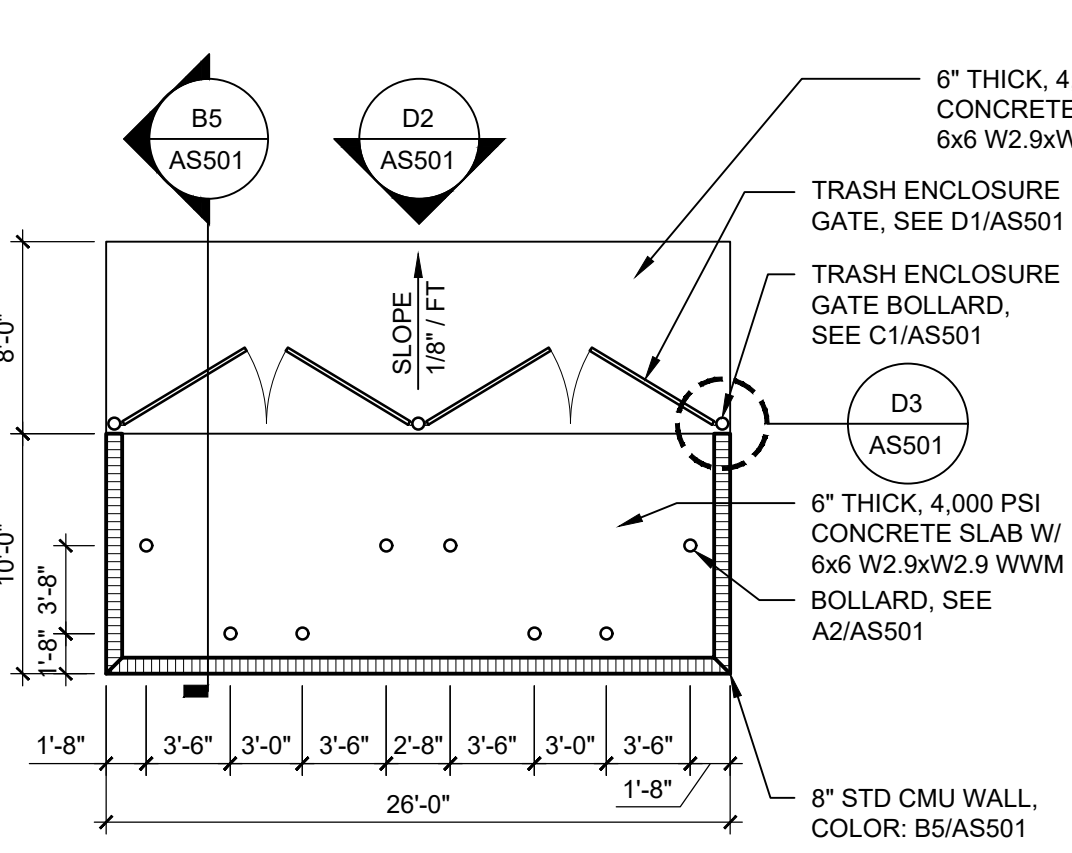
D4 PAINTED CROSSWALK
1/4" = 1'-0"



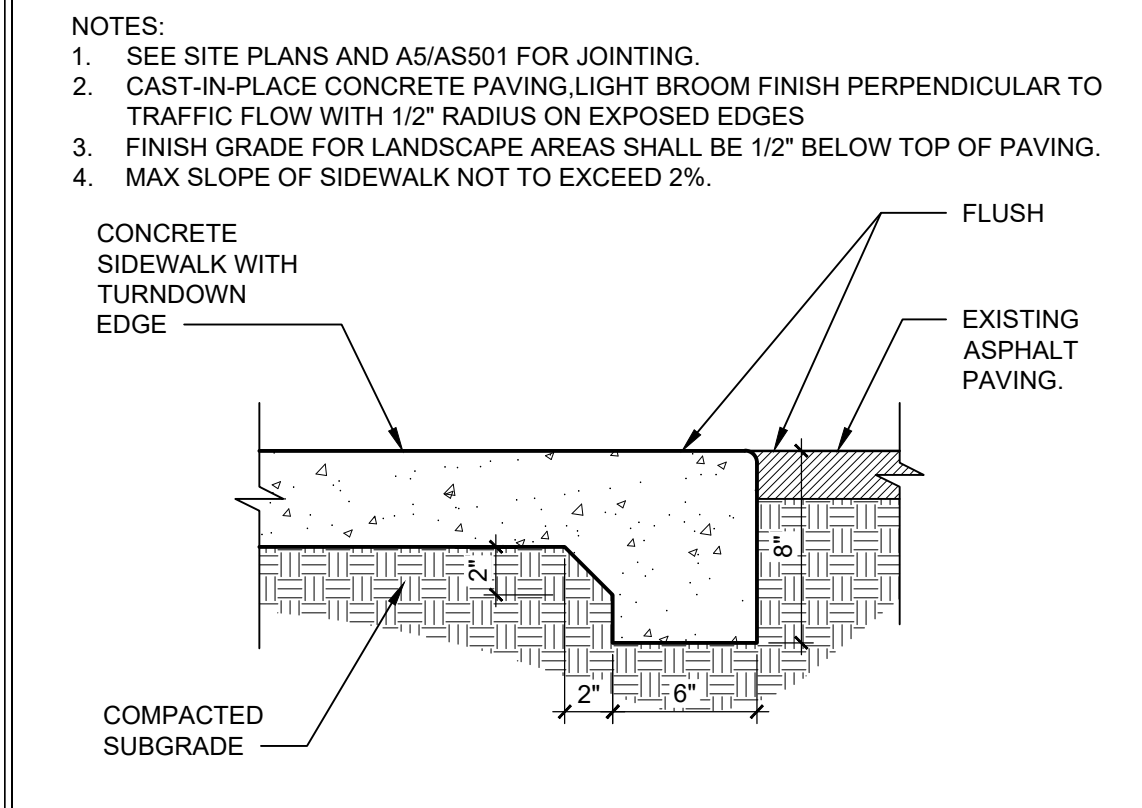
C2 ACCESSIBLE PARKING
1/8" = 1'-0"



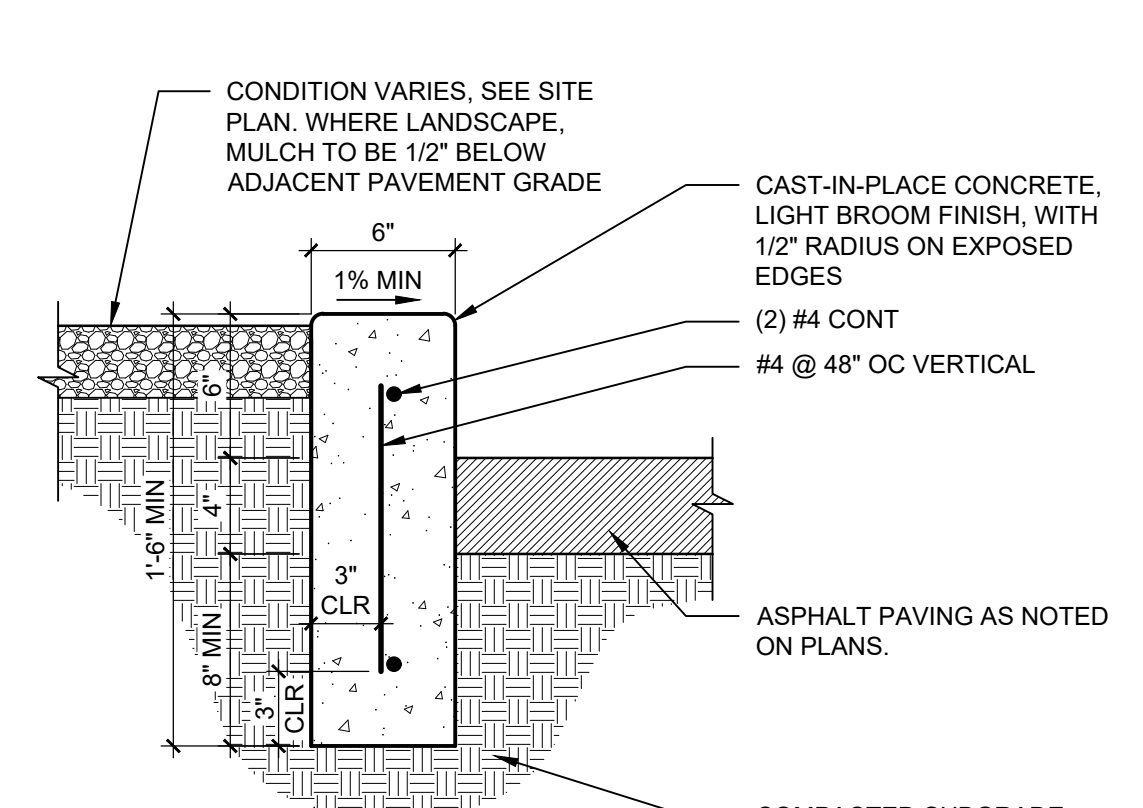
C3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



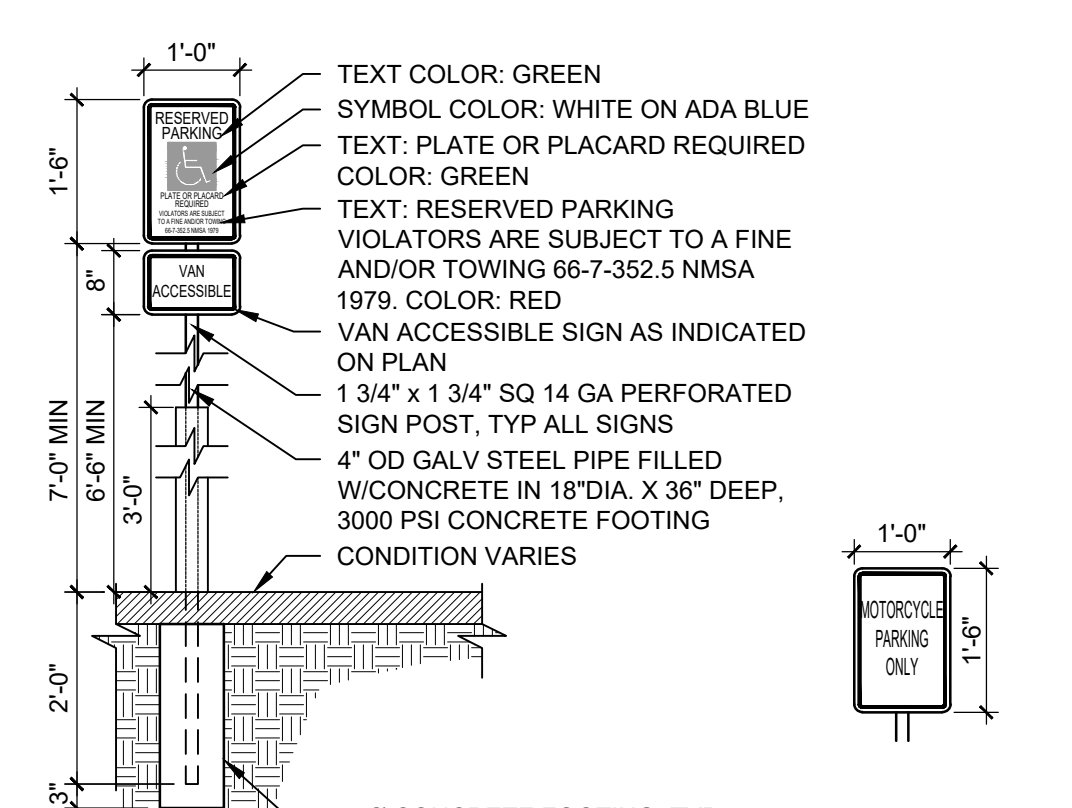
C4 TRASH ENCLOSURE
1/8" = 1'-0"



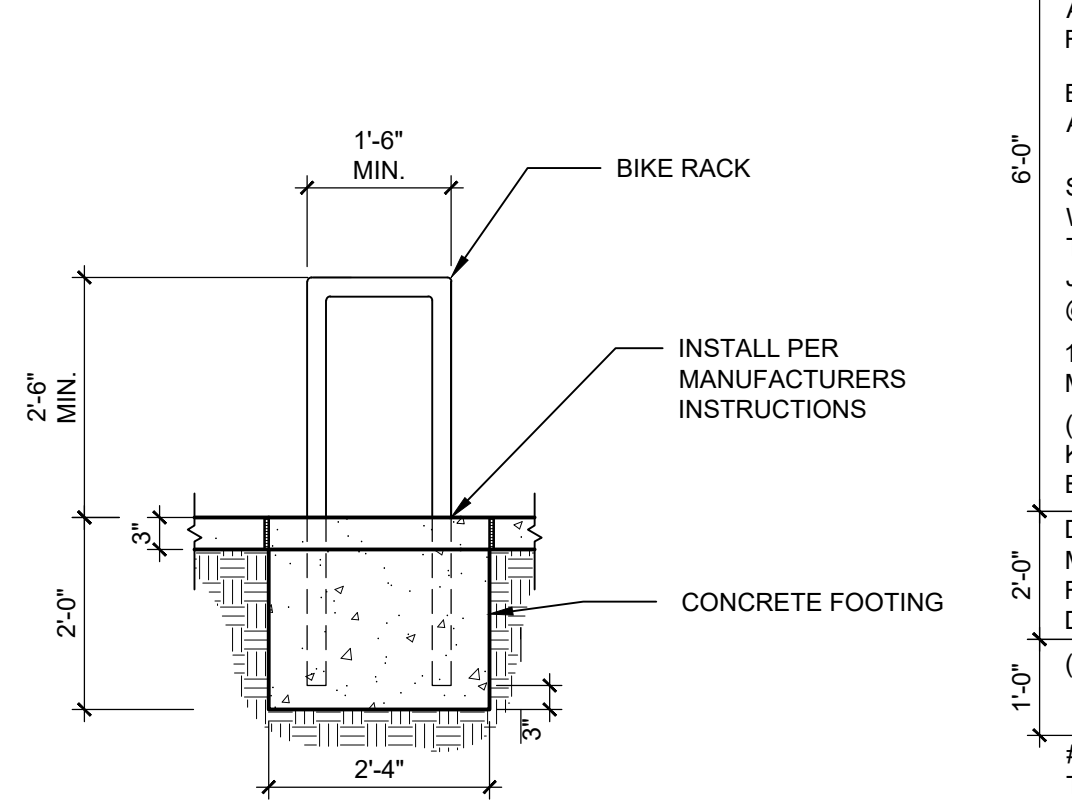
B1 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"



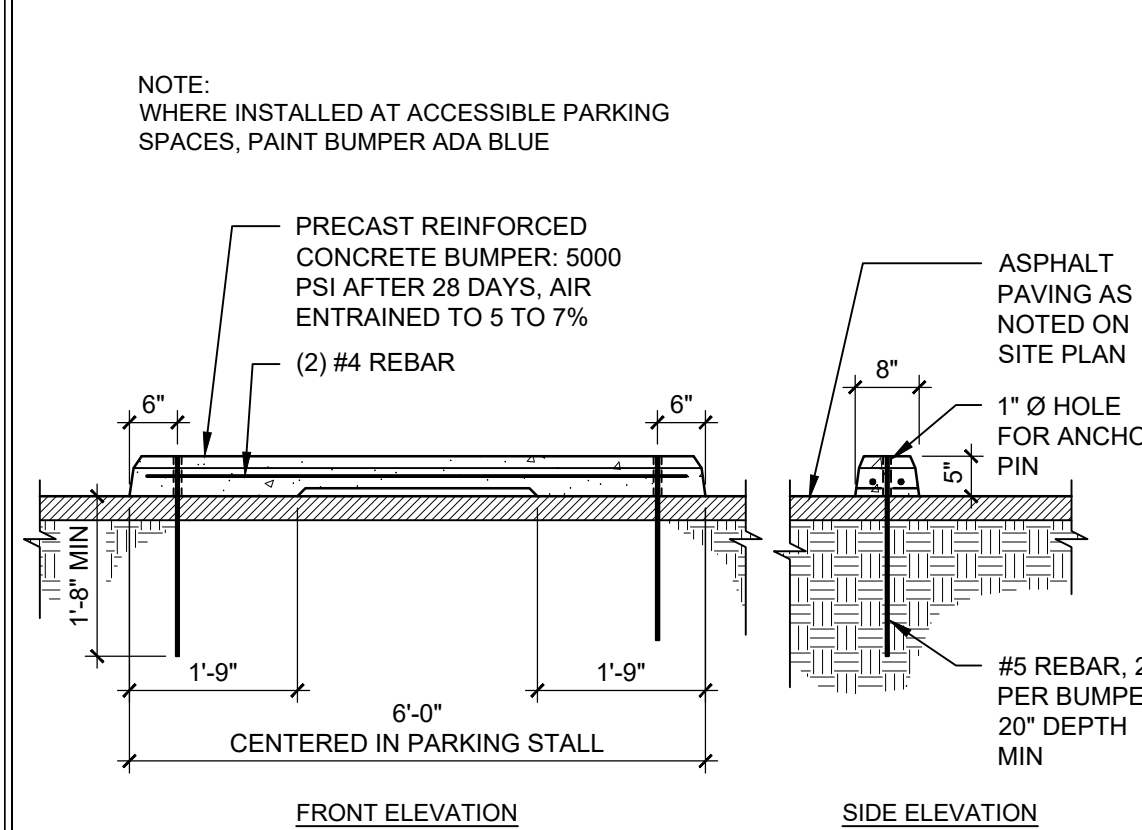
B2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



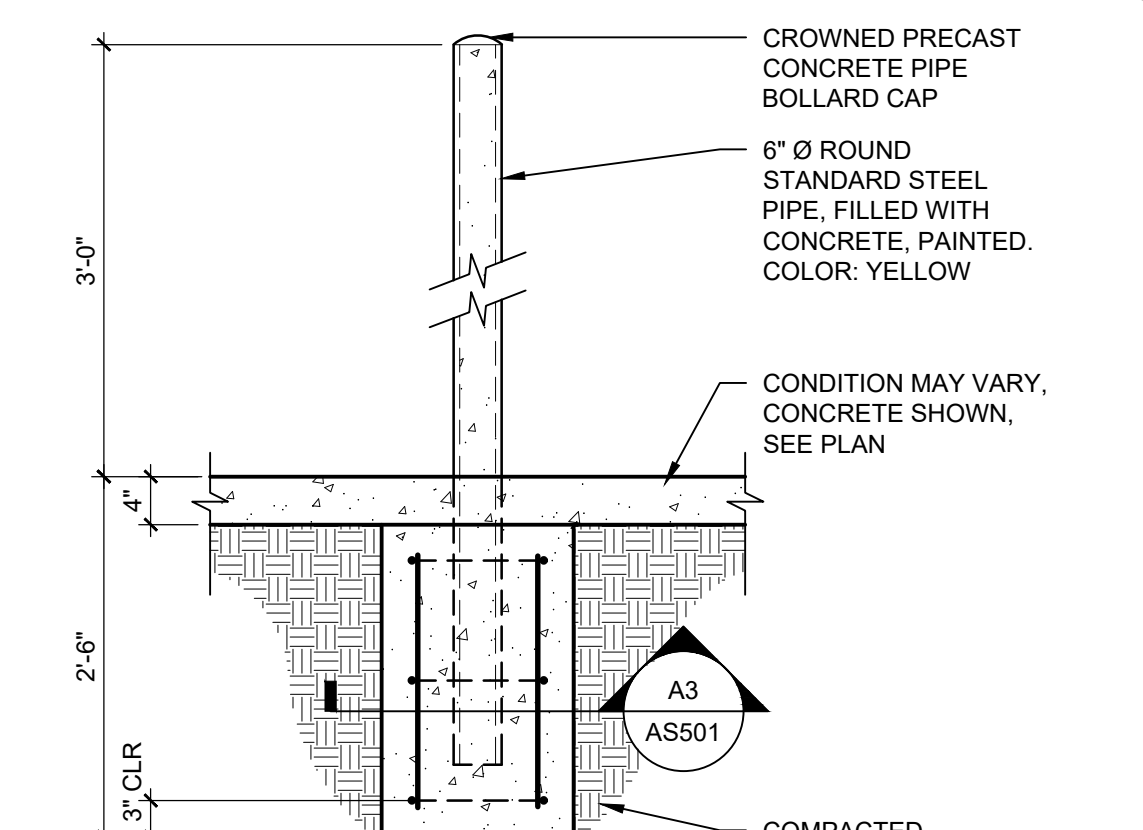
B3 TRAFFIC SIGNAGE
1/2" = 1'-0"



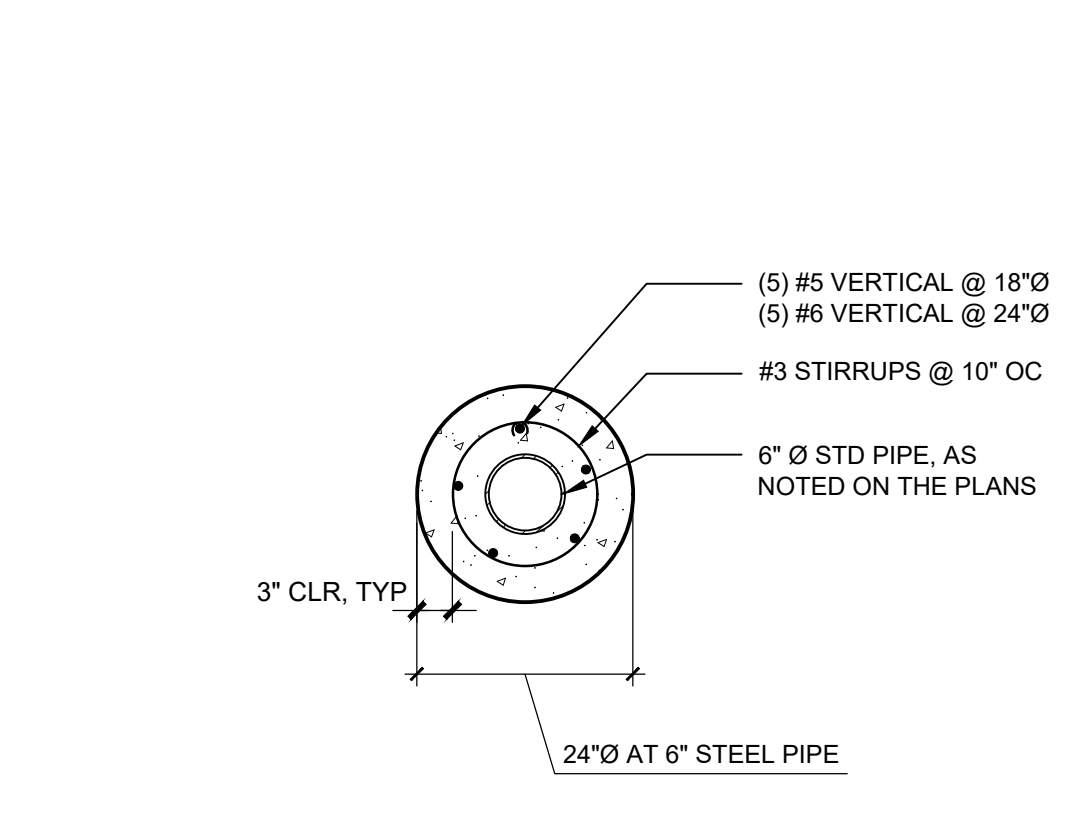
B4 BICYCLE RACK
1/2" = 1'-0"



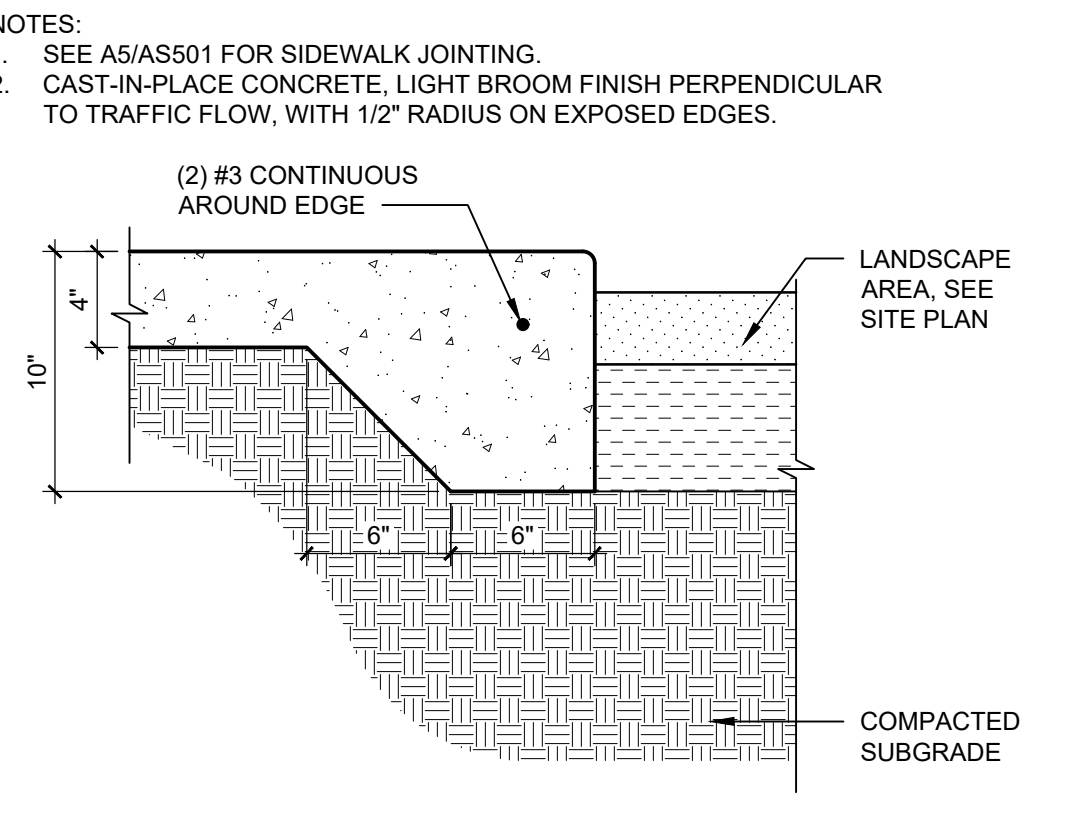
A1 PARKING BUMPER
1/2" = 1'-0"



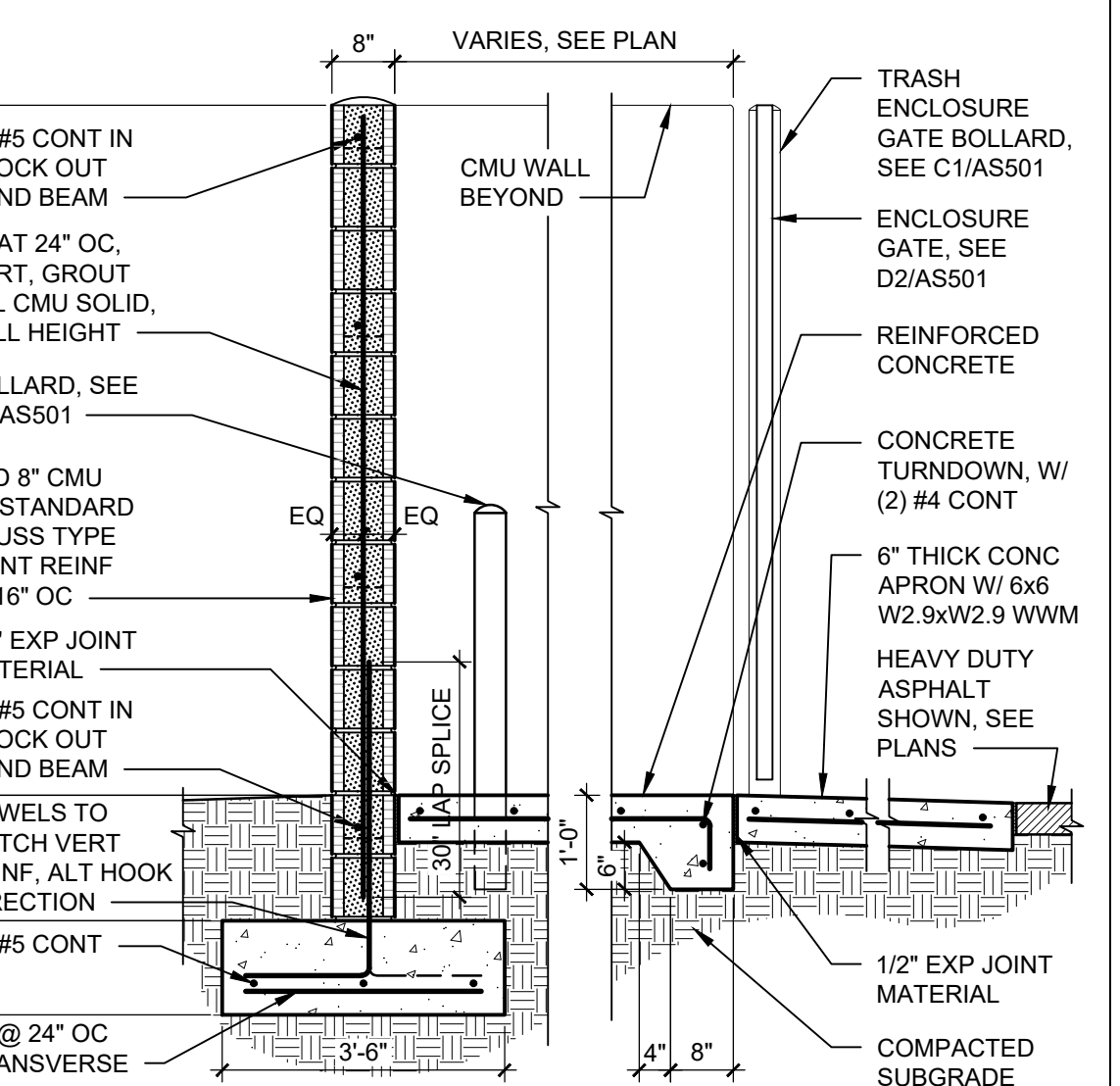
A2 PIPE BOLLARD
3/4" = 1'-0"



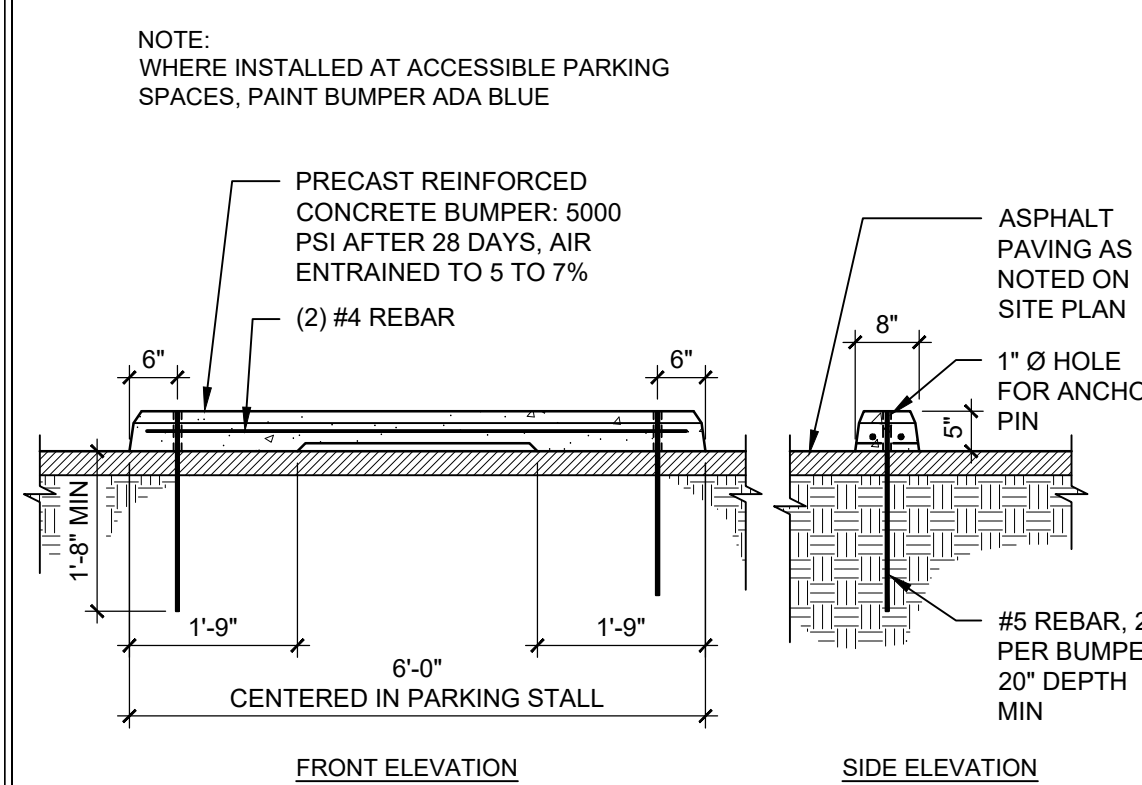
A3 PIPE BOLLARD FOOTING SECTION
3/4" = 1'-0"



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

- 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.

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

- 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.

REVISION	DATE
DATE	03/10/21
PROJECT NO	2012
SITE DETAILS	
SHEET NO.	
AS501	



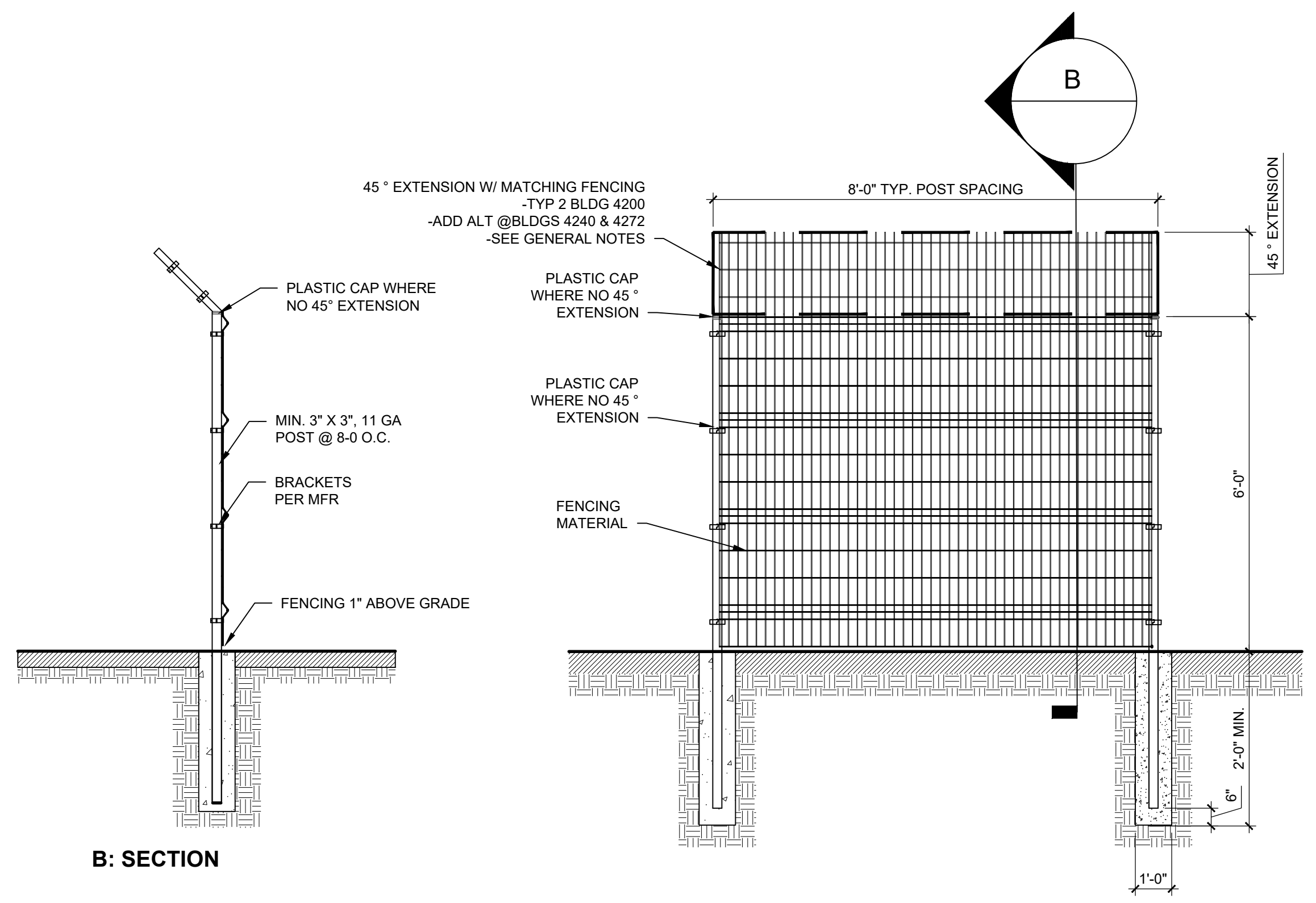
scout
ARCHITECTURE + DESIGN

ARCHITECT/ENGINEER



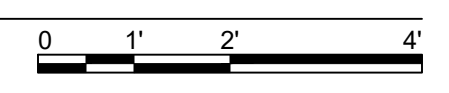
LIGHTHOUSE RELOCATION

4208 BALLOON PARK RD NE
ALBUQUERQUE, NM 87109



B: SECTION

A1 TYPICAL WIRE FENCE DETAIL
1/2" = 1'-0"

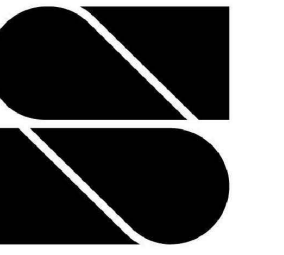


REVISION	DATE

DATE 03/10/21
PROJECT NO 2012

SITE
DETAILS

SHEET NO.
AS502



scout
ARCHITECTURE + DESIGN

ARCHITECT/ENGINEER

LIGHTHOUSE RELOCATION
4208 BALLOON PARK RD NE
ALBUQUERQUE, NM 87109

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PROJECT INFORMATION

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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
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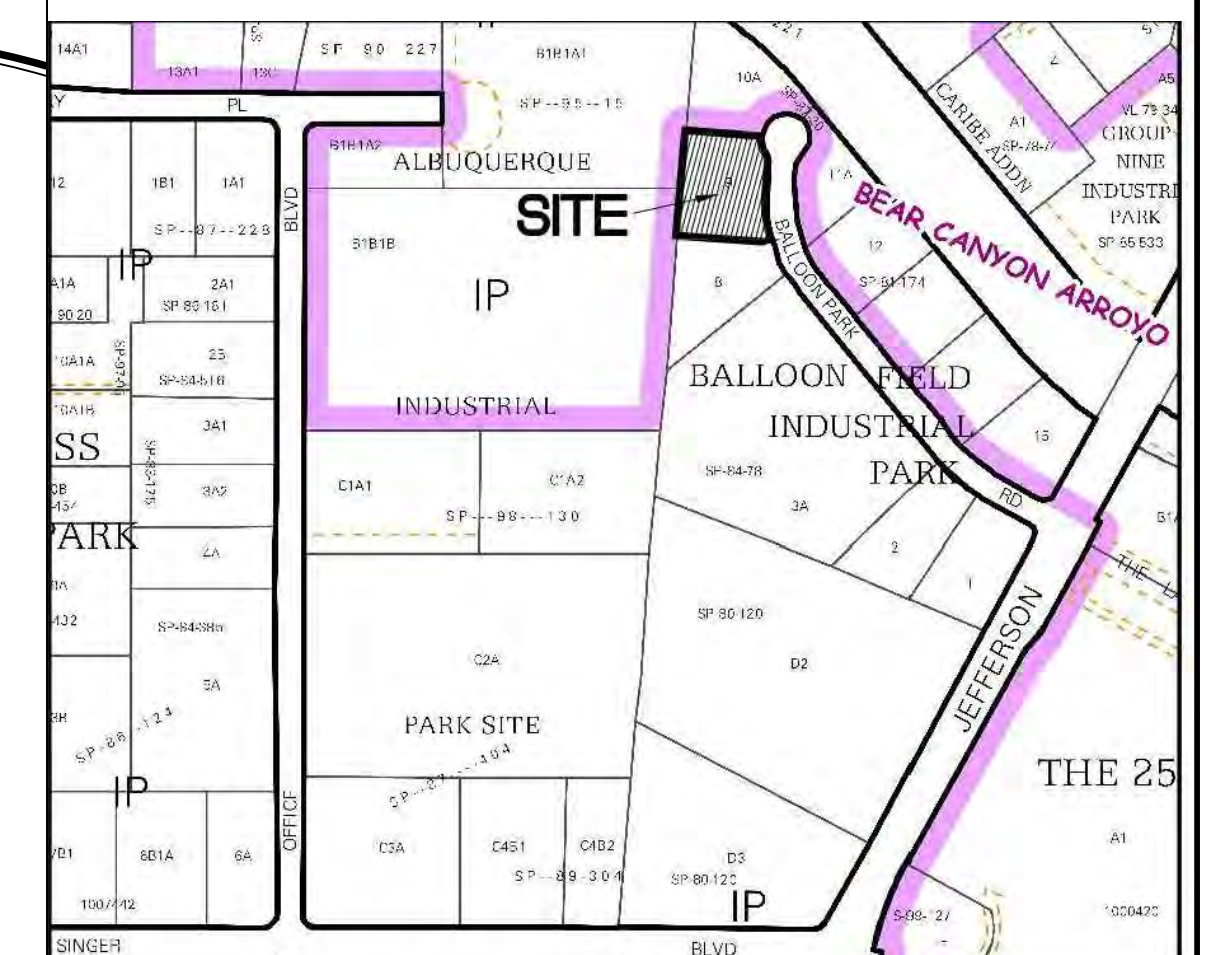
SHEET KEYED NOTES

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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

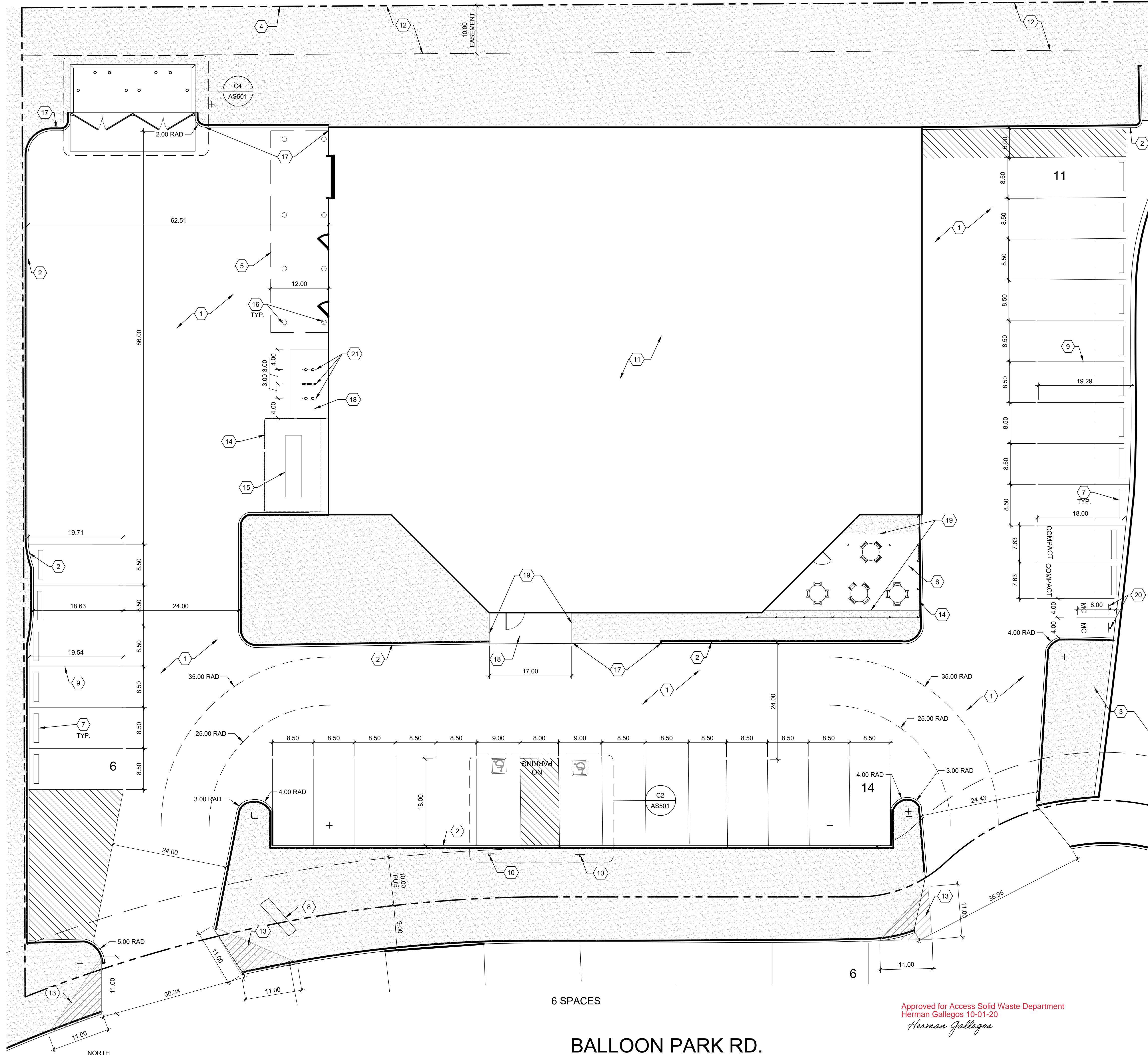
DATE 9/15/20

PROJECT NO 2012

SITE PLAN
TCL

SHEET NO.

AS101

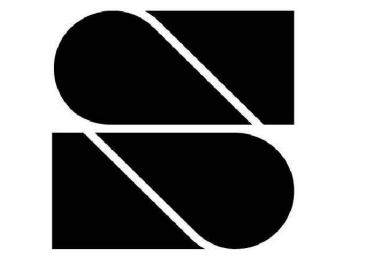


Approved for Access Solid Waste Department
Herman Gallegos 10-01-20
Herman Gallegos

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

BALLOON PARK RD.

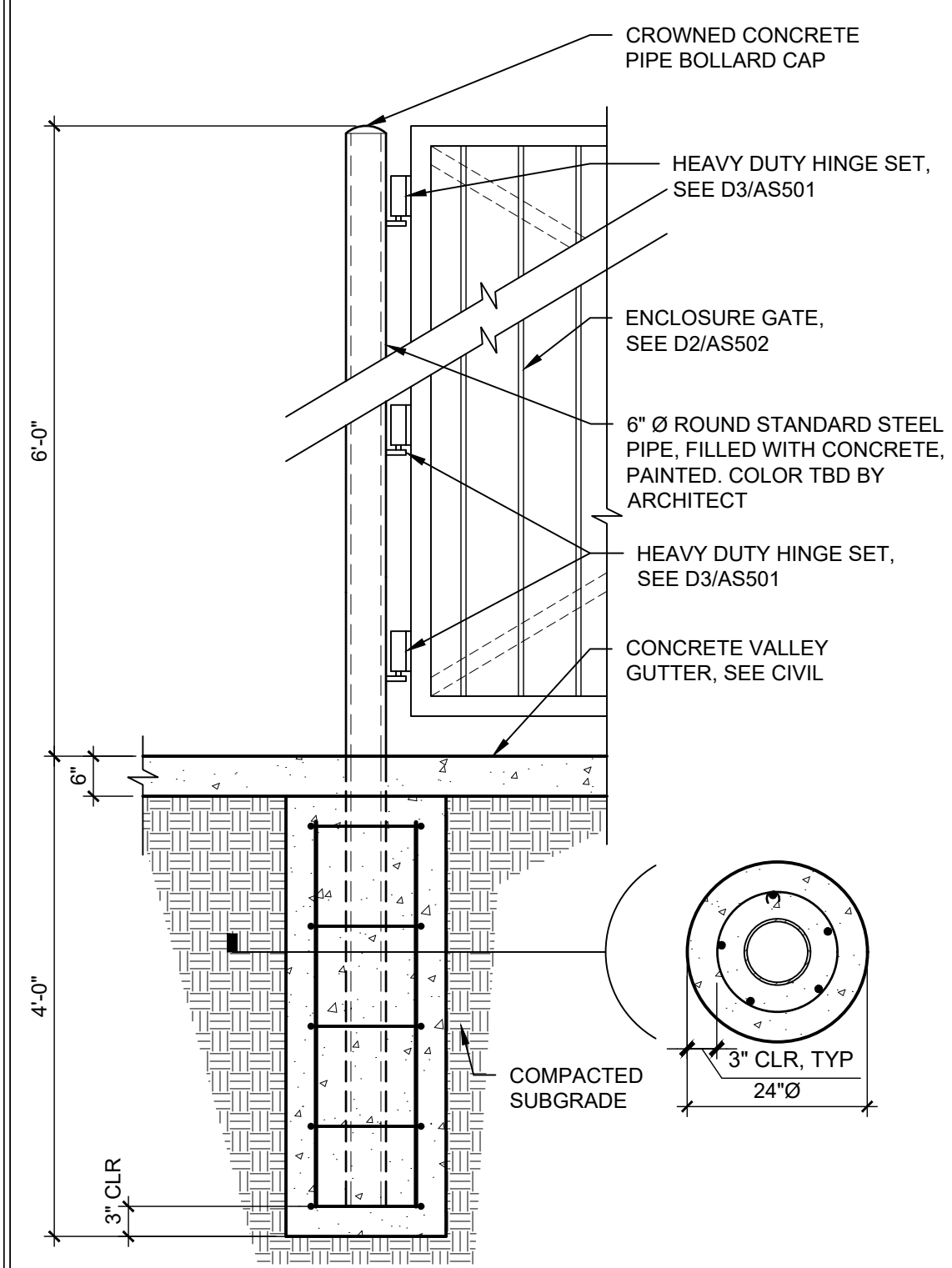
6 SPACES



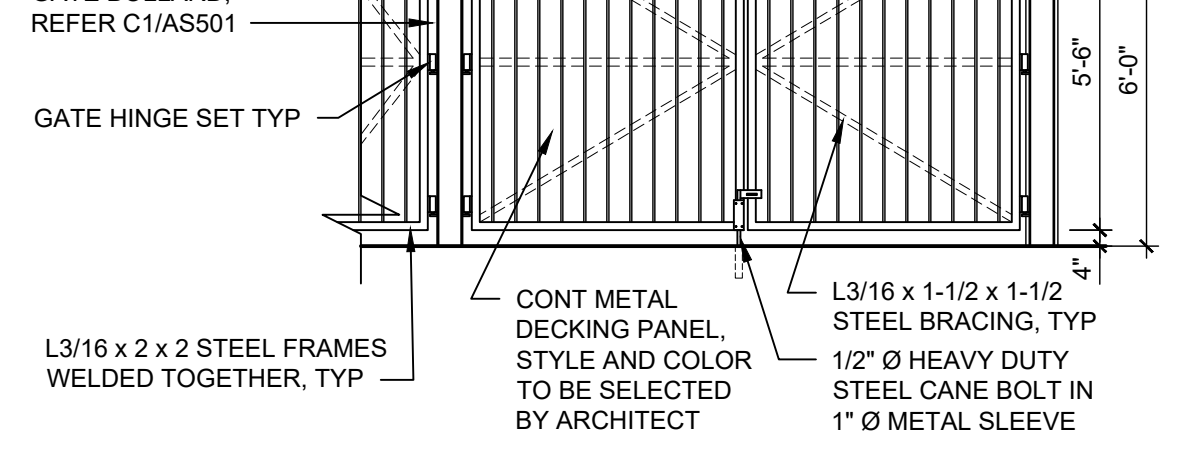
scout
ARCHITECTURE + DESIGN

ARCHITECT/ENGINEER

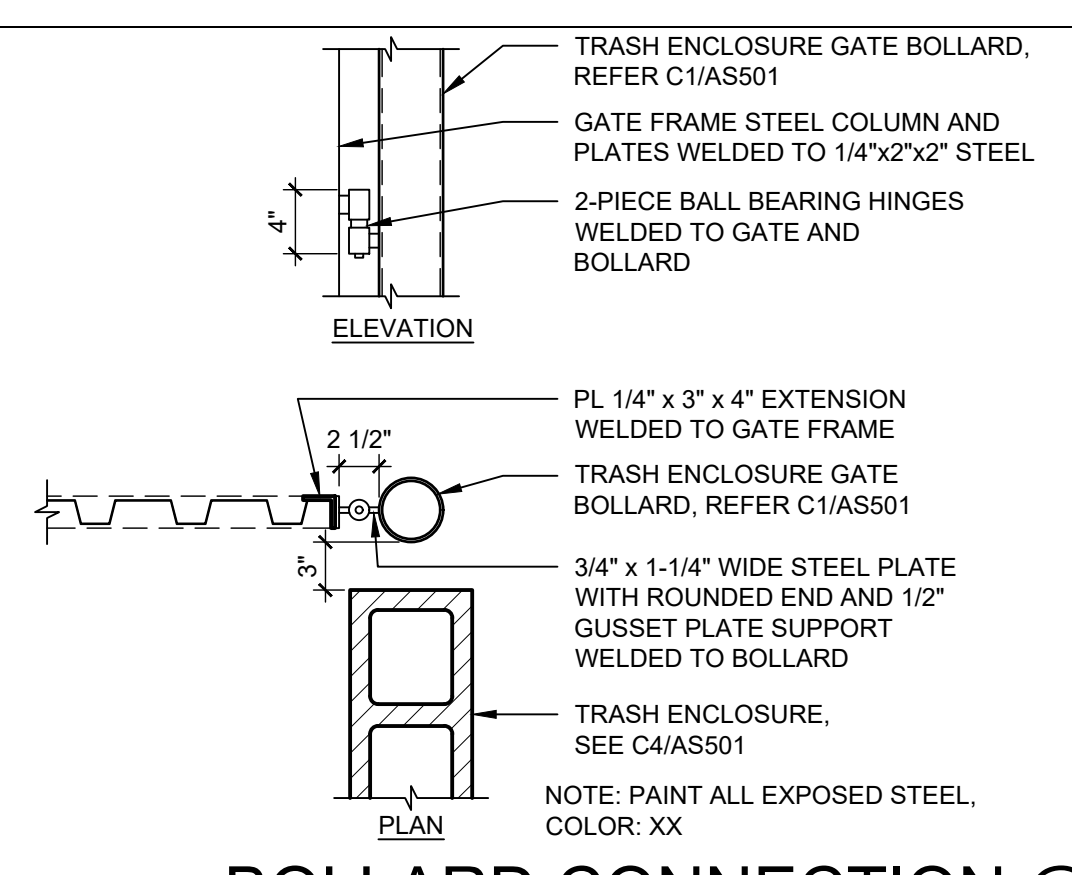
LIGHTHOUSE RELOCATION
4208 BALLOON PARK RD NE
ALEBUQUERQUE, NM 87109



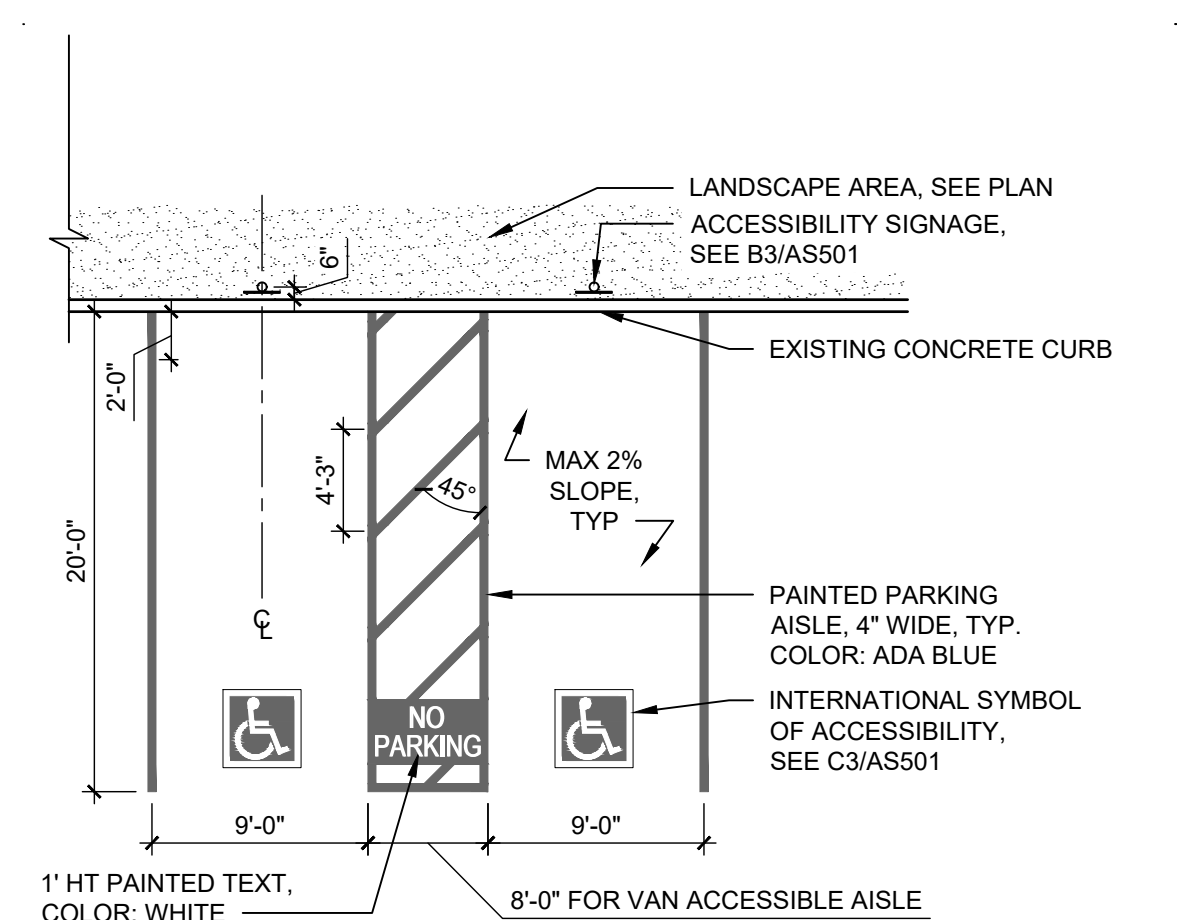
C1 REFUSE ENCLOSURE GATE POST
3/4" = 1'-0"



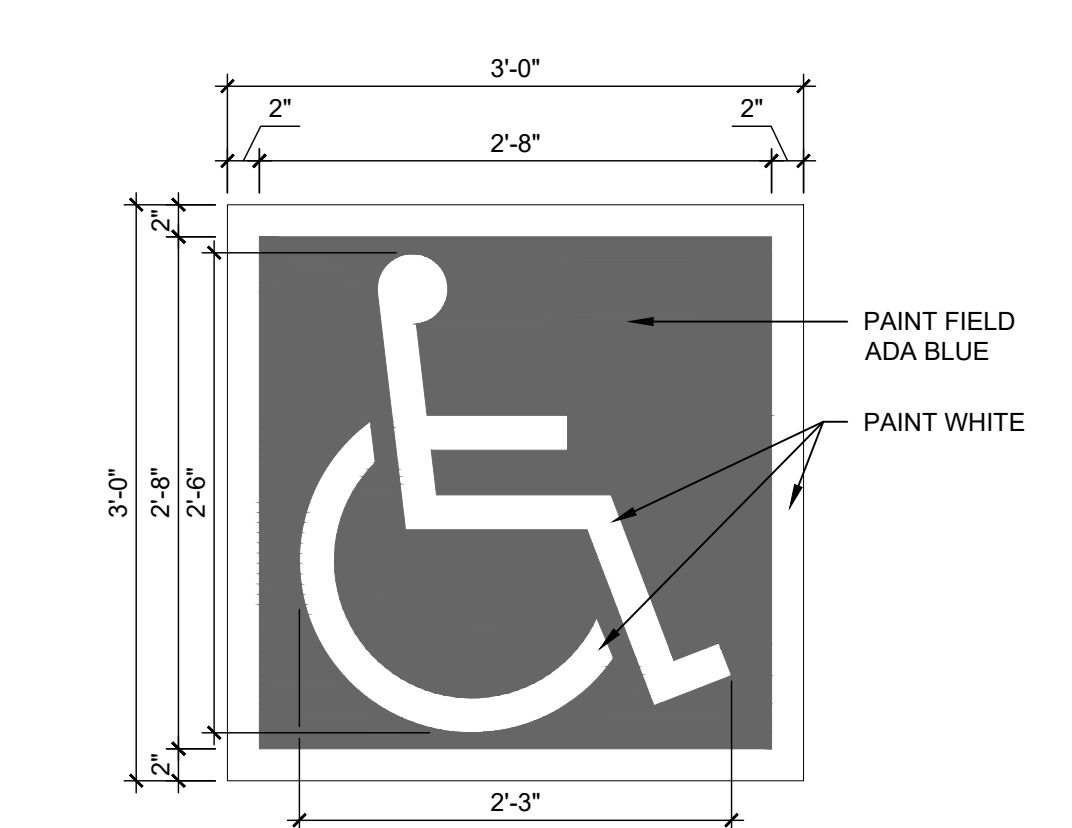
D2 TRASH ENCLOSURE
1/4" = 1'-0"



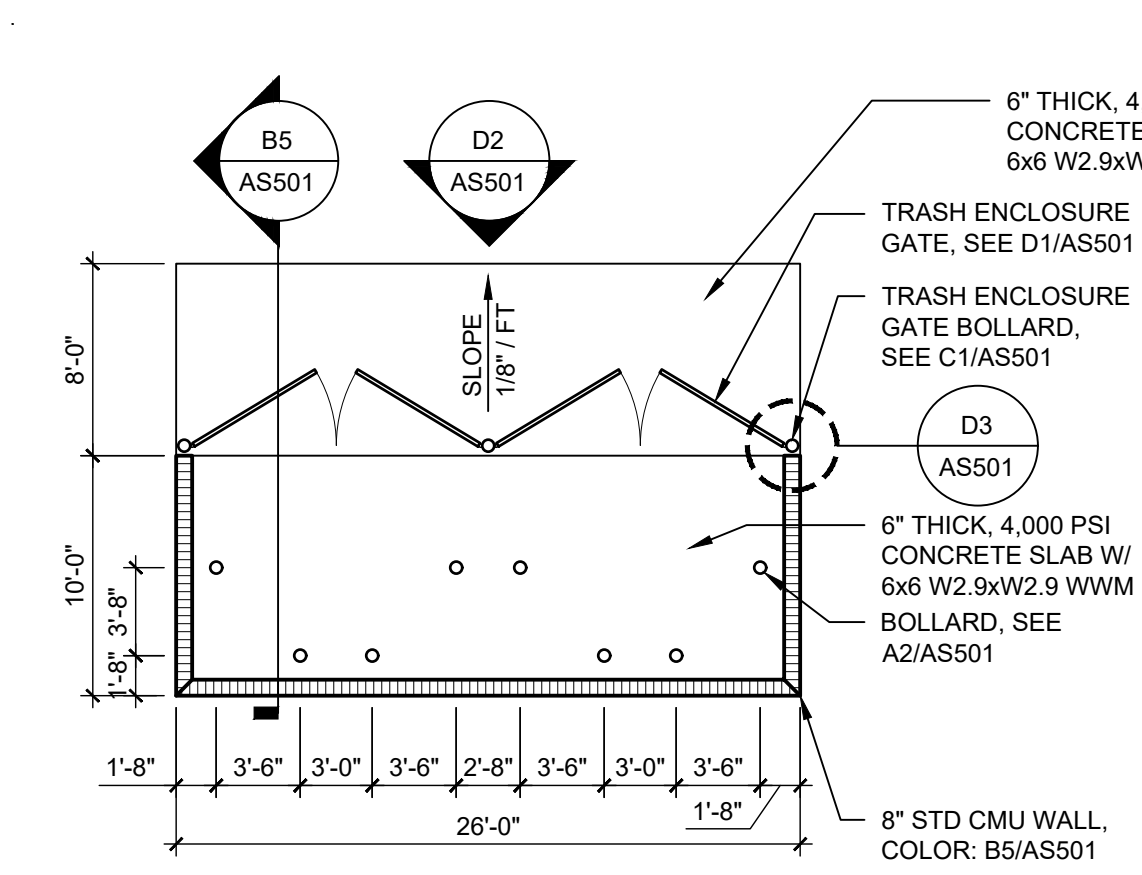
D3 BOLLARD CONNECTION @ TRASH ENCLOSURE GATE
1" = 1'-0"



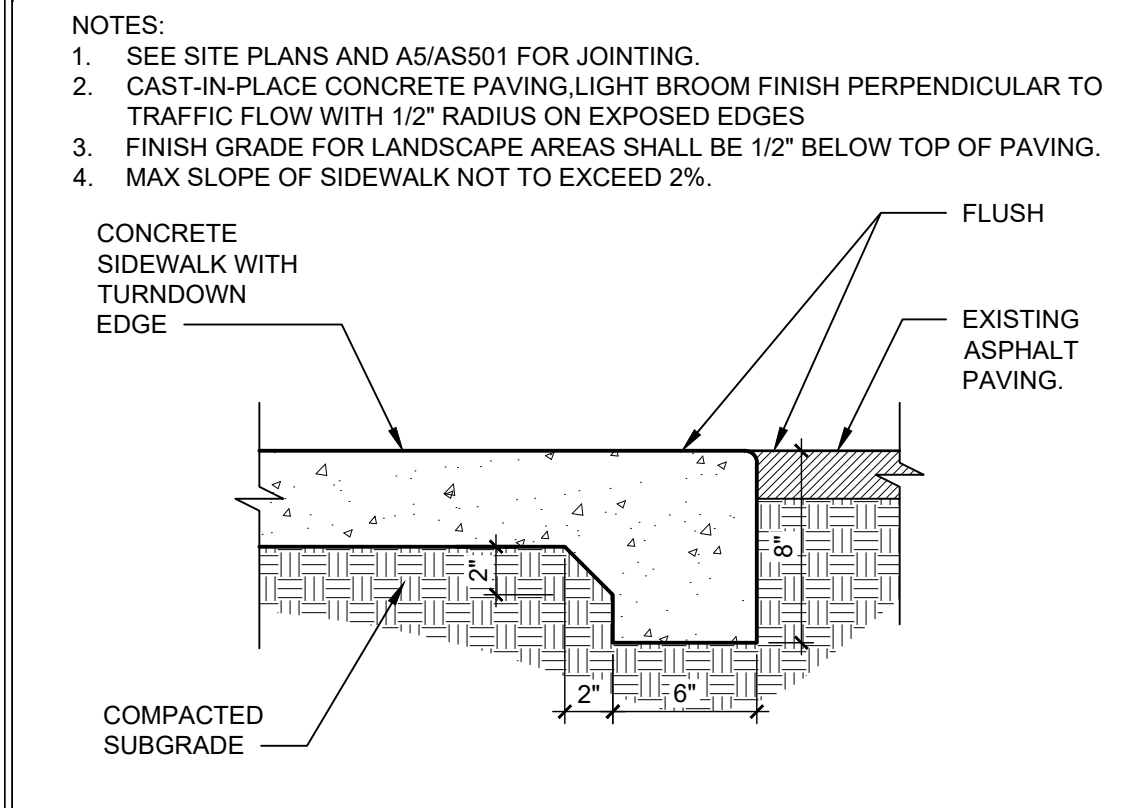
C2 ACCESSIBLE PARKING
1/8" = 1'-0"



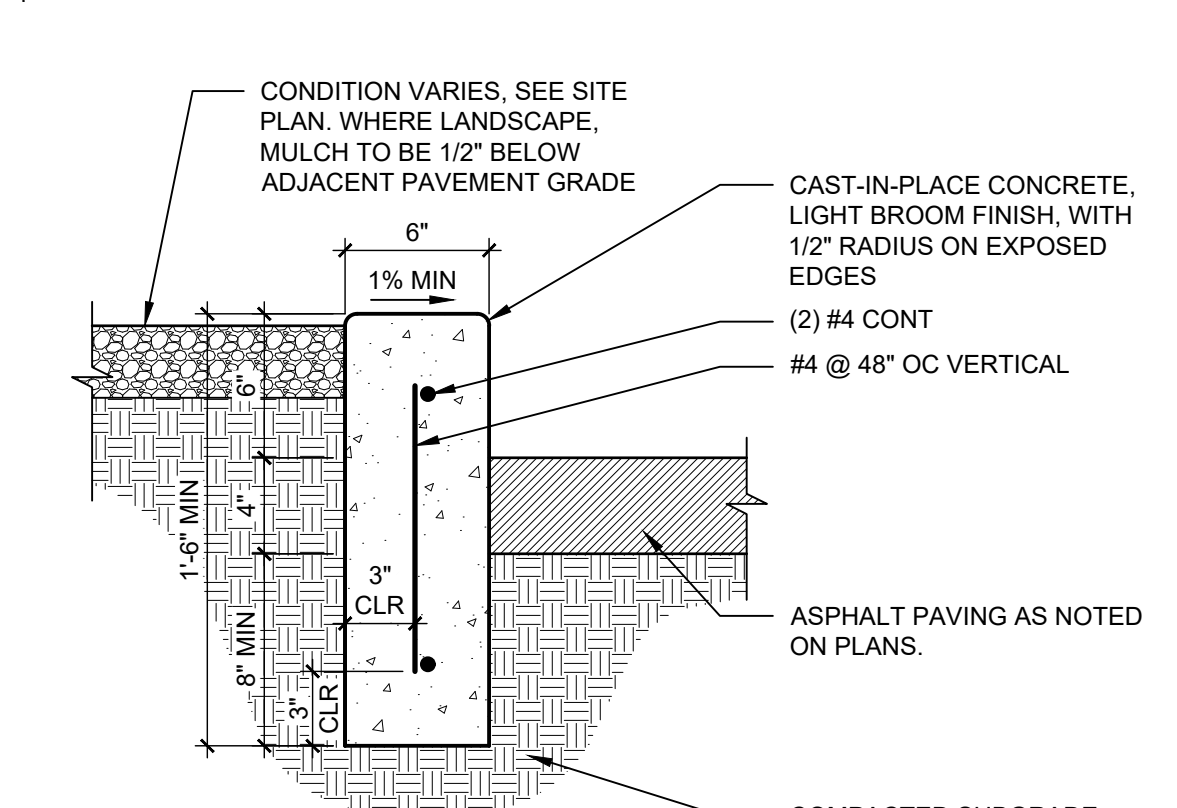
C3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



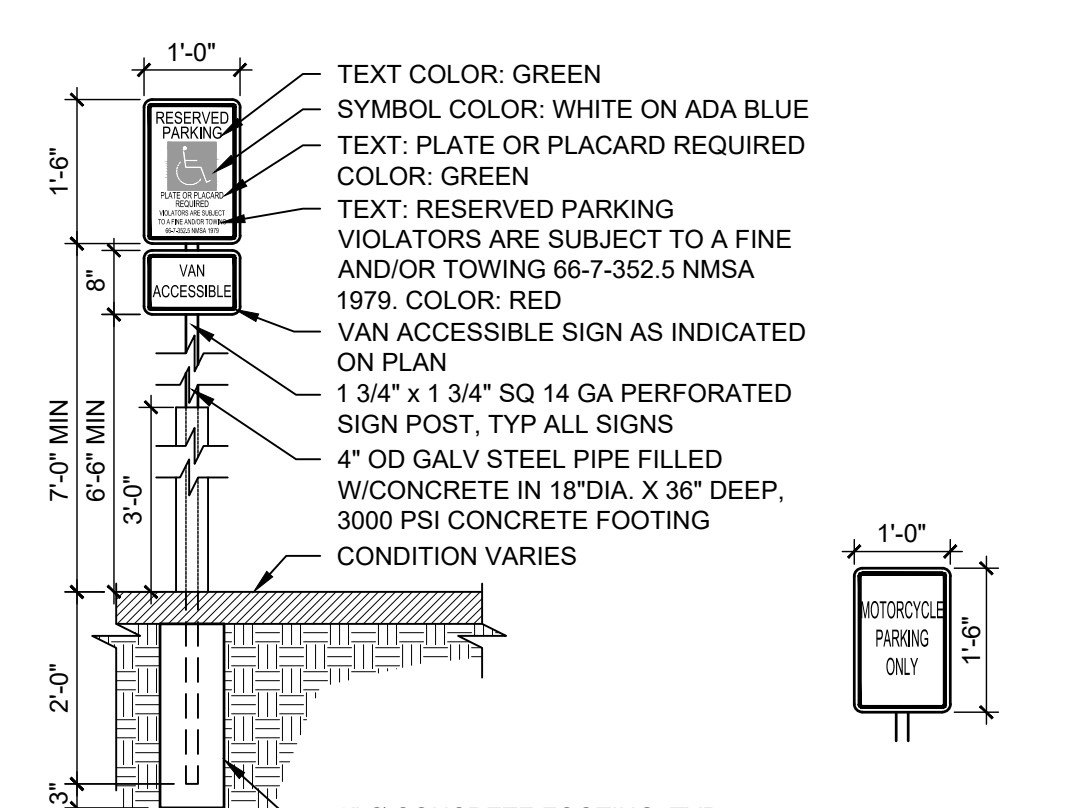
C4 TRASH ENCLOSURE
1/8" = 1'-0"



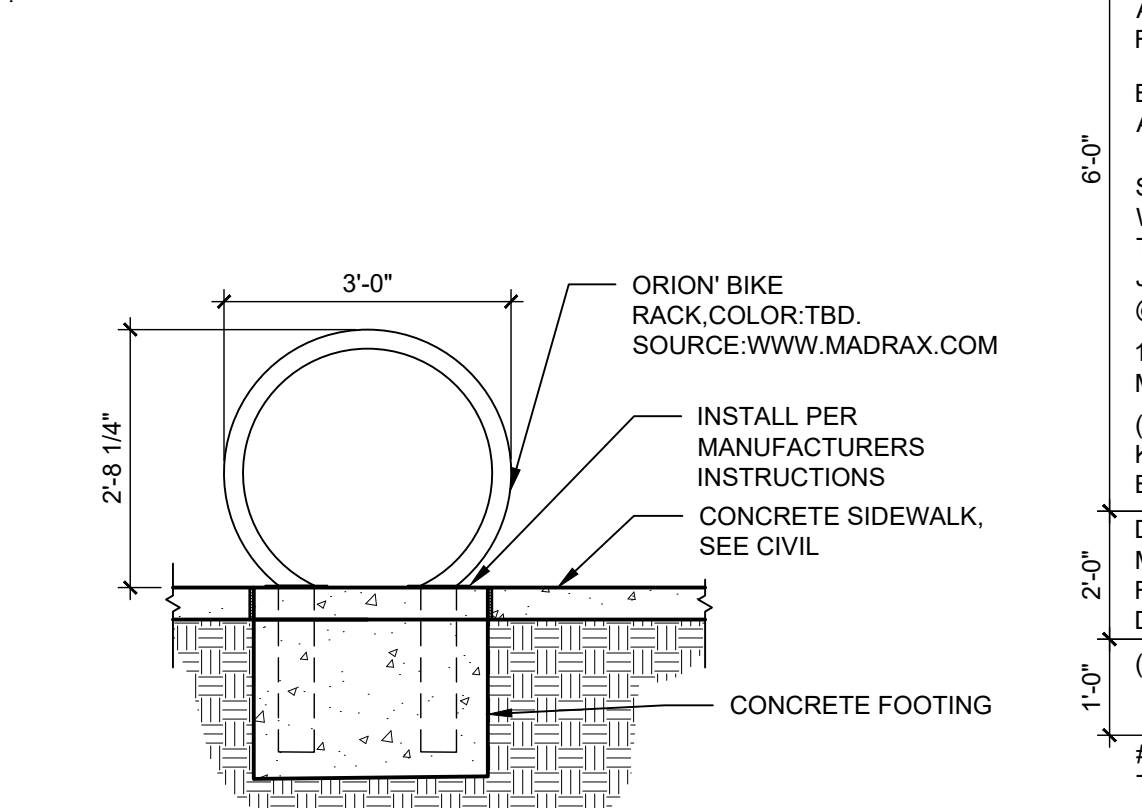
B1 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"



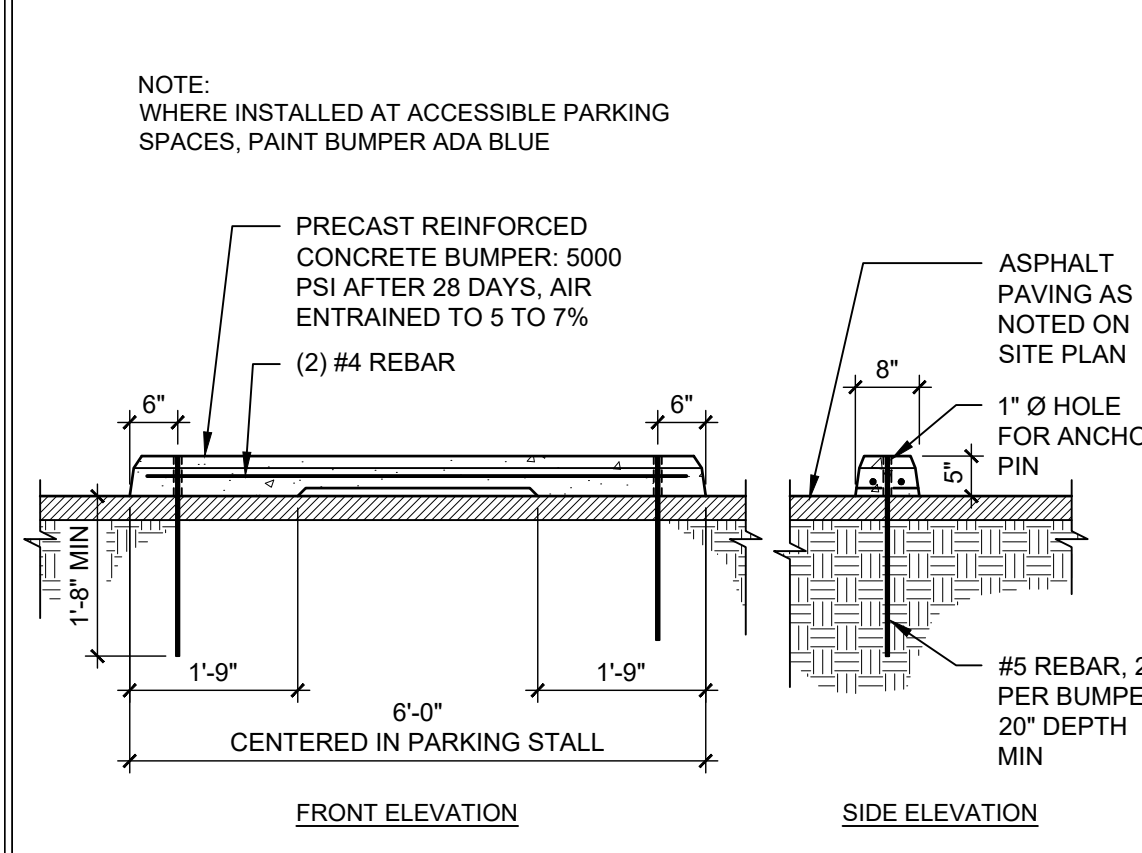
B2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



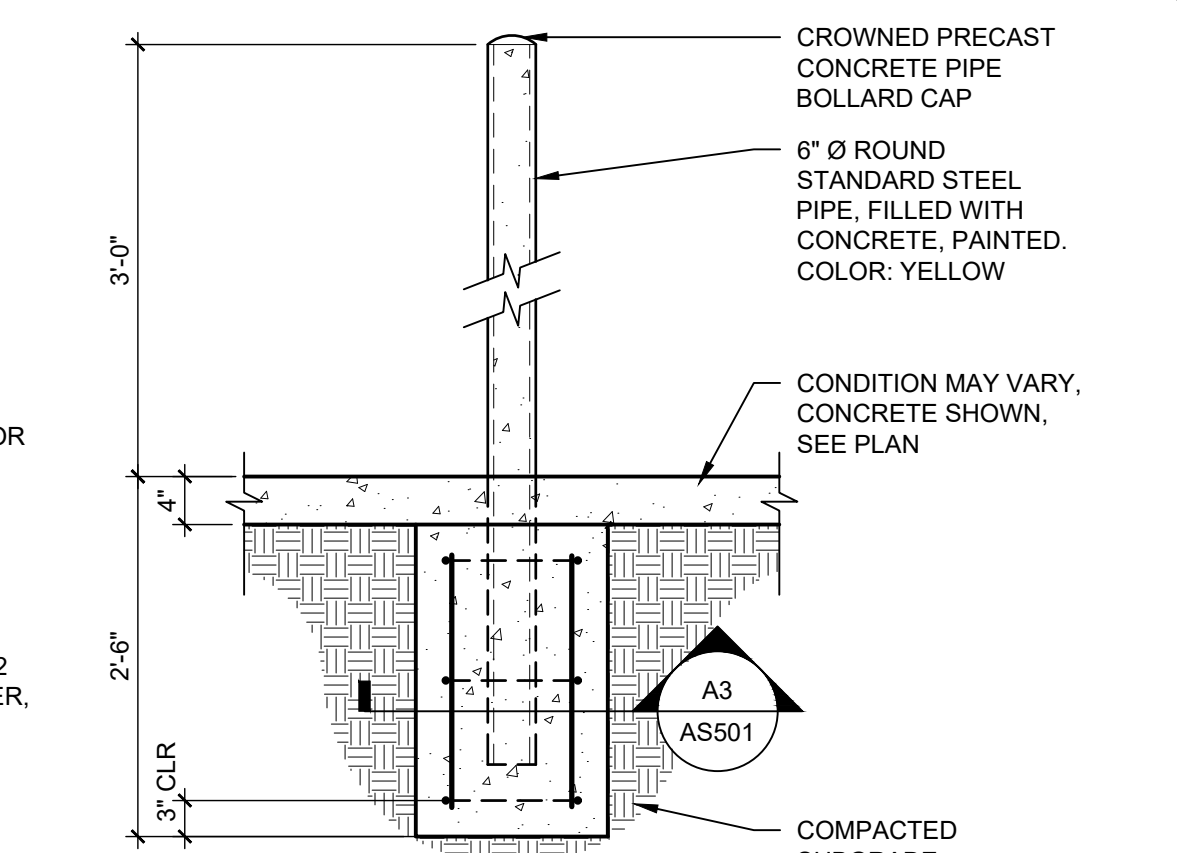
B3 TRAFFIC SIGNAGE
1/2" = 1'-0"



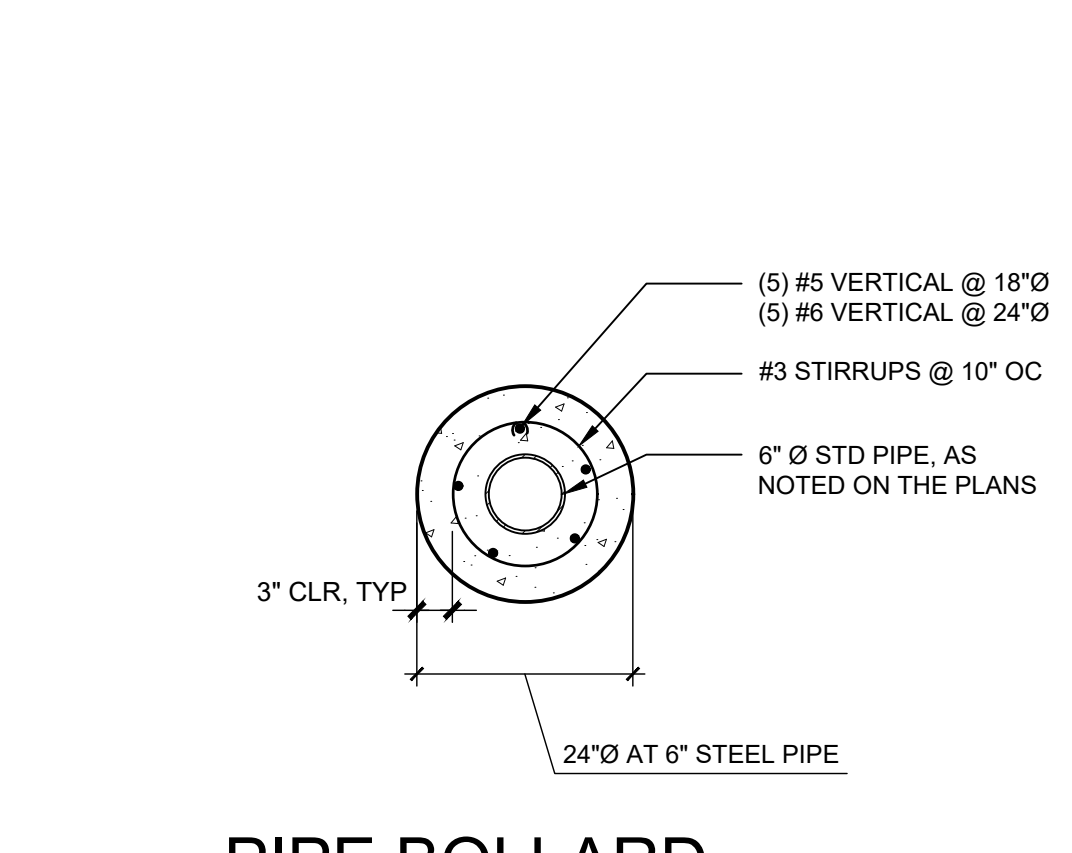
B4 BICYCLE RACK
1/2" = 1'-0"



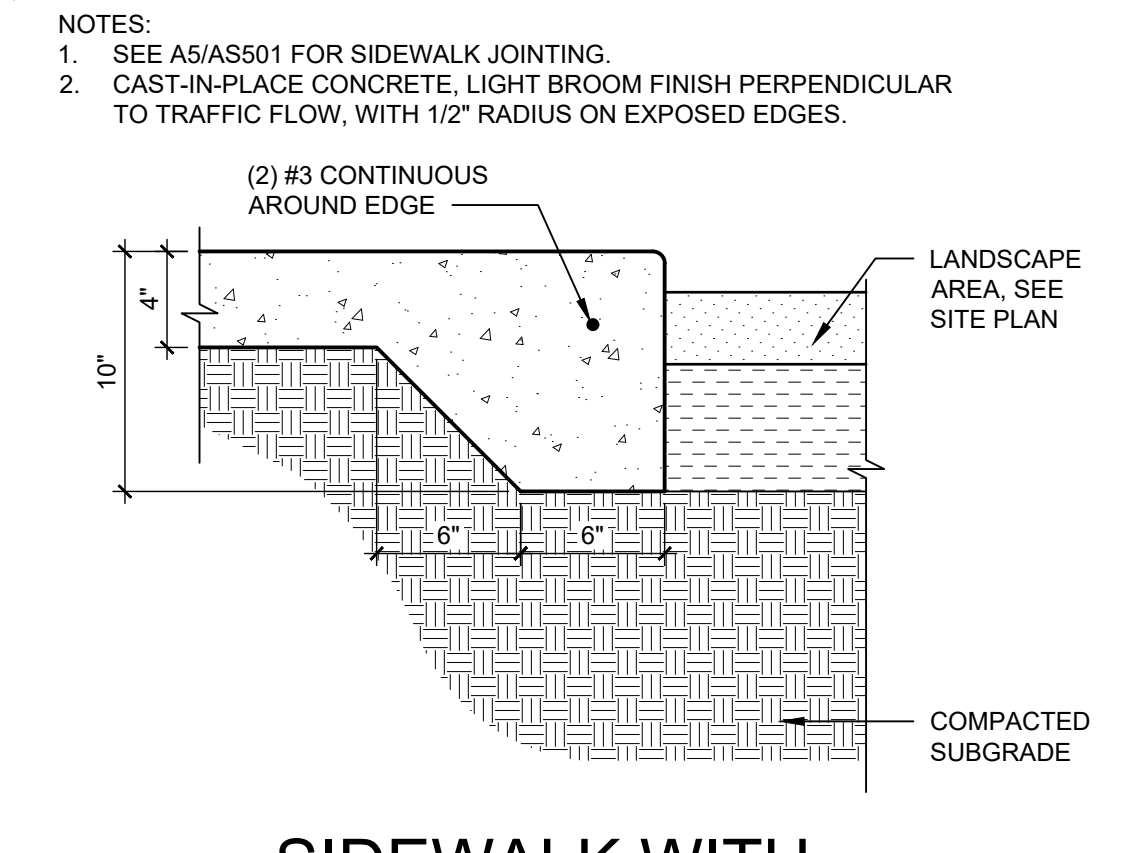
A1 PARKING BUMPER
1/2" = 1'-0"



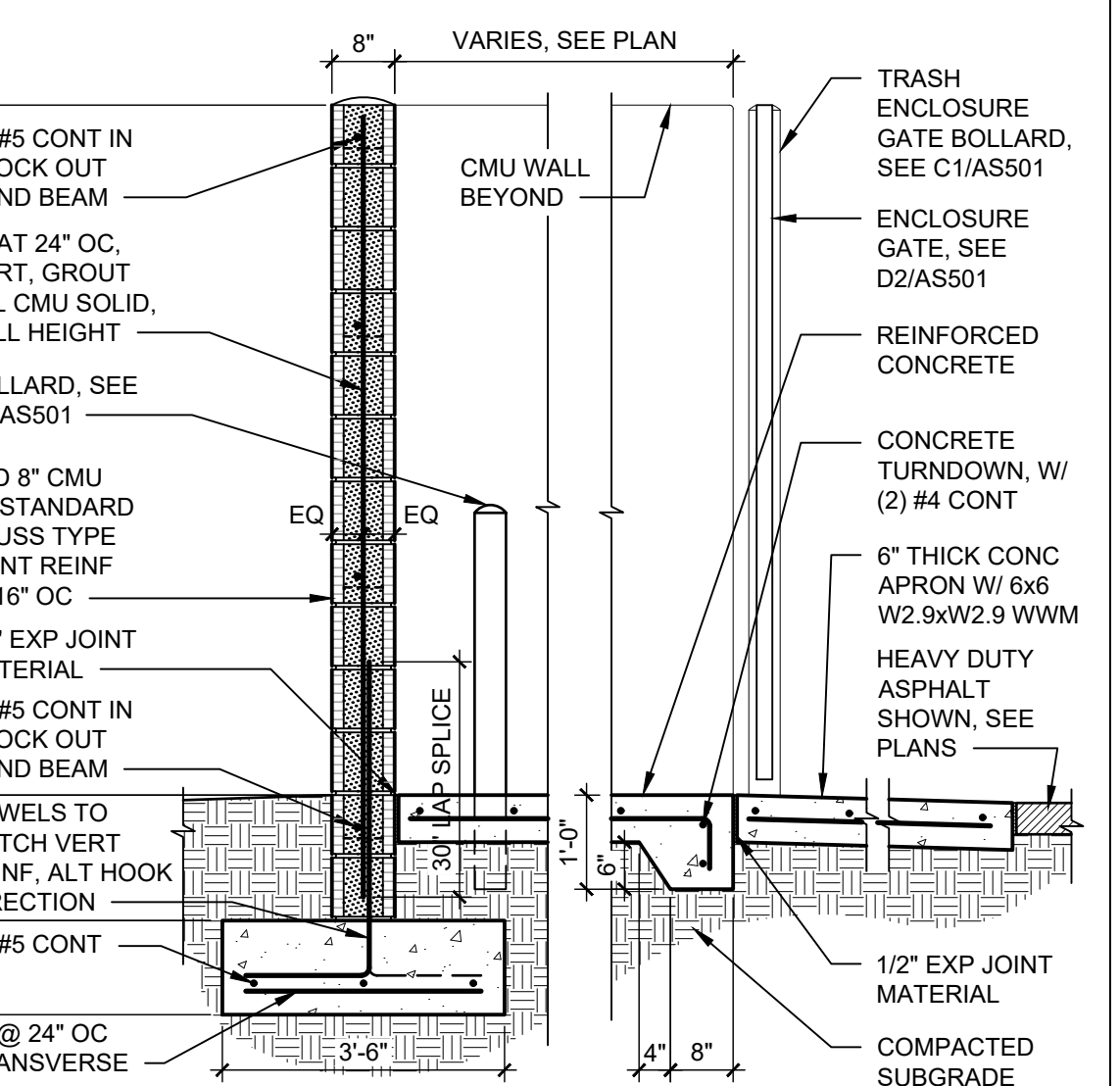
A2 PIPE BOLLARD
3/4" = 1'-0"



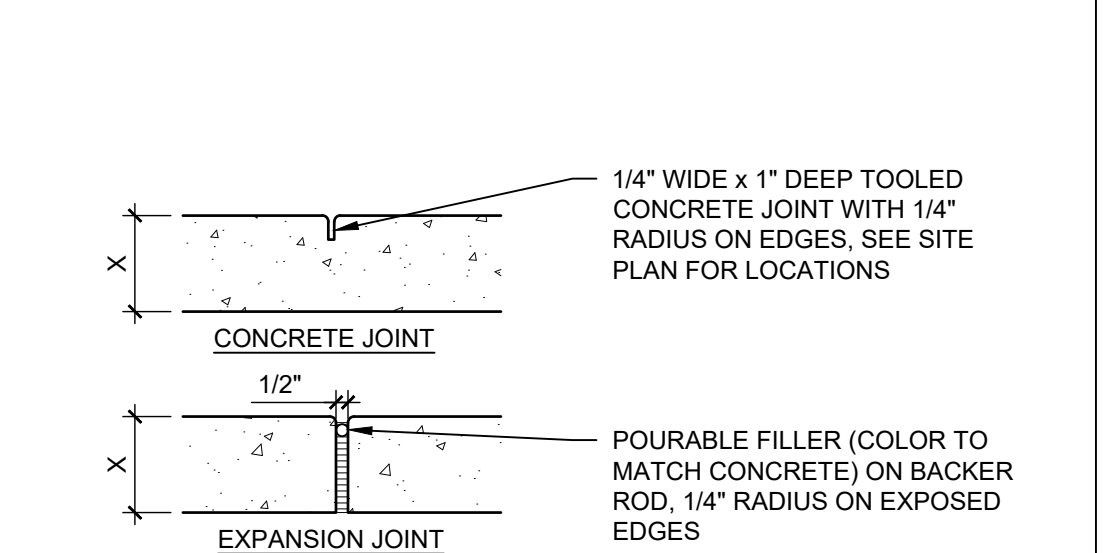
A3 PIPE BOLLARD FOOTING SECTION
3/4" = 1'-0"



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



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



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"

- 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.

REVISION	DATE
DATE	9/15/20
PROJECT NO	2012

SITE DETAILS

SHEET NO.

AS501



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	HELICOTRICHON 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
(□)	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:

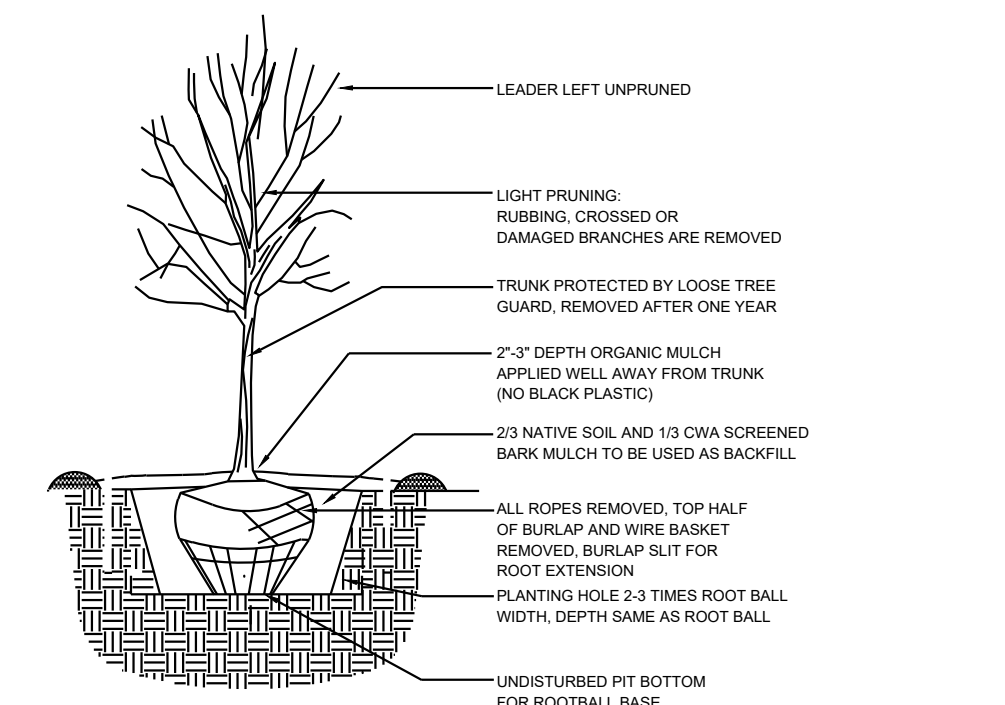
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
3. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 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:

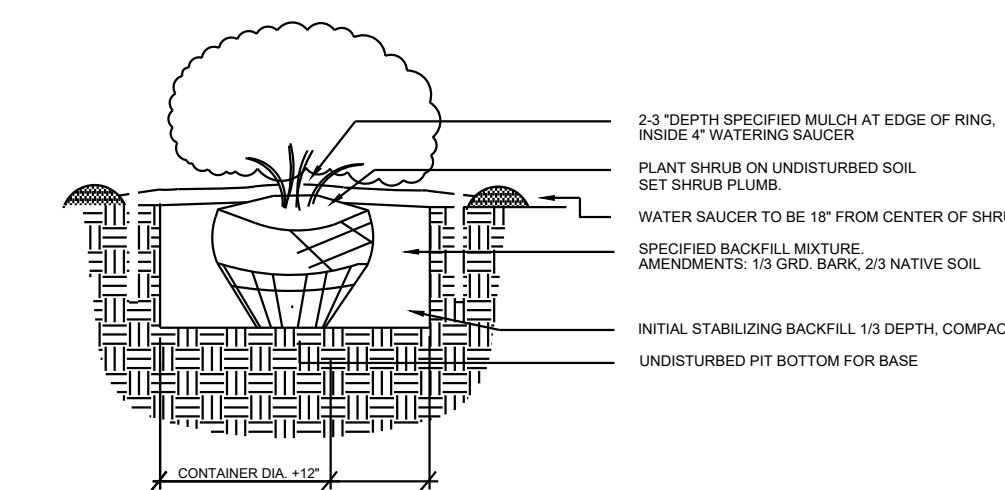
1. ALL PLANTINGS WILL BE UNDER WARRANTY BY CONTRACTOR FOR 1 YEAR.
2. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.
3. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
4. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) 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:

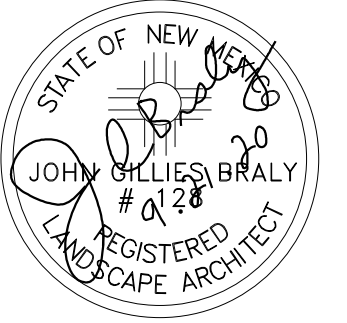
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW 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.



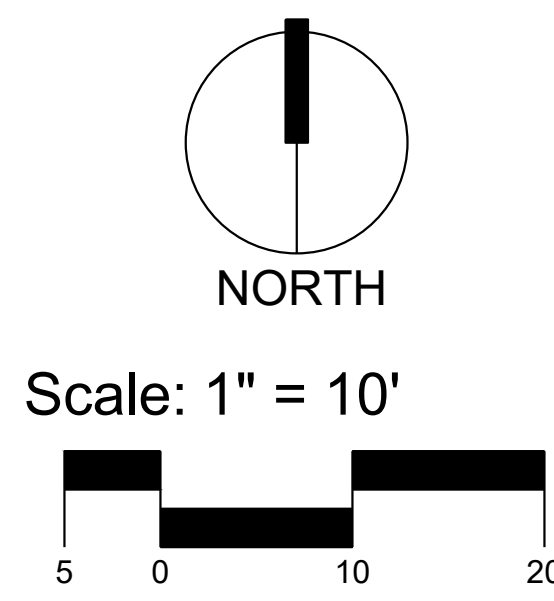
SHRUB PLANTING DETAIL N.T.S.



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



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 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 9 788 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 PFM 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
19	MOTORCYCLE PARKING SIGN. SEE B3/AS501
20	BIKE RACK. SEE B4/AS501
21	EXISTING CONCRETE SIDEWALK TO REMAIN
22	PAINTED CROSSWALK. SEE D4/AS501
23	

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	EASEMENT
	LANDSCAPE AREA

VICINITY MAP



Vicinity Map - Zone Atlas E-17-Z

REVISION _____ DATE _____

DATE 9/15/20

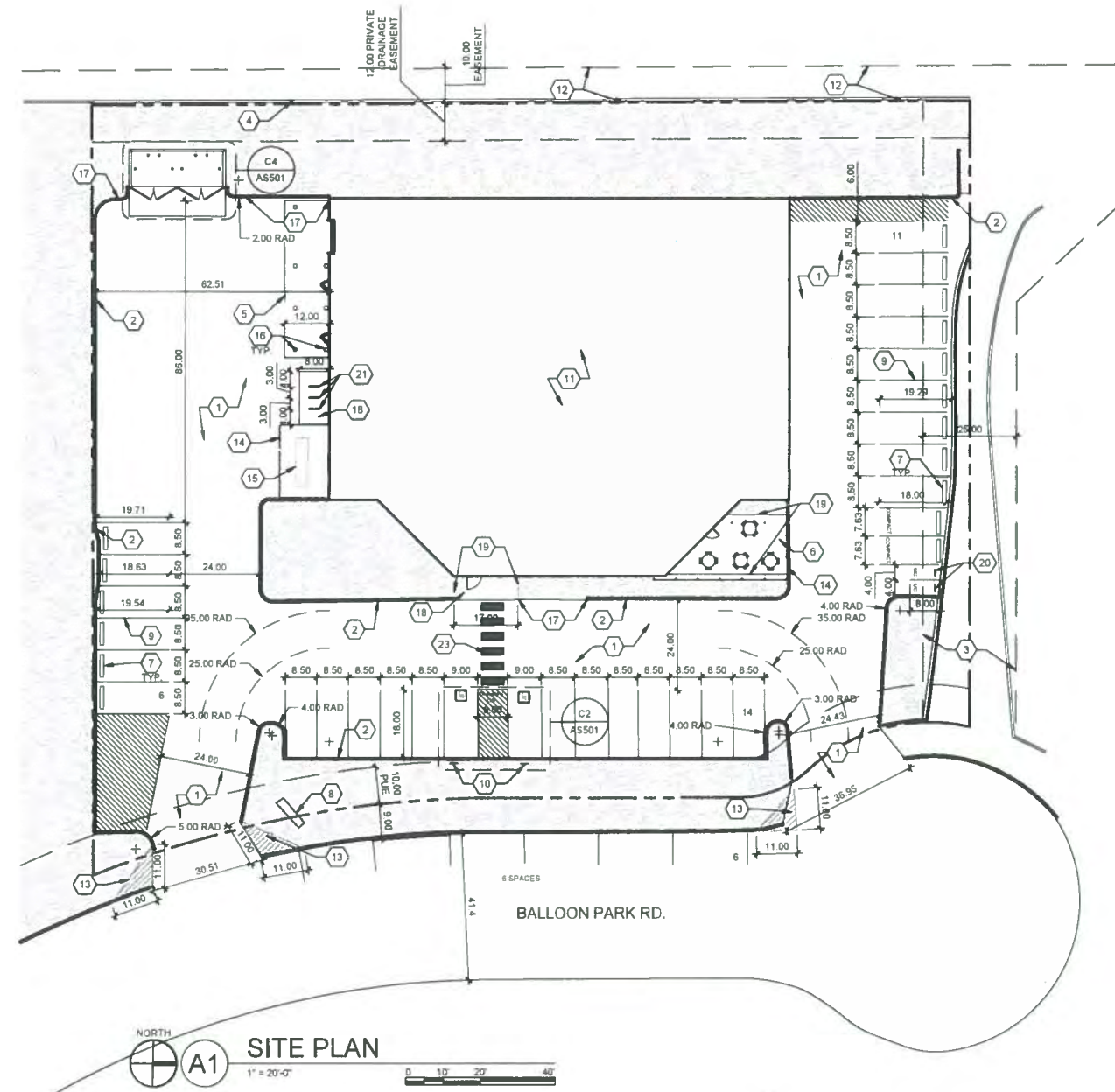
PROJECT NO 2012

SITE PLAN
TCL

SHEET NO

AS101

TRAFFIC CIRCULATION LAYOUT
APPROVED
 10/5/20
 Date
 Signed



A1 SITE PLAN



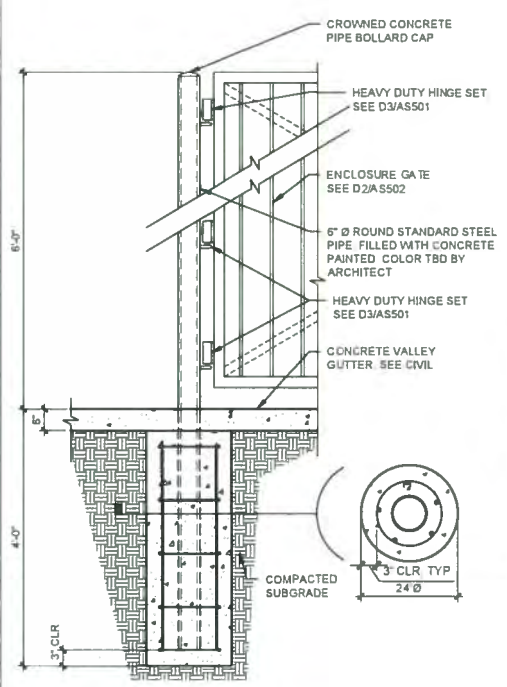
scout
ARCHITECTURE + DESIGN

ARCHITECT/ENGINEER



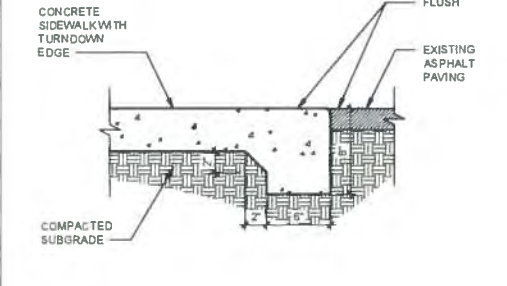
LIGHTHOUSE RELOCATION
4208 BALLOON PARK RD. NE
ALBUQUERQUE, NM 87109

TRAFFIC CIRCULATION LAYOUT
APPROVED
10/05/20
Date
Signed



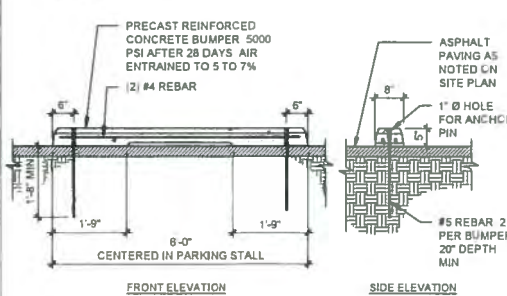
C1 REFUSE ENCLOSURE GATE POST
3/4" = 1'-0"

- NOTES
1 SEE SITE PLAN S AND ASIAS501 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%

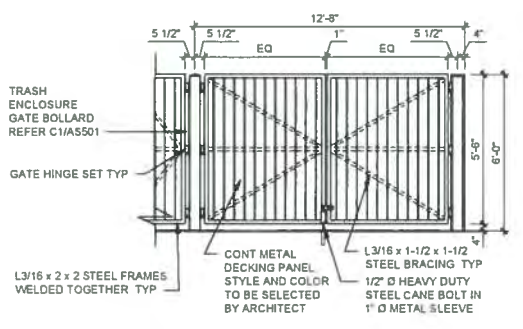


B1 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"

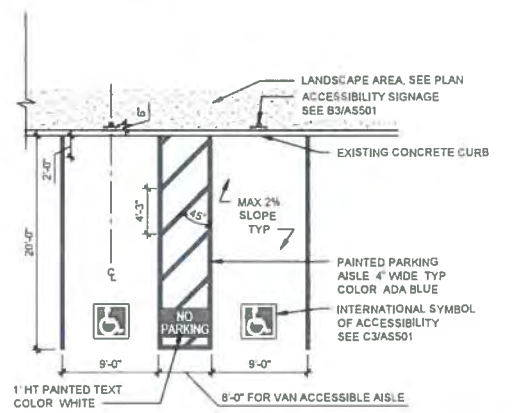
- NOTE
WHERE INSTALLED AT ACCESSIBLE PARKING SPACES, PAINT BUMPER ADA BLUE



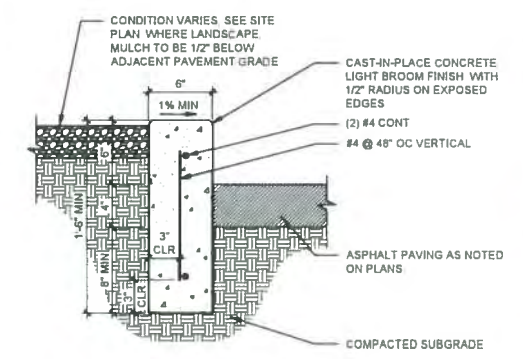
A1 PARKING BUMPER
1/2" = 1'-0"



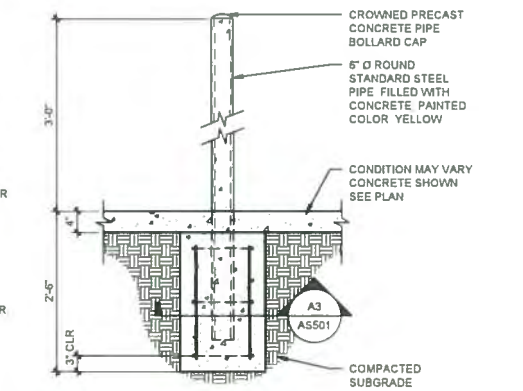
D2 TRASH ENCLOSURE
1/4" = 1'-0"



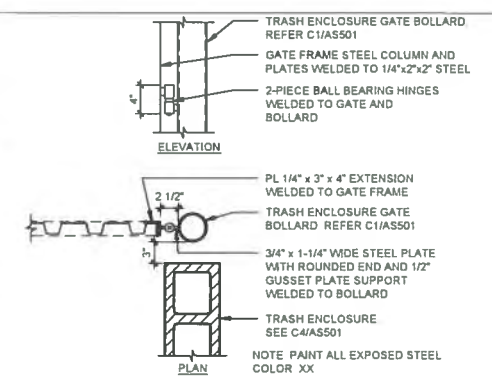
C2 ACCESSIBLE PARKING
1/8" = 1'-0"



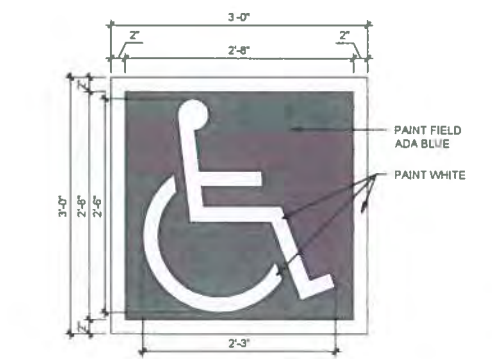
B2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



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

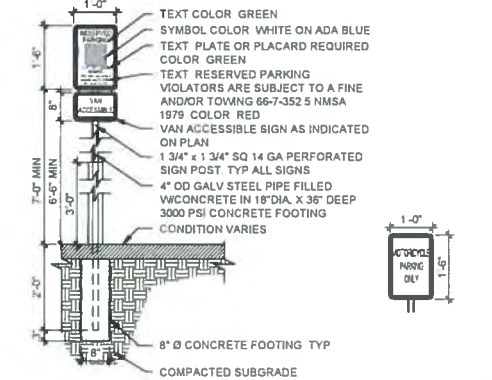


D3 BOLLARD CONNECTION @ TRASH ENCLOSURE GATE
1" = 1'-0"

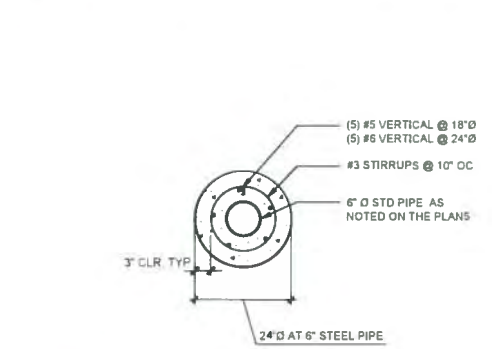


C3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"

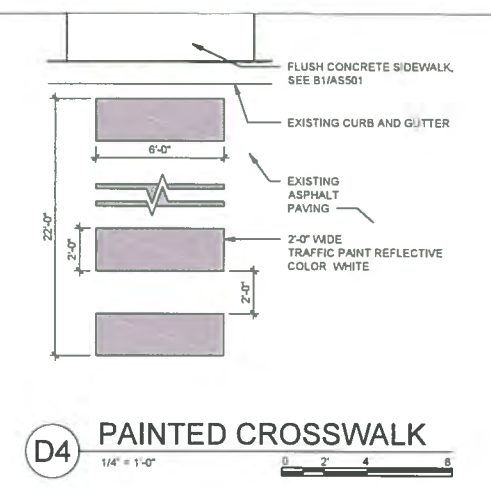
- NOTE ALL SIGNS WILL HAVE THE SAME POLE AND FOOTING AS THE ACCESSIBLE PARKING SIGN SHOWN HERE



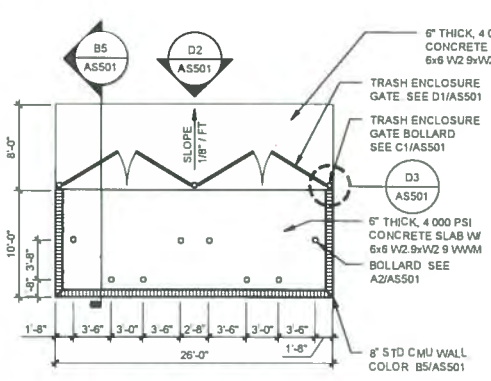
B3 TRAFFIC SIGNAGE
1/2" = 1'-0"



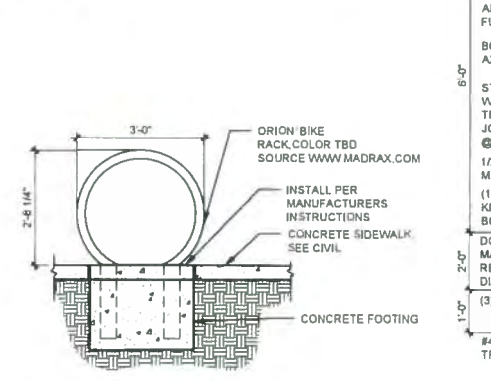
A3 PIPE BOLLARD FOOTING SECTION
3/4" = 1'-0"



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

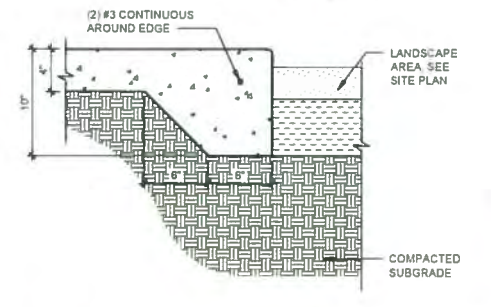


C4 TRASH ENCLOSURE
1/8" = 1'-0"

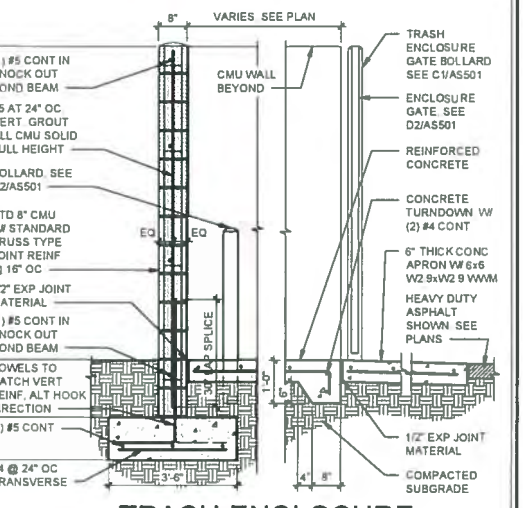


B4 BICYCLE RACK
1/2" = 1'-0"

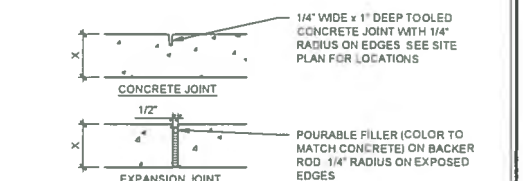
- NOTES
1 SEE ASIAS501 FOR SIDEWALK JOINTING.
2 CAST-IN-PLACE CONCRETE LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.



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



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



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