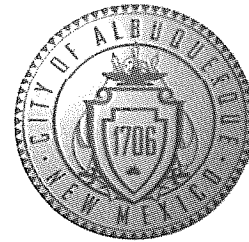


CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 24, 2022

Shannon VanDusen, RA
Scout Architecture Design
745 Morningside Dr. NE
Albuquerque, NM 87102

**Re: Lighthouse Relocation
4208 Balloon Park Rd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 10-1-20 (E17-D019F)
Certification dated 3-16-22

Dear Ms. Shannon,

Based upon the information provided in your submittal received 03-21-22, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division. Prior to the issuance of a permanent Certificate of Occupancy, the following item must be addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway on the site.
- Provide Motorcycle Parking Sign, either free-standing or wall mounted per the zoning code.
- Parking Bumpers (per approved site plan) are missing on the site. Please red mark the approved site plan (TCL) and show that you have removed the Parking Bumpers.

Once these corrections are complete, email pictures & redlined TCL plan showing the changes to PLNDRS@cabq.gov, and malnajjar@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: Lighthouse **Building Permit #:** BP-2020-43669 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: lot #9 of balloon park field industrial park, albuquerque NM
City Address: 4208 Balloon Park Rd NE, Albuquerque, NM 87109

Applicant: Insight Construction **Contact:** Kendra Moreno
Address: PO Box 6653 Albuquerque, NM 87197
Phone#: 505-206-3880 **Fax#:** _____ **E-mail:** Kendra@insightnm.com

Other Contact: Scout Architecture + Design **Contact:** Shannon VanDusen
Address: _____
Phone#: 505-414-6212 **Fax#:** _____ **E-mail:** Shannon@scoutarch.com

Check all that Apply:

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 03/18/2022 **By:** Kendra Moreno

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



March 16, 2022

RE: Traffic Circulation Certification Letter for the Lighthouse Relocation Tenant Improvement

I, _____Shannon VanDusen_____, NMPE OR NMRA NUMBER ____005140_____, OF THE FIRM ____SCOUT design_____, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED ____10/5/20_____. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY __Shannon VanDusen_____ OF THE FIRM ____SCOUT design_____. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON __3/15/22_____ AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR __Certificate of Occupancy_____.

See attached redlined plan and approved AA and fence permit for your ease of reference.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Sincerely,

A handwritten signature in blue ink that reads 'Shannon VanDusen'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Shannon VanDusen



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.

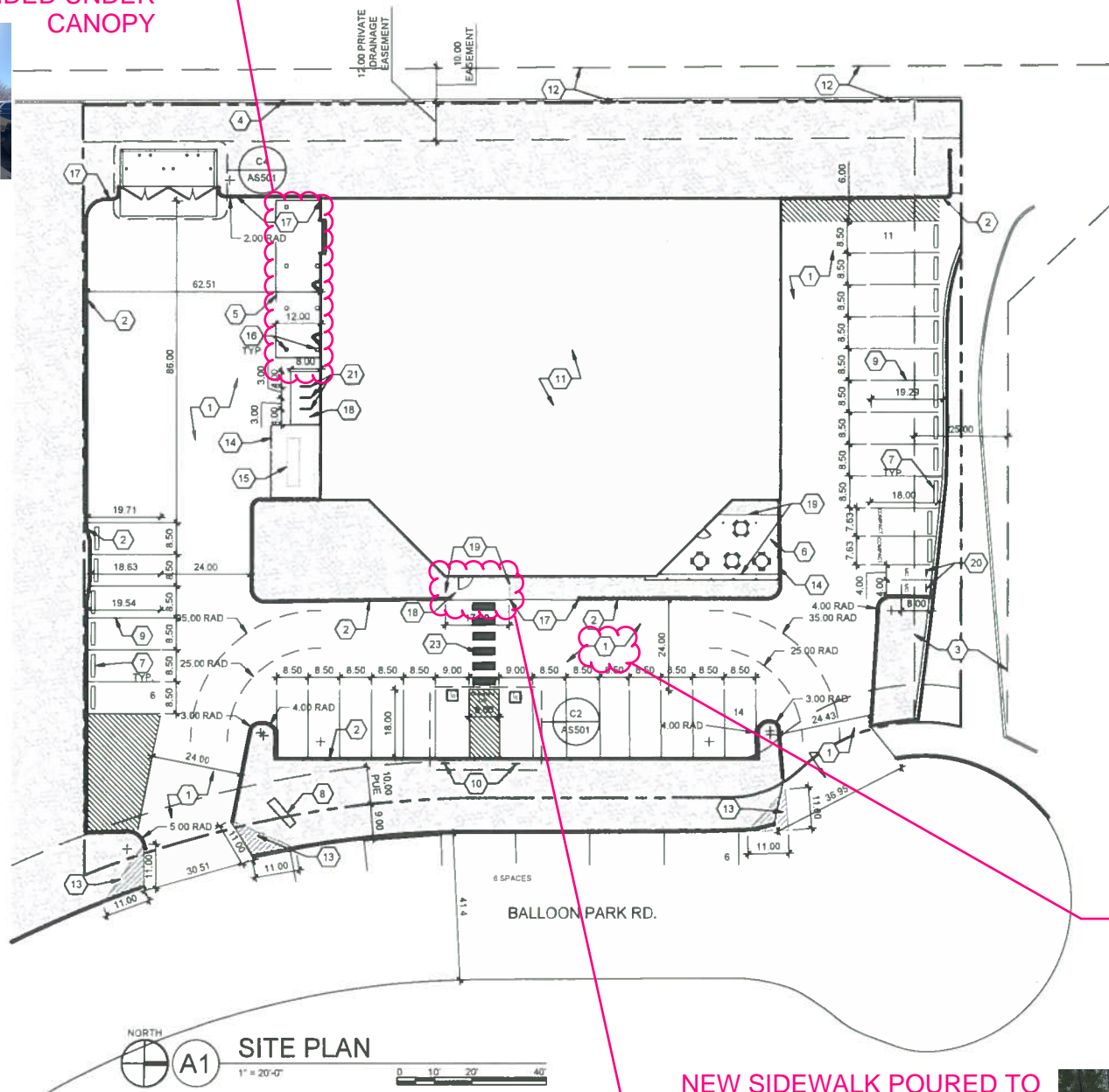
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,


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

C: CO Clerk, File

CONCRETE FROM BIKE
PARKING AND UTILITY
PAD EXTENDED UNDER
CANOPY



2" OVERLAY
DONE ON TOP OF
EXISTING, TYP



NEW SIDEWALK POURED TO
MAINTAIN ADA ACCESS WITH
EXISTING GRADES

TRAFFIC CIRCULATION LAYOUT
APPROVED
10/5/20
Signed

FUTURE

GENERAL SHEET NOTES

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

PROJECT INFORMATION

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

PROJECT DESCRIPTION:
LEVEL 3 INTERIOR RENOVATION

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

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

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

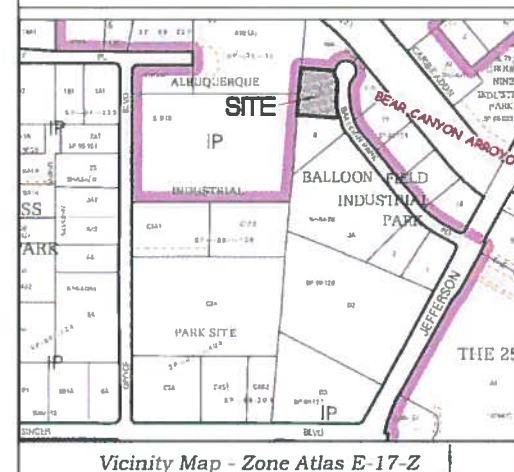
SHEET KEYED NOTES

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

LEGEND

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

VICINITY MAP





scout
ARCHITECTURE + DESIGN

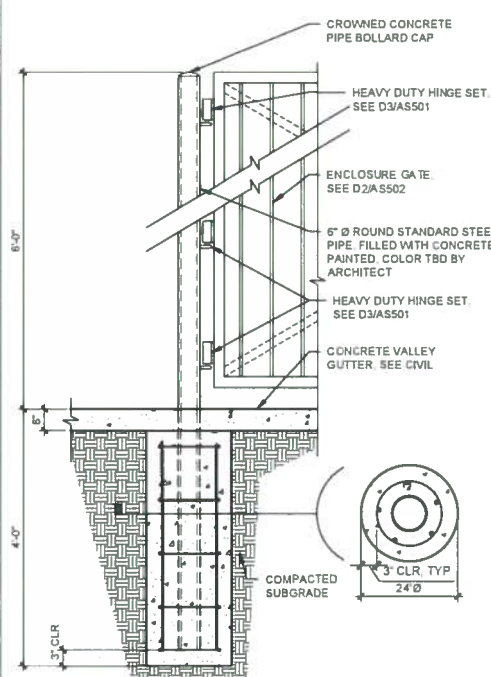
ARCHITECT/ENGINEER



LIGHTHOUSE RELOCATION

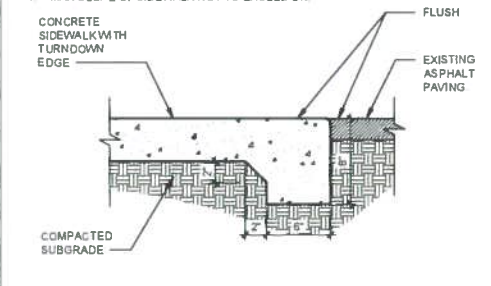
4208 BALLOON PARK RD NE
ALBUQUERQUE, NM 87109

TRAFFIC CIRCULATION LAYOUT
APPROVED
10/05/20
Date
Signed



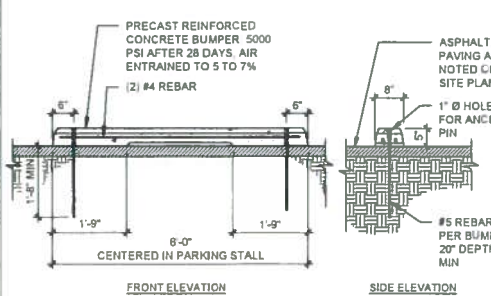
C1 REFUSE ENCLOSURE GATE POST
3/4" = 1'-0"

- NOTES
- SEE SITE PLAN S AND AS/A501 FOR JOINING.
 - CAST-IN-PLACE CONCRETE PAVING LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
 - FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.
 - MAX SLOPE OF SIDEWALK NOT TO EXCEED 2%.

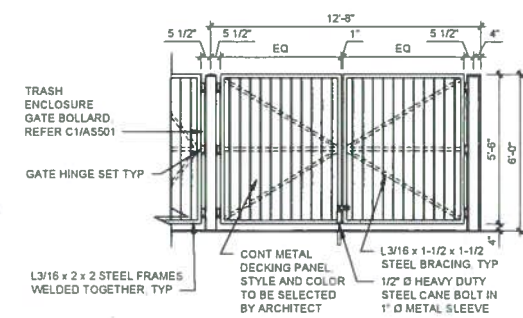


B1 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"

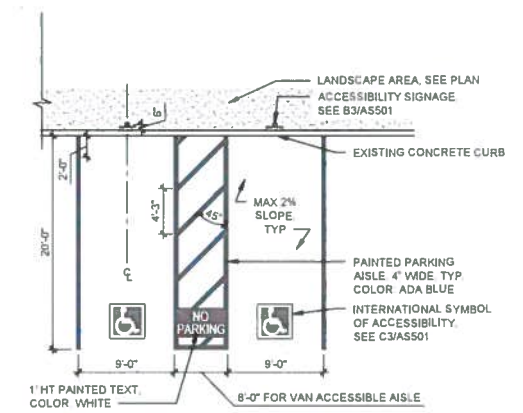
- NOTE
- WHERE INSTALLED AT ACCESSIBLE PARKING SPACES. PAINT BUMPER ADA BLUE



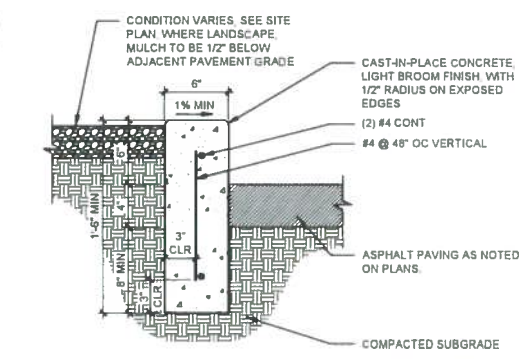
A1 PARKING BUMPER
1/2" = 1'-0"



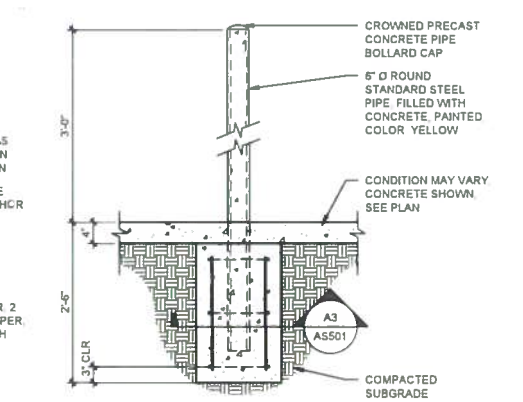
D2 TRASH ENCLOSURE
1/4" = 1'-0"



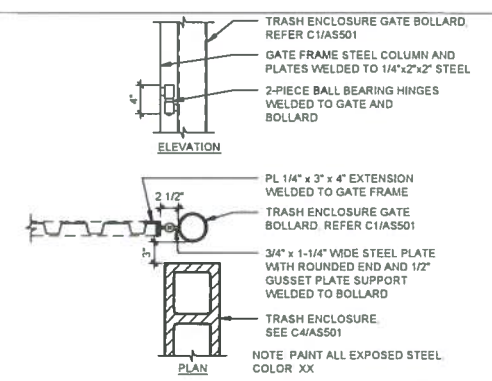
C2 ACCESSIBLE PARKING
1/8" = 1'-0"



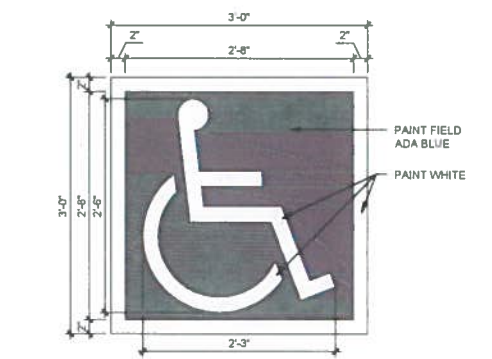
B2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



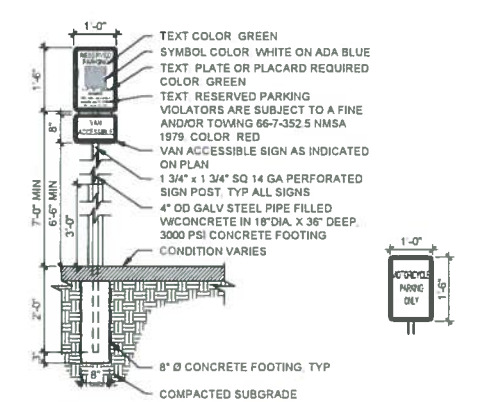
A2 PIPE BOLLARD
3/4" = 1'-0"



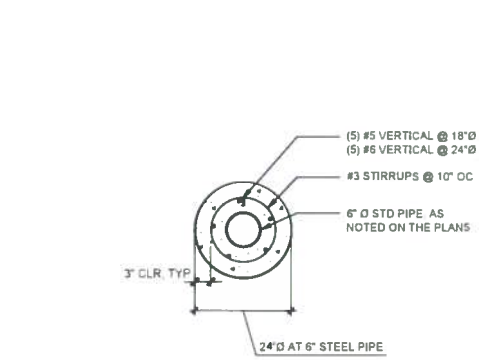
D3 BOLLARD CONNECTION @ TRASH ENCLOSURE GATE
1" = 1'-0"



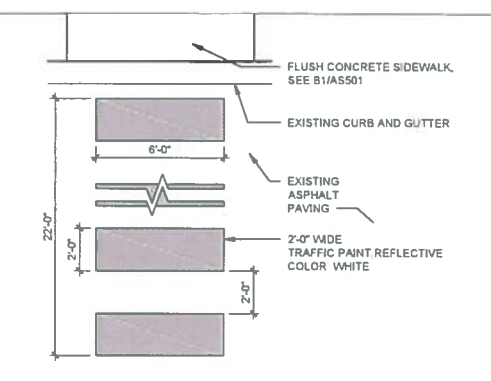
C3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



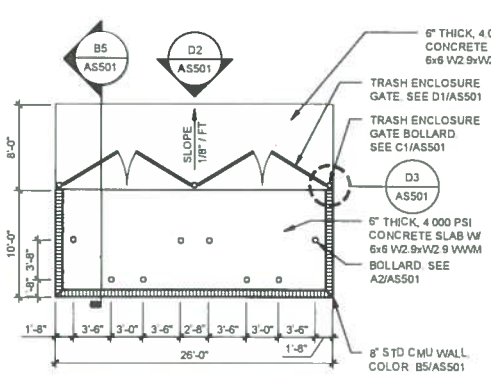
B3 TRAFFIC SIGNAGE
1/2" = 1'-0"



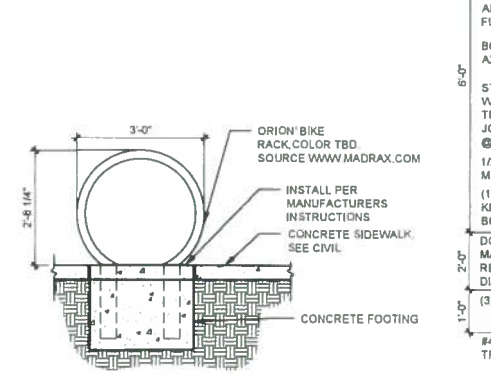
A3 PIPE BOLLARD FOOTING SECTION
3/4" = 1'-0"



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

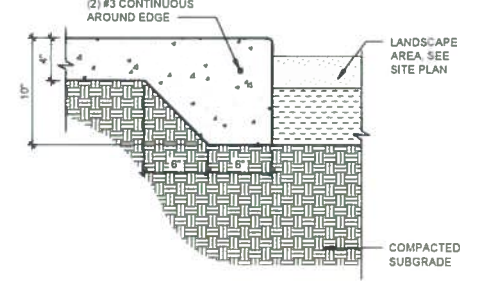


C4 TRASH ENCLOSURE
1/8" = 1'-0"

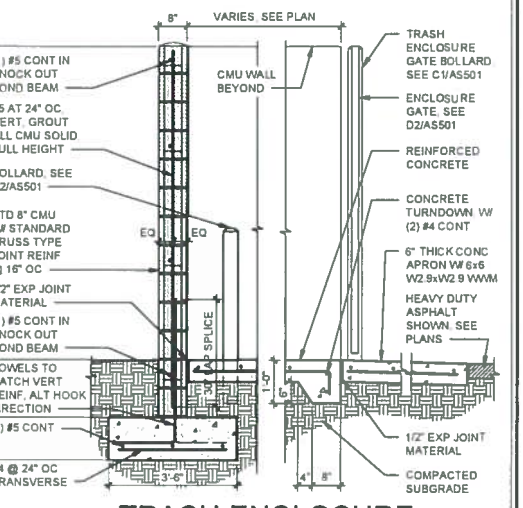


B4 BICYCLE RACK
1/2" = 1'-0"

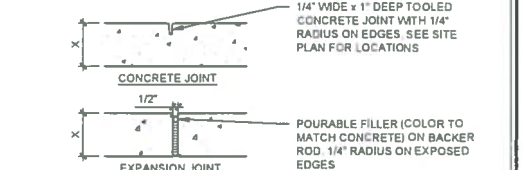
- NOTES
- SEE AS/A501 FOR SIDEWALK JOINING.
 - CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.



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