



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 checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Alternative Landscaping Plan (Form P3)	<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, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: BlueHalo		Phone: 505-767-1200
Address: 1300 Britt St. SE		Email:
City: Albuquerque	State: NM	Zip: 87123
Professional/Agent (if any): Scout Architecture and Design		Phone: 505-414-6212
Address: 4215 Avenida La Resolana		Email: shannon@scoutarch.com
City: Albuquerque	State: NM	Zip: 87110
Proprietary Interest in Site: Agent		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

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

Lot or Tract No.: LT-2-A	Block: 3	Unit:
Subdivision/Addition: Sandia Research Park	MRGCD Map No.:	UPC Code: 1011055101352320659
Zone Atlas Page(s): M-21-Z	Existing Zoning: NR-BP (Formerly SU-1)	Proposed Zoning: NR-BP
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 2.0181 AC

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1300 Britt Street SE	Between: Gibson Boulevard SE	and: Research Road SE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1001153, 2009C119, Z-95-69, AA SI-2023-00843

Signature: David Aube	<small>Digitally signed by David Aube DN: cn=US, e=daveaube@gmail.com, cn=David Aube date=2023.10.17 11:20:19-0500</small>	Date: 10-17-23
Printed Name: David Aube		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) 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

A Single PDF file of the complete application including all 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. 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

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Could not be found
by COA Planning Dept
during Information Request

Refer to the Site Plan Checklist for information need on the proposed Site Plan

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

_ ACCELERATED EXPIRATION OF SITE PLAN

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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

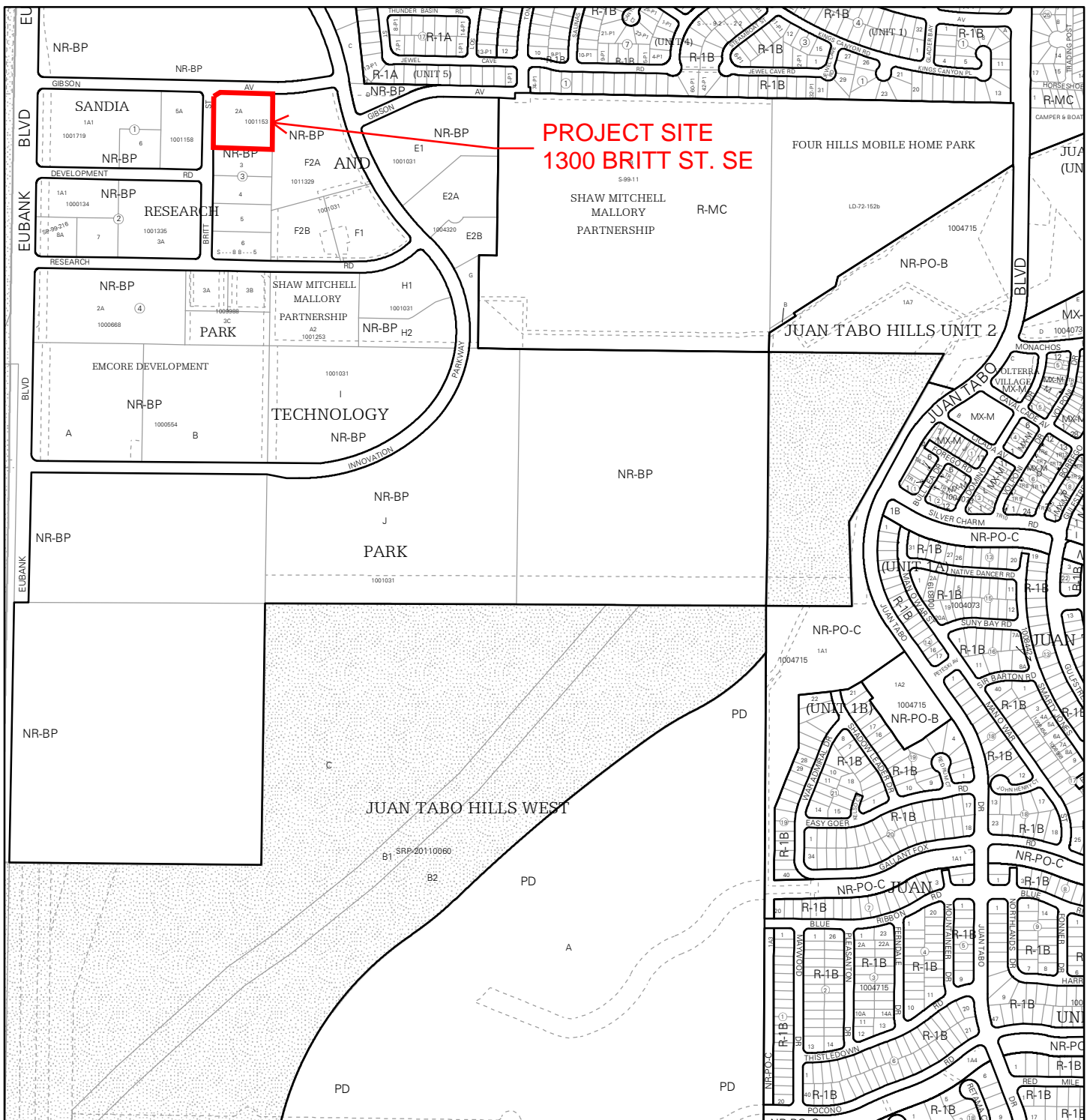
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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

_ ALTERNATIVE LANDSCAPING PLAN

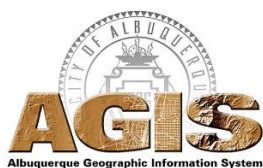
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

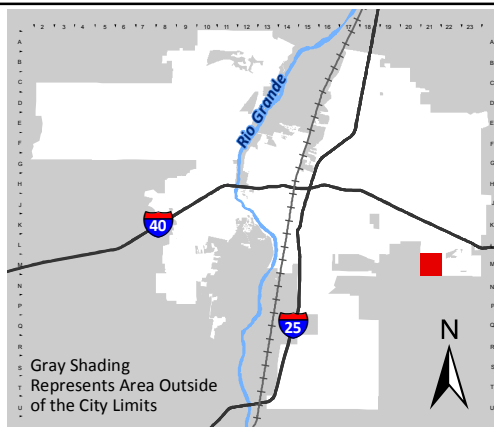


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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: M-21-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

0 250 500 1,000 Feet



April 28, 2023

City of Albuquerque Planning Department

To Whom it May Concern:

Please accept the following authorization letter for the Architect SCOUT design to act as the agent for the purpose of processing the Site Plan Administrative Amendment at 1300 Britt Street, Albuquerque, NM 87123.

If you have any questions, please feel free to contact me at (916) 379 – 3814.

Thank you,

A handwritten signature in black ink, appearing to read "Walker Durant", with a long, sweeping horizontal line extending to the right.

Walker A. Durant
Asset Manager, Pac West Diversified, LP



October 12, 2023

Attention: Planning Department

Re: LOT 2-A, BLOCK 3, SANDIA RESEARCH PARK
East side of Britt Street SE, between Gibson Blvd, SE and Research Blvd SE.
Street Address is 1300 Britt Street SE
Request for Administrative Amendment to Site Plan EPC (prior to IDO)

Dear Planning Department:

We are writing on behalf of our client, BlueHalo, to request approval of an Administrative Amendment to an existing Site Development Plan for Building Permit that was approved by EPC and DRB in 2009, and more recently amended in June of 2023. The current lot is described as LOT 2-A, BLOCK 3, SANDIA RESEARCH PARK. The prior plan contained a phased development and at this time all phases have been completed.

The zoning designation for this property was SU-1 for Industrial Uses, and was converted to NR-BP (Non-Residential for Business Park) when the Integrated Development Ordinance took effect. This zoning is not affected by the Application.

Justifications for this Application are as follows to comply with applicable sections of the IDO (14-16-6-4-Y and 6-4-Z). The following is organized to coincide with the items identified in the IDO under section 6-4(Y)(2)(a) for easy reference.

1. The purpose of this project is to add a vertical liquid nitrogen tank to supplement the processes within the facility. Per 6-4(Y)(2)(a)1, this need was neither identified in 2009 when the prior site plan was approved by EPC and DRB, nor when the recent Administrative Amendment to the Site Plan was processed in June of 2023.
2. The proposed site plan amendments do not increase or decrease any dimensional standards as identified in Table 6-4-4 beyond allowable thresholds. Changes in landscaping requirements, and landscaping to parking ratios are all identified on the Administrative Amendment to the Site Plan. Changes neither reduce any required landscaping or parking below requirements, nor increase building areas above the 10% increase listed in Table 6-4-4.
3. Open space is not changed by the proposed modifications to the site plan.
4. The addition does reduce the distance between the building and the southern lot line, but does not encroach into any required setback. Side yard Setbacks per Table 2-5-3 are 10ft for the NR-BP zone. The proposed addition will still maintain a 71' side yard setback.
5. No residential dwelling units are included in this development.
6. Building Design Standards are not adjusted by this project. The small addition is designed to blend in with the current building architecture.
7. Landscaping area is slightly reduced by this project. The tabulated values for required and provided landscaping are provided on the Administrative Amendment to the Site Plan. This project does not reduce the landscaping provided below required minimums.
8. Parking layouts and counts will be not changed by this project so traffic patterns or volumes of traffic effected.
9. No changes are required to the public infrastructure for this project.
10. This minor addition does not change conditions that were imposed by the EPC or DRB during the approval process. The Official Notice of Decision is included for easy reference.



11. The site is not contained within an Overlay Zone as regulated by Par 14-16-3. No Overlay Protection Zones was identified for the project site on the IDO Interactive Maps.
12. Land use related to the proposed addition were specifically approved as part of the Site Plan EPC. This project simply expands the square footage related to the Manufacturing within the building.
13. Nonconformities have not been identified on the site. This project does not propose to create any nonconformities per Section 16-14-6-8.

The following is organized to coincide with the items identified in the IDO under section 6-4(Z)(1) for easy reference.

1. The site development plan as amended still maintains all requirements that were in place in 2009 when the Site Plan EPC was approved, as well as the previously amended Site Plan (SI-2023-00843) that was approved in June of 2023.
2. The proposed site plan amendments do not increase or decrease any dimensional standards as identified in Table 6-4-4 beyond allowable thresholds. Changes landscaping requirements, and landscaping to parking ratios are all identified on the Administrative Amendment to the Site Plan. Changes neither reduce any required landscaping or parking below requirements, nor increase building areas above the 10% increase listed in Table 6-4-4.
3. No changes are required to the public infrastructure for this project.
4. No deviations, variances, or waivers are requested with this minor amendment.

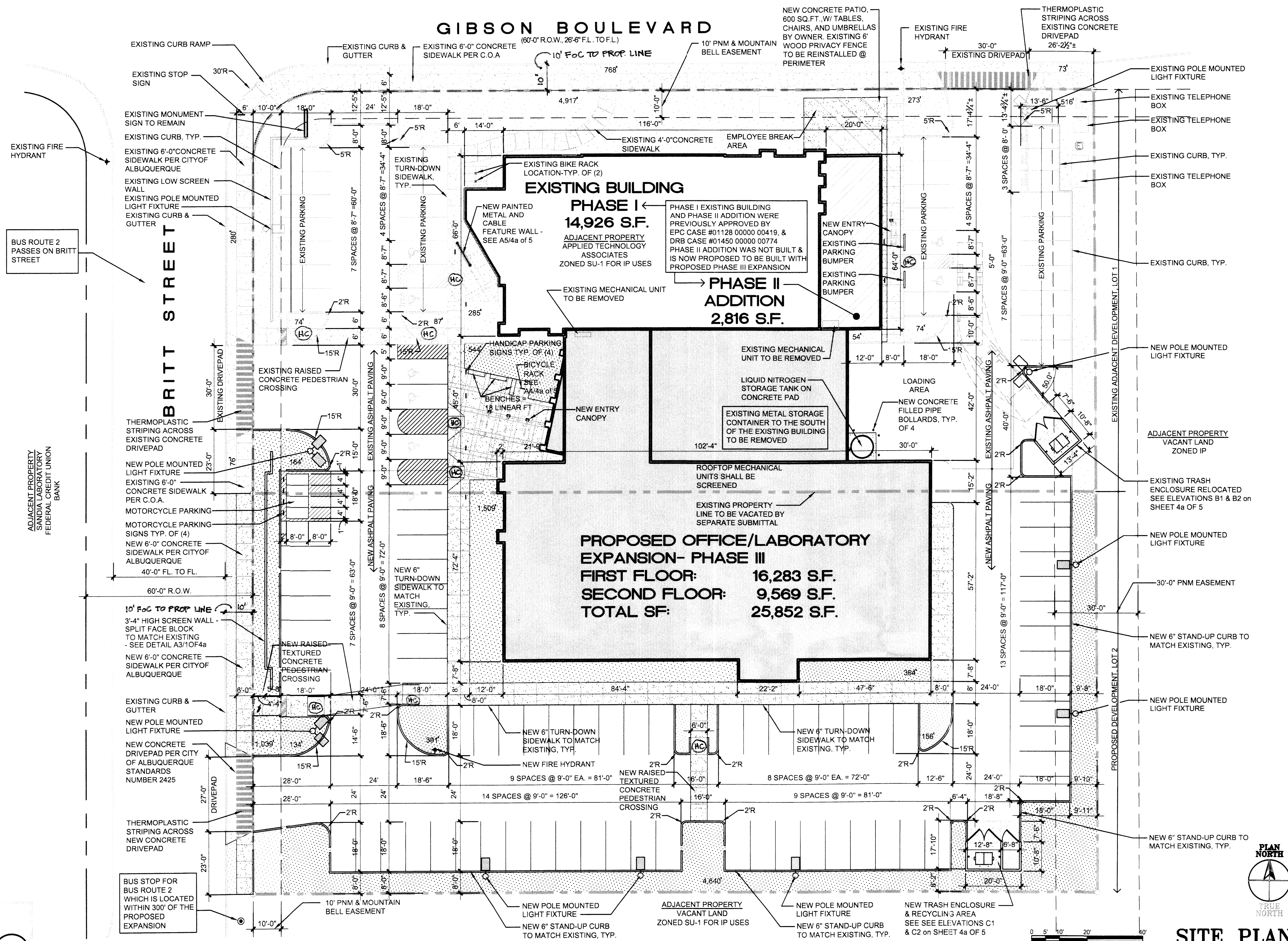
Thank you for your consideration. We look forward to hearing from you.

Please do not hesitate to contact me at 505-414-6212 if you have any questions or require additional information.

Sincerely,

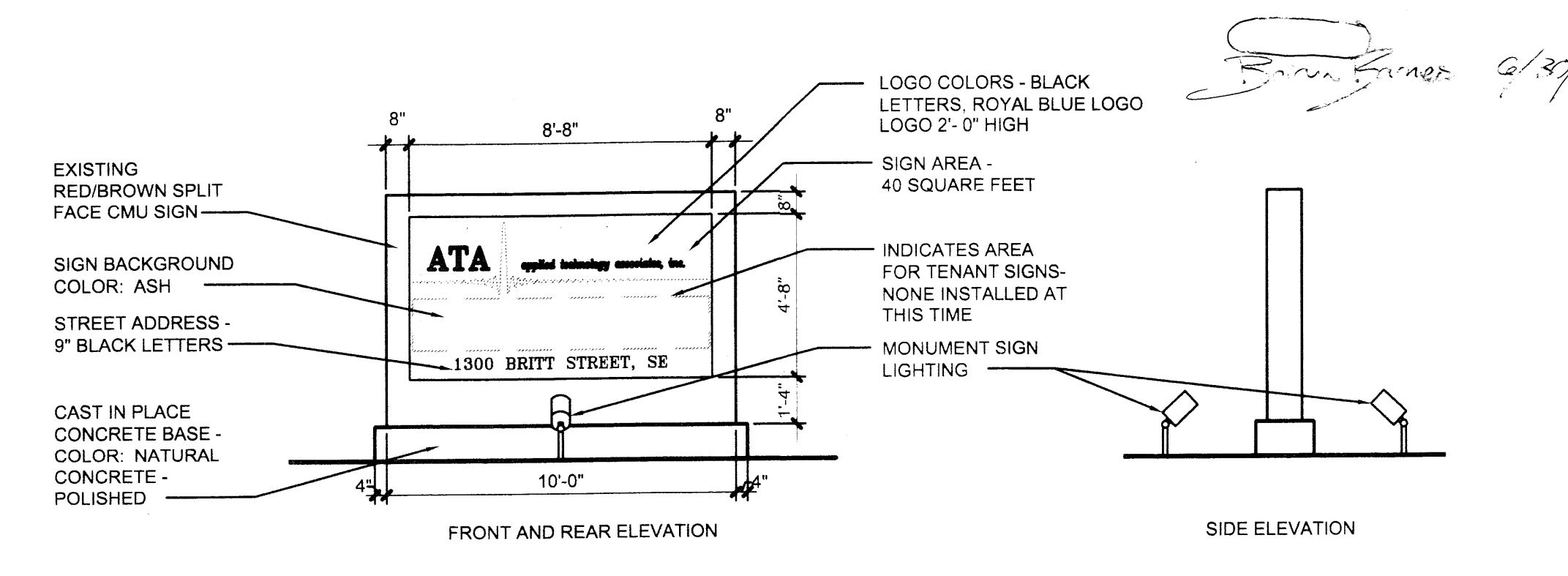
David Aube

cc: C:\Users\daube\Desktop\Coalescence\1300 Britt\Justification Letter 10-12-23.doc



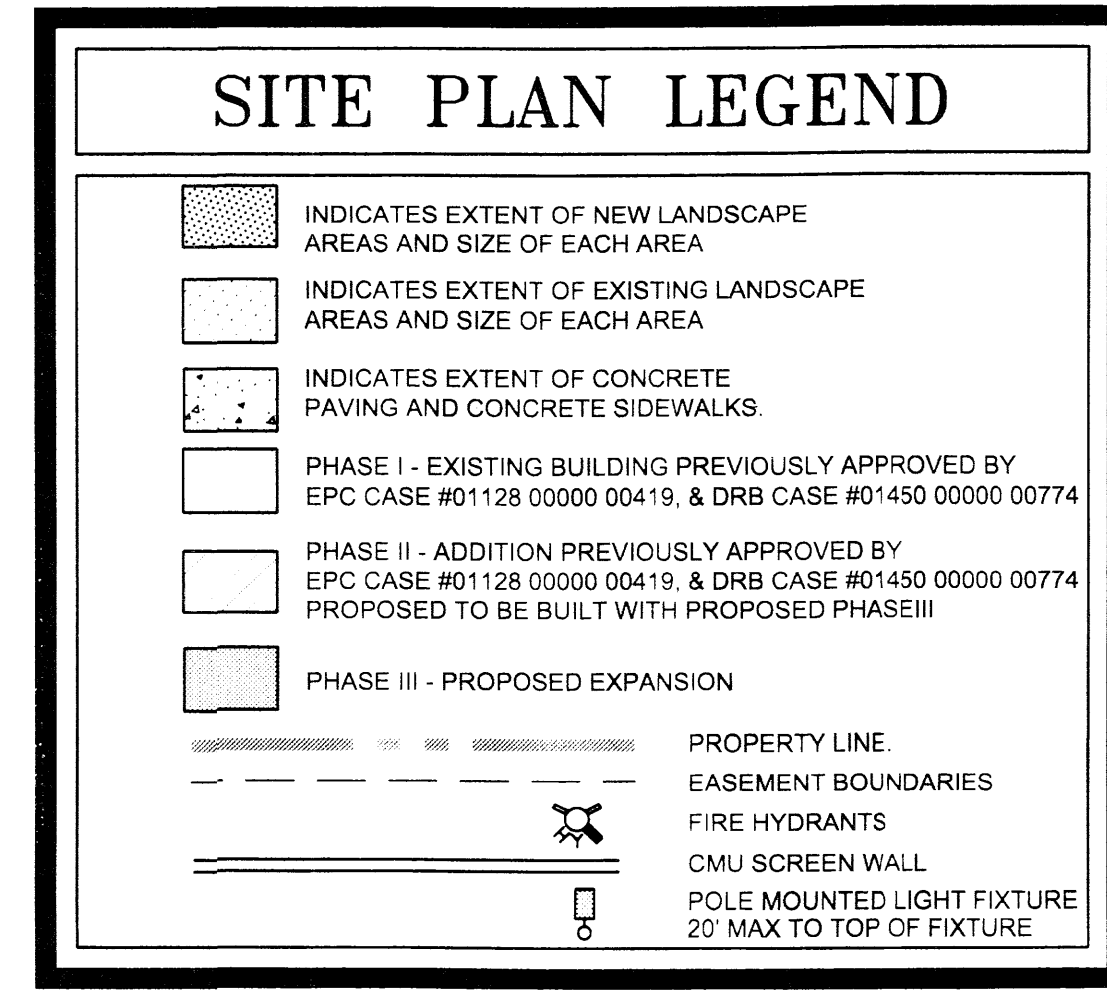
BUILDING CRITERIA			
PROJECT			
APPLIED TECHNOLOGY ASSOCIATES, INC RESEARCH & PRODUCTION FACILITY EXPANSION 1300 BRITT SE ALBUQUERQUE, NEW MEXICO			
OWNER			
TLR INVESTORS, LLC 1300 BRITT SE ALBUQUERQUE, NEW MEXICO			
ARCHITECT			
CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BOULEVARD, N.W. ALBUQUERQUE, NEW MEXICO			
LEGAL DESCRIPTION			
LOT 1 & LOT 2, BLOCK 3, SANDIA RESEARCH PARK			
ZONING ATLAS MAP			
M-21-Z			
ZONING CLASSIFICATION			
SU1 FOR IP USES			
BUILDING TYPE			
OFFICE, RESEARCH, & PRODUCTION EXPANSION			
NUMBER OF FLOORS			
TWO FLOORS			
BUILDING HEIGHT			
ALLOWABLE HEIGHT		2 STORIES, 40 FEET	
ACTUAL HEIGHT		2 STORIES, 37 FEET	
GROSS SQUARE FOOTAGE			
TOTAL GROSS SQUARE FOOTAGE		43,594 GSF	
PHASE I EXISTING BUILDING		14,926 GSF	
PHASE II ADDITION		2,816 GSF	
PHASE III EXPANSION		25,852 GSF	
PARKING			
SPECIFIC USE	PARKING REQUIREMENT	GROSS AREA	NUMBER REQUIRED
PHASE I (EXISTING)			
OFFICE	1 SPACE/200 SF (FIRST FLOOR)	4,630 GSF	23
	1 SPACE/300 SF (SECOND FLOOR)	7,296 GSF	24
MANUFACTURING	1 SPACE /1000 SF	3,000 GSF	3
PHASE II ADDITION			
OFFICE	1 SPACE/300 SF (SECOND FLOOR)	1,408 GSF	5
MANUFACTURING	1 SPACE /1000 SF	1,408 GSF	1
PHASE III EXPANSION			
OFFICE	1 SPACE/200 SF (FIRST FLOOR)	1,627 GSF	8
	1 SPACE/300 SF (SECOND FLOOR)	9,569 GSF	32
MANUFACTURING	1 SPACE /1000 SF	11,332 GSF	11
WAREHOUSE	1 SPACE /2000 SF	3,324 GSF	2
TOTAL REQUIRED = 109 LESS 10% REDUCTION FOR BUS ROUTE			98
TOTAL PROVIDED			101
SPECIFIC USE	PARKING REQUIREMENT	NUMBER REQUIRED	NUMBER PROVIDED
HANDICAP SPACES	PER TABLE	4	8
MOTORCYCLE SPACES	PER TABLE	3	4
BICYCLE SPACES	1 SPACE/20 PARKING SPACES	5	8
SITE LIGHTING			
NEW SITE AREA LIGHTS SHALL BE POLE MOUNTED AND LIGHT PARKING AREAS WITHOUT SHINING ON TO ADJACENT SITES. PARKING LIGHTS - 20'-0" ABOVE PARKING LOT. SEE DETAIL B314a of 5			
TOTAL LOT AREA			
44.033 SQUARE FEET, 1.01 ACRE (2.018 ACRES TOTAL INCLUDING EXISTING ADJACENT LOT)			
NET LOT AREA			
27,750 SQUARE FEET (63,902 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)			
TOTAL PARKING & PAVED AREA			
24,402 SQUARE FEET (38,613 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)			
TOTAL LANDSCAPE AREA REQUIRED			
4,162 SQUARE FEET (9,585 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)			
TOTAL LANDSCAPE AREA PROVIDED			
9,187 SQUARE FEET (17,591 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)			
LANDSCAPE TO PARKING AREA RATIO			
1 TO 2.46 (1 TO 2.2 INCLUDING EXISTING ADJACENT LOT)			

B1 SCALE: 1" = 20'-0"

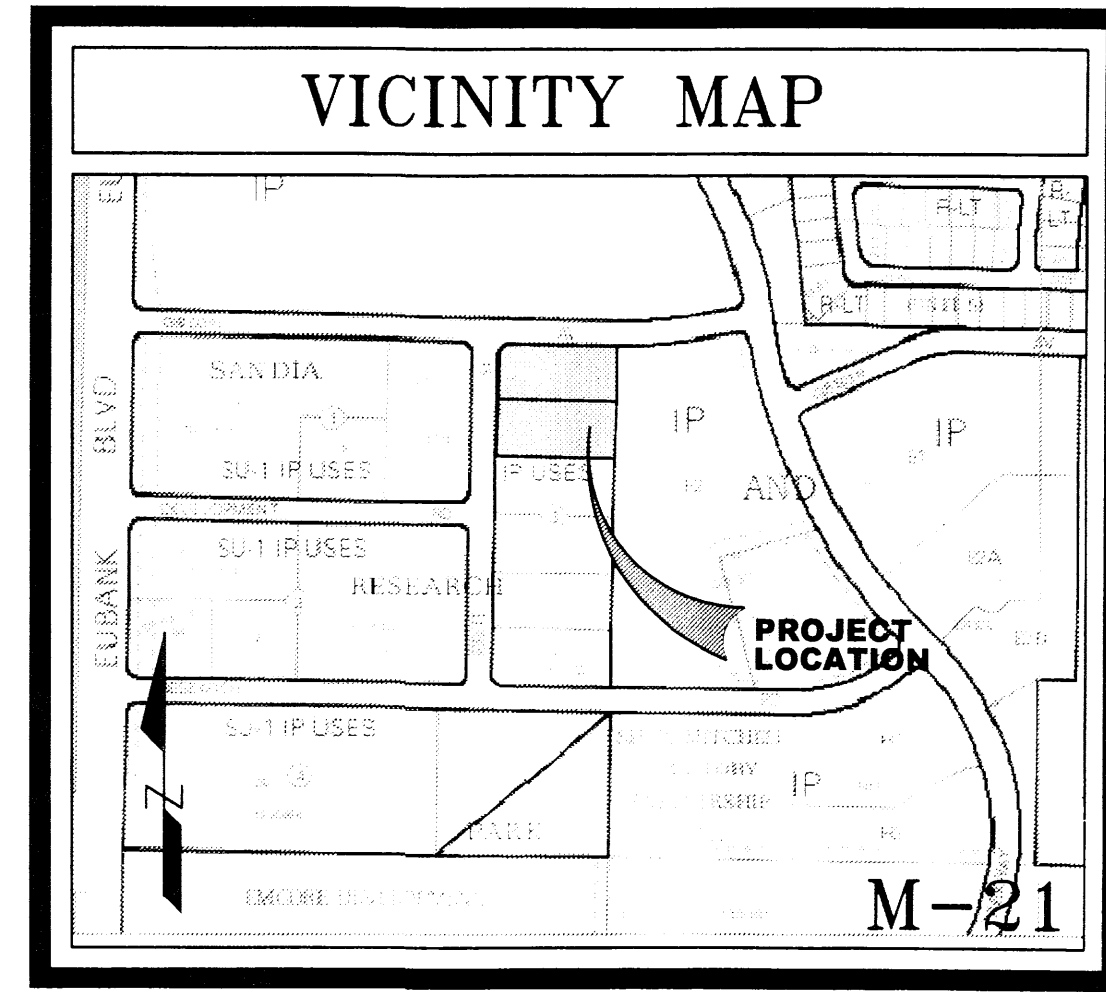


EXISTING MONUMENT SIGN DETAIL

SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"

SIGNATURE BLOCK			
PROJECT NUMBER: 1001153			
APPLICATION CASE NUMBER:			
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS			
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:			
<i>[Signature]</i>	07/08/09	DATE	
<i>[Signature]</i>	07/08/09	DATE	
<i>[Signature]</i>	7/8/09	DATE	
<i>[Signature]</i>	7/8/09	DATE	
<i>[Signature]</i>	6/30/09	DATE	
<i>[Signature]</i>	07/13/09	DATE	
DRB CHAIRPERSON, PLANNING DEPARTMENT			

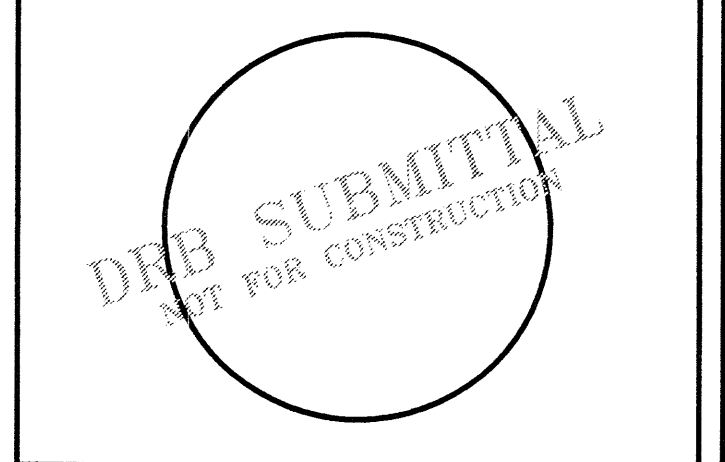
CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Ambysis P.C., D.B.A. Claudio Vigil Architects, as instruments of service shall remain the property of Ambysis P.C., Claudio Vigil Architects, P.C. Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto.

CONSULTANTS

PROFESSIONAL SEAL



ATA

applied technology associates, inc.

RESEARCH & PRODUCTION FACILITY EXPANSION

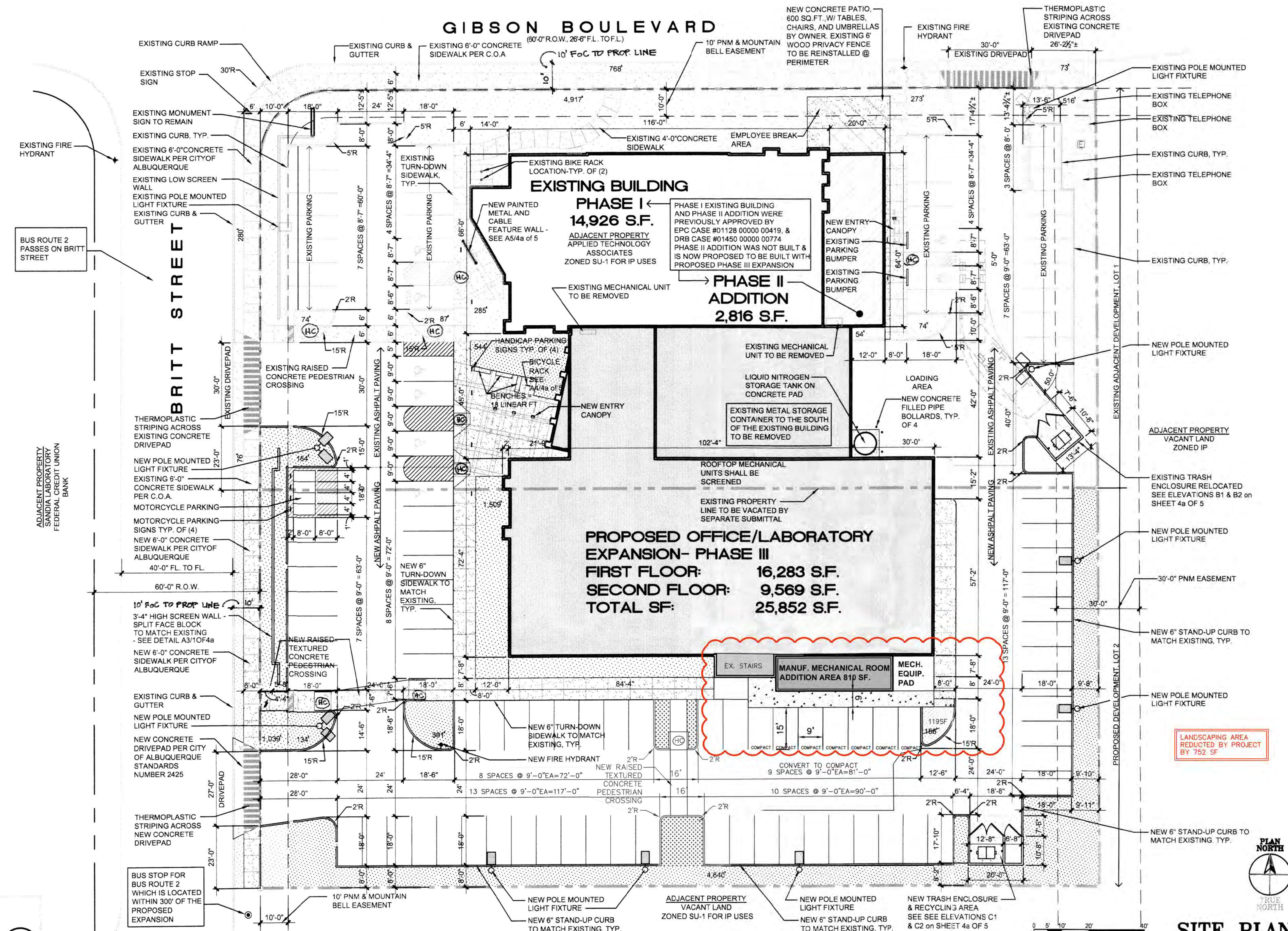
1300 BRITT, SE
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

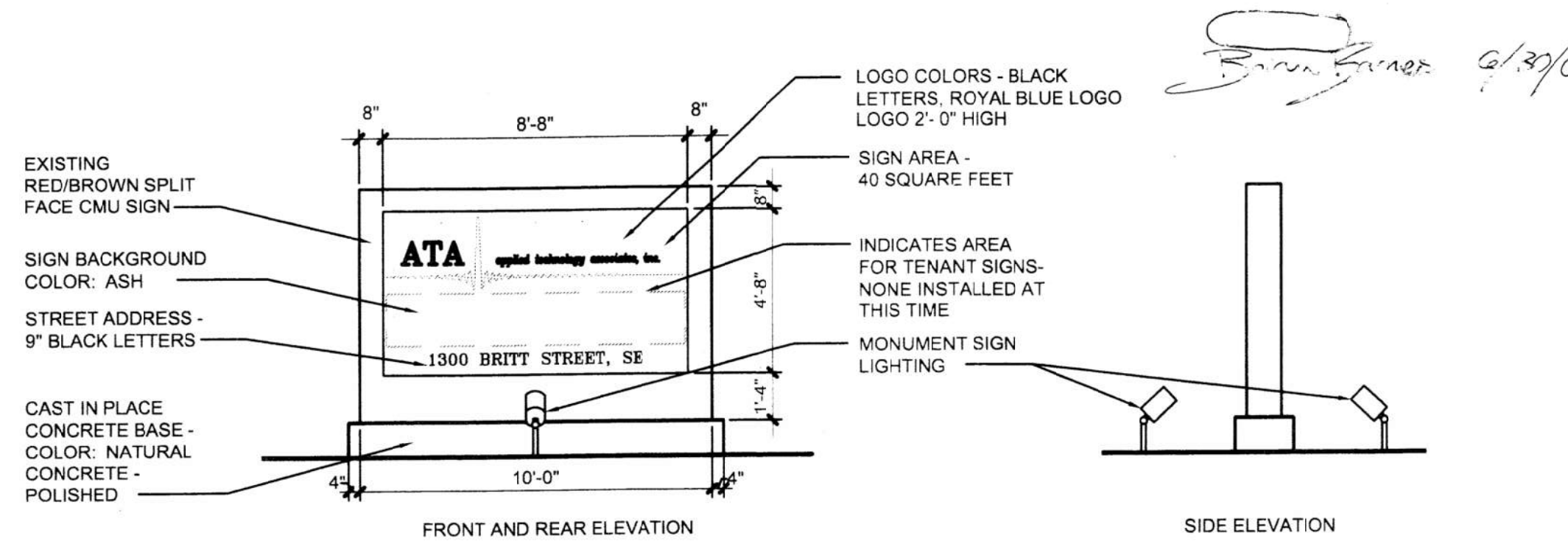
PROJECT NUMBER:	08295
DRAWING FILE:	ata-10F5-sp
DRAWN BY:	ea
CHECK BY:	cbv
COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS 2007
DATE:	JUNE 30, 2009

PROPOSED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

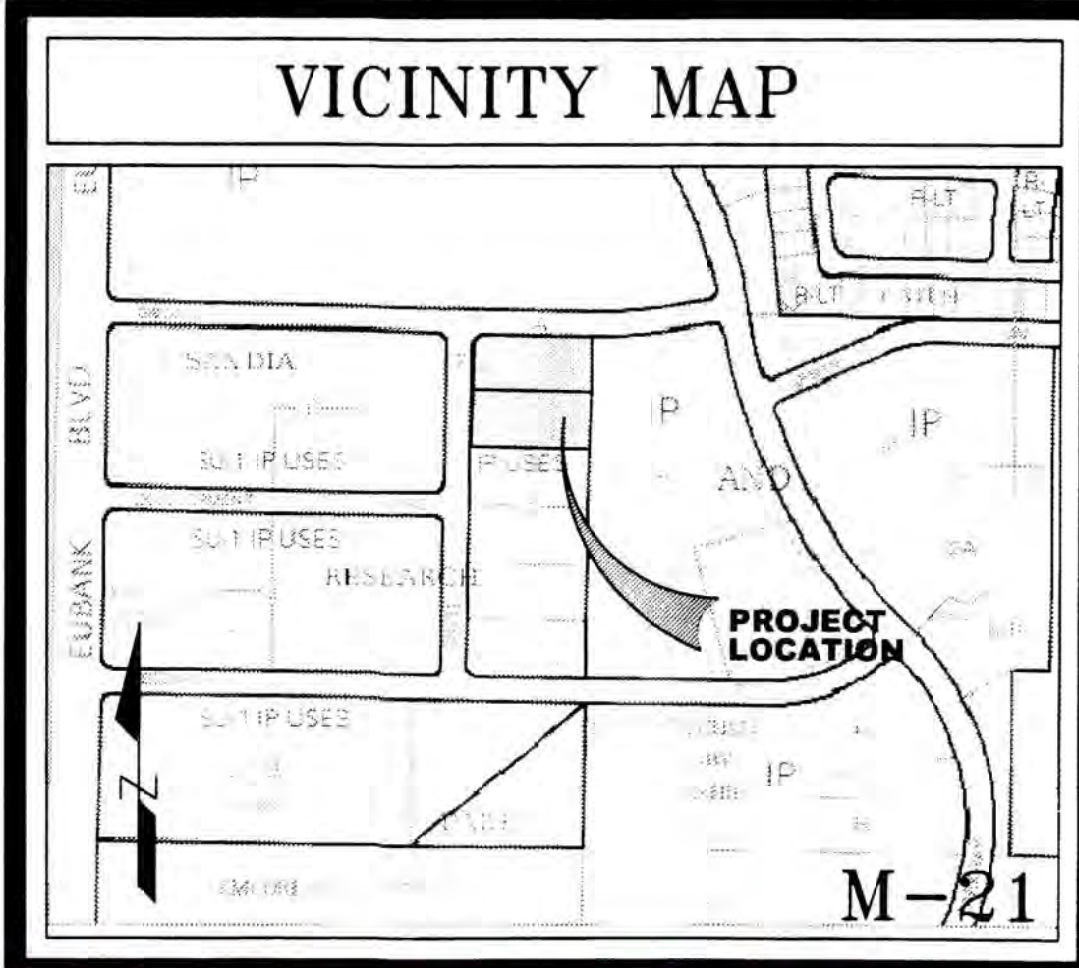
SHEET NUMBER
1 OF 5



B1 SCALE: 1" = 20'-0"



A1 SCALE: 1/4" = 1'-0"



BUILDING CRITERIA			
PROJECT			
APPLIED TECHNOLOGY ASSOCIATES, INC RESEARCH & PRODUCTION FACILITY EXPANSION 1300 BRITT SE ALBUQUERQUE, NEW MEXICO			
OWNER			
TLR INVESTORS, LLC 1300 BRITT SE ALBUQUERQUE, NEW MEXICO			
ARCHITECT			
CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BOULEVARD, N.W. ALBUQUERQUE, NEW MEXICO			
LEGAL DESCRIPTION			
LOT 1 & LOT 2, BLOCK 3, SANDIA RESEARCH PARK			
ZONING ATLAS MAP			
M-21-Z			
ZONING CLASSIFICATION			
SU1 FOR IP USES			
BUILDING TYPE			
OFFICE, RESEARCH, & PRODUCTION EXPANSION			
NUMBER OF FLOORS			
TWO FLOORS			
BUILDING HEIGHT			
ALLOWABLE HEIGHT	2 STORIES, 40 FEET		
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GROSS SQUARE FOOTAGE			
TOTAL GROSS SQUARE FOOTAGE	43,594 GSF		
PHASE I EXISTING BUILDING	14,926 GSF		
PHASE II ADDITION	2,816 GSF		
PHASE III EXPANSION INCLUDING MECH ROOM ADDITION	26,662 GSF		
PARKING			
SPECIFIC USE	PARKING REQUIREMENT	GROSS AREA	NUMBER REQUIRED
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OFFICE	1 SPACE/200 SF (FIRST FLOOR)	4,630 GSF	23
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WAREHOUSE	1 SPACE /2000 SF	4,424 GSF	2
TOTAL REQUIRED = 109 LESS 10% REDUCTION FOR BUS ROUTE			98
TOTAL PROVIDED			101
SPECIFIC USE	PARKING REQUIREMENT	NUMBER REQUIRED	NUMBER PROVIDED
HANDICAP SPACES	PER TABLE	4	8
MOTORCYCLE SPACES	PER TABLE	3	4
BICYCLE SPACES	1 SPACE/20 PARKING SPACES	5	8
SITE LIGHTING			
NEW SITE AREA LIGHTS SHALL BE POLE MOUNTED AND LIGHT PARKING AREAS WITHOUT SHINING ON TO ADJACENT SITES. PARKING LIGHTS - 20'-0" ABOVE PARKING LOT. SEE DETAIL B3/4a OF 5			
TOTAL LOT AREA			
44,033 SQUARE FEET, 1.01 ACRE (2.018 ACRES) TOTAL INCLUDING EXISTING ADJACENT LOT			
NET LOT AREA			
26,940 SQUARE FEET (63,092 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)			
TOTAL PARKING & PAVED AREA			
24,213 SQUARE FEET (38,424 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)			
TOTAL LANDSCAPE AREA REQUIRED			
4011 SQUARE FEET (9,434 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)			
TOTAL LANDSCAPE AREA PROVIDED			
8,435 SQUARE FEET (16,839 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)			
LANDSCAPE TO PARKING AREA RATIO			
1 TO 2.87 (1 TO 2.28 63,092 INCLUDING EXISTING ADJACENT LOT)			

SIGNATURE BLOCK	
PROJECT NUMBER: 1001153	
APPLICATION CASE NUMBER:	
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
 TRAFFIC ENGINEERING TRANSPORTATION DIVISION DATE: 07/08/09	
 WATER UTILITY DEVELOPMENT DATE: 07/08/09	
 PARKS & RECREATION DEPARTMENT DATE: 7/8/09	
 CITY ENGINEER ENGINEERING DIVISION / AMAFCA DATE: 7/8/09	
 ENVIRONMENTAL HEALTH DEPARTMENT (conditional) DATE: 6/30/09	
 SOLID WASTE MANAGEMENT DATE: 07/13/09	
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE:	

CONSULTANTS

PROFESSIONAL SEAL

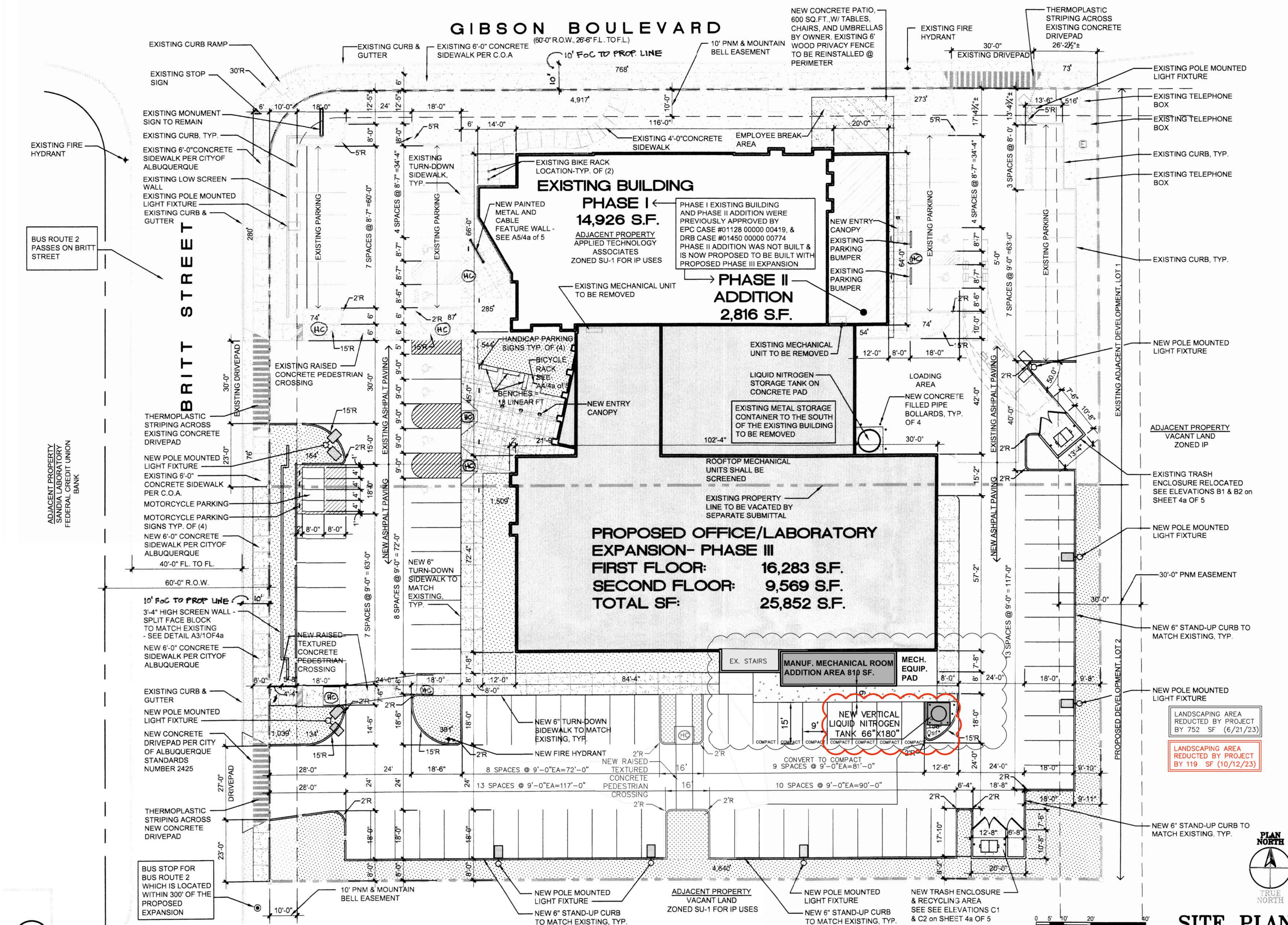
ATA applied technology associates, inc.
RESEARCH & PRODUCTION FACILITY EXPANSION
1300 BRITT, SE
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 08295
DRAWING FILE: ata-10F5-sp-09
DRAWN BY:
CHECK BY:
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DATE: JUNE 30, 2009

PROPOSED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

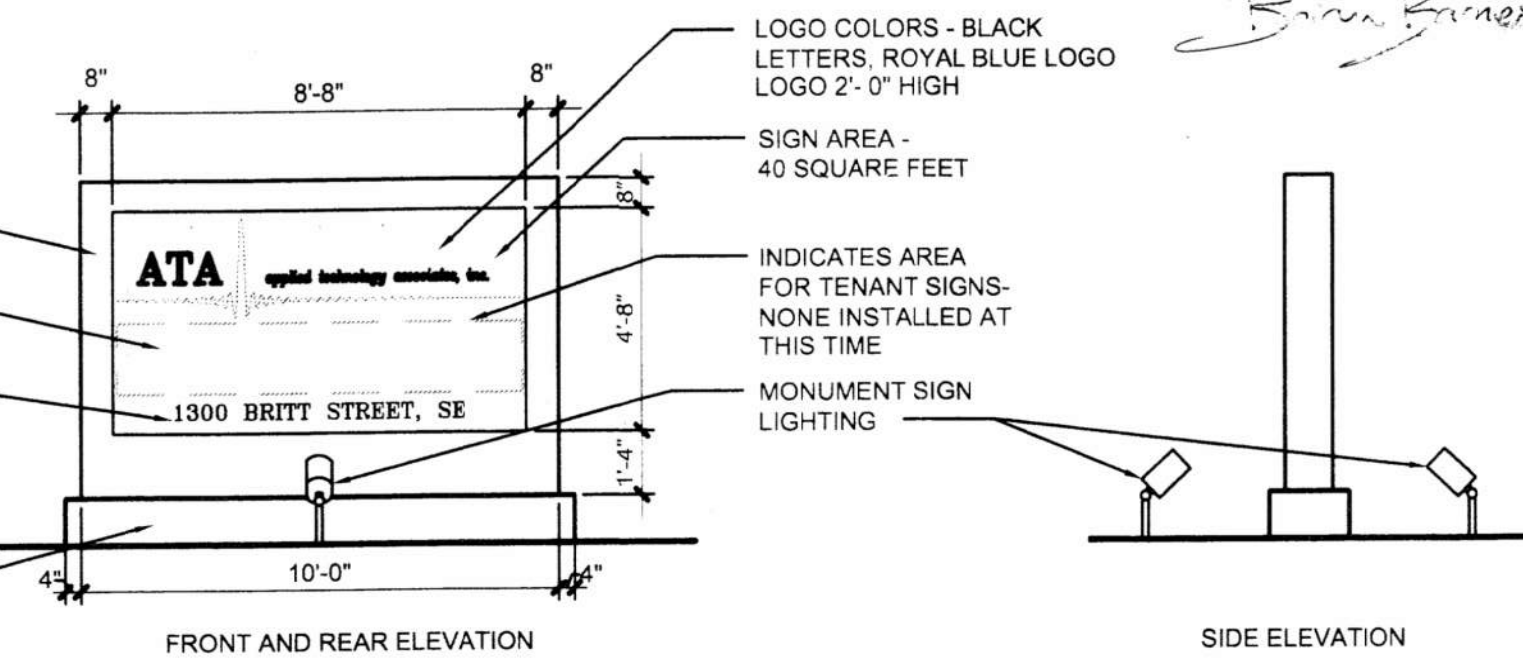
SHEET NUMBER
1 OF 5



B1 SCALE: 1" = 20'-0"

A1 SCALE: 1/4" = 1'-0"

EXISTING MONUMENT SIGN DETAIL

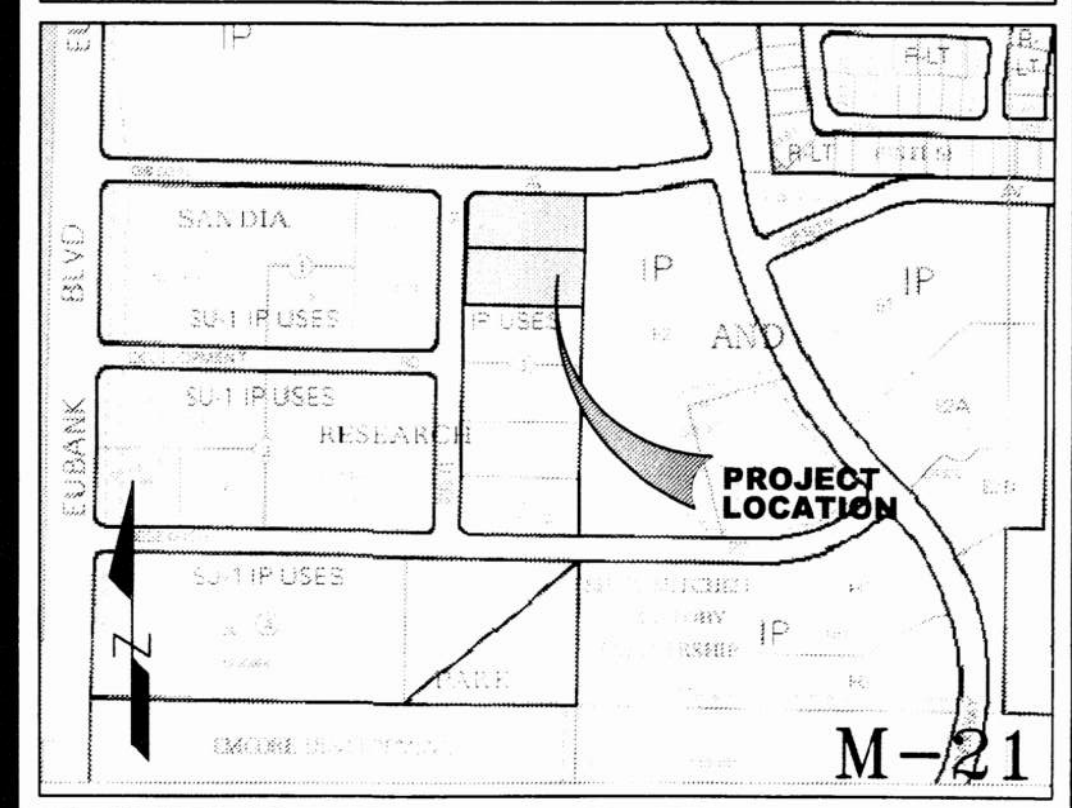


HC = HANDICAP ACCESSIBLE RAMP 1:12 SLOPE, MAX. PER C.O.A. STANDARD DETAILS

SITE PLAN LEGEND

- INDICATES EXTENT OF NEW LANDSCAPE AREAS AND SIZE OF EACH AREA
- INDICATES EXTENT OF EXISTING LANDSCAPE AREAS AND SIZE OF EACH AREA
- INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS
- PHASE I - EXISTING BUILDING PREVIOUSLY APPROVED BY EPC CASE #01128 00000 00419, & DRB CASE #01450 00000 00774
- PHASE II - ADDITION PREVIOUSLY APPROVED BY EPC CASE #01128 00000 00419, & DRB CASE #01450 00000 00774 PROPOSED TO BE BUILT WITH PROPOSED PHASE III
- PHASE III - PROPOSED EXPANSION
- PROPERTY LINE
- EASEMENT BOUNDARIES
- FIRE HYDRANTS
- CMU SCREEN WALL
- POLE MOUNTED LIGHT FIXTURE 20' MAX TO TOP OF FIXTURE

VICINITY MAP



SITE PLAN

NOTE: THE PREVIOUS SITE DEVELOPMENT PLAN FOR 1300 BRITT STREET SE (PROJECT #1001153, 01128 00000 00419) IS NO LONGER VALID

BUILDING CRITERIA	
PROJECT	
APPLIED TECHNOLOGY ASSOCIATES, INC RESEARCH & PRODUCTION FACILITY EXPANSION 1300 BRITT SE ALBUQUERQUE, NEW MEXICO	
OWNER	
TLR INVESTORS, LLC 1300 BRITT SE ALBUQUERQUE, NEW MEXICO	
ARCHITECT	
CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BOULEVARD, N.W. ALBUQUERQUE, NEW MEXICO	
LEGAL DESCRIPTION	
LOT 1 & LOT 2, BLOCK 3, SANDIA RESEARCH PARK	
ZONING ATLAS MAP	
M-21-Z	
ZONING CLASSIFICATION	
SU1 FOR IP USES	
BUILDING TYPE	
OFFICE, RESEARCH, & PRODUCTION EXPANSION	
NUMBER OF FLOORS	
TWO FLOORS	
BUILDING HEIGHT	
ALLOWABLE HEIGHT	2 STORIES, 40 FEET
ACTUAL HEIGHT	2 STORIES, 37 FEET
GROSS SQUARE FOOTAGE	
TOTAL GROSS SQUARE FOOTAGE	43,594 GSF
PHASE I EXISTING BUILDING	14,926 GSF
PHASE II ADDITION	2,816 GSF
PHASE III EXPANSION INCLUDING MECH ROOM ADDITION	26,662 GSF

PARKING			
SPECIFIC USE	PARKING REQUIREMENT	GROSS AREA	NUMBER REQUIRED
PHASE I (EXISTING)			
OFFICE	1 SPACE/200 SF (FIRST FLOOR)	4,630 GSF	23
	1 SPACE/300 SF (SECOND FLOOR)	7,296 GSF	24
MANUFACTURING	1 SPACE /1000 SF	3,000 GSF	3
PHASE II ADDITION			
OFFICE	1 SPACE/300 SF (SECOND FLOOR)	1,408 GSF	5
MANUFACTURING	1 SPACE /1000 SF	1,408 GSF	1
PHASE III EXPANSION			
OFFICE	1 SPACE/200 SF (FIRST FLOOR)	1,627 GSF	8
	1 SPACE/300 SF (SECOND FLOOR)	9,569 GSF	32
MANUFACTURING	1 SPACE /1000 SF	14,332 GSF	11
WAREHOUSE	1 SPACE /2000 SF	4,424 GSF	2
TOTAL REQUIRED = 109 LESS 10% REDUCTION FOR BUS ROUTE			98
TOTAL PROVIDED			101

SPECIFIC USE	PARKING REQUIREMENT	NUMBER REQUIRED	NUMBER PROVIDED
HANDICAP SPACES	PER TABLE	4	8
MOTORCYCLE SPACES	PER TABLE	3	4
BICYCLE SPACES	1 SPACE/20 PARKING SPACES	5	8

SITE LIGHTING
NEW SITE AREA LIGHTS SHALL BE POLE MOUNTED AND LIGHT PARKING AREAS WITHOUT SHINING ON TO ADJACENT SITES. PARKING LIGHTS - 20'-0" ABOVE PARKING LOT. SEE DETAIL B3/4a of 5

TOTAL LOT AREA
44,033 SQUARE FEET, 1.01 ACRE (2.018 ACRES TOTAL INCLUDING EXISTING ADJACENT LOT)

NET LOT AREA
26,940 SQUARE FEET (63,092 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)

TOTAL PARKING & PAVED AREA
24,213 SQUARE FEET (38,424 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)

TOTAL LANDSCAPE AREA REQUIRED
4011 SQUARE FEET (9,434 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)

TOTAL LANDSCAPE AREA PROVIDED
8,316 SQUARE FEET (16,720 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)

LANDSCAPE TO PARKING AREA RATIO
1 TO 2.91 (1 TO 2.30 INCLUDING EXISTING ADJACENT LOT)

SIGNATURE BLOCK

PROJECT NUMBER: 1001153
APPLICATION CASE NUMBER:
IS AN INFRASTRUCTURE LIST REQUIRED? (YES) (NO, IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS)
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:
[Signatures and Dates for various departments: Engineering, Planning, etc.]

FILE #: 21-2023-03843 PROJECT #: 21-2023-00803
APPROVED BY: [Signature] DATE: 6/21/2023

CONSULTANTS

PROFESSIONAL SEAL

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