



#### **DEVELOPMENT REVIEW APPLICATION**

Effective 4/17/19

Please check the appropriate box an	d refer to supp	olem	ental forms for sub	mittal requirements. All fe	es must	be paid at the time of	application.
Administrative Decisions	De	ecisi	ons Requiring a Pul	blic Meeting or Hearing	Policy	Decisions	
☐ Archaeological Certificate (Form P3)		Site orm		g any Variances – EPC		option or Amendment of r Facility Plan <i>(Form Z)</i>	Comprehensive
☐ Historic Certificate of Appropriatenes (Form L)	ss – Minor	Mas	ter Development Pla	n <i>(Form P1)</i>		option or Amendment of nation <i>(Form L)</i>	Historic
☐ Alternative Signage Plan (Form P3)		Hist orm		oropriateness – Major	□ Am	endment of IDO Text (F	form Z)
■ Minor Amendment to Site Plan (Form	n P3) 🗆	Den	nolition Outside of HF	PO (Form L)	□ Anr	exation of Land (Form 2	Z)
☐ WTF Approval (Form W1)		Hist	oric Design Standard	ls and Guidelines <i>(Form L)</i>	□ Am	endment to Zoning Map	– EPC (Form Z)
		Wire orm		ations Facility Waiver	□ Am	endment to Zoning Map	– Council (Form Z)
					Appea	ıls	
					□ Dec	sision by EPC, LC, ZHE	, or City Staff (Form
APPLICATION INFORMATION	Ļ						
Applicant: Leslie Yardman, Vice Preside	ent & Senior Fac	cilities	Mgr		Ph	one: 505-855-0810	
Address: 3900 Vassar NE			-		Em	nail: lyardman@bokf.con	n
City: Albuquerque				State: NM	Zip	: 87109	
Professional/Agent (if any): Aaron Barnh	nart				Ph	one: 720.407.5288	
Address: 9800 Pyramid Ct, Suite 350					Em	nail: aaron.barnhart@wa	llace.design
City: Englewood				State: CO	Zip	: 80112	
Proprietary Interest in Site: N/A				List all owners:	•		
BRIEF DESCRIPTION OF REQUEST							
Addition of a 55.33'L x 30.0'W surrounding drive aisle and e							ling to
SITE INFORMATION (Accuracy of the	e existing lega	l des	scription is crucial!	Attach a separate sheet if	necessa	arv.)	
Lot or Tract No.: Tract C-3-C Replat				Block:	Un		
Subdivision/Addition: Nine Industrial Park				MRGCD Map No.:	UPC Code:		
Zone Atlas Page(s): E-17-Z		Exi	sting Zoning: NR-BP		Pro	oposed Zoning: NR-BP	
# of Existing Lots: 1		# o	f Proposed Lots: 1		To	tal Area of Site (acres):	7.53
LOCATION OF PROPERTY BY STRE	ETS						
Site Address/Street: 6301 Jefferson St N	NE	Bet	tween: N/A		and: N/	4	
CASE HISTORY (List any current or p	prior project a	nd ca	ase number(s) that	may be relevant to your re	quest.)		
1 1. 2	0 1						
Signature:	15				Da	<b>te:</b> 5/9/23	
Printed Name: Aaron Barnhart						Applicant or 🗏 Agent	
FOR OFFICIAL USE ONLY					_		
Case Numbers	Action		Fees	Case Numbers		Action	Fees
Meeting/Hearing Date:					Fe	e Total:	
Staff Signature:				Date:	Pro	oject #	

FORM P3 Page 1 of 3

#### FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

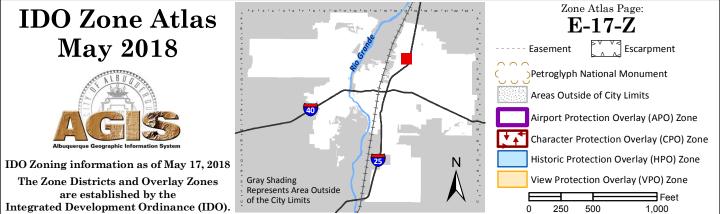
#### \_ ARCHAEOLOGICAL CERTIFICATE

A Single PDF file of the complete application including all documents being submitted must be emailed to <a href="PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> 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. <a href="PDF shall be organized in the number order below">The PDF shall be organized in the number order below</a>.

bropbox of 111. The 1 br shall be organized in the halm	ber order below.
1) Development Review application form complet	ed, signed, and dated
2) Form P3 with all the submittal items checked/n	narked
3) Zone Atlas map with the entire site clearly outl	ined and labeled
4) Letter of authorization from the property owner	er if application is submitted by an agent
5) Archaeological Compliance Form with property	information section completed
6) Only the information above is required unless to application does not qualify for a Certificate of prepared by a qualified archaeologist that adec proposed development must be submitted and criteria in IDO Section 14-16-6-5(A)(3)(b)	No Effect, in which case a treatment plan quately mitigates any archeological impacts of the
_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, o	or DRB
A Single PDF file of the complete application including a to <a href="mailto:PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> prior to making a submittal. Zipp via email, in which case the PDF must be provided to Ci Dropbox or FTP. <a href="mailto:The PDF shall be organized in the num.">The PDF shall be organized in the num.</a>	ed files or those over 9 MB cannot be delivered ty Staff using other online resources such as
1) Development Review application form complet	red, signed, and dated
2) Form P3 with all the submittal items checked/n	narked
3) Zone Atlas map with the entire site clearly outl	ined and labeled
4) Letter of authorization from the property owner	er if application is submitted by an agent
5) Justification letter describing, explaining, and ju Section 14-16-6-4(Y)(2)	ustifying the request per the criteria in IDO
6) The approved Site Plan being amended	Previous NOD(s) do not exist for this property per previous email correspondence
7) Copy of the Official Notice of Decision associate	
8) The proposed Site Plan, with changes circled ar Refer to the Site Plan Checklist for information Minor Amendments be within the thresholds established in IDO	need on the proposed Site Plan

considered a Major Amendment and must be processed through the original decision-making body for the request







Bank of Albuquerque P.O. Box 2300 Tulsa, OK 74102

Bankofalbuquerque.com

May 9, 2023

Re: 6301 Jefferson Street NE Albuquerque, NM 87109 Project

To Whom It May Concern:

We at BOK Financial, authorize Wallace Design Collective, PC, Aaron Barnhart, to submit any and all applications on behalf of BOK Financial, property owner, of 6301 Jefferson Street NE, Albuquerque, NM 87109.

Feel free to let me know if you have any questions regarding this issue.

Sincerely,

**BOK FINANCIAL CORPORATION** 

Leslie Yardman

Leslie Yardman Vice President, Senior Facilities Manager Corporate Real Estate Services

Email: <a href="mailto:lyardman@bokf.com">lyardman@bokf.com</a>
Office: 505-855-0810



May 2, 2023

City of Albuquerque Planning Department Plaza del Sol Building 600 Second NW Albuquerque, NM 87102

RE: BOKF - Albuquerque, NM

Minor Amendment Justification Letter

The following is a letter, justifying the proposed changes to the Bank of Oklahoma Financial (BOKF) site, located at 6301 Jefferson St NE, Albuquerque, NM 87109.

#### **EXISTING SITE CONDITIONS**

The site will remain mostly the same, except for the area of improvements, totaling to ~ 0.25 acres on the south side of the building. In this section, there are currently 562 parking stalls and various generators, utility meters and appurtenances for the building.

#### PROPOSED CHANGES TO SITE

The site listed above will be adding a proposed armored car enclosure and revise paving for associated vehicular movements. This will require the removal of 26 parking stalls (for the turnaround and enclosure) to make room for these proposed improvements. BOKF is looking to provide a secure space for the loading/unloading of armored cars. This enclosure is 3-sided (no structural connections to the building), has a partial roof, will not be climate controlled, and will have existing utilities re-routed around/through to the extent required, within the site. No impacts to the adjacent parcels or public ROW are proposed.

#### **JUSTIFICATIONS PER IDO SECTION 14-16-6-4(Y)(2)**

- 1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.
  - **JUSTIFICATION:** At the time of original development/construction, this property was a Lowes warehouse. It now serves as a bank with different site security needs.
- 2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).
  - **JUSTIFICATION:** This amendment to the site plan does not affect existing gross building area or site setbacks. Furthermore, it does not affect parking in an adverse way, per the parking counts discussed in the proposed changes to site above.
- 3. The amendment does not decrease the total amount of open space in the development and



does not reduce the size of any open space abutting a lot containing a residential use.

**JUSTIFICATION:** This does not apply to our site. It is located in a business/industrial park and is surrounded by adjacent commercial/industrial parcels. Our improvements are limited to our site.

- 4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.
  - **JUSTIFICATION:** This does not apply to this site. There are no adjacent residential parcels/uses.
- 5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.
  - **JUSTIFICATION:** This does not apply to this site, since it falls within a business/industrial park.
- 6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.
  - **JUSTIFICATION:** This development falls on the south side of the building, and is not near a street frontage (Jefferson St NE). Furthermore, there appears to be a similar building addition to the south on the US Army Corps of Engineers property (Lots C3D1, C3D2).
- 7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.
  - **JUSTIFICATION:** No landscaping is reduced, no screening/buffering is reduced, and the site is not adjacent to any residential uses.
- 8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.
  - **JUSTIFICATION:** There is no anticipated increase to traffic based on this improvement, since these improvements are related to improving circulation of armored vehicles within the site.
- 9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.
  - **JUSTIFICATION:** No major public infrastructure improvements are anticipated as part of this minor amendment. It is strictly related to onsite improvements for circulation of armored trucks onsite.
- 10. The amendment does not change a specific condition attached by a decision-making body



listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

**JUSTIFICATION:** There is no previous restriction or specific conditions provided on the previous approved modifications to the building in 2019 and 2020.

11. The amendment does not affect a property in an Overlay zone as regulated pursuant to Part 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

**JUSTIFICATION:** The site and its neighboring parcels do not fall within an overlay zone, per the IDO Zone Atlas Page E-17-Z, provided as part of the submission.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

JUSTIFICATION: The amendment does not change the land use or zoning.

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

**JUSTIFICATION:** The site does not propose a non-conformity per the aforementioned section. The proposed enclosure will fall behind the minimum side setback of 10'.

Should you have any additional questions or require additional information please let me know.

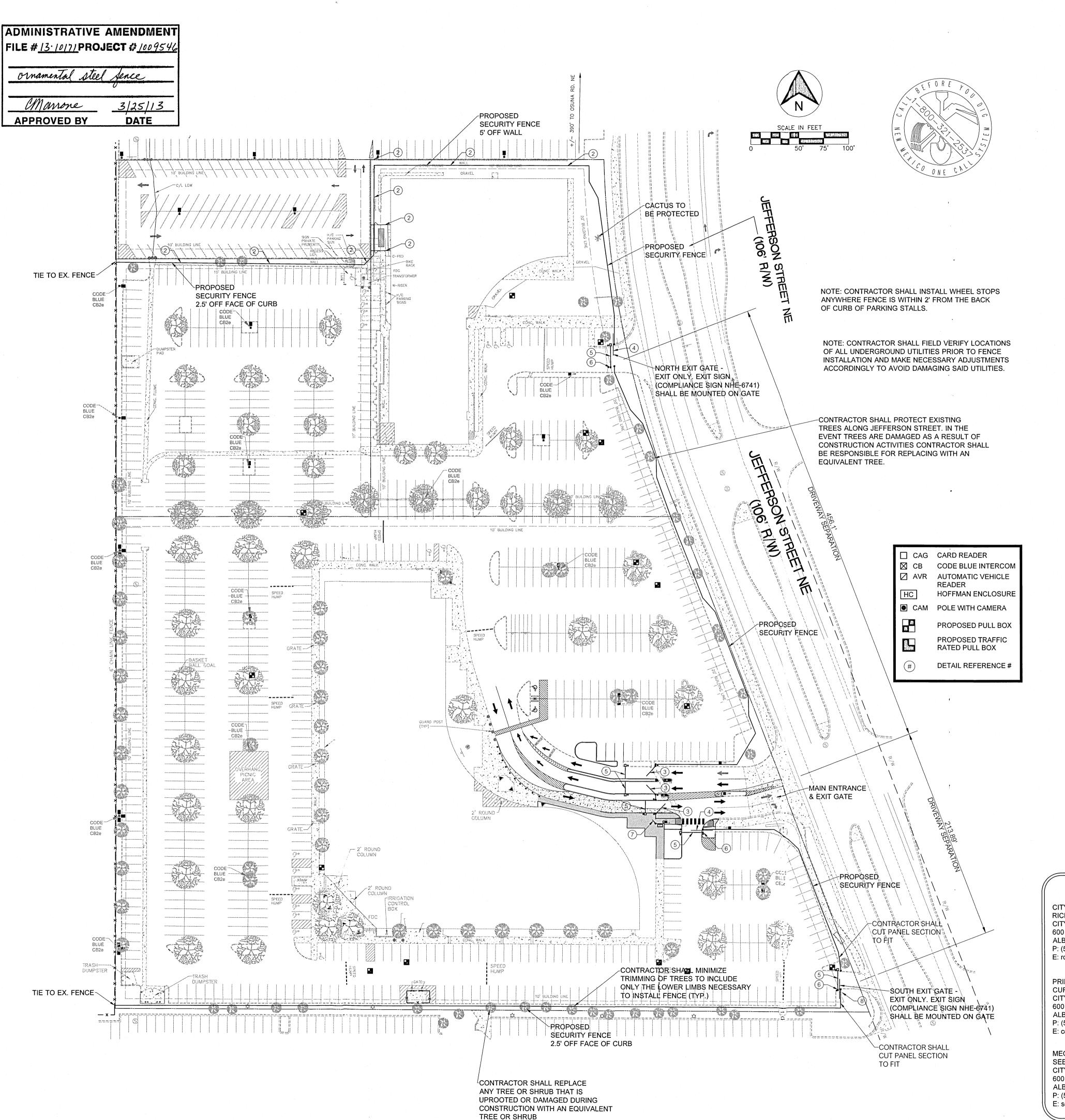
Sincerely,

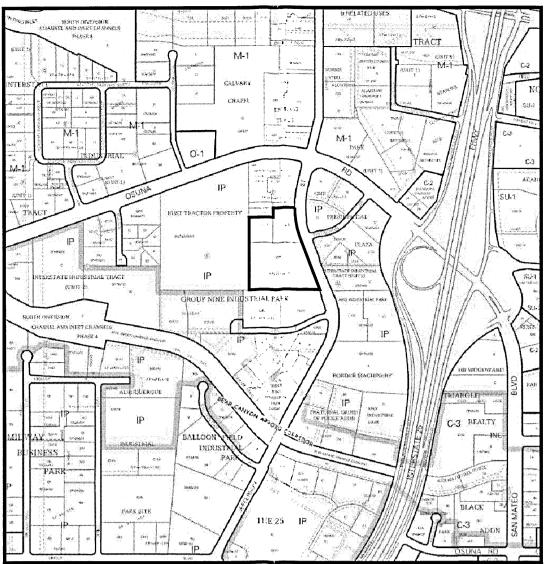
WALLACE DESIGN COLLECTIVE

Civil Engineering Services

Aaron M. Barnhart, P.E.

Associate





VICINITY MAP ZONE MAP: E-17-Z SCALE = 1" - 1000'

### PARCEL DESCRIPTION TRACT C-3-B:

Commencing at the USGS Monument "I25-14" having grid coordinates N: 1514923.400 E: 1540074.030; thence with a tie line S 34-44-35 W for 4281.01 feet to an iron pin located along the western right of way of Jefferson Street NW (106' R/W) being the southeastern most common corner of ABQ Office Blvd. Operating Assoc. LP, Tract C-3-B, (Doc. #2007075283-022107) and the Point of Beginning; thence along the common line of Tract C-3-C (P.B. vol. 91 C folio 71) N 89-47-34 W for 311.00 feet to a concrete nail with cap # 20412 set; thence along Tract C-3-A2 City of Albuquerque, N 00-13-31 E for 260.36 feet to a PK Nail and washer # 3126; thence along Tract C-3-A1 Carlo, Inc., N 00-13-31 E for 99.64 feet to an iron pin with cap # 20412; thence along Tract C-3-G Carlo, Inc., S 89-45-41 E for 234.52 feet to an iron pin with cap # 20412; thence along the western right of way of Jefferson Street NW (106' R/W) along a curve concave to the east having a radius of 1015.29 feet, an arc of 349.33 feet and a chord of S 11-11- 44 E for 347.61 feet to an iron pin with cap # 6126; thence S 21-35-10 E for 20.59 feet to the Point of Beginning containing 2.159 Acres (94,047 Sq. Ft.) more or less.

#### PARCEL DESCRIPTION TRACT C-3-A2:

Commencing at the USGS Monument "I25-14" having grid coordinates N: 1514923.400 E: 1540074.030; thence with a tie line S 34-44-35 W for 4281.01 feet to an iron pin located along the western right of way of Jefferson Street NW (106' R/W) being the southeastern most common corner of ABQ Office Blvd. Operating Assoc. LP, Tract C-3-B, (Doc. #2007075283-022107); thence along the common line of Tract C-3-C (P.B. vol. 91 C folio 71) N 89-47-34 W for 311.00 feet to a concrete nail with cap # 20412 set and the Point of Beginning; thence N 89-47-34 W for 256.97 feet to an iron pin with cap # 6126; thence along Wagner Equipment Co. N 00-13-16 E for 260.36 feet to an iron pin with cap # 5823; thence along Tract C-3-A1 Carlo, Inc., S 89-47-31 E for 256.99 feet to a PK Nail and washer # 6126; thence along Tract C-3-B ABQ Office Blvd. Operating Assoc. LP, S 00-13-31 W for 260.36 feet to the Point of Beginning containing 1.535 Acres (66,907 Sq. Ft.) more or

## PARCEL DESCRIPTION TRACT C-3-C:

Commencing at the USGS Monument "I25-14" having grid coordinates N: 1514923.400 E: 1540074.030; thence with a tie line S 34-44-35 W for 4281.01 feet to an iron pin located along the western right of way of Jefferson Street NW (106' R/W) being the southeastern most common corner of ABQ Office Blvd. Operating Assoc. LP, Tract C-3-B, (Doc. #2007075283-022107) and the Point of Beginning; thence with said western right of way S 21-04-35 E for 534.50 feet to an iron pin; thence leaving said western right of way along the common line of Tract C-3-D-2 & C-3-D-1 (P.B. vol. 91 C folio 71) respectively N 89-46-14 W for 762.39 feet to an iron pin; thence along the common line of Wagner Equipment Co. (Parcel ID #1-017-062-202-312-20125) N 00-15-14 E for 497.75 feet to an iron pin; thence along the common line of Tract C-3-A2 & C-3-B (P.B. vol. 91 C folio 71) S 89-47-34 E for 567.97 feet to the Point of Beginning containing 7.602 Acres (331,173 Sq. Ft.) more or

# CITY CONTACTS:

**BUILDING SAFETY MANAGER** 

CITY OF ALBUQUERQUE

ALBUQUERQUE, NM 87102

600 2nd ST NW - RM 1B

E: lemontoya@cabq.gov

PLAN CHECK &

LUZ MONTOYA

P: (505)924-3959

FIRE DEPARTMENT

LT. ERIC GONZALES

CITY OF ALBUQUERQUE

600 2nd ST - SUITE 410

E: elgonzales@cabq.gov

ALLAN K. PORTER, P.E.

PRINCIPLE ENGINEER

E: aporter@abcwua.org

ALBUQUERQUE, NM 87102

WATER UTILITY AUTHORITY

ALBUQUERQUE, NM 87103

PLANS CHECK

P: (505)924-3611

P: (505)924-3989

CITY ENGINEER RICHARD DOURTE, P.E. CITY OF ALBUQUERQUE 600 2nd ST NW - SUITE 201 ALBUQUERQUE, NM 87102 P: (505)924-3999 E: rdourte@cabq.gov

PRINCIPLE ENGINEER CURTIS A. CHERNE, P.E. CITY OF ALBUQUERQUE 600 2nd ST NW - SUITE 201 ALBUQUERQUE, NM 87102

P: (505)924-3986 E: ccherne@cabq.gov MECHANICAL INSPECTOR SEB EASTMAN CITY OF ALBUQUERQUE

600 2nd ST NW - BASEMENT ALBUQUERQUE, NM 87102 P: (505)924-3310 E: seastham@cabq.gov

**ELECTRICAL INSPECTOR** STEVE P. HORTON CITY OF ALBUQUERQUE 600 2nd ST NW - BASEMENT ALBUQUERQUE, NM 87102 P: (505)924-3312 E: shorton@cabq.gov

BUILDING INSPECTOR TONY MEDLEY CITY OF ALBUQUERQUE 600 2nd ST NW - BASEMENT ALBUQUERQUE, NM 87102 P: (505)924-3313 E: amedley@cabq.gov

LEGEND:

O co

ROOF DRAIN STORM DRAIN MANHOLE CATCH BASIN CATCH BASIN GRATED INLET REINFORCED CONCRETE PIPE CORRUGATED METAL PIPE SANITARY SEWER MANHOLE GREASE MANHOLE CLEANOUT UNDERGROUND GAS MARKER

POINT OF BEGINNING

IRON PIN FOUND

RIGHT-OF-WAY POWER POLE LIGHT POLE FLOOD LIGHT

ELECTRIC METER ELECTRIC MANHOLE

WATER VALVE WATER METER

FIRE HYDRANT MONITORING WELL

1 HEAD LIGHT STANDARD

2 HEAD LIGHT STANDARD 3 HEAD LIGHT STANDARD

PRESSURE INDICATOR VALVE

IRRIGATION CONTROL VALVE

POINT OF COMMENCEMENT

TEMPORARY BENCHMARK IRON PIN SET (5/8" REBAR)

GAS VALVE GAS METER TELEPHONE MANHOLE TELEPHONE PEDESTAL FIBER OPTIC CABLE MARKER OVERHEAD ELECTRIC LINE

— UE — UNDERGROUND ELECTRIC LINE SANITARY SEWER LINE GAS LINE OVERHEAD TELEPHONE LINE UNDERGROUND TELEPHONE LINE

WHITE LINE DASHED WHITE LINE DOUBLE YELLOW LINE STORM DRAIN PIPE - × ---

#### PARKING INFORMATION TRACT C-3-A2

157 REGULAR SPACES 28 COMPAQ SPACES **5 HANDICAP SPACES** 

190 TOTAL SPACES TOTAL

### TRACT C-3-B

83 REGULAR SPACES 12 COMPAQ SPACES 3 HANDICAP SPACES

98 TOTAL SPACES TOTAL

#### TRACT C-3-C

521 REGULAR SPACES 44 COMPAQ SPACES 10 HANDICAP SPACES 12 MOTORCYCLE SPACES

587 TOTAL SPACES TOTAL

# **ZONING INFORMATION:**

ZONED:IP (INDUSTRIAL PARK ZONE) SETBACK LINE:

FRONT: 20' SIDE: 10' BACK: 10' MAXIMUM BUILDING HEIGHT: 120'

## FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD

ZONE "X"
(AREAS OF MINIMAL FLOODING) THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 35001C0139G MAP REVISED: SEPT. 26, 2008



PRE-BID SET POST BID SE ISSUE DATE DATE DESCRIPTION

A H

LOWE'S HOME CENTERS, INC 1605 CURTIS BRIDGE ROAD WILKESBORO, NC 28697

336.658.4000(V) 336.658.2527(F)

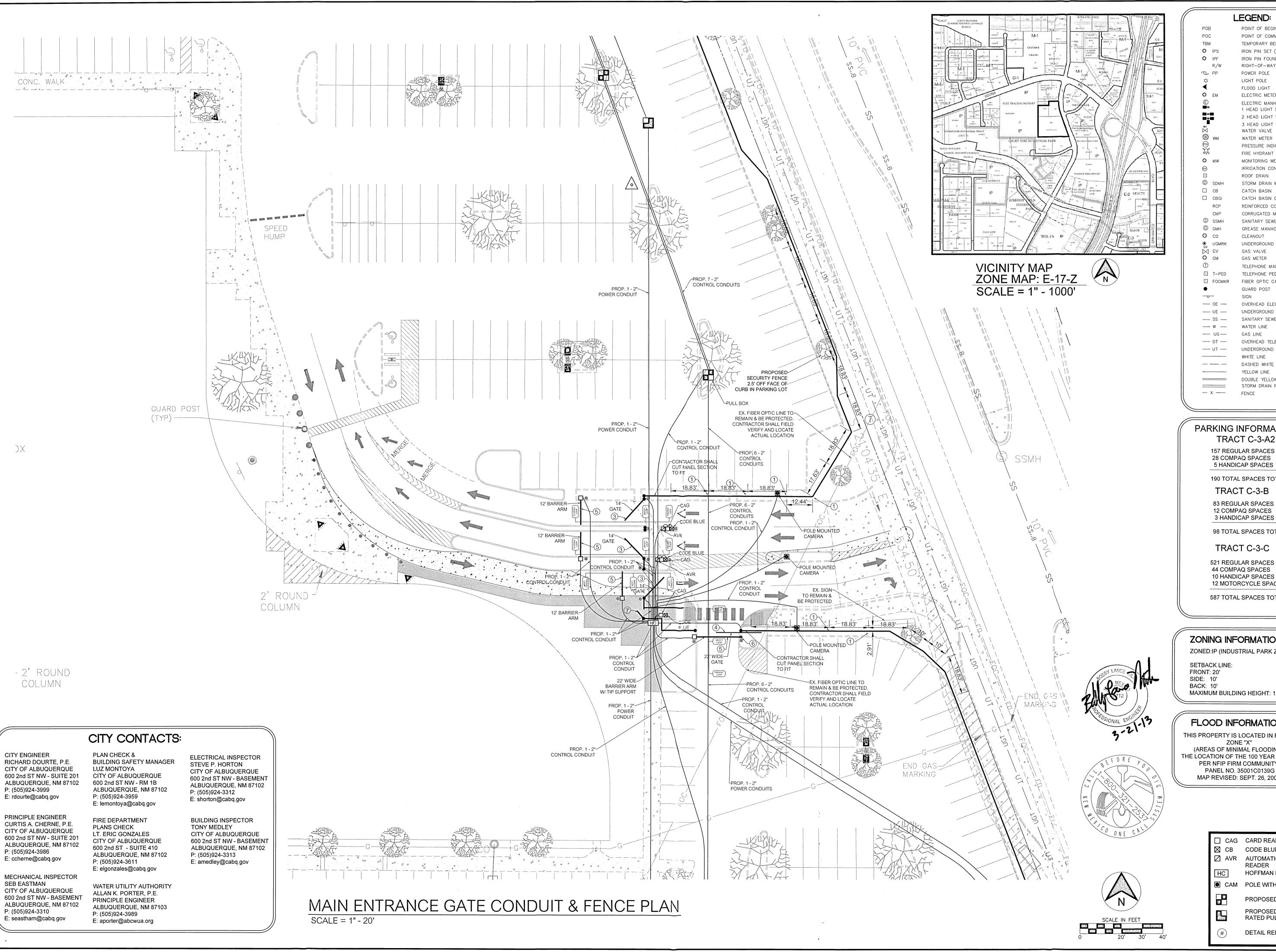
THIS DRAWING IS THE PROPERTY OF LOWE'S HOME CENTERS, INC. ANY USE OR REPRODUCTION IN WHOLI WRITTEN CONSENT OF LOWE'S HOME CENTERS, INC. COPYRIGHT 2010 ALL RIGHTS RESERVED

FENCE SITE PL

CRITERIA 01.31.13 ISSUE DATE: PERMIT SET

ISSUE DATE: CONSTRUCTION SET SSUE DATE: DRAWING NUMBER:

C1.00



LEGEND: POINT OF BEGINNING POC POINT OF COMMENCEMENT TEMPORARY BENCHMARK O IPS IRON PIN SET (5/8" REBAR) O IPF IRON PIN FOUND R/W RIGHT-OF-WAY € PP POWER POLE LIGHT POLE FLOOD LIGHT ELECTRIC METER ELECTRIC MANHOLE 1 HEAD LIGHT STANDARD 2 HEAD LIGHT STANDARD 3 HEAD LIGHT STANDARD WATER VALVE WATER METER PRESSURE INDICATOR VALVE FIRE HYDRANT MONITORING WELL IRRIGATION CONTROL VALVE ROOF DRAIN STORM DRAIN MANHOLE □ св CATCH BASIN □ CBGI CATCH BASIN GRATED INLET REINFORCED CONCRETE PIPE CORRUGATED METAL PIPE S SSMH SANITARY SEWER MANHOLE GREASE MANHOLE CLEANOUT

**REVISIONS** 

DATE | DESCRIPTION

UNDERGROUND GAS MARKER GAS VALVE GAS METER TELEPHONE MANHOLE □ T-PED TELEPHONE PEDESTAL FIBER OPTIC CABLE MARKER GUARD POST

OVERHEAD ELECTRIC LINE UNDERGROUND ELECTRIC LINE SANITARY SEWER LINE --- W --- WATER LINE

- OT - OVERHEAD TELEPHONE LINE UNDERGROUND TELEPHONE LINE WHITE LINE DASHED WHITE LINE \_\_\_\_ YELLOW LINE DOUBLE YELLOW LINE

STORM DRAIN PIPE

PARKING INFORMATION

TRACT C-3-A2

FENCE

28 COMPAQ SPACES 5 HANDICAP SPACES

190 TOTAL SPACES TOTAL

TRACT C-3-B

83 REGULAR SPACES 12 COMPAQ SPACES 3 HANDICAP SPACES

98 TOTAL SPACES TOTAL

TRACT C-3-C

521 REGULAR SPACES 44 COMPAQ SPACES 10 HANDICAP SPACES 12 MOTORCYCLE SPACES

587 TOTAL SPACES TOTAL

**ZONING INFORMATION:** 

ZONED:IP (INDUSTRIAL PARK ZONE)

SETBACK LINE: FRONT: 20' SIDE: 10'

MAXIMUM BUILDING HEIGHT: 120'

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THIS PROPERTY IS LOCATED IN FLOOD

ZONE "X"

(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 35001C0139G MAP REVISED: SEPT. 26, 2008

> ☐ CAG CARD READER ☐ CB CODE BLUE INTERCOM ☑ AVR AUTOMATIC VEHICLE HOFFMAN ENCLOSURE

CAM POLE WITH CAMERA **3** 

PROPOSED PULL BOX

PROPOSED TRAFFIC RATED PULL BOX

DETAIL REFERENCE #

AT P

LOWE'S HOME CENTERS, INC. 1605 CURTIS BRIDGE ROAD

336.658.4000(V) 336.658.2527(F

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(2) (4)

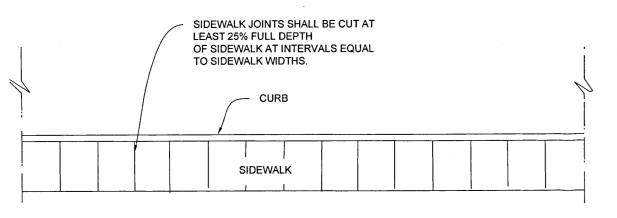
WILKESBORO, NC 28697

NDUIT & FENCE PL LOWE'S CSC-A-2 ALBUQUERQUE, NM MAIN ENTRANCE (CONDUIT & FENCE

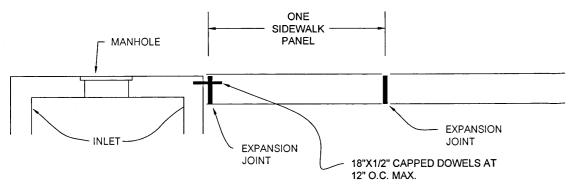
01.31.13

CRITERIA ISSUE DATE: PERMIT SET ISSUE DATE: CONSTRUCTION SET ISSUE DATE:

DRAWING NUMBER:

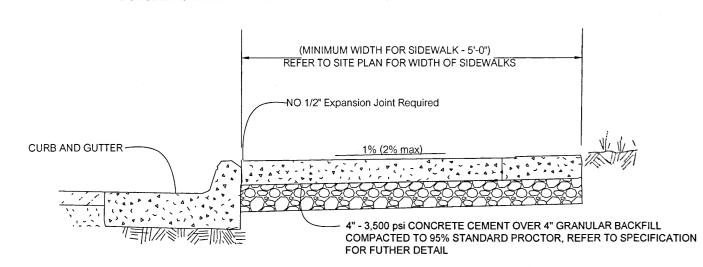


PLAN



SIDEWALK AT INLETS

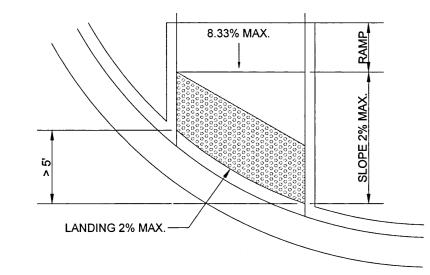
- 1/2" EXPANSION JOINT SPACING AT 60' OR ADJACENT TO STRUCTURES AND DRIVES. - SIDEWALK EXPANSION MATERIAL IS REQUIRED BETWEEN SIDEWALK AND CURB (REQUIRES PRIOR APPROVAL FOR ADJACENT TO CURB LOCATIONS). - DOWEL BARS WITH EXPANSION JOINT MATERIAL REQUIRED AT INLETS.



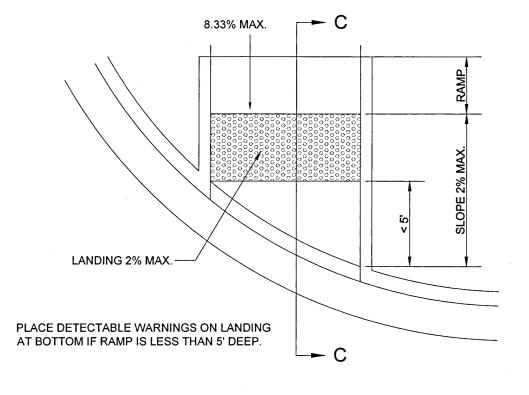
#### SECTION

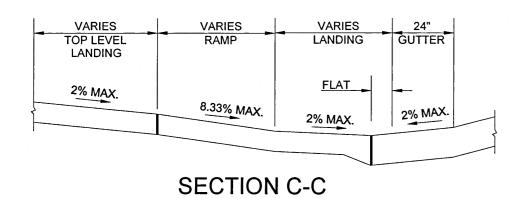
EXPANSION JOINT SHALL BE INSTALLED BETWEEN PUBLIC SIDEWALKS AND PRIVATE SIDEWALKS, BUILDINGS OR DRIVEWAYS

# SIDEWALK DETAIL



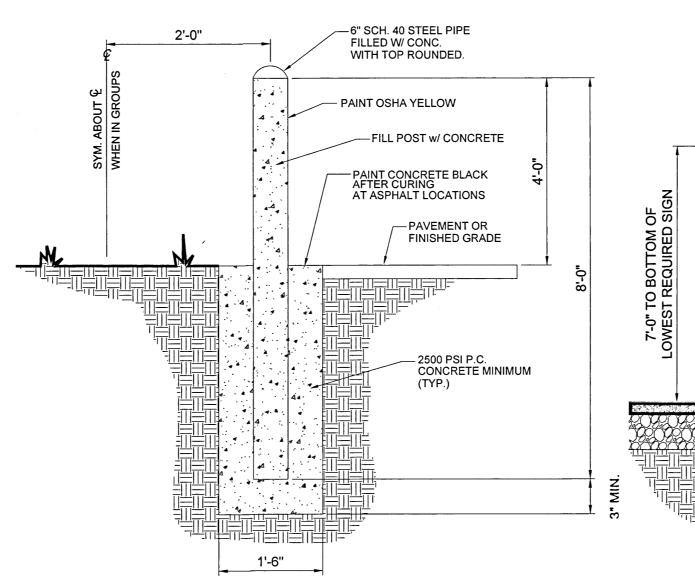
PLACE DETECTABLE WARNING ON BOTTOM LANDING IF LANDING IS MORE THAN 5' DEEP AT ANY POINT.





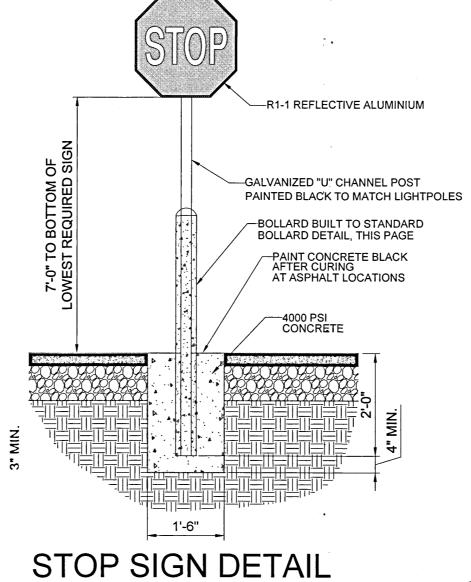
# TYPE 'C' RAMP DETAIL

NOT TO SCALE



**BOLLARD DETAIL** 

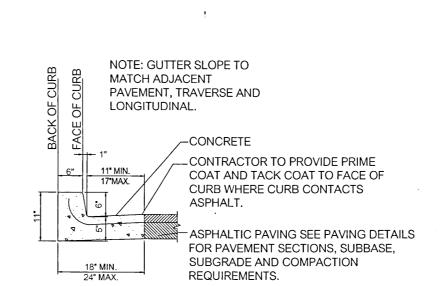
NOT TO SCALE



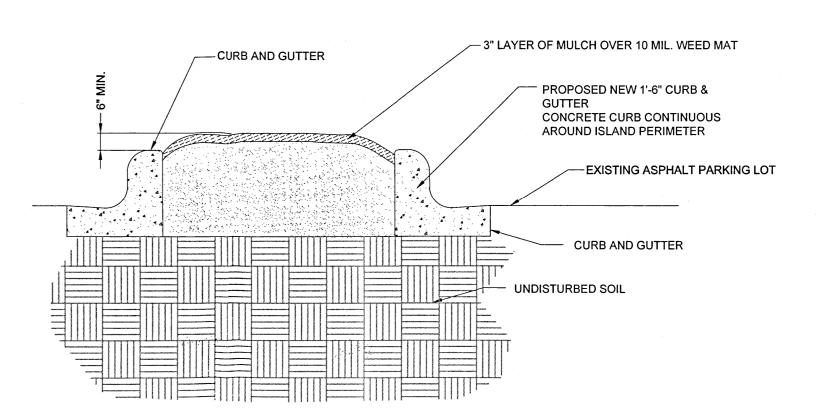
REFLECTIVE ALUMINUM – LEGEND AND BORDER - GREEN WHITE SYMBOL ON BLUE BACKGROUND BACKGROUND - WHITE TYPICAL AT ALL HANDICAP SPACES THIS SIGN TYPICAL AT ALL "VAN ACCESSIBLE" PARKING SPACES - PENALTY SIGN WITH WORDING AS REQUIRED BY STATE OR LOCAL LAW -GALVANIZED "U" CHANNEL POST PAINTED BLACK TO MATCH LIGHTPOLES – 4" DIA. SCH 40 GALVANIZED STEEL PIPE BOLLARD PAINTED OSHA YELLOW FILLED WITH CONCRETE —PAINT CONCRETE BLACK AFTER CURING AT ASPHALT LOCATIONS ---4000 PSI CONCRETE 1'-6"

# HANDICAP PARKING SIGN

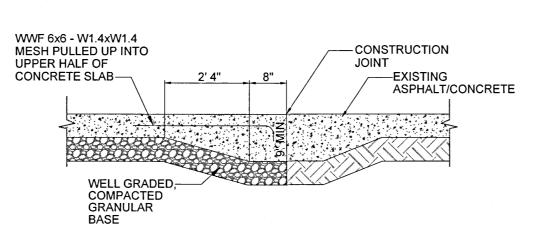
NOT TO SCALE ONE AT EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



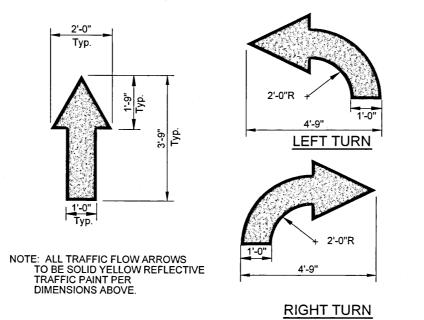




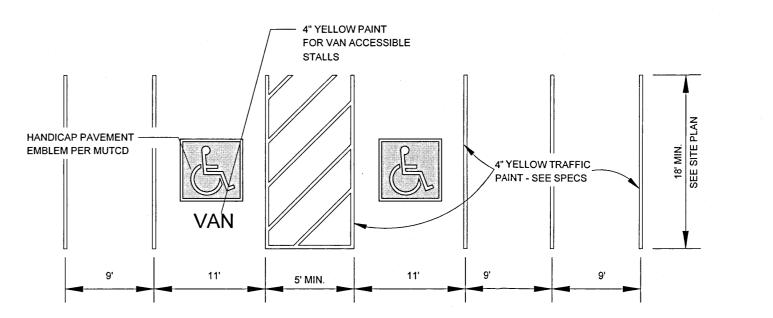
ISLAND DETAIL NOT TO SCALE



CONCRETE TO ASPHALT THICKENED EDGE NOT TO SCALE



**TRAFFIC FLOW ARROW** NOT TO SCALE



STANDARD PARKING LAYOUT NOT TO SCALE



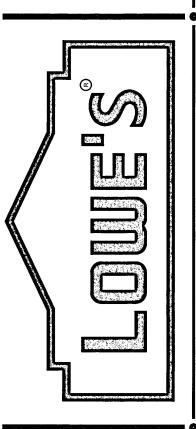
PRE-BID SET POST BID SET ISSUE DATE DATE DESCRIPTION

**REVISIONS** 

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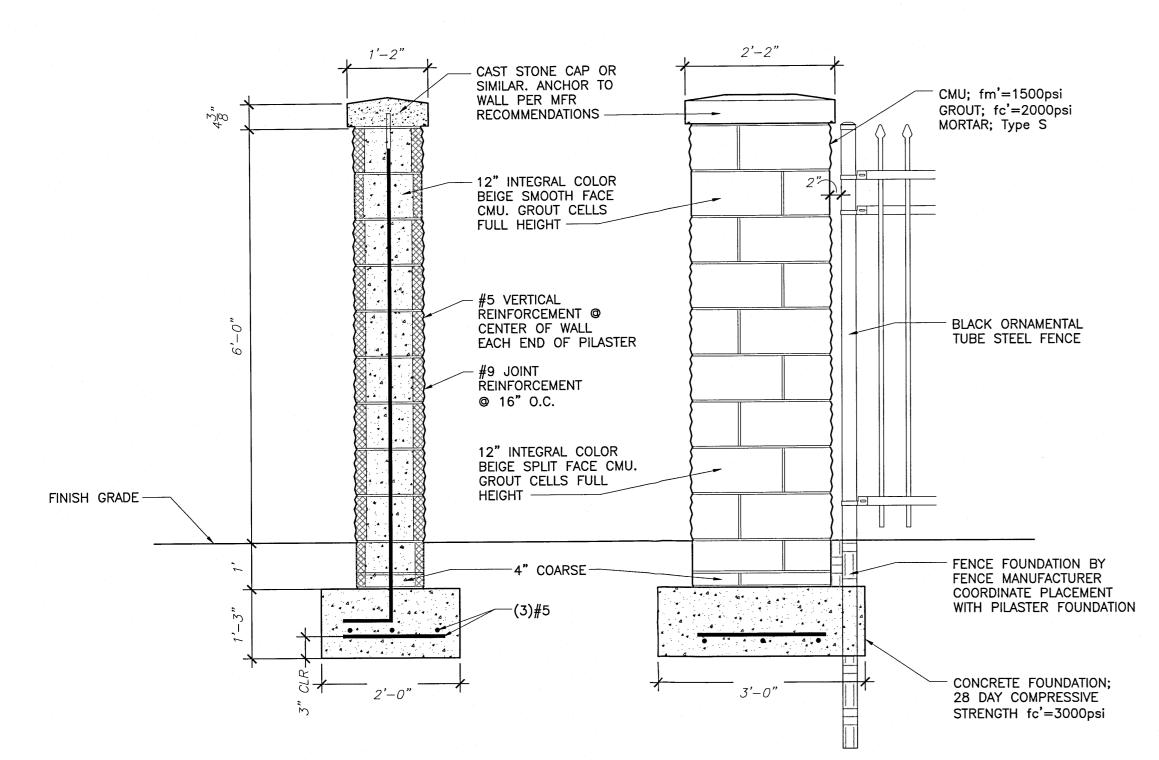
336.658.4000(V) 336.658.2527(F)



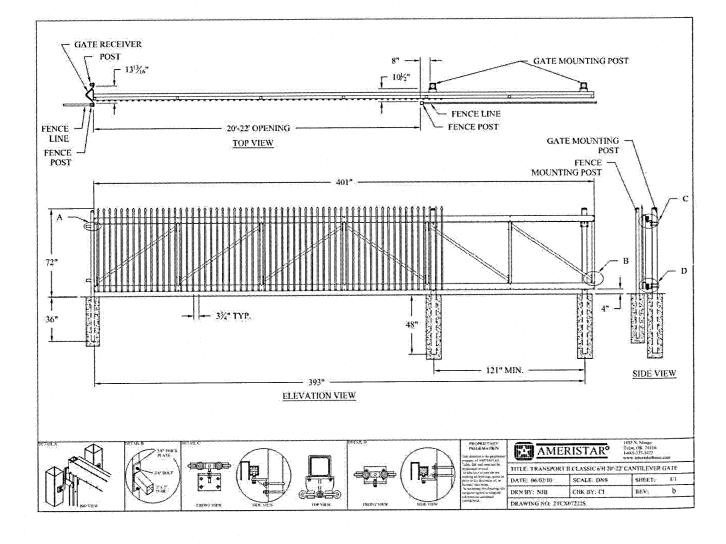
SITE DETAILS LOWE'S CSC-A-2
ALBUQUERQUE, NM
ALBUQUERQUE, NM CIVIL

CRITERIA ISSUE DATE: 01.31.13 PERMIT SET ISSUE DATE:

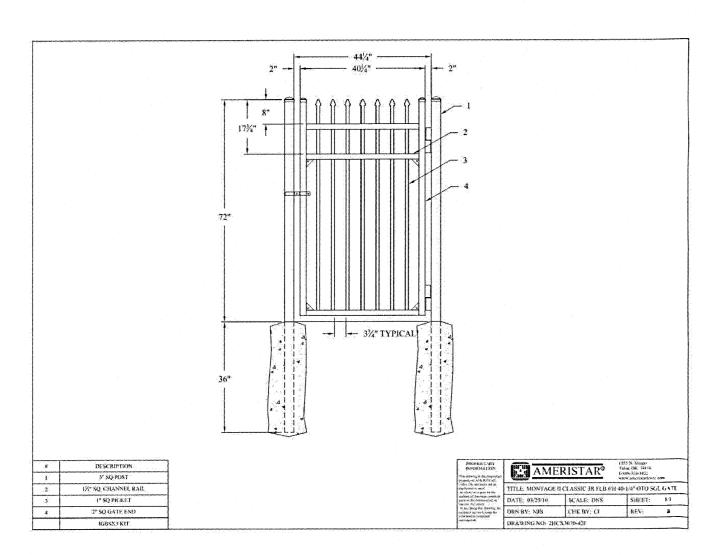
CONSTRUCTION SET ISSUE DATE: DRAWING NUMBER:



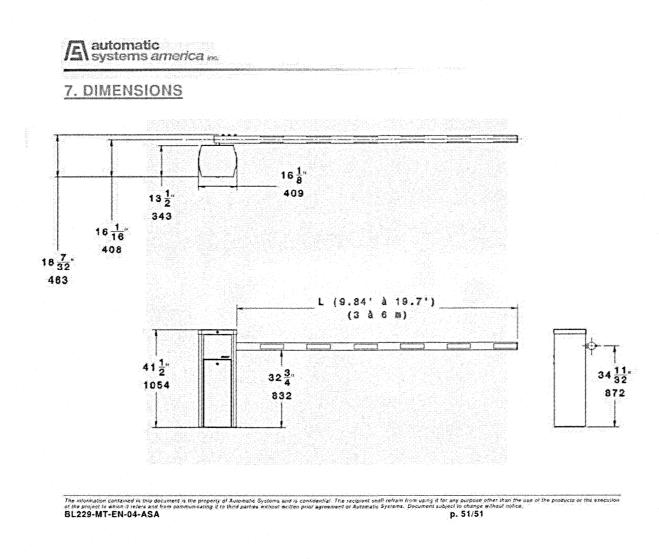
# PILASTER DETAIL NOT TO SCALE



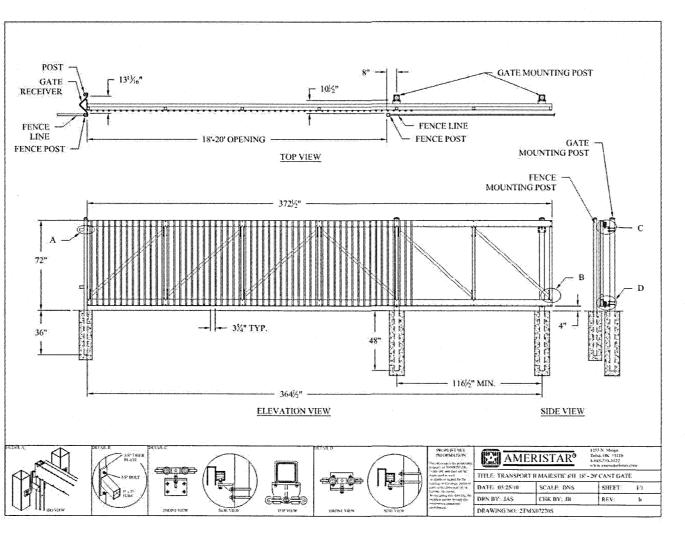
20'-22' SLIDING GATE DETAIL NOT TO SCALE



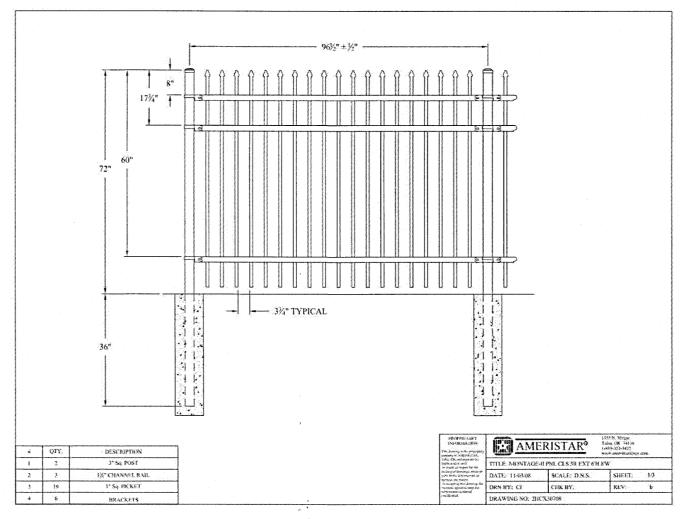
PEDESTRIAN GATE DETAIL NOT TO SCALE



BARRIER ARM DETAIL NOT TO SCALE

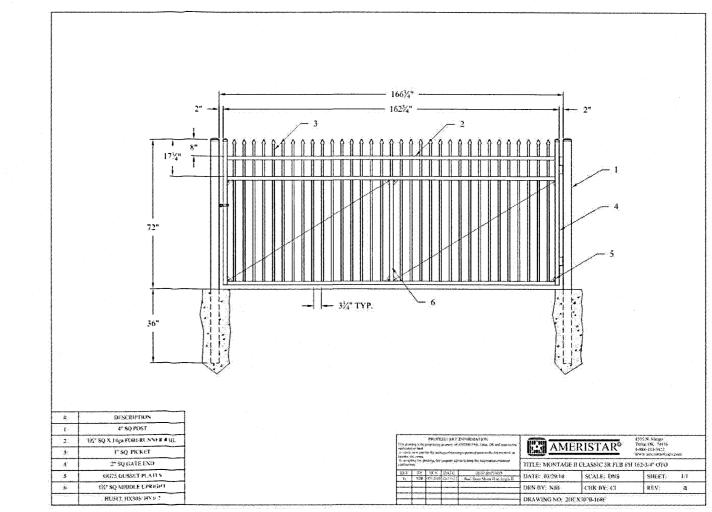


18'-20' SLIDING GATE DETAIL



2 FENCE PANEL DETAIL

NOT TO SCALE



3 HINGED GATE DETAIL

NOT TO SCALE



#### 3.5. Installation of the Tip Support

The tip support is automatically provided with any barrier of more than 5m and is optionally available for shorter boom arms.

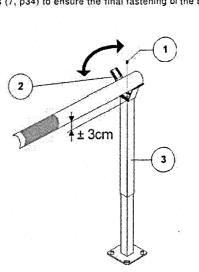
The tip support's role is to maintain the end of the boom arm in its horizontal position and to ensure its rigidity. The tip support must be fixed on a concrete base, according to the instructions of drawing CH2656 (please ask your AS representative for last version).

The height of the tip support is to be adjusted once the boom arm has been levelled (see p45):

 Remove screw (1) while holding upper element (3). Turn fork (2) in the necessary direction so that the end of the arm comes to rest in closed position ±3 cm above the tip support.

Tighten screw (1).

 Align the arm in the tip support by making, if necessary, the barrier swivel on its base. • Tighten the nuts (7, p34) to ensure the final fastening of the barrier.



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BL229-MT-EN-04-ASA

BARRIER ARM TIP SUPPORT DETAIL NOT TO SCALE



CEDAR CREEK

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PRE-BID SET POST BID SET ISSUE DATE

DATE DESCRIPTION

1

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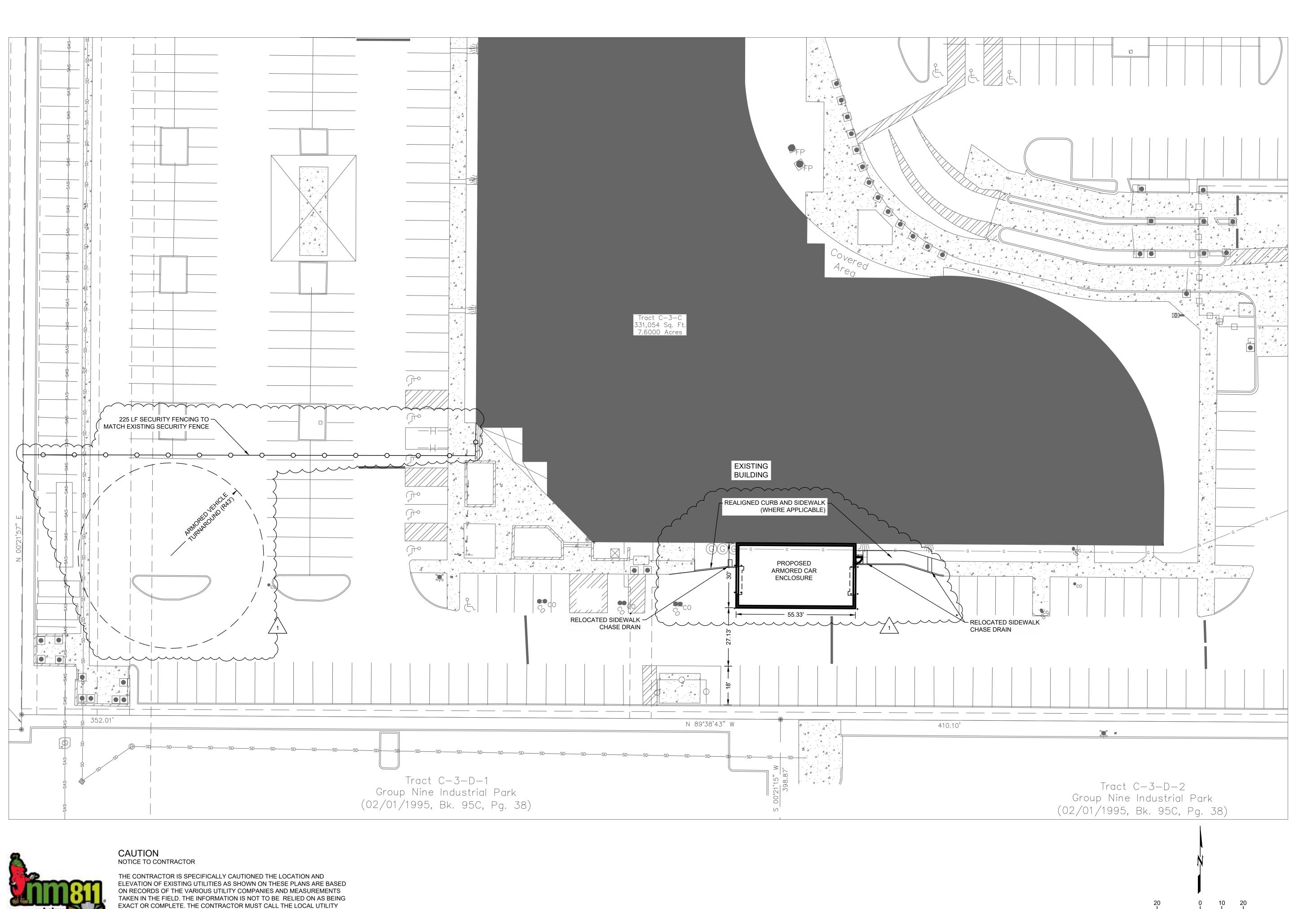
336.658.4000(V) 336.658.2527(F)

GATE

CRITERIA 01.31.13 ISSUE DATE: PERMIT SET ISSUE DATE: CONSTRUCTION SET ISSUE DATE:

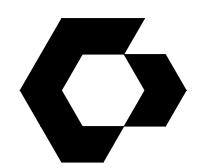
DRAWING NUMBER:

C6.00



LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO

REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



CYNTERGY 810 S CINCINNATI AVE, STE 200 TULSA, OK 74119 918.877.6000



| wallace | design | collective

wallace design collective, pc structural·civil·landscape·survey 9800 pyramid court, suite 350 englewood, co 80112 303.350.1690·800.364.5858 P.N. 2240493

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DAVID F. PHELPS, AIA

ARCHITECT OF RECORD

# S

30KF JEFFERSON OPERATIC CENTER BANK OF OKLAHOMA FINANCIAL

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1	05/04/2023	ADDED ENCL., REVISED CIRCULATIO

ISSUE DATE: 05/04/2023 CHECKED BY: JD DRAWN BY: CG

SHEET NAME

CONCEPT PLAN

SHEET NUMBER

C-200