

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

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 (01)
- ___ 2) Form P3 with all the submittal items checked/marked (02)
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled (03)
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent (04)
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO (05)
Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended (06)
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval (07)
- ___ 8) The proposed Site Plan, with changes circled and noted (08)

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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- ___ 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



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

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

APPLICATION INFORMATION

Applicant:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

This project is Tenant Improvement of an office building that adds a rooftop deck to the building and a small secure fenced yard to the existing parking lot, both required for the tenant's research equipment.

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

Lot or Tract No.:		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:		Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:		Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

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

Signature:		Date:
Printed Name:		<input type="checkbox"/> Applicant or <input 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**

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- ___ 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

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- ___ 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

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Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended (06)
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_ ALTERNATIVE SIGNAGE PLAN

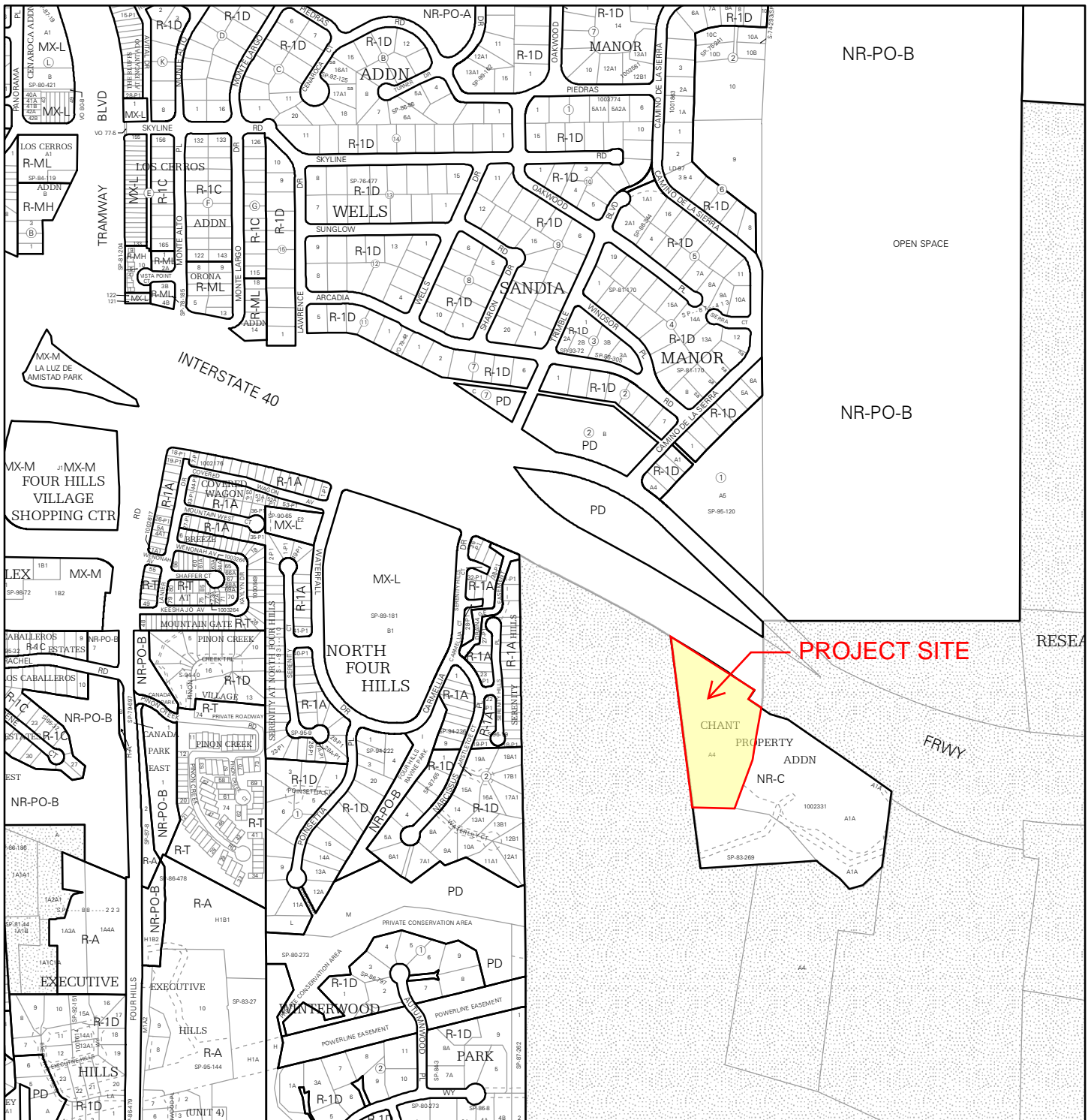
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- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 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

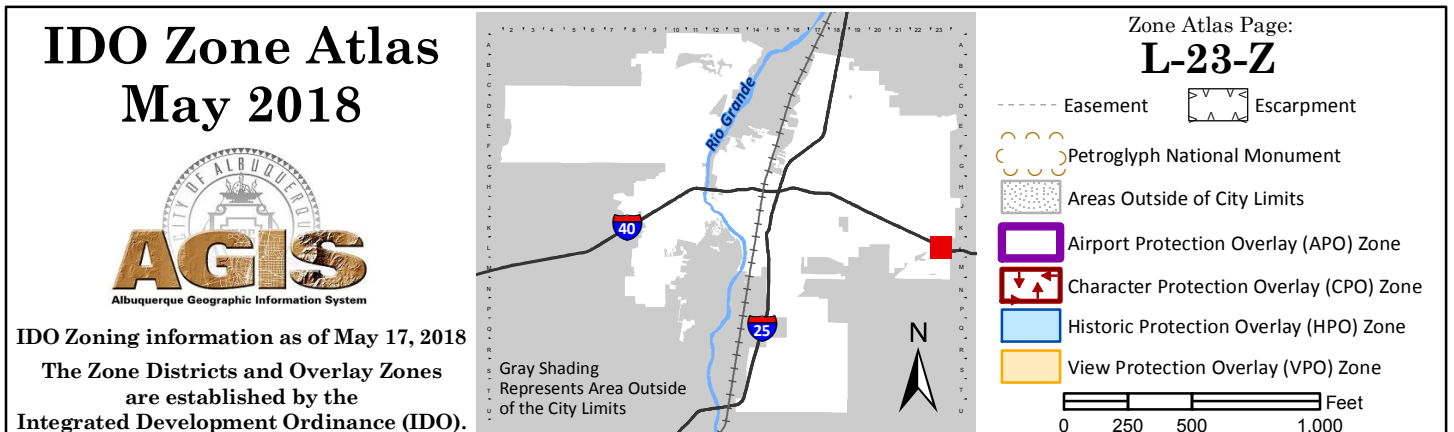
_ ALTERNATIVE LANDSCAPING PLAN

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- ___ 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>





Public Electric Services
Beverly Yon
Qwest Corp. d/b/a CenturyLink
9/1/14
New Mexico Gas Company
Comcast

GROSS ACREAGE.	9.3924 ACRES
ZONE ATLAS PAGE NO.	L-23-Z
NUMBER OF EXISTING LOTS.	1
NUMBER OF LOTS CREATED.	2
MILES OF FULL-WIDTH STREETS.	0.0000 MILES
MILES OF HALF-WIDTH STREETS.	0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.	0.0000 ACRES
DATE OF SURVEY.	APRIL 2016

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN ~~FE~~ SIMPLE TO THE LAND SUBDIVIDED.

MY COMMISSION EXPIRES 8/16/2019

Official Seal
MELANIE LATIMER
Notary Public
State of New Mexico
My Commission Expires 8/16/19

George Stone 10-17-18

Sheet 1 of 2
141674

2018C-132

(1)

DOCH 2018090789
10/17/2019 11:06 AM Page: 2 of 2
PLAT R-225.00 B-2016C P-0132 Linda Stover, Bernalillo County

ACS Monument " WINDY "
NAD 1983 CENTRAL ZONE
X=1569614.07 *
Y=1480464.466 *
Z=N/A * (NAVD 1988)
G-G=0.999631315
Mapping Angle=-0°08'09.44"
* U.S. Survey Foot

Easement Notes

- EXISTING 30' DRAINAGE EASEMENT (9/22/1983, C22-41)
- EXISTING DRAINAGE EASEMENT (9/22/1983, C22-41) SHOWN HEREON AS THIS AREA IS ALSO THE BOUNDARY OF FLOOD ZONE "AE"
- EXISTING 150' WIDE PNM TRANSMISSION LINE AND RIGHT OF WAY EASEMENT (1/28/1958, BK. D-412, PG. 215)
- EXISTING 10' - 15' WATER, SEWER AND PUBLIC UTILITIES EASEMENT (4/6/1972, BK. 255, PG. 342)
- EXISTING PERMANENT PUBLIC WATERLINE EASEMENT (4/25/1997, BK. 97-11, PG. 2379) AND (5/22/1997, BK. 97-13, PG. 8114)
- INTENTIONALLY OMITTED
- EXISTING 15' WIDE WATER LINE EASEMENT (10/1/1973, BK. MISC. 334, PG. 487)
- EXISTING 20' WIDE 4GKV POWER TRANSMISSION LINE EASEMENT (2/15/1968, BK. MISC. 94, PG. 421)

Easement Notes (Cont'd)

- EXISTING 15' PUBLIC DRAINAGE EASEMENT (6/19/2003, 2003C-181)
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (6/5/2000, BK. A6, PG. 4176)
- EXISTING PUBLIC SEWER SANITARY SEWER EASEMENT (6/19/2003, 2003C-181)
- EXISTING 10' PNM AND MST&T EASEMENT (2/6/1970, BK. MISC. 163, PG. 864)
- EXISTING DRAINAGE, WATER, SEWER AND PUBLIC UTILITIES EASEMENT (10/7/1977, BK. MISC. 563, PG. 380)
- EXISTING CONSTRUCTION MAINTENANCE EASEMENT (4/8/1994, BK. 94-11, PG. 6545) SHOWN HEREON AS
- EXISTING 10' PNM AND US WEST COMMUNICATIONS, INC. EASEMENT (6/3/1997, BK. 97-15, PG. 1622)
- EXISTING 10' PNM GAS SERVICES EASEMENT (4/13/1998, BK. 9808, PG.2172)
- EXISTING 10' WATER AND SANITARY SEWER EASEMENT (6/19/2003, 2003C-181)
- DECLARATION AND GRANT OF PRIVATE ACCESS EASEMENT (6/4/2018, DOC. NO. 2018048652)

Notes

- FIELD SURVEY PERFORMED IN APRIL 2016.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING GROUND TO GRID FACTOR OF 0.99963424.
- EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR DESIGNED TO SERVE POTENTIAL FUTURE DEVELOPMENT AT THIS LOCATION. DETERMINATION OF SERVICE AVAILABILITY AND THE NEED FOR IMPROVEMENTS WILL BE MADE SOLELY VIA REQUEST TO THE UTILITY DEVELOPMENT SECTION OF THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR A WATER AND SANITARY SEWER AVAILABILITY/SERVICEABILITY STATEMENT.

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD; PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "AE" WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA (SFHA) WITH BASE FLOOD ELEVATION (BFE) OR DEPTH DETERMINED TO BE 5631 FEET. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAPS BOTH DATED SEPTEMBER 26, 2008, MAP NUMBERS 35001C0378G AND 35001C0386G.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Plat for Tracts A-4-B and A-4-C Chant Property Addition Being Comprised of Tract A-4, less that Portion outside Albuquerque City Limits known as A-4-A, Chant Property Addition City of Albuquerque Bernalillo County, New Mexico July 2018

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (9/23/1983, C22-41)
●	FOUND MONUMENT AS INDICATED
●R	FOUND 1/2" REBAR WITH CAP "LS 10464"
●Rb	FOUND 1/2" REBAR BENT
●PC	FOUND PROP. COR. "45+42.39 @ 1"
●RWC	FOUND 1/2" REBAR WITH CAP "LS 7472"
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

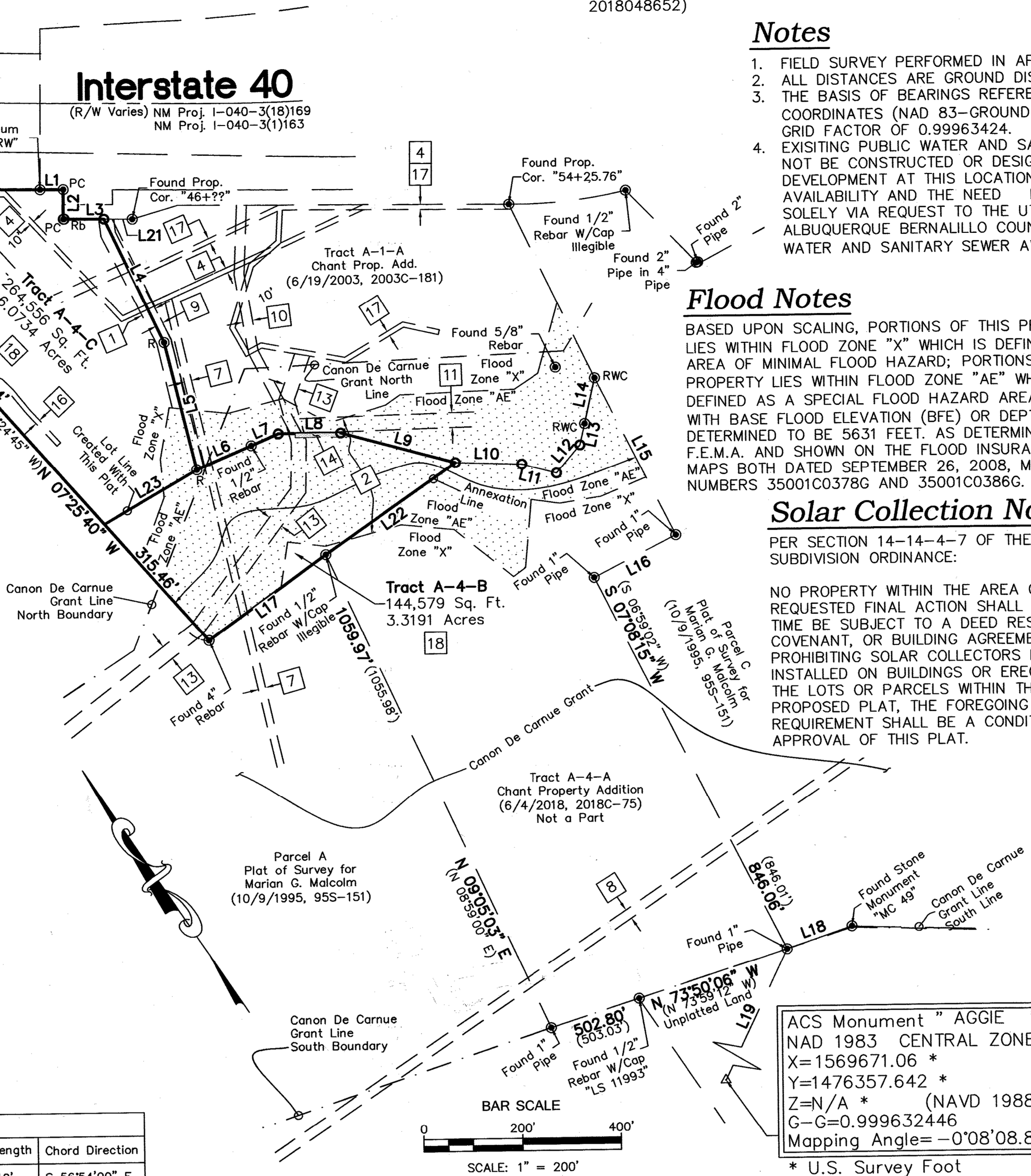
CSI-CARTESIAN SURVEYS INC.

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

Sheet 2 of 2
141674

Line Table		
Line #	Direction	Length (ft)
L1	S 55°06'56" E (S 55°32'46" E)	46.87' (46.53')
L2	S 34°23'18" W (S 34°27'14" W)	59.49' (60.13')
L3	S 55°22'38" E (S 55°30'11" E)	82.12' (82.76')
L4	S 08°38'56" W (S 08°56'14" W)	277.95' (276.79')
L5	S 20°11'27" W (S 20°01'00" W)	265.35' (265.36')
L6	S 79°12'53" E (S 79°20'58" E)	120.22' (120.00')
L7	S 79°09'48" E (S 79°20'58" E)	59.67' (59.60')
L8	S 55°45'46" E (S 55°56'05" E)	125.47' (125.47')
L9	S 40°43'51" E (S 40°54'10" E)	239.82' (239.72')
L10	S 54°08'14" E (S 54°17'59" E)	134.42' (134.51')
L11	S 41°30'32" E (S 41°40'51" E)	73.06' (73.06')
L12	N 74°40'39" E (N 74°30'20" E)	73.41' (73.41')
L13	N 46°49'44" E (N 46°39'25" E)	44.40' (44.40')
L14	N 46°49'56" E (N 46°39'25" E)	94.44' (94.37')
L15	S 07°11'46" W (S 07°00'20" W)	357.28' (357.68')
L16	N 82°49'53" W (N 83°00'28" W)	186.02' (185.86')
L17	S 88°20'19" W (S 88°59'00" W)	292.00' (292.00')
L18	S 74°48'25" E (S 73°59'12" E)	139.00' (136.46')
L19	S 78°25'58" W (S 78°16'58" W)	905.18' (905.46')
L20	N 06°37'39" W	1558.79'
L21	S 55°22'38" E (S 55°30'11" E)	57.15' (57.57')
L22	S 89°26'04" W	320.61'
L23	S 85°59'46" E	216.87'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	469.20' (464.95')	7465.00' (7465.00')	3°36'04"	469.12'	S 56°54'00" E



ACS Monument " AGGIE "
NAD 1983 CENTRAL ZONE
X=1569671.06 *
Y=1476357.642 *
Z=N/A * (NAVD 1988)
G-G=0.999632446
Mapping Angle=-0°08'08.84"
* U.S. Survey Foot

2018C-132

(2)



May 31, 2024

Russell Ricker
General Atomics Facilities and Operations
3550 General Atomics Court, San Diego, CA 92121-1122
Russell.Ricker@GA.com
858-822-8356

City of Albuquerque Building Department
600 2nd Street NW
Albuquerque NM 87102

To Whom It May Concern:

Please accept this letter as authorization from General Atomics for Hartman + Majewski Design Group to submit Minor Amendment to Site Development for our project located at 14820 Central Avenue SE, Albuquerque, NM 87123.


Please feel to contact me directly if you have any questions or need additional information.

Regards,

**Russell J.
Ricker**

Russell Ricker

Senior Project Manager, Engineering, Design & Construction
Facilities Operations & Services

 Digitally signed by Russell
J. Ricker
Date: 2024.05.31 13:03:25
-07'00'



BP-2023-34420 Minor Amendment Justification Letter

5/29/2024

To Whom It May Concern:

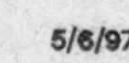
Please consider approving BP-2023-34420 related modifications as a Minor Amendment to the approved site plan. The user's intent is to keep this building and site in their current state with two minor exceptions:

1. Rooftop Installation - Rooftop deck with removable railing is going to be added above a portion of the existing roof. At its highest elevation this deck is going to be approximately 18" above the existing parapet and its purpose is to house three research antennas.
2. Addition of a Fence - Telescope trailer yard with 8' security fencing is going to be added to the southern end of the existing parking lot.

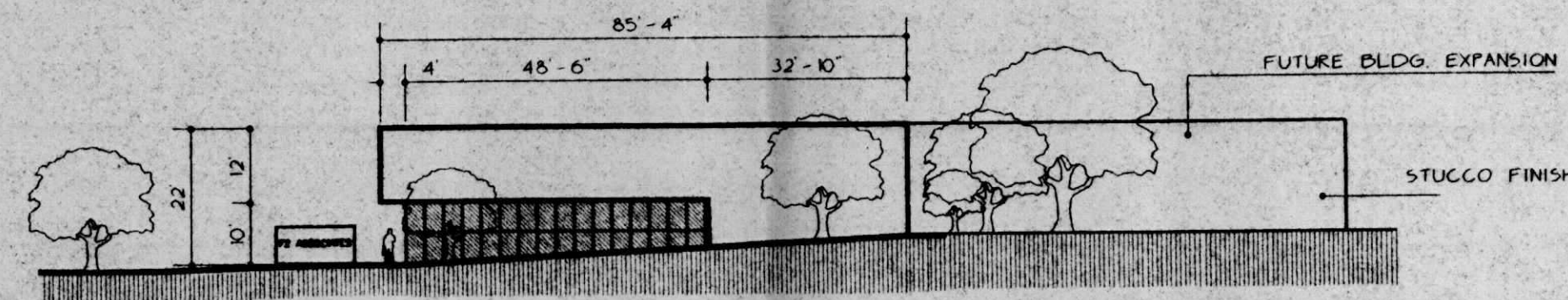
We would appreciate your quick review of this request and are prepared to answer any questions that you may have.

Sincerely,

Srdan (Serge) Kalajdzic, Principal Architect
Hartman + Majewski Design Group

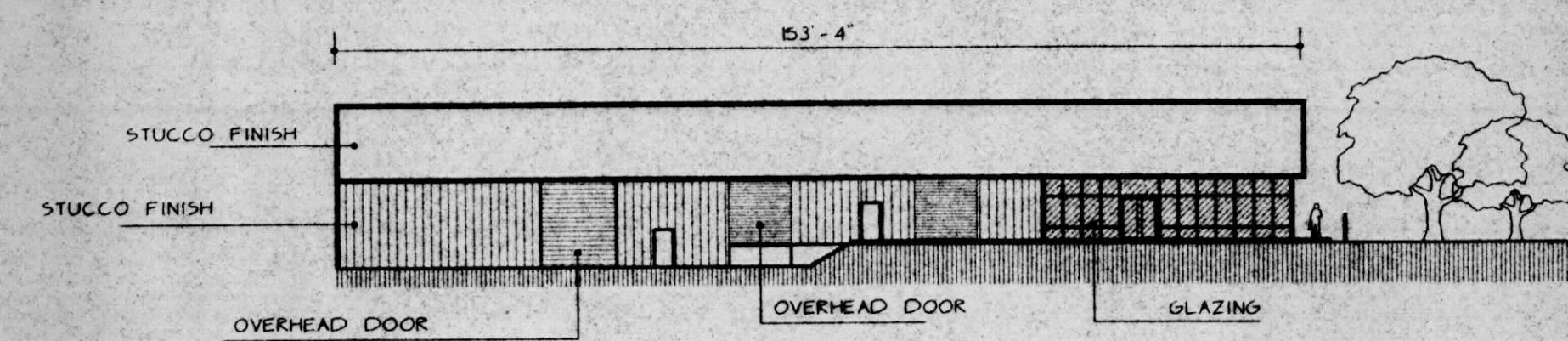


BERENT GROTH
 1100 ALVARADO DR NE ALBUQUERQUE NEW MEXICO 87110
ARCHITECTS
 505 266 6700
AIA



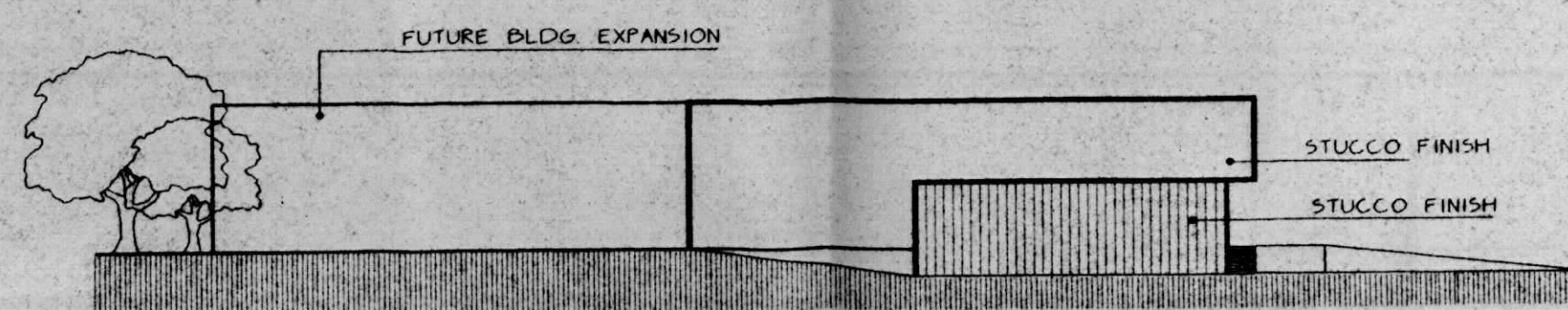
EAST ELEVATION BLDG. 1
 SCALE : 1/30" = 1'-0"

STUCCO COLOR: BROWNS AND GRAYS, GREEN ACCENTS

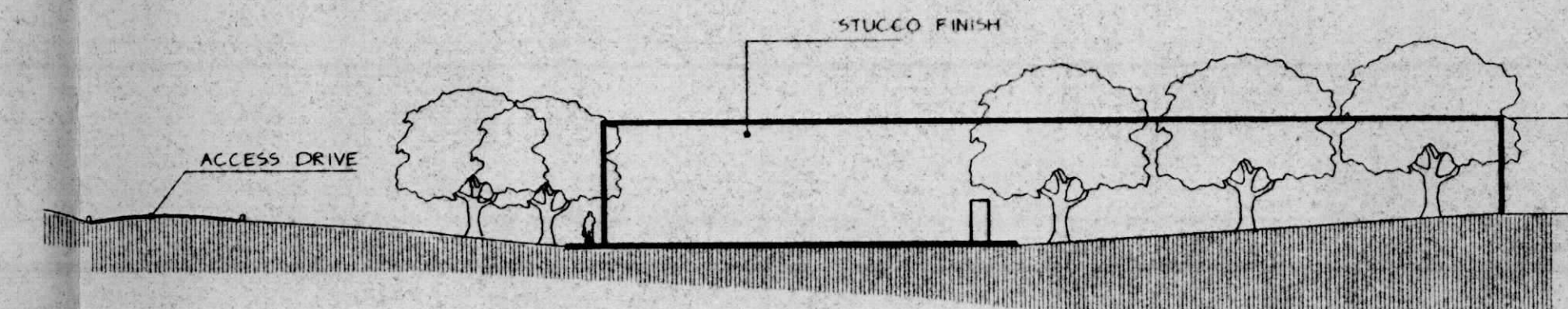


SOUTH ELEVATION BLDG. 1
 SCALE : 1/30" = 1'-0"

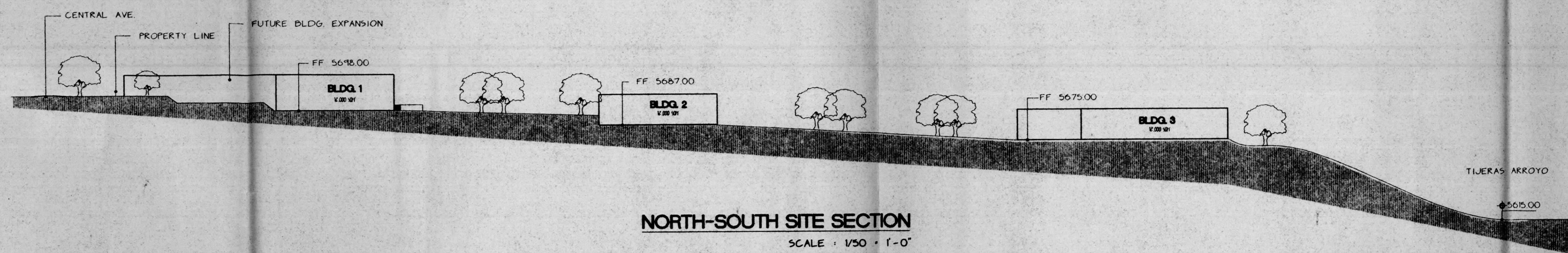
GLASS : NON-REFLECTIVE TAN OR GREEN
 METAL OVERHEAD DOORS = MATCH STUCCO COLORS



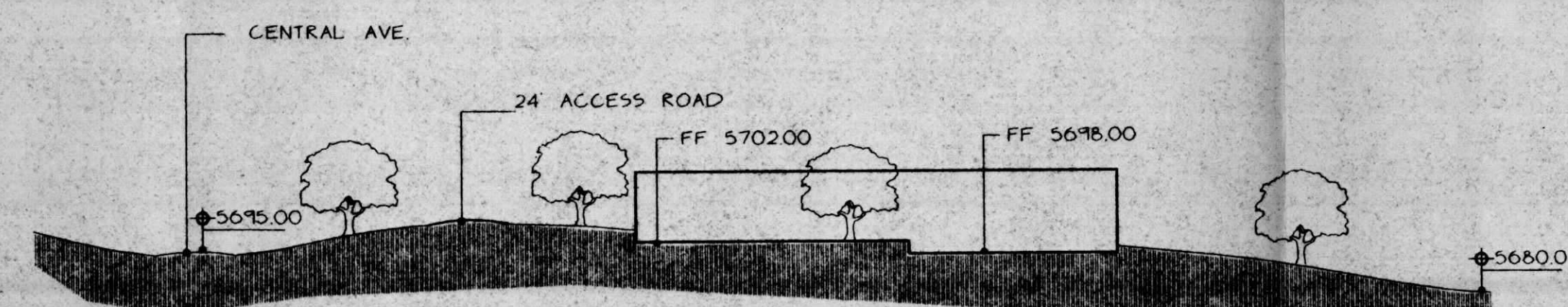
WEST ELEVATION BLDG. 1
 SCALE : 1/30" = 1'-0"



NORTH ELEVATION BLDG. 1
 SCALE : 1/30" = 1'-0"



NORTH-SOUTH SITE SECTION
 SCALE : 1/50" = 1'-0"



EAST-WEST SITE SECTION BLDG. 1
 SCALE : 1/50" = 1'-0"

ASSOCIATES
CHART
 Post Office Box 3529 / Albuquerque, New Mexico 87190
 (505) 344-1633

14800 CENTRAL SE
 TIJERAS RESEARCH PARK

7-11-163
 202
 5/6/97

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE NEW MEXICO 87103

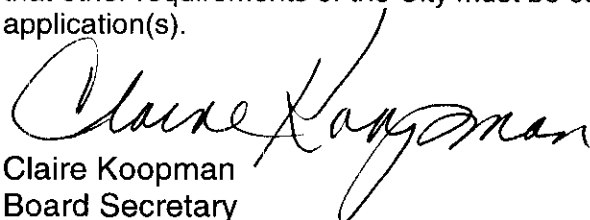
6. DRB-97-109 Berent Groth Architects, agents for Chant Associates, request Site Development Plan approval for Tract A-4a, Chant Properties Addition, zoned SU-1/Industrial Development (City) and located at I-40 and the Frontage Road containing approximately 9.367 acres. (L-23) [DEFERRED FROM 4/8/97]

At the April 15, 1997, Development Review Board Meeting, the Site Development Plan Amendment for Phases 1 and 2 was conditionally approved with the signing of the Infrastructure List dated 4/15/97 and Final Sign-off was delegated to City Engineer, Utilities Development and Planning.

If you wish to appeal this decision, you must do so by April 30, 1997, in the manner described below.

A nonrefundable fee of \$135 is required at the time the appeal is filed. Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 45 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Claire Koopman
Board Secretary

cc: Chant Associates, P.O. box 3529, 87109
Berent Groth Architects, 1100 Alvarado NE, 87110
Loren Hines, Property Management, Legal Dept./7th Flr, City/County-Room 7042
City Engineering
Terri Martin, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

1 EXISTING TO REMAIN.
8 EXISTING TRASH ENCLOSURE TO REMAIN.

26 00 00.0A01	NEW LIGHT FIXTURE, SEE ELECTRICAL.
26 00 00.0A04	NEW GENERATOR AND PAD, SEE ELECTRICAL.
32 31 13.0A01	8" TALL CHAIN LINK FENCING WITH PRIVACY SLATS, 16" BARRED WIRE EXTENSION ABOVE, AND 16" POSTS.
32 31 13.0B01	FIELD VERIFY GENERATOR ACCESS CLEARANCE AND CLEAR AREA REQUIREMENTS, PROVIDE SWING GATE WITH PADLOCK AS NEEDED TO PROVIDE ACCESS, AND MODIFY PRIVACY SCREENING INSTALLATION AS NEEDED TO COMPLY WITH MANUFACTURER'S REQUIREMENTS.
32 31 13.0B05	FIELD VERIFY MECHANICAL EQUIPMENT CLEARANCE AND CLEAR AREA REQUIREMENTS, PROVIDE ACCESS DOORS AND MODIFY PRIVACY SCREENING AS NEEDED TO COMPLY WITH MANUFACTURER'S REQUIREMENTS.

- A. FIELD VERIFY DIMENSIONS AND LAYOUT OF EXISTING SITE AND BUILDING ELEMENTS.
- B. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
- C. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING SHEETS FOR ADDITIONAL SITE INFORMATION AND/OR WORK NOT SHOWN.
- D. LANDSCAPING APPROVED FOR THE ORIGINAL PROJECT SHALL BE MAINTAINED OR RESTORED TO MATCH LEVEL OF ORIGINAL SCAPING.
- E. GOAL OF THIS PROJECT IS TO MAINTAIN THE EXISTING SITE FEATURES AND TO ADD SECURITY FENCING AROUND THE EXISTING MECHANICAL YARD AND RESEARCH PAD AT THE SOUTH END OF THE SITE.

IDO ZONE: NR-C
MIN. FRONT SETBACK: 5'
MIN. SIDE/REAR SETBACK: 0'
MAX HEIGHT: 38'

GENERAL ZONING COMPLIANCE REQUIREMENTS:

SITE LIGHTING LUMINAIRES LIMITED TO 20 FT. HIGH

STORMWATER TO BE MANAGED PER 14-16-5-4(H)

GRADING TO BE DESIGNED PER 14-16-5-4(J)

ALL WALLS, FENCES, RETAINING WALLS TO COMPLY WITH 14-16-5-3

PERMIT SET

PROJECT NAME

GENERAL ATOMICS T
ABQ

GENERAL ATOMICS

NOTES:

1. CORNER POST 2-7/8" DIAMETER.
2. LINE POST 2-3/8" DIAMETER.
3. GATE POST 4.50" OD, SCH 40.
4. 1-1/4" BRACE SCH. 40 PIPE.
5. HORIZONTAL RAIL 1.660 OD SCH 20.
6. 10' POST TO POST, TYP.
7. RAIL SLEEVES, TENSION WIRES, BRACE BANDS SHALL BE PER MANUFACTURER'S STANDARDS.
8. OWNER OPTION: HDPE FABRIC AND FABRIC TIES.

CENTRAL AVENUE

BUILDINGS ON NORTH
SIDE OF SITE BY
OTHER TENANT - NOT
PART OF PROJECT
SCOPE.

ZONE C
THE EXISTING
BUILDING FOOTPRINT
AND PARKING
LOT/DRIVE ARE TO
REMAIN UNCHANGED
UNDER PROJECT
SCOPE.

BACK AND SIDE
SETBACK = 0'
FRONT SETBACK = 5'
NO CHANGES.

RESERVED PARKING SIGN

SITE PLAN

SHEET NUMBER

AS101

OVERALL SITE PLAN

$$1^{\circ} = 60'-0''$$

A2 SITE PLAN

1" = 20'-0"



THE HARTMAN • MAJEWSKI
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers • LEED®
120 Vassar Dr SE Suite 100
Albuquerque New Mexico 87106
T 505 242 6880 • F 505 242 6881
CONSULTANT

GENERAL SHEET NOTES

- A. FIELD VERIFY DIMENSIONS AND LAYOUT OF SITE AND BUILDING ELEMENTS.
B. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
C. EXISTING EXTERIOR STUCCO FINISHES TO REMAIN.

REFERENCE KEYED NOTES

- 07 72 00.C02 REMOVABLE FRP HANDRAIL SECTIONS MOUNTED IN MFR.
32 31 13.A01 REMOVABLE HANDRAIL ATTACHMENT DETAIL, 8' LONG MAX.
32 31 13.B01 8" TALL CHAIN LINK FENCING WITH PRIVACY SLATS, 16" BARBED WIRE EXTENSION ABOVE, ANGLED OUT.
32 31 13.B01 8" TALL MANUAL SWING GATE, 26" WIDE, CHAIN LINK WITH PRIVACY SLATS, 14" BARBED WIRE EXTENSION ABOVE.

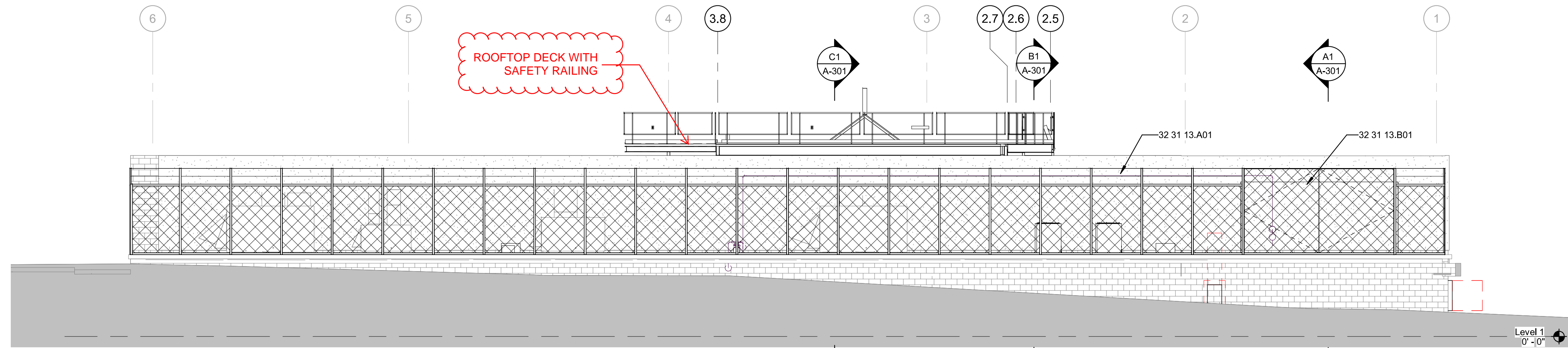
1 SHEET KEYED NOTES

NOTE: SHEET KEYNOTES NOT SEQUENTIAL

- 12 BB ANTENNA SYSTEM ON BAIRD PEDESTAL, 8" DIAMETER. SEE STRUCTURAL FOR PEDESTAL CONNECTIONS.
13 PEERLESS ANTENNA ARRAY ON BAIRD PEDESTAL, 16" DIAMETER. SEE STRUCTURAL FOR PEDESTAL CONNECTIONS.
14 UHF/S-BAND BORESIGHT TEST ANTENNA TRIPOD, 60" DIAMETER. SEE STRUCTURAL FOR CONNECTIONS.
32 FIELD VERIFY ELEVATION OF HIGH POINT OF STANDING SEAM ROOFING. FINISHED SURFACE OF ROOF PLATFORM TO BE 2'-2" HIGHER.

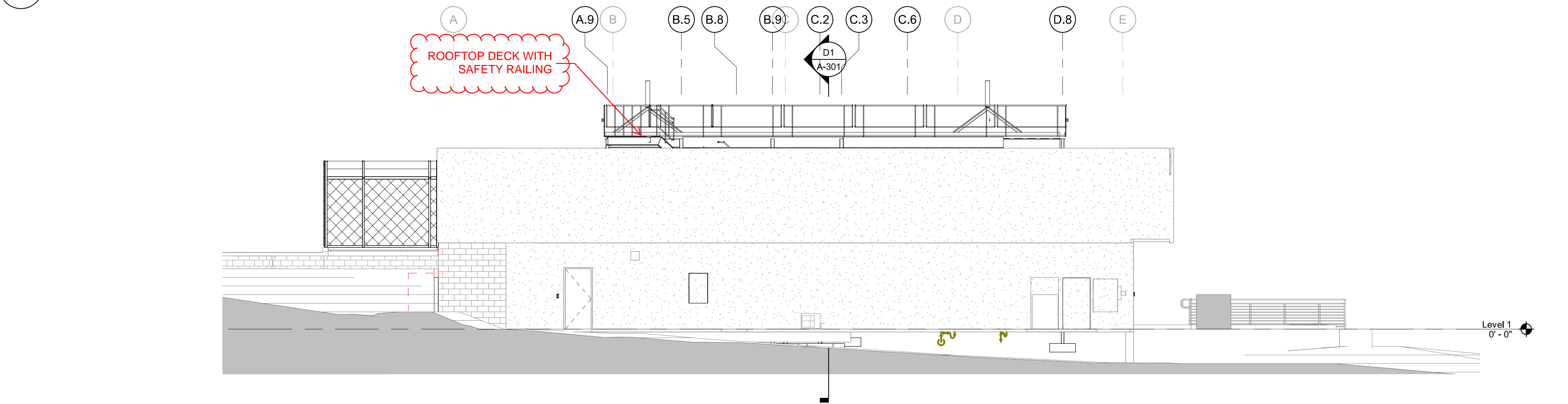
D2 EXTERIOR ELEVATION - EAST

1/8" = 1'-0"



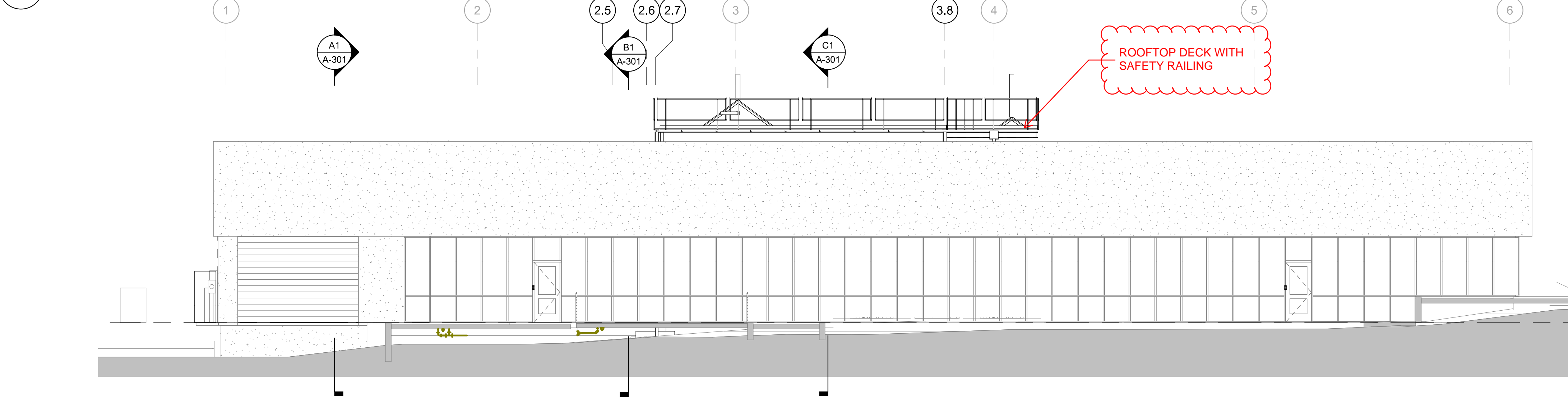
C2 EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



B2 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"



A2 EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"



STAMP



PERMIT SET

PROJECT NAME
GENERAL ATOMICS TI
ABQ

14820 CENTRAL AVE, ALBUQUERQUE,
NM 87123

GENERAL ATOMICS

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by MM
Checked by SK
Date 08/28/2023
Project number 2728

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A-201