

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
APPROVED BY

\_\_\_\_\_  
DATE



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

PROJECT DATA

NAME = TIJERAS RESEARCH PARK, PHASES 1 AND 2  
ADDRESS = 14800 CENTRAL AVE. SE.  
LEGAL = PORTION OF TRACT A-4, CHANT PROPERTIES ADDITION  
ZONE = SU-1 INDUSTRIAL DEVELOPMENT (Z-L-23)  
MAX. F.A.R. = .50  
MAX. BUILDING HEIGHT = 30'

PHASE 1  
AREA = 2.178 AC  
BUILDING = 21,000 SF (F.A.R. = 0.22)  
PARKING, 3,000 SF OFFICE @ 1/200 = 15 SPACES  
18,000 SF LAB. @ 1/1000 = 18 SPACES  
TOTAL SPACES PROVIDED = 34 (INCL. 2 DISABLED)

PHASE 2  
AREA = 7.298 AC  
BUILDINGS = 24,000 SF (F.A.R. = 0.075)  
PARKING, 6,000 SF OFFICE @ 1/200 = 30 SPACES  
18,000 SF LAB. @ 1/1000 = 18 SPACES  
TOTAL SPACES PROVIDED = 62 (INCL. 4 DISABLED)

LANDSCAPE LEGEND

PHASE 1  
SITE AREA = 95,046 SF  
LESS NATURAL AREA @ = 21,259 SF  
TOTAL LANDSCAPING AREA PROVIDED = 9,901 SF

PHASE 2  
SITE AREA = 318,491 SF  
LESS NATURAL AREA @ = 229,099 SF  
TOTAL LANDSCAPING AREA PROVIDED = 11,667 SF

- NOTES:
1. EIGHTY PERCENT OF LANDSCAPED AREAS TO BE LOW WATER USE VEGETATION. CONFORM TO WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
  2. LANDSCAPE AREAS SHALL BE PROVIDED WITH A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM. OWNER MAINTAINED

6" STANDARD CONCRETE PEDESTRIAN WALK/  
CROSS WALK / ACCESSIBLE ROUTE  
SEEDING AREA = NATIVE GRASSES RECLAMATION MIX AND  
NATIVE SHRUBBERY SEED (BLEND INTO TERRAIN)

PLANTER: BARK MULCH OR BROWN  
GRAVEL WITH 1 GALLON SHRUBS AND  
GROUND COVER VEGETATION AT 5' O.C.

TYPICAL SHRUBS (L-M)

CHAMISA  
SILVERBERRY  
CLIFFROSE  
APACHE PLUME

TYPICAL GROUND COVERS (L-M)

SANTOLINA  
CREEPING MAHONIA  
COTONEASTER  
BARBERY

DECIDUOUS TREES

TA TEXAS ASH (M) (40'-60')  
CP CHINESE PISTACH (M) (40'-60')  
WH WASHINGTON HAWTHORNE (H) (20'-30')  
DW DESERT WILLOW (L) (15'-25')

SIGNS

- SIGN AREA AND NUMBER SHALL BE REGULATED AS IN IP ZONE EXCEPT:
- 1- BUILDING MOUNTED SIGNS ARE LIMITED TO TWO FACADES PER BUILDING
  - 2- ONE 5' HIGH MONUMENT TYPE SIGN IS PERMITTED FOR EACH BUILDING
  - 3- SIGNS SHALL USE INDIVIDUAL CHANNELIZED LETTERING

DRB CASE NUMBER : DRB-97-109

This is a site plan for subdivision and building permit for phases 1 and 2. Future phases will require a site development plan through a DRB public hearing.  
This plan is an amendment to the original development plan approved by the Environmental Planning Commission (EPC) on Nov. 8/1997 EPC case No: 2-71-163

SITE DEVELOPMENT PLAN

*Michael J. Davis* 4-15-97  
Traffic Engineer, Transportation Division Date  
*David A. Davis* 5-19-97  
Design & Development, CP Date  
*John A. Davis II* 5-20-97  
Public Works, Utilities Development Division Date  
*Paul J. Davis* 6-3-97  
City Engineer, Engineering Division/AMAFCA Date

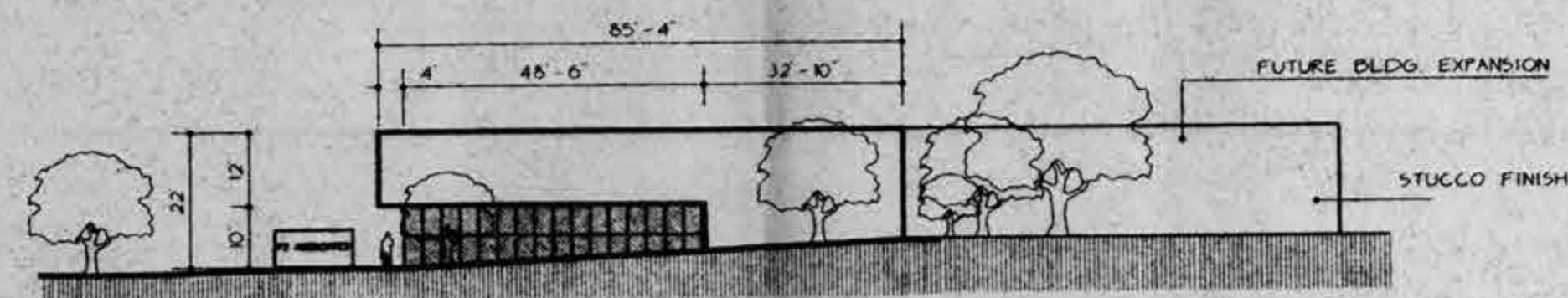
APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the  
Development Process Manual.  
*John A. Davis* 6-3-97  
City Engineer, Albuquerque Planning Department Date

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

14800 CENTRAL SE  
TIJERAS RESEARCH PARK

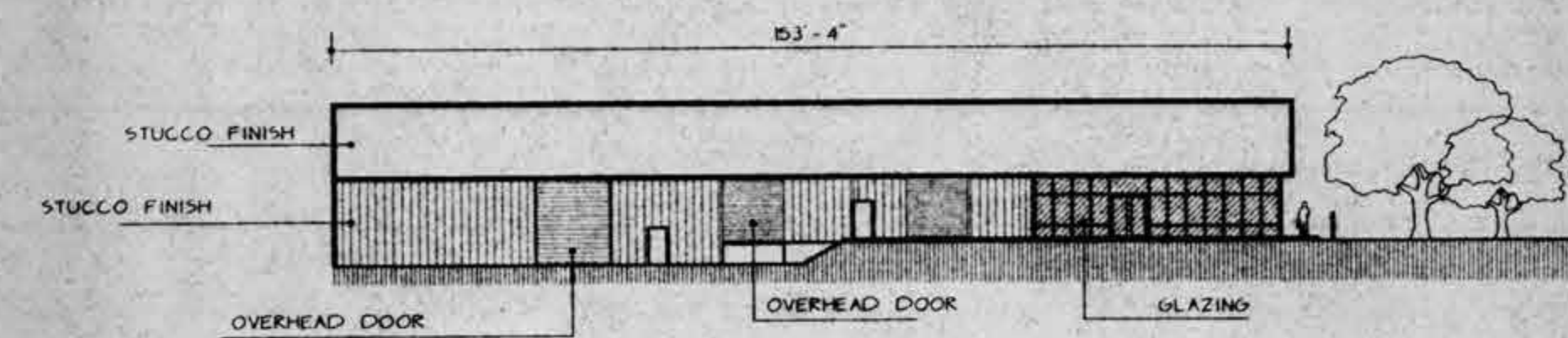


**BERENT GROTH**  
100 ALVARADO DR NE ALBUQUERQUE NEW MEXICO 87110  
**ARCHITECTS**  
505 266 6700  
**AIA**



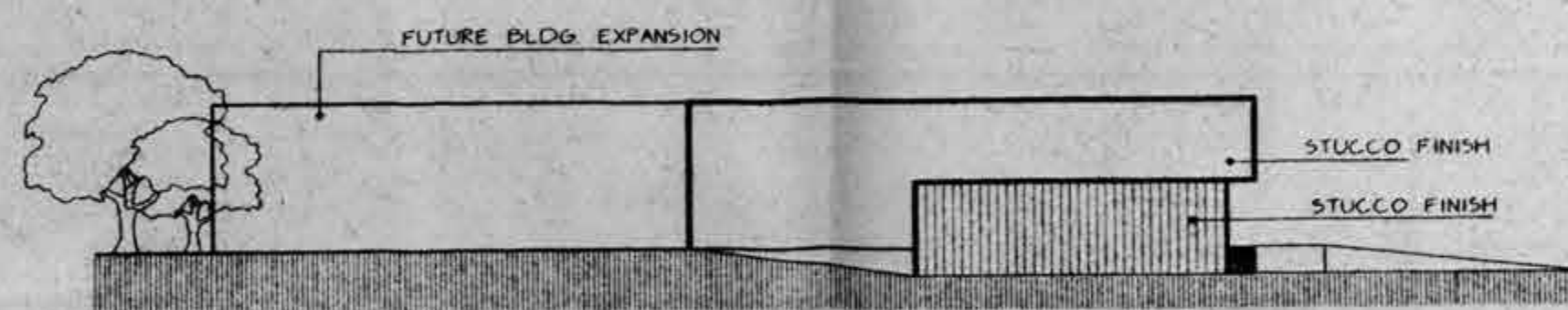
**EAST ELEVATION** BLDG. 1  
SCALE : 1/30" = 1'-0"

STUCCO COLOR: BROWNS AND GRAYS, GREEN ACCENTS

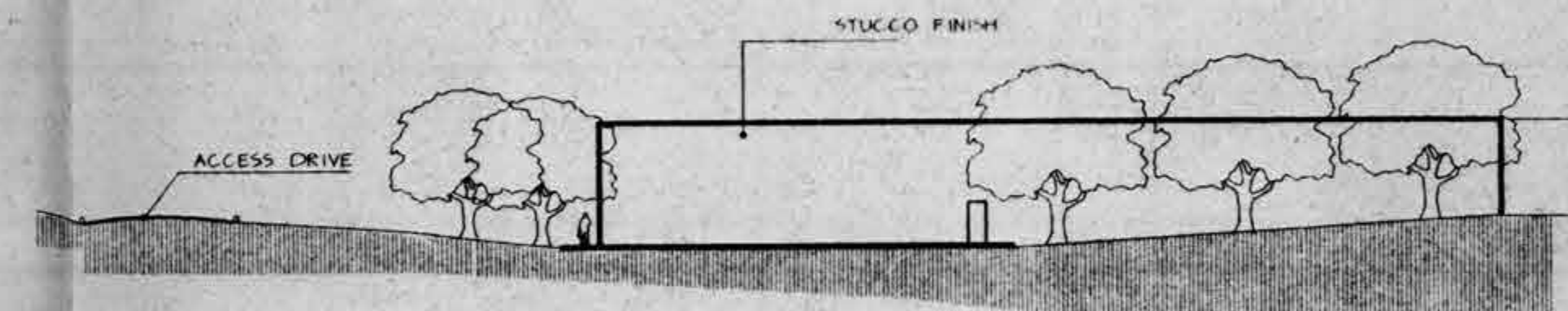


**SOUTH ELEVATION** BLDG. 1  
SCALE : 1/30" = 1'-0"

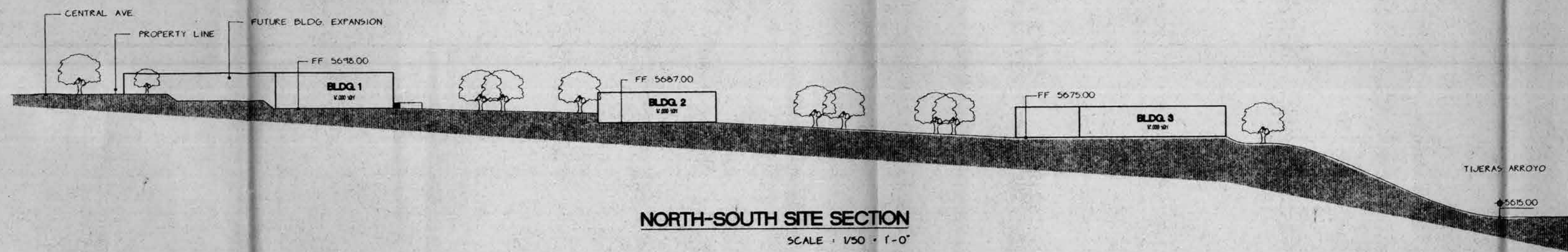
GLASS : NON-REFLECTIVE TAN OR GREEN  
METAL OVERHEAD DOORS = MATCH STUCCO COLORS



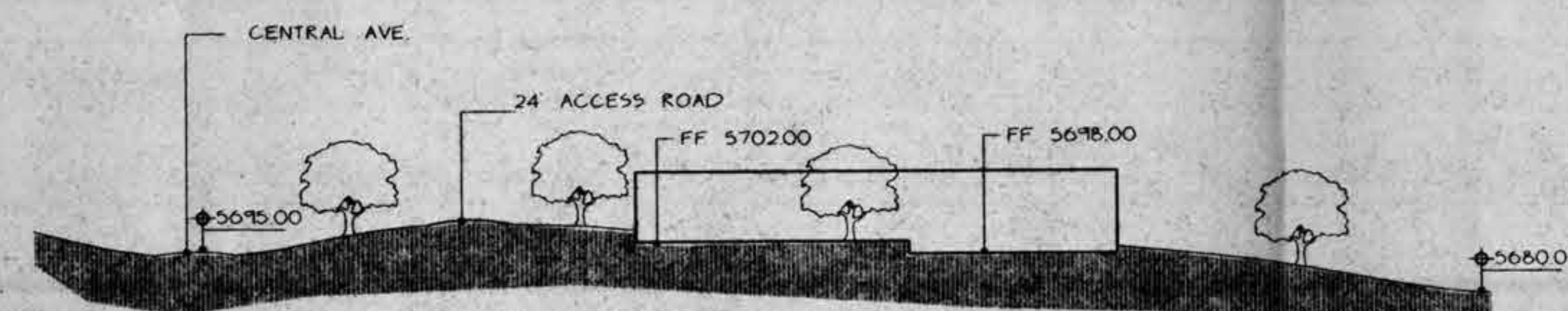
**WEST ELEVATION** BLDG. 1  
SCALE : 1/30" = 1'-0"



**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**



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

**14800 CENTRAL SE**  
**TIJERAS RESEARCH PARK**

7-11-163  
2002  
5/6/07





THE HARTMAN • MAJEWSKI  
**DESIGN GROUP**  
Architects • Engineers • Interior Design  
Planners • Urban Designers • LEED®  
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Albuquerque New Mexico 87106  
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CONSULTANT

STAMP



PERMIT SET

PROJECT NAME  
**GENERAL ATOMICS TI  
ABQ**

14820 CENTRAL AVE, ALBUQUERQUE,  
NM 87123

GENERAL ATOMICS

#### REVISIONS

NO.	DATE	DESCRIPTION
5	06.05.2024	TCL Revision 1
4	05.24.2024	TCL
3	11.17.2023	City Comment Response
2	10.30.2023	Addendum 2
1	10.23.2023	Addendum 1

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Drawn by \_\_\_\_\_ MM  
Checked by \_\_\_\_\_ SK  
Date \_\_\_\_\_ 10/23/2023  
Project number \_\_\_\_\_ 2728

SHEET TITLE

SITE PLAN

SHEET NUMBER

**AS101**

Site and Elevations - Page 1  
H+Mdg, 07/18/2024

## 1 SHEET KEYED NOTES

NOTE: SHEET KEYNOTES NOT SEQUENTIAL

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

## REFERENCE KEYED NOTES

26 00 00.A01 NEW LIGHT FIXTURE, SEE ELECTRICAL.  
26 00 00.A04 NEW GENERATOR AND PAD, SEE ELECTRICAL.  
32 31 13.A01 8" TALL CHAIN LINK FENCING WITH PRIVACY SLATS, 16" BARBED WIRE EXTENSION ABOVE, ANGLED OUT.  
32 31 13.B03 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 NECESSARY TO COMPLY WITH MANUFACTURER'S REQUIREMENTS.  
32 31 13.B05 FIELD VERIFY MECHANICAL EQUIPMENT CLEARANCE AND CLEAR AREA REQUIREMENTS. PROVIDE ACCESS DOORS AND MODIFY PRIVACY SCREENING INSTALLATION AS NECESSARY TO COMPLY WITH MANUFACTURER'S REQUIREMENTS.

## GENERAL SHEET NOTES

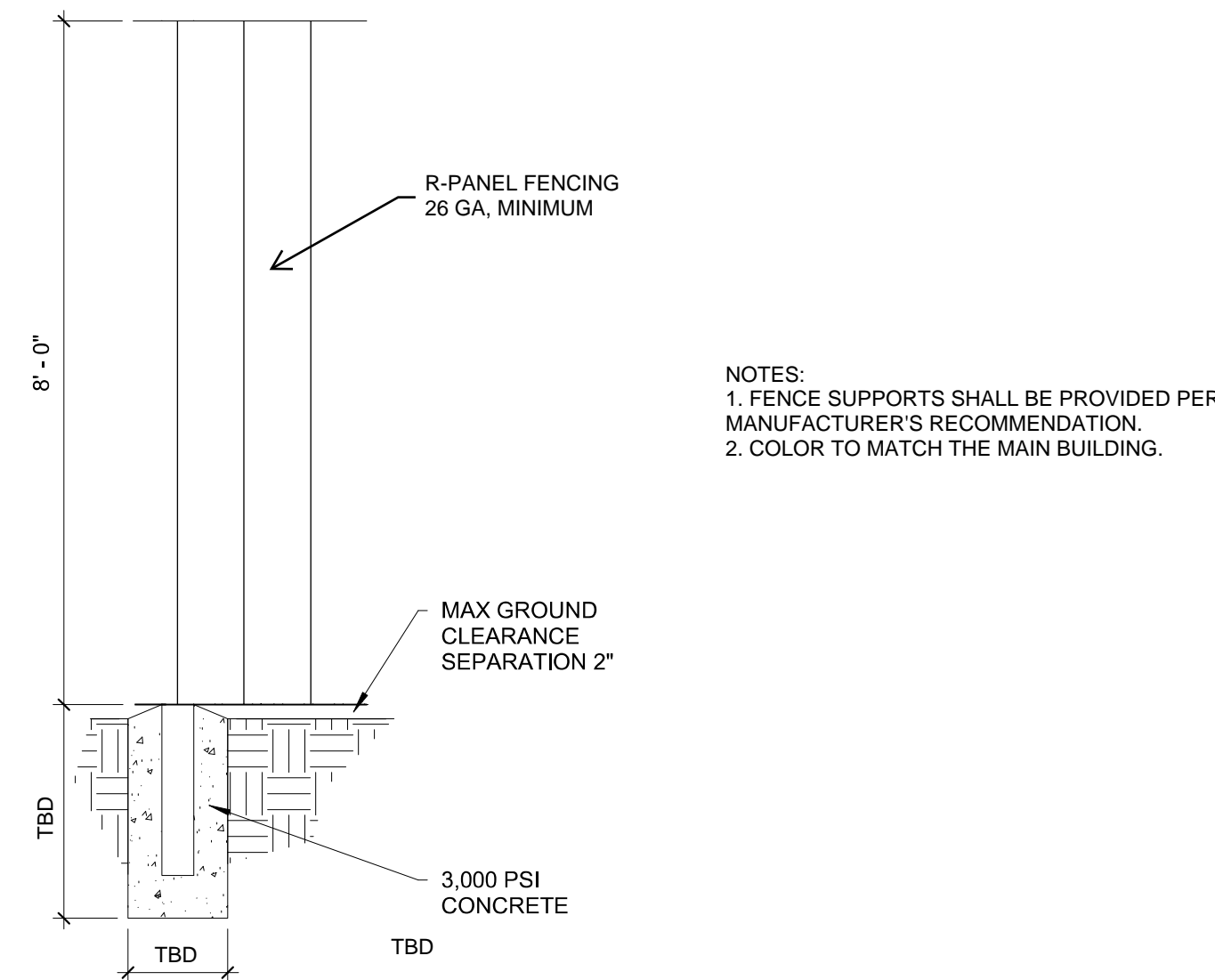
- FIELD VERIFY DIMENSIONS AND LAYOUT OF EXISTING SITE AND BUILDING ELEMENTS.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING SHEETS FOR ADDITIONAL SITE INFORMATION AND/OR WORK NOT SHOWN.
- LANDSCAPING APPROVED FOR THE ORIGINAL PROJECT SHALL BE MAINTAINED OR RESTORED TO THAT LEVEL OF COMPLETION.
- 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.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.

**TRAFFIC CIRCULATION  
LAYOUT APPROVED**

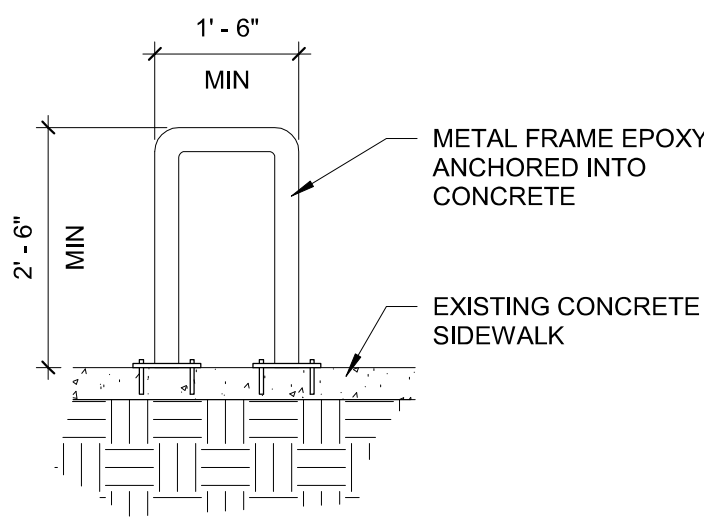
Sertil A. Kanbar 6/7/2024

Signed \_\_\_\_\_ Date \_\_\_\_\_

## TYPICAL FENCE SECTION



## TYPICAL BIKE RACK



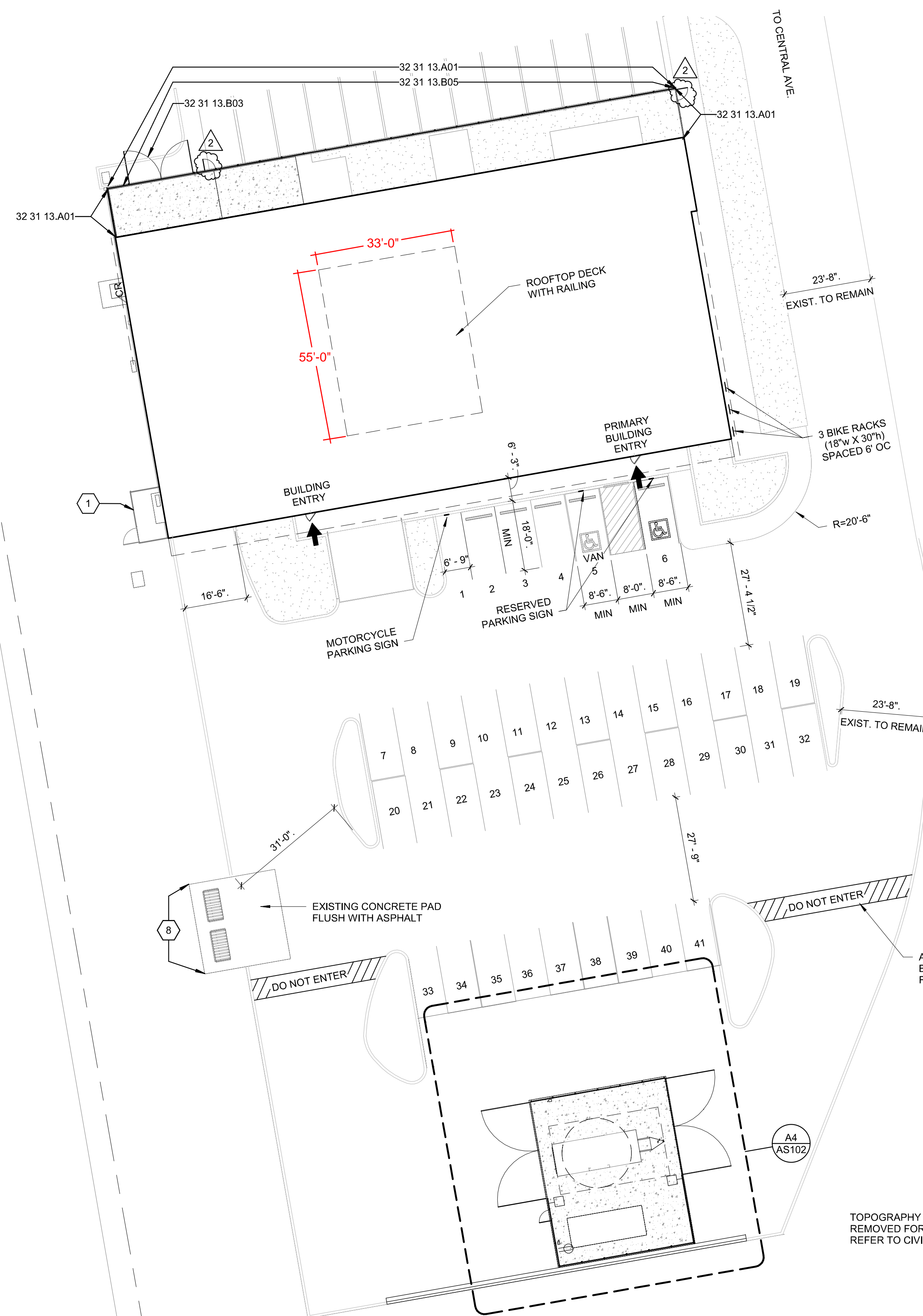
CENTRAL AVENUE

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.

EXISTING  
UNINCORPORATED  
ADJACENT 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 14-16-5-7

PARKING FOR OFFICE OCCUPANCY (RESEARCH FACILITY)  
IDO REQUIRES 1.5 SPACES/1,000 SF GFA  
11,837 GFA - 11.84\*1.5=17.76

ORIGINAL SPACES 50  
SPACES REQUIRED 18  
SPACES PROVIDED 41

MINIMUM NUMBER OF PARKING SPACES:  
VEHICLES 18 REQUIRED / 41 PROVIDED  
ACCESSIBLE 2 REQUIRED / 2 PROVIDED  
MOTORCYCLES 1 REQUIRED / 1 PROVIDED  
BYCYCLES 3 REQUIRED / 3 PROVIDED

ADA NOTES:  
1. THE ADA ACCESS AISLE SHALL HAVE WORDS "NO  
PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE  
AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES  
WIDE. PLACED AT THE REAR OF THE PARKING SPACE SO AS  
TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR  
TIRE WOULD BE PLACED (66-1-4.1.8 NMSA 1978).  
2. THE ADA ACCESSIBLE PARKING SIGN MUST HAVE  
REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978  
"VIOLATORS ARE SUBJECT TO A FINE AND OR TOWING".

FENCING:  
1. ALL NEW FENCING SHALL BE 8" CHAINLINK WITH 3-  
STRAND BARBED WIRE TOPPING.  
2. MAIN BUILDING, NORTH SIDE - 175 LINEAR FEET.  
3. TELESCOPE YARD - 160 LINEAR FEET.



## RESERVED PARKING SIGN

SIGN TYPE 57-4 (12"x18")  
- sign field is white  
- sign lettering and border are green  
- International Symbol of Accessibility is white on a blue background

Optional Language:  
Required language per  
NMSA 197866-7-352.4C

SIGN TYPE 57-5A (5"x12")  
- sign field is white  
- sign lettering and border are green

Required language (Van Accessible Spaces)  
ANSI 502.7

Sign Pole

## A1 OVERALL SITE PLAN

1" = 60'-0"

## A3 SITE PLAN

1" = 20'-0"





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CONSULTANT

STAMP



PERMIT SET

PROJECT NAME  
GENERAL ATOMICS TI  
ABQ

14820 CENTRAL AVE, ALBUQUERQUE,  
NM 87123

GENERAL ATOMICS

## 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.

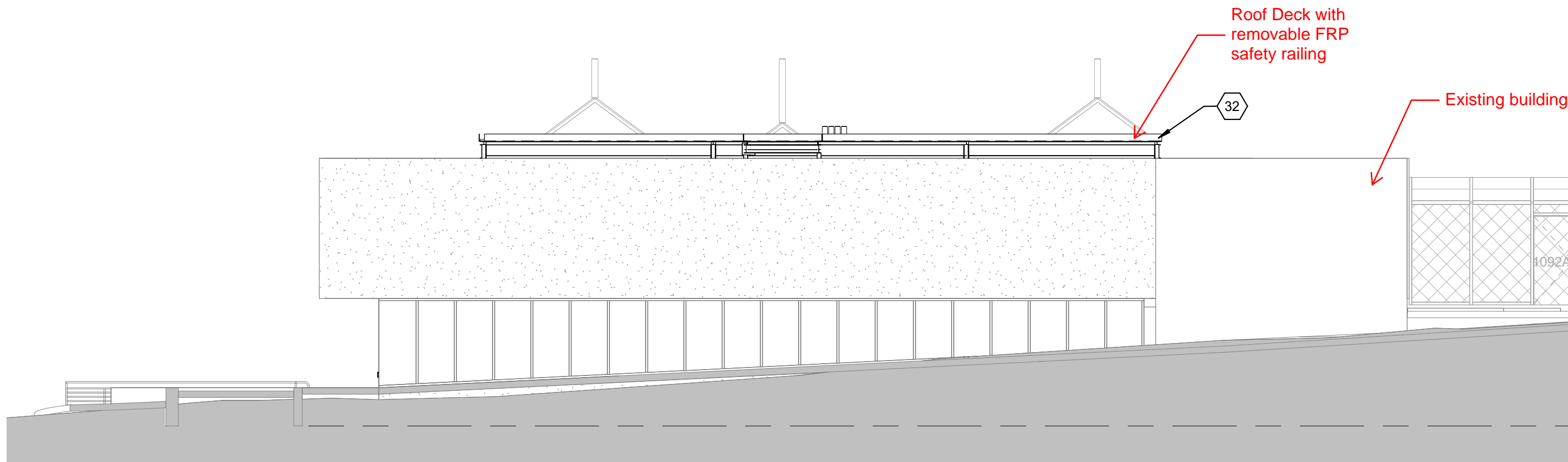
## 1 SHEET KEYED NOTES

NOTE: SHEET KEYNOTES NOT SEQUENTIAL.

- 32 FIELD VERIFY ELEVATION OF HIGH POINT OF STANDING SEAM ROOFING. FINISHED SURFACE OF ROOF PLATFORM TO BE 2'-2" HIGHER.

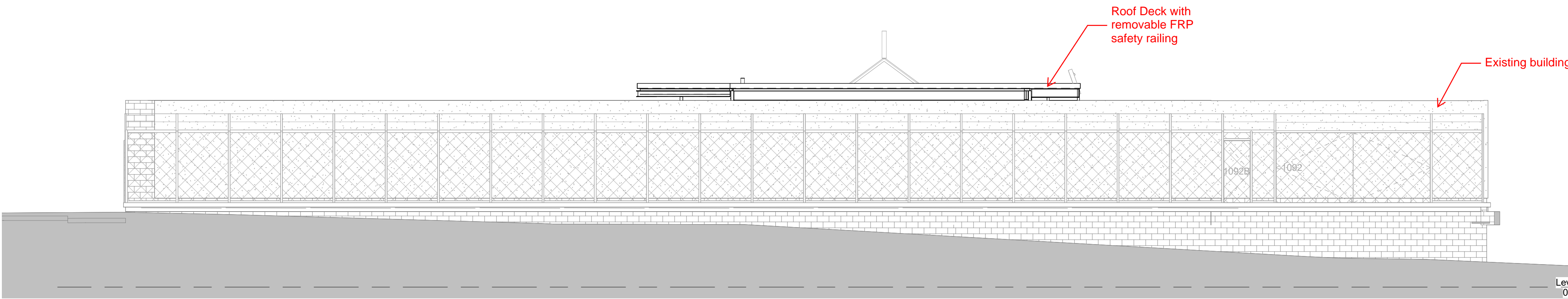
## D2 EXTERIOR ELEVATION - EAST

1/8" = 1'-0"



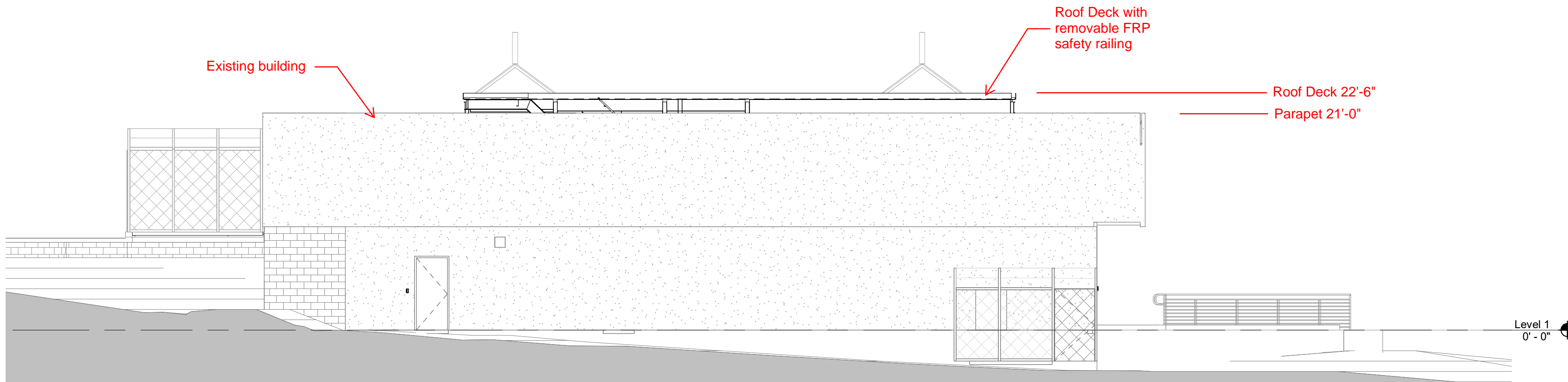
## C2 EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



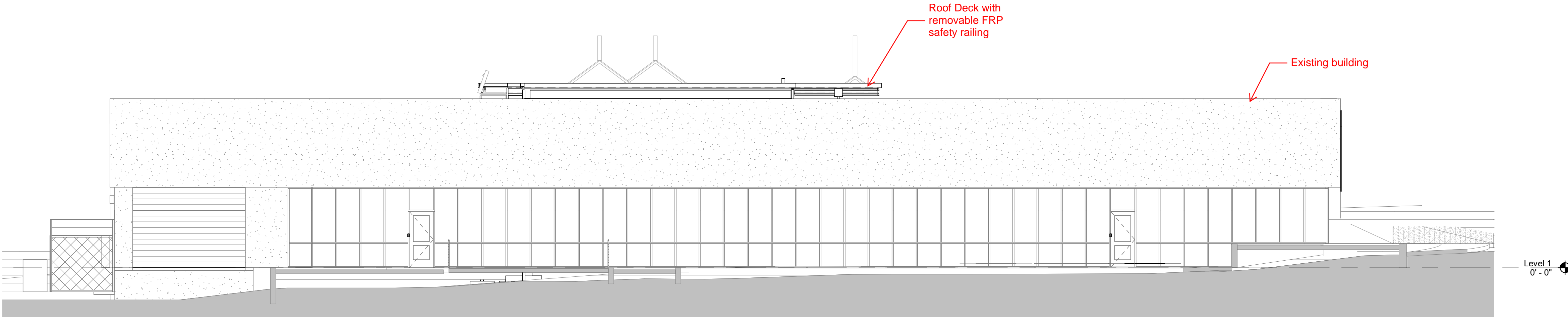
## B2 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"



## A2 EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"



## REVISIONS

NO.	DATE	DESCRIPTION

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Drawn by MM  
Checked by SK  
Date 10/23/2023  
Project number 2728

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A-201

Site and Elevations - Page 2  
H+Mdg, 07/18/2024