

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

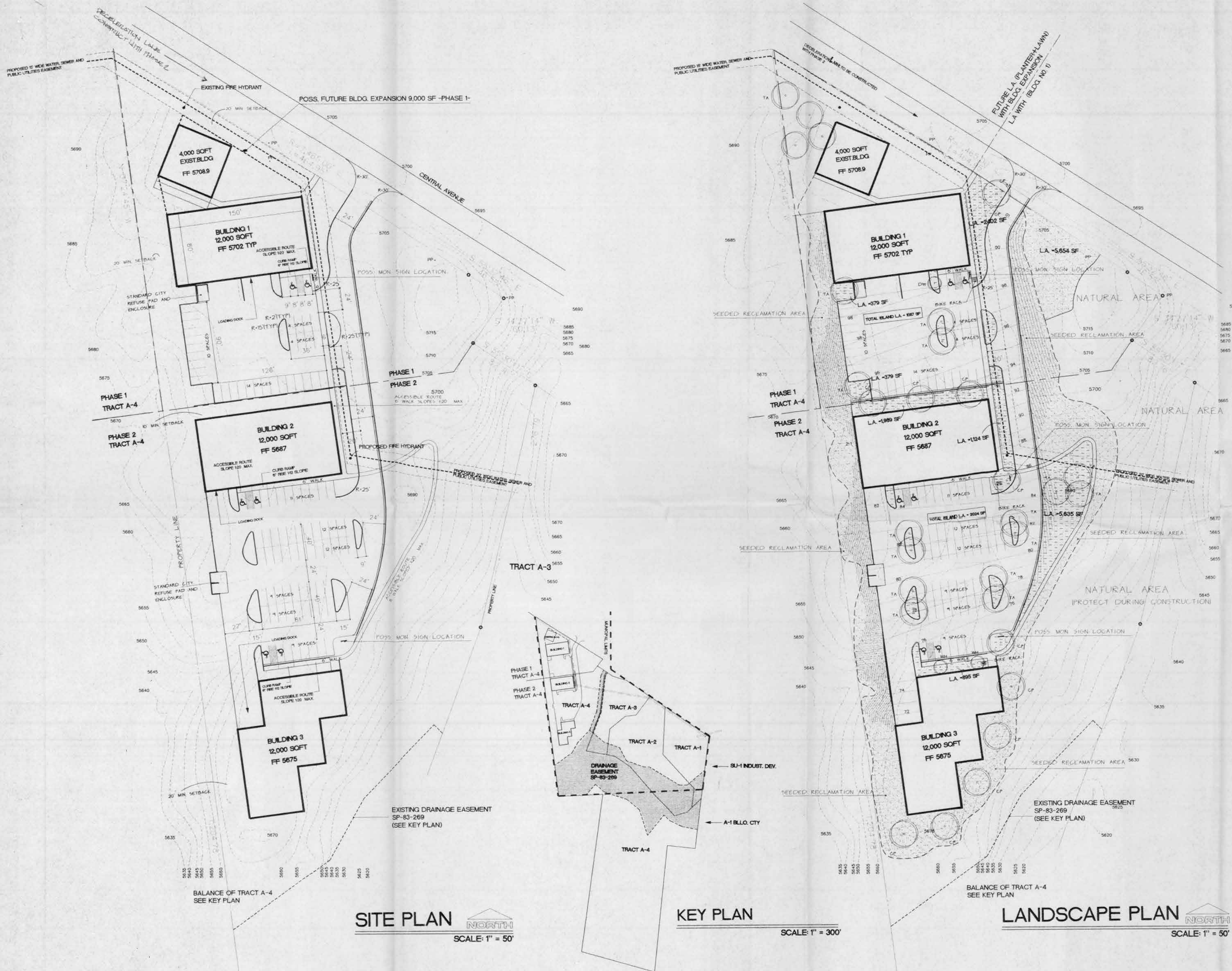
APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Development Process Manual.
John A. Davis 6-3-97
City Engineer, Albuquerque Planning Department Date

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

14800 CENTRAL SE
TIJERAS RESEARCH PARK

1

5/8/97

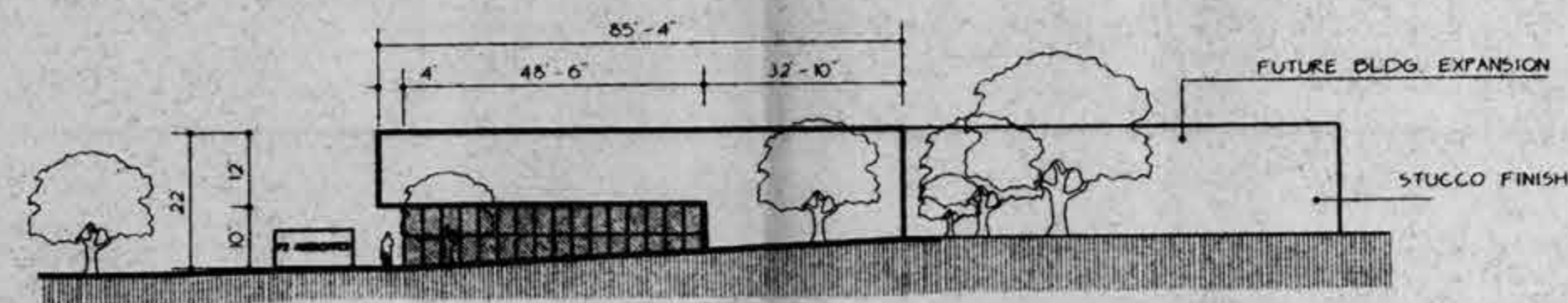


SITE PLAN
NORTH
SCALE: 1" = 50'

KEY PLAN
SCALE: 1" = 300'

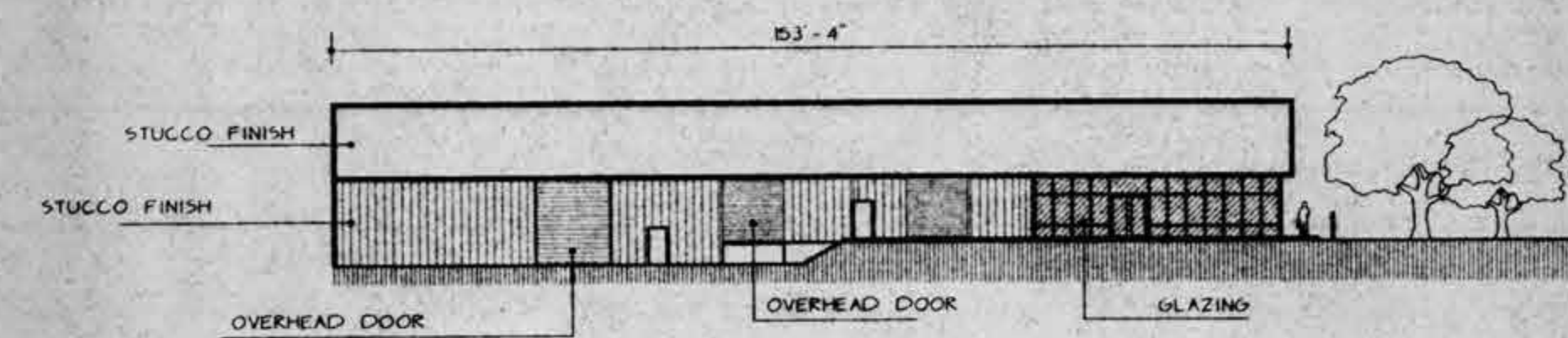
LANDSCAPE PLAN
NORTH
SCALE: 1" = 50'

BERENT GROTH
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ARCHITECTS
505 266 6700
AIA



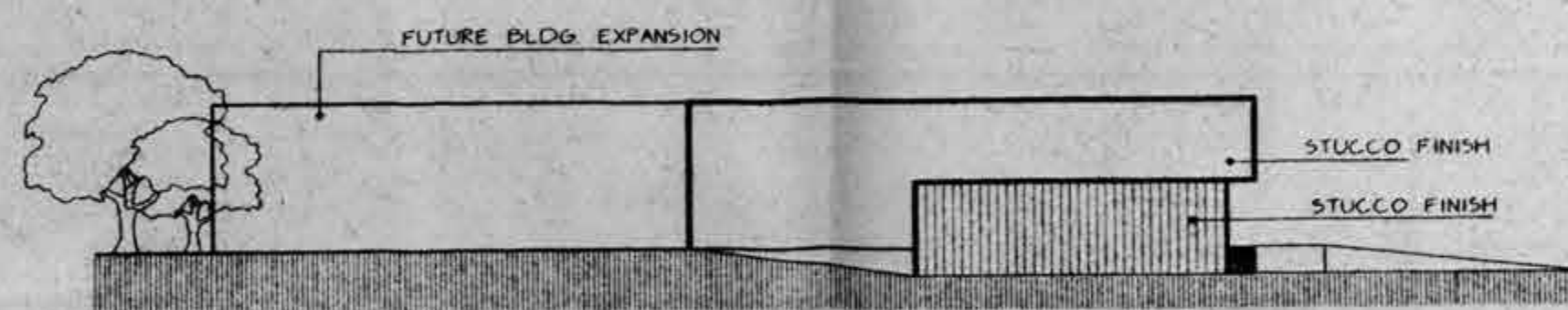
EAST ELEVATION BLDG. 1
SCALE : 1/30" = 1'-0"

STUCCO COLOR: BROWNS AND GRAYS, GREEN ACCENTS

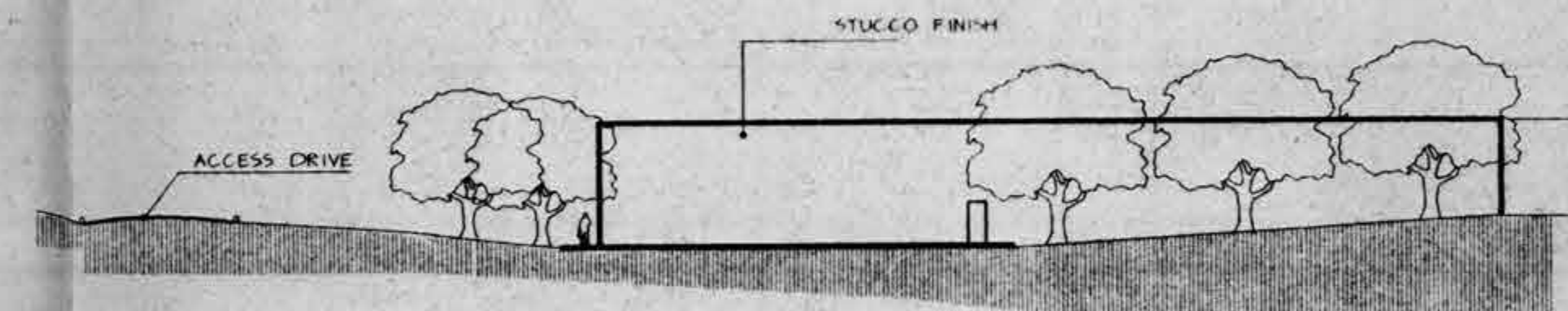


SOUTH ELEVATION BLDG. 1
SCALE : 1/30" = 1'-0"

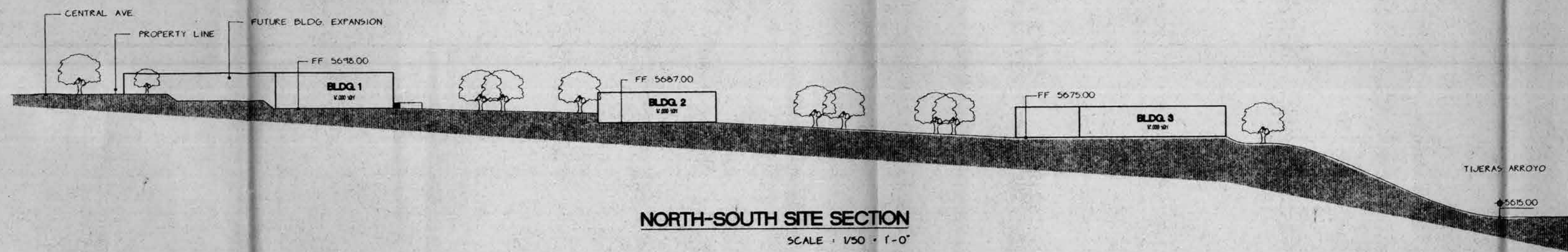
GLASS : NON-REFLECTIVE TAN OR GREEN
METAL OVERHEAD DOORS = MATCH STUCCO COLORS



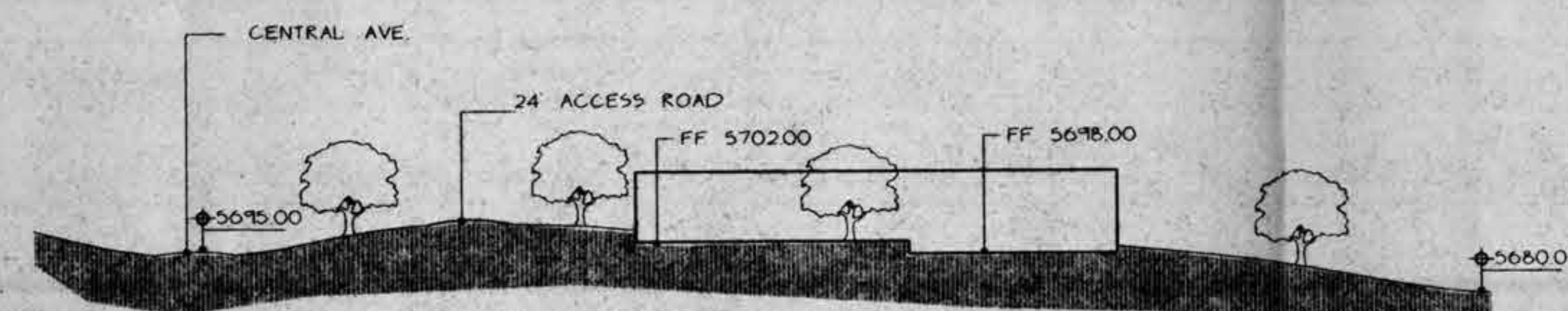
WEST ELEVATION BLDG. 1
SCALE : 1/30" = 1'-0"



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



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DESIGN GROUP
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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

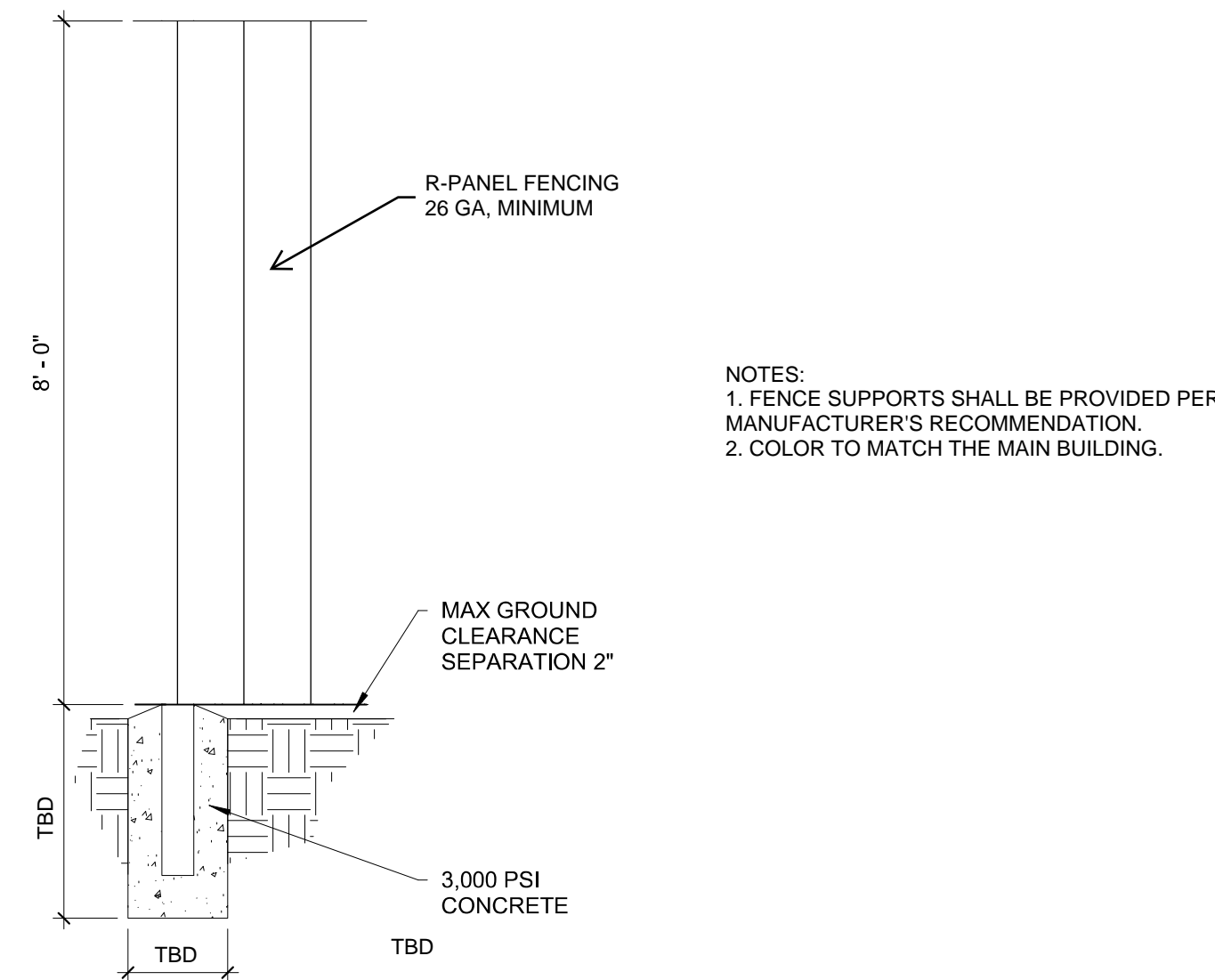
- FIELD VERIFY DIMENSIONS AND LAYOUT OF EXISTING SITE AND BUILDING ELEMENTS.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING SHEETS FOR ADDITIONAL SITE INFORMATION AND/OR WORK NOT SHOWN.
- 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

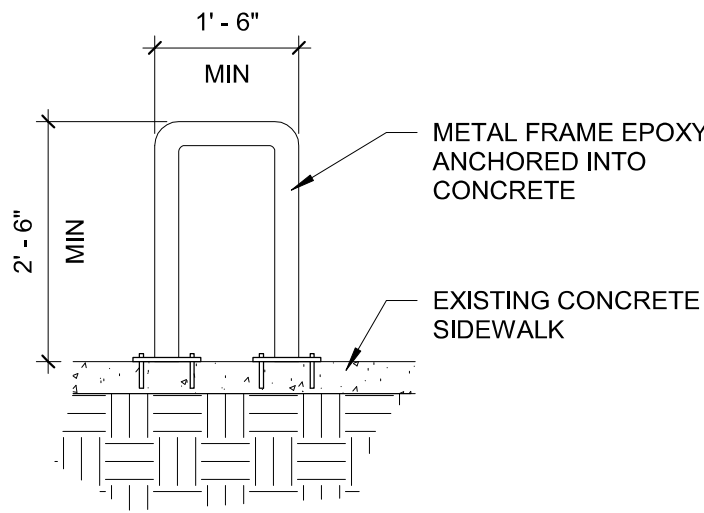
Signed _____ Date _____

TYPICAL FENCE SECTION



NOTES:
1. FENCE SUPPORTS SHALL BE PROVIDED PER MANUFACTURER'S RECOMMENDATION.
2. COLOR TO MATCH THE MAIN BUILDING.

TYPICAL BIKE RACK



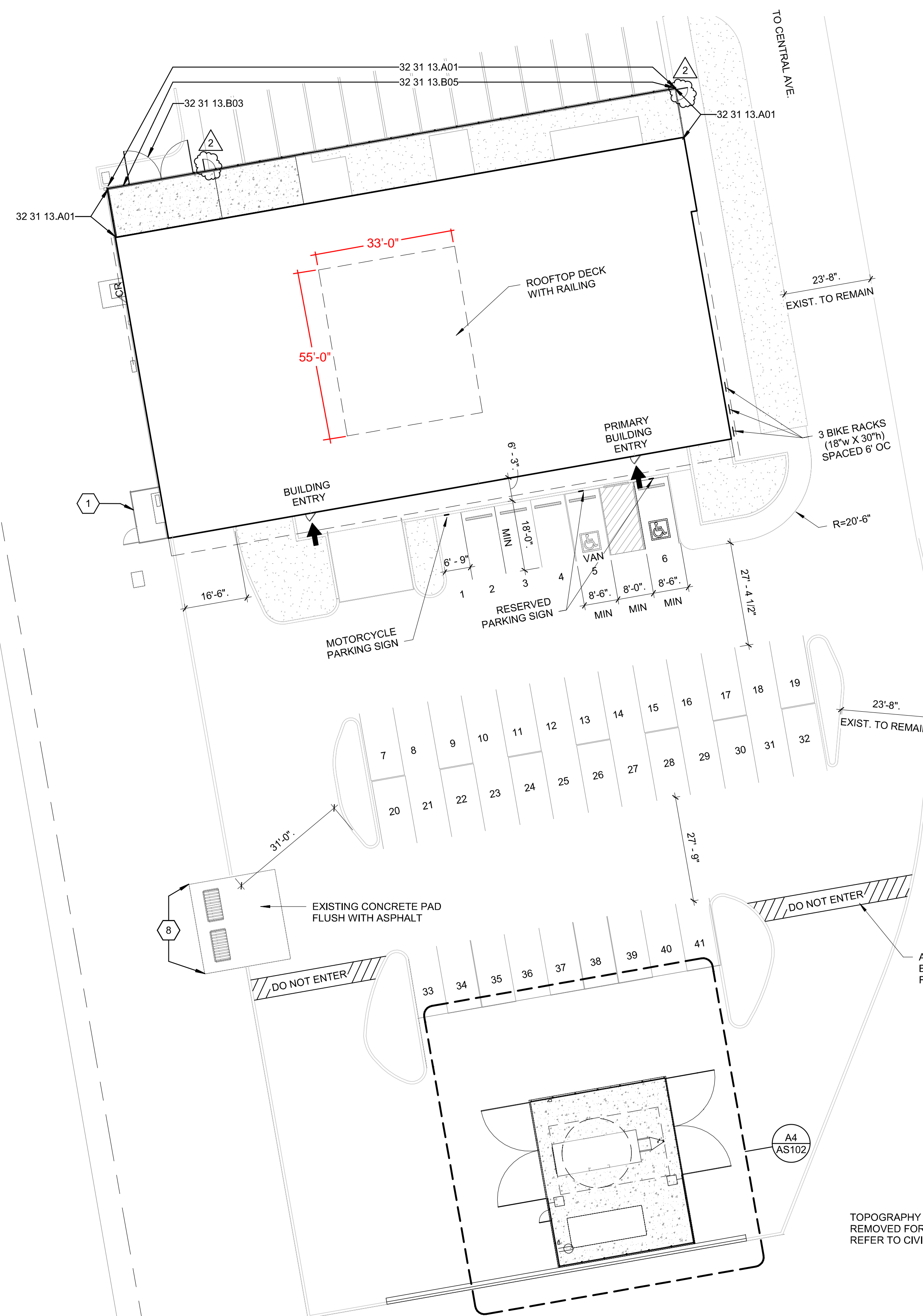
CENTRAL AVENUE

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 - 11,841.5 = 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.



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

RESERVED PARKING SIGN

Bottom of lowest sign 60" min.
above the ground in parking lot.
ANSI 502.7
Or
84" min. for on-street parking
and in the pedestrian path of
travel per MUTCD Sec 2A.18

ADD PAVEMENT STRIPING ON
BOTH SIDES, LETTERS SHALL
FACE THE ONCOMING TRAFFIC

TOPOGRAPHY LINES
REMOVED FOR CLARITY
REFER TO CIVIL DRAWINGS.

A1 OVERALL SITE PLAN

1" = 60'-0"

A3 SITE PLAN

1" = 20'-0"



THE HARTMAN + MAJEWSKI
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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.

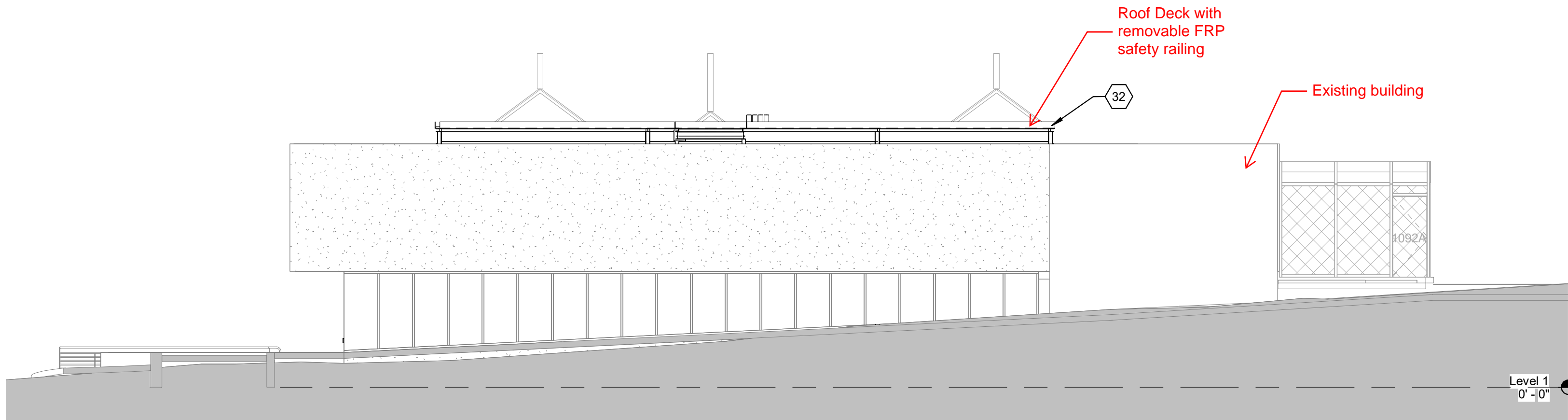
1 SHEET KEYED NOTES

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.

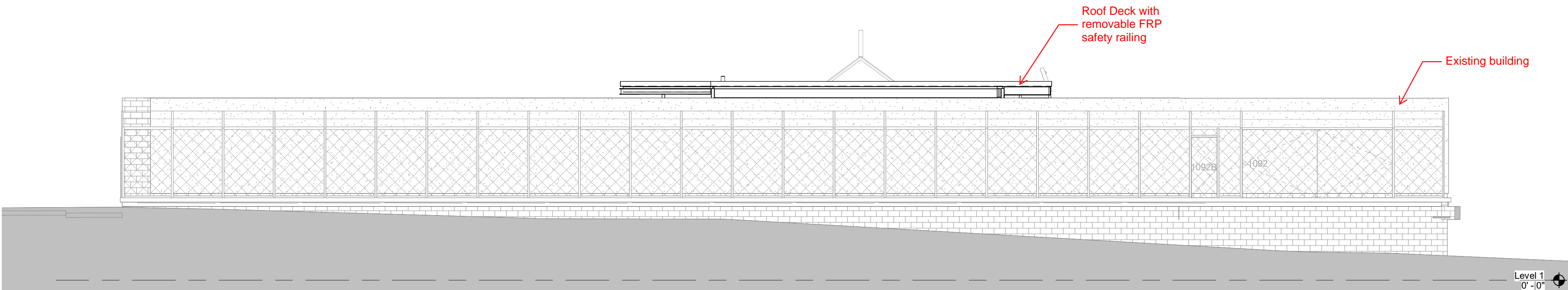
D2 EXTERIOR ELEVATION - EAST

1/8" = 1'-0"



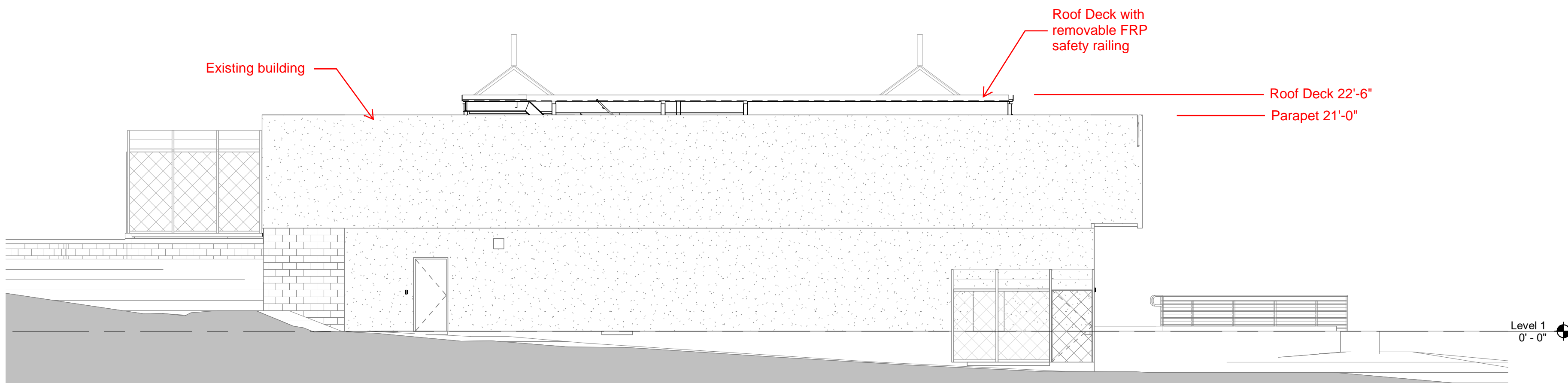
C2 EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



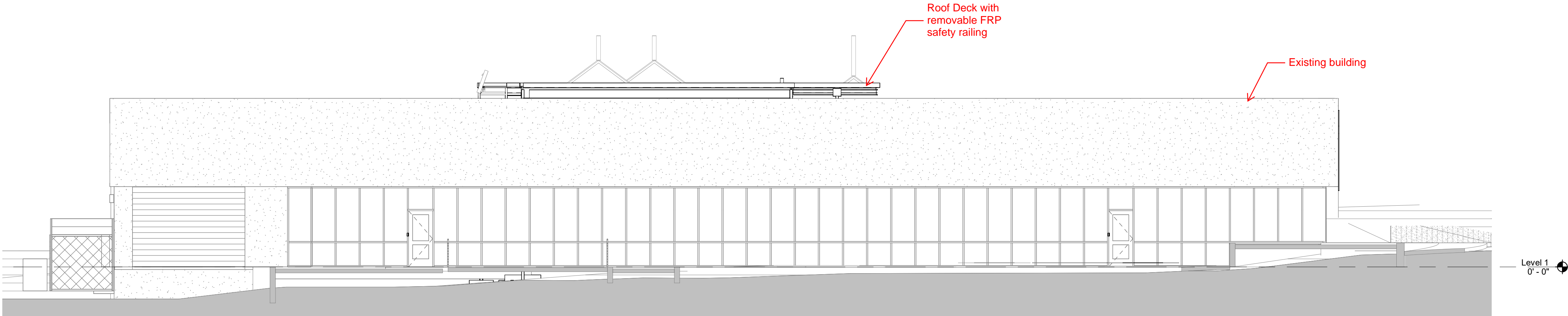
B2 EXTERIOR ELEVATION - WEST

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