

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 22, 2025

Srdan Kalajdzic, R.A
Hartman+Majewski Design
120 Vassar Dr SE
Albuquerque, NM 87106

Re: General Atomics Office/ 14820 Central Ave SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 08-25-25 (L23-D011a)
Certification dated 09-22-25

Dear Mr. Kalajdzic,

Based upon the information provided in your submittal received 09-19-25, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Albuquerque

Sincerely,

NM 87103

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

\EA via: email
C: CO Clerk, File



September 22, 2025

TRAFFIC CERTIFICATION

I, Srdan Kalajdzic, NMPE OR NMRA NUMBER NM-005121, OF THE FIRM Hartman + Majewski Design Group, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6/7/2024. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Jared Vigil OF THE FIRM Enterprise Builders Corporation. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/12/2025 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Traffic Certification.

Exceptions:

- 1. Accessible and motorcycle parking spaces have shifted in order to position the accessible parking spaces between the two building entrances and to utilize flatter existing grades.*
- 2. The owner has decided not to develop the telescope yard, so the south part of the existing parking lot remains as is (no new traffic flow striping).*

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Srdan Kalajdzic

Signature of Engineer or Architect

09/22/2025

Date

**Creating relationships and communities that endure**

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 7, 2024

Srdan (Serge) Kalajdzic, AIA
Hartman + Majewski Design Group
120 Vassar Drive SE, Suite 100
Albuquerque, NM 87106

**Re: General Atomics Office
14820 Central SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 5-24-2024 (L23D011A)**

Dear Mr. Kalajdzic,

The TCL submittal received 5-29-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



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 ATOMICS GENERAL ATOMICS TI ABQ

14820 CENTRAL AVE, ALBUQUERQUE,
 NM 87123

2728
 10/23/2023
PERMIT SET

PROJECT TEAM:

CLIENT:
 ATTN: RUSSELL RICKER
 GENERAL ATOMICS
 16818 VIA DEL CAMPO
 SAN DIEGO, CA 92127
 858.524.8783
 DIRECT: 858.822.8356
 RUSSELL.RICKER@GA.COM

ARCHITECTURAL:
 ATTN: SERGE KALAJDZIC
 HARTMAN + MAJEWSKI DESIGN GROUP
 120 VASSAR DR, SE
 ALBUQUERQUE, NM 87106
 505.242.6880
 DIRECT: 505.398.6453
 SKALAJDZIC@DESIGNGROUPNM.COM

STRUCTURAL ENGINEER:
 ATTN: RICHARD PFEIFFER
 QUIROGA PFEIFFER ENGINEERING CORPORATION
 4343 PAN AMERICAN FWY NE
 SUITE #238
 505.858.1456
 DIRECT: 505-250-8174
 RPFEIFFER@QPEC.ORG

MECHANICAL ENGINEER:
 ATTN: ELAINE DOLECEK
 EEA CONSULTING ENGINEERS
 4343 PAN AMERICAN FWY
 SUITE #239
 512.744.4400
 DIRECT: 512.744.4456
 ELAINEDOLECEK@EEACE.COM

ELECTRICAL ENGINEER:
 ATTN: JARED WINN
 EEA CONSULTING ENGINEERS
 4343 PAN AMERICAN FWY
 SUITE #239
 512.744.4400
 DIRECT: 512-744-4405
 JAREDWINN@EEACE.COM

PLUMBING ENGINEER:
 ATTN: JEREMY SMITH
 EEA CONSULTING ENGINEERS
 4343 PAN AMERICAN FWY
 SUITE #239
 512.744.4400

**TRAFFIC CIRCULATION
 LAYOUT APPROVED**
 Sortil A. Kanbar 6/7/2024
 Signed Date

DRAWING INDEX

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STAMP



PERMIT SET

PROJECT NAME
 GENERAL ATOMICS TI
 ABQ

14820 CENTRAL AVE, ALBUQUERQUE,
 NM 87123

GENERAL ATOMICS

TCL Certification by H+Mdg:



REVISIONS

NO.	DATE	CITY COMMENT RESPONSE	DESCRIPTION
3	11.17.2023	City Comment Response	

Copyright: Design Group

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

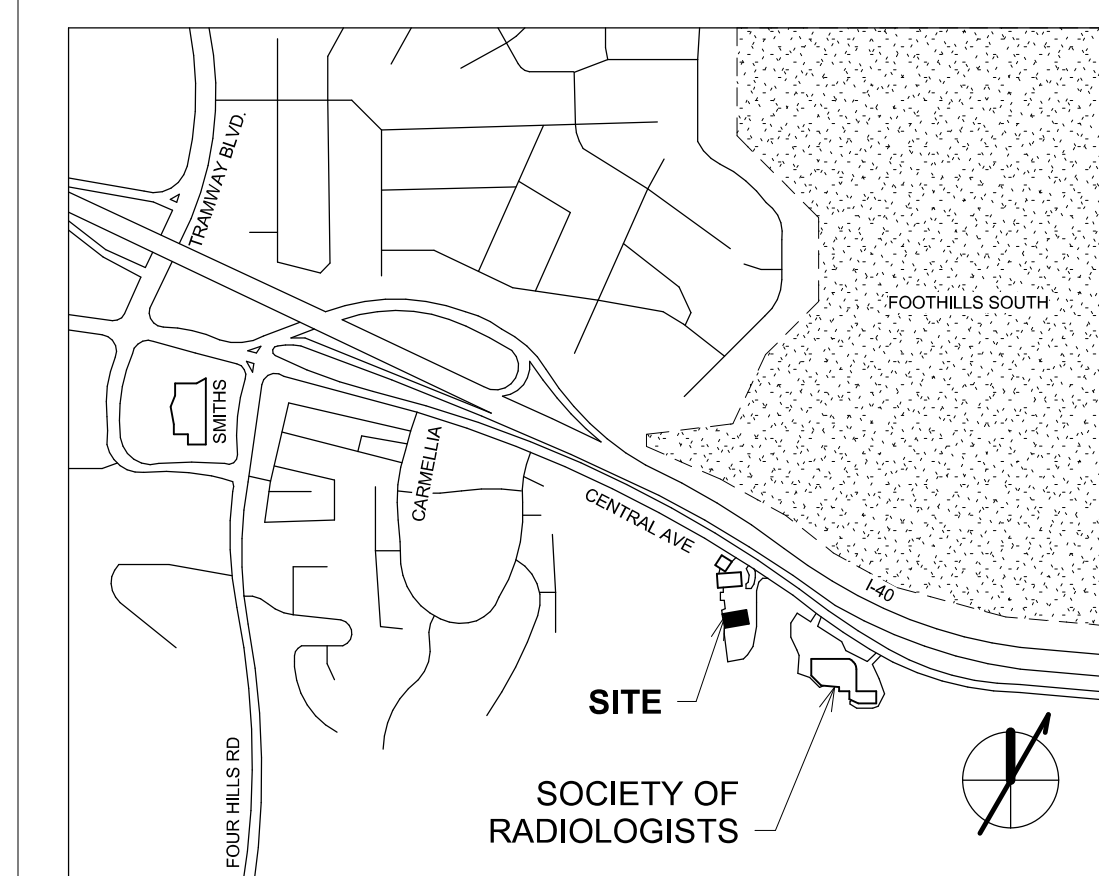
SHEET TITLE

COVER SHEET AND
 PROJECT INDEX

SHEET NUMBER

G-001

LOCATION MAP





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

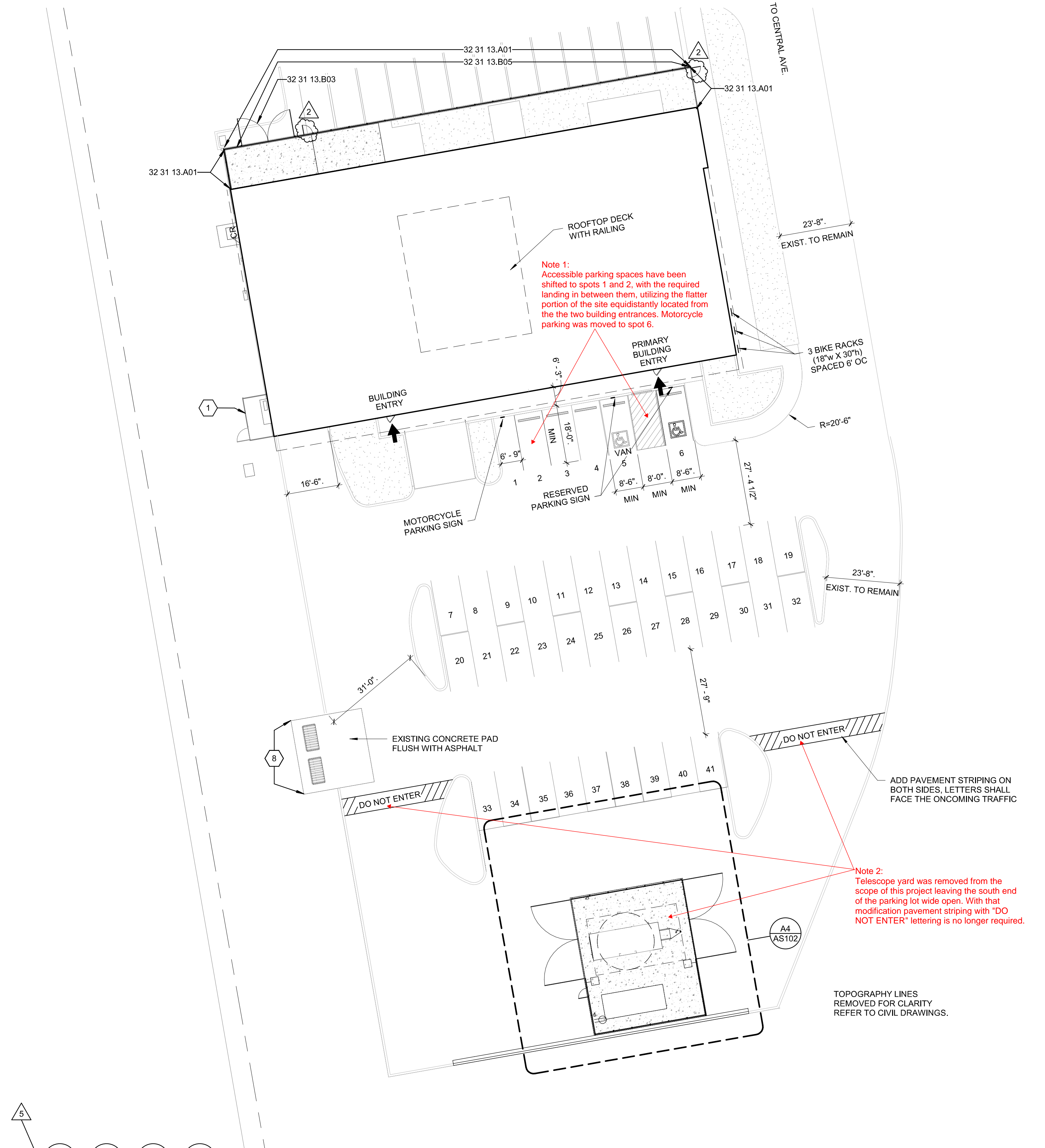
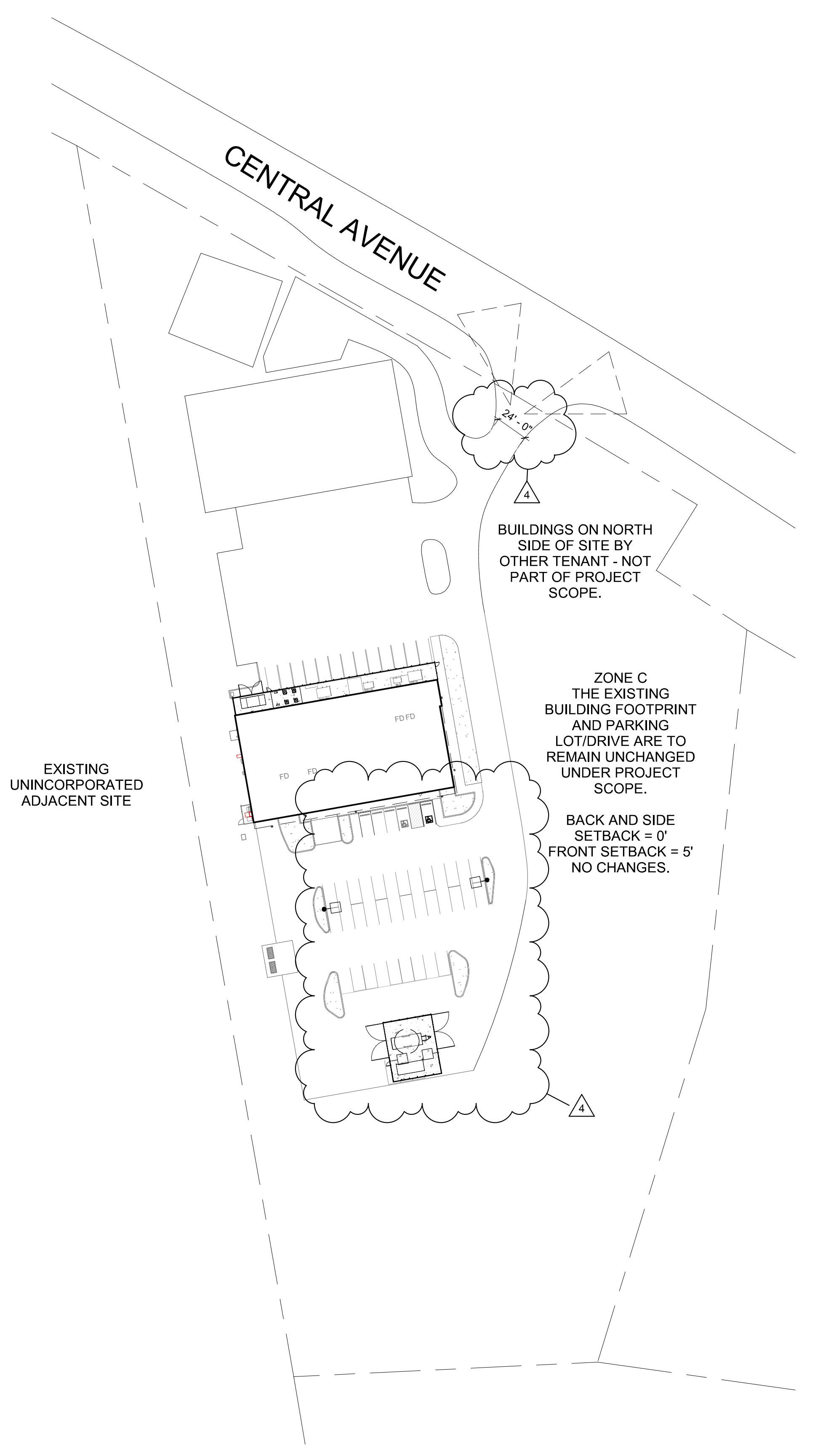
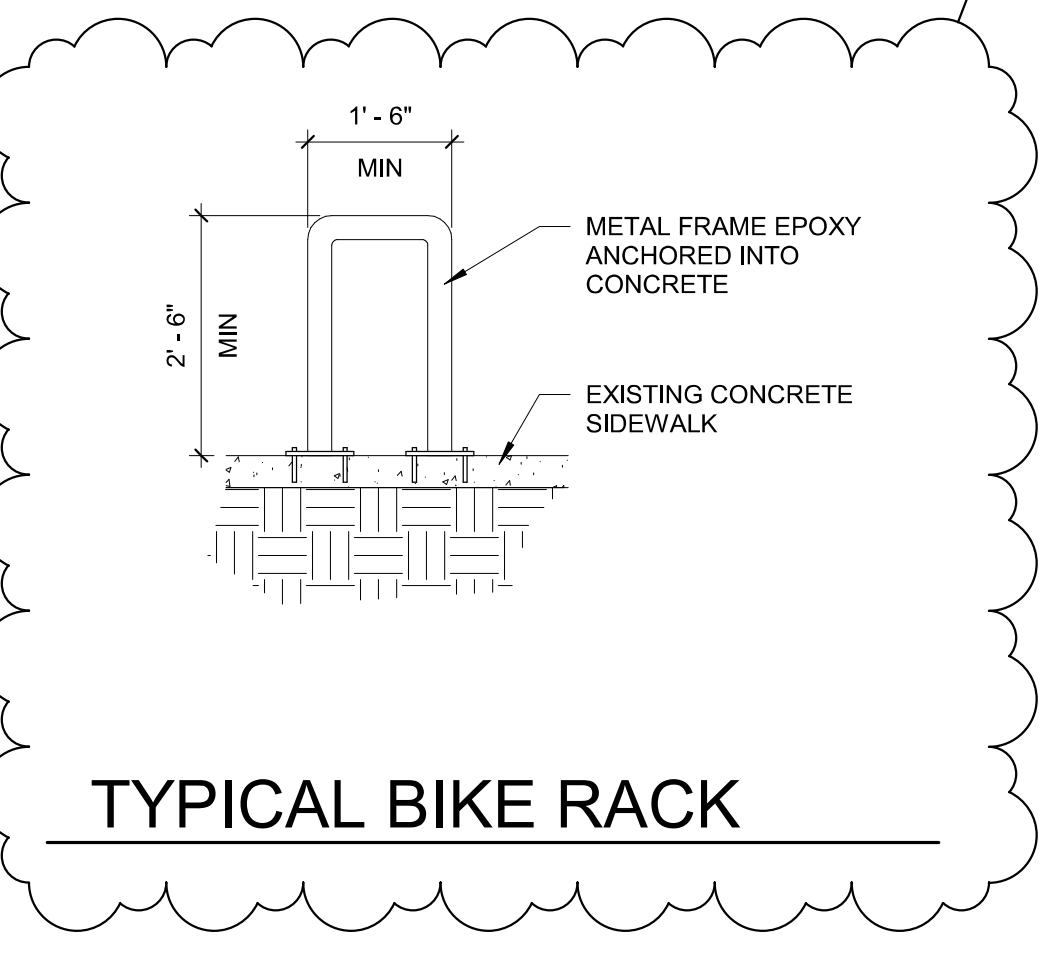
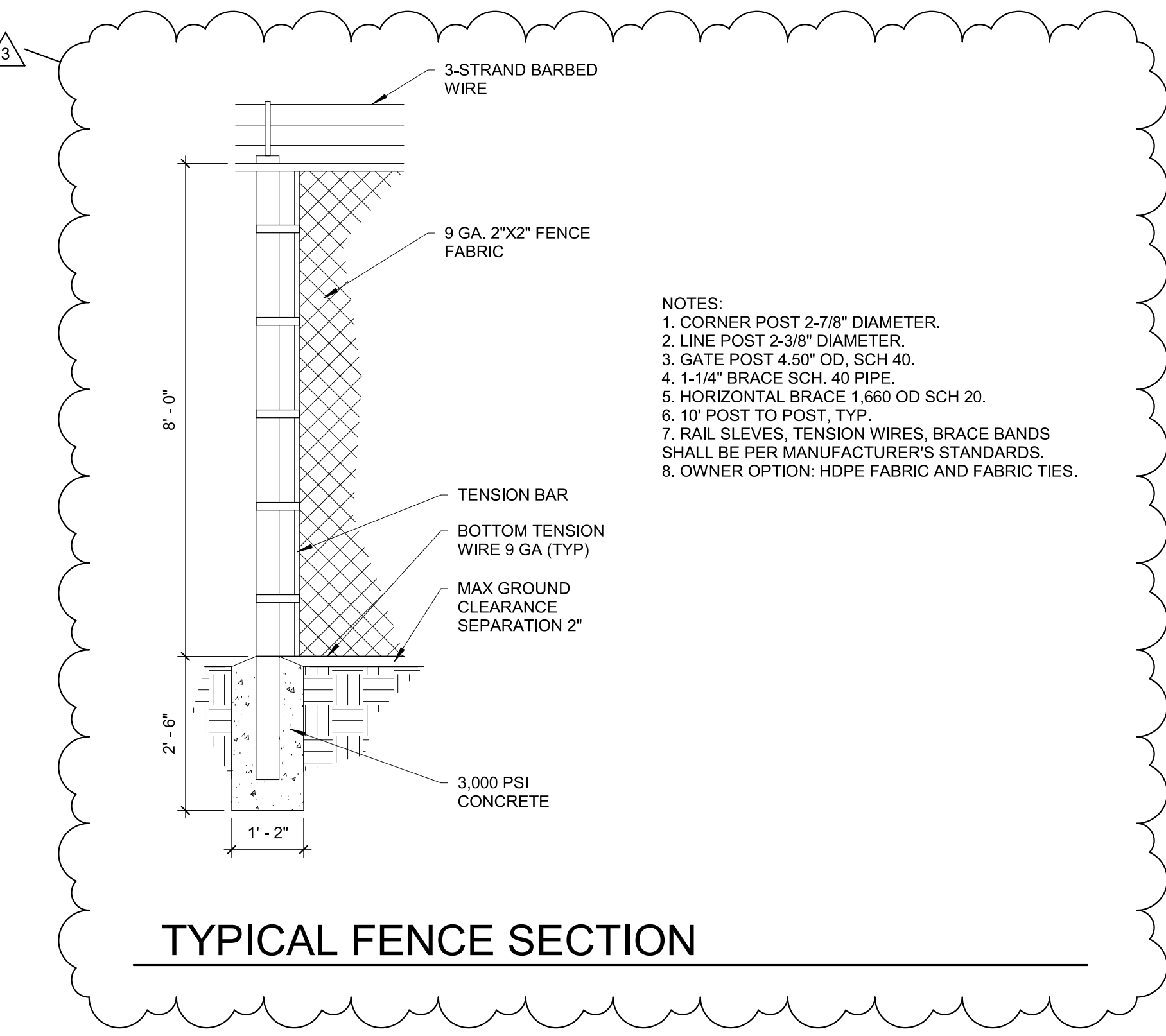
Drawn by	MM
Checked by	SK
Date	10/23/2023
Project number	2728

SHEET KEYED NOTES		REFERENCE KEYED NOTES	
NOTE: SHEET KEYNOTES NOT SEQUENTIAL			
1	EXISTING TO REMAIN.	26 00 00.A01	NEW LIGHT FIXTURE. SEE ELECTRICAL.
8	EXISTING TRASH ENCLOSURE TO REMAIN.	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



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
 SPACES REQUIRED 18
 SPACES PROVIDED 18

MINIMUM NUMBER OF PARKING SPACES:
 VEHICLES 18 REQUIRED / 41 PROVIDED
 ACCESSIBLE 2 REQUIRED / 2 PROVIDED
 MOTORCYCLES 1 REQUIRED / 1 PROVIDED
 BICYCLES 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.B 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.

