

# 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](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation.

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



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CONSULTANT

# GENERAL ATOMICS GENERAL ATOMICS TI ABQ

14820 CENTRAL AVE, ALBUQUERQUE,  
NM 87123

2728  
10/23/2023  
PERMIT SET

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

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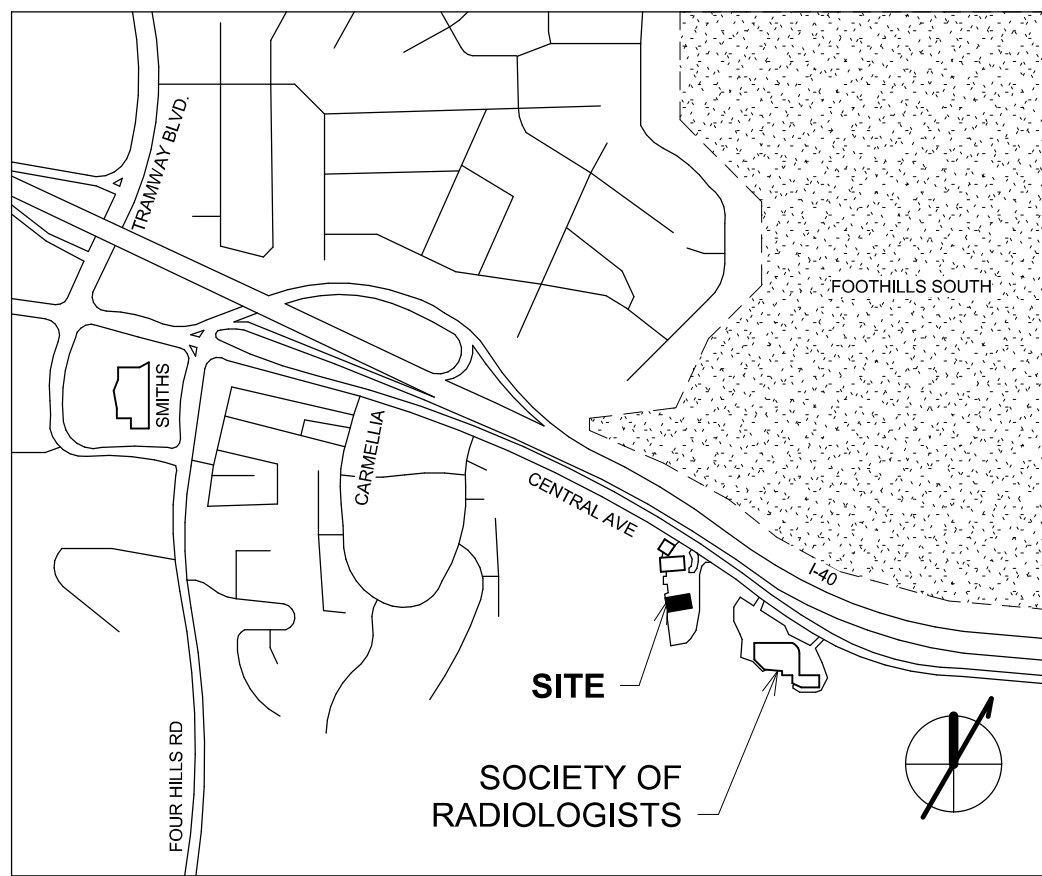
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## LOCATION MAP



STAMP



PERMIT SET

PROJECT NAME  
GENERAL ATOMICS TI  
ABQ

14820 CENTRAL AVE, ALBUQUERQUE,  
NM 87123

GENERAL ATOMICS

## REVISIONS

NO.	DATE	DESCRIPTION
3	11.17.2023	City Comment Response

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

SHEET TITLE

COVER SHEET AND  
PROJECT INDEX

SHEET NUMBER

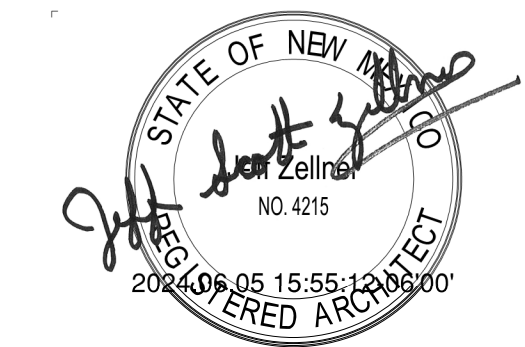
G-001





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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**

1 SHEET KEYED NOTES	REFERENCE KEYED NOTES
NOTE: SHEET KEYNOTES NOT SEQUENTIAL. 1 8 EXISTING TO REMAIN. EXISTING TRASH ENCLOSURE TO REMAIN.	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.

**TRAFFIC CIRCULATION  
LAYOUT APPROVED**  
Sertil A. Kanbar 6/7/2024  
Signed \_\_\_\_\_ Date \_\_\_\_\_

## 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.

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

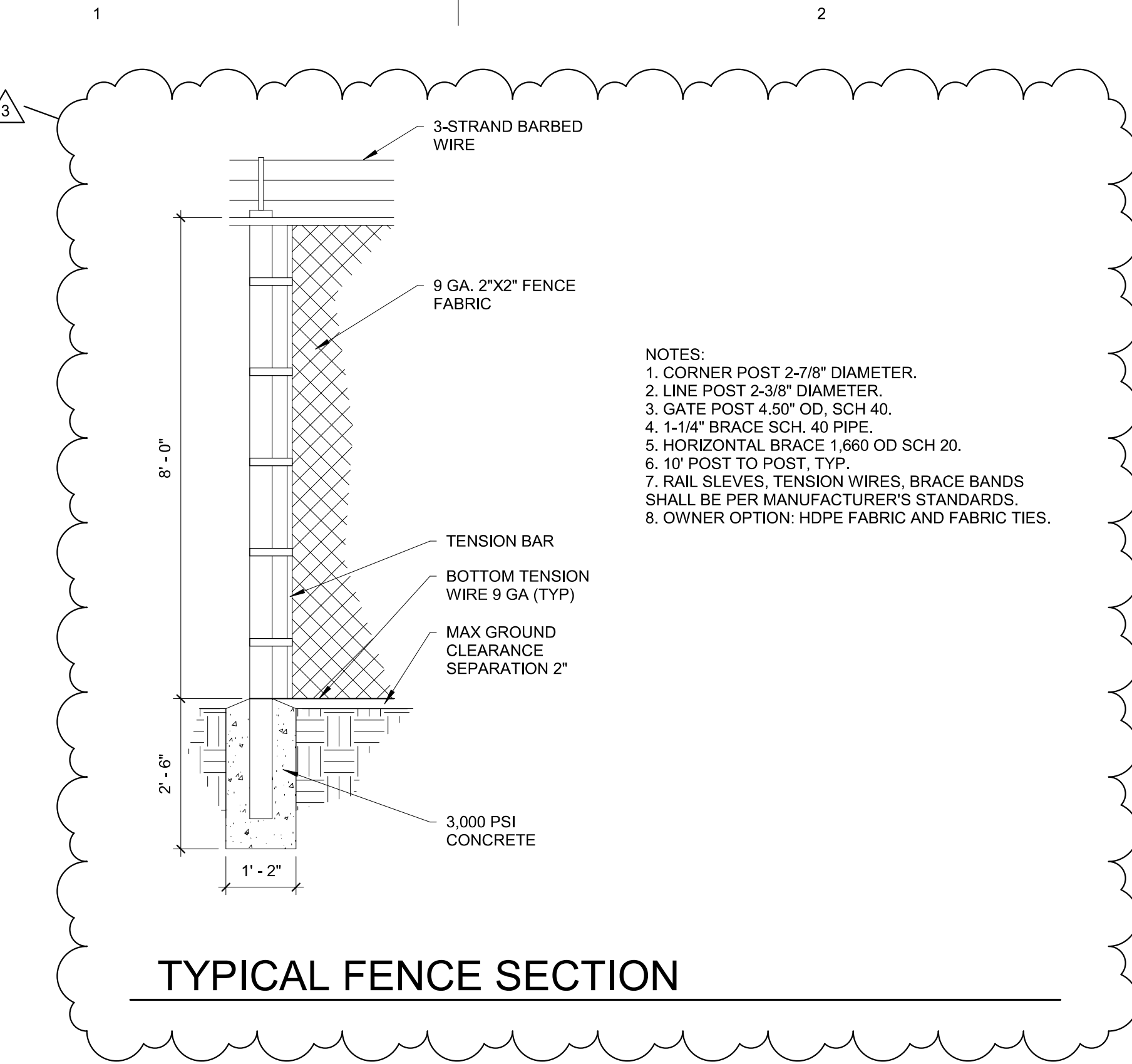
MINIMUM NUMBER OF PARKING SPACES:  
VEHICLES 18 REQUIRED / 41 PROVIDED  
ACCESSIBLE 2 REQUIRED / 2 PROVIDED  
MOTORCYCLES 1 REQUIRED / 1 PROVIDED  
BYCYCLES 3 REQUIRED / 3 PROVIDED

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.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".

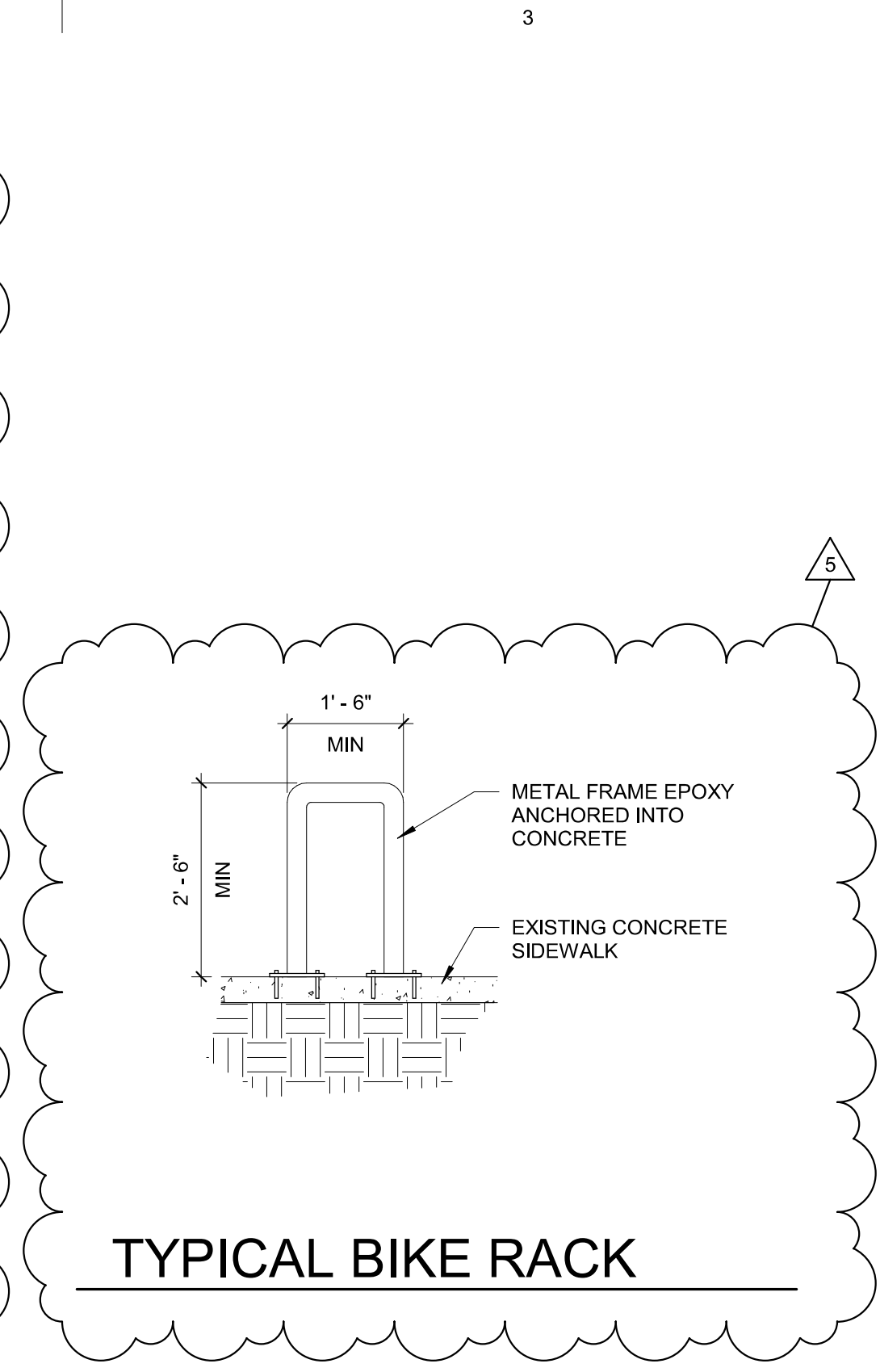
FENCING:  
1. ALL NEW FENCING SHALL BE 8" CHAINLINK WITH 3-STRAND BARBED WIRE TOPPING.  
2. MAIN BUILDING, NORTH SIDE - 175 LINEAR FEET.  
3. TELESCOPE YARD - 160 LINEAR FEET.



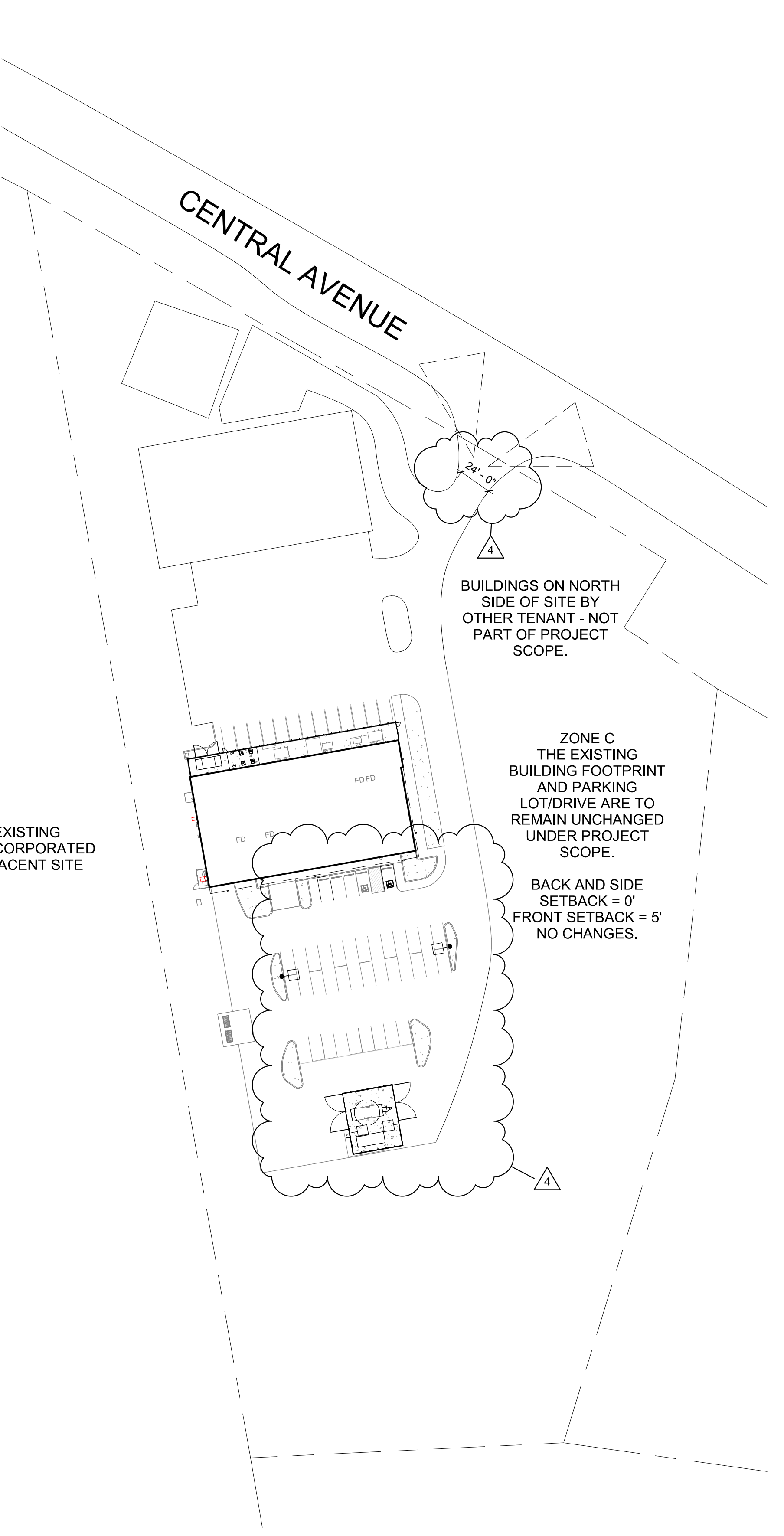
## RESERVED PARKING SIGN



## TYPICAL FENCE SECTION

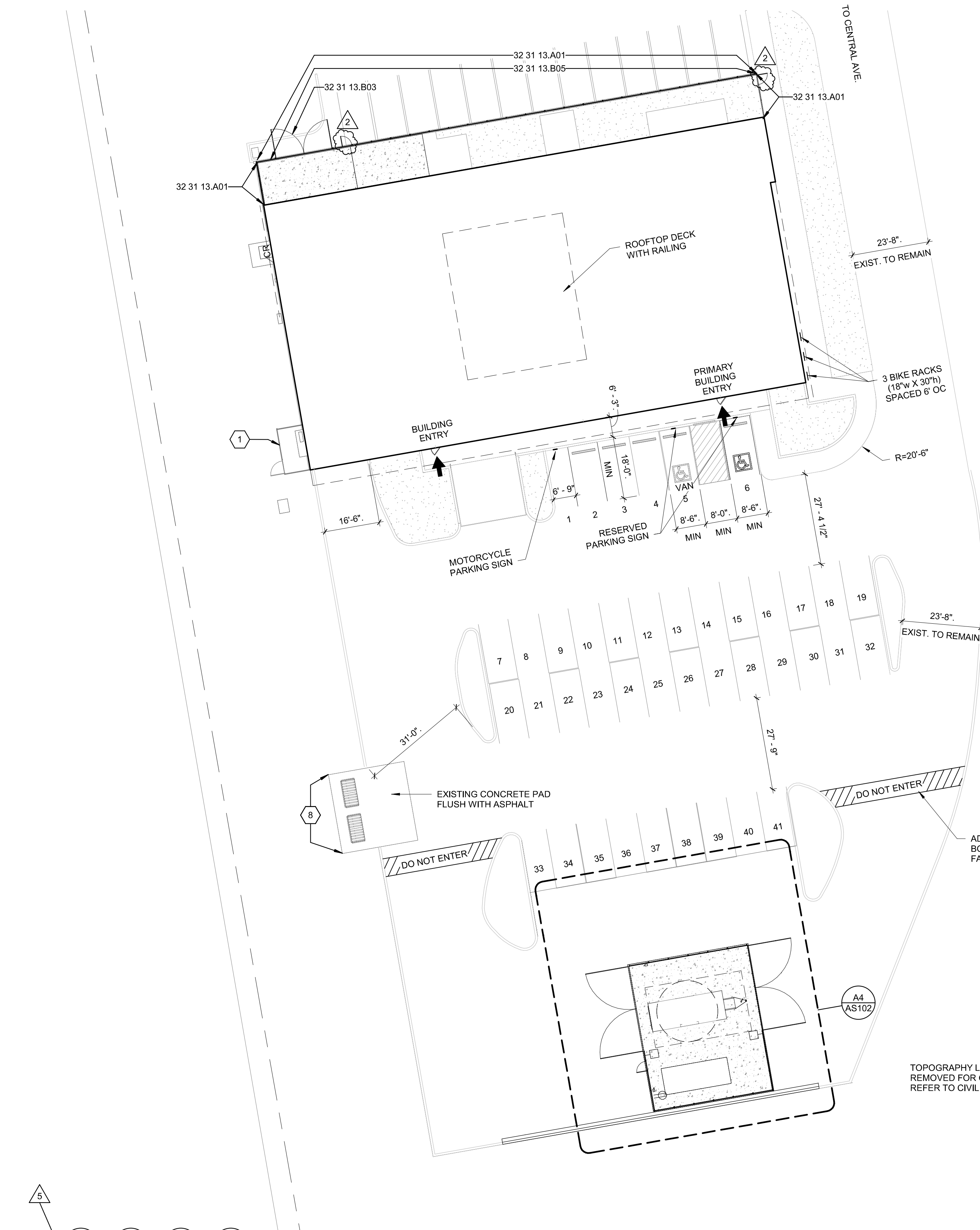


## TYPICAL BIKE RACK



## A1 OVERALL SITE PLAN

1" = 60'-0"



## A3 SITE PLAN

1" = 20'-0"