

PROJECT NUMBER: 1003477  
 APPLICATION NUMBER:  
 IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

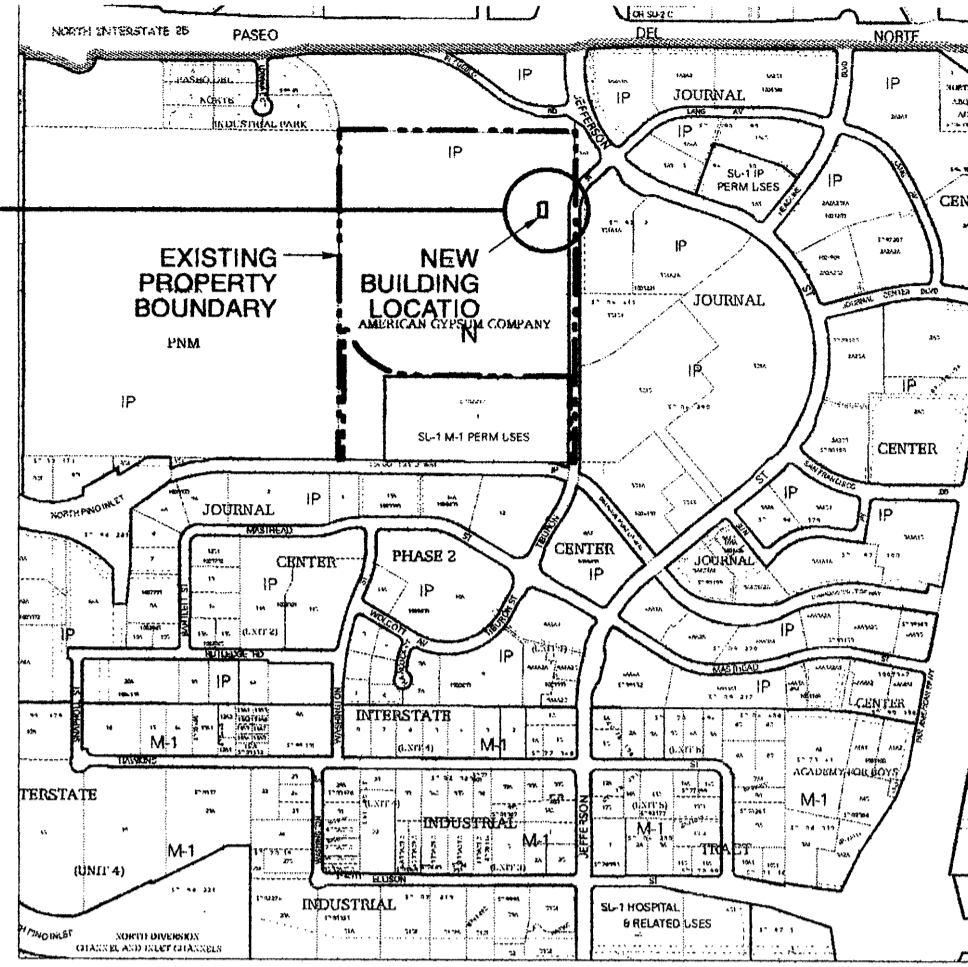
DRB SITE DEVELOPMENT PLAN ADMINISTRATIVE APPROVAL

TRAFFIC ENGINEERING/TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
* ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

PROJECT LOCATION

PROJECT SITE  
 4600 Paseo Del Norte Blvd NE  
 Albuquerque, NM 87113  
 ZONE ATLAS D-17-Z  
 MRGGG MAP #28  
 Land Use Zone IP  
 Site Area 44.5739 acres

LEGAL DESCRIPTION:  
 Section 23, Township 11 North, Range 3 East,  
 N.M.P.M., as projected into Elena Gallegos  
 Land Grant  
 Subdivision: American Gypsum Company  
 Owner: American Gypsum Inc.  
 Ucc #: 10170652538020189  
 Portions of Parcels A & B As described in Warranty  
 Deed Filed 12/22/71 in Bk. D509, Pg. 161



PROJECT DESCRIPTION

The proposed amendments to the site plan are:  
 - Remove 2020sf mobile office structure.  
 - Delete 10 adjacent parking spaces. Parking requirements are adequate as shown in the Site Data.  
 - Add 3200 sf pre-engineered metal warehouse building.  
 - Modify immediately adjacent paving to accommodate positive drainage away from the new building, while maintaining historical site drainage to an existing storm drain.

GENERAL SITE PLAN NOTES:

1. Property Boundaries and Easements shown are based on Boundary Survey performed July 2014.
2. There are no changes to the following items on the previously-approved Site Development Plan:

- Landscaping
- Easements
- Walls, Fences or Screening
- Loading Facilities
- Site Lighting
- Refuse Container / Enclosure.
- Patios, Benches, Tables
- Bicycle Racks, spaces, facilities
- Pedestrian site Circulation
- Vehicular Site Access & Circulation

3. Hydrology and Drainage  
 The project will use historical drainage means consisting of positive surface flow across existing pavement. Impermeable tributary drainage area (roofs and paving) will remain the same.

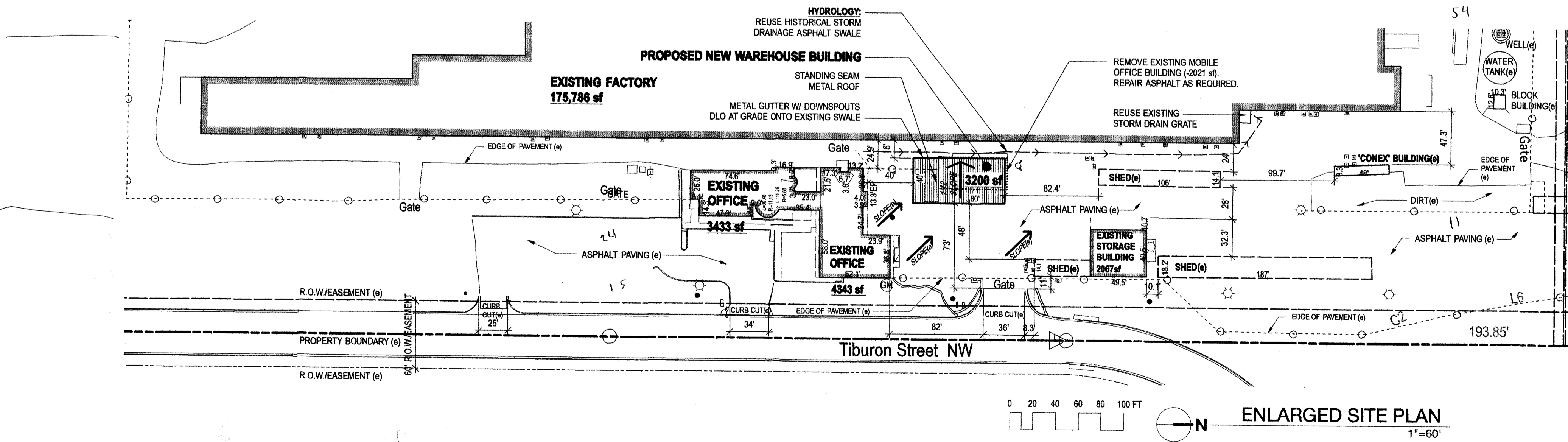
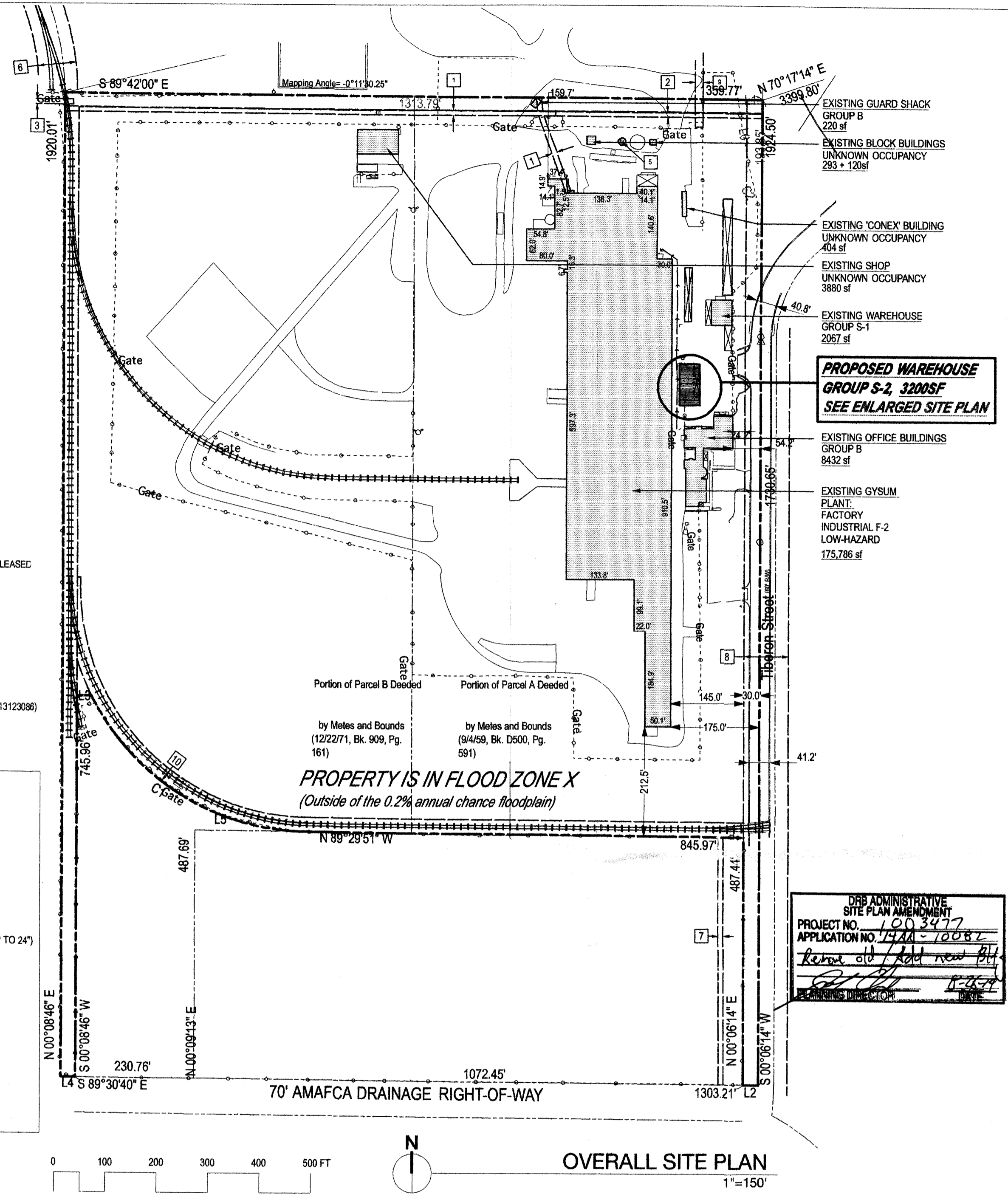
4. Parking  
 The project has a surplus of parking, according to a recalculation of the parking requirements. Therefore, the loss of the 10 parking spaces adjacent to the proposed buildings does not require relocating new spaces elsewhere.

EASEMENT NOTES

- 1 10' PNM AND MST&T CO. EASEMENT (4/22/60, D538-624)
- 2 10' PNM AND MST&T CO. EASEMENT (7/8/60, D550-574)
- 3 10' RIGHT OF WAY EASEMENT (10/3/60, D565-103)
- 4 10' RIGHT OF WAY EASEMENT (10/27/60, D568-511) NOT SHOWN HEREON RELEASED BY PNM WAIVER AND RELEASE DATED (7/9/2001, A21-7079)
- 5 WELL LOCATION (4/14/65, BOOK MISC. 51, PAGE 183)
- 6 50' RIGHT OF WAY EASEMENT FOR RAILROAD SPUR (5/4/65, D775-122)
- 7 10' PNM AND MST&T CO. EASEMENT (6/5/72, BK. MISC. 283, PAGE 328)
- 8 HIGHWAY EASEMENT (1/6/74, BOOK MISC. 348, PAGE 158)
- 9 NOTICE OF LIS PENDENS FOR THE GAS CO. OF NM (11/12/2013, DOC. NO. 2013123088)
- 10 28' RAILROAD SPUR EASEMENT BY PRESCRIPTIVE RIGHTS

LEGEND

(e) N 90°00'00" E	EXISTING MEASURED BEARING AND DISTANCES
---	EXISTING PROPERTY BOUNDARY
---	EXISTING ADJOINING BOUNDARY
---	EXISTING EASEMENT
---	CHAINLINK FENCE (e)
---	PIPE FENCE (e)
---	BLOCK WALL (e) (EARTH TONE, HEIGHT VARIES UP TO 24")
●	UTILITY POLE (e)
□	BOLLARD (e)
⊕	FIRE HYDRANT (e)
⊕	LIGHT POLE (e)
---	UNDERGROUND ELECTRIC LINE (e)
⊕	GAS METER (e)
○	WELL (e)
⊕	UTILITY PEDESTAL (e)
	RAILROAD TRACKS (e)



<b>SITE DATA</b>	<b>REVISED SITE DATA</b>
LEGAL DESCRIPTION: LOT 141 AND 142 OF AMARILLO TRACT COMPANY AREA	1,949,631 sf / 44.5739 acres per July 2014 Boundary Survey
APPROX. 10 ACRES REMAIN UNDEVELOPED	1,890,068.4 sf / 43.39 acres per ABQ GIS
EXISTING BUILDINGS ON SITE OCCUPY 193,148 SF	Existing buildings on site occupy 193,148sf. Total building area proposed 194,740sf.
EXISTING ASPHALT PAVING	
<b>NEW BUILDING</b>	<b>REVISED PARKING CRITERIA</b>
3200sf pre-engineered metal building warehouse. Occupancy S-2. Storage of gypsum and stucco products for Rio Grande Drywall Co.	MANUFACTURING: 1 per 3 employees on largest shift = 48 / 3 = 16 spaces
	OFFICE 16,342 / 200sf = 82
	WAREHOUSE 89,812 / 2000sf = 45
	TOTAL SPACES = 143
	-14 SPACES
	TOTAL SPACES REQUIRED = 129
	TOTAL SPACES PROVIDED = 193
	Note: 10 Spaces deleted from the previously approved Site Development Plan.
<b>PARKING CRITERIA</b>	
TOTAL PARKING SPACES PROVIDED: 193 SPACES	
INCLUDED ACCESSIBLE SPACES	
INCLUDED AT VEH ACCESSIBLE SPACES	
BACKUP PARKING	

G. DONALD DUDLEY AIA  
 ARCHITECTURE INTERIORS, PLANNING AND SCENES DESIGN

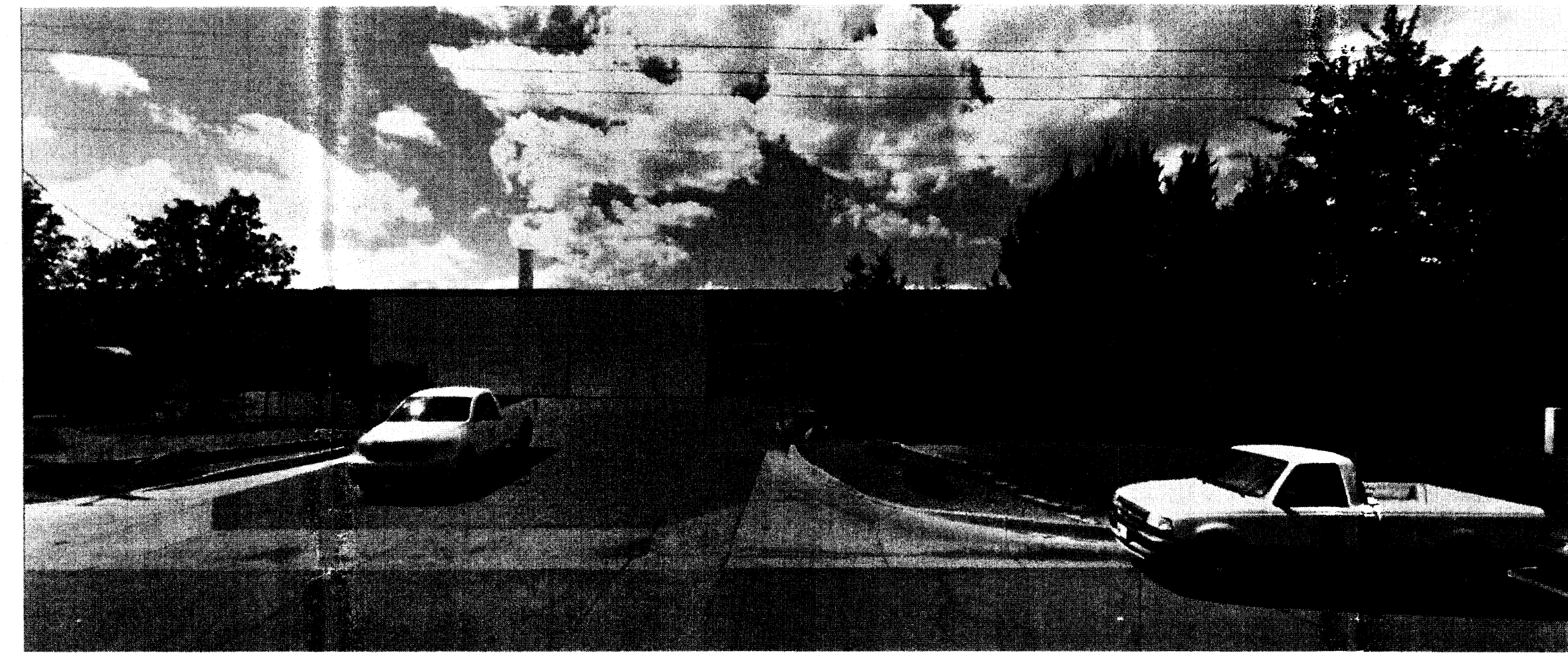
A New Warehouse for:  
 RIO GRANDE DRYWALL SUPPLY  
 4600 Paseo Del Norte Blvd NE  
 Albuquerque, NM 87109

GDDA PROJECT NO: 14-105  
 DATE: 8/6/2014  
 DRAWN BY: cg/dd  
 CHECKED BY:  
 SET NO:  
 SHEET TITLE:  
 C1r  
 CABQ FILING INFO:  
 DRB PROJ #: 1003477

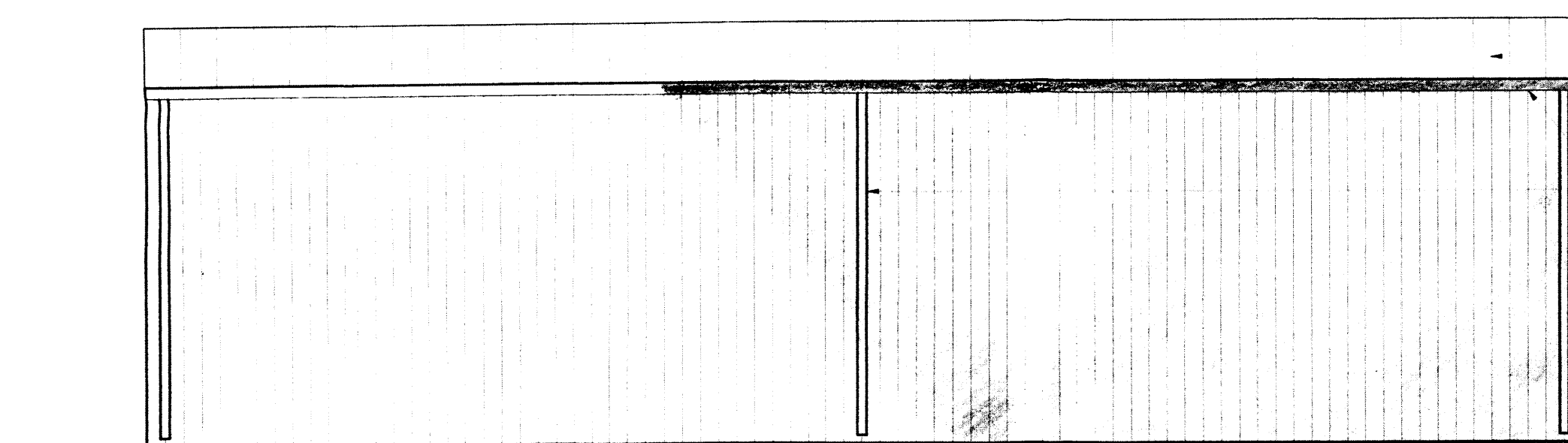
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View From East - Existing 6



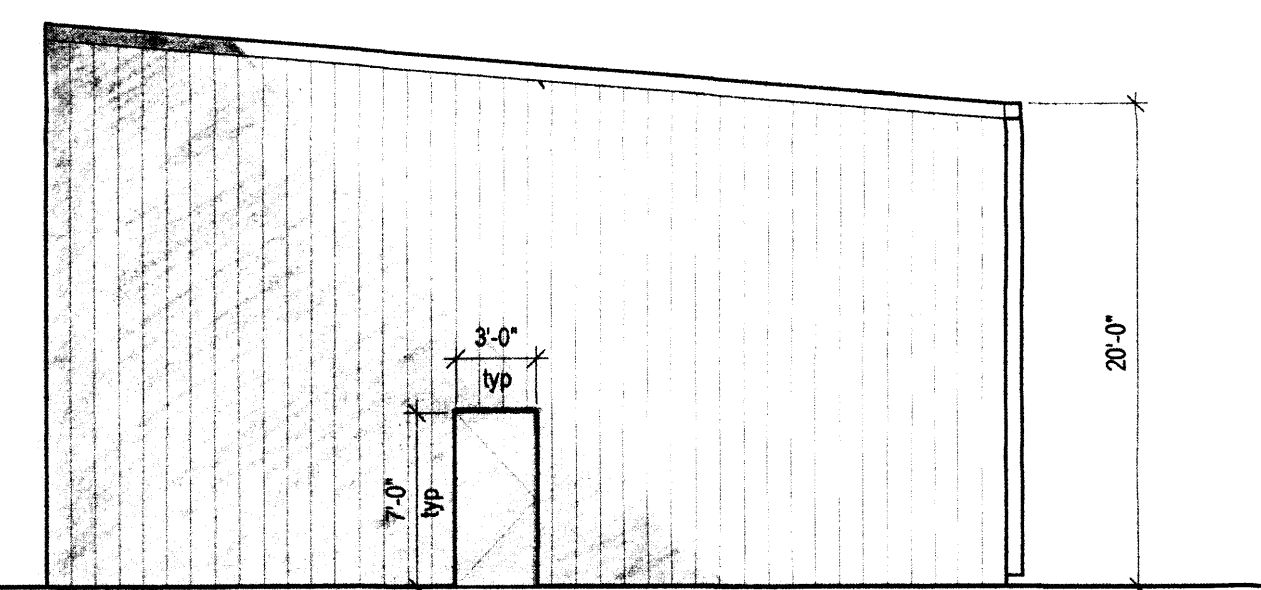
View From East - Proposed 5



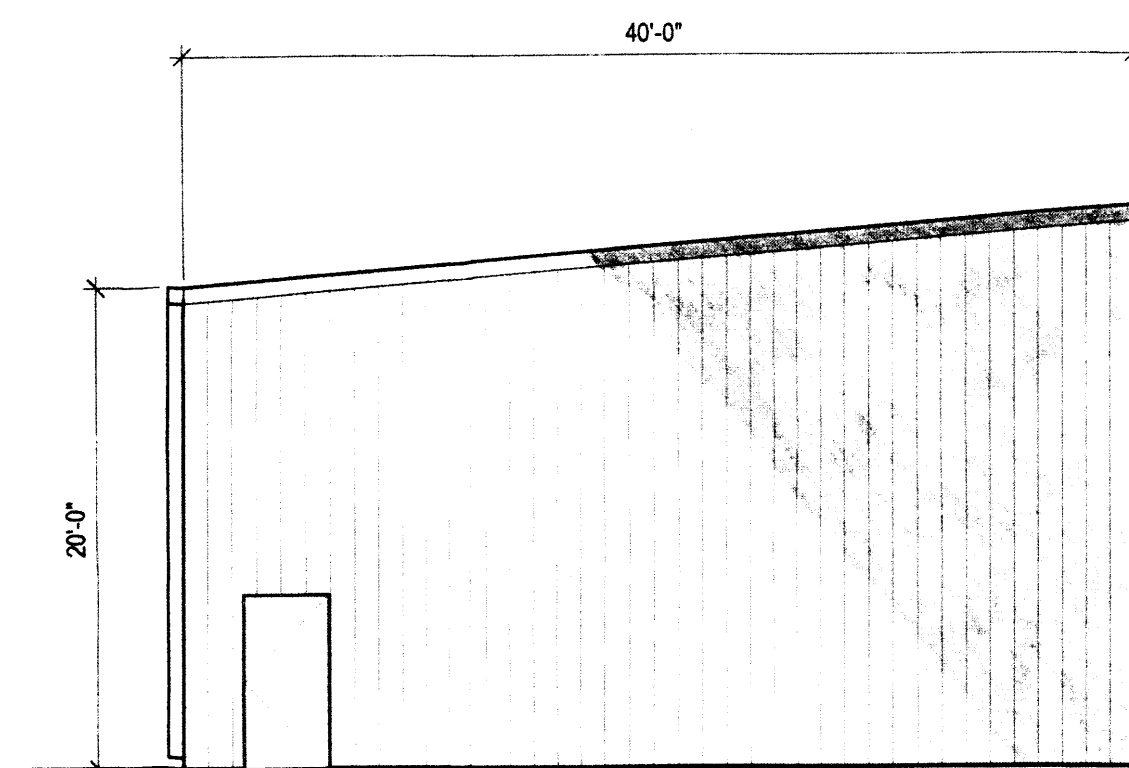
West Elevation  
Scale: 1/8" = 1'-0"

Standing Seam Metal Roof, Galvalume Finish

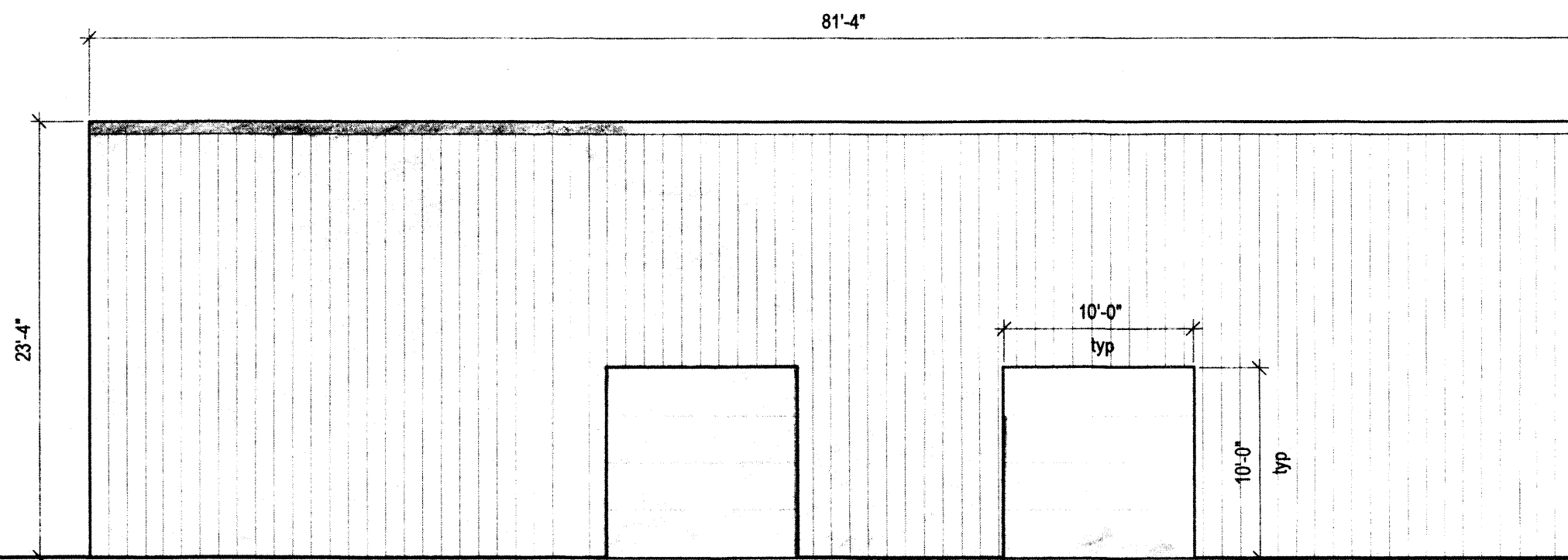
Factory-painted metal gutter & downspout. Color to match wall.



North Elevation  
Scale: 1/8" = 1'-0"



South Elevation  
Scale: 1/8" = 1'-0"



East Elevation  
Scale: 1/8" = 1'-0"

**EXTERIOR FINISHES**

WALLS: Factory-painted metal panels with 12" ribs.  
COLOR: LIGHT TAN

TRIM: Factory-painted metal. COLOR: MEDIUM BLUE

ROOF: Standing Seam Metal. FINISH: GALVALUME

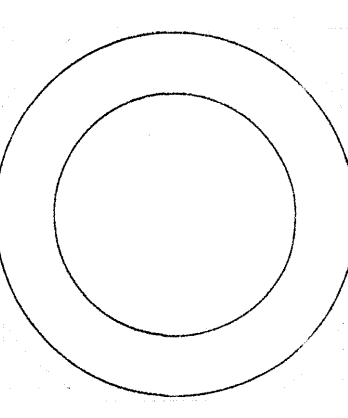
WALK-IN DOORS: Factory-painted metal (final locations subject to change)

ROLL-UP DOORS: Factory-painted metal (final locations subject to change)



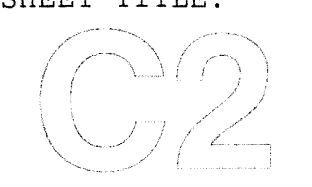
SIMMS TOWER STUDIO 850  
400 GOLD AVENUE SW  
ALBUQUERQUE, NEW MEXICO  
87102  
TEL. 505.243.8100

G. DONALD DUDLEY AIA  
ARCHITECTURE, INTERIORS, PLANNING  
AIA, NCARB, LEED AP



A New Warehouse for:  
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MARK DATE DESCRIPTION