PROJECT NUMBER: 1003477
APPLICATION NUMBER:

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO. IF YES, THEN A SET OF APPROVED DRC 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

PROJECT LOCATION

PROJECT SITE

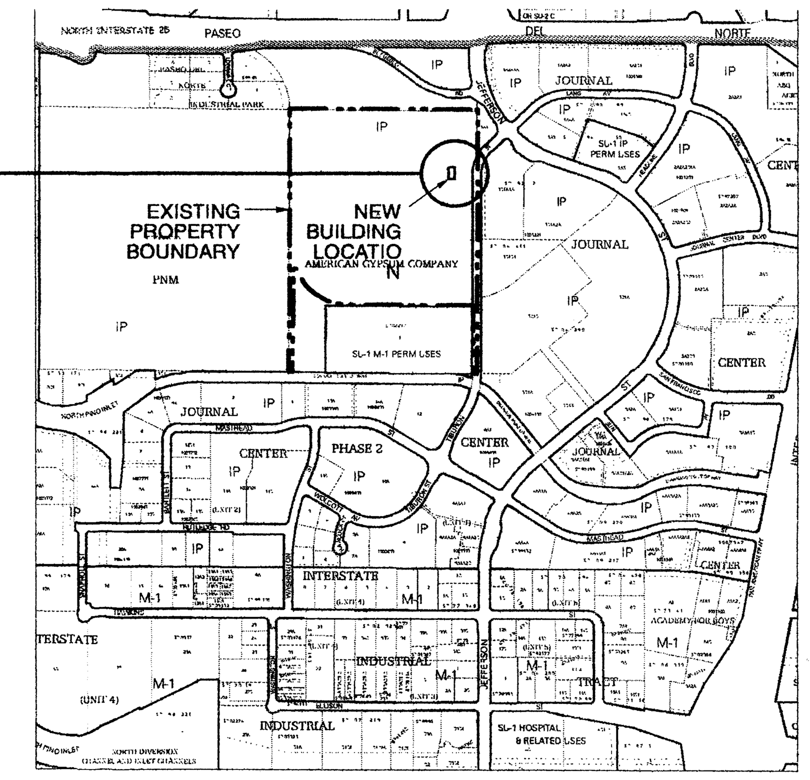
4600 Paseo Del Norte Blvd NE
Albuquerque, NM 87113
ZONE ATLAS D-17-Z
MRGCG MAP #28

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.
Upc #: 101706325338020199

Portions of Parcels A & B As described in Warranty Deed Filed 12/22/71 in Bk. D909, 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.

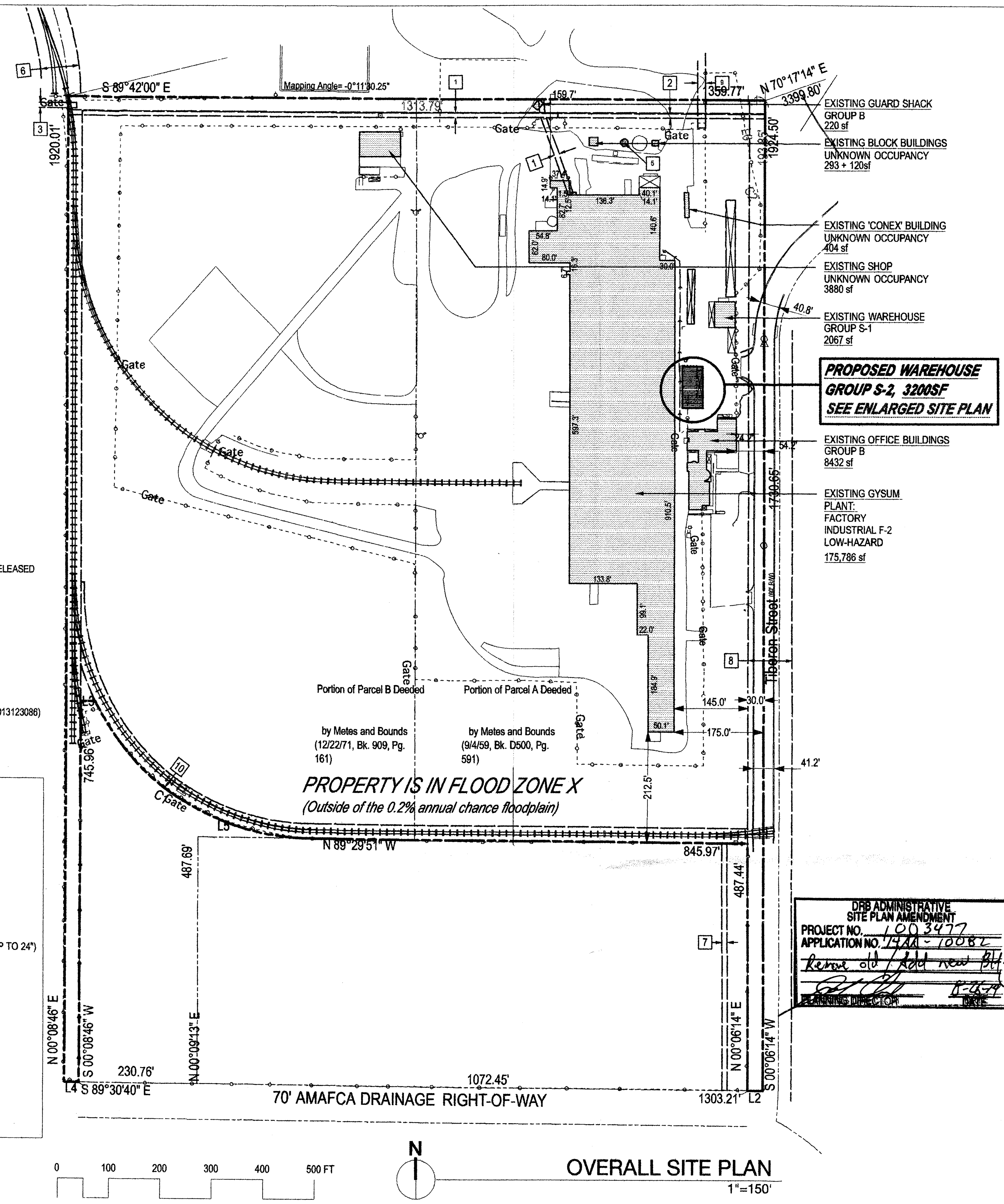
4. Parking
The project has a surplus of parking, according to a recalculation of the parking requirements. Therefore, the loss of the 10 parking spaces adjacent to the proposed buildings does not require relocating new spaces elsewhere.

EASEMENT NOTES

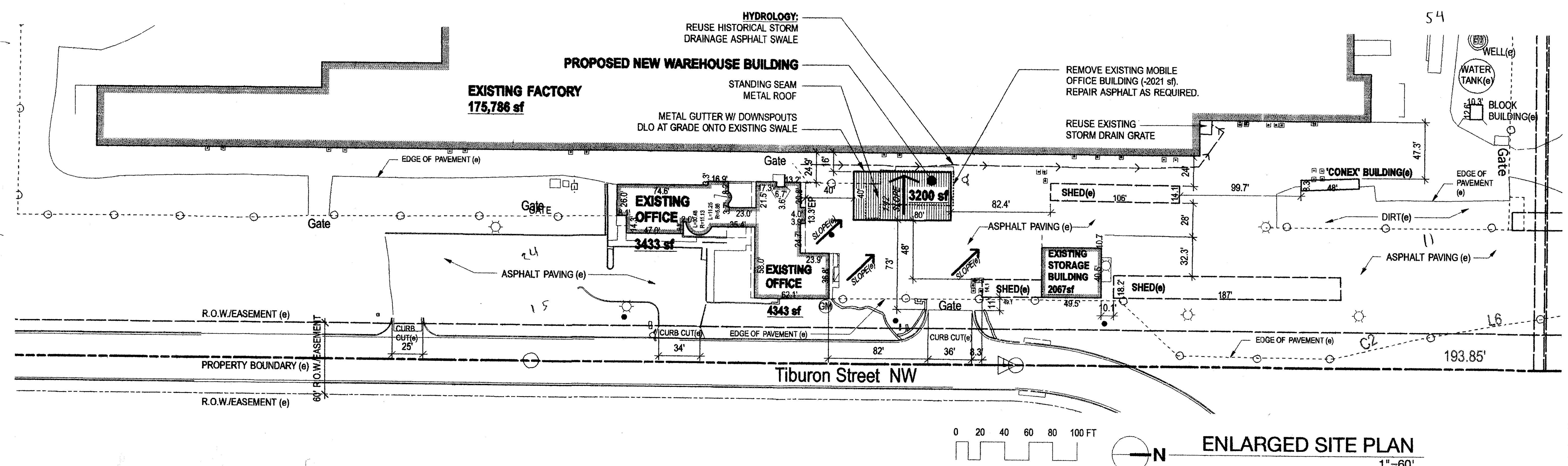
1. 10' PNM AND MST&T CO. EASEMENT (4/22/60, D538-624)
2. 10' PNM AND MST&T CO. EASEMENT (7/8/60, D550-574)
3. 10' RIGHT OF WAY EASEMENT (10/3/60, D565-103)
4. 10' RIGHT OF WAY EASEMENT (10/27/60, D568-513) NOT SHOWN HEREON RELEASED BY PNM WAIVER AND RELEASE DATED (7/9/2001, A21-7079)
5. WELL LOCATION (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. 263, PAGE 328)
8. HIGHWAY EASEMENT (1/8/74, BOOK MISC. 348, PAGE 158)
9. NOTICE OF LIS PENDENS FOR THE GAS CO. OF NM (11/12/2013, DOC. NO. 2013123086)
10. 28' RAILROAD SPUR EASEMENT BY PRESCRIPTIVE RIGHTS

LEGEND

(e)	EXISTING
N 90°00'00" E	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)



OVERALL SITE PLAN
1"=150'



ENLARGED SITE PLAN
1"=60'

SITE DATA
[illegible]

REVISED SITE DATA

1,949,631 sf / 44.5739 acres per July 2014 Boundary Survey

1,890,068.4 sf / 43.39 acres per ABQ GIS

Existing buildings on site occupy 193,148sf. Total building area proposed 194,740sf.

NEW BUILDING

3200sf pre-engineered metal building warehouse. Occupancy S-2. Storage of gypsum and stucco products for Rio Grande Drywall Co.

REVISED PARKING CRITERIA

MANUFACTURING:
1 per 3 employees on largest shift = 48 / 3 = 16 spaces
OFFICE 16,342 / 200sf = 82
WAREHOUSE 89,912 / 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.

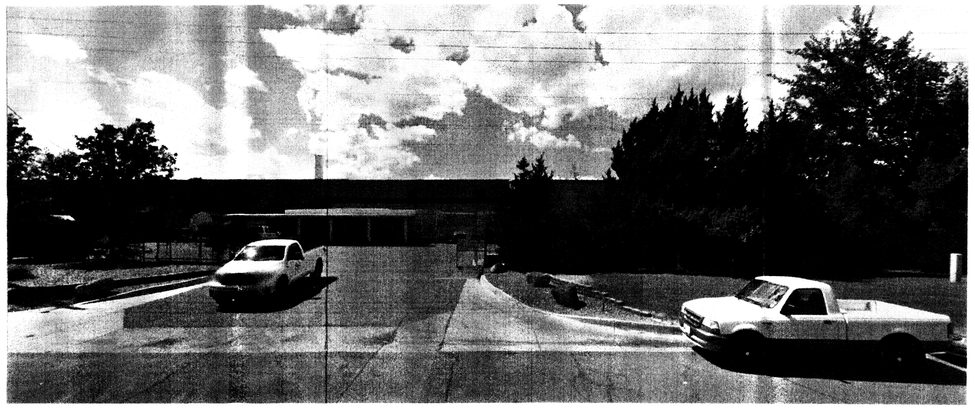
SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
87102
TEL 505.243.8100

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

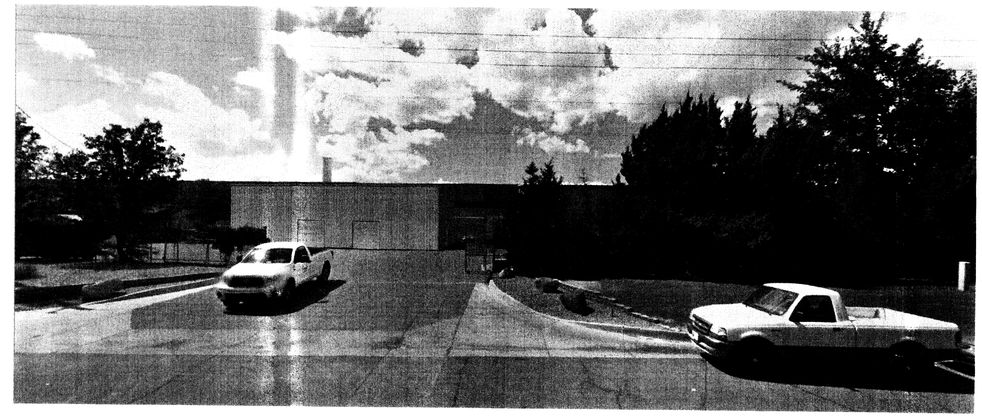
A New Warehouse for:
RIO GRANDE DRYWALL SUPPLY
4600 Paseo Del Norte Blvd NE
Albuquerque, NM 87109

MARK	DATE	DESCRIPTION

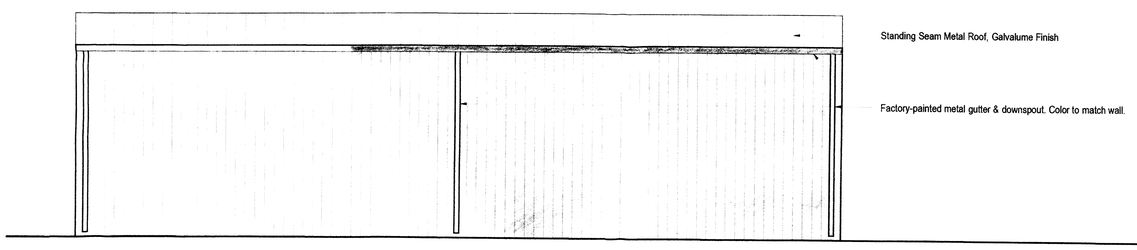
GDDA PROJECT NO: 14-105
DATE: 8/6/2014
DRAWN BY: cg/dd
CHECKED BY:
SET NO:
SHEET TITLE: C1r
CABQ FILING INFO:
DRB PROJ #: 1003477



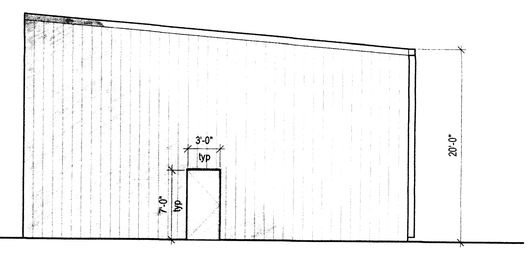
View From East - Existing 6



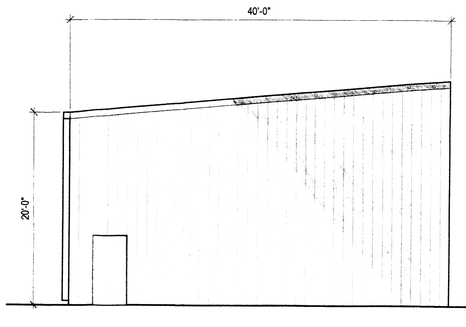
View From East - Proposed 5



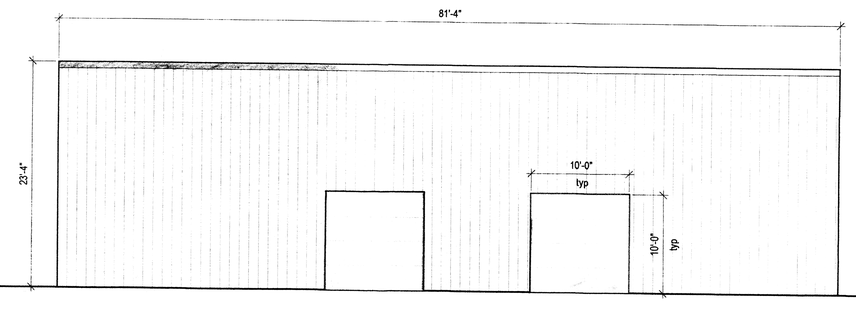
West Elevation 4
Scale: 1/8" = 1'-0"



North Elevation 3
Scale: 1/8" = 1'-0"



South Elevation 2
Scale: 1/8" = 1'-0"



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

0 5 10 15 20 25 FT

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)

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AIA NCARB LEED AP

A New Warehouse for:
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4600 Paseo Del Norte Blvd NE
Albuquerque, NM 87109

MARK	DATE	DESCRIPTION

GDDA PROJECT NO: 14-105
DATE: 8/6/2014
DRAWN BY: cg/dd
CHECKED BY: cg/dd
SET NO:
SHEET TITLE:

C2

CABQ FILING INFO:
DRB PROJ #: 1003477

PROJECT NUMBER:

APPLICATION NUMBER:

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
Michael Holton — SOLID WASTE MANAGEMENT	6-2-04 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)

4-10-03

SYMBOLS LEGEND

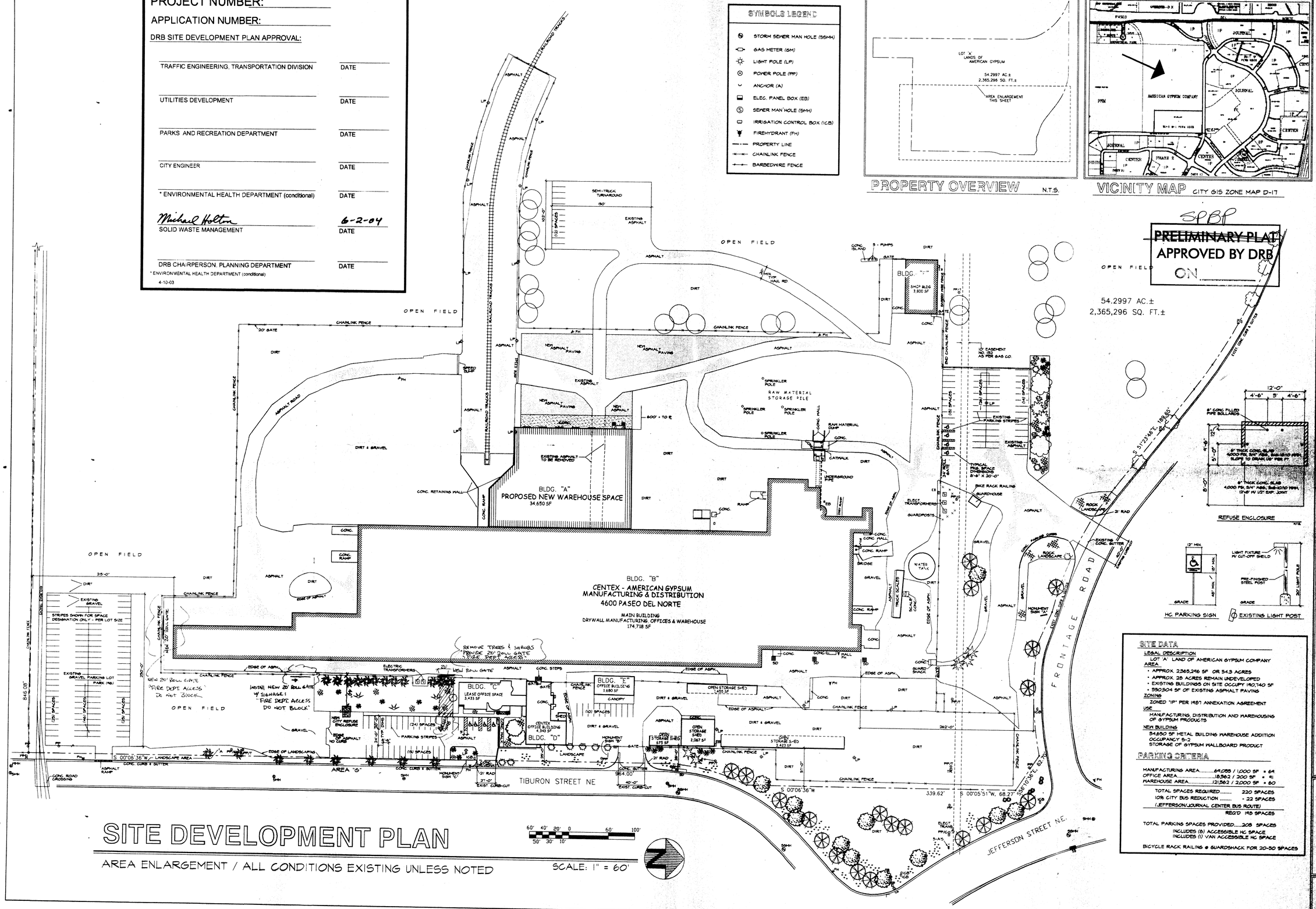
- STORM SEWER MAN HOLE (SSMH)
- GAS METER (GM)
- LIGHT POLE (LP)
- POWER POLE (PP)
- ANCHOR (A)
- ELEC. PANEL BOX (EB)
- SEWER MAN HOLE (SMH)
- IRRIGATION CONTROL BOX (ICB)
- FIREHYDRANT (FH)
- PROPERTY LINE
- CHAINLINK FENCE
- BARBEDWIRE FENCE

PROPERTY OVERVIEW N.T.S.

VICINITY MAP CITY GIS ZONE MAP D-17

SPBP

~~PRELIMINARY PLAT~~ APPROVED BY DRB ON _____



SITE DATA

LEGAL DESCRIPTION
LOT "A" LAND OF AMERICAN GYPSUM COMPANY

AREA
- APPROX. 2,365,296 SF OR 54.3 ACRES
- APPROX. 28 ACRES REMAIN UNDEVELOPED
- EXISTING BUILDINGS ON SITE OCCUPY 140,740 SF
- 330,304 SF OF EXISTING ASPHALT PAVING

ZONING
ZONED "IP" PER 1987 ANNEXATION AGREEMENT

USE
MANUFACTURING, DISTRIBUTION AND WAREHOUSING OF GYPSUM PRODUCTS

NEW BUILDING
34,650 SF METAL BUILDING WAREHOUSE ADDITION
OCCUPANCY S-2
STORAGE OF GYPSUM WALLBOARD PRODUCT

PARKING CRITERIA

MANUFACTURING AREA	69,088 / 1,000 SF = 69
OFFICE AREA	18,362 / 200 SF = 91
WAREHOUSE AREA	121,362 / 2,000 SF = 60
TOTAL SPACES REQUIRED	220 SPACES
10% CITY BUS REDUCTION	- 22 SPACES
(JEFFERSON/JOURNAL CENTER BUS ROUTE)	
REQ'D	198 SPACES
TOTAL PARKING SPACES PROVIDED	208 SPACES

INCLUDES (8) ACCESSIBLE HC SPACE
INCLUDES (1) VAN ACCESSIBLE HC SPACE

BICYCLE RACK RAILINGS & GUARDSHACK FOR 20-30 SPACES

SITE DEVELOPMENT PLAN

AREA ENLARGEMENT / ALL CONDITIONS EXISTING UNLESS NOTED

SCALE: 1" = 60'

REVISION

THESE PLANS WERE PREPARED FOR THE USE OF PERMITS AND CONSTRUCTION BY SHIVER CONSTRUCTION, INC. THEY SHALL NOT BE USED FOR OTHER PURPOSES WITHOUT WRITTEN CONSENT.

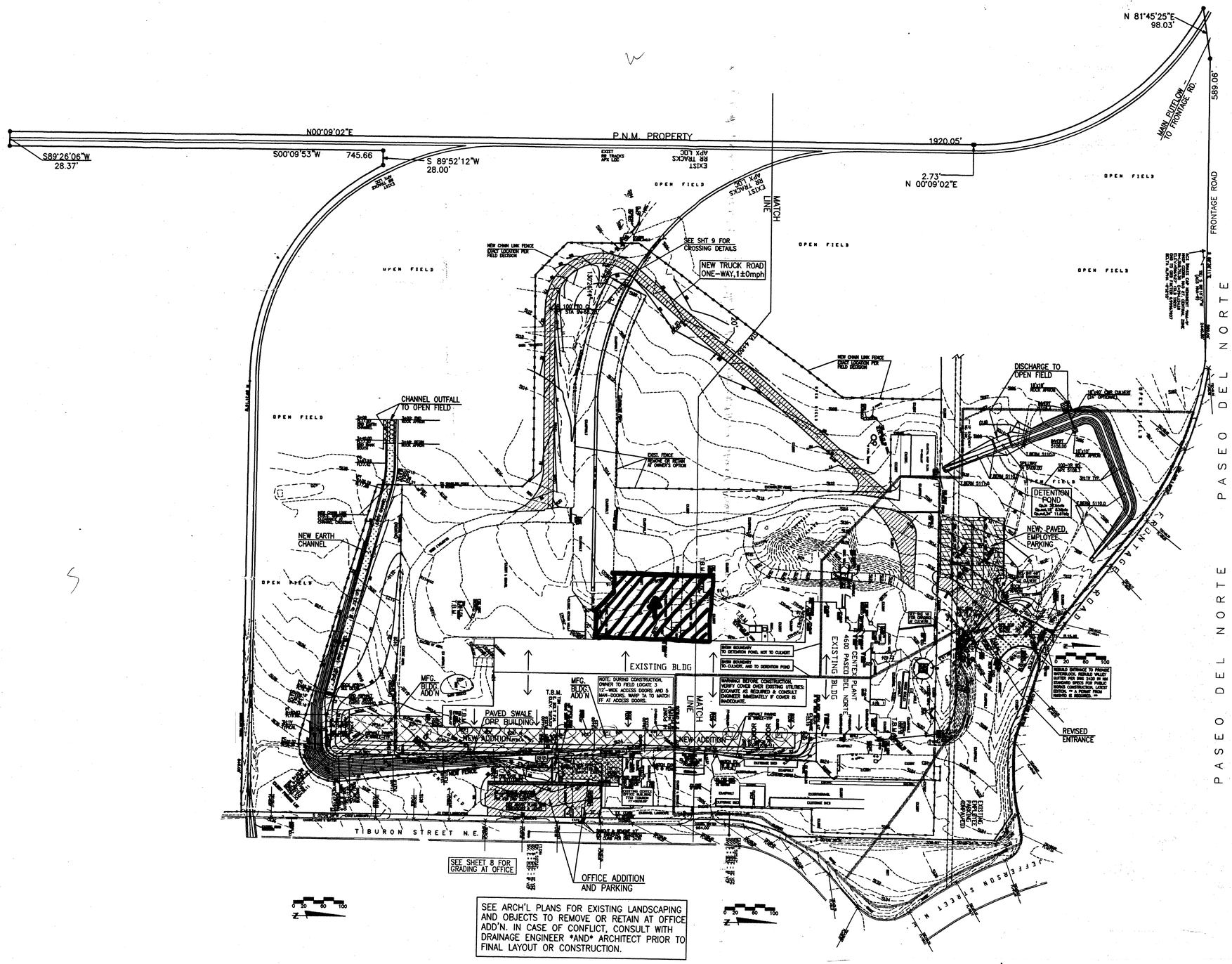
SHIVER CONSTRUCTION CO.
DESIGN/BUILD
1414 BROADWAY BLVD. NE ALBUQUERQUE, NEW MEXICO 87102 PHONE (505) 344-3461 FAX (505) 764-8198
WWW.ShiverConstructionCompany.com

A NEW WAREHOUSE ADDITION FOR:
AMERICAN GYPSUM PLANT
4600 PASEO DEL NORTE ALBUQUERQUE, NEW MEXICO

SHEET C1 OF 4 TOTAL PAGES

5/26/04 DATE

P-04-09 PROJECT NO.



SEE ARCH'L PLANS FOR EXISTING LANDSCAPING AND OBJECTS TO REMOVE OR RETAIN AT OFFICE ADD'N. IN CASE OF CONFLICT, CONSULT WITH DRAINAGE ENGINEER *AND* ARCHITECT PRIOR TO FINAL LAYOUT OR CONSTRUCTION.

WARNING!! NUMEROUS UTILITIES EXIST ONSITE, PARTICULARLY BETWEEN THE EXISTING MANUFACTURING BUILDING AND THE EXISTING FENCE LINE WEST OF THE EXISTING OFFICE BUILDING (& AS EXTENDED NORTH). CONTRACTOR MUST INFORM HIMSELF OF ALL UTILITY LOCATIONS AND NOTIFY THE ENGINEER IN CASE OF CONFLICT. SEE GENERAL NOTES. SEE SHEET 3 FOR SURVEYOR'S ESTIMATED UTILITY LOCATIONS. A LARGER SCALE PRINT OF SHEET 3 IS AVAILABLE TO BIDDERS OR AWARDED CONTRACTOR ON REQUEST.

THIS GRADING & DRAINAGE PLAN WAS APPROVED FOR A 1997-98 BP. A NEW PLAN WILL BE SUBMITTED FOR THIS BP. THIS SHEET IS FOR CONCEPTUAL G&D ONLY

FOR 2004 DRB SHIVER

ALBUQUERQUE CODE ADMIN. JAN 23 1998 DRC REVIEW SECTION

TUCKER H. GREEN 10731 NEW MEXICO Registered Professional Engineer
12-08-97

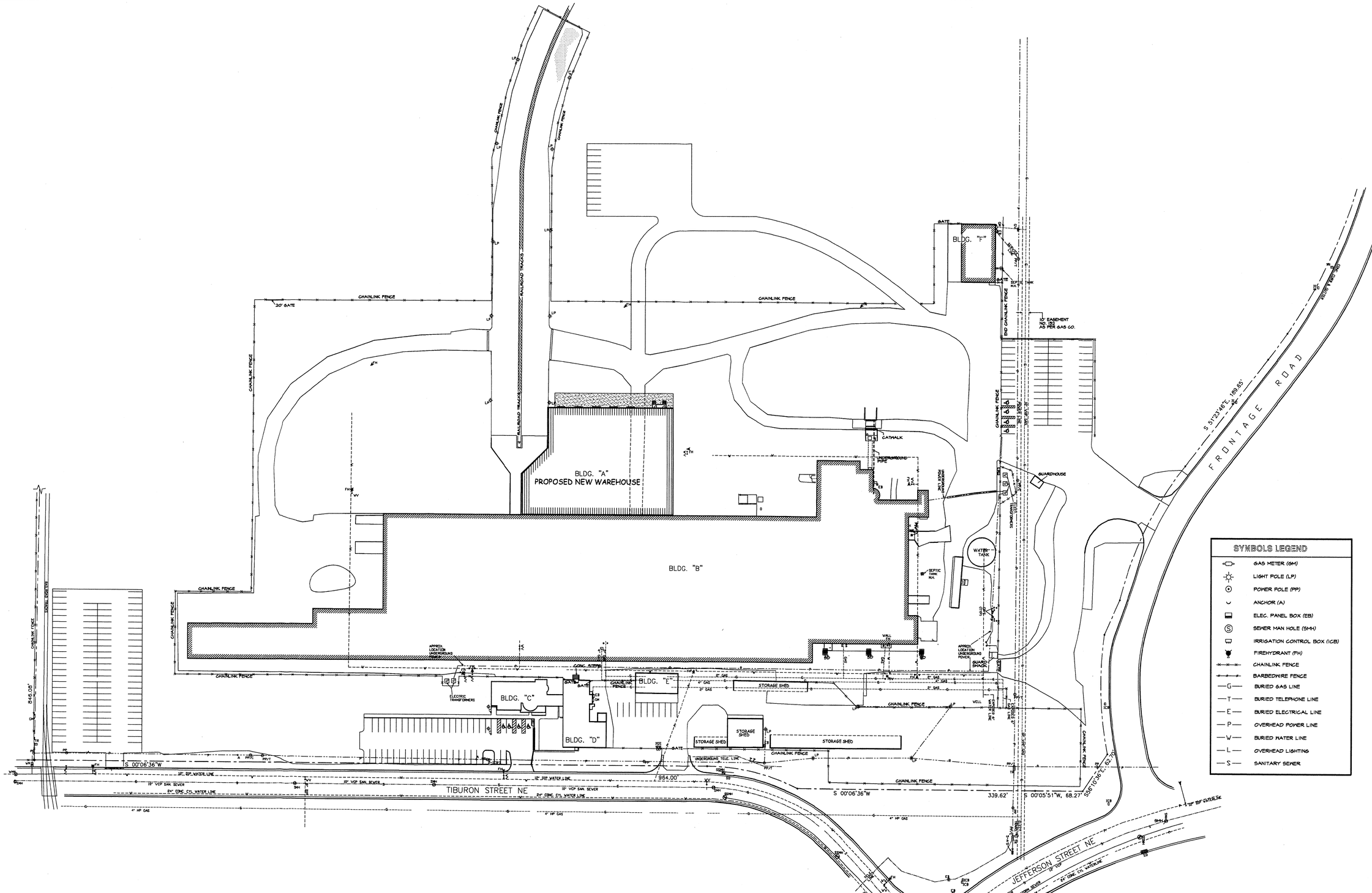
CENTEX AMERICAN GYPSUM: ADDITIONS & MODIFICATIONS
4600 PASEO DEL NORTE NE ALBUQUERQUE NM

GRADING, DRAINAGE, ONSITE TRUCK ROAD PLAN OVERVIEW

PER SE ENGINEERING
Drainage, Utilities, and Site Design
9109 La Barranca NE Albuquerque NM 87111
(505) 275-0451 239-7855 mobile

SHEET 2 OF 10

DWG: cxd3.dwg DATE: 12/08/97 TIME: 10:07 T. GREEN



SITE UTILITY PLAN

AREA ENLARGEMENT / ALL CONDITIONS EXISTING UNLESS NOTED

SCALE: 1" = 60'

REVISION

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SHIVER CONSTRUCTION CO.
DESIGN/BUILD
1412 BROADWAY BLVD. NE ALBUQUERQUE, NEW MEXICO 87102 PHONE (505) 344-3461 FAX (505) 764-8198
www.ShiverConstructionCompany.com

A NEW WAREHOUSE ADDITION FOR:
AMERICAN GYPSUM PLANT
4600 PASEO DEL NORTE ALBUQUERQUE, NEW MEXICO

SHEET C3 OF 4 TOTAL PAGES

5/26/04
DATE

P-04-09
PROJECT NO.

LANDSCAPE LEGEND

SYMBOL	PLANT TYPE
TREES	
	WESTERN COTTONWOOD "POPULUS FREMONTII"
	LONDON PLANE "PLATANUS ACERFOLIA"
	BLACK LOCUST 'ROBINA PSEUDOACACIA' OR HONEY LOCUST 'GLEDUTSIA TRIACANTHOS'
	CRABAPPLE "MALUS CULTIVARS"
	ITALIAN STONE PINE "PINUS PINEA"
	PINON PINE "PINUS EDULAS"
	BORDER PINE "PINUS STROBIFORUS"
	PURPLELEAF PLUM "PRONUS CERASTIFERA"
	EXISTING ASH, ELM, LOCUST, MISC.
SHRUBS	
	DESERT BROOM "BACCHARIS SAROTHROIDES' SPANISH BRROM "SPARTIUM JUNCEUM"
	SALT CEDAR "TAMARIX CHINENSIS"
	PYRACANTHA 'SANTA CRUZ OR MOJAVE' "PYRACANTHA COCCINEA"
	PFITZER JUNIPER "PFITZERIANA NICKSI"
	SPANISH YUCCA "ALOIFOLIA"
	WOODBINE OR VIRGINIA CREEPER "PARTHENOCISSUS INSERTA OR QUINQUIFOLIA"
	FORSYTHIA 'INTERMEDIA'
GROUNDCOVER	
	TAM JUNIPER 'JUNIPERUS HORIZONTALIS"
	VERBENA "VERBENA PERUVIANA"
	SEED MIX STANDARD CITY OF ALBUQUERQUE SEED MIX
	GREY TO BROWN GRAVEL OVER WEED BARRIER 3/4 - 7/8 GRAVEL OVER FILTER FABRIC

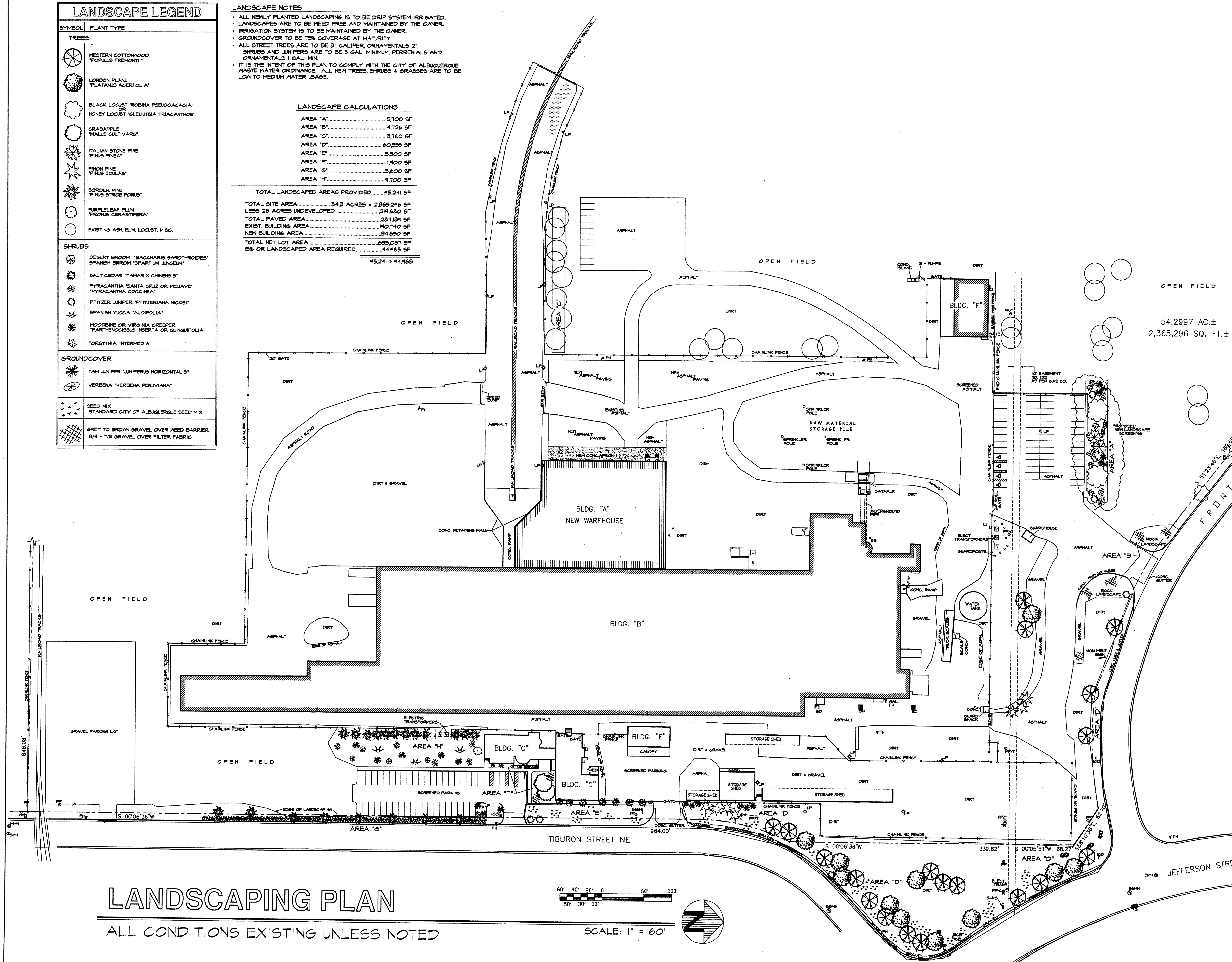
LANDSCAPE NOTES

- ALL NEWLY PLANTED LANDSCAPING IS TO BE DRIP SYSTEM IRRIGATED.
- LANDSCAPES ARE TO BE WEED FREE AND MAINTAINED BY THE OWNER.
- IRRIGATION SYSTEM IS TO BE MAINTAINED BY THE OWNER.
- GROUNDCOVER TO BE 75% COVERAGE AT MATURITY
- ALL STREET TREES ARE TO BE 3" CALIPER, ORNAMENTALS 2" SHRUBS AND JUNIPERS ARE TO BE 5 GAL. MINIMUM, PERRENIALS AND ORNAMENTALS 1 GAL. MIN.
- IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER ORDINANCE. ALL NEW TREES, SHRUBS & GRASSES ARE TO BE LOW TO MEDIUM WATER USAGE.

LANDSCAPE CALCULATIONS

AREA "A"	5,700 SF
AREA "B"	4,726 SF
AREA "C"	3,760 SF
AREA "D"	60,555 SF
AREA "E"	5,300 SF
AREA "F"	1,900 SF
AREA "G"	3,600 SF
AREA "H"	9,700 SF
TOTAL LANDSCAPED AREAS PROVIDED	95,241 SF
TOTAL SITE AREA	54.3 ACRES = 2,365,296 SF
LESS 28 ACRES UNDEVELOPED	1,219,680 SF
TOTAL PAVED AREA	287,139 SF
EXIST. BUILDING AREA	190,740 SF
NEW BUILDING AREA	34,650 SF
TOTAL NET LOT AREA	633,087 SF
15% OR LANDSCAPED AREA REQUIRED	94,963 SF

95,241 > 94,963



LANDSCAPING PLAN

ALL CONDITIONS EXISTING UNLESS NOTED

SCALE: 1" = 60'

REVISION

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SHIVER CONSTRUCTION CO.
DESIGN/BUILD
1412 BROADWAY BLVD. NE ALBUQUERQUE, NEW MEXICO 87102 PHONE (505) 344-3461 FAX (505) 764-8198
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A NEW WAREHOUSE ADDITION FOR:
AMERICAN GYPSUM PLANT
4600 PASEO DEL NORTE ALBUQUERQUE, NEW MEXICO

SHEET C4 OF 4 TOTAL PAGES

5/26/04 DATE

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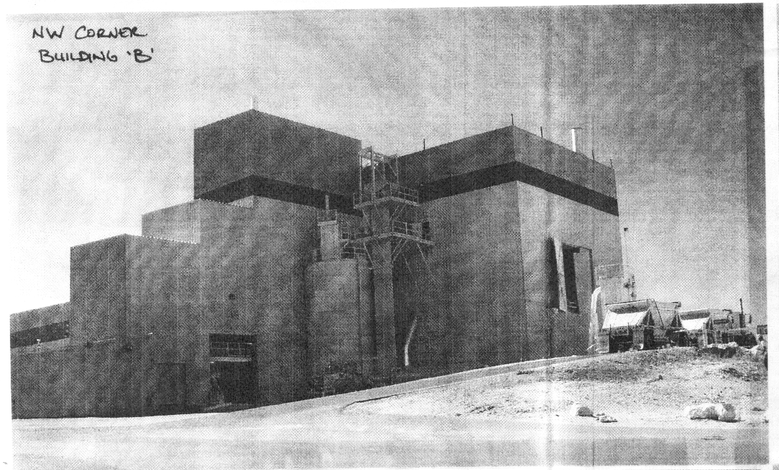
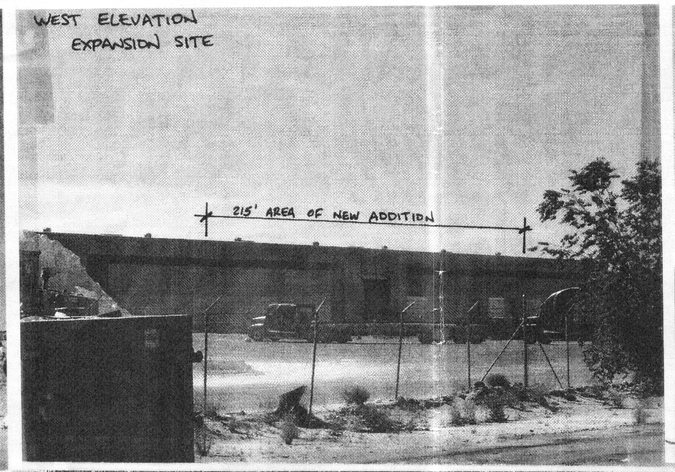
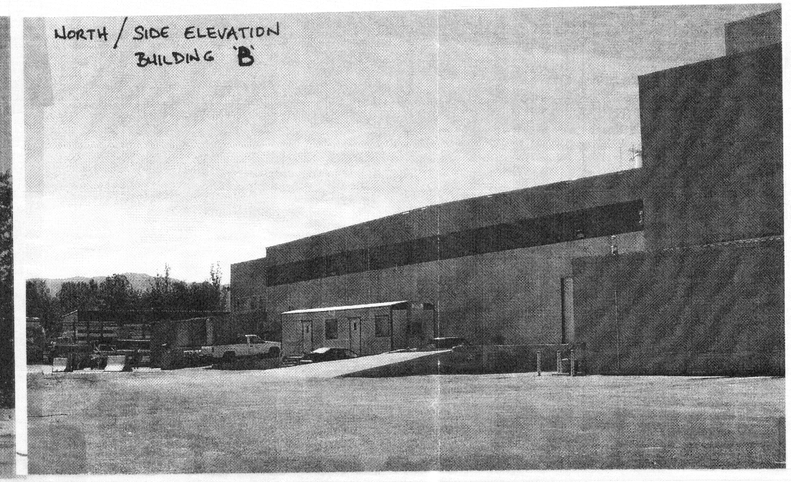
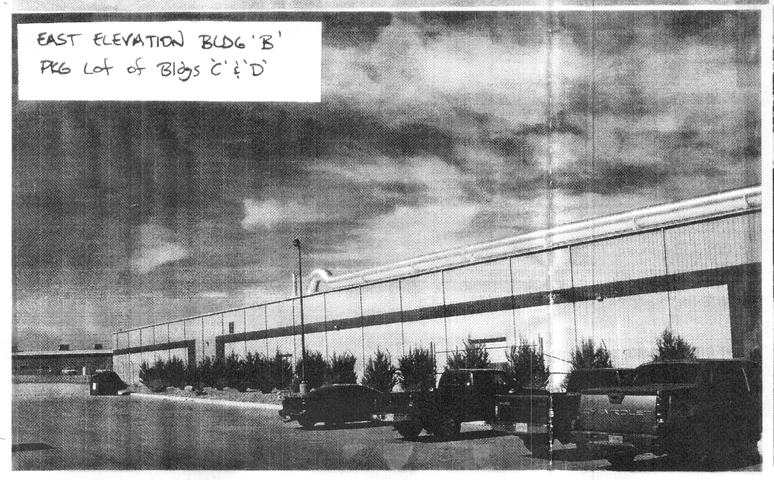
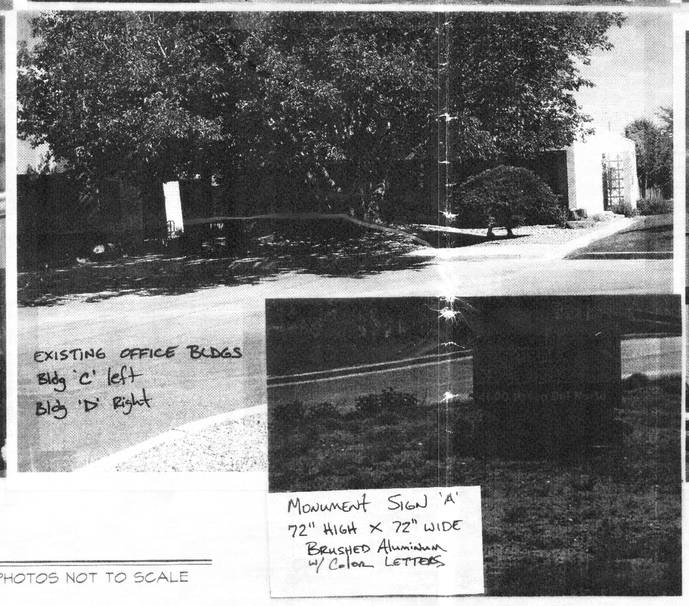




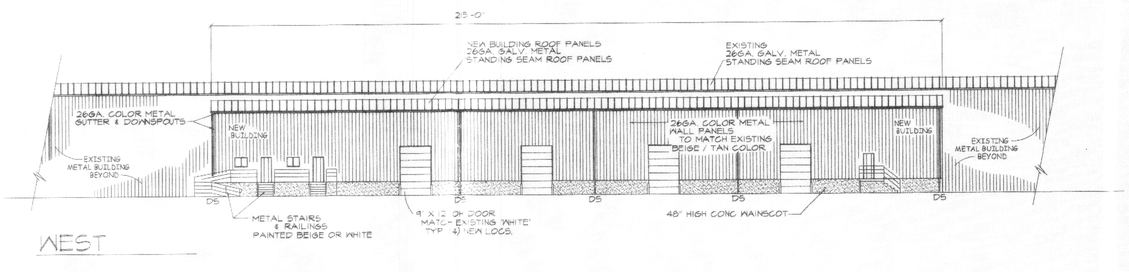




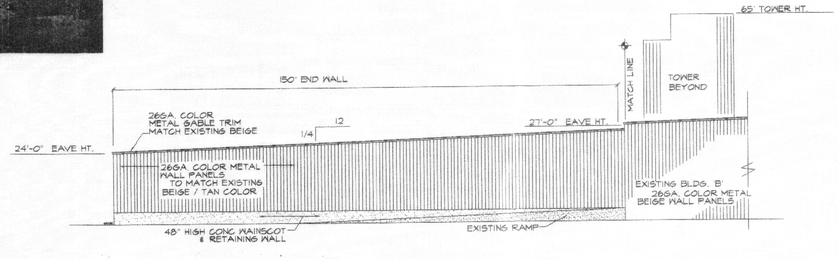


EXISTING BUILDING INFORMATION

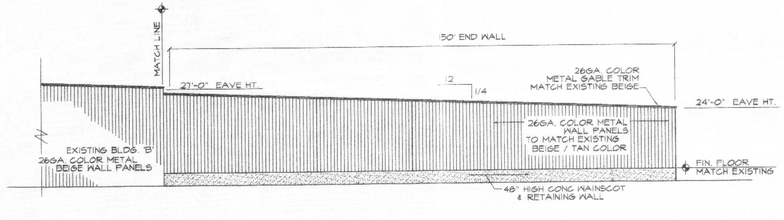
PHOTOS NOT TO SCALE



WEST



SOUTH



NORTH

NEW BUILDING ELEVATIONS

20' 10' 0 20'
15' 5'

SCALE: 1" = 20'-0"

REVISION

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SHIVER CONSTRUCTION CO.
DESIGN/BUILD
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A NEW WAREHOUSE ADDITION FOR:
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4600 PASEO DEL NORTE ALBUQUERQUE, NEW MEXICO

SHEET A1 OF 4 TOTAL PAGES

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P-04-09
PROJECT NO.

PROJECT NUMBER: 1003477
APPLICATION NUMBER: 04-00863

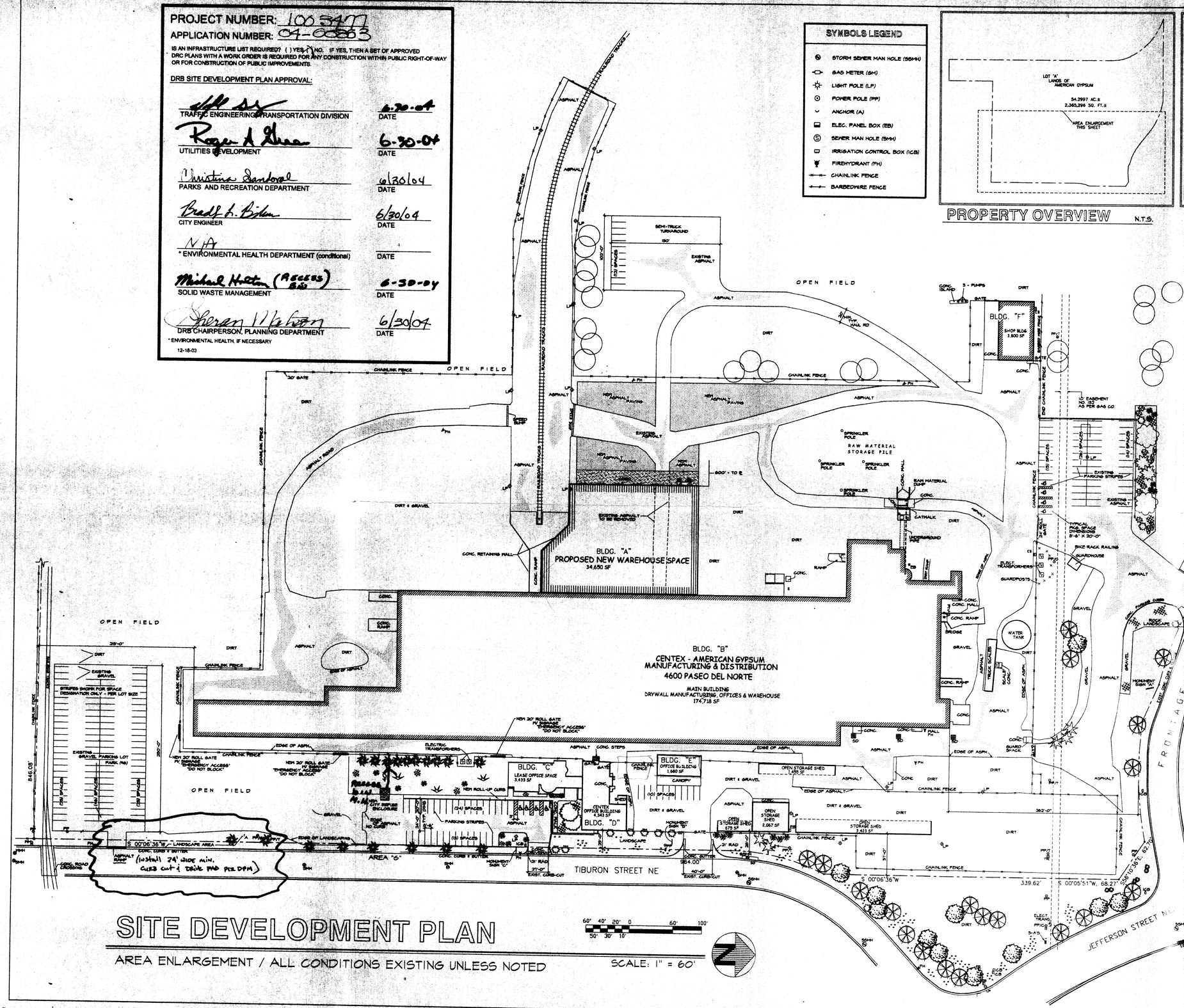
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (✓) NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

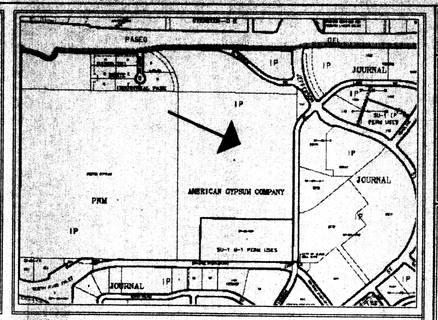
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 6-30-04
UTILITIES DEVELOPMENT	DATE 6-30-04
PARKS AND RECREATION DEPARTMENT	DATE 6/30/04
CITY ENGINEER	DATE 6/30/04
* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE 6-30-04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 6/30/04

* ENVIRONMENTAL HEALTH, IF NECESSARY

12-18-03



PROPERTY OVERVIEW N.T.S.



VICINITY MAP CITY GIS ZONE MAP D-17

SITE DATA

LEGAL DESCRIPTION
LOT "A" LAND OF AMERICAN GYPSUM COMPANY

AREA
- APPROX. 2,365,296 SF OR 54.3 ACRES
- APPROX. 28 ACRES REMAIN UNDEVELOPED
- EXISTING BUILDINGS ON SITE OCCUPY 140,140 SF
- 330,504 SF OF EXISTING ASPHALT PAVING

ZONING
ZONED "IP" PER 1987 ANNEXATION AGREEMENT

USE
MANUFACTURING, DISTRIBUTION AND WAREHOUSING OF GYPSUM PRODUCTS

NEW BUILDING
34,650 SF METAL BUILDING WAREHOUSE ADDITION
OCCUPANCY S-2
STORAGE OF GYPSUM WALLBOARD PRODUCT

PARKING CRITERIA

MANUFACTURING AREA.....69,055 / 1,000 SF	= 69
OFFICE AREA.....18,362 / 200 SF	= 91
WAREHOUSE AREA.....121,362 / 2,000 SF	= 60
TOTAL SPACES REQUIRED.....	220 SPACES
10% CITY BUS REDUCTION	- 22 SPACES
(JEFFERSON/JOURNAL CENTER BUS ROUTE)	
REQ'D	198 SPACES

TOTAL PARKING SPACES PROVIDED.....208 SPACES
INCLUDES (8) ACCESSIBLE HC SPACE
INCLUDES (1) VAN ACCESSIBLE HC SPACE

BICYCLE RACK RAILING @ GUARDSHACK FOR 20-30 SPACES

REVISION

THESE PLANS WERE PREPARED FOR THE USE OF CENTEX AND SHIVER CONSTRUCTION, INC. THEY MAY NOT BE USED FOR CONSTRUCTION BY OTHERS WITHOUT WRITTEN CONSENT.

SHIVER CONSTRUCTION CO.
DESIGN/BUILD
1412 BROADWAY BLVD. NE ALBUQUERQUE, NEW MEXICO 87102 PHONE (505) 344-3461 FAX (505) 764-8598
www.ShiverConstructionCompany.com

A NEW WAREHOUSE ADDITION FOR:
AMERICAN GYPSUM PLANT
4600 PASEO DEL NORTE ALBUQUERQUE, NEW MEXICO

SHEET C1 OF 4 TOTAL PAGES

5/26/04
DATE

P-04-09
PROJECT NO.