

# CITY OF ALBUQUERQUE



April 4, 2017

Don Dudley  
Dudley Architects  
400 Gold Ave.  
Albuquerque, NM 87113

**Re: American Gypsum  
4600 Paseo Del Norte NE  
Traffic Circulation Layout  
Architect's Stamp dated 03-27-17 (D17-D076)**

Dear Mr. Dudley,

The TCL submittal received 04-04-17 is approved for Building Permit. 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 a 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 TCL with a completed Drainage and Transportation Information Sheet to front counter personnel 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,

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

LWP via: email  
C: File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: American Gypsum Building Permit #: 2017-08590 City Drainage #: D17 D076

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: 4600 Paseo del Norte, NE, Albuquerque, NM 87113

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Dudley Architects Contact: Don Dudley

Address: 400 Gold Ave, SW / Studio 850

Phone#: 243-8100 Fax#: \_\_\_\_\_ E-mail: don.dudley@dondudleydesign.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/TRANSPORTATION  
☐ MS4/EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR

- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

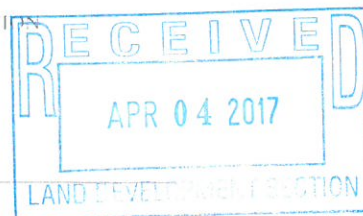
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL? Yes ☐ No ☒

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ STA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR

- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

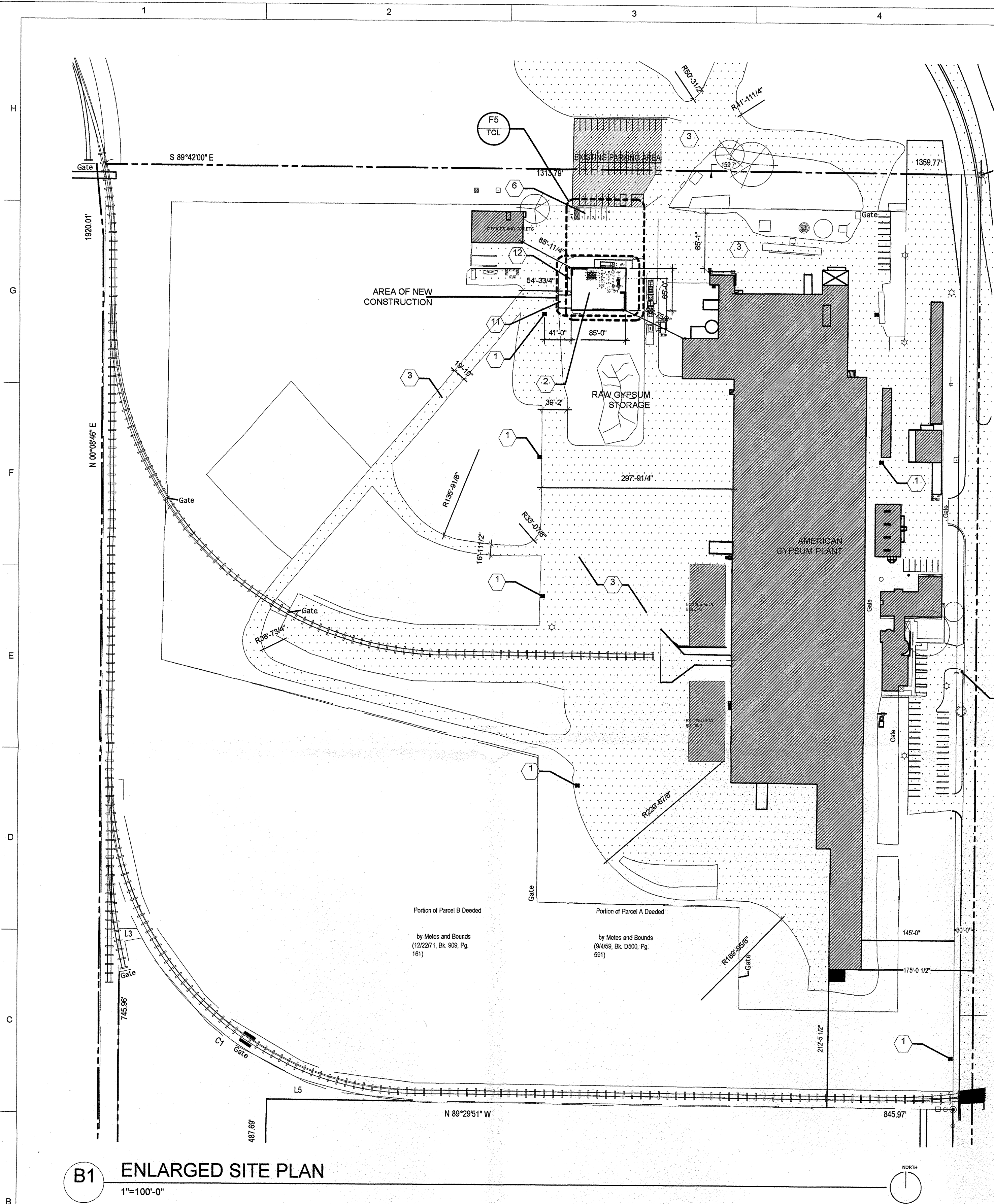


DATE SUBMITTED: 3/27/2017

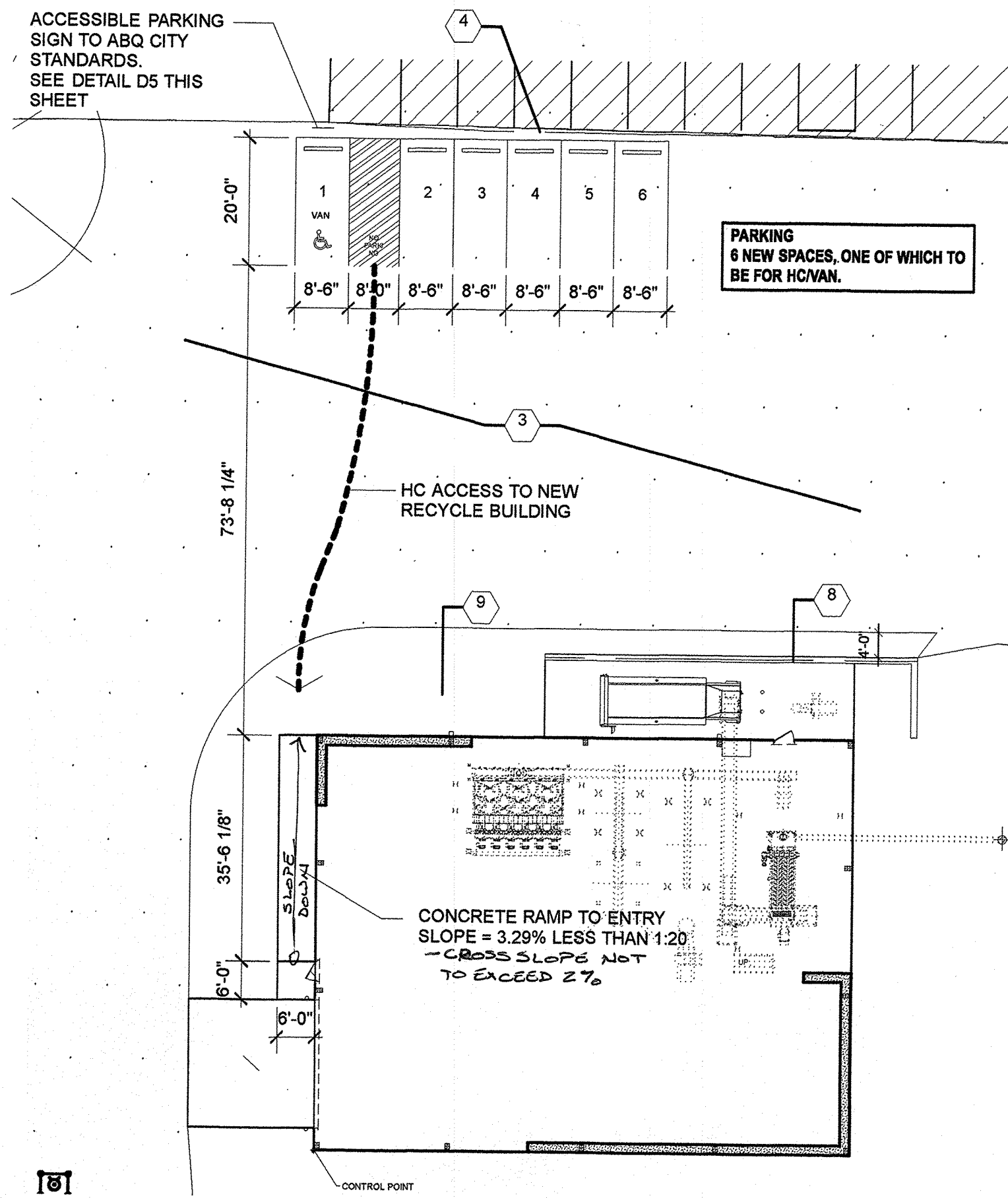
By: Don Dudley, AIA

COA STAFF ELECTRONIC SUBMITTAL RECEIVED \_\_\_\_\_

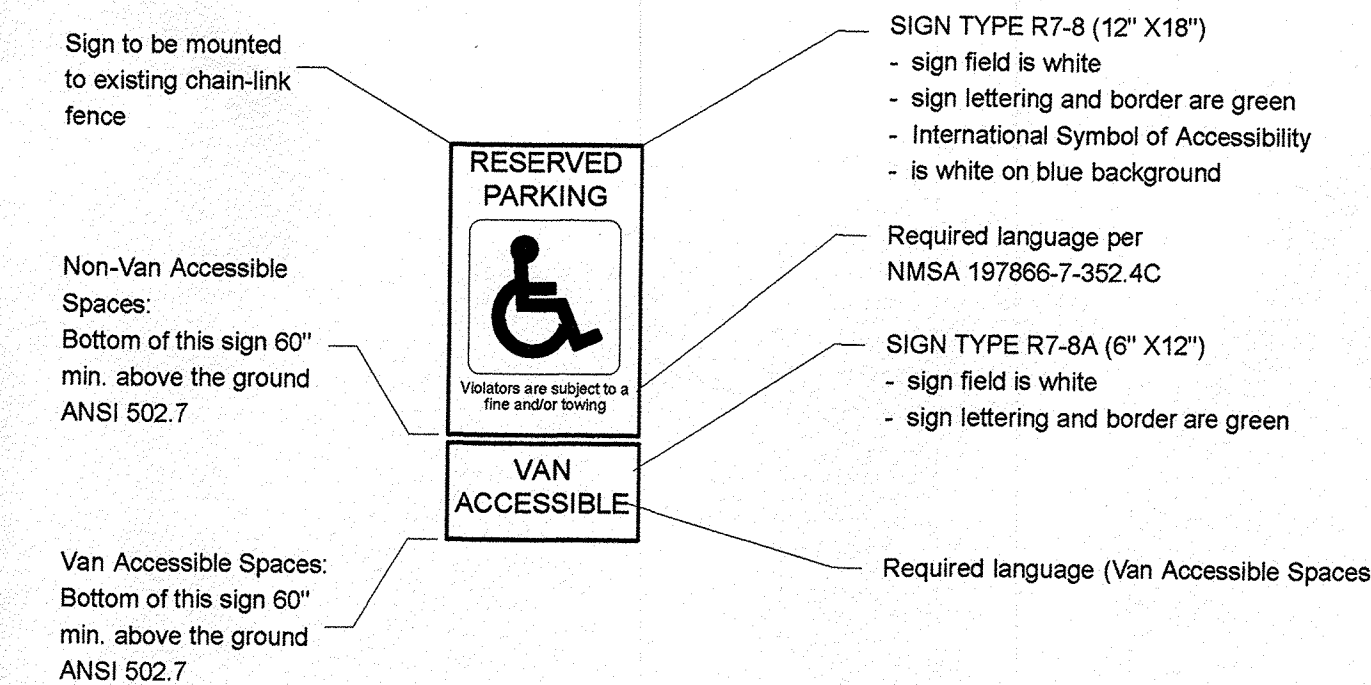




**B1** ENLARGED SITE PLAN  
1"=100'-0"



**F5** PARKING LAYOUT  
1"=20'-0"



**D5** ACCESSIBLE PARKING SIGN  
SCALE: N.T.S

#### GENERAL INFORMATION

PROJECT ADDRESS : 4600 PASEO DEL NORTE BLVD. NE  
ALBUQUERQUE, NEW MEXICO 87113

ZONING : IP

Refer to DRB Project # 1003477  
for Approved 'Administrative  
Amendment' to the  
Site Development Plan.

OCCUPANCY  
GROUP : F-2 (PER 306.3)

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

BUILDING AREA : RECYCLING BUILDING 5,525 SQ. FT.

OCCUPANT LOAD : WAREHOUSE: 5,525 @ 500 OCC/SF. (PER 1004.1.1)  
=11 TOTAL OCCUPANTS

#### PARKING REQUIREMENTS

PER 14-16-3-1 A (17)

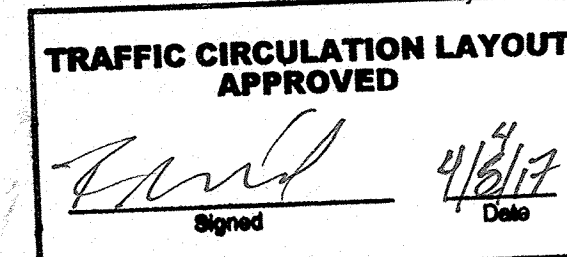
MANUFACTURING, 1 SPACE PER 3 EMPLOYEES.

1@1000 NET LEASABLE AREA = 6 NEW SPACES, ONE OF WHICH TO BE FOR HC/VAN.

**\*\*PER P.R.T MEETING 02/02/2016 WITH GARY SANDOVAL\*\***

#### EXECUTIVE SUMMARY

American Gypsum is a manufacturing plant, which produces wallboard products. Located at 4600 Paseo del Norte Blvd. Ne in Albuquerque New Mexico. This project includes the construction of a new recycling building which will recycle scrap gypsum waste from the existing plant. The new building will be located on the northwest corner of the existing plant and will be using space currently used for raw gypsum storage. The traffic circulation will remain unchanged, this site has ample room to accommodate the new building and site circulation. This project will have no impact on adjacent sites due to the magnitude of this site.



ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

#### GENERAL SHEET NOTES

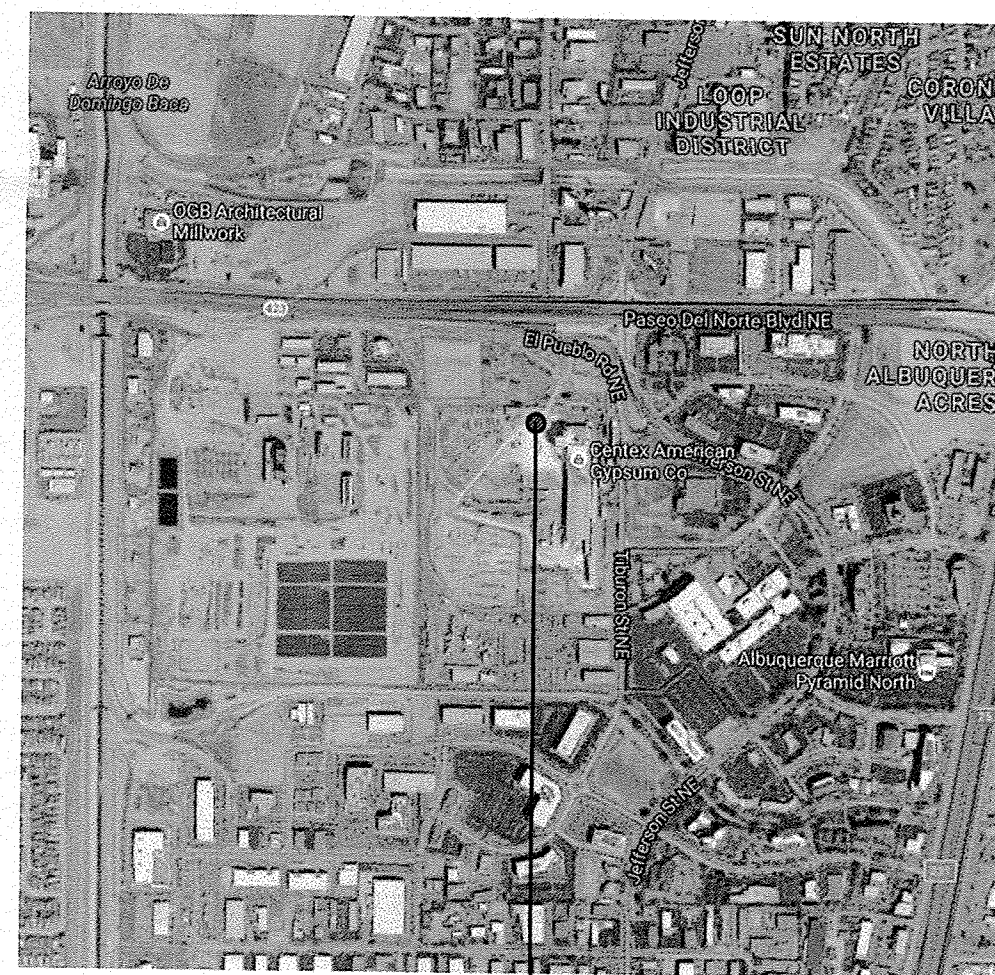
- DO NOT SCALE DRAWINGS.
- CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION.
- VERIFY EXISTING CONDITIONS IN FIELD. BRING DISCREPANCIES TO ATTENTION OF ARCHITECT.
- 'FF' INDICATES THAT THE DIMENSION IS A CRITICAL FINISHED DIMENSION MEASURED TO THE FINISHED FACE OF PARTITIONS.

#### SHEET KEYNOTES

- EXISTING FIRE HYDRANT.
- NEW GYPSUM RECYCLING BUILDING.
- EXISTING PAVED SURFACE.
- EXISTING CHAIN-LINK FENCE
- not used.
- NEW PARKING AREA, PER CITY OF ALBUQUERQUE REQUIREMENTS. 5 STANDARD SPACES @ 8'-6" X 20'-0" 1 VAN ACCESSIBLE SPACE @ 8'-6" X 20'-0" WITH VAN ACCESS AISLE @ 8'-0" X 20'-0".
- HANDICAPPED PARKING SIGN LOCATION PER CITY OF ALBUQUERQUE STANDARDS. (SEE DRAWING BELOW)
- COMPACTOR ENCLOSURE PER CITY OF ALBUQUERQUE REQUIREMENTS.
- NEW PAVING, REFER TO CIVIL SHEETS.
- EXISTING ACCESS GATE.
- (20'-0"X20'-0") CONCRETE APRON.
- CONCRETE RAMP.

#### LEGEND

- CONCRETE
- ASPHALT PAVING ON COMPACTED BASE COURSE.
- EXISTING PARKING AREA.
- EXISTING BUILDINGS ON SITE.
- EXISTING ASPHALT PAVING.



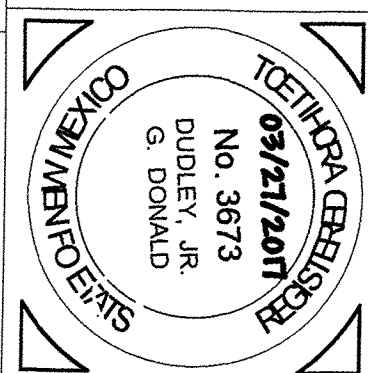
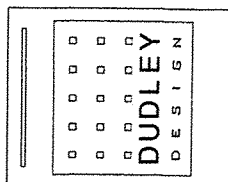
4600 PASEO DEL NORTE BLVD. NE  
ALBUQUERQUE, NEW MEXICO 87113

#### C8 VICINITY MAP

SCALE: N.T.S

G. DONALD DUDLEY AIA

ARCHITECTURE INTERIORS PLANNING  
AIA NCARB LEED AP



PROJECT NAME:  
**AMERICAN GYPSUM RECYCLE PLANT  
4600 PASEO DEL NORTE BLVD. NE  
ALBUQUERQUE, NM 87113**

PROJECT NAME:

PROJECT NAME:

GDDA PROJECT NO:

DATE: 04.03.2017

DRAWN BY: SJ,GDD

CHECKED BY: GH,GDD

SET NO:

SHEET TITLE:

TCL PLAN

TCL