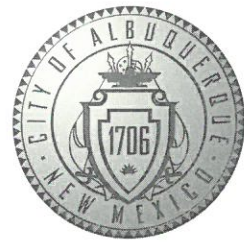


CITY OF ALBUQUERQUE



November 16, 2017

G. Donald Dudley, R.A.
Dudley Architects
400 Gold Ave.
Albuquerque, NM 87113

Re: American Gypsum, 4600 Paseo Del Norte NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 3-27-17 (D17D076)
Certification dated 11-13-17

Dear Mr./Ms.,

Based upon the information provided in your submittal received 11-13-17, 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.

If you have any questions, please contact Logan Patz at (505) 924-3630 or me at (505)924-3991.

Sincerely,

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

MA/RM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

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)

☐ OTHER (SPECIFY) _____

☐ PRE-DESIGN MEETING?

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

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE

☐ FOUNDATION PERMIT APPROVAL

☐ GRADING PERMIT APPROVAL

☐ SO-19 APPROVAL

☐ PAVING PERMIT APPROVAL

☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

November 13, 2017

City of Albuquerque
Planning Department
Development & Building Services Division
600 2nd Street, NW
Albuquerque, NM 87102

Project: **American Gypsum Recycle Plant**
4600 Paseo del Norte Blvd, NE
Albuquerque, NM 87113

RE: TRAFFIC CERTIFICATION

I, **DON DUDLEY, NEW MEXICO REGISTERED ARCHITECT** OF THE FIRM **G. DONALD DUDLEY ARCHITECT, LTD.** HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 8/10/2015. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY **DON DUDLEY** OF THE FIRM **G. DONALD DUDLEY ARCHITECT, LTD.** I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEVARAL OCCASIONS WHILE UNDER CONSTRUCTION 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 **CERTIFICATE OF OCCUPANCY**.

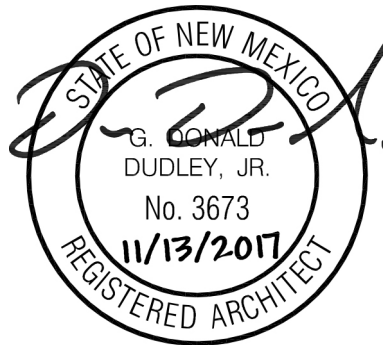
I AM REQUESTING THE FOLLOWING QUALIFICATIONS FOR THIS PROJECT.

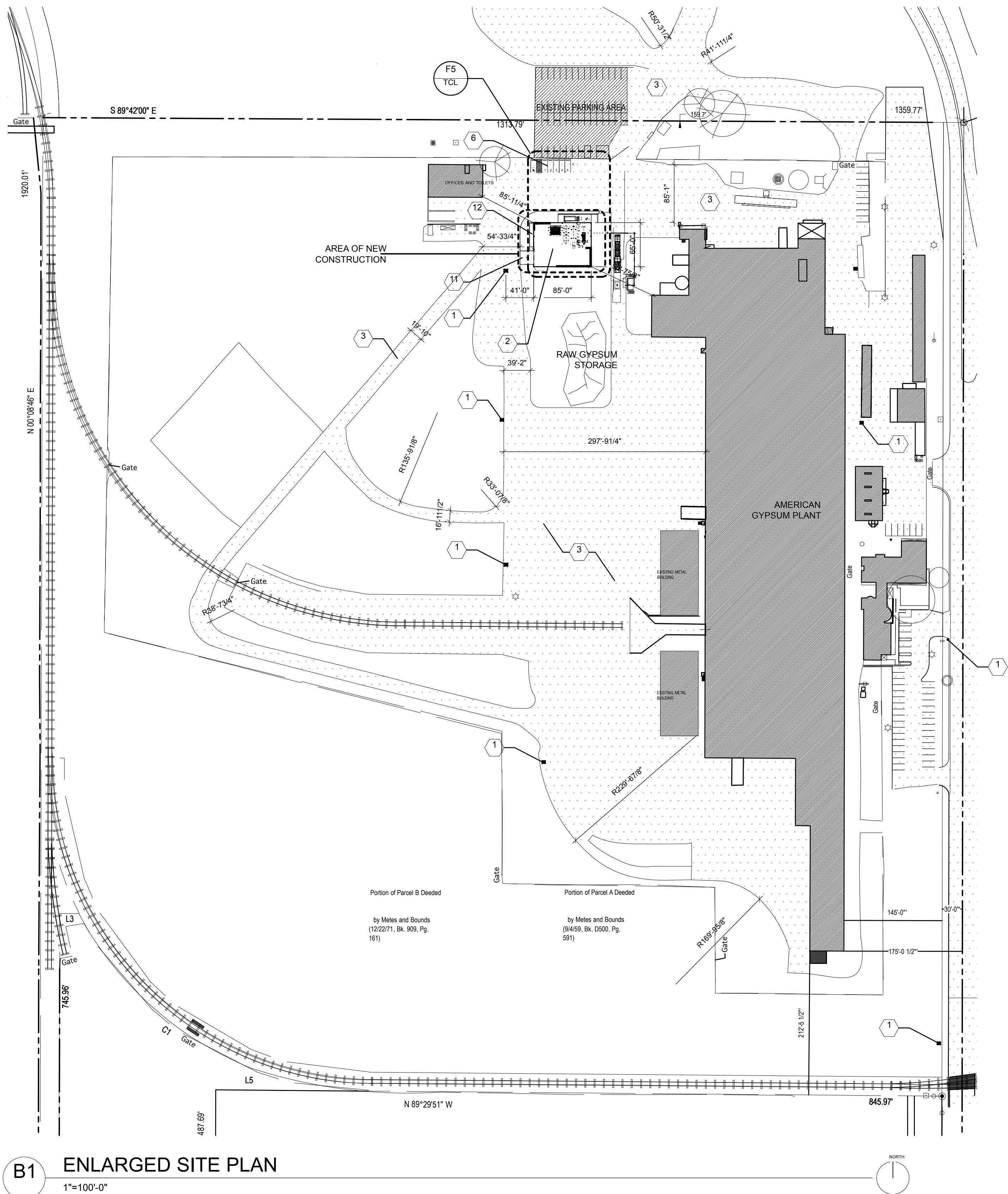
1) NONE.

I HAVE OBSERVED THE FOLLOWING REQUIRED CORRECTIONS:

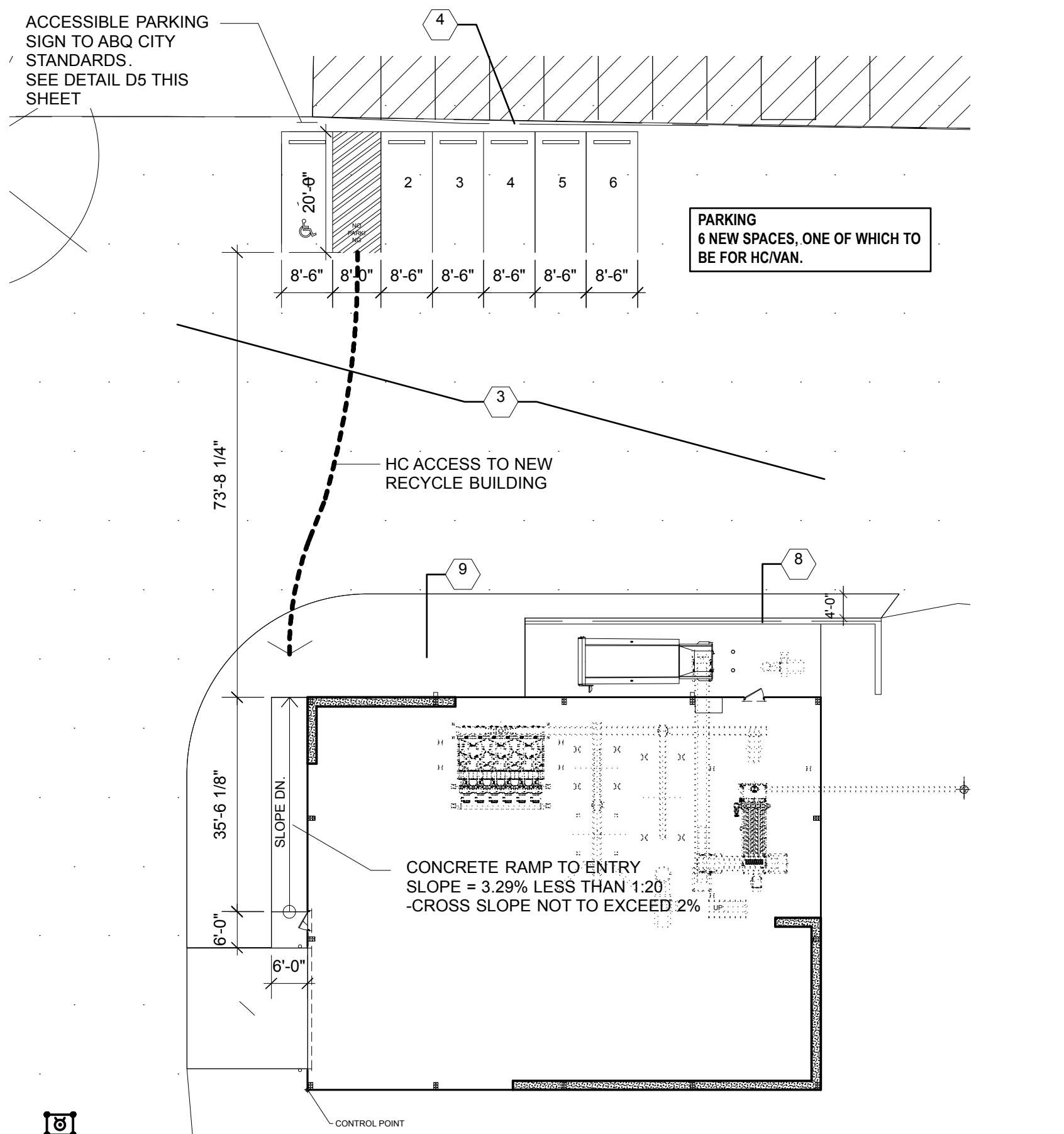
1) NONE.

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.

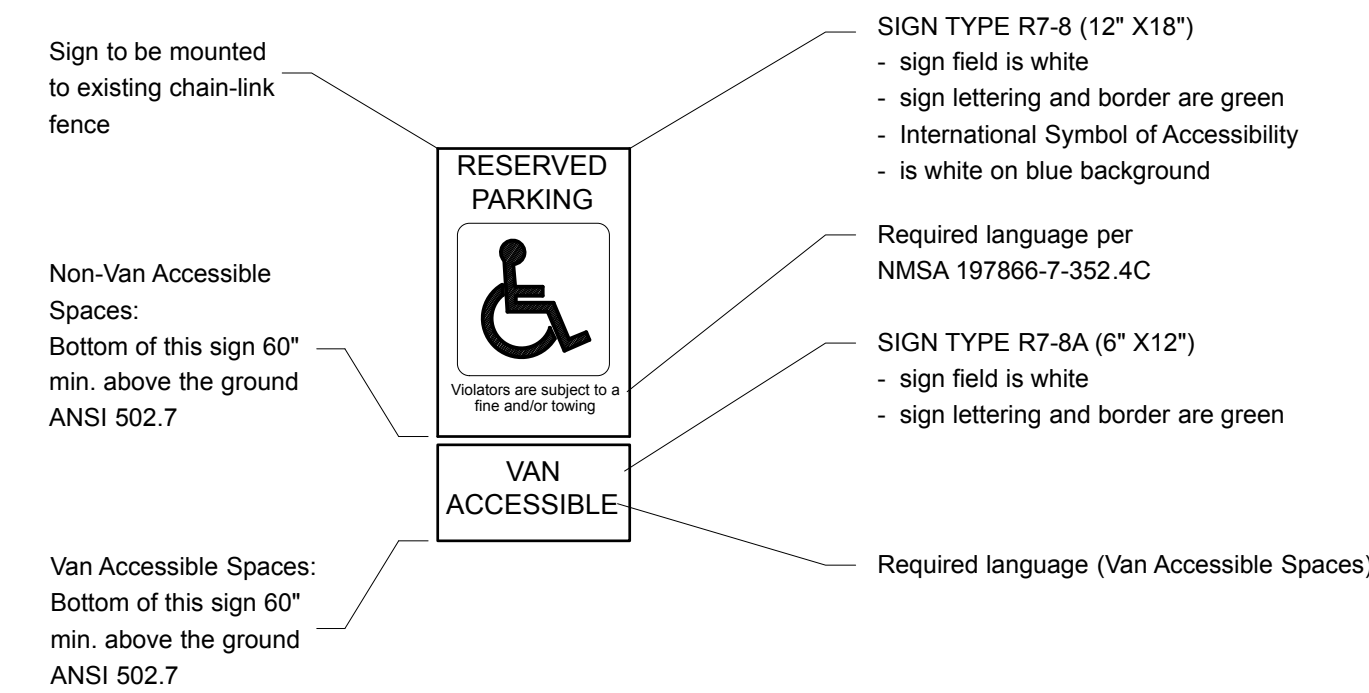




B1 ENLARGED SITE PLAN
1"=100'-0"



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

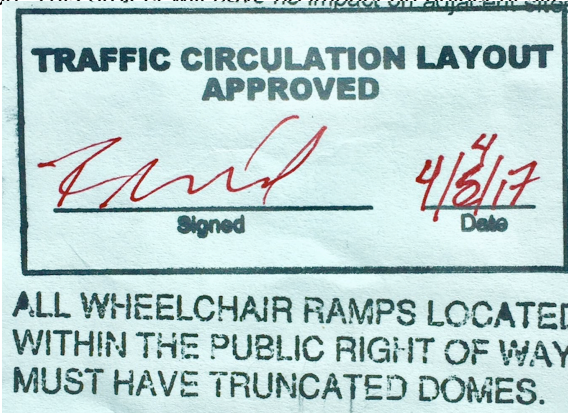
PARKING REQUIREMENTS

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.



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

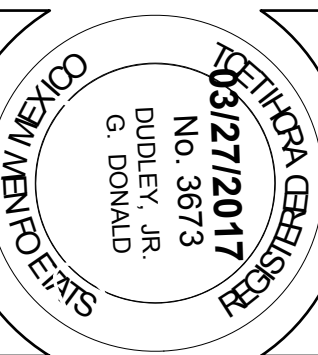
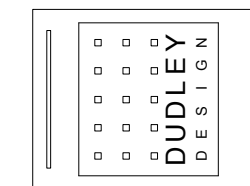
- CONCRETE
- ASPHALT PAVING ON COMPACTED BASE COURSE.
- EXISTING PARKING AREA.
- EXISTING BUILDINGS ON SITE.
- EXISTING ASPHALT PAVING.



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

MARK	DATE	DESCRIPTION

DATE: 04.03.2017
DRAWN BY: SJ,GDD
CHECKED BY: GH,GDD
SET NO:
SHEET TITLE:

TCL PLAN

TCL