

CITY OF ALBUQUERQUE



March 31, 2017

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

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

Dear Mr. Dudley,

Based upon the information provided in your submittal received 03-27-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please provide detail of the new building/construction for the TCL. I am not able to determine if the ramp is ADA compatible and how the new concrete apron will work with the site.
2. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
3. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior 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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

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) _____

☐ 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

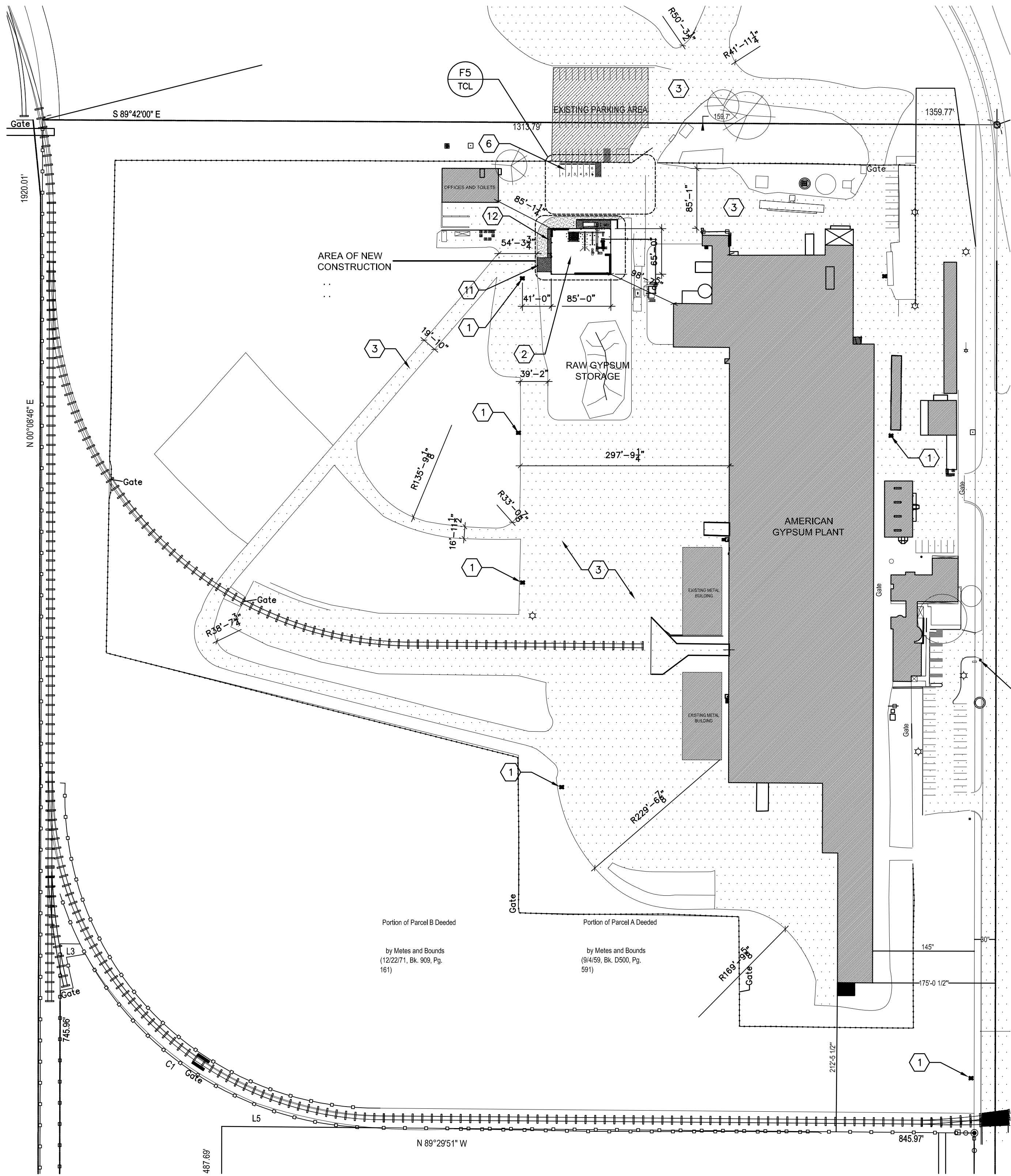
☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

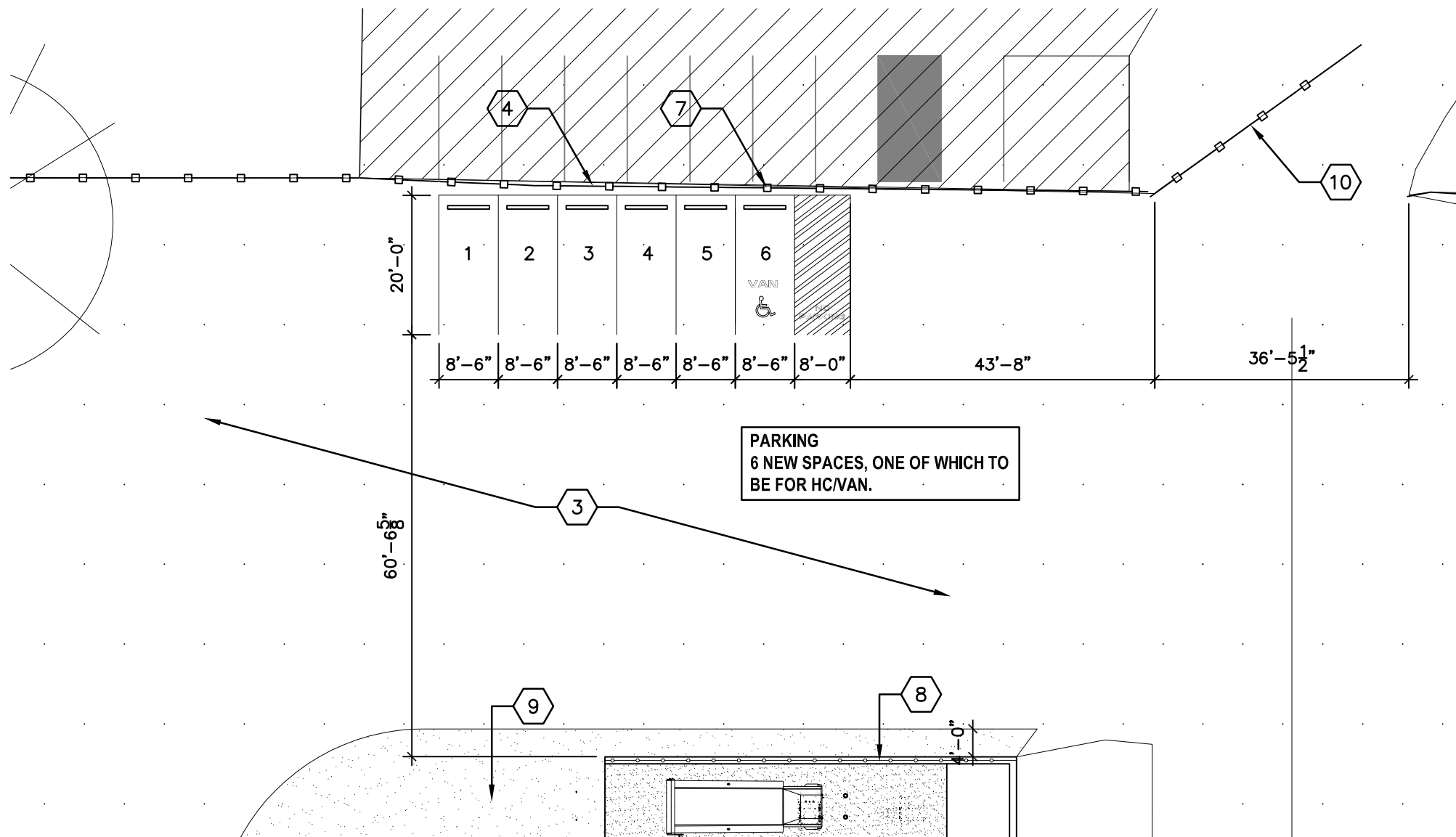
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 3/27/2017 By: Don Dudley, AIA

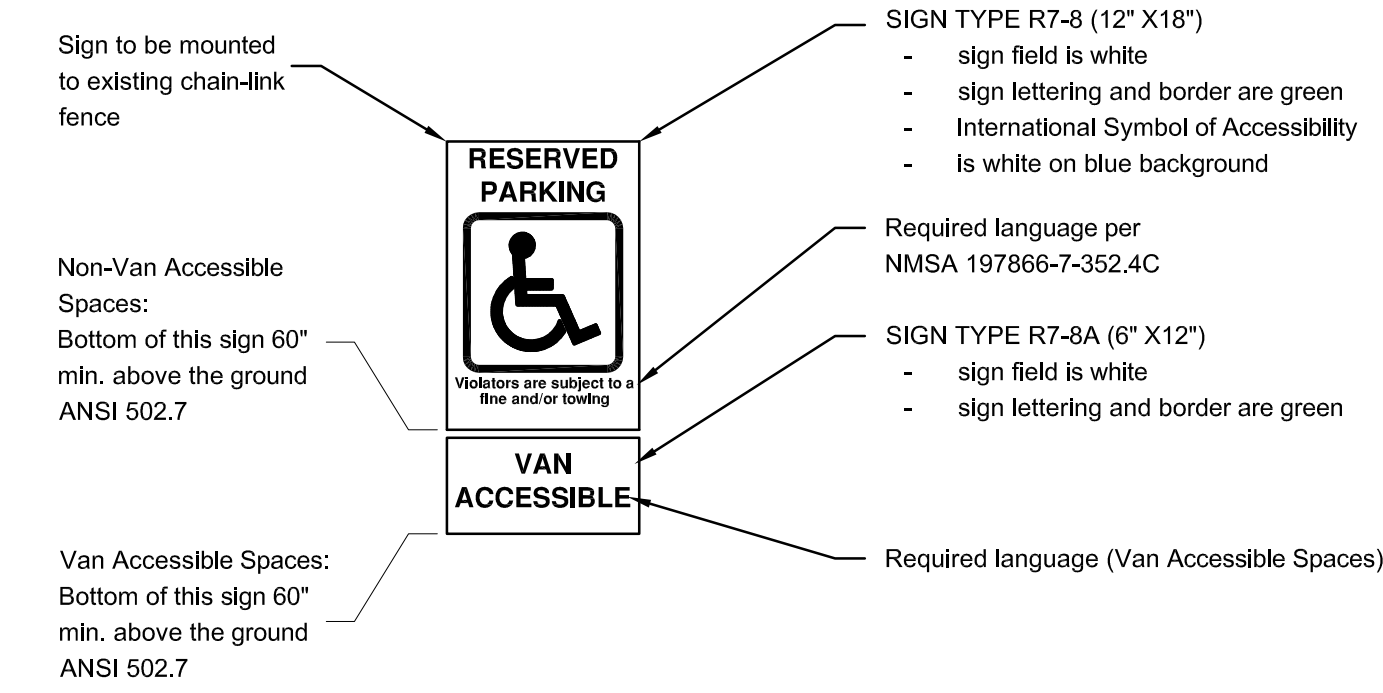
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



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

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.

GENERAL SHEET NOTES

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

SHEET KEYNOTES

1. EXISTING FIRE HYDRANT.
2. NEW GYPSUM RECYCLING BUILDING.
3. EXISTING PAVED SURFACE.
4. EXISTING CHAIN-LINK FENCE
5. not used.
6. 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".
7. HANDICAPPED PARKING SIGN LOCATION PER CITY OF ALBUQUERQUE STANDARDS. (SEE DRAWING BELOW)
8. COMPACTOR ENCLOSURE PER CITY OF ALBUQUERQUE REQUIREMENTS.
9. NEW PAVING, REFER TO CIVIL SHEETS.
10. EXISTING ACCESS GATE.
11. (20'-0"X20'-0") CONCRETE APRON.
12. 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
ARCHITECT
ARCHITECTURE • INTERIORS • PLANNING
AIA • NCARB • LEED AP

DUDLEY
DESIGNS



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

MARK	DATE	DESCRIPTION

GDDA PROJECT NO:

DATE: 03.27.2017

DRAWN BY: SJ,GDD

CHECKED BY: GH,GDD

SET NO:
SHEET TITLE:

TCL PLAN

TCL