

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 12, 2024

David Hickman, RA
Jeebs and Zuzu, LLC
5924 Anaheim Ave NE, Suite A
Albuquerque, NM 87113

Re: La Morada Commercial Development, 7501 La Morada PI NW
TCL
Architect's Stamp 6-9-23 Rev 3-12-24 (H10D006A6)

Dear Mr. Hickman,

The TCL submittal received 3-12-24 is approved for Building Permit by Transportation. **This plan supersedes the previously approved plan.** 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation.

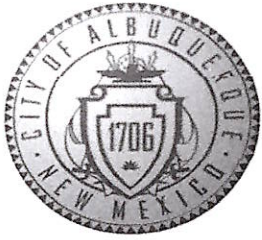
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: La Morada Commercial Development Building Permit #: _____ Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 7501 La Morada PL NW, Albuquerque NM 87120

Applicant: Jeebs & Zuzu LLC Contact: Edgar Mata

Address: 5924 Anaheim Ave. NE, Suite A, Albuquerque NM 87113

Phone#: 505-797-1318 Fax#: _____ E-mail: edgar@jeebsandzuzu.com

Other Contact: _____ Contact: _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes / No

DEPARTMENT / TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE REPORT
- _____ DRAINAGE MASTER PLAN
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- / TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

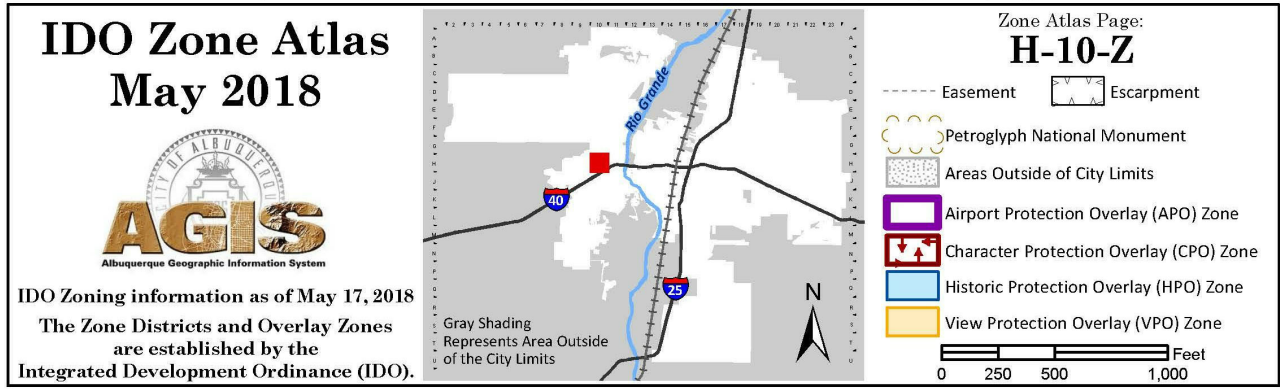
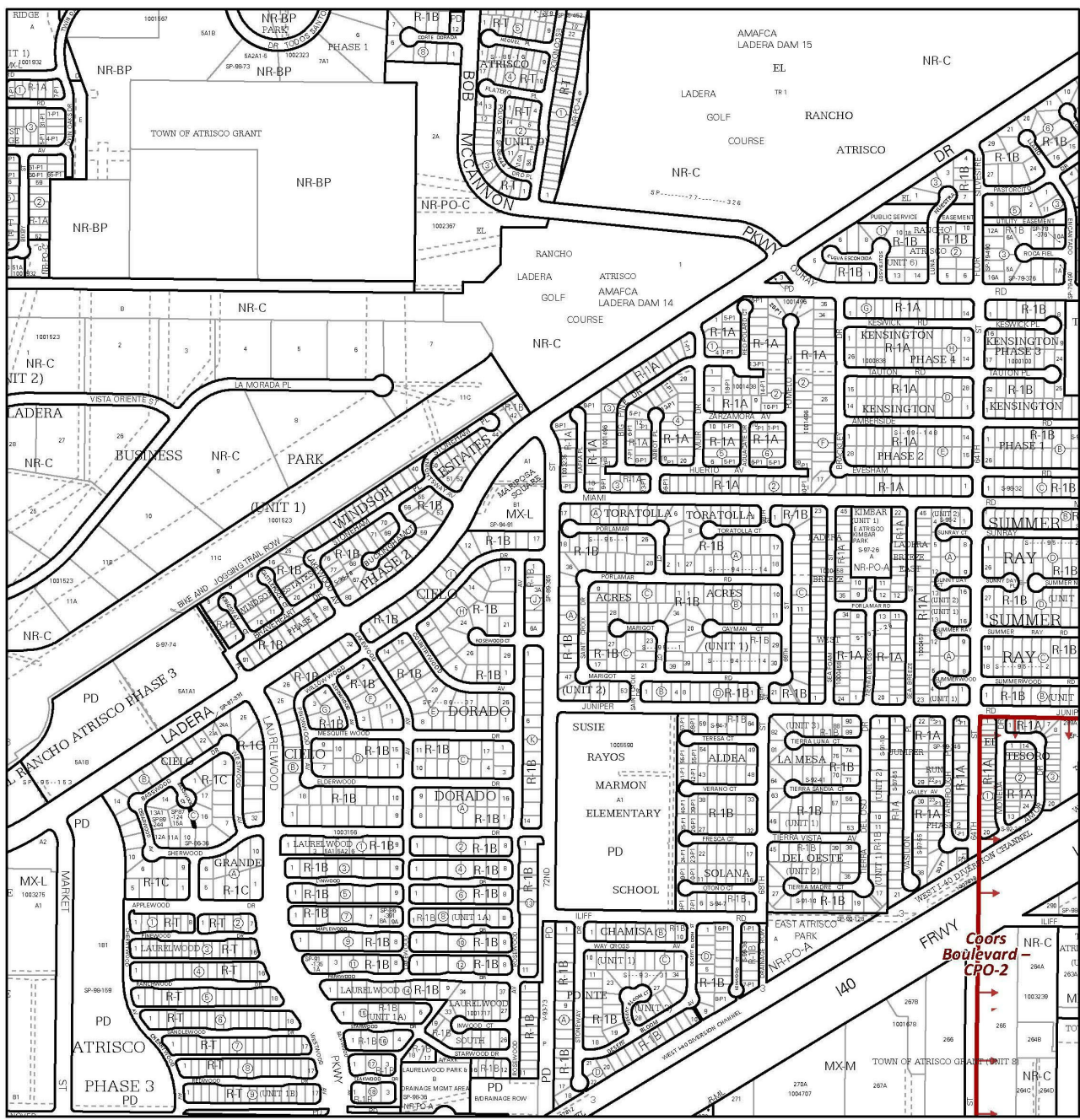
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ By: _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



GENERAL NOTES:

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER.

PROJECT INFORMATION:

LEGAL DESCRIPTION:

UPC: TR 3 PLAT FOR LADERA BUSINESS PARK
ACRES: UNIT 1 CONT 2.7427 AC
101005909135420108
2.7427
ZONING CLASSIFICATION: NR-C
PERMITTED AND ACTUAL USE: OFFICE / WAREHOUSE
CONSTRUCTION TYPE: IIB - NON SPRINKLED

- KEYED NOTES:**
- SUITE PRIMARY ENTRY.
 - GARBAGE ENCLOSURE W/ GATES - SEE DETAILS 7-9/AS2.0 FOR GARBAGE ENCLOSURE NOTES AND DIMENSIONS
 - ASPHALT DRIVEWAY
 - ADA PARKING W/ 8'-6" ACCESSIBLE ISLE AND PRECAST CONCRETE WHEEL STOPS
 - ADA CURB RAMP - SEE DETAIL 9/AS2.0 FOR CURB RAMP SLOPES AND DIMENSIONS
 - (4) BICYCLE RACK ARCHES (8 SPACE) PER 7.4.115 OF CITY OF ALBUQUERQUE DPM. SEE DETAILS 4-5/AS2.0
 - SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, & SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - MONUMENT SIGN - SEE DETAILS 1-3/AS2.0
 - EXISTING FIRE HYDRANT TO REMAIN
 - NEW FIRE HYDRANT
 - DETECTABLE WARNING STRIP
 - ACCESSIBLE ROUTE FROM ADA PARKING TO PUBLIC SIDEWALK AND TO PUBLIC AMENITIES.
 - 16" POLE MOUNTED SITE LED DOWNLIGHT W/ CUTOFF - LIGHTING TO BE COMPLIANT W/ ABQ NIGHT SKY ORDINANCE.
 - NEW STOP SIGNAGE - SEE DETAIL 9/AS1.0
 - PNM EASEMENT
 - NEW 6" CAST IN PLACE CONCRETE SIDEWALK - CROSS SLOPE NOT TO EXCEED 2%
 - SIDEWALK AND DRIVEWAY WILL BE PERMITTED THROUGH DMD CONSTRUCTION SERVICES DEPARTMENT
 - ALL-WEATHER PERMANENT MOUNTED BENCH W/ 30"x48" LEVEL CONCRETE PAD AT ONE SIDE
 - SIGHT TRIANGLE PER DPM TABLE 7.5.60 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, & SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - CROSS WALK
 - NEW FIRE HYDRANT
 - MOTORCYCLE PARKING
 - BICYCLE RACKS - 8 BICYCLE SPACES TOTAL
 - DRIVE ENTRY TO BE PER COA STD DWG 2426 WITH PARALLEL CURB RAMP.
 - EXISTING POWER POLES TO REMAIN.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2015, UMC 2015, UPC 2015, NEC 2017, ANSI A117.1-2009 AND IN ACCORDANCE WITH LOCAL PERMIT REQUIREMENTS. SUBCONTRACTORS SHALL VERIFY LOCAL REQUIREMENTS.
- ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER AND PER CITY STANDARD DWG 2430 AND 2415A.

PARKING SPACES:

PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) TABLE 5-5.1:

OFF-STREET PARKING REQUIRED:

3.5 SPACES PER 1,000 SF GFA
APPROXIMATELY 800 SF GFA OF 2,400 TO BE USED AS OFFICE. REMAINING AREA TO BE USED AS WAREHOUSE

OFF-STREET PARKING PROVIDED:

STANDARD PARKING
ACCESSIBLE PARKING
VAN ACCESSIBLE PARKING
TOTAL PARKING

42 SPACES REQUIRED

66 SPACES
3 SPACES
3 SPACES
72 SPACES PROVIDED

MOTORCYCLE PARKING REQUIRED:

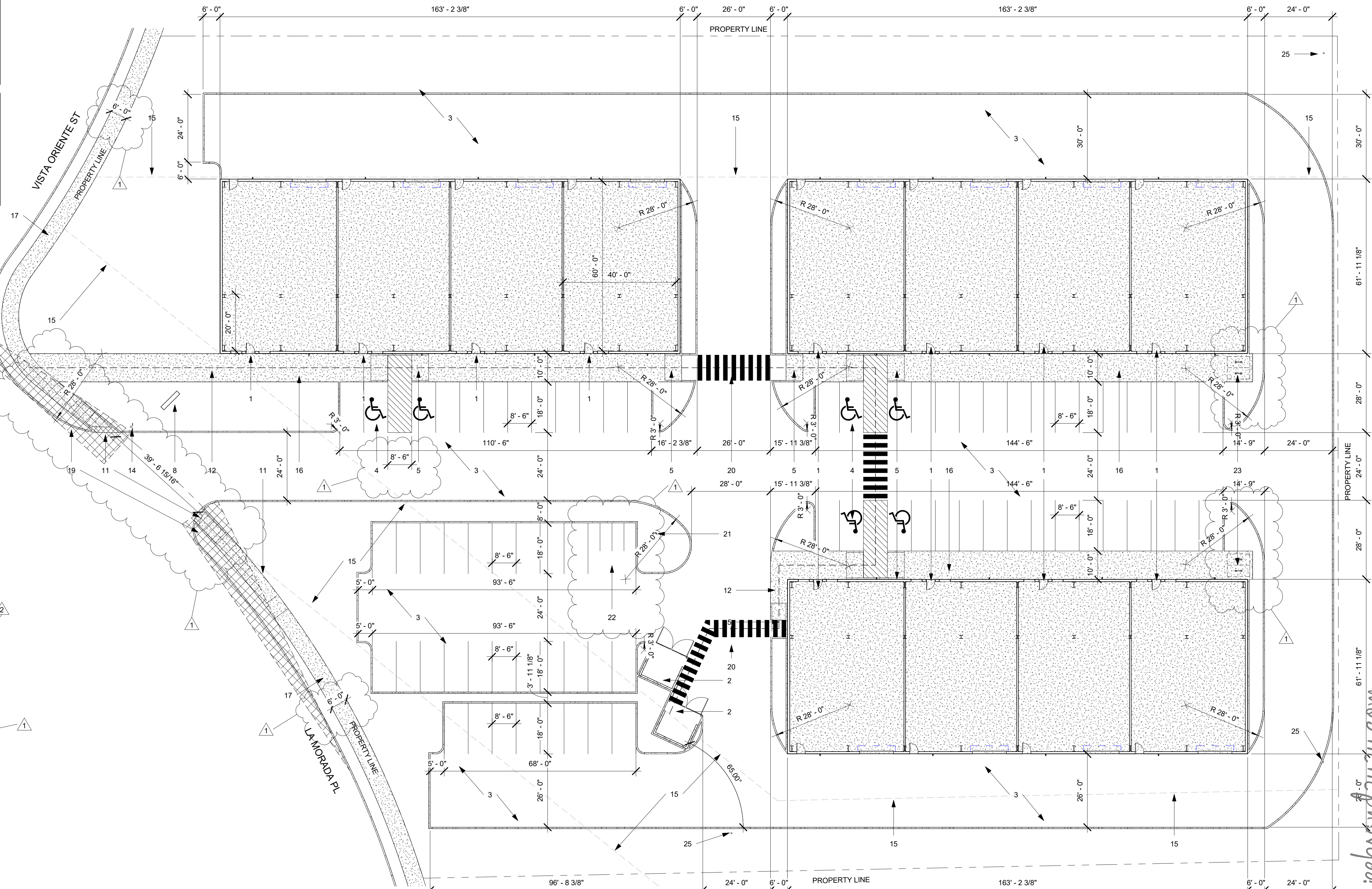
3 SPACES REQUIRED

MOTORCYCLE PARKING PROVIDED:

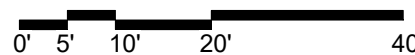
4 SPACES REQUIRED

TRAFFIC CIRCULATION LAYOUT APPROVED

Curtis A Charne 3-12-24
Signed Date



1 Site Plan
1" = 20'-0"



www.jeebsandzuzu.com



JEEBS & ZUZU, LLC.

**Architecture
Construction
Design-Build**

5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P. 505-797-1318

job no: 24-000
drawn: EAM
checked: J&Z
date: Feb. 2, 2024

**La Morada Commercial
Development**

7501 La Morada Pl. NW
Albuquerque, NM 87120

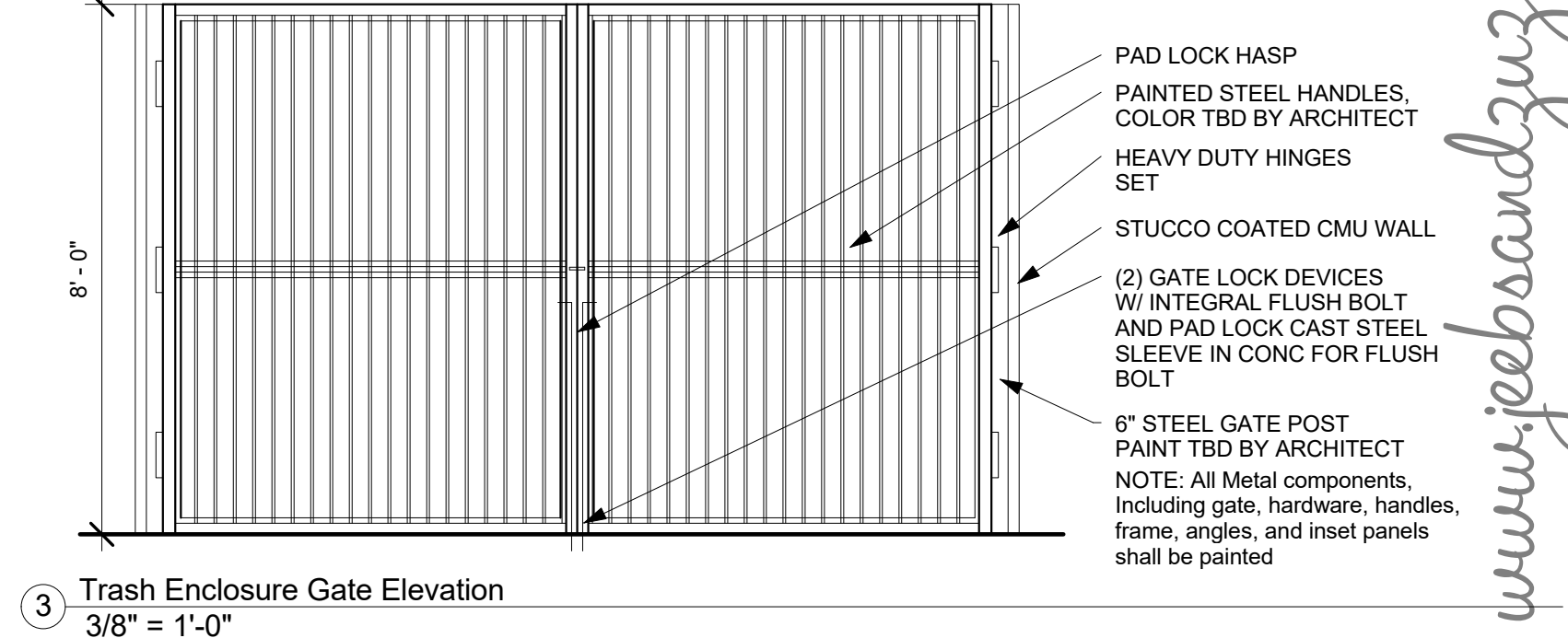
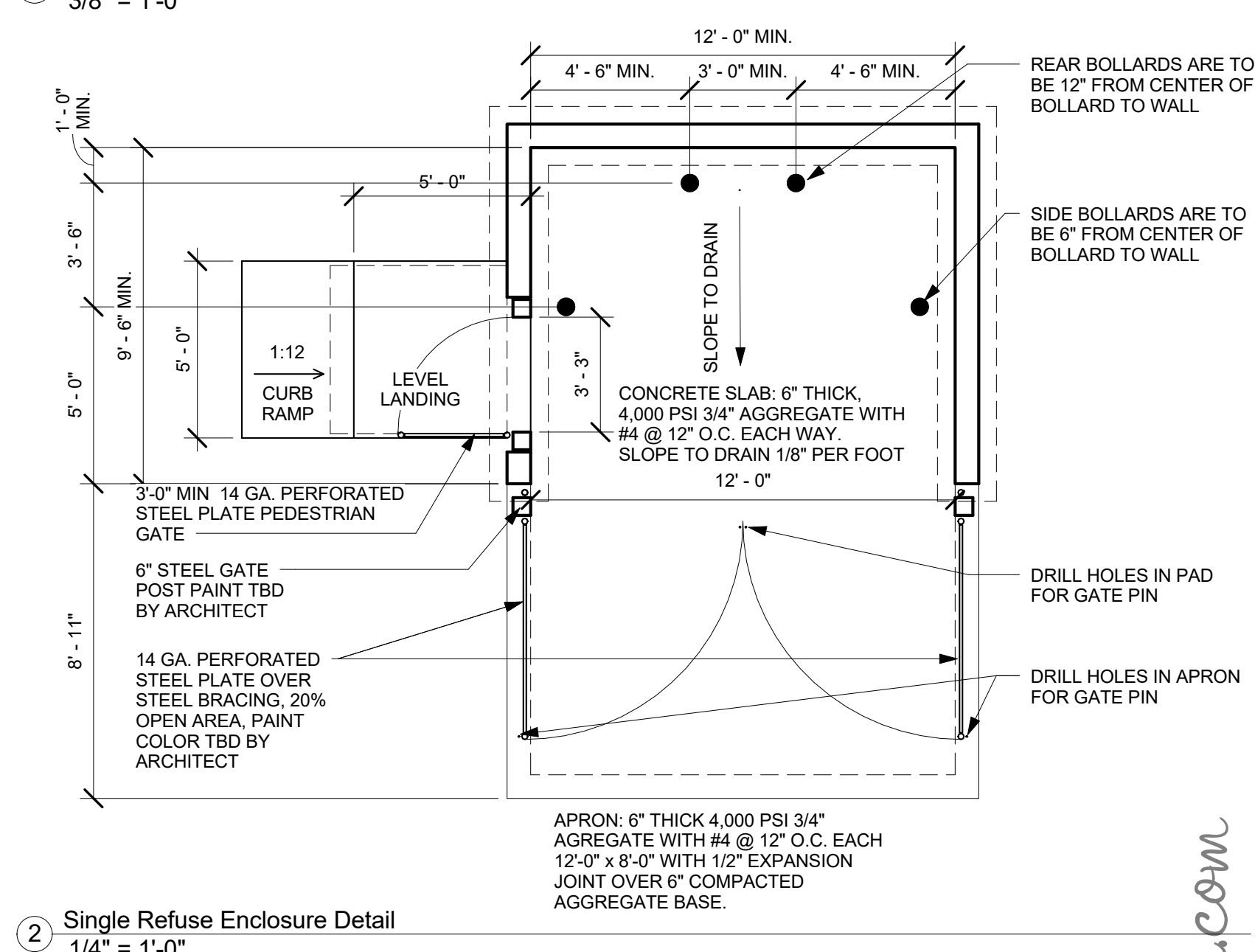
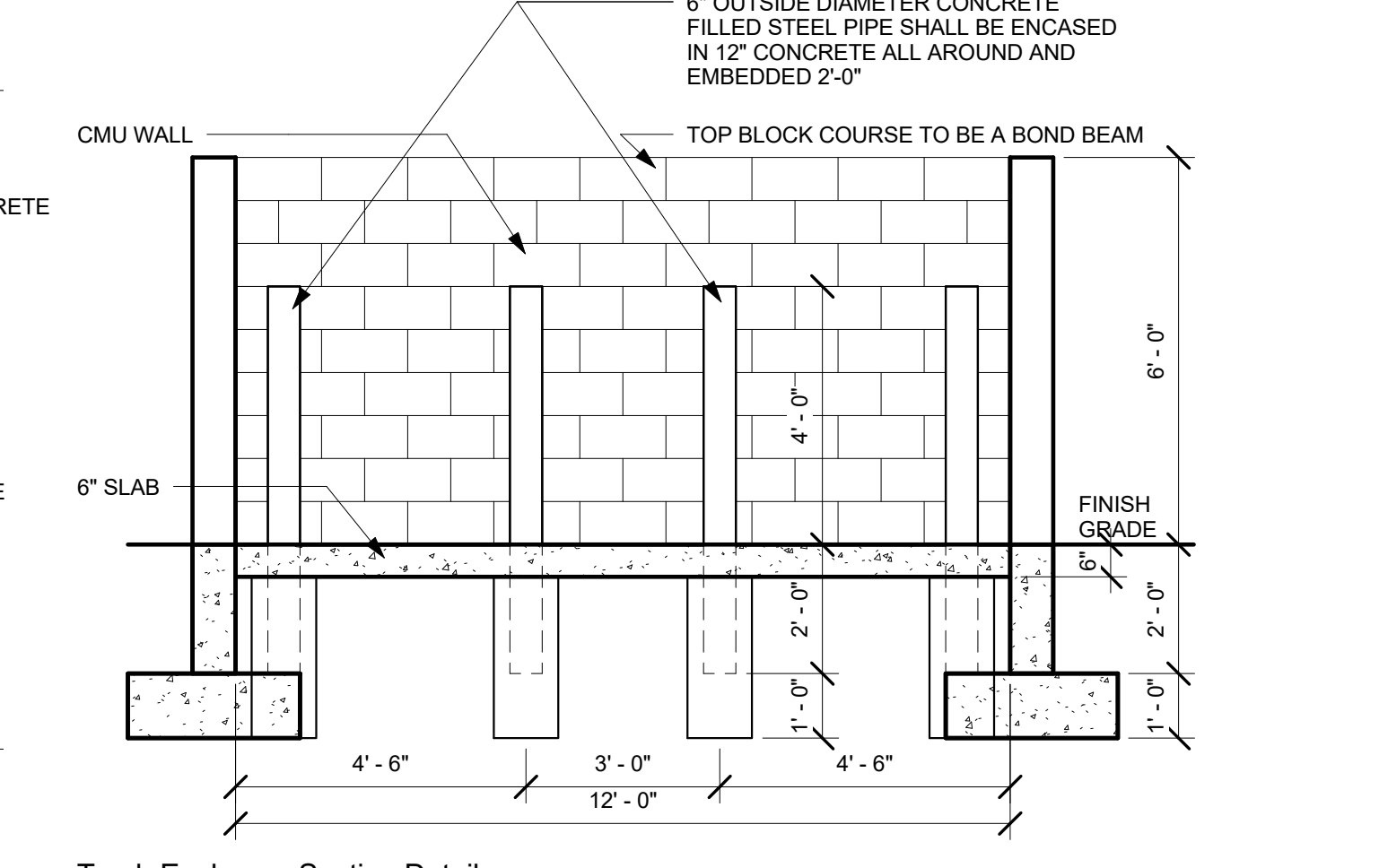
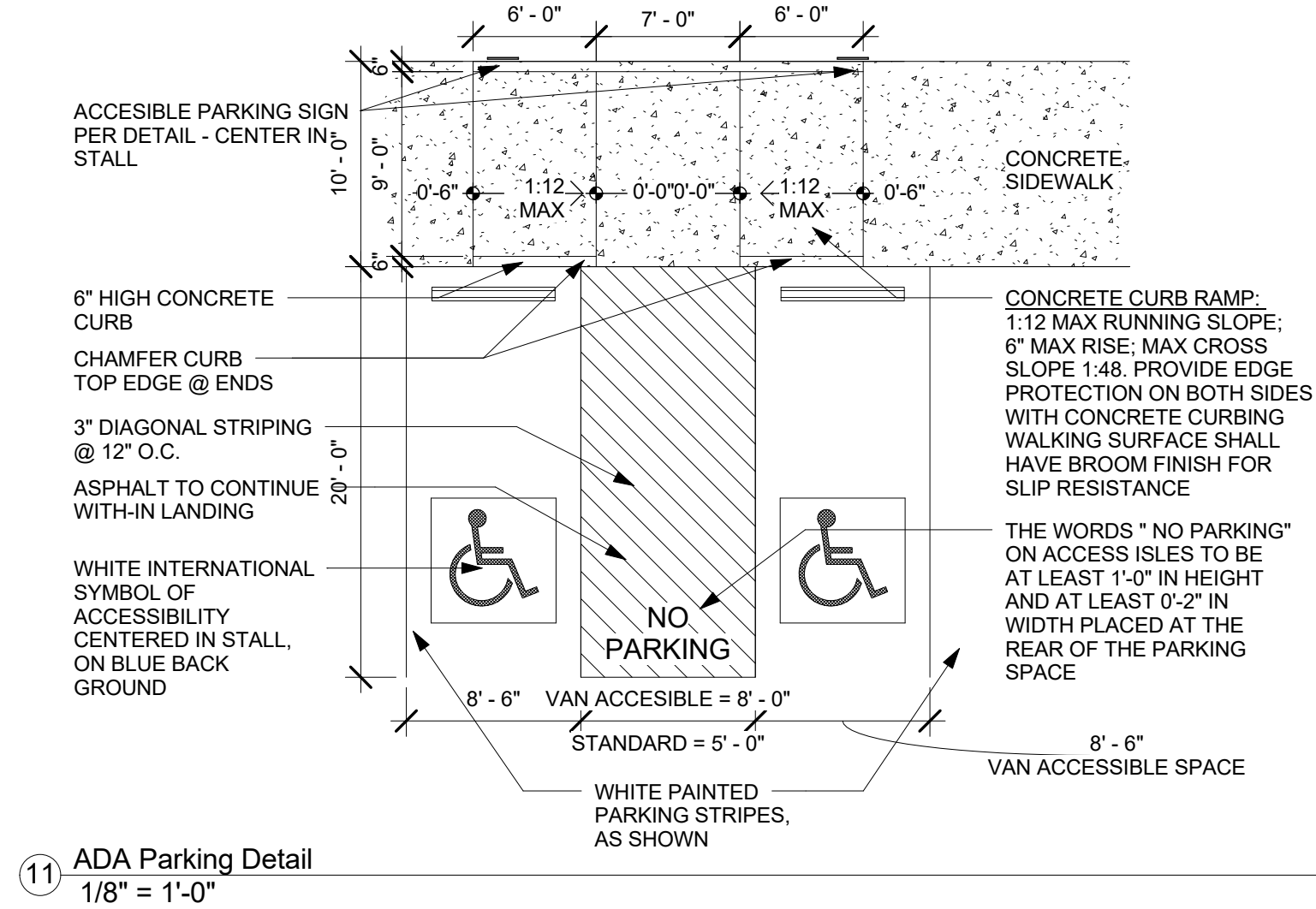
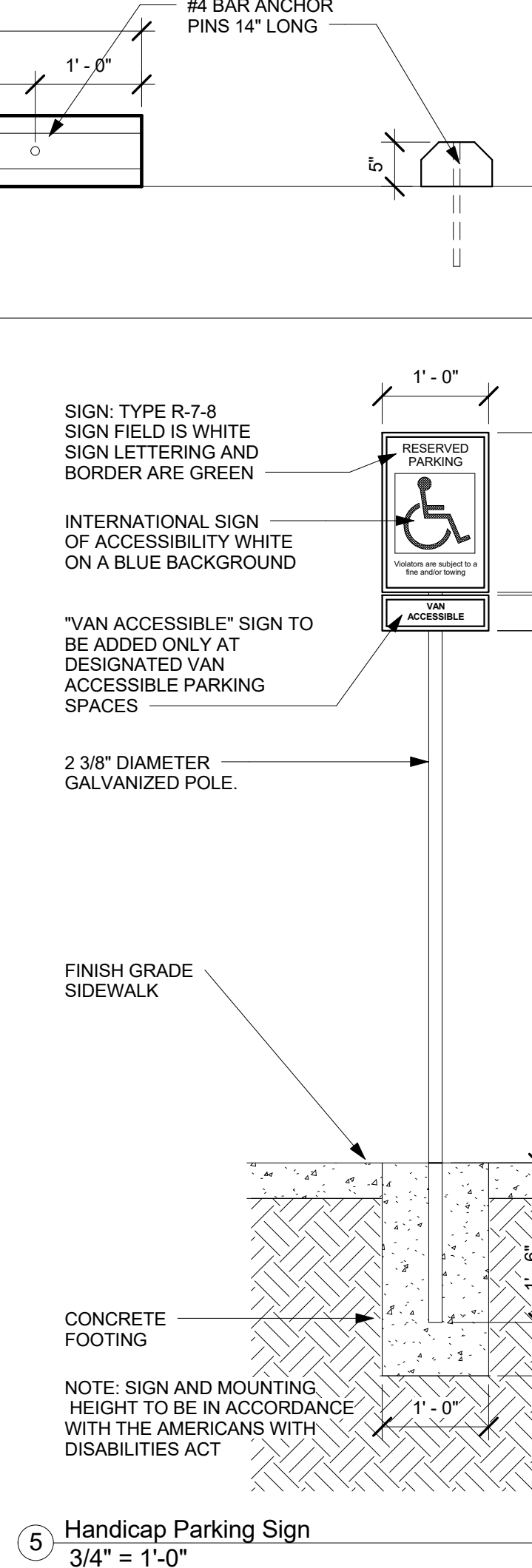
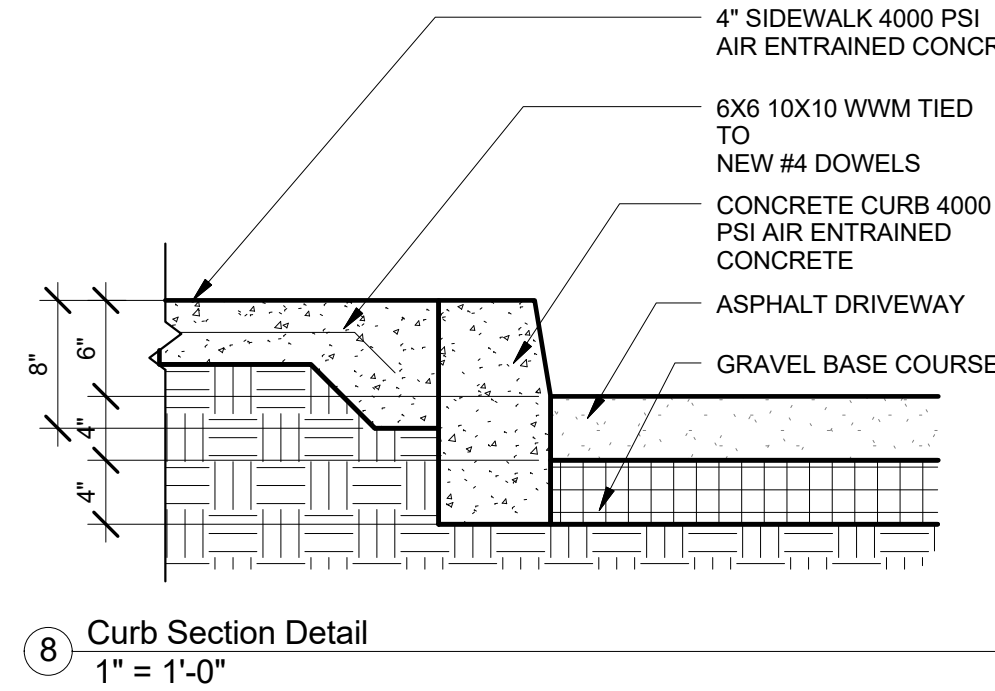
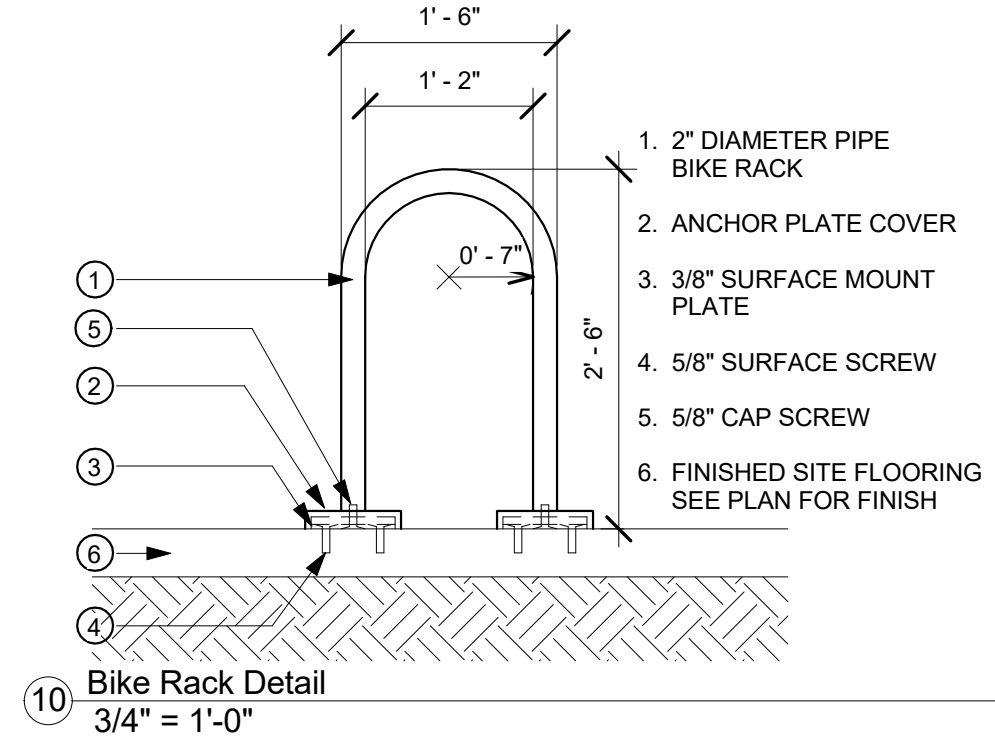
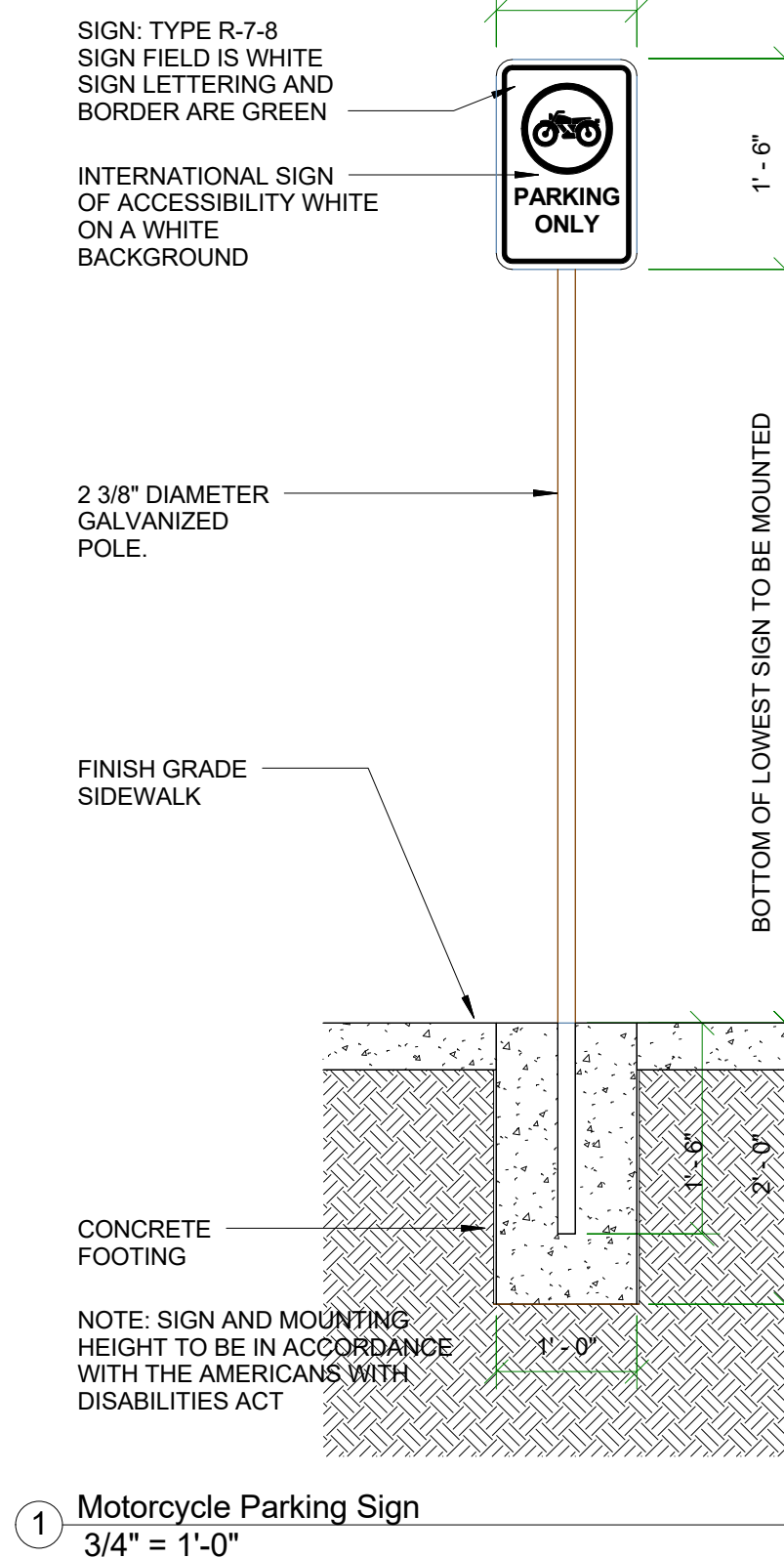
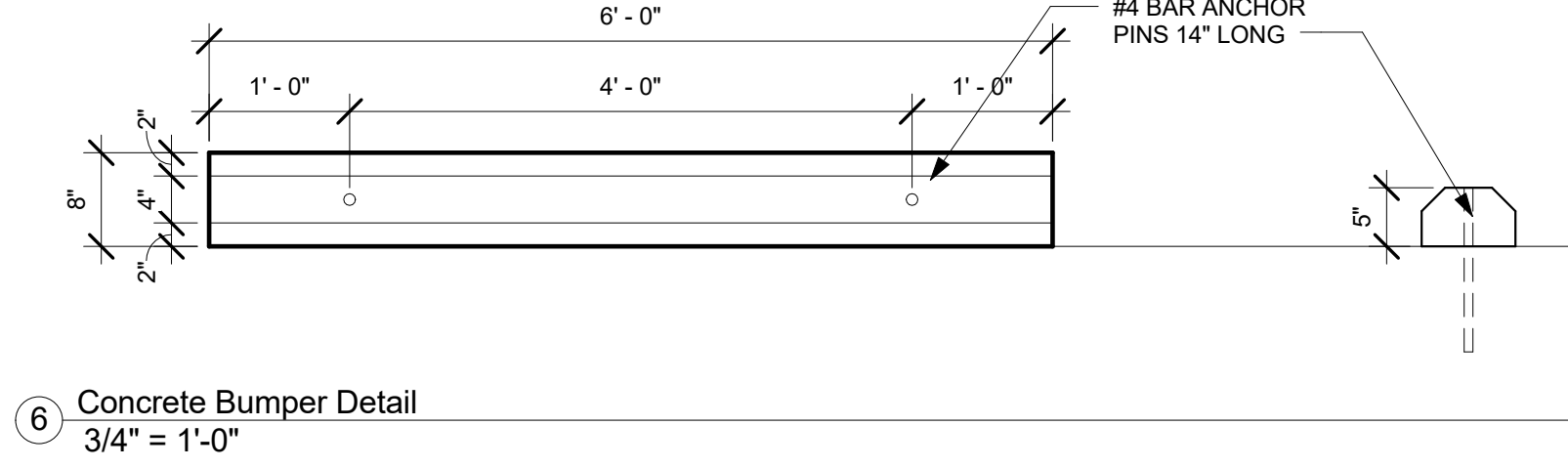
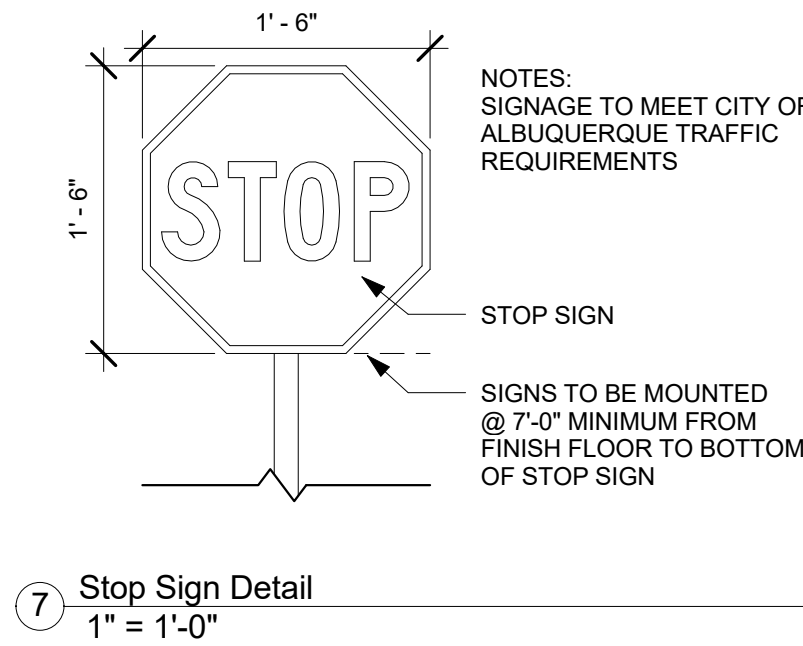
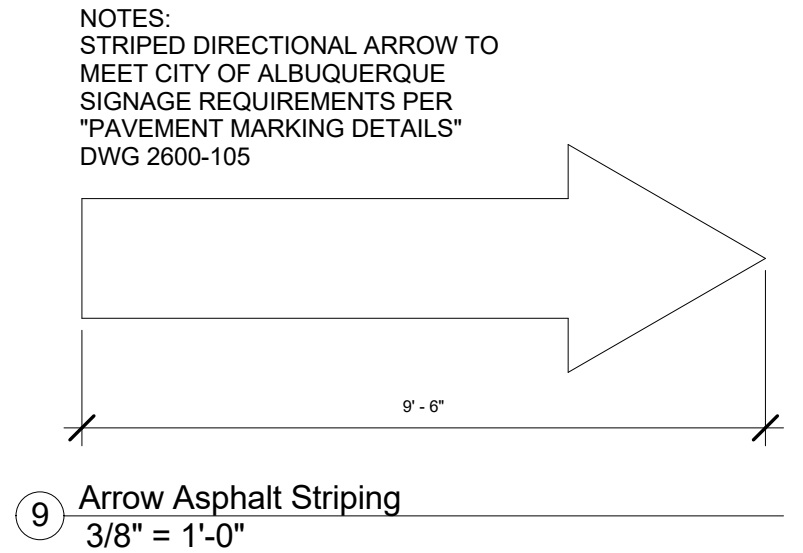
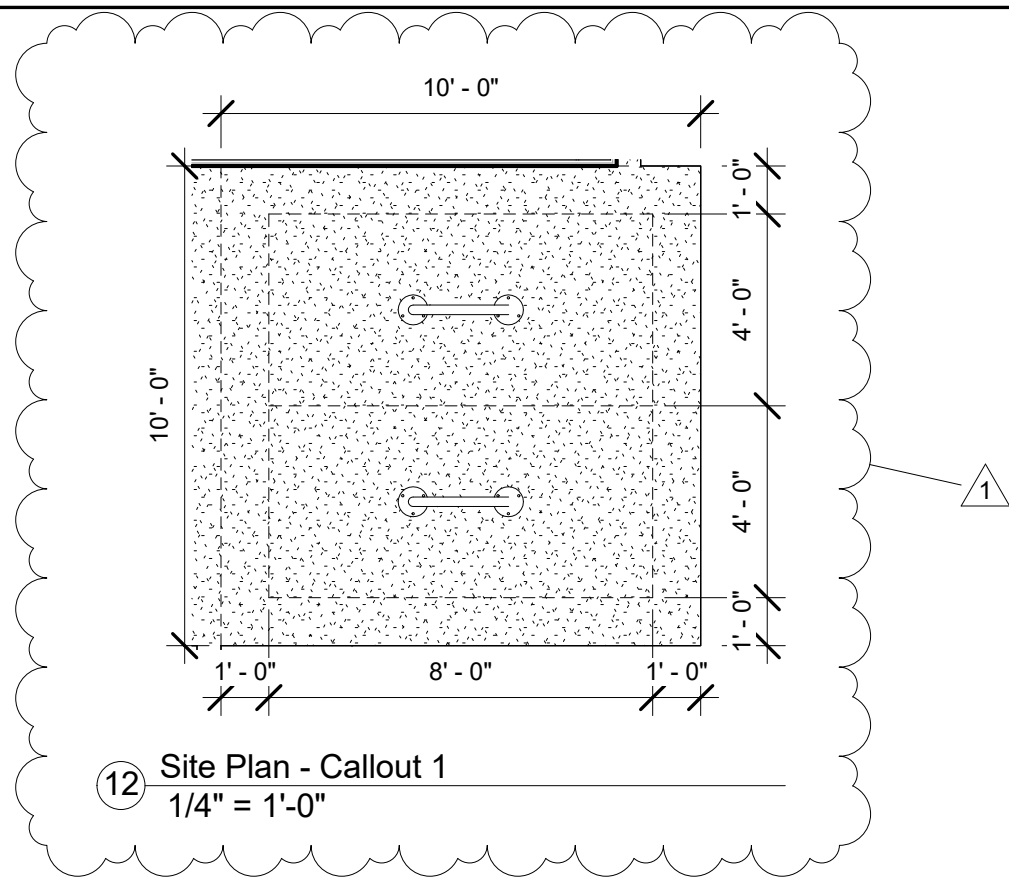
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TRAFFIC CIRCULATION LAYOUT

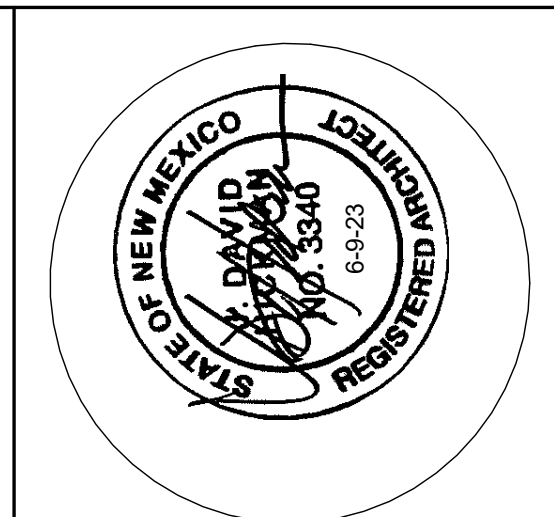
1 EAM 2-20-24
2 EAM 2-29-24
2 EAM 3-12-24

TRAFFIC CIRCULATION
LAYOUT APPROVED

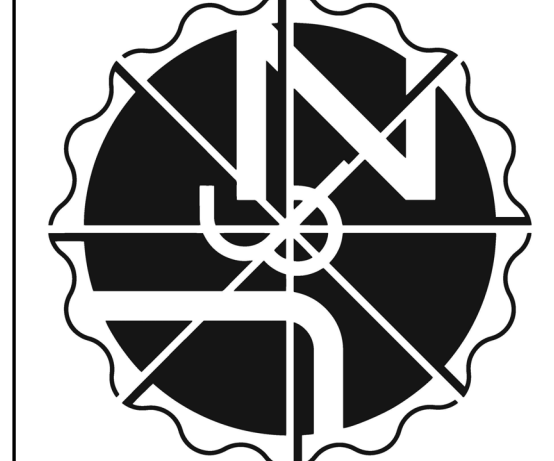
Curtis A Chene 3-12-24
Signed Date



easy as pie



JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build



job no: 24-000
drawn: EAM
checked: J&Z
date: Feb. 2, 2024

1 EAM 2-20-24

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Development**
7501 La Morada Pl. NW
Albuquerque, NM 87120

sheet no:
TCL2.0

TCL DETAIL

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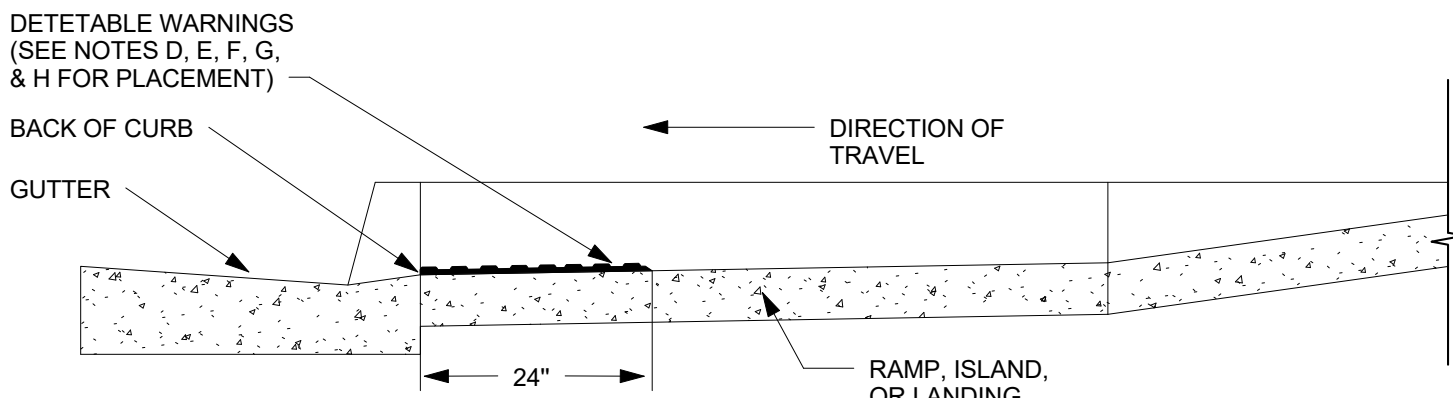


Diagram illustrating the placement of detectable warnings on a ramp and level landing. The ramp has a slope of 1:12. The level landing is at least 4' x 4' and has a maximum width of 5'. The detectable warning surface is located on the ramp, with one corner positioned at the back of the curb. The ramp surface is labeled 'RAMP' and the level landing is labeled 'LEVEL LANDING (4'X4' MIN.)'. The curb is labeled 'FACE OF THE CURB' and 'BACK OF CURB'. The detectable warning surface is labeled 'DETECTABLE WARNINGS. SEE NOTE C.' and 'ONE CORNER OF DETECTABLE WARNING SURFACE LOCATED AT BACK OF CURB.'.

RAMP

LEVEL LANDING

RAMP

DETECTABLE WARNING
SEE NOTE D.

J

J

Diagram illustrating the components and dimensions of a concrete curb ramp:

- 24" DETECTABLE WARNING SURFACE (TYP)**: Indicated by a vertical arrow labeled **F** pointing to the top section of the ramp.
- WIDTH OF CURB RAMP, LANDING, OR WALKWAY**: Indicated by a horizontal arrow labeled **F** pointing to the width of the ramp.
- PATH OR WALKWAY**: Indicated by a diagonal arrow pointing to the sloped surface of the ramp.
- RAIL**: Indicated by a diagonal arrow pointing to the vertical rail structure on the side of the ramp.

PLACEMENT ON PERPENDICULAR CURB RAMPS

J. 8.3% MAX SLOPE, 7% PREFERRED SLOPE

TCL2.1

TCL DETAIL 5

www.icebandszuzu.com

1 Drafting 2
1/4" = 1'-0"