

PROJECT INFORMATION:

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

NOTE:  
ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY SOILS ENGINEER

LINE LEGEND:

----- W WATER LINE  
----- SAS SEWER LINE

KEYED NOTES:

- SUITE PRIMARY ENTRY.
- GARBAGE ENCLOSURE W/ GATES - SEE DETAILS 7-9/AS2.0 FOR GARBAGE ENCLOSURE NOTES AND DIMENSIONS
- ASPHALT ACCESS ROAD - DRIVE AISLE: 2.5" ASPHALT PAVEMENT OVER 4" COMPACTED ROADWAY BASECOURSE. DRIVE SHALL BE DESIGNED AND CONSTRUCTED CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPRATUS WEIGHING AT LEAST 75,000 POUNDS. - DRIVE SHALL NOT EXCEED 10% GRADE.
- ADA PARKING W/ PRECAST CONCRETE WHEEL STOPS - PLEASE SEE DETAIL 10/AS2.0 FOR ADA PARKING SPACE DIMENSIONS.
- ADA CURB RAMP - SEE DETAIL 3/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 AMMENITIES.
- 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%
- COORDINATE PUBLIC SIDEWALK PLACEMENT PER CITY OF ALBUQUERQUE WORK ORDER.
- 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
- POST INDICATOR VALVE
- KNOX BOCK FOR SUITE ENTRY - FIRE ALARM PANEL
- FIRE LANE
- NEW FIRE HYDRANT.

FIRE FLOWS:

FIRE FLOW REQUIREMENTS AS PER APPENDIX B  
2015 INTERNATIONAL FIRE CODE

TABLE B105.1 (2) VALUES

\*BUILDING TYP 1: FA= 9,600 FF = 2,000 GPM DURATION = 2 HOURS

TOTAL PROPOSED HYDRANTS: 2

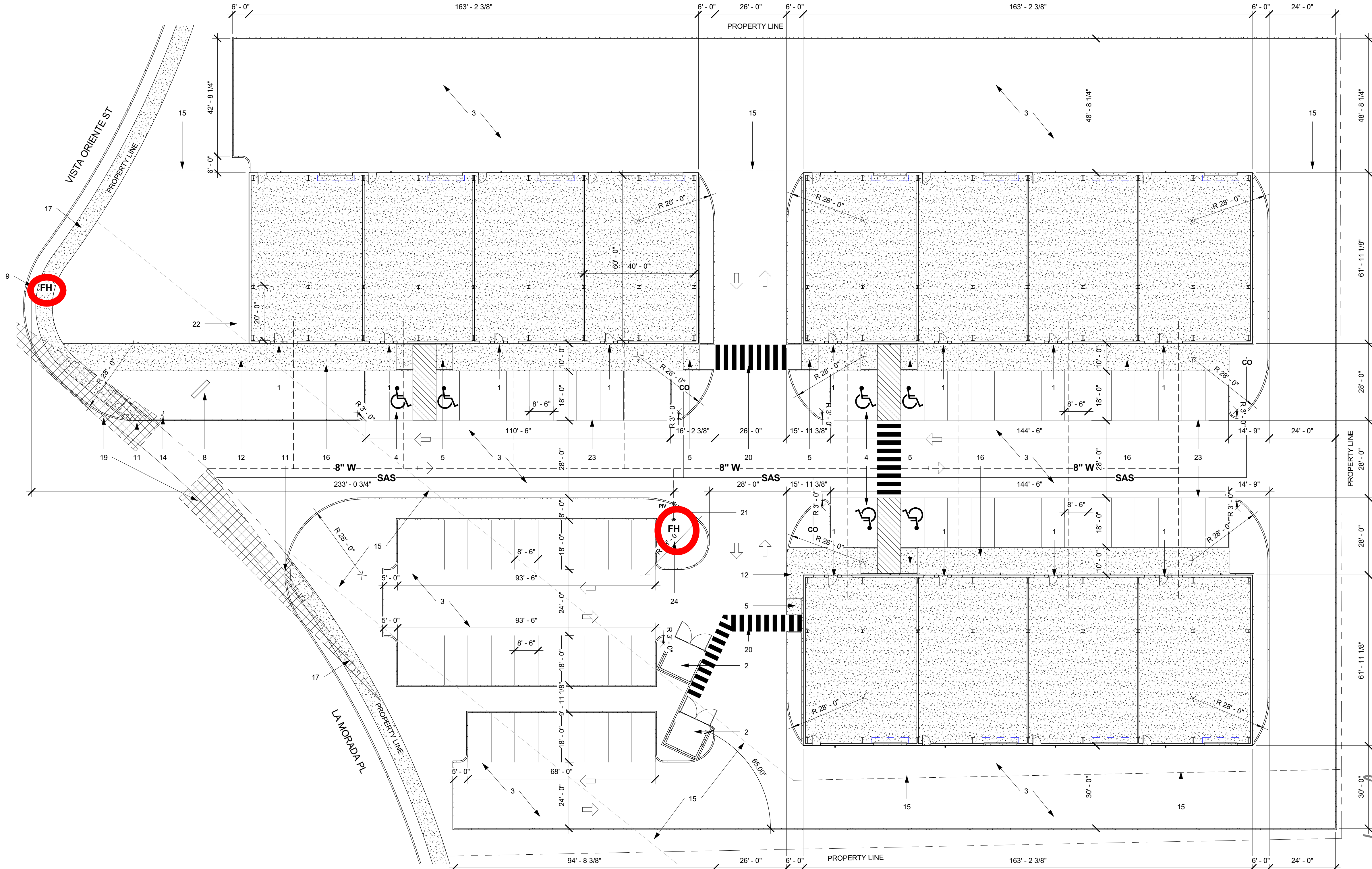
\* CALCULATIONS HAVE BEEN DETERMINED FOR THE MOST RESTRICTIVE DESIGN SCENARIO PER 2015 INTERNATIONAL FIRE CODE AND 2015 INTERNATIONAL BUILDING CODE.

FIRE HYDRANT LOCATIONS AND DISTRIBUTION:

HYDRANT LOCATIONS AND DISTRIBUTION REQUIREMENTS AS PER APPENDIX C  
2015 INTERNATIONAL FIRE CODE

VALUES FROM CALCULATED VALUE APPENDIX B

\*BUILDING TYP 1: FIRE FLOW FF = 2,000 GPM MIN HYDRANTS 2 AVG SPACING 450 FEET MAX DISTANCE 225 FEET



1 Site Plan - Fire 1  
1" = 20'-0"



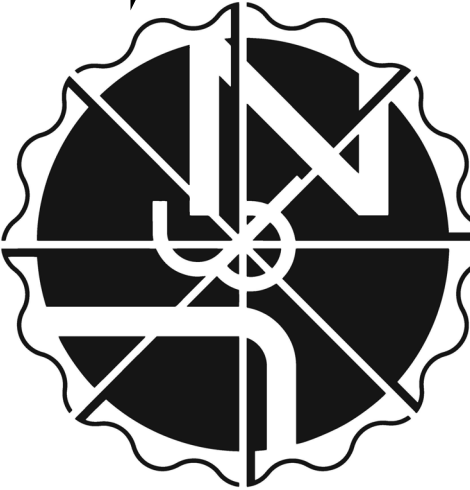
ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION  
**PERMIT**  
PERMIT NUMBER: EP-24-017910  
APPROVED DATE: 02/07/24  
**APPROVED**

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.  
FIRE FLOW: 2000 GPM, 2 Hydrants

easy as pie



**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

sheet no:

**FIRE1.0**

FIRE 1 PLAN