

- GENERAL NOTES:
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER.
- PROJECT INFORMATION:
- LEGAL DESCRIPTION:
- UPC:
- ACRES:
- ZONING CLASSIFICATION:
- PERMITTED AND ACTUAL USE:
- CONSTRUCTION TYPE:
- TR 3 PLAT FOR LADERA BUSINESS PARK
UNIT 1 CONT 2.7427 AC
101005909135420108
2.7427
NR-C
OFFICE / WAREHOUSE
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/ 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.
 - 18" 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
 - CROSS WALK

- 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 UTILITIES (PRIVATE AND PUBLIC) AND ACCESS CONNECTIONS SHALL BE COORDINATED, FEES PAID AND CONSTRUCTION INSTALLED AS REQUIRED BY GOVERNING AGENCIES OR COMPANY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFIC PERMIT, APPROVALS AND PAYING ALL FEES AND TAXES.
 - ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER AND PER CITY STANDARD DWG 2430 AND 2415A.



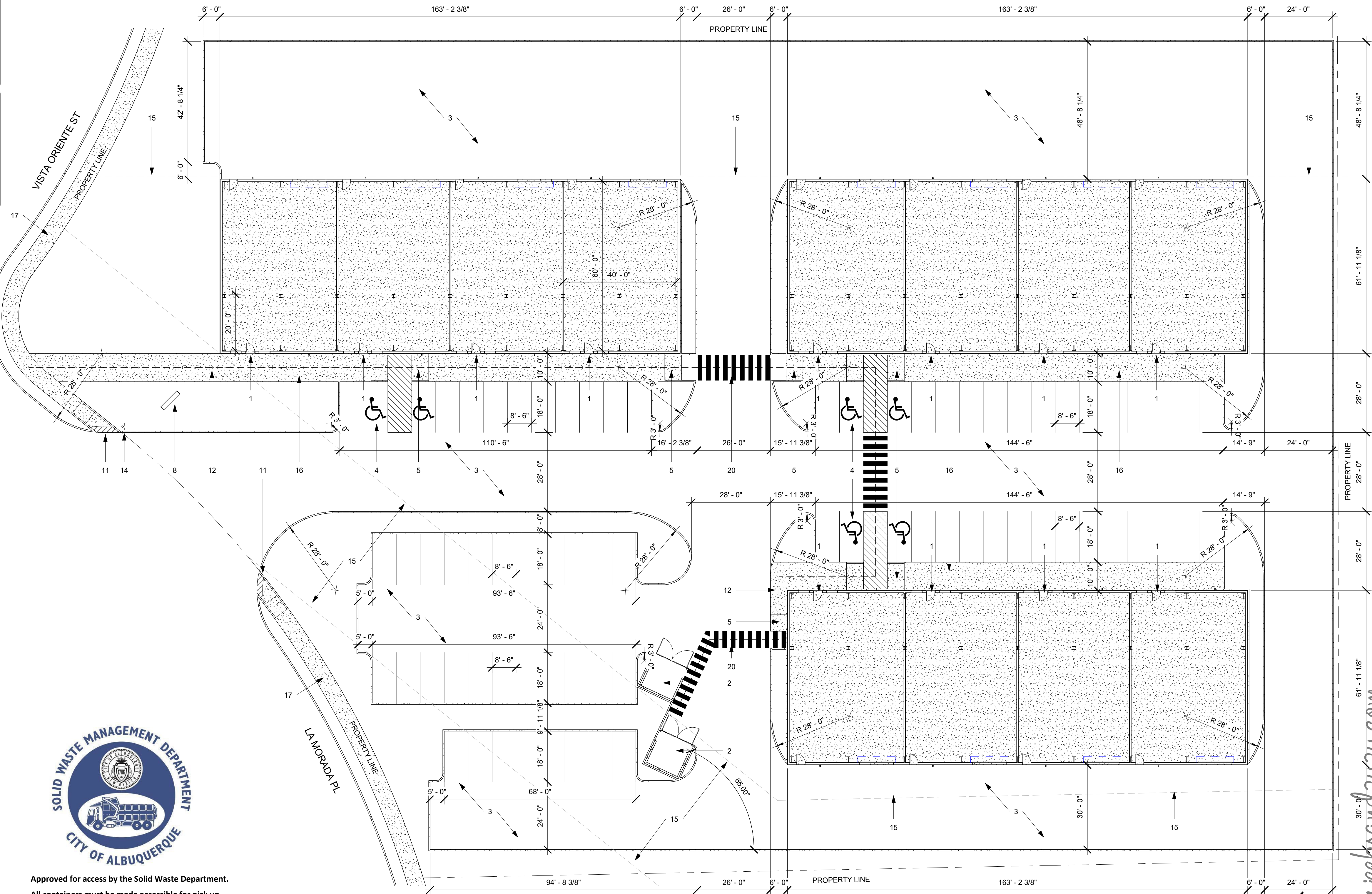
Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up between the hours of 5AM and 8PM.

Reviewer: Herman Gallages

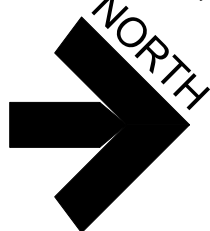
Date: 02-01-24

Recycle Declined



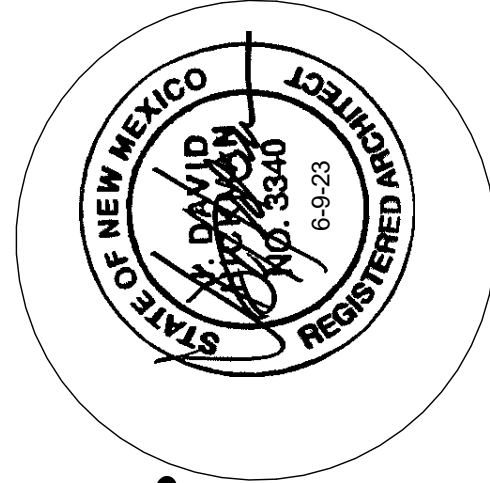
1 Site Plan
1" = 20'-0"

0' 5' 10' 20' 40'

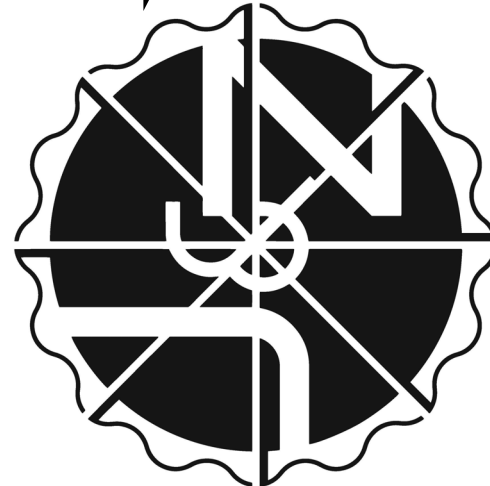


www.jeebsandzuzu.com

easy as pie



JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build



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:

TCL1.0