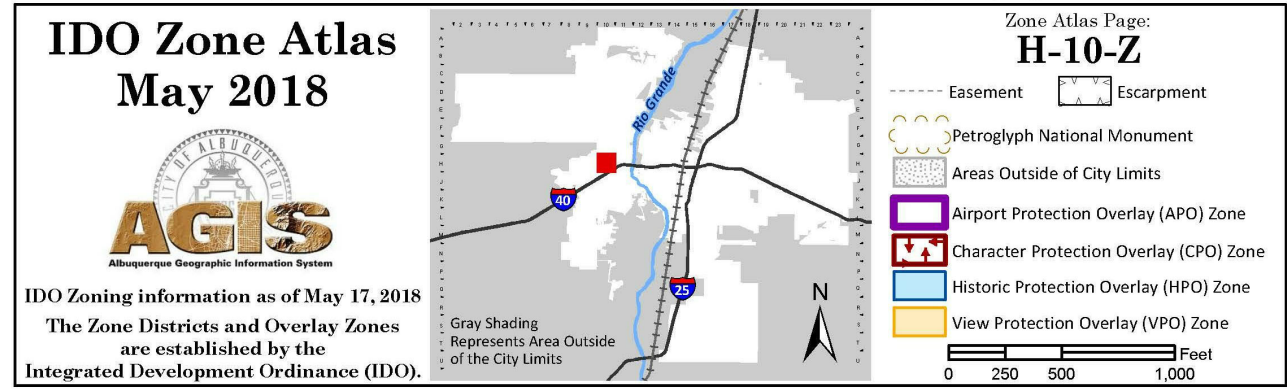


TRAFFIC CIRCULATION
LAYOUT APPROVED

Curtis A Charne 3-12-24
Signed Date



GENERAL NOTES:

1. 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:

1. 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.

2. 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:
OFFICE: 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 REQUIRED:
3.5 SPACES PER 1,000 SF GFA
3.5 SPACES X 12 SUITES

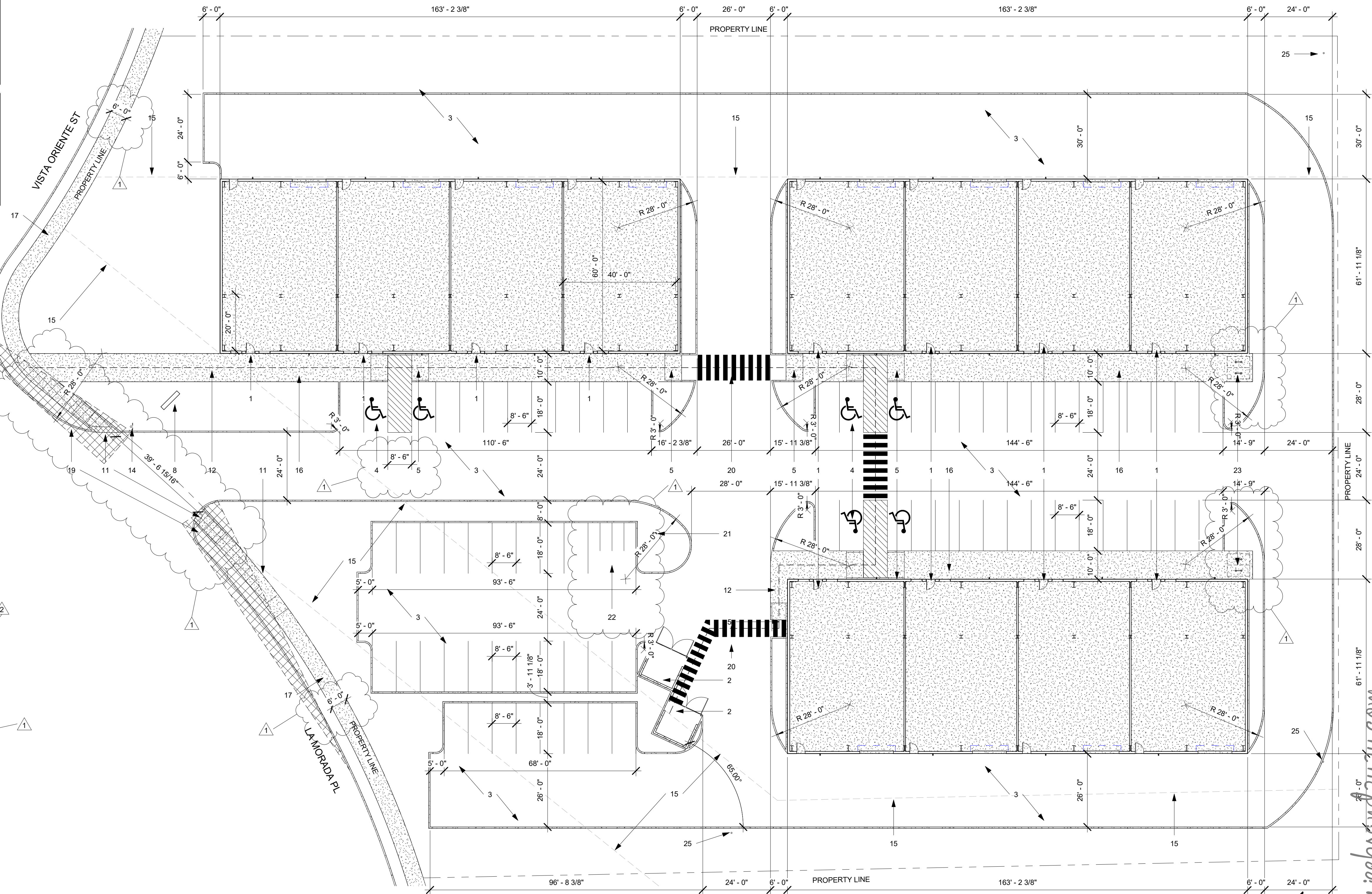
OFF-STREET PARKING PROVIDED:
STANDARD PARKING
ACCESSIBLE PARKING
VAN ACCESSIBLE PARKING
TOTAL PARKING

MOTORCYCLE PARKING REQUIRED:
3 SPACES REQUIRED

MOTORCYCLE PARKING PROVIDED:
4 SPACES REQUIRED

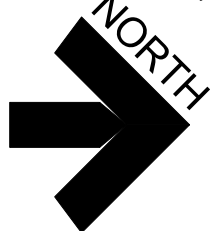
42 SPACES REQUIRED

66 SPACES
3 SPACES
3 SPACES
72 SPACES PROVIDED



1 Site Plan
1" = 20'-0"

0' 5' 10' 20' 40'



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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**

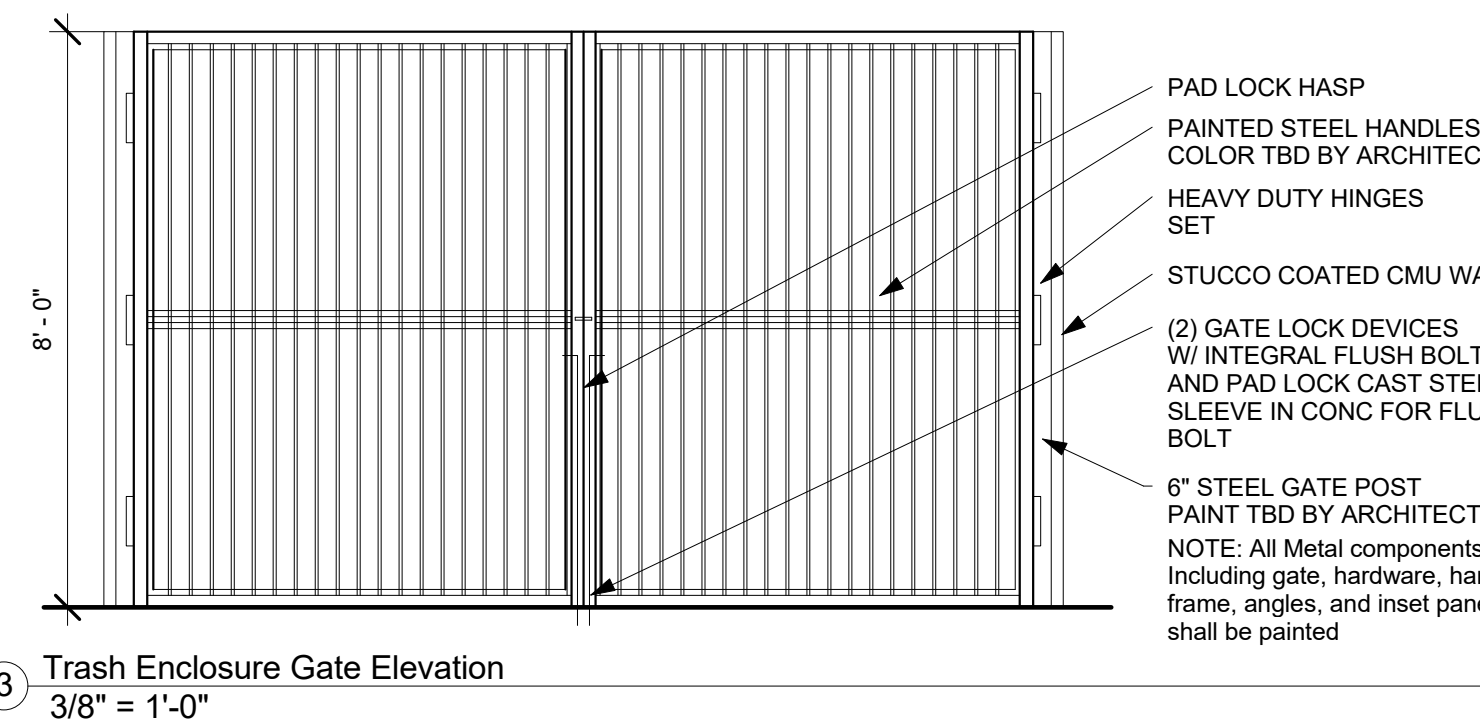
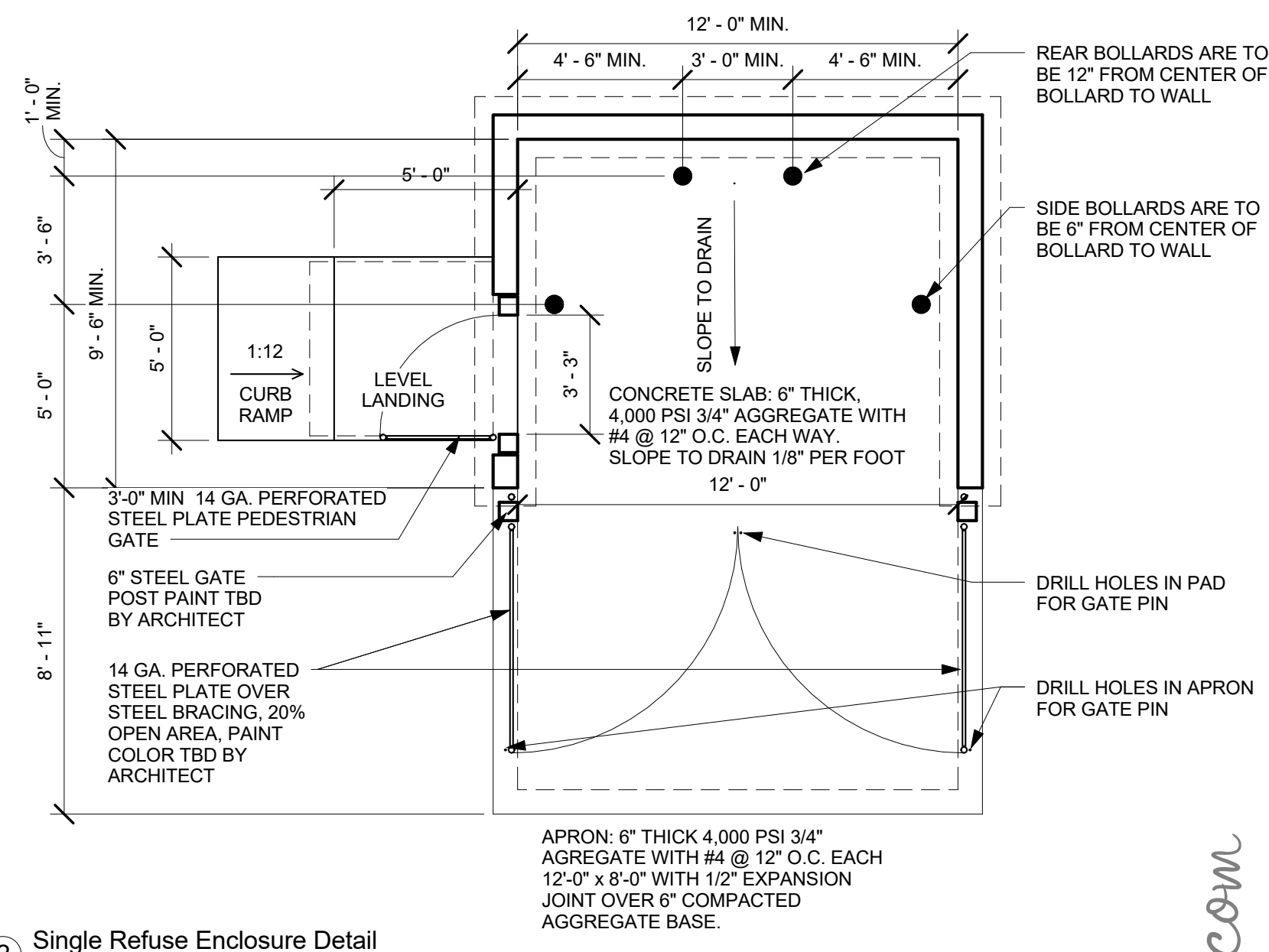
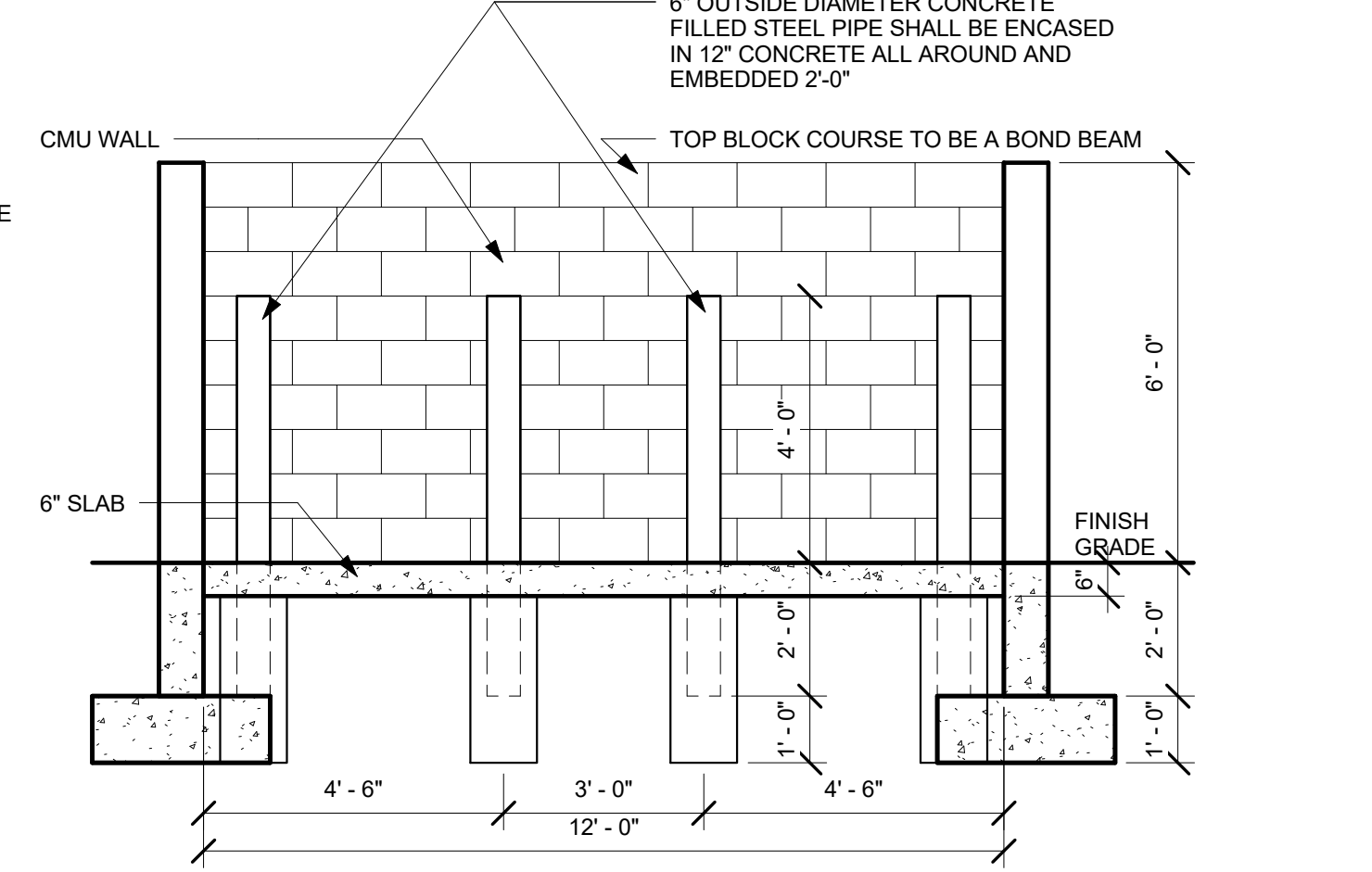
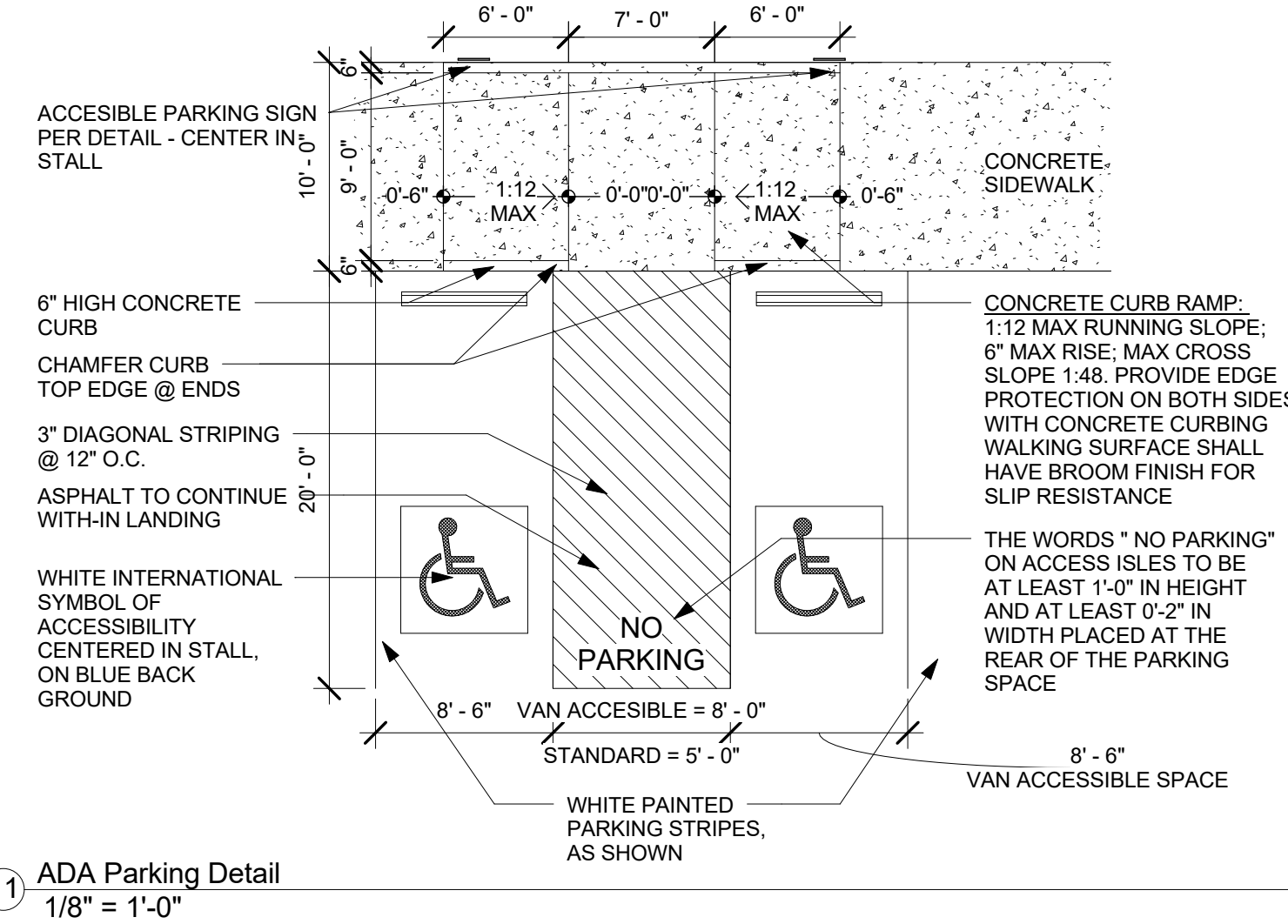
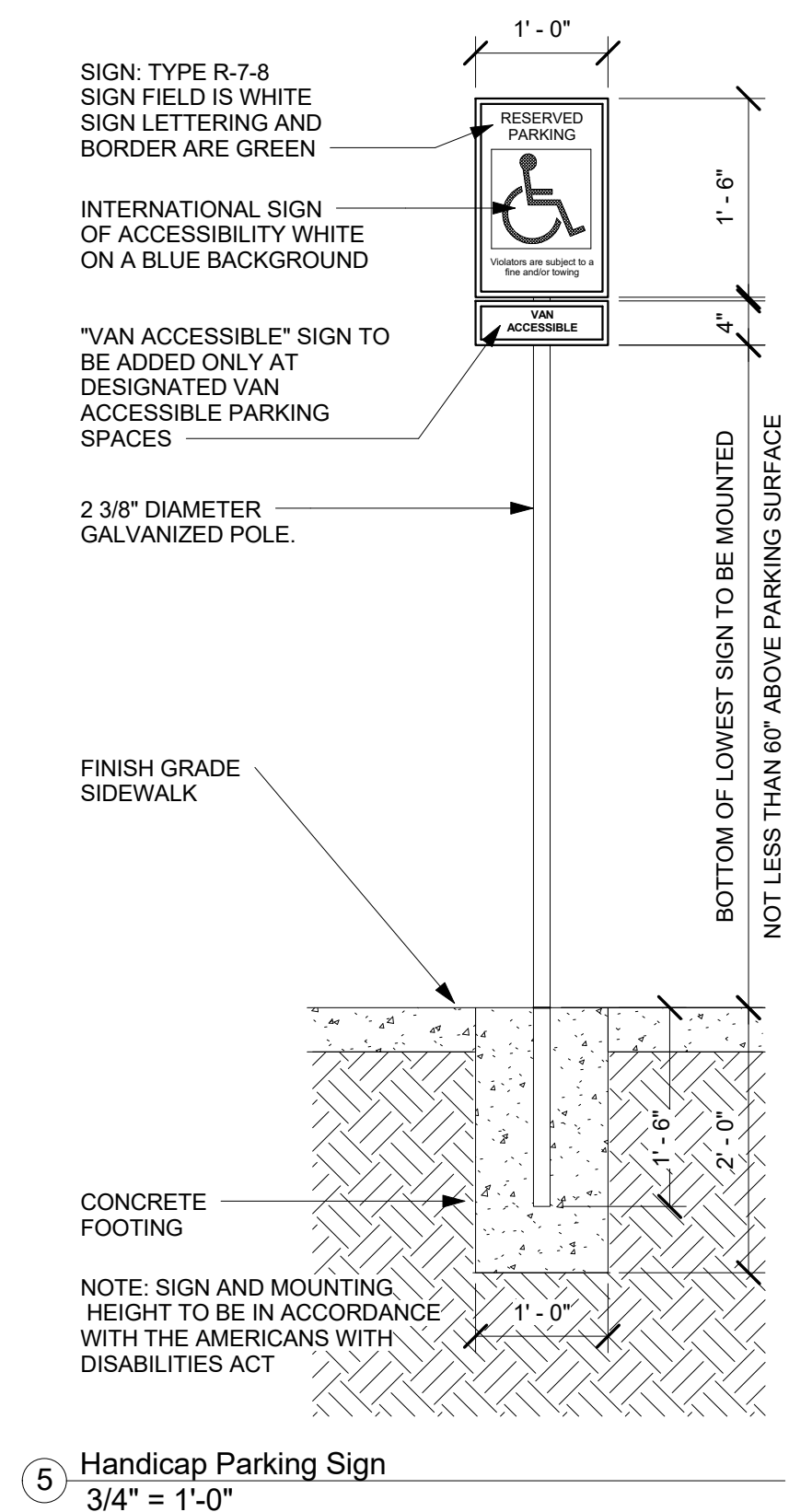
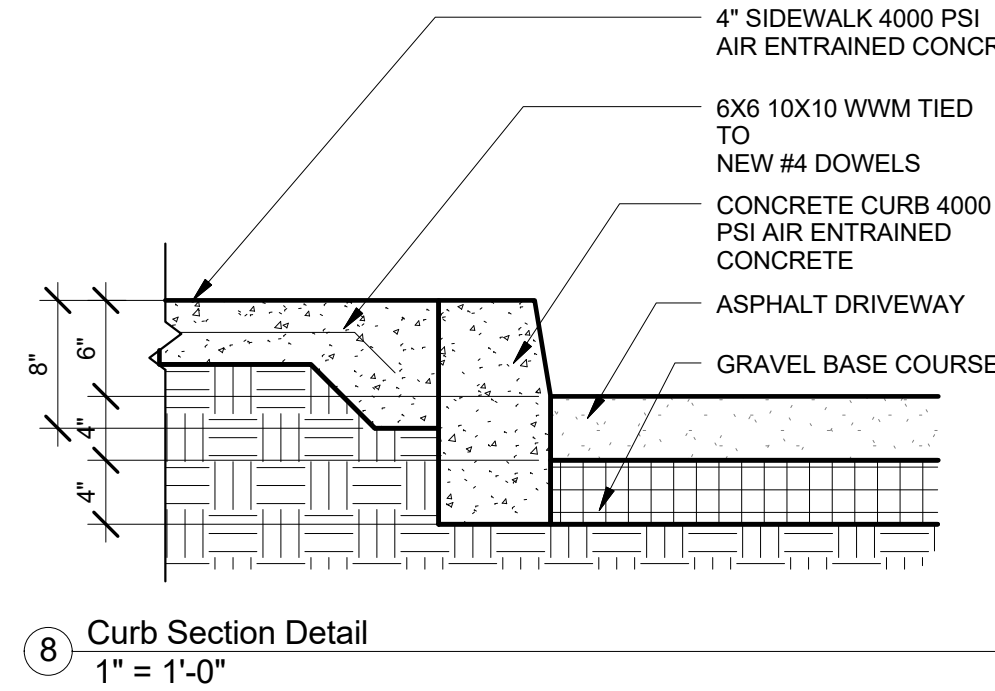
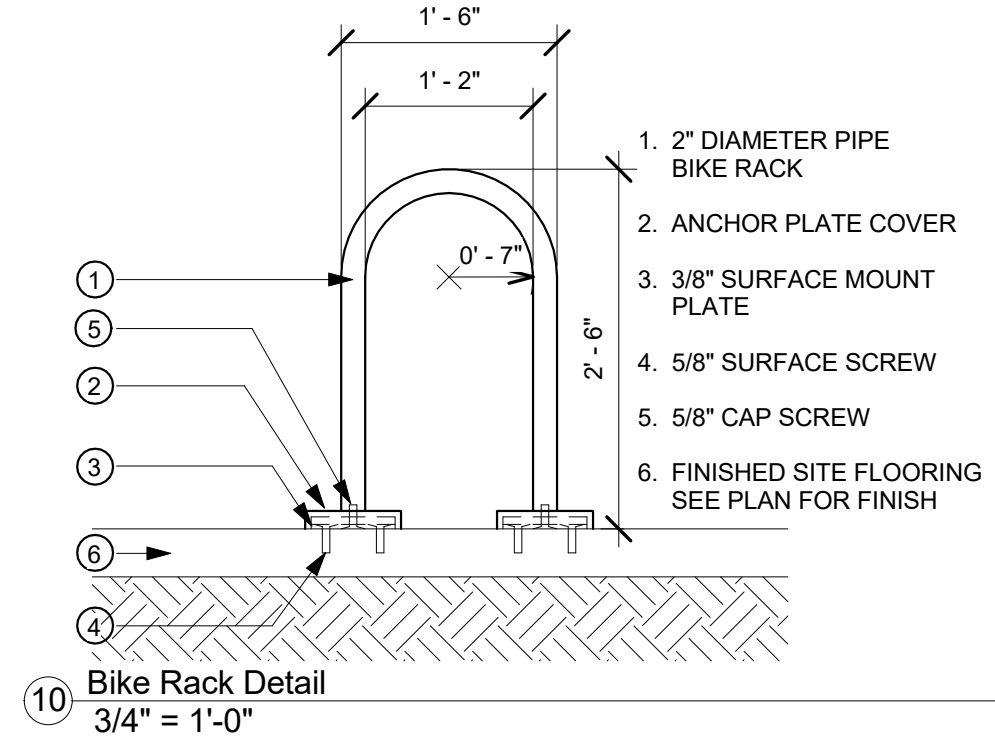
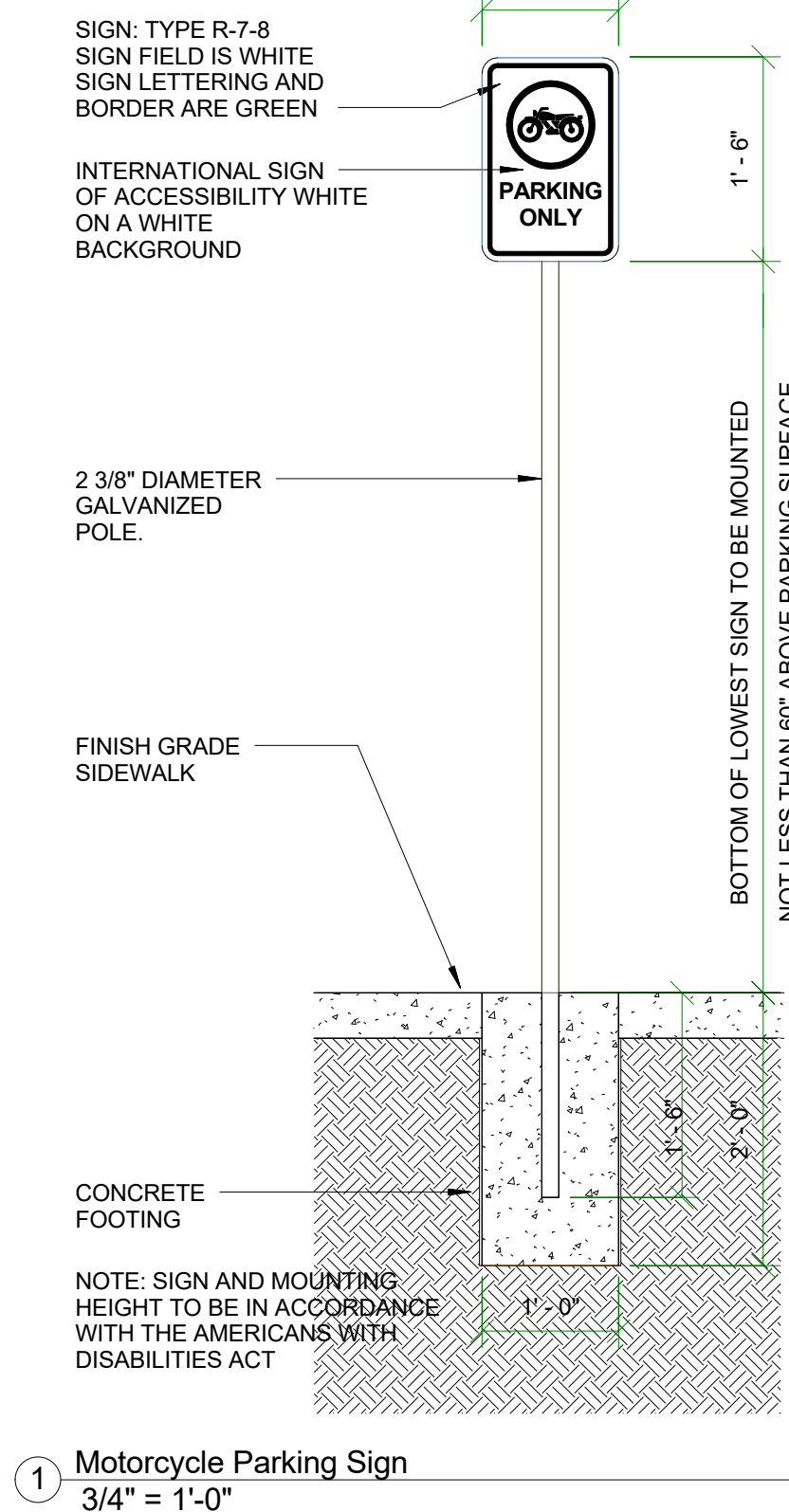
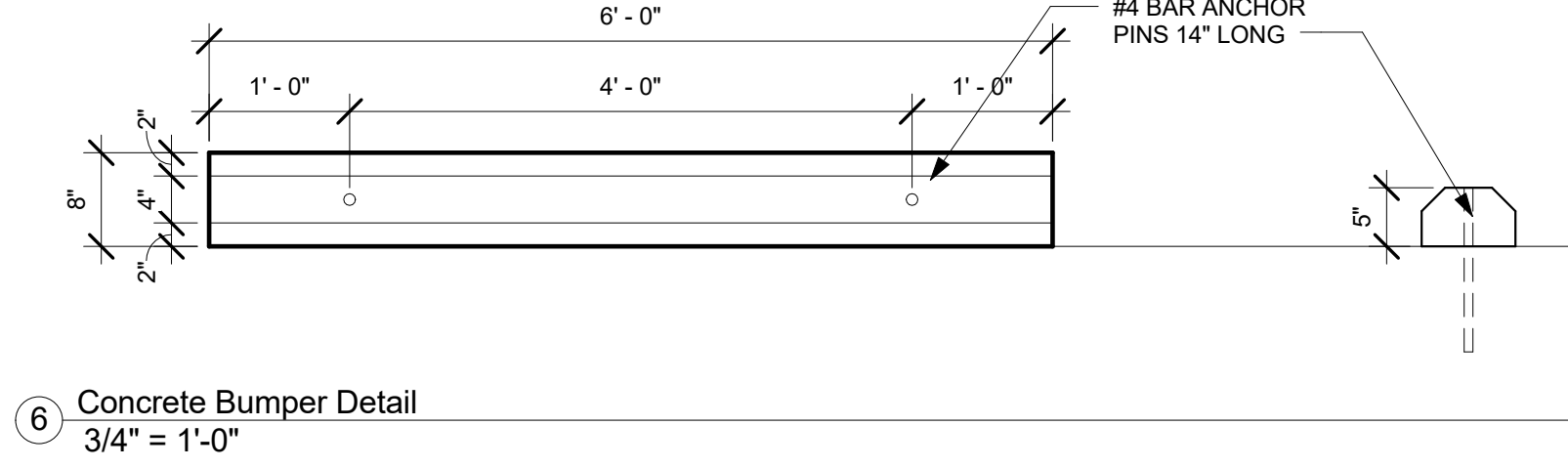
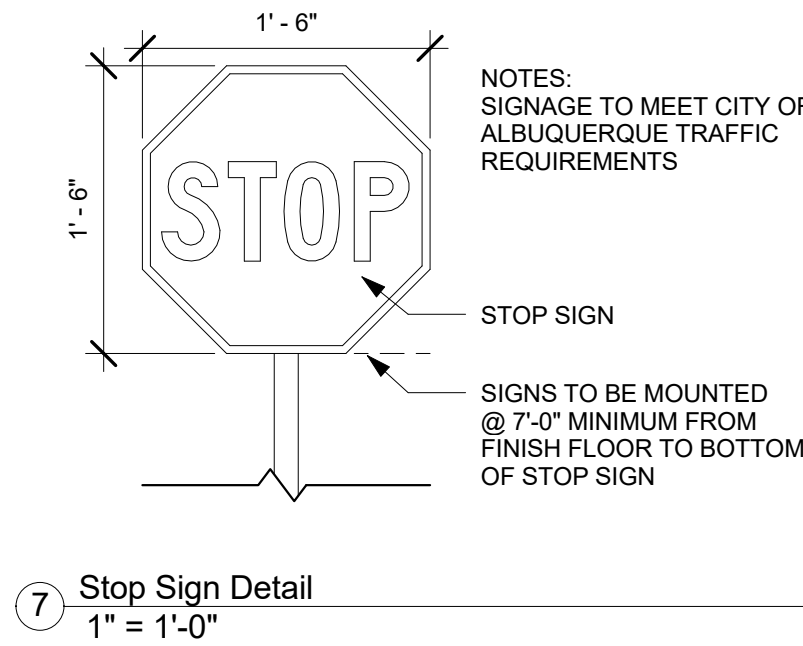
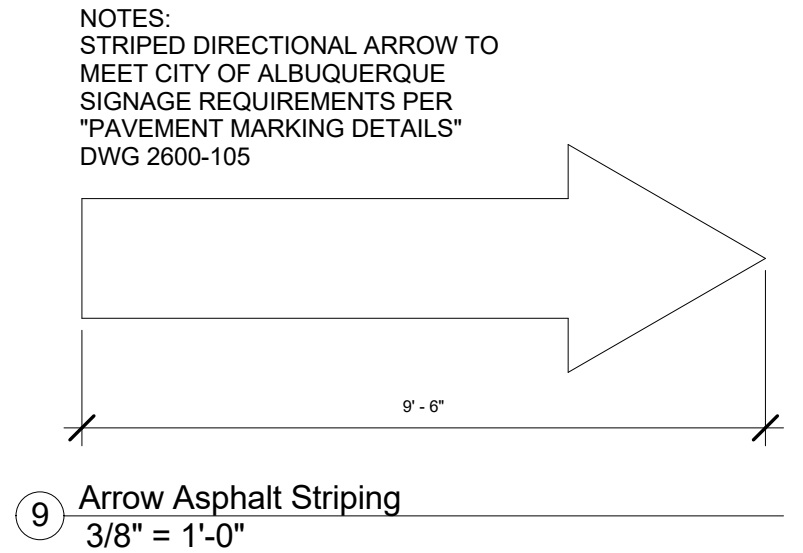
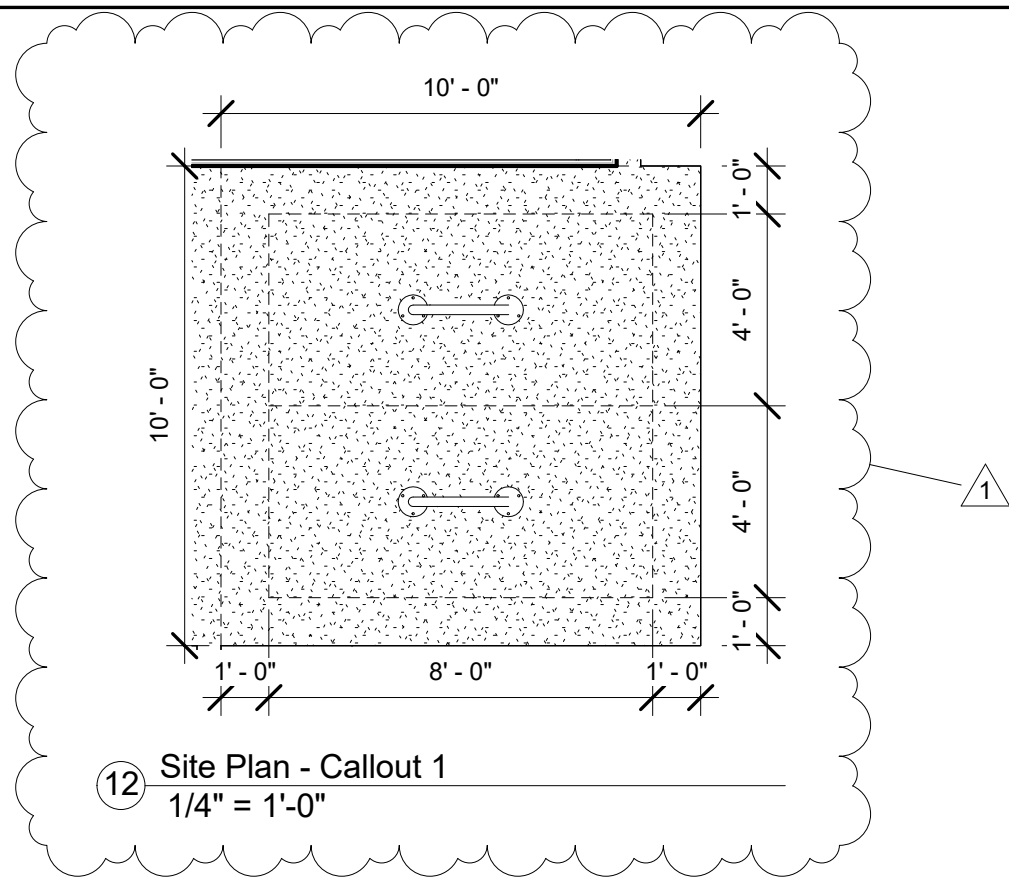
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Albuquerque, NM 87120

sheet no: **TCL1.0**

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

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Curtis A Chene 3-12-24
Signed Date

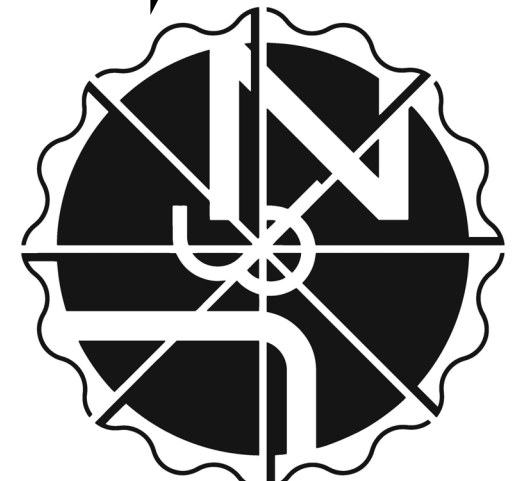


easy as pie



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Albuquerque, NM 87120

sheet no:
TCL2.0

TCL DETAIL

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J. 8.3% MAX SLOPE, 7% PREFERRED SLOPE

TCL2.1

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