

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 7, 2022

Devin Nguyen
Maaxiv Design Studio
12135 Dan Patch Rd. SE
Albuquerque NM 87123

Re: Brio Sandia Apartment
11930 Menaul Blvd. NE
Traffic Circulation Layout
Architect's Stamp 12-17-21 (H22-D029)

Dear Mr. Devin,

The TCL submittal received 03-03-2022 is approved for Building Permit with. 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.

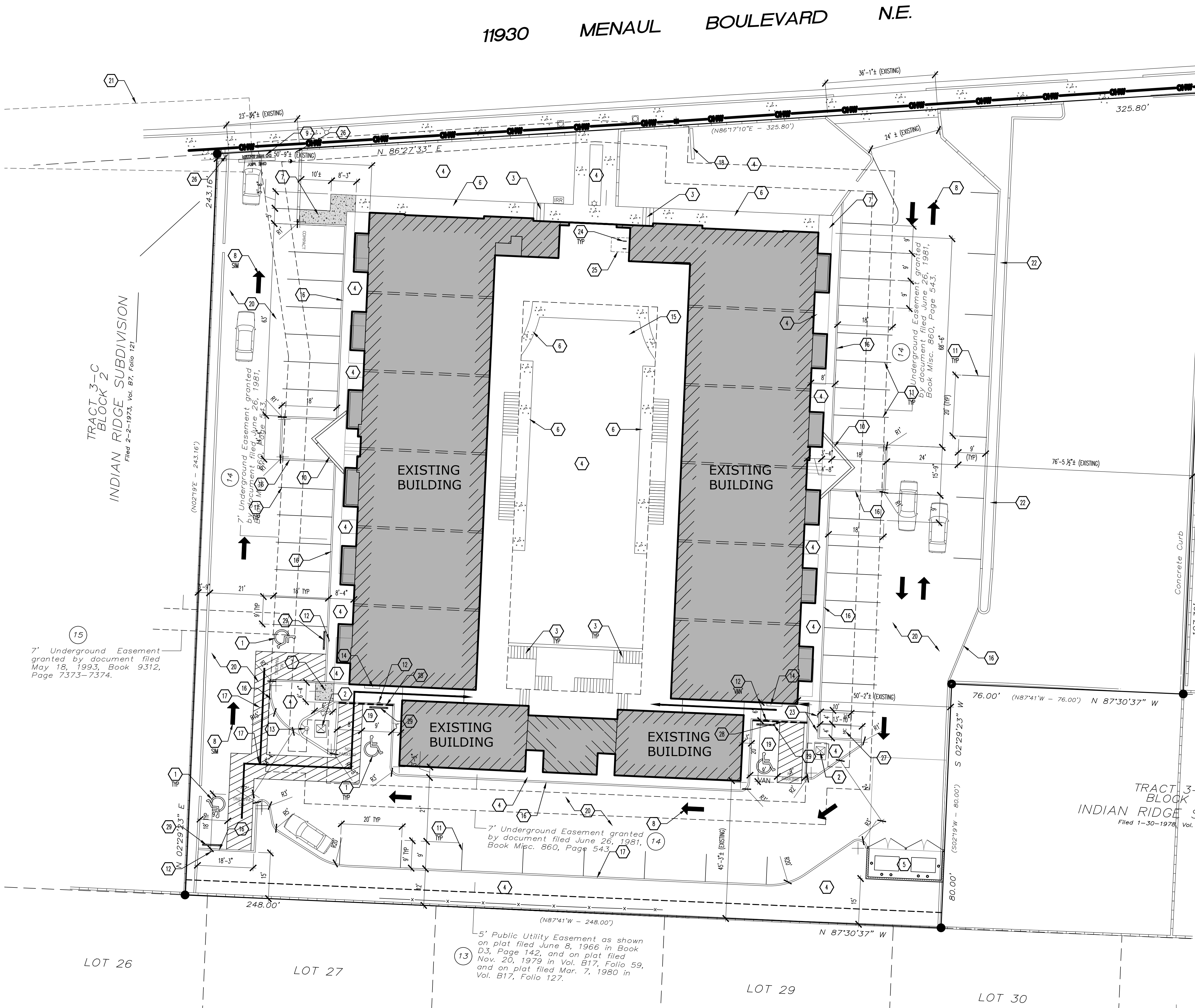
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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 front counter personnel 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,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

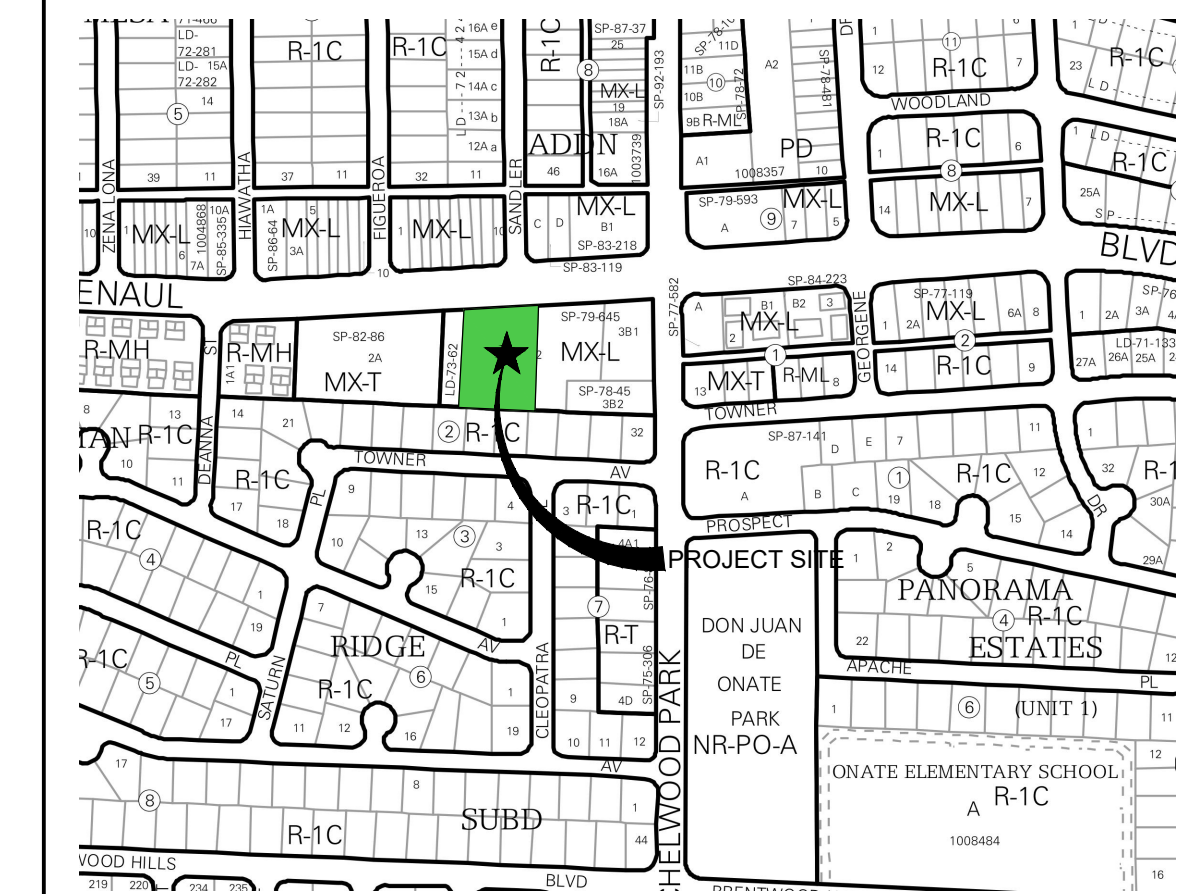
\xxx via: email
C: CO Clerk, File



GENERAL NOTES

- A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
B. DIMENSIONS SHOWN ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

VICINITY MAP



VICINITY MAP

Zone Atlas Map H-22-Z

LEGAL DESCRIPTION: AS CONTAINED IN THE TITLE COMMITMENT PREPARED FOR THIS PROPERTY BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 1185423, EFFECTIVE DATE: APRIL 5, 2021. TRACT 3-A-2 IN BLOCK NUMBERED TWO (2) OF INDIAN RIDGE SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESCRIBED ON THE SUMMARY PLAT OF LOTS 3-A-2 AND 3-B-1, BLOCK 2, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO ON MARCH 7, 1980, IN PLAT BOOK B17, PAGE 127.

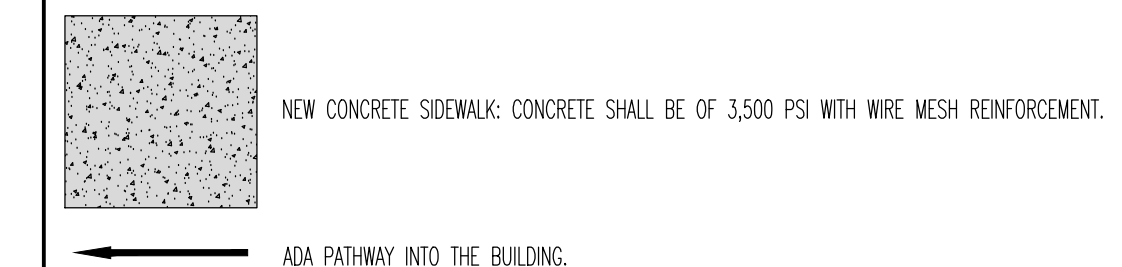
GENERAL NOTES

- A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
B. INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
C. PARKING AN ACCESSIBLE PAVEMENT MARKING AND STRIPPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3.7.2.
D. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
E. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS; THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE CURB) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

KEYED NOTES

- HANDICAP PARKING PAVEMENT MARKING: SEE A3/ASS01.
- EXISTING TRANSFORMER TO REMAIN.
- EXISTING CONCRETE STEPS TO REMAIN.
- LANDSCAPE: SEE LANDSCAPE PLANTING PLAN ON SHEET LP-101.
- REFUSE ENCLOSURE: SEE B4/ASS02.
- EXISTING SIDEWALK TO REMAIN.
- NEW CONCRETE SIDEWALK - MATCH EXISTING ADJACENT SIDEWALK IN WIDTH: SEE B4/ASS01.
- DIRECTIONAL PAVEMENT MARKING: SEE A1/ASS01.
- "ONE WAY - DO NOT ENTER" PAVEMENT MARKING: SEE D5/ASS01.
- EXISTING WALL TO REMAIN.
- PARKING STRIPING: WHITE PAINT FINISH, 4" WIDE MARKING.
- ACCESSIBLE PARKING SIGNAGE: SEE B2/ASS02.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING ELECTRICAL PANEL TO REMAIN.
- EXISTING ADA COMPLIANT RAMP TO REMAIN.
- NEW STANDUP CONCRETE CURB: SEE A4/ASS01.
- ADA WALK PATH PAVEMENT MARKING: SEE C4/ASS01.
- EXISTING MONUMENTAL SIGN TO REMAIN.
- ACCESSIBLE PARKING SPACE: SEE C5/ASS01.
- EXISTING ASPHALT TO REMAIN.
- DASHED LINE INDICATES CLEAR SIGHT TRIANGLE WITH A 390' CLEAR SIGHT DISTANCE, SEE GENERAL NOTE "E" ABOVE.
- EXISTING PLANTER TO REMAIN.
- MOTOR CYCLE PARKING SIGN: SEE B3/ASS02; TYPICAL OF (2).
- BIKE RACK: SEE B3/ASS01; TYPICAL OF (2).
- DASHED LINE INDICATES 12' CLEARANCE SPACE AROUND BIKE RACK.
- "DO NOT ENTER" SIGNAGE: SEE B1/ASS01.
- "MC" PAVEMENT MARKING: 12" HIGH, WHITE IN COLOR; TYPICAL OF (2).
- DASHED LINE INDICATES EXISTING PORTION OF CONCRETE SIDEWALK IS FLUSH WITH THE EXISTING ASPHALT PAVEMENT ALL ALONG THIS LOCATION.
- PROVIDE CONCRETE WHEEL STOP; TYPICAL OF (4).

GRAPHIC LEGEND



PARKING CALCULATION

USE	APARTMENT COMPLEX		
# UNITS			
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
MULTI-FAMILY RESIDENTIAL USE	1.5/UNIT	44 SPACES	46 SPACES
ACCESSIBLE PARKING SPACE	---	4 SPACES	4 SPACES
MOTORCYCLE PARKING SPACE (IDO TABLE 5-5-4)	---	2 SPACES	2 SPACES
BIKE PARKING SPACE (IDO TABLE 5-5-5)	---	5 SPACES	6 SPACES

maaxiv
design studio



Brio Sandia

11930 Menaul Blvd. NE
ALBUQUERQUE, NEW MEXICO 87112

MARK	DATE	DESCRIPTION
ISSUE	09 Sept 2021	

PROJECT NO: 20210909

CAD DWG FILE: 20160926/SITE PLAN

DRAWN BY:

CHECKED BY:

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SHEET TITLE

ARCHITECTURAL SITE PLAN

DRAWING SHEET

AS101

Jeanne Wolfenbarger

11930 MENAUL BOULEVARD N.E.

Approved for access by the
Solid Waste Department 1-dumpster for trash
and 1-dumpster for recycle. Concrete apron
needs to measure 30' in length
Herman Gallegos 01-31-22 *Herman Gallegos*

gth Herman Gallegos

TRACT 3-C
BLOCK 2
INDIAN RIDGE SUBDIVISION
Filed 2-2-1971 Vol. 87, Page 11

7' Underground Easement
granted by document filed
May 18, 1993, Book 9312,
Page 7373-7374.

LOT 26

LOT 27

BLOCK 2
INDIAN RIDGE SUBDIVISION
Filed 4-22-1968, Vol. D3, Folio 198

13 5' Public Utility Easement as shown on plat filed June 8, 1966 in Book D3, Page 142, and on plat filed Nov. 20, 1979 in Vol. B17, Folio 59, and on plat filed Mar. 7, 1980 in Vol. B17, Folio 127.

LOT 29

BLOCK 2
INDIAN RIDGE SUBDIVISION
Filed 4-22-1968, Vol. D3, Folio 198

TRACT 3-B2
BLOCK 2
INDIAN RIDGE SUBDIVISION
Filed 1-30-1978, Vol. B14, Folio 55

Concrete Curb

TRACT 3-B-1
BLOCK 2
INDIAN RIDGE SUBDIVISION
Filed 3-7-1980, Vol. B17, Follo 127

A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
B. DIMENSIONS SHOWN ARE TO FACE OF FINISH; UNLESS OTHERWISE NOTED.

Zone Atlas Map H-22-Z nts

LEGAL DESCRIPTION: AS CONTAINED IN THE TITLE COMMITMENT PREPARED FOR THIS PROPERTY BY STEWART TILE GUARANTY COMPANY, FILE NO.: 1185423, EFFECTIVE DATE: APRIL 5, 2021. TRACT 3-A-2 IN BLOCK NUMBERED TWO (2) OF INDIAN RIDGE SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE SUMMARY PLAT OF LOTS 3-A-2 AND 3-B-1, BLOCK 2, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 7, 1980, IN PLAT BOOK B17, PAGE 127.

- A. "O" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
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- C. PARKING AN ACCESSIBLE PAVEMENT MARKING AND STRIPPING SHALL CONFORM TO THE NEW MEXICO COMMERCIAL BUILDING CODE SECTION 1110.3 F.7.2.
- D. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
- E. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE CURB) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

1. HANDICAP PARKING: PAVEMENT MARKING: SEE A3/AS501.
2. EXISTING TRANSFORMER TO REMAIN.
3. EXISTING CONCRETE STEPS TO REMAIN.
4. LANDSCAPE: SEE LANDSCAPE PLANTING PLAN ON SHEET LP-101.
5. REFUSE ENCLOSURE: SEE B4/AS502.
6. EXISTING SIDEWALK TO REMAIN.
7. NEW CONCRETE SIDEWALK - MATCH EXISTING ADJACENT SIDEWALK IN WIDTH: SEE B4/AS501.
8. DIRECTIONAL PAVEMENT MARKING: SEE A1/AS501.
9. "ONE WAY - DO NOT ENTER" PAVEMENT MARKING: SEE D5/AS501.
10. EXISTING WALL TO REMAIN.
11. PARKING STRIPS: WHITE PAINT FINISH, 4" WIDE MARKING.
12. ACCESSIBLE PARKING SIGNAGE: SEE B2/AS502.
13. EXISTING FIRE HYDRANT TO REMAIN.
14. EXISTING ELECTRICAL PANEL TO REMAIN.
15. EXISTING ADA COMPLIANT RAMP TO REMAIN.
16. NEW STANDUP CONCRETE CURB: SEE A4/AS501.
17. ADA WALK PATH PAVEMENT MARKING: SEE C4/AS501.
18. EXISTING MONUMENTAL SIGN TO REMAIN.
19. ACCESSIBLE PARKING SPACE: SEE C5/AS501.
20. EXISTING ASPHALT TO REMAIN.
21. DASHED LINE INDICATES CLEAR SIGHT TRIANGLE WITH A 390' CLEAR SIGHT DISTANCE, SEE GENERAL NOTE "E" ABOVE.
22. EXISTING PLANTER TO REMAIN.
23. MOTOR CYCLE PARKING SIGN: SEE B3/AS502; TYPICAL OF (2).
24. BIKE RACK: SEE B3/AS501; TYPICAL OF (2).
25. DASHED LINE INDICATES 12' CLEARANCE SPACE AROUND BIKE RACK.
26. "DO NOT ENTER" SIGNAGE: SEE B1/AS501.

NEW CONCRETE SIDEWALK: CONCRETE SHALL BE OF 3,500 PSI WITH WIRE MESH REINFORCEMENT.

USE	APARTMENT COMPLEX		
# UNITS			
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
MULTI-FAMILY RESIDENTIAL USE	1.5/UNIT	44 SPACES	46 SPACES
ACCESSIBLE PARKING SPACE	---	4 SPACES	4 SPACES
MOTORCYCLE PARKING SPACE (IDO TABLE 5-5-4)	---	2 SPACES	2 SPACES
BIKE PARKING SPACE (IDO TABLE 5-5-5)	---	5 SPACES	6 SPACES

maxiv
design studio

Brio Sandia

11930 Menaul Blvd. NE

ALBUQUERQUE, NEW MEXICO 87112

MARK	DATE	DESCRIPTION
ISSUE: 09 Sept 2021		

ECT NO: 20210909

DWG FILE:

20160926\SITE PLAN

IN BY: _____

REVIEWED BY:

PROJECT TITLE

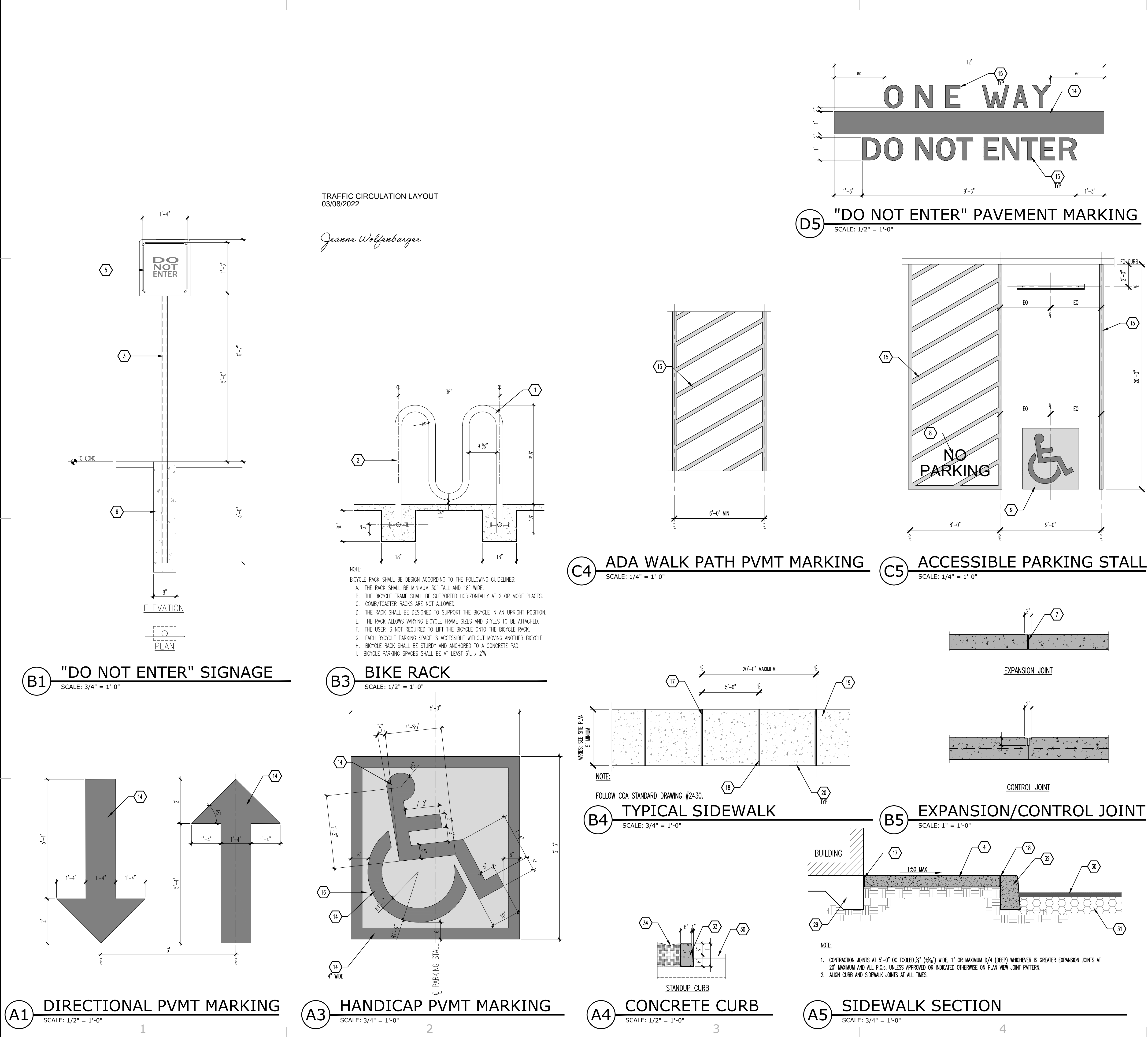
ARCHITECTURAL SITE PLAN
A SOLID WASTE PLAN

SOLID WASTE TREATMENT

WORKING SHEET

AS101

A3101



- GENERAL NOTES**
- 1/2" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
 - INDICATED ELEVATIONS ARE BASED ON A FINISHED FLOOR OF 100'-0".
 - UNLESS OTHERWISE NOTED, CONCRETE SHALL BE 3,500 PSI MINIMUM.
- KEYED NOTES**
- PRIME AND PAINT STEEL MEMBER FLAT BLACK.
 - 2 3/8" STANDARD DUTY PIPE CENTER SUPPORT.
 - 2" OD GALVANIZED STEEL SIGN POST.
 - 4" THICK CONCRETE: SEE B4/AS501.
 - 3/4" STEEL PLATE WITH CONTINUOUS WELD ALONG INTERSECTION OF PIPE POST AND PLATE.
 - CONCRETE FOOTING.
 - 3/4" EXPANSION JOINT SEALER: NOMAFLEX; OR APPROVED EQUAL.
 - "NO PARKING": 12" HIGH BY 2" WIDE PAVEMENT MARKING, SAFETY RED IN COLOR.
 - HANDICAP PAVEMENT MARKING: SEE A3/AS501.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - PAVEMENT MARKING: WHITE IN COLOR.
 - 4" THICK PAVEMENT MARKING: WHITE IN COLOR.
 - PAVEMENT MARKING: BLUE IN COLOR.
 - CONCRETE EXPANSION JOINT: SEE B5/AS501.
 - CONCRETE CONTROL JOINT: SEE B5/AS501.
 - BROOM FINISH CONCRETE SURFACE AREA INSIDE OF TOOLED EDGE TO CREATE PICTURE FRAME EFFECT.
 - SMOOTH TOOLED FINISH AROUND EDGES, TYPICAL.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - EXISTING BUILDING FOUNDATION SYSTEM TO REMAIN.
 - EXISTING ASPHALT PAVEMENT TO REMAIN.
 - EXISTING SUBGRADE.
 - CONCRETE CURB: SEE ARCHITECTURAL SITE PLAN ON SHEET AS101 FOR ASSIGNED CONCRETE CURB.
 - CAST-IN-PLACE (CIP) CONCRETE.
 - LANDSCAPING: SEE ARCHITECTURAL SITE PLAN ON SHEET AS101 AND LANDSCAPE PLANTING PLAN ON SHEET LP-101.

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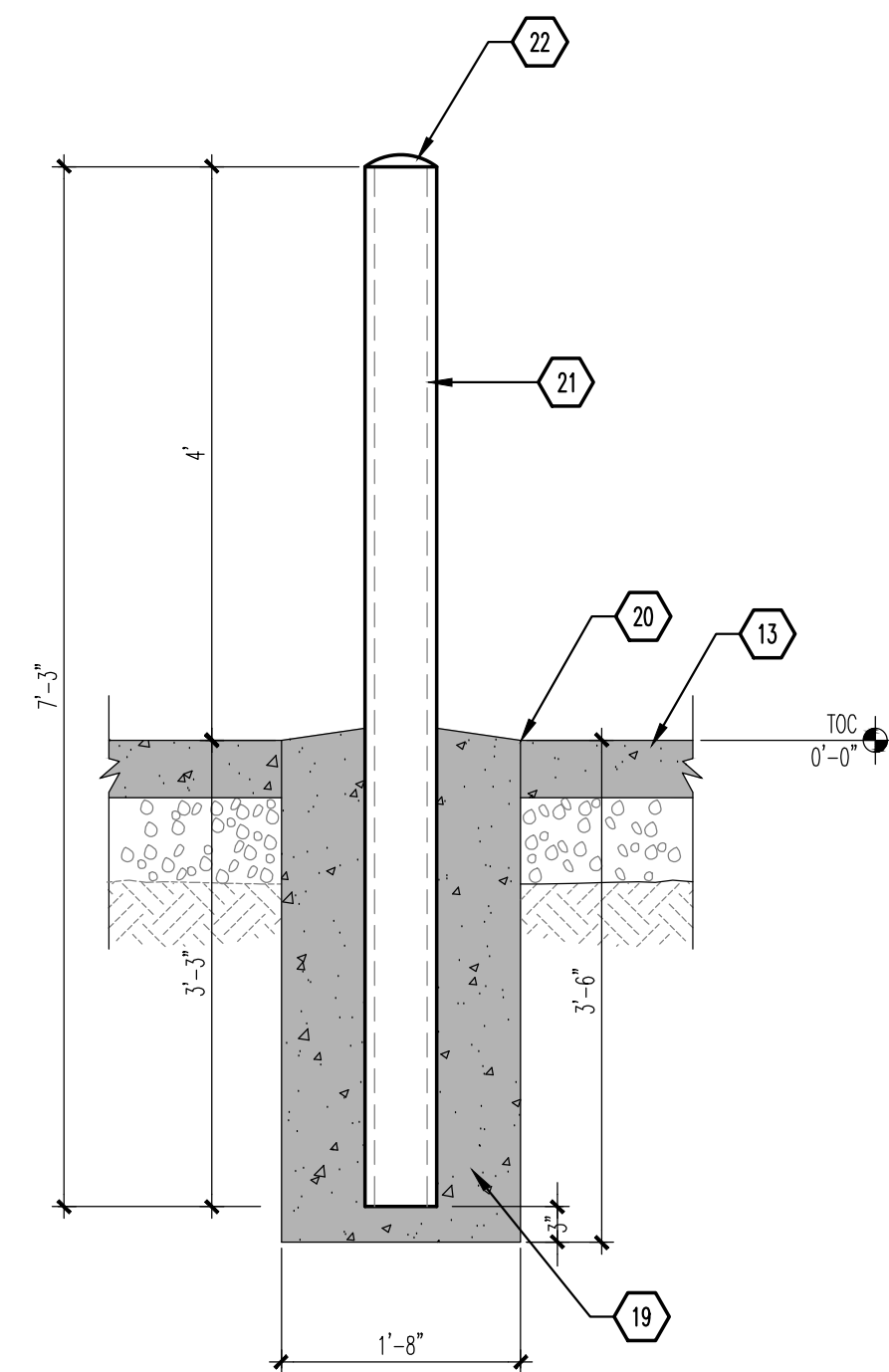
905-400.1415

STATE OF NEW MEXICO
BOB J. ANDERSON
No. 4341
17 Dec 2021
REGISTERED ARCHITECT

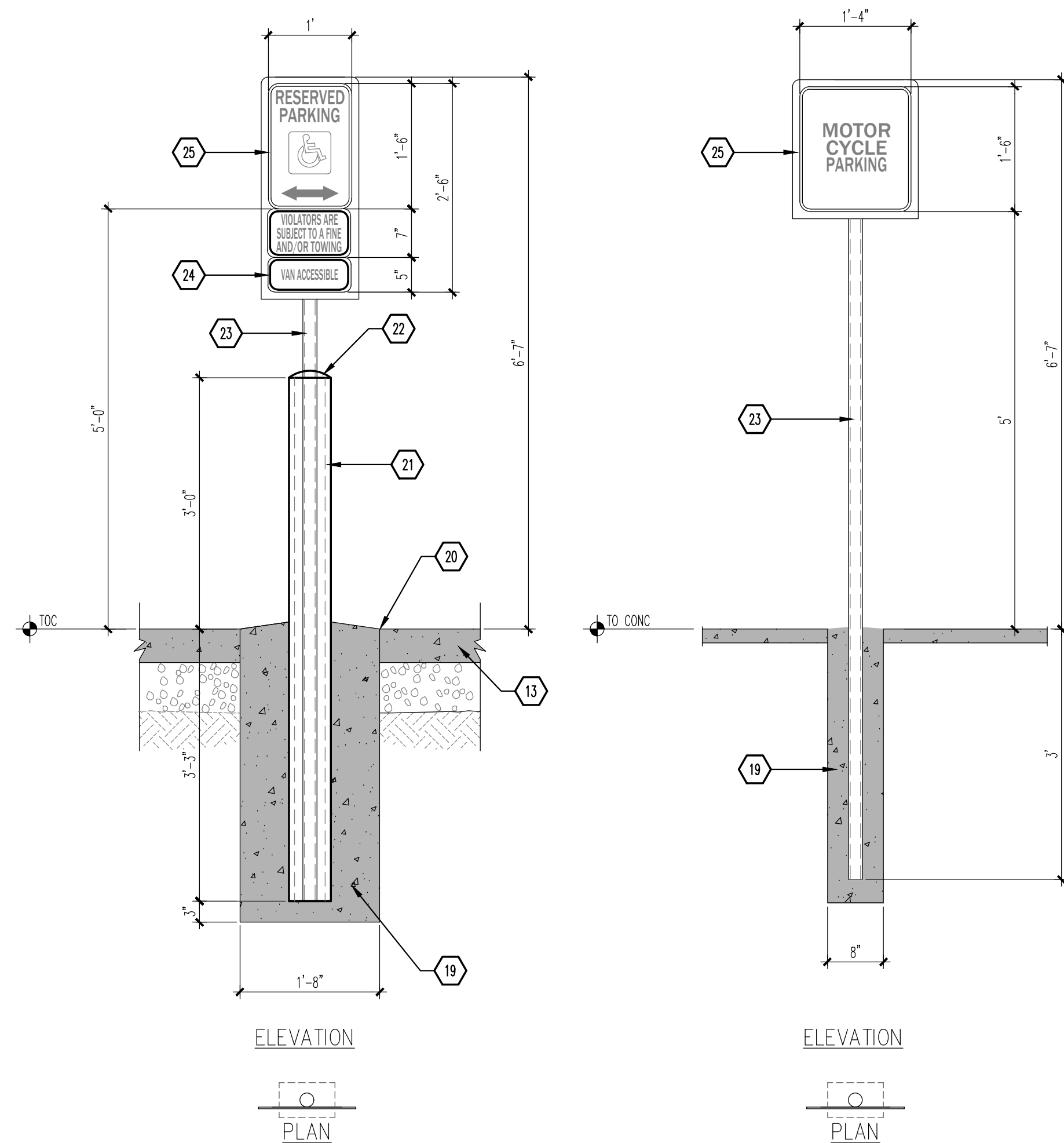
Brio Sandia
11930 Menaul Blvd. NE
ALBUQUERQUE, NEW MEXICO 87112

MARK	DATE	DESCRIPTION
ISSUE	09 Sept 2021	

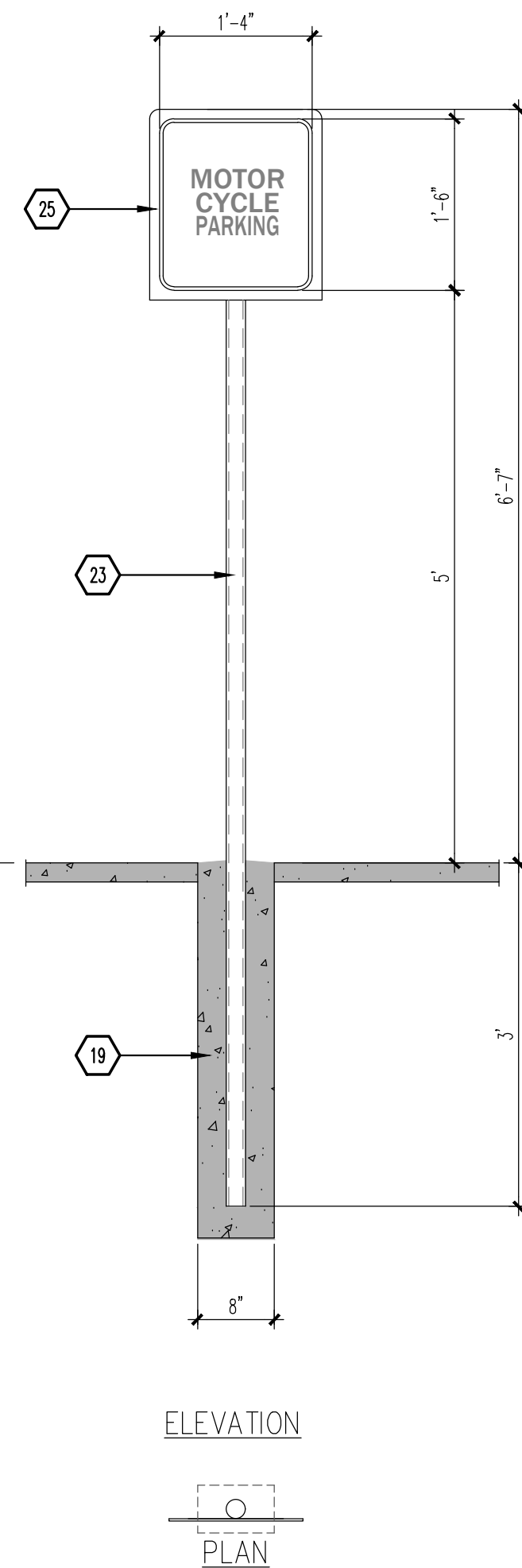
PROJECT NO: 20210909
CAD DWG FILE: 20160926/SITE PLAN
DRAWN BY:
CHECKED BY:
© MAXXIV DESIGN, INC.
SHEET TITLE: SITE DETAILS
DRAWING SHEET: AS501



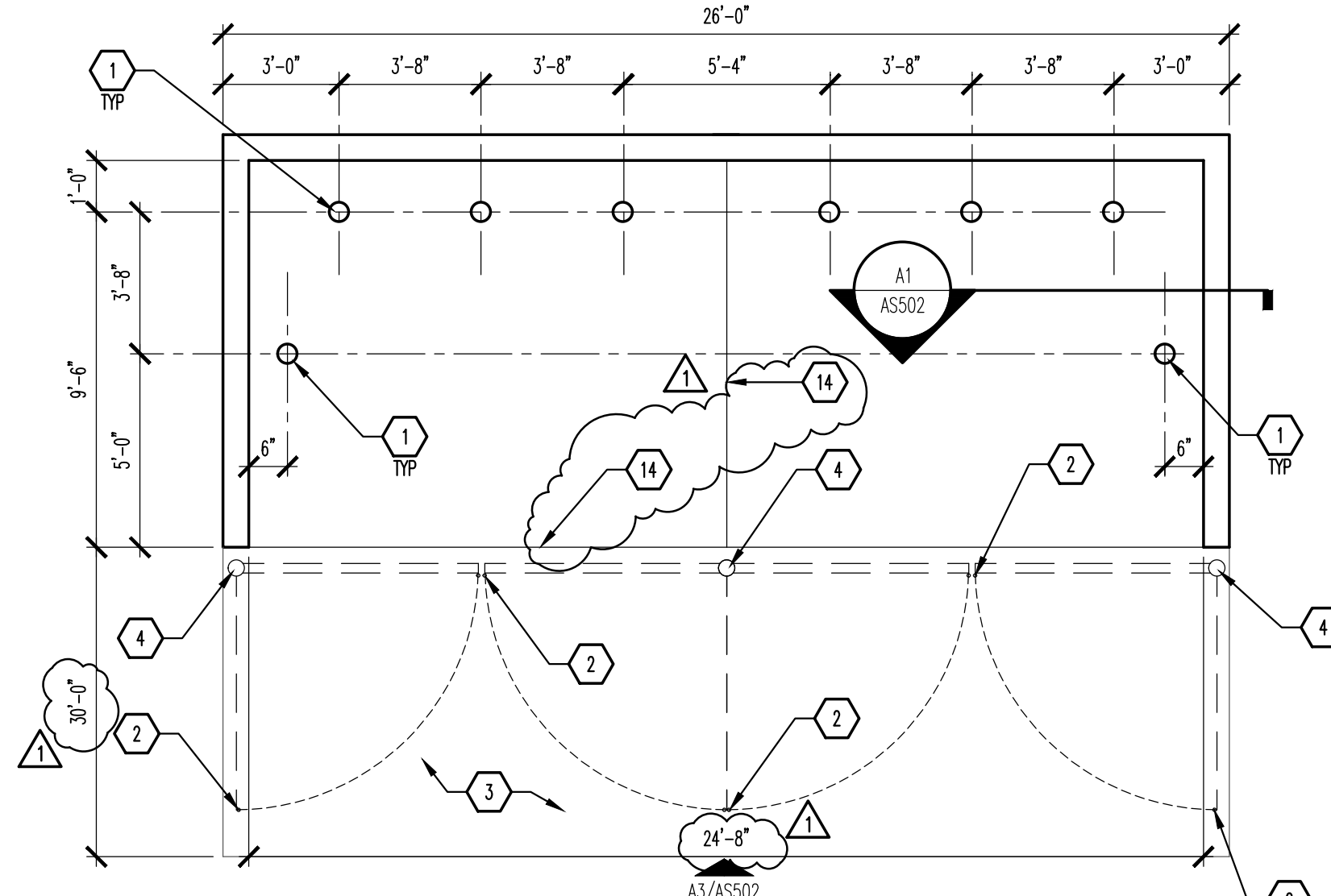
B1 **BOLLARD - SECTION**
SCALE: 3/4" = 1'-0"



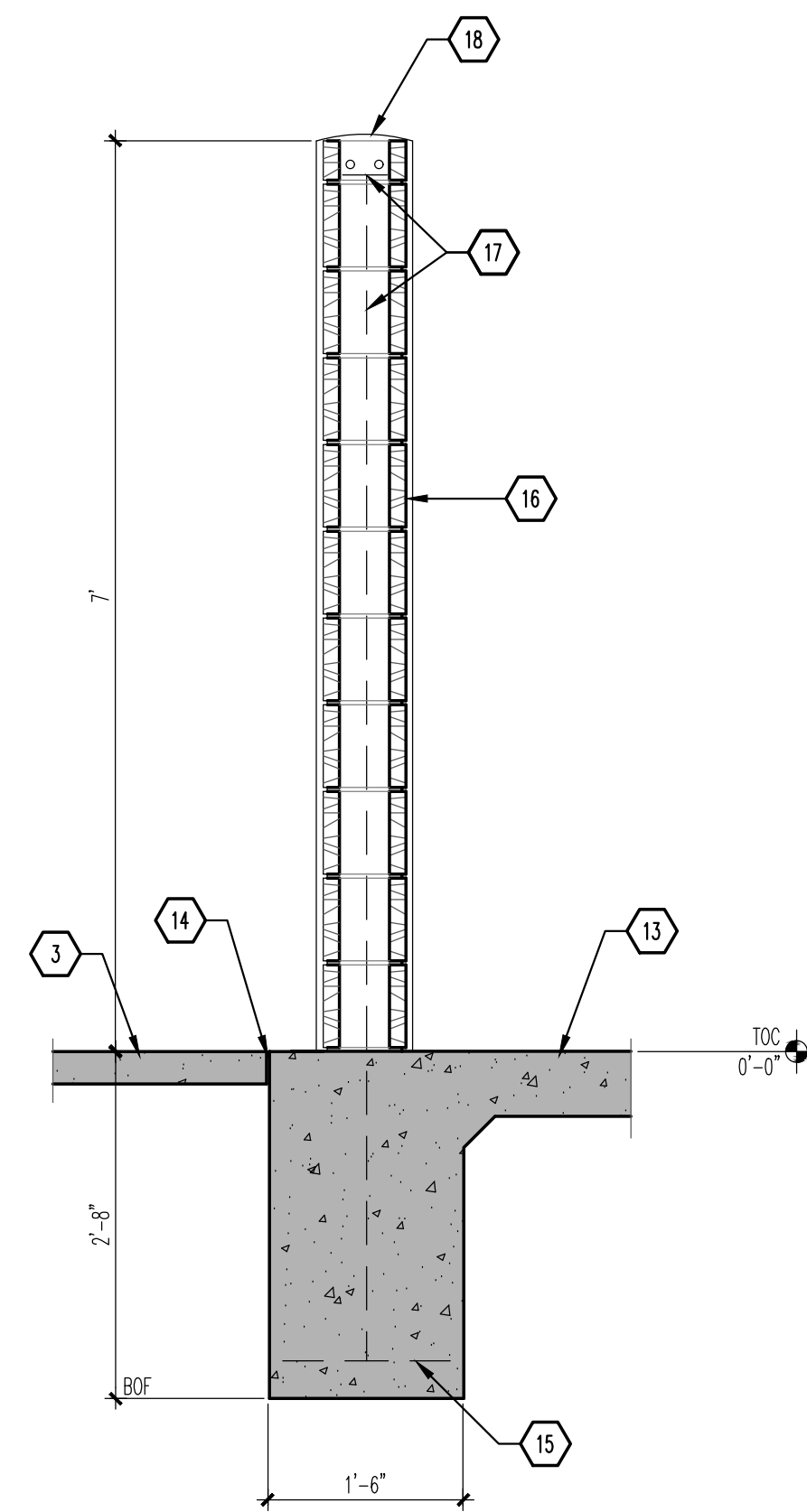
B2 ACCESSIBLE PRKG SIGNAGE
SCALE: 3/4" = 1'-0"



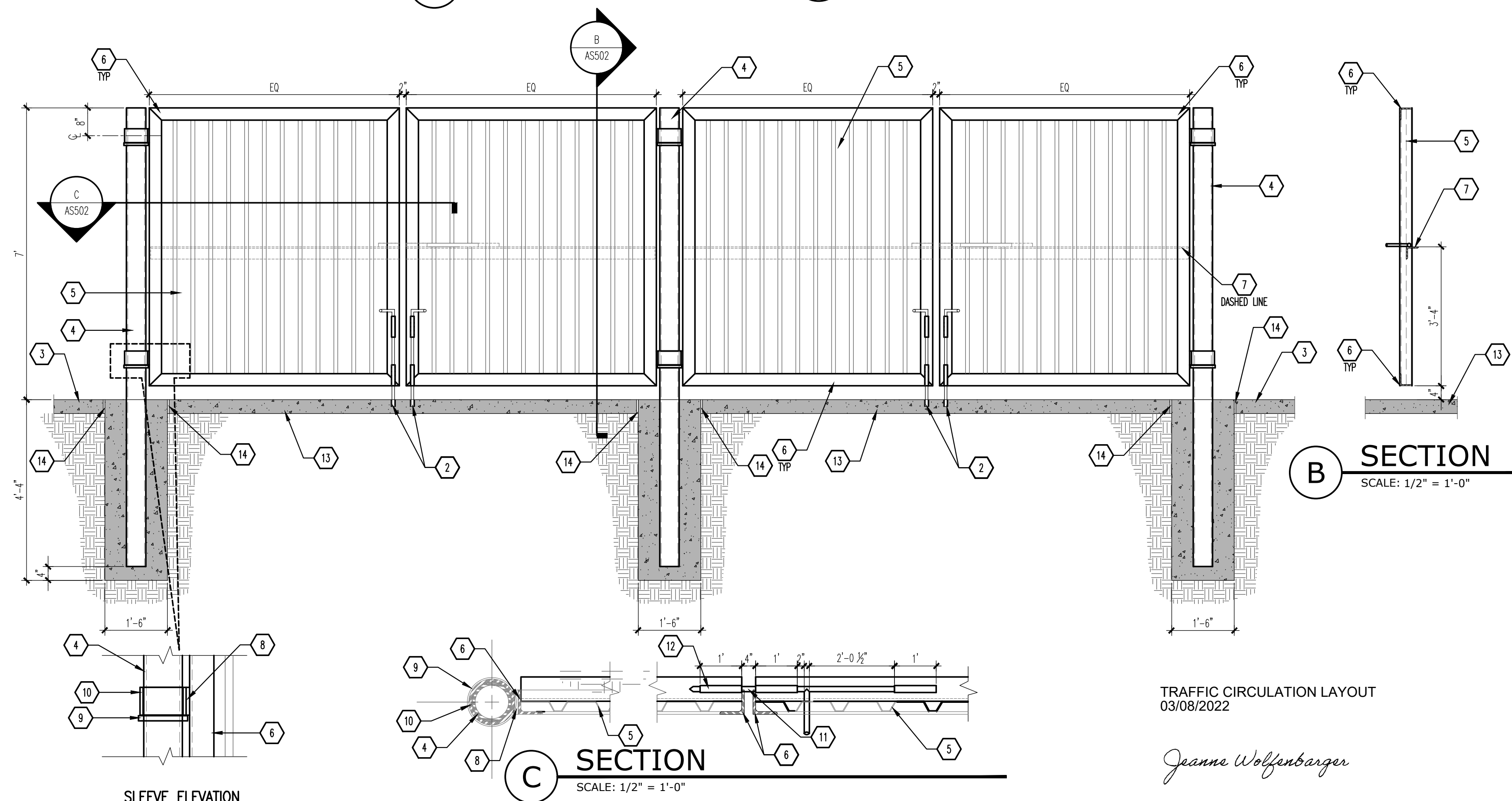
B3 MOTOR CYCLE SIGN
SCALE: 3/4" = 1'-0"



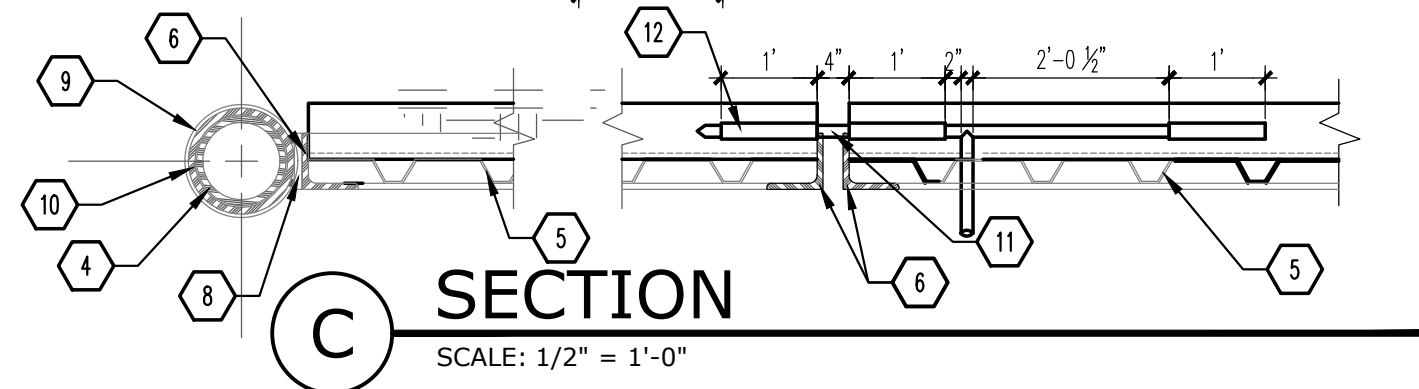
B4 REFUSE ENCLOSURE - PLAN
SCALE: 1/4" = 1'-0"



WALL -SECTION
SCALE: 3/4" = 1'-0"



A3 REFUSE ENCLOSURE - FRONT ELEVATION
SCALE: 1/2" = 1'-0"



C SECTION
SCALE: 1/2" = 1'-0"

TRAFFIC CIRCULATION LAYOUT
03/08/2022

Jeanne Wolfenbarger

B SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES

- A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
B. INDICATED ELEVATIONS ARE BASED ON A FINISHED FLOOR OF 0'-0".
C. UNLESS OTHERWISE NOTED, CONCRETE ARE TO BE 3,500 PSI MINIMUM.
D. DIMENSIONS ARE TO FACE OF FINISH; UNLESS OTHERWISE NOTED.

KEYED NOTES

1. BOLLARD: SEE B2/AS502.
2. $\frac{3}{4}$ " DIAMETER CAGE BOLT: PROVIDE CATCH TO HOLD IN POSITION WHEN REQUIRED TO ELIMINATE FRAGS.
3. 6" CONCRETE AFFRAT AT 4,000 PSI, $\frac{3}{4}$ " AGGREGATE WITH 6w6 - 16x10 WMM TURNDOWN EDGE, $\frac{3}{4}$ " PER FOOT SLOPE MAXIMUM IN ALL DIRECTIONS.
4. 5' ON HEAVY DUTY IRON POST: PAINT FINISH - MATCH REFUSE ENCLOSURE METAL DECKING IN COLOR AND FINISH.
5. STEEL CORNER, 18ga. WITH SHEET METAL SCREWS @ 9" OC TOP, BOTTOM, AND SIDES. PAINT FINISH, SHERWIN WILLIAMS #5W143 BASKET BEE; CONTRACTOR TO CONFORM COLOR TO OTHER PRIOR TO PURCHASING AND APPLICATION.
6. $\frac{3}{4}$ " x $3\frac{1}{2}$ " x $\frac{3}{8}$ " STEEL ANGLE-WELD CORNERS (TYPICAL OF 4 SIDES): PAINT FINISH TO MATCH REFUSE ENCLOSURE METAL DECKING IN COLOR AND FINISH.
7. $3\frac{1}{2}$ " x $3\frac{1}{2}$ " x $\frac{3}{8}$ " STEEL ANGLE-WELD FLUSH WITH METAL DECKING AT EACH END; PAINT FINISH TO MATCH REFUSE ENCLOSURE METAL DECKING IN COLOR AND FINISH.
8. $\frac{3}{4}$ " x $3\frac{1}{2}$ " FLAT BAR STOCK OVER 6" SLEEVE: PAINT FINISH TO MATCH REFUSE ENCLOSURE METAL DECKING IN COLOR AND FINISH.
9. $\frac{3}{4}$ " SQUARE STOCK WRAP AROUND POST AT EACH LOCATION: PAINT FINISH TO MATCH REFUSE ENCLOSURE METAL DECKING IN COLOR AND FINISH.
10. 6" HEAVY DUTY PIPE SLEEVE 4: IN-WIDTH: PAINT FINISH TO MATCH REFUSE ENCLOSURE METAL DECKING IN COLOR AND FINISH.
11. $\frac{3}{4}$ " DIAMETER STEEL ROD TAPER END AND WELD 6" HANDLE.
12. STEEL TURNING WELD TO ANGLE AT TOP TO FIT STEEL ROD.
13. 6" SEALED CONCRETE SLAB AT 4,000 PSI, $\frac{3}{4}$ " AGGREGATE WITH 6w6 - 10x10 WMM.
14. $\frac{3}{4}$ " CONCRETE EXPANSION JOINT: B5/AS501.
15. (4) #4 BARS CONTINUOUS @ BOTTOM OF FOOTING #4 @ 16" OC ACROSS BOTTOM OF FOOTING.
16. 8" CMU WALL WITH 2-COAT STUCCO SYSTEM: COLOR TO MATCH BUILDING IN COLOR AND FINISH.
17. (2) #5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS; #5 BARS @ 32" OC VERTICAL GRID REINFORCED CELLS, DURALUMAL @ 16" OC HORIZONTAL.
18. SLOPE STUCCO CAP.
19. CONCRETE FOOTING.
20. STIBUNOUS JOINT FILLER (AT CONCRETE PAVEMENT ONLY).
21. 6" STEEL PIPE FILLED WITH CONCRETE PAINT FINISH - SAFETY YELLOW.
22. ROUND CONCRETE TOP.
23. 2" OD GALVANIZED STEEL POST.
24. "VAN ACCESSIBLE" SIGN WHERE INDICATED ON SITE PLAN ON SHEET AS101.
25. $\frac{3}{8}$ " STEEL PLATE WITH CONTINUOUS WELD ALONG INTERSECTION OF PIPE POST AND PLATE.

maaxiv
design studio



Brio Sandia

11930 Menaul Blvd. NE
ALBUQUERQUE, NEW MEXICO 87112

[illegible]

PROJECT NO: 20210909

CAD DWG FILE:

20160926\SITE PLAN

DRAWN BY:

CHECKED BY:

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SHEET TITLE
SITE DETAILS

DRAWING SHEET

AS502

ASJUZ
