

# CITY OF ALBUQUERQUE



May 24, 2019

ARQUITECTURA GUILLERMO LLC  
Sidney Mallard  
1315 Mountain Road NW  
Albuquerque, NM 87104

**Re: Being there live-work duplex**  
1315 Mountain Road NW  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **05-21-19** (J13D210)

Dear Mr. Guillermo,

The TCL submittal received 05-21-2019 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 a 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 TCL with 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,

Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

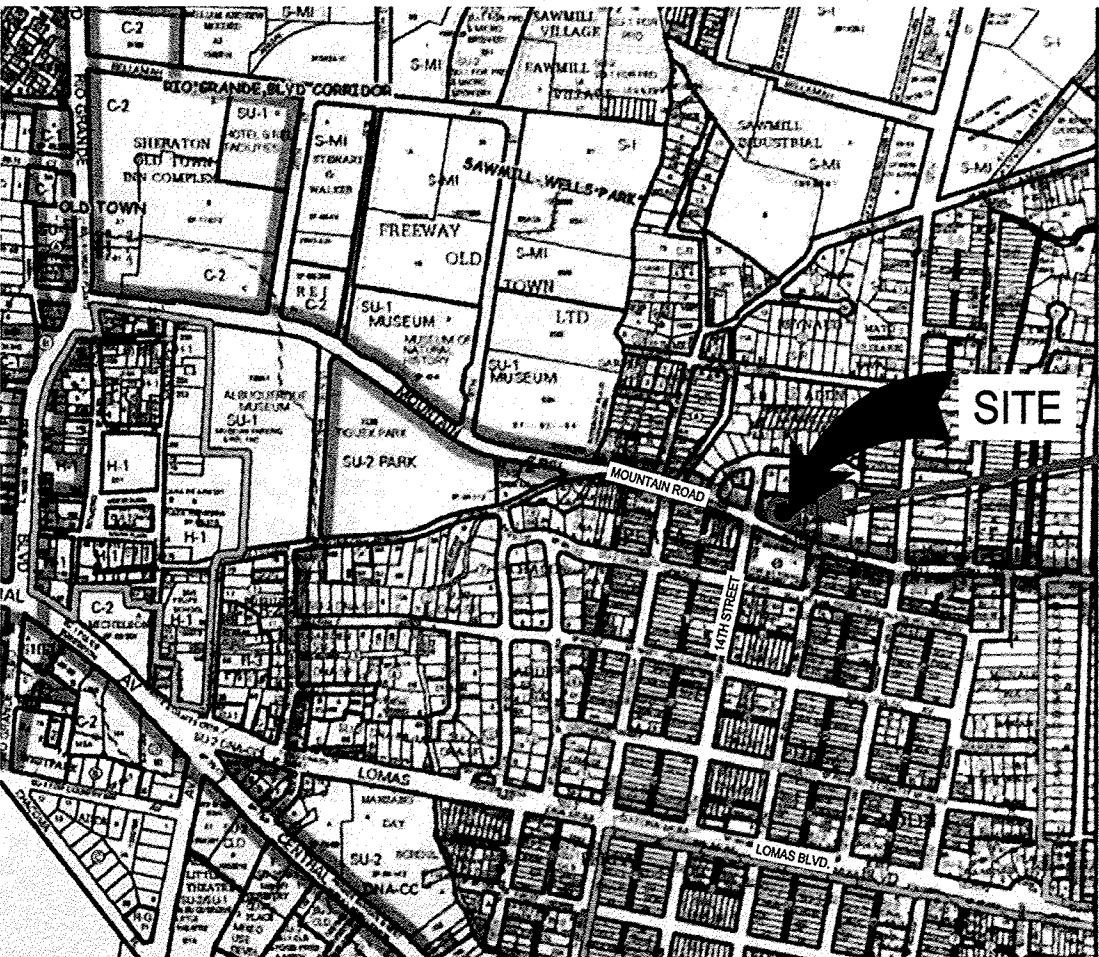
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PROJECT DATA

PROJECT ADDRESS: 1315 MOUNTAIN ROAD NW  
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: LOT 17-A,  
BALLING ADDITION NO. 1  
BERNALILLO COUNTY, NEW MEXICO



VICINITY MAP

N.T.S.

KEYED NOTES

- ADA ACCESSIBLE PARKING SIGN SHALL READ "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"
- ADA ACCESSIBLE AISLES SHALL READ: "NO PARKING" IN CAPITAL LETTERS, EACH 1'-0" IN HEIGHT AND AT LEAST 2' WIDE AT REAR OF PARKING SPACE.
- UPRIGHT POSTED SIGN SHALL READ "MOTORCYCLE PARKING"
- 6"x8" CONCRETE WHEELSTOP

BEING THERE LIVE-WORK DWELLINGS

TYPE OF DEVELOPMENT

NEW LIVE-WORK DWELLINGS WITH EXISTING GENERAL RETAIL

TYPE AND SIZE OF DEVELOPMENT

PROPOSED LIVE-WORK DWELLINGS: 920 GSF  
EXISTING RETAIL: 2,284 GSF

PARKING SPACES

REQUIRED PARKING SPACES: 9  
PROPOSED PARKING SPACES: 18

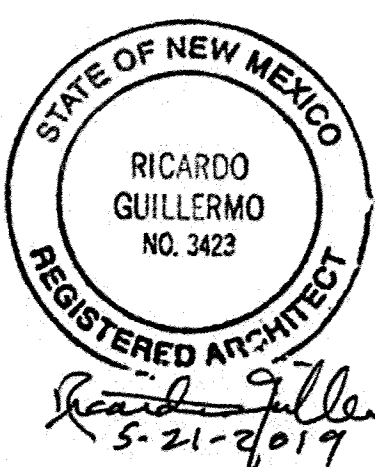
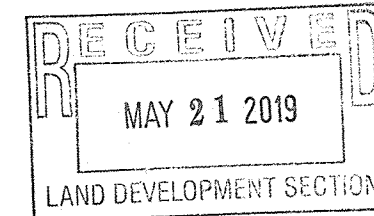
EXECUTIVE SUMMARY

THE PROJECT IS LOCATED ON THE NORTH SIDE OF MOUNTAIN ROAD AND EAST OF 14 TH STREET IN THE SAWMILL NEIGHBORHOOD. TWO LIVE-WORK DWELLINGS CONFORM WITH CURRENT ZONING ORDINANCES. THE EXISTING RETAIL SPACE AND ASSOCIATED PARKING OCCUPY THE WEST SIDE OF THE PROPERTY. TWO LIVE-WORK UNITS AND ASSOCIATED PARKING OCCUPIES THE EAST PORTION OF THE PROPERTY. THE EXISTING ACCESS TO AND FROM THE PROPERTY WILL REMAIN UNCHANGED. THE PROPOSED BUILDING SEPARATES NEW PARKING FROM RESIDENCES TO THE NORTH TO MINIMIZING TRAFFIC IMPACTS ON ADJACENT SITES.

TRAFFIC CIRCULATION LAYOUT  
APPROVED

*and*  
Signed: 05/24/19  
Date:

ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.



TOTAL SHEETS:

THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.  
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

PROJECT ADDRESS: 1315 MOUNTAIN ROAD NW  
ALBUQUERQUE, NM 87104  
CLIENT NAME: ARQUITECTURA GUILLERMO LLC

TRAFFIC CONTROL PLAN

PROJECT NUMBER: 19-019

PROJECT PROGRESS: FINAL

DRAWN BY: ADWELLING

CHECKED BY: RG / APPROVED BY: RG

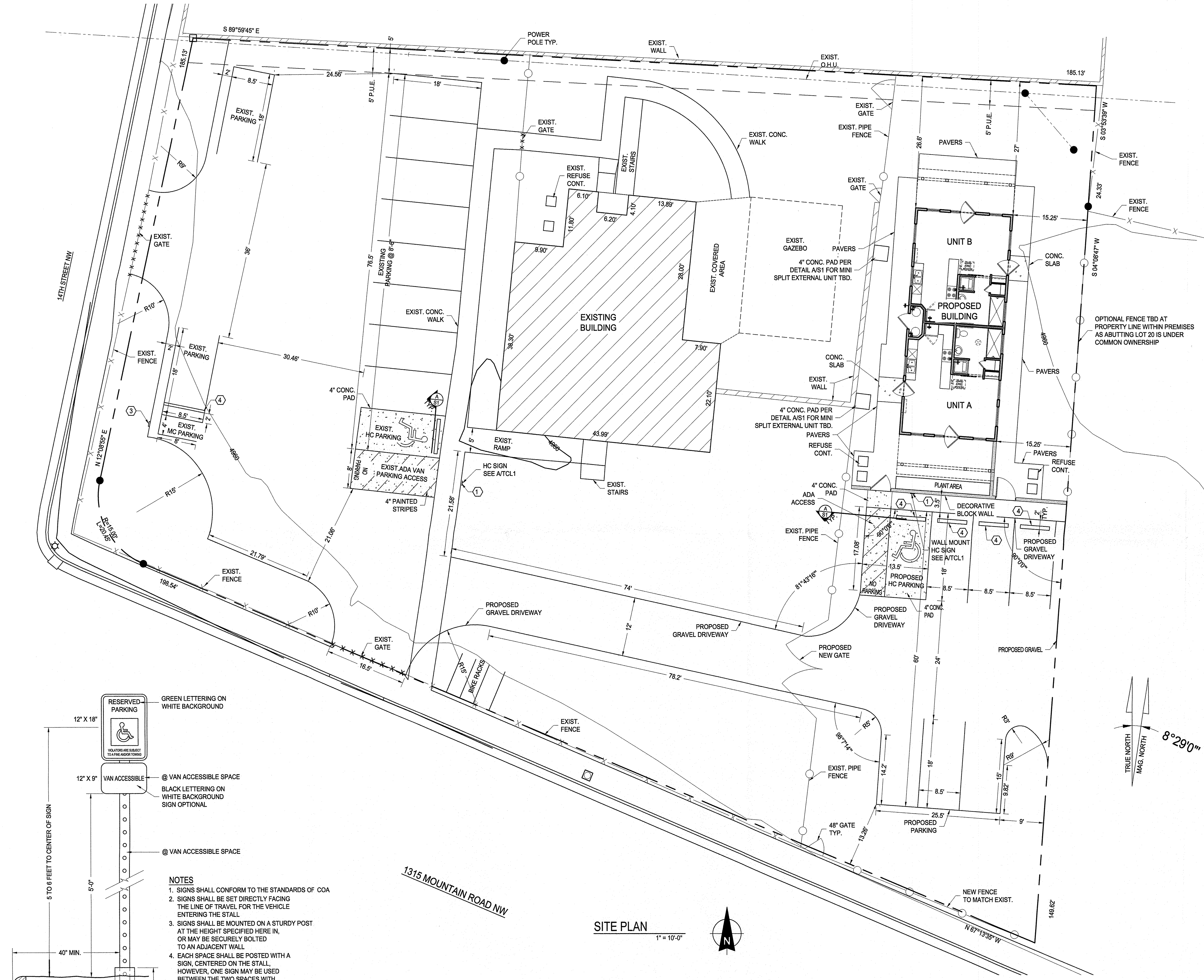
DATE: 05.14.19

SCALE: AS NOTED

SHEET:

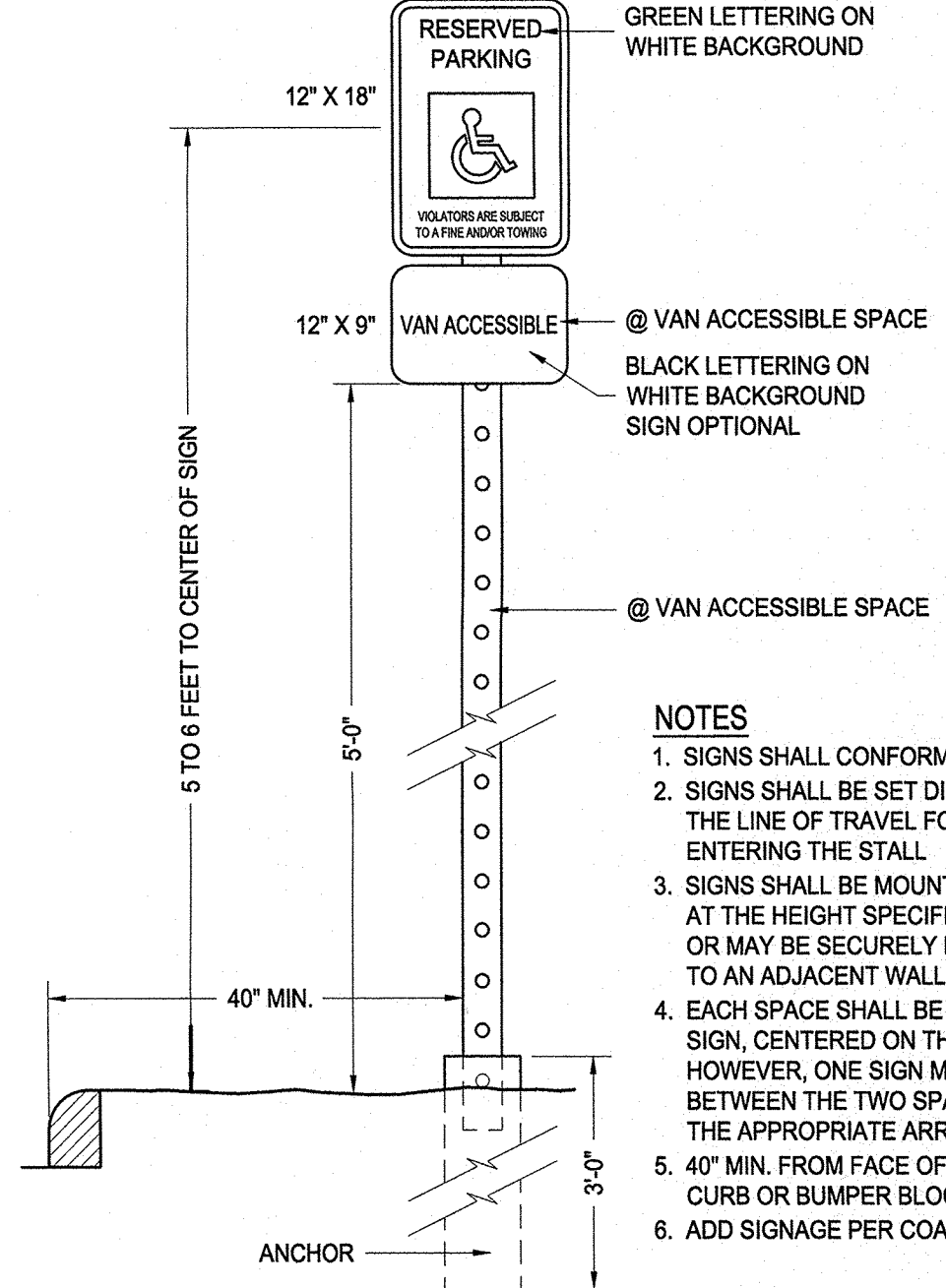
TCL-1

TOTAL SHEETS:



SITE PLAN

1" = 10'-0"



H.C. SIGN DETAIL

1" = 1'-0"

NOTES

- SIGNS SHALL CONFORM TO THE STANDARDS OF COA
- SIGNS SHALL BE SET DIRECTLY FACING THE LINE OF TRAVEL FOR THE VEHICLE ENTERING THE STALL
- SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHT SPECIFIED HERE IN, OR MAY BE SECURELY BOLTED TO AN ADJACENT WALL
- EACH SPACE SHALL BE POSTED WITH A SIGN, CENTERED ON THE STALL. HOWEVER, ONE SIGN MAY BE USED BETWEEN THE TWO SPACES WITH THE APPROPRIATE ARROWS
- 40" MIN. FROM FACE OF ADJACENT CURB OR BUMPER BLOCK
- ADD SIGNAGE PER COA STANDARDS