

CITY OF ALBUQUERQUE



May 7, 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 **04-23-19** (J13D210)

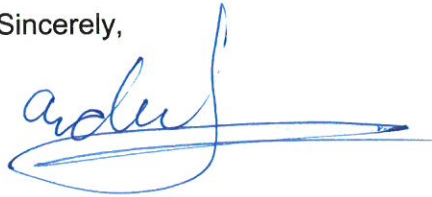
Dear Ms. Mallard,

Based upon the information provided in your submittal received 04-23-19, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
2. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
4. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
5. A hard driving surface will be required as part of this proposed project for ADA parking area.
6. Please include one copies of the traffic circulation layout at the next submittal.
7. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
8. Please provide a 6" by 8" concrete barrier between the motor cycle parking space and the regular car parking space because of the way they are designed.

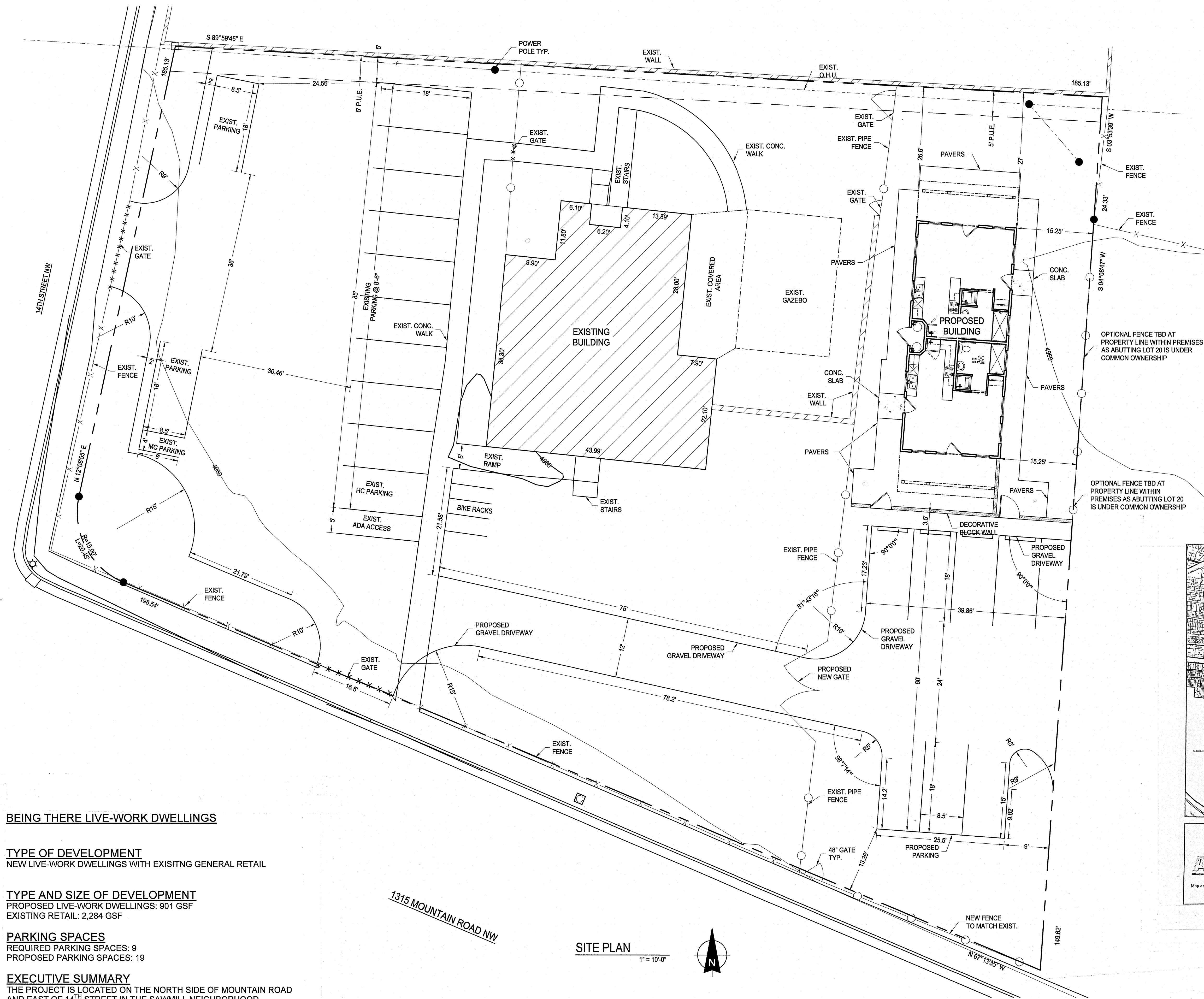
Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at 924-3675.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mojgan Maadandar', with a long horizontal flourish extending to the right.

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

/MM via: email
C: CO Clerk, File



BEING THERE LIVE-WORK DWELLINGS

TYPE OF DEVELOPMENT
NEW LIVE-WORK DWELLINGS WITH EXISTING GENERAL RETAIL

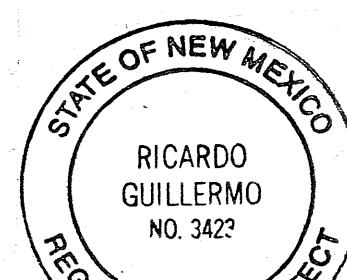
TYPE AND SIZE OF DEVELOPMENT
PROPOSED LIVE-WORK DWELLINGS: 901 GSF
EXISTING RETAIL: 2,284 GSF

PARKING SPACES
REQUIRED PARKING SPACES: 9
PROPOSED PARKING SPACES: 19

EXECUTIVE SUMMARY
THE PROJECT IS LOCATED ON THE NORTH SIDE OF MOUNTAIN ROAD AND EAST OF 14TH 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.

SITE PLAN

1" = 10'-0"



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

PROJECT AREAS

UNIT A HEATED	450 SF
UNIT B HEATED	450 SF
TOTAL HEATED	901 SF
COVERED PORCHES	320 SF
MECH. RM.	19 SF
TOTAL PROJECT	1240 SF

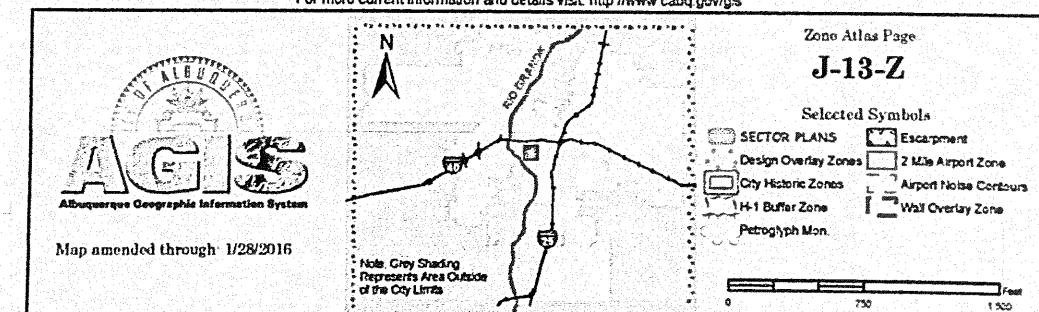
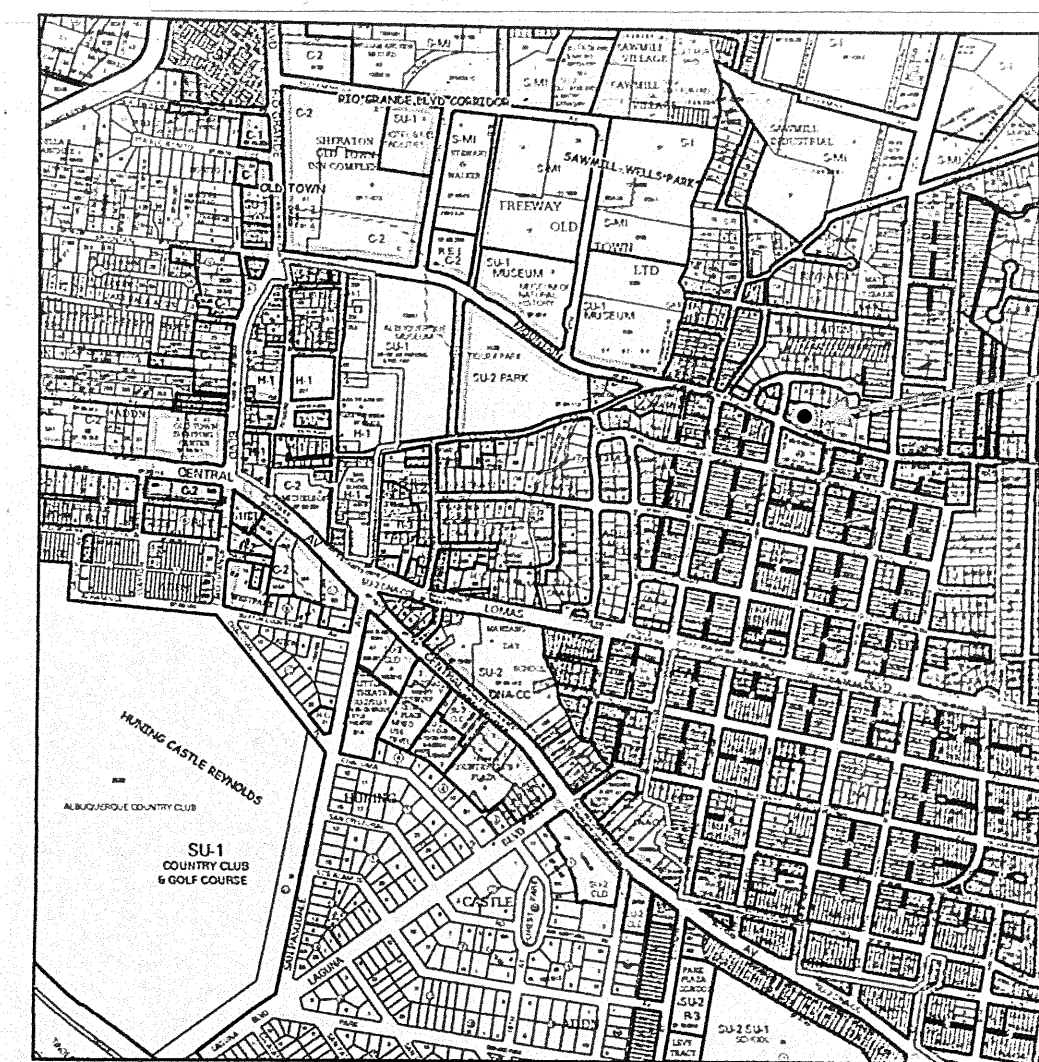
CODE COMPLIANCE

The 2015 International Building Code
The 2015 International Residential Code
The 2015 International Energy Conservation Code
The 2012 Uniform Mechanical Code
The 2012 Uniform Plumbing Code
The 2015 National Electrical Code
Applicable Administrative Codes

Permit holder is responsible for checking with the permit office to verify current adopted codes and any amendments to current codes.

Code requirements per permit office take precedence over all detailing and specifications in plans.

VICINITY MAP



TOTAL SHEETS:	
PROJECT ADDRESS: 1315 MOUNTAIN ROAD NW ALBUQUERQUE, NM 87104	
CLIENT'S NAME: ARQUITECTURA GUILLERMO LLC	
PROJECT NAME: MOUNTAIN ROAD	
PROJECT NUMBER: 19-019	
PROJECT PROGRESS: FINAL	
DRAWN BY: ADWELLING	
CHECKED BY: RG	APPROVED BY: RG
DATE: 04.17.19	SCALE: AS NOTED
SHEET:	
TLC-1	
TOTAL SHEETS:	