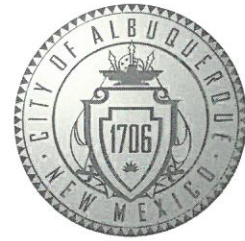


# CITY OF ALBUQUERQUE



December 31, 2018

Tom Gentry Architect  
Tom Gentry R.A.  
2724 Palo Alto Dr. NE  
Albuquerque, NM 87112

**Re: 124 Kappa Office  
124 Wellesley Dr. SE  
Traffic Circulation Layout  
Engineer's/Architect's Stamp 12-20-18 (K16D088)**

Dear Mr. Gentry

The TCL submittal received 12-20-18 is approved for Building Permit. 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,

Ernest Armijo, P.E.  
Senior Transportation Engineer, Planning Dept.  
Development Review Services

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: File



PROJECT DATA

**OWNER**  
124 KAPPA, LLC  
P.O. BOX 20381  
ALBUQUERQUE, NM 87154-0381  
(505) 205-3328

**PROJECT DESCRIPTION**  
ADDITION TO ADD ONE OFFICE TO EXISTING OFFICE BUILDING

**PROJECT LOCATION**  
124 WELLESLEY DRIVE SE  
ALBUQUERQUE, NM

**PROPERTY ZONING**  
MX-M, NOB HILL / HIGHLAND SECTOR PLAN

**PROPERTY LEGAL DESCRIPTION**  
LOT NUMBERED 1 IN BLOCK NUMBERED 48 OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NM, ON FEBRUARY 7, 1916, IN PLAT BOOK D, PAGE 27.

CODE DATA

**OCCUPANCY CLASSIFICATION**  
B- OFFICE

**CONSTRUCTION TYPE**  
VB (NO SPRINKLERS)

**BUILDING ADDITION AREA**

EXISTING OFFICE AREA	1232 SF.
AREA OF ADDITION	261 SF.
TOTAL AFTER ADDITION	1493 SF.

TOTAL OCCUPANT LOAD FOR THIS OFFICE BUILDING IS 9 WITH THE COMPLETION OF THIS ADDITION. SEE A2 FOR OCC. LOAD IN EACH ROOM. ONE EXIT AND ONE RESTROOM IS ALLOWABLE.

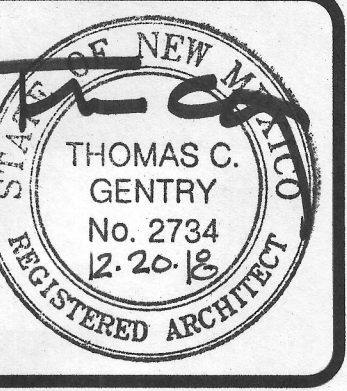
**ACCESSIBLE DESIGN CRITERIA**  
THIS PROJECT WILL UTILIZE THE 2015 IEBC, ALTERATION LEVEL 1. 2015 IEBC 105.2, EXCEPTION 1: THE COST OF PROVIDING AN ACCESSIBLE ROUTE ARE NOT REQUIRED TO EXCEED 20% OF COSTS OF ALTERATIONS AFFECTING THE AREA OF PRIMARY FUNCTION.  
THE TOTAL COST TO CONSTRUCT THIS OFFICE ADDITION WILL BE \$30,000.00 AND THE PORTION OF THIS AMOUNT TO PROVIDE ACCESSIBLE PARKING, SIDEWALKS, RAMPS, STAIRS AND RAILS IS \$12,000.00 WHICH IS IN EXCESS OF THE 20% EXCEPTION. THEREFORE, ACCESSIBILITY WILL BE PROVIDED FOR PRIMARY VEHICULAR PARKING AND ENTRY TO THIS OFFICE BUILDING ONLY.

**PARKING REQUIREMENT CRITERIA**  
THIS PROPERTY EXISTS AS NON-CONFORMING REGARDING PARKING QUANTITY AND LAYOUT AND WILL REMAIN AS SUCH PER ZONING CODE 9-5 (B) (1) AS PROJECT IS UNDER 2500 SF. AND THE AREA TO BE ADDED IS LESS THAN 15% OF THE OVERALL AREA.

**EXECUTIVE SUMMARY**  
THE SITE AND BUILDING EXISTS AS A SMALL OFFICE SPACE IN THE NOB HILL / HIGHLAND SECTOR PLAN AREA. THE PROPOSED ADDITION WILL ADD ONE OFFICE AT 261 SF. TO BRING THE TOTAL BUILDING AREA TO 1493 SF. PROPERTY PARKING IS CURRENTLY NON-CONFORMING (SEE PARKING REQUIREMENT CRITERIA).  
SITE PARKING AND BUILDING ENTRY IS CURRENTLY NON-ACCESSIBLE AND THIS ADDITION WILL PROVIDE FOR ACCESSIBLE PARKING AND BUILDING ENTRY WITH A CONCRETE RAMP.  
THE EXISTING SITE PARKING SURFACE IS CRUSHED AGGREGATE AND THIS ADDITION WILL PROVIDE FOR AN ASPHALT PAVED SURFACE AT PARKING SPACES AND THE ACCESSIBLE AISLE.

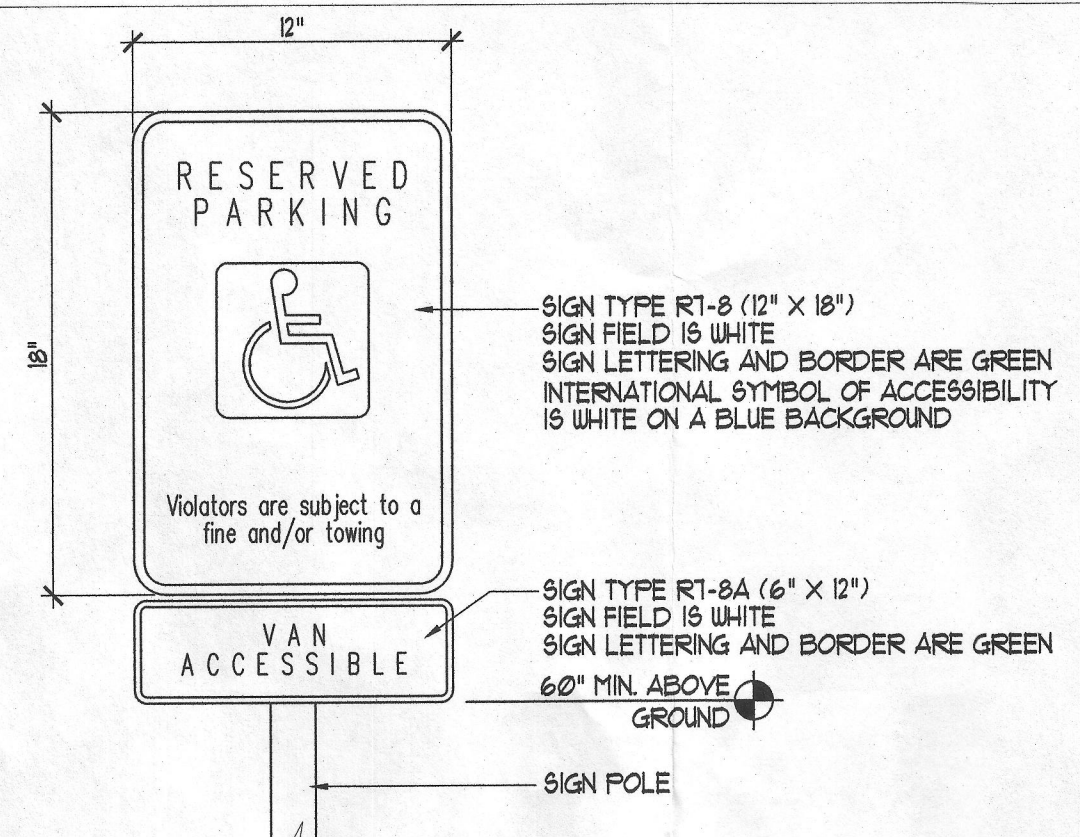
**124 KAPPA, LLC**  
ADDITION TO EXISTING OFFICE BUILDING  
124 WELLESLEY DR SE ALBUQUERQUE, NM

**TOM GENTRY ARCHITECT**  
2724 PALO ALTO DR. NE ALBUQUERQUE, NEW MEXICO 87112  
(505) 764-8550



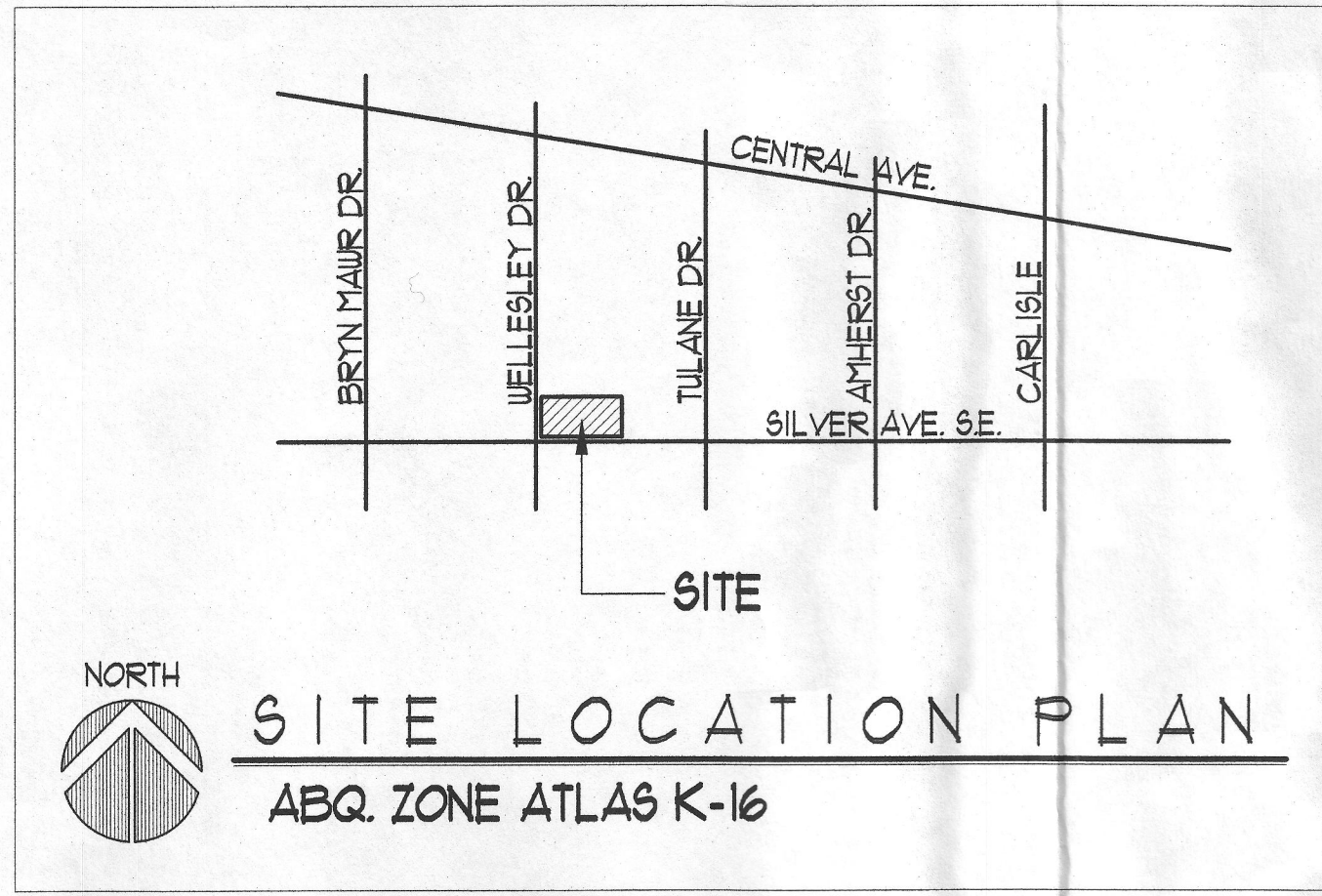
date: 12-10-18  
rev.:  
REVISED 12-18-18

TCL



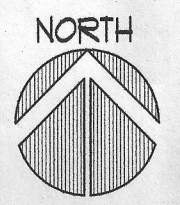
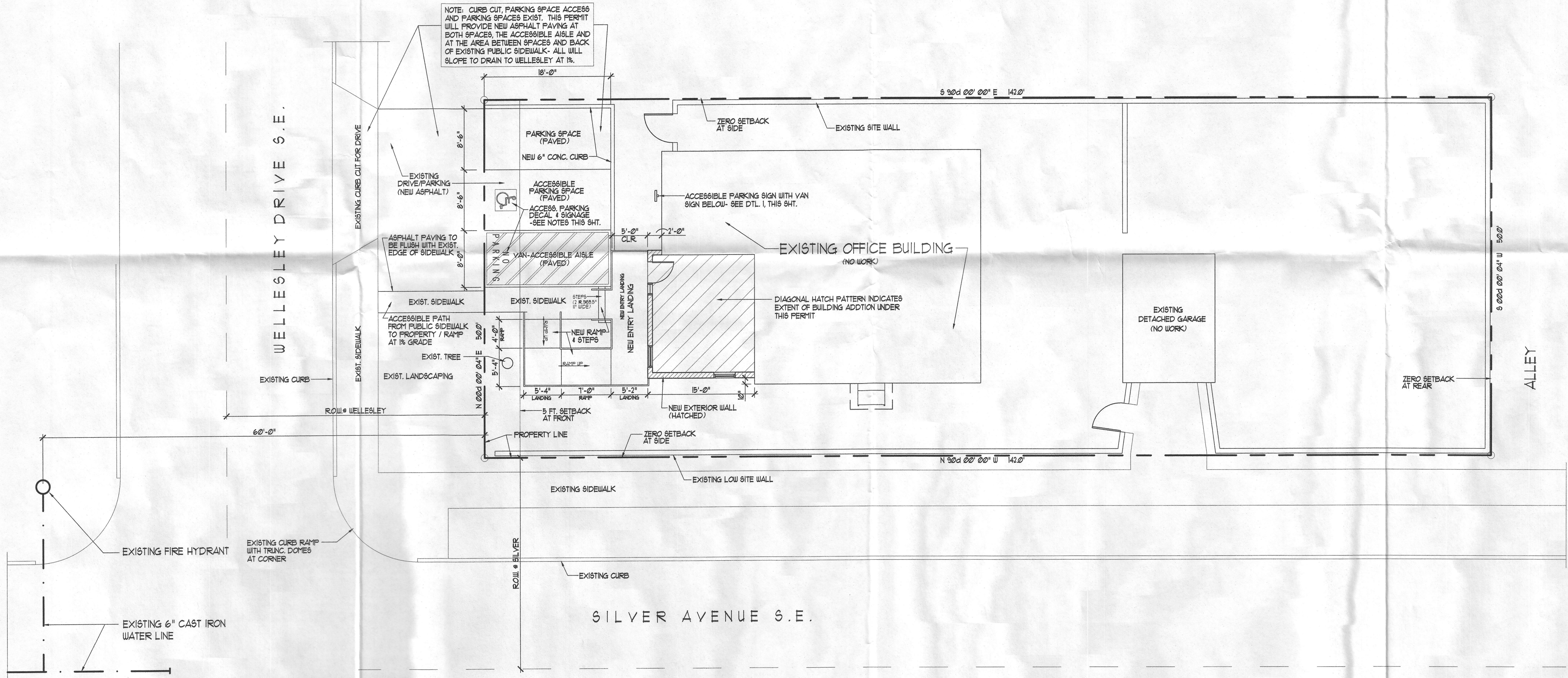
TRAFFIC CIRCULATION LAYOUT APPROVED

Signed: [Signature] Date: 12/31/18



- 1 ACCESSIBLE PARKING SIGN**  
N.T.S.
- ACCESSIBLE PARKING NOTES:**
- ACCESSIBLE PARKING SPACE TO HAVE BLUE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT THE REAR OF THE SPACE.
  - ACCESS AISLE TO HAVE BLUE, DIAGONAL STRIPING.
  - ACCESS AISLE TO HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS EACH OF WHICH SHALL BE ONE FOOT HIGH AND TWO INCHES WIDE. PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED.

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



TRAFFIC CIRCULATION LAYOUT SITE PLAN (TCL)

SCALE: 1/8" = 1'-0"