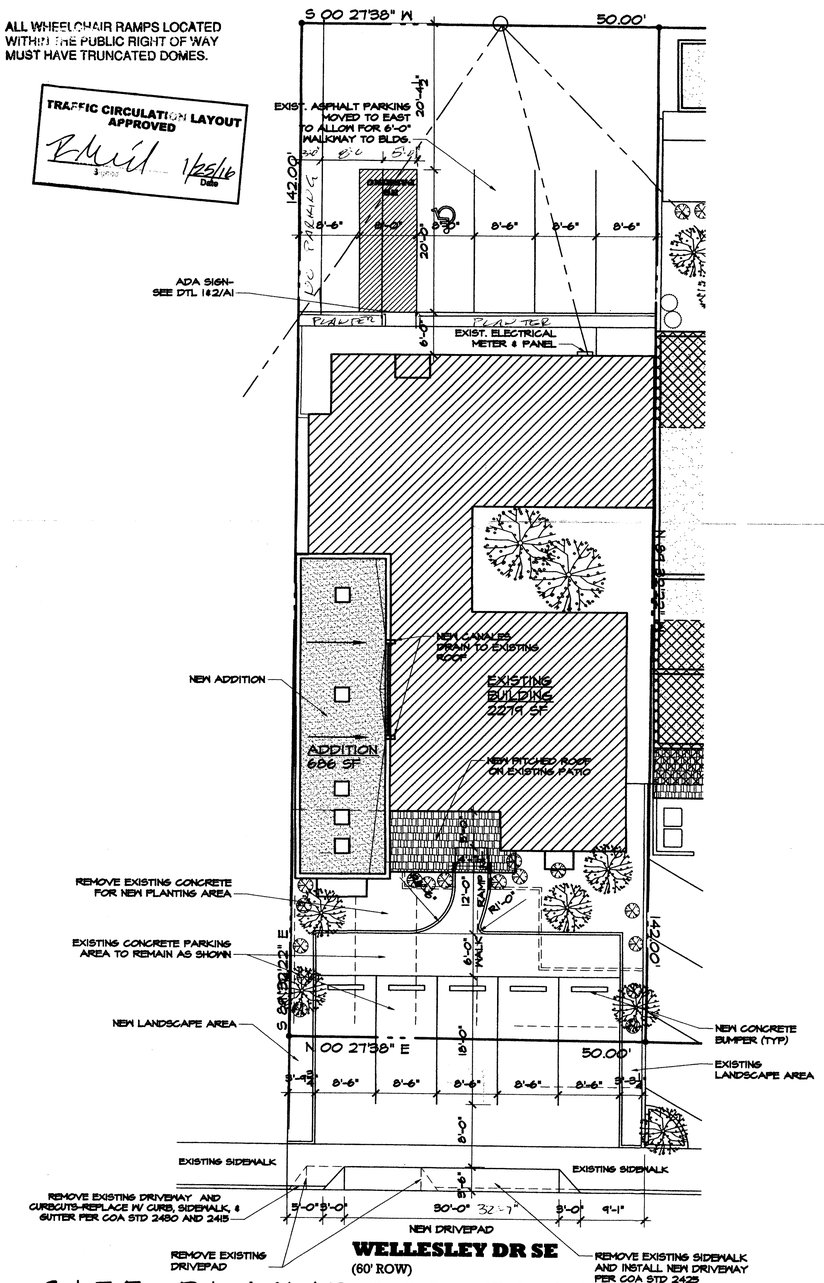
WEEMS LAW OFFICE ADDITION + REMODEL

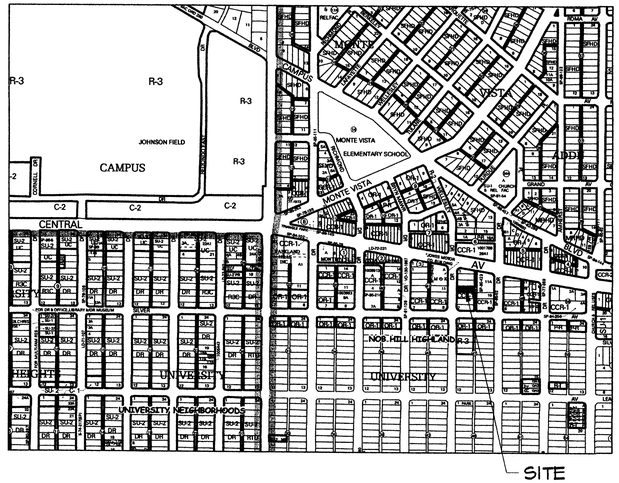
EXISTING 16' ALLEY

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

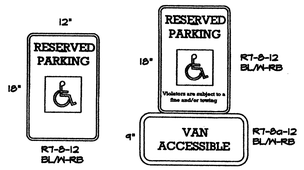
TRAFFIC CIRCULATION LAYOUT APPROVED
1/25/16
Date



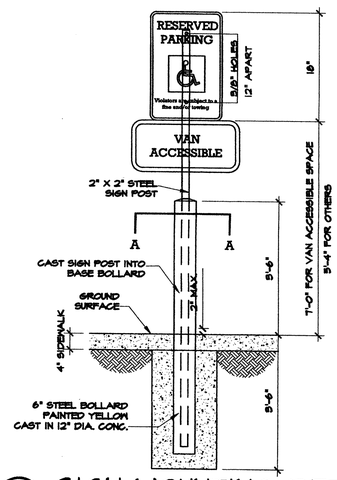
SITE PLAN/ROOF PLAN 1" = 10'-0"



VICINITY MAP K-16-Z
NTS



1/A1 HANDICAP PARKING SIGNS
NTS



2/A1 SIGN MOUNTING DETAIL
NTS

GENERAL NOTES

DESIGN CRITERIA
1. ALL WORK SHALL CONFORM TO THE 2009 INTERNATIONAL BUILDING CODE.
   LIVE LOADS:
   ROOF LOAD 20 PSF
   FLOOR LOAD 40 PSF
   WIND LOADING - 3 SECOND GUST WIND SPEED = 90 MPH
2. CAST IN PLACE CONCRETE:
   A. COMPRESSIVE STRENGTH OF CAST IN PLACE CONCRETE 3000 PSI AT 28 DAYS.
   B. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 #5 AND LARGER, GRADE 40 #4 AND SMALLER.
3. STRUCTURAL STEEL:
   A. BEAMS SHALL CONFORM TO ASTM A-36.
   TUBES SHALL CONFORM TO ASTM A-500.
   BOLTS SHALL CONFORM TO ASTM A-307 UNLESS OTHERWISE NOTED.
   B. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
4. WOOD:
   A. UNLESS OTHERWISE NOTED ON DRAWINGS LUMBER SHALL BE NO. 2 PONDEROSA PINE WITH ALLOWABLE REPETITIVE USE FIBER BENDING STRESS OF 842 PSI, SINGLE USE FIBER BENDING STRESS OF 775 PSI, AND ELASTIC MODULUS OF 1,100,000 PSI.
   B. WHERE HEM-FIR IS SPECIFIED ON PLANS IT SHALL BE NO. 2 WITH ALLOWABLE REPETITIVE USE FIBER BENDING STRESS OF 975 PSI, SINGLE USE FIBER BENDING STRESS OF 850 PSI, AND ELASTIC MODULUS OS 1,300,000 PSI.
   C. MICRO-LAM LUMBER SHALL SATISFY THE FOLLOWING DESIGN VALUES:
   BENDING (Fb) = 2600 PSI
   HORIZONTAL SHEAR (Fv) = 285 PSI
   MODULUS OF ELEASTICITY (E) = 1,800,000 PSI
   COMPRESSION PERPENDICULAR TO GRAIN = 650 PSI
   COMPRESSION PARALLEL TO THE GRAIN (Fc) = 2460 PSI
   DRILLING OR NOTCHING OF MICRO-LAM IS NOT ALLOWED.
5. DESIGN SOIL BEARING PRESSURE 1500 PSF WITH FOOTINGS AND SLAB PLACED ON PRE-DENSIFIED NATIVE SOIL.
6. SEISMIC:
   SHORT PERIOD DESIGN SPECTRAL RERSPONSE ACCELERATION = 0.51
   1 SECOND DESIGN SPECTRAL RESPONSE ACCELERATION = 0.24
   SEISMIC DESIGN CATEGORY = C

CONSTRUCTION CRITERIA
1. LAP REINFORCING BARS 40 DIAMETERS UNLESS OTHERWISE NOTED.
2. CONSTRUCTION JOINTS LOCATION AND TYPE SHALL HAVE PRIOR APPROVAL BY ENGINEER.
3. BACKFILL MATERIAL SHALL CONSIST OF SOILS THAT CONFORM TO THE FOLLOWING CHARACTERISTICS:

SIEVE SIZE (SQUARE OPENINGS)	PERCENT PASSING BY WEIGHT
3 INCH	100
NO. 4	30-100
NO. 200	10-40

   THE PLASTICITY INDEX OF THE MATERIAL SHALL NOT EXCEED 10. TESTING SHALL BE IN CONFORMANCE WITH ASTM D-423 AND 424 FOR P.I. AND D-1557 FOR DENSITY.
4. WHERE SLABS ARE PLACED ON FILL THE NATIVE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES, WATERED AS NECESSARY TO BRING THE MOISTURE CONTENT AS CLOSE AS POSSIBLE TO OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% OF MAXIMUM DENSITY. FILL SHALL BE SPREAD IN LOOSE LAYERS NOT EXCEEDING 8 IN. WATERED AND COMPACTED. MOISTURE CONTENT AT THE TIME OF COMPACTION SHALL BE 2% BELOW OPTIMUM MOISTURE OR HIGHER. A MINIMUM DENSITY OF 95% OF MAXIMUM DENSITY SHALL BE OBTAINED. OPTIMUM MOISTURE CONTENT AND MAXIMUM DENSITY FOR EACH SOIL TYPE SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D 1557.
5. CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY BRACING REQUIRED TO HOLD STRUCTURAL ELEMENTS IN PLACE UNTIL WORK IS COMPLETE.
6. CONTRACTOR SHALL COORDINATE SLAB OPENINGS WITH MECHANICAL AND ELECTRICAL DRAWINGS. (MECHANICAL AND ELECTRICAL OPENINGS ARE NOT SHOWN ON STRUCTURAL DRAWINGS.)
7. ALL CONDITIONS ON THE PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR. IF DISCREPANCIES EXIST THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE WORK PROCEEDS.

RECEIVED
OCT 27 2015
LAND DEVELOPMENT SECTION

RECEIVED
JAN 25 2016
LAND DEVELOPMENT SECTION

ADDRESS
108 WELLESLEY DR SE ALBUQUERQUE, NM 87106

LEGAL DESCRIPTION
LOT 4 BLOCK 48 UNIVERSITY HEIGHTS ALBUQUERQUE, NEW MEXICO K-16-Z

DRAWING INDEX	
A1	SITE PLAN
A2	FOUNDATION PLAN
A3	FLOOR PLAN
A4	FRAMING PLAN
A5	ELEVATIONS
A6	BUILDING SECTIONS
A7	SCHEDULES
M1	MECHANICAL PLAN

BUILDING DATA	
EXIST. BLDG	2279 SF
NEW ADDITION	386 SF
NEW TOTAL	2665 SF
OCCUPANCY	B NON-SPRINKLED
OCC. LOAD	100 SF/OCC. = 24.65
BUILDING TYPE	V-B, NON-SPRINKLED
	ALLOWED IF SF </= 9000 SF
ZONING	CCR-1, NOB HILL SECTOR PLAN
PLUMBING	1/25 WC, 1/40 LAV - 2 EACH REQUIRED
	MEN'S - 1 WC & 1 LAV REQUIRED
	WOMEN'S - 1 WC & 1 LAV REQUIRED
PARKING	NOT REQUIRED IF UNDER 3000 SF
LANDSCAPING	EXISTING LOT IS 7100 SF
	LESS BLDGS (2665 SF) = 4135 SF
	621 SF OF LANDSCAPING REQ. (15%)
	998 SF PROVIDED
PARKING LOT	3328 SF
	333 SF LANDSCAPING REQUIRED
	511 SF PROVIDED

STATE OF NEW MEXICO
MARTIN F.M. GRUMMER
No. 002044
26 JAN 16
REGISTERED ARCHITECT

MARTIN FM GRUMMER
ARCHITECT
338 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

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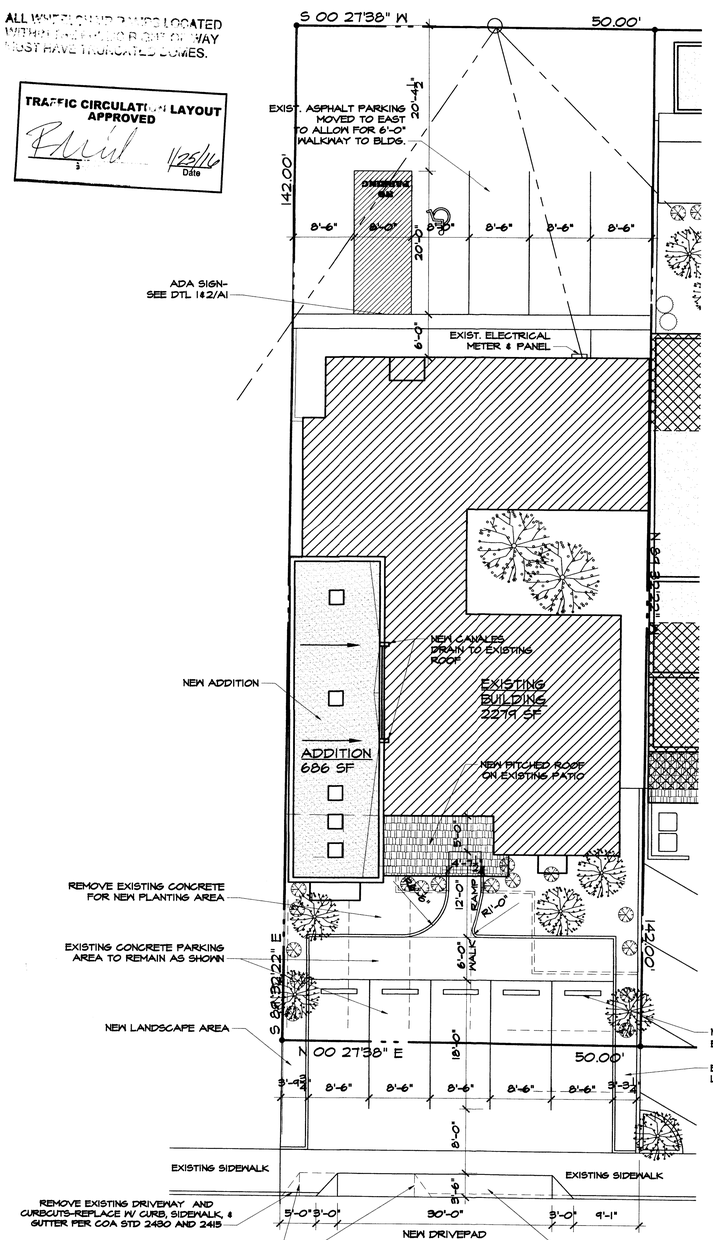
WEEMS LAW OFFICE
ADDITION & REMODEL
ALBUQUERQUE, NM 87106
SITE PLAN / ROOF PLAN
TRAFFIC CIRCULATION LAYOUT

DATE: 4 JAN 2016
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO: A1

WEEMS LAW OFFICE ADDITION + REMODEL



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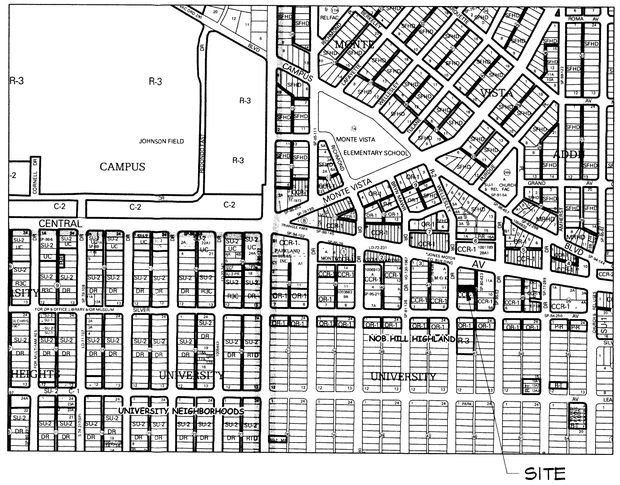
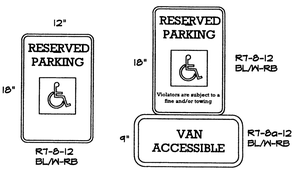


VICINITY MAP K-16-Z

NTS



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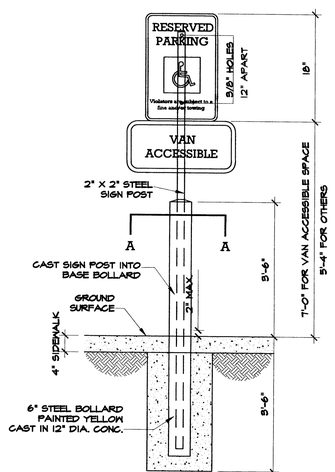

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