

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 21, 2022

Martin Grummer, RA  
Martin Grummer Architect  
331 Wellesly Pl. NE  
Albuquerque, NM 87106

**Re: Weems Law Office**  
**106 Wellesely Dr. SE**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 03-24-20 (K16-D090)  
Certification dated 10-05-22

Dear Mr. Grummer,

Based upon the information provided in your submittal received 10-07-22, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Per the approved site plan, the ADA pathway from the public sidewalk to the building entrance is 6'. And the east parking area is base course. Per site visit, the pathway is 4' wide. And the east parking area is concrete pad. Please red mark the site plan to reflect changes to the site.
- The width for the ADA parking space should be minimum 8.5 ft. Per site visit, the width is 7.11 ft. please address this concern.

Once these corrections are complete, email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

Ma via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** WEEMS OFFICE BLDG Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LOT 3, BLOCK 48, UNIVERSITY HEIGHTS

City Address: 106 WELLESLEY SE

**Applicant:** MARTIN GRUMMER - ARCHITECT Contact: MARTIN

Address: 331 WELLESLEY PL NE, ALBUQ., NM 87106

Phone#: 505-265-2507 Fax#: \_\_\_\_\_ E-mail: mgrummer@centurylink.net

**Other Contact:** DATHAN WEEMS Contact: SAIGE

Address: 108 WELLESLEY SE

Phone#: 505-247-4700 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes \_\_\_\_\_ No

**DEPARTMENT** X TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

- X ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_ PAD CERTIFICATION  
\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
\_\_\_\_ STREET LIGHT LAYOUT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_ PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- \_\_\_\_ BUILDING PERMIT APPROVAL  
X CERTIFICATE OF OCCUPANCY  
\_\_\_\_ PRELIMINARY PLAT APPROVAL  
\_\_\_\_ SITE PLAN FOR SUB'D APPROVAL  
\_\_\_\_ SITE PLAN FOR BLDG. PERMIT APPROVAL  
\_\_\_\_ FINAL PLAT APPROVAL  
\_\_\_\_ SIA/ RELEASE OF FINANCIAL GUARANTEE  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
\_\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_\_ SO-19 APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_\_ GRADING/ PAD CERTIFICATION  
\_\_\_\_ WORK ORDER APPROVAL  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 5 OCT 2022 By: MARTIN GRUMMER

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



## TRAFFIC CERTIFICATION

I, MARTIN GRUMMER, NMRA 2044, OF THE FIRM MARTIN GRUMMER - ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 28 APR 2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MARTIN GRUMMER OF THE FIRM MARTIN GRUMMER - ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4 OCT 2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

*BIKE RACK HAS BEEN MOVED TO THE SOUTHEAST CORNER OF THE FRONT PARKING LOT*

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



**Martin FM Grummer**

Date: 5 OCT 2022

**M A R T I N   F M   G R U M M E R**  
**A R C H I T E C T**  
**331 WELLESLEY PL NE ALBUQUERQUE, NM 87106**  
**505-265-2507** **mgrummer@centurylink.net**

# CITY OF ALBUQUERQUE



April 28, 2020

Martin Grummer, RA  
Martin FM Grummer Architect  
331 Wellesley Place NE  
Albuquerque NM 87106

**Re: Weems Office Bldg.  
106 Wellesley Drive SE  
Traffic Circulation Layout**  
Engineer's/Architect's Stamp 03-24-2020 (K16-D090)

Dear Mr. Grummer,

The TCL submittal received 04-21-2020 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,

Nilo Salgado-Fernandez, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)





# WEEMS LAW OFFICE ADDITION + REMODEL

## 106 WELLESLEY DR. SE



**ADDRESS**  
106 WELLESLEY DR SE  
ALBUQUERQUE, NM  
87106

**LEGAL DESCRIPTION**  
LOT 3, BLOCK 48  
UNIVERSITY HEIGHTS  
ALBUQUERQUE, NEW MEXICO K-16-Z  
UPC: 101605141325643310

DRAWING INDEX	
A1.1	SITE PLAN / ROOF PLAN
L1.1	LANDSCAPE PLAN
S0.1	STRUCTURAL NOTES
S0.2	SPECIAL INSPECTION NOTES
S1.1	FOUNDATION PLAN
S1.2	FLOOR FRAMING PLAN
S1.3	ROOF FRAMING PLAN
S1.4	HIGH ROOF FRAMING PLAN
S2.1	FOUNDATION SECTIONS
S2.2	FOUNDATION SECTIONS
S2.3	FOUNDATION SECTIONS
S3.1	FRAMING SECTIONS
S3.2	FRAMING SECTIONS
S3.3	FRAMING SECTIONS/DETAILS
S3.4	FRAMING SECTIONS
A2.1	FLOOR PLAN
A4.1	ROOF PLAN/DETAILS
A5.1	ELEVATIONS
A6.1	BUILDING SECTION
A6.2	BUILDING SECTION
A6.3	BUILDING SECTION
A6.4	BUILDING SECTION
A6.5	BUILDING SECTION
A6.6	BUILDING SECTION
A1.1	SCHEDULES
M1.0	MECHANICAL LEGEND & NOTES
M1.1	MECHANICAL PLAN
M1.3	EQUIPMENT SCHEDULE
P1.1	PLUMBING PLAN
E1.1	ELECTRICAL POWER AND RISER
E1.2	ELECTRICAL LIGHTING
F1.1	FIRE 1 PLAN
F2.1	FIRE 2 PLAN

SCOPE OF WORK	
ADDITION TO EXISTING OFFICE SPACE	
-	NEW ADDITION AS SHOWN
-	LIGHTING AND POWER OUTLETS AS SHOWN ON ELEC
-	NEW HVAC AS SHOWN
-	NEW PLUMBING AS SHOWN

EXISTING SPRINKLER SYSTEM	
1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL FOR ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, OR AN OTHER FIRE RELATED SYSTEM.	
2. THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED WHEN REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE.	
3. FIRE EXTINGUISHERS (FC TABLE 906.3.1) 1/ 3000 SF TWO 2A10BC REQ. REQUIRED MAXIMUM TRAVEL DISTANCE = 15'	

BUILDING DATA	
EXIST. BLDG	1,699 SF
DEM. OF EXIST. BLDG	-550 SF
EXIST. BLDG TO REMAIN	1,149 SF
NEW ADDITION	2,667 SF
NEW TOTAL	3,816 SF
OCCUPANCY	B NON-SPRINKLED
OCC. LOAD	100 SF/OCC. = 38.16
BUILDING TYPE	V-B, NON-SPRINKLED
ZONING	MX-M, CPO-8
PLUMBING	1/25 WC, 1/40 LAV MEN'S - 1 WC & 1 LAV REQUIRED WOMEN'S - 1 WC & 1 LAV REQUIRED
PARKING	AUTO: 25 SPACES / 1000 SF REQ. = 3.54, 10 PROVIDED MOTORCYCLE: 1 SPACE / 175 CAR - 1 REQ. 1 PROVIDED BICYCLE: 3 SPACES REQ. 3 PROVIDED
LANDSCAPING	EXISTING LOT IS 1100 SF LESS BLDGS (3,816 SF) = 3,284 SF 493 SF OF LANDSCAPING REQ. (15%) 910 SF PROVIDED

### GENERAL NOTES

ANSI NOTES (ANSI A117.1 - 2003)

- 303.4 OPERABLE PARTS  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS (22.2 N) MAXIMUM.
- 404.2.4 THRESHOLDS AT DOORWAYS  
IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2 INCH (13 MM) MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 302 AND 303.
- 404.2.6 DOOR HARDWARE  
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- 404.2.7 CLOSING SPEED  
404.2.7.1 DOOR CLOSERS  
DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN.
- 404.2.7.1.1 SPRING HINGES  
DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 10 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
- 404.2.8 DOOR-OPENING FORCE  
FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:  
1. INTERIOR HINGED DOOR: 5.0 POUNDS (22.2 N) MAXIMUM  
2. SLIDING OR FOLDING DOOR: 5.0 POUNDS (22.2 N) MAXIMUM  
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
- 906.4 FAUCETS  
FAUCETS SHALL COMPLY WITH SECTION 303. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

NOTE LETTERING SHALL BE FHW SERIES "B" ALPHABET

MOUNTING OPTIONS  
A) FLEXIBLE P.E. POST WITH SURFACE MOUNT BASE - EPDM TO PAVEMENT SURFACE  
B) PERFORATED GALVANIZED TUBING INSTALL IN LANDSCAPE AREAS ONLY

BLACK BORDERS AND TEXT, ON WHITE OR REFLECTIVE BACKGROUND (TYP)

BOTTOM OF SIGN SHALL NOT BE LESS THAN 4'-0" ABOVE FINISH SURFACE

### 5 SIGN MOUNTING DETAIL

NTS

A1.1

NTS

NTS

NTS

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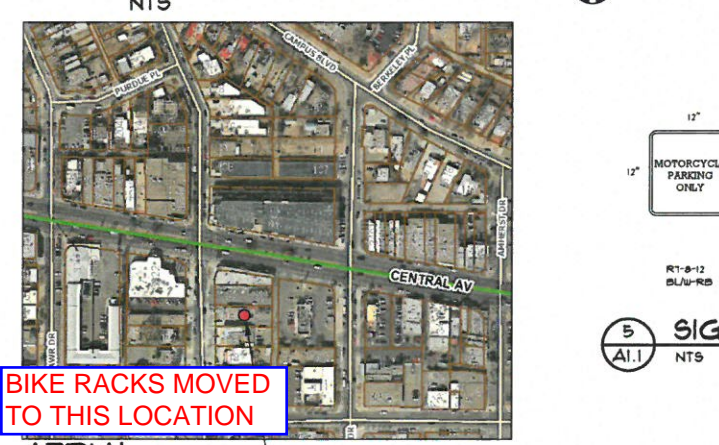
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VICINITY MAP  
NTS



AERIAL  
SITE NTS

BIKE RACKS MOVED TO THIS LOCATION

NEW LANDSCAPE AREA

EXIST. RESIDENCE ROLLING DUMPSTERS

NEW CONCRETE BARRIER (TYP)

NEW CONCRETE CURB SEE DTL 5/A1.2

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

REMOVE EXISTING SIDEWALK AND DRIVEWAY AND INSTALL NEW DRIVEWAY PER COA STD 2425 ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK PER COA STD DUG 2430 AND CURB/GUTTER PER COA STD 2415

WELLESLEY DR. SE  
75 FT ROW, 32 FT PAVED

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

TRAFFIC CIRCULATION LAYOUT

APPROVED

4/28/20

DATE

Signed

TRAFFIC CIRCULATION LAYOUT

APPROVED

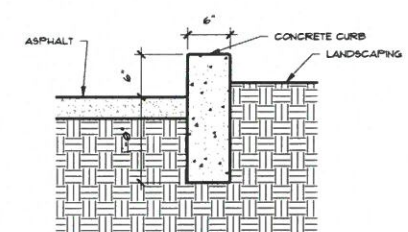
4/28/20

DATE

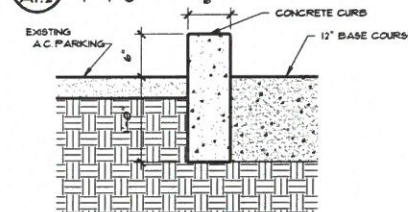
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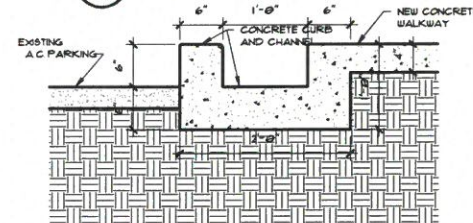
**TRAFFIC CIRCULATION LAYOUT**  
**APPROVED**  
 Signed \_\_\_\_\_  
 Date 4/28/20



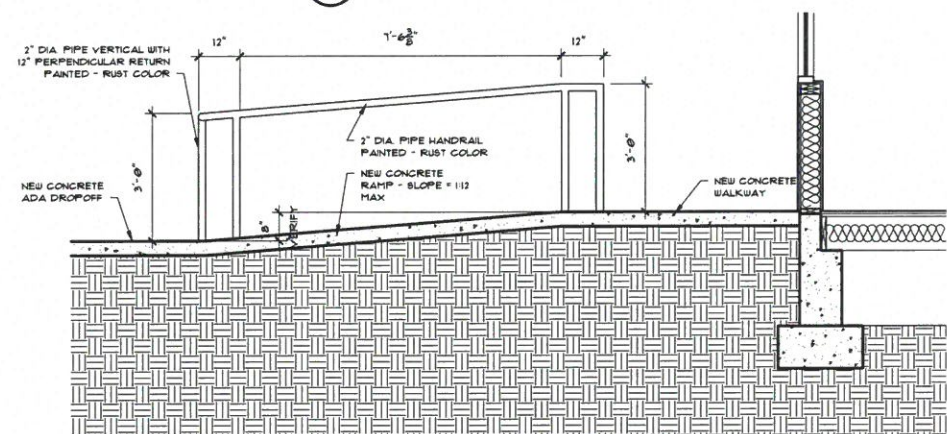
**5 CURB DETAIL**  
 1" = 1'-0"



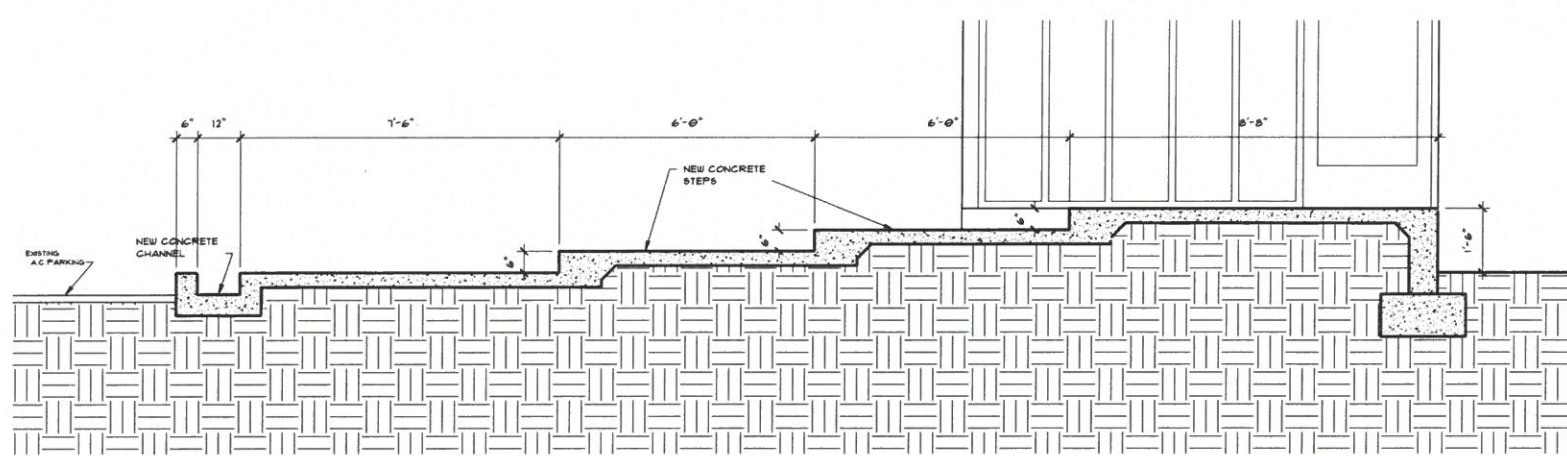
**7 CURB DETAIL**  
 1" = 1'-0"



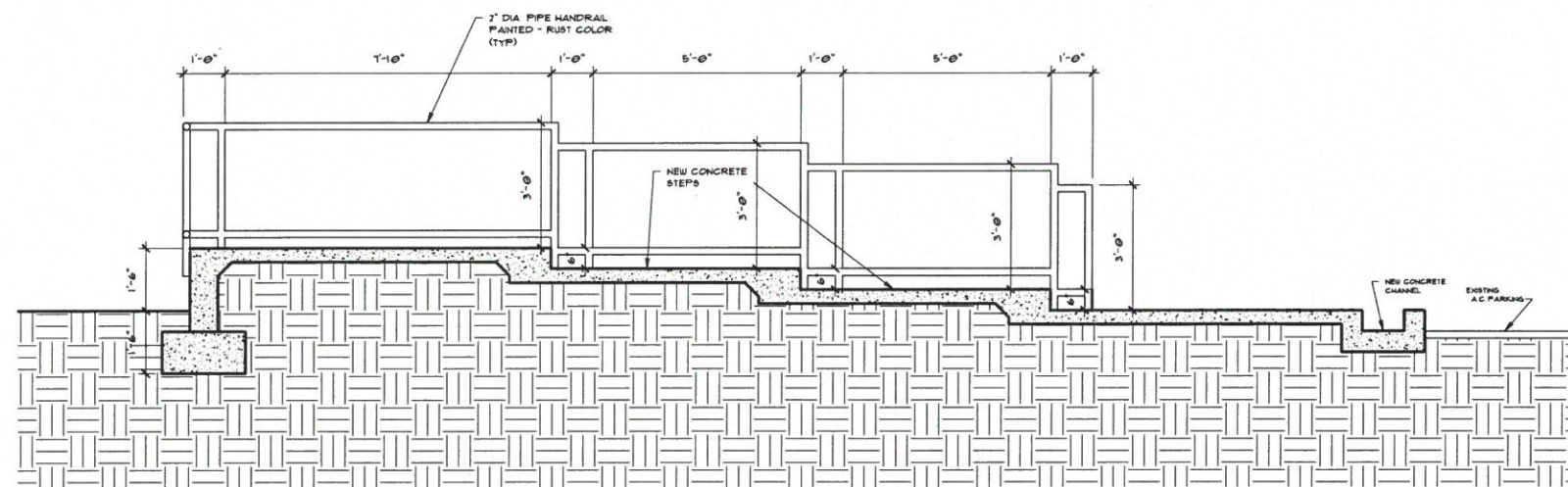
**8 CHANNEL DETAIL**  
 1" = 1'-0"



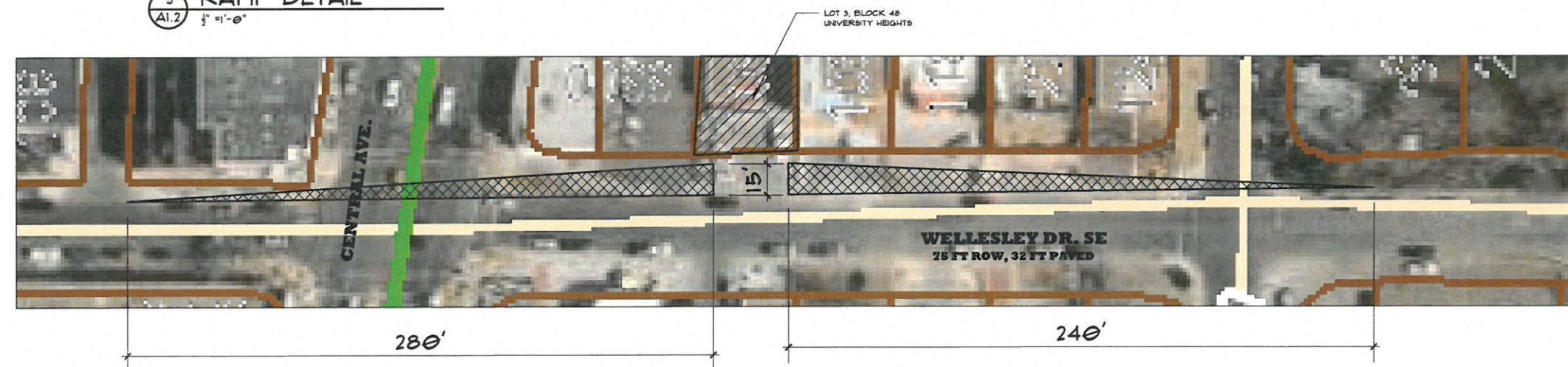
**9 RAMP DETAIL**  
 1" = 1'-0"



**10 STEP DETAIL**  
 1" = 1'-0"



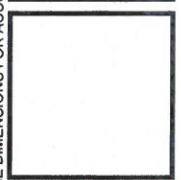
**11 STEP DETAIL**  
 1" = 1'-0"



**SITE DISTANCE EXHIBIT**  
 1" = 100'-0"



**MARTIN F.M. GRUMMER**  
 ARCHITECT  
 35 WELLESLEY PLACE NE  
 ALBUQUERQUE, NEW MEXICO 87106  
 (505) 763-1007



**WEEMS LAW OFFICE**  
 ADDITION & REMODEL  
 106 WELLESLEY DR. SE  
 ALBUQUERQUE, NM 87106

**TRAFFIC CIRCULATION LAYOUT**

DATE: 24 MAR 2020  
 DRAWN BY: MFMG  
 CHECKED BY:  
 VERIFIED BY:

REVISIONS
11 APR 2020

**TCL**

SHEET NO:  
**A1.2**



ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.