

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

WEEMS LAW OFFICE ADDITION + REMODEL 106 WELLESLEY DR. SE



MARTIN F.M. GRUMMER
ARCHITECT
33 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 261-2900

ADDRESS
106 WELLESLEY DR SE
ALBUQUERQUE, NM
87106

LEGAL DESCRIPTION
LOT 3, BLOCK 4B
UNIVERSITY HEIGHTS
ALBUQUERQUE, NEW MEXICO K-16-Z
UPC: 10160574325643310

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GENERAL NOTES

ANSI NOTES (ANSI A11.1 - 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 (1230 MM) MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

404.2.7.1 CLOSING SPEED
404.2.7.1.1 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.

404.2.7.1.2 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.

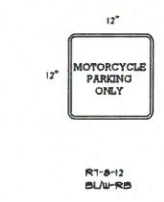
906.4 FAUCETS
FAUCETS SHALL COMPLY WITH SECTION 303. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.



VICINITY MAP
K-16-Z
SITE



AERIAL
SITE NTS



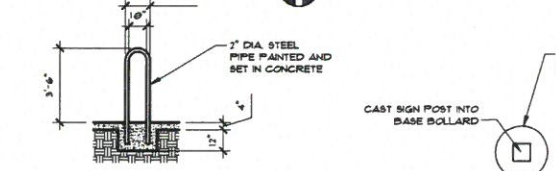
5 SIGN MOUNTING DETAIL
NTS

NOTE LETTERING SHALL BE FHWIA SERIES "B" ALPHABET

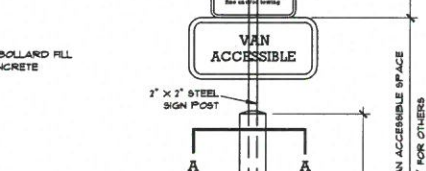
MOUNTING OPTIONS
A) FLEXIBLE PIPE POST WITH SURFACE MOUNT BASE - EPOXY TO PAVEMENT SURFACE
B) PERFORATED GALVANIZED TUBING INSTALL IN LANDSCAPE AREAS ONLY

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

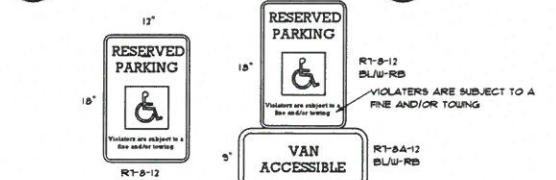
BOTTOM OF SIGN SHALL NOT BE LESS THAN 4'-0" ABOVE FINISH SURFACE



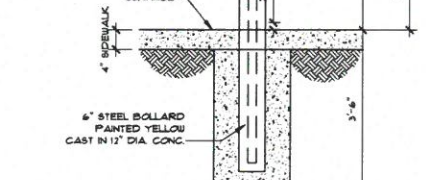
1 BICYCLE RACK N.T.S.
A1.1 TYP OF 3



2 SECTION A-A
A1.1 NTS



3 HANDICAP PARKING SIGNS
A1.1 NTS



4 SIGN MOUNTING DETAIL
A1.1 NTS

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

- 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.
- THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED WHEN REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE
- FIRE EXTINGUISHERS (FC TABLE 906.3.1)
1/ 3000 SF TWO 2A10BC REQ.
REQUIRED MAXIMUM TRAVEL DISTANCE = 75'

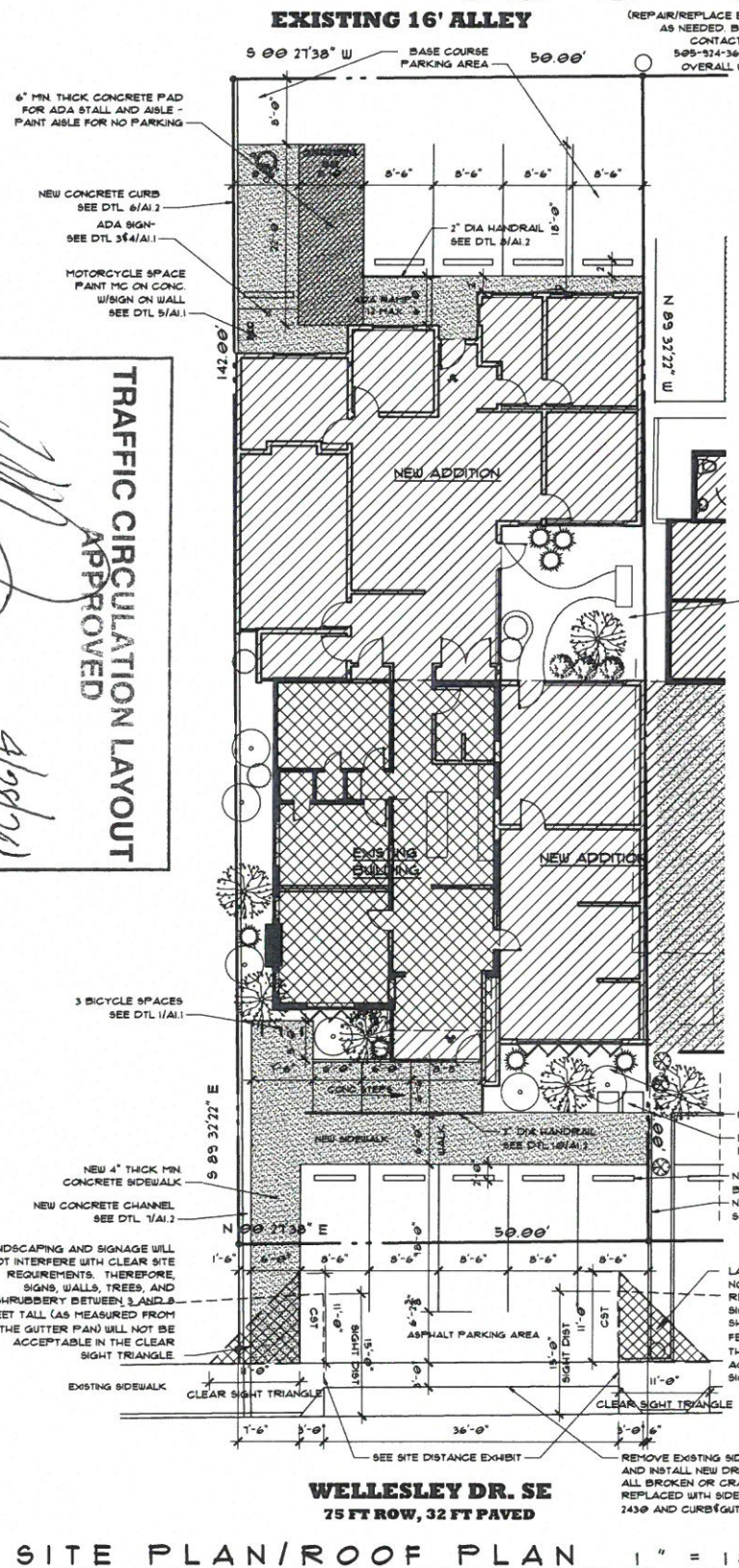
BUILDING DATA

EXIST. BLDG	1,699 SF
DEMO OF EXIST. BLDG	-950 SF
EXIST. BLDG TO REMAIN	1,149 SF
NEW ADDITION	2,661 SF
NEW TOTAL	3,816 SF

OCCUPANCY	B - NON-SPRINKLED
OCC. LOAD	100 SF/OCC. = 38.16
BUILDING TYPE	V-5, NON-SPRINKLED
ZONING	ALLOWED IF SF LESS THAN 3000 SF
PLUMBING	MX-14, CPO-8
	1/75 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 100 SF
	LESS BLDGS (3,816 SF) = 3,284 SF
	493 SF OF LANDSCAPING REQ. (15%)
	910 SF PROVIDED



WELLESLEY DR. SE
75 FT ROW, 32 FT PAVED

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

TRAFFIC CIRCULATION LAYOUT
APPROVED
SIGNED: [Signature]
DATE: 4/28/20

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.

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:

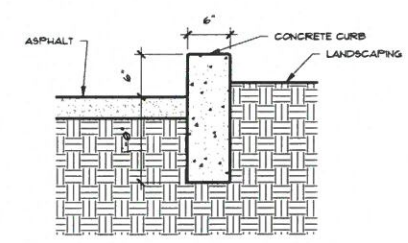
REVISIONS

11 APR 2020
20 APR 2020

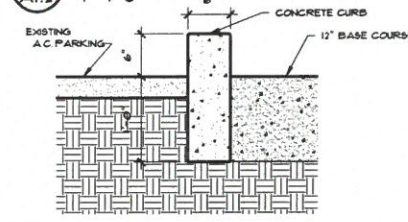
TCL

SHEET NO:
A1.1

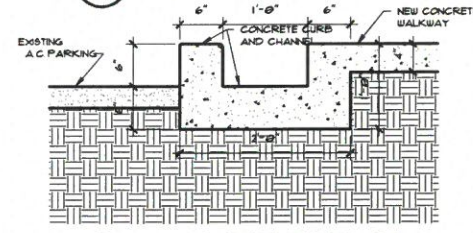
TRAFFIC CIRCULATION LAYOUT
 APPROVED
 Signed _____
 Date 4/28/20



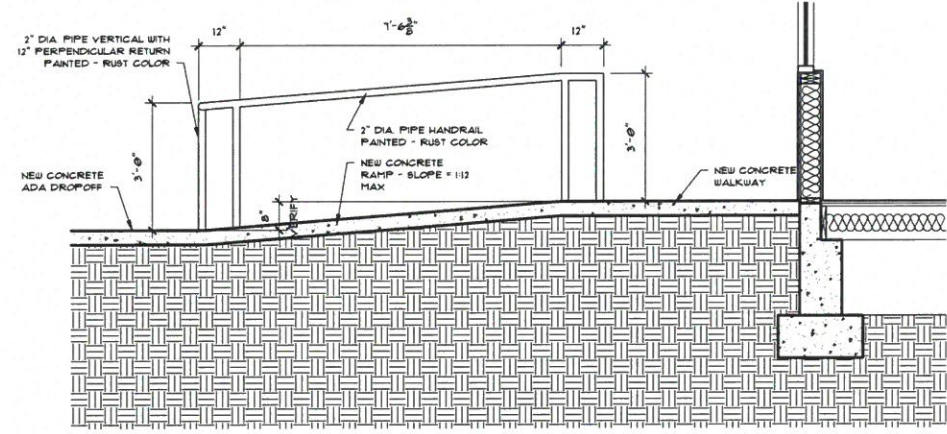
5 CURB DETAIL
 Al.2 1" = 1'-0"



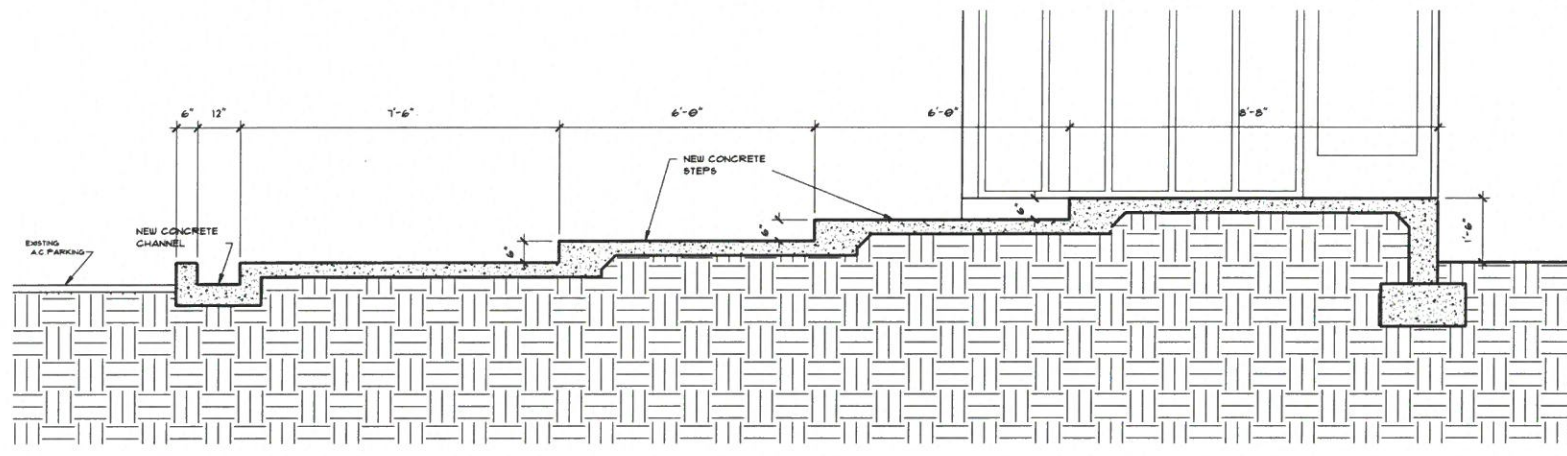
7 CURB DETAIL
 Al.2 1" = 1'-0"



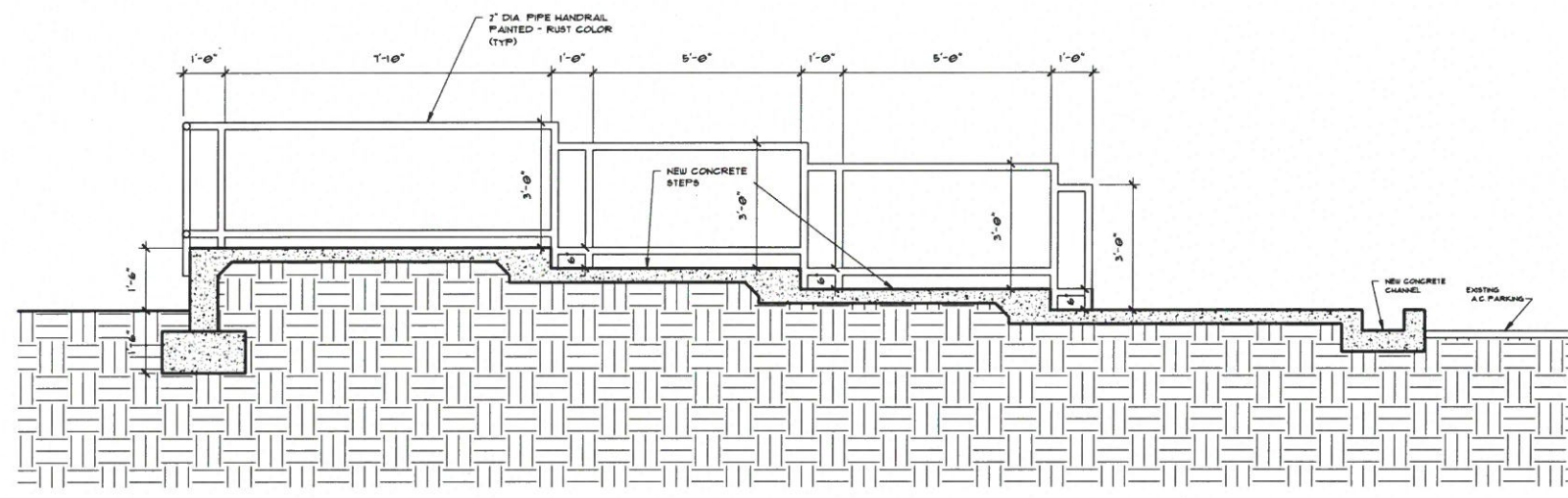
8 CHANNEL DETAIL
 Al.2 1" = 1'-0"



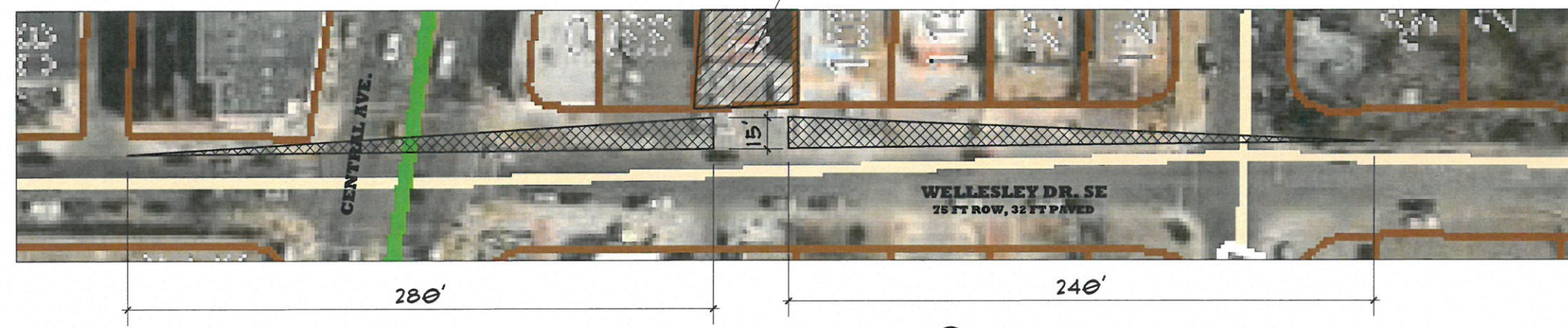
9 RAMP DETAIL
 Al.2 1/2" = 1'-0"



10 STEP DETAIL
 Al.2 1/2" = 1'-0"



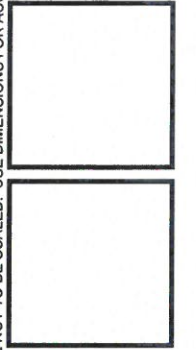
11 STEP DETAIL
 Al.2 1/2" = 1'-0"



SITE DISTANCE EXHIBIT 1" = 100' - 0"



MARTIN F.M. GRUMMER
 ARCHITECT
 33 WELLESLEY PLACE SE
 ALBUQUERQUE, NEW MEXICO 87106
 (505) 262-2007



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

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.