

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 10, 2022

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

Re: ^{Wellesly} Weems Law Office/ 106 ~~Wellesly~~ Dr. SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 03-24-2020 (K16-D090)
Certification dated 01-11-22

Dear Mr. Grummer,

Based upon the information provided in your submittal received 11-10-22, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Shahab Biazar at (505) 924-3999 or at sbiazar@cabq.gov

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



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 9 NOV 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

*FRONT AND REAR PARKING AREAS ARE MADE OF CONCRETE
THE WEST ADA PARKING SPACE WAS WIDENED TO 9'-0" WITH A DROPOFF AISLE OF 7'-0" WIDE.*

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: 1 NOV 2022

MARTIN FM GRUMMER
ARCHITECT
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



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
A11	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

- 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
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	ALLOWED IF SF LESS THAN 3000 SF
PLUMBING	MX-1M, CPO-8
	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, FINCHING, 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, FINCHING, 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.
- 404.2.7.2 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.

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

AI.1

NTS

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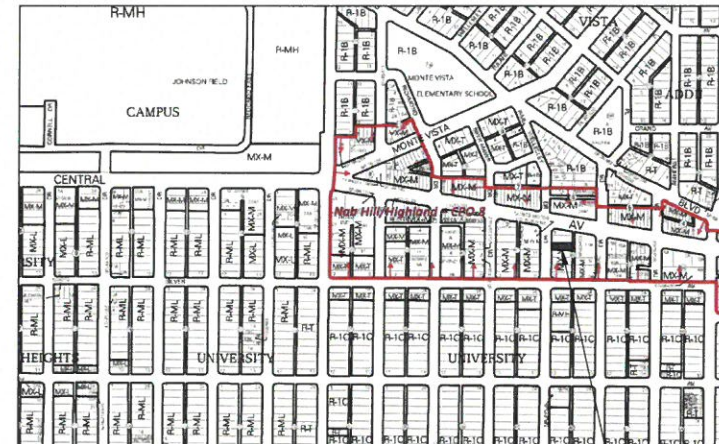
NTS

NTS

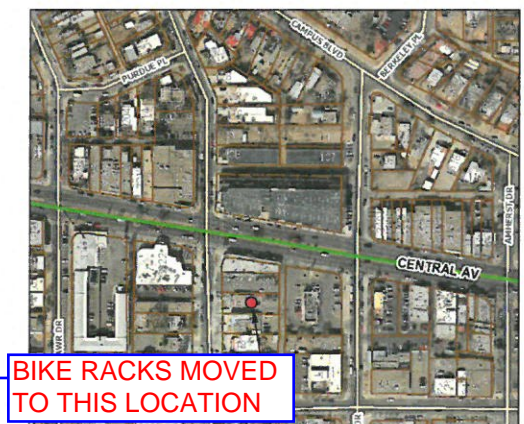
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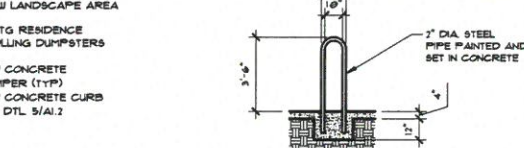
NTS



VICINITY MAP
K-16-Z
SITE



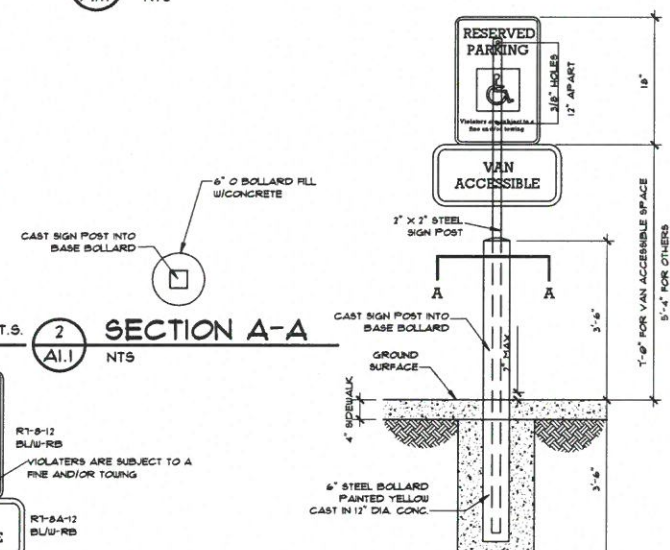
AERIAL
SITE
NTS



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



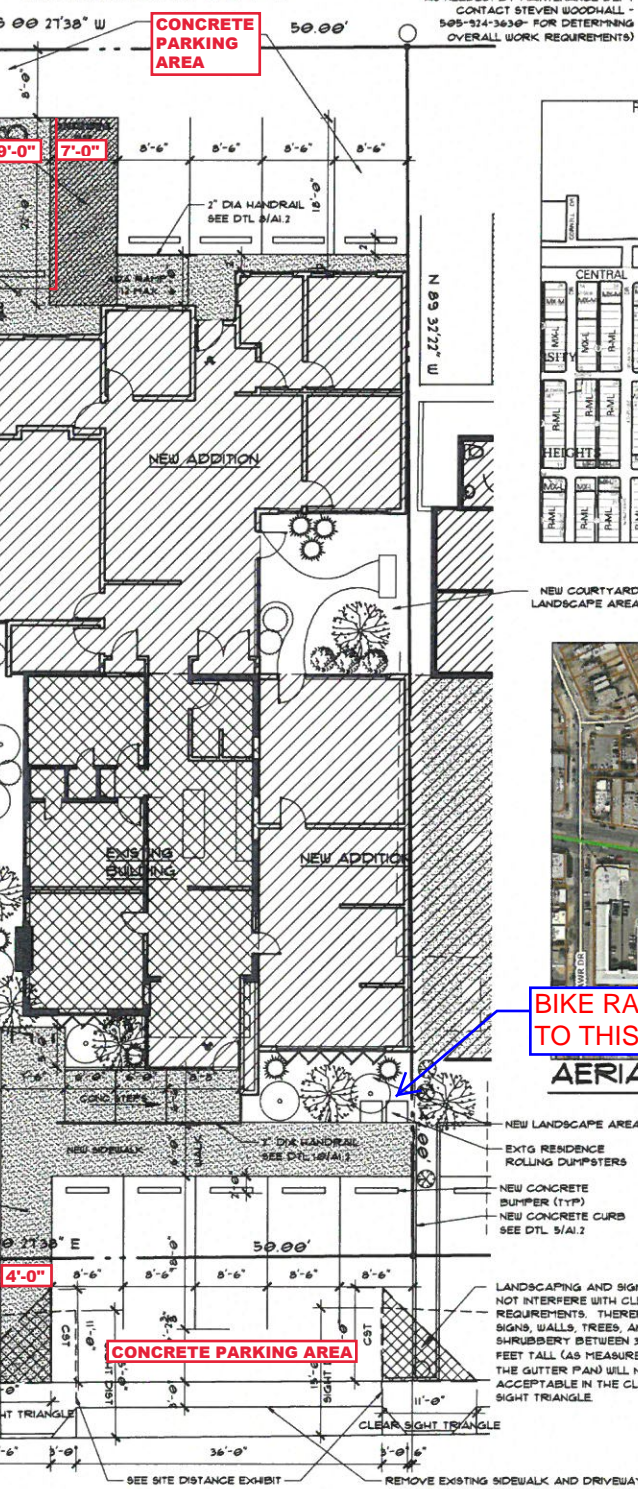
3 HANDICAP PARKING SIGNS
AI.1 NTS



4 SIGN MOUNTING DETAIL
AI.1 NTS

EXISTING 16' ALLEY

(REPAIR/REPLACE EXIST. ALLEY ASPHALT AS NEEDED, BY MAINTENANCE DEPT. CONTACT STEVEN WOODHALL - 505-324-3636 FOR DETERMINING OVERALL WORK REQUIREMENTS)



WELLESLEY DR. SE
75 FT ROW, 32 FT PAVED

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

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.

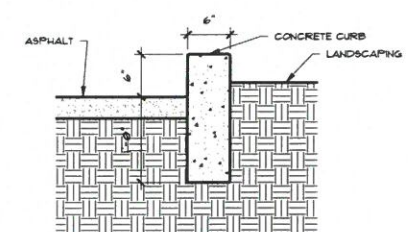
WEEMS LAW OFFICE
ADDITION & REMODEL
106 WELLESLEY DR. SE
ALBUQUERQUE, NM 87106

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

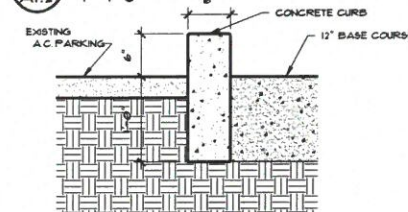
REVISIONS
17 APR 2020
28 APR 2020

TCL
SHEET NO:
A1.1

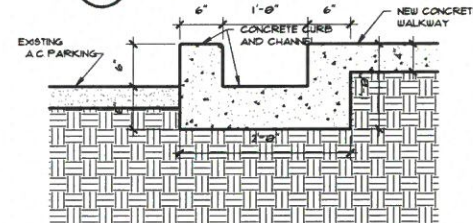
TRAFFIC CIRCULATION LAYOUT
APPROVED
 Signed _____
 Date 4/28/20



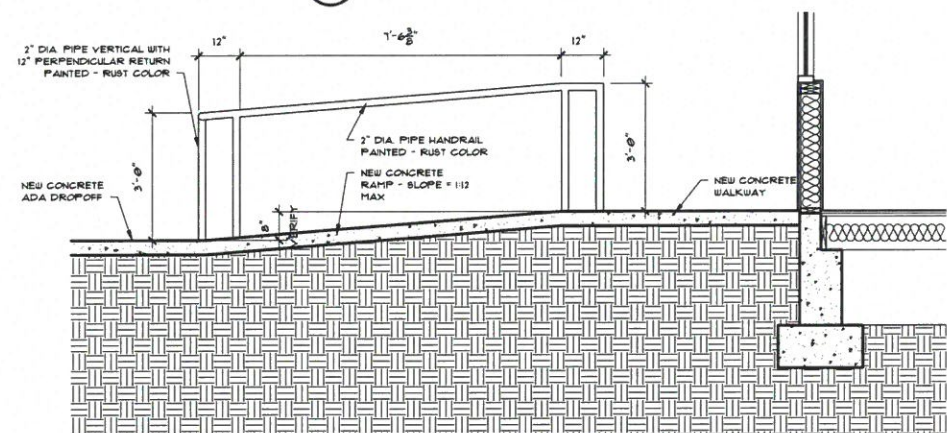
5 CURB DETAIL
 1" = 1'-0"



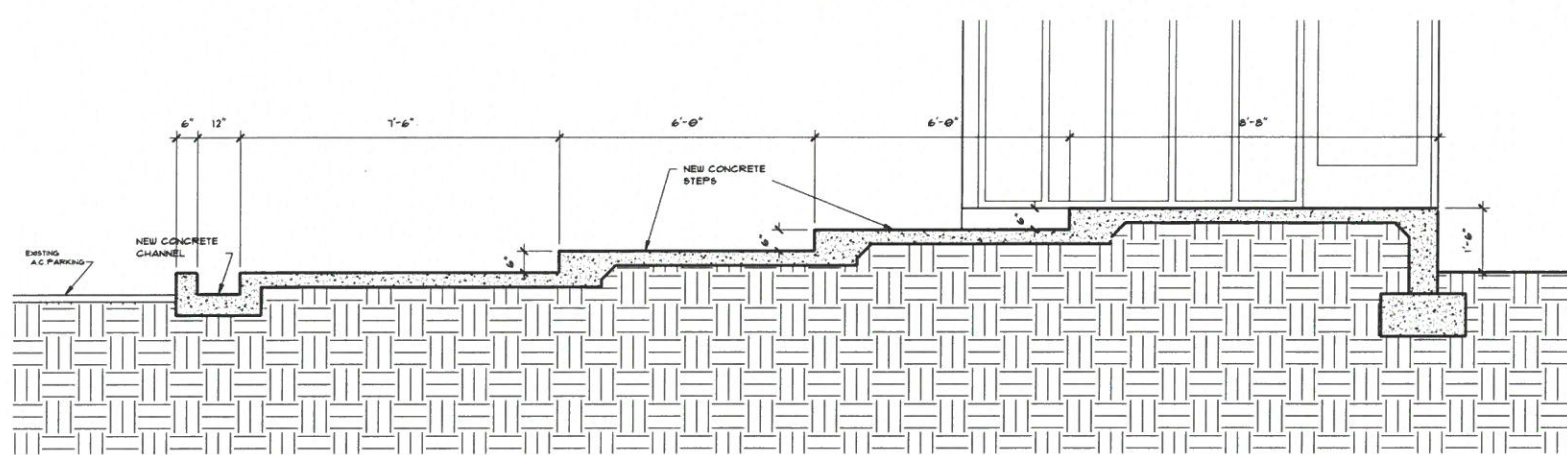
7 CURB DETAIL
 1" = 1'-0"



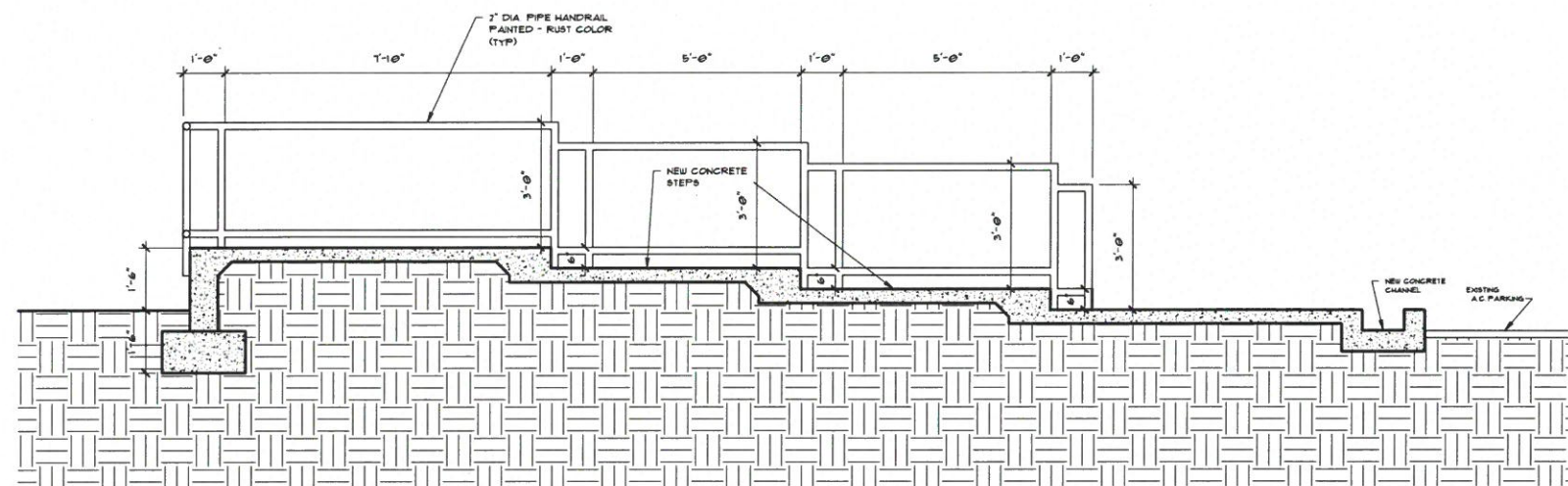
8 CHANNEL DETAIL
 1" = 1'-0"



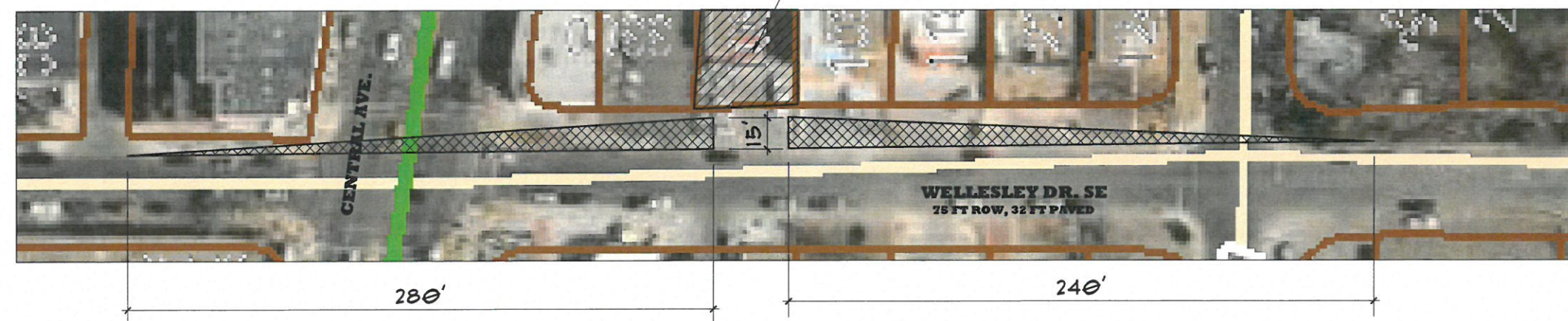
9 RAMP DETAIL
 1" = 1'-0"



10 STEP DETAIL
 1" = 1'-0"



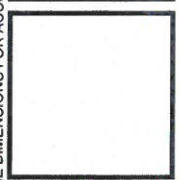
11 STEP DETAIL
 1" = 1'-0"



SITE DISTANCE EXHIBIT 1" = 100'-0"



MARTIN F.M. GRUMMER
 ARCHITECT
 35 WELLESLEY PLACE NE
 ALBUQUERQUE, NEW MEXICO 87106
 (505) 262-1207



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.