

CITY OF ALBUQUERQUE



November 23, 2016

Martin FM Grummer
331 Wellesley PL NE
Albuquerque, NM 87106

Re: Animal Humane Park Phase 1
615 Wyoming Blvd SE
Traffic Circulation Layout
Architect's Stamp 11-15-16 (L19D058)

Dear Mr. Grummer,

Based upon the information provided in your submittal received 11-15-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

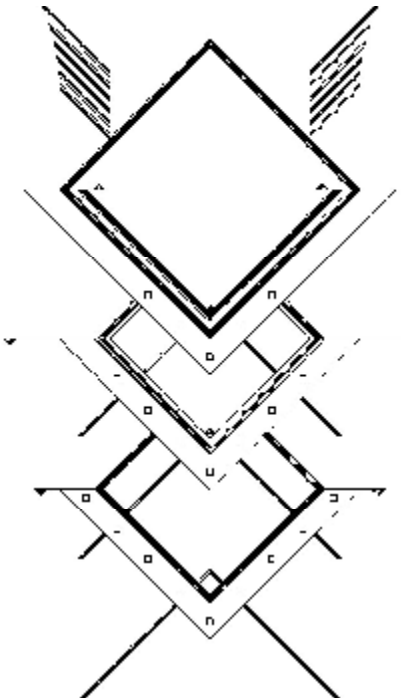
1. List the number of parking spaces required by the zoning code for each phase as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Identify the right of way width, medians, curb cuts, and street widths on Virginia St SE.
3. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage will not interfere with clear sight 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.
4. Please specify the City Standard Drawing Number when applicable.
5. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

C: File



15 Nov 2016

Monica Ortiz
City of Albuquerque Building Dept.
Traffic Section
Albuquerque, NM

Re: Traffic Circulation Layout for 615 Wyoming Blvd SE 87108

Monica

Attached is a TCL for the Center at Animal Humane at 615 Wyoming Blvd SE in Albuquerque, NM. We are proposing a remodel to the existing buildings and addition of a restroom building. We will be leaving the existing sidewalk along Virginia but relocating the drive pad as shown. This entire project will be done in three phases, this one being the first. I have included the overall site plan for reference to show the entire scope of the project. We are asking for TCL approval for Phase 1 at this time.

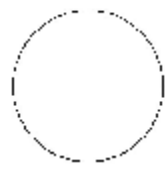
The new parking area will be base course for the fire truck access as shown with parking,

Please let me know if you need any more information.

S I N C E R E L Y



Martin FM Grummer



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

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

THE CENTER AT ANIMAL HUMANE

615 WYOMING BLVD NE

ANIMAL HUMANE SOCIETY

PHASE 1

SCOPE OF WORK
REMODEL OF EXISTING BUILDING
DEMOLITION AS SHOWN.
RESTROOM ADDITION
HVAC ADDITION
ELECTRICAL ADDITION

ADDRESS
623 WYOMING BLVD NE
ALBUQUERQUE, NM
87108
LEGAL DESCRIPTION
LOT P, BLOCK 0000
REYNOLDS ELECTRIC
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
UFG: 101905651030711013

DRAWING INDEX
A1.1 SITE PLAN
A2.0 DEMOLITION PLAN / RR ELEV.
A2.1 FLOOR PLAN / WALL SECTIONS
A3.1 REFLECTED CEILING PLAN
A7.1 DOOR SCHEDULE / DETAILS
M1.0 MECH. LEGEND & NOTES
M1.1 MECHANICAL PLAN
M1.2 PLUMBING PLAN
M1.3 PLUMBING ISOMETRIC
M1.5 EQUIPMENT SCHEDULE
E-1 POWER & LIGHTING PLANS

BUILDING DATA
APPLICABLE CODES
2009 INTERNATIONAL BUILDING CODE
2009 NEW MEXICO BUILDING CODE (TITLE 14)
2009 ANSI
EXIST. BLDG 2254 SF
ADDITION 203 SF
NEW BUILDING 364 SF
NEW BUILDING 2821 SF
OCCUPANCY B
OCC. LOAD 100 SF/OCC. = 29
BUILDING TYPE Y-B, UNSPRINKLED
ALLOWED IF SF < 9000 SF
ZONING SU-2, C-3
PLUMBING 1 WC/25, 1 LAV/40
2 LAV, 2 WC REQUIRED & PROVIDED
[P] TABLE 2902.1 SERVICE SINK, 1 DF REQUIRED
PARKING EXISTING - NO CHANGE PROPOSED
38 SPACES PROVIDED
FIRE EXTINGUISHERS (IFC TABLE 906.3.1)
1/ 3000 SF ONE 2A-10BC REQUIRED
MAXIMUM TRAVEL DISTANCE = 200'

GENERAL NOTES

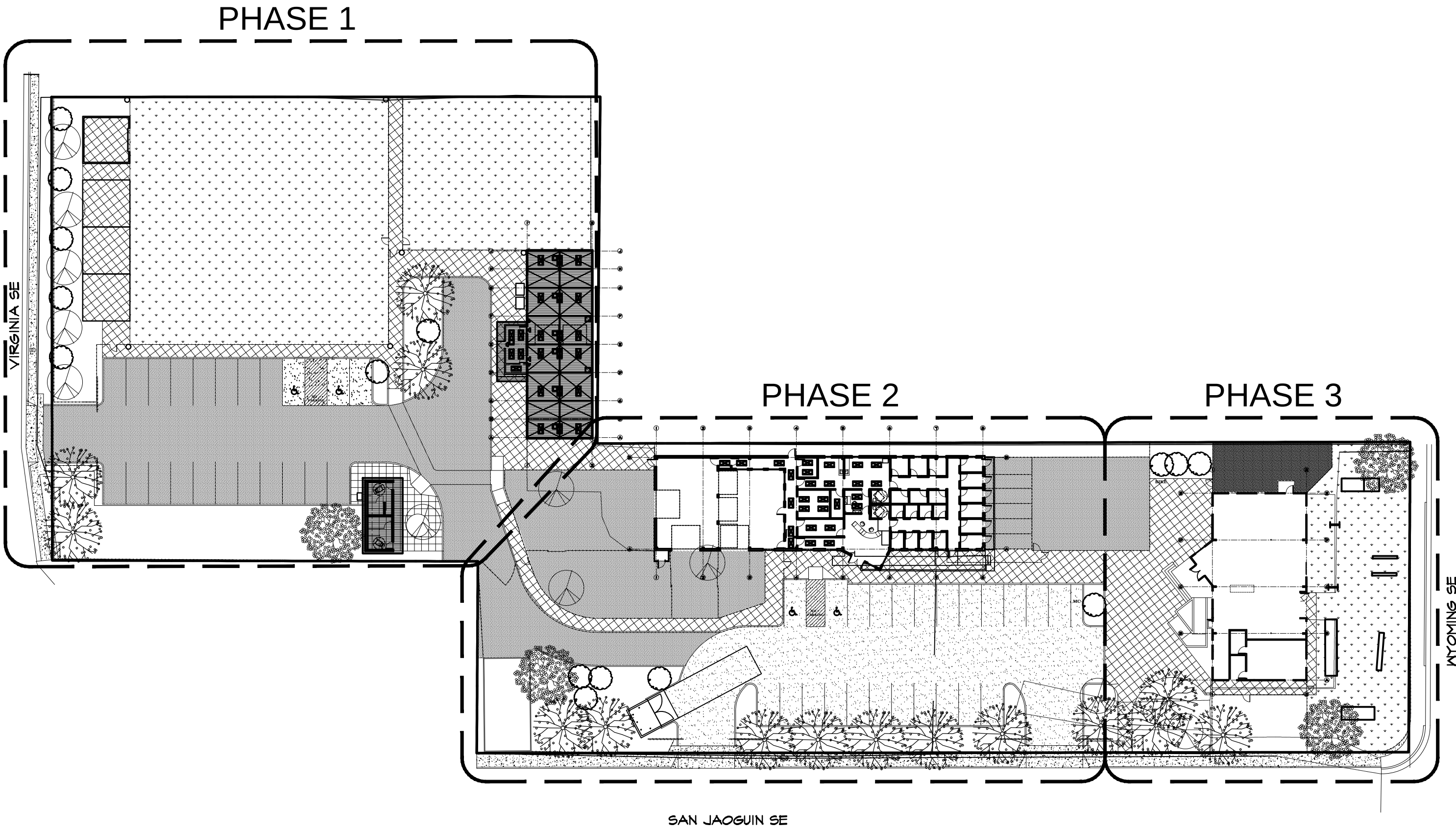
- DESIGN CRITERIA
- ALL WORK SHALL CONFORM TO THE 2009 INTERNATIONAL BUILDING CODE.
LIVE LOADS:
ROOF LOAD 20 PSF
FLOOR LOAD 40 PSF
WIND LOADING - 3 SECOND GUST WIND SPEED = 90 MPH
 - CAST IN PLACE CONCRETE:
A. COMPRESSIVE STRENGTH OF CAST IN PLACE CONCRETE 3000 PSI AT 28 DAYS.
B. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 #5 AND LARGER, GRADE 40 #4 AND SMALLER.
 - 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.
 - 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 1,000,000 PSI.
B. WHERE HEM-FIR IS SPECIFIED ON PLANS IT SHALL BE NO. 2 WITH ALLOWABLE REPETITIVE USE FIBER BENDING STRESS OF 475 PSI, SINGLE USE FIBER BENDING STRESS OF 850 PSI, AND ELASTIC MODULUS OF 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 ELASTICITY (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.
 - DESIGN SOIL BEARING PRESSURE 1500 PSF WITH FOOTINGS AND SLAB PLACED ON PRE-DENSIFIED NATIVE SOIL.
 - SEISMIC:
SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION = 0.51
1 SECOND DESIGN SPECTRAL RESPONSE ACCELERATION = 0.24
SEISMIC DESIGN CATEGORY = C

CONSTRUCTION CRITERIA

- LAP REINFORCING BARS 40 DIAMETERS UNLESS OTHERWISE NOTED.
- CONSTRUCTION JOINTS LOCATION AND TYPE SHALL HAVE PRIOR APPROVAL BY ENGINEER.
- BACKFILL MATERIAL SHALL CONSIST OF SOILS THAT CONFORM TO THE FOLLOWING CHARACTERISTICS:
SIEVE SIZE PERCENT PASSING
(SQUARE OPENINGS) BY WEIGHT
3 INCH 100
NO. 4 30-100
NO. 20 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY BRACING REQUIRED TO HOLD STRUCTURAL ELEMENTS IN PLACE UNTIL WORK IS COMPLETE.
- CONTRACTOR SHALL COORDINATE SLAB OPENINGS WITH MECHANICAL AND ELECTRICAL DRAWINGS. (MECHANICAL AND ELECTRICAL OPENINGS ARE NOT SHOWN ON STRUCTURAL DRAWINGS.)
- 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.

ANSI NOTES (ANSI A11.1 - 2009)

- 309.4 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, 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 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 15 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.
- 606.4 FAUCETS
FAUCETS SHALL COMPLY WITH SECTION 309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.



SITE PLAN

1" = 40'-0"



AERIAL

NTS



VICINITY MAP

L-19-Z NTS



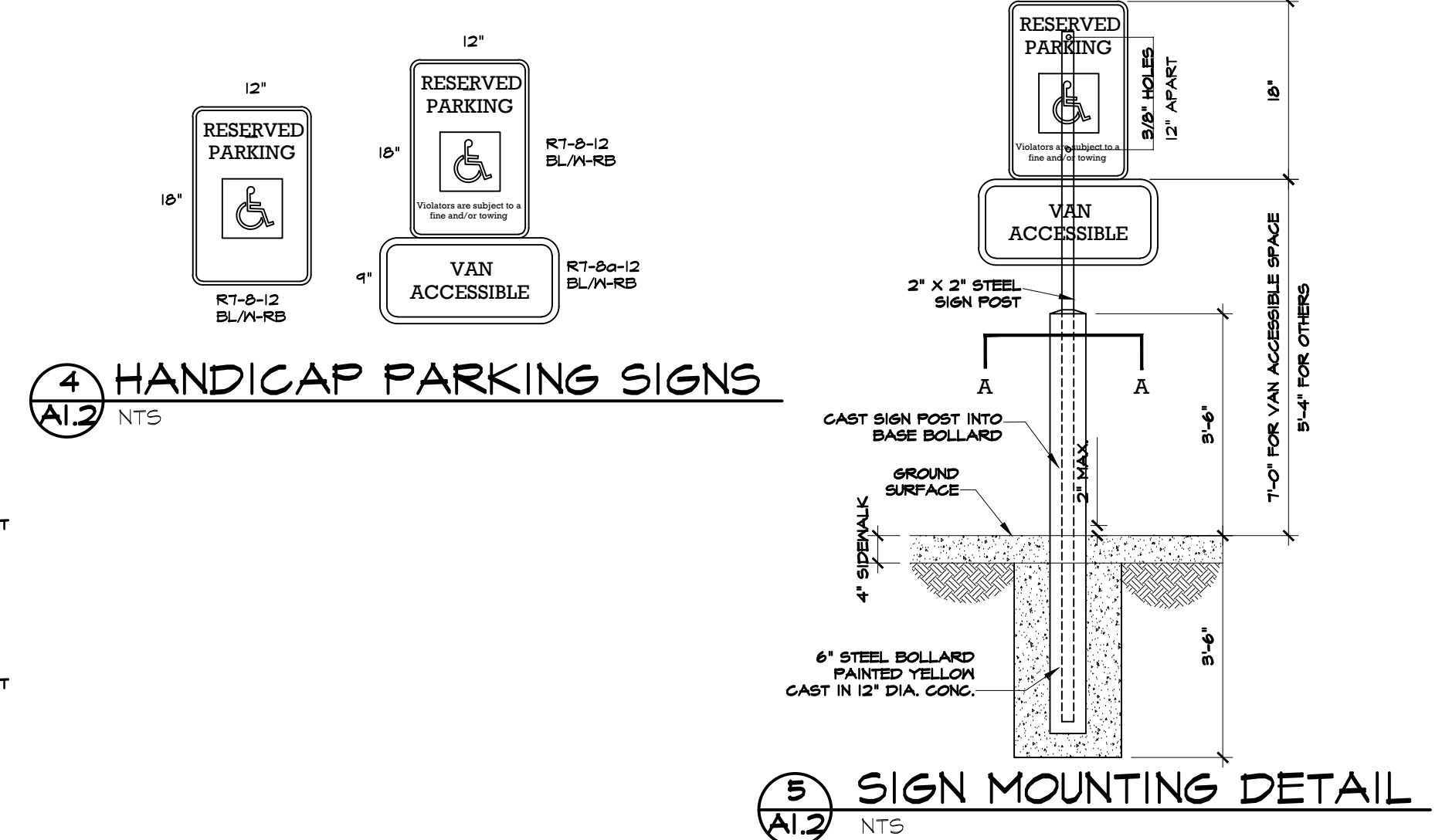
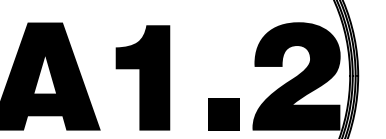
THE CENTER AT ANIMAL HUMANE
615 WYOMING BLVD NE NE
ALBUQUERQUE, NM 87108
CODE ANALYSIS

DATE: 15 NOV 2016
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS
TCL

SHEET NO:
A1.1

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.


$$1'' = 20' - 0'$$


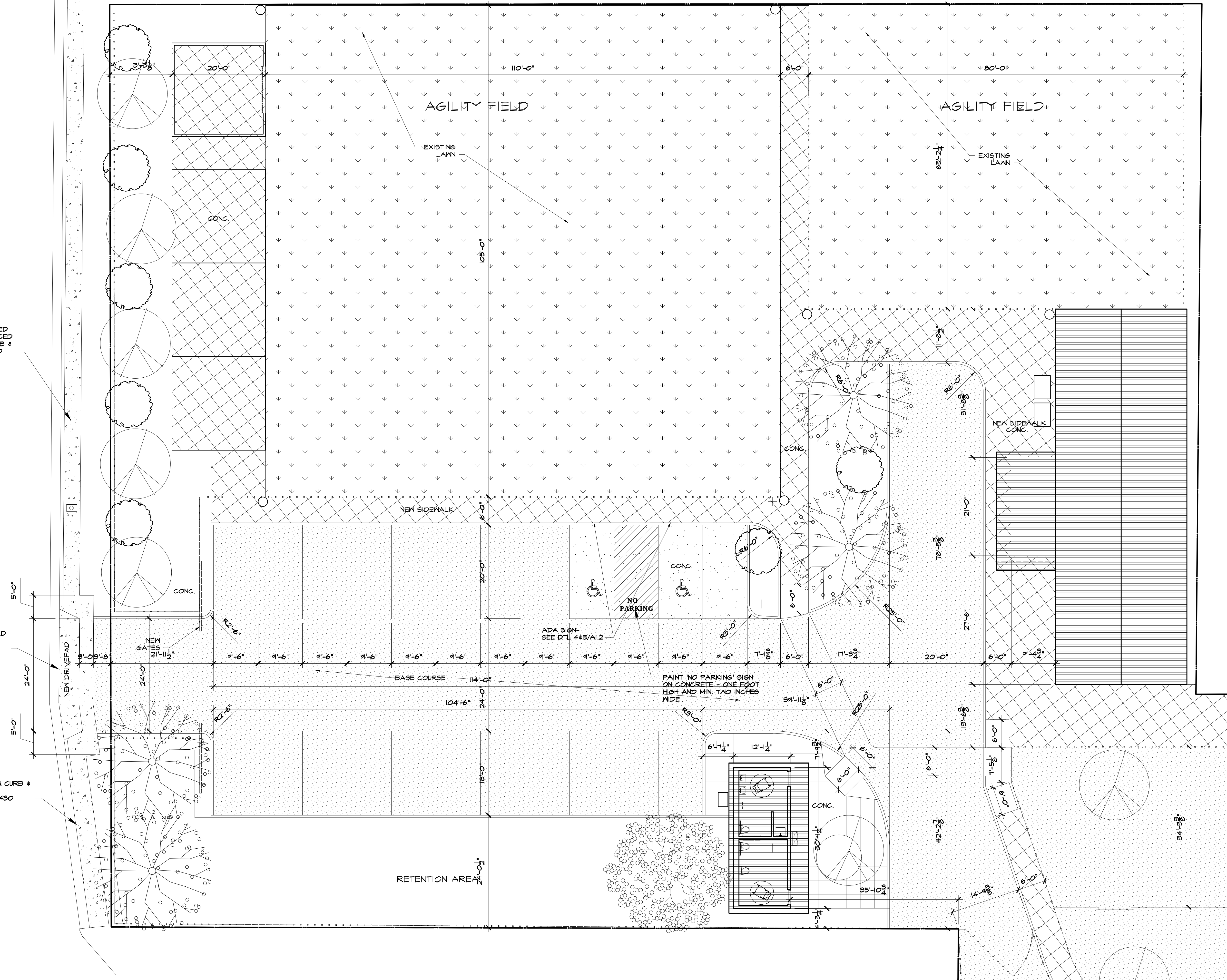
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

ALL BROKEN OR CRACKED
SIDEWALK TO BE REPLACED
WITH SIDEWALK AND CURB #
GUTTER - COA STD. 2430

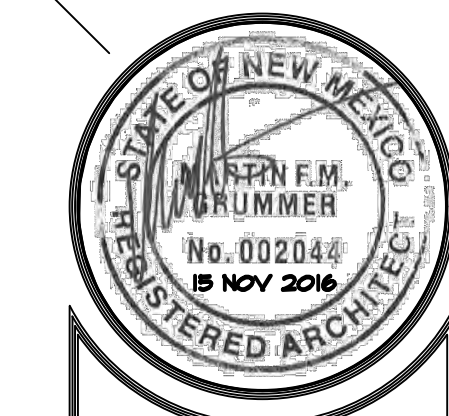
INSTALL NEW DRIVEPAD
TO 26'-0" WIDE -
COA STD. 2425

INSTALL NEW CURB #
GUTTER -
COA STD. 2430

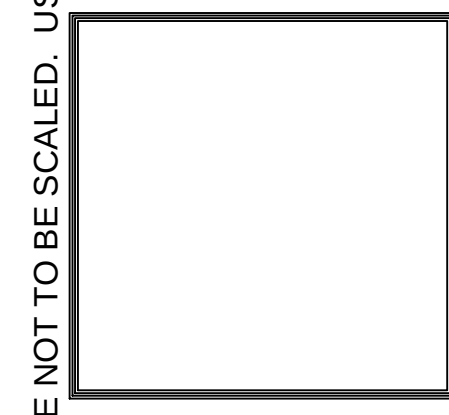
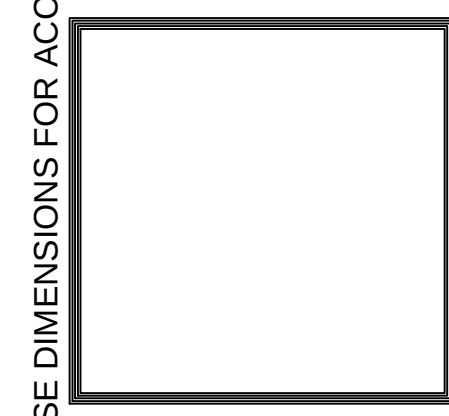
VIRGINIA SE



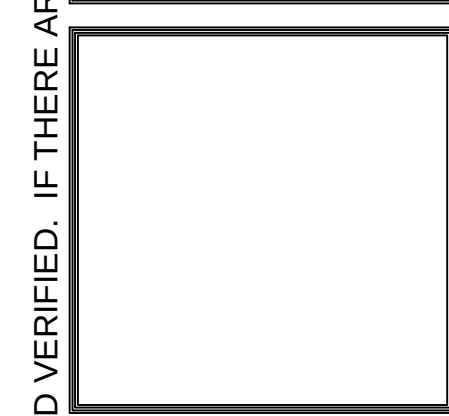
SITE PLAN



MARTIN F.M. GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87108
(505) 265-1207



THE CENTER AT ANIMAL HUMANE
615 WYOMING BLVD NE NE
ALBUQUERQUE, NM 87108



DATE:
15 NOV 2016
DRAWN BY:
MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS
TCL

SHEET NO:
A1.3

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.