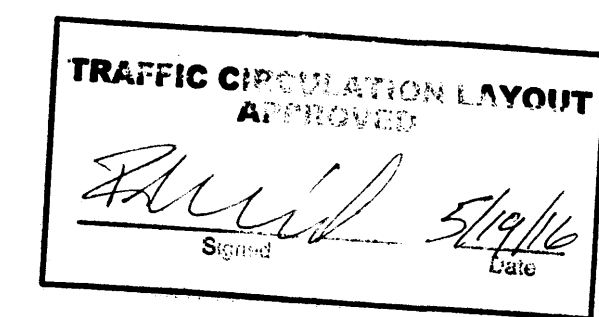
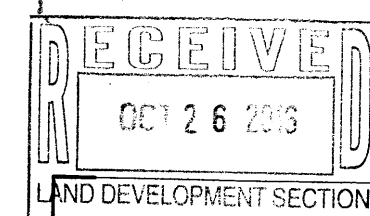




ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



Studio GP, llc

400 Gold Avenue SW
Suite #850
Albuquerque, NM 87102

ARCHITECT:

Studio GP, llc
400 Gold Avenue
Suite #850
Albuquerque, NM 87102
(505) 243-8100

STRUCTURAL ENGINEER:

CHAVEZ-GRIEVES CONSULTING
ENGINEERS, Inc.
4700 Lincoln Road NE, Suite 102
Albuquerque, NM 87109
(505) 344-4080

MECHANICAL/ELECTRICAL
/PLUMBING ENGINEER:

Testudo Engineering
3500 Comanche NE
Building F
Albuquerque, NM 87107
(505) 350-2243

SHEET KEYED NOTES

1. ADA ACCESSIBLE RAMPS PER ABQ CITY STANDARDS (SEE STANDARD CURB RAMP DETAIL BELOW) - NEEDS TO ACCOMMODATE STORM DRAIN INLET AND NEEDS TO AVOID FIRE HYDRANT

2. NEW 4" CONCRETE SIDEWALK

3. EXISTING SIDEWALK
-ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

4. NOT USED

5. EXISTING CONCRETE VEHICLE RAMP

PAINTED PEDESTRIAN CROSSWALK

7. HANDICAPPED PARKING SIGN PER ABQ. STANDARDS (See Drawing Below)

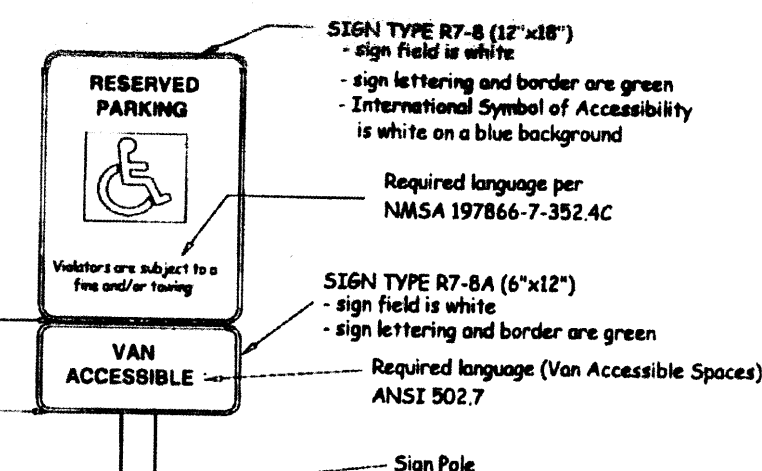
NEW 4" CONCRETE SIDEWALK.
SIDEWALK FLUSH WITH ASPHALT HC PARKING SPACES

9. WHEELSTOP PER CITY OF ABQ. CITY CODES & STANDARDS

* ALL SIDEWALK WORK TO BE ADA COMPLIANT AND MUST MEET CITY OF ABQ. STANDARDS

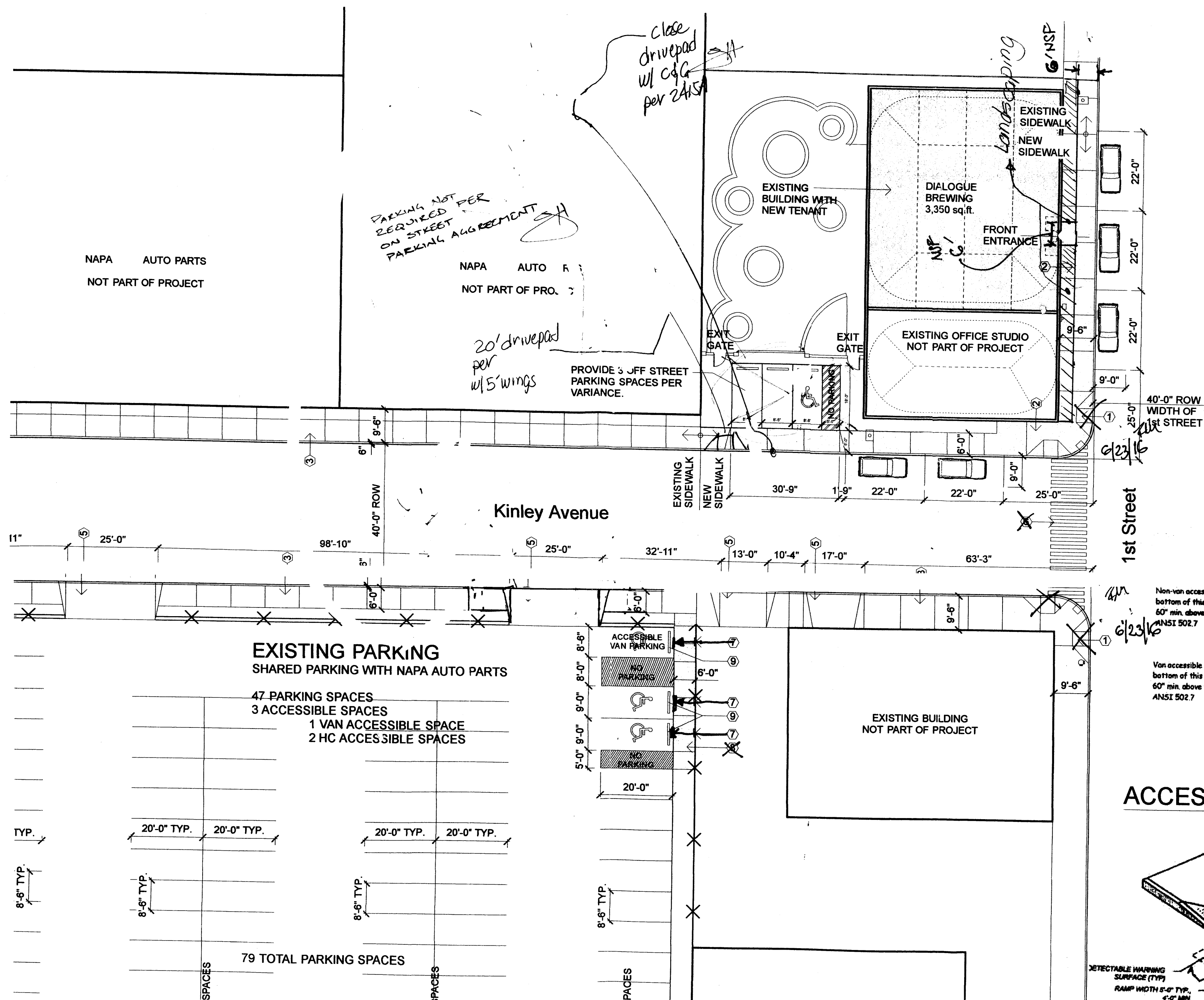
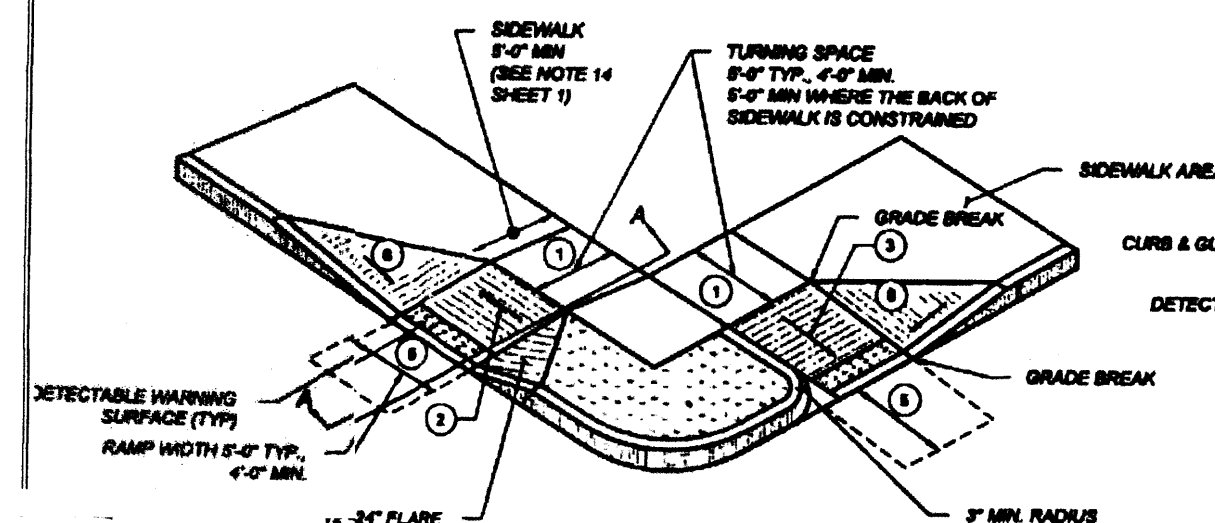
NOTES

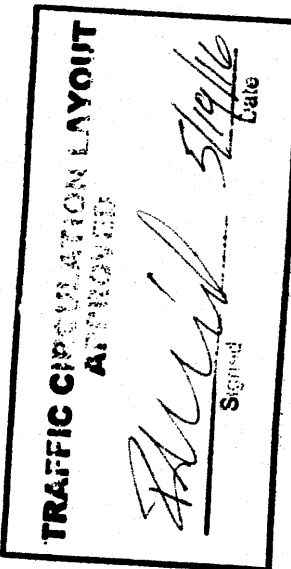
- SOLID WASTE
EXISTING BUILDING WITH NO NEW ADDITIONS
THEREFORE DOES NOT REQUIRE NEW REFUSE AREA.



Parking Lot Sign

ACCESSIBLE PARKING SIGN





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

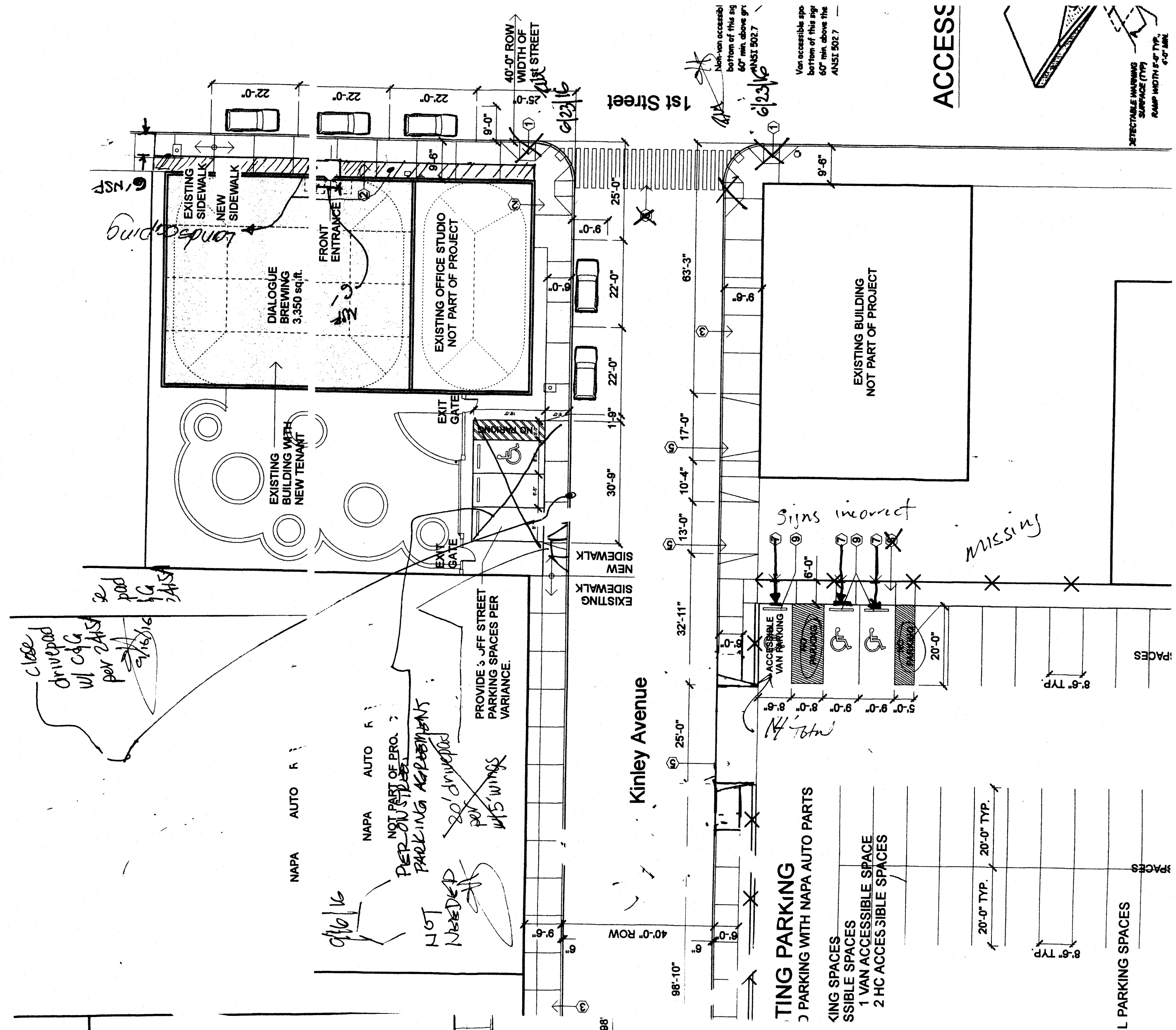
SHEET KEYED NOTES

1. ADA ACCESSIBLE RAMPS PER ABQ CITY STANDARDS (SEE STANDARD CURB RAMP DETAIL BELOW). ALL SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER INLET AND NEEDS TO AVOID FIRE HYDRANT
2. NEW 4" CONCRETE SIDEWALK
3. EXISTING SIDEWALK
4. EXISTING SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
4. NOT USED
5. EXISTING CONCRETE VEHICLE RAMP
6. PAINTED PEDESTRIAN CROSSWALK
7. HANDICAPPED PARKING SIGN PER ABQ STANDARDS (See Drawing Below)
8. NEW 4" CONCRETE SIDEWALK
9. SIDEWALK FLUSH WITH ASPHALT HC PARKING SPACES
10. WHEELSTOP PER CITY OF ABQ, CITY CODES & STANDARDS
11. ALL SIDEWALK WORK TO BE ADA COMPLIANT AND MUST MEET CITY OF ABQ STANDARDS

NOTES

- SOLID WASTE
- EXISTING BUILDING WITH NO NEW ADDITIONS THEREFORE DOES NOT REQUIRE NEW REFUSE AREA.

SEE SHEET 11-12 (12'-4" x 12'-4")



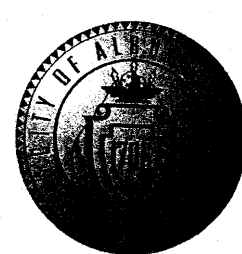
PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Sincerely,
Rachael M. Michel, P.E.
Rachael M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services
via: email
CO Clerk, File

City of Albuquerque
Building & Safety
MAY 20 2016
I.B.C.
Plan Check Section

Albuquerque - Making History 1706-2006

CITY OF ALBUQUERQUE



May 19, 2016

Graham Hogan
Studio GP, LLC
400 Gold Ave., SW
Albuquerque, NM

Re: Dialogue Brewery
1501 1st NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 5-18-16 (J14-D040A)

Dear Mr. Hogan,

The TCL submittal received 5-18-16 is approved for Building Permit. 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.

This TCL is conditionally approved with the following conditions:

- On-Street parking credit must be secured and the three parking spaces located on the south west corner of the site must be removed.
- The driveway providing access to those spaces must be replaced with standard curb, gutter and sidewalk.

When the site construction is completed and a 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 TCL with 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.

[illegible]

NORTH