

CITY OF ALBUQUERQUE



October 28, 2016

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

Re: Dialogue Brewery - 1501 1st NW; Bldg Permit #201691052
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 05-18-16 (J14D040A)
Certification dated 10-25-16

Dear Mr. Hogan,

Based upon the information provided in your submittal received 10-27-16, 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 me at (505) 924-3981.

Sincerely,

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

mao via email
C: CO Clerk, File

ARCHITECTURE

StudioGP

4 0 0 G o l d A v e S W S u i t e 8 5 0 A l b u q u e r q u e , N M 8 7 1 0 2
T (5 0 5) 2 4 3 - 8 1 0 0

October 25, 2016

City of Albuquerque

Planning Department

Development & Building Services Division

600 2nd Street, NW

Albuquerque, NM 87102

Project: Dialogue Brewing

Site: 1501 1st Street NW

Albuquerque, NM 87102

Permit #: 201691052

RE: TRAFFIC CERTIFICATION

I, Graham Hogan, New Mexico registered architect with the firm Studiogp,llc. hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan. The original permit TCL has redline edits that are part of the city permit drawings. I further certify that I have personally visited the project site and have determined by visual inspection that the conditions called for in the 'city of Albuquerque's' traffic circulation layout letter dated may 19, 2016 has been completed.

The City inspector visited the site and noted that the accessible parking spaces needed to be widened, that NO PARKING be labeled in side loading zones adjacent to accessible parking spaces and that the ADA signage be corrected. I have visited the site and certify that these corrective measures have been completed.

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.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (RI-V 1/2016)

Project Title: DIA LOQUE BREWERY Building Permit #: T201691052 Hydrology File #: J140040A
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 1501 1ST STREET NW, ALBUQUERQUE, NM 87102

Applicant: ELIOT SALGADO Contact: _____
Address: 1501 1ST STREET NW, ABQ, NM 87102
Phone#: (505) 379-1940 Fax#: _____ E-mail: eliotSALGADO@gmail.com
Other Contact: GRAHAM HOGAN Contact: _____
Address: 400 GOLD AVE, SW
Phone#: (505) 238-1547 Fax#: _____ E-mail: graham@siodiogap.co

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

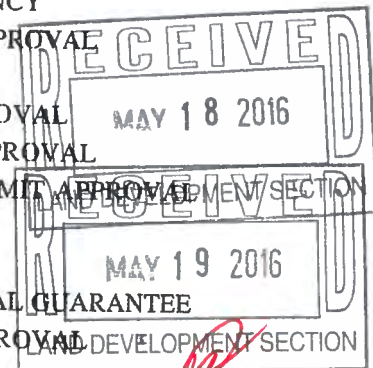
- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT APPROVAL

☐ 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
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 5/18/16 By: GRAHAM HOGAN

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____

TRAFFIC CIRCULATION LAYOUT
APPROVED
Paul 5/19/16
Signed Date

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

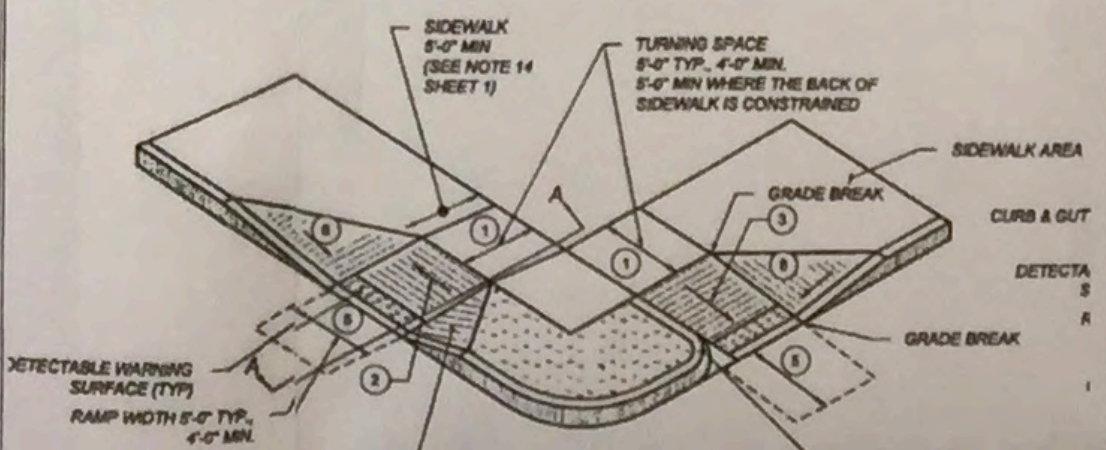
1. ADA ACCESSIBLE RAMPS PER ABQ CITY STANDARDS (SEE STANDARD CURB RAMP DETAIL BELOW) - NEEDS TO ACCOMMODATE STORM DRAIN INLET AND NEEDS TO AVOID FIRE HYDRANT
 2. NEW 4" CONCRETE SIDEWALK
 3. EXISTING SIDEWALK
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
 4. NOT USED
 5. EXISTING CONCRETE VEHICLE RAMP
 6. ~~PAINTED PEDESTRIAN CROSSWALK~~
 7. HANDICAPPED PARKING SIGN PER ABQ STANDARDS (See Drawing Below)
 8. ~~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.



ACCESSIBLE PARKING SIGN



Dialogue Brewery
1501 1st Street NW
Albuquerque, NM 87102

