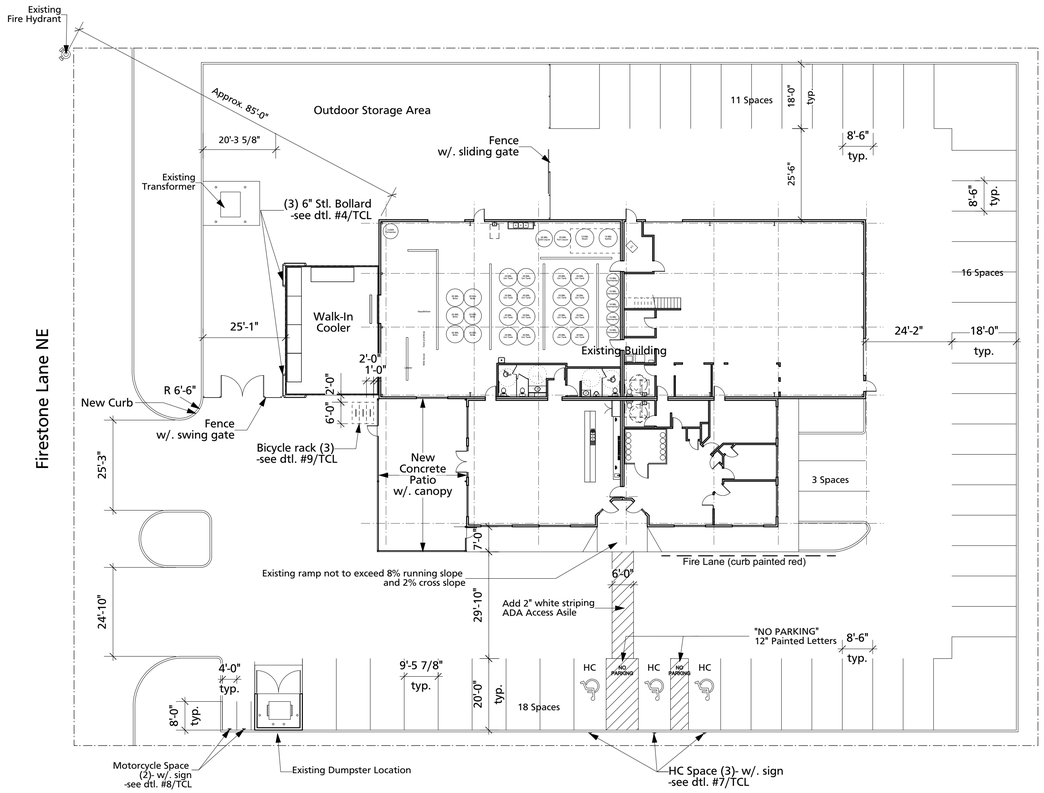
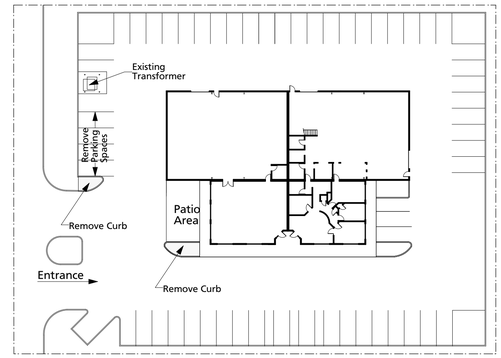
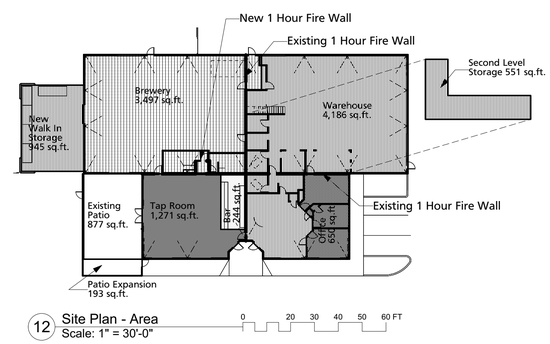


10 Site Plan - Proposed
Scale: 1" = 20'-0"



11 Floor Plan - Existing Reference
Scale: 1" = 40'-0"



12 Site Plan - Area
Scale: 1" = 30'-0"

CODE DATA
2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2009 International Energy Conservation Code
2015 International FIRE Code

City of Albuquerque
Location: 8420 Firestone Lane NE
Albuquerque, New Mexico 87113

Zoning: NR-LM

Zoning Atlas Page: C-17

Setbacks: NA existing

Height: NA existing

Bld. Area: = 10,418 sq.ft

Parking:	8/1,000 GSF Tap Room	@1,515	= 12.1
	3.5/1,000 GSF Office	@ 650	= 2.2
	3/1,000 GSF Artisan Manufacturing	@3,497	= 10.4
	5/1,000 GSF Patio	**@ 1,050**	**= 5.25**
	Warehouse NA		
	Total Spaces required		**= 30**
	(2 HC) (2 MC) (3 Bicycle)		
	Total Spaces existing		**= 48**
	(3 HC) (2 MC) (3 Bicycle)		

Occupancy: A-2 / F-2 / S-2

	Tap Room @ 1,271 sq.ft. / 15 net	= 84.7
	Bar @ 244 sq.ft. / 200 gsf	= 1.2
	Brewery @ 3,497 sq.ft. / 100 gsf	= 34.9
	Brewery Warehouse @ 4168sq.ft. / 500 gsf	= 8.3
	Office @ 650 sq.ft. / 100 gsf	= 6.5
	Second Level Storage@ 551 sq.ft. / 300 gsf	= 1.8
Total Interior		= 138
	Patio @ 877 / 15 net	= 58.4
	Patio addition @192 / 15 net	**= 12.8**
Total		= 209

Construction Type: Type vb

Separation: 1 Hour Between F-2 / S-2 and A-2
(office is incidental use less than 10% of F-2)

Seismic: C

Sprinkler: Non-Sprinkled

PLUMBING REQUIREMENTS

Total A-2 = 157 (79 each)

WC male 1/40	2 required 4 provided
WC female 1/40	2 required 4 provided
LAV. 1/75	2 required 2 provided
DF 1/100	NA UPC 410.4 substitution
SS 1	1 required 1 provided

F-2 = 52 occ.

WC 1/100	1 required 1 provided
LAV. 1/100	1 required 1 provided
DF 1/400	NA UPC 410.4 substitution
SS 1	1 required 1 provide

GENERAL NOTES

A. DO NOT SCALE DRAWINGS

B. CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION.

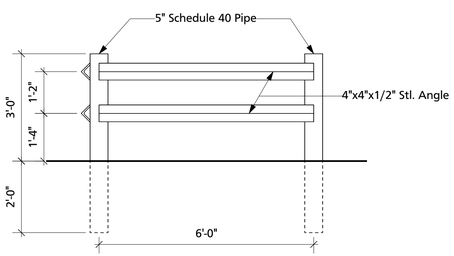
C. VERIFY EXISTING CONDITIONS IN FIELD. BRING DISCREPANCIES TO ATTENTION OF ARCHITECT.

D. DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

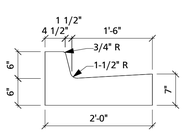
E. * DIMENSIONS TO FACE OF FINISH

TREVESTON ELLIOTT
ARCHITECT
811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
C 505.259.4617
treveston@tearchitect.com
www.tearchitect.com

BOXING BEAR
8420 Firestne Lane NE
ALBUQUERQUE, NEW MEXICO 87113



13 Bollard Detail
Scale: 1/2" = 1'-0"



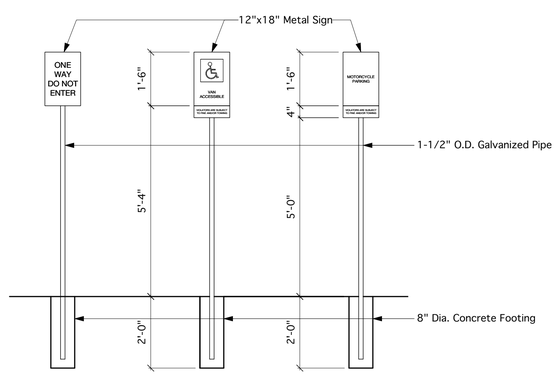
14 Standard Curb / Gutter Detail
Scale: 3/4" = 1'-0"

City of Albuquerque DWG 2415A 6" Standard Curb

Provide 1/2" Expansion joints at 36" o.c. at immovable objects and at the beginning and end of curves

Provide contraction joints at 6' o.c.

All exposed concrete corners to have 3/4" radius.



6 ONE WAY Sign
Scale: 1/2" = 1'-0"

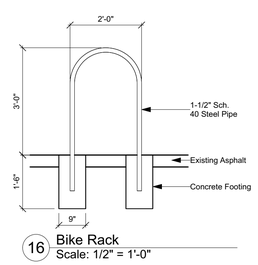
7 HC Sign (Existing)
Scale: 1/2" = 1'-0"

8 Mototcycle Sign
Scale: 1/2" = 1'-0"

PROJECT NARRITIVE:

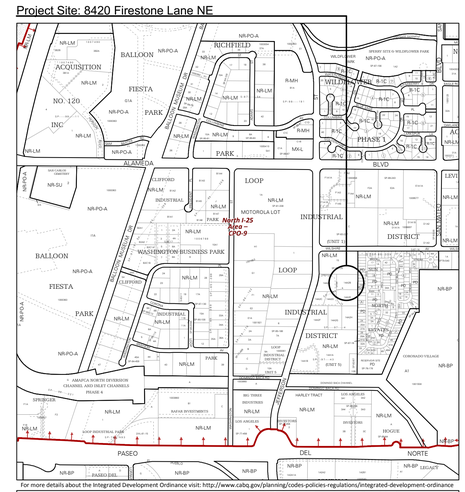
Minor changes to Parking lot- remove two peninsulas areas, add patio expansion with canopy and walk-in cooler. No changes to parking requirments.

No change to Soild Waste.

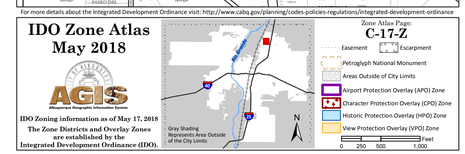


16 Bike Rack
Scale: 1/2" = 1'-0"

Project Site: 8420 Firestone Lane NE



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance



STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
April 15, 2021

Date: **April 15, 2021**

Sheet: General Info
TCL

TCL