

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 23, 2021

Treveston R. Elliott, RA
Treveston Elliott Architect
811 12th St. NW
Albuquerque, NM 87102

Re: Boxing Bear Brewery
8420 Firestone Lane NE, 87113
Traffic Circulation Layout
Engineer's/Architect's Stamp 2-23-21 (C17D013B4)

Dear Mr. Elliott,

The TCL submittal received 2-17-2021 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.

PO Box 1293

Albuquerque

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.

NM 87103

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.

www.cabq.gov

Sincerely,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
CC: CO Clerk, File

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

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

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 Warehouse NA @ 1,050 = 5.25

Total Spaces required
(2 HC) (2 MC) (3 Bicycle) = 30
Total Spaces existing
(3 HC) (2 MC) (3 Bicycle) = 51

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

F-2 = 52 occ.

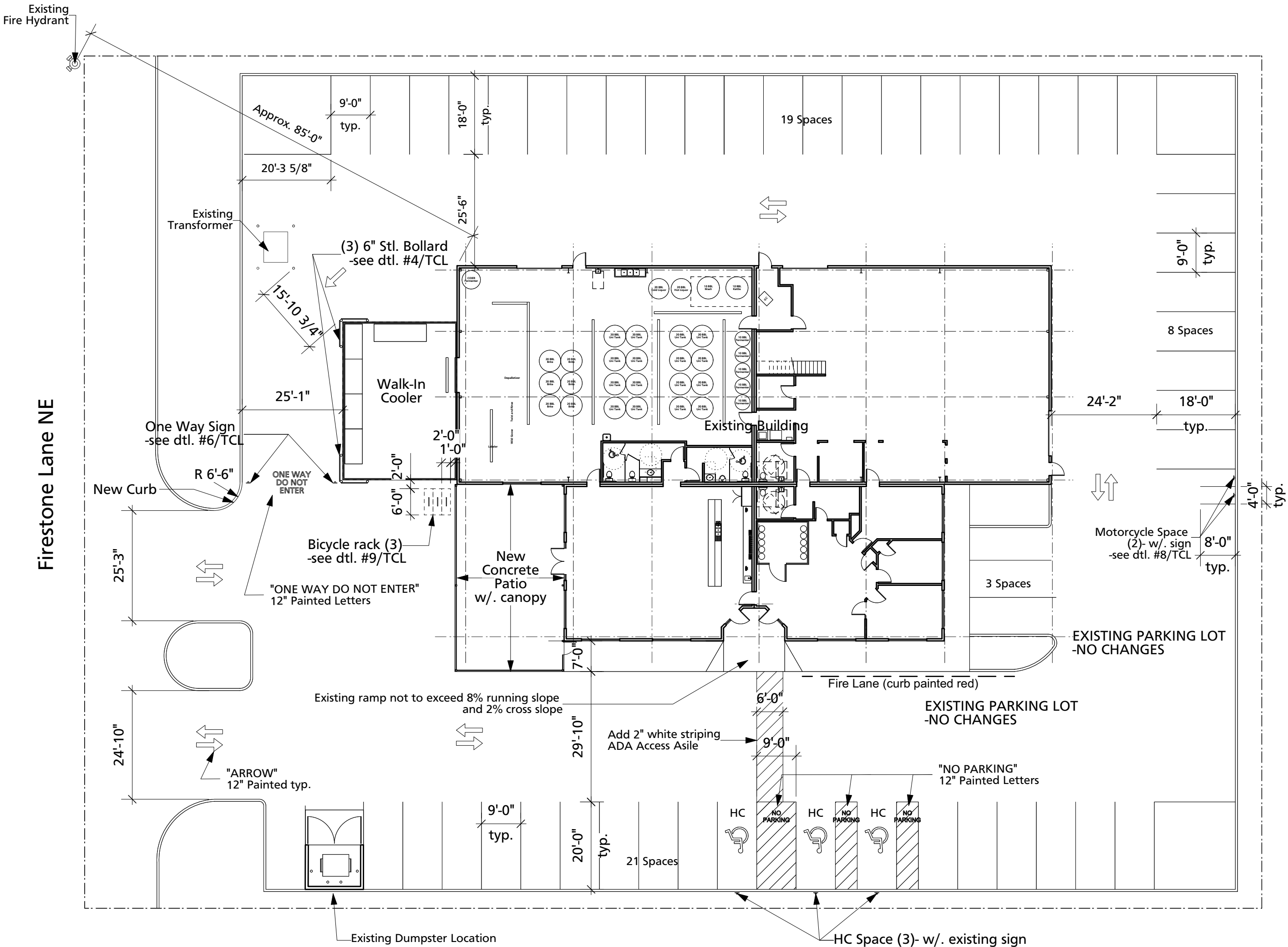
WC 1/100
LAV. 1/100
DF 1/400
SS 1
1 required 1 provided
1 required 1 provided
NA UPC 410.4 substitution
1 required 1 provide

TREVESTON ELLIOTT
ARCHITECT

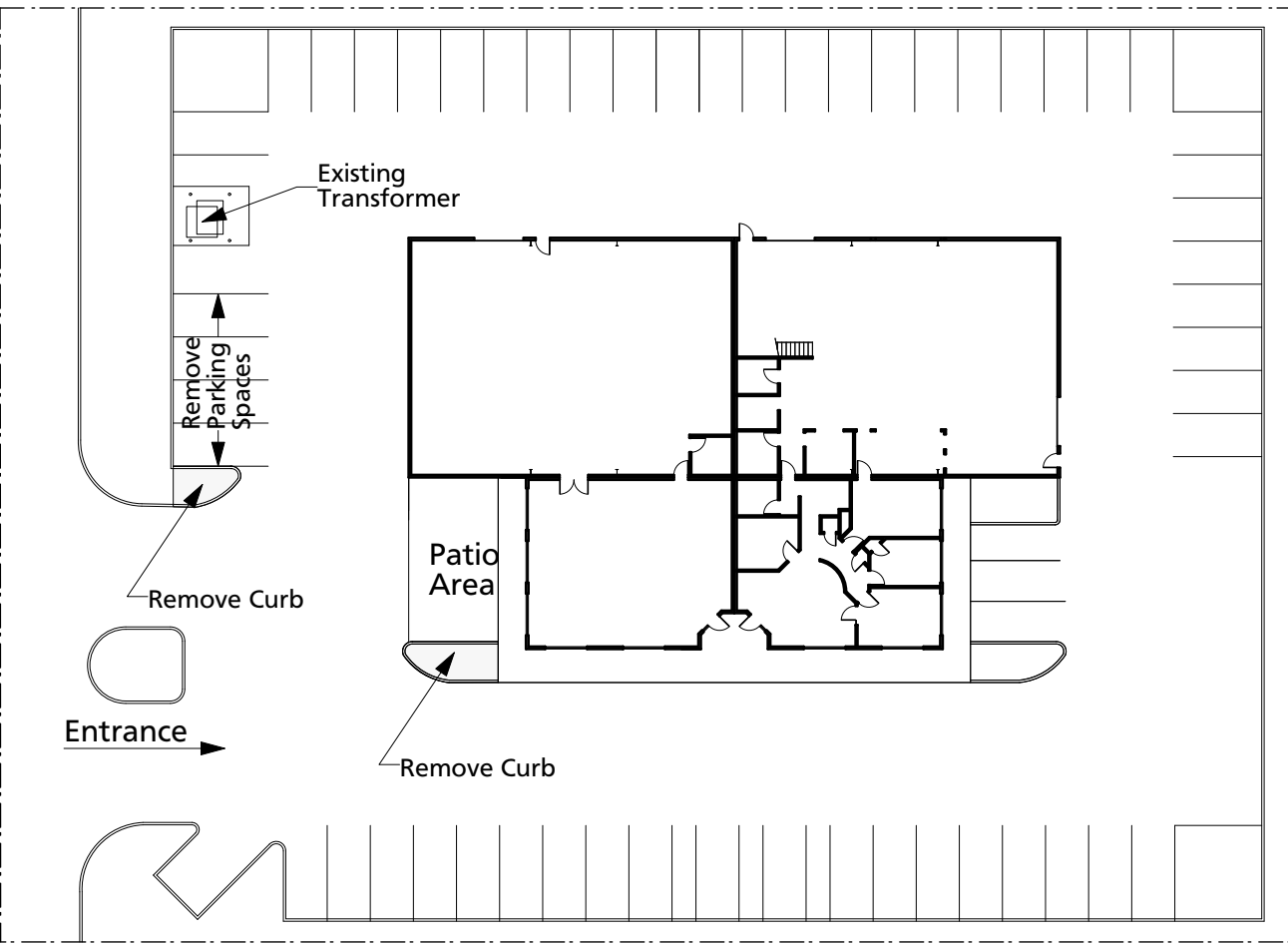
811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
C 505.259.4617
treveston@earthlink.com
www.earthlink.com

BOXING BEAR

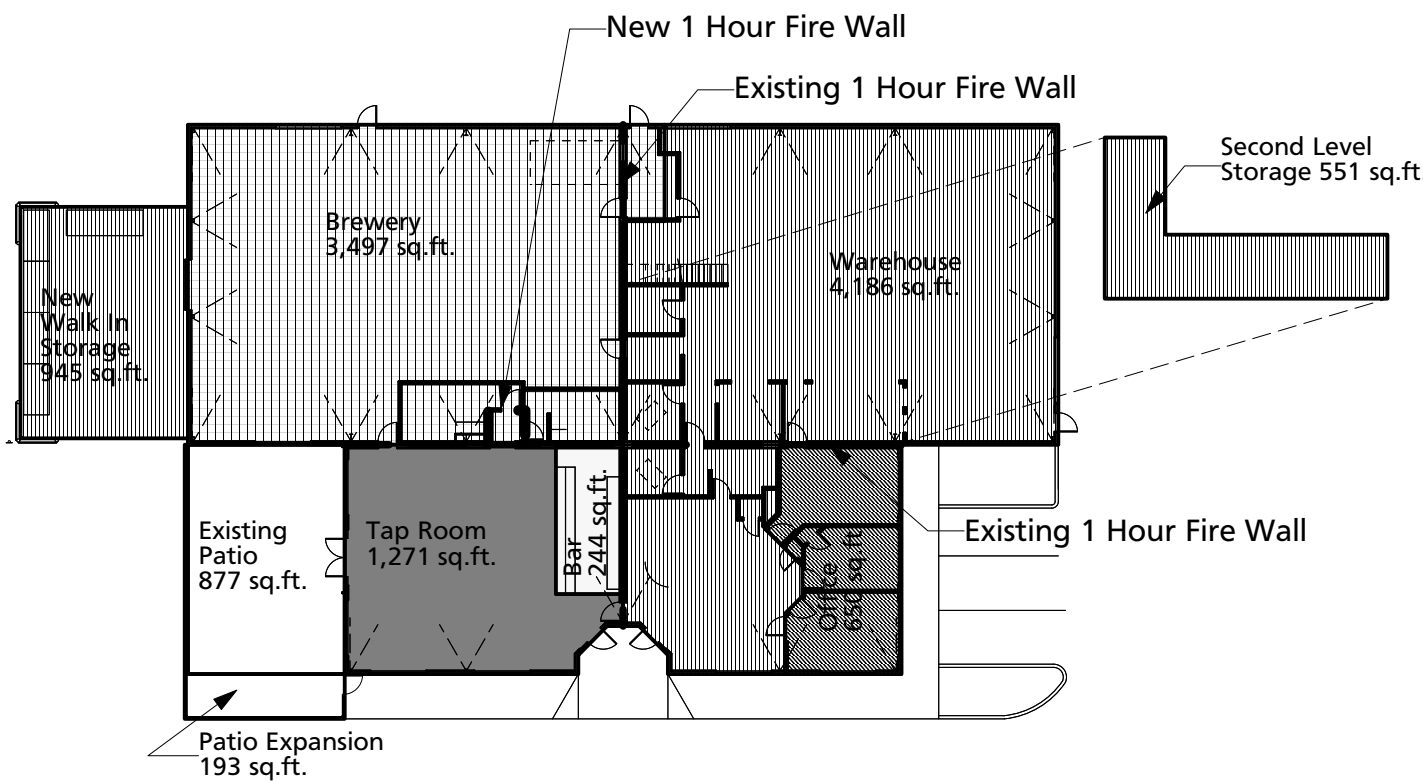
8420 Firestone Lane NE
ALBUQUERQUE, NEW MEXICO 87113



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



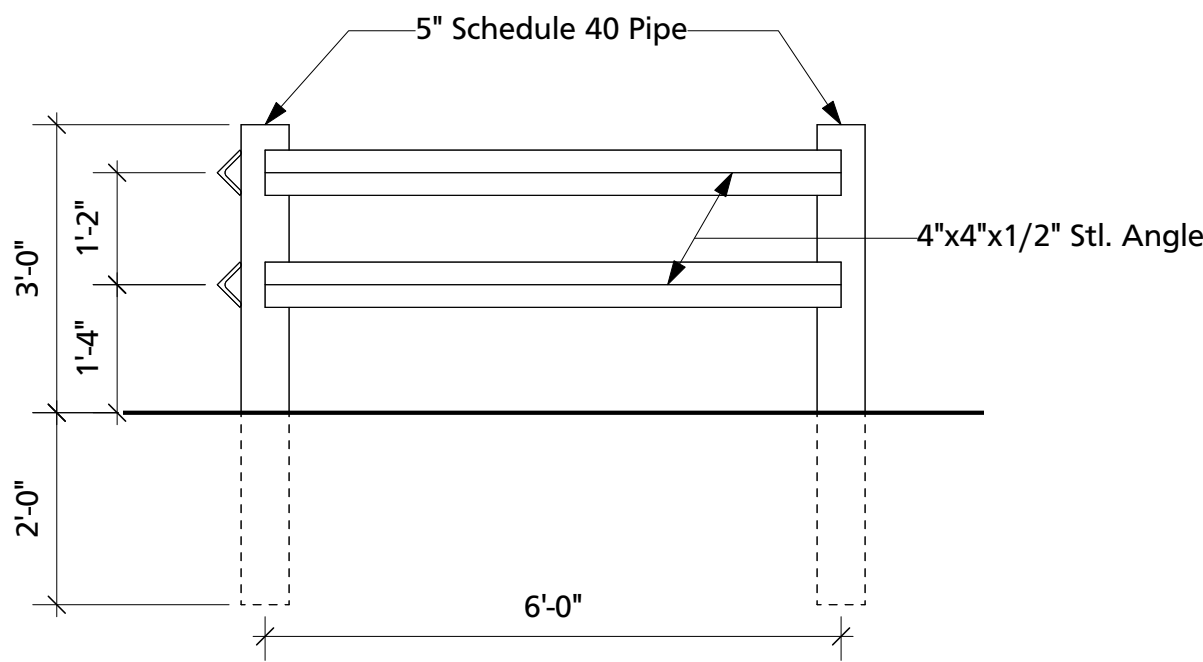
2 Floor Plan - Existing Reference
Scale: 1" = 40'-0"



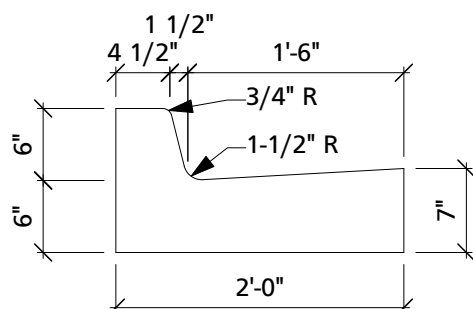
3 Site Plan - Area
Scale: 1" = 30'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED 02/23/2021

Jeanne Wolfenbarger

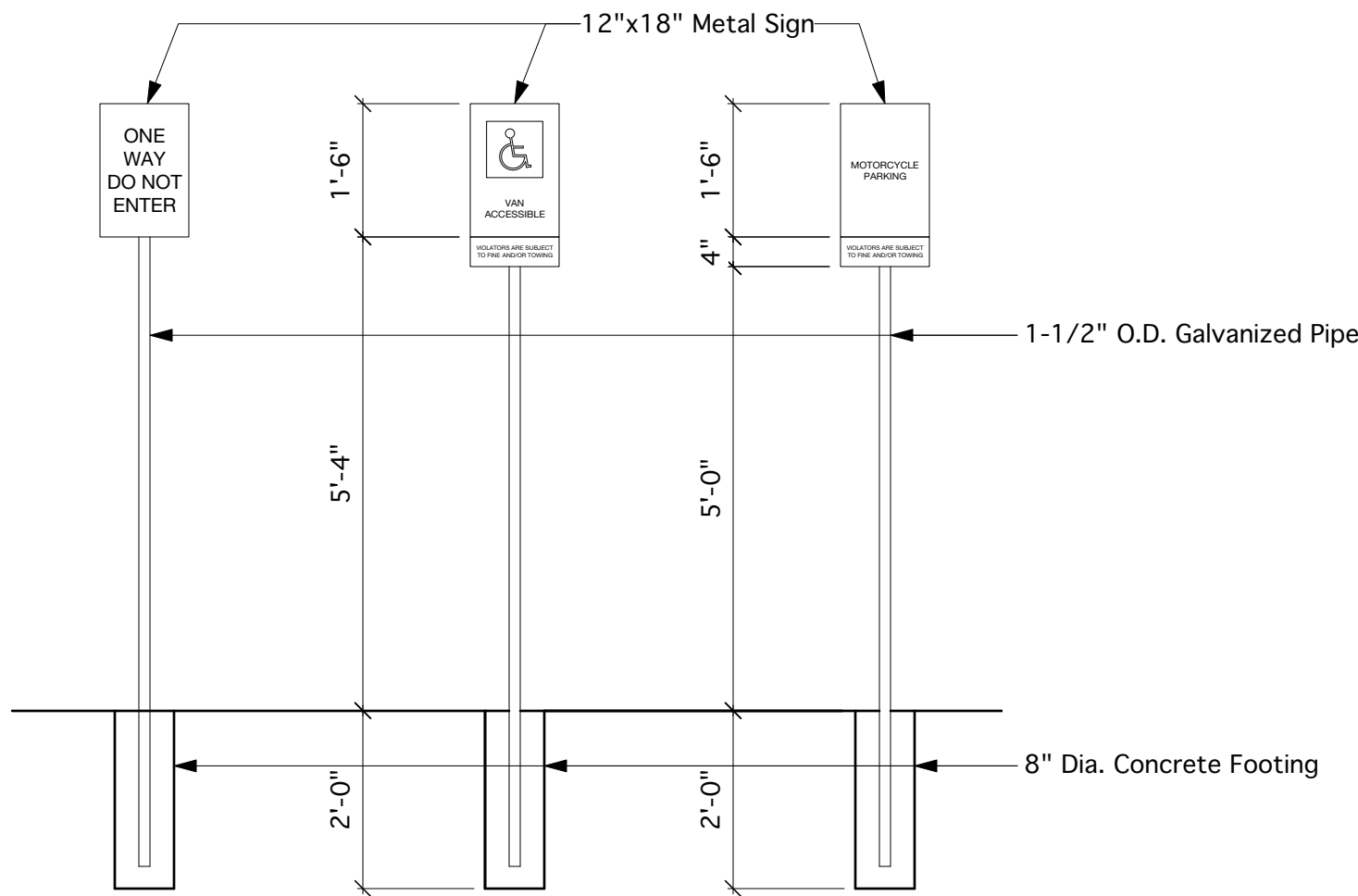


4 Bollard Detail
Scale: 1/2" = 1'-0"



5 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"

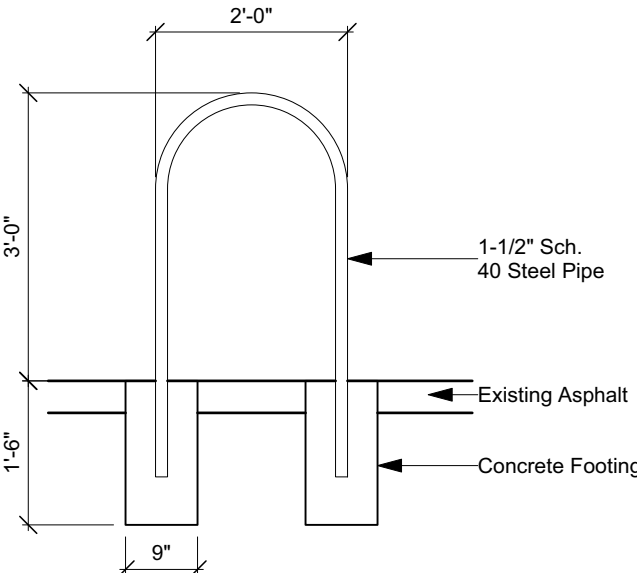
7 HC Sign (Existing)
Scale: 1/2" = 1'-0"

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

PROJECT NARRATIVE:

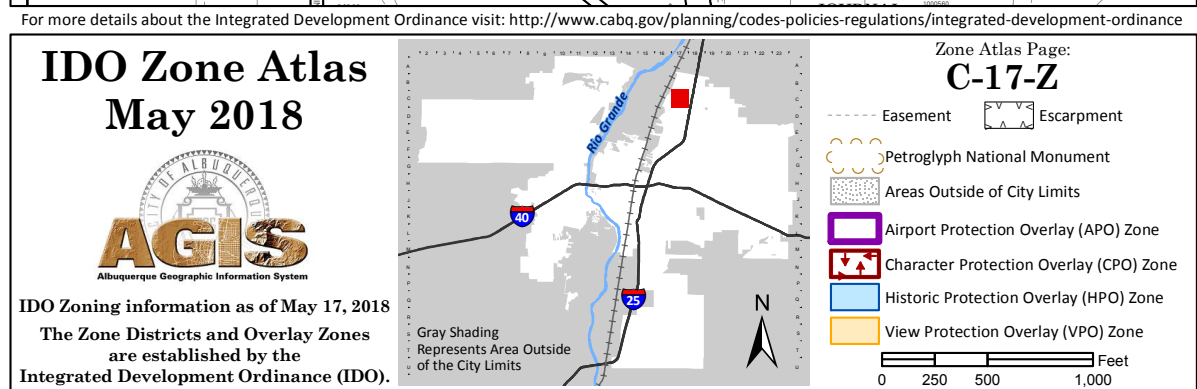
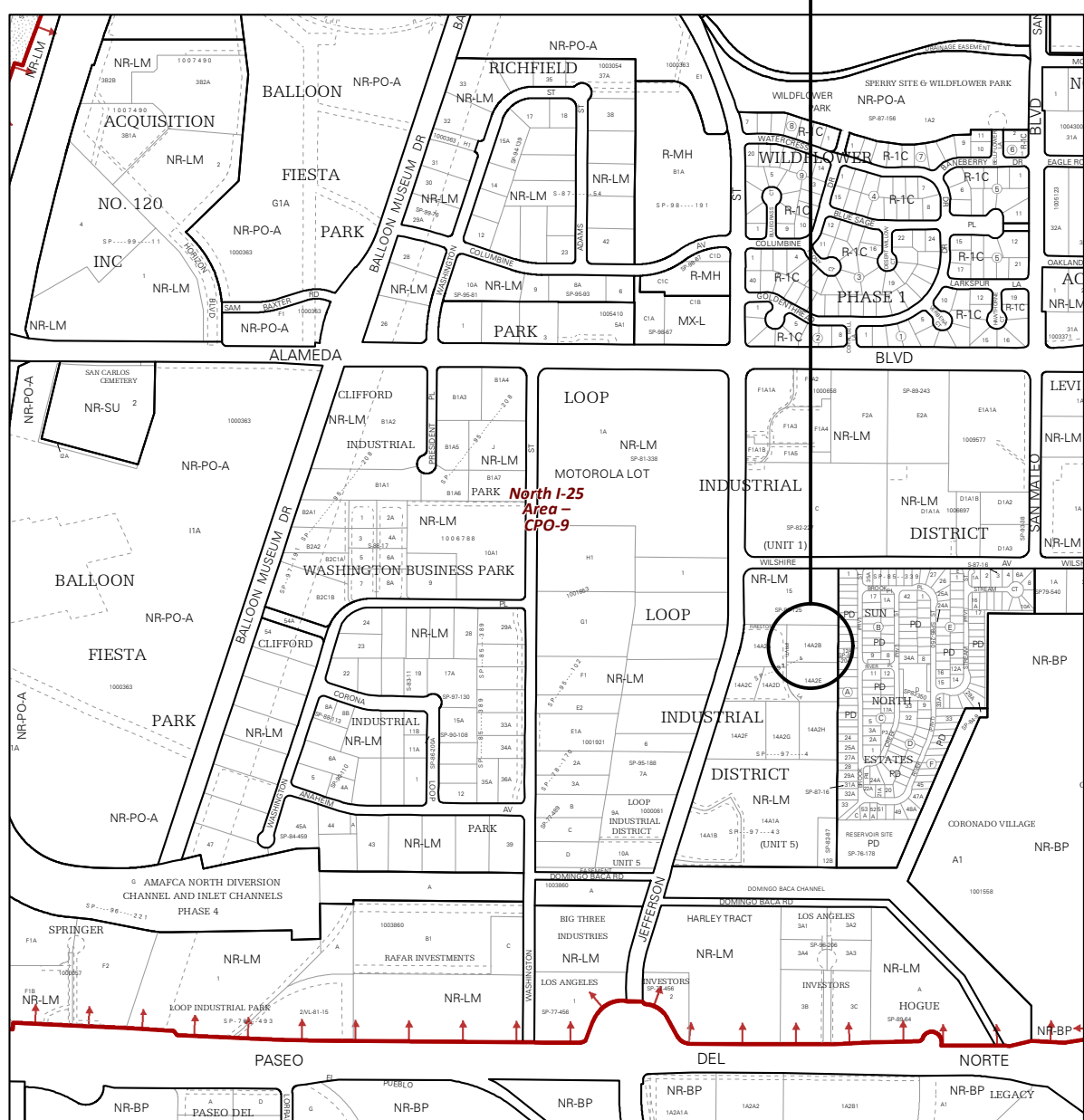
Minor changes to Parking lot- remove two peninsulas areas, add patio expansion with canopy and walk-in cooler. No changes to parking requirements.

No change to Solid Waste.



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

Project Site: 8420 Firestone Lane NE



Date: February 23, 2021

Sheet: General Info
TCL

TCL