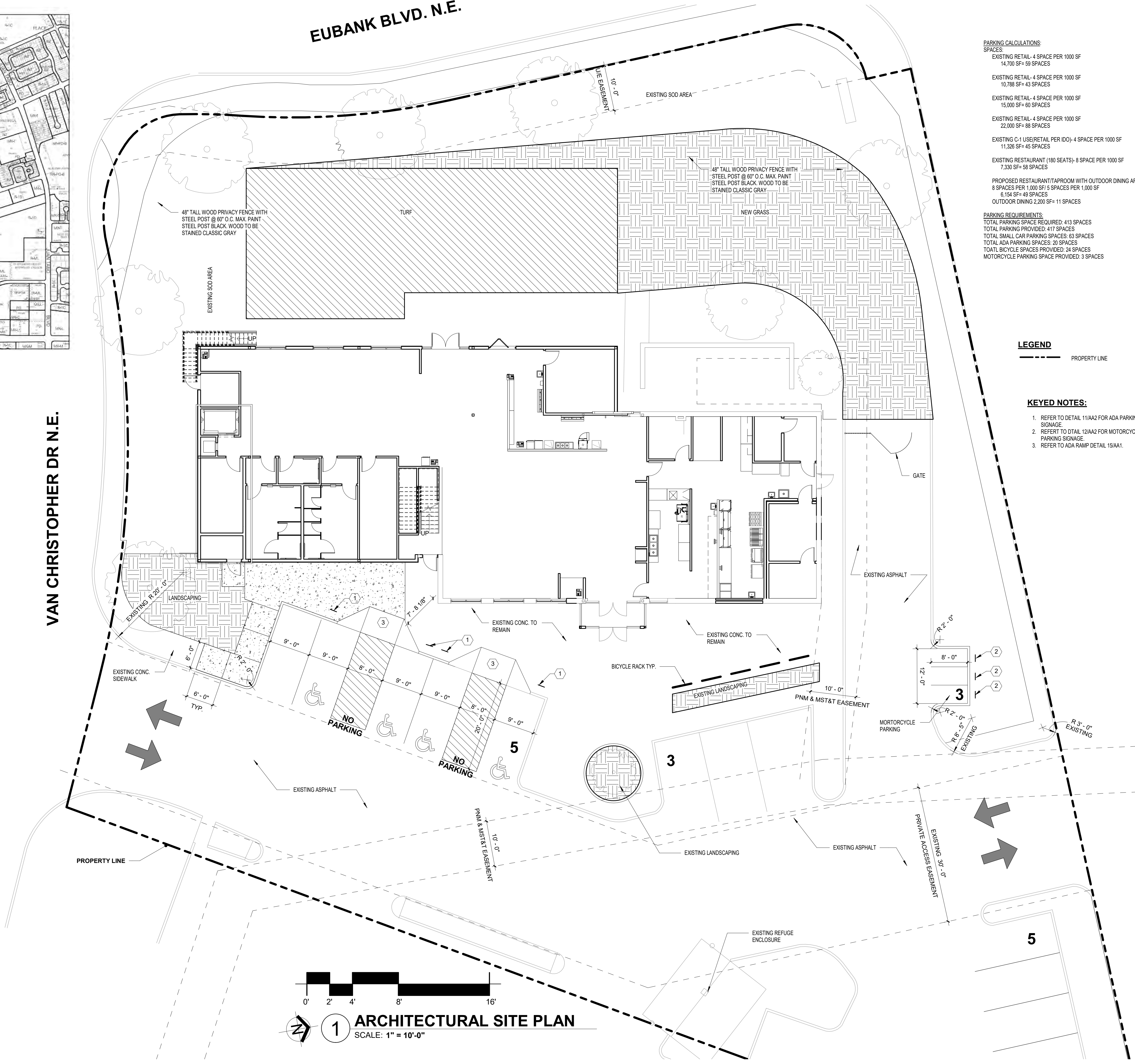




VACINITY MAP

VAN CHRISTOPHER DR N.E.

EUBANK BLVD. N.E.



PARKING CALCULATIONS:

EXISTING RETAIL- 4 SPACE PER 1000 SF
14,700 SF= 59 SPACES

EXISTING RETAIL- 4 SPACE PER 1000 SF
10,788 SF= 43 SPACES

EXISTING RETAIL- 4 SPACE PER 1000 SF
15,000 SF= 60 SPACES

EXISTING RETAIL- 4 SPACE PER 1000 SF
22,000 SF= 88 SPACES

EXISTING C-1 USE(RETAIL PER IDO)- 4 SPACE PER 1000 SF
11,328 SF= 45 SPACES

EXISTING RESTAURANT (180 SEATS)- 8 SPACE PER 1000 SF
7,330 SF= 58 SPACES

PROPOSED RESTAURANT/TAPROOM WITH OUTDOOR DINING AREA-
8 SPACES PER 1,000 SF/ 5 SPACES PER 1,000 SF

6,154 SF= 49 SPACES

OUTDOOR DINING 2,200 SF= 11 SPACES

PARKING REQUIREMENTS:

TOTAL PARKING SPACE REQUIRED: 413 SPACES

TOTAL PARKING PROVIDED: 417 SPACES

TOTAL SMALL CAR PARKING SPACES: 63 SPACES

TOTAL ADA PARKING SPACES: 20 SPACES

TOTAL BICYCLE SPACES PROVIDED: 24 SPACES

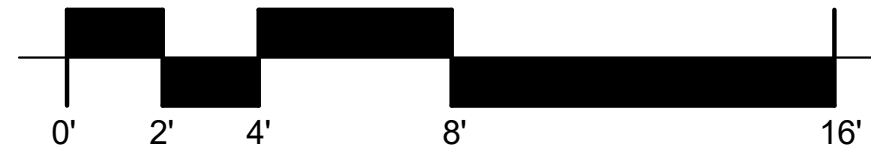
MOTORCYCLE PARKING SPACE PROVIDED: 3 SPACES

LEGEND

--- PROPERTY LINE

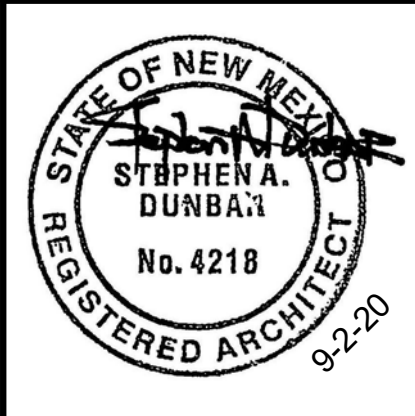
KEYED NOTES:

1. REFER TO DETAIL 11/AA2 FOR ADA PARKING SIGNAGE.
2. REFER TO DETAIL 12/AA2 FOR MOTORCYCLE PARKING SIGNAGE.
3. REFER TO ADA RAMP DETAIL 15/AA1.



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

MODULUS ARCHITECTS



ADMINISTRATIVE AMENDMENT

PROJECT TITLE
BOSQUE EUBANK
Enter address here

PROJECT MANAGER
JOB NO.
Project Number

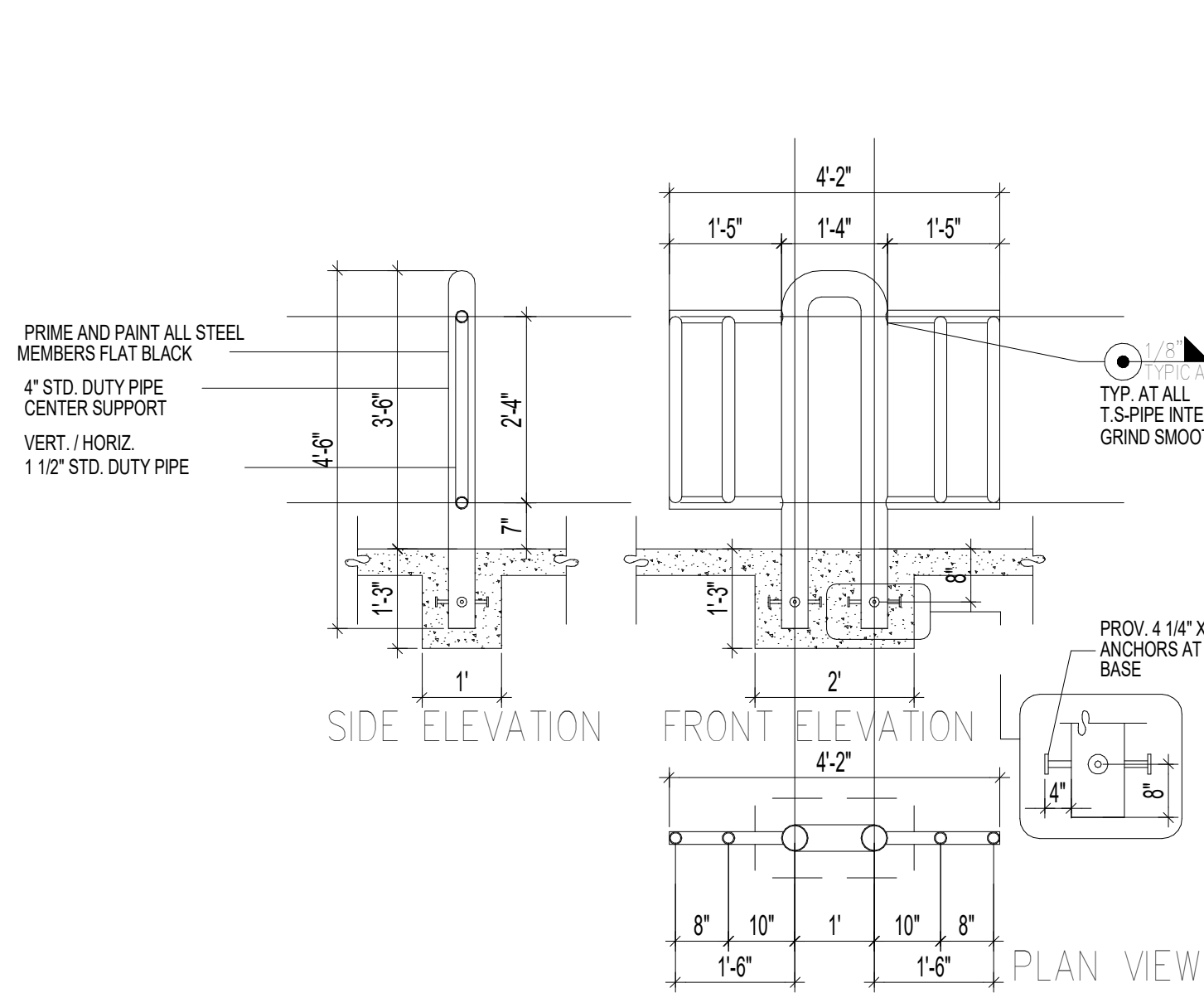
DRAWN BY:

SHEET TITLE
ARCHITECTURAL SITE PLAN

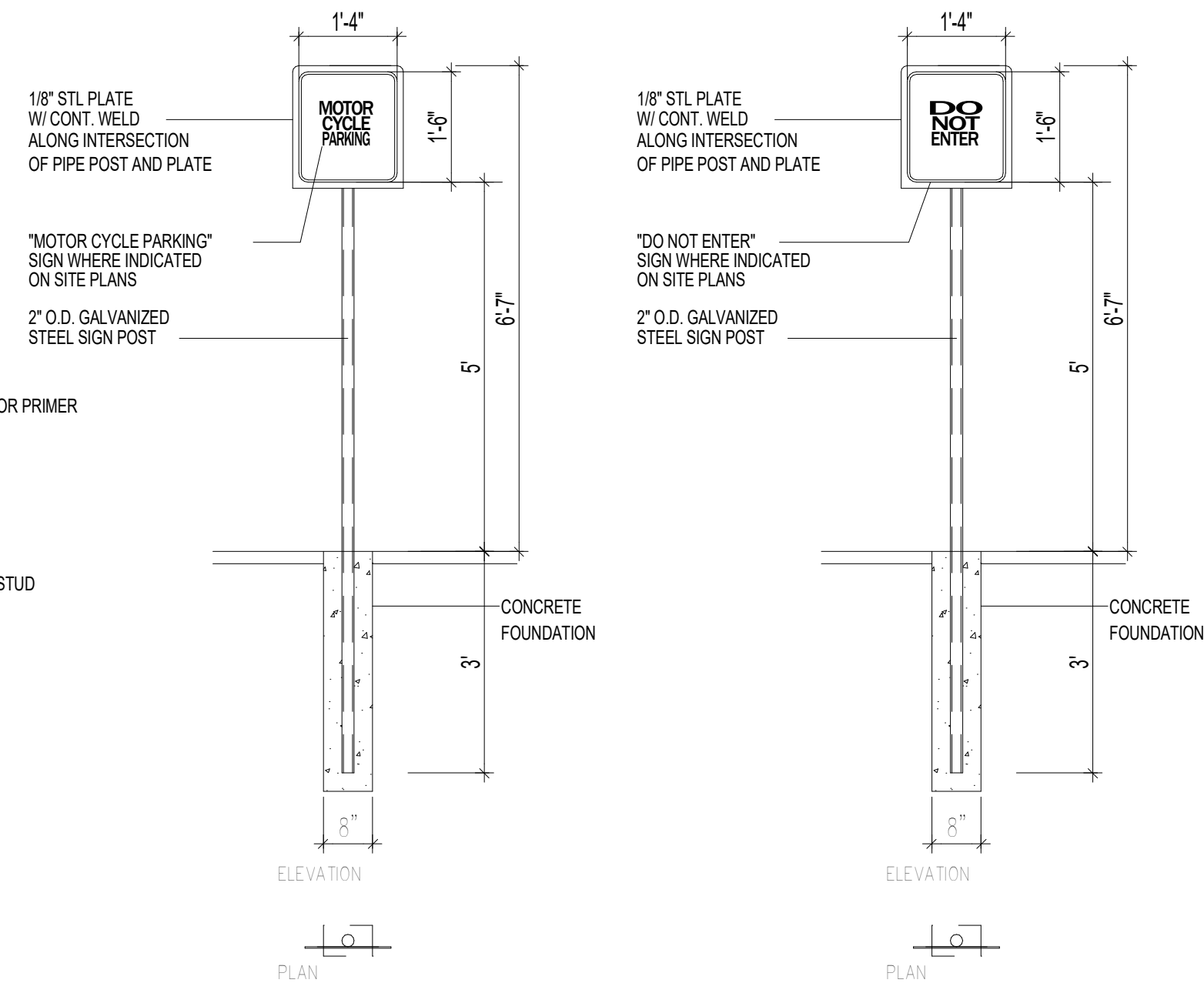
DATE
9-2-20

SCALE:

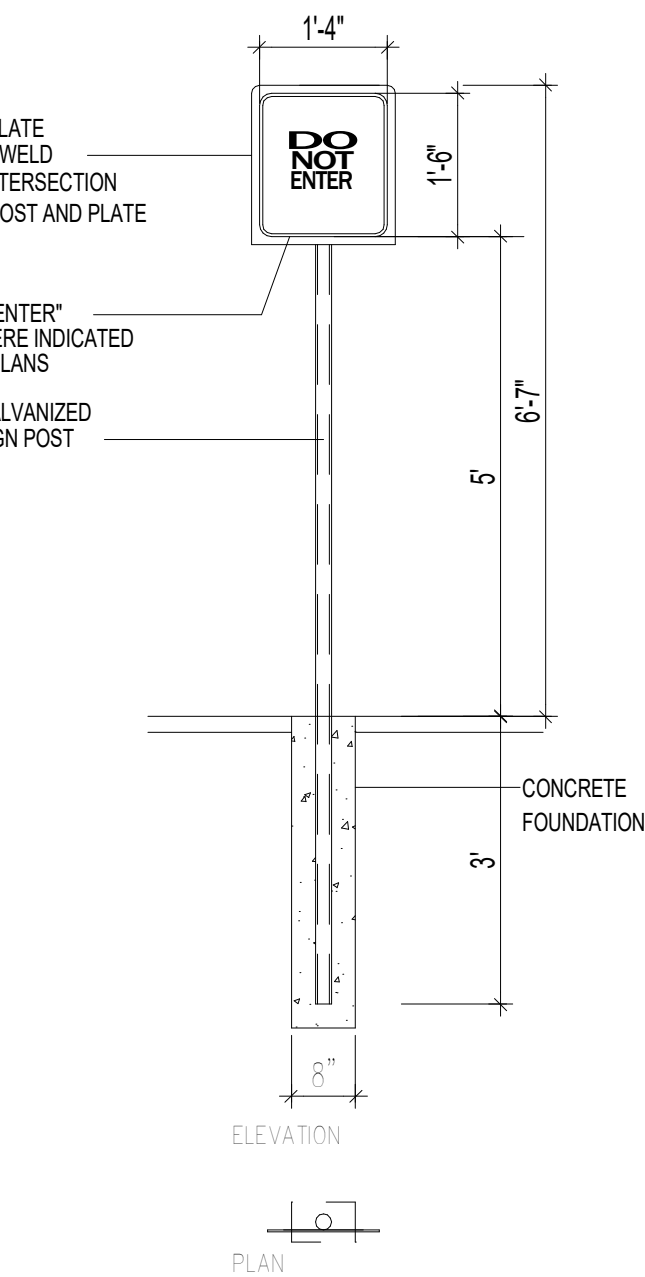
SHEET
AA



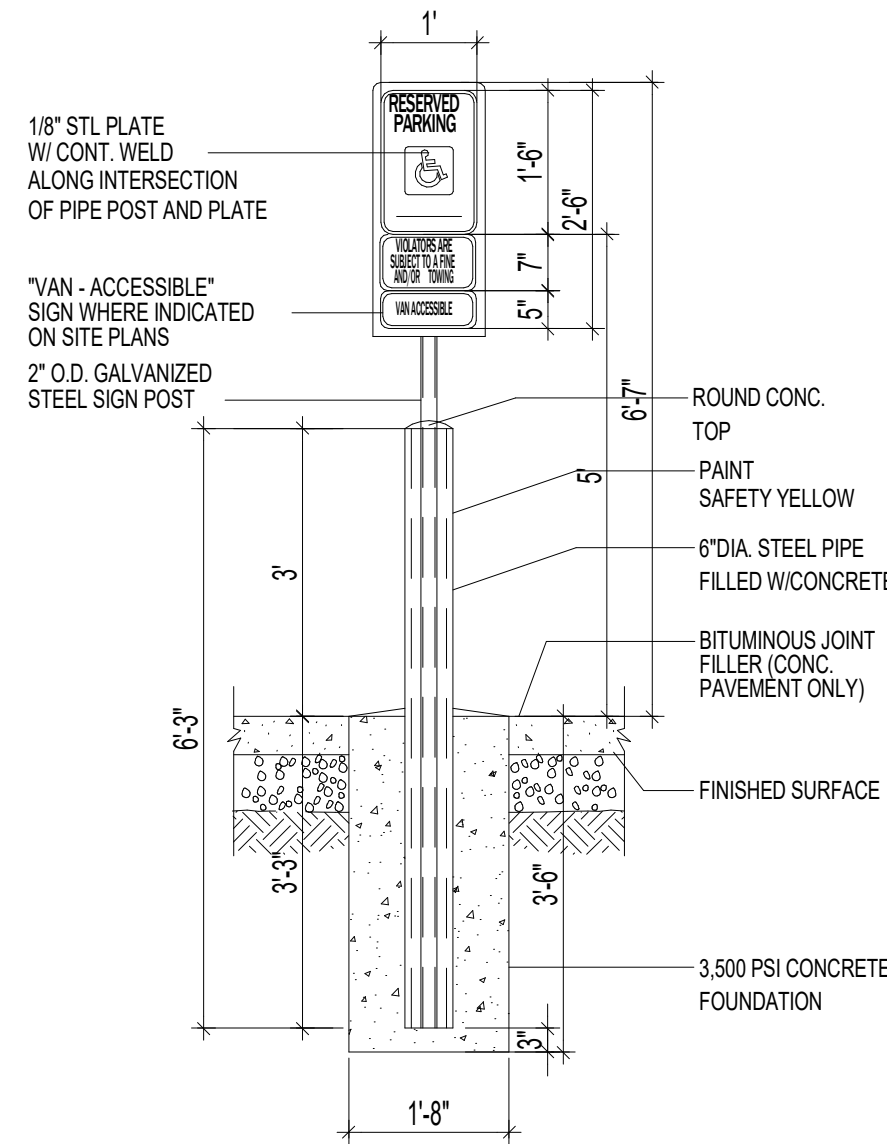
13 BIKE RACK
N.T.S



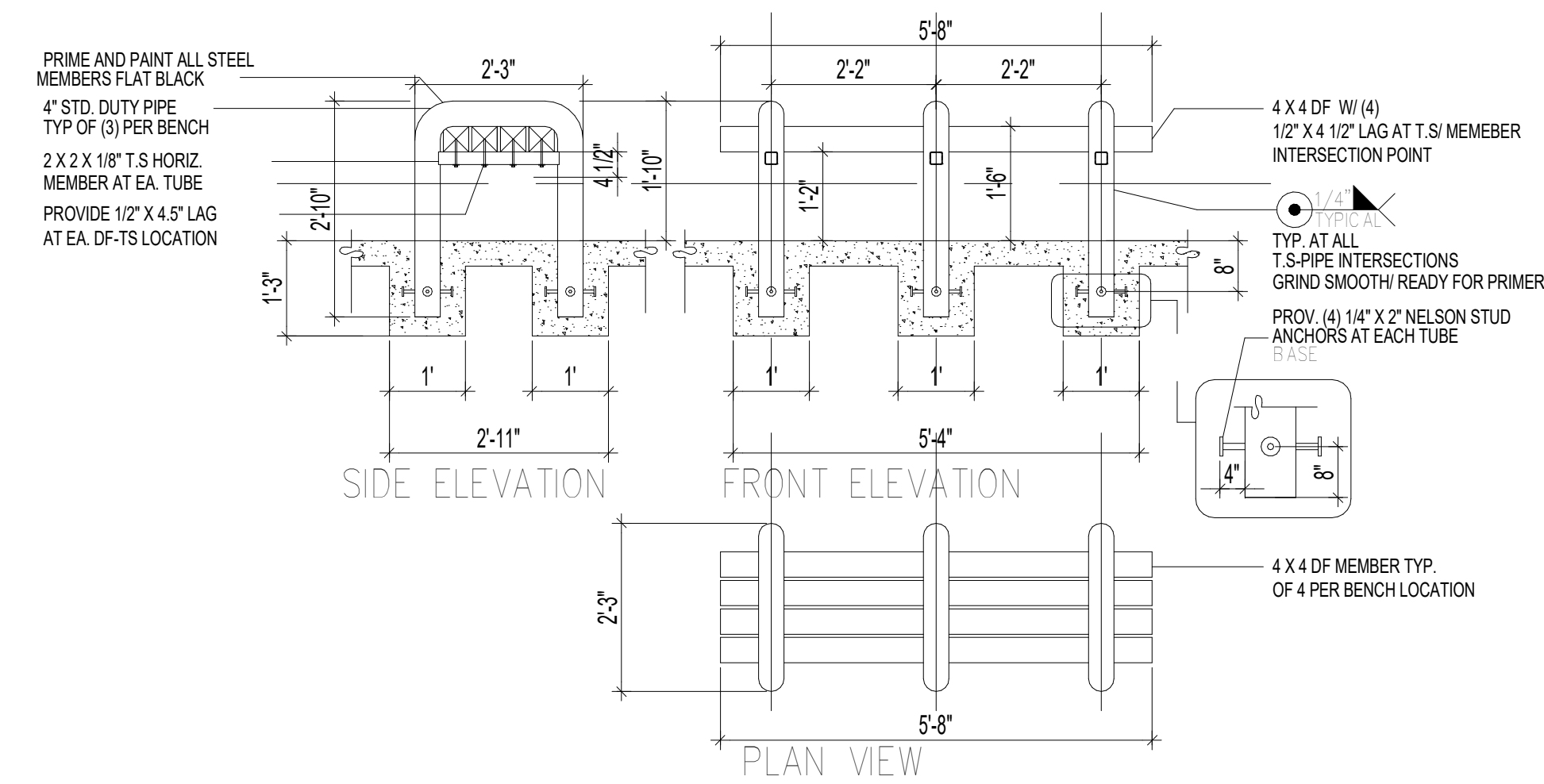
12 MISC. SIGNAGE
N.T.S



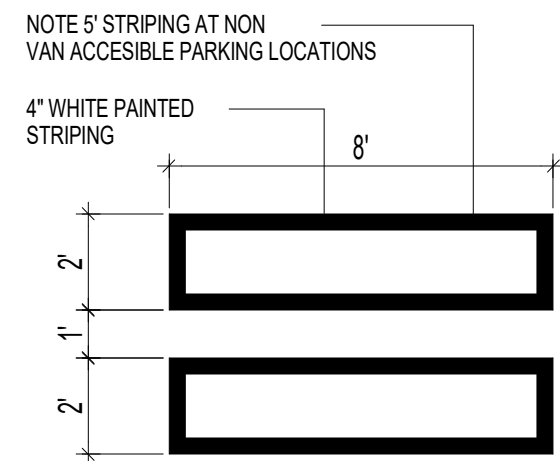
12A MISC. SIGNAGE
N.T.S



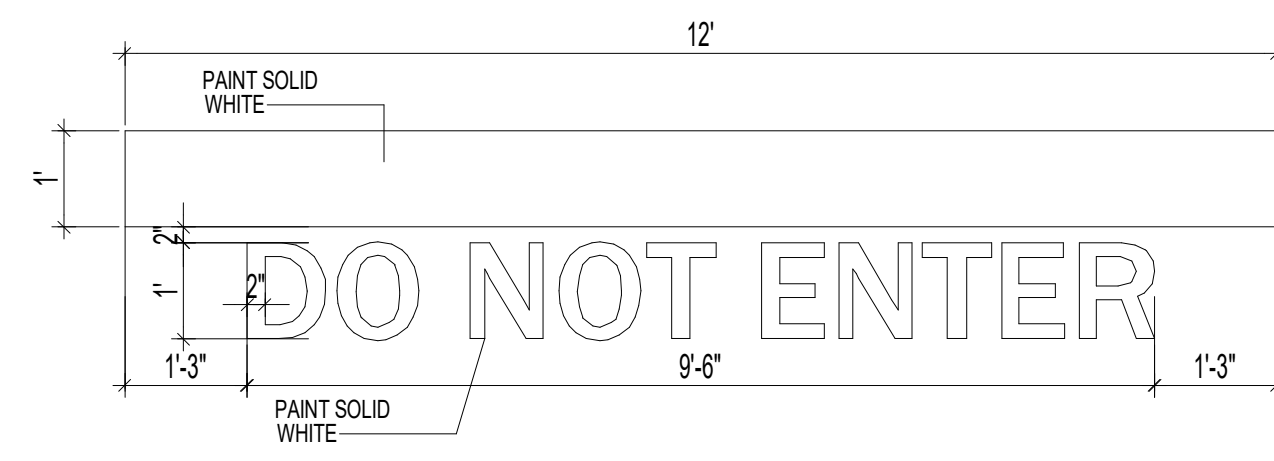
11 H.C SIGNAGE



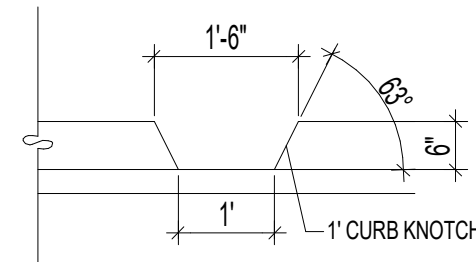
10 BENCH DETAIL
N.T.S



9 H.C PARKING-WALK PAINT DETAIL
N.T.S



8 SITE DIRECTIONAL PAINT DETAIL
N.T.S.

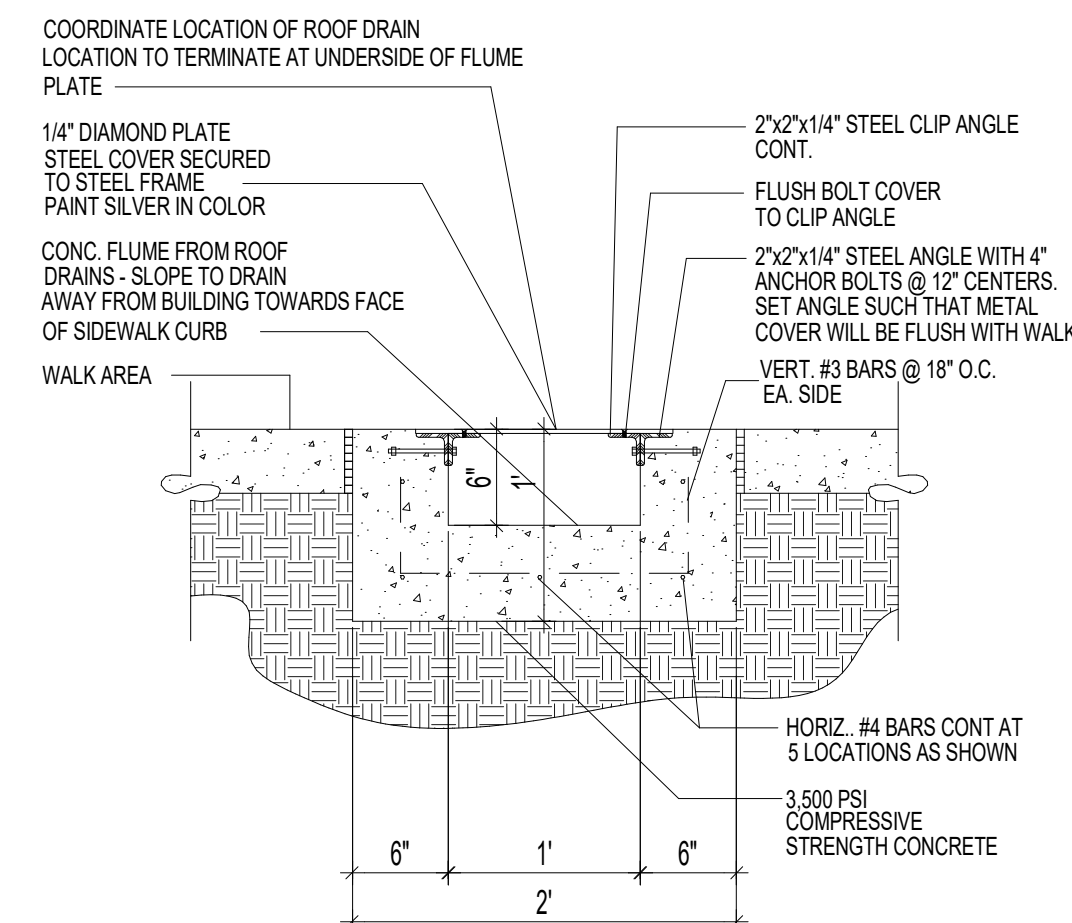


NOTE:
RE: SITEPLAN FOR LOCATIONS OF PASSIVE WATER
HARVESTING CURB NOTCH

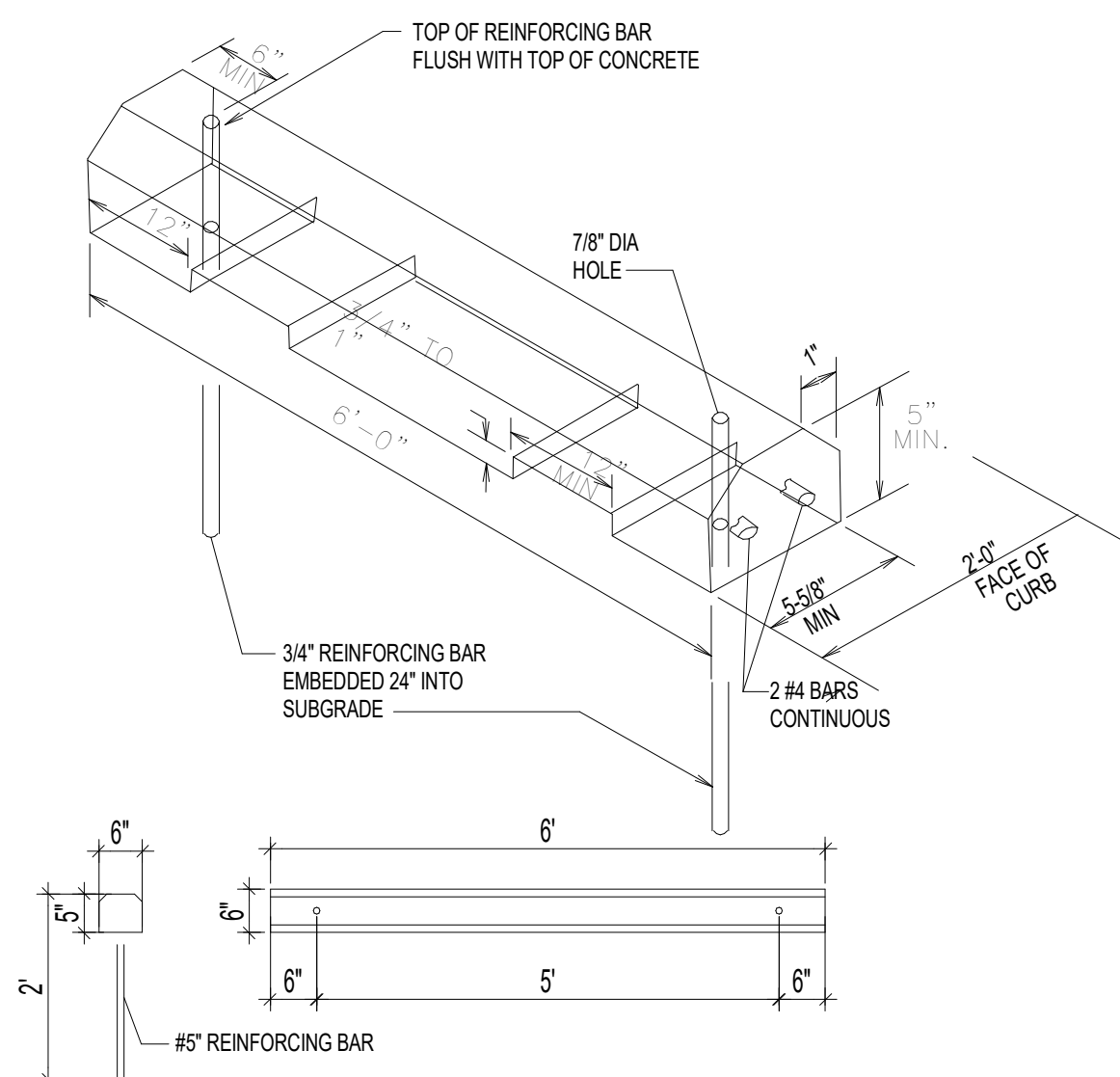
CURB NOTCH

7

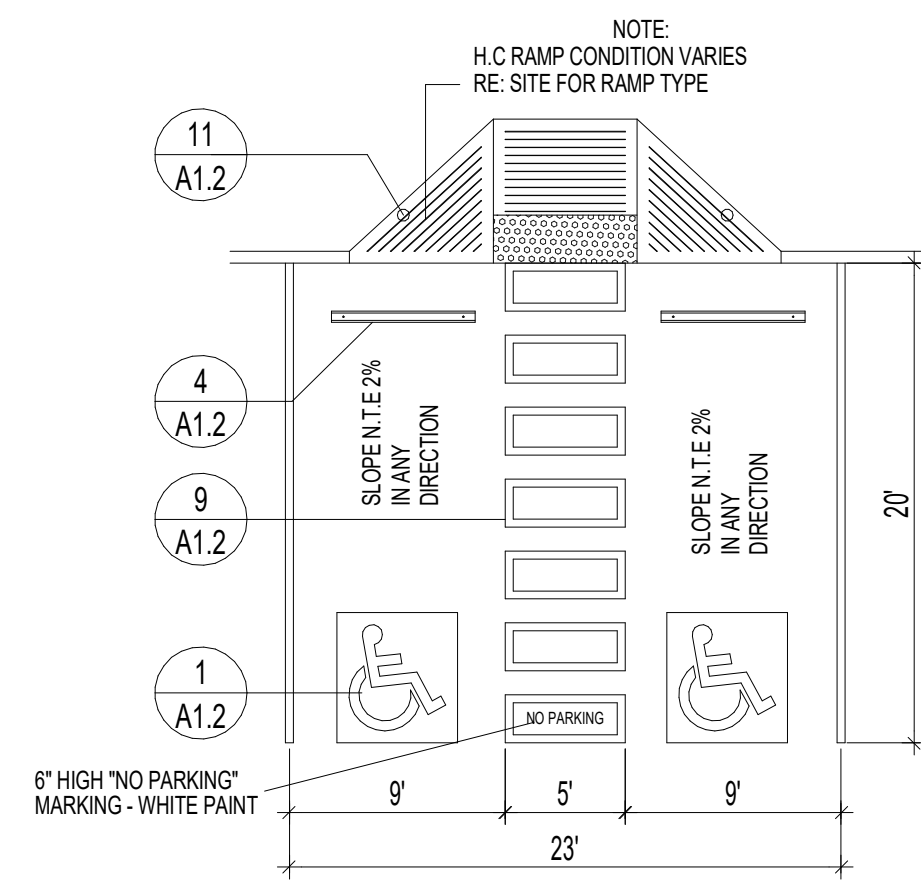
N.T.S



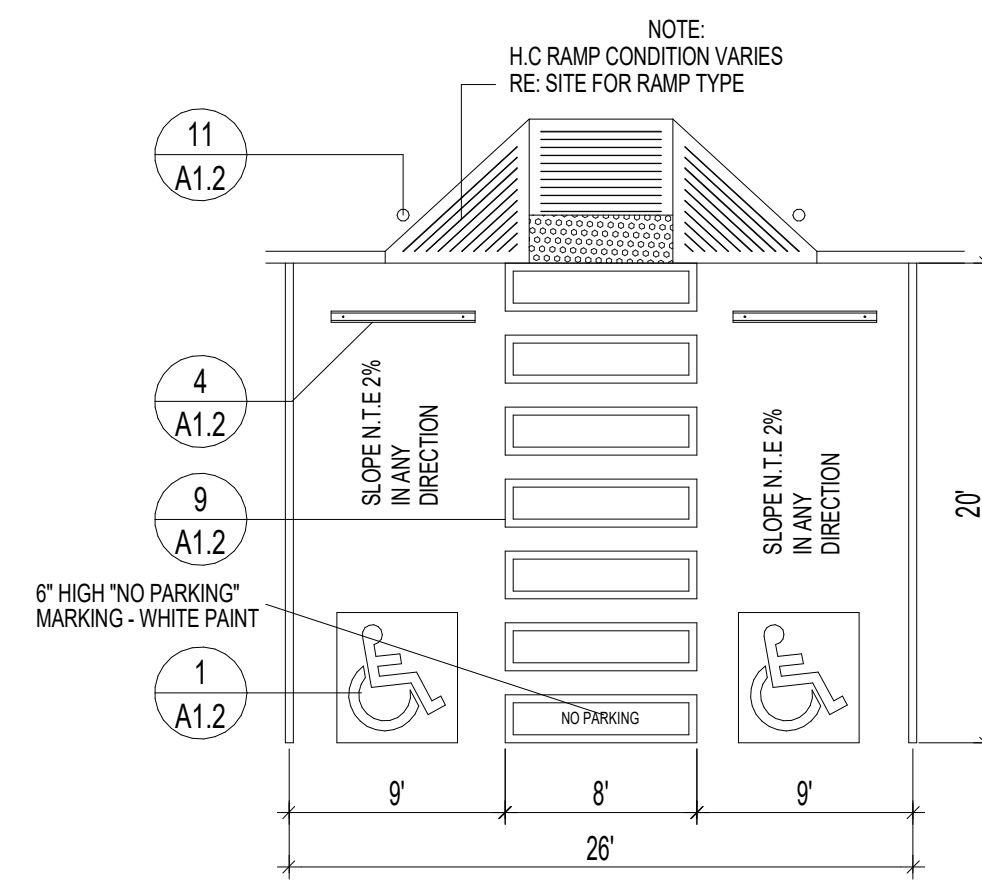
6 CONCRETE FLUME DETAIL
N.T.S.



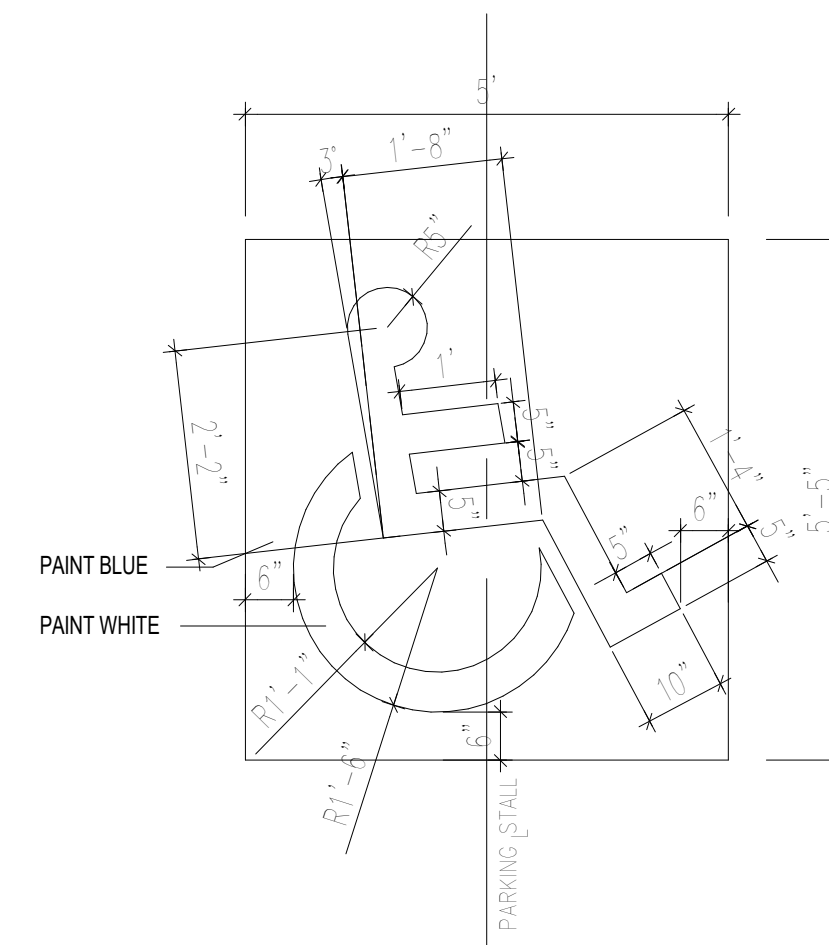
4 WHEEL STOP
N.T.S.



3 H.C PARKING PLAN DETAIL
N.T.S.



2 H.C PARKING PLAN DETAIL (VAN ACCESIBLE)



1 H.C SIGNAGE
N.T.S

[illegible]

MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



ADMINISTRATIVE AMENDMENT

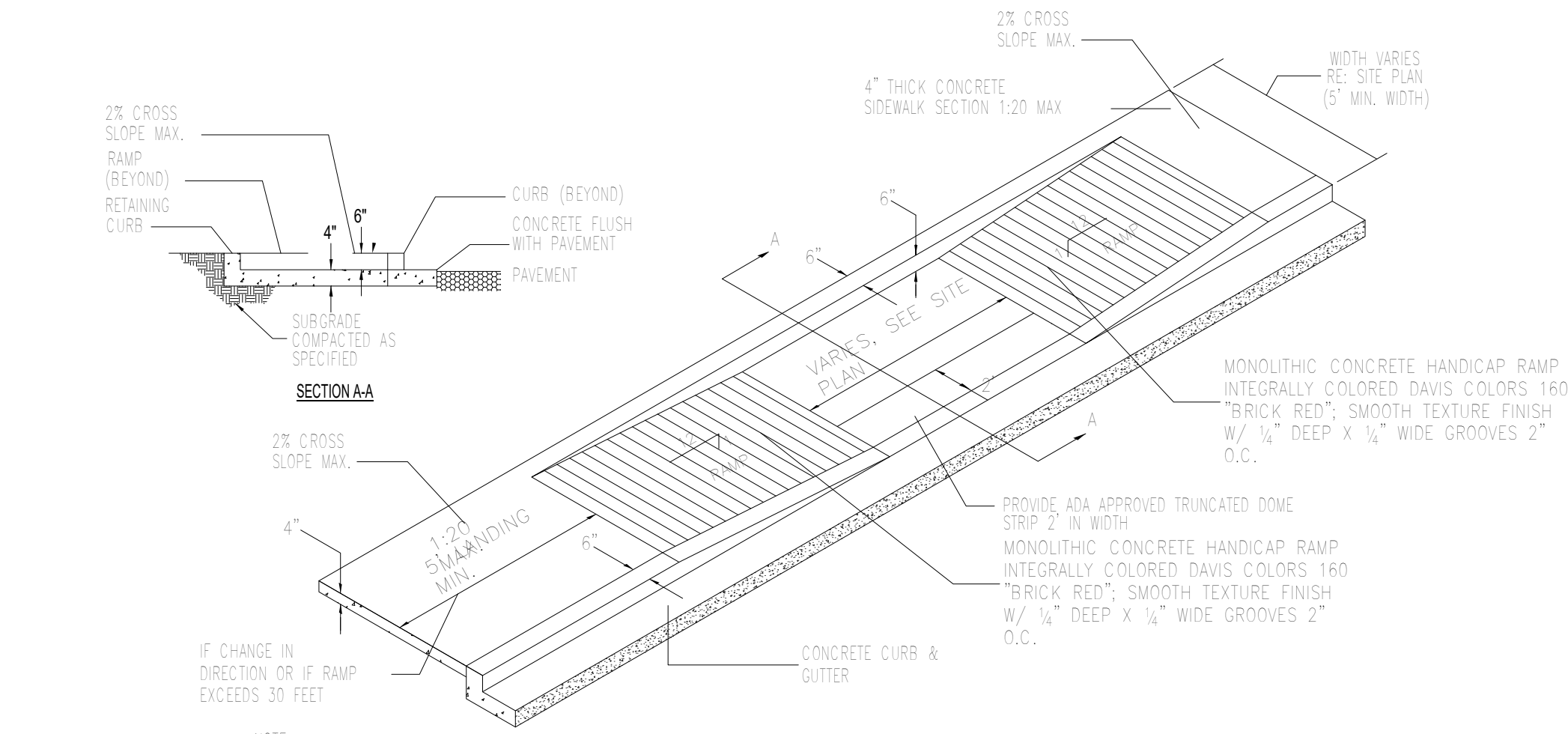
PROJECT TITLE
BOSQUE EUBANK
5210 EUBANK BLVD. NE ALBUQUERQUE, NM 87111

PROJECT MANAGER	JOB NO.	DRAWN BY:
-----------------	---------	-----------

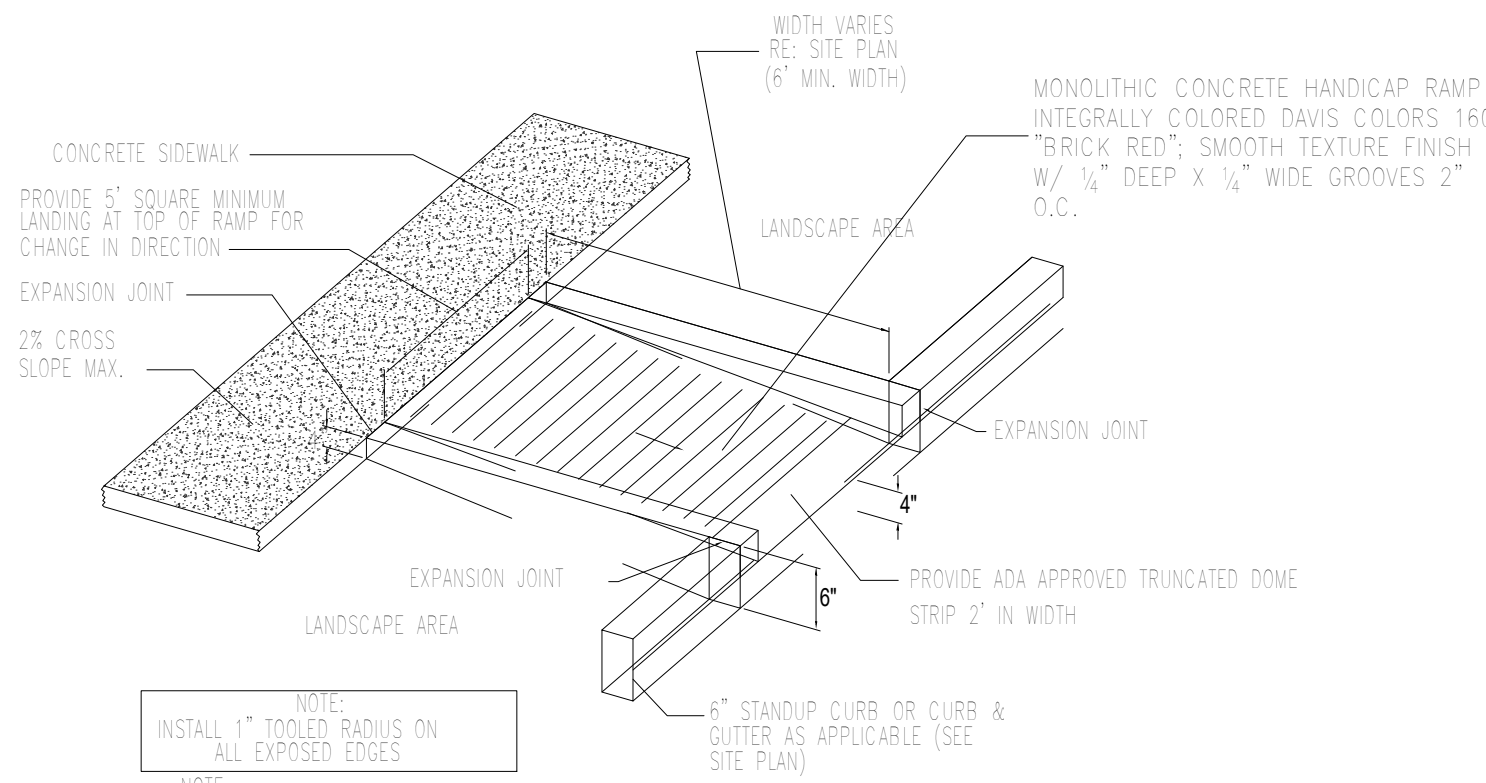
PROJECT MANAGER	JOB NO.
-----------------	---------

SHEET TITLE
SITE DETAILS

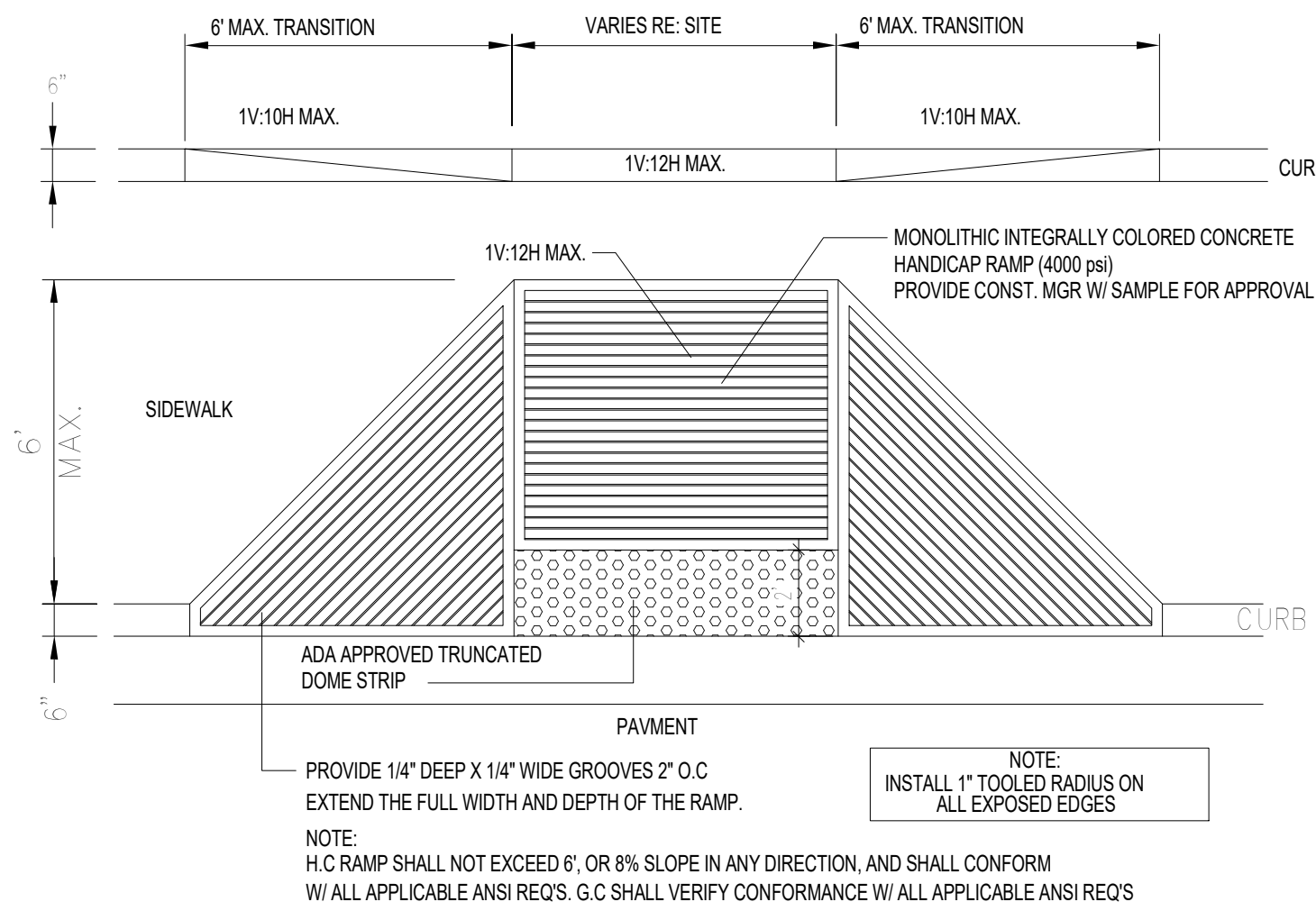
DATE 9-28-20	SHEET AA2
SCALE:	



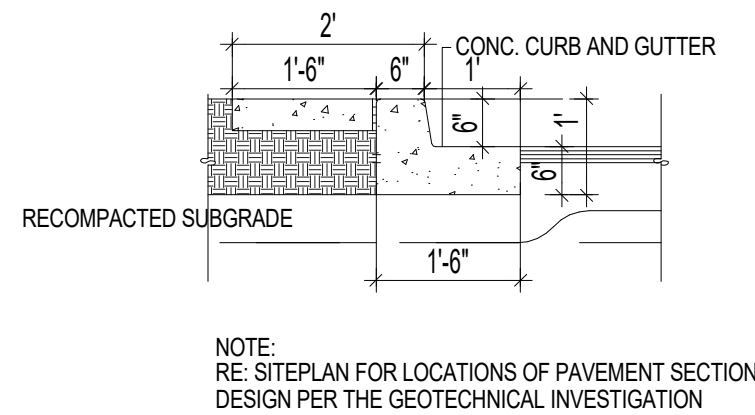
17 TAPERED RAMP DETAIL
N.T.S.



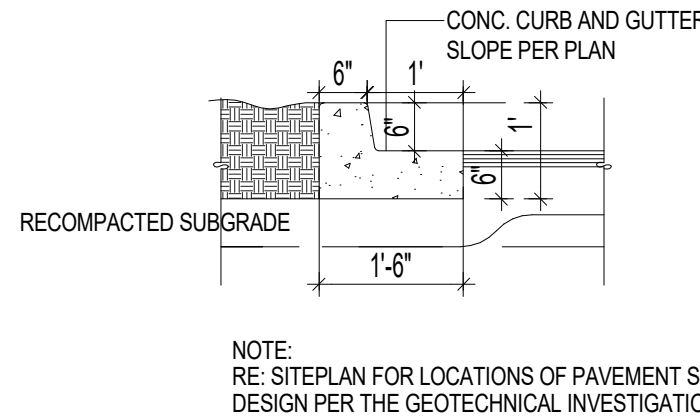
16 CURBED RAMP DETAIL
N.T.S.



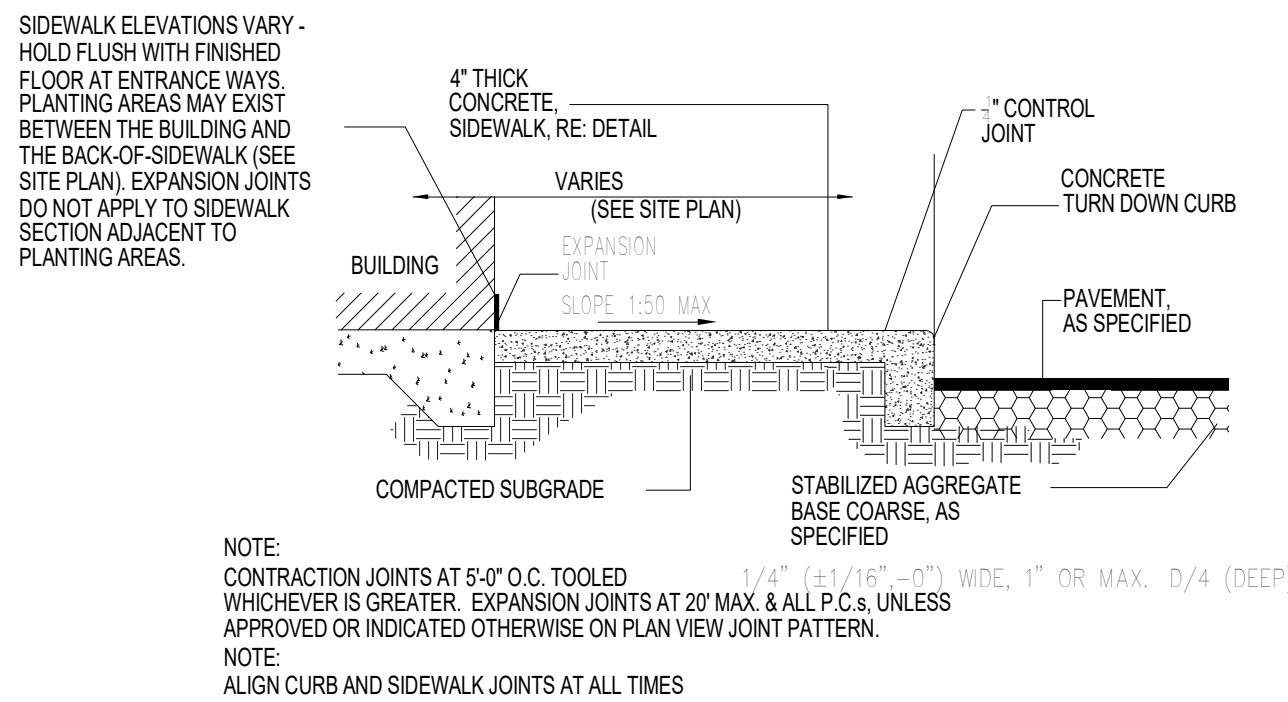
15 FLARED H.C RAMP
N.T.S.



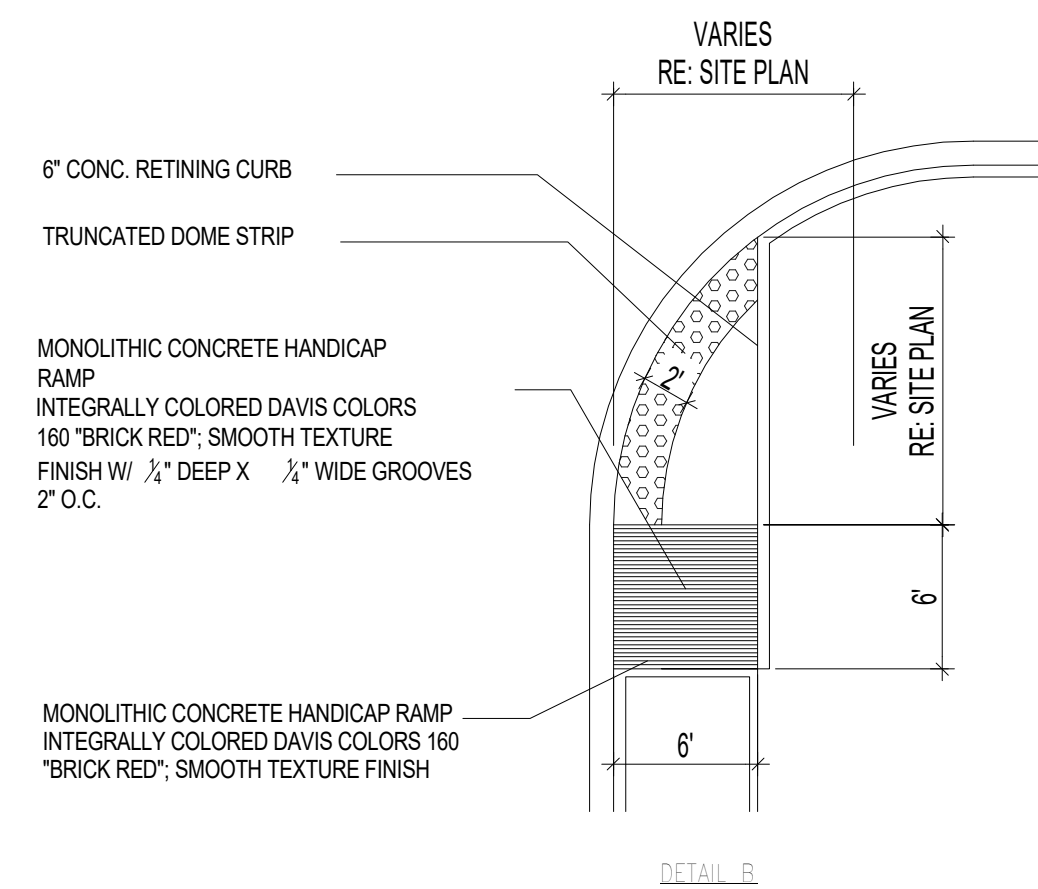
11 ISLAND CURB DETAIL
N.T.S.



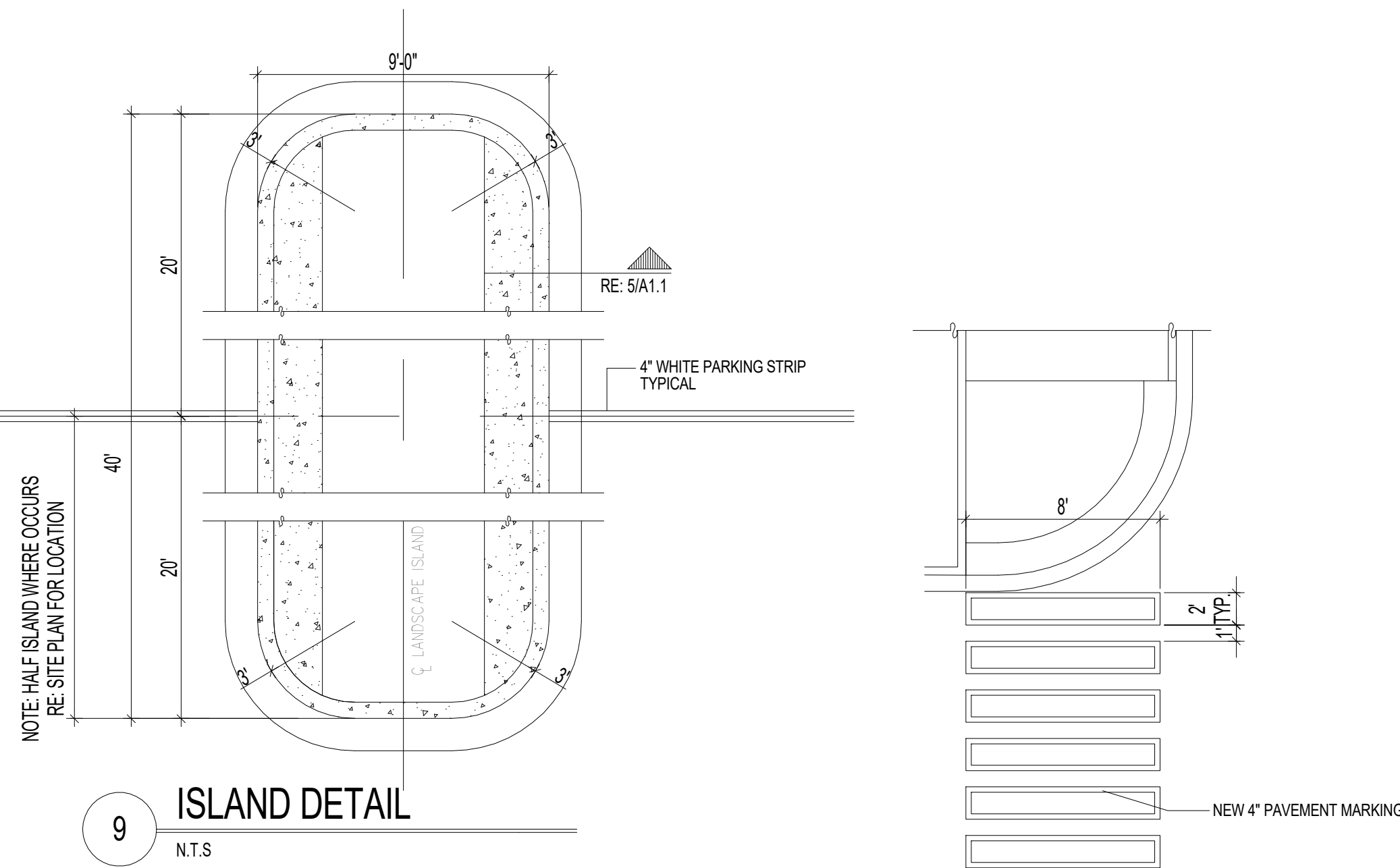
10 TYPICAL CURB DETAIL
N.T.S.



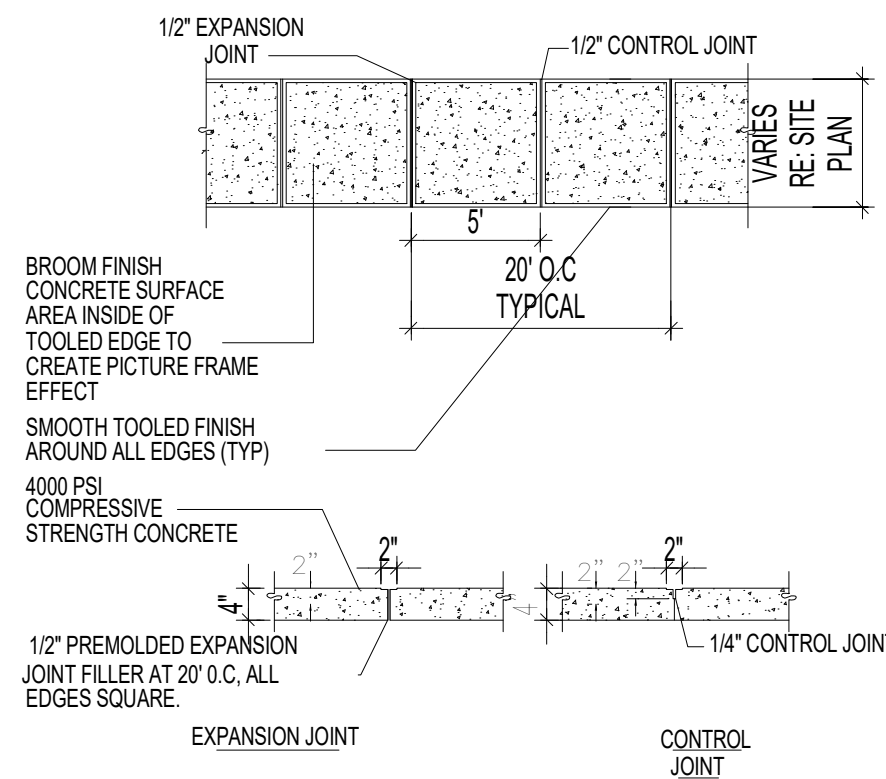
8 SIDEWALK WITH TURNDOWN CURB SEC.
N.T.S.



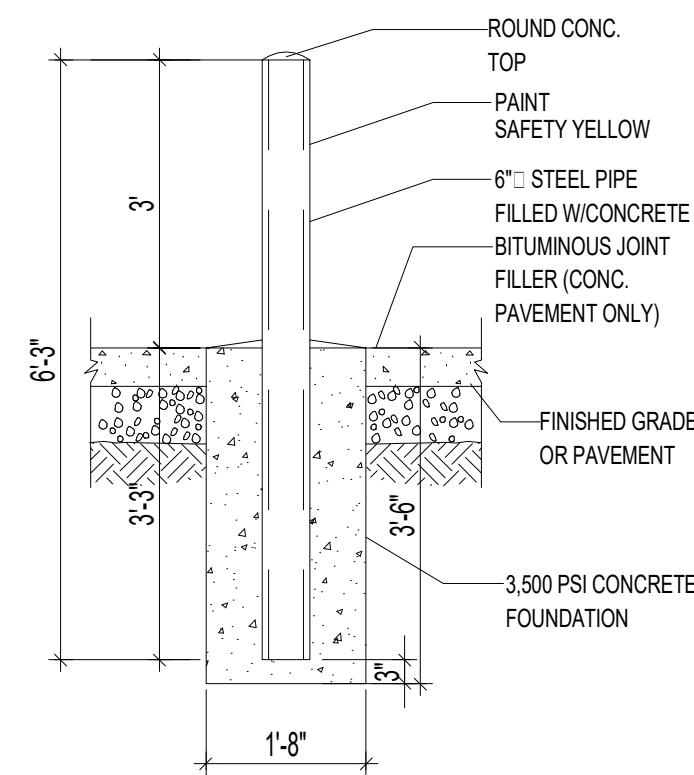
5 END ISLAND WITH WALK RAMP
N.T.S.



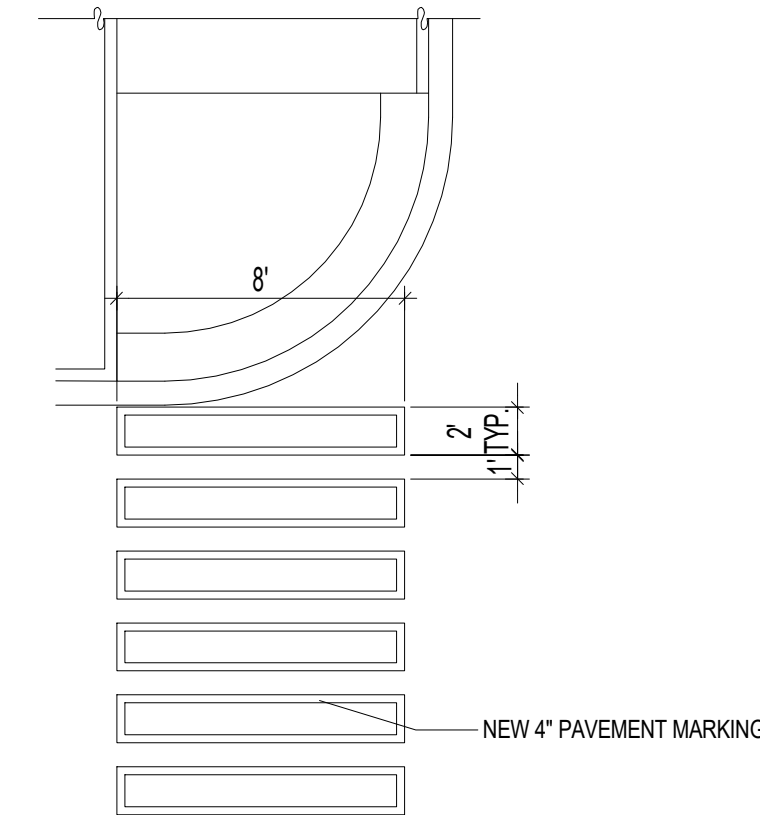
9 ISLAND DETAIL
N.T.S.



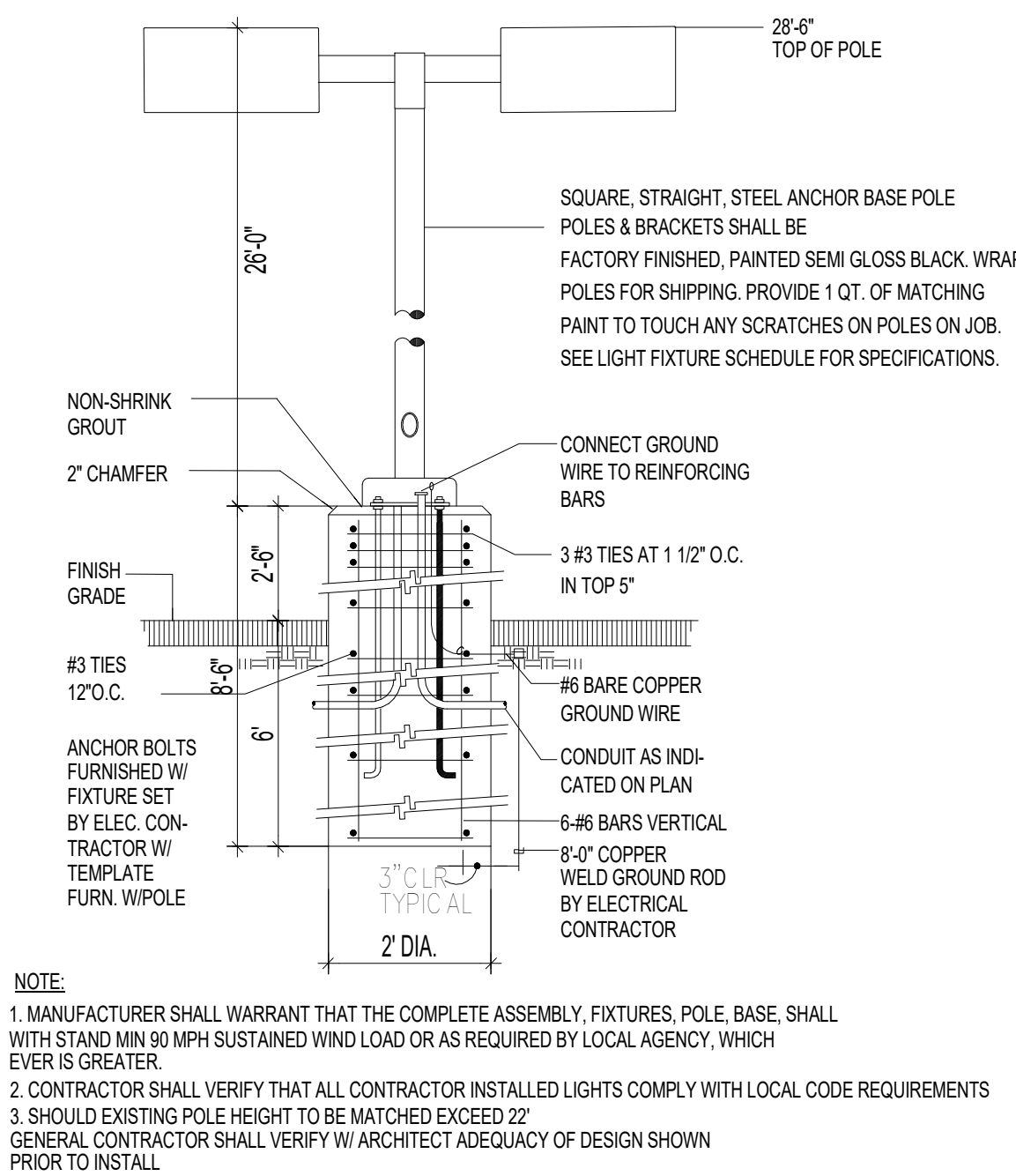
7 TYPICAL SIDEWALK
N.T.S.



4 BOLLARD DETAIL
N.T.S.



6 TYPICAL CONC. CROSSWALK
N.T.S.

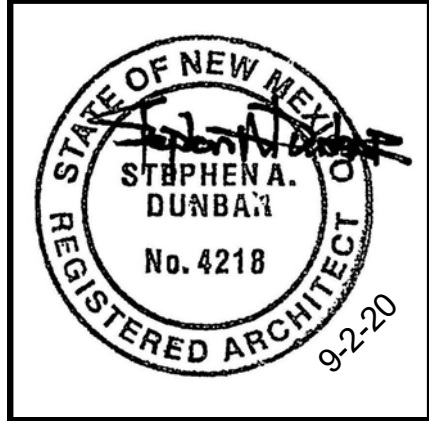


3 LIGHT POLE DETAIL
N.T.S.

REV	DATE	BY	REVISION

MODULUS ARCHITECTS

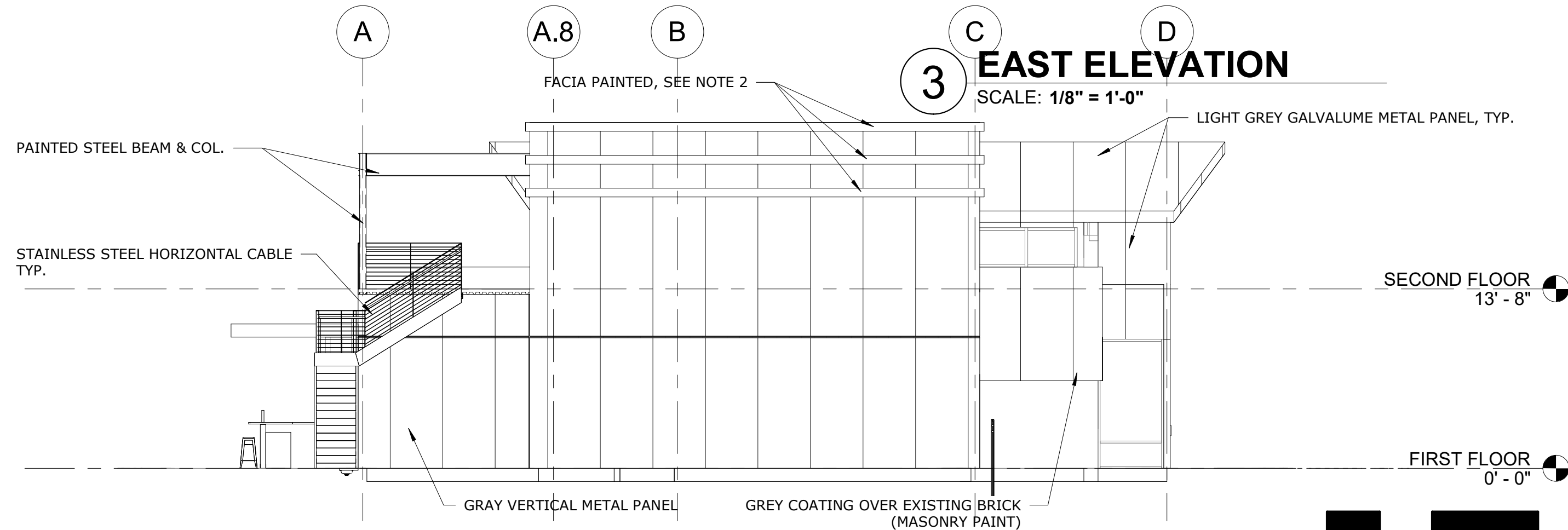
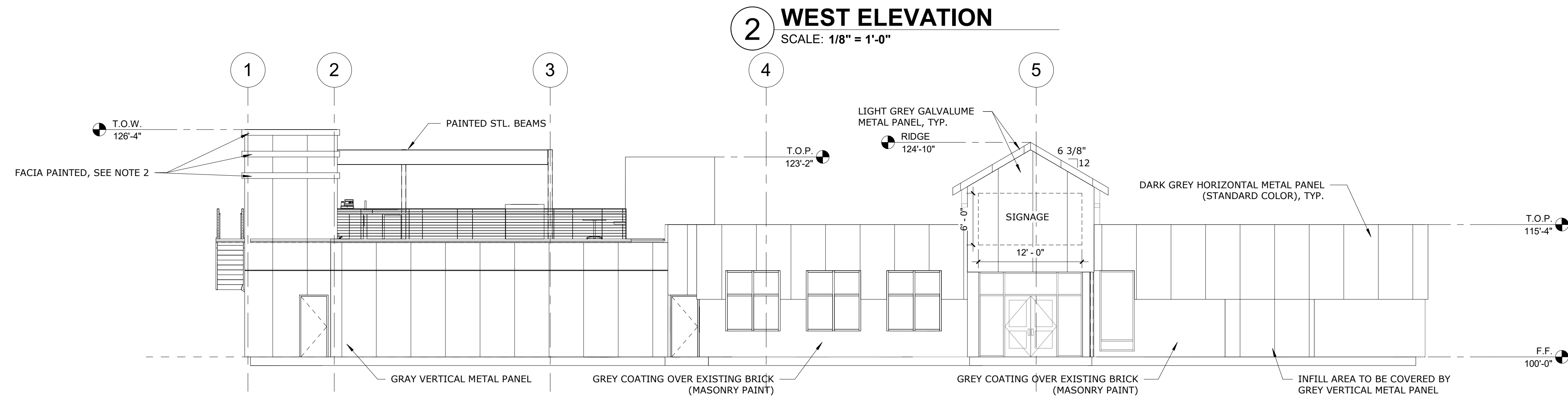
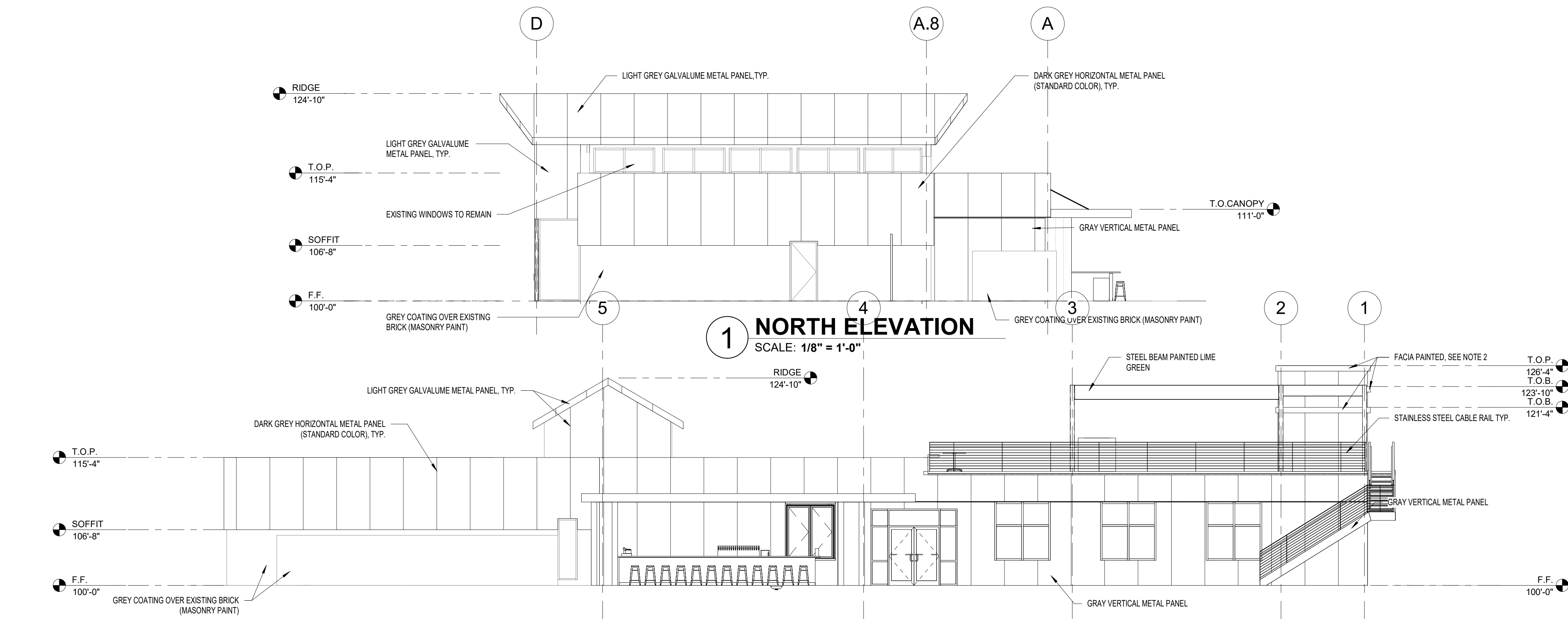
100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



ADMINISTRATIVE AMMENDMENT

PROJECT TITLE BOSQUE EUBANK Enter address here	PROJECT MANAGER JOB NO. Project Number	DRAWN BY:
SHEET TITLE ARCHITECTURAL SITE DETAILS		

DATE 9-2-20	SHEET AA1
SCALE:	

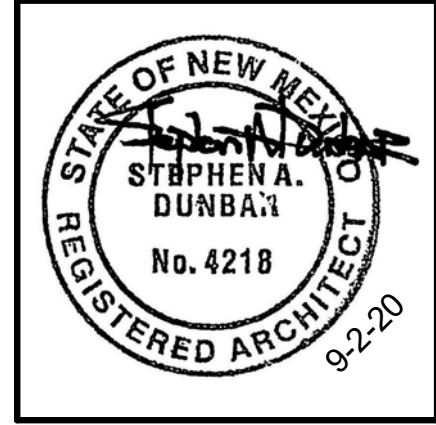


- GENERAL NOTES:
1. METAL PANEL TO BE RIBBED OR CORRUGATED, TYP.
 2. COLORS SELECTED FROM STANDARD COLOR CHART.
 3. METAL CANOPY CAN ONLY BE INSTALLED IF FIRE PROTECTION IS NOT REQUIRED.
 4. WINDOW MULLIONS TO BE STANDARD COLOR TO MATCH EXISTING MULLION COLOR.

REV	DATE	BY	REVISION

MODULUS ARCHITECTS

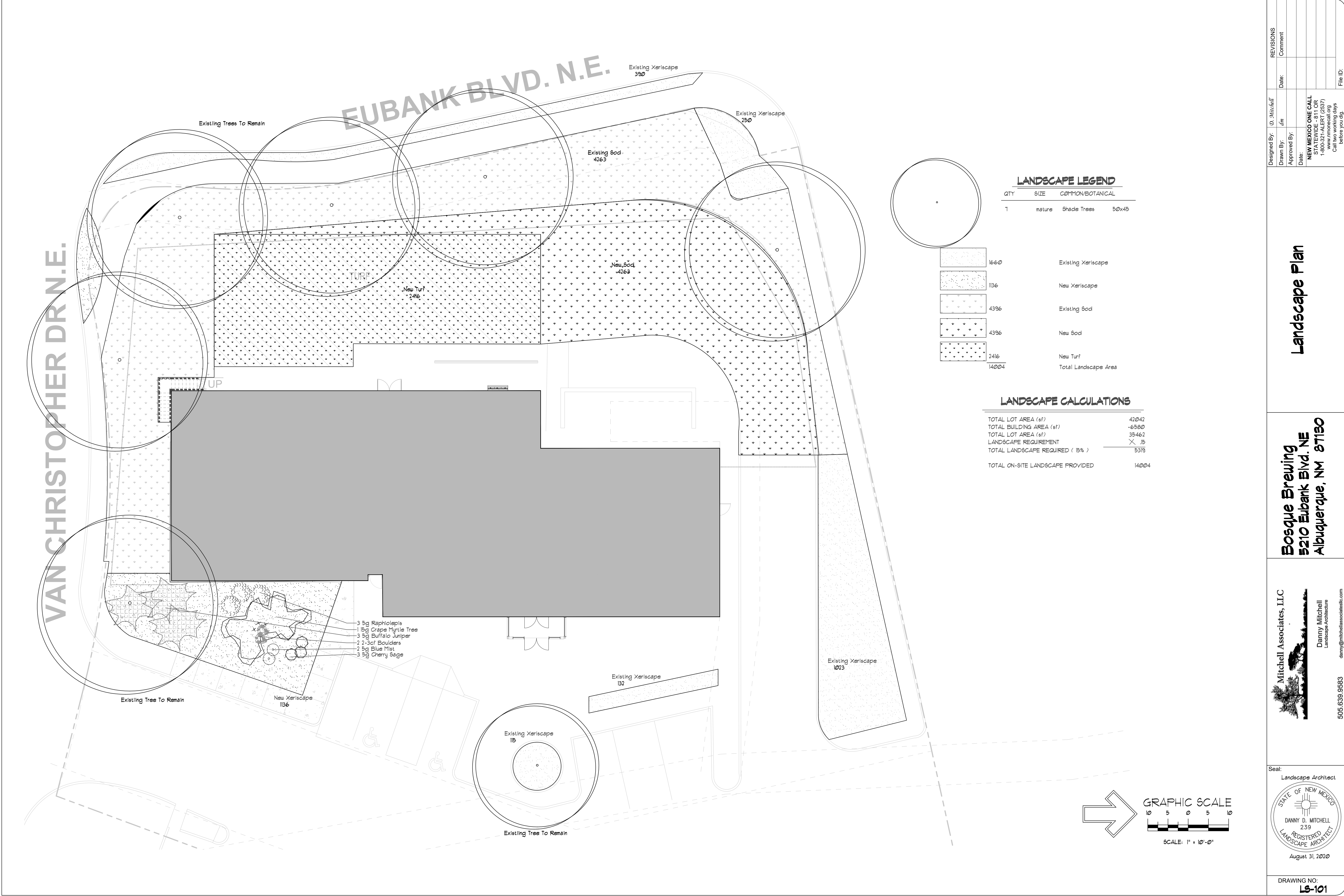
100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



ADMINISTRATIVE AMMENDMENT

PROJECT TITLE	PROJECT MANAGER	JOB NO.	DRAWN BY:
BOSQUE EUBANK	Enter address here	Project Number	
SHEET TITLE			
ELEVATIONS			

DATE	SHEET
9-2-20	A20
SCALE:	



VAN CHRISTOPHER DR. N.E.

EUBANK BLVD. N.E.

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL
1	mature	Shade Trees 50x45

1660	Existing Xeriscape
1136	New Xeriscape
4396	Existing Sod
4396	New Sod
2416	New Turf
14004	Total Landscape Area

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	42042
TOTAL BUILDING AREA (sf)	-6500
TOTAL LOT AREA (sf)	35462
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	5319
TOTAL ON-SITE LANDSCAPE PROVIDED	14004

Mitchell Associates, LLC

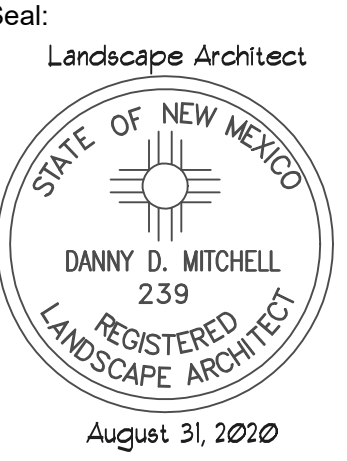


Danny Mitchell
Landscape Architecture
danny@mitchellassociatesllc.com

505.639.9583

Seal:

Landscape Architect



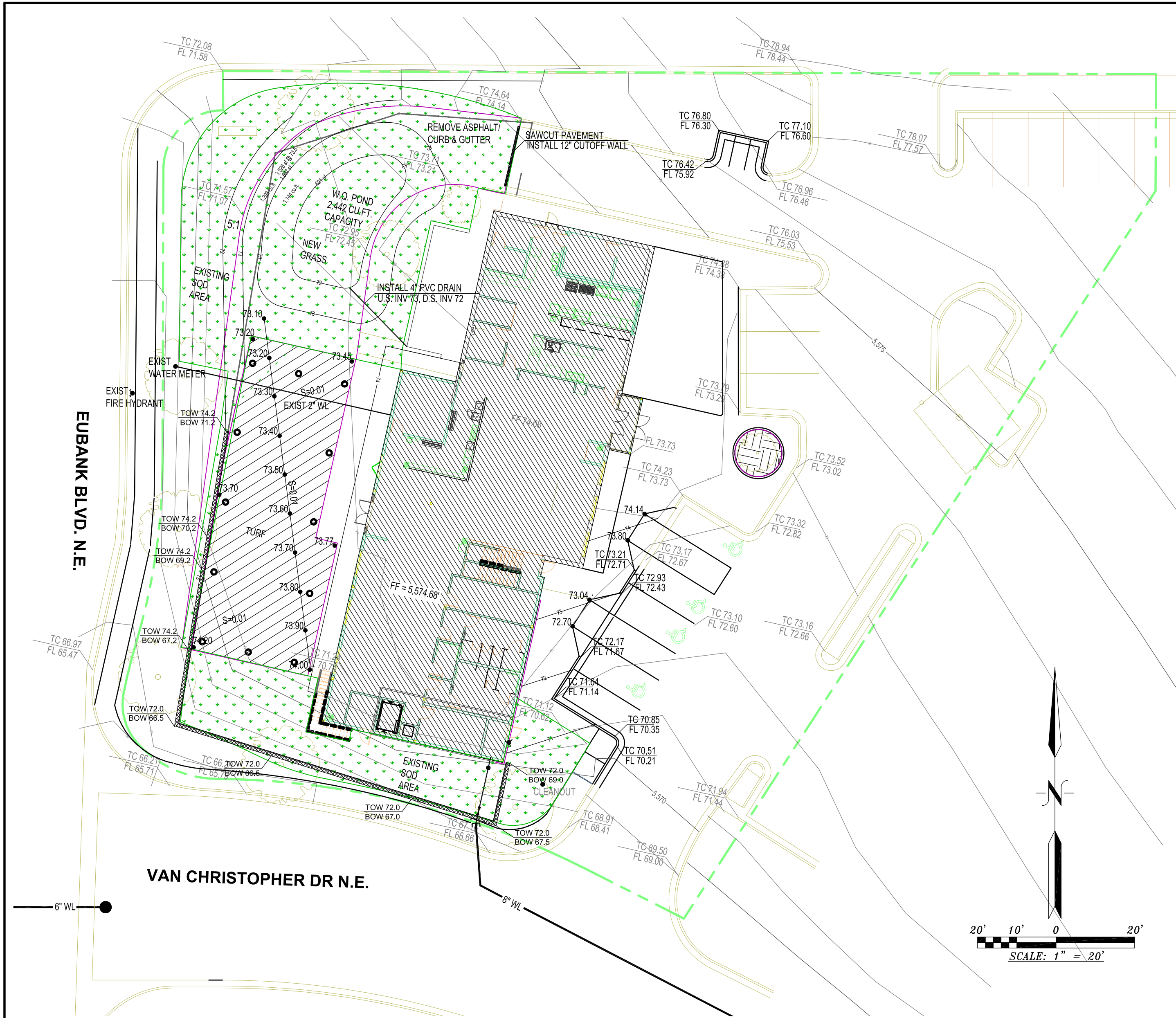
DANNY D. MITCHELL
239
REGISTERED
LANDSCAPE ARCHITECT
August 31, 2020

DRAWING NO:
LS-101

Bosque Brewing
5210 Eubank Blvd. NE
Albuquerque, NM 87109

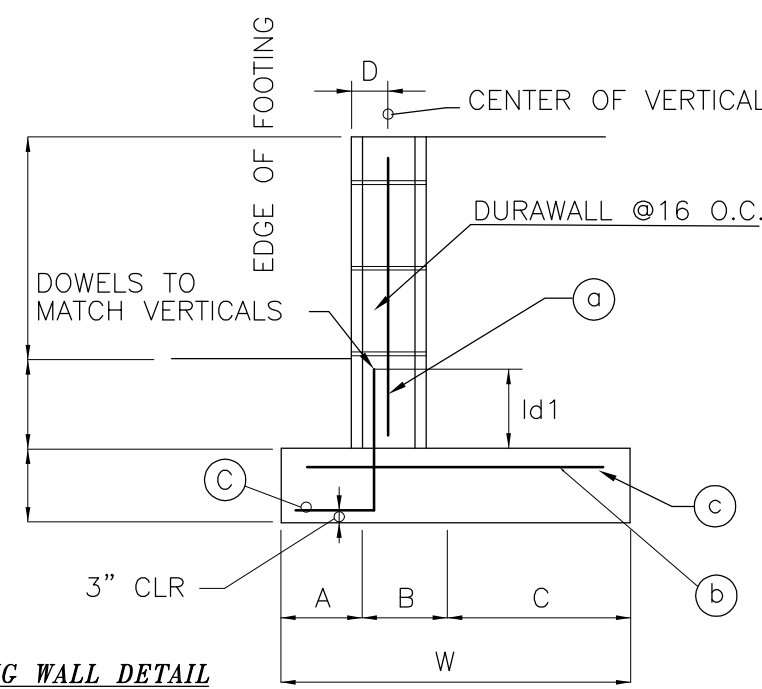
Landscape Plan

DESIGNED BY:	D. Mitchell	REVISIONS
DRAWN BY:	Jm	Date:
APPROVED BY:		Comment
Date:		
NEW MEXICO ONE CALL STATEWIDE - 811 OR 1-800-321-ALERT (2537) www.1monecall.org Call two working days before you dig.		
		File ID:



FLOOD INSURANCE RATE MAP

National Flood Hazard Layer FIRMette



RETAINING WALL DETAIL

RETAINING WALL DIMENSIONS & REINFORCEMENT												
MIN. DIMENSIONS							STEEL REINFORCEMENT					
H	T	A	B	C	D	W	a	b	c	Id1		
2'	1'-0"	0'-6"	0'-8"	0'-10"	5 1/4"	2'-0"	#5@24" o.c.	#5@16"	#4@16"	1'-6"		
3'	1'-0"	0'-6"	0'-8"	1'-3"	5 1/4"	2'-5"	#5@16" o.c.	#5@16"	#4@16"	1'-6"		
4'	1'-0"	0'-6"	0'-8"	1'-2"	6 1/4"	2'-10"	#5@16" o.c.	#5@16"	#4@16"	1'-6"		
5'	1'-0"	1'-0"	0'-8"	1'-9"	6 1/4"	3'-5"	#5@8" o.c.	#5@16"	#4@16"	1'-6"		
6'	1'-0"	1'-0"	0'-8"	2'-6"	6 1/4"	4'-2"	#5@8" o.c.	#5@16"	#4@16"	1'-6"		

NOTES

Site Location - As shown by the Vicinity Map, Zone Atlas D-21, the 40,000 square foot commercial site is located on the east side of Eubank Boulevard in the Promenade Shopping Center adjacent to Spain Boulevard. At present, the site was developed as a bank and later the location of the Godfather's Pizza and drains roughly from northeast to southwest across the existing parking lot. The purpose of this project is to construct a new addition onto the southern portion of the property that used to function as the banking drive-through.

Address - 5210 EUBANK BLVD NE ALBUQUERQUE NM 87111
Legal Description - TRACT 2 SUBDIVISION PLAT MAP FOR THE PROMENADE
UPC: 102106101726322002

Flood Zone - As shown by Panel 143G of 825 of the National Flood Insurance Program Flood Insurance Rate Maps (FIRM) for Bernalillo County, New Mexico, dated September 26, 2008, this site does not lie within a designated flood hazard zone.

Existing Conditions - Currently, the site is fully developed and is part of the Promenade Shopping Center. The entire shopping center is paved and impervious other than the small grass landscaping areas near the buildings, between parking, or along Eubank Boulevard. The western and southern areas of the property are landscaped with grass and trees. The site drains either to Eubank Boulevard to the west or Van Christopher Drive to the south.

The sewer cleanout is located in the grass landscaped area near the southeast corner of the current drive through structure. The water meter is located near an existing fire hydrant on Eubank Boulevard directly west of the center of the existing building.

The John B. Robert Dam, Bear Canyon outfall channel is located adjacent to the south of the property across Van Christopher Drive. The entire shopping center drains to this channel at the Eubank crossing. The channel is concrete lined with a bottom width of 20-feet.

Proposed Conditions - The site is to be the new location for Bosque Brewing. The existing finish floor of the existing building will be extended to the south to encompass the area currently used as the old bank drive-through. To maintain the existing finish floor throughout the entire facility, a stem wall footing will be required. A new turf patio area is to be constructed off the southwest portion of the building. This patio will be sloped at a one percent grade to carry any roof drain flow towards the north where a water quality ponding area is shown with grass. The new site grading will funnel as much runoff into the water quality pond as possible. All runoff generated on the property will drain away from the structure. A four to seven foot retaining wall will encompass the patio area to minimize damage to the existing landscaping.

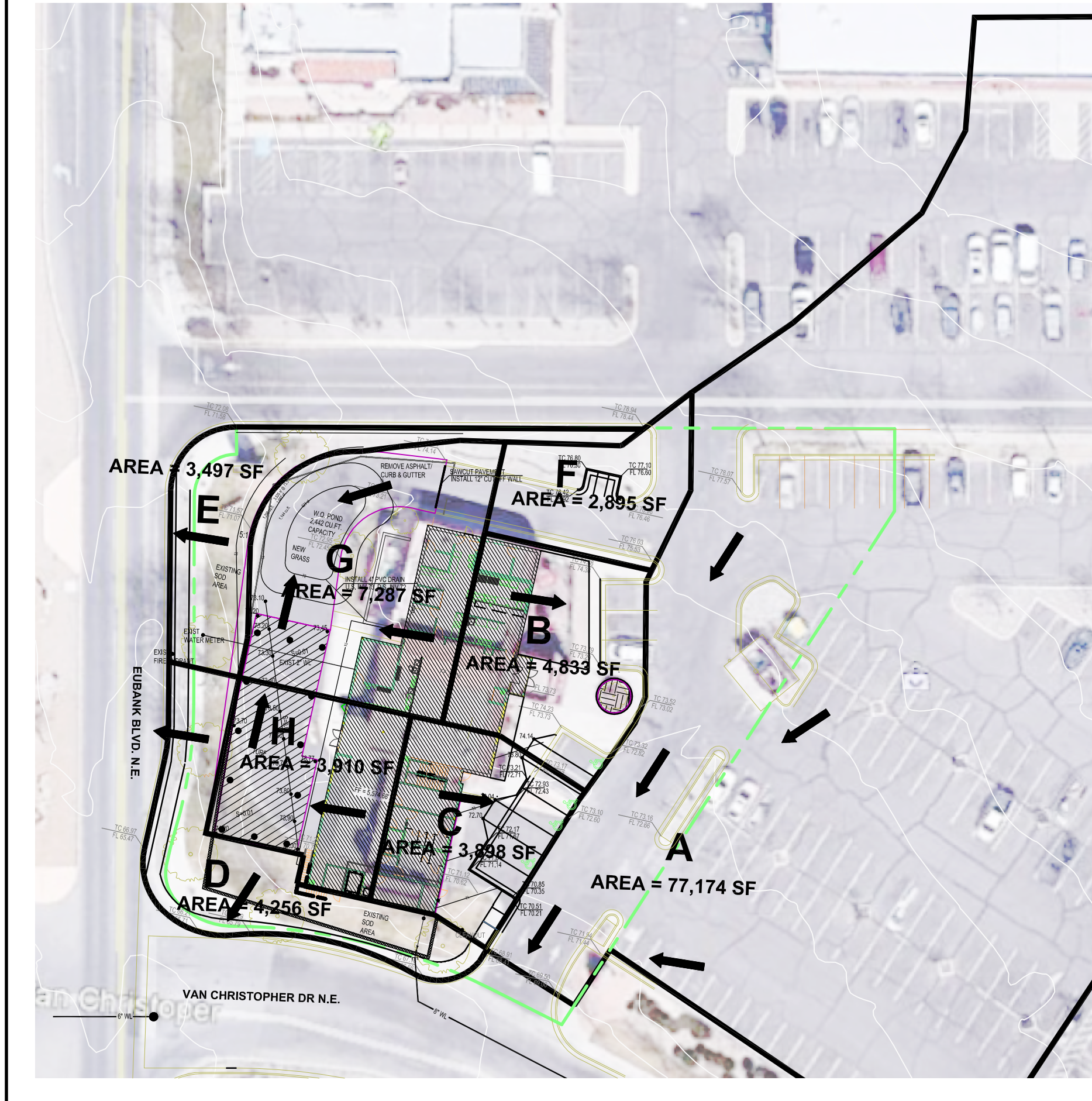
The capacity of the northern retention area was calculated at 2,442 cubic feet and the required water quality volume is only 881 cubic feet. The maximum inflow was found to be 2,555 cubic feet for the six hour storm which is just slightly higher than the capacity. Runoff in excess of the ponding capacity will overtop the grass berm and will sheet flow west to Eubank Boulevard.

Portions of the existing sidewalk area on the East side of the building will be converted to additional handicap parking for the new usage.

Hydrologic Methods - The drainage basin map shows eight separate sub-basins (A-H) impacting the project area to assess peak flow rates at various points around the project site culminating at either the retention basin, or Van Christopher Drive. The calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The process outlined in the DPM, Section 22.2 was used to quantify the peak flow rates and volumes. As shown by these calculations, the fully developed improvements will result in a significant decrease in runoff generated by the site due to the proposed retention area. When incorporating the proposed ponding, the downstream impact is reduced when comparing to allowable and/or historical conditions.

By controlling the calculated runoff within the retention area and maintaining the existing grass on the slopes, scour and erosion is expected to be reduced to a minimum amount. A spreadsheet for Precipitation Zone 4 is included on this plan. This spreadsheet outlines the peak runoff and volume generated for each sub-basin for existing and proposed fully developed conditions. Percentage of each land treatment is shown to illustrate the addition of impervious area related to the proposed construction. By routing the proposed developed discharge rates and volumes to the retention basin, the outfall is to be controlled by incorporating a limited capacity grass lined overflow section.

90% Compensatory Volume Management - The first flush has been mitigated based on the impervious areas listed on the attached spreadsheet. This equates to the total impervious area of the site multiplied by 0.26-inches (redevelopment area) or about 418 cubic feet for the ponding area. This storage has been provided on the plan by the retention basin as shown. The water quality ponding is not expected to exceed one foot in depth during the 100-year peak design storm



HYDROLOGIC CALCULATIONS

Hydrologic Calculations - COA DPM 22.2 (100-Year, 6-Hour Storm)										5210 Eubank NE - Bosque Brewing																													
Burak Consulting																																							
Precipitation (DPM 22.2 Table 2)					P60	P360	P1440	P4days	P10days	Precipitation (DPM 22.2 Table 2)					P60	P360	P1440	P4days	P10days	October 2020																			
Zone 4					2.23	2.9	3.65	4.7	5.95	Zone 4					2.23	2.9	3.65	4.7	5.95																				
Excess (DPM 22.2 Table 8)					0.8 inches-A					0.8 inches-A					1.08 inches-B					1.48 inches-C					2.84 inches-D														
Precipitation (DPM 22.2 Table 9)					1.08 inches-B					1.48 inches-C					2.84 inches-D																								
Peak (DPM 22.2 Table 9)					2.2 cfs/ac-A					2.92 cfs/ac-B					3.73 cfs/ac-C					5.25 cfs/ac-D																			
Discharge					2.2 cfs/ac-A					2.92 cfs/ac-B					3.73 cfs/ac-C					5.25 cfs/ac-D																			
Drainage Areas										Land Treatments - Existing Conditions										Land Treatments - Fully Developed Conditions										Drainage Areas									
A		Percent A		B		Percent B		C		Percent C		D		Percent D		Area (sf)		A		Percent A		B		Percent B		C		Percent C		D		Percent D		Area (sf)		Basin A			
Basin A	0.00	0%	0.09	5%	0.00	0%	1.68	95%	77.174	0.00	0%	0.09	5%	0.00	0%	1.68	95%	77.174	0.00	0%	0.09	5%	0.00	0%	0.09	5%	0.00	0%	1.68	95%	77.174	Basin A							
Basin B	0.00	0%	0.00	0%	0.00	0%	0.09	95%	4.333	0.00	0%	0.00	0%	0.00	0%	0.09	95%	4.333	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.09	95%	4.333	Basin B							
Basin C	0.00	0%	0.01	10%	0.00	0%	0.08	90%	3.898	0.00	0%	0.01	10%	0.00	0%	0.08	90%	3.898	0.00	0%	0.01	10%	0.00	0%	0.08	90%	0.00	0%	0.08	90%	3.898	Basin C							
Basin D	0.00	0%	0.05	50%	0.00	0%	0.05	50%	4.256	0.00	0%	0.03	30%	0.02	20%	0.05	50%	4.256	0.00	0%	0.03	30%	0.02	20%	0.05	50%	0.00	0%	0.05	50%	4.256	Basin D							
Basin E	0.00	0%	0.04	50%	0.01	10%	0.03	40%	3.497	0.00	0%	0.01	45%	0.01	15%	0.03	40%	3.497	0.00	0%	0.01	45%	0.01	15%	0.03	40%	0.00	0%	0.03	40%	3.497	Basin E							
Basin F	0.00	0%	0.00	0%	0.02	30%	0.05	70%	2.895	0.00	0%	0.00	0%	0.02	30%	0.05	70%	2.895	0.00	0%	0.00	0%	0.02	30%	0.05	70%	0.00	0%	0.05	70%	2.895	Basin F							
Basin G	0.00	0%	0.01	5%	0.01	5%	0.15	90%	7.287	0.00	0%	0.07	40%	0.01	5%	0.08	55%	7.287	0.00	0%	0.07	40%	0.01	5%	0.08	55%	0.00	0%	0.08	55%	7.287	Basin G							
Basin H	0.00	0%	0.01	10%	0.00	0%	0.08	90%	3.910	0.00	0%	0.00	5%	0.00	5%	0.08	90%	3.910	0.00	0%	0.00	5%	0.00	5%	0.08	90%	0.00	0%	0.08	90%	3.910	Basin H							

