



#### **DEVELOPMENT REVIEW APPLICATION**

Effective 4/17/19

Please check the appropriate box ar	nd refer to supp	oleme	ental forms for subi	mittal requirements. All fe	es must	be paid at the time of	application.		
Administrative Decisions	Decisions Requiring a Pu			olic Meeting or Hearing	Policy	licy Decisions			
☐ Archaeological Certificate (Form P3	()	Site orm I				Adoption or Amendment of Comprehensive an or Facility Plan (Form Z)			
☐ Historic Certificate of Appropriatene (Form L)	ss – Minor	Mas	ter Development Pla	n <i>(Form P1)</i>	☐ Add	Historic			
☐ Alternative Signage Plan (Form P3)		☐ Historic Certificate of Appropriateness – Major (Form L)				☐ Amendment of IDO Text (Form Z)			
☐ Minor Amendment to Site Plan (For	rm P3) 🗆	☐ Demolition Outside of HPO (Form L)				☐ Annexation of Land (Form Z)			
☐ WTF Approval (Form W1)		☐ Historic Design Standards and Guidelines (Form L)				endment to Zoning Map	– EPC (Form Z)		
		□ Wireless Telecommunications Facility Waiver			□ Ame	endment to Zoning Map	- Council (Form Z)		
					Appea	ıls			
					□ Dec	□ Decision by EPC, LC, ZHE, or City Staff (Form A)			
APPLICATION INFORMATION	-								
Applicant:					Ph	one:			
Address:					Em	nail:			
City:				State:	Zip	Zip:			
Professional/Agent (if any):					Ph				
Address: Email:									
City:			State:	Zip	Zip:				
Proprietary Interest in Site:				List all owners:					
BRIEF DESCRIPTION OF REQUEST									
It is Texas Roadhouse's desire to add a Albuquerque, NM 87114. Additionally, I like to add a sidewalk ramp, from the ex	Texas Roadhous	e wo	uld like to add some						
SITE INFORMATION (Accuracy of th				Attach a separate sheet if	necessa	ary.)			
Lot or Tract No.:				Block:	Un	it:			
Subdivision/Addition:			MRGCD Map No.:			UPC Code:			
Zone Atlas Page(s):			Existing Zoning:			Proposed Zoning:			
# of Existing Lots:		# of Proposed Lots:			To	Total Area of Site (acres):			
LOCATION OF PROPERTY BY STRE	ETS				-				
Site Address/Street:		Bet	ween:		and:				
CASE HISTORY (List any current or	prior project a	nd ca	ase number(s) that i	may be relevant to your re	quest.)				
signature: Brandon Go	oldbera				Da	te:			
Printed Name:	<del>71 01001 g</del>					Applicant or ☐ Agent			
FOR OFFICIAL USE ONLY									
Case Numbers	Action		Fees	Case Numbers		Action	Fees		
Meeting/Hearing Date:					Fe	e Total:			
Staff Signature:	Date:	Pro	oject #						

FORM P3 Page 1 of 3

#### FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

#### \_ ARCHAEOLOGICAL CERTIFICATE

A Single PDF file of the complete application including all documents being submitted must be emailed to <a href="PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

1) Development Review application form completed, signed, and dated
2) Form P3 with all the submittal items checked/marked
3) Zone Atlas map with the entire site clearly outlined and labeled
4) Letter of authorization from the property owner if application is submitted by an agent
5) Archaeological Compliance Form with property information section completed
6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)
_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB
A Single PDF file of the complete application including all documents being submitted must be emailed to <a href="https://example.com/PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. <a href="https://example.com/PTF.2666">The PDF shall be organized in the number order below.</a>
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3) Zone Atlas map with the entire site clearly outlined and labeled
4) Letter of authorization from the property owner if application is submitted by an agent
5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
6) The approved Site Plan being amended
7) Copy of the Official Notice of Decision associated with the prior approval
8) The proposed Site Plan, with changes circled and noted  Refer to the Site Plan Checklist for information need on the proposed Site Plan  Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is

considered a Major Amendment and must be processed through the original decision-making body for the request

FORM P3 Page 2 of 3

## \_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

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4) Letter of authorization from the property owner if application is submitted by an agent
5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
6) The approved Site Plan being amended
7) Copy of the Official Notice of Decision associated with the prior approval
8) The proposed Site Plan, with changes circled and noted  Refer to the Site Plan Checklist for information need on the proposed Site Plan  Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request
_ ACCELERATED EXPIRATION OF SITE PLAN
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4) Letter of authorization from the property owner if application is submitted by an agent
5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)

\_\_\_\_\_ 6) Site Plan to be Expired

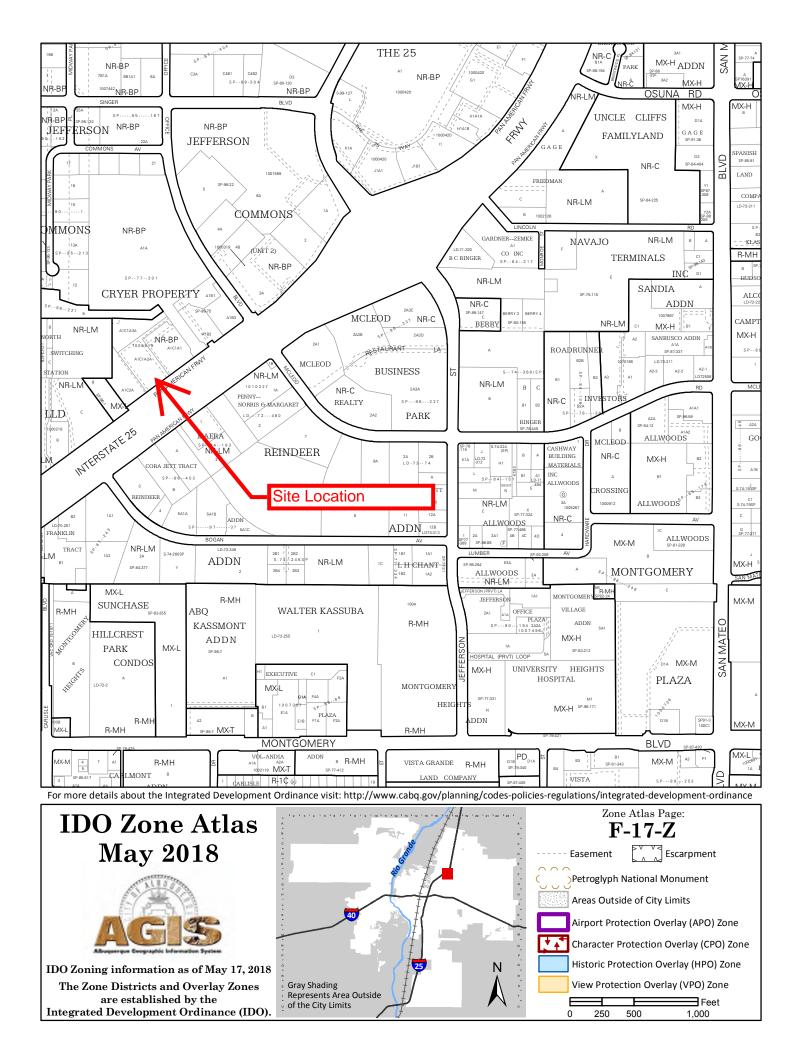
FORM P3 Page 3 of 3

#### \_ ALTERNATIVE SIGNAGE PLAN

\_\_\_\_\_ 6) Landscape Plan

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1) Development Review application form completed, signed, and dated
2) Form P3 with all the submittal items checked/marked
3) Zone Atlas map with the entire site clearly outlined and labeled
4) Letter of authorization from the property owner if application is submitted by an agent
5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
7) Sign Posting Agreement
8) Required Content of Notice <u>at Submittal</u> per IDO Section 14-16-6-4(K)(1)
Office of Neighborhood Coordination notice inquiry response
Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
Proof of emailed notice to affected Neighborhood Association representatives
_ ALTERNATIVE LANDSCAPING PLAN
A Single PDF file of the complete application including all documents being submitted must be emailed to <a href="mailto:PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.
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4) Letter of authorization from the property owner if application is submitted by an agent
5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)



Stephen L. Fidel Managing Member Motorplex Real Estate, Ltd. CO Post Office Box 26778 Albuquerque, New Mexico 87125-6778

July 13, 2023

City of Albuquerque 6200 2<sup>nd</sup> Street NW Albuquerque, New Mexico 87102 505-924-3910

RE: Project Bubba's 33 – Albuquerque, NM / Minor Amendment to a Site Plan

Dear Development Review Team,

I am aware of Texas Roadhouse's desire to add a Cooler Room Addition to the existing Bubba's 33 restaurant that is located at 4861 Pan American Freeway NE, Albuquerque, NM 87109. The existing Bubba's 33 restaurant is 8,700 square feet in size; however, the proposed Cooler Room Addition will add an additional +/- 460 square feet to the building.

Overall, I am aware that the building's original designer, GreenbergFarrow, will be making a formal minor amendment to site plan submittal on behalf of the project's proposed improvements. As the property owner, I permit Brandon Goldberg of GreenbergFarrow to submit for the project's required minor amendment to a site plan.

Should you have any questions or require additional information, please contact Brandon Goldberg at bgoldberg@greenbergfarrow.com or at 224-764-0369.

Respectfully submitted,

Stephen L. Fidel



8600 W Bryn Mawr Avenue Suite 800N Chicago, IL 60631 847.788.9200 www.greenbergfarrow.com Designing Solutions Together

March 30, 2023

To: City of Albuquerque 600 2nd Street NW Albuquerque, NM 87102 505-924-3910 Project: Bubba's 33 - Albuquerque, NM

Re: Minor Amendment to a Site Plan – Justification Letter

Dear Development Review Team,

It is Texas Roadhouse's desire to propose a new Cooler Room Addition, at the existing Bubba's 33 restaurant, which is located at 4861 Pan American Freeway Northeast, Albuquerque, NM 87109. The existing Bubba's 33 restaurant is 8,700-square feet in size, however, the proposed Cooler Room Addition will add an additional +/- 460-square feet to the building.

The Bubba's 33 restararunt is located in a NR-BP Zoning District. The project's proposed scope of work will not add or remove any parking from the site. Also, all the existing foundation landscaping on site, which is affected by the project's Cooler Room Addition, will either be relocated or replaced elsewhere on site.

Lastly, per the criteria in IDO Section 14-46-6-4(Z)(1)(a), we have these Minor Amendment notes:

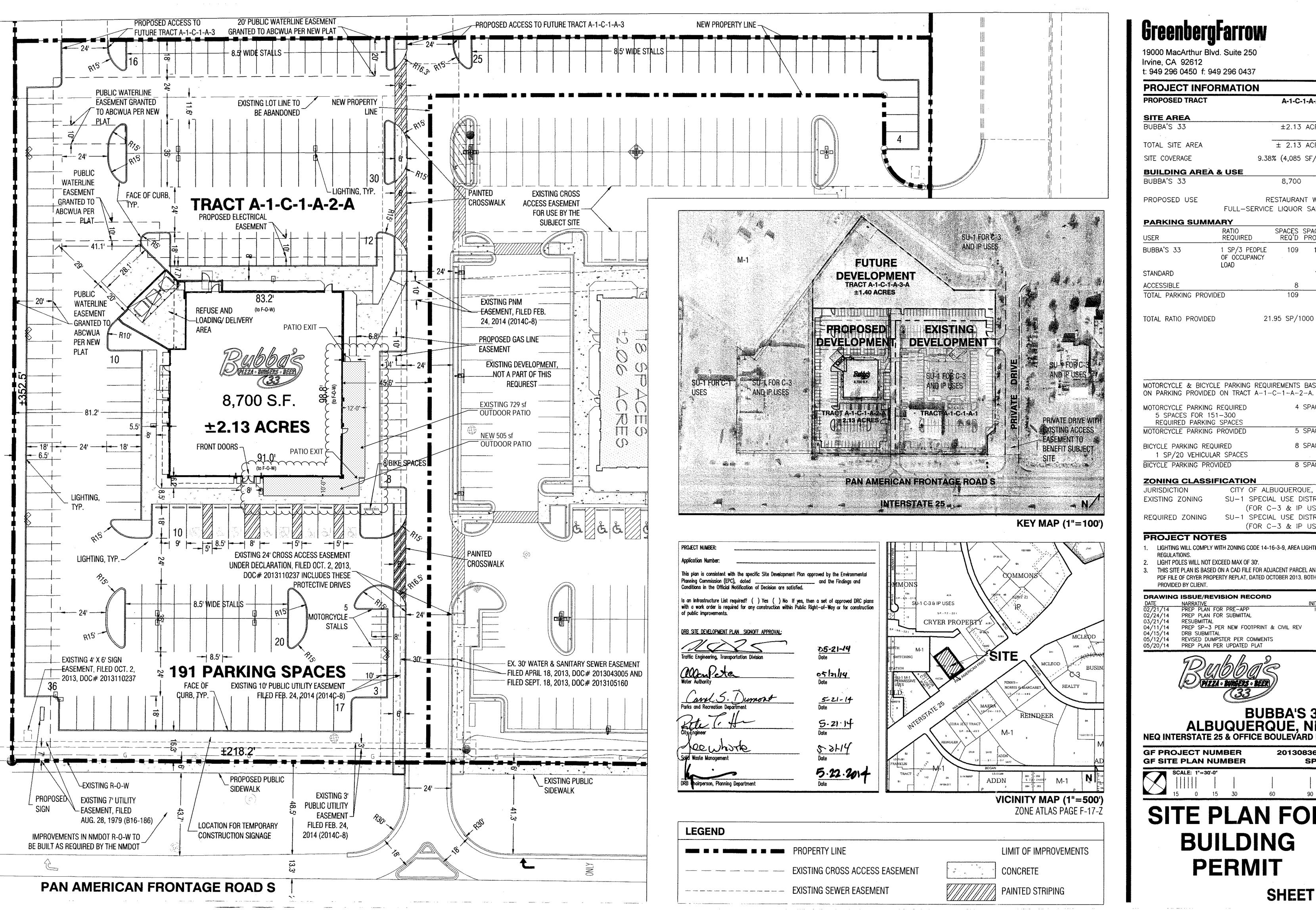
- 1. The existing site development plan specifies the requirements that must be in place at the time of approval and the project's proposed Cooler Room Addition will still meet these original requirements.
- 2. The project's proposed Cooler Room Addition is within the thresholds for minor amendments, which is established in Table 6-4-4, cumulative of prior deviations or minor amendments.
- 3. The project's proposed Cooler Room Addition does not require major public infrastructure or significant changes to access or circulation patterns on the site, which would warrant additional review by the original decision-making body.
- 4. We understand that no deviations, Variances or Waivers shall be granted for minor amendments.

Should you have any questions or require additional information, please contact me at <a href="mailto:bgoldberg@greenbergfarrow.com">bgoldberg@greenbergfarrow.com</a> or 224-764-0369

Sincerely,

Brandon Goldberg Development Manager

ADMINISTRATIVE	<b>AMENDMENT</b>
FILE #PROJ	ECT #
APPROVED BY	DATE



19000 MacArthur Blvd. Suite 250 Irvine, CA 92612 t: 949 296 0450 f: 949 296 0437

#### **PROJECT INFORMATION** PROPOSED TRACT A-1-C-1-A-2-A SITE AREA ±2.13 ACRES BUBBA'S 33 ± 2.13 ACRES TOTAL SITE AREA 9.38% (4,085 SF/AC) SITE COVERAGE **BUILDING AREA & USE** 8,700 SF BUBBA'S 33

FULL-SERVICE LIQUOR SALES **PARKING SUMMARY** 

RESTAURANT WITH

SPACES SPACES REQ'D PROV'D REQUIRED 1 SP/3 PEOPLE 109 146 BUBBA'S 33 OF OCCUPANCY

**ACCESSIBLE** TOTAL PARKING PROVIDED 109

21.95 SP/1000 SF TOTAL RATIO PROVIDED

MOTORCYCLE & BICYCLE PARKING REQUIREMENTS BASED

4 SPACES MOTORCYCLE PARKING REQUIRED 5 SPACES FOR 151-300 REQUIRED PARKING SPACES 5 SPACES MOTORCYCLE PARKING PROVIDED

8 SPACES BICYCLE PARKING REQUIRED 1 SP/20 VEHICULAR SPACES BICYCLE PARKING PROVIDED 8 SPACES

**ZONING CLASSIFICATION** 

JURISDICTION CITY OF ALBUQUERQUE, NM **EXISTING ZONING** SU-1 SPECIAL USE DISTRICT

(FOR C-3 & IP USES) SU-1 SPECIAL USE DISTRICT REQUIRED ZONING (FOR C-3 & IP USES)

#### PROJECT NOTES

LIGHTING WILL COMPLY WITH ZONING CODE 14-16-3-9, AREA LIGHTING REGULATIONS.

LIGHT POLES WILL NOT EXCEED MAX OF 30'.

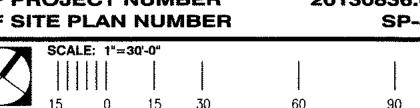
THIS SITE PLAN IS BASED ON A CAD FILE FOR ADJACENT PARCEL AND PDF FILE OF CRYER PROPERTY REPLAT, DATED OCTOBER 2013, BOTH PROVIDED BY CLIENT.

#### DRAWING ISSUE/REVISION RECORD PREP PLAN FOR SUBMITTAL RESUBMITTAL. PREP SP-3 PER NEW FOOTPRINT & CIVIL REV DRB SUBMITTAL REVISED DUMPSTER PER COMMENTS PREP PLAN PER UPDATED PLAT



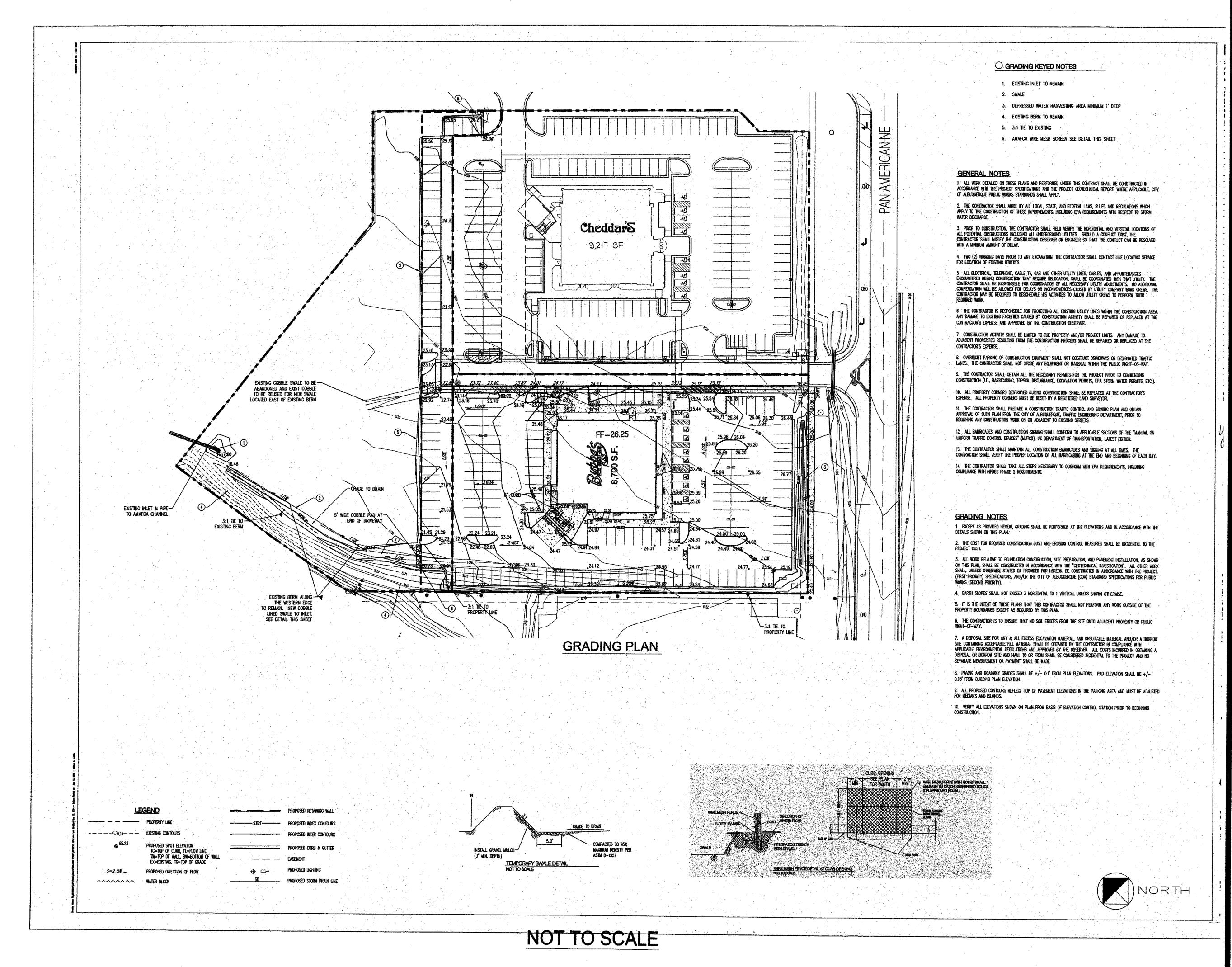
# BUBBA'S 33 ALBUQUERQUE, NMQ NEQ INTERSTATE 25 & OFFICE BOULEVARD NE

**GF PROJECT NUMBER** 20130836.0 **GF SITE PLAN NUMBER** 



# SITE PLAN FOR BUILDING **PERMIT**

SHEET 1



Muul Muhakos H2274 (H. 1946) politiko (b. l. BRAMERSON) Muhako (h1777) hat pala kalanda (h1777) hat pala kalanda (h1777) hat pala hat pala kalanda (h1777) hat pala ka

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**DRAWING ISSUE/REVISION RECORD** 

02/19/14 PREP PLAN FOR PRE-APP

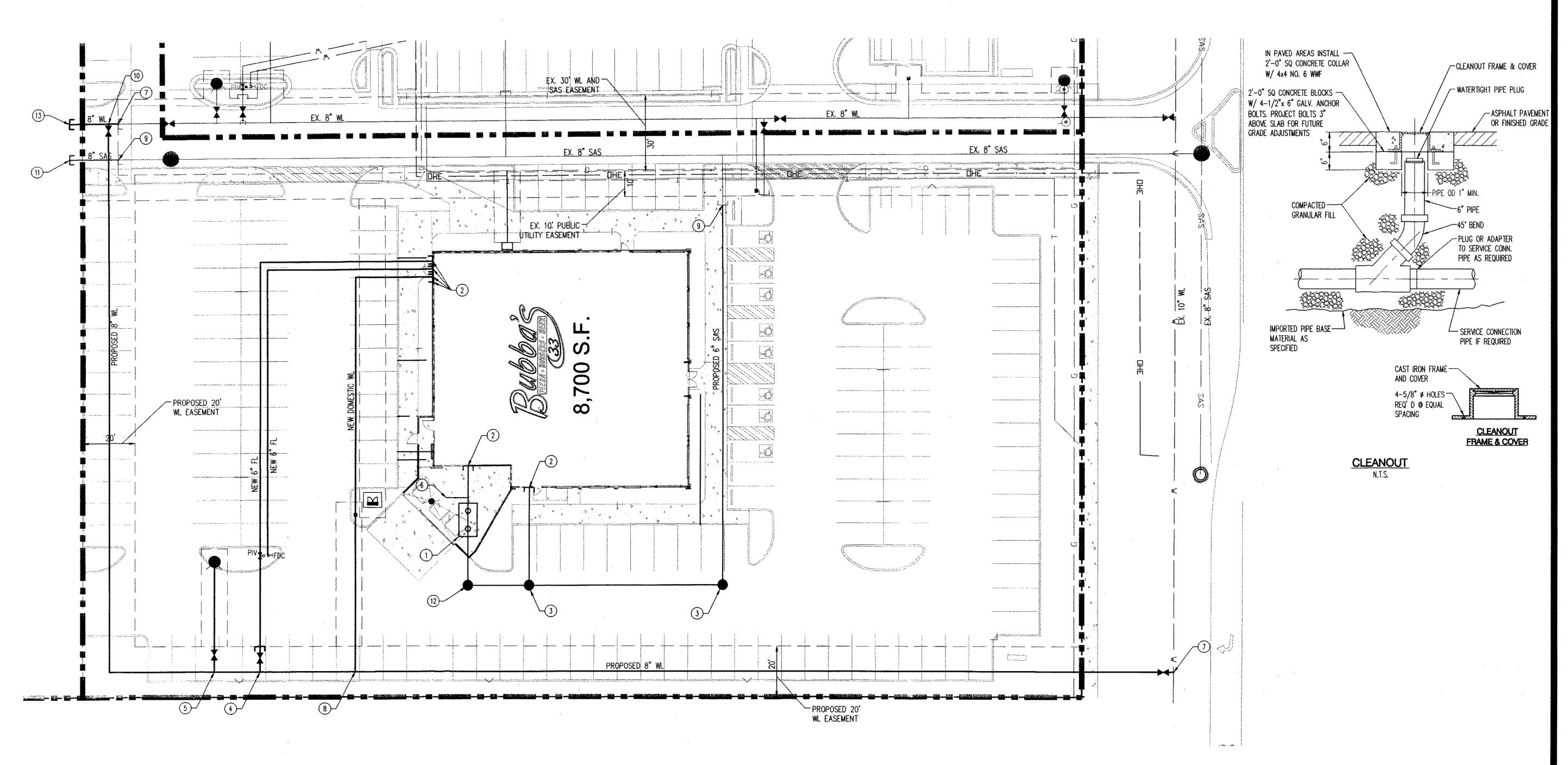


BUBBA'S 33
ALBUQUERQUE, NM
NEQ INTERSTATE 25 & OFFICE BOULEVARD NE

**GF PROJECT NUMBER GF SITE PLAN NUMBER** 

20130836.0

**CONCEPTUAL GRADING PLAN** SHEET 2



#### GENERAL NOTES

1. PRIOR TO BEGINNING ANY WORK WITHIN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY THE CONTRACTOR SHALL OBTAIN A MINI-WORK ORDER FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) TO CONSTRUCT THE UTILITY SERVICE CONNECTIONS (WATER, AND FIRE) WITHIN PINON VERDE RD.

- 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO PUBLIC WORKS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH CURRENT UPDATE.
- 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5. CONTRACTOR SHALL COORDINATE WITH THE ALBUQUERQUE BERNALILLO COUNTRY WATER UTILITY AUTHORITY (ABCWUA) FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION THREE (3) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.

#### UTILITY NOTES

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

- 2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
- 3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE & NFPA 24, LATEST FOLLOW
- 4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
- 5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
- 6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
- 7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
- 8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
- 10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

11. CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO TESTING OF ALL WATERLINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.

12. SCREENING SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PAOS SHALL BE LOCATED 10' MIN. CLEAR FROM THE FRONT OF THE EQUIPMENT AND 6' MIN. CLEAR FROM THE REMAINING 3 SIDES.

#### ○ UTILITY KEYED NOTES

- GREASE INTERCEPTOR
   TIE UP TO BUILDING
- 3. INSTALL NEW CLEAN-OUT PER DETAIL THIS SHEET
- 4. INSTALL 8"x8"x6" TEE W/ RESTRAINED JOINTS, 1-6" GATE VALVE W/ BOX & LID PER COA STD DWG 2326.
- 5. INSTALL 8"x8"x6" TEE, 6" GATE VALVE W/ BOX & LID PER COA STD DWG 2326 & 1—FIRE HYDRANT COMPLETE PER COA STD DWG 2340.
- 6. DUMPSTER DRAIN
- 7. CONNECT TO EXISTING 8" OR 10" WATER LINE, NON-PRESSURE CONNECTION. INSTALL 10"x10"x8" TEE W/ RESTRAINED JOINTS, 1-8" GATE VALVE W/ BOX & LID PER COA STD DWG 2326.
- 8. 2" WATER SERVICE PER COA STD. DWG. 2363
- 9. TIE TO EXISTING SAS
- 10. INSTALL 8"x8"x8" TEE, 8" GATE VALVE W/ BOX & LID PER COA STD DWG 2326
- 11. 8" SAS PLUG
- 12. SAMPLING WELL
- 13. 8" WL CAP

#### LEGEND

	PROPERTY LINE
TATELLE MANAGEMENT	EXISTING EASEMENT
SAS	EXISTING SANITARY SEWER
<u> </u>	EXISTING WATER LINE
IPANANAPA MARAMMA.	PROPOSED EASEMENT
SAS	PROPOSED SANITARY SEWER LINE
•	PROPOSED SANITARY SEWER MANHOLE
<b>●</b> co	PROPOSED CLEANOUT
WL	PROPOSED WATER LINE
H	PROPOSED VALVE
<u> </u>	PROPOSED FIRE LINE
*	PROPOSED HYDRANT
m	PROPOSED CAP
	PROPOSED WATER METER
PiV	PROPOSED POST INDICATOR VALVE

# **'eendergharrow**

19000 MacArthur Blvd. Suite 250 Irvine, CA 92612 t: 949 296 0450 f: 949 296 0437

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DRAWING ISSUE/REVISION RECORD

DATE NARRATIVE INITIALS

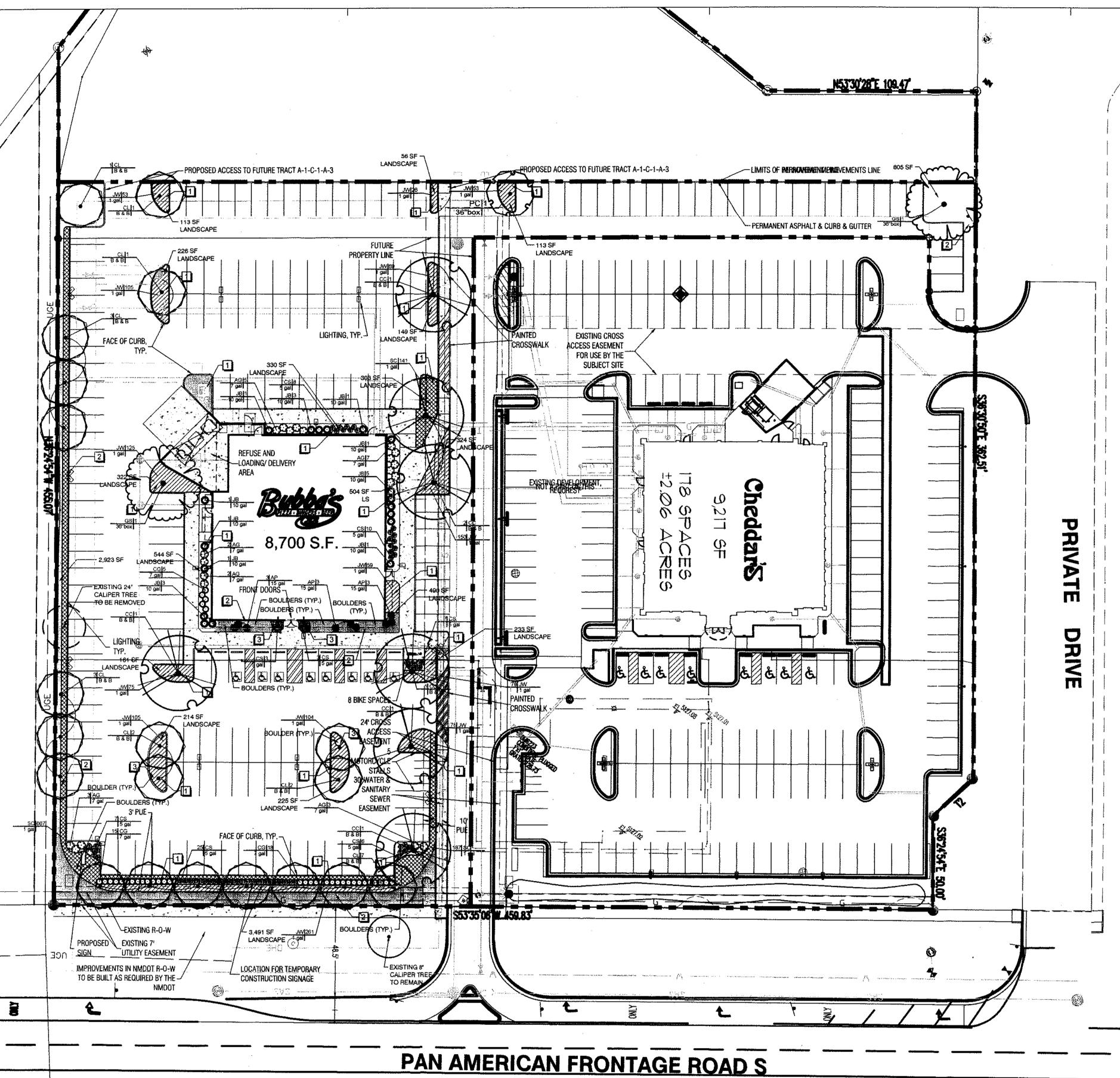
04/14/14 DRB SUBMITTAL YPM



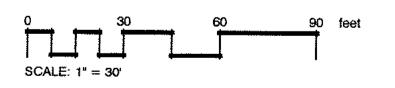
BUBBA'S 33
ALBUQUERQUE, NM
NEQ INTERSTATE 25 & OFFICE BOULEVARD NE

**UTILITY PLAN** 

SHEET 3



LANDSCAPE PLAN





### PLANT SCHEDULE

	-			······································						
	TREES	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	CONT	CAL	<u>SłZE</u>	<u>T.C.C.,</u>	
,		cc	.7	Chilopsis catalpa	Chitalpa	B&B	2"Cal	10'-12' Ht. Min.	40`	
(	)m	CL	20	Chilopsis linearis SINGLE TRUNK	Desert Willow	B&B	2"Cal	8"-10" Ht.	20`	
38~	(:)	GS	2	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	36"box	3"Cal	10'-12' Ht. Min.	40`	
£:		PC	1	Pistacia chinensis	Chinese Pistache	36"box	3"Cal	12-15` H	30.	
	SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD		
	$\odot$	AG	22	Abelia x grandiflora	Glossy Abelia	7 gal	36" Ht. Min.			
	*	AP	9 ·	Agave parryi CONTAINER FULL, 48" O.C.	Parry's Agave	15 gal				٠
	0	CG	38	Cotoneaster glaucophyllus	Bright Bead Cotoneaster	7 gal	36" Ht. Min.			
		cs	69	Cytisus scoparius	Scotch Broom	5 gal	36" Ht. Min.			
	0	JB	18	Juniperus chinensis `Blue Point`	Blue Point Juniper	10 gal	7` Min. Ht.			
	SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT				SPACING
		JW	1,336	Juniperus horizontalis 'Wiitonii'	Blue Rug Juniper	1 gal				18" o.c.
		sc	996	Santolina chamaecypanissus	Lavender Cotton	1 gal				18" o.c.

SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

#### REFERENCE NOTES SCHEDULE OVERALL SITE

3" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS

"SANTA FE BROWN" DECORATIVE GRAVEL, 3" DEPTH, ON WEED BARRIER.

3" DEPTH OF DECOMPOSED GRANITE ON WEED BARRIER

#### **GENERAL NOTES / STATEMENT OF COMPLIANCE:**

- CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL NEW LANDSCAPE AREAS. IRRIGATION FOR THESE AREA TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. IRRIGATION SYSTEM TO BE DESIGNED TO COMPLY WITH THE CITY OF ALBUQUERQUE'S WATER CONSERVATION LANDSCAPING ORDINANCE (Article 6-1-1-1). AND INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
- 2. THE SITE PLAN SHALL BE CONSISTENT WITH THE GENERAL LANDSCAPING REGULATIONS (Article 14-16-3-10)
- 3. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SIDEWALK AND LANDSCAPE MAINTENANCE IN THE ADJACENT PUBLIC RIGHT-OF-WAY.
- 4. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THERFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. MAINTENANCE NOTES:
- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- THE LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS
- 4. ALL PAINT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE. 6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEARS MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

#### LANDSCAPE CALCULATIONS:

#### SITE LANDSCAPE

15% of the net site shall be landscape.
 A minimum of 75% of the required area shall be live vegetative matter

Lot Area = 77,101sf (1.77 ac) Building = 8,700sf Net Lot Area = 68,401sf

10,260sf (15%)

Provided 10,691sf (15.6%)

7,695 SF Vegetative Matter (75%) 7,880 Vegetative Matter (77%)

PARKING AREA LANDSCAPING

One (1) tree, 2" cal. min. per 10 parking spaces
 No parking space may be 100' from the trunk of a tree.

15 trees, 2" cal. Each parking space with 100'

18 trees, 2" cal. min. Each parking space within 100' of a tree.

PARKING SCREENING

Where parking areas abut the public street and are greater than 100 l.f. and the total parking count exceeds 50 parking spaces or more, a 36" ht max screen is required.

36" ht evergreen screen

STREET TREES

1. Where the lot is adjacent to a major street, major local street or another street, street trees are required of one (1) one tree per 30 l.f.

Interstate 25 Frontage Road = 218 l.f.

8 trees

21 S. Evergreen Ave. Suite 200 Arlington Heights, Illinois 60005 t: 847 788 9200 f: 847 788 9536

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02/24/14 FPR SUBMITTAL

03/21/14 RESUBMITTAL 04/15/14 DRB 04/18/14 PERMIT SET 05/05/14 RESUBMITTA 05/13/14 RESUBMITTAL 05/20/14 RESUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

**PROJECT MANAGER** D. JARRARD, PLA QUALITY CONTROL S. KOUGIAS

**DRAWN BY** 

D. JARRARD, PLA PROJECT NAME

BUBBA'S 33

ALBUQUERQUE, **NEW MEXICO** 

**NEQ INTERSTATE 25** AND OFFICE BLVD. N.E.

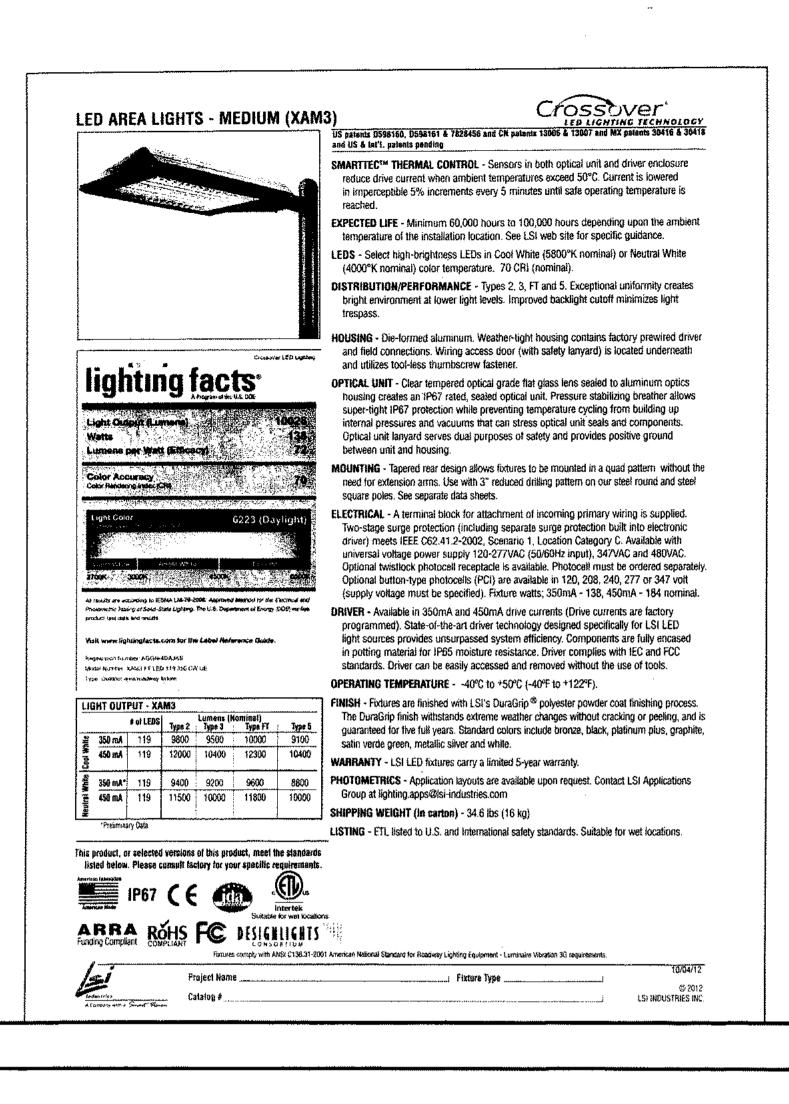


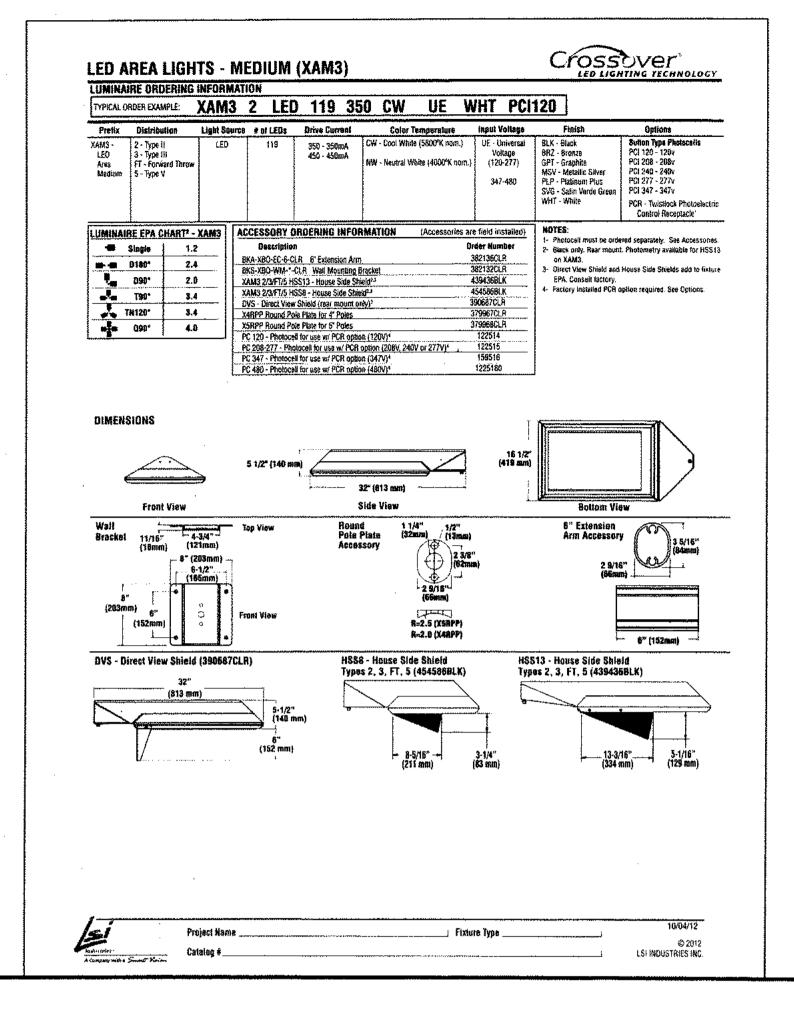
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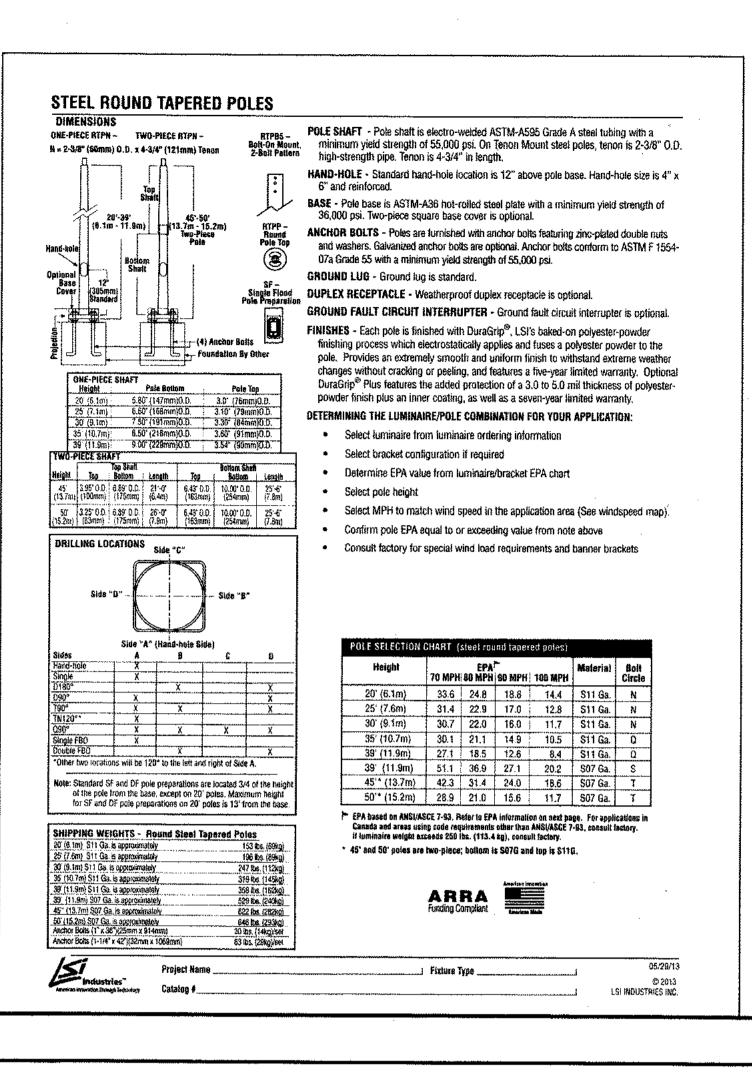
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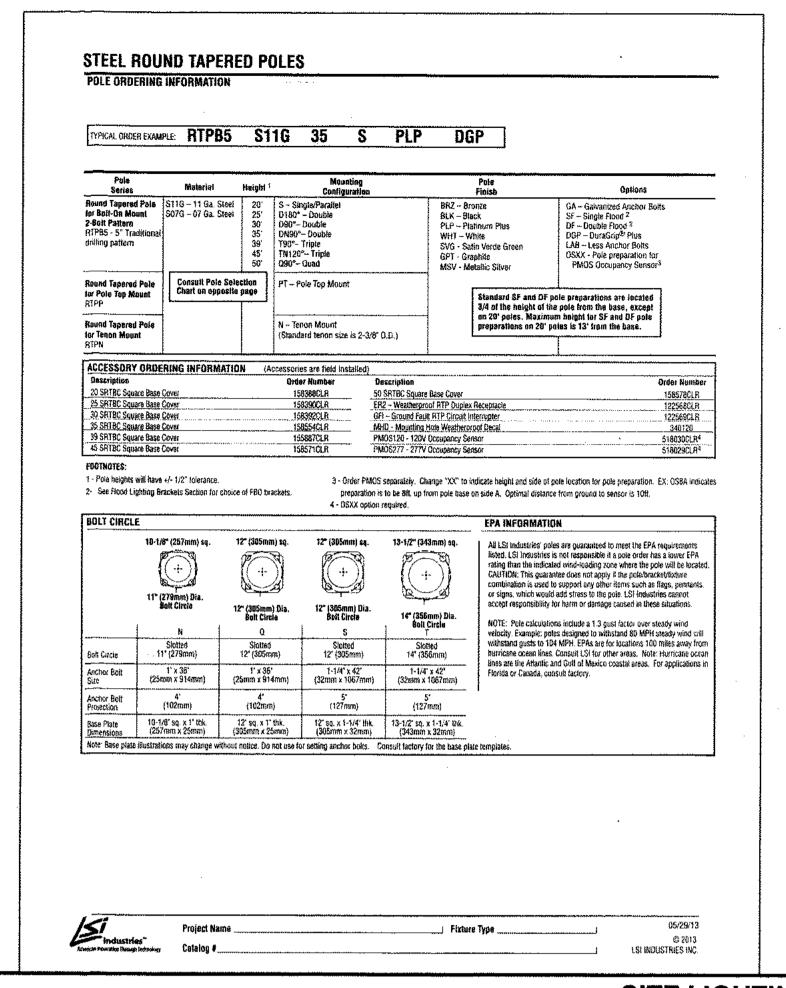
**OVERALL** LANDSCAPE PLAN

SHEET NUMBER

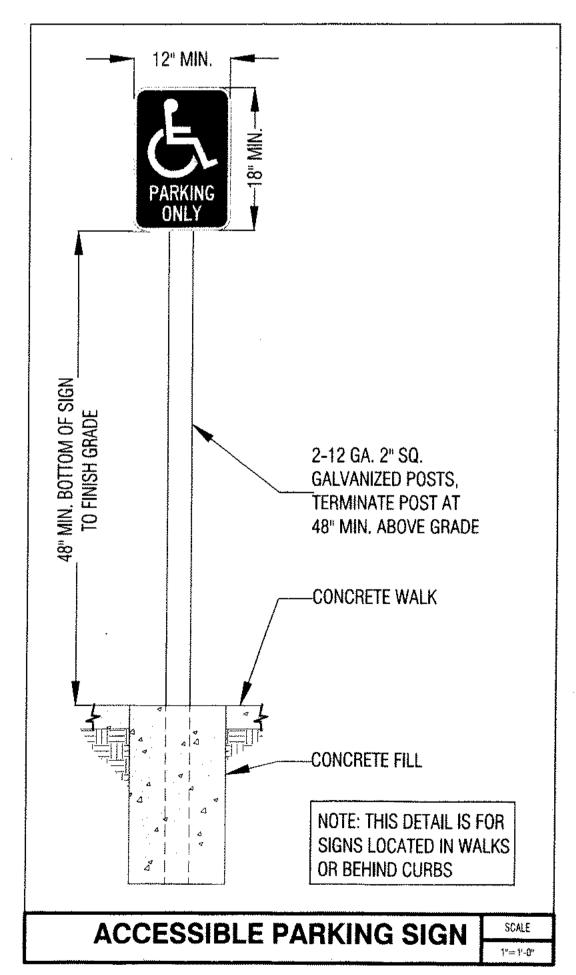


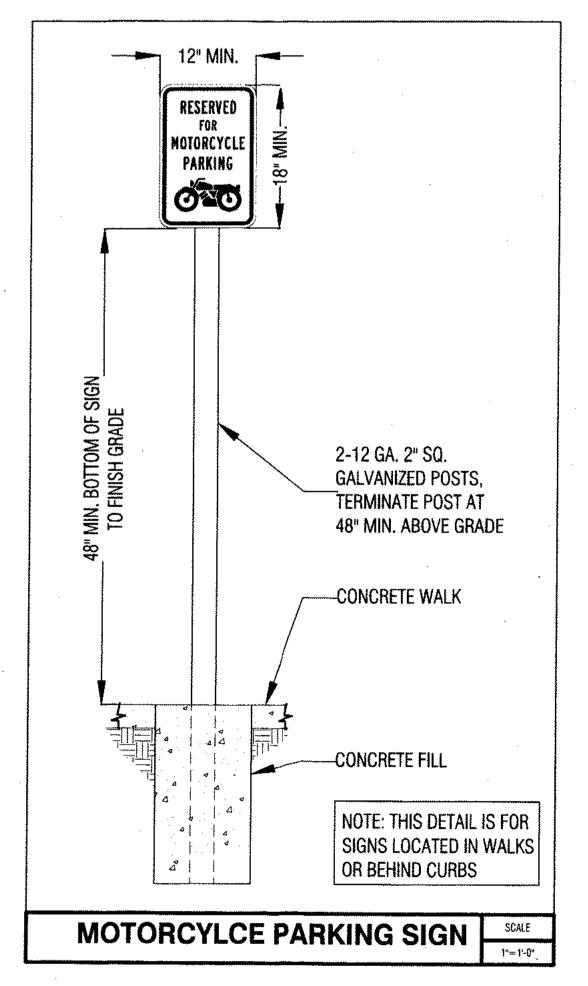


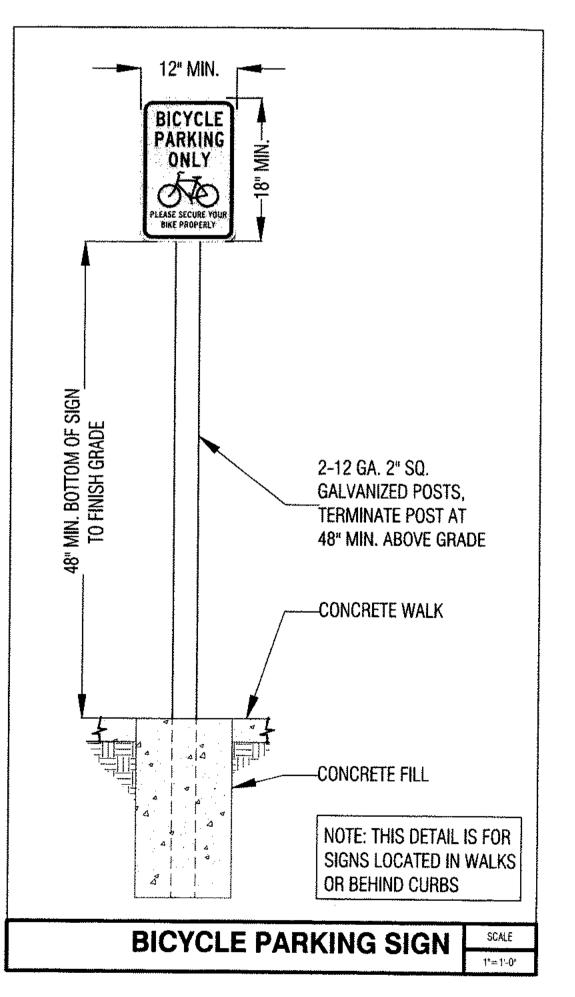


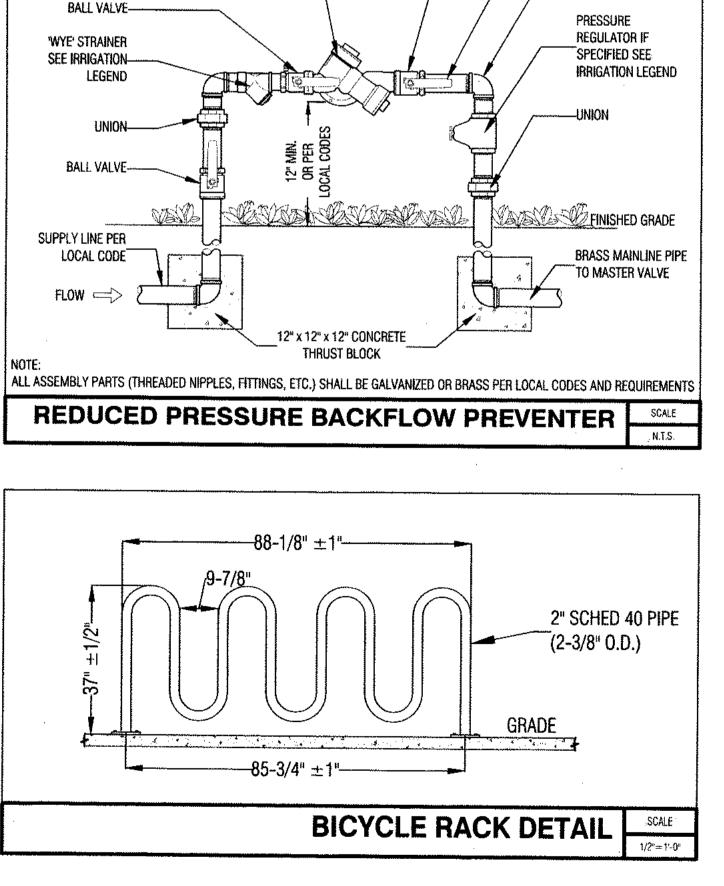


SITE LIGHTING





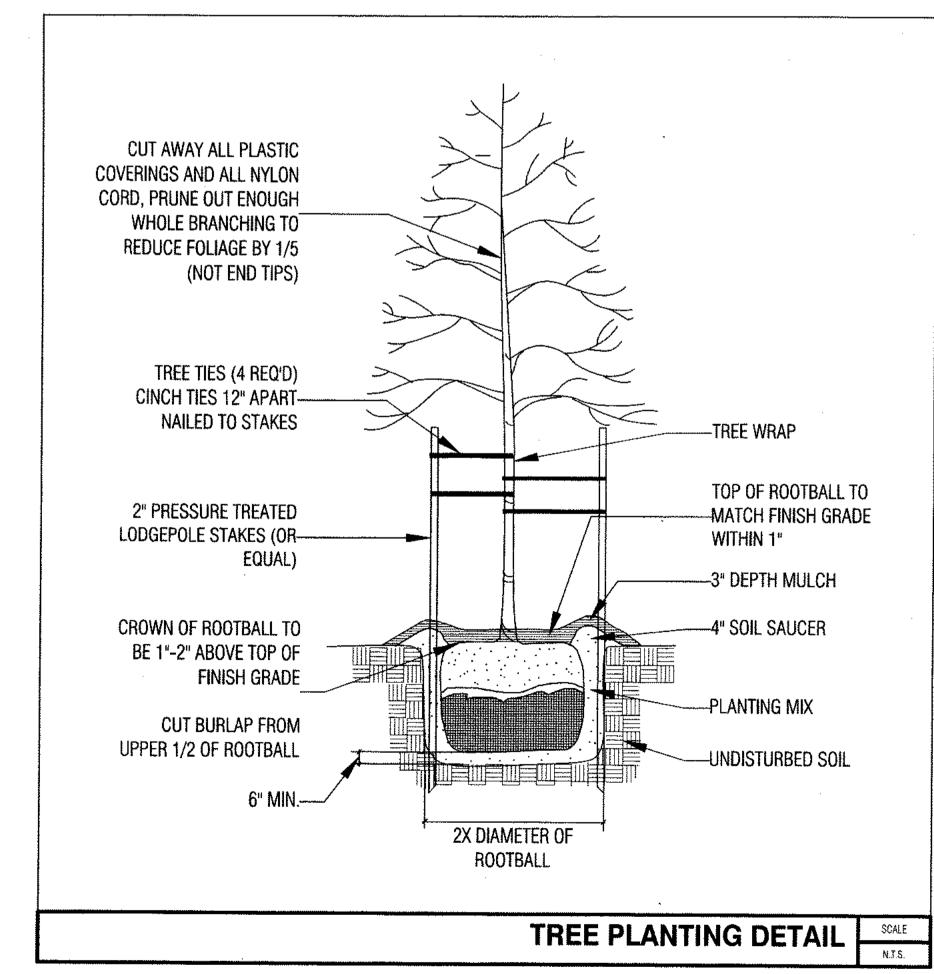




REDUCED

PRESSURE

BACKFLOW PREVENTER



## GreenbergFarrow

19000 MacArthur Blvd., Suite 250 Irvine, CA 92612 t: 949 296 0450 f: 949 296 0479 BUBBA'S 33
NEQ INTERSTATE 25 & OFFICE BOULEVARD NE
ALBUQUERQUE, NM

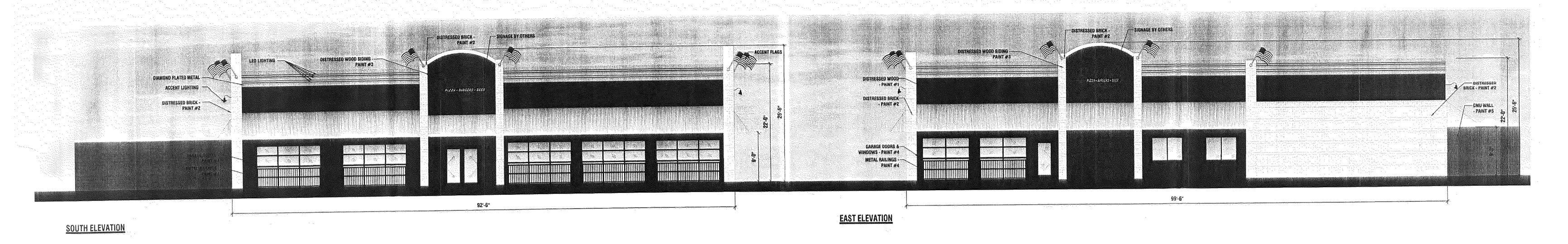
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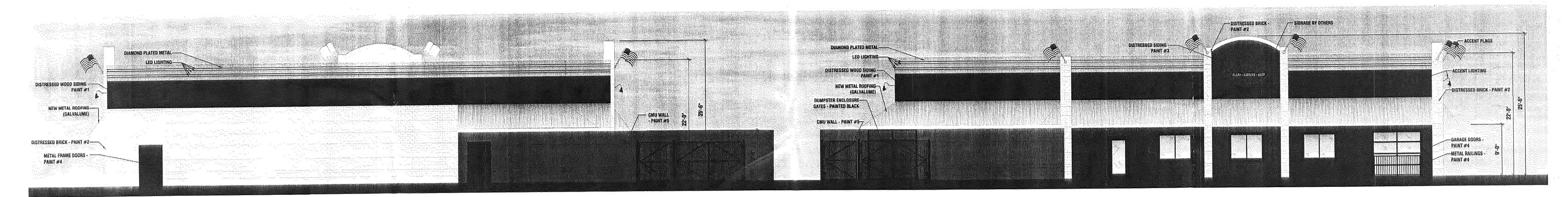
-Ball Valve

THREADED NIPPLE

-90 ELL (TYPICAL)

SHEET 5
SITE DETAILS
04/15/2014





NORTH ELEVATION

**WEST ELEVATION** 

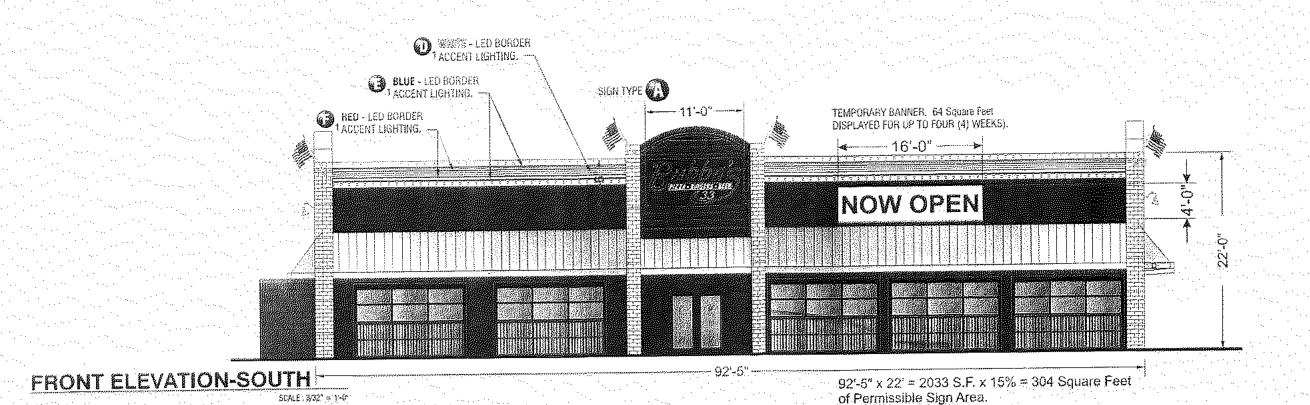
BUILDING ITEMS	DESCRIPTION	BUILDING ITEMS	DESCRIPTION	
DISTRESSED WOOD SIDING & WOOD TRIM	PRE-STAINED CEDAR HENRY POOR LUMBER 3200 REAGAN DRIVE	DOWNSPOUTS	PAINT TO MATCH WALL: SEE PAINT #1 THRU #3 PORTER PAINTS "ACRYLIC GLOSS" WHITE - PRIMER/TWO FINISH COATS (TO BE APPROVED BY OWNER)	
	LAFAYETTE, IN 47906 CONTACT: DOUG MILLER PHONE: 800-255-7913 COLORS: SEE PAINT #1 THRU PAINT #3	METAL SIDING	GALVALUME 5 RIBBED V GROOVED COLOR: GALVALUME METAL SALES 800-747-1206	
DISTRESSED WOOD SIDING & WOOD TRIM	PAINT #1 PORTER PAINTS "ACRYLIC GLOSS" FINISH COLOR - RED (TO BE APPROVED BY OWNER)	DUMPSTER GATES & BOLLARDS CMU WALL	PAINT #5	
DISTRESSED WOOD SIDING, WOOD TRIM, & SPLIT-FACE CMU	NOTE: TWO COATS-BRUSH APPLIED (DO NOT SPRAY)  PAINT #2  PORTER PAINTS "ACRYLIC GLOSS" FINISH COLOR - WHITE (TO BE APPROVED BY OWNER)  NOTE: TWO COATS-BRUSH APPLIED (DO NOT SPRAY)		PORTER PAINTS "ACRYLIC GLOSS" FINISH COLOR - DARK GRAY (TO BE APPROVED BY OWNER)  NOTE: TWO COATS-BRUSH APPLIED (DO NOT SPRAY)	
DISTRESSED WOOD SIDING & WOOD TRIM	PAINT #3 PORTER PAINTS "ACRYLIC GLOSS" FINISH COLOR - BLUE (TO BE APPROVED BY OWNER) NOTE: TWO COATS-BRUSH APPLIED (DO NOT SPRAY)			
METAL DOORS, FRAMES & METAL RAILS	PAINT #4 PORTER PAINTS "EXTERIOR GLOSS" BLACK - PRIMER/TWO FINISH COATS (COLOR TO BE APPROVED BY OWNER)			

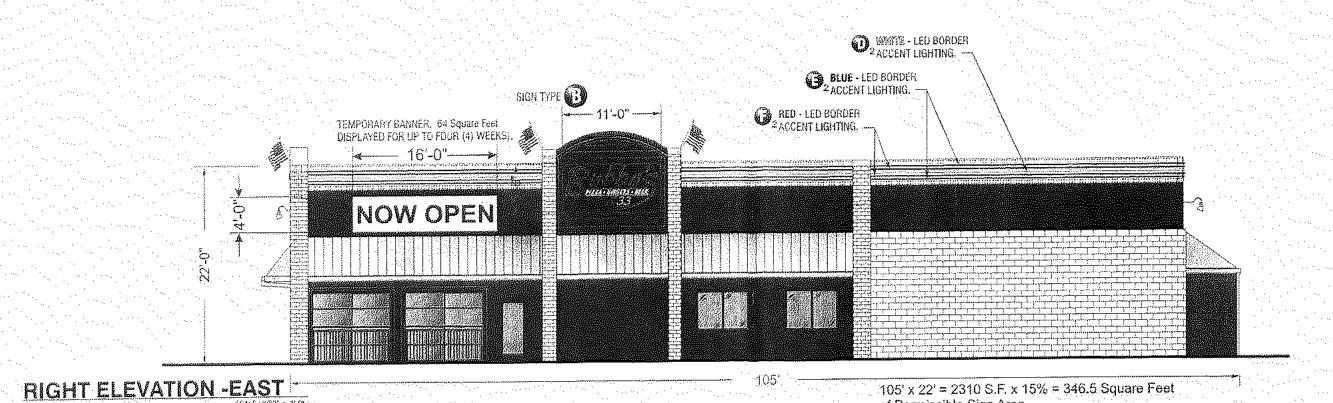
DISCLAIMER NOTE: THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

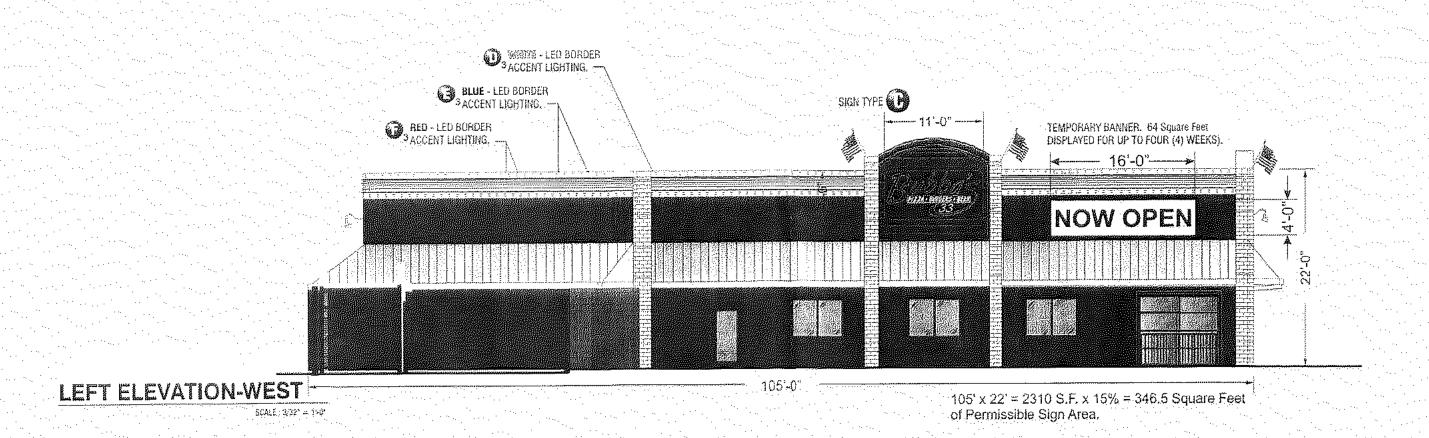
EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0" BUBBA'S ALBUQUERQUE, NM

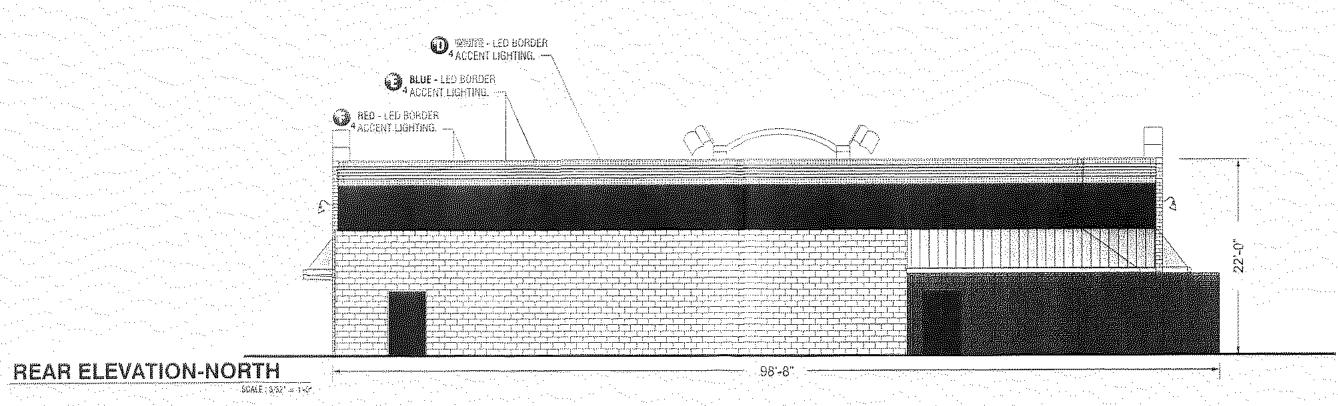
DRB SUBMITTAL 04/15/14 03/21/14 PLANNING SUBMISSION: 02/25/14

SCALE: 1/8"=1'-0"

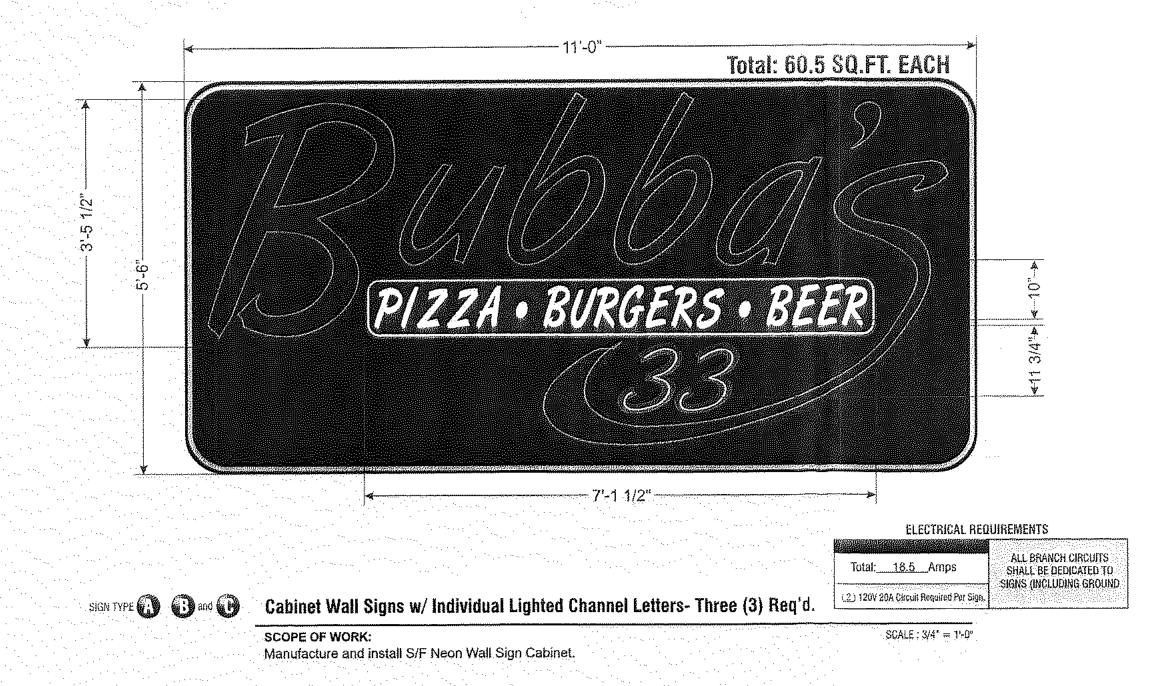


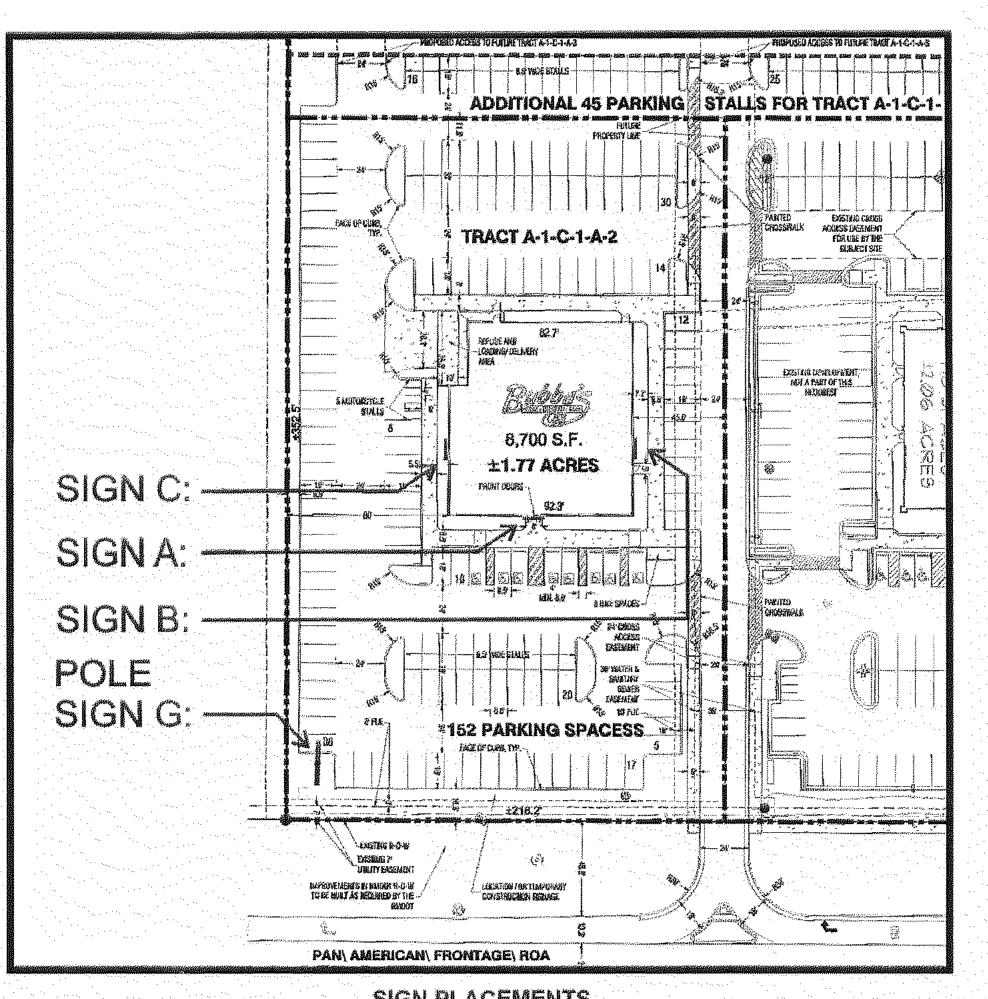


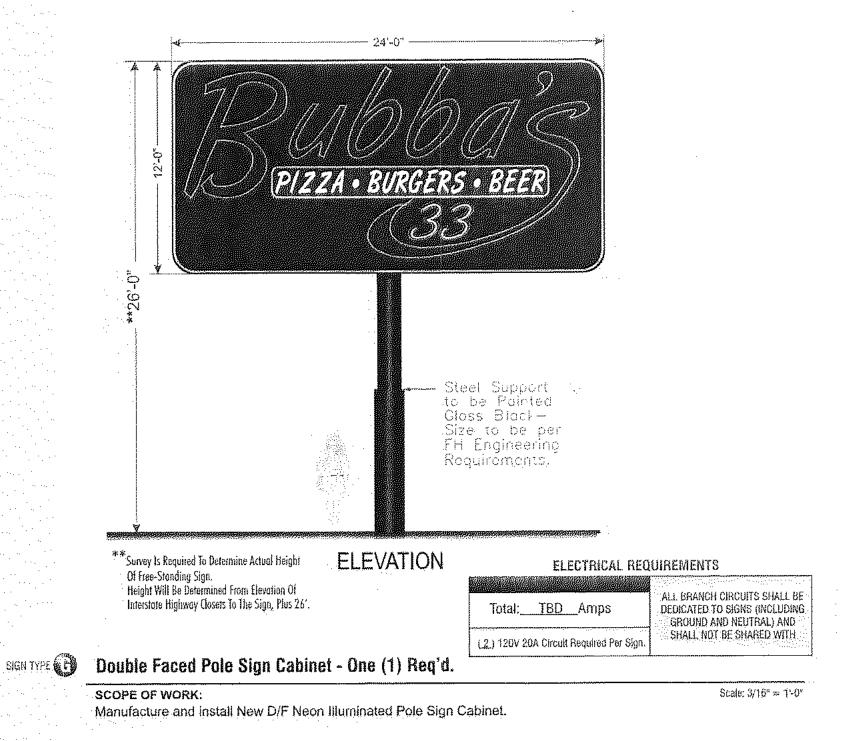




of Permissible Sign Area.







SIGN PLACEMENTS

Design Number: 23-24130-10

SIGN COMPANY www.FederalHeath.com

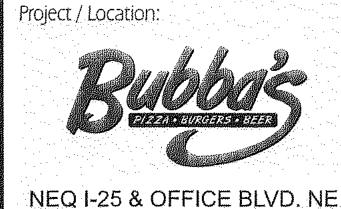
160 W. Carmel Drive, Suite 236 Carmel, IN 46032 (317) 581-7790 Fax (317) 581-7783

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Colors Depicted In T	his Rendering M	iay Not Match	Actual Finishe	ed Materials.	Refer To Proc	duct Samples For I	Exact Colo	r Match
Client Appro	val/Date:	· · · · · · · · · · · · · · · · · · ·			······································	**************************************	· · · · · · · · · · · · · · · · · · ·	<del></del> .
Landlord Ap	proval/Da	te:				-23756166		

Randy Cearlock Account Rep: Project Manager: S. Maeser S. Maeser Drawn By: Underwriters nec Listed Components and SHALL MEET ALL N.E.C. STANDARDS

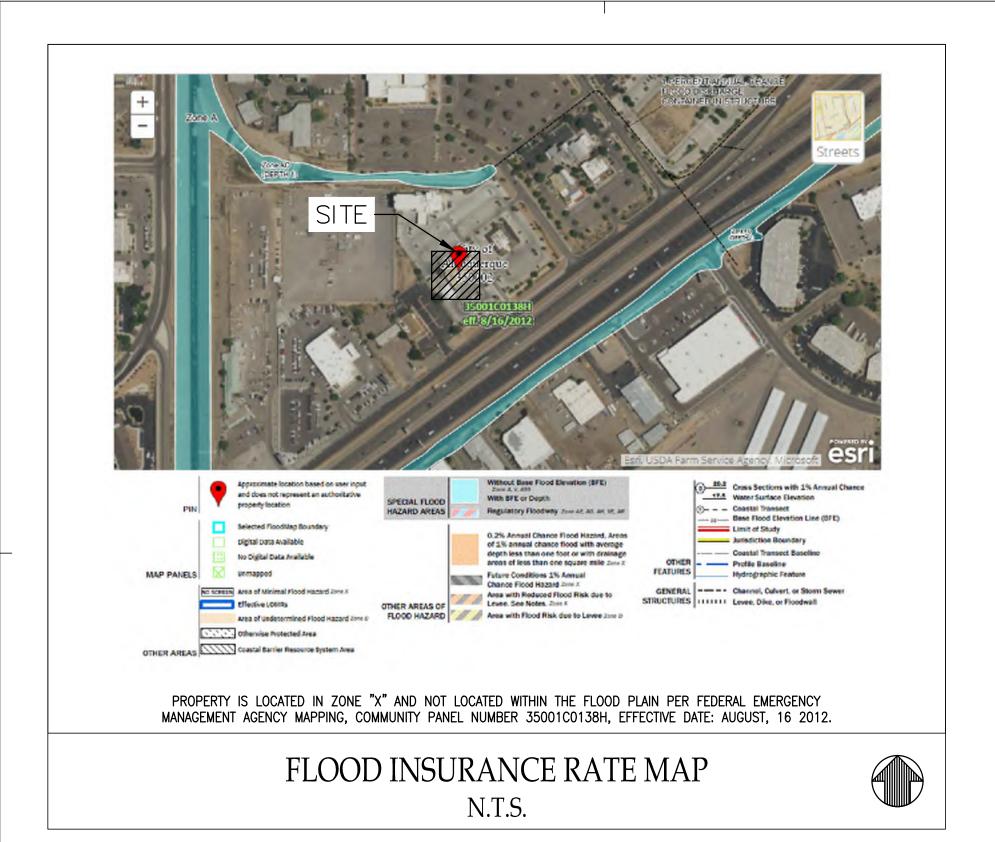


ALBUQUERQUE, NM

SIGNAGE SHEET 7

PLANNING SUBMITTAL: 3/21/14

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# 4861 PAN AMERICAN FWY NE BERNALILLO COUNTY ALBUQUERQUE, NM 87109 **ZONING: NR-BP**



N.T.S.



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**PROJECT TEAM** 

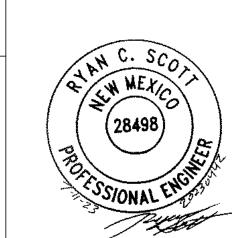
<u>CIVIL</u> GREENBERGFARROW

<u>PLUMBING</u> GREENBERGFARROW

**ISSUE/REVISION RECORD** 

06/28/23 COORDINATION SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

**PROJECT MANAGER** 

**QUALITY CONTROL** 

**DRAWN BY** 

**PROJECT NAME** 

**BUBBA'S 33** 

**ALBUQUERQUE NEW MEXICO** 

**4861 PAN AMERICAN FWY NE ALBUQUERQUE, NM 87109** 



SHEET TITLE **COVER** 

SHEET NUMBER

PRELIMINARY PLANS

(NOT FOR

CONSTRUCTION)

**CO.0** 

# SHEET INDEX:

SITE PLAN FOR BUILDING PERMIT

C 2.0 SITE PLAN

C 2.2 FIRE PLAN SHEET 2

CONCEPTUAL GRADING PLAN GRADING AND DRAINAGE PLAN

UTILITY PLAN SHEET 3 SITE DETAILS

ATTACHMENTS

C3.0

ALTA/NSPS

**DETAIL SHEET** 

OVERALL LANDSCAPE PLAN

LANDSCAPE PLAN EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS

SIGNAGE

## SURVEYOR:

CSI-CARTESIAN SURVEYS INC. P.O. BOX 4414 RIO RANCHO, NM 87174 TEL: (505) 986-3050 PROJECT NO.: 190502B

# **DEVELOPER:**

TEXAS ROADHOUSE CONTACT: DUANE BANET 6040 DUTCHMANS LANE, SUITE 400 LOUISVILLE, KENTUCKY 40205 EMAIL: DUANE.BANET@TEXASROADHOUSE.COM

## **ENGINEER:**



CONTACT: JEFF RATH, P.E. 8600 W BRYN MAWR AVENUE, SUITE 800N CHICAGO, ILLINOIS 60631

> TEL: (319) 329-1907 EMAIL: JRATH@GREENBERGFARROW.COM

#### GENERAL DEMOLITION NOTES:

- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF EXISTING UTILITY SERVICES AND SITE FEATURES NOT NOTED FOR REMOVAL.
- 3. CONTRACTOR SHALL CONTACT STATE ONE CALL SYSTEM (811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- 4. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
   5. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL REFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT
- AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION IS ACHIEVED.

  6. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION.
- 6. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
- 7. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THIS PLAN SET. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SLICH ITEMS AT NO ADDITIONAL COST TO THE OWNER
- FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.

  8. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN.
  ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT
  CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- 9. ALL EXISTING SANITARY SEWERS, STORM SEWERS, WATER MAINS OR IRRIGATION LINES AND APPURTENANCES NOTED FOR REMOVAL WITHIN THE AREA OF THE PROPOSED CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. ALL ABANDONED SEWER LINES SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET LONG NON-SHRINK CONCRETE MORTAR PLUGS.
- 10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24" THEREOF SHALL BE BACKFILLED IN ACCORDANCE WITH THIS PLAN
- 11. ALL EXISTING LANDSCAPING NOTED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
- 12. PRIOR TO REMOVAL OF ANY PORTION OF THE EXISTING IRRIGATION SYSTEM AFFECTED BY THE PROPOSED BUILDING ADDITION CONTRACTOR SHALL LOCATE AND CAP THE EXISTING IRRIGATION LINES AT THE PROJECT AREA LIMITS. THE REMAINDER OF THE EXISTING SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IF FOR ANY REASON THE SYSTEM WILL NOT BE OPERATIONAL CONTRACTOR SHALL UTILIZE CARE TO ENSURE EXISTING PLANT MATERIAL IS ADEQUATELY WATERED DURING DRY PERIODS OR TIMES OF EXTENDED HEAT.
- 13. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.

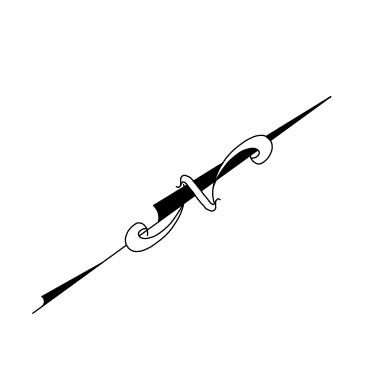
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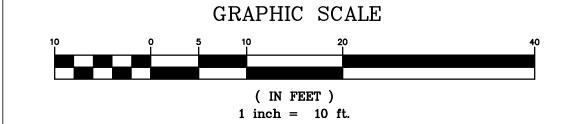
D8

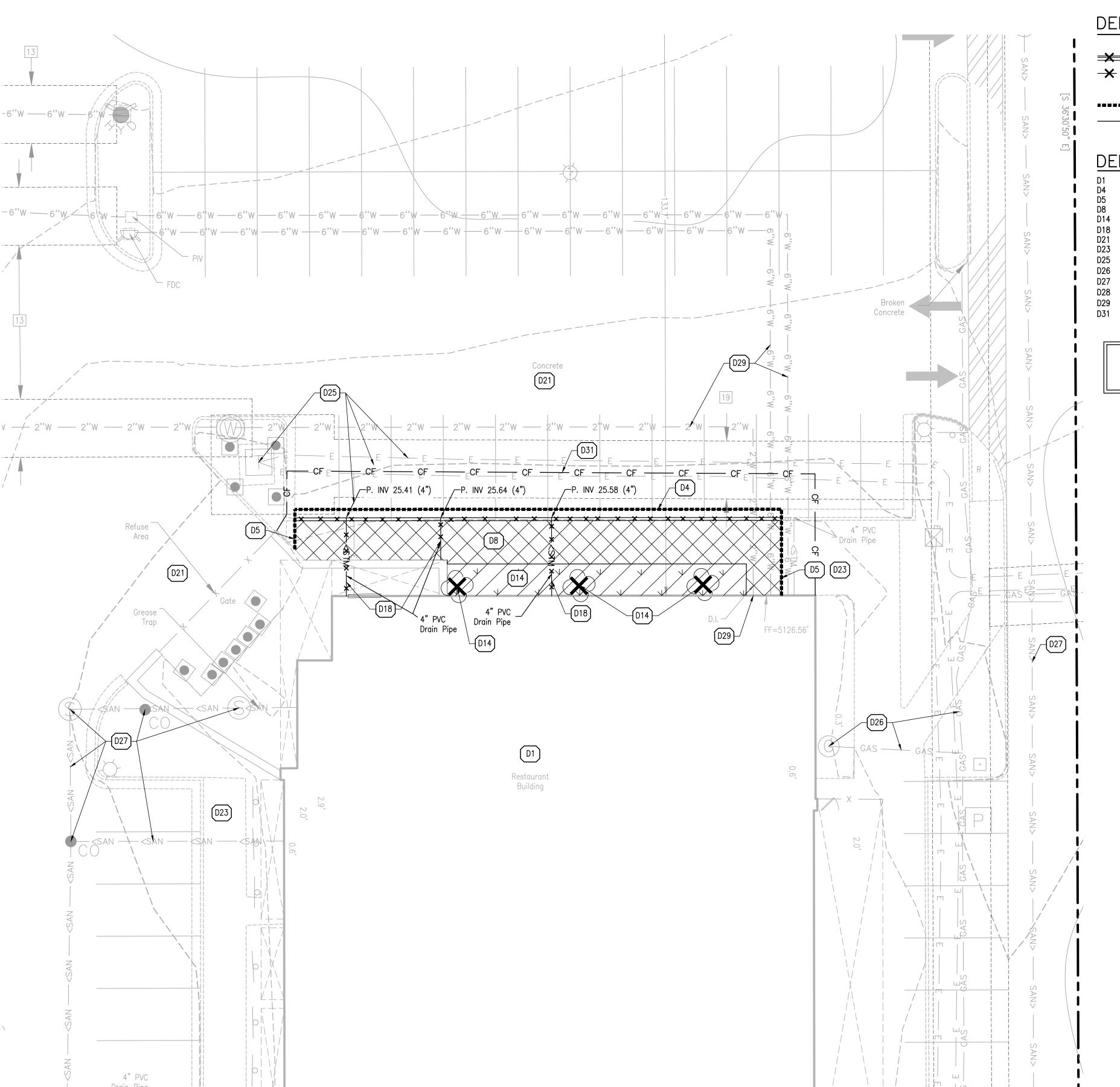
EXISTING SIDEWALK TO BE REMOVED



EXISTING LANDSCAPING TO BE REMOVED







#### DEMOLITION LEGEND:

EXISTING CURB AND GUTTER TO BE REMOVED

STM> EXISTING STORM SEWER TO BE REMOVED

EXISTING TREE TO BE REMOVED

PROPOSED SAW CUT LINE

— CF — PROPOSED CONSTRUCTION FENCE

#### **DEMOLITION KEY NOTES:**

- D1 EXISTING BUBBA'S 33 BUILDING TO REMAIN
- D4 SAW CUT EXISTING CONCRETE PAVEMENT
  D5 SAW CUT EXISTING SIDEWALK
- D5 SAW CUT EXISTING SIDEWALK
  D8 EXISTING SIDEWALK TO BE REMOVED AND DISPOSED OF PROPERLY
- D14 EXISTING LANDSCAPING TO BE REMOVED
  D18 EXISTING STORM SEWER LINE/STRUCTURE TO BE REMOVED
- D21 EXISTING CONCRETE PAVEMENT TO REMAIN AND BE PROTECTED
- D23 EXISTING SIDEWALK TO REMAIN AND BE PROTECTED

  D25 EXISTING ELECTRICAL LINE/STRUCTURE TO REMAIN AND BE PROTECTED
- D26 EXISTING GAS LINE/STRUCTURE TO REMAIN AND BE PROTECTED
- D27 EXISTING GAS LINE/STRUCTURE TO REMAIN AND BE PROTECTED
- D28 EXISTING STORM LINE/STRUCTURE TO REMAIN AND BE PROTECTED
- D29 EXISTING WATER LINE/STRUCTURE TO REMAIN AND BE PROTECTED
- D31 PROPOSED CONSTRUCTION FENCE (SEE DETAIL)

SEE FIRE PLAN FOR EASEMENT NOTES



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t: 847 788 9200

#### PROJECT TEAM

<u>CIVIL</u> GREENBERGFARROW

STRUCTURAL GREENBERGFARROW

MECHANICAL

GREENBERGFARROW

PLUMBING GREENBERGFARROW ELECTRICAL

ELECTRICAL GREENBERGFARROW

### ISSUE/REVISION RECORD DATE DESCRIPTION

06/28/23 COORDINATION SET 07/12/23 PERMIT SET

#### PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

RYAN SCOTT
PROJECT MANAGER

JR QUALITY CONTROL

JR DRAWN BY

PROJECT NAME

BUBBA'S 33

ALBUQUERQUE NEW MEXICO

4861 PAN AMERICAN FWY NE ALBUQUERQUE, NM 87109



PROJECT NUMBER 20230442.5

SHEET TITLE

DEMOLITION PLAN

\_\_\_\_

C1.0

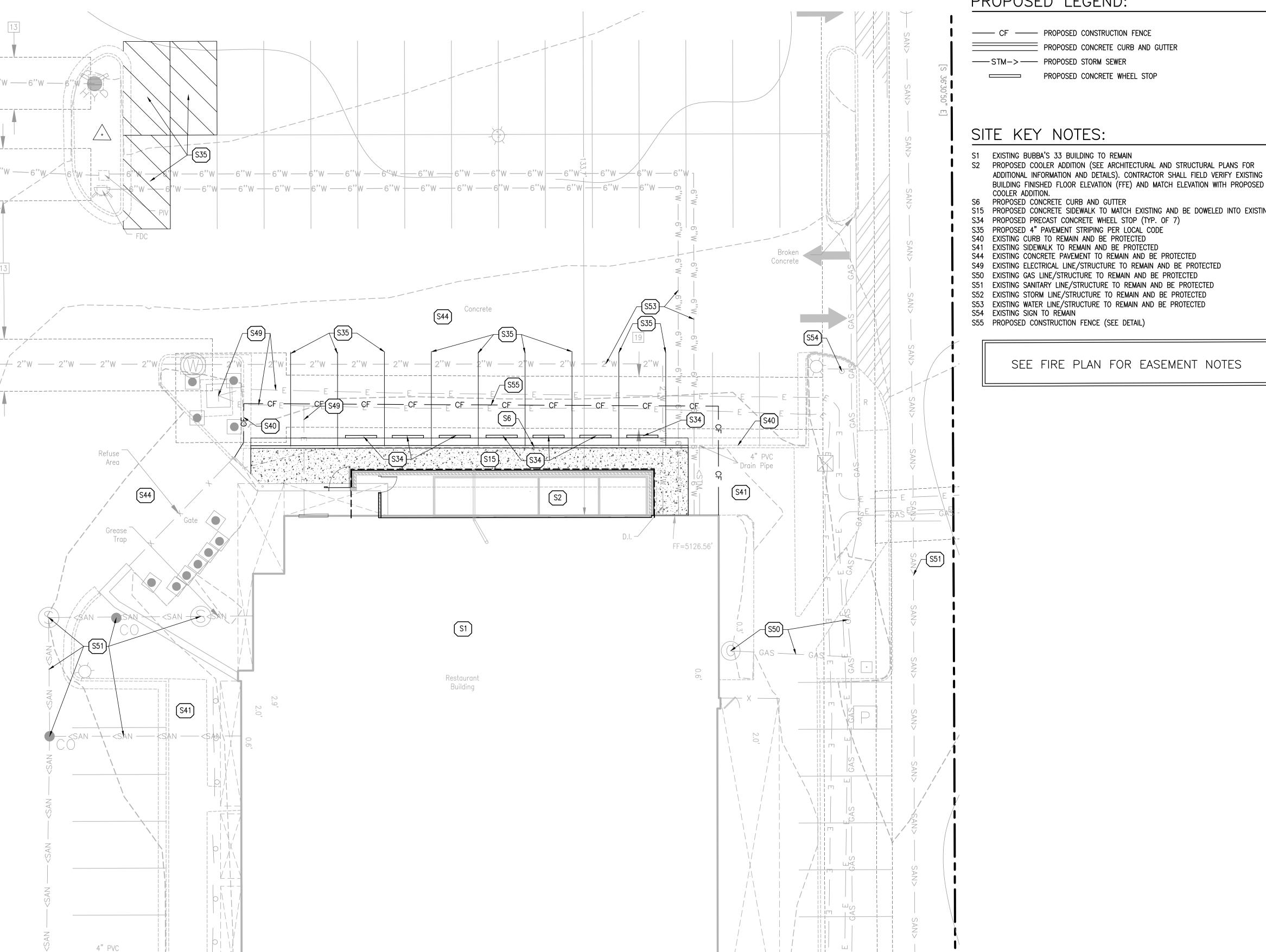
#### GENERAL SITE AND UTILITY NOTES:

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
- 2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS. 3. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE
- WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS. 4. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE
- 5. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A
- DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE. 6. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS.
- ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT. 7. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- 8. ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THIS PLAN SET. 9. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND
- HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY. 10. MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 11. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
- 12. ALL HANDICAP ACCESSIBLE EXTERIOR DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN
- 13. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO EXISTING AND/OR PROPOSED STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 14. EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- 15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES AT ALL TIMES.
- 16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
- 17. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR
- 18. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.

#### PROPOSED HATCH LEGEND:



PROPOSED CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE



#### PROPOSED LEGEND:

----- CF ------ PROPOSED CONSTRUCTION FENCE PROPOSED CONCRETE CURB AND GUTTER ——STM—>—— PROPOSED STORM SEWER PROPOSED CONCRETE WHEEL STOP

#### SITE KEY NOTES:

S1 EXISTING BUBBA'S 33 BUILDING TO REMAIN S2 PROPOSED COOLER ADDITION (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS). CONTRACTOR SHALL FIELD VERIFY EXISTING

COOLER ADDITION. S6 PROPOSED CONCRETE CURB AND GUTTER

S15 PROPOSED CONCRETE SIDEWALK TO MATCH EXISTING AND BE DOWELED INTO EXISTING

S34 PROPOSED PRECAST CONCRETE WHEEL STOP (TYP. OF 7) S35 PROPOSED 4" PAVEMENT STRIPING PER LOCAL CODE

S40 EXISTING CURB TO REMAIN AND BE PROTECTED S41 EXISTING SIDEWALK TO REMAIN AND BE PROTECTED

S44 EXISTING CONCRETE PAVEMENT TO REMAIN AND BE PROTECTED

S49 EXISTING ELECTRICAL LINE/STRUCTURE TO REMAIN AND BE PROTECTED

S50 EXISTING GAS LINE/STRUCTURE TO REMAIN AND BE PROTECTED

S51 EXISTING SANITARY LINE/STRUCTURE TO REMAIN AND BE PROTECTED

S52 EXISTING STORM LINE/STRUCTURE TO REMAIN AND BE PROTECTED S53 EXISTING WATER LINE/STRUCTURE TO REMAIN AND BE PROTECTED

S54 EXISTING SIGN TO REMAIN

S55 PROPOSED CONSTRUCTION FENCE (SEE DETAIL)

SEE FIRE PLAN FOR EASEMENT NOTES



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**PROJECT TEAM** 

<u>CIVIL</u> GREENBERGFARROW

STRUCTURAL GREENBERGFARROW

<u>PLUMBING</u> GREENBERGFARROW

ELECTRICAL GREENBERGFARROW

ISSUE/REVISION RECORD DESCRIPTION

06/28/23 COORDINATION SET 07/12/23 PERMIT SET

PROFESSIONAL SEAL



**PROFESSIONAL IN CHARGE** 

**PROJECT MANAGER** 

**QUALITY CONTROL** 

**DRAWN BY** 

**PROJECT NAME** 

BUBBA'S 33

**ALBUQUERQUE NEW MEXICO** 

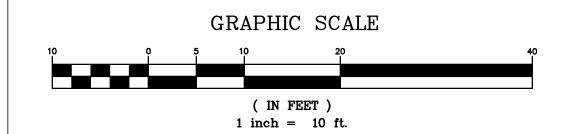
**4861 PAN AMERICAN FWY NE** ALBUQUERQUE, NM 87109



**PROJECT NUMBER** 

SHEET TITLE **SITE PLAN** 

**SHEET NUMBER** 



CODE CRITERIA:

CONSTRUCTION TYPE: SQUARE FOOTAGE: 9,160 SF FIRE FLOW: 1,500 GPM

NUMBER OF HYDRANTS REQUIRED: 1 750 FEET WITH SPRINKLERS HYDRANT SPACING REQUIRED: SPRINKLER SYSTEM: SPRINKLERED

#### FIRE INFORMATION:

FIRE CASE#: BUBBA'S 33 BUILDING AREA: 9,160 SQ. FT. CONSTRUCTION TYPE: OCCUPANCY:

ADJACENT TO FRONT DOOR ON SE SIDE OF THE BUILDING (VERIFY KNOX BOX LOCATION:

EXACT LOCATION) NW OF BUILDING (SEE PLAN) FDC LOCATION:

NW OF BUILDING (SEE PLAN) PIV LOCATION: EXISTING NW OF BUBBA'S 33 RESTAURANT (SEE PLAN) HYDRANT LOCATIONS:

27'-6"

#### SITE INFORMATION:

LEGAL DESCRIPTION TRACT:

BUILDING HEIGHT:

A-1-C-1-A-2-A 101706107629520113

PARCEL ID: ZONING NR-BP (NON-RESIDENTIAL BUISINESS PARK)

GROSS BUILDING AREA (GBA):

8,700 SQ. FT. BUBBA'S 33 BUILDING AREA: 460 SQ. FT. 9,160 SQ. FT. BUBBA'S 22BUILDING ADDITION:

TOTAL SITE AREA:

±92,691 SQ. FT. ±2.128 ACRES

GROSS F.A.R. (GBA/SITE AREA):

ADDRESS:

ALBUQUERQUE, NM 87109

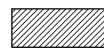
4861 PAN AMERICAN FREEWAY NE

#### LEGAL DESCRIPTION:

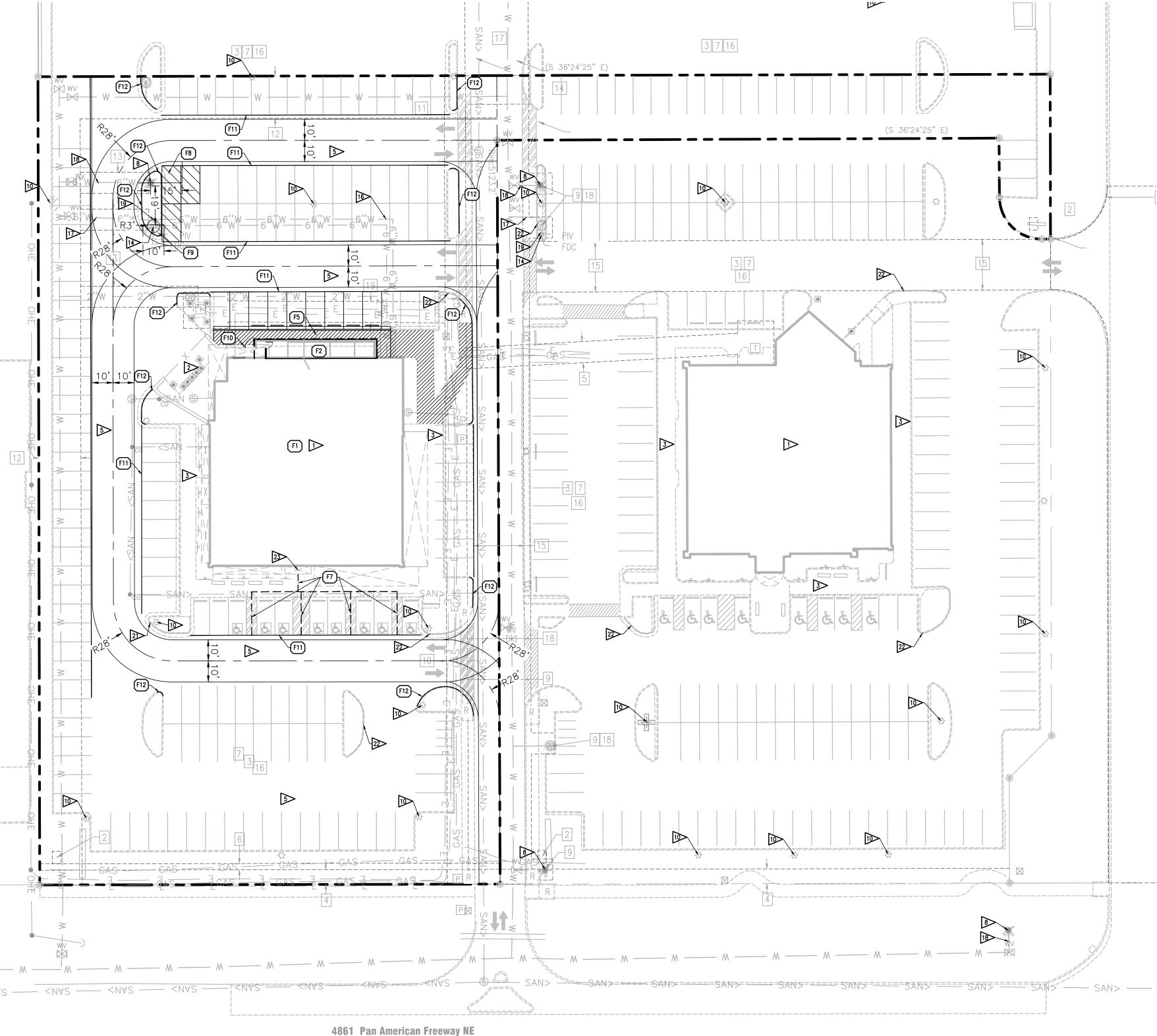
TRACT "A-1-C-1-A-2-A", OF CRYER PROPERTY, A REPLAT OF TRACT A-1-C-1-A, A SUBDIVISION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 2, 2014, IN PLAT BOOK 2014C, PAGE 48.

#### LEGEND:

EXISTING FIRE LANE PAINT ON CURB PROPOSED FIRE LANE PAINT ON CURB PROPOSED FIRE LANE PAINT ON PAVEMENT PROPOSED FIRE LANE — — — — PROPOSED ADA PATH OF TRAVEL



FIRE ACCESS



**Interstate 25** 

#### **EASEMENT NOTES:**

1 EXISTING 40'X55' PRIVATE STORM WATER PRIVATE DRAINAGE EASEMENT (10/02/2013, DOC. NO. 2013110237)

2 EXISTING 4'X6' SIGN EASEMENT (10/02/2013, DOC. NO. 2013110237)

3 EXISTING RECIPROCAL PRIVATE CROSS DRAINAGE AND PARKING EASEMENT (12/15/2010, 2010C-133) RECIPROCAL CROSS PARKING VACATED PER 13DRB-70780 (PROJECT NO. 1008519) REFERENCED ON PLATS (02/24/2014, 2014C-8)(06/02/2014, 2014C-48)

4 EXISTING 7' P.U.E. (08/28/1979, BK. B16, PG. 186)

EASEMENT (10/02/2013, DOC. NO. 2013110237)

8 EXISTING NON-EXCLUSIVE ACCESS EASEMENT (03/25/2013, DOC. NO. 2013032803)

9 EXISTING PERMANENT 30' PUBLIC WATER AND SANITARY SEWER EASEMENT (09/18/2013, DOC. NO. 2013105160)

10 EXISTING 10' P.U.E. (02/24/2014, BK. 2014C, PG. 8)

11 EXISTING 10' P.U.E. (06/02/2014, BK. 2014C, PG. 48)

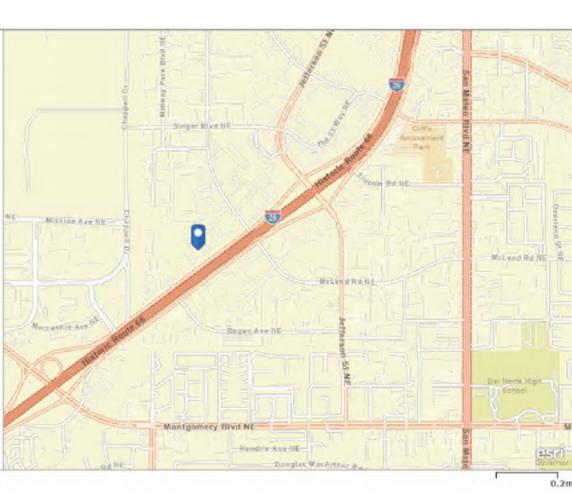
12 EXISTING 20' PUBLIC WATERLINE EASEMENT (06/02/2014, BK. 2014C, PG. 48)

15 EXISTING 24' PROTECTED DRIVE (10/02/2013, DOC. NO. 2013110237)

16 EXISTING NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR SURFACE DRAINAGE OF STORM WATER (10/02/2013, DOC. NO. 2013110237)

17 EXISTING 30'X46.50' PUBLIC WATER AND SANITARY SEWER EASEMENT (10/23/2014, DOC. NO. 2014084857)

18 EXISTING PERMANENT 30' PUBLIC WATER AND SANITARY SEWER EASEMENT (04/18/2013, DOC. NO. 2013043005)



ZONE ATLAS PAGE



### FIRE KEY NOTES (PROPOSED)

- F1 EXISTING BUBBA'S 33 BUILDING TO REMAIN AND PROTECTED DURING CONSTRUCTION F2 PROPOSED BUBBA'S 33 BUILDING ADDITION (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED CONCRETE SIDEWALK. F7 PROPOSED ADA PATH OF TRAVEL
- F8 PROPOSED 15' ZONE FROM FIRE HYDRANT
- F9 PROPOSED 5' ZONE FROM FIRE DEPARTMENT CONNECTION (FDC)
- F10 PROPOSED KNOX BOX MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE. THE KNOX BOX SHALL BE ILLUMINATED SO AS TO BE IMMEDIATELY VISIBLE TO FIRE PERSONEL UPON
- F11 PROPOSED 6-INCH WIDE RED STRIPE WITH "NO PARKING-FIRE LANE" MARKED EVERY 15-FEET ALONG THE LENGTH OF THE FIRE LANE WITH WHITE CAPITAL LETTERS OF NOT LESS THAN 5-INCHES IN HEIGHT WITH STROKE OF NOT LESS THAN 3/4 INCHES.
- F12 PROPOSED CURB PAINTED RED ON BOTH TOP AND FACE PER FIRE DEPARTMENT AND CITY OF ALBUQUERQUE FIRE CODE REQUIREMENTS

### FIRE KEY NOTES (EXISTING):

- EXISTING BUILDING TO REMAIN. EXISTING TRASH ENCLOSURE TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING CONCRETE PAVEMENT TO REMAIN
- EXISTING FIRE HYDRANT AND 6" AUXILIARY VALVE TO REMAIN. EXISTING LIGHT POLE TO REMAIN.
- 14 EXISTING REMOTE FIRE DEPARTMENT CONNECTION (FDC) WITH SIGNAGE.
- EXISTING 6" PVC C900 FIRE SPRINKLER WATER LINE TO BUILDING EXISTING 6" PVC C900 WATER LINE TO FIRE DEPARTMENT CONNECTION (FDC)
- EXISTING 6" PVC C900 FIRE HYDRANT SUPPLY LINE
- EXISTING POST INDICATOR VALVE EXISTING FIRE LANE PAINT ON CURB
- 23 EXISTING KNOX BOX

## FIRE FLOW: 1500 GPM

FIRE CASE#:

NO PORTIONS OF FIRE APPARATUS ACCESS ROADS EXCEED 10 PERCENT IN GRADE



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#### **PROJECT TEAM** <u>CIVIL</u> GREENBERGFARROW

STRUCTURAL GREENBERGFARROW

MECHANICAL GREENBERGFARROW

<u>PLUMBING</u> GREENBERGFARROW

<u>ECTRICAL</u> REENBERGFARROW

**ISSUE/REVISION RECORD** DESCRIPTION 06/28/23 COORDINATION SET 07/12/23 PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

**PROJECT MANAGER** 

**QUALITY CONTROL** 

**DRAWN BY** 

BUBBA'S 33

**PROJECT NAME** 

**ALBUQUERQUE NEW MEXICO** 

**4861 PAN AMERICAN FWY NE ALBUQUERQUE, NM 87109** 



**PROJECT NUMBER** 

SHEET TITLE **FIRE PLAN** 

**SHEET NUMBER** 

NOT ISSUED FOR CONSTRUCTION

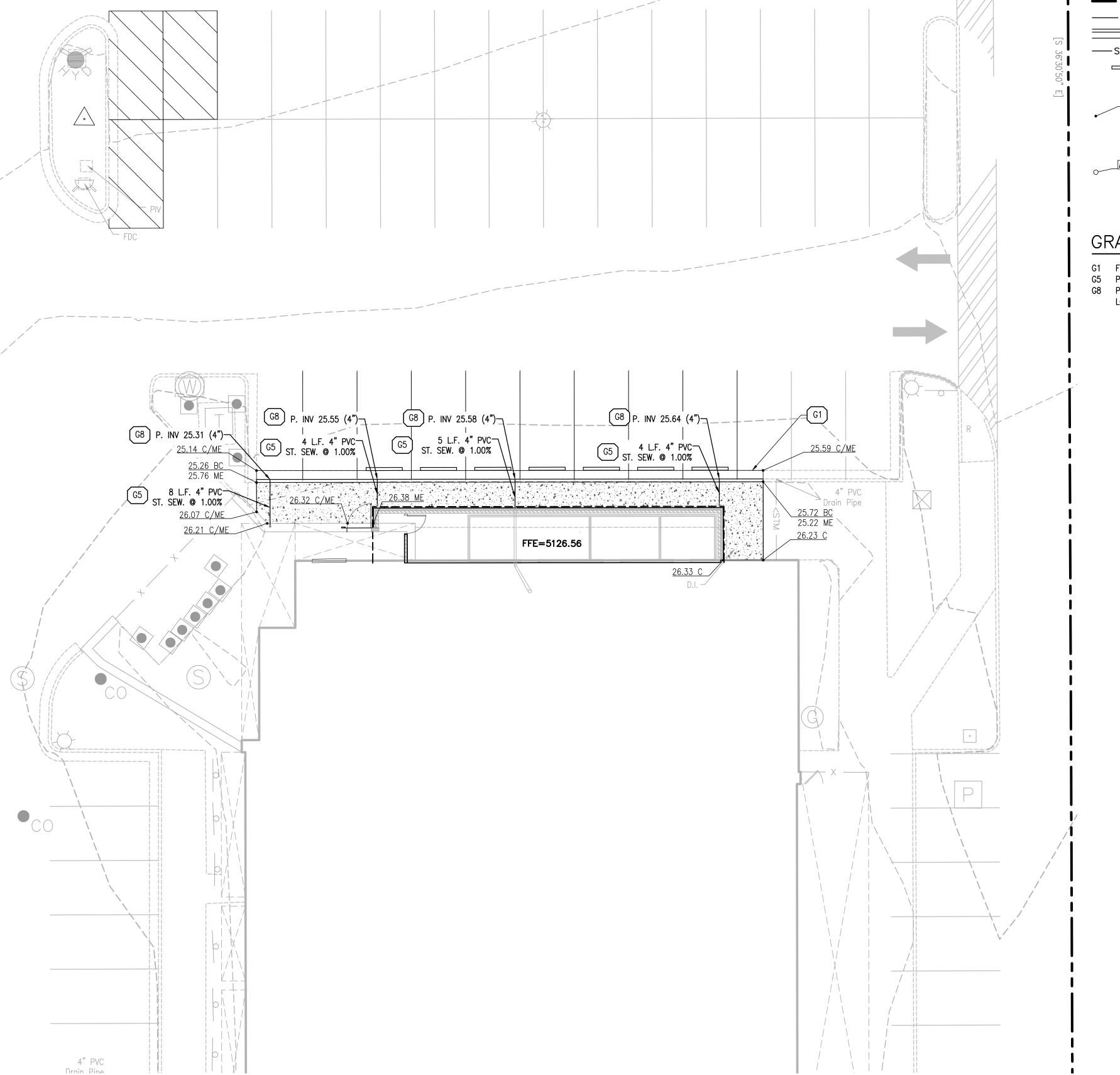
GRAPHIC SCALE 13 EXISTING 10' PUBLIC WATERLINE EASEMENT 5 EXISTING PNM EASEMENT (02/24/2014, BK. 2014C, PG. 8) 19 EXISTING UNDERGROUND PNM EASEMENT (06/02/2014, BK. 2014C, PG. 48) (01/06/2016, DOC. NO. 2016001101) 6 EXISTING 3' P.U.E. (02/24/2014, BK. 2014C, PG. 8) 14 EXISTING 30' PUBLIC WATER AND SANITARY SEWER EASEMENT (06/02/2014, BK. 2014C, PG. 48) ( IN FEET ) 7 EXISTING NON-EXCLUSIVE RECIPROCAL INGRESS/EGRESS 1 inch = 10 ft.

### GENERAL GRADING NOTES:

- 1. ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THIS PLAN SET
- CONTRACTOR SHALL CAREFULLY PRESERVE ALL SITE BENCHMARKS AND REFERENCE POINTS DURING CONSTRUCTION OPERATIONS.
- 3. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
- 4. CONTRACTOR SHALL INSTALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
- 5. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH
- EXISTING GRADES FLUSH. 6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 7. ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
- 8. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- 9. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR
- 10. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- 11. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
- 12. MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 13. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
- 14. ALL HANDICAP ACCESSIBLE EXTERIOR DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
- 15. EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- 16. ALL STRUCTURE BENCH WALLS SHALL BE SHAPED AND FORMED FOR A CLEAN TRANSITION WITH PROPER HYDRAULICS TO ALLOW THE SMOOTH CONVEYANCE OF FLOWS THROUGH THE MANHOLE OR BOX INLET. THE BENCH WALL SHALL FORM A DEFINED CHANNEL, TO A MINIMUM HEIGHT OF 80-PERCENT OF THE INSIDE DIAMETER OF THE INLET AND OUTLET PIPES TO FORM A "U" SHAPED CHANNEL, CONSTRUCTED AT A MINIMUM 1/2-INCH PER FOOT SLOPE TO THE MANHOLE WALL.
- 17. ALL STORM WATER INLETS AND CATCH BASIN CASTINGS SHALL HAVE THE WORDS "NO DUMPING, DRAINS TO STREAM", OR SIMILARLY APPROVED MESSAGE, CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM OF 1" IN HEIGHT. IN ADDITION, A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS.

#### FLOOD NOTE:

PROPERTY IS LOCATED IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER 35001C0138H, EFFECTIVE DATE: AUGUST, 16 2012.





PROPERTY LINE ----- CF ------ PROPOSED CONSTRUCTION FENCE PROPOSED CONCRETE CURB AND GUTTER PROPOSED CONCRETE WHEEL STOP FFE: FINISHED FLOOR ELEVATION TC: TOP OF CURB ELEVATION FL: CURB FLOWLINE ELEVATION C: TOP OF CONCRETE ELEVATION P: TOP OF PAVEMENT ELEVATION FG: FINISHED GRADE ELEVATION

ME: MATCH EXISTING

**BM # 00.00** SITE BENCH MARK (SEE SURVEY FOR ADDITIONAL INFORMATION)

#### GRADING KEY NOTES:

- G1 FIELD VERIFY AND MATCH EXISTING ELEVATION AT PROJECT SCOPE OF WORK LIMITS (TYP.) G5 PROPOSED STORM SEWER LINE (TYP.)
- G8 PROPOSED BUILDING ROOF DRAIN OUTLET THROUGH SIDEWALK FACE (COORDINATE EXACT LOCATIONS WITH ARCHITECTURAL AND PLUMBING PLANS)

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**PROJECT TEAM** 

<u>CIVIL</u> GREENBERGFARROW

STRUCTURAL GREENBERGFARROW

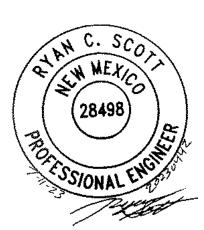
MECHANICAL GREENBERGFARROW

<u>PLUMBING</u> GREENBERGFARROW

ELECTRICAL GREENBERGFARROW

**ISSUE/REVISION RECORD** DESCRIPTION 06/28/23 COORDINATION SET 07/12/23 PERMIT SET

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**ALBUQUERQUE NEW MEXICO** 

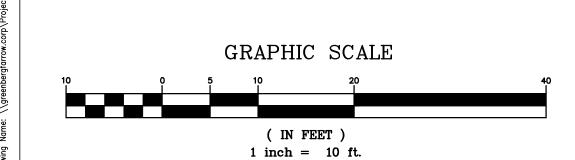
**4861 PAN AMERICAN FWY NE** ALBUQUERQUE, NM 87109

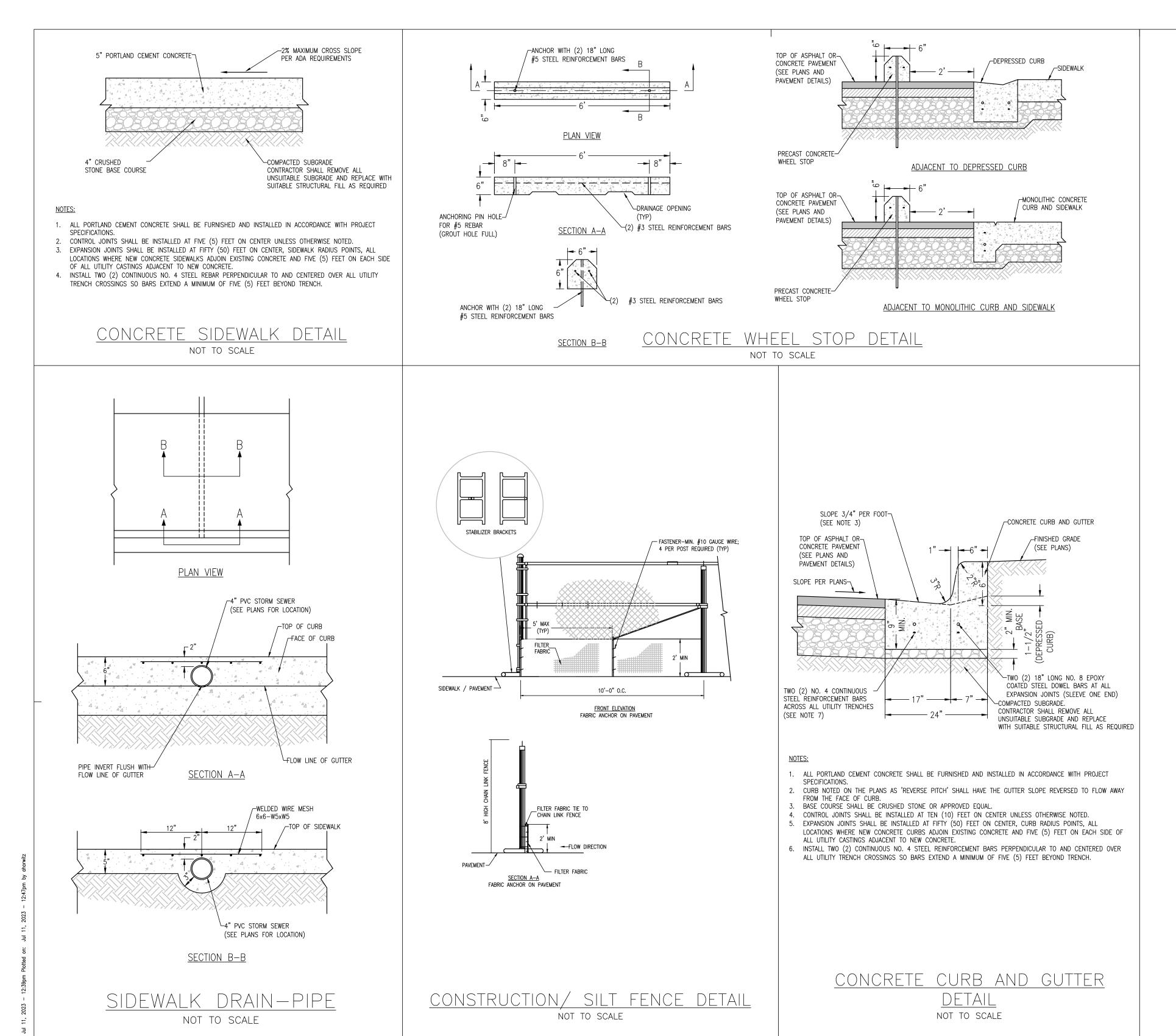


PROJECT NUMBER

SHEET TITLE **GRADING AND DRAINAGE PLAN** 

SHEET NUMBER







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ELECTRICAL GREENBERGFARROW

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BUBBA'S 33

**ALBUQUERQUE NEW MEXICO** 

**4861 PAN AMERICAN FWY NE** ALBUQUERQUE, NM 87109



PROJECT NUMBER

SHEET TITLE **DETAIL SHEET** 

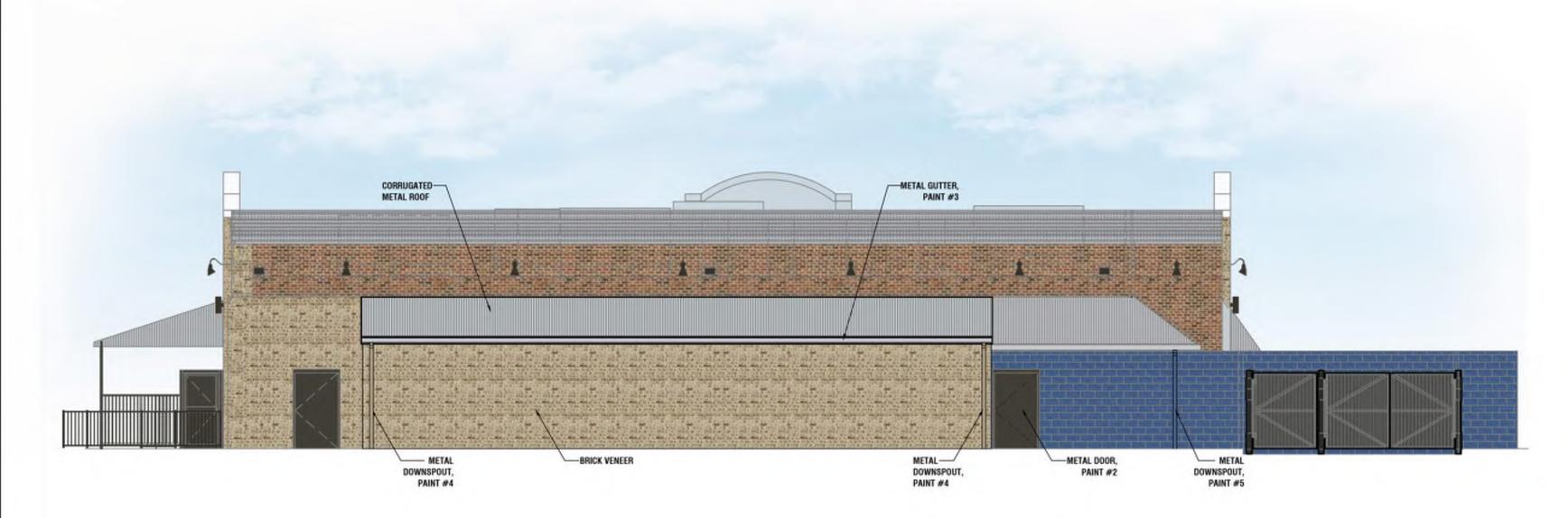
SHEET NUMBER





## **FRONT ELEVATION** (SOUTHEAST)

**LEFT ELEVATION** (SOUTHWEST)





**REAR ELEVATION** (NORTHWEST)

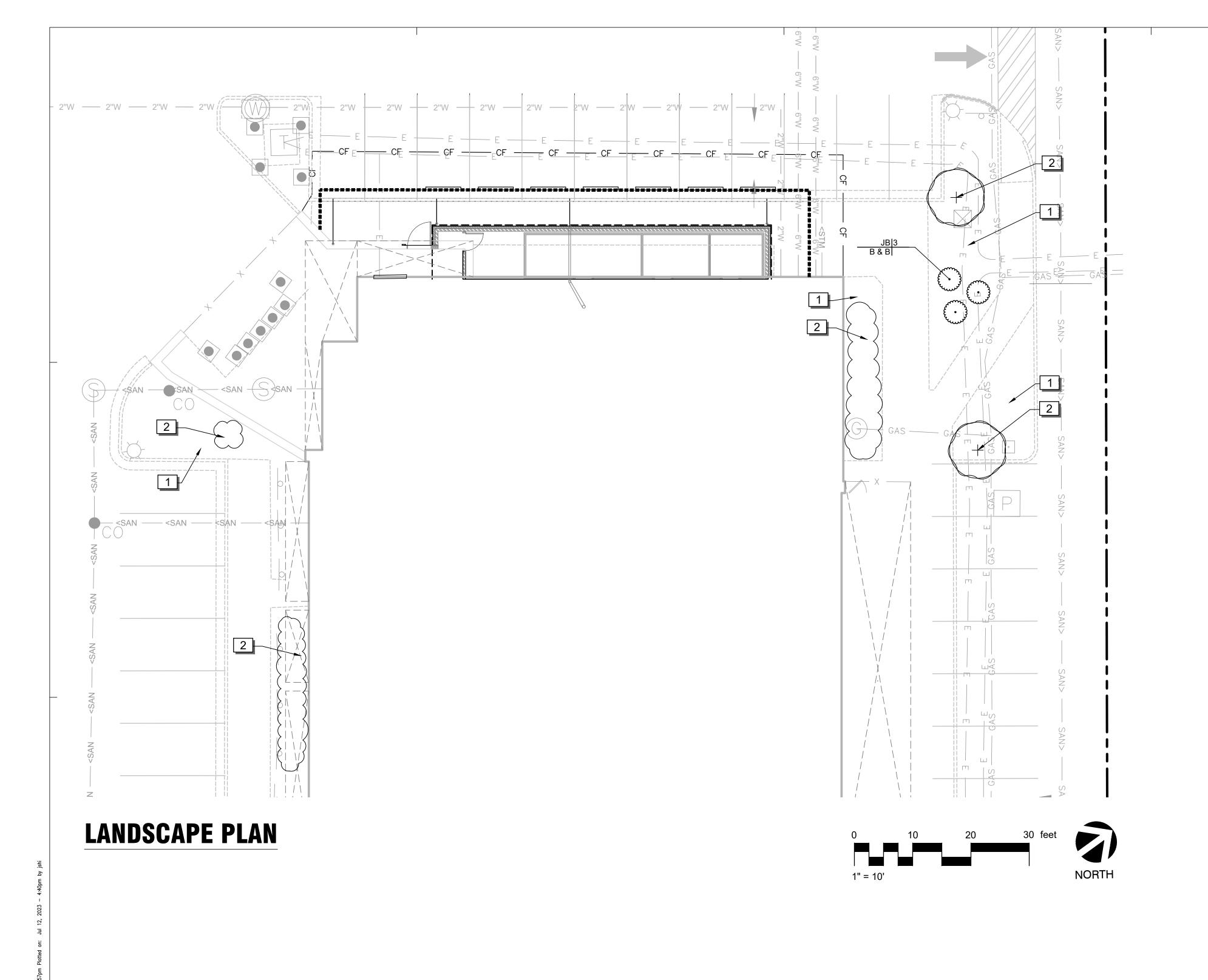
(NORTHEAST)

BUILDING ITEMS	DESCRIPTION
DISTRESSED BRICK (TO MATCH EXISTING)	FACE BRICK REDLAND BRICK. COLOR # 040 NANTUCKET GRAY
FASCIA TRIM (BLUE) (TO MATCH EXISTING)	PAINT #1: PRESTAINED CEDAR HENRY POOR LUMBER 3200 REAGAN DRIVE LAFAYETTE, IN 47906 CONTACT: DOUG MILLER WESTERN RED CEDAR WITH TWO COATS OF CABOT SEMI-GLOSS STAIN COLOR: NEWBURYPORT BLUE
METAL DOOR (TO MATCH EXISTING)	PAINT #2: PAINT BLACK
METAL ROOF (TO MATCH EXISTING)	METAL SALES MANUFACTURING CORRUGATED METAL 26 GAUGE COLOR: GALVALUME PHONE: 800-747-1206
GUTTERS (TO MATCH EXISTING)	PAINT #3: PREFINISHED - 24 GAUGE TO MATCH GALVALUME.
METAL DOWNSPOUTS (TO MATCH EXISTING)	PAINT #4: 24 GAUGE TO MATCH ADJACENT WALL COLOR
METAL DOWNSPOUTS (TO MATCH EXISTING)	PAINT #5: 24 GAUGE TO MATCH ADJACENT WALL COLOR

4861 PAN AMERICAN FWY, ALBUQUERQUE, NM 87109



PROJECT NUMBER



#### REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION

1 RIVER ROCK MULCH TO REMAIN.

EXISTING LANDSCAPE TO REMAIN. CONTRACTOR TO TAKE PRECAUTIONS TO PROTECT EXISTING PLANTING FROM NEW CONSTRUCTION OPERATIONS. ANY DAMAGE OF MATERIAL IS TO BE REPLACED WITH LIKE, TYPE, SIZE AND SPECIES OF MATERIAL.

### PLANT SCHEDULE

SHRUBS CODE QTY BOTANICAL NAME COMMON NAME SIZE HEIGHT

JB 3 JUNIPERUS CHINENSIS 'BLUE POINT' BLUE POINT JUNIPER B & B 7` HT. MIN.

SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

#### GENERAL NOTES / STATEMENT OF COMPLIANCE:

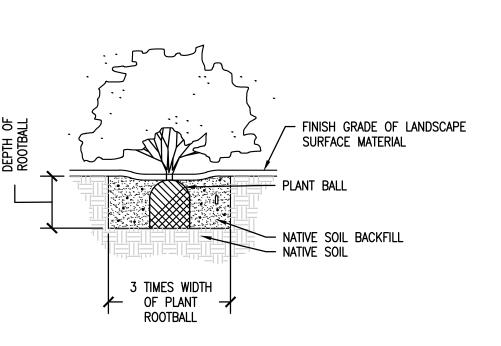
- 1. THE SITE PLAN SHALL BE CONSISTENT WITH THE GENERAL LANDSCAPING REGULATIONS (Article 14-16-3-10)
- 2. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SIDEWALK AND LANDSCAPE MAINTENANCE IN THE ADJACENT PUBLIC RIGHT-OF-WAY.
- 3. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THERFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

#### MAINTENANCE NOTES:

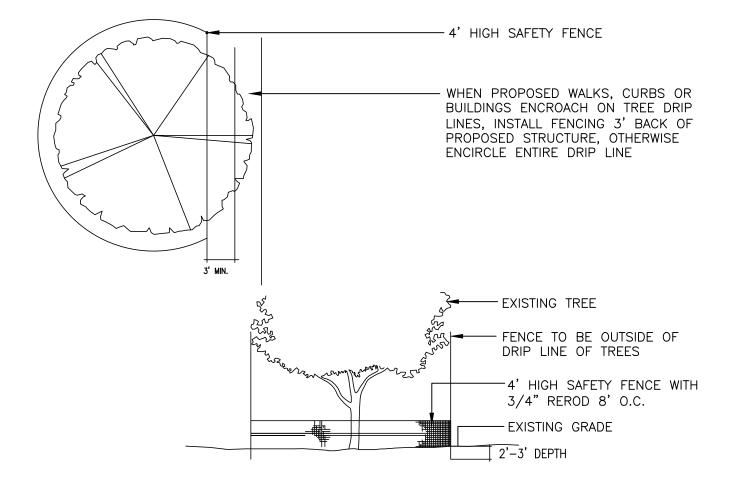
- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 2. THE LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE
- 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.

#### NOTES:

- 1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- 2. CONTRACTOR TO REPAIR AND REPLACE ANY LANDSCAPE MATERIAL DAMAGED DUE TO THIS CONSTRUCTION THAT IS LOCATED OUTSIDE OF THE LIMIT OF WORK OR OUTSIDE OF PROPERTY LINES
- 3. PRIOR TO DEMOLITION, CONTRACTOR IS TO CUT AND CAP EXISTING IRRIGATION IN AREA OF NEW CONSTRUCTION.
- 4. CONTRACTOR TO RESTORE IRRIGATION TO ALL NEW PLANTED AREA. INSTALL PER ALL FEDERAL, STATE AND LOCAL CODES.









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PROJECT TEAM CIVIL GREENBERGFARROW

STRUCTURAL

MECHANICAL

GREENBERGFARROW

PLUMBING GREENBERGFARROW

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ALBUQUERQUE NEW MEXICO

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PROJECT NUMBER 20230442.5 SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.0

329343.67-Ø1