

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

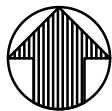
APPROVED BY

DATE

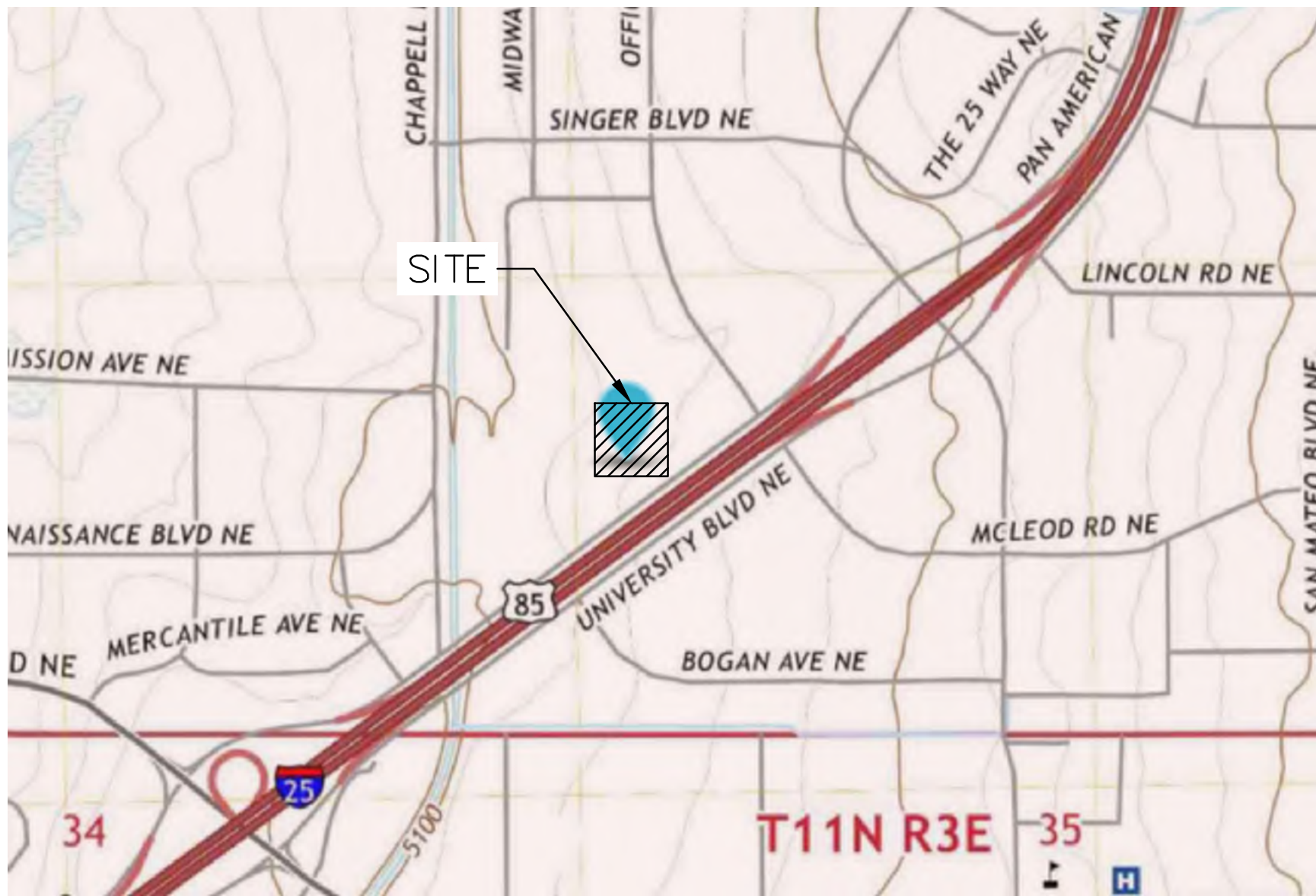


PROPERTY IS LOCATED IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER 35001C0138H, EFFECTIVE DATE: AUGUST, 16 2012.

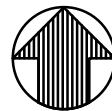
FLOOD INSURANCE RATE MAP
N.T.S.



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



PROJECT LOCATION MAP
N.T.S.



SHEET INDEX:

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C 1.0	DEMOLITION PLAN
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SHEET 4	OVERALL LANDSCAPE PLAN
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SHEET 6	EXTERIOR ELEVATIONS
A 2.1	EXTERIOR ELEVATIONS
SHEET 7	SIGNAGE

SURVEYOR:

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

DEVELOPER:

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ENGINEER:



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PRELIMINARY PLANS
(NOT FOR
CONSTRUCTION)



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PROJECT TEAM

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STRUCTURAL
GREENBERGFARROW

MECHANICAL
GREENBERGFARROW

PLUMBING
GREENBERGFARROW

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

AH

PROJECT NAME

BUBBA'S 33

ALBUQUERQUE
NEW MEXICO

4861 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109



PROJECT NUMBER

20230442.5

SHEET TITLE

COVER

SHEET NUMBER

C0.0

NOT ISSUED FOR CONSTRUCTION

GENERAL DEMOLITION NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 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.
- 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.
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED 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.
- 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.
- 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 SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- 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.
- 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 SET.
- ALL EXISTING LANDSCAPING NOTED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
- 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.
- 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.

DEMOLITION HATCH LEGEND:

- D8

EXISTING SIDEWALK TO BE REMOVED
- D14

EXISTING LANDSCAPING TO BE REMOVED

DEMOLITION LEGEND:

- EXISTING CURB AND GUTTER TO BE REMOVED

EXISTING STORM SEWER TO BE REMOVED

EXISTING TREE TO BE REMOVED

PROPOSED SAW CUT LINE

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

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 SANITARY 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

GRAPHIC SCALE

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**ALBUQUERQUE
NEW MEXICO**

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

PROJECT NUMBER

20230442.5

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C1.0

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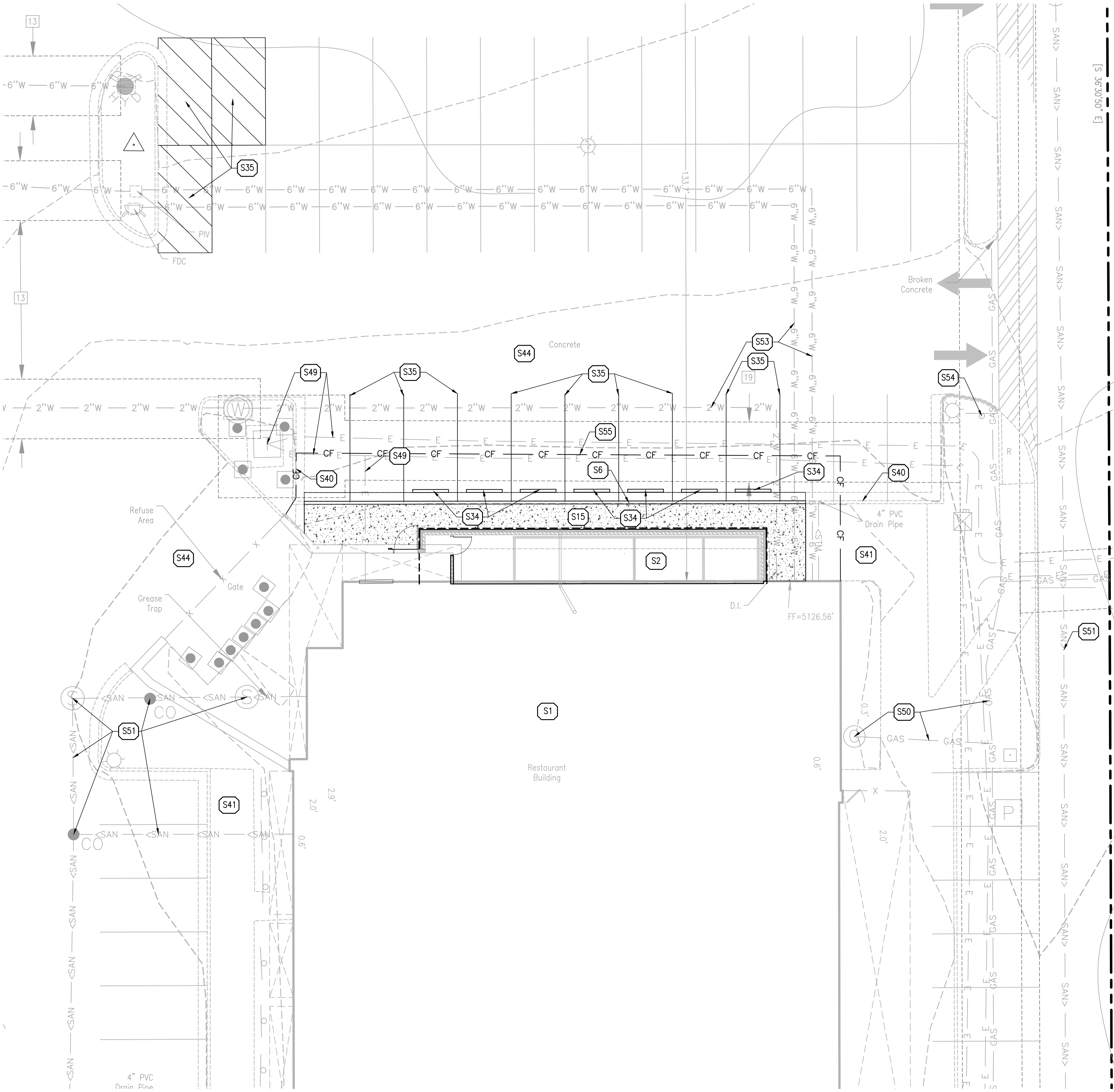
Drawing Name: \\greenbergfarrow.com\ProjectFiles\Bubba's 33\2023\20230442.5_Bubba's 33.dwg, Date: 07/11/2023, 12:39pm, Plotted on: 07/11/2023, 12:39pm, Plotted by: jshank

GENERAL SITE AND UTILITY NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
- CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
- ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THIS PLAN SET.
- MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
- MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.

PROPOSED HATCH LEGEND:

- S15
- PROPOSED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE



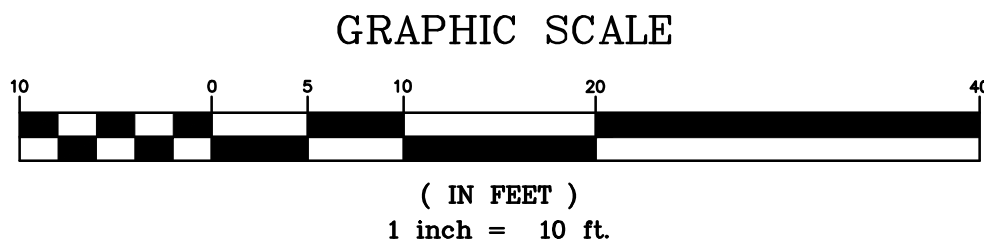
PROPOSED LEGEND:

- 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 BUILDING FINISHED FLOOR ELEVATION (FFE) AND MATCH ELEVATION WITH PROPOSED 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 STORMY 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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BUBBA'S 33

ALBUQUERQUE
NEW MEXICO

4861 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109



PROJECT NUMBER

20230442.5

SHEET TITLE

SITE PLAN

SHEET NUMBER

C2.0

NOT ISSUED FOR CONSTRUCTION

CODE CRITERIA:

CONSTRUCTION TYPE: VB
SQUARE FOOTAGE: 9,160 SF
FIRE FLOW: 1,500 GPM
NUMBER OF HYDRANTS REQUIRED: 1
HYDRANT SPACING REQUIRED: 750 FEET WITH SPRINKLERS
SPRINKLER SYSTEM: SPRINKLERED

FIRE INFORMATION:

FIRE CASE#: BUBBA'S 33 BUILDING AREA: 9,160 SQ. FT.
CONSTRUCTION TYPE: VB
OCCUPANCY: A2
BUILDING HEIGHT: 27'-6"
KNOX BOX LOCATION: ADJACENT TO FRONT DOOR ON SE SIDE OF THE BUILDING (VERIFY EXACT LOCATION)
FDC LOCATION: NW OF BUILDING (SEE PLAN)
PIV LOCATION: NW OF BUILDING (SEE PLAN)
HYDRANT LOCATIONS: EXISTING NW OF BUBBA'S 33 RESTAURANT (SEE PLAN)

SITE INFORMATION:

LEGAL DESCRIPTION
TRACT: A-1-C-1-A-2-A
PARCEL ID: 101706107629520113
ZONING: NR-BP (NON-RESIDENTIAL BUSINESS PARK)

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

TOTAL SITE AREA: ±92,691 SQ. FT.
GROSS F.A.R. (GBA/SITE AREA): ±2.128 ACRES
0.99

ADDRESS:

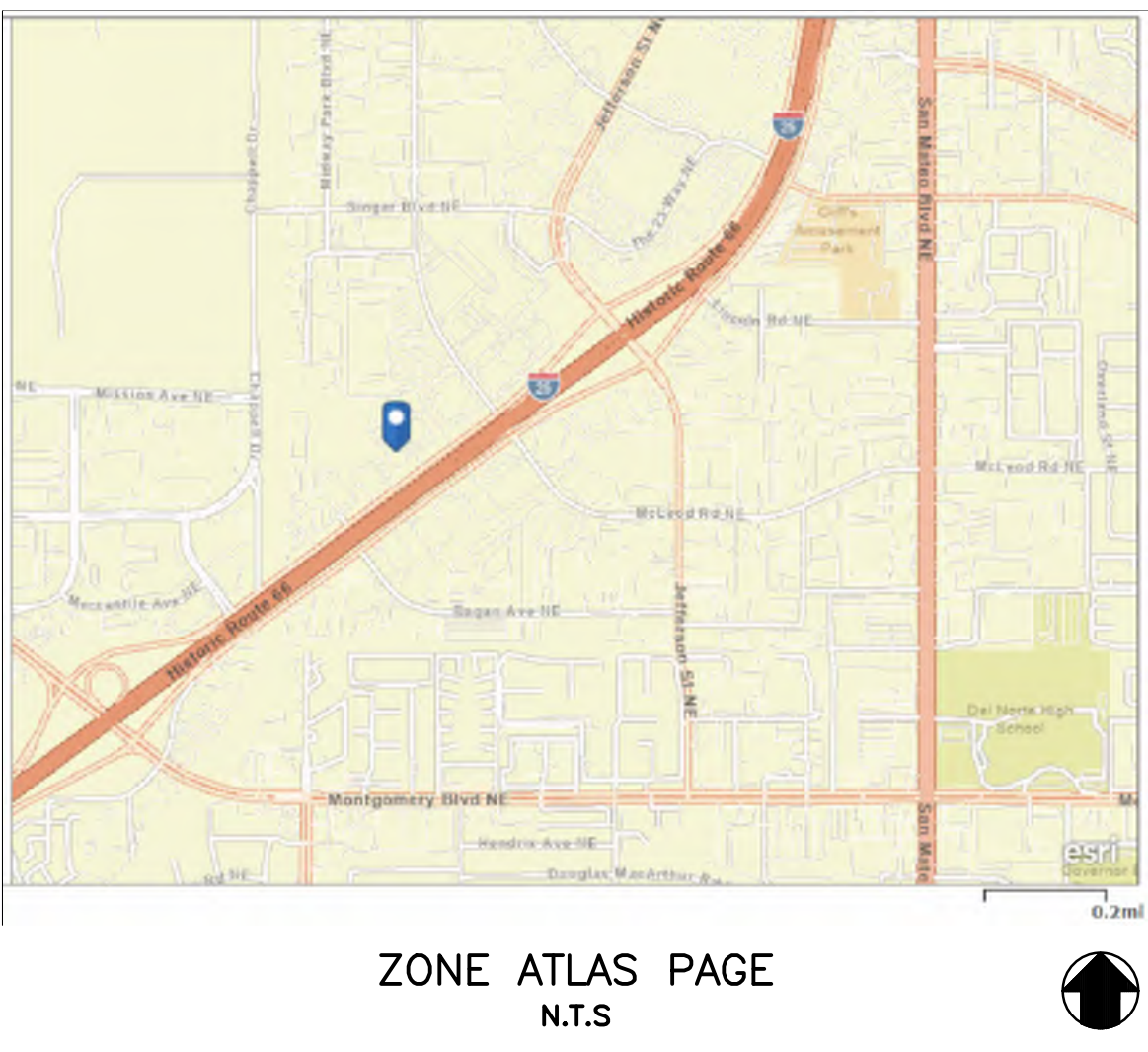
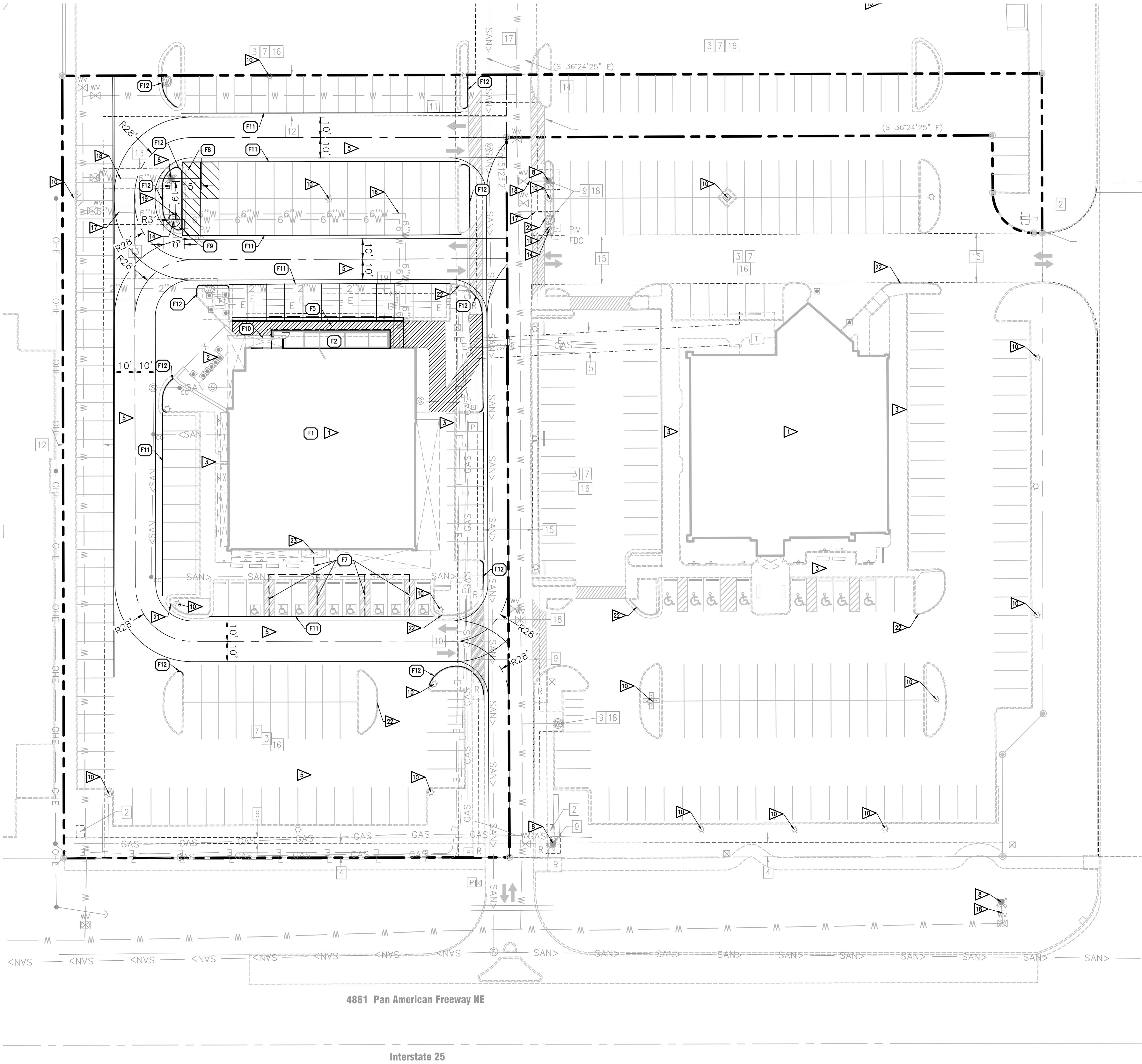
4861 PAN AMERICAN FREEWAY NE
ALBUQUERQUE, NM 87109

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



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)
- F5 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 APPROACH
- 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):

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

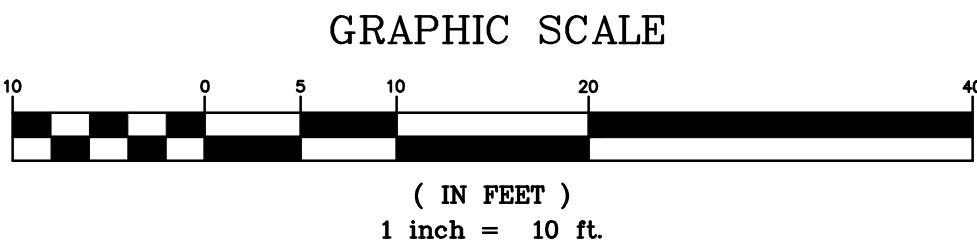
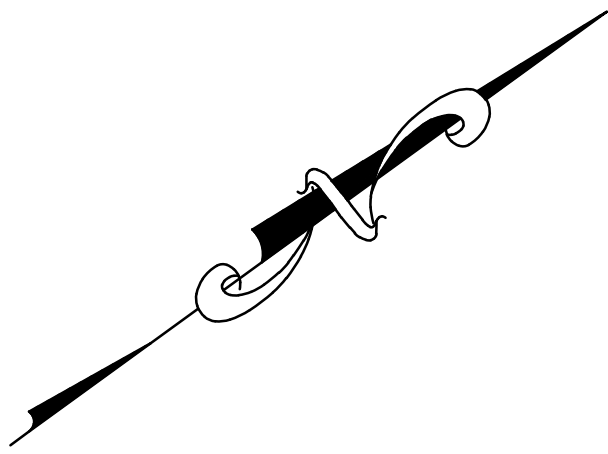
FIRE FLOW: 1500 GPM

FIRE CASE#:

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

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 130RB-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)
- 5 EXISTING PNM EASEMENT (02/24/2014, BK. 2014C, PG. 8)
- 6 EXISTING 3' P.U.E. (02/24/2014, BK. 2014C, PG. 8)
- 7 EXISTING NON-EXCLUSIVE RECIPROCAL INGRESS/EGRESS 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)
- 13 EXISTING 10' PUBLIC WATERLINE EASEMENT (06/02/2014, BK. 2014C, PG. 48)
- 14 EXISTING 30' PUBLIC WATER AND SANITARY SEWER 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)
- 19 EXISTING UNDERGROUND PNM EASEMENT (01/06/2016, DOC. NO. 2016001101)



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PROJECT MANAGER

JR

QUALITY CONTROL

JR

DRAWN BY

AH

PROJECT NAME

BUBBA'S 33

ALBUQUERQUE
NEW MEXICO

4861 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109



PROJECT NUMBER

20230442.5

SHEET TITLE

FIRE PLAN

SHEET NUMBER

C2.2

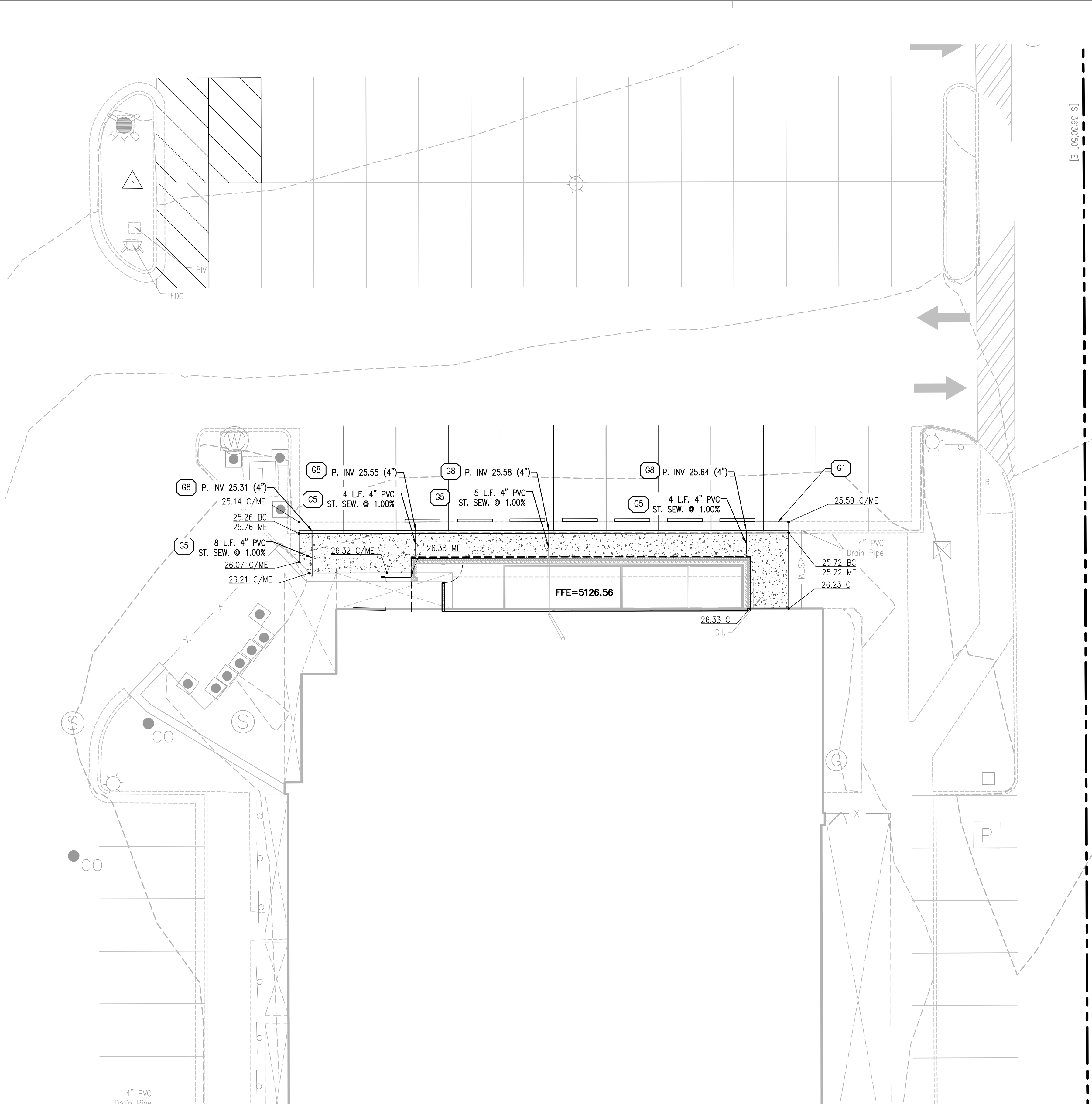
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GENERAL GRADING NOTES:

- 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.
- 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.
- CONTRACTOR SHALL INSTALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
- ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
- MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 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.
- 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.
- 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.
- 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 1/4-INCH PER FOOT SLOPE TO THE MANHOLE WALL.
- 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.



PROPOSED LEGEND:

- PROPERTY LINE
- CF --- PROPOSED CONSTRUCTION FENCE
- ==== PROPOSED CONCRETE CURB AND GUTTER
- STM--> PROPOSED STORM SEWER
- ===== PROPOSED CONCRETE WHEEL STOP
- 100.50 TC
100.00 FL
- 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

CIVIL
GREENBERGFARROW

STRUCTURAL
GREENBERGFARROW

MECHANICAL
GREENBERGFARROW

PLUMBING
GREENBERGFARROW

ELECTRICAL
GREENBERGFARROW

ISSUE/REVISION RECORD

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

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

RYAN C. SCOTT

PROJECT MANAGER

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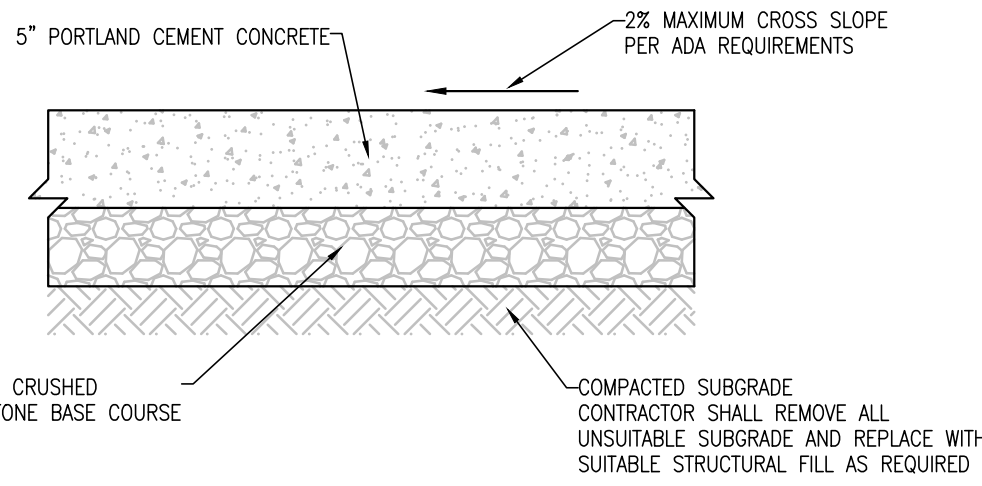
GRADING AND
DRAINAGE PLAN

SHEET NUMBER

C3.0

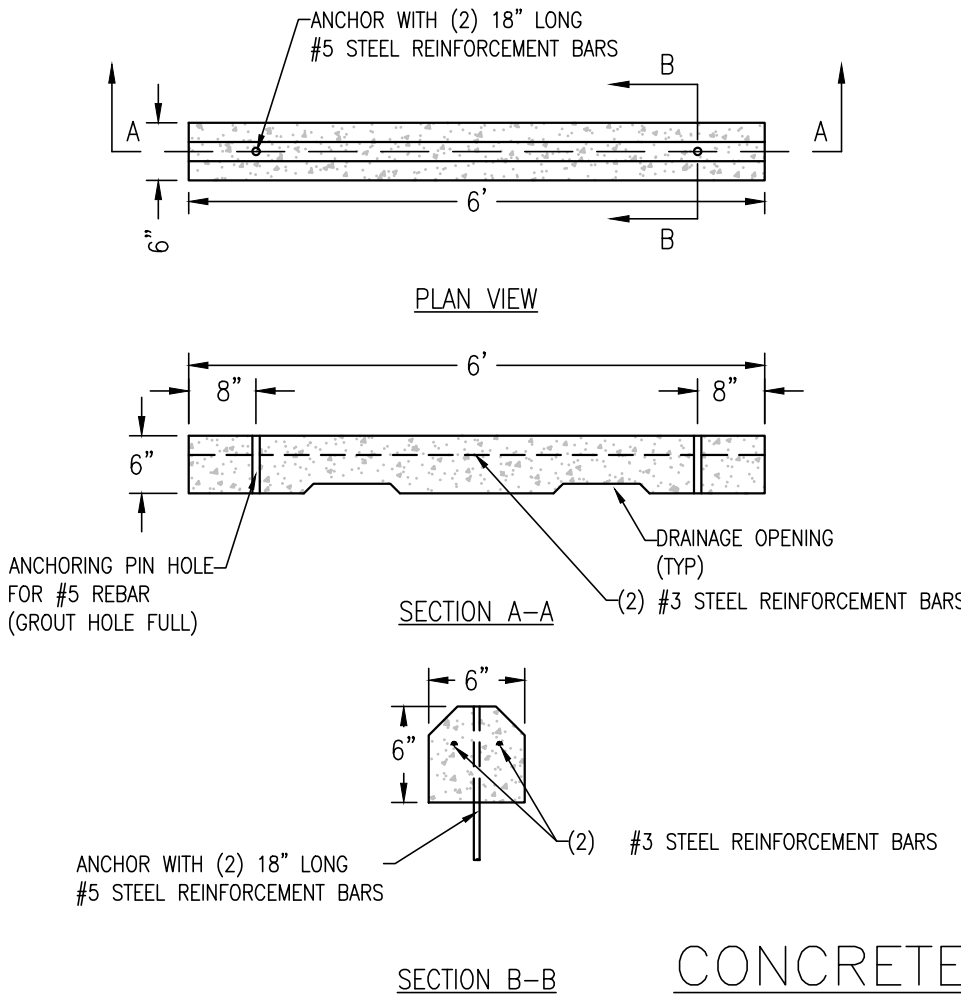
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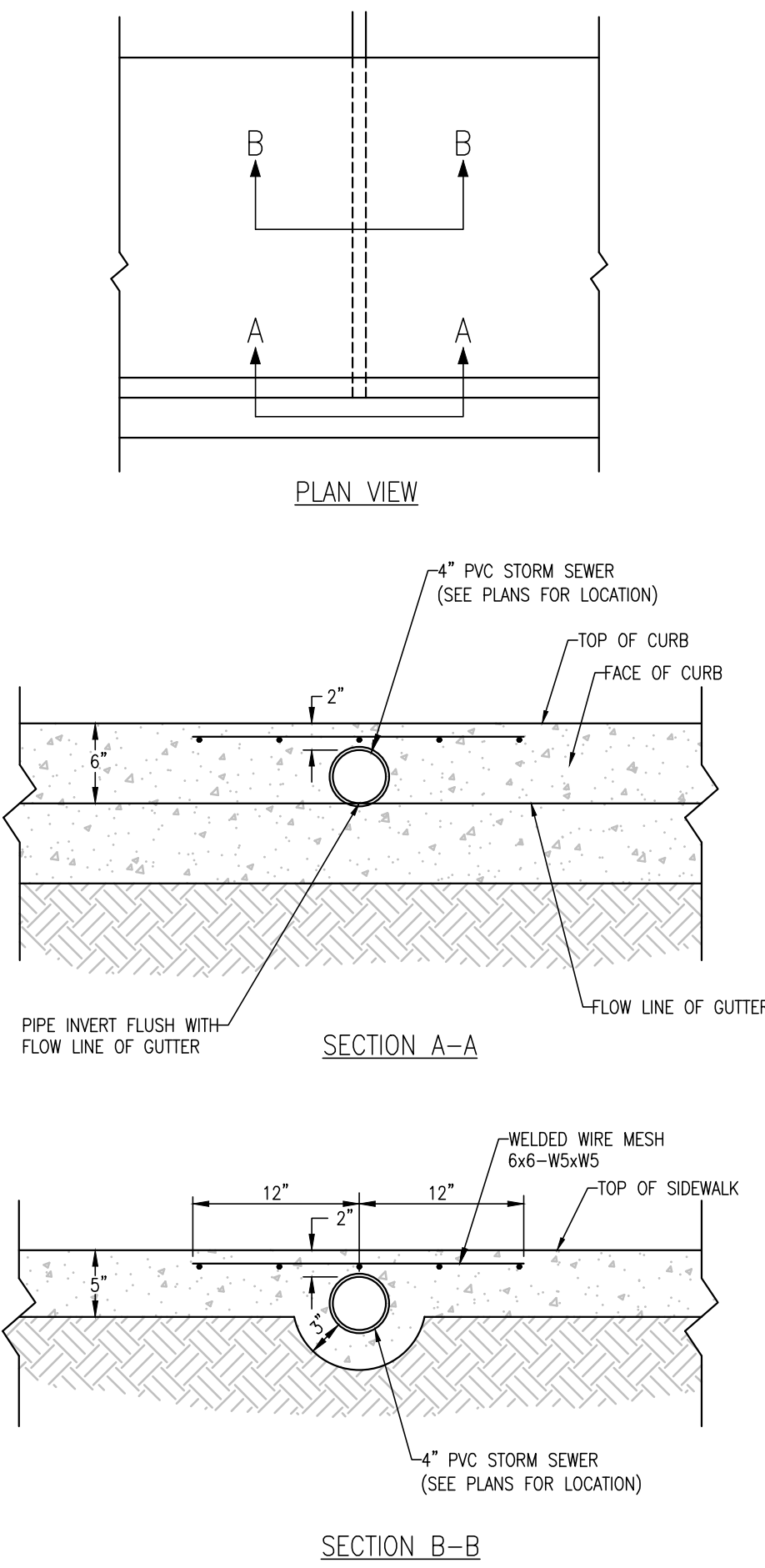
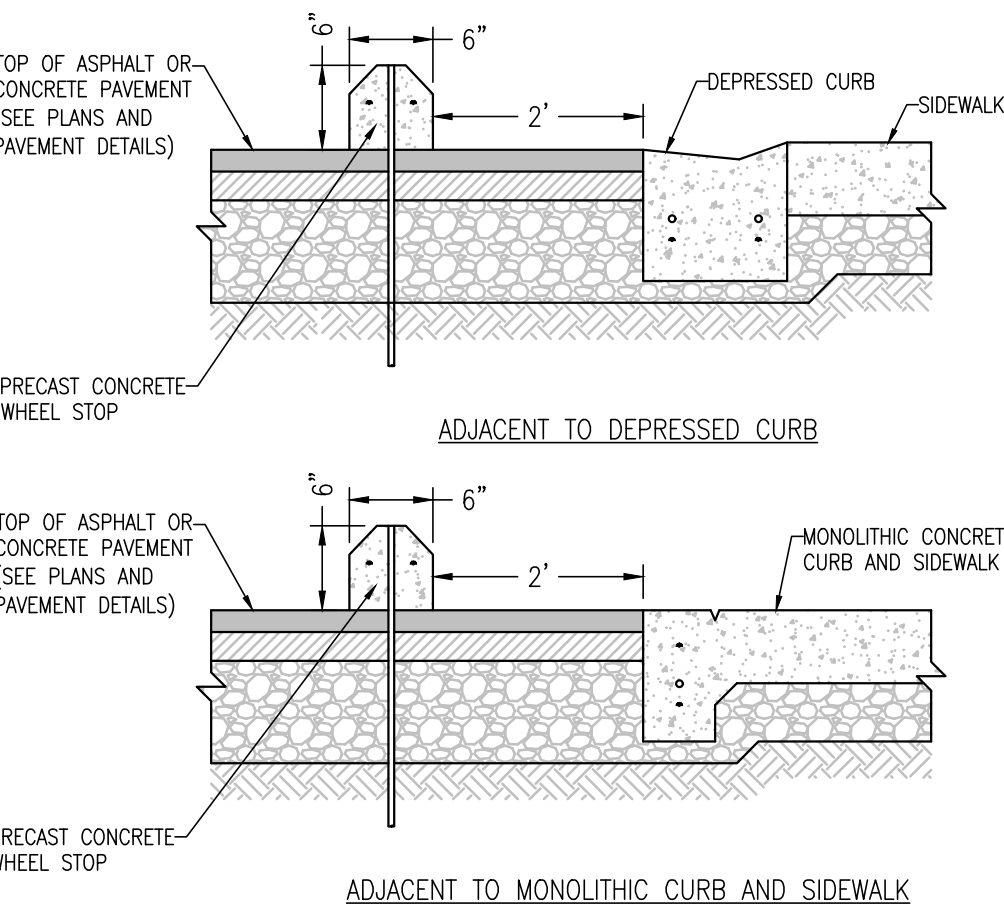


- NOTES:
1. ALL PORTLAND CEMENT CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
 2. CONTROL JOINTS SHALL BE INSTALLED AT FIVE (5) FEET ON CENTER UNLESS OTHERWISE NOTED.
 3. EXPANSION JOINTS SHALL BE INSTALLED AT FIFTY (50) FEET ON CENTER, SIDEWALK RADIUS POINTS, ALL LOCATIONS WHERE NEW CONCRETE SIDEWALKS ADJOIN EXISTING CONCRETE AND FIVE (5) FEET ON EACH SIDE OF ALL UTILITY CASTINGS ADJACENT TO NEW CONCRETE.
 4. INSTALL TWO (2) CONTINUOUS NO. 4 STEEL REBAR PERPENDICULAR TO AND CENTERED OVER ALL UTILITY TRENCH CROSSINGS SO BARS EXTEND A MINIMUM OF FIVE (5) FEET BEYOND TRENCH.

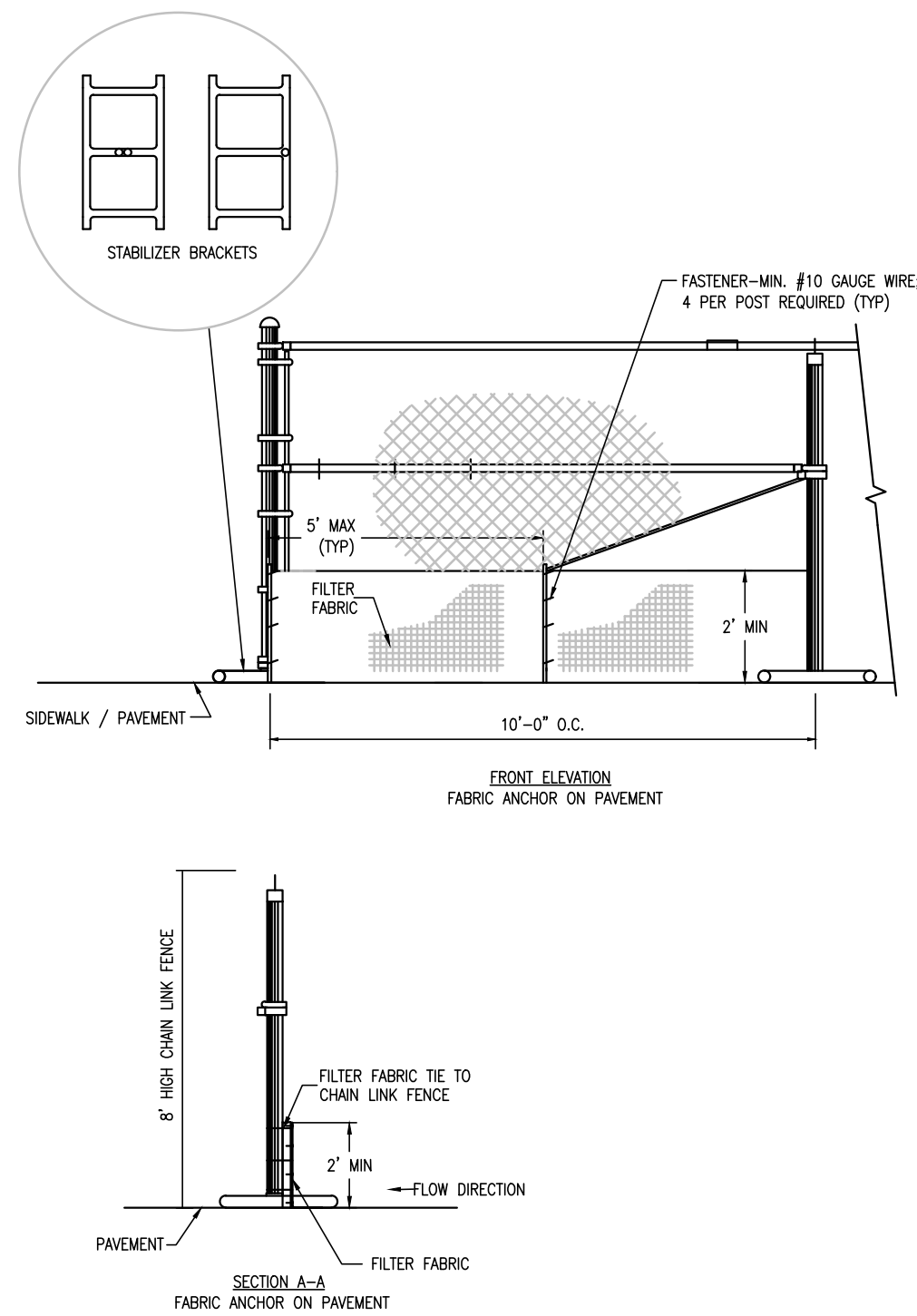
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



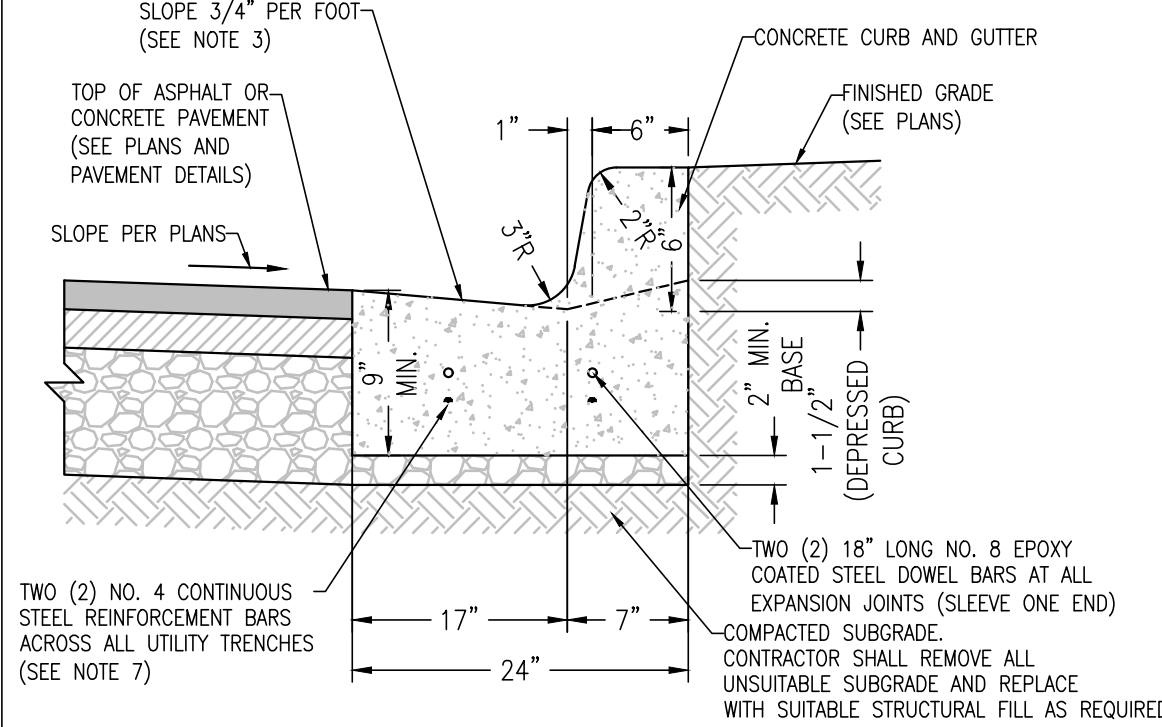
CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



SIDEWALK DRAIN-PIPE
NOT TO SCALE



CONSTRUCTION/ SILT FENCE DETAIL
NOT TO SCALE



- NOTES:
1. ALL PORTLAND CEMENT CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
 2. CURB NOTED ON THE PLANS AS 'REVERSE PITCH' SHALL HAVE THE GUTTER SLOPE REVERSED TO FLOW AWAY FROM THE FACE OF CURB.
 3. BASE COURSE SHALL BE CRUSHED STONE OR APPROVED EQUAL.
 4. CONTROL JOINTS SHALL BE INSTALLED AT TEN (10) FEET ON CENTER UNLESS OTHERWISE NOTED.
 5. EXPANSION JOINTS SHALL BE INSTALLED AT FIFTY (50) FEET ON CENTER, CURB RADIUS POINTS, ALL LOCATIONS WHERE NEW CONCRETE CURBS ADJOIN EXISTING CONCRETE AND FIVE (5) FEET ON EACH SIDE OF ALL UTILITY CASTINGS ADJACENT TO NEW CONCRETE.
 6. INSTALL TWO (2) CONTINUOUS NO. 4 STEEL REINFORCEMENT BARS PERPENDICULAR TO AND CENTERED OVER ALL UTILITY TRENCH CROSSINGS SO BARS EXTEND A MINIMUM OF FIVE (5) FEET BEYOND TRENCH.

CONCRETE CURB AND GUTTER
DETAIL
NOT TO SCALE

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



PROJECT NUMBER

20230442.5

SHEET TITLE

DETAIL SHEET

SHEET NUMBER

C4.0

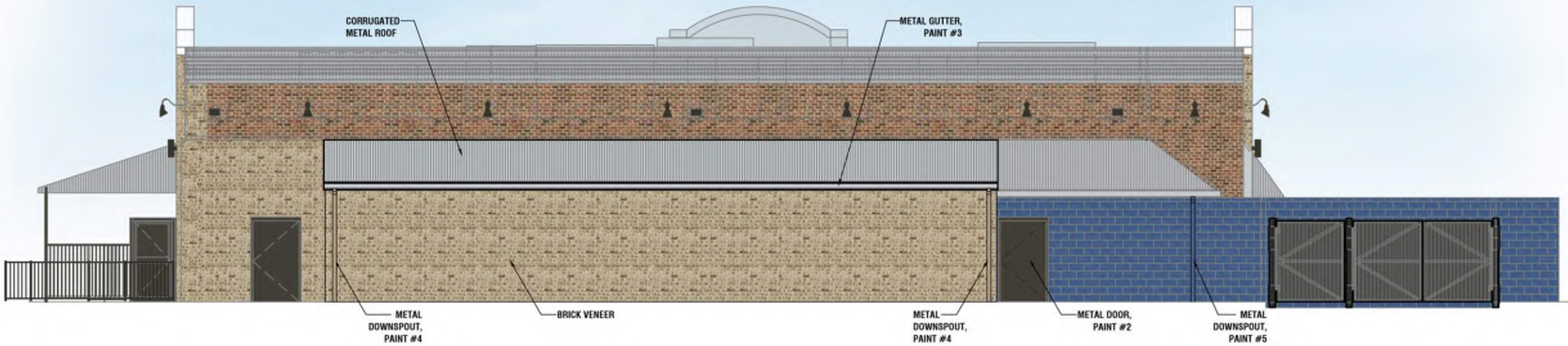
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FRONT ELEVATION
(SOUTHEAST)



LEFT ELEVATION
(SOUTHWEST)



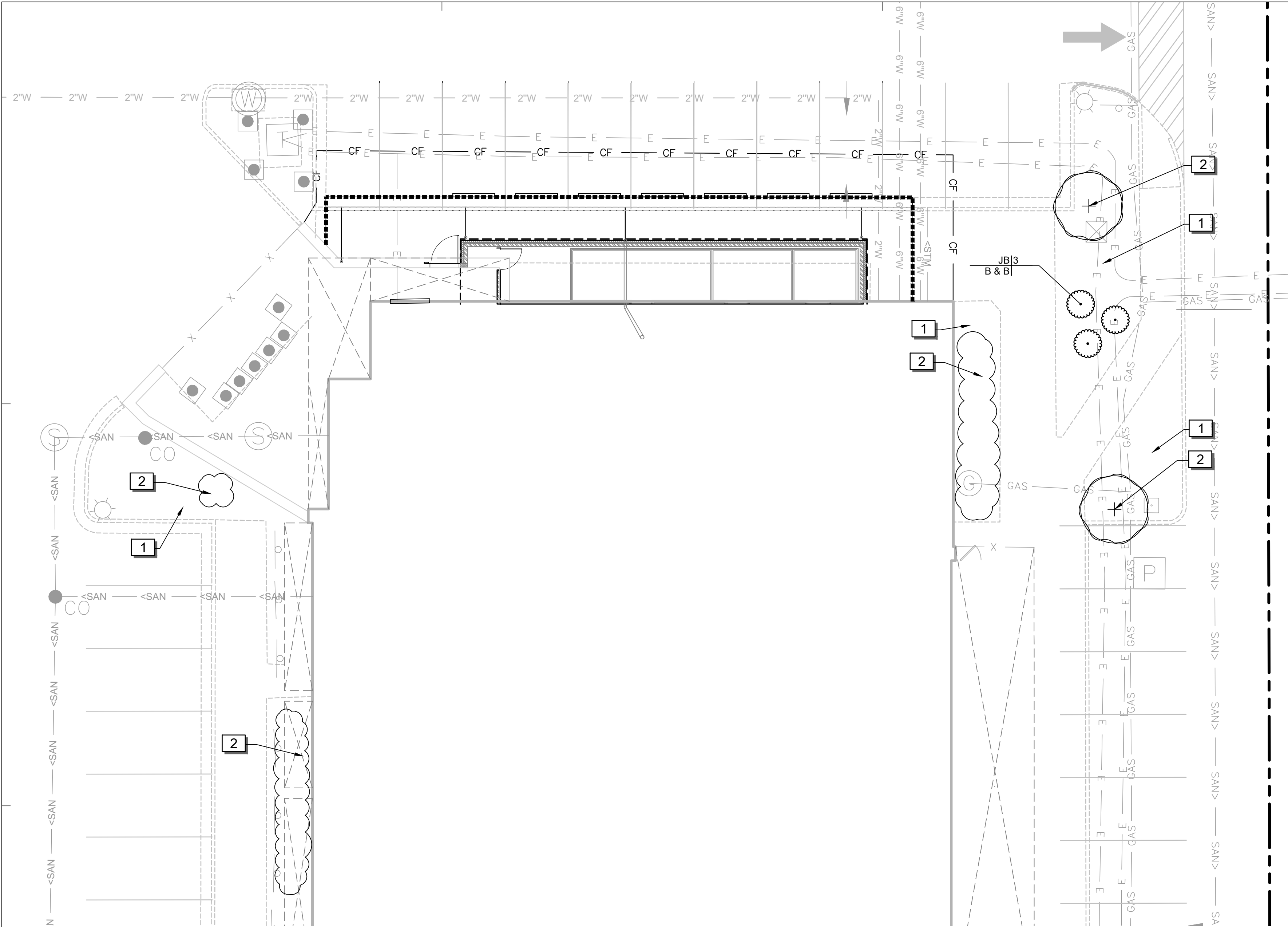
REAR ELEVATION
(NORTHWEST)



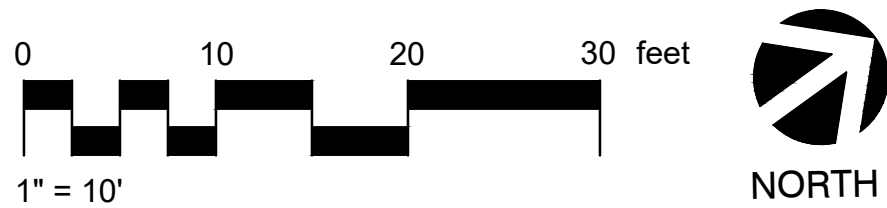
RIGHT ELEVATION
(NORTHEAST)

EXTERIOR FINISH SCHEDULE	
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
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	

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LANDSCAPE PLAN



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	RIVER ROCK MULCH TO REMAIN.
2	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:

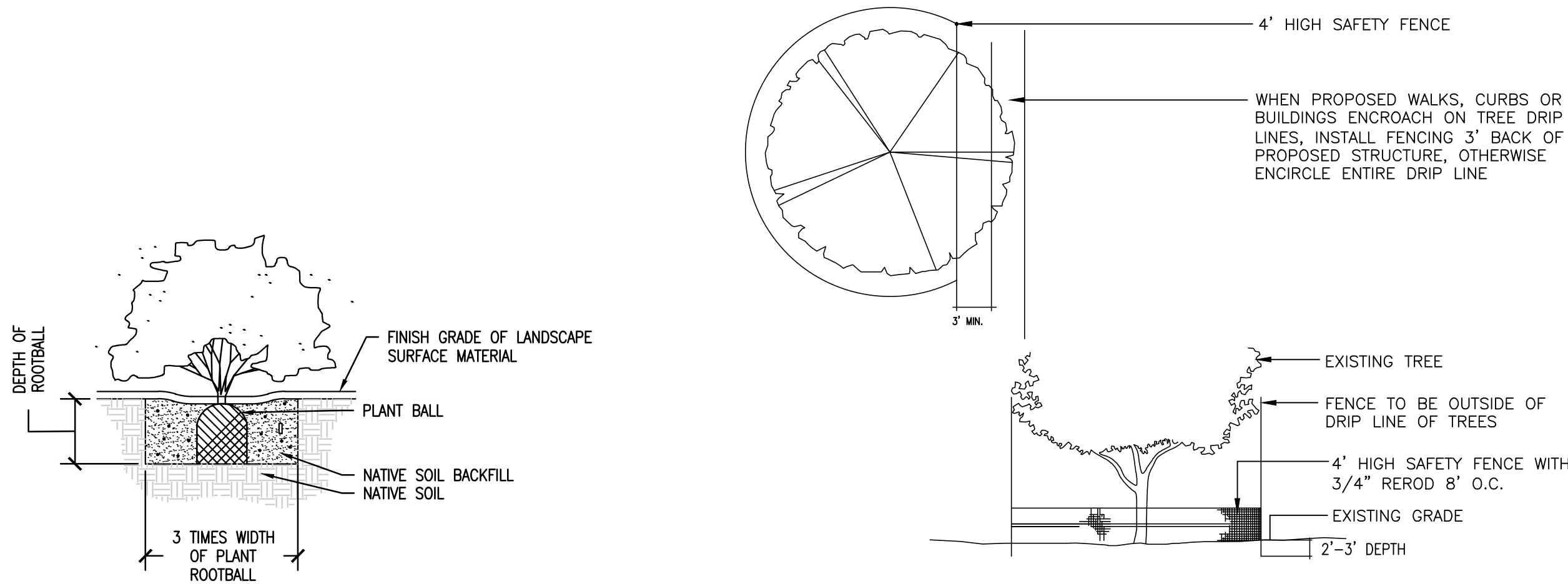
- THE SITE PLAN SHALL BE CONSISTENT WITH THE GENERAL LANDSCAPING REGULATIONS (Article 14-16-3-10)
- THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SIDEWALK AND LANDSCAPE MAINTENANCE IN THE ADJACENT PUBLIC RIGHT-OF-WAY.
- LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, 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:

- 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.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.

NOTES:

- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- 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
- PRIOR TO DEMOLITION, CONTRACTOR IS TO CUT AND CAP EXISTING IRRIGATION IN AREA OF NEW CONSTRUCTION.
- CONTRACTOR TO RESTORE IRRIGATION TO ALL NEW PLANTED AREA. INSTALL PER ALL FEDERAL, STATE AND LOCAL CODES.



1 SHRUB PLANTING

SCALE: NTS

2 TREE PROTECTION DETAIL

NOT TO SCALE

329343.67-01

PROJECT TEAM

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GREENBERGFARROW

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LANDSCAPE PLAN

SHEET NUMBER

L1.0

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