

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

**See prior amendment files for details:

- Project #1002609
 - BJ's Restaurant
 - New loading dock
 - Dog Park
- PR-2019-003210: Retail pad site

GENERAL SITE NOTES:

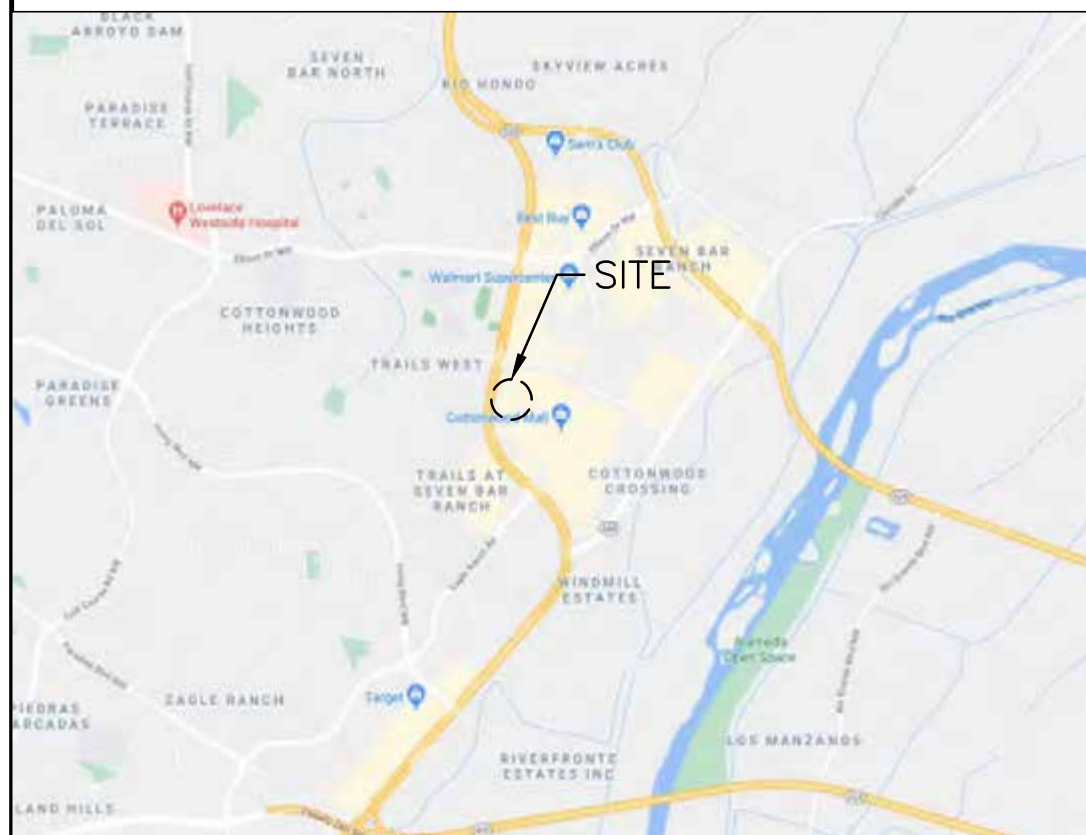
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
- CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- 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.
- ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE PLAN NOTES:

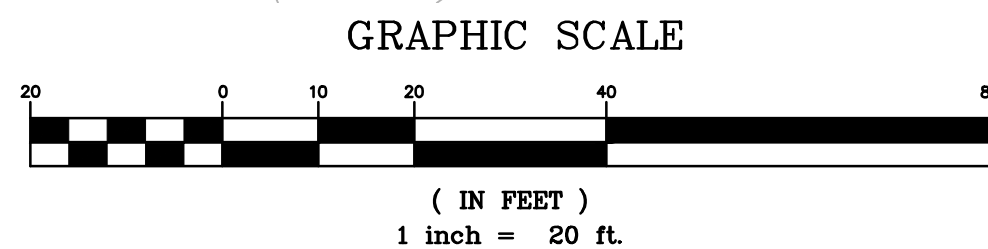
- REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. AND DATED FEBRUARY 17TH, 2020 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. 66145007).
- SEE CONSTRUCTION DETAILS SHEET C7.0 FOR PAVEMENT SECTION DETAILS.
- SEE GENERAL NOTES SHEET C1.0 FOR EXISTING LEGEND.

PAVEMENT HATCH LEGEND:

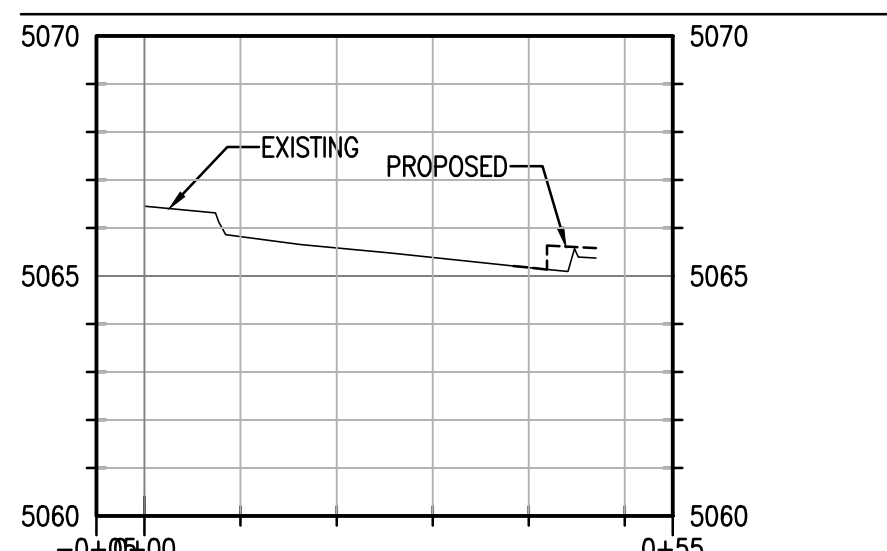
- S6A** PROPOSED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE
- S6B** PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE
- S7A** PROPOSED CONCRETE LANDING
(SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S7B** PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING
(SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S8** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE
(SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S9** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB
5.5" PORTLAND CEMENT CONCRETE
5.5" AGGREGATE BASE
(SEE GEOTECHNICAL REPORT)
- S10** PROPOSED ASPHALT PAVEMENT
2" ASPHALT SURFACE COURSE
3.5" ASPHALT BINDER COURSE
6" AGGREGATE BASE
(SEE GEOTECHNICAL REPORT)
- S11** PROPOSED HEAVY DUTY ASPHALT PAVEMENT
3" ASPHALT SURFACE COURSE
4.5" ASPHALT BINDER COURSE
6" AGGREGATE BASE
(SEE GEOTECHNICAL REPORT)
- S13** PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)



VICINITY MAP
N.T.S.



COTTONWOOD LOOP CROSS SECTION:



PROFILE SCALE
1" = 10' H
1" = 2' V

SITE DISTANCE NOTE:

LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE (3') AND EIGHT FEET (8') TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

UTILITY RIM NOTE:

- UTILITY RIM CONCRETE COLLAR NOTES:
- MANHOLES, CATCH BASINS AND OTHER LARGE STRUCTURES
 - IF GRATE IS 2-FT ROUND, THE CONCRETE COLLAR SHALL BE A 3-FT WIDE POUR TO FULLY ENCAPSULATE THE GRATE.
 - IF THE GRATE IS 2-FT SQUARE, THE CONCRETE COLLAR SHALL BE A 3-FT WIDE POUR TO FULLY ENCAPSULATE THE GRATE.
 - CLEAN OUTS
 - ALL CLEAN OUTS SHALL HAVE A 2-FT WIDE CONCRETE COLLAR

UNDERGROUND CONDUITS

- CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING.
- ALL UNDERGROUND CONDUIT TYPE, SIZES AND LOCATIONS CAN BE FOUND ON ELECTRICAL PLAN SHEET ESP-1.

UTILITY RIM NOTE:

- ALL UTILITY STRUCTURE RIMS SHALL HAVE A 6'x6" BLACK CONCRETE COLLAR WITHIN NEW ASPHALT
- ALL UTILITY CLEAN-OUT RIMS SHALL HAVE A 3'x3" BLACK CONCRETE COLLAR WITHIN NEW ASPHALT

PROJECT INFORMATION:

SITE AREA:	±1.03 ACRES
ZONED:	MX-M - MIXED-USE-MODERATE INTENSITY
PROPOSED USE:	RESTAURANT
BUILDING HEIGHT:	25'-6"
PARKING REQUIRED:	61 STALLS (1 STALL PER 1,000 SF PARKING SPACES = 0.1*61 = 6.1 => 7)
PARKING PROVIDED:	46 STALLS ON SITE (INCLUDING 6 ADA STALLS)
BICYCLE PARKING REQUIRED:	7 STALLS (10% OF REQUIRED OFF-STREET PARKING SPACES = 0.1*61 = 6.1 => 7)
BICYCLE PARKING PROVIDED:	10 STALLS (2 STALLS PER RACK)
MOTORCYCLE PARKING REQUIRED:	3 (SITES THAT ARE REQUIRED TO PROVIDE BETWEEN 51-100 PARKING SPACES WILL BE REQUIRED TO PROVIDE 3-MOTORCYCLE, MOPED, OR SCOOTER PARKING SPACES)
MOTORCYCLE PARKING PROVIDED:	3

BLACK CONCRETE COLOR NOTE:
DAVIS COLOR 8084 GRAPHITE. 170# PER 10 YARDS

DAVIS COLORS
3700 EAST OLYMPIC BLVD. LOS ANGELES, CA 90023
800-356-4848

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo
Signed
8/2/2024
Date

PROPOSED LEGEND:

- PROPERTY LINE
- ===== PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FLUSH CURB
- PROPOSED PARKING STALL COUNT
- PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED PYLON SIGN
- PROPOSED LIGHT POLE
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED SANITARY SEWER STRUCTURES
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER SERVICE TAP
- PROPOSED TRANSFORMER PAD AND STEEL BOLLARDS
- GM PROPOSED GAS METER
- EM 71 E PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT

SITE KEY NOTES:

- PROPOSED BUBBA'S 33 BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED CONCRETE CURB AND GUTTER (SEE DETAIL ON SHEET C7.0)
- PROPOSED 1.5' WIDE CONCRETE SWALE (SEE DETAIL ON SHEET C7.1)
- PROPOSED CURB TO EYEBROW AROUND EXISTING UTILITY STRUCTURE
- PROPOSED CONCRETE BARRIER CURB (SEE DETAIL ON SHEET C7.0)
- PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE DETAIL ON C7.0)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL ON SHEET C7.0)
- PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK (SEE DETAIL ON SHEET C7.0)
- PROPOSED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE (SEE THE STRUCTURAL SB DUMPSTER ENCLOSURE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS, SEE DETAIL ON SHEET C7.0)
- PROPOSED ASPHALT PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS, SEE DETAIL ON SHEET C7.0)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS, SEE DETAIL ON SHEET C7.0)
- PROPOSED FIRE LANE STRIPING PER LOCAL CODE
- PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED STRIPED ISLAND PER LOCAL CODE
- PROPOSED CONCRETE BOLLARD AT FLUSH CURB (TYP. OF 6, SEE DETAIL ON SHEET C7.1)
- PROPOSED 4" WHITE PAVEMENT STRIPING PER LOCAL CODE
- PROPOSED DIRECTIONAL TRAFFIC ARROW (SEE DETAIL ON SHEET C7.0)
- PROPOSED 30" R5-1 "DO NOT ENTER" SIGN (SEE DETAILS ON SHEET C7.2)
- PROPOSED 24"x36" R6-2L "ONE WAY" SIGN (SEE DETAILS ON SHEET C7.2)
- PROPOSED 24"x36" R6-2R "ONE WAY" SIGN (SEE DETAILS ON SHEET C7.2)
- PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE, 66-7-352.4C NMSA 1978 (TYP. OF 6, SEE DETAIL ON SHEET C7.0)
- PROPOSED BLUE HANDICAP ACCESSIBLE PARKING STALL STRIPING AND SYMBOL PER LOCAL CODE, 66-1-4.1.B NMSA 1978 (TYP., SEE DETAIL ON SHEET C7.0)
- PROPOSED PAVEMENT TO FLUSH WITH PROPOSED SIDEWALK PER ADA REQUIREMENTS
- PROPOSED CONCRETE TRANSFORMER PAD WITH STEEL BOLLARD PROTECTION (CONTRACTOR SHALL COORDINATE CONCRETE TRANSFORMER PAD LOCATION, SIZE AND THICKNESS WITH ELECTRIC COMPANY PRIOR TO INSTALLATION)
- PROPOSED 4'x8' CONCRETE PAD WITH 1 PERCENT MAX. CROSS SLOPE
- PROPOSED MAGLIN MRR501 BIKE RACKS WITH BLACK POWDER COATED FINISH (TOTAL OF 5 BIKE RACKS PROVIDING 10 BICYCLE PARKING SPACES - SEE DETAIL ON SHEET C7.2)
- PROPOSED MOTORCYCLE PARKING SIGN PER THE CITY OF ALBUQUERQUE ZONING CODE (TYP. OF 3, SEE DETAIL ON SHEET C7.2)
- PROPOSED MOTORCYCLE PARKING STALLS TO HAVE "MC" PAINTED IN WHITE AT THE REAR OF THE PARKING STALLS PER THE CITY OF ALBUQUERQUE ZONING CODE (TYP. OF 3).
- CURB TRANSITION FOR 0" TO 6" IN HEIGHT
- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE TO REMAIN
- EXISTING PAVEMENT STRIPING TO REMAIN
- THE SLOPE IS GREATER THAN 1/8" PER FOOT ON THE APPROACH MEASURING 37 TO THE FACE OF TRASH ENCLOSURE. SINCE SLOPE IS GREATER THAN 1/8" PER FOOT, SHIMS SHALL BE PUT ON THE BOTTOM OF THE DUMPSTERS

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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/11/24	COORDINATION SET
05/22/24	PERMIT SET
06/14/24	BID SET
07/12/24	PERMIT RESPONSE
07/24/24	PERMIT RESPONSE

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

ZACH MICHELS
PROFESSIONAL ENGINEER
LICENSE NO. 28488

PROJECT MANAGER
EDWARD GOSS

QUALITY CONTROL
EDWARD GOSS

DRAWN BY
EC

PROJECT NAME

BUBBA'S 33

**ALBUQUERQUE
NEW MEXICO**

**10000 COORS BYPASS NW
ALBUQUERQUE, NM 87114**



PROJECT NUMBER
20182050.0

SHEET TITLE

**SITE
PLAN**

SHEET NUMBER

C3.0



	<u>REQUIRED:</u>	<u>PROVIDED:</u>
15% SITE LANDSCAPE AREA (CALCULATION: 6,800 SF/44,727 = 15.2%)	15% (6,709 SF)	15.2% (6,800 SF)
1 TREE PER 10 PARKING SPACES	6 TREES (60/10=6)	8 TREES (INCLUDING 1 EXISTING TREE)
FRONT LOT EDGE (REQUIRED: 10' LANDSCAPE BUFFER WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT)		YES
PARKING LOT TREE COVERAGE (REQUIRED: NO PARKING SPACE MAY BE MORE THAN 100 FEET FROM A TREE TRUNK)		YES

<u>SYMBOL</u>	<u>DESCRIPTION</u>
1	ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO OWNER.
2	INSTALL RIVER ROCK MULCH 5"-7" DIAMETER ON WEED BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK MULCH TO BE INSTALLED FLUSH WITH TOP OF SIDEWALK.
3	4", SCHEDULE 40 PVC IRRIGATION SLEEVE.
4	INSTALL 3" DEPTH DECOMPOSED GRANITE 1" MINUS DIAMETER, TAN/BROWN COLOR ON FILTER FABRIC WEED BARRIER IN LANDSCAPE AREAS, AND LEVELED TO A NEAT CLEAN APPEARANCE, 1/2" BELOW CONCRETE LEVEL.
6	ALL LAWNS ARE TO BE ESTABLISHED BY SEEDING WITH VARIETY COMMON TO LOCALITY.
7	EXISTING TREE TO REMAIN. PROVIDE PROTECTION DURING THE ENTIRE CONSTRUCTION PROCESS.

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>ROOT</u>	<u>CAL</u>
TREES						
	PC	6	PISTACIA CHINENSIS	CHINESE PISTACHE	B & B	2" CAL
	QT	3	QUERCUS TEXANA	TEXAS RED OAK	B & B	2" CAL
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>
SHRUBS						
	HP	21	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	
	JH	13	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZI COLUMN JUNIPER	CONT.	7' HT. MIN.
	JCS	29	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	36" HT. MIN.
	JSB	32	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	
	LC	3	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	
	RG	48	ROSMARINUS OFFICINALIS 'GORIZIA'	ROSEMARY 'GORIZIA'	CONT.	24" HT. MIN
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>		
GROUND COVERS						
	BD	2,815 SF	BOUTELOUA DACTYLOIDES	BUFFALO GRASS		
			3" DEPTH DECOMPOSED GRANITE ON FILTER FABRIC WEED BARRIER 1" MINUS DIAMETER, TAN/BROWN COLOR.			
			RIVER ROCK MULCH ON FILTER FABRIC WEED BARRIER			

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

GENERAL NOTES:

1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
2. CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
3. TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
4. EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
5. EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
6. ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
7. NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
8. SAMPLES OF RIVER ROCK COBBLESTONE ARE TO BE PROVIDED TO OWNER/TENANT FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.
9. REFER TO THE LATEST CIVIL PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE NEEDED DUE TO FIELD CONDITIONS. SEE CIVIL SITE PLAN.
10. CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL LANDSCAPE AREAS. IRRIGATION FOR THESE AREAS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS. DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
11. REFER TO PLUMBING PLANS FOR BACKFLOW PREVENTER INFORMATION (IF LOCATED WITHIN THE BUILDING). IF BACKFLOW PREVENTOR IS LOCATED OUTSIDE, REFER TO SHEET L2.1 IRRIGATION NOTES AND DETAILS.

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
5/22/24	PERMIT SET
6/14/24	BID SET
7/24/24	PERMIT RESPONSE

PROFESSIONAL SEAL**PROFESSIONAL IN CHARGE**

PROFESSIONAL LANDSCAPE ARCHITECT

PROJECT MANAGER

EDWARD GOSS

QUALITY CONTROL

ENNIS JARRARD

DRAWN BY

PROJECT NAME

TEXAS ROADHOUSE

**ALBUQUERQUE
NEW MEXICO
10000 COORS BYPASS NW
ALBUQUERQUE, NM 87114**

**PROJECT NUMBER**

20182050.0

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.0

PLANTING NOTES

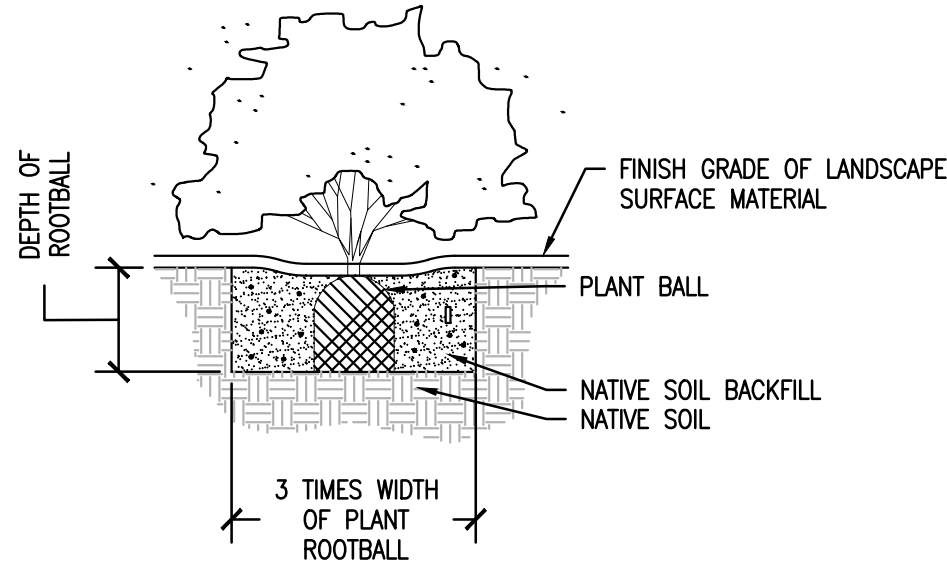
- LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.
- QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE TEXAS ROADHOUSE CONSTRUCTION MANAGER IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.
- THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE TEXAS ROADHOUSE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE TEXAS ROADHOUSE CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.
- QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)

PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK.

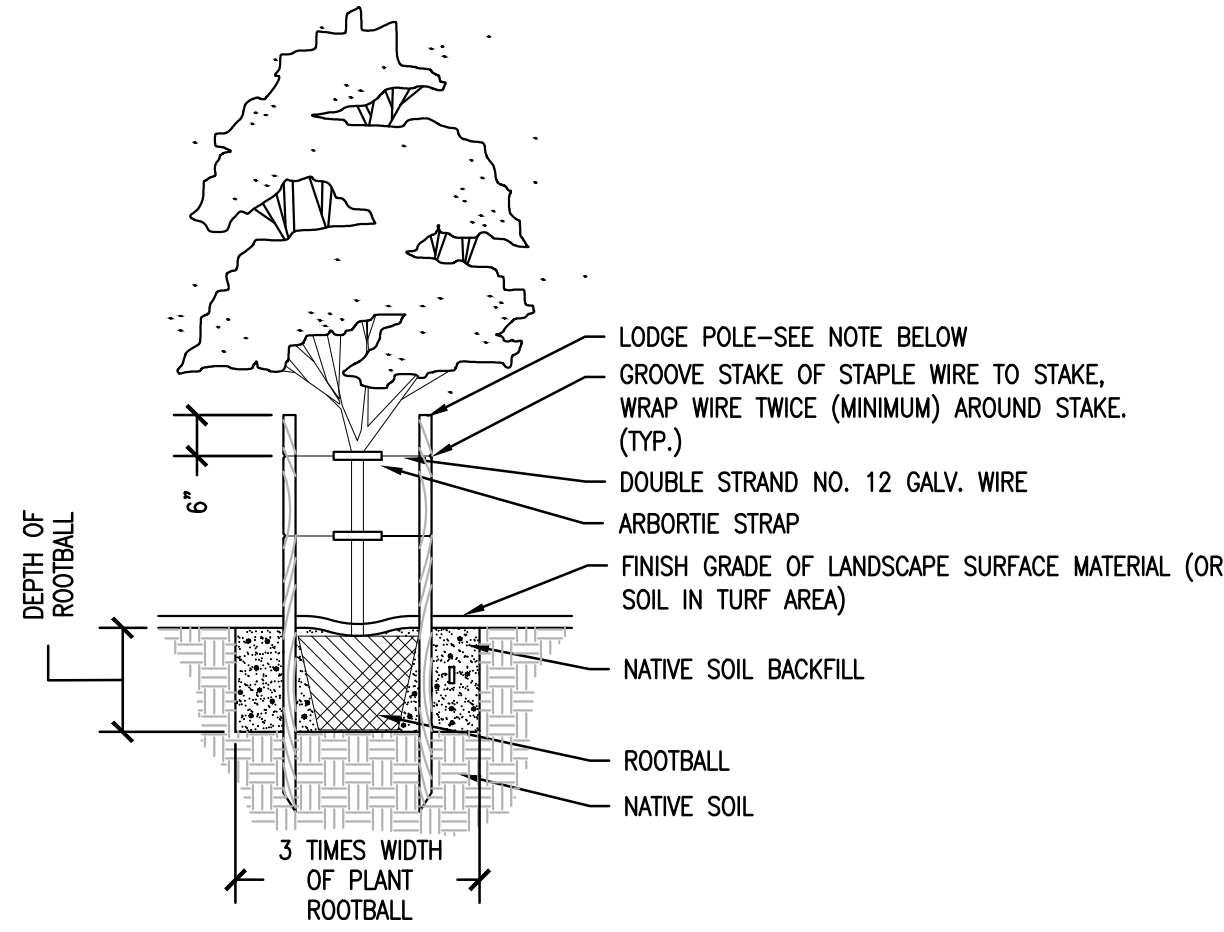
TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROCH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.

- INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE TEXAS ROADHOUSE CONSTRUCTION MANAGER UPON DELIVERY TO THE SITE, PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE TEXAS ROADHOUSE CONSTRUCTION MANAGER AT LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.
- NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.
- CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY TEXAS ROADHOUSE CONSTRUCTION MANAGER.
- MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.
- WARRANTY: CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.
- THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.
- LANDSCAPE AREAS ARE DEFINED AS ALL NON PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ACTUAL SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE CONTRACTOR SHALL NOT SUBSTITUTE ANY PLANT (IN SPECIES, VARIETY, OR PATENT) FOR ANY PLANT THAT IS SPECIFIED IN THE LEGEND. IF AVAILABILITY IS A PROBLEM, THE CONTRACTOR SHALL CONTACT THE TEXAS ROADHOUSE CONSTRUCTION MANAGER TO DISCUSS ACCEPTABLE OPTIONS.
- COORDINATE ALL NECESSARY EXCAVATION AREAS WITH OWNER'S REPRESENTATIVE.
- FINISHED GRADE(S) NOTED ON THE LANDSCAPE DETAILS TO BE FIELD VERIFIED/APPROVED AND MODIFIED AS PER ARCHITECTURAL AND CIVIL DRAWINGS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER CARE AND HANDLING OF TREES AND PLANTS FOR DELIVERY AND PLACEMENT IN PLANTING PIT. TREES THAT ARE DROPPED FROM TRUCKS OR DROPPED INTO PITS SHALL BE REJECTED FOR REPLACEMENT BY THE LANDSCAPE CONTRACTOR. IF ROOTBALLS FALL APART DURING THE PLANTING OPERATION THE PLANT SHALL NOT BE PLANTED. NEW PLANT MATERIALS SHALL BE PROVIDED TO REPLACE THOSE THAT ROOTBALLS FALL APART.
- PLANT CONTAINERS SHALL BE CUT TO REMOVE ROOTBALLS THAT ARE TIGHT IN THE CONTAINER. THE CONTRACTOR SHALL NOT REMOVE THE PLANT FROM THE CONTAINER BY THE TRUNK.
- LANDSCAPE CONTRACTOR SHALL BE AWARE OF ALL EXISTING SITE CONDITIONS AND PREPARE BID ACCORDINGLY.
- EXISTING PLANT MATERIALS SHALL BE PROTECTED IN PLACE AND REPLACED IN LIKE SIZE, QUANTITY AND TYPE IF DAMAGED DURING CONSTRUCTION.

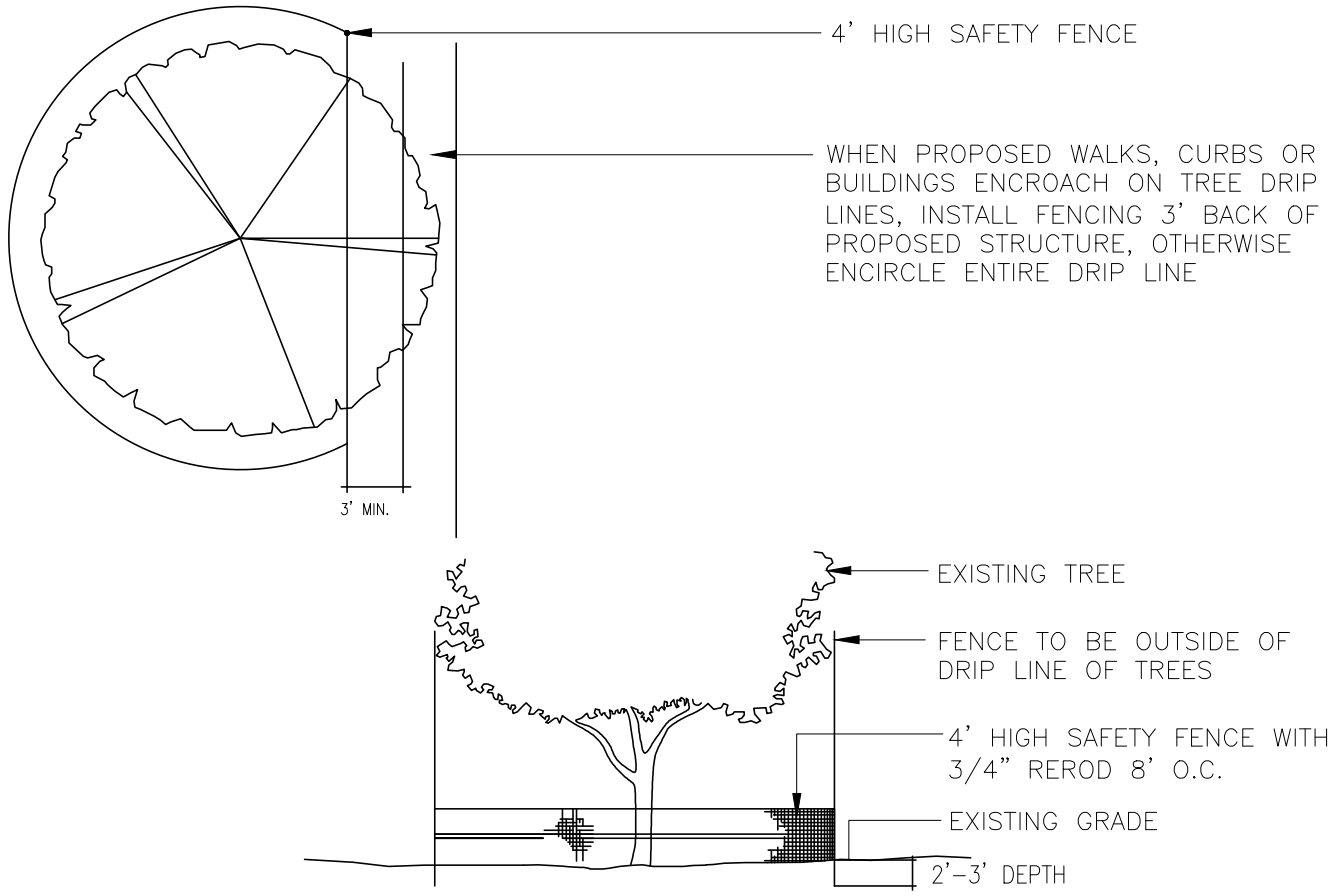


1 SHRUB PLANTING
SCALE: NTS



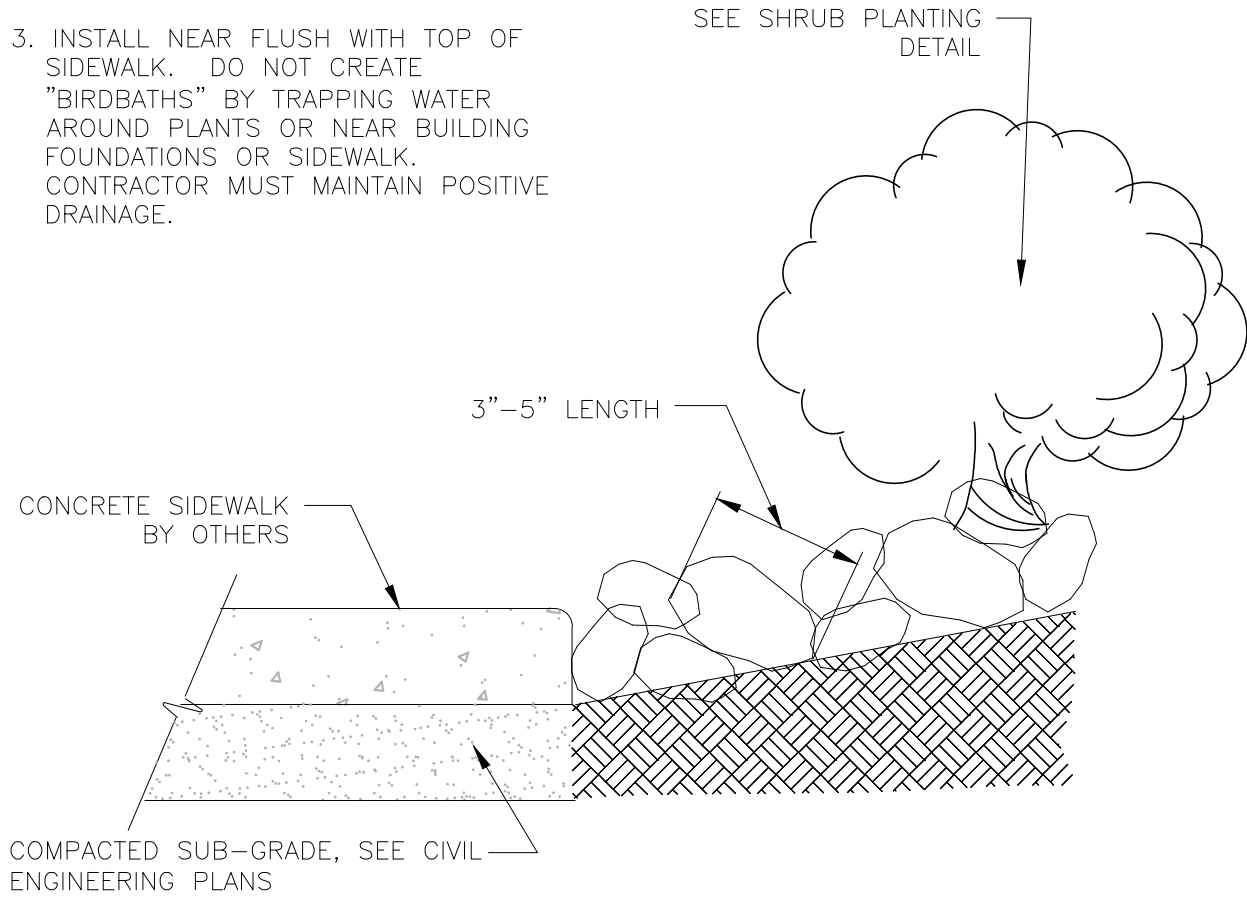
- NOTE:
- HEIGHT OF STAKE VARIES. TOP TIE PLACED FOR MAX. SUPPORT. BOTTOM TIE PLACED HALFWAY BETWEEN TOP TIE AND GRADE. SEE TREE STAKING DETAIL. ONLY STAKE TREES THAT HAVE PREVIOUSLY BEEN STAKED IN THE NURSERY.
 - STAKES SHALL BE LOCATED AND INSTALLED SO AS TO NOT CONTACT THE ROOTBALL OR DAMAGE IRRIGATION SYSTEM WHEN DRIVEN INTO POSITION.

3 TREE PLANTING
SCALE: NTS

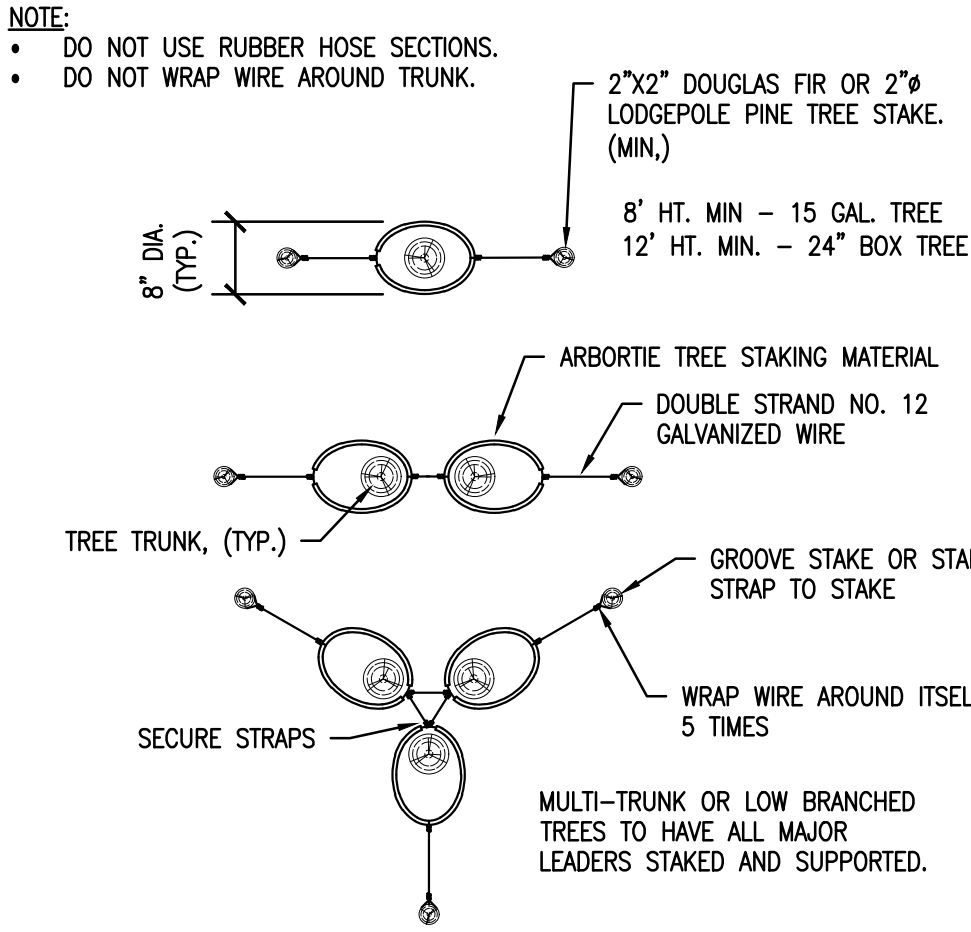


5 TREE PROTECTION DETAIL
SCALE: NTS

- INSTALL 3"-5" LENGTH RIVER ROCK COBBLE, ON WEED BARRIER.
- HAND-PLACE COBBLE AROUND PLANT MATERIAL TO AVOID DAMAGE.
- INSTALL NEAR FLUSH WITH TOP OF SIDEWALK. DO NOT CREATE "BIRDBATHS" BY TRAPPING WATER AROUND PLANTS OR NEAR BUILDING FOUNDATIONS OR SIDEWALK. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE.



2 3'-5" LENGTH RIVER ROCK COBBLE DETAIL
SCALE: NTS



4 TREE STAKING DETAIL
SCALE: NTS

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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
05/22/24	PERMIT SET
06/14/24	BID SET
07/24/24	PERMIT RESPONSE

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
FRED MADDOX
PROFESSIONAL LANDSCAPE ARCHITECT

PROJECT MANAGER
EDWARD GOSS

QUALITY CONTROL
DENNIS JARRARD

DRAWN BY
JS

PROJECT NAME
TEXAS
ROADHOUSE

ALBUQUERQUE
NEW MEXICO
10000 COORS BYPASS NW
ALBUQUERQUE, NM 87114



PROJECT NUMBER
20182050.0

SHEET TITLE
LANDSCAPE
NOTES AND
DETAILS

SHEET NUMBER
L2.0



**FRONT ELEVATION
NORTHWEST**



**LEFT ELEVATION
NORTHEAST**

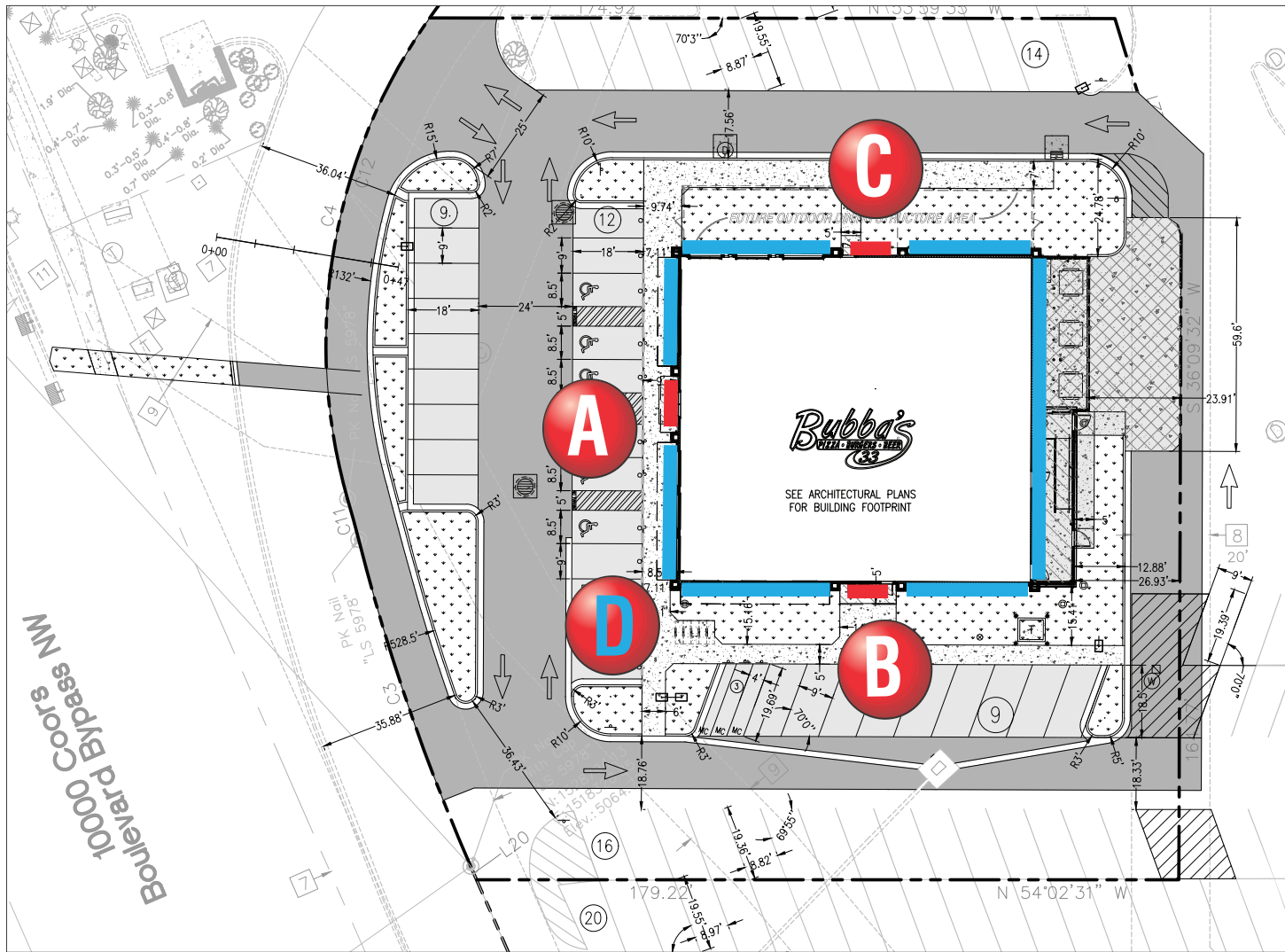


**REAR ELEVATION
SOUTHEAST**

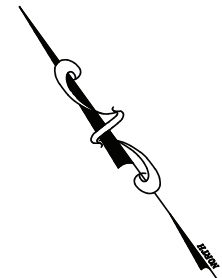


**RIGHT ELEVATION
SOUTHWEST**

EXTERIOR FINISH SCHEDULE	
BUILDING ITEMS	DESCRIPTION
DISTRESSED FACEBRICK	COLOR #1 STATESVILLE SHERWOOD FOREST - "AUTHENTIC TUMBLED"
FIBER CEMENT SIDING	COLOR #2 SHERWIN-WILLIAMS: SW1770 "LESS WHITE INDIGO BATIK"
FACEBRICK	COLOR #3 STATESVILLE OLDE JEFFERSON - "AUTHENTIC TUMBLED"
METAL DOORS, FRAMES, STEEL COLUMNS, BEAMS, DUMPSTER GATES, BOLLARDS & METAL RAILS	COLOR #4 PORTER PAINTS: EXTERIOR; COLOR: BLACK
SPLIT FACE CMU WALL	COLOR #5 SHERWIN-WILLIAMS: SW1770 "LESS WHITE INDIGO BATIK"
ENTRY CANOPY	COLOR #6 CANTILEVER W/ TIE BACKS (16" HIGH) PRE-FINISHED DARK BRONZE
SUNSHADE CANOPY LOUVER	COLOR #6.1 CANTILEVER (8" HIGH + 3" HIGH) PRE-FINISHED DARK BRONZE
METAL ROOF	COLOR #6.2 METAL SALES: CORRUGATED; COLOR: DARK BRONZE
DOWNSPOUTS	COLOR #7 SHERWIN-WILLIAMS: SW7083 "DARKROOM"
STOREFRONT	COLOR #8 DARK BRONZE
GARAGE DOORS	COLOR #8.1 PRE-FINISHED BLACK
METAL COPING	COLOR #9 PRE-FINISHED WHITE
METAL COPING & BREAK METAL FLASHING	COLOR #10 PRE-FINISHED GALVALUME
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	



- A** 6'1" x 11'4" S/F LED Wall Sign.
- B** 6'1" x 11'4" S/F LED Wall Sign.
- C** 6'1" x 11'4" S/F LED Wall Sign.
- D** White LED Border Lighting.



SIGN PLACEMENT



SIGN COMPANY
www.FederalHeath.com
160 W. Carmel Drive, Suite 236 Carmel, IN 46032
(317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:
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Office Locations:
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Cincinnati - Westerville - Knoxville - Tunica
Atlanta - Tampa - Daytona Beach - Winter Park

Building Quality Signage Since 1901

Revisions:

R1: 7/17/24 KS-Updated elevations

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Steve Maeser

Project Manager: K. Singleton

Drawn By: K. Singleton

UL Underwriters Laboratories Inc. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Project / Location:



SEQ COORS BYPASS NW
AND 7 BAR LOOP RD NW
ALBUQUERQUE-W, NEW MEXICO

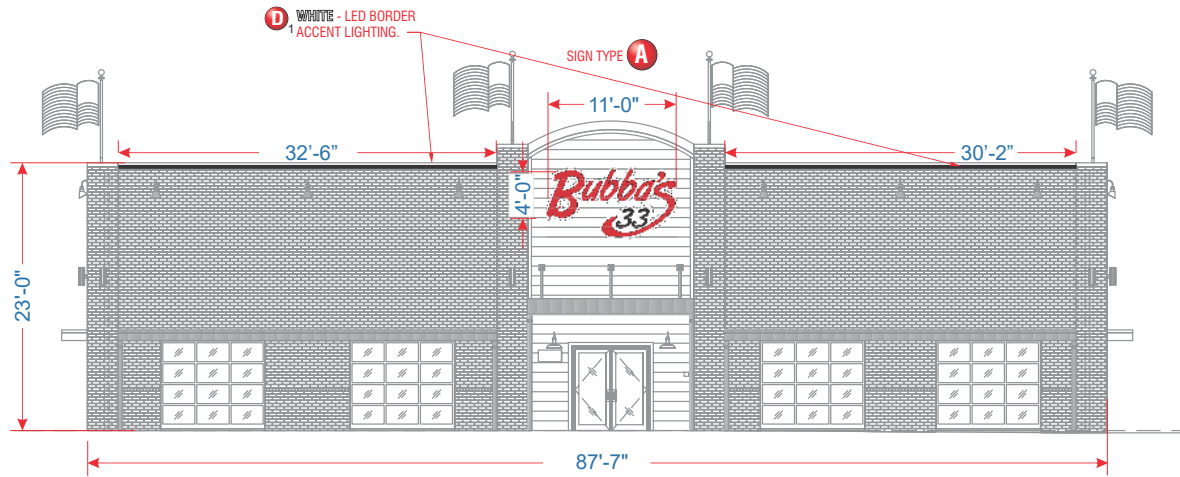
Job Number: 23-64977-10

Date: FEBRUARY 15, 2021

Sheet Number: 1 Of 6

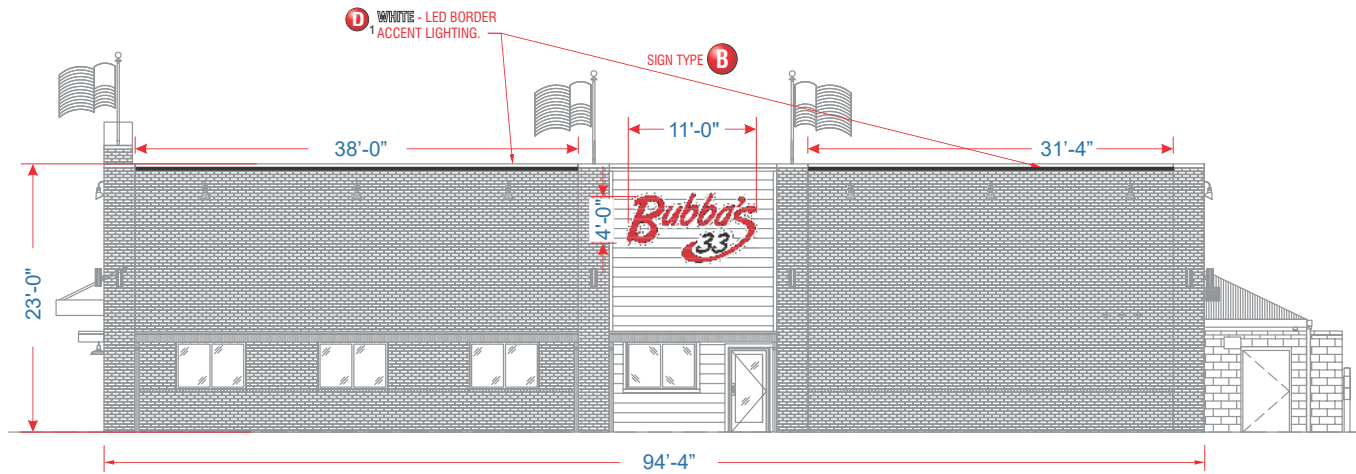
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FRONT ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



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Building Quality Signage Since 1901

Revisions:

R1: 7/7/24 KS-Updated elevations

Client Approval/Date: _____

Landlord Approval/Date: _____

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples For Exact Color Match

Account Rep: **Steve Maeser**

Project Manager: **K. Singleton**

Drawn By: **K. Singleton**



Project / Location:



SEQ COORS BYPASS NW
AND 7 BAR LOOP RD NW
ALBUQUERQUE-W, NEW MEXICO

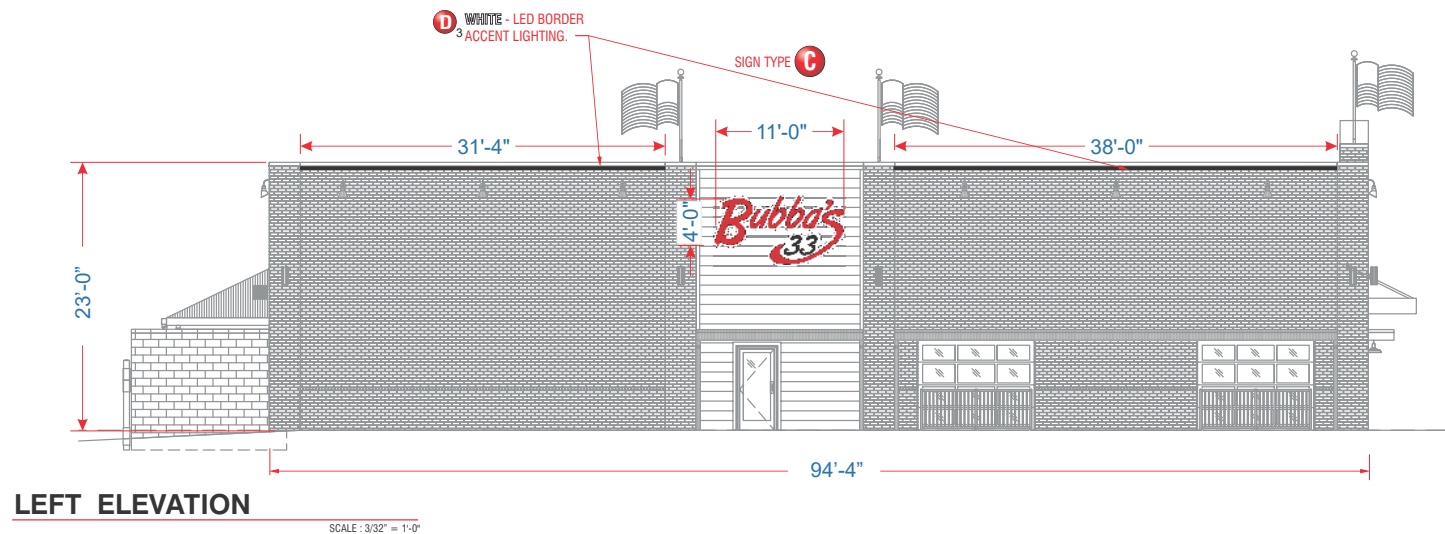
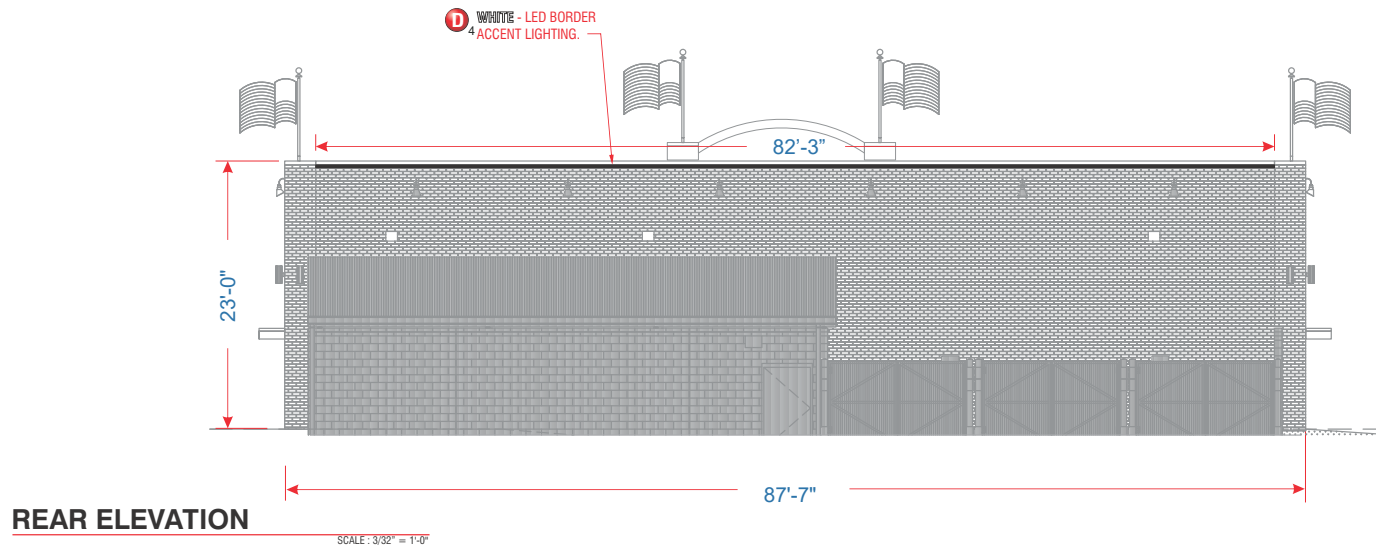
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Date: **FEBRUARY 15, 2021**

Sheet Number: **2** Of **6**

Design Number: **23-64977-10R1**

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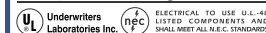
Landlord Approval/Date:

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Drawn By: K. Singleton



Project / Location:



SEQ COORS BYPASS NW
AND 7 BAR LOOP RD NW
ALBUQUERQUE-W, NEW MEXICO

Job Number: 23-64977-10

Date: FEBRUARY 15, 2021

Sheet Number: 3 Of 6

Design Number: 23-64977-10R1

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"33" NUMBERS
3M Dual-Color Film 3635-222
Black Perforated Film,
First Surface.

