

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

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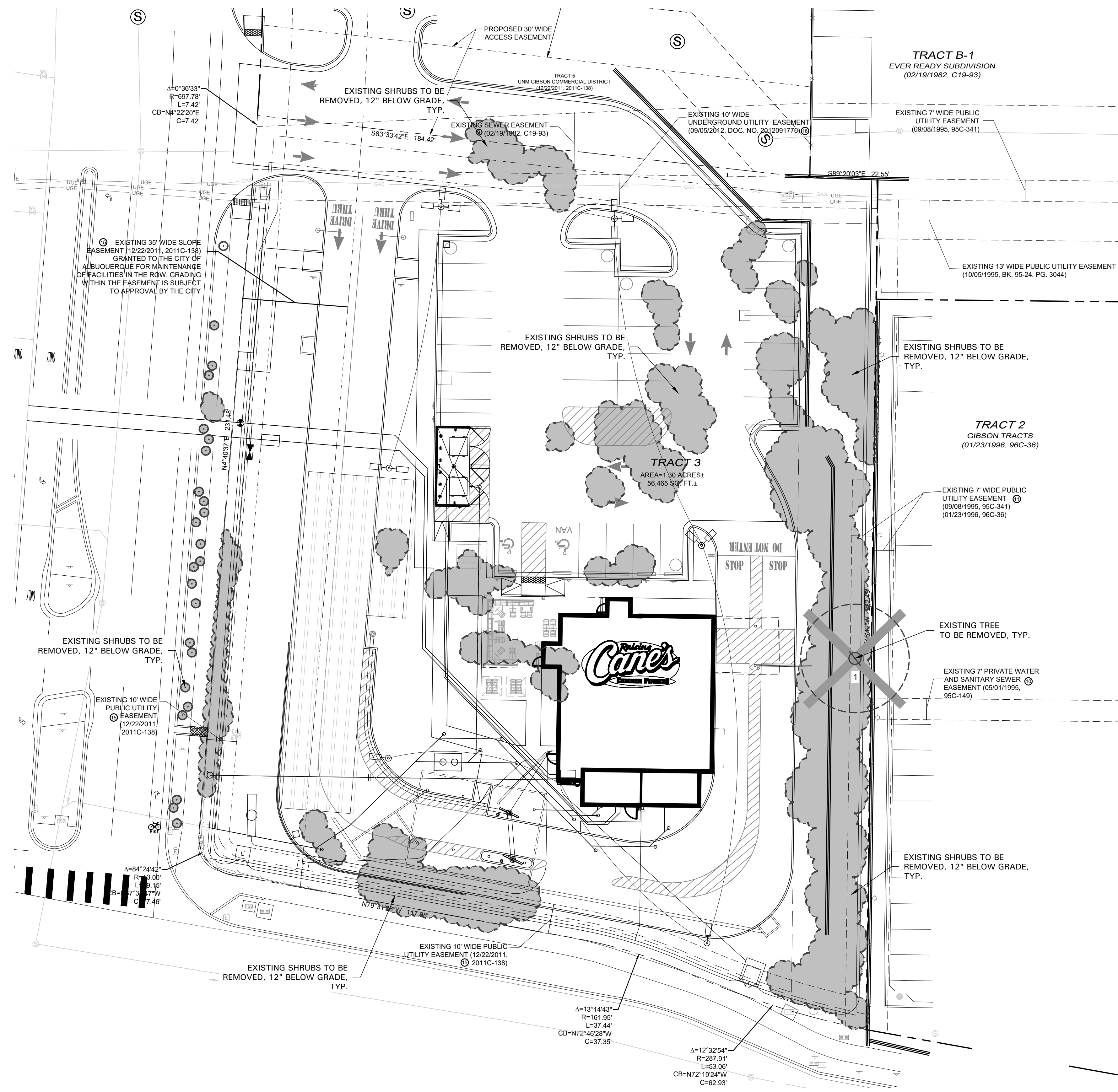
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**APPROVED BY**

\_\_\_\_\_  
**DATE**



TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1		TREE	TO BE REMOVED	

**TREE PRESERVATION NOTES**

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

**EXISTING TREE LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01
- EXISTING SHRUBS TO REMAIN
- EXISTING SHRUBS TO BE REMOVED TO 12" BELOW GRADE, TYP.



Store:  
**Gibson & Alumni**  
 Albuquerque, NM  
 Restaurant #RC972  
 P6-V-AV

**PM DESIGN**  
 Architectural Solutions Group  
 9540 MAROON CIRCLE SUITE 260  
 ENGLEWOOD, CO 80112  
 CONTACT: JOHN MELTZER  
 PHONE: 469 301 0200  
 EMAIL: JMELTZER@PMDSG.COM  
 KEH MCCracken, ARCHITECT



Prototype : P6-V-AV 2022-1.0 RELEASE

Prototype Issue Date: 09.22.2022

Kitchen Issue Date: ---

Design Bulletin Updates: ---

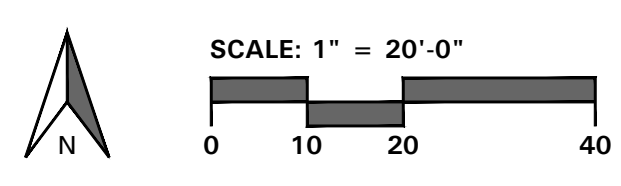
Date Issued: --- Bulletin Number: ---

**PERMIT SET**

09/12/2022	SOLID WASTE REVIEW
11/30/2022	UNM SUBMITTAL
04/07/2023	FOR PERMIT
1 05/12/2023	CITY COMMENTS
2 06/21/2023	CITY COMMENTS
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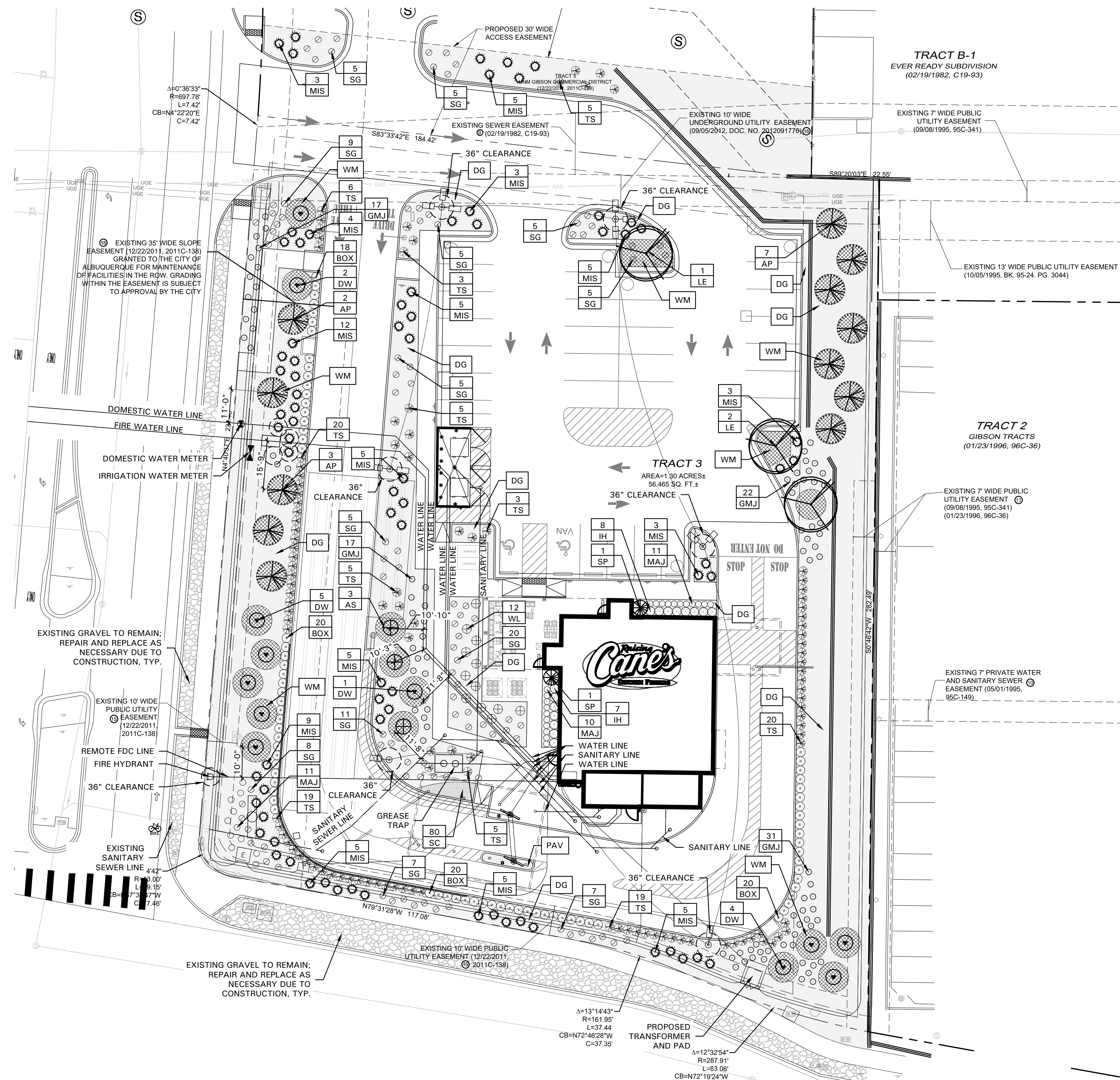
Sheet Title:  
**TREE PRESERVATION PLAN**  
 Date: 03.27.2023  
 Project Number: RAC22025.0  
 Drawn By: JM

Sheet Number:



4245 North Central Expy  
 Suite 501  
 Dallas, Texas 75205  
 214.865.7192 office

**L1.01**



**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	QTY.	SIZE	REMARKS	MATURE SIZE POINTS	TOTAL
<b>TREES</b>								
AP	<i>Pinus eldarica</i>	Afghan Pine	Medium	12	2" cal.	B&B or container grown, 6' ht., full to base, 3' spread	40'X18'	50
AS	<i>Picea glauca 'Conica'</i>	Dwarf Alberta Spruce	Medium	3	15 gal.	B&B or container grown, full to base, 3' spread	7'x3'	12
DW	<i>Chilopsis linearis</i>	Desert Willow	Low	12	2" cal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.	20'X25'	55
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	Medium	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching	40'x40'	50
<b>SHRUBS/GROUNDCOVER</b>								
BOX	<i>Buxus microphylla 'Winter Gem'</i>	Winter Gem Boxwood	Medium	78	5 gal.	container full, 20" spread, 36" o.c.	4'x4'	15
GMJ	<i>Juniperus procumbens 'Nana'</i>	Green Mound Juniper	Low	87	5 gal.	container full, 20" spread, 24" o.c.	2'x4'	35
IH	<i>Raphiolepis indica 'Bay Breeze'</i>	Indian Hawthorne 'Bay Breeze'	Medium	15	5 gal.	container full, 20" spread, 24" o.c.	3'x4'	20
MAJ	<i>Juniperus sabina 'Mini Arcade'</i>	Mini Arcade Juniper	Low	32	5 gal.	container full, 20" spread, 24" o.c.	1'x4'	35
MIS	<i>Miscanthus sinensis 'Adagio'</i>	Miscanthus 'Adagio'	Medium	77	5 gal.	container full, 36" o.c.	5'x5'	15
SC		Seasonal Color	Medium	80	4" pots	container full, 12" o.c., selection by Owner	1'x1'	10
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii	Low	97	5 gal.	container full, 20" spread 24" o.c.	3'x4'	20
SP	<i>Juniperus chinensis 'Spartan'</i>	Spartan Juniper	Low	4	15 gal.	B&B or container grown, full to base, 3' spread	15'x5'	50
TS	<i>Leucophyllum frutescens 'Green Cloud'</i>	Texas Sage 'Green Cloud'	Low	111	5 gal.	container full, 20" spread, 24" o.c.	6'x6'	30
WL	<i>Ligustrum japonica</i>	Wax Leaf Ligustrum	Medium	12	5 gal.	container full, 20" spread, 36" o.c.	8'x6'	20
<b>MISCELLANEOUS</b>								
DG		Decorative Gravel				'Santa Fe Brown' decorative gravel, 3" depth with weed barrier fabric refer to 03/L2.02		
PAV		Concrete Pavers				refer to Specifications 2.2D/L2.02		
WM		Wood Mulch				refer to Specifications 2.2D/L2.02		

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
 PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
 ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL 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 AND 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.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**CITY OF ALBUQUERQUE NOTES**

- 5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- 5-6(C)(9)(B) ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9 FOOT CLEARANCE OVER THE STREET SURFACE.

**CONCRETE PAVER NOTES**

- CONTRACTOR SHALL ADHERE TO THE MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND ANY OTHER REQUIREMENTS OUTLINED BY THE MANUFACTURER FOR ALL PAVER INSTALLATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO COMMENCING ANY WORK.
- CONCRETE PAVERS SHALL BE:
  - BELGARD® LEGACY SERIES
  - MODEL: HOLLAND STONE
  - PATTERN: HERRINGBONE
  - COLOR: CHARCOAL
- CONTRACTOR SHALL SUBMIT A STANDARD COLOR SAMPLE BOARD TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR FINAL COLOR SELECTION PRIOR TO PLACING ORDER.
- THE FINAL COLOR SELECTION SHALL BE MADE BY THE OWNER'S AUTHORIZED REPRESENTATIVE ON-SITE.
- CONCRETE PAVERS AVAILABLE FROM:
  - WWW.BELGARD.COM
- THE CONTRACTOR SHALL CONSTRUCT A SAMPLE PANEL 4'-0" BY 4'-0" ON-SITE, AT NO EXPENSE TO THE OWNER, FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
- THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY AND ALL WORK EXECUTED BY THE CONTRACTOR WHICH DOES NOT MEET HIS/HER EXPECTATIONS AND THE MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL MAKE ANY MODIFICATIONS REQUIRED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AT NO EXPENSE TO THE OWNER.

**LANDSCAPE TABULATIONS**

THE CITY OF ALBUQUERQUE, NEW MEXICO

**SITE LANDSCAPE REQUIREMENTS**

- The total landscaped area required for each development shall equal not less than 15% of the net lot area.
- Tree canopies and ground-level plants shall cover a minimum of 75% of the total landscape area.
- Of the required vegetative coverage, a minimum of 25% shall be provided as ground-level plants.

Total Site: 56,428 s.f.  
 Building Pad: 2,818 s.f.  
 Net Lot Area: 53,610 s.f.

Required	Provided
8,042 s.f. (15%)	19,424 s.f. (36%)
6,115 s.f. (75%)	14,336 s.f.
3,770 s.f. (25%)	12,830 s.f.

Total Landscape Area: 19,424 s.f.  
 Ground-level vegetative coverage: 12,830 s.f. (66%)  
 Organic Mulch Area: 2,446 s.f. (13%)  
 Gravel Groundcover Area: 4,148 s.f. (21%)

**STREET TREES**

- One (1) tree every 25 feet on center along street frontage.
  - ALUMNI DRIVE SE: 228 I.F.
 

Required	Provided
(9) trees, 2" cal.	(9) trees, 2" cal.
  - GIBSON BOULEVARD SE: 223 I.F.
 

Required	Provided
(9) trees, 2" cal.	(9) trees, 2" cal.
	*provided in alternate location due to easement conflict

**PARKING LOT INTERIOR**

- One (1) tree is required per 10 parking spaces.
  - No parking space may be more than 100 feet in any direction from a tree trunk.
  - At least 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.
- |                    |               |                |
|--------------------|---------------|----------------|
| Parking Spaces: 30 | Required:     | Provided:      |
|                    | (3) trees     | (3) trees      |
|                    | 75% deciduous | 100% deciduous |

**DRIVE THROUGH SCREENING**

- Drive-through lanes adjacent to public rights-of-way shall be screened by a landscape buffer area at least 6 feet wide containing a vegetative screen or wall constructed of a material similar in texture, appearance, and color to the street facing facade of the primary building.
 

Required:	Provided:
36" vegetative screen	36" vegetative screen
Screen wall	Screen wall



Restaurant Support Office  
 6800 Bishop Road, Plano, TX 75024  
 Tel: 972-765-3100 Fax: 972-769-3101



9540 HAROON CIRCLE SUITE 260  
 ENGLEWOOD, CO 80112  
 CONTACT: JOHN HULSEZ  
 PHONE: 303.303.0000  
 EMAIL: JHULSEZ@PMDSG.COM

KEH MCCrackEN, ARCHITECT



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**LANDSCAPE PLAN**

4245 North Central Expy  
 Suite 501  
 Dallas, Texas 75205  
 214.865.7192 office

**L2.01**

