

PROJECT INFORMATION

PROPOSED TRACT A-1-C-1-A-2-A

SITE AREA
BUBBA'S 33 ±2.13 ACRES

TOTAL SITE AREA ± 2.13 ACRES
SITE COVERAGE 9.38% (4,085 SF/AC)

BUILDING AREA & USE
BUBBA'S 33 8,700 SF

PROPOSED USE RESTAURANT WITH FULL-SERVICE LIQUOR SALES

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROVIDED
BUBBA'S 33	1 SP/3 PEOPLE OF OCCUPANCY LOAD	109	146
STANDARD ACCESSIBLE		8	8
TOTAL PARKING PROVIDED		109	191

TOTAL RATIO PROVIDED 21.95 SP/1000 SF

MOTORCYCLE & BICYCLE PARKING REQUIREMENTS BASED ON PARKING PROVIDED ON TRACT A-1-C-1-A-2-A.

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

MOTORCYCLE PARKING PROVIDED 5 SPACES

BICYCLE PARKING REQUIRED 8 SPACES

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)
REQUIRED ZONING SU-1 SPECIAL USE DISTRICT (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

DATE	NARRATIVE	INITIALS
02/21/14	PREP PLAN FOR PRE-APP	II/CD
02/24/14	PREP PLAN FOR SUBMITTAL	
03/21/14	RESUBMITTAL	
04/11/14	PREP SP-3 PER NEW FOOTPRINT & CIVIL REV	II
04/15/14	DRB SUBMITTAL	
05/12/14	REVISED DUMPSTER PER COMMENTS	
05/20/14	PREP PLAN PER UPDATED PLAT	CD

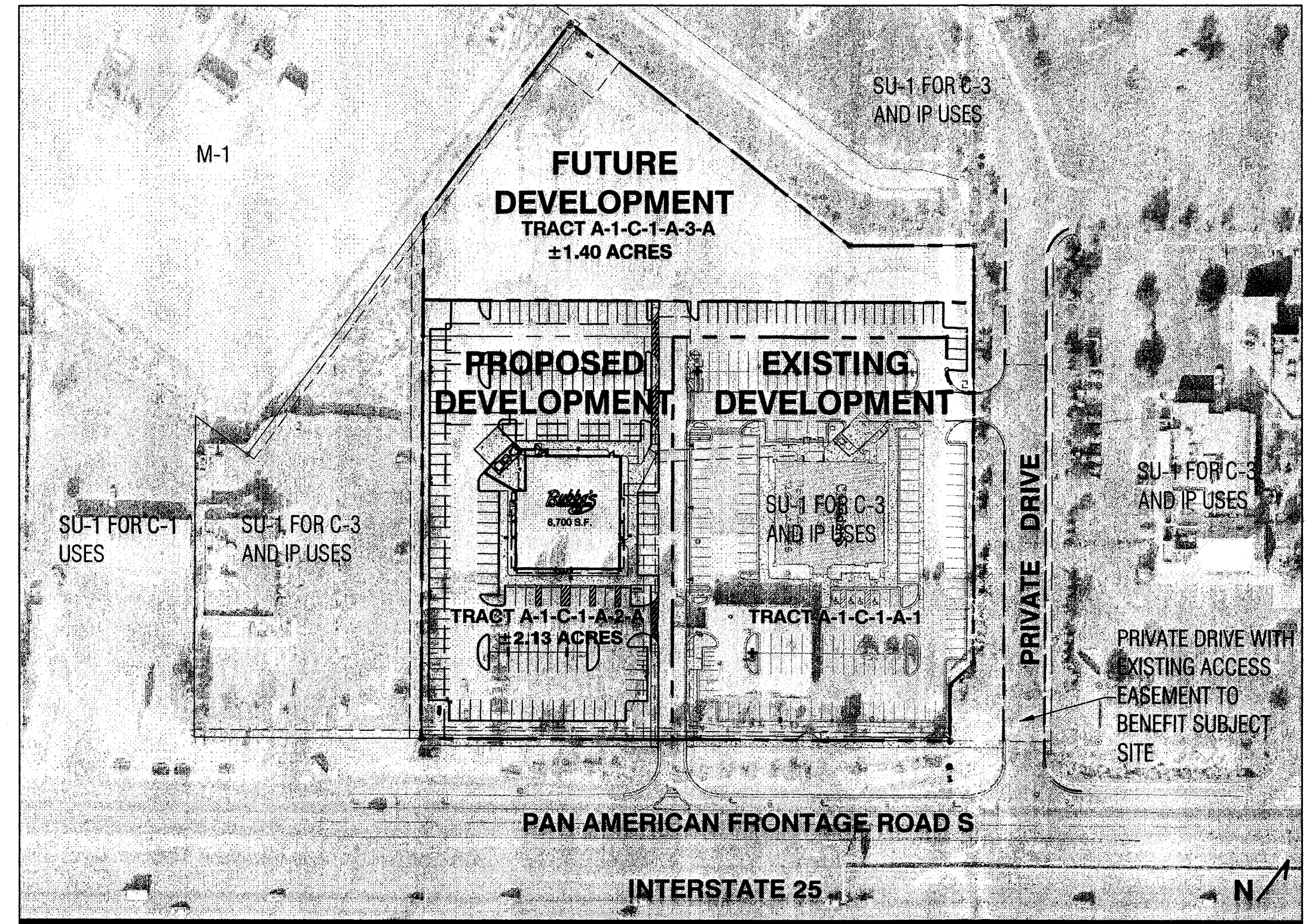
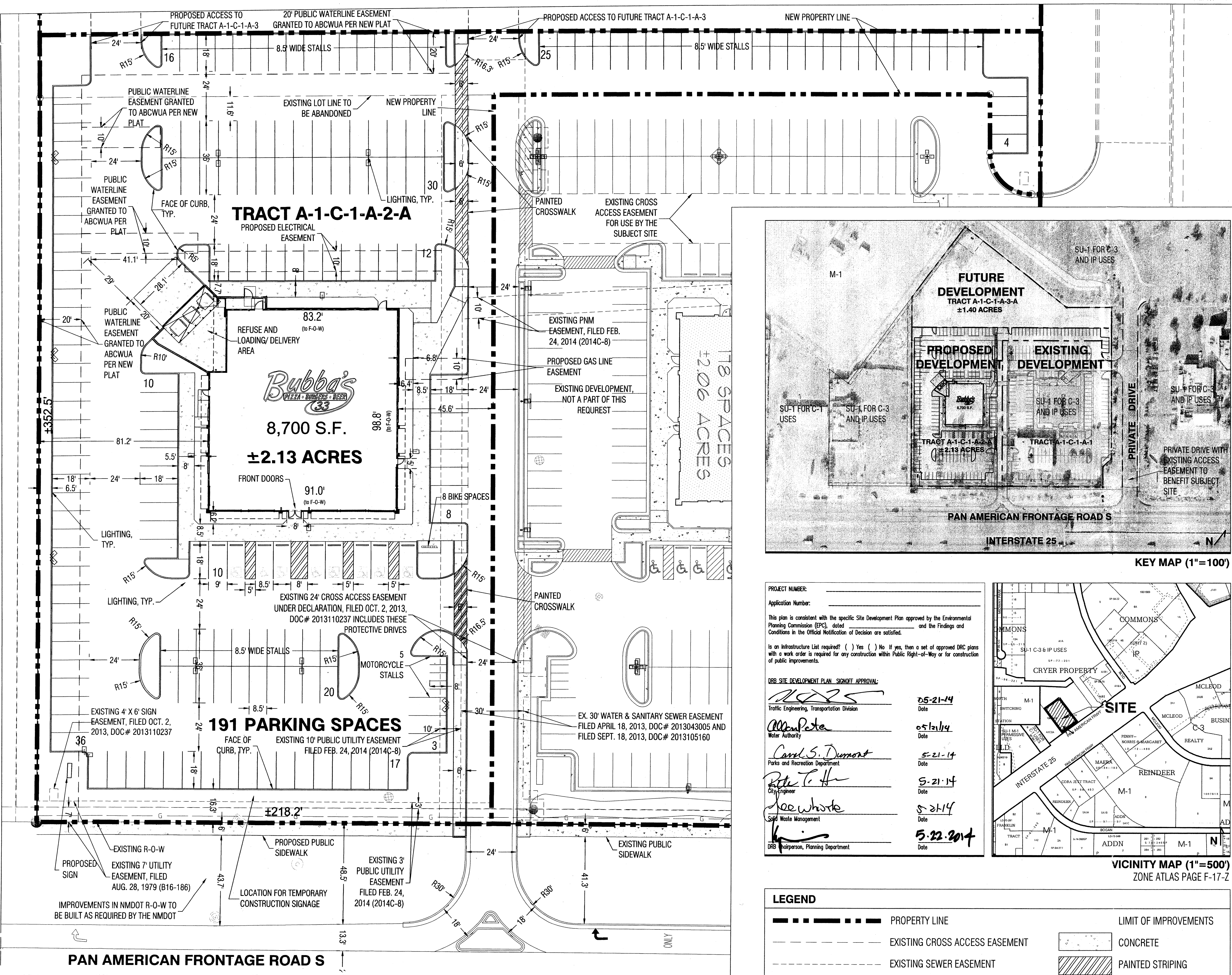


BUBBA'S 33
ALBUQUERQUE, NMO
NEQ INTERSTATE 25 & OFFICE BOULEVARD NE

GF PROJECT NUMBER 20130836.0
GF SITE PLAN NUMBER SP-4

SCALE: 1"=30'-0"
15 0 15 30 60 90

SITE PLAN FOR BUILDING PERMIT



KEY MAP (1"=100')

PROJECT NUMBER: _____
Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

[Signature] 05-21-14 Date
Traffic Engineering, Transportation Division

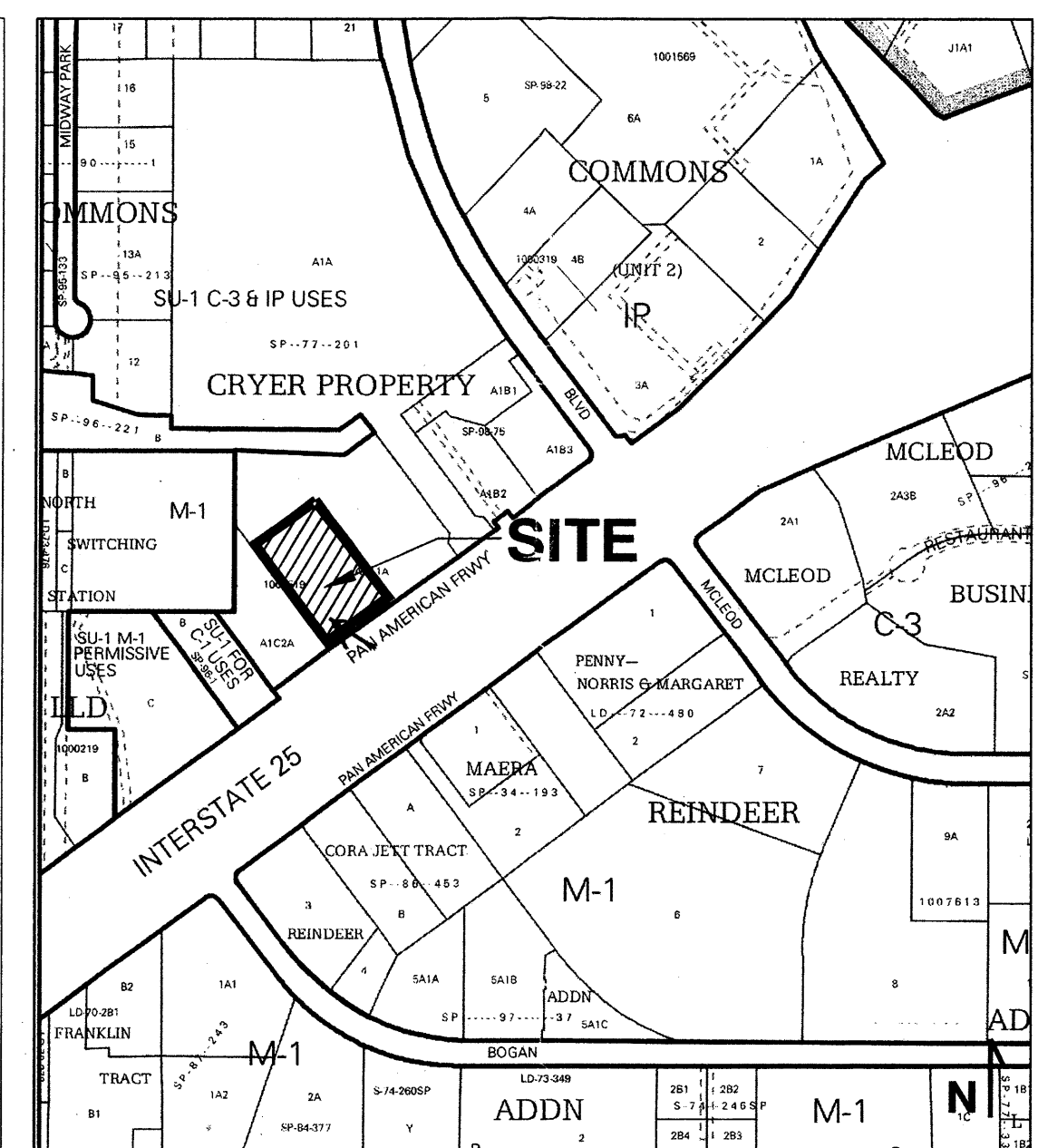
[Signature] 05/21/14 Date
Water Authority

[Signature] 5-21-14 Date
Parks and Recreation Department

[Signature] 5-21-14 Date
City Engineer

[Signature] 5-21-14 Date
Solid Waste Management

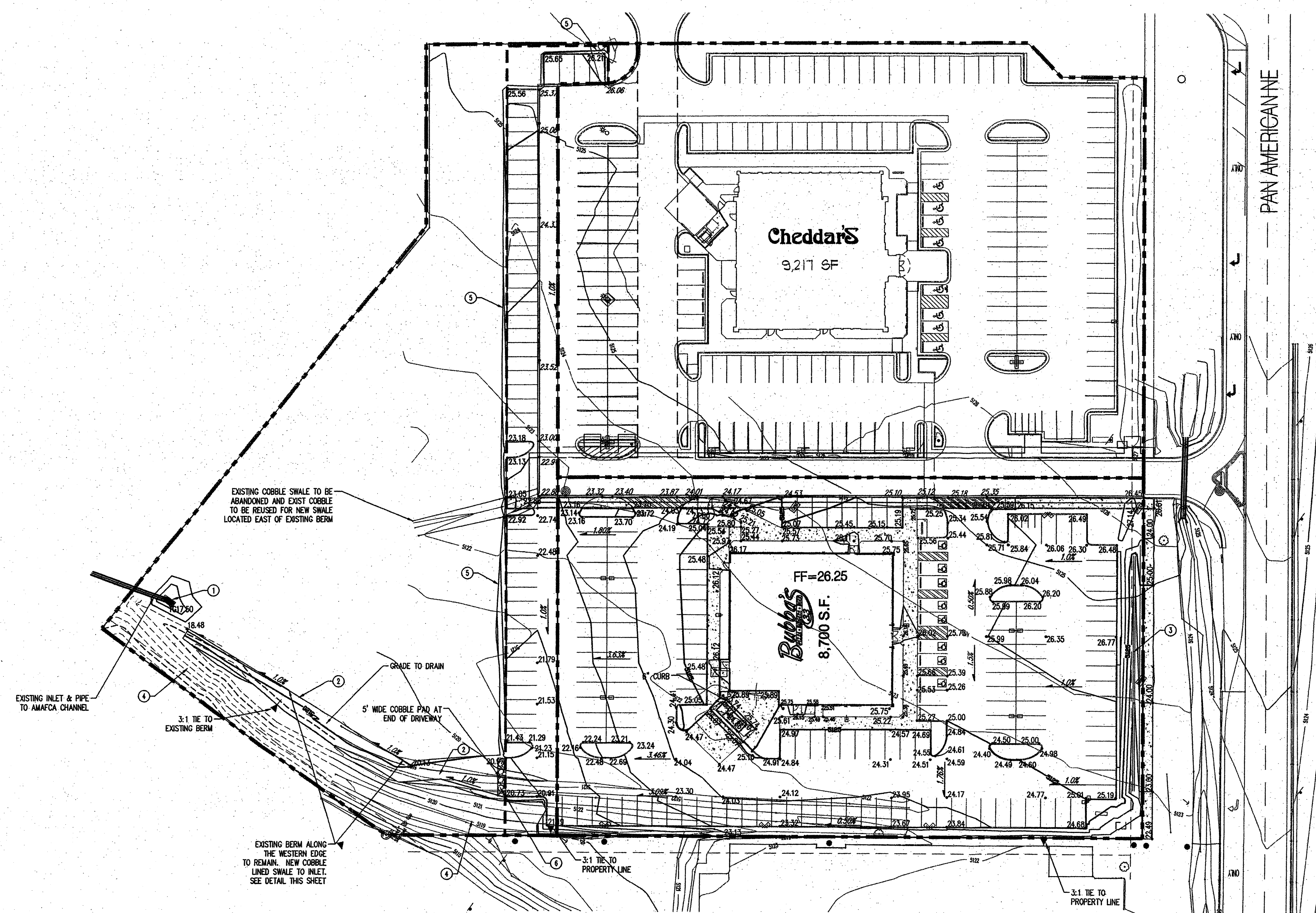
[Signature] 5-22-2014 Date
DRB Chairperson, Planning Department



VICINITY MAP (1"=500')
ZONE ATLAS PAGE F-17-Z

LEGEND

	PROPERTY LINE		LIMIT OF IMPROVEMENTS
	EXISTING CROSS ACCESS EASEMENT		CONCRETE
	EXISTING SEWER EASEMENT		PAINTED STRIPING



GRADING PLAN

GRADING KEYED NOTES

1. EXISTING INLET TO REMAIN
2. SWALE
3. DEPRESSED WATER HARVESTING AREA MINIMUM 1' DEEP
4. EXISTING BERM TO REMAIN
5. 3:1 TIE TO EXISTING
6. AMAFCA WIRE MESH SCREEN SEE DETAIL THIS SHEET

GENERAL NOTES

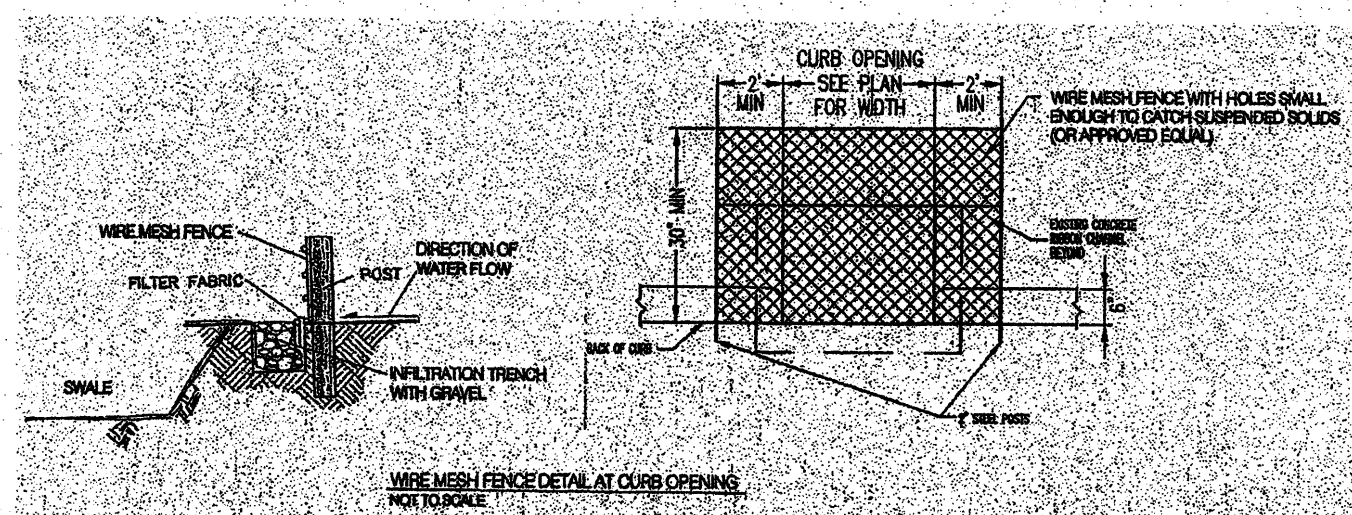
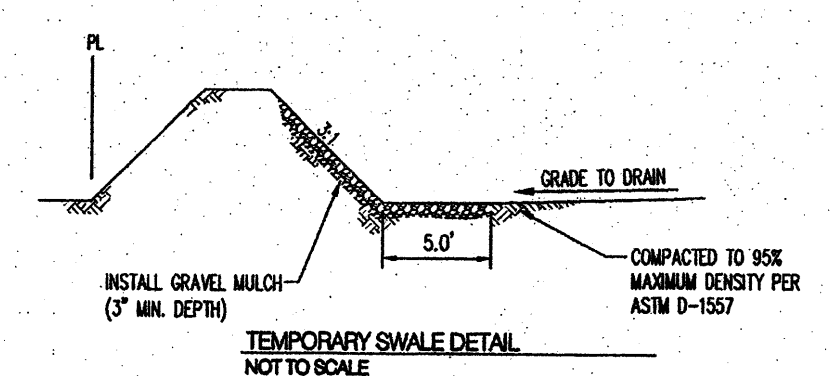
1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMAL AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (E.G., BARRICADEING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADEING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1" FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05" FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

---	PROPERTY LINE	---	PROPOSED RETAINING WALL
---	EXISTING CONTOURS	---	PROPOSED INDEX CONTOURS
65.23	PROPOSED SPOT ELEVATION T=TOP OF CURB, F=FLOW LINE TW=TOP OF WALL, SB=BOTTOM OF WALL EX=EXISTING, TD=TOP OF GRADE	---	PROPOSED INTER CONTOURS
---	PROPOSED DIRECTION OF FLOW	---	PROPOSED CURB & GUTTER
---	WATER BLOCK	---	EASEMENT
		---	PROPOSED LIGHTING
		---	PROPOSED STORM DRAIN LINE



NOT TO SCALE

PROJECT NOTES

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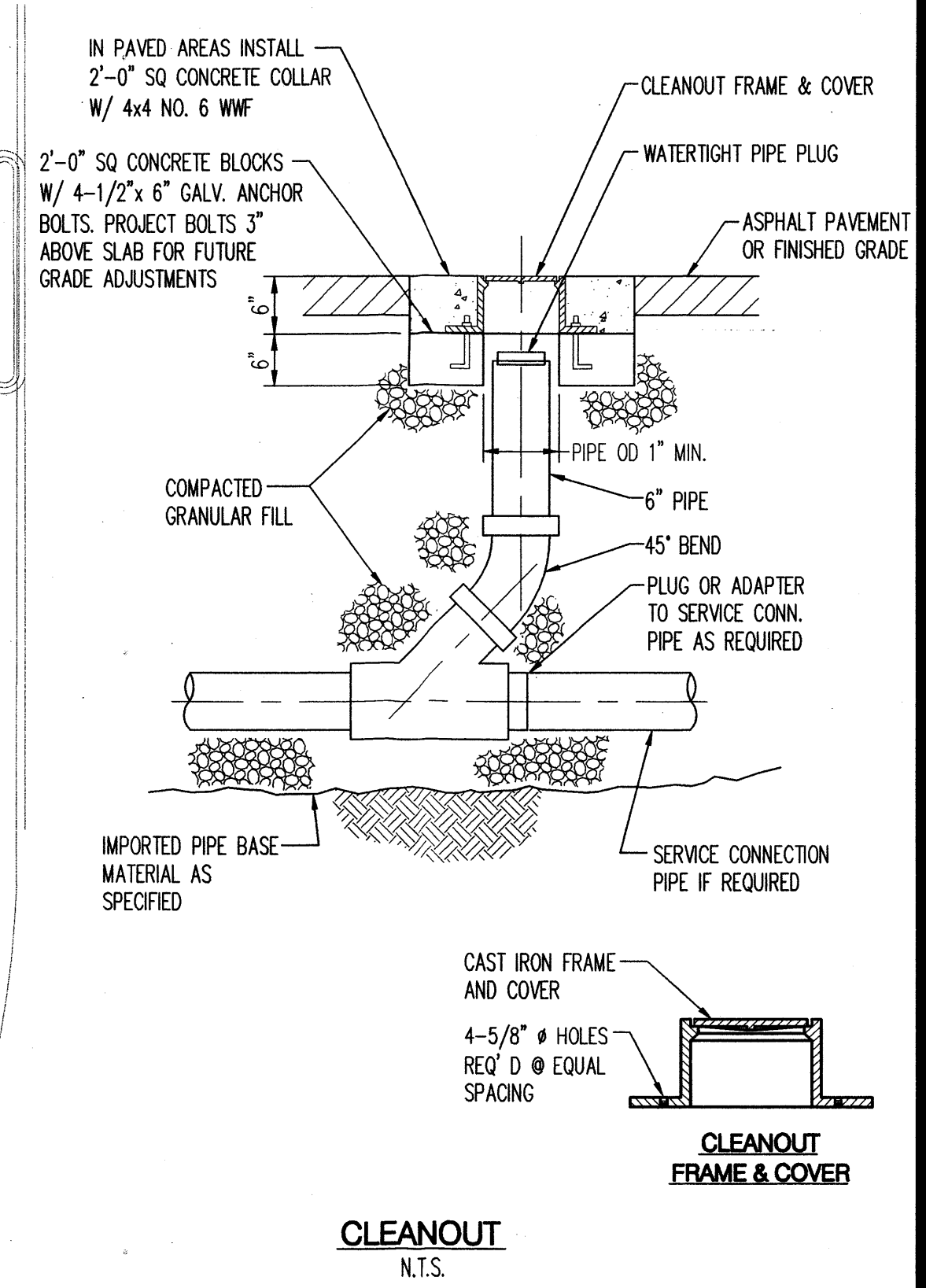
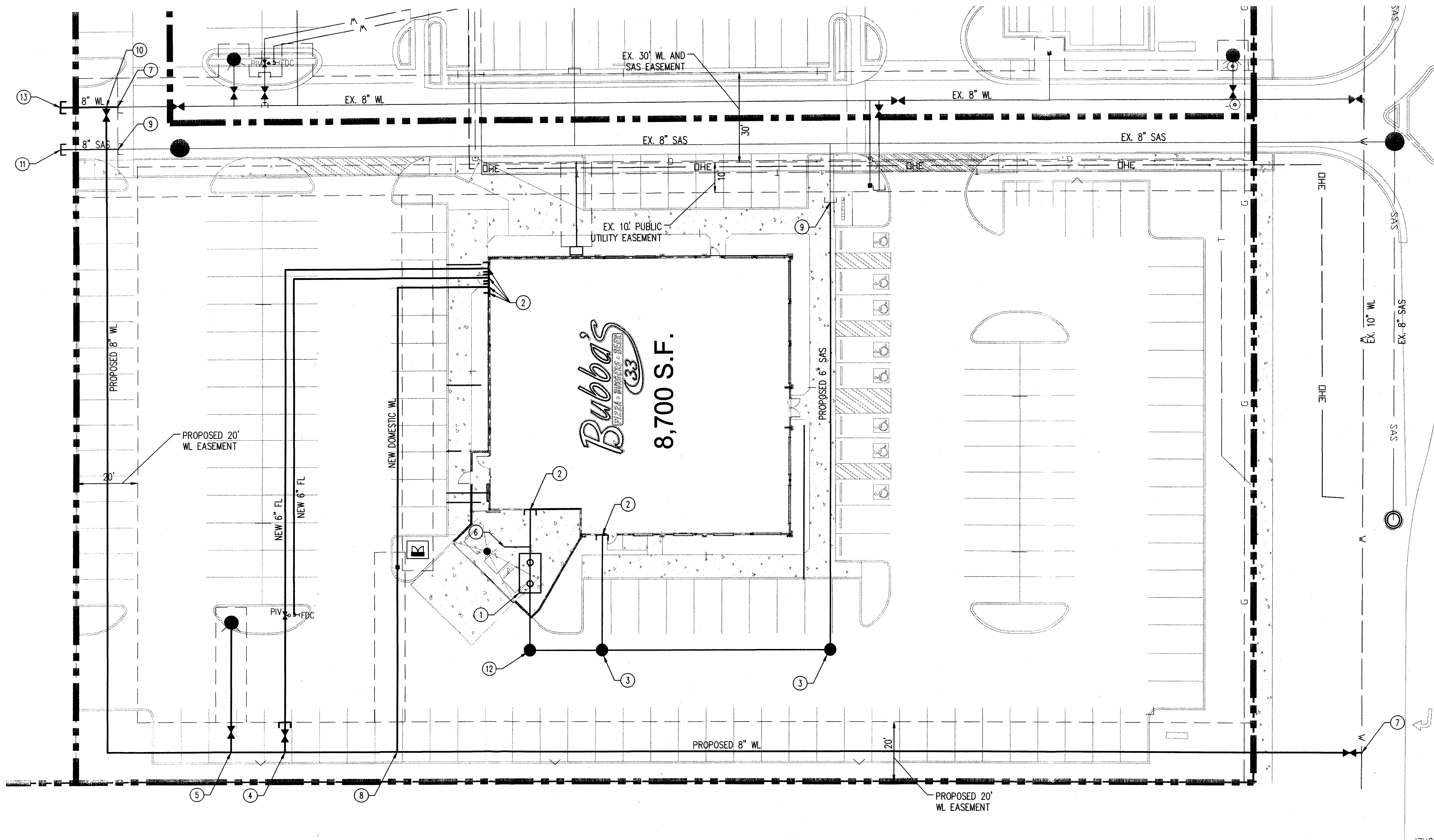
DATE	NARRATIVE	INITIALS
02/19/14	PREP PLAN FOR PRE-APP	II/CD



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

GF PROJECT NUMBER 20130836.0
GF SITE PLAN NUMBER SP-1

CONCEPTUAL GRADING PLAN SHEET 2



GENERAL NOTES

- 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.
- 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- 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.
- 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

- 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.
- MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
- 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 IAPMO UNIFORM PLUMBING CODE & NFPA 24, LATEST EDITION.
- UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
- ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
- CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
- ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
- FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
- 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.
- 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.
- 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.
- 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
- INSTALL NEW CLEAN-OUT PER DETAIL THIS SHEET
- INSTALL 8"x8"x6" TEE W/ RESTRAINED JOINTS, 1-6" GATE VALVE W/ BOX & LID PER COA STD DWG 2326.
- 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.
- DUMPSTER DRAIN
- 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.
- 2" WATER SERVICE PER COA STD. DWG. 2363
- TIE TO EXISTING SAS
- INSTALL 8"x8"x8" TEE, 8" GATE VALVE W/ BOX & LID PER COA STD DWG 2326
- 8" SAS PLUG
- SAMPLING WELL
- 8" WL CAP

LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	PROPOSED EASEMENT
---	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY SEWER MANHOLE
●	PROPOSED CLEANOUT
---	PROPOSED WATER LINE
---	PROPOSED VALVE
---	PROPOSED FIRE LINE
●	PROPOSED HYDRANT
○	PROPOSED CAP
■	PROPOSED WATER METER
●	PROPOSED POST INDICATOR VALVE

PROJECT NOTES

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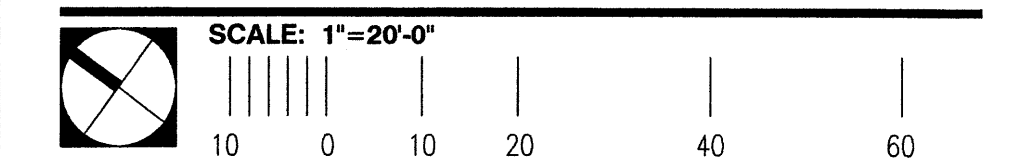
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
04/14/14	DRB SUBMITTAL	YPM



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

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



UTILITY PLAN

ISSUE/REVISION RECORD

DATE	DESCRIPTION
02/24/14	FPR SUBMITTAL
03/21/14	RESUBMITTAL
04/15/14	DRB
04/18/14	PERMIT SET
05/05/14	RESUBMITTAL
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.



PROJECT NUMBER
20130836.0

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	T.C.C.
	CC	7	Chilopsis catalpa	Chitalpa	B & B	2" Cal	10'-12" Ht. Min.	40'
	CL	20	Chilopsis linearis SINGLE TRUNK	Desert Willow	B & B	2" Cal	8'-10' Ht.	20'
	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	
	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			
	CG	38	Cotoneaster glaucophyllus	Bright Bead Cotoneaster	7 gal	36" Ht. Min.		
	CS	69	Cytisus scoparius	Scotch Broom	5 gal	36" Ht. Min.		
	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 'Wiltonii'	Blue Rug Juniper	1 gal	18" o.c.		
	SC	996	Santolina chamaecyparissus	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

- SYMBOL DESCRIPTION**
- 1 3" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS
 - 2 'SANTA FE BROWN' DECORATIVE GRAVEL, 3" DEPTH, ON WEED BARRIER.
 - 3 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.
 - 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.
 - CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S 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

Required	Provided
10,260sf (15%)	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.
- | Required | Provided |
|---|---|
| 15 trees, 2" cal. | 18 trees, 2" cal. min. |
| Each parking space with 100' of a tree. | Each parking space within 100' of a tree. |

PARKING SCREENING

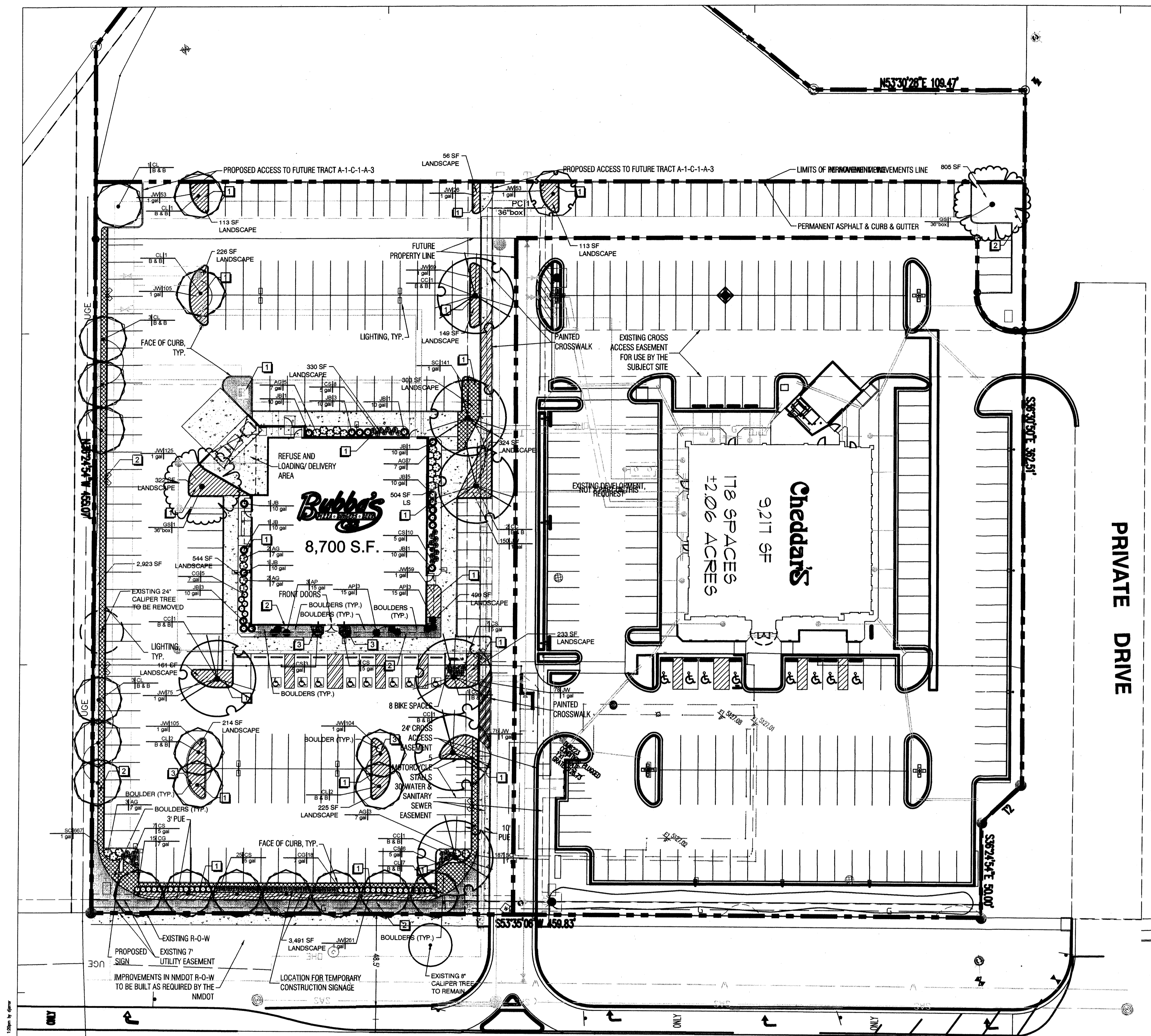
- Where parking areas abut the public street and are greater than 100 l.f. and the total parking count exceeds 50 parking spaces or more, a 36" ht max screen is required.

Required	Provided
36" ht. screen	36" ht evergreen screen

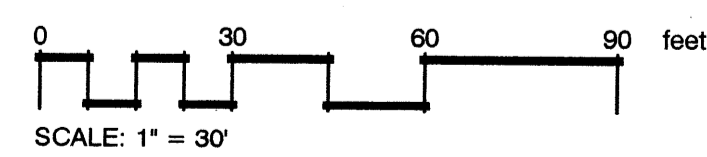
STREET TREES

- 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.

Required	Provided
Interstate 25 Frontage Road = 218 l.f. 8 trees	8 trees



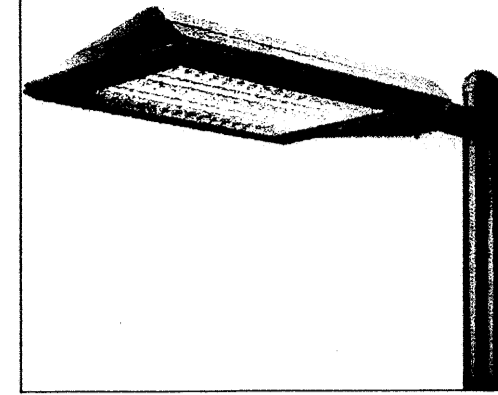
LANDSCAPE PLAN



File Name: Y:\2013\20130836\000 Landscaping\Overall Landscaping.dwg, Date: 05/20/14, 1:58pm, Plotter: s1000, Scale: 1/8"=1'-0"

LED AREA LIGHTS - MEDIUM (XAM3)

US patents 5988160, 5988161 & 7828466 and CN patents 13060 & 13067 and MX patents 34416 & 34418 and US & MX patent pending.



SMARTTEC™ THERMAL CONTROL - Sensors in both optical unit and driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in perceptible 5% increments every 5 minutes until safe operating temperature is reached.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LED'S - Select high-brightness LEDs in Cool White (5600°K nominal) or Neutral White (4000°K nominal) color temperature. 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Types 2, 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - Die-formed aluminum. Weather-light housing contains factory prewired driver and field connections. Wiring access door (with safety lanyard) is located underneath and utilizes tool-less thumb-screw fastener.

OPTICAL UNIT - Clear tempered optical grade that glazes lens sealed to aluminum optical housing creates an IP67 rated, sealed optical unit. Pressure stabilizing breather allows super-light IP67 protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components. Optical unit lanyard serves dual purposes of safety and provides positive ground between unit and housing.

MOUNTING - Tapered rear design allows fixtures to be mounted in a quad pattern without the need for extension arms. Use with 3" reduced drilling pattern on our steel round and steel square poles. See separate data sheets.

ELECTRICAL - A terminal block for attachment of incoming primary wiring is supplied. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input), 347VAC and 480VAC. Optional wetstock photovoltaic receptacle is available. Photocell must be ordered separately. Optional button-type photocells (PC) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified). Fixture watts: 350mA - 138, 450mA - 184 nominal.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed without the use of tools.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for the full years. Standard colors include bronze, black, platinum plus, graphite, satin verde green, metallic silver and white.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (in carton) - 34.6 lbs (16 kg)

LISTING - ETL listed to U.S. and International safety standards. Suitable for wet locations.

lighting facts™

Light Output (Lumens)	10000
Watts	138
Lumens per Watt (Efficiency)	72.5
Color Accuracy (Color Rendering Index)	70
Light Color	6223 (Daylight)

All results are according to IESNA LM-79-09. Approved Member of the Electrical and Photometric Test of Field Data Lighting. The U.S. Department of Energy (DOE) has a program to test and certify LED lighting.

Visit www.lightingfacts.com for the Label Reference Guide.

Lighting Facts is a registered trademark of LSI Industries Inc.

Model Number: XAM3 FT LED 119 350 CW UE WHT PC120

Type: XAM3

Product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



ARRA RASH FC DESIGNLIGHTS

LED AREA LIGHTS - MEDIUM (XAM3)

US patents 5988160, 5988161 & 7828466 and CN patents 13060 & 13067 and MX patents 34416 & 34418 and US & MX patent pending.

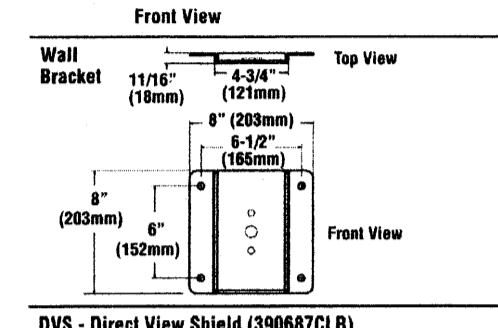
Profile	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XAM3-LED	2-Type III	LED	119	350-250mA	CW - Cool White (5600°K nom.)	UE - Universal Voltage (120-277)	BLK - Black BRZ - Bronze GFT - Graphite MVI - Metallic Silver PLP - Platinum Plus SVS - Satin Verde Green WHT - White WHT - White	Action Type Photocells PC 120 - 120V PC 208 - 208V PC 240 - 240V PC 277 - 277V DSS - Data Sheet Drive PC 347 - 347V PCR - Photocell Photocell Control Resistor

Luminaire EPA Chart - XAM3	Accessory Ordering Information (Accessories are field installed)
Single 1-2	BR4-90D-90-CL-CL 6' Extension Arm 582150CL1
2x2 2-3	BR4-90D-WM-CL-CL 6' Wall Mounting Bracket 387150CL1
3x3 3-4	XAM3-20FT-HSSB-House Side Shield* 454368CL1
4x4 4-5	XAM3-20FT-HSSB-House Side Shield* 454368CL1
5x5 5-6	DMS - Direct View Shield (see manual only) 39007CL1
	XSPFP Flood Zone Shield for 5 Poles 379967CL1
	XSPFP Flood Zone Shield for 4 Poles 379968CL1
	PC 100 - Photocell for use w/ PC100 option 132954
	PC 208-277 - Photocell for use w/ PC208 option 122915
	PC 347 - Photocell for use w/ PC347 option 122916
	PC 480 - Photocell for use w/ PC480 option 122918

NOTES:
1. Photocell must be ordered separately. See Accessories to XAM3.
2. Black only. Rear mount. Photometry available for HSS13 on XAM3.
3. Direct View Shield and House Side Shields add to fixture EPA. Consult factory.
4. Factory installed PCR option required. See Options.

DESCRIPTION
BR4-90D-90-CL-CL 6' Extension Arm
BR4-90D-WM-CL-CL 6' Wall Mounting Bracket
XAM3-20FT-HSSB-House Side Shield*
XAM3-20FT-HSSB-House Side Shield*
DMS - Direct View Shield (see manual only)
XSPFP Flood Zone Shield for 5 Poles
XSPFP Flood Zone Shield for 4 Poles
PC 100 - Photocell for use w/ PC100 option 132954
PC 208-277 - Photocell for use w/ PC208 option 122915
PC 347 - Photocell for use w/ PC347 option 122916
PC 480 - Photocell for use w/ PC480 option 122918

DRILLING LOCATIONS



SHIPPING WEIGHTS - Round Steel Tapered Poles

25' Ht. 511 Ga. is approximately 150 lbs. (68 kg)
25' Ht. 511 Ga. is approximately 150 lbs. (68 kg)
25' Ht. 511 Ga. is approximately 150 lbs. (68 kg)
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25' Ht. 511 Ga. is approximately 150 lbs. (68 kg)
25' Ht. 511 Ga. is approximately 150 lbs. (68 kg)
25' Ht. 511 Ga. is approximately 150 lbs. (68 kg)

SHIPPING WEIGHTS - Square Steel Tapered Poles

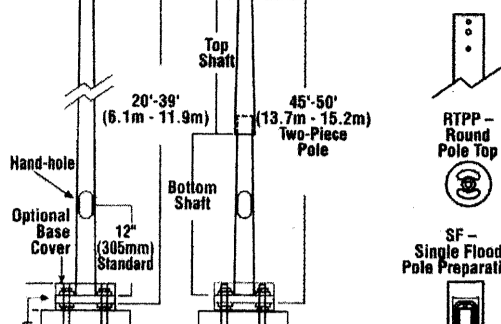
25' Ht. 511 Ga. is approximately 150 lbs. (68 kg)
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25' Ht. 511 Ga. is approximately 150 lbs. (68 kg)

Project Name _____ Fixture Type _____
Catalog # _____ LSI INDUSTRIES INC.

Project Name _____ Fixture Type _____
Catalog # _____ LSI INDUSTRIES INC.

STEEL ROUND TAPERED POLES

DIMENSIONS
ONE-PIECE SHAFTS - Two-Piece SHAFTS - Pole Shaft

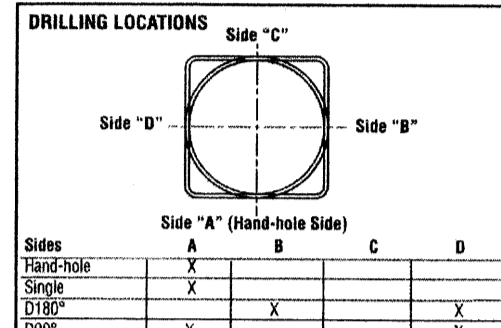


DRILLING LOCATIONS

POLE SELECTION CHART (steel round tapered poles)

SHIPPING WEIGHTS - Round Steel Tapered Poles

SHIPPING WEIGHTS - Square Steel Tapered Poles



SHIPPING WEIGHTS - Round Steel Tapered Poles

SHIPPING WEIGHTS - Square Steel Tapered Poles

Project Name _____ Fixture Type _____
Catalog # _____ LSI INDUSTRIES INC.

Project Name _____ Fixture Type _____
Catalog # _____ LSI INDUSTRIES INC.

STEEL ROUND TAPERED POLES

POLE ORDERING INFORMATION

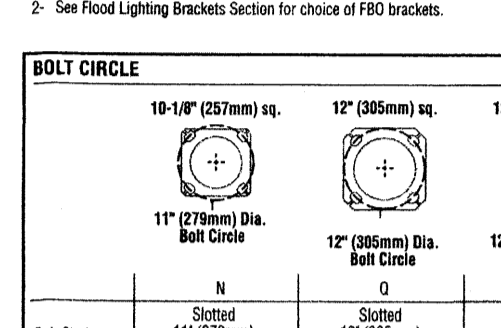
Pole Size	Material	Height	Mounting Configuration	Finish	Options
Round Tapered Pole for Pole Top Mount (PTP)	S110 - 11 Ga. Steel S2075 - 10 Ga. Steel	20' 25' 30' 35' 40' 45' 50'	S - Single/Parallel D180° - Double D360° - Double T360° - Triple T720° - Triple Q360° - Quad	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVS - Satin Verde Green GFT - Graphite MVI - Metallic Silver	GA - Galvanized Anchor Bolts DF - Double Flange DOP - Double Flange LAN - Less Anchor Bolts DOPK - Flange preparation for DOPK Occupancy Sensor

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

DESCRIPTION

FOOTNOTES:

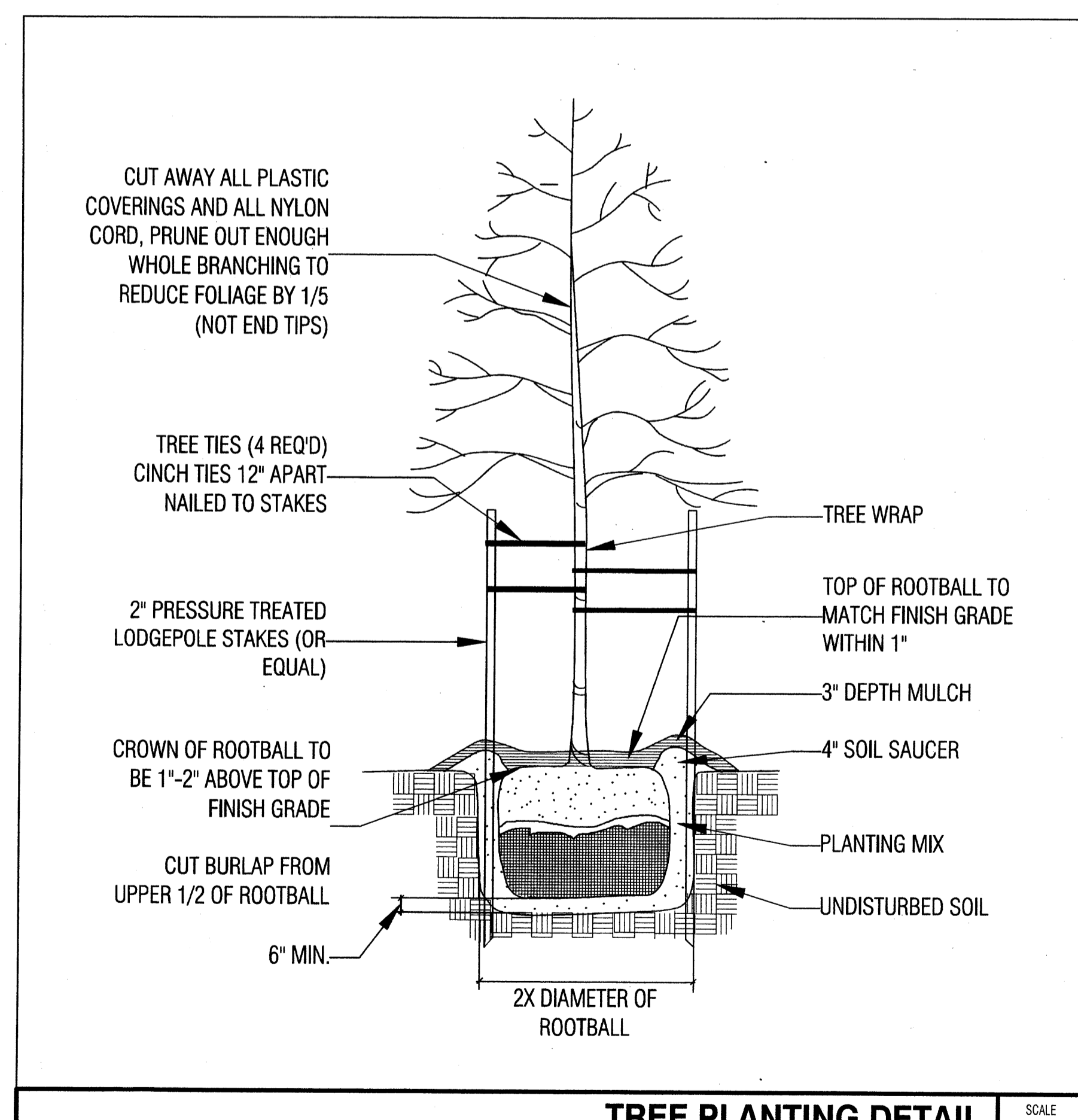
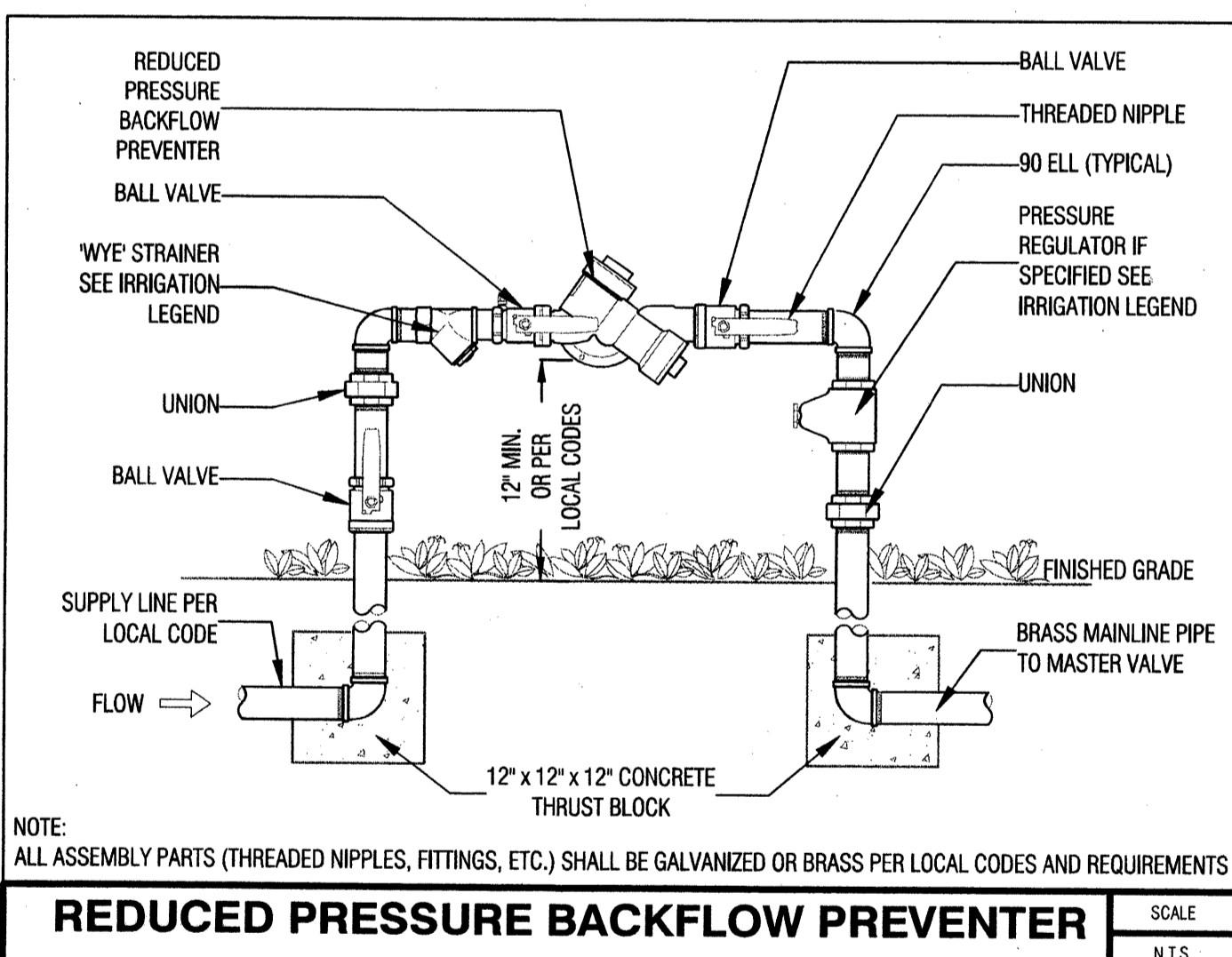
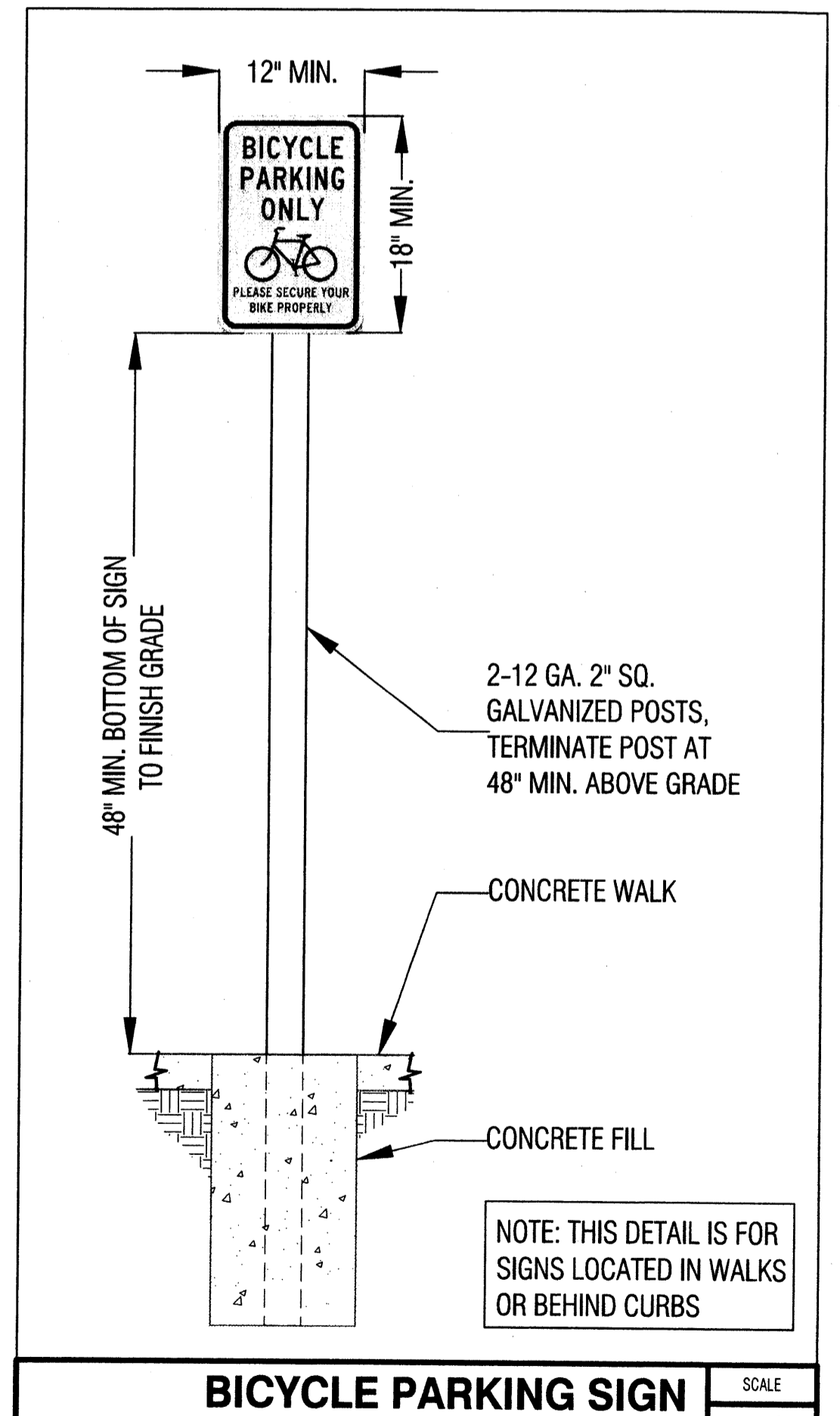
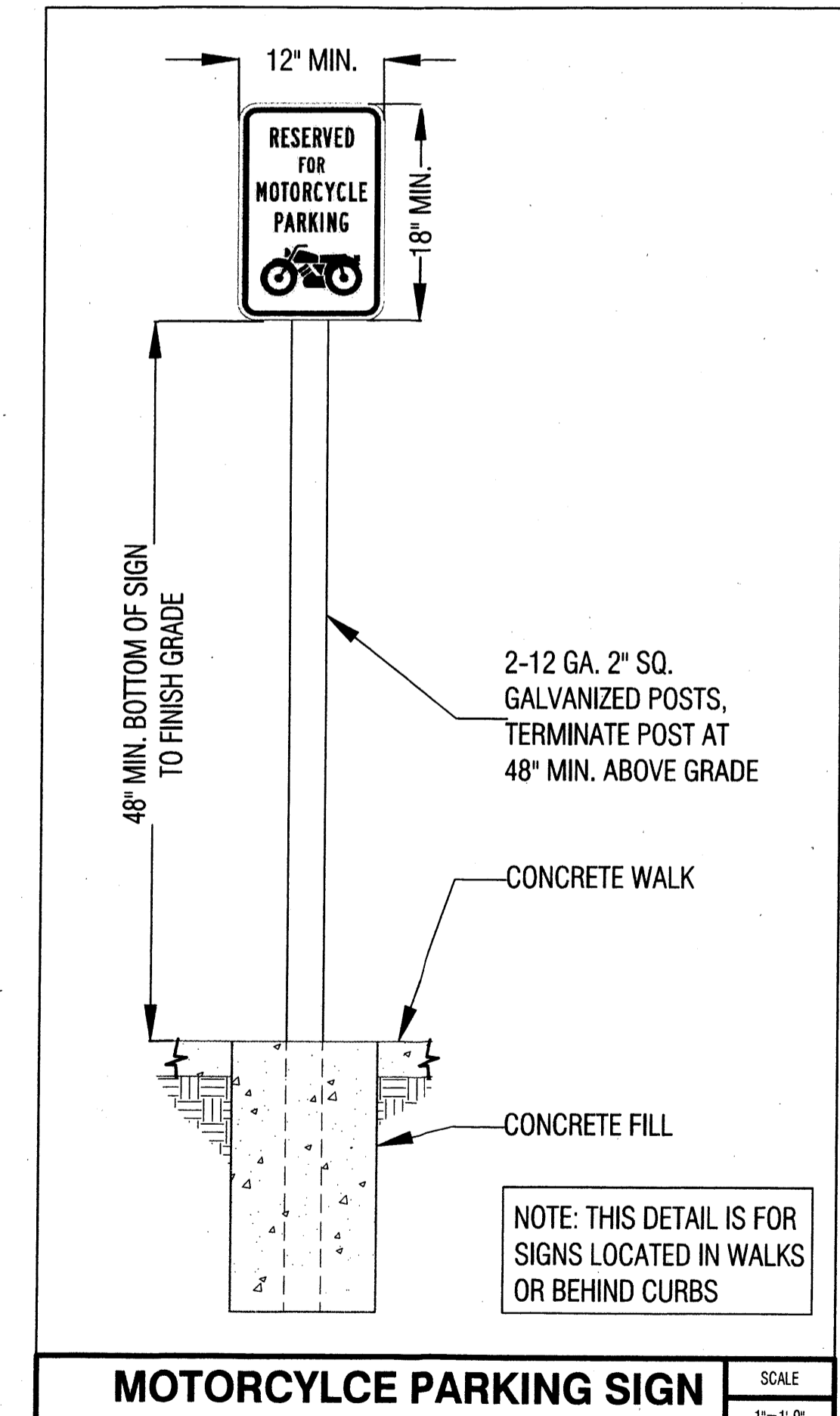
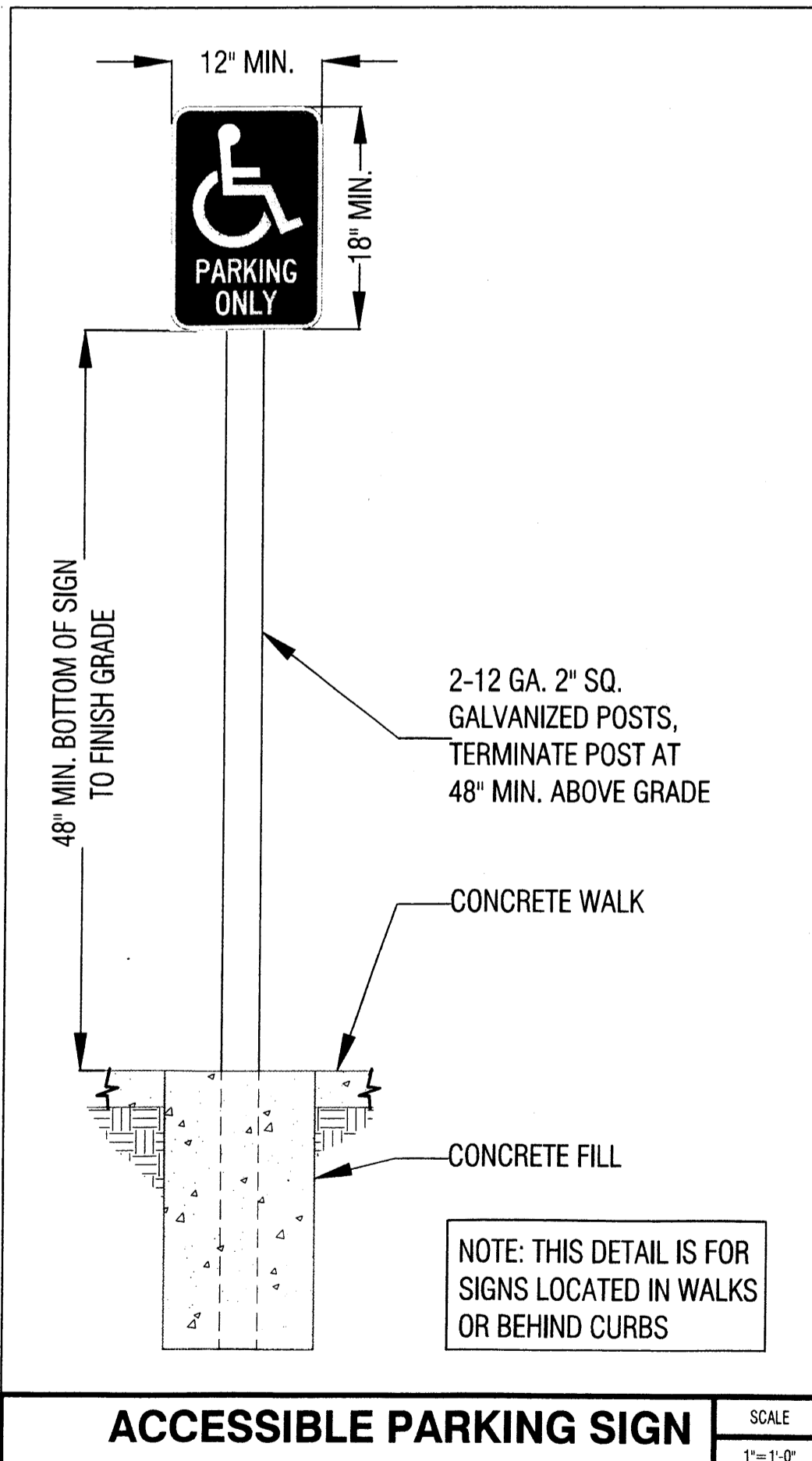
BOLT CIRCLE

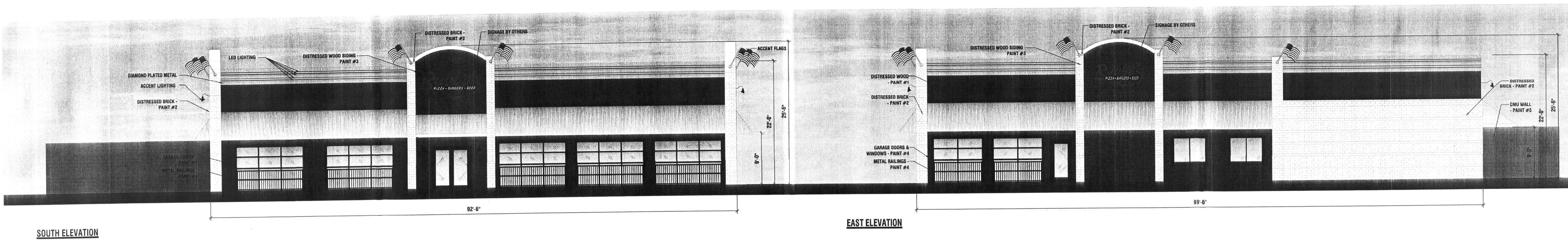


EPA INFORMATION

Project Name _____ Fixture Type _____
Catalog # _____ LSI INDUSTRIES INC.

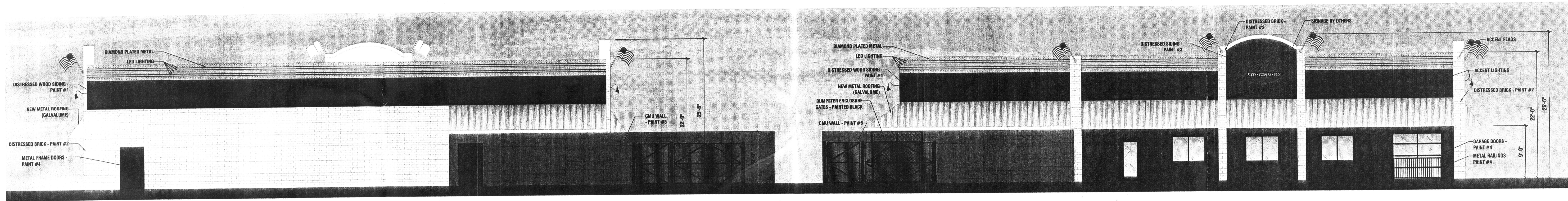
Project Name _____ Fixture Type _____
Catalog # _____ LSI INDUSTRIES INC.





SOUTH ELEVATION

EAST ELEVATION



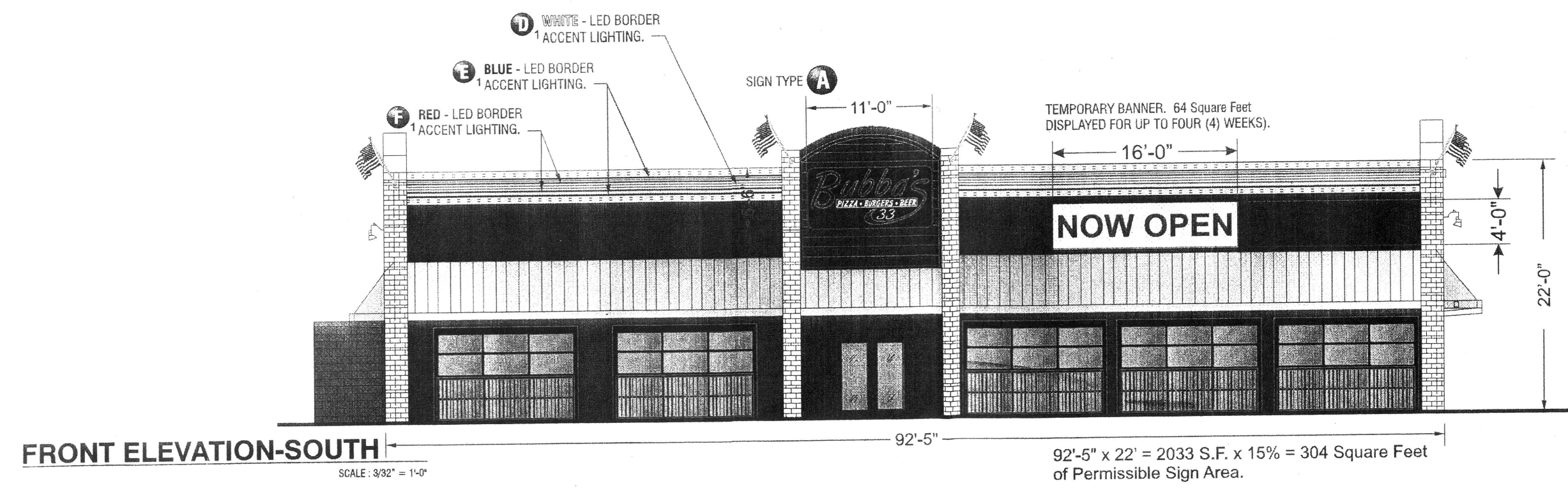
NORTH ELEVATION

WEST ELEVATION

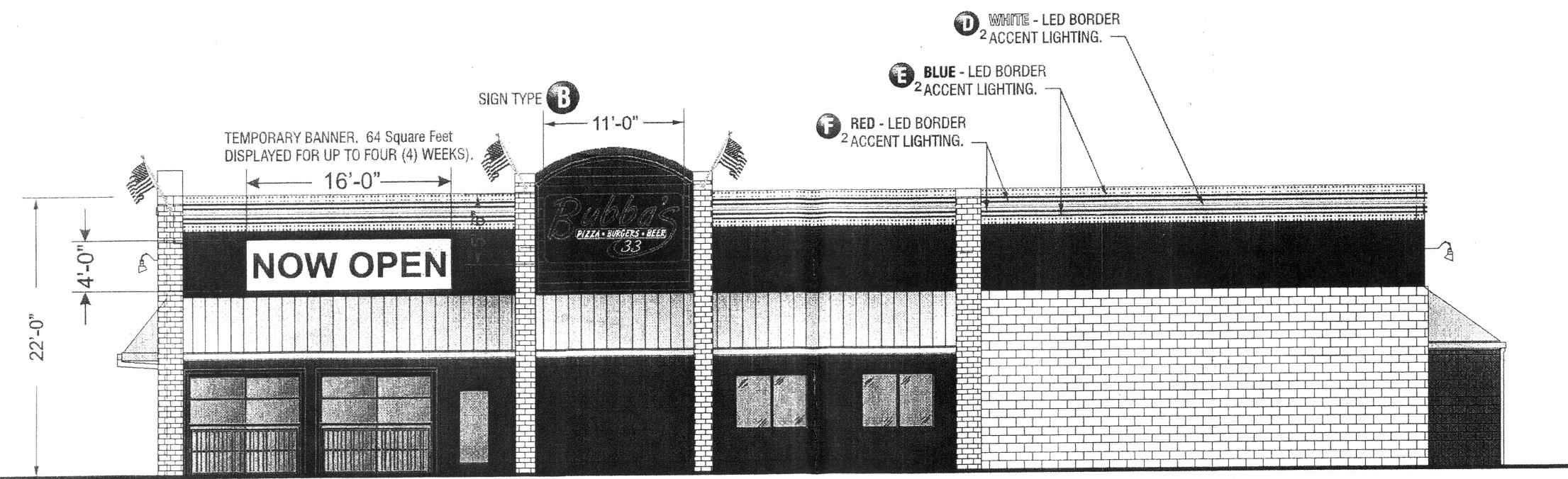
SCALE: 1/8" = 1'-0"
0 1 5 10

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

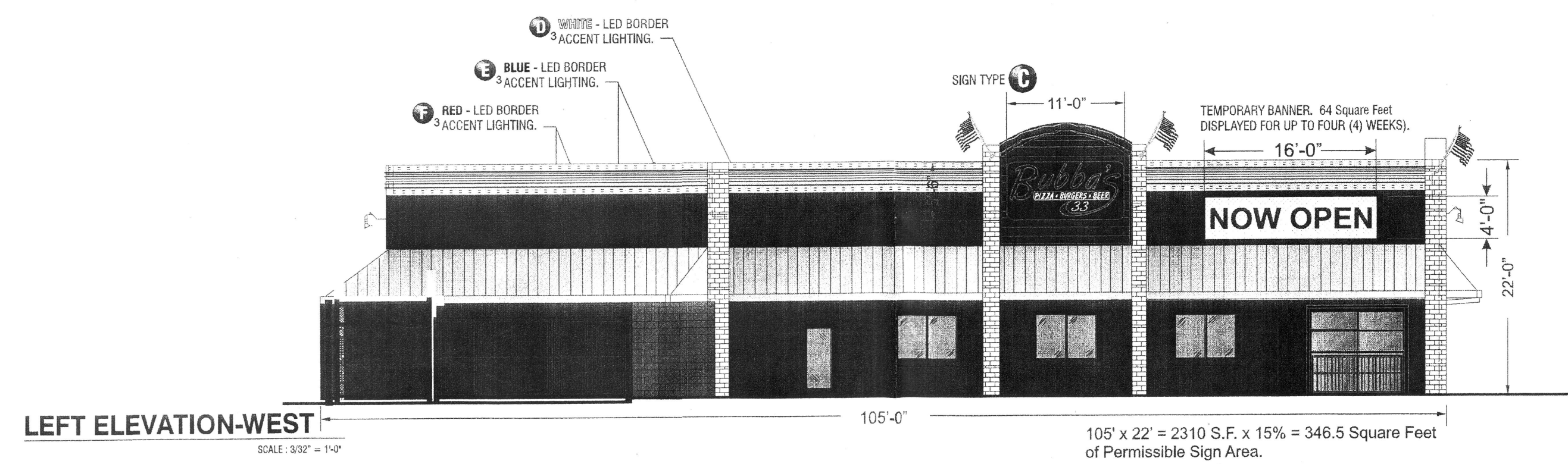
DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES



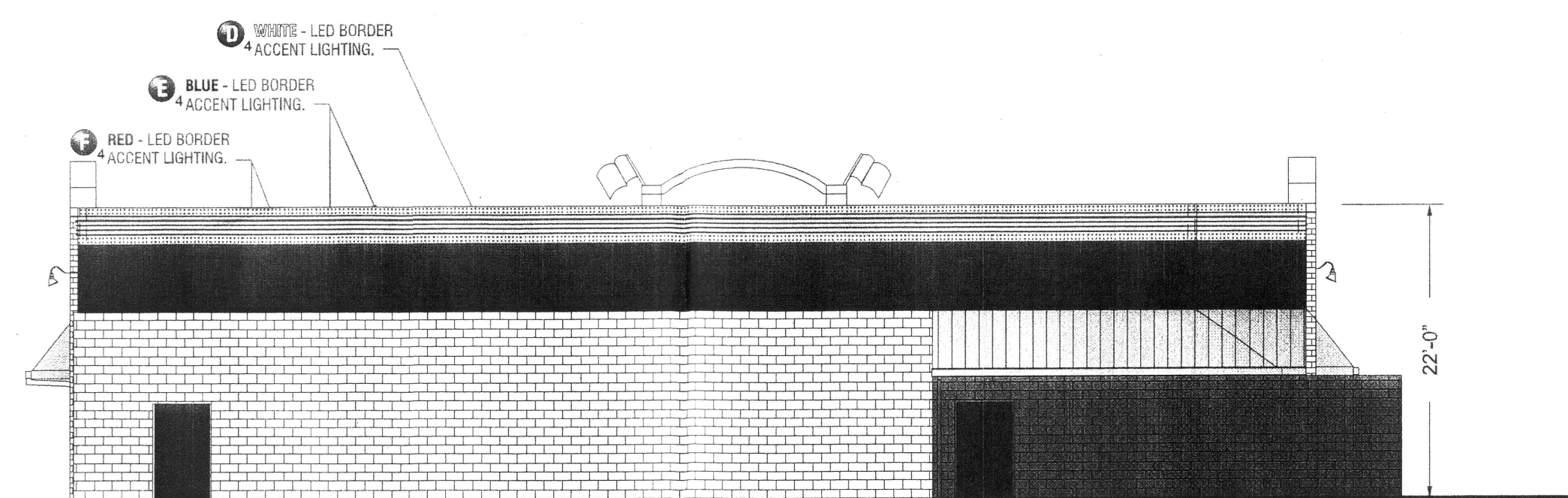
FRONT ELEVATION-SOUTH
SCALE: 3/32" = 1'-0"



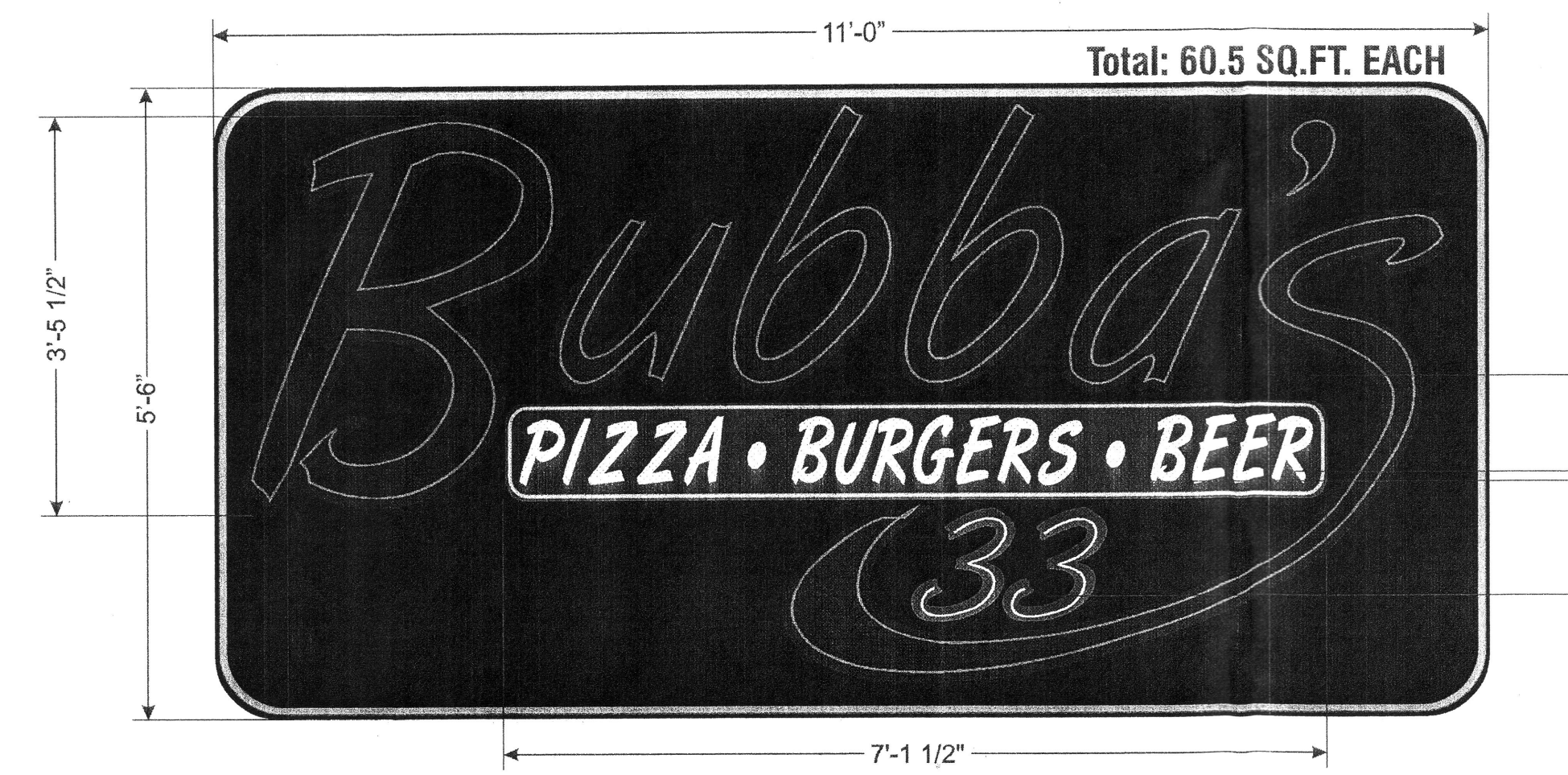
RIGHT ELEVATION -EAST
SCALE: 3/32" = 1'-0"



LEFT ELEVATION-WEST
SCALE: 3/32" = 1'-0"



REAR ELEVATION-NORTH
SCALE: 3/32" = 1'-0"

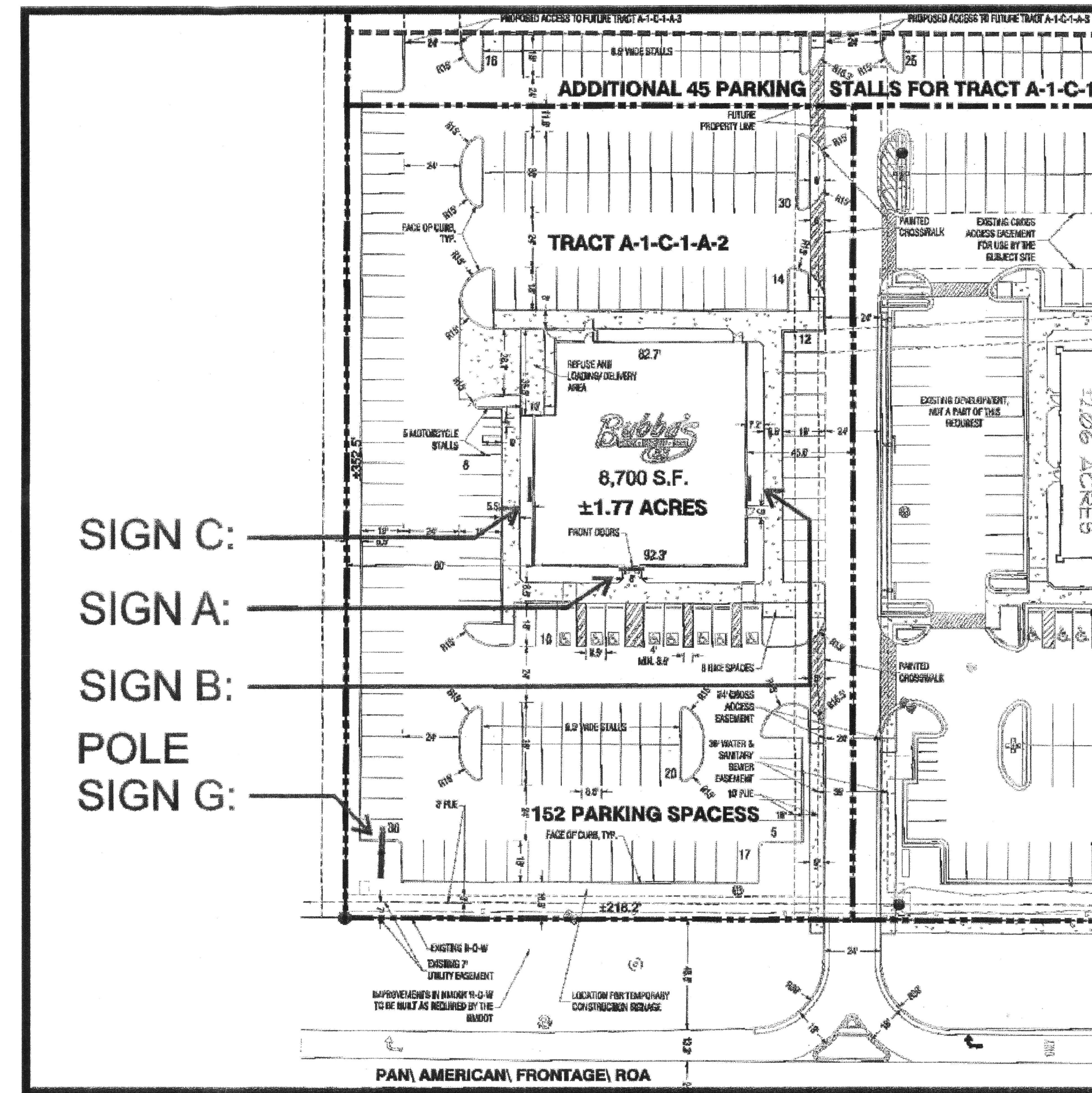


SIGN TYPE A B and C Cabinet Wall Signs w/ Individual Lighted Channel Letters- Three (3) Req'd.

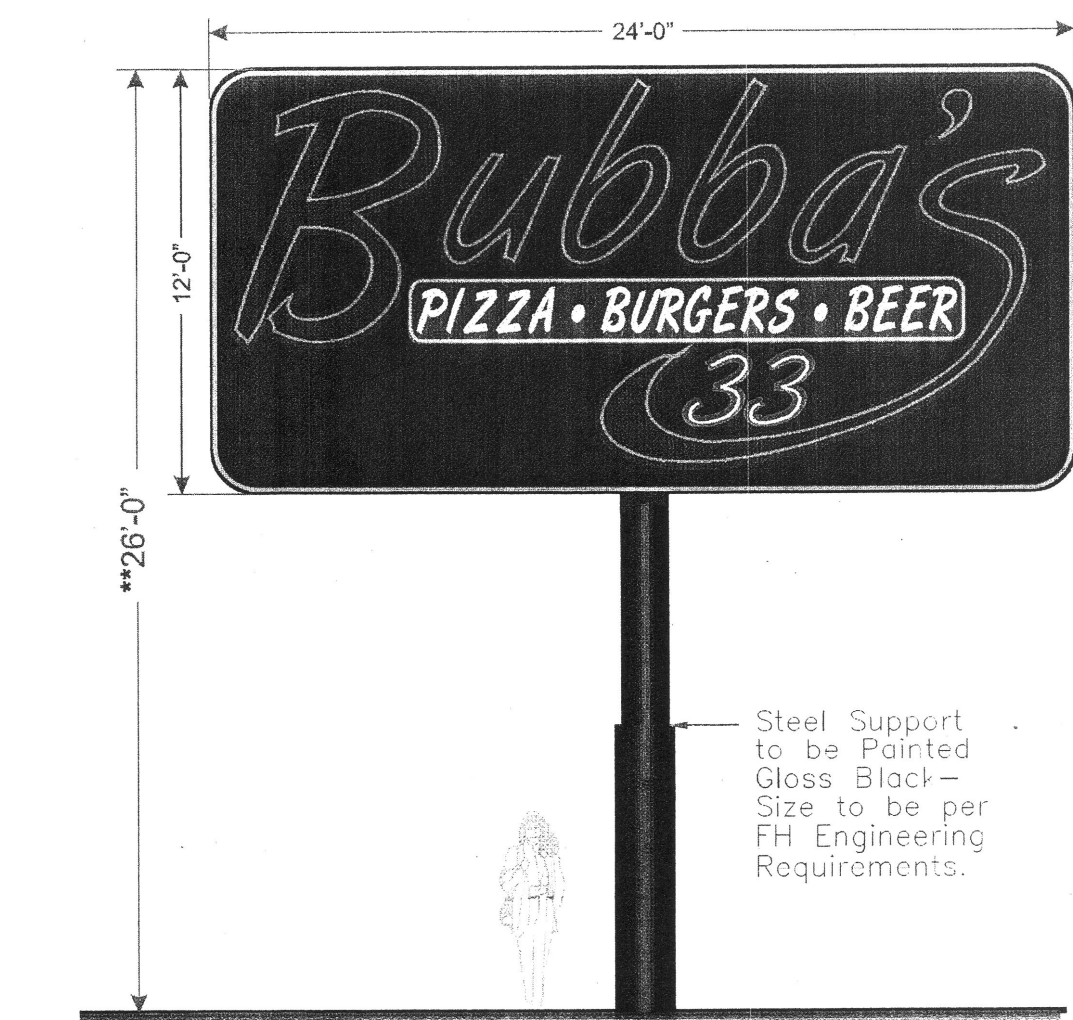
SCOPE OF WORK:
Manufacture and install S/F Neon Wall Sign Cabinet.

ELECTRICAL REQUIREMENTS	
Total: 18.5_Amps	ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND)
(2) 120V 20A Circuit Required Per Sign.	

SCALE: 3/4" = 1'-0"



SIGN PLACEMENTS



**Survey Is Required To Determine Actual Height Of Free-Standing Sign. Height Will Be Determined From Elevation Of Interstate Highway Closets To The Sign, Plus 2'.

ELEVATION		ELECTRICAL REQUIREMENTS	
Total: TBD_Amps	ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH		
(2) 120V 20A Circuit Required Per Sign.			

SIGN TYPE G Double Faced Pole Sign Cabinet - One (1) Req'd.

SCOPE OF WORK:
Manufacture and install New D/F Neon Illuminated Pole Sign Cabinet.

Scale: 3/16" = 1'-0"

Design Number: 23-24130-10

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

Manufacturing Facilities:
Oceanside - Eulless - Jacksonville - Columbus
Office Locations:
Oceanside - Las Vegas - Laughlin - Idaho Falls
Eulless - Jacksonville - Houston - San Antonio
Corpus Christi - Grafton - Milwaukee
Willowbrook - Louisville - Indianapolis - Columbus
Cincinnati - Westerville - Knoxville - Tunica
Atlanta - Tampa - Daytona Beach - Winter Park
Building Quality Signage Since 1901

Revisions:

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match
Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: Randy Cearlock
Project Manager: S. Maeser
Drawn By: S. Maeser
Underwriters Laboratories Inc. n.e.c. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Project / Location:
Bubba's
PIZZA • BURGERS • BEER
NEQ I-25 & OFFICE BLVD. NE
ALBUQUERQUE, NM

DRB SUBMITTAL: 4/15/14
PLANNING SUBMITTAL: 3/21/14
SIGNAGE SHEET 7

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