

MARCH 2009



CITY OF ALBUQUERQUE NEW MEXICO BANK AND TRUST LANDSCAPE IMPROVEMENTS

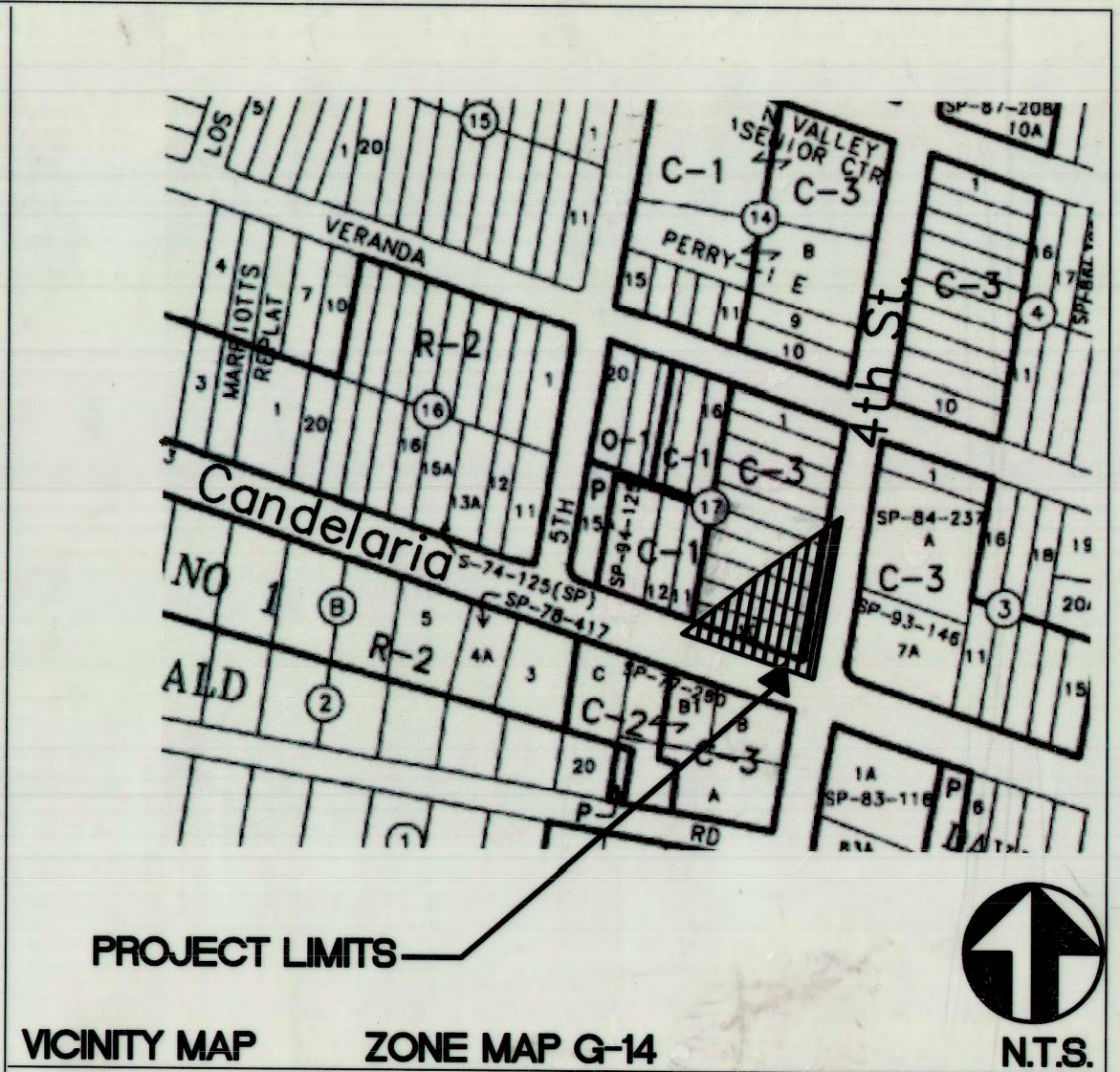
INDEX OF DRAWINGS

TITLE

COVER SHEET
DEMOLITION PLAN
CONSTRUCTION PLAN
LAYOUT PLAN
IRRIGATION PLAN
PLANTING PLAN
DETAILS

SHEET NO.

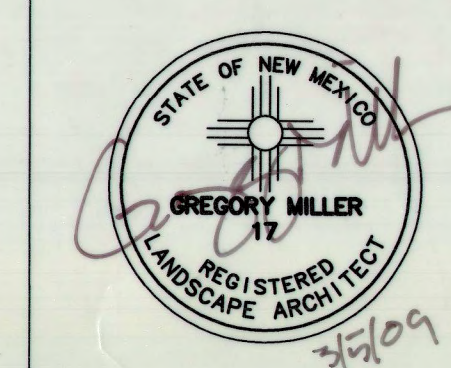
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- GENERAL NOTES**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED, FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 ED. AND SHALL INCLUDE UPDATE NO.7, INCLUDING AMENDMENT #1.
 - 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 OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
 - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
 - CONTRACTOR SHALL COORDINATE WITH WATER SYSTEMS DIVISION (857-8200) SEVEN WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY WATER AUTHORITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
 - CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK, IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEY SECTION. WHEN A CHANGE IS MADE IN THE FINISH ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO NEW GRADE, UNLESS OTHERWISE SPECIFIED.
 - ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES SHALL BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P. & COA STD. DRAWING 2465 (TRENCHING).
 - ELECTRONIC MARKER SPHERES (EMS) SHALL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
 - PERMANENT PAVEMENT STRIPING AND MARKINGS SHALL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS SHALL BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.

APPROVED AS RECORD DRAWING
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 3/5/09

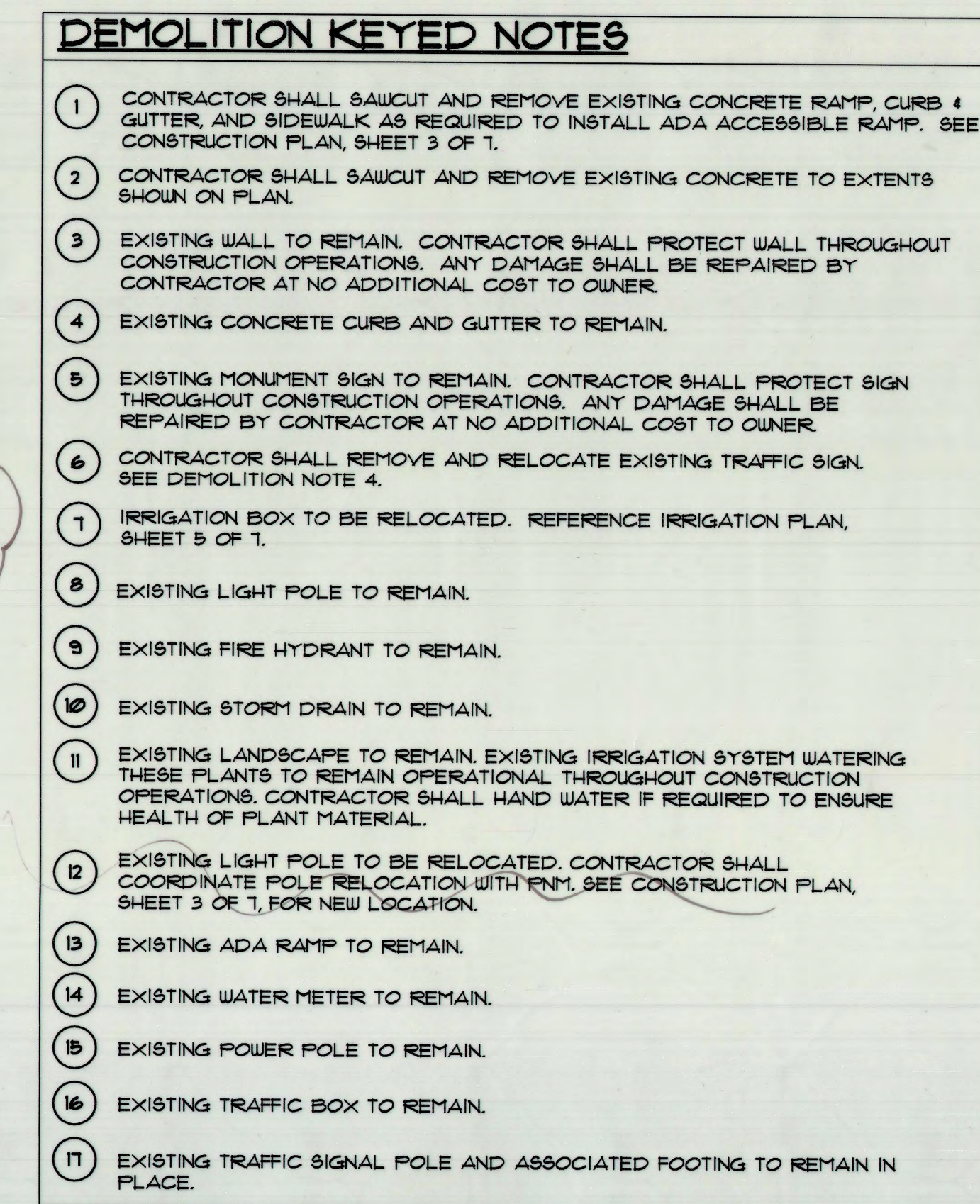
**MORROW REARDON
WILKINSON MILLER, LTD.,
LANDSCAPE ARCHITECTS**
210 La Veta NE, Albuquerque, NM 87108
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REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
LANDSCAPE ARCHITECT'S SEAL		APPROVALS		ENGINEER	DATE	*****	
		DRC CHAIRMAN		Woodall	3-5-09	APPROVED FOR CONSTRUCTION	
		TRANSPORTATION		[Signature]	3-5-09		
		WATER/WASTEWATER		[Signature]	3-5-09		
		HYDROLOGY		[Signature]	3-5-09		
		PARKS & RECREATION		[Signature]	3-5-09		
		CONSTR. COORD.				[Signature] 3-05-09	
		ENV. HEALTH				City Engineer Date	
		City Project Number		Sheet		Of	
		427091		1		7	

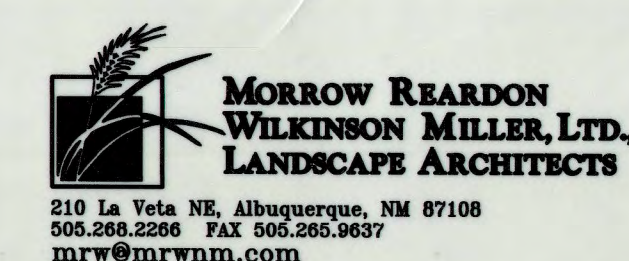
DMD 2009-2 COR. ON ALL WORK ORDER #800503

NEW MEXICO BANK AND TRUST LANDSCAPE IMPROVEMENTS - 427091 - MAR 2009 - 100% SET - FINAL FOR CONSTRUCTION



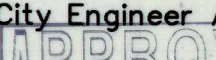
1. CONTRACTOR SHALL FILL AND COMPACT ALL VOIDS CAUSED BY DISPOSITION WORK WITH CLEAN BACKFILL MATERIAL WHICH SHALL BE APPROVED BY OWNER PRIOR TO BACKFILL OPERATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL MATERIAL TO BE REMOVED.
3. ALL EXISTING UTILITIES SHALL REMAIN. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES TO REMAIN.
4. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC. WITHIN THE LIMITS SHALL BE REMOVED, STORED, AND REINSTALLED BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE WITH TRAFFIC AND TRANSIT OPERATIONS FOR NEW LOCATION.

RECORD DRAWINGS

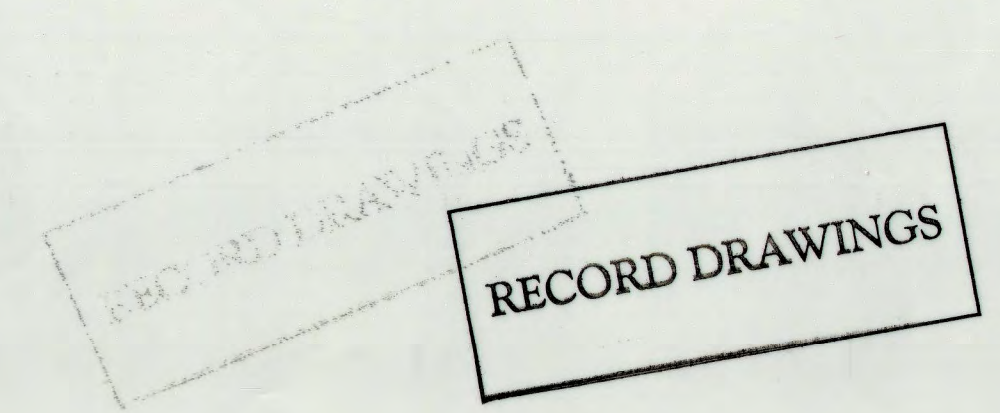
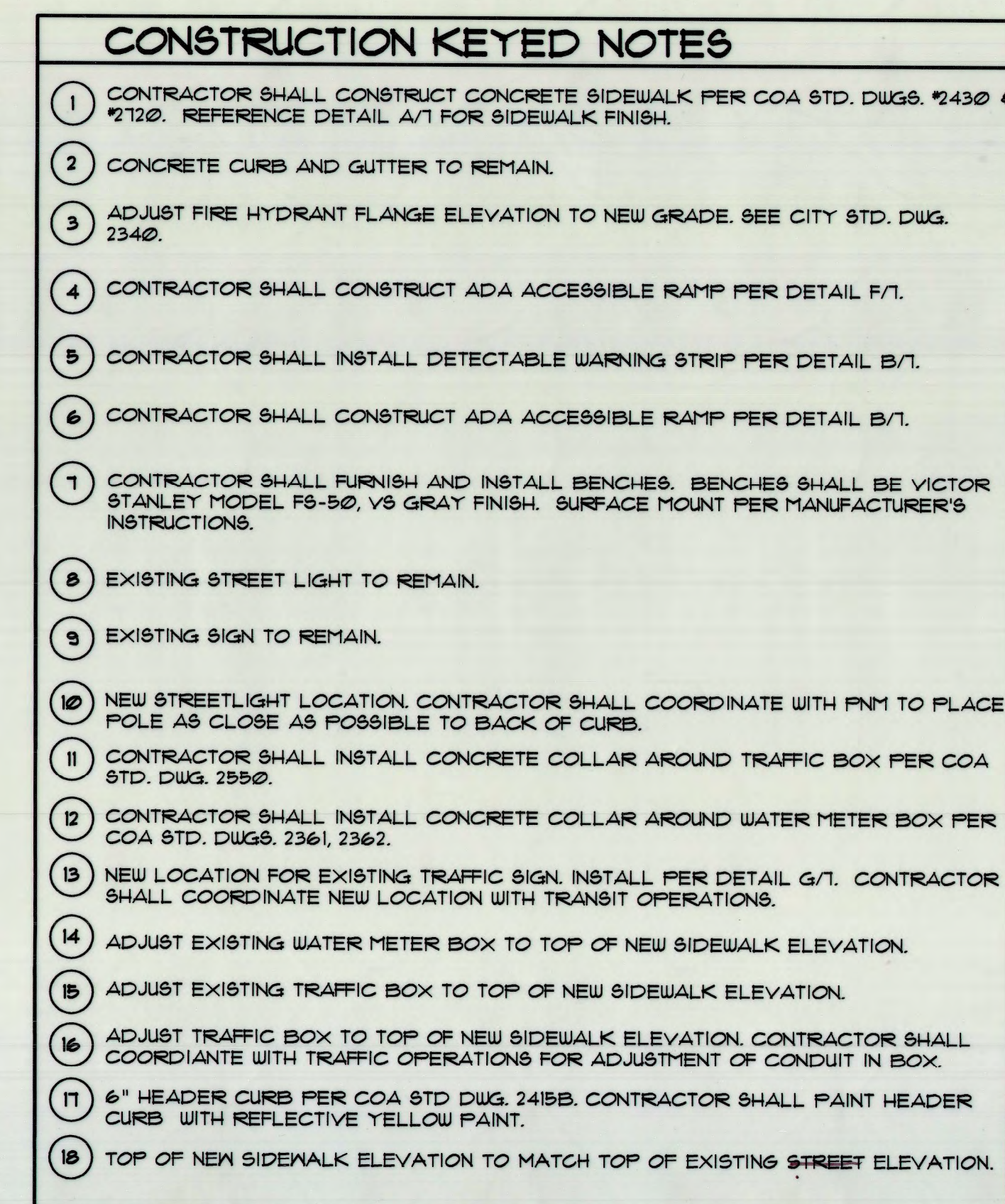


CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

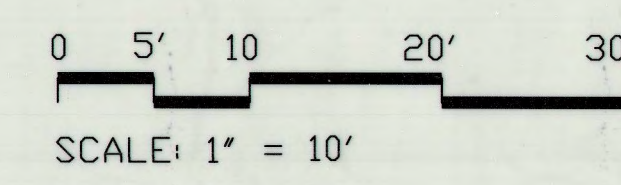
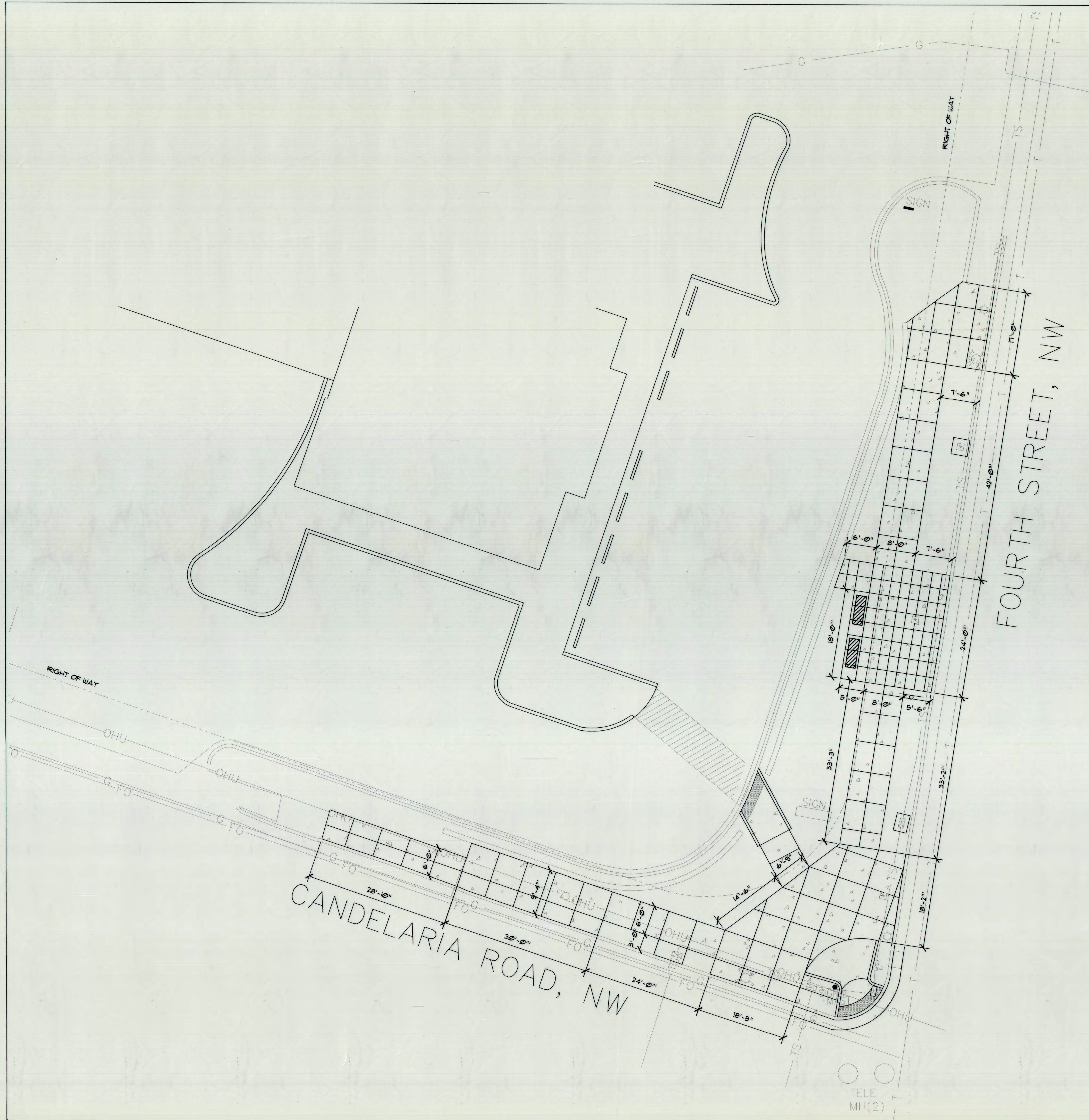
NEW MEXICO BANK & TRUST
4TH & CANDELARIA
DEMOLITION PLAN

Design Review Committee 		City Engineer Approval 		Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 427091		Zone Map No. G-14-Z		Sheet 2 OF 7		

	CHECKED BY	DATE	RL
NEW MEXICO BANK AND TRUST LANDSCAPE IMPROVEMENTS - 421091 - MAR. 2009 - 100% PLAN SET - FINAL FOR CONSTRUCTION			



				CHECKED BY	RL	DATE	03/04/09
NEW MEXICO BANK AND TRUST LANDSCAPE IMPROVEMENTS - 427091 - MAR 2009 - 100% PLAN SET - FINAL FOR CONSTRUCTION							



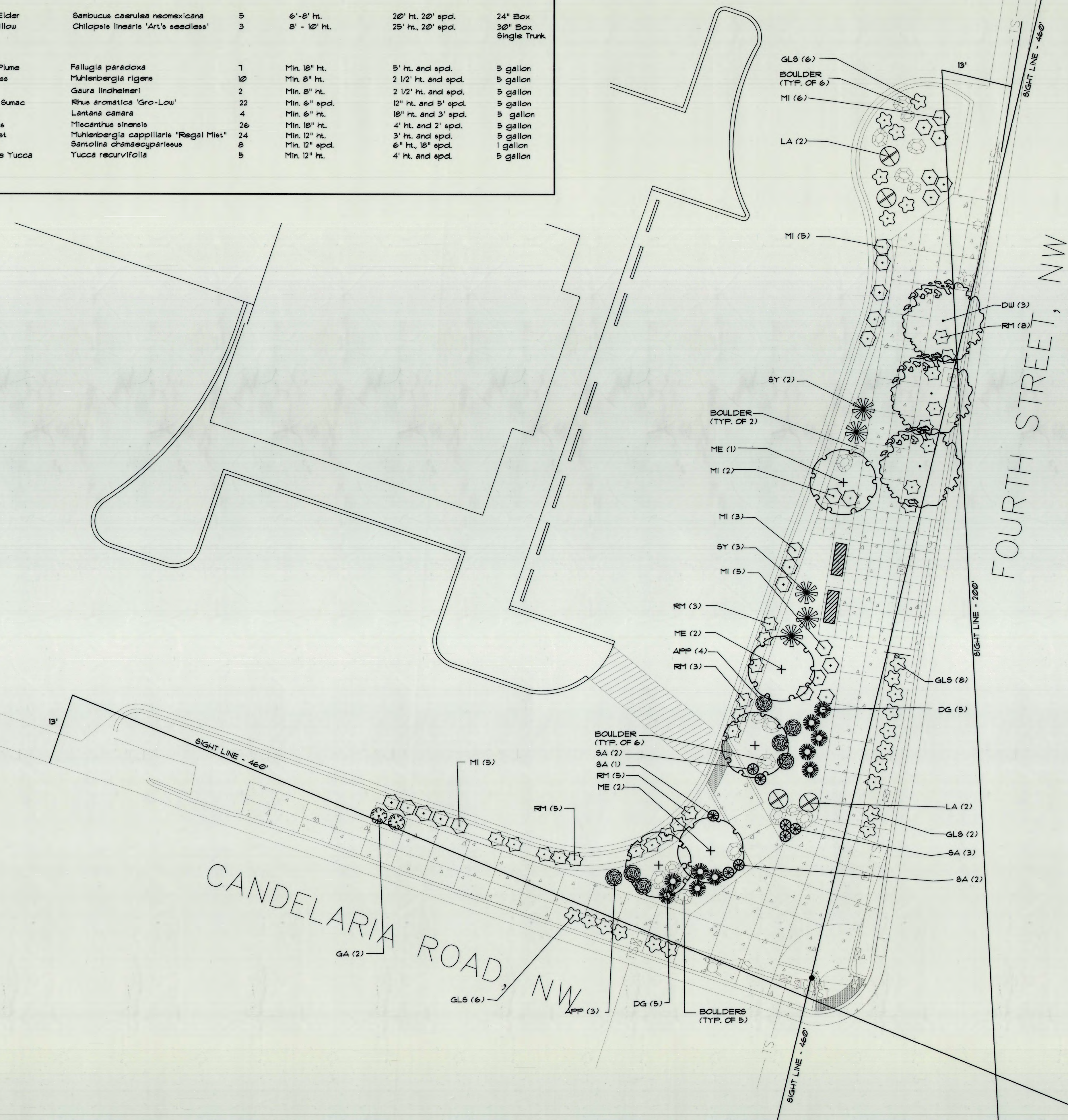
RECORD DRAWINGS

 MORROW REARDON WILKINSON MILLER, LTD., LANDSCAPE ARCHITECTS 210 La Veta NE, Albuquerque, NM 87108 505.260.2286 FAX 505.260.9637 mrw@mrwmm.com	
 CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT	
NEW MEXICO BANK & TRUST 4TH & CANDELARIA LAYOUT PLAN	
Design Review Committee  MAR 05 2009 DESIGN REVIEW COMMITTEE	City Engineer Approval  MAR 05 2009 CITY ENGINEER
City Project No. 427091	Zone Map No. G-14-Z
Sheet 4 OF 7	

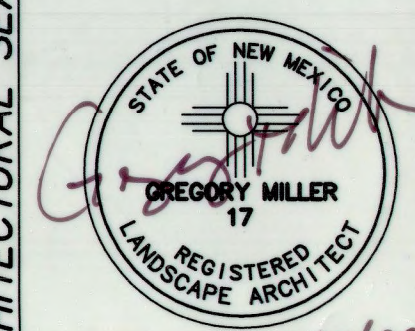
REVISIONS		ARCHITECTURAL SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
				FIELD NOTES					
				NO.	BY	DATE		CONTRACTOR	TLC
								WORK	
								STAGED BY	TLC
								ACCEPTANCE BY	WLO
								DATE	3/10/09
								FIELD	
								DATE	3/10/09
								REVISIONS	
								DATE	3/10/09
								CORRECTED BY	R
								DATE	3/10/09
								MICRO-FILM INFORMATION	
								RECORDED BY	
								DATE	
								NO.	

PLANT LIST						
KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE		COMMENTS
				INSTALLED	MATURE	
<u>TREES</u>						
ME	Mexican Elder	<i>Sambucus caerulea neomexicana</i>	5	6'-8' ht.	20' ht. 20' epd.	24" Box
DW	Desert Willow	<i>Chilopsis linearis 'Art's seedless'</i>	3	8' - 10' ht.	25' ht., 20' epd.	30" Box Single Trunk
<u>SHRUBS</u>						
APP	Apache Plume	<i>Fallugia paradoxa</i>	7	Min. 18" ht.	5' ht. and epd.	5 gallon
DG	Deer Grass	<i>Muhlenbergia rigens</i>	10	Min. 8" ht.	2 1/2' ht. and epd.	5 gallon
GA	Gaura	<i>Gaura lindheimeri</i>	2	Min. 8" ht.	2 1/2' ht. and epd.	5 gallon
GLB	Gro-Low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	22	Min. 6" epd.	12" ht. and 3' epd.	5 gallon
LA	Lantana	<i>Lantana camara</i>	4	Min. 6" ht.	18" ht. and 3' epd.	5 gallon
MI	Miscanthus	<i>Miscanthus sinensis</i>	26	Min. 18" ht.	4' ht. and 2' epd.	5 gallon
RM	Regal Mist	<i>Muhlenbergia cappillariae 'Regal Mist'</i>	24	Min. 12" ht.	3' ht. and epd.	5 gallon
SA	Santolina	<i>Santolina chamaecyparissus</i>	8	Min. 12" epd.	6" ht., 18" epd.	1 gallon
ST	Softblade Yucca	<i>Yucca recurvifolia</i>	5	Min. 12" ht.	4' ht. and epd.	5 gallon

1. IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LIST AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANT SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
2. A 4" DEPTH OF 3/4" CRUSHED GRAVEL MULCH WITH FILTER FABRIC UNDER SHALL BE INSTALLED THROUGHOUT PLANTING BEDS. COLOR TO MATCH EXISTING. FILTER FABRIC SHALL BE MIN. 4 OZ. WOVEN NEEDLE PUNCHED POLYPROPYLENE (DEWITT OR EQUIVALENT). OVERLAP ENDS 3", TURN DOWN EDGES 6".
3. THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES TO 6 FEET ABOVE FINISH GRADE.
4. IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "COMMENTS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF THE LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
5. TREES AND SHRUBS SHALL BE PLANTED PER COA STD. DIGS, #214 AND #211.
6. Boulders heights shall be a maximum of 8" above top of curb within 6' of curb; a maximum of 16" above top of curb within 6'-12' from curb; a maximum of 24" if further than 12' from curb. All boulders shall be buried a minimum of 6" below grade.



RECORD DRAWINGS



3/5/09



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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

NEW MEXICO BANK & TRUST
4TH & CANDELARIA
PLANTING PLAN



Design Review Committee

APPROVED

MAR 05 2009

DESIGN REVIEW COMMITTEE

City Engineer Approval

APPROVED

MAR 05 2009

CITY ENGINEER

ast Design Update

City Project No.

427091

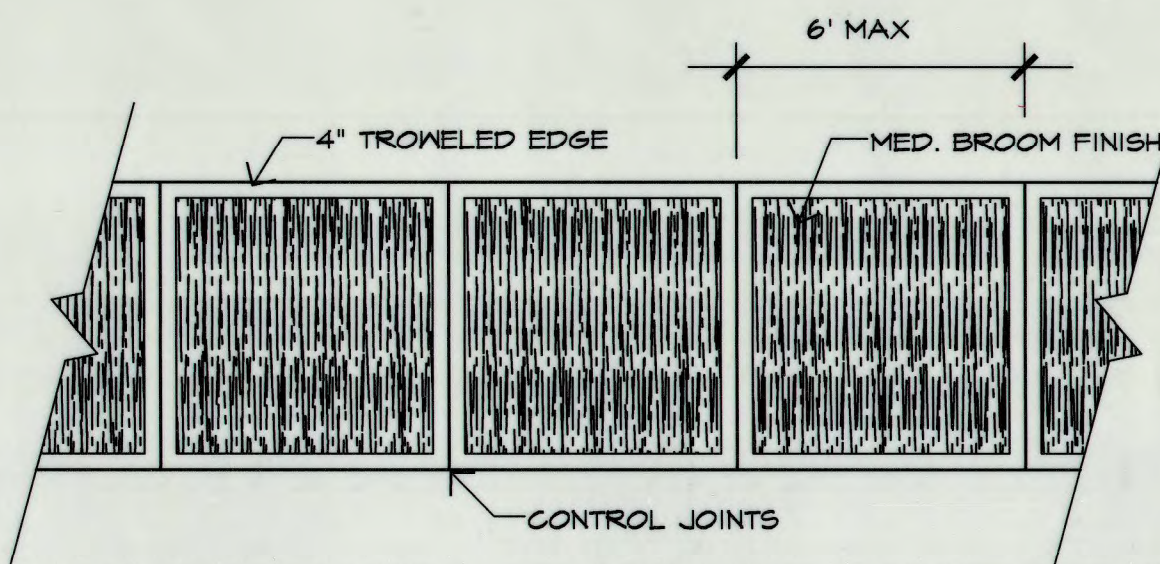
Zone Map No.

G-14-7

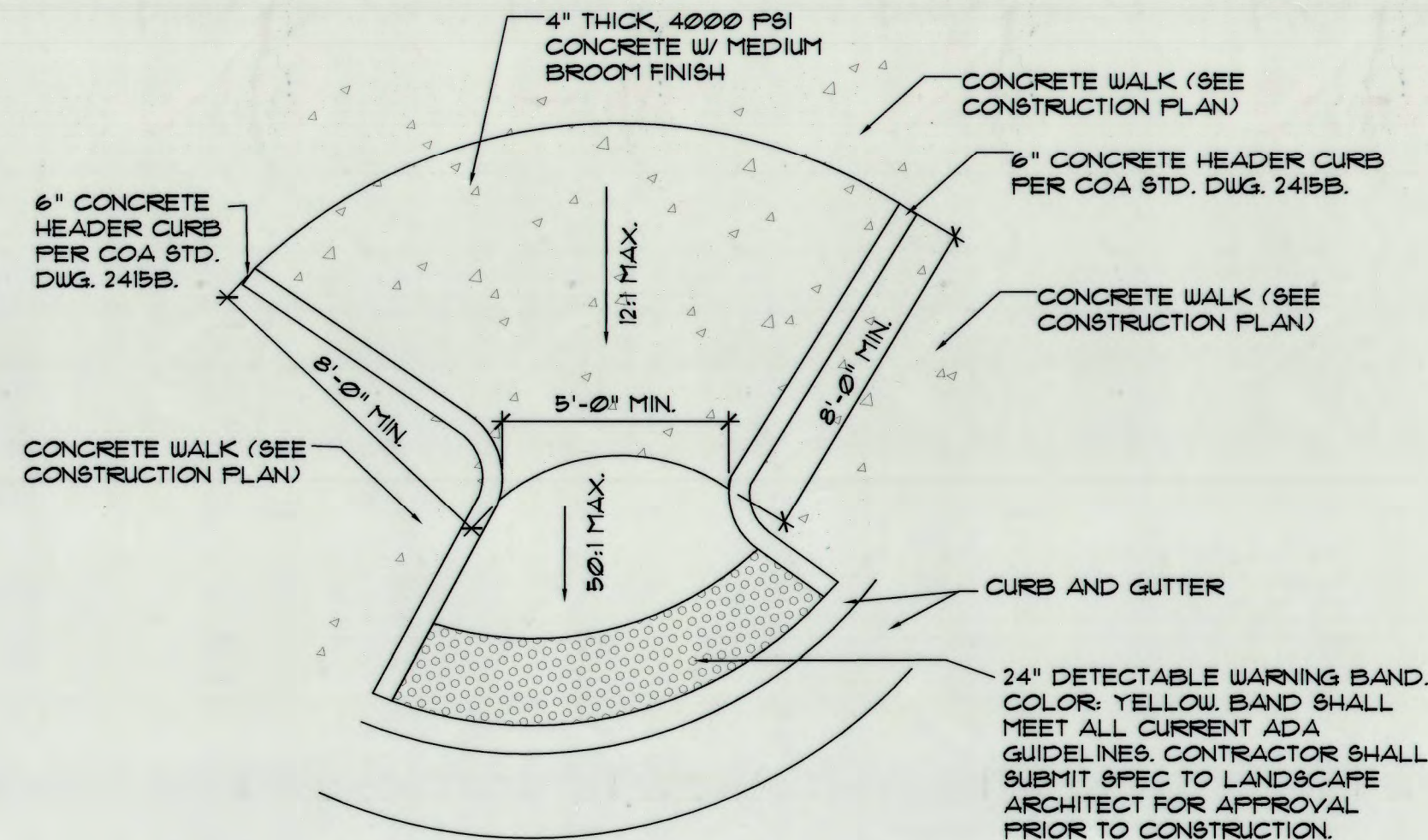
Sheet

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NEW MEXICO BANK AND TRUST LANDSCAPE IMPROVEMENTS - 427091 - MAR 2009 - 100% PLAN SET - FINAL FOR CONSTRUCTION

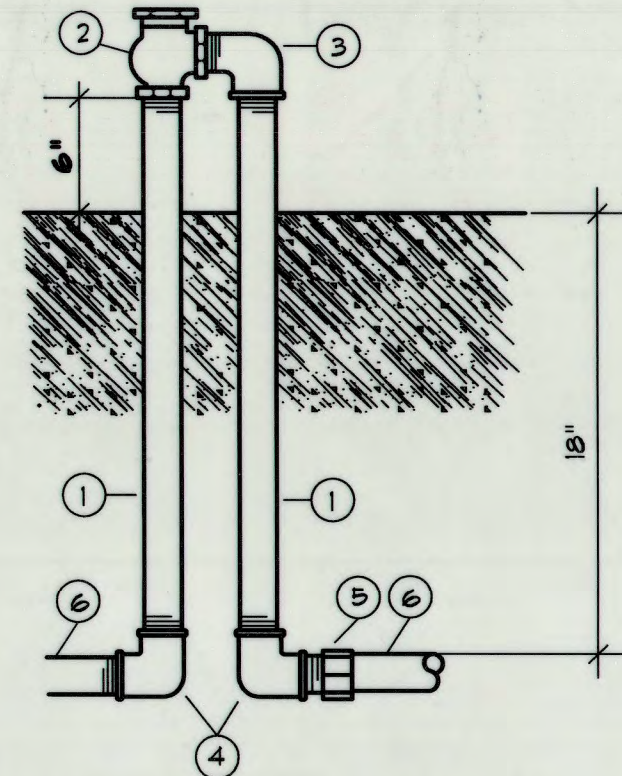


A
7 **SIDEWALK (TYP.)**
MCD-0311 10/2/99 1/4" = 1'-0"



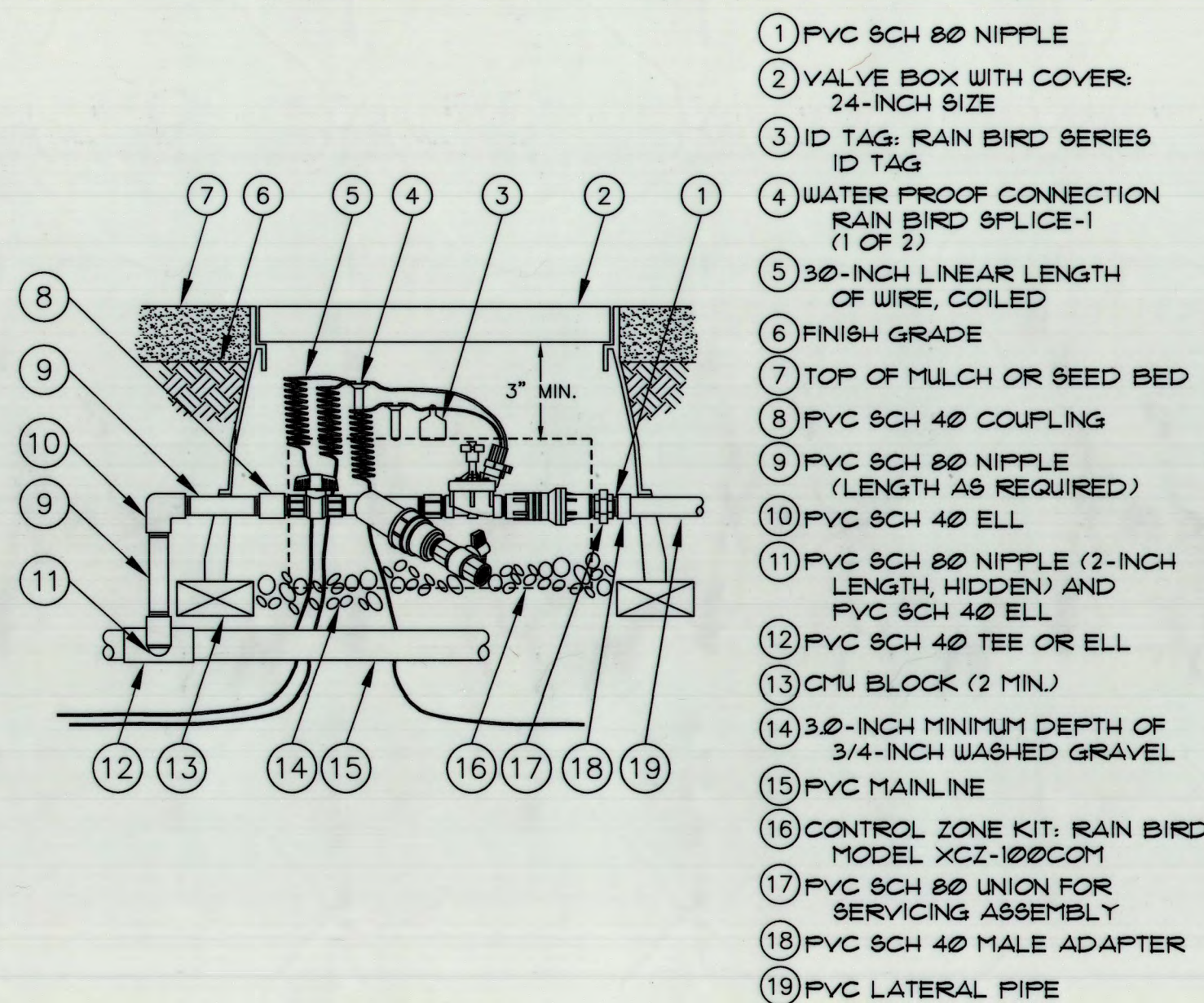
NOTE: CONTRACTOR SHALL PAINT HEADER CURB WITH REFLECTIVE YELLOW PAINT.

B
7 **ACCESSIBLE RAMP**
HC RAMP-1 02-2009 1/4" = 1'

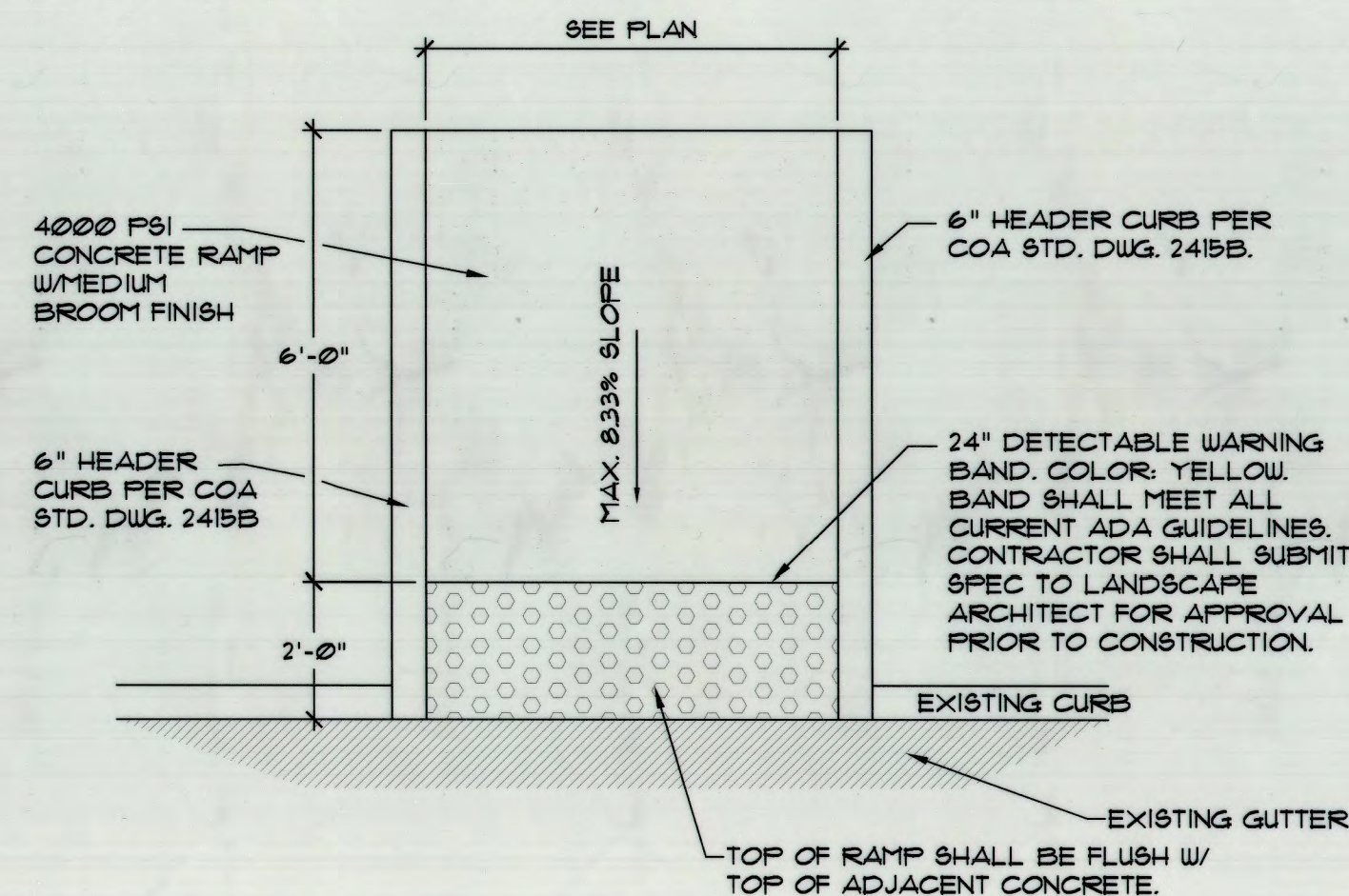


- 1 GALVANIZED NIPPLE - 30" LENGTH
- 2 VACUUM BREAKER
- 3 GALVANIZED STREET ELL
- 4 GALVANIZED ELBOW
- 5 SCH. 40 PVC MALE ADAPTER
- 6 LATERAL PIPE

C
7 **ATMOSPHERIC VACUUM BREAKER**
MCD-0106 11/2/95 N.T.S.



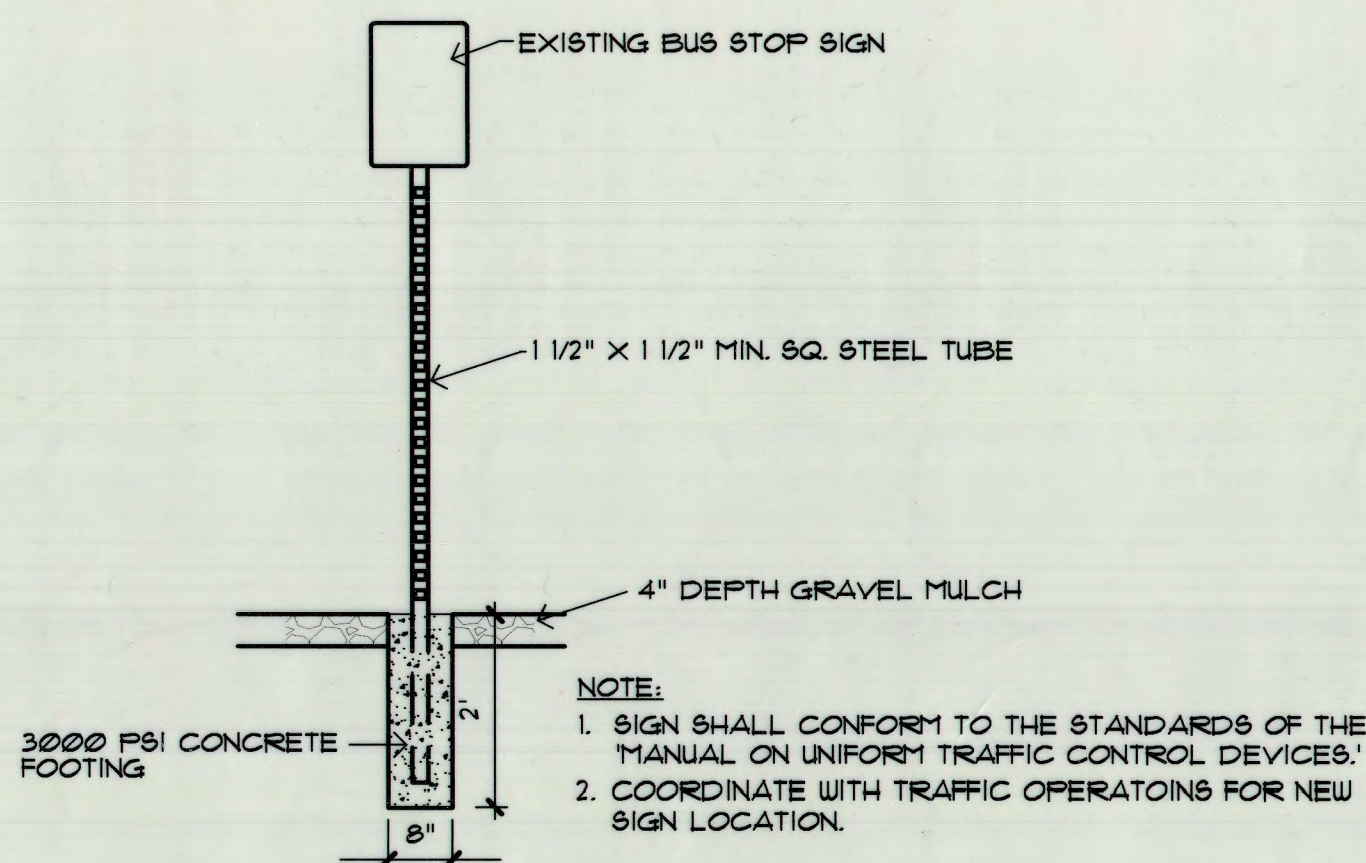
- 1 PVC SCH 80 NIPPLE
- 2 VALVE BOX WITH COVER, 24-INCH SIZE
- 3 ID TAG, RAIN BIRD SERIES ID TAG
- 4 WATER PROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
- 5 30-INCH LINEAR LENGTH OF WIRE, COILED
- 6 FINISH GRADE
- 7 TOP OF MULCH OR SEED BED
- 8 PVC SCH 40 COUPLING
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 PVC SCH 40 ELL
- 11 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 12 PVC SCH 40 TEE OR ELL
- 13 CMU BLOCK (2 MIN.)
- 14 30-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 15 PVC MAINLINE
- 16 CONTROL ZONE KIT, RAIN BIRD MODEL XCZ-100COM
- 17 PVC SCH 80 UNION FOR SERVICING ASSEMBLY
- 18 PVC SCH 40 MALE ADAPTER
- 19 PVC LATERAL PIPE



E
7 **DRIP CONTROL ZONE KIT**
H2O-B 11/2/95 N.T.S.

F
7 **ADA ACCESSIBLE RAMP**
HC-RAMP-B 04/05/05 N.T.S.

D
7 **NOT USED**

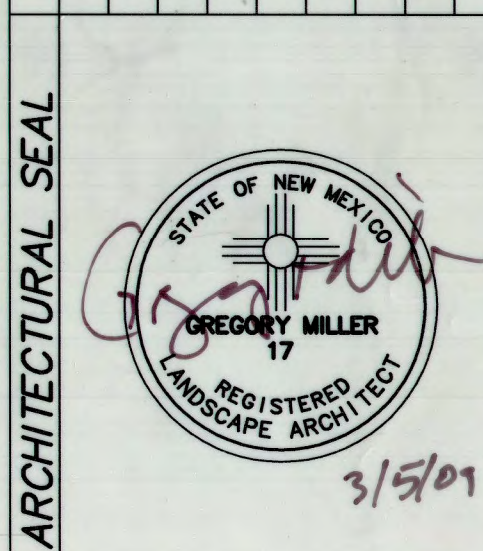


G
7 **BUS STOP SIGNAGE**
ACCESSIBLE-S 02-2009 1/2" = 1'-0"

AS-BUILT INFORMATION	
CONTRACTOR	TLC
DATE	11/2/99
INSPECTOR'S NAME	TLC
DATE	11/2/99
FIELD	11/2/99
VERIFICATION BY	RL
DATE	11/2/99
CHECKED BY	RL
DATE	11/2/99
RECORDED BY	
DATE	

BENCH MARKS	
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	



ARCHITECTURAL SEAL	
NO.	DATE

REVISIONS	
NO.	DATE

REMARKS	
NO.	DATE



CITY OF ALBUQUERQUE	
DESIGNED BY	BHM
DATE	03/04/09
DRAWN BY	SC
DATE	03/04/09
CHECKED BY	RL
DATE	03/04/09
NEW MEXICO BANK & TRUST	
4TH & CANDELARIA	
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APPROVED	APPROVED
MAR 05 2009	MAR 05 2009
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Zone Map No.	G-14-Z
Sheet	7 OF 7

RECORD DRAWINGS