

Class II Construction

WHITTIER PARK IMPROVEMENTS

for the

CITY OF ALBUQUERQUE

PARKS AND GENERAL SERVICES DEPT.

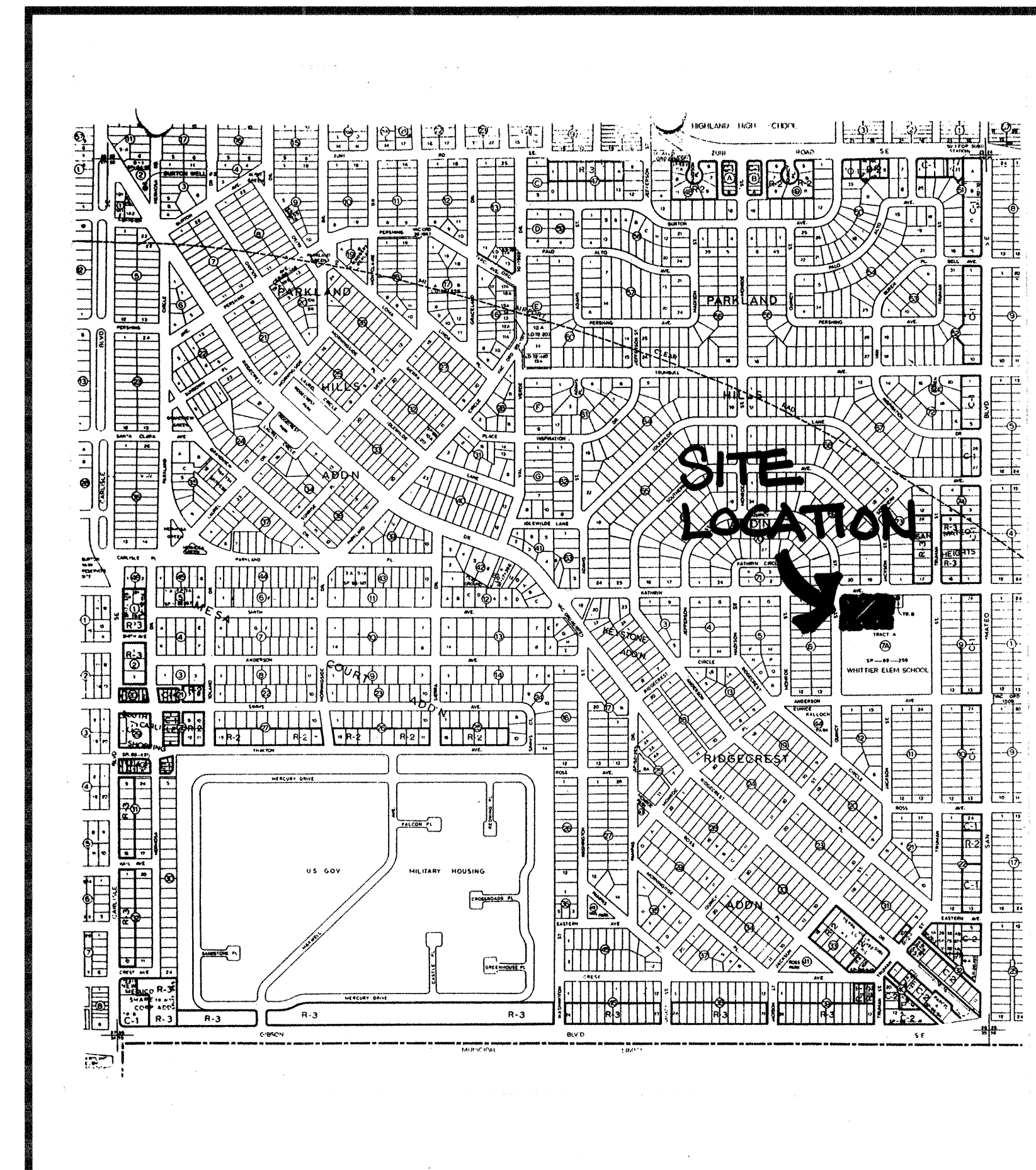
CAPITAL IMPLEMENTATION PROGRAM

Job No. 479190

by
 Edith Cherry / D. James See Architects
 with
 Johns, ASLA
 Isaacson & Arfman Consulting Engineering Associates, PA

INDEX OF SHEETS

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VICINITY MAP ZONE ATLAS NO. L-17

L-17

VICINITY MAP ZONE ATLAS NO.

NOTICE TO CONTRACTORS

- 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 City of Albuquerque Standard Specifications, Public Works Construction - 1986 Edition, as amended through UPDATE #6.
- Two (2) working days prior to any excavation, contractor must contact Line Locating Service, 260-1990 for location of existing utilities.
- Prior to construction, the contractor shall verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer or surveyor so that the conflict can be resolved with a minimum amount of delay.

THE FOLLOWING ALSO APPLY WHEN CHECKED

☐ All utilities and utility service lines shall be installed prior to paving.

☐ Backfill compaction shall be according to specified street use.

☐ Tack coat requirements shall be determined by the city engineer.

☐ Sidewalks and wheelchair ramps within the curb returns shall be constructed whenever a new curb return is constructed.

☐ If curb is depressed for a driveway or ramp, it shall be constructed prior to acceptance of the curb and gutter.

☐ All storm drainage facilities shall be completed prior to final acceptance.

100% SUBMITTAL

| REV. | SHEETS | CITY ENGINEER | DATE | USER | DEPARTMENT | DATE | USER | DEPARTMENT | DATE |
|-----------------------------|--------|------------------|------|--------------|------------|---------|------|---------------------------|------|
| ENGINEERS STAMP & SIGNATURE | | APPROVALS | | ENGINEER | | DATE | | APPROVED FOR CONSTRUCTION | |
| | | DRC Chairman | | Billy J. See | | 5-8-98 | | APPROVED FOR CONSTRUCTION | |
| | | Transportation | | [Signature] | | 5/8/98 | | | |
| | | Water/Wastewater | | [Signature] | | 4/22/98 | | | |
| | | Hydrology | | [Signature] | | 4/23/98 | | | |
| | | Parks | | [Signature] | | 4/22/98 | | | |
| | | Constr. Mngmt. | | [Signature] | | 4/22/98 | | City Engineer Date | |
| City Project No. | | 479190 | | Sheet | | 1 | | Of 14 | |

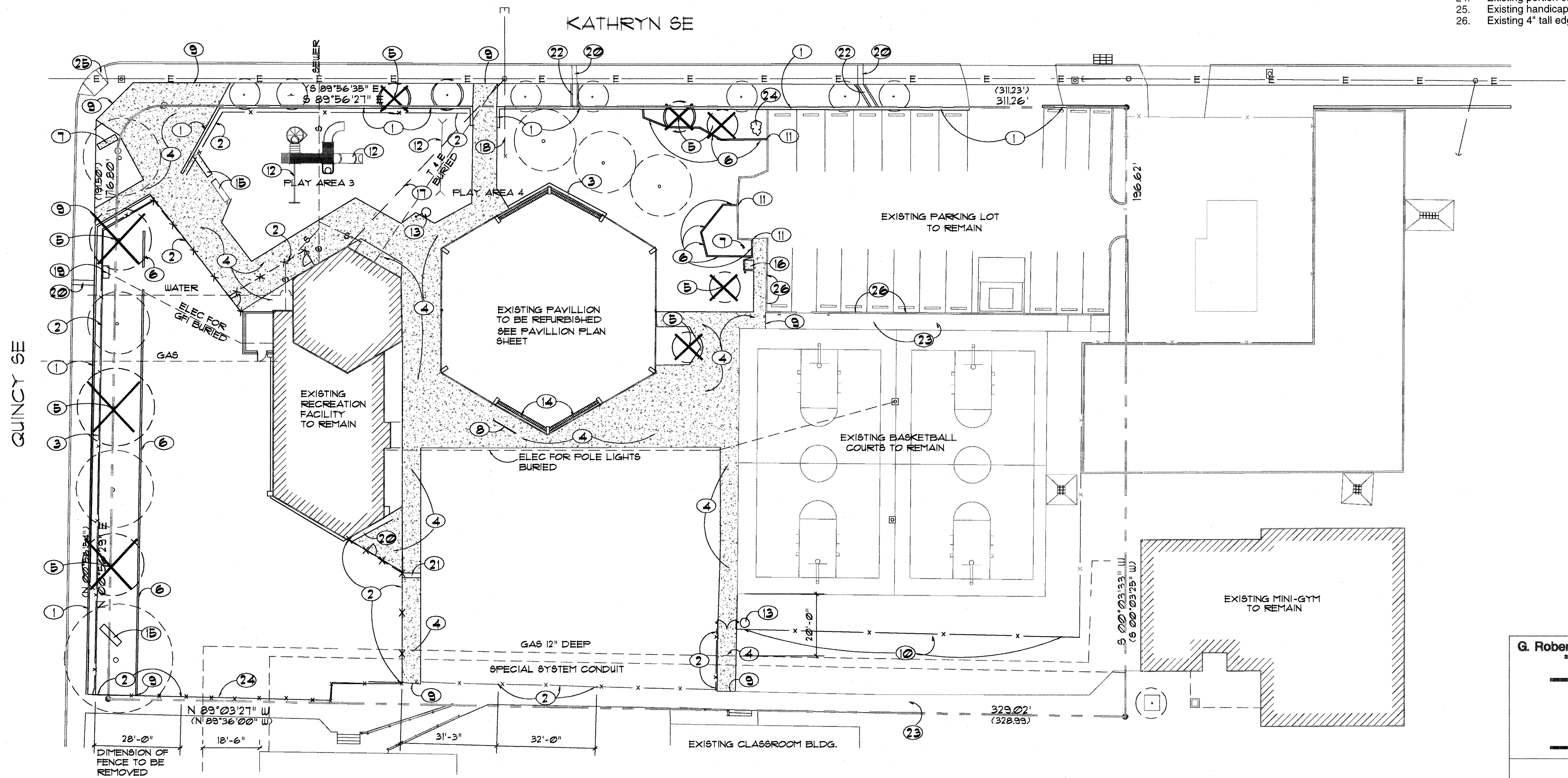
Edith Cherry
 D. James See
 Architects

GENERAL NOTES

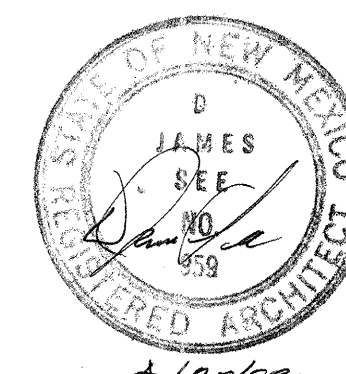
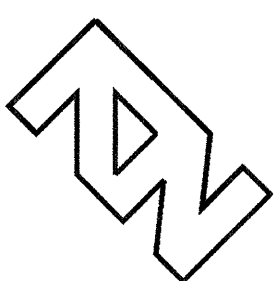
1. Remove or abandon other components of the existing irrigation system currently in use for the area to be renovated as follows: the existing meter and the existing backflow prevention device (see Keyed Note #19) and box shall remain and be incorporated into the new irrigation system. Remove controller, valves, heads, risers and any other above grade components. Coordinate with the City Representative about salvaging any materials for City re-use. Existing lines no longer in use can be abandoned.
2. Contractor shall protect all plant material to remain and shall excavate by hand as required around any roots of trees to remain. Any plant material that is damaged by the Contractor's operations, shall be replaced at no additional cost to the Owner.
3. Contractor shall coordinate with the City Representative concerning salvaging any materials to be removed. Contractor shall deliver such materials to the City.

KEYED NOTES

1. Remove stucco covered CMU wall and footing.
2. Remove chain link fence and any chain link gates, salvage to Owner.
3. Remove concrete edger.
4. Remove concrete walk.
5. Remove tree.
6. Remove concrete standing curb.
7. Remove park sign, see General Note 3.
8. Remove bike rack, see General Note 3.
9. Saw cut as necessary to remove shaded portion of concrete walk indicated by Keyed Note #4.
10. Remove chain link fence and relocate as shown on Site Plan, Sheet #4.
11. Saw cut as necessary to remove concrete curb indicated by Keyed Note #6.
12. Remove play equipment, see General Note 3.
13. Remove trash receptacle and post, see General Note 3.
14. Remove stucco covered CMU wall to 8" below finished grade, see Pavillion Plan, Sheet #9.
15. Remove bench, see General Note 3.
16. Remove trash receptacle and post and relocate as shown on Site Plan, Sheet #4.
17. Existing overhead cable to remain.
18. Existing guy wire to remain.
19. Existing irrigation backflow device in hot box to remain, see General Note 3 and Irrigation Plan, Sheet #11.
20. Existing sidewalk culvert with steel cover to remain.
21. Remove existing sidewalk culvert with steel cover, return steel cover to Owner.
22. Existing concrete trench to remain.
23. Existing pavement to remain.
24. Existing portion of fence to remain.
25. Existing handicap ramp to remain.
26. Existing 4" tall edger curb to remain.



SITE PLAN
1" = 20'-0"



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Architects
280 A Oak SW Albuquerque, New Mexico 87102 505 242 3275

CITY OF ALBUQUERQUE
PARKS AND GENERAL SERVICES
DESIGN & DEVELOPMENT DIVISION

TITLE: WHITTIER PARK IMPROVEMENTS
DEMOLITION PLAN

| | | | |
|--|---|-----------------------|------------|
| Design Review Committee APPROVED MAY 8 1998 DESIGN REVIEW COMMITTEE | City Engineer Approval APPROVED MAY 8 1998 CITY ENGINEER | NO./DAY/YR 4/20/98 | NO./DAY/YR |
|--|---|-----------------------|------------|

City Project No. 479190 Zone Map No. L-17 Sheet 3 of 14

PLAY EQUIPMENT - equals also accepted

(PA2) KID KUBES PLAY STRUCTURE 76: Model KK76 by Little Tikes available from Recreation Plus, Ltd. 505-830-0015, installed as per manufacturer's recommendations. Colors: Post - Forest Green, Accent - Yellow, Roof - Blue, Slide - Deep Red, and Panels - Forest Green.

(PA3) KID BUILDER PLAY STRUCTURE MODIFIED 90: As per sketch by Little Tikes available from Recreation Plus, Ltd. 505-830-0015, installed as per manufacturer's recommendations. Colors: Post - Forest Green, Accent - Forest Green, Roof - Blue, Slide - Deep Red, and Panels - Forest Green.

(PA1) KID KUBES PLAY STRUCTURE 82: Model KK82 by Little Tikes available from Recreation Plus, Ltd. 505-830-0015, installed as per manufacturer's recommendations. Colors: Post - Forest Green, Panels - Yellow, and Roof - Blue.

(PA1) EXPLORATION CENTER 2: Model 100000618 by Little Tikes available from Recreation Plus, Ltd. 505-830-0015, installed as per manufacturer's recommendations. Colors: Primary colors.

(PA2) TWO SEAT TOTTERS: Model 200016331 by Little Tikes available from Recreation Plus, Ltd. 505-830-0015, installed as per manufacturer's recommendations. Colors: Blue beam with Deep Red seats.

(PA1) ABACUS PANEL - Post mount: Model 200007133 by Little Tikes, with two (2) 8' posts with cap galv. 200013808, available from Recreation Plus Ltd. 505-830-0015, installed as per manufacturer's recommendations. Colors: Panel - Deep Red and Posts - Forest Green.

(PA4) TIC TAC TOE PANEL - Post mount: Model 200007046 by Little Tikes, with two (2) 8' posts with cap galv. 200013808, available from Recreation Plus Ltd. 505-830-0015, installed as per manufacturer's recommendations. Colors: Panel - Yellow and Posts - Forest Green.

(PA4) SPELLING PANEL - Post mount: Model 200007126 by Little Tikes, with two (2) 8' posts with cap galv. 200013808, available from Recreation Plus Ltd. 505-830-0015, installed as per manufacturer's recommendations. Colors: Panel - Forest Green and Posts - Forest Green.

(PA2) TALK TUBES: Model 1113931 by Landscape Structures, available from Exerplay, Inc. 505-281-0151, installed as per manufacturer's recommendations. Colors: Post - Deep Red and Tube - Deep Red.

PARK ACCESSORIES - equals also accepted

6' METAL PICNIC TABLE with in-ground mount: Wabash Valley Model #S610 installed as per manufacturer's recommendations and Detail #7, Sheet #5. Available from Playwell Group, 899-1762. Color: Green

8' ADA METAL PICNIC TABLE with in-ground mount: Wabash Valley Model #S612 installed as per manufacturer's recommendations and Detail #7, Sheet #5. Available from Playwell Group, 899-1762. Color: Green

8' METAL CONTOUR BENCH with arms and in-ground mount: Wabash Valley P2581 installed as per manufacturer's recommendations. Available from Playwell Group, 899-1762. Color: Green

6' METAL CONTOUR BENCH with arms and in-ground mount: Wabash Valley P2561 installed as per manufacturer's recommendations. Available from Playwell Group, 899-1762. Color: Green

7' LOOP BIKE RACK: GameTime #7707 with in-ground mount, installed as per manufacturer's recommendations. Available from Leisure Design Systems, Inc. 1-800-543-2232. Color: Green

TRASH RECEPTACLE: Materials, Inc. Rinconada #3 with locking door. Color: Buff

SEATING / ACCENT BOULDERS: Moss Rock boulders ranging in size with an average size of 4'-6" length x 3'-0" width x 2'-6" height. (None smaller than 3'-6" x 2'-0" x 1'-6") Installed as per Detail 1, Sheet #12.

KEYED NOTES

- Existing 6'-0" sidewalk to remain.
- Specialty concrete pavement. Detail #5, Sheet #8.
- Concrete pavement as per City Dwg. 2720 with medium broom finish. Direction of finish indicated on plan, jointing as per plan.
- Concrete pavement as per City Dwg. 2720 with exposed aggregate finish, see General Note 1, jointing as per plan.
- Control joint typical.
- Expansion joint typical.
- 12" concrete edger as per Detail #4, Sheet #5.
- Turn down slab at play area as per City Dwg. 2728.
- Edger wall at sand play area as per City Dwg. 2729.
- Pipe seating / barrier as per Detail 15, Sheet #5.
- 6' high metal fence as per Details 11 & 12, Sheet #5. Shop drawings are required for review of fence assembly.
- 6' high concrete block wall with stucco finish.
- Banco seating with integral metal fence as per Detail 5, Sheet #12.
- Accent seating boulders, typical of 13. See Detail 1, Sheet #12.
- Existing chain link fence to remain.
- 6' high chain link fence on edger wall as per Detail #8, Sheet #5.
- 6' high chain link fence on turn down slab as per City Dwg. 2252.
- Relocate 5'-6" high chain link fence, connect to existing 5'-6" chain link fence and run along existing concrete sidewalk. See City Dwg. 2252.
- 6' high, 4' wide gate, as per City Dwg. 2252.
- Steps and railing as per Details 9, 13 & 14, Sheet #5.
- Ramp and walls as per Details 9 & 10, Sheet #5.
- Retaining / seating wall as per Detail 6, Sheet #5.
- Sand - 12" depth min.
- Poured in place Sport field Toddler EPDM playground surfacing as per Detail 1, Sheet #5. See Enlarged Plans, Sheet #8 for dimensioned locations.
- 3" depth of stabilized crusher fines pavement as per Detail 2, Sheet #5.
- Concrete swale, see Grading and Drainage Plan.
- Pipe barrier as per Detail 16, Sheet #5.
- Relocated existing trash receptacle.
- Bike rack, see park accessories.
- Tree well, typ. See Detail 2, this sheet.
- 6' picnic table, see park accessories.
- 8' picnic table, see park accessories.
- Existing tree to remain, typ.
- Planted area, see Planting Plan.
- New trash receptacle, see park accessories.
- Play structure "76" see play equipment.
- Play structure "Modified 90" see play equipment.
- Handicap parking signs, posts are existing.
- 8' pipe bollard, see Detail 5, Sheet #5.
- 8' bench, see park accessories.
- 6' bench, see park accessories.
- Exploration Center 2, see park accessories.
- Play structure "82", see park accessories.
- Two seat totter, see park accessories.
- Talk tubes, see park accessories.
- Tic Tac Toe panel, see park accessories.
- Spelling panel, see park accessories.
- Abacus panel, see park accessories.
- 3" depth of crusher fines mulch (not stabilized), see planting plan, as per Detail 4, Sheet #12.
- 3" depth of stabilized crusher fines pavement on 8" depth of gravel, see Detail 2, Sheet #5.
- 6' high metal fence on edger wall as per Details #8 & 11, Sheet #5.
- 6' high metal fence on turn down slab as per Detail #11, Sheet #5.
- Existing handicap ramp to remain.
- Existing concrete walk and existing asphalt are flush.
- New concrete walk to flush with existing asphalt.
- 16" x 16" concrete block pilaster with stucco finish.

GENERAL NOTES

- Exposed aggregate finish: Aggregate to be 3/8" - 1/2" round gravel size, shape and color blend; some color variation is desired. Subunit sample for approval prior to construction. Flat or smooth ball shaped aggregate should not be used. A 3' x 3' test panel shall be provided for architects approval for size of aggregate, color and general surface appearances.
- Final layout of Seating/Accent boulders shall be done on site with the architect.
- Coordinate utility sleeving under all rigid surfaces with the irrigation and electrical plans.
- Contractor shall stake layout. Architect is to approve all staking prior to construction.
- Layout lines are perpendicular or parallel to lines from which they are dimensioned unless otherwise noted.
- For layout of play areas 1 - 4 (PA 1-4), see enlarged plans, Sheet #8.
- The intent of this design is to locate the existing gas and adjacent system conduit within the planter as indicated on plan. Contractor shall verify the exact location of the utilities in relation to proposed planter wall prior to construction and shall notify the City's Project Manager of any conflicts.

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Edith Cherry
D. James See

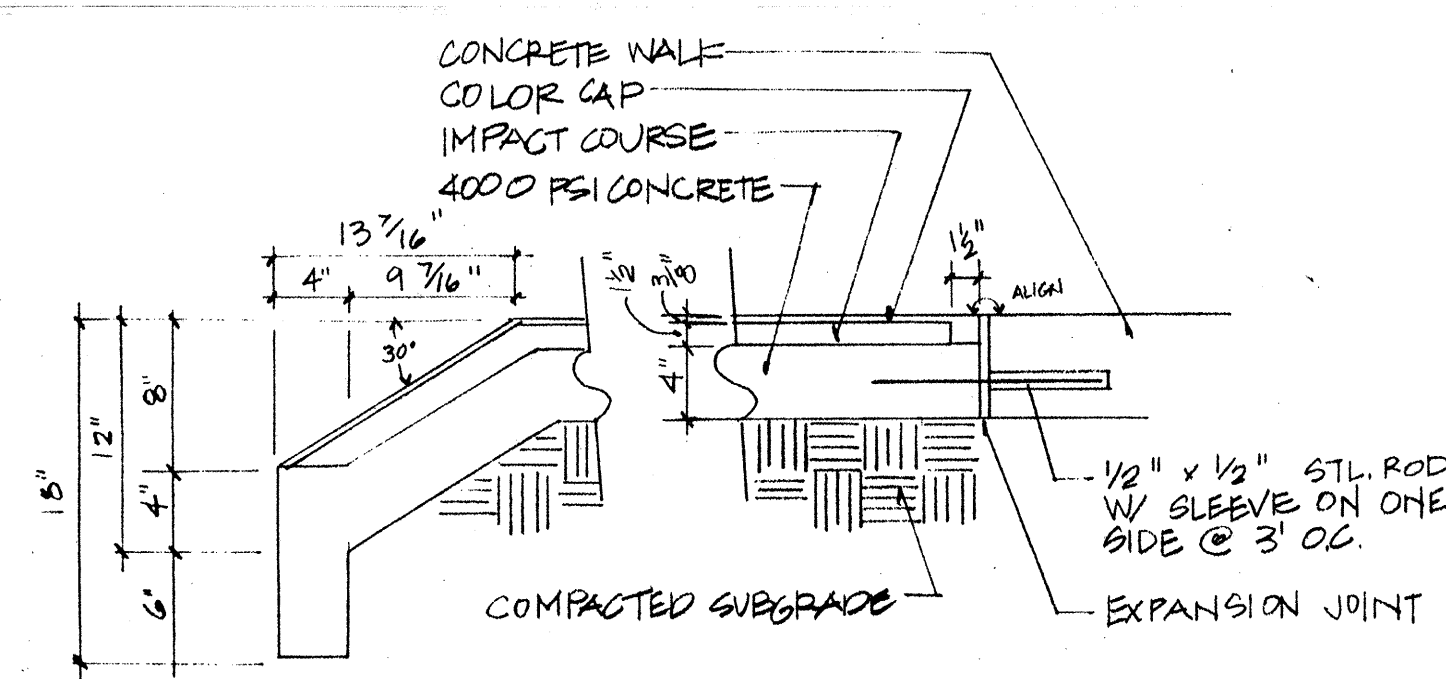
Architects

250 A. Gold SW Albuquerque, New Mexico 87102 505 842 1278

CITY OF ALBUQUERQUE
PARKS AND GENERAL SERVICES
DESIGN & DEVELOPMENT DIVISION

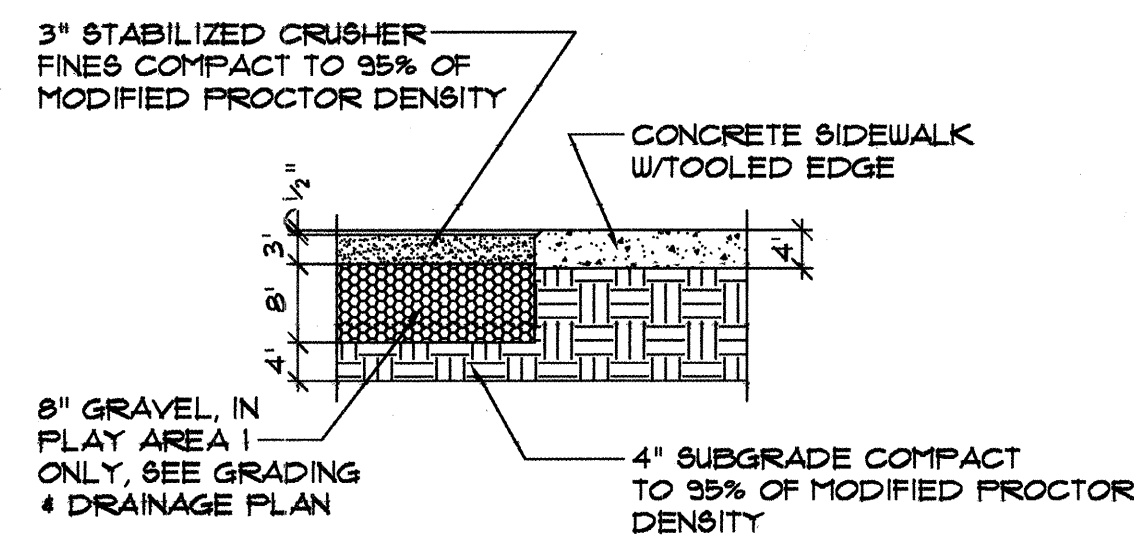
TITLE: WHITTIER PARK IMPROVEMENTS
LAYOUT & CONSTRUCTION PLAN

| | | | |
|-------------------------|------------------------|-------------|-------------|
| Design Review Committee | City Engineer Approved | NO./DAY/YR. | NO./DAY/YR. |
| APPROVED | APPROVED | 4/20/98 | |
| MAY 8 1998 | MAY 8 1998 | | |
| CITY ENGINEER | CITY ENGINEER | | |
| City Project No. | Zone Map No. | Sheet | Of |
| 479190 | L-17 | 4 | 14 |

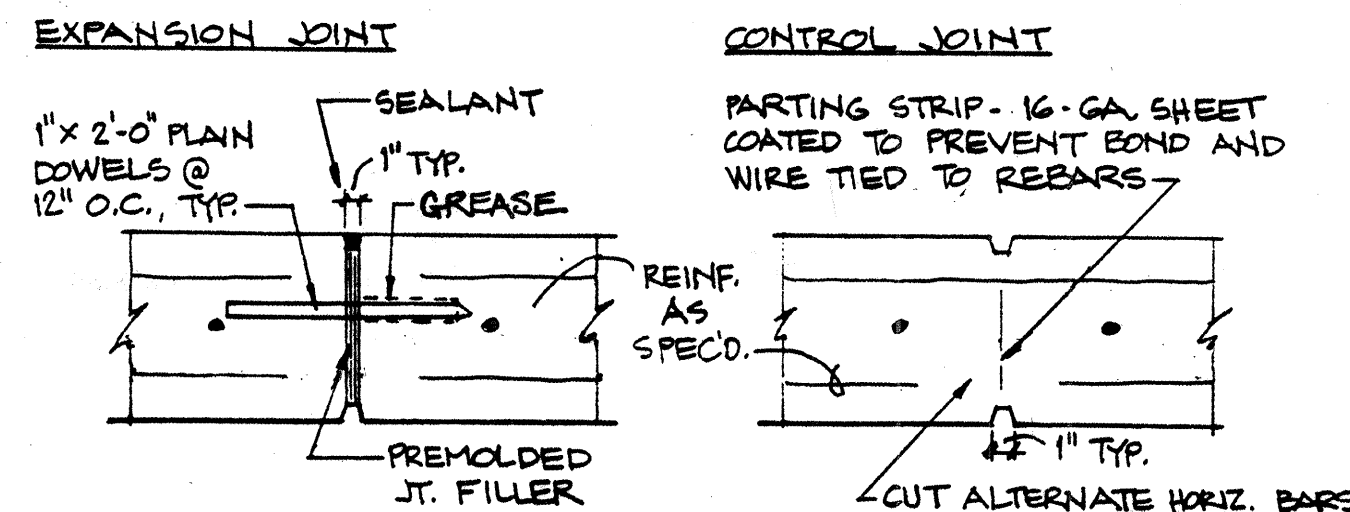


NOTE: SAFETY SURFACE / RESILIENT SURFACE SHALL BE SPORTFIELD TOTER EPDM PLAYGROUND SURFACING AVAILABLE FROM LEISURE DESIGN SYSTEMS (800-543-2232) INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. COLOR MIX FOR EPDM CAP: 50% HORT (GREEN) 50% 810 (GRAY)

1 RESILIENT SURFACE
NTS

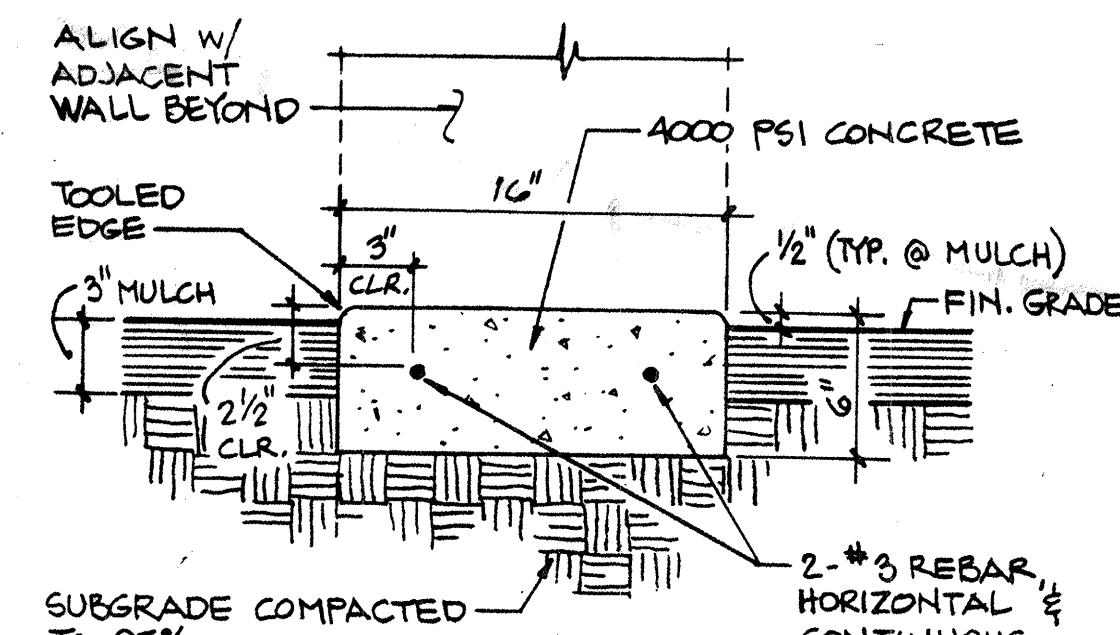


2 CRUSHER FINES PAVEMENT
NTS

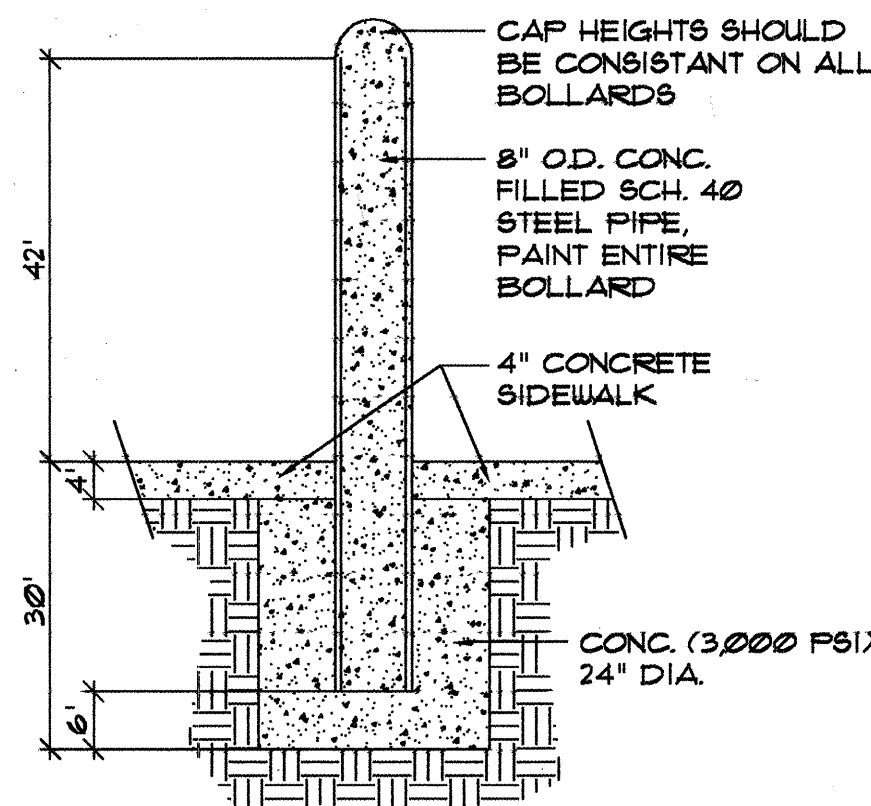


NOTE: PROVIDE CONTROL JOINTS @ 5' O.C., TYP. AND EXPANSION JOINTS @ 20' O.C., TYP. (MIN.)

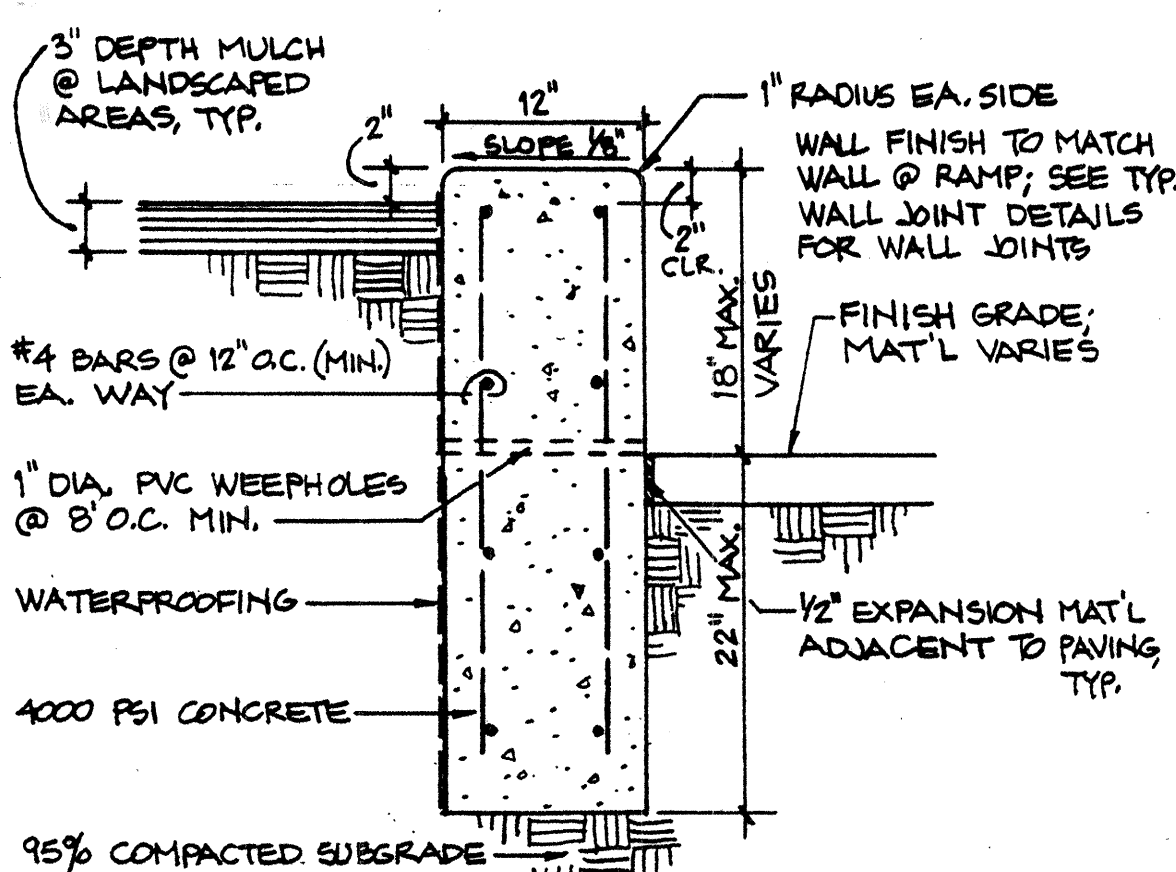
3 TYP. WALL JOINTS
NTS



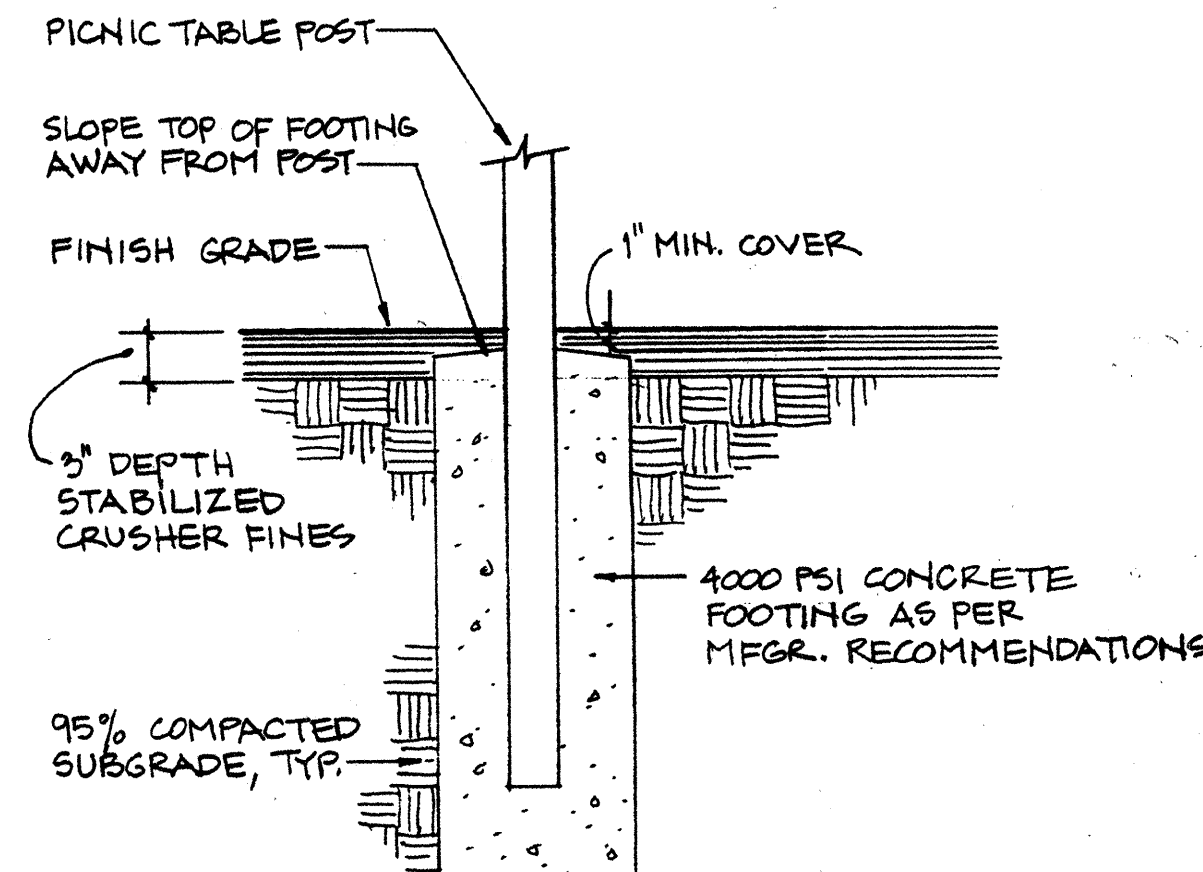
4 12" CONCRETE EDGER
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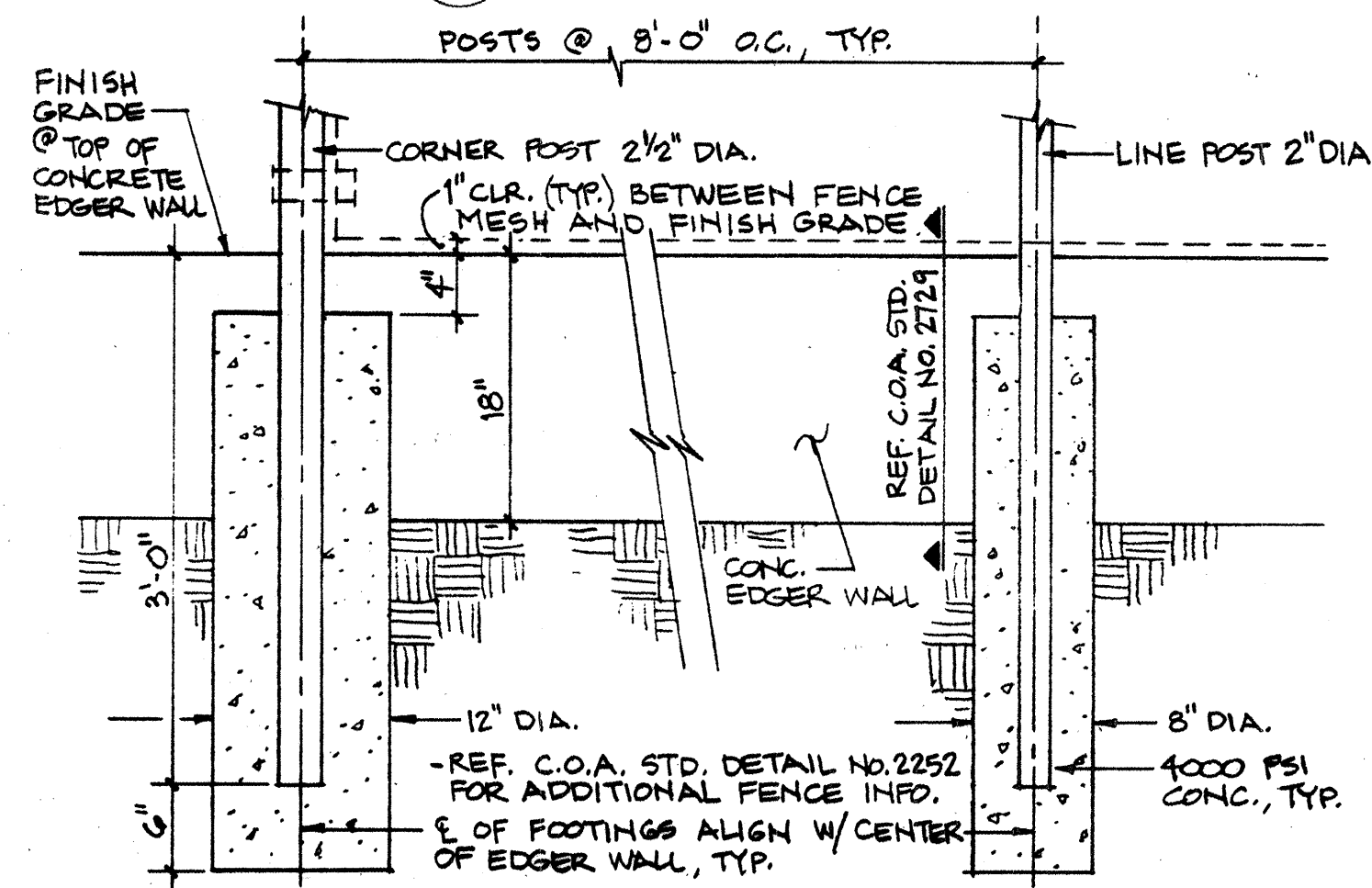
5 PIPE BOLLARD
NTS



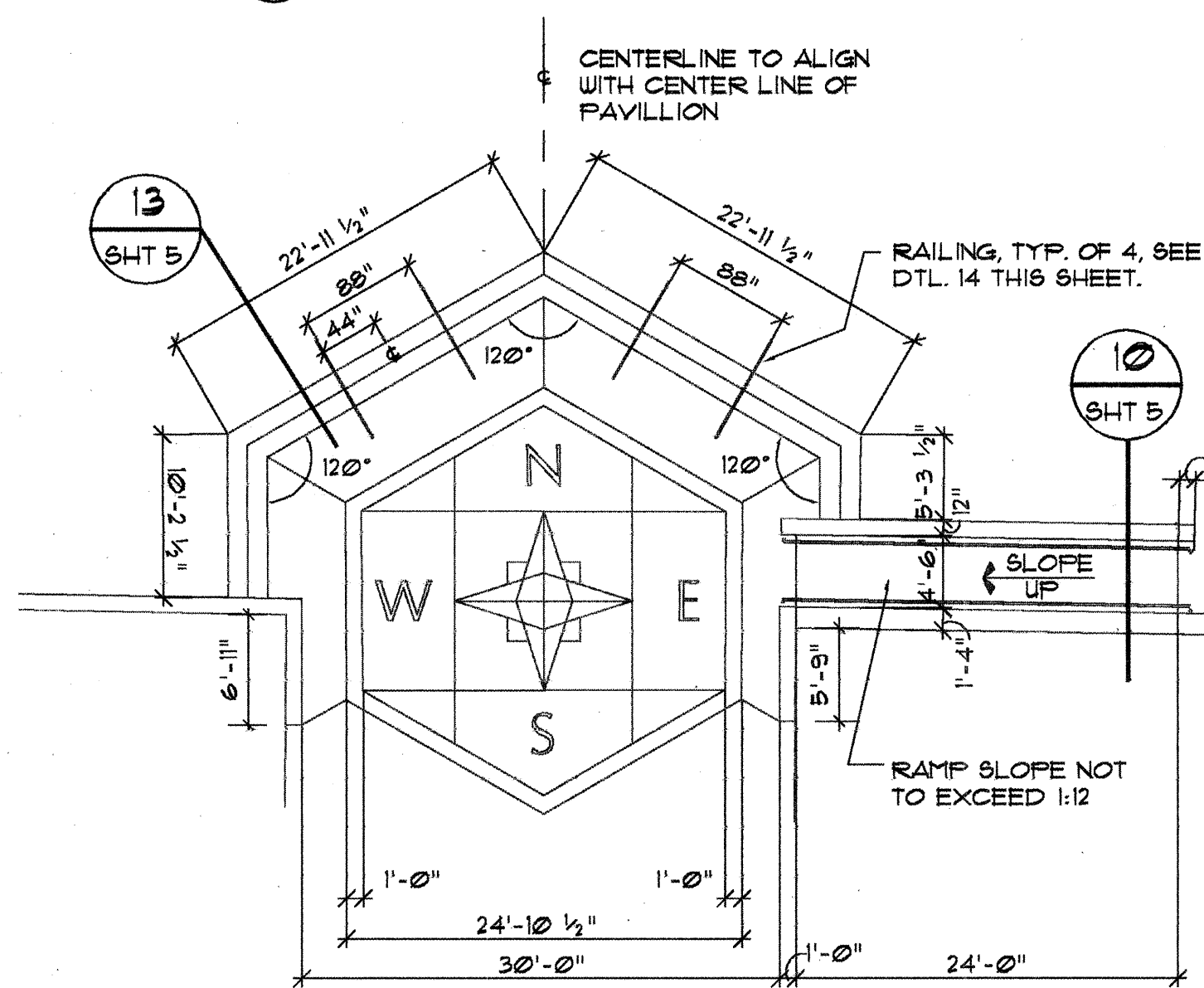
6 RETAINING/SEATING WALL
NTS



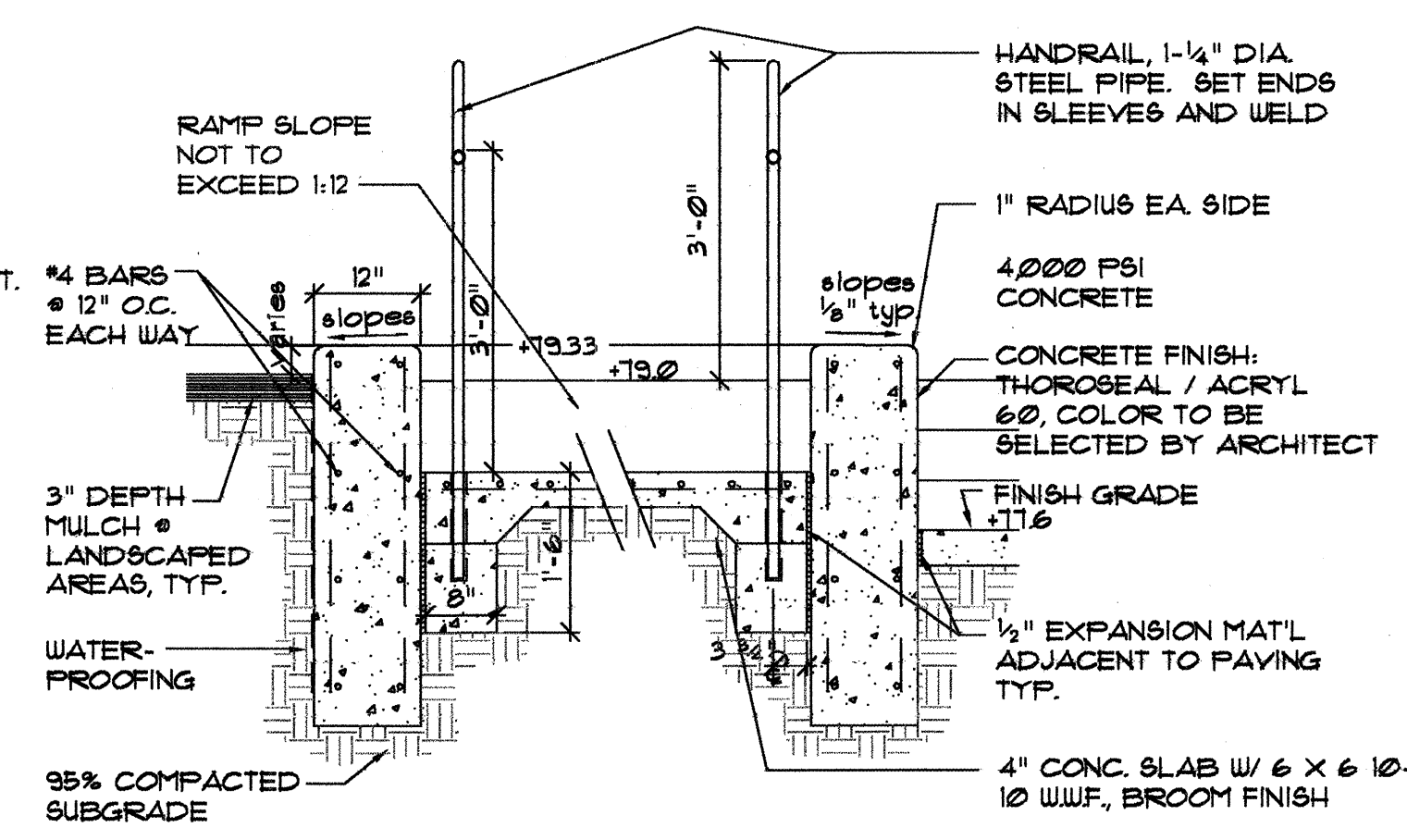
7 PICNIC TABLE POST
NTS



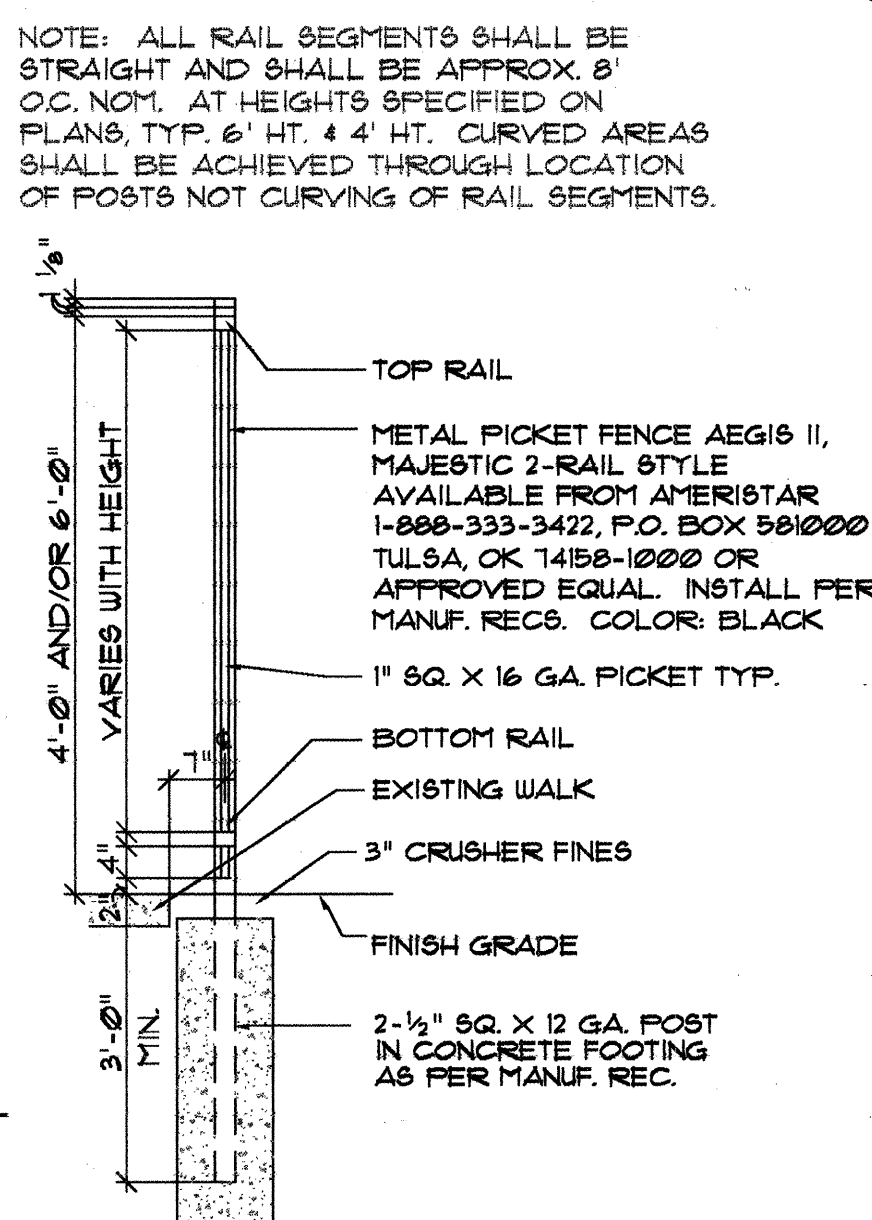
8 TYP. FENCE POST FOOTING W/ INTEGRAL CONC. EDGER
NTS



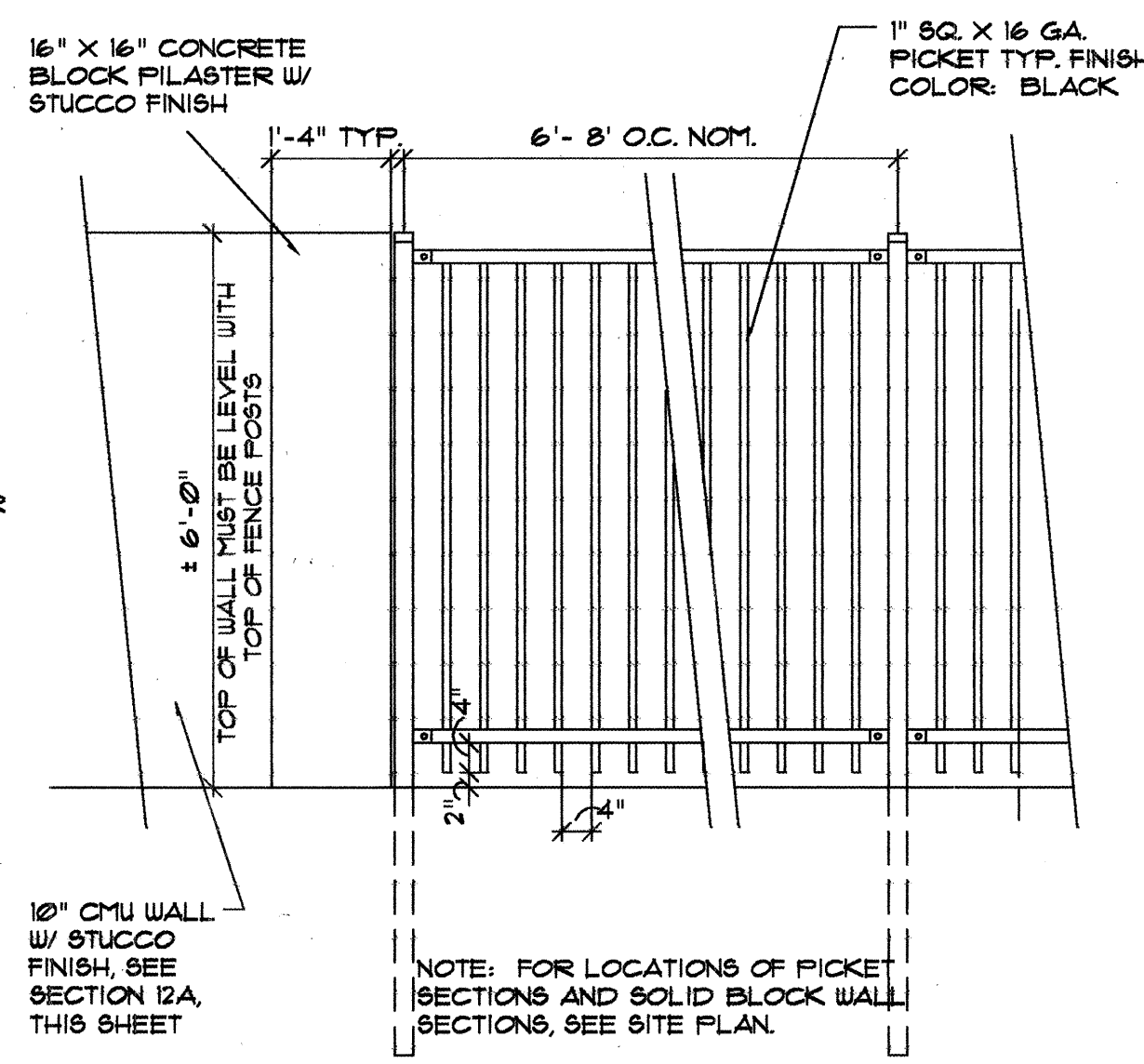
9 STAIR/RAMP ENLARGED PLAN
1" = 10'-0"



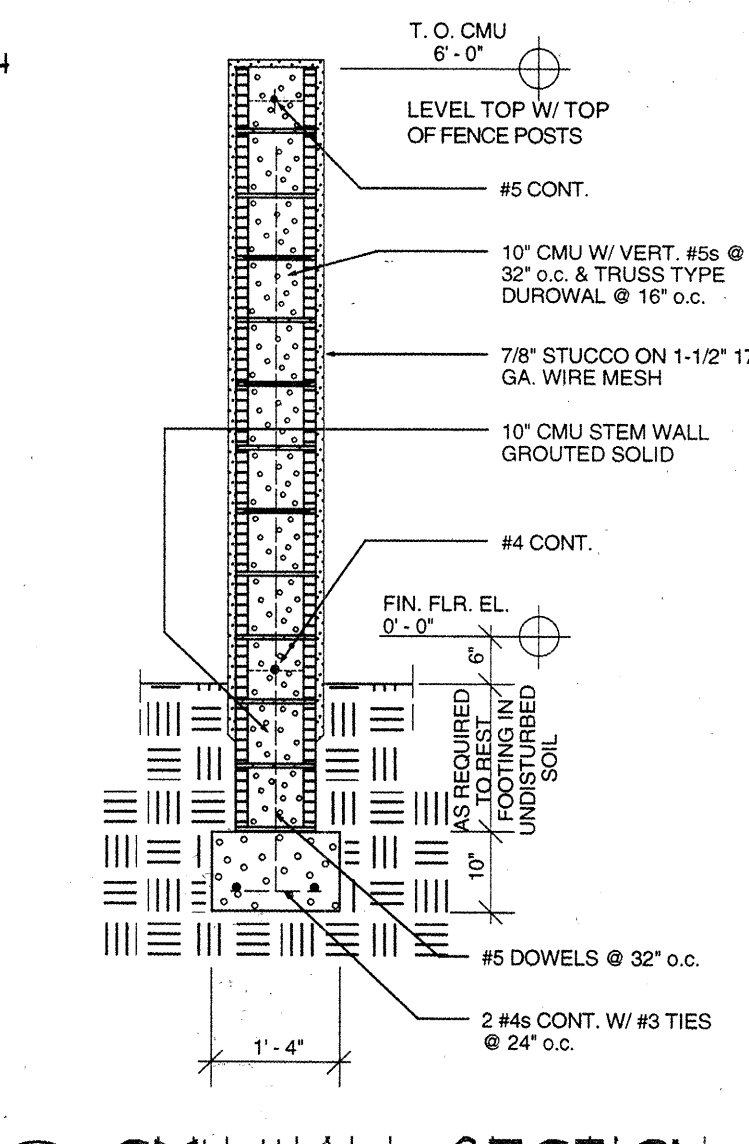
10 RAMP SECTION
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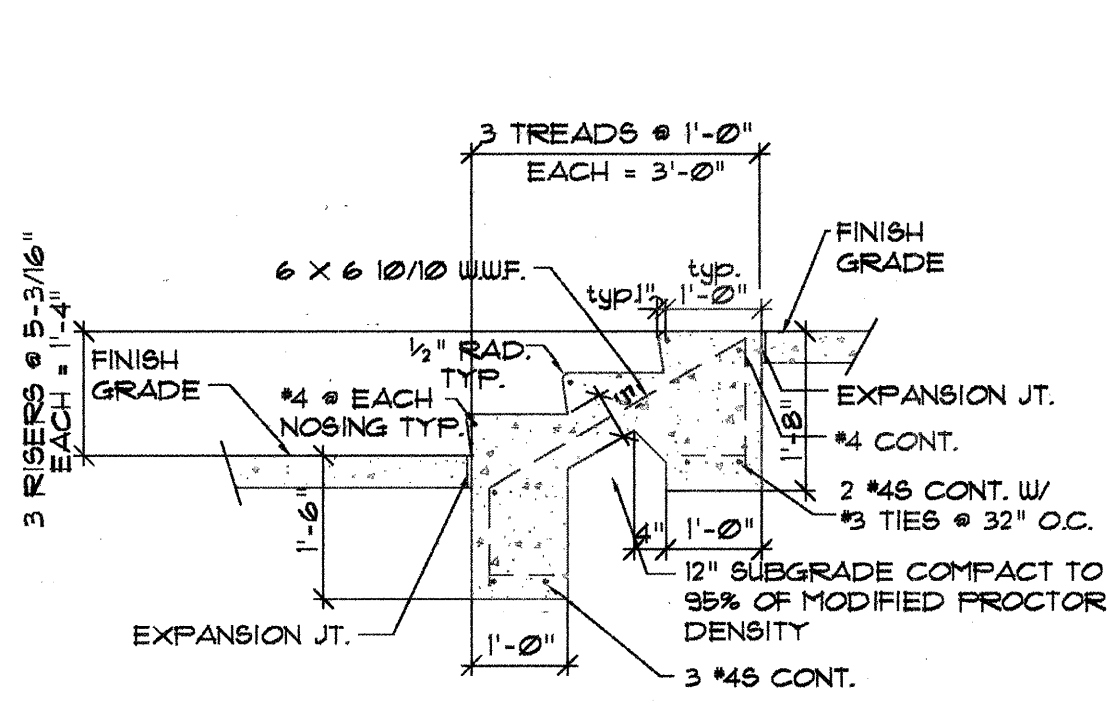
11 METAL FENCE SECTION
1/2" = 1'-0"



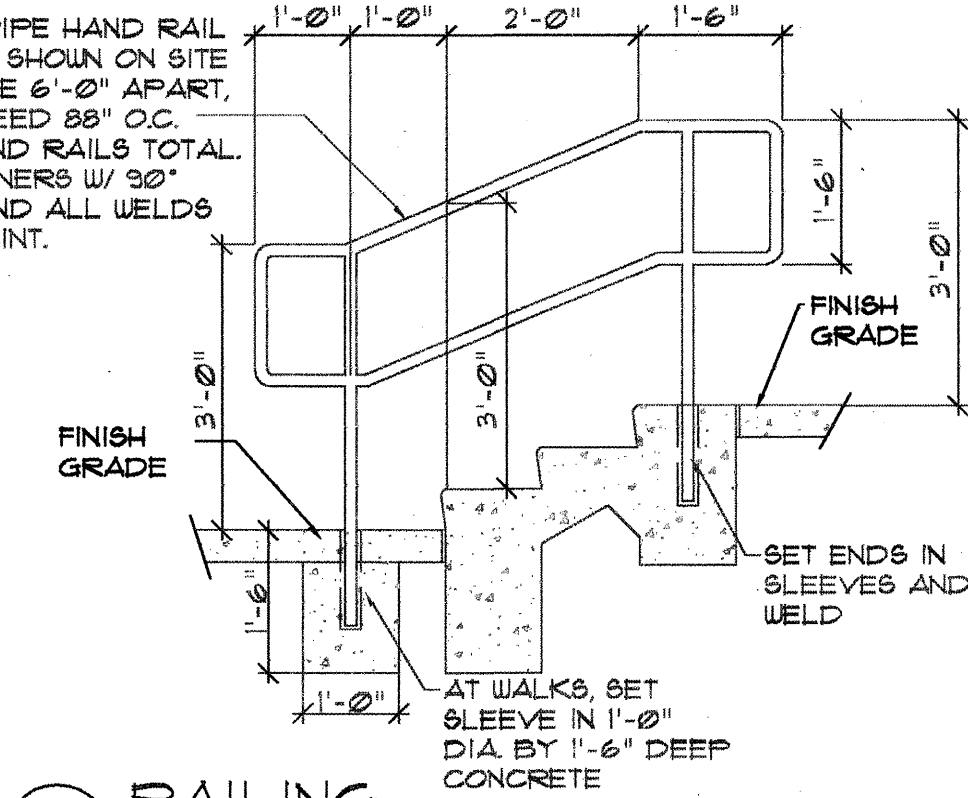
12 METAL FENCE
1/2" = 1'-0"



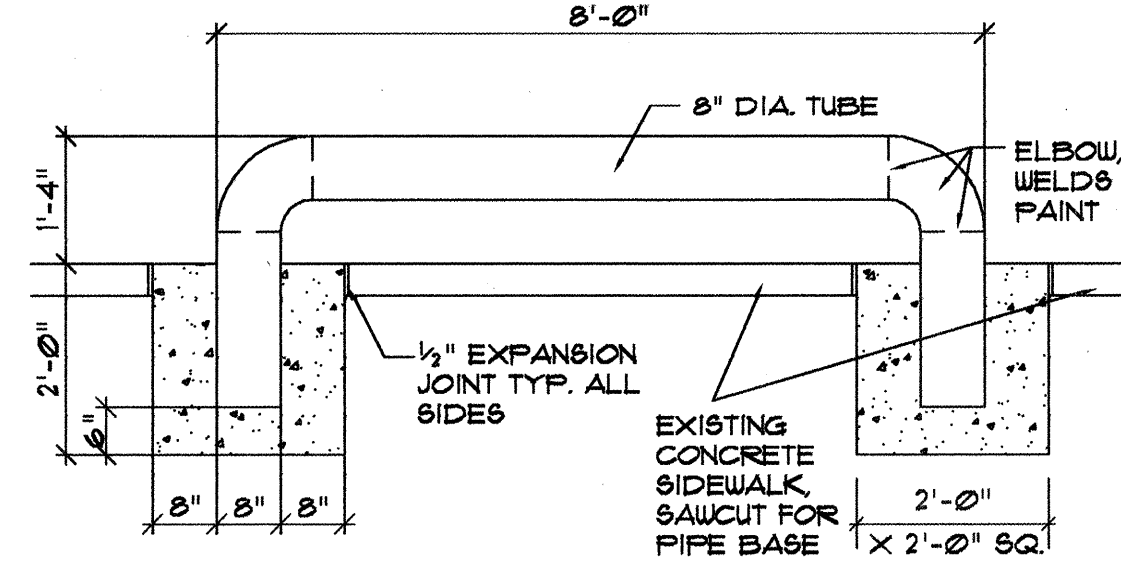
12A CMU WALL SECTION



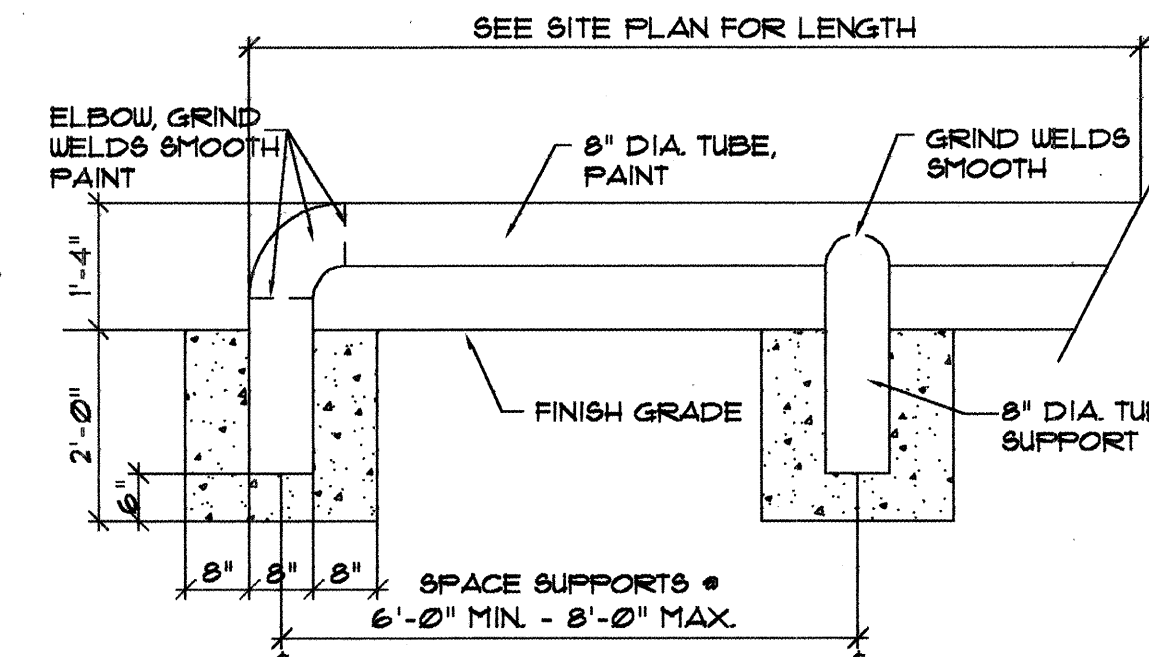
13 CONCRETE STAIR SECTION
1/2" = 1'-0"



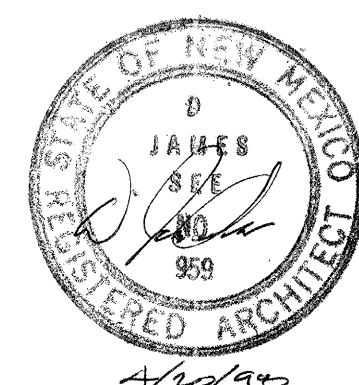
14 RAILING
1/2" = 1'-0"



15 PIPE TUBE RAIL 8'-0"
1/2" = 1'-0"



16 PIPE TUBE RAIL W/SUPPORTS
1/2" = 1'-0"



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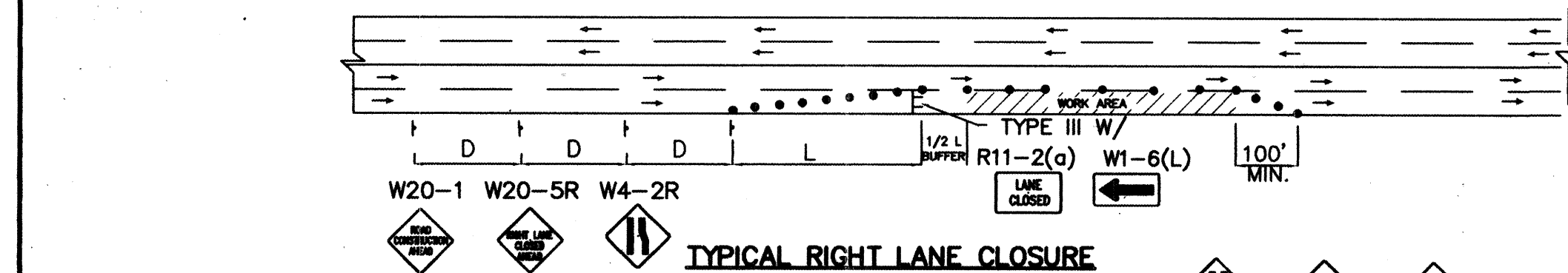
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D. James See

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3300 A Road NW Albuquerque, New Mexico 87102 505 242 7070

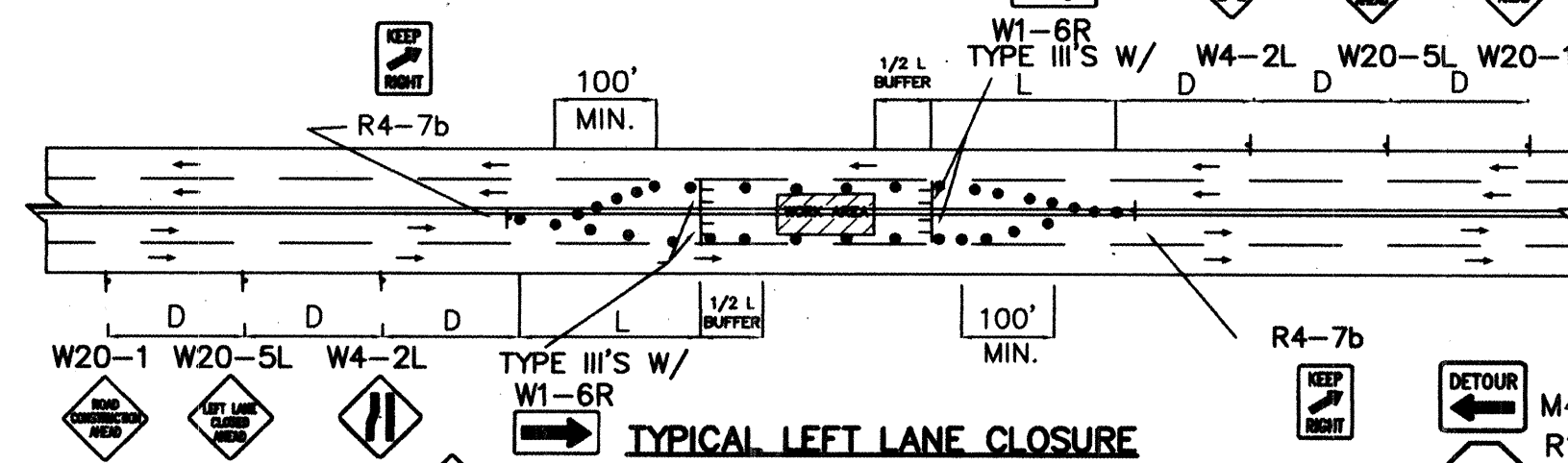
CITY OF ALBUQUERQUE
PARKS AND GENERAL SERVICES
DESIGN & DEVELOPMENT DIVISION

TITLE: WHITTIER PARK IMPROVEMENTS
SITE DETAILS

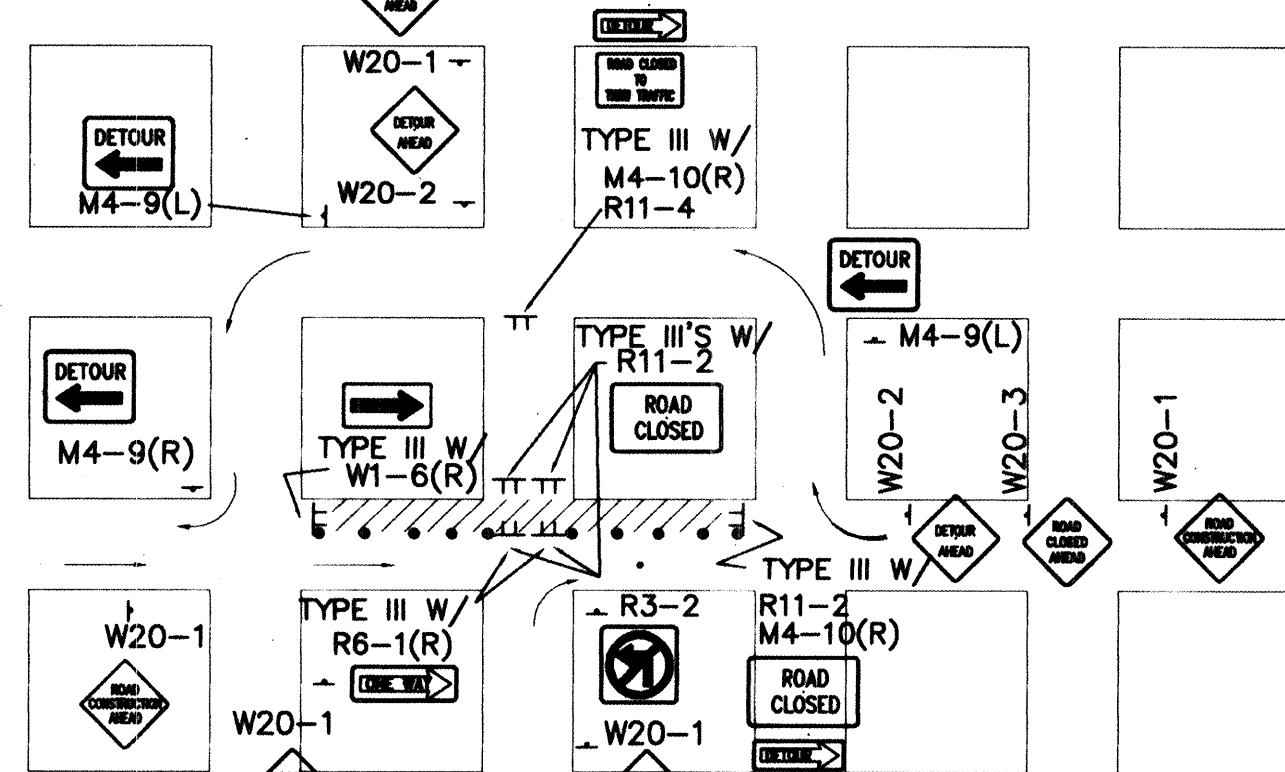
| | | | |
|---|--|-----------------|-----------------|
| Design Review Committee APPROVED MAY 8 1998 | City Engineer Approval APPROVED MAY 8 1998 | NO. / DAY / YR. | NO. / DAY / YR. |
| CITY ENGINEER | | 4/20/98 | |
| City Project No. 479190 | Zone Map No. L-17 | Sheet 5 | Of 14 |



TYPICAL RIGHT LANE CLOSURE



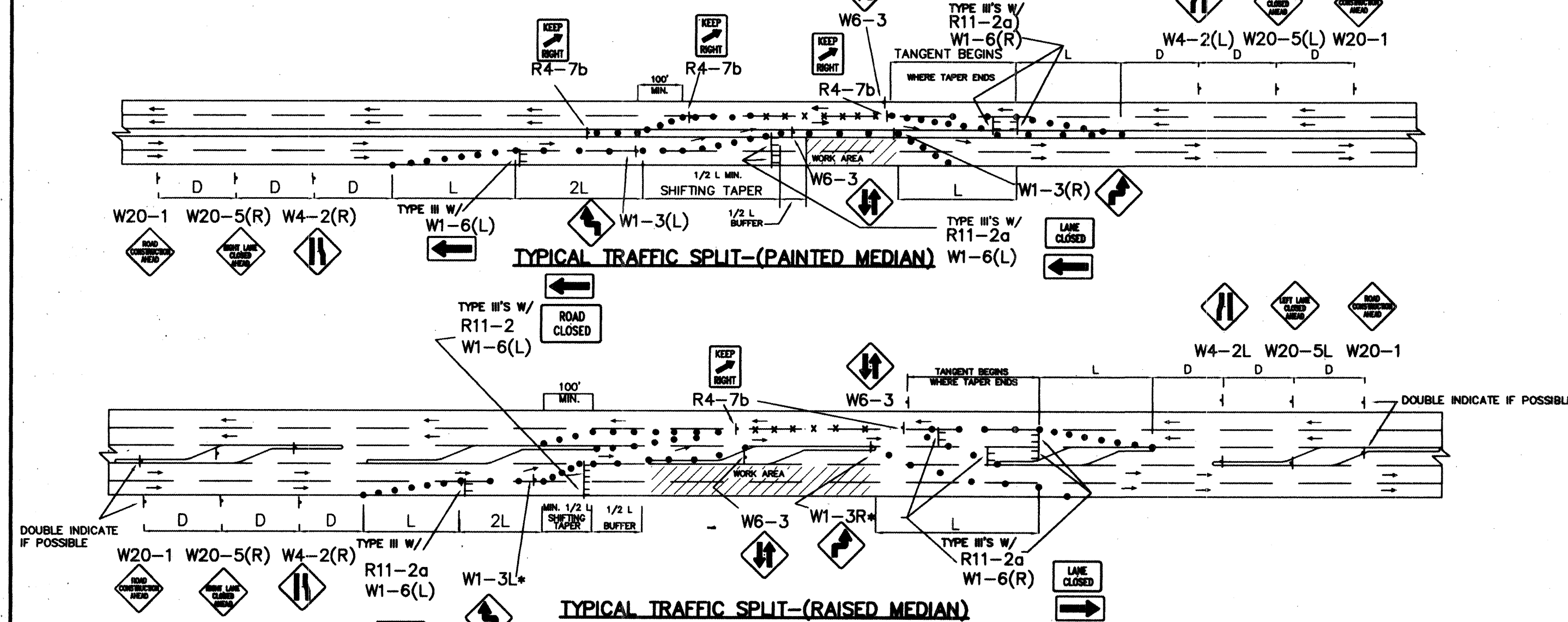
TYPICAL LEFT LANE CLOSURE



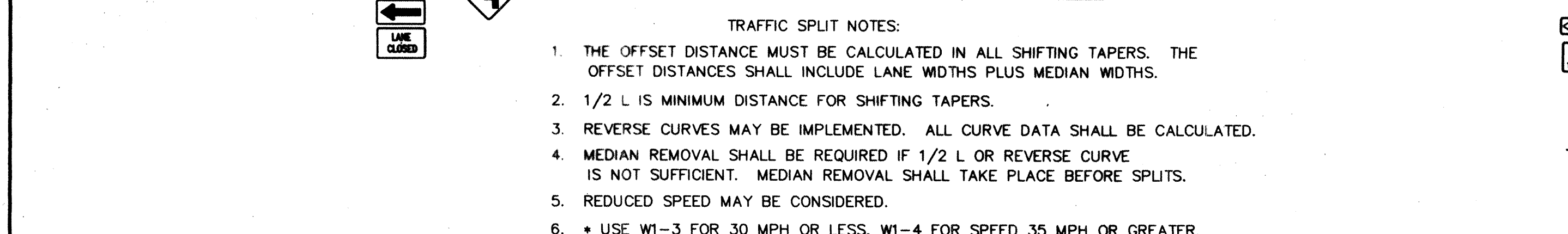
TYPICAL ONE DIRECTION DETOUR

TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

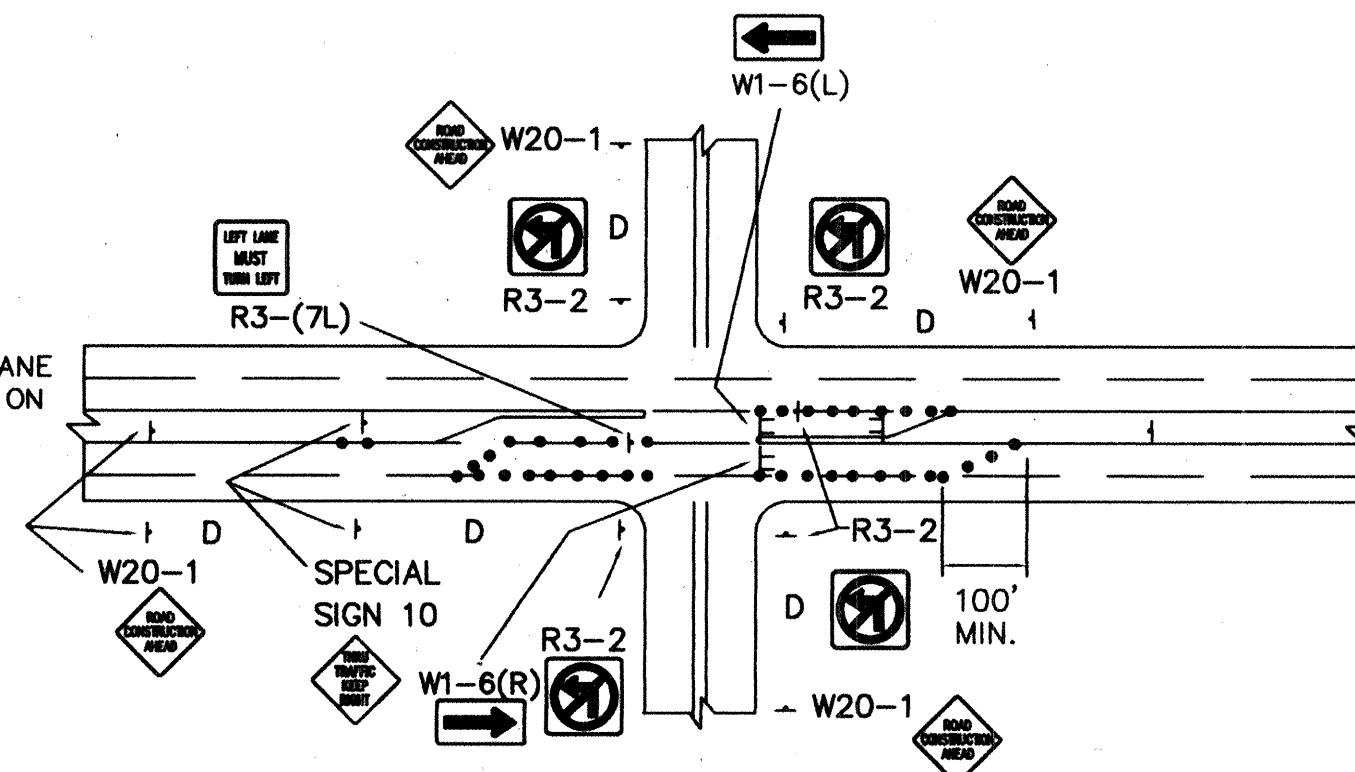
TRAFFIC SPLIT NOTES:

1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.

GENERAL NOTE:

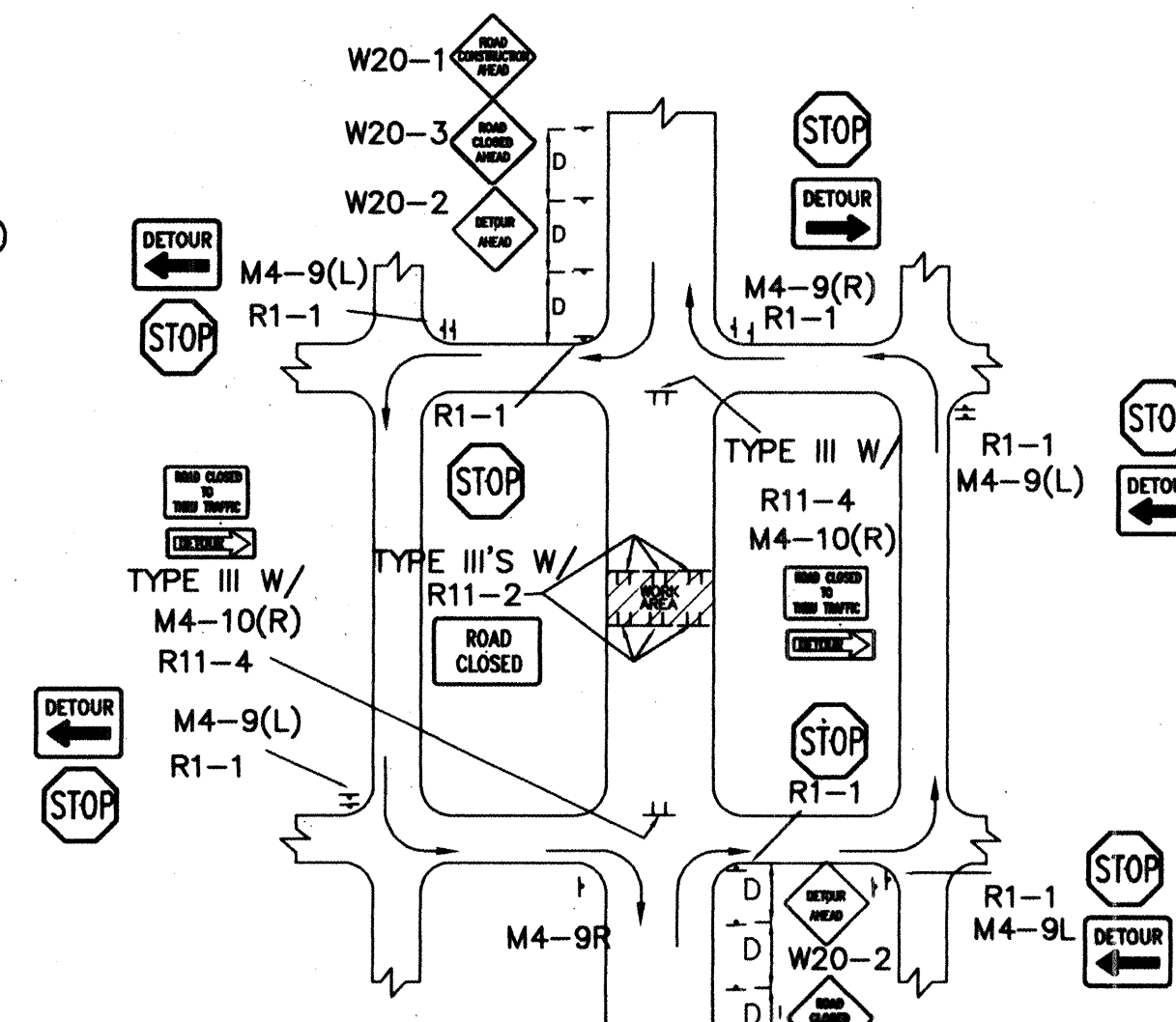
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.
ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.

NOTE:
MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.



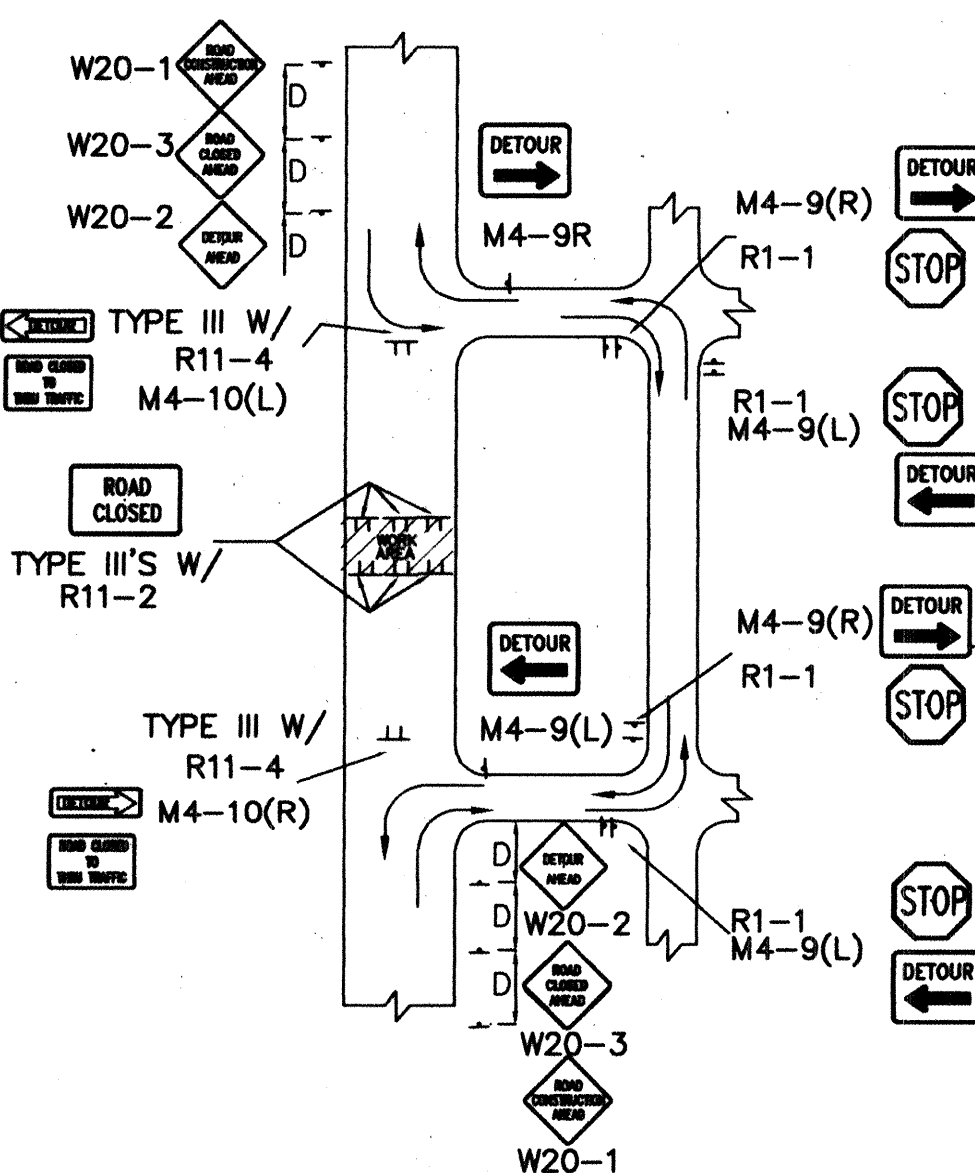
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION



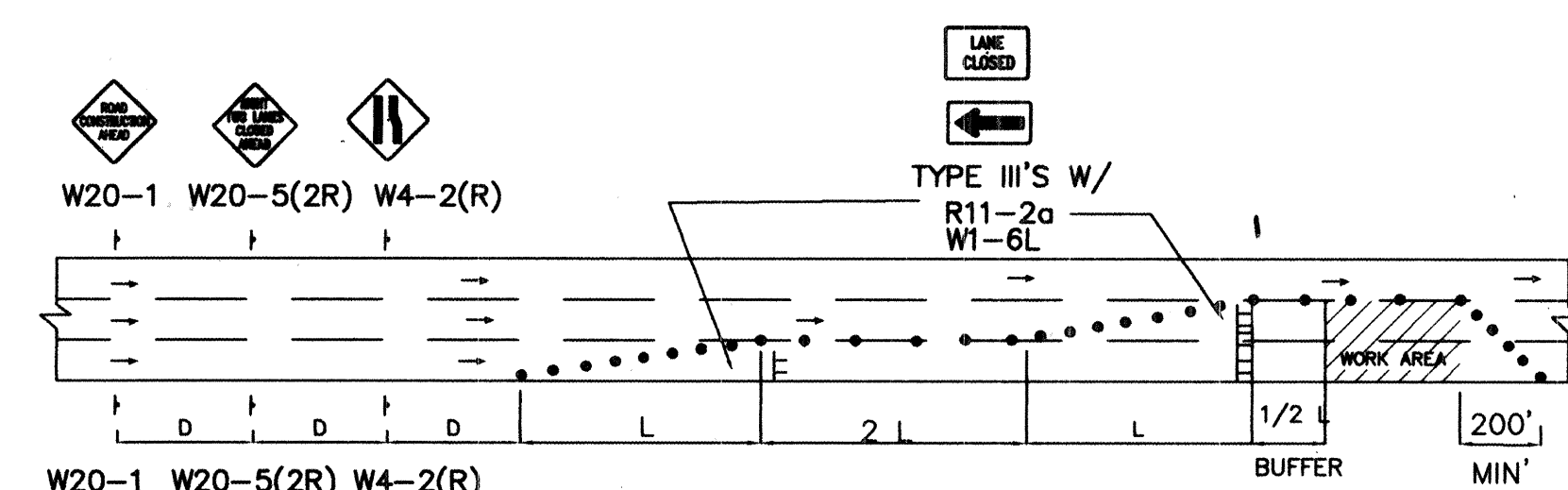
TYPICAL MID-BLOCK CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

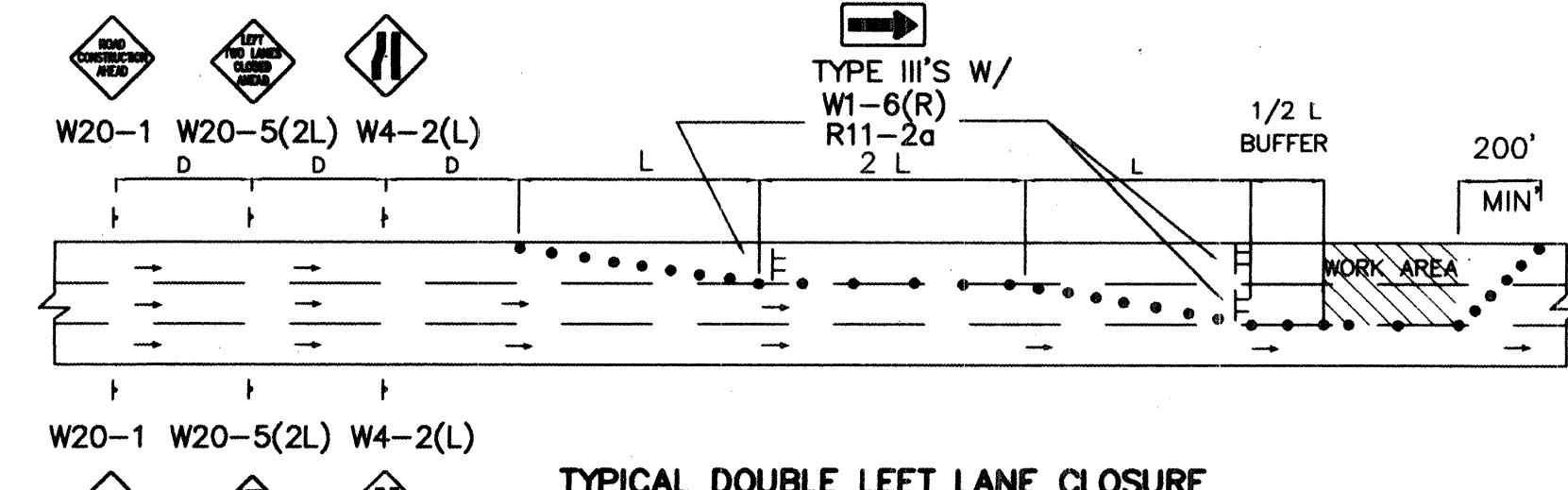


TYPICAL STREET CLOSURE

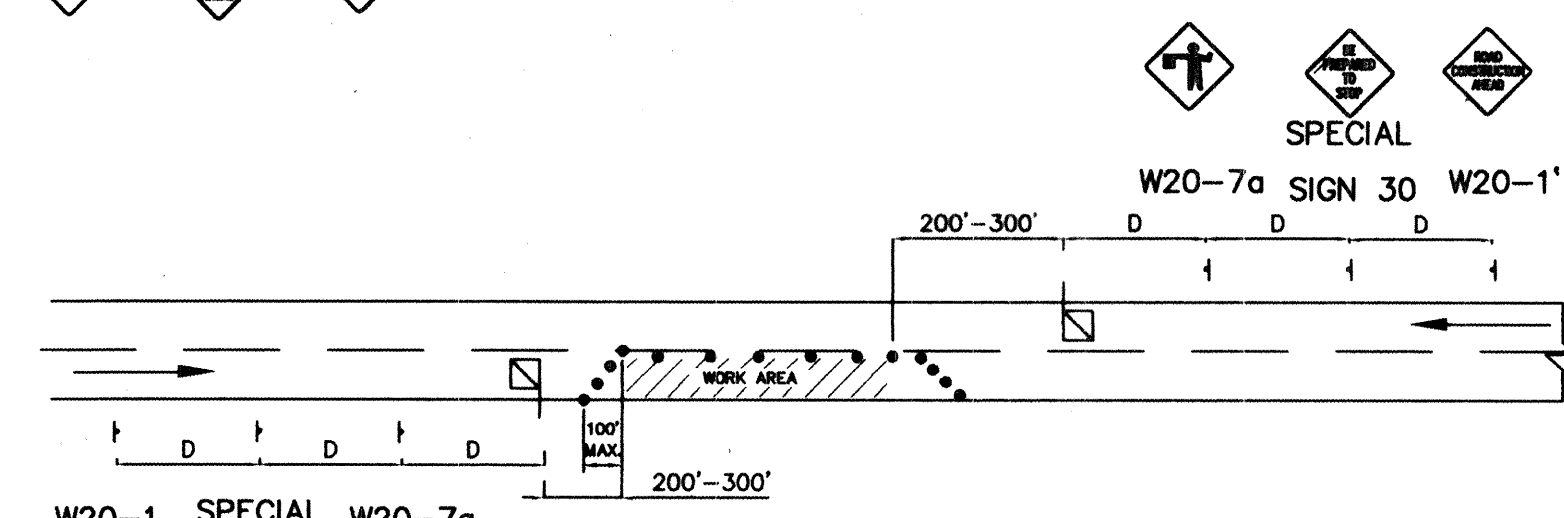
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



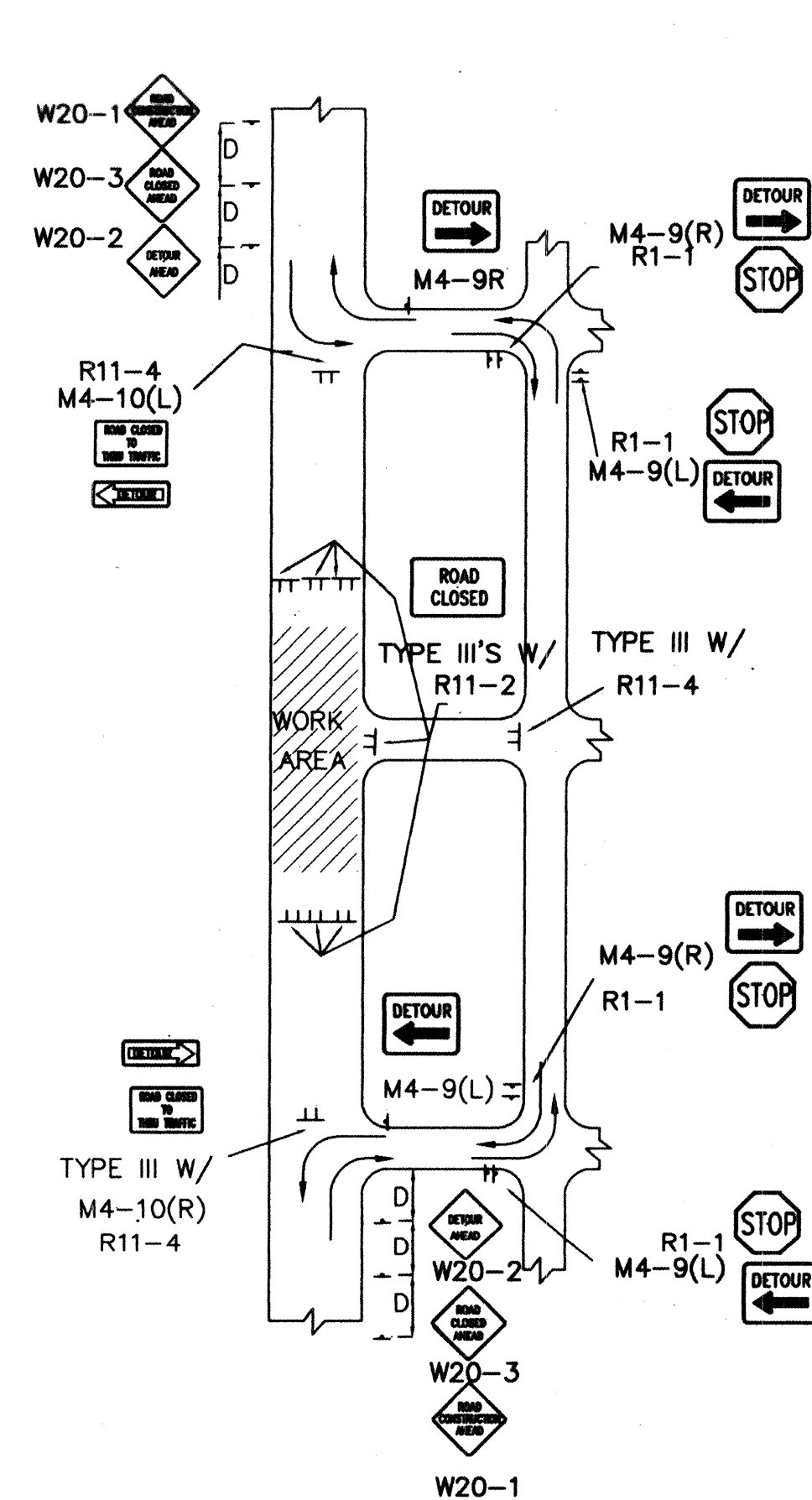
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

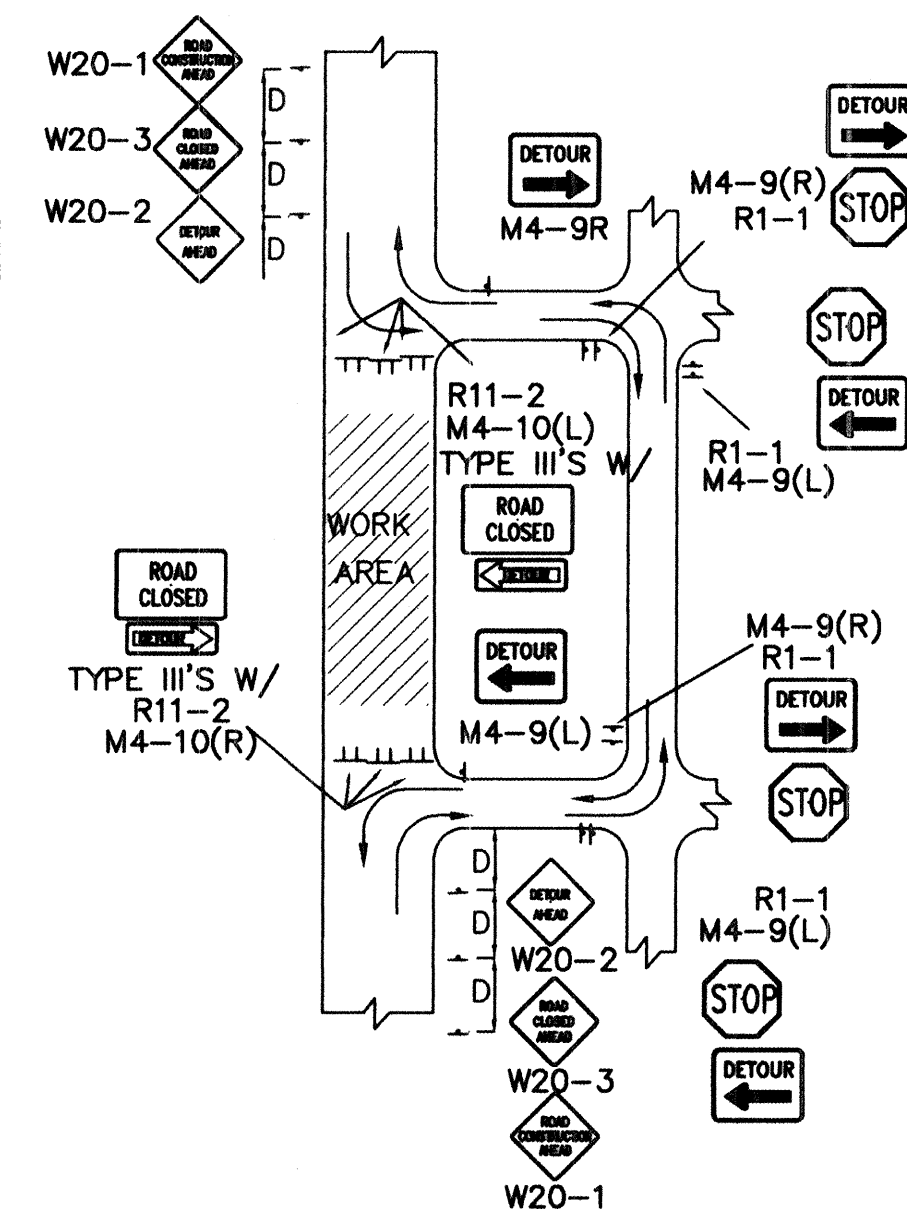


TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

TYPICAL SANITARY SEWER
SPLINING OPERATION

- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS.
- ALL PITS TO HAVE FLAGLINE.

| | | | | | | | |
|----------------------|------|-------------|----|--------------------|----|-----------------|----|
| AS BUILT INFORMATION | | BENCH MARKS | | SURVEY INFORMATION | | ENGINEER'S SEAL | |
| CONTRACTOR | DATE | NO. | BY | NO. | BY | NO. | BY |
| WORK | DATE | NO. | BY | NO. | BY | NO. | BY |
| STANDARD | DATE | NO. | BY | NO. | BY | NO. | BY |
| ACCEPTANCE | DATE | NO. | BY | NO. | BY | NO. | BY |
| FIELD | DATE | NO. | BY | NO. | BY | NO. | BY |
| CONSTRUCTION | DATE | NO. | BY | NO. | BY | NO. | BY |
| DRAWINGS | DATE | NO. | BY | NO. | BY | NO. | BY |
| CORRECTED | DATE | NO. | BY | NO. | BY | NO. | BY |
| RECORDED | DATE | NO. | BY | NO. | BY | NO. | BY |
| NO. | DATE | NO. | BY | NO. | BY | NO. | BY |

REVISIONS

| NO. | DATE | REVISIONS |
|-----|---------|----------------------|
| 1 | 9/24/97 | REVISED GENERAL NOTE |

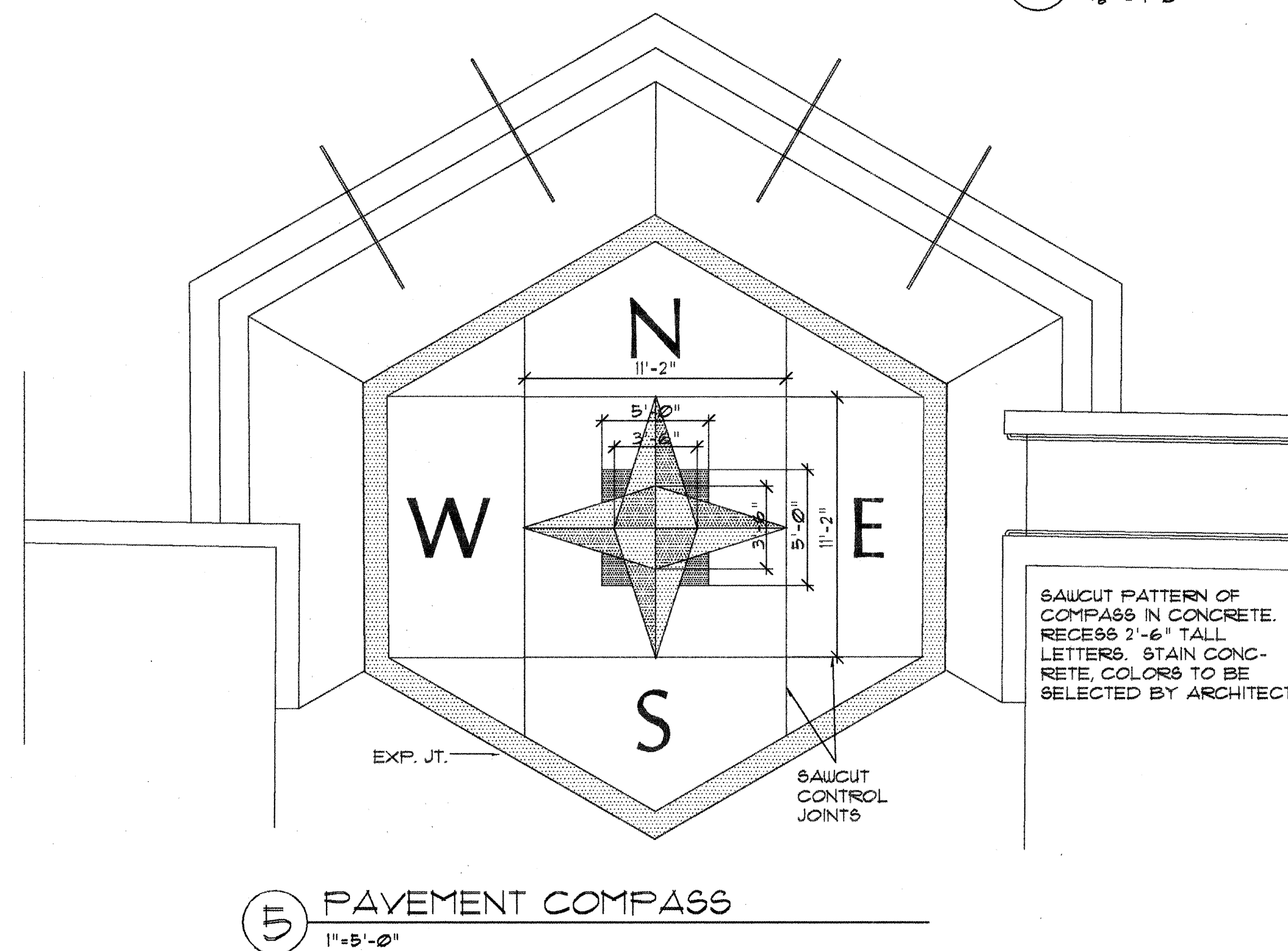
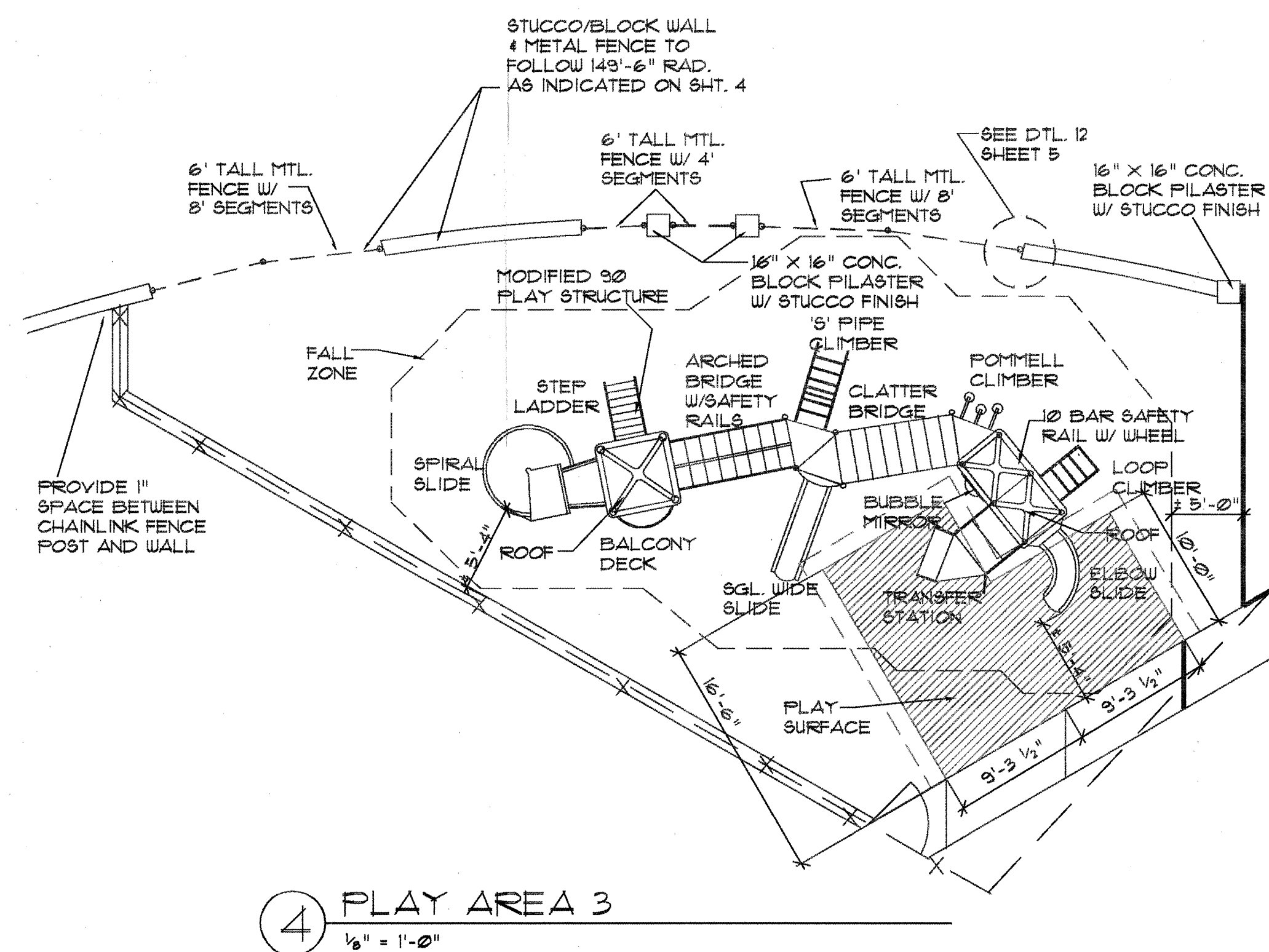
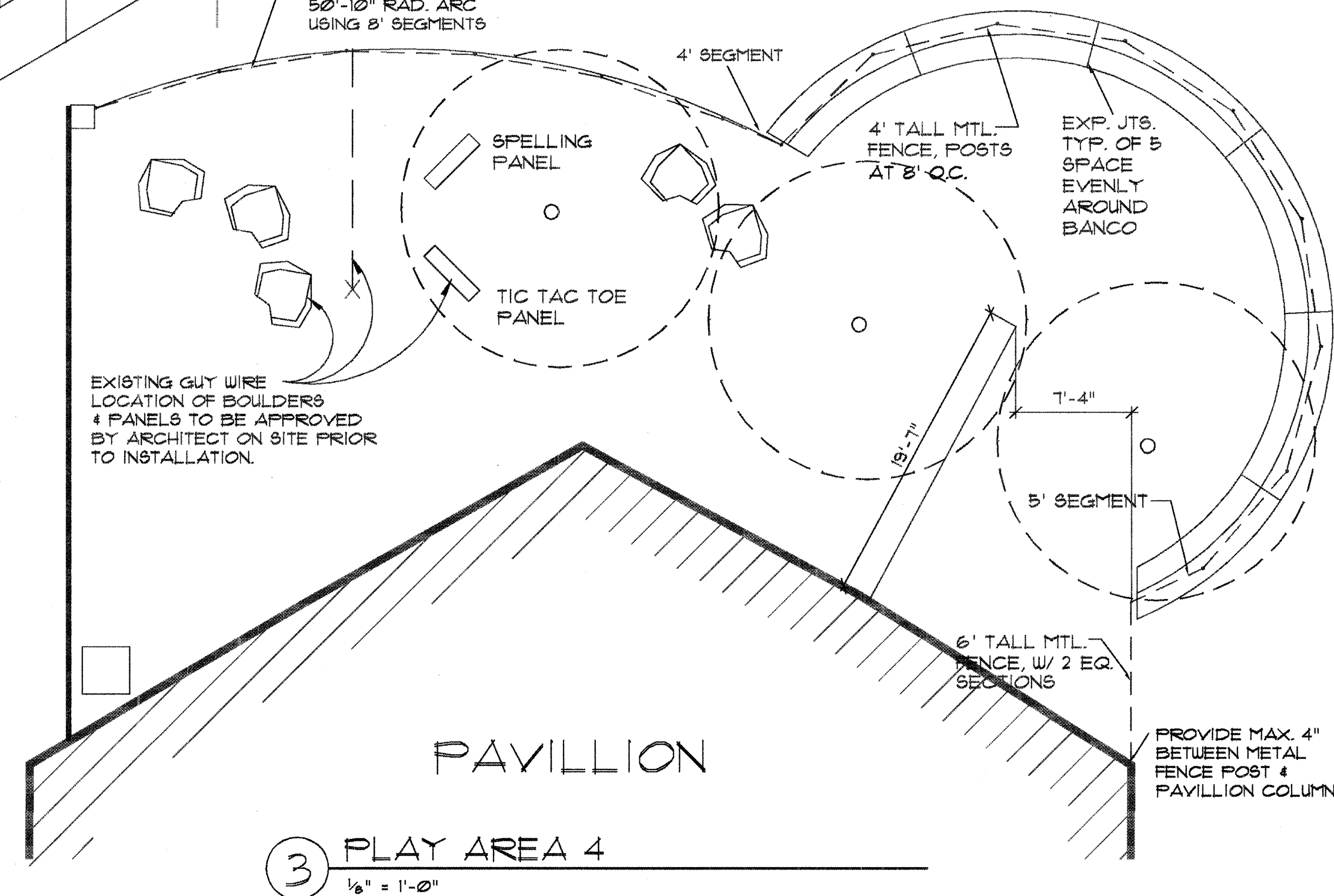
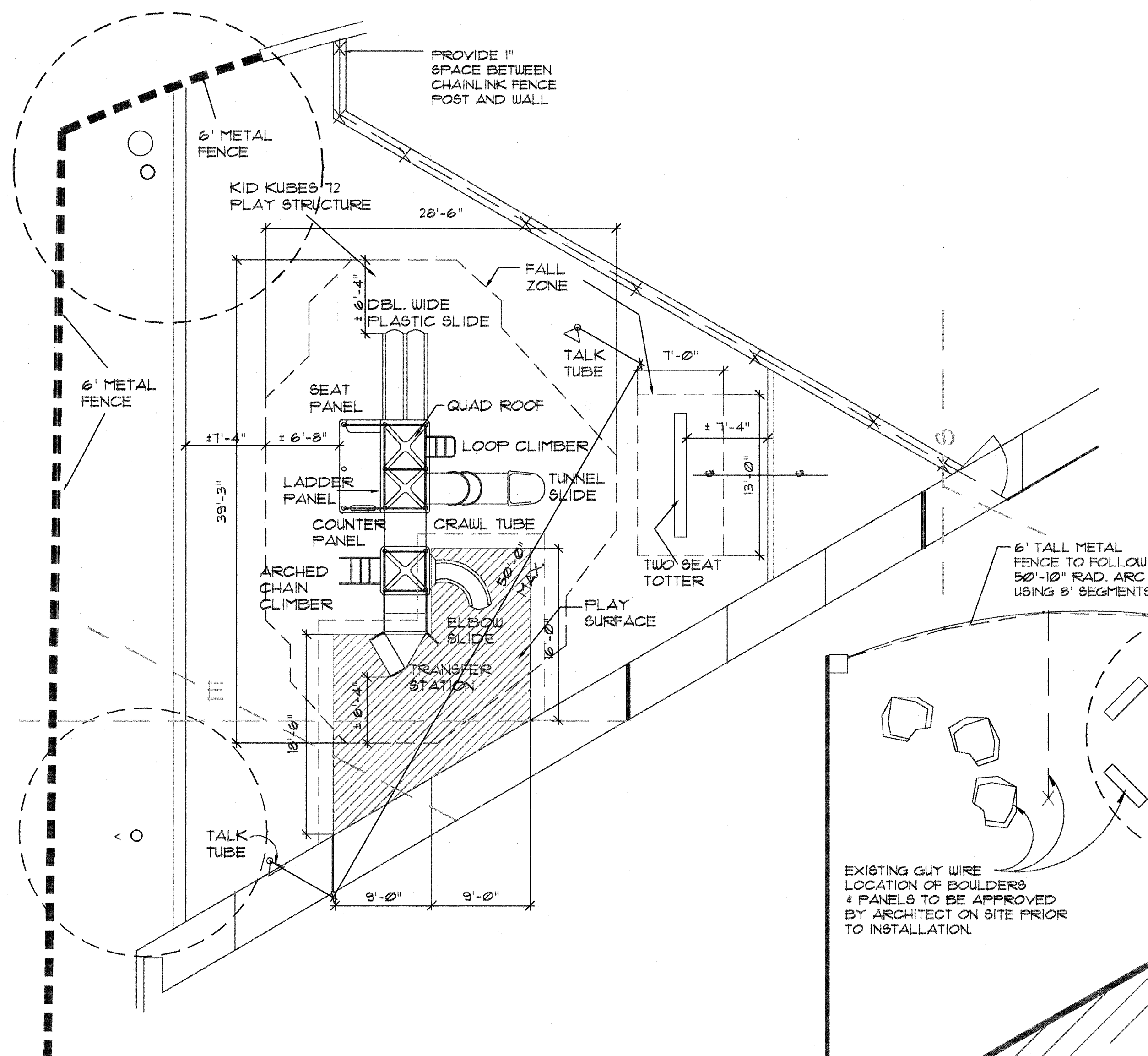
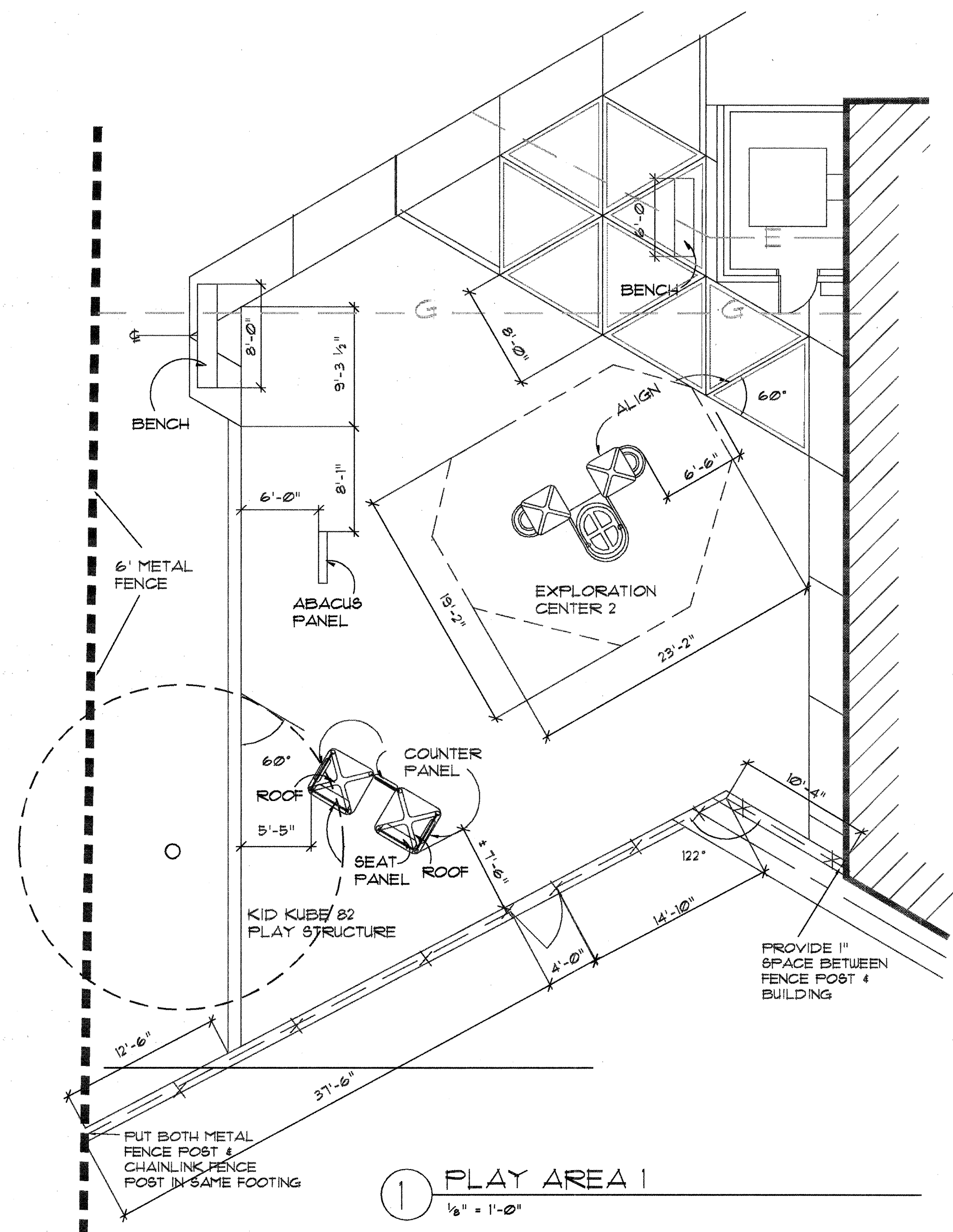
DESIGNED BY: C.O.A. STANDARDS
DRAWN BY: DATE
CHECKED BY: DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

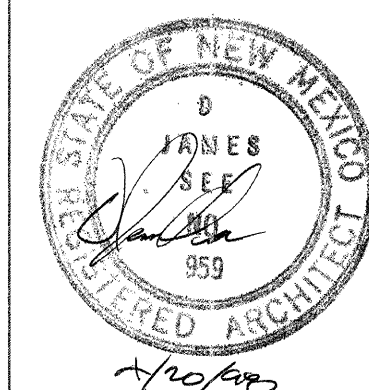
DESIGN REVIEW COMMITTEE: APPROVED
CITY ENGINEER APPROVAL: APPROVED
CITY ENGINEER: [Signature]

PROJECT NO. MAP NO. SHEET 7 OF 14



METAL FENCE, AEGIS II - MAJESTIC 2-RAIL STYLE BY AMERISTAR. 1-888-333-3422 P.O. BOX 581000 TULSA, OK 74158-1000 OR APPROVED EQUAL, INSTALL PER MANUF. RECOMMENDATIONS. COLOR: BLACK

ALL RAIL SEGMENTS SHALL BE STRAIGHT AND SHALL BE APPROX. 8' O.C. NOM. AT HEIGHTS AS SPECIFIED, TYP. 6' HT. & 4' HT. CURVED AREAS SHALL BE ACHIEVED THROUGH LOCATION/CONNECTIONS AT POSTS, NOT CURVING OF RAIL SEGMENTS. SEE NOTE 11, SHEET 4.



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Edith Cherry
D. James See

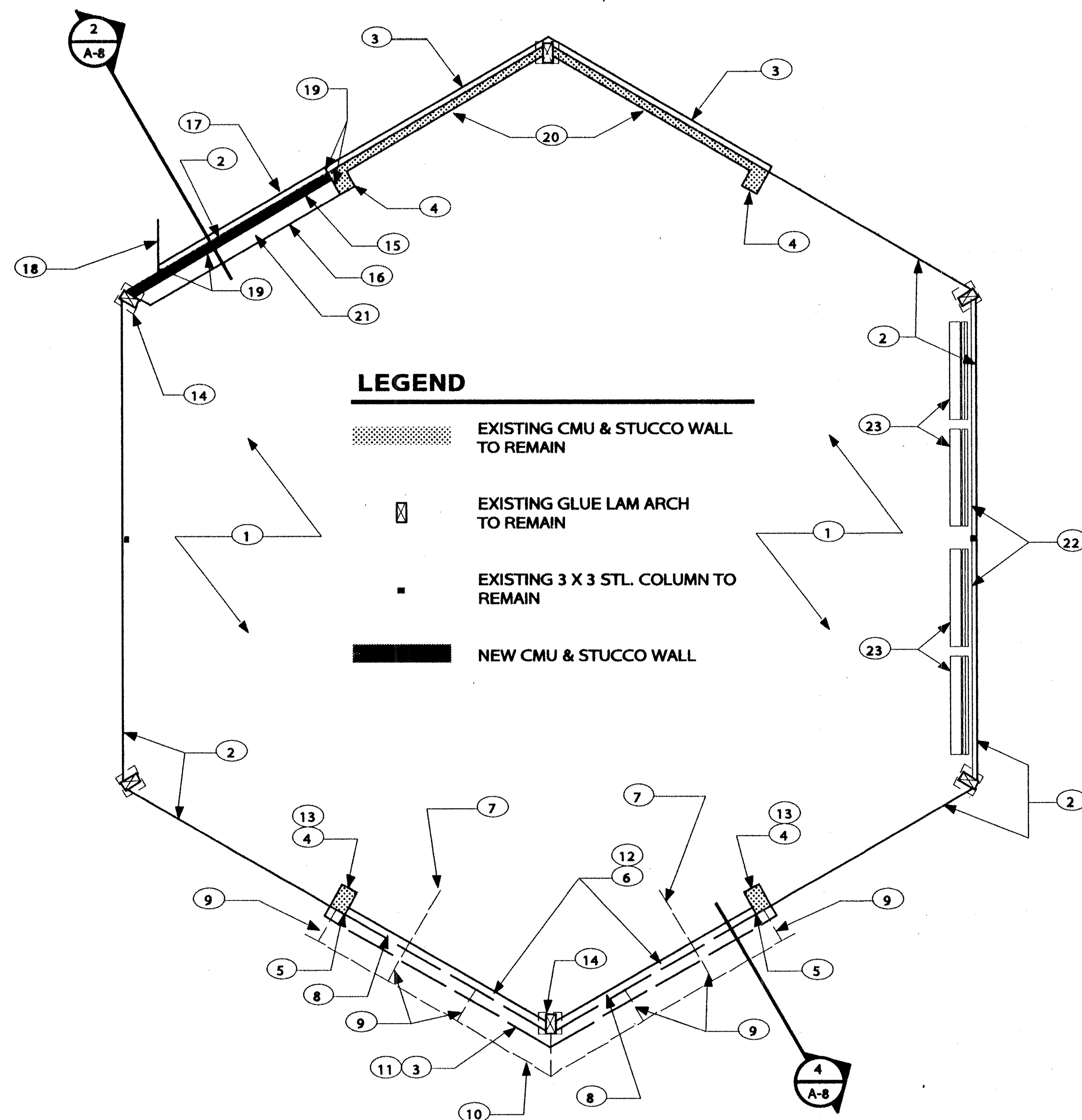
Architects

2201 A. Road SW Albuquerque, New Mexico 87102 505 242 1275

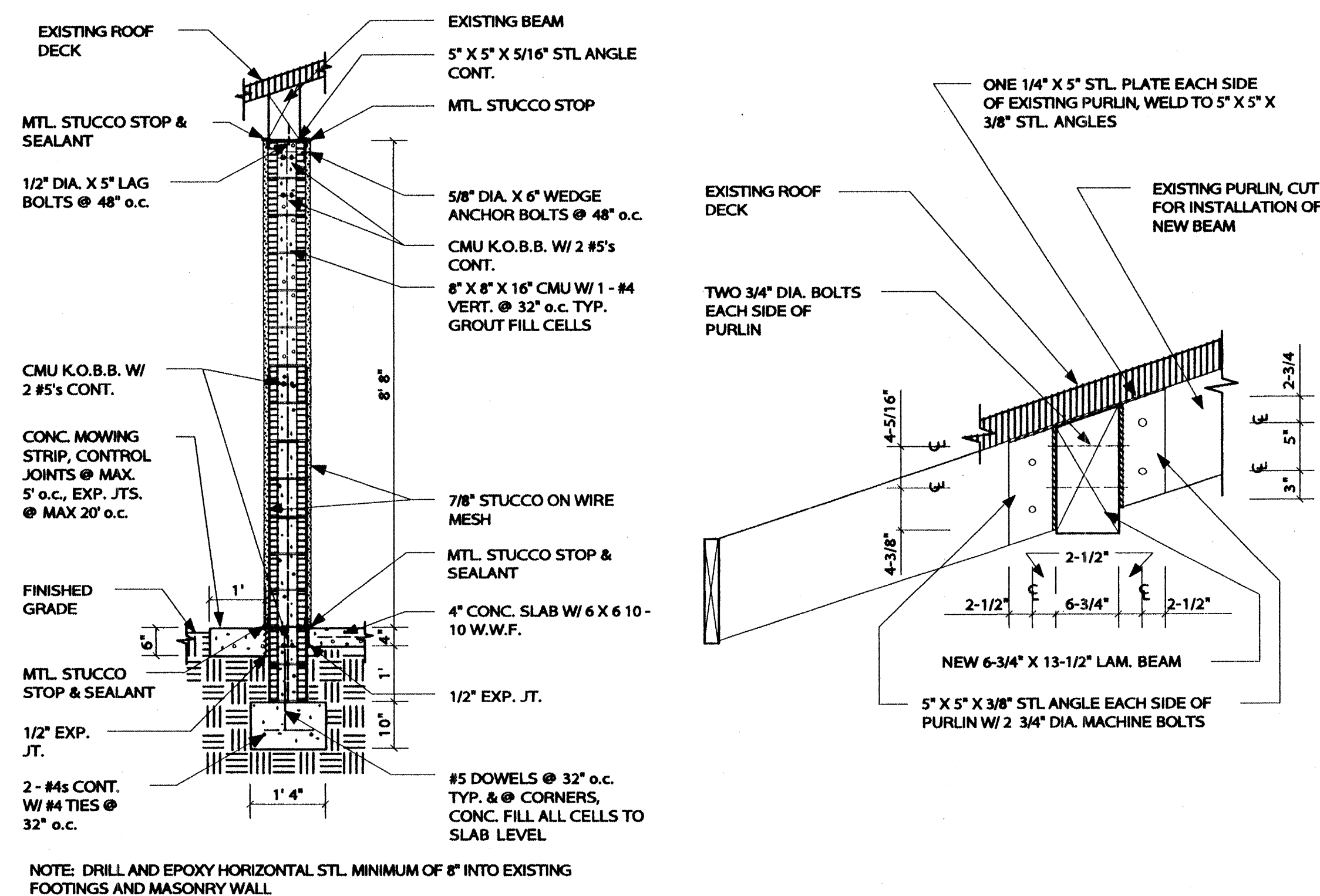
CITY OF ALBUQUERQUE
PARKS AND GENERAL SERVICES
DESIGN & DEVELOPMENT DIVISION

TITLE: WHITTIER PARK IMPROVEMENTS
ENLARGED PLANS & DETAILS

| | | | |
|---|---|-------------------|---------------|
| APPROVED MAY 8 1998 CITY ENGINEER | APPROVED MAY 8 1998 DESIGN REVIEW COMMITTEE | NO./DAY/YR. | NO./DAY/YR. |
| | | 4/20/98 | |
| City Project No. 479190 | | Zone Map No. L-17 | Sheet 8 of 14 |



1 PAVILION MODIFICATION PLAN
A-8 1/8" = 1'-0"

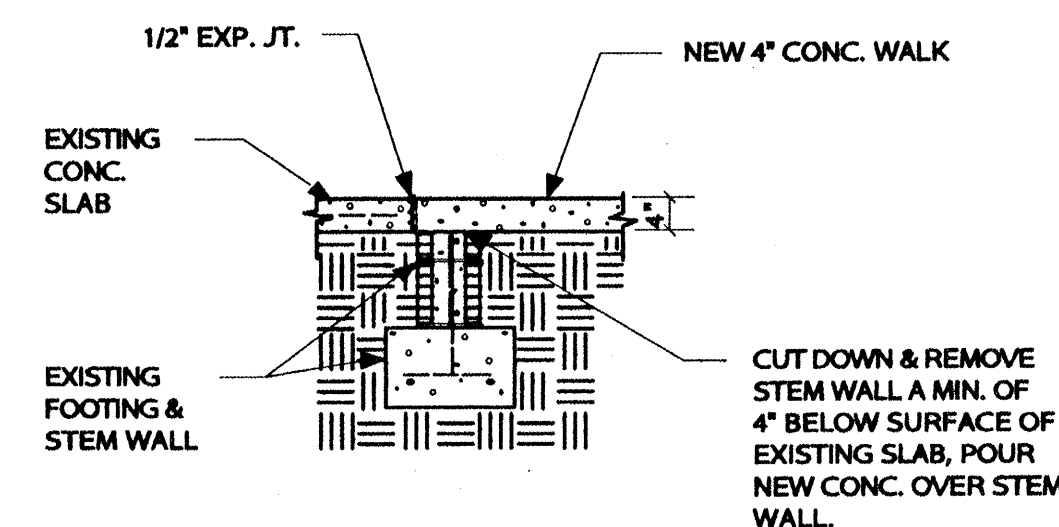


3 PURLIN / BEAM CONNECTION
A-8 1" = 1'-0"

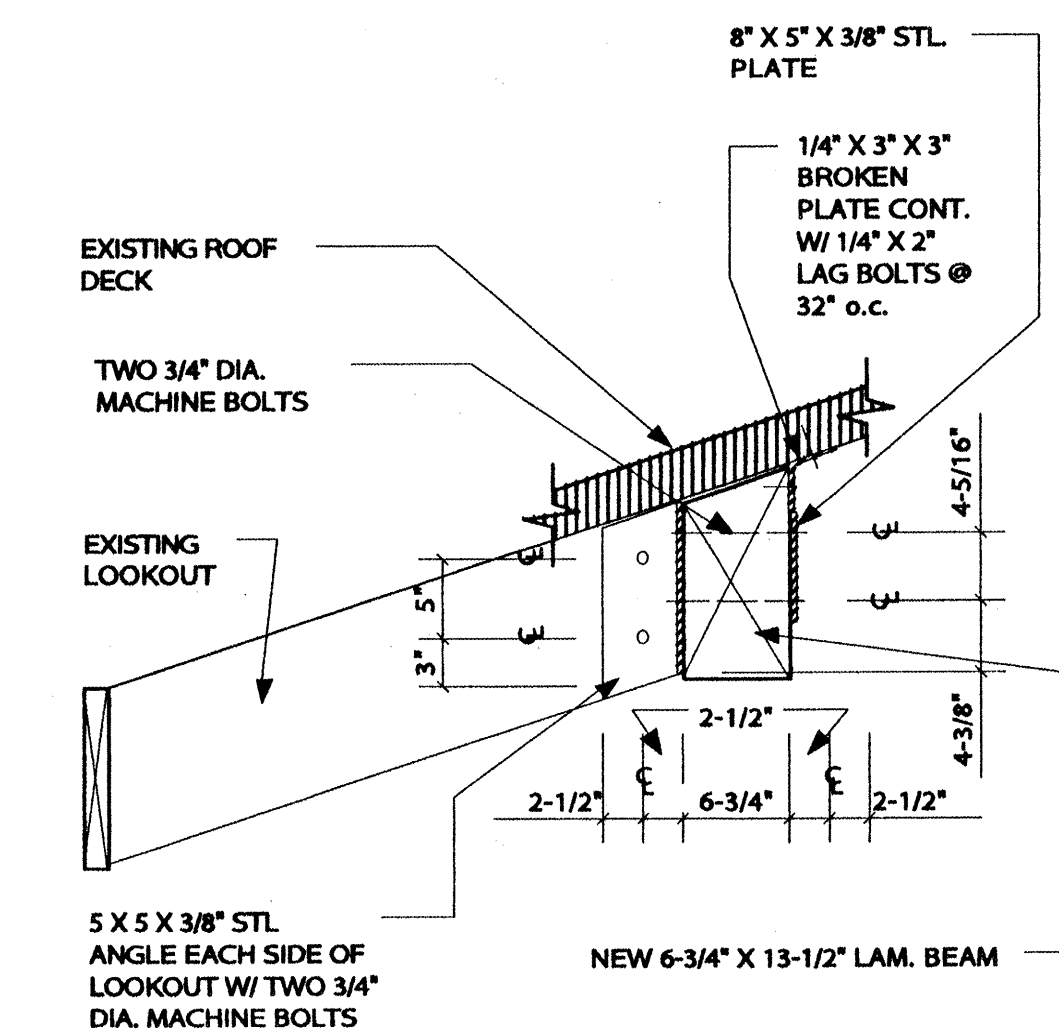
- KEYED NOTES**
- EXISTING 4" CONCRETE SLAB W/ 6 X 6 10-10 W.W.F.
 - EDGE OF EXISTING CONCRETE SLAB.
 - EXISTING CONCRETE MOWING STRIP.
 - EXISTING STUCCO COVERED 24" X 16" CMU PILASTER TO REMAIN.
 - SAW CUT STUCCO AND CMU.
 - REMOVE EXISTING STUCCO COVERED CMU WALL.
 - EXISTING 3-1/8" X 10-1/2" PURLIN, SAW CUT AS NECESSARY FOR INSTALLATION OF NEW 6-3/4" X 13-1/2" GLUE LAM. BEAM. SEE DETAIL 3 / A-8.
 - NEW 6-3/4" X 13-1/2" GLUE LAM. BEAM. SEE DETAILS 6 / A-8 & 7 / A-8 FOR END CONNECTIONS. PAINT TO MATCH EXISTING WOOD.
 - EXISTING LOOKOUT, ATTACH TO NEW BEAM, CONNECTION AS PER DETAIL 5 / A-8.
 - EXISTING FASCIA.
 - REMOVE CONCRETE MOWING STRIP.
 - REMOVE EXISTING STEM WALL TO MINIMUM OF 4" BELOW PAVILION CONCRETE SLAB SURFACE. POUR NEW CONCRETE OVER EXISTING STEM WALL.
 - FILL GAP IN EXISTING STUCCO WHERE WALL WAS REMOVE, PATCH, AND APPLY NEW COLOR COAT TO PILASTER.
 - EXISTING CONCRETE PIER BELOW CONCRETE SLAB.
 - NEW STUCCO COATED CMU WALL.
 - SAW CUT AND REMOVE EXISTING CONCRETE SLAB AS NECESSARY FOR INSTALLATION OF NEW WALL AND FOOTING.
 - NEW CONCRETE MOWING STRIP.
 - EDGE OF NEW CONCRETE WALK.
 - 1/2" EXPANSION JOINT.
 - CLEAN AND PATCH EXISTING STUCCO AND APPLY NEW COLOR COAT.
 - NEW 4" CONCRETE W/ 6 X 6 10-10 W.W.F., FINISH TO MATCH EXISTING SLAB.
 - NEW 8' TALL METAL PICKET FENCE W/ POSTS AT MAXIMUM OF 6' O.C., SEE FENCE DETAIL. MODIFY INSTALLATION AS FOLLOWS; CUT OFF BURIED PORTION OF FENCE POSTS, WELD A 6-1/2" X 6-1/2" X 3/8" STEEL PLATE TO BOTTOM OF POST, ANCHOR THE POST TO THE EXISTING CONCRETE SLAB WITH 4 1/2" DIA. EXPANSION ANCHOR BOLTS, SHIM THE PLATE TO PLUMB THE POST, AND SEAL THE PLATE TO THE CONCRETE.
 - NEW 8' LONG WABASH VALLEY CLASSIC BENCH W/ BACK #C810B, SURFACE MOUNT ANCHORED TO EXISTING CONCRETE SLAB WITH EXPANSION BOLTS AS PER MANUFACTURERS RECOMMENDATIONS.

NOTES

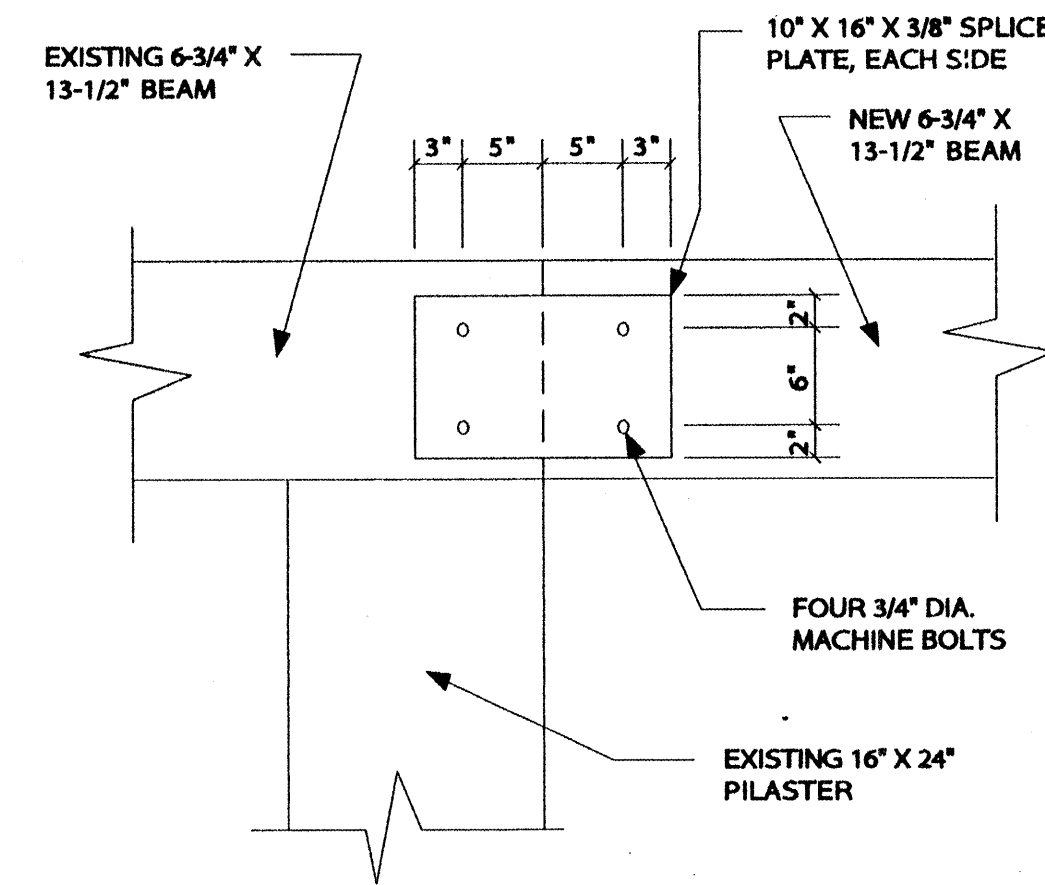
- DURING THE OPERATIONS UNDER THIS CONTRACT THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ANY EXISTING IMPROVEMENTS THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL ITEMS DAMAGED DURING THE COURSE OF WORK UNDER THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EQUIPMENT AFFECTING THE WORK UNDER THIS CONTRACT.



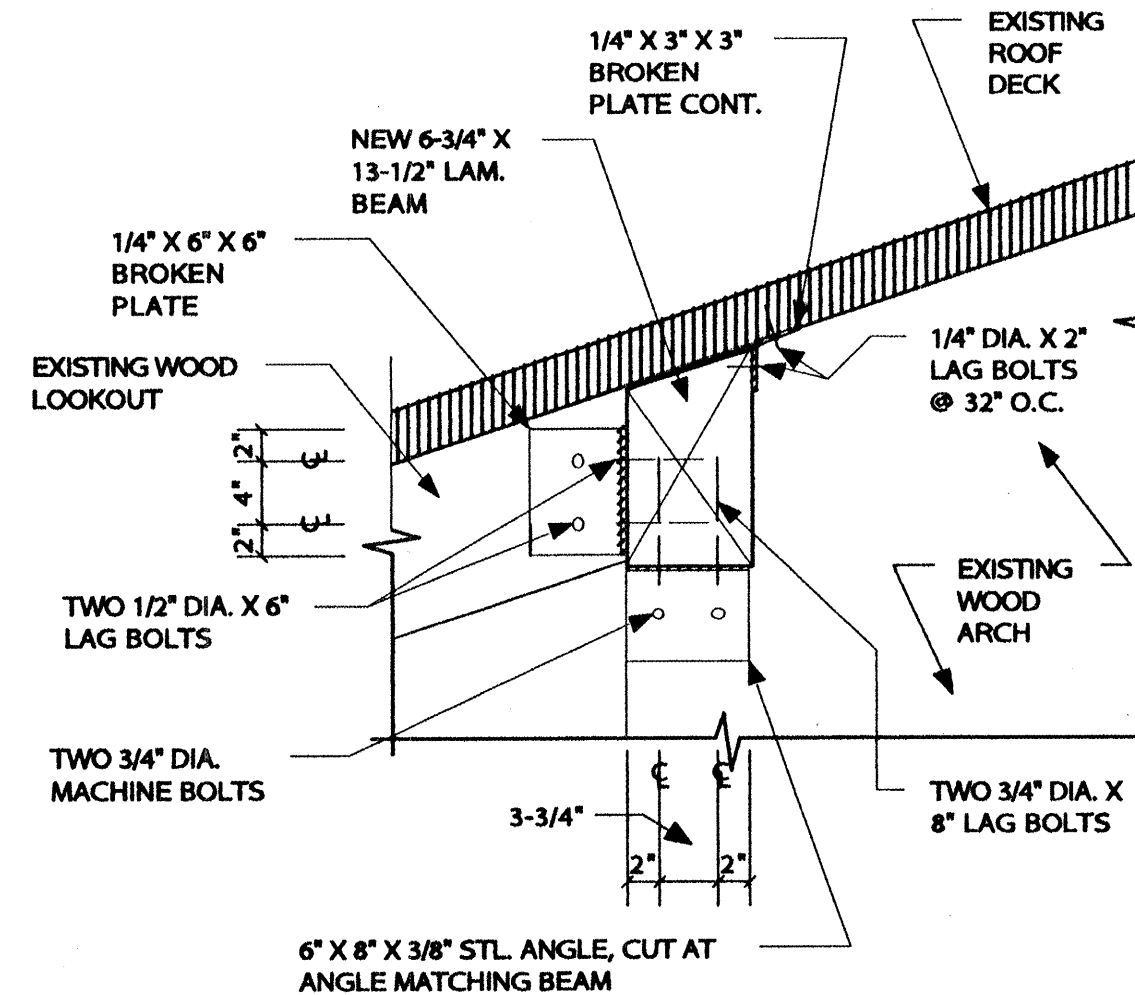
4 CONCRETE WALK DETAIL
A-8 1/2" = 1'-0"



5 LOOKOUT / BEAM CONNECTION
A-8 1" = 1'-0"



6 BEAM SPLICE DETAIL
A-8 1" = 1'-0"



7 BEAM / ARCH CONNECTION
A-8 1" = 1'-0"

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CITY OF ALBUQUERQUE
PARKS AND GENERAL SERVICES
DESIGN & DEVELOPMENT DIVISION

TITLE: WHITTIER PARK IMPROVEMENTS
PAVILLION PLAN & DETAILS

| | | | | |
|-------------------------|---------------|---------|---------------|---------------|
| Design Review Committee | APPROVED | Update | MO 2 DAY / YR | MO 2 DAY / YR |
| DESIGN REVIEW COMMITTEE | CITY ENGINEER | 4/20/23 | | |

City Project No. 47930 Zone Map No. L-17 Sheet 9 of 14

PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | INSTALLED SIZE | MATURE SIZE | MINIMUM SPACING | WATER REQUIREMENTS | COMMENTS | IRRIGATION NOTES |
|---------|--------------------------------|--------------------|----------|----------------|---------------------|-----------------|--------------------|------------|---|
| TREES | | | | | | | | | |
| CH CA | CHILOPSIS X CATALPA | CHITALPA | 5 | 2" CAL. | 26' HT. | 15' MIN. | M | MULTI STEM | 1 BUBBLER/TREE @ 1 GPM (DETAIL 2710) |
| FR OX | FRAXINUS OXYCARPA | RAYWOOD ASH | 14 | 2 1/2" CAL. | 40' HT. | 18' MIN. | M | MATCHING | 1 BUBBLER/TREE @ 1 GPM IN PLANTER (DETAIL 2710) 2 BUBBLERS/TREE IN TREE WELL (DETAIL 2710) |
| FR VE | FRAXINUS VELUTINA "MODESTO" | MODESTO ASH | 2 | 2 1/2" CAL. | 40' HT. | 15' MIN. | H | MATCHING | 2 BUBBLERS/TREE @ 1 GPM (DETAIL 2710) |
| MA SN | MALUS X "SPRING SNOW" | SPRING SNOW CRAB | 2 | 2" CAL. | 20' HT. | 12' MIN. | H | MATCHING | 1 BUBBLER/TREE @ 1 GPM (DETAIL 2710) |
| PY CA | PYRUS CALLERYANA "BRADFORD" | BRADFORD PEAR | 13 | 2" CAL. | 26' HT. | 16' MIN. | H | MATCHING | 2 BUBBLERS/TREE @ 1 GPM (DETAIL 2710) |
| SHRUBS | | | | | | | | | |
| Car Cla | CARYOPTERIS X CLANDONENSIS | BLUE MIST SPIREA | 105 | 1 GAL. | 3' X 4' HT. | 4' O.C. | M | | 1 BUBBLER/SHRUB .25 GPM (DETAIL 2711) |
| Jun Sab | JUNIPERUS SABINA "BROADMOOR" | BROADMOOR JUNIPER | 139 | 5 GAL. | 14' X 8' HT. | 4' O.C. | M | | 1 BUBBLER/SHRUB .25 GPM (DETAIL 2711) |
| Mah Aqu | MAHONIA AQUIFOLIA "COMPACTA" | COMPACT MAHONIA | 60 | 1 GAL. | 2' HT. | 3' O.C. | M | | 1 BUBBLER/SHRUB .25 GPM (DETAIL 2711) |
| Mis Sin | MISCANTHUS SINENSIS | MAIDEN GRASS | 15 | 5 GAL. | 5' HT. | 4' O.C. | M | | 1 BUBBLER .5 GPM (DETAIL 2711) |
| Mis Yak | MISCANTHUS SINENSIS "YAKUJIMA" | DWARF MAIDEN GRASS | 21 | 1 GAL. | 3 1/2' X 3 1/2' HT. | 3' O.C. | M | | 1 BUBBLER .25 GPM (DETAIL 2711) |
| Rhu Tri | RHUS TRILOBATA | THREE LEAF SUMAC | 24 | 5 GAL. | 5' HT. | 4' O.C. | L/M | | 1 BUBBLER .25 GPM (DETAIL 2711) |

GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING PLANTING OPERATIONS, AND SHALL NOTIFY THE CITY'S PROJECT MANAGER OF ANY CONDITIONS THAT CONFLICT WITH THE PROPOSED WORK. (NOTE APPROXIMATE LOCATION INDICATED ON PLAN OF EXISTING GAS LINE @ APPROXIMATELY 12" DEPTH AND ADJACENT SYSTEM CONDUIT.)
2. PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED. MINIMIZE ANY DISTURBANCE TO AREAS OUTSIDE IMMEDIATE GRADING OR LANDSCAPE CONSTRUCTION AREAS.
3. FOR INFORMATION ON PLANT REMOVAL, SEE DEMOLITION PLAN, SHEET 2. ALL EXISTING PLANT MATERIAL NOT INDICATED TO BE REMOVED, SHALL REMAIN. CONTRACTOR SHALL PROTECT ALL VEGETATION TO REMAIN AND SHALL REPLACE DAMAGED VEGETATION AT NO ADDITIONAL COST TO OWNER.
4. WEED REMOVAL - ALL PLANTING AREAS ARE TO HAVE ALL WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO BEGINNING ANY PREPARATION FOR PLANTING.
5. IN CASE OF A DISCREPANCY IN THE PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE ILLUSTRATED ON THE PLANTING PLAN, THE QUANTITIES ON THE PLANTING PLAN SHALL GOVERN. THE BOTANICAL NAME WILL TAKE PRECEDENCE OVER THE COMMON NAME IF A DISCREPANCY OCCURS.
6. ALL PLANT SPECIMENS OF THE SAME SPECIES SHALL BE MATCHING IN PROPER AND APPROPRIATE SIZE AND CHARACTER AS PER THE AMERICAN NURSEYMAN'S ASSOCIATION STANDARDS.
7. THERE SHALL BE A 3" DEPTH OF CRUSHER FINES MULCH AT ALL PLANTING AREAS UNLESS OTHERWISE NOTED ON PLAN. ADJUST SETTING HEIGHT/LEVEL OF NEW TREE, SHRUB OR GROUNDCOVERS SO THAT TOP OF ROOTBALL WILL BE COVERED BY 1" DEPTH OF CRUSHER FINES. AT EXISTING TREES TO REMAIN, TAPER MULCH BEGINNING AT 2' RADIUS FROM TRUNK SO THAT THERE IS A MAXIMUM OF 1" DEPTH OF MULCH AT THE TREE TRUNK.

KEYED NOTES

1. LANDSCAPE SHRUB BED TYPICAL AS PER CITY STD. DWG. 2718. WITH CRUSHER FINES MULCH - 3" DEPTH - SEE NOTE 7.
2. LANDSCAPE SHRUB PLANTING AS PER CITY STD. DWG. 2717. WITH CRUSHER FINES MULCH - 3" DEPTH - SEE NOTE 7.
3. LANDSCAPE TREE IN PLANTER AS PER CITY STD. DWG. 2715. WITH CRUSHER FINES MULCH - 3" DEPTH - SEE NOTE 7.
4. TREE IN CRUSHER FINES MULCH AS PER DWG.



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CITY OF ALBUQUERQUE
PARKS AND GENERAL SERVICES
DESIGN & DEVELOPMENT DIVISION

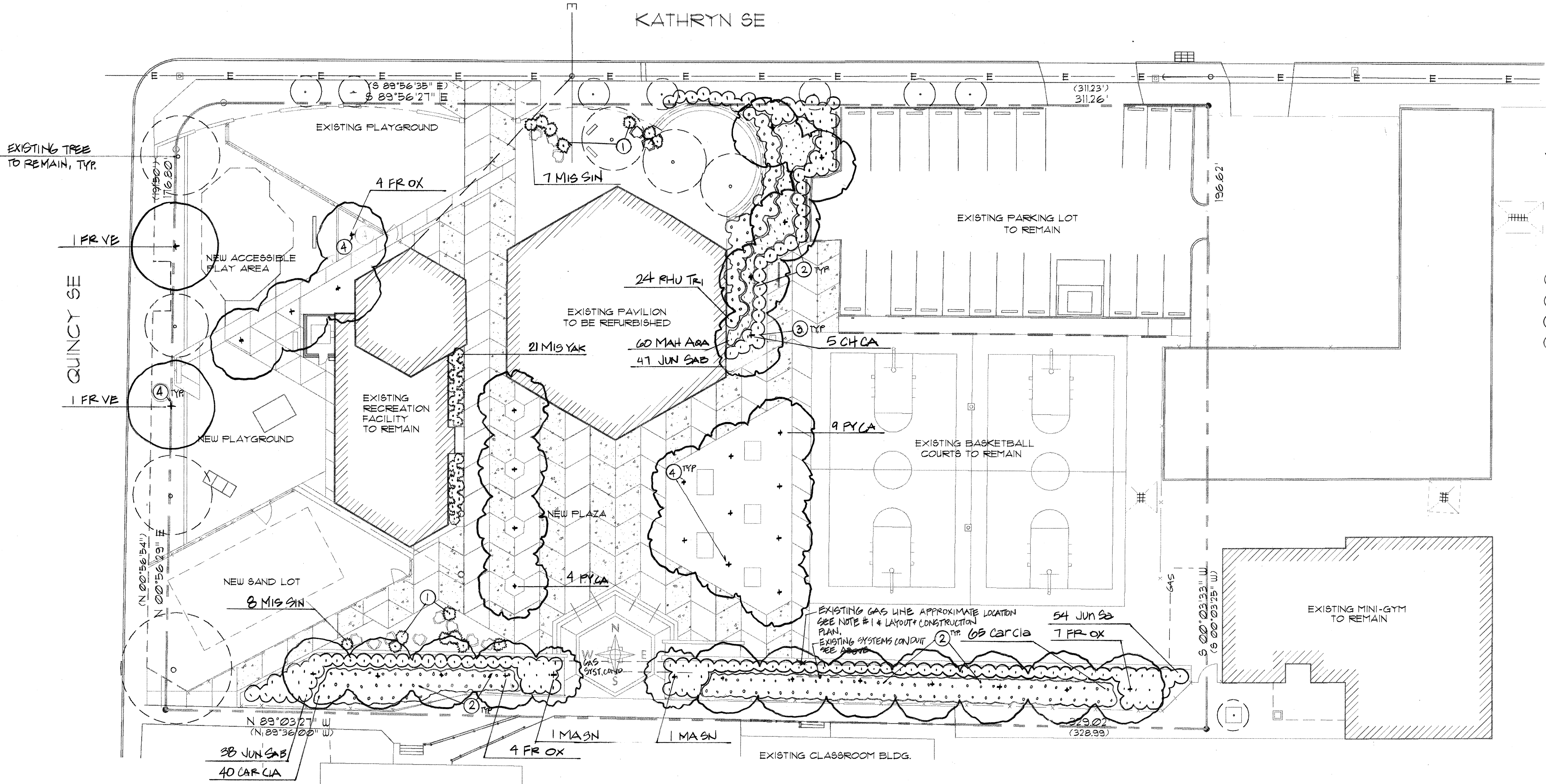
TITLE: WHITTIER PARK IMPROVEMENTS
PLANTING PLAN

Design Review Committee
APPROVED
MAY 8 1998
DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVED
MAY 8 1998
CITY ENGINEER

| | |
|----------|----------|
| MD/DA/YR | MD/DA/YR |
| | |
| | |
| | |
| | |

City Project No. 479190 Zone Map No. L-17 Sheet 10 Of 14



SITE PLAN
1" = 20'-0"

IRRIGATION SCHEDULE

| PROGRAM | VALVE | PR CALC. | RUN TIME | CYCLES | TOTAL GPM | COMMENTS |
|---------|-------|----------|----------|--------|-----------|----------|
| 1 | 1 | N/A | N/A | N/A | 28.5 | |
| 2 | 2 | N/A | N/A | N/A | 33.75 | |
| 3 | 3 | N/A | N/A | N/A | 37.5 | |
| 4 | 4 | N/A | N/A | N/A | 26 | |
| 5 | 5 | N/A | N/A | N/A | 40 | |

VALVE LEGEND

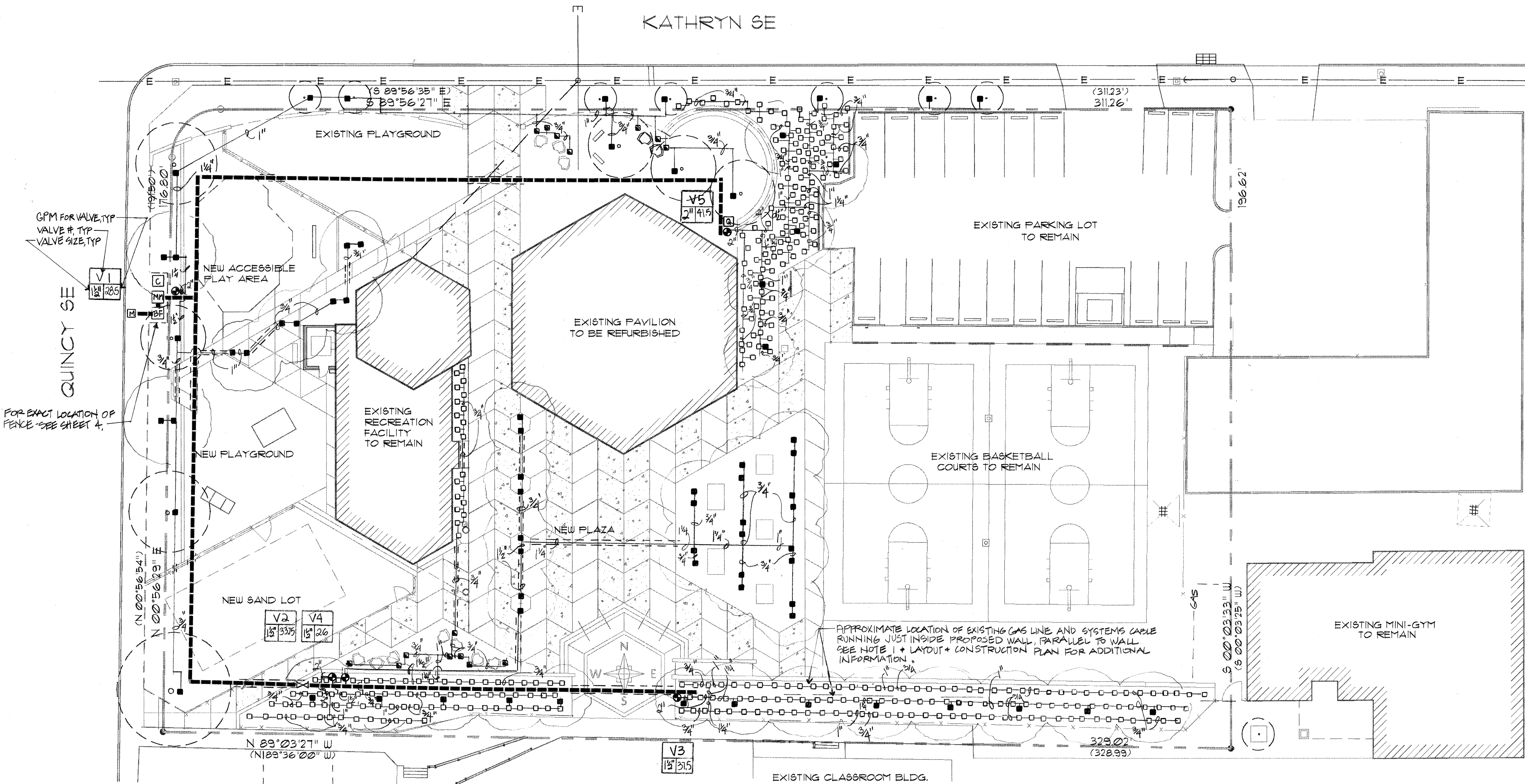
| VALVE NO. | HEAD | NOZZLE SIZE | VALVE SIZE | GPM |
|-----------|---------|------------------|------------|-------|
| V-1 | BUBBLER | 1 & .5 GPM | 1 1/2" | 28.5 |
| V-2 | BUBBLER | 1, .5, & .25 GPM | 1 1/2" | 33.75 |
| V-3 | BUBBLER | 1 & .25 GPM | 1 1/2" | 37.5 |
| V-4 | BUBBLER | 1 GPM | 1 1/2" | 26 |
| V-5 | BUBBLER | 1 & .25 GPM | 2" | 40 |

IRRIGATION LEGEND

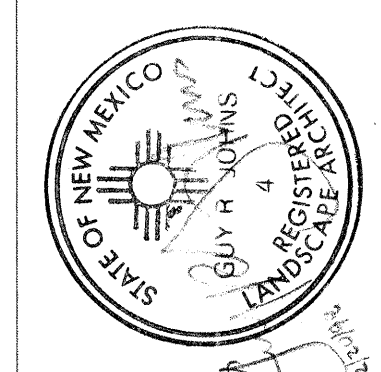
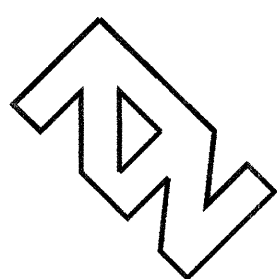
| SYMBOL | DESCRIPTION | DETAIL |
|------------|---|---|
| [M] | EXISTING 1 1/2" METER TO REMAIN. | |
| [BF] | EXISTING 2" RPBA BACKFLOW DEVICE WITH MASTER VALVE TO REMAIN. | |
| [C] | MOTOROLA/TORO MIR 5000I SATELLITE M51 - ON-S (X) INSTALL AS PER IRRINET 16 STATION CONTROLLER IN STRONG BOX ENCLOSURE. EXACT LOCATION AS APPROVED BY OWNER. NOTE: KEYPAD TO BE INCLUDED | INSTALL AS PER MANUFACTURER'S INSTRUCTIONS & DETAIL |
| [MM] | 1 1/2" MASTER METER WITH 2" VALVE IN BROOKS BOX #1730 WITH LOCKING COVER. | DETAIL 9/12 |
| [X] | MAINLINE/ISOLATION VALVE | CITY STD. DWG. 2707 |
| [+] | AIR RELIEF VALVE @ HIGH POINT OF MAINLINE SIZE TO MATCH LINE | CITY STD. DWG. 2705 |
| [P] | RAINBIRD PEB - PRS - B AUTOMATIC VALVE ASSEMBLY IN BROOKS BOX #1730. SIZE AS INDICATED ON PLANS | CITY STD. DWG. 2703 |
| [Q] | RAINBIRD 1400 SERIES FULL CIRCLE PRESSURE COMPENSATING BUBBLERS (20-90 PSI) | CITY STD. DWG. 2710,2711 |
| [1.0 GPM] | 1.0 GPM | |
| [0.5 GPM] | 0.5 GPM | |
| [0.25 GPM] | 0.25 GPM | |
| [Q] | QUICK COUPLER VALVE (RAINBIRD 33 DRC) WITH QUICK COUPLER KEY | CITY STD. DWG. 2708 |
| [---] | 2" SCHEDULE 40 PVC PIPE MAINLINE | |
| [---] | SCHEDULE 40 PVC PIPE LATERAL LINE (SIZE AS INDICATE ON PLAN) | |
| [---] | CLASS 200 PVC PIPE SLEEVE (2 SIZES LARGER THAN PIPE BEING SLEEVED) | |

GENERAL IRRIGATION NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING INSTALLATION, AND SHALL NOTIFY CITY'S PROJECT MANAGER OF ANY CONDITIONS THAT CONFLICT WITH THE PROPOSED WORK. (NOTE APPROXIMATE LOCATION INDICATED ON PLAN OF EXISTING GAS LINE @ APPROXIMATELY 12" DEPTH AND ADJACENT SYSTEM CONDUIT.)
2. THE IRRIGATION LAYOUT SHOWN IS SCHEMATIC. ACTUAL INSTALLATION MAY VARY SLIGHTLY TO ACCOMMODATE FIELD CONDITIONS. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONDITIONS WHICH SEEM TO WARRANT SUBSTANTIAL DEVIATION FROM THE PLANS.
3. STATIC WATER PRESSURE AT THE SITE IS APPROXIMATELY 75 PSI. VERIFY PRIOR TO BEGINNING IRRIGATION WORK. REQUIRED DESIGN/OPERATING PRESSURE AT HEAD LOCATIONS SHALL BE AS INDICATED ON IRRIGATION LEGEND.
4. ALL IRRIGATION INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED. HAND EXCAVATE FOR NEW IRRIGATION INSTALLATIONS WITHIN THE DRIP LINES OF EXISTING TREES AND SHRUBS, INDICATED TO REMAIN.
5. SEE DEMOLITION PLAN GENERAL NOTE #1 FOR INFORMATION ON REMOVAL AND SALVAGING OF EXISTING IRRIGATION COMPONENTS.
6. THE EXISTING 2" BACKFLOW DEVICE IN BOX, MASTER VALVE AND 1 1/2" WATER METER SHALL REMAIN AND BE INCORPORATED INTO THE NEW SYSTEM SO THAT ALL COMPONENTS ARE OPERATING EFFICIENTLY. THE 1 1/2" MAINLINE BETWEEN THE METER AND BACKFLOW SHALL BE REPLACED WITH A 2" MAINLINE SO THAT THE MAINLINE FOR THE ENTIRE SYSTEM SHALL BE A 2" MAINLINE
7. SLEEVING - ALL IRRIGATION LINES BENEATH PAVING OR OTHER RIGID STRUCTURES SHALL BE LOCATED WITHIN A PVC CLASS 200 SLEEVE. ALL SLEEVES SHALL EXTEND A MINIMUM OF 1'-0" BEYOND THE PAVING. THE SLEEVE SIZE FOR THE IRRIGATION LINE SHALL BE A MINIMUM OF 2 SIZES LARGER THAN THE LINE SIZE. 24-VOLT WIRE SHALL BE IN A COMMON TRENCH WITH THE MAINLINE.
8. ALL 24-VOLT WIRE SHALL BE MARKED WITH A 4" WIDE YELLOW MARKER TAPE AND MARKED "WARNING ELECTRICAL". LAY MARKER TAPE HORIZONTALLY 6" ABOVE WIRE. MARK ALL 24-VOLT WIRE ENDS WITH 3M STD -09 WIRE MARKER TAPE AT THE VALVE BOX AND CONTROLLER LOCATIONS.
9. EXISTING TREES TO REMAIN SHALL BE IRRIGATED AS INDICATED ON PLAN. SEE NOTE #4
10. CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL TO REMAIN AND SHALL EXCAVATE BY HAND AS REQUIRED AROUND ANY ROOTS OF TREES TO REMAIN. ANY PLANT MATERIAL THAT IS DAMAGED BY CONTRACTOR'S OPERATIONS, SHALL BE REPLACED AT NO ADDITIONAL COST TO OWNER.
11. EXISTING 120V CIRCUIT AT EXISTING BACKFLOW PREVENTER. EXTEND 2-14 AWG. CONDUCTORS AND L GROUND IN BURIED CONDUIT TO NEW CONTROLLER.



SITE PLAN
1" = 20'-0"



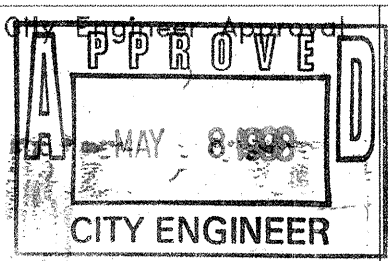
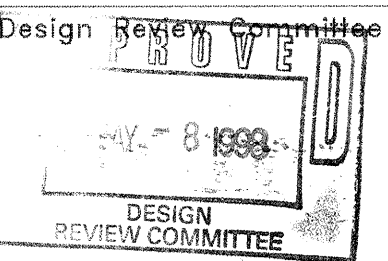
G. Robert Johns, ASLA, Landscape Architects
3028 Silver Ave SE Albuquerque, New Mexico 87105 505 238 8227

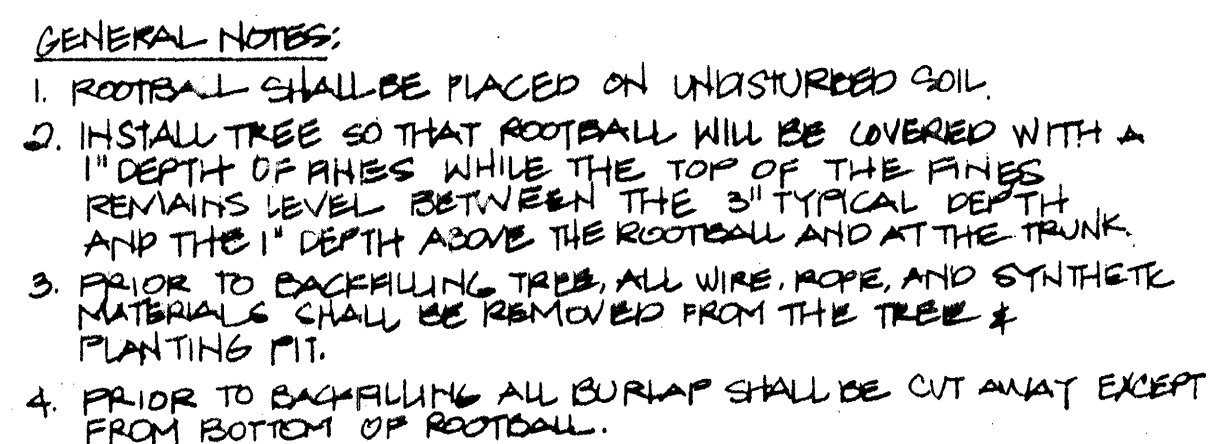
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Architects
220 A Gold SW Albuquerque, New Mexico 87102 505 642 1278

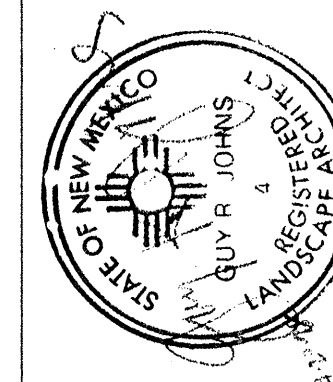
CITY OF ALBUQUERQUE
PARKS AND GENERAL SERVICES
DESIGN & DEVELOPMENT DIVISION

TITLE: WHITTIER PARK IMPROVEMENTS
IRRIGATION PLAN





- CONSTRUCTION NOTES:
- TREE
 - BACKFILL WITH EXISTING SOIL
 - 3" DEPTH CRUSHER FINES (SEE PLAN TO DETERMINE IF FINES ARE STABILIZED - SHEET)
 - 1" DEPTH CRUSHER FINES AT TRUNK AND ABOVE ROOTBALL
 - FINISH GRACE
 - UNDISTURBED SOIL



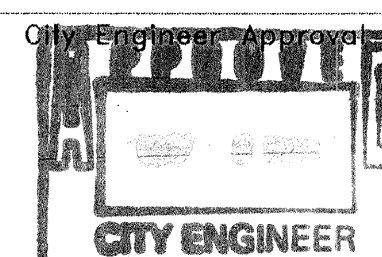
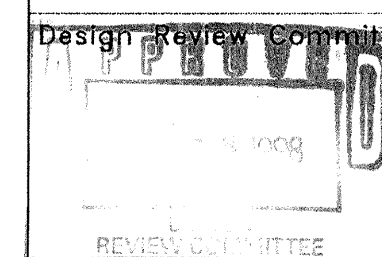
Edith Cherry
D. James See

Architects

220 A Gold SW Albuquerque, New Mexico 87102 505 842 1278

CITY OF ALBUQUERQUE
PARKS AND GENERAL SERVICES
DESIGN & DEVELOPMENT DIVISION

TITLE: WHITTIER PARK IMPROVEMENTS
LANDSCAPE & IRRIGATION DETAILS

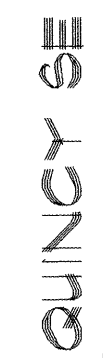


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| City Project No. | Zone Map No. | Sheet | Of |
| 47990 | L-1 | 12 | 14 |

- ① EXTEND CIRCUIT THROUGH EXISTING RELAY TO TIME CLOCK. INSTALL 20A, 1P BREAKER IN SPACE OF 120V PANEL INSIDE RECREATION FACILITY.
- ② INSTALL 3/4" 10IN 1" CONDUIT.
- ③ REMOVE TORK #4Z00B TIME CLOCK AND INSTALL TORK TW-300L 7 DAY TIME SWITCH WITH MANUAL BY PASS SWITCH, 3PST, 120V AND 20A RATED IN NEMA 1 ENCLOSURE. RECONNECT EXISTING RELAYS TO NEW TIME CLOCK.
- ④ SEE ACTIVITY LIGHTING WIRING DIAGRAM ON SHEET E2.
- ⑤ REPLACE CABINET CONTAINS THREE 2-CIRCUIT RELAYS. THERE ARE TWO SPARE CIRCUIT CONNECTORS AVAILABLE FOR USE IN THIS PROJECT.
- ⑥ ROUTE HOMERUN TO 120V PANEL. INSTALL 20A, 1P BREAKER IN ONE OF EXISTING SPACES.

1. CONTRACTOR TO PROVIDE TIME CLOCK INSTRUCTIONS TO THE OWNER.
2. CONTRACTOR TO COORDINATE LOCATION OF THE IRRIGATION CONTROLLER WITH THE LANDSCAPER. CONTRACTOR TO LOCATE AND TIE INTO EXISTING BACKFLOW PREVENTER CIRCUIT AND EXTEND TO IRRIGATION CONTROLLER WITH 3 #12 CONDUCTORS.
3. REFER TO SHEET E-2 FOR FIXTURE SCHEDULE, POLE DETAILS AND ELECTRICAL SPECIFICATIONS.



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SCALE: 1' = 20'

