

**CITY OF ALBUQUERQUE
INTER-OFFICE CORRESPONDENCE**

January 19, 2010

TO: Distribution
FROM: David Flores, Principal Project Coordinator, Design & Construction Div., DMD
SUBJECT: Summer Hills Park – Project #501006 *DF*

The attached set of plans is submitted for your use.

_____	MASTER PLAN/SCHEMATIC
_____	DESIGN DEVELOPMENT I (30% Review)
_____	DESIGN DEVELOPMENT II (65% review)
_____	CONSTRUCTION DOCUMENT PHASE (95% Review)
<u> X </u>	FINAL FOR CONSTRUCTION

CLASS II CREWS PLEASE PROVIDE TO THE PROJECT CONTACT PERSON IF INDICATED WITH 'X':

_____	MATERIAL COST ESTIMATE
_____	LABOR COST ESTIMATE
_____	PLEASE BEGIN ORDERING PLAY EQUIPMENT, SITE FURNISHINGS PER ATTACHED PLAN, USE ACTIVITY #
_____	PLEASE BEGIN ORDERING CONSTRUCTION MATERIAL PER COST ESTIMATE, USE ACTIVITY #

SUBMITTAL INCLUDES:

(**X**) PLANS () SPECIFICATIONS () COST ESTIMATE () OTHER: Funding Sheet
() ATTACHMENT: Project sign information. () ATTACHMENT: Project Program,
() 1 Half Set Assistant Project Coordinator only

NEED COMMENTS BACK BY: _____

PROJECT CONTACT PERSON: David Flores

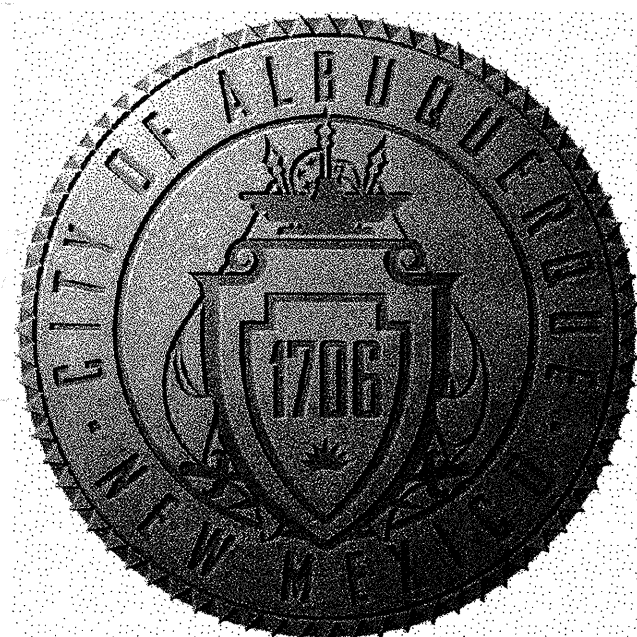
TELEPHONE NUMBER: 768-3815

Set #: Distribution:

<u> 1 </u>	Office set David Flores, Principal Project Coordinator, Design & Construction Div., DMD
<u> 2-3 </u>	Jim Dunn, Park Management, FFC Plans
<u> 4-11 </u>	John Casados, Construction Manager
<u> 0 </u>	Josie Maurino, Assistant Project Coordinator, (half sets only)
<u> 0 </u>	Colleen K. Frenz, RLA, ASLA, Division Manager, Design & Construction Div., DMD

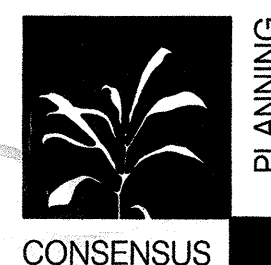
cc: Colleen K. Frenz, RLA, ASLA, Acting Deputy Director, Parks & Recreation Dept.
Project File, DMD

SUMMER HILLS PARK
PLAY AREA RENOVATION



City of Albuquerque
Managing Department
Department of Municipal Development
Park Design and Construction Division

Owner
Parks and Recreation Department



CONSENSUS PLANNING, INC.
PLANNING / LANDSCAPE ARCHITECTURE
302 EIGHTH STREET NW ALBUQUERQUE, NM 87102 (505) 764-9801

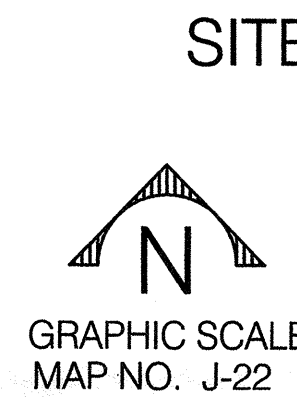
Property Information

Legal Description: Summer Hills Park, Royal Heights Subdivision
Property Address: 1115 Zena Lona Street NE
Meter Address: 1115 Zena Lona Street NE
Zoning: R-1
Total Site Area: 3.002 AC
Total Area of Renovation: 4,406 SF

Index of Drawings

- 1 Cover Sheet
- 2 General Notes
- 3 Demolition Plan
- 4 Construction Plan
- 5 Site Details
- 6 Project Information Forms

VICINITY MAP



UTILITY COMPANY CONTACTS

CITY OF ALBUQUERQUE (WATER & SEWER)
NANCY MUSINSKI
Engineer/Utility Development
P.O. Box 1293
Albuquerque, New Mexico 87103
(505) 768-2729

PNM-ELECTRIC
JIM HILL
Engineering Representative
4201 Edith Boulevard NE
Albuquerque, New Mexico 87107
(505) 241-3581

PNM-GAS CO.
JOE DUNLAP
Project Engineer
4625 Edith Boulevard NE
Albuquerque, New Mexico 87107
(505) 241-7771

QWEST/US WEST
DAVID MULLER
Capacity Provisioning Specialist
400 Tijeras Ave. NW, Suite 710
Albuquerque, New Mexico 87102
(505) 245-8706

QWEST LONG DISTANCE
LARRY KELLY
Senior Operations Tech
400 Tijeras Ave. NW, Suite 710
Albuquerque, New Mexico 87102
(505) 246-0501

AT&T
DAVID CROWEL
Albuquerque, New Mexico 87103
P.O. Box 1293
Albuquerque, New Mexico 87103
(505) 842-2911

MCI WORLDWIDE
ANDY DARNELL
Operation Manager
6001 Midway Park NE
Albuquerque, New Mexico 87109
(505) 346-4470

COMCAST CABLE
RITA ERICKSON
Planning and Design Supervisor
4611 Montbel Pl. NE
Albuquerque, New Mexico 87107
(505) 761-6235

UNIVERSE ACCESS
JAMIE MARTINEZ
Resource Supervisor
505 Marquette Ave. NW, #119A
Albuquerque, New Mexico 87102
(505) 328-2675

E-SPIRE (ACSI)
JOHN MARES
505 Marquette Ave. NW, Suite 1605
Albuquerque, New Mexico 87102
(505) 998-2274

McLEOD USA
RICK MUELLER
Supervisor of Outside Techs.
505 Marquette Ave. NW, Suite 1600
Albuquerque, New Mexico 87102
(505) 244-3161

CityNet TELECOMMUNICATIONS
JOSH NELSON
Field Representative
13500 Coronado freeway
Albuquerque, New Mexico 87121
(505) 991-2120

TIME WARNER TELECOM
ROY HARRISON
Plant Manager
3830 Singer Blvd. NE, Suite 1000
Albuquerque, New Mexico 87109
(505) 938-7339

LEVEL 3 COMMUNICATIONS, LLC
STEVE GILMAN
Resource Supervisor
1025 Eldorado Blvd.
Broomfield, Colorado 80021
(720) 888-5920

EXPEDIOUS MANAGEMENT CO.
STEVE BENJAMIN
Operations Support Manager
505 Marquette Ave. NW, Suite 1605
Albuquerque, New Mexico 87102
(505) 345-6555

OSO GRANDE TECHNOLOGIES
BUD LENSING
Resource Supervisor
505 Marquette Ave. NW, #119A
Albuquerque, New Mexico 87102
(505) 328-2675



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVED	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman			CITY ENGINEER		
		Transportation					
		Water/Wastewater					
		Hydrology					
		CIP					
		Constr. Mngmt.			DATE		
		Constr. Coord.					
		PROJECT NUMBER 501006				SHEET 1 OF 6	

FINAL FOR CONSTRUCTION

SUMMER HILLS PARK
PLAY AREA RENOVATION

PROJECT #501006
JANUARY 12, 2010

RECORD DRAWINGS

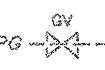
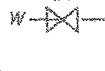

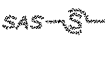
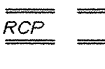
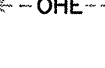
Date: 1/19/10 Set # 1 office copy

- 1 FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE CITY CONSTRUCTION COORDINATION DIVISION. TWO (2) DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF SPECIFICATIONS.
- 2 THE CONTRACTOR WILL NOTIFY THE FIELD ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK, IN ORDER THAT THE CITY SURVEY SECTION MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR WILL NOTIFY THE ENGINEER IF A MONUMENT IS DISTURBED. REPLACEMENT WILL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEY SECTION AT THE CONTRACTOR'S EXPENSE. WHEN A CHANGE IS MADE IN THE FINISHED ELEV. OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR WILL, AT HIS OWN EXPENSE, HAVE THE CITY SURVEY SECTION ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4 OF SPECIFICATIONS.
- 3 THE SPECIFICATIONS USED FOR THIS PROJECT ARE THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 7.
- 4 ALL NEW MANHOLES SHALL BE TYPE "E" (COA DWG. 2102) UNLESS OTHERWISE NOTED ON THE PLANS.
- 5 THE CONTRACTOR WILL 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.
- 6 ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- 7 SUBGRADE PREPARATION UNDER SIDEWALKS AND DRIVE PADS, AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER IS CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.
- 8 THE CONTRACTOR WILL REPLACE ANY STRIPPING THAT HAS BEEN RUINED OR REMOVED IN THE COURSE OF CONSTRUCTION.
- 9 ALL EXCAVATION WILL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 10 ALL SIGNS AND CODING WILL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
- 11 THE CONTRACTOR IS TO EXERCISE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT WILL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION. SEE SECTION 18 "UTILITIES", CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR CONTRACTOR REQUIREMENTS.
- 12 WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING STREETS, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AND AT RIGHT ANGLES AND REMOVE ANY BROKEN OR CRACKED PAVEMENT. NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING.
- 13 ALL GAS VALVES, GAS MANHOLES, ELECTRICAL MANHOLES, TELEPHONE MANHOLES, AND UTILITY POLES WILL BE ADJUSTED TO GRADE BY EACH UTILITY COMPANY. CONTRACTOR WILL COORDINATE THROUGH CITY UTILITY COORDINATOR.
- 14 WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE BACK TO NEAREST SUITABLE JOINT UNLESS OTHERWISE DIRECTED BY THE CITY FIELD ENGINEER.
- 15 THE CONTRACTOR WILL NOTIFY THE NEW MEXICO ONE CALL SYSTEM 260-1990 TWO (2) WORKING DAYS PRIOR TO COMMENCING WORK IN NEW AREAS.
- 16 CONTRACTOR WILL MAKE ALL WATER VALVES AND MANHOLES ACCESSIBLE TO THE CITY AT ALL TIMES.
- 17 CONTRACTOR WILL PLACE BITUMINOUS MATERIAL WITH THE USE OF A LAYDOWN MACHINE WHERE PAVEMENT IS 8 FEET IN WIDTH OR WIDER.
- 18 ALL SUBGRADE AND SUBBASE MATERIAL ENCOUNTERED IN PAVEMENT REMOVAL AND REPLACEMENT THAT IS DETERMINED BY THE FIELD ENGINEER TO MEET THE SPECIFICATIONS, CAN BE REUSED. HOWEVER, THE MATERIAL WILL BE PROCESSED AND COMPACTED TO MEET MOISTURE CONTENT AND PERCENT COMPACTION REQUIRED BY THE SPECIFICATIONS.
- 19 CONTRACTOR WILL NOT PAVE OVER ANY SURFACE FEATURE, I.E., GAS VALVE, MANHOLE COVER, ETC. WITHOUT PRIOR APPROVAL FROM THE CITY FIELD ENGINEER.
- 20 CONTRACTOR WILL CONFINE HIS WORK WITHIN THE CONSTRUCTION EASEMENT LIMITS AND/OR RIGHT-OF-WAY, OR PROVIDE COPIES OF AGREEMENTS WITH ADJACENT LANDOWNERS TO THE CITY OF ALBUQUERQUE.
- 21 ALL WATER VALVES AND FIRE HYDRANTS REMOVED TO BE SALVAGED AND RETURNED TO THE C.O.A.
- 22 MINIMUM BOTTOM WIDTH OF TRENCHES FOR RIGID PIPE SHALL BE EQUAL TO THE OUTSIDE DIAMETER PLUS 16 INCHES. BEDDING MATERIAL SHALL BE CLASS II, III, OR IV UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
- 23 MINIMUM BOTTOM WIDTH OF TRENCHES FOR NON-RIGID PIPE SHALL BE EQUAL TO THE OUTSIDE DIAMETER PLUS 12 INCHES. BEDDING MATERIAL SHALL BE CLASS I, II, OR III.
- 24 THE CONTRACTOR AGREES TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO: MAINTAINING ADEQUATE WARNING SIGNS, BARRICADES, LIGHTS, GUARD FENCES, WALKS AND BRIDGES.
- 25 ALL STRUCTURAL CONCRETE WILL BE 3000 PSI UNLESS OTHERWISE NOTED ON PLANS.
- 26 ALL REINFORCING STEEL WILL BE GRADE 60.
- 27 ALL EXPOSED EDGES ON CAST-IN-PLACE CONCRETE STRUCTURES WILL HAVE A 1" CHAMFER UNLESS OTHERWISE NOTED.
- 28 ALL SPLICES IN REINFORCING STEEL TO BE 2-FOOT 6-INCH MINIMUM UNLESS OTHERWISE NOTED.

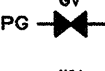


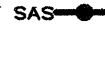


- 29 PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES. SHOULD A CONFLICT EXIST BETWEEN THE FIELD INFORMATION AND THE PLANS, THE CONTRACTOR WILL NOTIFY THE FIELD ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- 30 THE REPLACEMENT OF THE EXISTING UTILITIES AND THE INSTALLATION OF NEW UTILITY LINES WILL BE COMPLETED IN ADVANCE OF STARTING THE PAVEMENT WORK. TEMPORARY PAVEMENT WILL BE PLACED IN ALL TRENCHES REQUIRED FOR THE UTILITY REPLACEMENTS IN THOSE AREAS THAT MUST MAINTAIN TRAFFIC UNTIL THE FINAL PAVEMENT WORK STARTS IN EACH AREA. TEMPORARY STRIPING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MAINTENANCE OF THE TEMPORARY PAVING AND STRIPING WILL BE AT THE CONTRACTOR'S EXPENSE.
- 31 TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE FIELD ENGINEER.
- 32 THE CONTRACTOR WILL CONTACT THE CITY OF ALBUQUERQUE TRAFFIC DIVISION 857-8025, ONE (1) WEEK IN ADVANCE OF ANY CHANGES REQUIRED IN THE TRAFFIC SIGNALIZATION OF THIS PROJECT. ALL WORK ASSOCIATED WITH NEW TRAFFIC SIGNALIZATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 33 ALL NEW STREET PAVING, DRIVEWAYS, SIDEWALKS, AND CURB AND GUTTERS, ABUTTING EXISTING AREAS SHALL MATCH THE ELEVATION OF THOSE AREAS.
- 34 PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. ROAD SHALL NOT BE OPENED TO TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 35 ALL EXCAVATED MATERIAL THAT IS NOT REQUIRED TO BE REUSED MUST BE REMOVED FROM THE PROJECT AREA WITHIN FOUR DAYS OF EXCAVATION. SPOIL PILES WILL BE ALLOWED ONLY AS DIRECTED BY THE CITY FIELD ENGINEER.
- 36 THE CONTRACTOR WILL COORDINATE THE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND UTILITY COMPANIES WORKING IN THE SAME AREA. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE THEIR ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCE CAUSED BY UTILITY COMPANY WORK CREWS. A CONTRACT EXTENSION MAY BE ALLOWED AS DELINEATED IN CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
- 37 ALL CONSTRUCTION EASEMENTS ON PRIVATE PROPERTY WILL BE OBTAINED BY THE CITY OF ALBUQUERQUE PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 38 EXISTING MEDIAN CURB AND GUTTER AND STANDARD CURB AND GUTTER, NOT DISTURBED BY CONTRACTOR, BUT OUT OF ALIGNMENT, DISPLACED VERTICALLY, BADLY BROKEN AND/OR DETERIORATED, WILL BE REPLACED AS DIRECTED BY THE FIELD ENGINEER AND PAID FOR AT CONTRACT UNIT PRICES.
- 39 ALL TRAFFIC CONTROL DEVICES REQUIRED FOR DRIVEWAY CLOSURES, UTILITY CONSTRUCTION OR FOR OTHER REASONS AND NOT SHOWN ON THE SIGNING PLANS WILL BE FURNISHED BY THE CONTRACTOR AND WILL BE PAID AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS AND BID PROPOSAL. PRIOR TO PLACING THE TRAFFIC CONTROL DEVICES, THE CONTRACTOR WILL NOTIFY THE AFFECTED OWNERS IN ACCORDANCE WITH THE SPECIFICATIONS. CONTRACTOR MUST MAKE PROVISIONS TO PROVIDE ACCESS TO PROPERTIES. REFER TO SECTION 19 OF THE SPECIFICATIONS.
- 40 ALL UTILITY LINES WHICH ARE NOT SPECIFICALLY DESIGNATED TO BE REMOVED AND REPLACED ON THE PLANS, WILL BE MAINTAINED IN SERVICE. SHORING, SHEETING AND OTHER MEANS OF SUPPORT SHALL BE EMPLOYED BY THE CONTRACTOR TO PREVENT DAMAGE OR LOSS OF THESE EXISTING UTILITIES AND THESE SHORING, SHEETING, AND SUPPORTS ARE CONSIDERED INCIDENTAL TO THIS PROJECT. BEAM AND CABLE OR OTHER ADEQUATE SUPPORTS WILL BE USED FOR TEMPORARY SUPPORT OF ALL UTILITY LINES WHICH CROSS THE TRENCH. ANY DAMAGE TO EXISTING UTILITIES WILL PROMPTLY BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SIGNIFICANT DEVIATION OF EXPOSED UTILITIES FROM THE LOCATIONS SHOWN ON THE PLANS SO THAT CONFLICTS CAN BE RESOLVED IN A TIMELY MANNER.
- 41 THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING COA INFRASTRUCTURE (C & G, PAVING, ETC.) DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS, AND WILL REPAIR OR REPLACE SAME AT HIS OWN EXPENSE. HE WILL SUITABLY PROTECT THE CURB AND GUTTER FROM INCIDENTAL SPLASHING DURING THE TACK COAT APPLICATION AND WILL BE RESPONSIBLE FOR CLEANING SAME AT HIS OWN COST SHOULD SPLASHING OCCUR.
- 42 ALL INTERFERING PORTIONS OF ABANDONED UTILITY LINES WHICH ARE EXPOSED AS A RESULT OF CONSTRUCTION WILL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
- 43 STATIONS OF STORM DRAIN INLETS ARE TO THE CENTER OF GRATE. ALL STORM DRAIN INLETS WILL BE TYPE "A" UNLESS OTHERWISE NOTED ON THE PLANS.
- 44 SHORING COSTS WILL BE CONSIDERED INCIDENTAL TO THE TRENCH AND BACKFILL COSTS.
- 45 THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING NPDES PERMITS REQUIRED BY APPLICABLE CITY, STATE, AND FEDERAL REGULATIONS.
- 46 ALL STORM DRAIN AND CONNECTOR PIPE WILL BE CLASS IV REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED ON THE PLANS.
- 47 THE TERM REMOVE USED IN THIS PLAN SET INCLUDES THE DISPOSAL OF SAID MATERIAL IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS, LATEST EDITION.
- 48 CONTRACTOR WILL SURVEY AND LOG EXISTING ELEVATIONS OF CURB-AND-GUTTER, SIDEWALK, AND PAVEMENT WHICH WILL BE REMOVED FOR CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR WILL REPLACE REMOVED CURB-AND-GUTTER, SIDEWALK, DRIVE PADS, AND PAVEMENT TO ELEVATIONS PRIOR TO REMOVAL UNLESS OTHERWISE INDICATED ON THE PLANS.
- 49 CONTRACTOR WILL CONSTRUCT TEMPORARY ASPHALT PAVEMENT AS DIRECTED BY THE FIELD ENGINEER TO PROVIDE ACCESS TO LOCAL BUSINESS, ETC. TEMPORARY PAVEMENT SHALL BE REMOVED AND DISPOSED OF PRIOR TO PLACEMENT OF FULL WIDTH PAVEMENT SECTION. TEMPORARY PAVING SHALL BE PER COA STD. DWG. 2415 AND PAID FOR PER COA STD. SPECIFICATIONS.

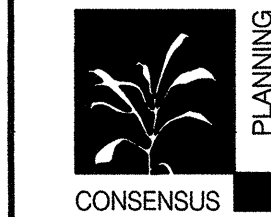
- 50 ALL CLASSES OF SEEDING SHALL BE DRY LAND MIX PLACED AT 1.5 LBS/1000 S.F. WITH FERTILIZER 21-12-12 PLACED AT 5 LBS/1000 S.F.
- 51 ALL ASPHALTIC CONCRETE SHALL BE MINIMUM 1800 LB. STABILITY AND COMPACTED TO 95% MODIFIED MARSHALL DENSITY UNLESS OTHERWISE NOTED ON THE PLANS.
- 52 ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.
- 53 ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- 54 THE CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF AT LEAST SEVEN (7) WORKING DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION, 857-8200, TO INITIATE IMPLEMENTATION OF THE NON-PRESSURIZED CONNECTION PLAN.
- 55 FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
- 56 CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- 57 CONTRACTOR SHALL ERECT TEMPORARY CHAIN LINK CONSTRUCTION FENCE. SUCH FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION PERIOD AND REMOVED ONLY UPON FINAL ACCEPTANCE OF THE PROJECT BY THE CITY.
- 58 QUANTITIES PROVIDED ON THE PLANS ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE IN ALL CASES.

EXISTING FEATURES LEGEND:

----- x	EXISTING T-POST/WIRE FENCE
2" HPG 	EXISTING GAS LINE W/ VALVE
6" W 	EXISTING WATERLINE W/ VALVE
	EXISTING WATERLINE METER
	EXISTING FIRE HYDRANT
8" SAS 	EXISTING SANITARY SEWER LINE W/ MANHOLE
36" RCP	EXISTING STORM DRAIN
	EXISTING OVERHEAD ELECTRIC W/POLE
UE	EXISTING UNDERGROUND ELECTRIC
44	EXISTING 1' CONTOUR
4945	EXISTING 5' CONTOUR
=====	EXISTING CURB & GUTTER
=====	EXISTING CONCRETE
-----	EXISTING BUILDING LINE
-----	EXISTING EASEMENT LINE

NEW FEATURES LEGEND:

---	CONSTRUCTION CENTERLINE
----- x	NEW CHAIN-LINK FENCE
2" HPG 	NEW GAS LINE W/ VALVE
6" W 	NEW WATERLINE W/ VALVE
	NEW WATERLINE METER
	NEW FIRE HYDRANT
8" SAS 	NEW SANITARY SEWER LINE W/ MANHOLE
	NEW STORM DRAIN W/ MH
*	NEW UTILITY POLE
4945	NEW 1' CONTOUR
4945	NEW 5' CONTOUR
=====	NEW CURB & GUTTER
=====	NEW CONCRETE



CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK DESIGN AND CONSTRUCTION DIVISION			
TITLE: SUMMER HILLS PARK PLAY AREA RENOVATION			
GENERAL NOTES			
Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.
City Project No.	501006	Zone Map No. J-22	Sheet 2 of 6

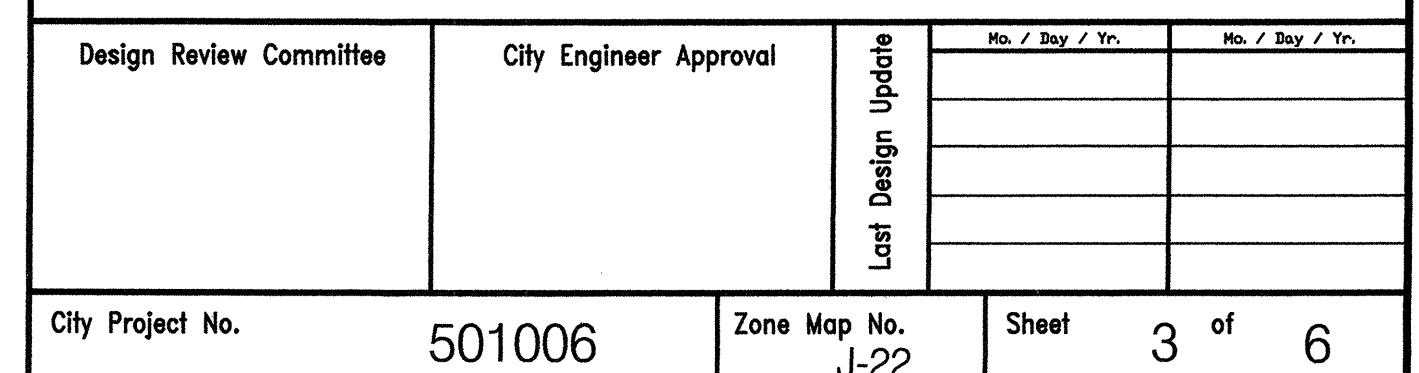


FINAL FOR CONSTRUCTION

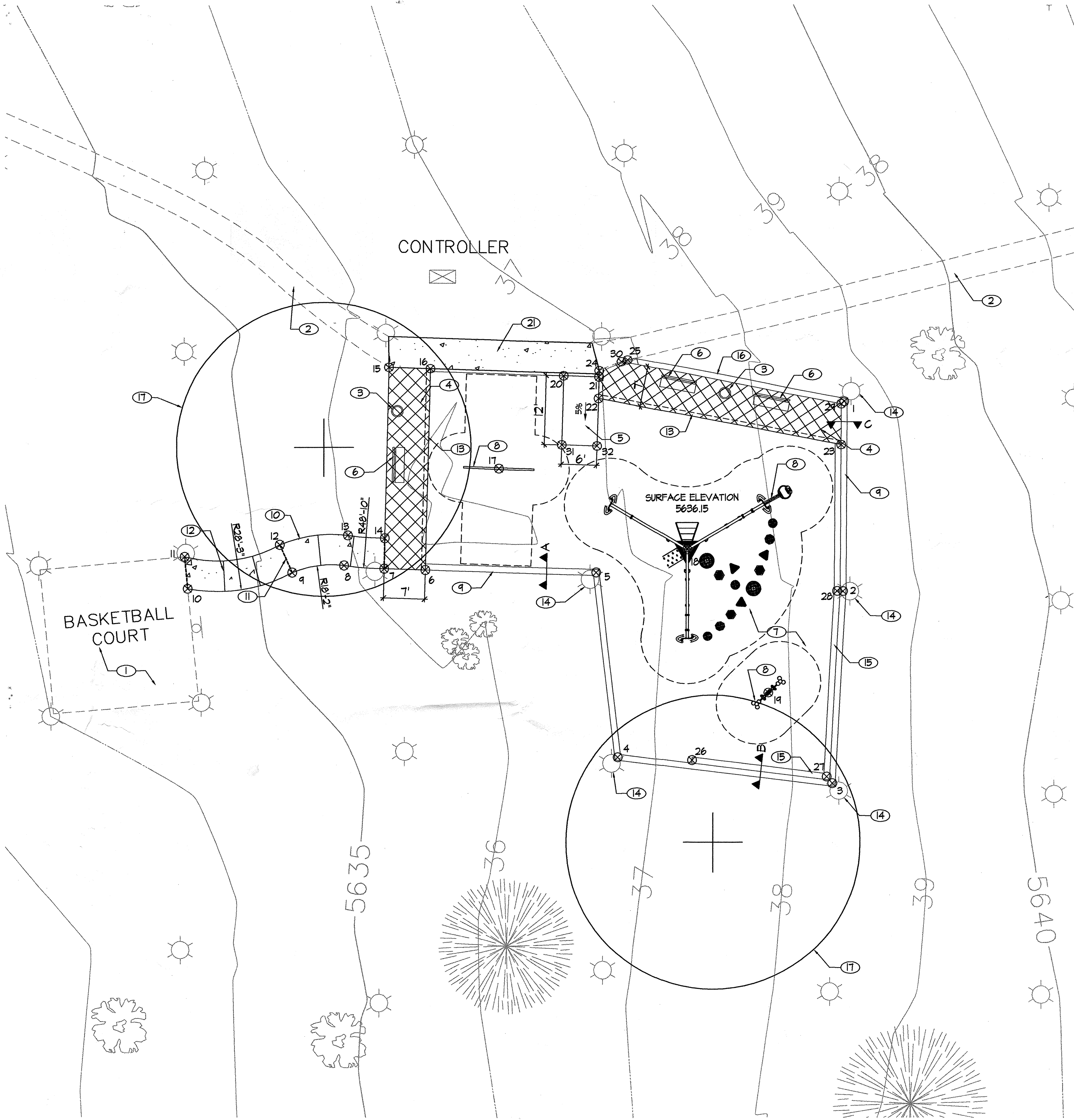
SUMMER HILLS PARK
PLAY AREA RENOVATION

PROJECT #501006
JANUARY 12, 2010

RECORD DRAWINGS

[illegible]

RECORD DRAWINGS



- KEY NOTES**
- EXISTING BASKETBALL COURT/RIM TO REMAIN UNDISTURBED.
 - EXISTING 5' SIDEWALK TO REMAIN UNDISTURBED.
 - TRASH RECEPTACLES (TYP.) - SEE SITE AMENITIES LEGEND, THIS SHEET.
 - CONCRETE PLAZA W/ 2' X 2' PATTERN. PROVIDE CONTROL JOINTS, CENTERED IN BOTH DIRECTIONS.
 - CONCRETE HANDICAP ACCESS RAMP TO PLAY AREA.
 - 6' BENCHES W/BACK (TYP.) - SEE SITE AMENITIES LEGEND, THIS SHEET
 - ENGINEERED WOOD FIBERS, 12 INCH DEPTH.
 - PLAY EQUIPMENT BY SCHOOL EQUIPMENT INC. SEE PLAY EQUIPMENT LEGEND, THIS SHEET.
 - PLAY AREA EDGER WALL. SEE DETAIL A, SHEET 5.
 - 5' CONCRETE SIDEWALK PER COA DWG. 2430.
 - EXPANSION JOINTS PLACED @ 20' O.C.
 - CONTROL JOINTS PLACED @ 5' O.C.
 - CONCRETE TURNDOWN SLAB PER COA DWG 2728.
 - ADJUST SPRINKLER ARC TO MINIMIZE OVERSPRAY INTO PLAY AREA.
 - SINGLE-STEPPED EDGER @ PLAY AREA. SEE DETAIL B, SHEET 5.
 - 2' EDGER WALL AROUND PERIMETER OF PLAZA AREA. SEE DETAIL C, SHEET 5.
 - TREES TO BE PLANTED PER COA DWG. 2713. SEE PLANT LEGEND, THIS SHEET.

- GENERAL NOTES**
- A CONTRACTOR TO REVIEW DRAWINGS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY IN DRAWINGS OR FIELD CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- B ANY SITE ELEMENTS TO REMAIN ARE TO BE UNDISTURBED AND PROTECTED FROM CONSTRUCTION ACTIVITIES.
- C RESOD GRADED AREA.

- TREE PROTECTION AND WORK GUIDELINES**
- A TREE PROTECTION ZONE (TPZ) IS TO BE ESTABLISHED AROUND ALL RETAINED EXISTING TREES IN COORDINATION WITH THE CITY FORESTER (NICK KUHN, 505-768-5370). THE TPZ IS TO BE MAINTAINED IN FUNCTIONAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. WITHIN THIS PROTECTED AREA ONLY HAND TOOLS MAY BE USED FOR WORK APPROVED, EXTRA CONDITIONS MAY BE ESTABLISHED, AND WORK SHALL BE SUPERVISED BY PARK MANAGEMENT OR CITY FORESTER IN ORDER TO PROTECT THE TREE FROM SOIL COMPACTION AND ROOT DISTURBANCE. PROTECTION FENCING SHALL BE PLACED AROUND INDIVIDUAL TREES OR IN GROUPS DEPENDING ON SITE AND TREE LAYOUT WITH REGARDS TO CONSTRUCTION PLAN.

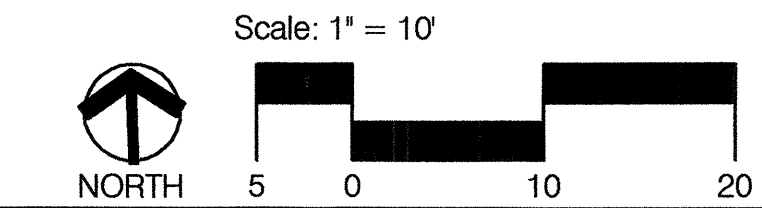
NO MATERIALS, SOIL, OR EQUIPMENT SHALL BE STORED WITHIN THE TPZ, AND NO ACTIVITIES THAT MAY CAUSE PHYSICAL DAMAGE TO THE ROOTS, TRUNKS, LIMBS OR LEAVES OF THE PROTECTED TREE SHALL BE PERMITTED. NO DUMPING OF POISONOUS MATERIAL OR DIRTY WATER SHALL BE PERMITTED. ANY GRADE OR DRAINAGE CHANGES INSIDE OR OUTSIDE THE TPZ THAT AFFECT THE AREA WITHIN THE TPZ MAY OCCUR ONLY WITH PRIOR APPROVAL FROM PARK MANAGEMENT AND THE CITY FORESTER.
 - TPZ FENCING SHALL CONSIST OF BRIGHT ORANGE VISUAL BARRIER FENCE WITH T-POSTS, OR #4 REBAR WITH PROTECTIVE CAPS, SPACED 4' ON CENTER. AVOID VISIBLE TREE ROOTS WHEN INSTALLING POSTS. ATTACH SIGNS (MIN. 8.5" X 11" IN SIZE) EVERY 10 FEET, MINIMUM ON EACH SIDE OF TPZ.

TREE PROTECTION ZONE
DO NOT REMOVE OR CROSS FENCE
NO STORAGE OR DUMPING
NO SITE DISTURBANCE ALLOWED
 - ANY TRENCHING, EXCAVATION, PLANTING OR OTHER WORK THAT HAS THE POTENTIAL TO DISTURB THE ROOT ZONE INSIDE OR WITHIN 2 FEET OF THE TPZ SHALL OCCUR ONLY WITH PRIOR APPROVAL, AND WITH ANY EXTRA CONDITIONS AS ESTABLISHED BY THE CITY FORESTER AND PARK MANAGEMENT. PARK MANAGEMENT MAY ELECT TO PROVIDE AN AIR TRENCHER FOR USE BY THE CONTRACTOR IN THESE AREAS, AS NEEDED, TO DETERMINE THE PRESENCE OF AND PROTECT TREE ROOTS.

CONTROL POINTS			
POINT#	NORTHING	EASTING	ELEVATION
1	1489160.61	1562997.47	TM 38.70
2	1489128.50	1562997.26	TM 38.55
3	1489094.51	1562995.34	TM 38.45
4	1489094.91	1562995.45	TM 38.43
5	1489131.68	1562955.31	TM 36.66
6	1489132.02	1562926.25	TC 36.25
7	1489132.22	1562919.28	TC 36.18
8	1489132.75	1562912.47	0.00
9	1489131.58	1562903.67	0.00
10	1489128.90	1562885.46	TC MATCH
11	1489134.13	1562885.44	TC MATCH
12	1489136.12	1562901.57	0.00
13	1489137.10	1562913.13	0.00
14	1489137.21	1562919.34	0.00
15	1489166.48	1562920.05	TC 36.38
16	1489166.27	1562927.10	TC 36.45
17	1489144.04	1562938.73	0.00
18	1489135.38	1562910.74	0.00
19	1489110.92	1562984.54	0.00
20	1489165.07	1562944.82	0.00
21	1489164.84	1562955.82	MATCH TC (36.45)
22	1489161.18	1562955.72	TC 36.41
23	1489153.07	1562946.42	TC 37.15
24	1489165.96	1562955.85	0.00
25	1489167.85	1562960.67	TM 37.50
26	1489094.40	1562911.58	TM 37.15
27	1489096.63	1562944.45	TM 37.15
28	1489128.53	1562946.26	TM 37.15
29	1489160.20	1562946.46	TC 37.25
30	1489167.54	1562954.63	TC MATCH
31	1489153.08	1562944.45	0.00
32	1489152.90	1562955.45	0.00

PLAY EQUIPMENT LEGEND
VENDOR: SCHOOL EQUIPMENT, INC. (1-800-698-5456)
MANUFACTURERS: XCCENT PLAY (www.xccentplay.com),
RECREATION CREATIONS (www.rec-creations.com)

QTY.	PART#	DESCRIPTION
1		PLAY AREA FUSION STRUCTURE (INCLUDES: 3- SPOKE FRAME, 3-SPOKE SOLID STEEL DECK, TRADITIONAL STAIRS, ROCK RAMP, SPINNING ROCK POLES, SOLID ROCK WALL, FI SPINNER, 3-SPOKE WIGGLE WALK. COLOR: BERRY COLOR SCHEME (BLUE, LIME, & RASPBERRY))
1	RC1 #401	TWO-MAY SPRING SAW COLOR: BERRY COLOR SCHEME (BLUE, LIME, & RASPBERRY)
1	RC1#40-1296-C	T-FOR-2 SWING FRAME COLOR: BERRY COLOR SCHEME (BLUE, LIME, & RASPBERRY)
1	RC1#6303	BELT SEAT PACKAGE
1	RC1#6317	WRAP AROUND TOT SEAT



PLANNING
CONSENSUS
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK DESIGN AND CONSTRUCTION DIVISION	
TITLE: SUMMER HILLS PARK PLAY AREA RENOVATION CONSTRUCTION PLAN	
Design Review Committee	City Engineer Approval
City Project No. 501006	Zone Map No. J-22
Sheet 4 of 6	

PLANT LEGEND					
QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
2	(+)	PISTACHIA CHINENSIS CHINESE PISTACHE	2" B&B	14' HT. X 6' SPR. 60' HT. X 50' SPR.	MEDIUM +

SITE AMENITIES LEGEND			
QTY.	MFG.	MODEL	DESCRIPTION
3	WEBCOAT	#B6WEMODCLASSPSM	6' BENCH W/ CONTOURED BACK, MADE OF RIBBED STEEL, 2-1/8" LEGS, SURFACE MOUNT COLOR: FRAME - BLACK, SEAT - CLAY
2	McCLINTOCK	RSO-25	TRASH RECEPTACLE COLOR: DARK GREEN

1 CONSTRUCTION PLAN



(A) PLAY AREA EDGER WALL DETAIL (12" WIDE) SCALE: 1" = 1'-0"

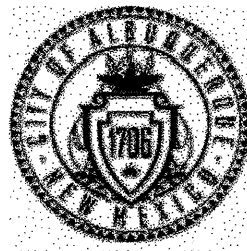


EDGER WALL DETAIL

B STEPPED PLAY AREA EDGER WALL

SCALE: 1" = 1'-0"

[illegible]



City of Albuquerque
Richard J. Berry, Mayor

Department of Municipal Development
John R. Castillo, P.E., Director

Project Information Form

Date: 1/12/10
To: Jeff Hart, Superintendent, Park Management, Parks & Recreation Department (PRD)
From: John Casados, Construction Manager, Park Design & Construction, and DMD
Subject: Summer Hills Park - Play Area Addition Substantial Completion - XX/XX/XX
PRD, Park Management Division Accepts Maintenance Responsibility

As of (date): xx/xx/xx
Project ID#: 501006
Name of Facility: Summer Hills Park
Address: Summer Hills Park
1115 Zuni Loma St. NE
CD: [Signature]
Park Zoning: R-1

... is officially assigned to the Park Management Division, Parks & Recreation Department, City of Albuquerque for maintenance. Outlined below is a description of work completed:

☐ Renovation ☒ Developed

Detailed Park Summary Information:

Total Park Acreage: 3.002 acres

Acres Developed: 4,384 sf (.10 ac.)

Description of Project:

Acres of Irrigated Turf	0	cool / warm season
Turf Removal:	2,803	square feet
Landscape Area Trees & Shrubs:	0	square feet
Tree Count:	2	Deciduous
Recycled Construction Materials:	0	truckload
Benches:	3	
Recycled Tables:	0	
Engineered Wood Fibers:	3,215	square feet

Park Play Renovation developed; per FINAL FOR CONSTRUCTION DOCUMENTS DATED 1/12/2010 and COA specifications.
New:
Construction of children's play ground, play equipment, sidewalks (improvements to existing and addition of), plaza area, including benches, trash receptacles and the addition of several shade trees around the play area.

Effective date: XX/XX/XX
NO MORE CHARGES for new water, electric and gas

...will be accepted by the contractor:

...are to occur against activity numbers:

Contacts:

Project Manager, City of Albuquerque, Park Design & Construction, DMD

Project Manager: David M. Flores

Phone: (505) 768-3815

Email: dflores@cabq.gov

Fax: (505) 768-2310

Consultant: AE#7309.01

Design Consultant: Consensus Planning

Address: 302 Eighth Street NW, Albuquerque, 87102

Project Manager: Chris Green, ASLA

Phone: (505) 764-9801

Email: cgreen@consensusplanning.com

Application: Design Liability

Landscape Architect of Record: Chris Green

Address: 302 Eighth Street NW, Albuquerque, 87102

Phone: (505) 764-9801

Email: cgreen@consensusplanning.com

Contractor Information:

Contractor:

Contact Name:

Phone:

Scope of Work:

Warranty: One (1) year labor and materials

Warranty Start Date: -

Contractor:

Contact Name:

Phone:

Scope of Work:

Warranty:

Warranty Start Date:

Warranty and Vendor Information:

The following is a listing of all labor, vendors and product warranties pertaining to project:
During the first year all calls regarding warranty information will go to the contractor. After one year calls regarding warranty go directly to the vendor.

Vendor: School Equipment, Inc.

Phone: (505) 888-5959

Application: Play Equipment

Product: Fusion Structure (3-spoke)

Model#: RSO-25

Manufacture structural warranty: Lifetime

Vendor: BearSaver

Phone: (800) 350-3588

Application: Site Furnishings

Product: (2) Trash receptacles

Model#: RSO-25, color: hunter green w/ cedar plastic

Manufacture structural warranty: 1 yr.

Vendor: School Equipment, Inc.

Phone: (505) 888-5959

Application: Play Equipment

Product: (1) Two-way Spring Saw

Model#: RC1#401

Manufacture structural warranty: Lifetime

Vendor: School Equipment, Inc.

Phone: (505) 888-5959

Application: Play Equipment

Product: (1) T-for-2 Swing Set w/ belt and tot seat

Model#: RC1940-1296-L, RC196303, RC196317

Manufacture structural warranty: Lifetime

Audit Information for Play Equipment, Irrigation System and Backflow Preventer

Auditor:
Phone:
Inspector Name:
Inspection Date:
Products Inspected: All Play Equipment and Surfacing

Auditor:
Phone:
Inspector Name:
Inspection Date:
Products Inspected: Backflow Prevention Assembly

Auditor:
Phone:
Inspector Name:
Inspection Date:
Products Inspected: Landscape Irrigation Water Audit

Water Meter:

Reading:

Address:

Serial Number:

Type:

Final billing date:

New Service JV:

Electric Meter:

Reading:

Number:

Serial Number:

Type:

- Maintenance Documents
 - Keys (5-trash receptacles)
 - Benches
 - Tables
 - Play Structures
 - Shade Structures (engineered drawings and footing details)Lights
 - Booster Pump
 - Irrigation Controller
- Permits (date approved)
 - Electrical ()
 - SWPPP/NOI ()
 - Building ()
 - Dust Control
 - Water Meter Tap ()
 - Concrete Tests
 - Compaction Tests
- Punch list complete date:
 - Record drawings per General Conditions section 6.10
 - Reproducible as built Record Drawings for entire park project completed by a certified draftsman.
 - -same scale as plans.
 - Legible, reduced laminate layout drawings of irrigation system for each controller.
 - -color coded by each valve front of copy.
 - -irrigation legend and scheduled back of copy.
 - -irrigation schedule back of copies.
 - -11"x17" format.

Email copies to:

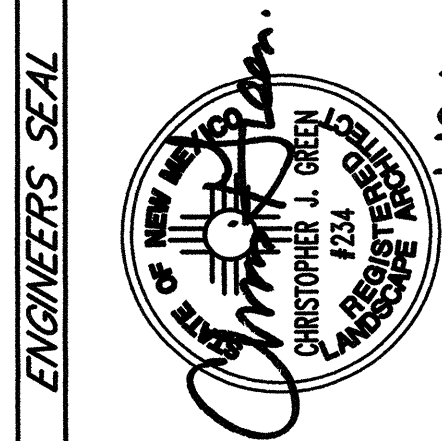
Vendor: School Equipment, Inc.
Phone: (505) 888-5959
Application: Play Equipment
Product: (1) 6" Bench
Model#: B6WBMDCLASSPSM
Manufacture structural warranty: Lifetime

Project Name: Summer Hills Park - Play Area Addition

Amenities	Total Existing	# Removed	#Added	Current Total
Benches	1	1	3	3
Bike Racks (capacity)				
Exercise Stations				
Mutt Mitt Dispensers				
Picnic Tables-ADA (8')				
Picnic Tables(8')				
Play Areas				
Play Areas-wood fiber (sf)			3,215	3215
Single Play Equipment: (2 to 5 yrs)			2	2
Play Structures (5 to 12 yrs)	2		1	1
Swings Sets	1		1	1
Shade Structure				
Trash Receptacles		1	1	1

Tubular Fence -4'				
Chain Link Fence -4'				
Parking Spaces-ADA				
Parking Spaces-standard				

Light Pole-Single Hd Fixture				
Light Pole - Double Hd Fixture				
Basketball Courts (Full)				
Basketball Courts (Half)				
Off Leash Dog Area wood fiber				
Recreation Fields				
Skate Facility, Modular				
Softball Fields (Lit)				
Softball Fields (Unlit)				
Tennis Courts (Lit)				
Tennis Courts (Unlit)				



CONSensus PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
CAPITAL IMPLEMENTATION PROGRAM

TITLE: SUMMER HILLS PARK AREA RENOVATIONS
PROJECT INFORMATION FORMS

Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.
City Project No.	501006	Zone Map No.	J-22	Sheet 6 of 6

FINAL FOR CONSTRUCTION

SUMMER HILLS PARK
PLAY AREA RENOVATION

PROJECT #501006
JANUARY 12, 2010

RECORD DRAWINGS