

DESIGNWORKSHOP, Inc.
ISSUE FOR CONSTRUCTION
DATE: JUNE 14, 1996

HIGH DESERT

Albuquerque, New Mexico



NORTH
NOT TO SCALE

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Russell B. Hish
DATE 4-2-98

Owner:
High Desert Investment Corporation
13000 Academy Road, NE
Albuquerque, NM 87111
(505) 823-9360
Mr. Douglas H. Collister

Landscape Architect:
Design Workshop, Inc.
9621 4th Street, NW
Albuquerque, NM 87114
(505) 890-1815
Mr. Keith Simon

Irrigation/Landscape Consultant:
Bohannon-Huston, Inc.
Courtyard 1
7500 Jefferson St., NE
Albuquerque, NM 87109
(505) 823-1000
Mr. George Radnovich, Irrigation

High Desert Investment Corporation

DATE _____

Vicinity Map

Albuquerque

Bernalillo

High Desert

Sandia Mountains

Rio Grande

I-25

I-40

Tijeras Canyon

San Antonio

NOT TO SCALE

1. EXISTING CONDITIONS FROM:
BOHANNAN-HUSTON, INC.
CONSTRUCTION PLANS FOR HIGH DESERT
2. 48 HOURS PRIOR TO START OF
CONSTRUCTION THE CONTRACTOR SHALL
CONTACT: CALL BEFORE YOU DIG
1-260-1990.

3. VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS. ALL GRADING AS IS. VISIT SITE TO VERIFY.

4. NEITHER THE OWNER, BOHANNAN-HUSTON, NOR DESIGN WORKSHOP, INC. ASSUMES ANY RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN ON THE DRAWINGS. CONTRACTOR TO VERIFY EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION (CALL BEFORE YOU DIG 1-260-1990). THE CONTRACTOR TO CHECK PLANS IN HIGH DESERT CONSTRUCTION OFFICE.

5. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE CITY OF ALBUQUERQUE AT NO EXPENSE TO THE OWNER.

6. THREE WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

PLANTING PLANS:
L - 0 OF 15 COVER SHEET
L - 1 OF 15 PLANTING PLAN
L - 2 OF 15 PLANTING PLAN
L - 3 OF 15 PLANTING PLAN
L - 4 OF 15 PLANTING PLAN
L - 5 OF 15 PLANTING PLAN
L - 6 OF 15 PLANTING PLAN
L - 7 OF 15 DETAIL SHEET

IRRIGATION PLANS:

I - 8	OF 15	IRRIGATION PLAN
I - 9	OF 15	IRRIGATION PLAN
I - 10	OF 15	IRRIGATION PLAN
I - 11	OF 15	IRRIGATION PLAN
I - 12	OF 15	IRRIGATION PLAN
I - 13	OF 15	IRRIGATION PLAN
I - 14	OF 15	DETAIL SHEET
I - 15	OF 15	DETAIL SHEET

BW	BOTTOM OF WALL
CL	CENTER LINE
EJ	EXPANSION JOINT
EQ	EQUAL
FG	FINISHED GRADE
N.I.C.	NOT IN CONTRACT
SJ	SCORE JOINT
ST. PT.	STATION POINT
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL

PROJECT BOUNDARY _____

PROPOSED CURB & GUTTER _____

EXISTING EDGE OF ROADWAY _____

STORM DRAIN LINE _____

SANITARY SEWER LINE _____

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALL PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STRAT USE
- ☐ TACT COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSIONED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☐ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGE AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

1. 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 SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION. LATEST EDITION.

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

3. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION 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 EFFORT.

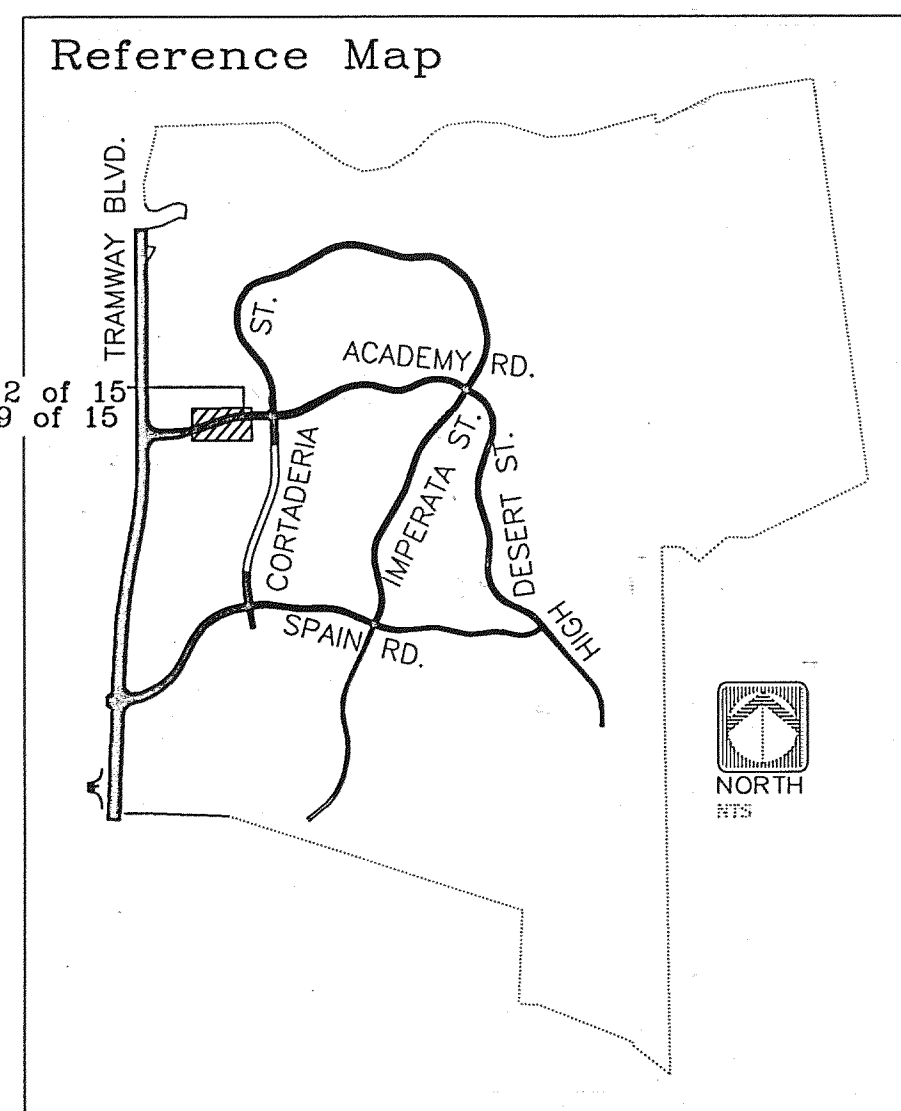
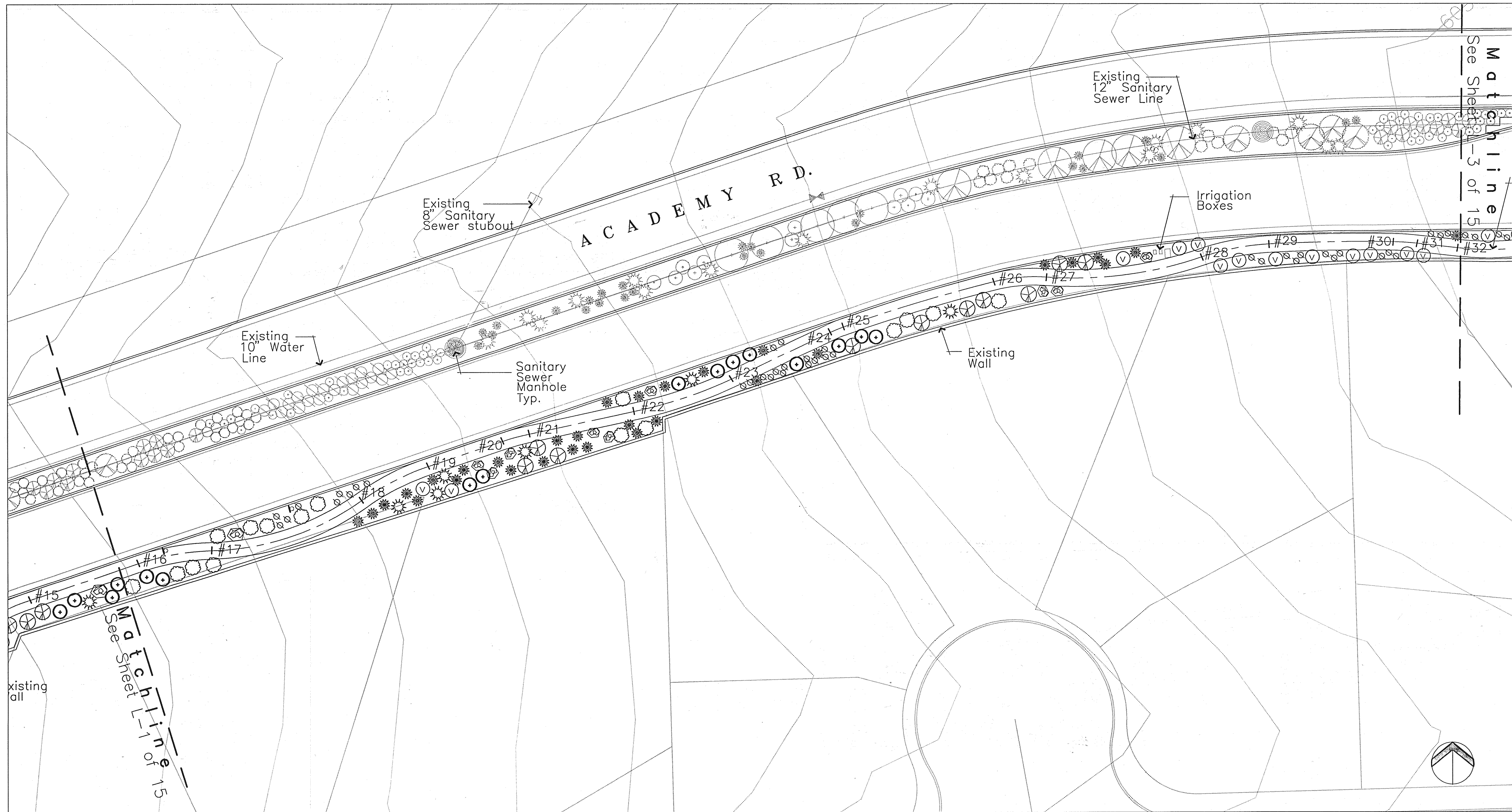
4. CENTERLINE MONUMENTS ARE EXISTING AND SHALL NOT BE DISTURBED. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF ANY MONUMENT, THE CITY SURVEYOR SHALL ADVISE THE CONTRACTOR. IF THE CITY SURVEYOR MONUMENT IS LOCATED, CONTRACTOR SHALL AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. SEE SECTION 105.05 FOR THE STANDARD CONDITIONS OF THE STANDARD SPECIFICATIONS.

5. NO PLANT MATERIALS WITHIN CLEAR SIGHT TRIANGLES TO BE GREATER THAN 24" HT.

[illegible]

	2	3	4	5	6	7	8	9	10	11	12	13	14	15
26	-	5	1	8	9	.	9	2			0	0	9	7

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP				
TITLE: HIGH DESERT STREETSCAPE PHASE 4				
Design Review Committee	City Engineer Approval	Least Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 518992	Zone Map No. E-23, F-23	Sheet L-1 of 15	Of	



PLANT KEY

Trees (Common Name)

- 0 Pinon Pine
- 0 One-seeded Juniper
- 0 Desert Willow
- 0 Gambel Oak

Shrubs (Common Name)

- 13 Cliff Fendler Bush
- 10 Chamisa (dwarf)
- 0 Chamisa
- 12 Apache Plume
- 16 Skunk Sumac
- 6 Cholla
- 31 Yucca
- 0 Brownsapine
- 0 Prickly pear

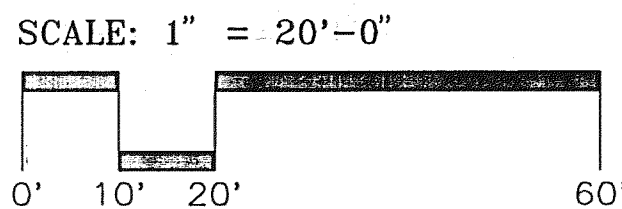
Herbaceous (Common Name)

- 0 Chocolate Flower
- 0 Garlic Chives
- 0 Wooly Thyme
- 0 White Creeping Thyme
- 38 Priarie Sage
- 0 English Lavender
- 0 R.M. Penstemon

6' Wide Sidewalk Layout

Stn.Pt.	Perp. Dist. From BOC	Line Type	Radius /length	Comments
16	3'-0"	PC	R=90'	At BOC
17	6'-10"	PCC	R=97'	
18	6'-11"	PRC	R=97'	
19	3'-0"	PT	L=28'	At BOC
20	3'-0"	PRC	R=90'	At BOC
21	3'-6"	PCC	R=97'	
22	7'-9"	PRC	R=157'	
23	7'-10"	PT	L=41'-3"	
24	3'-4"	PC	R=50'	
25	3'-0"	PCC	R=613'	At BOC
26	3'-0"	PCC	R=60'	At BOC
27	5'-4"	PRC	R=142'	
28	6'-0"	PRC	R=90'	
29	3'-0"	PCC	R=614	At BOC
30	3'-0"	PCC	R=90'	At BOC
31	4'-3"	PT	L=14'-7"	
32	6'-0"	PC	R=101'	

Note: Contractor to Stake CL of Sidewalk For Approval by Landscape Architect Prior to Construction



- Wildflower Seed Mix
- 10 Boulders

DESIGNWORKSHOP

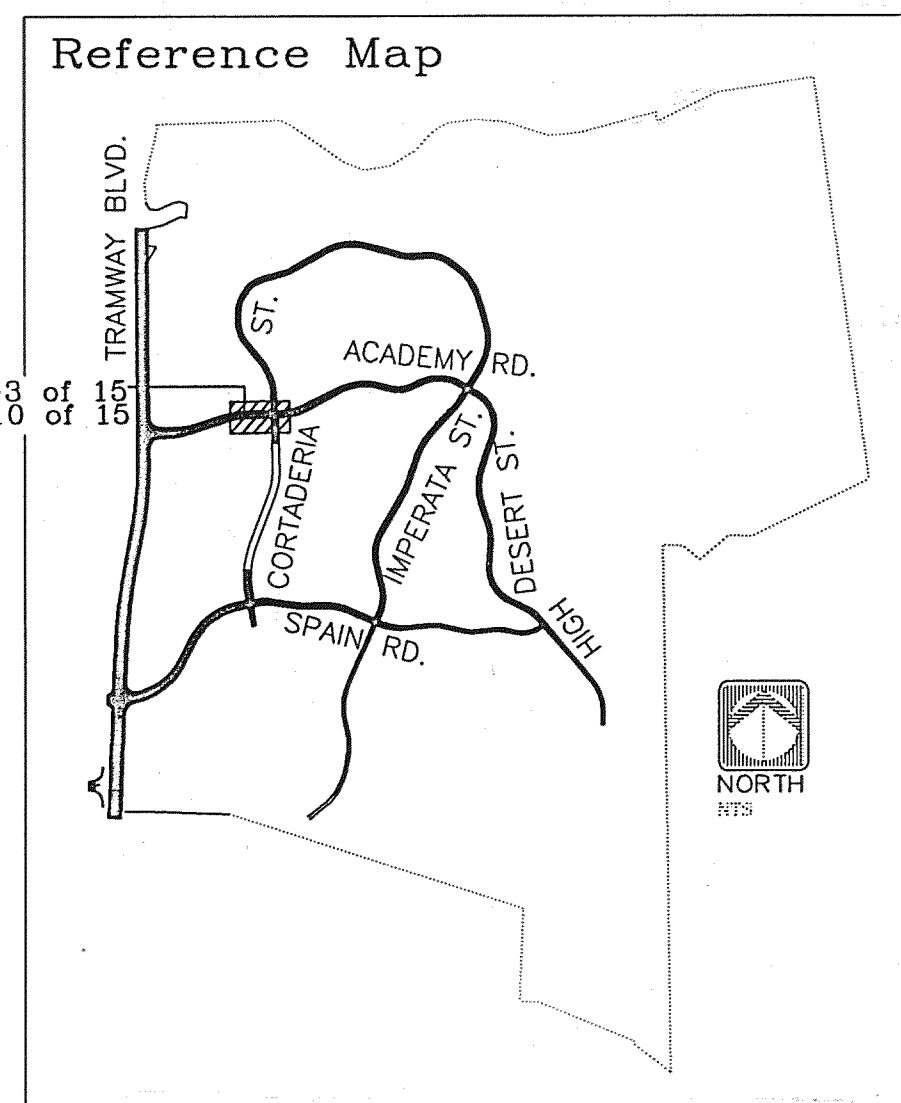
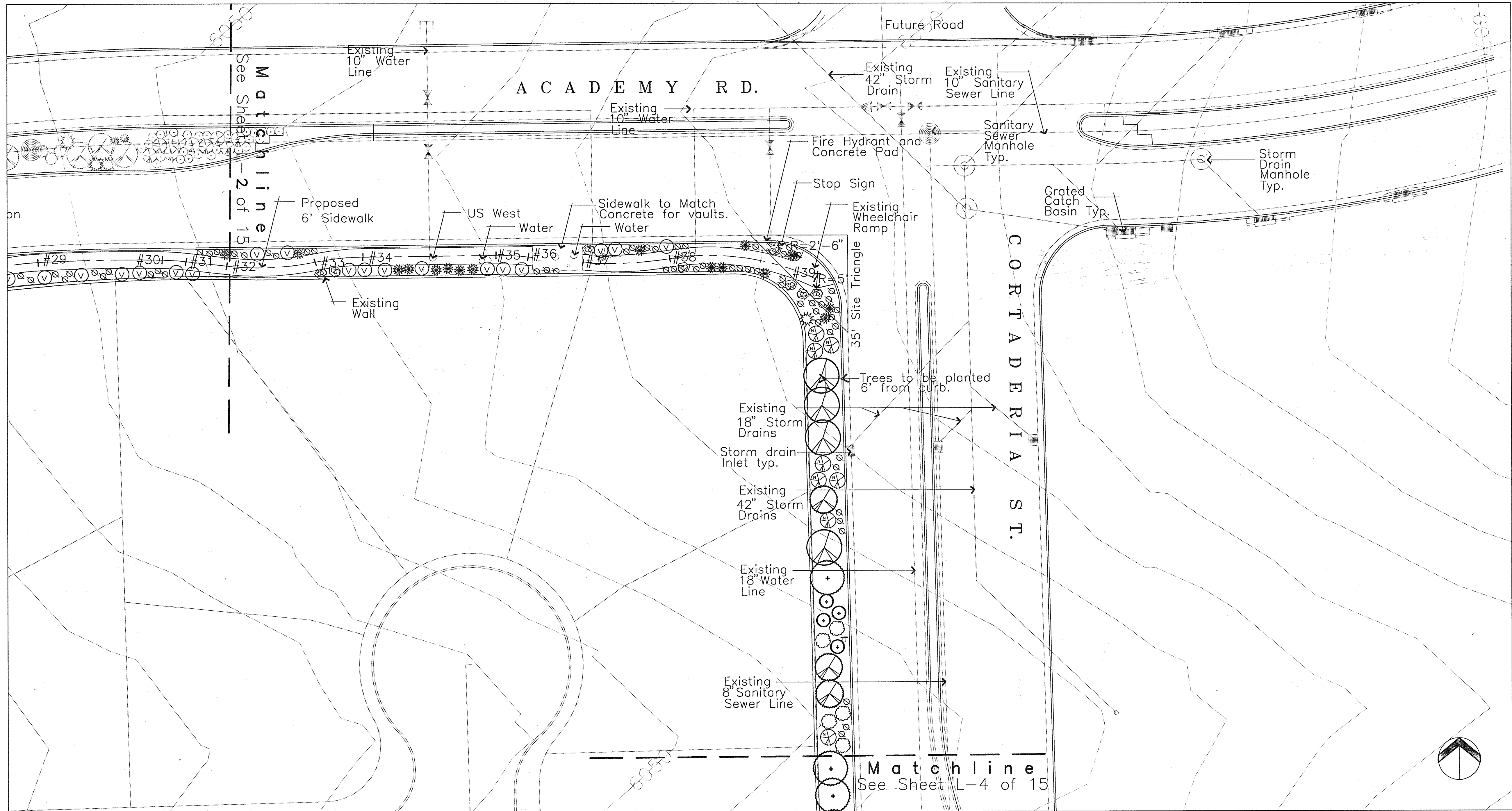
9621 4TH STREET NW
Albuquerque, NM 87114
(Tel.) 505.890.1815
(Fax) 505.890.1817

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: HIGH DESERT STREETScape PHASE 4	
Design Review Committee	City Engineer Approval
City Project No. 5189.92	Zone Map No. E-23, F-23
Sheet L-2 of 15	Of

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		LANDSCAPE ARCHITECT'S SEAL	
CONTRACTOR	NO.			FIELD NOTES	DATE		
WORK STAGED BY	DATE			BY			
ACCEPTANCE BY	DATE						
FIELD REVISION BY	DATE						
REVISIONS	DATE						
RECORDED BY	NO.						



REMARKS	BY
DESIGN	
DESIGNED BY	AD
DRAWN BY	AD
CHECKED BY	KS
DATE	June 14, 1996
DATE	June 14, 1996



PLANT KEY

- Trees (Common Name)
- 4 Pinon Pine
 - 3 One-seeded Juniper
 - 0 Desert Willow
 - 1 Gambel Oak

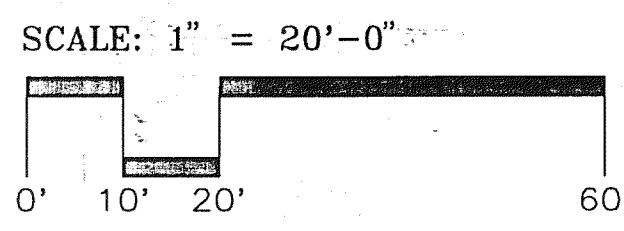
- Shrubs (Common Name)
- 12 Cliff Fendler Bush
 - 0 Chamisa (dwarf)
 - 8 Chamisa
 - 4 Apache Plume
 - 5 Skunk Sumac
 - 1 Cholla
 - 15 Yucca
 - 0 Brownspine Prickly pear

- Herbaceous (Common Name)
- 0 Chocolate Flower
 - 0 Garlic Chives
 - 0 Wooly Thyme
 - 0 White Creeping Thyme
 - 48 Prairie Sage
 - 0 English Lavender
 - 0 R.M. Penstemon

6' Wide Sidewalk Layout

Stn.Pt.	Perp. Dist. From BOC	Line Type	Radius /length	Comments
32	6'-0"	PC	R=101'	
33	5'-0"	PRC	R=90'	
34	3'-0"	PT	L=47'-7"	At BOC
35	3'-0"	PC	R=90'	At BOC
36	4'-0"	PT	L=1'-7"	
37	6'-6"	PC	R=140'	
38	5'-4"	PRC	R=90'	
39	5'-0"			

Note: Contractor to Stake CL of Sidewalk For Approval by Landscape Architect Prior to Construction



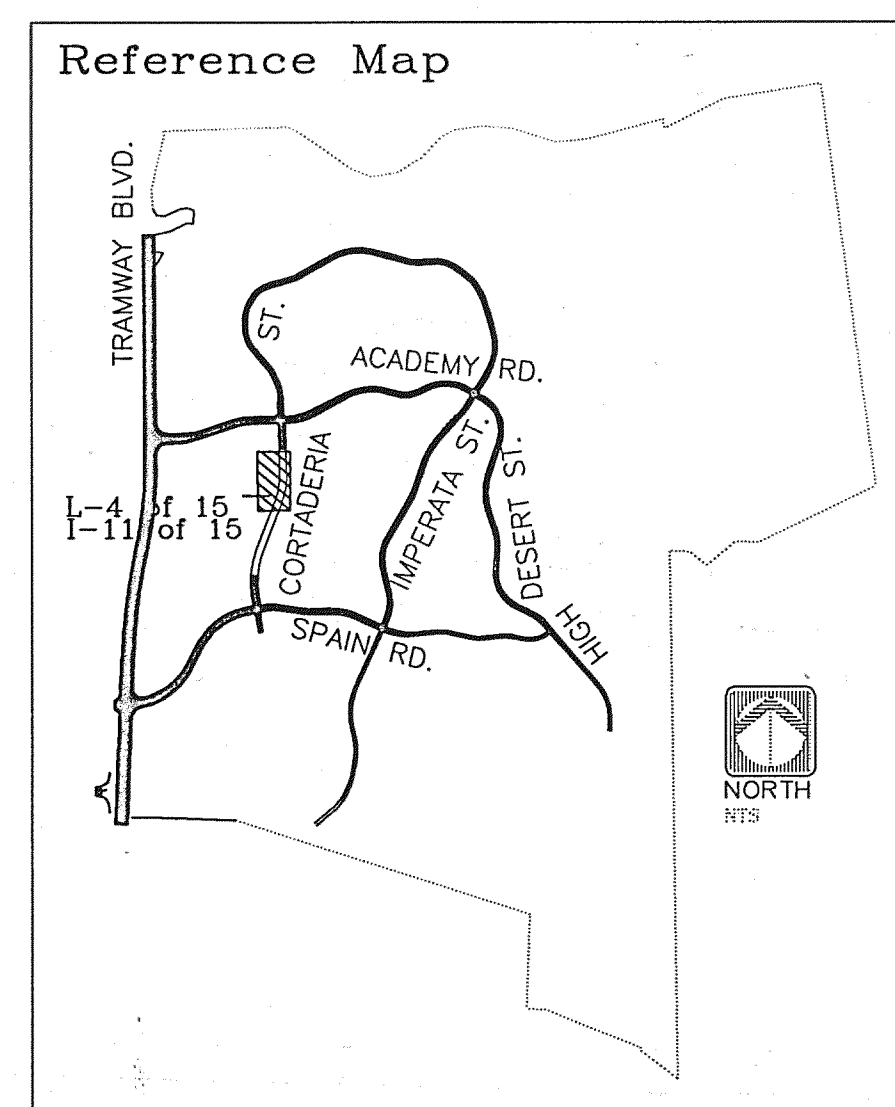
- Wildflower Seed Mix
- 8 Boulders

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Sheet L-3 of 15	Of

LANDSCAPE ARCHITECT'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES	DATE			CONTRACTOR	
NO.		BY	DATE			WORK STAGED BY	
DATE		DATE	DATE			REVISIONS	
DESIGNED BY		AD	DATE			RECORDED BY	
DRAWN BY		KS	DATE			NO.	



7 — Pinon Pine

1 — One-seeded Juniper

0 — Desert Willow

8 — Gambel Oak

12		Cliff Fendler Bush
0		Chamisa (dwarf)
10		Chamisa
16		Apache Plume
15		Skunk Sumac
0		Cholla
13		Yucca
0		Brownspear
		Prickly pear

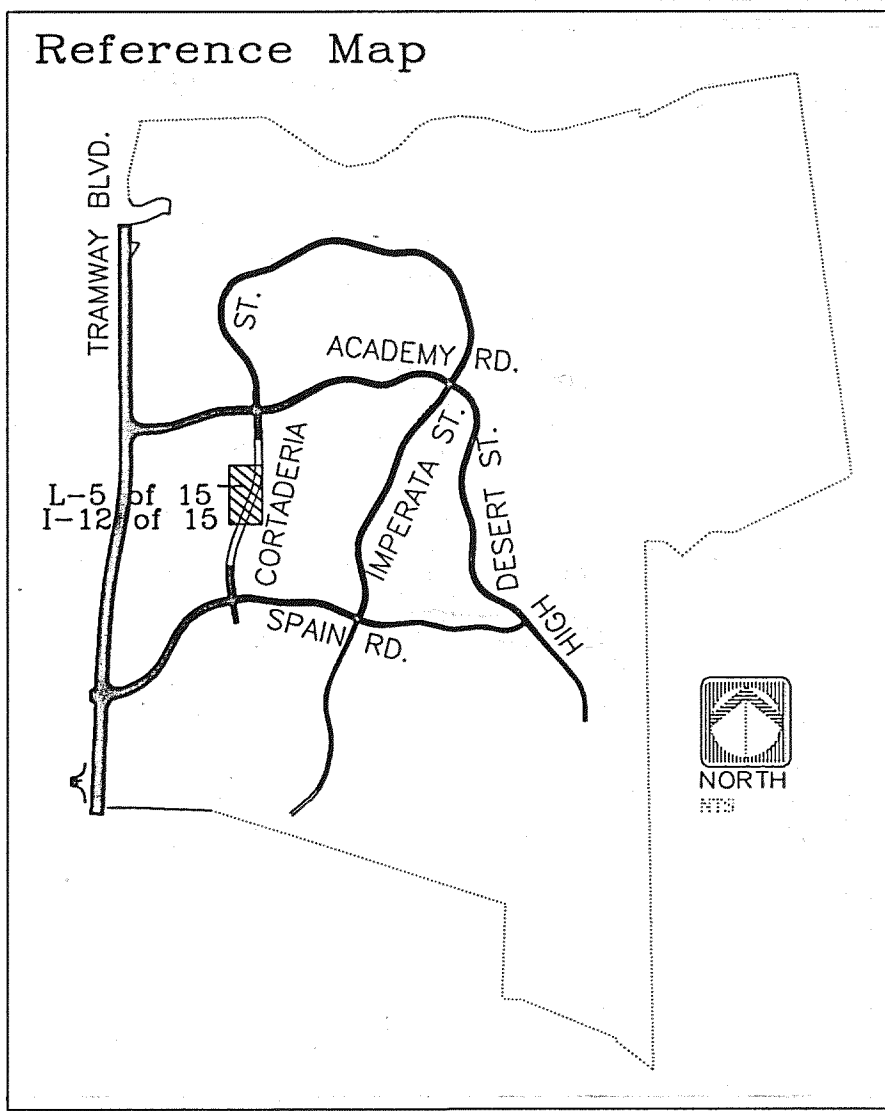
0 _____ Boulders

0 ○ ————— Chocolate Flower
0 ☼ ————— Garlic Chives
0 * ————— Woolly Thyme
0 ☼ ————— White Creeping Thyme
29 ☼ ————— Priarie Sage
0 ☼ ————— English Lavender
9 ☺ ————— R.M. Penstemon

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City Project No. 5189.92	Zone Map No. E-23, F-23	Sheet L-4 of 15	Of

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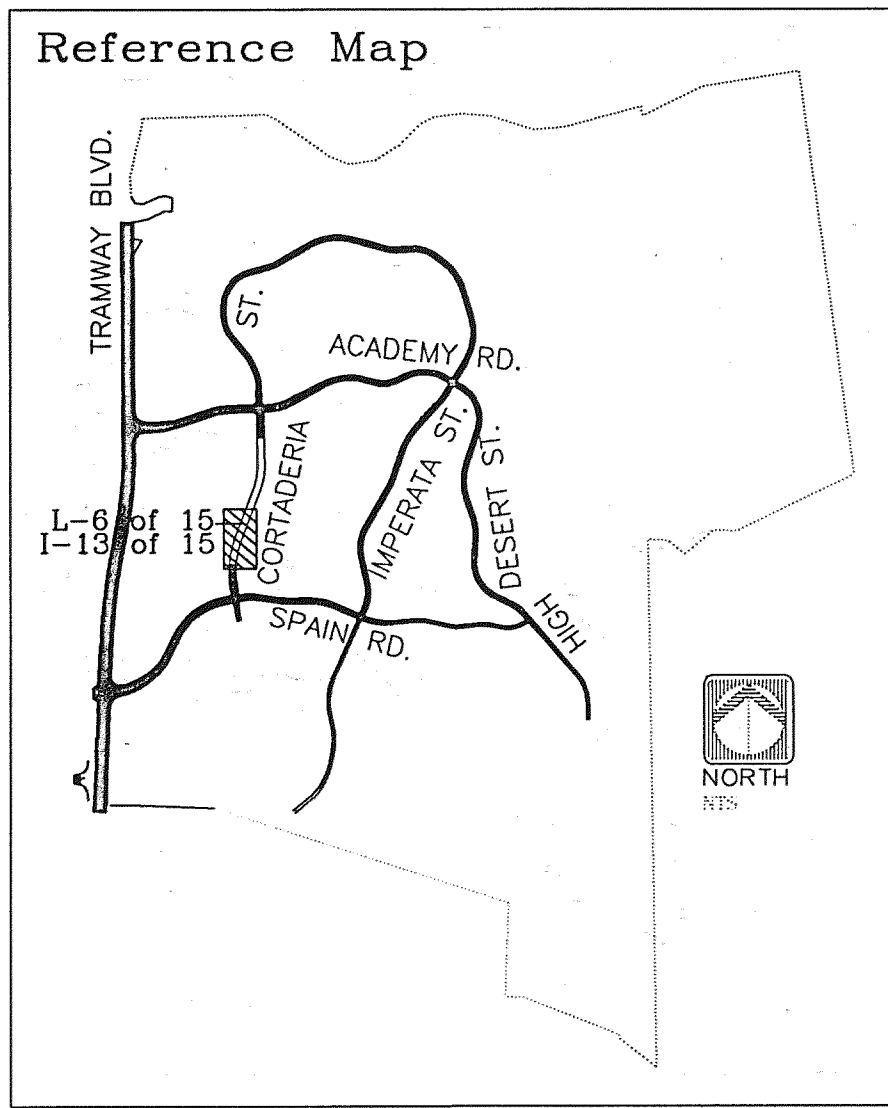
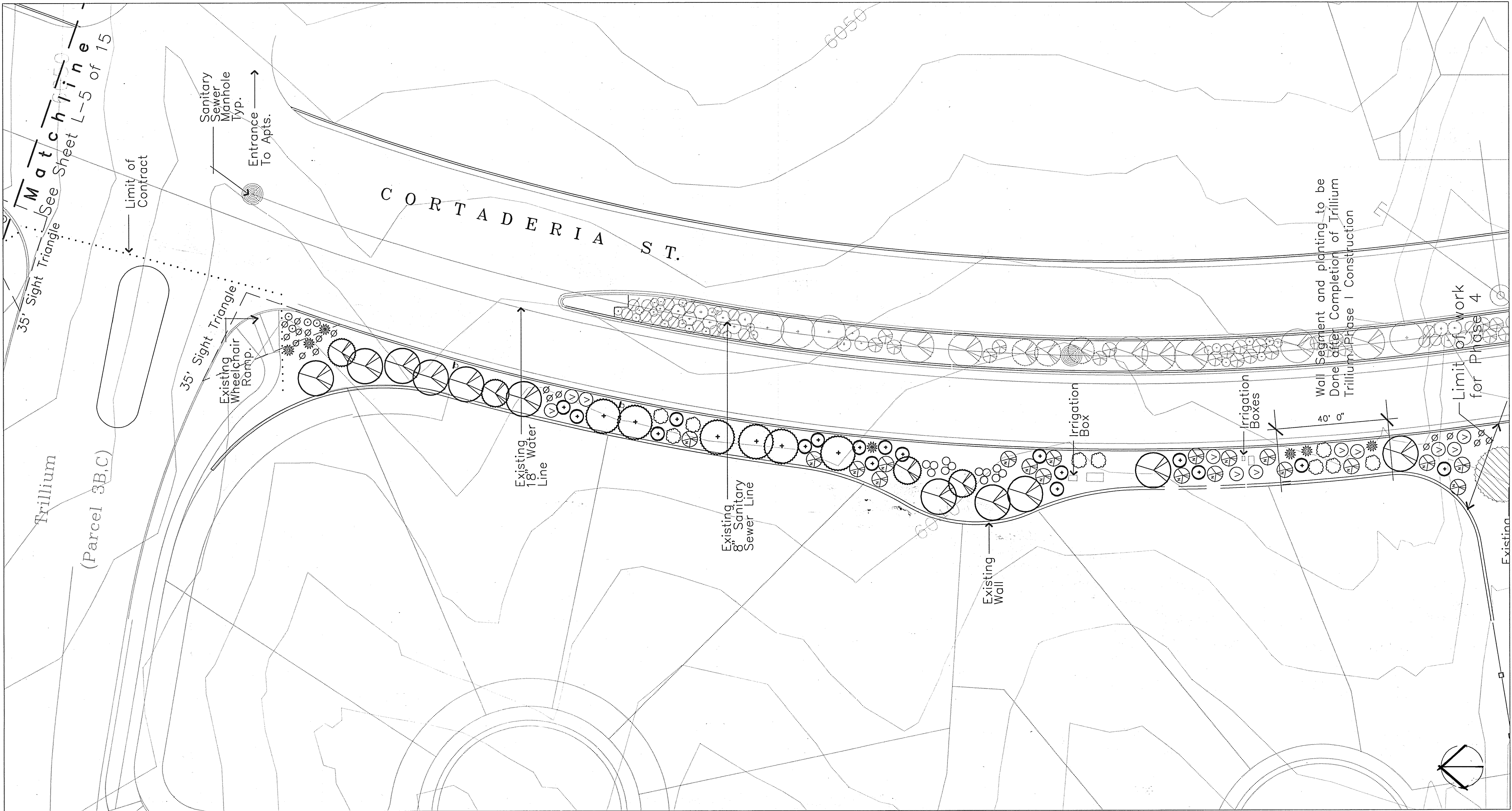
PLANT KEY		
Trees (Common Name)		
14		Pinon Pine
3		One-seeded Juniper
0		Desert Willow
9		Gambel Oak
Shrubs (Common Name)		
14		Cliff Fendler Bush
0		Chamisa (dwarf)
24		Chamisa
17		Apache Plume
20		Skunk Sumac
0		Cholla
10		Yucca
0		Brownspine Prickly pear
Wildflower Seed Mix		
0		Boulders
Herbaceous (Common Name)		
0		Chocolate Flower
0		Garlic Chives
0		Wooly Thyme
0		White Creeping Thyme
21		Priarie Sage
0		English Lavender
3		R.M. Penstemon

DESIGNWORKSHOP

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TITLE: HIGH DESERT STREETScape PHASE 4			
Design Review Committee	City Engineer Approval	Last Design Update	
		Mo./Day/Yr.	
		Mo./Day/Yr.	
		Mo./Day/Yr.	
		Mo./Day/Yr.	
City Project No. 5189.92		Zone Map No. E-23, F-23	Sheet L-5 of 15

LANDSCAPE ARCHITECT'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES	BY	DATE	CONTRACTOR	WORK	DATE
		NO.	BY	DATE	STAMPED BY	ACCEPTANCE	DATE
					FIELD	BY	DATE
					REVISIONS	BY	DATE
REVISIONS		NO.	DATE	REMARKS	BY	MICRO-FILM INFORMATION	
DESIGNED BY AD			DATE June 14, 1996			RECORDED BY	DATE
DRAWN BY AD			DATE June 14, 1996			NO.	
CHECKED BY KS			DATE June 14, 1996				



PLANT KEY

Trees (Common Name)

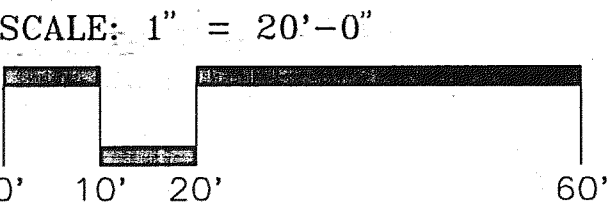
- 11 Pinon Pine
- 4 One-seeded Juniper
- 0 Desert Willow
- 6 Gambel Oak

Shrubs (Common Name)

- 11 Cliff Fendler Bush
- 0 Chamisa (dwarf)
- 19 Chamisa
- 17 Apache Plume
- 9 Skunk Sumac
- 0 Cholla
- 7 Yucca
- 12 Browns pine
- Prickly pear

Herbaceous (Common Name)

- 0 Chocolate Flower
- 0 Garlic Chives
- 0 Woolly Thyme
- 0 White Creeping Thyme
- 19 Priarie Sage
- 0 English Lavender
- 4 R.M. Penstemon



Wildflower Seed Mix

Boulders

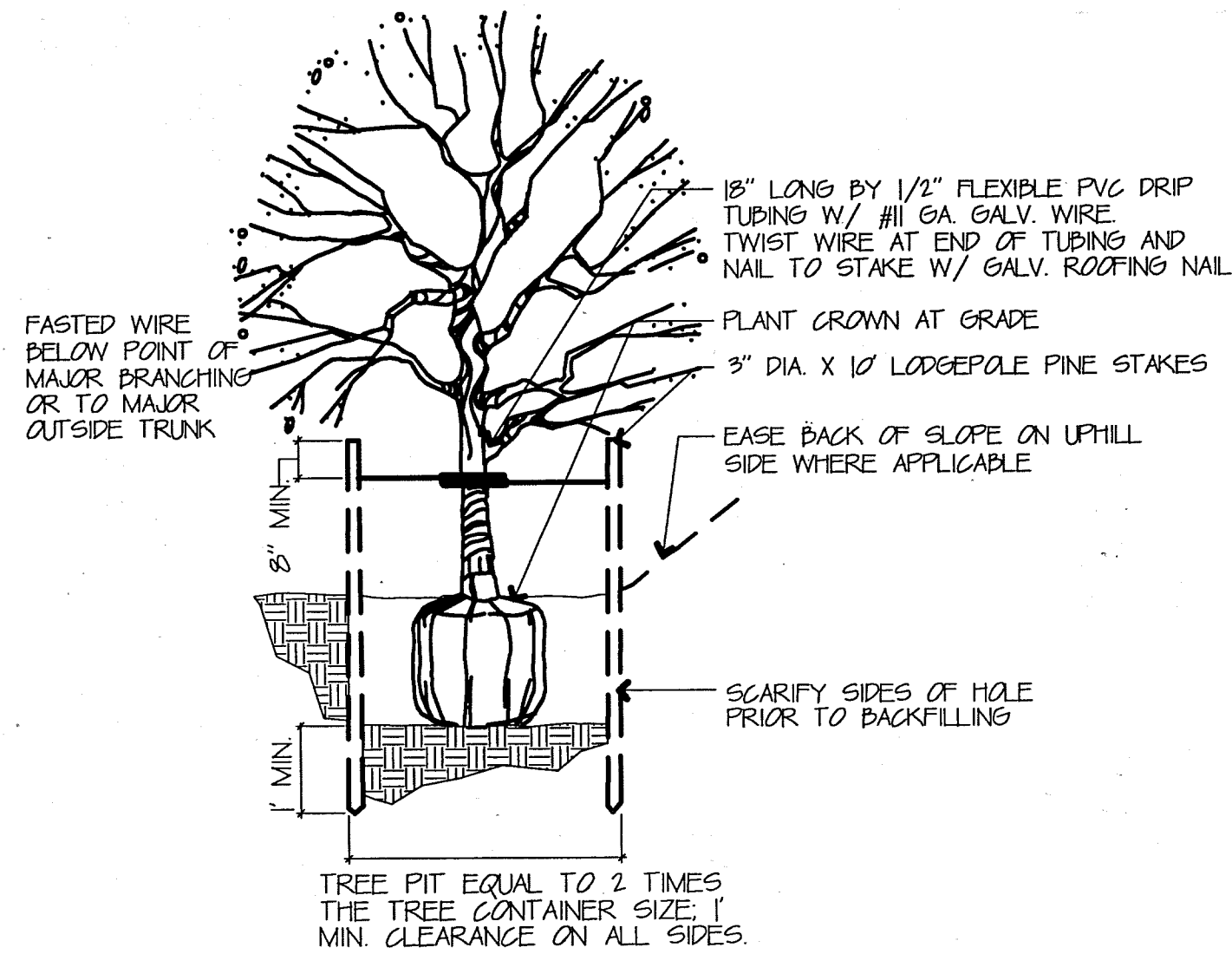
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Last Design Update			
City Project No. 5189.92	Zone Map No. E-23, F-23	Sheet L-6 of 15	Of

LANDSCAPE ARCHITECT'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES				CONTRACTOR	
		NO.		DATE		SHADE BY	
						INSPECTOR'S BY	
						FIELD DATE	
						REVISION BY	
						DATE	
						MICRO-FILM INFORMATION	
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						DATE	
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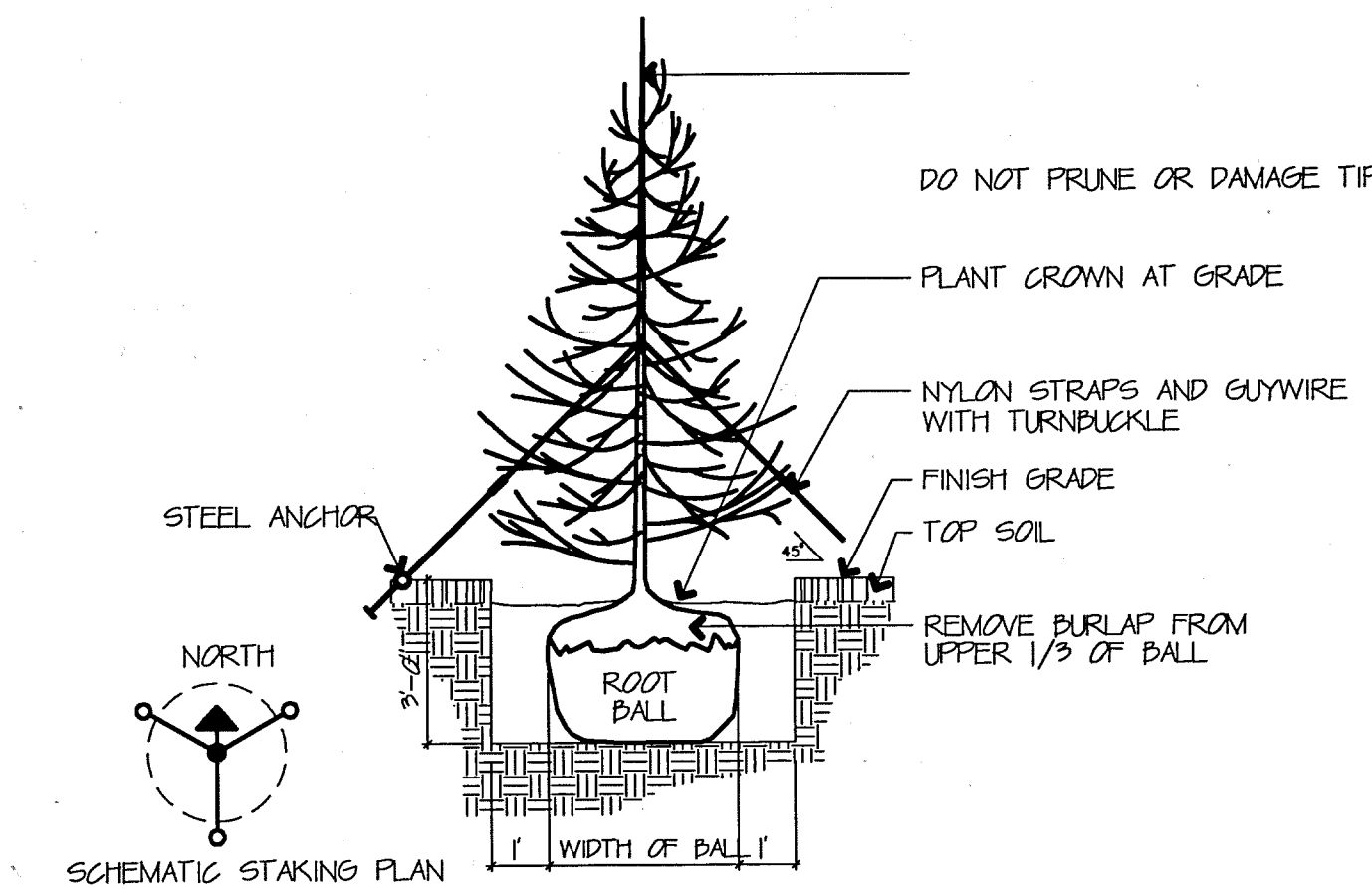
NOTES: TREES ARE TO BE A MINIMUM OF 10' AWAY FROM STREETLIGHTS.



DECIDUOUS TREE PLANTING

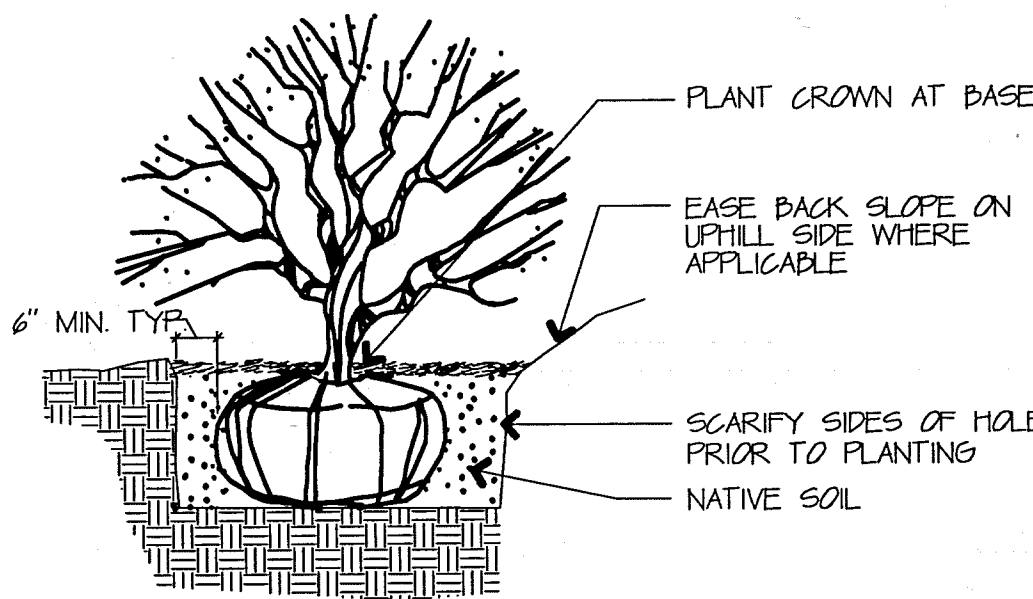
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NOTE: SET ROOT BALL TO BEAR SAME FINISH GRADE RELATIONSHIP AS GROWN IN NURSERY.



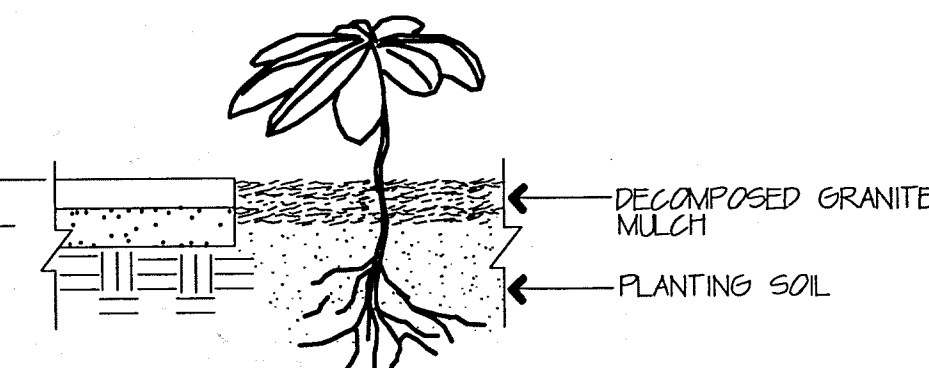
EVERGREEN PLANTING DETAIL

not to scale



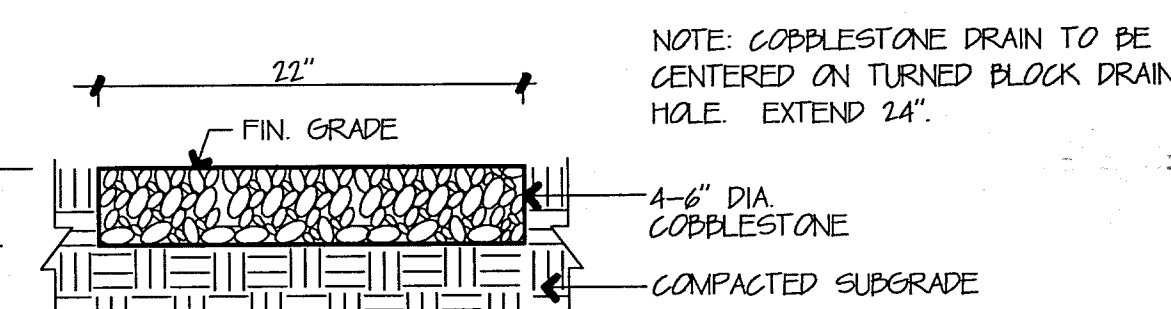
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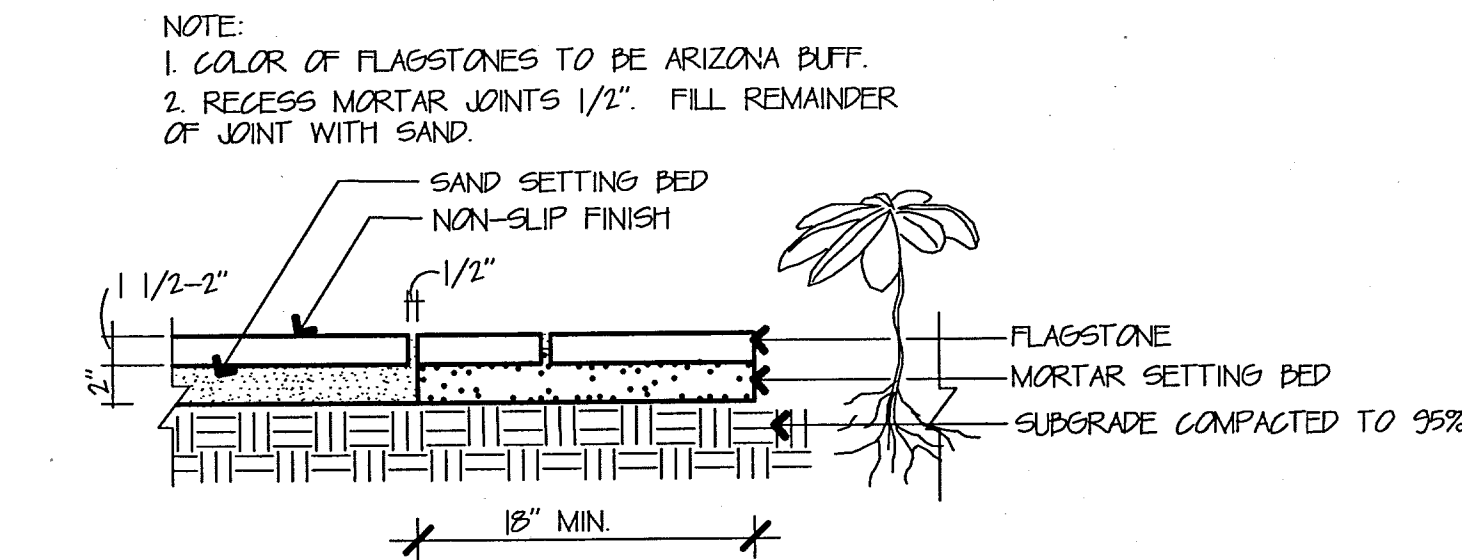
FLAGSTONE PLANTING DETAIL

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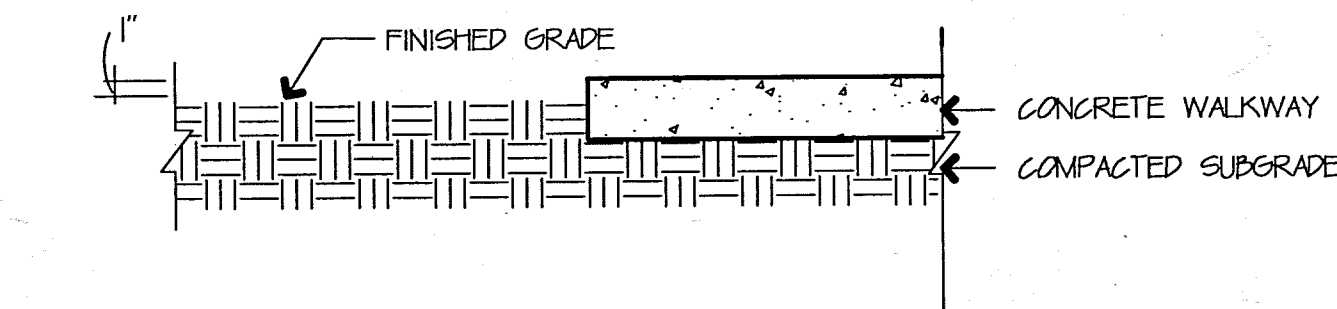
COBBLESTONE DRAIN (OPTIONAL)

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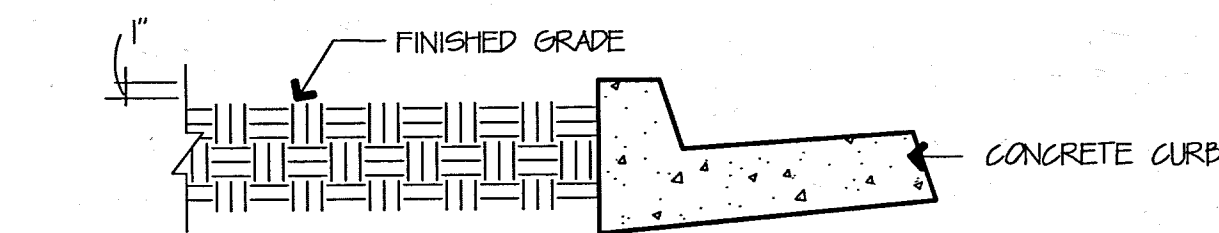
FLAGSTONE PAVER DETAIL

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FINISHED GRADE @ WALKWAY

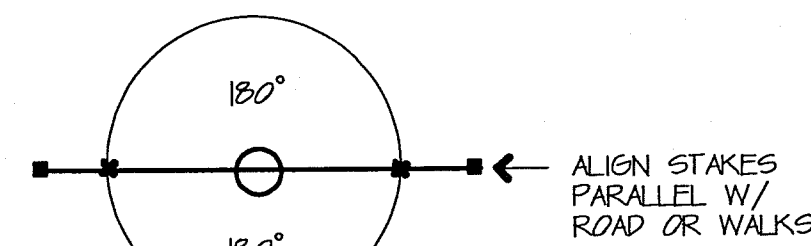
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FINISHED GRADE @ ROAD

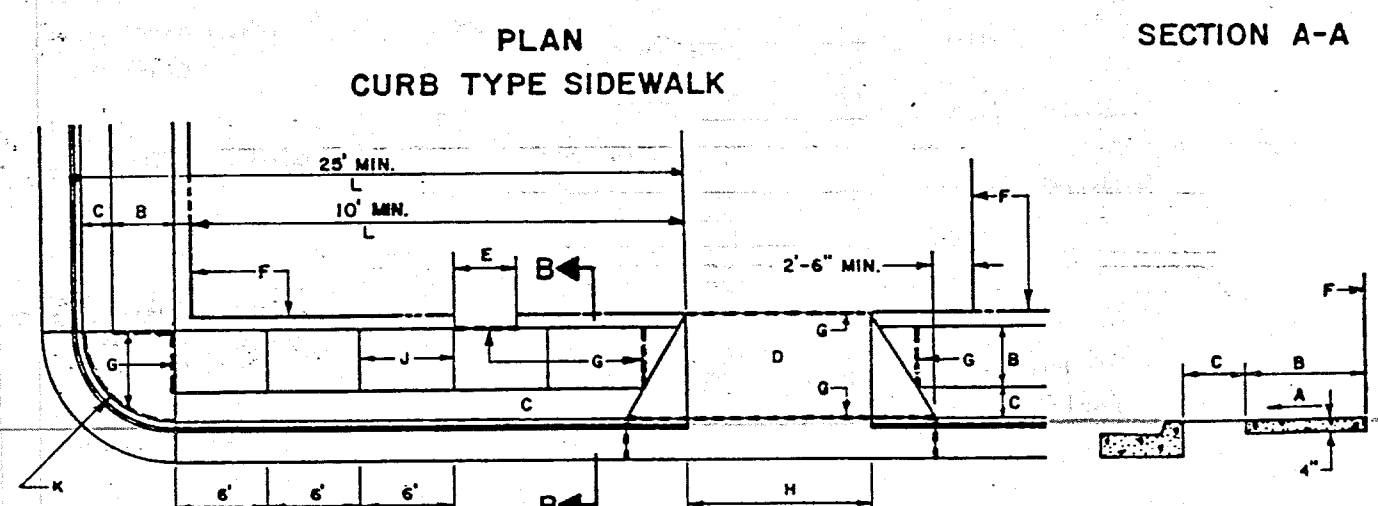
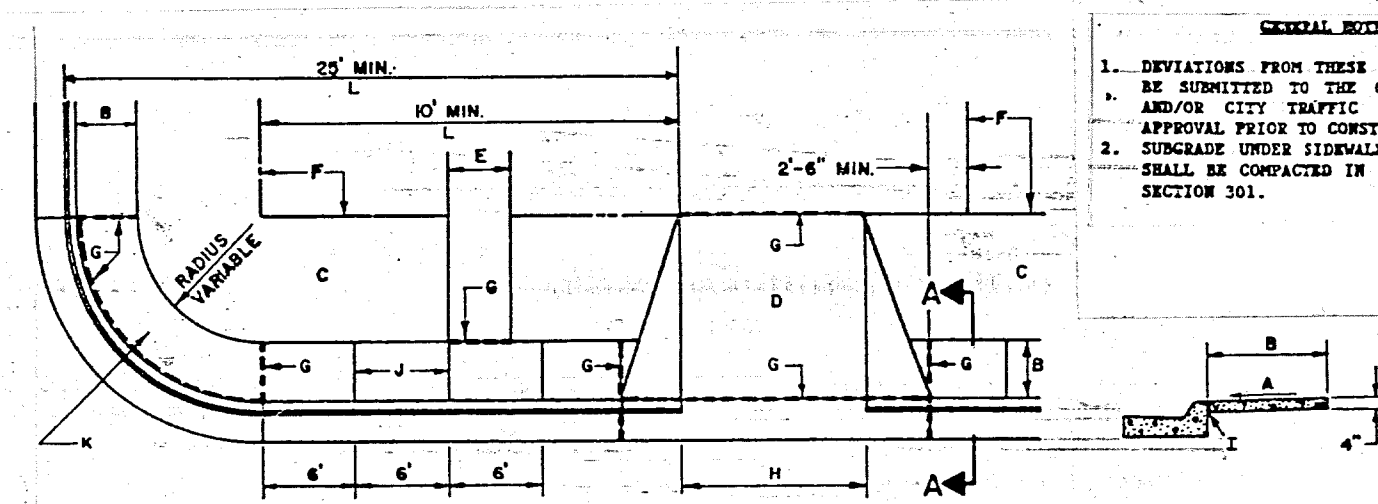
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NOTE: CONTRACTOR TO STAKE OR GUY TREES ONLY IF REQUIRED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE UNIT PRICE FOR STAKING AND GUYING.



DECIDUOUS TREE STAKING LOCATION

not to scale



PAVING SIDEWALK DETAIL

City of Albuquerque DWG 2430

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	MATURE HEIGHTS	QTY	SIZE	REMARKS
TREES					
Forestiera neomexicana	New Mexico Olive	15'	3	1 1/2"	Multi-stemmed. Chosen by L.A.
Juniperus monosperma	One seed juniper	20'-30'	11	4-6'	
Pinus edulis	Pinon pine	15'-20'	42	6\"B&B	8 Chosen by Landscape Architect.
Quercus gambelii	Gambel oak	8'-20'	24	4'	

SHRUBS/GROUNDCOVERS

Allium tuberosum	Garlic chives	18"	10	1G	
Artemisia ludoviciana	Prairie sage	30"	174	1G	
Berlandiera lyrata	Chocolate flower	15"	12	1G	
Chrysothamnus depressus	Dwarf chamisa	2'	28	5G	Full Container
Chrysothamnus nauseosus	Chamisa	3'-6'	81	5G	Full Container
Fallugia paradoxa	Apache plume	5'	94	5G	Full Container
Fendlera rupicola	Cliff fenderbush	5'	69	5G	Full Container
Hesperaloe parviflora	Red yucca	3'	69	5G	
Lavandula angustifolia	English lavender	2'	26	1G	
Nepeta faassenii	Blue catmint	12"	84	1G	
Opuntia imbricate	Cholla	6'	11	On-site	
Opuntia phaeacantha	Brownsprine prickly pear	2'-3'	12	1G	
Penstemon strictus	Rocky Mt. penstemon	20"	96	1G	
Rhus trilobata	Three leaf sumac	3'-5'	84	5G	Full Container
Thymus lanuginosus	Wooly thyme	2'	40	4"	
Thymus serpyllum 'Albus'	White creeping thyme	1"	31	4"	
Yucca glauca	Yucca	2'	85	1G	

WILDFLOWER SEED MIX

Seed at 24 PLS/AC.

Bouteloua gracilis	Blue Grama 'Hachita'	7.0 Lb.	PLS/AC	
Bouteloua curtipendula	Sideoats Grama	6.0 Lb.	PLS/AC	
Hilaria jamesii	Galleta	4.0 Lb.	PLS/AC	
Machaeranthera bigelovii	Purple Aster	2.0 Lb.	PLS/AC	
Linum lewisii	Blue Flax	1.0 Lb.	PLS/AC	Handseed
Petalostemum purpureum	Purple Prairieclover	1.0 Lb.	PLS/AC	Handseed
Ipomoea leptophylla	Bush Morningglory	1.0 Lb.	PLS/AC	Handseed
Penstemon ambiguus	Bush Penstemon	.5 Lb.	PLS/AC	Handseed
Oenothera caespitosa	White Evening Primrose	.5 Lb.	PLS/AC	Handseed
Psilostrophe tagetina	Paper Flower	.5 Lb.	PLS/AC	Handseed
Machaeranthera tanacetifolia	Tahoka Daisy	.5 Lb.	PLS/AC	Handseed

Boulders

41

PLANTING NOTES:

- All finished grades shall provide for natural runoff of water. Set flow lines accurately and provide a minimum of 2% and maximum 33% gradient unless otherwise noted.
- Gradually round off tops and toes of all planted slopes to produce a smooth and natural appearing transition between relatively level areas and slopes.
- Surface shall be raked free of extraneous materials and debris. All extraneous matter will be disposed of by Contractor.
- Landscape contractor shall be responsible for locating and noting any underground utility lines prior to grading, trenching, planting, or other related site work. Restoration of utilities damaged by Contractor's expense to the satisfaction of the Owner and/or governing agency. Call Before You Dig 1 800 (266-1990).
- All plants shall be placed in location as specified except for minor adjustments made necessary by underground obstructions or other unforeseen causes.
- Install trees at a minimum of 6' and shrubs at a minimum of 2' from back of curb, edge of walk or paving.
- A complete list of plants, including a schedule of quantities, sizes and other requirements is shown on the Drawings. (See plant schedule for key and classification). In the event that discrepancies occur between the quantities of plants indicated in the plant list and as indicated on the plan, the plant quantities indicated on the plan shall govern.
- See plant schedule for classification.
- Substitution shall not be made unless specified landscape material is not obtainable. Substitutions shall be made only if non-availability is proven to Landscape Architect or Owner.

10. Some native plants materials may be transplanted from on the site.

11. Mulch (decomposed granite) all planting areas w/on-site material (2" depth.) Mulch to be obtained from designated locations on High Desert.

12. Dacthal, granular pre-emergent type, to be applied as per manufacturer's specs to all planting areas. Dacthal, manufactured by Diamond Shamrock, Agricultural Chemical Division, 110 Superior Ave., Cleveland, OH 44144; 216.694.500.

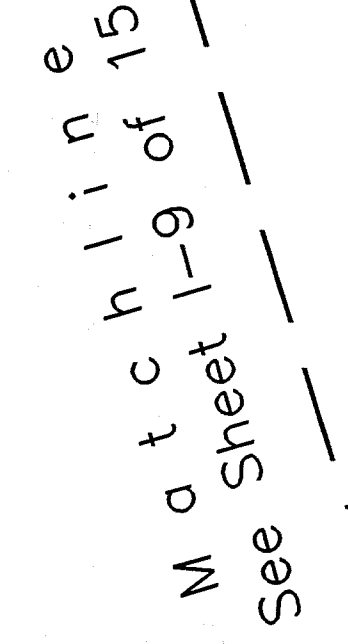
13. High Yield Blood Meal, or approved equal, to be applied at 1/4 cup per 9 sq. ft. to all shrubs immediately after planting.

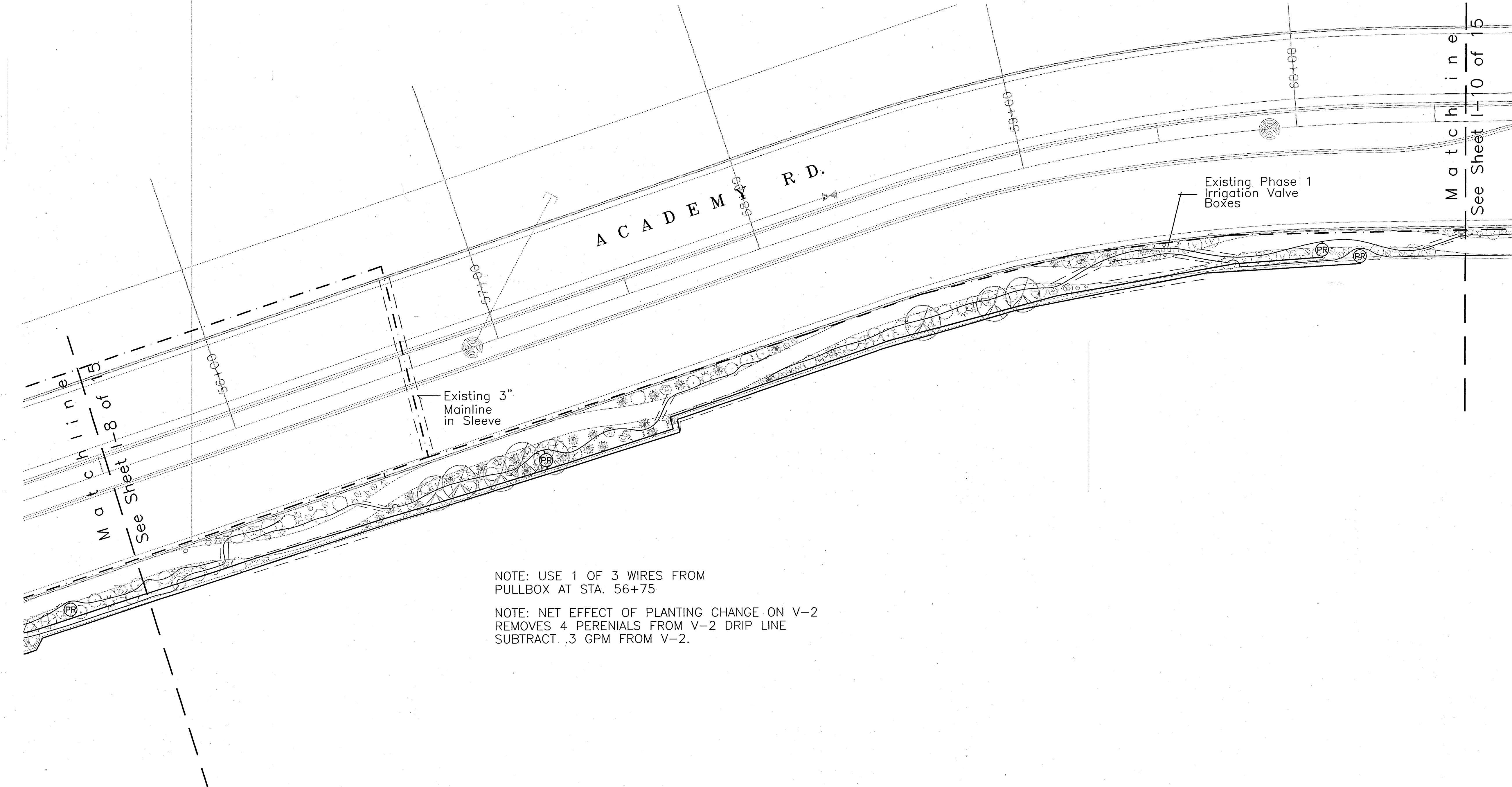
14. Polymer Crystals to be added to flagstone planting area. Add polymer crystals at the rate of two pounds per 1000 square feet. Rototill crystals into the ground. Polymer crystals shall be a cross linked polyacrylamide manufactured by Western Polyacrylamide Inc., P.O. Box 790, Castle Rock, CO 80104, (303)688-3814, or Aqua Source Clermont, Denver, CO 80222, (303)756-1536.

DESIGNWORKSHOP

9621 4TH STREET NW
Albuquerque, NM
87114
(Tel.) 505.890.1815
(Fax) 505.890.1817

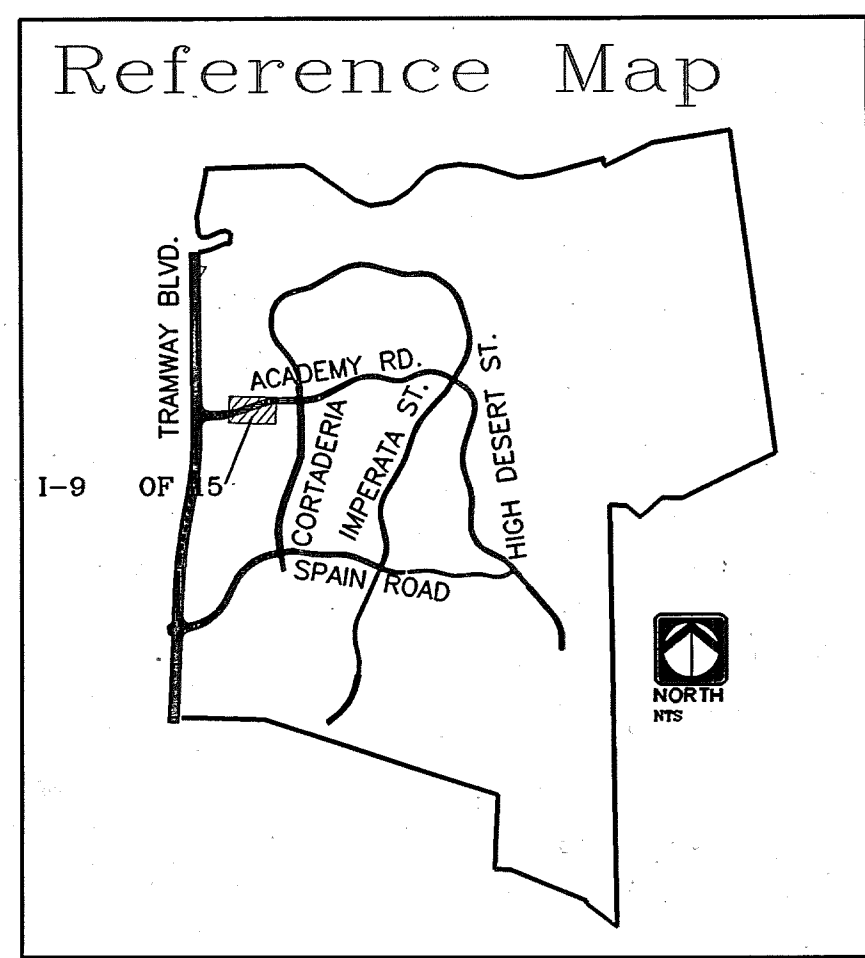
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: HIGH DESERT STREETScape PHASE 4			
Design Review Committee	City Engineer Approval	Last Design Update	
City Project No. 518992		Zone Map No. E-23, F-23	Sheet L-7 of 15

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NOTE: USE 1 OF 3 WIRES FROM PULLBOX AT STA. 56+75

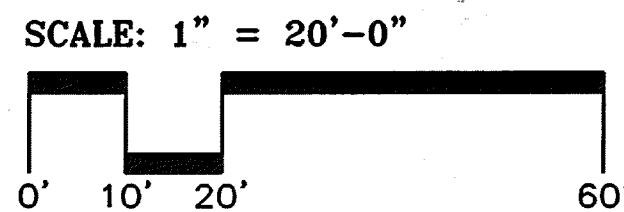
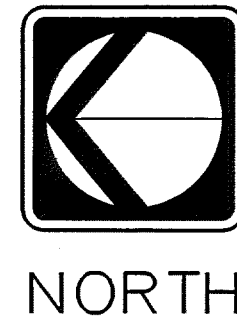
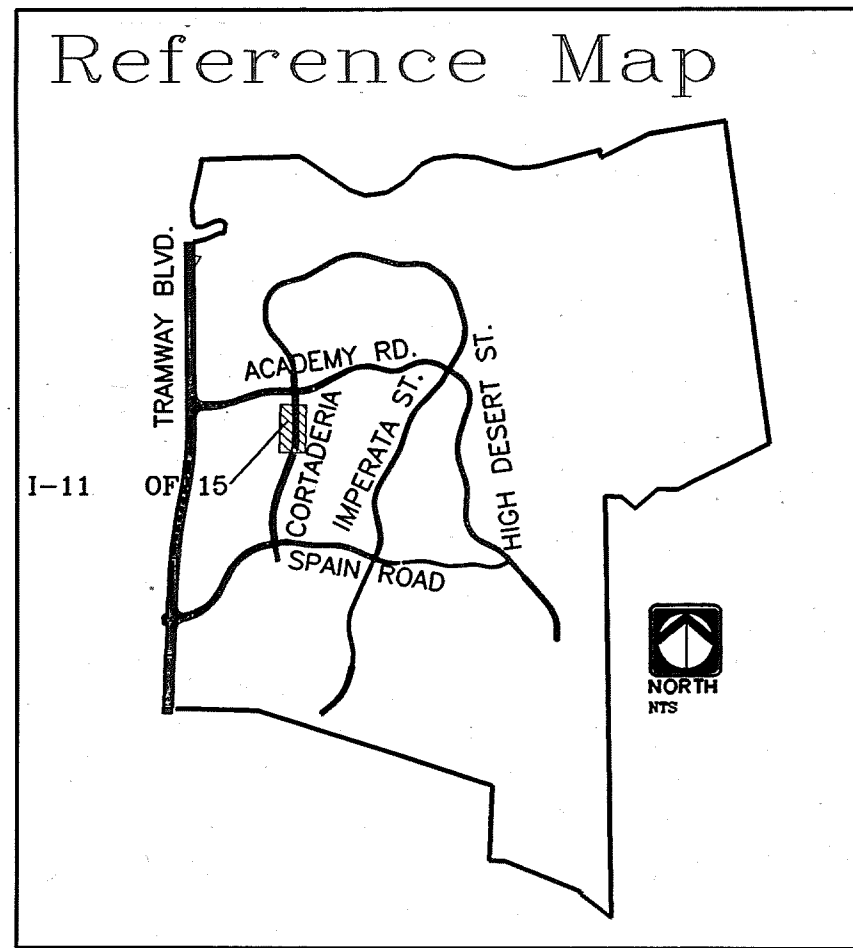
NOTE: NET EFFECT OF PLANTING CHANGE ON V-2 REMOVES 4 PERENIALS FROM V-2 DRIP LINE SUBTRACT .3 GPM FROM V-2.



IRRIGATION KEY

- EXISTING CHAMPION 100RS-100 MANUAL DRAIN ASSEMBLY
- EXISTING RAINBIRD 5RC-1" QUICK COUPLER
- EXISTING WILKENS 500YSBR PRESSURE REDUCING VALVE (INCLUDES "Y" STRAINER) SIZE AS PER DRAWING
- EXISTING CRISPIN UL 10.0-1" UNIVERSAL AIR RELEASE VALVE
- EXISTING BERMAD 910-P, MASTER VALVE WITH FEBCO 825Y, 2" RPA, W/ STRONGBOX ENCLOSURE MODEL #SBBC-30 ALI.
- SOLATROL LEIT 8000-2, XKIT 8724 CONTROLLER, AMTC 2035 ANTENNA MOUNTING COLUMN, LEMA 1521 SOLENOID.
- SPEARS TRUE UNION PVC BALL VALVE
- RAINBIRD PEB-(PRS WHERE NOTED) CONTROL VALVE
- RAINBIRD PEB DRIP CONTROL VALVE W/ PEPCO PF SERIES 14-1" Y-FILTER
- SENNINGER PMR20LF 3/4" INLINE PRESSURE REGULATOR
- HARDIE E-2 DBK08 (2 GPH) EMITTER ON RAINPIPE 1/2" POLY TUBING, INSTALL TWO(2) EMITTERS PER SHRUB, SIX(6) EMITTERS PER TREE (DBK16)
- RAINBIRD 1803 POP UP BUBBLER (5F NOZZLE PCS 040)
- EXISTING MAINLINE
- LATERAL
- SLEEVE SCH 40 PVC, ADD WHERE NOTED ON PLAN, MIN. 2 TIMES LARGER THAN PIPE TO BE SLEEVED
- HUNTER PGM
 - PGM-06-V (1.5 NOZZLE)
 - PGM-06-V (.75 NOZZLE)
- RAINBIRD 1806 SERIES (WITH INLINE CHECK VALVE)
 - 1806-12F-PCS-260
 - 1806-12H-PCS-125
 - 1806-12Q-PCS-060

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: HIGH DESERT STREETSCAPE PHASE 4			
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		Ms./Day/Yr.	
		Ms./Day/Yr.	
		Ms./Day/Yr.	
		Ms./Day/Yr.	
City Project No. 5189.92	Zone Map No. E-23, F-23	Sheet 1-9	Of 15

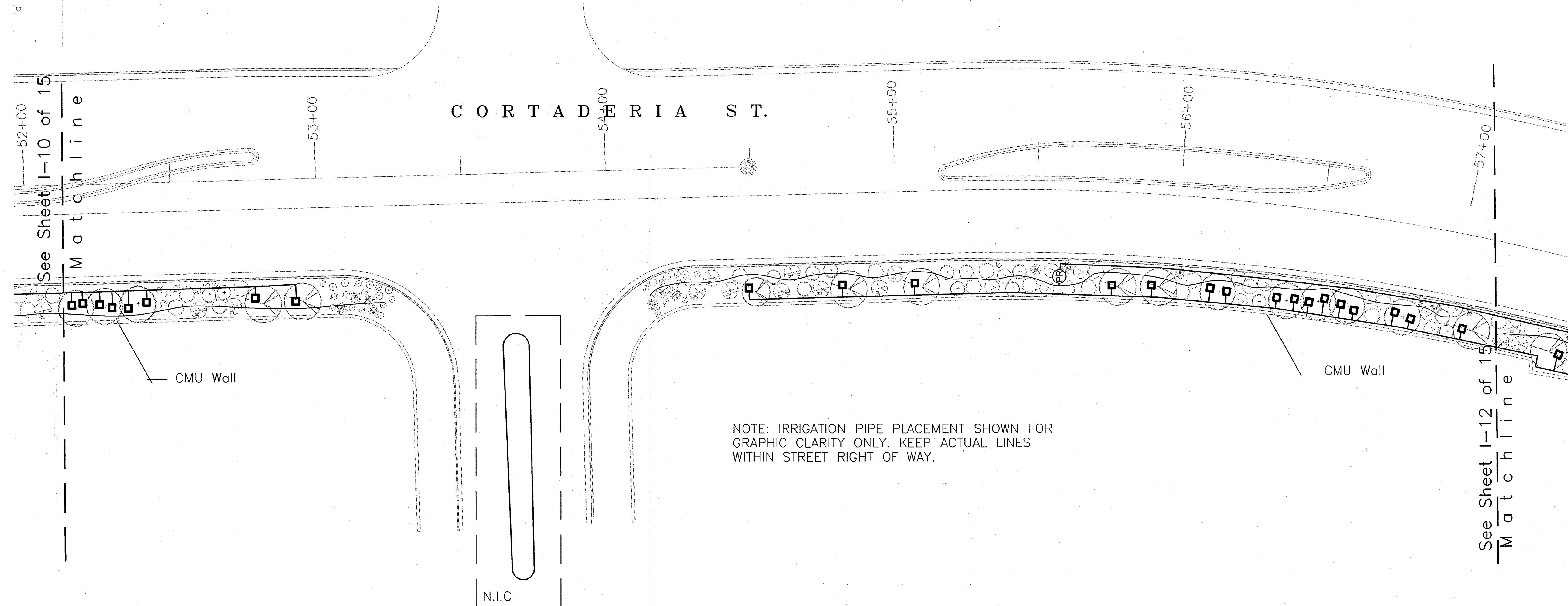


IRRIGATION KEY

- | | | | |
|---|---|-----|---|
| Ⓐ | EXISTING CHAMPION 100RS-100 MANUAL DRAIN ASSEMBLY | — | HARDIE E-2 DBK08 (2 GPH) EMITTER ON RAIN TUBE 1/2" POLY TUBING, INSTALL TWO(2) EMITTERS PER SHRUB, SIX(6) EMITTERS PER TREE (DBK16) |
| Ⓒ | EXISTING RAINBIRD 5RC-1" QUICK COUPLER | ■ | RAINBIRD 1803 POP UP BUBBLER (5F NOZZLE PCS 040) |
| Ⓓ | EXISTING WILKENS 500YSBR PRESSURE REDUCING VALVE (INCLUDES "Y" STRAINER) SIZE AS PER DRAWING | --- | EXISTING MAINLINE |
| Ⓐ | EXISTING CRISPIN UL 10.0-1" UNIVERSAL AIR RELEASE VALVE | --- | LATERAL |
| Ⓒ | EXISTING BERMAD 910-P, MASTER VALVE WITH FEBCO 825Y, 2" RPA, W/ STRONGBOX ENCLOSURE MODEL #SBBC-30 ALI. | --- | SLEEVE SCH 40 PVC, ADD WHERE NOTED ON PLAN, MIN. 2 TIMES LARGER THAN PIPE TO BE SLEEVED |
| Ⓒ | SOLATROL LEIT 8000-2, XKIT 8724 CONTROLLER, AMTG 2035 ANTENNA MOUNTING COLUMN, LEMA 1521 SOLENOID. | | |
| Ⓐ | SPEARS TRUE UNION PVC BALL VALVE | | HUNTER PGM |
| Ⓒ | RAINBIRD PEB-(PRS WHERE NOTED) CONTROL VALVE | ● | PGM-06-V (1.5 NOZZLE) |
| Ⓒ | RAINBIRD PEB DRIP CONTROL VALVE W/ PEPCO PF SERIES 14-1" Y-FILTER | ● | PGM-06-V (.75 NOZZLE) |
| Ⓒ | SENNINGER PMR20LF 3/4" INLINE PRESSURE REGULATOR | | |
| | | | RAINBIRD 1806 SERIES (WITH INLINE CHECK VALVE) |
| | | ● | 1806-12F-PCS-260 |
| | | ● | 1806-12H-PCS-125 |
| | | ■ | 1806-12Q-PCS-060 |

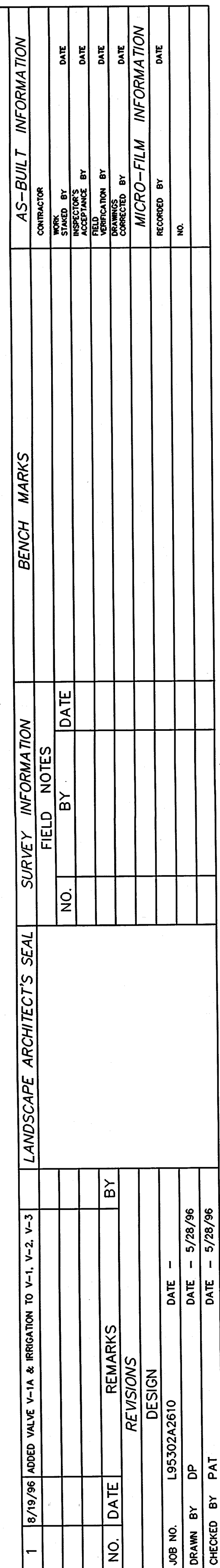
20-5189-92 11/97

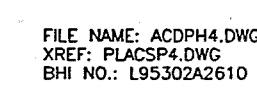
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NOTE: IRRIGATION PIPE PLACEMENT SHOWN FOR GRAPHIC CLARITY ONLY. KEEP ACTUAL LINES WITHIN STREET RIGHT OF WAY.

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	FIELD NOTES	DATE		CONTRACTOR	
	BY			WORK	
				STAGED BY	
				ACCEPTANCE BY	DATE
				FIELD	DATE
				REVISIONS	DATE
				CORRECTED BY	DATE
LANDSCAPE ARCHITECT'S SEAL		MICRO-FILM INFORMATION			
				RECORDED BY	DATE
				NO.	





IRRIGATION. NOTES

- GENERAL
- * WORK UNDER THIS SECTION CONSISTS OF INSTALLING A COMPLETE UNDERGROUND IRRIGATION SYSTEM AS SHOWN ON THESE PLANS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERMITS NECESSARY FOR THE COMPLETION OF THE IRRIGATION SYSTEM, EXCEPT FOR THOSE COMPONENTS SPECIFIED TO BE FURNISHED BY OTHERS.
 - * THE CONTRACTOR SHALL BE FAMILIAR WITH THESE PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF ANY ITEMS THAT ARE IN CONFLICT WITH THE PROPOSED CONTRACT.
 - * EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO EXCAVATION FOR IRRIGATION LINES AND EQUIPMENT. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING. CALL N.M. ONE CALL AT 260-1990 FOR BLUE STAKING.
 - * RIGHT OF WAY VARIES BY STREET DESIGN. CONSTRUCTION AREAS ARE NOTED ON DRAWINGS. AT NO TIME SHALL CONTRACTOR PERFORM WORK OR DISTURB AREAS BEYOND RIGHT OF WAY LIMIT.
 - * ALL PLANT MATERIALS SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEMS AS PER PLANS, DETAILS AND SPECIFICATIONS UNLESS OTHERWISE INDICATED ON THE DRAWING.
 - * WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF PIPING AND DRIP EMITTERS, THEY SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITHOUT EXCESSIVE OVERFLOW.
 - * CONTRACTOR SHALL FLUSH ALL LINES PRIOR TO INSTALLING HEADS AND EMITTERS.
 - * PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS. ALL VALVES SHALL BE LOCATED IN PLANTING AREAS WHERE SHOWN AND ALL PIPING SHALL BE INSTALLED PRIOR TO PLANTING. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL. ALL IRRIGATION SHALL BE INSTALLED WITHIN APPLICABLE RIGHT OF WAYS. CONSULT WITH LANDSCAPE ARCHITECT FOR FIELD LOCATION OF MAINLINE AND LATERALS.
 - * COMPLY WITH REQUIREMENTS OF THE UNIFORM PLUMBING CODE AND ANY OTHER GOVERNMENTAL BODIES HAVING JURISDICTION.
 - * REFER TO IRRIGATION DETAILS, SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR ALL INSTALLATION PROCEDURES NOT FULLY DESCRIBED ON THE IRRIGATION PLANS.
 - * ALL BACKFILLING SHALL BE CLEAN MATERIAL FROM EXCAVATION. BACKFILLED TRENCH IS TO BE EVEN WITH EXISTING GRADES AFTER COMPACTION.
 - * TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO 85% PROCTOR DENSITY.
 - * ALL VALVES TO BE IN APPROVED VALVE BOXES. LOCATE VALVE BOXES IN GROUPS OF TWO OR THREE AND NEAR WALKWAYS WHEREVER POSSIBLE.
 - * COORDINATE PROGRAMS TO AVOID STATION OVERLAP.

COMPONENTS AND PRODUCTS

- * ALL COMPONENTS INSTALLED AS THE UNDERGROUND IRRIGATION SYSTEM ARE TO BE NEW AND IN GOOD WORKING ORDER AND WITHOUT FLAWS UNLESS OTHERWISE INDICATED ON THE PLANS, DETAILS AND SPECIFICATIONS.
- * IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED FOR INSTALLATION, THEN THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS RECOMMENDED BY THE MANUFACTURER.
- * ALL PLANT MATERIALS INSTALLED SHALL HAVE THE AUTOMATIC IRRIGATION SYSTEM FULLY OPERABLE AT THE TIME OF PLANT INSTALLATION.

WARRANTY AND MAINTENANCE

- * THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF WARRANTY AND A GUARANTEE OF WORK AND MATERIALS FOR A ONE YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE. FINAL PAYMENT FOR THE SYSTEM SHALL NOT BE MADE UNLESS THIS CERTIFICATE IS PRESENTED TO THE OWNER.
- * THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM, IN SATISFACTORY WORKING ORDER, DURING THE TIME OF CONTRACT WORK.
- * THE CONTRACTOR SHALL BE LIABLE FOR ANY LOSS OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR, ITS EMPLOYEES OR ANY OTHER UNFORESEEN CAUSE UNTIL FINAL ACCEPTANCE OF PROJECT WITH THE OWNER'S REPRESENTATIVE.

IRRIGATION LEGEND

-  SOLATROL LEIT 8000-2, XKIT 8724 CONTROLLER, AMTG 2035 ANTENNA MOUNTING COLUMN, LEMA 1521 SOLENOID. INSTALL AS PER MANUFACTURERS SPECIFICATIONS
-  RAINBIRD PEB-(PRS WHERE NOTED) CONTROL VALVE SEE DETAIL A/I-15
-  RAINBIRD PEB DRIP CONTROL VALVE W/ PEPCO PF SERIES 14-1\" data-bbox="314 155 325 165"/> SEE DETAIL B/I-15
-  SENNINGER PMR20LF 3/4\" data-bbox="314 175 325 185"/> INLINE PRESSURE REGULATOR SEE DETAIL C/I-15
-  SPEARS TRUE UNION PVC BALL VALVE
-  HARDIE E-2 DBK08 (2 GPH) EMITTER ON RAINUBE 1/2\" data-bbox="314 215 325 225"/> POLY TUBING, INSTALL TWO(2) EMITTERS PER SHRUB / PERENNIAL (UNLESS OTHERWISE NOTED) SIX(6) EMITTERS PER TREE (DBK16) ONE(1) EMITTER PER YUCCA, CHOLLA, AND PRICKLY PEAR SEE DETAIL F/I-15
-  RAINBIRD 1803 POP UP BUBBLER (5F NOZZLE PCS 040) SEE DETAIL D/I-15
-  LATERAL CLASS 200 PVC
-  SLEEVE SCH 40 PVC, ADD WHERE NOTED ON PLAN, MIN. 2 TIMES LARGER THAN PIPE TO BE SLEEVED
- RAINBIRD 1806 SERIES
-  20Q-SS-PCS-90 SEE DETAIL E/I-15
-  22H-SS-PCS-175 SEE DETAIL E/I-15

NOTES

1. ALL CONTROLLER WIRING UNDER PAVEMENT SHALL BE SLEEVED WITH SCH 40 PVC. CONTROLLER STATIONS SHALL BE WIRED AS PER VALVE LEGEND (UNLESS OTHERWISE NOTED).
2. DEPTH OF BURY SHALL BE 28" TO 30" FOR CONSTANT PRESSURE MAINLINE. 18" TO 20" FOR MAINLINE DOWNSTREAM OF THE MASTERVALVE, AND 18" TO 20" FOR ALL LATERAL LINES.
3. ALL TESTING GAUGES AND VALVES AS INSTALLED SHALL BE LABELED AS PER VALVE STATIONS AS SHOWN ON THESE PLANS.
4. VALVE BOXES SHALL BE INSTALLED IN PLACE PRIOR TO ANY PRESSURE TESTING TO ENSURE PROPER GRADING.
5. EXISTING SLEEVE LOCATIONS AS SHOWN ARE SCHEMATIC. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING SLEEVES.
6. CONTRACTOR SHALL SIZE AND INSTALL ALL LATERAL PIPES AS PER PIPE SIZING CHART. ALL PIPE SIZING SHALL BE SUBMITTED TO AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE PLANS.
7. THE IRRIGATION SYSTEM IS DESIGNED FOR AN OPERATIONAL RANGE OF 50-80 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO INITIATION OF CONSTRUCTION. IF PRESSURES ARE NOT WITHIN THIS RANGE, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION ON HOW TO PROCEED

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW, UNLESS OTHERWISE NOTED ON DRAWINGS:

MAXIMUM DEMAND	PIPE SIZE
UP TO 10.0 GPM	3/4"
10.0 TO 16.0 GPM	1"
16.0 TO 26.0 GPM	1 1/4"
26.0 TO 35.0 GPM	1 1/2"
35.0 TO 55 GPM	2"

VALVE LEGEND

VALVE AND STATION NO.	REMARKS
VALVE SIZE	REVISIONS
TOTAL GPM	DESIGN
HEAD TYPE	DATE

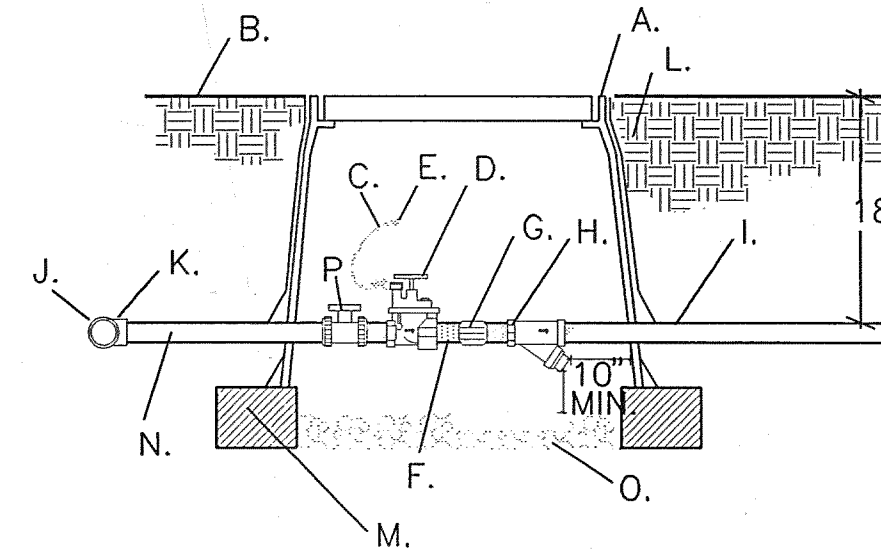
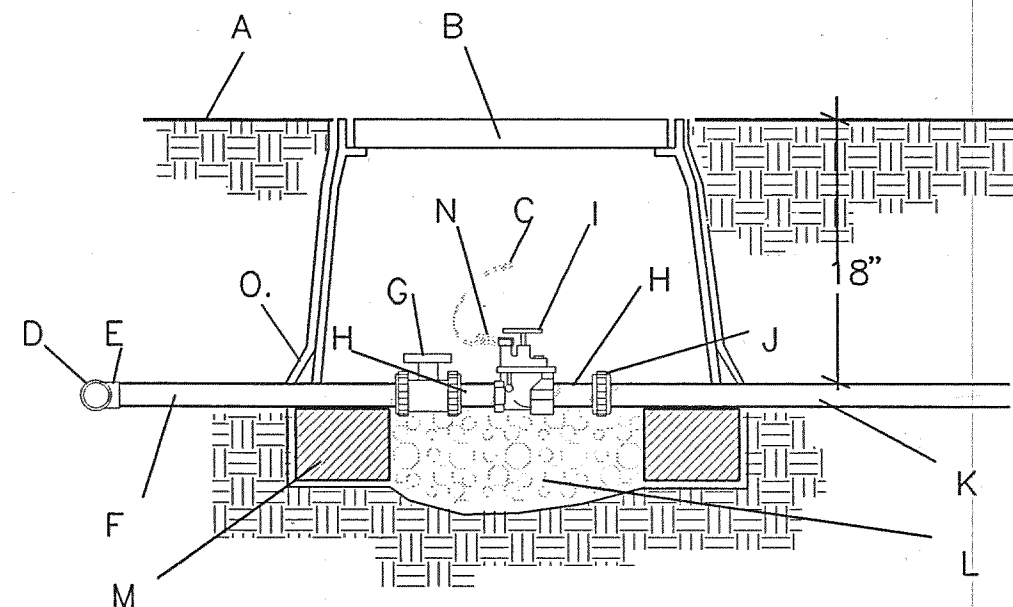
NOTE: ZONES BELOW 10 GPM NOT TO BE PROGRAMMED FIRST OR LAST ON AUTOMATIC CYCLE SEQUENCING



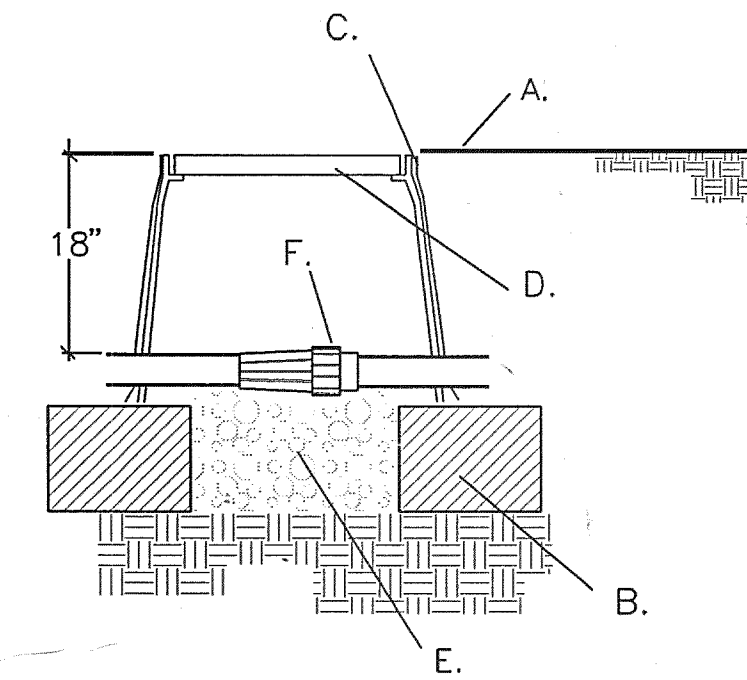
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
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		Mo./Day/Yr.	
		Mo./Day/Yr.	
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1. INSTALL 8" X 8" X 16" SOLID CMU BLOCK AT EACH CORNER OF THE VALVE BOX.
2. WASH ROCK SHALL BE INSTALLED FLUSH WITH BOTTOM OF PIPE AND VALVE.

- A. FINISH GRADE
- B. BROOKS PRODUCTS, INC. 1419-18 BODY (ABS) VALVE BOX WITH 1419 BOLT DOWN COVER (ABS) AND ONE 8" EXTENSION.
- C. 3M SCOTCHLOCK CONNECTORS.
- D. IRRIGATION MAINLINE/LATERAL MAINLINE.
- E. IRRIGATION MAINLINE SERVICE TEE OR ELL.
- F. SCHEDULE 80 PVC NIPPLE.
- G. SPEARS TRUE UNION SCHEDULE 80 PVC BALL VALVE.
- H. SCHEDULE 80 PVC CLOSE NIPPLE
- I. ELECTRIC VALVE (SEE PLAN / LEGEND)
- J. SPEARS SCHEDULE 80 PVC UNION.
- K. LATERAL LINE.
- L. 1 CUBIC FOOT 3/4" DIAMETER WASHED ROCK.
- M. 8" x 8" x 16" SOLID CMU BLOCK.
- N. 24" WIRE EXPANSION COIL.
- O. 6 mm BLACK POLYETHYLENE PLASTIC. TAPE TO ALL INLET AND OUTLET PIPE.

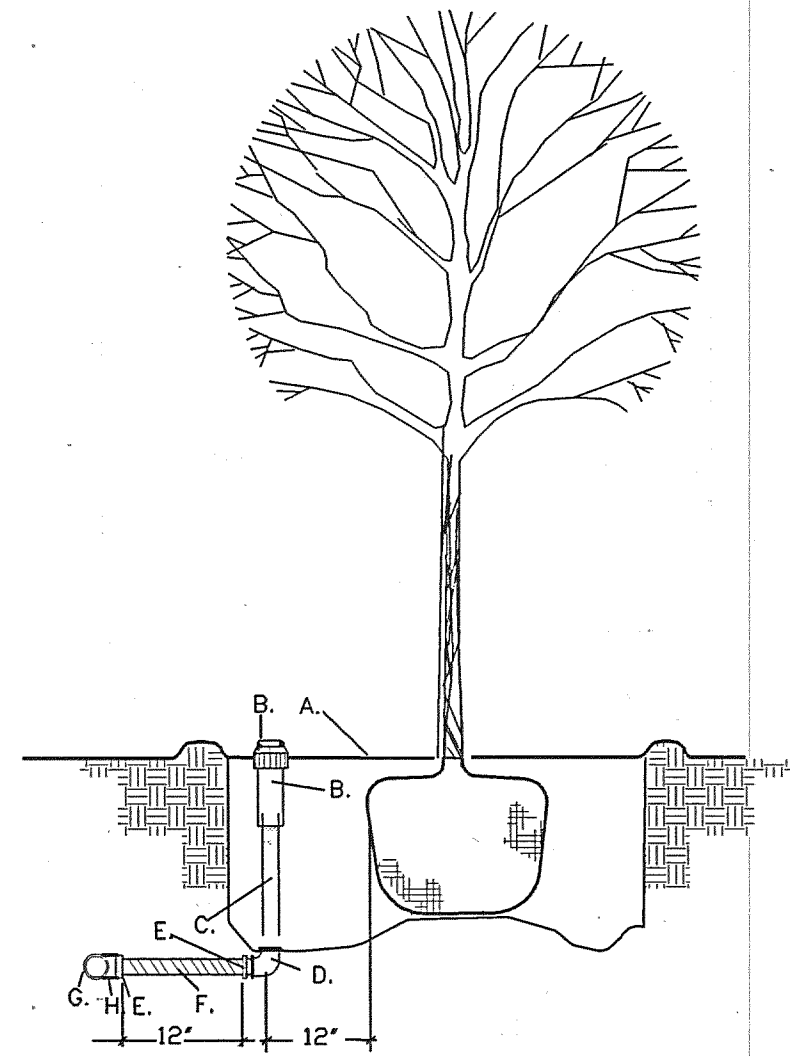


- A. BROOKS PRODUCTS INC. 1730-PB-18 BODY (ABS) VALVE BOX W/BOLT DOWN COVER.
- B. FINISH GRADE
- C. 24" CONTROLLER WIRE LOOP
- D. AUTOMATIC VALVE-
SEE IRRIGATION LEGEND.
- E. 3M SCOTCHLOK CONNECTORS OR
EQUAL
- F. SCH 80 PVC NIPPLE
- G. SCH 80 PVC COUPLING
- H. FILTER. SEE PLAN
FILTER SHALL BE INSTALLED
TO PROVIDE ACCESS FOR
MAINTENANCE AND REPLACEMENT
OF FILTER
- I. LATERAL LINE
- J. IRRIGATION MASTERLINE (SEE IRRIG. LEGEND)
- K. IRRIGATION MASTERLINE SERVICE TEE
- L. 6 mm BLACK POLYETHYLENE PLASTIC. TAPE
TO ALL INLET AND OUTLET PIPE.
- M. 8" X 8" X 16" CMU
CONCRETE BLOCK
- N. SCH 80 PVC NIPPLE
- O. 1 CF OF 3/4" WASHED ROCK
- P. SPEARS TRUE UNION SCH. 80 PVC BALL VALVE



- A. FINISH GRADE
- B. 8" X 8" X 16" SOLID CMU BLOCK.
- C. 6MM BLACK POLYETHYLENE PLASTIC TAPE TO ALL INLET AND OUTLET PIPE. INSTALL FULL LENGTH OF VALVE BOX.
- D. BROOK'S PRODUCTS INC, 1419 BODY (ABS) VALVE BOX WITH 1419 BOLT DOWN COVER (ABS) AND 8" EXTENSION.
- E. 4" LAYER OF 3/4" GRAVEL
- F. INLINE PRESSURE REGULATOR- SEE IRRIGATION LEGEND AND PLAN.

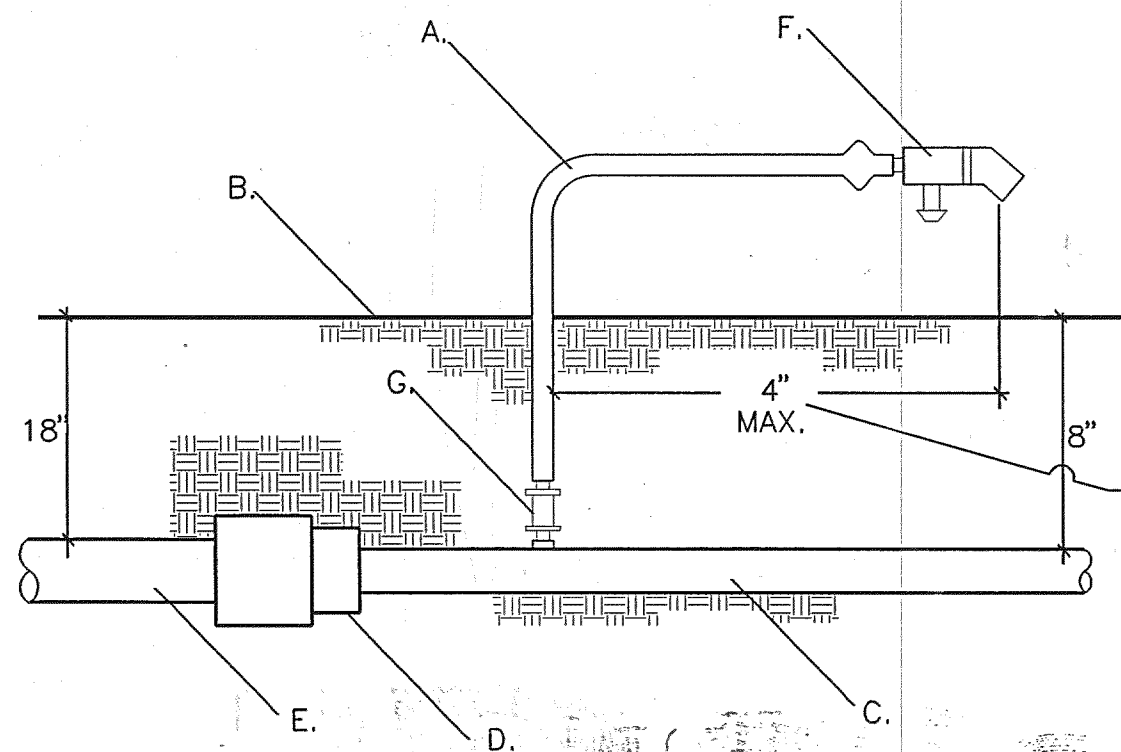
NOT TO SCALE



1. LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE FLEX PIPE ASSEMBLY. LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES AND ELLS.
2. TOP OF BUBBLER SHALL BE SET FLUSH WITH MULCH.
3. BUBBLER SHALL ALWAYS BE INSTALLED ON THE UPHILL SIDE OF THE TREE.

- A. FINISH GRADE
- B. POP-UP BUBBLER (SEE PLAN)
- C. SCH. 80 PVC NIPPLE. (LENGTH SHALL DEPEND ON THE SIZE OF THE SPRINKLER HEAD)
- D. SCH 40 PVC THREADED ELL.
- E. SCH 40 PVC MIP ADAPTER.
- F. PVC FLEXIBLE VINYL PIPE, STD IPS FROM AGRICULTURAL PRODUCTS
- G. LATERAL PIPE.
- H. SCH 40 PVC S X S X T TEE OR S X T ELL.

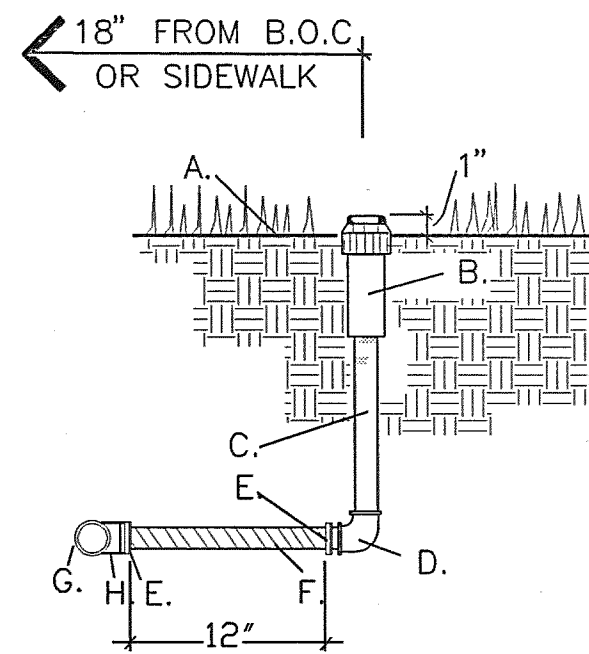
NOT TO SCALE



NOTE:
DISTANCE BETWEEN EMITTER AND
POINT WHERE FLEXIBLE POLY PIPE
SURFACES ABOVE GRADE SHALL BE
4 INCH MAXIMUM.

NOT TO SCALE

NOT TO SCALE



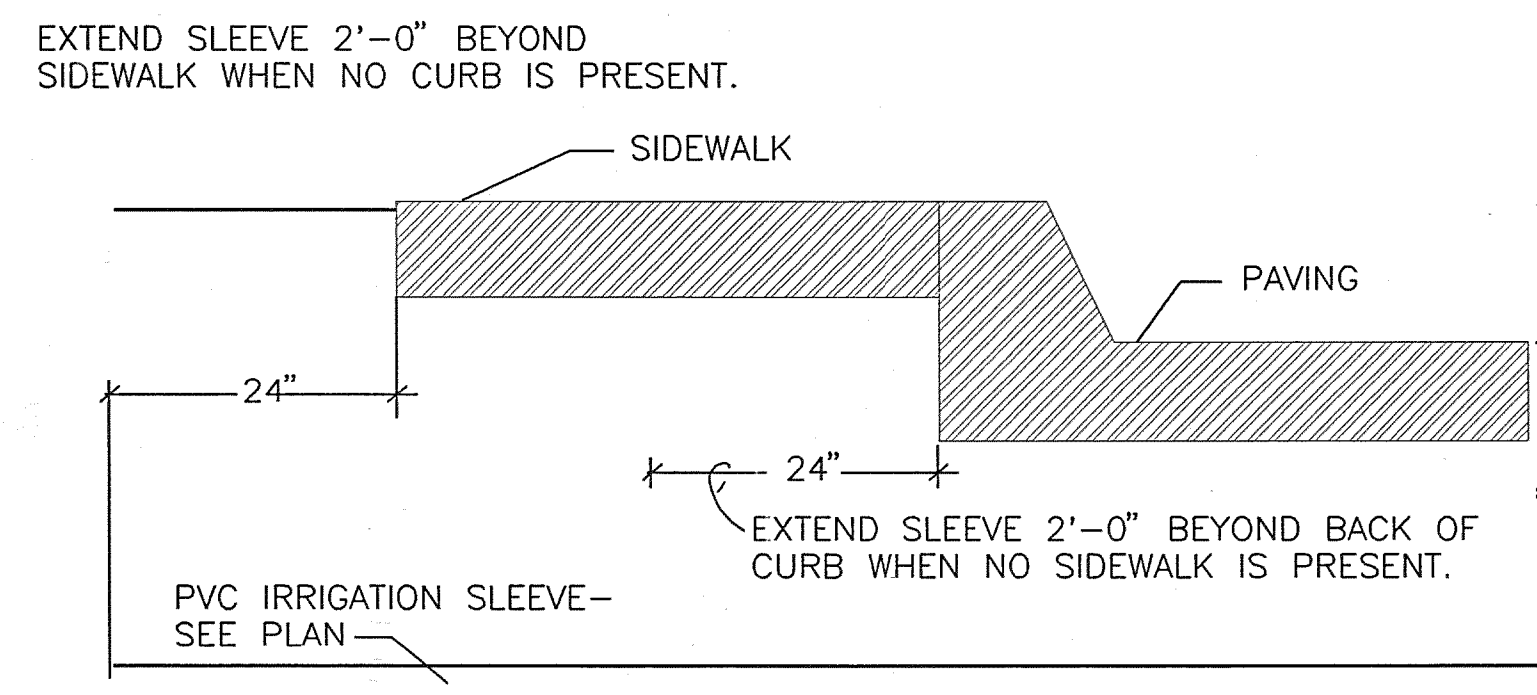
1. THIS DETAIL SHALL BE USED FOR POP-UP
SPRAY AND GEAR DRIVEN ROTARY
SPRINKLER HEADS.

2. LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE FLEX PIPE ASSEMBLY. LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES AND ELLS.

3. TOP OF SPRINKLER HEAD SHALL BE SET
1" ABOVE FINISH GRADE

- A. FINISH GRADE
- B. SPRINKLER HEAD (SEE PLAN)
- C. SCH. 80 PVC NIPPLE. (LENGTH SHALL DEPEND ON THE SIZE OF THE SPRINKLER HEAD)
- D. SCH 40 PVC THREADED ELL.
- E. SCH 40 PVC MIP ADAPTER.
- F. PVC FLEXIBLE VINYL PIPE, STD IPS FROM AGRICULTURAL PRODUCTS
- G. LATERAL PIPE.
- H. SCH 40 PVC S X S X T TEE OR S X T ELL.

NOT TO SCALE



NOT TO SCALE

NOT TO SCALE

[illegible]

BOHANNAN-HUSTON INC.
 ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
 ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HIGH DESERT STREETSCAPE
PHASE 4

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