

PUBLIC IMPROVEMENT PLANS
FOR
LOVELACE WOMEN'S HOSPITAL
4701 MONTGOMERY BLVD NE
ALBUQUERQUE, NEW MEXICO

MARCH 2007

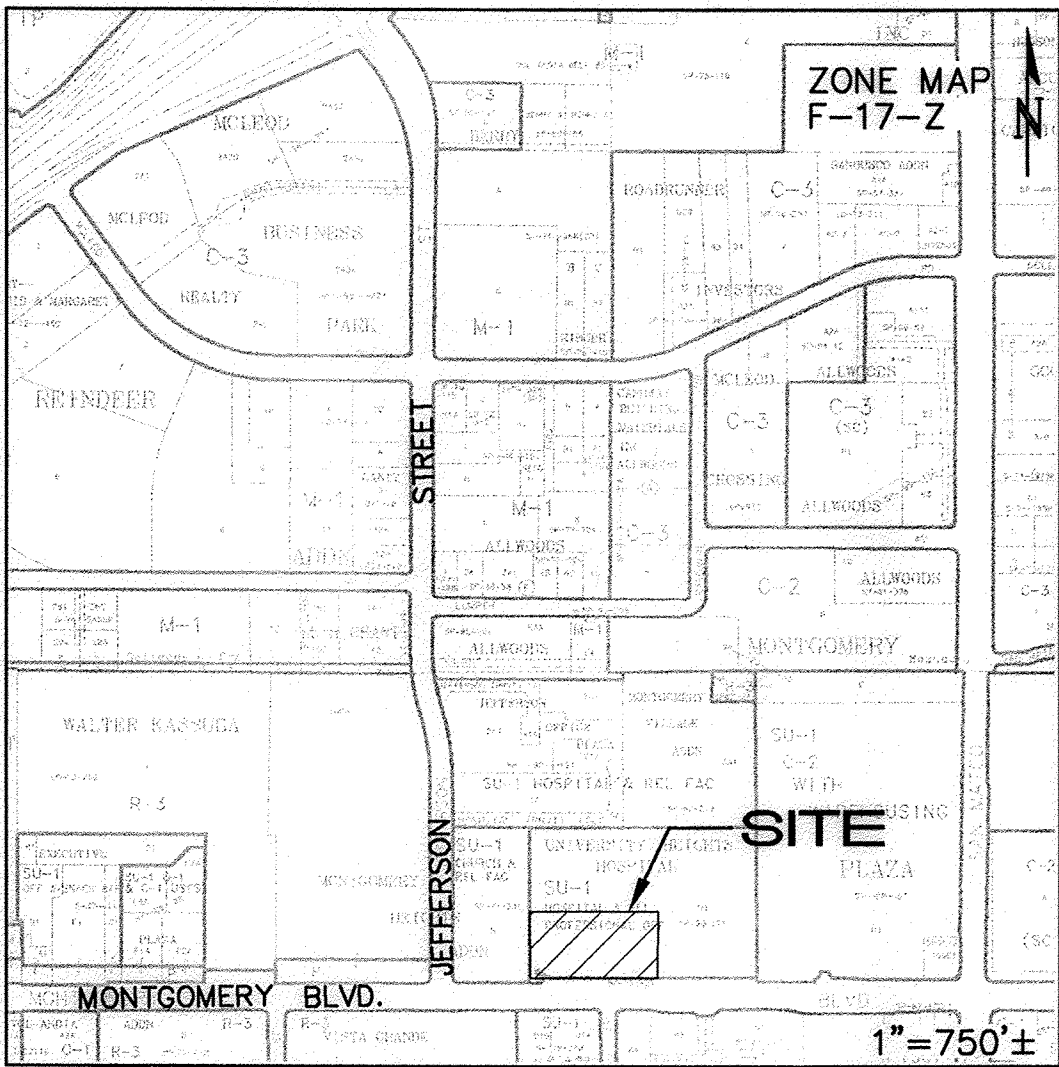
PREPARED FOR:
Lovelace Health System
7850 Jefferson Street NE
Albuquerque, NM 87109

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

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RECORD
DRAWING



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED, FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 7, INCLUDING AMENDMENT 1.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: FIVE (5) 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. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR 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 THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS UPDATE #7.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
- 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.
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 10/09/11

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1410.2CVR.dwg Mar 24, 2007



REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		
		ORC Chairman		5/12/07		APPROVED FOR CONSTRUCTION		
		Transportation		5/12/07				
		Water/Wastewater		5/12/07				
		Hydrology		5/12/07				
		Constr. Mngmt.		5/12/07				
		Constr. Coord.		5/12/07				
		TRANSIT		5/12/07				
City Project No.				538782				
Sheet				1				Of 4

Lovelace Women's Hospital
N.I.C.U. Shell Package



ADMINISTRATIVE AMENDMENT
File # 26-01519 Project # 200 3504
2nd floor in future phase 1
1st + 3rd floor for office use
modify with file #
11/11/16
APPROVED BY: [Signature] DATE: [Blank]

ADMINISTRATIVE
AMENDMENT
SITE PLAN

Sheet Number

CODE DATA

ADDRESS: 4701 MONTGOMERY BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
ZONING: SU-1 FOR HOSPITAL AND RELATED
PROFESSIONAL OFFICES
F-17.2
LEGAL MAP: UNIVERSITY HEIGHTS HOSPITAL, LOT 1
ADDITION - 3 STORIES (PHASED)
HEIGHT: 4 STORIES
SETBACKS: FRONT YARD: AS DETERMINED BY EPC
SIDE YARDS: AS DETERMINED BY EPC
REAR YARD: AS DETERMINED BY EPC
2003 IBC
CODE USED: CONSTRUCTION OF A NEW 3-STORY HOSP. ADDITION
SUMMARY OF WORK: AA-36-105, DRB-06-20, V-96-7, Z-81-53
Z-78-137, Z-77-109, Z-76-216
PRIOR CASE NUMBERS:

BUILDING A (EXISTING):

GROUP 1-2 HOSPITAL / CONSTRUCTION TYPE I-A SPRINKLED	
4TH FLOOR	16,936 G.S.F.
3RD FLOOR	18,036 G.S.F.
2ND FLOOR	17,461 G.S.F.
1ST FLOOR	124,193 G.S.F.
TOTAL	

BUILDING B (EXISTING):

GROUP B BUSINESS / CONSTRUCTION TYPE V-1-HR SPRINKLED	
3RD FLOOR	15,334 G.S.F.
2ND FLOOR	17,760 G.S.F.
1ST FLOOR	15,808 G.S.F.
TOTAL	46,273 G.S.F.

BUILDING C (NEW):

GROUP 1-2 HOSPITAL / CONSTRUCTION TYPE I-A SPRINKLED	
3RD FLOOR	20,800 G.S.F. (FUTURE PHASE)
2ND FLOOR	20,800 G.S.F. HOSP. - NEONATAL INTENSIVE CARE UNIT
1ST FLOOR	21,700 G.S.F. HOSP. - SHELL
TOTAL	63,300 G.S.F.

PARKING REQUIREMENTS N.L.A. = NET LEASABLE AREA

EXISTING HOSPITAL OCCUPANCY:
(PREVIOUSLY APPROVED EPC/DRB DECISIONS)
PROVIDE 1 SPACE/2 PATIENT BEDS
130 LICENSED BEDS/2 = 65 SPACES

EXISTING MEDICAL OFFICES (BUSINESS OCCUPANCY):
(PREVIOUSLY APPROVED EPC/DRB DECISIONS)
PROVIDE 1 SPACE/200 SF OF N.L.A. ON 1ST FLOOR:
12,000 SF N.L.A./200 = 60 SPACES
PROVIDE 1 SPACE/300 SF OF N.L.A. ON 2ND & 3RD FLOORS:
24,000 SF N.L.A./300 = 80 SPACES

NEW 3-STORY HOSPITAL ADDITION (HOSPITAL OCCUPANCY):
PROVIDE 1 SPACE/2 PATIENT BEDS
3RD FLOOR - 20,800 SF + 300 SF/SPACE = 70 SPACES
2ND FLOOR - 24 LICENSED BEDS/2 = 12 SPACES
1ST FLOOR - 20,800 SF + 200 SF/SPACE = 104 SPACES
SUB-TOTAL SPACES REQUIRED: = 391 SPACES
10% ALLOWABLE REDUCTION FOR ADJACENCY TO TRANSIT ROUTE
10% OF 391 SPACES = 39 SPACES

TOTAL SPACES REQUIRED:
391 - 39 = 352 SPACES = 352 SPACES
TOTAL SPACES PROVIDED:
352 - 39 = 555 SPACES = 555 SPACES

ACCESSIBLE PARKING REQUIRED BY CITY OF ALBUQUERQUE:
REQUIRED: FOR 501 TO 800 SPACES = 16
PROVIDED: 17 STANDARD + 21 VAN = 38

BICYCLE PARKING:
PROVIDE 1 BICYCLE SPACE PER 10 PARKING SPACES:
REQUIRED: 549 / 20 = 28 SPACES PROVIDED: 34 SPACES

OUTDOOR PUBLIC SPACE CALCULATIONS

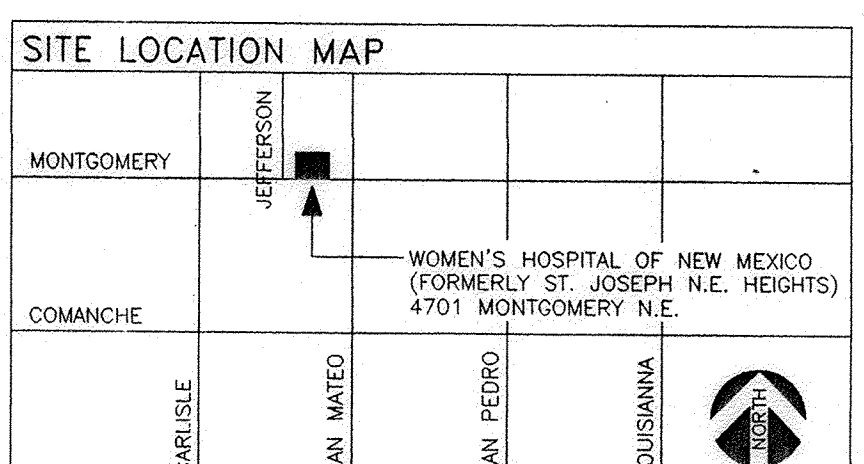
OUTDOOR SEATING REQ'S FOR MAJOR FACADES GREATER THAN 100 FEET:
REQUIRED: SOUTH FACADE = 600 FT. / 25 = 24 SEATS
PROVIDED: TEN 8' LONG BENCHES @ 3 SEATS/BENCH = 30 SEATS
PEDESTRIAN OPEN SPACE REQUIREMENTS:
REQUIRED: 23,198 G.S.F. / 30,000 = 8 X 400 S.F. = 3,200 S.F.
PROVIDED: 1 PARK + 1 LARGE PLAZA = APPROX. 13,500 S.F.
PROVISIONS FOR EMPLOYEES:
REQUIRED: ONE OUTDOOR GATHERING SPACE 300 S.F. MIN.
PROVIDED: ONE OUTDOOR GATHERING SPACE APPROX. 864 S.F.
(OUTDOOR EMPLOYEE PATIO)

SYMBOLS LEGEND

⊠ = TRAFFIC SIGNAL BOX	⊠ = TELEPHONE RISER
⊙ = TRAFFIC SIGNAL	⊠ = TELEPHONE SERVICE BOX
⊙ = LIGHT POLE	⊠ = FIBER OPTIC BOX
⊙ = HIGH VOLTAGE PP	⊠ = ELECTRIC BOX
⊙ = POWER POLE	⊠ = ELECTRIC SERVICE BOX
—OH— = OVERHEAD UTILITY LINE	⊠ = UTILITY METER
—GAS— = UNDERGROUND GAS LINE	⊠ = CABLE TV RISER
—SEWER— = UNDERGROUND SEWER LINE	⊠ = PAY PHONE
—WATER— = UNDERGROUND WATER LINE	⊠ = FIRE HYDRANT
⊠ = ANCHOR	⊠ = MONITOR WELL
⊠ = SEWER MANHOLE	⊠ = GAS VALVE
⊠ = TELEPHONE MANHOLE	⊠ = GAS METER
⊠ = ELECTRIC MANHOLE	⊠ = DROP INLET
⊠ = DRAINAGE MANHOLE	⊠ = BLOCK WALL
⊠ = WATER MANHOLE	⊠ = FENCE
⊠ = MANHOLE (TYPE UNKNOWN)	⊠ = TRAFFIC FLOW
⊠ = WATER METER	⊠ = CENTERLINE
⊠ = WATER VALVE	⊠ = PROPERTY LINE

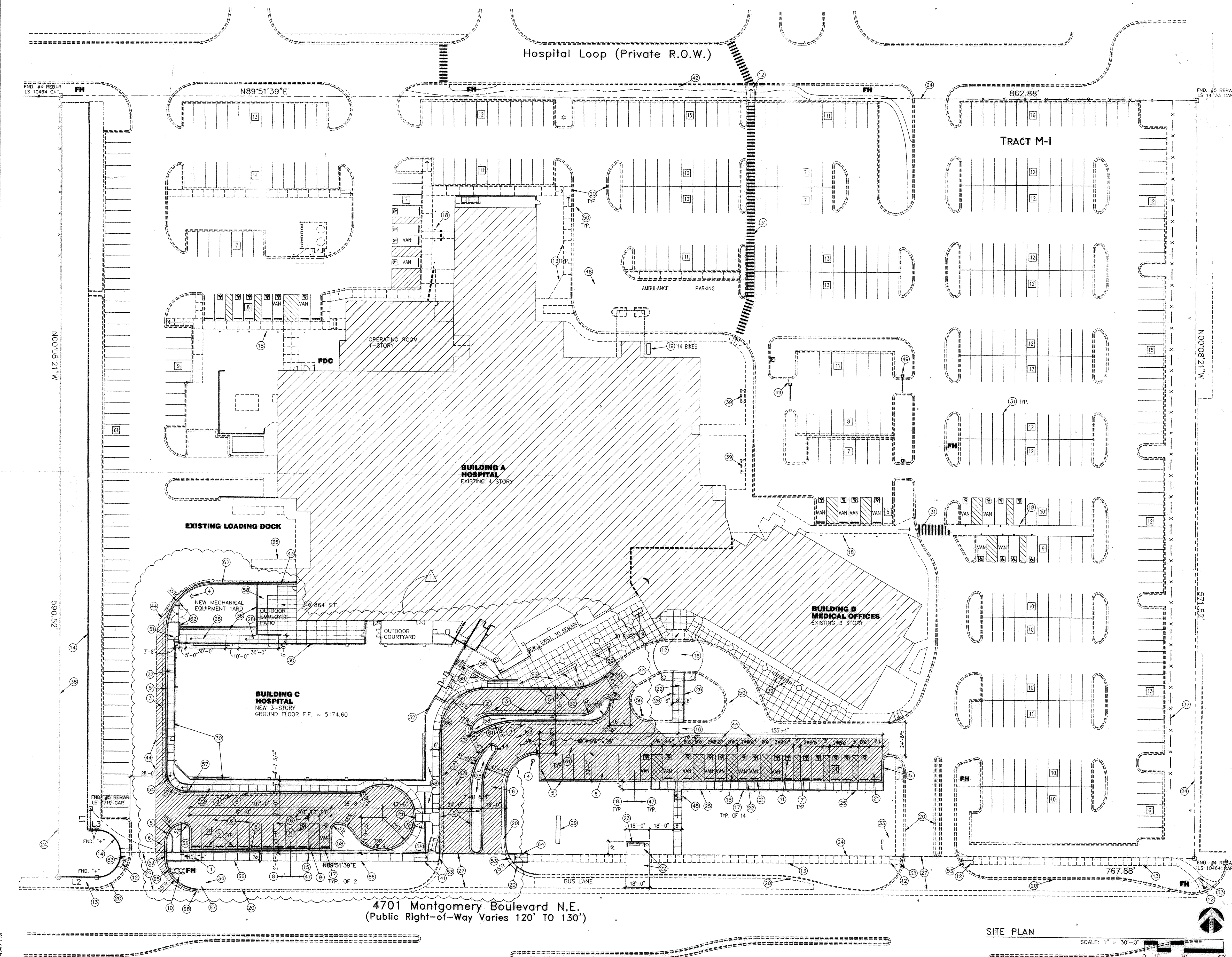
MONUMENT LEGEND

⊠ = FOUND CONTROL STATION AS NOTED
⊠ = TEMPORARY BENCH MARK
⊠ = FOUND MONUMENT AS NOTED
⊠ = COMPUTED CORNER (NOT SET)
⊠ = SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRISKO LS8686" UNLESS OTHERWISE NOTED



ZONE ATLAS: F-17

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AREA LIGHTING REGULATIONS
THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ANY OTHER RESIDENTIAL PREMISES. IT SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 1,000 FOOTLAMBERTS. IT SHALL NOT HAVE ANY OFF-SITE LUMINANCE GREATER THAN 200 FOOTLAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE. WHERE ON-SITE LIGHTING IS PROVIDED, THE LOCATION OF ALL LIGHT POLES SHALL BE INDICATED ON THE SITE. FOR SITES FIVE FEET OR MORE ACROSS, THE MAXIMUM HEIGHT OF A LIGHT POLE, MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE POLE, SHALL BE 30 FEET. (14-16-3-9)

GENERAL NOTES.
ALL WORK IN PUBLIC RIGHT OF WAY SHALL COMPLY WITH CITY OF ALBUQUERQUE STANDARDS.
ALL DIMENSIONS ON THIS SITE PLAN ARE TO FACE OF CURB U.N.O.

KEYED NOTES

- NEW RAMP SEE 6/C1.4
- EXISTING MANHOLE OR ACCESS COVER TO BE LOWERED/RAISED FLUSH WITH NEW GRADES. TYPICAL ALL UTILITIES.
- THIS DASHED LINE SIGNIFIES NEW FIRE LANE. PAINT FACE/TOP OF CURB RED. PAINT 4" HIGH STENCILED WHITE LETTERS "FIRE LANE" AND "NO PARKING" ALTERNATING AT 10' O.C. MAX.
- RELOCATED 25' H. POLE LIGHT W/ CUT-OFF FIXTURE. COMPLY WITH SITE LIGHTING REGULATIONS ON THIS SHEET.
- NEW CONCRETE CURB AND GUTTER. SEE 11/C1.3
- SHADED AREA INDICATES NEW 3" ASPHALT PAVING OVER 4" BASE COURSE.
- NEW CONCRETE WHEEL STOP. CENTER 24" AWAY FROM CURB/SIDEWALK. TYPICAL.
- NEW 4" WHITE PAINTED PAVEMENT MARKINGS. TYP. AT NON-H.C.
- NEW 3'-0" HIGH CMU SITE WALL WITH MASONRY VENEER.
- NEW FIRE HYDRANT. PER C.O.A. WORK ORDER.
- NEW BLUE PAINTED WHEELCHAIR SYMBOL. TYPICAL. SEE SITE DETAILS.
- EXISTING CURB RAMP TO REMAIN.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- EXIST. DETENTION POND WALL OF RAILROAD TIES TO REMAIN.
- NEW 4" BLUE PAINTED PAV. MARKINGS AT 30' O.C. TYP. AT H.C. AISLES.
- NEW 12" WIDE WHITE PAINTED PAVEMENT MARKINGS AT 30' O.C.
- NEW HANDICAP PARKING SIGN. SEE 6/23/C1.3

KEYED NOTES (CONT.)

- EXISTING HANDICAP PARKING SIGN TO REMAIN.
- 1 OF 2 EXISTING BICYCLE RACKS TO REMAIN. 34 TOTAL SPACES.
- EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
- PIPE HANDRAIL ON TOP TO REMAIN. (NEAR WEST PROPERTY LINE.)
- NEW 4" THICK FIBER REINFORCED PORTLAND CEMENT CONCRETE PAVING. USE C.O.A. MIX WHERE OCCURS IN R.O.W.
- NEW CONCRETE STAND-UP CURB. SIMILAR TO 21/C1.3
- EXISTING CONCRETE APRON TO REMAIN.
- NEW 1-1/2 CONCRETE RAMP.
- EXISTING MONUMENT SIGN TO REMAIN.
- FOOTPRINT OF NEW BUILDING.
- EXISTING PAVEMENT MARKINGS TO REMAIN.
- LINE OF BUILDING OVERHANG.
- NOT USED.
- NOT USED.
- EXISTING REFUSE COMPACTOR TO REMAIN. OWNER SHALL INCREASE NUMBER OF PICK-UPS AS REQUIRED TO ACCOMMODATE NEW ADDITION.

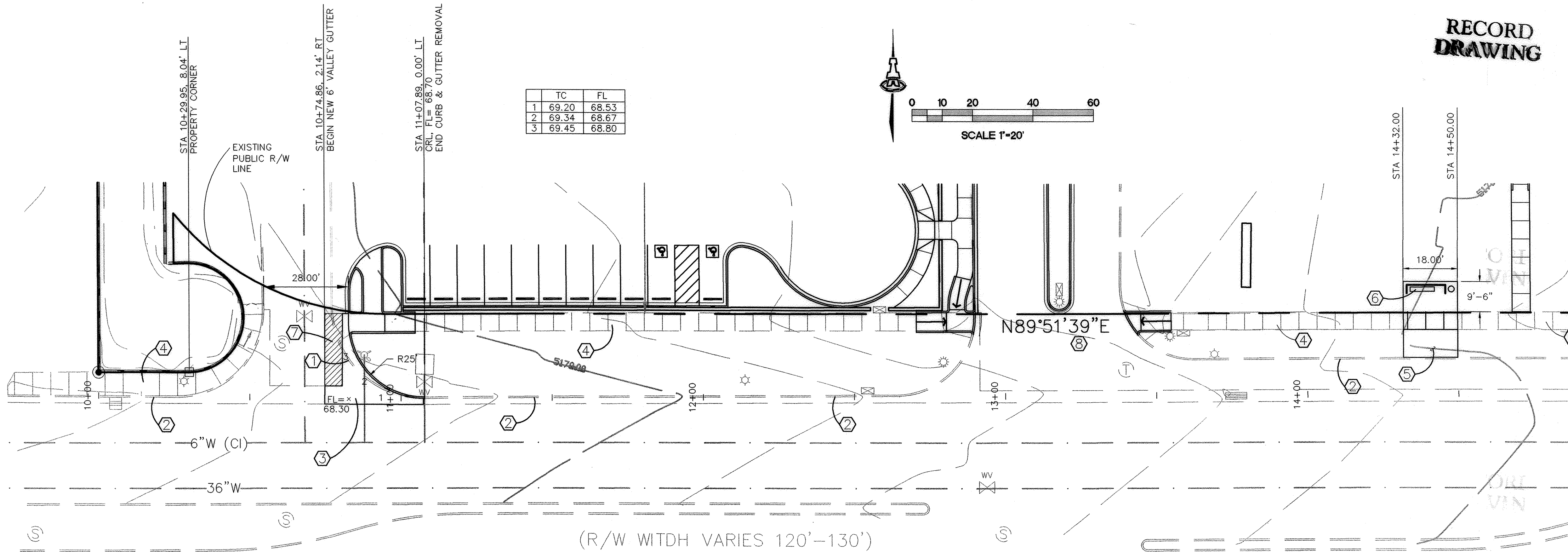
KEYED NOTES (CONT.)

- NEW MASONRY SITE WALL. EXTEND 42" MIN. ABOVE HIGHEST ADJACENT GRADE.
- EXISTING CHAIN LINK FENCE TO REMAIN. (NEAR EAST PROPERTY LINE.)
- EXISTING CONCRETE DETENTION POND WALL WITH 4" HIGH STEEL PIPE HANDRAIL ON TOP TO REMAIN. (NEAR WEST PROPERTY LINE.)
- NEW 8' LONG SITTING BENCHES(S). 10 TOTAL. SEE PUBLIC SPACE CALCS.
- NEW OUTDOOR EMPLOYEE PATIO WITH TABLE AND CHAIRS.
- NEW RAMP. SEE 2/C1.4
- RECENTLY REFURBISHED PEDESTRIAN PATH TO REMAIN.
- RAISE TOP OF EXISTING CONCRETE SITE WALL APPROXIMATELY 12".
- LINE OF TRANSITION BETWEEN EXISTING AND NEW PAVING. COORDINATE WITH CIVIL.
- NEW RAMP SEE 4/C1.4
- NEW RAMP WITH FLARED SIDES. SEE SITE DETAILS.
- 4" BLUE PAINTED PAVEMENT MARKINGS. TYP. AT H.C. SPACES.
- EXISTING UNDERGROUND PIPE SLEEVE FOR FUTURE INSTALLATION OF POWER FROM BUILDING TO MOBILE C.T. UNIT. TO REMAIN.
- EXISTING ELECTRIC POWERED TRAFFIC BARRIER TO REMAIN.
- THIS DASHED LINE INDICATES EXIST. FIRE LANE (RED CURB) TO REMAIN.
- GATE. PAINTED HM DOOR PANEL WITH VIEW PANEL. PROVIDE PANIC HARDWARE ON PUSH SIDE. LATCH WITH H/C LEVER ON PULL SIDE.
- DOTTED LINE INDICATES LOADING ZONE AREA. PAINT FACE AND TOP OF CURB GREEN. PAINT 4" H. STENCILED WHITE LETTERS TO READ "LOADING ZONE ONLY" AT 10'-0" O.C. MAX.

KEYED NOTES (CONT.)

- NEW 2' X WIDTH OF SIDEWALK DETECTABLE WARNING MAT COMPRISED OF 1/4" HIGH TRUNCATED DOMES. TYP. IN C.O.A. R.O.W.
- NEW RAMP. SEE 3/C1.4
- NEW TRAFFIC SIGN: "KEEP RIGHT". SEE 24/C1.3
- NEW TRAFFIC SIGN - 2 SIDES: "STOP" AND "DO NOT ENTER". SEE 24/C1.3
- NEW TRAFFIC SIGN: "STOP". SEE 24/C1.3
- LANDSCAPE AREA.
- 42" HIGH X 8" RAD. LIGHTED TRAFFIC BOLLARD.
- 6'W X LENGTH SHOWN "DROP-OFF" ZONE. CONCRETE TO BE FLUSH WITH ASPHALT ROADWAY. SLOPE AT 1:12 MAX.
- WHITE PAINTED TRAFFIC MARKINGS. TYP. SEE SITE DETAILS.
- NEW 8' HIGH CMU MECHANICAL ENCLOSURE WALL.
- 4" SOLID WHITE STRIPE.
- NEW RAMP. SEE 1/C1.4
- NEW CONC. CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
- NEW PORTLAND CEMENT PAVING PER C.O.A. STANDARD DETAIL.
- EXISTING WATER METER AND BOX TO REMAIN.
- BEGINNING COORDINATES FOR NEW CURB RADIUS TO BE PROVIDED IN DRG SUBMITTAL.

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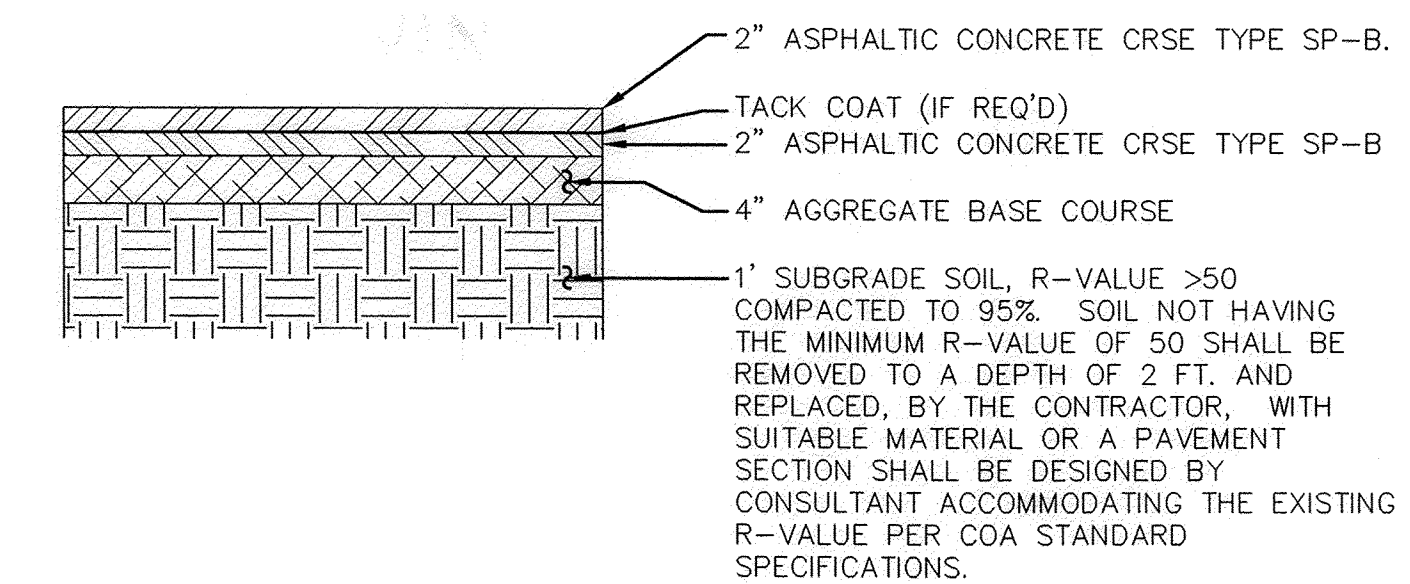


MONTGOMERY BLVD

RECORD
DRAWING

- KEYED CONSTRUCTION NOTES**
- REMOVE EASTERN DRIVEWAY RETURN AND BUILD NEW 28' WIDE PRIVATE ENTRY DRIVE PER COA STD DWG #2426.
 - EXISTING STD. CURB & GUTTER TO REMAIN.
 - CONSTRUCT PCC VALLEY GUTTER 6' WIDE 1 1/2" INVERT PER COA STD DWG #2420.
 - EXISTING 6' PCC CONCRETE SIDEWALK TO REMAIN.
 - 4" CONCRETE SLAB PER COA STD DWG #2534.1-2534.12.
 - NEW BUS SHELTER 'B' PER COA STD DWG #2534.1-2534.12.
 - NEW 4" ASPHALT PAVING (TWO 2" LIFTS TYPE 'B') OVER 4" AGGREGATE BASE PER SECTION BELOW.
 - CONTRACTOR SHALL REQUEST LINE SPOTS THIS AREA TO AVOID ANY DAMAGE TO TRAFFIC SIGNAL WIRING.

- GENERAL NOTES**
- MODIFICATIONS SHOWN TO EXISTING PUBLIC SIDEWALK ARE FOR INFORMATION ONLY AND ARE NOT PART OF THIS WORK. SIDEWALK & RAMP MODIFICATIONS ARE TO BE CONSTRUCTED BY BUILDING PERMIT.
 - STATIONING SHOWN FOLLOWS NORTH FACE OF CURB (PROJECTED) OF MONTGOMERY BEGINNING AT SOUTHWEST PROPERTY CORNER EQUAL TO STATION 10+00.00.

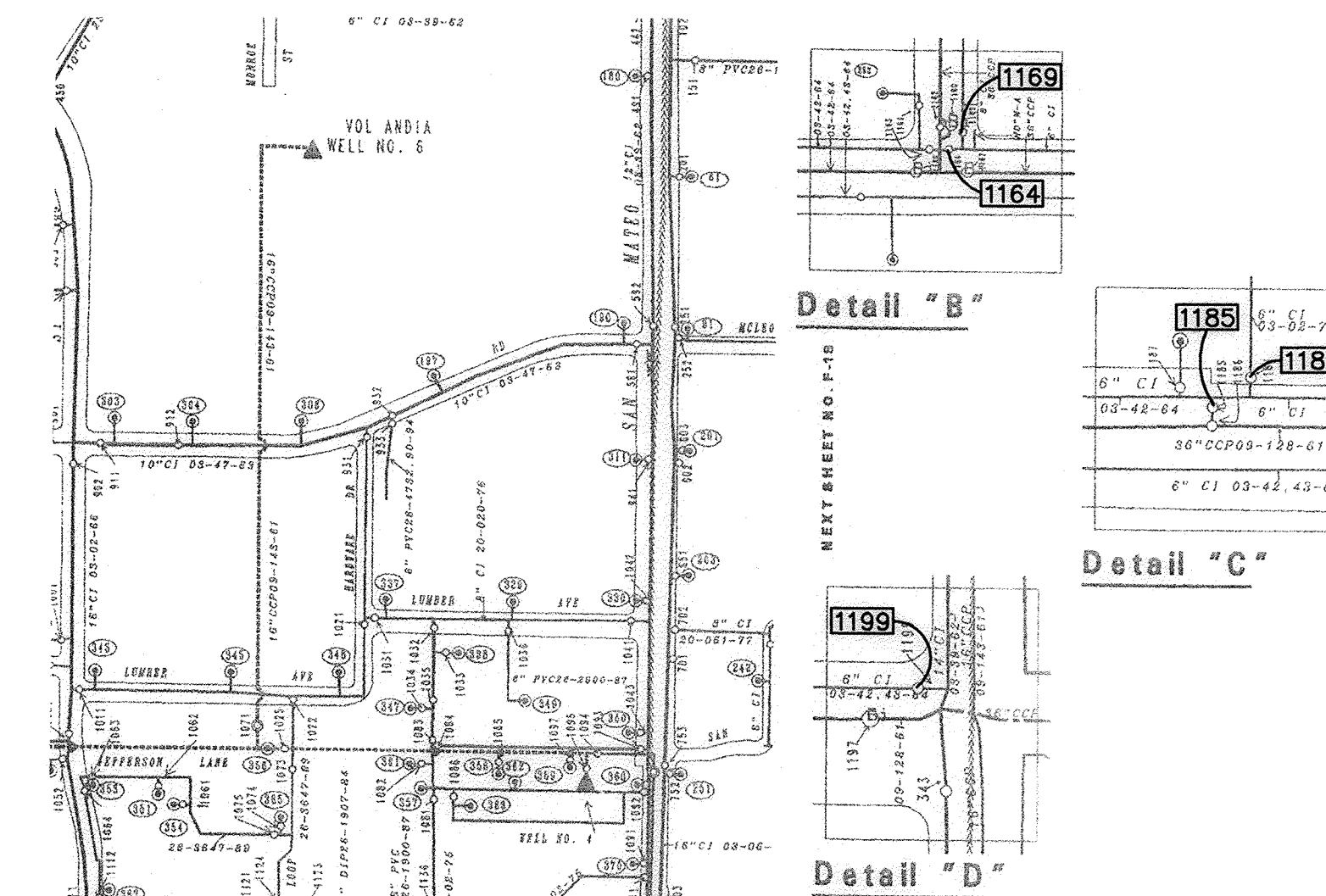
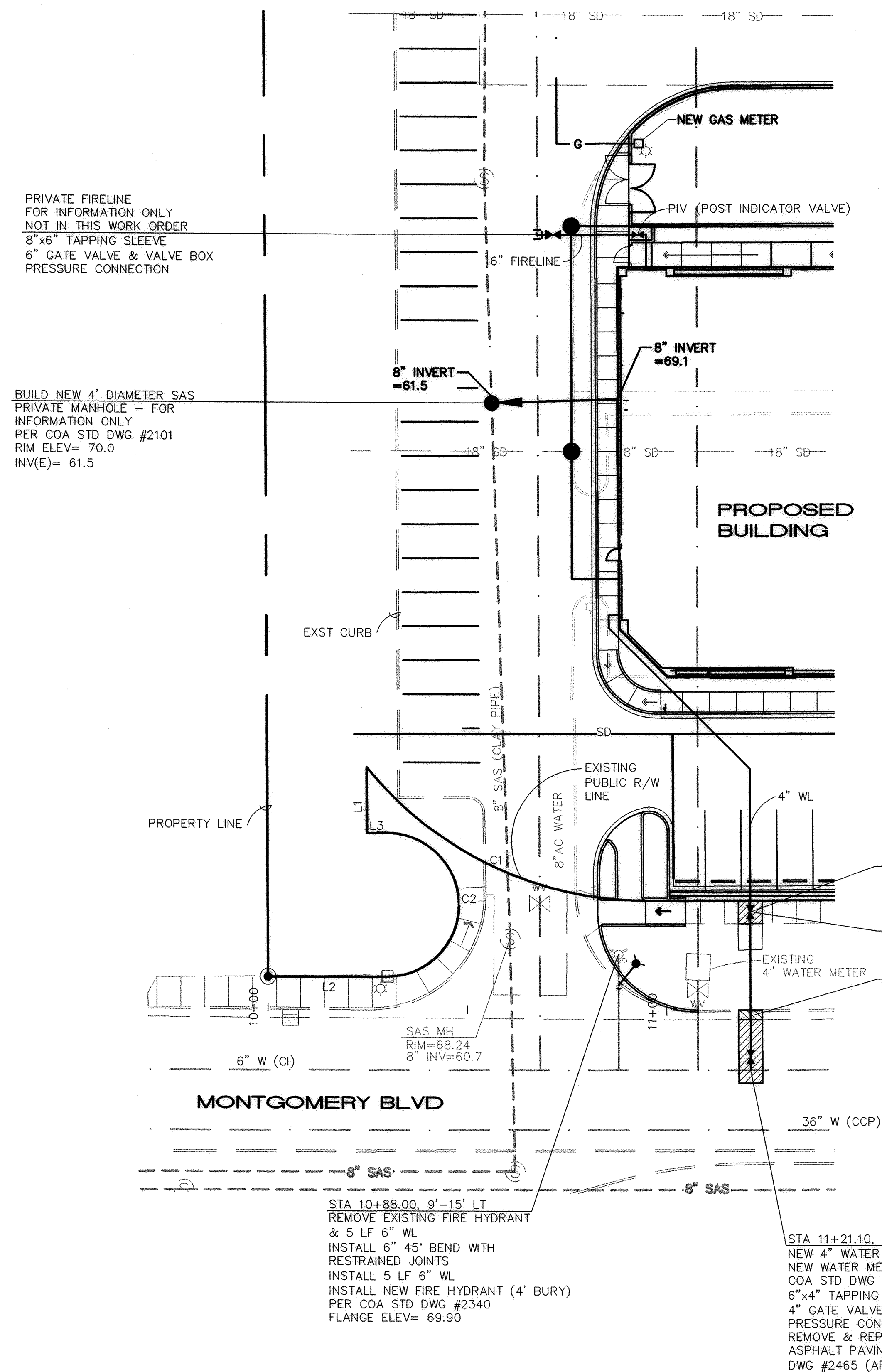


PAVING SECTION
SCALE: 1"=1'-0"

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1410.2PV1.DWGdlp 11.07.06

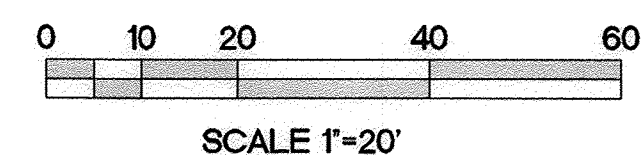
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		REVISIONS		DESIGN		SMM	
NO.	DATE	BY	DATE	NO.	DATE	BY	DATE	NO.	DATE
APPROVED MAY 22 2007 DESIGN REVIEW COMMITTEE		APPROVED AUG 01 2007 CITY ENGINEER						DESIGNED BY SMM DRAWN BY dld CHECKED BY SMM	
City Project No. 538782		Zone Map No. F-17		Sheet 3		Of 4			

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.43	N00°08'21"W
L2	30.00	N89°51'39"E
L3	5.00	N89°51'39"E





WATER SHUT-OFF PLAN

SHUT-OFF VALVES 1164 1169 1189 1184 1185 & 1199 TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.



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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE:	ENTRY MODIFICATION & FIRE HYDRANT RELOCATION

Design Review Committee		City Engineer Approval		Mo./Day/Yr.		Mo./Day/Yr.	
				Last Design Update			
City Project No. 538782		Zone Map No. F-17		Sheet 4 Of 4			