



MANZANO MESA PARK SHADE STRUCTURE ADDITION

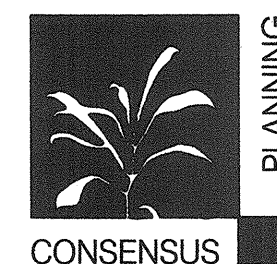
City of Albuquerque

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: Tract G-2-A Manzano Mesa Park, Manzano
Mesa Subdivision

Property Address: 501 Elizabeth St. SE

Zoning: SU-1 For Community Park & Related Uses

Total Site Area: 48.4391 AC

Total Area of Addition: 3,046 SF

Index of Drawings

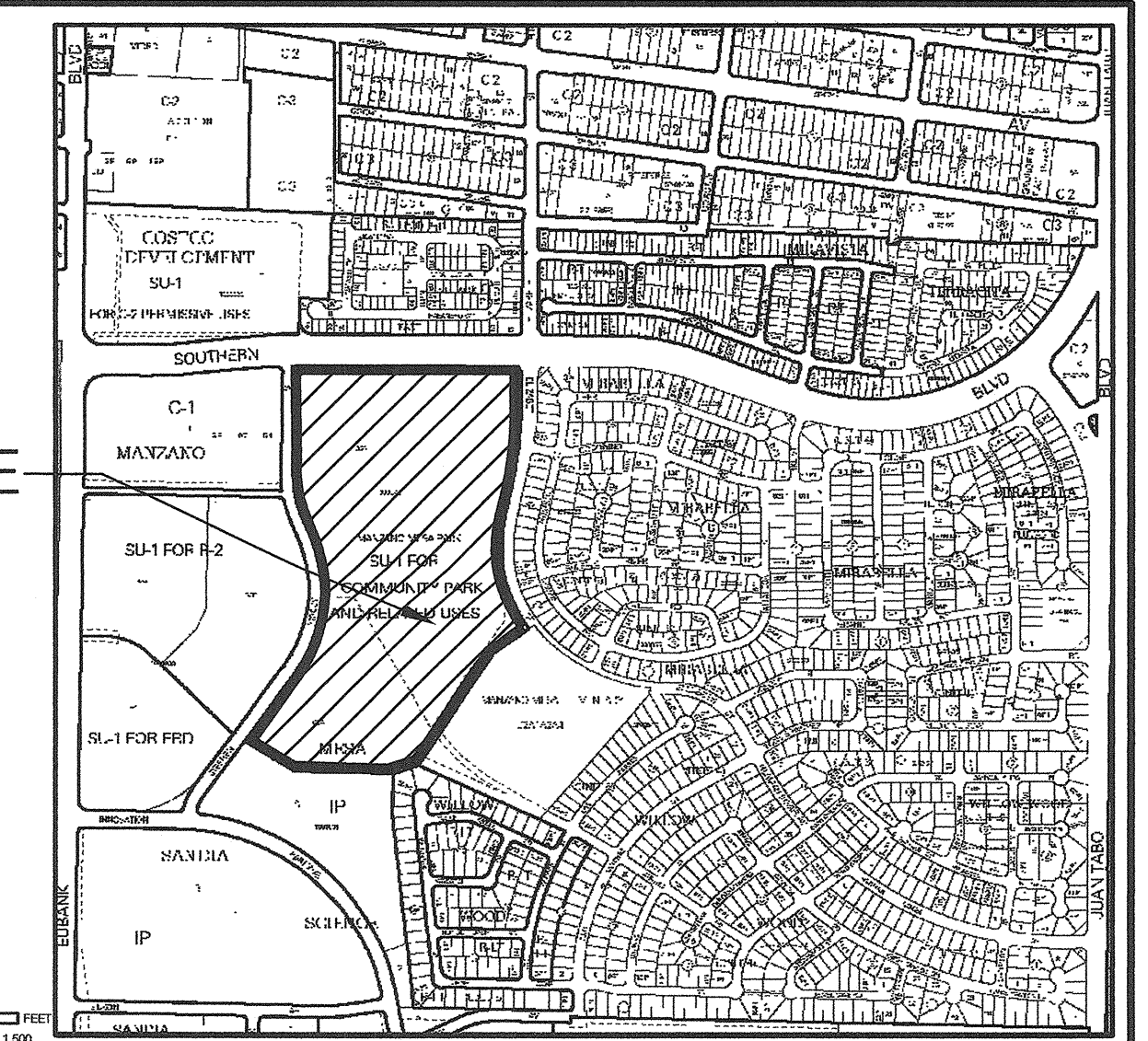
- 1 Cover Sheet
- 2 General Notes
- 3 Construction Plan
- 4 Project Information Forms

VICINITY MAP

SITE



GRAPHIC SCALE
MAP NO. L-21



UTILITY COMPANY CONTACTS

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REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVED	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman			CITY ENGINEER		DATE
		Transportation					
		Water/Wastewater					
		Hydrology					
		CIP					
		Constr. Mngmt.					
		Constr. Coord.					
PROJECT NUMBER				575196		SHEET 1 OF 4	

FINAL FOR CONSTRUCTION

PROJECT #575196
OCTOBER 28, 2009
MANZANO MESA PARK
SHADE STRUCTURE ADDITION

set #1
Date: 11/2/09
RECORD DRAWINGS

- 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.

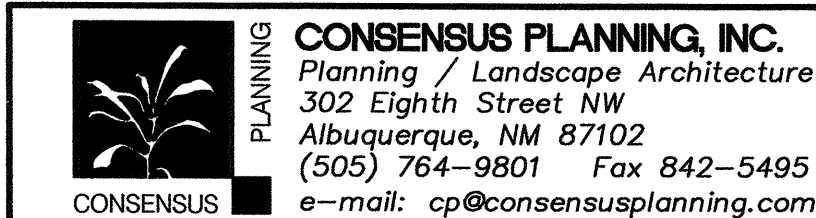
- 50 ALL CLASSES OF SEEDING SHALL BE DRY LAND MIX PLACED AT 1.5 LBS/1000 S.F. WITH FERTILIZER 21-12-12 PLACED AT 5 LBS/1000 S.F.
- 51 ALL ASPHALTIC CONCRETE SHALL BE MINIMUM 1800 LB. STABILITY AND COMPACTED TO 95% MODIFIED MARSHALL DENSITY UNLESS OTHERWISE NOTED ON THE PLANS.
- 52 ANY WORK OCCURRING 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:

	EXISTING T-POST/WIRE FENCE
	EXISTING GAS LINE W/ VALVE
	EXISTING WATERLINE W/ VALVE
	EXISTING WATERLINE METER
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER LINE W/ MANHOLE
	EXISTING STORM DRAIN
	EXISTING OVERHEAD ELECTRIC W/POLE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING CURB & GUTTER
	EXISTING CONCRETE
	EXISTING BUILDING LINE
	EXISTING EASEMENT LINE

NEW FEATURES LEGEND:

	CONSTRUCTION CENTERLINE
	NEW CHAIN-LINK FENCE
	NEW GAS LINE W/ VALVE
	NEW WATERLINE W/ VALVE
	NEW WATERLINE METER
	NEW FIRE HYDRANT
	NEW SANITARY SEWER LINE W/ MANHOLE
	NEW STORM DRAIN W/ MH
	NEW UTILITY POLE
	NEW 1' CONTOUR
	NEW 5' CONTOUR
	NEW CURB & GUTTER
	NEW CONCRETE

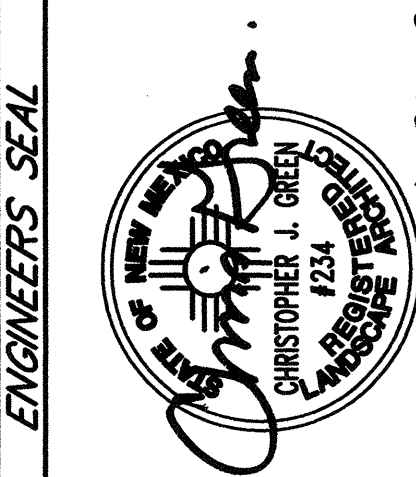


CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: MANZANO MESA PARK - SHADE STRUCTURE ADDITION

GENERAL NOTES

Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.
City Project No.	575196	Zone Map No. L-21	Sheet 2 of 4	

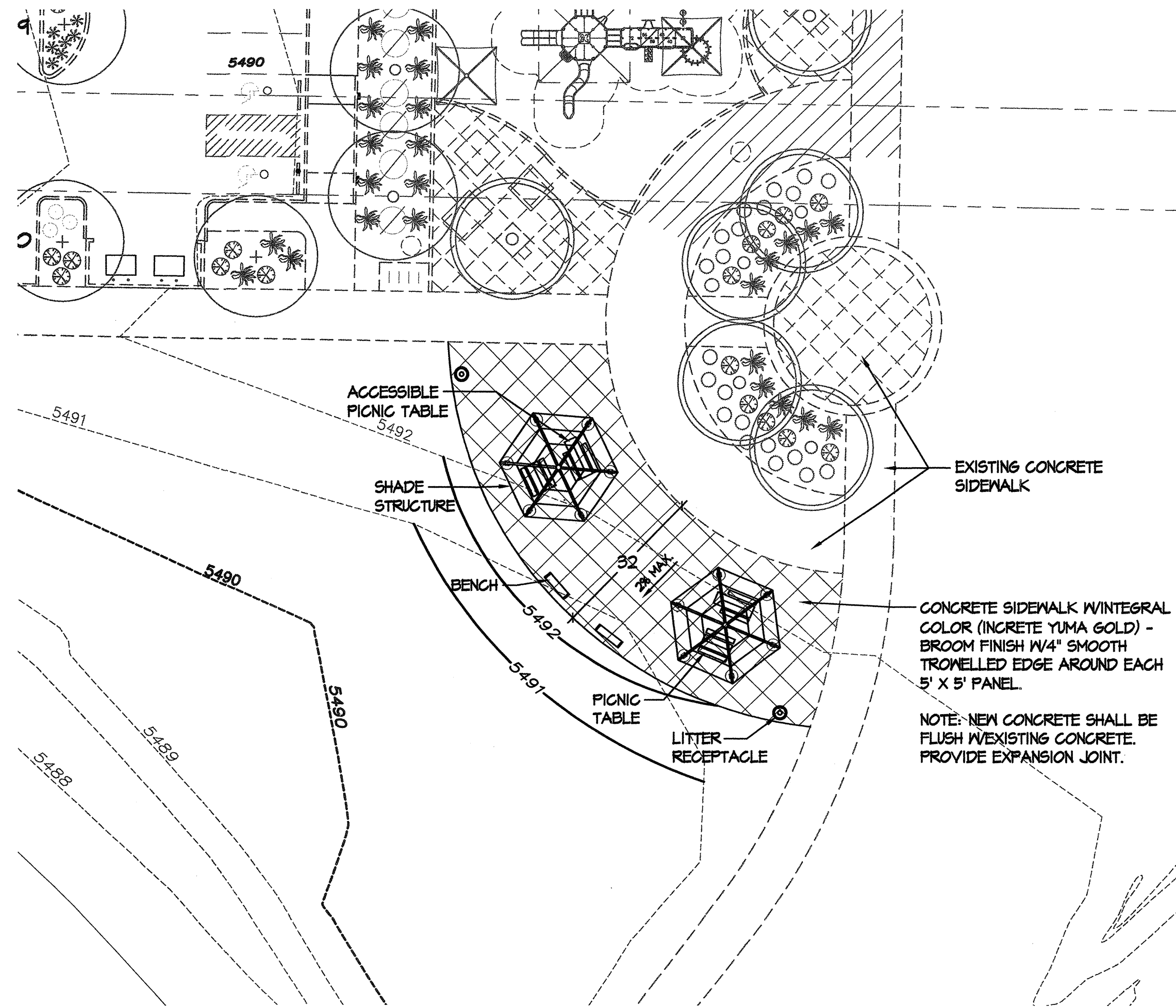


FINAL FOR CONSTRUCTION

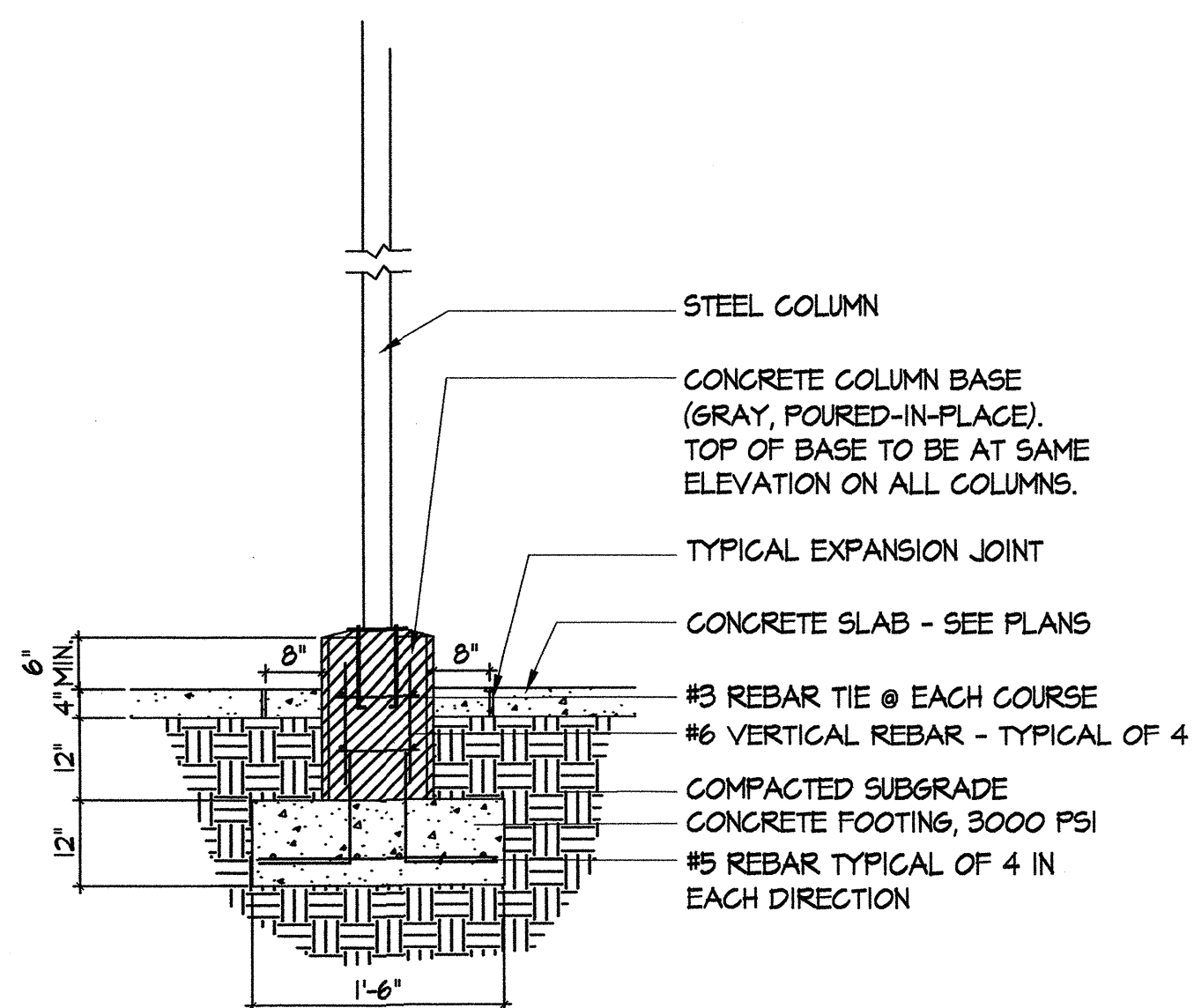
MANZANO MESA PARK
SHADE STRUCTURE ADDITION

PROJECT #575196
OCTOBER 28, 2009

RECORD DRAWINGS

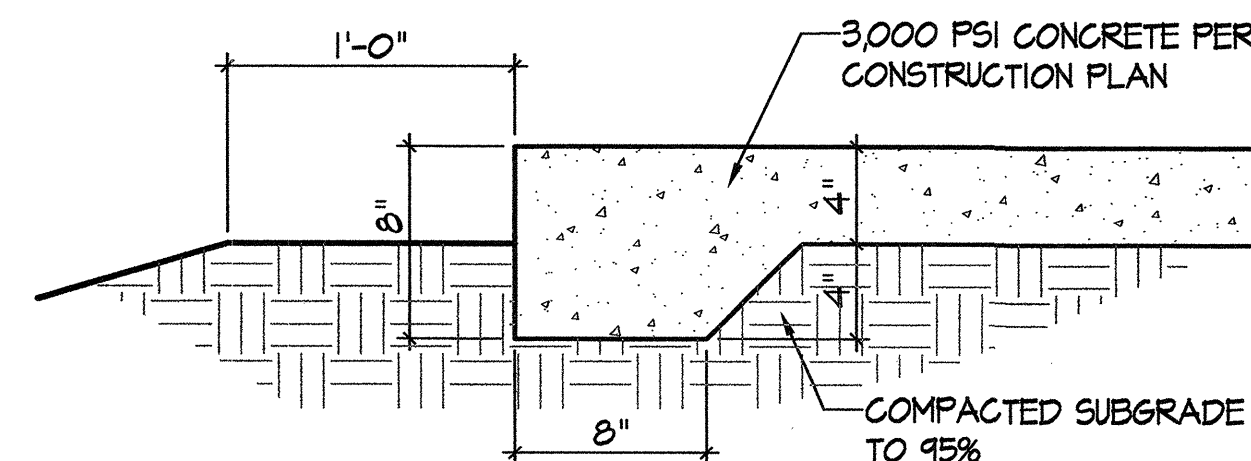


CONSTRUCTION PLAN



SHADE STRUCTURE COLUMN

SCALE: 1/2" = 1'-0"



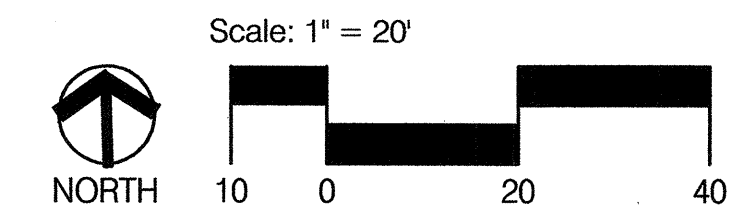
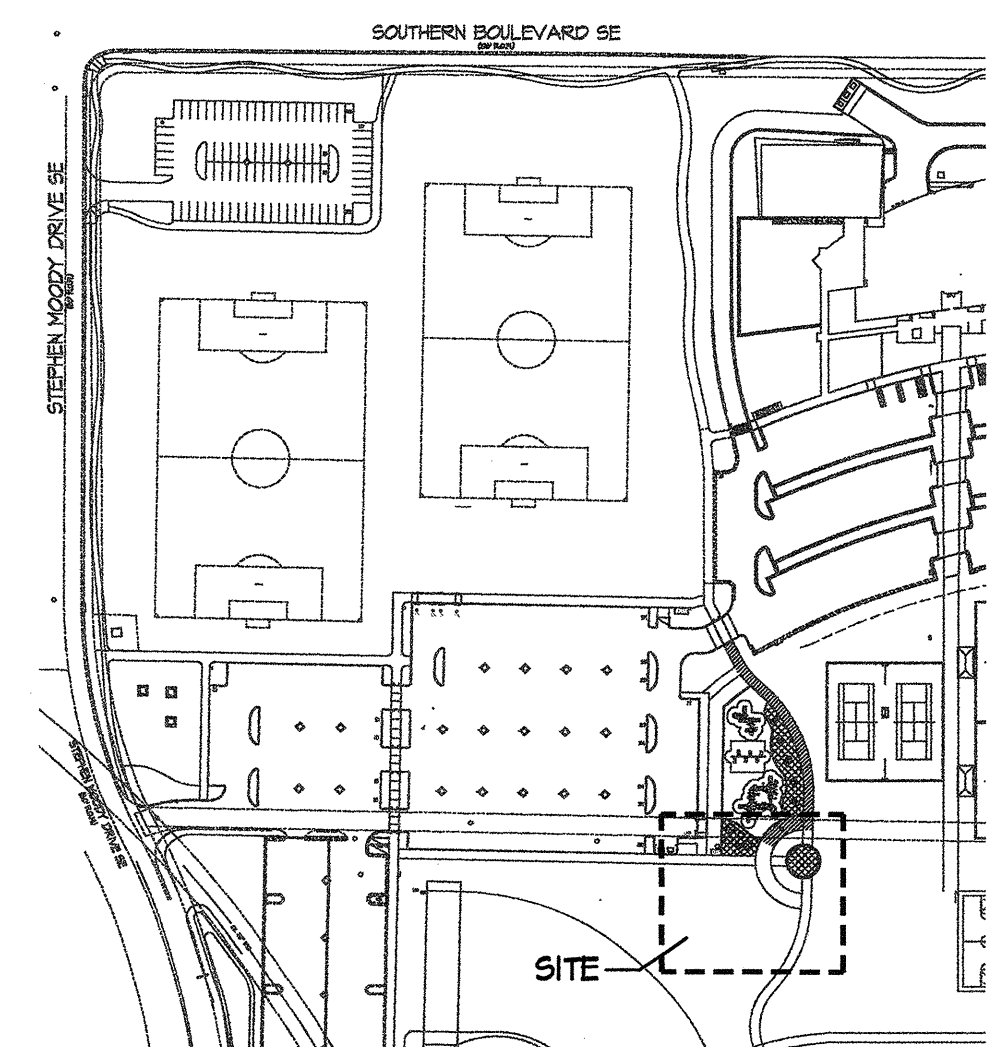
CONCRETE TURNDOWN EDGE

SCALE: 1 1/2" = 1'-0"

SITE AMENITIES LEGEND

QTY.	MFG.	MODEL	DESCRIPTION
2	POLIGON	HXE 24	24' HEXAGONAL ALL STEEL SHELTER COLOR: AUTUMN RED ROOF W/BLACK FRAME
2	WABASH VALLEY	SG115	8' ACCESSIBLE PICNIC TABLE W/ANTI-VANDALISM BAR AND SURFACE MOUNTED ADAPTER COLOR: CRANBERRY (DIAMOND)
2	WABASH VALLEY	SG106	6' PICNIC TABLE W/SURFACE MOUNT ADAPTER COLOR: CRANBERRY (DIAMOND)
2	McCLINTOCK	RSO-25	TRASH RECEPTACLE COLOR: GREEN
2	WABASH VALLEY	CN425(W)	6' BENCH W/O BACK, SURFACE MOUNT COLOR: GREEN (WELDED WIRE)

SITE MAP



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Planning / Landscape Architecture
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(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK DESIGN AND CONSTRUCTION DIVISION			
TITLE: MANZANO MESA PARK - SHADE STRUCTURE ADDITION CONSTRUCTION PLAN			
Design Review Committee	City Engineer Approval	Last Design Update	
No. / Day / Yr.	No. / Day / Yr.	No. / Day / Yr.	
City Project No. 575196	Zone Map No. L-21	Sheet 3 of 4	

SURVEY INFORMATION				BENCH MARKS				AS-BUILT INFORMATION			
NO.	BY	DATE						CONTRACTOR	DATE		
								INSPECTED BY	DATE		
								FIELD VERIFICATION BY	DATE		
								CONTRACTOR CORRECTED BY	DATE		
ENGINEER'S SEAL				MICRO-FILM INFORMATION							
								RECORDED BY	DATE		
								NO.			

PROJECT #575196
OCTOBER 28, 2009

MANZANO MESA PARK
SHADE STRUCTURE ADDITION

RECORD DRAWINGS

FINAL FOR CONSTRUCTION

City of Albuquerque
Martin J. Chavez, Mayor

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

Project Information Form

Date: 10/28/09
To: Jeff Hart, Superintendent, Park Management, Parks & Recreation Department (PRD)
From: John Cassidos, Construction Manager, Park Design & Construction, DMD
Subject: Manzano Mesa Park-Shade Structure Addition - Substantial Completion - XX/XX/XX
PRD, Park Management Division Accepts Maintenance Responsibility

As of (date): 10/28/09
Project ID#: 575196
Name of Facility: Manzano Mesa Park
Address: 501 Elizabeth Street SE
Albuquerque, NM

CD: 9
Park / oning: SU-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: 48.4391 acres
Acres Developed: 3.0466 / .07 acres

Description of Project:

Acres of Irrigated Turf	0	cool / warm season
Turf Removal:	0	square feet
Landscape Area Trees & Shrubs:	0	square feet
Tree Count:	0	Deciduous/Evergreen
Litter Receptacles	2	
Benches	2	
Picnic Tables	4	
Shade Structures	2	

Park property developed; per FINAL FOR CONSTRUCTION DOCUMENTS DATED 10/28/09 and COA specifications.

1. Site furnishings; (2) metal shade structures; (2) benches; (2) accessible picnic tables; (2) standard picnic tables; and (2) litter receptacles.
2. Hardscape: concrete sidewalks, and turnaround perimeter of concrete.

Manzano Mesa Park - Shade Structure Addition				
Project Name	Amount	Total Pricing	% Matched	Current Total
Benches			2	
Bike Racks (capacity)				
Exercise Stations				
Mutt Mitt Dispensers				
Picnic Tables-ADA (8')			2	
Picnic Tables-(6')			2	
Play Areas				
Play Areas-wood fiber (sf)				
Play Structures (2 to 5 yrs)	w/(1) shade canopy			
Play Structures (5 to 12 yrs)				
Swings Sets			2	
Shade Structure			2	
Trash Receptacles				

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)				

Effective date:	XX/XX/XX		
NO MORE CHARGES for new water, electric and gas			
...will be accepted by the contractor:	XXXXXX		
...are to occur against activity numbers:	XXXXXX		
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: <u>AEP7309.01</u>			
Design Consultant: Consensus Planning Address: 302 Eighth Street NW, Albuquerque, 87102 Project Manager: Chris Green, ASLA Phone: (505) 764-9801 Email: cpgreen@consensusplanning.com Application: Design Liability	Landscape Architect of Record: Chris Green Address: 302 Eighth Street NW, Albuquerque, 87102 Phone: (505) 764-9801 Email: cpgreen@consensusplanning.com		
Contractor Information:			
Contractor: Contact Name: Phone: Scope of Work: Warranty: One (1) year labor and materials Warranty Start Date: - Expiration Date: XX/XX/XX - XX/XX/XX			
Warranty and Vendor Information:			
Manzano Mesa Park			
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: Churchich Recreation, LLC Phone: (505) 401-3498 Application: Polygon Shade Structures Product: (2) 24' Hexagonal Structure Model #: HXCE 24, color: Red Baron roof w/black frame Manufacture structural warranty: 20 yrs.	Vendor: Playwell Group Phone: (505) 899-1762 Application: Wabash Valley Site Furnishings Product: (2) 6' backless bench Model #: CN425, color: Green Manufacture structural warranty: 1 year		
Vendor: Playwell Group Phone: (505) 899-1762 Application: Wabash Valley Site Furnishings Product: (2) 8' Accessible Picnic Table Model #: SGI15, color: cranberry Manufacture structural warranty: 1 year	Vendor: Playwell Group Phone: (505) 899-1762 Application: Wabash Valley Site Furnishings Product: (2) Standard Picnic Table Model #: SGI106, color: Cranberry Manufacture structural warranty: 1 year		
Vendor: BearSaver Phone: (800) 330-3588 Application: Site Furnishings Product: (2) Trash receptacles Model#: RSO-25, color: hunter green Manufacture structural warranty: 1 year	Vendor: Phone: Application: Product: Model#:		

Audit Information for Play Equipment, Irrigation System and Backflow Preventor

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)
- Booster Pump
- Irrigation Controller

➤ **Permits (date approved)**

- Electrical ()
- SWPPP/NOI ()
- Building
- Dust Control
- Water Meter Tap ()
- Concrete Tests
- Compaction Tests

➤ **Punch list complete date:**

- ☐ Recent 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:

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 CONSENSUS	PLANNING	CONSensus PLANNing, INC. <i>Planning / Landscape Architecture 302 Eighth Street NW Albuquerque, NM 87102 (505) 764-9801 Fax 842-5495 e-mail: cp@consensusplanning.com</i>					NO. DATE		DRAWN BY	CHECKED BY
CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT CAPITAL IMPLEMENTATION PROGRAM										
TITLE: MANZANO MESA PARK - SHADE STRUCTURE ADDITION										
PROJECT INFORMATION FORMS										
Design Review Committee		City Engineer Approval		Last Design Update	No. / Day / Yr.	No. / Day / Yr.				
City Project No. 575196		Zone Map No. L-21		Sheet	4		of		4	

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