



BIANCHETTI PARK PLAY AREA RENOVATION

City of Albuquerque

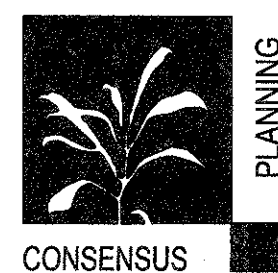
Managing Department

Park Design and Construction Division

Department of Municipal Development

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: Bianchetti Park, Grandview

Heights Subdivision

Property Address: 12810 Granite Ave. NE

Meter Address: 12810 Granite Ave. NE

Zoning: R-1

Total Site Area: 3.92 AC

Total Area of Renovation: 7,834 SF

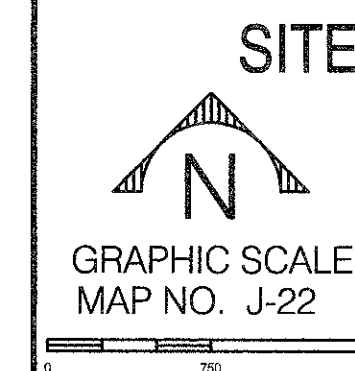
Index of Drawings

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REDRAWN FOR RECORD PURPOSES

RECORD DRAWINGS
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INDEPENDENTLY REVIEWED THE ACCURACY OF THE INFORMATION PROVIDED.
THESE RECORD DRAWINGS ACCURATELY DEPICT THE FIELD CHANGES WHICH
WERE REPORTED BY THE CONTRACTOR.

VICINITY MAP



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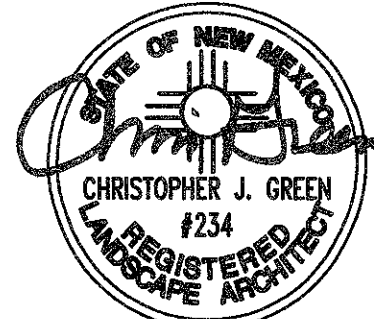
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REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVED	ENGINEER		DATE	APPROVED FOR CONSTRUCTION	
 10-30-09		DRC Chairman					
		Transportation					
		Water/Wastewater					
		Hydrology					
		C I P					
		Constr. Mngmt.				CITY ENGINEER	
		Constr. Coord.					
PROJECT NUMBER				597591		SHEET 1 OF 7	

FINAL FOR CONSTRUCTION

BIANCHETTI PARK
PLAY AREA RENOVATION

PROJECT #597591
OCTOBER 30, 2009

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.



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

TITLE: BIANCHETTI PARK PLAY AREA RENOVATION

GENERAL NOTES

Design Review Committee

City Engineer Approval

Last Design Update

No. / Day / Yr.	No. / Day / Yr.

City Project No.

597591

Zone Map No.
J-22

Sheet

2 of 7

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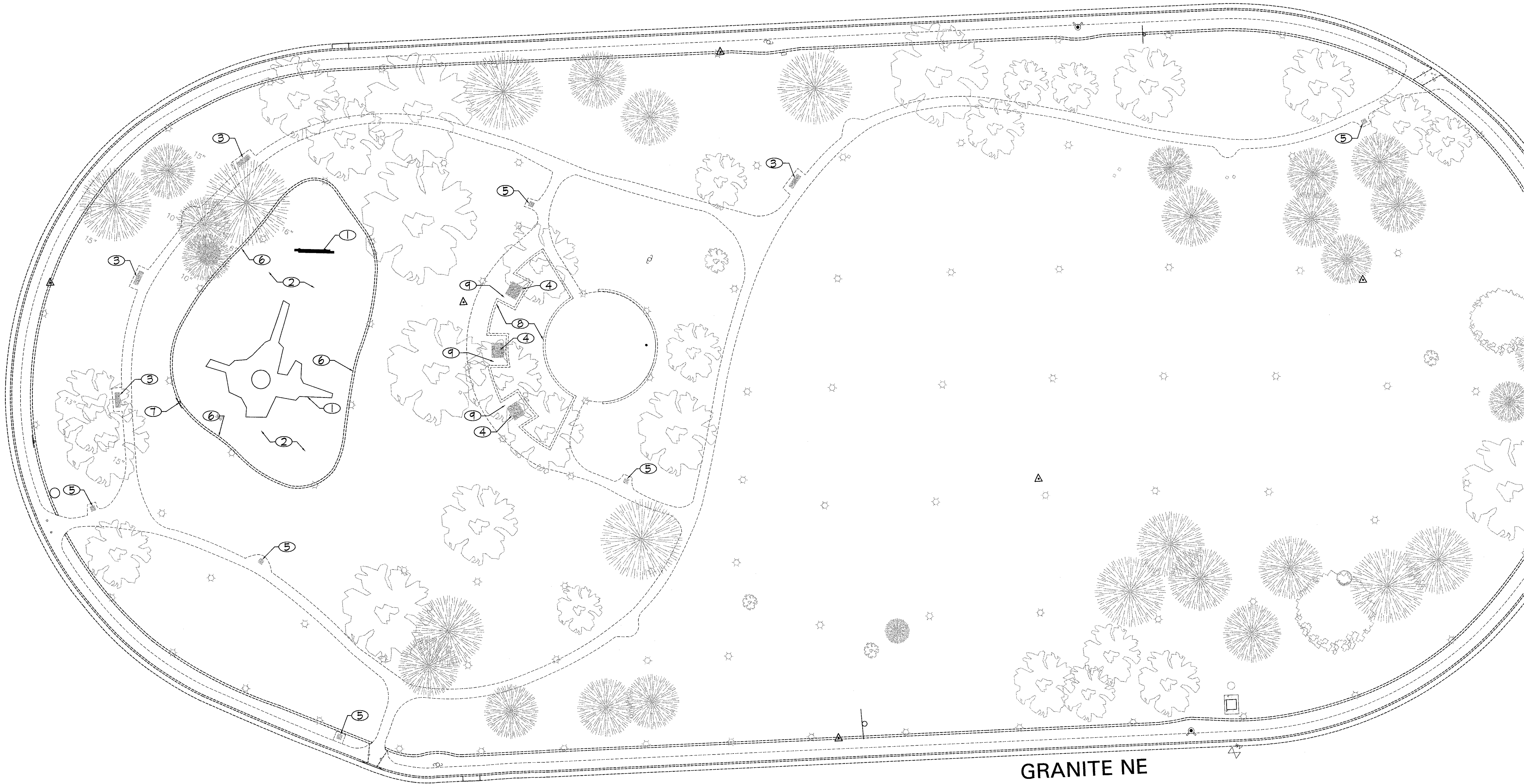
REDRAWN FOR
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RECORD DRAWINGS

PROJECT #597591
OCTOBER 30, 2009

BIANCHETTI PARK
PLAY AREA RENOVATION

FINAL FOR CONSTRUCTION



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.

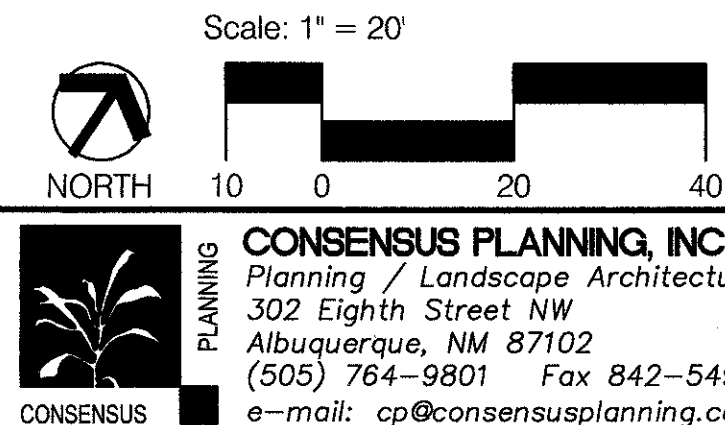
DEMOLITION NOTES

- 1 CONTRACTOR TO CONTACT PRD-PARK MANAGEMENT DIVISION IN ADVANCE OF REMOVING AND DISPOSING OF EXISTING PLAY EQUIPMENT TO SEE IF THEY CAN SALVAGE ANY MATERIALS. CONTRACTOR TO REMOVE AND DISPOSE OF ANY REMAINING MATERIALS.
- 2 REMOVE AND DISPOSE OF EXISTING SAND IN PLAY AREA.
- 3 CONTRACTOR TO CONTACT PRD-PARK MANAGEMENT DIVISION IN ADVANCE OF REMOVING AND DISPOSING OF EXISTING BENCHES TO SEE IF THEY CAN SALVAGE THEM. CONTRACTOR TO REMOVE AND DISPOSE OF ANY REMAINING MATERIALS (A TOTAL OF 4 WOOD SEATED BENCHES W/EMBEDDED STEEL POST ARE TO BE REMOVED).
- 4 CONTRACTOR TO CONTACT PRD-PARK MANAGEMENT DIVISION IN ADVANCE OF REMOVING AND DISPOSING OF EXISTING PICNIC TABLES TO SEE IF THEY CAN SALVAGE THEM. CONTRACTOR TO REMOVE AND DISPOSE OF ANY REMAINING MATERIALS (A TOTAL OF 3 WOOD SEATS/TABLE TOP PICNIC TABLES W/EMBEDDED STEEL POST ARE TO BE REMOVED).
- 5 CONTRACTOR TO CONTACT PRD-PARK MANAGEMENT DIVISION IN ADVANCE OF REMOVING AND DISPOSING OF EXISTING TRASH RECEPTACLES TO SEE IF THEY CAN SALVAGE THEM. CONTRACTOR TO REMOVE AND DISPOSE OF ANY REMAINING MATERIALS (A TOTAL OF 6 CONCRETE TRASH RECEPTACLES W/ALUMINUM LINER ARE TO BE REMOVED).
- 6 REMOVE AND DISPOSE OF EXISTING 8 INCH WIDE X 24 INCH DEEP PLAY HEADER.
- 7 REMOVE AND DISPOSE OF EXISTING SIGN.
- 8 EXISTING RAISED PLANTER TO REMAIN.
- 9 EXISTING CONCRETE TO REMAIN.

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

TITLE: **BLANCHETTI PARK PLAY AREA RENOVATION
DEMOLITION PLAN**

Design Review Committee City Engineer Approval

Last Design Update

No. / Day / Yr.	No. / Day / Yr.

City Project No. 597591 Zone Map No. J-22 Sheet 4 of 7

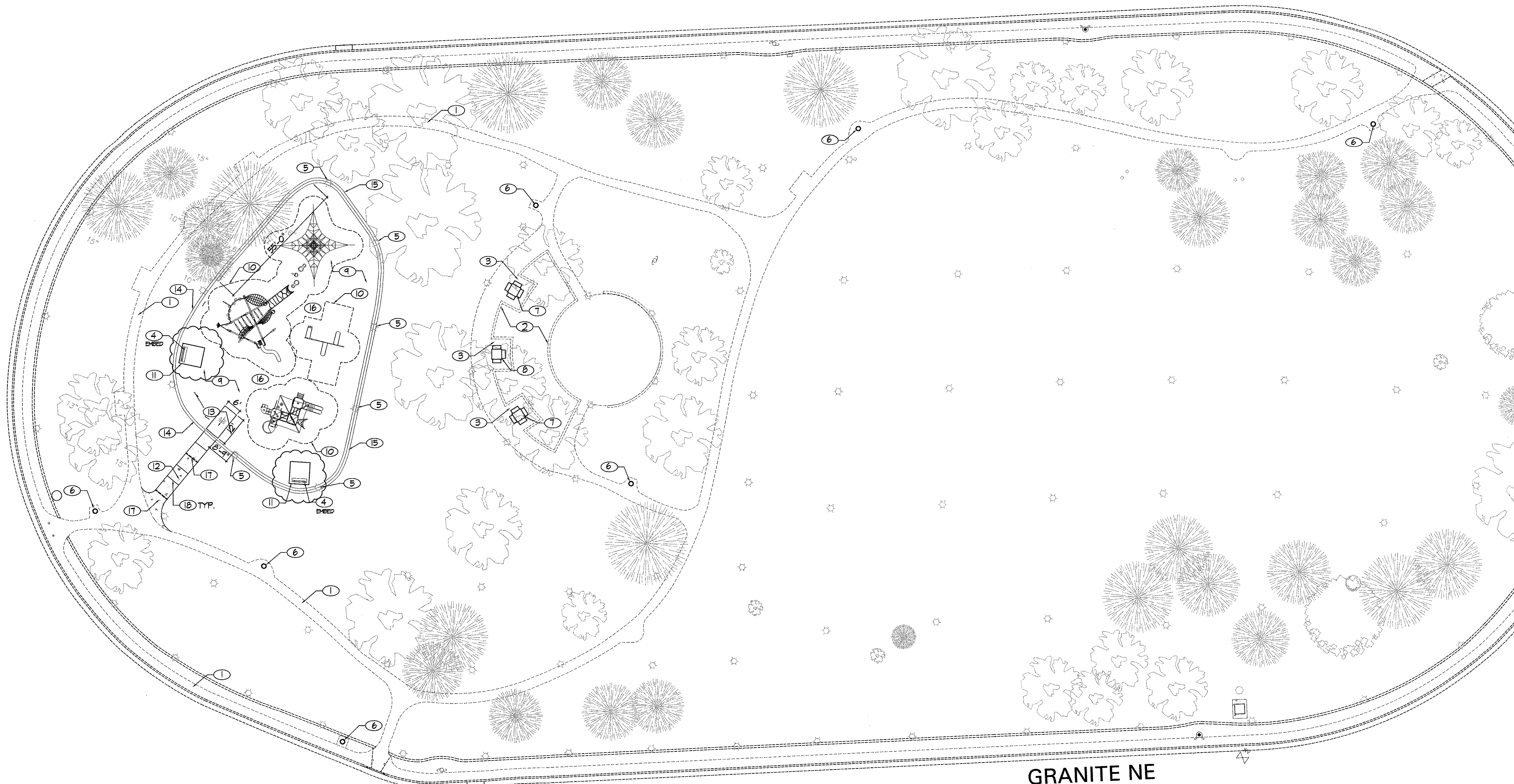
AS BUILT INFORMATION			
CONTRACTOR		DATE	
WORK STARTED BY		DATE	
ACCEPTANCE BY		DATE	
FIELD CORRECTION BY		DATE	
DRAWINGS CORRECTED BY		DATE	
MICRO-FILM INFORMATION			
RECORDED BY		DATE	
NO.			

SURVEY INFORMATION		BENCH MARKS	
FIELD NOTES			
NO.	BY	DATE	

ENGINEERS SEAL	

NO.	DATE	REMARKS	BY

DESIGNED BY	DATE	CHECKED BY	DATE
GY	4/08	CG	4/08
MA	4/08		



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 REPLACE TURF IF DAMAGED DURING CONSTRUCTION. IF ANY REQUIRES REPLACEMENT, ESTABLISHMENT IS REQUIRED, BEFORE THE PROJECT WILL BE ACCEPTED BY PRD.
- D NO EQUIPMENT OR CONSTRUCTION WITHIN LIMITS OF THE CANOPY OF TREES.

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KEYED NOTES

- 1 EXISTING 4 FT. CONCRETE SIDEWALK TO REMAIN.
- 2 EXISTING RAISED PLANTER TO REMAIN.
- 3 EXISTING CONCRETE SEATING AREA TO REMAIN.
- 4 NOT USED.
- 5 EXISTING IRRIGATION HEADS TO BE RELOCATED ADJACENT TO NEW PLAY HEADER.
- 6 TRASH RECEPTACLES (TYP.) SEE SITE AMENITIES LIST, THIS SHEET.
- 7 4 SEAT PICNIC TABLE. SEE SITE AMENITIES LIST, THIS SHEET.
- 8 3 SEAT PICNIC TABLE. SEE SITE AMENITIES LIST, THIS SHEET.
- 9 SAFETY SURFACING (ENGINEERED WOOD CARPET, 12 INCH DEPTH) IN CHILDREN'S PLAY AREA.
- 10 PLAY EQUIPMENT BY LANDSCAPE STRUCTURES. SEE PLAY EQUIPMENT LEGEND, THIS SHEET.
- 11 SHADE STRUCTURE OVER BENCHES AT PLAY AREA. SEE SITE AMENITIES LIST, THIS SHEET.
- 12 6 FT. CONCRETE SIDEWALK PER COA DWG. 2430.
- 13 CONCRETE HC ACCESS RAMP TO PLAY AREA.
- 14 PLAY AREA EDGER WALL, SEE DETAIL 2, SHEET 6 (18 INCH DEPTH).
- 15 STEPPED EDGER WALL, SEE DETAIL, SHEET 6.
- 16 PLAYGROUND AREA. SEE ENLARGED PLAY AREA, SHEET 6.
- 17 EXPANSION JOINTS PLACED @ 20 FT. O.C.
- 18 CONTROL JOINTS PLACED @ 5 FT. O.C.

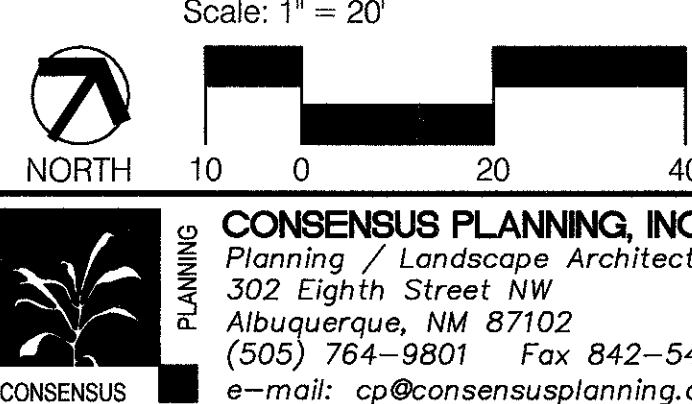
PLAY EQUIPMENT LEGEND

VENDOR: LANDSCAPE STRUCTURES (505.281.0151)
MANUFACTURER: EXERPLAY, INC. (800.451.5444)

QTY.	ITEM	DESCRIPTION
1	PLAY BOOSTER	PLAY BOOSTER, PER DRAWING #28751-I-1-1. 2715 LBS. COLOR: WARM BRONZE POSTS, LIGHT BLUE CLAMPS, RED PERM. BLUE POLY, BLUE COOLTOPPER FABRIC, TAN OVER RED PERM. BROWN TT CHAINS AND WHEELS.
1	LSI 100105A	AGE APPROPRIATE SIGN, 2-5 YEARS W/2 POSTS. COLOR: WARM BRONZE POSTS WITH TAN OVER RED PERM.
1	EVOS	EVOS, PER DRAWING #28751-I-1-2. 2511 LBS. COLOR: WARM BRONZE ARCHES, BLUE POLY, LIGHT BLUE PC COMPONENTS AND BALL CLAMPS.
1	LSI 142428A	MINI SPACENET 3030, 986 LBS. COLOR: WARM BRONZE CENTER POST.
1	LSI 122891A	SINGLE POST SWING, 2-PLACE, UNCOATED CHAIN, 229 LBS. COLOR: WARM BRONZE WITH LIGHT BLUE CLAMPS.
1	LSI 151852A	TODDLER SWING, SINGLE SEAT. 42LBS. COLOR: WARM BRONZE WITH LIGHT BLUE CLAMPS.
1	LSI 100106A	AGE APPROPRIATE SIGN, 5-12 YEARS, PS POSTS. COLOR: WARM BRONZE POSTS, WITH TAN OVER RED PERM.

SITE AMENITIES LEGEND

QTY.	MFG.	MODEL	DESCRIPTION
2	DUMOR	#57-60PL/S-1	6' EMBEDMENT MOUNT BENCH W/BACK COLOR: HUNTER GREEN FINISH WITH 'CEDAR' PLASTIC
1	MCGILLOCK	RSO-25	TRASH RECEPTACLE COLOR: DARK GREEN
2	DUMOR	#62-875-34P	25' SQ. RECYCLED PLASTIC TABLE W/4-SEATS COLOR: HUNTER GREEN FINISH WITH 'CEDAR' PLASTIC
1	DUMOR	#62-875-33P	25' SQ. RECYCLED PLASTIC TABLE W/3-SEATS COLOR: HUNTER GREEN FINISH WITH 'CEDAR' PLASTIC
2	LITCHFIELD		10' X 10' PITTSBURGH MINI SHELTER

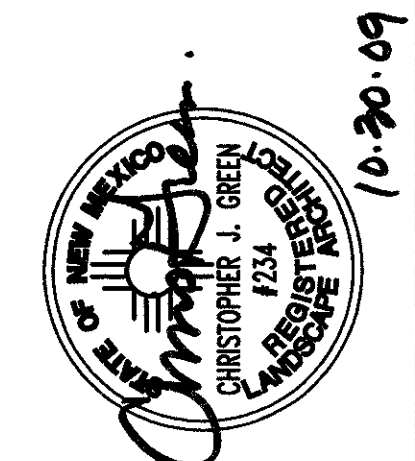


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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: BIANCHETTI PARK PLAY AREA RENOVATION
CONSTRUCTION PLAN

Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.
City Project No.	597591	Zone Map No.	J-22	Sheet 5 of 7



REVISIONS	BY	DATE
DESIGN		
DESIGNED BY	GY	4/09
DRAWN BY	MA	4/09
CHECKED BY	CG	4/09

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
FIELD NOTES	NO.	BY	DATE	CONTRACTOR	DATE
				WORK	DATE
				INSPECTOR'S	DATE
				FIELD CHANGE BY	DATE
				VERIFICATION BY	DATE
				CORRECTED BY	DATE
				MICRO-FILM INFORMATION	DATE
				RECORDED BY	DATE
				NO.	

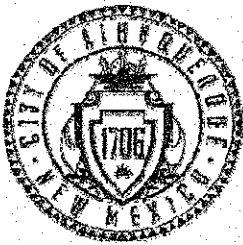
RECORD DRAWINGS

PROJECT #597591
OCTOBER 30, 2009

BIANCHETTI PARK
PLAY AREA RENOVATION

FINAL FOR CONSTRUCTION

FINAL FOR CONSTRUCTION



City of Albuquerque
Martín J. Chavez, Mayor

Department of Municipal Development
Michael J. Riordan, Director

Project Information Form

Date: 06/30/09

Subject: Bianchetti Park/Play Area Renovation

As of (date): 06/30/09

Project ID#: 597591

Name of Facility: Bianchetti Park/Play Area Renovation

Address: 12810 Granite Ave NE

CD: 9

Albuquerque, NM

Park Zoning: R-1

• Renovation Developed

Detailed Park Summary Information:

Total Park Acreage: 3.92 acres

Acres Renowned: 7,834 sf

Description of Project:

Acres of Irrigated Turf		cool / warm season
Turf Renovation		square feet
Landscape Area Trees & Shrubs:		square feet
Tree Count:	00-Deciduous 00-Evergreen	
Recycled Construction Materials:		truckload
Recycled Benches	2	
Recycled Tables	3	
Engineered Wood Fibers	285	cubic yards

Park property developed; per FINAL FOR CONSTRUCTION DOCUMENTS DATED 03/12/09 and COA specifications. Remove and replace the play equipment.

Effective date: 06/30/09

NO MORE CHARGES for new water, electric and gas

...will be accepted by the contractor: COA-DMD/Park Design and Construction, Mountain West Golfscapes, Saitz Trucking

...are to occur against activity numbers: 7354360

1

Contacts:

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

Project Manager: David Flores
Phone: (505) 768-3815
Email: dflores@cabq.gov
Fax: (505) 768-2310

Consultant: AEM7309.01

Design Consultant: Consensus Planning
Address: 302 Eighth Street NW, Albuquerque, 87102
Project Manager: Chris Green
Phone: (505) 764-9801
Email: cgreen@consensusplanning.com
Application: Design Liability

Landscape Architect of Record: Colleen K. Frenz
Address: CABQ, P.O. Box 1293, Alb., NM, 87103
Phone: (505) 768-3826
Email: cfrenz@cabq.gov

Contact Information:

Contractor: City of Albuquerque, DMD, Class II Crews
Contact Name: John A. Casados
Phone: (505) 857-8664
Scope of Work: Purchase and provide new play equipment and (2) shade structures.
Warranty: One (1) year labor and materials
Warranty Start Date: - Expiration Date: 06/30/09 - 06/30/10

Contractor: Mountain West Golfscapes
Contact Name: John Mendragon
Phone: (505) 869-9019
Scope of Work: surveying and staking, installation of new play equipment with engineered wood chips and provide any audits or drop tests pertaining to play equipment. Purchase and install (7) trash receptacles, (2) benches and (3) tables. Construct concrete sidewalk, playground header curb and stepped playground header curb, handicap access ramp into play area, relocation of existing irrigation sprinkler heads and repair landscape as needed.
Warranty: One (1) year labor and materials
Warranty Start Date: - Expiration Date: 06/30/09 - 06/30/10

Contractor: Saitz Trucking
Contact Name: Larry Saitz
Phone: (505) 450-7232
Scope of Work: Demolition work.
Warranty: One (1) year labor and materials
Warranty Start Date: - Expiration Date: 06/30/09 - 06/30/10

Warranty and Vendor Information:

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

Bianchetti Park/Play Area Renovation

Vendor: BearSaver

Phone: (505) 281-0151
Application: McChisock
Product: (7) Trash Receptacle
Model# RSO-25, color: Dark Green
Manufacture structural warranty: 20 yrs.

Vendor: Exerplay, Inc.

Phone: (505) 281-0151
Application: Durnor Products
Product: (2) 4' Picnic Table Square
Model# 76-34PL-S-2, with back, color: Hunter Green w/itty
Manufacture structural warranty:

2

Vendor: Exerplay, Inc. Phone: (505) 281-0151 Application: Landscape Structures Products Product: Play Equipment Model#: 1-Play Booster 1-Age Appropriate Sign #LSI 100105A Manufacture structural warranty: 20 yrs.	Vendor: Exerplay, Inc. Phone: (505) 281-0151 Application: Durnor Products Product: (2) 4' Picnic Table Square Model#: 76-34PL-S-2, 4-seat pedestal table, color: Hunter Green finish with Cedar plastic Manufacture structural warranty:
Vendor: Exerplay, Inc. Phone: (505) 281-0151 Application: Landscape Structures Products Product: Play Equipment Model#: 1-Evos #28751-1-1-2 1-Mini Spaceret #LSI 142428A 1-Single Post Swing #LSI 122837A 1-Toddler Swing #LSI 151852A 1-Age Appropriate Sign 5-12 yrs #LSI 100106A Manufacture structural warranty: 20 yrs.	Vendor: Exerplay, Inc. Phone: (505) 281-0151 Application: Durnor Products Product: (1) 4' Picnic Table Square Model#: 76-34PL-S-2, 3-seat pedestal table, color: Hunter Green with Cedar plastic Manufacture structural warranty: 20 yrs.

Project Name: Bianchetti Park/Play Area Renovation				
Amenities	Total Existing	# Removed	# Added	Current Total
Benches				
Bike Racks (capacity)				
Exercise Stations				
Mult Milt Dispensers				
Picnic Tables-ADA (6')				
Picnic Tables-(6')				
Play Areas	1	0	0	1
Play Areas-wood fiber (cy)	285	285	285	285
Play Structures (2 to 5 yrs)	0	0	1	1
Play Structures (5 to 12 yrs)	1	1	1	1
Swings Set - (1) Two Bay	1	1	1	1
Shade Structure	0	0	2	2
Trash Receptacles				

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

Light Pole-Single Hd Fixture-Photo cell with timer				
Light Pole - Double Hd Fixture-Photo cell with timer				
Basketball Courts (Full)				
Basketball Courts (Half)				

3

Project Name: Bianchetti Park - Play Area Renovation				
Amenities	Total Existing	#Removed	#Added	Current Total
Benches		4	9	9
Bike Racks (capacity)				
Exercise Stations				
Mult Milt Dispensers				
Picnic Tables-ADA (8')		3	1	1
Picnic Tables-(8')			2	2
Play Areas				
Play Areas-wood fiber (sf)		6,830	6,830	6,830
Play Structures (2 to 5 yrs)	w/(1) shade canopy		1	1
Play Structures (5 to 12 yrs)		1	1	1
Swings Sets		1	1	1
Shade Structure		0	2	2
Trash Receptacles		6	7	7

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 (L30)				
Softball Fields (Unit)				
Tennis Courts (Lit)				
Tennis Courts (Unit)				

4

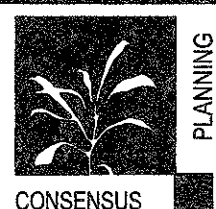
Email copies to:

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5

REDRAWN FOR RECORD PURPOSES

RECORD DRAWINGS
THIS RECORD DRAWING HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY THE CONTRACTOR. THE DESIGN PROFESSIONAL HAS NOT INDEPENDENTLY REVIEWED THE ACCURACY OF THE INFORMATION PROVIDED. THESE RECORD DRAWINGS ACCURATELY DEPICT THE FIELD CHANGES WHICH WERE REPORTED BY THE CONTRACTOR.



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

TITLE: BIANCHETTI PARK PLAY AREA RENOVATION
PROJECT INFORMATION FORMS

Design Review Committee

City Engineer Approval

Last Design Update

No. / Day / Yr.	No. / Day / Yr.

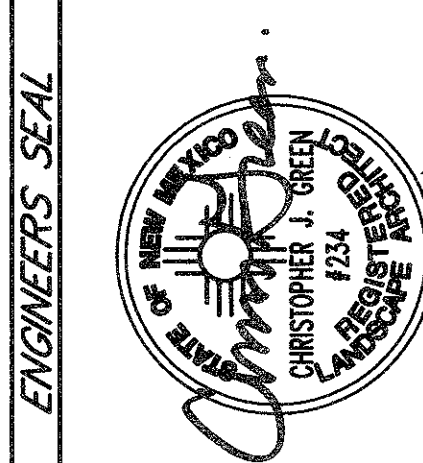
City Project No.

597591

Zone Map No.
J-22

Sheet

7 of 7



PROJECT #597591
OCTOBER 30, 2008

RECORD DRAWINGS

BIANCHETTI PARK
PLAY AREA RENOVATION

FINAL FOR CONSTRUCTION