



# CITY OF ALBUQUERQUE

## CAPITAL IMPLEMENTATION PROGRAM

# ALBUQUERQUE LITTLE THEATRE

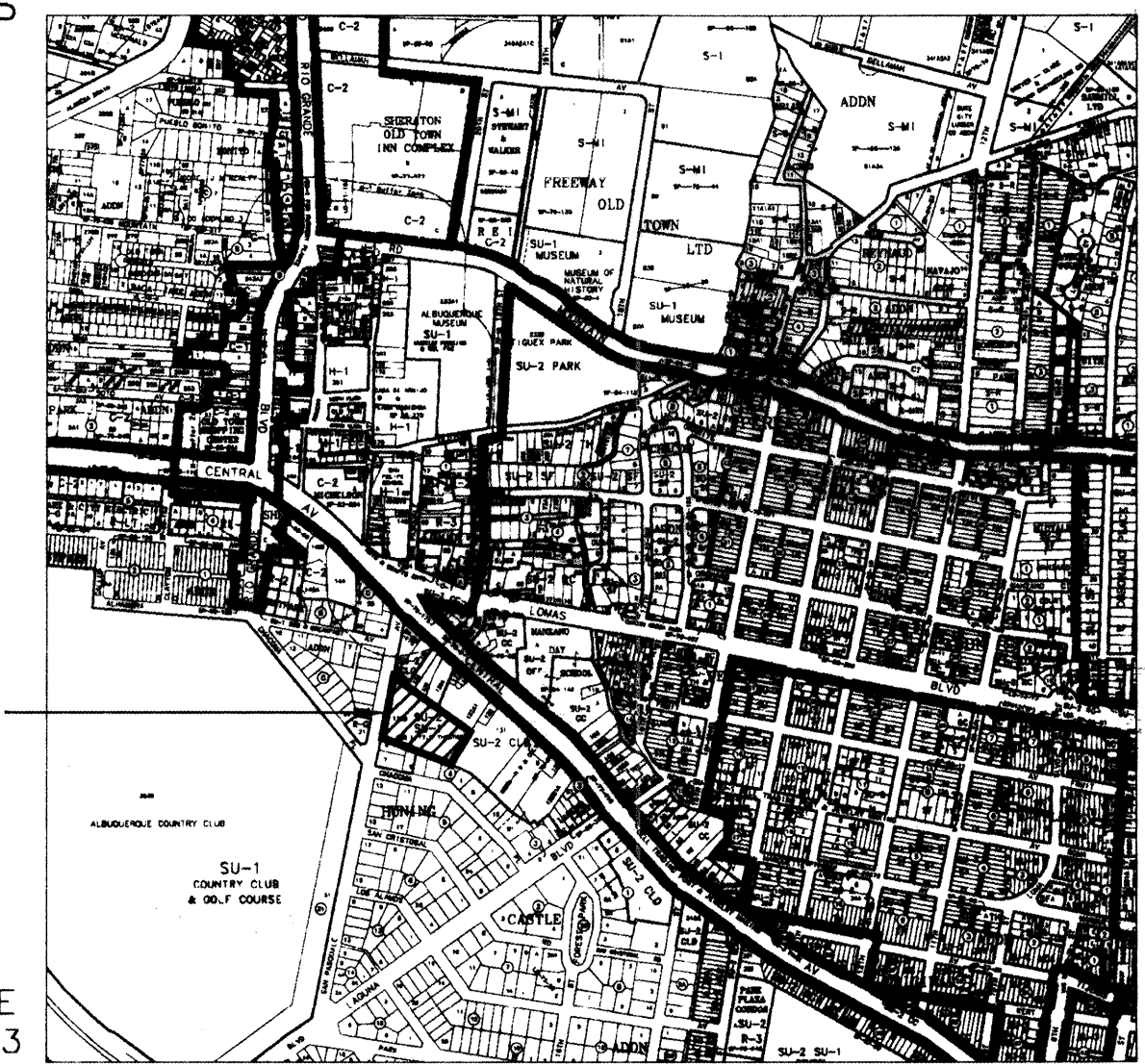
## 224 SAN PASQUALE AVENUE SW

VICINITY MAP

Project Site



GRAPHIC SCALE  
MAP NO. J-13



### SHEET INDEX

| SHEET NO. | TITLE                                  |
|-----------|--|
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| 2         | DEMOLITION PLAN                        |
| 3         | CONSTRUCTION PLAN                      |
| 4         | IRRIGATION PLAN                        |
| 5         | PLANTING PLAN                          |
| 6         | 1A-TRAFFIC CONTROL                     |
| 7         | 2A-TRAFFIC CONTROL                     |

FOR INFORMATION ONLY

### GENERAL NOTES:

- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS."
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
- THESE DRAWINGS REFLECT INFORMATION ON UTILITIES GATHERED BY SITE INSPECTION, DISCUSSIONS WITH MUNICIPAL OFFICIALS AND PREVIOUS CONSTRUCTION DRAWINGS. IT IS POSSIBLE THAT THE EXACT LOCATION OF LINES AND UTILITY CONNECTION POINTS IN THE IMMEDIATE VICINITY OF THE PROPOSED SITE MAY BE SLIGHTLY DIFFERENT FROM THE LOCATION SHOWN ON THE DRAWINGS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE OWNER REPRESENTATIVE SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
- 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. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR RESPONSIBILITY.
- ALL EXCAVATION/CONSTRUCTION PERMITS WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR PERMITS.
- DISPOSAL OF ALL WASTE MATERIAL AND UNSUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AS SPECIFIED IN SECTION 6.14 OF THE GENERAL CONDITIONS IN THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC, PAVING, CONCRETE CURBS AND SIDEWALKS, ETC., SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE FIELD ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OF PAYMENT SHALL BE MADE.
- REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK, OR RUNDOWN SHALL BE TO THE NEAREST JOINT OR SAW CUT.
- ALL CONCRETE SHALL BE 4000 PSI 28-DAY STRENGTH IN ACCORDANCE WITH PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ALL REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS UNLESS OTHERWISE NOTED.
- ALL EXPOSED EDGES SHALL HAVE A 3/4" CHAMFER UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS SHALL MEET THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARDS.
- BACKFILL COMPACTION AND PAVING FOR UTILITIES SHALL BE ACCORDING TO C.O.A. STANDARD DRAWING NO. 2465.
- PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY - PLANS TAKE PRECEDENCE.
- 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 BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER OR BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENTS 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, 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.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION, AS EXISTING OR INDICATED BY THIS PLAN SET.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED, AND RE-SET BY THE CONTRACTOR.

### UTILITY COMPANY CONTACTS

#### PNM

Jim Vann  
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#### GAS CO.

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Albuquerque, New Mexico 87107  
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#### COMCAST

~~JONES INTERCABLE~~  
Karen Shore Rita Ericson  
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Albuquerque, NM 87125-7138  
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6235

CALL BEFORE  
YOU DIG!

STATEWIDE  
1-800-321-ALERT

ALBUQUERQUE  
260-1990

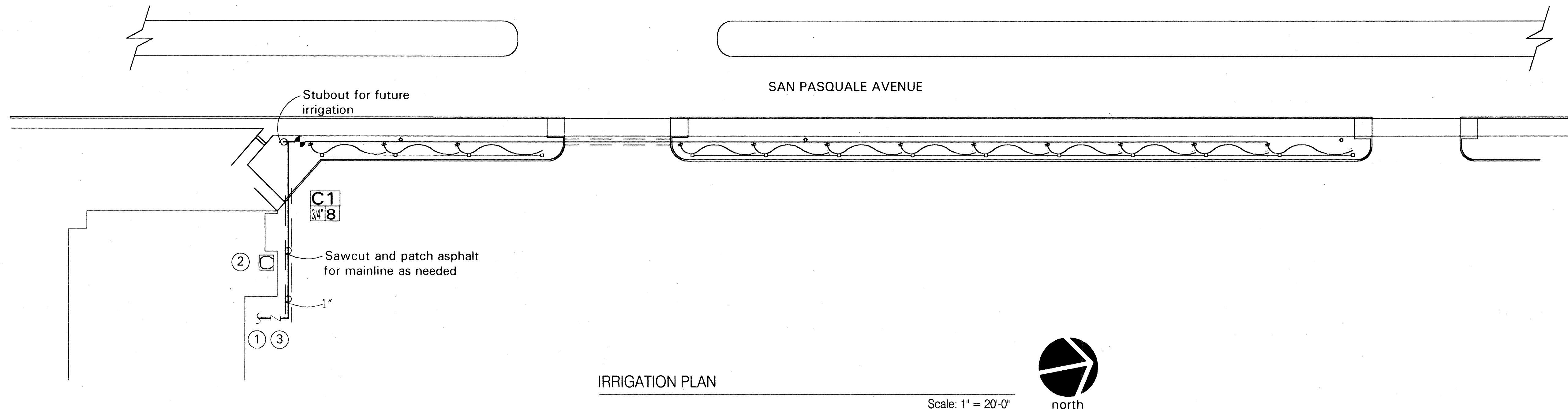
CONSENSUS PLANNING, INC.  
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924 Park Avenue SW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

|                             |                    |                  |                    |                 |   |                 |      |
|-----------------------------|--------------------|------------------|--------------------|-----------------|---|-----------------|------|
| REV.                        | SHEETS             | CITY ENGINEER    | DATE               | USER DEPARTMENT | DATE  | USER DEPARTMENT | DATE |
| ENGINEERS STAMP & SIGNATURE |                    | APPROVED         | ENGINEER           | DATE            | APPROVED FOR CONSTRUCTION                         |                 |      |
|                             |                    | DRC Chairman     | <i>[Signature]</i> | 12-13-00        | <i>[Signature]</i> 11/13/00<br>CITY ENGINEER DATE |                 |      |
|                             |                    | Transportation   | <i>[Signature]</i> | 12-13-00        |   |                 |      |
|                             |                    | Water/Wastewater | <i>[Signature]</i> | 12-13-00        |   |                 |      |
|                             |                    | Hydrology        | <i>[Signature]</i> | 12-13-00        |   |                 |      |
|                             |                    | C.I.P.           | <i>[Signature]</i> | 12-13-00        |   |                 |      |
| Constr. Mngmt.              | <i>[Signature]</i> | 12-13-00         |                    |                 |   |                 |      |
| Constr. Coord.              | <i>[Signature]</i> | 12-13-00         |                    |                 |   |                 |      |
| PROJECT NUMBER              |                    |                  |                    | 622602          | SHEET 1 OF 7                                      |                 |      |









IRRIGATION EQUIPMENT SCHEDULE

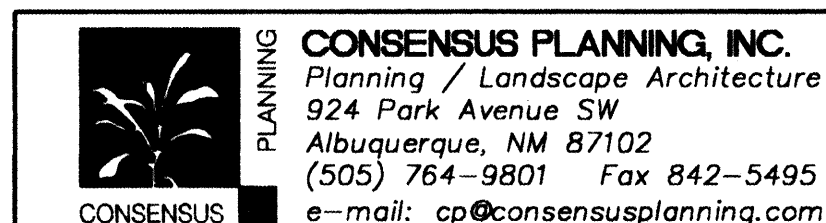
| SYMBOL | DESCRIPTION  |
|--------|--|
|        | Sleeving: Class 200 PVC (2 sizes larger than pipe to be sleeved).  |
|        | Backflow Prevention Assembly: Febco 765-1" bronze pressure vacuum breaker backflow assembly and master valve, see COA detail 2703.   |
|        | Irrigation Mainline: Schedule 40 Bell End PVC, 28" Depth, size as shown.   |
|        | Lateral Pipe: Schedule 40 PVC, 18" Depth, 3/4" unless otherwise shown.   |
|        | Automatic Drip Valve Assembly: Rain Bird RBY-100-200MX wye filter, and Rain Bird PSI-M30X pressure regulator (COA detail 2709-A).  |
|        | Drip Irrigation Tubing: 1/2" polyethylene pipe, 6" depth min., 36" length max. w/compression fittings and flush cap. Connection to PVC lateral and flush caps shall be placed in 6" valve box. 1/4" barb connectors and 1/4" distribution tubing as needed. Tubing shall be pinned every 4'. |
|        | Xeri-Bug emitters as defined below w/1/4" distribution tubing pinned at each plant:<br>(2) 2 GPH Xeri-Bug XB-20 emitters per plant (except as noted below)<br>(2) 1 GPH Xeri-Bug XB-10 emitters for Powis Castle Sage, Threadgrass and Zinnia.   |
|        | Irrigation Controller: Rainbird ESP-4Si, 4 Stations  |
|        | Indicates Controller and Station Number  |
|        | Indicates Lateral Discharge in GPM   |
|        | Indicates Remote Control Valve Size in Inches  |

IRRIGATION CONSTRUCTION NOTES

1. Irrigation point-of-connection. Verify in field.
2. Controller location - see Irrigation Legend. Final location shall be coordinated in the field with the Owner's Representative.
3. Backflow Preventer/Master valve - see Irrigation Legend. Final location shall be coordinated in the field with the Owner's Representative.

GENERAL IRRIGATION NOTES

1. The system design assumes a minimum static pressure of 40 PSI at the point-of-connection. The irrigation contractor shall verify pressure and flow on site prior to construction.
2. The irrigation contractor shall become thoroughly familiar with the specifications for this and related work prior to construction.
3. The irrigation contractor shall determine the exact location of all utilities and electrical wiring prior to construction.
4. The irrigation contractor shall not install the sprinkler system when it is obvious in the field that obstructions or grade differences exist that might not have been considered in the engineering, or if the discrepancies in construction details, legend, notes, or specifications are discovered. All such obstructions or discrepancies shall be brought to the attention of the Owner's Representative.
5. The drawings are diagrammatic. In some cases, irrigation components may be shown outside of planting areas for clarity. The irrigation contractor shall avoid any conflicts between the irrigation system, planting materials, and above ground utilities. Irrigation pipe and wiring shall be installed in landscaped areas whenever possible.
6. All irrigation components shall be installed in accordance with section 1001-Landscape Irrigation System, and referenced details contained within the City of Albuquerque standard specifications manual, latest edition.
7. Maintenance of irrigation system, landscape and fence shall be by Albuquerque Little Theatre.



|   |                        |                 |      |
|---|------------------------|-----------------|------|
| CITY OF ALBUQUERQUE<br>CAPITAL IMPLEMENTATION PROGRAM |                        |                 |      |
| TITLE: ALBUQUERQUE LITTLE THEATRE<br>IRRIGATION PLAN  |                        |                 |      |
| Design Review Committee                               | City Engineer Approval | No. / Day / Yr. |      |
| DEC 13 2000   | DEC 13 2000            |                 |      |
| Last Design Update                                    |                        | No. / Day / Yr. |      |
|   |                        |                 |      |
| City Project No.                                      | 622602                 | Zone Map No.    | J-13 |
| Sheet   |                        | 4               | of 7 |

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

| ENGINEER'S SEAL |  | REVISIONS   |      |
|-----------------|--|-------------|------|
|                 |  | NO.         | DATE |
|                 |  | BY          | DATE |
|                 |  | DESIGNED BY | DATE |
|                 |  | DRAWN BY    | DATE |
|                 |  | CHECKED BY  | DATE |











