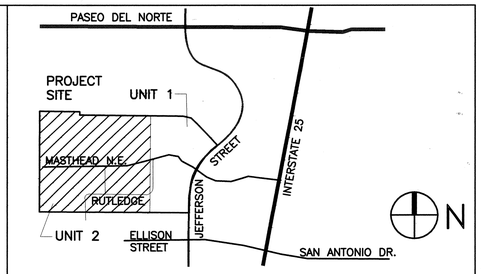
JOURNAL CENTER 2
UNIT TWO

CITY OF ALBUQUERQUE

LANDSCAPE SITE IMPROVEMENTS

INDEX



VICINITY MAP
NOT TO SCALE
D–17

NOTICE TO CONTRACTORS

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 SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE No.6
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260–1990) FOR LOCATION OF EXISTING UTILITIES.
3. 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 ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924–3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
5. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
6. 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 DIS–TURBED 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, 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. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THE PROJECT LIMITS NOT SHOWN ON THE PLANS THAT IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT DESIGNER'S EXPENSE.
7. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF EXISTING CITY FACILITIES. ANY DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED IN KIND, AS DETERMINED BY THE OWNER'S REPRESENTATIVE. REPLACEMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE, AS PER C.O.A. SPECS.
8. CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED 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 DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

CONSTRUCTION NOTES:

1. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
3. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILTIY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
4. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
6. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
7. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT–OF WAY.
8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE AND EXCAVATION PERMITS, ETC.)
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
10. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER PLAN.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 10/22/04

sites southwest
121 TIJERAS NE SUITE 3100
ALBUQUERQUE, NM 87102
PHONE: 505–822–8200
FAX: 505–822–8282
E–MAIL: mail@sites–sw.com
WEB: www.sites–sw.com
PLANNING
LANDSCAPE ARCHITECTURE
MARKET ANALYSIS

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Patrick Gay of the firm of Sites Southwest, a Registered Professional Landscape Architect in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as–built construction drawings. This Certification is based on site inspections by me or personnel under my direct.

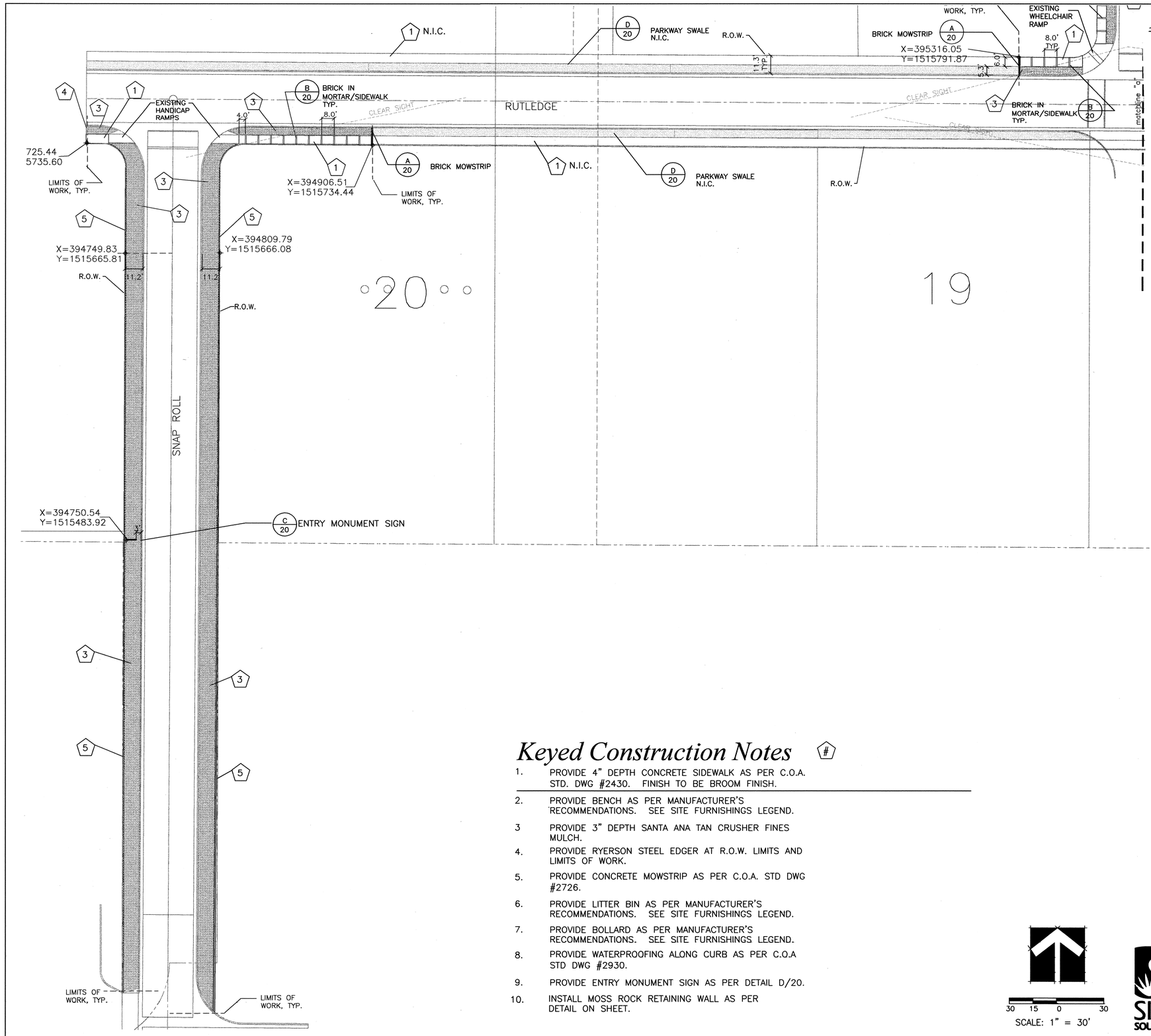
Landscape Architect's Seal and Signature
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
8-29-04

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

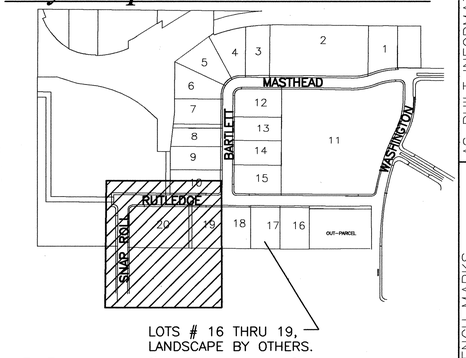
LANDSCAPE STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	
STATE OF NEW MEXICO PATRICK N. GAY No. 271 REGISTERED LANDSCAPE ARCHITECT 11.4.03	DRC Chairman		1-19-04	APPROVED FOR CONSTRUCTION
	Transportation		11/12/03	
	Water/Wastewater	N/A	11/10/03	
	Hydrology	N/A	11-12-03	
	Parks			City Engineer — Date 2-02-04
	Const. ~~Mngmt.~~ Coord		1-19-04	
	CITY PROJECT NO. 6517.84			SHEET 1 OF 24

26 6517.84 01/04

11/04/03



Key Map



Materials Legend

CRUSHER FINES

COBBLE STONE

Keyed Construction Notes

1. PROVIDE 4" DEPTH CONCRETE SIDEWALK AS PER C.O.A. STD. DWG #2430. FINISH TO BE BROOM FINISH.
2. PROVIDE BENCH AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
3. PROVIDE 3" DEPTH SANTA ANA TAN CRUSHER FINES MULCH.
4. PROVIDE RYERSON STEEL EDGER AT R.O.W. LIMITS AND LIMITS OF WORK.
5. PROVIDE CONCRETE MOWSTRIP AS PER C.O.A. STD DWG #2726.
6. PROVIDE LITTER BIN AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
7. PROVIDE BOLLARD AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
8. PROVIDE WATERPROOFING ALONG CURB AS PER C.O.A STD DWG #2930.
9. PROVIDE ENTRY MONUMENT SIGN AS PER DETAIL D/20.
10. INSTALL MOSS ROCK RETAINING WALL AS PER DETAIL ON SHEET.

30 15 0 30

SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR Heaps UP DATE 9/28/04
WORK STAKED BY DATE
INSPECTOR'S INSPECTION BY (Con) Ron Rutledge 9/04
FIELD INSPECTION BY (Con) Ron Rutledge 9/04
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "1-A11-1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X= 365,236.60 Y=1,531,711.91
GROUND TO GRID FACTOR= .99996658
SLD 1929 ELEVATION= 5331.73

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11-4-03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03
Drawn By: PA,CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6517.84 0204

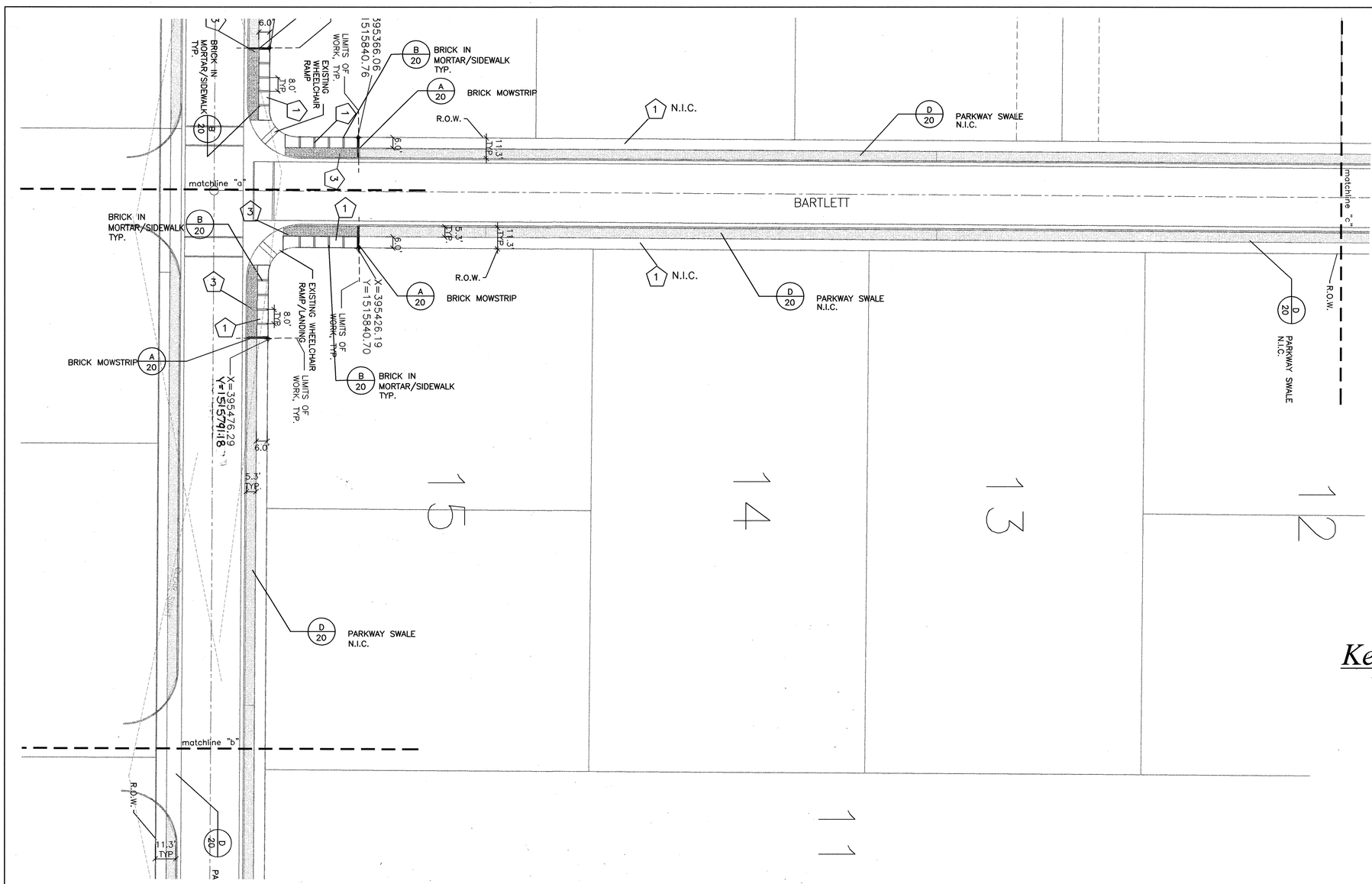
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2 – UNIT2
CONSTRUCTION PLANS

Design Review Committee: APPROVED JAN 19 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB - 2 2004 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
6517.84	D-17	2	24

P:\04019\dwgs\cds\90%\4019-con.dwg 11-04-03 03:55:55 PM cdepugh



Keyed Construction Notes

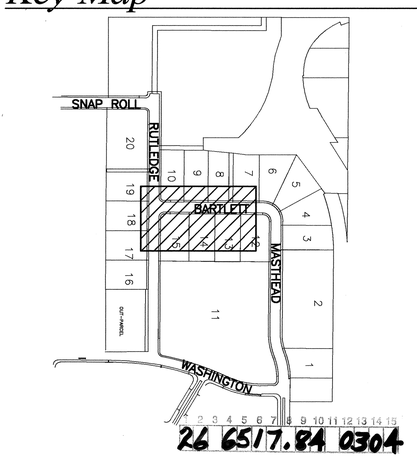
1. PROVIDE 4" DEPTH CONCRETE SIDEWALK AS PER C.O.A. STD. DWG #2430. FINISH TO BE BROOM FINISH.
2. PROVIDE BENCH AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
3. PROVIDE 3" DEPTH SANTA ANA TAN CRUSHER FINES MULCH.
4. PROVIDE RYERSON STEEL EDGER AT R.O.W. LIMITS AND LIMITS OF WORK.
5. PROVIDE CONCRETE MOWSTRIP AS PER C.O.A. STD DWG #2726.
6. PROVIDE LITTER BIN AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
7. PROVIDE BOLLARD AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
8. PROVIDE WATERPROOFING ALONG CURB AS PER C.O.A STD DWG #2930.
9. PROVIDE ENTRY MONUMENT SIGN AS PER DETAIL D/20.
10. INSTALL MOSS ROCK RETAINING WALL AS PER DETAIL ON SHEET.

Materials Legend

CRUSHER FINES

COBBLE STONE

Key Map



30 15 0 30

SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION

CONTRACTOR: Hemes UP DATE 1/23/04

WORK STAKED BY DATE

INSPECTOR'S INSPECTION BY (con) Ron Rudlige DATE 9/04

FIELD INSPECTION BY (con) Ron Rudlige DATE 9/04

DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

ACS BRASS TABLET STAMPED "1-A11-1980"

GEOGRAPHIC POSITION (NAD 1927)

NM STATE PLANE COORDINATES (CENTRAL ZONE)

X= 365,236.60 Y=1,531,711.91

GROUND TO GRID FACTOR= .9996658

SLD 1929 ELEVATION= 5331.73

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT

11-4-03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03

Drawn By: PA.CBD DATE: 11/04/03

Checked By: PGAY DATE: 11/04/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
CONSTRUCTION PLANS

Design Review Committee: JAN 19 2004 DESIGN REVIEW COMMITTEE

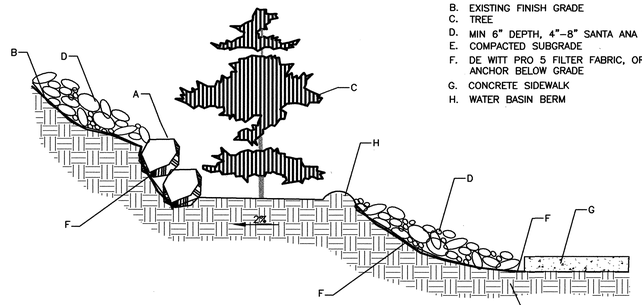
City Engineer Approval: FEB - 2 2004

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6517.84 | Zone Map No. D-17 | Sheet 3 Of 24

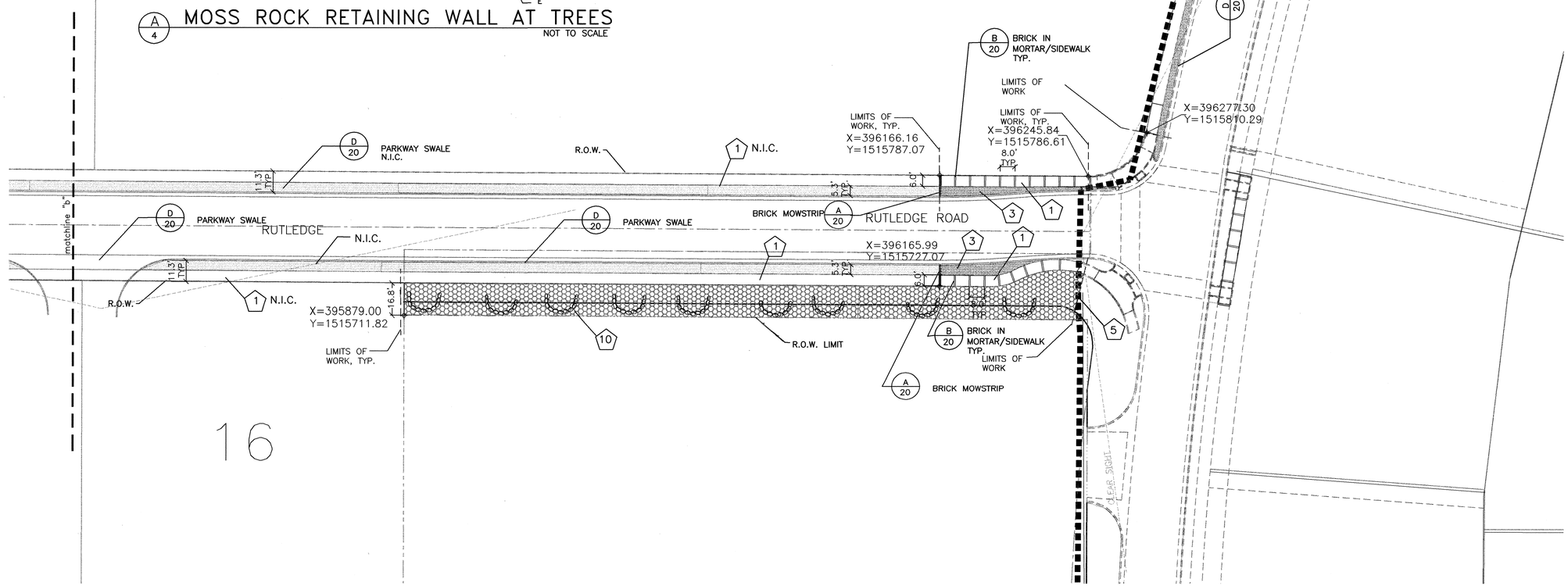
P:\04019\dwgs\cds\90%\4019-con.dwg 11-04-03 03:54:55 PM cdepugh

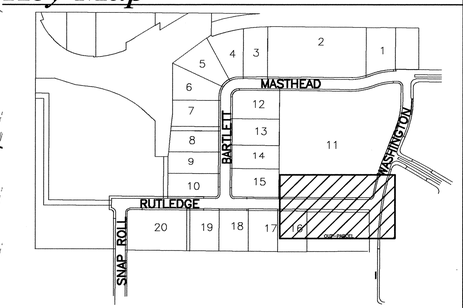
A. STACKED MOSS ROCK BOULDER, SIZE 12–18 CF, TYP.)
B. EXISTING FINISH GRADE
C. TREE
D. MIN 6" DEPTH, 4"–8" SANTA ANA TAN COBBLE MULCH
E. COMPACTED SUBGRADE
F. DE WITT PRO 5 FILTER FABRIC, OR APPROVED EQUAL, ANCHOR BELOW GRADE
G. CONCRETE SIDEWALK
H. WATER BASIN BERM



11

A/4 MOSS ROCK RETAINING WALL AT TREES
NOT TO SCALE





Keyed Construction Notes

1. PROVIDE 4" DEPTH CONCRETE SIDEWALK AS PER C.O.A. STD. DWG #2430. FINISH TO BE BROOM FINISH.
2. PROVIDE BENCH AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
3. PROVIDE 3" DEPTH SANTA ANA TAN CRUSHER FINES MULCH.
4. PROVIDE RYERSON STEEL EDGER AT R.O.W. LIMITS AND LIMITS OF WORK.
5. PROVIDE CONCRETE MOWSTRIP AS PER C.O.A. STD DWG #2726.
6. PROVIDE LITTER BIN AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
7. PROVIDE BOLLARD AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
8. PROVIDE WATERPROOFING ALONG CURB AS PER C.O.A STD DWG #2930.
9. PROVIDE ENTRY MONUMENT SIGN AS PER DETAIL D/20.
10. INSTALL MOSS ROCK RETAINING WALL AS PER DETAIL ON SHEET.

Materials Legend

CRUSHER FINES

COBBLE STONE

30 15 0 30
SCALE: 1" = 30'

sites southwest

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6517.84 0404

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
ACCEPTANCE BY — DATE
FIELD INSPECTION BY — DATE
DRAWINGS CORRECTED BY — DATE

BENCH MARKS
ACS BRASS TABLET STAMPED "1-A11-1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X= 365,236.60 Y=1,531,711.91
GROUND TO GRID FACTOR= .9996658
SLD 1929 ELEVATION= 5331.73

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11.4.03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD — DATE: 11/04/03
Drawn By: PA.CBD — DATE: 11/04/03
Checked By: PGAY — DATE: 11/04/03

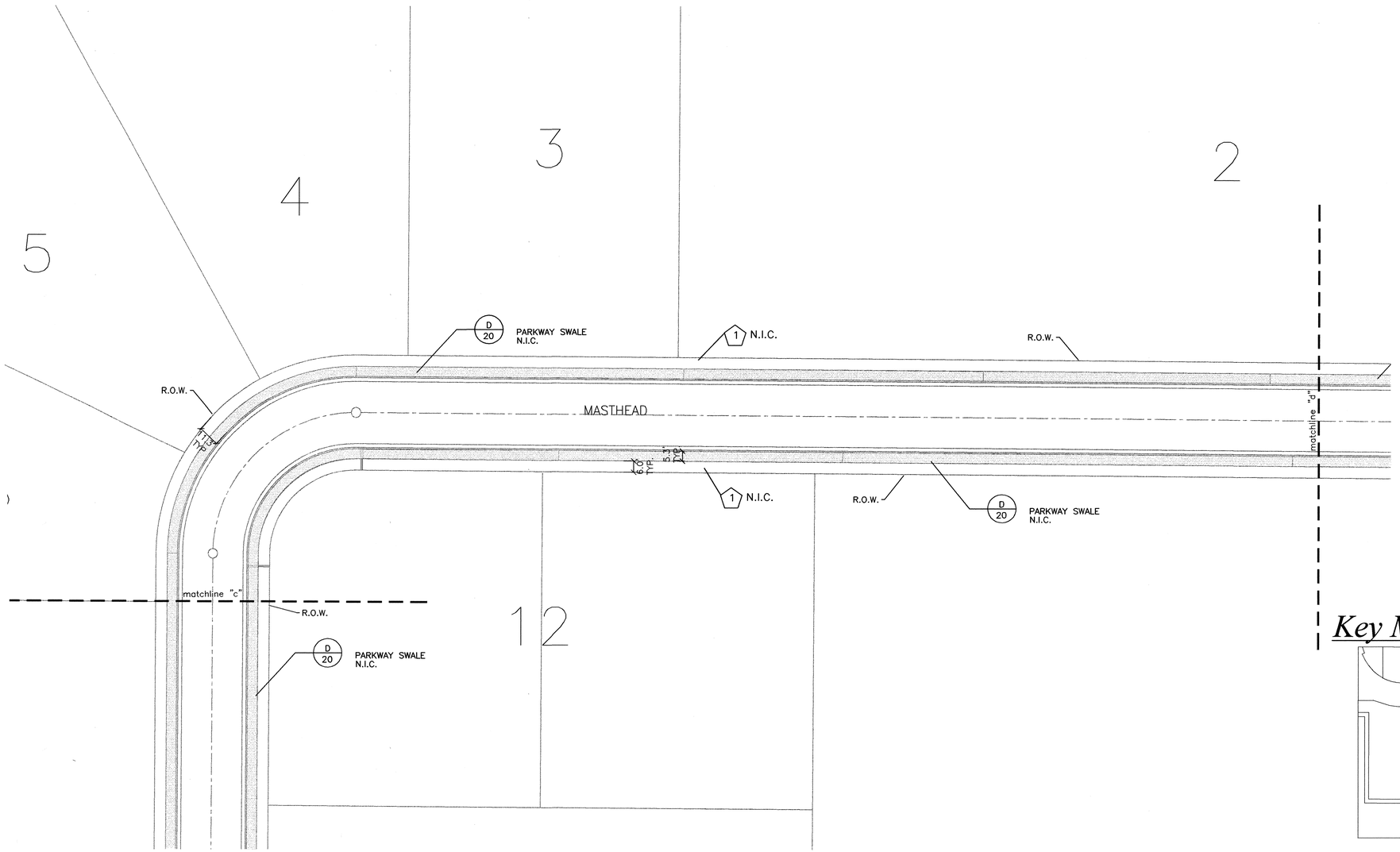
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2–UNIT 2
CONSTRUCTION PLANS

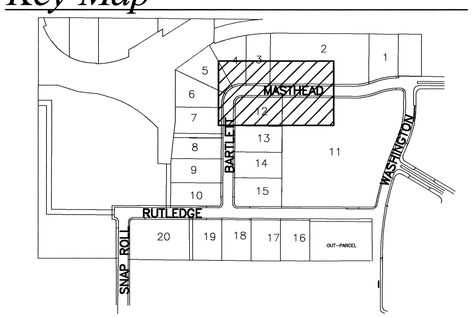
Design Review Committee: APPROVED JAN 19 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: FEB - 2
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 6517.84 | Zone Map No. D–17 | Sheet 4 Of 24

P:\04019\dwgs\cds\90%\4019-con.dwg 11-04-03 03:55:07 PM cdepugh



Key Map



Keyed Construction Notes

1. PROVIDE 4" DEPTH CONCRETE SIDEWALK AS PER C.O.A. STD. DWG #2430. FINISH TO BE BROOM FINISH.
2. PROVIDE BENCH AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
3. PROVIDE 3" DEPTH SANTA ANA TAN CRUSHER FINES MULCH.
4. PROVIDE RYERSON STEEL EDGER AT R.O.W. LIMITS AND LIMITS OF WORK.
5. PROVIDE CONCRETE MOWSTRIP AS PER C.O.A. STD DWG #2726.
6. PROVIDE LITTER BIN AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
7. PROVIDE BOLLARD AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
8. PROVIDE WATERPROOFING ALONG CURB AS PER C.O.A STD DWG #2930.
9. PROVIDE ENTRY MONUMENT SIGN AS PER DETAIL D/20.
10. INSTALL MOSS ROCK RETAINING WALL AS PER DETAIL ON SHEET.

Materials Legend

CRUSHER FINES

COBBLE STONE

30 15 0 30

SCALE: 1" = 30'

sites southwest

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

26 6517.84 0504

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS TABLET STAMPED "1-A11-1980"

GEOGRAPHIC POSITION (NAD 1927)

NM STATE PLANE COORDINATES (CENTRAL ZONE)

X= 365,236.60 Y=1,531,711.91

GROUND TO GRID FACTOR= .9996658

SLD 1929 ELEVATION= 5331.73

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO PATRICK N. GAY No. 271 REGISTERED LANDSCAPE ARCHITECT

11-4-03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03

Drawn By: PA.CBD DATE: 11/04/03

Checked By: PGAY DATE: 11/04/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
CONSTRUCTION PLANS

Design Review Committee: JAN 1 9 2004 DESIGN REVIEW COMMITTEE

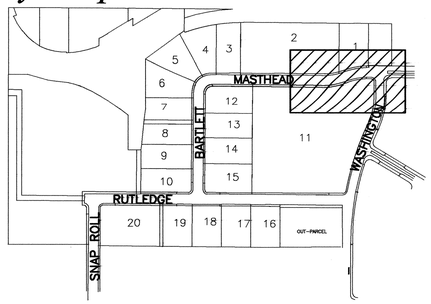
City Engineer Approval: FEB - 2

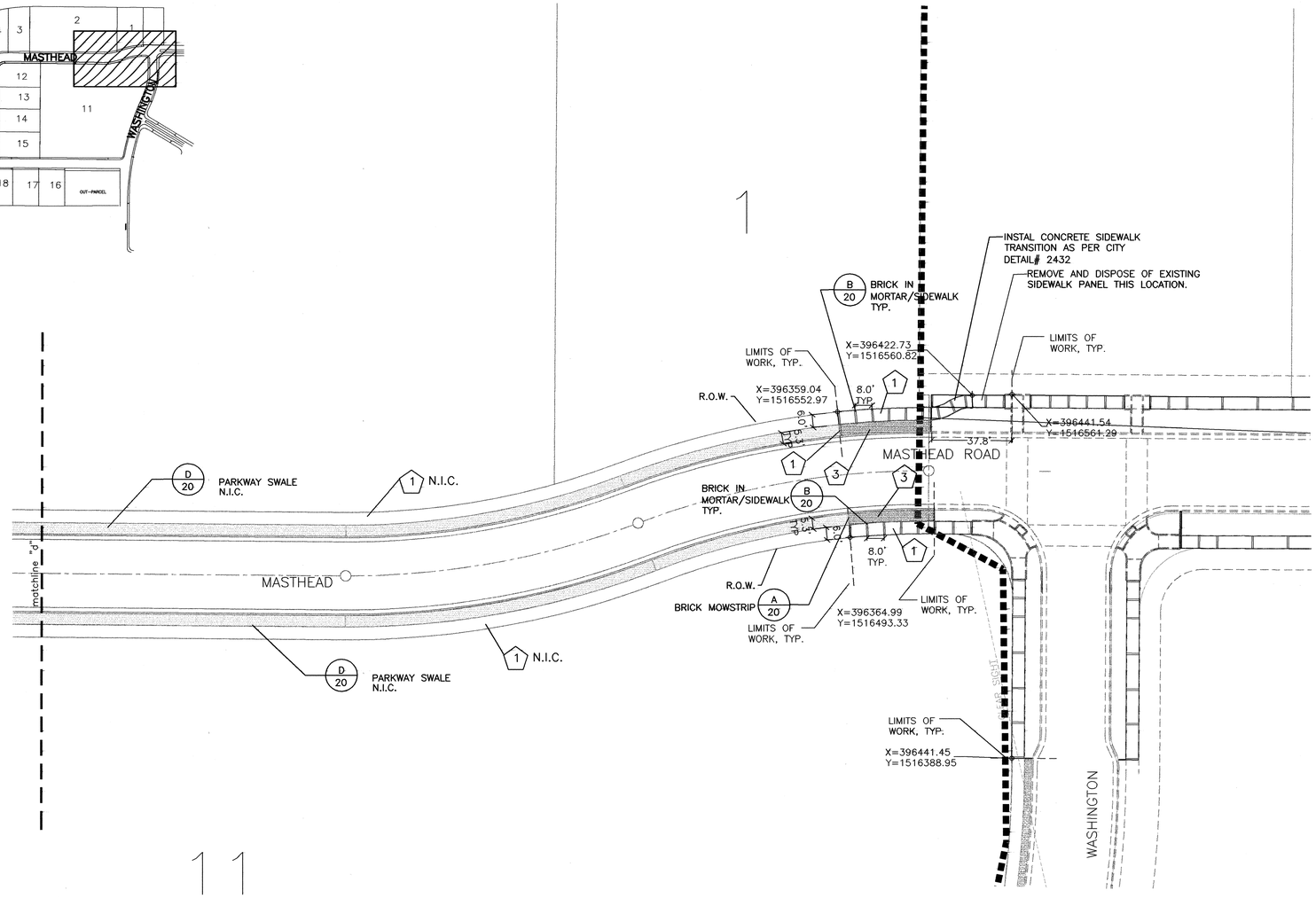
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6517.84 | Zone Map No. D-17 | Sheet 5 Of 24

P:\04019\dwgs\cds\90%\4019-con.dwg 11-04-03 03:55:18 PM cdepugh

Key Map





Keyed Construction Notes

1. PROVIDE 4" DEPTH CONCRETE SIDEWALK AS PER C.O.A. STD. DWG #2430. FINISH TO BE BROOM FINISH.
2. PROVIDE BENCH AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
3. PROVIDE 3" DEPTH SANTA ANA TAN CRUSHER FINES MULCH.
4. PROVIDE RYERSON STEEL EDGER AT R.O.W. LIMITS AND LIMITS OF WORK.
5. PROVIDE CONCRETE MOWSTRIP AS PER C.O.A. STD DWG #2726.
6. PROVIDE LITTER BIN AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
7. PROVIDE BOLLARD AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
8. PROVIDE WATERPROOFING ALONG CURB AS PER C.O.A STD DWG #2930.
9. PROVIDE ENTRY MONUMENT SIGN AS PER DETAIL D/20.
10. INSTALL MOSS ROCK RETAINING WALL AS PER DETAIL ON SHEET.

Materials Legend

CRUSHER FINES

COBBLE STONE

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS TABLET STAMPED "1-A11-1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X= 365,236.60 Y=1,531,711.91
GROUND TO GRID FACTOR= .9996658
SLD 1929 ELEVATION= 5331.73

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11-9-03

No.	Date	REMARKS	BY

REVISIONS

DESIGN

Designed By: GRAD DATE: 11/04/03
Drawn By: PA,CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

26 6517.84 0604

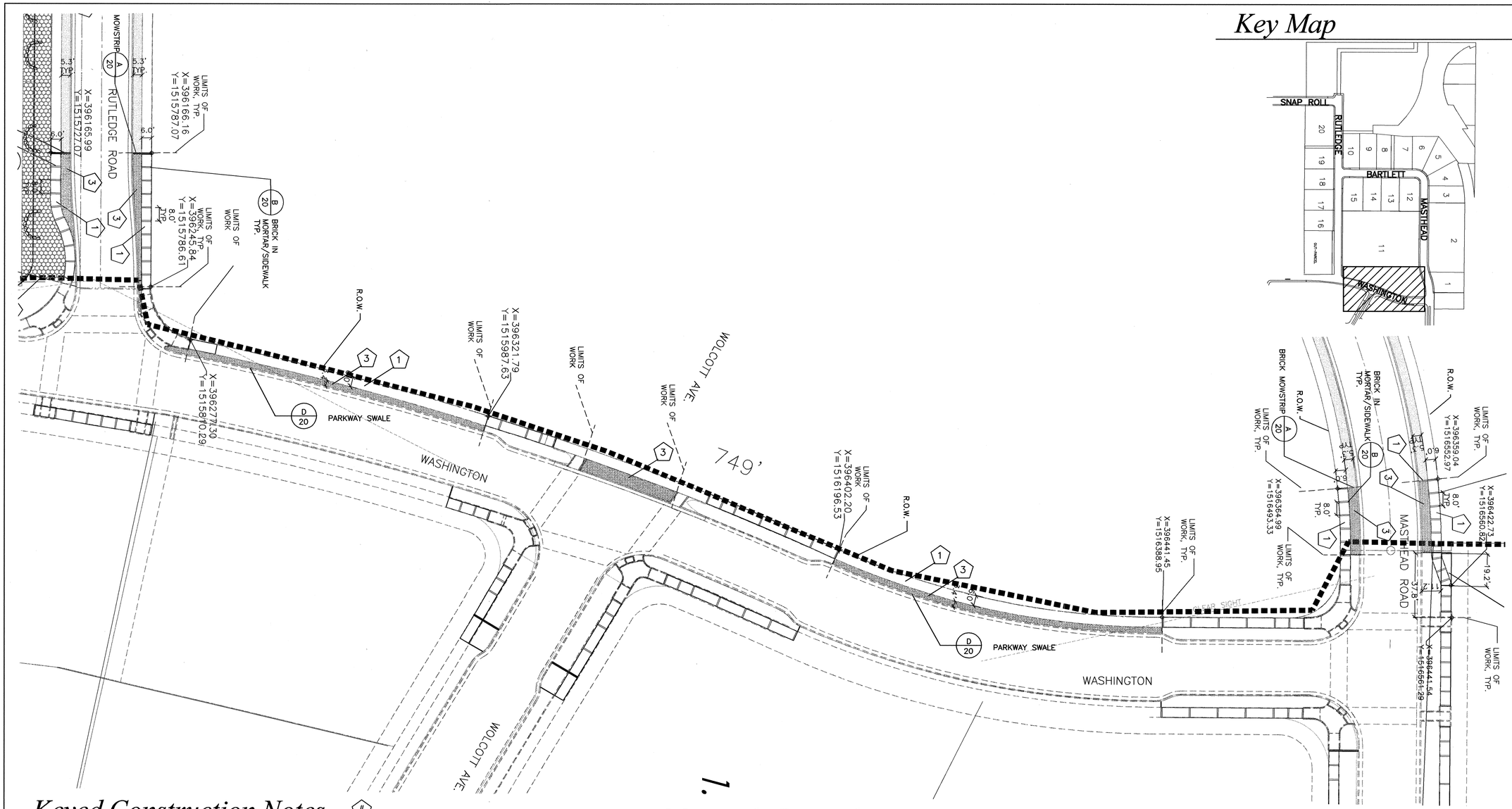
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
CONSTRUCTION PLANS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
JAN 19 2004 DESIGN REVIEW COMMITTEE	FEB - 2 2004 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	
6517.84	D-17	6	24

P:\04019\dwgs\cds\90%\4019-con.dwg 11-05-03 09:45:14 AM cdepugh



Key Map

Keyed Construction Notes

1. PROVIDE 4" DEPTH CONCRETE SIDEWALK AS PER C.O.A. STD. DWG #2430. FINISH TO BE BROOM FINISH.
2. PROVIDE BENCH AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
3. PROVIDE 3" DEPTH SANTA ANA TAN CRUSHER FINES MULCH.
4. PROVIDE RYERSON STEEL EDGER AT R.O.W. LIMITS AND LIMITS OF WORK.
5. PROVIDE CONCRETE MOWSTRIP AS PER C.O.A. STD DWG #2726.
6. PROVIDE LITTER BIN AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
7. PROVIDE BOLLARD AS PER MANUFACTURER'S RECOMMENDATIONS. SEE SITE FURNISHINGS LEGEND.
8. PROVIDE WATERPROOFING ALONG CURB AS PER C.O.A STD DWG #2930.
9. PROVIDE ENTRY MONUMENT SIGN AS PER DETAIL D/20.
10. INSTALL MOSS ROCK RETAINING WALL AS PER DETAIL ON SHEET.

Materials Legend

CRUSHER FINES

COBBLE STONE

30 15 0 30

SCALE: 1" = 30'

sites southwest

26 6517.84 0704

AS-BUILT INFORMATION	
CONTRACTOR WORK STAKED BY	DATE
INSPECTOR'S AGREEMENT BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS TABLET STAMPED "1-A11-1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X= 365,236.60 Y=1,531,711.91
GROUND TO GRID FACTOR= .9996658
SLD 1929 ELEVATION= 5331.73

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT

11.4.03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03
Drawn By: PA.CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
CONSTRUCTION PLANS

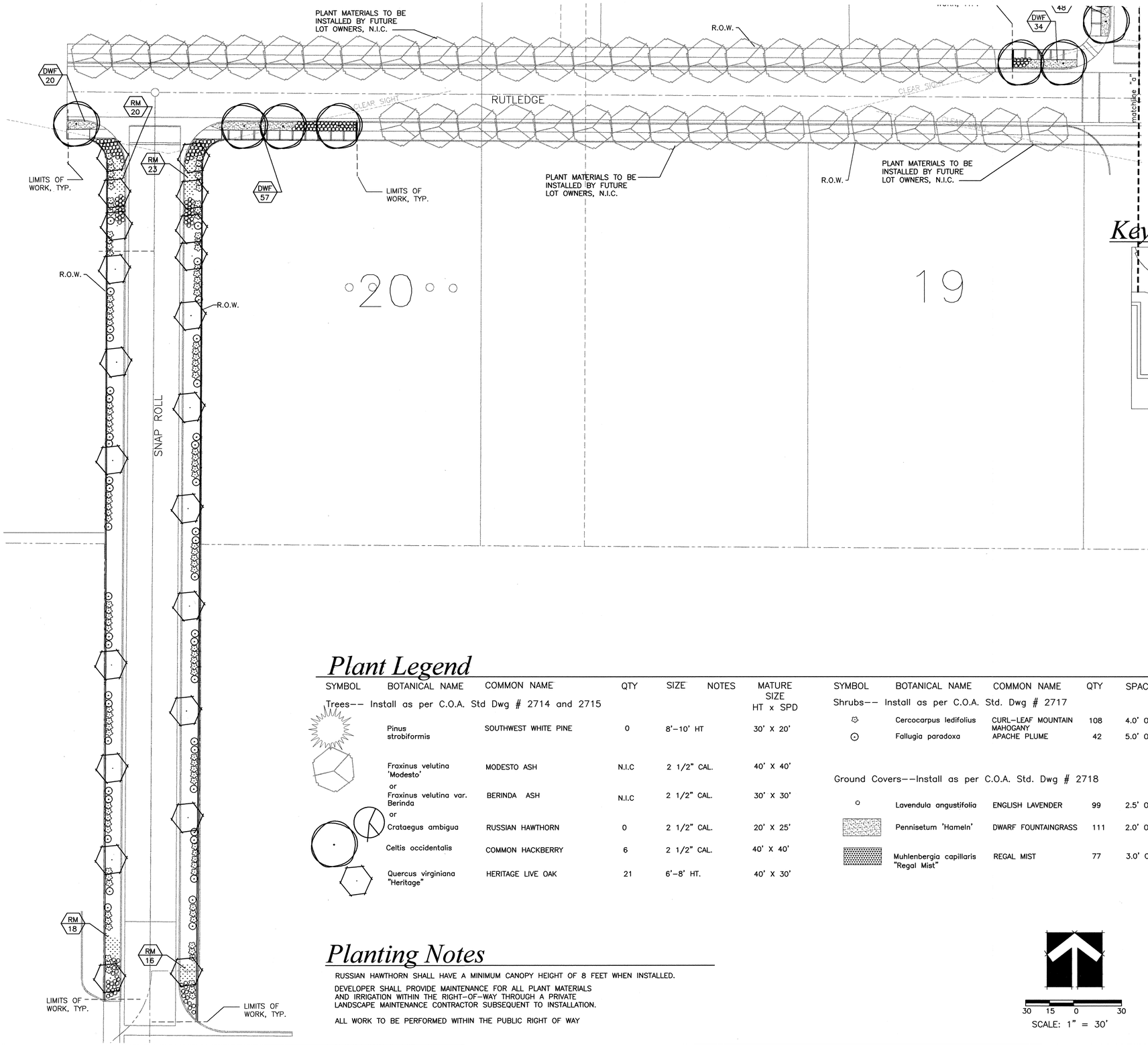
Design Review Committee: APPROVED JAN 19 2004 DESIGN REVIEW COMMITTEE

City Engineer Approval: APPROVED FEB - 2 2004

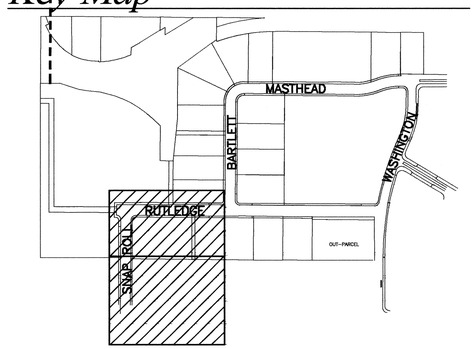
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
6517.84	D-17	7	24

P:\04019\dwgs\cds\90%\4019-con.dwg 11-04-03 03:55:41 PM cdepugh



Key Map



Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES	MATURE SIZE HT x SPD
Trees-- Install as per C.O.A. Std Dwg # 2714 and 2715						
	Pinus strobiformis	SOUTHWEST WHITE PINE	0	8'-10' HT		30' X 20'
	Fraxinus velutina 'Modesto' or Fraxinus velutina var. Berinda	MODESTO ASH	N.I.C	2 1/2" CAL.		40' X 40'
	or	BERINDA ASH	N.I.C	2 1/2" CAL.		30' X 30'
	Crataegus ambigua	RUSSIAN HAWTHORN	0	2 1/2" CAL.		20' X 25'
	Celtis occidentalis	COMMON HACKBERRY	6	2 1/2" CAL.		40' X 40'
	Quercus virginiana "Heritage"	HERITAGE LIVE OAK	21	6'-8' HT.		40' X 30'

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SPACING	SIZE	NOTES	MATURE SIZE HT x SPD
Shrubs-- Install as per C.O.A. Std. Dwg # 2717							
	Cercocarpus ledifolius	CURL-LEAF MOUNTAIN MAHOGANY	108	4.0' O.C.	5 GAL.		4' X 6'
	Fallugia paradoxa	APACHE PLUME	42	5.0' O.C.	5 GAL.		5' X 5'
Ground Covers--Install as per C.O.A. Std. Dwg # 2718							
	Lavendula angustifolia	ENGLISH LAVENDER	99	2.5' O.C.	1 GAL.		36" X 36"
	Pennisetum 'Hameln'	DWARF FOUNTAINGRASS	111	2.0' O.C.	1 GAL.		24" X 24"
	Muhlenbergia capillaris "Regal Mist"	REGAL MIST	77	3.0' O.C.	5 GAL.		36" X 36"

Planting Notes

RUSSIAN HAWTHORN SHALL HAVE A MINIMUM CANOPY HEIGHT OF 8 FEET WHEN INSTALLED.

DEVELOPER SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIALS AND IRRIGATION WITHIN THE RIGHT-OF-WAY THROUGH A PRIVATE LANDSCAPE MAINTENANCE CONTRACTOR SUBSEQUENT TO INSTALLATION.

ALL WORK TO BE PERFORMED WITHIN THE PUBLIC RIGHT OF WAY

30 15 0 30

SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
INSPECTOR'S INSPECTION BY DATE
FIELD INSPECTION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11-4-03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD/PGAY DATE: 11/04/03
Drawn By: PA,CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

26 6517.84 0804

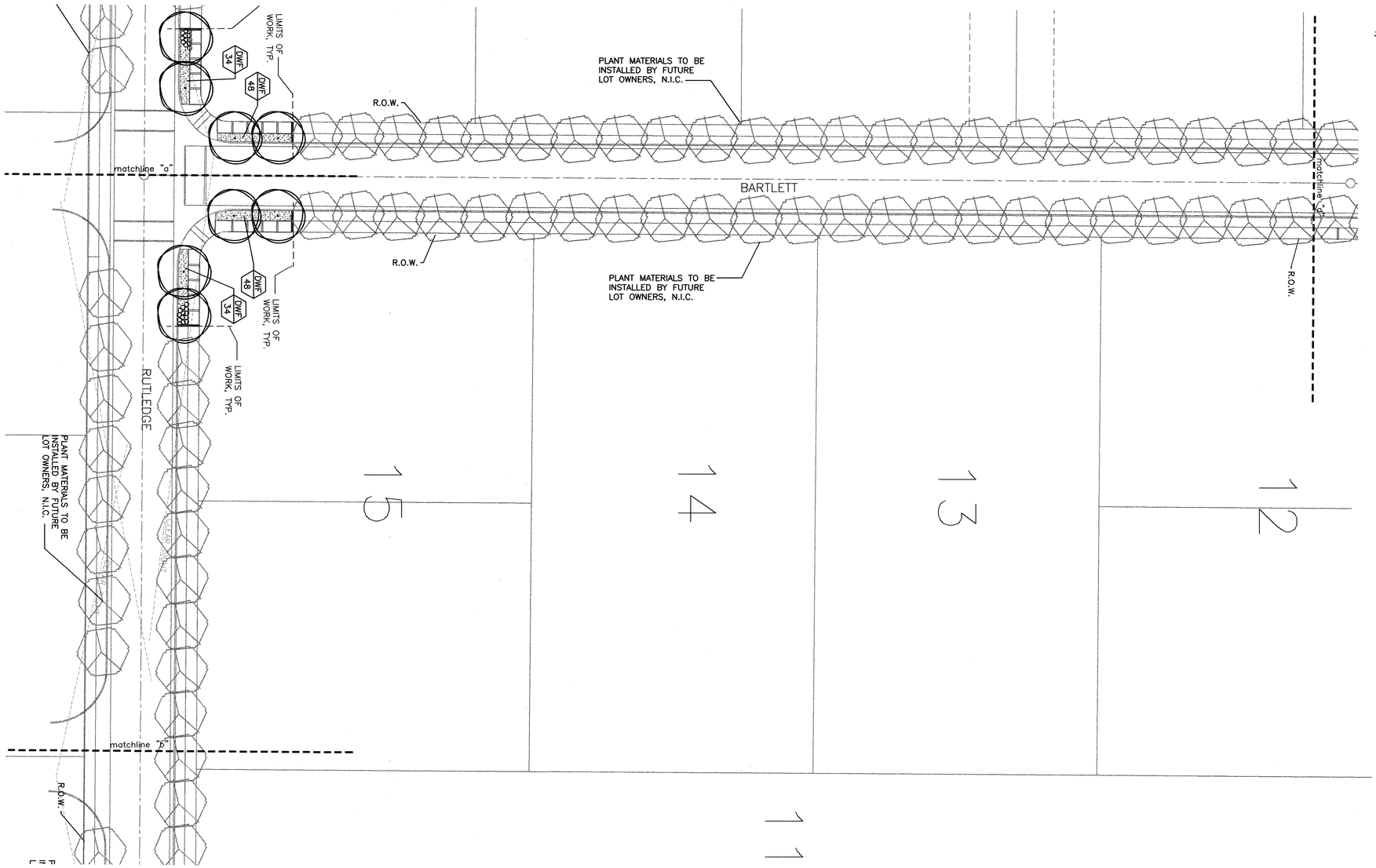
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
PLANTING PLANS

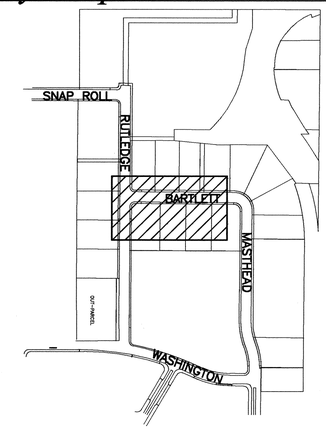
Design Review Committee: APPROVED JAN 19 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB - 2 2004
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6517.84 | Zone Map No. D-17 | Sheet 8 Of 24

P:\04019\dwgs\cds\90%\4019-Plt.dwg 11-04-03 04:00:41 PM cdepugh



Key Map



Plant Legend

Trees-- Install as per C.O.A. Std Dwg # 2714 and 2715

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES	MATURE SIZE HT x SPD
	Pinus strobiformis	SOUTHWEST WHITE PINE	0	8'-10' HT		30' X 20'
	Fraxinus velutina 'Modesto'	MODESTO ASH	N.I.C	2 1/2" CAL.		40' X 40'
	or Fraxinus velutina var. Berinda	BERINDA ASH	N.I.C	2 1/2" CAL.		30' X 30'
	Crataegus ambigua	RUSSIAN HAWTHORN	0	2 1/2" CAL.		20' X 25'
	Celtis occidentalis	COMMON HACKBERRY	8	2 1/2" CAL.		40' X 40'
	Quercus virginiana "Heritage"	HERITAGE LIVE OAK	0	6'-8' HT.		40' X 30'

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SPACING	SIZE	NOTES	MATURE SIZE HT x SPD
Shrubs-- Install as per C.O.A. Std. Dwg # 2717							
	Cercocarpus ledifolius	CURL-LEAF MOUNTAIN MAHOGANY	0	4.0' O.C.	5 GAL.		4' X 6'
	Fallugia paradoxa	APACHE PLUME	0	5.0' O.C.	5 GAL.		5' X 5'
Ground Covers--Install as per C.O.A. Std. Dwg # 2718							
	Lavendula angustifolia	ENGLISH LAVENDER	24	2.5' O.C.	1 GAL.		36" X 36"
	Pennisetum villosum	DWARF FOUNTAINGRASS	164	2.0' O.C.	1 GAL.		24" X 24"
	Muhlenbergia capillaris "Regal Mist"	REGAL MIST	0	3.0' O.C.	5 GAL.		36" X 36"

Planting Notes

DEVELOPER SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIALS AND IRRIGATION WITHIN THE RIGHT-OF-WAY THROUGH A PRIVATE LANDSCAPE MAINTENANCE CONTRACTOR SUBSEQUENT TO INSTALLATION.

ALL WORK TO BE PERFORMED WITHIN THE PUBLIC RIGHT OF WAY

26 6517.84 0904

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S INSPECTION BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO — PATRICK N. GAY No. 271 — REGISTERED LANDSCAPE ARCHITECT
11.4.03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD/PGAY — DATE: 11/04/03
Drawn By: PA,CBD — DATE: 11/04/03
Checked By: PGAY — DATE: 11/04/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

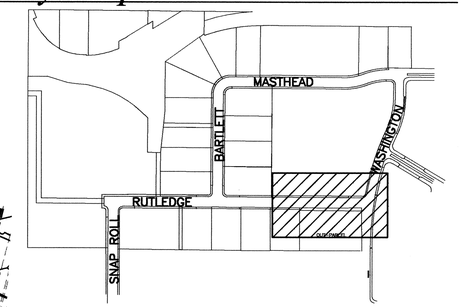
JOURNAL CENTER 2-UNIT 2
PLANTING PLANS

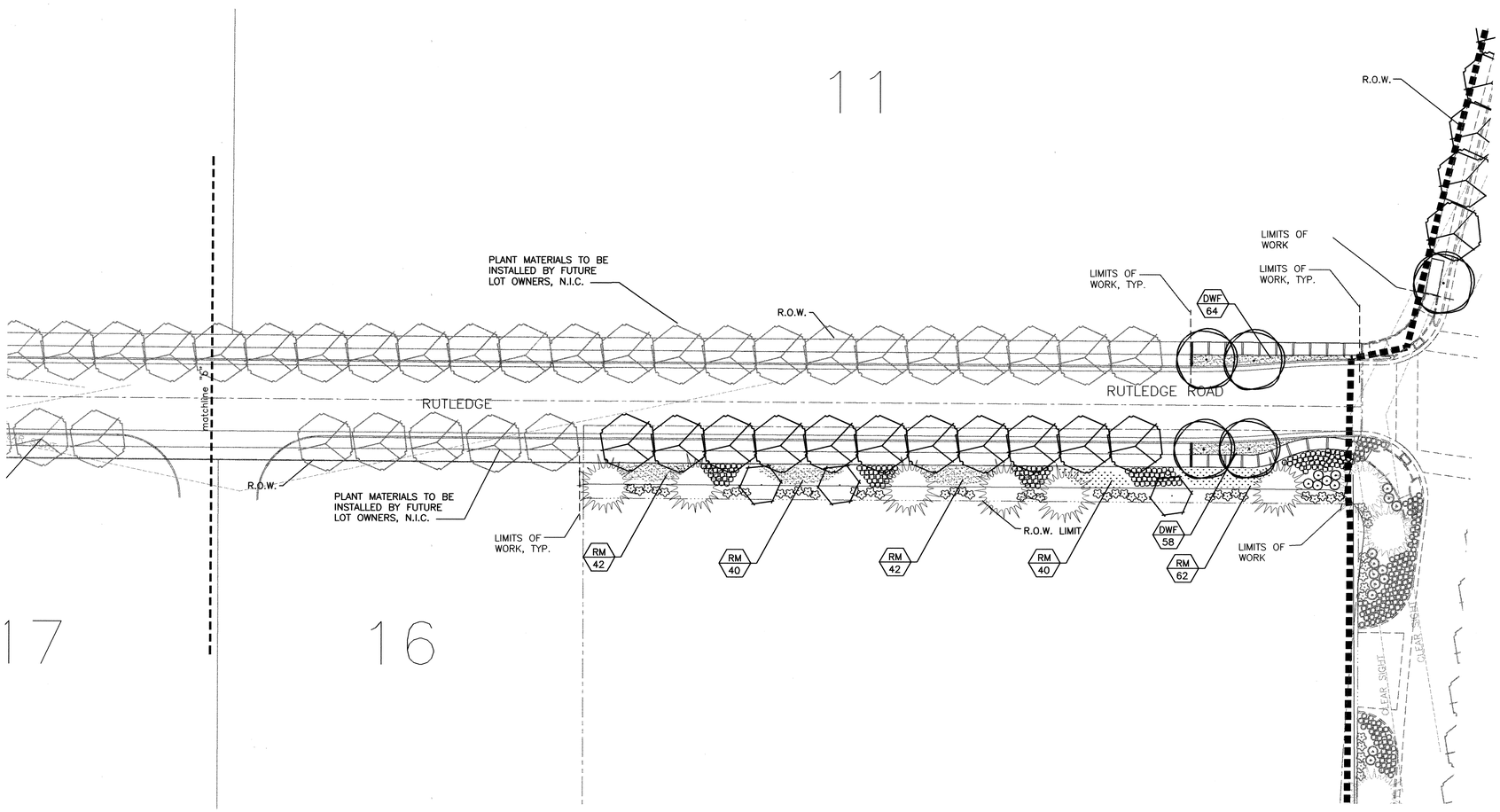
Design Review Committee — APPROVED JAN 19 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval — FEB - 2 2004
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
6517.84	D-17	9	24

P:\04019\dwgs\cds\90%\4019-Plt.dwg 11-04-03 03:59:34 PM cdepugh

Key Map





Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES	MATURE SIZE HT x SPD
Trees-- Install as per C.O.A. Std Dwg # 2714 and 2715						
	Pinus strobiformis	SOUTHWEST WHITE PINE	6	8'-10' HT		30' X 20'
	Fraxinus velutina 'Modesto'	MODESTO ASH	N.I.C	2 1/2" CAL.		40' X 40'
	Fraxinus velutina var. Berinda	BERINDA ASH	12	2 1/2" CAL.		30' X 30'
	Crataegus ambigua	RUSSIAN HAWTHORN	0	2 1/2" CAL.		20' X 25'
	Celtis occidentalis	COMMON HACKBERRY	5	2 1/2" CAL.		40' X 40'
		HERITAGE LIVE OAK	3	6'-8' HT.		40' X 30'

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SPACING	SIZE	NOTES	MATURE SIZE HT x SPD
Shrubs-- Install as per C.O.A. Std. Dwg # 2717							
	Cercocarpus ledifolius	CURL-LEAF MOUNTAIN MAHOGANY	40	4.0' O.C.	5 GAL.		4' X 6'
	Fallugia paradoxa	APACHE PLUME	6	5.0' O.C.	5 GAL.		5' X 5'
Ground Covers--Install as per C.O.A. Std. Dwg # 2718							
	Lavendula angustifolia	ENGLISH LAVENDER	185	2.5' O.C.	1 GAL.		36" X 36"
	Pennisetum 'Hameln'	DWARF FOUNTAINGRASS	122	2.0' O.C.	1 GAL.		24" X 24"
	Muhlenbergia capillaris "Regal Mist"	REGAL MIST	226	3.0' O.C.	5 GAL.		36" X 36"

Planting Notes

DEVELOPER SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIALS AND IRRIGATION WITHIN THE RIGHT-OF-WAY THROUGH A PRIVATE LANDSCAPE MAINTENANCE CONTRACTOR SUBSEQUENT TO INSTALLATION.

ALL WORK TO BE PERFORMED WITHIN THE PUBLIC RIGHT OF WAY

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6517.84 1004

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S INSPECTIONS BY — DATE
FIELD INSPECTION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11-4-03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD/PGAY DATE:11/04/03
Drawn By: PA,CBD DATE:11/04/03
Checked By: PGAY DATE:11/04/03

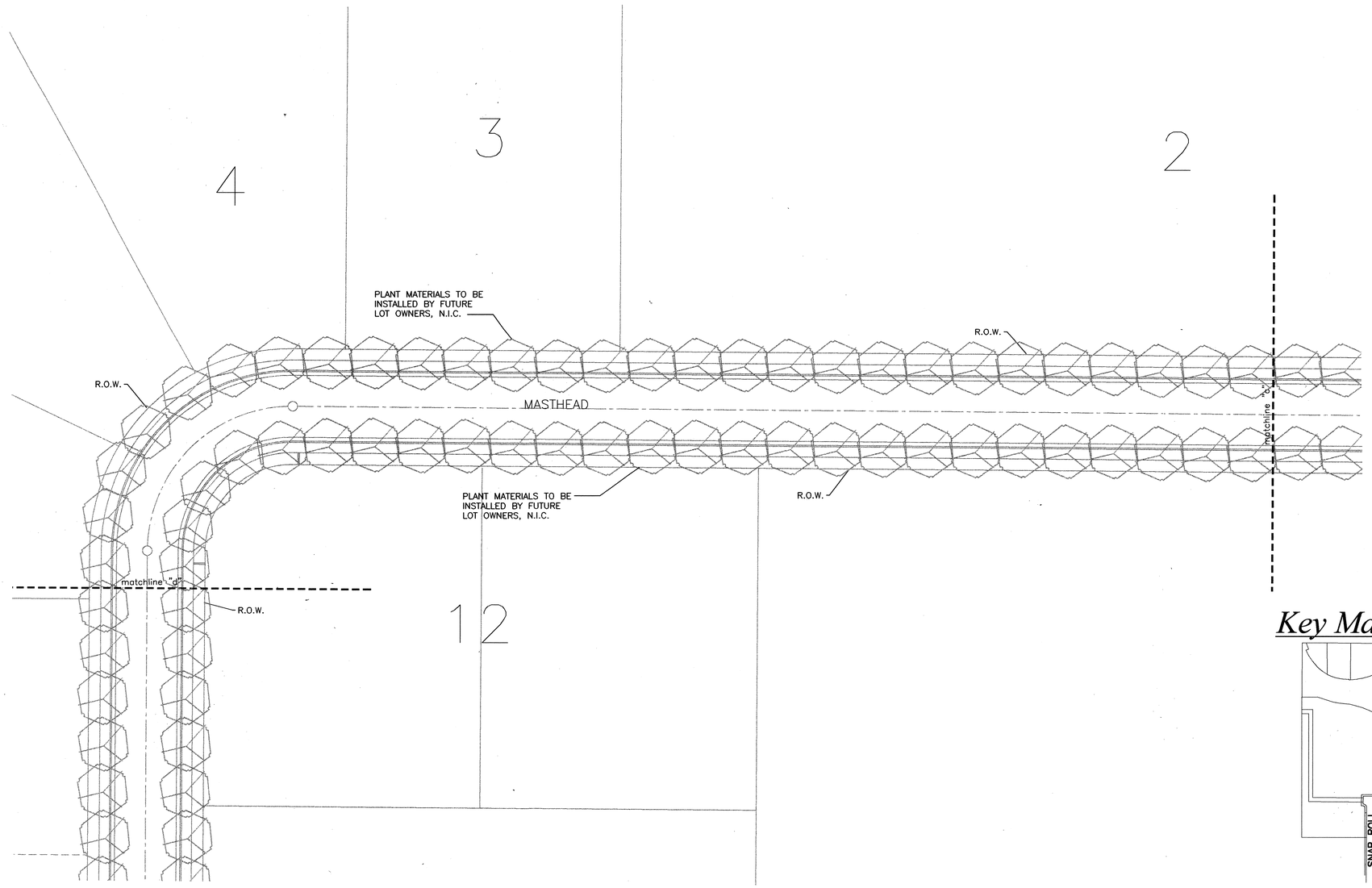
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
PLANTING PLANS

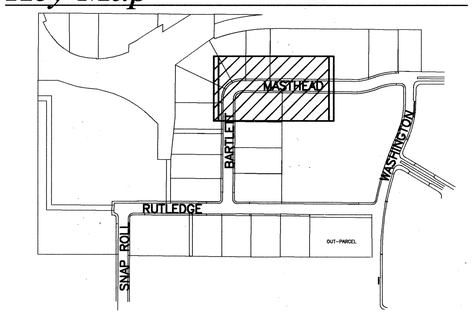
Design Review Committee: APPROVED JAN 19 2004
City Engineer Approval: APPROVED FEB - 2 2004
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
6517.84	D-17	10	24

P:\04019\dwgs\cds\90%\4019-Plt.dwg 11-04-03 03:59:46 PM cdepugh



Key Map



Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES	MATURE SIZE HT x SPD
Trees-- Install as per C.O.A. Std Dwg # 2714 and 2715						
	Pinus strobiformis	SOUTHWEST WHITE PINE	0	8'-10' HT		30' X 20'
	Fraxinus velutina 'Modesto' or Fraxinus velutina var. Berinda	MODESTO ASH	N.I.C	2 1/2" CAL.		40' X 40'
		BERINDA ASH	N.I.C	2 1/2" CAL.		30' X 30'
	Crataegus ambigua	RUSSIAN HAWTHORN	0	2 1/2" CAL.		20' X 25'
	Celtis occidentalis	COMMON HACKBERRY	0	2 1/2" CAL.		40' X 40'
	Quercus virginiana "Heritage"	HERITAGE LIVE OAK	0	6'-8' HT.		40' X 30'

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SPACING	SIZE	NOTES	MATURE SIZE HT x SPD
Shrubs-- Install as per C.O.A. Std. Dwg # 2717							
	Cercocarpus ledifolius	CURL-LEAF MOUNTAIN MAHOGANY	0	4.0' O.C.	5 GAL.		4' X 6'
	Fallugia paradoxa	APACHE PLUME	0	5.0' O.C.	5 GAL.		5' X 5'
Ground Covers--Install as per C.O.A. Std. Dwg # 2718							
	Lavendula angustifolia	ENGLISH LAVENDER	0	2.5' O.C.	1 GAL.		36" X 36"
	Pennisetum 'Hameln'	DWARF FOUNTAINGRASS	0	2.0' O.C.	1 GAL.		24" X 24"
	Muhlenbergia capillaris "Regal Mist"	REGAL MIST	0	3.0' O.C.	5 GAL.		36" X 36"

Planting Notes

DEVELOPER SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIALS AND IRRIGATION WITHIN THE RIGHT-OF-WAY THROUGH A PRIVATE LANDSCAPE MAINTENANCE CONTRACTOR SUBSEQUENT TO INSTALLATION.

ALL WORK TO BE PERFORMED WITHIN THE PUBLIC RIGHT OF WAY

26 6517.84 1/04

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
INSPECTOR'S NOTIFICATION BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11.4.03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD/PGAY DATE: 11/04/03
Drawn By: PA.CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

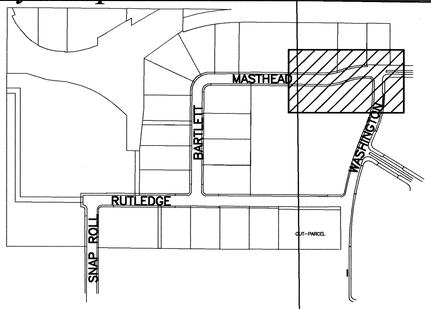
JOURNAL CENTER 2-UNIT 2
PLANTING PLANS

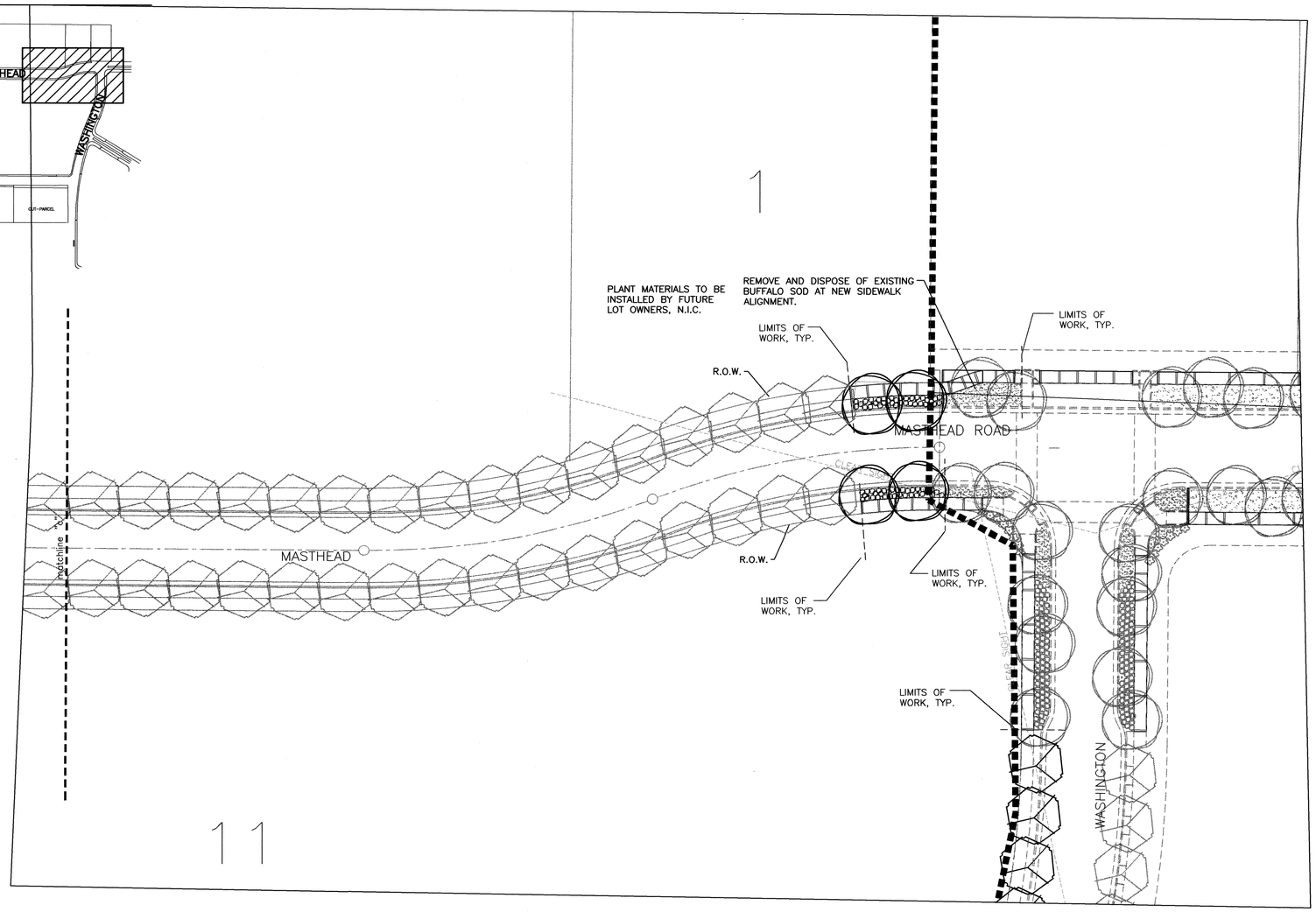
Design Review Committee: JAN 19 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: 2 2004
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6517.84 | Zone Map No. D-17 | Sheet 11 Of 24

P:\04019\dwgs\cds\90%\4019-Plt.dwg 11-04-03 03:59:58 PM cdepugh

Key Map





Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES	MATURE SIZE HT x SPD
Trees-- Install as per C.O.A. Std Dwg # 2714 and 2715						
	Pinus strobiformis	SOUTHWEST WHITE PINE	0	8'-10' HT		30' X 20'
	Fraxinus velutina 'Modesto'	MODESTO ASH	N.I.C	2 1/2" CAL.		40' X 40'
	or Fraxinus velutina var. Berinda	BERINDA ASH	N.I.C	2 1/2" CAL.		30' X 30'
	Crataegus ambigua	RUSSIAN HAWTHORN	0	2 1/2" CAL.		20' X 25'
	Celtis occidentalis	COMMON HACKBERRY	4	2 1/2" CAL.		40' X 40'
	Quercus virginiana "Heritage"	HERITAGE LIVE OAK	0	6'-8' HT.		40' X 30'

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SPACING	SIZE	NOTES	MATURE SIZE HT x SPD
Shrubs-- Install as per C.O.A. Std. Dwg # 2717							
	Cercocarpus ledifolius	CURL-LEAF MOUNTAIN MAHOGANY	0	4.0' O.C.	5 GAL.		4' X 6'
	Fallugia paradoxa	APACHE PLUME	0	5.0' O.C.	5 GAL.		5' X 5'
Ground Covers--Install as per C.O.A. Std. Dwg # 2718							
	Lavendula angustifolia	ENGLISH LAVENDER	32	2.5' O.C.	1 GAL.		36" X 36"
	Pennisetum 'Hameln'	DWARF FOUNTAINGRASS	0	2.0' O.C.	1 GAL.		24" X 24"
	Muhlenbergia capillaris "Regal Mist"	REGAL MIST	0	3.0' O.C.	5 GAL.		36" X 36"

Planting Notes

DEVELOPER SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIALS AND IRRIGATION WITHIN THE RIGHT-OF-WAY THROUGH A PRIVATE LANDSCAPE MAINTENANCE CONTRACTOR SUBSEQUENT TO INSTALLATION.

ALL WORK TO BE PERFORMED WITHIN THE PUBLIC RIGHT OF WAY

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

26 65/7.84 1204

30 15 0 30

SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION

	DATE
CONTRACTOR	
WORK STAKED BY	
INSPECTOR'S INSPECTIONS BY	
FIELD INSPECTION BY	
DRAWINGS CORRECTED BY	

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT

11·4·03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD/PGAY DATE: 11/04/03
Drawn By: PA.CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
PLANTING PLANS

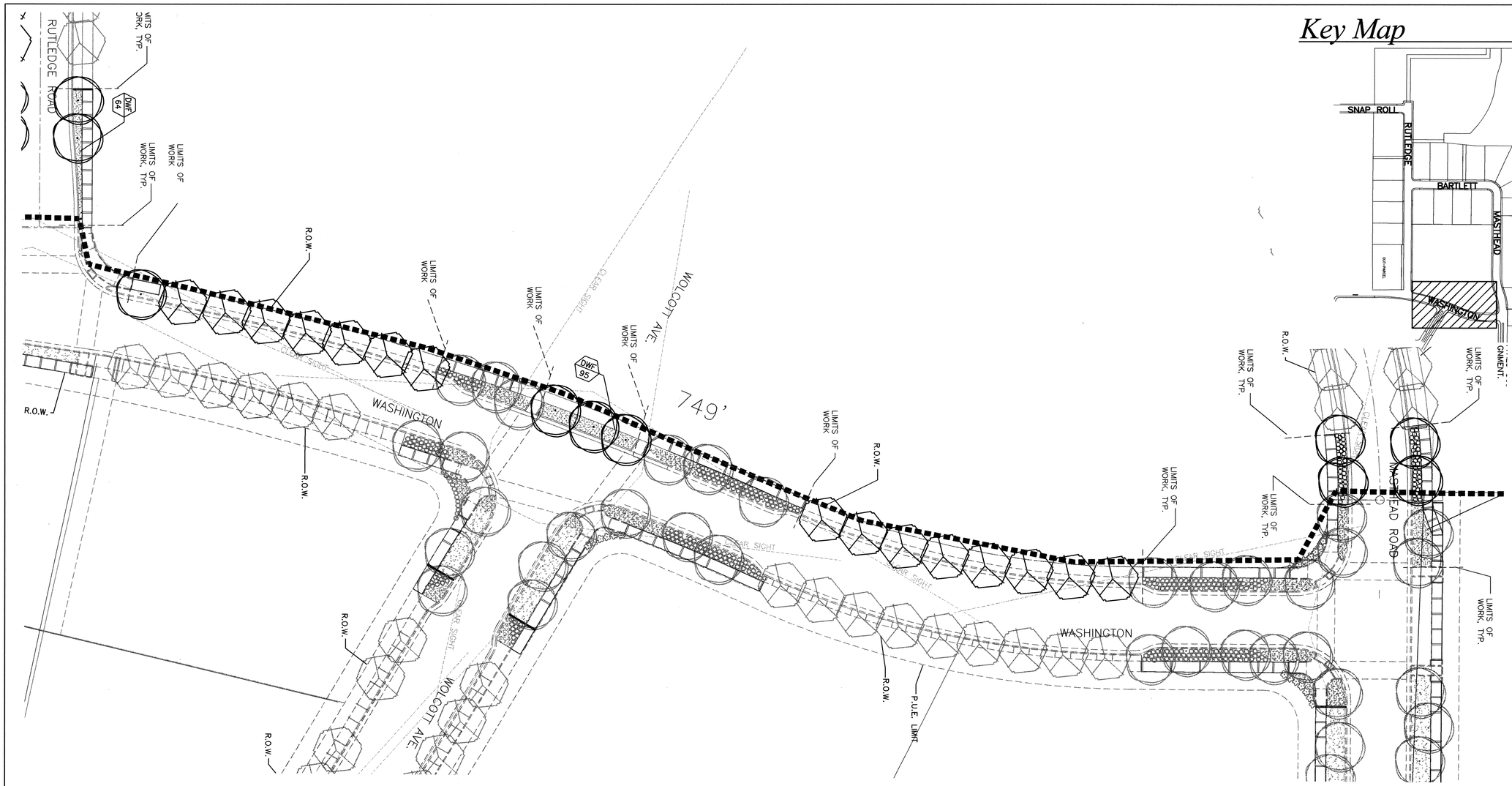
Design Review Committee: APPROVED JAN 19 2004 DESIGN REVIEW COMMITTEE

City Engineer Approval: APPROVED FEB - 2 2004

Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
6517.84	D-17	12	24

P:\04019\dwgs\cds\90%\4019-Plt.dwg 11-04-03 04:00:08 PM cdepugh



Key Map

Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES	MATURE SIZE HT x SPD
Trees-- Install as per C.O.A. Std Dwg # 2714 and 2715						
	Pinus strobiformis	SOUTHWEST WHITE PINE	0	8'-10' HT		30' X 20'
	Fraxinus velutina 'Modesto' or	MODESTO ASH	15	2 1/2" CAL.		40' X 40'
	Fraxinus velutina var. Berinda	BERINDA ASH	N.I.C	2 1/2" CAL.		30' X 30'
	Crataegus ambigua	RUSSIAN HAWTHORN	0	2 1/2" CAL.		20' X 25'
	Celtis occidentalis	COMMON HACKBERRY	4	2 1/2" CAL.		40' X 40'
	Quercus virginiana "Heritage"	HERITAGE LIVE OAK	0	6'-8' HT.		40' X 30'

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SPACING	SIZE	NOTES	MATURE SIZE HT x SPD
Shrubs-- Install as per C.O.A. Std. Dwg # 2717							
	Cercocarpus ledifolius	CURL-LEAF MOUNTAIN MAHOGANY	0	4.0' O.C.	5 GAL.		4' X 6'
	Fallugia paradoxa	APACHE PLUME	0	5.0' O.C.	5 GAL.		5' X 5'
Ground Covers--Install as per C.O.A. Std. Dwg # 2718							
	Lavendula angustifolia	ENGLISH LAVENDER	0	2.5' O.C.	1 GAL.		36" X 36"
	Pennisetum villosum	DWARF FOUNTAINGRASS	95	2.0' O.C.	1 GAL.		24" X 24"
	Muhlenbergia capillaris "Regal Mist"	REGAL MIST	0	3.0' O.C.	5 GAL.		36" X 36"

Planting Notes

ALL WORK TO BE PERFORMED WITHIN THE PUBLIC RIGHT OF WAY

26 6517.84 1304

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR / DATE
WORK STAKED BY / DATE
INSPECTOR'S NOTICE OF CORRECTION BY / DATE
FIELD INSPECTION BY / DATE
DRAWINGS CORRECTED BY / DATE
MICRO-FILM INFORMATION
RECORDED BY / DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11.4.03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD/PGAY DATE: 11/04/03
Drawn By: PA.CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

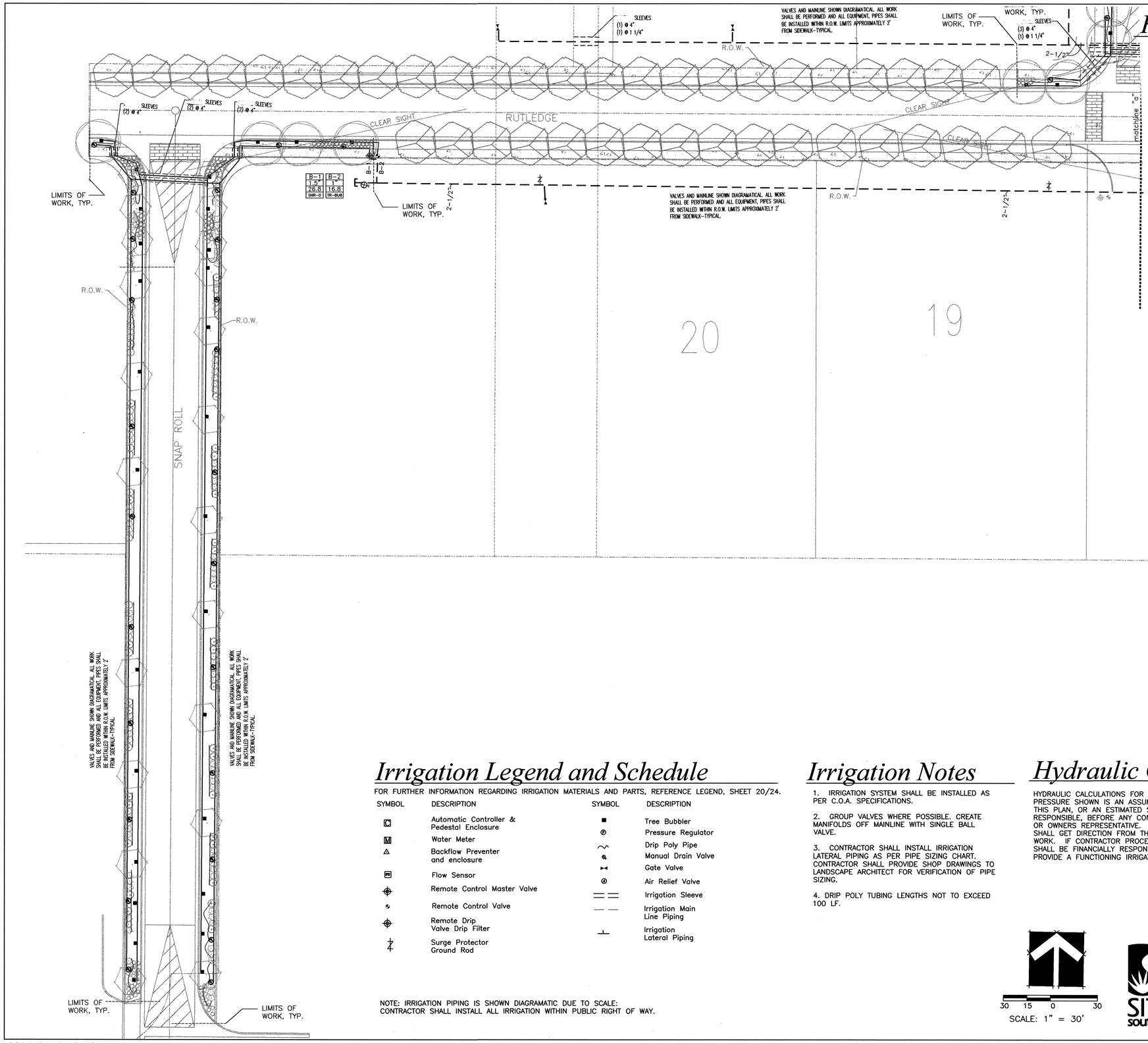
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
PLANTING PLANS

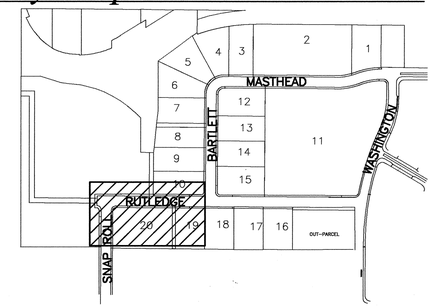
Design Review Committee: APPROVED JAN 19 2004 DRB REVIEW COMMITTEE
City Engineer Approval: FEB - 2 2004
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6517.84 | Zone Map No. D-17 | Sheet 13 Of 24

P:\04019\dwgs\cds\90%\4019-Plt.dwg 11-04-03 04:00:22 PM cdepugh



Key Map



Hydraulic Calculations

ESTIMATED VALVE # A-34

MAXIMUM GPM ESTIMATED	50	
STATIC PRESSURE	72	
METER	-1.9	
BACK FLOW PREVENTER	-13.5	
MASTER VALVE	-3.1	
MAINLINE	-8.81	
STATION VALVE	-3	
STATION ESTIMATION "AVERAGE"	-5	
GRADE CHANGES	+4.96	
10% FIXTURE LOSS	-3.5	
	-33.85	TOTAL LOSS
	72	DESIGN STATIC PRESSURE
	38.15	OPERATING PRESSURE

Valve Legend

VALVE/STATION NUMBER
VALVE SIZE
VALVE DEMAND
HEAD TYPE

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMAND	
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

Irrigation Legend and Schedule

FOR FURTHER INFORMATION REGARDING IRRIGATION MATERIALS AND PARTS, REFERENCE LEGEND, SHEET 20/24.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C	Automatic Controller & Pedestal Enclosure	■	Tree Bubbler
M	Water Meter	P	Pressure Regulator
△	Backflow Preventer and enclosure	~	Drip Poly Pipe
FM	Flow Sensor		Manual Drain Valve
	Remote Control Master Valve		Gate Valve
	Remote Control Valve		Air Relief Valve
	Remote Drip Valve Drip Filter		Irrigation Sleeve
	Surge Protector Ground Rod		Irrigation Main Line Piping
			Irrigation Lateral Piping

NOTE: IRRIGATION PIPING IS SHOWN DIAGRAMATIC DUE TO SCALE: CONTRACTOR SHALL INSTALL ALL IRRIGATION WITHIN PUBLIC RIGHT OF WAY.

Irrigation Notes

1. IRRIGATION SYSTEM SHALL BE INSTALLED AS PER C.O.A. SPECIFICATIONS.

2. GROUP VALVES WHERE POSSIBLE. CREATE MANIFOLDS OFF MAINLINE WITH SINGLE BALL VALVE.

3. CONTRACTOR SHALL INSTALL IRRIGATION LATERAL PIPING AS PER PIPE SIZING CHART. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF PIPE SIZING.

4. DRIP POLY TUBING LENGTHS NOT TO EXCEED 100 LF.

Hydraulic Calculation Notes

HYDRAULIC CALCULATIONS FOR THIS PLAN ARE BASED ON 72 PSI STATIC PRESSURE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, OR A PRESSURE TAKEN PRIOR TO THE GENERATION OF THIS PLAN, OR AN ESTIMATED STATIC PRESSURE FROM THE COUNTY OR CITY. THE CONTRACTOR IS RESPONSIBLE, BEFORE ANY CONSTRUCTION COMMENCES, TO VERIFY STATIC PSI IN WRITING TO OWNER OR OWNERS REPRESENTATIVE. IF STATIC PSI VARIES BY 2 PSI IN ANY DIRECTION, THE CONTRACTOR SHALL GET DIRECTION FROM THE OWNER OR OWNERS REPRESENTATIVE BEFORE PROCEEDING WITH WORK. IF CONTRACTOR PROCEEDS WITH WORK WITH OUT NOTIFICATION TO OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CHANGE ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FUNCTIONING IRRIGATION SYSTEM.

26 6517.84 1404

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S INITIALS BY — DATE
FIELD CORRECTIONS BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11-4-03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03
Drawn By: CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

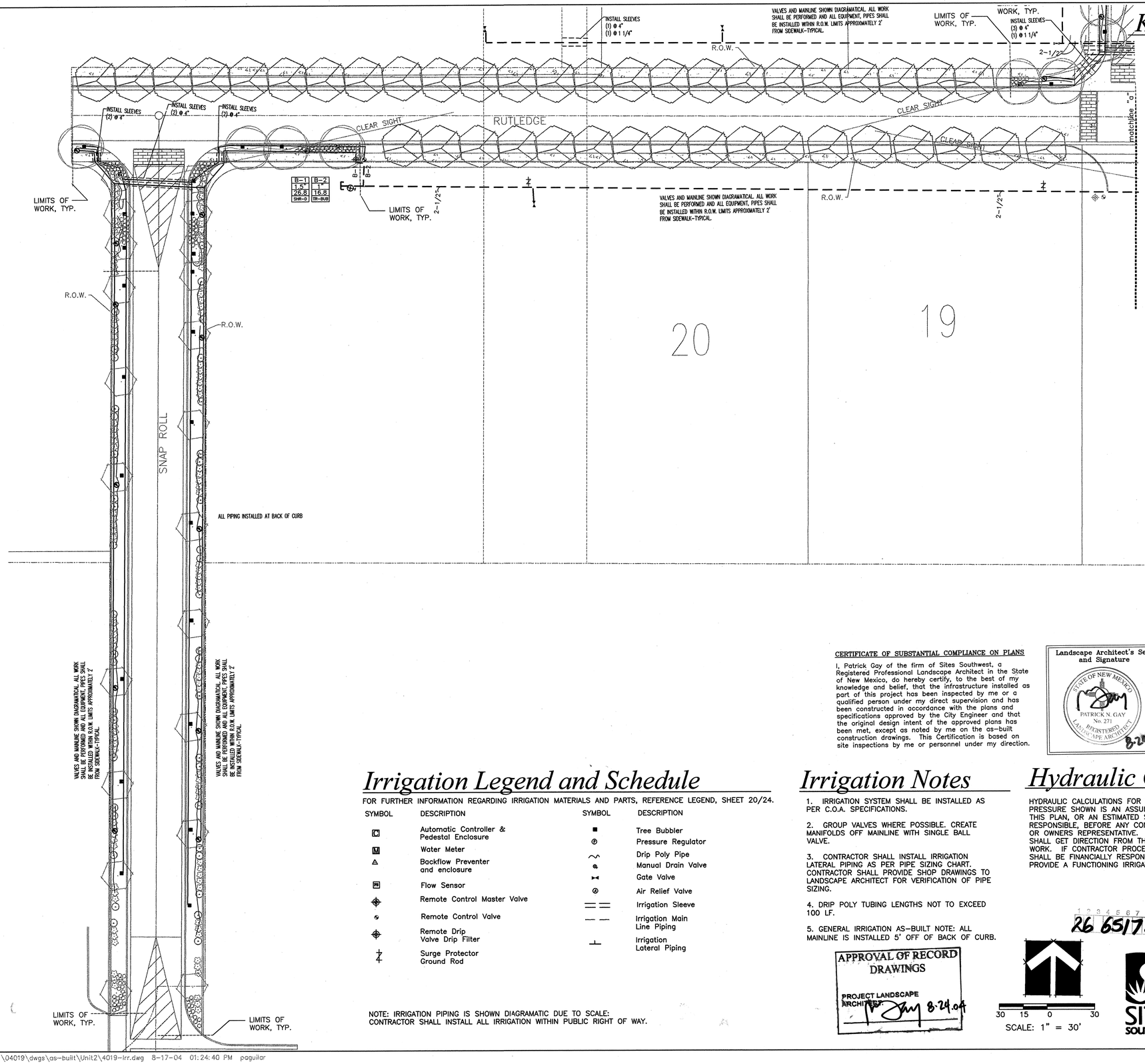
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
IRRIGATION PLANS

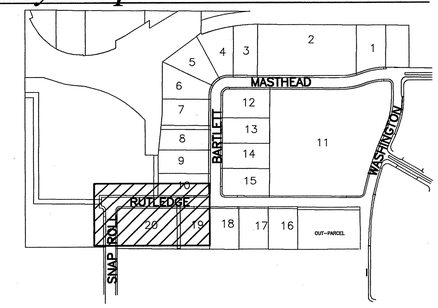
Design Review Committee: APPROVED JAN 1 6
City Engineer Approval: APPROVED FEB - 2 2004
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6517.84 | Zone Map No. D-17 | Sheet 14 Of 24

P:\04019\dwgs\cds\90%\4019-Irr.dwg 11-04-03 03:52:38 PM cdepugh



Key Map



Hydraulic Calculations

ESTIMATED VALVE # A-34

MAXIMUM GPM ESTIMATED	50	
STATIC PRESSURE	72	
METER	-1.9	
BACK FLOW PREVENTER	-13.5	
MASTER VALVE	-3.1	
MAINLINE	-8.81	
STATION VALVE	-3	
STATION ESTIMATION "AVERAGE"	-5	
GRADE CHANGES	+4.96	
10% FIXTURE LOSS	-3.5	
	-33.85	TOTAL LOSS
	72	DESIGN STATIC PRESSURE
	38.15	OPERATING PRESSURE

Valve Legend

VALVE/STATION NUMBER
VALVE SIZE
VALVE DEMAND
HEAD TYPE

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMAND

UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Patrick Gay of the firm of Sites Southwest, a Registered Professional Landscape Architect in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction.

Landscape Architect's Seal and Signature

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
8-24-04

Irrigation Legend and Schedule

FOR FURTHER INFORMATION REGARDING IRRIGATION MATERIALS AND PARTS, REFERENCE LEGEND, SHEET 20/24.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C	Automatic Controller & Pedestal Enclosure		Tree Bubbler
M	Water Meter	P	Pressure Regulator
	Backflow Preventer and enclosure		Drip Poly Pipe
			Manual Drain Valve
FS	Flow Sensor		Gate Valve
			Air Relief Valve
	Remote Control Master Valve		Irrigation Sleeve
	Remote Control Valve		Irrigation Main Line Piping
	Remote Drip Valve Drip Filter		Irrigation Lateral Piping
	Surge Protector Ground Rod		

NOTE: IRRIGATION PIPING IS SHOWN DIAGRAMATIC DUE TO SCALE: CONTRACTOR SHALL INSTALL ALL IRRIGATION WITHIN PUBLIC RIGHT OF WAY.

Irrigation Notes

1. IRRIGATION SYSTEM SHALL BE INSTALLED AS PER C.O.A. SPECIFICATIONS.

2. GROUP VALVES WHERE POSSIBLE. CREATE MANIFOLDS OFF MAINLINE WITH SINGLE BALL VALVE.

3. CONTRACTOR SHALL INSTALL IRRIGATION LATERAL PIPING AS PER PIPE SIZING CHART. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF PIPE SIZING.

4. DRIP POLY TUBING LENGTHS NOT TO EXCEED 100 LF.

5. GENERAL IRRIGATION AS-BUILT NOTE: ALL MAINLINE IS INSTALLED 5' OFF OF BACK OF CURB.

APPROVAL OF RECORD DRAWINGS
PROJECT LANDSCAPE ARCHITECT 8-24-04

Hydraulic Calculation Notes

HYDRAULIC CALCULATIONS FOR THIS PLAN ARE BASED ON 72 PSI STATIC PRESSURE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, OR A PRESSURE TAKEN PRIOR TO THE GENERATION OF THIS PLAN, OR AN ESTIMATED STATIC PRESSURE FROM THE COUNTY OR CITY. THE CONTRACTOR IS RESPONSIBLE, BEFORE ANY CONSTRUCTION COMMENCES, TO VERIFY STATIC PSI IN WRITING TO OWNER OR OWNERS REPRESENTATIVE. IF STATIC PSI VARIES BY 2 PSI IN ANY DIRECTION, THE CONTRACTOR SHALL GET DIRECTION FROM THE OWNER OR OWNERS REPRESENTATIVE BEFORE PROCEEDING WITH WORK. IF CONTRACTOR PROCEEDS WITH WORK WITH OUT NOTIFICATION TO OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CHANGE ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FUNCTIONING IRRIGATION SYSTEM.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6517.84 14A04

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR HEADS UP DATE 8/23/04
WORK STAKED BY DATE
INSPECTOR ACCEPTANCE BY Ron Rutledge DATE 9/04
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

LANDSCAPE ARCHITECT'S SEAL

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03
Drawn By: CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

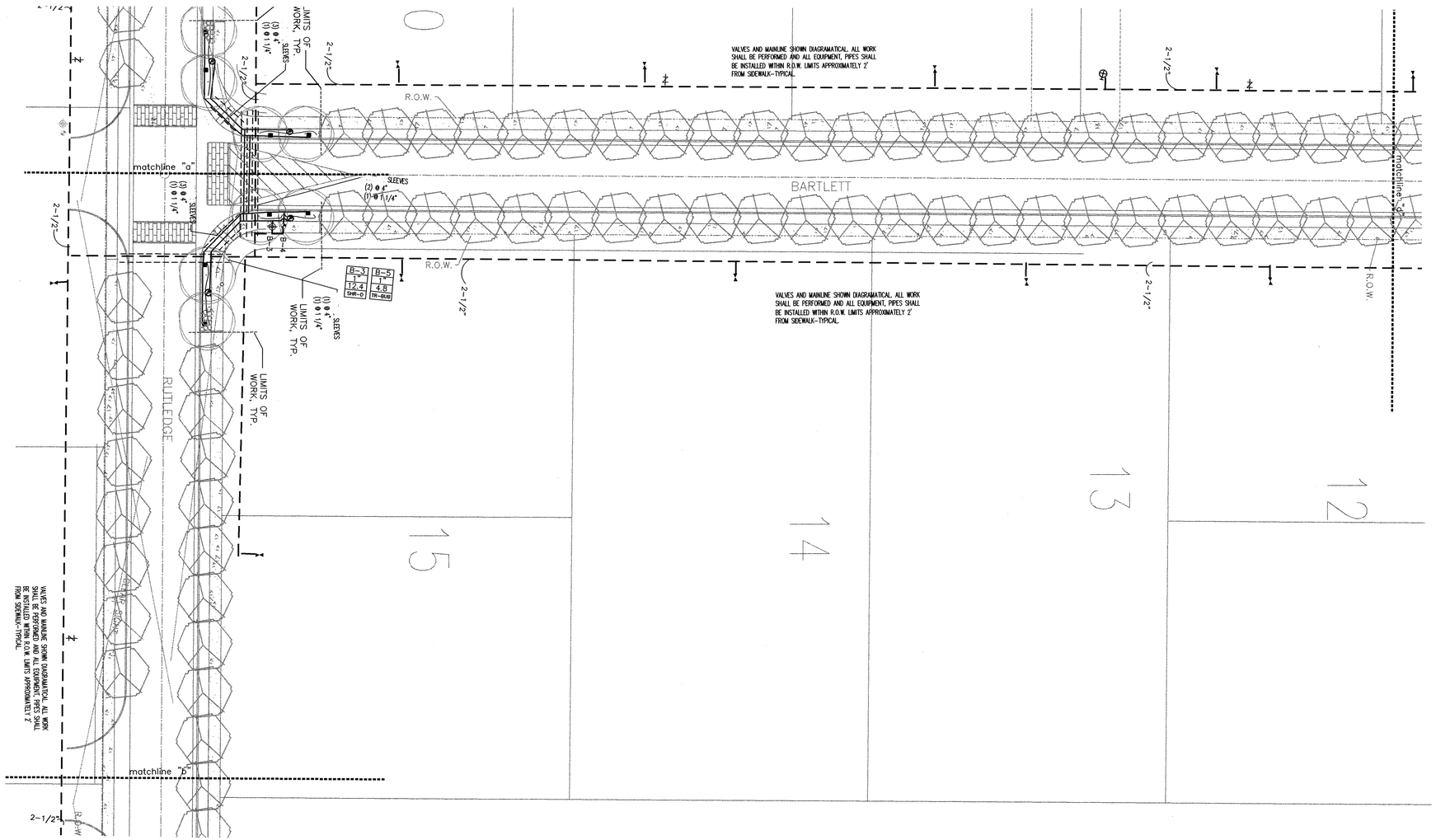
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
IRRIGATION PLAN AS-BUILTS

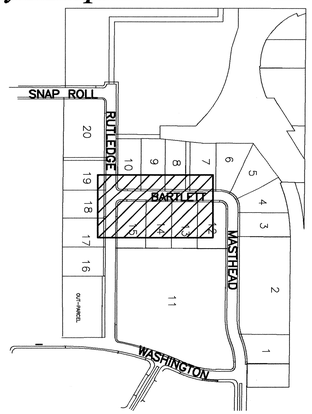
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
6517.84	D-17	14A	24

P:\04019\dwgs\as-built\Unit2\4019-irr.dwg 8-17-04 01:24:40 PM paguilar



Key Map



Irrigation Legend and Schedule

FOR FURTHER INFORMATION REGARDING IRRIGATION MATERIALS AND PARTS, REFERENCE LEGEND, SHEET 20/24.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C	Automatic Controller & Pedestal Enclosure		Tree Bubbler
M	Water Meter		Pressure Regulator
	Backflow Preventer and enclosure		Drip Poly Pipe
			Manual Drain Valve
	Flow Sensor		Gate Valve
			Air Relief Valve
	Remote Control Master Valve		Irrigation Sleeve
	Remote Control Valve		Irrigation Main Line Piping
	Remote Drip Valve Drip Filter		Irrigation Lateral Piping
	Surge Protector Ground Rod		

NOTE: IRRIGATION PIPING IS SHOWN DIAGRAMATIC DUE TO SCALE: CONTRACTOR SHALL INSTALL ALL IRRIGATION WITHIN PUBLIC RIGHT OF WAY.

Irrigation Notes

1. IRRIGATION SYSTEM SHALL BE INSTALLED AS PER C.O.A. SPECIFICATIONS.

2. GROUP VALVES WHERE POSSIBLE. CREATE MANIFOLDS OFF MAINLINE WITH SINGLE BALL VALVE.

3. CONTRACTOR SHALL INSTALL IRRIGATION LATERAL PIPING AS PER PIPE SIZING CHART. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF PIPE SIZING.

4. DRIP POLY TUBING LENGTHS NOT TO EXCEED 100 LF.

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMAND	
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

Valve Legend

VALVE/STATION NUMBER
VALVE SIZE
VALVE DEMAND
HEAD TYPE

30 15 0 30
SCALE: 1" = 30'

sites southwest

26 6517.84 1504

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03
Drawn By: CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

AS-BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11-4-03

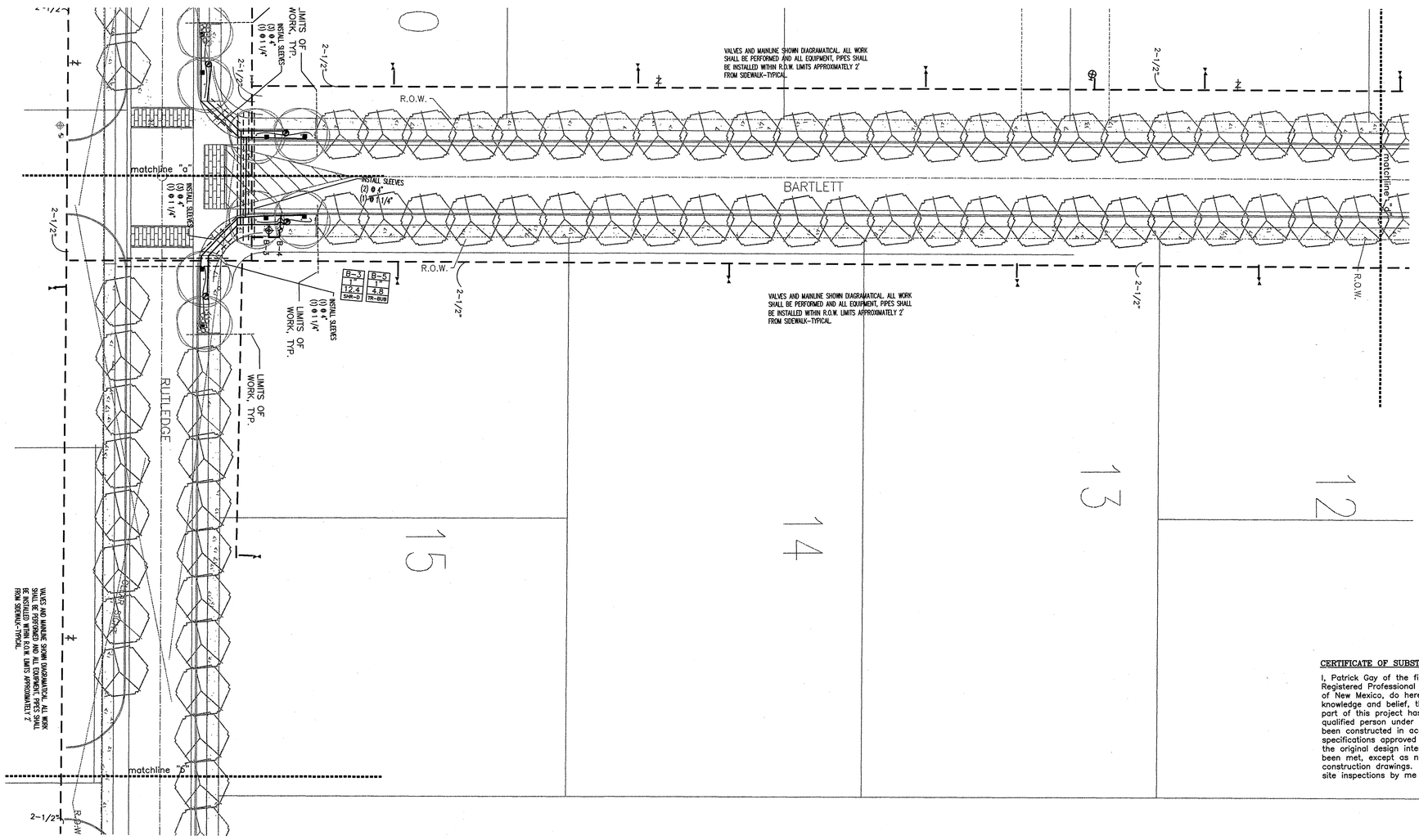
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
IRRIGATION PLANS

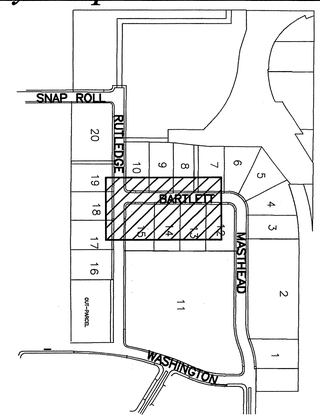
Design Review Committee: JAN 19 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: FEB - 2 2004
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6517.84 | Zone Map No. D-17 | Sheet 15 Of 24

P:\04019\dwgs\cds\90%\4019-Irr.dwg 11-04-03 03:51:10 PM cdeough



Key Map



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Patrick Gay of the firm of Sites Southwest, a Registered Professional Landscape Architect in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direct.

Landscape Architect's Seal and Signature

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
8-24-04

Irrigation Legend and Schedule

FOR FURTHER INFORMATION REGARDING IRRIGATION MATERIALS AND PARTS, REFERENCE LEGEND, SHEET 20/24.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C	Automatic Controller & Pedestal Enclosure		Tree Bubbler
			Pressure Regulator
M	Water Meter		Drip Poly Pipe
	Backflow Preventer and enclosure		Manual Drain Valve
			Gate Valve
FM	Flow Sensor		Air Relief Valve
	Remote Control Master Valve		Irrigation Sleeve
	Remote Control Valve		Irrigation Main Line Piping
	Remote Drip Valve Drip Filter		Irrigation Lateral Piping
	Surge Protector Ground Rod		

NOTE: IRRIGATION PIPING IS SHOWN DIAGRAMATIC DUE TO SCALE: CONTRACTOR SHALL INSTALL ALL IRRIGATION WITHIN PUBLIC RIGHT OF WAY.

Irrigation Notes

1. IRRIGATION SYSTEM SHALL BE INSTALLED AS PER C.O.A. SPECIFICATIONS.

2. GROUP VALVES WHERE POSSIBLE. CREATE MANIFOLDS OFF MAINLINE WITH SINGLE BALL VALVE.

3. CONTRACTOR SHALL INSTALL IRRIGATION LATERAL PIPING AS PER PIPE SIZING CHART. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF PIPE SIZING.

4. DRIP POLY TUBING LENGTHS NOT TO EXCEED 100 LF.

Valve Legend

VALVE/STATION NUMBER
VALVE SIZE
VALVE DEMAND
HEAD TYPE

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMAND	
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

APPROVAL OF RECORD DRAWINGS
PROJECT LANDSCAPE ARCHITECT
8-24-04

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6517.84 15A04

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR HEADS UP DATE 6/23/04
WORK STAKED BY DATE
INSPECTORS ACCEPTANCE BY Ron Rutledge DATE 9/04
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03
Drawn By: CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

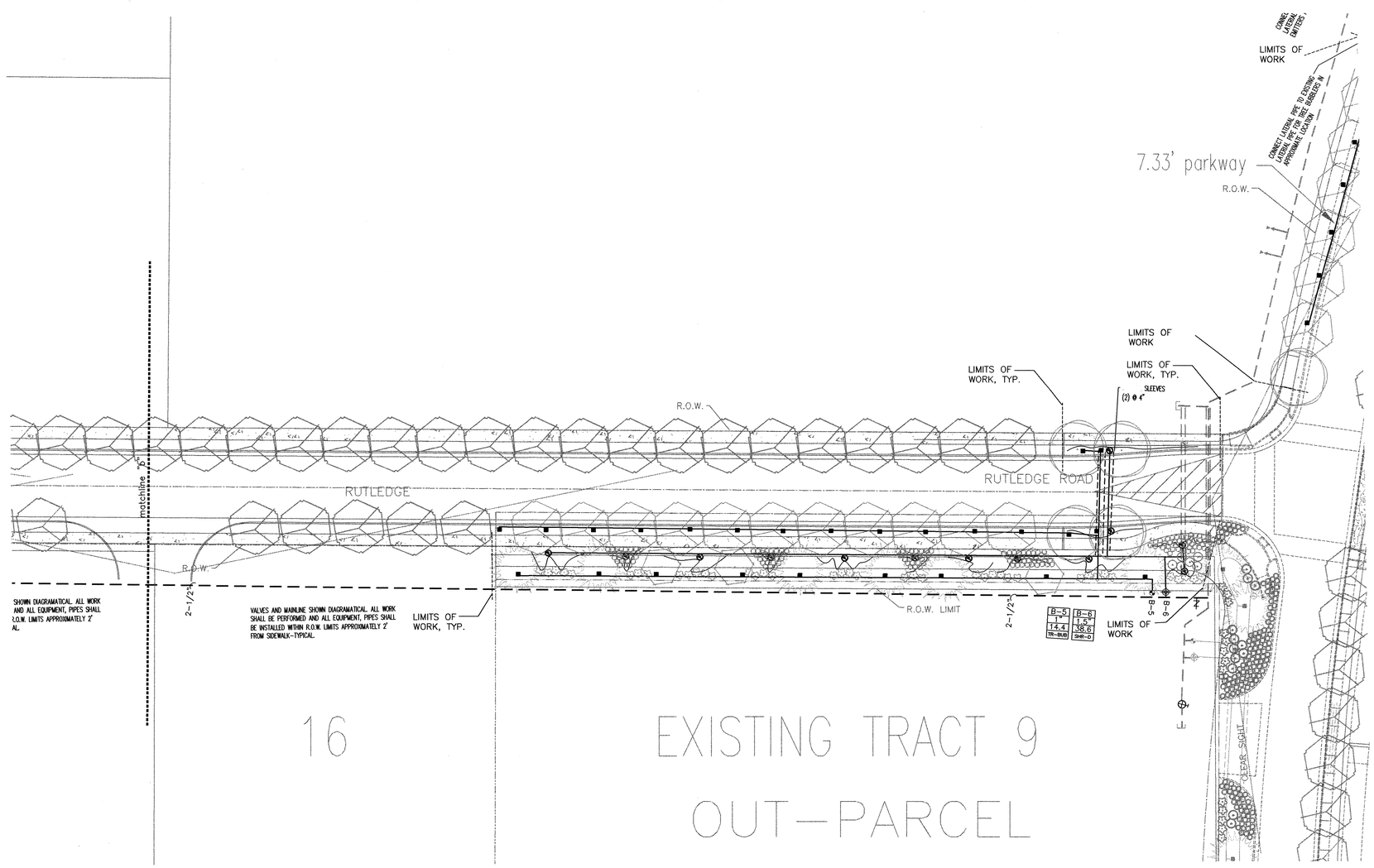
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
IRRIGATION PLAN AS-BUILTS

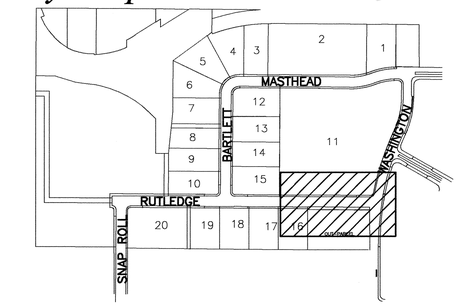
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
6517.84	D-17	15A	24

P:\04019\dwgs\as-built\Unit2\4019-irr.dwg 8-17-04 01:23:59 PM paguilar



Key Map



Irrigation Legend and Schedule

FOR FURTHER INFORMATION REGARDING IRRIGATION MATERIALS AND PARTS, REFERENCE LEGEND, SHEET 20/24.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C	Automatic Controller & Pedestal Enclosure		Tree Bubbler
M	Water Meter		Pressure Regulator
	Backflow Preventer and enclosure		Drip Poly Pipe
			Manual Drain Valve
FS	Flow Sensor		Gate Valve
	Remote Control Master Valve		Air Relief Valve
	Remote Control Valve		Irrigation Sleeve
	Remote Drip Valve Drip Filter		Irrigation Main Line Piping
	Surge Protector Ground Rod		Irrigation Lateral Piping

NOTE: IRRIGATION PIPING IS SHOWN DIAGRAMATIC DUE TO SCALE: CONTRACTOR SHALL INSTALL ALL IRRIGATION WITHIN PUBLIC RIGHT OF WAY.

Irrigation Notes

1. IRRIGATION SYSTEM SHALL BE INSTALLED AS PER C.O.A. SPECIFICATIONS.

2. GROUP VALVES WHERE POSSIBLE. CREATE MANIFOLDS OFF MAINLINE WITH SINGLE BALL VALVE.

3. CONTRACTOR SHALL INSTALL IRRIGATION LATERAL PIPING AS PER PIPE SIZING CHART. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF PIPE SIZING.

4. DRIP POLY TUBING LENGTHS NOT TO EXCEED 100 LF.

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMAND	
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

Valve Legend

VALVE/STATION NUMBER
VALVE SIZE
VALVE DEMAND
HEAD TYPE

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11.4.03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD — DATE: 11/04/03
Drawn By: CBD — DATE: 11/04/03
Checked By: PGAY — DATE: 11/04/03

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6517.84 1604

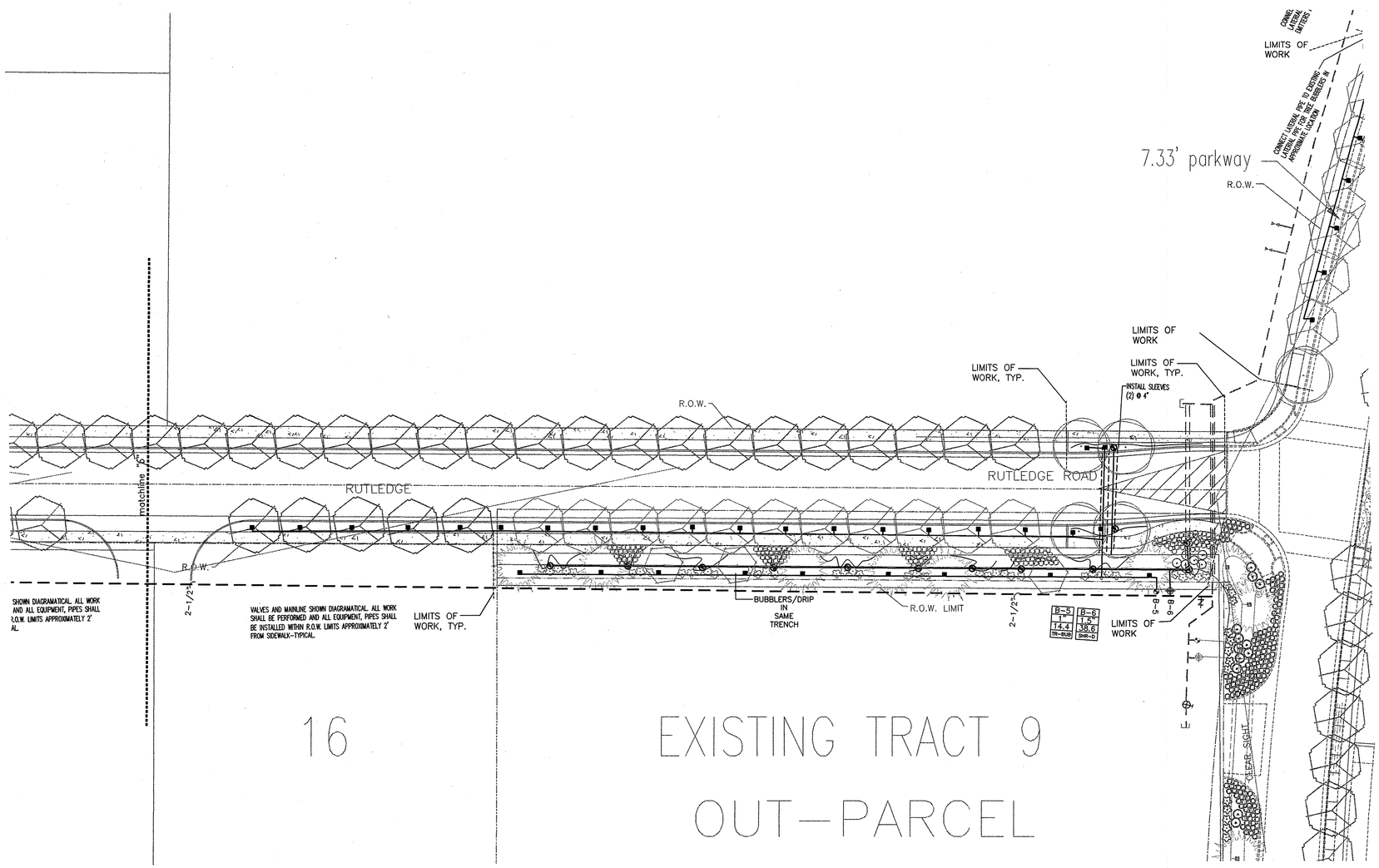
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
IRRIGATION PLANS

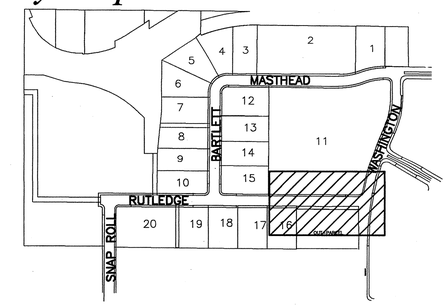
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 19 2004	APPROVED FEB - 2 2004			

City Project No.	Zone Map No.	Sheet	Of
6517.84	D-17	16	24

P:\04019\dwgs\cds\90%\4019-Irr.dwg 11-04-03 03:51:27 PM cdepugh



Key Map



Irrigation Legend and Schedule

FOR FURTHER INFORMATION REGARDING IRRIGATION MATERIALS AND PARTS, REFERENCE LEGEND, SHEET 20/24.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C	Automatic Controller & Pedestal Enclosure		Tree Bubbler
M	Water Meter		Pressure Regulator
	Backflow Preventer and enclosure		Drip Poly Pipe
			Manual Drain Valve
	Flow Sensor		Gate Valve
			Air Relief Valve
	Remote Control Master Valve		Irrigation Sleeve
	Remote Control Valve		Irrigation Main Line Piping
	Remote Drip Valve Drip Filter		Irrigation Lateral Piping
	Surge Protector Ground Rod		

NOTE: IRRIGATION PIPING IS SHOWN DIAGRAMATIC DUE TO SCALE:
CONTRACTOR SHALL INSTALL ALL IRRIGATION WITHIN PUBLIC RIGHT OF WAY.

Irrigation Notes

1. IRRIGATION SYSTEM SHALL BE INSTALLED AS PER C.O.A. SPECIFICATIONS.

2. GROUP VALVES WHERE POSSIBLE. CREATE MANIFOLDS OFF MAINLINE WITH SINGLE BALL VALVE.

3. CONTRACTOR SHALL INSTALL IRRIGATION LATERAL PIPING AS PER PIPE SIZING CHART. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF PIPE SIZING.

4. DRIP POLY TUBING LENGTHS NOT TO EXCEED 100 LF.

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMAND	
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

Valve Legend

VALVE/STATION NUMBER
VALVE SIZE
VALVE DEMAND
HEAD TYPE

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Patrick Gay of the firm of Sites Southwest, a Registered Professional Landscape Architect in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction.

Landscape Architect's Seal and Signature
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
8-24-04

APPROVAL OF RECORD DRAWINGS
PROJECT LANDSCAPE ARCHITECT
8-24-04

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6517.84 16A04

30 15 0 30
SCALE: 1" = 30'

sites southwest

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
IRRIGATION PLAN AS-BUILTS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
6517.84	D-17	16A	24

AS-BUILT INFORMATION
CONTRACTOR HEADS UP DATE 8/23/04
DRAWING STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY Ron Rutledge DATE 9/04
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

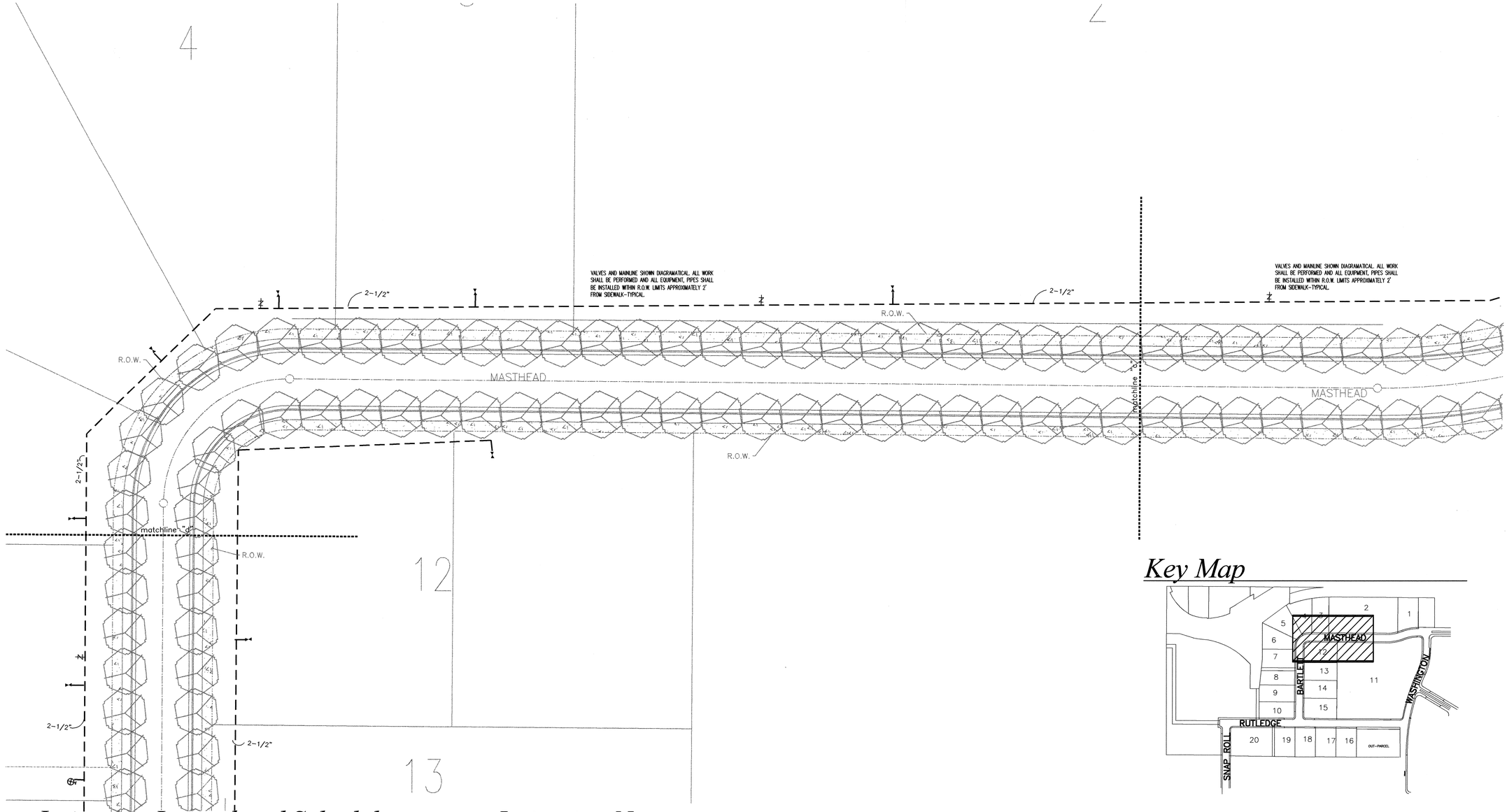
NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03
Drawn By: CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

P:\04019\dwgs\as-built\Unit2\4019-irr.dwg 8-17-04 01:24:06 PM paguilar



Key Map

Irrigation Legend and Schedule

FOR FURTHER INFORMATION REGARDING IRRIGATION MATERIALS AND PARTS, REFERENCE LEGEND, SHEET 20/24.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C	Automatic Controller & Pedestal Enclosure		Tree Bubbler
M	Water Meter	P	Pressure Regulator
	Backflow Preventer and enclosure		Drip Poly Pipe
			Manual Drain Valve
FS	Flow Sensor		Gate Valve
	Remote Control Master Valve		Air Relief Valve
	Remote Control Valve		Irrigation Sleeve
	Remote Drip Valve Drip Filter		Irrigation Main Line Piping
	Surge Protector Ground Rod		Irrigation Lateral Piping

NOTE: IRRIGATION PIPING IS SHOWN DIAGRAMATIC DUE TO SCALE: CONTRACTOR SHALL INSTALL ALL IRRIGATION WITHIN PUBLIC RIGHT OF WAY.

Irrigation Notes

1. IRRIGATION SYSTEM SHALL BE INSTALLED AS PER C.O.A. SPECIFICATIONS.

2. GROUP VALVES WHERE POSSIBLE. CREATE MANIFOLDS OFF MAINLINE WITH SINGLE BALL VALVE.

3. CONTRACTOR SHALL INSTALL IRRIGATION LATERAL PIPING AS PER PIPE SIZING CHART. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF PIPE SIZING.

4. DRIP POLY TUBING LENGTHS NOT TO EXCEED 100 LF.

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMAND	
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

Valve Legend

VALVE/STATION NUMBER
VALVE SIZE
VALVE DEMAND
HEAD TYPE

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD INFORMATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO — PATRICK N. GAY No. 271 — REGISTERED LANDSCAPE ARCHITECT
11.4.03

No.	Date	REMARKS / REVISIONS	BY
		DESIGN	

Designed By: GRAD — DATE: 11/04/03
Drawn By: CBD — DATE: 11/04/03
Checked By: PGAY — DATE: 11/04/03

26 6517.84 1704

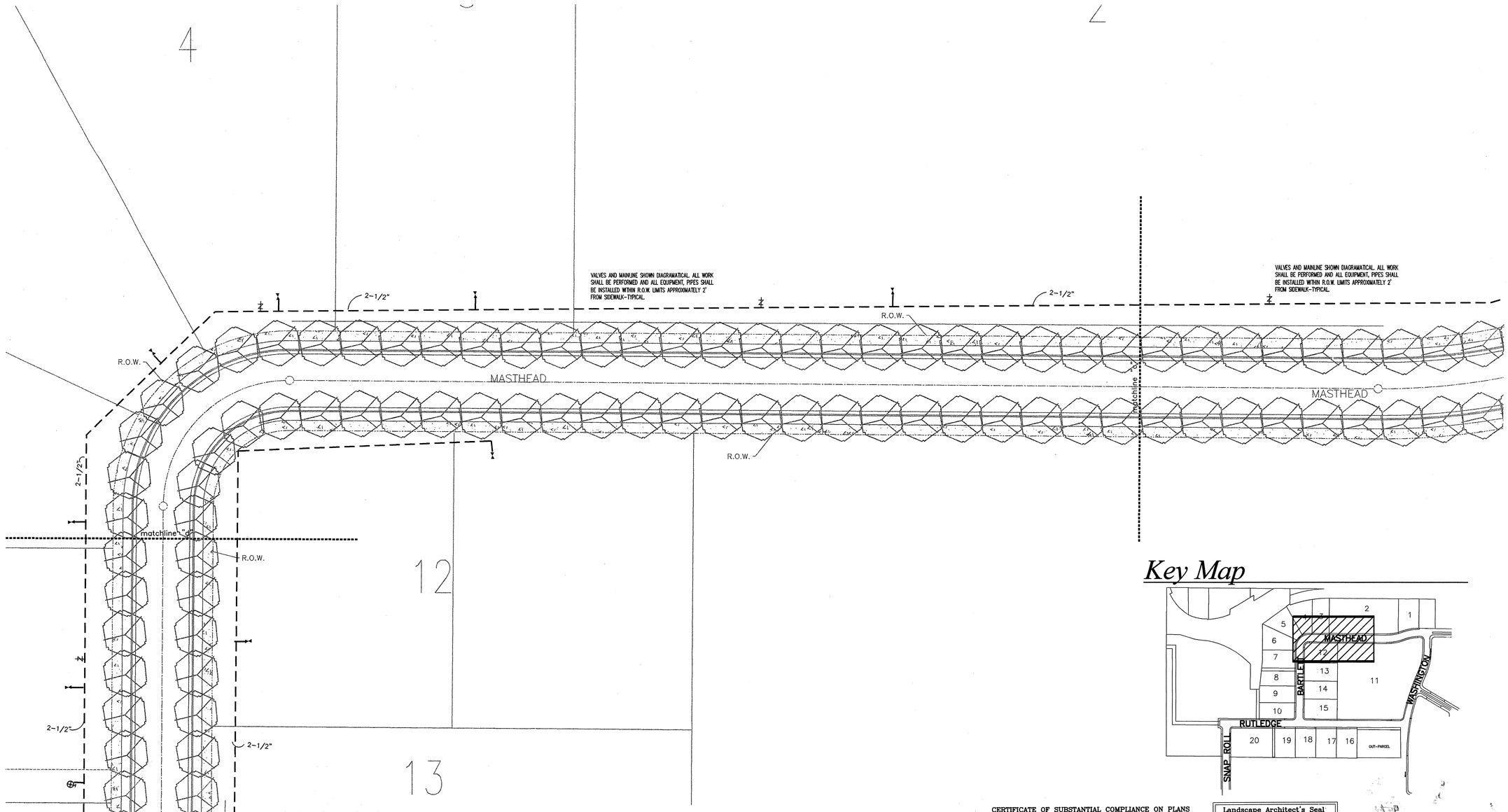
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
IRRIGATION PLANS

Design Review Committee: APPROVED JAN 19 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB - 2 2004
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6517.84 | Zone Map No. D-17 | Sheet 17 Of 24

P:\04019\dwgs\cds\90%\4019-Irr.dwg 11-04-03 03:51:44 PM cdepugh



Key Map

Irrigation Legend and Schedule

FOR FURTHER INFORMATION REGARDING IRRIGATION MATERIALS AND PARTS, REFERENCE LEGEND, SHEET 20/24.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C	Automatic Controller & Pedestal Enclosure		Tree Bubbler
M	Water Meter	P	Pressure Regulator
	Backflow Preventer and enclosure		Drip Poly Pipe
			Manual Drain Valve
FM	Flow Sensor		Gate Valve
	Remote Control Master Valve	A	Air Relief Valve
	Remote Control Valve		Irrigation Sleeve
	Remote Drip Valve Drip Filter		Irrigation Main Line Piping
	Surge Protector Ground Rod		Irrigation Lateral Piping

NOTE: IRRIGATION PIPING IS SHOWN DIAGRAMATIC DUE TO SCALE: CONTRACTOR SHALL INSTALL ALL IRRIGATION WITHIN PUBLIC RIGHT OF WAY.

Irrigation Notes

1. IRRIGATION SYSTEM SHALL BE INSTALLED AS PER C.O.A. SPECIFICATIONS.

2. GROUP VALVES WHERE POSSIBLE. CREATE MANIFOLDS OFF MAINLINE WITH SINGLE BALL VALVE.

3. CONTRACTOR SHALL INSTALL IRRIGATION LATERAL PIPING AS PER PIPE SIZING CHART. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF PIPE SIZING.

4. DRIP POLY TUBING LENGTHS NOT TO EXCEED 100 LF.

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMAND	
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

Valve Legend

VALVE/STATION NUMBER
VALVE SIZE
VALVE DEMAND
HEAD TYPE

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Patrick Gay of the firm of Sites Southwest, a Registered Professional Landscape Architect in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction.

Landscape Architect's Seal and Signature

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
8-24-04

APPROVAL OF RECORD DRAWINGS
PROJECT LANDSCAPE ARCHITECT
8-24-04

26 6517.84 17A04

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR HEADS UP DATE 8/23/04
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE 9/1/04
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

LANDSCAPE ARCHITECT'S SEAL

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03
Drawn By: CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

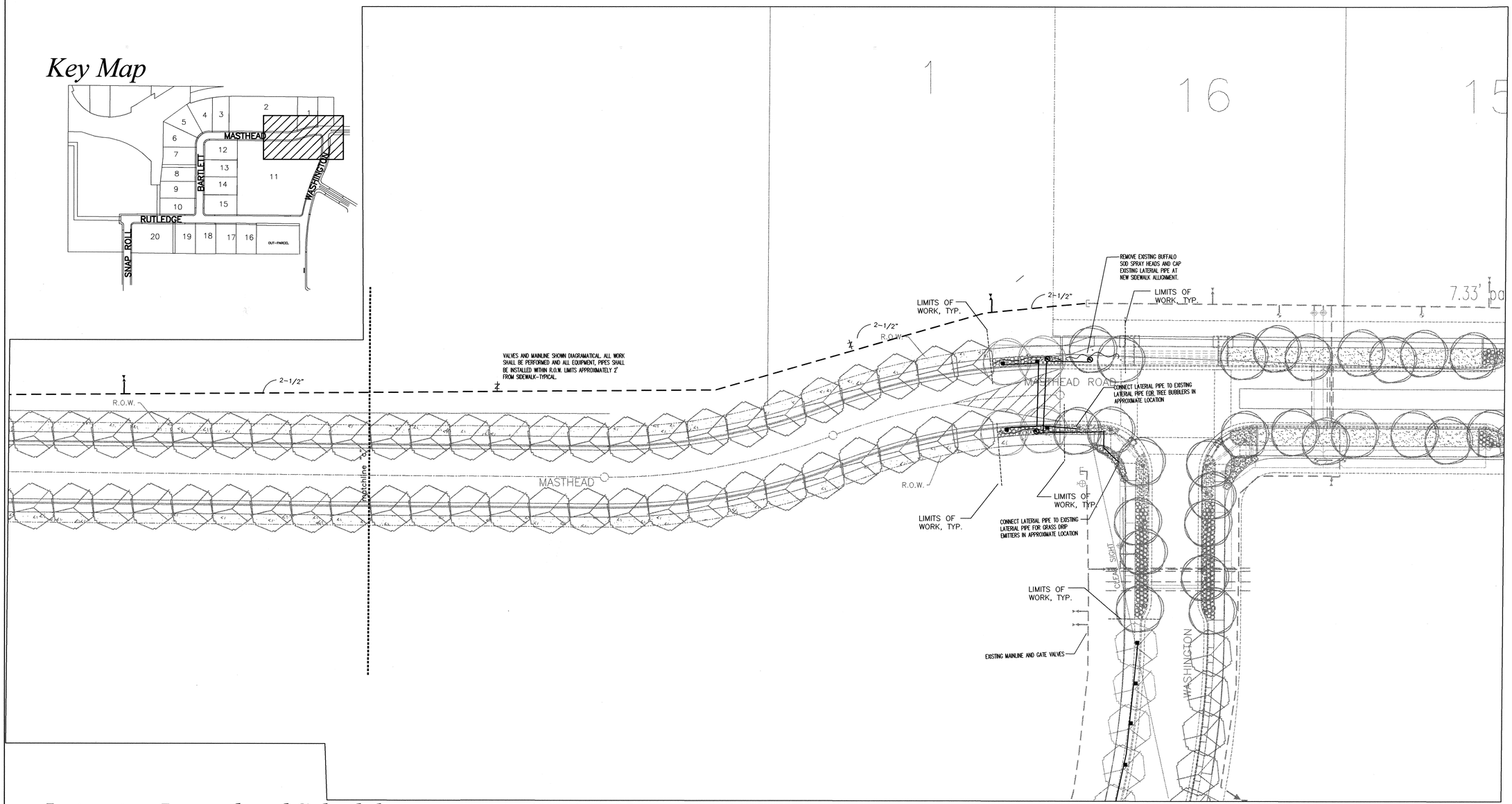
JOURNAL CENTER 2-UNIT 2
IRRIGATION PLAN AS-BUILTS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet Of
6517.84	D-17	17A 24

P:\04019\dwgs\as-built\Unit2\4019-irr.dwg 8-17-04 01:24:13 PM paguilar

Key Map



Irrigation Legend and Schedule

FOR FURTHER INFORMATION REGARDING IRRIGATION MATERIALS AND PARTS, REFERENCE LEGEND, SHEET 20/24.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C	Automatic Controller & Pedestal Enclosure		Tree Bubbler
M	Water Meter		Pressure Regulator
	Backflow Preventer and enclosure		Drip Poly Pipe
FM	Flow Sensor		Manual Drain Valve
	Remote Control Master Valve		Gate Valve
	Remote Control Valve		Air Relief Valve
	Remote Drip Valve Drip Filter		Irrigation Sleeve
	Surge Protector Ground Rod		Irrigation Main Line Piping
			Irrigation Lateral Piping

NOTE: IRRIGATION PIPING IS SHOWN DIAGRAMATIC DUE TO SCALE: CONTRACTOR SHALL INSTALL ALL IRRIGATION WITHIN PUBLIC RIGHT OF WAY.

Irrigation Notes

1. IRRIGATION SYSTEM SHALL BE INSTALLED AS PER C.O.A. SPECIFICATIONS.

2. GROUP VALVES WHERE POSSIBLE. CREATE MANIFOLDS OFF MAINLINE WITH SINGLE BALL VALVE.

3. CONTRACTOR SHALL INSTALL IRRIGATION LATERAL PIPING AS PER PIPE SIZING CHART. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF PIPE SIZING.

4. DRIP POLY TUBING LENGTHS NOT TO EXCEED 100 LF.

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMAND	
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

Valve Legend

VALVE/STATION NUMBER
VALVE SIZE
VALVE DEMAND
HEAD TYPE

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11-9-03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD — DATE: 11/04/03
Drawn By: CBD — DATE: 11/04/03
Checked By: PGAY — DATE: 11/04/03

26 6517.84 1804

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

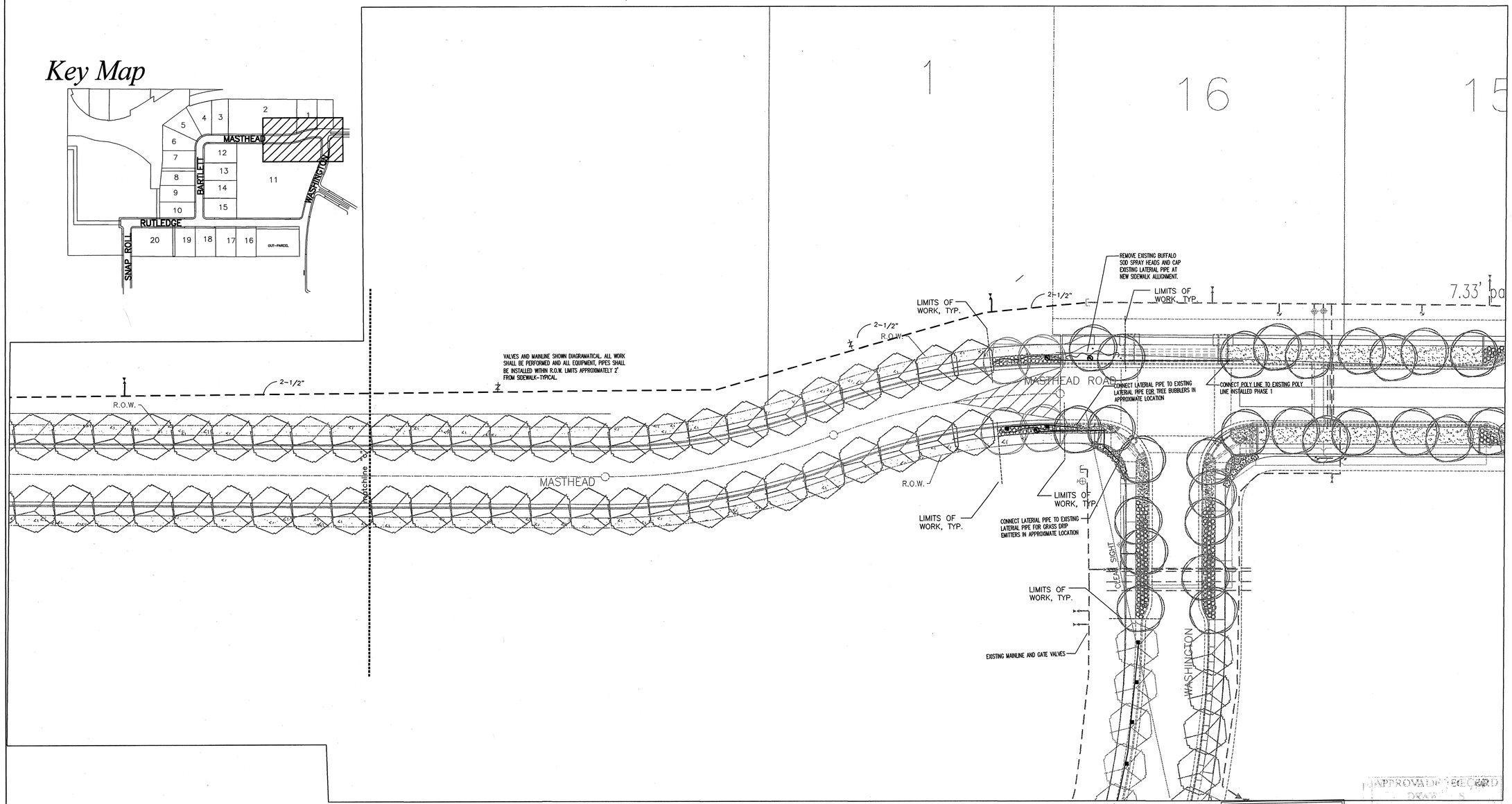
JOURNAL CENTER 2-UNIT 2
IRRIGATION PLANS

Design Review Committee — APPROVED JAN 1 9 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval — APPROVED FEB - 2 2004 CITY
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
6517.84	D-17	18	24

P:\04019\dwgs\cds\90%\4019-Irr.dwg 11-04-03 03:52:00 PM cdepugh

Key Map



Irrigation Legend and Schedule

FOR FURTHER INFORMATION REGARDING IRRIGATION MATERIALS AND PARTS, REFERENCE LEGEND, SHEET 20/24.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C	Automatic Controller & Pedestal Enclosure		Tree Bubbler
M	Water Meter	P	Pressure Regulator
	Backflow Preventer and enclosure		Drip Poly Pipe
			Manual Drain Valve
FS	Flow Sensor		Gate Valve
	Remote Control Master Valve		Air Relief Valve
	Remote Control Valve		Irrigation Sleeve
	Remote Drip Valve Drip Filter		Irrigation Main Line Piping
	Surge Protector Ground Rod		Irrigation Lateral Piping

NOTE: IRRIGATION PIPING IS SHOWN DIAGRAMATIC DUE TO SCALE: CONTRACTOR SHALL INSTALL ALL IRRIGATION WITHIN PUBLIC RIGHT OF WAY.

Irrigation Notes

1. IRRIGATION SYSTEM SHALL BE INSTALLED AS PER C.O.A. SPECIFICATIONS.

2. GROUP VALVES WHERE POSSIBLE. CREATE MANIFOLDS OFF MAINLINE WITH SINGLE BALL VALVE.

3. CONTRACTOR SHALL INSTALL IRRIGATION LATERAL PIPING AS PER PIPE SIZING CHART. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF PIPE SIZING.

4. DRIP POLY TUBING LENGTHS NOT TO EXCEED 100 LF.

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMAND	
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

Valve Legend

VALVE/STATION NUMBER
VALVE SIZE
VALVE DEMAND
HEAD TYPE

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Patrick Gay of the firm of Sites Southwest, a Registered Professional Landscape Architect in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction.

Landscape Architect's Seal and Signature

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
8-24-04

APPROVAL OF RECORD DRAWINGS
PROJECT LANDSCAPE ARCHITECT:
8-24-04

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6517.8418A04

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR HEADS UP DATE 6/23/04
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY Ken Ledge DATE 9/04
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03
Drawn By: CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

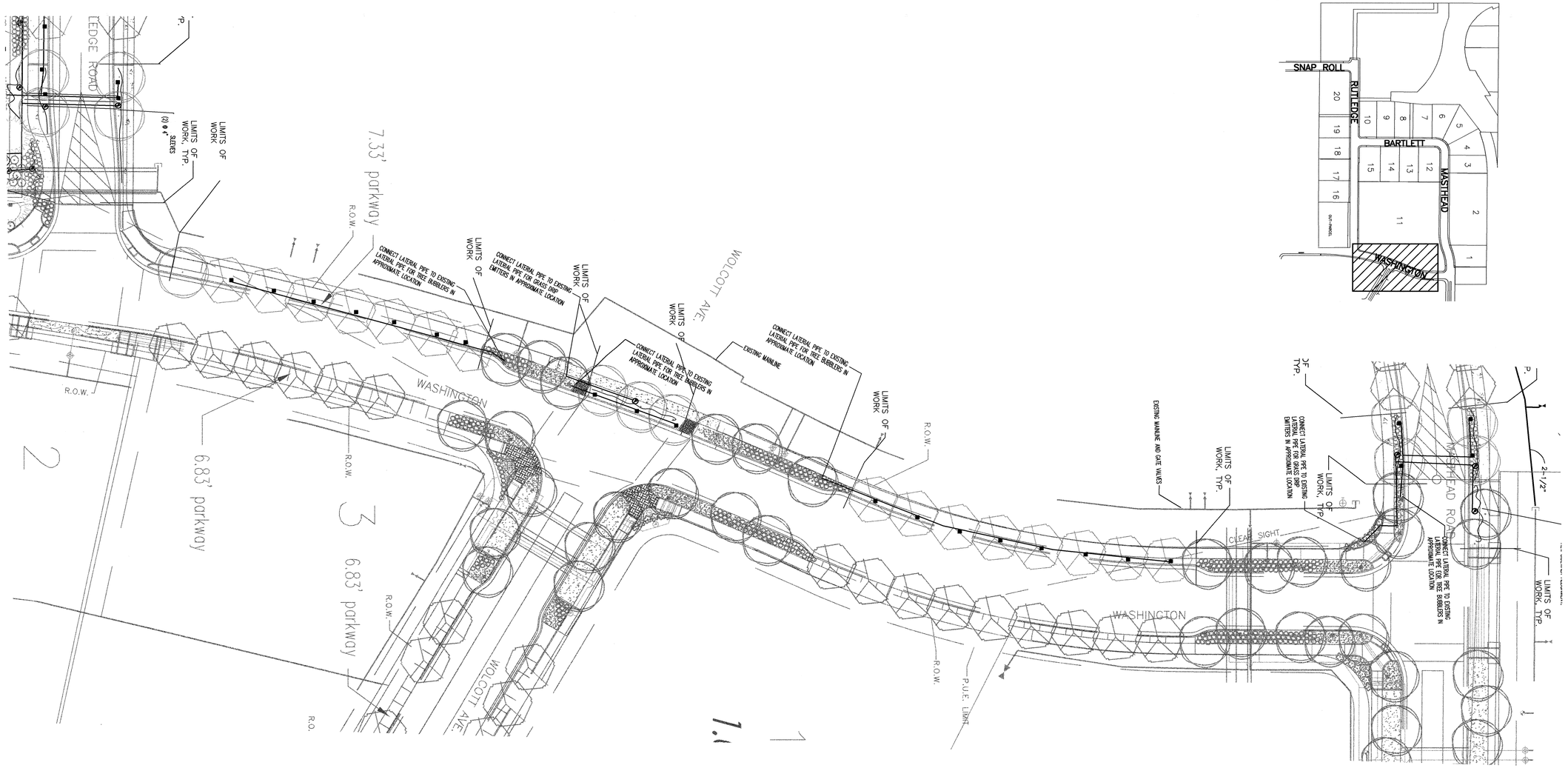
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
IRRIGATION PLAN AS-BUILTS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
6517.84	D-17	18A	24

P:\04019\dwgs\as-built\Unit2\4019-irr.dwg 8-17-04 01:24:21 PM paguilar



Key Map

Irrigation Legend and Schedule

FOR FURTHER INFORMATION REGARDING IRRIGATION MATERIALS AND PARTS, REFERENCE LEGEND, SHEET 20/24.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C	Automatic Controller & Pedestal Enclosure	■	Tree Bubbler
M	Water Meter	P	Pressure Regulator
△	Backflow Preventer and enclosure	~	Drip Poly Pipe
FM	Flow Sensor		Manual Drain Valve
	Remote Control Master Valve		Gate Valve
	Remote Control Valve	A	Air Relief Valve
	Remote Drip Valve Drip Filter	= =	Irrigation Sleeve
	Surge Protector Ground Rod	— —	Irrigation Main Line Piping
		⊥	Irrigation Lateral Piping

NOTE: IRRIGATION PIPING IS SHOWN DIAGRAMATIC DUE TO SCALE:
CONTRACTOR SHALL INSTALL ALL IRRIGATION WITHIN PUBLIC RIGHT OF WAY.

Irrigation Notes

1. IRRIGATION SYSTEM SHALL BE INSTALLED AS PER C.O.A. SPECIFICATIONS.

2. GROUP VALVES WHERE POSSIBLE. CREATE MANIFOLDS OFF MAINLINE WITH SINGLE BALL VALVE.

3. CONTRACTOR SHALL INSTALL IRRIGATION LATERAL PIPING AS PER PIPE SIZING CHART. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF PIPE SIZING.

4. DRIP POLY TUBING LENGTHS NOT TO EXCEED 100 LF.

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMAND	
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

Valve Legend

VALVE/STATION NUMBER
VALVE SIZE
VALVE DEMAND
HEAD TYPE

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
WORK INSPECTED BY — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11-4-03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD — DATE: 11/04/03
Drawn By: CBD — DATE: 11/04/03
Checked By: PGAY — DATE: 11/04/03

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6517.84 1904

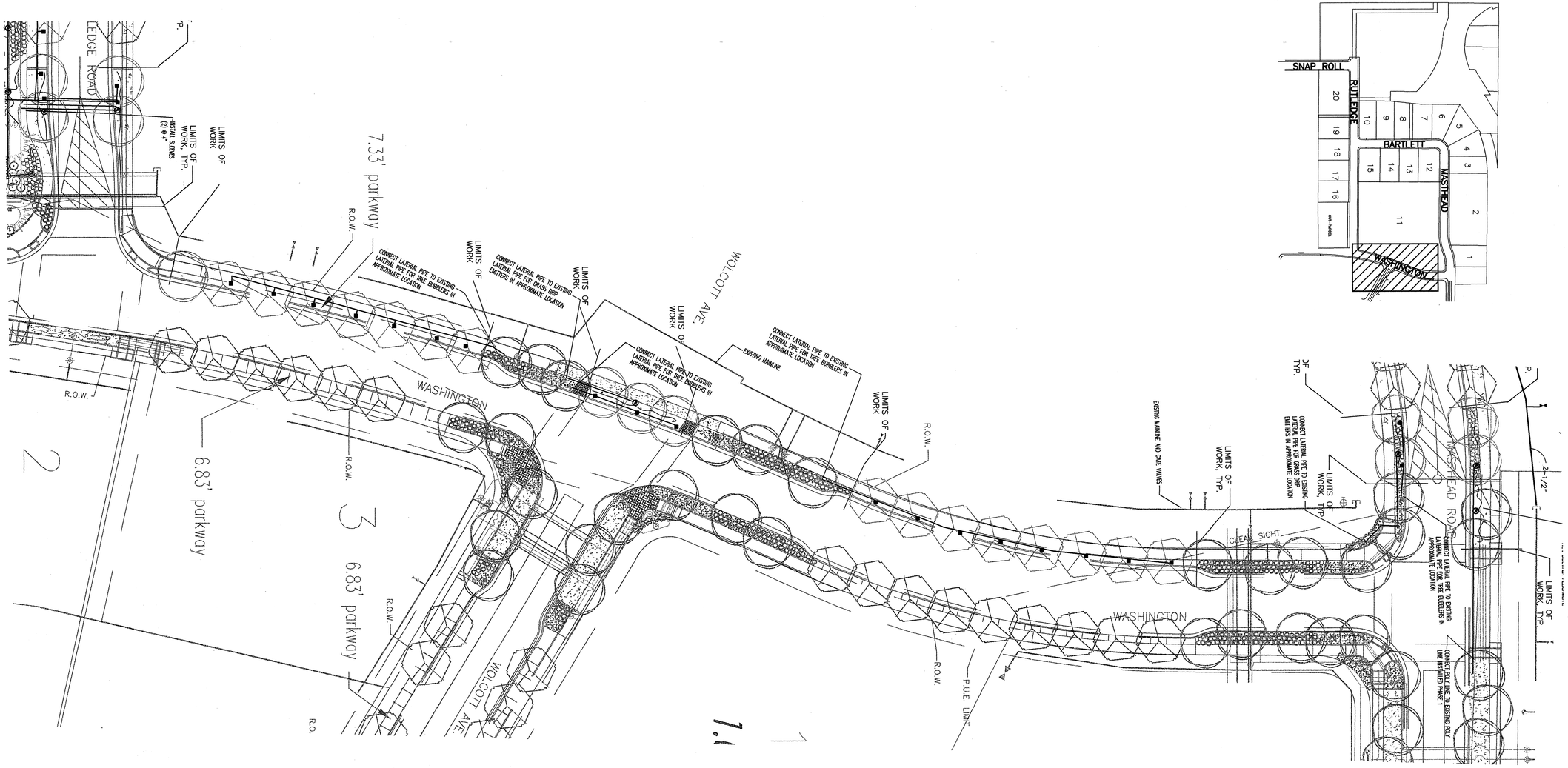
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
IRRIGATION PLANS

Design Review Committee: APPROVED JAN 1 0 2004
City Engineer Approval: APPROVED FEB - 2 2004
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6517.84 | Zone Map No. D-17 | Sheet 19 Of 24

P:\04019\dwgs\cds\90%\4019-Irr.dwg 11-04-03 03:52:19 PM cdepugh



Key Map

Irrigation Legend and Schedule

FOR FURTHER INFORMATION REGARDING IRRIGATION MATERIALS AND PARTS, REFERENCE LEGEND, SHEET 20/24.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C	Automatic Controller & Pedestal Enclosure		Tree Bubbler
M	Water Meter		Pressure Regulator
	Backflow Preventer and enclosure		Drip Poly Pipe
			Manual Drain Valve
			Gate Valve
FS	Flow Sensor		Air Relief Valve
	Remote Control Master Valve		Irrigation Sleeve
	Remote Control Valve		Irrigation Main Line Piping
	Remote Drip Valve Drip Filter		Irrigation Lateral Piping
	Surge Protector Ground Rod		

NOTE: IRRIGATION PIPING IS SHOWN DIAGRAMATIC DUE TO SCALE: CONTRACTOR SHALL INSTALL ALL IRRIGATION WITHIN PUBLIC RIGHT OF WAY.

Irrigation Notes

1. IRRIGATION SYSTEM SHALL BE INSTALLED AS PER C.O.A. SPECIFICATIONS.

2. GROUP VALVES WHERE POSSIBLE. CREATE MANIFOLDS OFF MAINLINE WITH SINGLE BALL VALVE.

3. CONTRACTOR SHALL INSTALL IRRIGATION LATERAL PIPING AS PER PIPE SIZING CHART. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF PIPE SIZING.

4. DRIP POLY TUBING LENGTHS NOT TO EXCEED 100 LF.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Patrick Gay of the firm of Sites Southwest, a Registered Professional Landscape Architect in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction.

Landscape Architect's Seal and Signature

STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
8-24-04

PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMAND	
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

APPROVAL OF RECORD DRAWINGS

PROJECT LANDSCAPE ARCHITECT: 8-24-04

26 6517.84 19A04

Valve Legend

VALVE/STATION NUMBER
VALVE SIZE
VALVE DEMAND
HEAD TYPE

30 15 0 30
SCALE: 1" = 30'

sites southwest

AS-BUILT INFORMATION
CONTRACTOR: HEADS UP DATE
WORK STAKED BY DATE
INSPECTOR'S FIELD ACCEPTANCE BY: Ben Rutledge DATE 9/04
VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

LANDSCAPE ARCHITECT'S SEAL

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03
Drawn By: CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

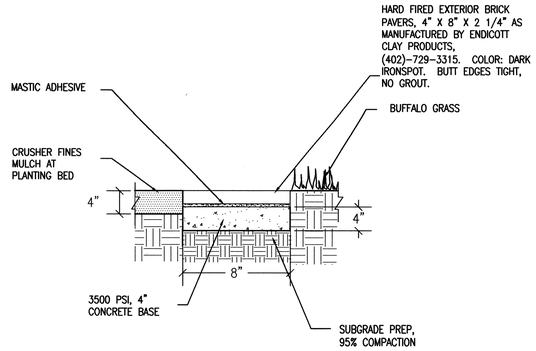
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
IRRIGATION PLAN AS-BUILTS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

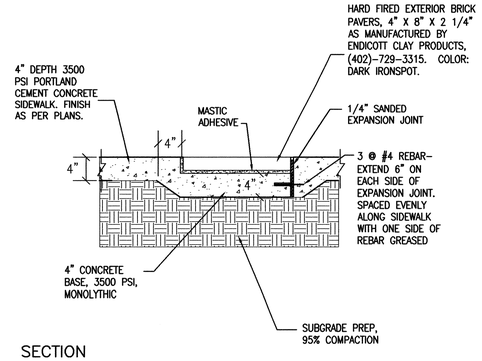
City Project No.	Zone Map No.	Sheet	Of
6517.84	D-17	19A	24

P:\04019\dwgs\as-built\Unit2\4019-Irr.dwg 8-17-04 01:24:30 PM paguilar



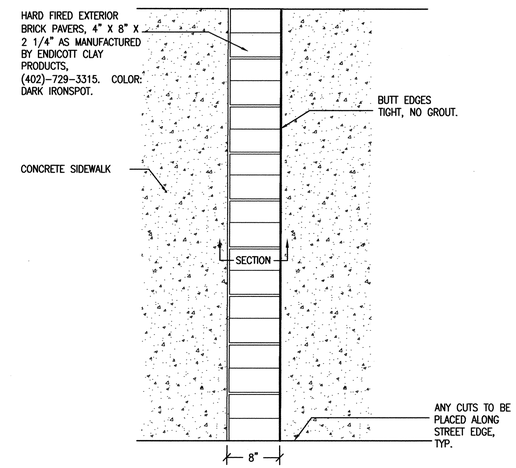
SECTION

A/20 BRICK MOWSTRIP

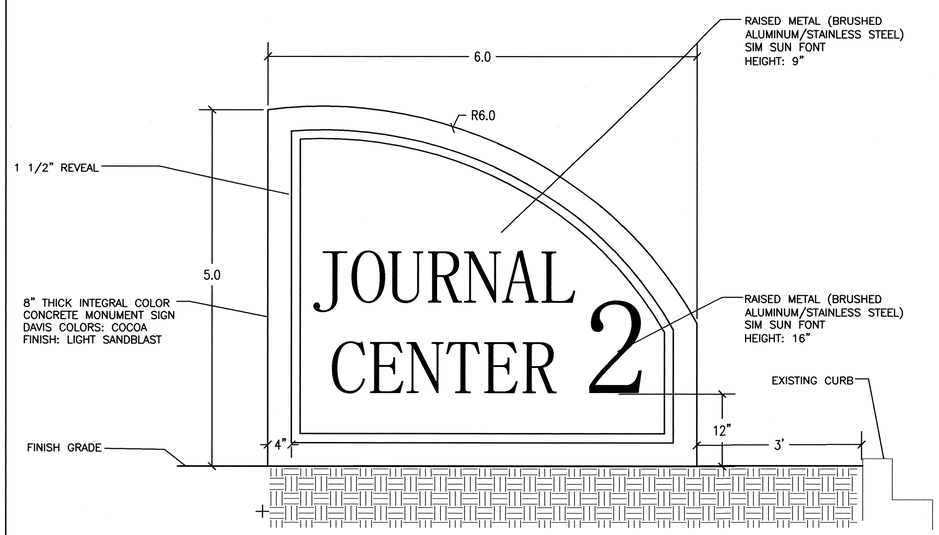


SECTION

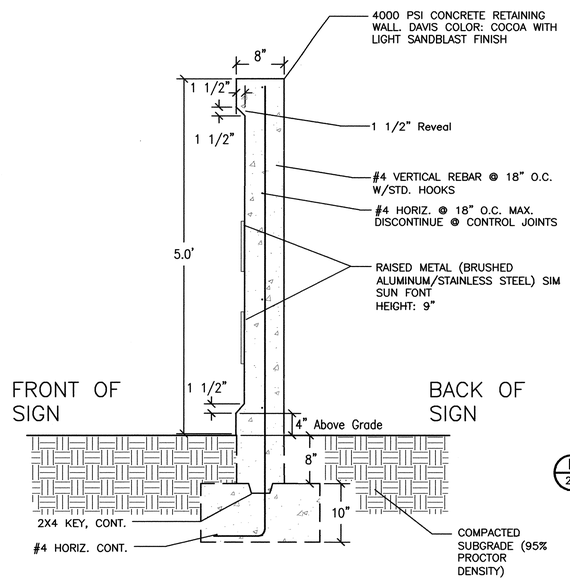
B/20 BRICK IN MORTAR/SIDEWALK



PLAN

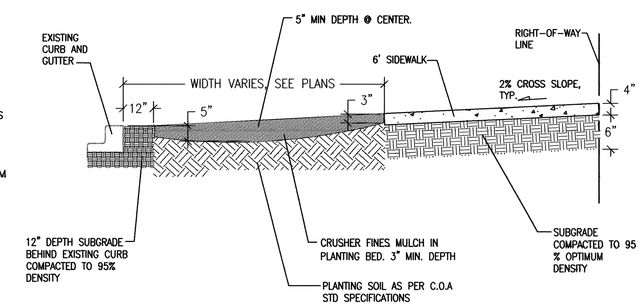


ELEVATION



SECTION

D/20 ENTRY MONUMENT SIGN



D/20 PARKWAY SWALE

26 6517.84 2004

sites southwest

AS-BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11.4.03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03
Drawn By: PAA.CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2-UNIT 2
CONSTRUCTION DETAILS

Design Review Committee: APPROVED JAN 1 0 2004
City Engineer Approval: APPROVED FEB - 2 2004
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6517.84 | Zone Map No. D-17 | Sheet 20 Of 24

P:\04019\dwgs\cds\90%\4019-Con.Det.dwg 11-04-03 03:44:56 PM cdepugh
XREF: p:/98192/8192BSE07.DWG

IRRIGATION LEGEND and SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	SIZE/NOZZLE	NOTES
C	Automatic Controller & Pedest. Enclosure	TUCOR STRONBOX	TWC-100-C SB-2455	Refer to Drawing	Pedestal mount with Rain Stat and Penn A-19ANC-1 Temperature Sensor
M	Water Meter		Per Code	2"	by owner
	Backflow Preventer and enclosure	WILKINS Strongbox	975 RPBA SBBC-60 ALHP	2"	Install per City of Albu. standard detail. Drawing number 2701 and 2389
FS	Flow Sensor Master Valve	Tucor Bermad	FS-200 910-P	2" 2"	Install per detail in 12" x 17" rectangular valve box w/ bolt down lid.
	Remote Control Master Valve	Rainbird	PEB	2"	Install per City of Albu. standard detail. Drawing number 2703
	Remote Control Valve	Rainbird	PEB	Refer to Drawing for Size	Install per City of Albu. standard detail. Drawing number 2703
	Buffalo Grass Turf Bubbler	Hunter	Institutional 4" PCN-20	PCN-20 2 GPM	Install per Bubbler detail, this sheet.
	Tree Bubbler	Rainbird	1803-5H-PCS060	.60 gpm	Install per City of Albu. standard detail. Drawing number 2710, mulch as per plan.
	Drip Poly Pipe	Toro	Toro EZ Drip Tubing EZH-50	1/2"	Install (2) EZ-2-20 2 gph emittters per shrub or perennial, (12) EZ-2-40 4 gph emitters per tree.
P	Pressure Regulator	Rainbird	PSI-L30x-075	3/4"	See detail this sheet.
	Remote Drip Valve Disc Filter	Rainbird Netafim	PEB 1" DF100-200 or	Size as per plan 1 1/2" DF150S-200	Install per City of Albu. standard detail. Drawing number 2703
	Manual Drain Valve	Nibco	Nibco 1"	1"	Install at low point of system as shown in plans. Place in 12" x 17" plastic valve box. Field verify.
	Gate Valve	Nibco	Nibco 2"	2"	Install per City of Albu. standard detail. Drawing number 2706
A	Air Relief Valve	Crispin	Crispin UL 10.0 1" Universal air release valve	1"	Install per City of Albu. standard detail. Drawing number 2705. Install at high points and saddles.
	Surge Protector with Ground Rod	Tucor	SP 100	Size as per plan	Install a 300' radius including branching Install as per manufactures specification
	Irrigation Sleeve		Class 200 w/ 12 ga. Pull Wire in Sleeve	2 sizes larger than total pipe to be sleeved	Paving sleeve(s) installed by General Contractor. Driveway and sidewalk sleeve(s) by Irrigation Contractor. All Controller wire sleeved separately in 1-1/4" sleeve.
	Irrigation Main Line Piping		Sch 40 PVC	Refer to Drawing for Size	See Specifications
	Irrigation Lateral Piping		Class 200 PVC	Refer to Drawing 18" minimum cover over pipe for Size	

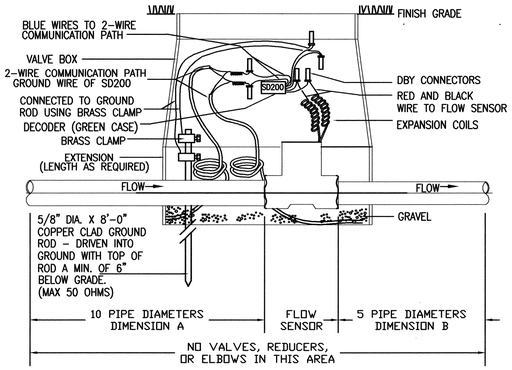
AUTOMATIC CONTROLLER DETAILS ARE PROVIDED ON THIS DETAIL SHEET DIRECTLY FROM THE MANUFACTURER'S RECOMMENDED DETAILS. SITES SOUTHWEST PROVIDED THESE DETAILS FOR CONTRACTOR CONVENIENCE AND ALL DIRECT QUESTIONS FOR THE TUCOR SYSTEM SHOULD BE DIRECTED TO TONY PAVLOVIC OF TUCOR, PHONE NUMBER " (724) 935-6850.

IRRIGATION NOTES:

1. Provide a complete, functioning automatic irrigation system including labor, materials, fees, taxes, equipment and other costs incidental to accomplishing the work.
2. Contractor shall maintain and provide all licensed requirements neccessary to complete said scope of work.
3. Acquire written approval from Landscape Architect for material substitutes prior to commencing work.
4. Locate existing underground utilities and obstacles prior to commencing work. Repair damage to utilities or finishes resulting from work at no additional expense to Owner.
5. Install work in accordance with applicable local codes and ordinances.
6. Coordinate installation with General Contractor, landscape contractor and other trades as required.
7. Coordinate sleeve and conduit requirements with General Contractor.
8. Extend control valve wires to farthest valve from controller(s) and adjacent to all valves shown.
9. All control valve wiring shall be direct burial, 600 volt, single conductor, solid copper, plastic insulated cable, rated for direct burial applications, U.F. and U.L. approved, 14 gauge minimum lead and 14 gauge minimum common ground wire. Verify wire size with manufacturer's requirements based upon wire lengths prior to installing. Use Tucor wire specs.
10. Connect remote sensor(s) to controller(s) with common ground wire in series prior to connecting to remote control valves. Use Tucor wire spec.
11. Make final electrical connection of controller(s) and backflow preventer per local electrical code. Provide all necessary fuse boxes, conduit, connector or other electrical devices to make connection.
12. Owner or Landscape Architect shall determine final controller location(s).
13. All construction shall conform to City of Albuquerque standard specifications. Unless otherwise approved on this plan set.

A-1 — Program and Station Number for Automatic Controller
2" — Valve Size in Inches
0.00 — Gallons Per Minute Per Valve
AAAA — Type Of Head

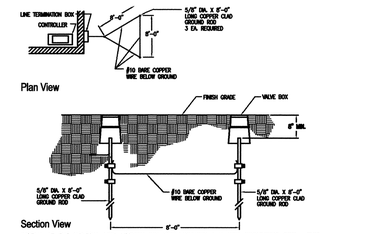
Ten days prior to commencing installation, verify static pressure. If static pressure is less than 75 PSI, do not start work until notified in writing to proceed from Owner. Adjust system as required to provide 100% coverage and to minimize over-spray onto paving and structure(s).



EXAMPLE: for 3" flow sensor:
Dimension A = Minimum 30" & Dimension B = Minimum 15"

Flow Master — Flow Sensor Installation Diagram

A/21 FLOW SENSOR INSTALLATION
NOT TO SCALE

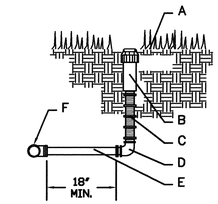


INSTALL AT THE CENTRAL LINE TERMINATION BOX LOCATION A 3-ROD GROUNDING GRID. THIS GROUNDING GRID SHALL CONSIST OF THREE (3) - 5/8" DIAMETER COPPER CLAD RODS EACH 8'-0" LONG. THE RODS SHALL BE DRIVEN INTO THE EARTH WITH TOPS NOT LESS THAN 8" BELOW THE FINISHED GRADE. THE RODS SHALL BE ARRANGED IN A TRIANGULAR PATTERN WITH NO ROD BEING CLOSER THAN 8'-0" TO ANY OTHER ROD. THE THREE (3) SHALL BE TIED TOGETHER BELOW GROUND BY A #10 OR LARGER BARE COPPER WIRE. THE WIRE SHALL BE SECURED AT EACH ROD USING A SEPARATE BRASS CLAMP FOR EACH CONNECTION. DO NOT ATTEMPT TO PLACE TWO OR MORE WIRES IN A SINGLE CLAMP.

THE GROUNDING GRID SHALL BE TESTED FOR EARTH RESISTANCE, USING A VIBRA GROUND, MEGAR OR OTHER APPROVED TYPE INSTRUMENT. THE TEST SHALL NOT BE RUN UNTIL THE GROUNDING GRID HAS BEEN INSTALLED FOR A FEW WEEKS AND THE EARTH HAS HAD AN OPPORTUNITY TO "SETTLE" AROUND THE RODS. THE RESISTANCE OF THE GROUNDING GRID SHALL NOT BE GREATER THAN 15 OHMS. TO HAVE GROUNDING NETWORK, THAT WILL BE AS EFFECTIVE AS POSSIBLE, THE RESISTANCE SHALL BE 5 OHMS OR LESS. IF NECESSARY THE GROUNDING GRID MAY NEED TO BE TREATED WITH SALT OR OTHER TYPE CHEMICAL IN ORDER TO IMPROVE IT. REMEMBER THAT THE EFFECTIVENESS OF THE SURGE ARRESTOR IS DRASTICALLY REDUCED AS THE RESISTANCE GOES "UP". ANYTHING OVER 15 OHMS RENDERS THE SURGE ARRESTOR ALMOST OF NO VALVE IN PROTECTING THE EQUIPMENT.

Flow Master — Grounding Grid Network
TWC 50/100/200/500

B/21 GROUNDING GRID NETWORK
NOT TO SCALE



GENERAL NOTES:

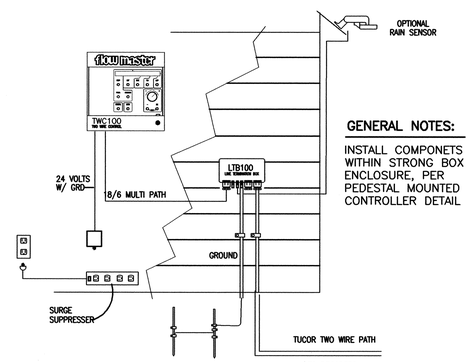
SET TOP OF HEAD FLUSH WITH FINISH GRADE.

CONSTRUCTION NOTES:

A. FINISH GRADE
B. SPRINKLER HEAD (SEE PLAN)
C. CUT OFF RISER
D. SCH 40 PVC THREADED ELL. (SxT)
E. PVC FLEXIBLE VINYL PIPE, STD IPS FROM AGRICULTURAL PRODUCTS
F. SCH 40 PVC TEE.

Note: bubblers are used in the turf areas to adhere to requirements of not using spray heads along back of curb. Contractor is to fine grade planting areas so that the water flow from the flood bubblers can evenly flow across the planting area. If field situations occur that prevent the grading from being constructed and will not allow the water to flow as describe, contact the Landscape Architect for direction.

C/21 BUBBLER
NOT TO SCALE

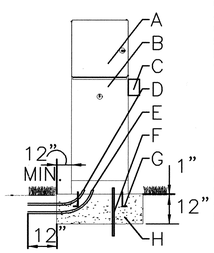


GENERAL NOTES:

INSTALL COMPONETS WITHIN STRONG BOX ENCLOSURE, PER PEDESTAL MOUNTED CONTROLLER DETAIL

Flow Master — New Construction - TWC 50/100/200

D/21 CONTROLLER TUCOR TWC 50
NOT TO SCALE



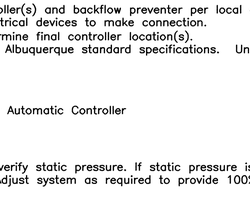
GENERAL NOTES:

1. INSTALL ELECTRICAL WIRING PER LOCAL CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK.
3. PROVIDE DRAINAGE AWAY FROM BASE OF PEDESTAL.
4. GROUND IRRIGATION BOXES WITH GROUNDING ROD PER N.E.C.
5. INSTALL TEMPERATURE SENSOR TO NORTH SIDE OF CONTROLLER PEDESTAL W/ STAINLESS STEEL SCREWS

CONSTRUCTION NOTES:

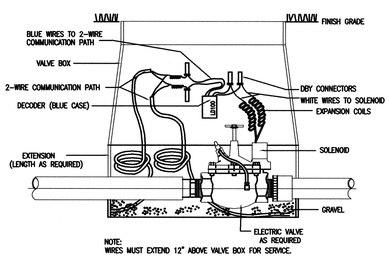
A. CONTROLLER
B. PEDESTAL
C. TEMPERATURE SENSOR
D. ELECTRICAL SERVICE CONDUIT
E. REMOTE CONTROL VALVE WIRING CONDUIT
F. GROUNDING ROD(S) PER MANUFACTURER'S REQUIREMENTS
G. ANCHOR BOLTS
H. CONCRETE BASE, 3,000 PSI

E/21 PEDESTAL MOUNTED CONTROLLER
NOT TO SCALE



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" EXTENSIONS.
E. 4" LAYER OF 3/4" GRAVEL
F. INLINE PRESSURE REGULATOR- SEE IRRIGATION LEGEND AND PLAN.

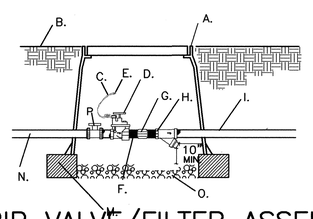
F/21 INLINE PRESSURE REGULATOR
NOT TO SCALE



Flow Master — Valve & Decoder Detail

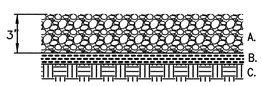
NOTE: INSTALL THE AUTOMATIC VALVE PER THE CITY OF ALBUQUERQUE STANDARD DETAIL. THIS DETAIL IS TO CLARIFY THE WIRING CRITERIA ONLY.

G/21 DECODER TO VALVE WIRING
NOT TO SCALE



A. BROOKS PROJUCTS INC. 1419-18 BODY (ABS) VALVE BOX W/BOLT DOWN COVER.(ABS) AND ONE 8" EXTENSION.
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. SCH. 80 NIPPLE
G. SCH. 80 COUPLING
H. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
I. LATERAL LINE
M. 8" X 8" X 16" CMU CONCRETE BLOCK
N. SCH 80 PVC NIPPLE
O. 4" LAYER OF 3/4" GRAVEL
P. SPEARS TRUE UNION SCHEDULE 80 PVC BALL VALVE

H/21 DRIP VALVE/FILTER ASSEMBLY
NOT TO SCALE



GENERAL NOTES:

PRESSURE REGULATORS ARE IN PLANTING AREAS FOR FLEXIBILITY OF PLACING DRIP LINE IN THE FIELD. CONTRACTOR IS TO PLACE DRIP LINE AROUND PLANT MATERIAL IN THE BEST MANNER POSSIBLE THAT WILL ADEQUATE WATER TO THE PLANT MATERIAL TO SUSTAIN PLANT GROWTH. DO NOT EXCEED DRIP LINE RUNS OF 170'.

CONSTRUCTION NOTES:

A. 3" LAYER OF CRUSHER FINES
B. DRIP LINE
C. SOIL

I/21 DRIP LINE / CRUSHER FINES
NOT TO SCALE

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO — PATRICK N. GAY No. 271 — REGISTERED LANDSCAPE ARCHITECT
11.4.03

No.	Date	REMARKS REVISIONS DESIGN	BY

Designed By: PG — DATE: 11/04/03
Drawn By: CBD — DATE: 11/04/03
Checked By: PG — DATE: 11/04/03

26 6517.84 2104

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

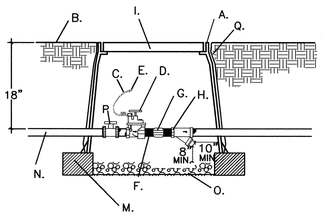
JOURNAL CENTER 2-UNIT2
IRRIGATION DETAILS

Design Review Committee: APPROVED JAN 19 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: FEB - 2 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

sites southwest

City Project No. 6517.84 | Zone Map No. D-17 | Sheet 21 Of 24

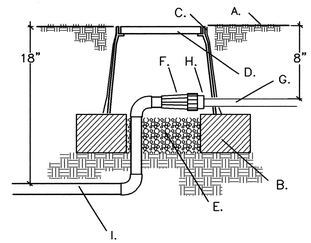
P:\04019\dwgs\cds\90%\4019-irr.det.dwg 11-04-03 03:48:03 PM cdepugh



A. BROOKS PRODUCTS INC 1730 PB–18 VALVE BOX WITH 1730 BOLT DOWN COVER AND (2) 6 1/2" EXTENSIONS.
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE– SEE IRRIGATION PARTS LIST.
E. DRY SPLICE CONNECTOR OR EQUAL
F. SCH 80 NIPPLE
G. SCH 80 COUPLING
H. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER SEE IRRIGATION NOTES.
I. LOCKING VALVE BOX COVER
M. 8" X 8" X 16" CMU SOLID CONCRETE BLOCK
N. MAINLINE
O. 4" LAYER OF 3/4" GRAVEL
P. BALL VALVE
Q. 6MM BLACK POLYETHYLENE PLASTIC TAPE TO ALL INLET AND OUTLET PIPE AND INSTALL FULL LENGTH OF VALVE BOX BOTTOM.

A/22 DRIP VALVE/FILTER ASSEMBLY

NOT TO SCALE

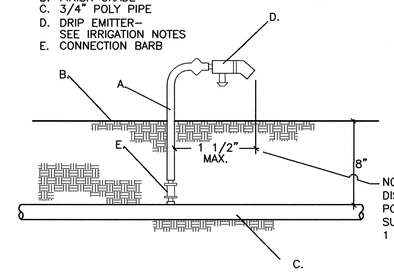


A. FINISH GRADE
B. 2 @ 4" X 4" X 8" SOLID CMU BLOCK.
C. 6MM BLACK POLYETHYLENE PLASTIC TAPE TO ALL INLET AND OUTLET PIPE. INSTALL FULL LENGTH OF VALVE BOX.
D. BROOK'S PRODUCTS INC, 910 BODY VALVE BOX WITH 901–2B BOLT DOWN COVER, OR APPROVED EQUAL, COLOR: GREEN
E. 4" LAYER OF 3/4" GRAVEL
F. INLINE PRESSURE REGULATOR– SEE IRRIGATION NOTES
G. DRIP POLY PIPE (SEE IRRIGATION NOTES)
H. PVC TO POLY ADAPTER
I. PVC LATERAL

B/22 INLINE PRESSURE REGULATOR

NOT TO SCALE

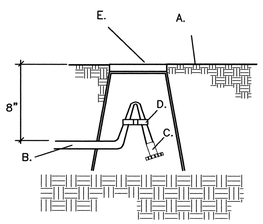
A. 1/4" FLEXIBLE TUBING
B. FINISH GRADE
C. 3/4" POLY PIPE
D. DRIP EMITTER– SEE IRRIGATION NOTES
E. CONNECTION BARB



NOTE:
DISTANCE BETWEEN EMITTER AND POINT WHERE 1/4" FLEXIBLE TUBING SURFACES ABOVE GRADE SHALL BE 1 1/2 INCH MAXIMUM.

C/22 EMITTER/POLY PIPE CONNECTION

NOT TO SCALE



A. FINISH GRADE
B. 3/4" POLY LINE
C. RAINBIRD 700CF–21 POLY LINE CAP (OR APPROVED EQUAL)
D. RAINBIRD 700CF–22 FIGURE 8 END CLOSURE (OR APPROVED EQUAL)
E. BROOKS 910 VALVE BOX WITH GREY BOLT DOWN COVER (OR APPROVED EQUAL)

D/22 POLY END CAP

NOT TO SCALE

LATERAL PIPE SIZING CHART

LATERALS SHALL BE CLASS 200 PVC, SIZED AS INDICATED BELOW.

MAXIMUM DEMANDAND%%	
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

IRRIGATION NOTES

THE CONTRACTOR SHALL BE FAMILIAR WITH THESE 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.

WHERE EVER APPLICABLE, PLACE MAINLINE AND LATERAL PIPING WITHIN TWO (2') FEET OF FACE OF CURB (F.O.C) 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.

DRIP SUPPLY PIPING SHALL BE LOW DENSITY 3/4" POLYETHYLENE TUBING. DEPTH OF BURY SHALL BE 8". MAXIMUM RUN OF PIPE FROM POINT OF CONNECTION AT PRESSURE REGULATOR SHALL BE 150 LINEAR FEET. MAXIMUM FLOW FROM POINT OF CONNECTION AT PRESSURE REGULATOR SHALL BE 5 GPM. DISTRIBUTION TUBING SHALL BE 1/4" FLEXIBLE POLYVINYL TUBING. MAXIMUM LENGTH OF DISTRIBUTION TUBING SHALL BE EIGHT FEET.

ALL DRIP SUPPLY FITTINGS SHALL BE COMPRESSION TYPE FITTINGS. ALL DISTRIBUTION TUBING FITTINGS SHALL BE BARBED TYPE CONNECTIONS.

EACH SHRUB WITH 2 FT OR GREATER ON CENTER SPACING SHALL BE DRIP IRRIGATED WITH (2) TWO PRESSURE COMPENSATING 2 GPH XB–20 RAINBIRD EMITTERS (OR APPROVED EQUAL). EACH SHRUB WITH LESS THAN 2 FT. ON CENTER SPACING SHALL BE DRIP IRRIGATED WITH (1) ONE 2 GPH XB–20 RAINBIRD EMITTERS (OR APPROVED EQUAL).

DRIP ZONE AUTOMATIC VALVES SHALL BE ACCOMPANIED BY A 150 MESH ROTARY DISK FILTER– RAINBIRD RAPIDCLEAN MODEL (OR APPROVED EQUAL). SIZE AS ZONE DEMAND REQUIRES. REFERENCE PIPE SIZING CHART AND MANUFACTURER'S SPECIFICATIONS.

HARD PIPE TO POLY PIPE TRANSITION SHALL BE MADE AT PRESSURE REGULATOR AS PER THE DETAILS. PRESSURE REGULATOR SHALL REDUCE OPERATING PRESSURE TO 30 PSI AT THE REQUIRED FLOW FOR EACH DRIP ZONE– RAINBIRD PSI–L30X (OR APPROVED EQUAL).

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.

sites southwest

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6517.84 2204

AS-BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
PATRICK N. GAY
No. 271
REGISTERED LANDSCAPE ARCHITECT
11-4-03

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: GRAD DATE: 11/04/03
Drawn By: PAA,CBD DATE: 11/04/03
Checked By: PGAY DATE: 11/04/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER 2–UNIT 2
IRRIGATION DETAILS

Design Review Committee: APPROVED JAN 1 9 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB – 2 CITY
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6517.84 | Zone Map No. D–17 | Sheet 22 Of 24

P:\04019\dwgs\cds\90%\4019–irr.det.dwg 11–04–03 03:47:03 PM cdepugh
XREF: p:/98192/8192BSE07.DWG

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.

2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPERATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.

3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.

4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.

5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.

6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

△1 11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.

17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

△2 19. 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
    1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
    2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
    3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

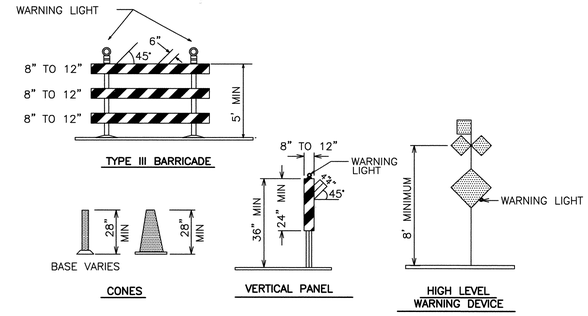
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

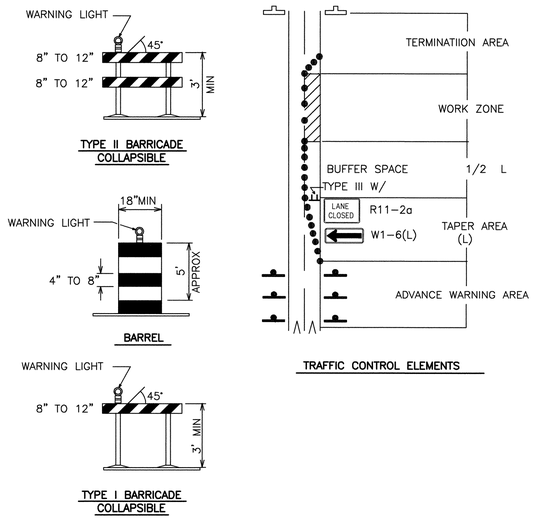
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

△3 26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.

△4 27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPTMENT, BOTH PERMANENT AND TEMPORARY.





LEGEND

- WORK AREA
- ● BARRICADE – TYPE I, TYPE II, OR BARREL
- BARRICADE – TYPE III
- VERTICAL PANEL
- WARNING SIGN
- D DISTANCE BETWEEN SIGNS – A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- S SPACING BETWEEN BARRICADES – A DISTANCE MEASURED IN FEET EQUAL TO THE STREET LIMIT OF THE STREET
- L TAPER LENGTH – SEE CHART BELOW

THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

TAPER REQUIREMENT

SPEED LIMIT (MPH)	TAPER LENGTH(L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED MILES PER HOUR	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

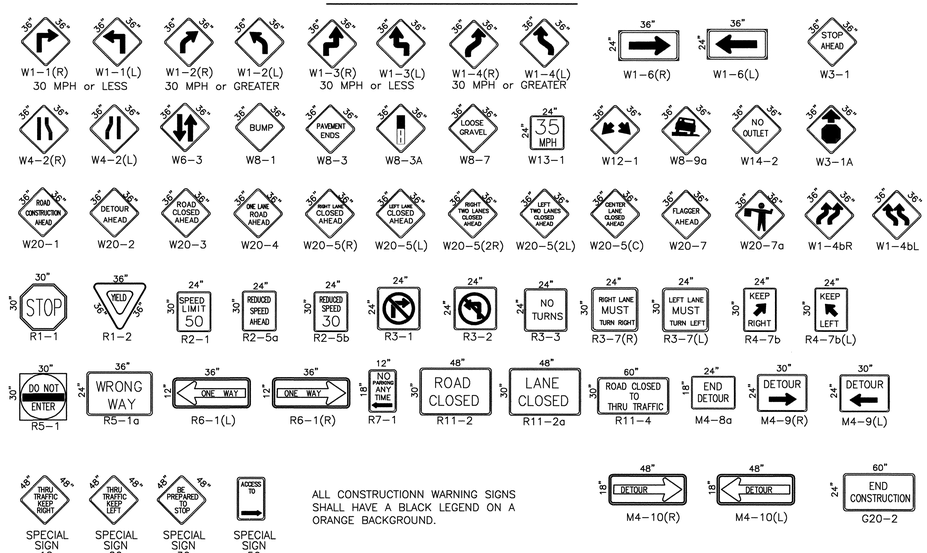
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
40 MPH OR GREATER	$L = W \times S$

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

SIGN FACE DETAILS



ALL CONSTRUCTIONN WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

AS-BUILT INFORMATION

	DATE
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

SEAL

ENGINEER'S SEAL

COA STND.

NO.	DATE	REMARKS	BY
△1	9/25/91	ADD NOTE NO. 27	J.D.L.
△2	9/24/97	REVISED NOTE NO. 26	J.D.L.
△3	9/24/97	REVISED NOTE NO. 19	J.D.L.
△4	9/24/97	REVISED NOTE NO. 11	J.D.L.

REVISIONS

DESIGN

DESIGNED BY COA	DATE 12/03/01
DRAWN BY COA	DATE 12/03/01
CHECKED BY COA	DATE 12/03/01

26 6517.84 2304

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

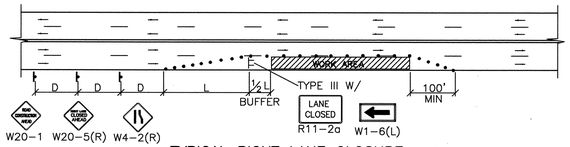
TITLE: TRAFFIC CONTROL
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
COA	STD			

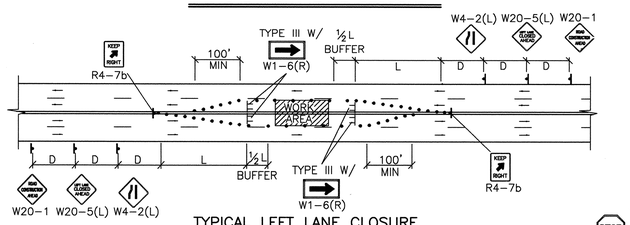
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
6517.84	D-17	23	24

[BHI-MAIN\PROJECTS\97177\TRANS\DESIGN\SIGNAL]CITYSIGN.DWG

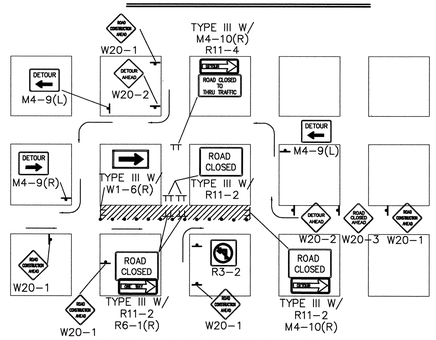
CITYSIGN.DWG 6-11-97



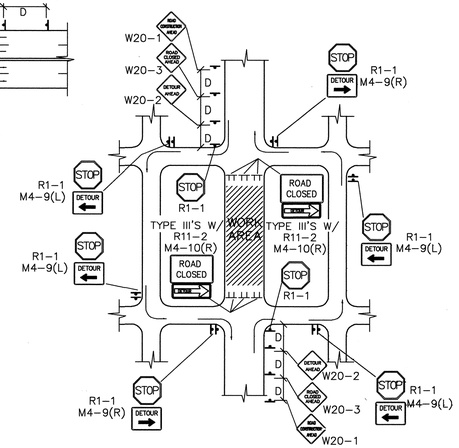
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE

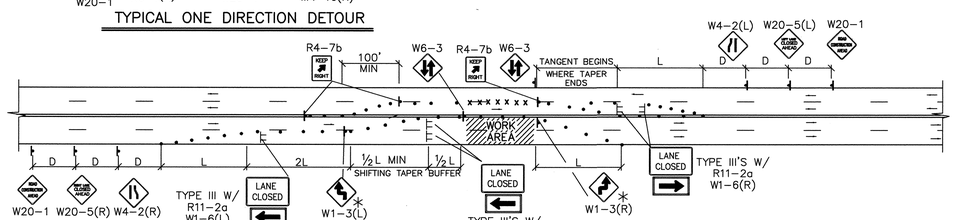


TYPICAL ONE DIRECTION DETOUR

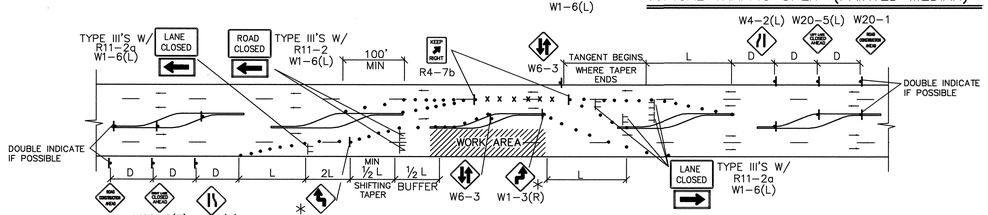


TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



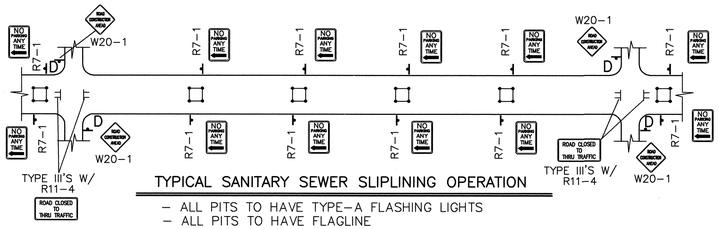
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT – (RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

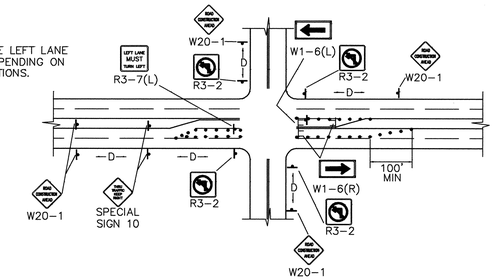
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.



TYPICAL SANITARY SEWER SLIPLINING OPERATION

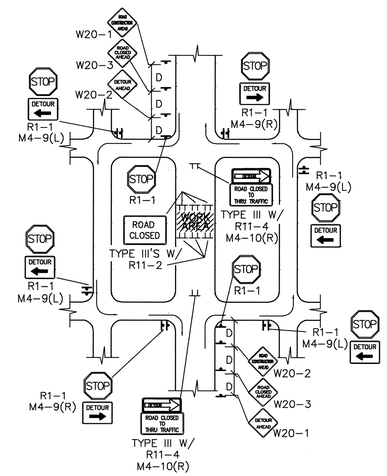
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

NOTE:
MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.



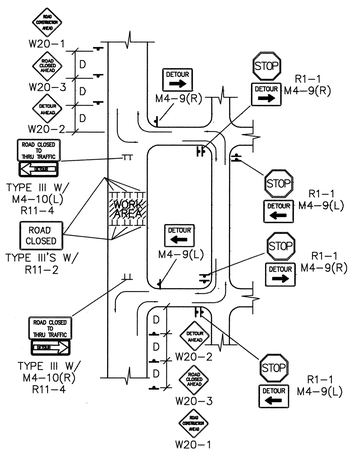
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



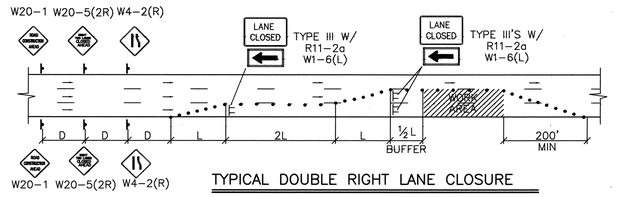
TYPICAL MID-BLOCK CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

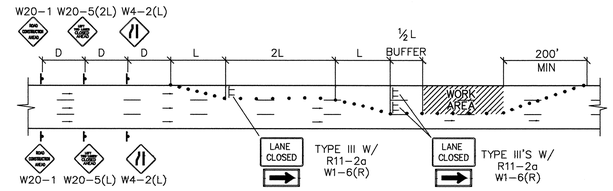


TYPICAL STREET CLOSURE

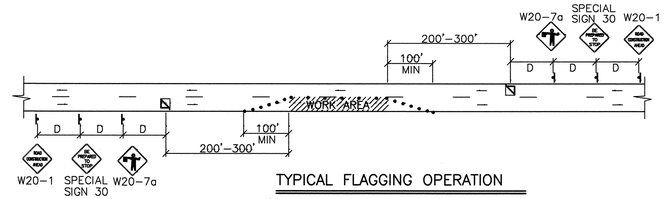
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



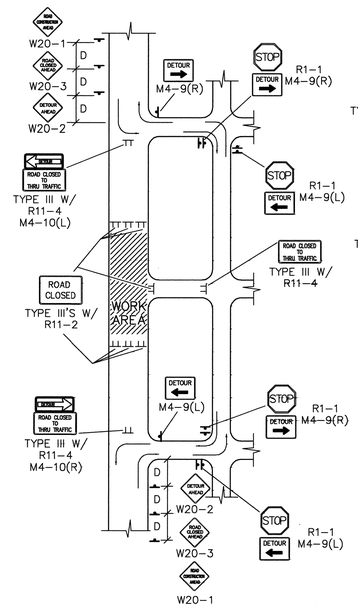
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

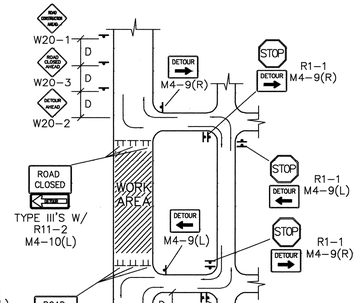


TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

GENERAL NOTE:

ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

⚠ ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.

26 6517.84 2404

AS-BUILT INFORMATION: CONTRACTOR / WORK STAKED BY / INSPECTOR'S ACCEPTANCE BY / FIELD VERIFICATION BY / DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION: RECORDED BY — DATE — NO.

BENCH MARKS

SURVEY INFORMATION: FIELD NOTES — NO. / BY / DATE

ENGINEER'S SEAL: STATE OF NEW MEXICO, PATRICK N. DAY, No. 271, REGISTERED LANDSCAPE ARCHITECT — COA STND.

NO.	DATE	REVISED GENERAL NOTE	BY
1	9/24/97	REMARKS	J.D.L.

REVISIONS

DESIGN: DESIGNED BY COA — DATE 12/03/01; DRAWN BY COA — DATE 12/03/01; CHECKED BY COA — DATE 12/03/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF MUTCD)

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
COA	STD			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
6517.84	D-17	24	24

[BHI-MAIN\PROJECTS\97177\TRANS\DESIGN\SIGNAL]CITYTRAF.DWG

CITYTRAF.DWG 6-11-97