

APRIL 2017

CITY OF ALBUQUERQUE
PARKS AND RECREATION DEPARTMENT



CENTRAL DOWNTOWN IRRIGATION
FINAL FOR CONSTRUCTION

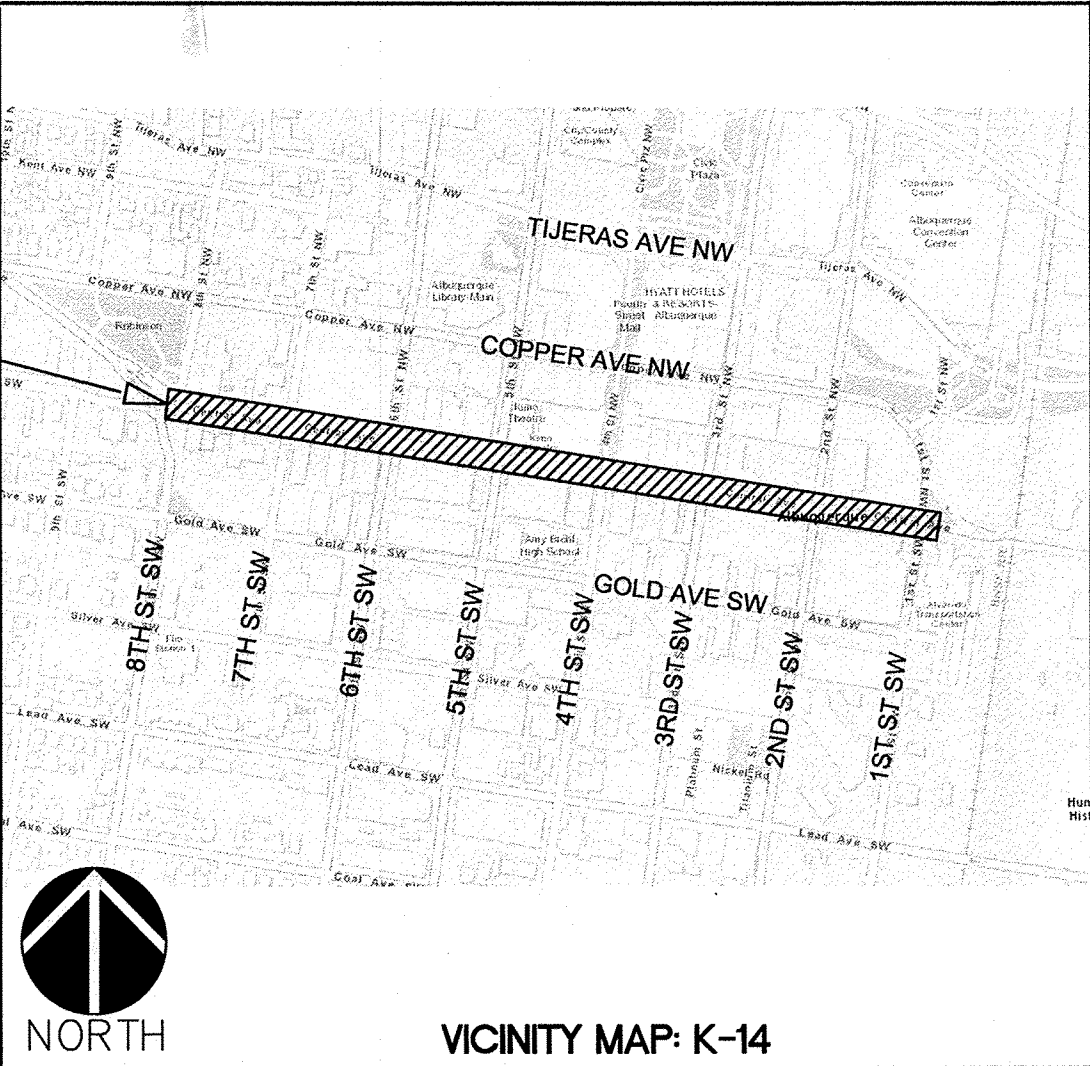
INDEX OF DRAWINGS

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PLANTING AND CONSTRUCTION PLAN

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PROJECT AREA



GENERAL NOTES

- TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS SHABIH RIZVI OFFICE PHONE 505-724-3134, CELL PHONE 505-331-0253, AND EMAIL SRIZVI@CABQ.GOV AND/OR DOUGLAS GOFF, OFFICE PHONE 505-724-3137, CELL PHONE 505-206-0151, AND EMAIL DGOFF@CABQ.GOV.
- CONTRACTOR SHALL MAINTAIN ACCESSIBLE ROUTE TO ALL BUSINESSES AND PEDESTRIAN FACILITIES OR PROVIDE AN ALTERNATIVE ACCESSIBLE ROUTE PER MUTCD SECTION 6D.01 AND 6D.02.
- CONTRACTOR SHALL PREVENT ANY DEBRIS FROM ENTERING WATER UTILITY MANHOLES, VALVES, OR STORM DRAIN INLETS. COSTS ASSOCIATED WITH PREVENTING DEBRIS ENTRY AND DEBRIS REMOVAL ARE INCIDENTAL TO THE COST OF CONSTRUCTION.
- ALL COSTS INCURRED BY THE WATER AUTHORITY FOR REMOVAL OF DEBRIS, SANITARY OR STORM SEWER BACKUP/BLOCKAGE REMOVAL OR OTHER PROBLEMS RESULTING FROM DEBRIS ENTERING A MANHOLE OR VALVE SHALL BE PAID BY THE CONTRACTOR AND CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY FOUR HOUR CONSTRUCTION.
- ANY DAMAGE TO THE EXISTING CURB AND GUTTER, PAVEMENT, SIDEWALKS, STRIPING, AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
- 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.
- CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- AT PROPOSED PAVING CONTRACTOR SHALL TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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 ED. AND SHALL INCLUDE UPDATE NO. 9.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- 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 LANDSCAPE ARCHITECT IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- SEVEN (7) 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.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PRE-FORMED THERMO PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEEDURES.ASPX](http://www.abqwua.org/water_shut_off_and_turn_on_procedures.aspx)
- CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK, IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEY SECTION. WHEN A CHANGE IS MADE IN THE FINISH ELEVATION 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 NEW GRADE, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING FOR EACH WORK ORDER UNTIL WORK ORDER PROJECT HAS BEEN ACCEPTED BY THE CITY.
- IF A PAVEMENT DROP-OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE ACTION TO PREVENT AN ABRUPT CHANGE IN LEVEL OF THE DRIVING SURFACE. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

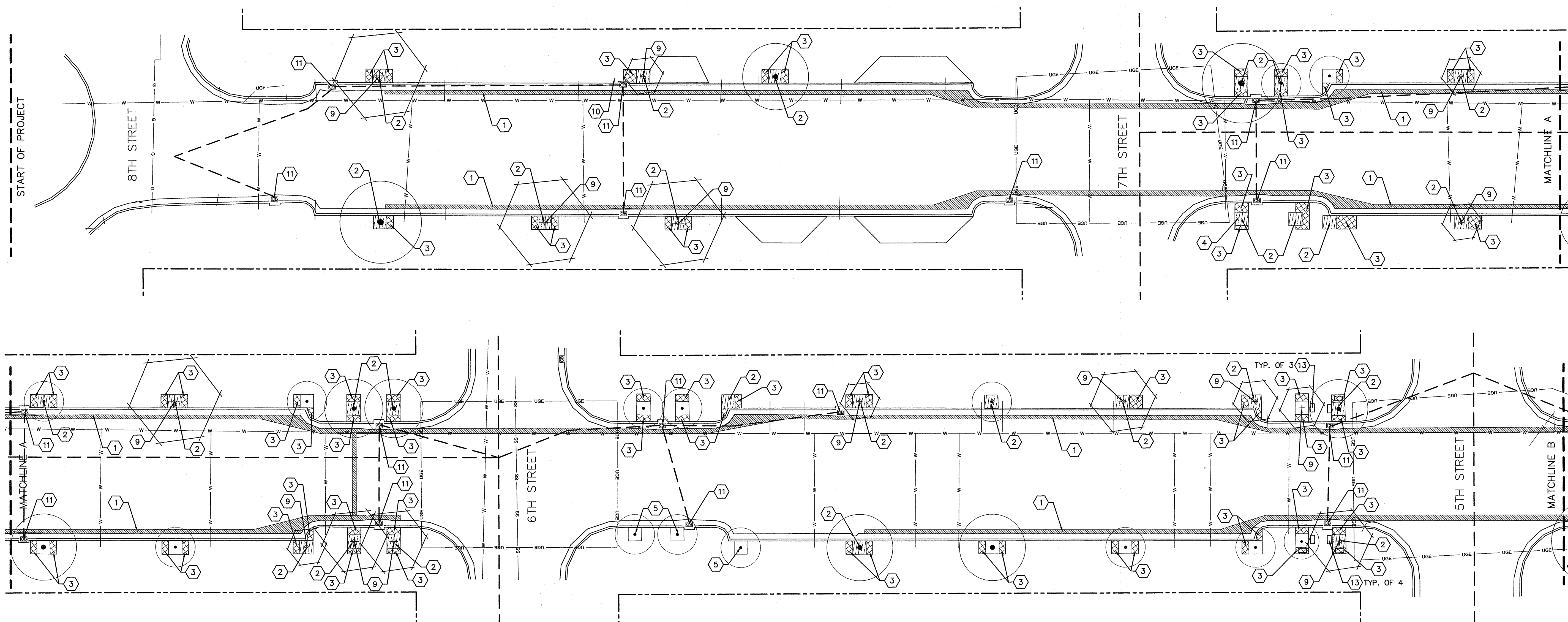
MRWM

LANDSCAPE ARCHITECTS
Morrow Reardon Wilkinson Miller, Ltd.

210 La Veta NE
Albuquerque, NM 87108

PHONE 505 268 2266
WEB mrwmla.com

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
LANDSCAPE ARCHITECT'S SEAL		APPROVALS		ENGINEER	DATE	*****	
		DRC CHAIRMAN		<i>[Signature]</i>	5/5/17	APPROVED FOR CONSTRUCTION	
		TRANSPORTATION		<i>[Signature]</i>	5/11/17		
		WATER/WASTEWATER		<i>[Signature]</i>	5/11/17		
		HYDROLOGY		<i>[Signature]</i>	5/11/17		
		PARKS & RECREATION		<i>[Signature]</i>	5/11/17		
CONSTR. COORD.						City Engineer Date	
ENV. HEALTH							
City Project Number					Sheet		Of
658505							1 of 10



DEMOLITION KEYED NOTES

1. SAWCUT AND REMOVE ASPHALT PAVING ADJACENT TO EDGE OF GUTTER. SAWCUT SHALL BE 18" FROM EDGE OF GUTTER. SAWCUT AND REMOVE ADDITIONAL ASPHALT AS REQUIRED TO INSTALL IRRIGATION T JOINTS.
2. REMOVE EXISTING CONCRETE TREE GRATE.
3. SAWCUT AND REMOVE CONCRETE PAVING. SAWCUTS SHALL ALIGN WITH EXISTING JOINT UNLESS APPROVED BY LANDSCAPE ARCHITECT.
4. REMOVE CONCRETE PAVING IN THE MIDDLE DIAMOND OF TREE GRATE.
5. EXISTING TREE GRATE, IRRIGATION, AND ADJACENT PAVERS TO REMAIN.
6. REMOVE CONCRETE PAVING AT ABANDONED TREE LOCATION.
7. REMOVE METAL TREE GRATE AND SALVAGE TO OWNER.
8. SAWCUT AND REMOVE CONCRETE PAVING TO ACCOMMODATE CONNECTION TO EXISTING IRRIGATION SYSTEM STUB-OUT. VERIFY LIMITS OF REMOVAL IN THE FIELD WITH THE LANDSCAPE ARCHITECT PRIOR TO SAWCUTTING.
9. REMOVE EXISTING TREE, INCLUDING SURFACE ROOTS. GRIND STUMP TO A DEPTH OF 18" BELOW FINISH GRADE.
10. REMOVE EXISTING "ROUNDAABOUT 15 MPH" SIGN AND RELOCATE. SEE SHEET 8 FOR NEW LOCATION.
11. EXISTING STORM DRAIN INLET TO REMAIN. CONTRACTOR SHALL PROTECT INLETS AND STORM DRAIN PIPE FROM DAMAGE AND REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
12. EXISTING TRAFFIC BOX TO REMAIN.
13. REMOVE EXISTING BENCHES. CONTRACTOR SHALL GRIND EXPOSED EMBEDDED BOLTS FLUSH WITH CONCRETE, EXCEPT WHERE CONCRETE IS SHOWN TO BE REMOVED.

DEMOLITION GENERAL NOTES

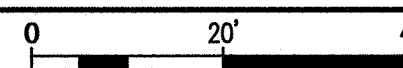
- A. ALL ITEMS SHOWN ON THE PLANS TO BE REMOVED SHALL BE DISPOSED OF IN A LEGAL DISPOSAL SITE.
- B. EXCAVATE, REMOVE AND DISPOSE OF EXISTING SOIL IN ALL TREE WELLS. TOP OF SUBGRADE SHALL BE 4" BELOW TOP OF ADJACENT CONCRETE TO ACCOMMODATE 3" OF NEW MULCH. NOTIFY LANDSCAPE ARCHITECT IF TREE ROOTS ARE PRESENT WITHIN THE SOIL AREA TO BE REMOVED. CONTRACTOR SHALL AVOID CUTTING TREE ROOTS WITHIN THIS AREA OF EXCAVATION.
- C. CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE. ALL EXISTING UTILITY LOCATIONS ARE SHOWN APPROXIMATELY. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (1-800-321-2537) FOR LOCATION OF EXISTING UTILITIES.
- E. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE NO DAMAGE OCCURS TO EXISTING STRUCTURES, TREES, AND PAVEMENT TO REMAIN AND ITEMS TO BE SALVAGED. ANY DAMAGE TO ITEMS TO REMAIN OR TO BE SALVAGED RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- F. ALL AREAS ADJACENT TO THE SITE SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES.
- G. RIGHT-OF-WAY IS SHOWN APPROXIMATELY. ALL WORK SHALL BE CONFINED WITHIN RIGHT-OF-WAY.

HATCH AND SYMBOL LEGEND

- EXISTING ASPHALT PAVING TO BE REMOVED - SEE KEYED NOTE #1.
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A1 DEMOLITION PLAN

SCALE: 1"=20'-0"



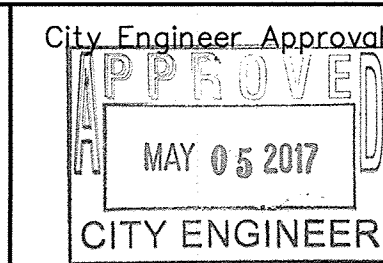
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CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

CENTRAL DOWNTOWN IRRIGATION
DEMOLITION PLAN



Last Design Update

City Project No.
658505

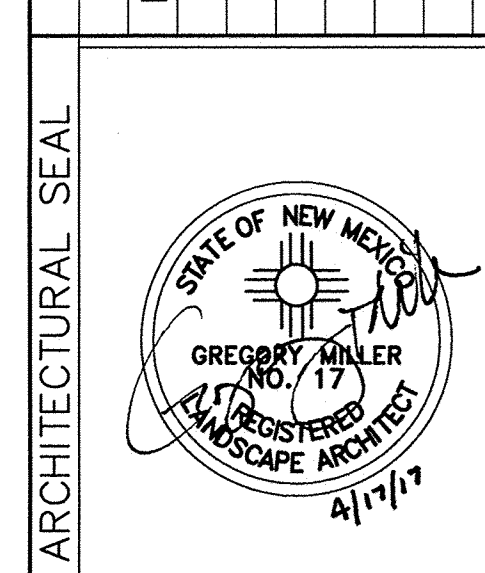
Zone Map No.
K-14

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AS-BUILT INFORMATION	
CONTRACTOR	
WORK STARTED BY	DATE
ASSISTANCE BY	DATE
FIELD VERIFICATION BY	DATE
REVISION BY	DATE
CORRECTED BY	DATE
RECORDED BY	DATE

BENCH MARKS	

SURVEY INFORMATION	
FIELD NOTES	
NO.	DATE



REVISIONS	

REMARKS	

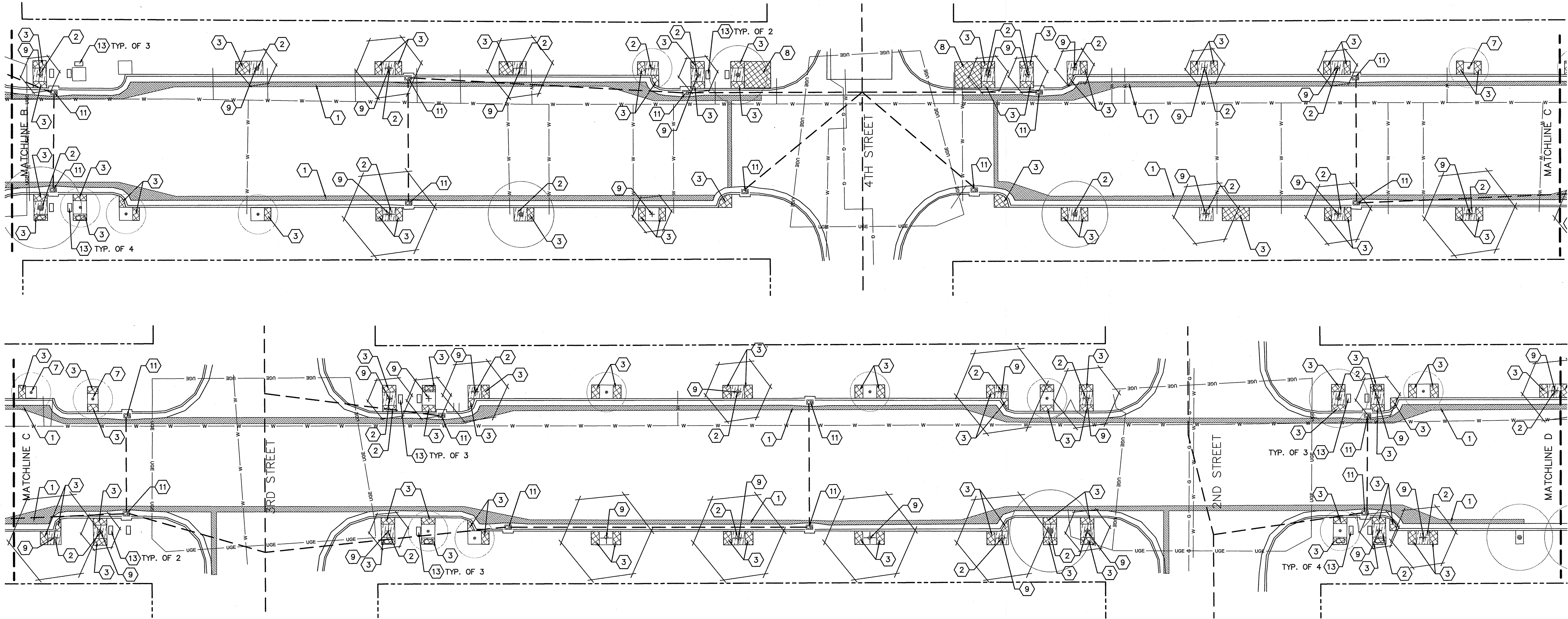
DESIGNED BY: GM	DATE: 4/17/17
DRAWN BY: KA	DATE: 4/17/17
CHECKED BY: GM	DATE: 4/17/17

FINAL FOR CONSTRUCTION
DATE: APRIL 17, 2017

CENTRAL DOWNTOWN IRRIGATION

PROJECT# 658505

RECORD DRAWINGS
DATE: XX/XX/2017



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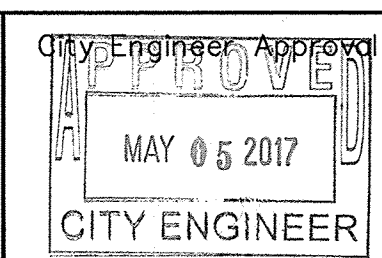
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0 20' 40'



CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

CENTRAL DOWNTOWN IRRIGATION
DEMOLITION PLAN

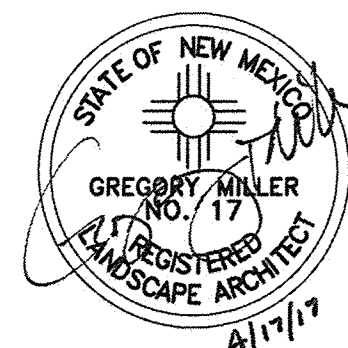


City Project No.
658505

Zone Map No.
K-14

Sheet
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SURVEY INFORMATION			BENCH MARKS		AS-BUILT INFORMATION	
FIELD NOTES						
NO.	BY	DATE			CONTRACTOR	
					WORK STAGED BY	DATE
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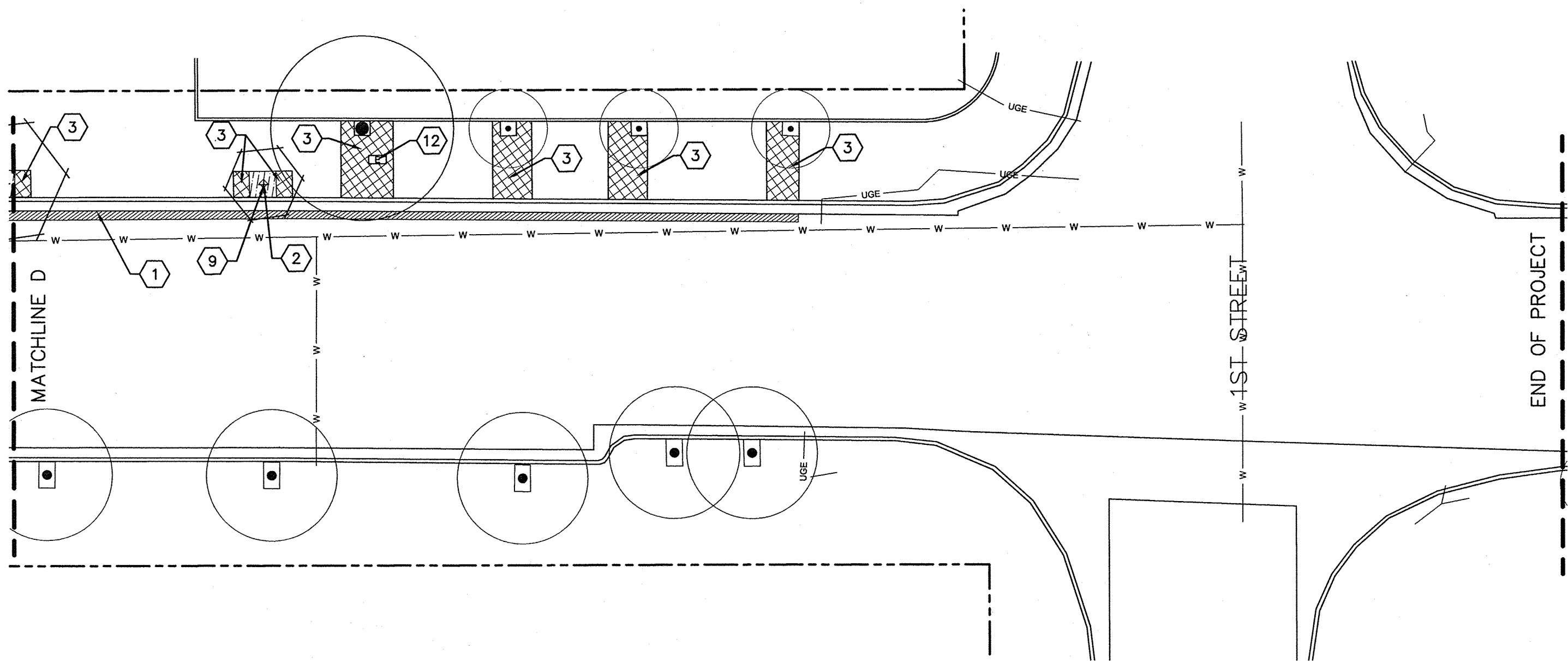
REVISIONS		REMARKS	
NO.	DATE	BY	

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CENTRAL DOWNTOWN IRRIGATION

PROJECT# 658505

RECORD DRAWINGS
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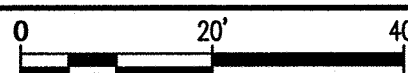
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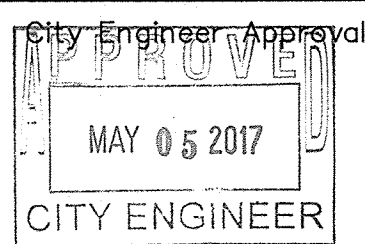
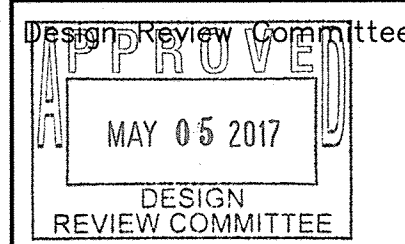
A1 DEMOLITION PLAN

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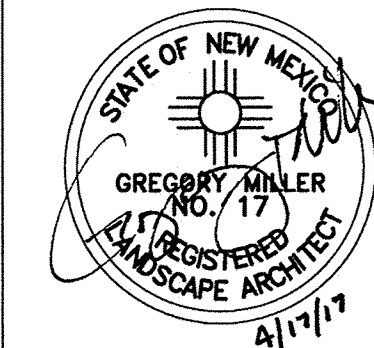
Last Design Update

Mo./Day/Yr.	Mo./Day/Yr.

City Project No.
658505

Zone Map No.
K-14

Sheet
4 of 10



REVISIONS	NO.	DATE	REMARKS	BY

DESIGNED BY: GM	DATE	4/17/17
DRAWN BY: KA	DATE	4/17/17
CHECKED BY: GM	DATE	4/17/17

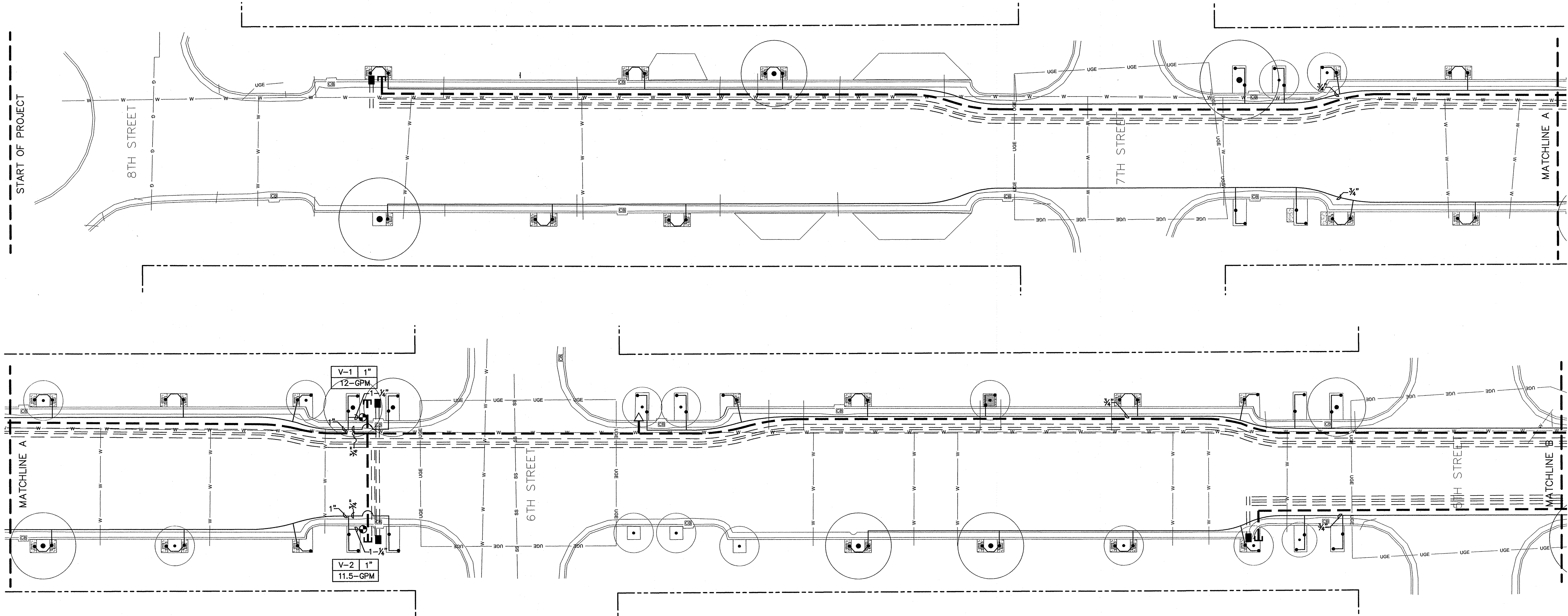
SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
FIELD NOTES					
NO.	BY	DATE		CONTRACTOR	
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				INSPECTOR'S ACCEPTANCE BY	DATE
				FIELD VERIFICATION BY	DATE
				DRAWINGS CORRECTED BY	DATE
				MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO.	

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IRRIGATION LEGEND

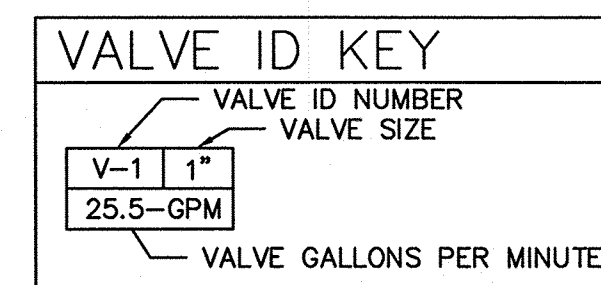
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- MODEL NO. GPM PSI
1402 .50 30
- BUTT FUSED OR SOCKET WELD HDPE CAP, SIZE PER LINE SIZE.
- 10" ROUND VALVE CAN AT TERMINATION OF CONTROL WIRE CONDUIT. LOCATE TERMINI IN TREE PLANTERS.

IRRIGATION NOTES

- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT PROPOSED IRRIGATION SYSTEM IN ACCORDANCE WITH PLANS, WRITTEN SPECIFICATIONS AND DETAILS.
- FOR PVC IRRIGATION PIPING AND EQUIPMENT REFERENCE SPECIFICATION SECTION 1001 - LANDSCAPE IRRIGATION SYSTEM.
- VALVE BOXES IN MULCH AREAS SHALL BE TAN WITH TAN BOLT-DOWN LIDS.
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A1 IRRIGATION PLAN

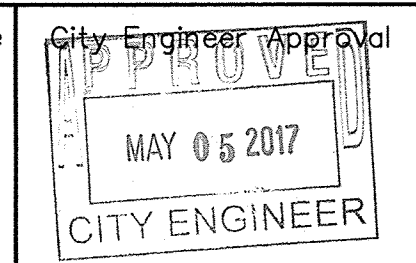
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CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

CENTRAL DOWNTOWN IRRIGATION

IRRIGATION PLAN



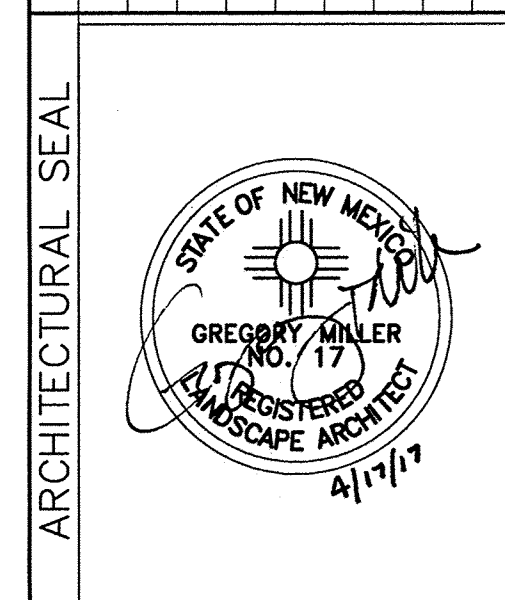
Mo./Day/Yr.	Mo./Day/Yr.

City Project No.
658505

Zone Map No.
K-14

Sheet
5 of 10

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE



REVISIONS	NO.	DATE	BY

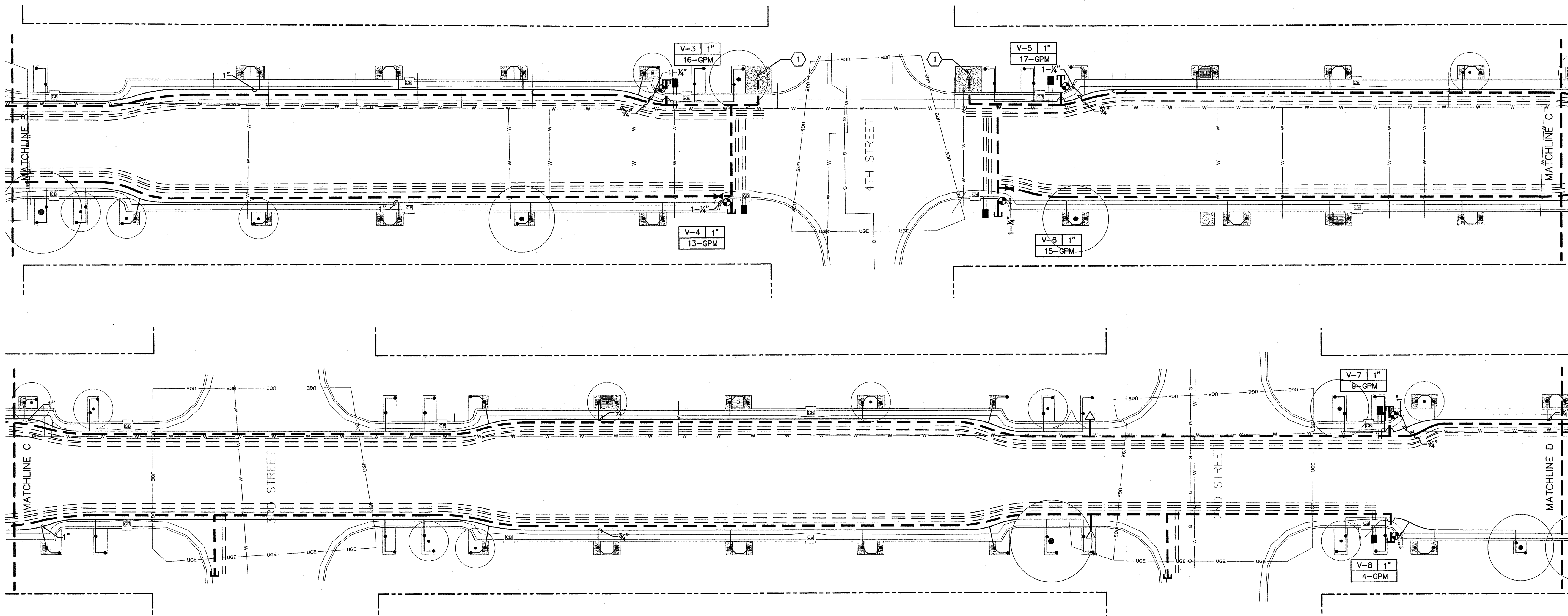
REMARKS	NO.	DATE	BY

FINAL FOR CONSTRUCTION
DATE: APRIL 17, 2017

CENTRAL DOWNTOWN IRRIGATION

PROJECT# 658505

RECORD DRAWINGS
DATE: XX/XX/2017



IRRIGATION LEGEND

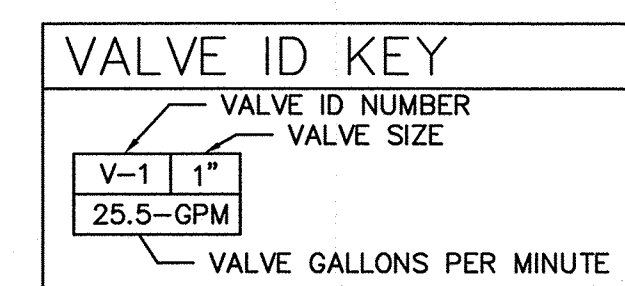
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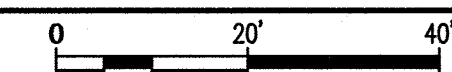
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A1 IRRIGATION PLAN

SCALE: 1"=20'-0"



MRWM
LANDSCAPE ARCHITECTS
Morrow Reardon Wilkinson Miller, Ltd.
mrwmla.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

CENTRAL DOWNTOWN IRRIGATION
IRRIGATION PLAN

Design Review Committee
APPROVED
MAY 05 2017
DESIGN REVIEW COMMITTEE


City Engineer Approval
APPROVED
MAY 05 2017
CITY ENGINEER

Mo./Day/Yr.	Mo./Day/Yr.

City Project No.
658505

Zone Map No.
K-14

Sheet
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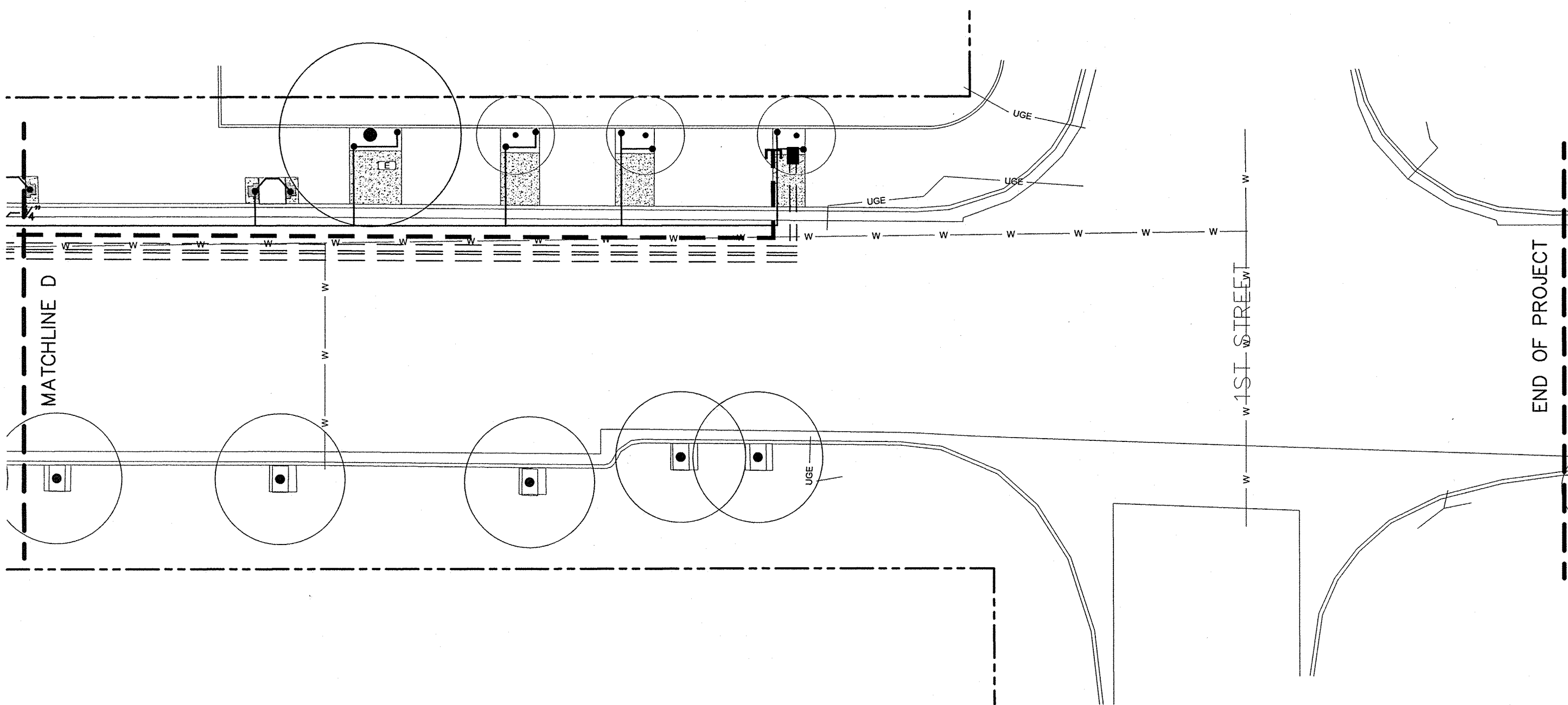
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		NO.	BY					DATE
						MICRO-FILM INFORMATION		
						RECORDED BY	DATE	
						NO.		

FINAL FOR CONSTRUCTION
DATE: APRIL 17, 2017

CENTRAL DOWNTOWN IRRIGATION

PROJECT# 658505

RECORD DRAWINGS
DATE: XX/XX/2017



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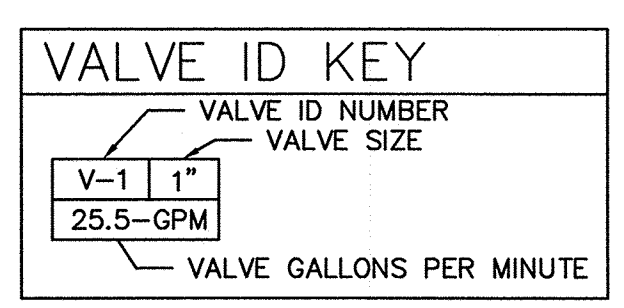
MODEL NO.	GPM	PSI
1402	.50	30
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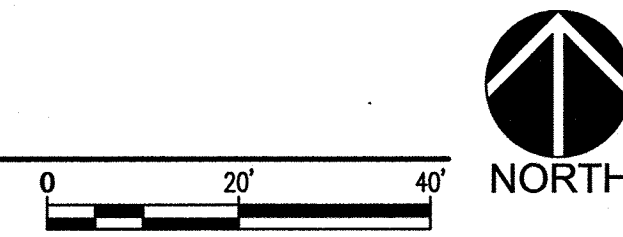
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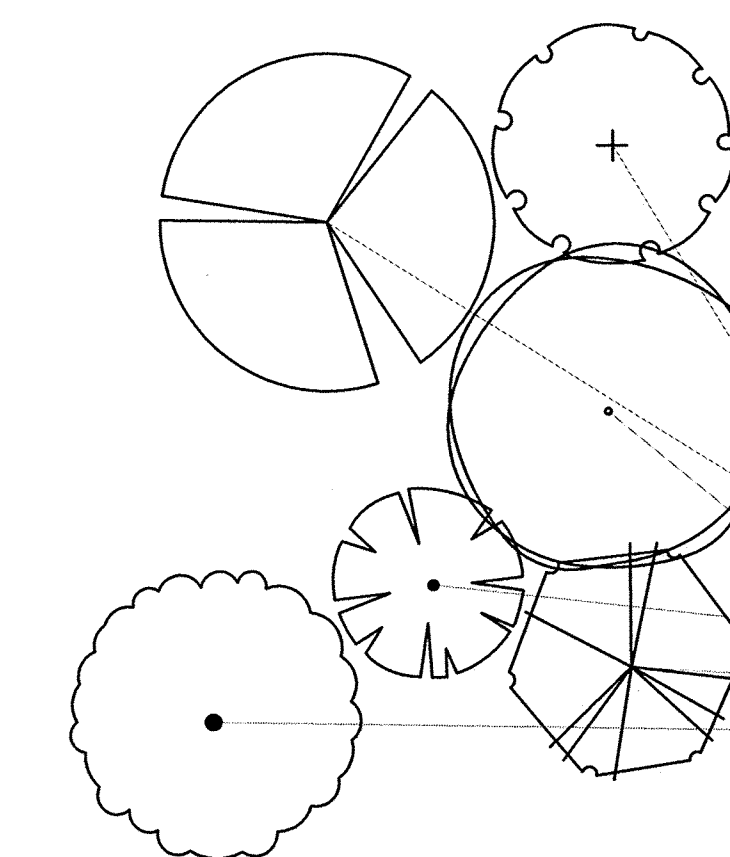
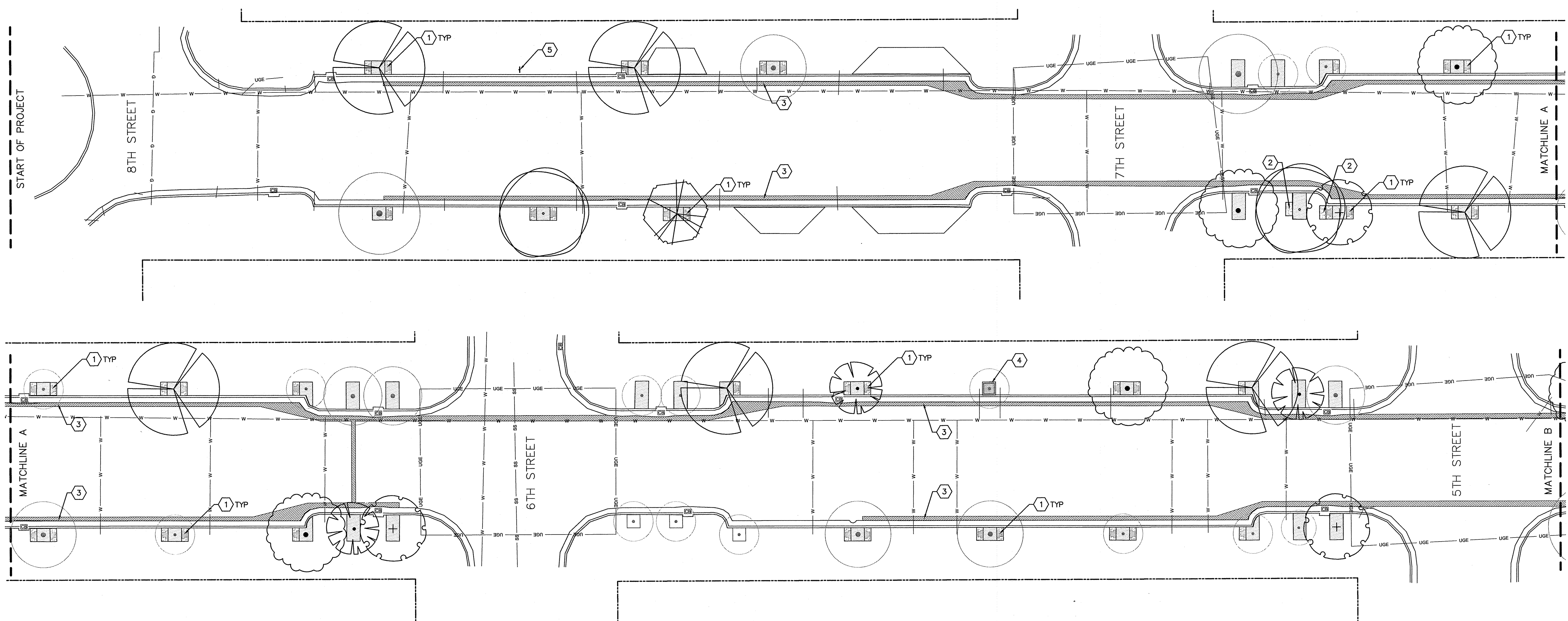
A1 IRRIGATION PLAN
SCALE: 1"=20'-0"



MRWM LANDSCAPE ARCHITECTS Morrow Reardon Wilkinson Miller, Ltd. mrwmia.com 505 268 2266	
CITY OF ALBUQUERQUE STRATEGIC PLANNING AND DESIGN PARKS AND RECREATION DEPARTMENT	
CENTRAL DOWNTOWN IRRIGATION IRRIGATION PLAN	
Design Review Committee APPROVED MAY 05 2017 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED MAY 05 2017 CITY ENGINEER
City Project No. 658505	Zone Map No. K-14
Sheet 7 of 10	RECORD DRAWINGS DATE: XX/XX/2017

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

FINAL FOR CONSTRUCTION
DATE: APRIL 17, 2017
CENTRAL DOWNTOWN IRRIGATION
PROJECT# 658505



PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE
TREES						
FE	FRONTIER ELM	ULMUS 'FRONTIER'	10	2" CAL., 10'-12' HT.	24" BOX	35' HT. X 25" SPD.
IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIA. INERMIS 'IMPERIAL'	11	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 35" SPD.
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SB	SENSATION BOXELDER	ACER NEGUNDO 'SENSATION'	3	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 25" SPD.
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	10	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 30" SPD.

PLANTING NOTES

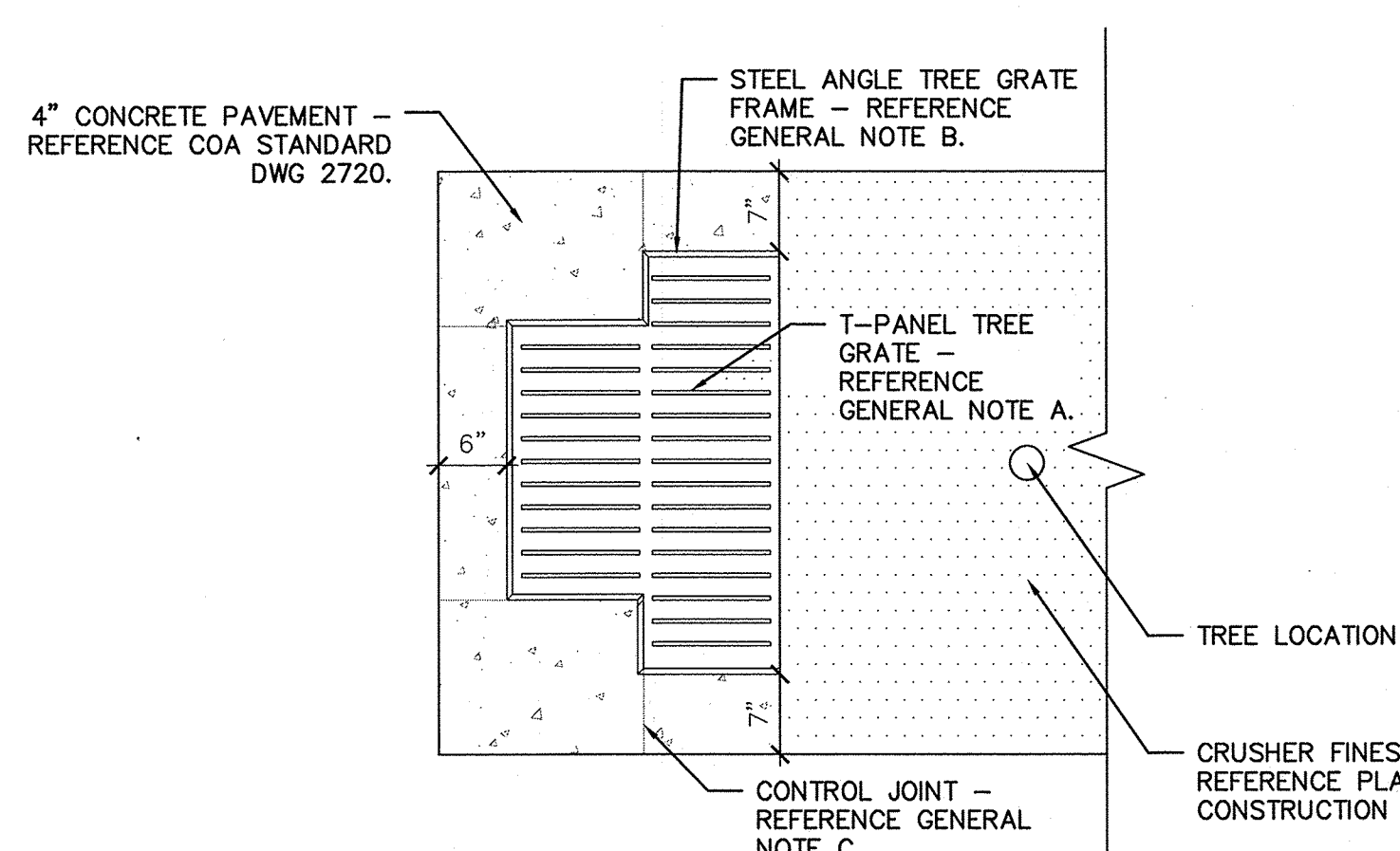
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- GRAVEL MULCH SHALL BE BROWN CRUSHER FINES, OR APPROVED EQUAL, INSTALLED AT A 3" DEPTH.
- THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
- PROPOSED TREES SHALL BE INSTALLED PER DETAIL B/10.
- EXISTING TREES SHALL BE TREATED PER DETAIL D/10.
- IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.

CONSTRUCTION KEYED NOTES

- CONSTRUCT CAST IRON TREE GRATE AND CUSTOM T-FRAME. REFERENCE DETAIL B/8.
- CONSTRUCT 4" CONCRETE PAVEMENT. REFERENCE COA STANDARD DWG. 2720.
- INSTALL ASPHALT PAVING PER COA STANDARD DRAWING #2465 - ASPHALT CONCRETE PAVEMENT (ARTERIAL STREET).
- CONSTRUCT CAST IRON TREE GRATE AND 8" DEPTH CONCRETE HEADER CURB. REFERENCE DETAIL B/9.
- INSTALL RELOCATED "ROUNDAABOUT 15 MPH" SIGN.

HATCH LEGEND

- 4" THICK CONCRETE PAVEMENT - SEE CONSTRUCTION KEYED NOTE #2.
- CRUSHER FINES MULCH - SEE PLANTING NOTE B.
- ASPHALT PAVEMENT - SEE CONSTRUCTION KEYED NOTE #3.

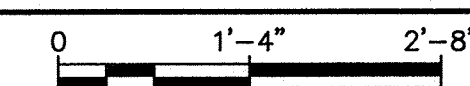


GENERAL NOTES

- T-PANEL TREE GRATE SHALL BE "CUSTOM 24" X 24" X 36" T-PANEL TREE GRATE" AS AVAILABLE FROM IRONSMITH (800-338-4766), OR APPROVED EQUAL.
- STEEL ANGLE TREE GRATE FRAME SHALL BE "CUSTOM STEEL ANGLE TREE GRATE FRAME, TO FIT 24" X 24" X 36" ONE PIECE T-PANEL TREE GRATE" AS AVAILABLE FROM IRONSMITH (800-338-4766), OR APPROVED EQUAL.
- 1/4" X 1/2" DEEP TOOLED CONTROL JOINT.

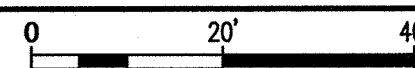
CAST IRON TREE GRATE AND CUSTOM T-FRAME

SCALE: 3/4" = 1'-0"

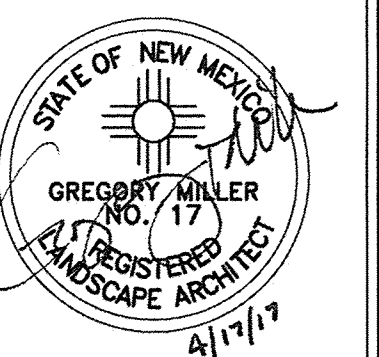


A1 PLANTING AND CONSTRUCTION PLAN

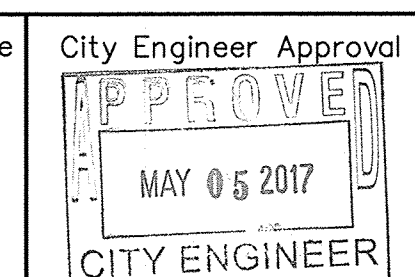
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AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ARCHITECTURAL SEAL		REVISIONS		REMARKS	
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STAMPED BY	DATE	NO.	BY	DATE	NO.	DATE	BY	NO.	DATE	NO.	DATE
APPROVED BY	DATE	NO.	BY	DATE	NO.	DATE	BY	NO.	DATE	NO.	DATE
FIELD DRAWINGS	DATE	NO.	BY	DATE	NO.	DATE	BY	NO.	DATE	NO.	DATE
CORRECTED BY	DATE	NO.	BY	DATE	NO.	DATE	BY	NO.	DATE	NO.	DATE
RECORDED BY	DATE	NO.	BY	DATE	NO.	DATE	BY	NO.	DATE	NO.	DATE



CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT
CENTRAL DOWNTOWN IRRIGATION
PLANTING AND CONSTRUCTION PLAN



Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 658505

Zone Map No. K-14

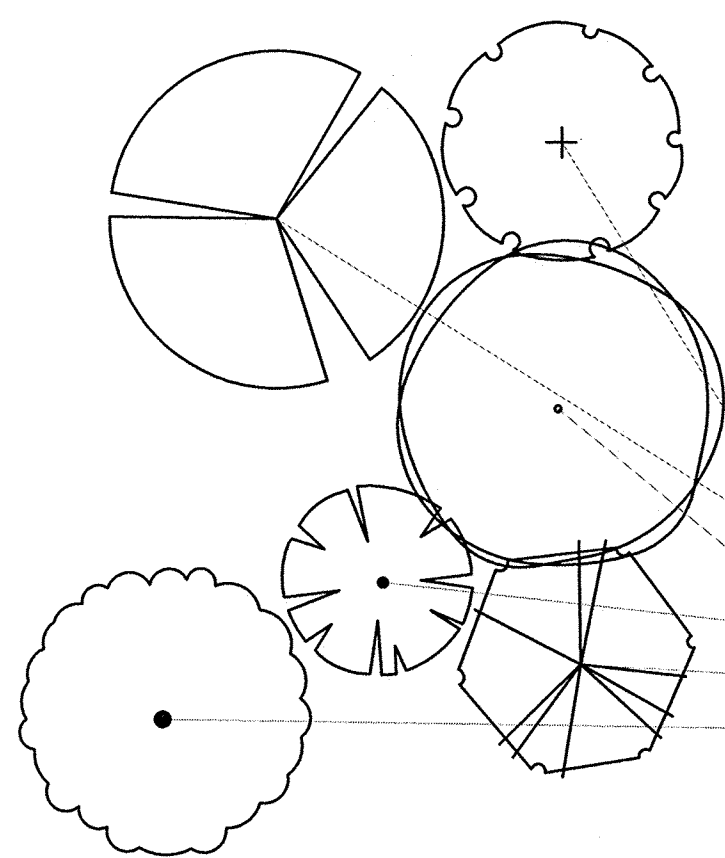
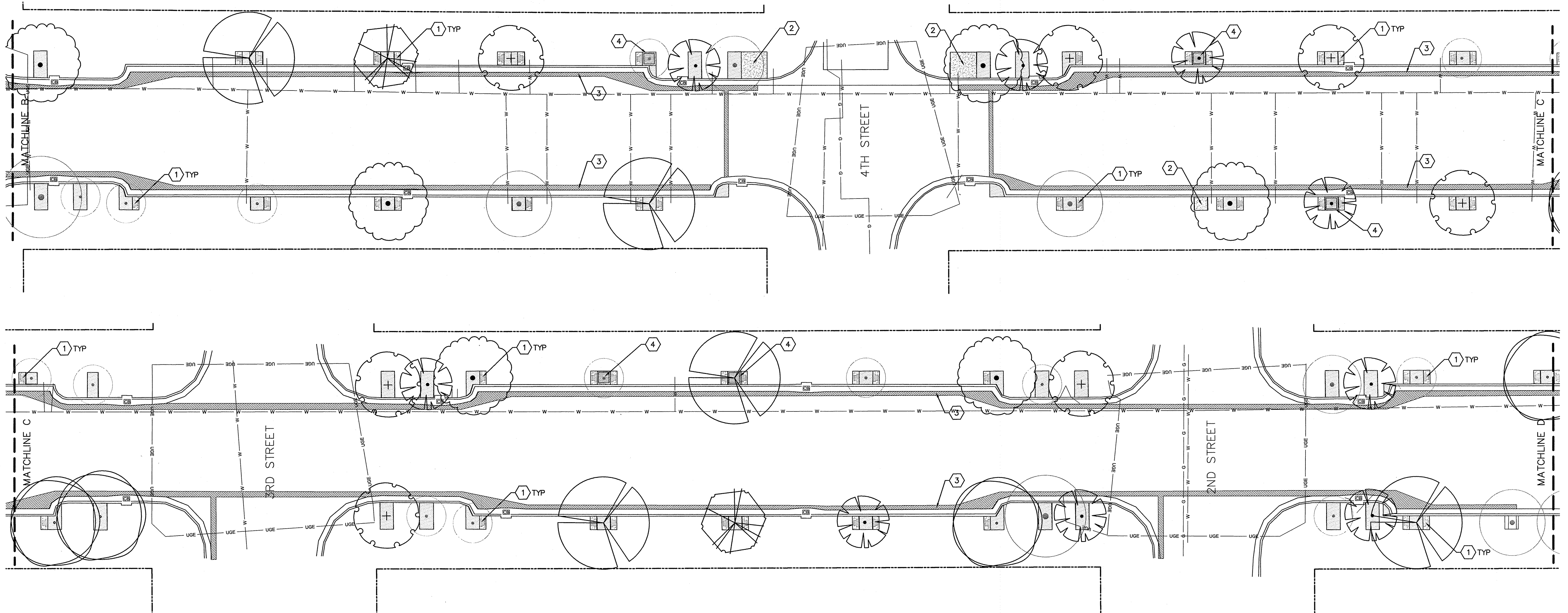
Sheet 8 of 10

FINAL FOR CONSTRUCTION
DATE: APRIL 17, 2017

CENTRAL DOWNTOWN IRRIGATION

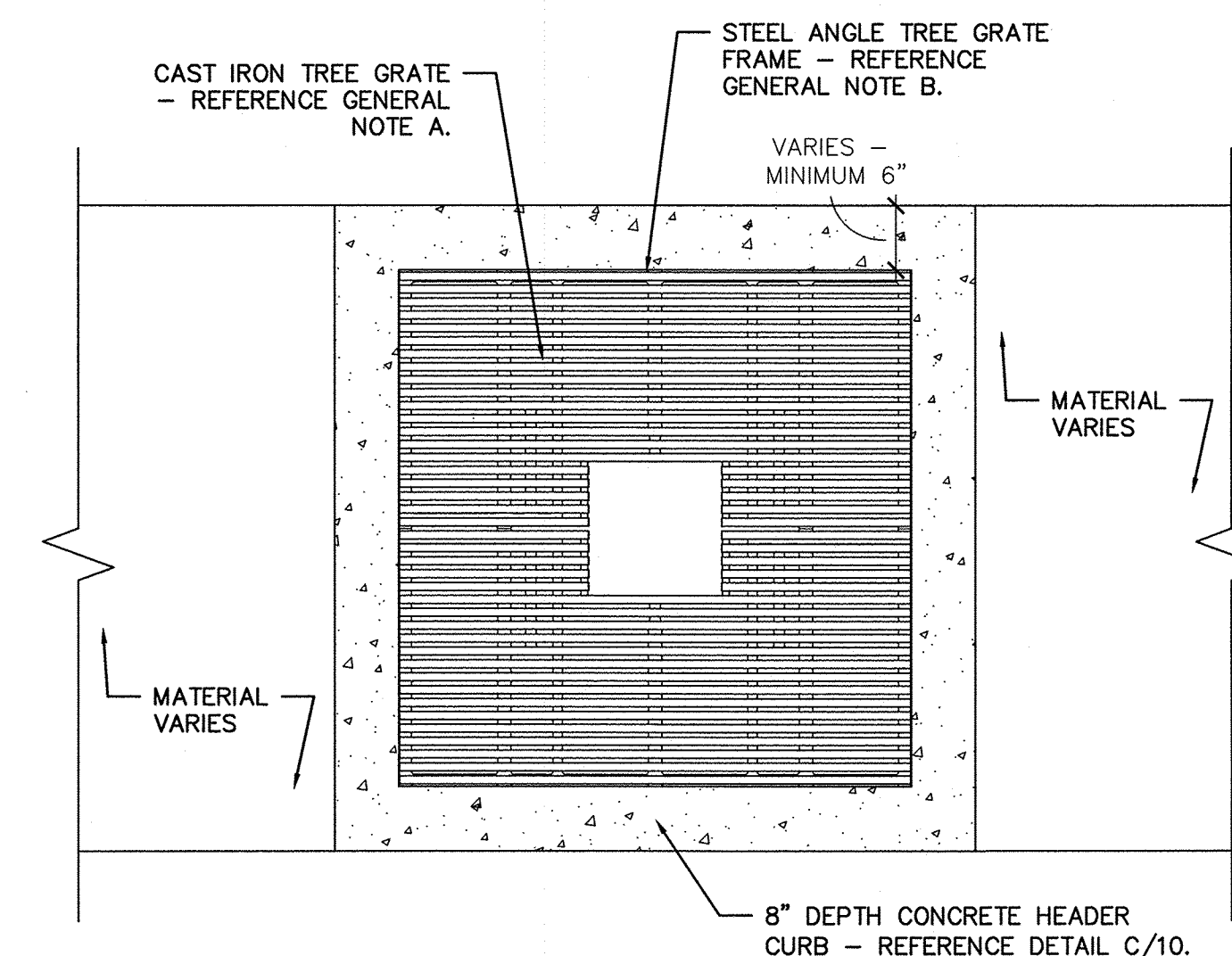
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- IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.

CONSTRUCTION KEYED NOTES

- CONSTRUCT CAST IRON TREE GRATE AND CUSTOM T-FRAME. REFERENCE DETAIL B/8.
- CONSTRUCT 4" CONCRETE PAVEMENT. REFERENCE COA STANDARD DWG. 2720.
- INSTALL ASPHALT PAVING PER COA STANDARD DRAWING #2465 - ASPHALT CONCRETE PAVEMENT (ARTERIAL STREET).
- CONSTRUCT CAST IRON TREE GRATE AND 8" DEPTH CONCRETE HEADER CURB. REFERENCE DETAIL B/9.
- INSTALL RELOCATED "ROUNDABOUT 15 MPH" SIGN.

HATCH LEGEND

- 4" THICK CONCRETE PAVEMENT - SEE CONSTRUCTION KEYED NOTE #2.
- CRUSHER FINES MULCH - SEE PLANTING NOTE B.
- ASPHALT PAVEMENT - SEE CONSTRUCTION KEYED NOTE #3.

GENERAL NOTES

- TREE GRATE SHALL BE "METRO CAST IRON TREE GRATE, 48" SQUARE" AS AVAILABLE FROM IRONSMITH (800-338-4766), OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- STEEL ANGLE TREE GRATE FRAME SHALL BE "ONE PIECE STEEL ANGLE FRAME FOR 48" SQUARE GRATE, STANDARD CEMENT ANCHORS" AS AVAILABLE FROM IRONSMITH (800-338-4766), OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

D CAST IRON TREE GRATE
SCALE: 3/4" = 1'-0"

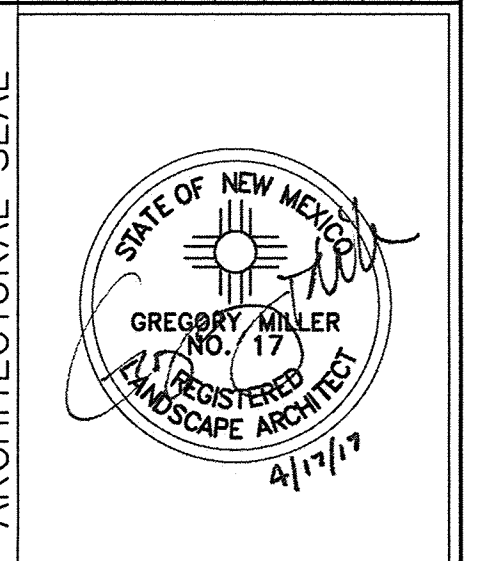
0 1'-4" 2'-8"

A1 PLANTING AND CONSTRUCTION PLAN
SCALE: 1"=20'-0"

0 20' 40'



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ARCHITECTURAL SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE		
STAKED BY	DATE	BY	DATE	BY	DATE		
INSPECTOR'S	DATE						
FIELD VERIFICATION BY	DATE						
DATE	DATE						
DATE	DATE						
DATE	DATE						
DATE	DATE						



REVISIONS	NO.	DATE	BY	REMARKS

DESIGNED BY: GM	DATE: 4/17/17
DRAWN BY: KA	DATE: 4/17/17
CHECKED BY: GM	DATE: 4/17/17

MRWM
LANDSCAPE ARCHITECTS
Morrow Reardon Wilkinson Miller, Ltd.
mrwmla.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

CENTRAL DOWNTOWN IRRIGATION
PLANTING AND CONSTRUCTION PLAN

Design Review Committee
APPROVED
MAY 05 2017
DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVED
MAY 05 2017
CITY ENGINEER

City Project No. 658505

Zone Map No. K-14

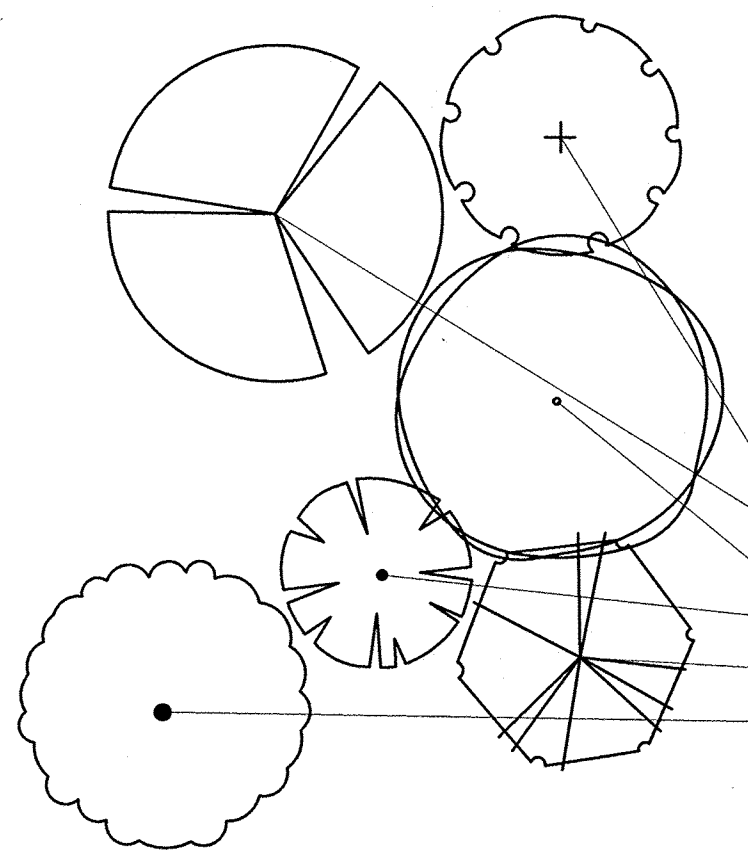
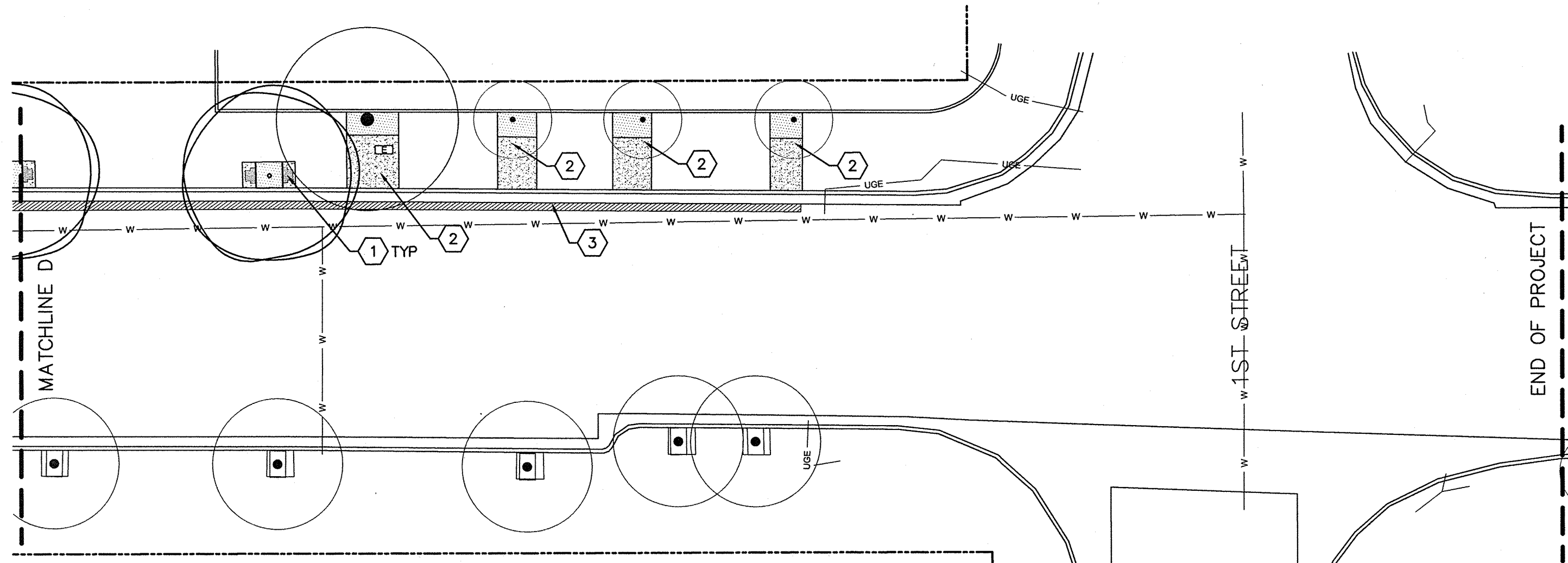
Sheet 9 of 10

FINAL FOR CONSTRUCTION
DATE: APRIL 17, 2017

CENTRAL DOWNTOWN IRRIGATION

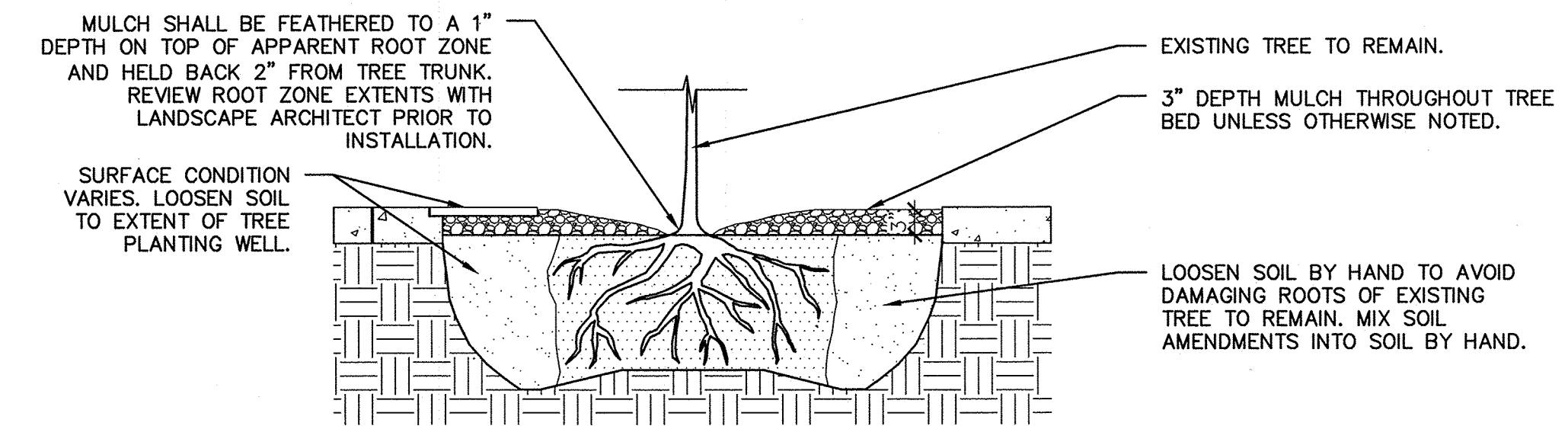
PROJECT# 658505

RECORD DRAWINGS
DATE: XX/XX/2017



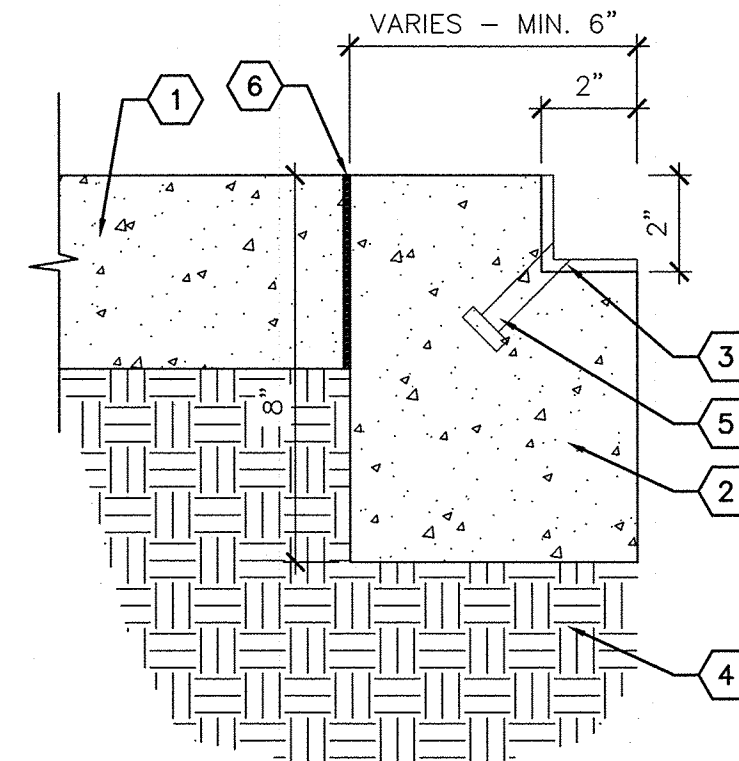
PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE
TREES						
FE	FRONTIER ELM	ULMUS 'FRONTIER'	10	2" CAL., 10'-12' HT.	24" BOX	35' HT. X 25' SPD.
IH	IMPERIAL HONEYLOCUST	GLEDTISIA TRIA. INERMIS 'IMPERIAL'	11	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 35' SPD.
AE	ALLEE ELM	ULMUS PARVIFOLIA 'ALLEE'	7	2" CAL., 10'-12' HT.	24" BOX	40' HT. X 35' SPD.
ES	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'EMERALD SUNSHINE'	12	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 20' SPD.
SB	SENSATION BOXELDER	ACER NEGUNDO 'SENSATION'	3	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 25' SPD.
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	10	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 30' SPD.



A SOIL TREATMENT AT EXISTING TREE TO REMAIN

SCALE: N.T.S.

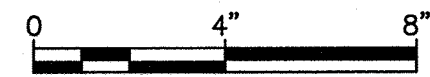


B KEYED NOTES

- 4" CONCRETE PAVEMENT - REFERENCE COA STANDARD DWG 2720.
- 3000 PSI CONCRETE.
- 1 3/4" X 1 3/4" X 1/4" STEEL ANGLE AS AVAILABLE FROM IRONSMITH (800-338-4766), OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- SUBGRADE COMPACTED TO 95%.
- 1/2" NELSON STUD WELDED TO FRAME.
- EXPANSION JOINT.

D 8" DEPTH CONCRETE HEADER CURB

SCALE: 3" = 1'-0"



PLANTING NOTES

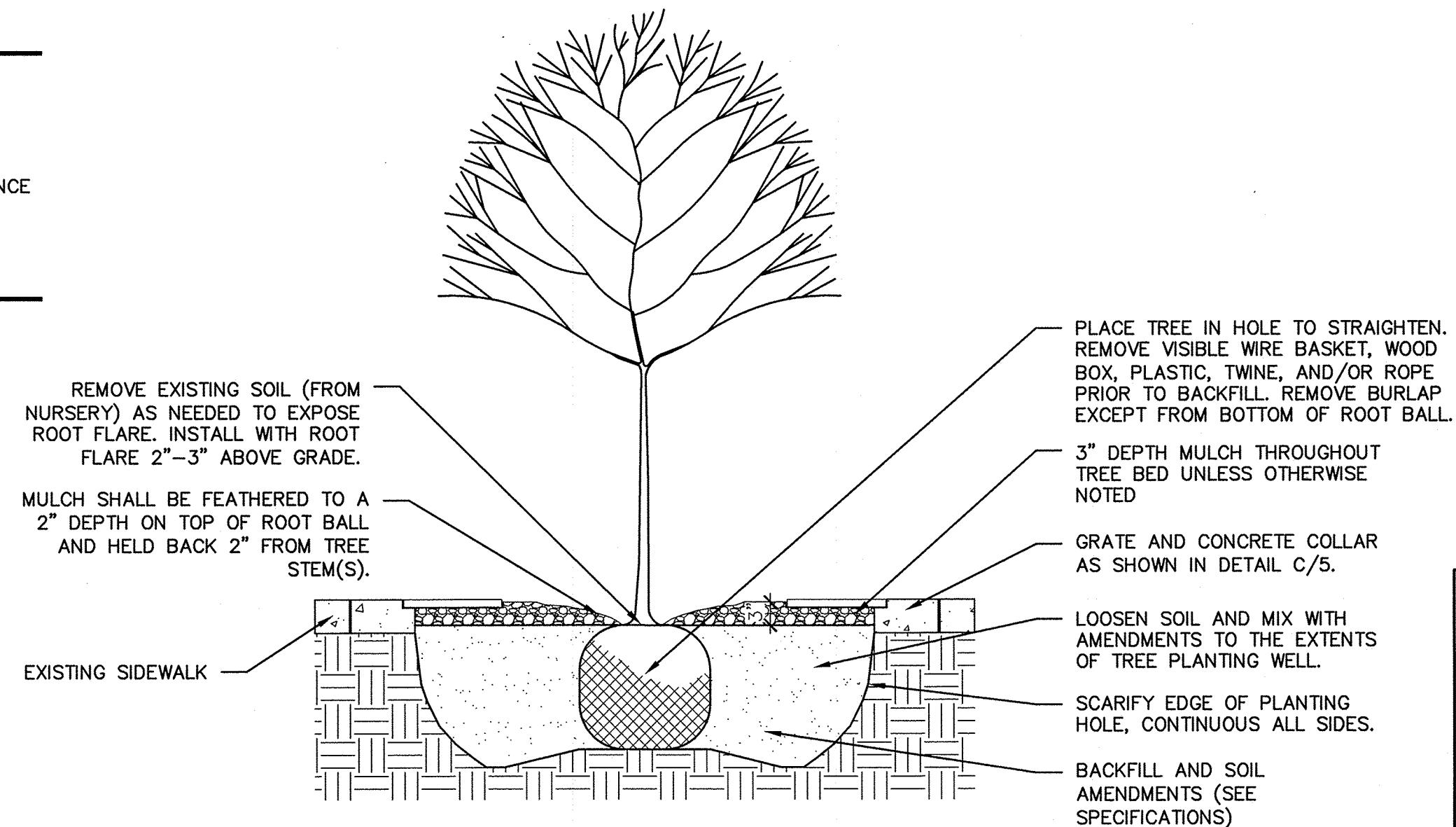
- IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
- GRAVEL MULCH SHALL BE BROWN CRUSHER FINES, OR APPROVED EQUAL, INSTALLED AT A 3" DEPTH.
- THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
- PROPOSED TREES SHALL BE INSTALLED PER DETAIL B/10.
- EXISTING TREES SHALL BE TREATED PER DETAIL D/10.
- IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.

C CONSTRUCTION KEYED NOTES

- CONSTRUCT CAST IRON TREE GRATE AND CUSTOM T-FRAME. REFERENCE DETAIL B/8.
- CONSTRUCT 4" CONCRETE PAVEMENT. REFERENCE COA STANDARD DWG. 2720.
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HATCH LEGEND

- 4" THICK CONCRETE PAVEMENT - SEE CONSTRUCTION KEYED NOTE #2.
- CRUSHER FINES MULCH - SEE PLANTING NOTE B.
- ASPHALT PAVEMENT - SEE CONSTRUCTION KEYED NOTE #3.



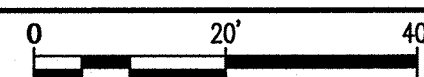
B TREE PLANTING

SCALE: N.T.S.



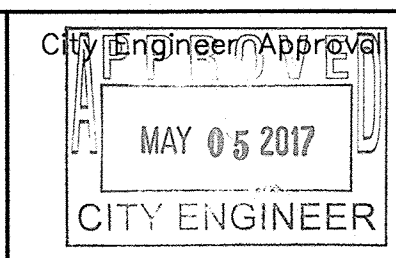
A1 PLANTING AND CONSTRUCTION PLAN

SCALE: 1"=20'-0"



CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

CENTRAL DOWNTOWN IRRIGATION
PLANTING AND CONSTRUCTION PLAN



Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 658505	Zone Map No. K-14	Sheet 10 of 10
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FINAL FOR CONSTRUCTION
DATE: APRIL 17, 2017

CENTRAL DOWNTOWN IRRIGATION

PROJECT# 658505

RECORD DRAWINGS
DATE: XX/XX/2017