

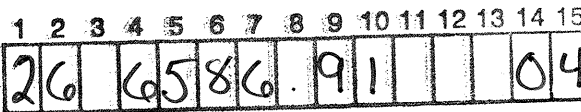
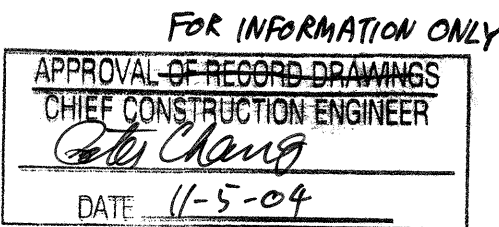
LANDSCAPE CONSTRUCTION PLANS
FOR
PINON POINTE PARK

CLASS 1 CONSTRUCTION (NOT FOR BID)

CITY OF ALBUQUERQUE, NEW MEXICO
PARKS AND RECREATION
DEPARTMENT
DECEMBER 2001

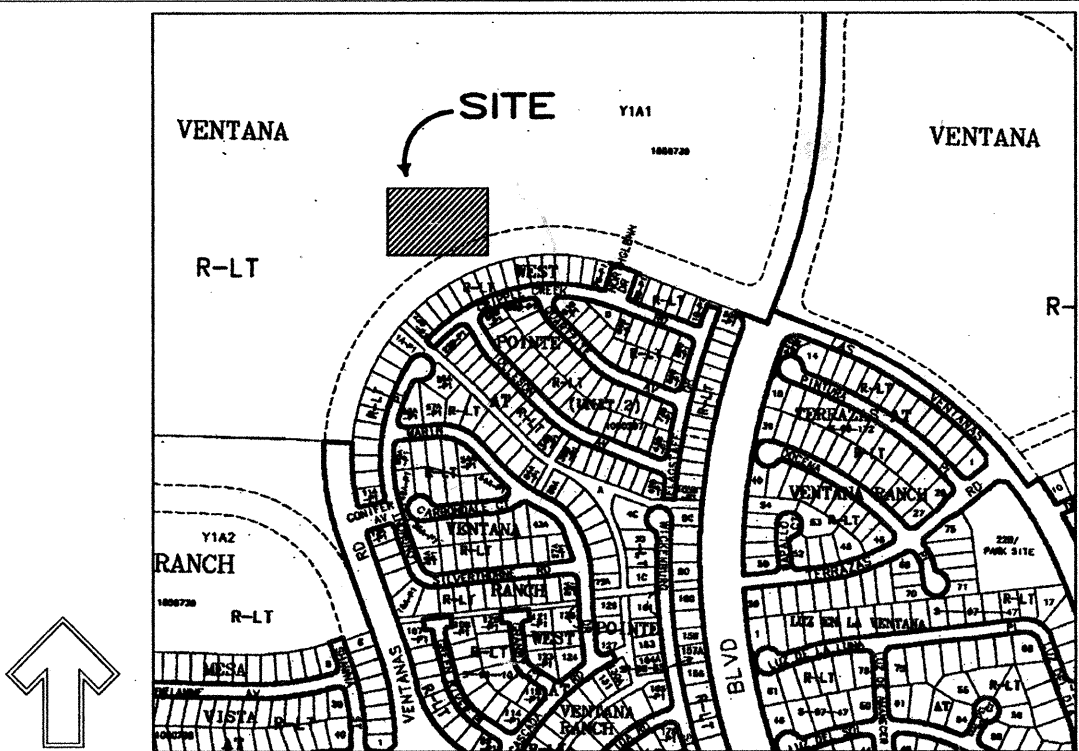
INDEX TO DRAWINGS

SHEET NUMBER	DESCRIPTION
1.	TITLE SHEET
2.	GRADING PLAN
2a-b.	GRADING PLAN FOR SUBDIVISION
3a	CONSTRUCTION AND LAYOUT PLAN
3b.	CONSTRUCTION AND LAYOUT PLAN
4.	DETAIL SHEET
5.	DETAIL SHEET
6.	DETAIL SHEET
7.	PLANTING PLAN
8.	IRRIGATION PLAN
9.	CITY STANDARD TRAFFIC SPECIFICATIONS
10.	CITY STANDARD TRAFFIC SPECIFICATIONS



THE HILLTOP
LANDSCAPE ARCHITECTS AND CONTRACTORS
7909 Edith Blvd. N.E.
ALBUQUERQUE, NEW MEXICO 87103
(505)898-9690

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****			
	DRC Chairman	<i>Edo Chang</i>	12/20/02	APPROVED FOR CONSTRUCTION			
	Transportation	<i>Edo Chang</i>	12/20/02				
	Water/Wastewater	<i>Edo Chang</i>	12/20/02				
	Hydrology	<i>Edo Chang</i>	12-22-02				
	Parks	<i>Edo Chang</i>	12-22-02				
CITY PROJECT NO.		658691	SHEET		1 of 10		



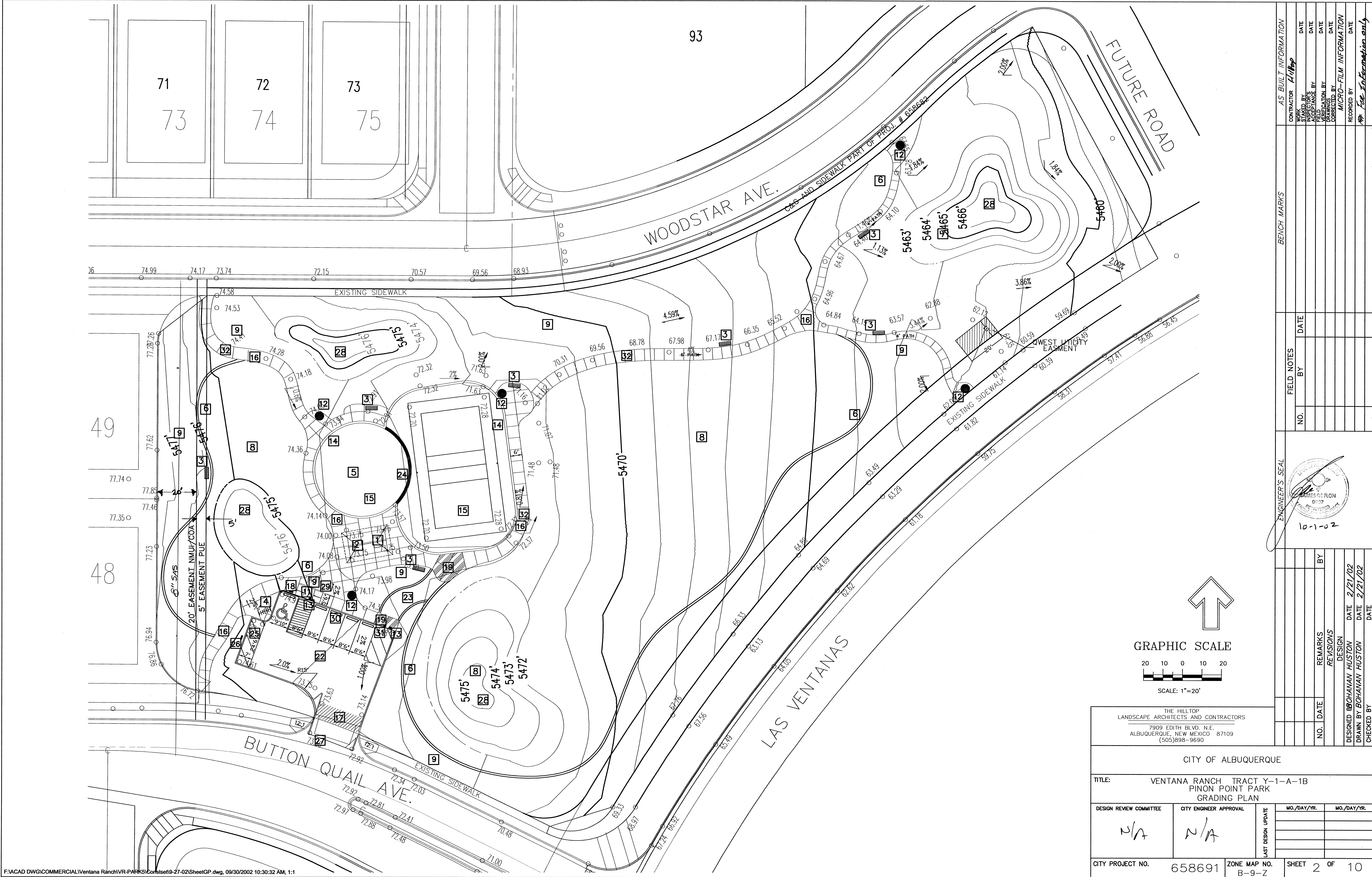
VICINITY MAP ZONE ATLAS B-9-Z

NOTICE TO CONTRACTORS

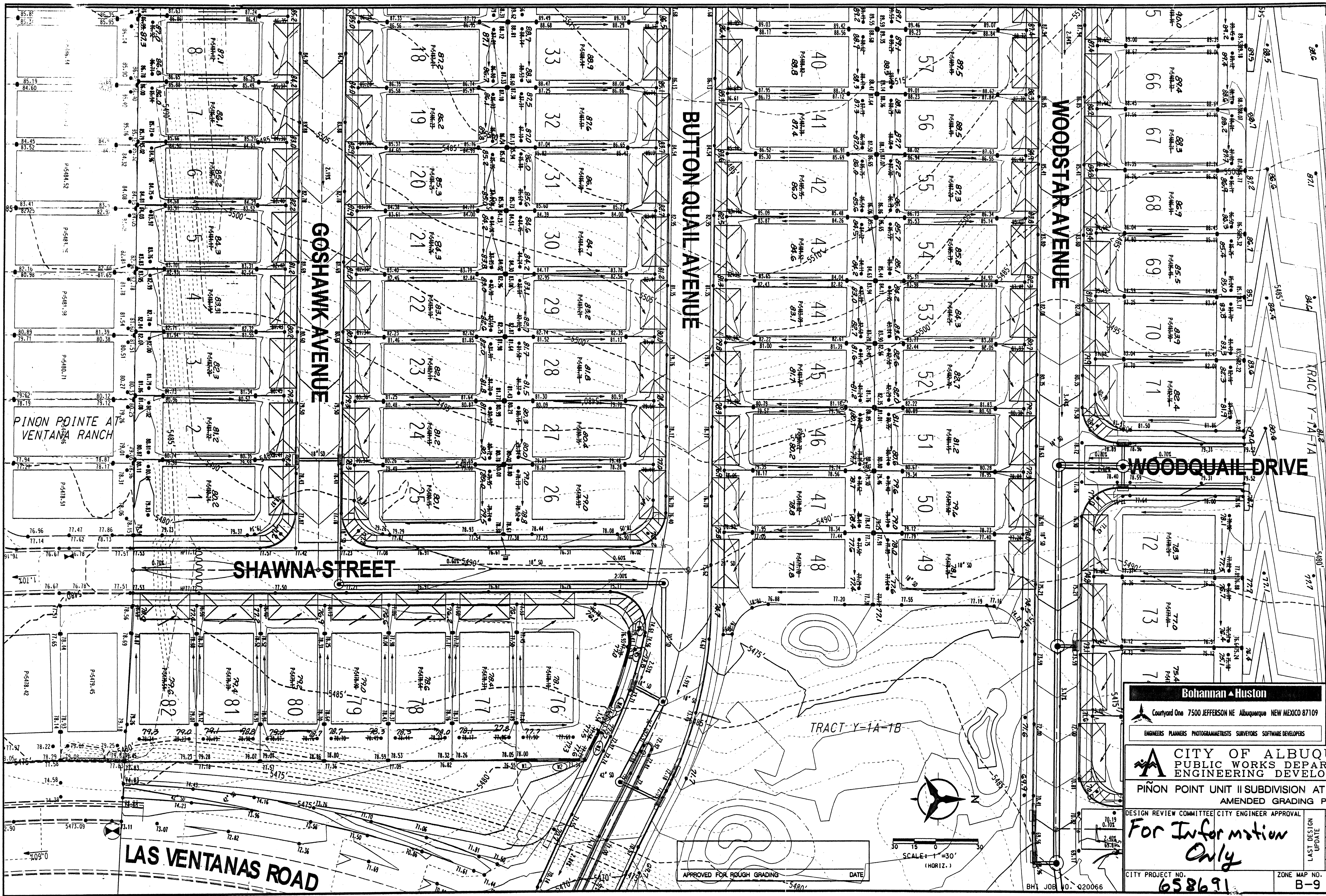
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER TAB SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST 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 ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 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 (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED 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.
- ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS)

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 CITY 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.



1-A-1B										DATE											
		MO./DAY./YR.										MO./DAY./YR.									



ENGINEER'S SEAL KEVIN G. PATTON PROFESSIONAL ENGINEER NO. 12502		REVISIONS NO. DATE BY 1 YOP BS KGP 2 YOP BS KGP	
CONTRACTOR BOHANNAN & HUSTON COURTNEY ONE 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP PINON POINT UNIT II SUBDIVISION AT VENTANA RANCH AMENDED GRADING PLAN	
DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL DATE		MO. / DAY / YR. MO. / DAY / YR.	
LAST DESIGN UPDATE DATE		MO. / DAY / YR. MO. / DAY / YR.	
CITY PROJECT NO. 658691		ZONE MAP NO. B-9	
SHEET 29		OF 10	

CONTRACTOR BOHANNAN & HUSTON COURTNEY ONE 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP PINON POINT UNIT II SUBDIVISION AT VENTANA RANCH AMENDED GRADING PLAN	
DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL DATE		MO. / DAY / YR. MO. / DAY / YR.	
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CITY PROJECT NO. 658691		ZONE MAP NO. B-9	
SHEET 29		OF 10	

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DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL DATE		MO. / DAY / YR. MO. / DAY / YR.	
LAST DESIGN UPDATE DATE		MO. / DAY / YR. MO. / DAY / YR.	
CITY PROJECT NO. 658691		ZONE MAP NO. B-9	
SHEET 29		OF 10	

LEGEND

- 1 SHADY STRUCTURE (1) (SEE DETAIL SHEET 6 OF 10)
POLYGON RAM 16x24 M (NEUTRAL BEIGE)

2  TABLE (2) (SEE DETAIL SHEET 4 OF 10)
FUSION COATING 72" MULTI-PEDISTAL F1015
8" HANDICAP TABLE F1112 (NEUTRAL BEIGE)

3  BENCH (5) (SEE DETAIL SHEET 4 OF 10)
WABASH VALLEY P2561 (NEUTRAL BEIGE)

4  BIKE RACK (1) (SEE DETAIL SHEET 4 OF 10)
KAY PARK 615G-IG/SM (GALVANIZED)

5  PLAY EQUIPMENT (1) (SEE DETAIL SHEET 5 OF 10)

6  6" x 6" CONCRETE MOWCURB
(SEE CITY STANDARD DWG 2726)

7  NATIVE SEED
(SEE SECTION 1012 OF COA STANDARD SPECS.)

8  SOD LAWN
(SEE SECTION 1010 OF COA SPEC.)

9  SANTA FE BROWN GRAVEL 4" DEEP W/ FF

10  SAFETY ZONE

11  HANDICAP RAMP (SEE CITY STANDARD DWG 2441 MODIFIED)

12  COA STANDARD TRASH RECEPTICAL (5) (DUMOR 89 MODIFIED)

13  REMOVABLE BOLLARD- WITH MIN. 3' ACCESS AROUND BOLLARD
(SEE COA SPEC # 2250) (3)

14  18" TURNDOWN
(SEE COA SPEC # 2728)

15  12" DEEP PLAY SAND

16  4" CONCRETE (COA SPEC. # 2720)

17  24' CITY STANDARD DRIVE PAD (SEE COA DWG. 2425)

18  HANDICAP SIGN (1) (SEE DETAIL SHEET 5)

19  6" CONCRETE FOR MAINT.
VEHICLE ACCESS

20  EXPANSION JOINT
AS PER CITY SPEC # 2729

21  POURED IN PLACE
SAFETY SURFACING

22  ASPHALT PARKING LOT W/ CONCRETE ROLL CURB
(SEE COA DWG 2415) 2" AC ON PRIME COAT OVER 12" 95%
COMPACTED SUBGRADE
PAGE 205 COA ZONING CODES

23 CRUSHERFINE PATH
WITH SOIL STABILIZER (SEE DETAIL SHEET 3)

24 20" HIGH SEAT BENCH WALL (SEE DETAIL SHEET 3)

25 KEYWAY -4" SOLID WHITE STRIPING, 45"
AND 5" O.C.

26 "NO PARKING ANY TIME" SIGN
(SEE PAGE 9) (1)

27 EXISTING TURN IN

28 BERM

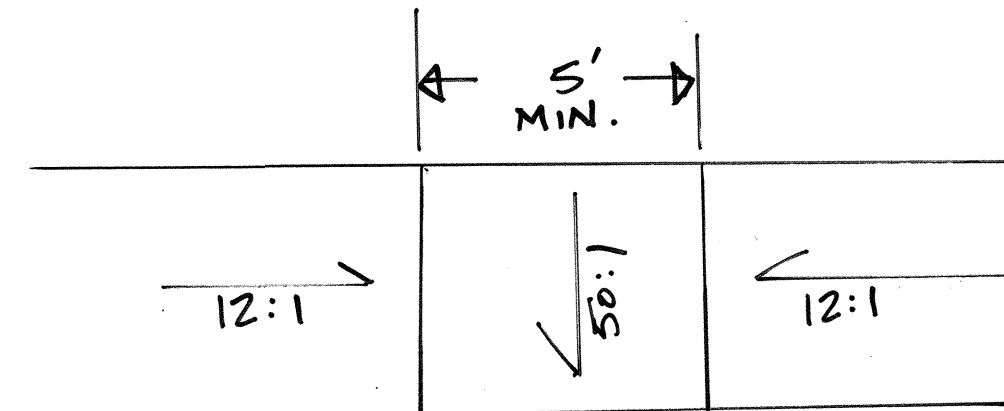
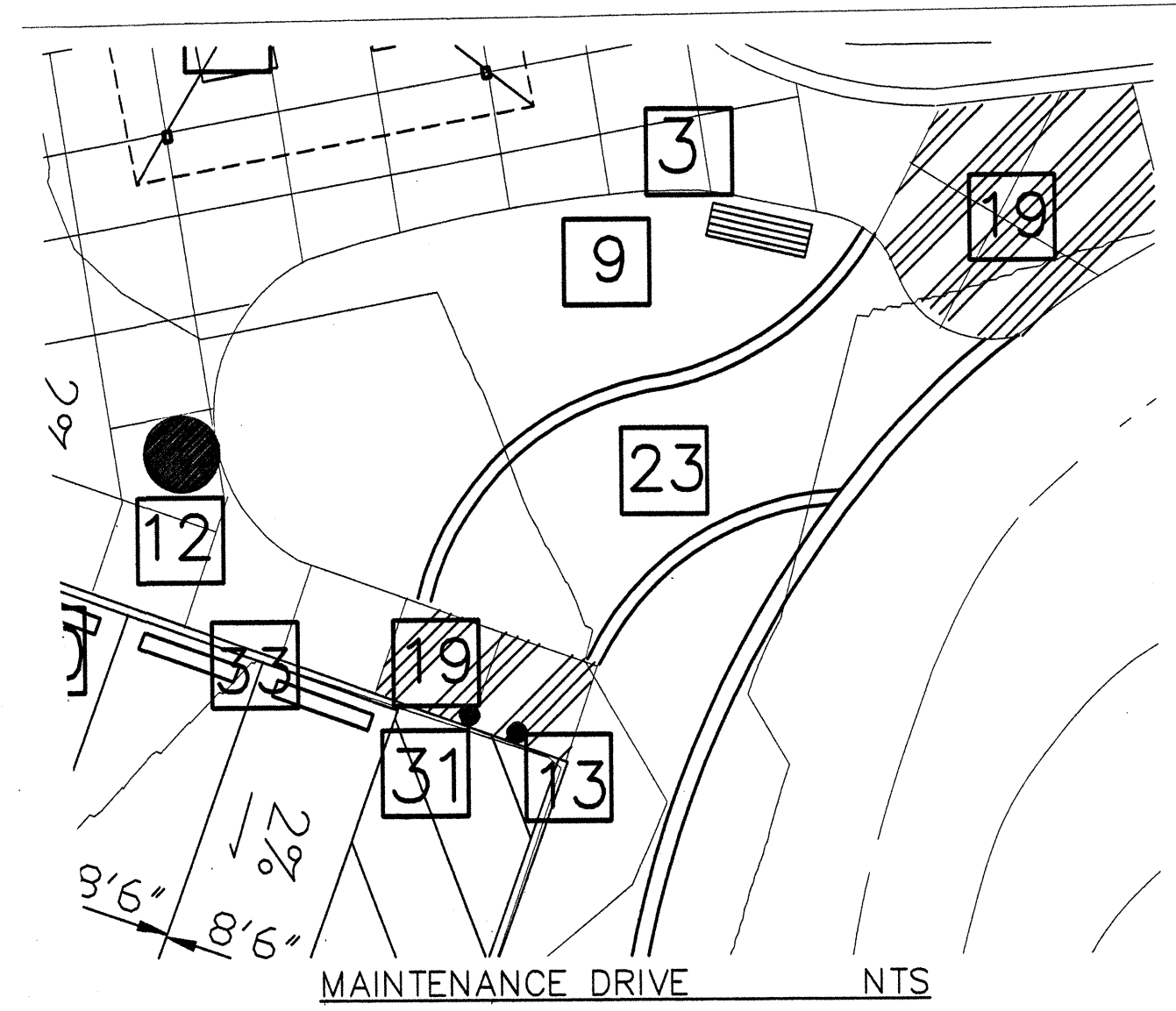
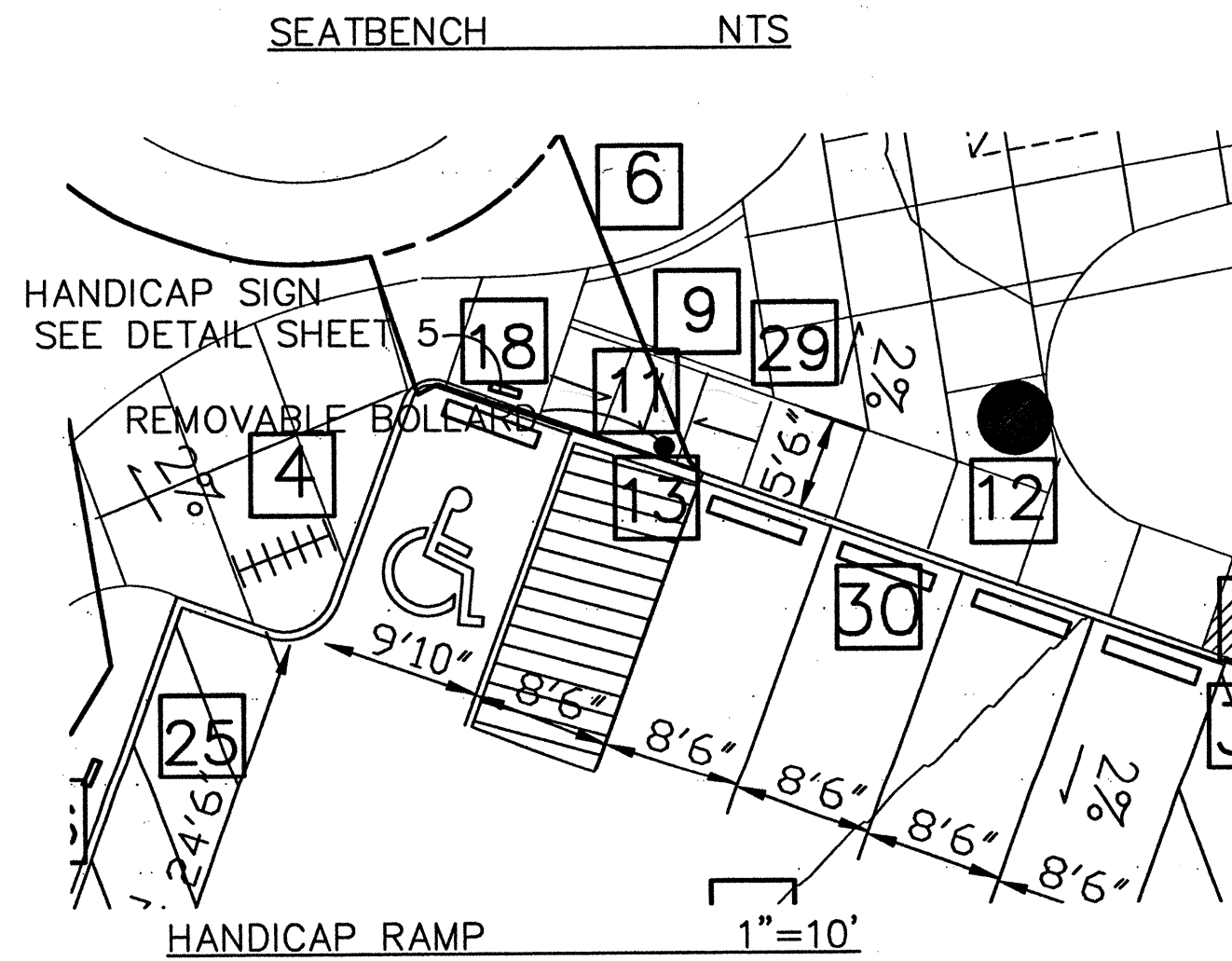
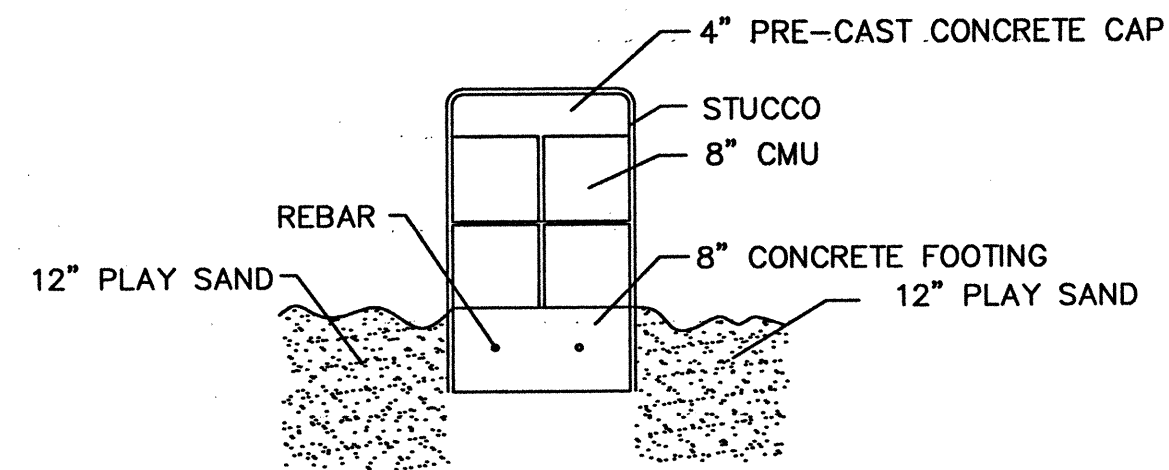
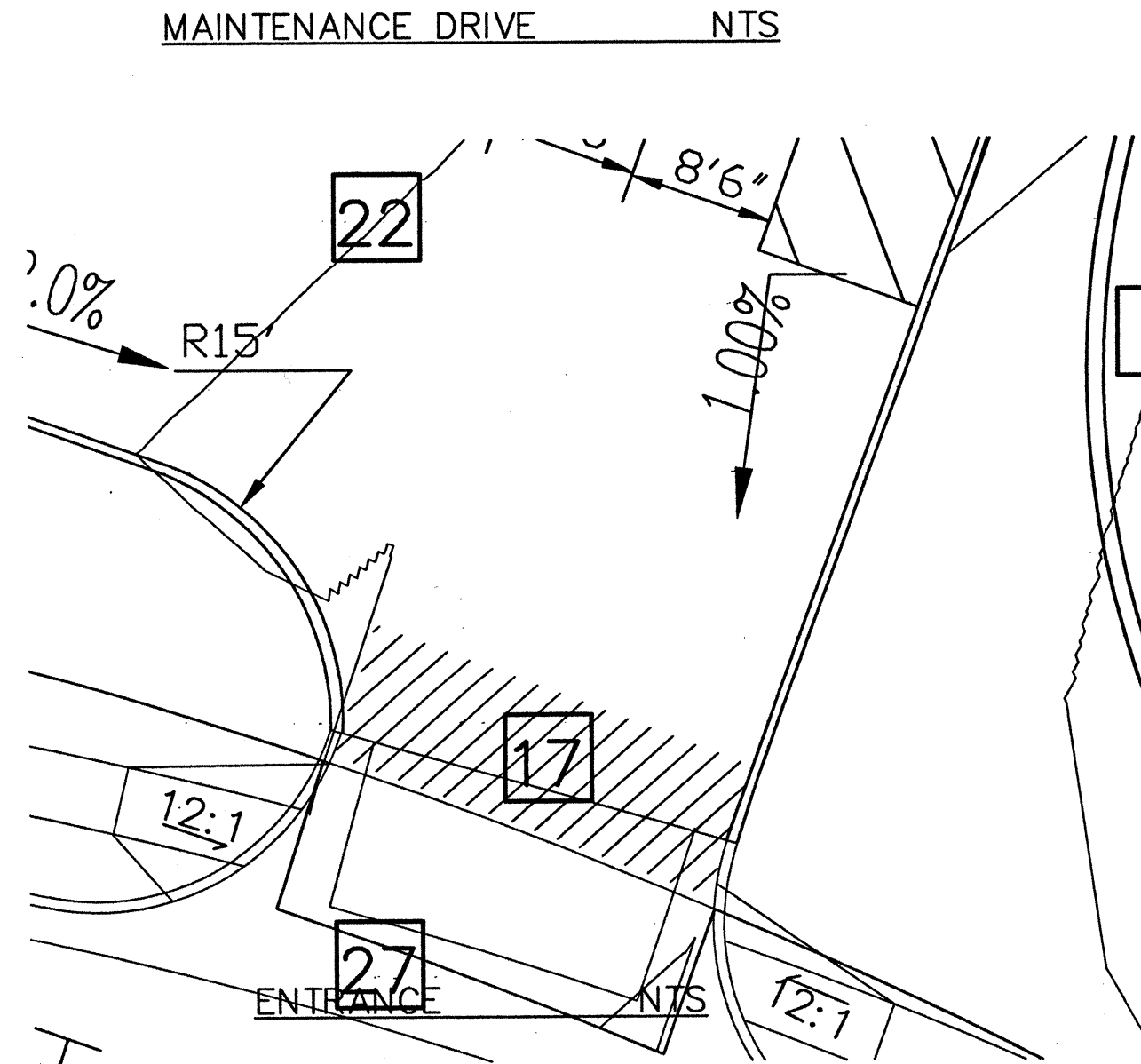
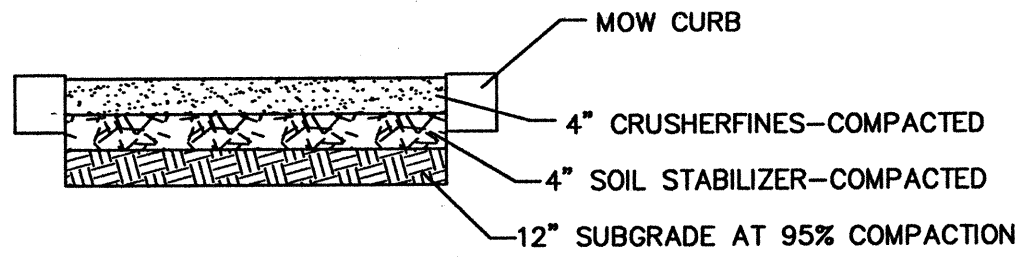
29 HEADER CURB (SEE COA DWG. 2415)

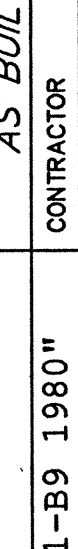
30 PARKING BUMPER (5)

31 MOUNTABLE CURB AND GUTTER (SEE COA DWG. 2415)
AT MAINT. ACCESS - TRANSITION FROM STANDARD
TO MOUNTABLE/MOUNTABLE TO STANDARD OVER
A 7' DISTANCE (SEE COA DWG DWG 2418)

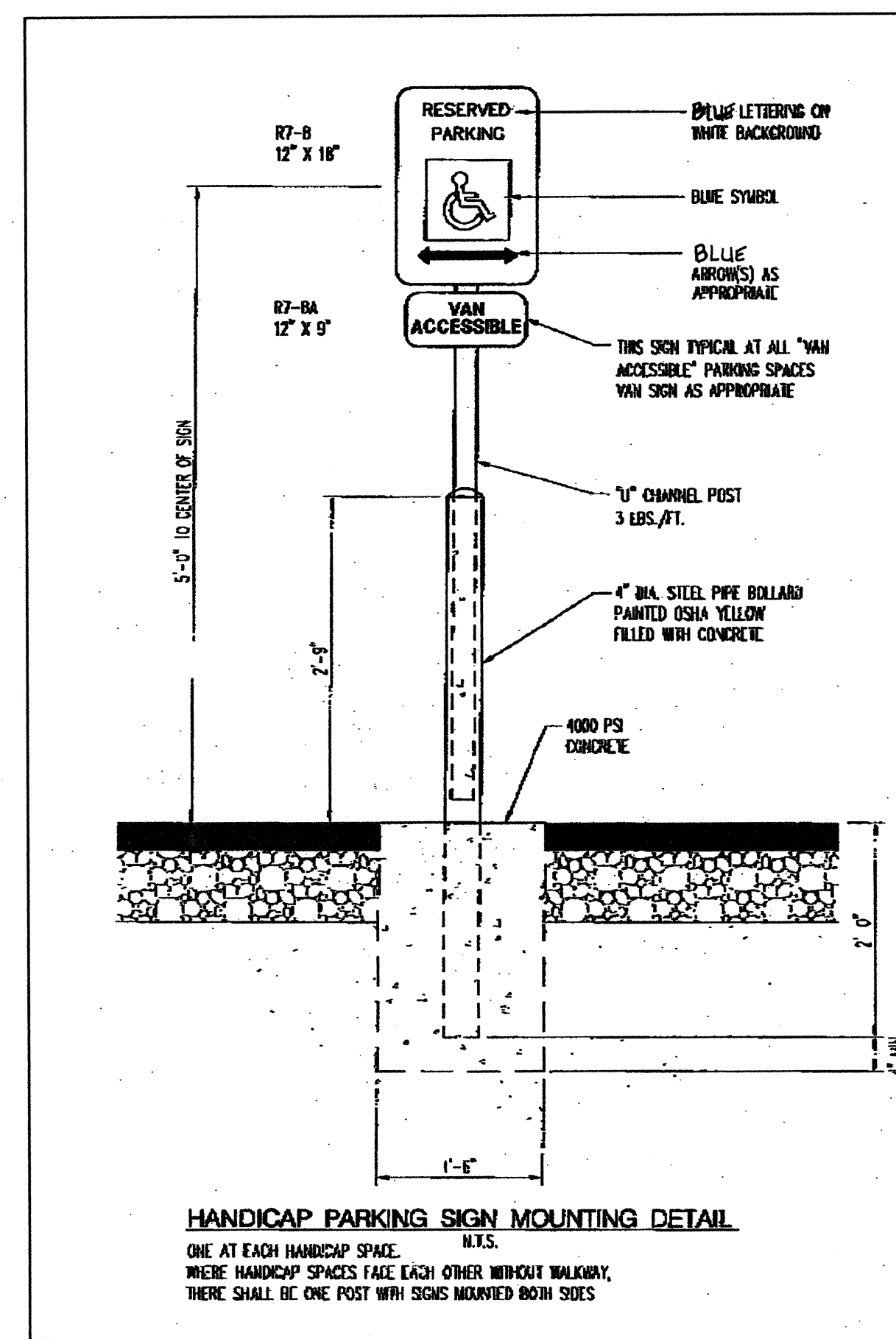
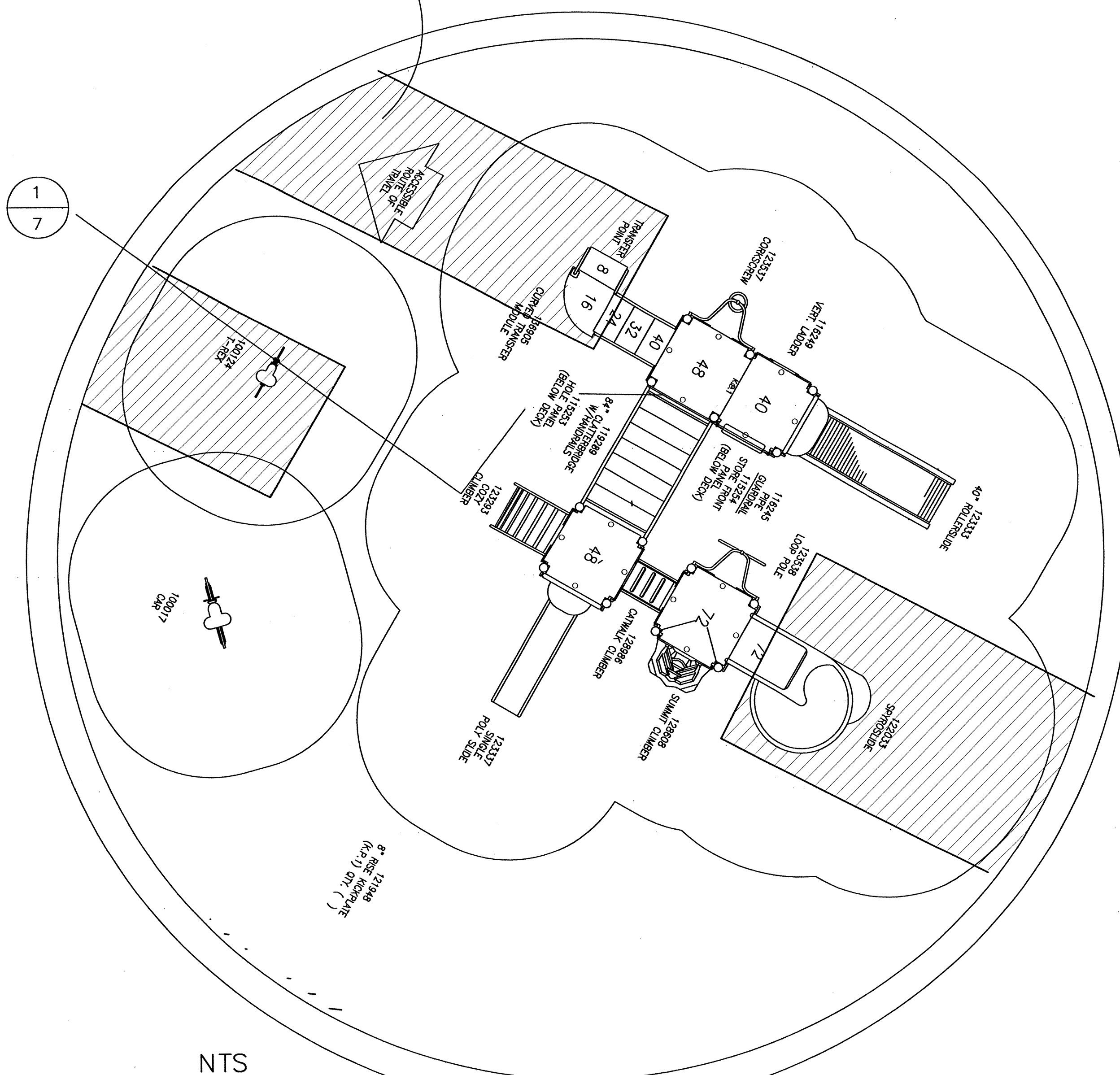
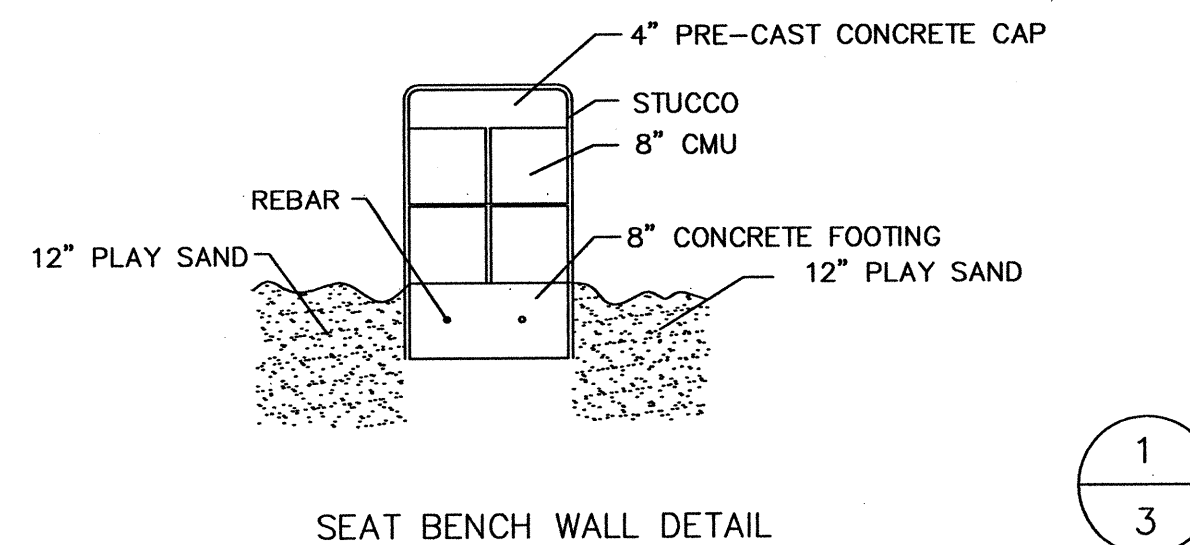
32 6' SIDEWALK (SEE COA DWG 2430)

33 STANDARD CURB AND GUTTER (SEE
COA DWG. 2415)



		 60-14-02		ENGINEER'S SEAL		FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
				NO.		BY		DATE		CONTRACTOR	
								GEOGRAPHIC POSITION (NAD 1927)		WORK	
								N.M. STATE PLANE COORDINATES (CENTRAL		STARTED BY	
								ZONE) X= 355,077.00 Y=1,529,056.93		ACCEPTANCE BY	
								GROUND TO GRID FACTOR = 0.99966334		FIELD	
								DELTA ALPHA = -00" 16' 47"		ELEVATION BY	
								NGVD 1929 ELEVATION = 5450.51		DRAWINGS	
										CORRECTED BY	
										DATE	
										RECORDED BY	
										NO.	

[illegible]



Installation Instructions

Part#	Description	Qty.
20794-00	Swing Arch, Specify Color	2
26128-00	1/4" x 1 1/4" Hex-Pin Cap Screw, SST	16
30610-00	1/4" x 1/2" Drive Rivet, AL/SST	2
30351-00	1/4" Tee Nut	16
53327-01	5" Half Clamp, Specify Color	1
53585-00	137 1/2" Swing Beam, Specify Color	3
50252-00	3/8" x 1 1/4" Hex-Pin Limited Thread Bolt, SST	4
05936-00	Boxed Bolt Seat w/Chain	2
108143-00	67 1/4" Swing Chain, Specify Color	2
100053-00	Bolt Seat	2
34428-00	Boxed Bolt Seat w/Cable-Core Swing Cable	2
115811-00	67 1/4" Cable-Core Swing Cable, Brown	2
100053-00	Bolt Seat	2
90113-00	Bolt Link Hardware Package	4
100631-00	Bolt Link	4
100292-00	3/8" x 1 1/4" Hex-Pin Limited Thread Bolt, SST	4
11291-00	Swing Hanger Clamp Assy, Specify Color	4
121289-00	Swing Hanger Clamp, Specify Color	4
100289-00	7/16" x 2 1/4" Hex-Pin Limited Thread Bolt, SST	4
100632-00	Swing Hanger Double Clevis	4
100667-00	Oilite Bushing	4

Arch Posts: See PlayBooster (PB) General Specifications

Arch Posts: See PlayBooster (PB) General Specifications

Swing Beam: Weldment comprised of tee clamps and 5" O.D. extruded 6061-T6 aluminum alloy tube with a 125" W
Finish: Powdercoat, color specified.

Chain: Steel 4/0 straight link chain, 670 lb. working load limit. Finish: TenderTuff, color specified.

CableCore
Swing Cable: Made from 1/16" 7-19 galvanized aircraft cable. Cable ends fitted with bronze bearings. Coated with U.V. stabilized polyvinyl chloride (PVC) measuring 3/8" diameter with 1" diameter in handhold area, brown in color.

Belt Seats: Molded from UV stabilized black EPDM rubber with galvanized steel cable reinforcing and stainless steel encapsulated end plates. Belt seat measures 5" wide x 26" long x 1/4" thick.

Hanger Clamp
Assembly: Cast aluminum. Finish: Powdercoat color specified.

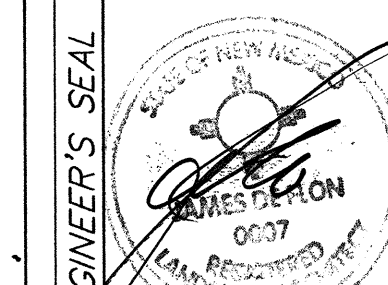
Fasteners: Primary fasteners shall be socketed and pinned

Fasteners: Primary fasteners shall be socketed and pinned tamperproof in design, stainless steel (SST) per ASTM F 879 unless otherwise indicated (see specific product installation/specifications).

Installation Time: Approx. 3 man hours
Concrete Req.: Approx. 7.5 cu. ft.
Area Req.: 23' 10 1/2" x 32' (7.28m x 9.75m)
Weight: 212 lbs. Coated Chain
 209 lbs. CableCore Swing Cable
Fall Height: 96 1/2" (2.45m)

- 1) Dig footings, spaced as shown. Refer to the Typical Concrete Footing Spec Sheet.
- 2) Set arches in footing holes and attach swing beam to center of arches using 5" half clamps with $\frac{1}{2}$ " x $\frac{1}{4}$ " hex-pin cap screws with $\frac{1}{2}$ " tee nuts. Refer to the Tee Clamp Position Detail. Center of beam should be 99" above finished grade. When installing back to back swing beams refer to the Back To Back Tee Clamps Detail.
- 3) Level beam and plumb arches and temporarily prop in position. Pour concrete footings and let cure for 72 hours before proceeding.
- 4) Loose, mark and attach swing hanger clamps to beam in locations shown. Refer to the Typical Swing Hanger Clamp Spec Sheet.
- 5) Attach swing chains/CableCore swing cables to double clevis using $\frac{1}{2}$ " x $\frac{1}{4}$ " hex-pin limited thread bolts. Attach chains/CableCore swing cables to belt seats using bolt links with $\frac{1}{2}$ " x $\frac{1}{4}$ " hex-pin limited thread bolts, position bolt heads inward facing user. Refer to the Bolt Link Detail. *NOTE: If using galvanized chain instead of TensarTuff coated chain, use spacers. (supplied with galvanized chain.) as shown in Detail.*
- 6) Install $\frac{1}{4}$ " x $\frac{3}{4}$ " drive rivets in all 5" half clamps. Refer to the Typical Offset Hanger Clamp Spec Sheet. Refer to the Back To Back Tee Clamps Detail.
- 7) Install protective surfacing before users are allowed to play on the swing.

SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
FIELD NOTES						
NO.	BY	DATE			CONTRACTOR	DATE
			ACS BRASS TABLET STAMPED "1-B9 1980"		WORKED BY	DATE
			GEOGRAPHIC POSITION (NAD 1927)		INSPECTOR'S	DATE
			N.M. STATE PLANE COORDINATES (CENTRAL		ACCEPTANCE BY	
			ZONE) X= 355,077.00 Y=1,529,056.93		VERIFICATION BY	DATE
			GROUND TO GRID FACTOR = 0.99966334		DRAWINGS	DATE
					CONTROLLED BY	INFORMATION
			DELTA ALPHA = -00° 16' 47"		RECORDED BY	DATE
			NGVD 1929 ELEVATION = 5450.51			
					NO.	



10-1-02

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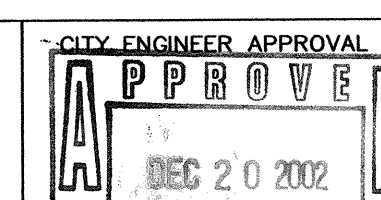
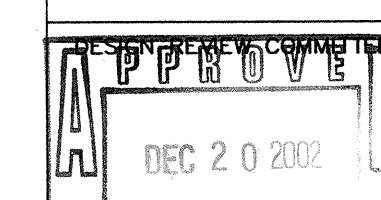
The Hilltop

7/28/01

THE HILLTOP
LANDSCAPE ARCHITECTS AND CONTRACTORS
7909 EDITH BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505)898-9690

VENTANA RANCH TRACT Y-1-A-1B
PINON POINTE PARK

DETAIL SHEET

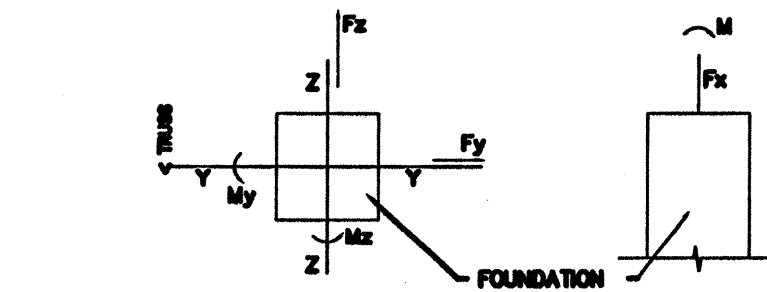
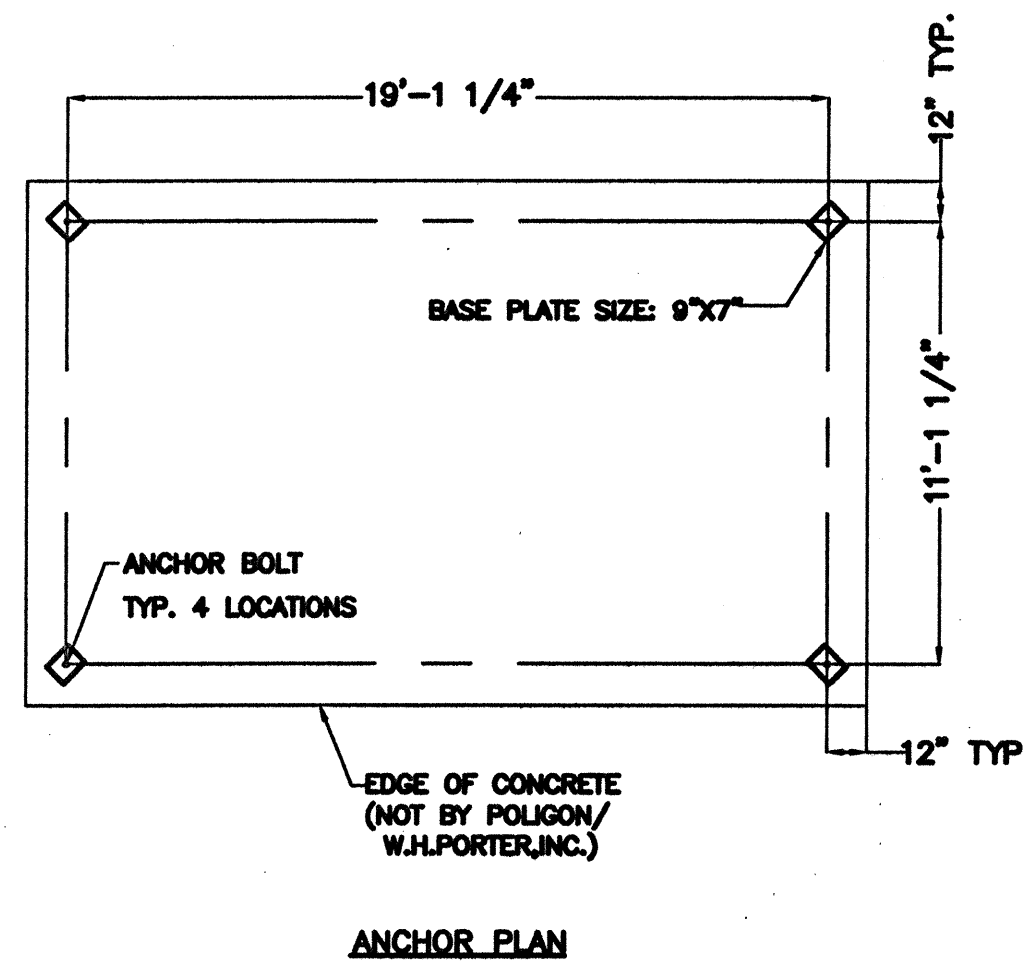
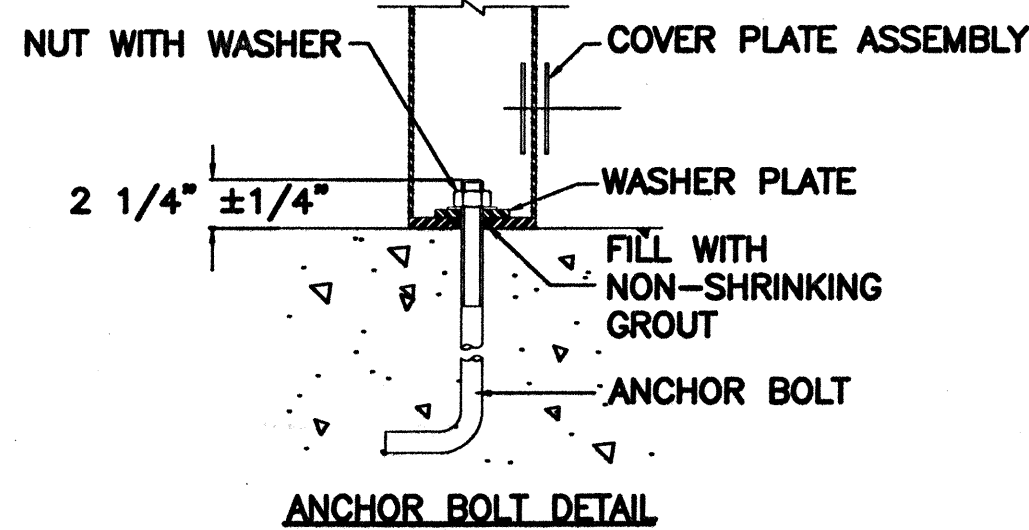


AST DESIGN UPDATE

MO./DAY/YR.

MO./DAY/YR.

CITY PROJECT NO.	658691	ZONE MAP NO.	B-9-Z	SHEET	5	OF	10
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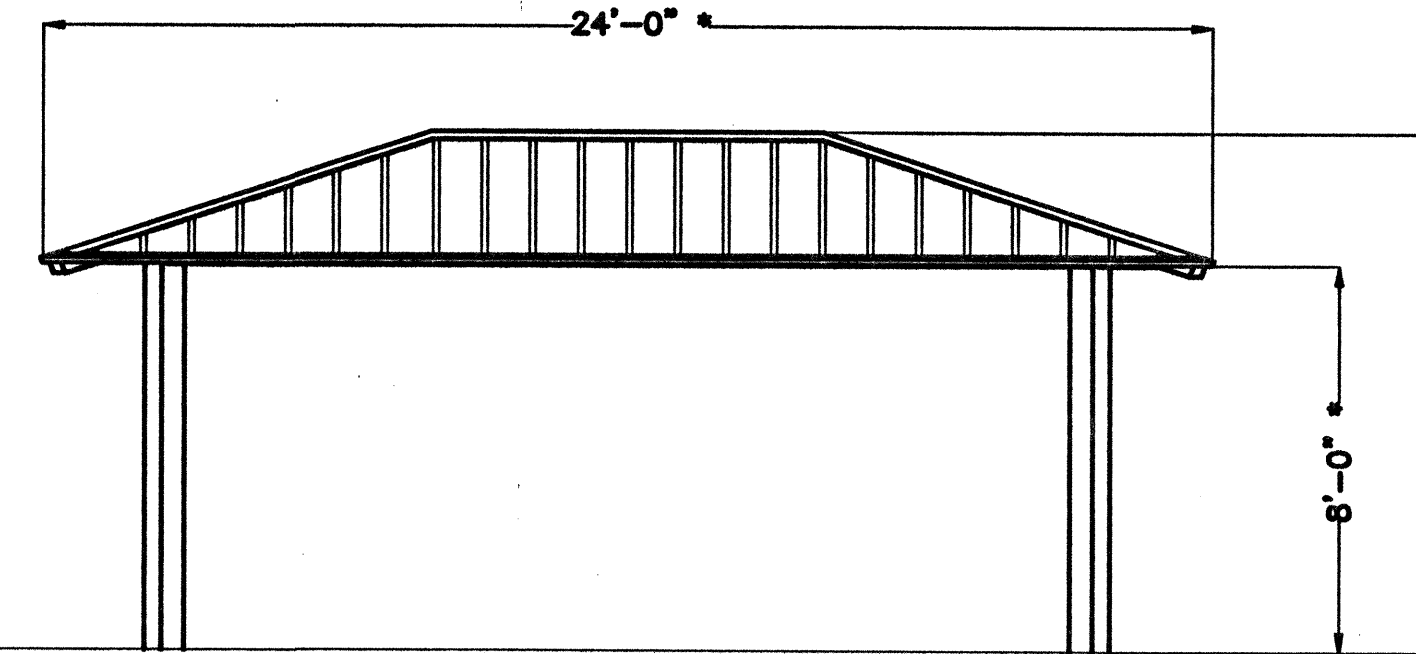
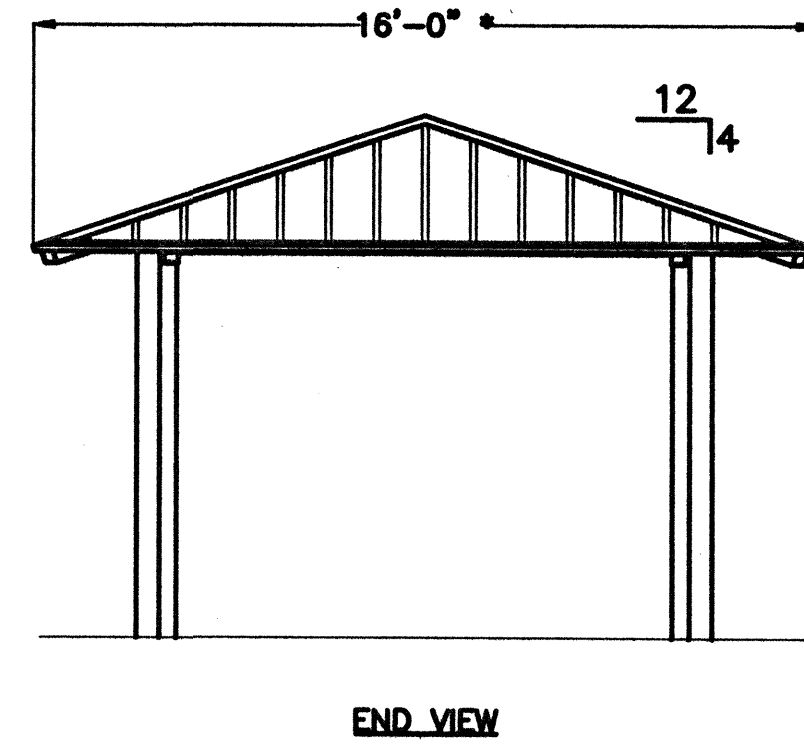


LOADS TO FOUNDATION (KIPS, FT. KIPS)		REACTIONS			
LOAD COMBINATION	VERT. (FY)	SHEAR (FX)	SHEAR (FZ)	MOMENT (MX)	MOMENT (MY)
DEAD + LIVE LOAD	3.6	.34	0	0	0
DEAD + WIND LOAD WIND	-2.86	-.45	0	0	0
DEAD + WIND LOAD WIND	-2.87	0	-.43	0	0

NOTES:
PER D.S. RAMHESHAU 11/16/95
DESIGN OF FOUNDATION TO BE PERFORMED BY AN ENGINEER OR ARCHITECT. THIS DRAWING IS NOT INTENDED AS A FOUNDATION DESIGN. IT IS SUBMITTED AS A REFERENCE TO MINIMUM SLAB DIMENSIONS AND ANCHOR BOLT LOCATIONS.
IF WALLS ARE TO BE SPECIFIED, CONSULT FACTORY FOR MINIMUM SLAB DIMENSIONS.

DO NOT USE FOR CONSTRUCTION
ENGINEERING REVIEW MAY RESULT IN CHANGES
TO LOADS/DIMENSIONS. ONLY USE DRAWINGS
PROVIDED WITH SHELTER FOR CONSTRUCTION.

POLYGON PARK ARCHITECTURE
ANCHOR LAYOUT
ISSUED 5/01/01 SCALE 3/8" = 1'-0"
DRAWN BY: [blank] CHECKED BY: [blank]
PROJECT: POLYGON RAM 16 X 24 MR
METAL PANEL ROOFING
(USE FOR PLANNING PURPOSES ONLY)
AB

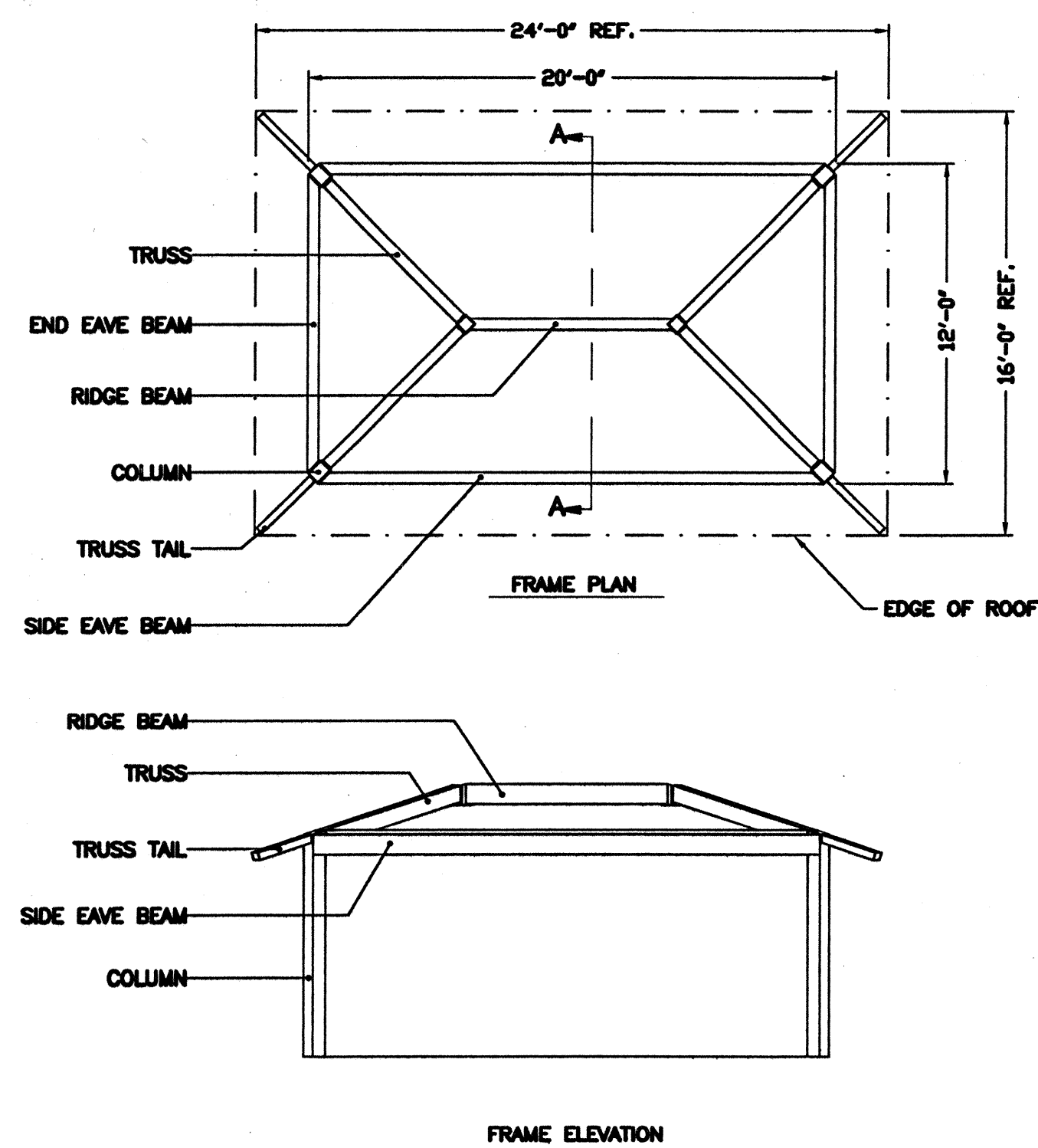


RAM 16 X 24 MR
MULTI-RIB METAL ROOFING

NOT FOR CONSTRUCTION -
USE FOR PLANNING AND
ESTIMATING ONLY

POLYGON PARK ARCHITECTURE
SHELTER ELEVATIONS
ISSUED 5/01/01 SCALE 3/8" = 1'-0"
DRAWN BY: [blank] CHECKED BY: [blank]
PROJECT: RAM 16 X 24 MR
METAL MULTI-RIB ROOFING
SHEET EL

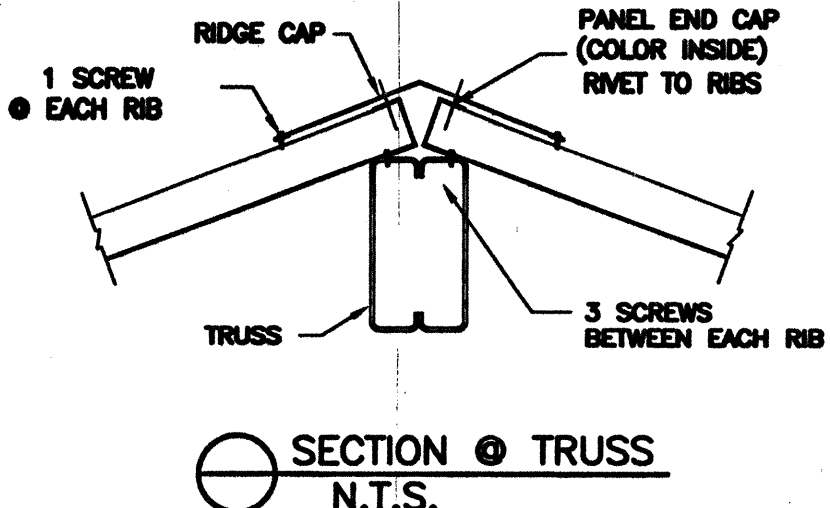
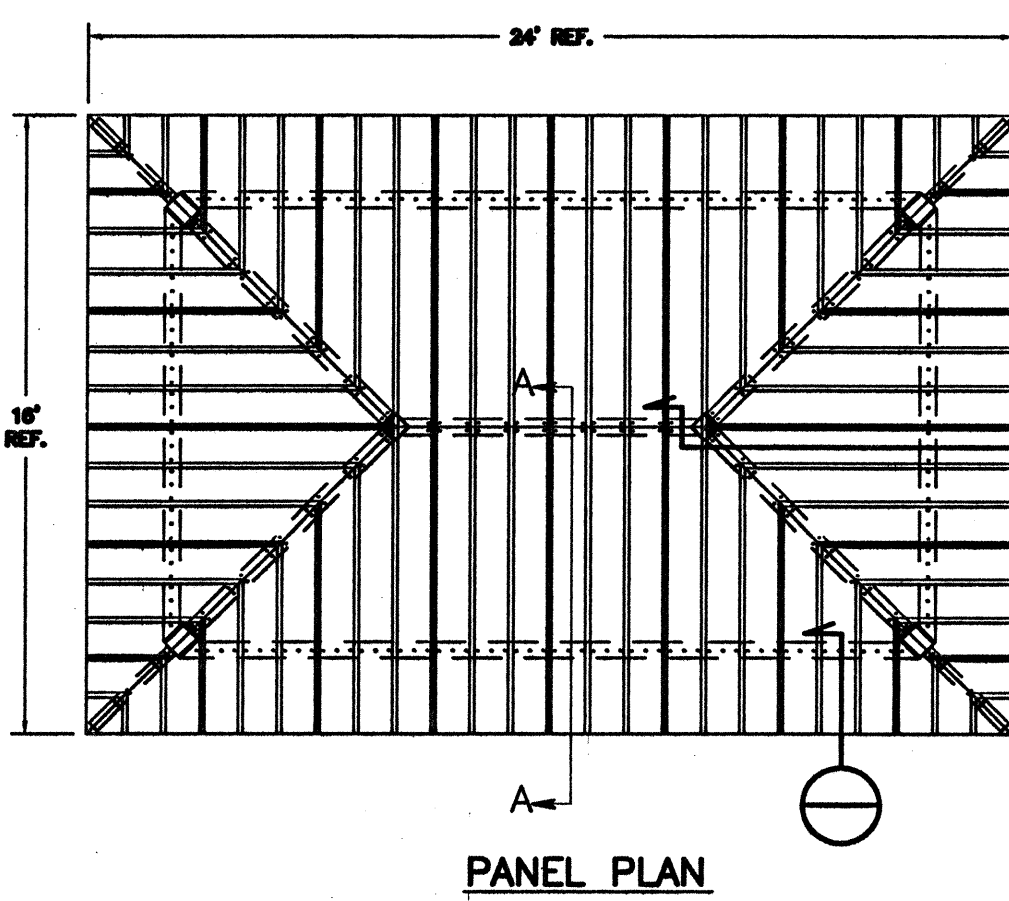
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
CONTRACTOR	WORK	DATE	NO.	BY	DATE	NO.	BY	NO.	DATE
	STAKED BY	DATE							
	INSPECTOR'S FIELD	DATE							
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	CORRECTED BY	DATE							
	MICRO-FILM INFORMATION	DATE							
	RECORDED BY	DATE							
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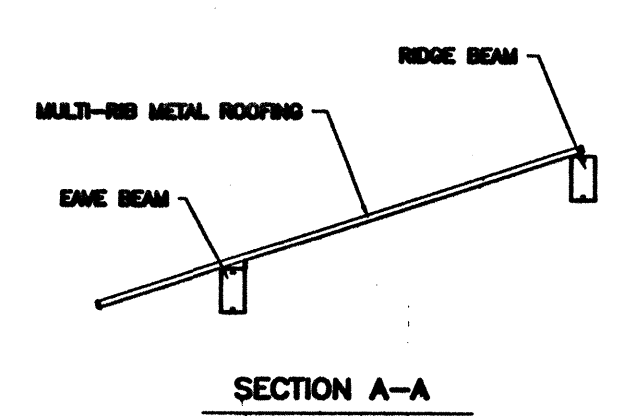
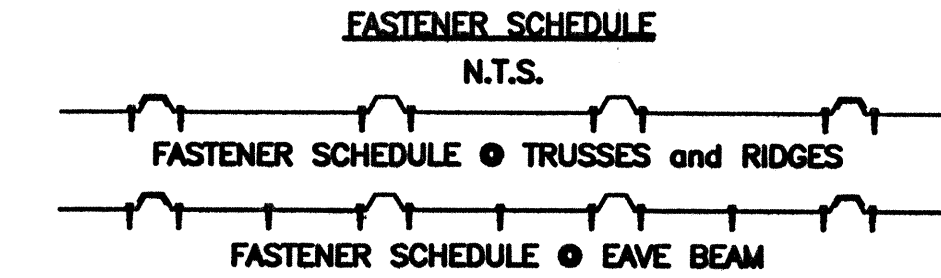
NOTES:
FOR FINAL TIGHTENING, USE TURN OF NUT METHOD: USING A SPUD WRENCH, TIGHTEN AS MUCH AS POSSIBLE WITH A NORMAL HAND STRENGTH. THEN, USING AN EXTENSION, TIGHTEN AN ADDITIONAL 1/3 TURN.
FRAME MUST BE PLUMB, SQUARE AND BOLTS TIGHTENED BEFORE INSTALLING PURLINS. IF REQUIRED, PURLINS MUST BE PARALLEL TO THE EAVE BEAMS AND TENSION MEMBERS.
FASTENERS: ALL BOLTS USED FOR STRUCTURAL CONNECTIONS ARE ASTM A325. DO NOT SUBSTITUTE WITH A LOWER GRADE. INSPECTION OF HIGH STRENGTH BOLTING, IF REQUIRED, TO BE PER CHAPTER 17 OF THE UNIFORM BUILDING CODE 1994 EDITION.
FRAME FINISH: FRAME COMPONENTS ARE RED COXIDE PRIME PAINTED ONLY. FINISH PAINT ON-SITE WITH MATERIALS AND LABOR BY OTHERS.
ORNAMENTATION FINISH: ORNAMENTATION AND RAILING ARE ZINC PLATED. FINISH PAINT ON-SITE WITH MATERIALS AND LABOR BY OTHERS.
FINISH OPTIONS: POWDER COATING, E-COATING, AND GALVANIZING ARE FINISH OPTIONS AVAILABLE AT AN ADDITIONAL CHARGE FOR BOTH FRAME AND ORNAMENTATION.
MATERIAL SPECIFICATIONS
TUBULAR SHAPES: ASTM A500 GRADE B 46 KSI
COLD FORMED STEEL: A575 GRADE 55
CONNECTION BOLTS: ASTM A325
CONNECTION PLATES: ASTM A36
ANCHOR BOLTS: ASTM A307
WELDING PROCESS: GAS METAL ARC WELDING
WELDING ELECTRODES: E70xx
COLUMN SIZE: 8"x6"

NOT FOR CONSTRUCTION -
USE FOR PLANNING AND
ESTIMATING ONLY

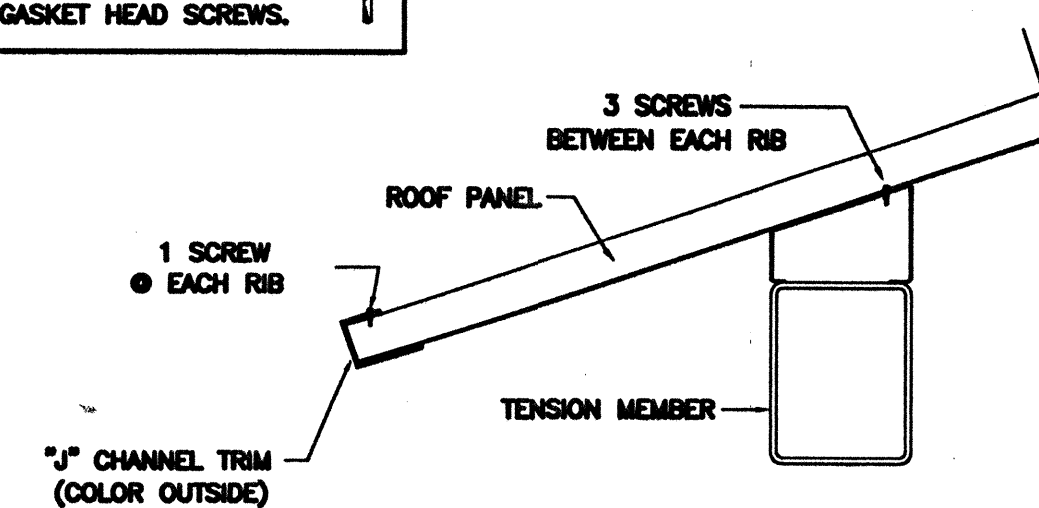
POLYGON PARK ARCHITECTURE
FRAME ASSEMBLY
ISSUED 5/01/01 SCALE 3/8" = 1'-0"
DRAWN BY: [blank] CHECKED BY: [blank]
PROJECT: POLYGON RAM 16 X 24 MR
MULTI-RIB METAL ROOFING
FR



SECTION A-A TRUSS
N.T.S.



ALL ROOFING SCREWS
#12-14x1" SELF-TAPPING
GASKET HEAD SCREWS.



SECTION A-A EAVE
N.T.S.

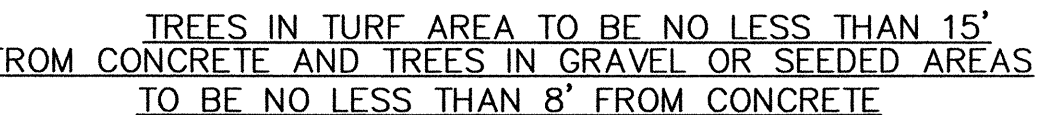
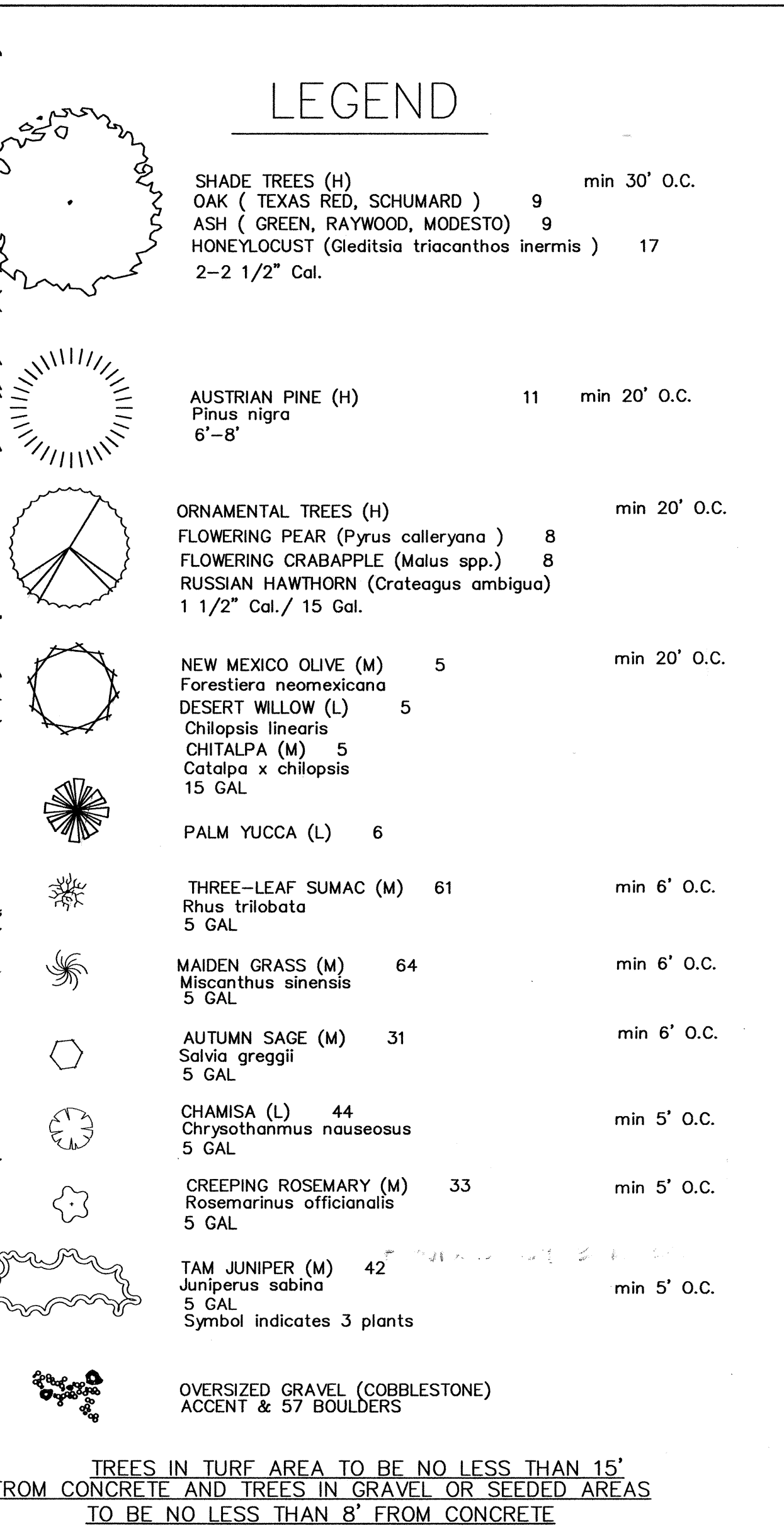
POLYGON PARK ARCHITECTURE
ROOF PANEL INSTALLATION
ISSUED 4/01/01 SCALE 3/8" = 1'-0"
DRAWN BY: [blank] CHECKED BY: [blank]
PROJECT: POLYGON RAM 16 X 24 MR
MULTI-RIB METAL ROOFING
RF

THE HILLTOP
LANDSCAPE ARCHITECTS AND CONTRACTORS
7909 EDITH BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505)898-9690

VENTANA RANCH TRACT Y-1-A-1B
PINON POINTE PARK

DETAIL SHEET

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVE DEC 20 2002 DESIGN REVIEW COMMITTEE	APPROVE DEC 20 2002 CITY ENGINEER			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF	
658691	B-9-Z	6	10	



PLANTING SHOULD FOLLOW THE FOLLOWING COA SPEC:

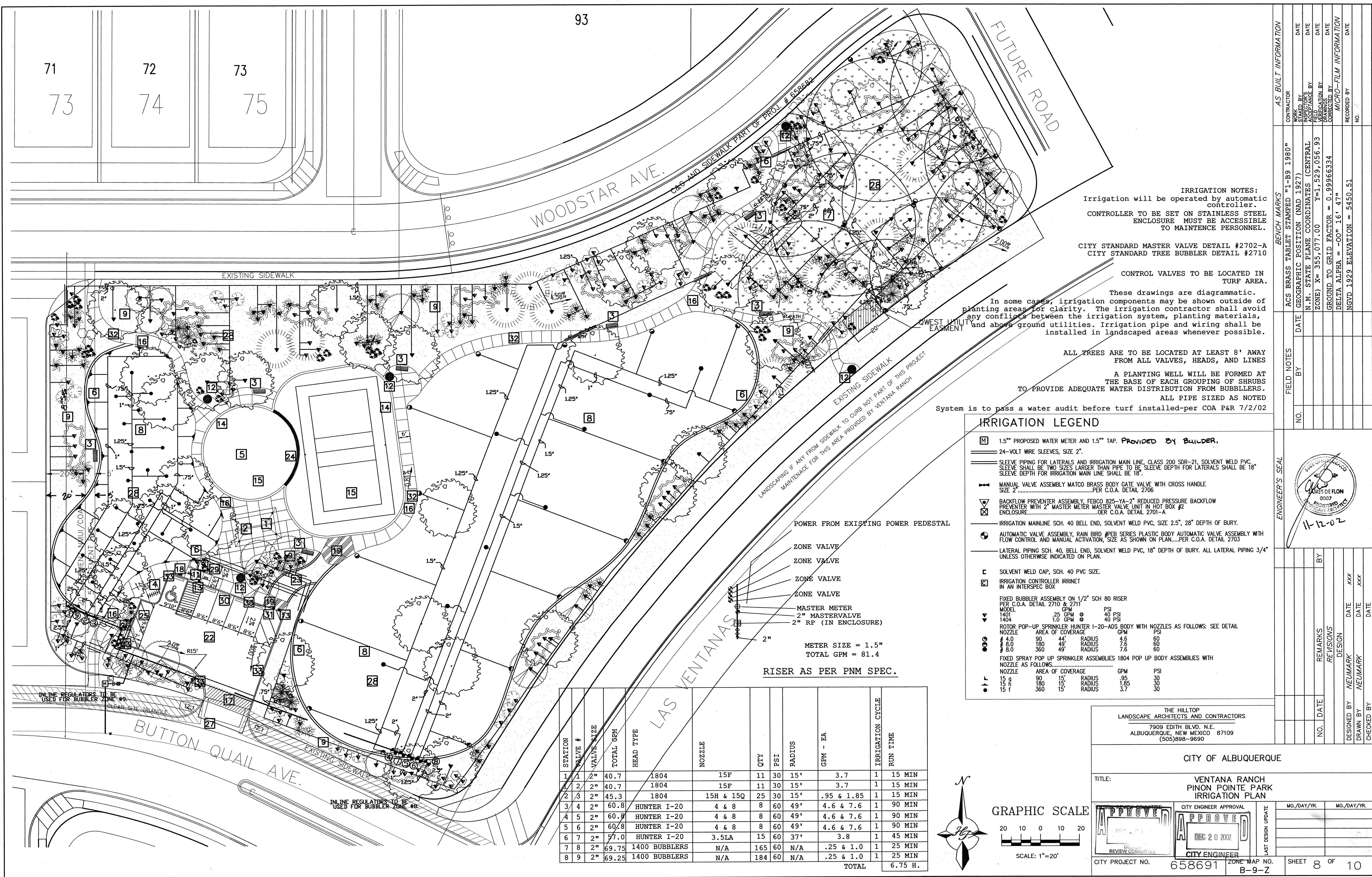
SHRUBS #2717
TREES #2714
TREES IN TURF # 2713

CITY OF ALBUQUERQUE

TITLE: PARK
SITE IN VENTANA RANCH
PLANTING PLAN

CITY PROJECT NO.	658691	ZONE MAP NO.	SHEET 7 OF 10
		B-9-Z	

[illegible]



IRRIGATION NOTES:
Irrigation will be operated by automatic controller.
CONTROLLER TO BE SET ON STAINLESS STEEL ENCLOSURE MUST BE ACCESSIBLE TO MAINTENANCE PERSONNEL.
CITY STANDARD MASTER VALVE DETAIL #2702-A
CITY STANDARD TREE BUBBLER DETAIL #2710

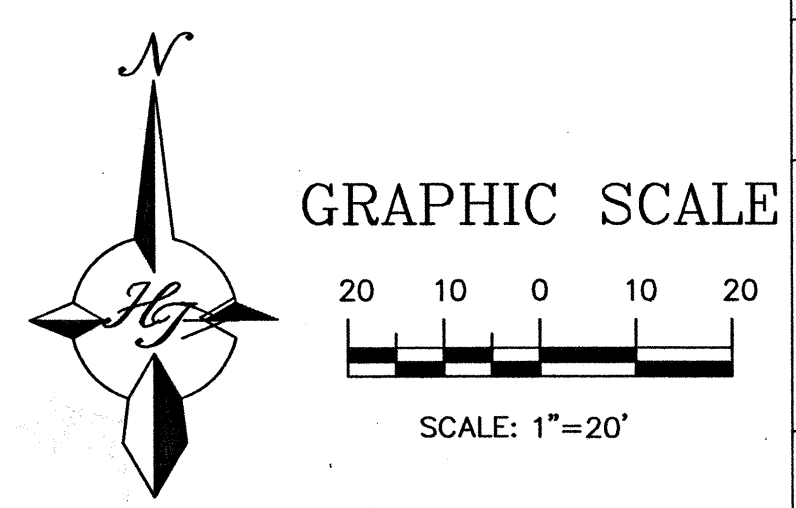
CONTROL VALVES TO BE LOCATED IN TURF AREA.
These drawings are diagrammatic.
In some cases, irrigation components may be shown outside of planting areas for clarity. The irrigation contractor shall avoid any conflicts between the irrigation system, planting materials, and above ground utilities. Irrigation pipe and wiring shall be installed in landscaped areas whenever possible.
ALL TREES ARE TO BE LOCATED AT LEAST 8' AWAY FROM ALL VALVES, HEADS, AND LINES
A PLANTING WELL WILL BE FORMED AT THE BASE OF EACH GROUPING OF SHRUBS TO PROVIDE ADEQUATE WATER DISTRIBUTION FROM BUBBLERS.
ALL PIPE SIZED AS NOTED
System is to pass a water audit before turf installed-per COA P&R 7/2/02

IRRIGATION LEGEND

- 1.5" PROPOSED WATER METER AND 1.5" TAP. PROVIDED BY BUILDER.
- 24-VOLT WIRE SLEEVES, SIZE 2".
- SLEEVE PIPING FOR LATERALS AND IRRIGATION MAIN LINE, CLASS 200 SDR-21, SOLVENT WELD PVC. SLEEVE SHALL BE TWO SIZES LARGER THAN PIPE TO BE SLEEVE DEPTH FOR LATERALS SHALL BE 18" SLEEVE DEPTH FOR IRRIGATION MAIN LINE SHALL BE 18".
- MANUAL VALVE ASSEMBLY MATCO BRASS BODY GATE VALVE WITH CROSS HANDLE SIZE 2" PER C.O.A. DETAIL 2706
- BACKFLOW PREVENTER ASSEMBLY, FEBCO 825-YA-2" REDUCED PRESSURE BACKFLOW PREVENTER WITH 2" MASTER METER MASTER VALVE UNIT IN HOT BOX #2 ENCLOSURE...PER C.O.A. DETAIL 2701-A
- IRRIGATION MAINLINE SCH. 40 BELL END, SOLVENT WELD PVC, SIZE 2.5", 28" DEPTH OF BURY.
- AUTOMATIC VALVE ASSEMBLY, RAIN BIRD RPB SERIES PLASTIC BODY AUTOMATIC VALVE ASSEMBLY WITH FLOW CONTROL AND MANUAL ACTIVATION, SIZE AS SHOWN ON PLAN...PER C.O.A. DETAIL 2703
- LATERAL PIPING SCH. 40, BELL END, SOLVENT WELD PVC, 18" DEPTH OF BURY. ALL LATERAL PIPING 3/4" UNLESS OTHERWISE INDICATED ON PLAN.
- SOLVENT WELD CAP, SCH. 40 PVC SIZE.
- IRRIGATION CONTROLLER IRRINET IN AN INTERSPEC BOX
- FIXED BUBBLER ASSEMBLY ON 1/2" SCH 80 RISER PER C.O.A. DETAIL 2710 & 2711
- MODEL 1401 25 GPM @ 40 PSI 1404 1.0 GPM @ 40 PSI
- ROTOR POP-UP SPRINKLER HUNTER I-20-ADS BODY WITH NOZZLES AS FOLLOWS: SEE DETAIL
- NOZZLE AREA OF COVERAGE GPM PSI
- # 4.0 90 44' RADIUS 4.6 60
- # 6.0 180 49' RADIUS 7.6 60
- # 8.0 360 49' RADIUS 7.6 60
- FIXED SPRAY POP UP SPRINKLER ASSEMBLIES 1804 POP UP BODY ASSEMBLIES WITH NOZZLE AS FOLLOWS:
- NOZZLE AREA OF COVERAGE GPM PSI
- 15 90 15' RADIUS .95 30
- 15 180 15' RADIUS 1.85 30
- 15 360 15' RADIUS 3.7 30

POWER FROM EXISTING POWER PEDESTAL
ZONE VALVE
ZONE VALVE
ZONE VALVE
ZONE VALVE
MASTER METER
2" MASTERVALVE
2" RP (IN ENCLOSURE)
METER SIZE = 1.5"
TOTAL GPM = 81.4
RISER AS PER PNM SPEC.

STATION	VALVE #	VALVE SIZE	TOTAL GPM	HEAD TYPE	NOZZLE	QTY	PSI	RADIUS	GPM - EA	IRRIGATION CYCLE	RUN TIME
1	1	2"	40.7		15F	11	30	15'	3.7	1	15 MIN
2	2	2"	40.7		15F	11	30	15'	3.7	1	15 MIN
3	3	2"	45.3		15H & 15Q	25	30	15'	.95 & 1.85	1	15 MIN
4	4	2"	60.8	HUNTER I-20	4 & 8	8	60	49'	4.6 & 7.6	1	90 MIN
5	5	2"	60.8	HUNTER I-20	4 & 8	8	60	49'	4.6 & 7.6	1	90 MIN
6	6	2"	60.8	HUNTER I-20	4 & 8	8	60	49'	4.6 & 7.6	1	90 MIN
7	7	2"	57.0	HUNTER I-20	3.5LA	15	60	37'	3.8	1	45 MIN
8	8	2"	69.75	1400 BUBBLERS	N/A	165	60	N/A	.25 & 1.0	1	25 MIN
9	9	2"	69.25	1400 BUBBLERS	N/A	184	60	N/A	.25 & 1.0	1	25 MIN
TOTAL											6.75 H.



THE HILLTOP LANDSCAPE ARCHITECTS AND CONTRACTORS
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CITY OF ALBUQUERQUE

TITLE: VENTANA RANCH PINON POINTE PARK IRRIGATION PLAN

APPROVED REVIEW COMMITTEE DEC 20 2002 CITY ENGINEER

CITY PROJECT NO. 658691 ZONE MAP NO. B-9-Z SHEET 8 OF 10

DESIGNED BY NEUMARK DATE xxx
DRAWN BY NEUMARK DATE xxx
CHECKED BY DATE xxx

AS BUILT INFORMATION		BENCH MARKS		FIELD NOTES	
CONTRACTOR	WORK	ACS BRASS TABLET STAMPED "1-B9 1980"	NO.	DATE	BY
STATED BY	DATE	GEOGRAPHIC POSITION (NAD 1927)			
ACCEPTANCE BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X= 385,077.00 Y=1,529,056.93			
FIELD	DATE	GROUND TO GRID FACTOR = 0.99966334			
DRAWINGS	DATE	DELTA ALPHA = -00" 16' 47"			
CORRECTED BY	DATE	NGVD 1929 ELEVATION = 5450.51			
MICRO-FILM INFORMATION	DATE				
RECORDED BY	DATE				
NO.					

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 WITHIN 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 SEPARATE 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.

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 TRAVELLED 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.

19. 48 HOURS PRIOR TO OCCUPANCY 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.

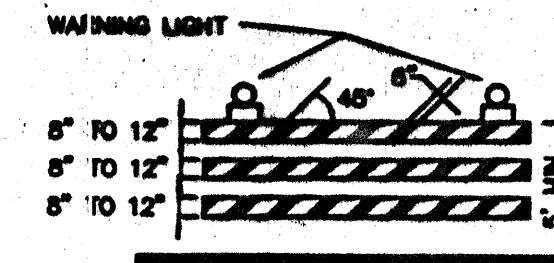
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

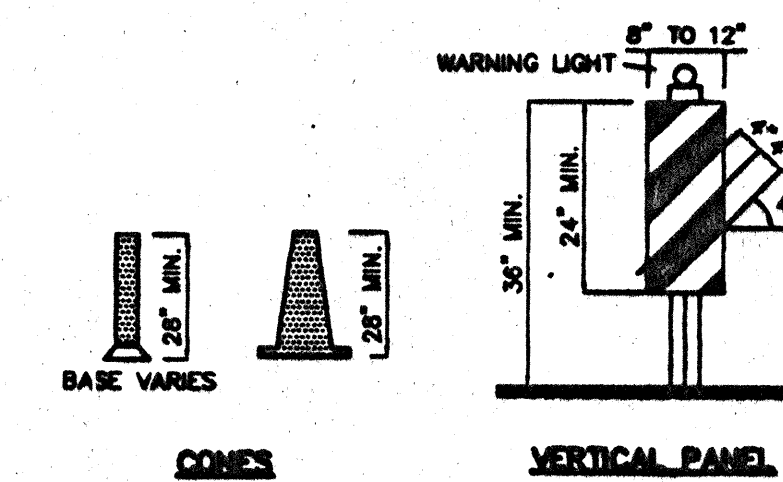
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

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.

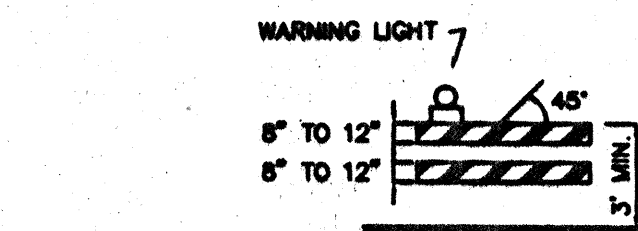
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



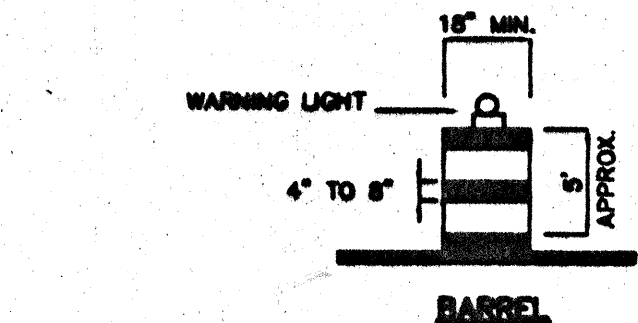
TYPE II BARRICADE



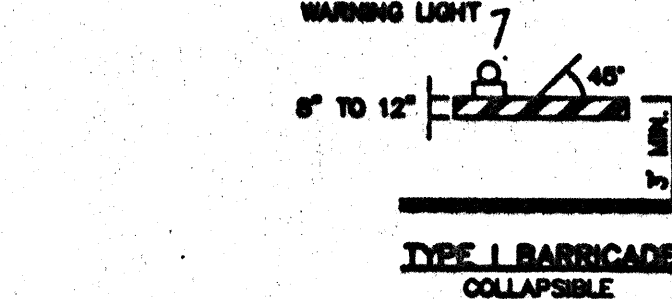
TYPE I BARRICADE



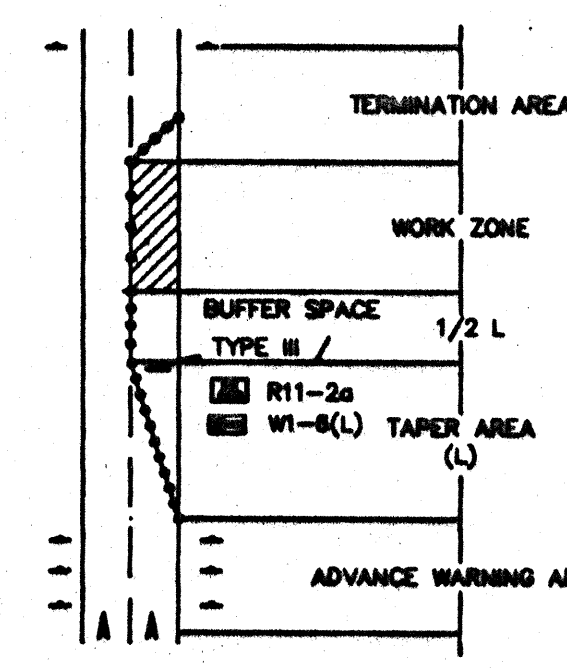
TYPE II BARRICADE



TYPE I BARRICADE



TYPE I BARRICADE



TRAFFIC CONTROL ELEMENTS

LEGEND

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

TAPER REQUIREMENTS

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 LIMIT (MPH)	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

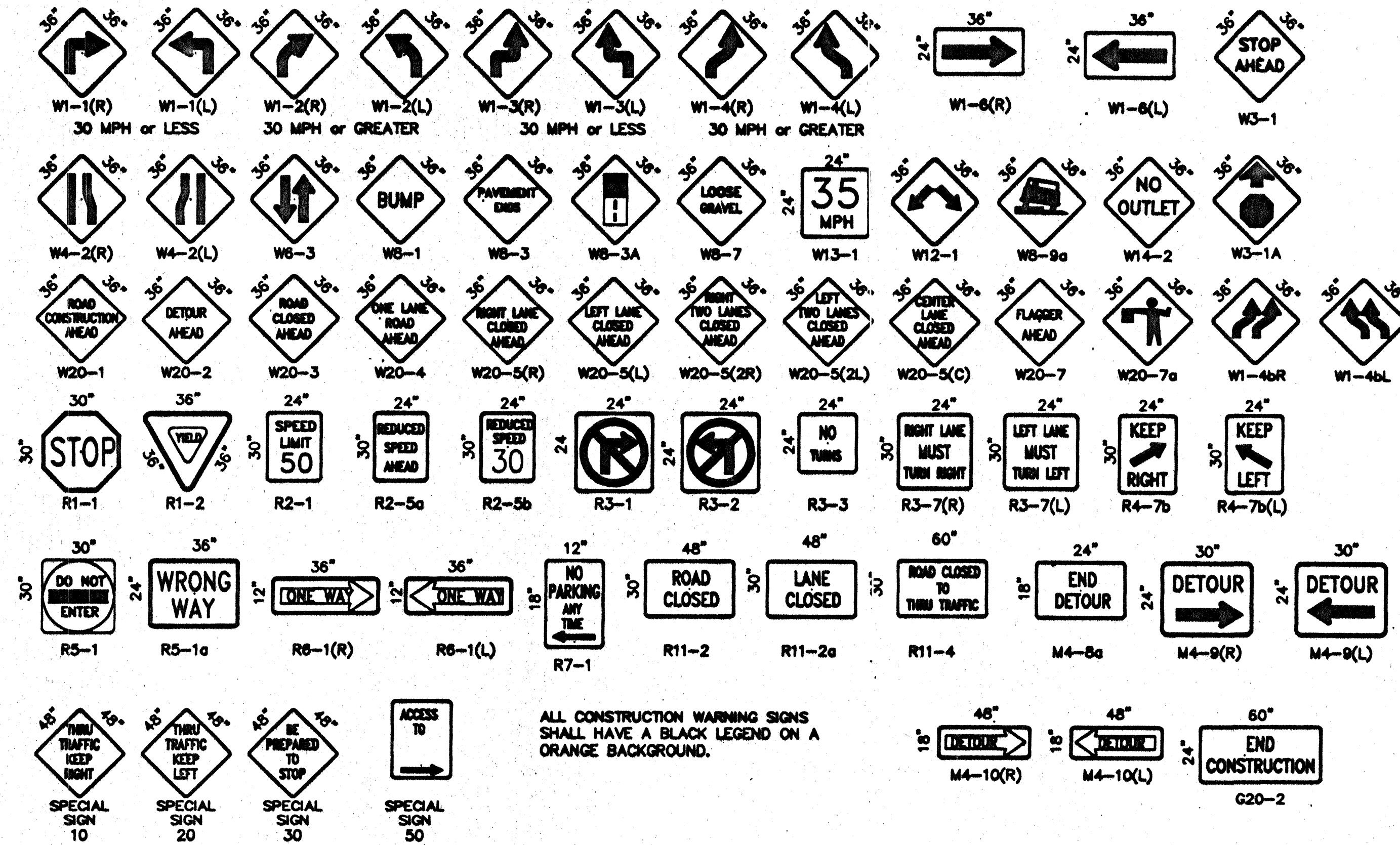
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	L = WS ² / 60
40 MPH OR LESS	
45 MPH OR GREATER	L = W x 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 CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS**

DESIGN REVIEW COMMITTEE: **CORR STD**

CITY ENGINEER APPROVAL: **NO. 2047/19**

PROJECT NO. **658 691**

MAP NO. **B-9-Z**

SHEET **10** OF **10**