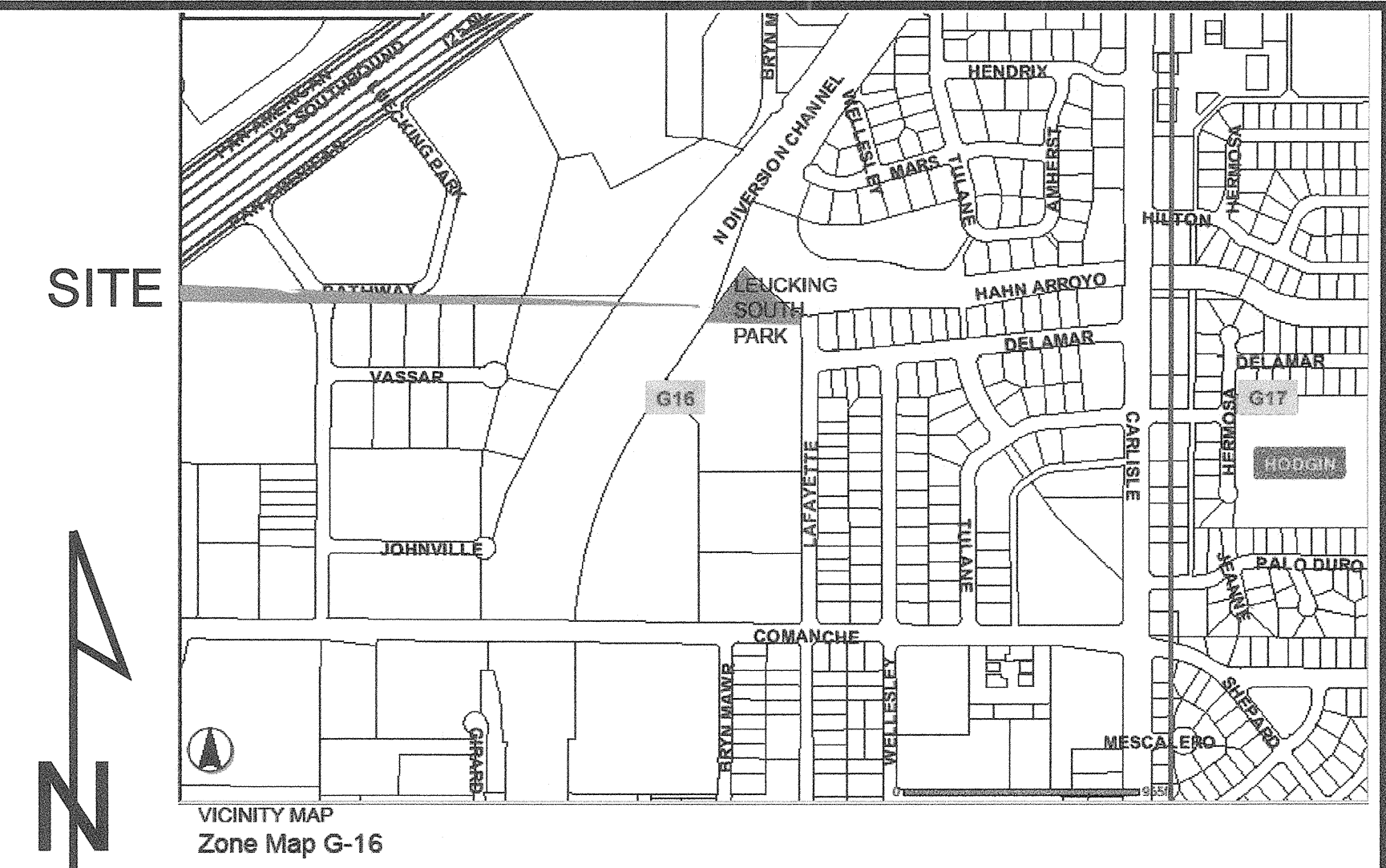




Luecking South Park



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT - Managing Department
Park Design & Construction Division

February 14, 2006
Parks & Recreation Department- Owner

Property Information

Meter Address: 4121 Lafayette NE
Zone: SU-1
Sidewalk Installed: 1094 SF

Index of Drawings

1. Cover Sheet
2. Phasing Plan
3. Demolition Plan
4. Construction and Layout Plan
5. Construction Details
6. Acceptance Form



| UTILITY COMPANY CONTACTS | | | | | | | | |
|--|--------|--|------|-------------------|----------|-----------------|---------------------------|------|
| CITY OF ALBUQUERQUE UTILITY DEVELOPMENT P.O. Box 1293 Albuquerque, New Mexico 87103 (505) 768-2719 | | CALL BEFORE YOU DIG! STATEWIDE 1-800-321-ALERT ALBUQUERQUE 260-1990 | | | | | | |
| PNM-ELECTRIC 4201 Edith Boulevard NE Albuquerque, New Mexico 87103 (505) 241-0525 | | PNM-GAS 4625 Edith Boulevard NE Albuquerque, New Mexico 87103 (505) 241-7745 | | | | | | |
| QWEST 201 Third Street NE Suite 700 Albuquerque, New Mexico 87103 (505) 245-8706 | | QWEST 201 Third Street NE Suite 700 Albuquerque, New Mexico 87103 (505) 245-8706 | | | | | | |
| REV. | SHEETS | CITY ENGINEER | DATE | USER DEPARTMENT | DATE | USER DEPARTMENT | DATE | |
| ENGINEERS STAMP & SIGNATURE | | | | APPROVALS | ENGINEER | DATE | | |
| | | | | DRC Chairman | | | APPROVED FOR CONSTRUCTION | |
| | | | | Transportation | | | | |
| | | | | NM Utilities | | | | |
| | | | | Hydrology | | | | |
| | | | | Parks | | | City Engineer | Date |
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| CITY PROJECT NO. | | | | 6996.91 | | SHEET | | OF |
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FINAL FOR CONSTRUCTION
Luecking South Park
PROJECT # 6996.91
RECORD DRAWINGS

TREE PROTECTION NOTES

CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN FROM DAMAGE DURING THE COURSE OF WORK. CONTRACTOR SHALL BE HELD FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO THESE TREES, AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

CONTRACTOR SHALL MAINTAIN EXISTING IRRIGATION SYSTEM DURING CONSTRUCTION. ANY DAMAGED IRRIGATION COMPONENTS SHALL BE REPLACED WITHIN 48 HOURS, OR CONTRACTOR SHALL PROVIDE ALTERNATIVE MEANS TO MAINTAIN WATERING SCHEDULE.

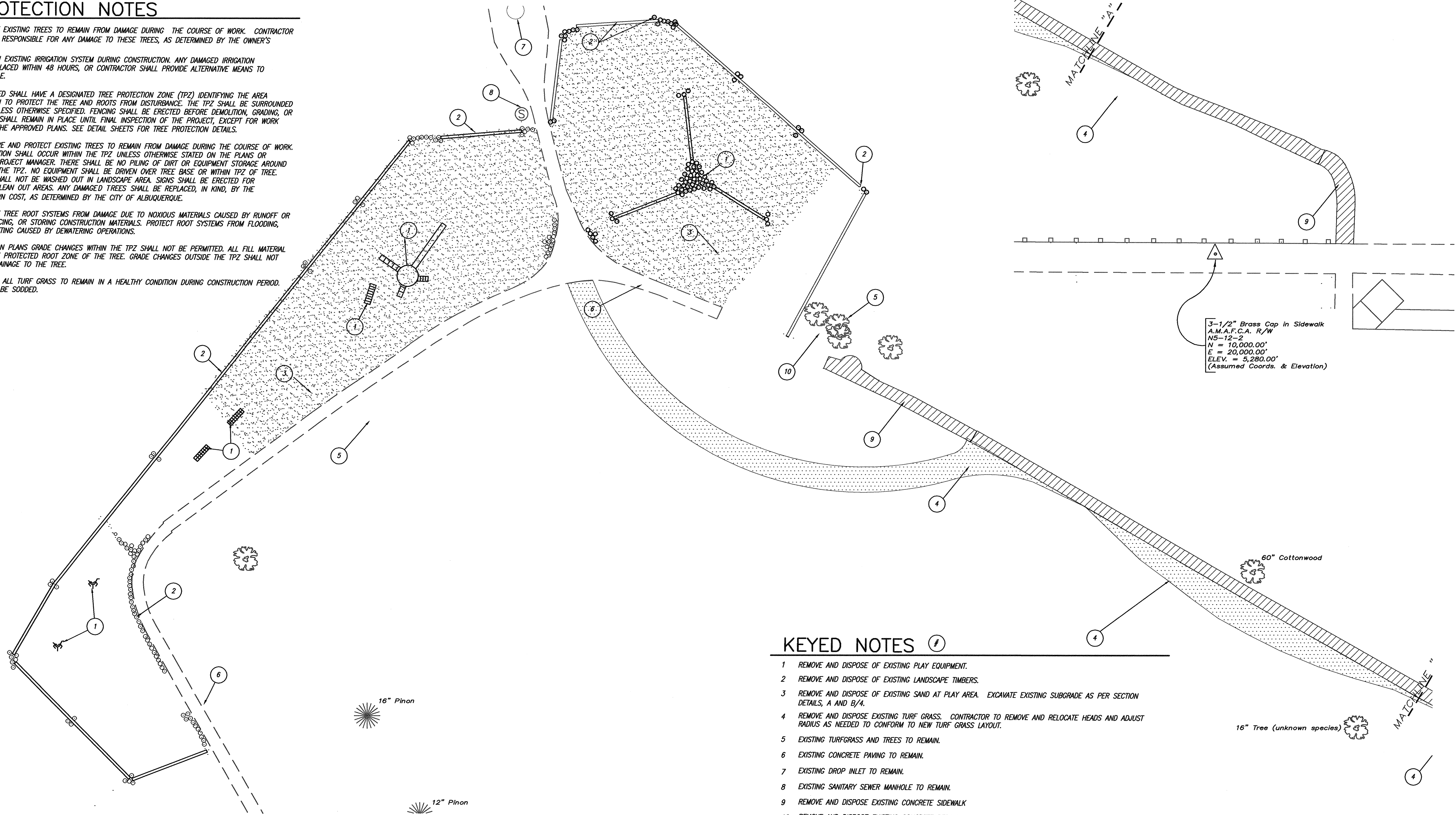
EACH TREE TO BE PRESERVED SHALL HAVE A DESIGNATED TREE PROTECTION ZONE (TPZ) IDENTIFYING THE AREA SUFFICIENTLY LARGE ENOUGH TO PROTECT THE TREE AND ROOTS FROM DISTURBANCE. THE TPZ SHALL BE SURROUNDED BY PROTECTIVE FENCING UNLESS OTHERWISE SPECIFIED. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING, OR CONSTRUCTION BEGINS AND SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION OF THE PROJECT, EXCEPT FOR WORK SPECIFICALLY REQUIRED IN THE APPROVED PLANS. SEE DETAIL SHEETS FOR TREE PROTECTION DETAILS.

CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING TREES TO REMAIN FROM DAMAGE DURING THE COURSE OF WORK. NO EXCAVATION OR COMPACTION SHALL OCCUR WITHIN THE TPZ UNLESS OTHERWISE STATED ON THE PLANS OR PREVIOUSLY APPROVED BY PROJECT MANAGER. THERE SHALL BE NO PILING OF DIRT OR EQUIPMENT STORAGE AROUND BASE OF TREES OR WITHIN THE TPZ. NO EQUIPMENT SHALL BE DRIVEN OVER TREE BASE OR WITHIN TPZ OF TREE. VEHICLES AND EQUIPMENT SHALL NOT BE WASHED OUT IN LANDSCAPE AREA. SIGNS SHALL BE ERECTED FOR DESIGNATED STORAGE AND CLEAN OUT AREAS. ANY DAMAGED TREES SHALL BE REPLACED, IN KIND, BY THE CONTRACTOR AT HIS/HER OWN COST, AS DETERMINED BY THE CITY OF ALBUQUERQUE.

CONTRACTOR SHALL PROTECT TREE ROOT SYSTEMS FROM DAMAGE DUE TO NOXIOUS MATERIALS CAUSED BY RUNOFF OR SPILLAGE WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS. PROTECT ROOT SYSTEMS FROM FLOODING, ERODING, OR EXCESSIVE WETTING CAUSED BY DEWATERING OPERATIONS.

UNLESS OTHERWISE NOTED ON PLANS GRADE CHANGES WITHIN THE TPZ SHALL NOT BE PERMITTED. ALL FILL MATERIAL SHALL BE KEPT OUT OF THE PROTECTED ROOT ZONE OF THE TREE. GRADE CHANGES OUTSIDE THE TPZ SHALL NOT SIGNIFICANTLY ALTER THE DRAINAGE TO THE TREE.

CONTRACTOR SHALL MAINTAIN ALL TURF GRASS TO REMAIN IN A HEALTHY CONDITION DURING CONSTRUCTION PERIOD. ANY DAMAGED AREAS SHALL BE SODDED.



KEYED NOTES

- 1 REMOVE AND DISPOSE OF EXISTING PLAY EQUIPMENT.
- 2 REMOVE AND DISPOSE OF EXISTING LANDSCAPE TIMBERS.
- 3 REMOVE AND DISPOSE OF EXISTING SAND AT PLAY AREA. EXCAVATE EXISTING SUBGRADE AS PER SECTION DETAILS, A AND B/4.
- 4 REMOVE AND DISPOSE EXISTING TURF GRASS. CONTRACTOR TO REMOVE AND RELOCATE HEADS AND ADJUST RADIUS AS NEEDED TO CONFORM TO NEW TURF GRASS LAYOUT.
- 5 EXISTING TURFGRASS AND TREES TO REMAIN.
- 6 EXISTING CONCRETE PAVING TO REMAIN.
- 7 EXISTING DROP INLET TO REMAIN.
- 8 EXISTING SANITARY SEWER MANHOLE TO REMAIN.
- 9 REMOVE AND DISPOSE EXISTING CONCRETE SIDEWALK
- 10 REMOVE AND DISPOSE EXISTING CONCRETE DEBRIS

DEMOLITION NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL SITE ELEMENTS TO REMAIN. CONTRACTOR SHALL REPLACE IN KIND, ALL ITEMS DAMAGED DURING THE COURSE OF WORK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

CONTRACTOR SHALL MAINTAIN ALL TURFGRASS IN A HEALTHY CONDITION DURING CONSTRUCTION PERIOD. ANY DAMAGED AREAS SHALL BE REPAIRED WITH SOD AS PER C.O.A STANDARD SPECIFICATIONS.

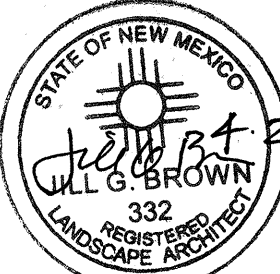
CONTRACTOR TO FIELD LOCATE AND FLAG LOCATIONS OF EXISTING SPRINKLER HEADS TO REMAIN TO AVOID DAMAGE TO IRRIGATION SYSTEM.

DRIVING OVER EXISTING SIDEWALKS SHALL BE AVOIDED WHENEVER POSSIBLE.

MATERIALS LEGEND

- EXISTING PLAY AREA SAND TO BE REMOVED AND DISPOSED OF.
- EXISTING TURF GRASS TO BE REMOVED
- EXISTING CONCRETE SIDEWALK TO BE REMOVED AND DISPOSED OF.



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| ENGINEER'S SEAL | | SURVEY INFORMATION | | BENCH MARKS | | AS-BUILT INFORMATION | | |
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

LUECKING SOUTH PARK
DEMOLITION PLAN

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| Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr. |
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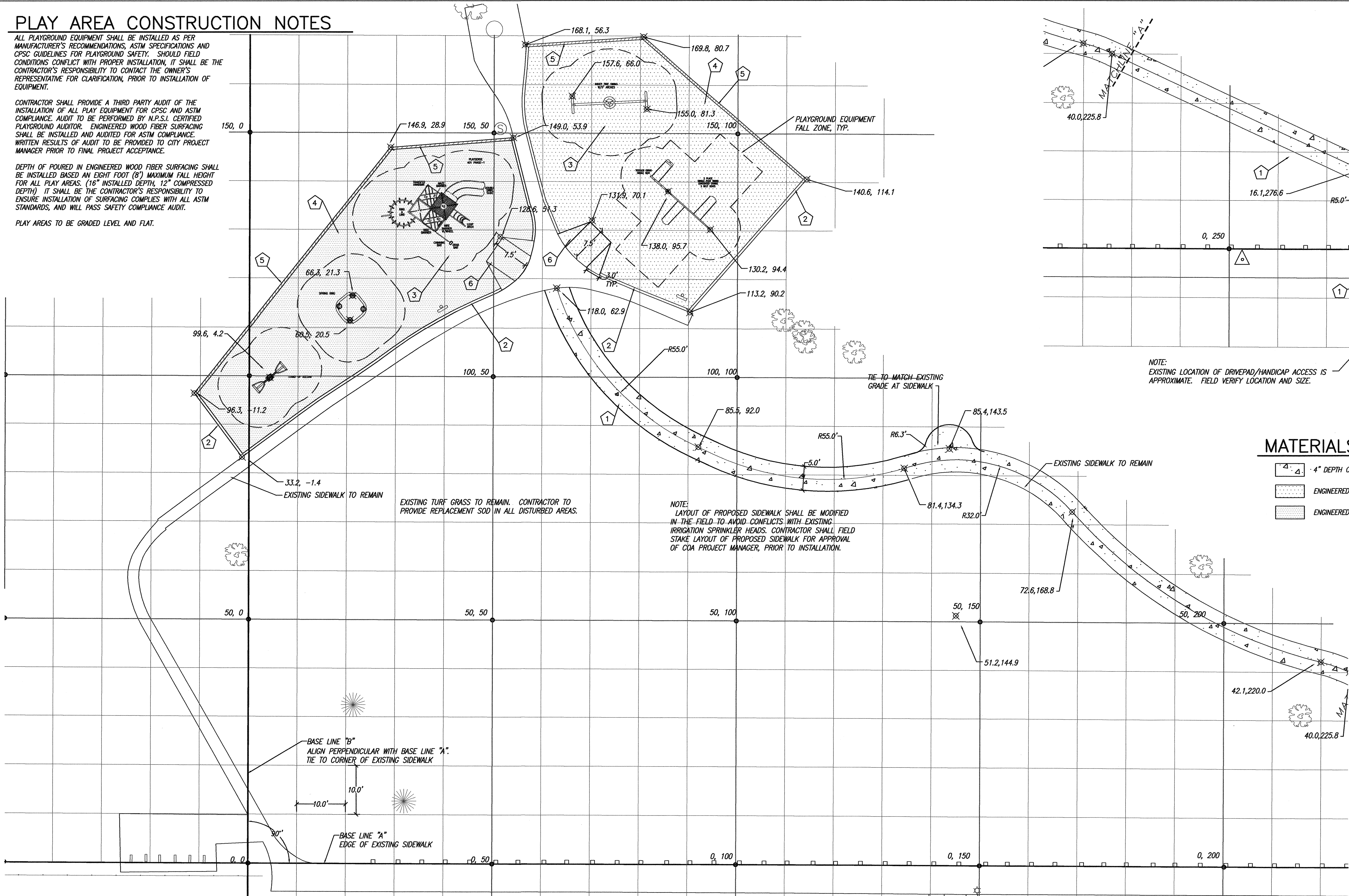
PLAY AREA CONSTRUCTION NOTES

ALL PLAYGROUND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, ASTM SPECIFICATIONS AND CPSC GUIDELINES FOR PLAYGROUND SAFETY. SHOULD FIELD CONDITIONS CONFLICT WITH PROPER INSTALLATION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION, PRIOR TO INSTALLATION OF EQUIPMENT.

CONTRACTOR SHALL PROVIDE A THIRD PARTY AUDIT OF THE INSTALLATION OF ALL PLAY EQUIPMENT FOR CPSC AND ASTM COMPLIANCE. AUDIT TO BE PERFORMED BY N.P.S.I. CERTIFIED PLAYGROUND AUDITOR. ENGINEERED WOOD FIBER SURFACING SHALL BE INSTALLED AND AUDITED FOR ASTM COMPLIANCE. WRITTEN RESULTS OF AUDIT TO BE PROVIDED TO CITY PROJECT MANAGER PRIOR TO FINAL PROJECT ACCEPTANCE.

DEPTH OF POURED IN ENGINEERED WOOD FIBER SURFACING SHALL BE INSTALLED BASED AN EIGHT FOOT (8') MAXIMUM FALL HEIGHT FOR ALL PLAY AREAS. (16" INSTALLED DEPTH, 12" COMPRESSED DEPTH). IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE INSTALLATION OF SURFACING COMPLIES WITH ALL ASTM STANDARDS, AND WILL PASS SAFETY COMPLIANCE AUDIT.

PLAY AREAS TO BE GRADED LEVEL AND FLAT.



MATERIALS LEGEND

- 4" DEPTH CONCRETE SIDEWALK (PHASE TWO)
- ENGINEERED WOOD FIBERS (PHASE ONE)
- ENGINEERED WOOD FIBERS (PHASE TWO)

KEYED CONSTRUCTION NOTES

- PROVIDE 4" DEPTH CONCRETE SIDEWALK AS PER C.O.A. STD DWG #2430. ALIGN SCORE JOINTS FOR PROPOSED SIDEWALK WITH SCORE JOINTS AT EXISTING SIDEWALK.
- PROVIDE CONCRETE HEADER CURB AT SIDEWALK AS PER DETAIL A/4.
- PROVIDE PLAY AREA EQUIPMENT AND ENGINEERED WOOD FIBER SURFACING. SEE DETAIL SHEET 4.
- PROVIDE AGE APPROPRIATE PLAY AREA SIGNAGE. INSTALL AS PER MFG RECOMMENDATIONS.
- PROVIDE RETAINING WALL AT PLAY AREA AS PER DETAIL B/4.
- PROVIDE CONCRETE HANDICAP RAMP AS PER DETAIL C/4.

PHASE ONE EQUIPMENT

| ITEM NUMBER | DESCRIPTION | COLOR |
|-------------|--|----------------------|
| 122837A | SINGLE POST SWING WITH TWO BELT SEATS | BLUE POSTS |
| 151852A | TODDLER SWING, NO POST, ONE FULL BUCKET SEAT | BLUE BEAM AND CLAMPS |
| 120891A | INDEP TIRE SWING, ARCH | BLUE BEAM AND CLAMPS |

PHASE TWO EQUIPMENT

| ITEM NUMBER | DESCRIPTION | COLOR |
|---------------|------------------------------|-------------------------------------|
| 117961A | PLAYSENSE SPRINGRING | BROWN WITH BLUE POSTS |
| 144232-00-000 | PLAYSENSE PLAYGROUND #401A | TAN PERMALENE BLUE POSTS/COMPONENTS |
| 148638A | STAND UP SEESAW, DIRECT BURY | BLUE BEAM |




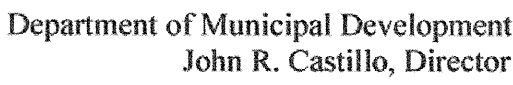
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

LEUCKING SOUTH PARK
CONSTRUCTION AND LAYOUT PLAN

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| Design Review Committee | City Engineer Approval | Mo./Day/Yr. | Mo./Day/Yr. |
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|  | <h1 style="margin: 0;">CITY OF ALBUQUERQUE</h1> <h2 style="margin: 0;">DEPARTMENT OF MUNICIPAL DEVELOPMENT</h2> | | | |
| <h3 style="margin: 0;">LEUCKING SOUTH PARK</h3> <h3 style="margin: 0;">CONSTRUCTION DETAILS</h3> | | | | |
| Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr. |
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