

CONSTRUCTION PLANS FOR *MISSION PLAZA*

PAVING AND UTILITY IMPROVEMENTS

CITY OF ALBUQUERQUE
NEW MEXICO
SEPTEMBER 2005



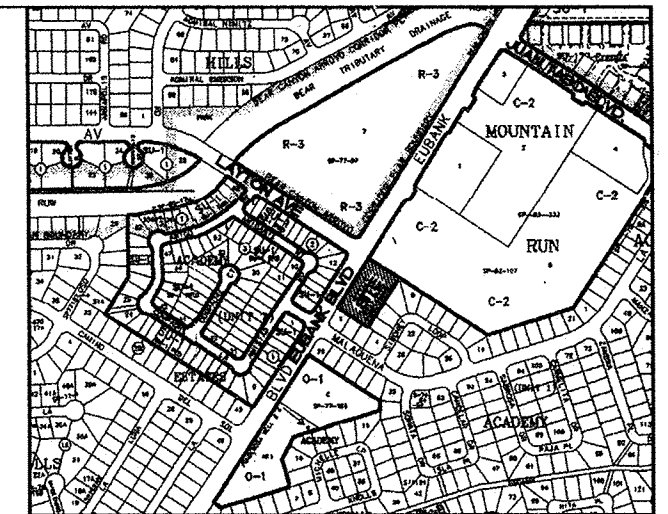
FOR INFORMATION ONLY

As-builts and Closeout package not submitted.
Construction verified by aerial imagery.

By Jim Roeder Date: 12-17-19

INDEX TO DRAWINGS

1. TITLE SHEET
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(FOR INFORMATION ONLY)
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5. PAVING AND UTILITY IMPROVEMENTS
EUBANK BLVD. STA: 10+00.00 TO 15+54.00
6. STORM SEWER IMPROVEMENTS/PAVING DETAILS 1 AND 2
EUBANK BLVD. STA: 10+00.00 TO 15+54.00



VICINITY MAP E-21-Z & F-21-Z

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 (UPDATE #7)

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.

3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.

4. 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.

5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.

6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

7. 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. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNER'S EXPENSE.

8. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

9. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

10. ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).

11. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.850 SUBPART F.

12. THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (898-2861) THREE(3) WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.

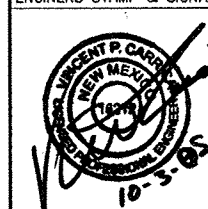
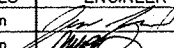
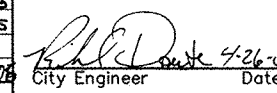
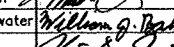
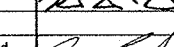
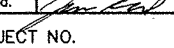
☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.

☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.

☐ IF CURB IS DEPRESSSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

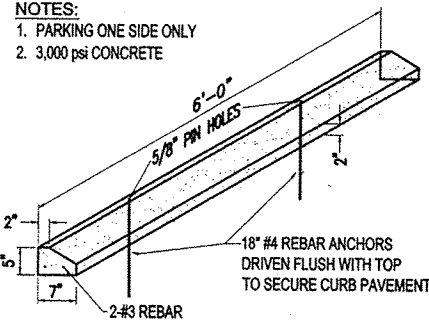
☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

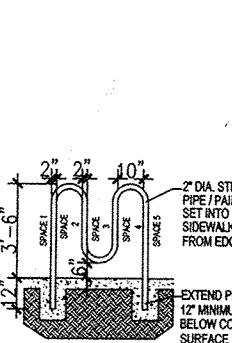
REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		APPROVED FOR CONSTRUCTION	
		DRC Chairman				01-03-06		 City Engineer Date	
		Transportation				10-26-05			
		Water/Wastewater				10-14-05			
		Hydrology				11-1-05			
C.I.P.		Constr. Coord.				01-03-06			
CITY PROJECT NO.		720581		SHEET		1		OF 6	

9 VICINITY MAP N.T.S.

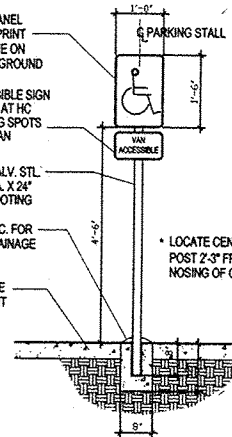
NOTES:
1. PARKING ONE SIDE ONLY
2. 3,000 PSI CONCRETE



8 CONCRETE BUMPER N.T.S.



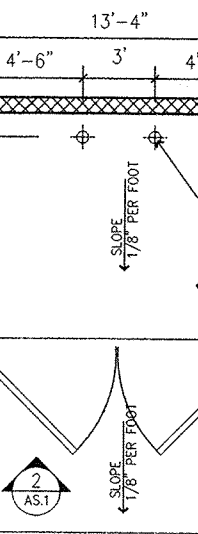
6 BICYCLE RACK N.T.S.



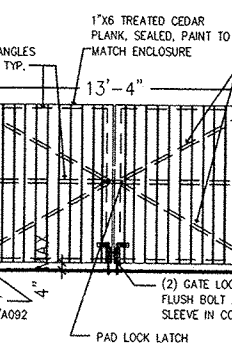
5 ACCESSIBLE SIGN N.T.S.



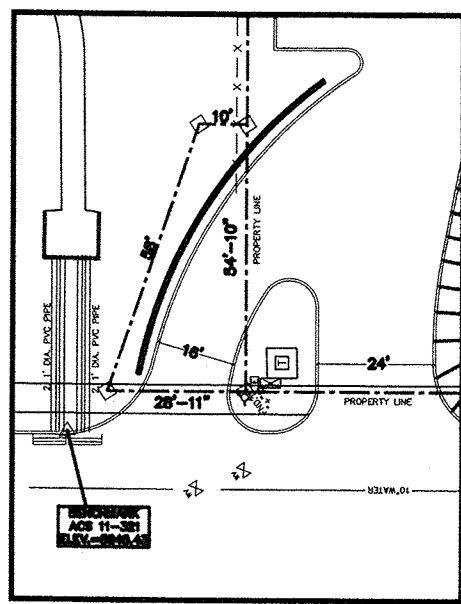
7 LIGHTING POST N.T.S.



4 REFUSE PLAN VIEW 1/4" = 1'-0"



3 REFUSE ELEVATION 1/4" = 1'-0"



2 ENCROACHMENT EASEMENT N.T.S.

RADIUS INFO

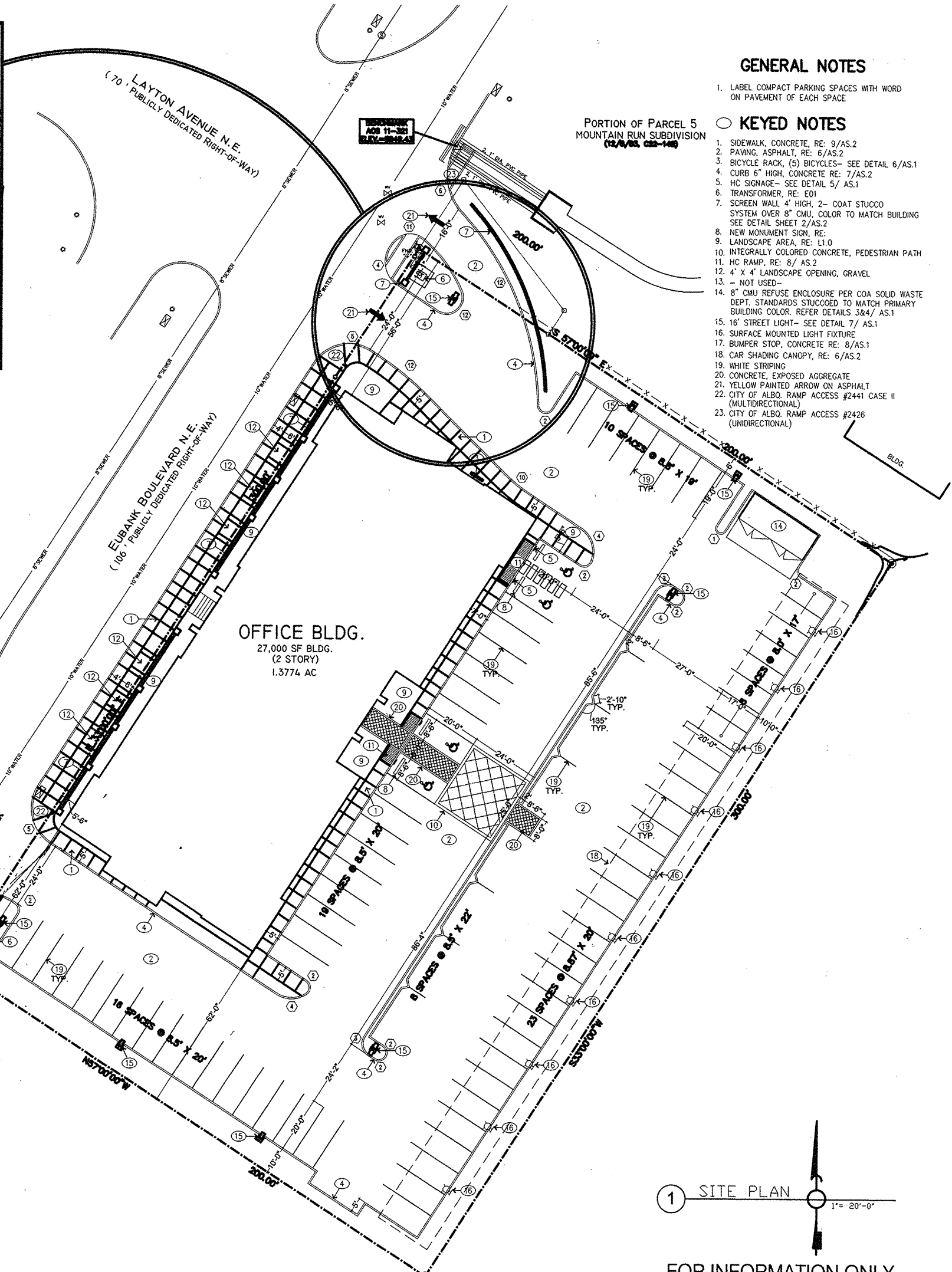
- 1 RADIUS = 2'-0"
- 2 RADIUS = 3'-0"
- 3 RADIUS = 5'-0"
- 4 RADIUS = 10'-0"
- 5 RADIUS = 15'-0"
- 6 RADIUS = 20'-0"
- 7 RADIUS = 25'-0"
- 8 RADIUS = 30'-0"
- 9 RADIUS = 85'-0"
- 10 RADIUS = 50'-0"
- 11 RADIUS = 8'-0"
- 12 RADIUS = 100'-0"

5. PARKING CALCULATIONS:

BUILDING AREA & PARKING CALCULATIONS:	
1ST FLOOR NET LEASABLE SPACE:	10,000/ 200 = 50
2ND FLOOR NET LEASABLE SPACE:	10,500/ 300 = 35
TOTAL SPACES: 85 X .9 BUS CREDIT=	TOTAL REQ: 77
HC SPACES REQ: 4	TOTAL PROV: 82
	HC SPACES PROV: 4

BICYCLE PARKING:
UNDER 20 CARS = 1 BICYCLE SPACE

PARKING NOTES:
TYPICAL STANDARD SPACES ARE
8'-0" X 20'-0"
TYPICAL HANDICAP SPACES ARE
8'-6" X 20'-0"
WITH A 5' WIDE ACCESS AISLE
* ALL SPACES ARE STANDARD SIZE
UNLESS OTHERWISE NOTED



GENERAL NOTES

1. LABEL COMPACT PARKING SPACES WITH WORD ON PAVEMENT OF EACH SPACE
2. SIDEWALK, CONCRETE, RE: 9/AS.2
3. PAVING, ASPHALT, RE: 6/AS.2
4. BICYCLE RACK, (5) BICYCLES- SEE DETAIL 6/AS.1
5. CURB 6" HIGH, CONCRETE RE: 7/AS.2
6. HC SIGNAGE- SEE DETAIL 5/ AS.1
7. TRANSFORMER, RE: E01
8. SCREEN WALL 4' HIGH, 2- COAT STUCCO SYSTEM OVER 8" CMU, COLOR TO MATCH BUILDING SEE DETAIL SHEET 2/AS.2
9. NEW MONUMENT SIGN, RE: LANDSCAPE AREA, RE: L1.0
10. INTEGRALLY COLORED CONCRETE, PEDESTRIAN PATH
11. HC RAMP, RE: 8/ AS.2
12. 4' X 4' LANDSCAPE OPENING, GRAVEL
13. - NOT USED-
14. 8" CMU REFUSE ENCLOSURE PER COA SOLID WASTE DEPT. STANDARDS STUCCOED TO MATCH PRIMARY BUILDING COLOR. REFER DETAILS 3&4/ AS.1
15. 16" STREET LIGHT- SEE DETAIL 7/ AS.1
16. SURFACE MOUNTED LIGHT FIXTURE
17. BUMPER STOP, CONCRETE RE: 8/AS.1
18. CAR SHADING CANOPY, RE: 6/AS.2
19. WHITE STRIPING
20. CONCRETE, EXPOSED AGGREGATE
21. YELLOW PAINTED ARROW ON ASPHALT
22. CITY OF ALBO. RAMP ACCESS #2441 CASE II (MULTIDIRECTIONAL)
23. CITY OF ALBO. RAMP ACCESS #2426 (UNIDIRECTIONAL)

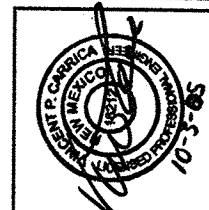
KEYED NOTES

1 SITE PLAN

1" = 20'-0"

FOR INFORMATION ONLY

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE
MISSION PLAZA
SEC OF LAYTON AVE. & EUBANK BLVD. NE
ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER
MIKE SAFRANY
JOB NO.
0430
DRAWN BY:
MPS
SHEET TITLE
SITE PLAN

DATE:
12-27-04
SCALE:
AS NOTED
sheet:
2
of: 6

1. SEE SHEET 5 FOR PAVING IMPROVEMENTS.
2. SEE SHEET 5 FOR UTILITY IMPROVEMENTS.
3. SEE SHEET 6 FOR STORM DRAIN IMPROVEMENTS.



TIERRA WEST, LLC
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TITLE: **MISSION PLAZA**
OVERALL INTERSECTION PLAN
EUBANK BLVD / LAYTON AVE

CITY ENGINEER APPROVAL
APPROVED
APR 26 2006
CITY ENGINEER

IT DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
720581	E-21-Z	3	6

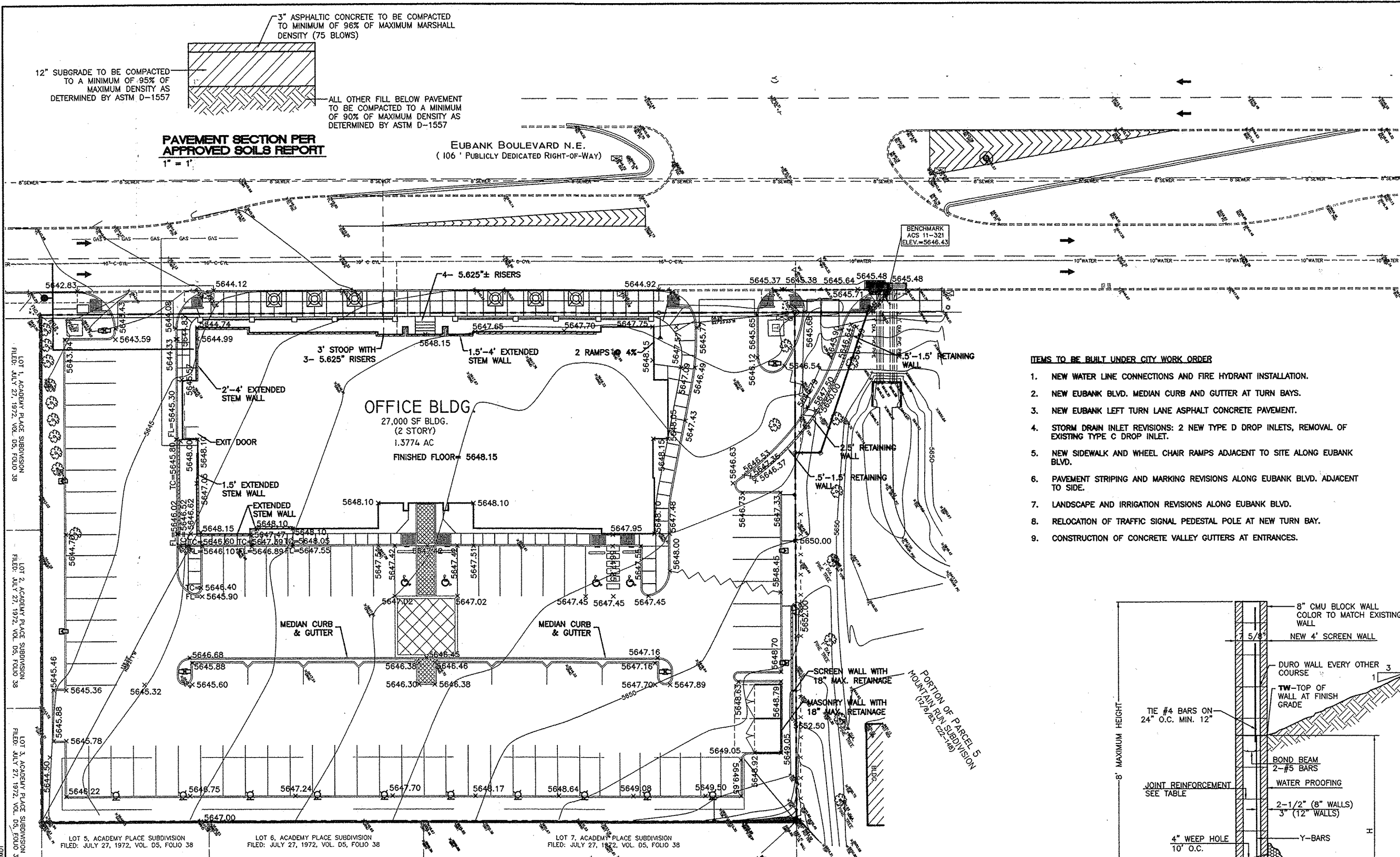
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DESIGN
REVISIONS
REMARKS

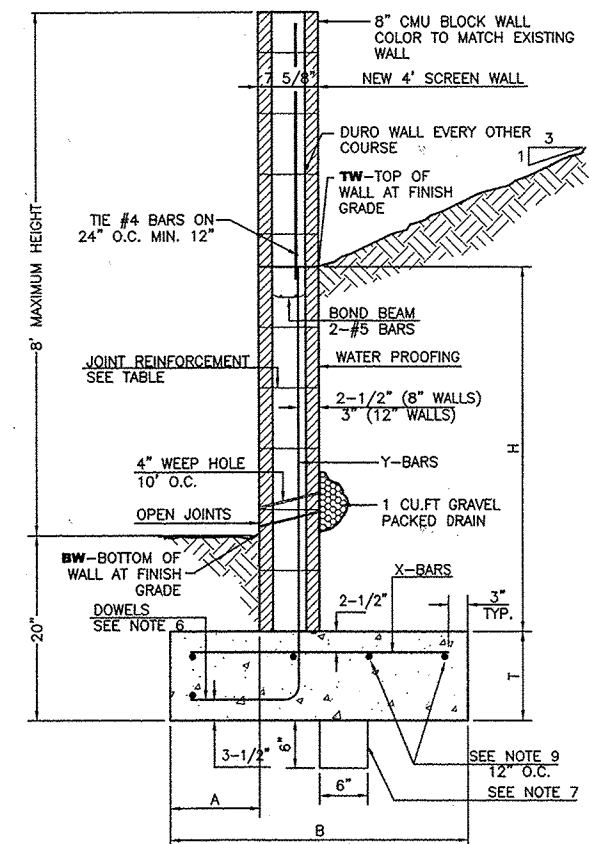
DESIGNED BY: MJ
DRAWN BY: B/E

MO./D



ITEMS TO BE BUILT UNDER CITY WORK ORDER

1. NEW WATER LINE CONNECTIONS AND FIRE HYDRANT INSTALLATION.
2. NEW EUBANK BLVD. MEDIAN CURB AND GUTTER AT TURN BAYS.
3. NEW EUBANK LEFT TURN LANE ASPHALT CONCRETE PAVEMENT.
4. STORM DRAIN INLET REVISIONS: 2 NEW TYPE D DROP INLETS, REMOVAL OF EXISTING TYPE C DROP INLET.
5. NEW SIDEWALK AND WHEEL CHAIR RAMPS ADJACENT TO SITE ALONG EUBANK BLVD.
6. PAVEMENT STRIPING AND MARKING REVISIONS ALONG EUBANK BLVD. ADJACENT TO SIDE.
7. LANDSCAPE AND IRRIGATION REVISIONS ALONG EUBANK BLVD.
8. RELOCATION OF TRAFFIC SIGNAL PEDESTAL POLE AT NEW TURN BAY.
9. CONSTRUCTION OF CONCRETE VALLEY GUTTERS AT ENTRANCES.



FOR INFORMATION ONLY

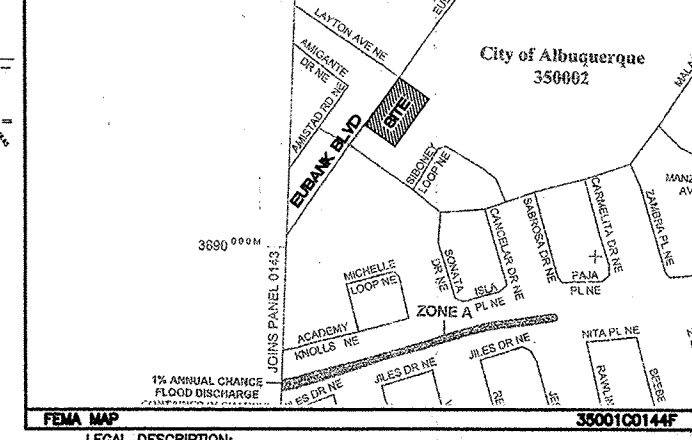
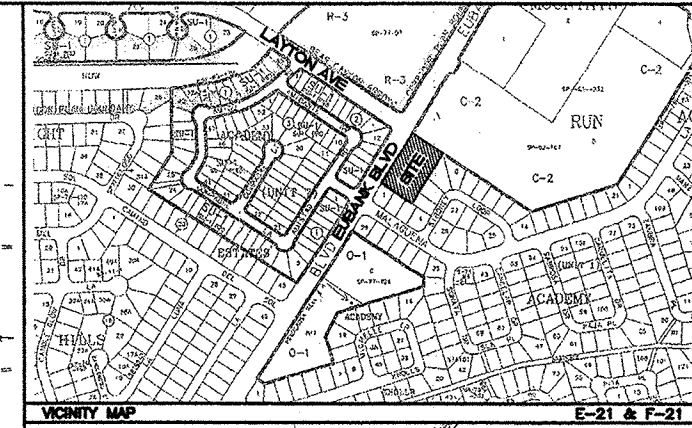
8 INCH REINFORCED CONCRETE MASONRY WALL						
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-10"	8"	2'-4"	9"	#3 @32" O.C.	
2'-8"	2'-3"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	1'-10"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	2'-3"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	2'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	3'-2"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	3'-8"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0".
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS LESS THAN 2'-8" IN HEIGHT.
10. #4 BARS TO BE USED ON WALLS GREATER THAN OR EQUAL TO 2'-8".
11. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".
12. X BARS TO BE USED ON WALLS EXCEEDING 2'-8".

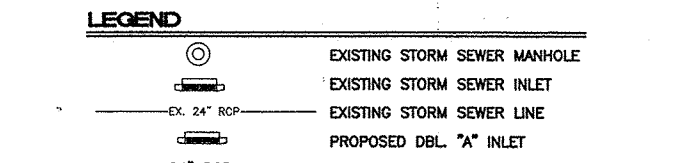
EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL SITES OVER 1 ACRE DISTURBANCE REQUIRE FEDERAL NPDES PERMIT AND SWPPP.
7. ALL CURB WILL BE 6" HEADER CURB UNLESS OTHER WISE SPECIFIED.
8. ALL WORK TO BE DONE PER CITY OF ALBUQUERQUE PUBLIC WORK SPECIFICATION LATEST EDITION.
9. PLEASE CONTACT RAINHART AND ASSOCIATES (505)-884-9110 FOR ALL SOILS AND PAD PREP INFORMATION.
10. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.



LEGEND

- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER LINE
- PROPOSED DBL. "A" INLET
- PROPOSED STORM SEWER LINE
- EXISTING FENCE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED RETAINING WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BENCH MARK



CAUTION: EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

MISSION PLAZA

GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)856-3100

VINCENT P. CARRICA
P.E. #16212

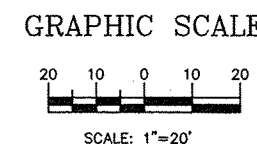
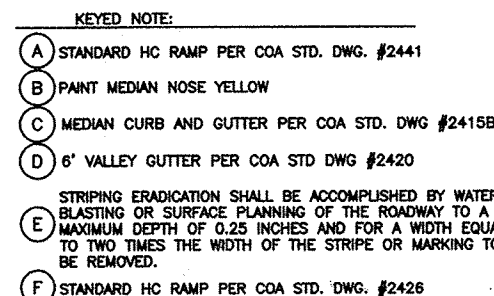
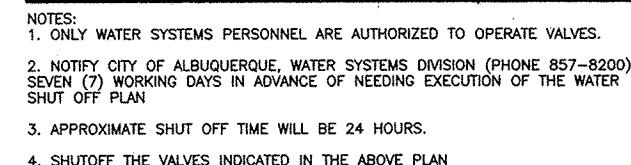
DRAWN BY BF
DATE 08-24-05
2505-SHA-GRC-8-23-05

SHEET # 4
JOB # 25005



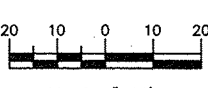
SECTION A
NTS

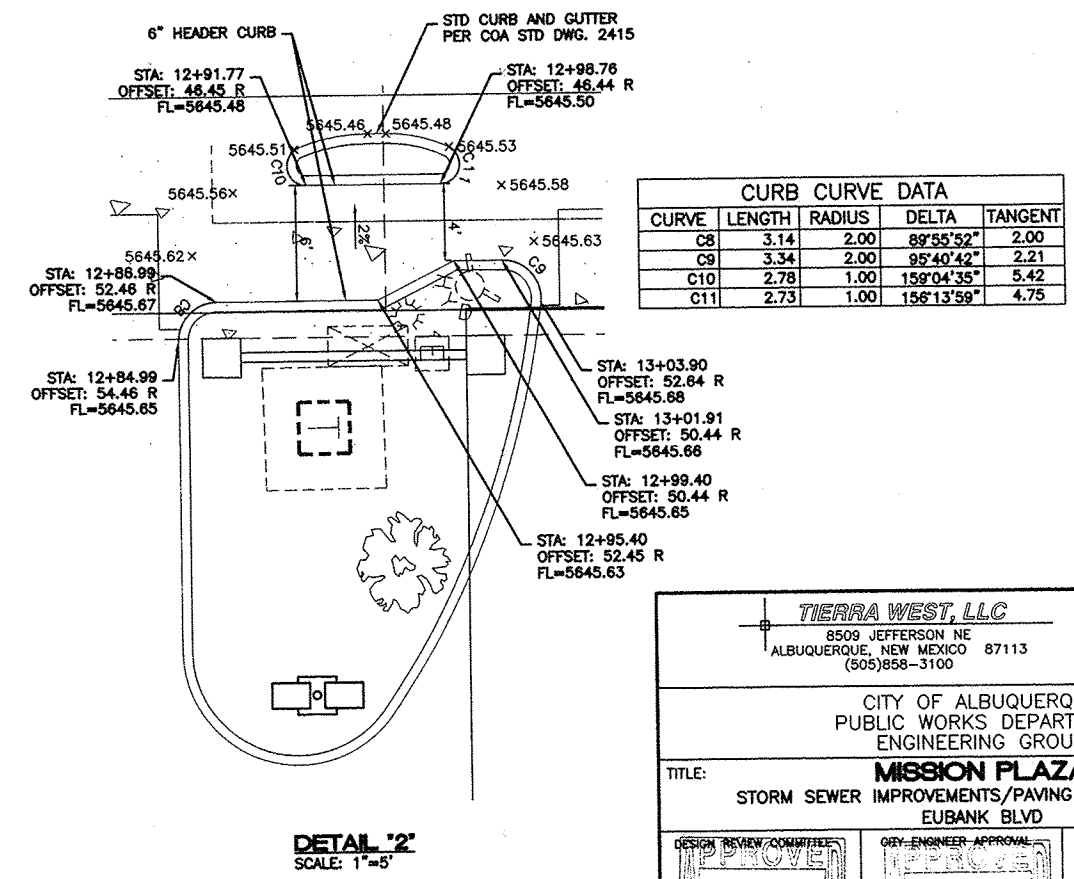
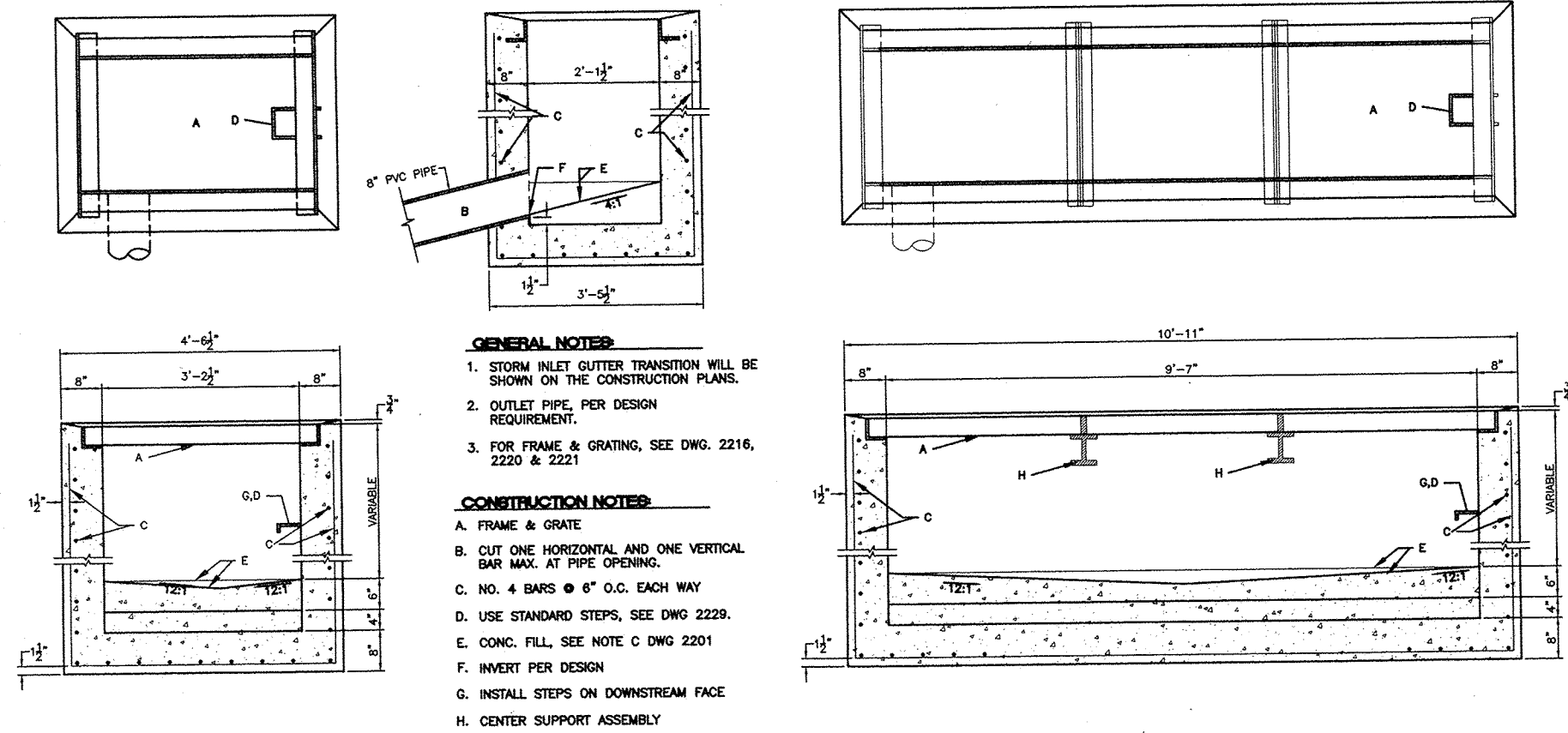
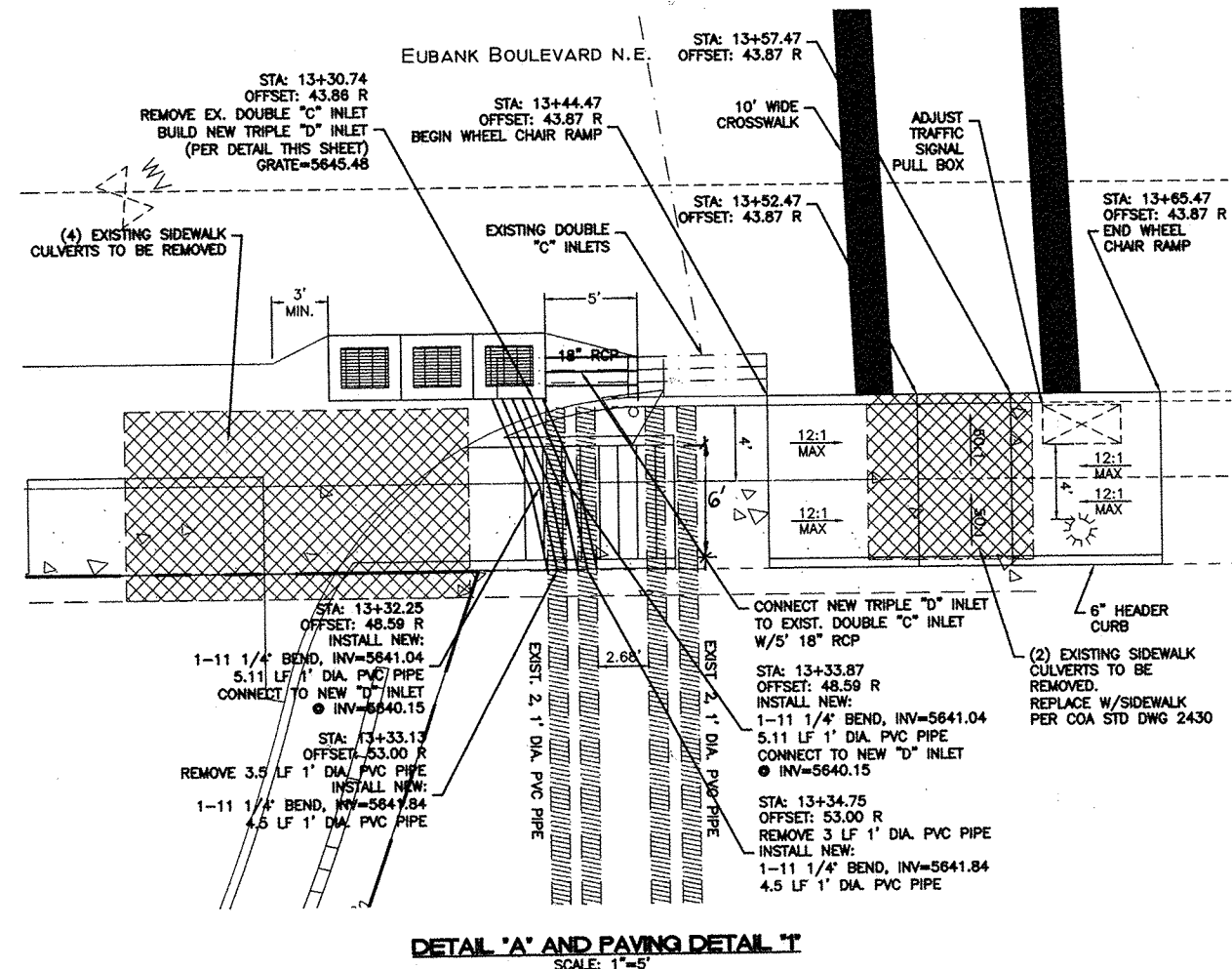
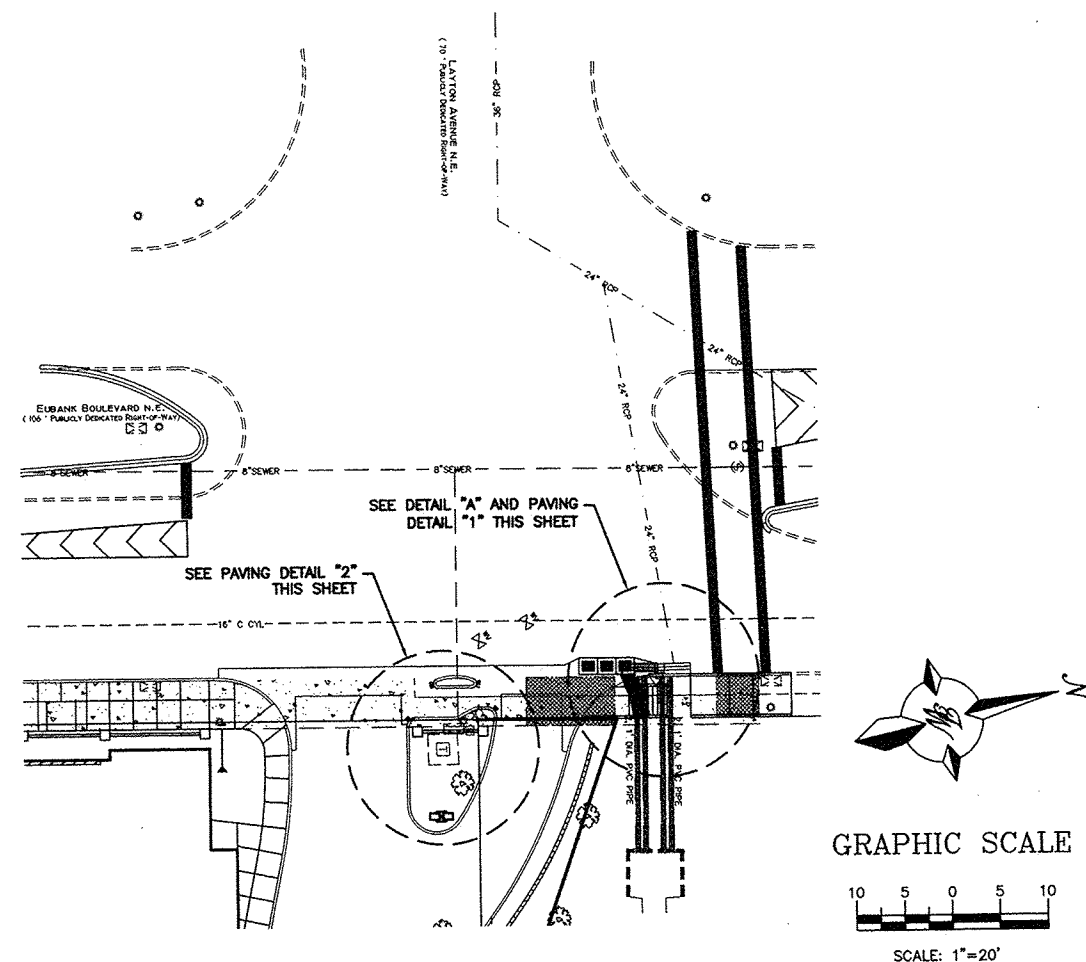
CROSSWALK STRIPING DETAIL
NTS



UTILITY TYPE	POTHOLE NO.	MATERIAL	DIA.	DEPTH TO TO
WATER	1	NOT FOUND	-	-
WATER	2	C.I.	10"	48"
WATER	3	C.I.	10"	44"
WATER	4	C.C.P.	16"	37"
WATER	5	C.I.	10"	42"
WATER	6	C.C.P.	16"	37"

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						ENGINEER'S SEAL		SURVEY INFORMATION FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
GRAPHIC SCALE 20 10 0 10 20 SCALE: 1"=20'		REVISIONS DESIGN		NO. DATE		NO. DATE		NO. DATE		NO. DATE		NO. DATE	
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		NO. DATE		NO. DATE		NO. DATE		NO. DATE		NO. DATE		NO. DATE	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP													
MISSION PLAZA PAVING AND UTILITY IMPROVEMENTS EUBANK BLVD													
TITLE:													
DESIGN REVIEW COMMITTEE JAN - 8 2006 DESIGN REVIEW COMMITTEE				CITY ENGINEER APPROVAL APR 26 2006 CITY ENGINEER				LAST DESIGN UPDATE		MO./DAY/YR.		MO./DAY/YR.	
CITY PROJECT NO. 720581				ZONE MAP NO. E-21-Z				SHEET 5		OF 6			



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(505) 858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **MISSION PLAZA**
STORM SEWER IMPROVEMENTS/PAVING DETAIL 1 AND 2
EUBANK BLVD

DESIGN REVIEW COMMITTEE: **APPROVED**
CITY ENGINEER: **APPROVED**
APR 26 2005

CITY PROJECT NO. 720581
ZONE MAP NO. E-21-Z
SHEET 6 OF 6

DESIGNED BY: MJ
DRAWN BY: DY
DRAWN NAME: 2505-SH06-Eubank-SD-Exhibit
CHECKED BY: MJ

REMARKS: DESIGN REVISIONS

DATE: 10-25-05