

SHEET NUMBER	DESCRIPTION
--------------	-------------

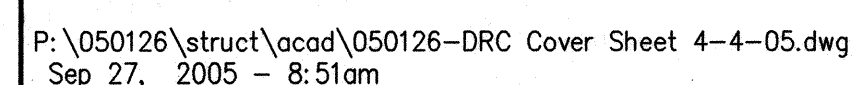
CONSTRUCTION NOTES:

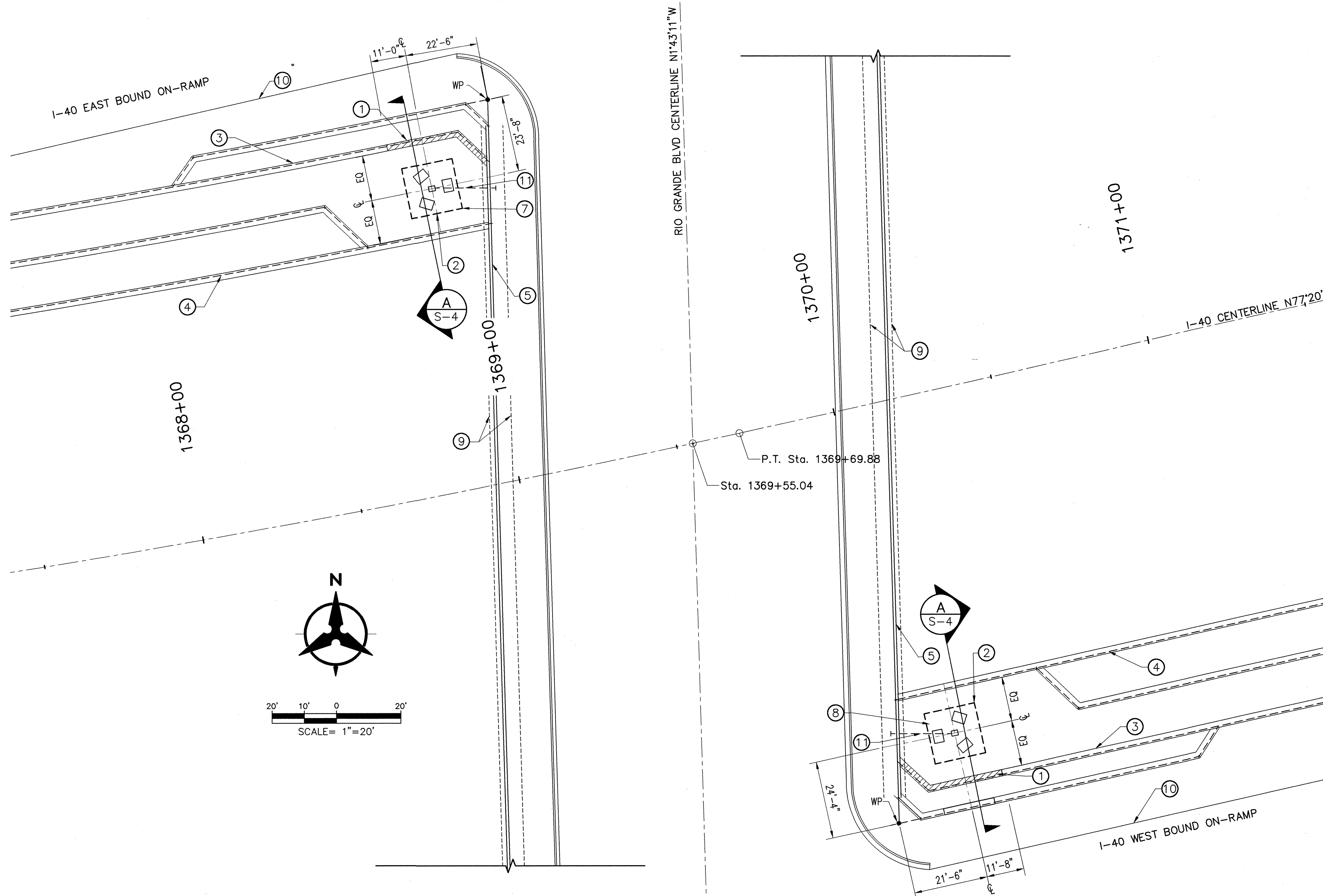
- NOTICE TO CONTRACTORS

- 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 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.

APPROVED FOR CONSTRUCTION
Dennis M. Dwyer 10/3/05
 For ~~WENDY HUBB~~ Catherine Gore DATE
 CIP PUBLIC ART PROGRAM





SITE AND FOUNDATION LOCATION PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES

1. DISMANTLING MSE WALLS: ONLY THE PORTION OF THE MSE WALLS DESIGNATED IN THE PLANS ARE TO BE DISMANTLED. THE WALLS ARE TO BE EXCAVATED WITH CARE, ASSURING NO DAMAGE TO THE SOIL REINFORCEMENT STRIPS. REMOVE THE PRECAST CAPS AND STORE THEM FOR LATER USE. THE MSE FILL ABOVE THE SOIL REINFORCEMENT WILL BE REMOVED AND ONE LEVEL AT A TIME TO COMPLETELY EXPOSE A REINFORCEMENT STRIP ALLOWING THE STRIP TO BE DISCONNECTED FROM THE MSE PANEL. TEMPORARY BRACING OF THE MSE PANEL IS REQUIRED TO PROVIDE STABILITY TO THE PANEL WHILE THE WALL IS BEING DISMANTLED. PROTECT THE FILL BEHIND ADJACENT PANELS DURING CONSTRUCTION. REMOVE THE PANELS FROM THE WORK AREA AND STORE AS SPECIFIED BELOW. FILL BEHIND ADJACENT PANELS THAT IS DISLODGED OR LOOSEENED DURING CONSTRUCTION WILL BE REPLACED AND RECOMPACTED.
2. HANDLING MSE PANELS: THE CONTRACTOR SHALL TAKE EXTREME CARE DISMANTLING, STORING AND REUSING THE EXISTING PRECAST MSE PANELS AND COPING. ANY PRECAST PIECE THAT BECOMES CHIPPED OR DAMAGED WILL BE REPLACED WITH A MATCHING PIECE AT THE CONTRACTOR'S EXPENSE. THE PANELS ARE TO BE STACKED ON CRIBBING WITH DUNNAGE PLACE BETWEEN THE PANELS TO PREVENT DAMAGE TO THE ARCHITECTURAL FINISH.
3. FOR REMOVAL AND PRESERVATION OF IRRIGATION SYSTEM & VEGETATION SEE SHEET 3-5.
4. THE DUAL LEFT TURN STORAGE LANES ON RIO GRANDE BOULEVARD FOR THE I-40 ON-RAMPS MAY BE NARROWED DOWN TO A SINGLE LEFT TURN LANE WITH PROPER BARRICADES AND SIGNING DURING THE NON-PEAK HOURS OF 9:00 AM TO 4:00 PM.
5. THE I-40 ON-RAMPS AT RIO GRANDE BOULEVARD MAY BE CLOSED FROM 9:00 PM TO 5:00 AM WITH PROPER BARRICADES AND DETOUR SIGNING BUT NOT TO EXCEED 10 (TEN) NIGHTS TOTAL.

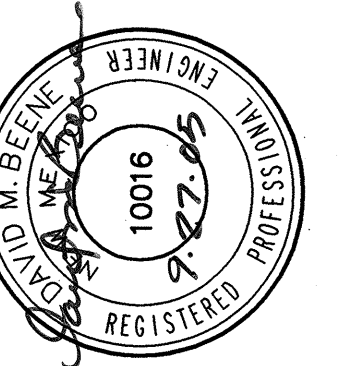
KEYED NOTES

- 1 REMOVE MSE WALL. REPLACE W/ C.I.P. WALL. SEE DETAIL B SHEET S-4.
- 2 CONSTRUCT NEW FOUNDATION. SEE DETAIL 1 SHEET S-3.
- 3 FACE OF EXISTING COPING.
- 4 FACE OF MSE.
- 5 EXISTING C.I.P. WALL.
- 6 EXISTING MSE WALL.
- 7 NORTHWEST STRUCTURE.
- 8 SOUTHEAST STRUCTURE.
- 9 EDGE OF EXISTING FOUNDATION.
- 10 EXISTING CURB & GUTTER.
- 11 3" RIGID CONDUIT & PULL BOX. SEE DETAIL D SHEET S-3.

LEGEND

- WP - PROJECTION OF FACE OF WALLS
 MSE WALL TO BE REMOVED

ENGINEER'S SEAL				FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
				NO.	BY	DATE			



Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

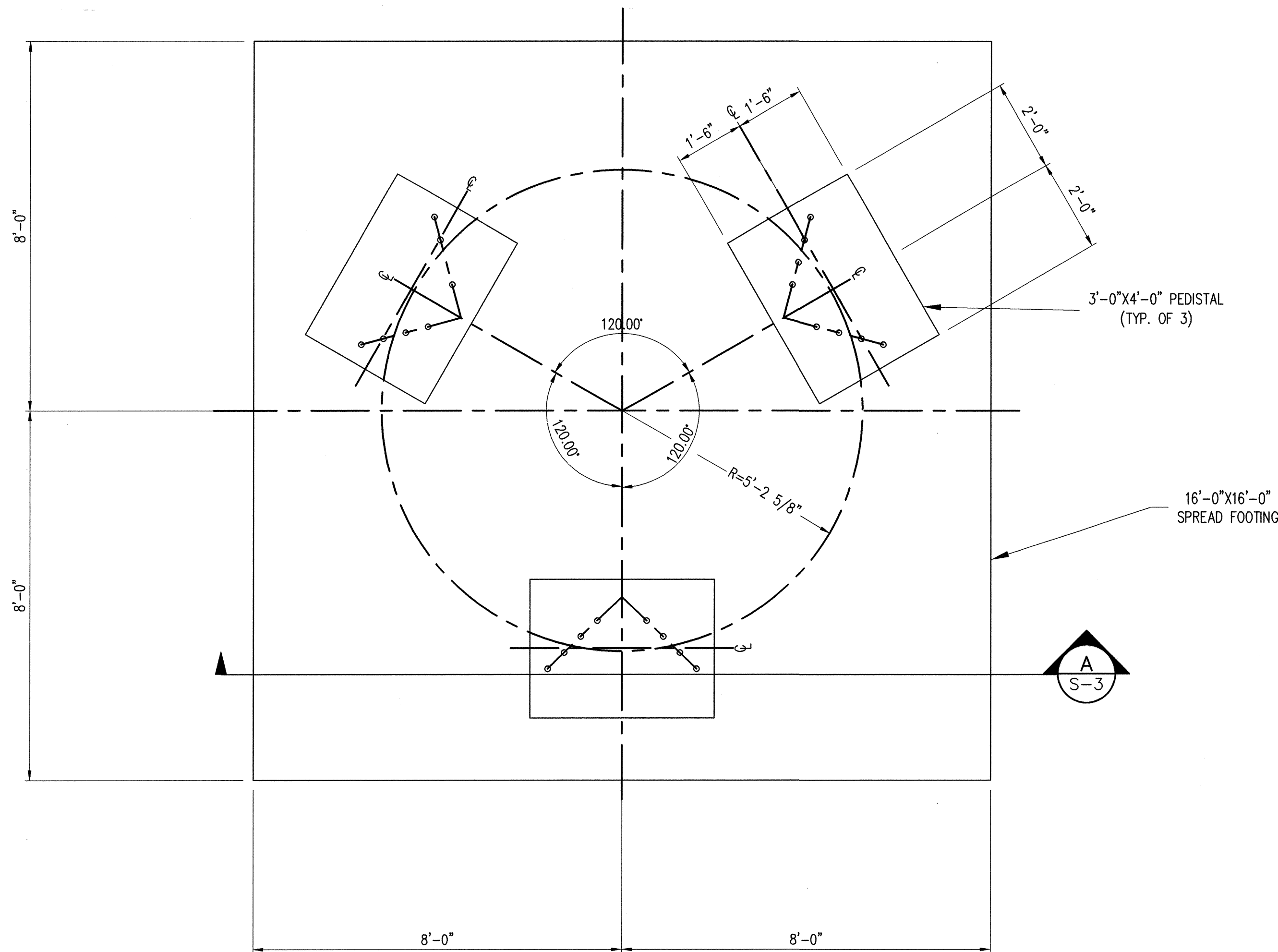
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

TRI CENTENNIAL TOWERS

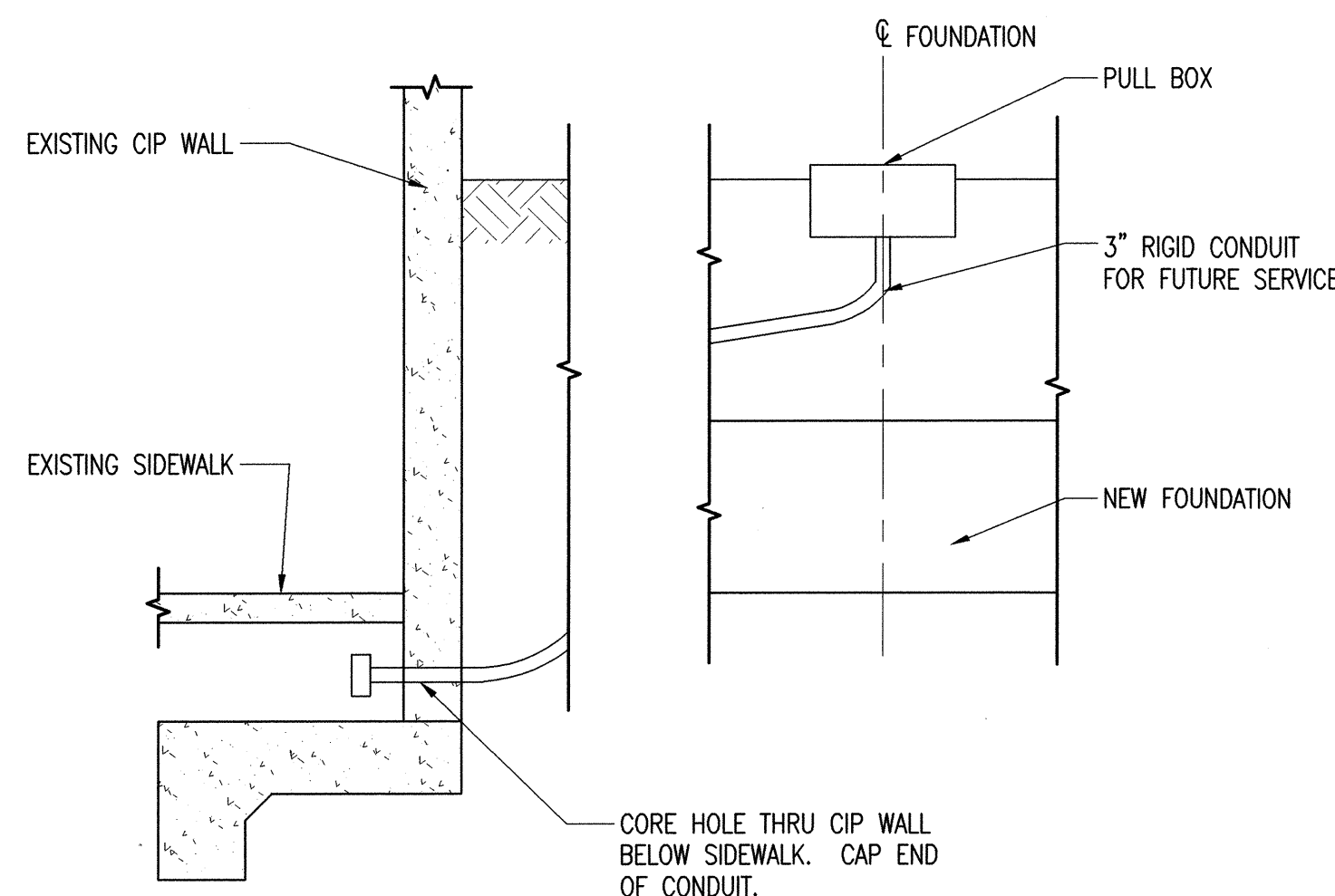
STRUCTURE LOCATION PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED OCT - 3 2005 DESIGN REVIEW COMMITTEE	APPROVED OCT - 3 2005 CITY ENGINEER		
LAST DESIGN UPDATE			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
741491	H-13	2	6

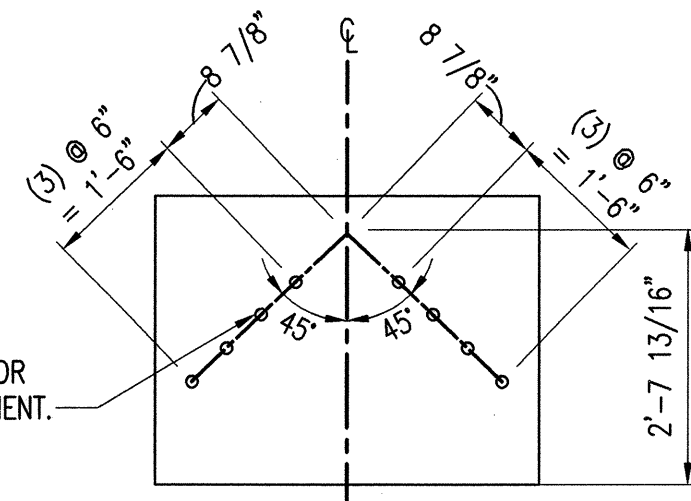


1 FOOTING PLAN
S-3 SCALE: 1/2"=1'

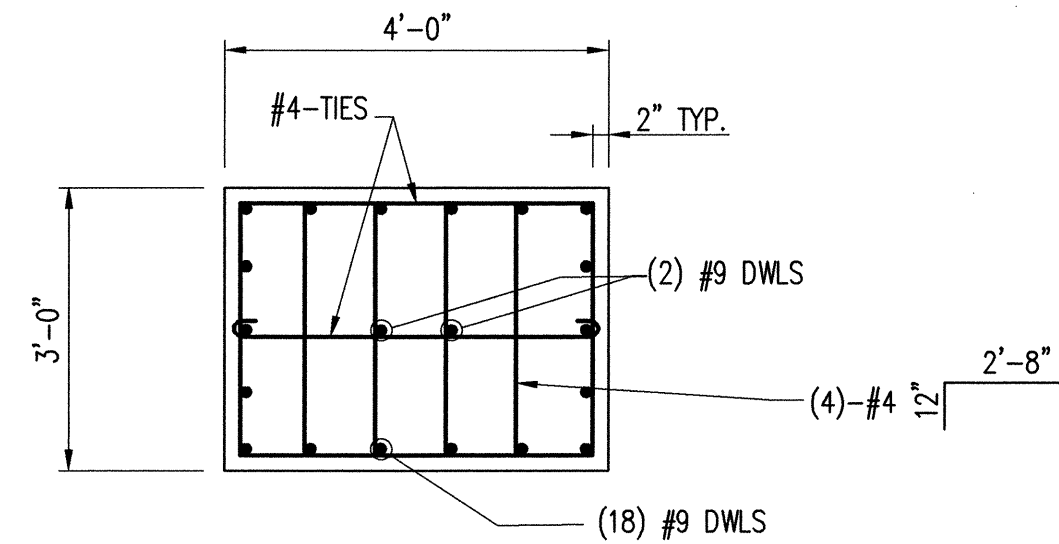


D SPREAD FOOTING SECTION
S-2 SCALE: 1/2"=1'

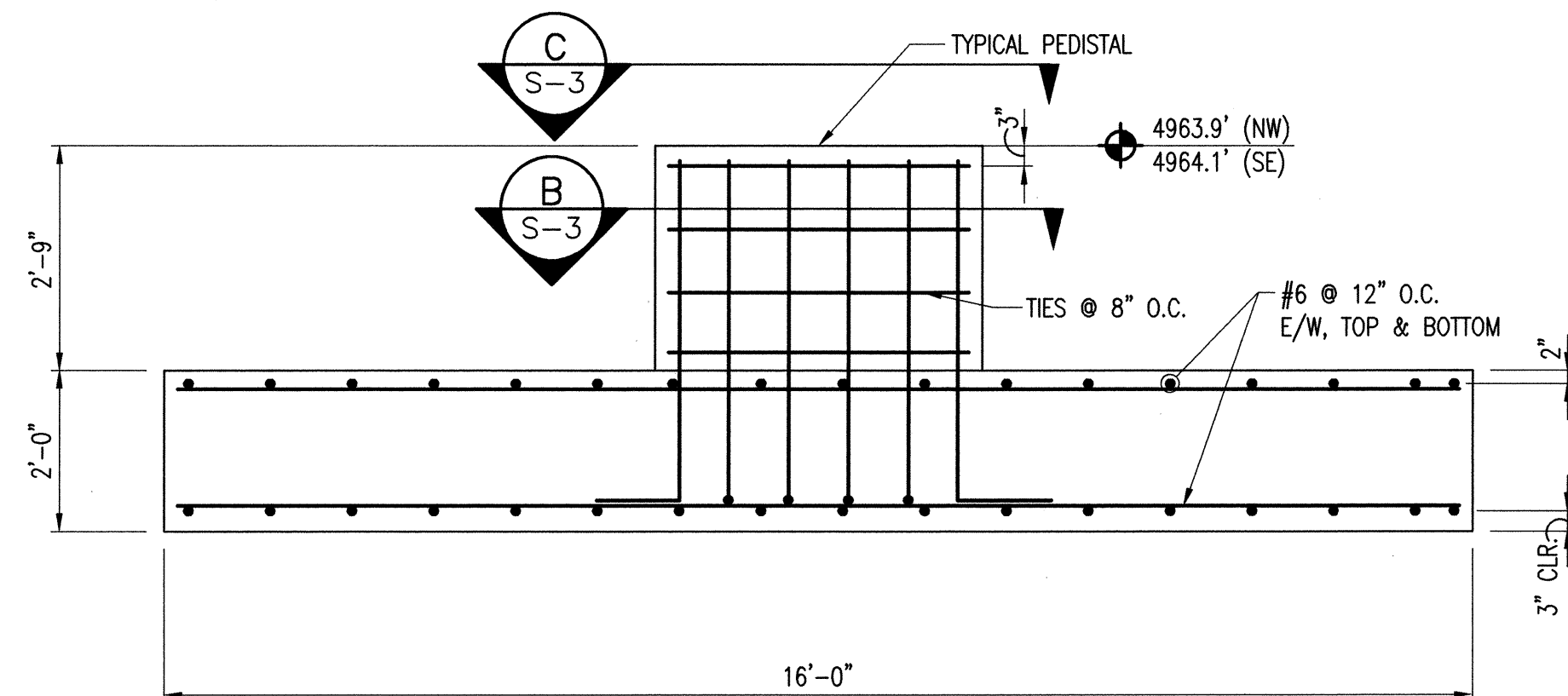
SEE STRUCTURAL STEEL PLANS BY
SONALYSTS, INC. DATED 1-19-04 FOR
BOLT SIZE & CONFIRM BOLT PLACEMENT.



C ANCHOR BOLT PLACEMENT
S-3 SCALE: 1/2"=1'



B PEDISTAL SECTION
S-3 SCALE: 1/2"=1'



A SPREAD FOOTING SECTION
S-3 SCALE: 1/2"=1'

GENERAL NOTES

- NOTES FOR CAST IN PLACE CONCRETE: WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- PORTLAND CEMENT CONCRETE PER TABLE 101C FOR EXT STRUCTURES $f_c = 3500$ PSI.
- CEMENT SHALL BE TYPE II AND SHALL CONFORM TO ASTM C150.
- REINFORCING STEEL: STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE REFERENCED SPECIFICATIONS, AND SHALL CONFORM TO ASTM A615, GRADE 60. ALL DIMENSIONS ARE TO CENTERLINE OF BAR UNLESS NOTED OTHERWISE.
- SUBGRADE PREP: PRIOR TO PLACEMENT OF CONCRETE SLAB, EXPOSED SOIL SHALL BE SCARIFIED TO A DEPTH OF 8" INCHES MOISTENED TO A NEAR OPTIMUM MOISTURE CONTENT ($\pm 2\%$), AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. THE CONTRACTOR SHALL ENGAGE A GEOTECHNICAL ENGINEER TO ACT AS THE CITY'S REPRESENTATIVE TO PROVIDE GEOTECHNICAL OBSERVATION & TESTING.
- BACKFILL PLACEMENT: BACKFILL SHALL BE PLACED IN LIFTS NO GREATER THAN 8 INCHES, MOISTURE CONDITIONED ($\pm 2\%$), AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. THE CONTRACTOR SHALL BE LIMITED TO THE USE OF RELATIVELY LIGHT HAND OPERATED COMPACTION EQUIPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL REBAR IS PROPERLY ALIGNED AND TIED IN PLACE BEFORE PLACING CONCRETE. ALL STEEL SHALL BE ACCURATELY LOCATED AND SECURED IN PLACE SO THAT IT REMAINS IN POSITION DURING THE PLACEMENT OF THE CONCRETE. CONTINUOUS REINFORCEMENT SHALL HAVE A MINIMUM LAP OF (30) BAR DIAMETERS BUT NOT LESS THAN (12) INCHES, AND SPLICES IN ADJACENT BARS SHALL BE NOT LESS THAN (3) FEET APART. ANY REBAR IMPROPERLY INSTALLED SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.
- ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLT ANCHORS, PIPES, SLEEVES, ETC. SHALL BE SECURLY POSITIONED IN THE FORMS BEFORE PLACING CONCRETE.
- THE GEOTECHNICAL ENGINEER SHALL ACT AS THE OWNER'S REPRESENTATIVE AND SHALL MAKE OBSERVATIONS AND TESTS AS CONSIDERED NECESSARY FOR QUALITY CONTROL. WHERE FOUNDATIONS OR OTHER CRITICAL ELEMENTS ARE TO BE SUPPORTED ON ENGINEERED FILL, CONTINUOUS OBSERVATIONS AND TESTS OF GRADING OPERATIONS SHALL BE MADE BY THE GEOTECHNICAL ENGINEER. ALL TEST SHALL BE PERFORMED IN ACCORDANCE WITH PROCEDURES SET FORTH IN THE CURRENT BOOK OF STANDARDS OF THE AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM). THE CONTRACTOR SHALL PAY FOR ALL SUCH TESTING AND OBSERVATION.
- TESTS FOR DEGREE OF COMPACTION SHALL BE DETERMINED BY THE ASTM D-1556 TEST METHOD. OBSERVATION AND FIELD TESTS SHALL BE CARRIED ON DURING FILL AND BACKFILL PLACEMENT BY THE GEOTECHNICAL ENGINEER TO ASSIST THE CONTRACTOR IN OBTAINING THE REQUIRED DEGREE OF COMPACTION. IF LESS THAN 95% IS INDICATED, ADDITION COMPACTION EFFORT SHALL BE MADE WITH ADJUSTMENT OF THE MOISTURE CONTENT AS NECESSARY UNTIL 95% COMPACTION IS OBTAINED.
- THE CONTRACTOR SHALL CLEAN ALL CONSTRUCTION DEBRIS FROM THE AREA.

DESIGN DATA:

DESIGN IN ACCORDANCE WITH IBC 2003	
SEISMIC DESIGN CATEGORY	D
SOIL SITE CLASS	D
EXP. CATEGORY C	90 MPH WIND
COMPACTED DEAD LOAD SOIL PRESSURE	645 PSF
COMPACTED MAX. PRESSURE	1260 PSF
TOWER DEAD LOAD	75210 LBS.
ASSUMED SOIL DENSITY	120 PCF.
SOIL FRICTION FACTOR	0.3

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



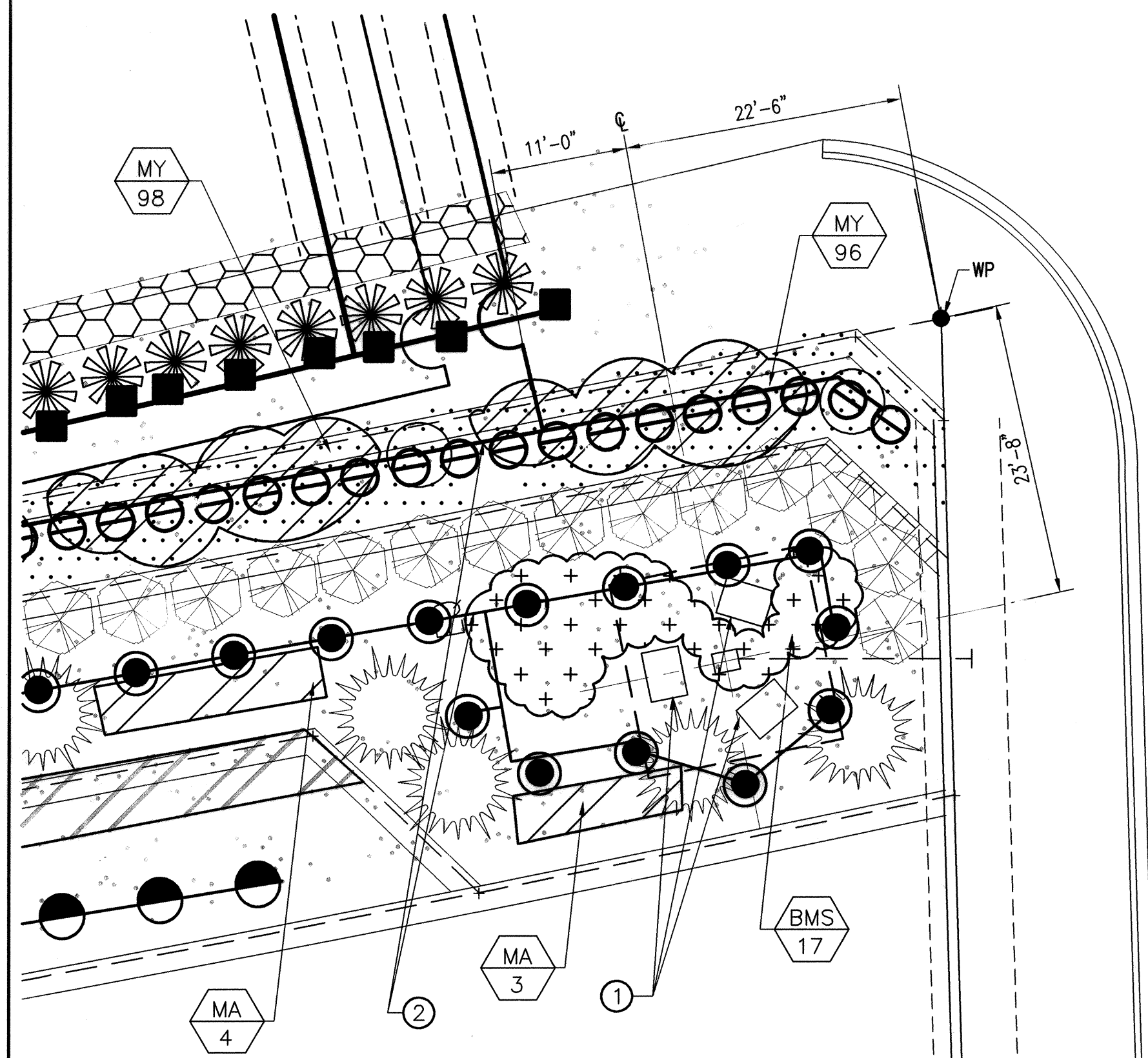
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TRI CENTENNIAL TOWERS

FOUNDATION DETAILS

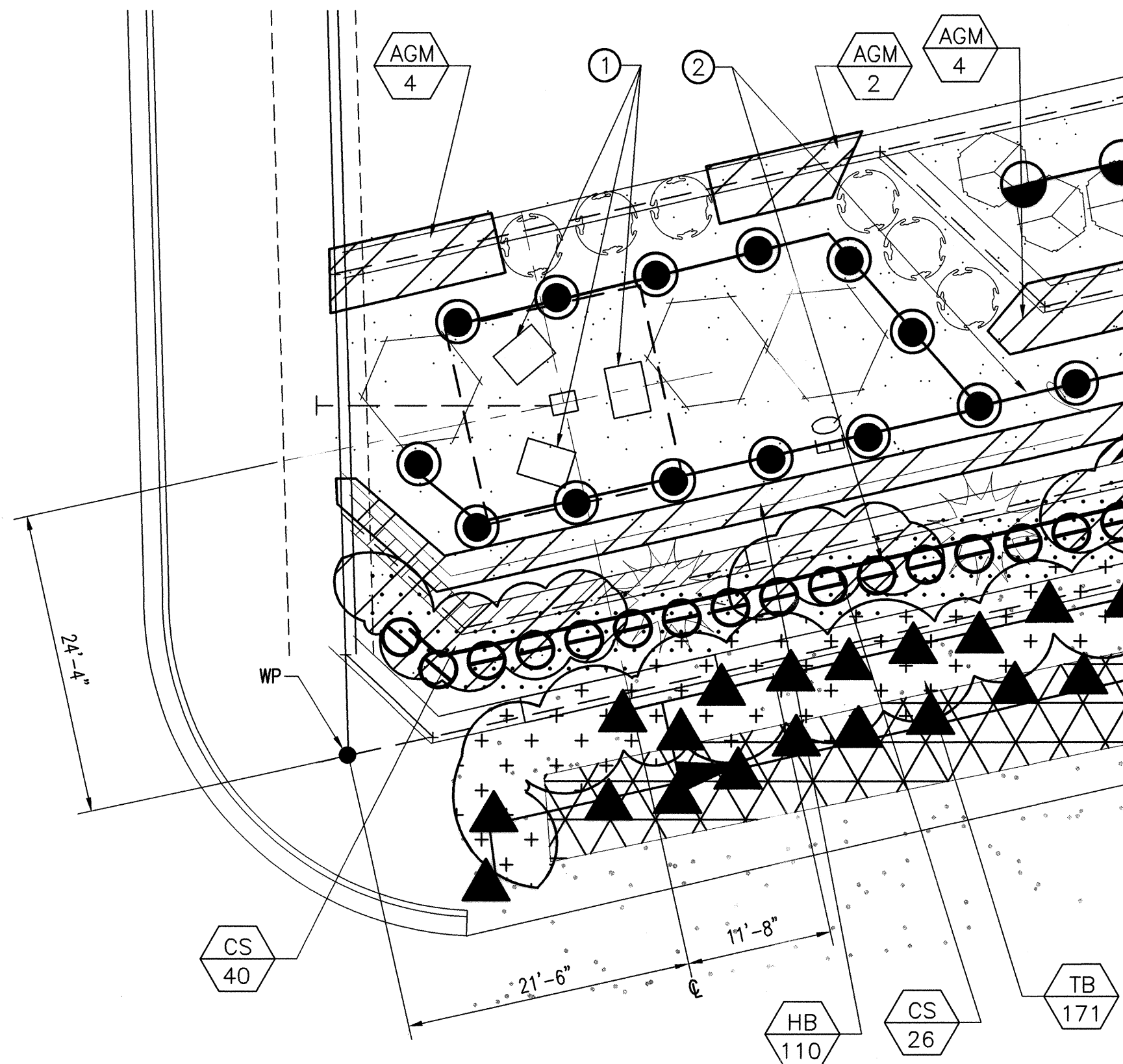
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED JUL 11 2005 DESIGN REVIEW COMMITTEE	APPROVED OCT - 3 2005 CITY ENGINEER		
LAST DESIGN UPDATE			

CITY PROJECT NO.	741491	ZONE MAP NO.	H-13	SHEET	3	OF	6
------------------	--------	--------------	------	-------	---	----	---



IRRIGATION AND VEGETATION PLAN
AT NORTHWEST STRUCTURE

SCALE: 1" = 10'-0"



IRRIGATION AND VEGETATION PLAN
AT SOUTHEAST STRUCTURE

SCALE: 1" = 10'-0"

NOTES:

- CONTRACTOR SHALL MAINTAIN IRRIGATION TO EXISTING PLANT MATERIALS TO REMAIN. CONTRACTOR SHALL REPLACE PLANT MATERIALS THAT DO NOT SURVIVE DURING PROJECT WORK IN KIND, AND AT NO ADDITIONAL COST TO THE JOB, AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL COORDINATE WITH PARK MANAGEMENT PERSONNEL TO DETERMINE WATERING SCHEDULE IN ALL AREAS. CONTACT: JEFF HART, 857-8650
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL IRRIGATION EQUIPMENT AND PIPING TO REMAIN. CONTRACTOR SHALL REPLACE IN KIND, ALL ITEMS DAMAGED DURING THE COURSE OF WORK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING IRRIGATION BUBBLERS TO ALL PLANT MATERIALS TO BE DISTURBED. CONTRACTOR SHALL CAP OFF EXISTING LATERAL PIPE AND MAINTAIN WORKING IRRIGATION TO REMAINING PLANT MATERIALS.
- CONTRACTOR SHALL USE PLANTS TO BE REMOVED AS REPLACEMENT FOR DEAD PLANTS ALONG THE INTERSECTION OF I-40 AND RIO GRANDE BOULEVARD.
- CRUSHER FINES MUST BE SALVAGED AND KEPT FREE OF CONSTRUCTION MATERIALS AND DEBRIS TO BE REUSED. IF CRUSHER FINES ARE DISPOSED OF OR CONTAMINATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPLACEMENT.
- STRUCTURAL WIRE MESH IS PLACED APPROXIMATELY 18" TO 24" DEPTH BELOW GRADE IN ALL TERRACED PLANTING AREAS. MACHINE TRENCHING ON ALL TERRACES IS PROHIBITED. CONTRACTOR SHALL NOT DAMAGE EXISTING WIRE MESH. PVC LINES SHALL BE LAID IMMEDIATELY ABOVE THE WIRE MESH.

KEYED NOTES:

- NEW CONCRETE PEDESTALS. SEE DETAIL 1 SHEET S-3.
- CUT AND CAP IRRIGATION SYSTEM PRIOR TO START OF CONSTRUCTION.

LEGEND

WP - PROJECTION OF FACE OF WALLS

RAINBIRD 1401 BUBBLER .25 GPM. INSTALL (1) PER PLANT, TYPICAL. INSTALL (1) PER EVERY (2) PLANTS, THYME-LEAF SPEEDWELL ONLY-COA STD DETAIL DWG #2711

RAINBIRD XBD-80 XERIBIRD 8 UNIT MULTI OUTLET EMITTER DEVICE. INSTALL WITH (2) XBT-10-6 XERIBUG EMITTERS PER PLANT, 1.0 GPM EACH. (1) DEVICE PER (4) SHRUBS OR PERENNIALS-DETAIL G/5

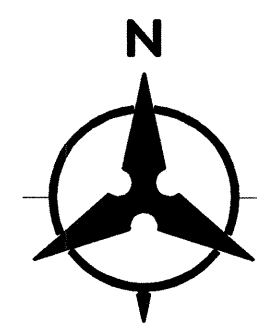
RAINBIRD 8 SERIES MPR SPRAY HEADS-COA STD DETAIL DWG #2711-A (EXTEND SPRAY HEAD 3" ABOVE FINISH GRADE) 8" 8'R 1.05 GPM @ 30 PSI

RAINBIRD 8 SERIES MPR SPRAY HEADS-COA STD DETAIL DWG #2711-A (EXTEND SPRAY HEAD 3" ABOVE FINISH GRADE) 8" 8'R .52 GPM @ 30 PSI

RAINBIRD 16 SERIES MPR STREAM SPRAY-COA STD DETAIL DWG # 2711A (EXTEND SPRAY HEAD 3" ABOVE FINISH GRADE) 16 H-SLA W/PCS-040 4'R .40 GPM @ 50 PSI

SCHEDULE 40 LATERALS SIZE AS PER PLANS

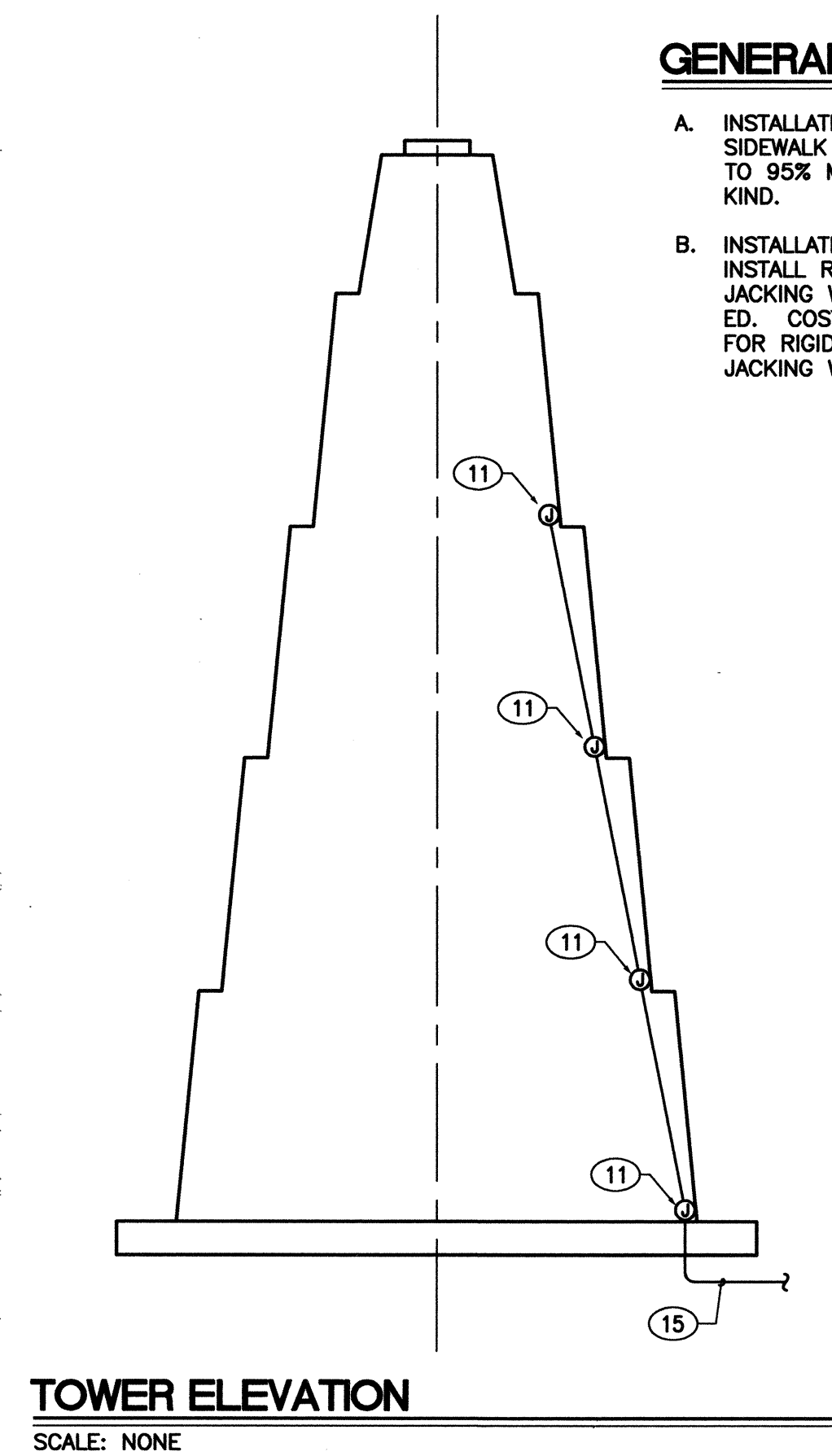
EXISTING IRRIGATION SLEEVES



Botanical Name	Common Name	Qty	Install Size/Notes	Mature Size
Trees-- Install as per C.O.A. Std Dwg # 2714 and 2715 HT x SPD				
Koeleruteria paniculata	GOLDENRAIN TREE	8	2 1/2" cal.	25' x 15'
Forestiera neomexicana	NEW MEXICO OLIVE (MALE ONLY)	6	15 Gal. Min. 10' Ht. 15'x15'	
Juniperus scopulorum "Blue Haven" (female only)	BLUE HAVEN JUNIPER	26	15 gal.	
Shrubs-- Install as per C.O.A. Std. Dwg # 2718				
Shepherdia argentea	BUFFALO BERRY	8	1 gal.	15'x10'
Juniperus sabina "Calgary Carpet"	CALGARY CARPET JUNIPER	53	5 gal.	9'x10'
Muhlenbergia capillaris "Regal Mist"	"REGAL MIST"	69	5 gal.	3'x5'
Spartium junceum	SPANISH BROOM	36	5 gal.	6' x 8'
Vauquelinia californica	ARIZONA ROSEWOOD	24	15 gal.	10' x 6'
Rosemarinus officinalis "Arp"	APR ROSEMARY	6	5 gal.	5' x 5'
Hesperaloe funifera	GIANT HESPERALOE	6	15 gal.	6' x 6'
Yucca rostrata	BEAKED YUCCA	11	20 gal. 4' ht.	8' x 8'
Rosa foetida	AUSTRIAN COPPER ROSE	6	5 gal.	10' x 10'
Rosa species "Red Cascade"	RED CASCADE ROSE	38	5 gal.	6' x 6'
Parthenocissus inserta	WOODBINE	18	5 gal. 5' O.C. (Climbing) x 4'	




Botanical Name	Common Name	Qty	Size/Notes	Size
Shrubs/Ornamental Grasses-- Install as per C.O.A. Std. Dwg # 2718				
TB Ericameria laricifolia	TURPENTINE BUSH	422	5 gal. 2.5' o.c.	3' x 3'
BMS Coryopteris x clandonensis "Dark Knight"	BLUE MIST SPIREA	17	5 gal. 4' o.c.	3' x 4'
Ornamental Grasses and Perennials-- Install as per C.O.A. Std. Dwg # 2718				
HB Zauschneria californica	HUMMINGBIRD BUSH	219	1 gal. 24" o.c.	2.5' x 2.5'
CS Salvia greggii "Furman's Red"	CHERRY SAGE	237	1 gal. 24" o.c.	2.5' x 2.5'
MY Achillea filipendulina "Moonshine"	MOONSHINE YARROW	239	1 gal. 18" o.c.	18"x18"
AGM Muhlenbergia linheimeri	AUTUMN GLOW MUHLY	44	5 gal. 5' o.c.	4' x 5'
MA Miscanthus sinensis "Morning Lights"	MAIDENGRASS	56	5 gal. 4' o.c.	4' x 5'
Seeded Cobble Swale See Detail I/5 4" Depth, 2'-4" Santa Ana Tan Cobble Penstemon palmeri, Palmer Penstemon and Petalostemum purpureum, Purple Prairie Clover Mix @ 1 #/1000 SF				
3" Depth Navajo Rose Crusher Fines-- Install over Filter Fabric				

Bohannon & Huston Engineering & Spatial Data & Advanced Technologies Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335		NO. DATE REMARKS BY REVISIONS DESIGN	
DESIGNED BY: J.M.N. DRAWN BY: ED CHECKED BY: D.M.B.		DATE 02/02/05 DATE 02/02/05 DATE 02/02/05	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TRI CENTENNIAL TOWERS IRRIGATION AND VEGETATION PLAN			
DESIGN REVIEW COMMITTEE JUL 11 2005 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED JUL 11 2005 CITY ENGINEER	MO./DAY/YR. MO./DAY/YR.	MO./DAY/YR. MO./DAY/YR.
CITY PROJECT NO. 741491		ZONE MAP NO. H-13	SHEET 5 OF 6



A. INSTALLATION OF RIGID CONDUIT BELOW SIDEWALK. SAW CUT EXISTING SIDEWALK FOR CONDUIT INSTALLATION. RE-COMPACT DISTURBED SUBGRADE TO 95% MODIFIED PROCTOR DENSITY. REPLACE SIDEWALK CONCRETE IN KIND.

B. INSTALLATION OF RIGID CONDUIT UNDER CURBS AND RIGID PAVEMENT. INSTALL RIGID CONDUIT BELOW CURBS AND RIGID PAVEMENT BY BORING OR JACKING WITH SECTION 903.34 OF THE NMSHTD STD. SPECIFICATIONS, 2000 EDITION. COST OF INSTALLATION SHALL BE INCLUDED IN THE UNIT PRICE BID FOR RIGID ELECTRICAL CONDUIT AND NO DIRECT PAYMENT FOR BORING OR JACKING WILL BE MADE.

	<h1 style="margin: 0;">CITY OF ALBUQUERQUE</h1> <h2 style="margin: 0;">PUBLIC WORKS DEPARTMENT</h2> <h3 style="margin: 0;">ENGINEERING DEVELOPMENT GROUP</h3>			
	<h2 style="margin: 0;">TRI CENTENNIAL TOWERS</h2>			
<h3 style="margin: 0;">ELECTRICAL SITE PLAN</h3>				
DESIGN REVIEW COMMITTEE <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p style="font-size: 1.2em;">OCT - 3 2005</p> </div>	CITY ENGINEER APPROVAL <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p style="font-size: 1.2em;">OCT - 3 2005</p> </div>	LAST DESIGN UPDATE	MO./DAY/YR. <div style="border: 1px solid black; height: 40px;"></div>	MO./DAY/YR. <div style="border: 1px solid black; height: 40px;"></div>
DESIGN REVIEW COMMITTEE CITY PROJECT NO.	CITY ENGINEER ZONE MAP NO.	SHEET	OF	
741491	H-13	6	6	