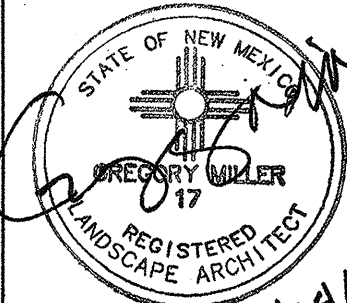


Date of Record Drawings: Parks & Recreation - Owner

1. Cover Sheet
2. General Notes
3. Demolition Plan
4. Construction Plan
5. Project Information Form

QWEST
201 Third Street NW Suite 700
Albuquerque, New Mexico 87103
(505) 245-8706

REV.	SHEETS	CITY ENGINEER	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE		APPROVED	ENGINEER	DATE		
						
		PROJECT # 743491			SHEET 1 OF 5	

☐ 100% Final For Construction
DATE: August 24, 2009

Washington Middle School Park- Playground Improvements



PROJECT# 743491

RECORD DRAWINGS

PROJECT# 743491
Set # 1 Office Copy

1. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE CITY CONSTRUCTION COORDINATION DIVISION. TWO (2) DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF SPECIFICATIONS.
2. THE CONTRACTOR WILL NOTIFY THE FIELD ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK, IN ORDER THAT THE CITY SURVEY SECTION MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR WILL NOTIFY THE ENGINEER IF A MONUMENT IS DISTURBED. REPLACEMENT WILL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEY SECTION AT THE CONTRACTOR'S EXPENSE. WHEN A CHANGE IS MADE IN THE FINISHED ELEV. OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR WILL, AT HIS OWN EXPENSE, HAVE THE CITY SURVEY SECTION ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4 OF SPECIFICATIONS.
3. THE SPECIFICATIONS USED FOR THIS PROJECT ARE THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 7.
4. ALL NEW MANHOLES SHALL BE TYPE "T" (COA DWG. 2102) UNLESS OTHERWISE NOTED ON THE PLANS.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
6. ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
7. SUBGRADE PREPARATION UNDER SIDEWALKS AND DRIVE PADS, AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER IS CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.
8. THE CONTRACTOR WILL REPLACE ANY STRIPING THAT HAS BEEN RUINED OR REMOVED IN THE COURSE OF CONSTRUCTION.
9. ALL EXCAVATION WILL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
10. ALL SIGNS AND CODING WILL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
11. THE CONTRACTOR IS TO EXERCISE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT WILL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION. SEE SECTION 18 "UTILITIES", CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR CONTRACTOR REQUIREMENTS.
12. WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING STREETS, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AND AT RIGHT ANGLES AND REMOVE ANY BROKEN OR CRACKED PAVEMENT. NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING.
13. ALL GAS VALVES, GAS MANHOLES, ELECTRICAL MANHOLES, TELEPHONE MANHOLES, AND UTILITY POLES WILL BE ADJUSTED TO GRADE BY EACH UTILITY COMPANY. CONTRACTOR WILL COORDINATE THROUGH CITY UTILITY COORDINATOR.
14. WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE BACK TO NEAREST SUITABLE JOINT UNLESS OTHERWISE DIRECTED BY THE CITY FIELD ENGINEER.
15. THE CONTRACTOR WILL NOTIFY THE NEW MEXICO ONE CALL SYSTEM 260-1990 TWO (2) WORKING DAYS PRIOR TO COMMENCING WORK IN NEW AREAS.
16. CONTRACTOR WILL MAKE ALL WATER VALVES AND MANHOLES ACCESSIBLE TO THE CITY AT ALL TIMES.
17. CONTRACTOR WILL PLACE BITUMINOUS MATERIAL WITH THE USE OF A LAYDOWN MACHINE WHERE PAVEMENT IS 8 FEET IN WIDTH OR WIDER.
18. ALL SUBGRADE AND SUBBASE MATERIAL ENCOUNTERED IN PAVEMENT REMOVAL AND REPLACEMENT THAT IS DETERMINED BY THE FIELD ENGINEER TO MEET THE SPECIFICATIONS, CAN BE REUSED. HOWEVER, THE MATERIAL WILL BE PROCESSED AND COMPACTED TO MEET MOISTURE CONTENT AND PERCENT COMPACTION REQUIRED BY THE SPECIFICATIONS.
19. CONTRACTOR WILL NOT PAVE OVER ANY SURFACE FEATURE, I.E., GAS VALVE, MANHOLE COVER, ETC. WITHOUT PRIOR APPROVAL FROM THE CITY FIELD ENGINEER.
20. CONTRACTOR WILL CONFINE HIS WORK WITHIN THE CONSTRUCTION EASEMENT LIMITS AND/OR RIGHT-OF-WAY, OR PROVIDE COPIES OF AGREEMENTS WITH ADJACENT LANDOWNERS TO THE CITY OF ALBUQUERQUE.
21. ALL WATER VALVES AND FIRE HYDRANTS REMOVED TO BE SALVAGED AND RETURNED TO THE C.O.A.
22. MINIMUM BOTTOM WIDTH OF TRENCHES FOR RIGID PIPE SHALL BE EQUAL TO THE OUTSIDE DIAMETER PLUS 16 INCHES. BEDDING MATERIAL SHALL BE CLASS II, III, OR IV UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
23. MINIMUM BOTTOM WIDTH OF TRENCHES FOR NON-RIGID PIPE SHALL BE EQUAL TO THE OUTSIDE DIAMETER PLUS 12 INCHES. BEDDING MATERIAL SHALL BE CLASS I, II, OR III.
24. THE CONTRACTOR AGREES TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA, WHICH INCLUDE, BUT ARE NOT LIMITED TO: MAINTAINING ADEQUATE WARNING SIGNS, BARRICADES, LIGHTS, GUARD FENCES, WALKS AND BRIDGES.
25. ALL STRUCTURAL CONCRETE WILL BE 3000 PSI UNLESS OTHERWISE NOTED ON PLANS.
26. ALL REINFORCING STEEL WILL BE GRADE 60.
27. ALL EXPOSED EDGES ON CAST-IN-PLACE CONCRETE STRUCTURES WILL HAVE A 1" CHAMFER UNLESS OTHERWISE NOTED.
28. ALL SPLICES IN REINFORCING STEEL TO BE 2-FOOT 6-INCH MINIMUM UNLESS OTHERWISE NOTED.
29. PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES. SHOULD A CONFLICT EXIST BETWEEN THE FIELD INFORMATION AND THE PLANS, THE CONTRACTOR WILL NOTIFY THE FIELD ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
30. THE REPLACEMENT OF THE EXISTING UTILITIES AND THE INSTALLATION OF NEW UTILITY LINES WILL BE COMPLETED IN ADVANCE OF STARTING THE PAVEMENT WORK. TEMPORARY PAVEMENT WILL BE PLACED IN ALL TRENCHES REQUIRED FOR THE UTILITY REPLACEMENTS IN THOSE AREAS THAT MUST MAINTAIN TRAFFIC UNTIL THE FINAL PAVEMENT WORK STARTS IN EACH AREA. TEMPORARY STRIPING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MAINTENANCE OF THE TEMPORARY PAVING AND STRIPING WILL BE AT THE CONTRACTOR'S EXPENSE.
31. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE FIELD ENGINEER.
32. THE CONTRACTOR WILL CONTACT THE CITY OF ALBUQUERQUE TRAFFIC DIVISION 857-8025, ONE (1) WEEK IN ADVANCE OF ANY CHANGES REQUIRED IN THE TRAFFIC SIGNALIZATION OF THIS PROJECT. ALL WORK ASSOCIATED WITH NEW TRAFFIC SIGNALIZATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
33. ALL NEW STREET PAVING, DRIVEWAYS, SIDEWALKS, AND CURB AND GUTTERS, ABUTTING EXISTING AREAS SHALL MATCH THE ELEVATION OF THOSE AREAS.
34. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. ROAD SHALL NOT BE OPENED TO TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
35. ALL EXCAVATED MATERIAL THAT IS NOT REQUIRED TO BE REUSED MUST BE REMOVED FROM THE PROJECT AREA WITHIN FOUR DAYS OF EXCAVATION. SPOIL PILES WILL BE ALLOWED ONLY AS DIRECTED BY THE CITY FIELD ENGINEER.
36. THE CONTRACTOR WILL COORDINATE THE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND UTILITY COMPANIES WORKING IN THE SAME AREA. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE THEIR ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCE CAUSED BY UTILITY COMPANY WORK CREWS. A CONTRACT EXTENSION MAY BE ALLOWED AS DELINEATED IN CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
37. ALL CONSTRUCTION EASEMENTS ON PRIVATE PROPERTY WILL BE OBTAINED BY THE CITY OF ALBUQUERQUE PRIOR TO THE BEGINNING OF CONSTRUCTION.
38. EXISTING MEDIAN CURB AND GUTTER AND STANDARD CURB AND GUTTER, NOT DISTURBED BY CONTRACTOR, BUT OUT OF ALIGNMENT, DISPLACED VERTICALLY, BADLY BROKEN AND/OR DETERIORATED, WILL BE REPLACED AS DIRECTED BY THE FIELD ENGINEER AND PAID FOR AT CONTRACT UNIT PRICES.
39. ALL TRAFFIC CONTROL DEVICES REQUIRED FOR DRIVEWAY CLOSURES, UTILITY CONSTRUCTION OR FOR OTHER REASONS AND NOT SHOWN ON THE SIGNING PLANS WILL BE FURNISHED BY THE CONTRACTOR AND WILL BE PAID AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS AND BID PROPOSAL. PRIOR TO PLACING THE TRAFFIC CONTROL DEVICES, THE CONTRACTOR WILL NOTIFY THE AFFECTED OWNERS IN ACCORDANCE WITH THE SPECIFICATIONS. CONTRACTOR MUST MAKE PROVISIONS TO PROVIDE ACCESS TO PROPERTIES. REFER TO SECTION 19 OF THE SPECIFICATIONS.
40. ALL UTILITY LINES WHICH ARE NOT SPECIFICALLY DESIGNATED TO BE REMOVED AND REPLACED ON THE PLANS, WILL BE MAINTAINED IN SERVICE. SHORING, SHEETING AND OTHER MEANS OF SUPPORT SHALL BE EMPLOYED BY THE CONTRACTOR TO PREVENT DAMAGE OR LOSS OF THESE EXISTING UTILITIES AND THESE SHORING, SHEETING, AND SUPPORTS ARE CONSIDERED INCIDENTAL TO THIS PROJECT. BEAM AND CABLE OR OTHER TYPES OF SUPPORTS WILL BE USED FOR TEMPORARY SUPPORT OF ALL UTILITY LINES WHICH CROSS THE TRENCH. ANY DAMAGE TO EXISTING UTILITIES WILL PROMPTLY BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SIGNIFICANT DEVIATION OF EXPOSED UTILITIES FROM THE LOCATIONS SHOWN ON THE PLANS SO THAT CONFLICTS CAN BE RESOLVED IN A TIMELY MANNER.

40. THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING COA INFRASTRUCTURE (C & G, PAVING, ETC.) DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS, AND WILL REPAIR OR REPLACE SAME AT HIS OWN EXPENSE. HE WILL SUITABLY PROTECT THE CURB AND GUTTER FROM INCIDENTAL SPLASHING DURING THE TACK COAT APPLICATION AND WILL BE RESPONSIBLE FOR CLEANING SAME AT HIS OWN COST SHOULD SPLASHING OCCUR.
41. ALL INTERFERING PORTIONS OF ABANDONED UTILITY LINES WHICH ARE EXPOSED AS A RESULT OF CONSTRUCTION WILL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
42. STATIONS OF STORM DRAIN INLETS ARE TO THE CENTER OF GRATE. ALL STORM DRAIN INLETS WILL BE TYPE "A" UNLESS OTHERWISE NOTED ON THE PLANS.
43. SHORING COSTS WILL BE CONSIDERED INCIDENTAL TO THE TRENCH AND BACKFILL COSTS.
44. THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING NPDES PERMITS REQUIRED BY APPLICABLE CITY, STATE, AND FEDERAL REGULATIONS.
45. ALL STORM DRAIN AND CONNECTOR PIPE WILL BE CLASS IV REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED ON THE PLANS.
46. THE TERM REMOVE USED IN THIS PLAN SET INCLUDES THE DISPOSAL OF SAID MATERIAL IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS, LATEST EDITION.
47. CONTRACTOR WILL SURVEY AND LOG EXISTING ELEVATIONS OF CURB-AND-GUTTER, SIDEWALK, AND PAVEMENT WHICH WILL BE REMOVED FOR CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR WILL REPLACE REMOVED CURB-AND-GUTTER, SIDEWALK, DRIVE PADS, AND PAVEMENT TO ELEVATIONS PRIOR TO REMOVAL UNLESS OTHERWISE INDICATED ON THE PLANS.
48. CONTRACTOR WILL CONSTRUCT TEMPORARY ASPHALT PAVEMENT AS DIRECTED BY THE FIELD ENGINEER TO PROVIDE ACCESS TO LOCAL BUSINESS, ETC. TEMPORARY PAVEMENT SHALL BE REMOVED AND DISPOSED OF PRIOR TO PLACEMENT OF FULL WIDTH PAVEMENT SECTION. TEMPORARY PAVING SHALL BE PER COA STD. DWG. 2415 AND PAID FOR PER COA STD. SPECIFICATIONS.
49. ALL CLASSES OF SEEDING SHALL BE DRY LAND MIX PLACED AT 1.5 LBS/1000 S.F. WITH FERTILIZER 21-12-12 PLACED AT 5 LBS/1000 S.F.
50. ALL ASPHALTIC CONCRETE SHALL BE MINIMUM 1800 LB. STABILITY AND COMPACTED TO 95% MODIFIED MARSHALL DENSITY UNLESS OTHERWISE NOTED ON THE PLANS.
51. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.
52. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
53. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF AT LEAST SEVEN (7) WORKING DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION, 857-8200, TO INITIATE IMPLEMENTATION OF THE NON-PRESSURIZED CONNECTION PLAN.
54. 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.
55. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
56. CONTRACTOR SHALL ERECT TEMPORARY CHAIN LINK CONSTRUCTION FENCE. SUCH FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION PERIOD AND REMOVED ONLY UPON FINAL ACCEPTANCE OF THE PROJECT BY THE CITY.
57. QUANTITIES PROVIDED ON THE PLANS ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE IN ALL CASES.
58. CONTRACTOR SHALL INSTALL ALL FURNISHINGS, FENCES, SPORTS EQUIPMENT, SHADE STRUCTURES, AND OTHER MISCELLANEOUS SITE FURNISHINGS WITH TAMPER PROOF HARDWARE UNLESS OTHERWISE NOTED ON THE PLANS. IN LIEU OF TAMPER PROOF HARDWARE, CONTRACTOR MAY SPOT WELD OR LIQUID WELD HARDWARE UPON PRIOR APPROVAL BY THE CITY. CONTRACTOR SHALL PROVIDE A SUBMITTAL FOR TAMPER PROOF HARDWARE AND/OR LIQUID WELD PRODUCTS. CONTRACTOR SHALL PAINT TO MATCH ANY SPOT WELDS. CONTRACTOR SHALL CUT OFF BOLT ENDS THAT EXTEND BEYOND 2 THREADS PAST THE NUT. ALL PLAY AREA EQUIPMENT SHALL BE INSTALLED WITH THE MANUFACTURER'S RECOMMENDED HARDWARE.

 MORROW REARDON WILKINSON MILLER, LTD., LANDSCAPE ARCHITECTS		DESIGNED BY		AZ	
		DRAWN BY		AZ	
210 La Veta NE, Albuquerque, NM 87108 505.265.2280 FAX 505.265.9637 mrmw@mrmwm.com		NO.		DATE	
 CITY OF ALBUQUERQUE PARK DESIGN AND CONSTRUCTION DIVISION DEPARTMENT OF MUNICIPAL DEVELOPMENT					
WASHINGTON MIDDLE SCHOOL PARK PLAYGROUND IMPROVEMENTS GENERAL NOTES					
Design Review Committee		City Engineer Approval		Last Design Update	
				Mo./Day/Yr.	
				Mo./Day/Yr.	
City Project No.		Zone Map No.		Sheet	
743491		K-13		2 OF 5	

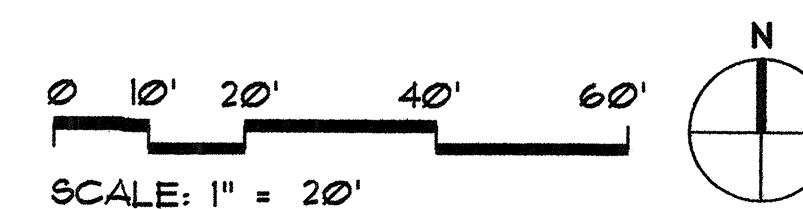



10th STREET S.W.


- 1 REMOVE AND DISPOSE OF EXISTING PLAY AREA EQUIPMENT. NOTIFY COA PARKS MANAGEMENT PRIOR TO DISPOSAL TO IDENTIFY ANY EQUIPMENT TO BE SALVAGED.
- 2 REMOVE AND DISPOSE OF EXISTING PLAY SURFACING AND SUB-BASE MATERIAL TO 16" DEPTH.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING TURF TO REMAIN.
- 5 EXISTING TREE TO REMAIN.
- 6 EXISTING CONCRETE BENCH OR TABLE PAD TO REMAIN.
- 7 EXISTING CONCRETE STAGE TO REMAIN.
- 8 EXISTING BARK MULCH TO REMAIN.
- 9 EXISTING PROPERTY LINE FENCE TO REMAIN.
- 10 EXISTING ORNAMENTAL FENCE AND MOWCURLS TO REMAIN.
- 11 EXISTING CONCRETE MOWCURLS TO REMAIN.

 REMOVE ARTIFICIAL TURF PLAY SURFACING. SEE KEYED NOTE #2

1. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND AVOID DAMAGE TO THE SAME. ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO EXISTING CONDITION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL EXISTING CONCRETE FLATWORK, SITE FURNISHINGS, FENCING, TREES, SHRUBS, TURF, MULCH, AND IRRIGATION EQUIPMENT SHALL REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR SHALL AVOID DAMAGE TO THE SAME. ANY DAMAGE DURING CONSTRUCTION OPERATIONS SHALL BE PROMPTLY REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. REPAIR AND/OR REPLACEMENT WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH C.O.A. SPECIFICATIONS AND STANDARD DRAWINGS.

$$I'' = 2\phi'$$


 <p>MORROW REARDON WILKINSON MILLER, LTD., LANDSCAPE ARCHITECTS</p> <p>210 La Vega NE, Albuquerque, NM 87108 505.268.2286 FAX 505.265.9637 mrw@mrwnm.com</p>											
						NO.	DATE				
						DRAWN BY	AZ	DESIGNED BY	AZ	CHECKED BY	GM



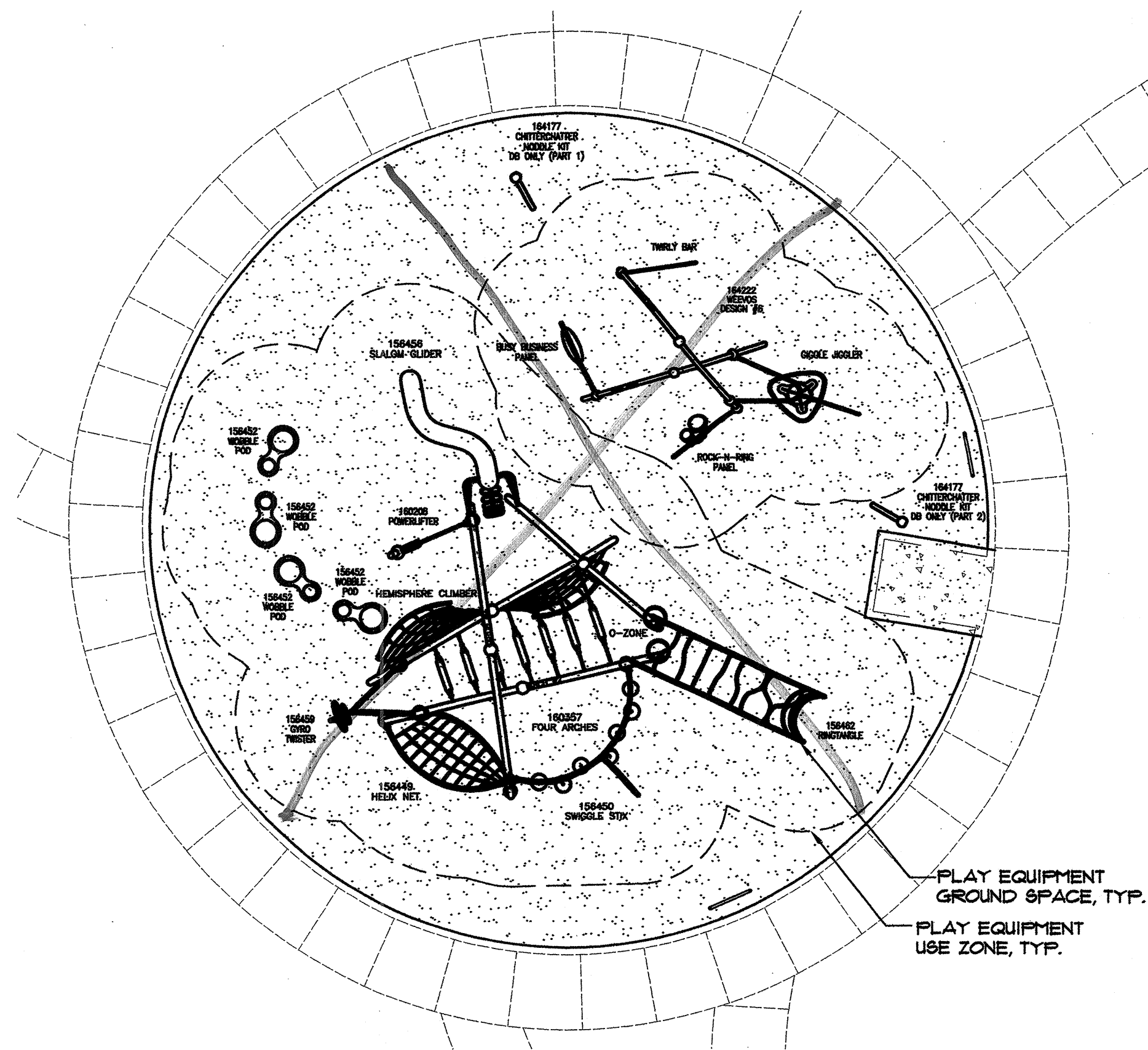
**CITY OF ALBUQUERQUE
PARK DESIGN AND CONSTRUCTION DIVISION
DEPARTMENT OF MUNICIPAL DEVELOPMENT**

**WASHINGTON MIDDLE SCHOOL PARK
PLAYGROUND IMPROVEMENTS
DEMOLITION PLAN**

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	3 OF 5
743491	K-13		

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PLAY EQUIPMENT PLAN

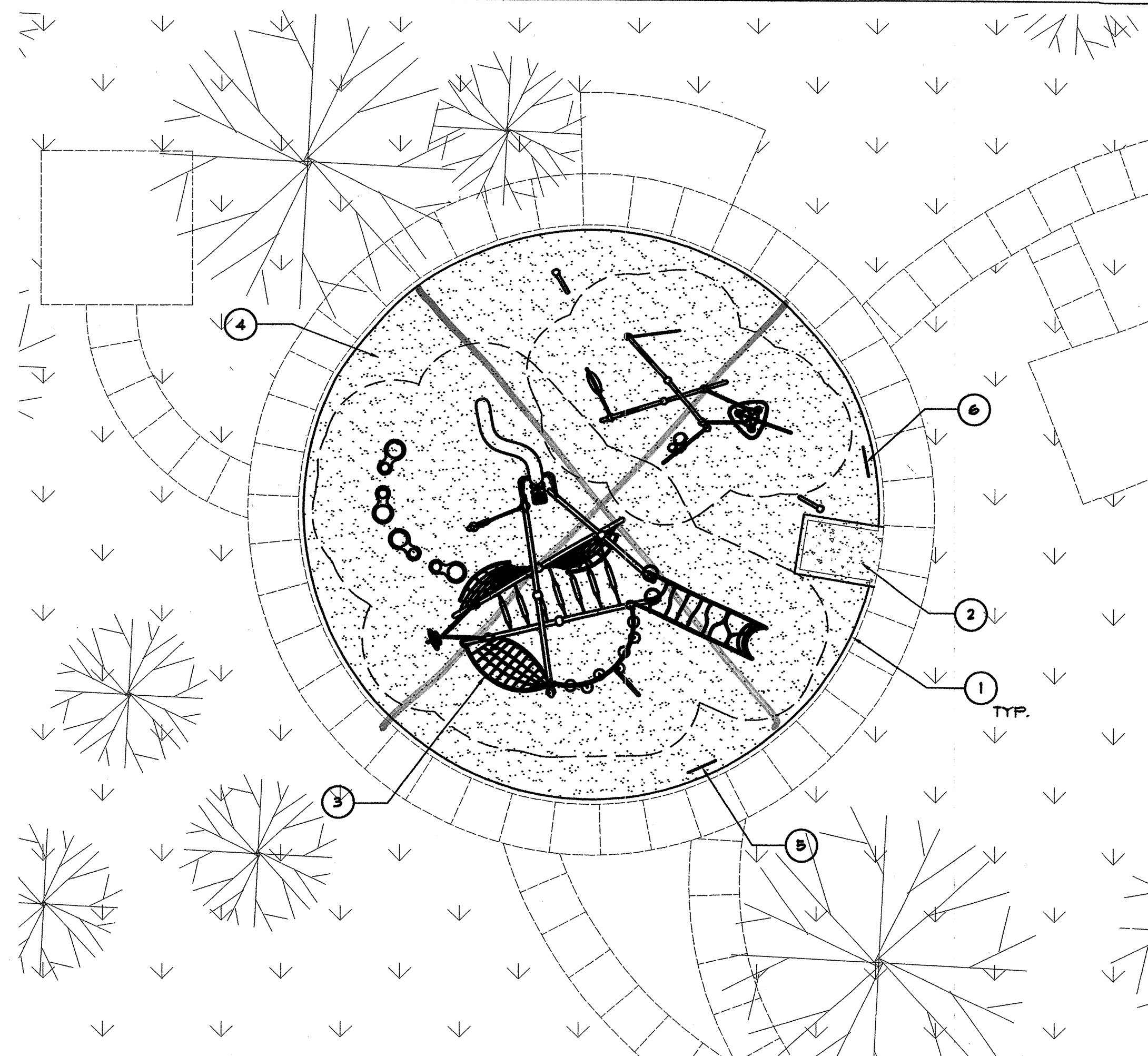
1/8" = 1'-0"

PLAY EQUIPMENT AND SURFACE NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO FURNISH, INSTALL AND CONSTRUCT ALL PLAY EQUIPMENT, PAINTED GAMES AND SITE FURNISHINGS AS SPECIFIED AND DESCRIBED ON THIS PLAN.
2. THE GROUND SPACE (GS) AND USE ZONE (UZ) FOR EACH PIECE OF PLAY EQUIPMENT ARE SHOWN ON THE PLAN. THE GROUND SPACE IS THE ACTUAL SPACE THAT THE EQUIPMENT OCCUPIES. THE USE ZONE IS THE REQUIRED OBSTACLE FREE SURFACE AROUND THE EQUIPMENT. THE USE ZONE FOR STATIONARY PLAY EQUIPMENT SHALL EXTEND NO LESS THAN 6' FROM ALL SIDES OF THE PLAY STRUCTURE. IN INSTANCES WHERE THE USE ZONE EXTENDS BEYOND 6' FROM A SPECIFIC SIDE OF A STRUCTURE, THE REQUIRED LENGTH OF EXTENSION IS SHOWN ON THE PLAN.
3. PRIOR TO FINAL ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL PROVIDE AN "AS-BUILT" DRAWING WHICH DOCUMENTS THAT EACH PIECE OF PLAY EQUIPMENT IS CONSTRUCTED WITH THE REQUIRED USE ZONE.
4. PRIOR TO FINAL ACCEPTANCE BY THE OWNER THE CONTRACTOR MUST PROVIDE WRITTEN AUTHORIZATION THAT THE CONSTRUCTION AND INSTALLATION OF EACH PIECE OF PLAY EQUIPMENT HAS BEEN INSPECTED BY A REPRESENTATIVE OF THE EQUIPMENT MANUFACTURER, AND THAT THE CONSTRUCTION AND INSTALLATION OF EACH PIECE OF EQUIPMENT FULLY COMPLIES WITH THE ASTM F-1487-95 AND THE U.S. CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.
5. PLAY EQUIPMENT SHALL BE 'EVO' AND 'WEEVOS' SERIES, SPECIFIC MODEL NUMBERS AS NOTED ON THE PLAY EQUIPMENT PLAN, THIS SHEET, MANUFACTURED BY LANDSCAPE STRUCTURES (OR APPROVED EQUAL) AND AVAILABLE FROM EXERPLAY, INC. (800-451-5444). SEE COLOR SELECTIONS CHART, THIS SHEET.

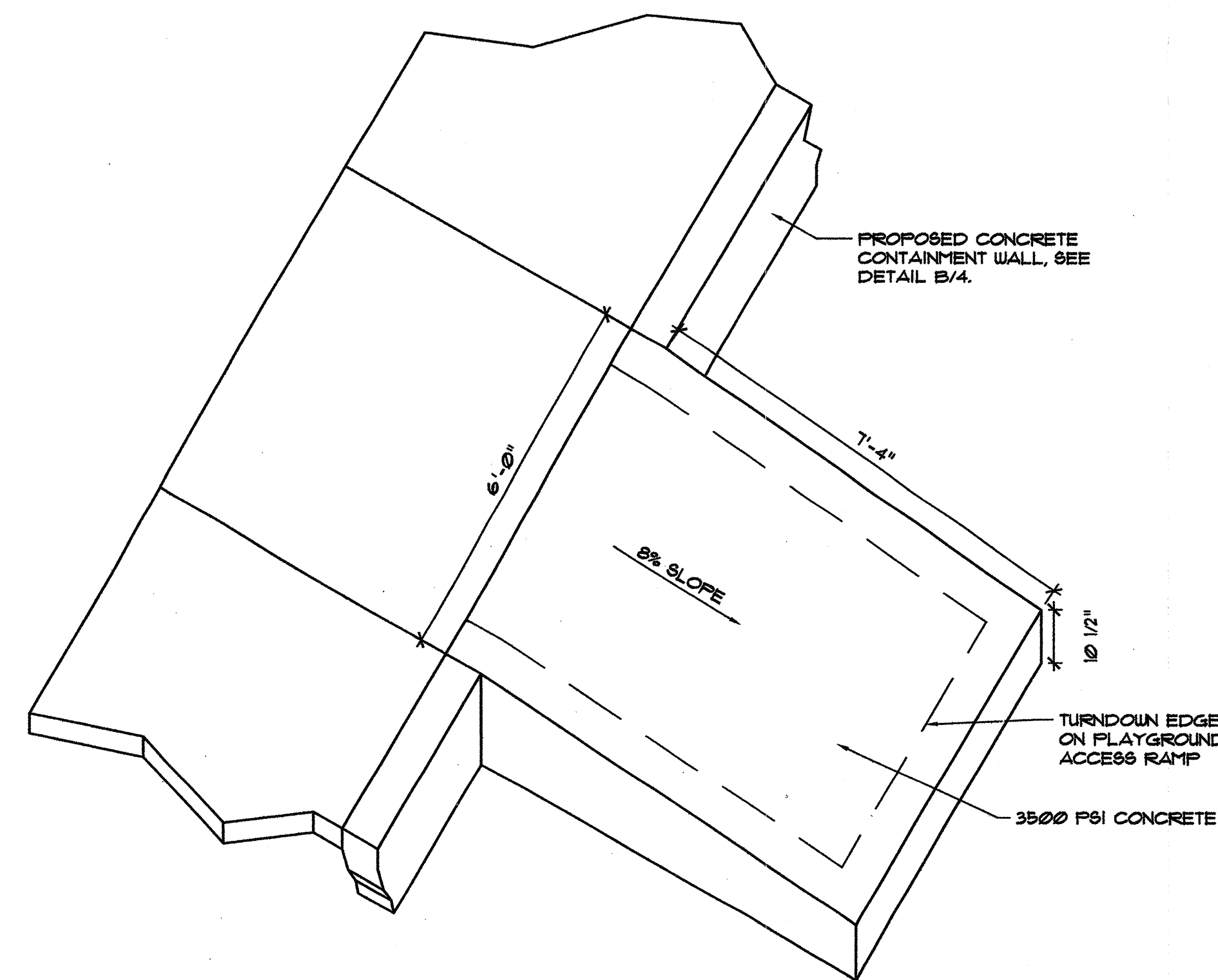
PLAY EQUIPMENT COLOR SELECTIONS

ITEM	POWDERCOAT COLOR	POLYETHYLENE COLOR	PERMALENE COLOR
POSTS/ARCHES	BLACK	N/A	N/A
CLAMPS/PV BRACKETS	COOL SILVER MATTE	N/A	N/A
SLALOM GLIDER (156456)	COOL SILVER MATTE	BLUE	N/A
RINGTANGLE (156462)	COOL SILVER MATTE	BLUE	N/A
HELIX NET (156449)	COOL SILVER MATTE	N/A	N/A
SWIGGLE STIX (156450)	COOL SILVER MATTE	BLUE	N/A
GYRO TWISTER (156453)	COOL SILVER MATTE	N/A	N/A
POWERLIFTER (160200)	COOL SILVER MATTE	N/A	N/A
WOBBLER POD (156452)	COOL SILVER MATTE	BLUE	N/A
EVO 4 ARCH (160357)	BLACK	BLUE	N/A
WEEVOS DESIGN 6 (164222)	COOL SILVER MATTE	BLUE	TAN W/ BLUE
CHITTERCHATTER (164171)	BLACK	BLUE	N/A
STD EVO 6 SIGN (156650)	BLACK	N/A	TAN W/ BLUE
STD WEEVOS SIGN (164529)	BLACK	N/A	TAN W/ BLUE



CONSTRUCTION PLAN

1" = 10'

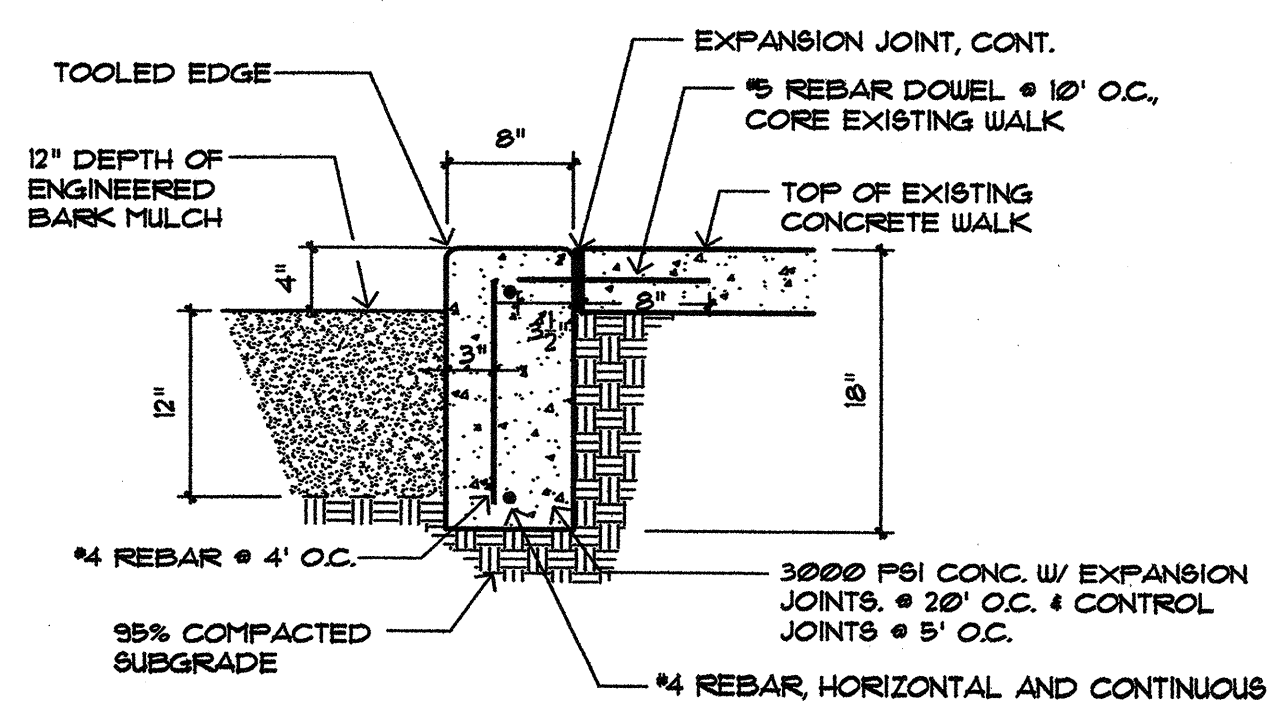


RAMP AT PLAYGROUND

1/2" = 1'

CONSTRUCTION KEYED NOTES

1. CONSTRUCT CONCRETE CONTAINMENT WALL PER DETAIL B, THIS SHEET.
2. CONSTRUCT CONCRETE PLAY AREA ACCESS RAMP PER DETAIL A, THIS SHEET.
3. FURNISH AND INSTALL PLAY EQUIPMENT. SEE PLAY EQUIPMENT PLAN AND NOTES, THIS SHEET, FOR MORE INFORMATION.
4. FURNISH AND INSTALL ENGINEERED WOOD FIBER PLAY AREA SURFACING. DEPTH SHALL BE 12" AFTER COMPACTION.
5. FURNISH AND INSTALL AGE APPROPRIATE SIGN. SIGN SHALL BE 'STANDARD EVO 6 SIGN' MODEL 156650A, AS MANUFACTURED BY LANDSCAPE STRUCTURES (OR APPROVED EQUAL). AVAILABLE FROM EXERPLAY, INC. (800-451-5444). SEE COLOR SELECTIONS CHART, THIS SHEET.
6. FURNISH AND INSTALL AGE APPROPRIATE SIGN. SIGN SHALL BE 'STANDARD WEEVOS SIGN' MODEL 164529A, AS MANUFACTURED BY LANDSCAPE STRUCTURES (OR APPROVED EQUAL). AVAILABLE FROM EXERPLAY, INC. (800-451-5444). SEE COLOR SELECTIONS CHART, THIS SHEET.



CONTAINMENT WALL @ PLAY AREA

1" = 1'-0"



CITY OF ALBUQUERQUE
PARK DESIGN AND CONSTRUCTION DIVISION
DEPARTMENT OF MUNICIPAL DEVELOPMENT

WASHINGTON MIDDLE SCHOOL PARK
PLAYGROUND IMPROVEMENTS
CONSTRUCTION PLAN

Design Review Committee City Engineer Approval

City Project No. 743491 Zone Map No. K-13 Sheet 4 OF 5

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ARCHITECTURAL SEAL		REVISIONS		REMARKS	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORKED BY											
INSPECTED BY											
ACCEPTANCE BY											
VERIFICATION BY											
DRAWN BY											
RECORDED BY											
NO.											





City of Albuquerque
Martin J. Chavez, Mayor

Department of Municipal Development
Michael Riordan, Director

Project Information Form

Date: 07/15/09

Subject: Washington Middle School Park - Playground Improvements
Remove existing play equipment and surfacing and replace with new.

As of (date): 07/15/09

Project ID#: 743491

Name of Facility: Washington Middle School Park

Address: 204 12th Street SW

Albuquerque, NM

CD: 3

Park Zoning: SU-2

☐ Developed ☒ Renovation

Detailed Park Summary Information:

Total Park Acreage: 1.78 acres

Acres Renovated / Developed:
Undeveloped:

Description of Project:

Acres of Irrigated Turf (acre)	cool / warm season
Turf Removal:	square feet
Landscape Area Trees & Shrubs:	square feet
Tree Count:	-Deciduous -Evergreen
Recycled Construction Materials:	truckload
Recycled Benches	
Recycled Tables	
Engineered Wood Fibers	cubic yards

Park property renovated; per FINAL FOR CONSTRUCTION DOCUMENTS DATED _____ and COA specifications.
Renovate and replacement:
1. Play Equipment
2. Play Surfacing

Effective date: xx/xx/09

NO MORE CHARGES for new water, electric and gas

...will be accepted by the contractor:

...are to occur against activity numbers:

1

Contacts:

Project Manager, City of Albuquerque, Park Design & Construction, DMD

Project Manager: David Flores, Acting Division Manager
Phone: (505) 768-3815
Email: dflores@cabq.gov
Fax: (505) 768-2310

Consultant: AE#

Design Consultant: Morrow Reardon Wilkinson
Miller, Ltd.
Address: 210 La Veta Ave. NE
Project Manager: Greg Miller
Phone: (505) 268-2266
Email: gregmiller@mrwm.com
Application: Design Liability

Landscape Architect of Record: Colleen K. Frenz, RLA, ASLA
Acting Deputy Director, Parks and Recreation Department
Address: CABQ, P.O. Box 1293, Alb., NM, 87103
Phone: (505) 768-3826
Email: cfrenz@cabq.gov

Contractor Information:

Contractor:
Contract Name:
Phone: (505)
Scope of Work:
Warranty: One (1) year labor and materials
Warranty Start Date: - Expiration Date:

Warranty and Vendor Information:

The following is a listing of all labor, vendors and product warranties for project:

Washington Middle School Park Playground
Improvements - new play equipment and surfacing.

During the first year all calls regarding warranty information will go to the contractor. After one year

Vendor: Everplay, Inc.
Phone: (800) 457-5444
Application: Play Equipment
Product: Landscape Structures
Model #: Evos and Weevos
Manufacturer structural warranty:

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Project Name: Washington Middle School Park Playground Improvements				
Amenities	Total Existing	# Removed	# Added	Current Total
Benches				
Bike Racks (capacity)				
Exercise Stations				
Mutt Mitt Dispensers				
Picnic Tables-ADA (6')				
Picnic Tables (6')				
Play Areas				
Play Areas-wood fiber (cy)			98	
Play Structures (2 to 5 yrs)			1	
Play Structures (5 to 12 yrs)	1	1	1	
Swings Set - (1) Two Bay	1	1	0	
Shade Structure				
Trash Receptacles				
Barrel Vaulted Gable Shelter				
Tubular Fence - 4'				
Chain Link Fence - 4'				
Parking Spaces-ADA				
Parking Spaces-standard				

Light Pole-Single Hd Fixture-Photo cell with timer				
Light Pole - Double Hd Fixture-Photo cell with timer				
Basketball Courts (Full)				
Basketball Courts (Half)				
Off Leash Dog Area wood fiber				
Recreation Fields				
Skate Facility, Modular				
Softball Fields (Lit)				
Softball Fields (Unlit)				
Tennis Courts (Lit)				
Tennis Courts (Unlit)				

Audit Information for Play Equipment, Irrigation System and Backflow Preventor

Auditor:
Phone:
Inspector Name:
Inspection Date:
Products Inspected:

Auditor:
Phone:
Inspector Name:
Inspection Date:
Products Inspected:

Water Meter:
Reading: _____
Address: _____
Serial Number: _____
Type: _____
Final billing date: _____
New Service JV: _____

Electric Meter:
Reading: _____
Number: _____
Serial Number: _____
Type: _____

- Maintenance Documents
 - Keys (trash receptacles)
 - Benches
 - Tables
 - Play Structures
 - Shade Structures (engineered drawings and footing details)
 - Lights
 - Booster Pump
 - Irrigation Controller
- Permits (date approved)
 - Electrical (cc/cc/cc)
 - SWPPP/NOI ()
 - Building ()
 - Dust Control ()
 - Water Meter Tap ()
 - Concrete Tests
 - Compaction Tests
- Punch list complete date: None
- Record drawings per General Conditions section 6.10
 - Reproducible as built Record Drawings for entire park project completed by a certified draftsman.
 - same scale as plans.
 - Legible, reduced laminate layout drawings of irrigation system for each controller.
 - color coded by each valve front of copy.
 - irrigation legend and scheduled back of copy.
 - irrigation schedule back of copies.
 - 11"x17" format.

Email copies to:
jayhart@cabq.gov, szuschlag@cabq.gov, amargarcia@cabq.gov, cfrenz@cabq.gov, jcasados@cabq.gov, rlostrom@cabq.gov,
jeffmhart@cabq.gov, Rgabaldon@cabq.gov, jdunn@cabq.gov, DFlores@cabq.gov, cmsandoval@cabq.gov, Nkuhu@cabq.gov

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MORROW REARDON
WILKINSON MILLER, LTD.
LANDSCAPE ARCHITECTS

210 La Veta NE, Albuquerque, NM 87108
505.268.2266 FAX 505.265.9837
mrw@mrwm.com



CITY OF ALBUQUERQUE
PARK DESIGN AND CONSTRUCTION DIVISION
DEPARTMENT OF MUNICIPAL DEVELOPMENT

WASHINGTON MIDDLE SCHOOL PARK PLAYGROUND IMPROVEMENTS PROJECT INFORMATION FORM

Design Review Committee

City Engineer Approval

Last Design Update

Mo./Day/Yr.

Mo./Day/Yr.

City Project No.

743491

Zone Map No.

K-13

Sheet

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AS-BUILT INFORMATION

CONTRACTOR
NO. DATE
WORKED BY
INSPECTOR'S
ACCEPTANCE BY
DATE
DRAWN BY
VERIFICATION BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS

NO. DATE

SURVEY INFORMATION

FIELD NOTES
NO. BY DATE

ARCHITECTURAL SEAL

STATE OF NEW MEXICO
REGISTERED
LANDSCAPE ARCHITECT
8/24/09

REVISIONS

NO. DATE

REMARKS

BY

DATE

DATE

DATE

PROJECT# 743491

Washington Middle School Park Playground Improvements

100% FINAL FOR CONSTRUCTION