

CITY OF ALBUQUERQUE



4TH AND GRANITE SIDEWALK IMPROVEMENTS FINAL FOR CONSTRUCTION - 03/25/2015

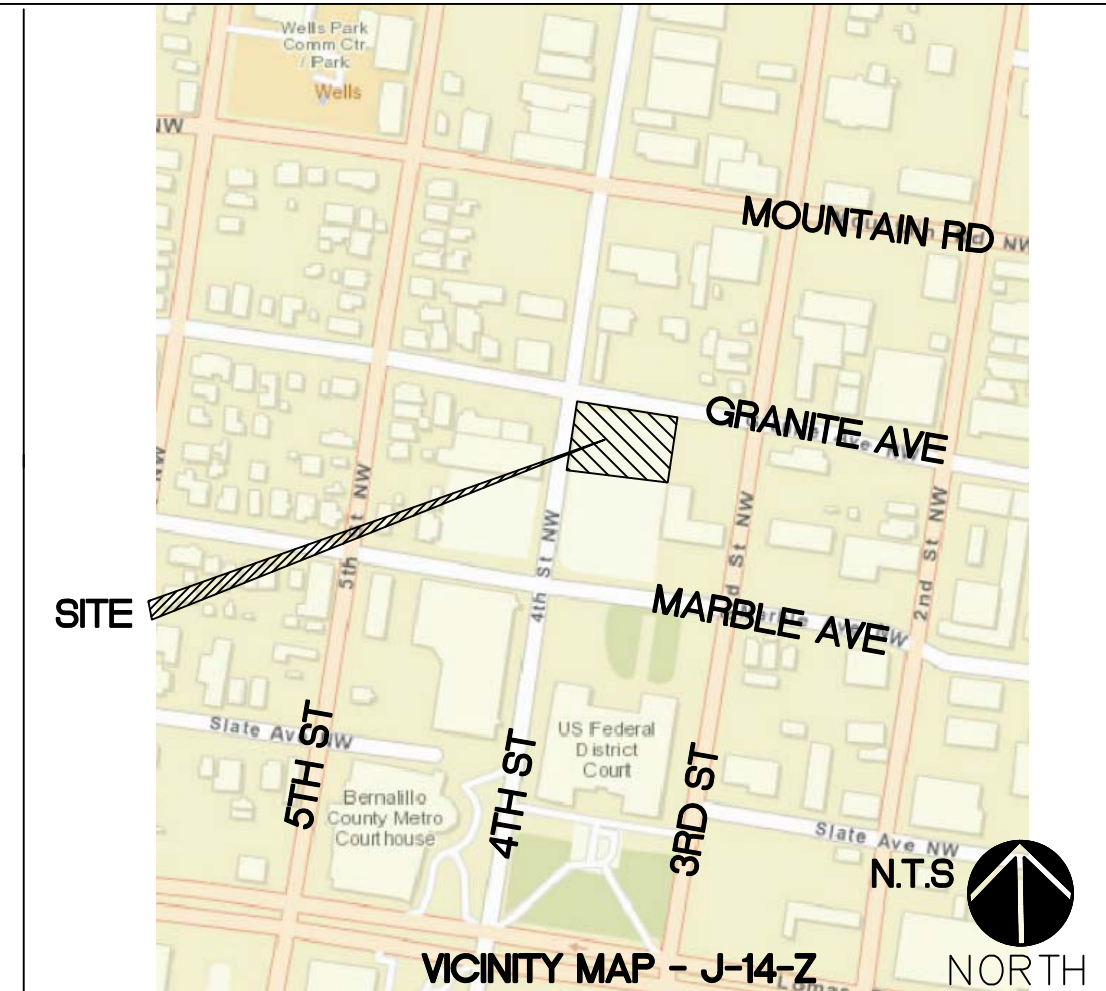
INDEX OF DRAWINGS

TITLE

SHEET NO.

COVER SHEET
DEMOLITION PLAN
CIVIL CONSTRUCTION PLAN
CONSTRUCTION AND PLANTING PLANS
IRRIGATION PLAN
CONSTRUCTION DETAILS

1	OF	6
2	OF	6
3	OF	6
4	OF	6
5	OF	6
6	OF	6



GENERAL NOTES

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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, LATEST EDITION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (811) 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.
- SEVEN (7) 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 (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PROVISION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK. IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS, CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEY SECTION. WHEN A CHANGE IS MADE IN THE FINISH ELEVATION 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 NEW GRADE, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING FOR EACH WORK ORDER UNTIL WORK ORDER PROJECT HAS BEEN ACCEPTED BY THE CITY.

[illegible]

LANDSCAPE ARCHITECTS
Morrow Reardon Wilkinson Miller, Ltd.

210 La Veta NE
Albuquerque, NM 87108

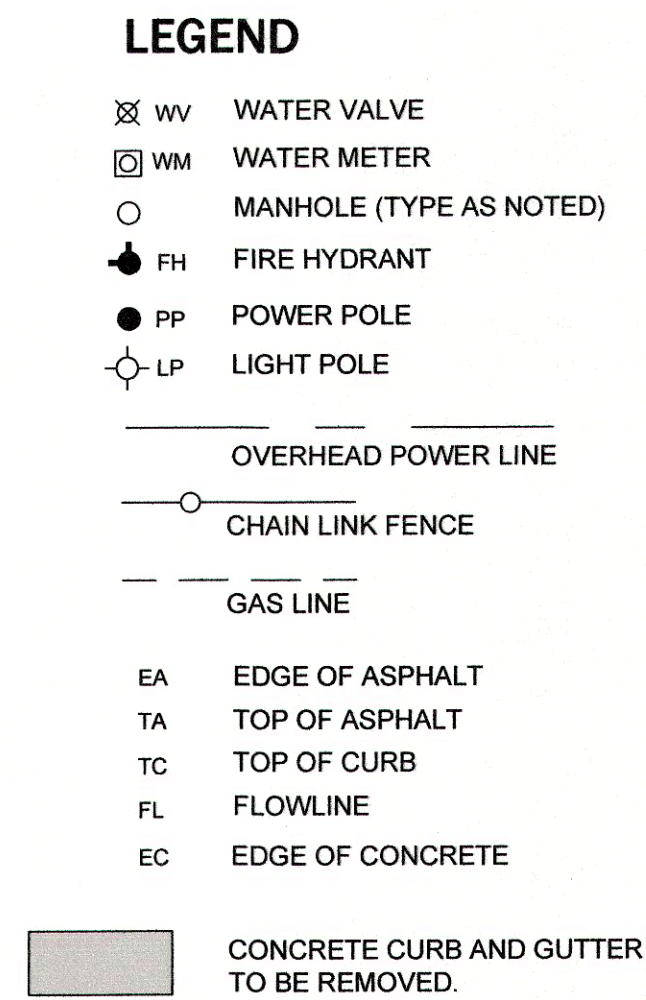
PHONE 505 268 2266
WEB mrwmla.com

FINAL FOR CONSTRUCTION
DATE: MARCH 25, 2015

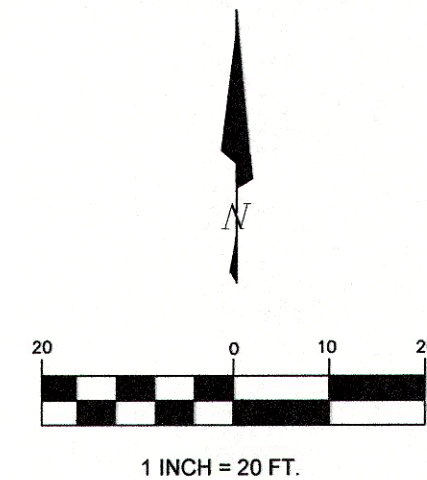
ANTHEA STREETSCAPE IMPROVEMENTS

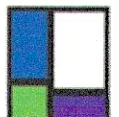

PROJECT# 902204

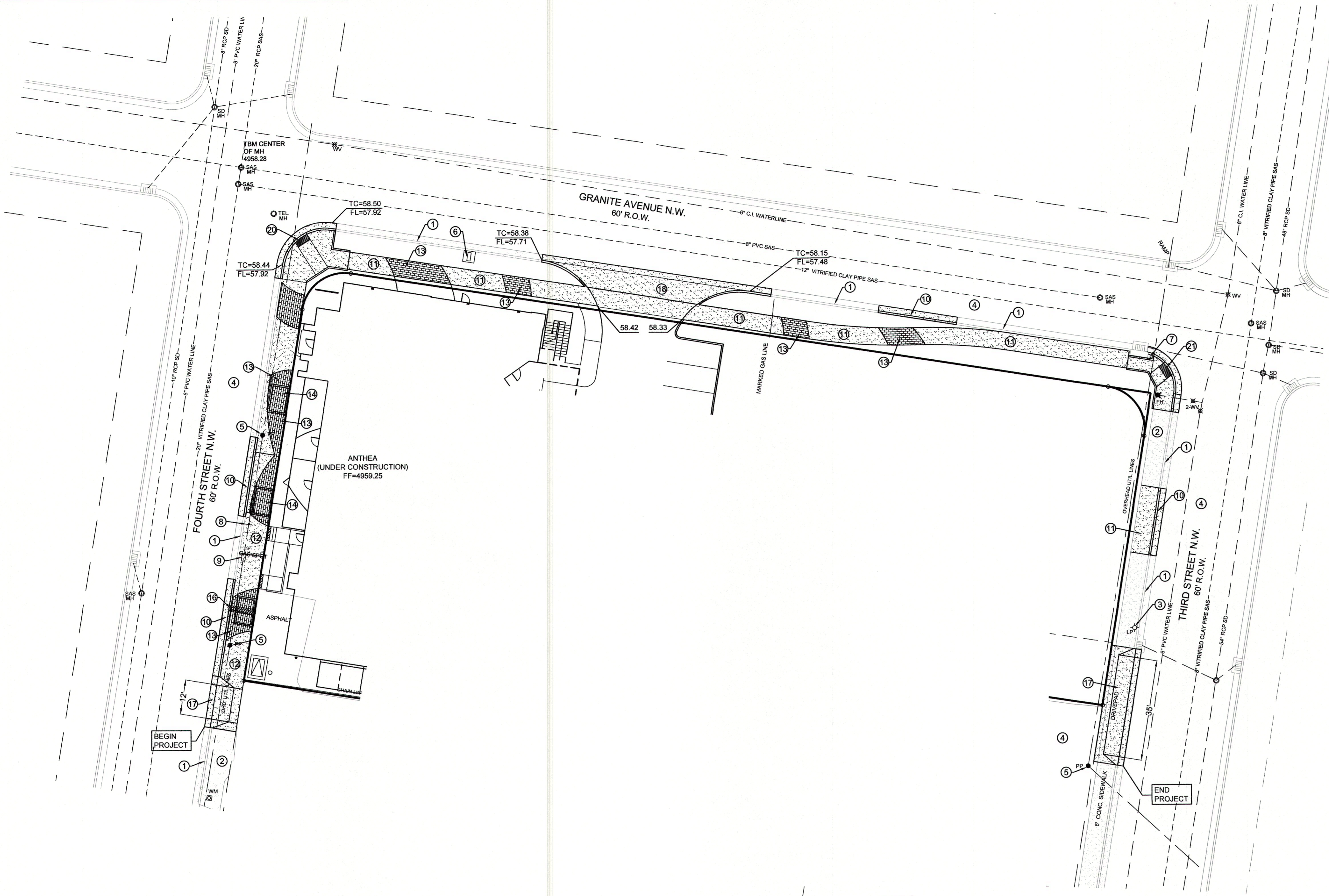
RECORD DRAWINGS
DATE:



1. EXISTING CONCRETE STANDARD CURB AND GUTTER TO REMAIN.
2. EXISTING PUBLIC SIDEWALK TO REMAIN.
3. EXISTING STREET LIGHT TO REMAIN.
4. EXISTING ASPHALT PAVEMENT TO REMAIN.
5. EXISTING UTILITY POLE TO REMAIN.
6. EXISTING WATER METER BOX TO REMAIN.
7. EXISTING STOP SIGN TO REMAIN.
8. EXISTING SPEED LIMIT SIGN TO RELOCATED AS DIRECTED BY PROJECT ENGINEER.
9. REMOVE & DISPOSE ASPHALT TO LIMITS SHOWN.
10. REMOVE & DISPOSE CONCRETE SIDEWALK TO LIMITS SHOWN, OR NEAREST JOINT.
11. REMOVE & DISPOSE CONCRETE DRIVEPAD.
12. REMOVE & DISPOSE CONCRETE CURB & GUTTER TO LIMITS SHOWN, OR NEAREST JOINT.
13. REMOVE & DISPOSE CONCRETE HANDICAP RAMP.
14. REMOVE & DISPOSE AND ABANDON EXISTING WATER METER BOX AND SERVICE.
15. EXISTING TRAFFIC SIGNAL PULLBOX TO REMAIN.
16. REMOVE & DISPOSE EXISTING STEEL BOLLARDS (2).

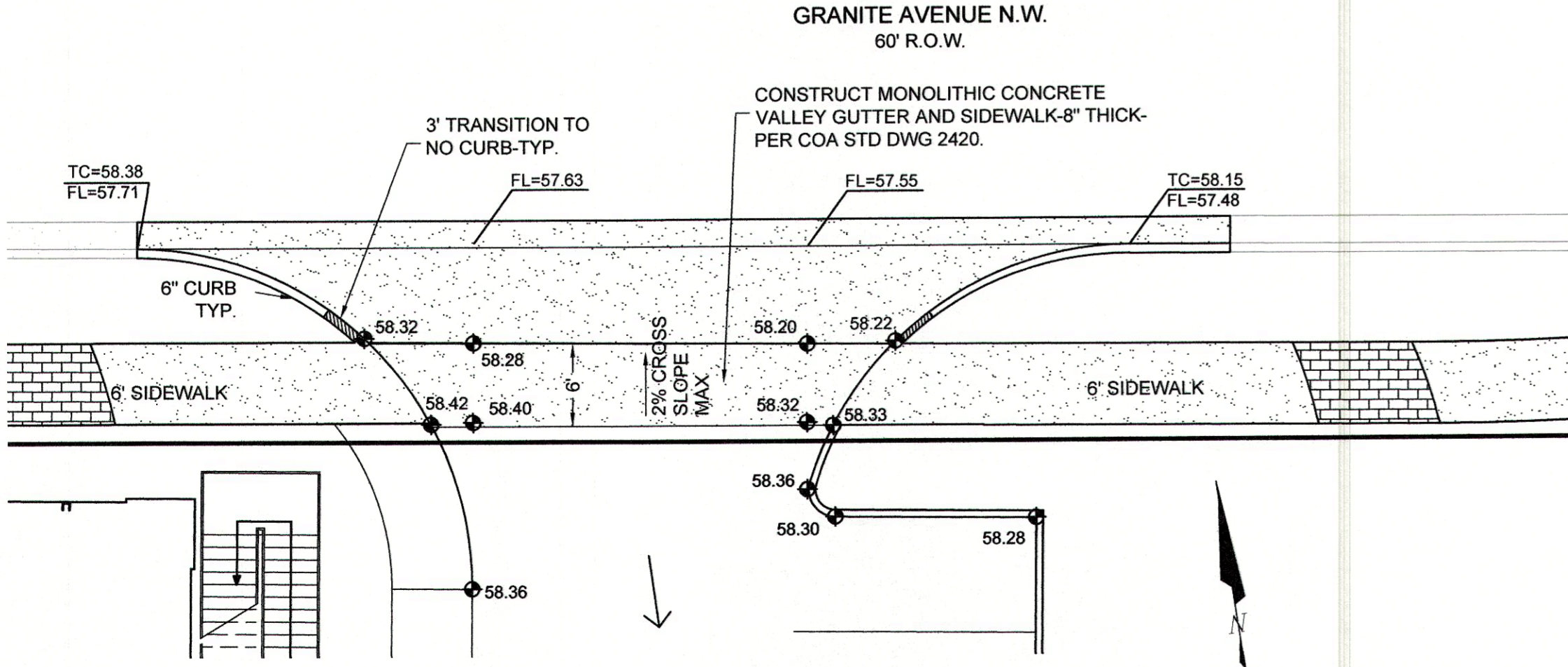


 LORENZ DESIGN & CONSULTING, LLC Civil Engineering Construction Management		2501 Rio Grande Blvd NW, Suite A Albuquerque, New Mexico 87104 Ph: 505-888-6888 Fax: 505-242-8855		MRWM LANDSCAPE ARCHITECTS Morrow Reardon Wilkinson Miller, Ltd.		210 La Veta NE Albuquerque, NM 87108		PHONE: 505 268 2266 WEB: mrwmllc.com		 CITY OF ALBUQUERQUE STRATEGIC PLANNING AND DESIGN PARKS AND RECREATION DEPARTMENT		4th AND GRANITE SIDEWALK IMPROVEMENTS DEMOLITION PLAN		Design Review Committee		City Engineer Approval		Mo./Day/Yr. 		Mo./Day/Yr. 	
City Project No.		Zone Map No.		Last Design Update		Sheet		Of		902204		J-14-Z		2		6					



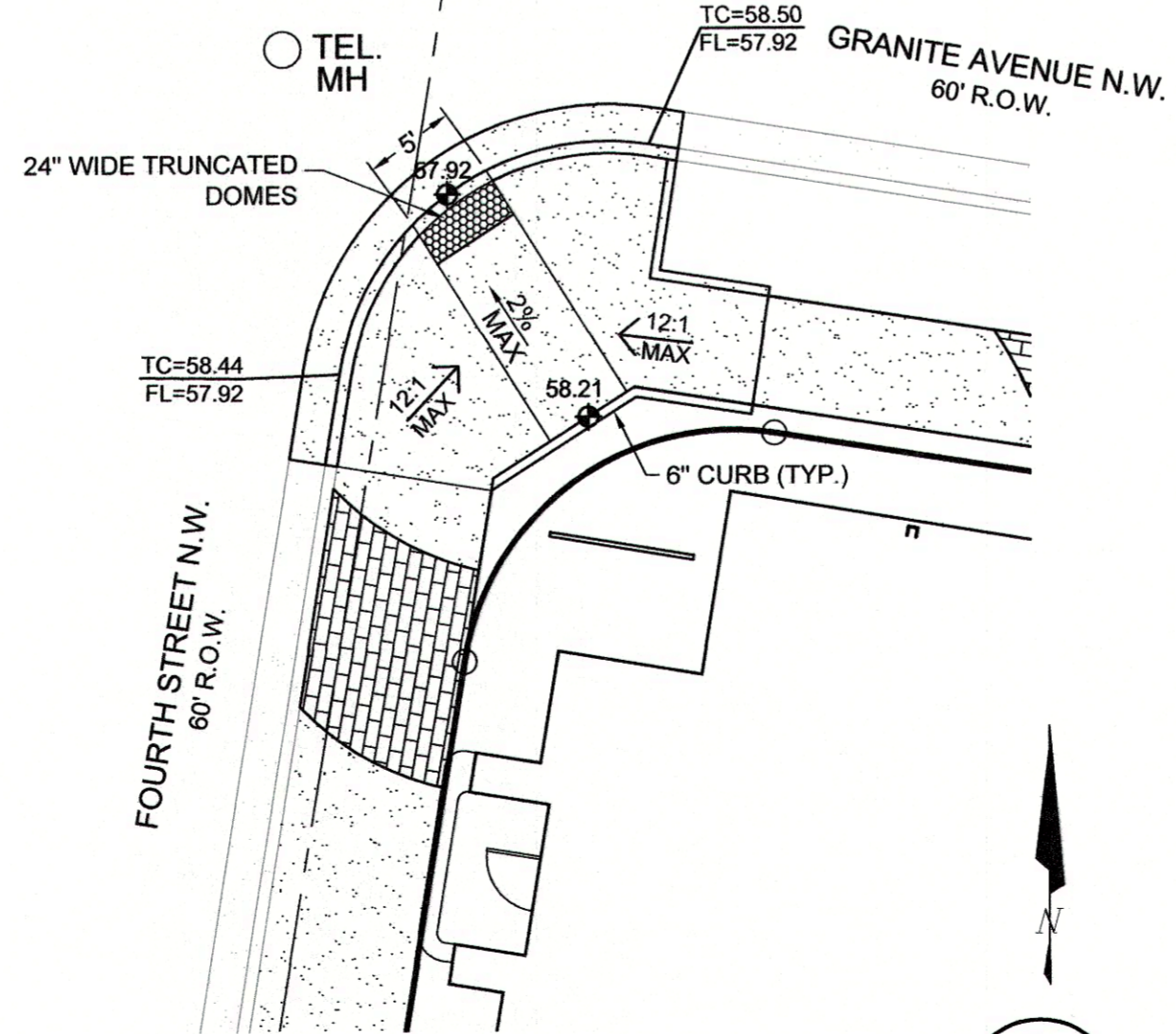
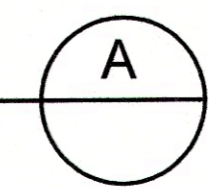
- LEGEND**
- WV WATER VALVE
 - WM WATER METER
 - MANHOLE (TYPE AS NOTED)
 - FH FIRE HYDRANT
 - PP POWER POLE
 - LP LIGHT POLE
 - OVERHEAD POWER LINE
 - NEW CONCRETE TO BE CONSTRUCTED
 - NEW CONCRETE PAVERS TO BE CONSTRUCTED
 - NEW CURB AND GUTTER TO BE CONSTRUCTED

- KEYED NOTES**
- EXISTING CONCRETE STANDARD CURB AND GUTTER TO REMAIN.
 - EXISTING PUBLIC SIDEWALK TO REMAIN.
 - EXISTING STREET LIGHT TO REMAIN.
 - EXISTING ASPHALT PAVEMENT TO REMAIN.
 - EXISTING UTILITY POLE TO REMAIN.
 - EXISTING WATER METER BOX TO REMAIN.
 - EXISTING STOP SIGN. RELOCATE AS NECESSARY.
 - EXISTING SPEED LIMIT SIGN TO RELOCATED AS DIRECTED BY PROJECT ENGINEER.
 - EXISTING TRAFFIC SIGNAL PULLBOX TO REMAIN. SET TO NE GRADE.
 - CONSTRUCT PCC STANDARD CURB & GUTTER PER COA STD DETAIL 2415A.
 - CONSTRUCT 6\"/>



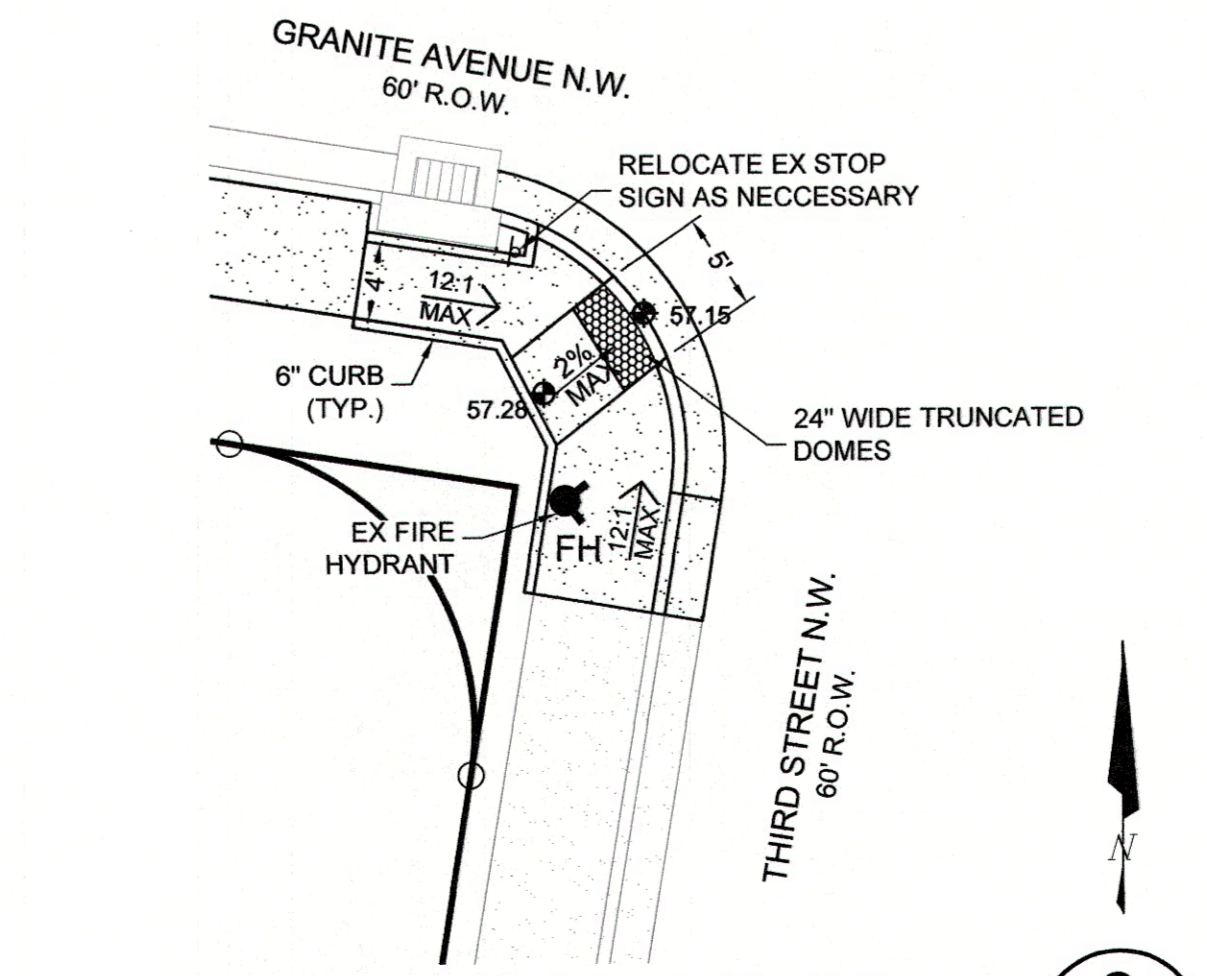
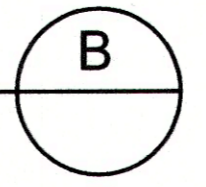
GRANITE ENTRY DETAIL

NTS



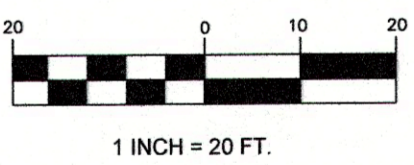
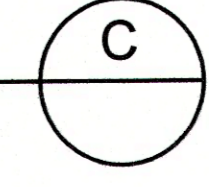
HANDICAP ACCESS RAMP DETAIL

NTS



HANDICAP ACCESS RAMP DETAIL

NTS



2501 Rio Grande Blvd NW, Suite A Albuquerque, New Mexico 87104
Ph: 505-888-6088 Fax: 505-242-6555

210 La Vida NE Albuquerque, NM 87108
PHONE: 505-268-2266 WEB: mrwm.com

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

4TH AND GRANITE SIDEWALK IMPROVEMENTS
CIVIL CONSTRUCTION PLAN

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

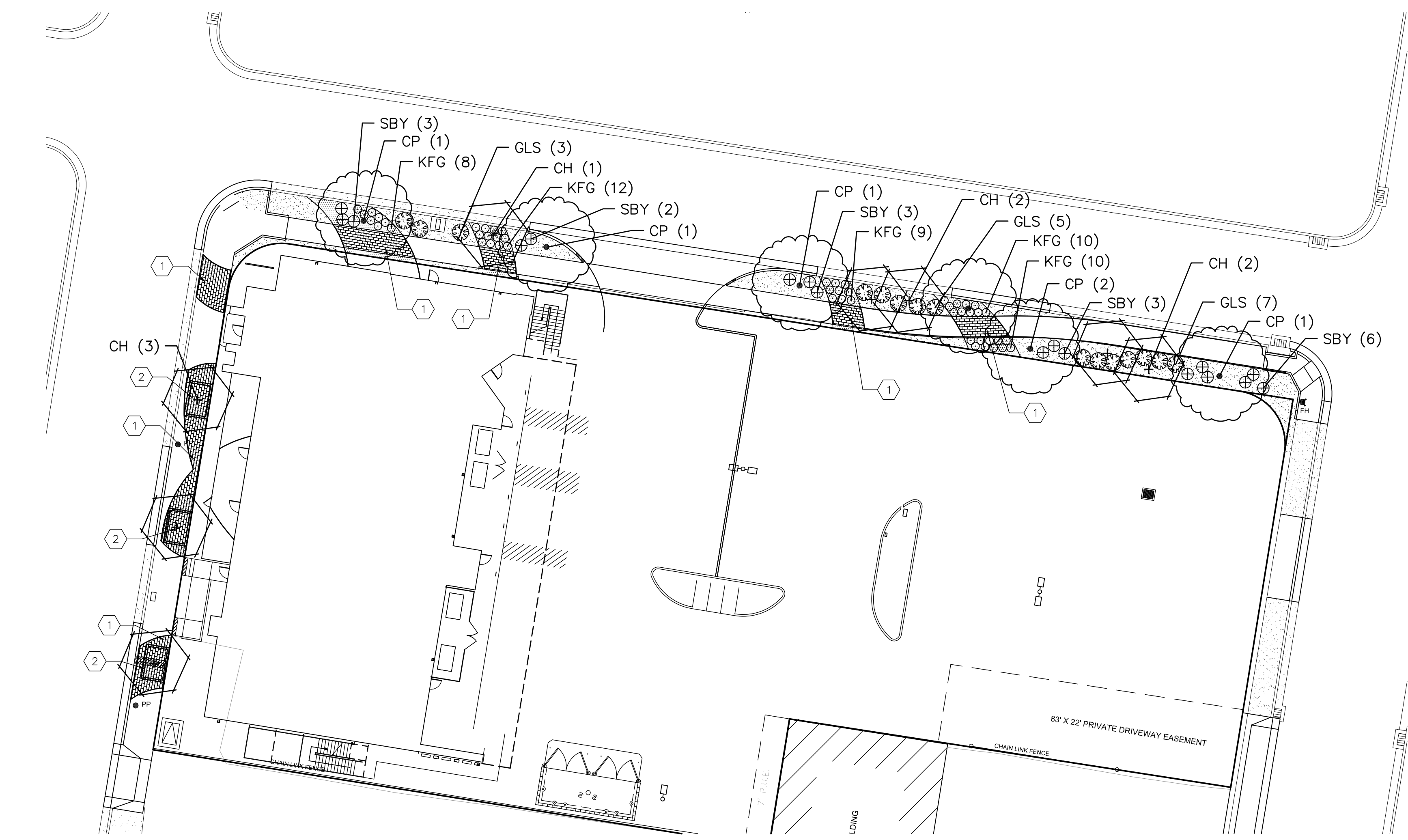
City Project No.	Zone Map No.	Sheet	Of
902204	J-14-Z	3	6

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	WORK	ACS STA. 17.114	DATE	FIELD NOTES	BY		
STAGED BY	DATE	LOCATED IN W. MEDIAN OF LOMAS BOULEVARD.	DATE	NO.			
ACCEPTANCE BY	DATE	NW AT INTERSECTION OF 8TH STREET, NW ELEV. 4957.48	DATE				
FIELD DRAWINGS BY	DATE						
RECORDED BY	DATE	TBM					
		CENTER OF MANHOLE LOCATED IN INTERSECTION OF					
		4TH STREET NW AND GRANITE AVENUE, NW					
		ELEV. 4958.28					

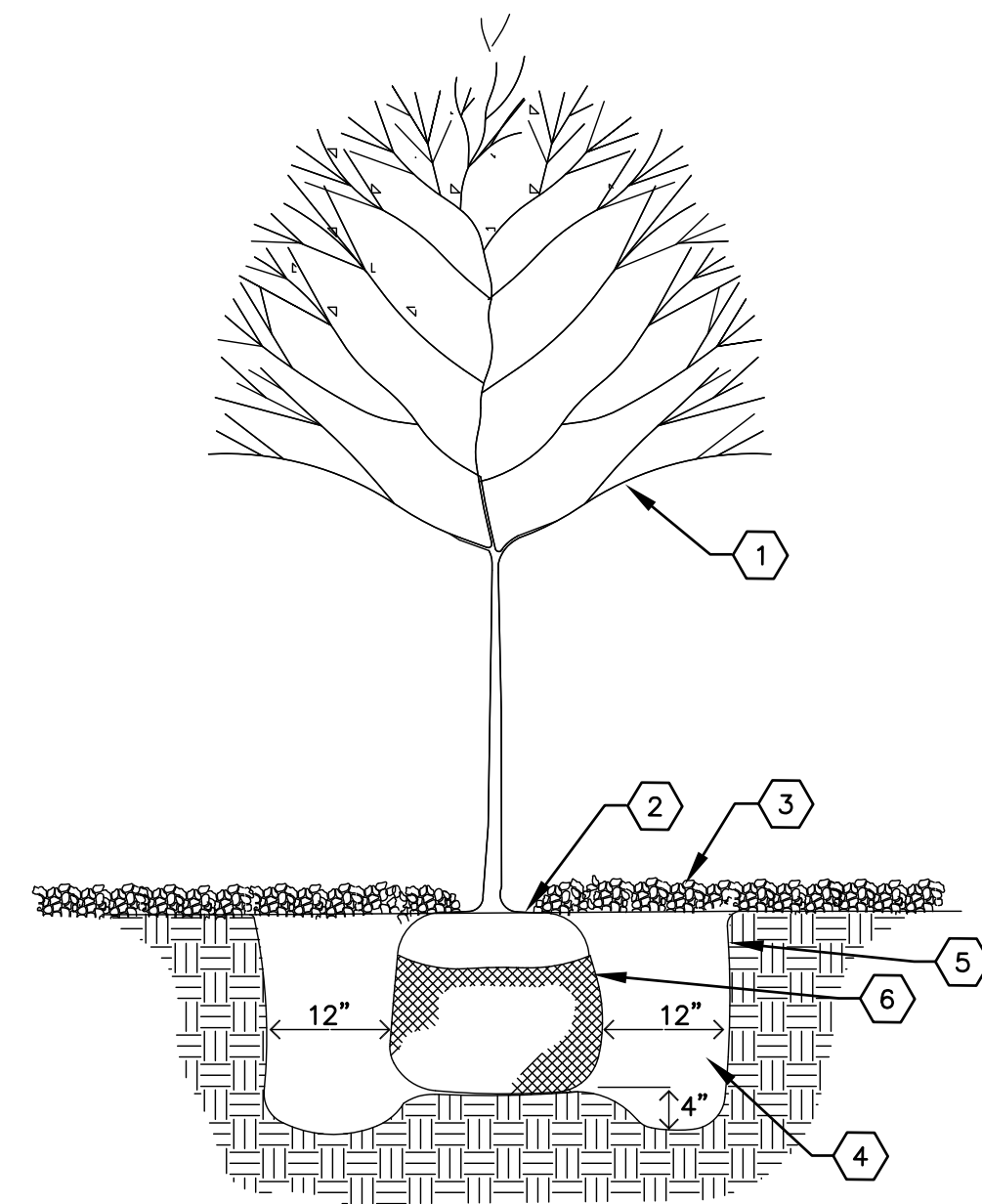
MICRO-FILM INFORMATION	
NO.	

REVISIONS		REMARKS	
NO.	DATE	BY	

DESIGNED BY	DL	DATE	3/24/2015
DRAWN BY	JT	DATE	3/24/2015
CHECKED BY	DL	DATE	3/24/2015

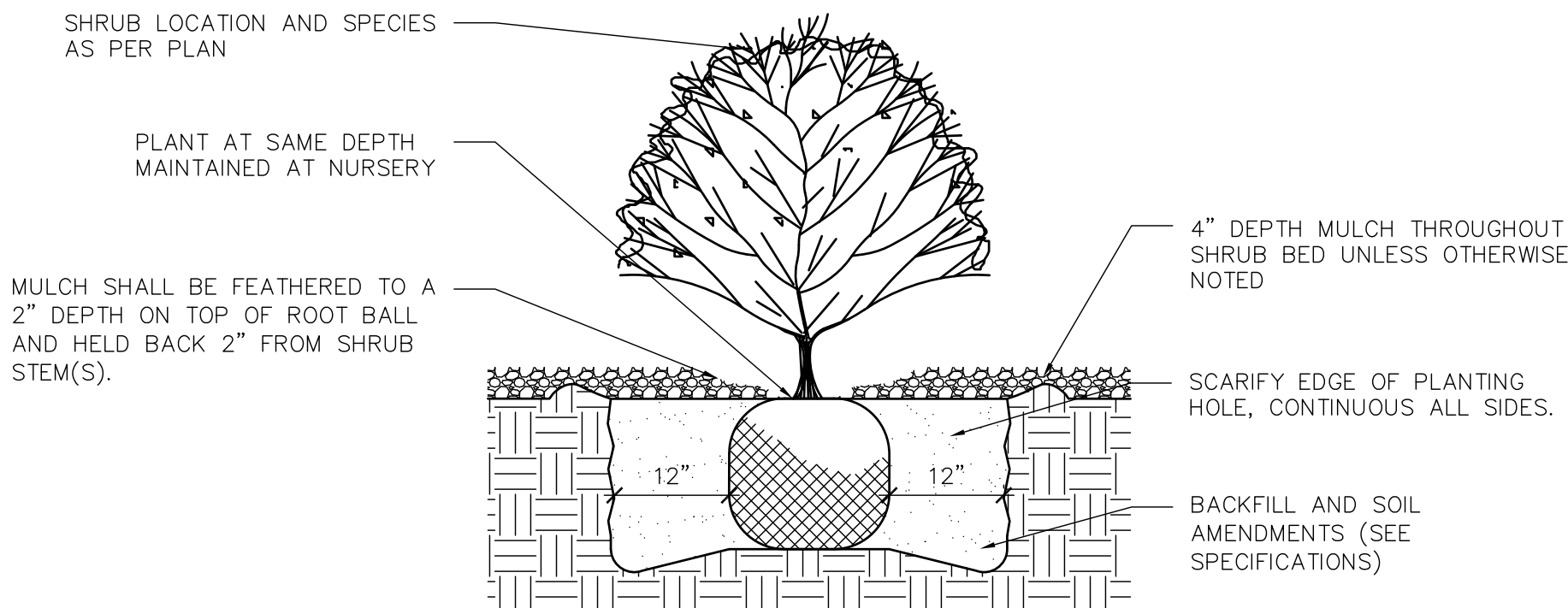


B1 CONSTRUCTION AND PLANTING PLAN
SCALE: 1"=20'-0"



- KEYED NOTES**
1. TREE LOCATION AND SPECIES PER PLAN
 2. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUB-GRADE (BOTTOM OF MULCH).
 3. GRAVEL MULCH. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM TREE TRUNK.
 4. BACKFILL AND SOIL AMENDMENTS (SEE SPECIFICATIONS). THOROUGHLY MIX BACKFILL AND AMENDMENTS PRIOR TO INSTALLATION.
 5. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
 6. REMOVE WIRE BASKET, WOOD BOX, PLASTIC TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.

A1 TREE PLANTING DETAIL
SCALE: N.T.S.



A3 SHRUB PLANTING
SCALE: N.T.S.

CONSTRUCTION KEYED NOTES

1. CONSTRUCT UNIT PAVER SIDEWALK PER DETAIL A1, A2, AND B2 ON SHEET 6. UNIT PAVERS SHALL BE PAVESTONE ECO-PRIORA IN RUNNING BOND PATTERN. FILL VOIDS AS RECOMMENDED BY MANUFACTURER'S SPECIFICATIONS. COLOR: ANTIQUE TERRA COTTA.
2. CONSTRUCT PAVER GRATE TREE WELL PER DETAIL B1/6.

PLANT LEGEND

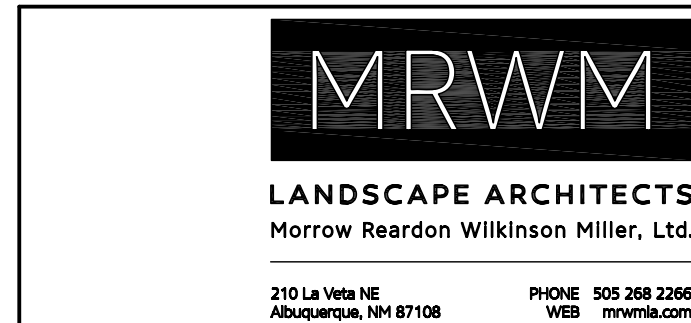
KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE
TREES						
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	6	2" CAL., 10'-12' HT.	B&B	30' HT. X 30' SPD.
CH	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	8	2" CAL., 10'-12' HT.	B&B	25' HT. X 15' SPD.
SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS						
GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	15	MIN. 18" SPD.	5 GALLON	3' HT. X 5' SPD.
KFG	KARL FOERSTER GRASS	CALAMAGROSTIS A. 'KARL FOERSTER'	49	MIN. 12" HT.	5 GALLON	3' HT. X 2' SPD.
SBY	SOFTBLADE YUCCA	YUCCA RECURVIFOLIA	17	MIN. 18" SPD.	5 GALLON	3' HT. X 3' SPD.

HATCH LEGEND

- GRAVEL MULCH - SEE GENERAL NOTE 2.
- CRUSHER FINES MULCH - SEE GENERAL NOTE 3.

GENERAL NOTES

1. IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
2. GRAVEL MULCH SHALL BE 1" 'BUILDOLOGY BROWN', AS AVAILABLE FROM BUILDOLOGY, INC. (505-333-0335), OR APPROVED EQUAL, INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.
3. CRUSHER FINES SHALL BE 'CANYON GOLD', AS AVAILABLE FROM BUILDOLOGY, INC. (505-333-0335), OR APPROVED EQUAL, INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.
4. FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
5. THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
6. CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
7. TREES OTHER THAN THOSE IN THE PAVER GRATE TREE WELLS SHALL BE INSTALLED PER DETAIL A1/4.
8. SHRUBS SHALL BE INSTALLED PER DETAIL A3/4.
9. IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
10. ALL CURB AND GUTTER, CONCRETE PAVING, DRIVEPADS, RAMPS, AND DEMOLITION WORK WITHIN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY AND NOT IDENTIFIED BY KEYED NOTES 1 AND 2 ON THIS SHEET SHALL BE CONSTRUCTED PER THE CIVIL CONSTRUCTION PLAN. SEE SHEET 2 AND 3.



CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

**4TH AND GRANITE SIDEWALK IMPROVEMENTS
CONSTRUCTION AND PLANTING PLAN**

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	
902204		4	6	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ARCHITECTURAL SEAL		REVISIONS		REMARKS	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	STATE OF NEW MEXICO GREGORY MILLER 17 REGISTERED LANDSCAPE ARCHITECT 3/20/15					
WORK BY	DATE										
INSPECTOR'S ACCEPTANCE BY	DATE										
FIELD VERIFICATION BY	DATE										
DRAWINGS CHECKED BY	DATE										
MICRO-FILM INFORMATION	DATE										
RECORDED BY	NO.										

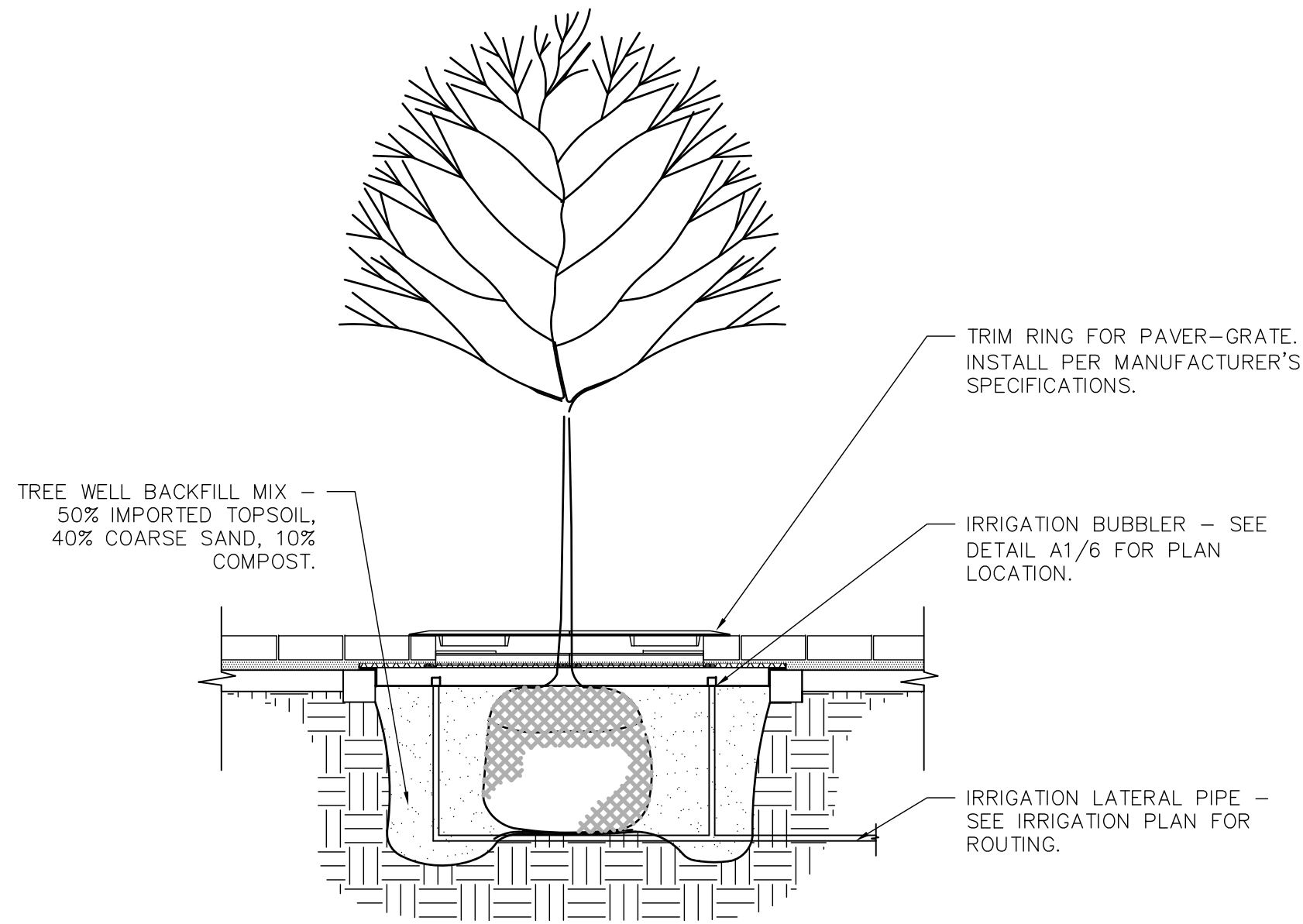
FINAL FOR CONSTRUCTION
DATE: MARCH 25, 2015

4TH AND GRANITE SIDEWALK IMPROVEMENTS

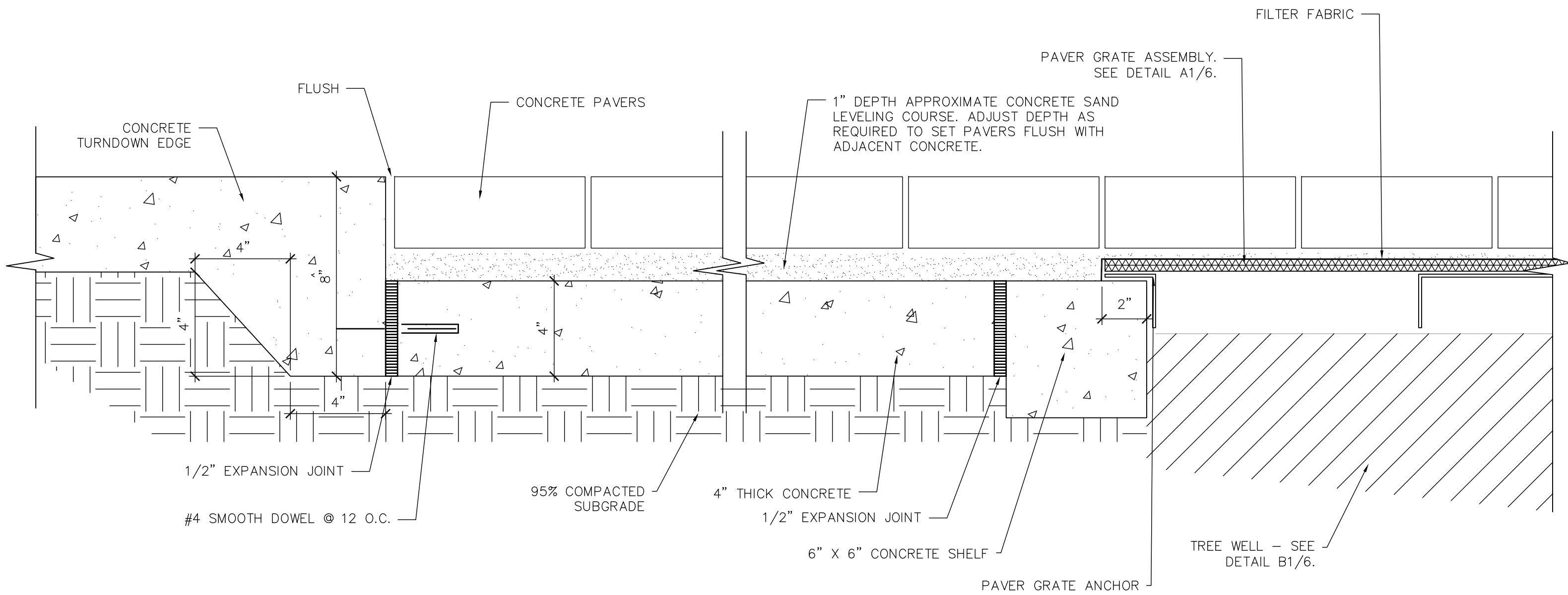
PROJECT# 902204

RECORD DRAWINGS
DATE: XXX/XX

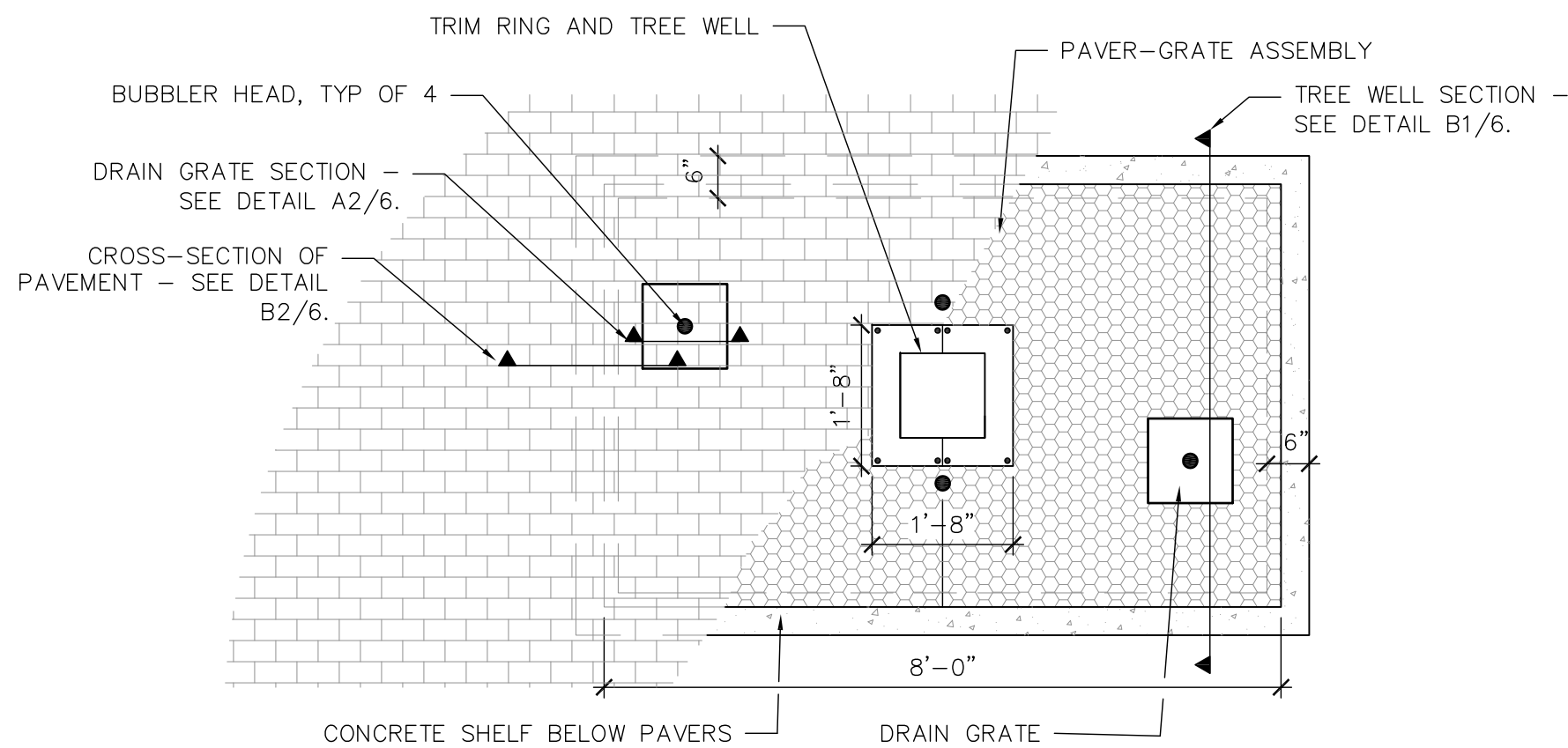
RECORD DRAWINGS
DATE: X/XX/XX



B1 TREE WELL DETAIL
SCALE: N.T.S.



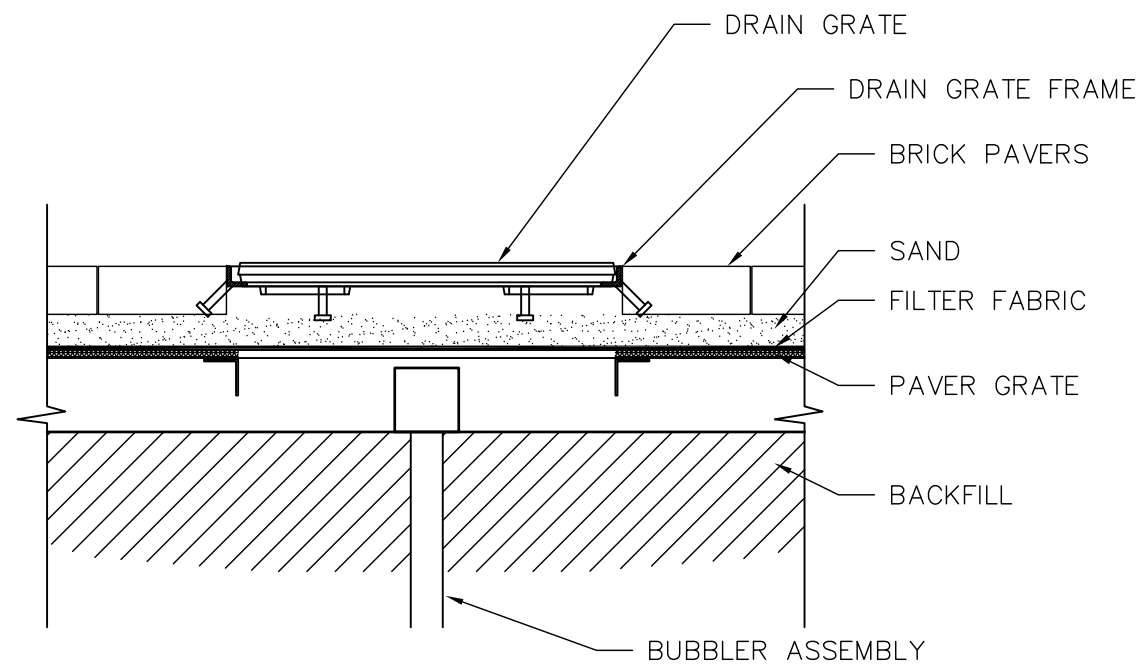
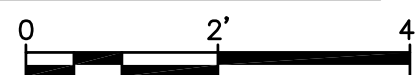
B2 CROSS-SECTION OF PAVEMENT
SCALE: 3" = 1'-0"



GENERAL NOTES

- A. PAVER-GRATE ASSEMBLY SHALL BE 60" X 96" PAVER-GRATE AS AVAILABLE FROM IRONSMITH (303-744-0488). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
B. DRAIN GRATE AND COVER SHALL BE 12" X 12" 'MIRAGE' DRAIN GRATE AS AVAILABLE FROM IRONSMITH (303-744-0488). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

A1 PAVER-GRATE ASSEMBLY - PLAN
SCALE: 1/2" = 1'-0"



GENERAL NOTES

- A. DRAIN GRATE FRAME AND COVER SHALL BE 12" X 12" 'MIRAGE' DRAIN GRATE AS AVAILABLE FROM IRONSMITH (303-744-0488). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

A2 DRAIN GRATE SECTION
SCALE: 1" = 1'-0"



AS-BUILT INFORMATION	
CONTRACTOR	
WORKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CHECKED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

ARCHITECTURAL SEAL



REVISIONS

REMARKS

NO. DATE

BY

DATE

DATE

DATE

DATE

FINAL FOR CONSTRUCTION
DATE: MARCH 25, 2015

4TH AND GRANITE SIDEWALK IMPROVEMENTS

PROJECT# 902204

RECORD DRAWINGS
DATE: XXX/XX

MRWM

LANDSCAPE ARCHITECTS
Morrow Reardon Wilkinson Miller, Ltd.

210 LA VINA NE
ALBUQUERQUE, NM 87108
PHONE 505 268 2266
WEB mrwmllc.com



CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

4TH AND GRANITE SIDEWALK IMPROVEMENTS
DETAILS SHEET

Design Review Committee

City Engineer Approval

Last Design Update

Mo./Day/Yr.

Mo./Day/Yr.

City Project No.

902204

Zone Map No.

Sheet

Of

6

6