

GENERAL OVERALL SITE NOTES

- UNDER SEPERATE PERMIT.
- REVIEW BOARD (DRB).

GENERAL OVERALL PROJECT INFORMATION

TRACT A-1-D (LOT 1): 1.1084 ACRES ZONING: C-2 ZONE ATLAS MAP: F-19-Z RETAIL SALES AND SERVICES A-2 OCCUPANCY



A. OVERALL SITE SHOWN FOR REFERENCE ONLY. FOR AREAS SHOWN BEYOND PROPERTY LINES REFER TO LANDLORD DEVELOPMENT PLANS

B. CURRENT PHASE INCLUDES WORK INSIDE TRACT A-1-D PROPERTY LINES WITH THE EXCEPTION OF LANDLORD PROVIDED CURB CUTS, RAMPS, ACCESS AISLES AND SIDEWALKS NOTED ON SHEET A-1002.

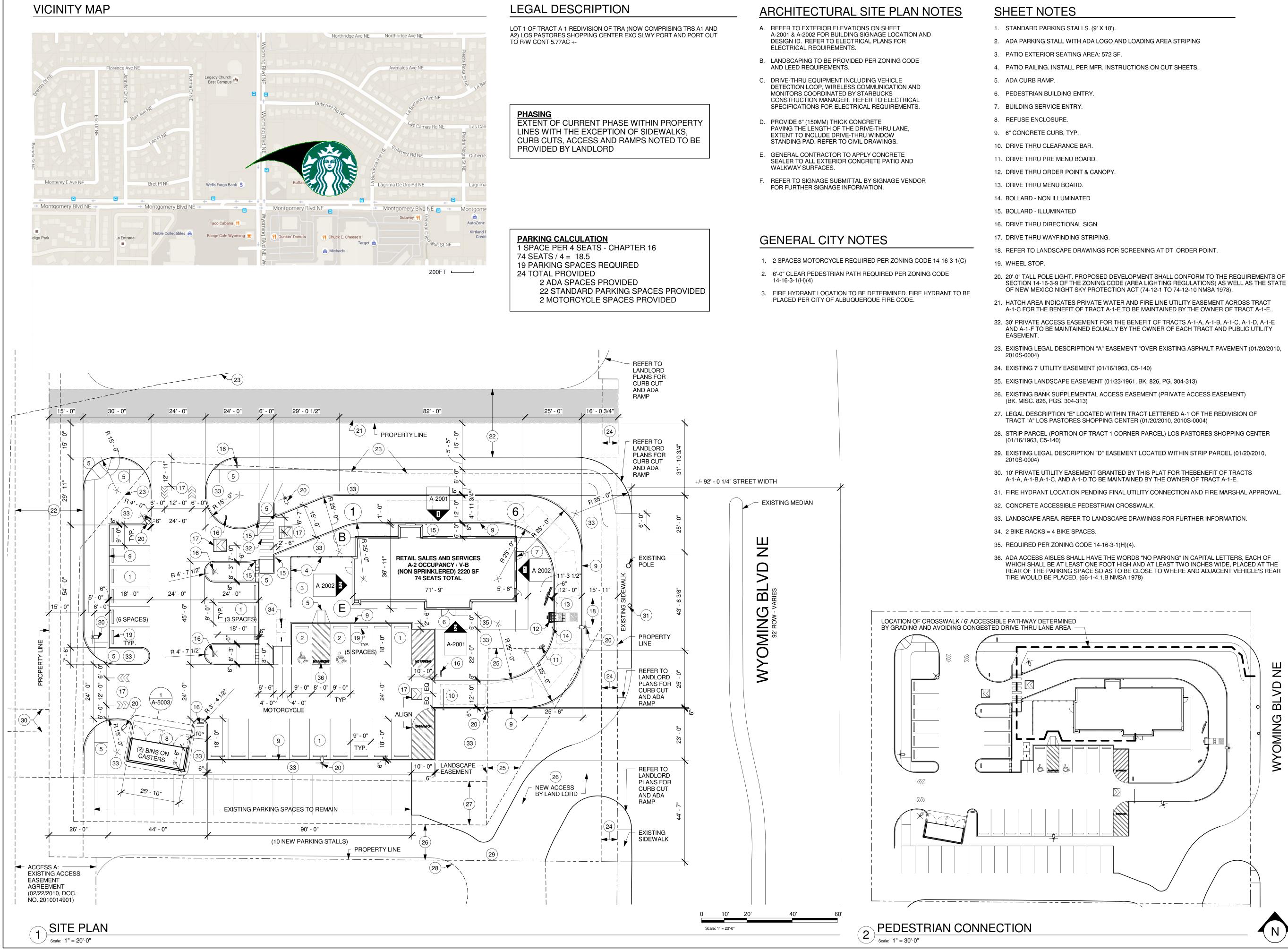
C. DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED DEVELOPMENT SITE PLAN, AS REQUIRED BY THE DEVELOPMENT

D. WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE REQUIREMENTS, INCLUDING THE DEVELOPMENT PROCESS MANUAL AND CURRENT ADA CRITERIA.

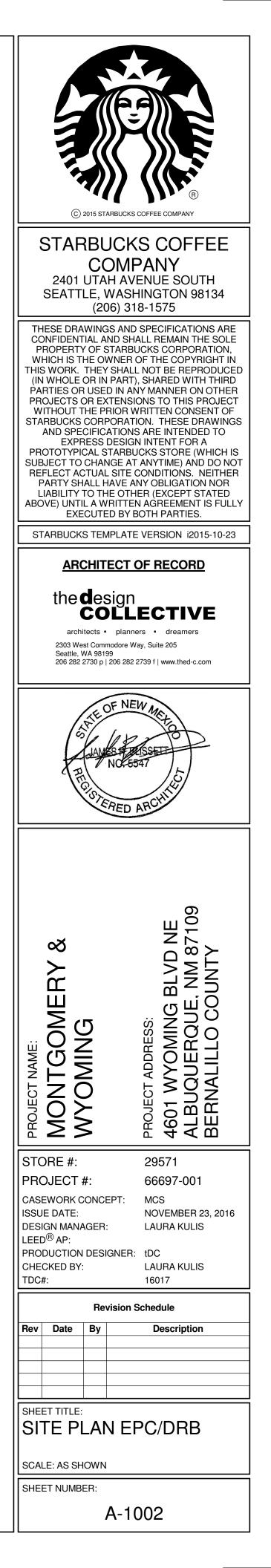
V-B (NON SPRINKLERED) CONSTRUCTION 2200 SF PROPOSED BUILDING GROSS SQUARE FOOTAGE

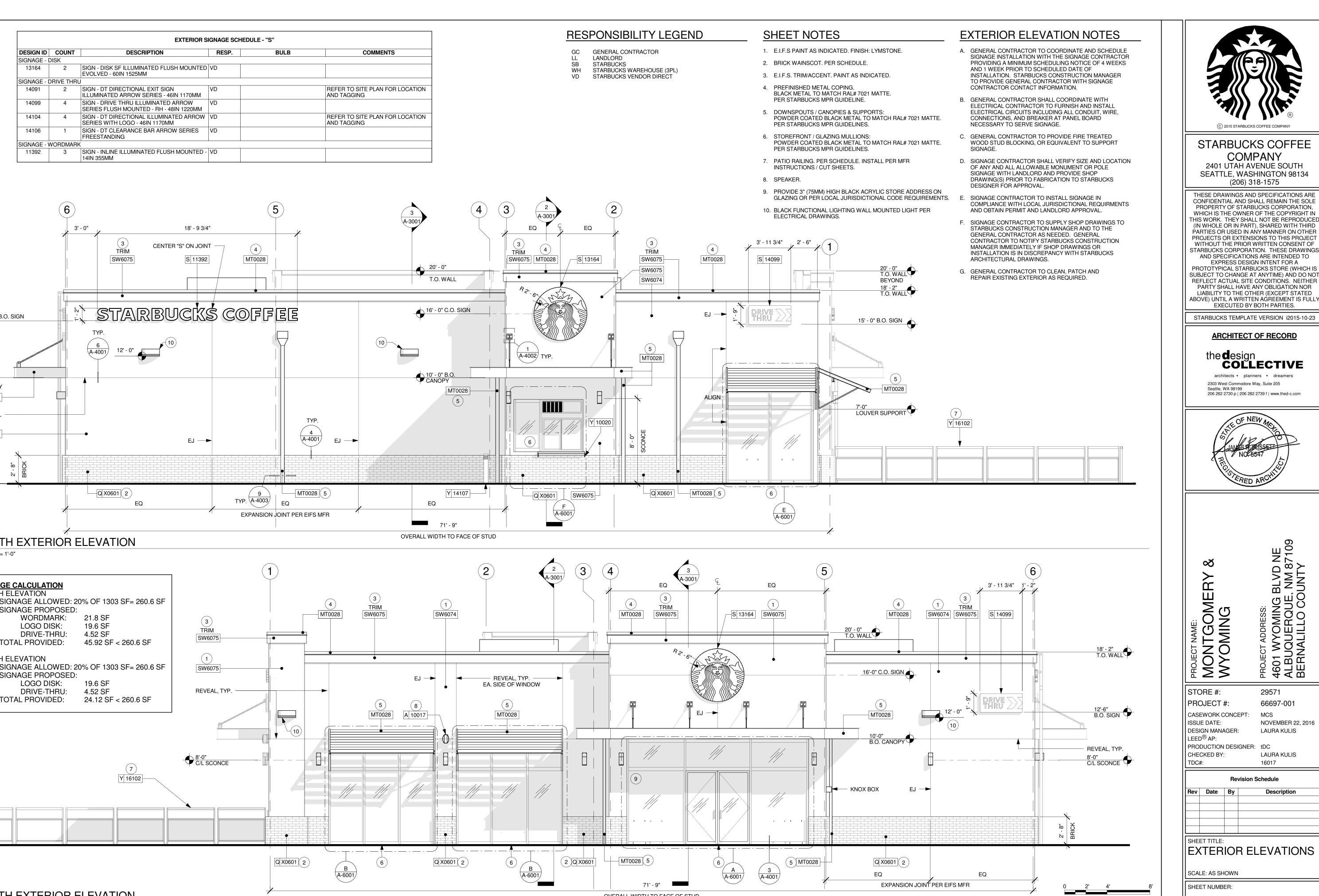
PROJECT NUMBER: 1010550 / 16E	PC-40040
APPLICATION NUMBER:	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

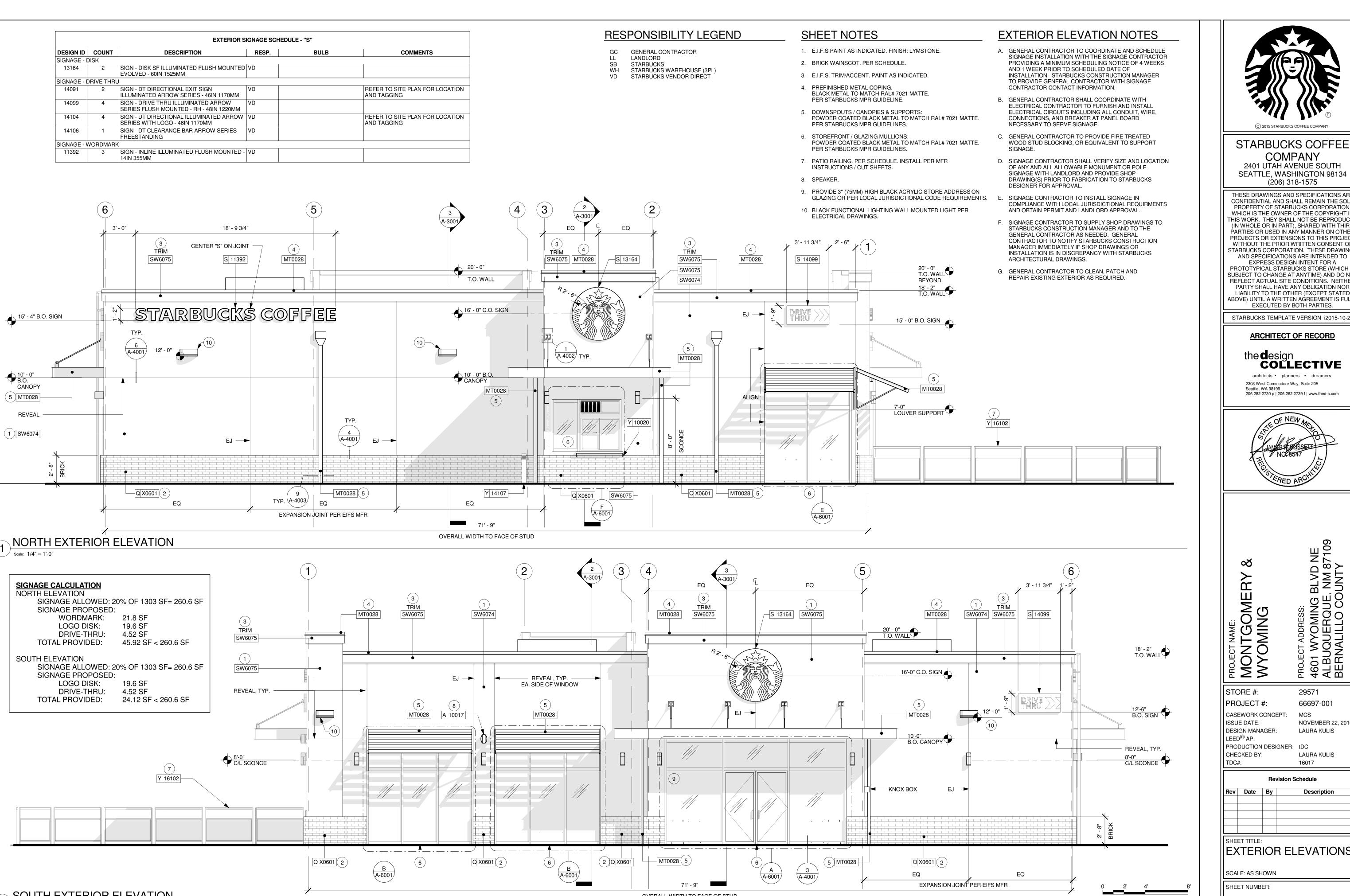
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STARBUCKS CO COMPAN 2401 UTAH AVENUE SEATTLE, WASHINGTO (206) 318-1575 THESE DRAWINGS AND SPECIF CONFIDENTIAL AND SHALL REM PROPERTY OF STARBUCKS CO WHICH IS THE OWNER OF THE THIS WORK. THEY SHALL NOT BE (IN WHOLE OR IN PART), SHARE PARTIES OR USED IN ANY MANN PROJECTS OR EXTENSIONS TO WITHOUT THE PRIOR WRITTEN STARBUCKS CORPORATION. TH AND SPECIFICATIONS ARE IN EXPRESS DESIGN INTEN PROTOTYPICAL STARBUCKS ST SUBJECT TO CHANGE AT ANYTIM REFLECT ACTUAL SITE CONDITI PARTY SHALL HAVE ANY OBLI LIABILITY TO THE OTHER (EXC ABOVE) UNTIL A WRITTEN AGREE EXECUTED BY BOTH PA	SOUTH ON 98134 CATIONS ARE AIN THE SOLE ORPORATION, COPYRIGHT IN ERPRODUCED D WITH THIRD IER ON OTHER THIS PROJECT CONSENT OF ESE DRAWINGS TENDED TO T FOR A ORE (WHICH IS IE) AND DO NOT ONS. NEITHER GATION NOR EEPT STATED EMENT IS FULLY RTIES.			
the design COLLECTIVE architects · planners · dreamers 2303 West Commodore Way, Suite 205 Seattle, WA 98199 206 282 2730 p 206 282 2739 f www.thed-c.com				
	JQUERQUE, NM 87109 NALILLO COUNTY			
CASEWORK CONCEPT: MCS ISSUE DATE: NOVEL DESIGN MANAGER: LAURA LEED [®] AP: PRODUCTION DESIGNER: tDC	1 7-001 MBER 23, 2016 A KULIS			
Revision Schedule Rev Date By Desc Rev Date By Desc SHEET TITLE: SHEET TITLE: STREET SITE SCALE: AS SHOWN SHEET NUMBER:	eription			

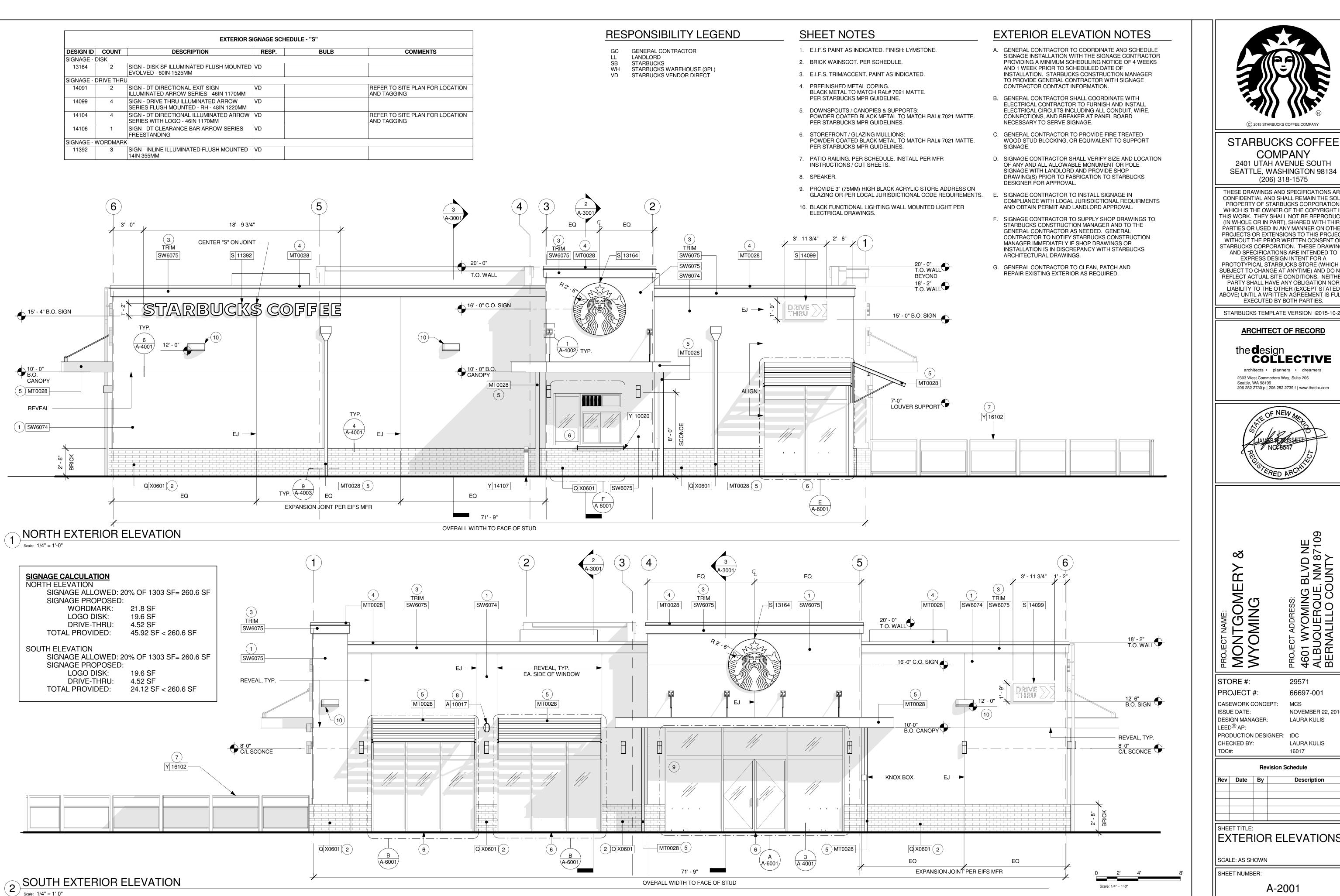


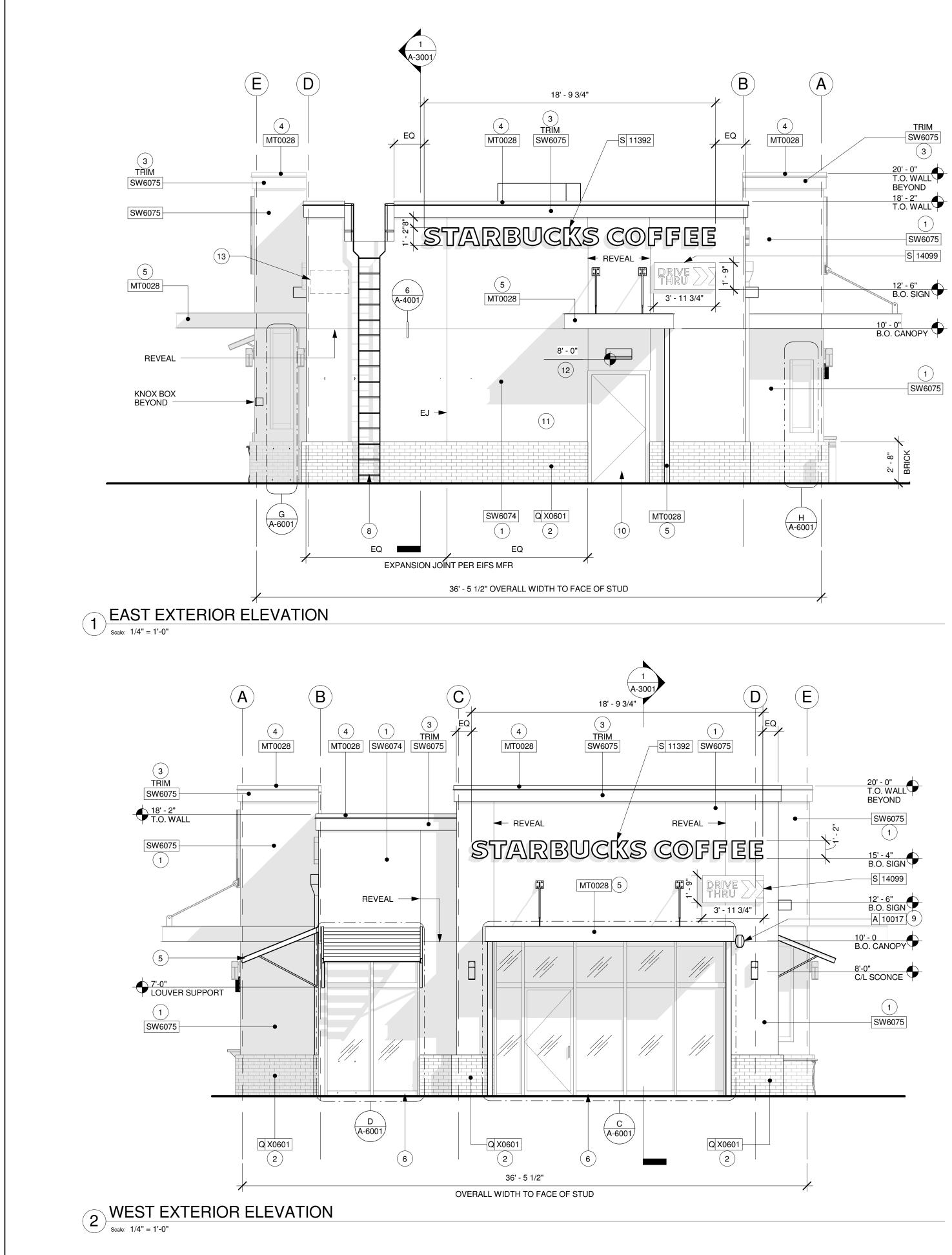












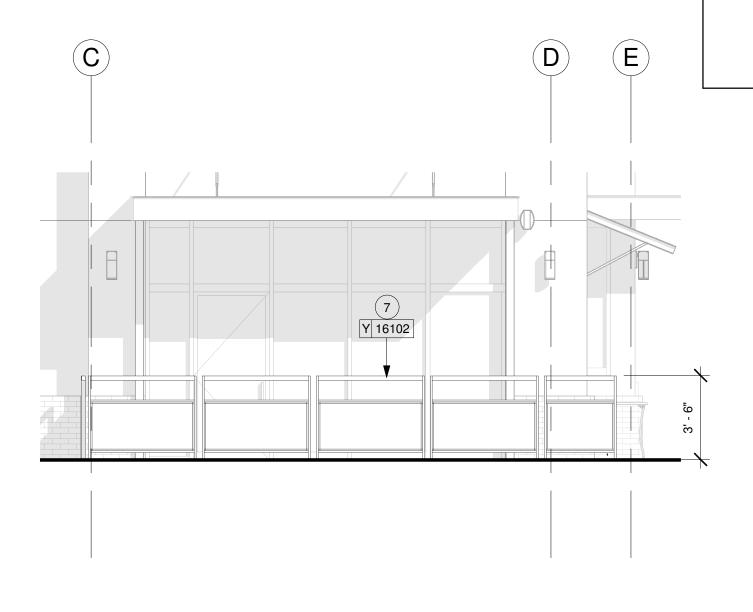
SHEET NOTES

- 1. E.I.F.S PAINT AS INDICATED. FINISH: LYMSTONE
- 2. BRICK WAINSCOT. PER SCHEDULE.
- 3. E.I.F.S. TRIM/ACCENT. PAINT AS INDICATED.
- 4. PREFINISHED METAL COPING. BLACK METAL TO MATCH RAL# 7021 MATTE. PER STARBUCKS MPR GUIDELINE.
- 5. DOWNSPOUTS / CANOPIES & SUPPORTS: POWDER COATED BLACK METAL TO MATCH RAL# 7021 MATTE. PER STARBUCKS MPR GUIDELINES.
- 6. STOREFRONT / GLAZING MULLIONS: POWDER COATED BLACK METAL TO MATCH RAL# 7021 MATTE. PER STARBUCKS MPR GUIDELINES.
- 7. PATIO RAILING. PER SCHEDULE. INSTALL PER MFR INSTRUCTIONS / CUT SHEETS.
- 8. ROOF ACCESS LADDER. BLACK METAL TO MATCH RAL# 7021 MATTE PER STARBUCKS MPR GUIDELINES.
- 9. SPEAKER.
- 10. POWDER COAT SERVICE DOOR / FRAME TO MATCH SW6074.
- 11. FINISH ELECTRICAL PANELS/METERS TO MATCH BUILDING. (NOT SHOWN). REFER TO ELECTRICAL DRAWINGS.
- 12. BLACK FUNCTIONAL LIGHTING WALL MOUNTED LIGHT PER ELECTRICAL DRAWINGS.
- 13. AREA OF BUILDING ADDRESS NUMBERS PER ALBUQUERQUE FIRE CODE REQUIREMENTS. BLACK METAL LETTERS MOUNTED BETWEEN 10'-14' AFF. MINIMUM 10 INCH TALL LETTERS AND 2 INCH STROKE.

EXTERIOR SIGNAGE SCHEDULE - "S"						
DESIGN ID	COUNT	DESCRIPTION	RESP.	BULB	COMMENTS	
SIGNAGE - D	DISK					
13164	2	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 60IN 1525MM	VD			
SIGNAGE - D	RIVE THRU	j	J			
14091	2	SIGN - DT DIRECTIONAL EXIT SIGN ILLUMINATED ARROW SERIES - 46IN 1170MM	VD		REFER TO SITE PLAN FOR LOCATION AND TAGGING	
14099	4	SIGN - DRIVE THRU ILLUMINATED ARROW SERIES FLUSH MOUNTED - RH - 48IN 1220MM	VD			
14104	4	SIGN - DT DIRECTIONAL ILLUMINATED ARROW SERIES WITH LOGO - 46IN 1170MM	VD		REFER TO SITE PLAN FOR LOCATION AND TAGGING	
14106	1	SIGN - DT CLEARANCE BAR ARROW SERIES FREESTANDING	VD			
SIGNAGE - V	VORDMAR	K			•	
11392	3	SIGN - INLINE ILLUMINATED FLUSH MOUNTED - 14IN 355MM	VD			

RESPONSIBILITY LEGEND

- GENERAL CONTRACTOR GC LL
- STARBUCKS SB
- STARBUCKS WAREHOUSE (3PL) STARBUCKS VENDOR DIRECT WΗ VD



3 PARTIAL WEST EXTERIOR ELEVATION - RAILINGS Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. STARBUCKS CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.

B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.

C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.

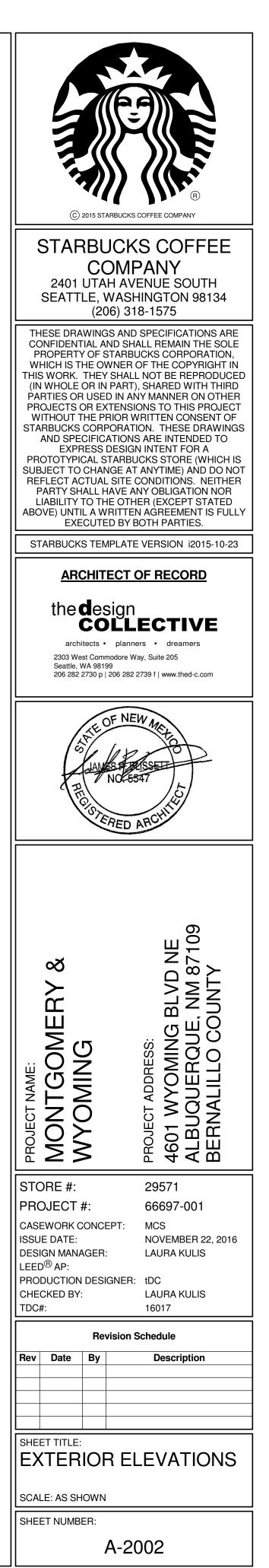
D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH LANDLORD AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO STARBUCKS DESIGNER FOR APPROVAL.

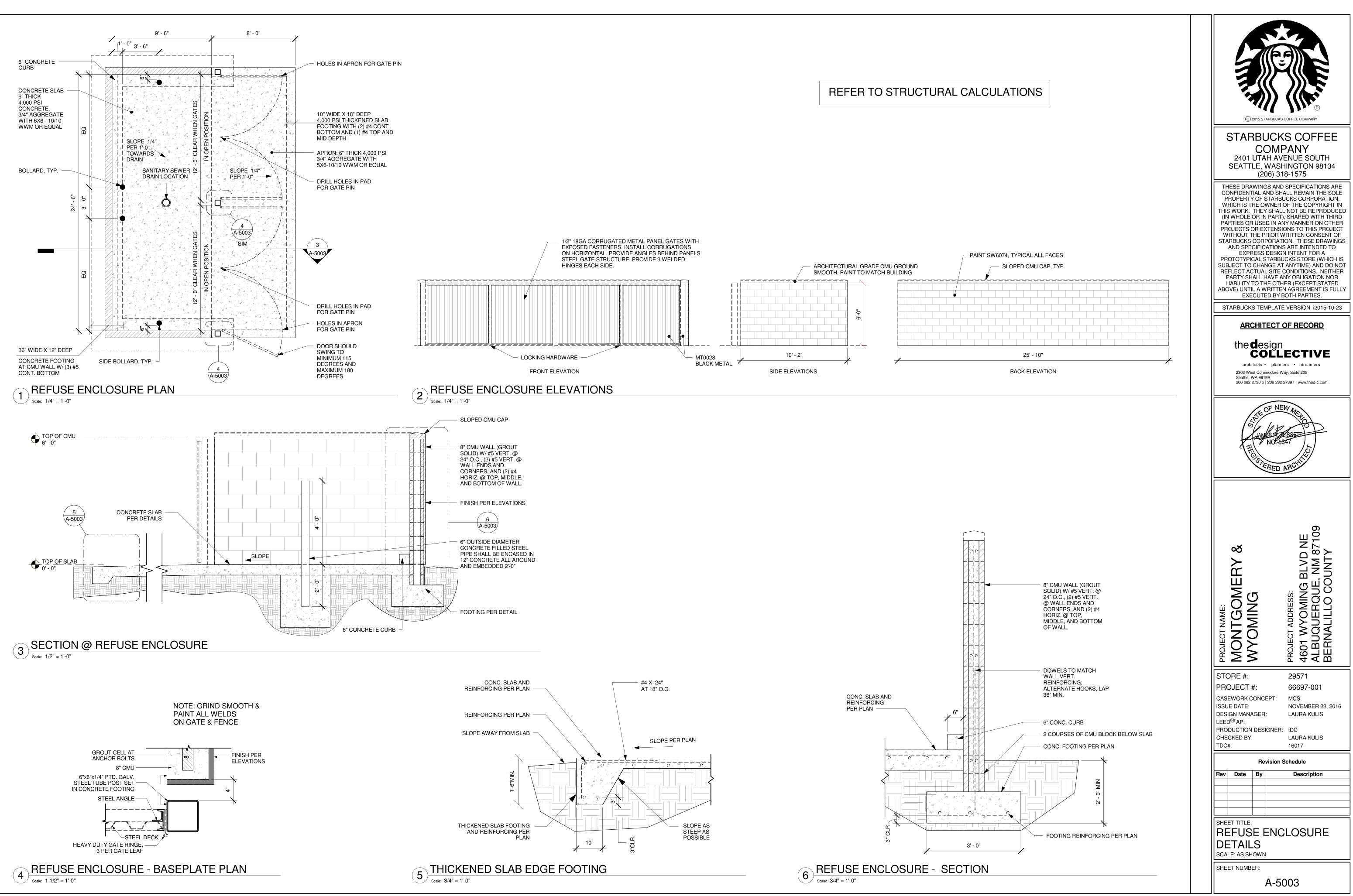
E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL JURISDICTIONAL REQUIRMENTS AND OBTAIN PERMIT AND LANDLORD APPROVAL.

F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY STARBUCKS CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH STARBUCKS ARCHITECTURAL DRAWINGS.

G. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

SIGNAGE CALCULATION	
	D: 30% OF 510 SF= 153 SF ED:
WORDMARK DRIVE THRU	: 21.8 SF : 4.52 SF 26.32 SF < 153 SF
SIGNAGE PROPOS	
	: 21.8 SF : 4.52 SF 26.32 SF < 83 SF
	0 2' 4' 8'
	Scale: 1/4" = 1'-0"





SECTION 329300 - PLANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

Furnish all labor, material, tools, machinery and equipment necessary to install a complete and finished landscape installation as indicated on the drawings and specified herein 2. Work includes, but is not limited to:

- Plants
- а. Planting Soils
- Tree Stabilization C.
- Mulch d
- Fertilizer
- Decorative Drain Rock
- Decorative Gravel Mulch Metal Edging
- Finish Grading
- 1.2 Related Sections:
 - Division 32 Section "Planting Soils"
 - Division 32 Section "Irrigation" 2.
- 1.3 SUBMITTALS
- A. Submit samples in accordance with the following:

Submit one gallon sample of Decorative Gravel Mulch and Decorative Drain Rock mulch. Provide product name, source, and supplier with sample.

3. Submit sample of specified metal edging and build mock-up to verify selections made under sample submittals and to demonstrate aesthetic effects. Provide product name, source, and supplier with sample.

Submit sample of specified geotextile fabric and product 4. literature.

5 Submit product cut sheets for tree rootball anchor assembly. Maintenance Instructions: Recommended procedures to be 6 established by Owner for maintenance of plants during one calendar year. Submit before start of required maintenance periods.

7. Warranty: Sample of special warranty. B. Schedules:

Submit a planting schedule prior to beginning work indicating dates, location, and types of work expected to be performed, during normal seasons for such work in areas of the site.

2. Correlate with specified maintenance periods to provide maintenance from date of substantial completion.

3 Once accepted, revise dates only as approved in writing, after documentation of reasons for revision.

C. Certifications:

Submit certificates of inspection of plant materials as required by governmental authorities having jurisdiction.

2. Submit proof of deposit, purchase or other means of securing all plant material for this project including location, quantity, genus, species and broker or contact person at individual nurseries.

File inspection certificates which are required by law to accompany each shipment of plant materials from out of state with Owner. Five (5) days prior to arrival at project site and before plant- 1.5 DELIVERY, STORAGE, & HANDLING ing, notify Architect for review of plant material. Replace any plants rejected by Architect as not conforming to specified requirements with healthy plant of type specified.

1.4 QUALITY ASSURANCE

A. Qualifications: Subcontract the landscaping work to a single firm specializing in landscape work with a minimum 10 years of continuous engagement in landscape construction and a minimum of five projects that are similar in scale and complexity.

B. Nursery Qualifications:

Experience: Landscape nursery to provide a detailed de-1. scription of total area available for contract growing and history of contract growing for other projects.

Location: All plant material shall be grown at a single site 2. within 50 miles of project site to facilitate regular inspections by the Landscape Architect.

Available nursery space: Total exterior nursery space should correspond appropriately to total planting areas.

C. Trees, Shrubs, and Plant Production:

Containers: All plant material shall be grown with a root pruning system approved by the Landscape Architect, such as fabric grow bags or air-pruning containers. Throughout production for given plant sizes, container and fabric bag sizes shall correspond to specifications outlined in the American Standard for Nursery Stock, except where approved by the Landscape Architect.

Growing media: Specifications for all growing media shall be submitted to the Landscape Architect for approval.

3. Fertilizers: The use of fertilizers shall be limited, meeting only the basic requirements for healthy plant growth. All fertilizer products shall be submitted to the Landscape Architect for approval.

Mycorrhizae: All growing media shall be inoculated with appropriate mycorrhizae, as approved by Landscape Architect. 5. Pruning: Pruning of woody plant material shall be performed according to ANSI A300 standards. For all trees, the Landscape Architect will advise on pruning to achieve aesthetic and functional goals.

7. Tree specification:

There shall be no roots greater than 1/10 diameter of the а. trunk circling more than one-third the way around in the top half of the root ball. Roots larger than this may be cut provided they are smaller than one-third the trunk diameter. There shall be no kinked roots greater than 1/5 the trunk diameter. Roots larger than this can be cut provided they are less than one-third the trunk diameter.

Trees should be rooted in to the rootball so that soil or media b. remains intact and trunk and rootball move as one when lifted, but not root bound. The trunk should bend when gently pushed and should not be loose so it pivots at or below soil line.

The point where the top-most root in the rootball emerges C. from the trunk shall be no deeper than one inch of the soil surface. The relationship between caliper, height and rootball size d. shall meet the ANSI Z60.1 standard or the Florida grades and standards for nursery stock.

There should be one dominant leader to the top of the tree e. with the largest branches spaced at least 6 inches apart.

The tree canopy should be mostly symmetrical and free of large voids. Clear trunk should be no more than 40% of the tree height unless otherwise specified by the Landscape Architect. Branches should be less than 2/3 the trunk diameter. α.

Trees greater than 1.5 inches caliper should be able to stand erect without a supporting stake.

Open trunk and branch wounds shall be less than 10% of the circumference at the wound and no more than 1 inch tall. Properly made pruning cuts are not considered open trunk wounds.

There should be no conks or bleeding, and there should be no signs of insects or disease on more than 5% of the tree.

8. Planting depth: Throughout production, the root flare of wood plant material shall remain visible at or above soil level.

9. Growing durations: Production schedules will vary depending on plant growth rates and propagation methods. Submit production schedule for all plant material, demonstrating ability to provide specified sizes and quantities.

10. Provide quantity, size, genus, species and variety shown and specified, complying with recommendations and requirements of ANSI Z90.1., American Standard for Nursery Stock.

11. Trees and shrubs of larger size than specified may be used if acceptable to Architect and if sizes of roots or balls are increased proportionately.

12. Plants to be in vigorous health, free of all pests, disease, fungus, disfiguring knots, sun scalds, abrasions of the bark, broken tops, torn roots, and other objectionable features. Plants cut back from larger sizes to meet specified size will not be accepted. Upon arrival to site, all plant material must show no sign of windburn or wilt due to shipping. All plants to be nursery-grown stock unless otherwise approved by Landscape Architect. Plants are to be of specimen quality as described by the "American Nursery Stock Standards.'

13. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.

14. Reference Standards: "Hortus Third"; Cornell University, (current edition) and "Sunset Western Garden Book", (current edition) for plant nomenclature.

D. Analysis and Standards: Package standard products with

manufacturers or applicable industry standard certified analysis. Inspections by Landscape Architect: All plant material shall E. be available for regular inspection by the Landscape Architect, who will evaluate whether plant health and quality expectations are being met. Should the Landscape Architect determine that the plants are not meeting expectations, adjustments will be made accordingly to the satisfaction of the Landscape Architect.

It is suggested that an additional 15% of plant quantities be F. produced to allow for replacements of failed stock.

A. Deliver packaged materials in manufacturer's unopened containers, fully identified by name, brand, type, weight, and analysis. B. Deliver and store materials to prevent damage or intrusion of for-

eign matter. C. Deliver trees, shrubs and groundcovers after preparations for

planting have been completed and the irrigation system is operational. Then plant immediately

1. Protect trunks and branches from damage.

Protect root systems from drying out. 2.

Label one of each tree and shrub variety with securely at-3. tached waterproof tag bearing legible designation, botanical name, and supplier's name.

4. Do not prune prior to delivery unless otherwise approved by Architect.

Provide shade for plant material if planting is delayed more than 6 hours after delivery to site. Water as required to keep rootball moist.

D. Do not remove container-grown stock from containers until planting time.

E. Plants that cannot be planted within one day after arrival on site shall be stored in accordance with sound horticultural practice, protecting plant materials at all times from extreme weather conditions and keeping them moist.

Place bare root plants in trenches covering roots with moist 1. earth or other suitable material. All broken root material supplied in bundles shall have the bundle broken and be placed in trenches separately.

2. Protect root ball of balled and burlapped plants with moist earth, sawdust or other acceptable material.

Protect plant materials at all times from extreme weather 3. conditions and keep moist. All plants that are to be stored longer than one month shall be planted in nursery rows and maintained by contractor at contractor's expense.

1.6 S ITE CONDITIONS

A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.

B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products

during favorable weather conditions according to manufacturer's written instructions and warranty requirements.

C. Execute all work in an orderly and careful manner with due consideration for surrounding areas, plantings, or structures which are to remain

1. Protect adjacent property and improvements from work damage

2. Repair any damage until acceptable to Landscape Architect. D. Protect pavement, furnishings and other improvements from damage, soiling, or discoloration.

E. Sub-grade Condition: Compaction of backfill or sub-grade areas that are to be planted shall not exceed 80% compaction. F. Examine sub grades, finish grades, verify elevations, observe

conditions under which work is to be performed and notify Architect of unsatisfactory conditions.

Maintain grade-set stakes until Landscape Architect and 1. Contractor mutually agree upon removal.

2. Proceed with work only after unsatisfactory conditions have been corrected.

G. Excavation: When conditions detrimental to plant growth are encountered, such as adverse drainage conditions and or contaminated soil, notify Architect before proceeding.

H. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each type of planting work required.

I. Utilities: Determine location of utilities and perform work in manner which will avoid possible damage; hand excavate as required. J. Environmental Requirements:

1. Plant or install materials during normal planting seasons for each type of planting required.

Planting shall not be permitted during the following condi-2. tions:

a. Cold weather: less than 320 F.

Hot weather: greater than 90o F. b.

c. Wet weather: saturated soil.

d. Windy weather: wind velocity greater than 30 m.p.h. K. Prepare soil only when topsoil is not saturated, muddy or frozen.

1.7 SEQUENCING/SCHEDULING

A. Provide the following notices to the Landscape Architect and Owner:

In advance of plant material delivery so that plants may be 1. inspected upon site delivery: 15 days.

2. Before Owner is to assume maintenance responsibility: 15 days.

3. In advance of final surface preparation prior to planting operations: 10 days.

Before time requested for inspection for Substantial Comple-4. tion: 15 days

5. Landscape Architect may choose to waive or shorten the required lead time for project reviews, at their discretion.

1.8 WARRANTY

A. The warranty for plant materials will extend one year from the date of Final Completion for all work under this contract.

B. Remove and replace trees, shrubs, and groundcover that die immediately, show unsatisfactory growth, or are in unhealthy condition, except for defects resulting from neglect, damage, or abuse by owner. C. Materials not meeting quality, condition, size, or other specification 3.3 INSTALLATION - PLANT MATERIALS requirements will be rejected and immediately removed from the site.

D. At the completion of the warranty period, the owner will inspect the site to determine the condition of materials provided under this contract.

E. Another inspection will be conducted at the end of the extended warranty period, if any, to determine acceptance or rejection.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Water: Suitable for irrigation, free from ingredients harmful to plant life.

B. Plants:

1. Provide plants free of disease, injury and insect infestation, and full foliaged when in leaf.

2. Container stock: Grown in container at least 6 months without root bind.

3. Provide trees and shrubs in approved root-control container, unless otherwise indicated.

C. Fertilizer: Controlled release commercial fertilizer, tablets or granular form. Complete fertilizer of neutral character, with some elements derived from organic sources and containing the following percentages of available plant nutrients:

1. For trees and shrubs, provide fertilizer with not less than 10% total nitrogen and 10% soluble potash, unless otherwise direct- 3.4 INSTALLATION – MISCELLANEOUS

ed by the Landscape Architect. D. Decorative Drain Rock: 1.5" Gray Round. Pete's Landscape and

Materials LLC, (505) 822-9822, or approved equal. E. Decorative Gravel Mulch: 3/4"-1" Santa Fe Brown. Pete's Land-

scape and Materials LLC (505) 822-9822, or approved equal. F. Metal Edging:

- ASTM A 36 hot dipped galvanized plate steel.
- Steel plate to be 3/8" thick. Size as indicated in drawings.

Steel brackets to be fabricated prior to galvanizing. Size as indicated in the drawings.

G. Tree Rootball Anchor System: See Details. 1. Basis of Design: RF2 Special I Rooftop Fixing System – Plati-Mat

H. Anti-Desiccant: Emulsion type, film-forming agent design to permit transpiration but retard excessive loss of moisture from plants, manufactured by "Wilt-Pruf".

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine for site conditions that will adversely affect execution, permanence, quality of work, and survival of plants.

B. Begin work required under this section after conditions are satisfactory; start of work denotes acceptance by Contractor and he/she assumes responsibility for final results.

C. Verify that subgrades and slopes of planting areas insure positive drainage, and that they are acceptable to Architect prior to commencing work of this Section.

D. Install plantings only after fine grading soil testing, soil preparation, and amendments have been installed.

E. Install plantings only in areas where the irrigation system is installed and fully operational.

F. Proceed with and complete the planting work as rapidly as portions of the site become available, working within the seasonal limitation for each kind of planting work required.

G. Plant trees and shrubs after final grades are established.

3.2 PREPARATION

A. Protection: Protect all adjacent property and site improvements from work damage, including staining, soiling, or discoloring, and replace portions damaged through this operation. B. Surface Preparation:

1. Locate, and securely mark or flag irrigation sprinkler heads, area drains, catch basins, cleanouts, manholes, valve boxes, and other site improvements not extending more than 6 inches above finish grade.

2. Grading:

Limit fine grading to areas ready for planting. а.

Bring shrub and groundcover planting areas to relatively b. smooth, even grades, and slopes by dragging, hand raking, and other appropriate methods. Water thoroughly to assure settlement.

c. Establish vertical curves or rounding at abrupt changes in slope to provide a smooth and gradual grade transition. Lay out individual tree and shrub locations and areas for

multiple planting. Stake or flag tree locations, outline shrub areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

a. Architect will approve staking, layout of trees and shrubs, and approve all other site plant layout before plant installation. Contractor assumes risk of final plant locations for planting prior to layout and staking approval by Architect. b. Make location and facing adjustments as requested by Ar-

chitect. Remove gravel, sand, debris, and other deleterious materi

als from planting areas. Remove existing soil as necessary to place planting soil mixes to the depths specified.

C. Finish Grade of Planting Areas:

Planting Beds: Refer to plans for finish grade at planting 1. beds.

Planting Beds at R.O.W: Fill planters and shrub beds to 2. meet required grades. Finish grade including mulch to be no more than 1/2" below adjacent paved walks.

A. Planting Trees and Shrubs:

1. Placing:

a. Set plant root crowns 2 inches above soil surface on 6 inches of compacted prepared topsoil or compacted subgrade (scarified); deep planting not permitted. Planting depth shall allow for **END OF SECTION** mulch layer and settling to position of nursery soil level.

b. Set plants plumb and faced for best appearance.

c. Remove any burlap, cords and fasteners from rootball tops and sides. Remove rootball containers with nursery industry can cutter, cut cans on two sides.

d. Cleanly cut off broken and frayed roots, as well as roots circling more than 1/3 of rootball.

- e. Protect plans from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock. Backfilling: 2.
- Carefully tamp soil under and around rootballs; eliminate voids and air pockets.
- Water thoroughly before placing remainder of backfill.
- Complete backfilling firming to surface grade as required. C. Thoroughly water each plant and entire bed immediately d.
- after planting. e. Stake or guy trees immediately after planting as specified or
- shown on drawings.
- A. Tree Staking: As shown on drawings.
- B. Metal Edging:

Install after concrete paving, concrete unit paving, and con-1. crete site walls are installed.

2. Prior to installation layout all steel edging by paint or string line for review and approval.

All steel edging to be installed plumb, true and in straight lines as shown on plans.

Steel edging interfaces with planter corners, and adjacent 4. edging shall be flush and aligned.

Top of steel to be level without variation.

Steel edging at unit paving shall not protrude above paver surface.

C. Mulching:

1.Decorative Gravel Mulch: Provide 4-inch depth over entire plant

D. Anti-desiccant: after planting.

3.5 ADJUSTING

B. Adjust final locations of plants and/or irrigation system to maintain proper system operation from time of planting until final acceptance.

areas of subsidence.

3.7 CLEANING

basis.

passers.

ods.

2.

bed and planter areas, within two days after planting. 2. Decorative Drain Rock: Provide 6" depth over entire area.

Use anti-desiccant spray at nursery on deciduous trees or shrubs that are moved in full-leaf before moving and again 2 weeks

2. Apply anti-desiccant using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.

A. Pruning: Prune, thin out and shape trees and shrubs in accordance with standard horticultural practice established by the International Society or Arborists. Do no pruning prior to approval by Architect Prune trees to retain required height and spread, and at no time more than 1/5 of the plant.

2. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured, broken or dead branches from trees. 3. Remove and replace excessively pruned or malformed stock resulting from improper pruning.

4. Prune without distorting basic character form of all plants and only to the extent necessary for each plant.

3.6 PLANT MAINTENANCE

A. Maintain plantings by pruning, cultivation, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.

B. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch material damaged or lost in

C. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.

A. Keep project site reasonably free from accumulation of debris, topsoil and other materials at all times. Maintain pedestrian and driving routes as dictated by the Owner.

B. Remove topsoil and backfill mixes from walks and paving on a daily

C. Remove construction rubbish, broom and hose down areas daily as necessary to maintain clean pavement.

D. After installation and before Substantial Completion, remove nursery tags, nursery stakes, tie tape, labels, wire, burlap, and other debris from plant material, planting areas, and Project site.

3.8 PROTECTION

A. Protect landscape work and materials from damage due to landscape operations, operations by other contractors, trades, and tres-

Maintain protection during installation and maintenance peri-

Treat, repair or replace damaged landscape work as direct-



SECTION 329100 – PLANTING SOILS

PART 1 - GENERAL

1.1 SUMMARY:

- A. Section Includes:
- Imported Planting Soil
- Soil Mix Components 3. Soil Amendments
- Filter Fabric 4.
- Composite Drainage Mat 5.
- Perforated Drain Line 6
- B. Related Sections:
- Division 32 Section "Plants" 1.
- 2. Division 32 Section "Irrigation"

1.2 SUBMITTALS:

A. Submit the following samples to the Architect for approval: B. Submit one full 1-gallon zip lock bag of each soil media type to

Architect. C. Submit a full analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricul-

ture Chemists, wherever applicable for other products. D. Sieve Analysis: Submit Sieve Analysis conforming to ASTM D-422 for all specified planting soil mixes.

E. Saturated Hydraulic Conductivity tests conforming to ASTM D-2434 Standard Test Method for Permeability of Granular Soils (Constant Head) or ASTM D-5856 Standard Test Method for Measurement of Hydraulic Conductivity of Porous Material Using a Rigid-Wall, Compaction-Mold Permeameter. Test shall be completed on a test specimen compacted to 80% - 85% of the maximum dry density determined in accordance with ASTM D-1557 Standard Test Methods for Laboratory 2.2 SOIL MIX COMPONENTS: Compaction Characteristics of Soil Using Modified Effort.

F. Planting soil in-place density testing: In place planting soil density testing will be required to be performed by the Owners authorized geotechnical lab prior to planting if field conditions, construction methods and or construction site observations indicate over compaction of planting soils have occurred. Contractor shall be responsible for paying for in place density testing.

1. In place density testing to conform to ASTM D6938 or ASTM D2937.

2. Testing Method used shall have moisture content verified by **ASTM D2216**

3. In place density testing shall be done for every 500 Square feet of installed Planting soil.

Results of in place soil density testing shall be submitted for 4. review and approval prior to planting.

1.3 QUALITY ASSURANCE:

A. All products supplied shall comply with applicable state and local codes and technical guidance including but not limited to:

New Mexico Department of Ecology, Stormwater manual 1. United States Department of Agriculture (USDA) Soil Texture 2. System of Classification

1.4 SOIL TESTING

A. For all import planting soil used, submit dated test results from a certified, independent laboratory for all proposed soil to be used for this specific project.

B. Generalized certifications of the specified soil mix from the soil supplier are not acceptable.

C. Coordinate, obtain, and pay for soil tests.

D. Owner will run independent soil tests with submitted samples as outlined in Section 1.4 to verify compliance with specifications prior to approval of soil submittals.

E. Owner will run independent soils tests as outlined in Section 1.4 from soil samples delivered to the site during soil installation to verify compliance with specifications. Soils found to not meet specifications will be rejected and shall be removed from the site and replaced with soils that meet specifications at no cost to the Owner.

1.5 PLANTING MEDIA AND SOIL MIX REQUIREMENTS

A. Each soil mix and planting media shall meet the following requirements:

Saturation Extract Conductivity: Less than 4.0 dS/m @ 25 1. degrees C as determined in a saturation extract.

- 2. pH: between 5.5 to 7.5.
- Sodium Adsorption Ratio: Less than 6.0. 3.

Saturation extract of Boron: Less than 1.0ppm. 4 Percolation/infiltration rate of placed soil: Min 1.5 inch-5.

es per hour. Soil parasites: Less than 100 plant parasitic nematodes per 100 cc of volume

- Soil pathogens: Free of soil-borne plant pathogens. 7.
- Weed seed: minimal as based on review of germination testing of a representative sample.
- Non-soil components: Less than 1% by volume (eg. plastic, sticks, glass).

B. Each soil mix shall contain sufficient quantities of available nitrogen, potassium, phosphorus, calcium, magnesium, sulfate, copper, zinc, manganese, iron and boron to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials prior to planting.

C. The Contractor shall submit soil analysis from a soils testing lab-

oratory to the Engineer. Indicate source and obtain the Engineer's approval before hauling to the site an (analysis test with a 1 gallon sample is required).

1.6 SEQUENCING/SCHEDULING

Provide the following notices to the Architect and Owner: Α. In advance of planting soil delivery so that Owner may 1. schedule independent laboratory testing on imported soil: 7 days. 2. In advance of plant material delivery so that plants may be

inspected upon site delivery: 7 days. Before Owner is to assume maintenance responsibility: 7 3.

days. Before time requested for inspection for Substantial Comple-4 tion: 7 days, in writing.

1.7 PROJECT CONDITIONS:

A. The site soils shall be amended with either:

Imported Planting Soil:

a. On-grade Landscape Planting Areas with decompacted subgrades and soil incorporation into subgrade soils B. Keep streets, sidewalks and site clean, free from debris and affect-

ed drains open and free flowing at all times. Protect drains with filter fabric covers during construction. Appropriate erosion control measures shall be employed.

PART 2 - PRODUCTS

2.1 IMPORTED PLANTING SOIL (Right of Way Planters)

A. Soils in Right of way to be per 329456 – Planting Soil for suspended paving.

A. Sand

1. The Sand Component shall meet the following specifications within reasonable variations:

Screen Size	Perce	ent Retained	Percent Passing
6.35mm	5%	95%	

6.35m	m	5%
#10	15	85
#30	50	50
#60	60	40
#100	80	20
#200	90	10

2.3 SOIL AMENDMENTS

A. Lime: Agricultural dolomitic limestone containing not less than 85% of total carbonates with a minimum of 30% magnesium carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve. Neutralizing value: 90% minimum.

B. Gypsum: Horticultural grade material.

C. Humus:

Sawdust: A minimum of two years old, well rotted, crumbly 1. and free of weeds, rock, sticks and other extraneous matter

D. Bone Meal: Commercial, raw, finely ground, 6% nitrogen, and 20% phosphoric acid

2.4 FILTER FABRIC

A. Woven geotextile fabric for filtration and drainage of large planters over structure; Mirafi Filterweave FW 400, with apparent opening size of .425, 10% open area and flow rate of 2852; 12' roll length, or approved equal.

1. Filter fabric apparent opening size and soil sieve analysis to be approved for compatibility by geotechnical engineer prior to procurement.

PART 3 - EXECUTION

3.1 PREPARATION OF SUB-GRADE:

A. Scarify sub-grade soils where not in conflict with drip lines of trees to remain and utilities. Rip, till and or loosen sub-grades 12" below sub grade elevation.

3.2 PLACING AMENDMENTS:

A. Landscape Planting Areas On-Grade: Place Imported Planting Soil in max 6" lifts to achieve a 12" minimum depth soil profile. Provide additional planting soil as necessary to meet finish grading as shown on plans.

3.3 FINE GRADING:

A. Perform fine grading to attain finish grades as shown on the Plans. B. Rake out all rocks, roots, sticks and other debris larger than 1-inch diameter or sticks longer than 3 inches long. Leave surface even and readily able to accommodate planting installation. Compaction level shall be between 80 to 85 percent density. Adjust grades and add soil as necessary as settlement occurs.

3.4 INSPECTION:

A. The Contractor shall notify the Engineer least 48 hours in advance of the time of inspection required for completion of soil preparation before planting of shrubs and groundcover can occur.



SECTION 0328400 - IRRIGATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Furnish all labor, materials, supplies, equipment, tools and transportation, and perform all operations in connection with and reasonably incidental to the complete installation of the irrigation system, and guarantee/warranty as shown on the drawings, the installation details, and as specified herein. Items of work specifically included are:

Procurement of all applicable licenses, permits, and fees. Connection of electrical power supply to the irrigation control 2.

system.

3. New conventional irrigation systems.

1.2 WORK NOT INCLUDED

A. Items of work specifically excluded or covered under other sections are:

Excavation, installation, and backfill of tap into municipal 1 water line.

2. Excavation, installation, and backfill of water meter and vault.

1.3 RELATED SECTIONS:

A. The related work under this section includes, but is not limited to the following:

1. Section 329300 - Plants

1.4 QUALITY ASSURANCE:

A. Qualifications: The contractor for this work shall be a firm specializing in irrigation work with a minimum 10 years of continuous engagement in landscape irrigation and a minimum of five projects that are similar in scale and complexity.

1.5 SYSTEM DESCRIPTION

A. The irrigation system is a bidder designed system based on performance requirements of the plans and specifications. The system must meet the requirements of the plans and specifications. The underground sprinkler irrigation system shall be constructed using the drip irrigation lines, valves, piping, fittings, controllers, wiring and the like, of sizes and types as called for in these Specifications and as indicated on the irrigation plans. The system shall be constructed to grades and conform to the site landscape plan.

1.6 SUBMITTALS:

A. Submit samples under provisions of Section 010330 – Submittals. B. Materials List: Include pipe, fittings, mainline components, water emission components, control system components and new equipment specified herein. Quantities of materials need not be included. C. Manufacturers' Data: Submit manufacturer's catalog cuts, specifications, and operating instructions for equipment shown on the materials list.

D. Bidder Design Plans/ Shop Drawings:

Submit bidder designed irrigation plans for review and approval.

Plans must be completed and stamped by a Certified Irriga-2. tion Designer as Certified by: The Irrigation Association. 6540 Arlington Boulevard, Falls Church, VA 22042-6638. Phone 703-536-7080

3 These specifications, irrigation plans and irrigation details shall be used as a basis for the irrigation plan design. 4

Plans shall be at 20 scale. Project CAD files and sheet layouts are available upon re-5 auest from bidder

Irrigation plans must be completed in hard copy and in Auto-CAD 2010 or later electronic format.

7. Irrigation system shall be designed to provide maximum

water efficiency with minimal overspray of planted areas. 8. Irrigation system must be designed to allow entire site to be watered in less than a 24 hour period.

E. Qualifications: Submit statement and outline of landscape subcontractors' qualifications showing 5 years of continuous engagement in the business of irrigation installation and a minimum of five (5) projects that are similar in scale and complexity, including bidder design systems.

F. Record Drawings: Submit 2 copies of Record Drawings as described below, for review by Architect. Revise and resubmit 2 copies, after making additions and/or changes requested by Architect. G. O & M Manual: Submit one copy of the O & M Manual, including the materials described below, for review by Architect:

1 O & M Manual shall be contained within a hard-bound black 3 ring binder, with project title and date appearing on side and front 1.10 WARRANTY AND REPLACEMENT: cover. Inside page shall include project name, date, contractor's name, address, phone number and other contact information.

2. Include cut sheets for all specified products, including exploded versions of heads and valves, with parts clearly labeled. 3. Provide a list of product suppliers, with phone numbers and addresses.

Provide detailed recommendations for annual spring start up 4. and fall winterization process.

Provide recommendations for watering time by zone, specific to planting type and type of system and head.

6. Provide one full size copy of the approved Record Drawings, and warranty information for irrigation and planting.

A. Work and materials shall be in accordance with the latest edition of the National Electric Code; the Uniform Plumbing Code as published by the Western Plumbing Officials Association; and applicable laws and regulations of the governing authorities.

B. When the contract documents call for materials or construction of a better quality or larger size than required by the above-mentioned rules and regulations, provide the quality and size required by the contract documents.

1.8 TESTING:

A. Notify the Owners Representative five working days in advance of testing.

B. Landscape Contractor to verify pressure tests have been completed and passed with General Contractor. Landscape Contractor to provide written and signed pressure test results for irrigation system. Test results shall be included with O& M Manual. Test results should indicate testing time, date, test duration, test location and quantity of pipe tested (linear footage) with a sketch and description of the area tested (i.e. "Mainline and zones between Valve 3 and 6 as indicated on design plans")

C. Pipelines jointed with rubber gaskets or threaded connections may be subjected to a pressure test at any time after partial completion of backfill. Pipelines jointed with solvent-welded PVC joints shall be allowed to cure at least 24 hours before testing.

D. Subsections of mainline pipe may be tested independently, provided they are separated from sections not to be tested by gate or similar valves.

E. Furnish clean, clear water, pumps, labor, fittings and equipment necessary to conduct test or retests

F. Hydrostatic Pressure Test:

1. Notify the Owner's Authorized Representative in writing at least three (3) work days prior to all system tests and inspections. Inspection (by General Contractor) and reports must be made for all tests.

2. The entire irrigation mainline and lateral system shall be tested at one time.

Thoroughly flush piping before testing and installation of 3. sprinklers.

4. Test all exposed mainline piping, valves, joints and fittings at 150 psi for one hour prior to inspection by General Contractor. If pressure loss occurs, inspect the entire system, make watertight and retest until no pressure loss occurs for a thirty-minute testing period.

5. PVC sprinkler lateral lines shall be tested at 100 psi for 30 minutes with not more than 5 psi loss.

6. Pressure test must show no pressure loss greater than allowed above for the specified period and be approved by the Owner's Authorized Representative before backfill of trenches will be allowed.

G. Coverage Test

Activate each remote control valve in sequence. The Archi-1. tect will visually observe water application patterns. 2. Adjust or move system components to correct coverage deficiencies. Repeat the test until the system passes test.

H. Cement or caulking to seal leaks is prohibited.

1.9 REVIEWS/TRAINING

A. Sprinkler Layout Review:

Notify Architect five (5) working days in advance of review. Static pressure at water supply and nearby mainline must be verified prior to review.

2. Stake each sprinkler location, remote control valve assembly, gate valve, and all other irrigation system assemblies. Different sprinkler types shall be clearly marked. Revise layout as directed by Architect. Layout review may be repeated at discretion of Architect.

All landscape edging, tree locations, and other known site 3. features must be staked or clearly marked prior to sprinkler layout review.

Where the irrigation system must be modified due to dis-4. crepancies between the irrigation plans and actual site conditions, the layout shall be modified per the direction of the Architect. Layout review shall occur prior to installation of irrigation 5. system unless otherwise directed by Architect.

B. At substantial completion or Final review period Contractor shall instruct Owner and Commissioning agent on Maintenance and Operations of entire Irrigation system. This instruction shall cover full system 2.5 CONTROL WIRE FOR AUTOMATIC VALVES: operation, maintenance and adjustment, including but not limited to system winterization, system start up, system adjustments (coverage, pressure, head replacement, valve replacement), etc.

C. Final review will occur at substantial completion of irrigation system and receipt of record (as-built) drawings and controller charts. Warranty period will begin at the date of Final Completion.

A. The purpose of this warranty is to ensure that the system remains free from defects resulting from construction, and that Owner receives irrigation materials of prime quality, installed and maintained in a thorough and careful manner.

B. For a period of one year from the date of final completion contractor shall warranty irrigation materials, equipment, and workmanship against defects. Fill and repair depressions. Restore landscape or structural features damaged by the settlement of irrigation trenches or excavations. Repair damage to the premises caused by a defective item. Make repairs within three (3) days of notification from the Architect.

C. Contract documents govern replacements the same as new work. Make replacements at no cost in contract price.

D. Guarantee/warranty applies to originally installed materials and equipment and replacements made during the guarantee/warranty period.

PART 2 - MATERIALS

2.1 PLASTIC PIPE:

A. PVC pipe (mainline) upstream of the control valves shall be Schedule 40 and conform to all requirements of ASTM D1785-86.

B. PVC pipe (lateral lines) downstream of the control valves on all spray head zones shall be Class 200 and conform to all requirements of ASTM D1785-86.

C. All PVC pipe shall be marked with the manufacturer's name, class of pipe and NSF seal. Pipe shall bear no evidence of interior or exterior extrusion marks. Pipe walls shall be uniform, smooth and glossy. Pipe may be pre-belled or with individual solvent-weld couplings. D. All PVC fittings shall be of the solvent weld type except where

risers, valves, etc., require threaded transition fittings. All fittings shall conform to the requirements of ASTM D2466-78. All threaded PVC fittings and nipples shall be Schedule 80.

E. All PVC pipe must be delivered in at least twenty foot (20') lengths. F. All PVC pipes and fittings for swing joints shall conform to all requirements of ASTM D3139.

G. Sleeves required for main and lateral lines located under paving shall be Schedule 40 PVC, with the inside diameter (I.D.) of sleeve to be twice the outside diameter (O.D.) of the insert pipe, maximum 1 insert pipe per sleeve.

H. Use Teflon tape on all threaded fittings. I. Primer color shall be purple and glue color shall be grey.

2.2 AUTOMATIC IRRIGATION CONTROLLERS

A. Controllers: General Conditions

Controller shall be hard wired in conduit. All conduits are to be UL approved electrical conduit minimum size 1 1/2-inch diameter, 18-inch deep minimum.

2. Conduit size for irrigation control wires shall be minimum 1 1/2-inch diameter.

3. Communication cable shall be the type recommended by the irrigation controller manufacturer. No splices in the communication cable will be allowed unless approved in writing by Engineer. 4. All controllers and sensor decoders shall be grounded to a

resistance less than 2 ohms. B. Controllers shall be:

Rain Bird ESP8LXMEF-LXMM-LXMMPED series pedestal 1. mount or approved equal

2. (1) Individual controller to be provided for this project.

3. Location to be verified with tenant and architect.

4. Station quantity to be per approved design build drawings.

Contractor to provide additional pedestal mount controllers adjacent to the main controllerif necessary, as determined by design build drawings.

2.4 AUTOMATIC VALVES:

A. Valves shall be electrically operated, actuated by a solenoid utilizing AC current, 24 volts, and rated at not more than 8.5 VA with an in-rush maximum of 1.0 amp. The solenoid coil is to be sealed in an "Epoxy" material so it is completely waterproof.

B. Operation shall be normally closed solenoid control capable of operating within minimum flow requirements.

C. Diaphragm operated of one-piece construction. The diaphragm is to be fully pressure balanced in both the open and closed positions.

D. Solenoid to be mounted directly on the valve or bonnet. All parts and tubing downstream of the entrance must be of larger size to permit

passage of foreign particles. E. A flow adjustment stem with cross handle shall be provided that limits the travel of the valve plug from full closed to full open, allowing manual closure or flow regulation. A manual control is to be provided for operation with or without the control wiring installed.

F. Construction is to be so that all operating parts are accessible and 2.12 SWING JOINTS: removable from the top by removing the bonnet without having to disconnect the valve body from the pipeline. The valve must be capable of being operated in any position.

G. Valves: For drip zones: Rain Bird commercial zone control kits XCZ 1. Series or approved equal.

A. Control wire must be insulated single strand copper designed for twenty (20) to fifty (50) volts and UL approved as Type U.F. (Underground Feeder). The UL and U.F. designations shall be clearly marked or indented on the insulation jacket of the wire.

B. Flow sensor control wire: Houston Wire D1501802 (direct bury, shielded, 2-18 gauge copper wires, drain wire) or approved equal. C. Expansion curls shall be provided within three (3) feet of each wire connection to solenoid and at least every three hundred (300) feet in length of control wire length. Expansion curls are formed by wrapping at least 5 turns of control wire around a rod or pipe 1" or more in diameter. Withdraw the rod or pipe once curls are formed.

D. Copper conductors must meet or exceed ASTM B-3 requirements.

E. White, black and orange color wires shall be used. F. One spare wire (orange) for each 4 zones is required unless otherwise shown on the Drawings.

2.6 QUICK COUPLING VALVES:

A. Shall be one inch (1"), all brass, one- or two- piece bodies, with locking brass tops. Provide five (5) operating keys and hose swivels. B. Quick coupler valve for use of compressed air for winterizing shall 2.14 Identification:

be 1" all brass, two-piece bodies with locking brass tops. Provide one (1) operating key on each project.

C. Shall be Rain Bird 44LRC or approved equal.

2.7 MANUAL CONTROL VALVES:

A. Gate Valves two inches (2") and smaller shall be all bronze double disc wedge, integral taper seats with a non-rising stem and square actuator. Gate valves 2 1/2" and larger shall be iron body, brass trimmed, double disc wedge, and integral taper seats with non-rising stem and square actuator. All gate valves shall be a minimum 150 psi - 300 WOG. Size per drawings.

B. Install drain valve at all low points on mainline and lateral line circuits.

C. All manual drain valves shall be 3/4-inch valves with detachable key (or as shown on the drawings). Automatic drain valves will not be accepted.

D. Drain valves shall be Nibco or approved equal.

2.8 FLOW SENSOR

A. The thermoplastic flow sensor shall have a six bladed impeller with a proprietary, non-magnetic sensing mechanism. The transmitted signal shall be a low impedance 8 VDC square wave signal. The maximum transmitted signal distance shall be 2000 feet.

B. Sensor shall include a PVC schedule 80 tee fitted with a removable sensor alert.

- C. Flow sensor: To be compatible with Irrigation controller.
- 2.9 RAIN SENSORS A. Rain sensors shall be Rain Bird Rain Check or equal.
- 2.10 VALVE BOXES:

A. Automatic and manual control valves shall be enclosed in a 12" x 18" valve box of polyolefin and fibrous material (preferably recycled material) with a latch lock cover. The bottom section is to be slotted so as to extend below the pipe. Extensions shall be added as required to meet grades per Details. The box cover shall be branded in 2-inch high letters and numbers to indicate controller and valve identification numbers. Automatic control valves shall read ACV, master valve boxes shall read MV, gate valves shall read GV, etc. Valve boxes and lids to be black.

B. Individual gate valves and quick coupler valves shall be enclosed in a 10" round valve box of polyolefin and fibrous material with a latch lock and cover. Box and lid to be black.

C. Provide two (2) sets of all keys required for valves, valve box covers, and protective sleeve covers unless otherwise noted.

D. Valve boxes shall be as below or approved equal.

1. Ametek or Carson 10 inch diameter round box (for drain valves, quick couplers and gate valves), black color.

2. Ametek 12 inch Standard Box or Carson 1419B with bolt down locking lid and extensions as required (for single valve only) black col-

3. Ametek 12 inch Jumbo Box or Carson 1324 with bolt down locking lid and extensions as required (use for two valves), black color.

2.11 DRIP IRRIGATION

A. Drip line: Rain Bird Landscape Drip line or approved equal. Dripper flow rate and spacing per approved design build drawings. Contractor shall specify coil length when ordering.

- B. Supply and Exhaust headers shall be PVC plastic pipe.
- C. Fittings: Rain Bird Xerigation fittings or approved equal.

D. Drip line staples: metal, approved for use with Rain Bird drip line or approved equal.

E. Disc Filter & Pressure Regulator Valve: Included in Rain Bird Xerigation Control Zone Components.

F. Line Flushing Valve: Rain Bird or equal.

G. Air/Vacuum Relief Valve: Rain Bird or equal.

H. Distribution Tube & Drippers: Rain Bird or equal.

A. Swing joints for quick couplers shall be triple swing joints using schedule 80 PVC or schedule 40 galvanized metal with threaded fittings. Swing joints to consist of street ells, ells, and nipples for full adjustability. Schedule 80 PVC pipe section with U-clamps shall be installed in a valve box with every schedule 80 PVC quick coupler assembly, per Details. Galvanized swing joint, quick coupler assemblies shall not require this anti-turning bar addition but shall be installed in valve boxes, per Details.

B. Pre-fabricated swing joints, for irrigation heads, shall be triple swing joints, using minimum PVC Class 315 threaded fittings. Swing joints to consist of street ells, ells, and nipples for full adjustability. Fittings shall have "O" ring seals. Lasco, Rainbird, or approved equal.

2.13 Other Supplies:

A. Electrical tape shall be black plastic, three-quarters inch (3/4") wide and a minimum of 0.007 inches thick and the all-weather type. B. Teflon tape shall be used for all threaded connections. Tape shall be set back a minimum of one-quarter inch (1/4") into the pipe thread-

C. Pressure gages for the pressure reducing valve assembly shall be liquid-filled Ashcroft 1009 AL with one-quarter inch (1/4") gage cock attached or approved equal.

D. Encapsulate all splices with approved splice kit with sealant. Wire Splice Kit: DBY 3M splice kit, King 3 Safety Connectors, or Spears DS-

100 Dri-Splice wire connectors. E. Flow Sensor: Data Industrial or approved equal. Line size.

2.15 Backfill Material:

A. Suitable bedding material for use around all pipes and equipment as shown on the Drawings. Use: native topsoil with no rocks or other debris more than 1 inch diameter: or common builders sand.

PART 3 - EXECUTION

3.1 GENERAL A. Coordinate and ensure building wall or retaining wall penetrations, diaphragms, seals, sleeves, or other elements are in place prior to starting work. B. Pre-installation Conference: Prior to installation of any irrigation equipment, (not including sleeving), contractor to arrange an on-site pre-installation conference to include, at a minimum, the Architect, drip line manufacturer representative, landscape contractor foreman, general contractor field representative. The intent of the meeting is to review the proposed irrigation system design, installation procedures, schedule, and other related work.

3.2 INSPECTIONS AND REVIEWS:

A. Site Inspections: Verify site conditions, including meeting with facilities staff. Note irregularities affecting work of this section. Report irregularities to the Architect prior to beginning work.

Beginning work of this section implies acceptance of existing 2. conditions.

review.

valves.

3.4

due to subgrade conditions.

3.5 SLEEVING AND BORING:

A. General: 2. B. Mainline Pipe and Fittings: pipe. 2.

PVC Solvent Weld Pipe: a. Use primer and solvent cement. Join pipe in a manner recommended by the manufacturer and in accordance with accepted industry practices. b. Cure for 30 minutes before handling and 24 hours before

A. Underground - Type Plastic Line Markers: Permanent, bright-colored, continuous-printed plasticized aluminum tape, intended for direct-burial service; not less than 3" wide x 5 mils thick. Provide blue tape with black printing reading "CAUTION IRRIGATION LINE BURIED BELOW". Line Tec. Inc., PO Box 67, Glen Ellyn, IL 60138. Detectable Marking Tape; Allen Systems, P.O. Box 33569, Houston, TX 77233 (713)943-7213, (800) 231-2077; or Magnatec by Thor Enterprises, Inc. P.O. Box 450, Sun Prairie, WI 53590 or approved equal.

B. Irrigation System Layout Review: C. Irrigation system layout review will occur after the layout has been completed. Notify the Architect five (5) working days in advance of

D. Verify locations of underground utilities.

3.3 LAYOUT OF WORK:

A. Stake out the irrigation system. Items staked include existing irrigation lines and components impacted by this construction contract, and new work: sprinklers, pipe, control valves, controller, and isolation

EXCAVATION, TRENCHING, AND BACKFILLING:

A. Excavate to permit the pipes to be laid at the intended elevations and to permit workspace for installing connections and fittings. B. Allow 12" minimum cover over sprinkler lateral lines and 18" minimum cover over main line. Notify Architect where this is not possible

C. PVC lateral pipes may be pulled into the soil utilizing a vibratory plow device specifically manufactured for pipe pulling. Minimum burial depths equal minimum cover listed above.

D. Backfill only after lines have been reviewed and tested. E. Excavated material is generally satisfactory for backfill. Backfill shall be free from rubbish, vegetable matter, frozen materials, and stones larger than one inch (1") in maximum dimension. Remove material not suitable for backfill. Backfill placed next to pipe shall be free of sharp objects that may damage the pipe.

F. Enclose pipe and wiring beneath roadways, walks, curbs, etc., in sleeves. Minimum compaction of backfill for sleeves shall be 95% Standard Proctor Density, ASTM D 698-78. Use of water for compaction around sleeves ("puddling") will not be permitted.

G. Dress backfilled areas to original grade, and re-seed, sod or restore plantings and bark, as required to match surrounding conditions. H. Where utilities interfere with irrigation trenching and pipe work, contact the Architect for trench depth adjustments.

A. Install sleeving at a depth that permits the encased pipe or wiring to remain at the specified burial depth.

B. Extend sleeve ends six inches beyond the edge of the paved surface. Cover pipe ends and mark with stakes. Mark concrete with a chiseled "X" at sleeve end locations.

C. Bore for sleeves under obstructions that cannot be removed. Employ equipment and methods designed for horizontal boring.

3.6 ASSEMBLING PIPE AND FITTINGS:

Keep pipe free from dirt and pipe scale. Cut pipe ends

square and de-burr. Clean pipe ends. Keep ends of assembled pipe capped. Remove caps only when necessary to continue assembly.

Use only strap-type friction wrenches for threaded plastic

allowing water in pipe.



Snake pipe from side to side within the trench. C.

C. Lateral Pipe and Fittings: Use only strap-type friction wrenches for threaded plastic

pipe. PVC Solvent Weld Pipe: 2.

Use primer and solvent cement. Join pipe in the manner а. recommended by manufacturer and in accordance with accepted industry practices.

b. Cure for 30 minutes before handling and 24 hours before allowing water in pipe.

c. Snake pipe from side to side within the trench.

D. Dripper line: Install dripper line minimum of 2" below finish topsoil grade; ensure dripper line is adequately covered and protected by topsoil, then mulch. Fix dripper line with dripper line staples as necessary to keep in place and ensure emitters are in direct contact with soil. For dripper line filter, insure that filter is facing sideways and slightly down, and that there is adequate clearance within the valve box to remove and service the filter. See detail drawings.

E. Flow Sensor:

Install per manufacturer's specifications.

2. For PVC flow sensors, install with 10 pipe diameters of straight pipe with no fittings upstream of flow sensor, and 5 pipe diameters of straight pipe with no fittings downstream of flow sensor. Coordinate wiring with control equipment. 3.

F. Air Relief Valve:

Locate air relief valves at high point of each zone. 2. Group valves near building wall where possible and coordinate with planting.

3.7 INSTALLATION OF MAINLINE COMPONENTS:

A. Point-of-Connection (P.O.C.): As indicated on the drawings.

B. Irrigation Pump Station: Install per manufacturers instructions. C. Isolation Gate Valve Assembly: Install where indicated on the draw-

D. Quick Coupling Valve Assembly: Provide quick coupling valves

spacing to allow 100 foot hose coverage of the site.

E. Drain Valves. Install at low points of irrigation mainline to drain entire irrigation system. Install per details

F. Thrust Blocking: Provide Thrust blocking of all mainlines above 2" diameter as required by design build documents.

3.8 INSTALLATION OF SPRINKLER IRRIGATION COMPONENTS:

A. Remote Control Valve (RCV):

Flush mainline before installation of RCV assembly.

2. Install where indicated on the drawings. Wire connectors and waterproof sealant shall be used to connect control wires to remote control valve wires. Install connectors and sealant per the manufacturer's recommendations.

Adjust RCV to regulate the downstream operating pressure 3.

B. Sprinkler Assembly:

Flush lateral pipe before installing sprinkler assembly. 2. Install per the installation details at locations shown on the drawings.

Set sprinklers perpendicular to the finish grade.

Supply appropriate nozzle or adjust arc of coverage of each 4. sprinkler for best performance.

Adjust the radius of throw of each sprinkler for best perfor- END OF SECTION 5. mance.

- 3.9 INSTALLATION OF CONTROL SYSTEM COMPONENTS:
- A. Irrigation Controller Unit:

1. The location of the controller unit as depicted on the drawings is approximate; the Architect will determine the exact site location during sprinkler layout review.

2. Attach wire markers to the ends of control wires inside the controller unit housing. Label wires with the identification number (see drawings) of the remote control valve to which the control wire is connected.

Connect control wires to the corresponding controller termi-3. nal.

B. Control Wire:

Bundle control wires where two or more are in the same 1 trench. Bundle with pipe wrapping tape spaced at 10 foot intervals. 2. Control wiring may be pulled into the soil utilizing a vibratory plow device specifically manufactured for pipe pulling. Minimum

burial depth equals minimum cover previously listed. 3. Provide a 24 inch excess length of wire in an 8 inch diameter loop at each 90° change of direction, at both ends of sleeves, and at 100 foot intervals along continuous runs of wiring. Do not tie wiring loop. Coil 24 inch length of wire within each remote control valve box.

4. Install common ground wire and one control wire for each remote control valve. Install two (2) spare wires along the mainline. Multiple valves on a single control wire are not permitted. Provide a 24 inch length of wire from each end of the spare control wires coiled in the control enclosure, and provide a 24 inch length of coiled wire for each spare control wire in a 6 inch round valve box at the most distant ends of the mainline pipe.

5. If a control wire must be spliced, make splice with wire connectors and waterproof sealant, installed per the manufacturer's instructions. Locate splice in a valve box that contains an irrigation valve assembly, or in a separate 6-inch round valve box. Use same procedure for connection to valves as for in-line splices.

Unless noted on plans, install wire parallel with and under 6. PVC mainline pipe.

Protect wire not installed with PVC mainline pipe with a con-7 tinuous run of warning tape placed in the backfill six inches above the wiring.

Prior to the Pre-Maintenance Review, supply to the Owner

3.11 PROJECT RECORD DRAWINGS:

Signed:	
Date:	
–	

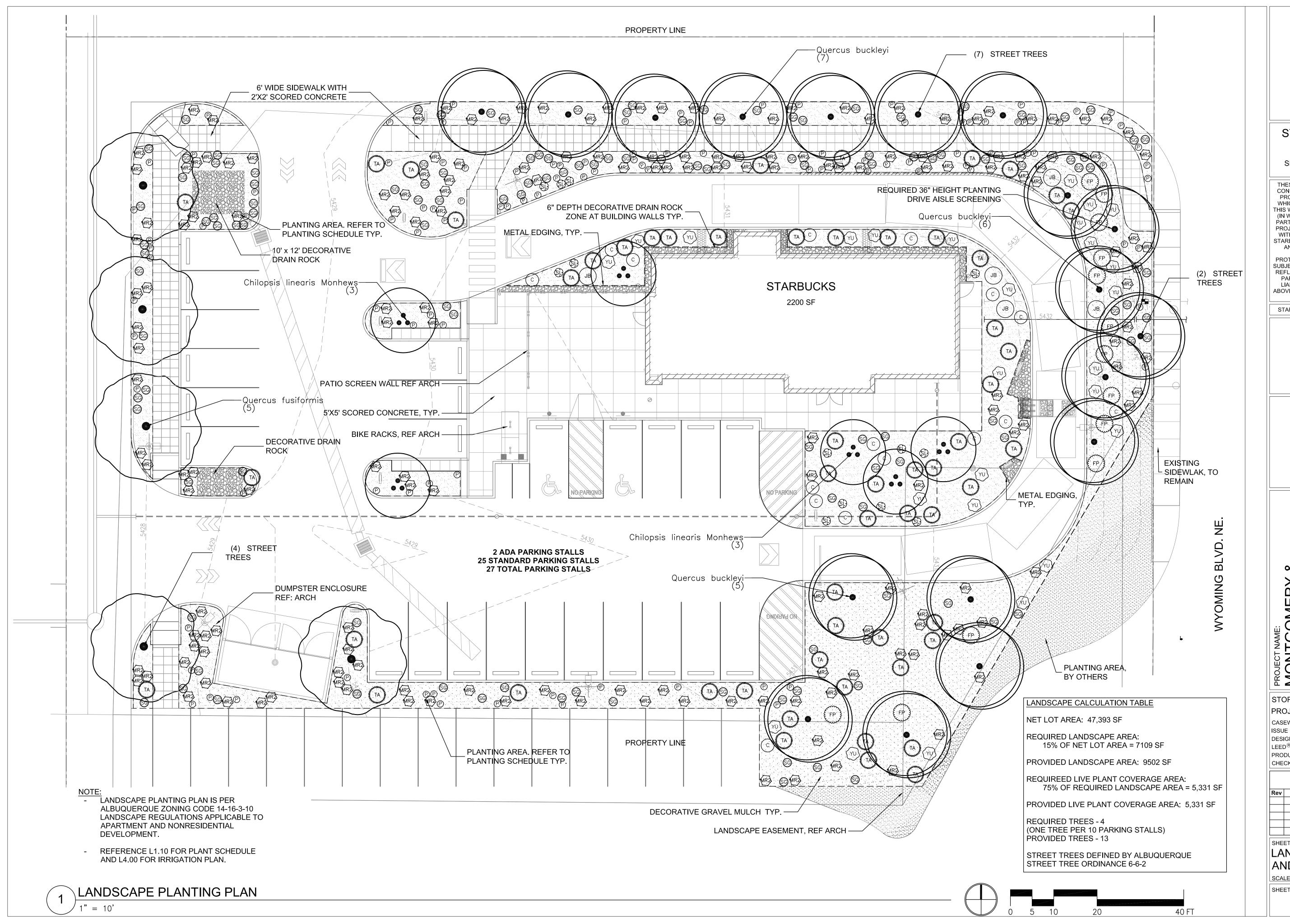
3.12 CONTROLLER CHARTS:

and the timing of each repeat.

3.13 CLEANUP:

C. Remote Control Valves: Install per manufacturers instructions. 1 3.10 INSTALLATION OF OTHER COMPONENTS: A. Tools and Spare Parts: 1. operating keys, servicing tools, test equipment, and any other items indicated on the drawings. 2. Prior to Final Review, supply to the Owner the spare parts indicated in the General Notes on the drawings. B. Other Materials: Install other materials or equipment shown on the drawings or installation details to be part of the irrigation system, even though such items may not have been referenced in these specifications. A. Prior to Final Review, obtain from the Architect a hard copy or digital file of the current Drawings. Duplicate information contained on the Record Drawings maintained on site to create Record Drawings. B. Record pipe and wiring network alterations. Record work that is installed differently than shown on the construction drawings. Record accurate reference dimensions, measured from at least two permanent reference points, of each irrigation system valve, each backflow prevention device, each controller or control unit, each sleeve end, each stub-out for future pipe or wiring connections, and other irrigation components enclosed within a valve box. C. Label each sheet "Record Drawing". On the first sheet, the Contractor or resident superintendent shall execute the following statement: D. Having reviewed this document and all attachments, I affirm that, to the best of my knowledge, the information presented here is true and accurate. Position: A. Prior to Pre-Maintenance Review, prepare a reduced copy of the as-built plans, with valve numbering clearly highlighted at the reduced scale. The reduced plan shall be sized to fit flat within the controller, laminated in plastic, and placed in the controller. B. Provide controller charts for each controller. Controller charts should be developed with the highest irrigation water demand for the season (usually peak of the summer) as the basis for the schedule. If repeat cycles are used, note the proper number of repeat operations A. Upon completion of work, remove from the site all machinery, tools, excess materials, and rubbish. Sweep and wash pavement, and leave site in a spotless condition.



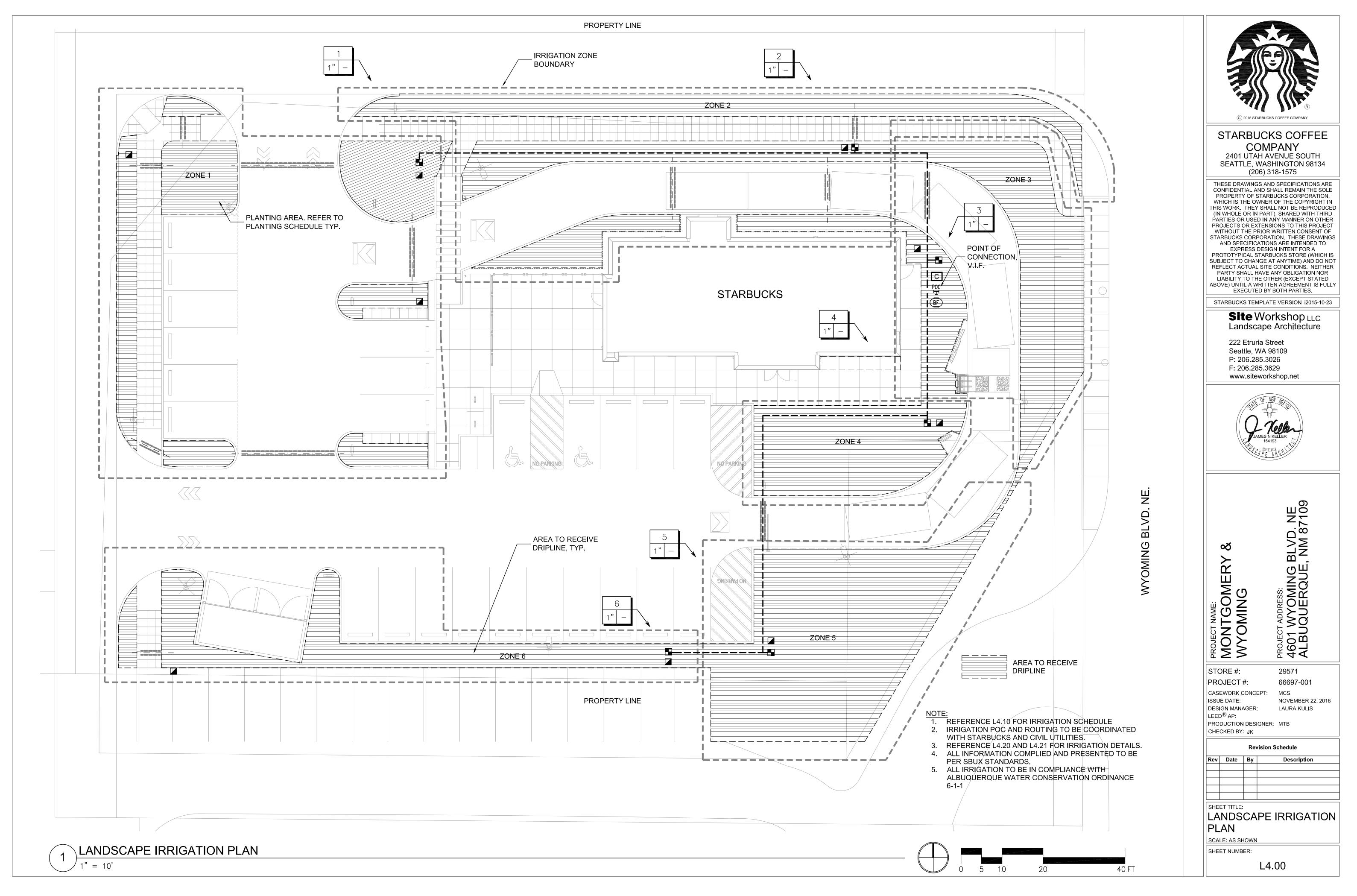


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JAMES N KELLER 164193 CAPE ARCHITE				
PROJECT NAME: MONTGOMERY & WYOMING PROJECT ADDRESS: 4601 WYOMING BLVD. NE ALBUQUERQUE, NM 87109				
STORE #:29571PROJECT #:66697-001CASEWORK CONCEPT:MCSISSUE DATE:NOVEMBER 22, 2016DESIGN MANAGER:LAURA KULISLEED [®] AP:LAURA KULISPRODUCTION DESIGNER:MTBCHECKED BY: JKJK				
Revision Schedule Rev Date By Description				
SHEET TITLE: LANDSCAPE MATERIALS AND PLANTING PLAN SCALE: AS SHOWN				
SHEET NUMBER: L1.00				

PLANT SCHEDULE

	PLANT SCHED	ULE					
4	TREES	<u>CODE</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION	PLANTING NOTES: 1. ALL PLANTING AREAS TO RECEIVE 12" IMPORT TOPSOIL. TOPSOIL TO BE INCORPORATED INTO PREPARED
	•	СМ	Chilopsis linearis Monhews	Desert Willow	36"box	Multi, 3 stems 8`-10` ht.	SUBGRADE. SUBGRADE TO BE DECOMPACTED TO 12" MINIMUM BELOW FINISH GRADE. 2. PER ALBUQUERQUE ZONING CODE (AZC) 16-16-3-10 D. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO THE APPROVED PLAN; INSTALLATION SHALL BE COMPLETED WITHING 60 DAYS OF THE
		QB	Quercus buckleyi	Texas Red Oak	36"box		RELATED BUILDING OCCUPANCY 3. REFERENCE 5.10 FOR PLANTING DETAILS 4. ALL PLANTING IS IN COMPLIANCE WITH ALBUQUERQUE GENERAL LANDSCAPING REGULATIONS 14-16-3-10
		QF	Quercus fusiformis	Escarpment Oak	36"box		 RESPONSIBILITY FOR LANDSCAPE MAINTENANCE WILL BE MAINTAINED BY SBUX. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER, AND SHALL CONFORM TO THE CITY WATER CONSERVATION AND POLLEN ORDINANCE.
	SHRUBS	<u>CODE</u>	BOTANICAL NAME	COMMON NAME	<u>CONT</u>	SPACING	NOTE:
		BB	Bouteloua gracilis `Blonde Ambition`	Blonde Ambition Blue Grama Grass	1 gal		- LANDSCAPE PLANTING PLAN IS PER ALBUQUERQUE ZONING CODE 14-16-3-10 LANDSCAPE REGULATIONS APPLICABLE TO
	E FP	FP	Fallugia paradoxa	Apache Plume	1 gal		APARTMENT AND NONRESIDENTIAL DEVELOPMENT.
	JB	JB	Juniperus sabina `Buffalo`	Buffalo Juniper	1 gal		- REFERENCE L1.10 FOR PLANT SCHEDULE AND L4.00 FOR IRRIGATION PLAN.
	ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	<u>CONT</u>	SPACING	
	С	С	Callirhoe involucrata	Purple Poppymallow	1 gal		LANDSCAPE CALCULATION TABLE
	®	Ρ	Penstemon mexicali `Red Rocks`	Penstemon	1 gal		NET LOT AREA: 47,393 SF REQUIRED LANDSCAPE AREA: 15% OF NET LOT AREA = 7109 SF
	69	SG	Salvia greggii	Autumn Sage	1 gal		PROVIDED LANDSCAPE AREA: 9502 SF
	GRASSES	<u>CODE</u>	BOTANICAL NAME	COMMON NAME	<u>CONT</u>	SPACING	REQUIREED LIVE PLANT COVERAGE AREA: 75% OF REQUIRED LANDSCAPE AREA = 5,331 SF
	WRA	MR2	Muhlenbergia rigens	Deer Grass	1 gal		PROVIDED LIVE PLANT COVERAGE AREA: 5,331 SF
	()	SL	Schizachyrium scoparium	Little Bluestem Grass	1 gal		REQUIRED TREES - 4 (ONE TREE PER 10 PARKING STALLS) PROVIDED TREES - 13
	SUCCULENTS	<u>CODE</u>	BOTANICAL NAME	COMMON NAME	<u>CONT</u>	SPACING	STREET TREES DEFINED BY ALBUQUERQUE
	TA	ТА	Teucrium fruticans `Azureum`	Azure Bush Germander	1 gal		STREET TREE ORDINANCE 6-6-2
	YU	YU	Yucca baccata	Broadleaf Yucca	5 gal		







IRRIGATION SCHEDULE

<u>SYMBOL</u>	MANUFACTURER/MODEL/DESCRIPTION	
	Rain Bird XCZ-100-PRB-COM Medium Plus Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 3gpm to 20gpm.	
	Area to Receive Dripline Rain Bird XFS-06-12 (12) XFS Sub-Surface Pressure Compensating Landscape Dripline w/Copper Shield Technology. 0.6GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. UV Resistant.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	
BF	Febco 825YA 1" Reduced Pressure Backflow Preventer	
С	Rain Bird ESP8LXMEF-LXMM-LXMMPED with (01) ESPLXMSM12 20 Station Capable Commercial Controller. Mounted on a Powder-Coated Metal Pedestal. Flow Sensing and Water Management Capabilities.	
· · · ·	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	
	Irrigation Mainline: PVC Schedule 40	
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	
Valve	e Callout	
# ●	Valve Number	
# <mark>°</mark> #●-	— Valve Flow	
	— Valve Size	

IRRIGATION NOTES:

- 1. IRRIGATION SYSTEMS TO BE DESIGN BUILD BASED ON APPROVED EQUAL
- AND SOIL MOISTURE SENSORS.
- 4. INSTALL QUICK COUPLER AT EACH IRRIGATION ZONE OR MAXIMUM 50' INTERVALS.
- UTILITIES CAUSED BY EXECUTION OF CONTRACT.
- SYSTEM INSTALLATION WITH LANDSCAPE PLAN.
- 8. CONTRACTOR SHALL VERIFY PRESSURE AND NOTIFY **REQUIRED.**
- AVOID ROOT ZONES IF POSSIBLE.
- LOW POINTS OF EXISTING SLOPES.
- MANUFACTURERS RECOMMENDATION.
- PLANS.
- **OPERATING AND MAINTENANCE MANUAL**
- 15. INSTALL TWO EXTRA CONTROL WIRES FROM EACH CONTROLLER ALONG ENTIRE LENGTH OF IRRIGATION MAINLINE WITH VALVES OPERATED BY THAT ZONE.
- COVERAGE DEFICIENCIES.
- UNLESS OTHERWISE NOTED.
- INSTALL ALL IRRIGATION BOXES FLUSH WITH GRADE.
- AND RATED FOR DIRECT BURIAL. 21. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL
- OPERATING PROPERLY.
- TO EACH PLANT.



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BLVD. NE NM 8710

PROJECT ADDRESS: 4601 WYOMING F ALBUQUERQUE,

29571

PROJECT NAME:
MONTGOMERY &
WYOMING

STORE #: PROJECT #:

66697-001 CASEWORK CONCEPT: MCS ISSUE DATE: NOVEMBER 22, 2016 DESIGN MANAGER: LAURA KULIS

LEED[®] AP: PRODUCTION DESIGNER: MTB CHECKED BY: JK

Revision Schedule Rev Date By Description

SHEET TITLE: **IRRIGATION SCHEDULE**

SCALE: AS SHOWN SHEET NUMBER:

L4.10

PERFORMANCE BASED EQUIPMENT AND SPECIFICATIONS OR

2. ALL PLANTING AREAS TO RECEIVE DRIP IRRIGATION SYSTEMS. 3. IRRIGATION SYSTEMS AND CONTROLS TO BE DESIGNED TO MAXIMIZE WATER SAVING AND SHALL EMPLOY AUTOMATIC SEASONAL ADJUST FUNCTIONS, RAIN AND FREEZE GAUGES

5. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, AND SALES TAXES APPLICABLE TO THIS PROJECT. 6. ALL TRENCHES TO BE PUDDLE AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND

7. CONTRACTOR SHALL REFER TO AND COORDINATE IRRIGATION

REPRESENTATIVE. INSTALL WATTS 223S PRESSURE REDUCING VALVE WITH AIR RELIEF VALVE, IN VALVE BOX MARKED PRV; IF

9. THIS DESIGN IS DIAGRAMMATIC, ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DRAWING CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY. 10. CONTRACTOR SHALL HAND DIG TRENCHES OR BORE LINES THROUGH OR AROUND ROOTS OF EXISTING TREES TO REMAIN.

11. MAINLINE AND CONTROL VALVES SHALL NOT BE INSTALLED AT

12. CONTRACTOR SHALL PROVIDE AND INSTALL RAIN AND FREEZE SENSORS INSTALLED IN VANDAL RESISTANT ENCLOSURE FOR CONTROLLER. INSTALL BYPASS SWITCH FOR RAIN SENSOR. SENSOR AND OTHER ACCESSORIES SHALL BE A RAINBIRD WEATHER SENSOR. INSTALL IN UNOBSTRUCTED PLACE PER

13. CONTRACTOR IS TO USE A BRANDING IRON TYPE OF TOOL TO IMPRINT VALVE BOX LIDS WITH NUMBERS. (CHARACTERS TO BE 2" IN HEIGHT). USE NUMBERING SYSTEM AS INDICATED ON

14. CONTRACTOR SHALL PROVIDE AS BUILT DRAWINGS WITH AN

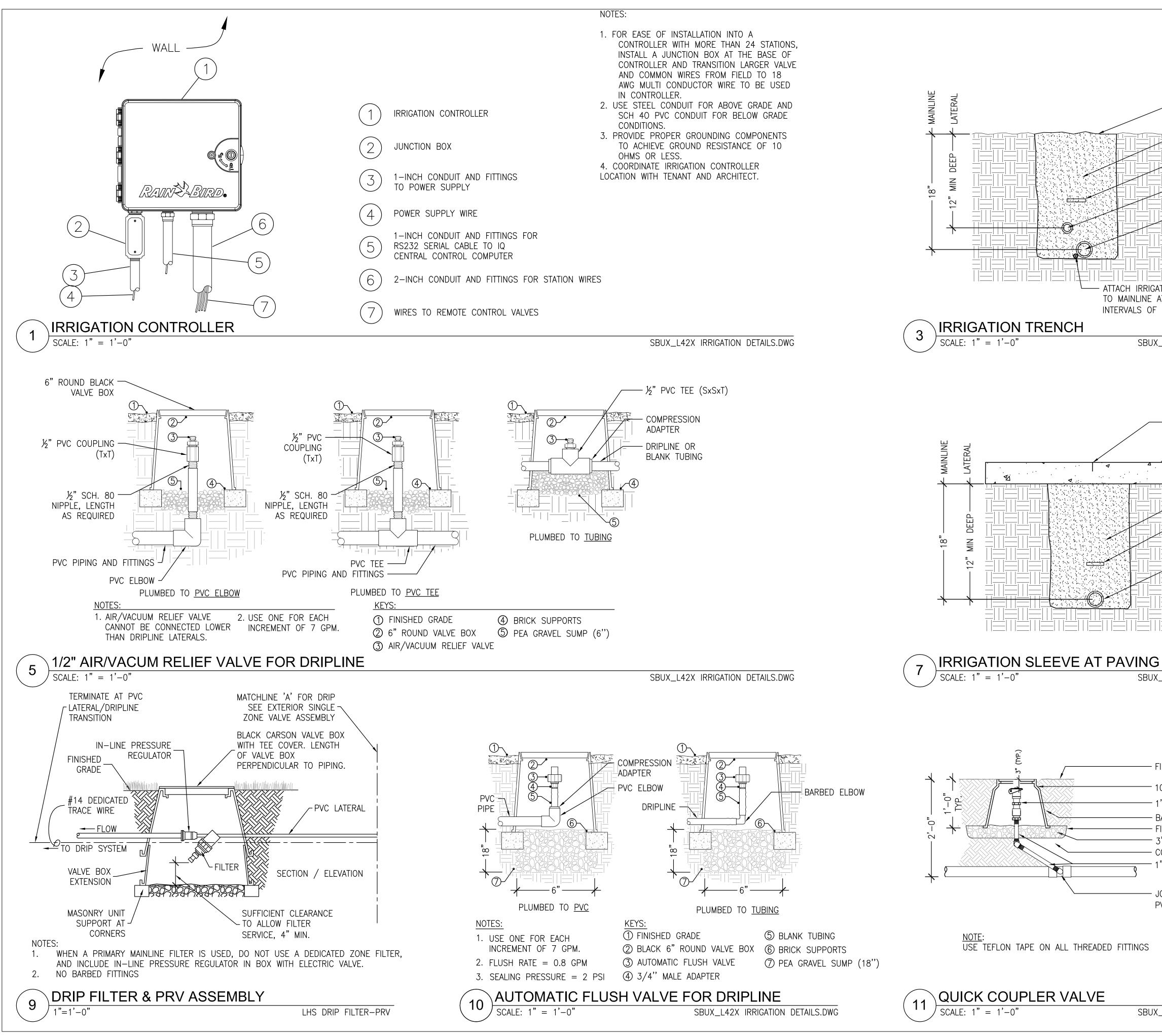
16. SYSTEM HAS BEEN DESIGNED WITH THE INTENT TO OPERATE ONE ZONE AT A TIME, IF OPERATOR SCHEDULES CONTROLLER TO IRRIGATE MORE THAN ONE ZONE AT A TIME SYSTEM PRESSURE WILL DECREASE AND CREATE OPERATING AND

17. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, WALKS, THROUGH WALLS, ETC.,

18. PLANS ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT. 19. ALL VALVE BOXES SHALL BE CARSON OR APPROVED EQUAL. 20. SPRINKLER CONTROL WIRE SHALL BE 14 GAUGE 'UL' LISTED

WINTERIZATION AND SPRING START-UP TO ENSURE SYSTEM IS

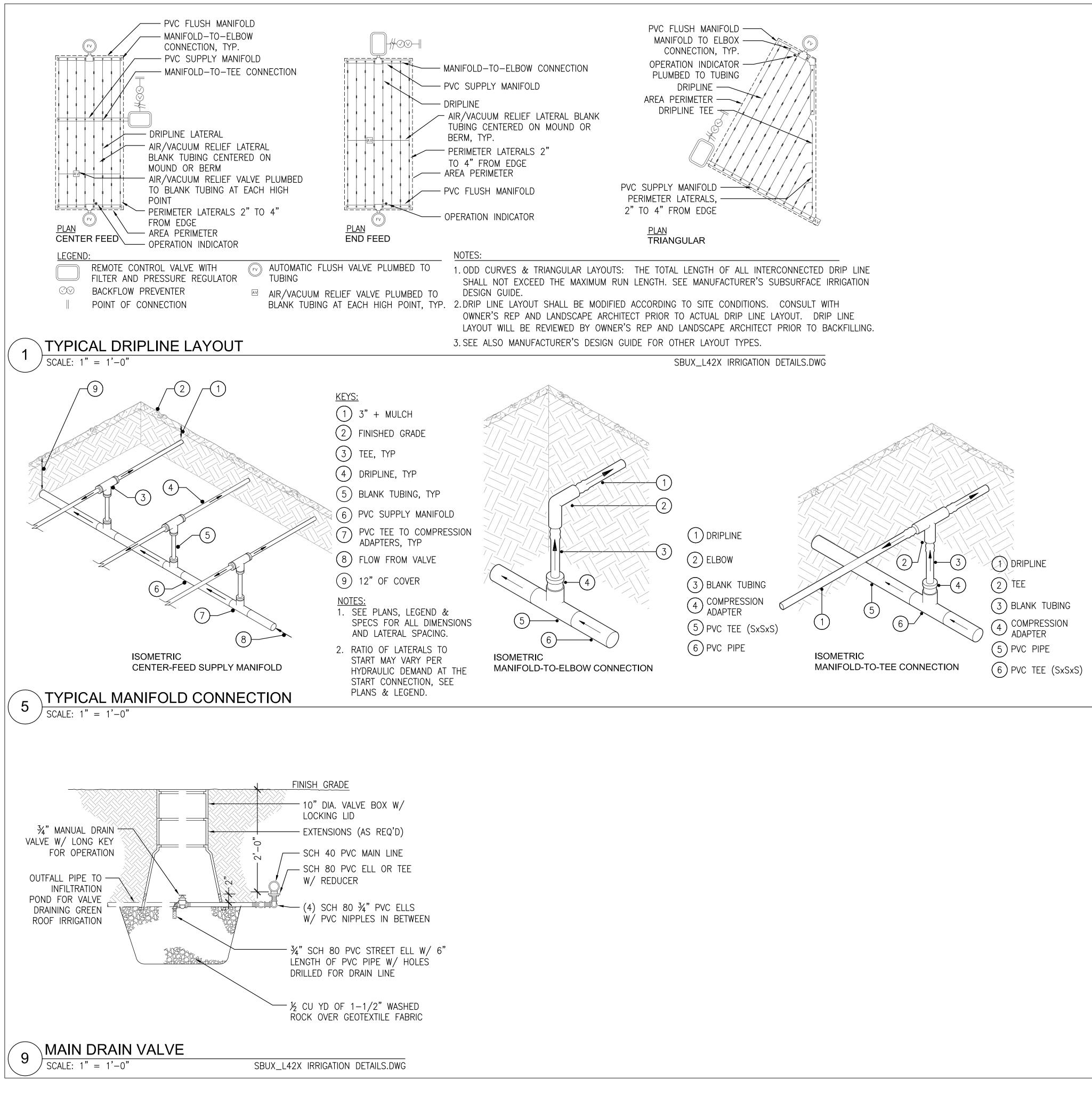
22. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HEAD TO HEAD COVERAGE IN ALL TURF AREAS AND DRIP IRRIGATION





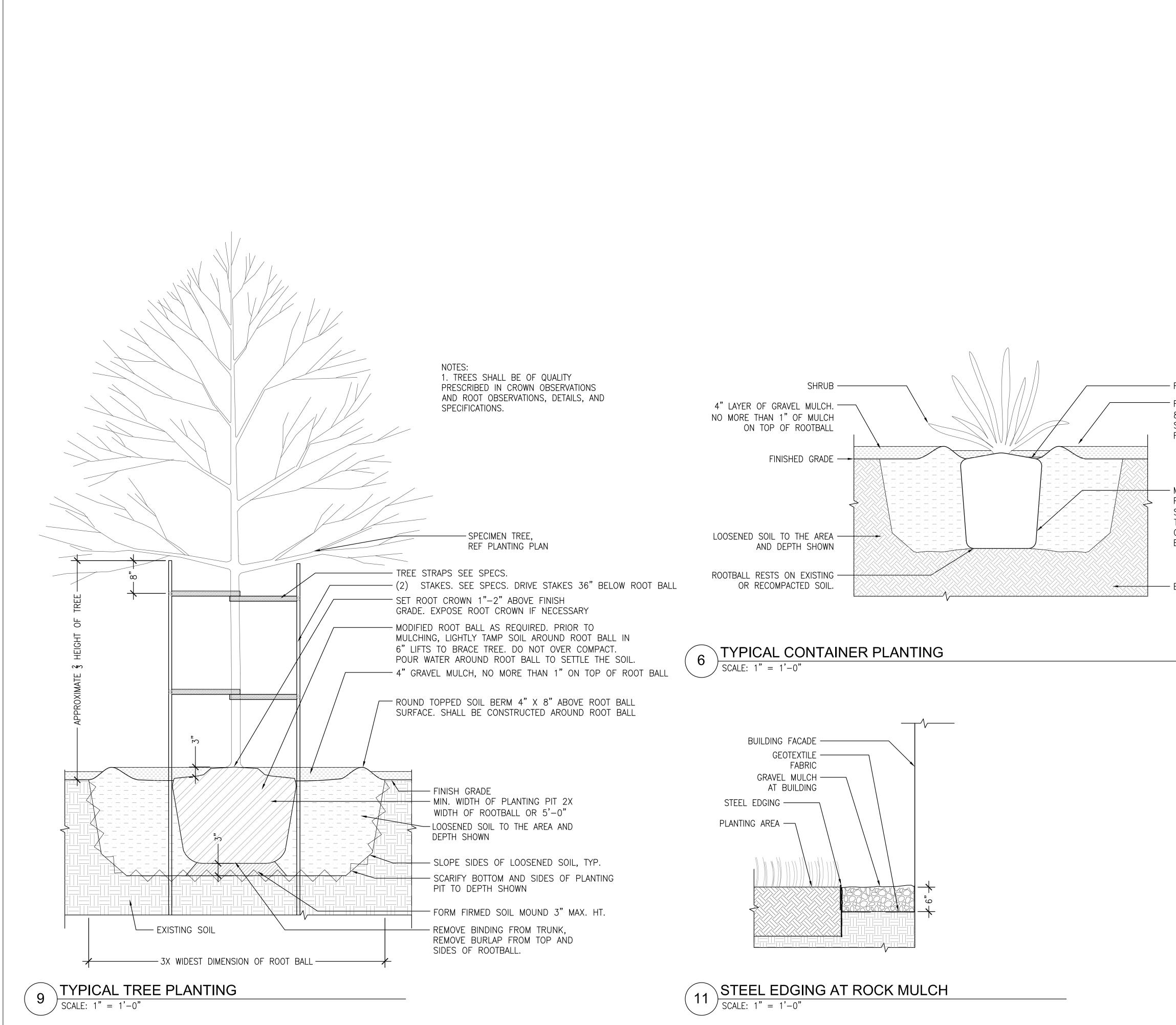
· ATTACH IRRIGA TO MAINLINE A INTERVALS OF SBUX_

TOP OF SOIL COVER, EXCLUDING MULCH CLEAN AND LIGHTLY COMPACTED BACKFILL TRACKING TAPE 6" ABOVE PIPE LATERAL LINE MAINLINE MAINLINE MAINLINE TON WIRE T15'-0" L42X IRRIGATION DETAILS.DWG	<image/>
INISH GRADE	PROJECT NAME PROJECT NAME MONTGOMERY & WYOMING PROJECT ADDRESS: PROJECT ADDRESS: 4601 WYOMING BLVD. NE ALBUQUERQUE, NM 87109
0" DIA. VALVE BOX WITH LOCKING LID " BRASS QUICK COUPLER VALVE BACKFILL WITH SELECT MATERIAL TILTER FABRIC (TYP.) 5" OF PEA GRAVEL COMPACTED BACKFILL MATERIAL " SCH 40 GALVANIZED TRIPLE SWING OINT ASSEMBLY (TYP.) SCH 80 VC THREADED FITTING (TYP.)	STORE #: 29571 PROJECT #: 66697-001 CASEWORK CONCEPT: MCS ISSUE DATE: NOVEMBER 22, 2016 DESIGN MANAGER: LAURA KULIS LEED [®] AP: PRODUCTION DESIGNER: PRODUCTION DESIGNER: MTB CHECKED BY: JK Revision Schedule Rev Date By Description Image: Sheet TITLE: IRRIGATION DETAILS
_L42X IRRIGATION DETAILS.DWG	SCALE: AS SHOWN SHEET NUMBER: L4.20



SE





- ROOTBALL

ROUND TOPPED SOIL BERM 4" X 8" ABOVE ROOT BALL SURFACE. SHALL BE CONSTRUCTED AROUND ROOT BALL

- MODIFIED ROOT BALL AS REQUIRED. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. POUR WATER AROUND ROOT BALL TO SETTLE THE SOIL.

EXISTING SOIL



STARBUCKS COFFEE COMPANY ALBUQUERQUE, NEW MEXICO BFRNALLLO COUNTY

GENERAL NOTES

- 1. THE CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT INCLUDE ALL PLANS AND SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS. THOSE CRITERIA ARE TO BE UTILIZED AND APPLIED IN CONJUNCTION WITH THE NEW MEXICO STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) PUBLISHED BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) NEW MEXICO CHAPTER.
- 2. THE CONTRACTOR WILL CONFINE HIS WORK WITHIN THE CONSTRUCTION EASEMENT LIMITS AND/OR RIGHT-OF-WAY OR PROVIDE COPIES OF AGREEMENTS WITH ADJACENT LANDOWNERS TO BERNALILLO COUNTY.
- 3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811 (STATEWIDE) FOR LOCATION OF EXISTING UTILITIES.
- 4. THE CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY OF ALBUQUERQUE SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY OF ALBUQUERQUE SURVEYOR AND SHALL NOTIFY THE CITY OF ALBUQUERQUE SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION- 1986-UPDATE NO. 7.
- 5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY. AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF THE EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE AND MAY NOT BE COMPLETE; THEREFORE, IT MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, AND RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- 6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- 7. ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINAL GRADE.
- 8. SUBGRADE PREPARATION UNDER SIDEWALKS AND DRIVE PADS. AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER, ARE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.
- 9. CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-FXCAVATIONS.
- 10. WHEN ABUTTING NEW PAVEMENT TO THE EXISTING INTERSECTING STREETS. THE EXISTING PAVEMENT SHALL BE SAW CUT PER BERNALILLO COUNTY STANDARD DRAWING 2465 TO A STRAIGHT LINE AT RIGHT ANGLES, AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED. SAW CUTTING SHALL BE CONSIDERED INCIDENTAL TO PAVING; THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY PUBLIC WORKS DIVISION (848-1502) TO REQUEST AN INSPECTOR TO VERIFY PAVEMENT THICKNESS.
- 11. TRENCHING, ASPHALT CUTTING AND PATCHING SHALL CONFORM TO BERNALILLO COUNTY STANDARD DRAWING 2465. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY PUBLIC WORKS DIVISION (848–1502) TO REQUEST AN INSPECTOR TO VERIFY PAVEMENT THICKNESS PRIOR TO PATCHING.
- 12. WHEN APPLICABLE, CONTRACTOR SHALL SECURE TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE AND AN EXCAVATION/CONSTRUCTION PERMIT FROM BERNALILLO COUNTY. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY RIGHT-OF-WAY.
- 13. ANY PAVEMENT DISTURBED BY THE TRENCH SHALL BE REMOVED AND THE FULL SECTION OF PAVEMENT SHALL BE REPLACED. FOR THE PAVEMENT BEYOND THAT DISTURBED BY THE EXCAVATED TRENCH, THE FOLLOWING APPLIES UNLESS OTHERWISE NOTED ON PLANS:
 - a. IF ONLY ONE LANE IS DISTURBED BY TRENCHING, THE REMAINDER OF THE ONE ENTIRE LANE SHALL BE MILLED AND RESURFACED. IN A FOUR-LANE STREET, IF MORE THAN ONE LANE BUT LESS THAN HALF THE STREET IS AFFECTED. THEN THE REMAINDER OF HALF THE STREET (TWO LANES MINIMUM) SHALL BE MILLED AND RESURFACED.
 - b. IF MORE THAN ONE-HALF OF ANY STREET WIDTH IS AFFECTED, THEN ALL PAVING IN THE STREET FROM CURB TO CURB SHALL BE MILLED AND RESURFACED.

- OF THE SWPPP.

ACP

ABBREVIATIONS

APPROX ARCH ATB BGS CB CEM CL CONC COA COORD CSTC DEMO DIA ELEC ELEV EX. EXIST FDC HMA

14. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY TRAFFIC ENGINEERING (848–1504) BEFORE REMOVING AND/OR INSTALLING ANY TRAFFIC SIGNS OR PERMANENT STRIPING AND MARKINGS. ALL STRIPING AND PAVEMENT MARKINGS, INCLUDING LANE LINES, CROSSWALKS, LEGENDS, AND SYMBOLS, ARE TO BE CONSTRUCTED OF HOT THERMOPLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). LATEST EDITION, ANY PAVEMENT MARKINGS AND SIGNS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT EXISTING LOCATIONS. SUCH WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THE PROJECT.

15. INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKERS IN THE CENTER OF ROADWAY TO DELINEATE ALL HYDRANT LOCATIONS.

16. THE CONTRACTOR SHALL SUBMIT FIELD TEST REPORTS TO BCPWD (ATTN. DR INSPECTOR) FOR REVIEW. SAMPLING AND TESTING SCHEDULE SHALL COMPLY WITH PLAN SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO RECORD ANY CHANGES ON THE PLANS AND SUBMIT DETAILED AS-CONSTRUCTED CONSTRUCTION PROJECT PLANS (AS-BUILTS) TO THE DESIGN AND/OR PROJECT ENGINEER.

17. BARRICADING AND CONSTRUCTION PERMITS MUST BE OBTAINED FROM BCPWD (848-1502) PRIOR TO BEGINNING OF ANY CONSTRUCTION EFFORTS.

18. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN. BE CONSTRUCTED IN ACCORDANCE WITH THE NMDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

19. THE CONTRACTOR SHALL RESTORE ALL ACCESS ROADS TO THE PRE-CONSTRUCTION CONDITION. ANY DAMAGE TO ROADWAY AND/OR UNDERGROUND UTILITIES SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE.

20. ALL ROADWAY WORK DETAILED IN THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE NMDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

21. WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE AND AN EXCAVATION/CONSTRUCTION PERMIT FROM BERNALILLO COUNTY. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY RIGHT-OF-WAY.

22. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE NATIONAL POLLUTANT ELIMINATION DISCHARGE SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT DURING CONSTRUCTION, SUBMISSION OF A COMPLETED NOI APPLICATION, AND SUBMISSION OF A COMPLETED NOT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE SWPPP REVIEWED AND APPROVED BY THE BERNALILLO COUNTY PUBLIC WORKS DIVISION, AT NO ADDITIONAL COST TO BERNALILLO COUNTY, PRIOR TO IMPLEMENTATION

23. THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING BUT NOT LIMITED TO THE HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.

24. THE CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY. THIS GRAFFITI REMOVAL SHALL BE CONSIDERED INCIDENTAL; THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

ASPHALT CONCRETE PAVEMENT APPROXIMATE ARCHITECTURAL ASPHALT TREATED BASE BELOW GROUND SURFACE CATCH BASIN PORTLAND CEMENT CLASS CONCRETE CITY OF ALBUQUERQUE COORDINATE CRUSHED SURFACING TOP COURSE DEMOLITION DIAMETER EAST ELECTRICAL ELEVATION EXISTING FIRE DEPARTMENT CONNECTION FINISH FLOOR FINISHED GRADE FLANGE GAUGE GATE VALVE	LA LF MECH MJ N OC OD POC PROP PVMT REF REM REQ S SCH SD SPKLR SD SPKLR SPU SQ SS STRUCT TOC TYP UNO	LANDSCAPE LINEAL FEET MECHANICAL MECHINICAL NORTH ON CENTER OUTSIDE DIA POINT OF C PROPOSED PAVEMENT REFERENCE REMOVE REQUIRED SOUTH SCHEDULE STORM DRAI FIRE SPRINA SEATTLE PU SQUARE SANITARY SE STRUCTURAL TOP OF CU TYPICAL UNLESS NO
	UNO	UNLESS NO
HOT MIX ASPHALT	W	WEST
	W/	WITH
LENGTH	WA	WATER

JOINT IAMETER CONNECTION RAIN NKLER PUBLIC UTILITIES SEWER JRB OTED OTHERWISE

EROSION AND SEDIMENTATION CONTROL NOTES

- 1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
- 2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- 3. THE BOUNDARIES OF THE CLEARING LIMITS SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD. NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- 4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES. SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS. MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- 5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- 6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
- 7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING, WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
- 8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- 9. ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7)
- 10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
- 11. AT NO TIME SHALL MORE THAN ONE (I) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A SEDIMENT FACILITY. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- 12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM. THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- 13. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTITY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CONDITIONS OF APPROVAL - NM PUBLIC SRVC. CO.

- 1. ELECTRIC DISTRIBUTION LINES ARE LOCATED ALONG THE WESTERN BOUNDARY OF THE SUBJECT SITE. IN ADDITION, THERE IS AN EXISTING PUBLIC UTILITY EASEMENT ON THE NORTH SIDE OF THE PROPERTY. IT IS THE APPLICANT'S OBLIGATION TO ABIDE BY ANY CONDITIONS OR TERMS OF THOSE EASEMENTS.
- 2. IT IS NECESSARY FOR THE DEVELOPER TO CONTACT PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE REGARDING THIS PROJECT. CONTACT: MIKE MOYER
 - PNM SERVICE CENTER 4201 EDITH BOULEVARD NE ALBUQUERQUE, NM 87107 PHONE: (505) 241-3697
- 3. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER TO THE PNM ELECTRIC SERVICE GUIDE AT WWW.PNM.COM FOR SPECIFICATIONS.

SHEET INDEX

C-0001	CIVIL NOTES
C-0002	TESC PLAN
C-0003	DRAINAGE NARRATIVE PLAN
C-0010	DRAINAGE AND UTILITY PLAN
C-0020	PAVING, GRADING AND DRAINAGE P
C-0030	SIGNING AND STRIPING PLAN
C-0040 THRU C-0042	CIVIL DETAILS



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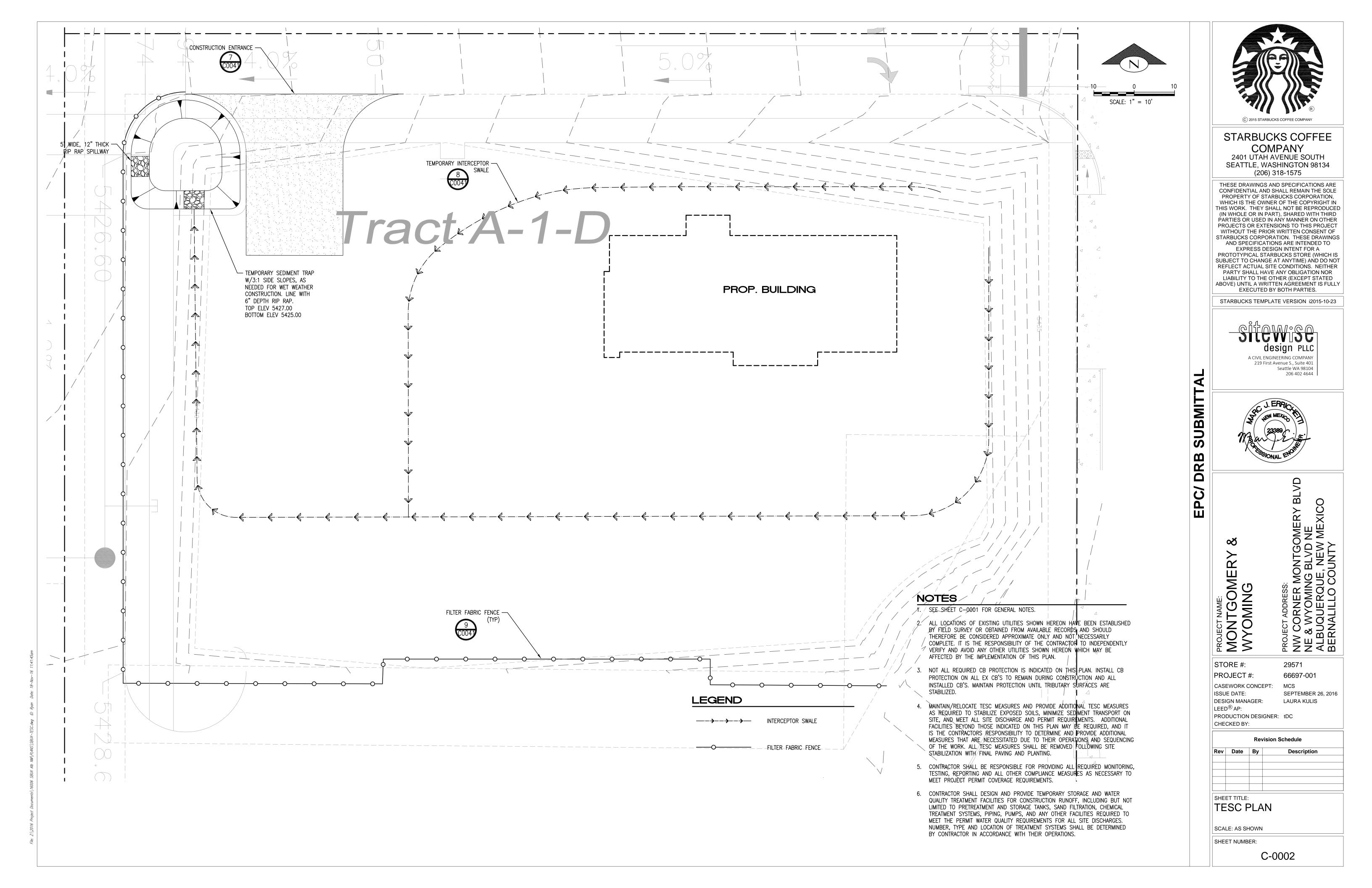
REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.

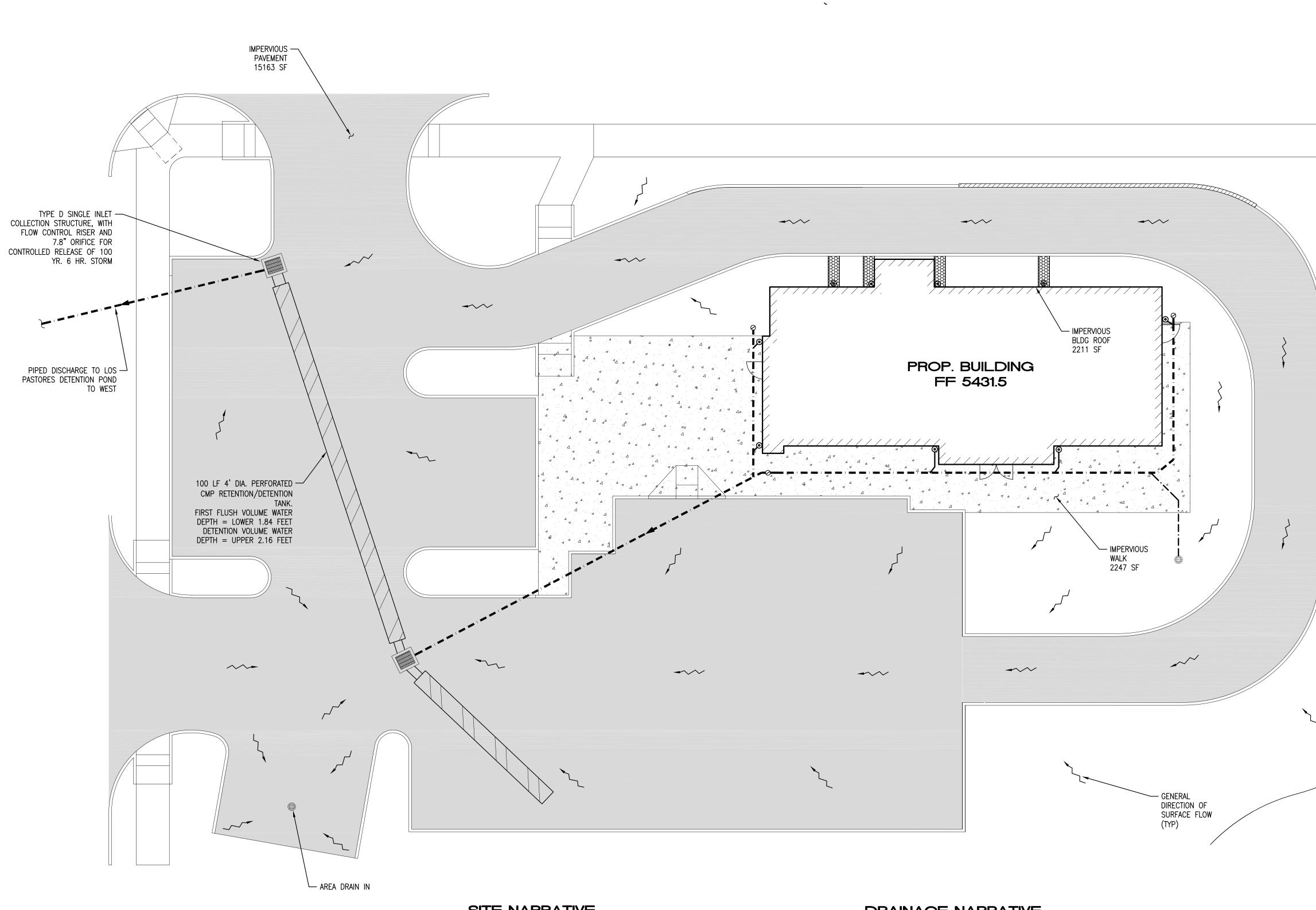
STARBUCKS TEMPLATE VERSION i2015-10-23

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RB SUBMITTA					J. EF	9					
EPC/ DRB	PROJECT NAME:	MONTGOMERY &	UNINCY.			PROJECT ADDRESS:	NW CORNER MONTGOMERY BLVD	NYOMING E	-	ALILLO COL	
	PRO CAS ISSU DESI LEEI PRO	IE DAT IGN M D [®] AP	CT ; RK C FE: ANA 2: TON	ONCI	EPT: : IGNER:	66 MC SE LA	PTEI URA	-00 MBEI	R 26,	2016	
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C-0001





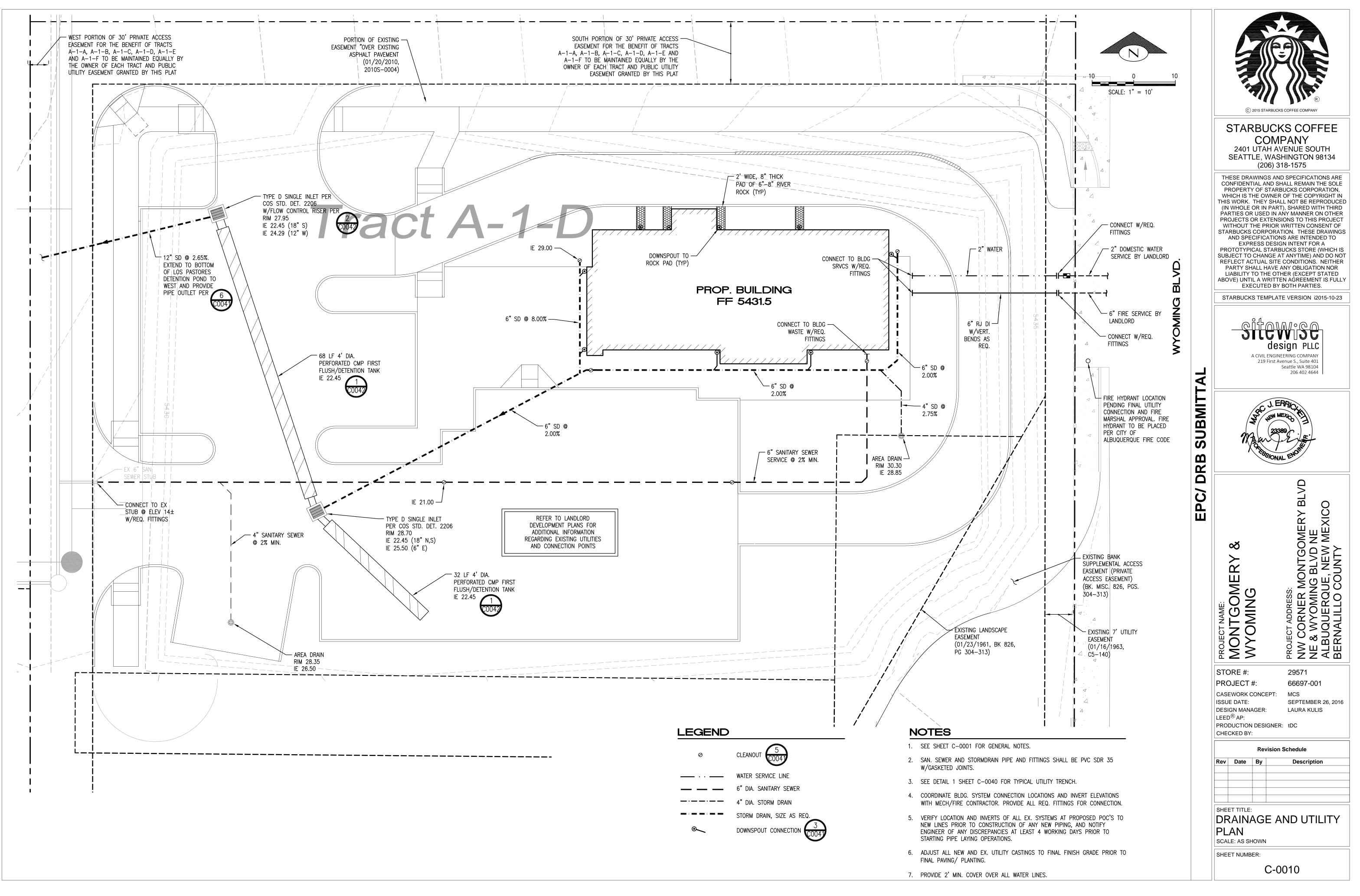
SITE NARRATIVE

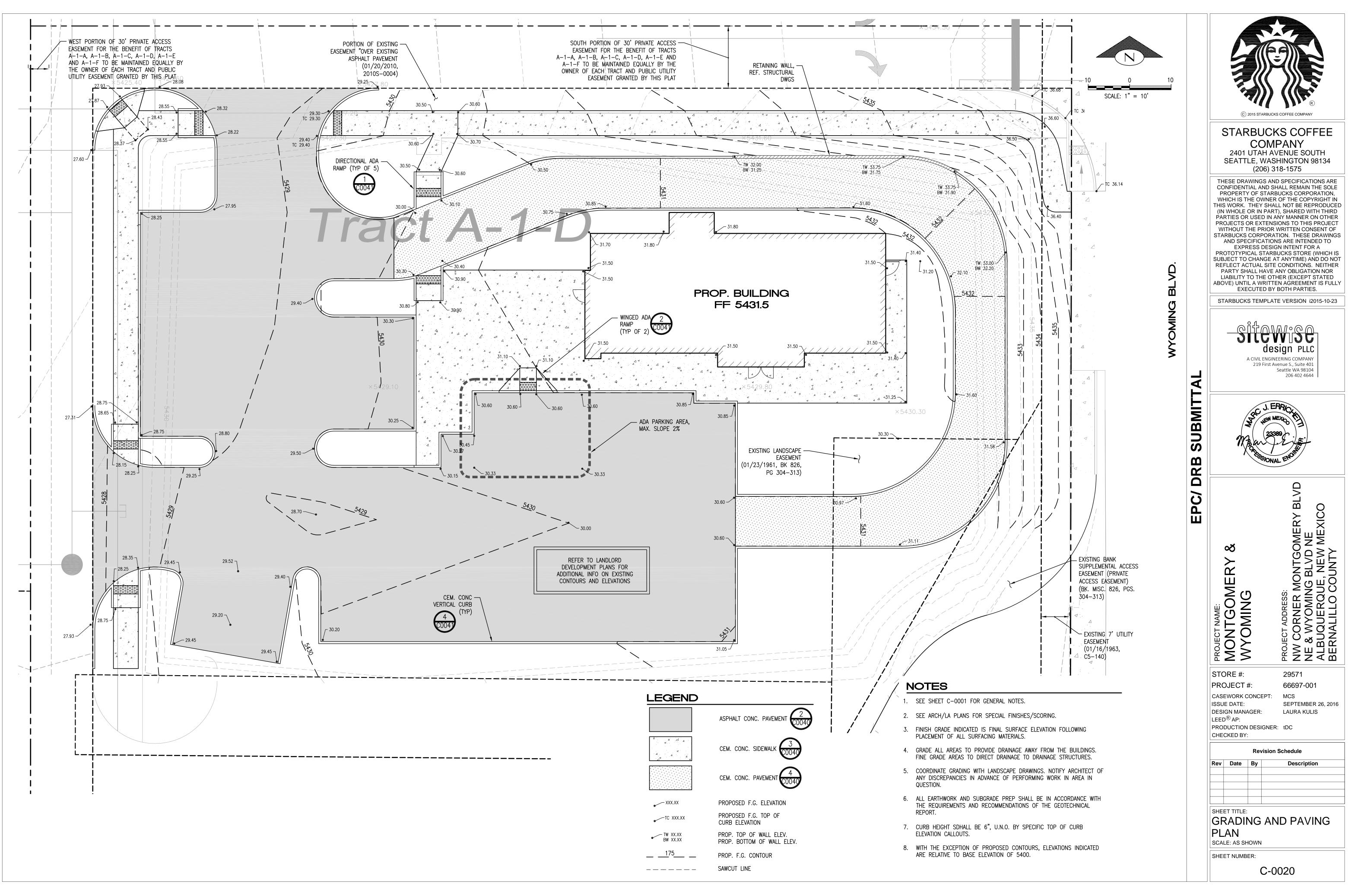
THE PROJECT SITE IS LOCATED IN FLOOD ZONE "X" AND IS COMPRISED OF GRAVEL AND PAVED SURFACES. SITE TOPOGRAPHY SLOPES TO THE NW CORNER OF THE SITE, AND LAND COVER CONSISTS OF ADDITIONAL GRAVEL AND PAVED SURFACES AND ROADWAYS. THE PROPOSED GRADING IMPROVEMENTS WILL MAINTAIN THE EXISTING SITE SLOPES AS IS FEASIBLE, AND WILL RESULT IN FINAL GRADES WHICH ARE GENERALLY LESS THAN 5% IN ANY DIRECTION, WITH THE EXCEPTION OF 3:1 SLOPES ALONG THE EAST AND NORTH SITE PERIMETERS, TO MATCH PROPOSED GRADING OF THE LOST PASTRORES PROJECT ACCESS ROADS. EXISTING DRAINAGE PATTERNS WILL REMAIN AND THE SITE WILL DISCHARGE RUNOFF VIA A PIPED CONNECTION TO THE LOS PASTORES DETENTION POND TO THE WEST.

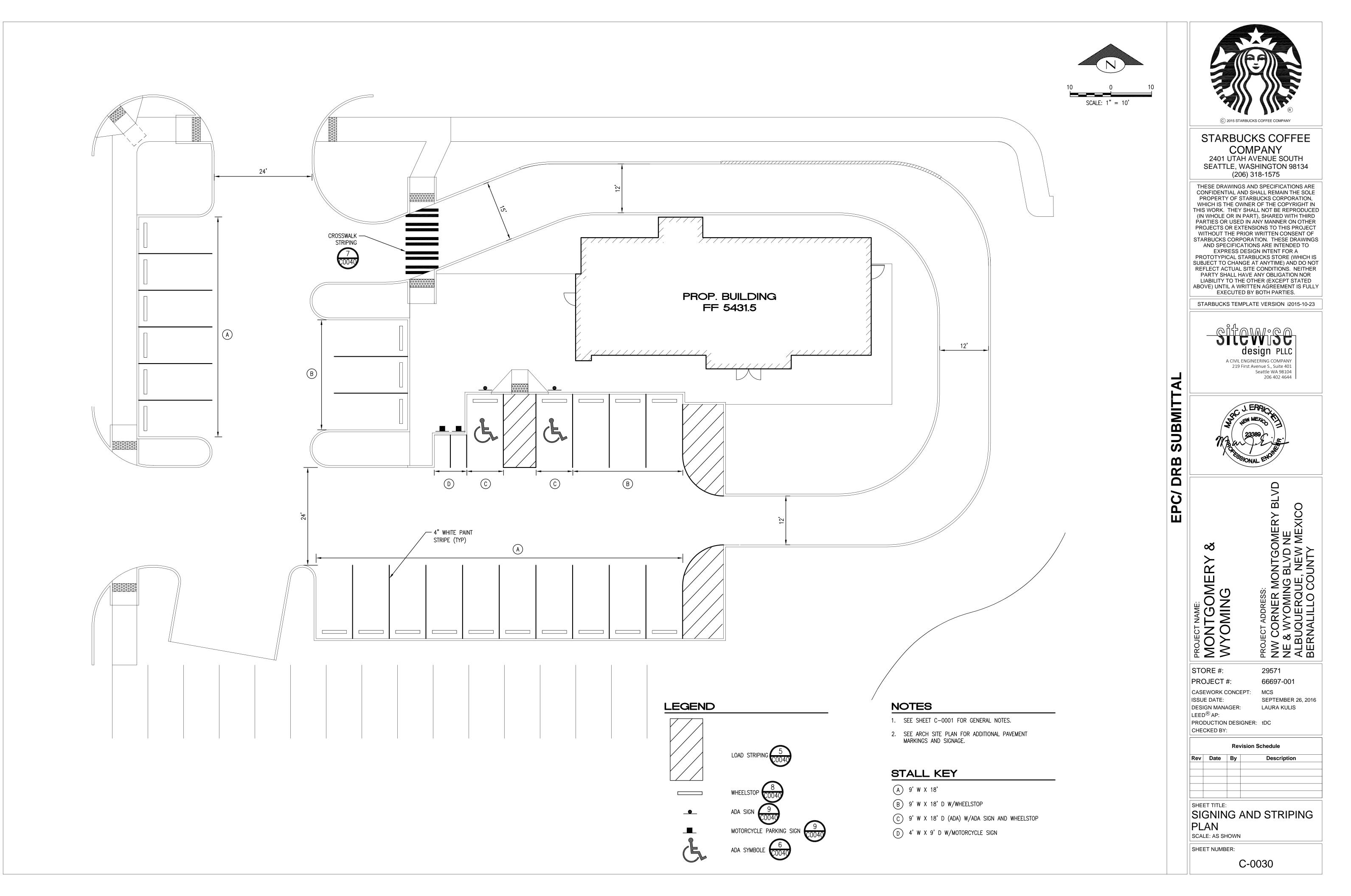
DRAINAGE NARRATIVE

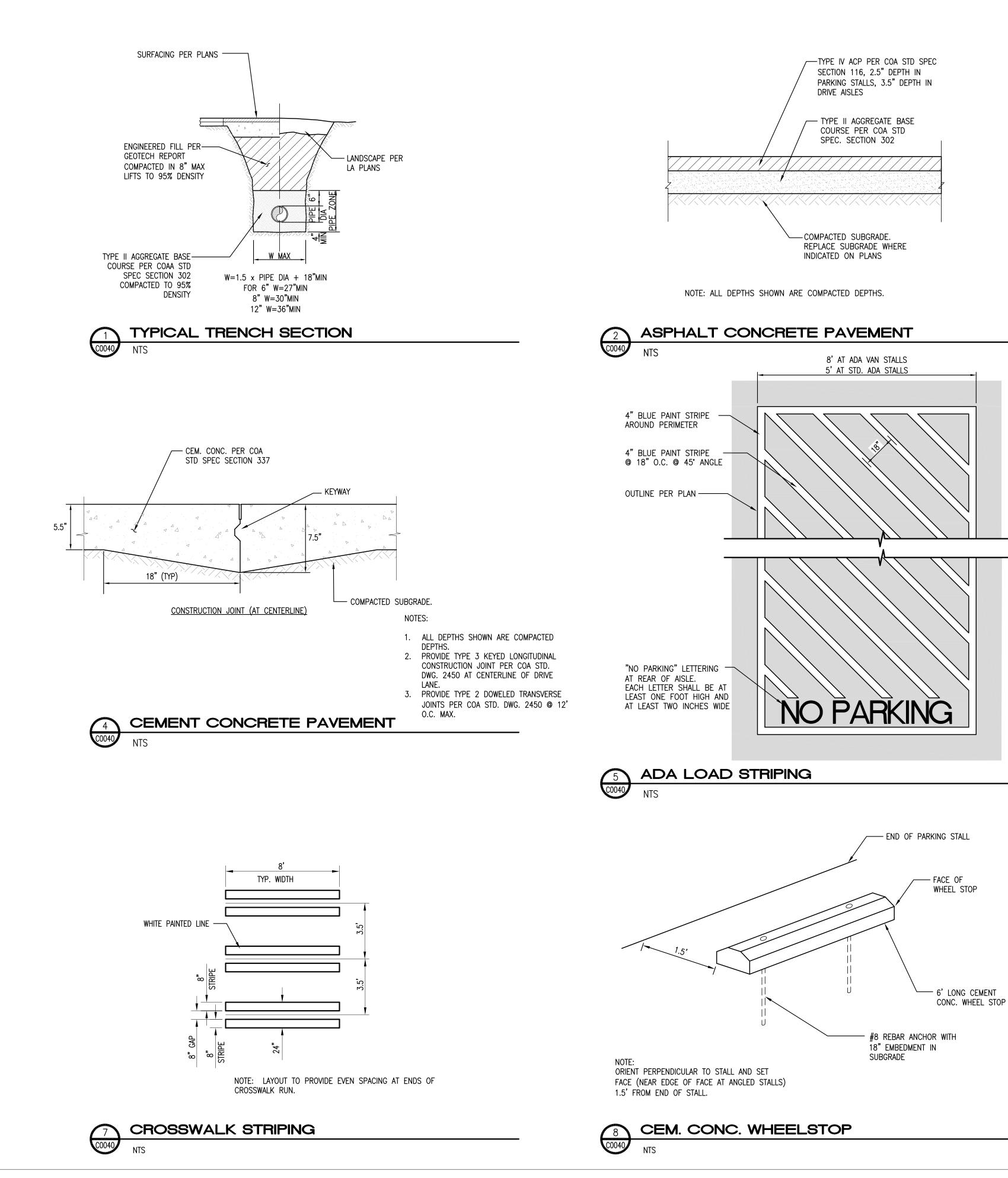
- 1. SITE IS CURRENTLY BARE DIRT COVER IN ZONE 3.
- 2. TOTAL SITE AREA = 29000 SF TREATMENT D: 19621 SF TREATMENT B: 9379 SF
- 2. SITE DRAINAGE APPROACH: THE SITE IS AN INFILL PROPERTY BEING DEVELOPED AS PART OF THE LOS PASTORES PROJECT. DETENTION VOLUME FOR 100 YR., 6 HR. STORM EVENT. ALLOWABLE RELEASE FOR 100 YR., 6 HR. EVENT IS 3.57 CFS PER OF (29000 SF / 43560 SF) * 3.57 CFS/AC. = 2.38 CFS.
- 3. PROJECT IS REQUIRED TO CAPTURE THE FIRST FLUSH VOLUME OF 0.34" FROM ALL IMPERVIOUS AREAS. REQUIRED FIRST I 19621 SF * 0.34" = 556 CF
- 4. FIRST FLUSH IS CAPTURED AND RETAINED IN BELOW GRADE, 100 FOOT LONG, 4' DIA. PERFORATED CMP PIPE. RETAINED DEP CF OF STORAGE VOLUME. DETENTION VOLUME IS BEING PROVIDED IN THE SAME PIPE, ABOVE THE FIRST FLUSH DEPTH. THE OF STORAGE VOLUME.
- 6. DISCHARGE FROM THE RETENTION/DETENTION PIPE WILL BE CONTROLLED THROUGH THE USE OF A FLOW CONTROL STANDPIP HEAD, YIELDING 2.38 CFS OF DISCHARGE AT FULL DETENTION. OVERFLOWS WILL ENTER THE TOP OF THE FLOW CONTROL
- 7. DISCHARGE FROM THE RETENTION/DETENTION TANK IS PIPED TO THE LOS PASTORES DETENTION POND LOCATED TO THE WES

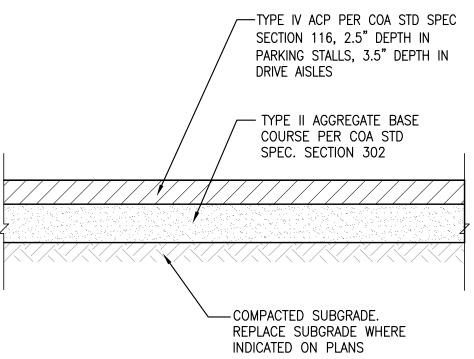
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	EPC/ DRB SUE	23389 Altosonal Enomi
	EPC	PROJECT NAME: MONTGOMERY & WYOMING PROJECT ADDRESS: NW CORNER MONTGOMERY BLV NW CORNER MONTGOMERY BLV NW CORNER MONTGOMERY BLV NE & WYOMING BLVD NE ALBUQUERQUE, NEW MEXICO BERNALILLO COUNTY
		STORE #:29571PROJECT #:66697-001CASEWORK CONCEPT:MCSISSUE DATE:SEPTEMBER 26, 2016DESIGN MANAGER:LAURA KULISLEED [®] AP:PRODUCTION DESIGNER:PRODUCTION DESIGNER:tDCCHECKED BY:C
T. DESIGN IS REQUIRED TO PROVIDE 700 CF OF ER ACRE, YIELDING AN ALLOWABLE DISCHARGE RATE		CHECKED BY: Revision Schedule Rev Date By Description
FLUSH VOLUME IS:		
EPTH IS THE LOWER 1.84' OF THE PIPE YIELDING 556 HE UPPER 2.16' FEET OF DEPTH PROVIDES 700 CF		SHEET TITLE: DRAINAGE NARRATIVE PLAN
PE WITH A 7.8" ORIFICE FLOWING UNDER 2.16' OF RISER. EST OF THE SITE.		SHEET NUMBER:

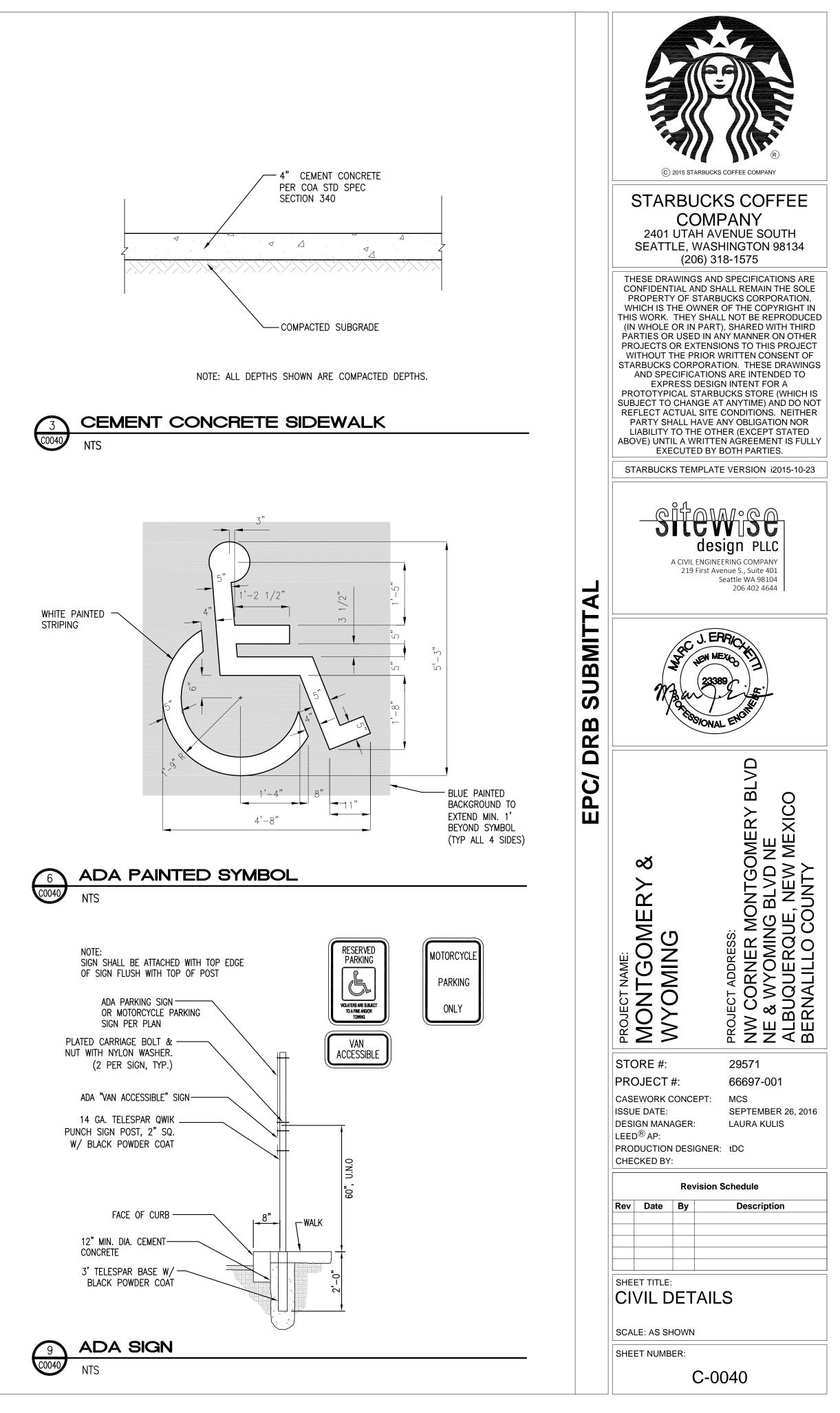


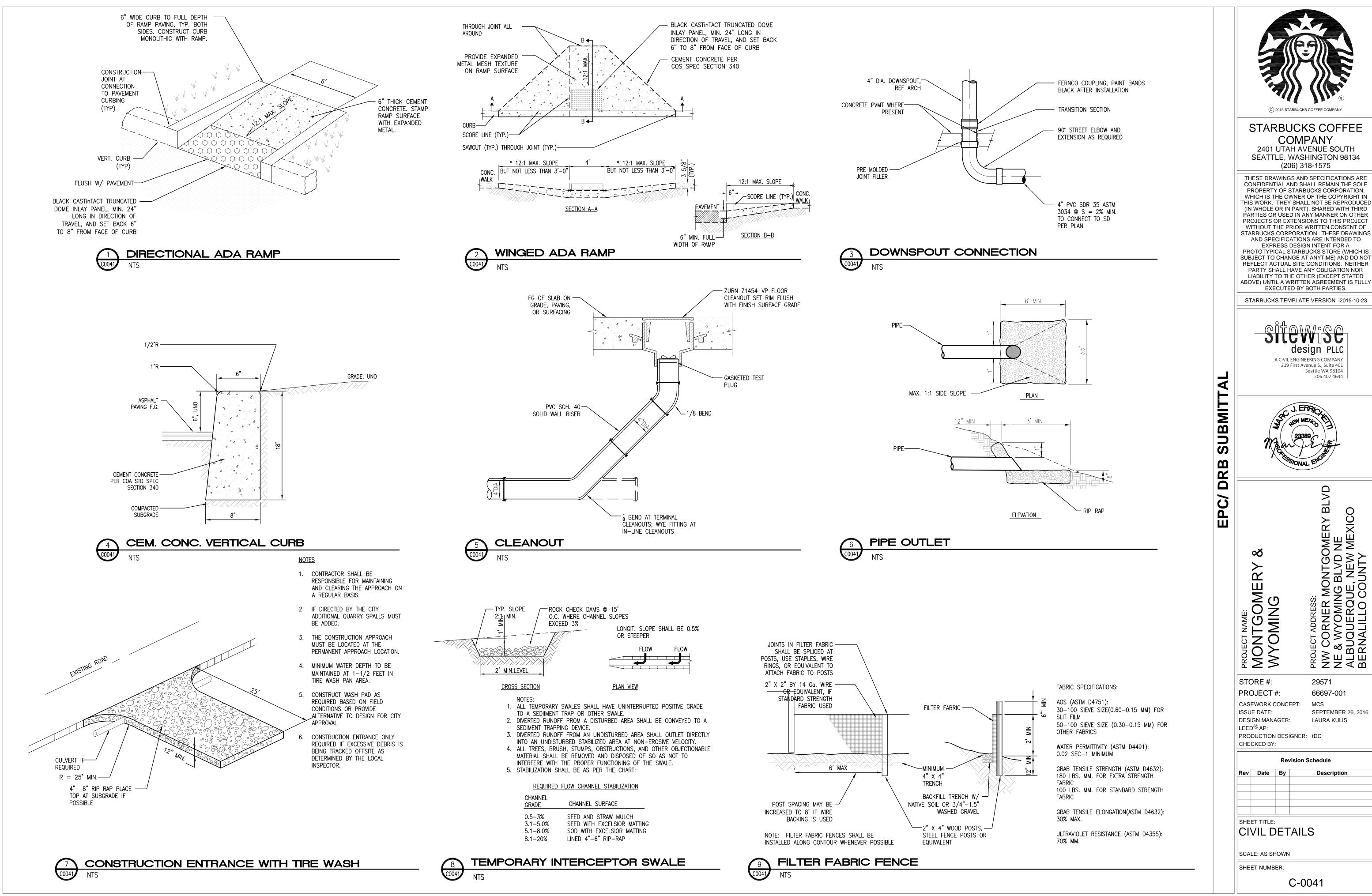


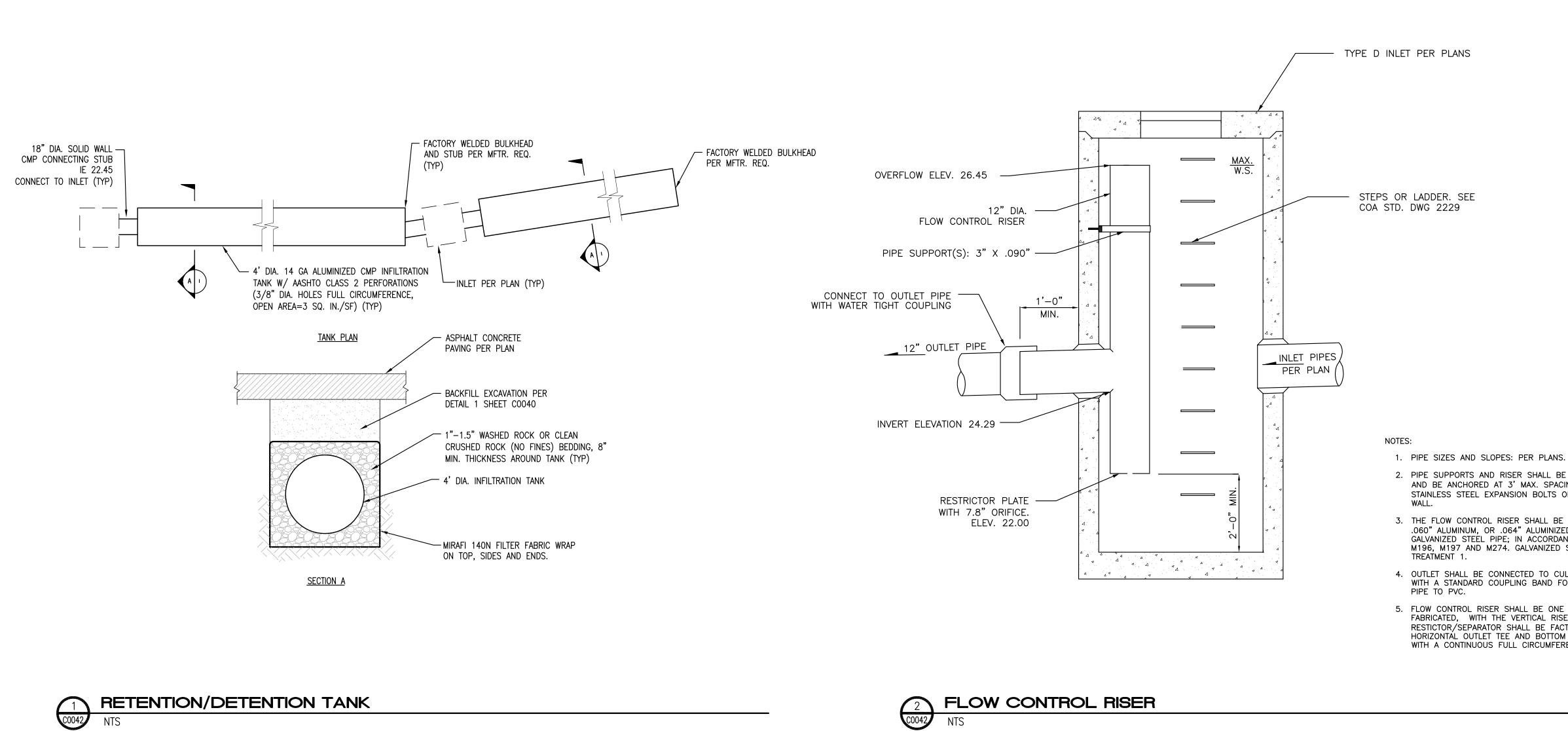














RETENTION/DETENTION TANK

C 2015 STARBUCKS COFFEE COMPANY STARBUCKS COFFEE COMPANY 2401 UTAH AVENUE SOUTH SEATTLE, WASHINGTON 98134 (206) 318-1575 THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES. STARBUCKS TEMPLATE VERSION i2015-10-23 @IHMNN/0@M **311611**36 design PLLC A CIVIL ENGINEERING COMPANY 219 First Avenue S., Suite 401 Seattle WA 98104 206 402 4644 **SUBMITTA** DRB BLVD **C** PROJECT ADDRESS: NW CORNER MONTGOMERY BI NE & WYOMING BLVD NE ALBUQUERQUE, NEW MEXICO BERNALILLO COUNTY \bigcirc Ш Š \succ PROJECT NAME: MONTGOMERY WYOMING STORE #: 29571 PROJECT #: 66697-001 CASEWORK CONCEPT: MCS ISSUE DATE: SEPTEMBER 26, 2016 DESIGN MANAGER: LAURA KULIS LEED[®] AP: PRODUCTION DESIGNER: tDC CHECKED BY: **Revision Schedule** Rev Date By Description SHEET TITLE: CIVIL DETAILS SCALE: AS SHOWN SHEET NUMBER: C-0042

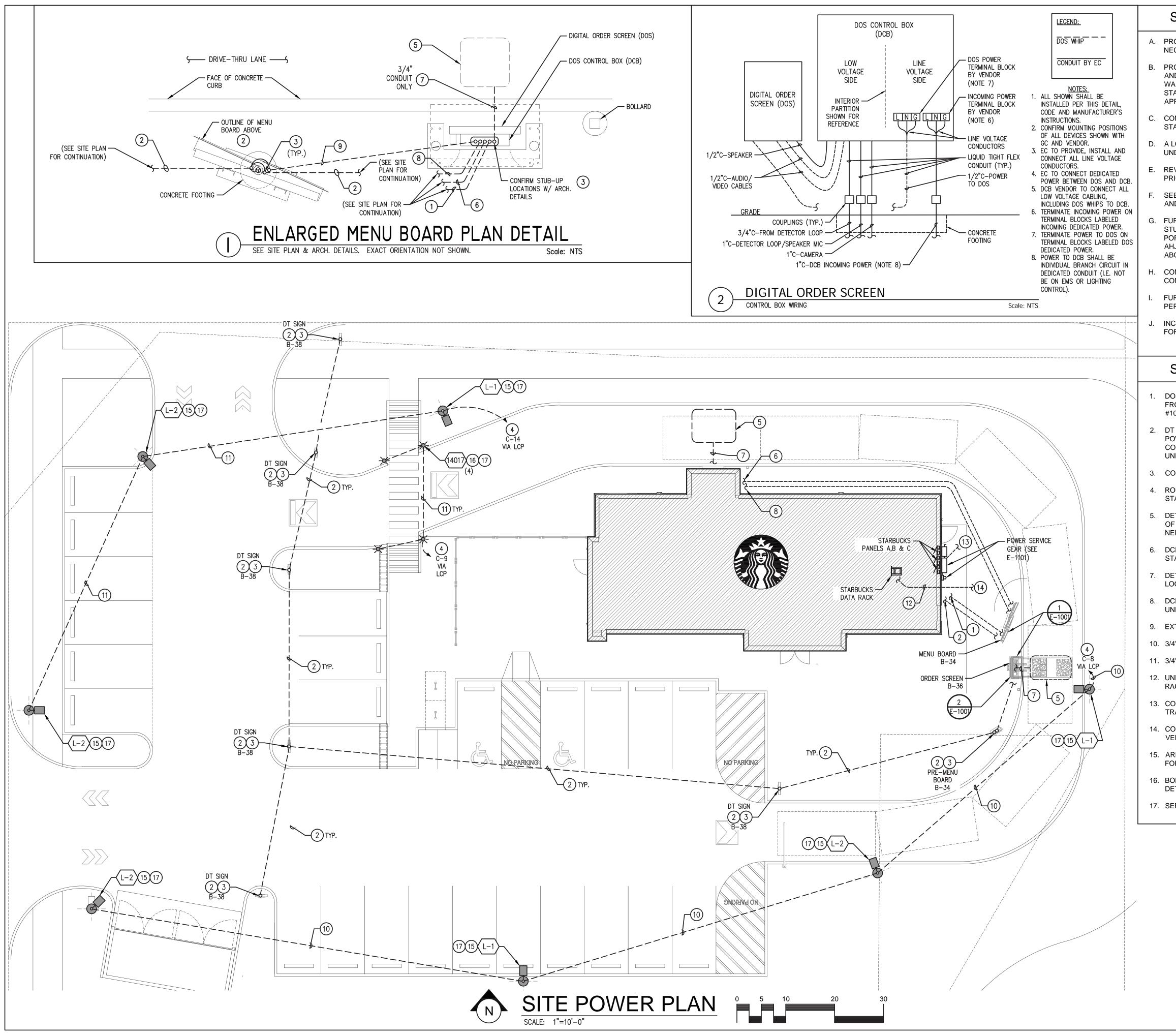
2. PIPE SUPPORTS AND RISER SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAM.

STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN 3. THE FLOW CONTROL RISER SHALL BE FABRICATED FROM

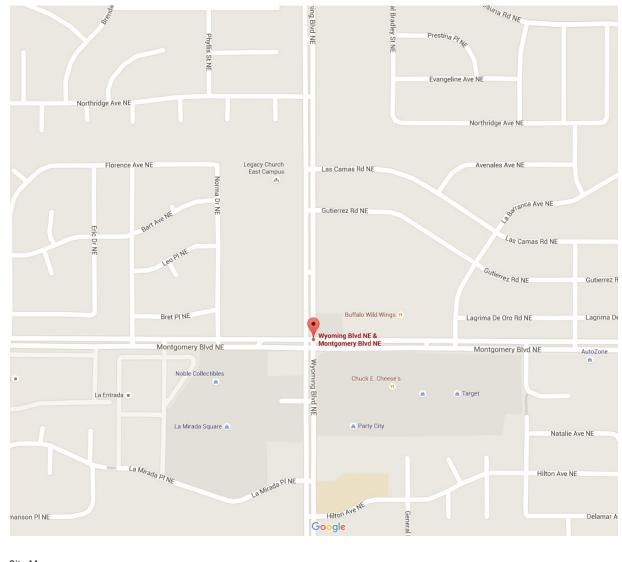
.060" ALUMINUM, OR .064" ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M36, M196, M197 AND M274. GALVANIZED STEEL SHALL HAVE

4. OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL

5. FLOW CONTROL RISER SHALL BE ONE PIECE FACTORY FABRICATED, WITH THE VERTICAL RISER OF THE RESTICTOR/SEPARATOR SHALL BE FACTORY WELDED TO THE HORIZONTÁL OUTLET TEE AND BOTTOM RESTRICTOR PLATE WITH A CONTINUOUS FULL CIRCUMFERENCE WELD.



SITE PLAN GENERAL NOTES	
ROVIDE A COMPLETE & OPERATING SYSTEM. ALL ITEMS ARE NOT	
ROVIDE CORE DRILLS, CONCRETE CUTTING, UNDERGROUND BORING ND PATCHING TO ROUTE RACEWAY(S) UNDER FLOOR SLAB INTO ALLS AND BELOW EXISTING CONCRETE / PAVING. COORDINATE WITH TARBUCKS AND GENERAL CONTRACTOR TO DETERMINE SPECIFIC PROVED METHODS AND EXACT LOCATIONS.	
ONTRACTOR IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO ART OF WORK TO REVEAL THE FULL SCOPE OF WORK.	©2011 STARBUCKS COFFEE COMPANY
LOCATING SERVICE SHALL BE USED TO LOCATE ALL EXISTING IDERGROUND PIPES AND CONDUITS PRIOR TO TRENCHING.	STARBUCKS COFFEE
EVIEW ALL CIVIL DRAWINGS AND COORDINATE TRENCHING ROUTES	2401 UTAH AVENUE SOUTH
E ARCHITECTURAL SHEETS FOR FURTHER SIGNAGE INFORMATION	SEATTLE, WASHINGTON 98134 (206) 318-1575 THESE DRAWINGS AND SPECIFICATIONS ARE
IRNISH AND INSTALL PULL STRINGS IN ALL CONDUITS. ALL CONDUIT TUB-UPS SHALL BE TYPE RMC CONDUIT WITH BUSHINGS. OTHER ORTIONS OF UNDERGROUND CONDUIT MAY BE PVC (IF ALLOWED BY IJ AND IF APPROPRIATE FOR LOCAL CONDITIONS). ALL CONDUITS BOVE GRADE SHALL BE EMT UNLESS OTHERWISE NOTED.	CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF
ONTRACTOR SHALL PROTECT CONDUIT OPENING AND LABEL ALL ONDUITS SO VENDORS WILL KNOW WHICH CONDUITS TO USE.	STARBUCKS CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A
IRNISH & INSTALL APPROPRIATE HAND HOLES WHERE NEEDED AND R CODE TO INSTALL CABLE / WIRE.	PROTOTYPICAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR
CREASE SIZE OF CONDUCTORS INDICATED IF NEEDED TO ACCOUNT OR VOLTAGE DROP.	ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.
	STARBUCKS TEMPLATE VERSION i2014.10.20
SITE PLAN KEY NOTES	RENSCH
OS CONTROL BOX (DCB) SPEAKER POST POWER: F&I 120V POWER ROM STARBUCKS POWER PANEL. 1" UNDERGROUND CONDUIT WITH 2 0 & 1 #10 G, CU CONDUCTORS.	
T SIGNAGE, PRE-MENU BOARD AND MENU BOARD: PROVIDE 120V OWER FROM STARBUCKS PANEL(S) VIA STARBUCKS TIMECLOCK ONTROLS. CIRCUIT TO BE MIN. #10CU. WIRE AND GROUND IN NDERGROUND 3/4"C.	111 AVE. C SUITE 104, SNOHOMISH, WA 98290 PH: 360-863-6677 FX:360-863-3565 www.renschengineering.com
ONDUIT STUBBED UP THROUGH FOUNDATION.	OPHER C
DUTE CIRCUIT THROUGH LIGHTING CONTROLS PER STARBUCKS FANDARDS AND PER CODE.	THE WEXICO
ETECTOR LOOP CENTERED ON DCB (AND DT WINDOW) 2" BELOW TOP F ROADWAY. COORD. WITH GENERAL SO THAT PAVEMENT DOES NOT EED TO BE CUT.	23236 THE CONTRACT OF THE
CB AUDIO: FURNISH & INSTALL 1" UNDERGROUND CONDUIT TO FARBUCKS DTE POS WINDOW AND STUB-UP IN WALL.	Municipa
ETECTOR LOOP: STUB 3/4" UNDERGROUND CONDUIT FOR DETECTOR DOP.	
CB AUDIO / VIDEO / DETECTOR LOOP: ROUTE 1" CONDUIT NDERGROUND TO STARBUCKS DTE POS AND STUP-UP IN WALL.	N N N N N N N N N N N N N N N N N N N
TEND 120V POWER FROM MENU BOARD CIRCUIT TO DCB.	
4" UNDERGROUND CONDUIT WITH 2#8 & 1#8G.	Blvd.
4" UNDERGROUND CONDUIT WITH 2#10 & 1#10G.	
NDERGROUND PHONE SERVICE CONDUIT STUBBED UP AT DATA ACK. SIZE PER UTILITY COMPANY, BUT NO LESS THAN 2"Ø.	IERY & NE ME
ONNECT TO CONDUIT(S) PROVIDED BY LL FROM UTILITY RANSFORMER (FIELD VERIFY).	
ONNECT TO CONDUIT/HANDHOLE PROVIDED BY LANDLORD (FIELD ERIFY).	CT NAME: NTGO OMIN(Corner M ming Blv querque,
REA POLE LIGHT WITH FOUNDATION. SEE ARCHITECTURAL SHEETS OR FOUNDATION DETAIL.	PROJECT NAME: MONTGOME WYOMING PROJECT ADDRESS: NW Corner Mont Wyoming Blvd N Albuquerque, NM
DLLARD LIGHT. SEE ARCHITECTURAL SHEETS FOR FOUNDATION	PROJECT MON WYON Wyomi Albuqu
EE E-6001 LIGHTING SCHEDULE FOR SPECIFICATION.	STORE #: 29571 PROJECT #: 66697-001
	DESIGN MANAGER: Laura Kulis DESIGNER: Yumi Roth
	DRAWN BY: Oliver Smith CHECKED BY: Chris Rensch
	Revision Schedule
	SHEET TITLE: ELECTRICAL SITE PLAN
	SCALE: AS SHOWN
	SHEET NUMBER: E-1001



Scale: No Scale



2 Existing Conditions Scale: No Scale

> Project Address: NW Corner Montgomery Blvd. NE & Wyoming Blvd. NE Albuquerque, NM



Seattle Office 11715 SE 5th Street Bellevue, WA 98005 206.223.1122 800.562.2854 Fax 206.223.1123

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7200

Customer Number

128702

Quote Number Starbucks- Albuquerque, NM, Montgomery & Wyoming 128702_R3 File Name

House Salesperson

Ryan Lybeck Drawn By

** Checked By

April 21, 2016 Date

Revisions

[] Approved [] Approved With Changes Noted

Customer Signature

Date

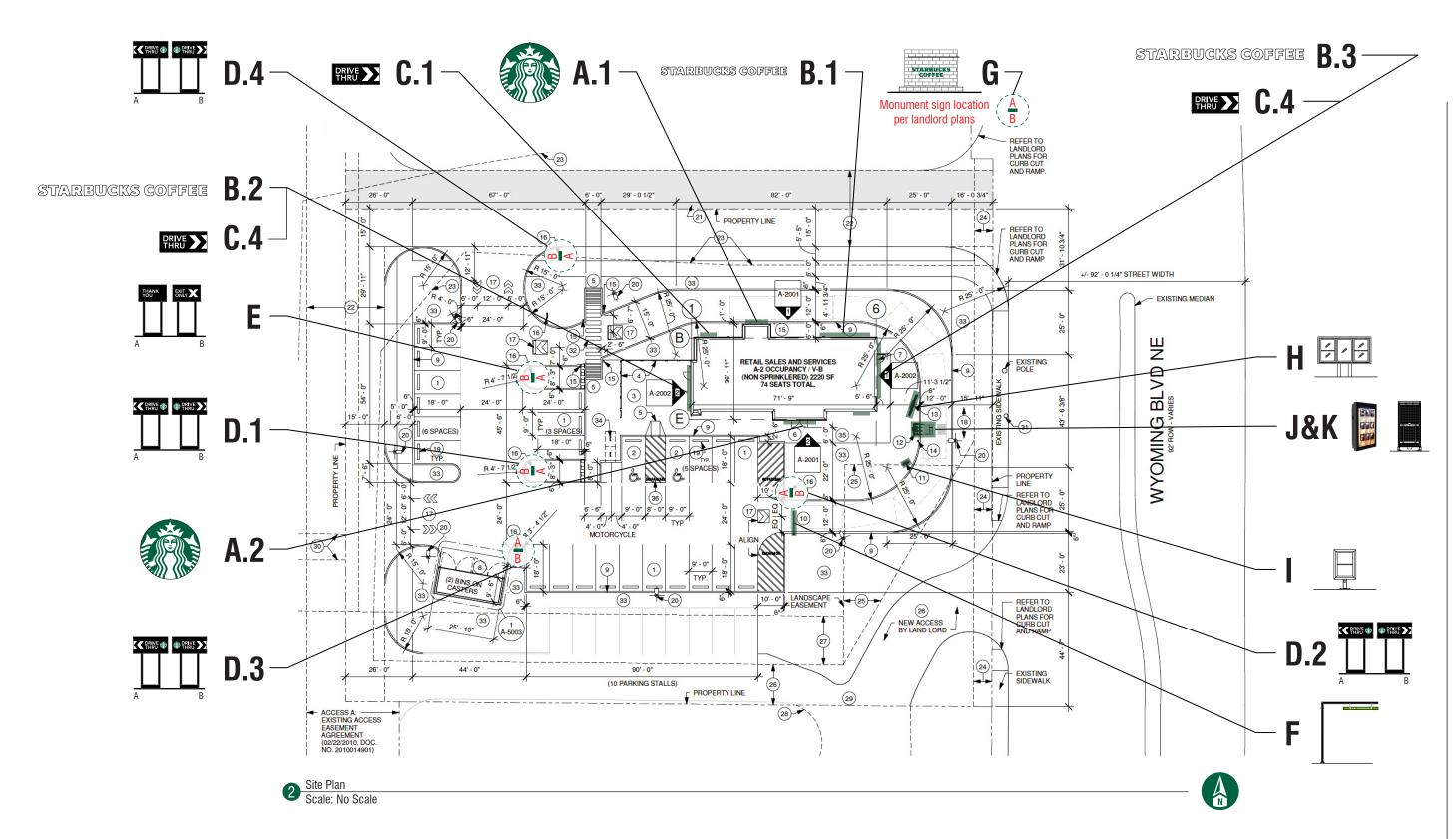
Landlord Signature

Date



Montgomery & Wyoming Albuquerque, NM

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Customer Number

128702

Quote Number Starbucks- Albuquerque, NM, Montgomery & Wyoming 128702_R3 File Name

House Salesperson

Ryan Lybeck Drawn By

** Checked By

April 21, 2016

Date June 23, 2016 R1 RL July 22, 2016 R2 RL September 26, 2016 R3 RL

Revisions

[] Approved [] Approved With Changes Noted

Customer Signature

Date

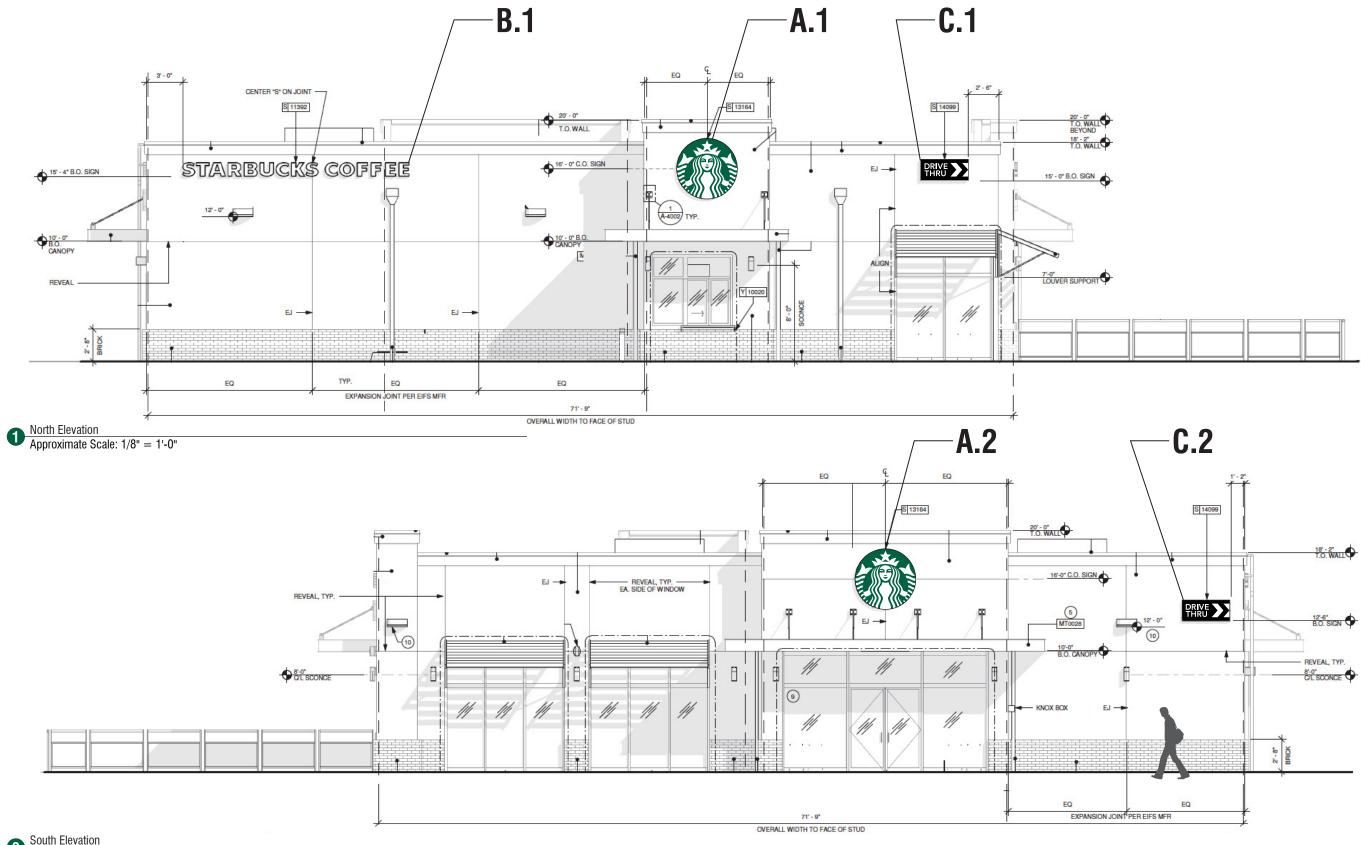
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Date



Montgomery & Wyoming Albuquerque, NM

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Customer Number

128702

Quote Number Starbucks- Albuquerque, NM, Montgomery & Wyoming 128702_R3 File Name

House Salesperson

Ryan Lybeck Drawn By

** Checked By

April 21, 2016 Date

Revisions

[] Approved [] Approved With Changes Noted

Customer Signature

Date

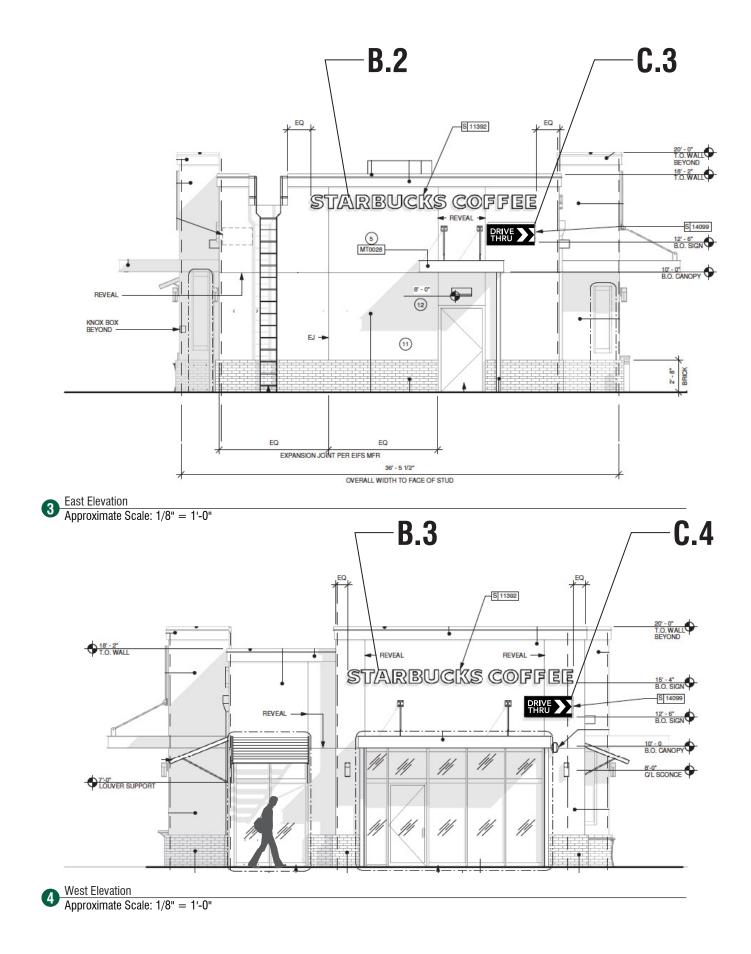
Landlord Signature

Date



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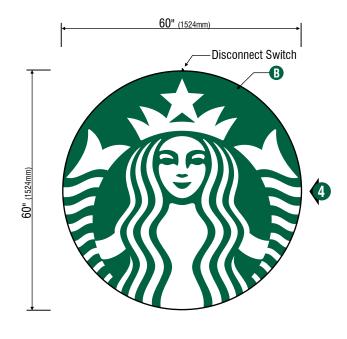
Landlord Signature

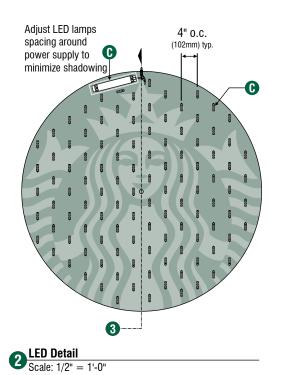
Date

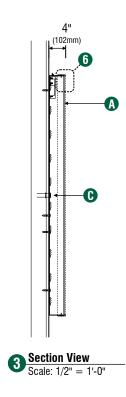


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Front View Scale: 1/2" = 1'-0"

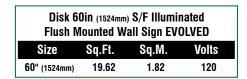
A.1 & B.2 - Design ID #13164

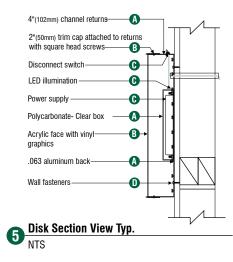
SPECIFICATIONS: Quantity (2)

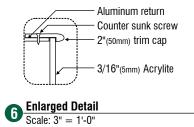
- Single faced internally illuminated wall mount logo disk. Cabinet to be 4"(102mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16"(5mm) Acrylite 015-2GP. 2"(50mm) black trimcap with square head screws retainer edging.
- B Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C Internally illuminate logo disk with GE white LED's installed to back of disk. Power with GE power supply. Fasten to wall with required fasteners.

Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3[B] 600-2, 600-4. Primary electrical source 1/2"(13mm) conduit minimum) REF: NEC 600-6, 600-21 (provided by installer).













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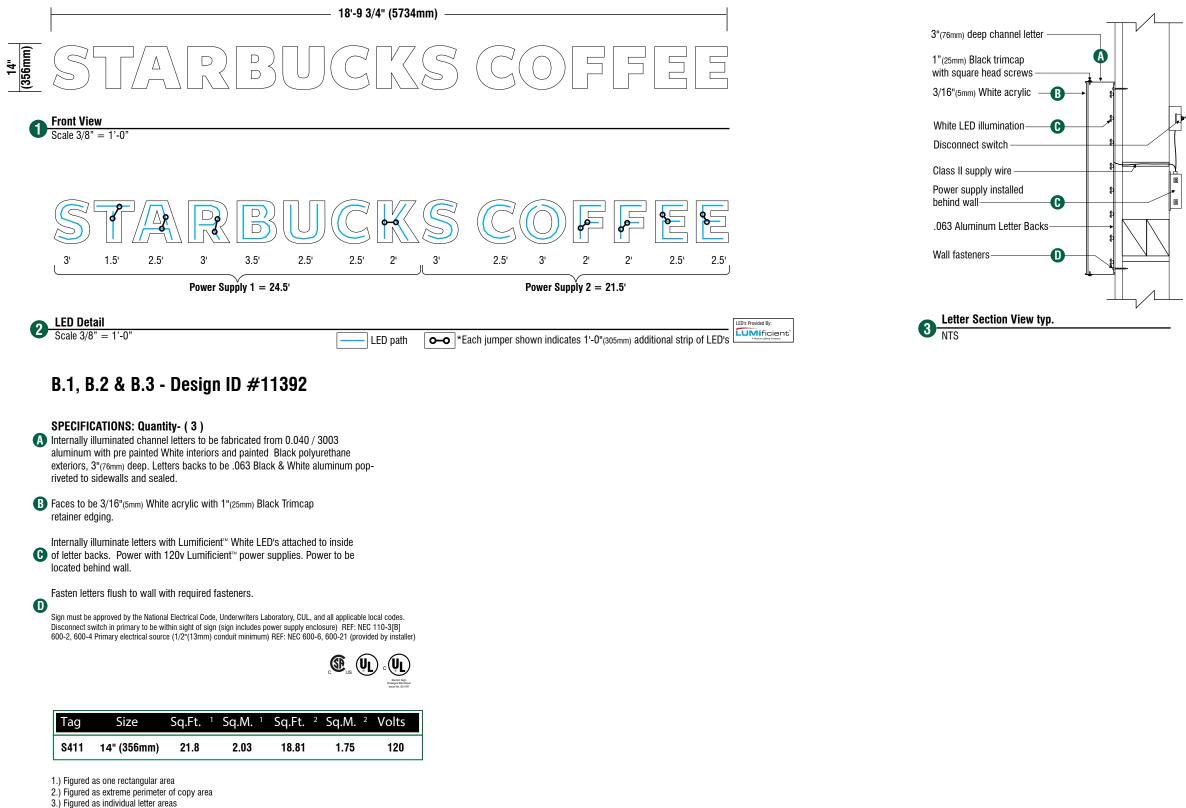
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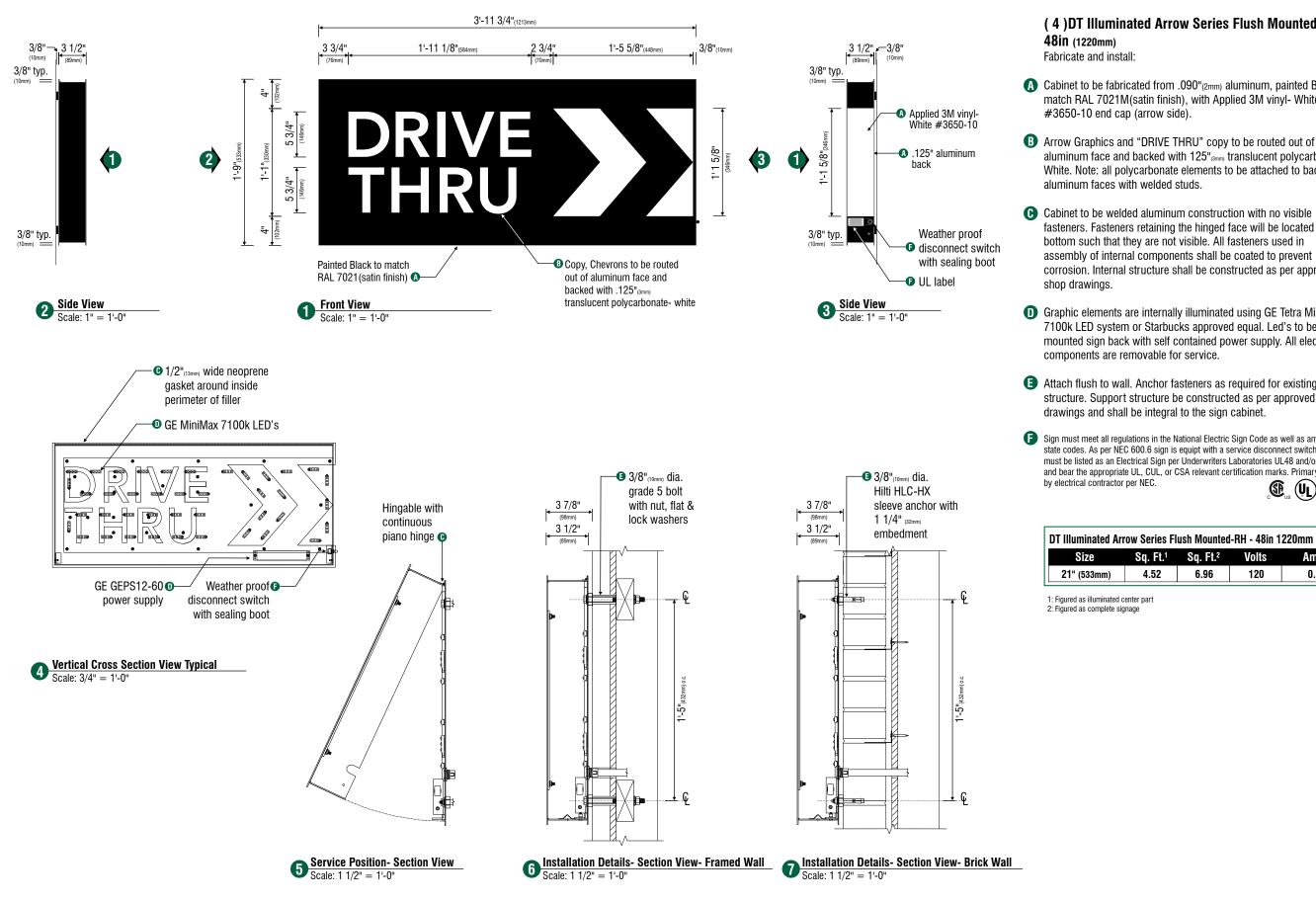
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C.1, C.2, C.3 & C.4 - Design ID #14099

(4) DT Illuminated Arrow Series Flush Mounted- RH-

A Cabinet to be fabricated from .090"(2mm) aluminum, painted Black to match RAL 7021M(satin finish), with Applied 3M vinvl- White

aluminum face and backed with 125"(3mm) translucent polycarbonate-White. Note: all polycarbonate elements to be attached to back of

fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in assembly of internal components shall be coated to prevent corrosion. Internal structure shall be constructed as per approved

D Graphic elements are internally illuminated using GE Tetra MiniMax 7100k LED system or Starbucks approved equal. Led's to be mounted sign back with self contained power supply. All electrical

 Attach flush to wall. Anchor fasteners as required for existing wall structure. Support structure be constructed as per approved shop drawings and shall be integral to the sign cabinet.

() Sign must meet all regulations in the National Electric Sign Code as well as any local or state codes. As per NEC 600.6 sign is equipt with a service disconnect switch. Sign must be listed as an Electrical Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL, or CSA relevant certification marks. Primary power



ries Flush Mounted-RH - 48in 1220mm #14099				
Ft. ¹	Sq. Ft. ²	Volts	Amps	
52	6.96	120	0.85	



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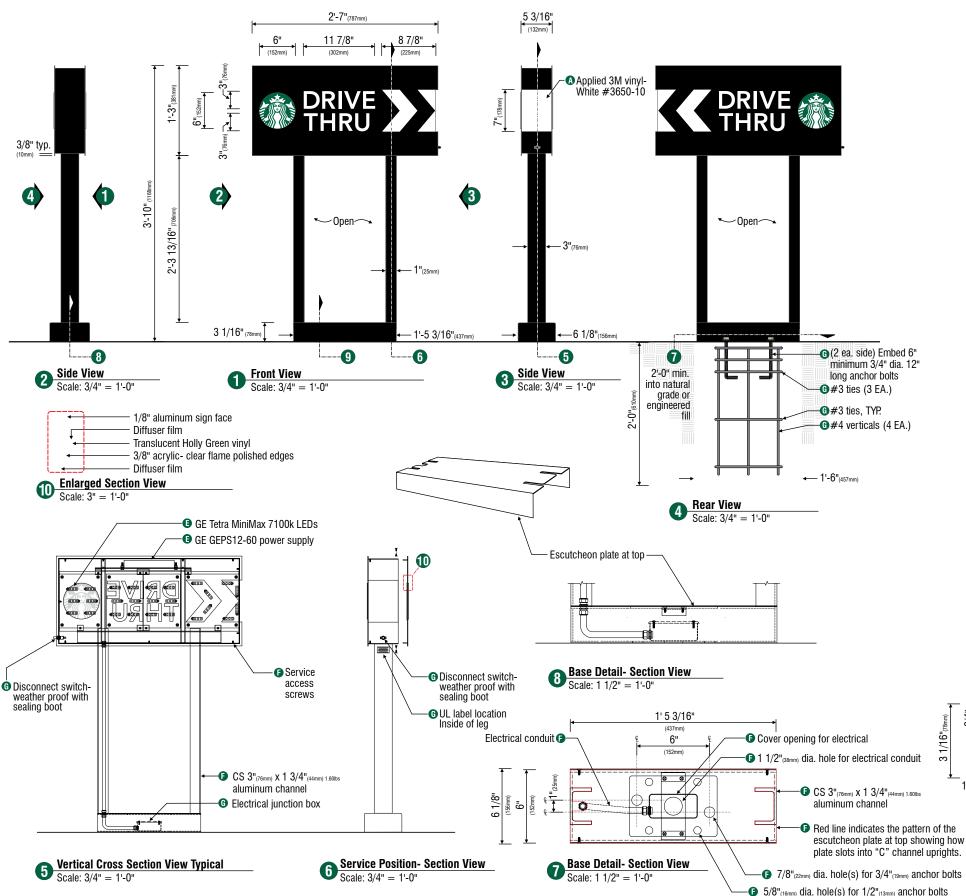
Landlord Signature

Date



Montgomery & Wyoming Albuquerque, NM

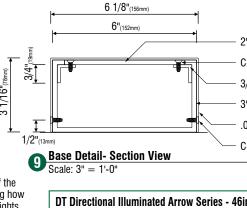
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D.1, D.2, D.3 & D.4 - Design ID #14104

(4) Double faced backlit illuminated drive thru cabinet signs. Fabricate and install:

- A Cabinet to be fabricated from .090"(2mm) aluminum, painted Black to match RAL 7021M(satin finish), with Applied 3M vinyl- White #3650-10 white end caps.
- B Siren disk to be routed out of aluminum face with routed disk cut-out of 3/8" (10mm) transparent acrylic- clear (1/8"(3mm) routed ledge with 1/8"(3mm) net push), disk edges to be flame polished with second surface applied translucent 3M Scotchcal vinyl diffuser film- white #3735-50. Siren logo graphics to be a first surface applied translucent 3M Scotchcal vinyl diffuser film- white #3735-50, with an applied overlay of the siren background being translucent 3M Scotchcal vinyl- Holly Green #3630-76.
- Arrow Graphics and "DRIVE THRU" copy to be routed out of aluminum face and backed with .125"(3mm) translucent acrylic- White #7328. Note: all acrylic elements to be attached to back of aluminum faces with welded studs.
- Cabinet to be welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in assembly of internal components shall be coated to prevent corrosion. Internal structure shall be constructed as per approved shop drawings.
- Graphic elements are internally illuminated using GE Tetra MiniMax 7100k LED system or Starbucks approved equal. Led's to be mounted on an internal baffle with self contained power supply. All electrical components are removable for service.
- **(F)** Support structure to be welded aluminum "C" channel uprights and aluminum square tube base, painted Black to match RAL 7021M(satin finish), Support structure be constructed as per approved shop drawings and shall be integral to the sign cabinet. Base tube to be constructed so that it is retro-fitable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet local city and state code regulations.
- G Sign must meet all regulations in the National Electric Sign Code as well as any local or state codes. As per NEC 600.6 sign is equipt with a service disconnect switch. Sign must be listed as an Electrical Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL, or CSA relevant certification marks. Primary power by electrical contractor per NEC.



Size Sq. Ft.¹ Sq. Ft.² 3.22 46" (1170mm) 9.90

Footings may vary due to site specific soil conditions and frost penetration. The information provided on the pole and sign footings herein are subject to approval by the City and/or Municipality.



2"(51mm) x 5"(127mm) x 3/16"(5mm) flat aluminum bar

Counter sunk screws

3/4"(19mm) x 3/4"(19mm) x 2"(51mm) x 1/8"(3mm) angle aluminum clips

3"(76mm) x 6"(152mm) x 3/16"(5mm) aluminum base tube.

.090"(2mm) aluminum escutcheon plate

Counter sunk screws

in 1170mm #14104		
olts	Amps	
120	0.85	



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House Salespersor

Ryan Lybeck Drawn By **

Checked By

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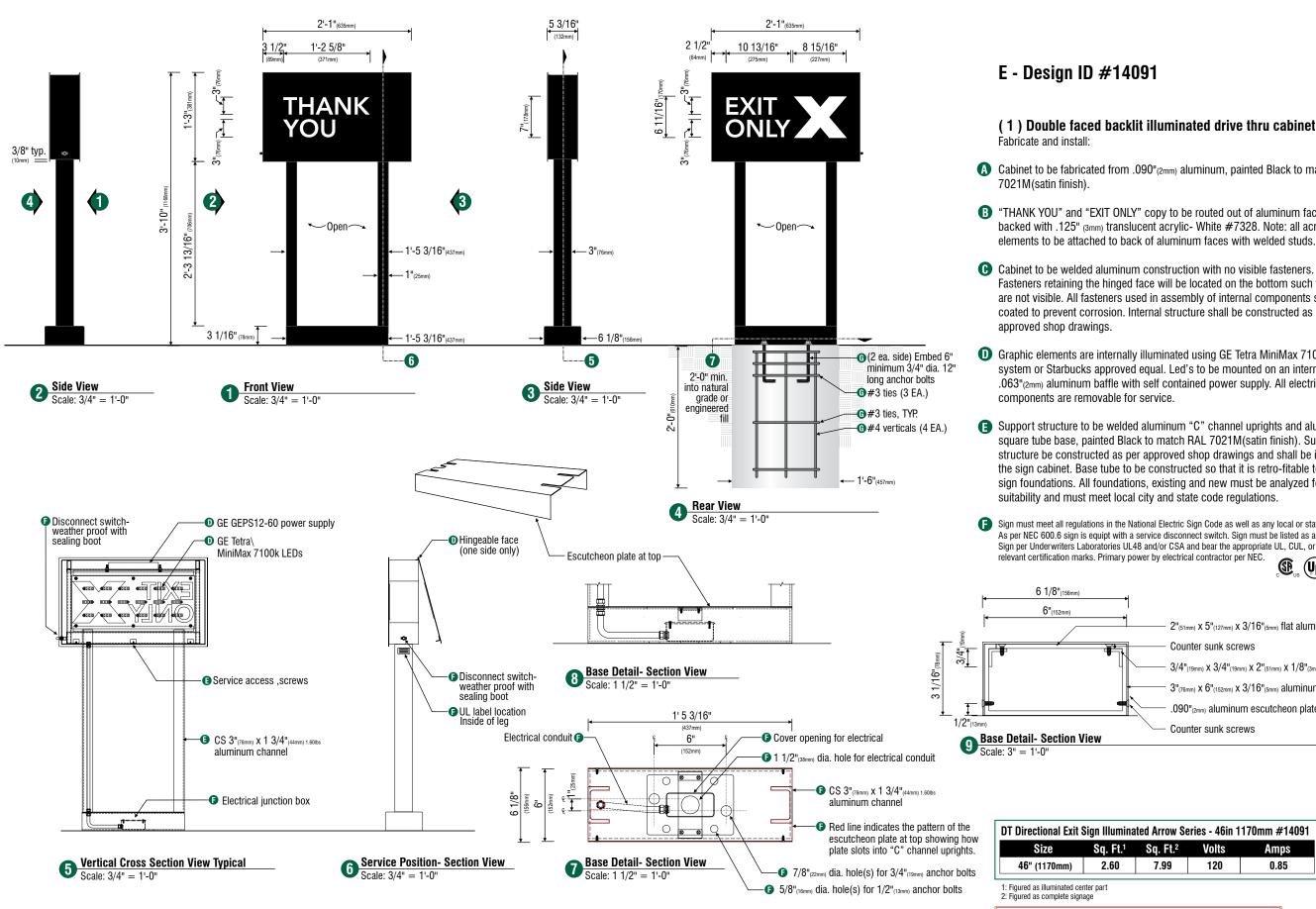
Landlord Signature

Date



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House Salesperson

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Checked By

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(1) Double faced backlit illuminated drive thru cabinet signs.

(A) Cabinet to be fabricated from .090"(2mm) aluminum, painted Black to match RAL

B "THANK YOU" and "EXIT ONLY" copy to be routed out of aluminum face and backed with .125" (3mm) translucent acrylic- White #7328. Note: all acrylic elements to be attached to back of aluminum faces with welded studs.

Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in assembly of internal components shall be coated to prevent corrosion. Internal structure shall be constructed as per

D Graphic elements are internally illuminated using GE Tetra MiniMax 7100k LED system or Starbucks approved equal. Led's to be mounted on an internal .063"(2mm) aluminum baffle with self contained power supply. All electrical

(B) Support structure to be welded aluminum "C" channel uprights and aluminum square tube base, painted Black to match RAL 7021M(satin finish). Support structure be constructed as per approved shop drawings and shall be integral to the sign cabinet. Base tube to be constructed so that it is retro-fitable to existing sign foundations. All foundations, existing and new must be analyzed for

(F) Sign must meet all regulations in the National Electric Sign Code as well as any local or state codes. As per NEC 600.6 sign is equipt with a service disconnect switch. Sign must be listed as an Electrical Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL, or CSA

(ŲL) (VL) Electric Sign Enseigne Electrique

2"(51mm) x 5"(127mm) x 3/16"(5mm) flat aluminum bar

Counter sunk screws

3/4"(19mm) x 3/4"(19mm) x 2"(51mm) x 1/8"(3mm) angle aluminum clips

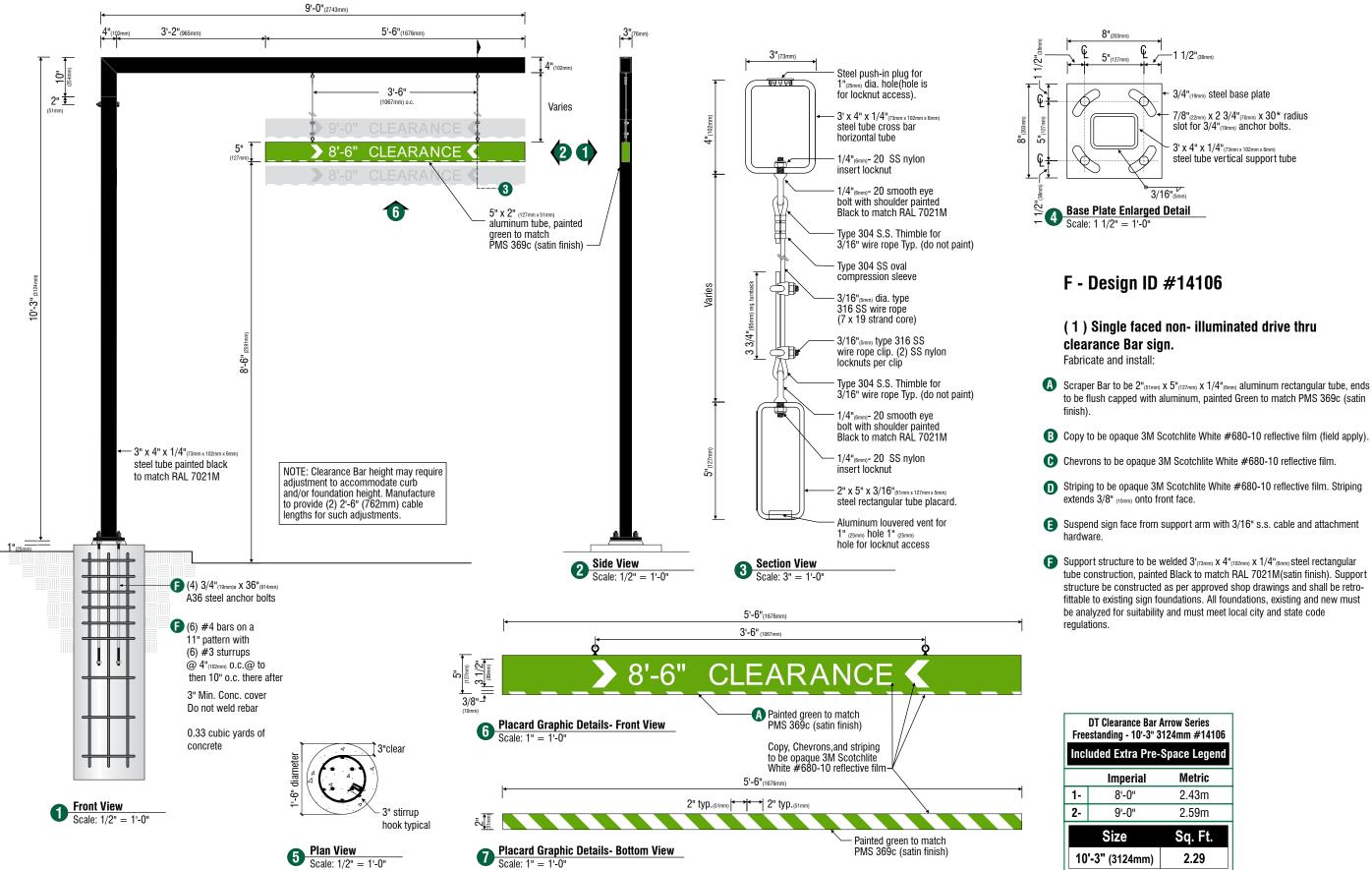
3"(76mm) x 6"(152mm) x 3/16"(5mm) aluminum base tube.

.090"(2mm) aluminum escutcheon plate

Counter sunk screws

1 Arrow Series - 46in 1170mm #14091			
Sq. Ft. ²	Volts	Amps	
7.99	120	0.85	

Sq. F



^{1.)} Figured as visual text

Metric 2.43m 2.59m Sq. Ft.	ar Arrow Series 3" 3124mm #14106		
2.43m 2.59m Sq. Ft.	re-Space Legend		
2.59m Sq. Ft.	Metric		
Sq. Ft.	2.43m		
	2.59m		
ı) 2.29	Sq. Ft.		
	ı) <u>2.29</u>		



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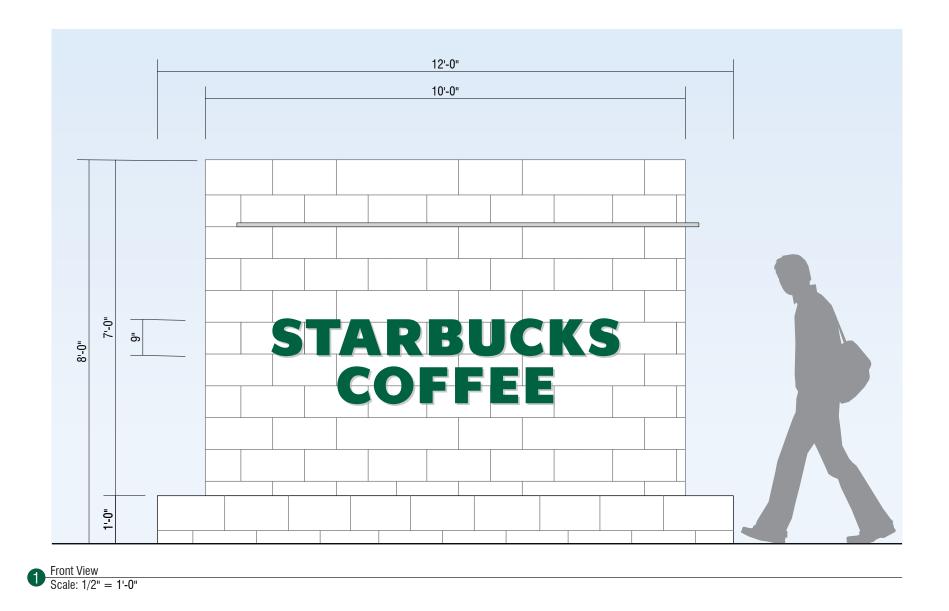
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G - Flat cut out letters mounted to monument

SPECIFICATIONS: (4) sets of flat cut out non illuminated letters for one (1) double sided monument.

Non-illuminated Siren logo & letters cut-out of 1/2" thick aluminum to be painted Dark Green (PMS #3425), matte finish. Pin mount off background 1/2" with all thread and aluminum sleeves, painted to match brackground panel (verify).

Survey required.



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House Salesperson

Ryan Lybeck Drawn By

** Checked By

April 21, 2016 Date **June 23, 2016 R1 RL**

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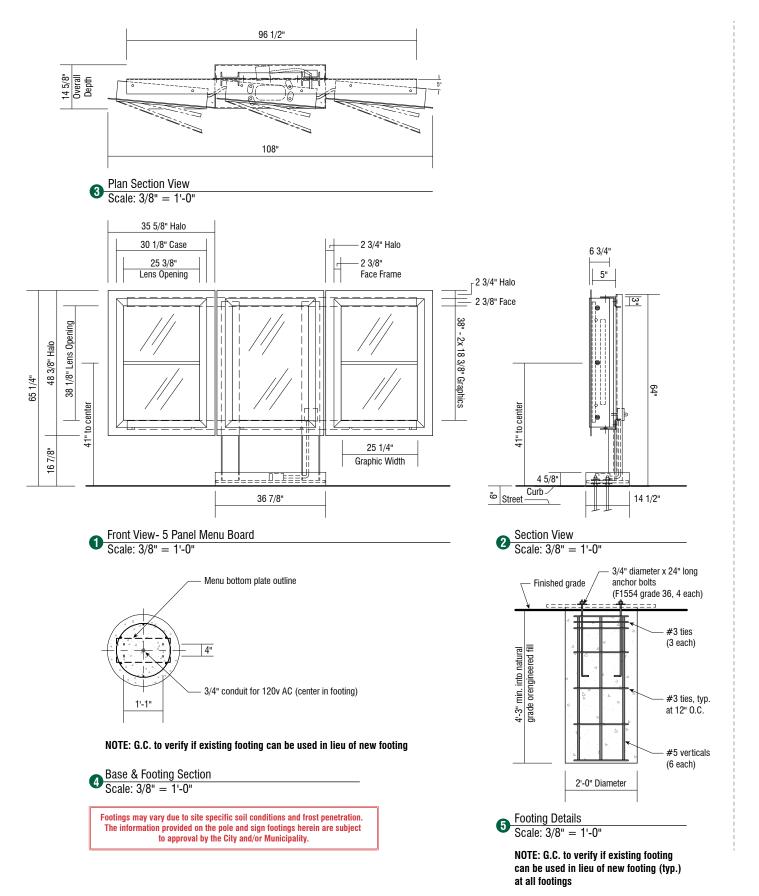
Montgomery & Wyoming Albuquerque, NM

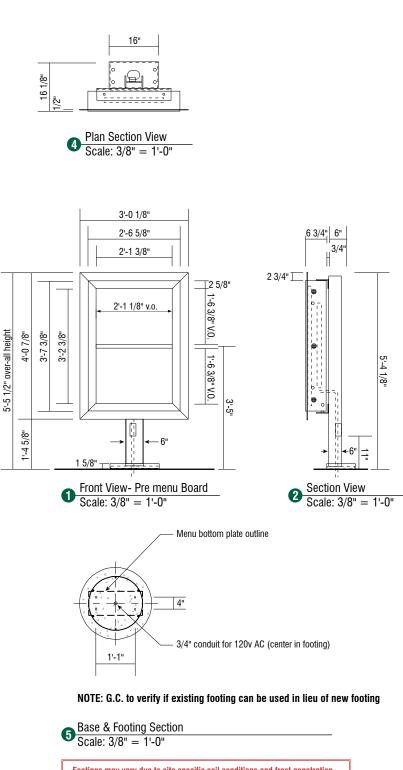
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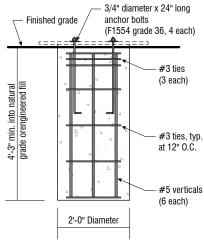
Manufactured by others, installed by TubeArt

Manufactured by others, installed by TubeArt





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3 Footing Details Scale: 3/8" = 1'-0"

NOTE: G.C. to verify if existing footing can be used in lieu of new footing (typ.) at all footings



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J & K - Design ID #14163 & #14116 - Digital Order Screen & post

Manufactured by others, installed by TubeArt

7'-6" Roof Panels & Support Frame #3 -Header Channel 1'-3" 4'-7 1/8" 4'-4 3/8" O.C. **6** Footing Plan View Scale: 3/8" = 1'-0"#4 -Roof Panels 1'-3 1/2" 1'-0 1/2" <<u>−−−</u>1 3/8" 3/4"-8 7/8" 1" x 2 1/4" Ovals —1 7/8" 4'-0 1/8" 2'-10" #4 -Roof Panels -4" 2'-3 3/4" F 7-1 1-8 3/8" 7/8 1/4" 12 2'-0" #4 -Roof Panels — Cut-outs \perp 4 5/8" 7' #2 -Steel Posts #1 -Steel Base Plates #5 -Roof Frame Detailed Base & Footing section **3** Top View Scale: 3/8" = 1'-0" 1-4 3/4" ē Scale: 3/8" = 1'-0" 4'-5 1/2" O.A. 3'-3 3/4" 4'-0 1/8" Roof 2'-2 3/4" #3 -Header Channel -#3 -Roof Panels -#3 -Header Channel 1'-4" typ. 3 1/4"--#5 -Roof Frame 0 0 0 #7 -Steel Frame 1__{2°} #7 -Steel Frame **Outdoor LCD Display** Scale: No Scale #7 -Steel Frame Front View- LCD Display #2 -Steel Posts -STARBUCKS Scale: 3/8" = 1'-0" 5'-10 1/2" #11 -LED Floodlight #11 -LED Floodlight #6 -Monitor Support Frame 11-11 4 1-9 5/8" . 2-0 #8 -Acrylic Letters 3'-8 3/8 雨 田 田 3'-5" to center liustable 37" to 45" 13/16" monitor #10 -Electric Enclosure set back #9 -Base 9 5/8" covers #9 -Base Cover 3/4" diameter A307 anchor bolts 1/4" plate, 3" x 3" Heavy hex nut Concrete foundation Footings may vary due to site specific soil conditions and frost penetration. The information provided on the pole and sign footings herein are subject (6) # 5 bars to approval by the City and/or Municipality. #3 ties, 10" c/c (3 in top 5 inches) **9** Example photos of canopy and order screen Scale: No Scale - Undisturbed soil 2'-6" Diameter

Side View - DT Order Point Canapy Scale: 3/8" = 1'-0"

Front View - DT Order Point Canapy Scale: 3/8" = 1'-0"

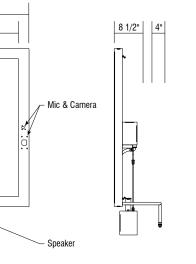
2'-6" diameter

3" cover



Concrete foundation

3/4" diameter A307 anchor bolts #3 ties, 10" c/c (3 in top 5 inches) (6) No. 5 bars





A

Section View- LCD Display Scale: 3/8" = 1'-0"





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