

TRACT 1-A-1-A  
HONEYWELL SITE  
4-19-1999 99C-92

TRACT 1-A-2  
SPERRY SITE &  
WILDFLOWER PARK  
5-14-1987 C33-134

PRELIMINARY SITE PLAN  
SCALE: 1" = 50'-0"

DEVELOPMENT DATA

NET SITE AREA:  
9.9924 ACRES (435,267 S.F.)

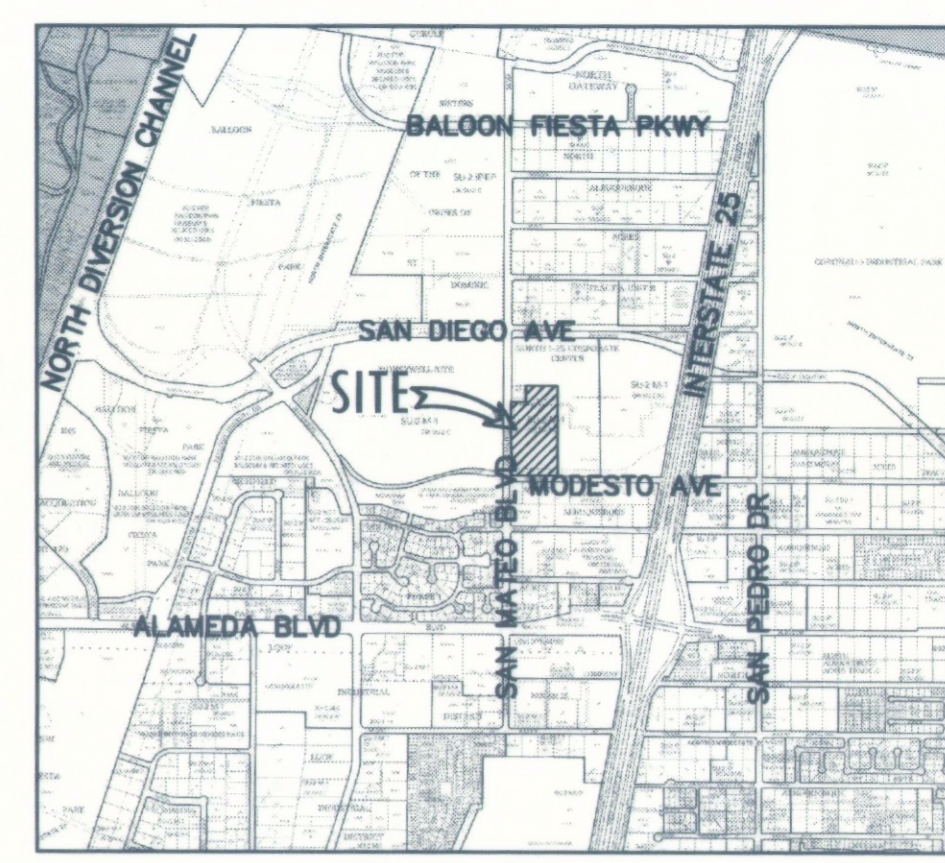
ZONING:  
CURRENT: SU-2/SU-1 FOR HDR

BUILDING HEIGHT:  
PROVIDED: 37 FEET

DENSITY:  
PROPOSED: 22.42 DU/ACRE

SETBACKS PROVIDED:

BUILDINGS	SIDE (N)	REAR (W)	SIDE (S)	FRONT (E)
PARKING	15'	5'	67'	5'
	NA	5'	14'	38'



VICINITY MAP  
NOT TO SCALE

UNIT MIX

	UNIT TYPE								UNITS/BLDG	NO. BLDGS	TOTAL UNITS	
	A1	A2	B1	B1m	B2.1	B2.2	C1	TA1				TB1
LIVABLE	738	983	1,106	1,095	1,088	1,197	1,314	879	1,242	1,559		
STOR/GAR	23	247	21	21	40	21	30	290	501	501		
PAT/BAL	68	15	90	90	90	59	56	56	130			
BLDG TYPE 1	12									24	3	72
BLDG TYPE 2	12									20	2	40
BLDG TYPE 3	12			4	4					20	2	40
BLDG TYPE 4	2									2	4	8
BLDG TYPE 5								6		6	2	12
BLDG TYPE 6								12		12	2	24
BLDG TYPE 7								9		9	2	18
BLDG TYPE 8								5	1	6	1	6
BLDG TYPE 9								3	1	4	1	4
TOTAL	60	8	24	36	8	8	16	24	38	2	19	224

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED

	SF REQ. PER DU	# OF TOTAL DU'S	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	400	92	36,800	
2 BEDROOM	500	114	57,000	
3 BEDROOM	600	18	10,800	
PROVIDED SITE OPEN SPACE				180,184
PROVIDED BALCONY PRIVATE OPEN SPACE				15,716
TOTAL (excess of 91,300 SF)	224	104,600	195,900	

PARKING SPACE REQUIREMENTS

	PARKING RATIO REQUIRED	PARKING SPACES
UNIT A1, A2, TA1 < 1,000 SF	92 - 1 BR / 1 BATH	1.5 / 1
UNIT B1, B2, TB1 > 1,000 SF	114 - 2 BR / 2 BATH	2 / 2
UNIT C1 > 1,000 SF	16 - 3 BR / 2 BATH	2 / 2
UNIT TC1 > 1,000 SF	2 - 3 BR / 3 BATH	2 / 3
PARKING SPACES REQUIRED		404
TRANSIT REDUCTION (10%)		-40
Total Parking Spaces Required		364
OPEN PARKING PROVIDED		120
CARPOT PARKING PROVIDED		122
GARAGE PARKING PROVIDED		143
TANDEM OPEN (Provided but NIC in parking codes)		46
Total Parking Provided		385
Accessible Parking Required		12
OPEN ACCESSIBLE PARKING PROVIDED		8
CARPOT ACCESSIBLE PARKING PROVIDED		4
GARAGE ACCESSIBLE PARKING PROVIDED		1
Total Accessible Parking Provided		13
Bicycle Parking Required		112
(1 SPACE FOR EVERY 2 DWELLING UNITS)		
GARAGE BICYCLE RACK		103
BICYCLE RACK		10
Total Bicycle Parking Provided		113

LEGEND

- DENOTES PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ◇ NO. OF PARKING SPACES
- NO. OF COVERED SPACES
- ♿ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- TYPE 'SA': 18' TALL POLE LIGHT.
- ◆ TYPE 'SB': 12' TALL POLE LIGHT.
- ⊕ TYPE 'SC': 8' TALL POST TOP LIGHT.
- TYPE 'SD': 42" HIGH BOLLARD LIGHT.
- ⬠ TYPE 'SE': CARPORT LIGHT.
- ⬠ TYPE 'SF': WALL SCONCE AT +5'-6" B.O.F. ADA COMPLIANT.
- † TYPE 'SG': FLUORESCENT UPLIGHT.

LIGHTING LEGEND

PROJECT NUMBER: 1000310  
Application Number: 15EP-40072

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 1/15/16 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required?  Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Ronald Millard</i>	4/6/16	Date
Traffic Engineering, Transportation Division		
<i>Christy Colera</i>	04/06/16	Date
ABCWA		
<i>Carl S. Dumont</i>	4-6-16	Date
Parks and Recreation Department		
<i>Ally</i>	8-31-16	Date
City Engineer		
<i>John</i>	2-1-16	Date
Solid Waste Management		
<i>Paul</i>	2-3-16	Date
DRB Chairperson, Planning Department		

BROADSTONE NORTHPOINT  
NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



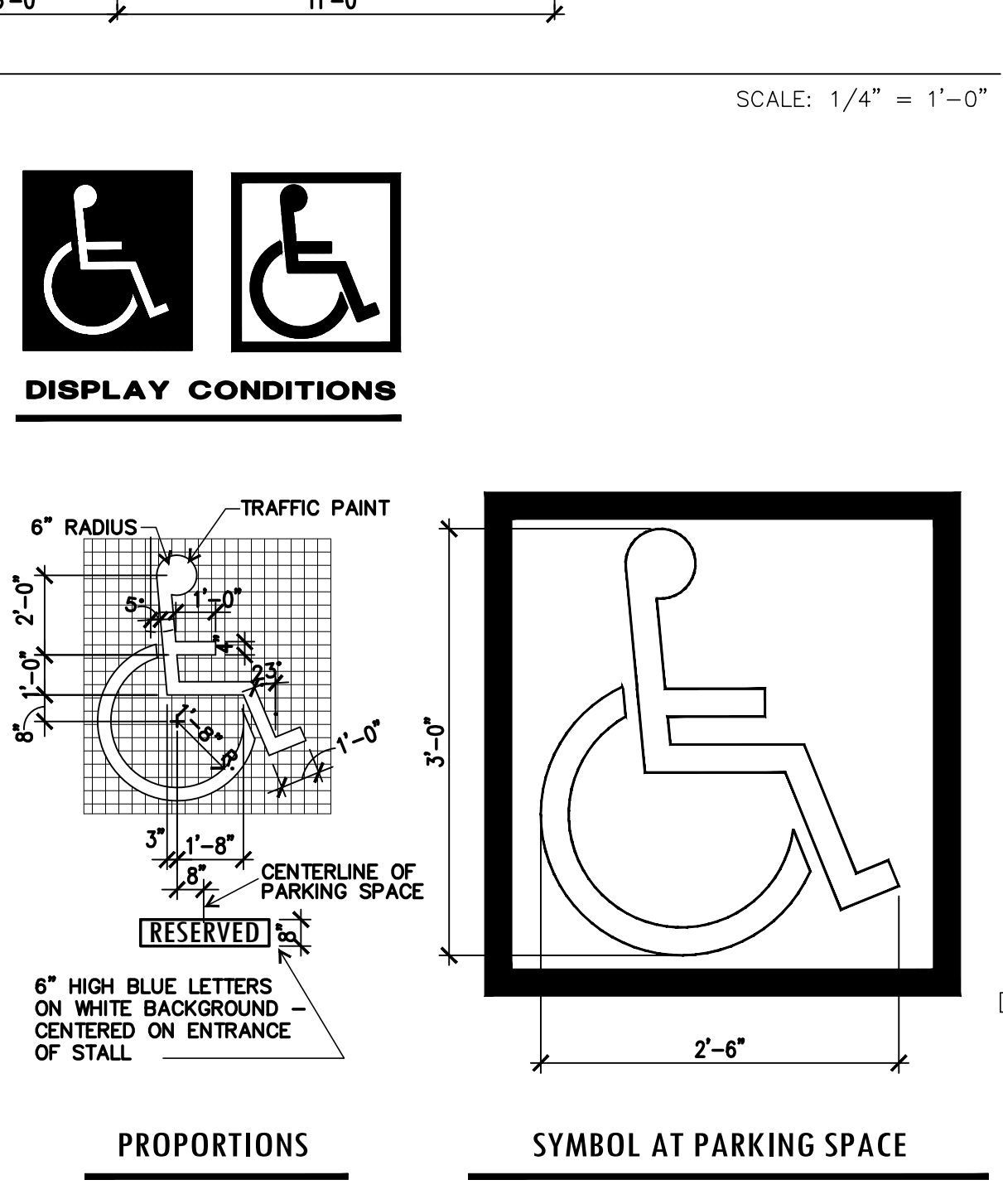
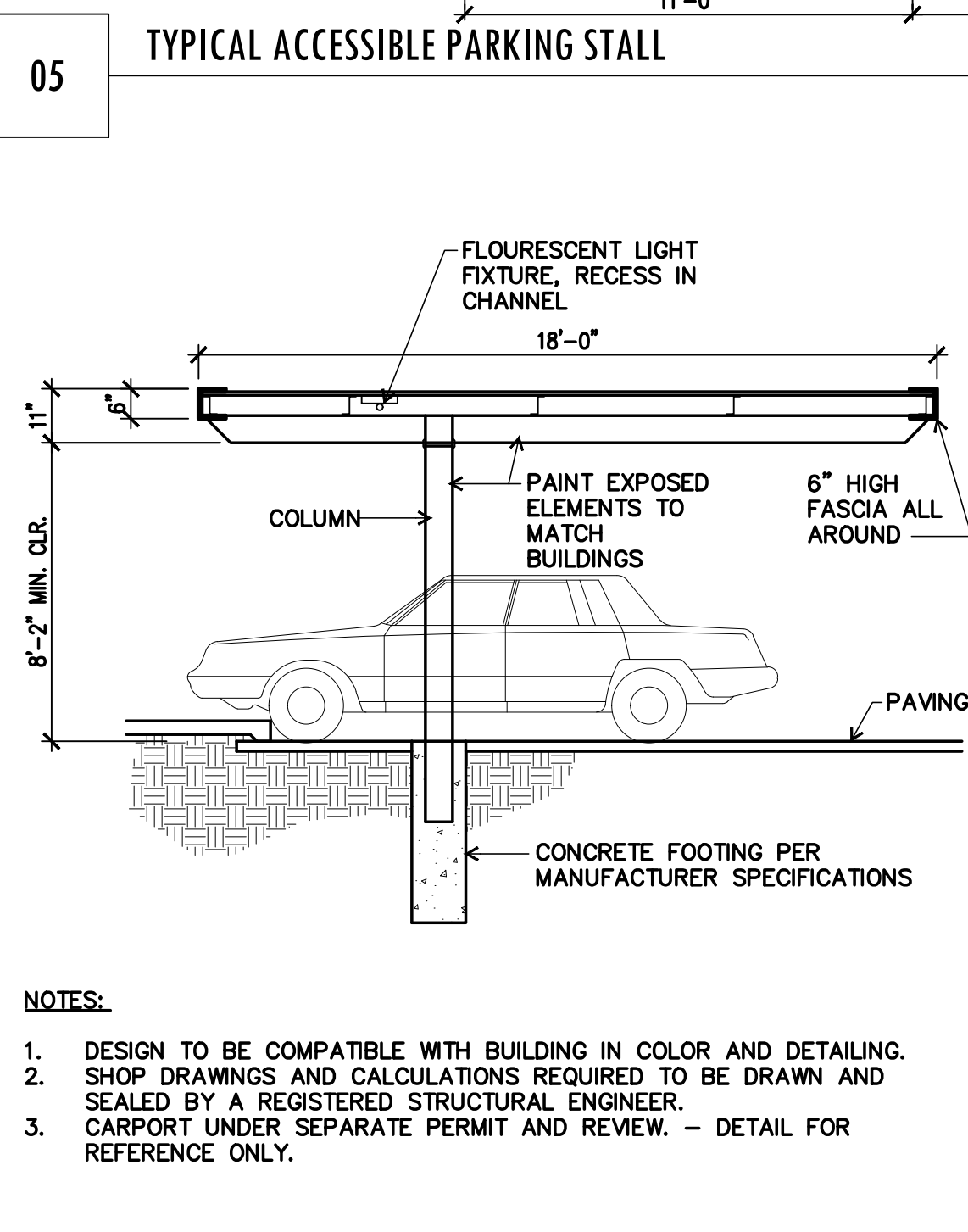
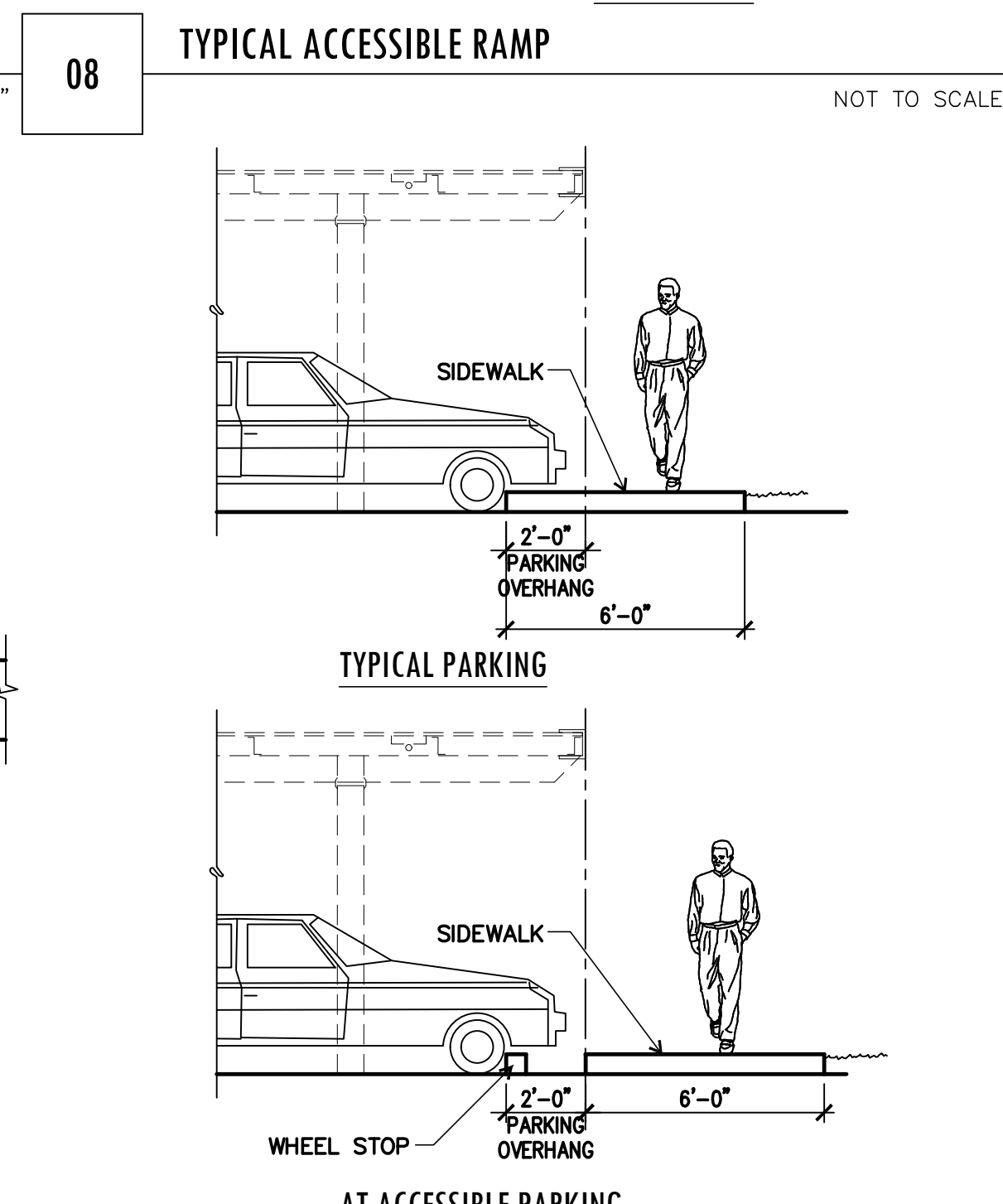
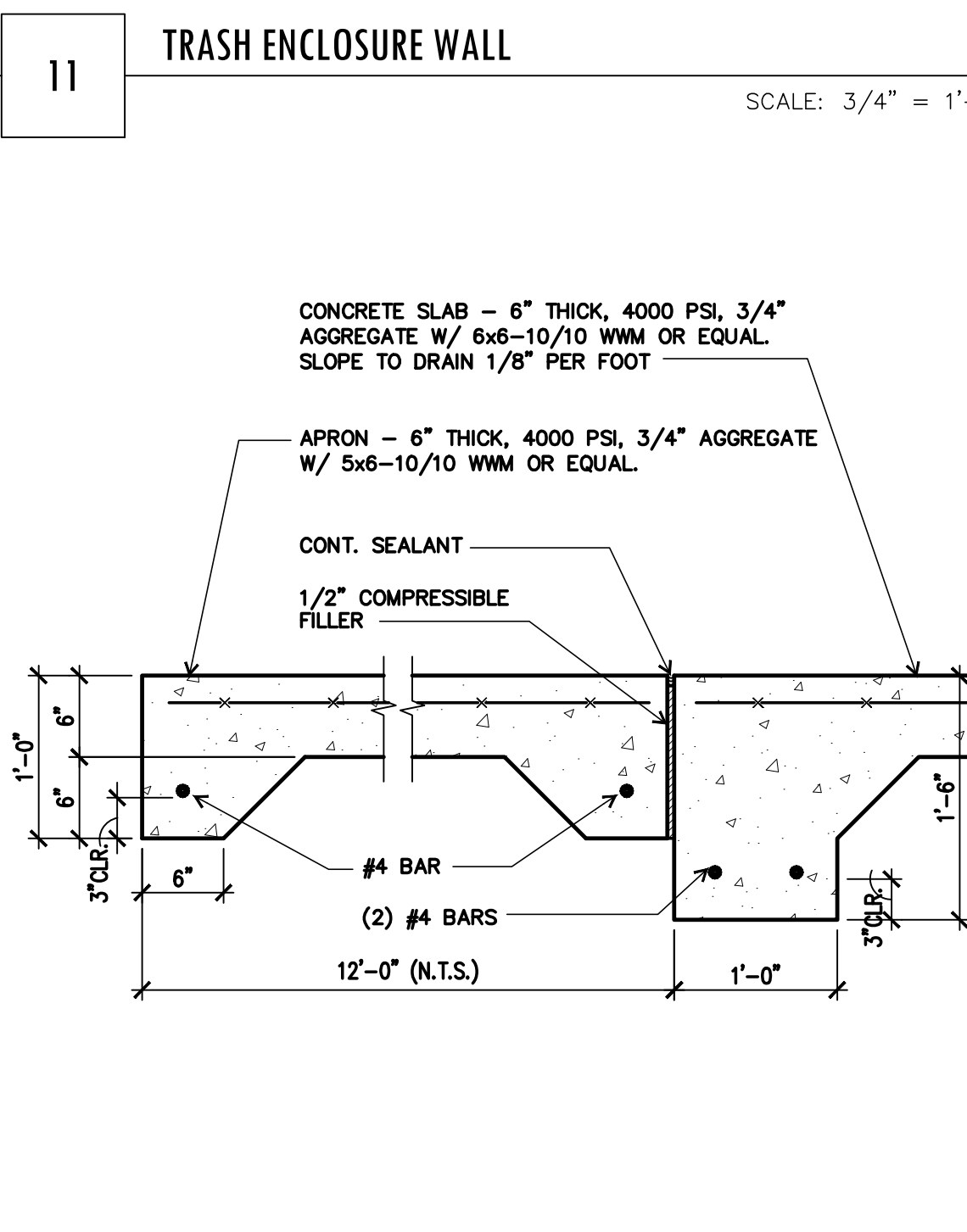
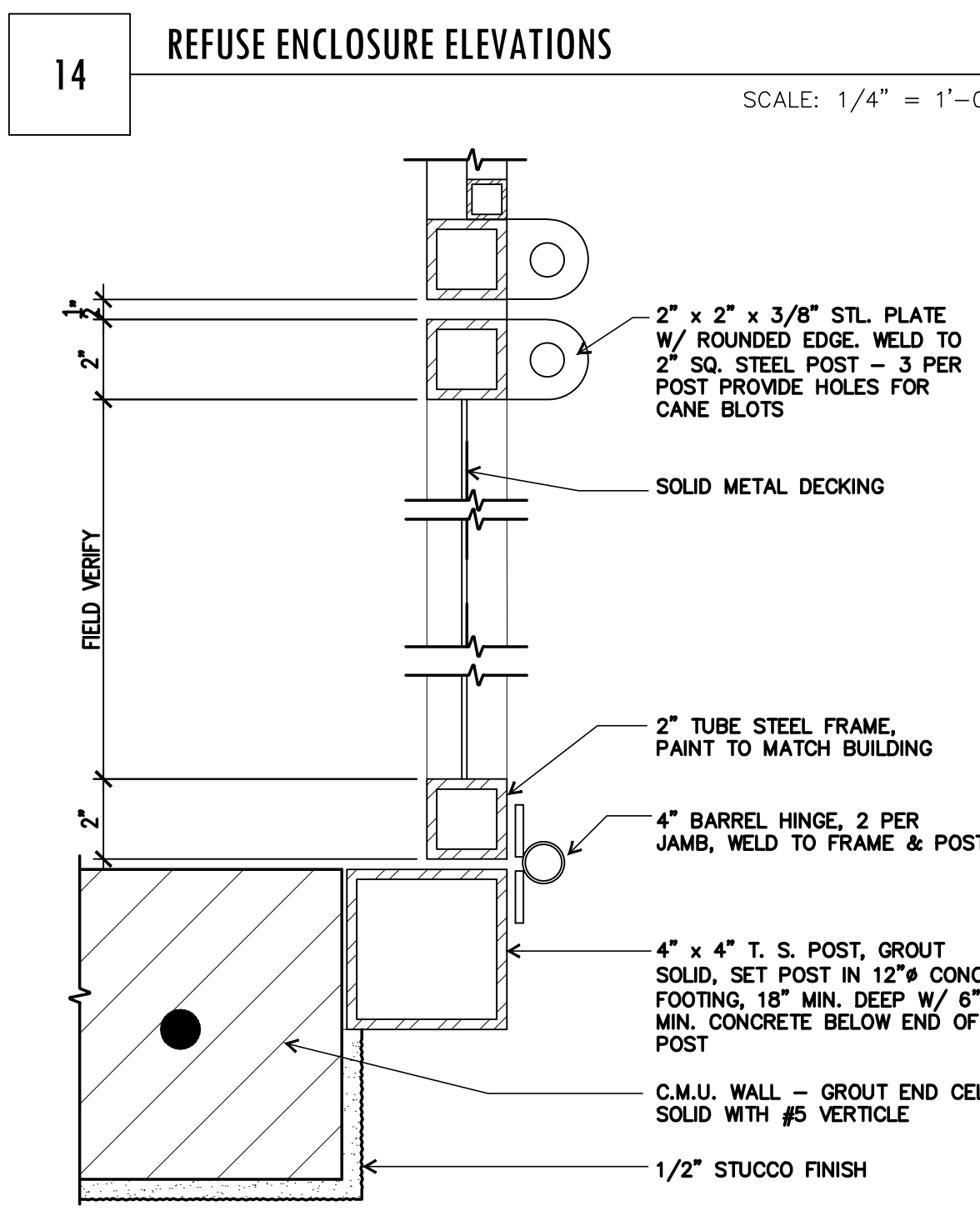
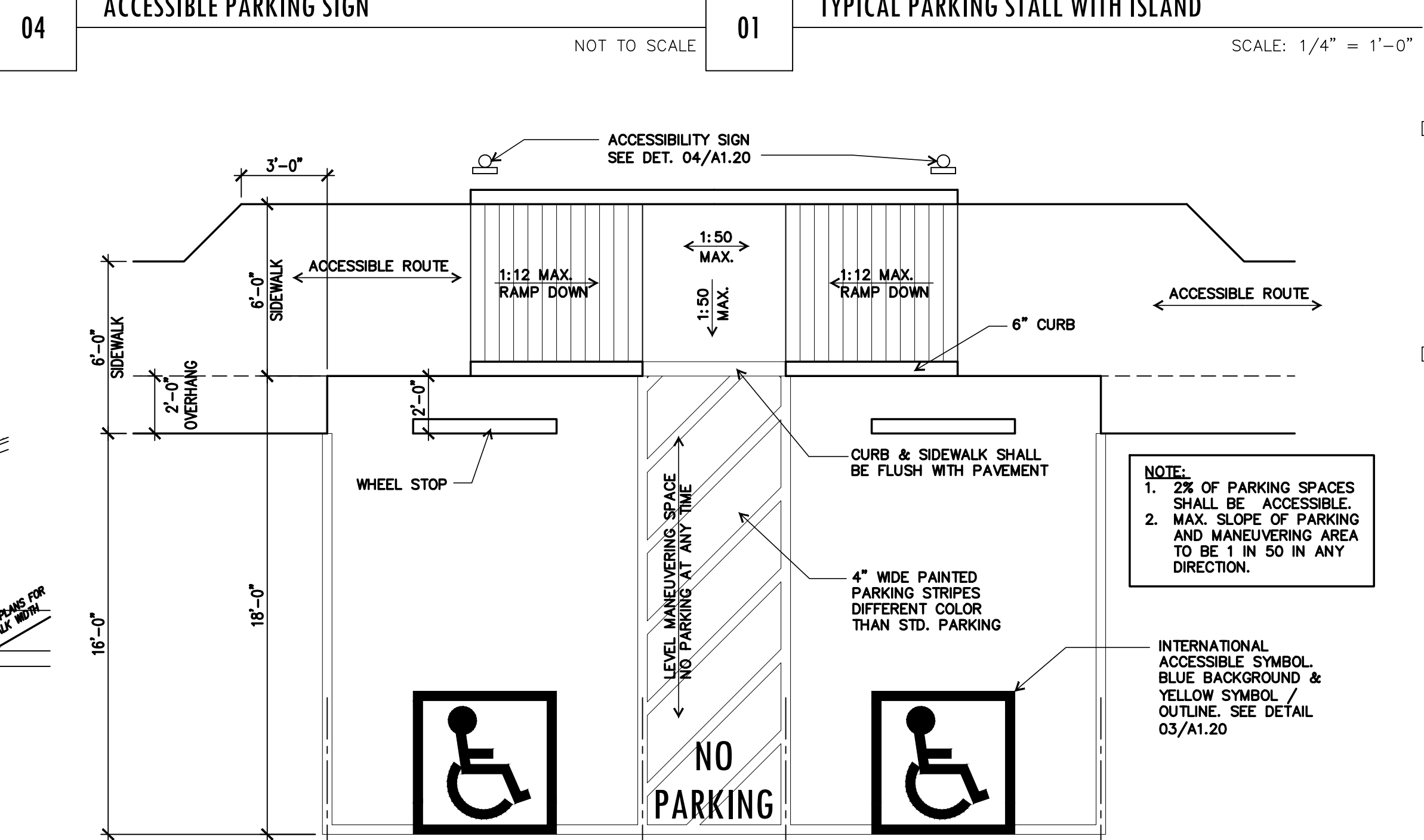
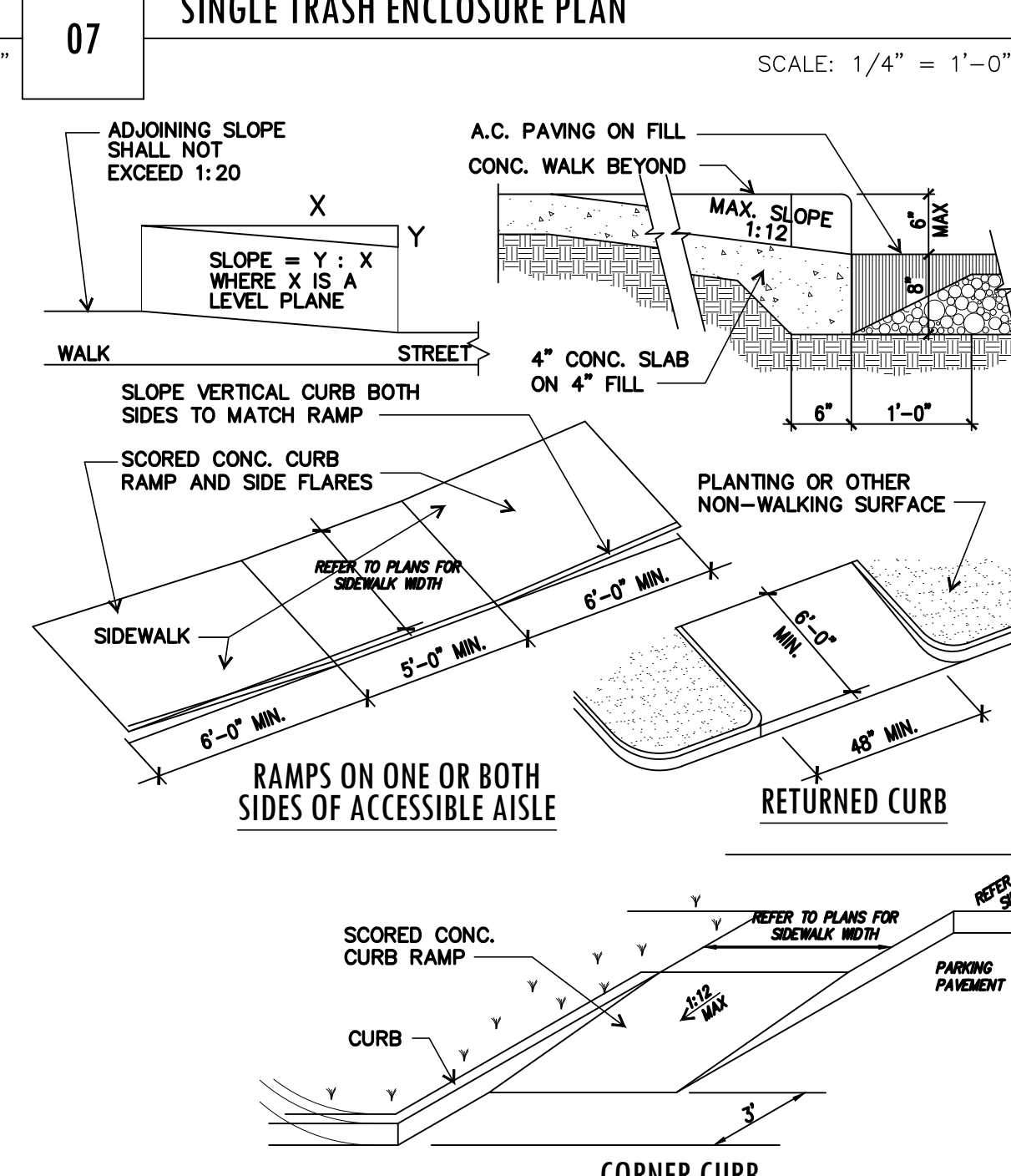
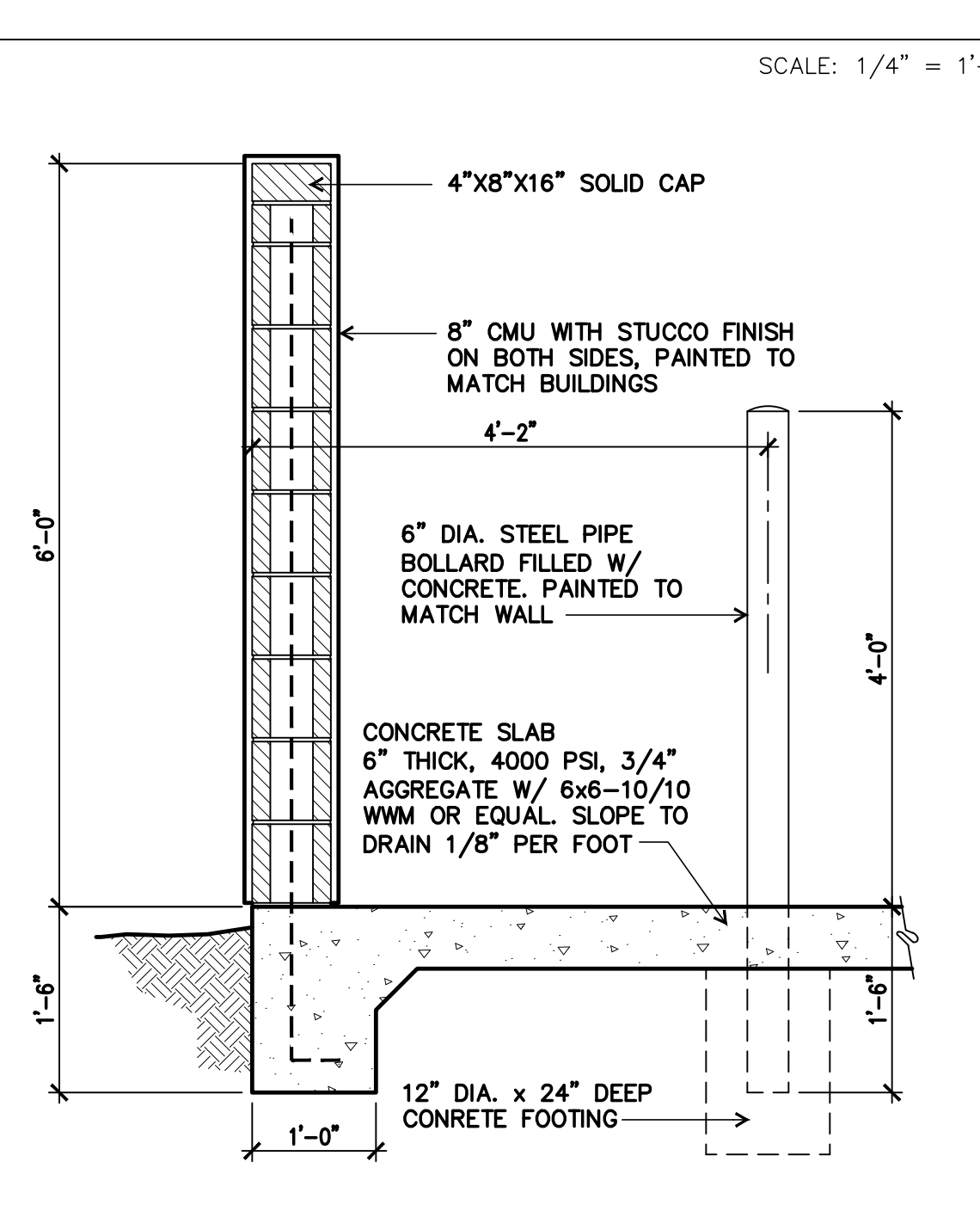
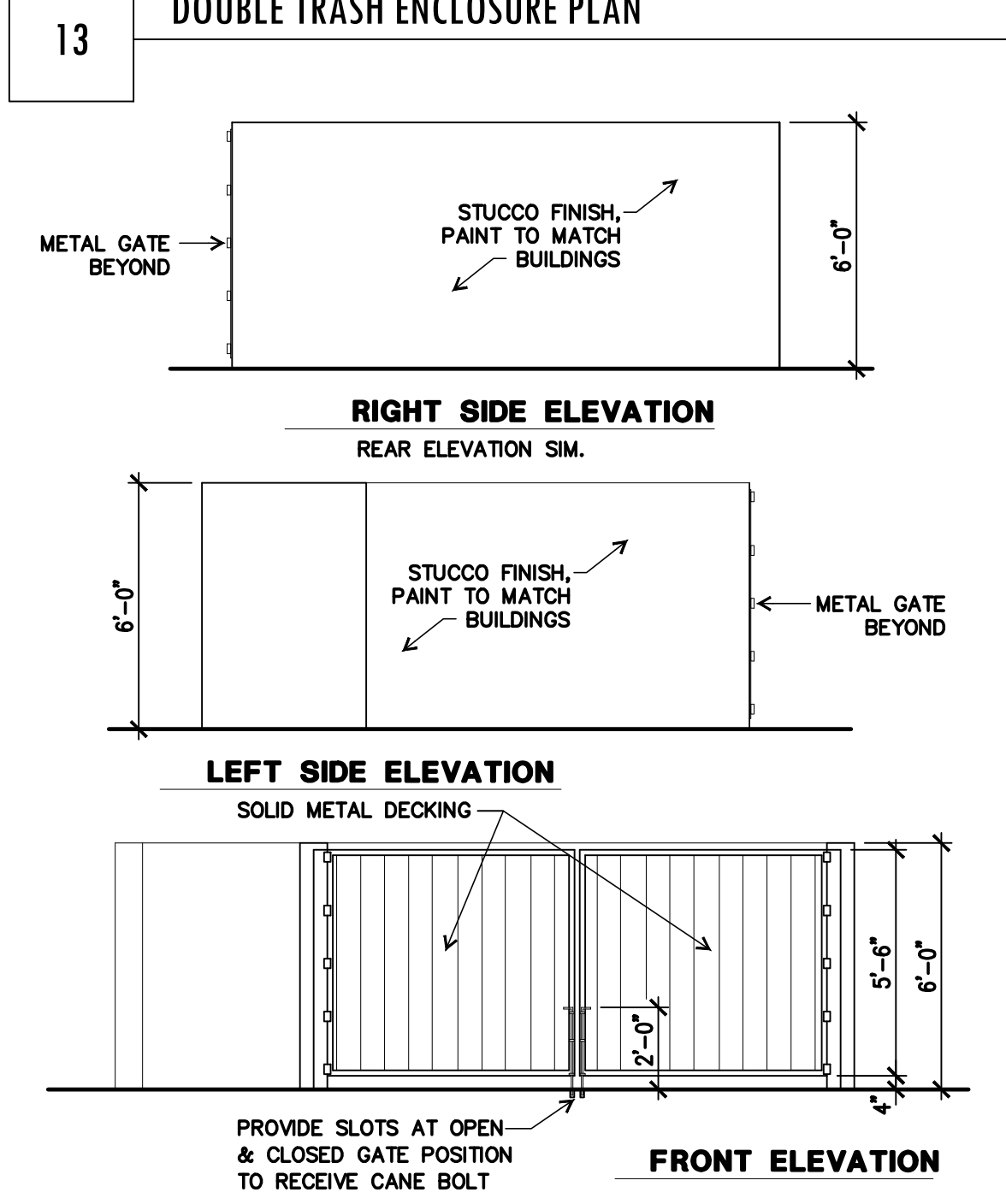
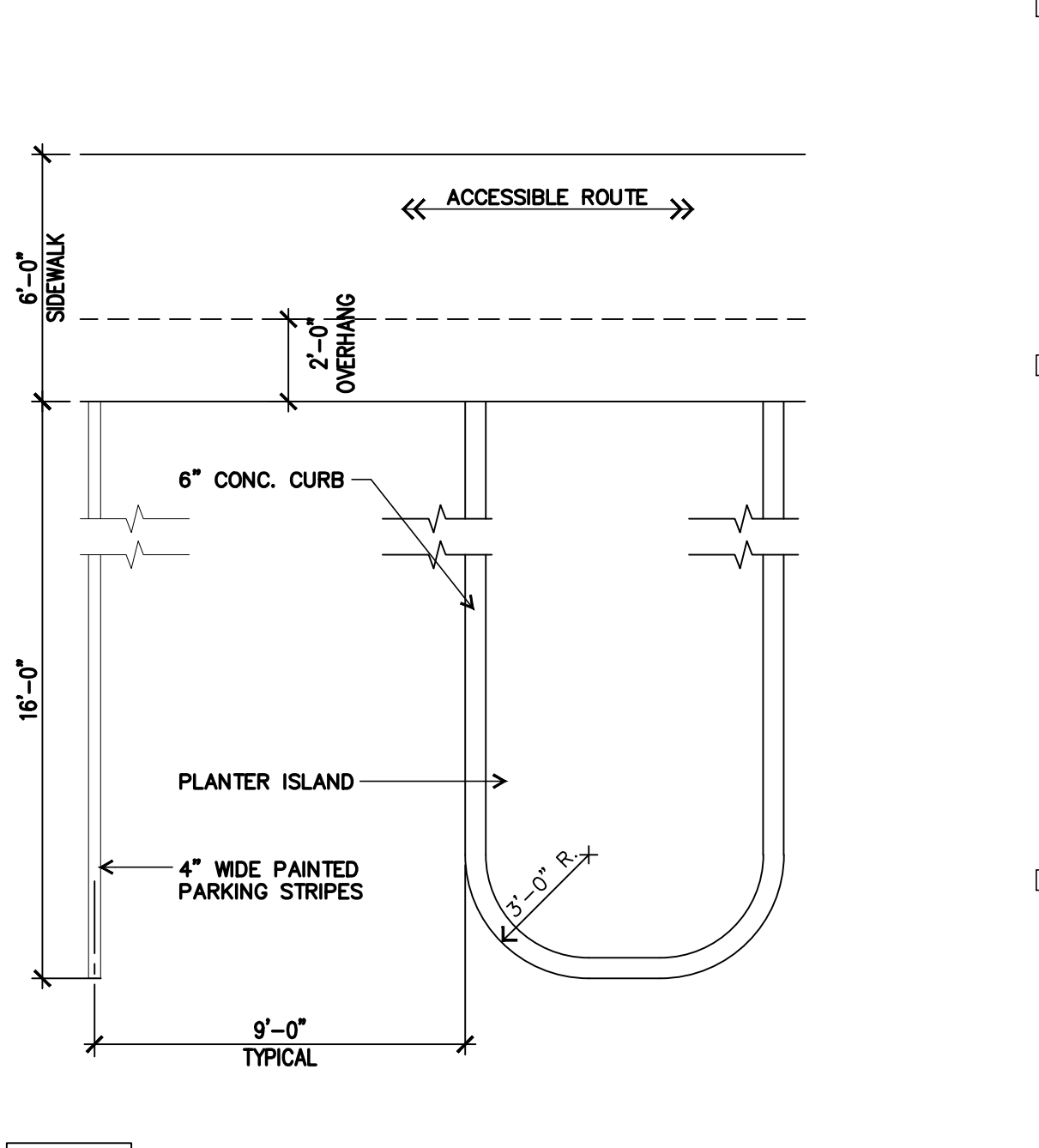
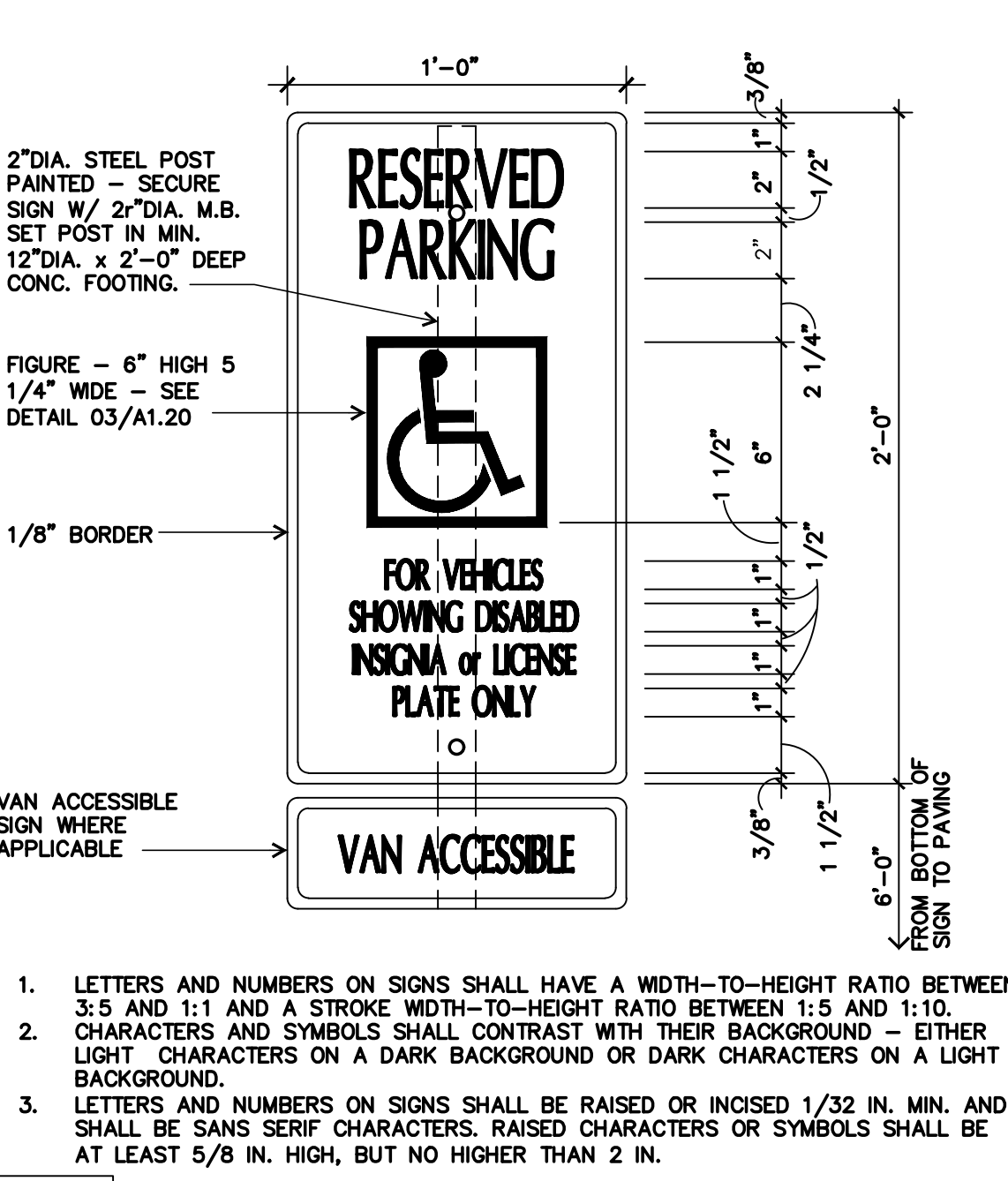
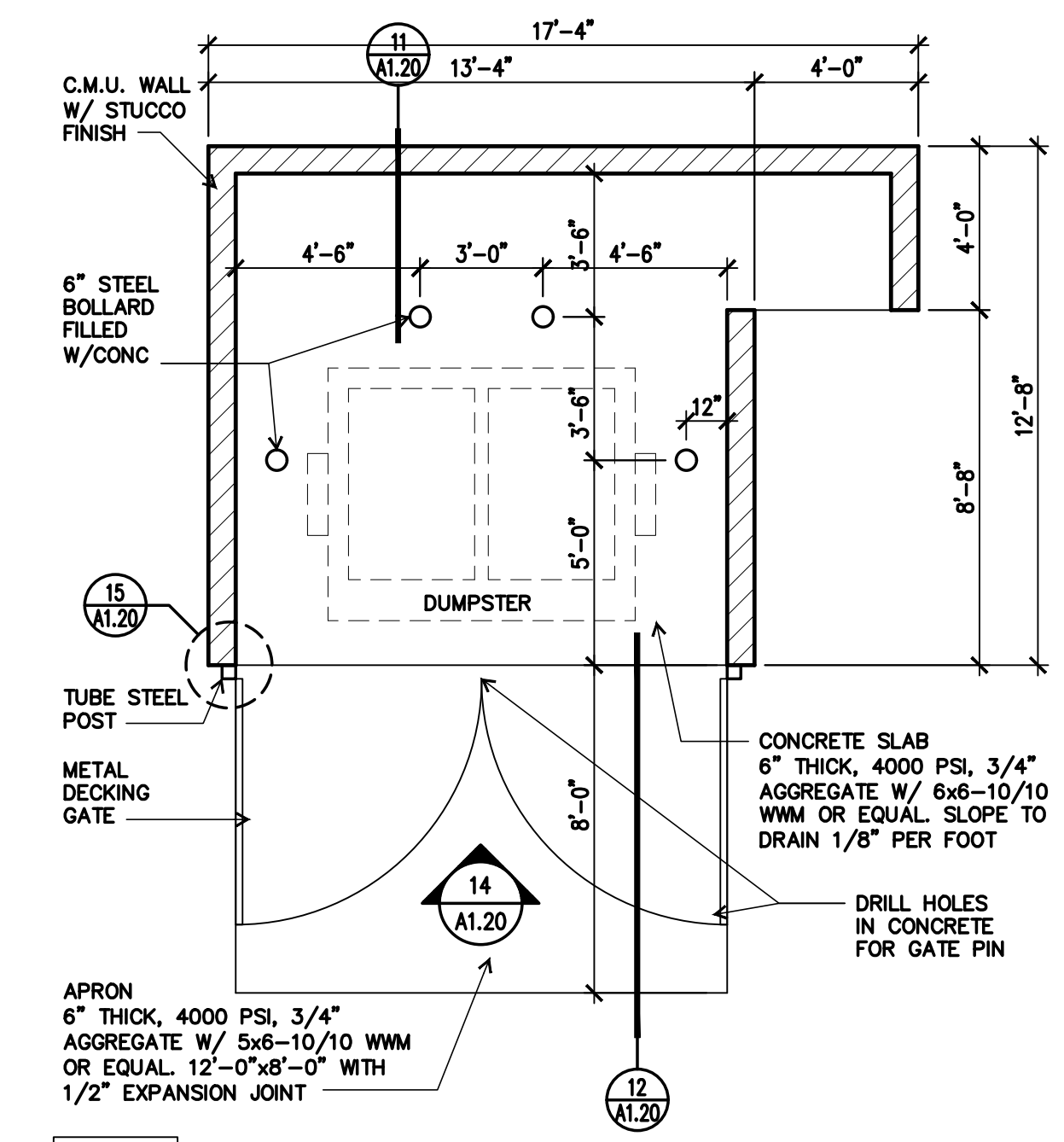
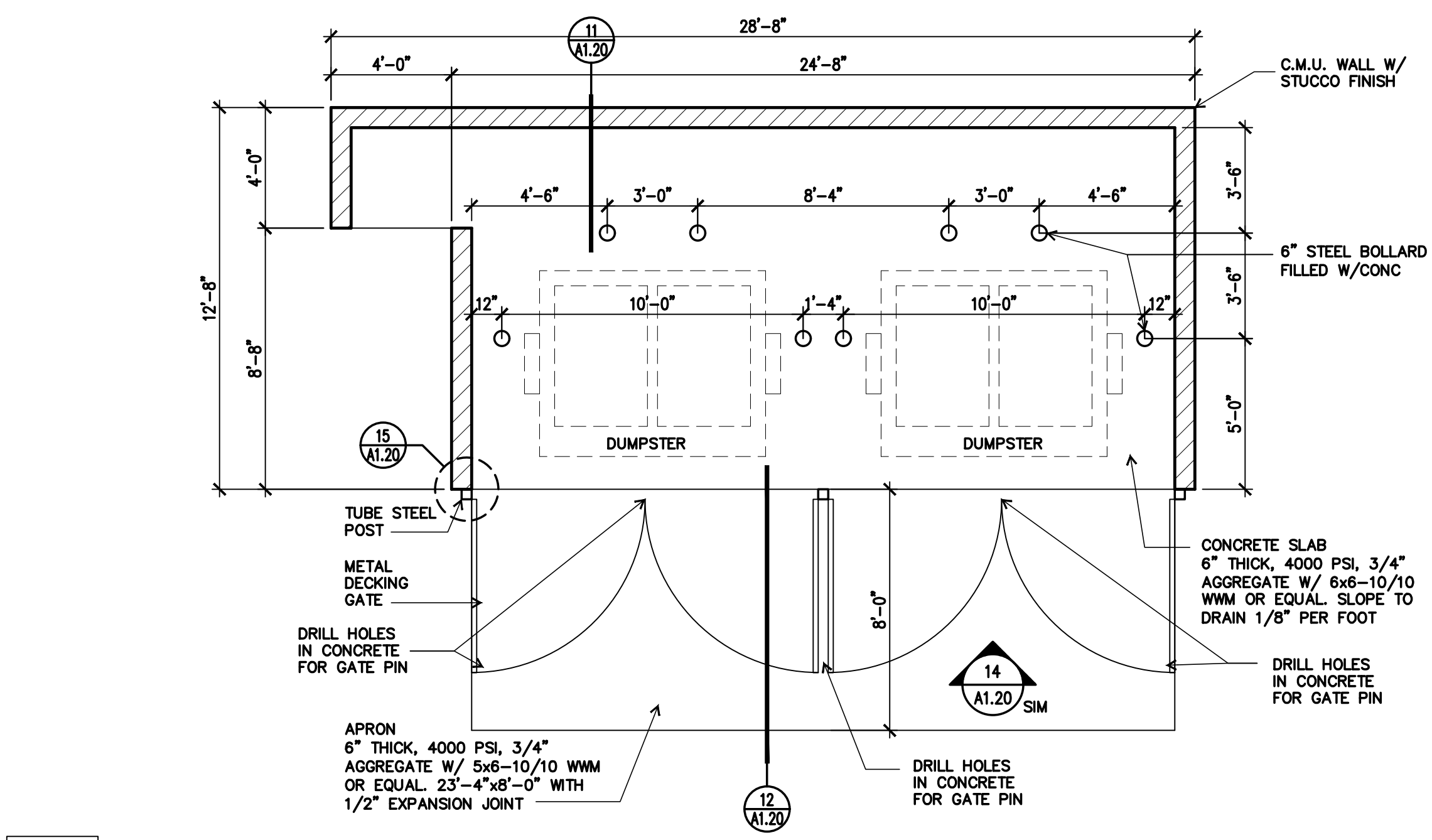
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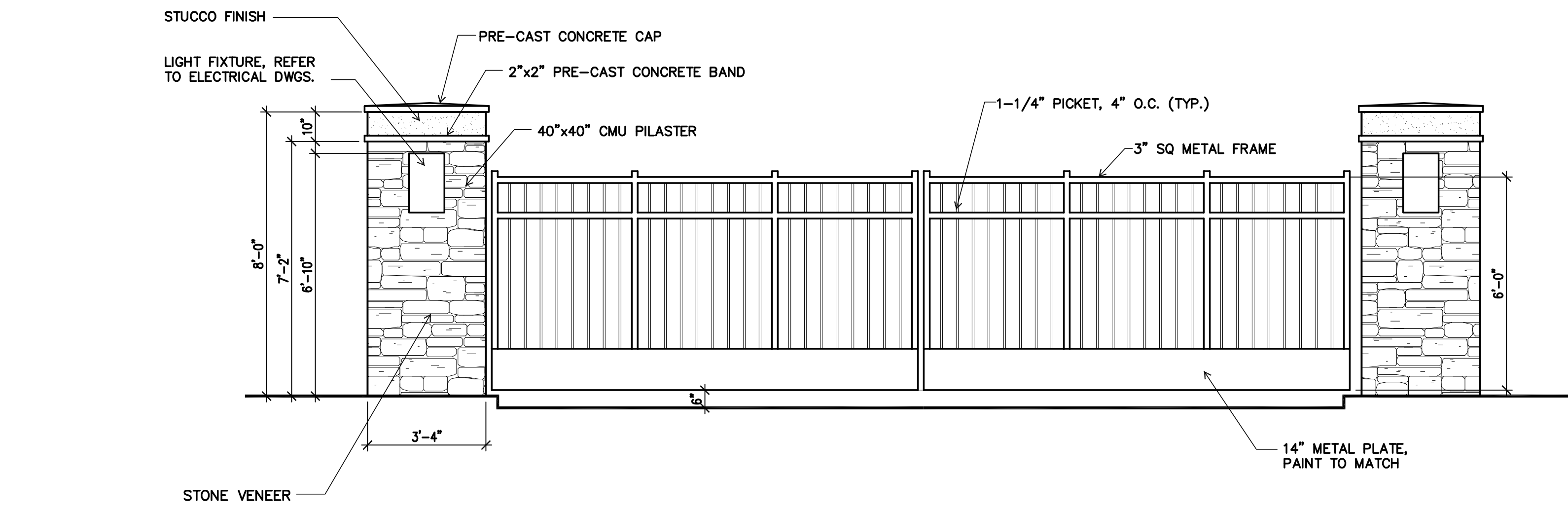
DATE: JANUARY 27, 2016 ORB # 15-212

A1 of 18  
SITE PLAN PRELIMINARY

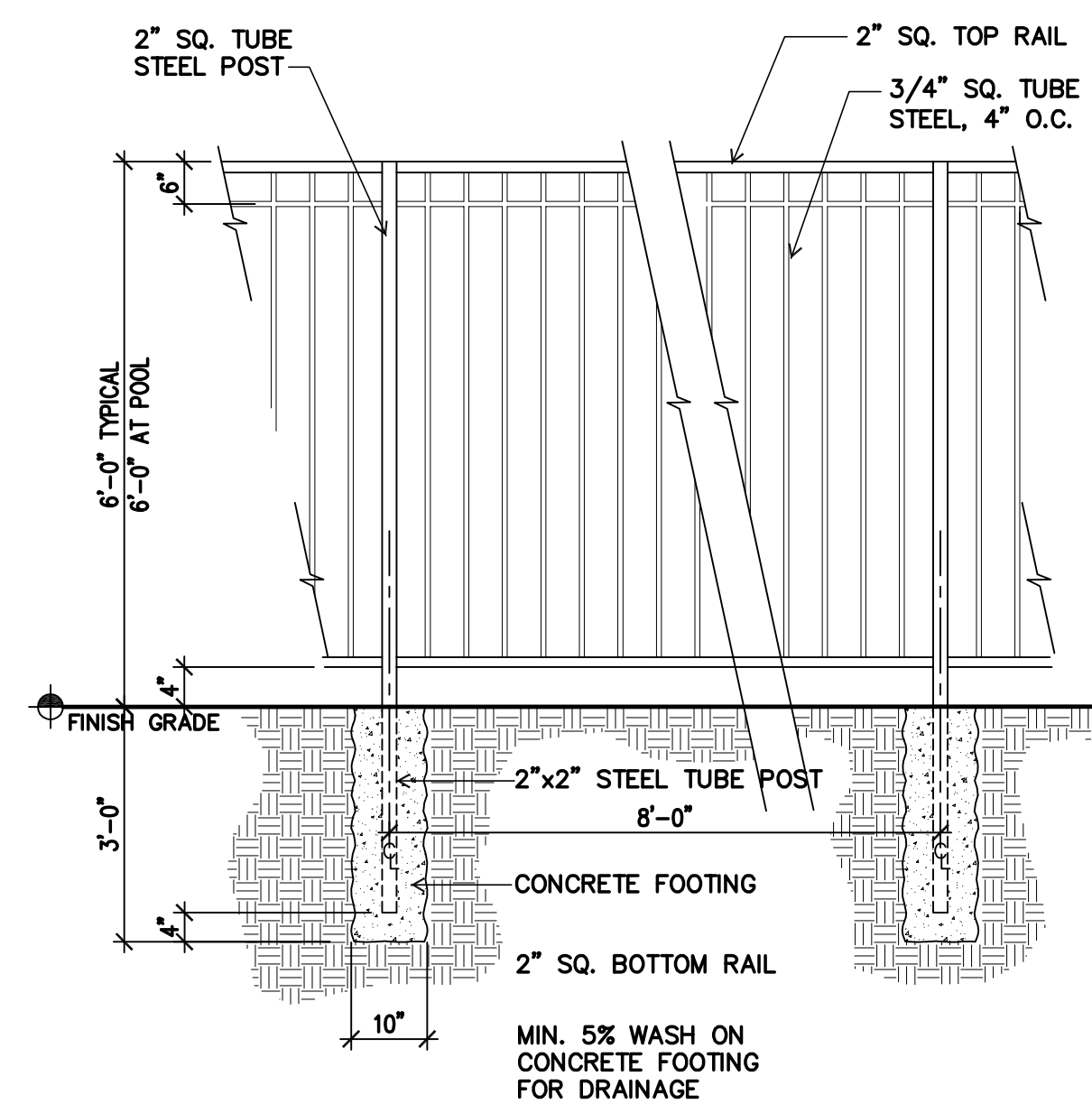
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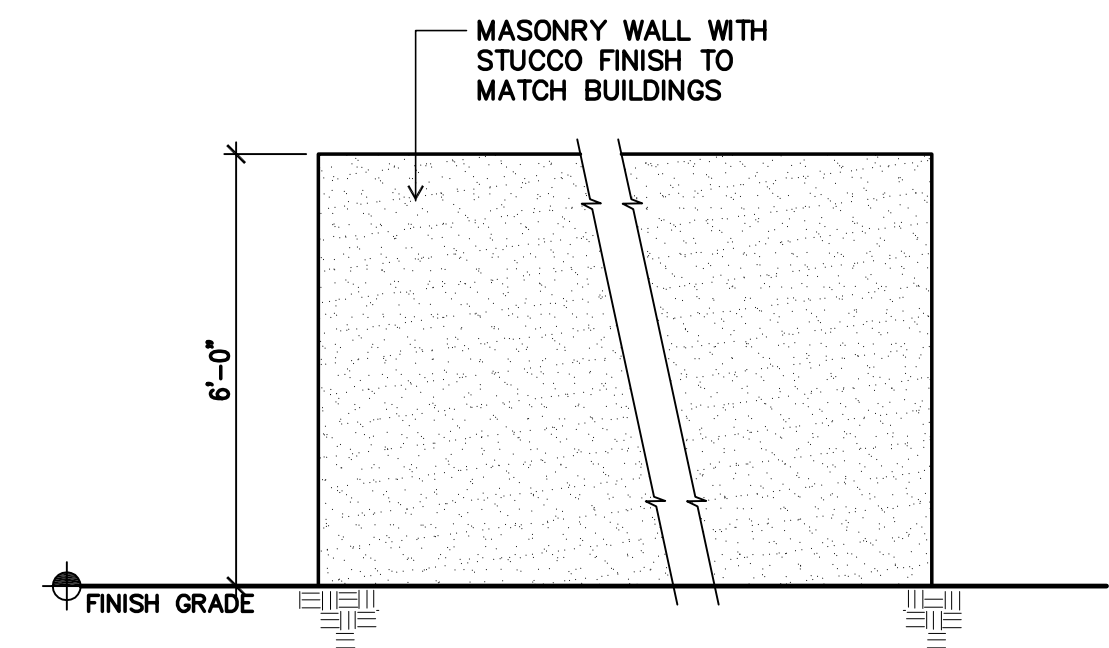
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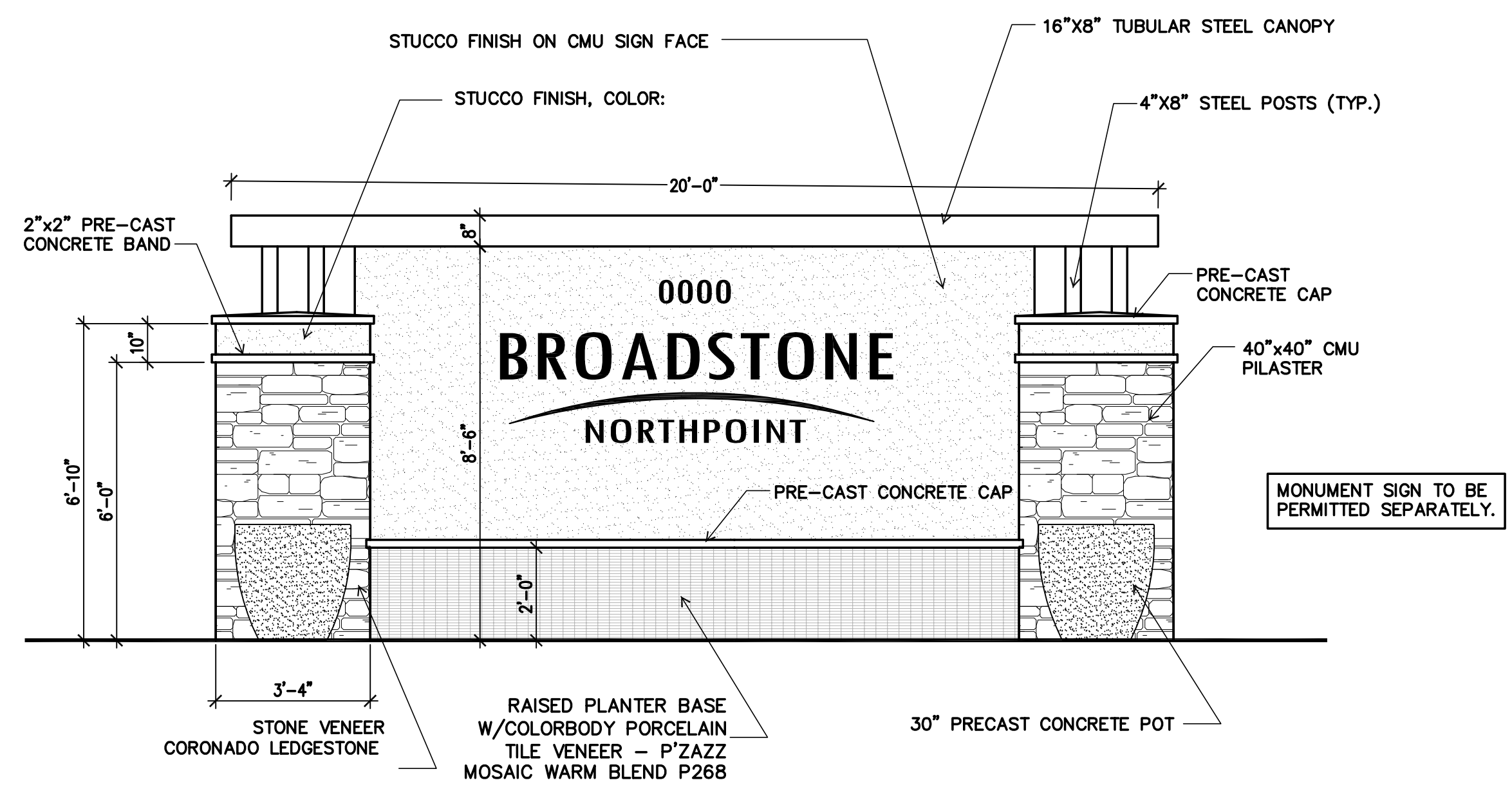
28 VEHICULAR ENTRY GATE



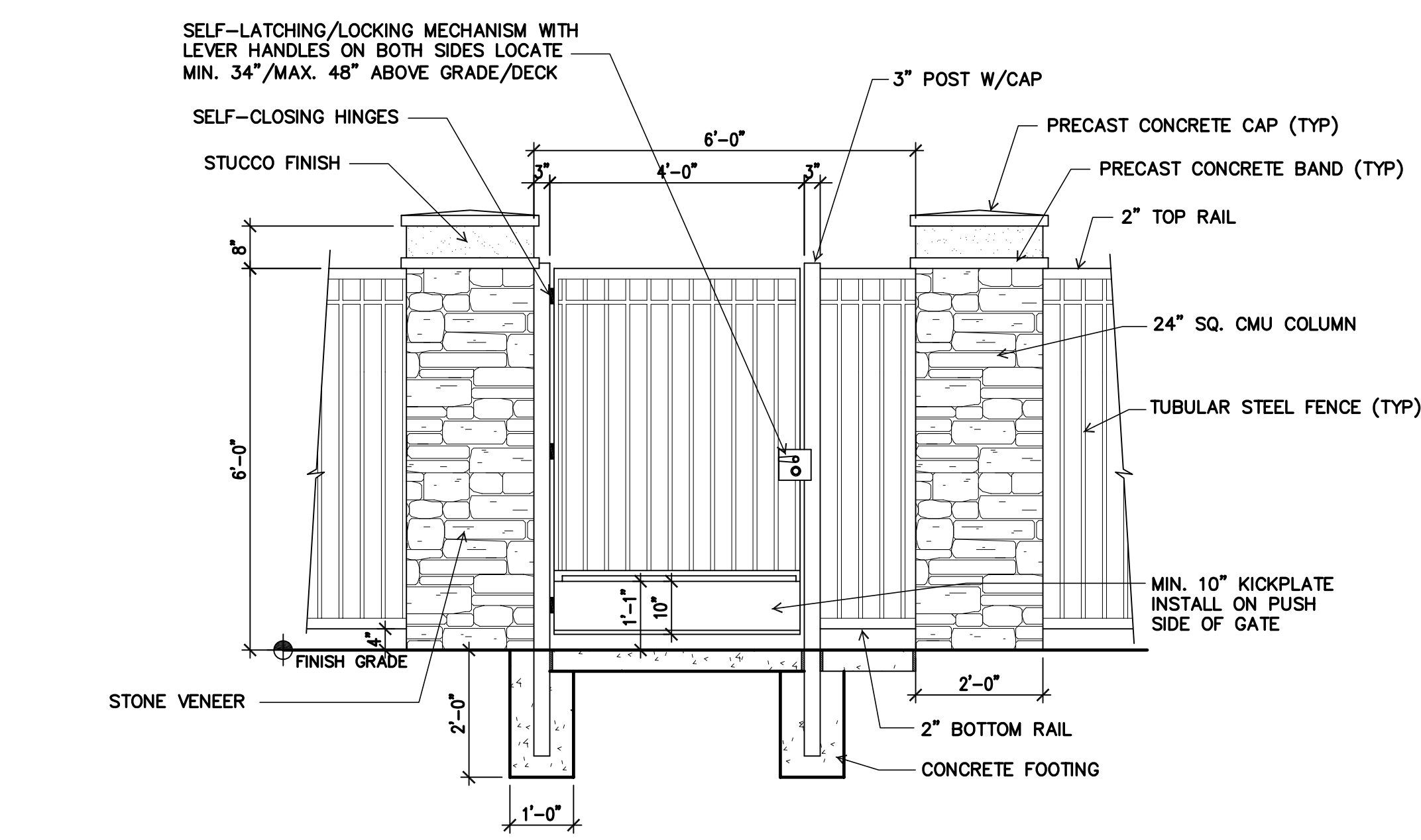
19 TUBULAR STEEL FENCE



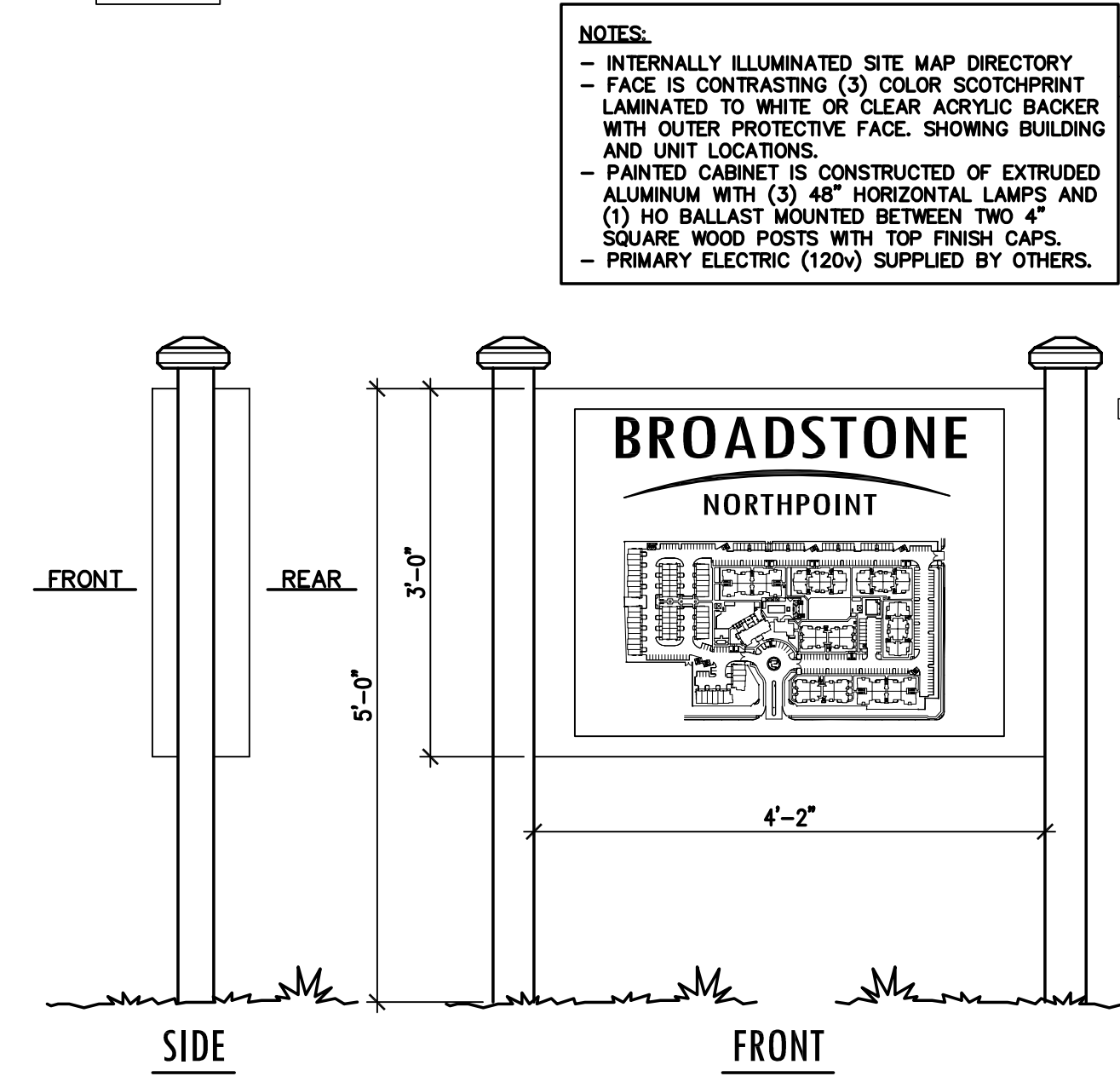
16 PERIMETER MASONRY WALL



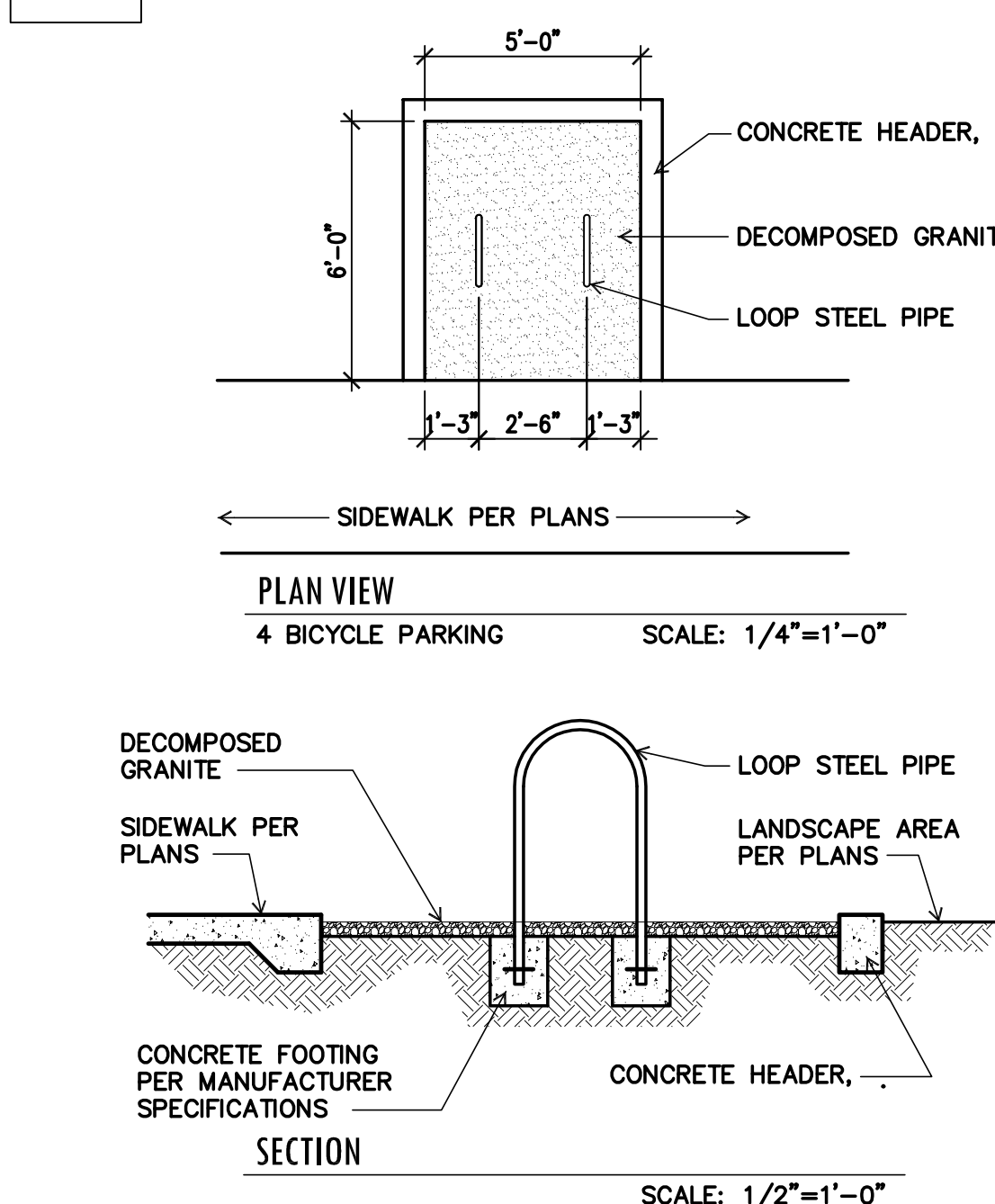
29 ENTRY MONUMENT ELEVATION



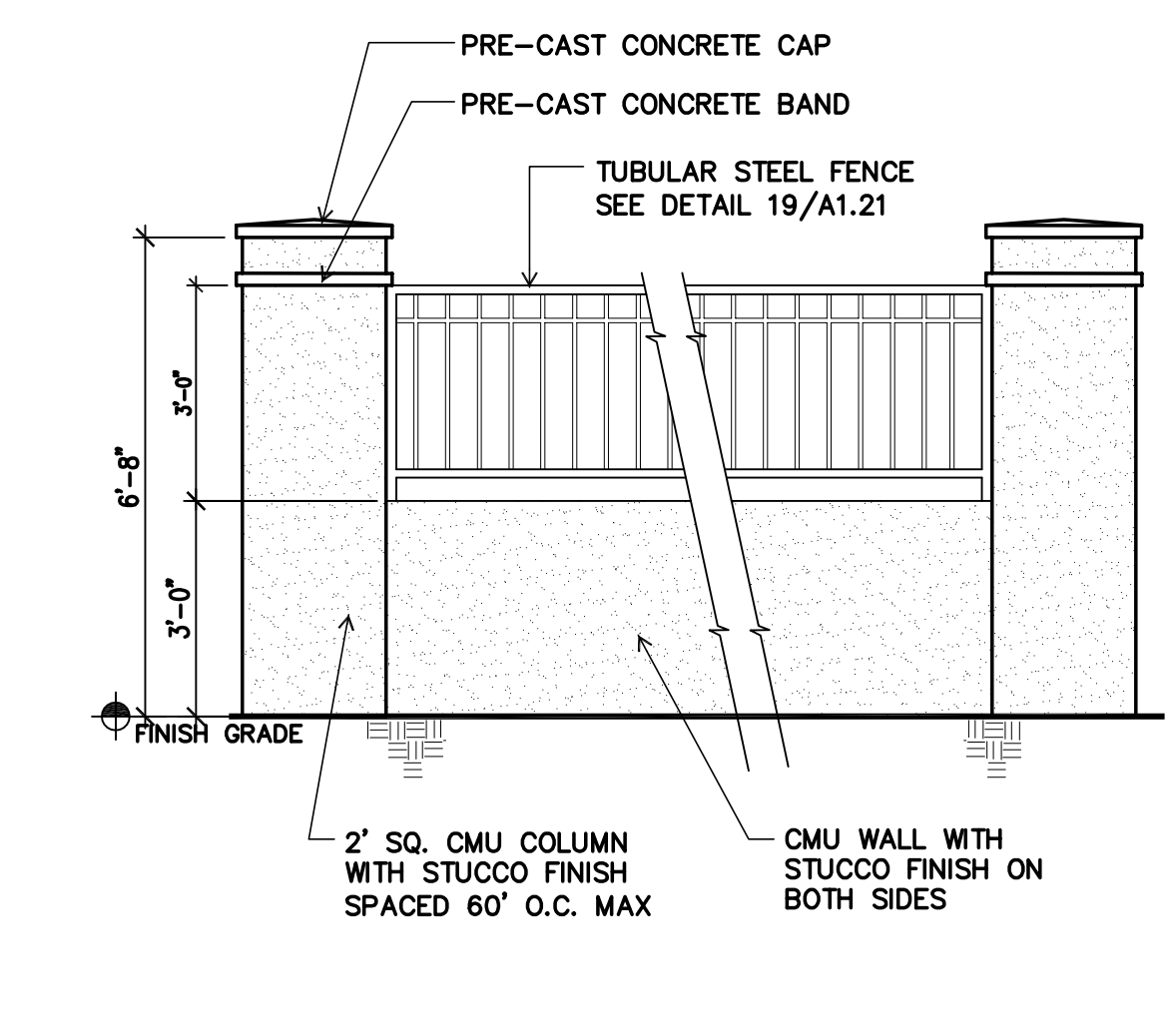
23 PEDESTRIAN ENTRY GATE



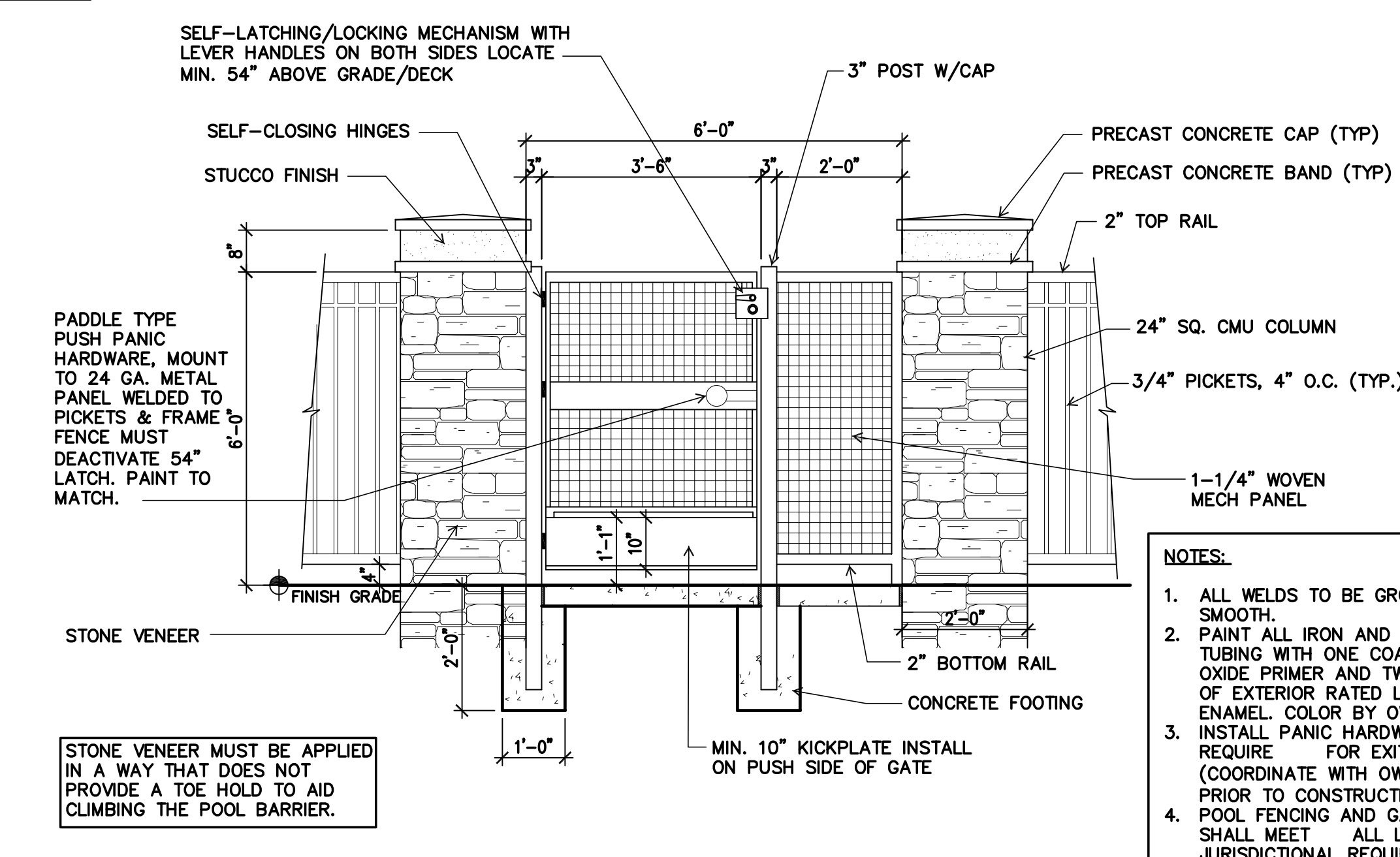
17 SITE DIRECTORY MAP



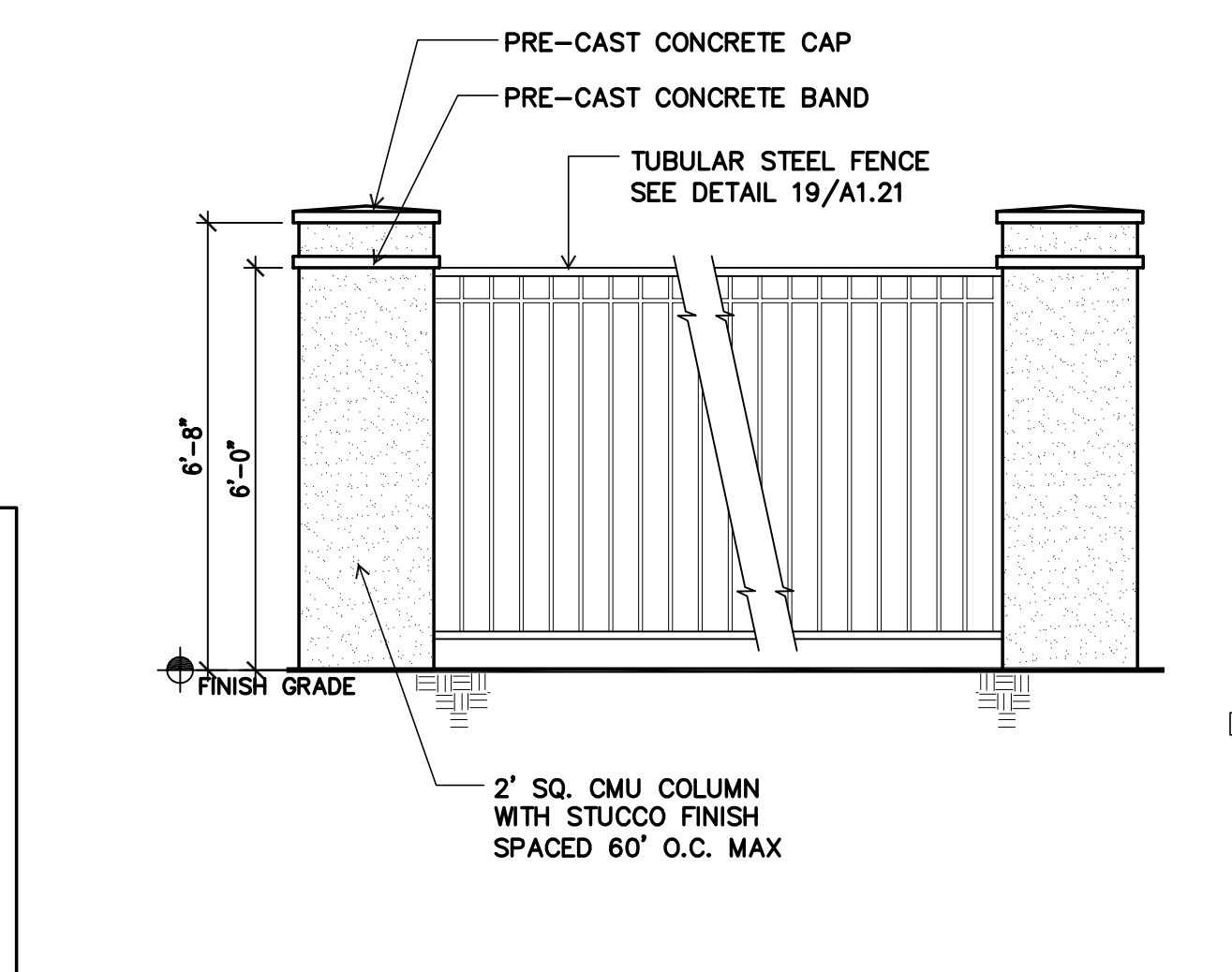
30 BICYCLE PARKING



27 PILASTER AT CMU/TUBULAR COMBO FENCE



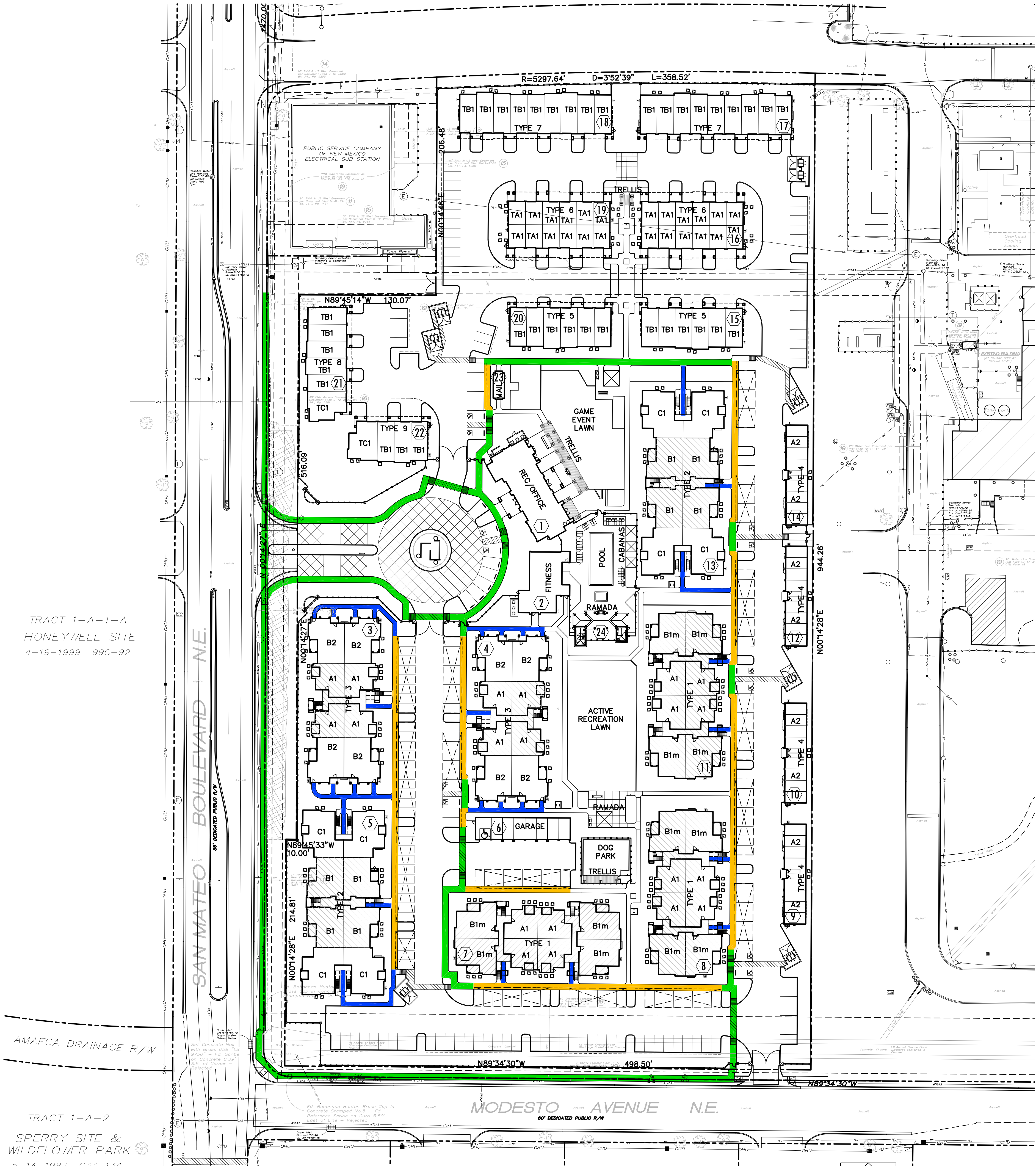
24 PEDESTRIAN ENTRY GATE AT POOL FENCE



18 PILASTER AT PERIMETER TUBULAR STEEL FENCE

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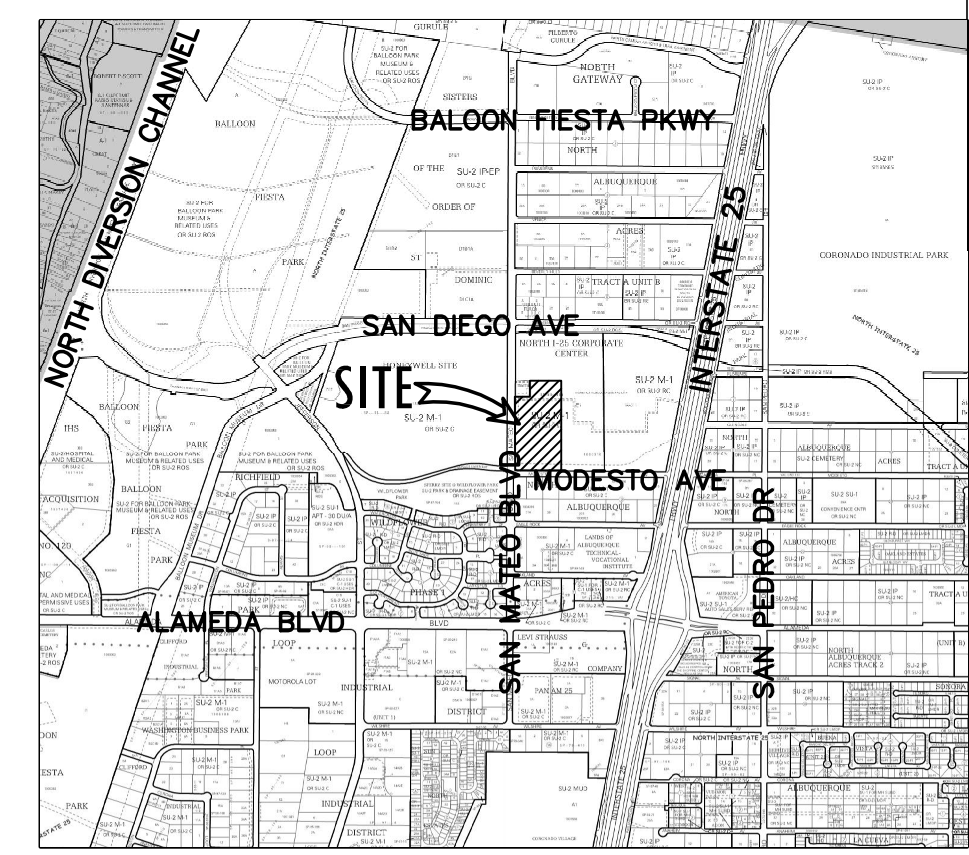
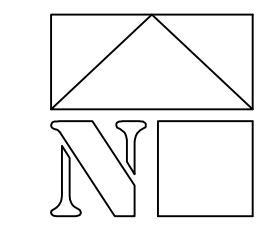


TRACT 1-A-1-A  
HONEYWELL SITE  
4-19-1999 99C-92

TRACT 1-A-2  
SPERRY SITE & WILDFLOWER PARK  
5-14-1987 C33-134

**PRELIMINARY SITE PLAN**

0' 1' 25' 50' 100'  
SCALE: 1" = 50'-0"

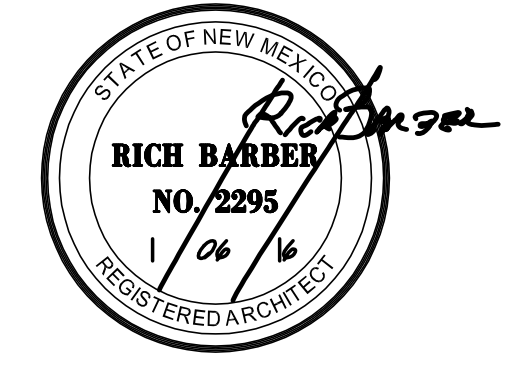


VICINITY MAP  
NOT TO SCALE

**BROADSTONE NORTHPOINT**  
NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



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AGENCY COMMENT - 6' SIDEWALK  
PROPOSED - NO CHANGE

AGENCY COMMENT - 6' SIDEWALK DETACH 24" FROM CURB  
PROPOSED - 6' SIDEWALK ATTACHED TO CURB

AGENCY COMMENT - 6' SIDEWALK ACCESS TO BUILDINGS  
PROPOSED - 4' SIDEWALK

AGENCY COMMENT - 4' SIDEWALK INTERIOR SITE  
PROPOSED - NO CHANGE

BUILDINGS DIMENSIONS		
BUILDING	FRONT DIMENSION	SIDE DIMENSION
REC/OFFICE	96'-6"	59'-6"
MAIL	26'-6"	10'-8"
FITNESS	58'-2"	48'-9"
MAIN RAMADA	51'-0"	32'-0"
SMALL RAMADA	15'-0"	15'-0"
TYPE 1	157'-4"	68'-8"
TYPE 2	174'-10"	79'-8"
TYPE 3	158'-0"	68'-8"
TYPE 4	94'-8"	21'-0"
TYPE 5	99'-6"	44'-8"
TYPE 6	99'-0"	63'-10"
TYPE 7	147'-6"	44'-8"
TYPE 8	110'-2"	44'-8"
TYPE 9	78'-2"	43'-8"

DATE: JANUARY 06, 2016 ORB # 15-212

**SIDEWALK VARIANCE EXHIBIT**

# NORTHPOINT TOWNHOMES

NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



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CONSTRUCTION



## PLANT LEGEND

Qty.	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
50	○	Forestiera neomexicana	New Mexico Olive	15-Gal	15'/15'		Medium	6-2 gph
39	○	Fraxinus Autumn Purple Ash		2" B&B	40'/40'		Medium	+6-2 gph
41	○	Gleditsia triacanthos inermis	Honeylocust	2" B&B	80'/80'		Medium	6-2 gph
5	○	Pyrus Flowering Pear		2" B&B	25'/15'		Medium	+6-2 gph
34	○	Pistacia chinensis	Chinese Pistache	2" B&B	60'/60'		Medium	+6-2 gph
46	○	Celtis Hackberry		2" B&B	40'/40'		Medium	6-2 gph
8	○	Quercus buckleyi	Texas Red Oak	2" B&B	40'/35'		Medium	6-2 gph
23	○	Juniperus Rocky Mountain Juniper		6' HT.	25'/20'		Medium	6-2 gph
37	○	Malus Crabapple		15-Gal	20'/20'		Medium	6-2 gph
61	○	Pinus nigra	Austrian Pine	6' HT.	30'/20'		Medium	6-2 gph

Qty.	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
1968	○	Buddleia davidii	Butterfly Bush	1-Gal	5'/5' 37 sf=72,816 sf		Medium	2-2 gph
	○	Caryopteris clandonensis	Blue Mist	1-Gal	3'/3'		Medium	2-2 gph
	○	Vauquelinia californica	Arizona Rosewood	5-Gal	15'/8'		Low +	2-2 gph
	○	Rhus aromatica	Rosewood	5-Gal	2'/6'		Low +	2-2 gph
	○	Ericameria laricifolia 'Aguirre'	Turpentine Bush	5-Gal	3'/4'		Low	2-1 gph
	○	Ilex Burford Holly		5-Gal	8'/8'		Medium	2-1 gph
	○	Salvia greggii	Cherry Sage	1-Gal	3'/3'		Low	2-1 gph
	○	Hesperaloe parviflora	Red Yucca	5-Gal	3'/4'		Low+	2-2 gph
	○	Juniperus sabinia 'Buffalo'	Buffalo Juniper (female)	5-Gal	2'/6'		Low +	2-2 gph
	○	Lavandula	Lavender	1-Gal	3'/3'		Medium	2-2 gph
	○	Perovskia atriplicifolia	Russian Sage	1-Gal	5'/5'		Medium	2-2 gph
	○	Potentilla frutcosa	Shrubby Cinquefoil	5-Gal	3'/3'		Medium+	2-2 gph
	○	Prunus cistena	Dwarf Red Leaf Plum	5-Gal	6'/6'		Medium+	2-2 gph
	○	Rhus trilobata	Three-leaf Sumac	5-Gal	6'/6'		Low+	2-2 gph
	○	Rosmarinus officinalis	Rosemary	5-Gal	6'/6'		Low +	2-2 gph
	○	Mahonia	Oregon Grape Holly	5-Gal	6'/6'		Low +	2-2 gph
	○	Lagerstroemia	Crape Myrtle	5-Gal	15'/15'		Medium	2-2 gph
	○	Nepeta	Catmint	1-Gal	1'/3'		Medium	2-2 gph
	○	Spiraea	Dwarf Red Spirea	5-Gal	3'/3'		Medium+	2-2 gph
	○	Kniphofia	Red Hot poker	1-Gal	3'/2'		Medium+	2-2 gph
	○	Achillea	Moonshine Yarrow	1-Gal	3'/3'		Medium	2-2 gph
	○	Rhaphiolepis	India Hawthorn	5-Gal	3'/3'		Medium	2-2 gph
	○	Muhlenbergia	Deer Grass	1-Gal	4'/4'		Medium	2-2 gph

Qty.	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
40	○	Nolina microcarpa	Beargrass	5-Gal	5'/6' 64 sf=2560 sf		RW	dri-water paks
12	○	Dasylirois	Sotol	5-Gal	30'/2' 100 sf=1200 sf		RW	dri-water paks
26	○	Yucca	Soaptree Yucca	5-Gal	6'/4' 50 sf=1300 sf		RW	dri-water paks

Total Landscape Coverage=77,876 SF

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## REVISIONS

Rev.	Description
1	1.28.16

DATE: OCTOBER 21, 2015 ORB # 15-212

# L1.10

LANDSCAPE PLAN

**ISAACSON & ARFMAN, P.A.**  
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128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iacivil.com  
Broadstone North 1-25 Landscape 1.29.16.dwg.enl 28.2016

## SITE DATA

GROSS LOT AREA	435,267 SF
LESS BUILDING(S)	124,392 SF
NET LOT AREA	310,875 SF
REQUIRED LANDSCAPE	15% OF NET LOT AREA
PROPOSED LANDSCAPE	46,631 SF
PERCENT OF NET LOT AREA	15%
HIGH WATER USE TURF	MAX. 20% OF LANDSCAPE AREA
PROPOSED HIGH WATER USE TURF	25,205 SF
PERCENT OF LANDSCAPE AREA	15%
REQUIRED STREET TREES	1 PER 30 L.F. OF STREET FRONTAGE
PROVIDED STREET TREES	52
REQUIRED PARKING LOT TREES	1 PER 10 SPACES
PROVIDED PARKING LOT TREES	12
REQUIRED DWELLING UNIT TREES	ONE PER FIRST FLOOR UNIT
PROVIDED DWELLING UNIT TREES	120
REQUIRED DWELLING UNIT TREES	ONE PER SECOND FLOOR UNIT
PROVIDED DWELLING UNIT TREES	64
TOTAL TREE REQUIRED/PROVIDED	248/257
REQUIRED LANDSCAPE COVERAGE	75% LIVE VEGETATIVE MATERIAL
(126,025 SF PROPOSED LANDSCAPE X 75%)	94,519 SF MIN.
PROVIDED GROUND COVER COVERAGE	77,876 SF
SOD LAWN/100% COVERAGE	18,325 SF
TOTAL PROVIDED GROUND COVER COVERAGE	96,201 SF
PERCENT GROUND COVER COVERAGE	78%
OF REQUIRED LANDSCAPE AREAS	

## NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

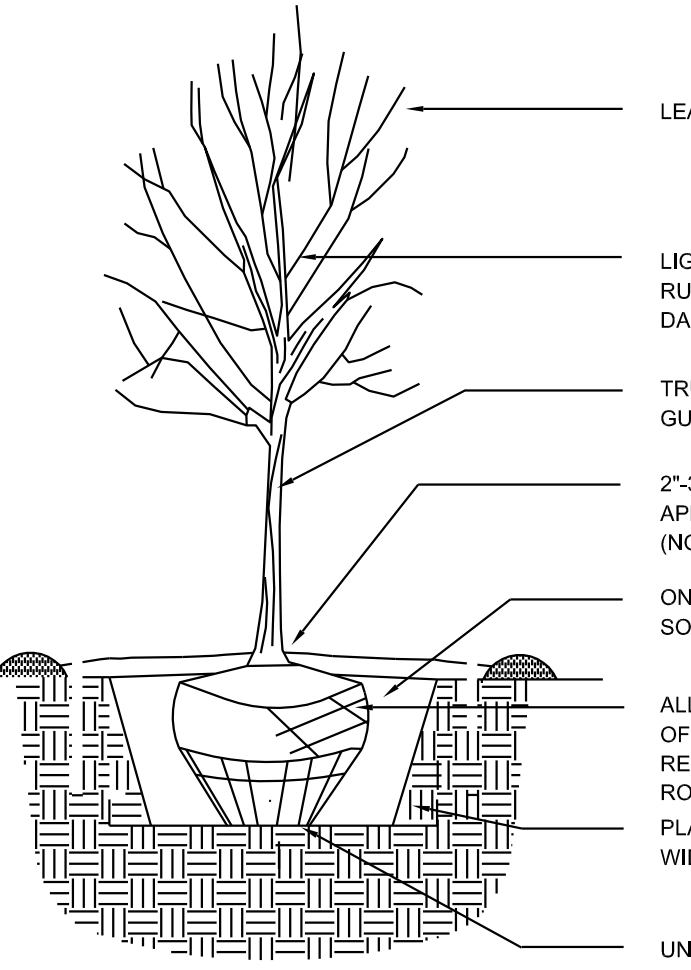
LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

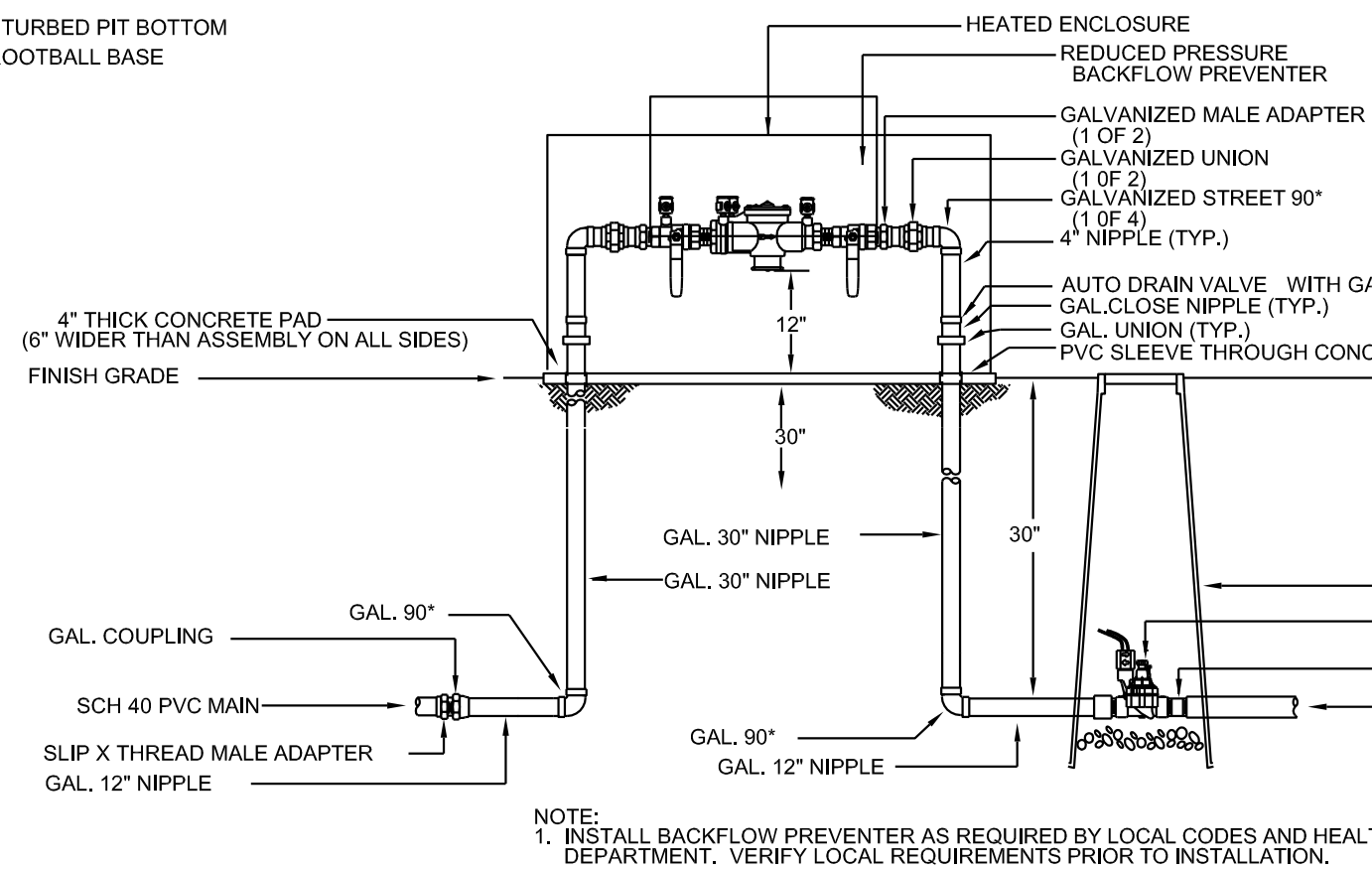
STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

## MATERIALS LEGEND

- BROWN CRUSHER FINES
- 

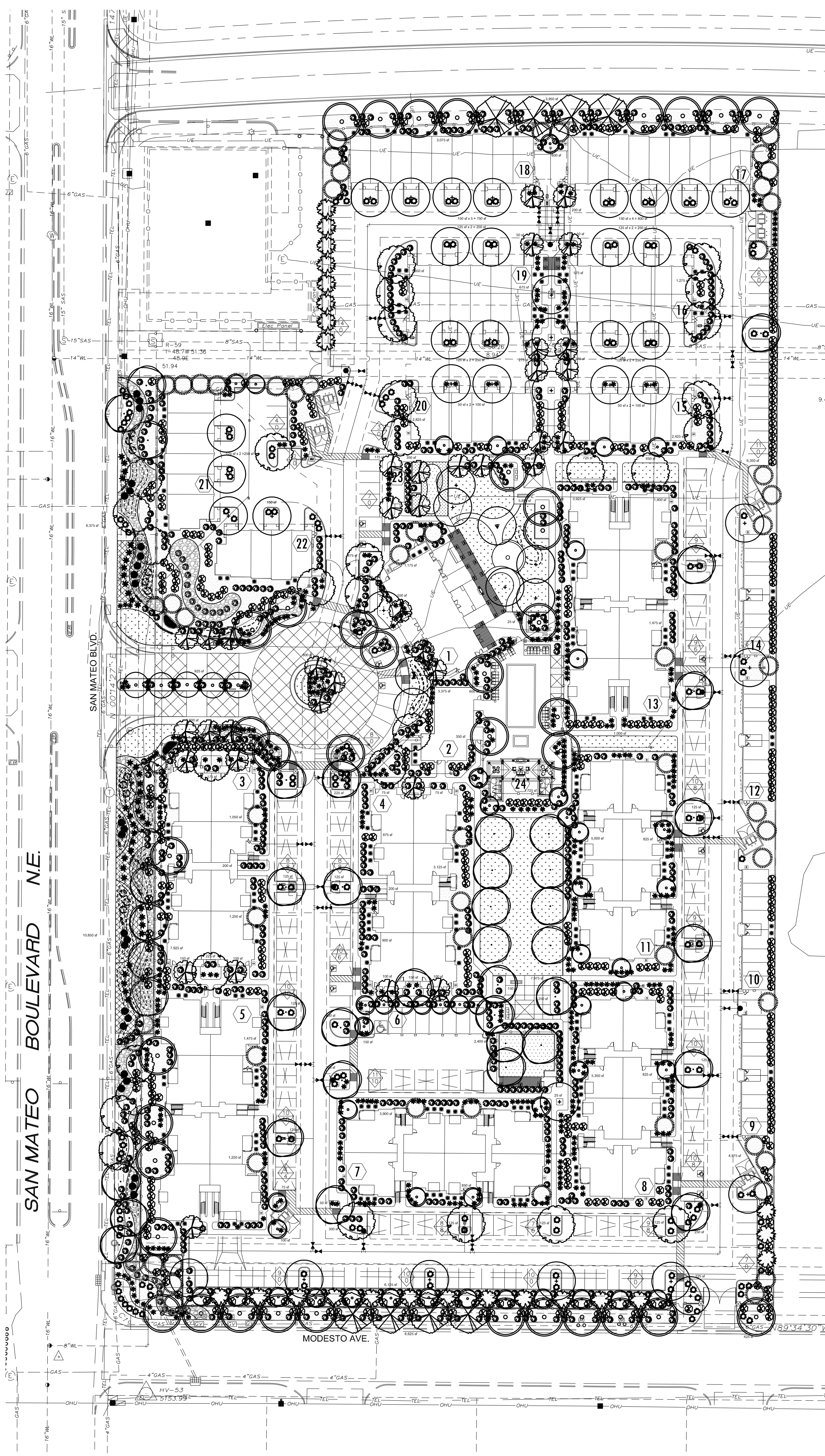


## TREE PLANTING DETAIL



NOTE: 1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

## RP BACKFLOW/MASTER VALVE DETAIL



S:\BIDDING - ACTIVE\ORB\Biddings\North 1-25 Landscape.dwg 10/21/15 10:00:00 AM 15/28/2016

**SITE DATA**

Table with 2 columns: Description and Value. Rows include GROSS LOT AREA (435,267 SF), LESS BUILDING(S) (124,392 SF), NET LOT AREA (310,875 SF), REQUIRED LANDSCAPE (46,631 SF), PROPOSED LANDSCAPE (126,025 SF), PERCENT OF NET LOT AREA (40%), HIGH WATER USE TURF (25,205 SF), MAX. 20% OF LANDSCAPE AREA (15,950 SF), PROPOSED HIGH WATER USE TURF (13%), REQUIRED STREET TREES (52), PROVIDED STREET TREES (52), REQUIRED PARKING LOT TREES (12), PROVIDED PARKING LOT TREES (12), REQUIRED DWELLING UNIT TREES (120), ONE PER FIRST FLOOR UNIT (64), ONE PER SECOND FLOOR UNIT (184), PROVIDED DWELLING UNIT TREES (248/257), TOTAL TREE REQUIRED/PROVIDED (248/257).

Table with 2 columns: Description and Value. Rows include REQUIRED LANDSCAPE COVERAGE (75% LIVE VEGETATIVE MATERIAL, 94,519 SF MIN.), PROVIDED GROUND COVER COVERAGE (77,876 SF), SOD LAWN/100% COVERAGE (18,325 SF), TOTAL PROVIDED GROUND COVER COVERAGE (96,201 SF), PERCENT OF GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS (76%).

**NOTE**  
MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

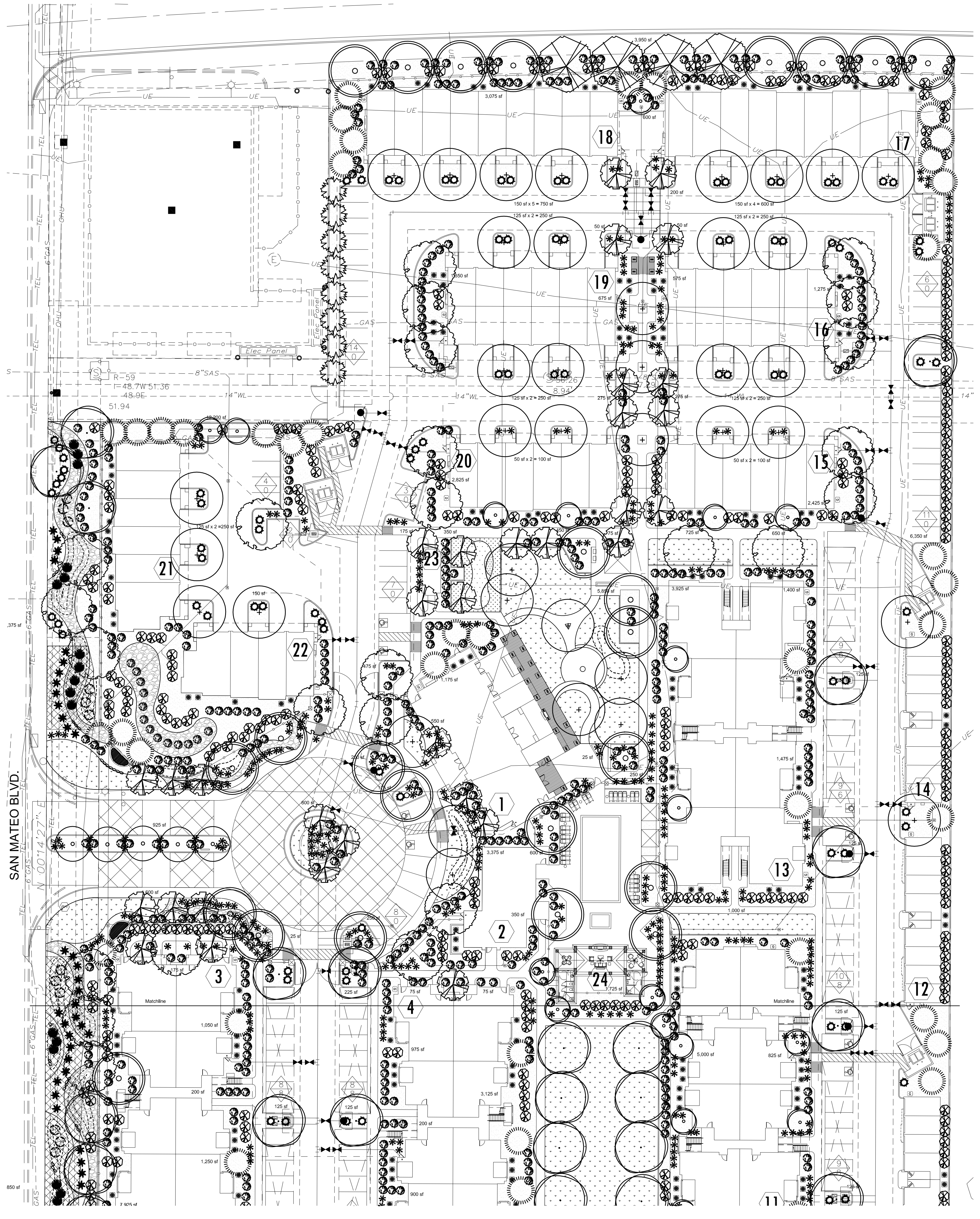
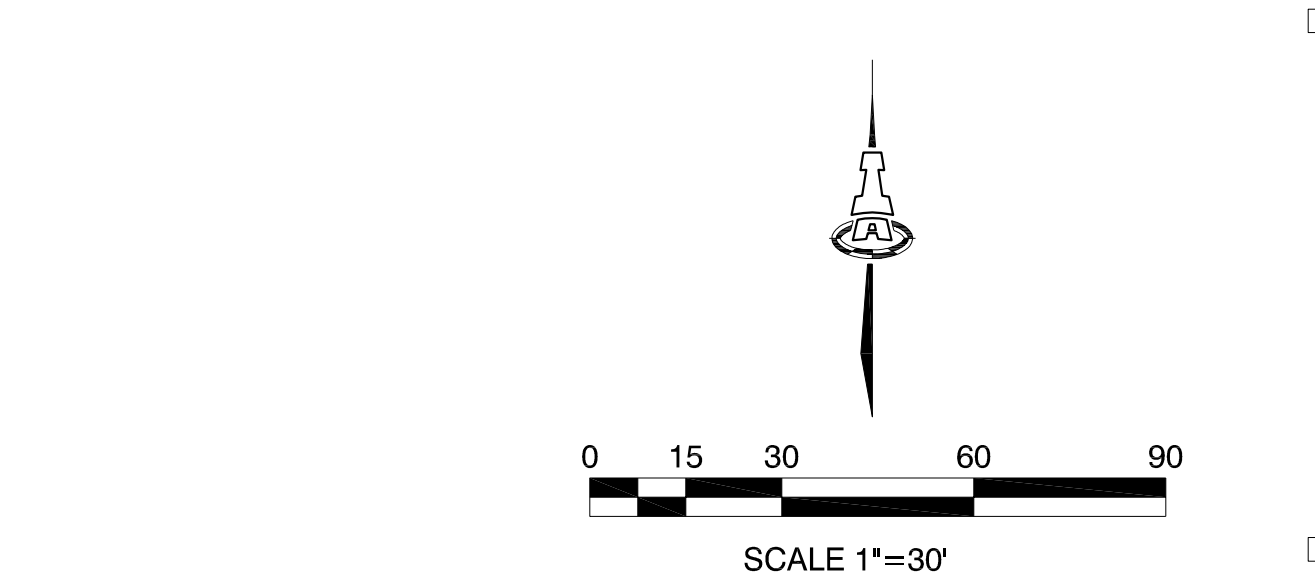
**MATERIALS LEGEND**

- BROWN CRUSHER FINES
- 3/4" AMARETTO BROWN GRAVEL
- 1"-2" BLUE SAIZ GRAVEL
- SOD LAWN
- SYNTHETIC LAWN/PUTTING GREEN
- SYNTHETIC LAWN/ROUGH AREA
- SAND TRAP AT PUTTING GREEN
- ACCENT BOULDER
- BERM

**PLANT LEGEND**

Table with columns: Qty., Symbol, Scientific Name, Common Name, Installed Size, Mature Height/Spread, Landscape Coverage, Water Use, Drip Emitters. Lists various plants like Forestiera neomexicana, Fraxinus, Gleditsia, Pyrus, Pistacia, Celtis, Quercus, Juniperus, Malus, Pinus, Buddleia, Caryopteris, Vauquelinia, etc.

Desert Accents table listing plants like Nolana microcarpa, Beargrass, Dasylirion, Sotol, Yucca, Soap tree Yucca with quantities and notes.



**NORTHPOINT TOWNHOMES**  
NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



WorldHQ@ORBArch.com

growing better Up Heads logo and contact information for LANDSCAPE CONTRACTORS in Albuquerque, NM.

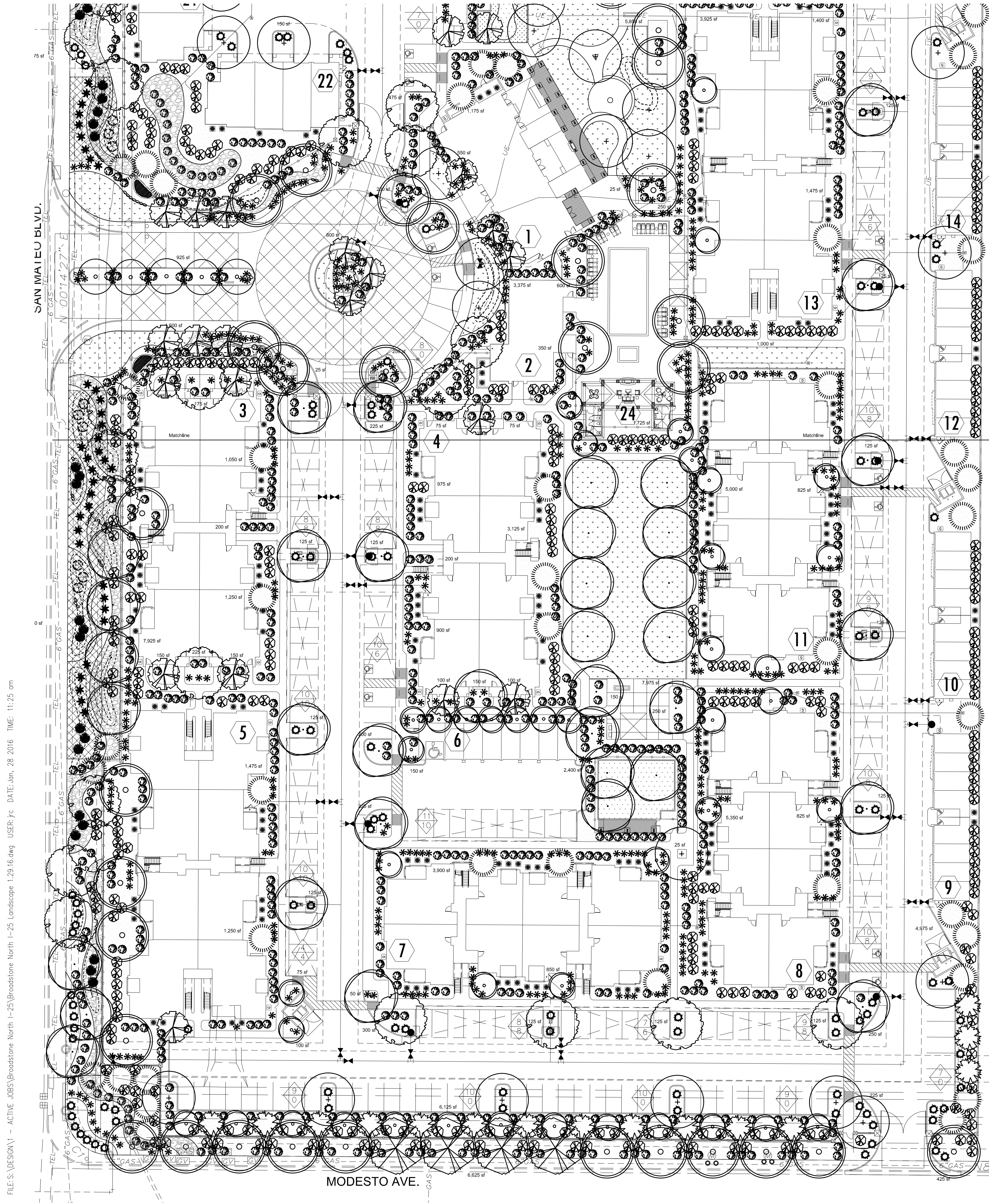
TITAN DEVELOPMENT logo

ALLIANCE RESIDENTIAL COMPANY logo

REVISIONS table with columns for revision number and description. Shows revision 1.28.16.

DATE: OCTOBER 21, 2015 ORB # 15-212

ISAACSON & ARFMAN, P.A. Consulting Engineers Associates logo and address information.



**SITE DATA**

GROSS LOT AREA	435,267 SF
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NET LOT AREA	310,875 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	46,631 SF
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PERCENT OF NET LOT AREA	40 %
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PROPOSED HIGH WATER USE TURF	15,950 SF
PERCENT OF LANDSCAPE AREA	13 %
REQUIRED STREET TREES 1 PER 30' L.F. OF STREET FRONTAGE	52
PROVIDED STREET TREES	52
REQUIRED PARKING LOT TREES 1 PER 10 SPACES 120 SPACES/10	12
PROVIDED PARKING LOT TREES	12
REQUIRED DWELLING UNIT TREES ONE PER FIRST FLOOR UNIT ONE PER SECOND FLOOR UNIT	120 64
PROVIDED DWELLING UNIT TREES	184
TOTAL TREE REQUIRED/PROVIDED	248/257
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (126,025 SF PROPOSED LANDSCAPE X 75%)	94,519 SF MIN.
PROVIDED GROUNDCOVER COVERAGE	77,876 SF
SOD LAWN/100 % COVERAGE	18,325 SF
TOTAL PROVIDED GROUNDCOVER COVERAGE	96,201 SF
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	76%

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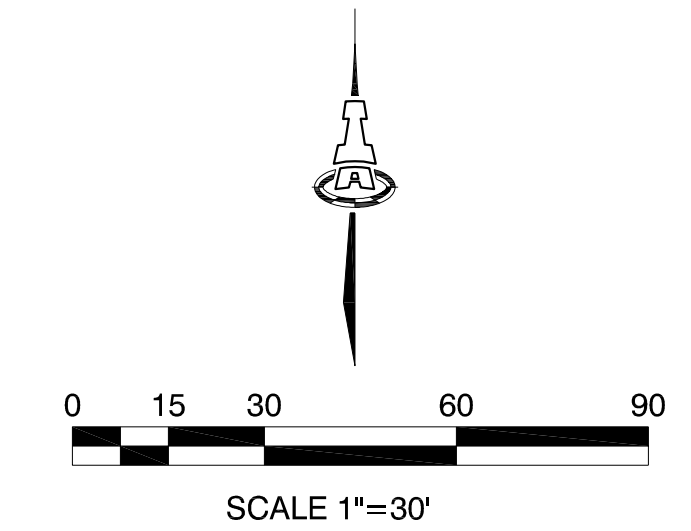
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- 1"-2" BLUE SAIZ GRAVEL
- SOD LAWN
- SYNTHETIC LAWN/PUTTING GREEN
- SYNTHETIC LAWN/ROUGH AREA
- SAND TRAP AT PUTTING GREEN
- ACCENT BOULDER
- BERM

**PLANT LEGEND**

Qty.	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscaping Coverage	Water Use	Drip Emitters
50		Forestiera neomexicana New Mexico Olive	15-Gal	15'/15'		Medium	6-2 gph
39		Fraxinus Autumn Purple Ash	2" B&B	40'/40'		Medium	+6-2 gph
41		Gleditsia triacanthos inermis Honeylocust	2" B&B	80'/80'		Medium	6-2 gph
5		Pyrus Flowering Pear	2" B&B	25'/15'		Medium	+6-2 gph
34		Pistacia chinensis Chinese Pistache	2" B&B	60'/60'		Medium	+6-2 gph
46		Celtis Hackberry	2" B&B	40'/40'		Medium	6-2 gph
8		Quercus buckleyi Texas Red Oak	2" B&B	40'/35'		Medium	6-2 gph
23		Juniperus Rocky Mountain Juniper	6' HT.	25'/20'		Medium	6-2 gph
37		Malus Crabapple	15-Gal	20'/20'		Medium	6-2 gph
61		Pinus nigra Austrian Pine	6' HT.	30'/20'		Medium	6-2 gph
<b>Shrubs/Groundcovers</b>							
1968		Buddleia davidii Butterfly Bush	1-Gal	5'/5'	37 sf=72,816 sf	Medium	2-2 gph
		Caryopteris dandonensis Blue Mist	1-Gal	3'/3'		Medium	2-2 gph
		Vauquelinia californica Arizona Rosewood	5-Gal	15'/8'		Low +	2-2 gph
		Rhus aromatica Gro Low Sumac	5-Gal	2'/6'		Low +	2-2 gph
		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	3'/4'		Low	2-1 gph
		Ilex Burford Holly	5-Gal	8'/8'		Medium	2-1 gph
		Salvia greggii Cherry Sage	1-Gal	3'/3'		Low	2-1 gph
		Hesperaloe parviflora Red Yucca	5-Gal	3'/4'		Low+	2-2 gph
		Juniperus sabina 'Buffalo' Buffalo Juniper (female)	5-Gal	2'/6'		Low +	2-2 gph
		Lavandula Lavender	1-Gal	3'/3'		Medium	2-2 gph
		Perovskia atriplicifolia Russian Sage	1-Gal	5'/5'		Medium	2-2 gph
		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	3'/3'		Medium+	2-2 gph
		Prunus cistena Dwarf Red Leaf Plum	5-Gal	6'/6'		Medium+	2-2 gph
		Rhus trilobata Three-leaf Sumac	5-Gal	6'/6'		Low+	2-2 gph
		Rosmarinus officinalis Rosemary	5-Gal	6'/6'		Low +	2-2 gph
		Mahonia Oregon Grape Holly	5-Gal	6'/6'		Low +	2-2 gph
		Lagerstroemia Grape Myrtle	5-Gal	15'/15'		Medium	2-2 gph
		Nepeta Catmint	1-Gal	1'/3'		Medium	2-2 gph
		Spiraea Dwarf Red Spiraea	5-Gal	3'/3'		Medium+	2-2 gph
		Kniphofia Red Hot poker	1-Gal	3'/2'		Medium+	2-2 gph
		Achillea Moonshine Yarrow	1-Gal	3'/3'		Medium	2-2 gph
		Rhaphiolepis India Hawthorn	5-Gal	3'/3'		Medium	2-2 gph
		Muhlenbergia Deer Grass	1-Gal	4'/4'		Medium	2-2 gph
<b>Desert Accents</b>							
40		Nolina microcarpa Beargrass	5-Gal	5'/6"	64 sf=2560 sf	RW	dri-water paks
12		Dasyliion Sotol	5-Gal	30'/2"	100 sf=1200 sf	RW	dri-water paks
26		Yucca Soaptree Yucca	5-Gal	6'/4"	50 sf=1300 sf	RW	dri-water paks
Total Landscape Coverage=77,876 SF							



**NORTHPOINT TOWNHOMES**  
NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



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CONSTRUCTION



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**REVISIONS**

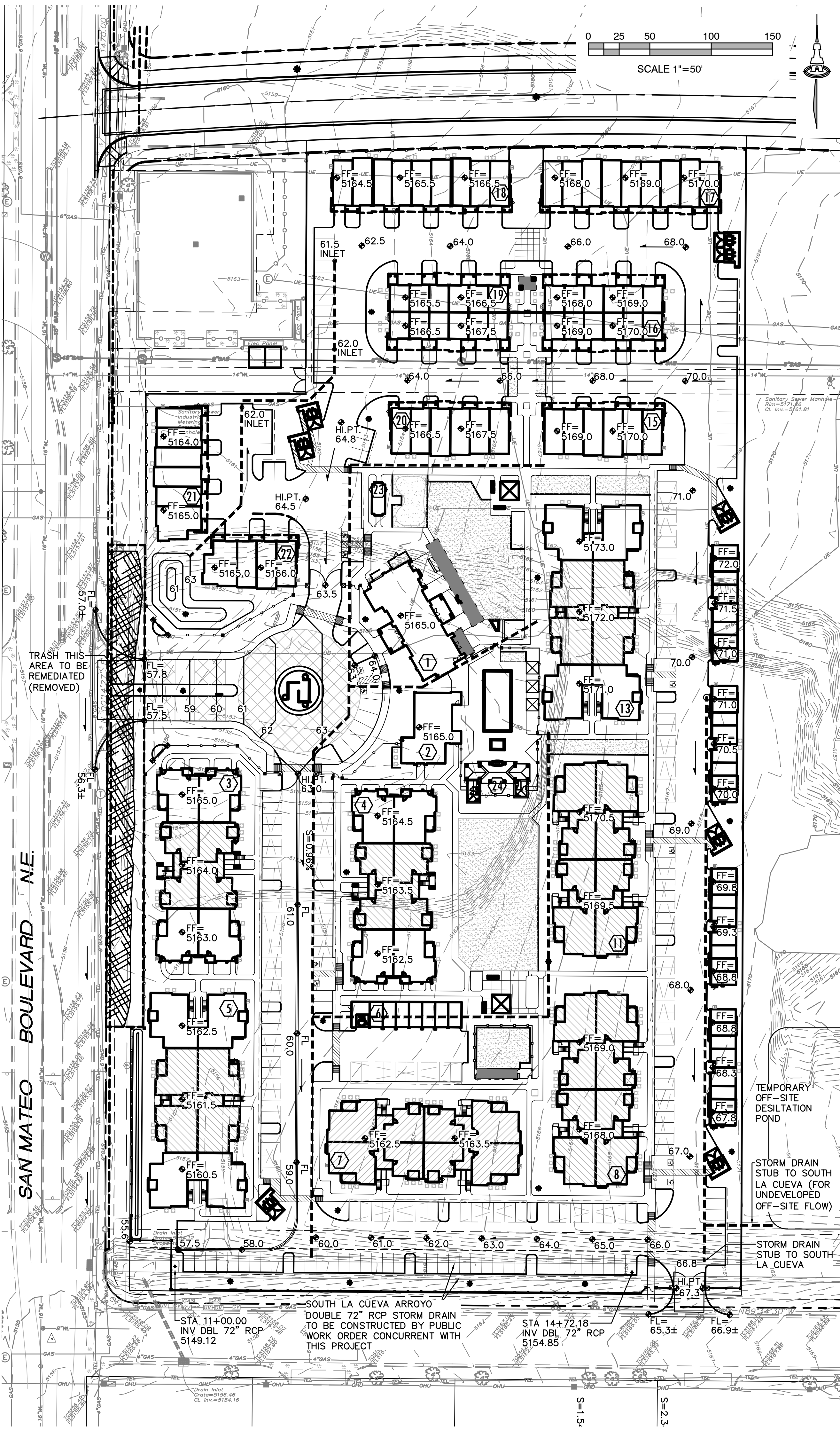
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DATE: OCTOBER 21, 2015 ORB # 15-212

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iaacivil.com  
Broadstone North 1-25 Landscape 1.29.16.dwg Jan 28, 2016

**L1.30**  
LANDSCAPE PLAN

FILE: S:\DESIGN\1 - ACTIVE\JOBS\Broadstone North 1-25\Broadstone North 1-25 Landscape 1.29.16.dwg USER: jrc DATE: Jan, 28 2016 TIME: 11:25 am



### DRAINAGE CONCEPT

PER THE AMENDED DRAINAGE MASTER PLAN (DMP) FOR NORTH I-25 CORPORATE CENTER (AKA NORTHPOINT 25) PREPARED BY ISAACSON AND ARFMAN, P.A. DATED NOVEMBER, 2015 (CURRENTLY UNDER REVIEW BY C.O.A. HYDROLOGY), THE OVERALL 59.66 ACRE TRACT WHICH THIS DEVELOPMENT IS A PART OF IS ALLOWED FREE DISCHARGE TO THE NORTH AND SOUTH LA CUEVA ARROYOS

**DMP DRAINAGE BASINS:**

THE DMP BASED ALLOWABLE FREE DISCHARGE ON AN ASSUMED LAND TREATMENT RATIO OF 85% : 15% : 0% : 0%. BASED ON THIS RATIO, THE ALLOWABLE DISCHARGE PER ACRE IS 4.78 CFS/ACRE.

THE PROPERTY FALLS WITHIN DMP DRAINAGE BASINS (SEE DMP DRAINAGE BASIN EXHIBIT THIS SHEET):

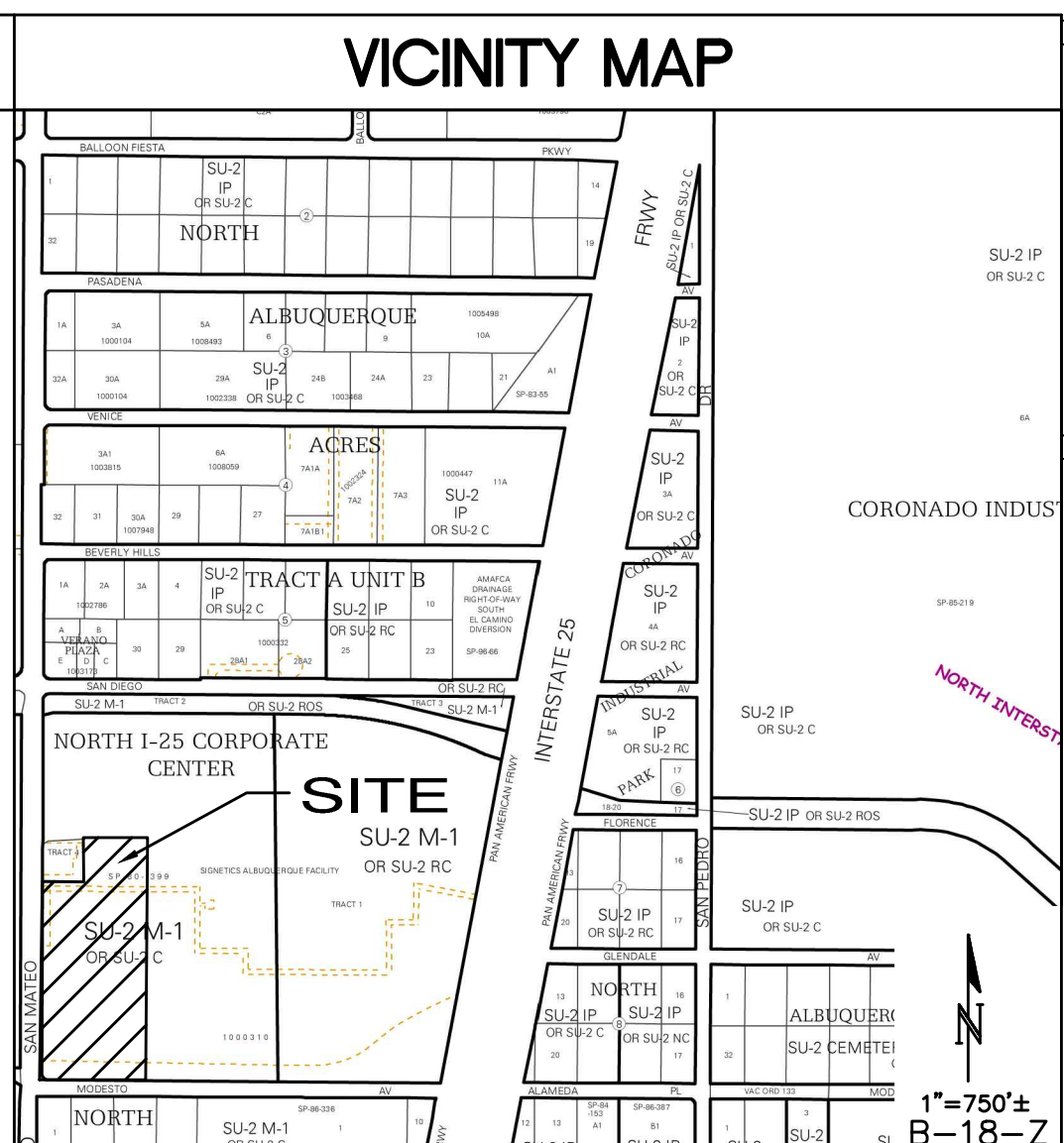
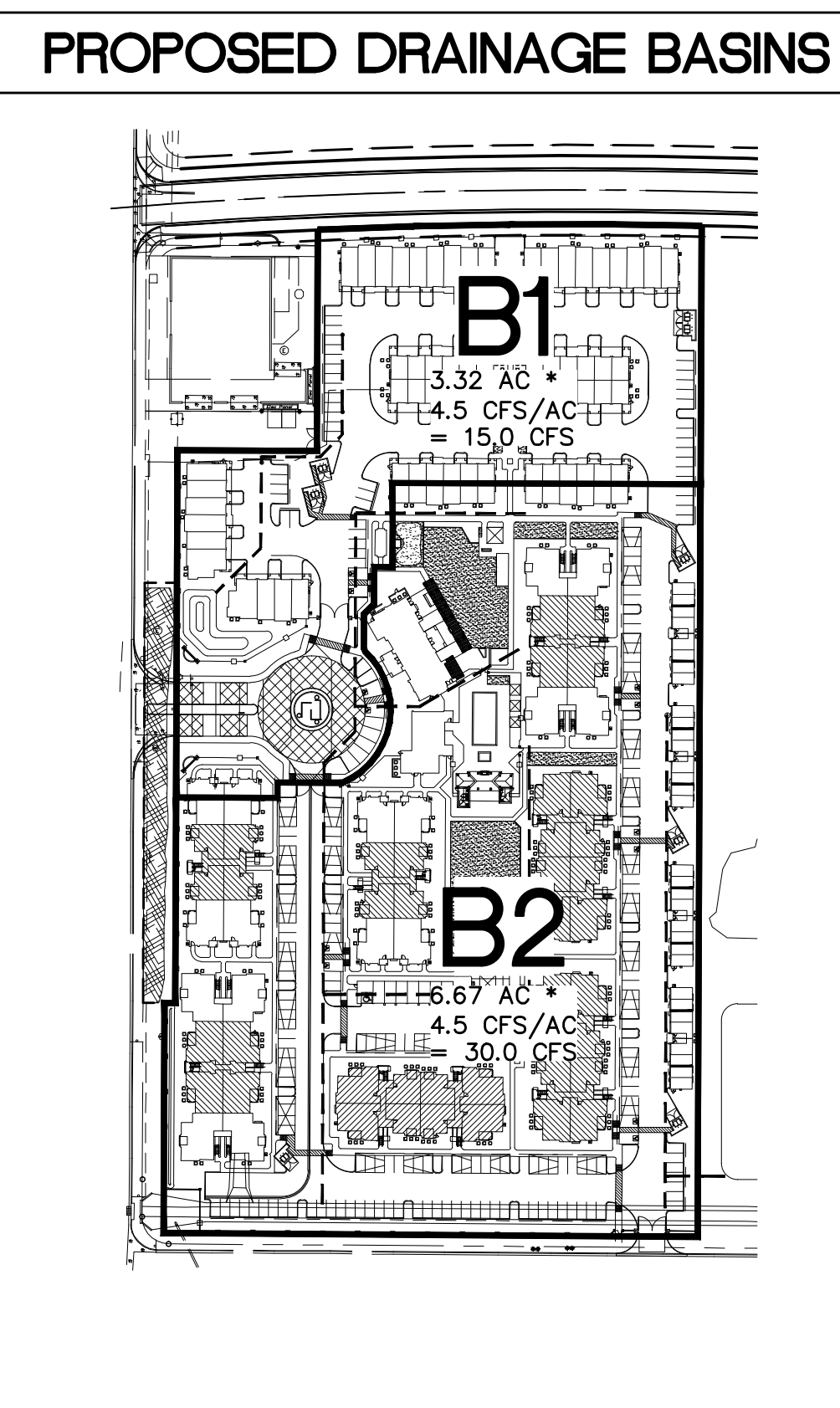
- BASIN 3 --> 28.0 CFS TO THE SOUTH LA CUEVA ARROYO.
- BASIN 4 --> 16.0 CFS TO SAN MATEO BLVD. (OR MAY DRAIN TO EITHER THE NORTH OR SOUTH LA CUEVA ARROYO)
- BASIN 5 --> 3.8 CFS TO THE NORTH LA CUEVA ARROYO.

**PROPOSED DRAINAGE BASINS:**

THE PROPOSED PROPERTY IS 9.99 ACRES. BASED ON THE DMP ALLOWABLE DISCHARGE RATE OF 4.78 CFS/ACRE, THE PROPERTY IS PERMITTED 47.8 CFS OF DISCHARGE DURING THE 100-YEAR 6-HOUR STORM.

BASED ON THE PROPOSED LAND TREATMENT RATIO OF 70% : 24% : 6% : 0%, THE SITE WILL GENERATE LESS THAN THE CALCULATED ALLOWABLE (45 CFS OR 4.5 CFS/ACRE) AND WILL DISCHARGE AS FOLLOWS:

- BASIN B1 --> 15.0 CFS TO SAN MATEO BLVD.
- BASIN B2 --> 30.0 CFS TO THE SOUTH LA CUEVA ARROYO.



### PHASING NOTE

CONSTRUCTION OF BUILDINGS WILL BE PHASED. ALL STORM DRAIN TRUNK LINES SHALL BE CONSTRUCTED PRIOR TO START OF BUILDING CONSTRUCTION. ALL OTHER DRAINAGE IMPROVEMENTS (AREA INLETS, SIDEWALK CULVERTS, SIDEWALK DRAIN PIPES) SHALL BE CONSTRUCTED WITH EACH BUILDING PHASE PRIOR TO CERTIFICATION. CONSTRUCTION SEQUENCE OF BUILDINGS WILL BE DENOTED ON BUILDING PERMIT SET.

### PROJECT INFORMATION

**PROPERTY:** THE SITE IS A PREVIOUSLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP B-18. THE SITE IS BOUND TO THE SOUTH BY THE "SOUTH LA CUEVA ARROYO" AND MODESTO ROAD NE, TO THE NORTH AND EAST BY FULLY DEVELOPED COMMERCIAL PROPERTY (TO BE REDEVELOPED AS NORTHPOINT 25), AND TO THE WEST BY SAN MATEO BLVD. NE.

**PROPOSED IMPROVEMENTS:** THE PROPOSED IMPROVEMENTS INCLUDE A 23 BUILDING APARTMENT COMPLEX (INCLUDING GARAGE / CARRIAGE UNITS, OFFICE BLDG., HEALTH FACILITY AND RAMADA) WITH ASSOCIATED PAVED DRIVES, PARKING, PEDESTRIAN WALKS AND LANDSCAPING.

**LEGAL:** (EXISTING) A PORTION OF TRACT 1, NORTH I-25 CORPORATE CENTER, CITY OF ALBUQUERQUE, NM.

**AREA:** 9.9924 ACRES

**BENCHMARK:** VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY/NEW MEXICO STATE HIGHWAY COMMISSION MONUMENT "125-11", HAVING A PUBLISHED ELEVATION OF 5209.617' (NAVD 1988).

**OFF-SITE:** DRAINAGE FROM THE PROPERTY TO THE EAST PREVIOUSLY IMPACTING THIS PROPERTY WILL BE COLLECTED WITHIN A TEMPORARY DESILTATION POND AT THE SOUTHEAST CORNER OF THE PROPOSED DEVELOPMENT. 100% FREE DISCHARGE OF EXCESS FLOW WILL PASS TO THE OPEN PORTION OF THE SOUTH LA CUEVA ARROYO AND WILL CONTINUE WEST WITHIN THE PROPOSED DOUBLE 72" STORM DRAINS.

**FLOOD HAZARD:** THE MAJORITY OF THE PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN). A PORTION OF THE PROPERTY ALONG THE SOUTH BOUNDARY LIE WITHIN A ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED, 1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C012 H, EFFECTIVE DATE 8/16/2012.

**SURVEYOR:** RUSS P. HUGG, SURV-TEK, INC., (505)897-3366, ALBUQUERQUE, NEW MEXICO.

**CIVIL ENGINEER:** FRED C. ARFMAN, ISAACSON & ARFMAN, P.A., (505)268-8828, ALBUQUERQUE, NEW MEXICO.

### FIRST FLUSH

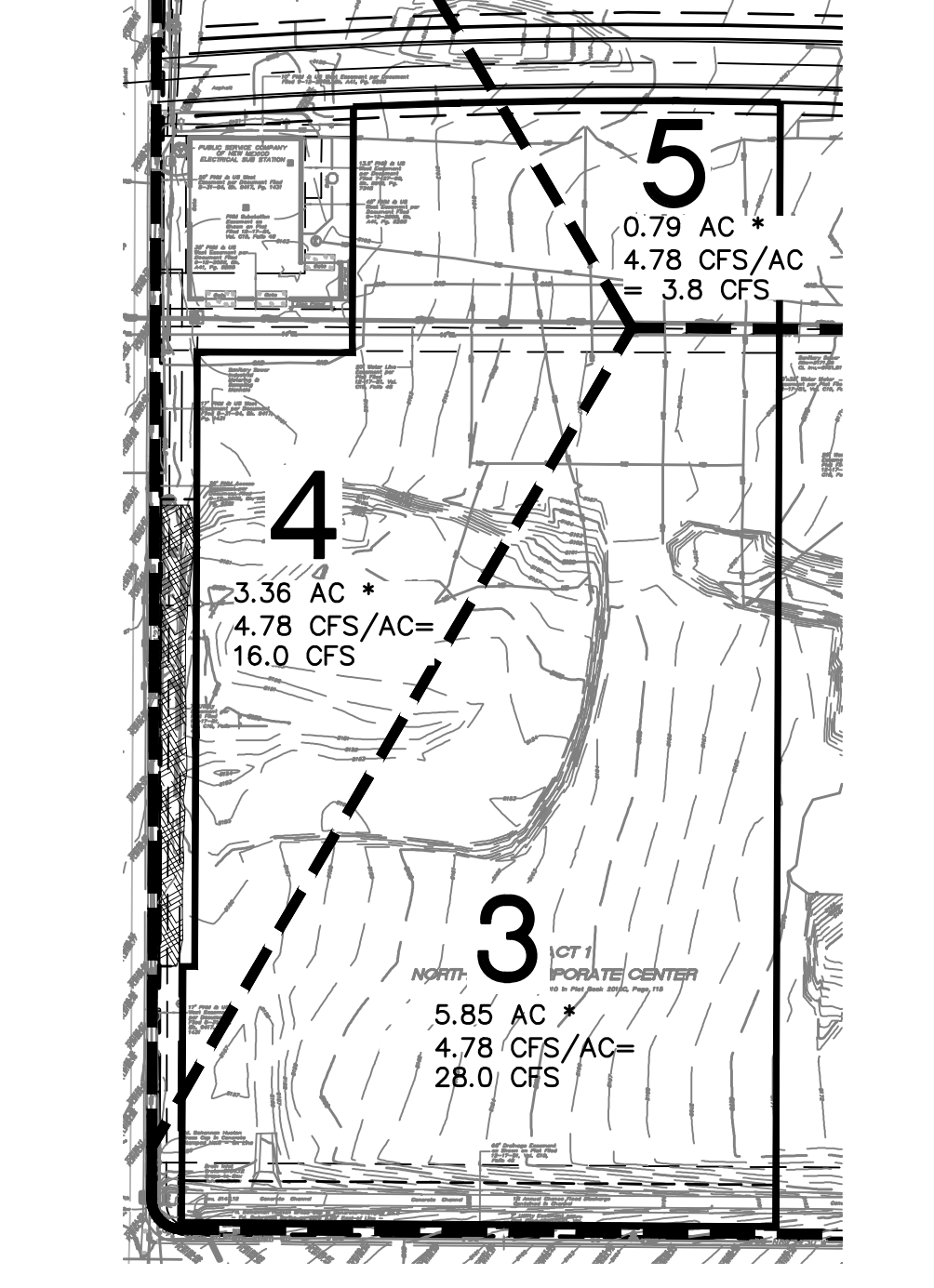
STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THE ESTIMATED PONDING VOLUME REQUIRED IS 0.34" \* TYPE 'D' AREA: 0.34/12 \* 7.0 AC \* 43560 = 8,640 CF

THERE ARE POTENTIAL 'FIRST FLUSH' RETENTION BASIN AREAS THROUGHOUT THE SITE (●). STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE BASINS VIA CURB OPENINGS. IF NECESSARY, UNDERGROUND FIRST FLUSH RETENTION WILL BE PROVIDED.

THE 'FIRST FLUSH' BASIN VOLUMES SHALL BE ANALYZED AND SIZED AS PART OF THE BUILDING PERMIT PLAN SUBMITTAL. CURB OPENING LOCATIONS ARE SHOWN CONCEPTUALLY AND SHALL BE LOCATED AND SIZED WITH FINAL DESIGN.

### DMP DRAINAGE BASINS



### CALCULATIONS

**CALCULATIONS: NORTHPOINT TOWNHOMES : December 1, 2015**  
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE	
AREA OF SITE:	435600 SF = 10.0 Acres
HISTORIC FLOWS:	DEVELOPED FLOWS:
Area A = Treatment SF %	Area A = Treatment SF %
Area B = 0 0%	Area B = 26136 6%
Area C = 65340 15%	Area C = 104544 24%
Area D = 370260 85%	Area D = 304920 70%
Total Area = 435600 100%	Total Area = 435600 100%

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)  
Weighted E =  $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E	= 2.20 in	Developed E	= 2.02 in
------------	-----------	-------------	-----------

On-Site Volume of Runoff:  $V_{360} = E^* A / 12$

Historic $V_{360}$	= 79842 CF	Developed $V_{360}$	= 73210 CF
--------------------	------------	---------------------	------------

On-Site Peak Discharge Rate:  $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$

For Precipitation Zone 3			
$Q_{pA}$	= 1.87	$Q_{pC}$	= 3.45
$Q_{pB}$	= 2.60	$Q_{pD}$	= 5.02
Historic $Q_p$	= 47.8 CFS	Developed $Q_p$	= 45.0 CFS

### LEGEND

- 79— PROPOSED CONTOUR
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF=XXXX.XX FINISH FLOOR ELEVATION
- FIRST FLUSH RETENTION POND LOCATION

# NORTHPOINT TOWNHOMES

NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



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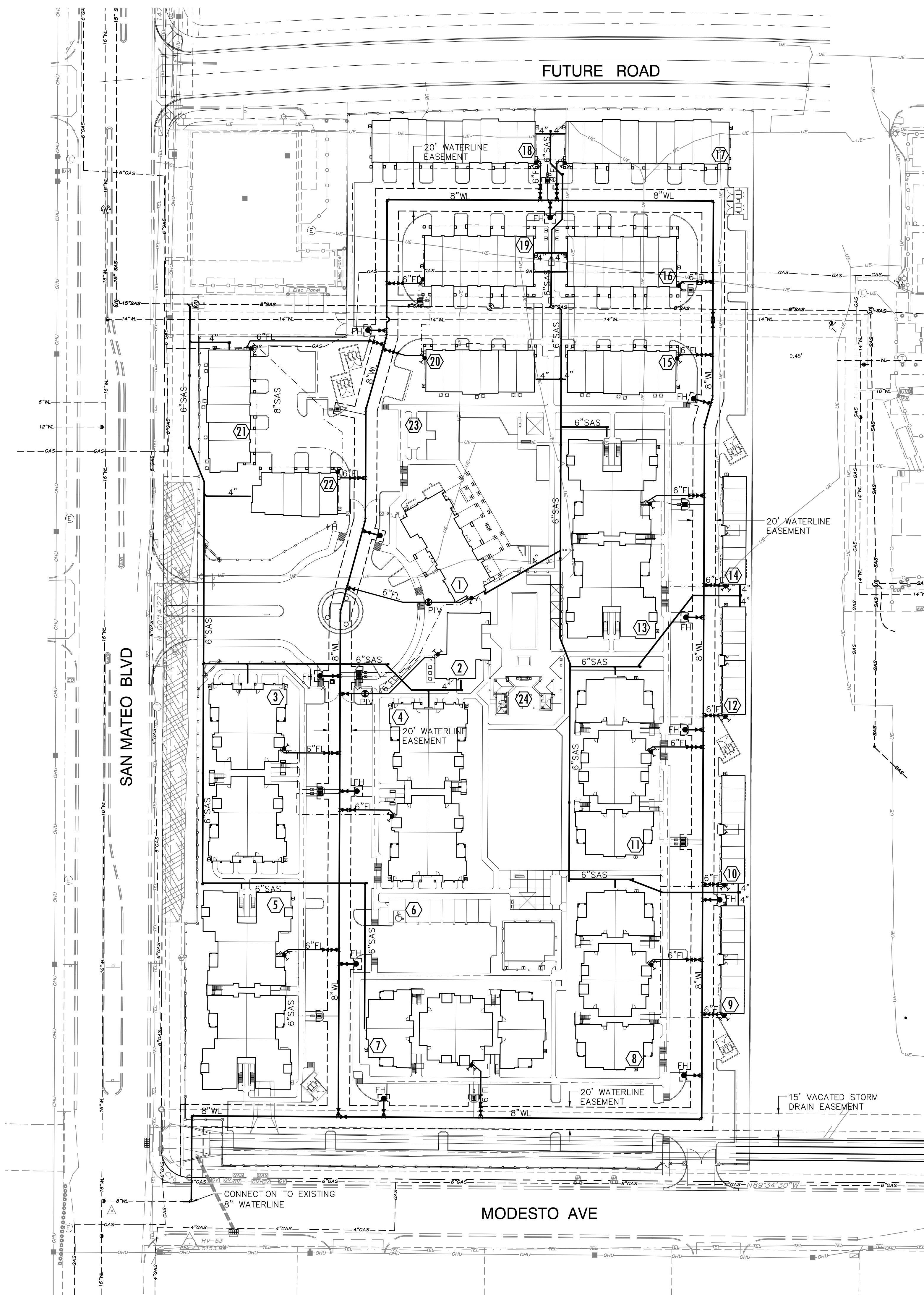
### REVISIONS


DATE: DECEMBER 2, 2015 ORB # 15-212

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iacivil.com  
2129 CG-101.dwg Dec 02, 2015

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**FIRE PROTECTION**

ONSITE FIRE PROTECTION REQUIRES 5 FIRE HYDRANTS PER BUILDING PER THE EXISTING DPM FIRE FLOW REQUIREMENTS.

FIRE PROTECTION LINES ARE PRIVATE AND PROVIDE X OR MORE FIRE HYDRANTS AND /OR FIRE SUPPRESSION LINES (SPRINKLERS).

FDC'S WILL BE BUILDING MOUNTED UNLESS THE 100' DISTANCE TO A FIRE HYDRANT IS EXCEEDED.

**SANITARY SEWER**

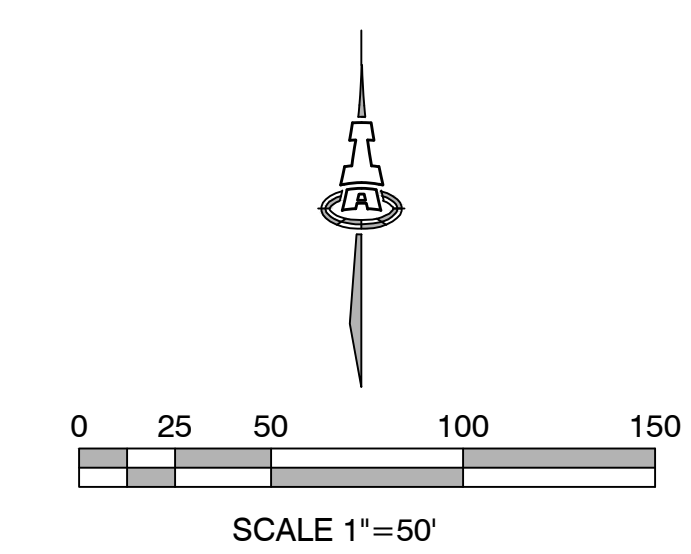
ALL ONSITE SANITARY SEWER LINES ARE PRIVATE AND WILL BE CONSTRUCTED PER THE LATEST EDITION OF THE U.P.C.

**WATER SERVICED**

EACH BUILDING WILL BE SERVED BY A 1 1/4" TO 2" WATER SERVICE.

**LEGEND**

- 20' WATERLINE EASEMENT TO BE GRATED TO ABCWUA
- 6"–8" PUBLIC WATERLINE
- GATE VALVE
- POST INDICATOR VALVE (PIV)
- FIRE DEPT. CONNECTION (FDC)
- FIRE HYDRANT
- WATER METER & BACK FLOW PREVENTER
- 6"FL PRIVATE FIRE SPRINKLER LINE
- 4"–6" PRIVATE SEWER LINE
- SINGLE DIRECTIONAL CLEAN-OUT



Contractor must verify all dimensions at project before proceeding with this work. Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect, whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project or for completion of this project by others except by the expressed written permission of the Architect.

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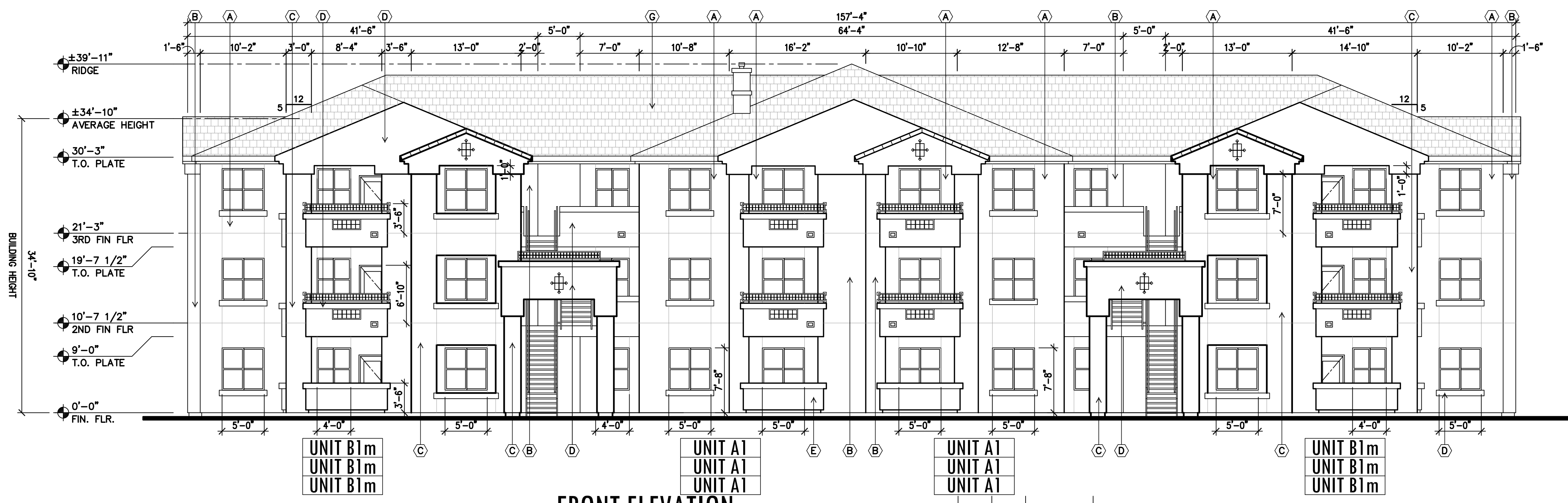
**REVISIONS**


DATE: DECEMBER 2, 2015 ORB # 15-212

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iacivil.com  
2129 CU-101.dwg Dec. 02.2015

M:\PROJECTS\2100-2199\2129\DWG\2129 EPC-DRB\2129 CU-101.dwg USER: Justin DATE: Dec. 02 2015 TIME: 11:57 am

FILE: I:\04\ORB Job Files\15-212\_Titan\_Northpoint\CAD Files\Preliminary\5212\_A314\_Bldg1\_Elev.dwg USER: jco DATE: Dec. 01 2015 TIME: 04:32 pm



**FRONT ELEVATION**

BUILDING TYPE 1  
SCALE: 1/8" = 1'-0"

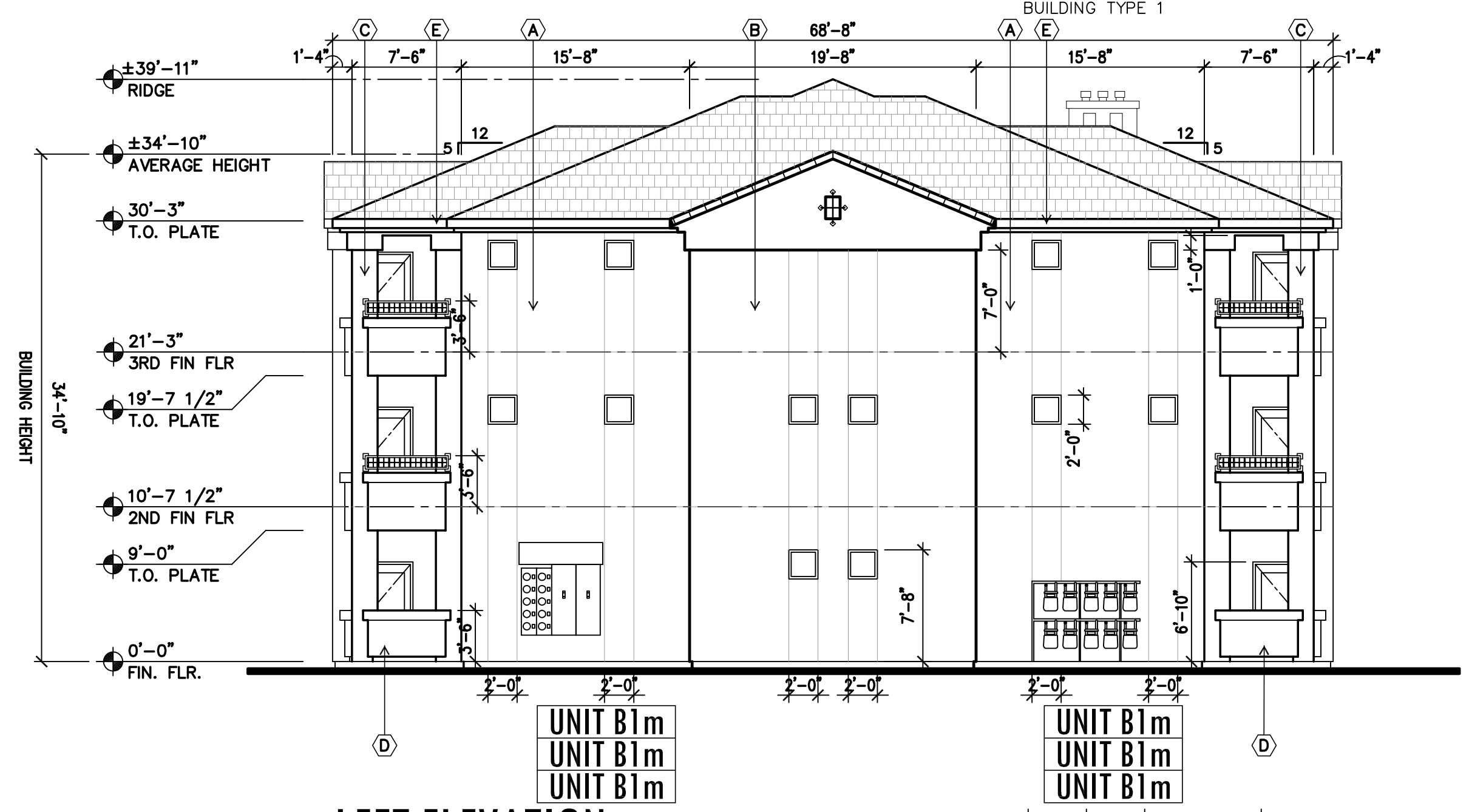
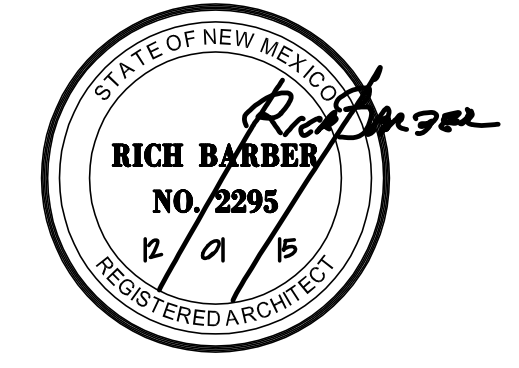
**MATERIAL/COLOR KEY NOTES**

(A)	STUCCO WALL BEIGE
(B)	STUCCO WALL LIGHT BROWN
(C)	STUCCO WALL MEDIUM BROWN
(D)	STUCCO FOAM TRIM DARK BROWN
(E)	STUCCO ROOF FASCIA DARK BROWN
(F)	METAL RAILING DARK BROWN
(G)	CONCRETE TILE
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND
(K)	STONE VENEER

**BROADSTONE  
NORTHPOINT**  
NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico

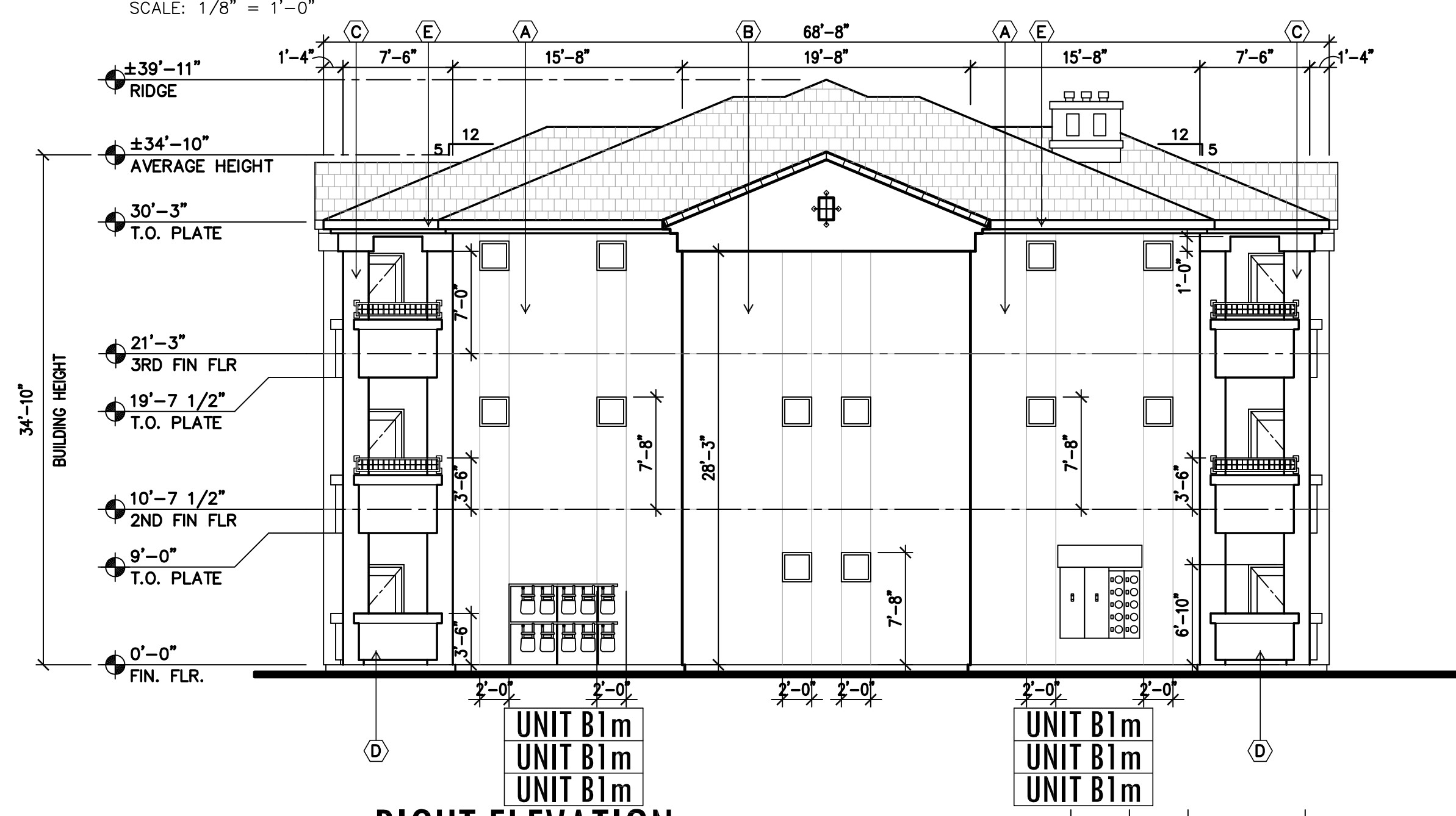


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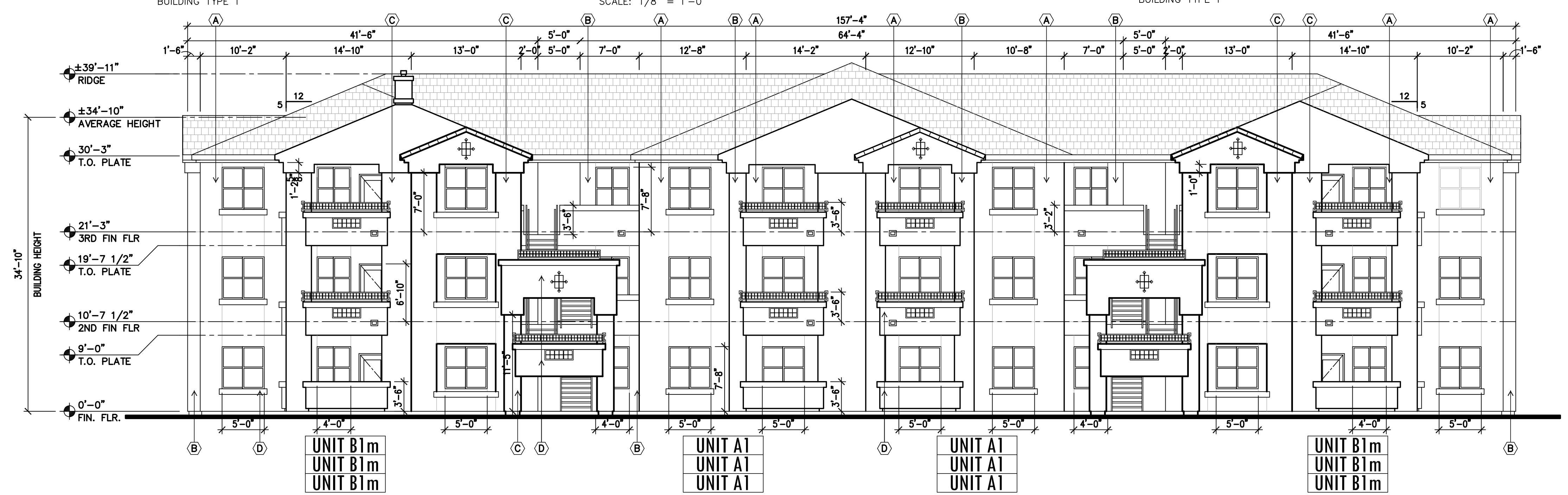
**LEFT ELEVATION**

BUILDING TYPE 1  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**

BUILDING TYPE 1  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**

BUILDING TYPE 1  
SCALE: 1/8" = 1'-0"

DATE: DECEMBER 1, 2015 ORB # 15-212

**A7 of 18**

BUILDING TYPE 1  
EXTERIOR ELEVATIONS



**FRONT ELEVATION**  
BUILDING TYPE 2  
SCALE: 1/8" = 1'-0"

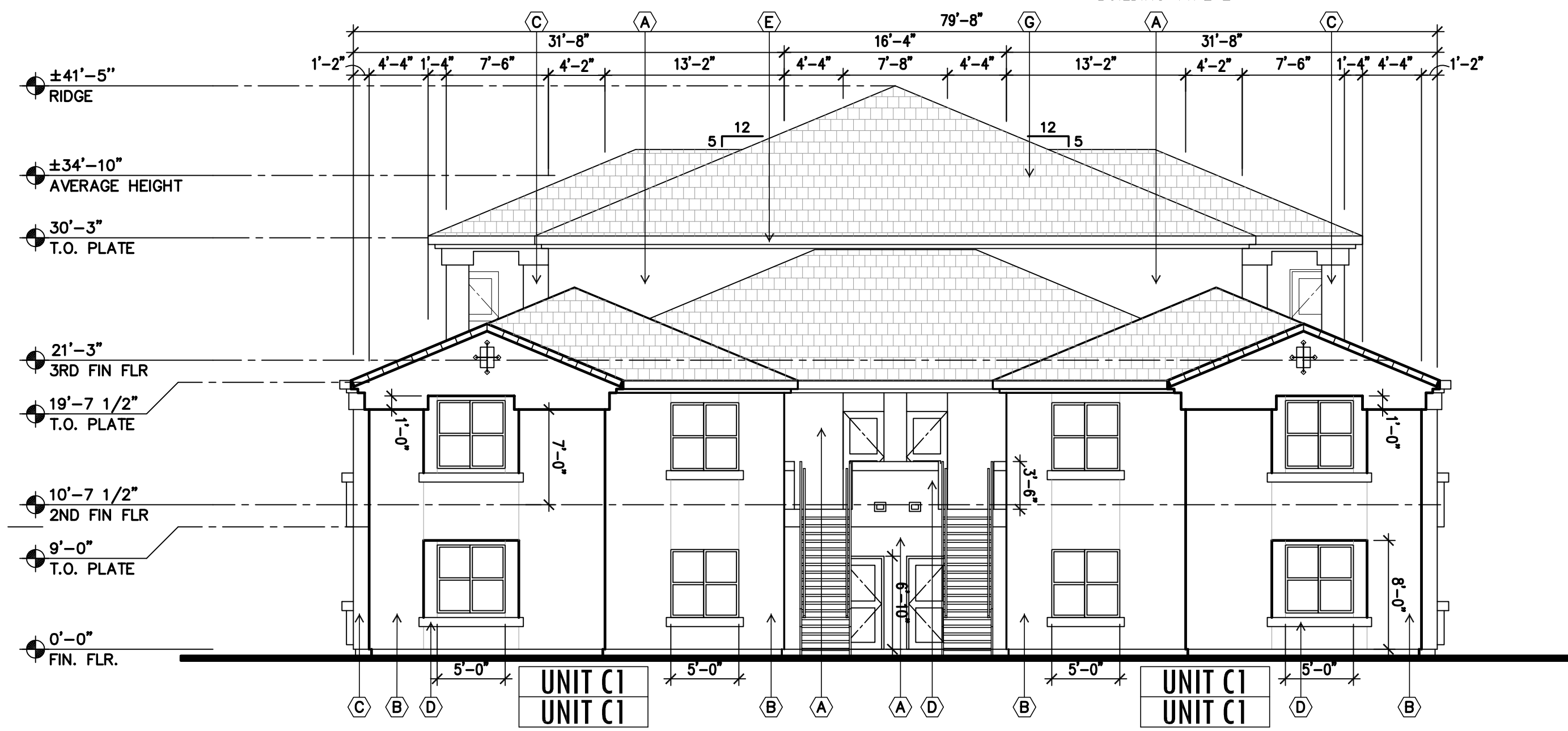
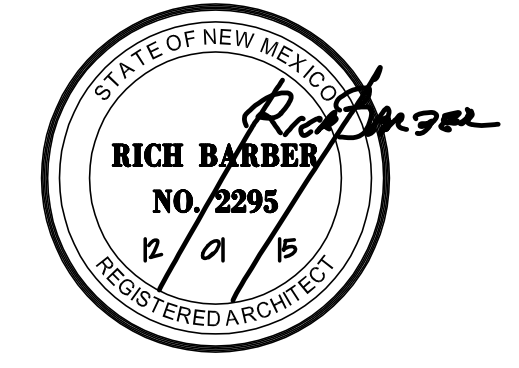
**MATERIAL/COLOR KEY NOTES**

(A)	STUCCO WALL BEIGE
(B)	STUCCO WALL LIGHT BROWN
(C)	STUCCO WALL MEDIUM BROWN
(D)	STUCCO FOAM TRIM DARK BROWN
(E)	STUCCO ROOF FASCIA DARK BROWN
(F)	METAL RAILING DARK BROWN
(G)	CONCRETE TILE
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND
(K)	STONE VENEER

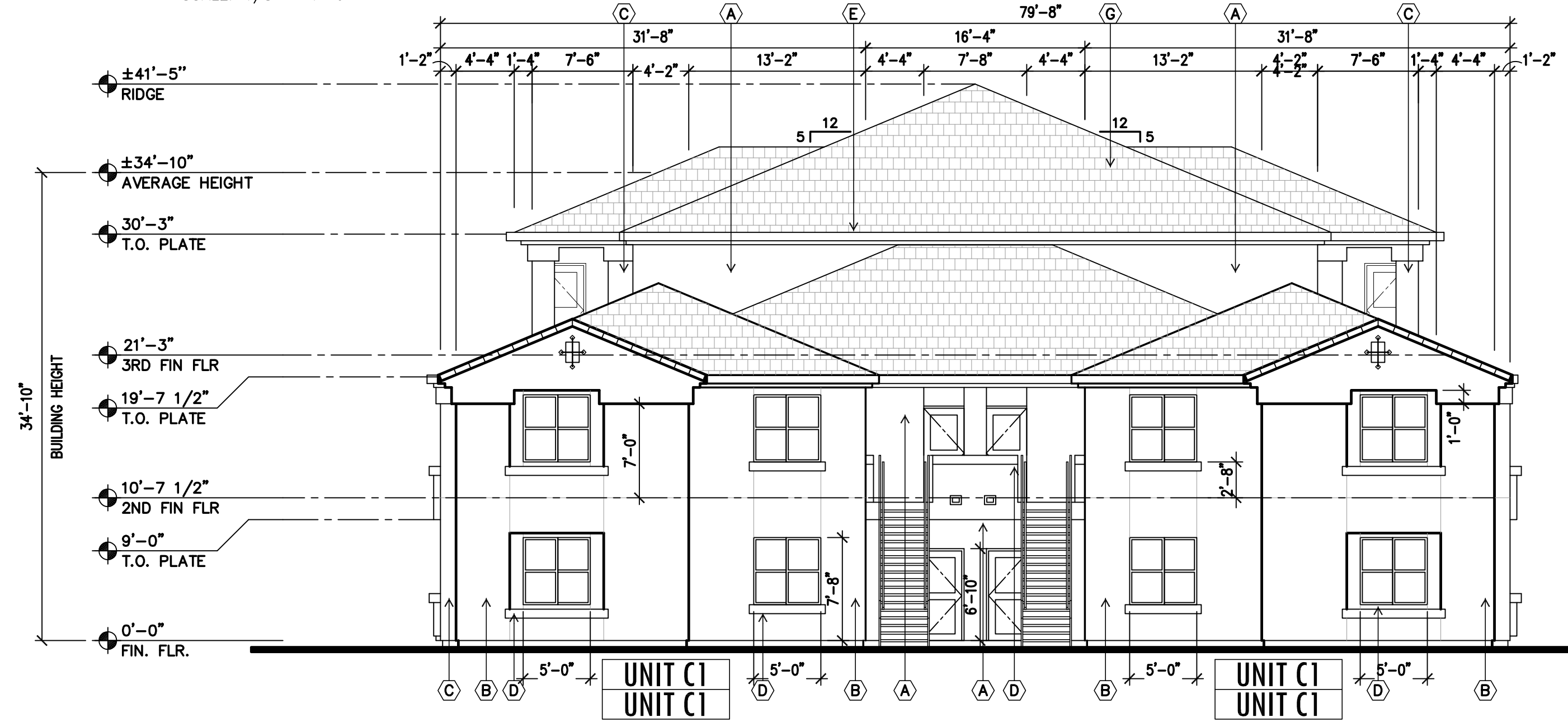
**BROADSTONE  
NORTHPOINT**  
NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



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**RIGHT ELEVATION**  
BUILDING TYPE 2  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**  
BUILDING TYPE 2  
SCALE: 1/8" = 1'-0"



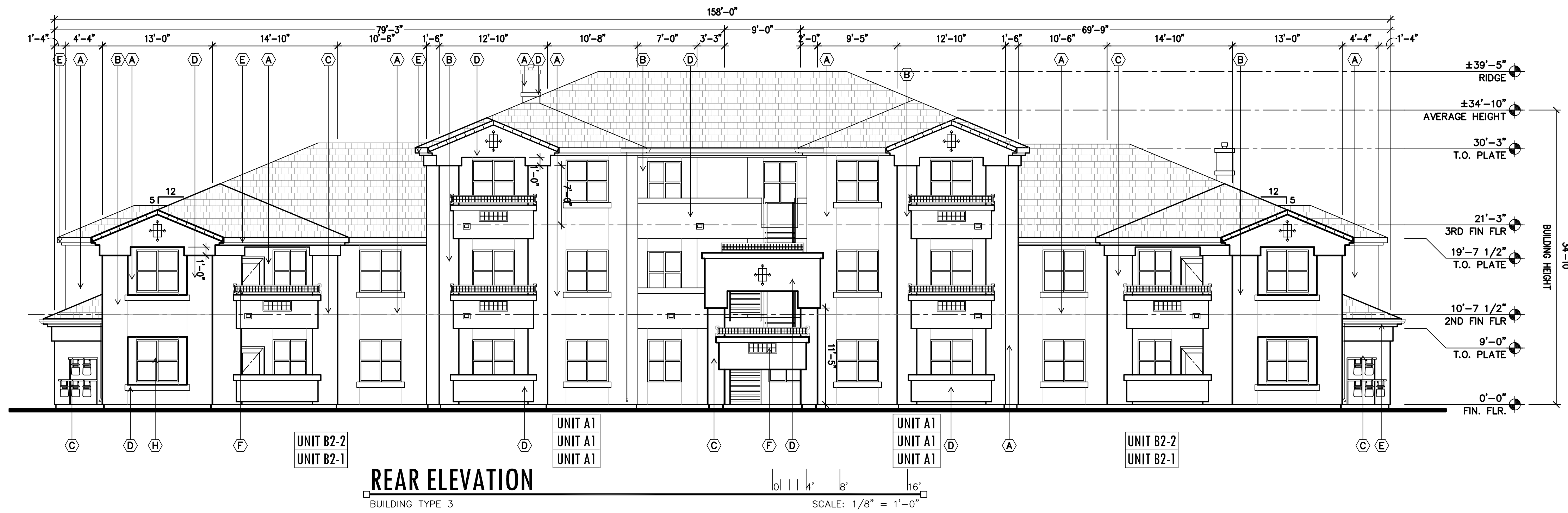
**REAR ELEVATION**  
BUILDING TYPE 2  
SCALE: 1/8" = 1'-0"

DATE: DECEMBER 1, 2015 ORB # 15-212

**A8 of 18**

BUILDING TYPE 2  
EXTERIOR ELEVATIONS

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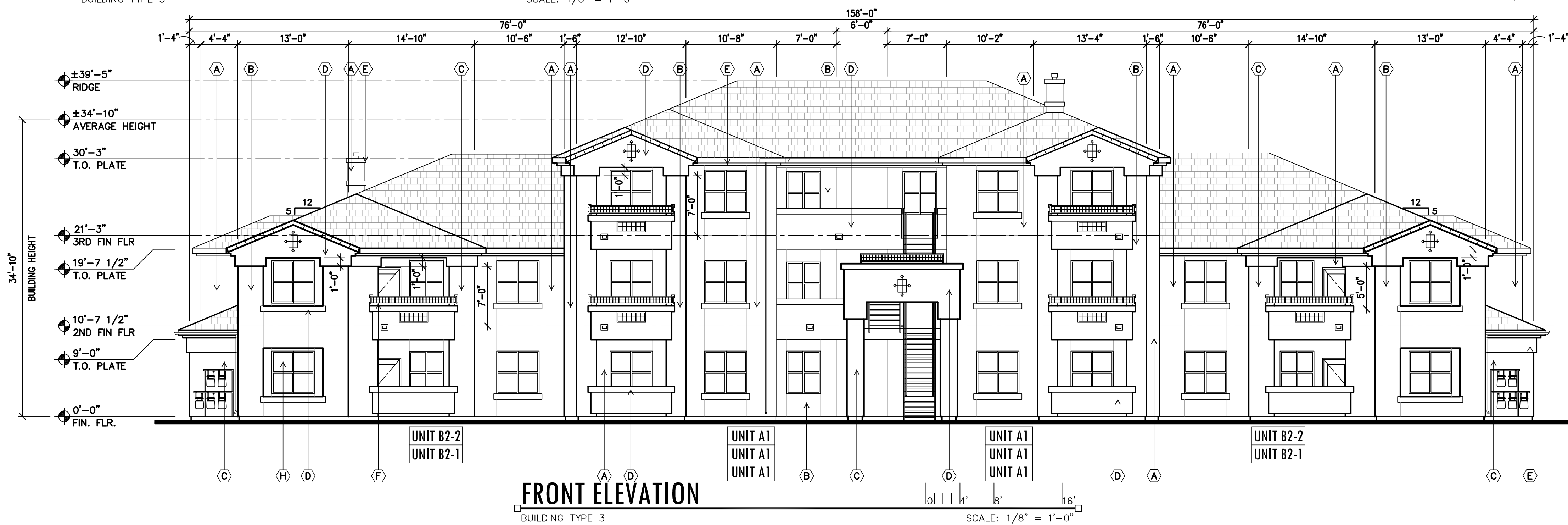
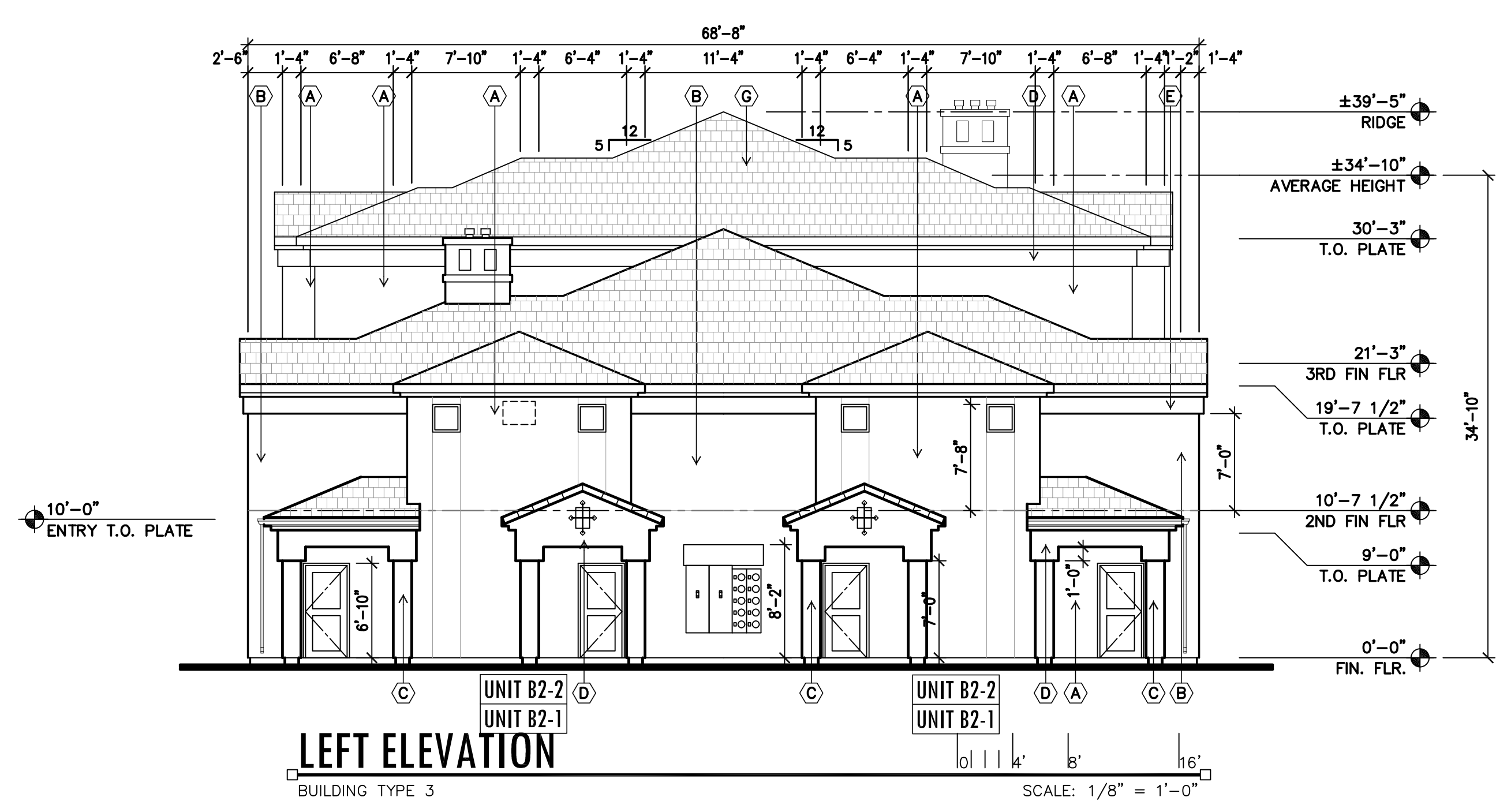
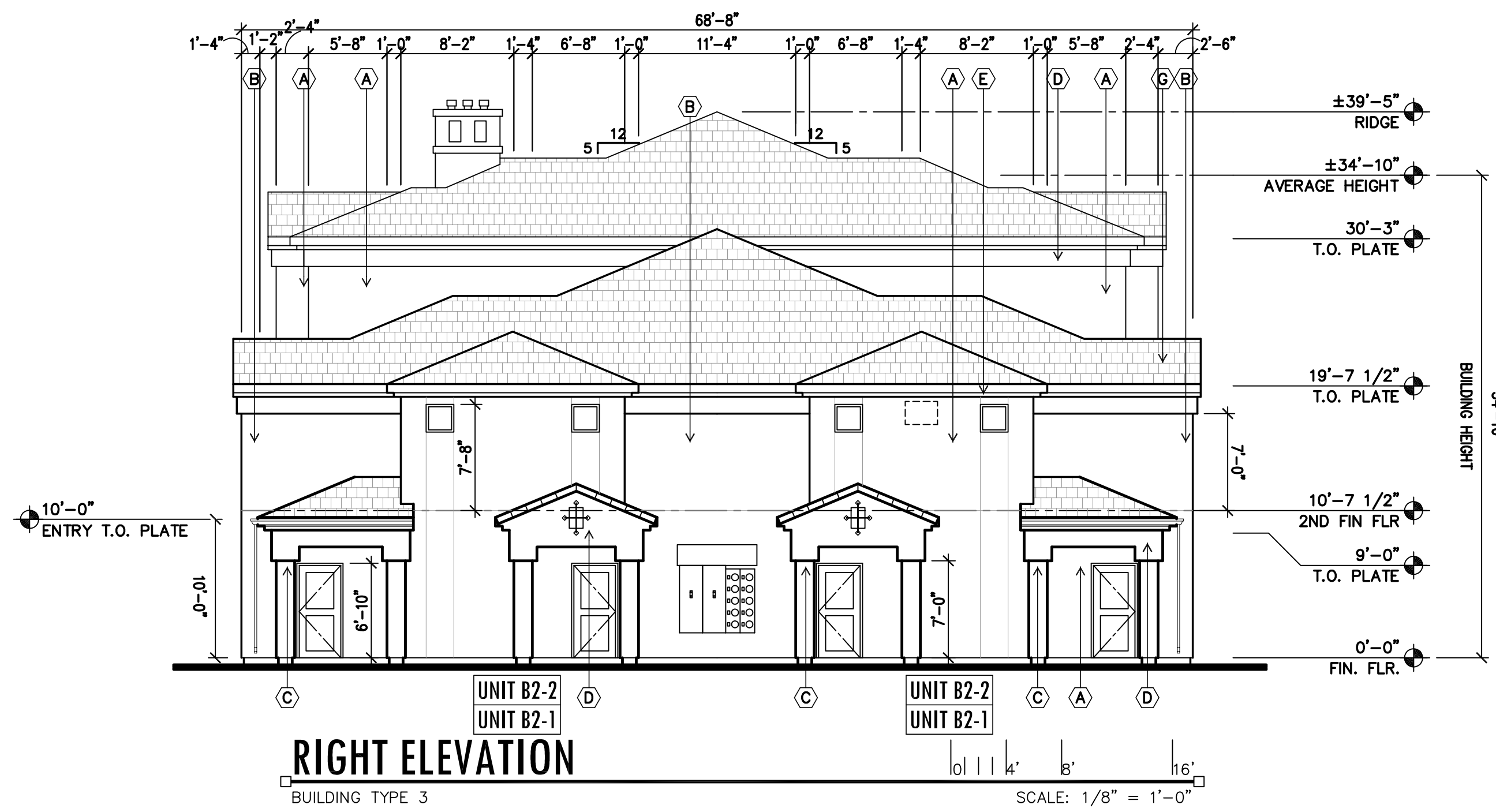
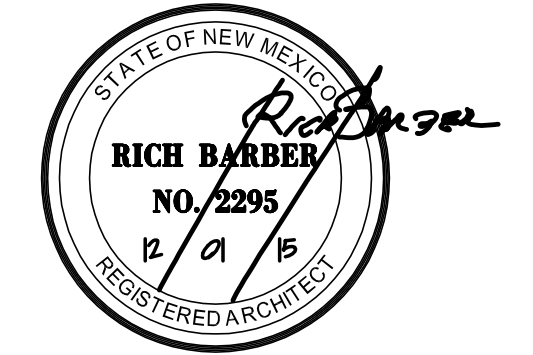
MATERIAL/COLOR KEY NOTES

(A)	STUCCO WALL BEIGE
(B)	STUCCO WALL LIGHT BROWN
(C)	STUCCO WALL MEDIUM BROWN
(D)	STUCCO FOAM TRIM DARK BROWN
(E)	STUCCO ROOF FASCIA DARK BROWN
(F)	METAL RAILING DARK BROWN
(G)	CONCRETE TILE
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND
(K)	STONE VENEER

**BROADSTONE  
NORTHPOINT**  
NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



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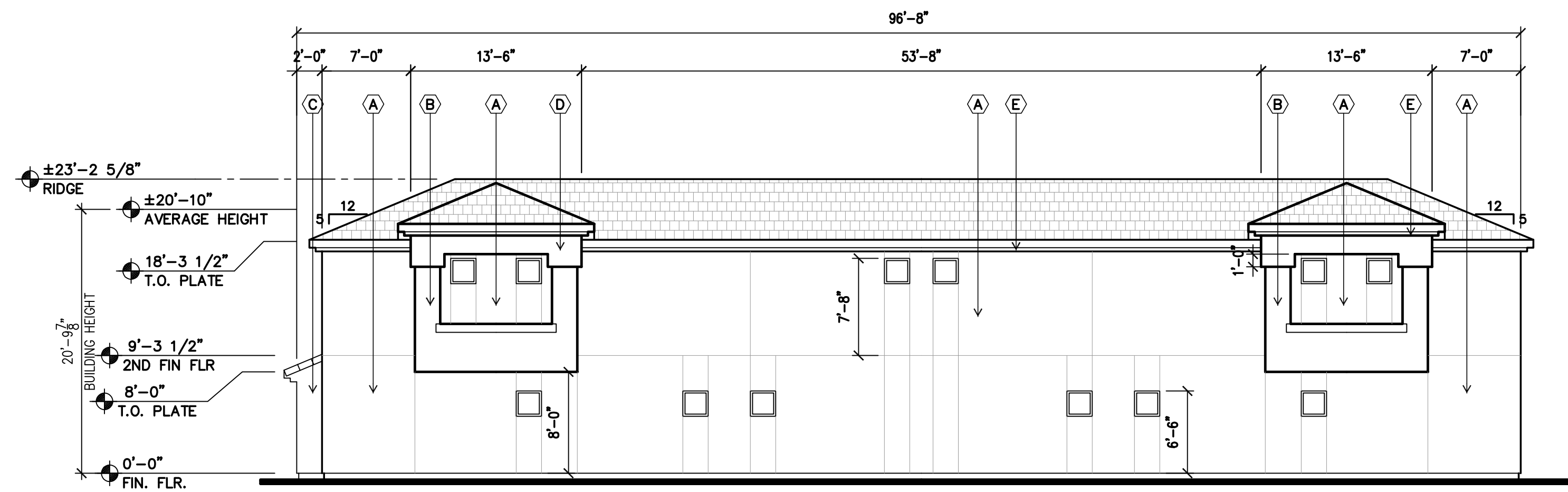


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BUILDING TYPE 3  
EXTERIOR ELEVATIONS

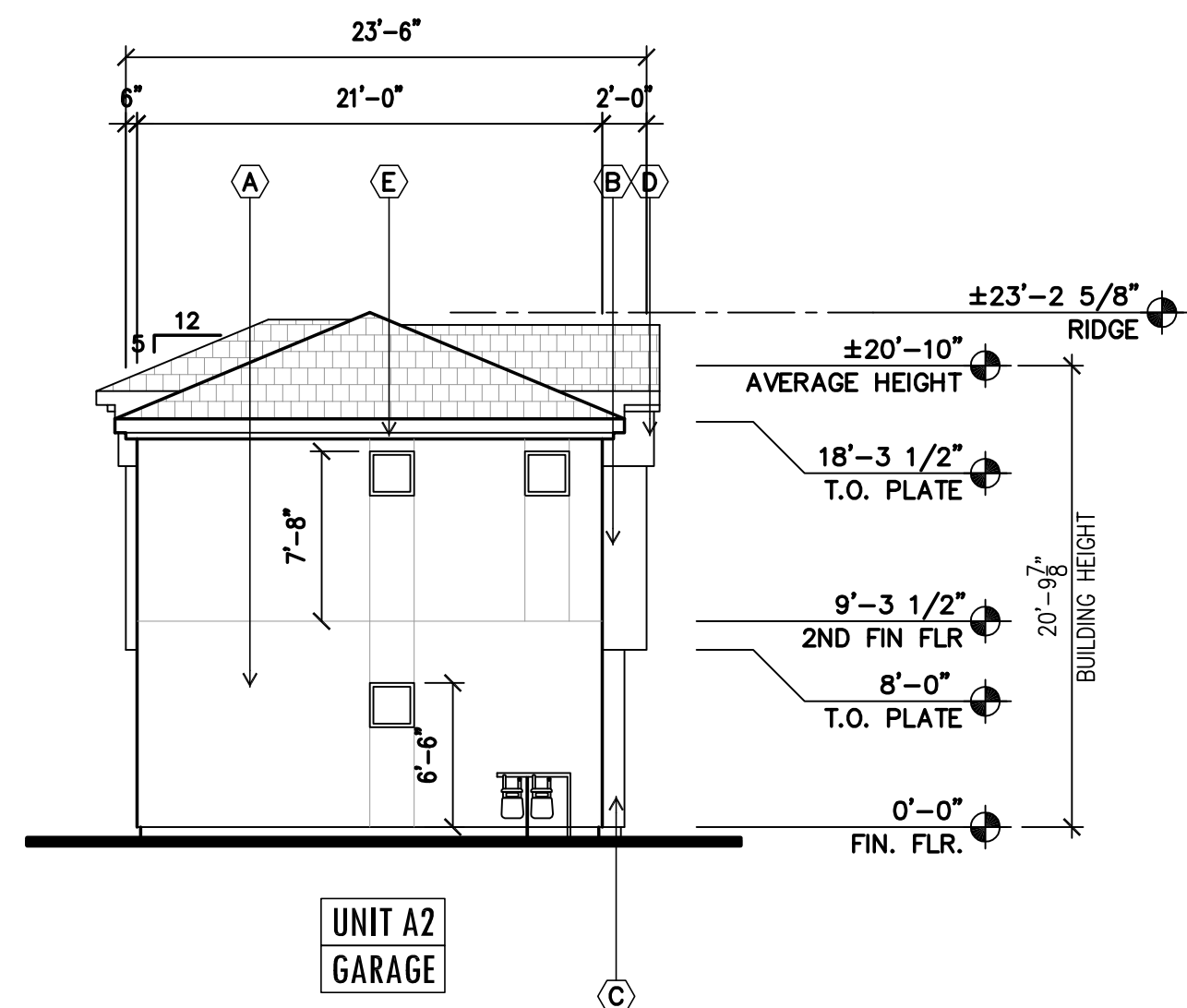
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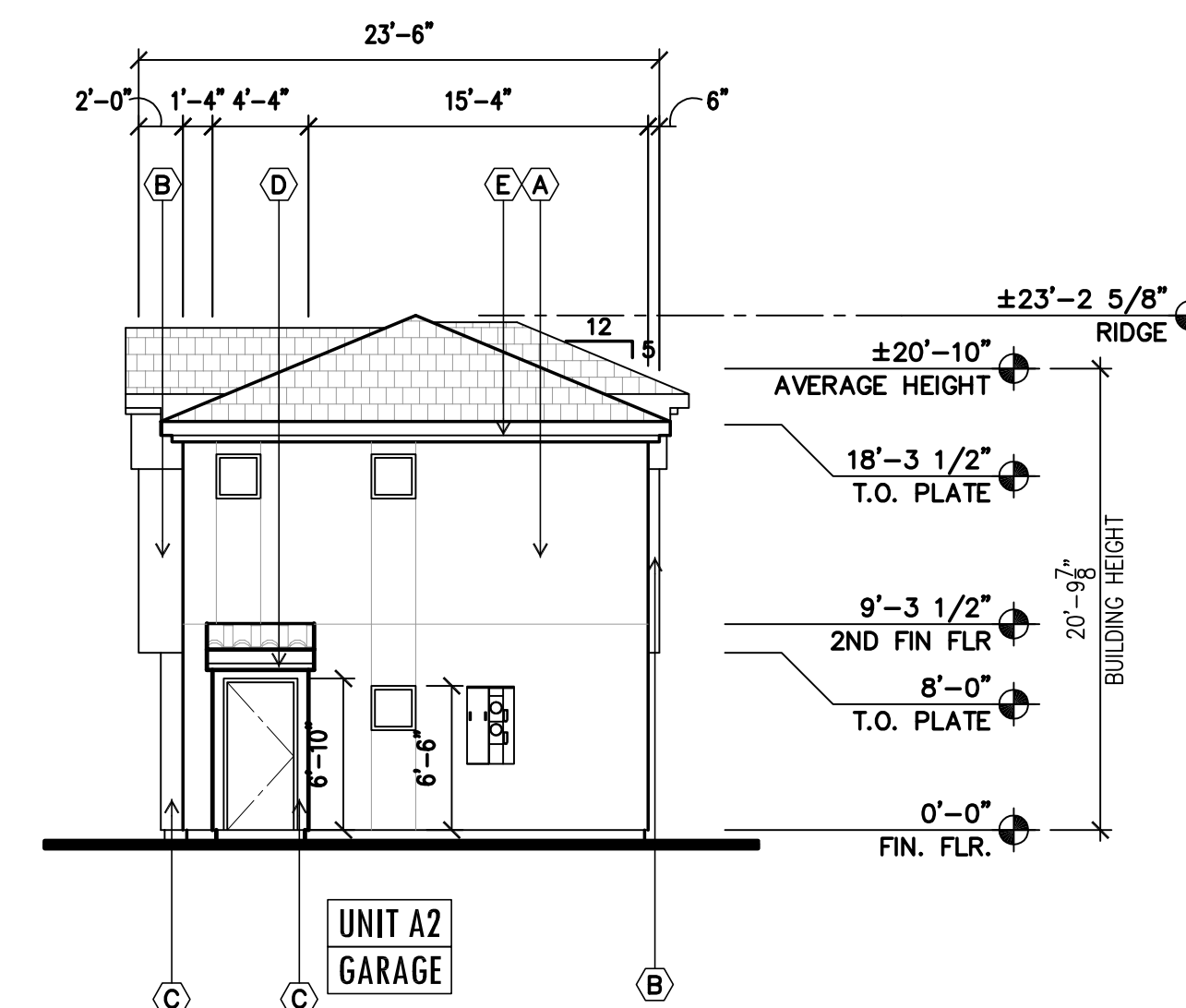
**REAR ELEVATION**  
BUILDING TYPE 4  
SCALE: 1/8" = 1'-0"

**MATERIAL/COLOR KEY NOTES**

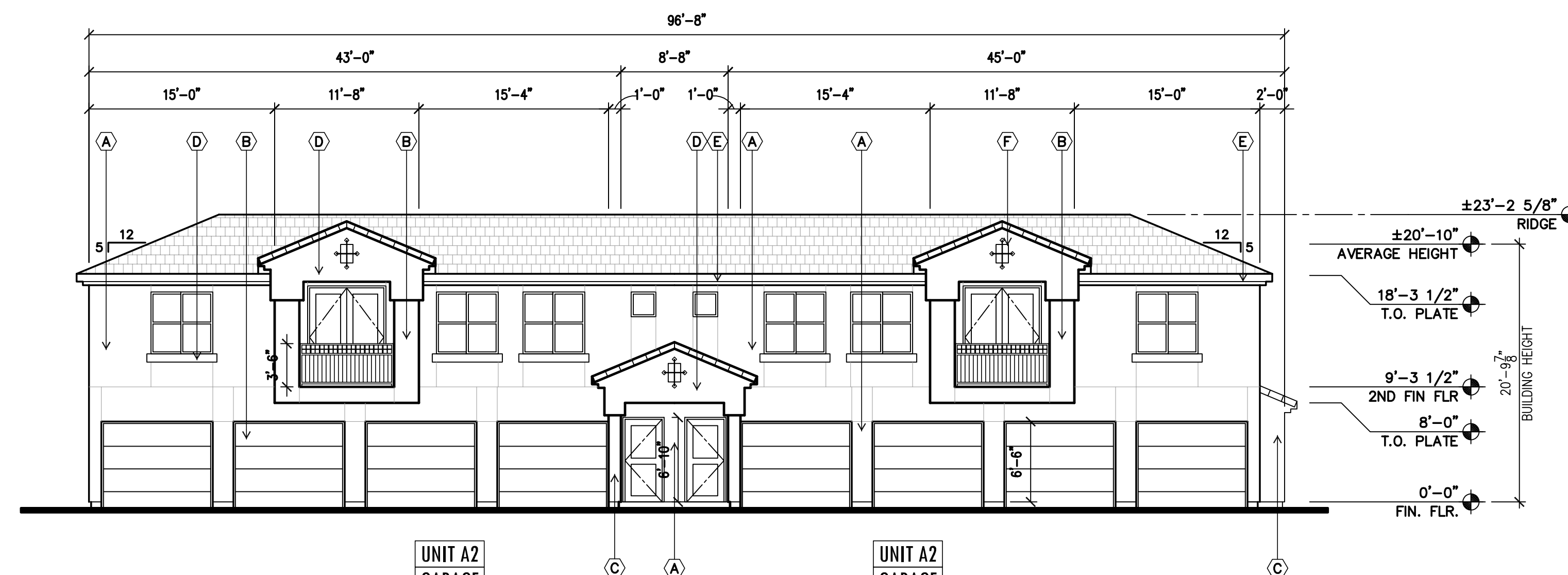
(A)	STUCCO WALL BEIGE
(B)	STUCCO WALL LIGHT BROWN
(C)	STUCCO WALL MEDIUM BROWN
(D)	STUCCO FOAM TRIM DARK BROWN
(E)	STUCCO ROOF FASCIA DARK BROWN
(F)	METAL RAILING DARK BROWN
(G)	CONCRETE TILE
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND
(K)	STONE VENEER



**LEFT ELEVATION**  
BUILDING TYPE 4  
SCALE: 1/8" = 1'-0"



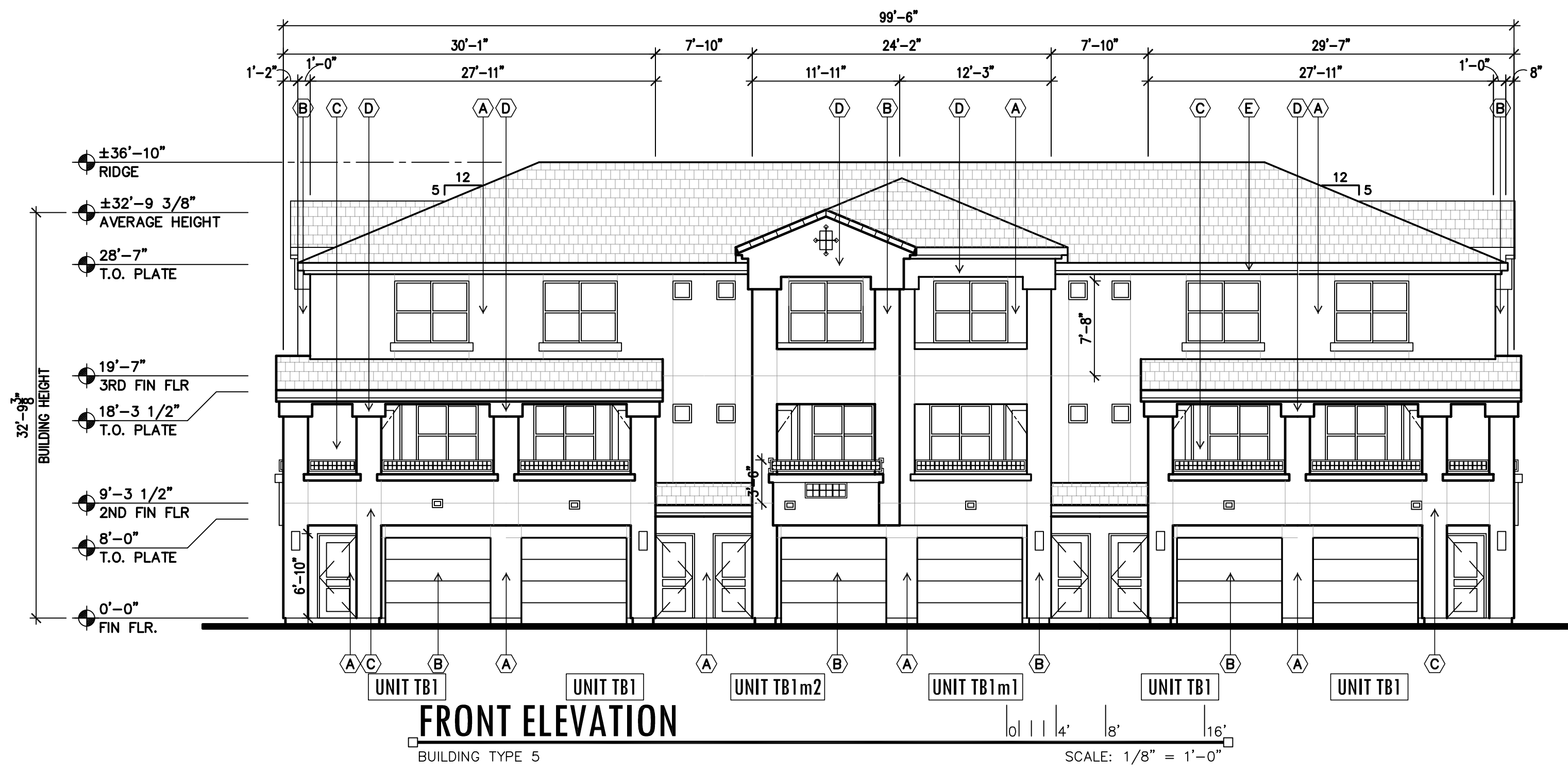
**RIGHT ELEVATION**  
BUILDING TYPE 4  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
BUILDING TYPE 4  
SCALE: 1/8" = 1'-0"



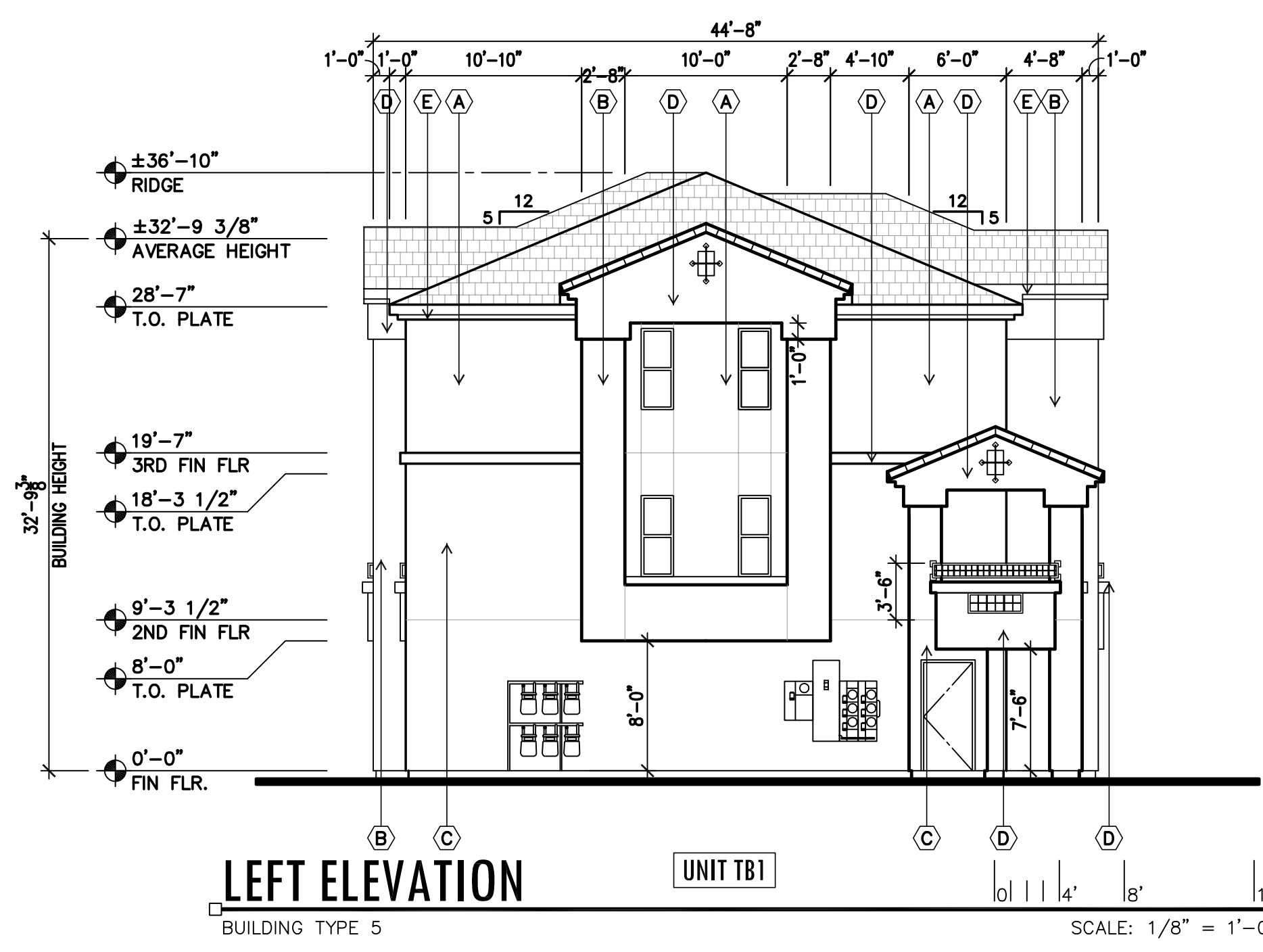
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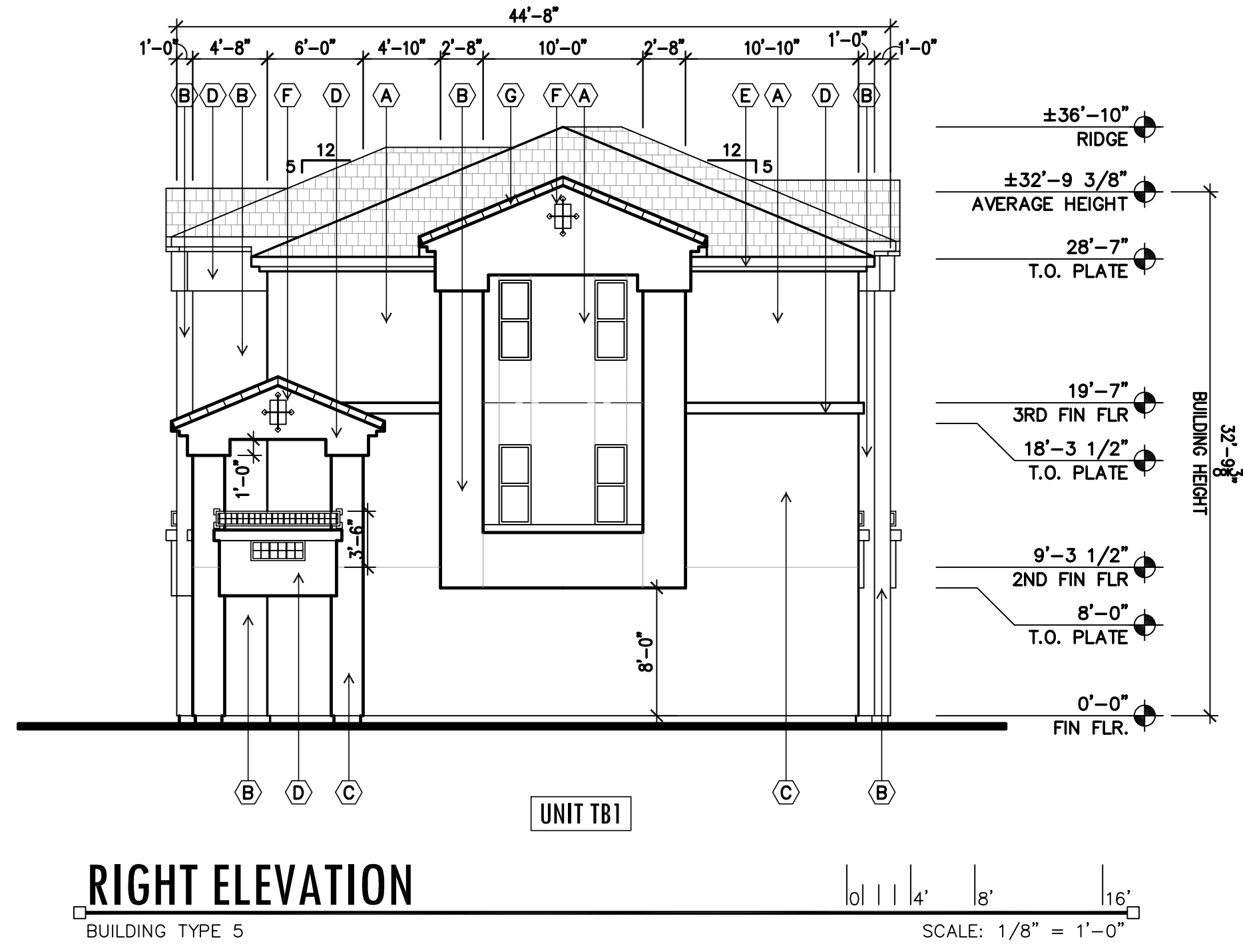
**FRONT ELEVATION**  
BUILDING TYPE 5  
SCALE: 1/8" = 1'-0"

**MATERIAL/COLOR KEY NOTES**

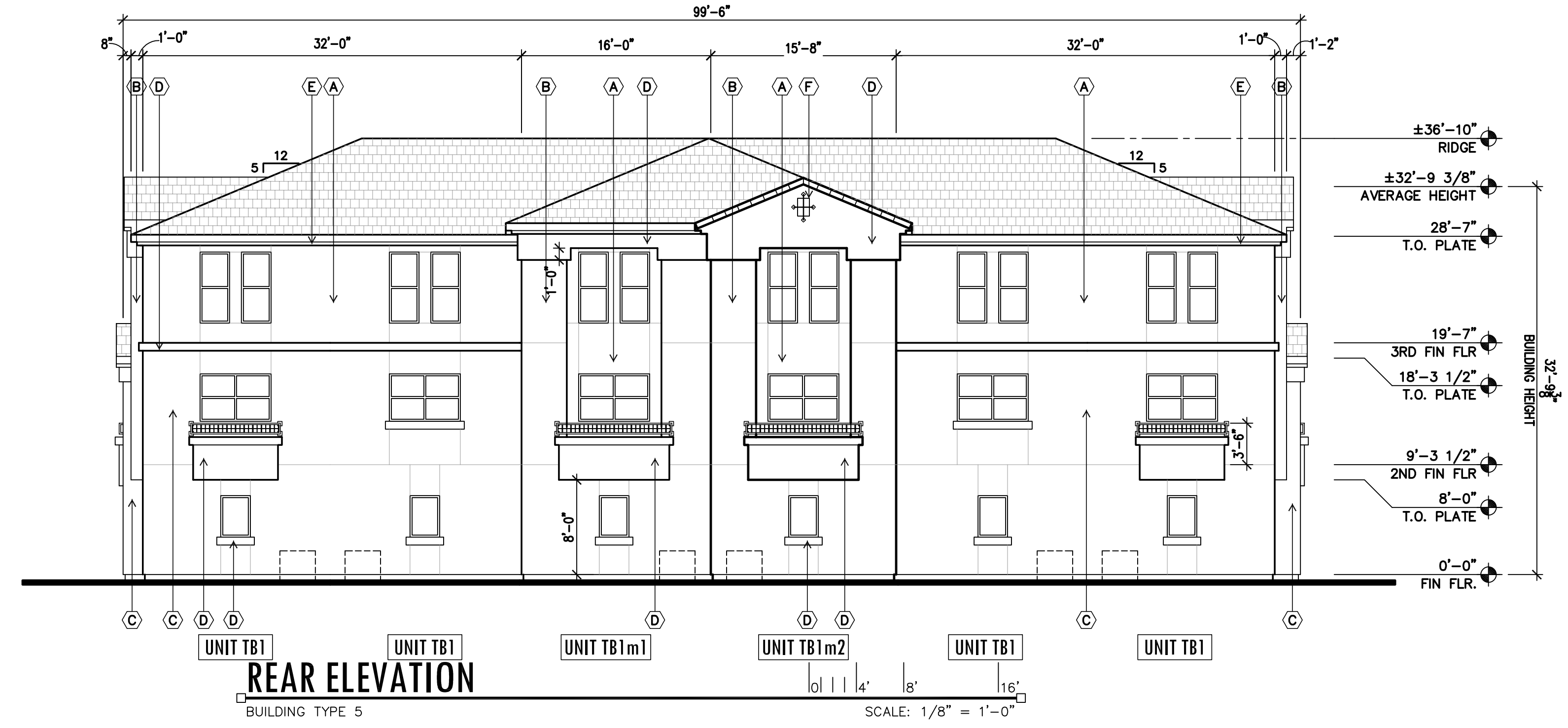
(A)	STUCCO WALL BEIGE
(B)	STUCCO WALL LIGHT BROWN
(C)	STUCCO WALL MEDIUM BROWN
(D)	STUCCO FOAM TRIM DARK BROWN
(E)	STUCCO ROOF FASCIA DARK BROWN
(F)	METAL RAILING DARK BROWN
(G)	CONCRETE TILE
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND
(K)	STONE VENEER



**LEFT ELEVATION**  
BUILDING TYPE 5  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
BUILDING TYPE 5  
SCALE: 1/8" = 1'-0"

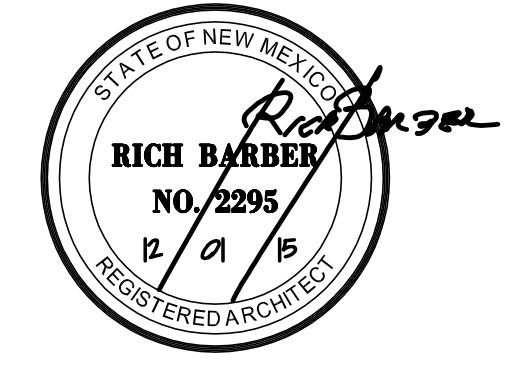


**REAR ELEVATION**  
BUILDING TYPE 5  
SCALE: 1/8" = 1'-0"

**BROADSTONE  
NORTHPOINT**  
NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



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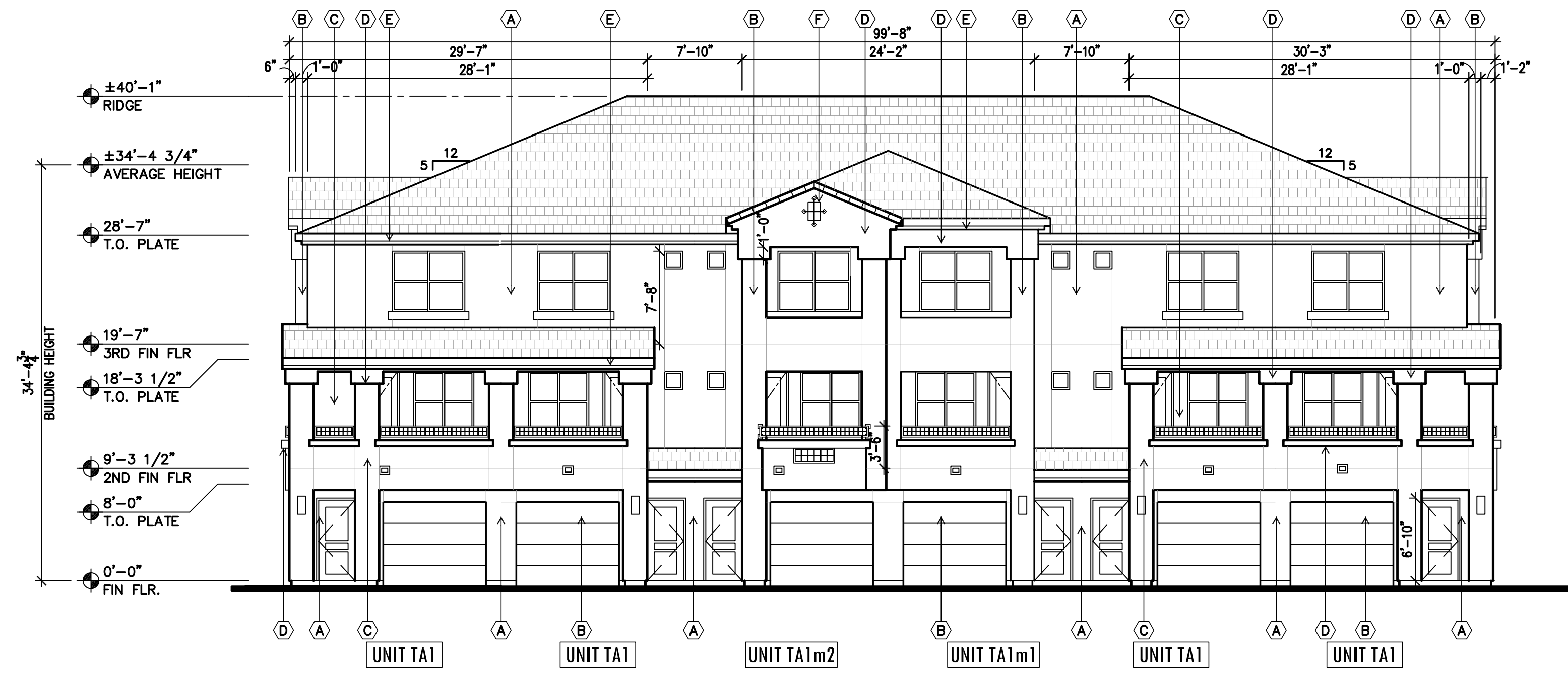


DATE: DECEMBER 1, 2015 ORB # 15-212

**All of 18**

BUILDING TYPE 5  
EXTERIOR ELEVATIONS

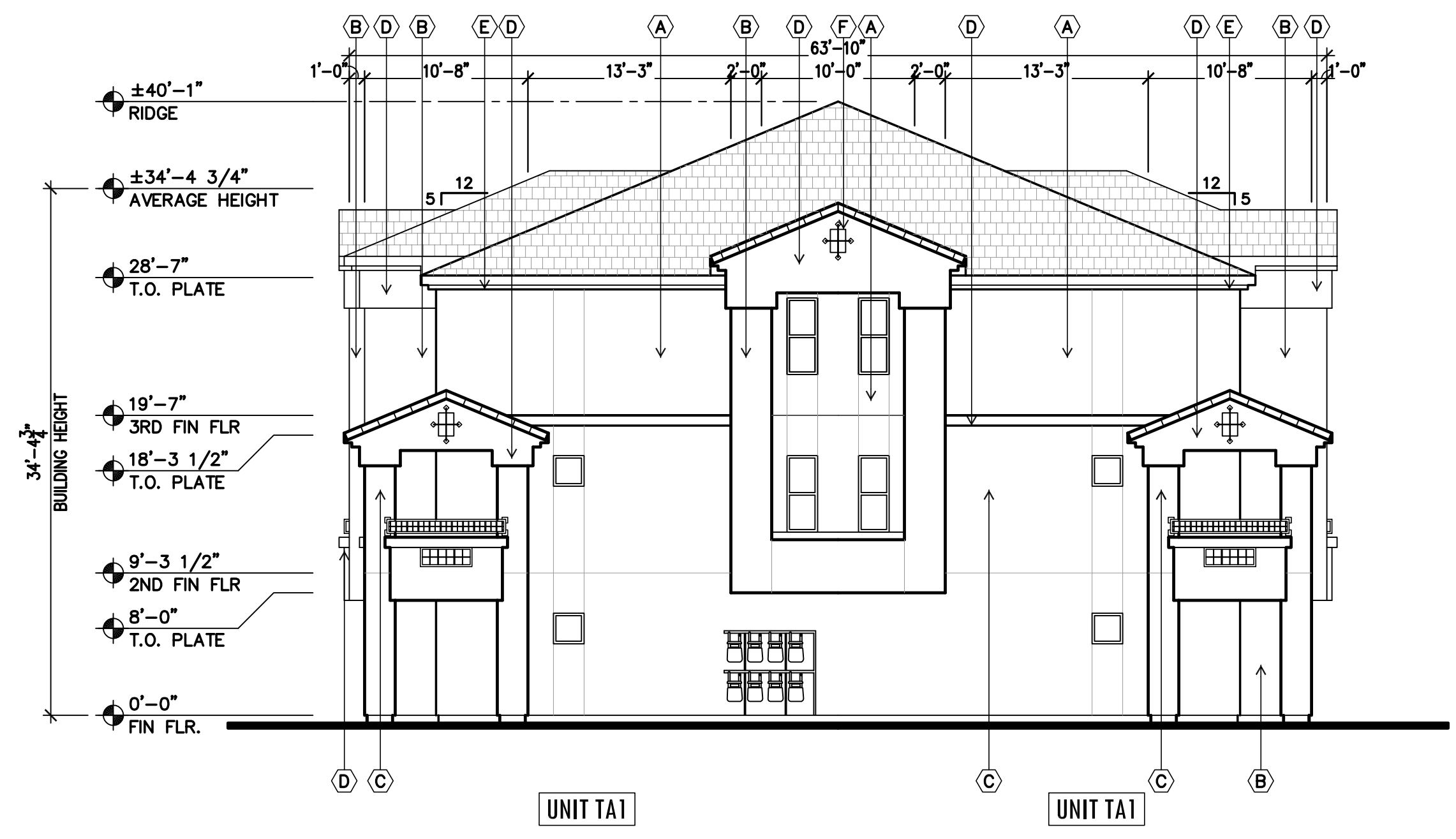
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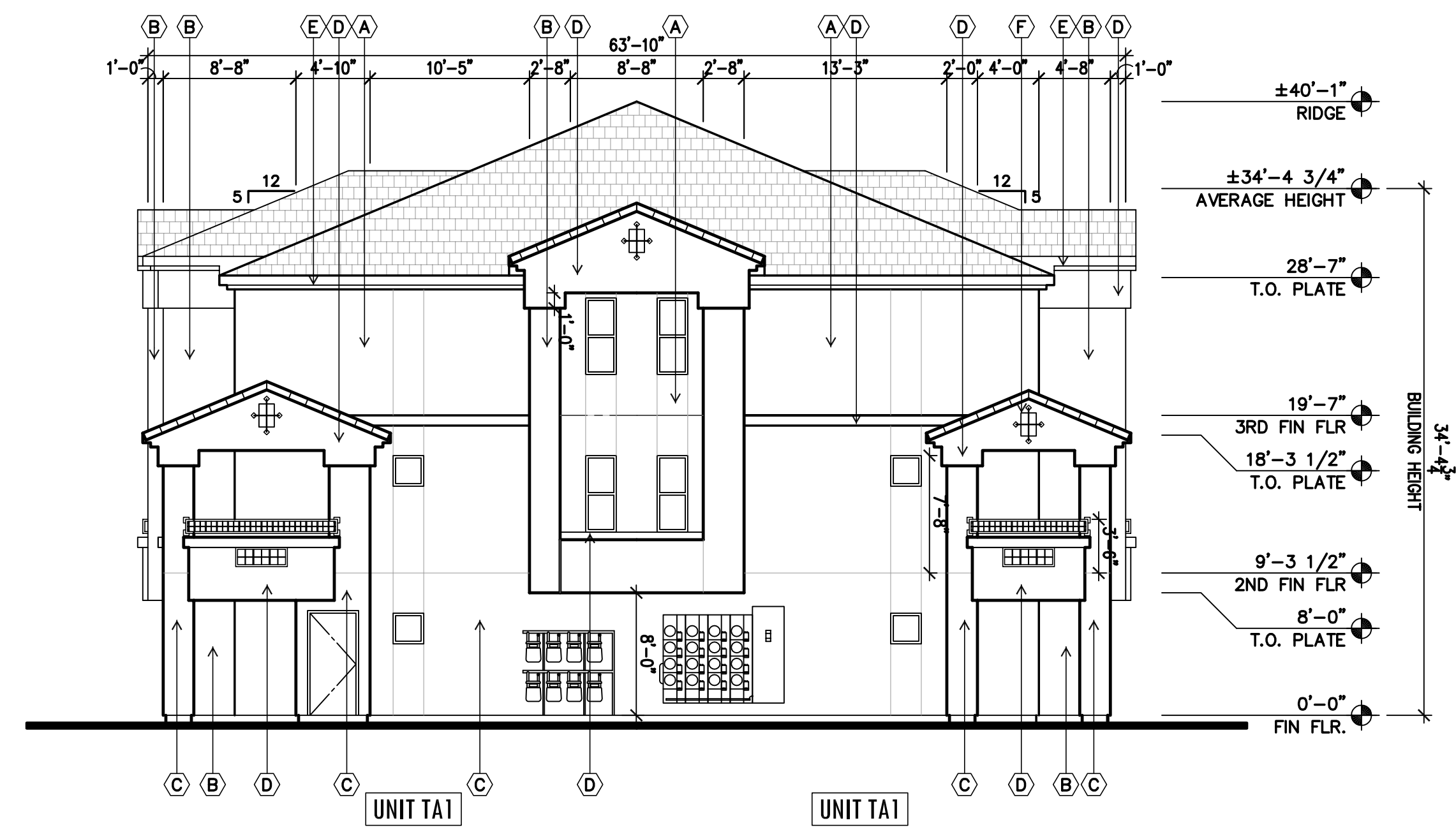
**FRONT ELEVATION**  
BUILDING TYPE 6  
SCALE: 1/8" = 1'-0"

**MATERIAL/COLOR KEY NOTES**

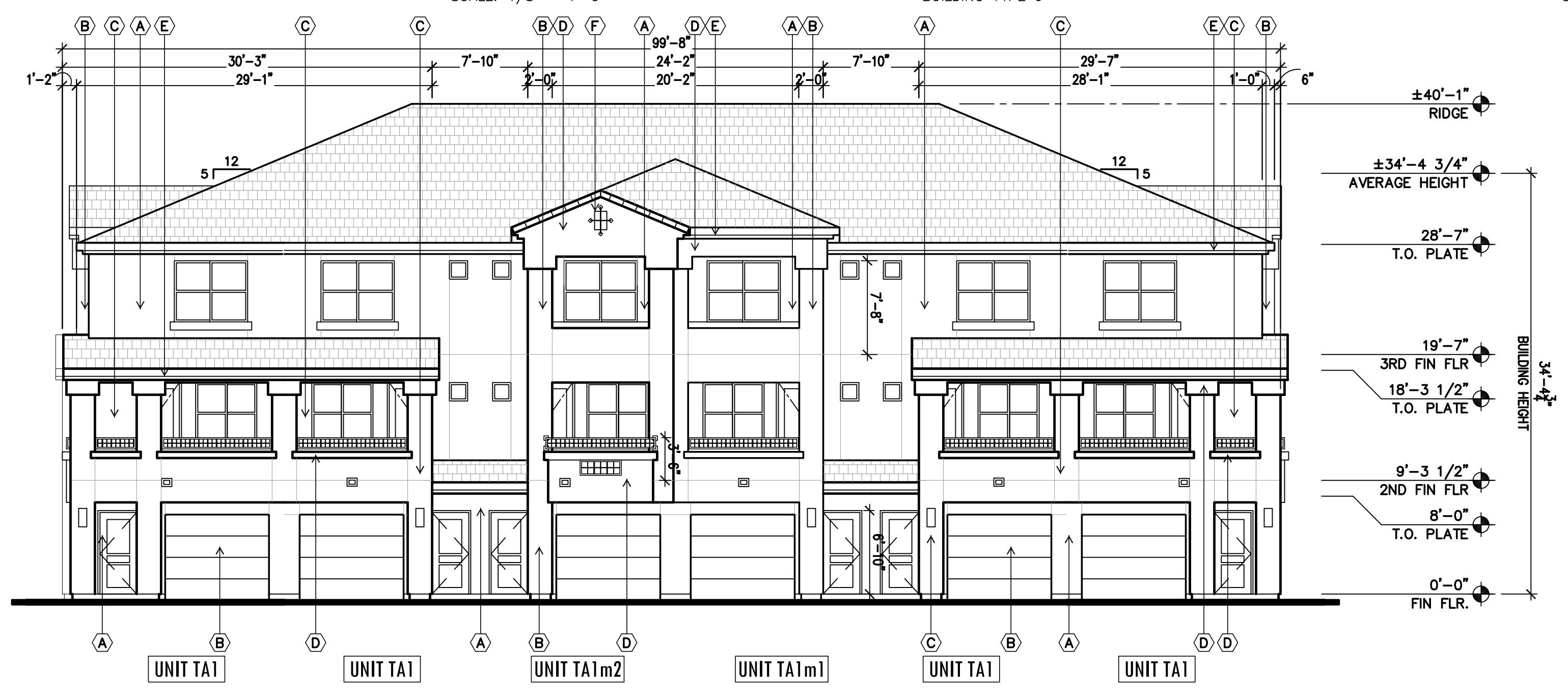
(A)	STUCCO WALL BEIGE
(B)	STUCCO WALL LIGHT BROWN
(C)	STUCCO WALL MEDIUM BROWN
(D)	STUCCO FOAM TRIM DARK BROWN
(E)	STUCCO ROOF FASCIA DARK BROWN
(F)	METAL RAILING DARK BROWN
(G)	CONCRETE TILE
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND
(K)	STONE VENEER



**LEFT ELEVATION**  
BUILDING TYPE 6  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
BUILDING TYPE 6  
SCALE: 1/8" = 1'-0"

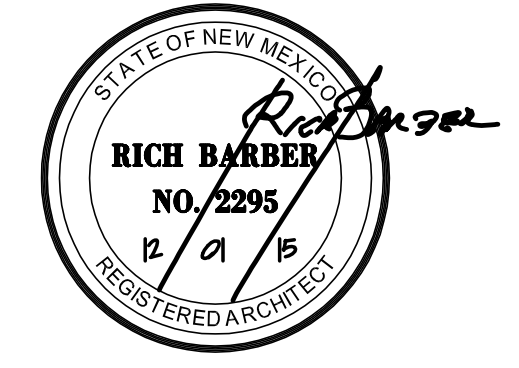


**REAR ELEVATION**  
BUILDING TYPE 6  
SCALE: 1/8" = 1'-0"

**BROADSTONE  
NORTHPOINT**  
NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



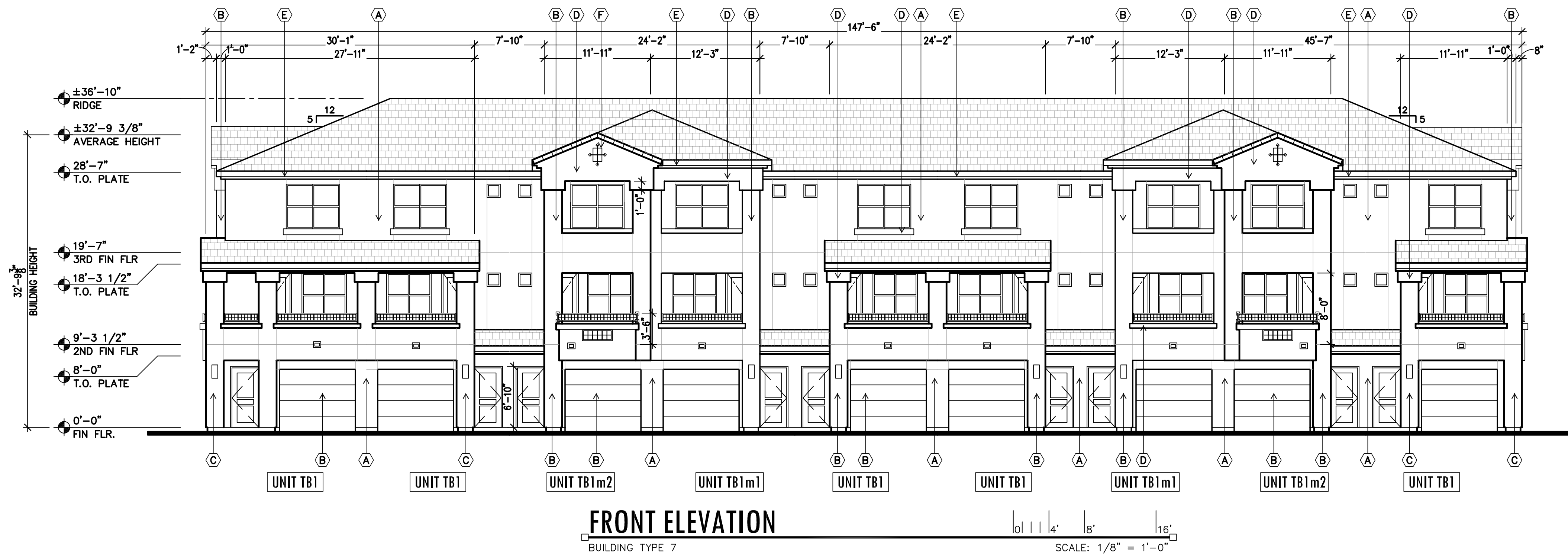
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DATE: DECEMBER 1, 2015 ORB # 15-212

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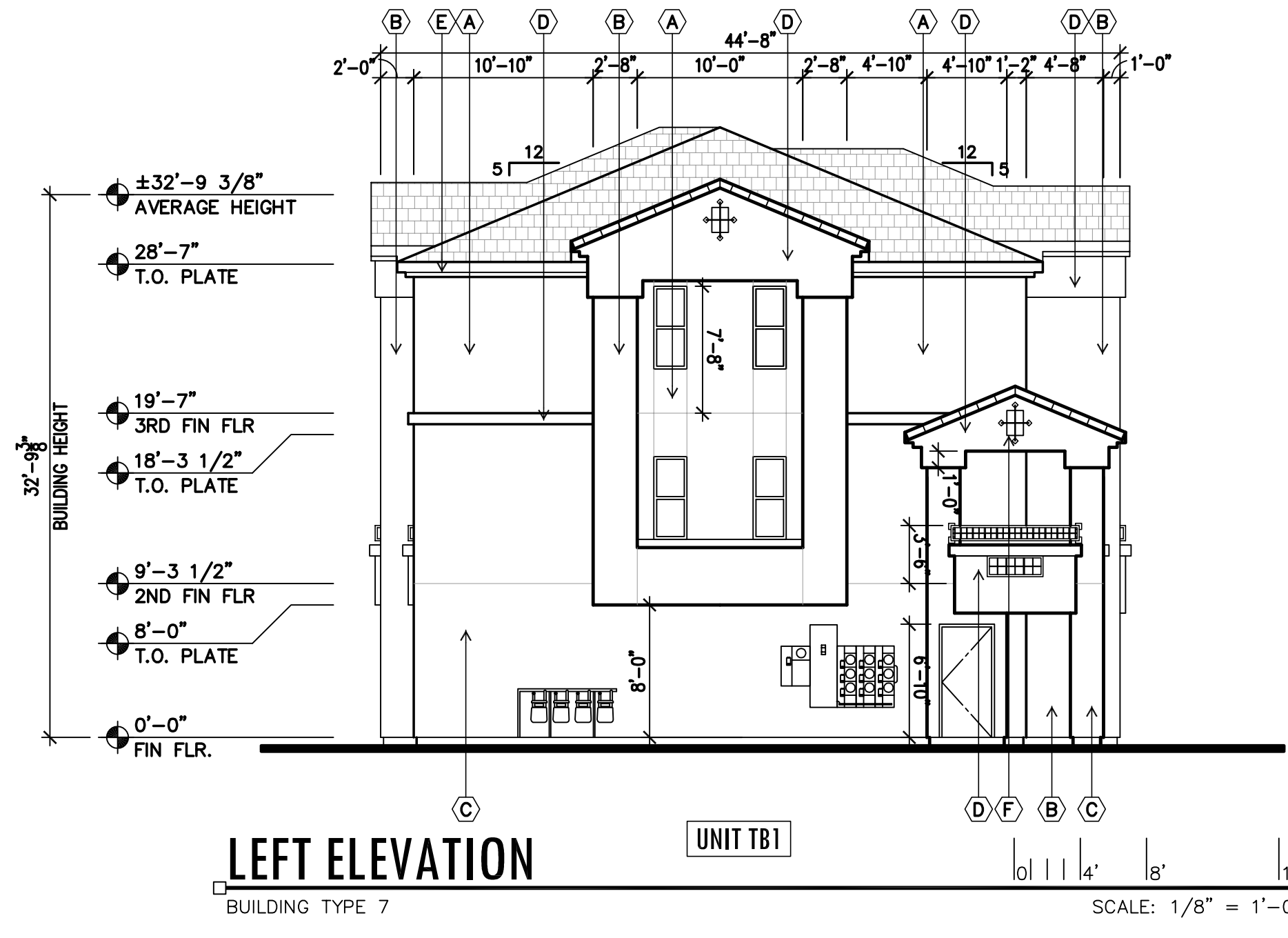
BUILDING TYPE 6  
EXTERIOR ELEVATIONS



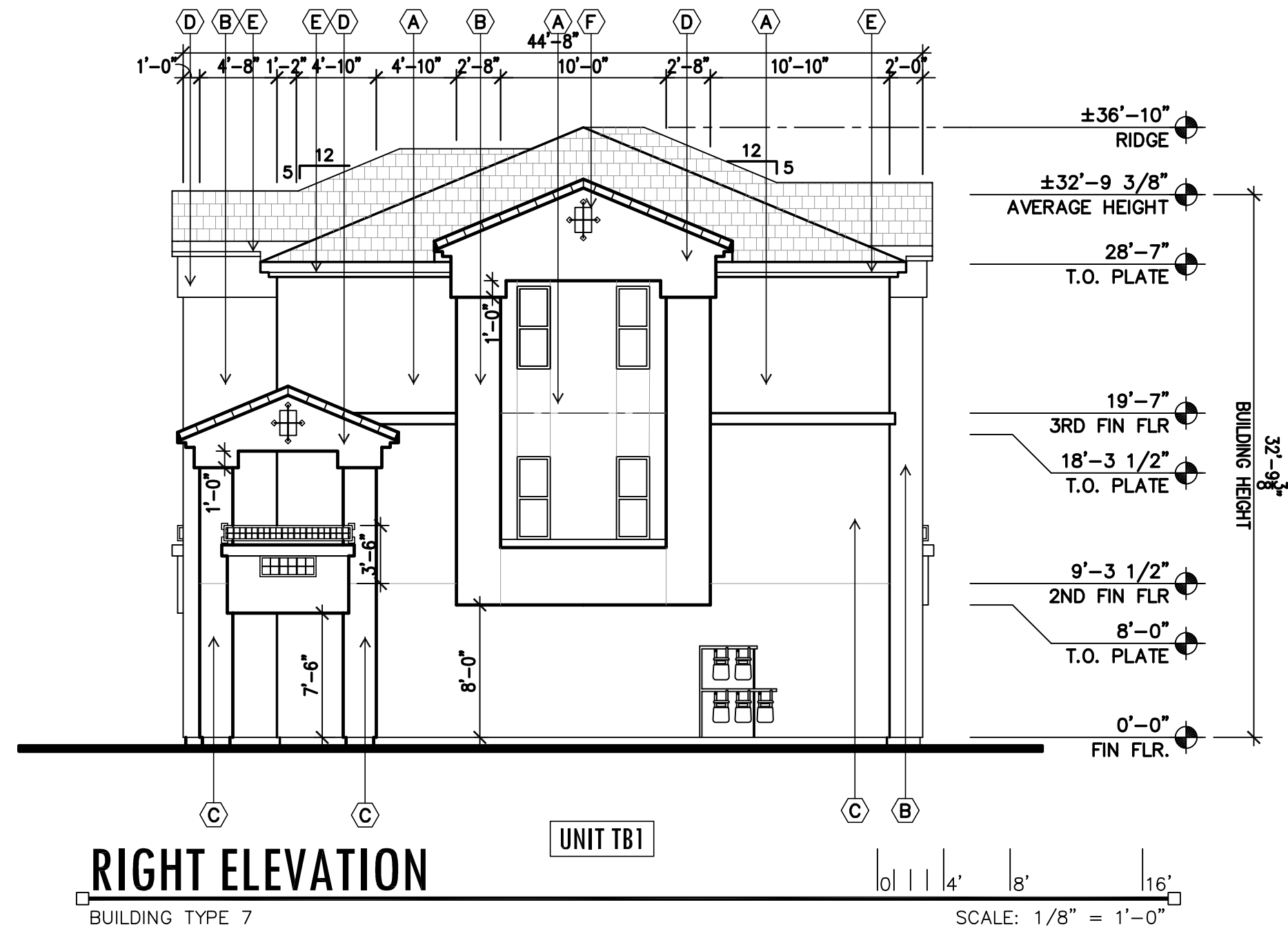
**FRONT ELEVATION**  
BUILDING TYPE 7

**MATERIAL/COLOR KEY NOTES**

(A)	STUCCO WALL BEIGE
(B)	STUCCO WALL LIGHT BROWN
(C)	STUCCO WALL MEDIUM BROWN
(D)	STUCCO FOAM TRIM DARK BROWN
(E)	STUCCO ROOF FASCIA DARK BROWN
(F)	METAL RAILING DARK BROWN
(G)	CONCRETE TILE
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND
(K)	STONE VENEER



**LEFT ELEVATION**  
BUILDING TYPE 7



**RIGHT ELEVATION**  
BUILDING TYPE 7

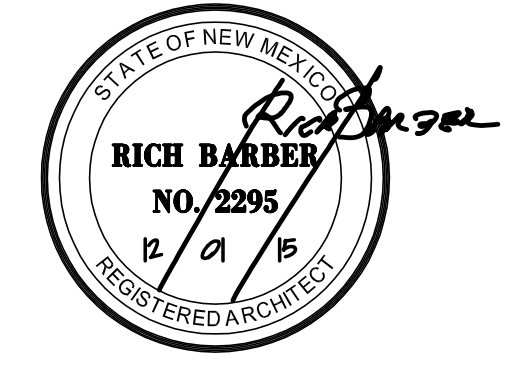


**REAR ELEVATION**  
BUILDING TYPE 7

**BROADSTONE  
NORTHPOINT**  
NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



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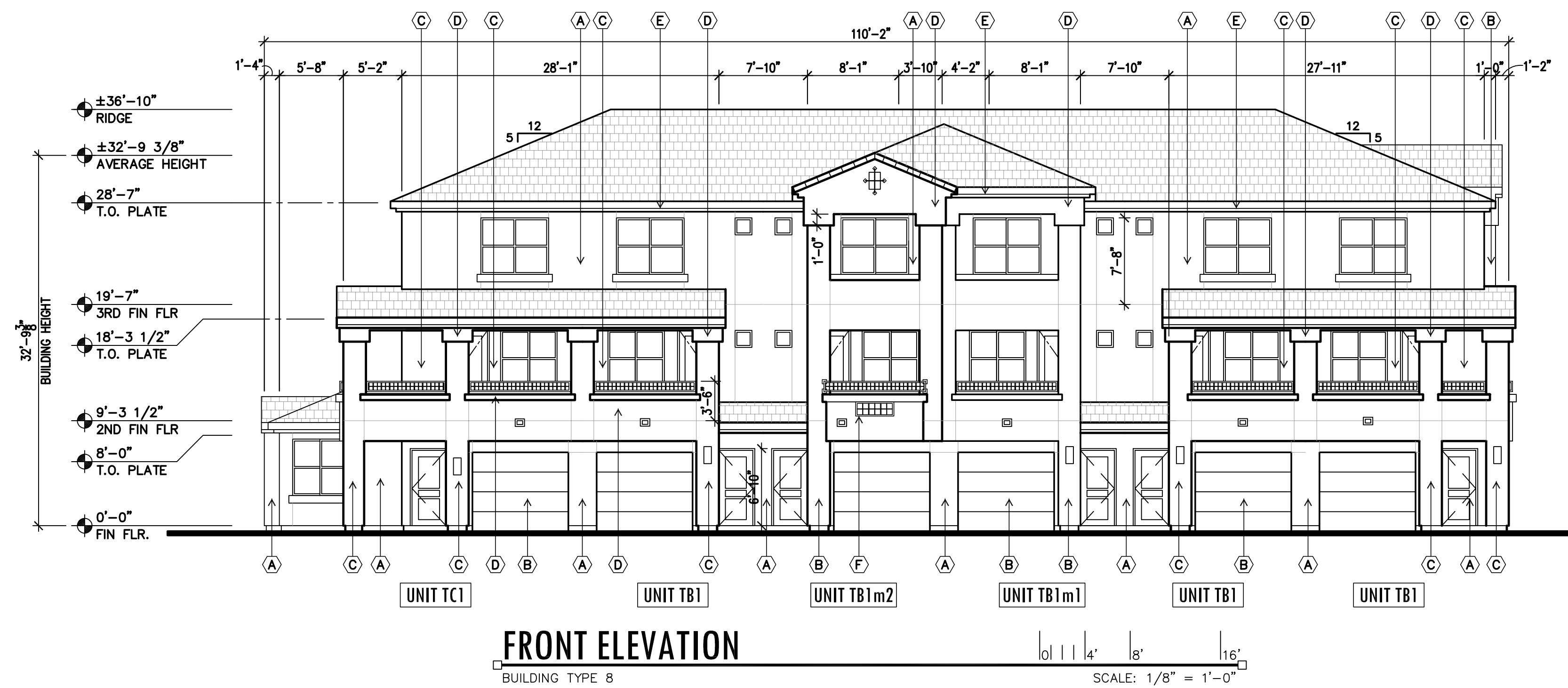
**A13 of 18**

BUILDING TYPE 7  
EXTERIOR ELEVATIONS

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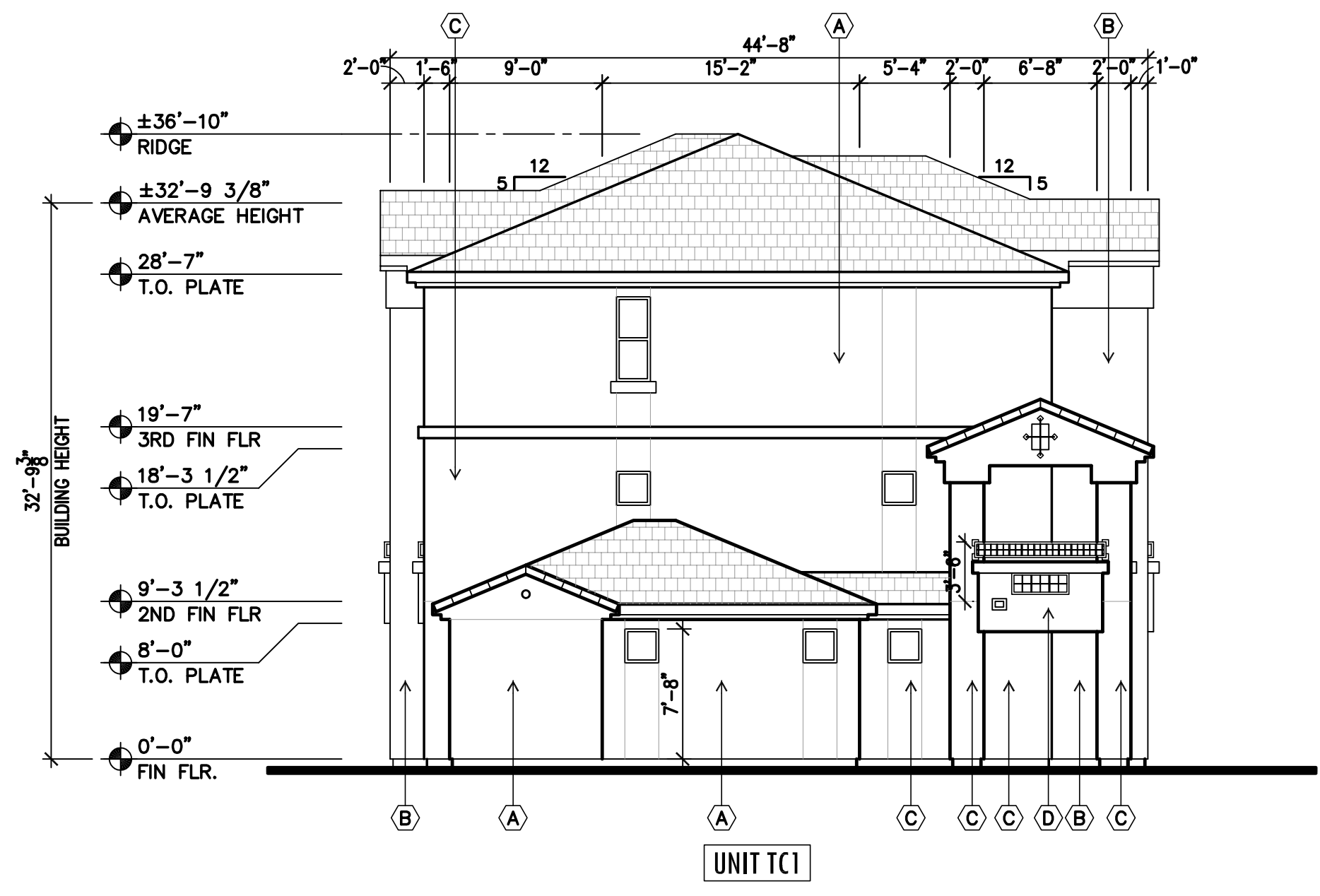
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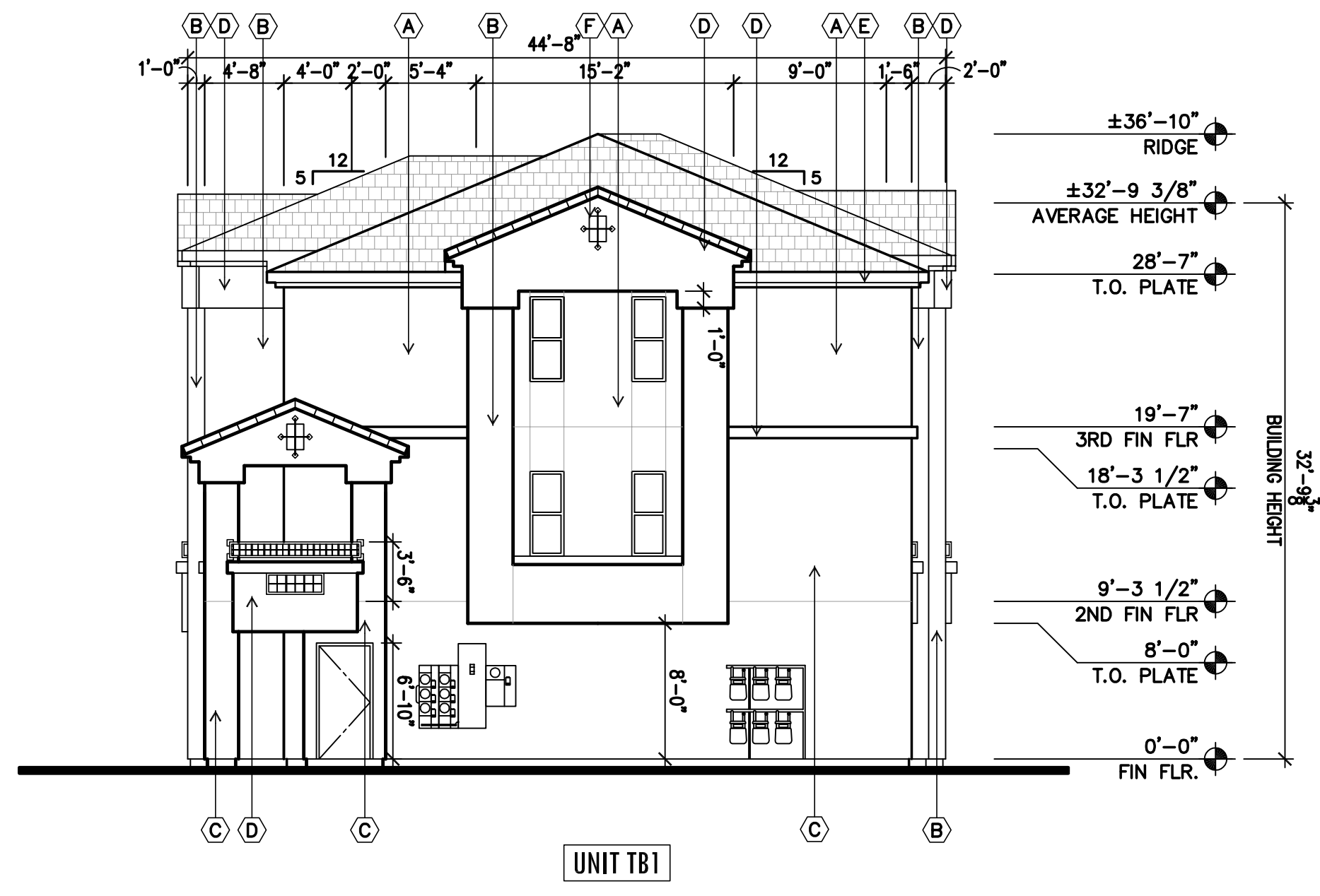
**FRONT ELEVATION**  
BUILDING TYPE 8

**MATERIAL/COLOR KEY NOTES**

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(B)	STUCCO WALL LIGHT BROWN
(C)	STUCCO WALL MEDIUM BROWN
(D)	STUCCO FOAM TRIM DARK BROWN
(E)	STUCCO ROOF FASCIA DARK BROWN
(F)	METAL RAILING DARK BROWN
(G)	CONCRETE TILE
(H)	ALUMINUM WNDWS ANODIZED BRONZE DUAL PANE / LOW-E
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND
(K)	STONE VENEER



**LEFT ELEVATION**  
BUILDING TYPE 8



**RIGHT ELEVATION**  
BUILDING TYPE 8

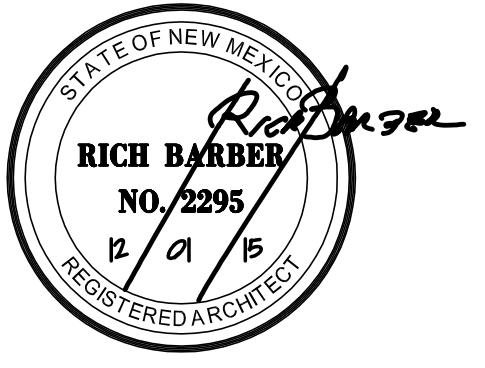


**REAR ELEVATION**  
BUILDING TYPE 8

**BROADSTONE  
NORTHPOINT**  
NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



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DATE: DECEMBER 1, 2015 ORB # 15-212

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BUILDING TYPE 8  
EXTERIOR ELEVATIONS

FILE: T:\04\ORB Job Files\15-212\_Titan\_Northpoint\CAD Files\Preliminary\5212\_A393\_Bldg9\_Elevs.dwg USER: jca DATE: Dec, 01 2015 TIME: 04:40 pm



MATERIAL/COLOR KEY NOTES

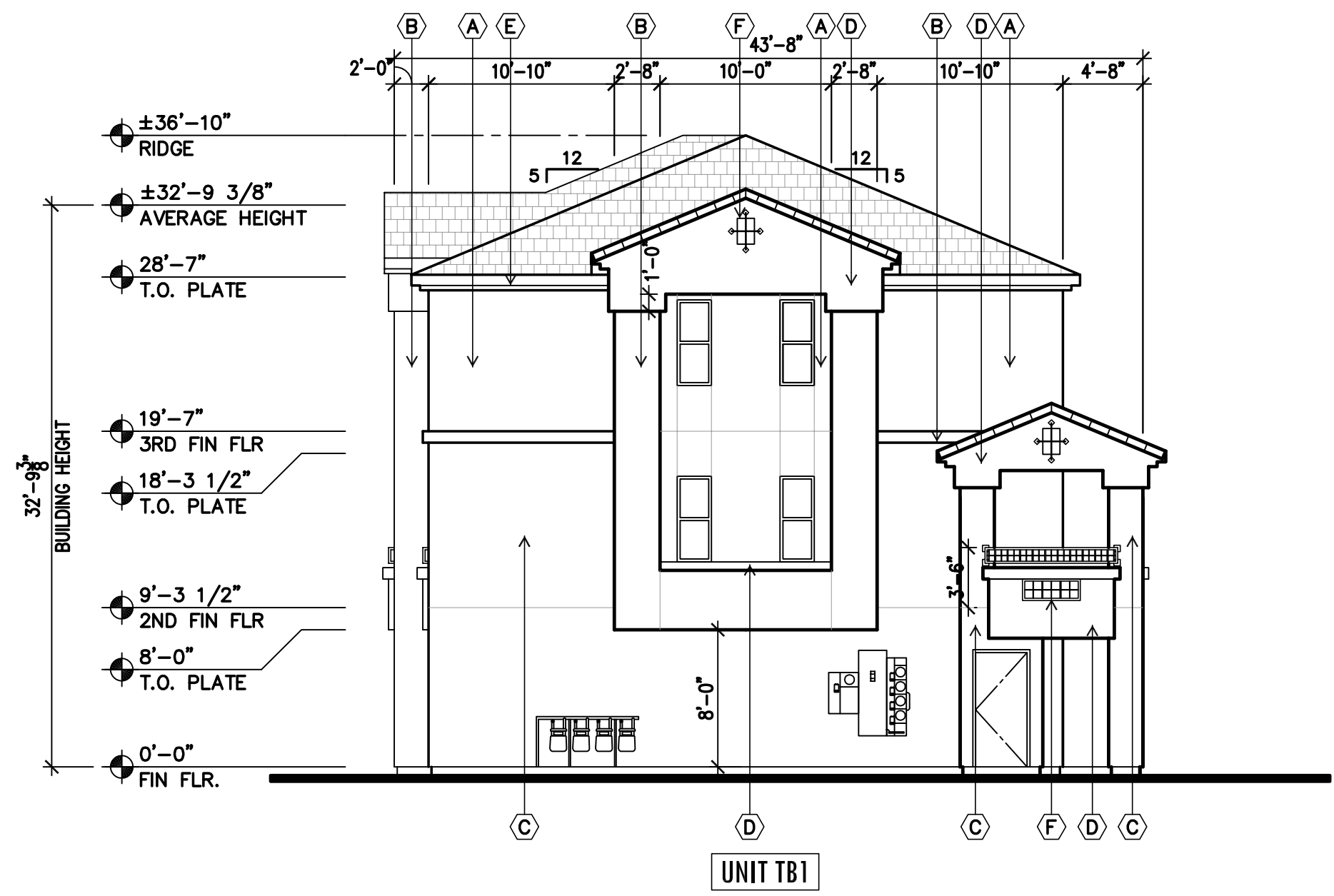
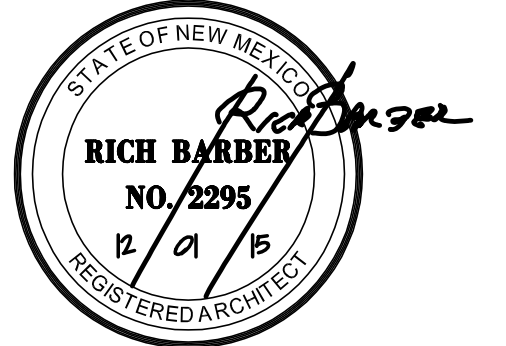
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(B)	STUCCO WALL LIGHT BROWN
(C)	STUCCO WALL MEDIUM BROWN
(D)	STUCCO FOAM TRIM DARK BROWN
(E)	STUCCO ROOF FASCIA DARK BROWN
(F)	METAL RAILING DARK BROWN
(G)	CONCRETE TILE
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND
(K)	STONE VENEER

**BROADSTONE  
NORTHPOINT**

NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico



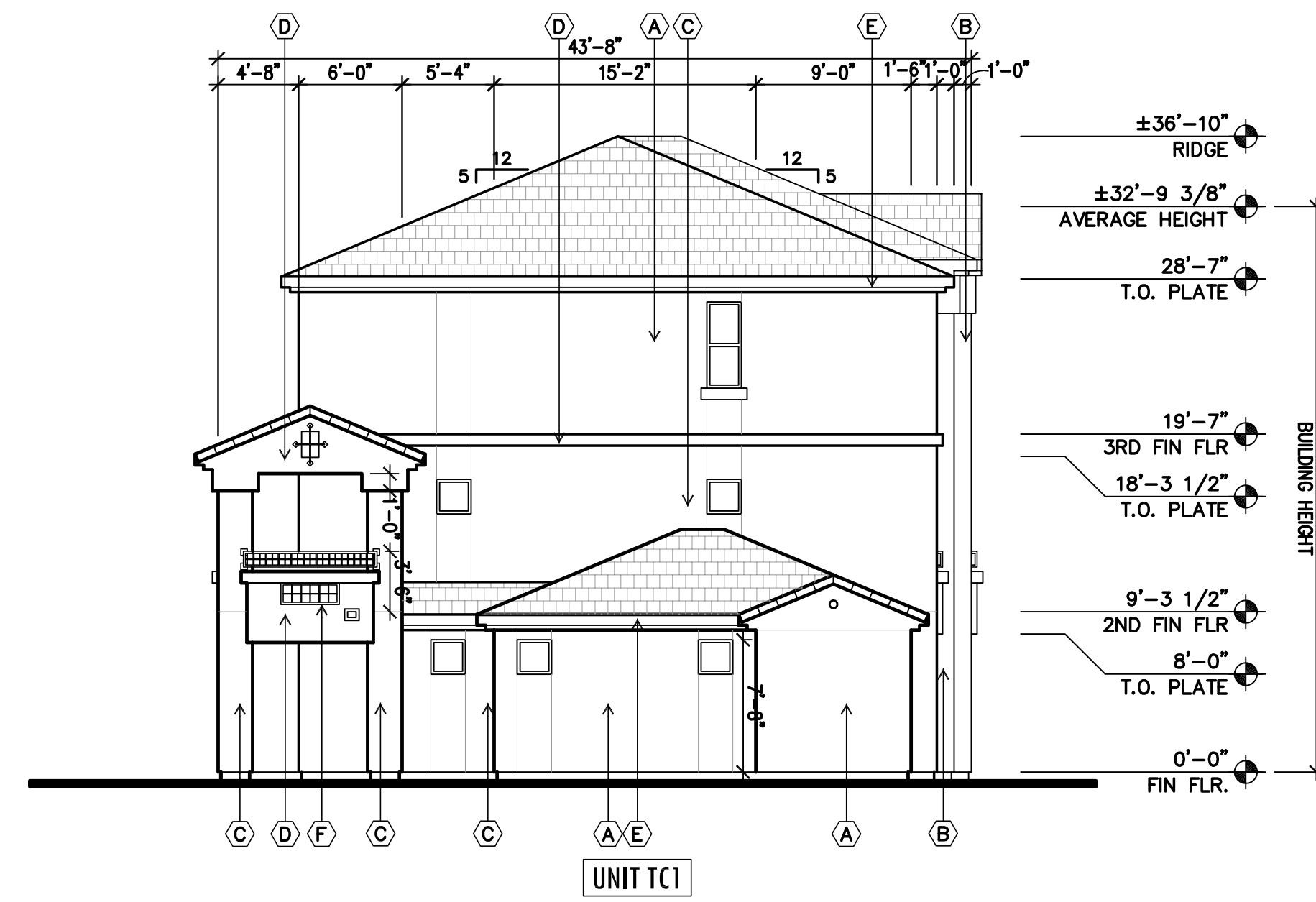
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**LEFT ELEVATION**

BUILDING TYPE 9

SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**

BUILDING TYPE 9

SCALE: 1/8" = 1'-0"



**REAR ELEVATION**

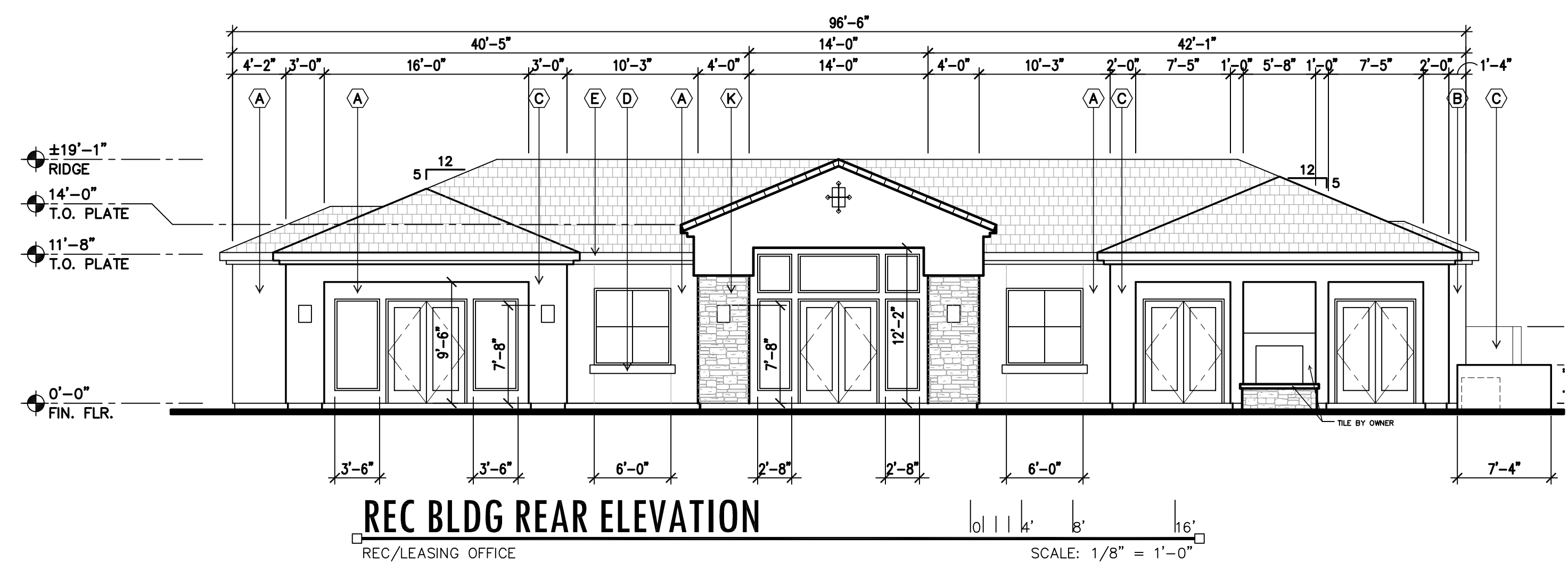
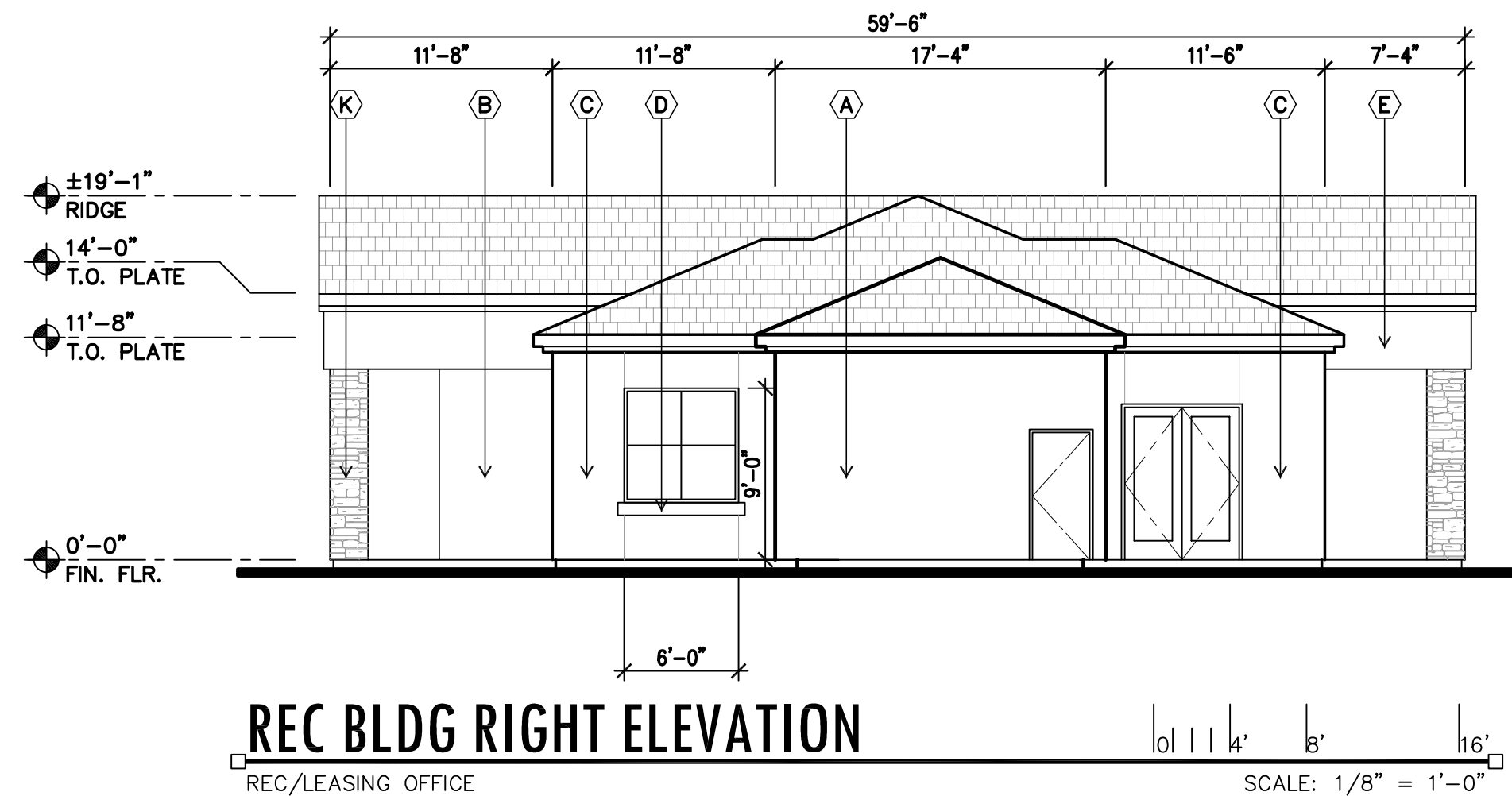
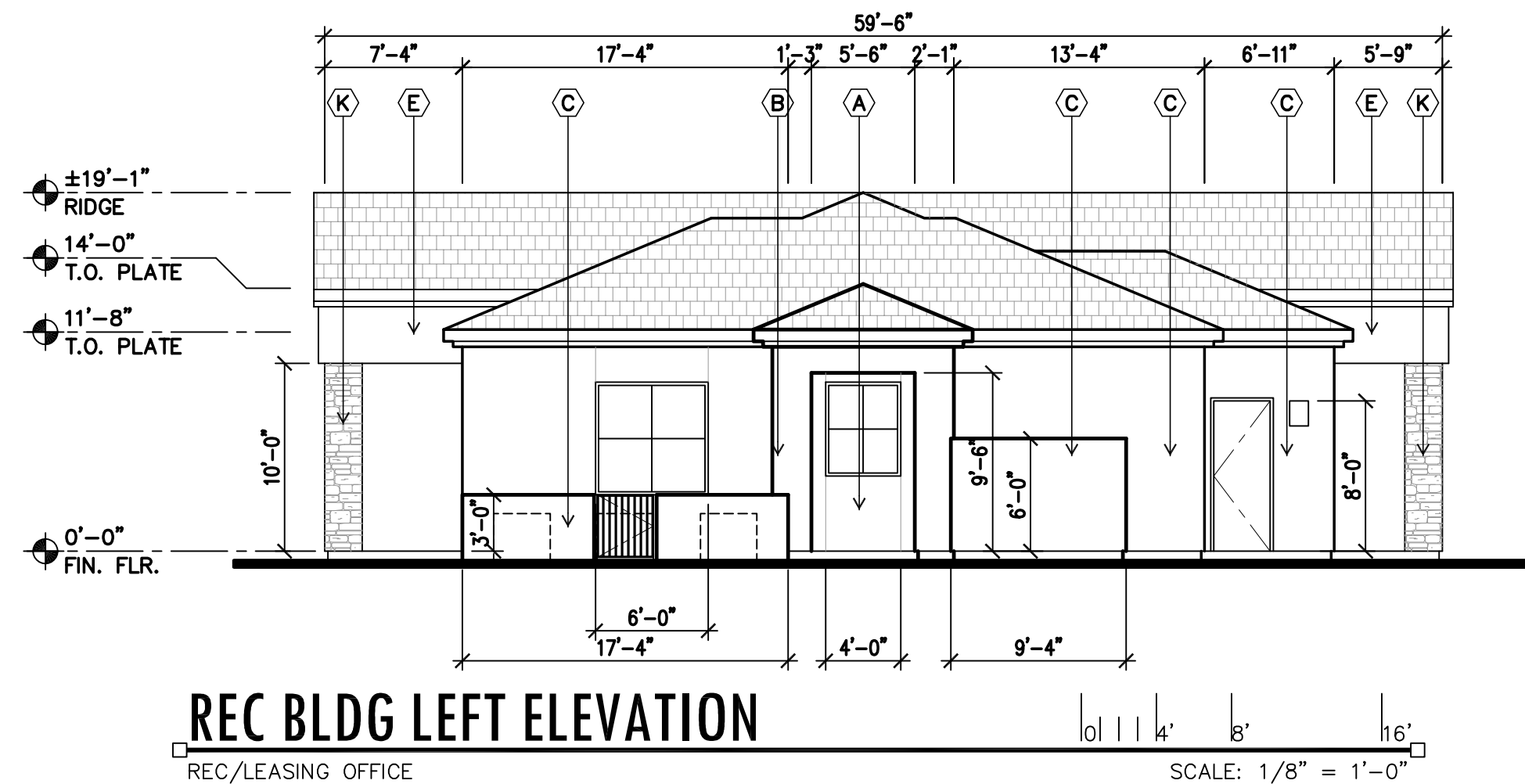
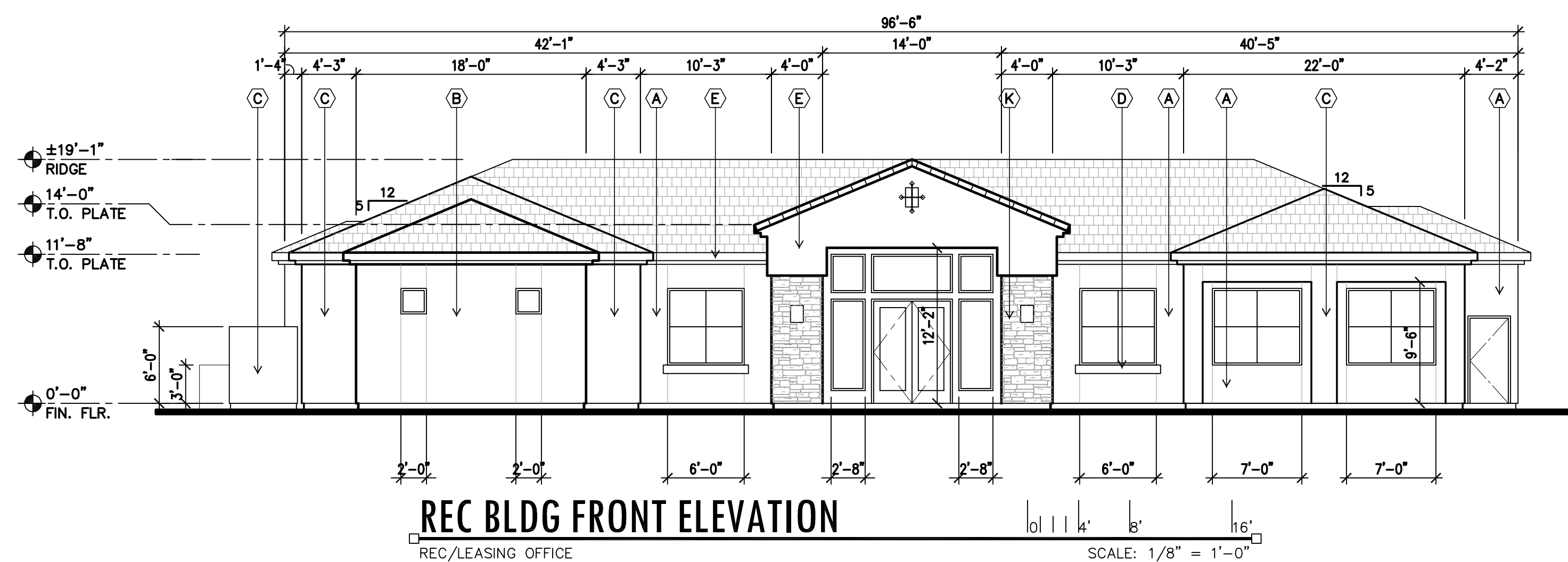
BUILDING TYPE 9

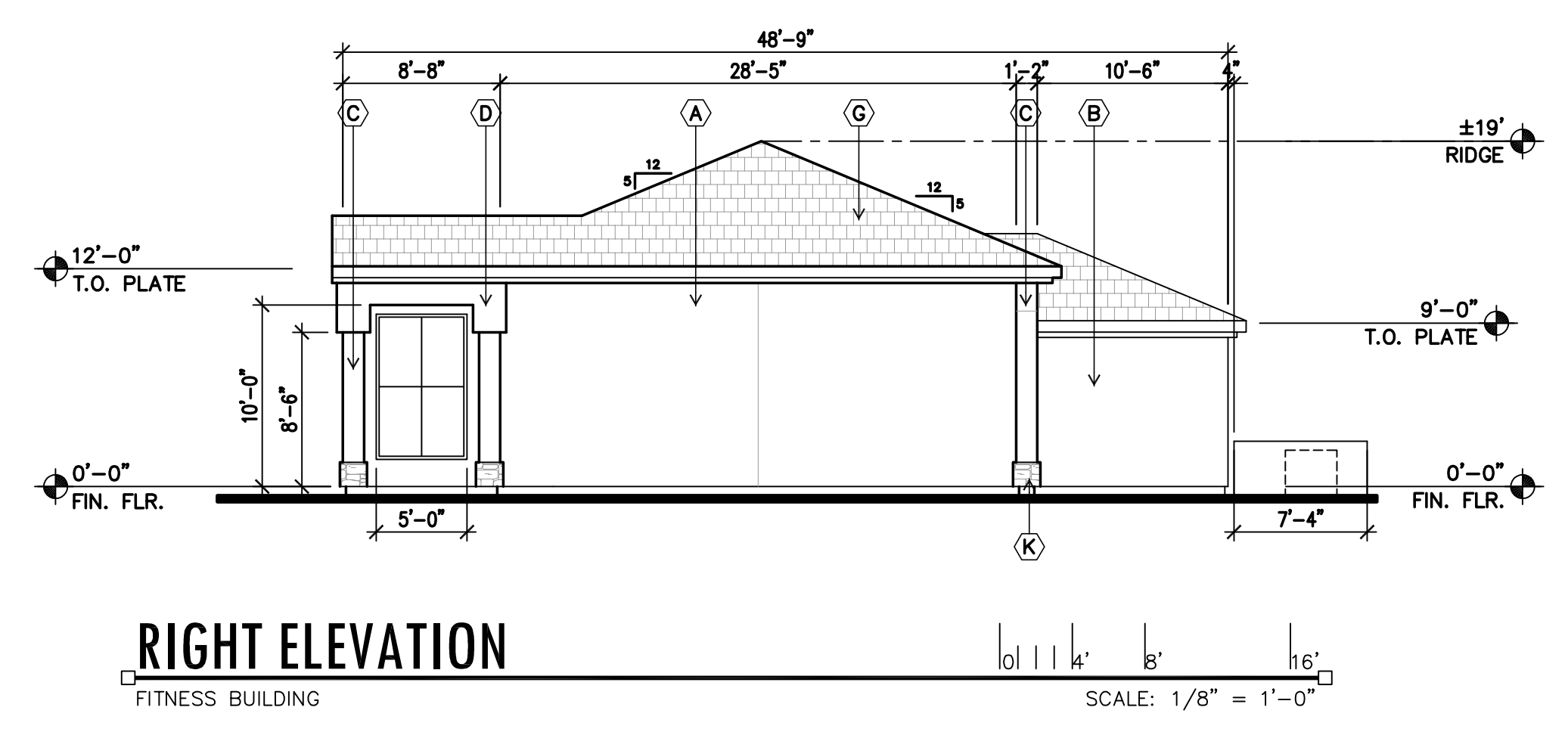
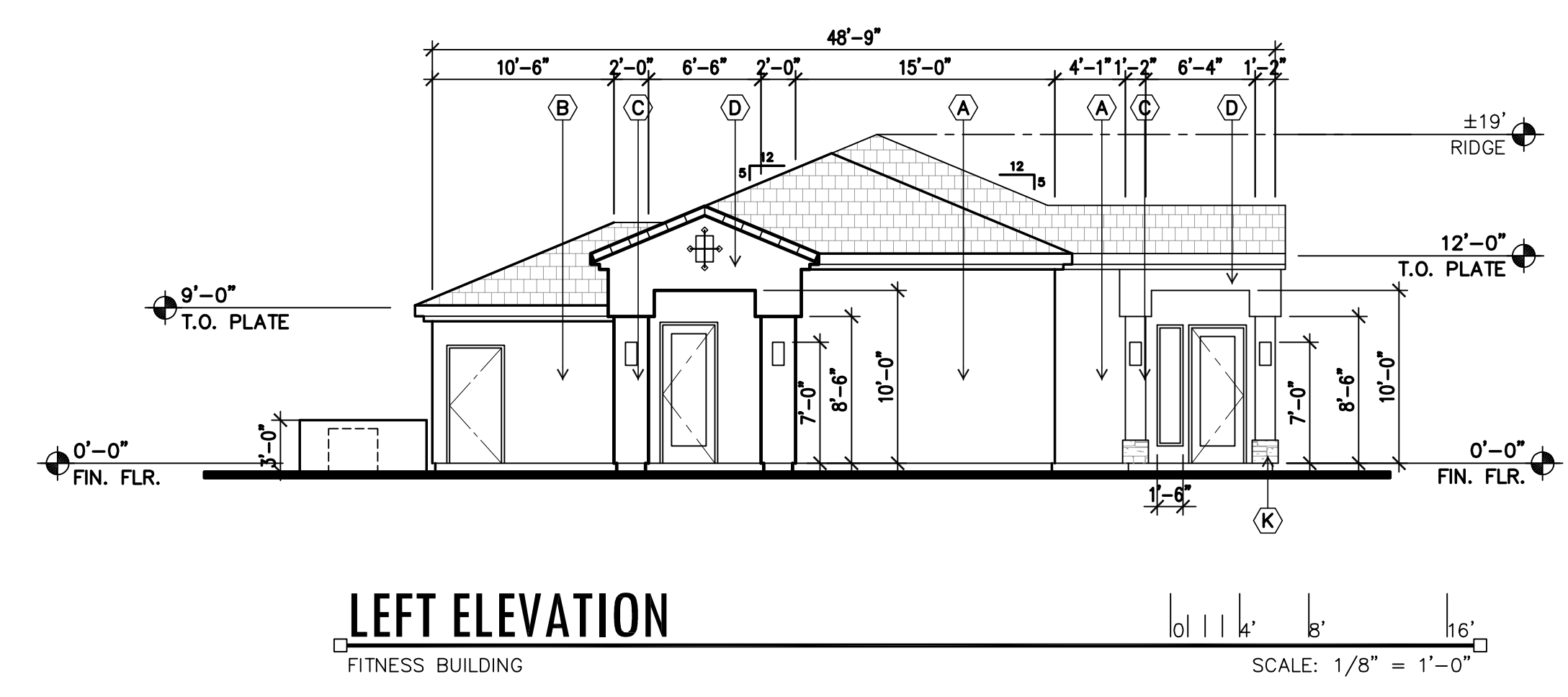
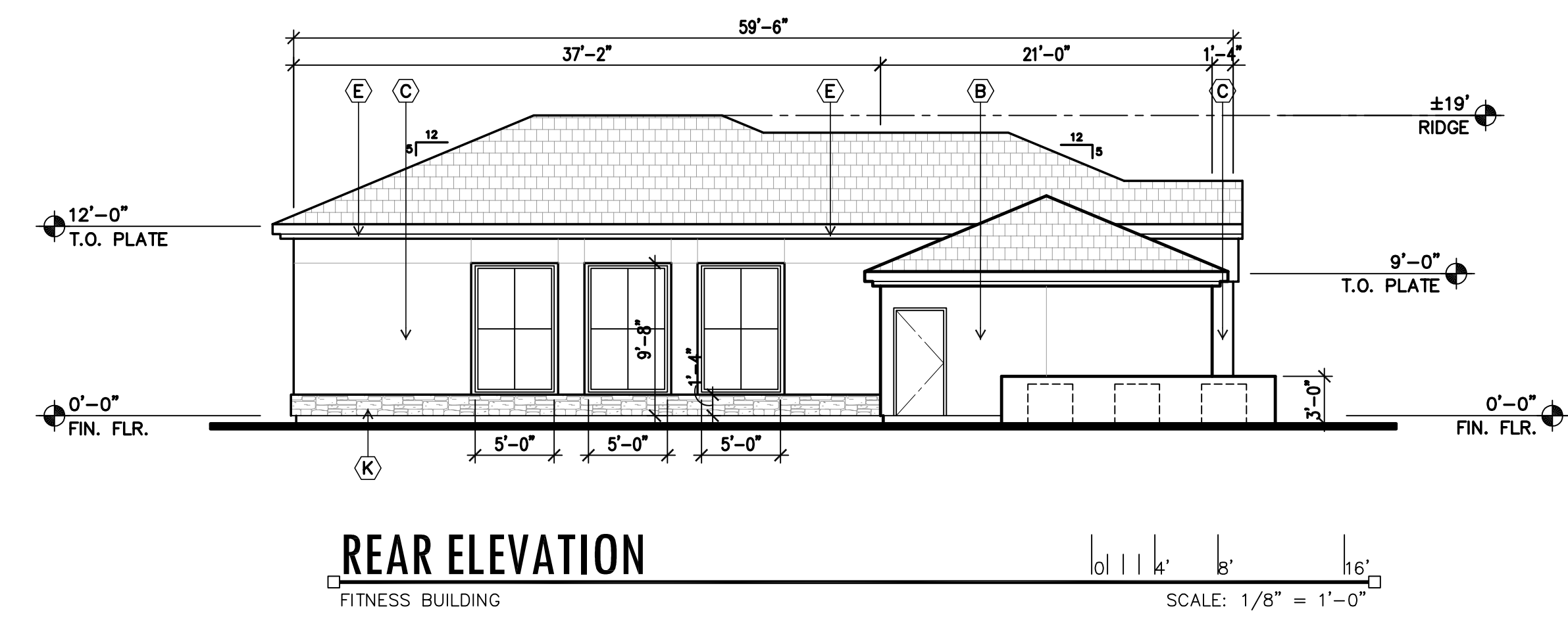
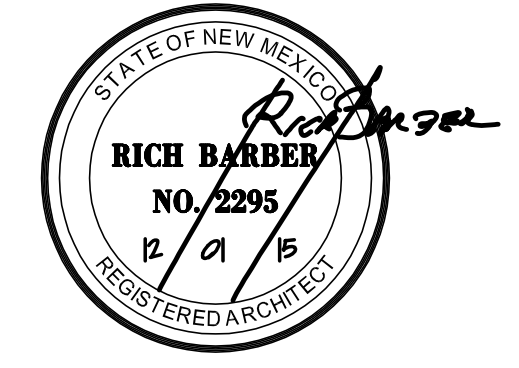
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DATE: DECEMBER 1, 2015 ORB # 15-212

**A15 of 18**

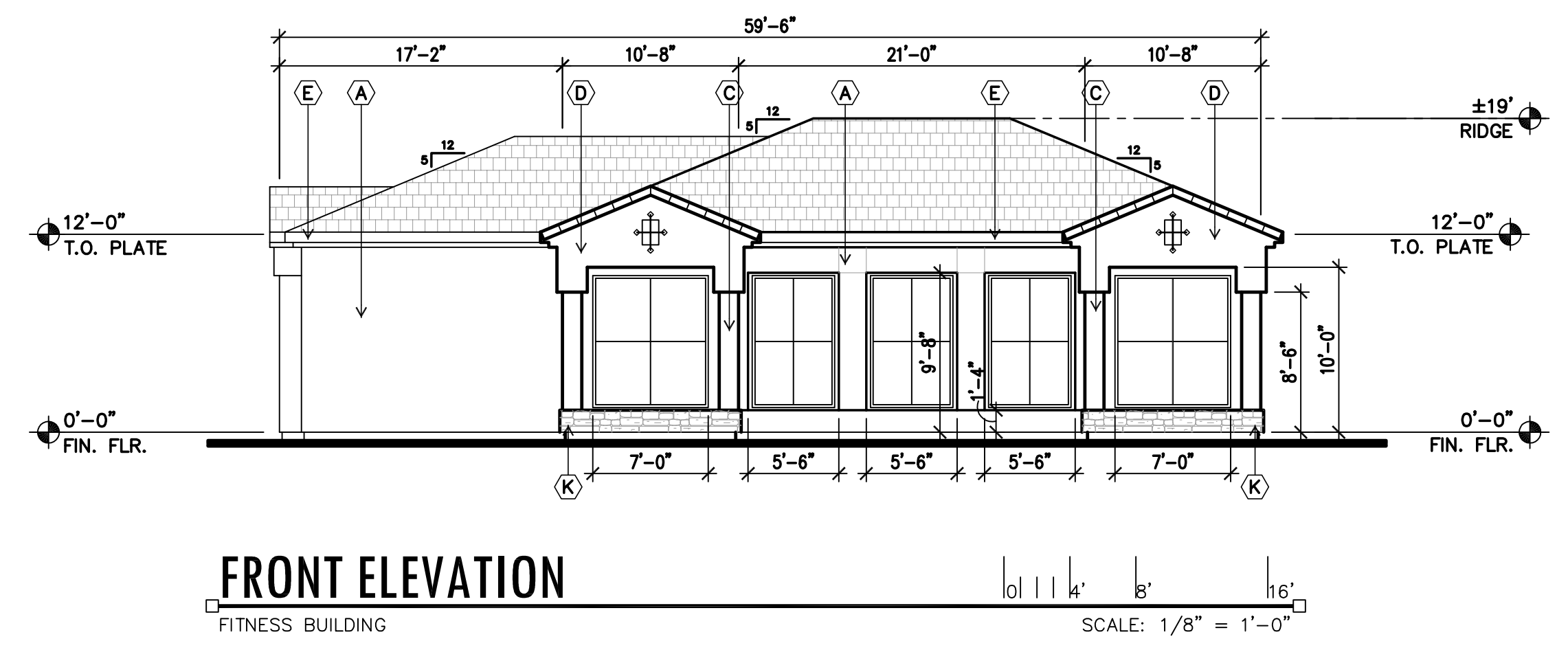
BUILDING TYPE 9  
EXTERIOR ELEVATIONS



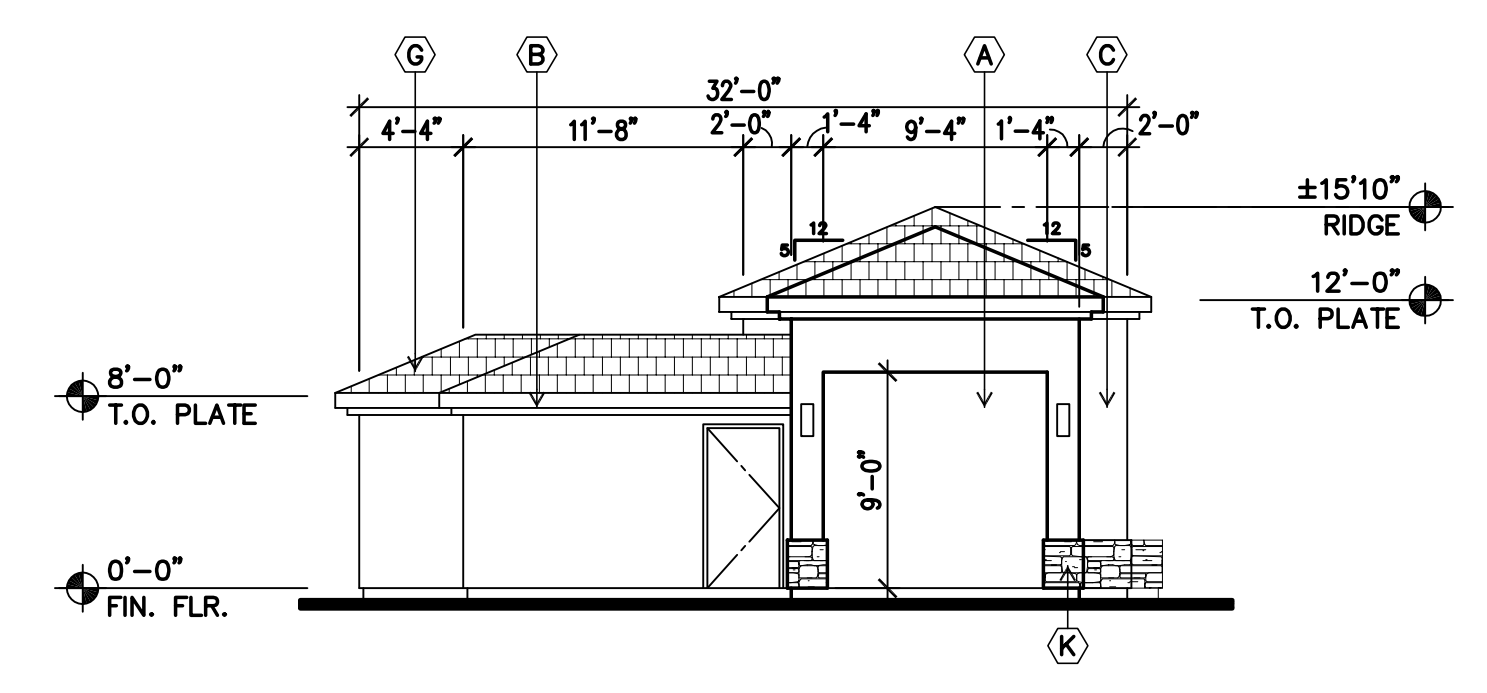
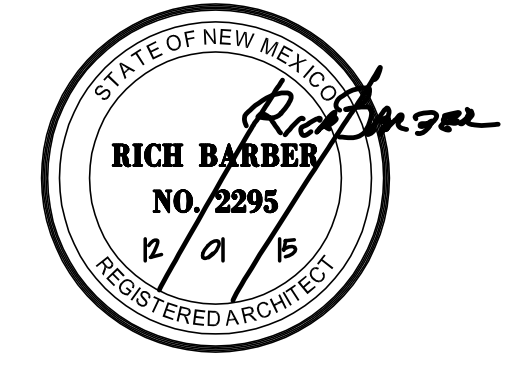


**MATERIAL/COLOR KEY NOTES**

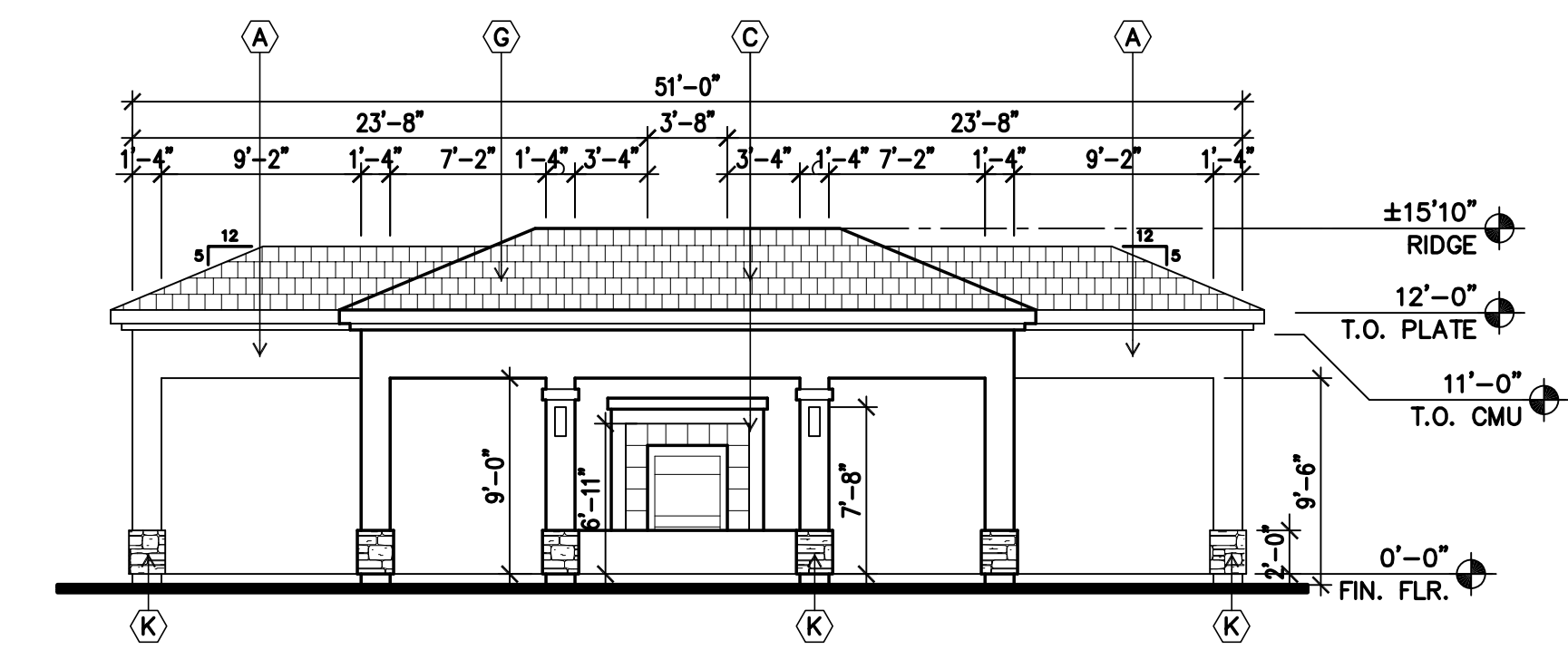
(A)	STUCCO WALL BEIGE
(B)	STUCCO WALL LIGHT BROWN
(C)	STUCCO WALL MEDIUM BROWN
(D)	STUCCO FOAM TRIM DARK BROWN
(E)	STUCCO ROOF FASCIA DARK BROWN
(F)	METAL RAILING DARK BROWN
(G)	CONCRETE TILE
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND
(K)	STONE VENEER



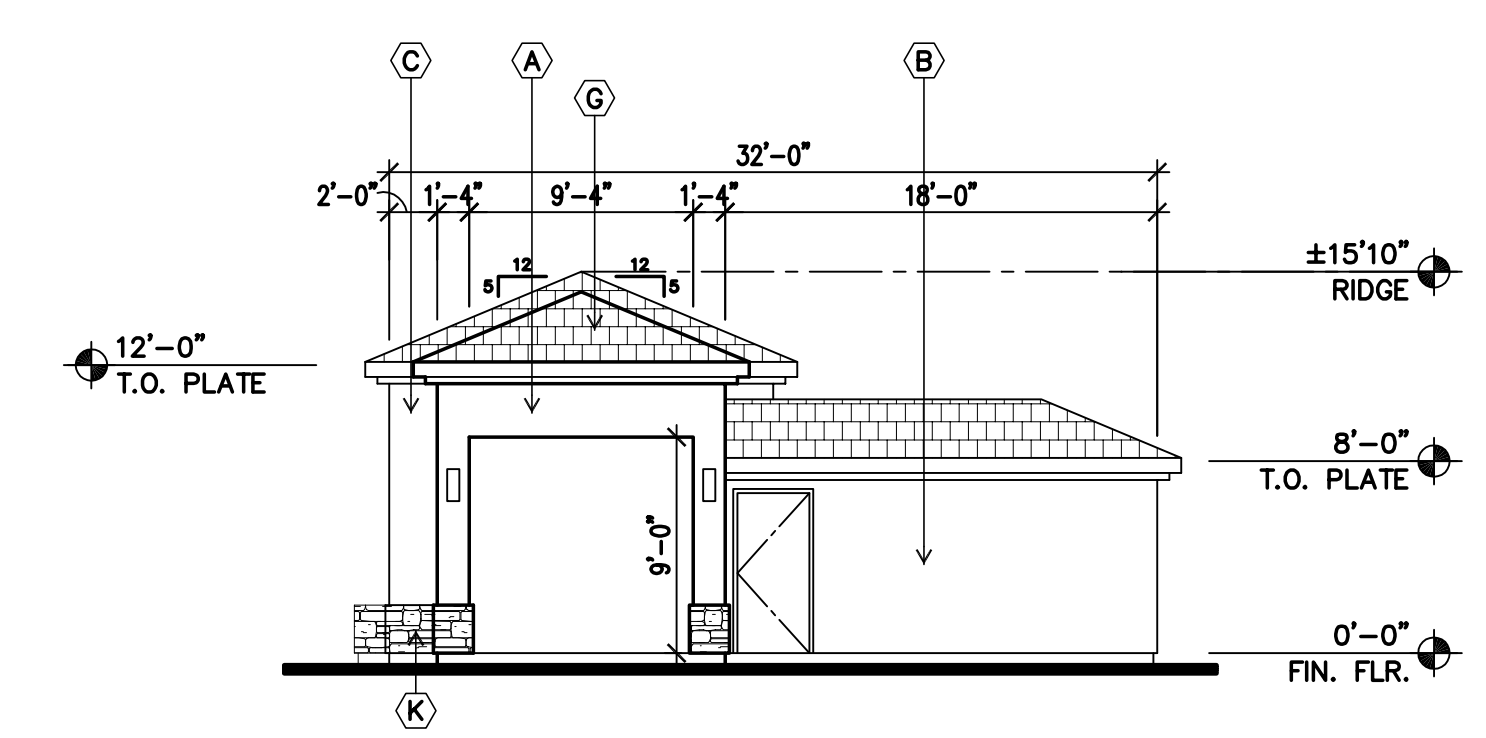
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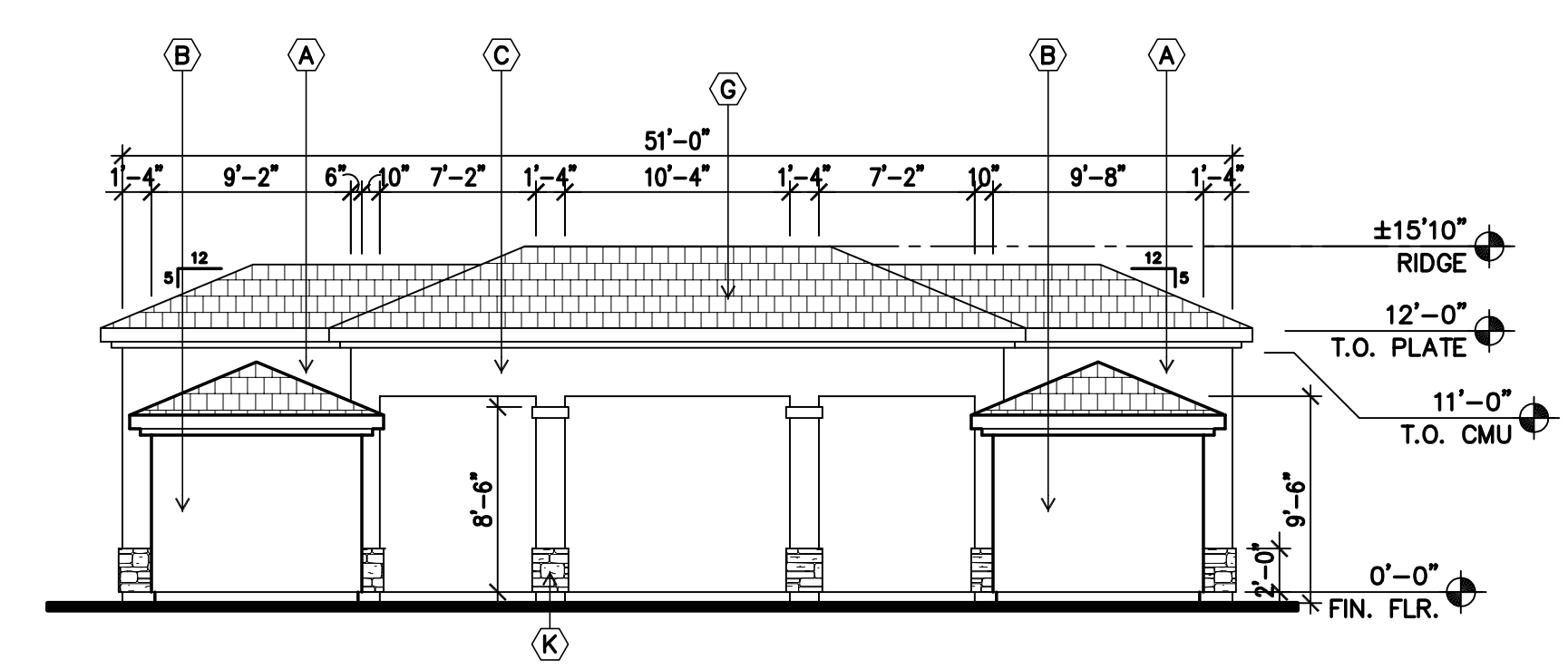
**RIGHT ELEVATION**



**FRONT ELEVATION**



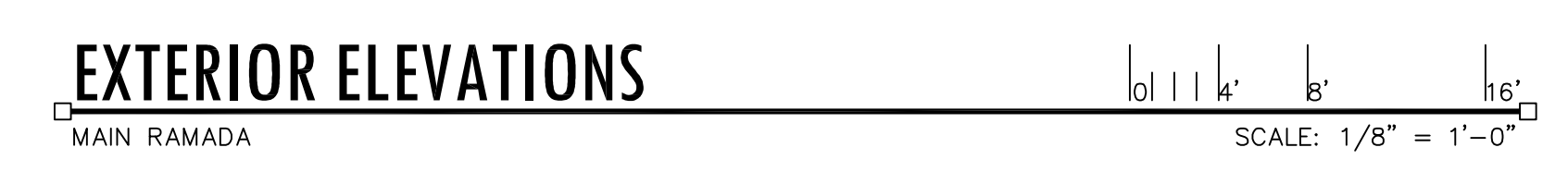
**LEFT ELEVATION**



**REAR ELEVATION**

**MATERIAL/COLOR KEY NOTES**

(A)	STUCCO WALL BEIGE	
(B)	STUCCO WALL LIGHT BROWN	
(C)	STUCCO WALL MEDIUM BROWN	
(D)	STUCCO FOAM TRIM DARK BROWN	
(E)	STUCCO ROOF FASCIA DARK BROWN	
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(K)	STONE VENEER	



FILE: F:\04\ORB Job Files\15-212\_Titan\_Northpoint\CAD Files\Preliminary\5212\_A530\_Main\_Ramada\_Plan.dwg USER: jfo DATE: Dec. 01 2015 TIME: 12:13 pm