

FILE: F:\06\ORB Job Files\16-210_Titan_Highlands North\Boca\CAD Files\Construction Documents\17xxx 1st Submittal\16210 A110 Site Plan.dwg USER: jns DATE: Jul 17 2017 TIME: 05:05 pm

LIGHTING LEGEND

- LED POLE LIGHT. +15' T.O.F. TYPE AS SHOWN ON PLAN.
- LED POST TOP LIGHT. +15' T.O.F. OR UNLESS NOTED OTHERWISE ON PLAN. TYPE AS SHOWN ON PLAN.
- LED CARPORT LIGHT. TYPE 'CP'.
- ⊕ LED WALL MINI WALL PACK. +10' B.O.F. TYPE 'WP'.
- ⊕ LED WALL SCONCE. DECORATIVE. +6' B.O.F. TYPE 'WS'.

LEGEND

- PROPERTY LINE
- ① BUILDING NUMBER
- ⑩ NO. OF PARKING SPACES NO. OF COVERED SPACES
- ♿ ACCESSIBLE PARKING SPACE OR ANSI TYPE 'A' DWELLING UNIT
- T TRANSFORMER LOCATION
- WM WATER METER LOCATION
- ⦿ FIRE HYDRANT
- ⊕ GAS METER LOCATION

DEVELOPMENT DATA

NET SITE AREA:
2.3939 ACRES (104,278 S.F.)

ZONING AND LAND USE:
CURRENT: SU-2 FOR MD-1 (R-3)
PROPOSED: SU-2/SU-1 FOR PRD (PLANNED RESIDENTIAL DEVELOPMENT)
LAND USE: MULTI-FAMILY RESIDENTIAL

BUILDING HEIGHT:

ALLOWED:	SIDE (W) 60'	REAR (N) 10'	SIDE (E) 60'	FRONT (S) 0'
PROPOSED:	38'	34'	28'	39'

DENSITY: (PER CONDITIONAL USE APPROVAL 8/3/2016 162HE-80162)

ALLOWED:	36 DU/ACRE
PROPOSED:	31 DU/ACRE

SETBACKS REQUIRED:

BUILDINGS	SIDE (W) 10'	REAR (N) 5'-10"	SIDE (E) 5'-10"	FRONT (S) 0
PARKING	19'	17'	2'-6"	0

SETBACKS PROVIDED:

BUILDINGS	SIDE (W) 10'	REAR (N) 5'	SIDE (E) 6'	FRONT (S) 10'
PARKING	19'	17'	2'-6"	2'-6"

FLOOR AREA RATIO:

F.A.R. ALLOWED 1.0 (PER MD-1)
BUILDINGS CONDITIONED AREA 76,811 S.F.
F.A.R. PROVIDED 76,811 / 104,280 = 0.7366

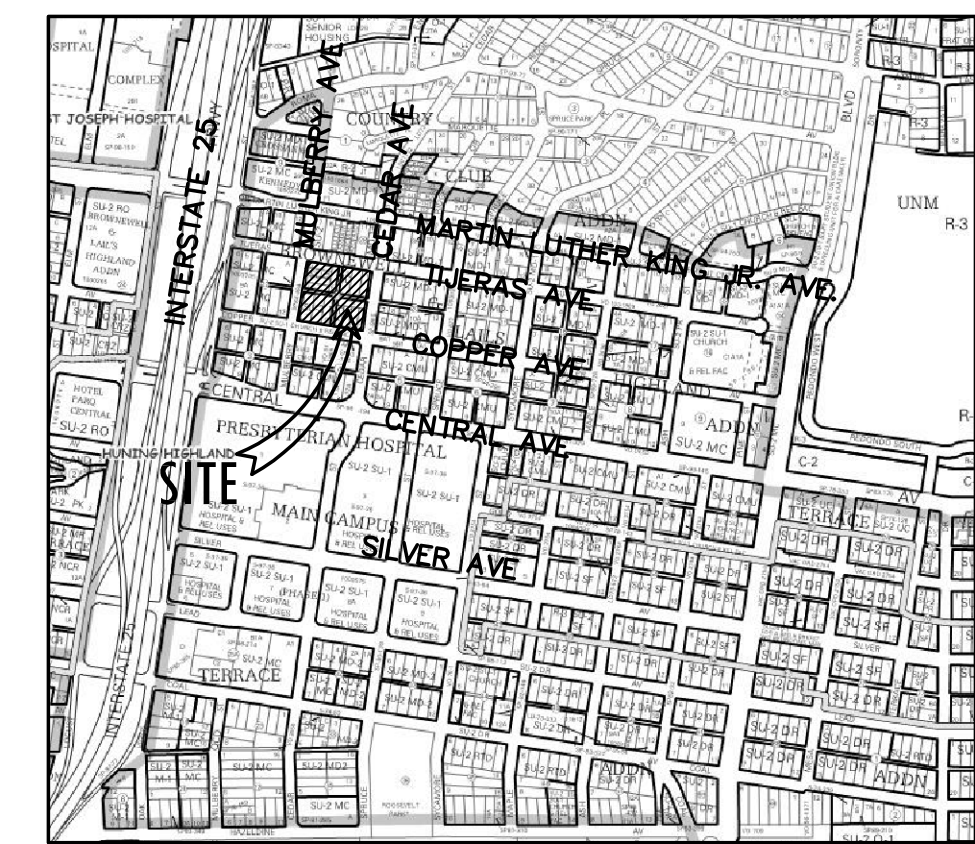
	UNIT MIX								UNITS/BLDG	NO. BLDGS	TOTAL UNITS
	S1	A1	A2	A3	B1	B2	B3	B4			
LIVABLE PAT/BAL	615	992	692	771	1,091	959	1,108	1,010			
BUILDING 1	6	34	6		9	10	3	62	1	68	
BUILDING 3&5				2				2	2	4	
BUILDING 4	2							2	1	2	
TOTAL	6	2	34	6	4	9	10	3	4	74	

MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED

	SF REQ. PER DU	# OF DU'S	TOTAL SF REQUIRED	TOTAL SF PROVIDED
STUDIO	200	6	1,200	
1 BEDROOM	200	42	8,400	
2 BEDROOM	250	26	6,500	
PROVIDED GROUND LEVEL OPEN SPACE				13,850
PROVIDED BALCONY PRIVATE OPEN SPACE				4,605
TOTAL (excess of 2,355 SF)	74	16,100	18,455	

PARKING SPACE REQUIREMENTS

	PARKING RATIO REQUIRED	PARKING SPACES
UNIT S1, A1, A2, A3 < 1,000 SF	48 - 1 BR / 1 BATH	1 / 1
UNIT B2 < 1,000 SF	9 - 2 BR / 2 BATH	1.5 / 2
UNIT B1, B3, B4 > 1,000 SF	17 - 2 BR / 2 BATH	1.5 / 2
Total Parking Spaces Required		100
OPEN PARKING PROVIDED		21
CARPORIT PARKING PROVIDED		52
GARAGE PARKING PROVIDED		24
STREET PARKING AT COPPER AVE. (Provided but NIC in parking codes)		8
Total Parking Provided		97
Accessible Parking Required		4
OPEN ACCESSIBLE PARKING PROVIDED		2
CARPORIT ACCESSIBLE PARKING PROVIDED		1
GARAGE ACCESSIBLE PARKING PROVIDED		1
Total Accessible Parking Provided		4
Bicycle Parking Required		37
(1 SPACE FOR EVERY 2 DWELLING UNITS)		
GARAGE BICYCLE RACK		24
Total Bicycle Parking Provided		37



VICINITY MAP

NOT TO SCALE

KEYNOTES

- 9'x16' PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 01/A1.20. TYPICAL.
- 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A1.20.
- ACCESSIBLE GARAGE SPACE.
- ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING.
- CARPORIT PARKING STRUCTURE, SEE DETS. 06, 09/A1.20.
- TRASH ENCLOSURE WITH 15 C.Y. COMPACTOR SURROUNDED BY 8' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 14/A1.20.
- ELECTRONIC ENTRY GATE, EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
- RESIDENT ONLY REMOTE CONTROL ENTRY GATE, EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
- PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
- POOL GATE, SEE DETAIL 24/A1.21.
- CMU PERIMETER WALL, SEE DETAIL 16/A1.21.
- WROUGHT IRON POOL FENCE, SEE DETAIL 19/A1.21.
- CMU POOL WALL, SEE DETAIL 16/A1.21.
- 5' SIDEWALK CONNECTING TO PUBLIC WAYS, GRAY CONCRETE COLOR.
- 4' SIDEWALK, TYPICAL ON SITE, GRAY CONCRETE COLOR.
- 6' EXTERIOR SIDEWALK AROUND SITE, GRAY CONCRETE COLOR, SEE DETAIL 09/A1.20.
- 4' SIDEWALK AT STAIR APPROACH, GRAY CONCRETE COLOR, TYPICAL.
- BICYCLE PARKING RACK FOR 4 BICYCLES, SEE DET. 4/A1.14.
- CMU RETAINING WALL W/ 6' FENCE ABOVE, SEE DETAIL 17/A1.21.
- 4' CMU WALL WITH 2' FENCE ABOVE, SEE DETAIL 27/A1.21.
- 35'x35' VISIBILITY TRIANGLE AT STREET CORNER.
- 11'x11' SIGHT VISIBILITY TRIANGLE AT DRIVEWAY ENTRY.
- ENHANCED PAVING AT MAIN ENTRY AUTO COURT.
- FLUSH CURB WITH PAVING AT MAIN ENTRY AUTO COURT, PROVIDE POTS AND WHEEL STOPS FOR VEHICULAR WAYFINDING.
- FIRE RISER LOCATION, SEE BUILDING PLANS.
- ELECTRICAL EQUIPMENT, PER ELECTRICAL.
- ENTRY MONUMENT SIGN, PER DETAIL 29/A1.21.

GENERAL NOTES

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- LANDSCAPING, FENCING, 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 ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- PROVIDE NEW CURB AND GUTTER WITH ON STREET PARKING ON ALL 4 SIDE PER STD DWG 2415A, 2418, 2406 AND ANY OTHER THAT MAY APPLY. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
- SIGNAGE WILL BE REGULATED BY THE APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT. THE MAIN BUILDING WILL CONTAIN NO MORE THAN TWO BUILDING-MOUNTED BLADE SIGNS THAT WILL NOT EXCEED 50 SQUARE FEET IN AREA EACH. NO MORE THAN FOUR WALL-MOUNTED OR MONUMENT SIGNS WILL BE LOCATED ON THE PERIMETER OF THE SITE AND WILL NOT EXCEED 100 SQUARE FEET IN AREA EACH. SIGNAGE MAY BE APPROVED ADMINISTRATIVELY AS LONG AS IT FOLLOWS THESE REQUIREMENTS.

PROJECT NUMBER:
Application Number:

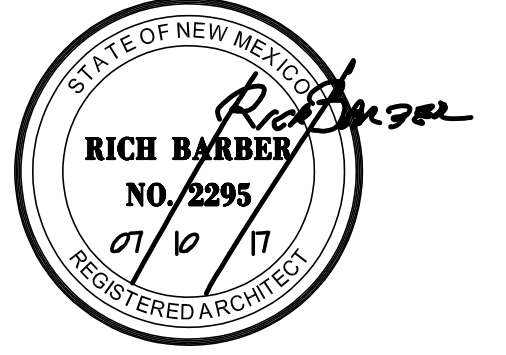
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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:

- Traffic Engineering, Transportation Division _____ Date _____
- ABCWUA _____ Date _____
- Parks and Recreation Department _____ Date _____
- City Engineer _____ Date _____
- Solid Waste Management _____ Date _____
- DRB Chairperson, Planning Department _____ Date _____

BROADSTONE HIGHLANDS NORTH
NWC CEDAR ST AND COPPER AVE
ALBUQUERQUE, NEW MEXICO



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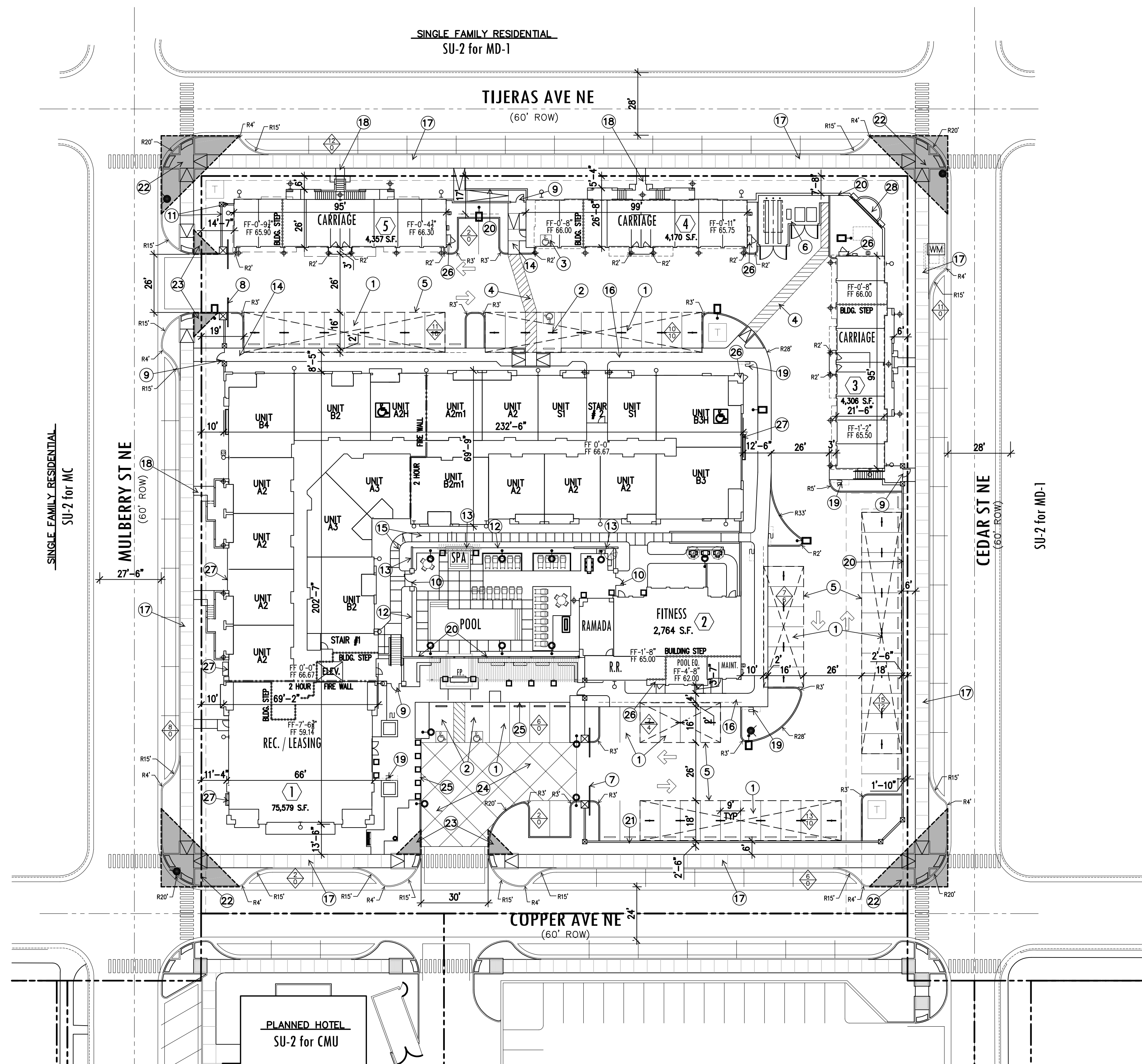
REVISIONS

FIRST CITY SUBMITTAL

DATE: JULY 10, 2017 ORB # 16-210

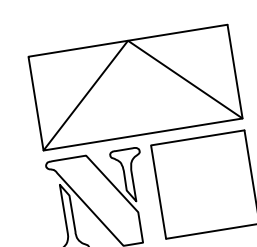
A1.10

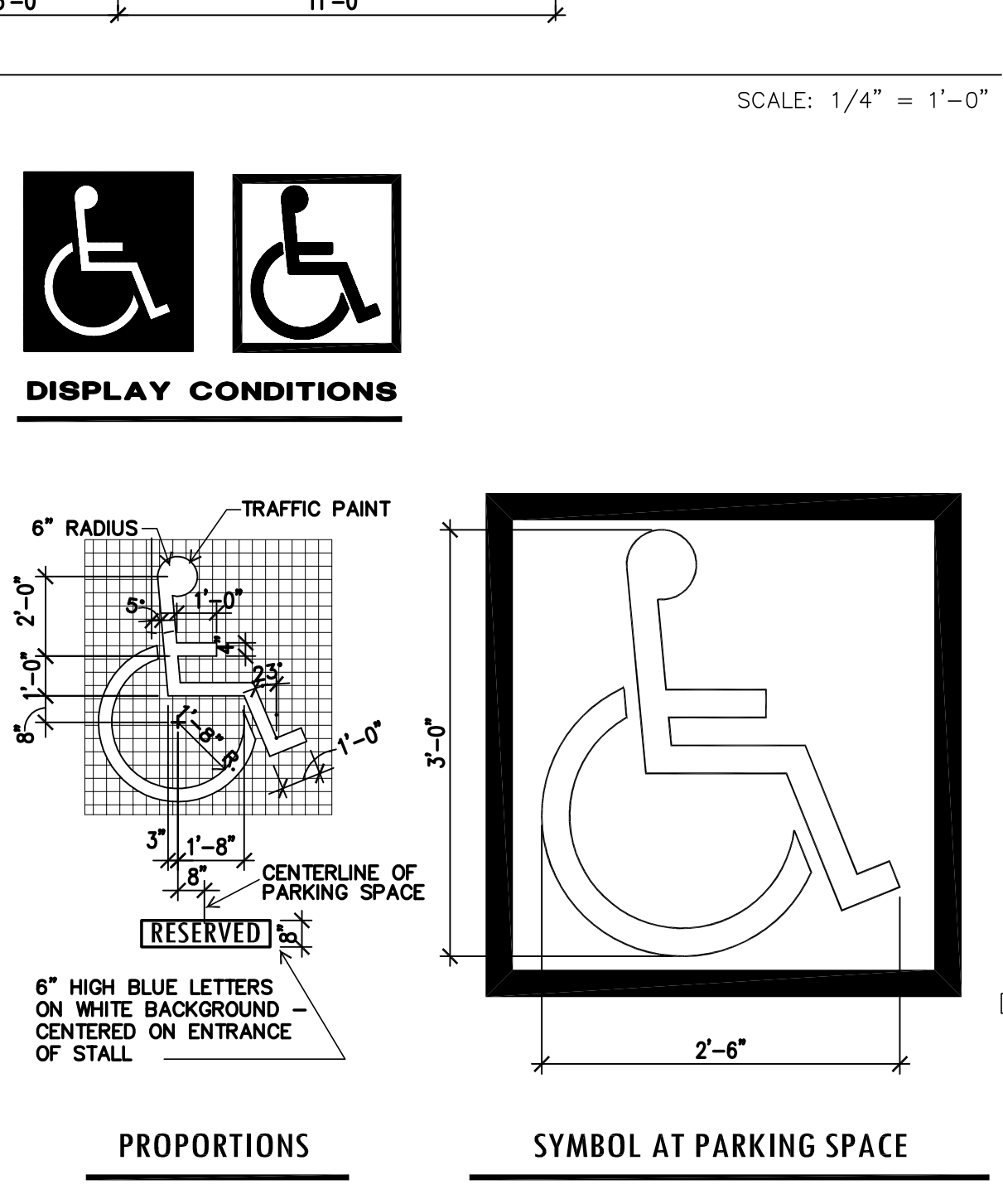
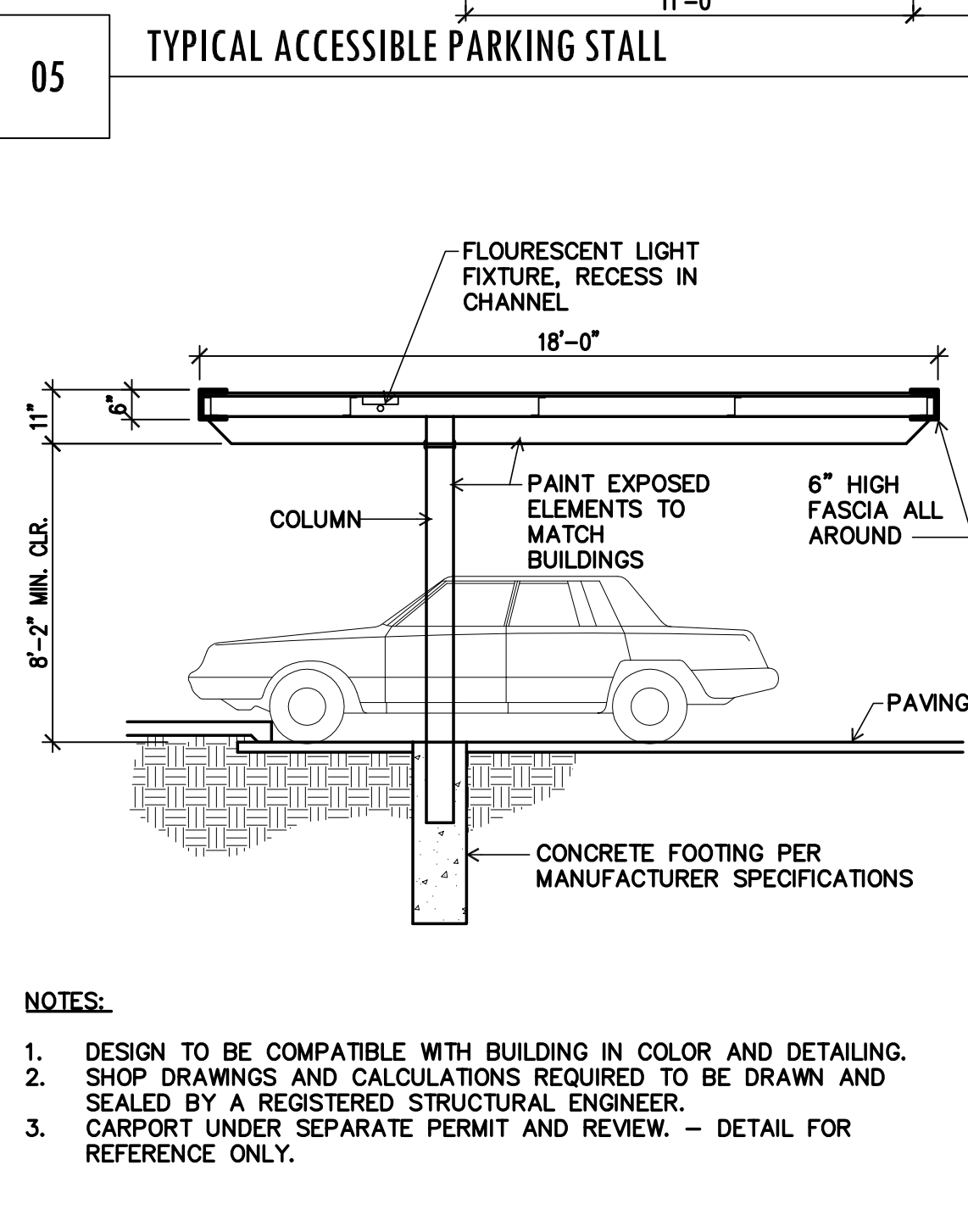
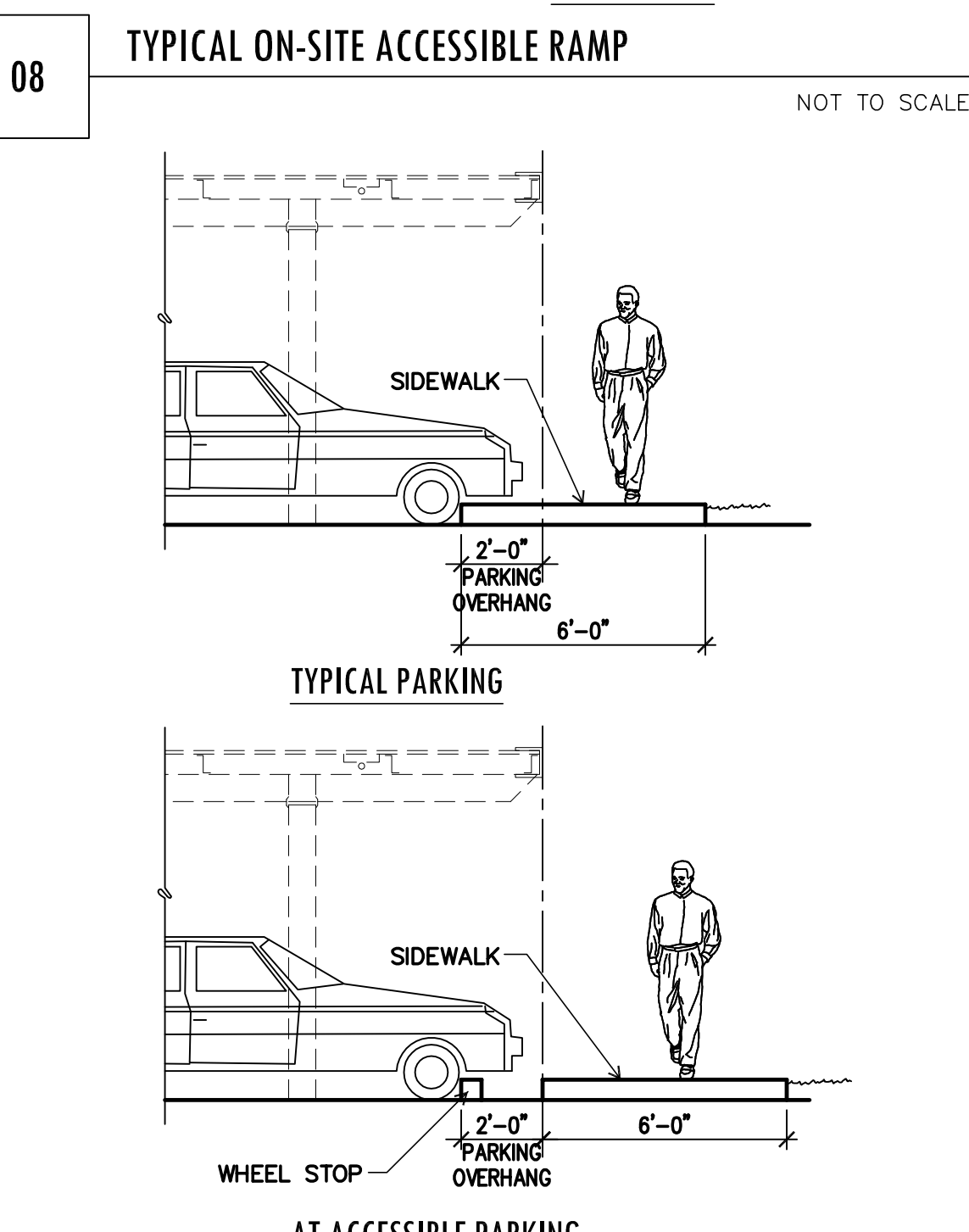
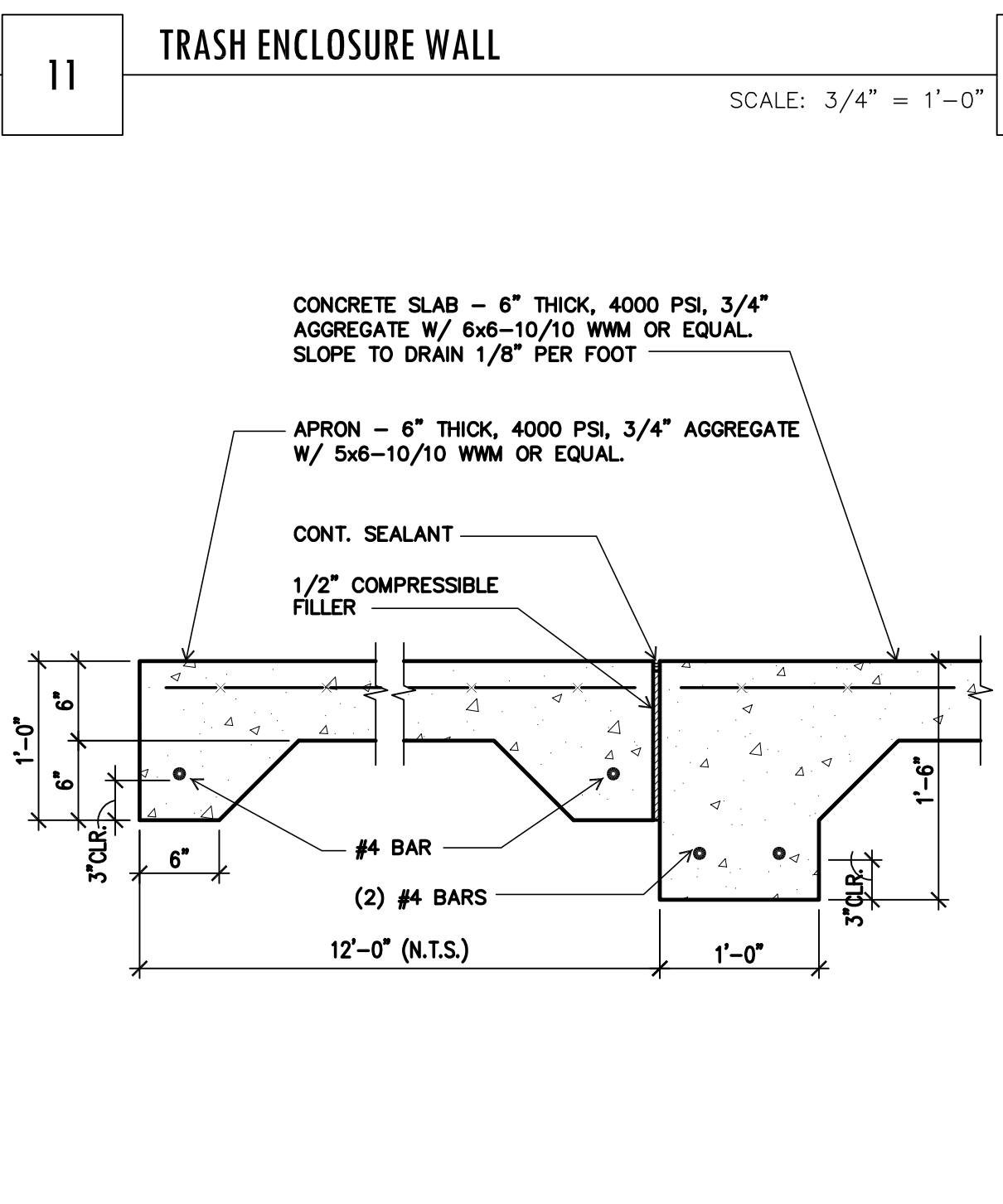
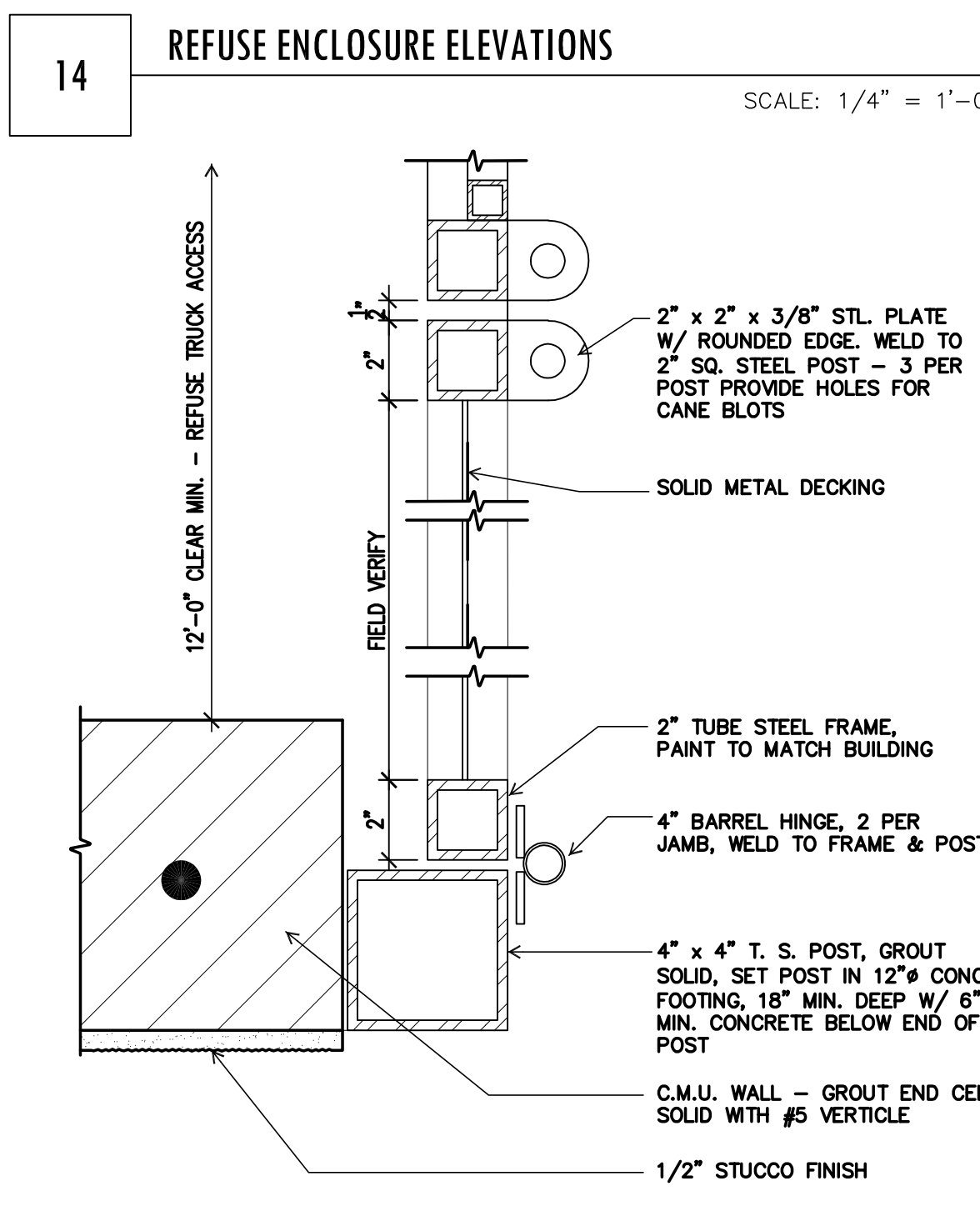
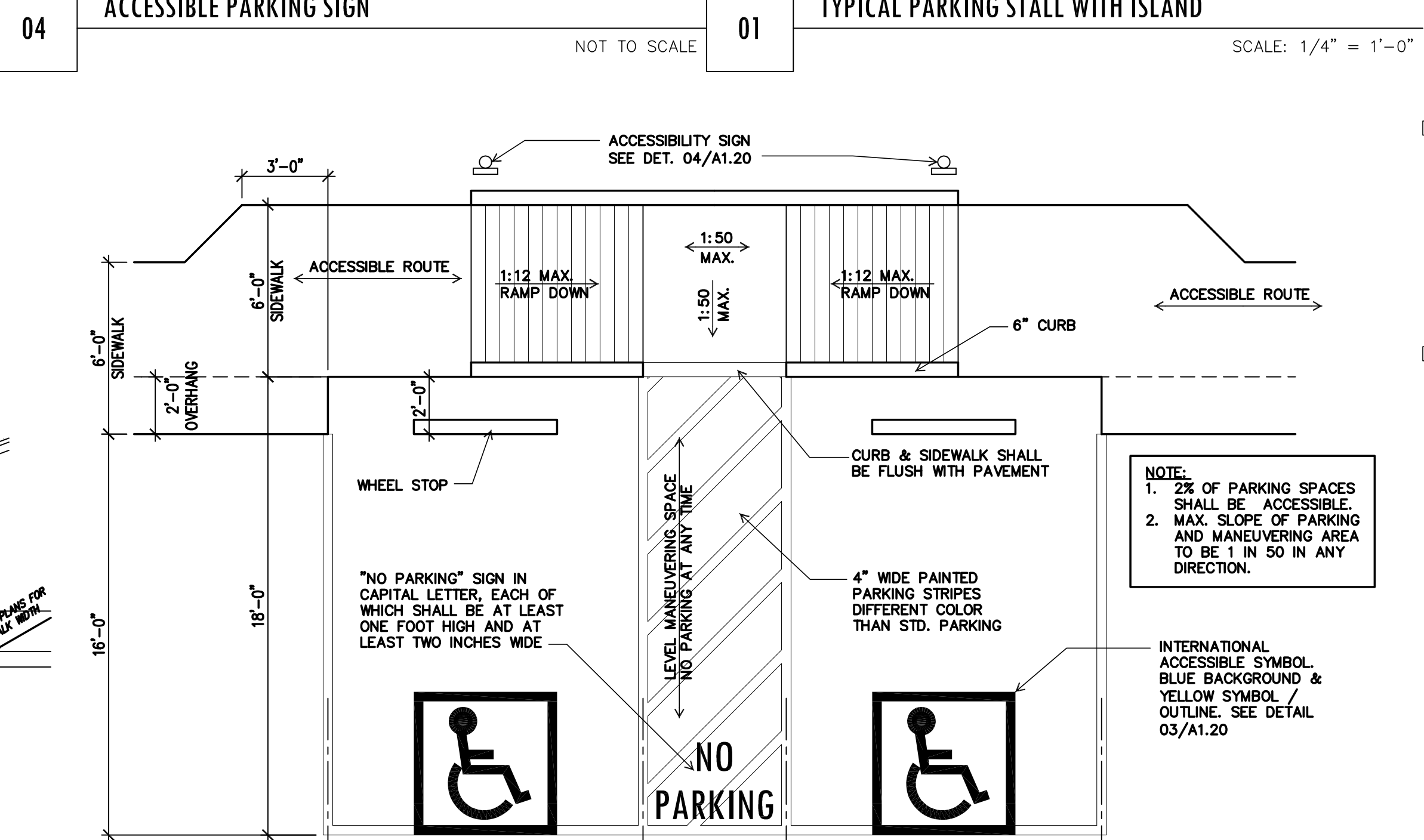
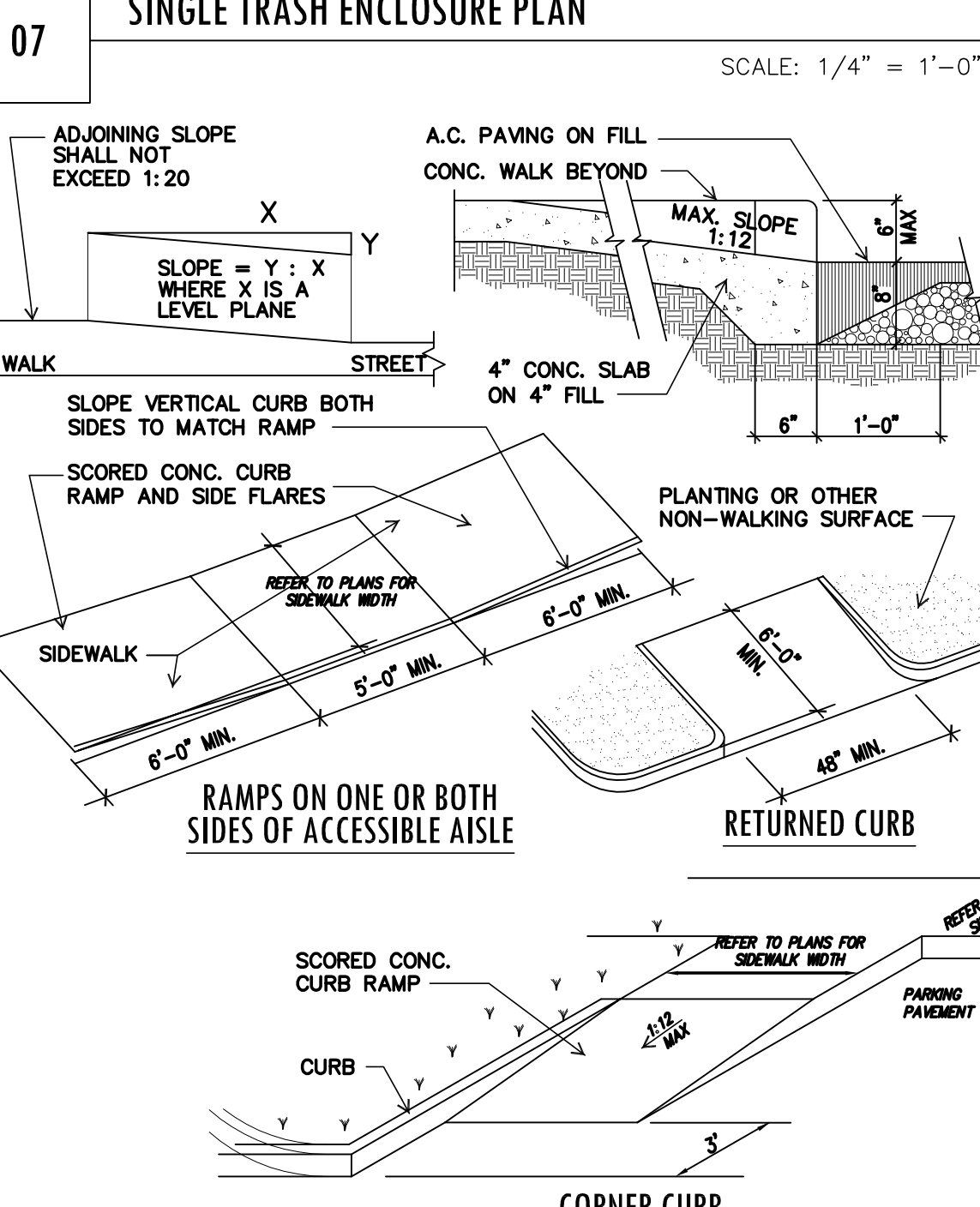
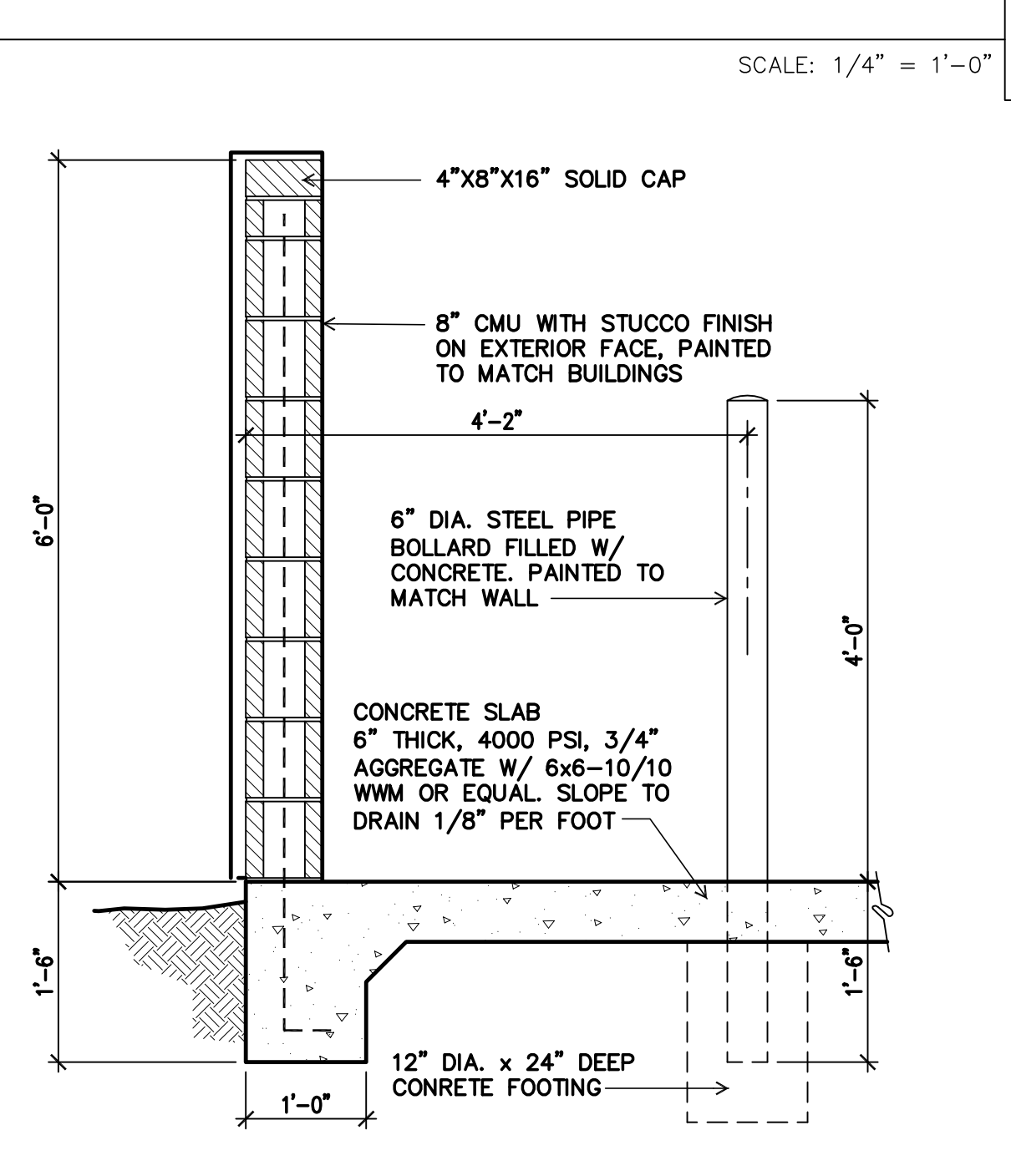
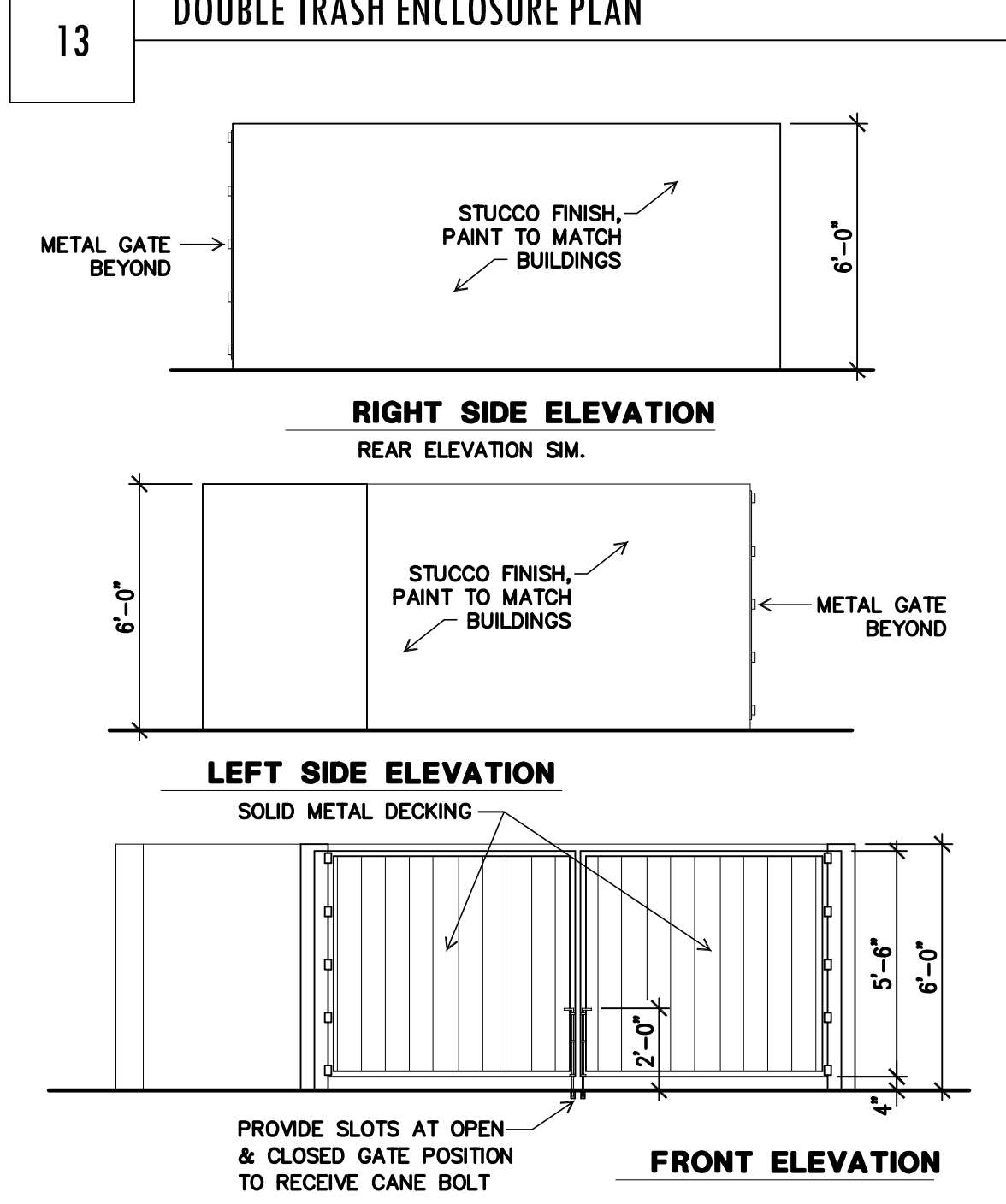
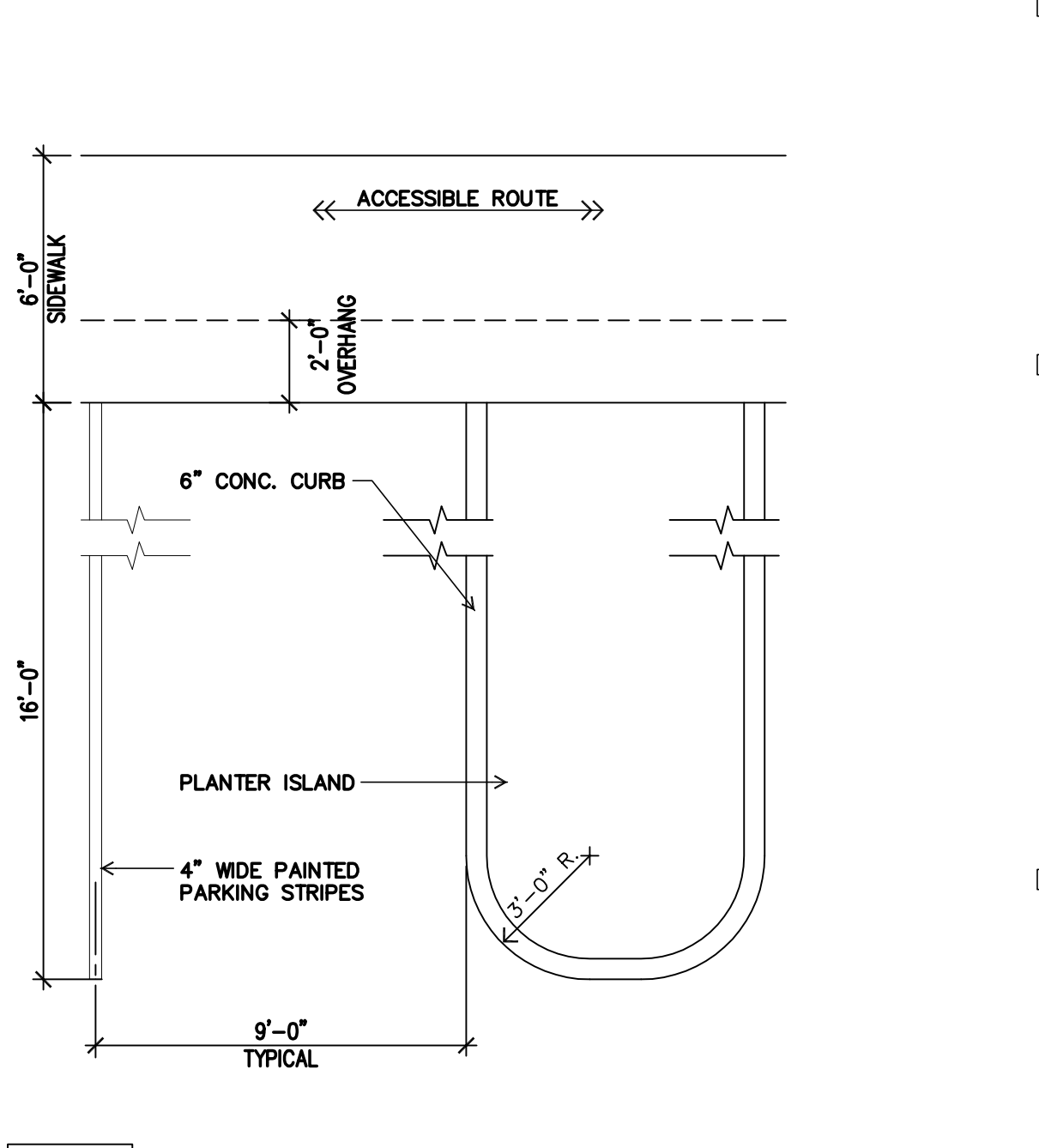
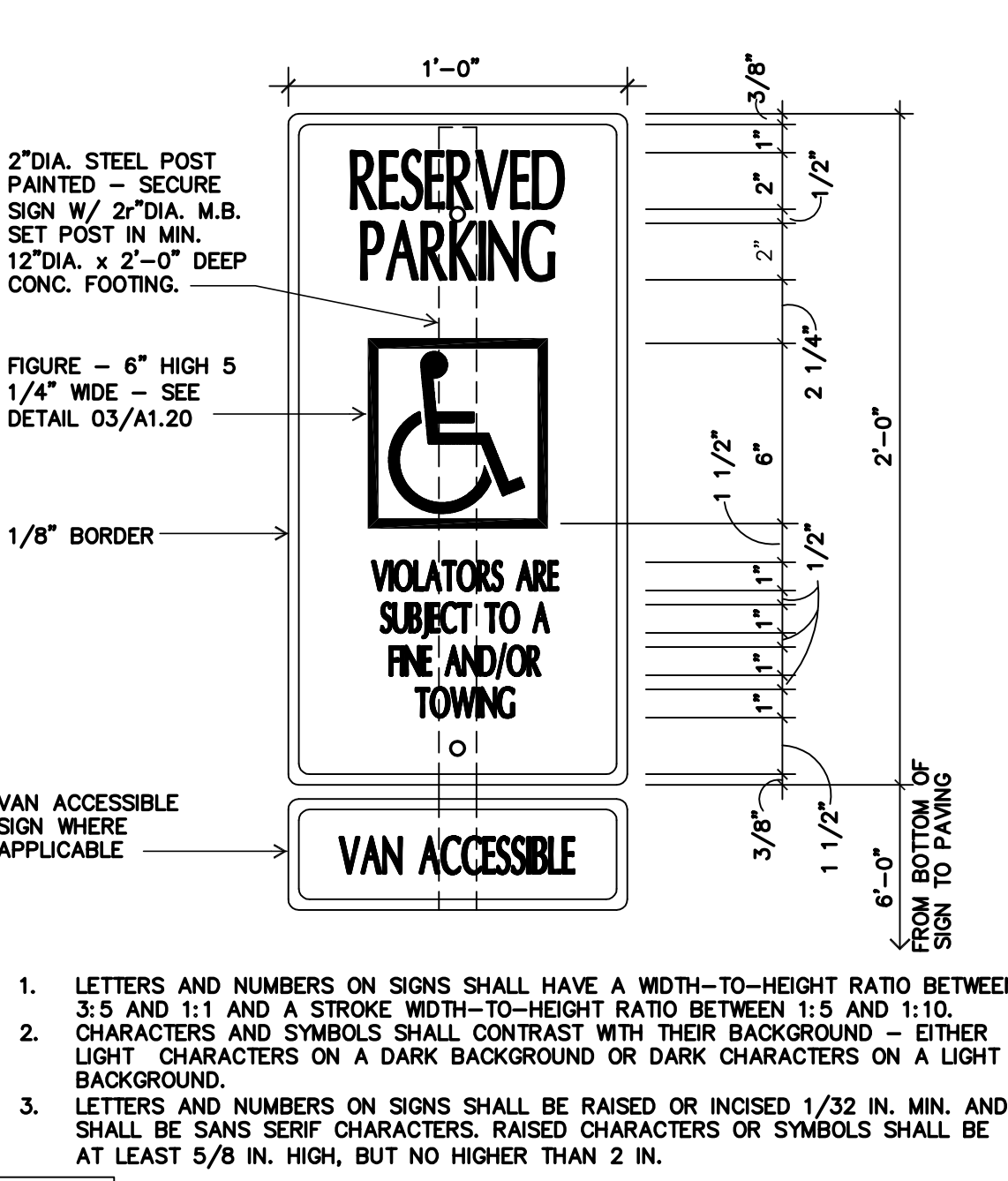
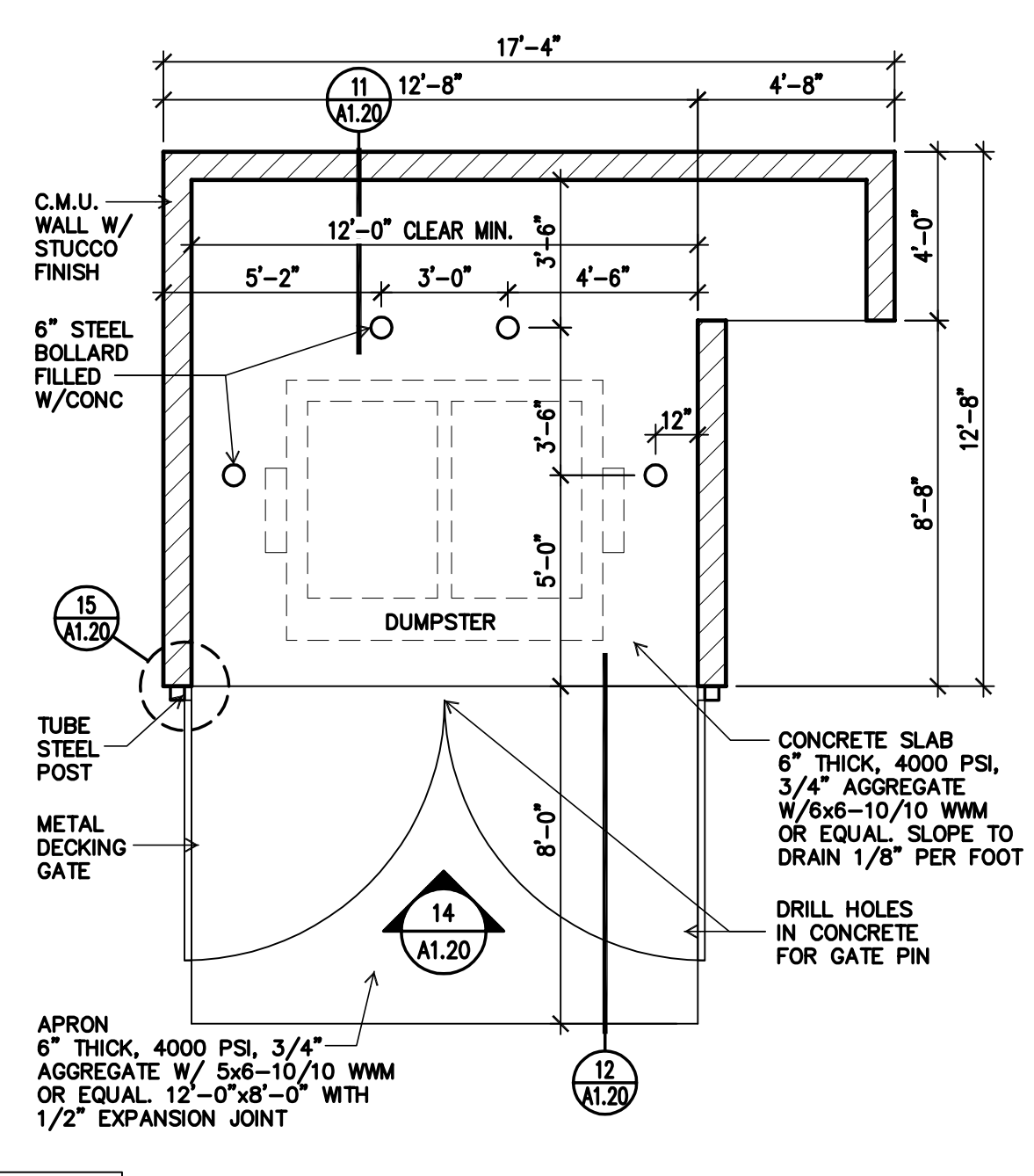
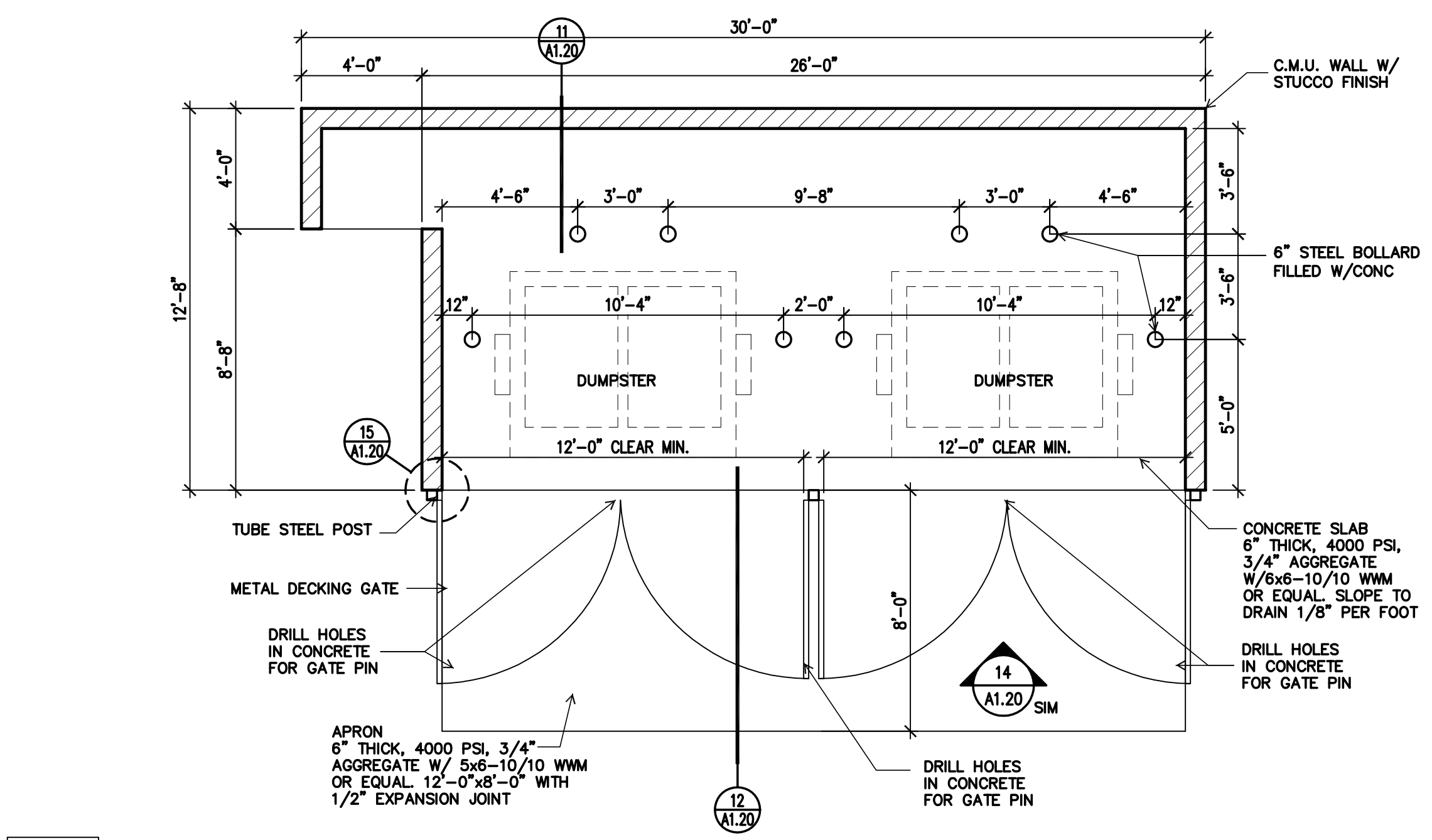
SITE PLAN



SITE PLAN

10' 15' 30' 60'
SCALE: 1" = 30'-0"

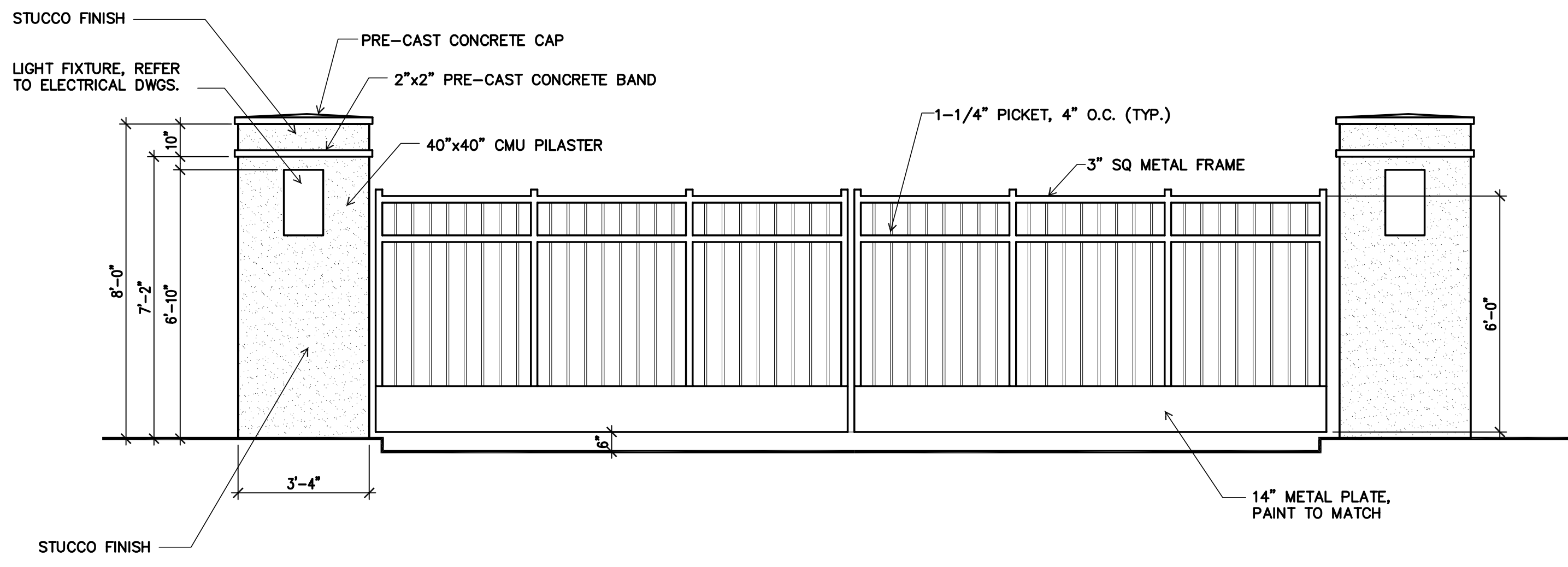




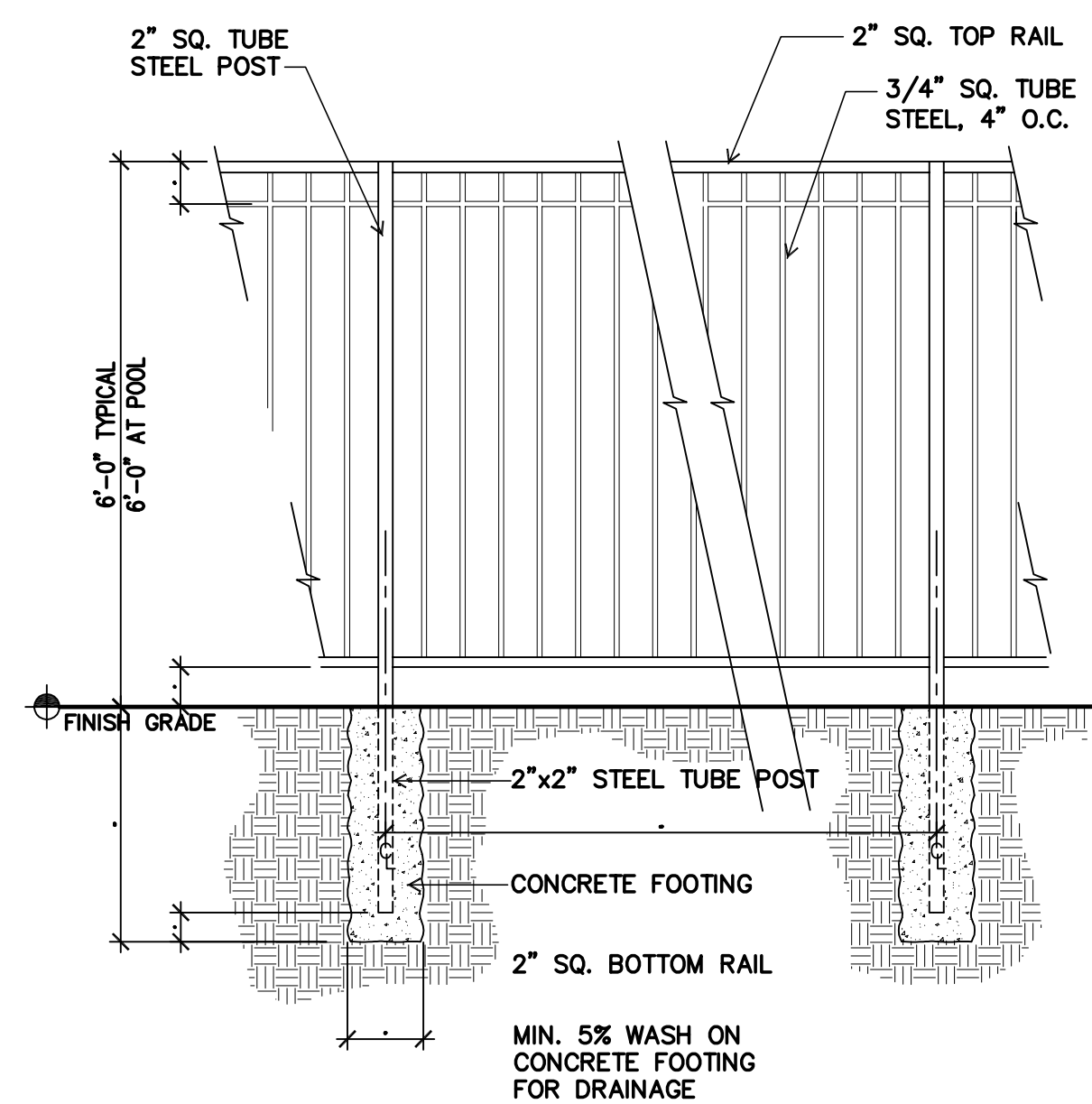
NOTES:
 1. REFER TO STRUCTURAL DETAILS AND PLANS FOR STRUCTURAL RELATED INFORMATION. TYPICAL. THESE DRAWINGS ARE ARCHITECTURAL ONLY.
 2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON SPECIFIC MATERIALS AND MANUFACTURERS.

FILE: I:\04\ORB Job Files\16-210_Titan_NorthBlock\CAD Files\Preliminary\161021_EPC_Submittal\16210_A120_Site_Details.dwg USER: jco DATE: Oct. 25 2016 TIME: 09:48 am

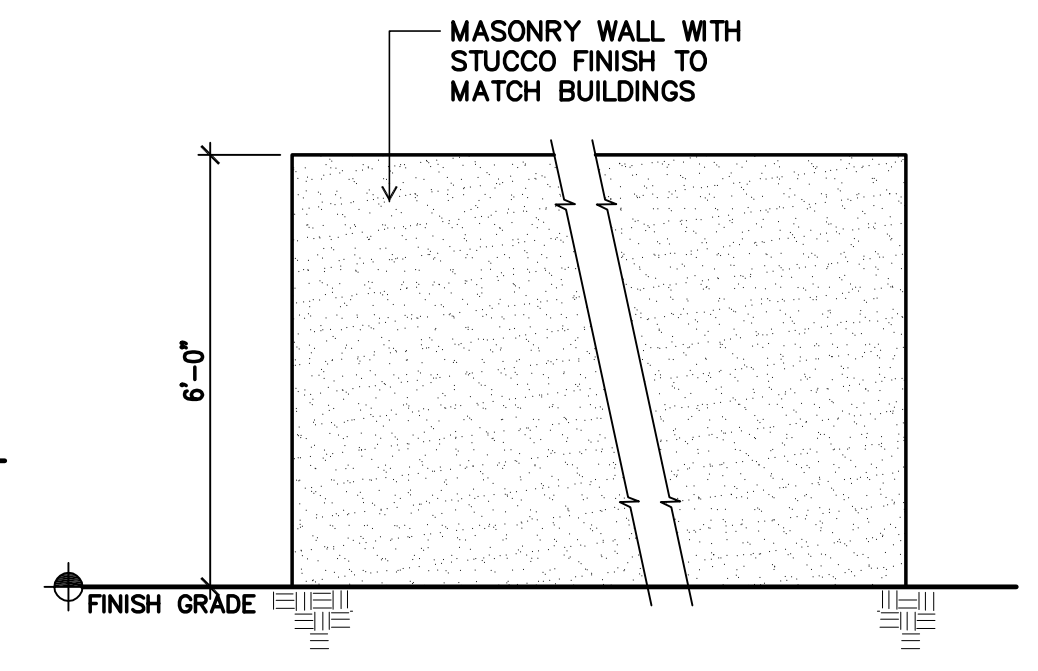
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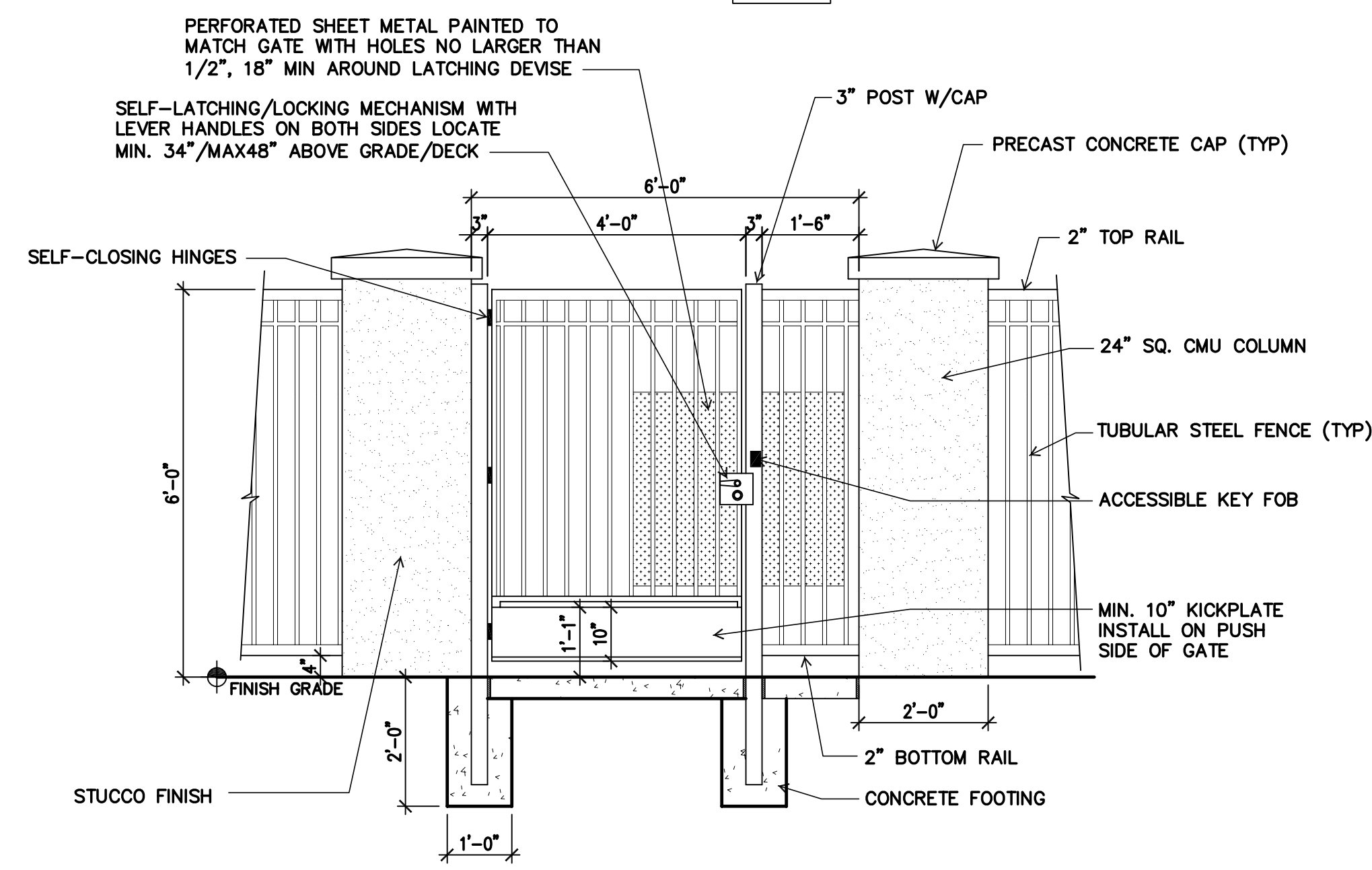
28 VEHICULAR ENTRY GATE
 SCALE: 3/8" = 1'-0"



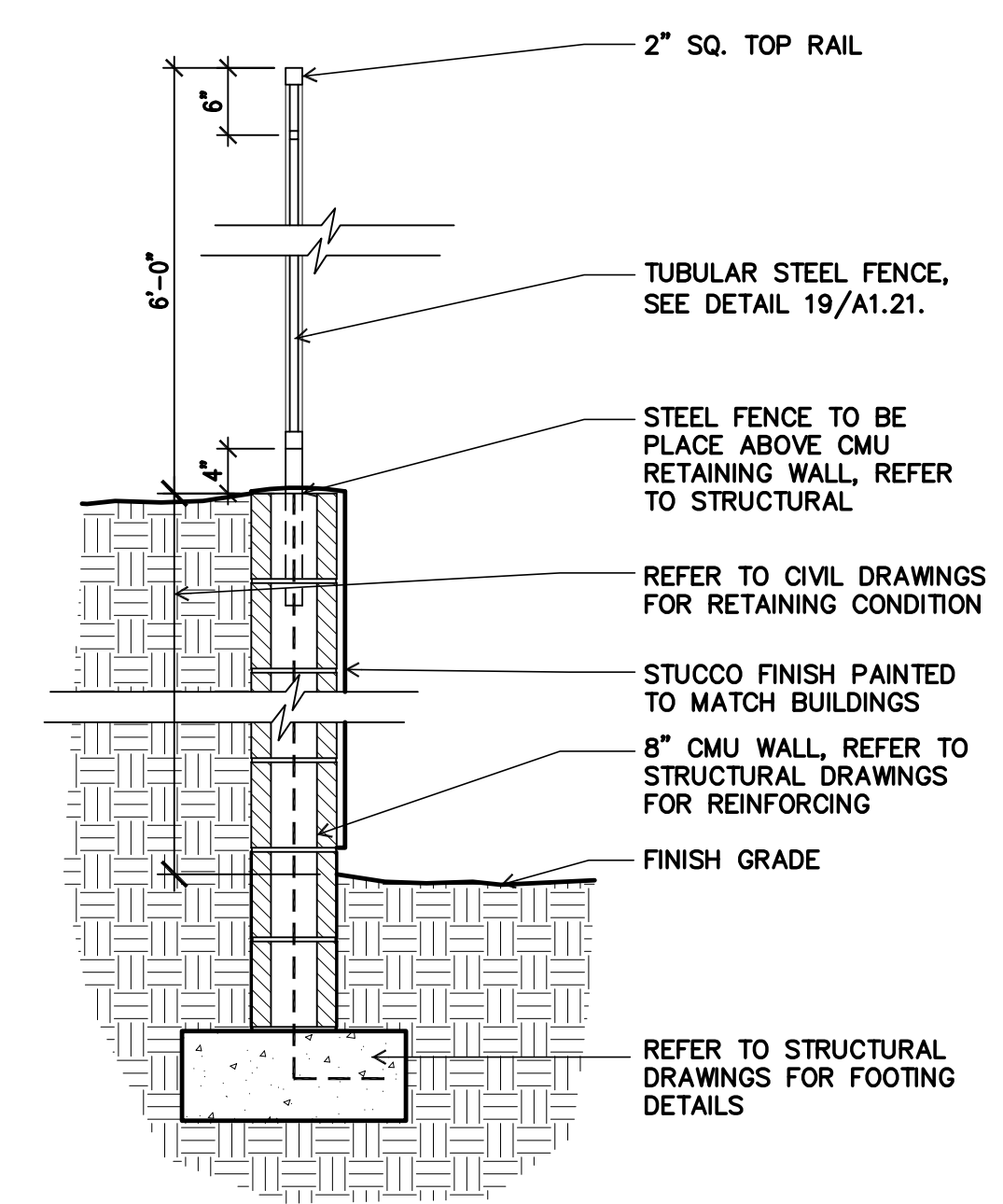
19 TUBULAR STEEL FENCE
 SCALE: 1/2" = 1'-0"



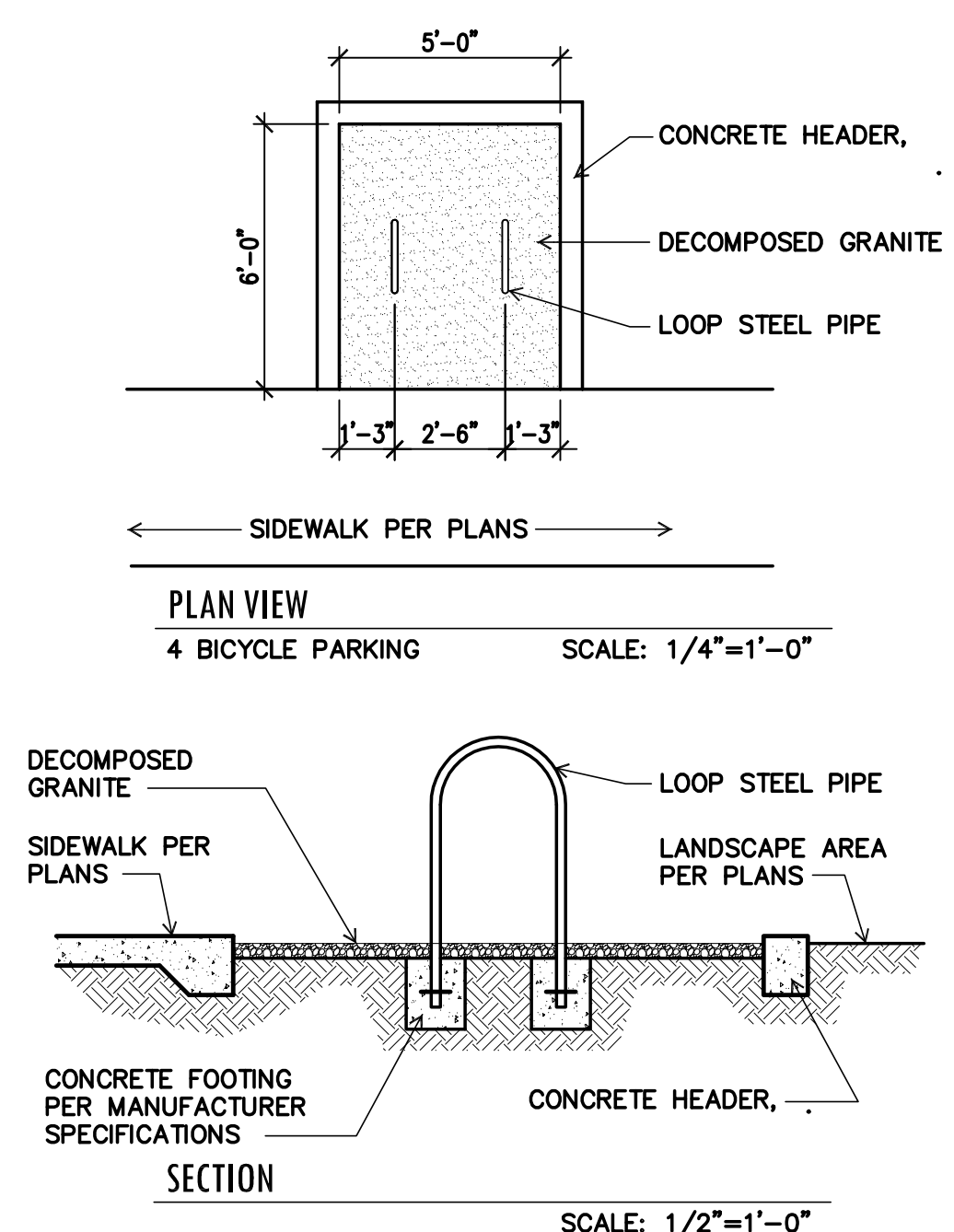
16 PERIMETER MASONRY WALL
 SCALE: 3/8" = 1'-0"



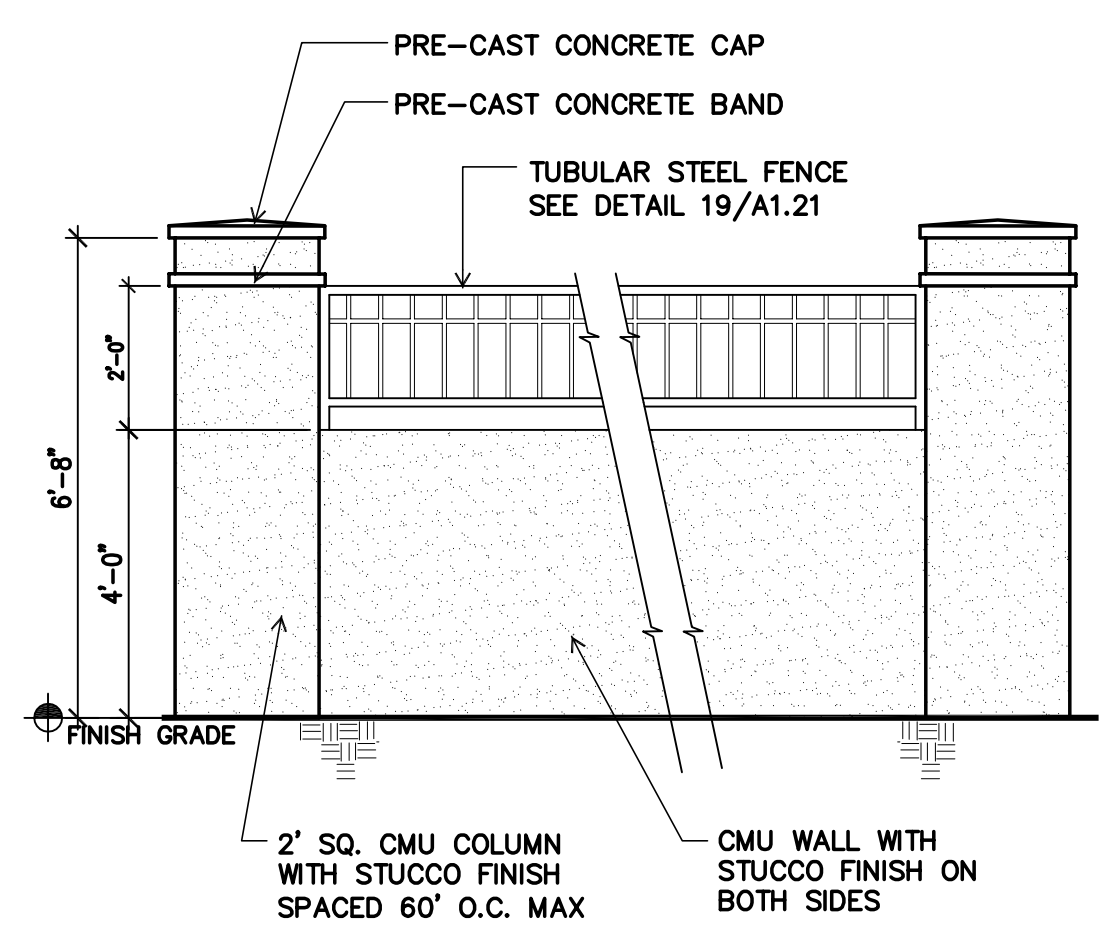
23 PEDESTRIAN ENTRY GATE
 SCALE: 1/2" = 1'-0"



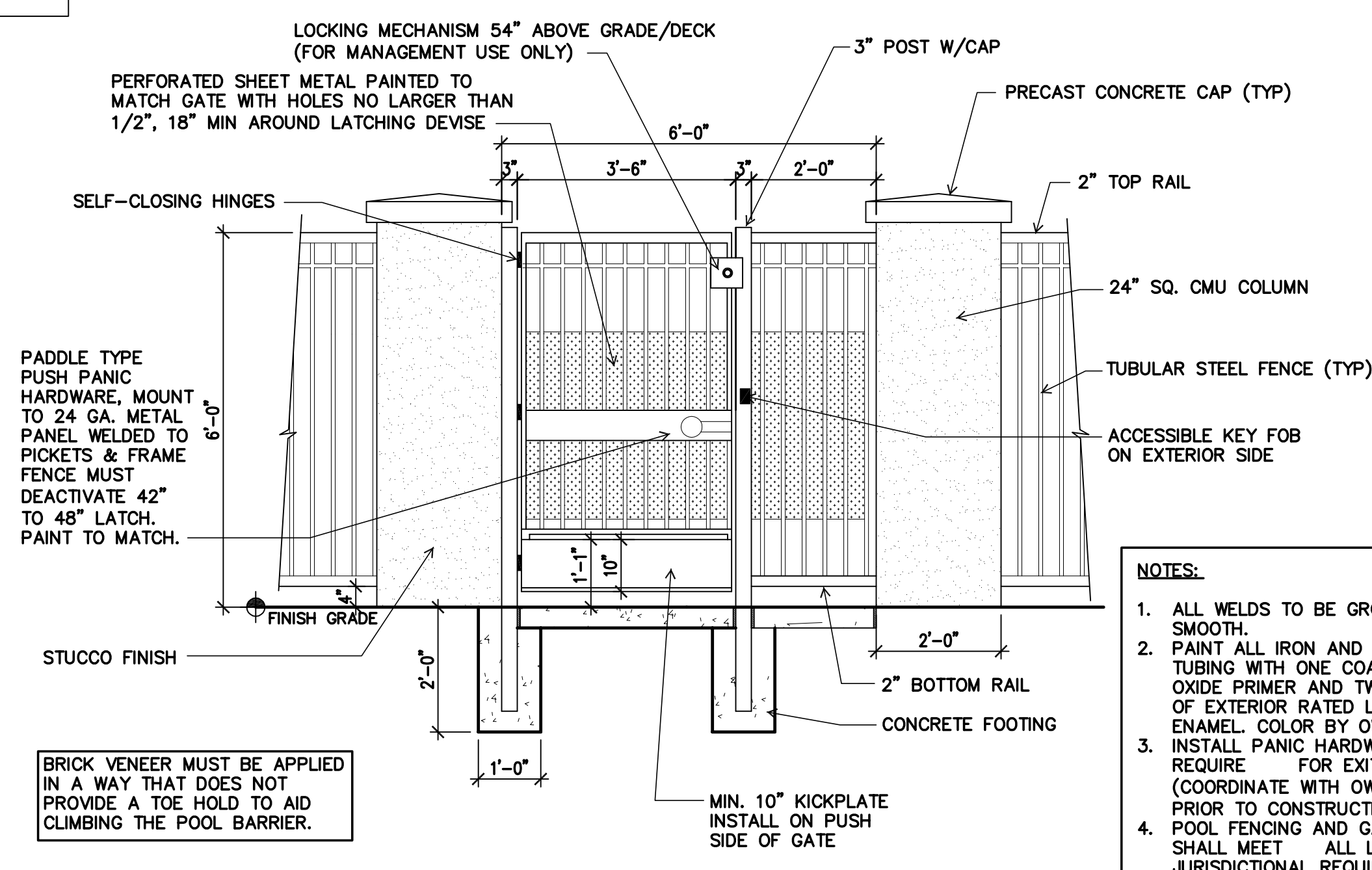
17 SOLID PERIMETER WALL W/ FENCE
 SCALE: 3/4" = 1'-0"



30 BICYCLE PARKING
 SCALE AS NOTED

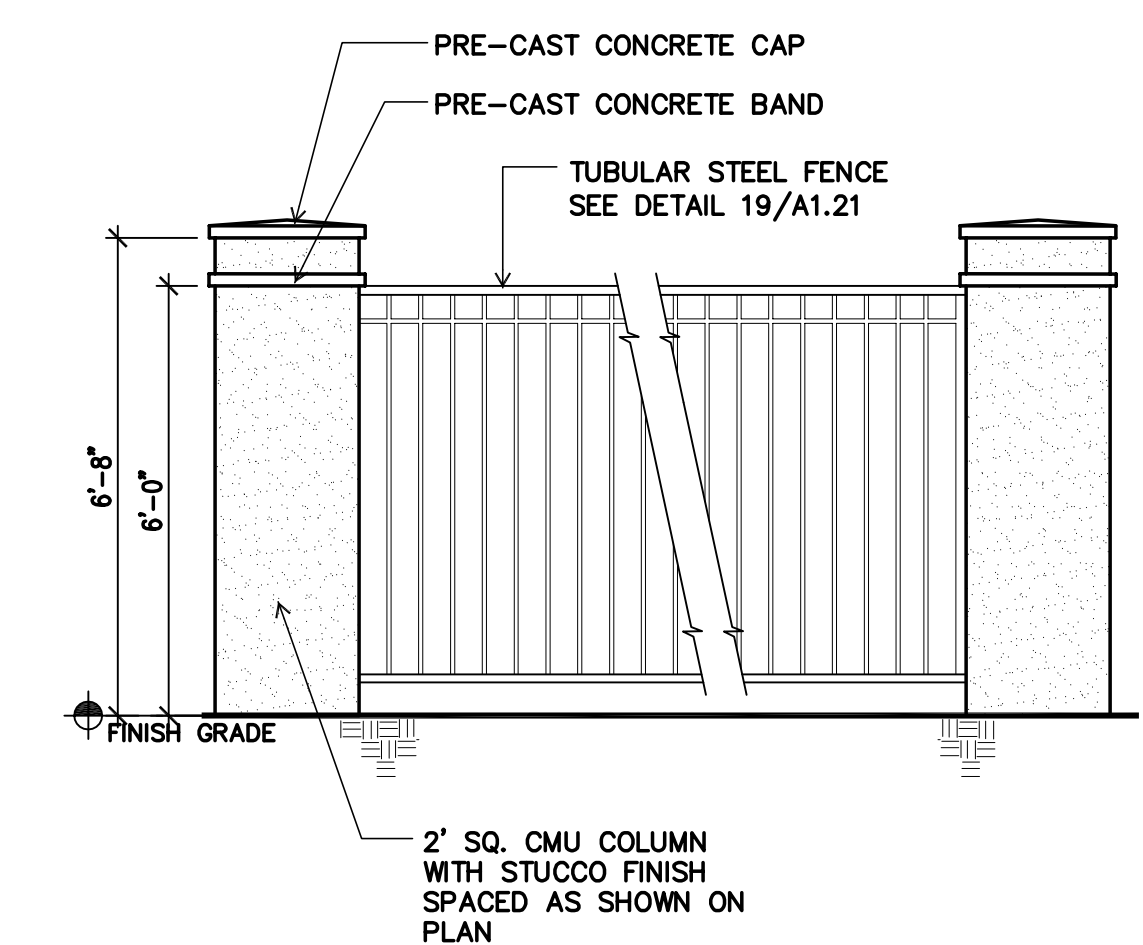


27 PILASTER AT CMU/TUBULAR COMBO FENCE
 SCALE: 3/8" = 1'-0"



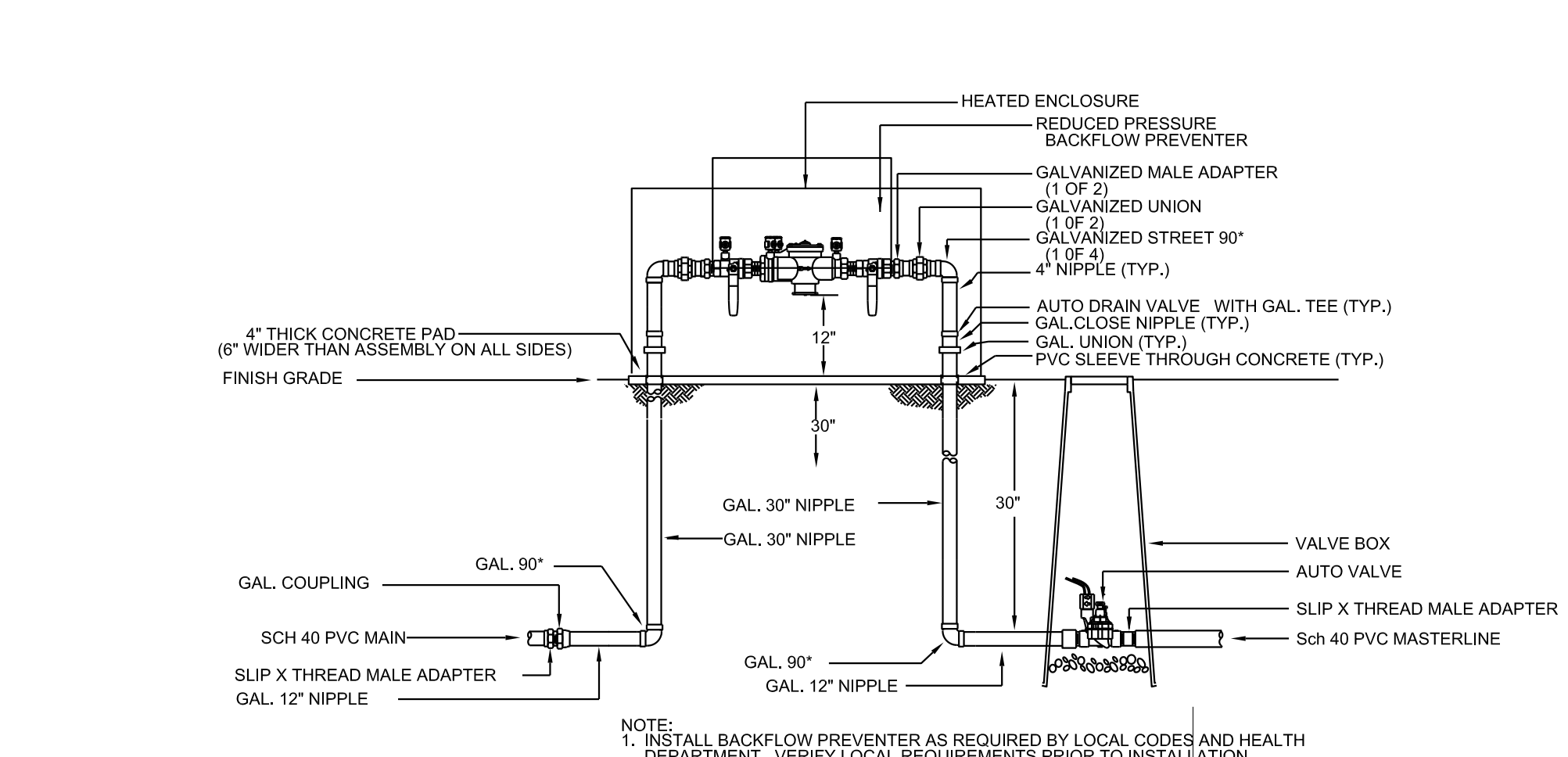
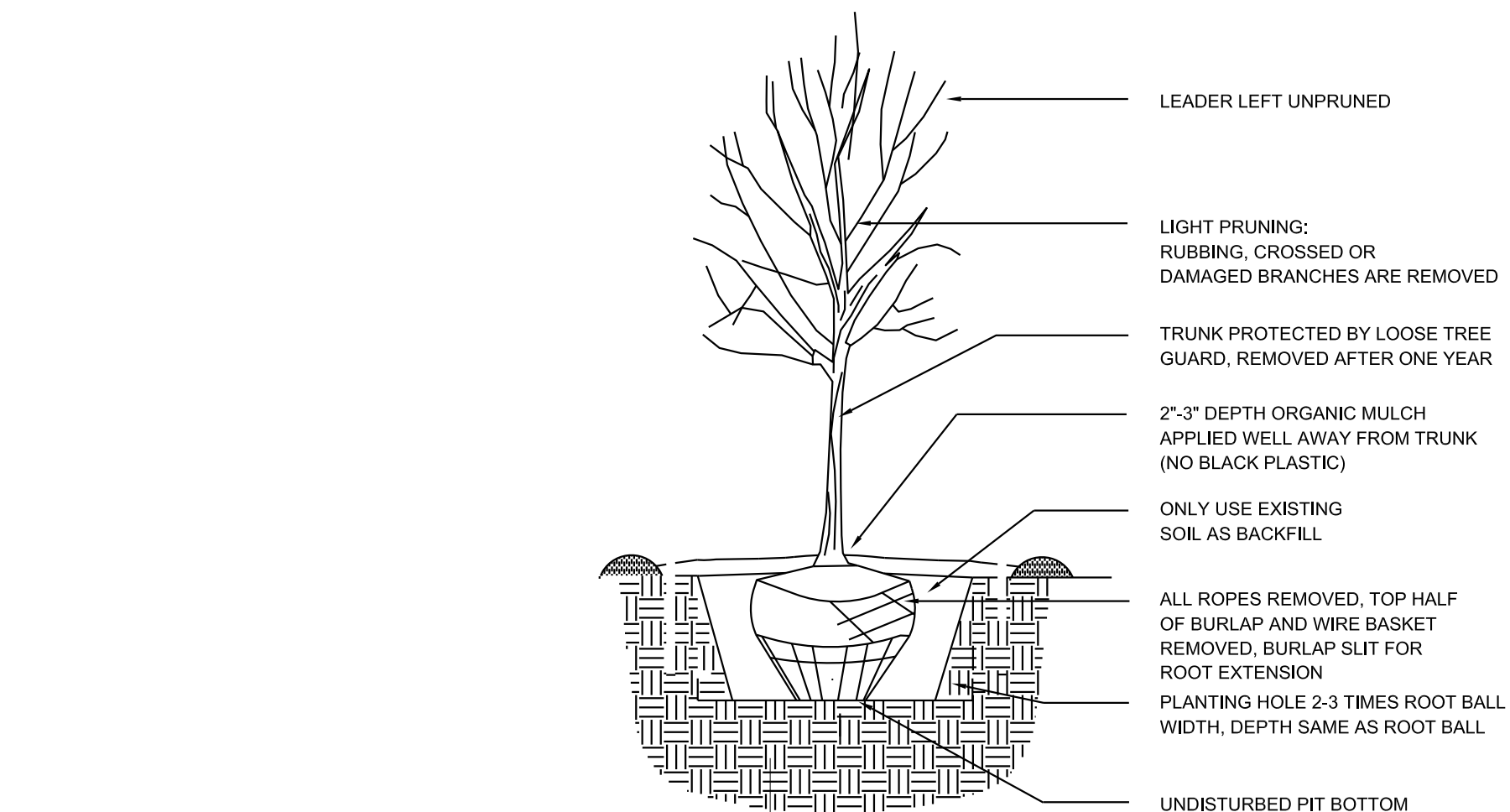
24 PEDESTRIAN ENTRY GATE AT POOL FENCE
 SCALE: 3/8" = 1'-0"

NOTES:
 1. ALL WELDS TO BE GROUND SMOOTH.
 2. PAINT ALL IRON AND STEEL TUBING WITH ONE COAT RED OXIDE PRIMER AND TWO COATS OF EXTERIOR RATED LATEX ENAMEL. COLOR BY OWNER.
 3. INSTALL PANIC HARDWARE AS REQUIRE FOR EXITING. (COORDINATE WITH OWNER PRIOR TO CONSTRUCTION).
 4. POOL FENCING AND GATES SHALL MEET ALL LOCAL JURISDICTIONAL REQUIREMENTS.



18 PILASTER AT PERIMETER TUBULAR STEEL FENCE
 SCALE: 3/8" = 1'-0"

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SITE DATA

GROSS LOT AREA	94,800 SF
LESS BUILDING(S)	33,021 SF
NET LOT AREA	61,779 SF

REQUIRED LANDSCAPE 15% OF NET LOT AREA	9,267 SF
PROPOSED LANDSCAPE	20,680 SF
PERCENT OF NET LOT AREA	32 %

HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	4,576 SF
PROPOSED HIGH WATER USE TURF PERCENT OF LANDSCAPE AREA	10 %

REQUIRED STREET TREES 1 PER 30 L.F. OF STREET FRONTAGE	41
PROVIDED STREET TREES	41

REQUIRED PARKING LOT TREES 1 PER 10 SPACES 95 SPACES/10	10
PROVIDED PARKING LOT TREES	10

REQUIRED DWELLING UNIT TREES ONE PER FIRST FLOOR UNIT ONE PER SECOND FLOOR UNIT PROVIDED DWELLING UNIT TREES	20 30 50
TOTAL TREE REQUIRED/PROVIDED (2\"/>	

PLANT LEGEND

Qty.	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
12	○	Vitex Agnus-Castus	Chaste Tree	2\"/>				

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 www.headsuplandscape.com
 P O Box 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulc.com

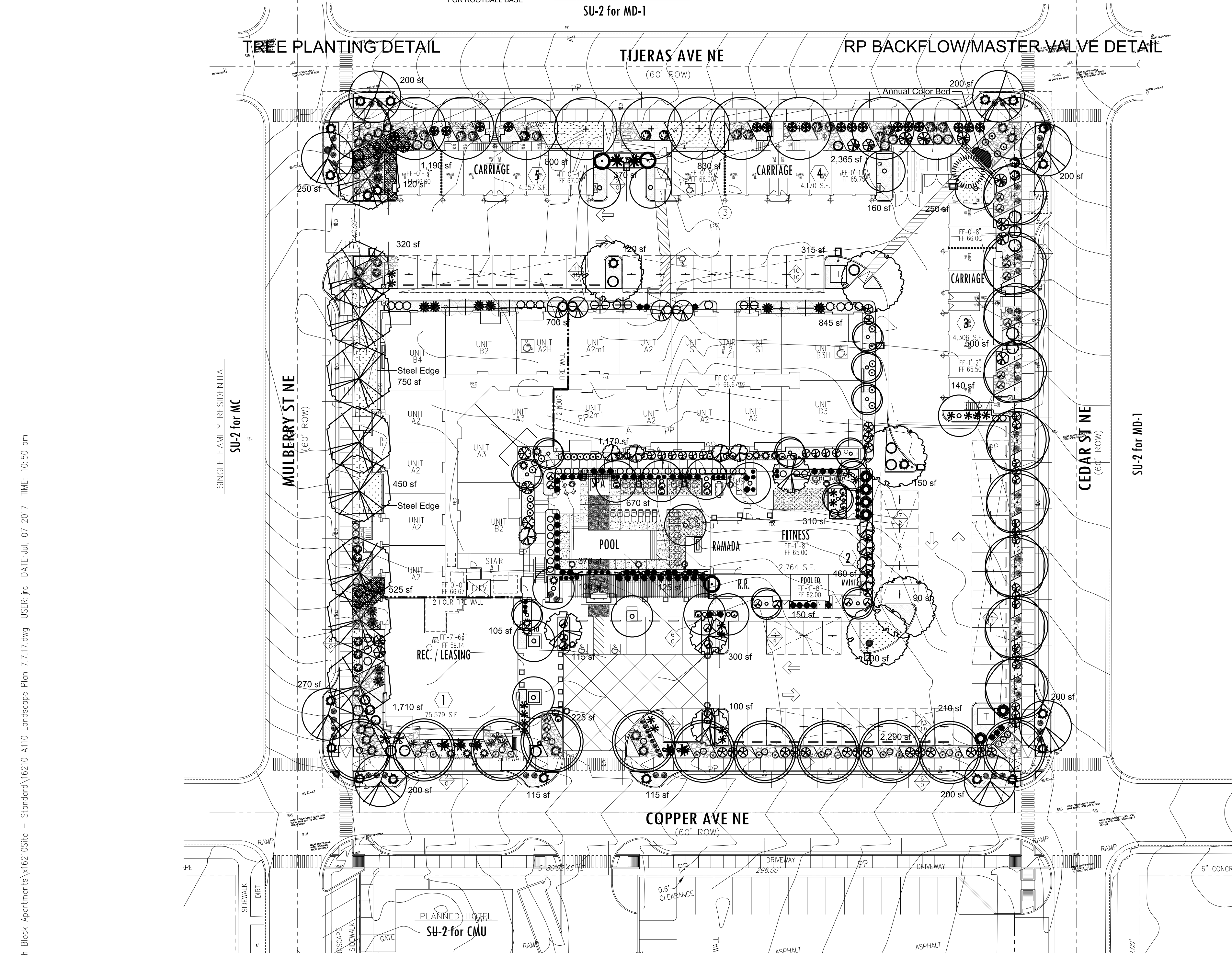
BROADSTONE HIGHLANDS NORTH
 NWC CEDAR ST AND COPPER AVE
 ALBUQUERQUE, NEW MEXICO

Office of Rich Barber
ORB
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 WorldHQ@ORBArch.com

STATE OF NEW MEXICO
 RICH BARBER
 NO. 2295
 REGISTERED ARCHITECT
 PRELIMINARY NOT FOR CONSTRUCTION

TITAN
 DEVELOPMENT

ALLIANCE
 RESIDENTIAL COMPANY



REQUIRED LANDSCAPE COVERAGE

75% LIVE VEGETATED MATERIAL (20,680 SF PROPOSED LANDSCAPE X 75%)	15,510 SF MIN.
SOD LAWN/100 % COVERAGE	2,235 SF
PROVIDED GROUND COVER COVERAGE	15,274 SF
TOTAL PROVIDED GROUND COVER COVERAGE	17,509 SF
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	84%

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\"/>

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.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
 ESTABLISHMENT AND SUMMER:
 1 HOUR/4 DAYS A WEEK
 SPRING:
 1 HOUR/2-3 DAYS A WEEK
 FALL:
 1 HOUR/2-3 DAYS A WEEK
 WINTER:
 1 HOUR/2 DAYS PER MONTH

MATERIALS LEGEND

[Symbol]	BROWN CRUSHER FINES
[Symbol]	1\"/>

Qty.	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
5	○	Buddleia davidii	Butterfly Bush	1-Gal	5\"/>			

Grasses

24	[Symbol]	Muhlenbergia	Deer Grass	1-Gal	4\"/>
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Total Landscape Coverage=15,274 SF

FILE: S:\DESIGN\1 - ACTIVE\JOBS\North Block Apartments\16210\0516 - Standard\16210 4110 Landscape Plan 7.7.17.dwg USER: jfc DATE: Jul. 07. 2017 TIME: 10:50 am

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 30'-0"

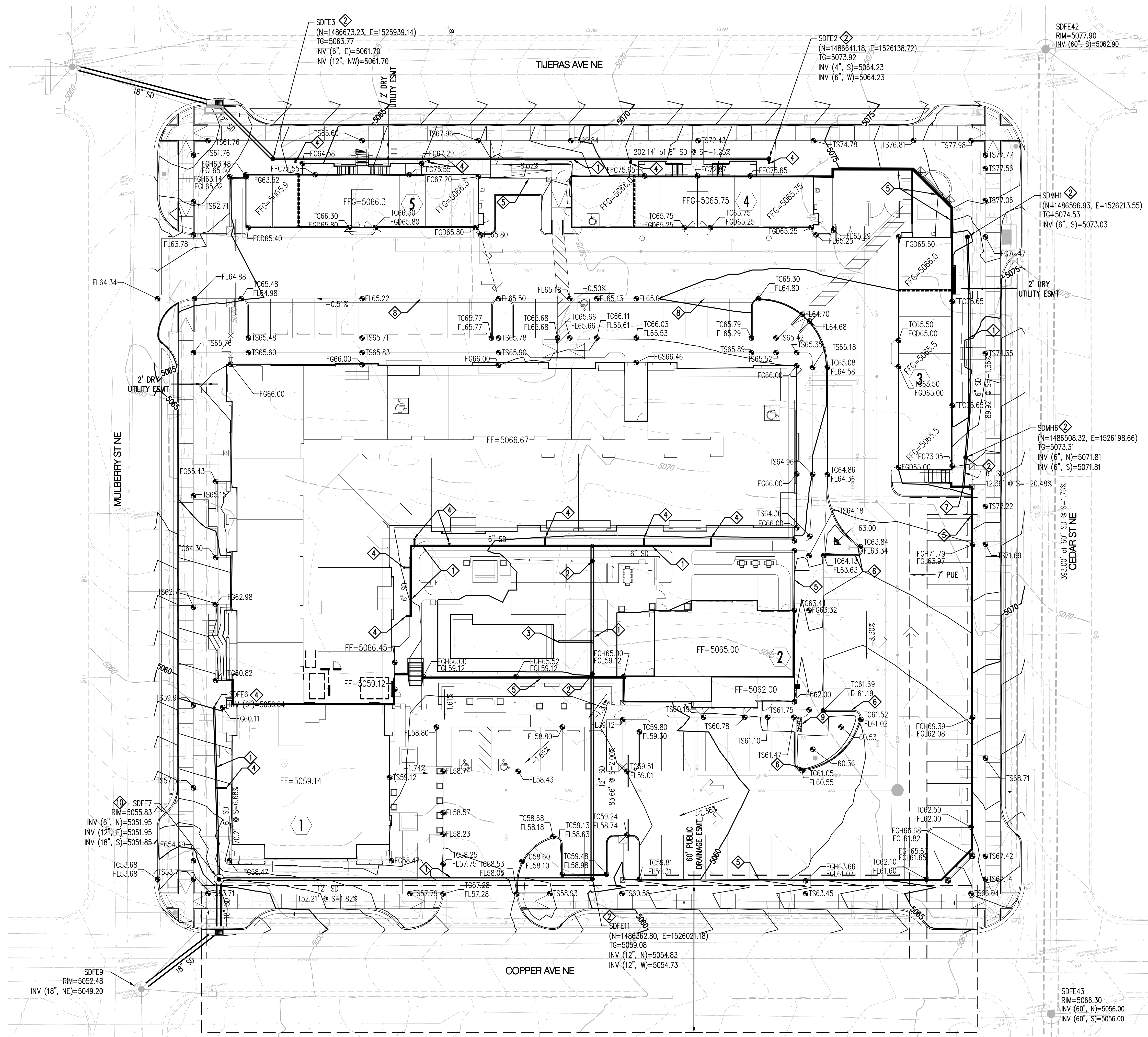
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REVISIONS

PROGRESS SET
 DATE: JUNE 06, 2017 ORB # 16-210

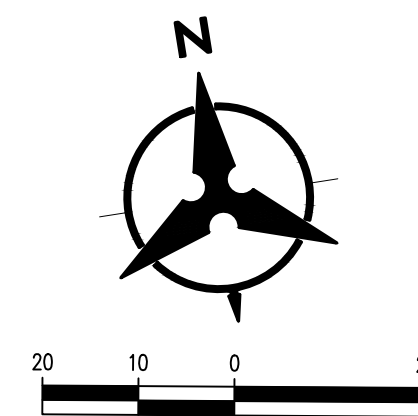
L1.10
 LANDSCAPE PLAN
 PRELIMINARY

FILE: P:\2016\15\A\CDP\Plans\General\20160154_N_GP01_SBPB.dwg USER: enwman DATE: Jul, 13 2017 TIME: 03:40 pm



GRADING KEYNOTES

1. INSTALL HDPE (N12 WT. OR APPROVED EQUAL) STORM DRAIN PIPE (SIZE PER PLAN)
2. INSTALL 18" NYLOPLAST STORM DRAIN INLET OR APPROVED EQUAL PER MANUFACTURES SPECIFICATIONS.
3. CONNECT TO POOL DECK DRAINS; SEE POOL PLANS FOR EXACT LOCATION
4. STUB PROPOSED ROOF DRAIN CONNECTIONS WITHIN 5' OF THE BUILDING; SEE PLUMBING PLANS FOR CONTINUATION
5. INSTALL RETAINING WALL; SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILS
6. INSTALL CURB OPENING
7. DAYLIGHT STORM DRAIN IN WALL INTO CURB AND GUTTER OF PARKING AREA.
8. INSTALL 3" WIDE CONCRETE VALLEY GUTTER PER COA STD. DWG. 2421
9. INSTALL 24" SIDEWALK CULVERT PER COA STD. DWG. 2236
10. INSTALL TYPE 'C' MANHOLE PER COA STD. DWG. 2101



GRADING LEGEND

---	PROPERTY LINE	---	PROPOSED CURB & GUTTER
---	PROJECT LIMITS OF GRADING	---	DIRECTION OF FLOW
---	EXISTING INDEX CONTOUR	---	WATER BLOCK/GRADE BREAK
---	EXISTING INTERMEDIATE CONTOUR	---	PROPOSED STORM DRAIN LINE
⊕ 5025.25	EXISTING GROUND SPOT ELEVATION	⊕	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED INDEX CONTOUR	---	PROPOSED STORM DRAIN INLETS
---	PROPOSED INTERMEDIATE CONTOUR	---	PROPOSED RETAINING WALL
---	PROPOSED FLOW LINE	---	EASEMENT
⊕ 26.75	PROPOSED FINISHED GRADE SPOT ELEVATION	---	
	TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK, TG=TOP OF GRATE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW, FFG=FINISH FLOOR GARAGE, FFC=FINISH FLOOR CARRIAGE, FGD=FINISH GROUND DRIVEWAY		

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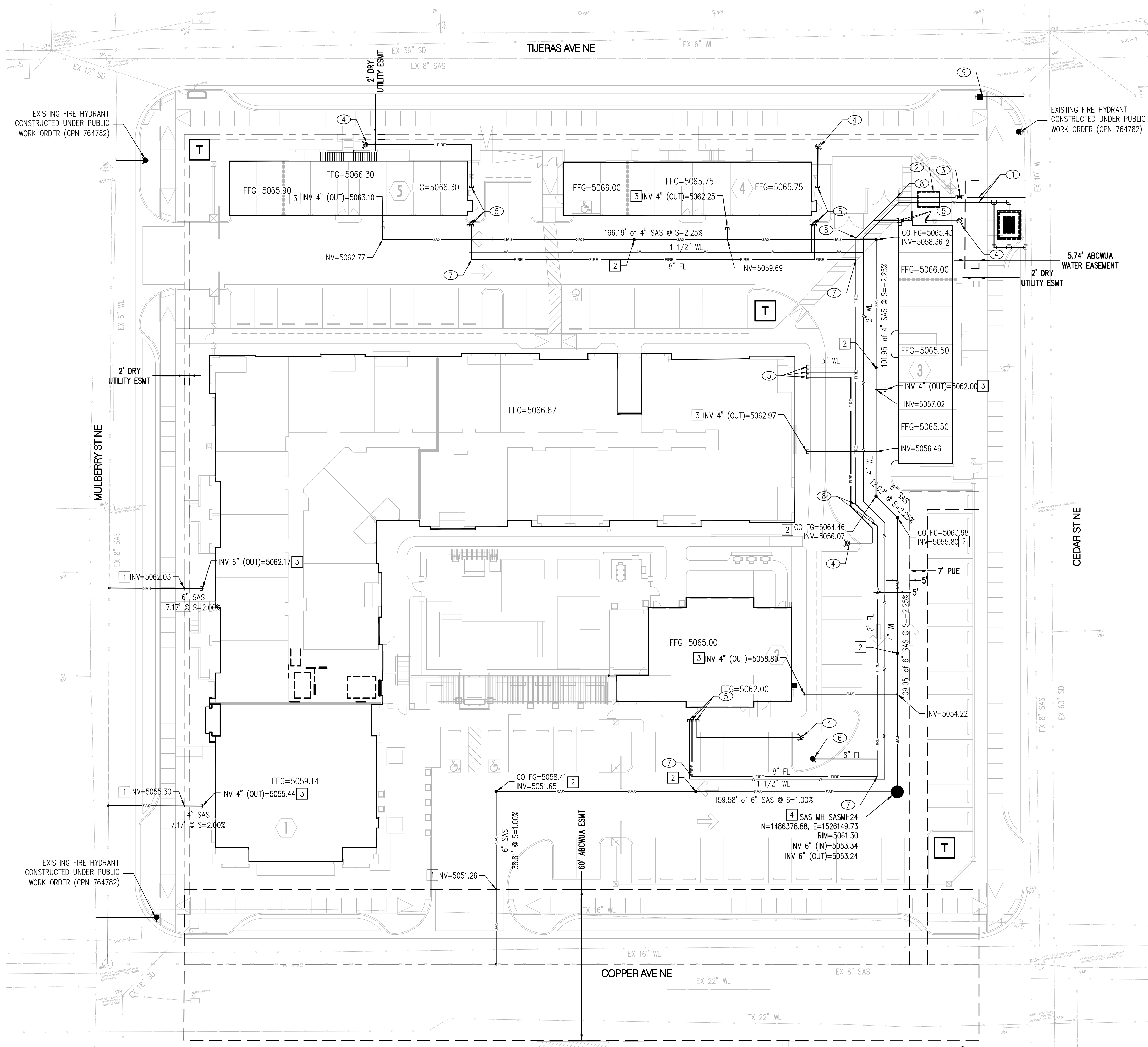
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DATE: JULY 18, 2017 ORB # 16-210
C1.00
 OVERALL GRADING PLAN

FILE: P:\20160154\CDP\Plans\General\20160154_N_U01_SBPB.dwg USER: enwmm DATE: Jul, 14 2017 TIME: 10:02 am



WATERLINE KEYNOTES

- CONNECT TO EXISTING WATER LINE. CONTRACTOR SHALL FIELD VERIFY EXISTING SIZE AND LOCATION AND NOTIFY ENGINEER WITH ANY DISCREPANCIES. SEE PUBLIC WORK ORDER (CPN #764782)
- INSTALL DUAL FIRE AND DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTION DEVICES WITHIN A HEATED ENCLOSURE. INSTALL PER MANUFACTURER SPECIFICATIONS. SEE ELECTRICAL PLANS FOR POWER.
- INSTALL POST INDICATOR VALVE.
- INSTALL REMOTE FIRE DEPARTMENT CONNECTION. CONNECT 6" LINE WITHIN 5' OF BUILDING. RESTRAIN LINE FROM APPARATUS TO BUILDING CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.
- INSTALL STUB WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- INSTALL PRIVATE FIRE HYDRANT. PAINT SAFETY ORANGE.
- INSTALL 90° BEND (SIZE PER PLAN) W/ RESTRAINED JOINTS.
- INSTALL 45° BEND (SIZE PER PLAN) W/ RESTRAINED JOINTS.
- LANDSCAPE METER. SEE LANDSCAPE PLANS & PUBLIC WORK ORDER (CPN #764782)

SANITARY SEWER KEYNOTES

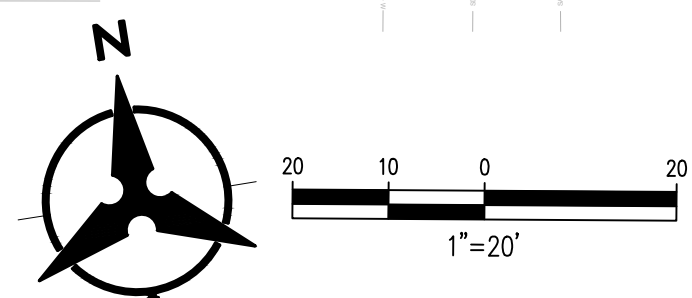
- CONNECT TO EXISTING SANITARY SEWER. CONTRACTOR TO VERIFY INVERT ELEVATIONS AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND. SEE PUBLIC WORK ORDER (CPN #764782)
- INSTALL 6" SANITARY SEWER CLEANOUT.
- INSTALL SANITARY SEWER SERVICE TO WITHIN 5' OF BUILDING. SEE PLAN FOR SIZE. SEE PLUMBING PLANS FOR CONTINUATION.
- INSTALL TYPE 'E' MANHOLE PER COA STD. DWG. 2102

UTILITY GENERAL NOTES

- PRIOR TO BEGINNING ANY WORK WITHIN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY THE CONTRACTOR SHALL OBTAIN A WORK ORDER FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) TO CONSTRUCT THE UTILITY SERVICE CONNECTIONS (WATER, AND FIRE) WITHIN PUBLIC RIGHT OF WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO PUBLIC WORKS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH CURRENT UPDATE.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- CONTRACTOR SHALL COORDINATE WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION THREE (3) WORKING DAYS PRIOR TO NEEDED VALVES TURNED ON OR OFF.
- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE & NFPA 24, LATEST EDITION.
- UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
- ROUGH GRADING OF SITE (+0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
- CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
- ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
- FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
- CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE LINES, AND PRIOR TO TESTING OF ALL WATERLINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.

LEGEND

	EXISTING WATER LINE
	EXISTING SANITARY AND SEWER
	NEW WATER LINE
	NEW FIRE LINE
	NEW SANITARY SEWER
	FIRE HYDRANT
	WATER METER
	WATER VALVE



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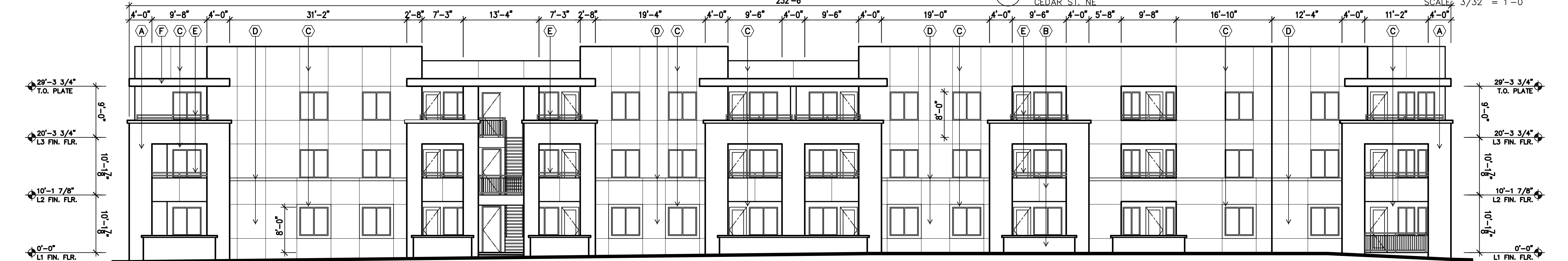
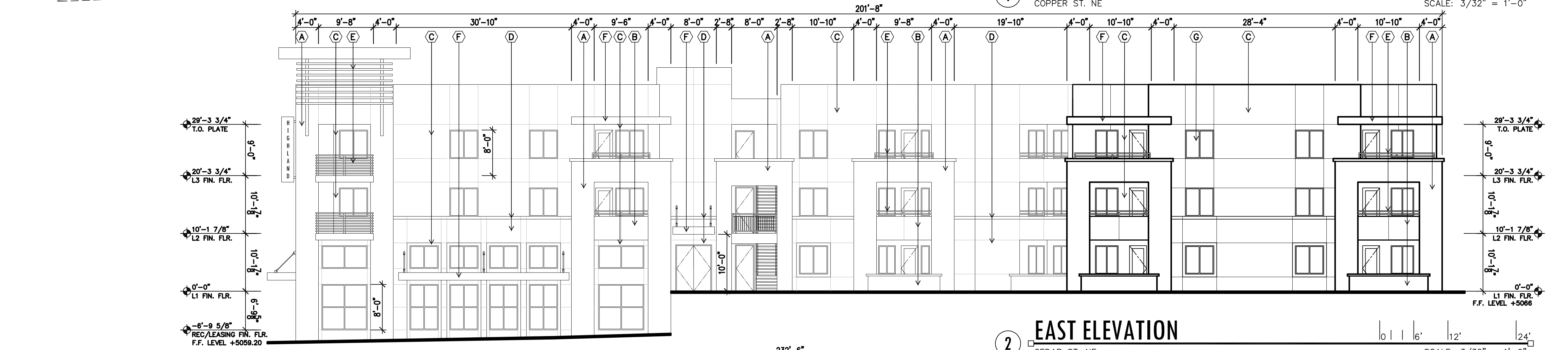
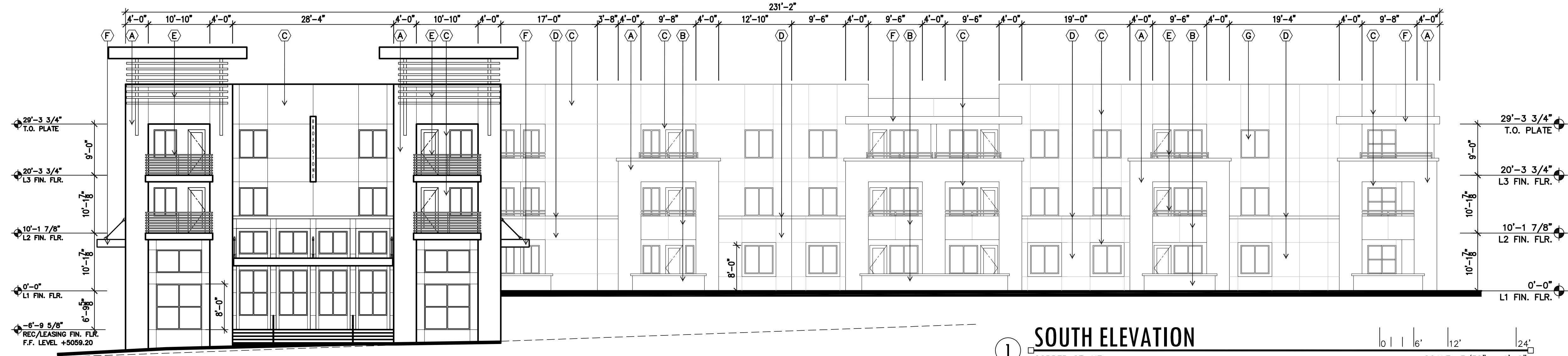
DATE: JULY 18, 2017 ORB # 16-210

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OVERALL UTILITY PLAN

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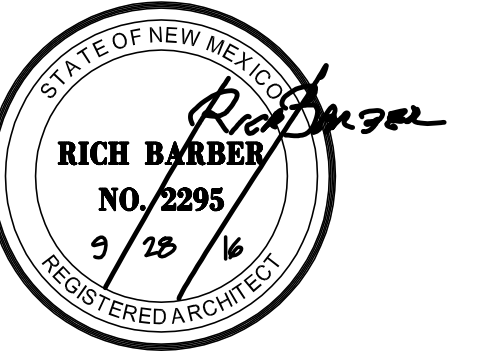
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- (B) STUCCO FINISH MEDIUM BROWN
- (C) STUCCO FINISH LIGHT BROWN
- (D) STUCCO FINISH DARK BROWN
- (E) RAILING DARK GRAY
- (F) STUCCO FINISH DARK GRAY



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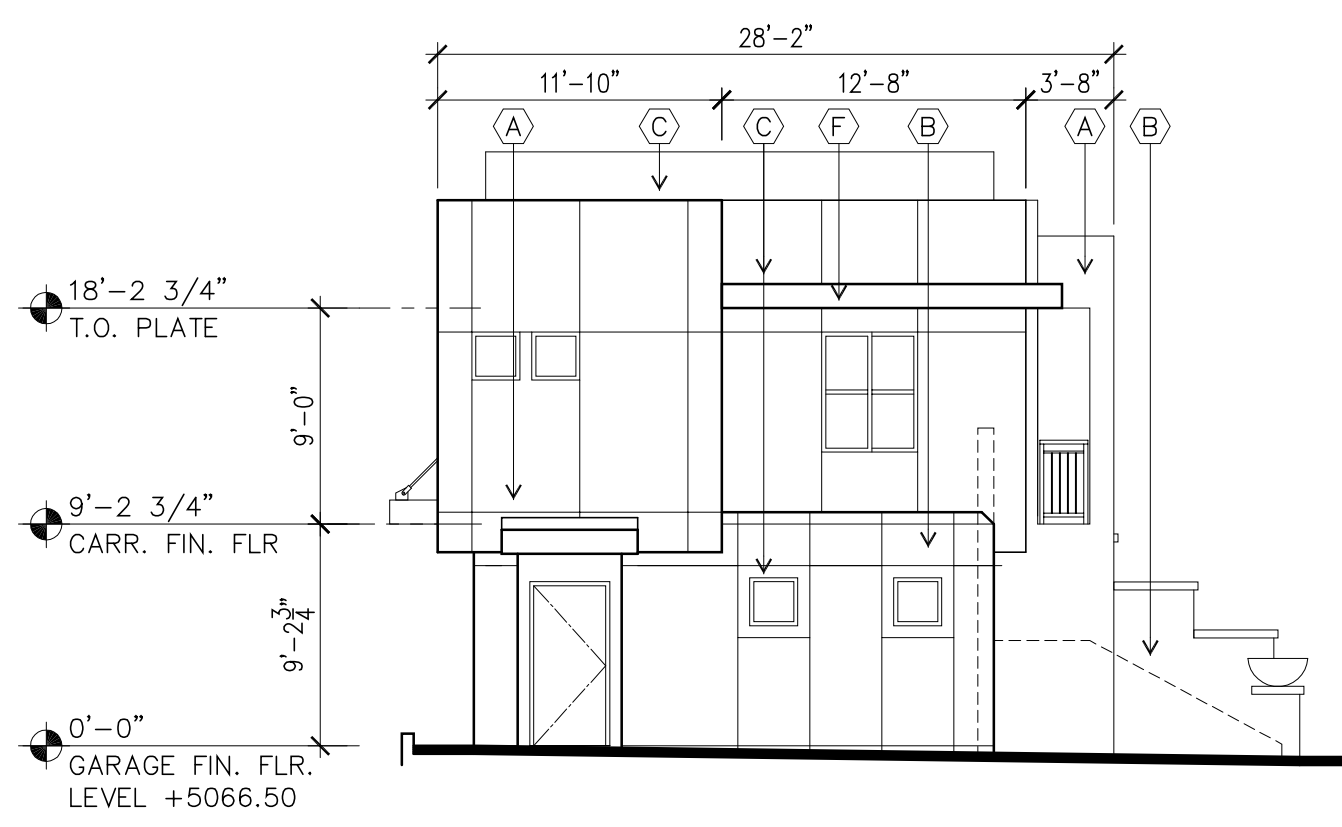
DATE: SEPTEMBER 28, 2016 ORB # 16-210

A3.40

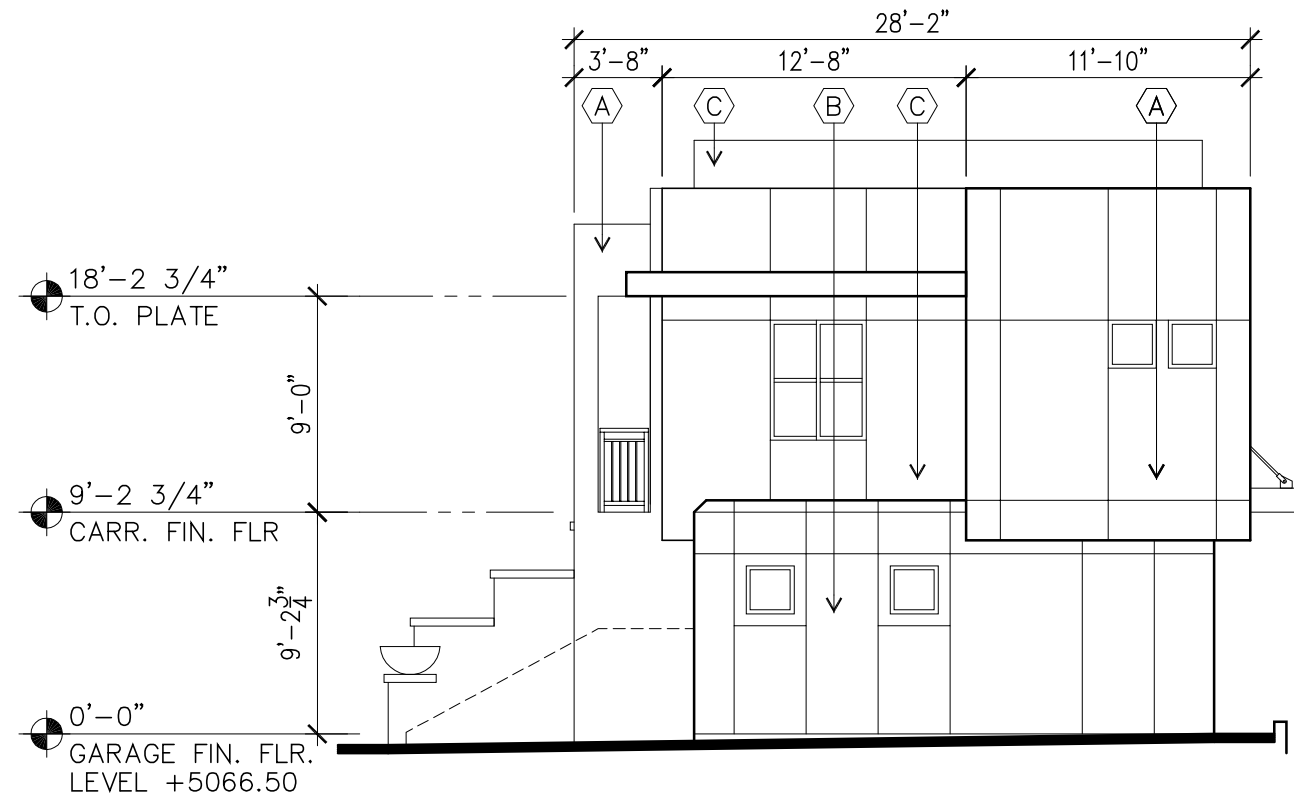
EXTERIOR ELEVATIONS

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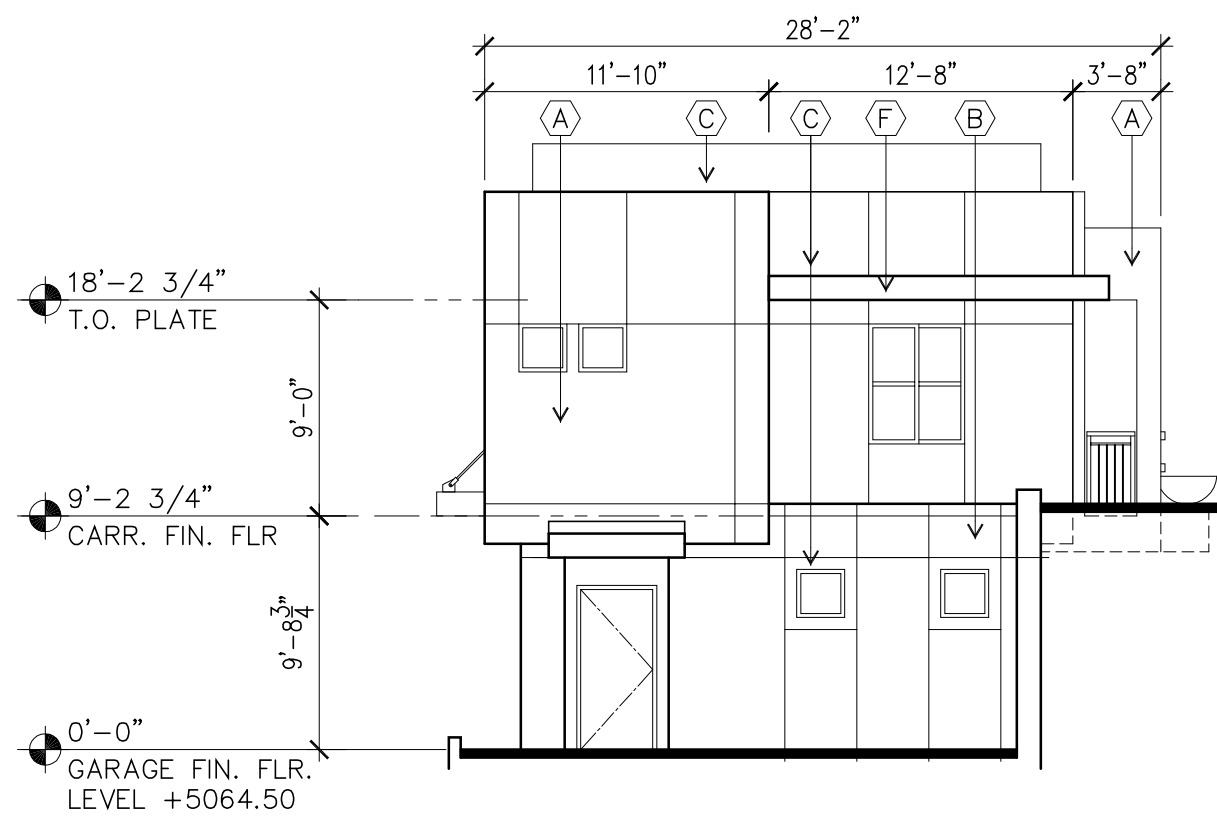
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- (F) STUCCO FINISH DARK GRAY



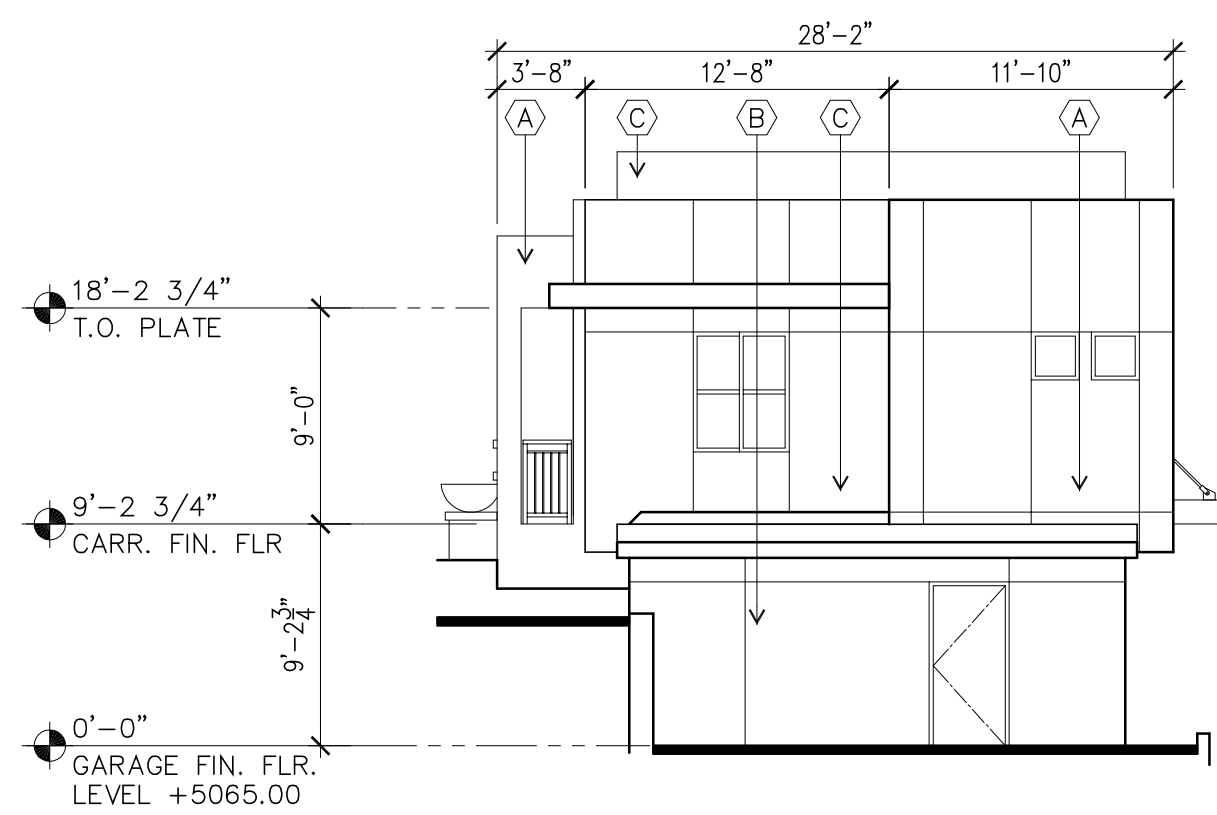
2 NW CARRIAGE EAST ELEVATION SCALE: 1/8" = 1'-0"



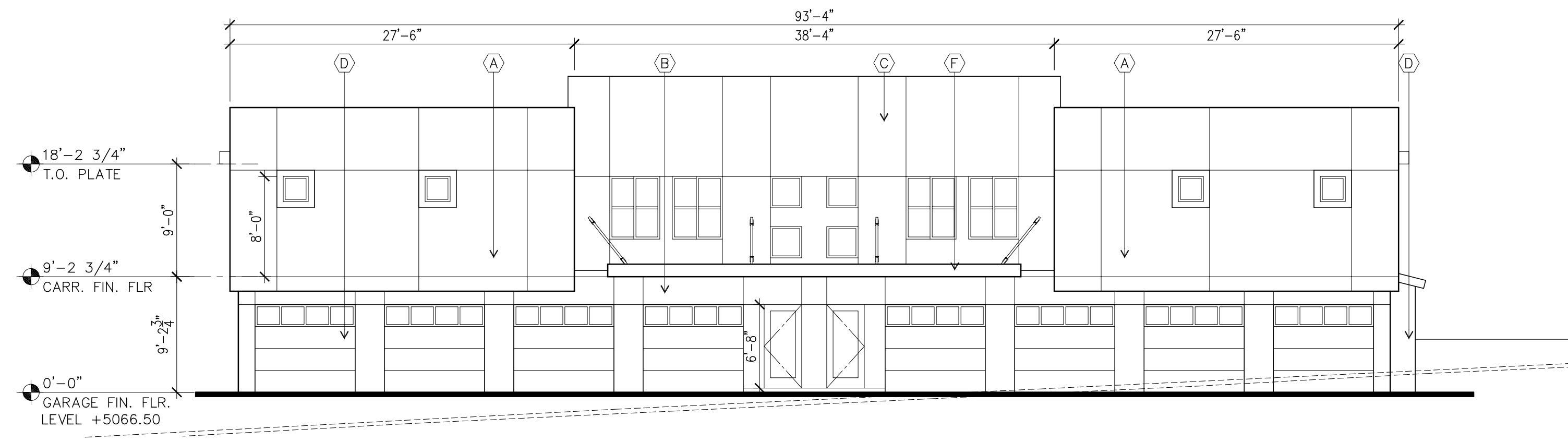
4 NW CARRIAGE WEST ELEVATION SCALE: 1/8" = 1'-0"



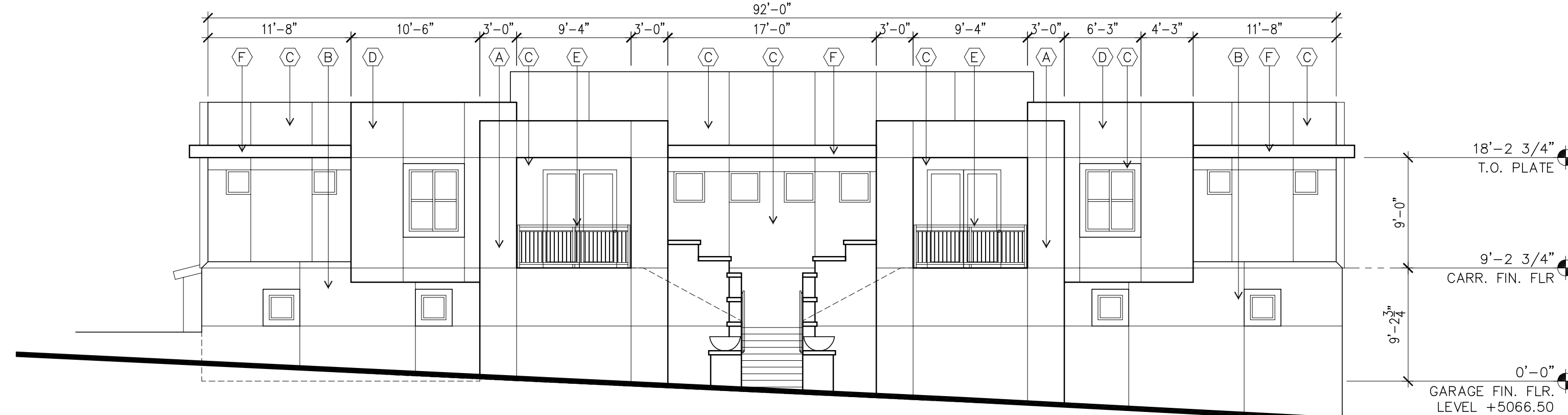
6 NE CARRIAGE EAST ELEVATION SCALE: 1/8" = 1'-0"



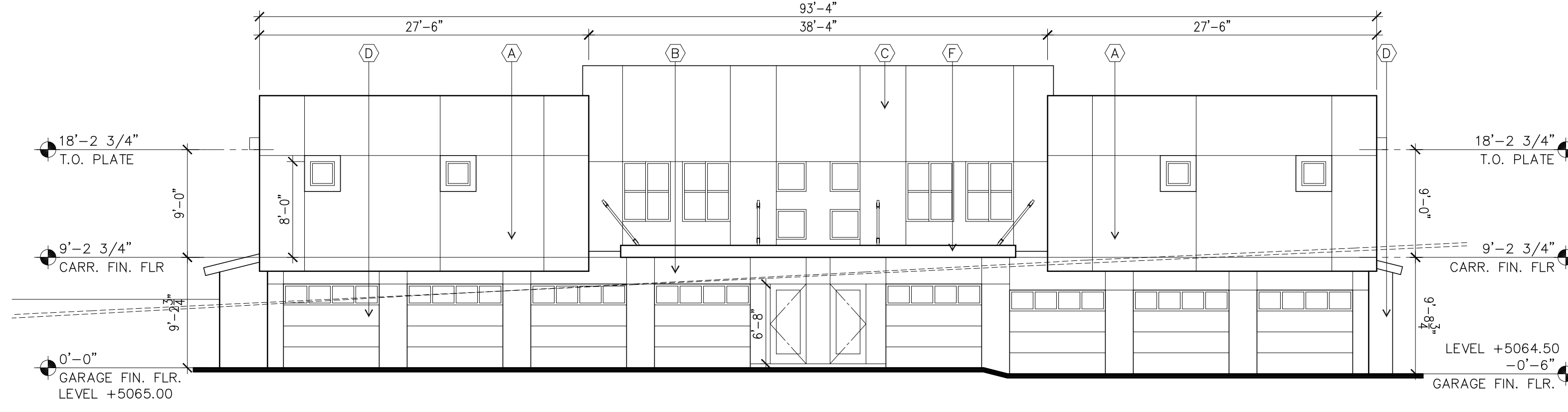
8 NE CARRIAGE WEST ELEVATION SCALE: 1/8" = 1'-0"



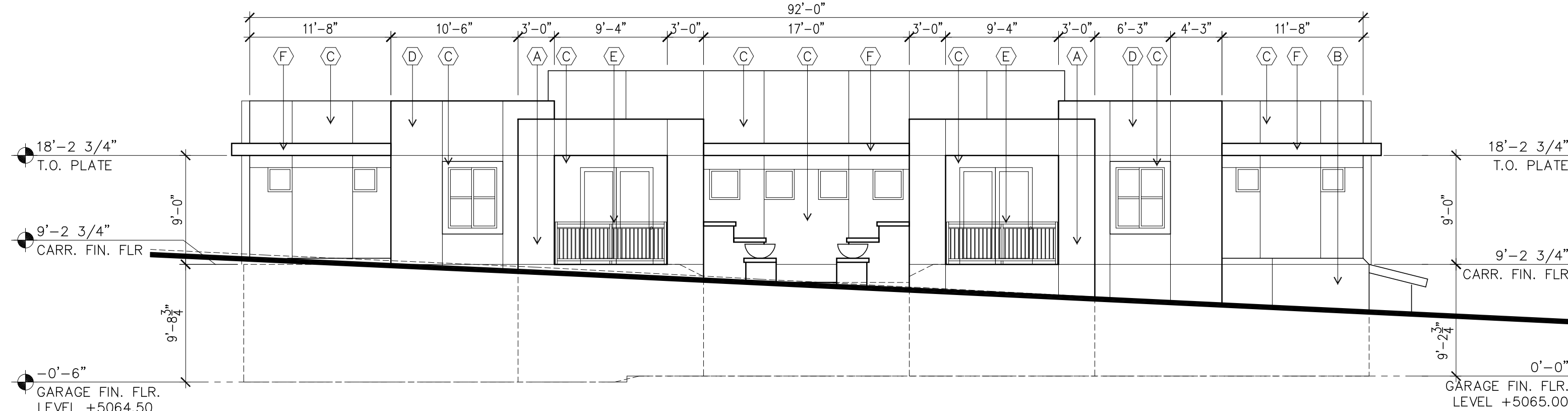
1 NW CARRIAGE SOUTH ELEVATION SCALE: 1/8" = 1'-0"



3 NW CARRIAGE NORTH ELEVATION SCALE: 1/8" = 1'-0"



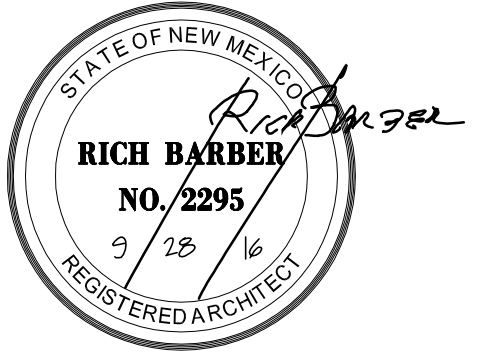
5 NE CARRIAGE SOUTH ELEVATION SCALE: 1/8" = 1'-0"



7 NE CARRIAGE NORTH ELEVATION SCALE: 1/8" = 1'-0"

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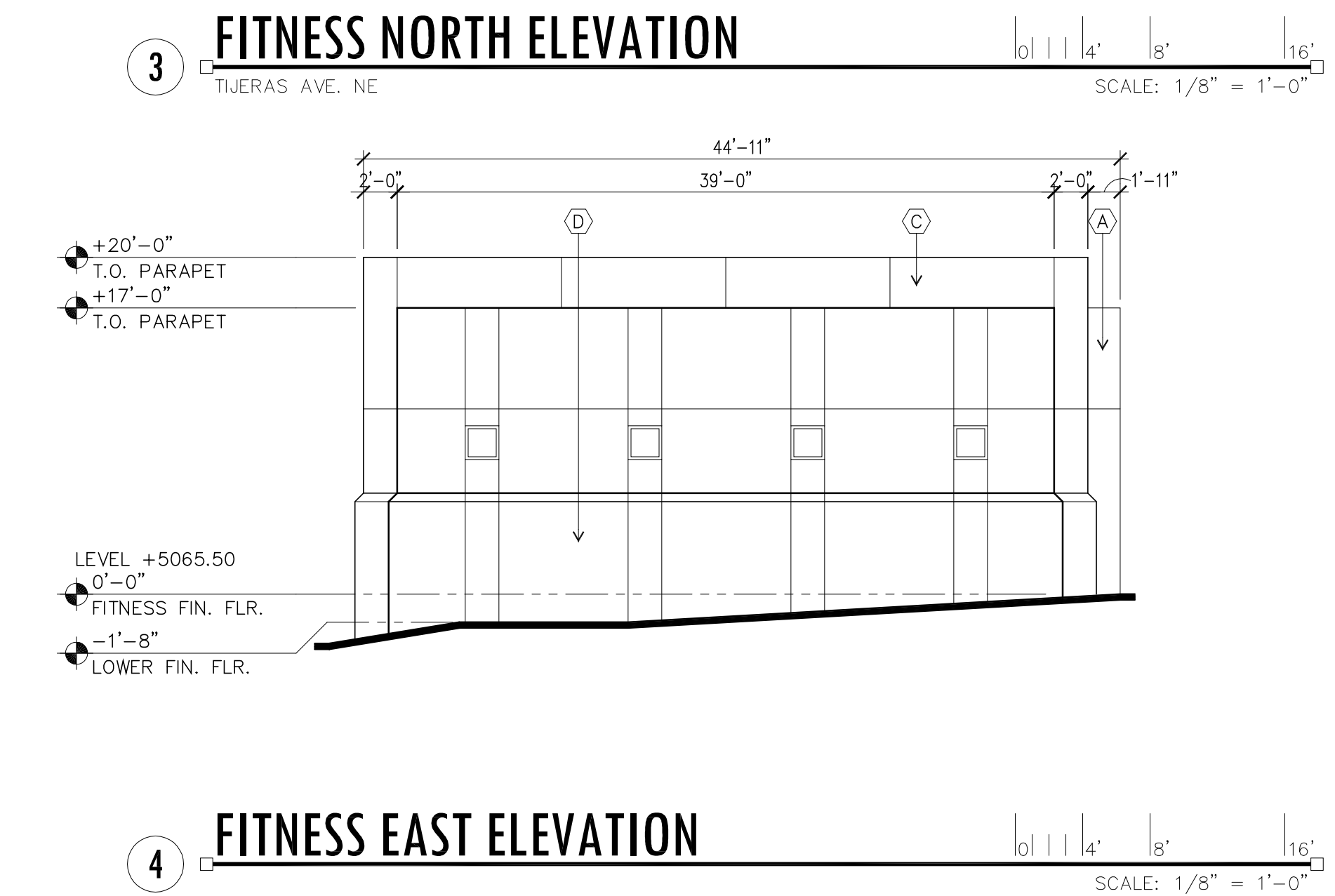
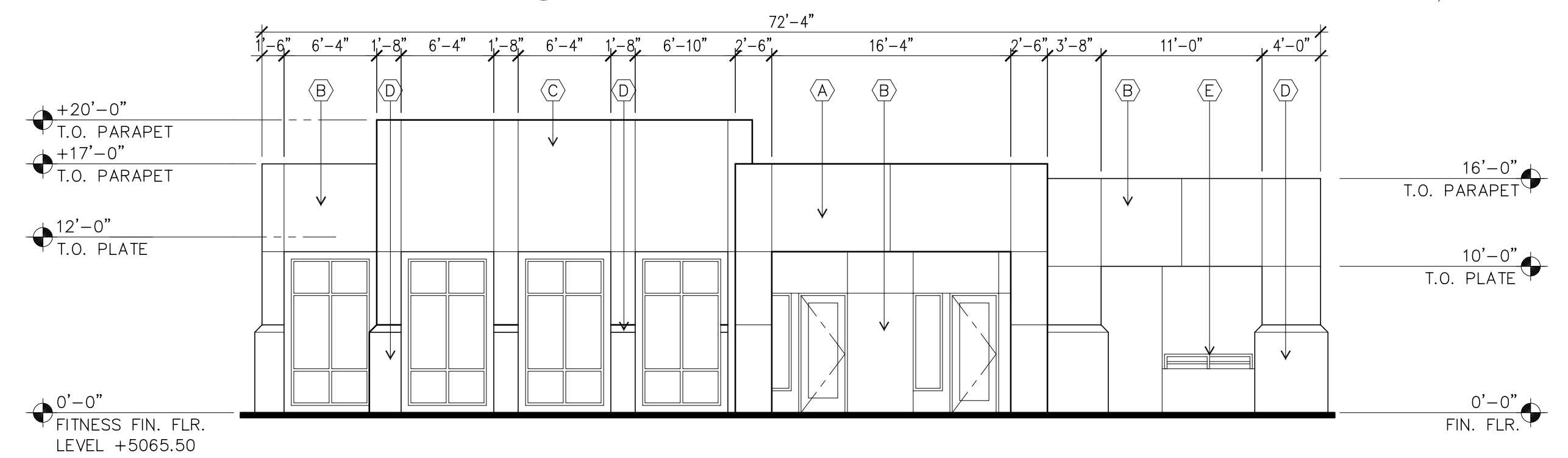
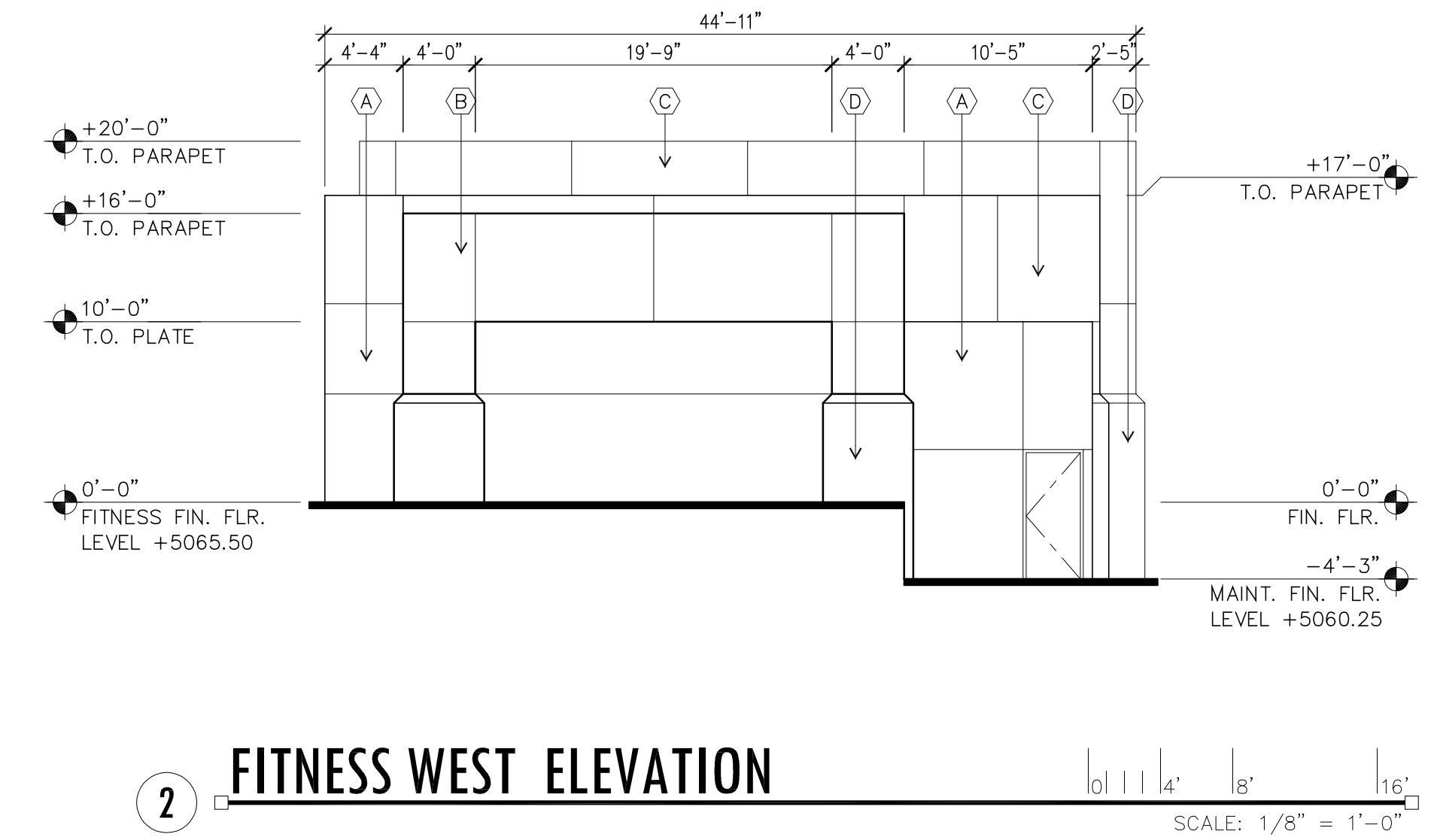
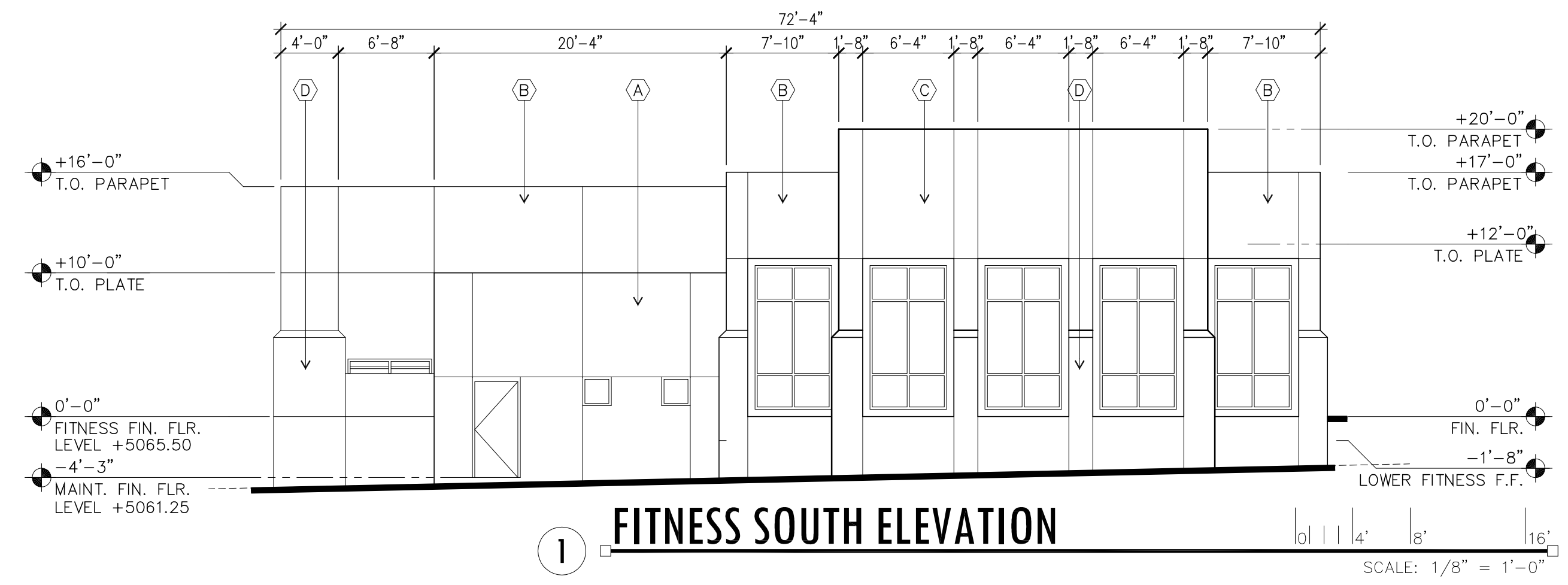
DATE: SEPTEMBER 28, 2016 ORB # 16-210

A3.41
CARRIAGE BUILDING
ELEVATIONS

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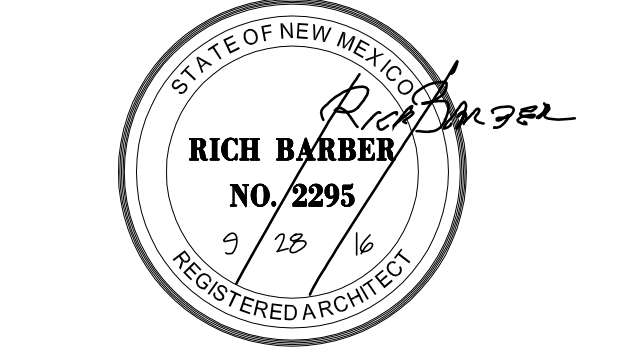
- (A) STUCCO FINISH LIGHT RED
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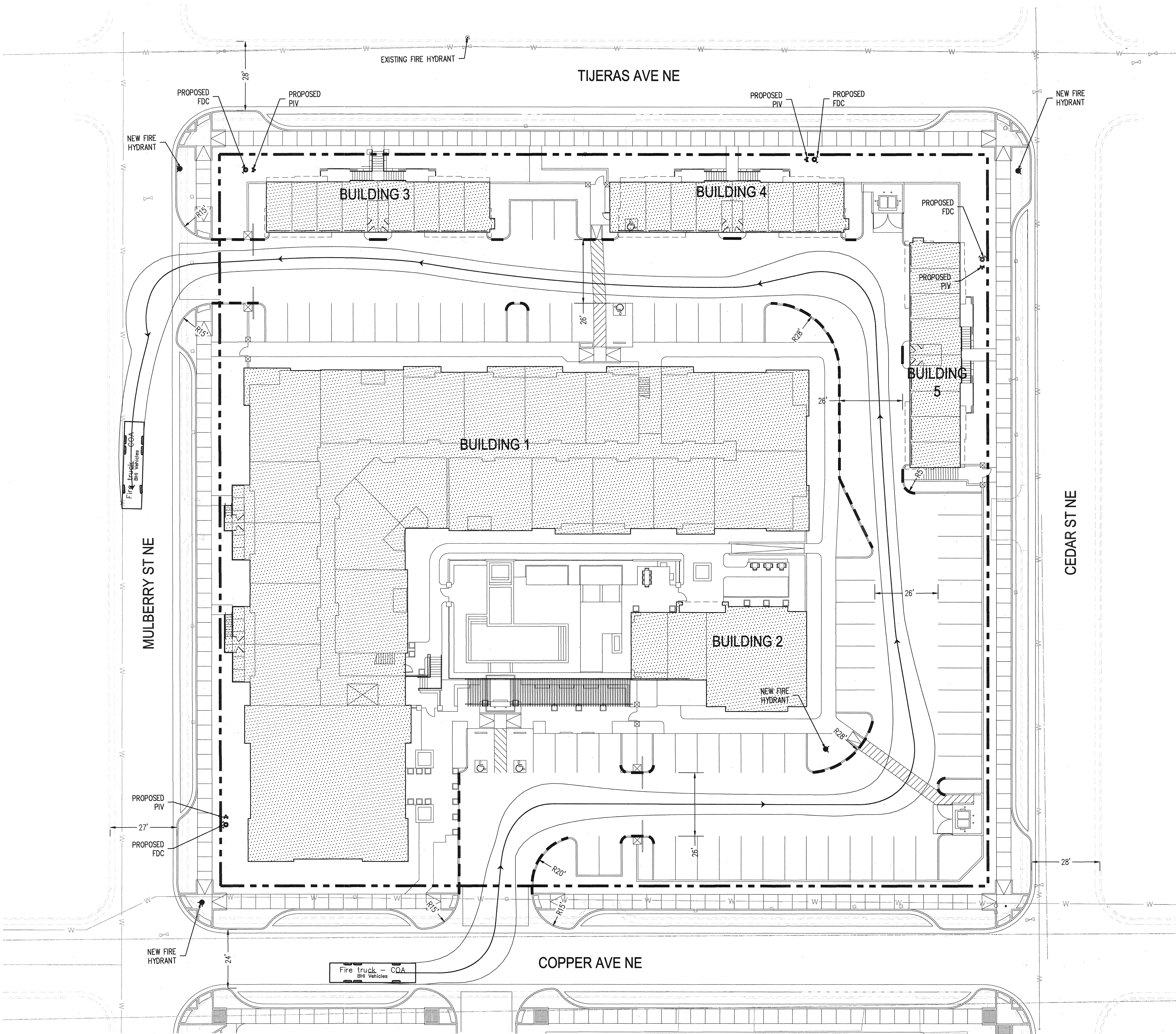
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A3.43

**FITNESS BUILDING
ELEVATIONS**



BUILDING INFORMATION

LEGAL DESCRIPTION: BROWNEWELL AND LAIS HIGHLAND ADDITION, BLOCK 21, LOTS 1-3, 7-9, A-E, WHITTEDS REPLAT, BLOCK 21, LOTS F-3.

ZONE ATLAS: K-15

*BUILDING 1: 73,195 SF
 LEVEL 1 - 24,175 SF
 LEVEL 2 - 24,175 SF
 LEVEL 3 - 24,175 SF
 • CONSTRUCTION TYPE: VA
 • SPRINKLERED: YES
 • FIRE FLOW: 2,375 GPM

BUILDING HEIGHT: 39'

*BUILDING 2: 2,872 SF
 LEVEL 1 - 2,872 SF
 • CONSTRUCTION TYPE: VB
 • SPRINKLERED: YES
 • FIRE FLOW: 750 GPM

BUILDING HEIGHT: 28'

*BUILDINGS 3 & 5: 4,508 SF PER BLDG
 LEVEL 1 - 2,195 SF
 LEVEL 2 - 2,313 SF
 • CONSTRUCTION TYPE: VB
 • SPRINKLERED: YES
 • FIRE FLOW: 875 GPM

BUILDING HEIGHT: 28'

*BUILDING 4: 4,407 SF
 LEVEL 1 - 2,232 SF
 LEVEL 2 - 2,175 SF
 • CONSTRUCTION TYPE: VB
 • SPRINKLERED: YES
 • FIRE FLOW: 875 GPM

BUILDING HEIGHT: 28'

LARGEST FIRE FLOW: 2,375 GPM

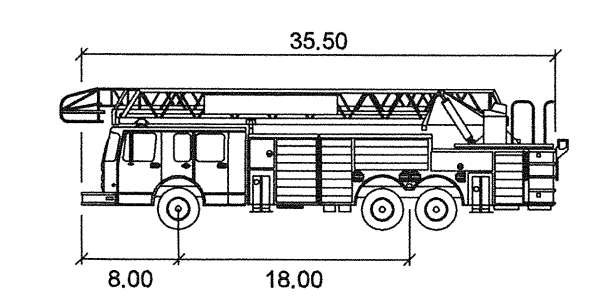
HYDRANTS REQUIRED: 3

NOTES

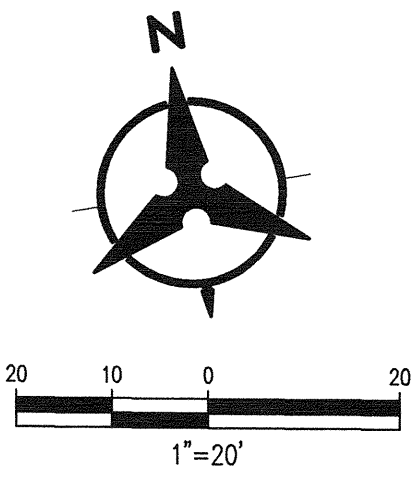
- ALL RADII ALONG FIRE LANE SHALL BE 28'.
- MONUMENT SIGN IDENTIFYING BUILDINGS WILL BE PROVIDED AT ADJACENT ROADWAYS.
- ALL BUILDINGS SHALL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES.
- FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FT OF A FIRE HYDRANT.
- ALL AREAS PAVED INCLUDING FIRE ACCESS.
- SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROAD.
- ALL BUILDINGS WILL BE SPRINKLERED.
- MARKED FIRE ACCESS NOT REQUIRED DUE TO LOCATION OF SITE AND ADJACENT STREETS NOT PROVIDING ON-STREET PARKING.
- A FIRE PROTECTION LINE IS BEING PROVIDED FOR BUILDING #1 AND CARRIAGE BUILDINGS # 3-5 INDICATING A FIRE DEPARTMENT CONNECTION FOR EACH BUILDING.
- AREA/OCCUPANCY SEPARATION AS REQUIRED BY THE CURRENTLY ENFORCED IBC SHALL BE PROVIDED AS NECESSARY.

LEGEND

- PROPERTY LINE
- - - MARKED FIRE ACCESS
- ▨ BUILDING FOOTPRINT



Fire truck	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



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1244-17
 HYDRANT AND FIRE ACCESS
 ALBUQUERQUE FIRE MARSHAL'S OFFICE
 PLANS CHECKING DIVISION
 SOFT 13185 CONSTRUCTION TYPE VA
 GPM 2375 NUMBER OF HYDRANTS 3
 APPROVED / DISAPPROVED
 Signature / MAN NUMBER / DATE

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FIRE ONE PLAN