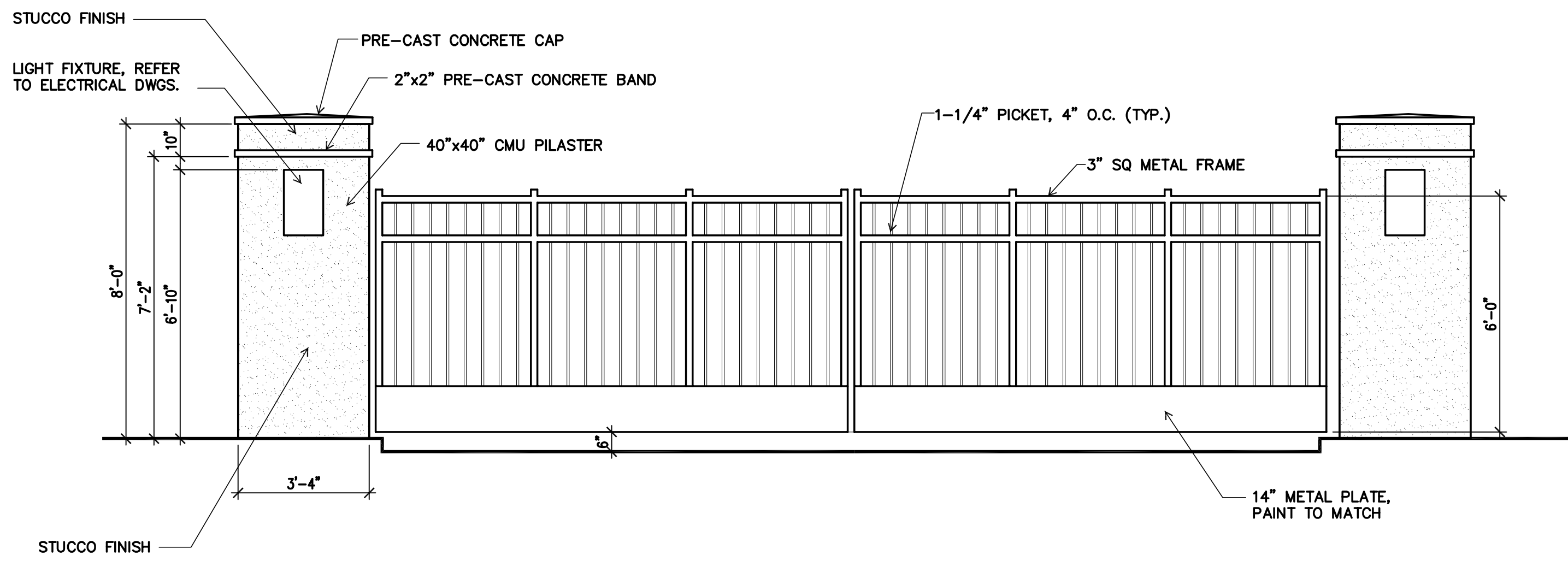
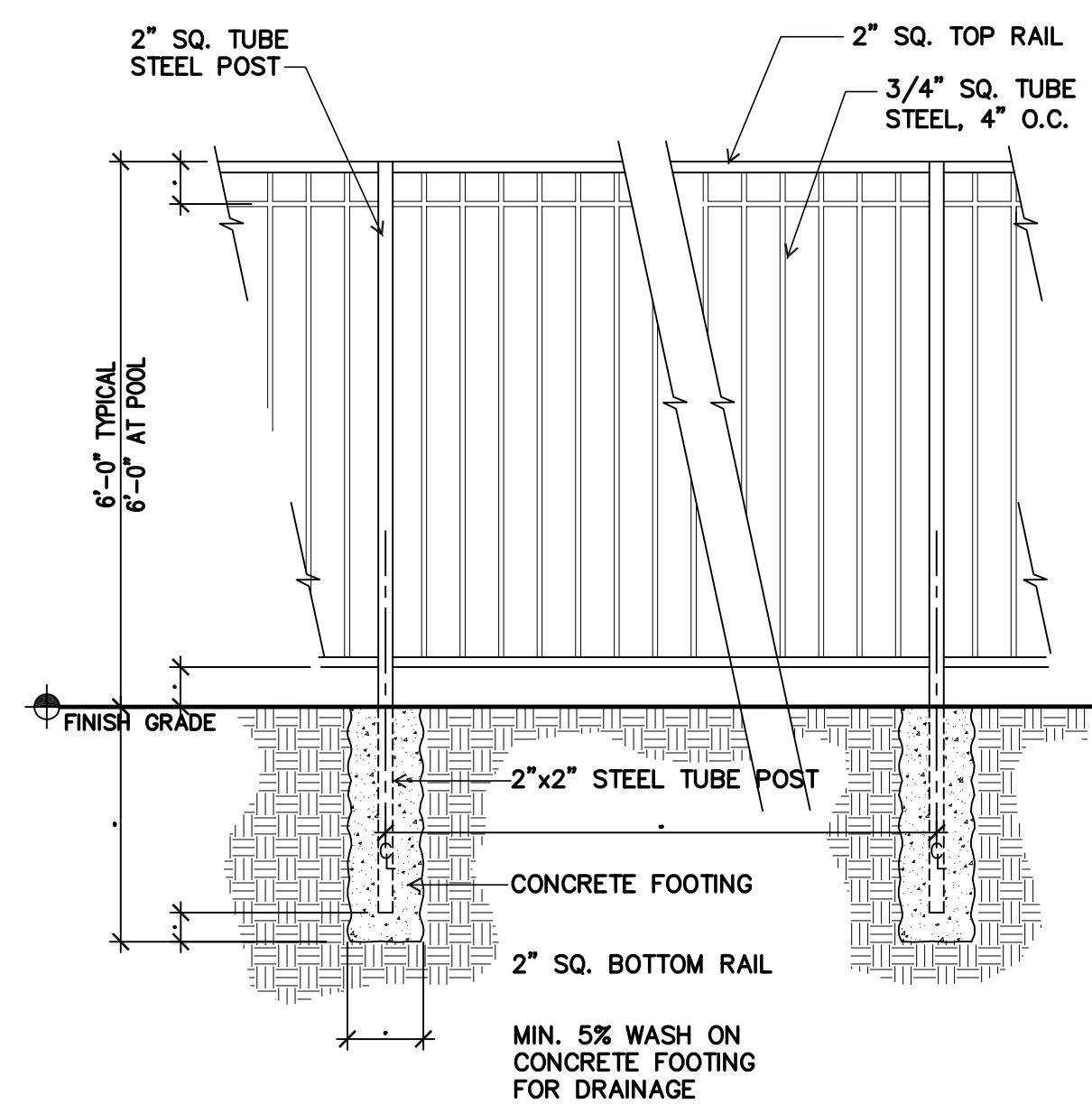


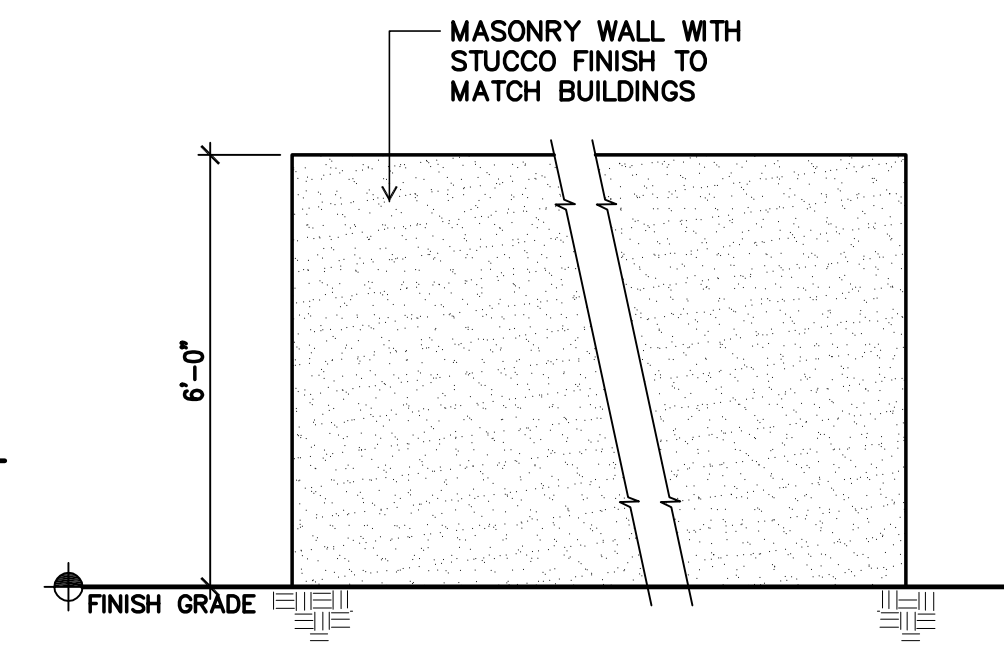
NOTES:
 1. REFER TO STRUCTURAL DETAILS AND PLANS FOR STRUCTURAL RELATED INFORMATION, TYPICAL. THESE DRAWINGS ARE ARCHITECTURAL ONLY.
 2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON SPECIFIC MATERIALS AND MANUFACTURERS.



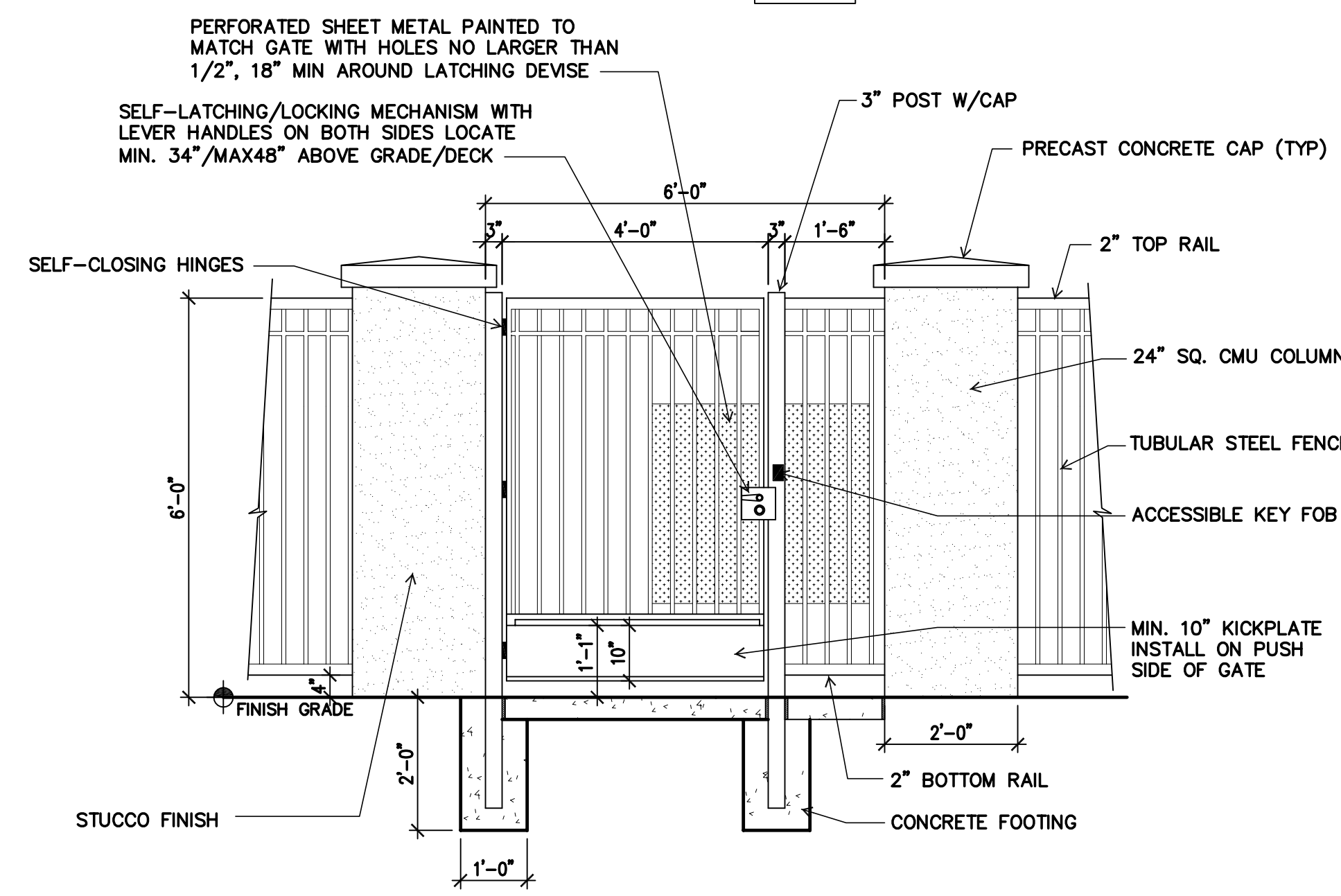
28 VEHICULAR ENTRY GATE
 SCALE: 3/8" = 1'-0"



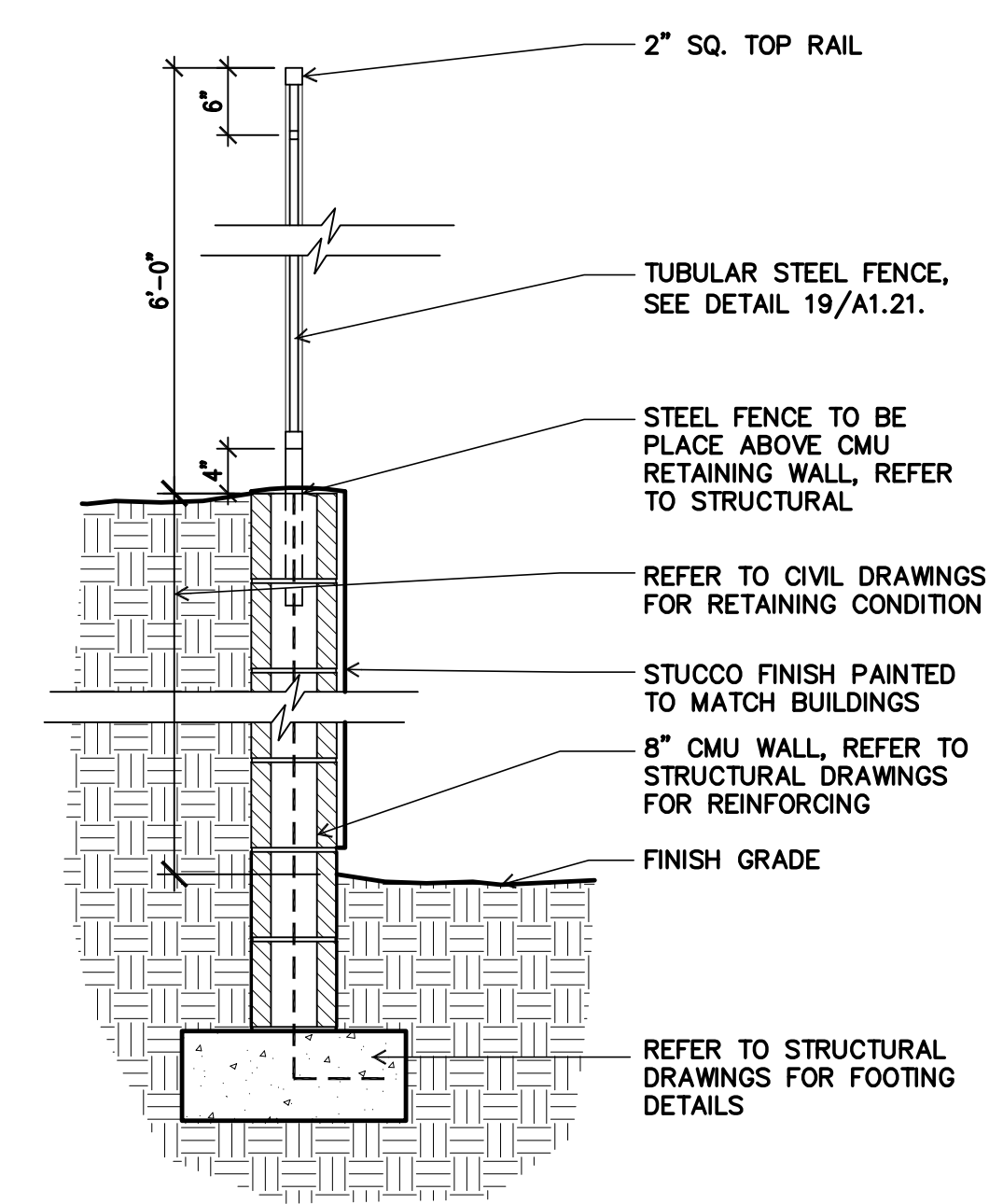
19 TUBULAR STEEL FENCE
 SCALE: 1/2" = 1'-0"



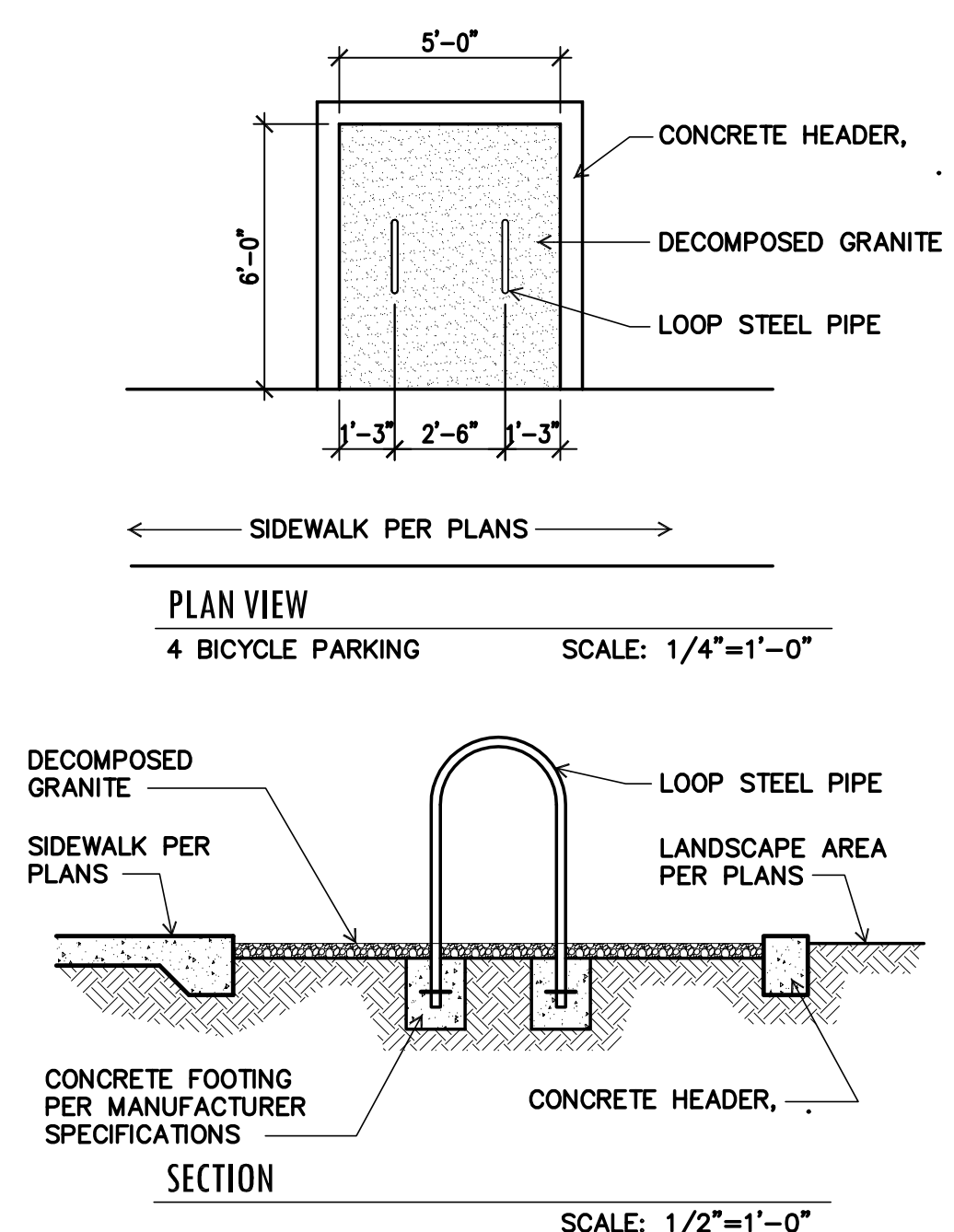
16 PERIMETER MASONRY WALL
 SCALE: 3/8" = 1'-0"



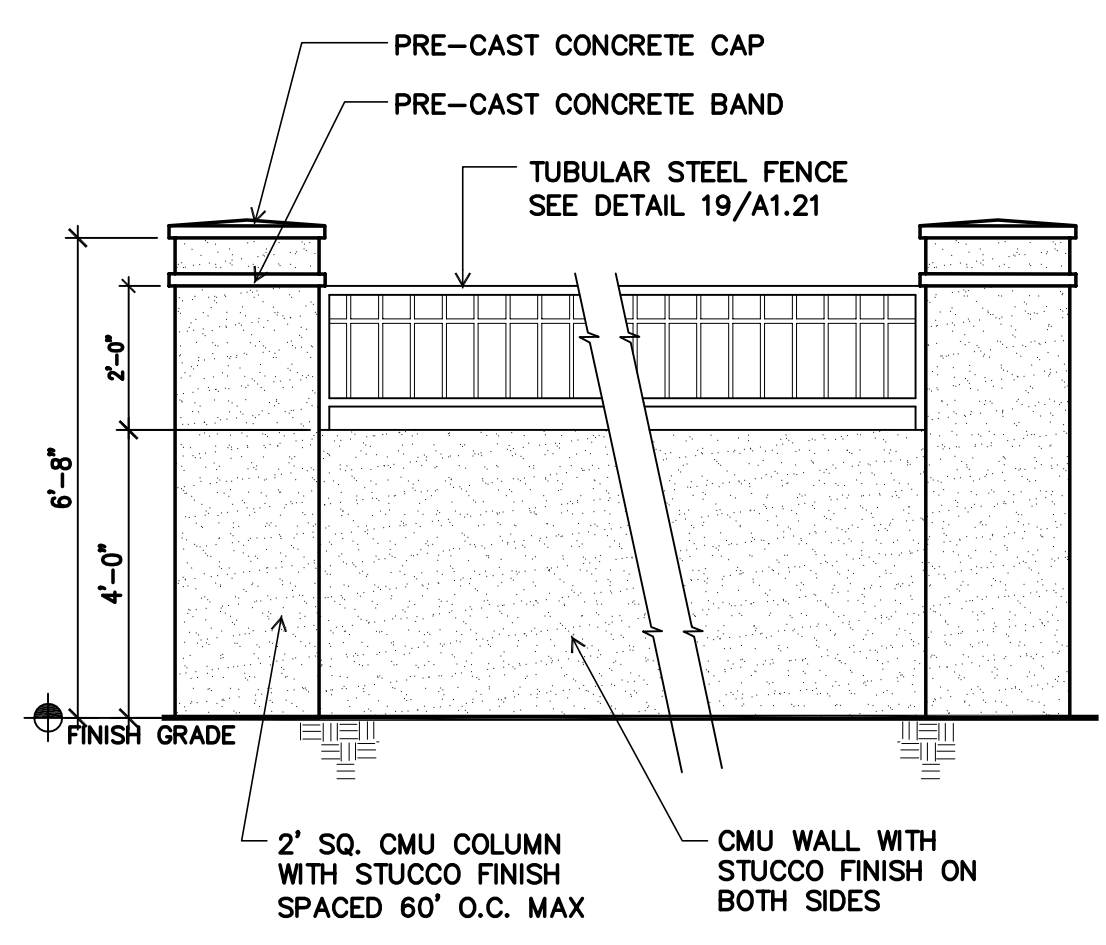
23 PEDESTRIAN ENTRY GATE
 SCALE: 1/2" = 1'-0"



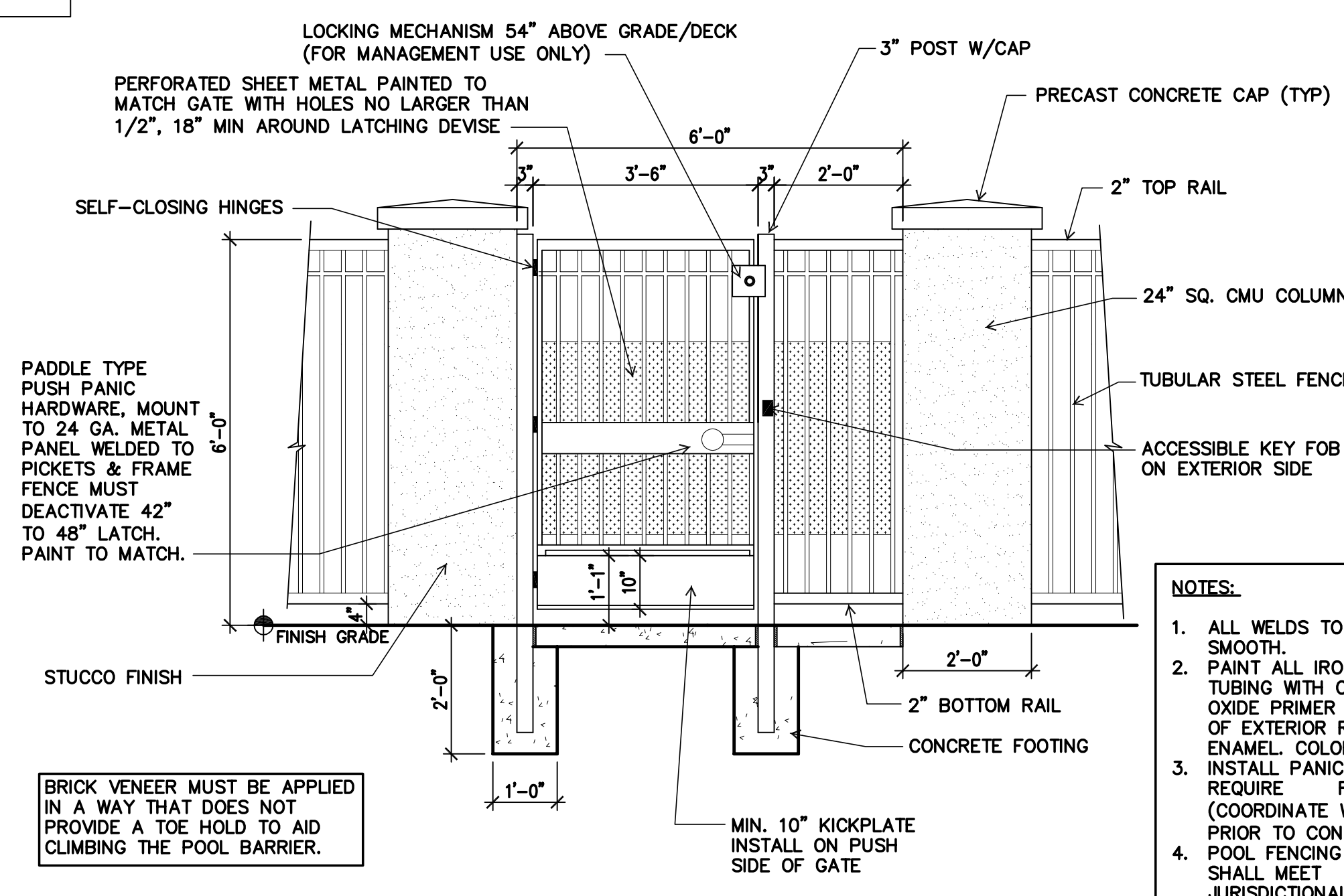
17 SOLID PERIMETER WALL W/ FENCE
 SCALE: 3/4" = 1'-0"



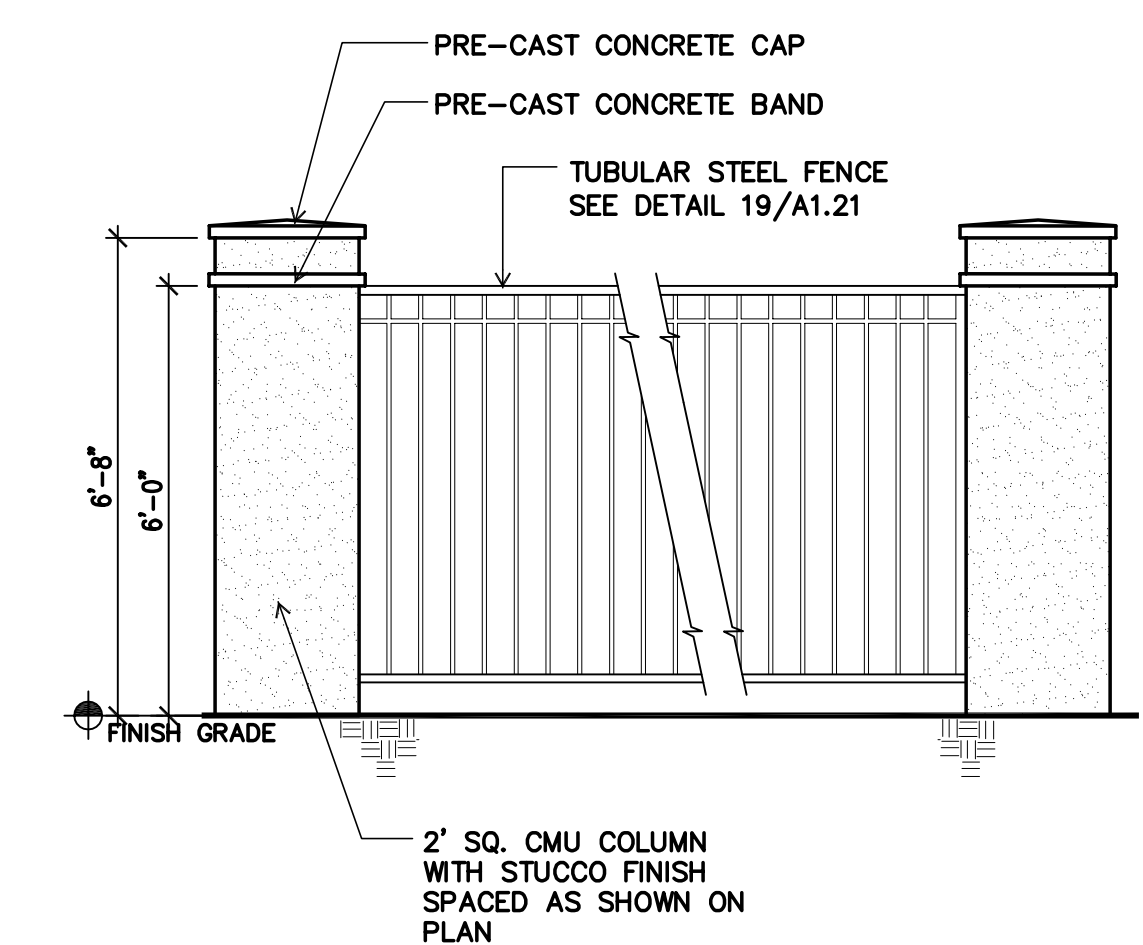
30 BICYCLE PARKING
 SCALE AS NOTED



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



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

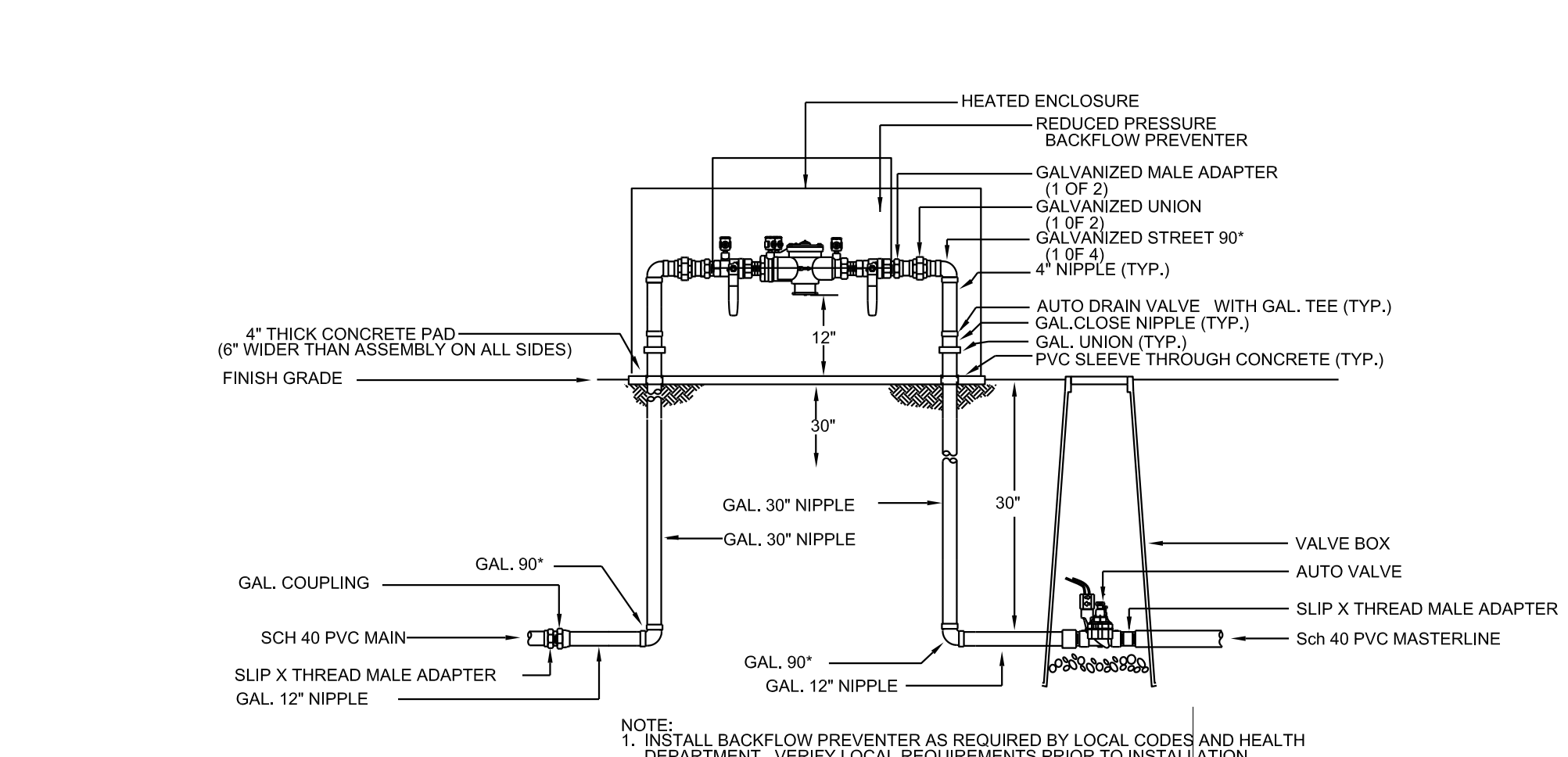
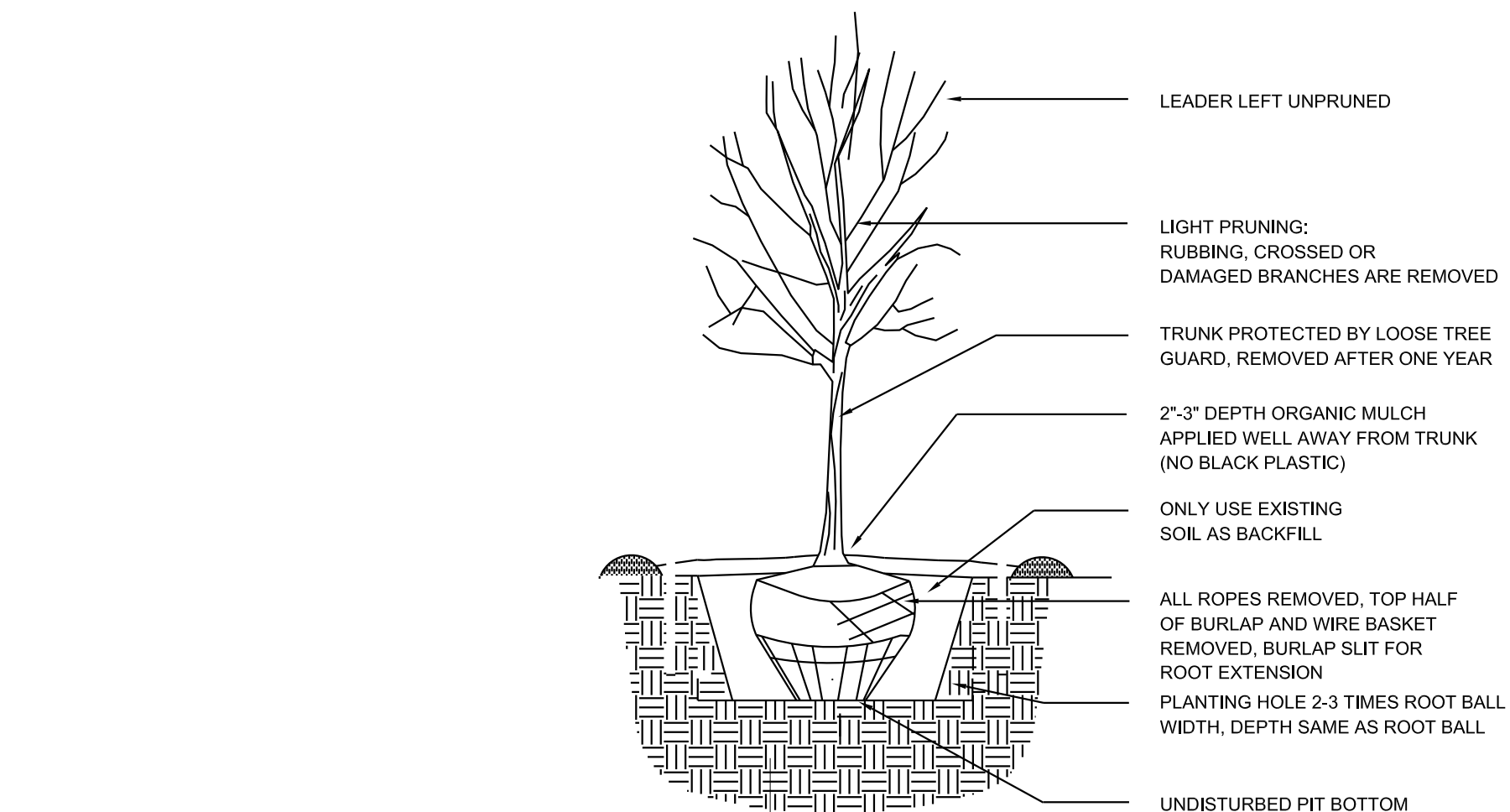


18 PILASTER AT PERIMETER TUBULAR STEEL FENCE
 SCALE: 3/8" = 1'-0"

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.

BRICK VENEER MUST BE APPLIED IN A WAY THAT DOES NOT PROVIDE A TOE HOLD TO AID CLIMBING THE POOL BARRIER.

FILE: I:\04\ORB Job Files\16-210_Titan_NorthBlock\CAD Files\Preliminary\161021 EPC_Submittal\16210 A1.21 Site_Details.dwg USER: jca DATE: Oct, 25 2016 TIME: 09:45 am



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	2,235 SF
	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	10
95 SPACES/10	10
PROVIDED PARKING LOT TREES	10

REQUIRED DWELLING UNIT TREES ONE PER FIRST FLOOR UNIT	20
ONE PER SECOND FLOOR UNIT	30
PROVIDED DWELLING UNIT TREES	50

TOTAL TREE REQUIRED/PROVIDED (2" cal or 6' ht.)	101/103
---	---------

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%

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" B&B	20'/20"	35 sf=420 sf	Medium	6-2 gph
11	○	Fraxinus	Raywood Ash	2" B&B	40'/40"	30 sf=330 sf	Medium	+6-2 gph
9	○	Ulmus	Lacebark Elm	2" B&B	50'/20"	40 sf=360 sf	Medium	6-2 gph
16	○	Crataegus	Thornless Hawthorne	2" B&B	25'/15"	20 sf=320 sf	Medium	+6-2 gph
5	○	Pistacia chinensis	Chinese Pistache	2" B&B	60'/60"	45 sf=225 sf	Medium	+6-2 gph
12	○	Gleditsia triacanthos inermis	Honeylocust	2" B&B	80'/80"	30 sf=360 sf	Medium	6-2 gph
9	○	Platanus wrightii	Arizona Sycamore	2" B&B	40'/35"	35 sf=315 sf	Medium	6-2 gph
8	○	Koelreuteria	Goldenrain Tree	2" B&B	30'/30"	35 sf=280 sf	Medium	6-2 gph
4	○	Malus	Crabapple	2" B&B	20'/20"	0 sf=0 sf	Medium	+ 6-2 gph
4	○	Acer	Japanese Maple	2" B&B	10'/5"	0 sf=0 sf	High	6-2 gph
9	○	Populus	Aspen	2" B&B	40'/10"	0 sf=0 sf	High	6-2 gph
1	○	Pinus nigra	Austrian Pine	6" HT.	30'/20"	35 sf=35 sf	Medium	6-2 gph
3	○	Pinus	Bosnian Pine	6" HT.	15'/8"	25 sf=75 sf	Medium	6-2 gph

Shrubs/Groundcovers

5	○	Buddleia davidii	Butterfly Bush	1-Gal	5'/5"	30 sf=150 sf	Medium	2-2 gph
18	○	Caryopteris clandonensis	Blue Mist	1-Gal	4'/4"	25 sf=450 sf	Medium	2-2 gph
3	○	Cotoneaster parneyi	Clusterberry	5-Gal	10'/10"	100 sf=300 sf	Medium	2-2 gph
12	○	Rhus aromatica	Gro Low Sumac	5-Gal	2'/6"	36 sf=432 sf	Low +	2-2 gph
20	○	Ericameria laricifolia 'Aguire'	Turpentine Bush	5-Gal	3'/4"	25 sf=500 sf	Low	2-1 gph
26	○	Ilex	Dwarf Burford Holly	5-Gal	4'/4"	16 sf=416 sf	Medium+	2-1 gph
47	○	Salvia greggii	Cherry Sage	1-Gal	3'/3"	15 sf=705 sf	Medium	2-1 gph
3	○	Hesperaloe parviflora	Red Yucca	5-Gal	3'/4"	30 sf=90 sf	Low	2-2 gph
36	○	Juniperus sabinia 'Buffalo'	Buffalo Juniper (female)	5-Gal	2'/6"	36 sf=1296 sf	Low +	2-2 gph
36	○	Lavandula	Lavender	1-Gal	3'/3"	12 sf=432 sf	Medium	2-2 gph
3	○	Perovskia atriplicifolia	Russian Sage	1-Gal	5'/5"	25 sf=75 sf	Medium	2-2 gph
11	○	Potentilla fruticosa	Shrubby Cinquefoil	5-Gal	3'/3"	10 sf=110 sf	Medium+	2-2 gph
18	○	Prunus cistena	Dwarf Red Leaf Plum	5-Gal	6'/6"	36 sf=648 sf	Medium	2-2 gph
5	○	Rosmarinus officinalis	Rosemary	5-Gal	6'/6"	36 sf=180 sf	Low +	2-2 gph
13	○	Rosa	Knockout Rose	5-Gal	3'/3"	15 sf=195 sf	Medium+	2-2 gph
9	○	Lagerstroemia	Crape Myrtle	5-Gal	15'/10"	100 sf=900 sf	Medium+	2-2 gph
14	○	Nepeta	Catmint	1-Gal	1'/3"	6 sf=84 sf	Medium	2-2 gph
7	○	Spiraea	Dwarf Red Spiraea	5-Gal	3'/3"	20 sf=140 sf	Medium+	2-2 gph
36	○	Achillea	Moonshine Yarrow	1-Gal	3'/3"	10 sf=360 sf	Medium	2-2 gph
25	○	Rhaphiolepis	India Hawthorn	5-Gal	3'/3"	15 sf=375 sf	Medium	2-2 gph
7	○	Viburnum	Burkwood Viburnum	5-Gal	6'/6"	36 sf=252 sf	Medium+	2-2 gph
27	○	Euonymus	Burning Bush	5-Gal	4'/4"	25 sf=675 sf	Medium	2-2 gph
12	○	Pinus mugo	Mugho Pine	5-Gal	4'/4"	30 sf=360 sf	Medium	2-2 gph
12	○	Nandina	Heavenly Bamboo	5-Gal	3'/3"	20 sf=240 sf	Medium+	2-2 gph
4	○	Photinia	Fraser Red Tip Photinia	5-Gal	10'/10"	100 sf=400 sf	Medium	2-2 gph
2	○	Cornus	Red Twig Dogwood	5-Gal	8'/8"	64 sf=128 sf	Medium+	2-2 gph
6	○	Campsis/Wisteria	Trumpet Vine/Wisteria	1-Gal	10'/10"	100 sf=600 sf	Medium+	2-2 gph

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.

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

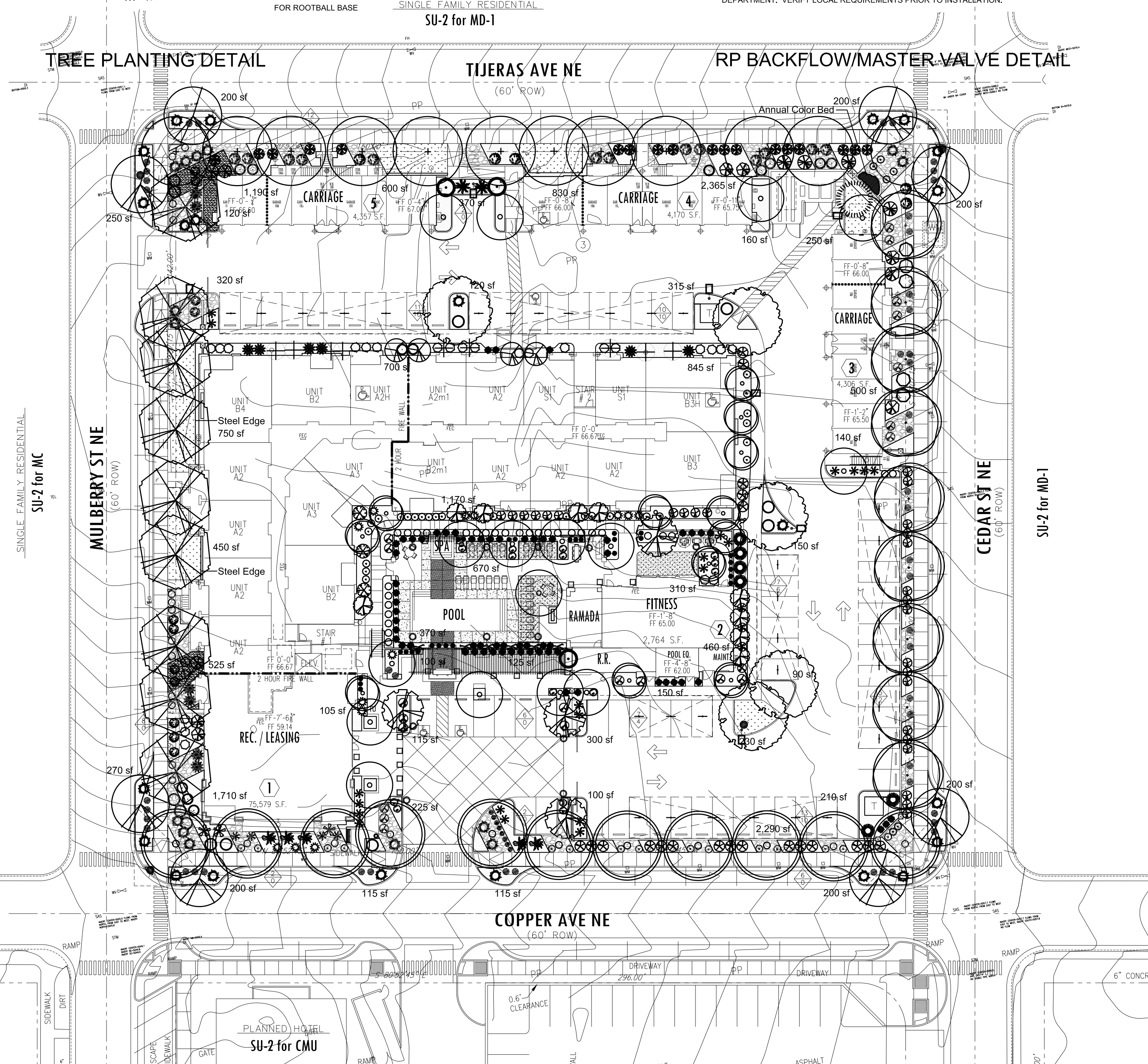
WINTER: 1 HOUR/2 DAYS PER MONTH

MATERIALS LEGEND

□	BROWN CRUSHER FINES
□	1"-2" BLUE SAIZ GRAVEL
□	FESCUE SOD LAWN
□	SYNTHETIC LAWN

Qty.	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
24	○	Muhlenbergia	Deer Grass	1-Gal	4'/4"	20 sf=480 sf	Low+	2-2 gph
49	○	Muhlenbergia	Regal Mist Grass	1-Gal	3'/3"	15 sf=735 sf	Medium	2-2 gph
6	○	Panicum	Switch Grass	1-Gal	8'/6"	36 sf=216 sf	Medium	2-2 gph
63	○	Calamagrotis	Karl Foerster Grass	5-Gal	3'/2"	10 sf=630 sf	Medium	2-2 gph

Total Landscape Coverage=15,274 SF



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LANDSCAPE CONTRACTORS

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design@hulc.com

BROADSTONE HIGHLANDS NORTH

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ALBUQUERQUE, NEW MEXICO

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com

STATE OF NEW MEXICO
RICH BARBER
NO. 2295
REGISTERED ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

TITAN
DEVELOPMENT

ALLIANCE
RESIDENTIAL COMPANY

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PROGRESS SET

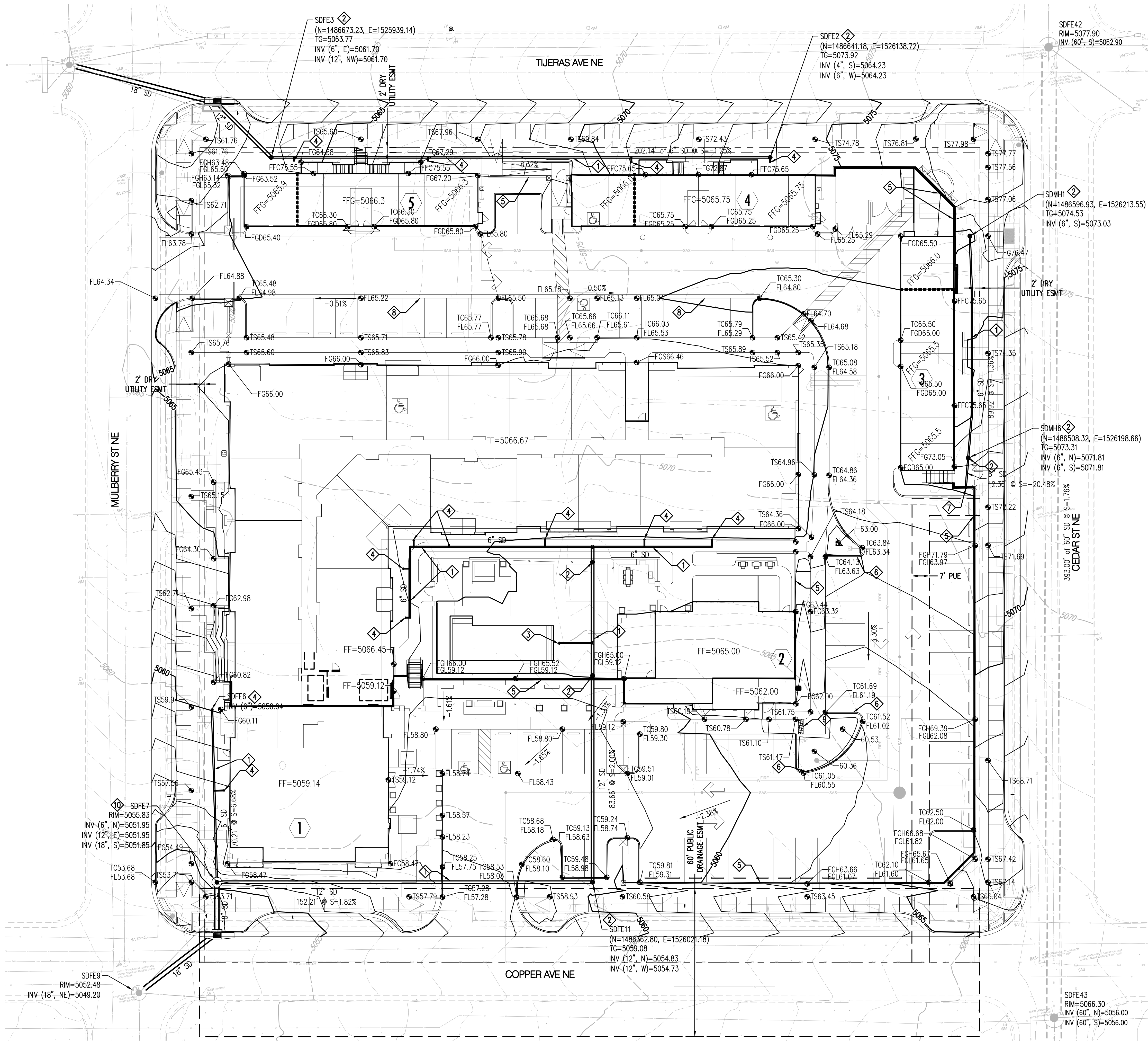
DATE: JUNE 06, 2017 ORB # 16-210

L1.10

LANDSCAPE PLAN
PRELIMINARY

FILE: S:\DESIGN\1 - ACTIVE\JOBS\North Block Apartments\16210\0516 - Standard\16210 A110 Landscape Plan 7.7.17.dwg USER: jfc DATE: Jul, 07, 2017 TIME: 10:50 am

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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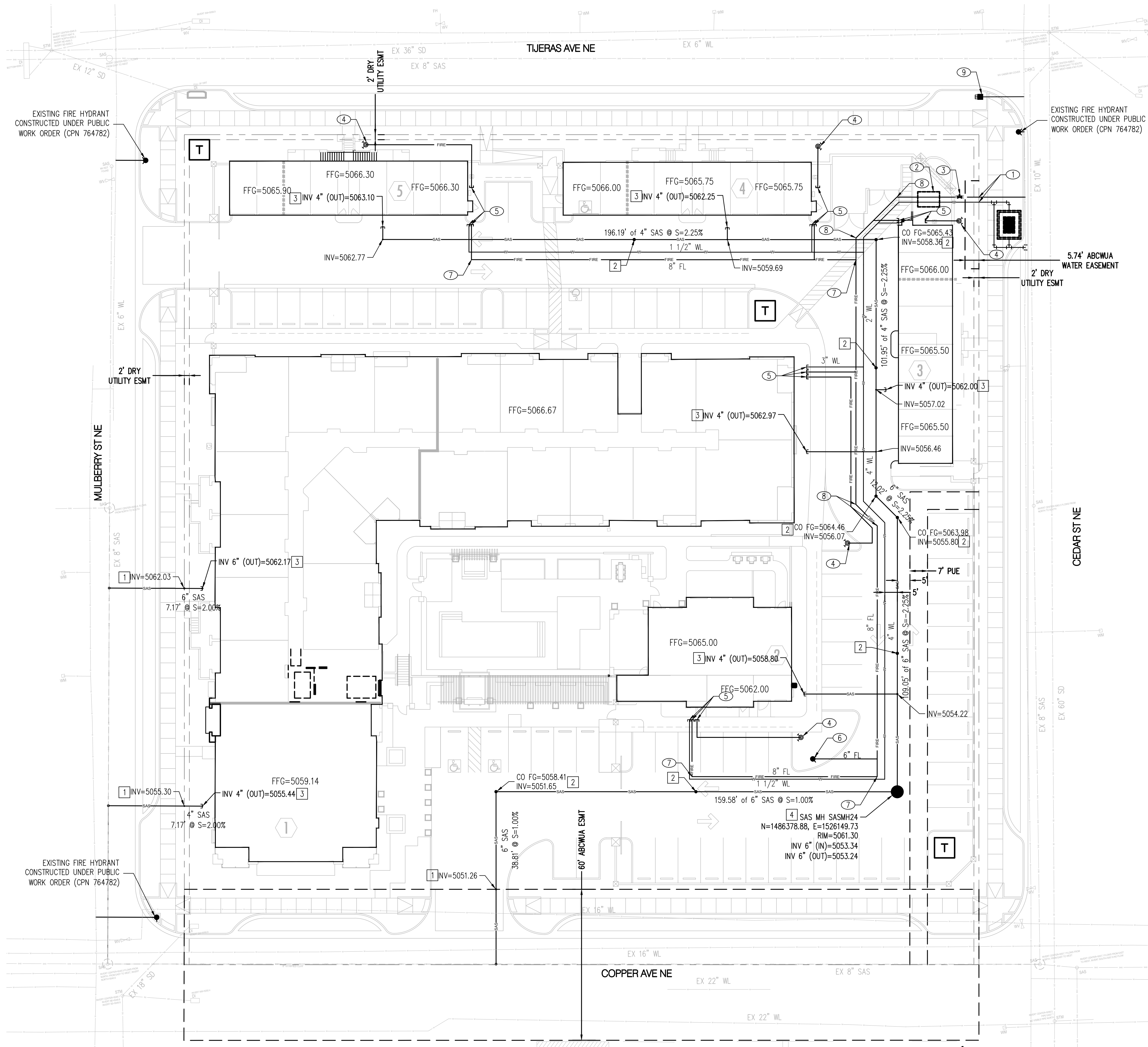
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DATE: JULY 18, 2017 ORB # 16-210

C1.00

OVERALL GRADING PLAN

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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

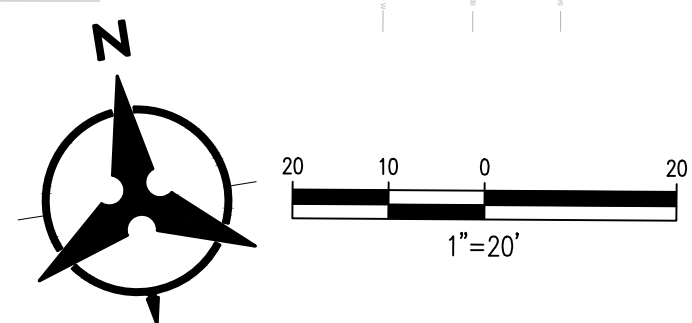
- CONNECT TO EXISTING SANITARY SEWER. CONTRACTOR TO VERIFY INVERT ELEVATIONS AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND. SEE PUBLIC WORK ORDER (CPN #764782)
- INSTALL 6" SANITARY SEWER CLEANOUT.
- INSTALL SANITARY SEWER SERVICE TO WITHIN 5' OF BUILDING. SEE PLAN FOR SIZE. SEE PLUMBING PLANS FOR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

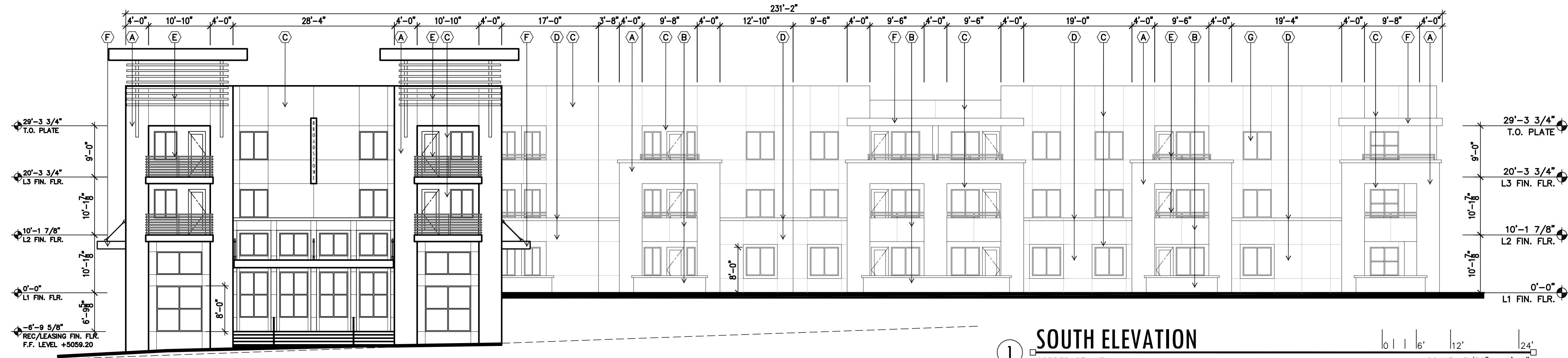
DATE: JULY 18, 2017 ORB # 16-210

C2.00

OVERALL UTILITY PLAN

MATERIAL KEY NOTES:

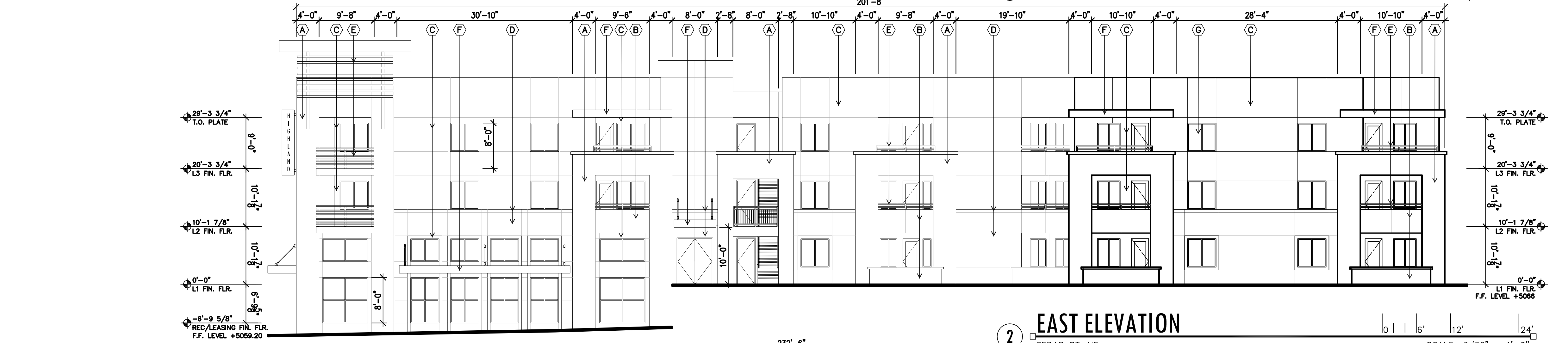
- (A) STUCCO FINISH LIGHT RED
- (B) STUCCO FINISH MEDIUM BROWN
- (C) STUCCO FINISH LIGHT BROWN
- (D) STUCCO FINISH DARK BROWN
- (E) RAILING DARK GRAY
- (F) STUCCO FINISH DARK GRAY



1 SOUTH ELEVATION

COPPER ST. NE

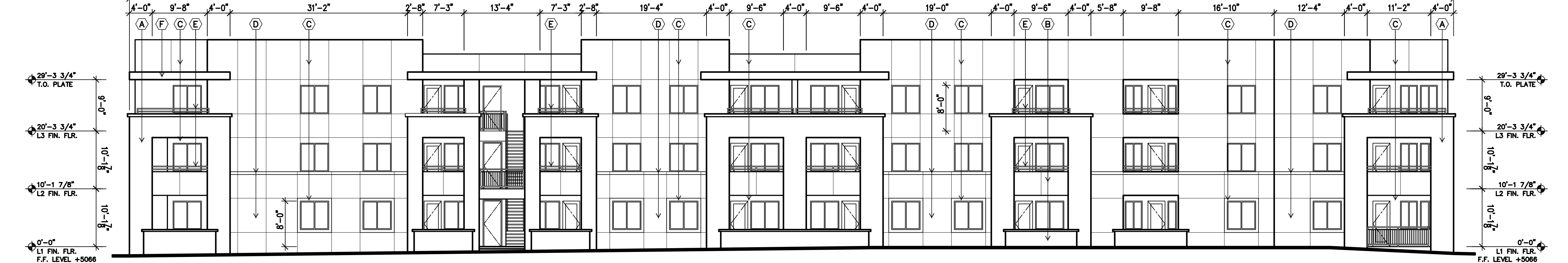
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2 EAST ELEVATION

CEDAR ST. NE

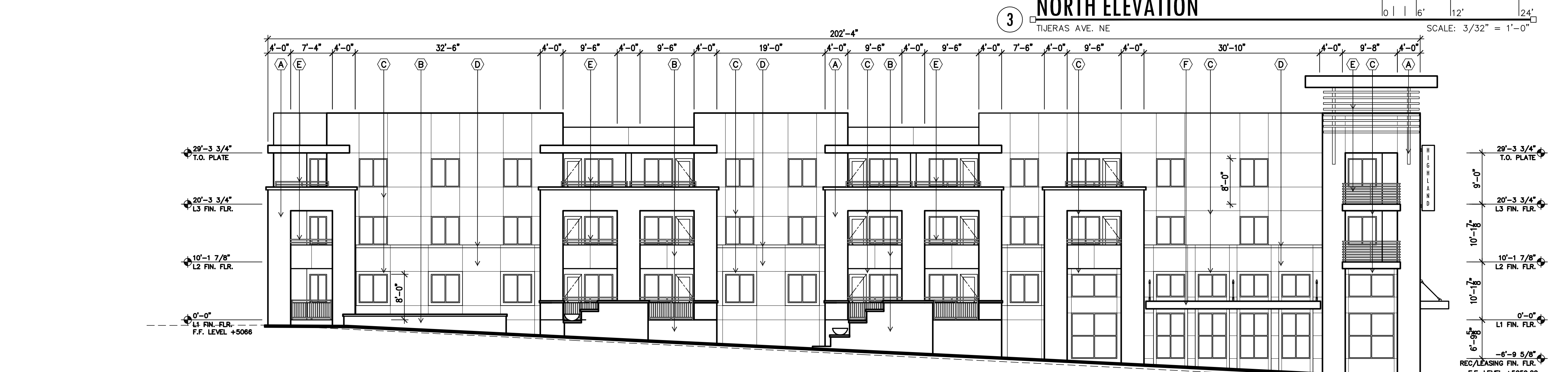
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION

TIJERAS AVE. NE

SCALE: 3/32" = 1'-0"



4 WEST ELEVATION

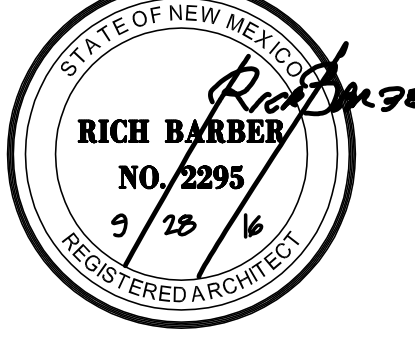
MULBERRY ST. NE

SCALE: 3/32" = 1'-0"

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



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DATE: SEPTEMBER 28, 2016 ORB # 16-210

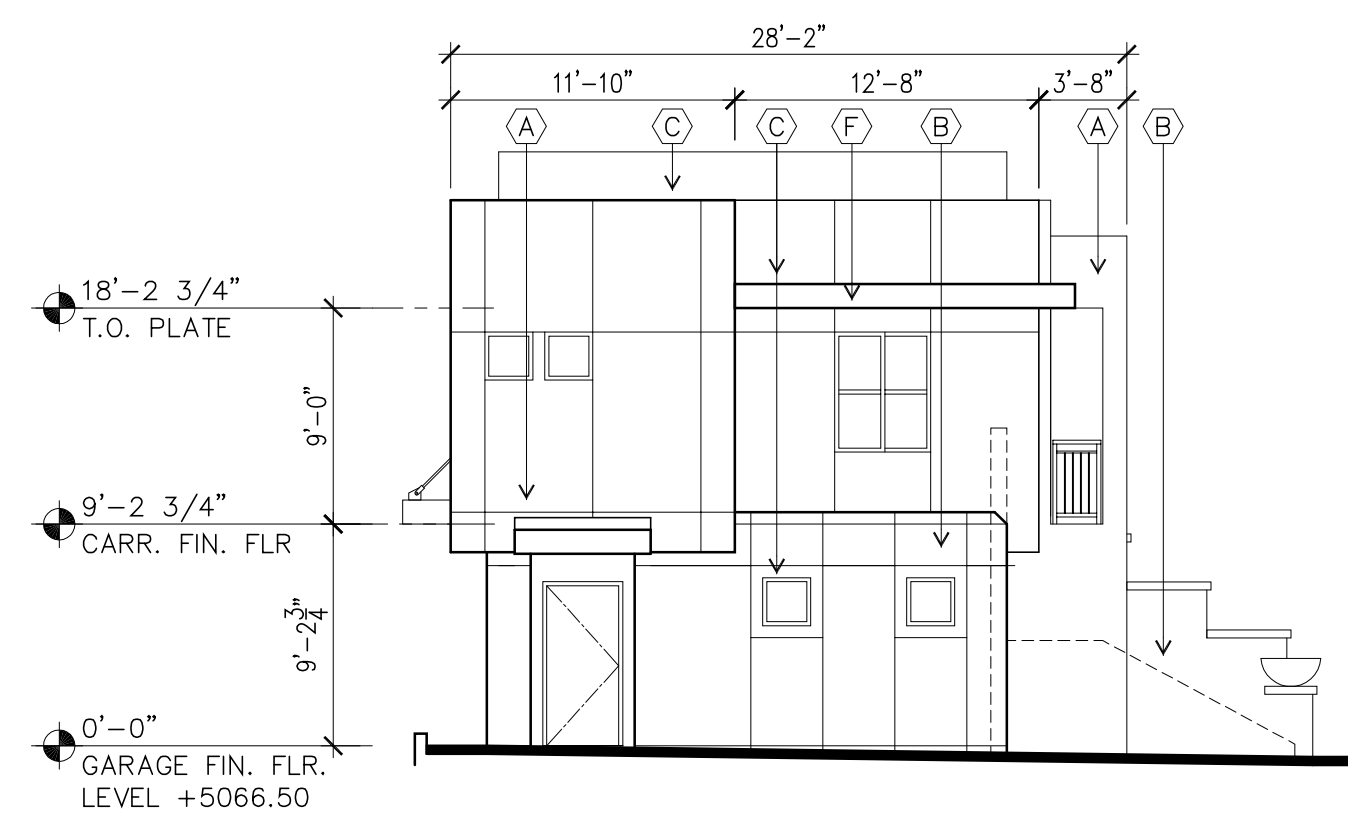
A3.40

EXTERIOR ELEVATIONS

FILE: I:\04\ORB Job Files\16-210_Titan_NorthBlock\CAD Files\Preliminary\16210_A340_Bldg Elevations.dwg USER: jco DATE: Sep, 27 2016 TIME: 10:34 am

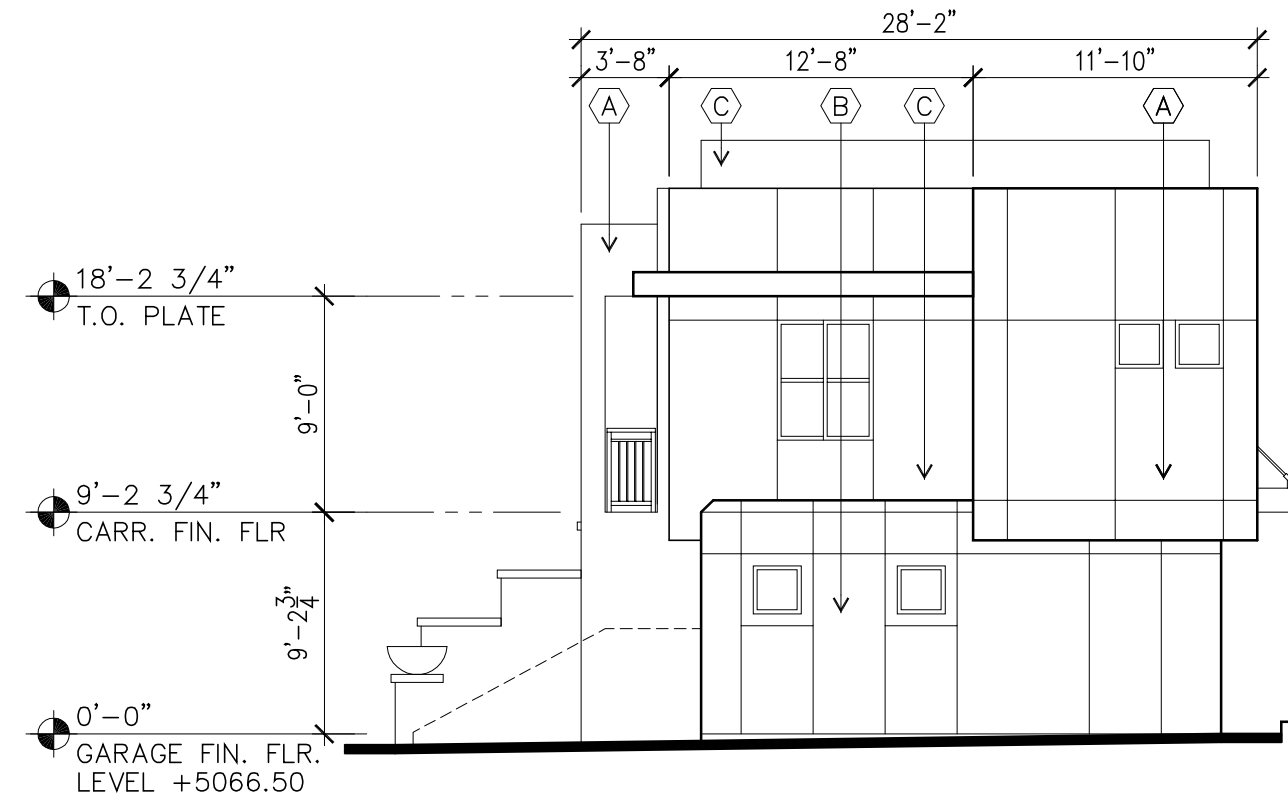
MATERIAL KEY NOTES:

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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



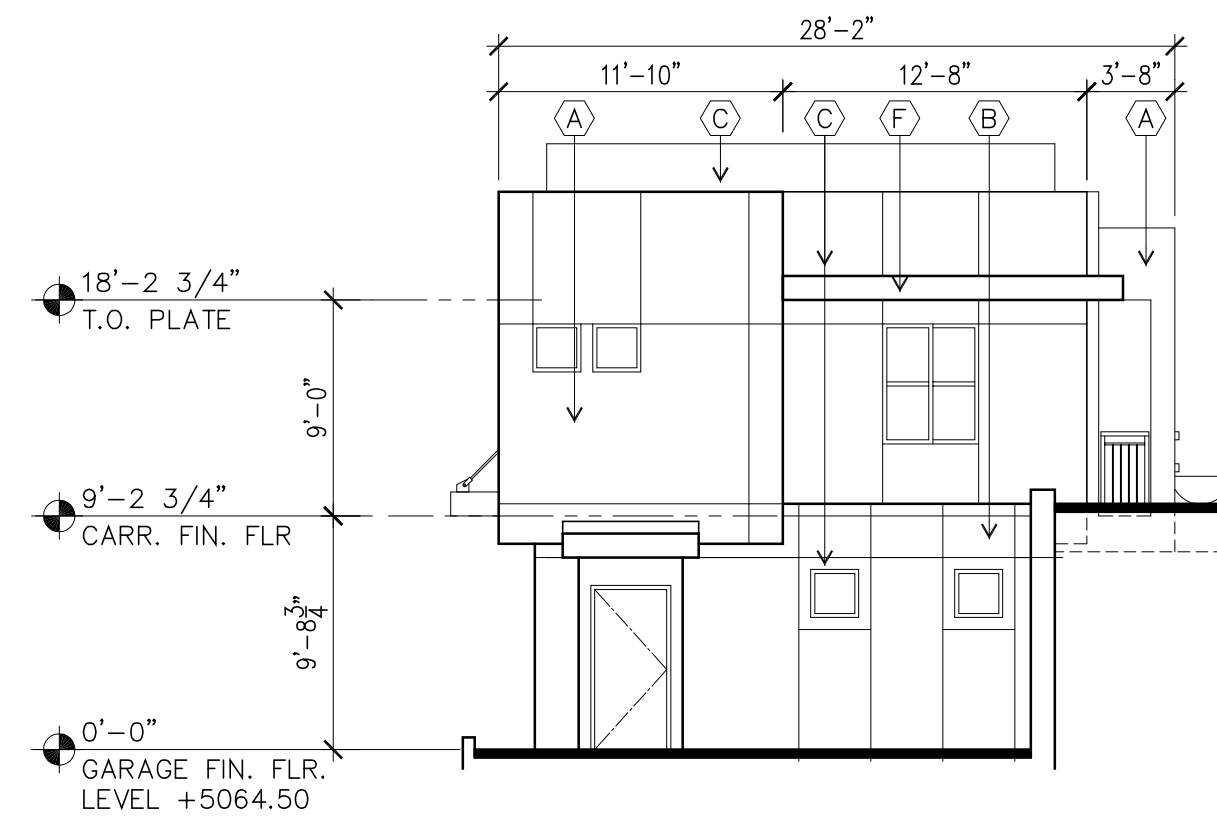
2 NW CARRIAGE EAST ELEVATION

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



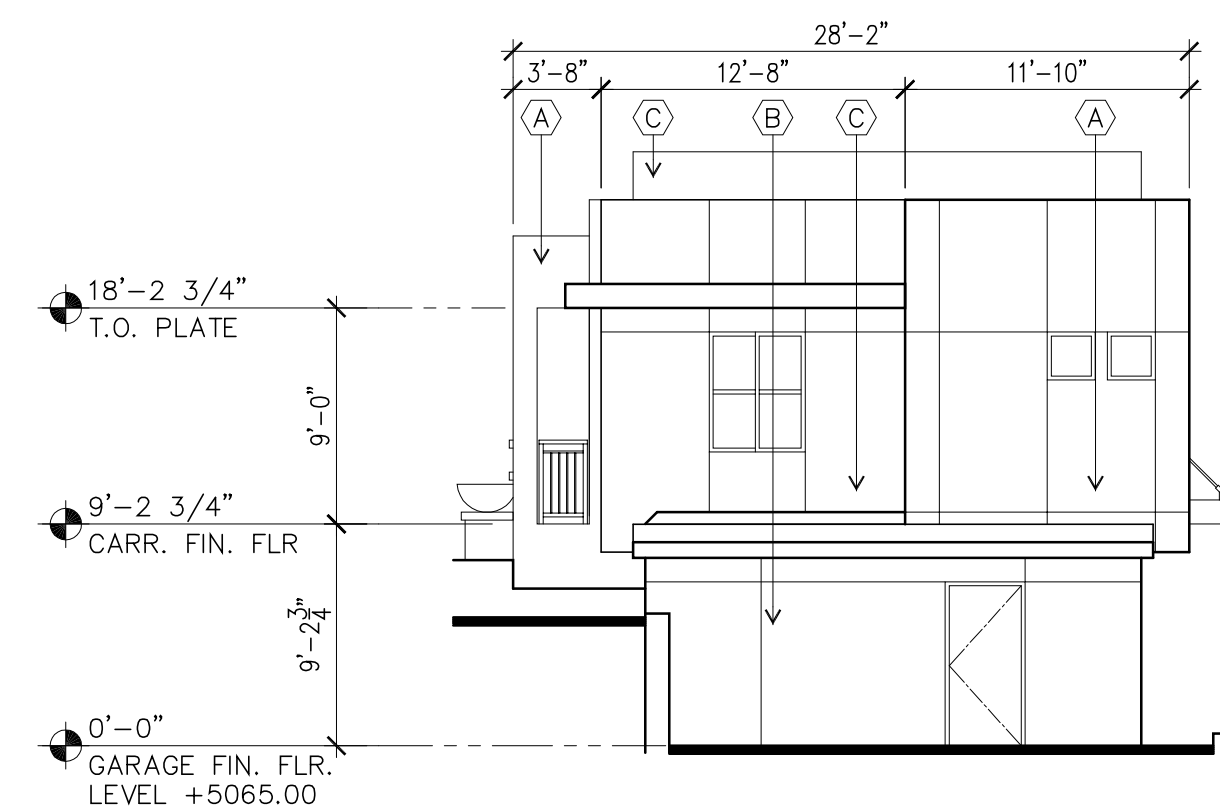
4 NW CARRIAGE WEST ELEVATION

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



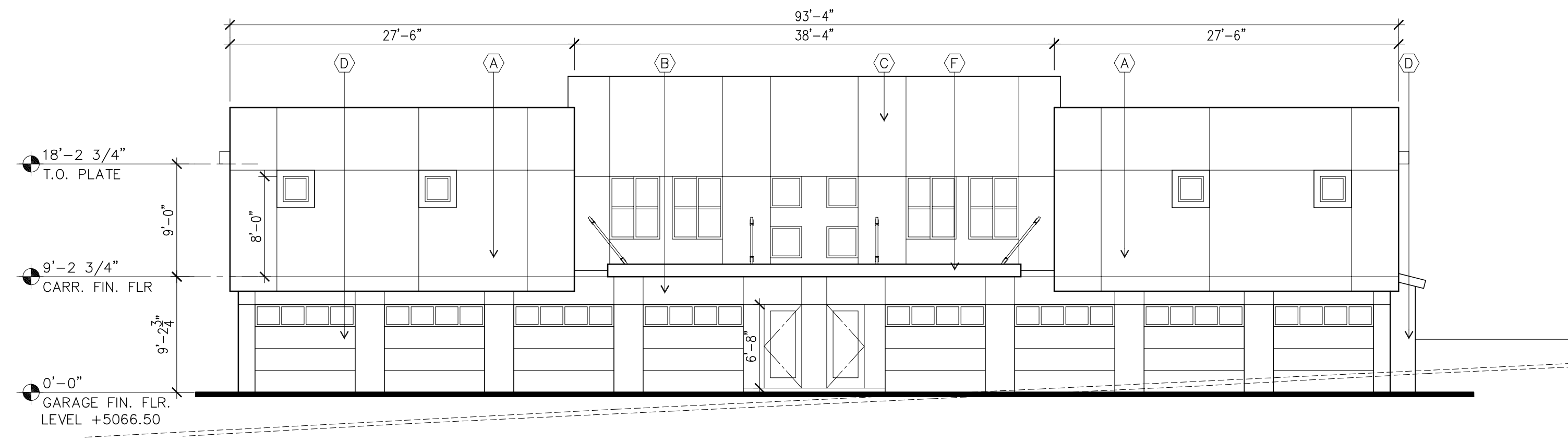
6 NE CARRIAGE EAST ELEVATION

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



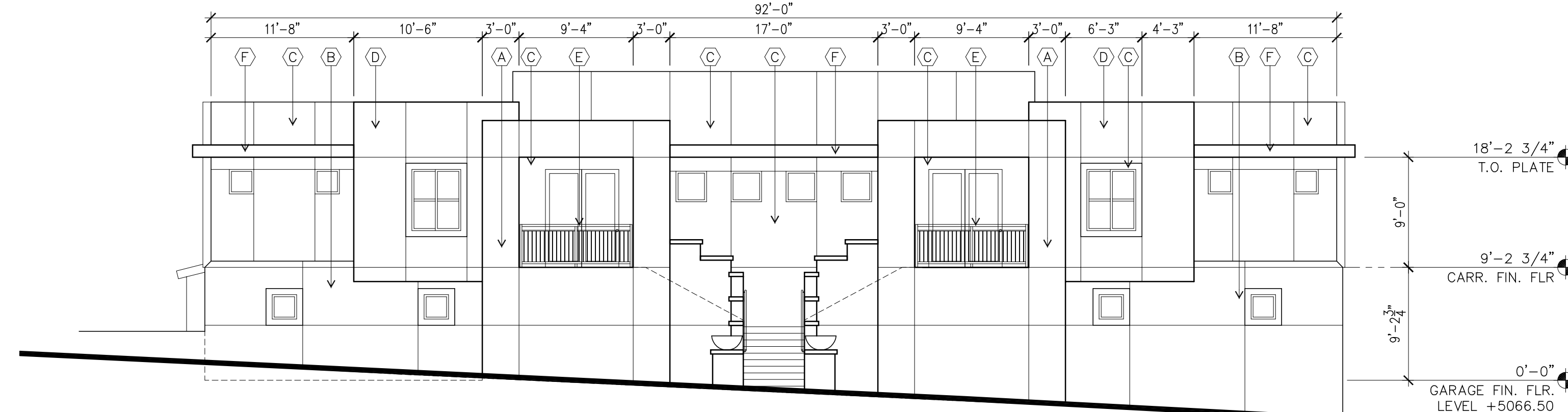
8 NE CARRIAGE WEST ELEVATION

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



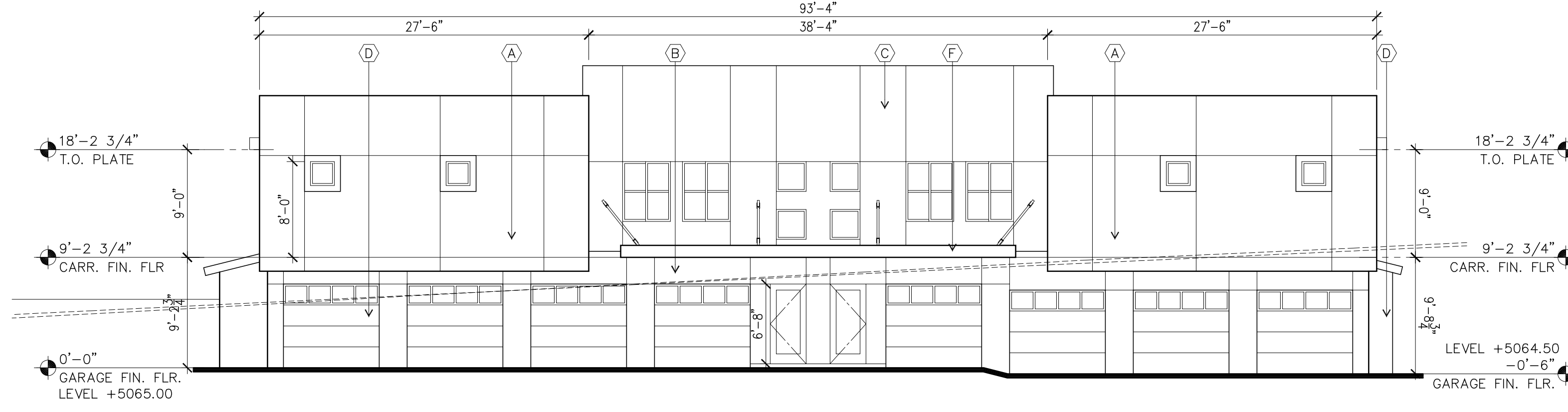
1 NW CARRIAGE SOUTH ELEVATION

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



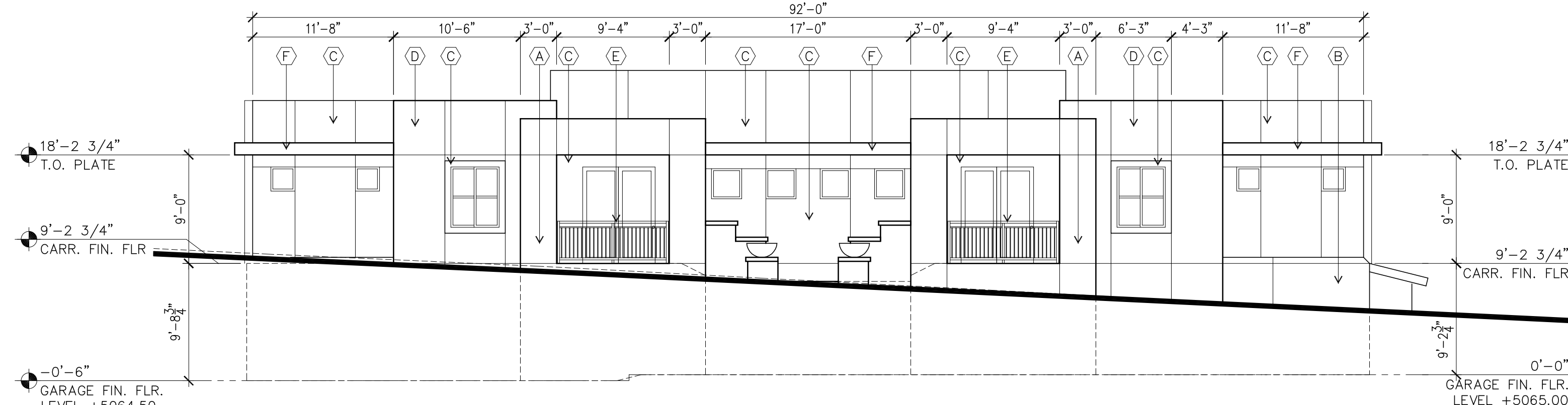
3 NW CARRIAGE NORTH ELEVATION

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



5 NE CARRIAGE SOUTH ELEVATION

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



7 NE CARRIAGE NORTH ELEVATION

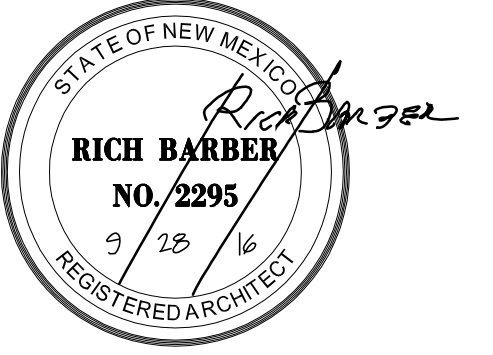
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**BROADSTONE
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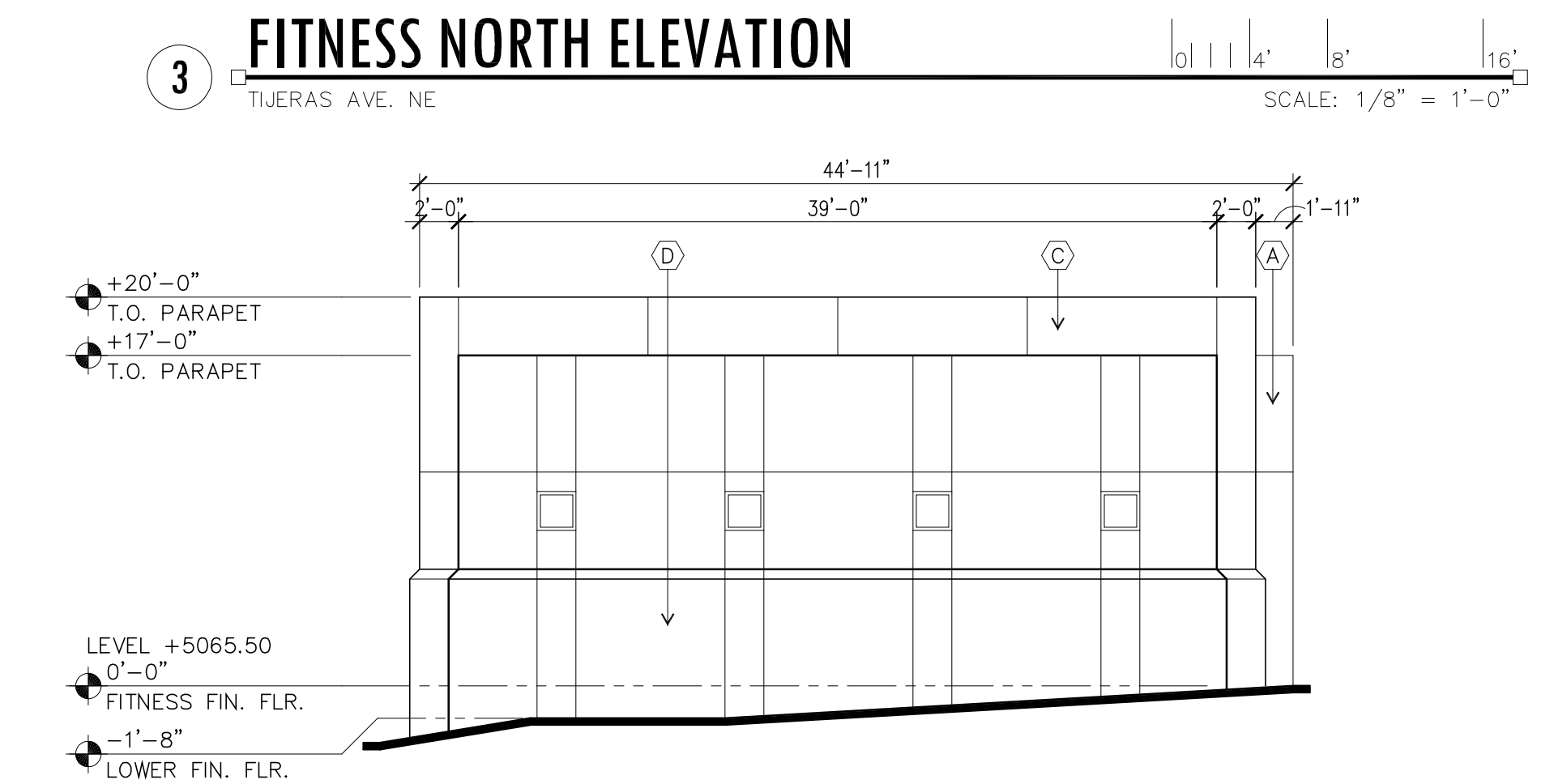
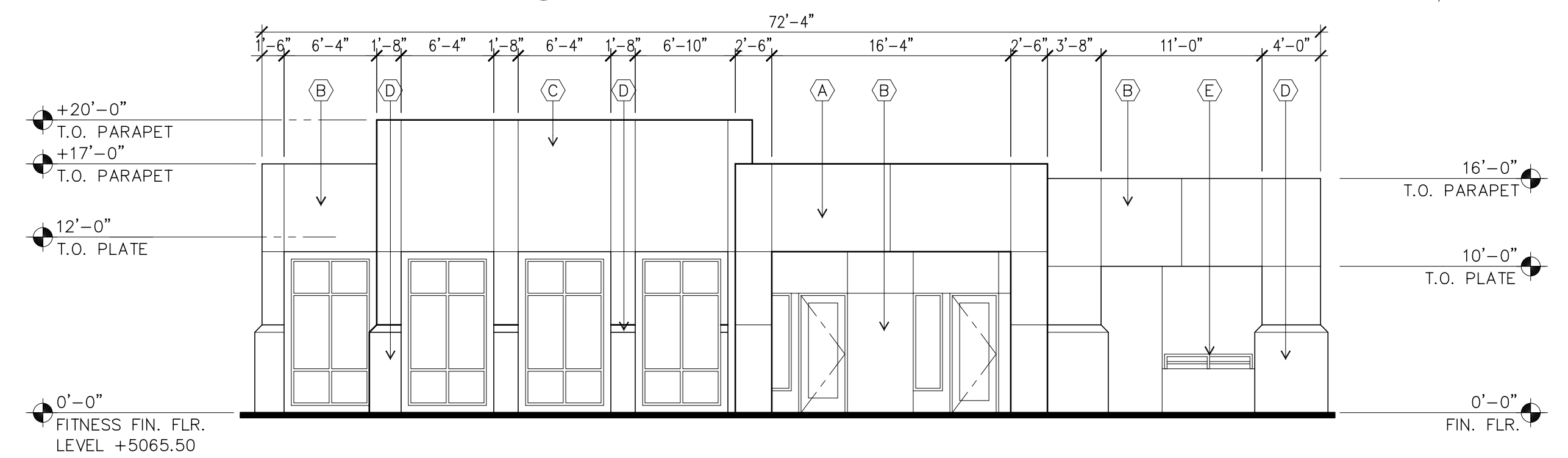
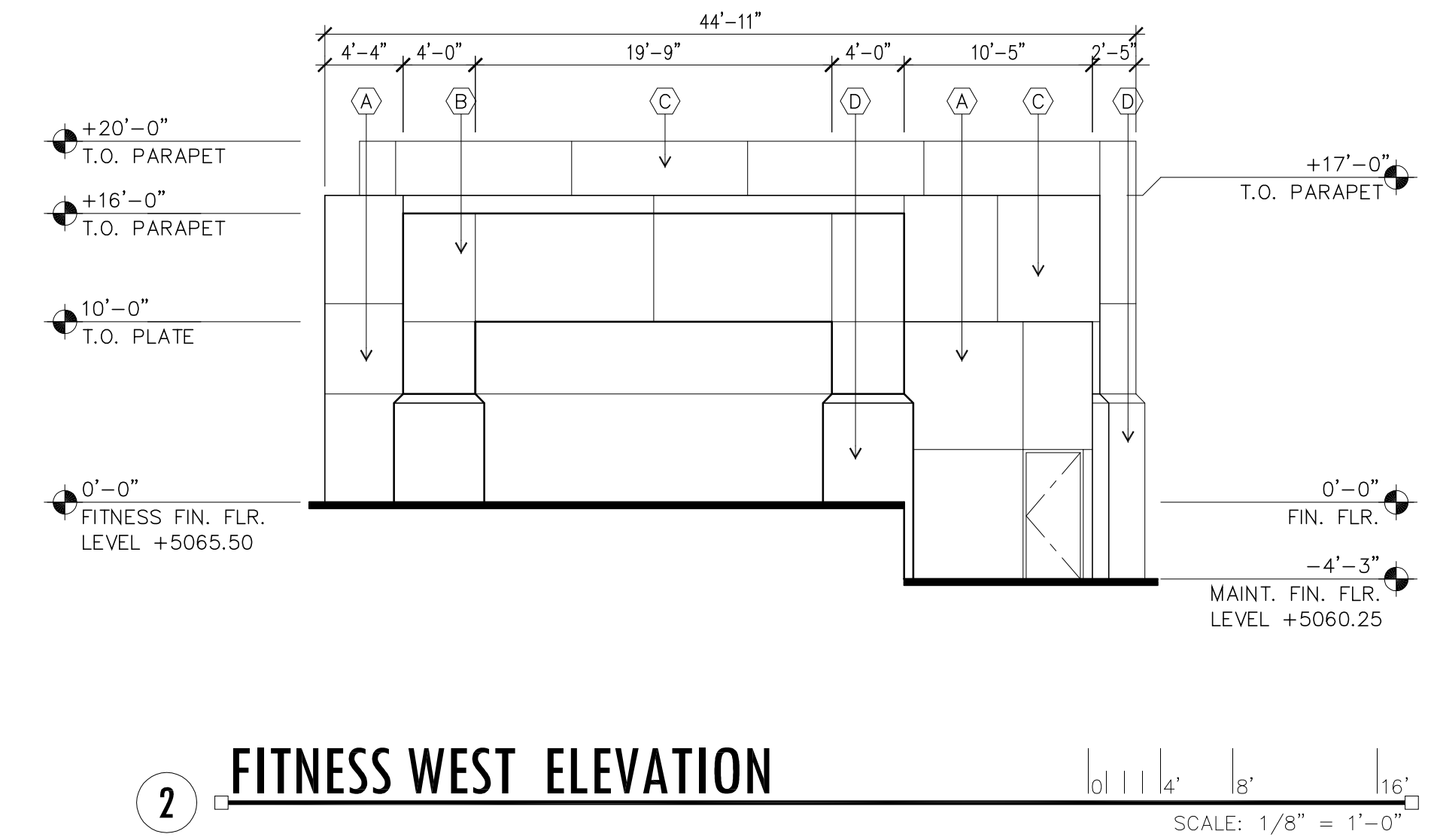
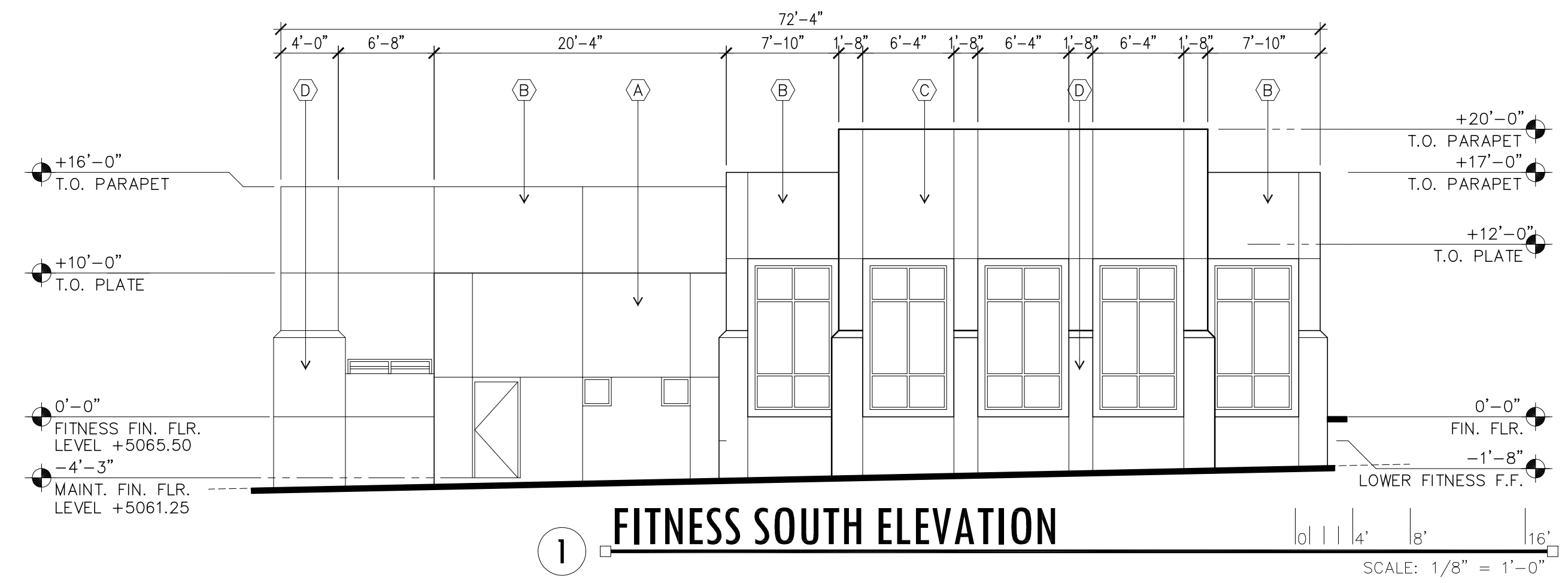


TITAN
DEVELOPMENT
ALLIANCE
RESIDENTIAL COMPANY

FILE: F:\Och\ORB Job Files\16-210_Titan_NorthBlock\CAD Files\Preliminary\16210_A343_Fitness Elevations.dwg USER: jca DATE: Sep, 27 2016 TIME: 10:59 am

MATERIAL KEY NOTES:

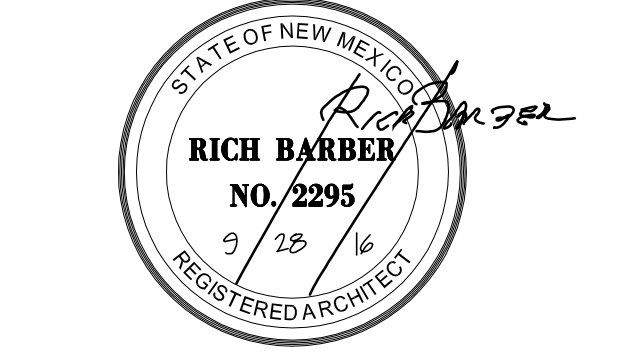
- (A) STUCCO FINISH LIGHT RED
- (B) STUCCO FINISH MEDIUM BROWN
- (C) STUCCO FINISH LIGHT BROWN
- (D) STUCCO FINISH DARK BROWN
- (E) RAILING DARK GRAY
- (F) STUCCO FINISH DARK GRAY



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DATE: SEPTEMBER 28, 2016 ORB # 16-210

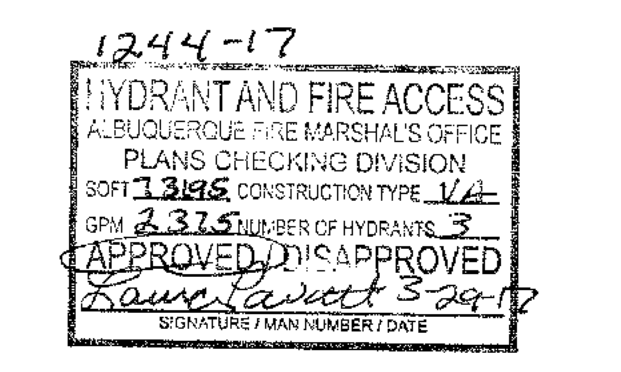
A3.43

**FITNESS BUILDING
ELEVATIONS**

PRELIMINARY
NOT FOR
CONSTRUCTION



Bohannon & Huston
www.bhinc.com 800.677.5332



BUILDING INFORMATION

LEGAL DESCRIPTION: BROWNEWELL AND LAILS 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

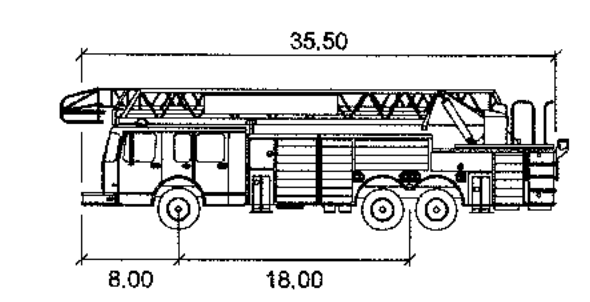
HYDRANTS REQUIRED: 3

NOTES

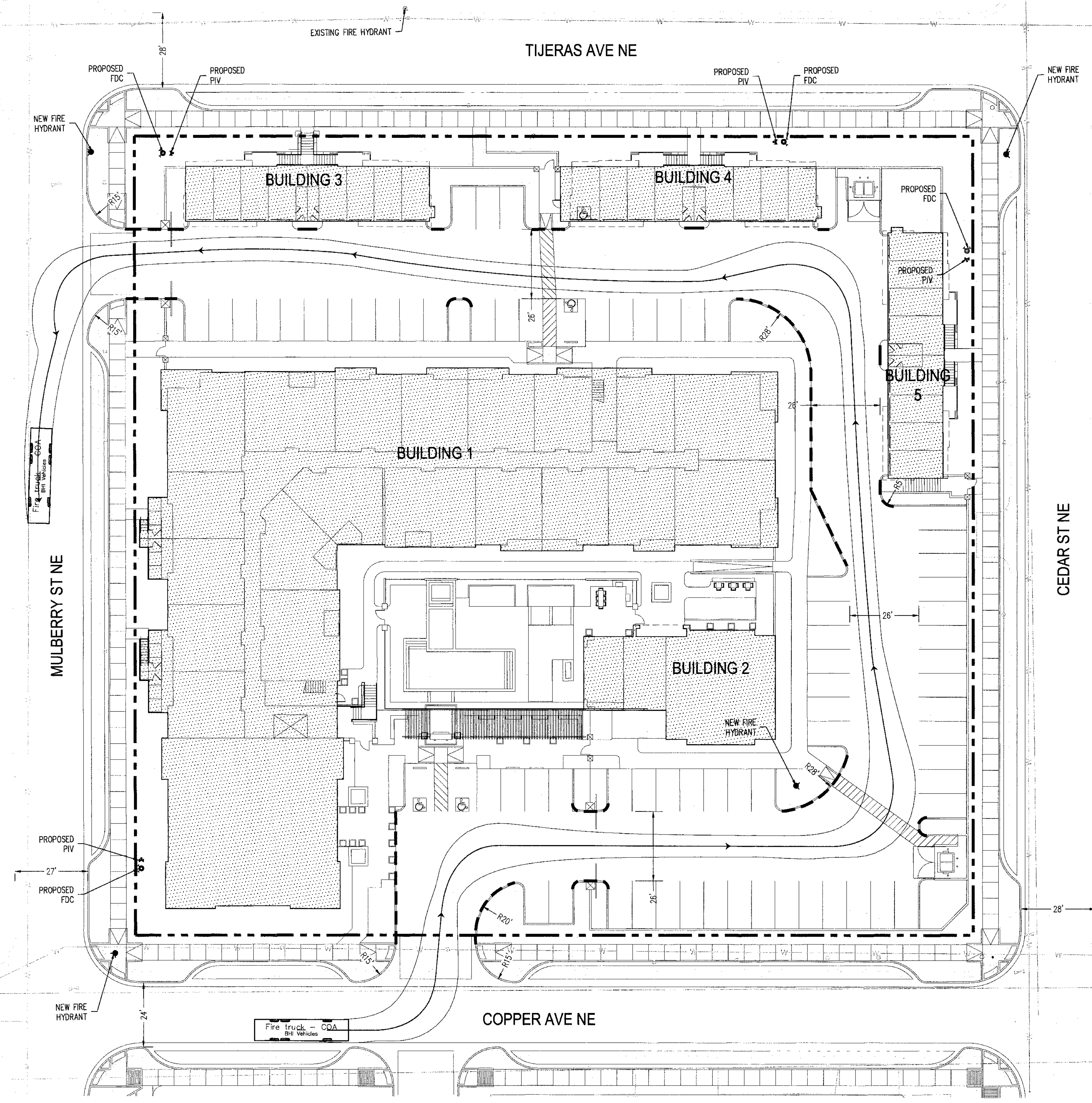
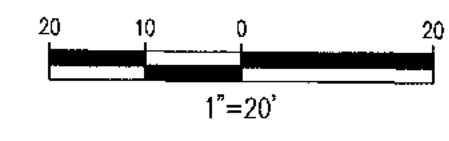
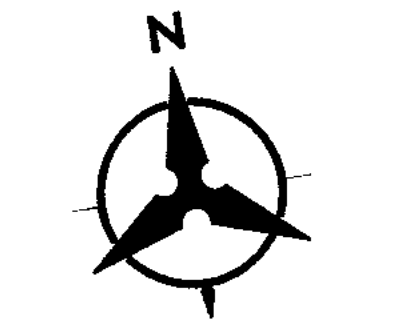
- ALL RADII ALONG FIRE LANE SHALL BE 28'.
- MONUMENT SIGN IDENTIFYING BUILDINGS WILL BE PROVIDED AT ADJACENT ROADWAYS.
- ALL BUILDINGS SHALL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES.
- FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FT OF 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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REVISIONS

NO.	DATE	DESCRIPTION

DATE: SEPTEMBER 21, 2016 ORB # 16-210

F1.00

FIRE ONE
PLAN