

LEGAL DESCRIPTION

A certain tract of land situate within the Town of Albuquerque Grant, in Projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of Lot 1 and Lot 12, Block 5, Spruce Street NE, and Block 6, as shown on the plots entitled BROWNEWELL & LAIL'S HIGHLAND ADDITION, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1886; and plat entitled PLAT OF LOTS A-1 AND LOT A-2, BROWNEWELL & LAIL'S HIGHLAND ADDITION, filed in the office of the County Clerk of Bernalillo County, New Mexico on November 23, 1982, Book C20, Page 97, and being more particularly described as follows: BEGINNING at the northwesterly corner of the tract herein described, also being a point on the northerly boundary of said Lot 1, Block 5 and the southerly right-of-way line of Copper Avenue NE, WHENCE a found City of Albuquerque Control Monument stamped "4_K15", bears S81°50'30"W a distance of 1108.07 feet;

THENCE along the northerly boundary of the tract herein described, S80°52'45"E a distance of 422.35 feet to the northeasterly corner of the tract herein described, also being the northeasterly corner of said Block 6;

THENCE along the easterly boundary of the tract herein described, also being the westerly right-of-way line of Sycamore Street NE, S09°09'00"W a distance of 142.00 feet;

THENCE S09°28'34"W a distance of 16.00 feet; THENCE S09°09'00"W a distance of 142.00 feet to the southeasterly corner of the tract herein described, also being the southeasterly corner of said Block 6;

THENCE along the southerly boundary of the tract herein described, also being the northerly right-of-way line of East Central Avenue SE, N80°52'45"W a distance of 149.96 feet; THENCE leaving said East Central Avenue SE, N78°40'30"W a distance of 15.96 feet; THENCE N80°50'46"W a distance of 39.37 feet;

THENCE N76°06'08"W a distance of 69.76 feet; THENCE N80°50'46"W a distance of 41.18 feet; THENCE N80°22'08"W a distance of 60.05 feet; THENCE N80°50'46"W a distance of 10.02 feet; THENCE N09°08'42"E a distance of 5.88 feet; THENCE N80°51'18"W a distance of 5.87 feet; THENCE N09°09'09"E a distance of 25.83 feet; THENCE N80°50'51"W a distance of 0.50 feet; THENCE N09°05'07"E a distance of 4.29 feet; THENCE N80°52'45"W a distance of 29.85 feet to the southwest corner of the tract herein described; THENCE N09°07'15"E a distance of 256.99 feet to the POINT OF BEGINNING.

This tract contains 2.8535 acres, more or less.

LEGEND

- DENOTES PROPERTY LINE
- NO. OF PARKING SPACES
- NO. OF COMPACT PARKING SPACES
- DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

DEVELOPMENT DATA

NET SITE AREA:
2.8549 ACRES (124,359 S.F.)

ZONING AND LAND USE:
CURRENT: SU-2 FOR CMU (C-2)
PROPOSED: SU-2/SU-1 FOR MIXED USE (MX) (FORM BASED CODE)
LAND USE: MIXED USE DEVELOPMENT (RETAIL AND MULTI-FAMILY RESIDENTIAL)

BUILDING HEIGHT:
ALLOWED: 78 FEET (PER EPC APPROVAL OF MODIFICATION TO ALLOW HEIGHT PER 14-16-3-22(A)(6)(b)(1)(c))
PROPOSED: 78 FEET

DENSITY:
ALLOWED: NO LIMIT IN FORM BASED CODE 14-16-3-22(4)(b)(3)
PROPOSED: 228 DWELLING UNITS

SETBACKS PROVIDED:

BUILDINGS	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
PARKING	6'3"-2"	7'-8"	8'	6'-4"
	11'-6"	NA	NA	6'3"-9"

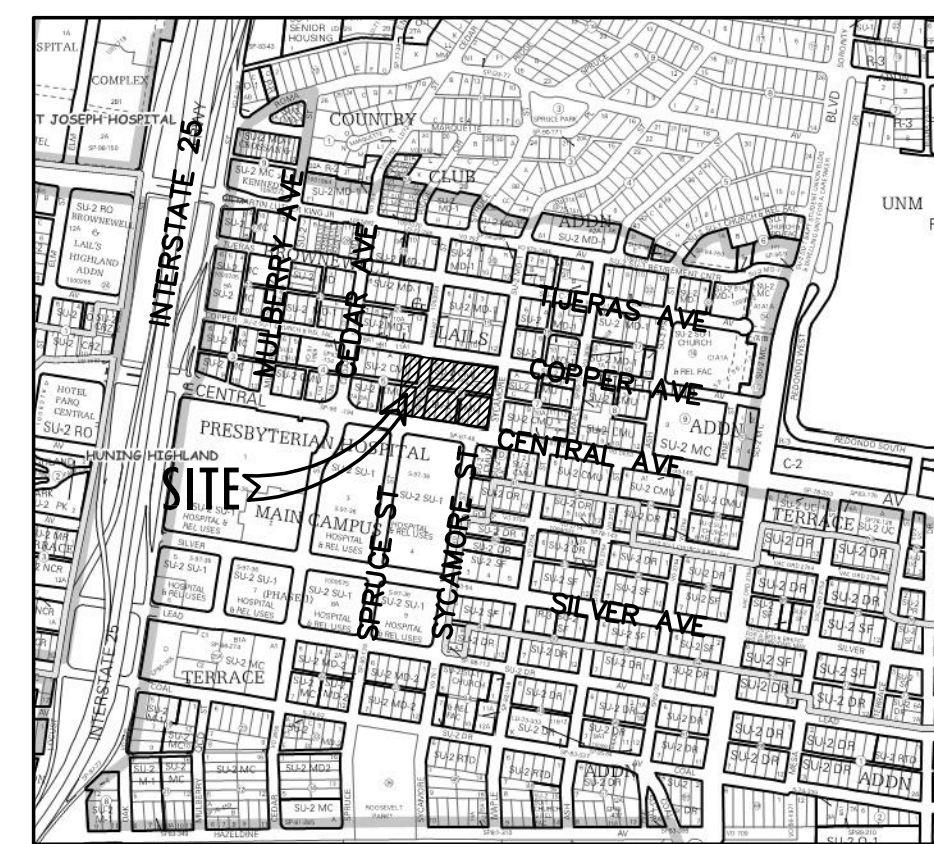
FLOOR AREA RATIO:
BUILDING NET AREA: 269,071 S.F.
F.A.R. PROVIDED: 269,071 / 124,359 = 2.16

BUILDING AREAS:

LEVEL	S-2 GARAGE	R-2 RES.	A-3 REC	ASSEMBLY FITNESS	TOTAL LEASING	B M RETAIL	TOTAL
P1	71,610	-	4,000	3,714	7,714	1,334	4,030
P2	70,105	10,305	-	-	-	-	80,410
L1	-	61,192	920	-	920	-	62,112
L2	-	61,192	-	-	-	-	61,192
L3	-	61,192	-	-	-	-	61,192
L4	-	61,192	-	-	-	-	61,192
TOTAL	141,715	255,073	4,920	3,714	8,634	1,334	4,030

UNIT MIX:

LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P2	1	7	1	-	6
L1	17	19	21	-	57
L2	17	19	21	-	57
L3	17	19	21	-	57
L4	3	19	22	4	48
TOTAL	55	83	86	4	228



VICINITY MAP
NOT TO SCALE

- KEYNOTES**
- 8'-6"x16" PARKING SPACE, TYPICAL, SEE DETAIL 01/A1.20
 - 11'x18" ACCESSIBLE PARKING SPACE, SEE DETAIL 05/A1.20
 - 8.5'x20' PARALLEL STREET PARKING.
 - 9'x18" ANGLE STREET PARKING.
 - ACCESSIBLE DRIVEWAY CROSSING MARKING TO COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
 - TRASH YARD ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 14/A1.20. TRASH YARD TO BE SHARED WITH PROPERTY TO THE WEST AND EASEMENT WILL BE CREATED AS NEEDED.
 - ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
 - PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
 - WROUGHT IRON FENCE, SEE DETAIL 19/A1.21.
 - 6' SIDEWALK CONNECTING TO PUBLIC WAYS.
 - 6' MINIMUM CLEAR WALKWAY AROUND SITE.
 - BUILDING DIRECT ACCESS TO STREET.
 - REVISED CURB RETURNS FROM HDR'S ART DESIGN TO ACCOMMODATE NEW SITE. FURTHER COORDINATION WITH THE CITY AND HDR WILL BE REQUIRED.
 - 35'x35' VISIBILITY TRIANGLE AT STREET CORNER.
 - 12" ABOVE WATER LINE EASEMENT.
 - 20" ABOVE WATER LINE EASEMENT.
 - 3" WATER METER EASEMENT.
 - 5' GAS LINE EASEMENT.
 - 17' x 21' PNM SWITCH GEAR EASEMENT.
 - 3' x 10' COMCAST EASEMENT.
 - 7' PUE EASEMENT.
 - BICYCLE PARKING LOCATION.
 - SITE DIRECTORY AND CALL BOX LOCATION, SEE DETAIL 17/A1.21.

PEDESTRIAN REALM

THE PROPOSED DEVELOPMENT WILL FEATURE AN APPROXIMATELY 25'-FOOT-WIDE URBAN PEDESTRIAN REALM ALONG CENTRAL AVENUE THAT WILL INTERACT WITH THE BUILDING FRONTAGE AND ADJACENT RIGHT-OF-WAY. THE PEDESTRIAN AREA WILL BE AN INVITING AND PLEASANT ENVIRONMENT FOR WALKERS, SHOPPERS, AND RESIDENTS. THIS AREA WILL FEATURE STREET TREES, PLANTERS, SPECIALTY PAVING, GLAZING AND STOREFRONTS ALONG THE BUILDING, SITTING AREAS IN FRONT OF THE RETAIL SPACE, AND OTHER AMENITIES. THIS AREA IS CONSISTENT WITH THE FORM BASED CODE, WHICH SPECIFIES A 'USABLE PEDESTRIAN REALM' THAT ACCOMMODATES STREET DESIGN AND APPROPRIATE BUILDING PLACEMENT.

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.
- THE MATERIALS USED FOR CROSSWALKS WILL COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
- SITE WILL COMPLY WITH THE LIGHTING STANDARDS IN THE FORM BASED CODE AND CITY'S ZONING CODE. 14-16-3-22(C)(6).

PROJECT NUMBER:
Application Number:

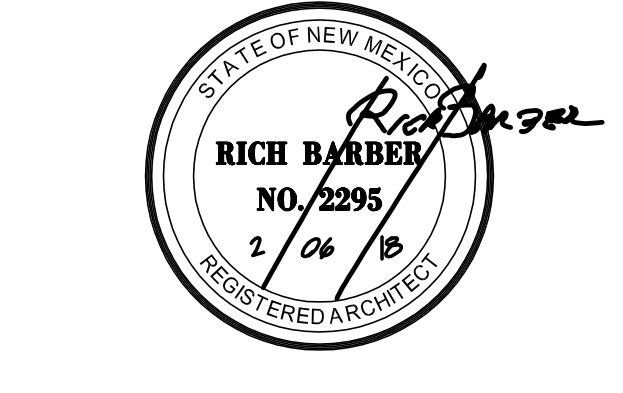
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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:

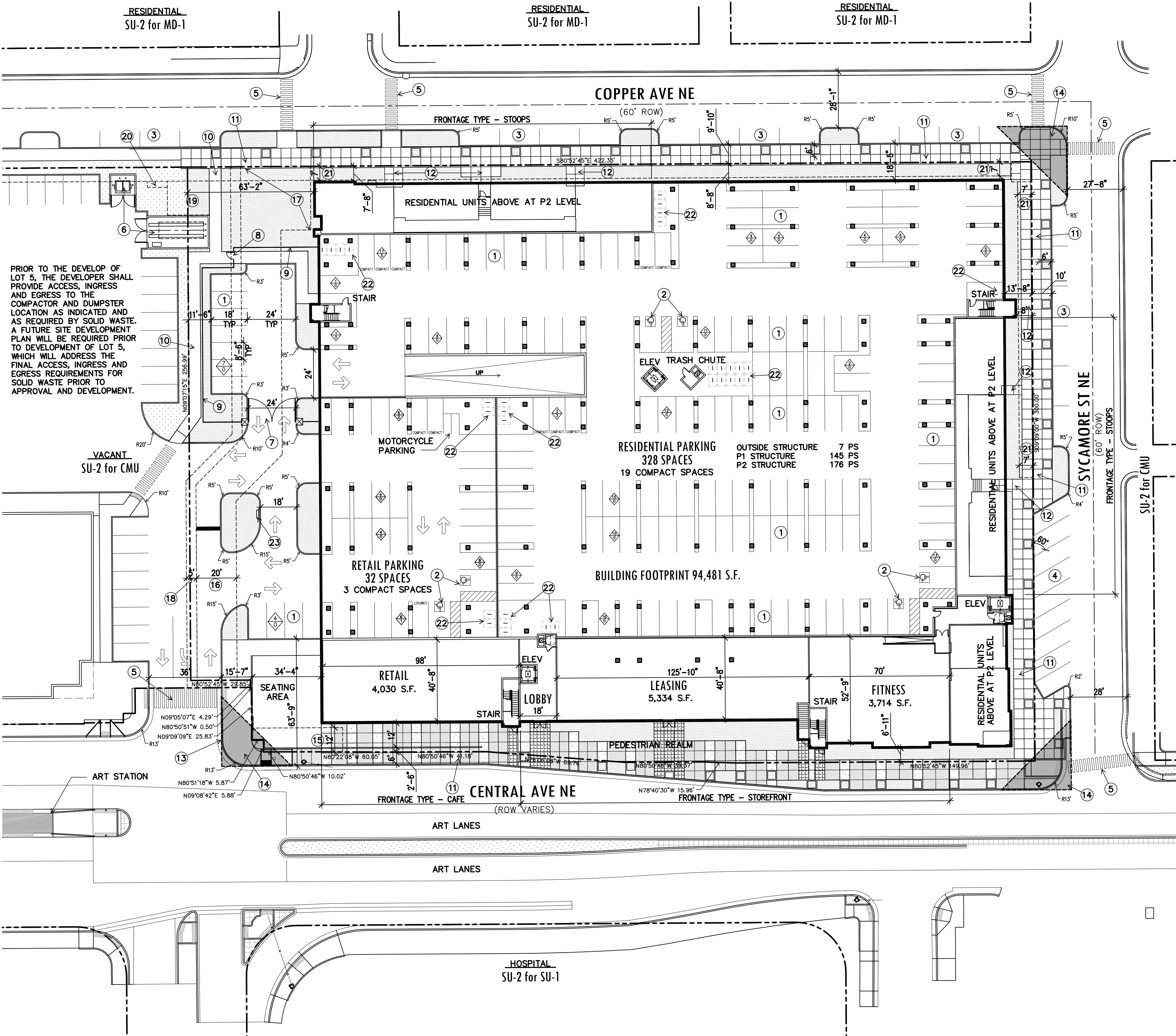
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

BROADSTONE EAST-BLOCK
NEC EAST CENTRAL AVE AND SPRUCE ST NE ALBUQUERQUE, NEW MEXICO



DATE: FEBRUARY 6, 2018 ORB # 16-213

A1.10
SITE PLAN FOR BUILDING PERMIT



PRIOR TO THE DEVELOP OF LOT 5, THE DEVELOPER SHALL PROVIDE ACCESS, INGRESS AND EGRESS TO THE COMPACTOR AND DUMPSTER LOCATION AS INDICATED AND AS REQUIRED BY SOLID WASTE. A FUTURE SITE DEVELOPMENT PLAN WILL BE REQUIRED PRIOR TO DEVELOPMENT OF LOT 5, WHICH WILL ADDRESS THE FINAL ACCESS, INGRESS AND EGRESS REQUIREMENTS FOR SOLID WASTE PRIOR TO APPROVAL AND DEVELOPMENT.

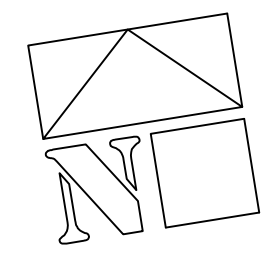
VACANT SU-2 for CMU

ART STATION

HOSPITAL SU-2 for SU-1

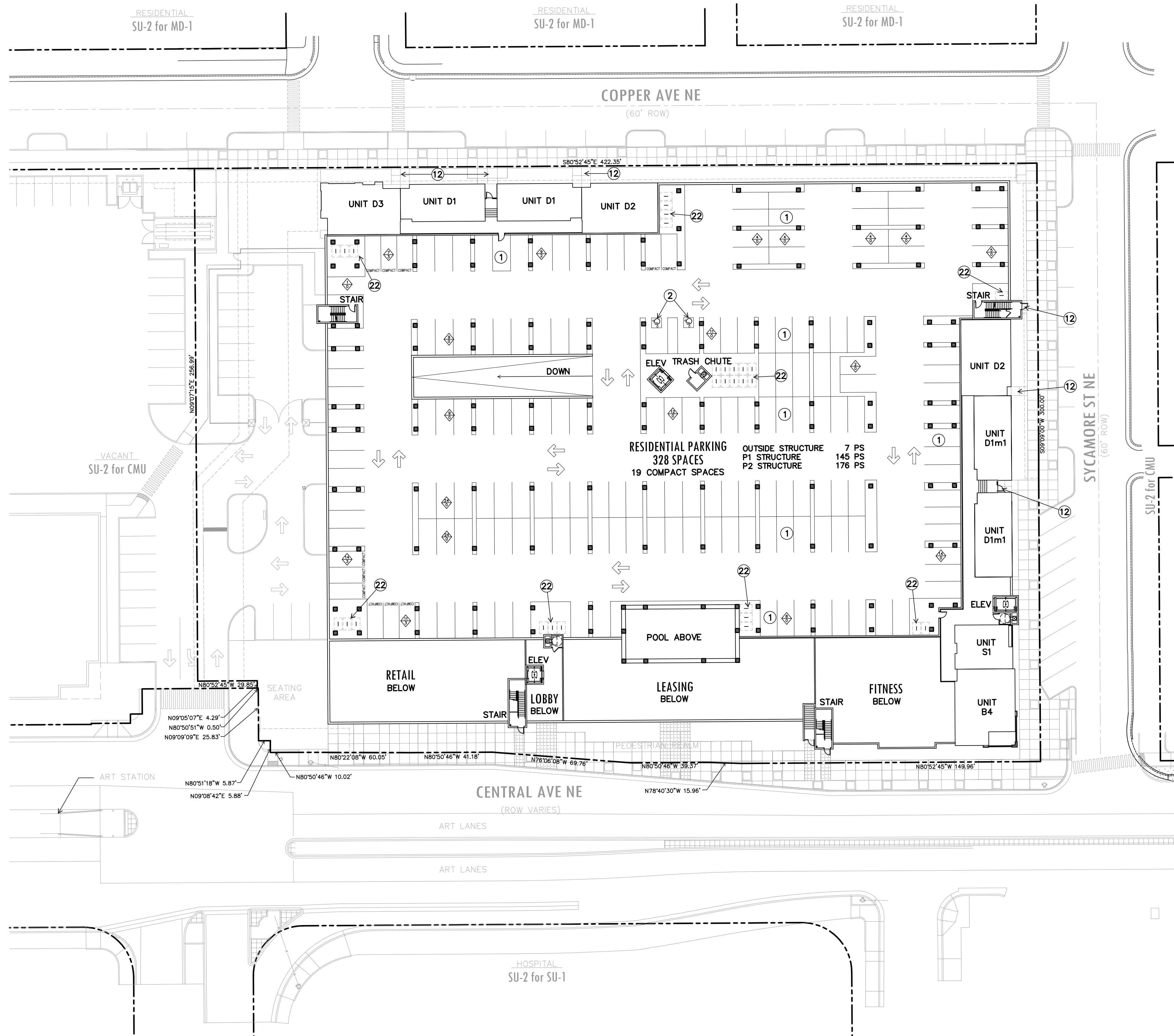
PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"



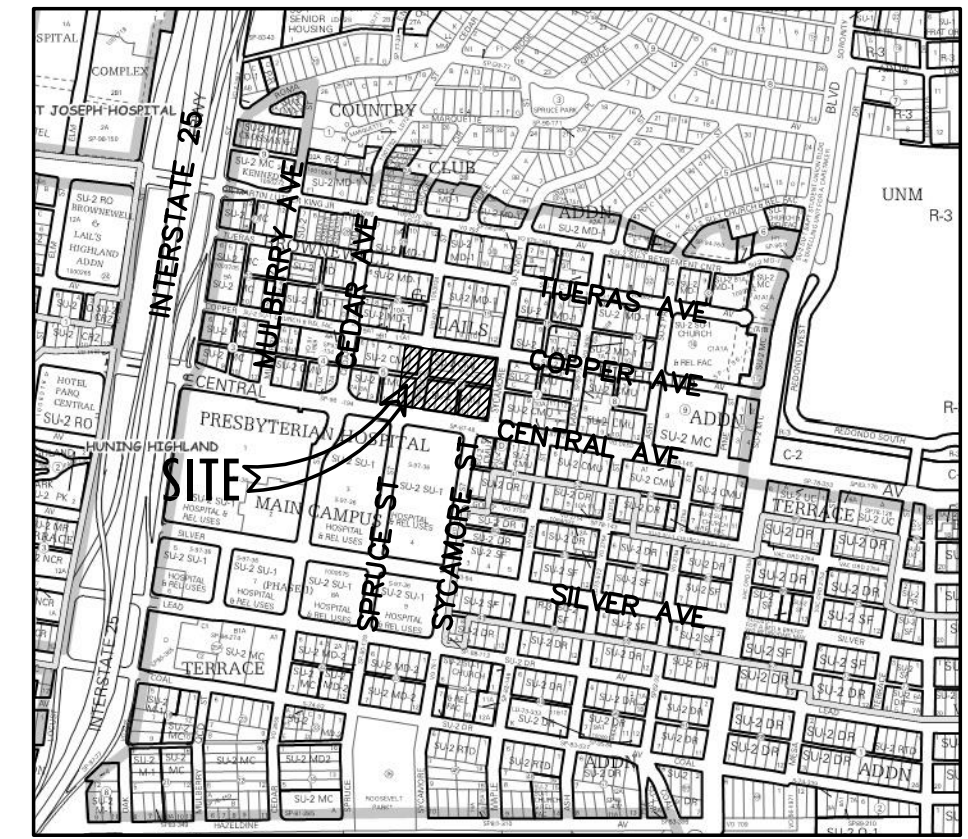
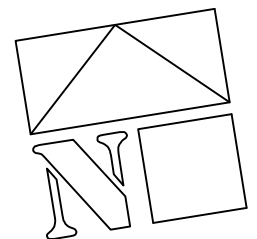
FILE: F:\06\ORB Job Files\16-213_Thon_Eastblock\CAD Files\Preliminary\A1.10_Site_Plan.dwg USER: jco DATE: Feb, 06, 2018 TIME: 10:59 am

FILE: F:\04\ORB Job Files\16-213_Titan_Eastblock\CAD Files\Preliminary\16213 A111 Site Plan - P2.dwg USER: Ego DATE: Feb. 06 2018 TIME: 11:01 am



P2 LEVEL GARAGE PLAN

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



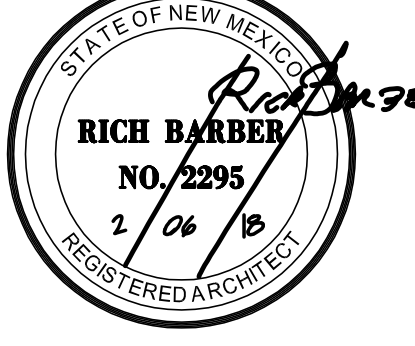
VICINITY MAP
NOT TO SCALE

- KEYNOTES ①**
1. 8'-6"x16" PARKING SPACE, TYPICAL, SEE DETAIL 01/A1.20
 2. 11'x18" ACCESSIBLE PARKING SPACE, SEE DETAIL 05/A1.20.
 3. 8.5'x20' PARALLEL STREET PARKING.
 4. 9'x18" ANGLE STREET PARKING.
 5. ACCESSIBLE DRIVEWAY CROSSING MARKING TO COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
 6. TRASH YARD ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 14/A1.20. TRASH YARD TO BE SHARED WITH PROPERTY TO THE WEST AND EASEMENT WILL BE CREATED AS NEEDED.
 7. ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
 8. PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
 9. WROUGHT IRON FENCE, SEE DETAIL 19/A1.21.
 10. 6' SIDEWALK CONNECTING TO PUBLIC WAYS.
 11. 6' MINIMUM CLEAR WALKWAY AROUND SITE.
 12. BUILDING DIRECT ACCESS TO STREET.
 13. REVISED CURB RETURNS FROM HDR'S ART DESIGN TO ACCOMMODATE NEW SITE. FURTHER COORDINATION WITH THE CITY AND HDR WILL BE REQUIRED.
 14. 35'x35' VISIBILITY TRIANGLE AT STREET CORNER.
 15. 12" ABOVE/A WATER LINE EASEMENT.
 16. 20" ABOVE/A WATER LINE EASEMENT.
 17. 3" WATER METER EASEMENT.
 18. 5" GAS LINE EASEMENT.
 19. 17' X 21' PNM SWITCH GEAR EASEMENT.
 20. 3' X 10' COMCAST EASEMENT.
 21. 7' PUE EASEMENT.
 22. BICYCLE PARKING LOCATION.
 23. SITE DIRECTORY AND CALL BOX LOCATION, SEE DETAIL 17/A1.21.

BROADSTONE EAST-BLOCK
NEC EAST CENTRAL AVE AND SPRUCE ST NE
ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com



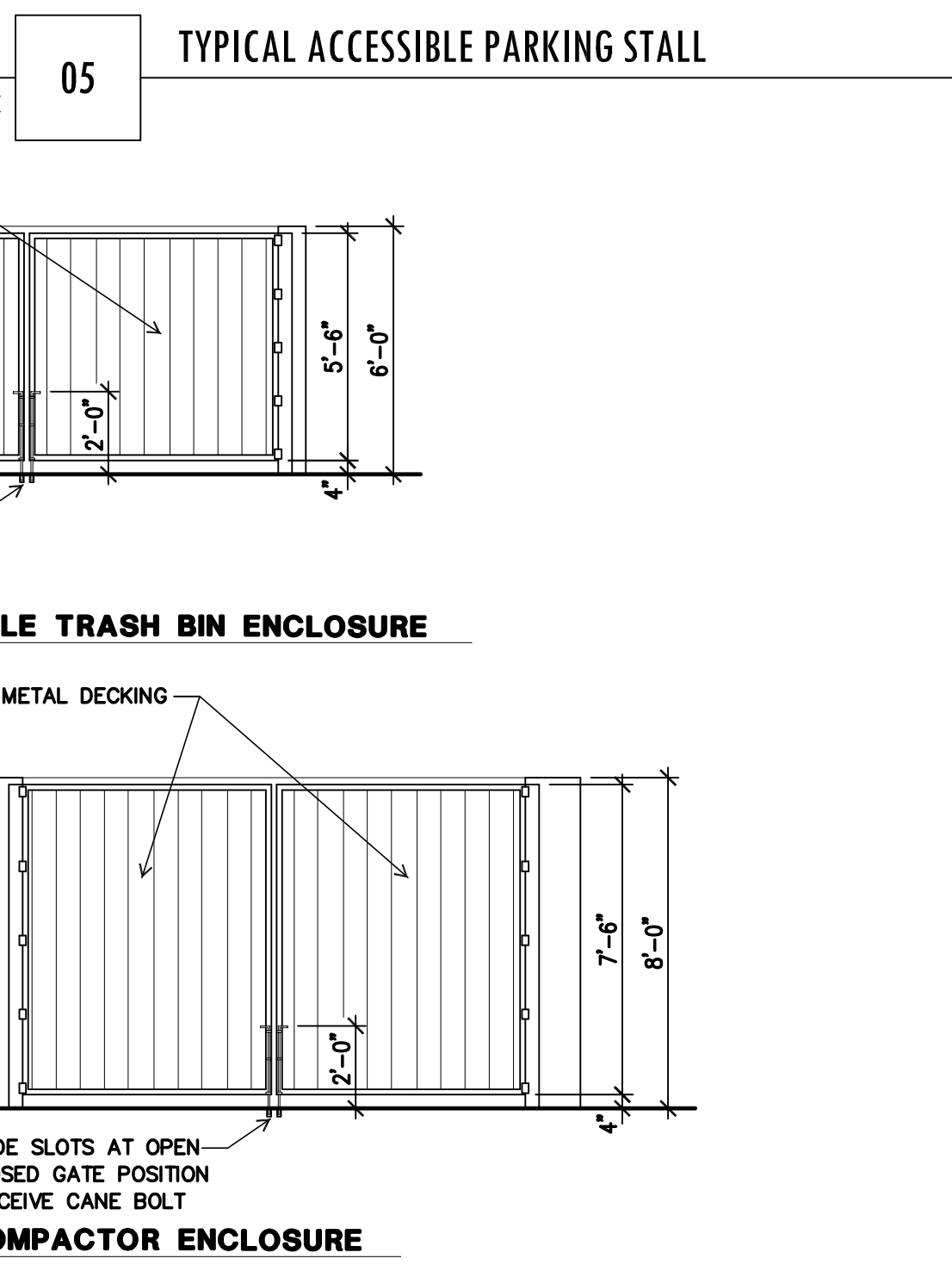
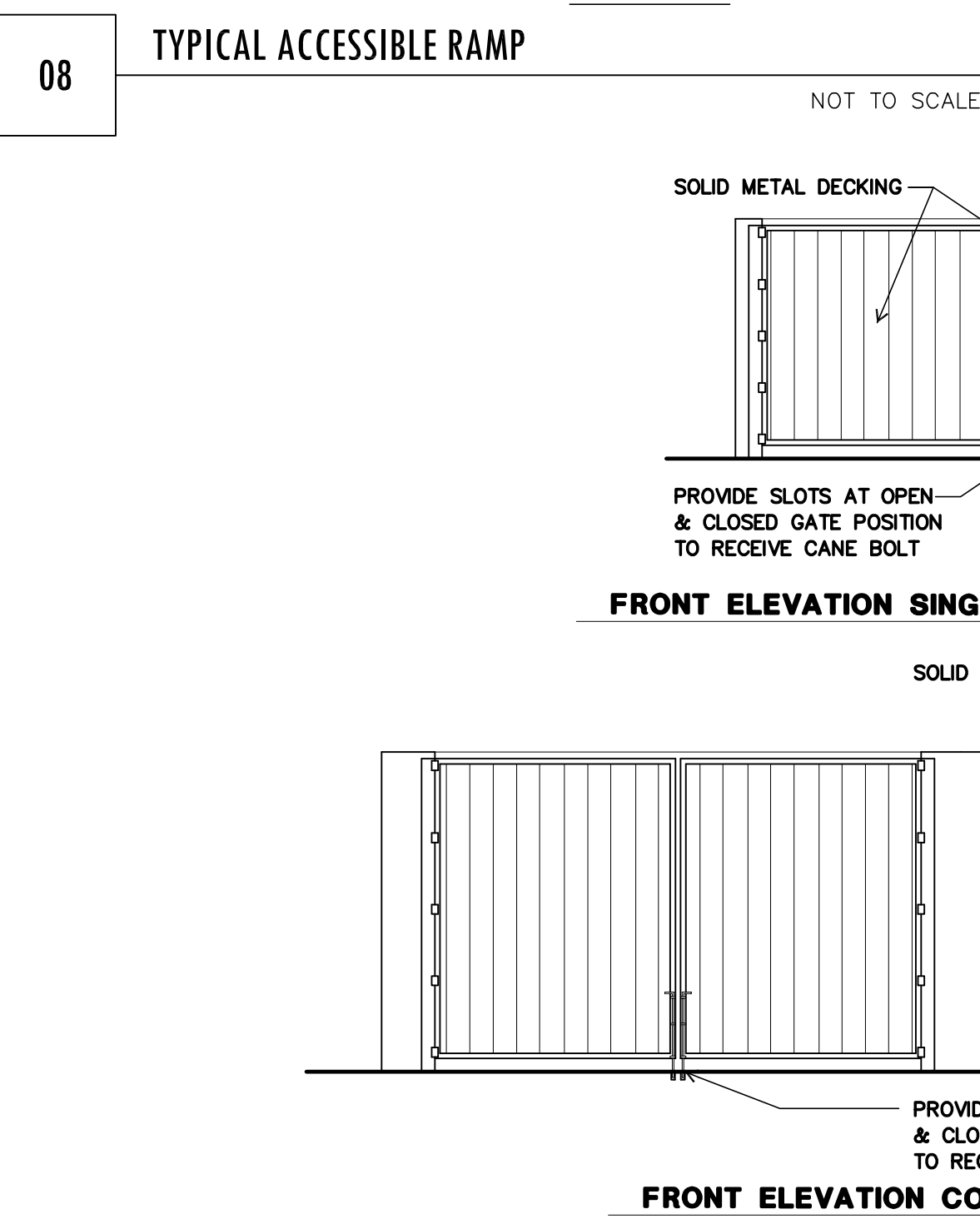
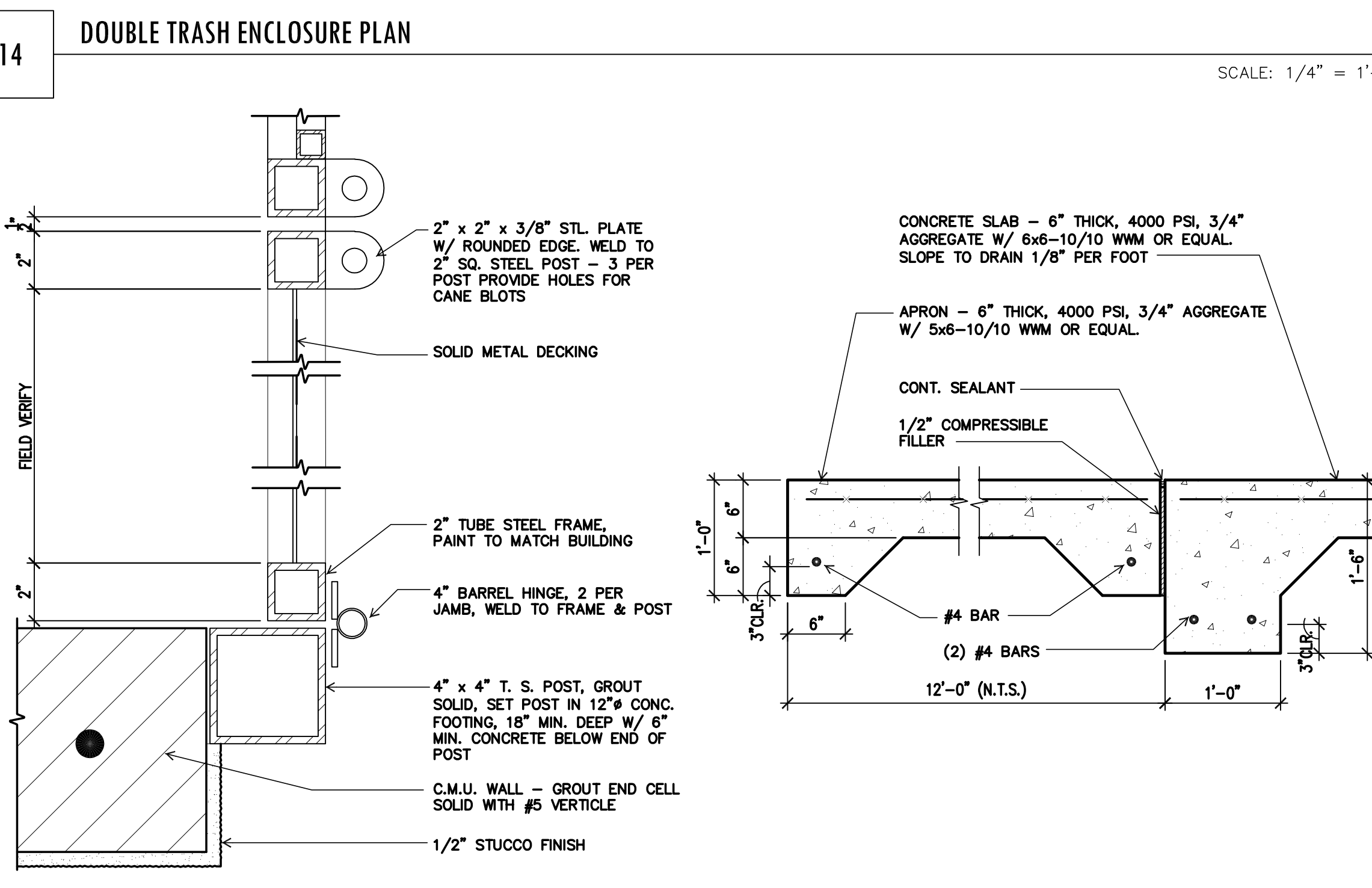
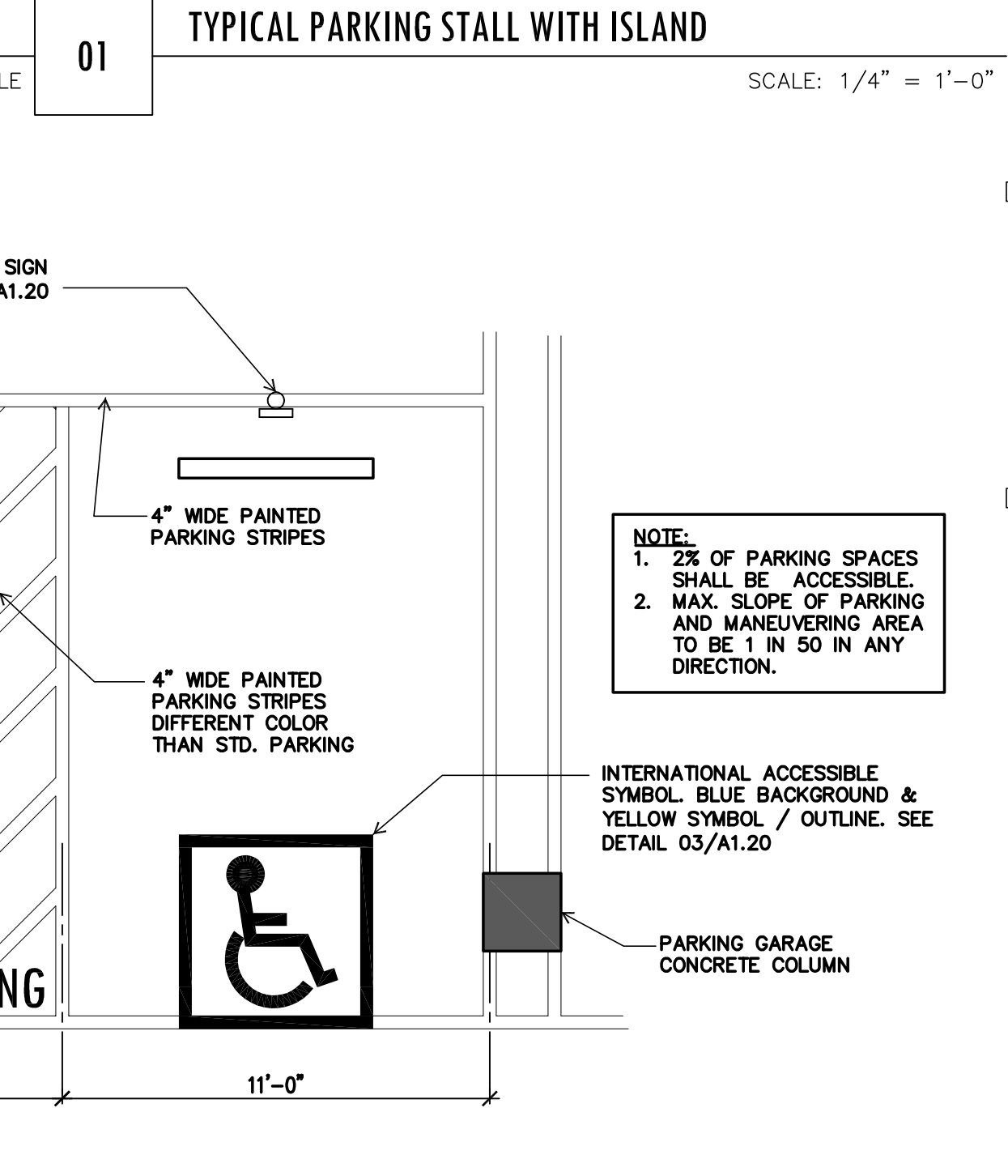
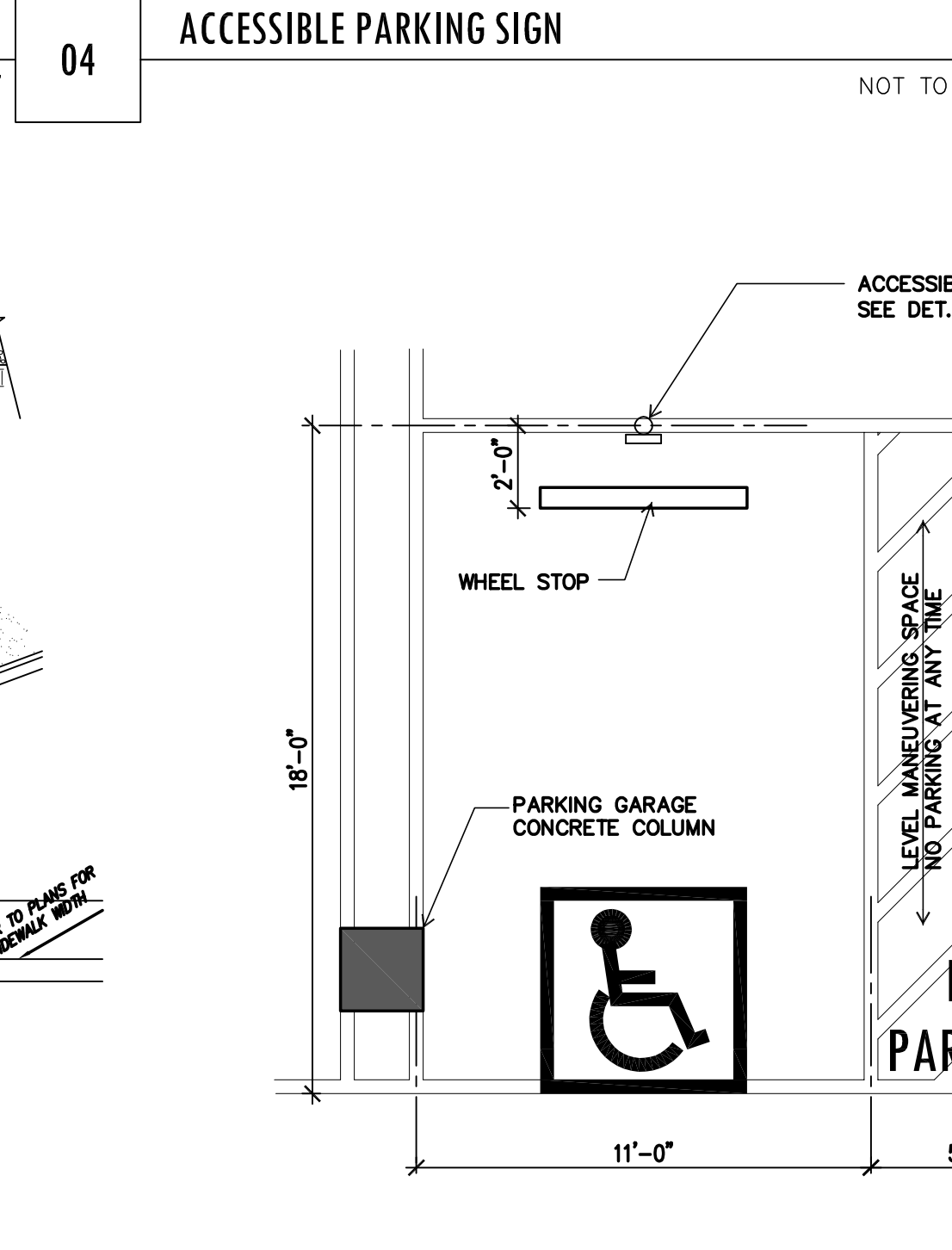
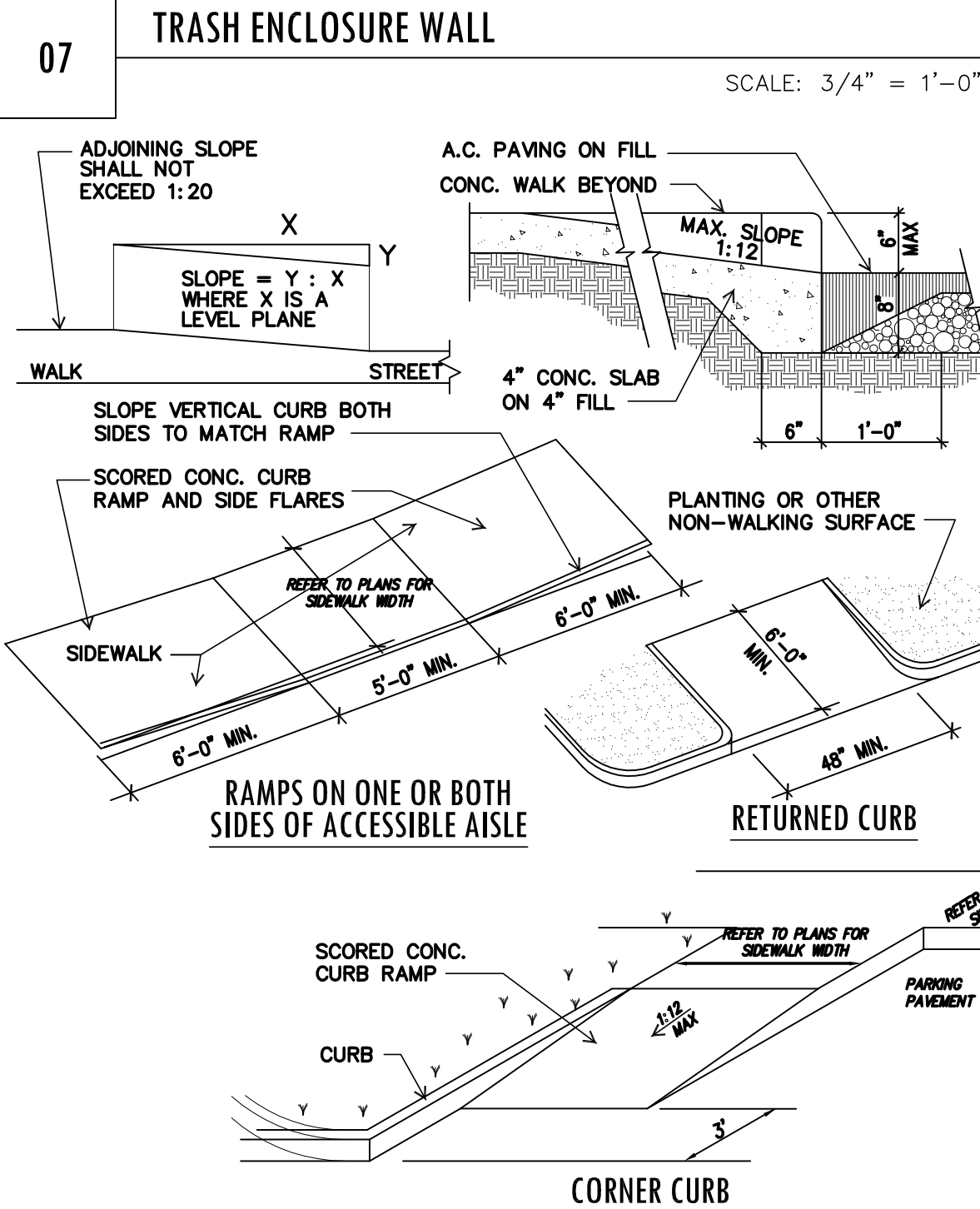
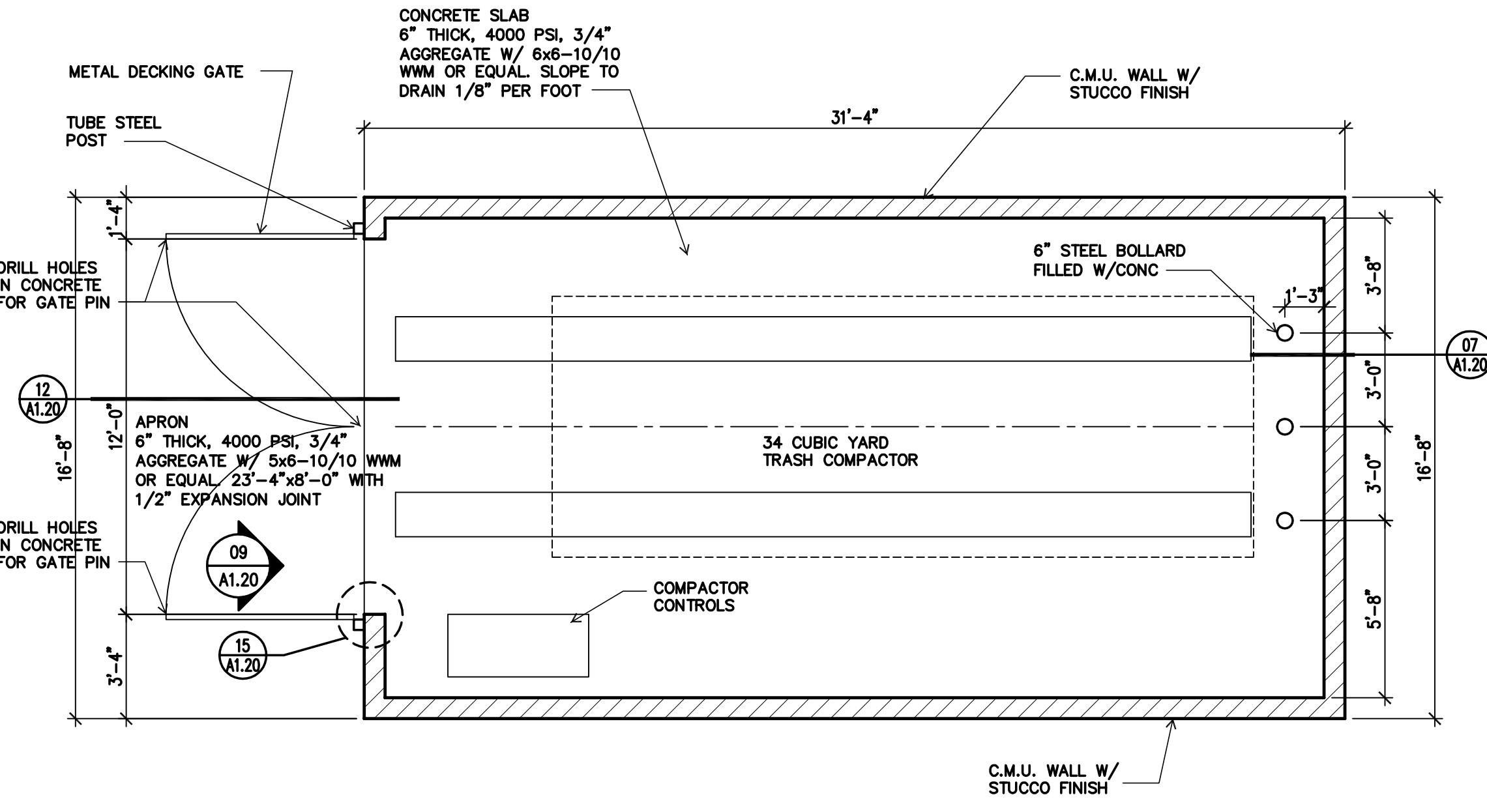
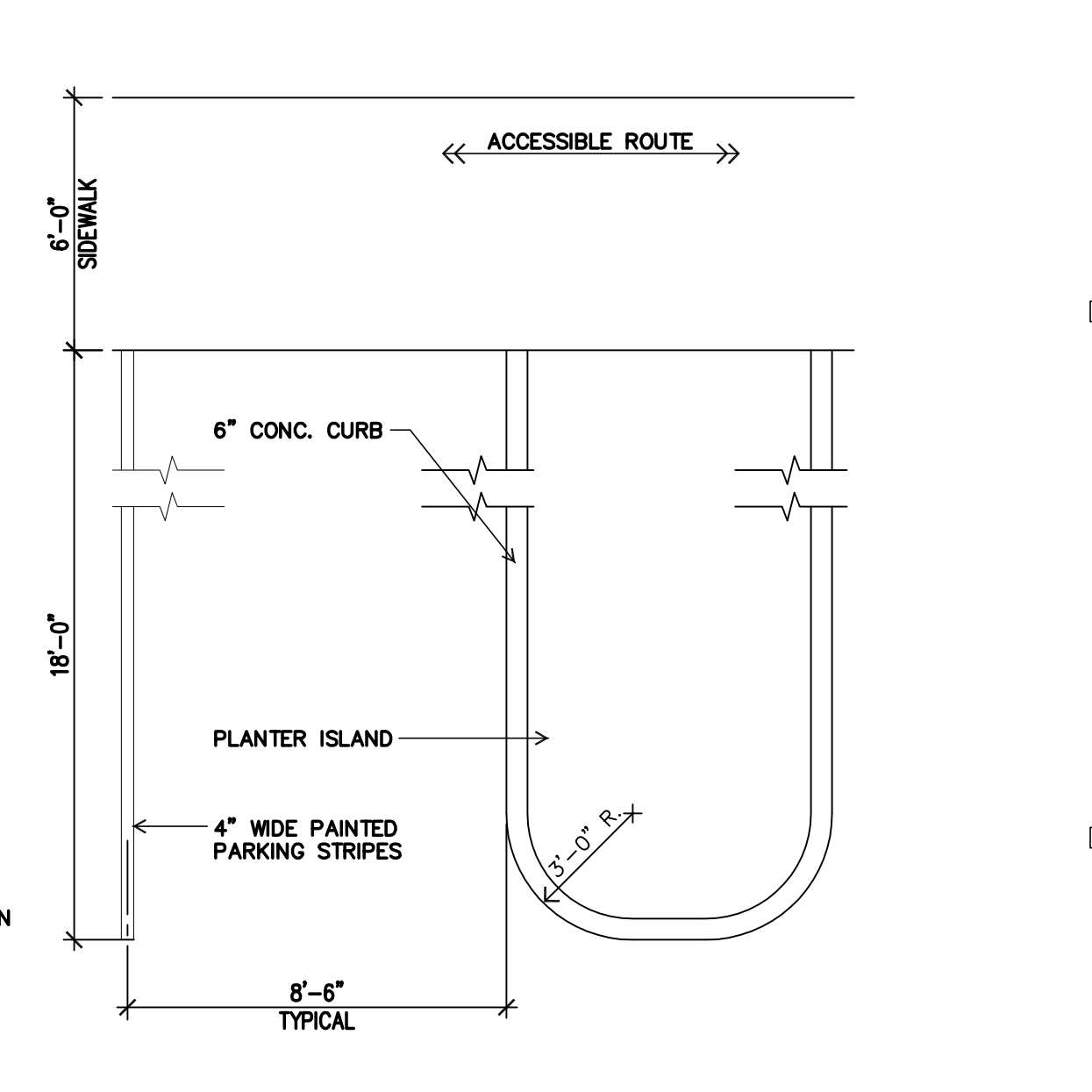
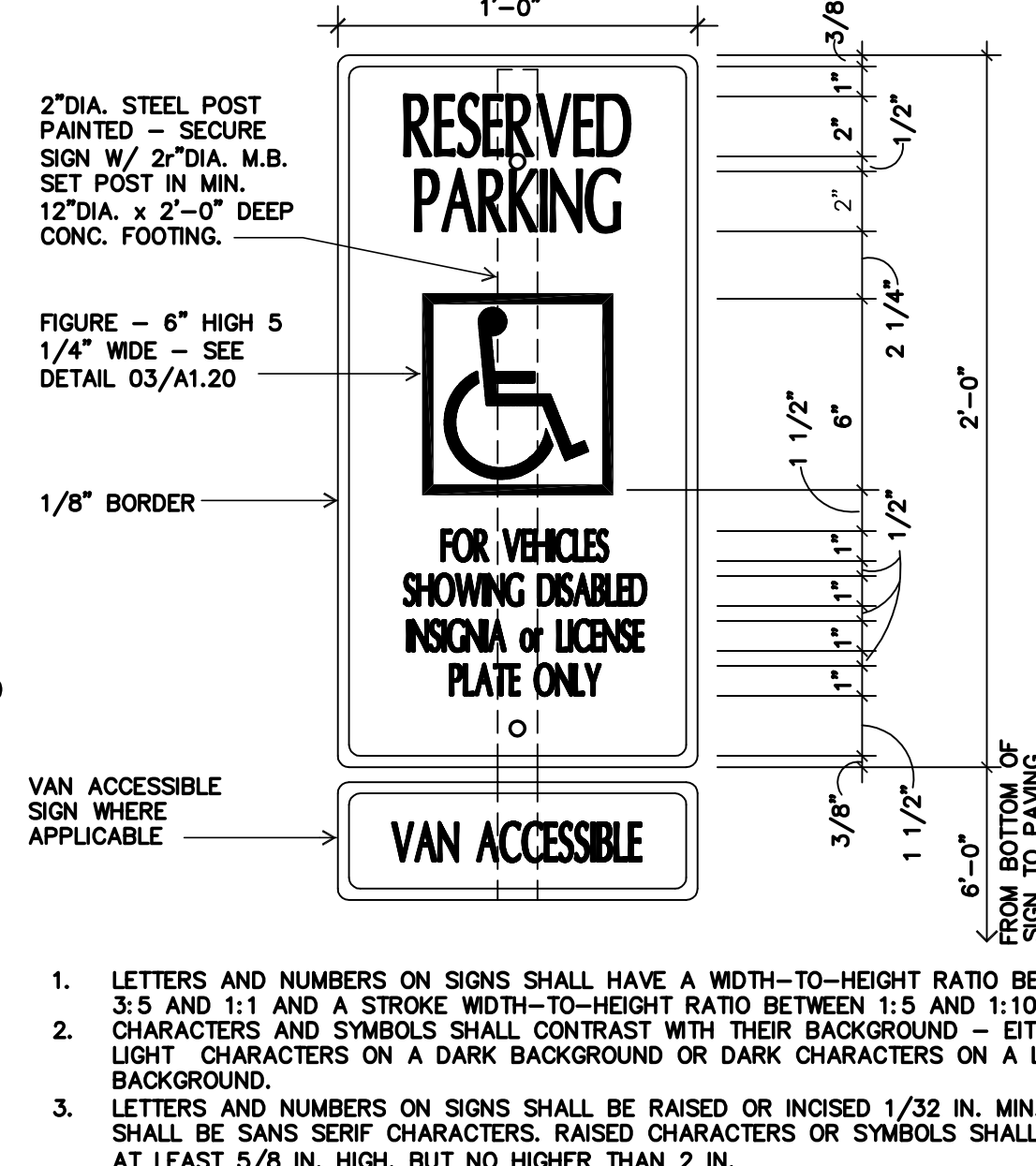
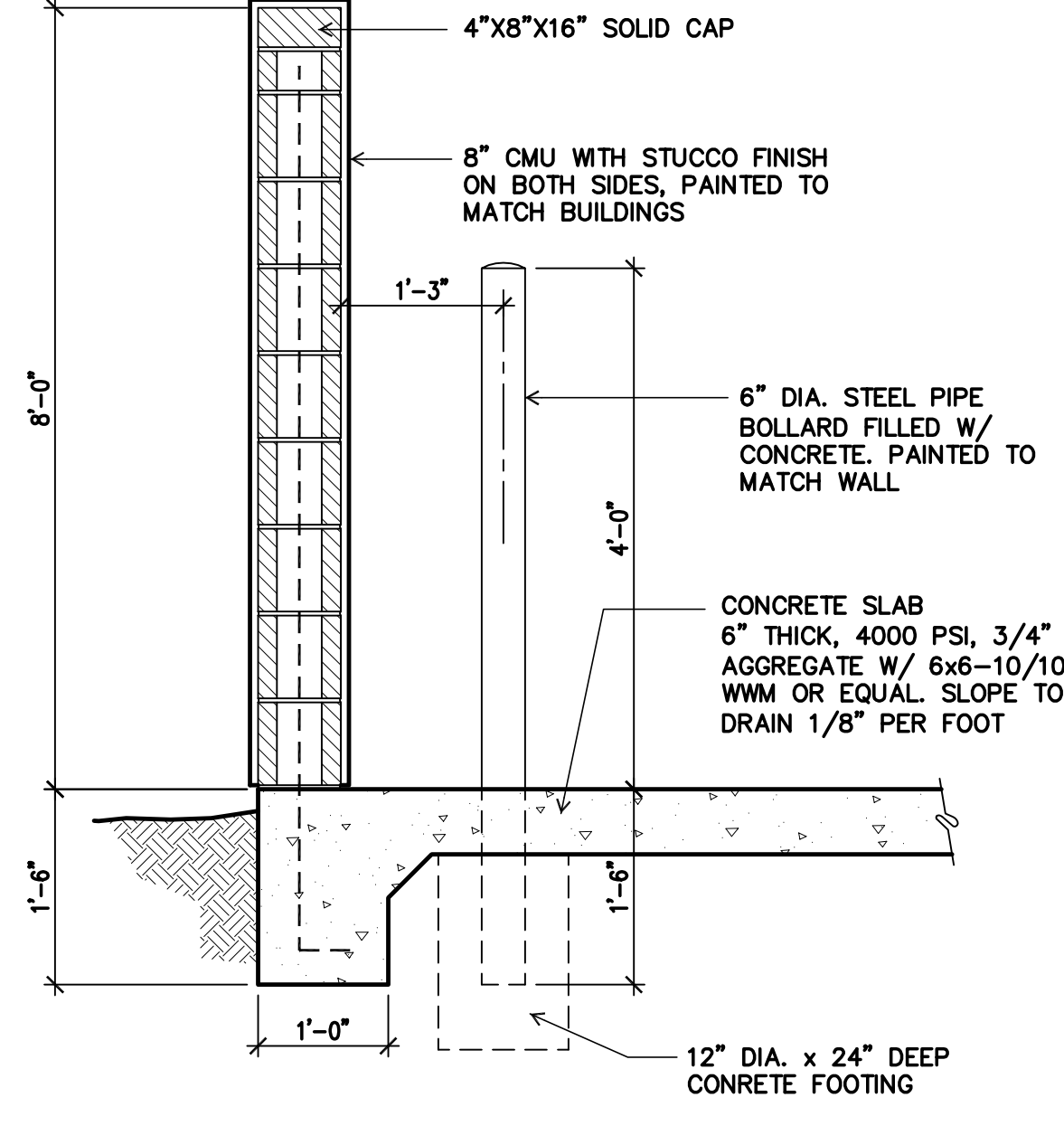
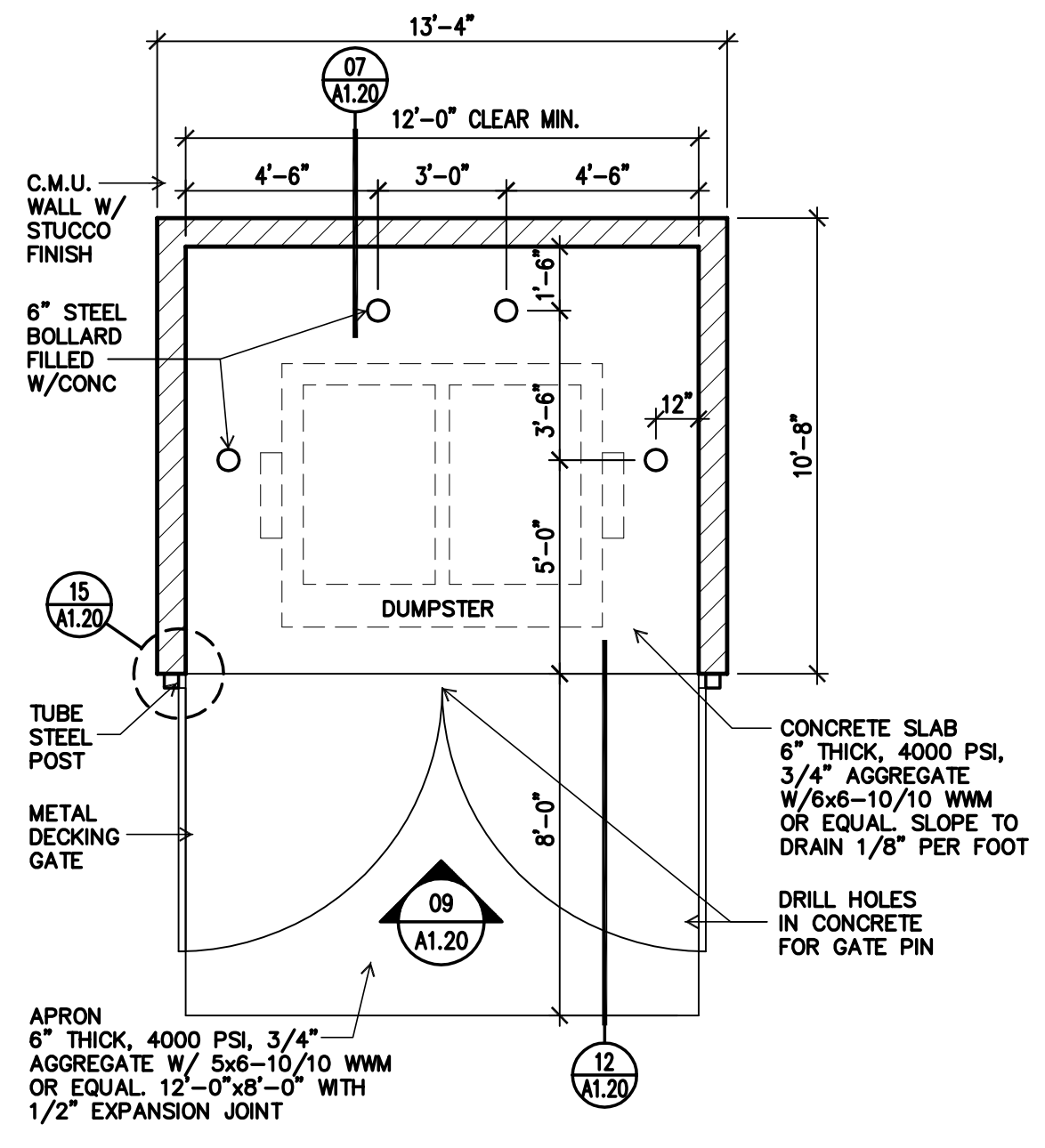
DATE: FEBRUARY 6, 2018 ORB # 16-213

A1.11

P2 LEVEL GARAGE PLAN
FOR BUILDING PERMIT



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.

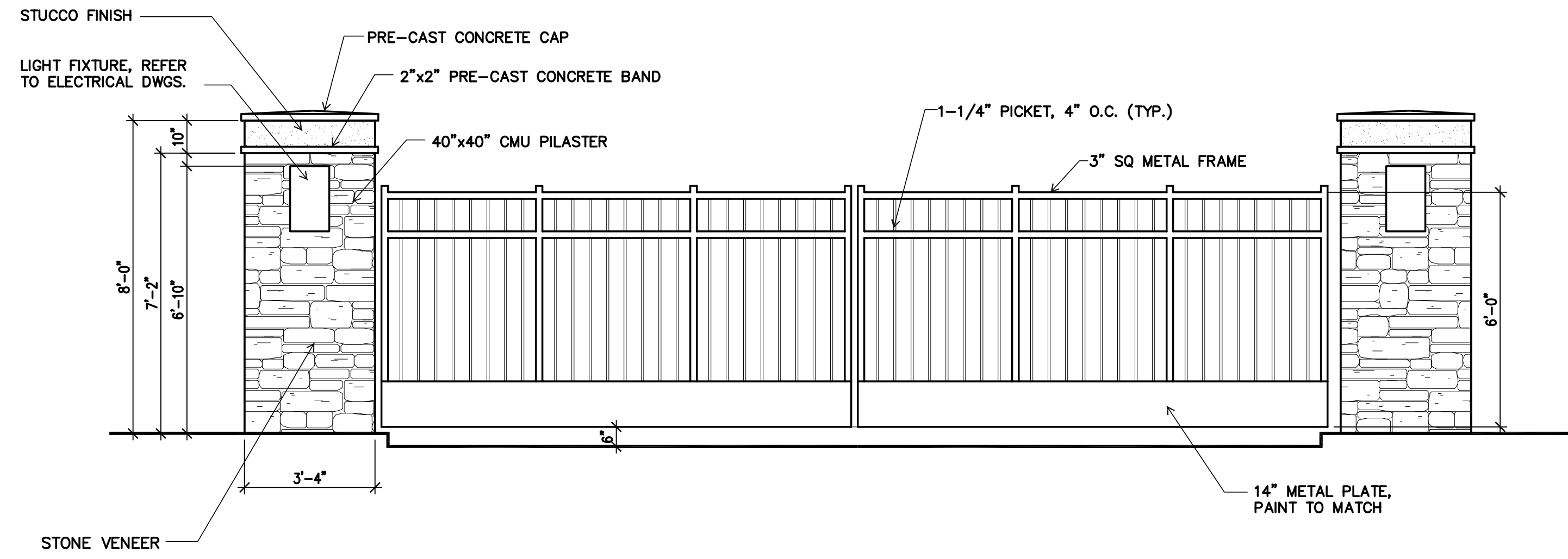


14 DOUBLE TRASH ENCLOSURE PLAN SCALE: 1/4" = 1'-0"
15 TRASH ENCLOSURE GATE SCALE: 3" = 1'-0"
12 REFUSE ENCLOSURE SLAB JOINT SCALE: 1" = 1'-0"

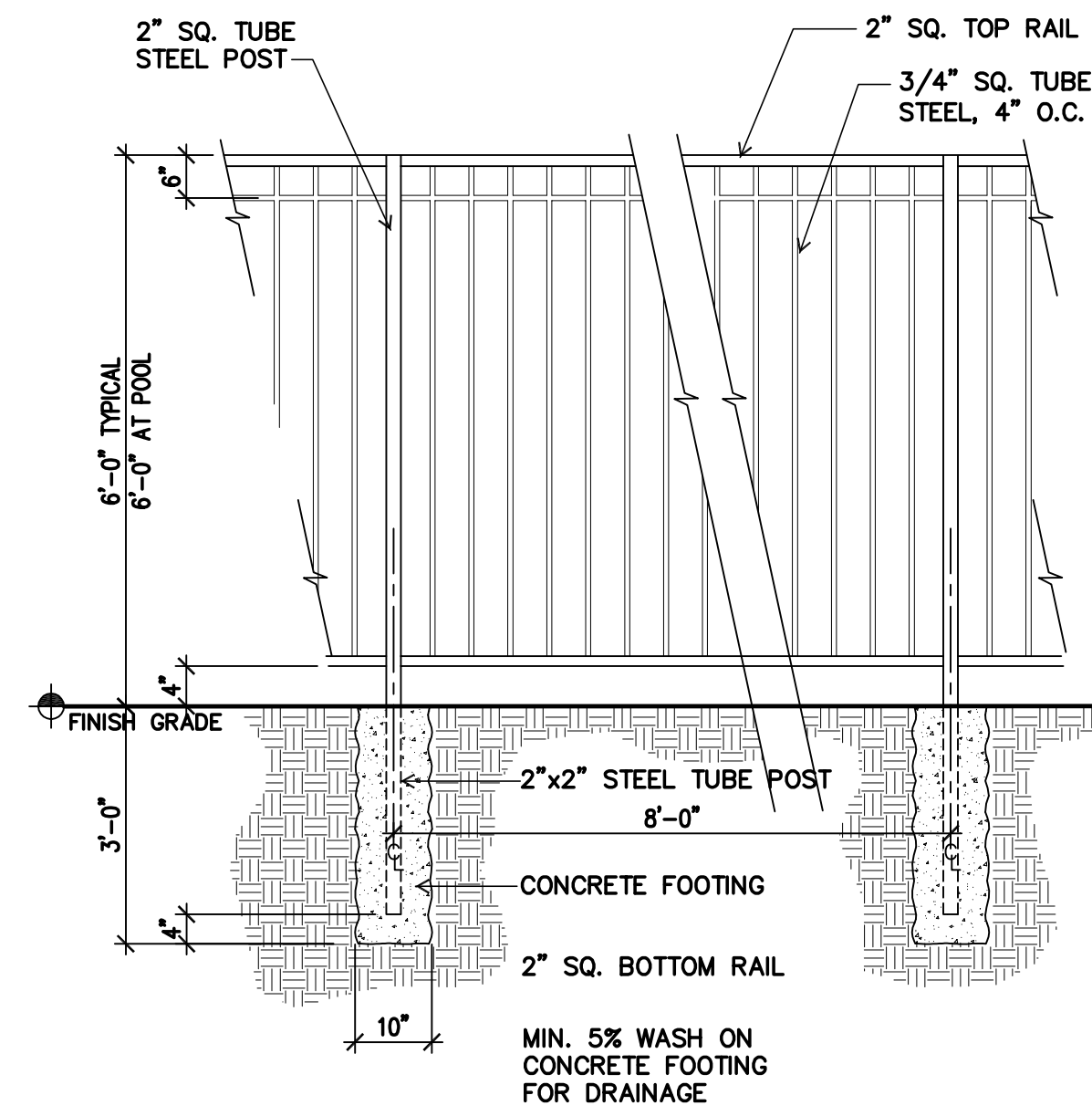
07 TRASH ENCLOSURE WALL SCALE: 3/4" = 1'-0"
08 TYPICAL ACCESSIBLE RAMP NOT TO SCALE
04 ACCESSIBLE PARKING SIGN NOT TO SCALE
05 TYPICAL ACCESSIBLE PARKING STALL SCALE: 1/4" = 1'-0"

01 TYPICAL PARKING STALL WITH ISLAND SCALE: 1/4" = 1'-0"
03 INTERNATIONAL SYMBOL OF ACCESSIBILITY NOT TO SCALE

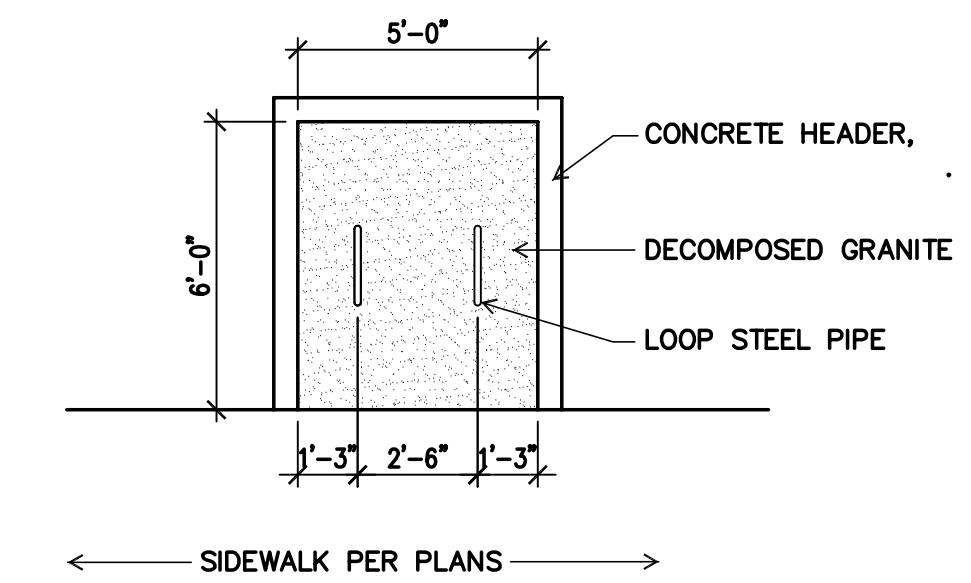
FILE: I:\04\ORB Job Files\16-213_Titan_Eastblock\CAD Files\Preliminary\16213_A120_Site_Details.dwg USER: jco DATE: Jan, 25 2017 TIME: 01:35 pm



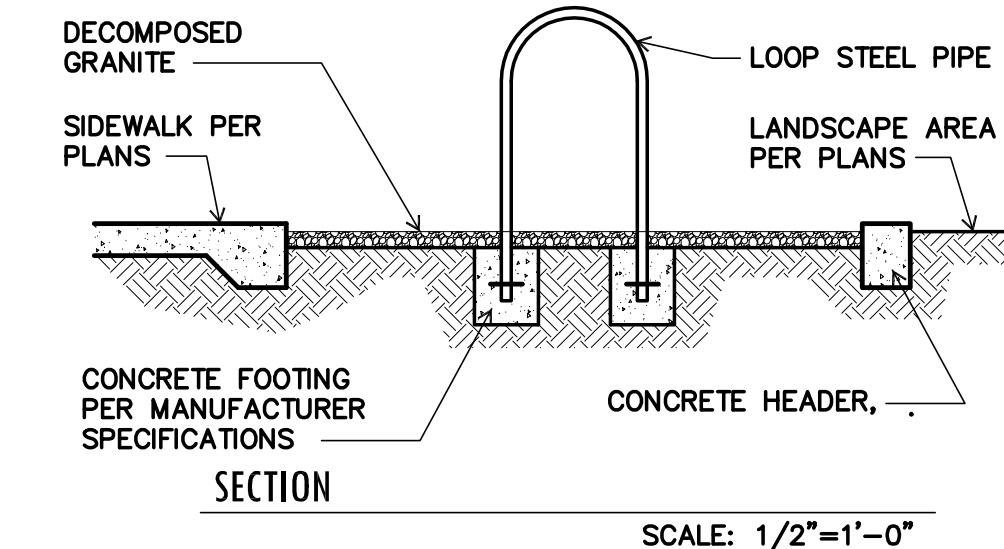
28 VEHICULAR ENTRY GATE



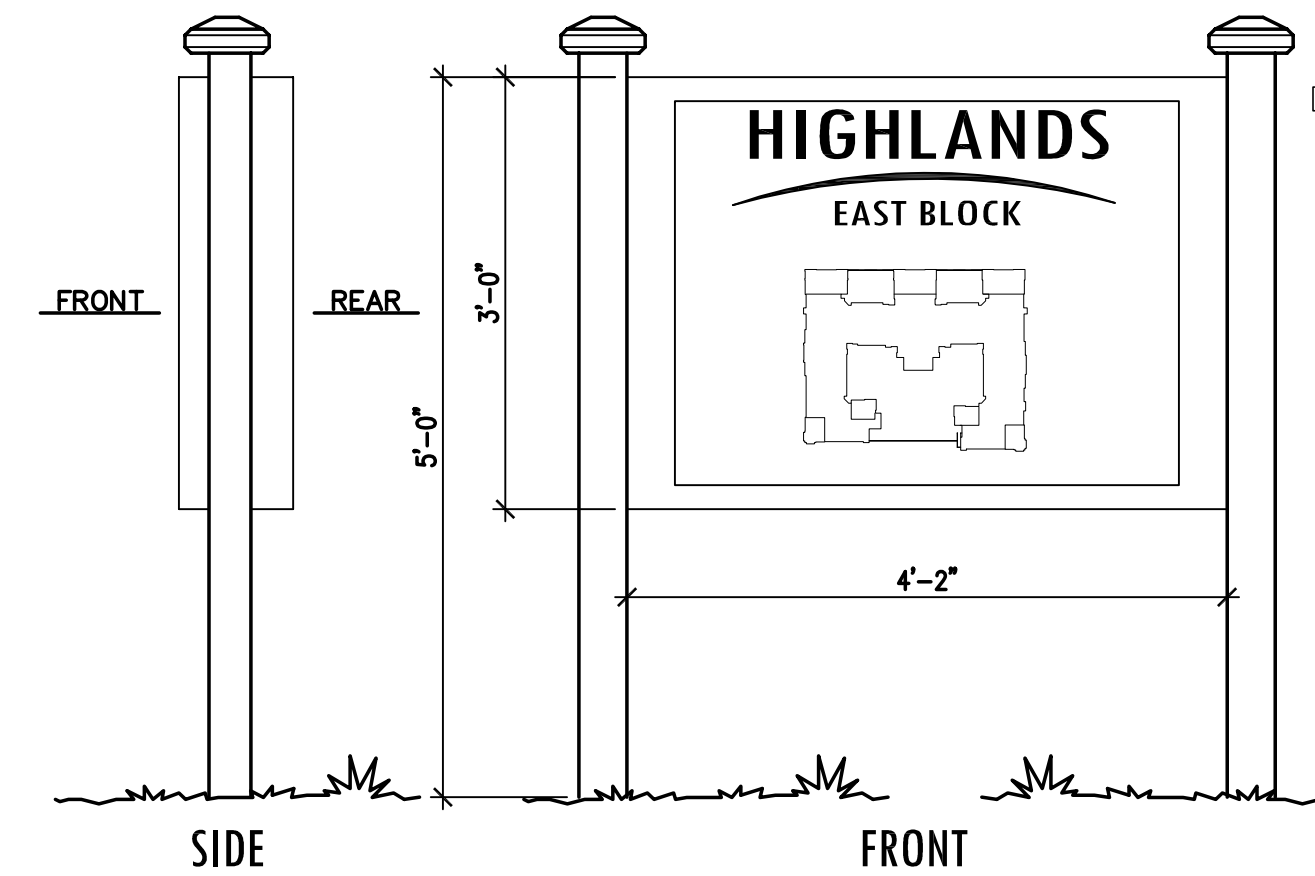
19 TUBULAR STEEL FENCE



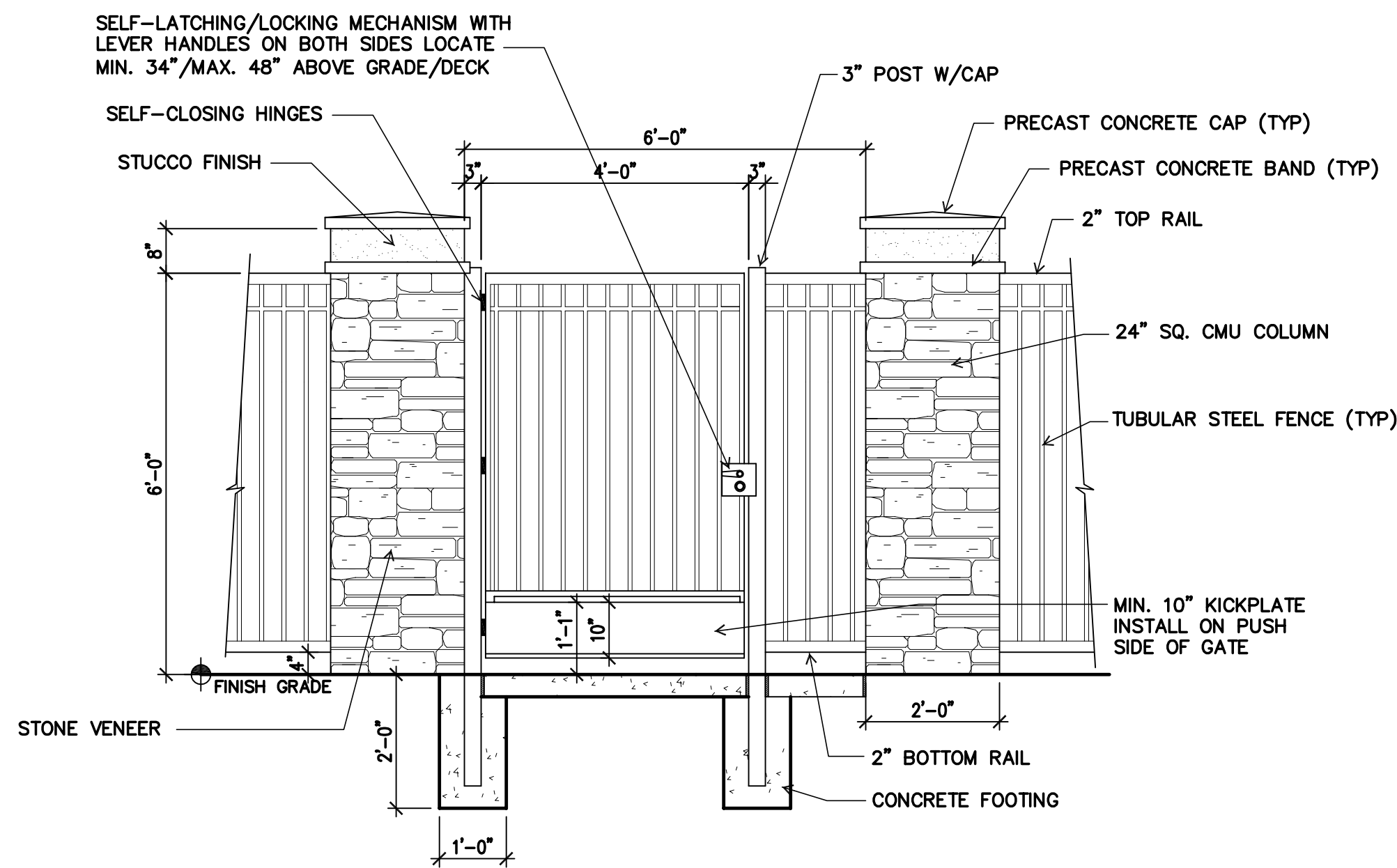
16 BICYCLE PARKING



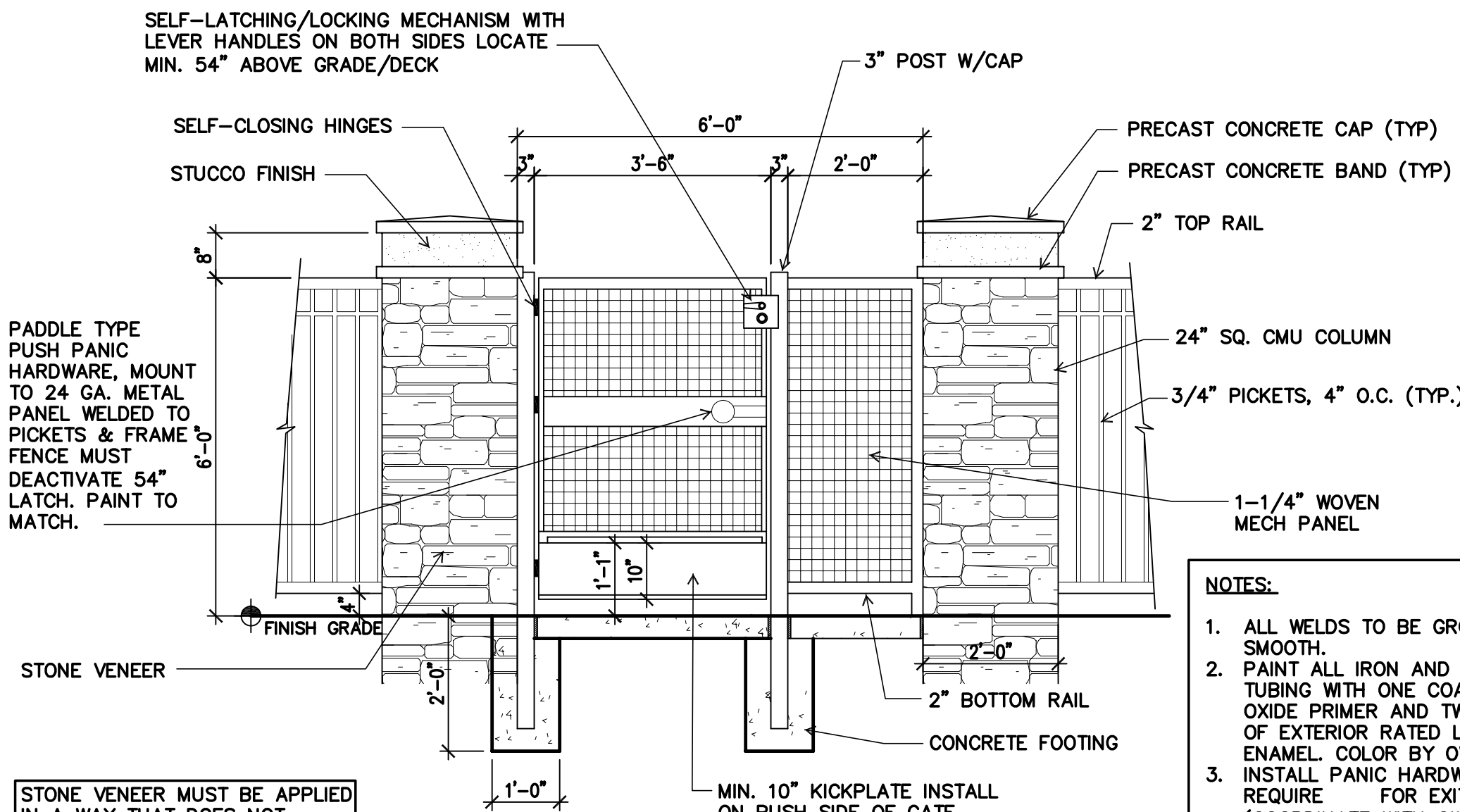
- NOTES:
- INTERNALLY ILLUMINATED SITE MAP DIRECTORY
 - FACE IS CONTRASTING (3) COLOR SCOTCHPRINT LAMINATED TO WHITE OR CLEAR ACRYLIC BACKER WITH OUTER PROTECTIVE FACE, SHOWING BUILDING AND UNIT LOCATIONS.
 - PAINTED CABINET IS CONSTRUCTED OF EXTRUDED ALUMINUM WITH (3) 48" HORIZONTAL LAMPS AND (1) HO BALLAST MOUNTED BETWEEN TWO 4" SQUARE WOOD POSTS WITH TOP FINISH CAPS.
 - PRIMARY ELECTRIC (120V) SUPPLIED BY OTHERS.



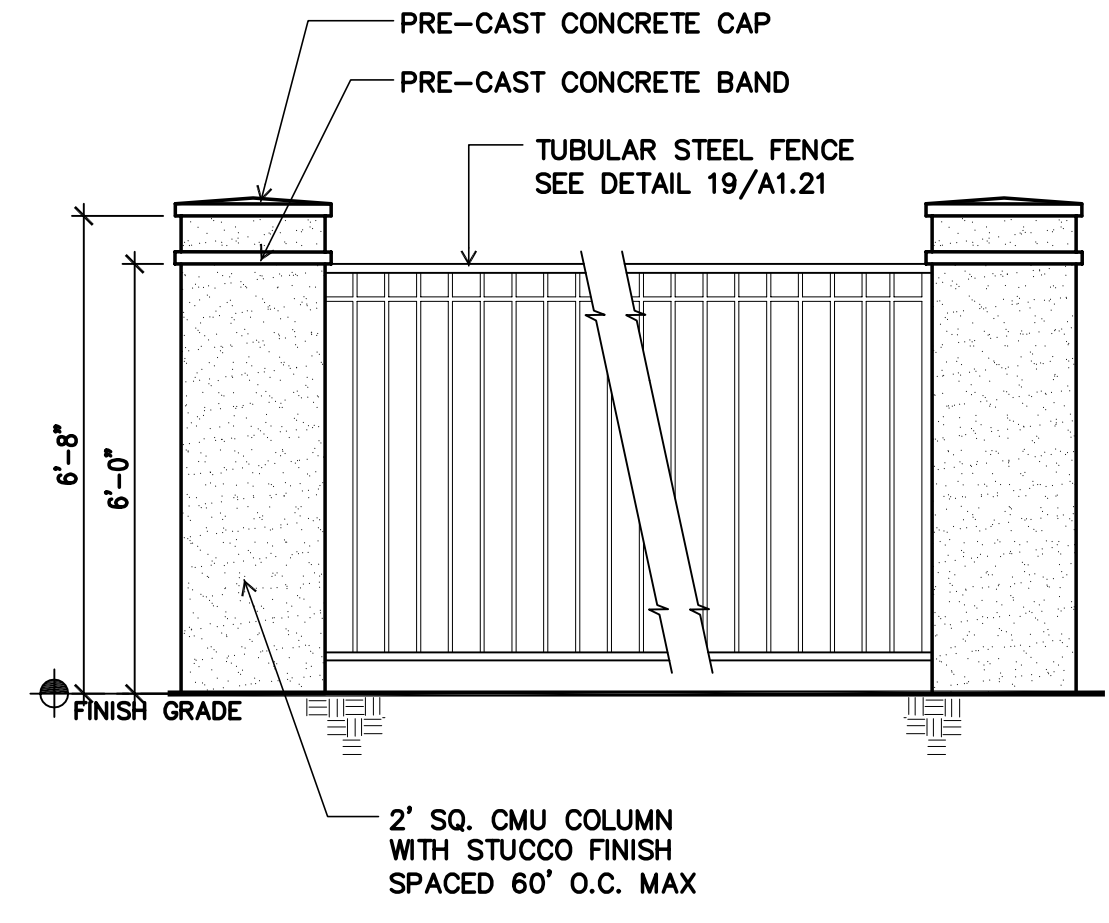
17 SITE DIRECTORY MAP



23 PEDESTRIAN ENTRY GATE



24 PEDESTRIAN ENTRY GATE AT POOL FENCE



18 PILASTER AT PERIMETER TUBULAR STEEL FENCE

- 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.

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

BROADSTONE EAST-BLOCK
NEC EAST CENTRAL AVE AND SPRUCE ST NE
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com



TITAN
DEVELOPMENT

ALLIANCE
RESIDENTIAL COMPANY

- 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.

DATE: JANUARY 25, 2017 ORB # 16-213

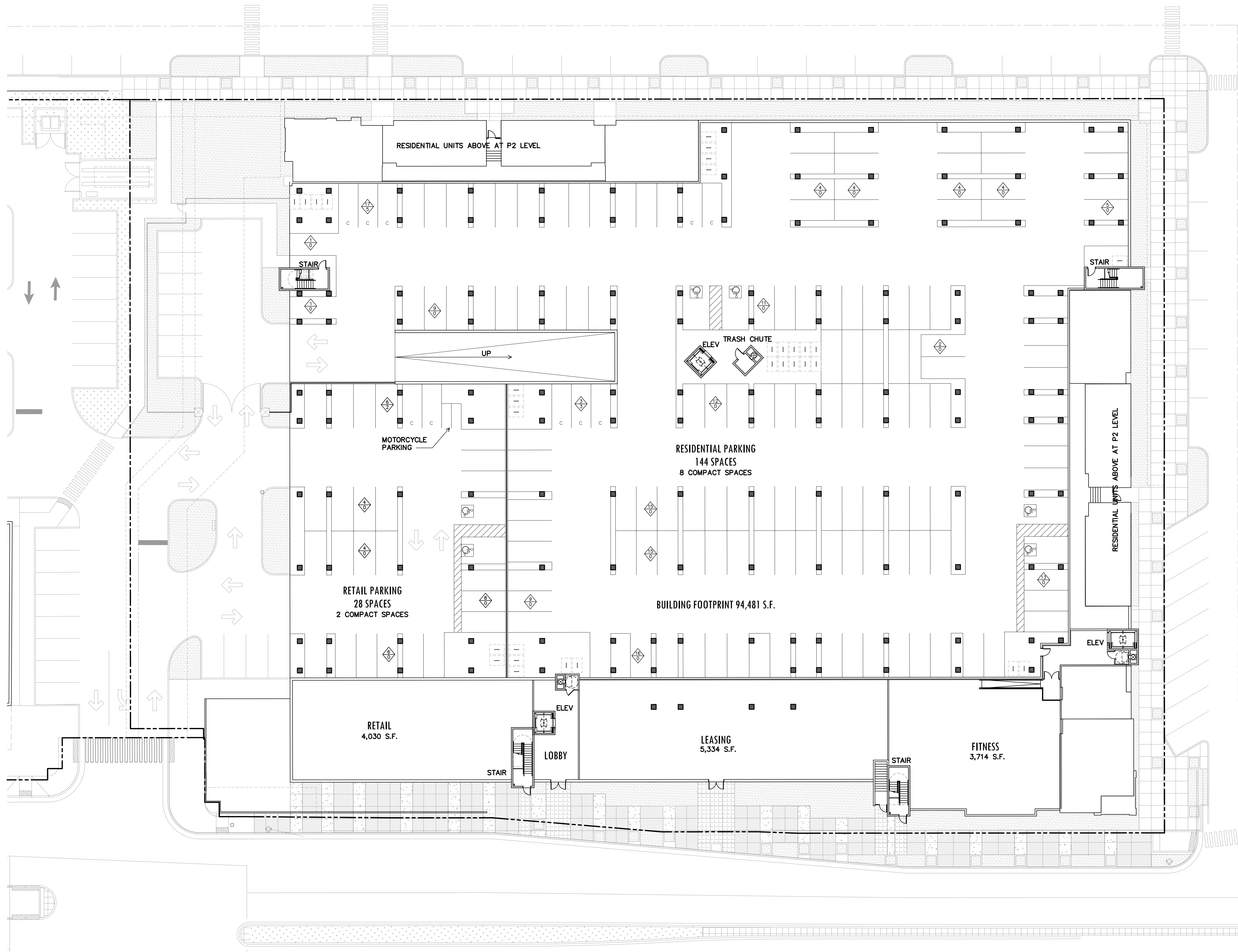
A1.21

SITE DETAILS
16 - 30

SHEET 3 OF 13

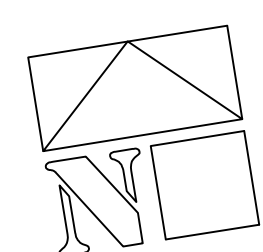
FILE: F:\06\ORB Job Files\16-213_Titan_Eastblock\CAD Files\Preliminary\A1.21_Site_Details.dwg USER: jao DATE: Jan_25_2017 TIME: 10:58 am

FILE: F:\06\ORB Job Files\16-213_Titan_Eastblock\CAD Files\Preliminary\16213_A310 Bldg Plan P1.dwg USER: jca DATE: Jan, 25 2017 TIME: 01:41 pm



BUILDING FLOOR PLAN - LEVEL P1

0' 10' 20' 40'
SCALE: 1" = 20'-0"

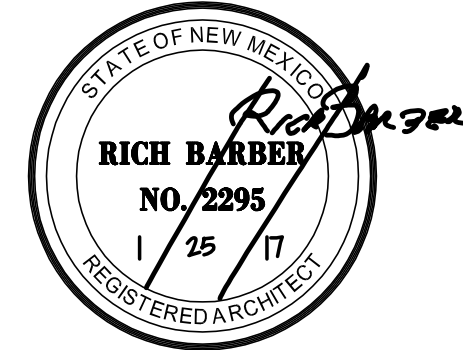


**BROADSTONE
EAST-BLOCK**

NEC EAST CENTRAL AVE AND SPRUCE ST NE
ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com



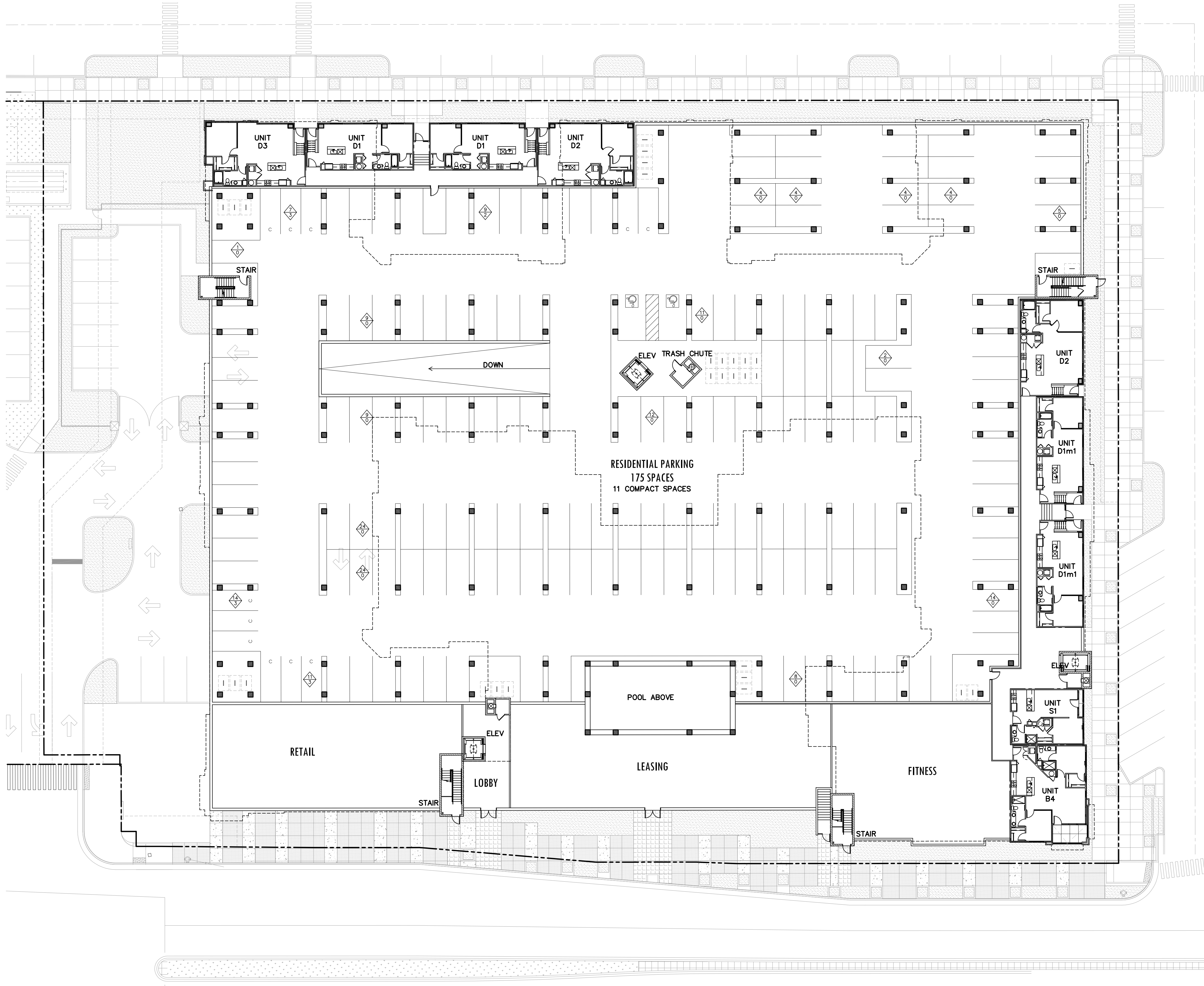
DATE: JANUARY 25, 2017 ORB # 16-213

A3.10

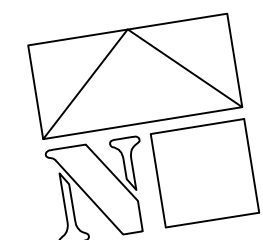
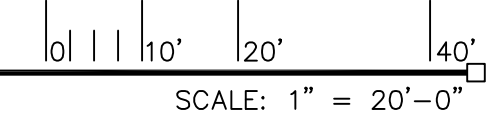
BUILDING FLOOR PLAN
LEVEL P1

SHEET 4 OF 13

FILE: F:\04\ORB Job Files\16-213_Titan_Eastblock\CAD Files\Preliminary\16213_A311_Bldg_Plan_P2.dwg USER: jco DATE: Jan, 25 2017 TIME: 01:42 pm



BUILDING FLOOR PLAN - LEVEL P2



**BROADSTONE
EAST-BLOCK**

NEC EAST CENTRAL AVE AND SPRUCE ST NE
ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com



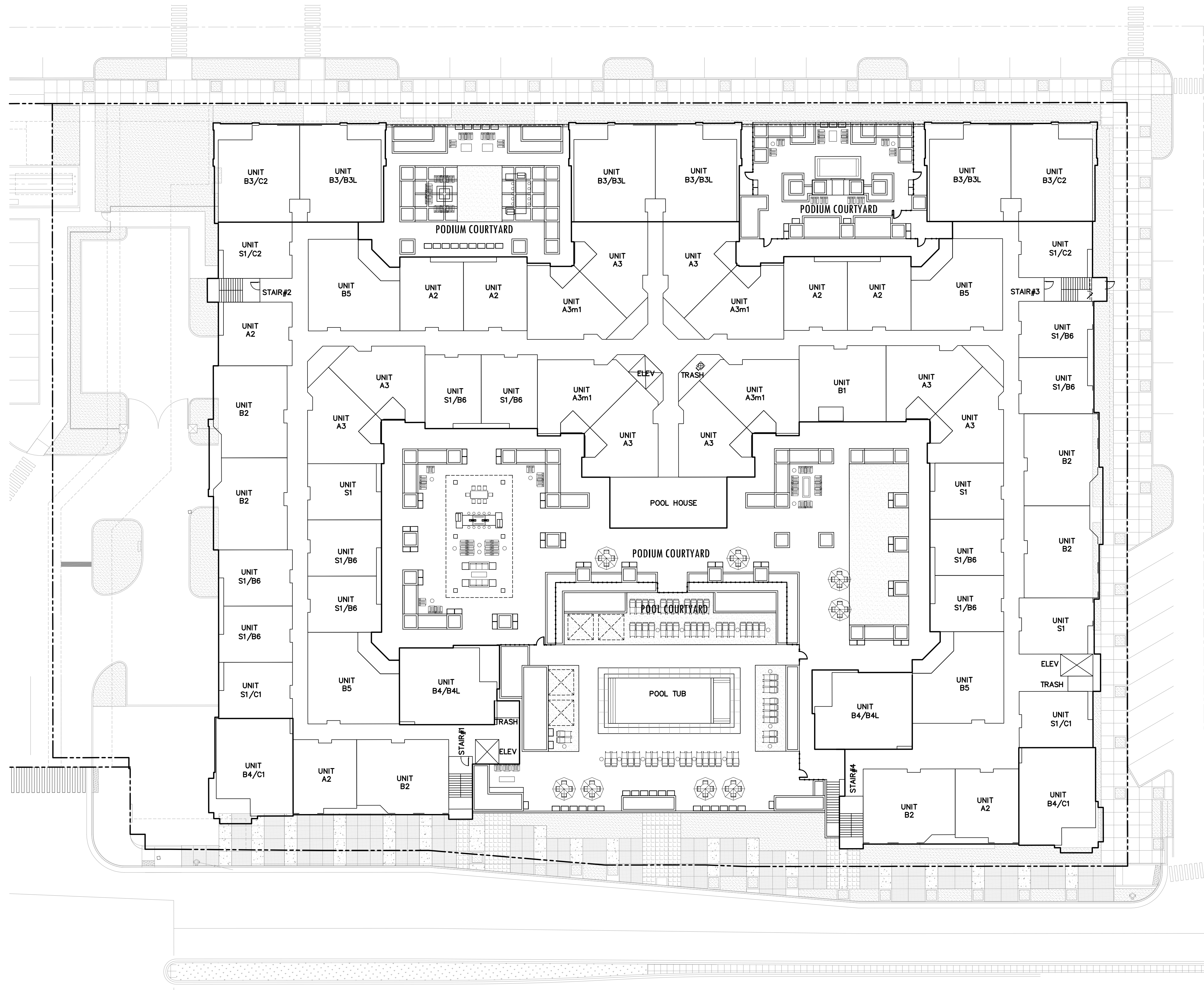
DATE: JANUARY 25, 2017 ORB # 16-213

A3.11

BUILDING FLOOR PLAN
LEVEL P2

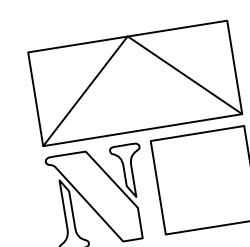
SHEET 5 OF 13

FILE: F:\06\ORB Job Files\16-213_Titan_Eastblock\CAD Files\Preliminary\16213_A3.21_Bldg_Plan_L1.dwg USER: jca DATE: Jan, 25, 2017 TIME: 01:44 pm



BUILDING FLOOR PLAN - LEVEL L1

0' 10' 20' 40'
SCALE: 1" = 20'-0"

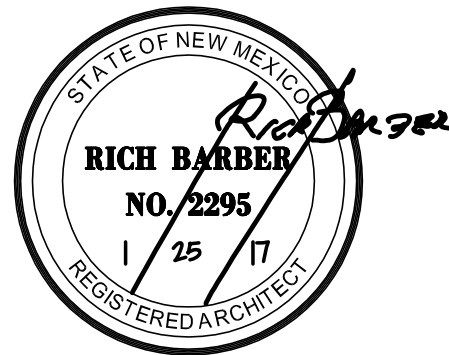


**BROADSTONE
EAST-BLOCK**

NEC EAST CENTRAL AVE AND SPRUCE ST NE
ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com

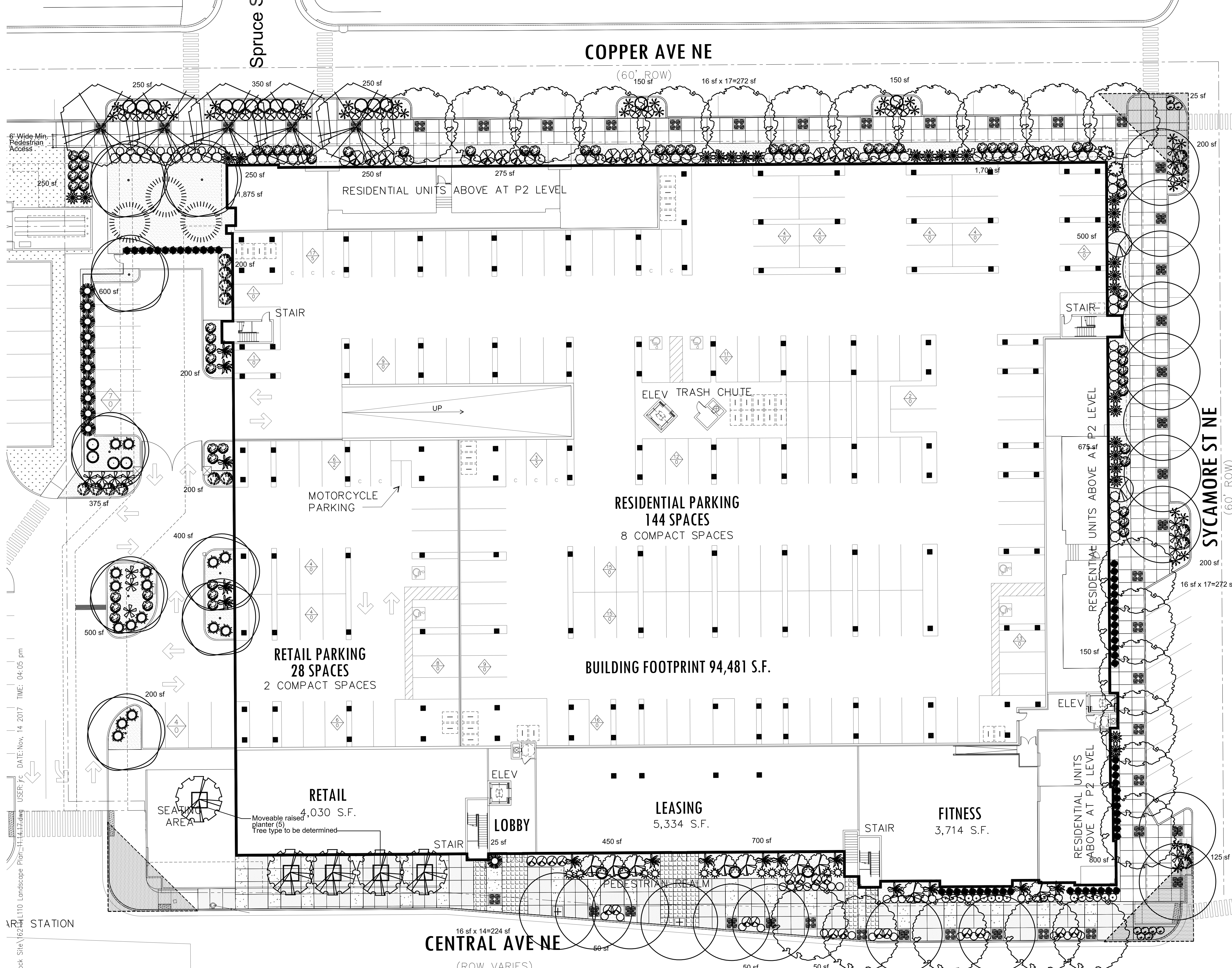


DATE: JANUARY 25, 2017 ORB # 16-213

A3.21

BUILDING FLOOR PLAN
LEVEL L1

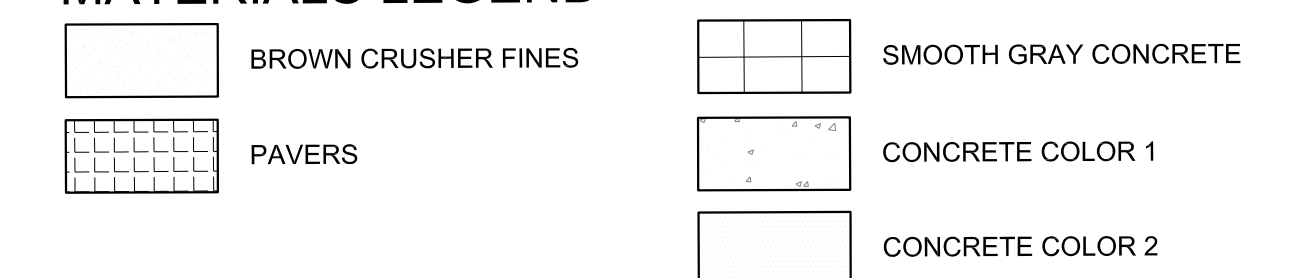
SHEET 6 OF 13



PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
8	○	Gleditsia triacanthos inermis Honeylocust	2" B&B	80'/80'	50 sf=400 sf	Medium	6-2 gph
23	○	Fraxinus Raywood Ash	2" B&B	50'/30'	50 sf=1150 sf	Medium	+6-2 gph
18	○	Platanus Sycamore	2" B&B	50'/40'	50 sf=900 sf	Medium	6-2 gph
5	○	Quercus buckleyi Texas Red Oak	2" B&B	40'/35'	50 sf=250 sf	Medium	6-2 gph
2	○	Juniperus Skyrocket Juniper	15-Gal	20'/5'	50 sf=100 sf	Medium	6-2 gph
2	○	Acer Japanese Maple	15-Gal	10'/5'	50 sf=100 sf	Medium+	6-2 gph
3	○	Pinus nigra Austrian Pine	6' HT.	30'/20'	50 sf=150 sf	Medium	6-2 gph
Shrubs/Groundcovers							
16	○	Caryopteris clandonensis Blue Mist	1-Gal	3'/4'	25 sf=400 sf	Medium	2-2 gph
14	○	Rhus aromatica Gro Low Sumac	5-Gal	2'/6'	36 sf=504 sf	Low +	2-2 gph
19	○	Ericameria lanicifolia 'Aguirre' Turpentine Bush	5-Gal	3'/4'	25 sf=475 sf	Low	2-1 gph
64	○	Ilex Dwarf Burford Holly	5-Gal	4'/4'	16 sf=1024 sf	Medium+	2-1 gph
15	○	Salvia greggii Cherry Sage	1-Gal	3'/3'	15 sf=225 sf	Medium	2-1 gph
14	○	Hesperaloe parviflora Red Yucca	5-Gal	3'/4'	30 sf=420 sf	Low	2-2 gph
16	○	Juniperus sabina 'Buffalo' Buffalo Juniper (female)	5-Gal	2'/6'	36 sf=576 sf	Low +	2-2 gph
33	○	Lavandula Lavender	1-Gal	3'/3'	12 sf=396 sf	Medium	2-2 gph
70	○	Potentilla fruticosa Shrubby Cinquefoil	5-Gal	3'/3'	10 sf=700 sf	Medium+	2-2 gph
15	○	Rosmarinus officinalis Rosemary	5-Gal	6'/6'	36 sf=540 sf	Low +	2-2 gph
11	○	Rosa Knockout Rose	5-Gal	3'/3'	15 sf=165 sf	Medium+	2-2 gph
9	○	Lagerstroemia Crape Myrtle	5-Gal	15'/10'	100 sf=900 sf	Medium+	2-2 gph
9	○	Nepeta Catmint	1-Gal	1'/3'	9 sf=81 sf	Medium	2-2 gph
13	○	Spirea Dwarf Red Spirea	5-Gal	3'/3'	20 sf=260 sf	Medium+	2-2 gph
20	○	Rhaphiolepis India Hawthorn	5-Gal	3'/3'	15 sf=300 sf	Medium	2-2 gph
15	○	Viburnum Burkwood Viburnum	5-Gal	6'/6'	36 sf=540 sf	Medium+	2-2 gph
8	○	Pinus mugo Mugho Pine	5-Gal	4'/4'	30 sf=240 sf	Medium	2-2 gph
28	○	Nandina Heavenly Bamboo	5-Gal	3'/3'	20 sf=560 sf	Medium+	2-2 gph
Grasses							
30	○	Muhlenbergia Deer Grass	1-Gal	4'/4'	20 sf=600 sf	Low+	2-2 gph
180	○	Pennisetum Hamlin Fountain Grass	1-Gal	3'/3'	9 sf=1620 sf	Medium	2-2 gph
11	○	Panicum Switch Grass	1-Gal	8'/6'	36 sf=396 sf	Medium	2-2 gph
55	○	Calamagrostis Karl Foerster Grass	5-Gal	3'/2'	10 sf=550 sf	Medium	2-2 gph
							Total Landscape Coverage=14,522 SF

MATERIALS LEGEND



SITE DATA

GROSS LOT AREA	124,178 SF
LESS BUILDING(S)	94,240 SF
NET LOT AREA	29,938 SF
REQUIRED LANDSCAPE	2,994 SF
10% OF NET LOT AREA	2,994 SF
PROPOSED STREET LEVEL LANDSCAPE	10,575 SF
PROPOSED STREET R.O.W. LANDSCAPE	2,548 SF
PROPOSED PODIUM LEVEL LANDSCAPE	4,565 SF
TOTAL PROPOSED LANDSCAPE	17,688 SF
PERCENT OF NET LOT AREA	59 %
REQUIRED USABLE OPEN SPACE	49,205 SF
PROPOSED USABLE OPEN SPACE	49,205 SF
REQUIRED USABLE OPEN SPACE LANDSCAPE	7,381 SF
15% OF USABLE OPEN SPACE	7,381 SF
PROPOSED USABLE OPEN SPACE LAND	16,833 SF
PERCENT OF NET LOT AREA	34.2 %
HIGH WATER USE TURF	0 SF
MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF	0 SF
PERCENT OF LANDSCAPE AREA	0 %

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

REQUIRED STREET TREES	1 PER 25 L.F. OF STREET FRONTAGE	41
PROVIDED STREET TREES		41
REQUIRED PARKING LOT TREES	1 PER 8 SPACES	2
PROVIDED PARKING LOT TREES	11 SPACES/8	2
REQUIRED DWELLING UNIT TREES	ONE PER FIRST FLOOR UNITS	9
PROVIDED DWELLING UNIT TREES	ONE PER SECOND FLOOR UNITS	57
REQUIRED LANDSCAPE COVERAGE	75% LIVE VEGETATIVE MATERIAL	13,265 SF MIN.
PROVIDED GROUND COVER COVERAGE (street)	(17,688 SF PROPOSED LANDSCAPE X 75%)	14,522 SF
PROVIDED GROUND COVER COVERAGE (podium)		10,896 SF
PROVIDED GROUND COVER COVERAGE		25,418 SF
PERCENT GROUND COVER COVERAGE		143%

NOTE

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 50' 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 AND 14-16-3-22(C)(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.

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 2"-3" DEPTH

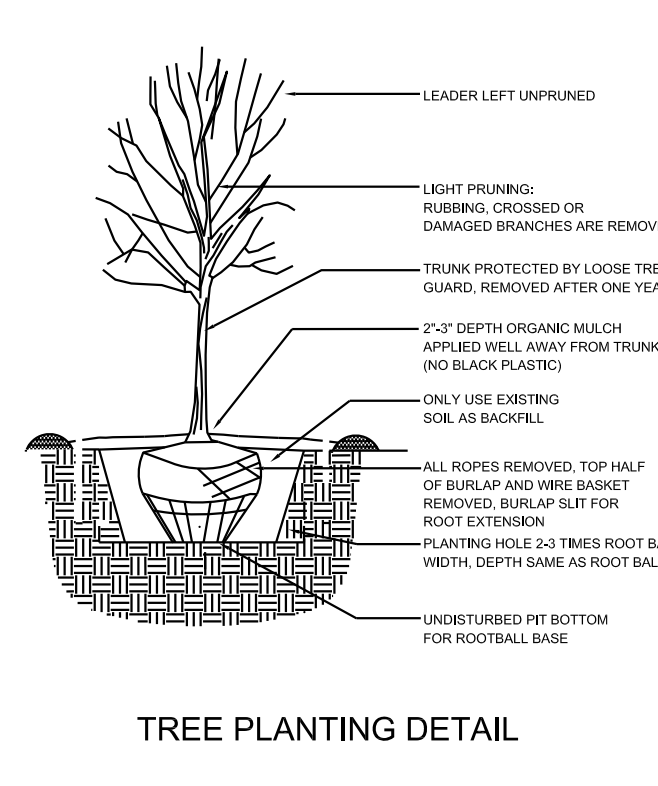
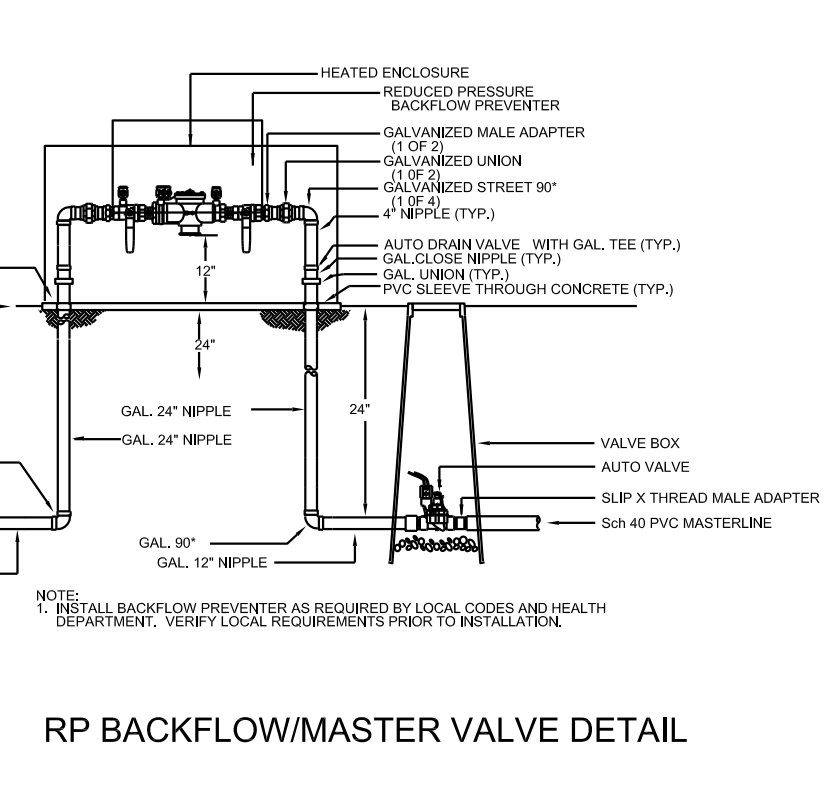
PROPOSED ART LANES

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.

LANDSCAPE IN C.O.A. R.O.W. TO BE IRRIGATED WITH A BUBBLER SYSTEM PER C.O.A. STANDARDS AND DETAILS

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



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'-0"

BROADSTONE EAST-BLOCK
 NEC EAST CENTRAL AVE AND SPRUCE ST NE
 ALBUQUERQUE, NEW MEXICO

Office of Rich Barber
ORB
 Architecture, LLC
 WorldHQ@ORBArch.com



TITAN
 DEVELOPMENT

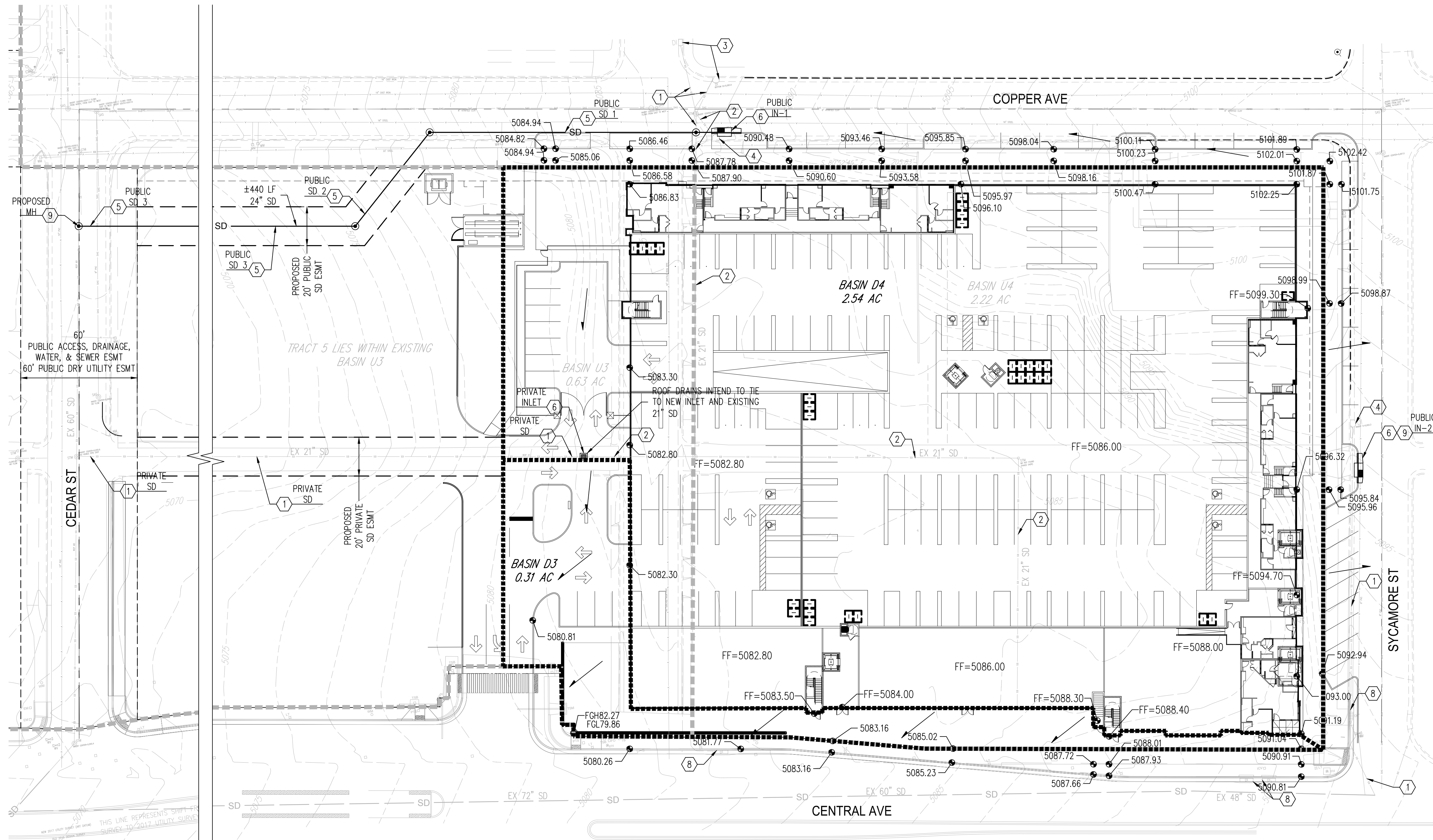
ALLIANCE
 RESIDENTIAL COMPANY

growing better
Up Heads
 LANDSCAPE CONTRACTORS
 P.O. BOX 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulc.com
 www.headsuplandscape.com

DATE: NOVEMBER 14, 2017 ORB # 16-213

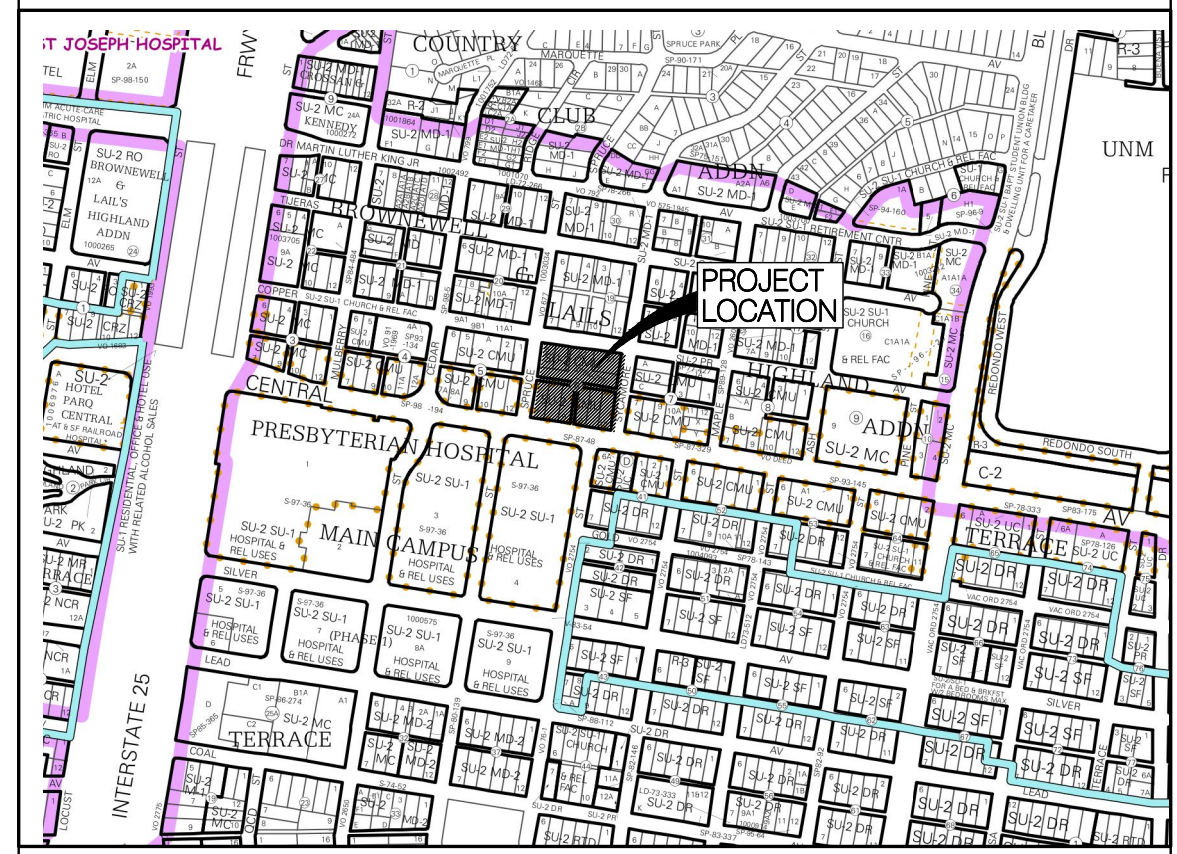
L1.10

LANDSCAPE PLAN
 FOR BUILDING PERMIT



VICINITY MAP

ZONE MAP K-15-Z



FEMA FIRM MAP #: 35001C0334G

DRAINAGE NARRATIVE

THIS SITE IS LOCATED AT THE NORTHWEST CORNER OF SYCAMORE ST NE AND CENTRAL AVE NE. IT HAS PREVIOUSLY BEEN DEVELOPED AND SLOPES FROM NORTHEAST TO SOUTHWEST. FINISHED FLOOR ELEVATIONS HAVE BEEN SET TO GENERALLY ADHERE TO EXISTING ELEVATIONS AND PROMOTE POSITIVE DRAINAGE AWAY FROM BUILDINGS. THE SITE IS NOT LOCATED IN A DESIGNATED FEMA FLOOD ZONE (FEMA FIRM #35001C0334G).

AN EXISTING 21" SD PIPE WHICH RUNS NORTH/SOUTH FROM COPPER ALONG THE OLD SPRUCE ST ALIGNMENT, ACCEPTS FLOW FROM 3 EXISTING INLETS LOCATED AT THE INTERSECTION OF COPPER AVE & SPRUCE ST. THIS EXISTING SD WILL BE IN CONFLICT WITH THE NEW BUILDING AND WILL HAVE TO BE REMOVED AND RELOCATED. THE ULTIMATE OUTFALL IS THE EXISTING 60" SD IN CEDAR. A NEW 24" SD WILL BE CONSTRUCTED ALONG THE COPPER R/W AND A NEW PUBLIC EASEMENT WILL BE GRANTED. THIS IMPROVEMENT WILL BE DONE AS A PART OF THIS PROJECT.

IN ADDITION TO THE SD REALIGNMENT, THE BYPASS FLOWS WHICH WERE BEING CONVEYED ALONG SPRUCE ST WILL BE CAPTURED BY AN ADDITIONAL INLET LOCATED ON COPPER AVE.

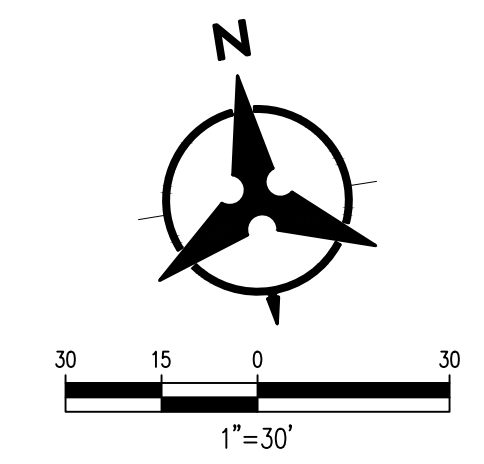
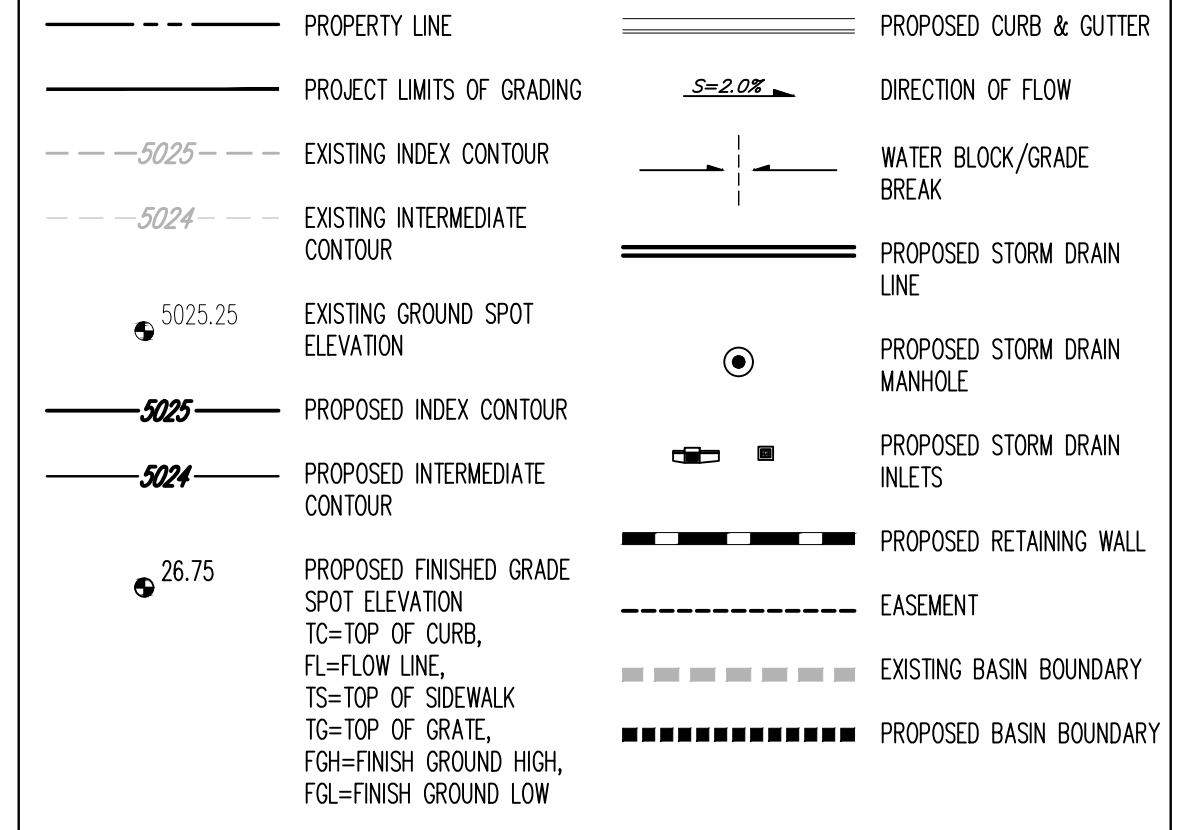
THE SITE LIES WITHIN TWO EXISTING BASINS, U3 & U4. BASIN U3 IS A PART OF A LARGER BASIN THAT SURFACE DRAINS TO AN INLET IN COPPER AVE AND IS DISCHARGED INTO AN EXISTING 21" SD THAT HEADS WEST UNDERNEATH I-25. BASIN U4 DISCHARGES INTO THE EXISTING 21" STORM DRAIN ON SITE THAT ULTIMATELY DISCHARGES INTO THE 60" SD WITHIN CEDAR AVE. THE PROPOSED BASINS, D3 & D4, STILL CONTRIBUTE TO THOSE TWO OUTFALL POINTS WITH REDUCING FLOW FROM CONTRIBUTING TO THE 21" SD IN COPPER.

THE SITE WILL REMAIN DEVELOPED, ALLOWING 100% OF THE PROPOSED FLOW TO REMAIN GENERALLY UNCHANGED FROM THE HISTORICALLY DEVELOPED FLOW. THE DRAINAGE FROM THE BUILDING WILL BE HARD PIPED INTO A PROPOSED STORM DRAIN WHICH ULTIMATELY CONNECTS TO AN EXISTING 21" SD WEST OF THE SITE AND DISCHARGES INTO A 60" SD IN CEDAR ST. ROOF DRAINS WILL ALSO BE HARD PIPED INTO THE INLETS AT CENTRAL AVE.

GRADING KEYNOTES

- EXISTING STORM DRAIN TO REMAIN.
- EXISTING STORM DRAIN TO BE REMOVED.
- EXISTING STORM DRAIN INLET TO REMAIN.
- EXISTING STORM DRAIN INLET TO BE REMOVED.
- PROPOSED NEW STORM DRAIN.
- PROPOSED NEW STORM DRAIN INLET.
- STORM DRAIN BY ART PROJECT.
- STORM DRAIN INLETS BY ART PROJECT.
- CONNECT TO EXISTING STORM DRAIN.

GRADING LEGEND



Highlands East Block Development
Existing Developed Conditions Basin Data Table
This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr)	Q(100yr)	V(100yr)	V(100yr-6hr)	V(100yr-24hr)
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
CURRENT ONSITE BASINS											
U3	27585	0.63	0.0%	0.0%	40.0%	60.0%	4.08	2.58	1.72	3963	4515
U4	96664	2.22	0.0%	0.0%	40.0%	60.0%	4.08	9.05	1.72	13887	15821
TOTAL	124249	2.85	-	-	-	-	-	11.63	-	17850	20335
CURRENT OFFSITE BASINS											
OS1-COPPER	9143	0.21	0.0%	0.0%	10.0%	90.0%	4.54	0.95	2.02	1540	1814
OS1-SYCAMORE	576055	13.22	0.0%	0.0%	40.0%	60.0%	4.08	53.90	1.72	82760	94281

Highlands East Block Development
Proposed Developed Conditions Basin Data Table
This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr)	Q(100yr)	V(100yr)	V(100yr-6hr)	V(100yr-24hr)	V(100yr-10day)	FIRST FLUSH
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	(CF)	(CF)
PROPOSED ONSITE BASINS													
D3	13390	0.31	0.0%	0.0%	10.0%	90.0%	4.54	1.40	2.02	2255	2657	3862	341
D4	110859	2.54	0.0%	0.0%	10.0%	90.0%	4.54	11.56	2.02	18671	21996	31974	2827
TOTAL	124249	2.85	-	-	-	-	-	12.96	-	20926	24653	35835	3168

STORM DRAIN PIPE TABLE

PIPE #	INLET/SD/BASIN	Size in.	Slope	Capacity* cfs	ACTUAL FLOW cfs
SD1	IN-1	24	6.00%	55.41	0.95
SD2	IN-1	24	6.20%	56.33	0.95
SD3	IN-1	24	6.60%	58.12	0.95

INLET TABLE

Inlet #	Inlet Type	Basin	Actual Flow (cfs)	Capacity ¹ (cfs)	Bypass Flow (cfs)
IN-1	COA SINGLE A	OS1-COPPER	0.95	1.60	0.00
IN-2	COA SINGLE A	OS1-SYCAMORE	53.90	9.00	44.90

NOTE: The inlet calculations were based on the DPM PLATE 22.3 D-5 GRATING CAPACITIES FOR TYPE "A", "C" and "D"
¹The capacity is calculated based on the depth for the Q₁₀₀ based on the assumed contributing basin area.

BROADSTONE EAST-BLOCK
NEC EAST CENTRAL AVE AND SPRUCE ST NE
ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com



PRELIMINARY
NOT FOR
CONSTRUCTION

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 project, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.

REVISIONS

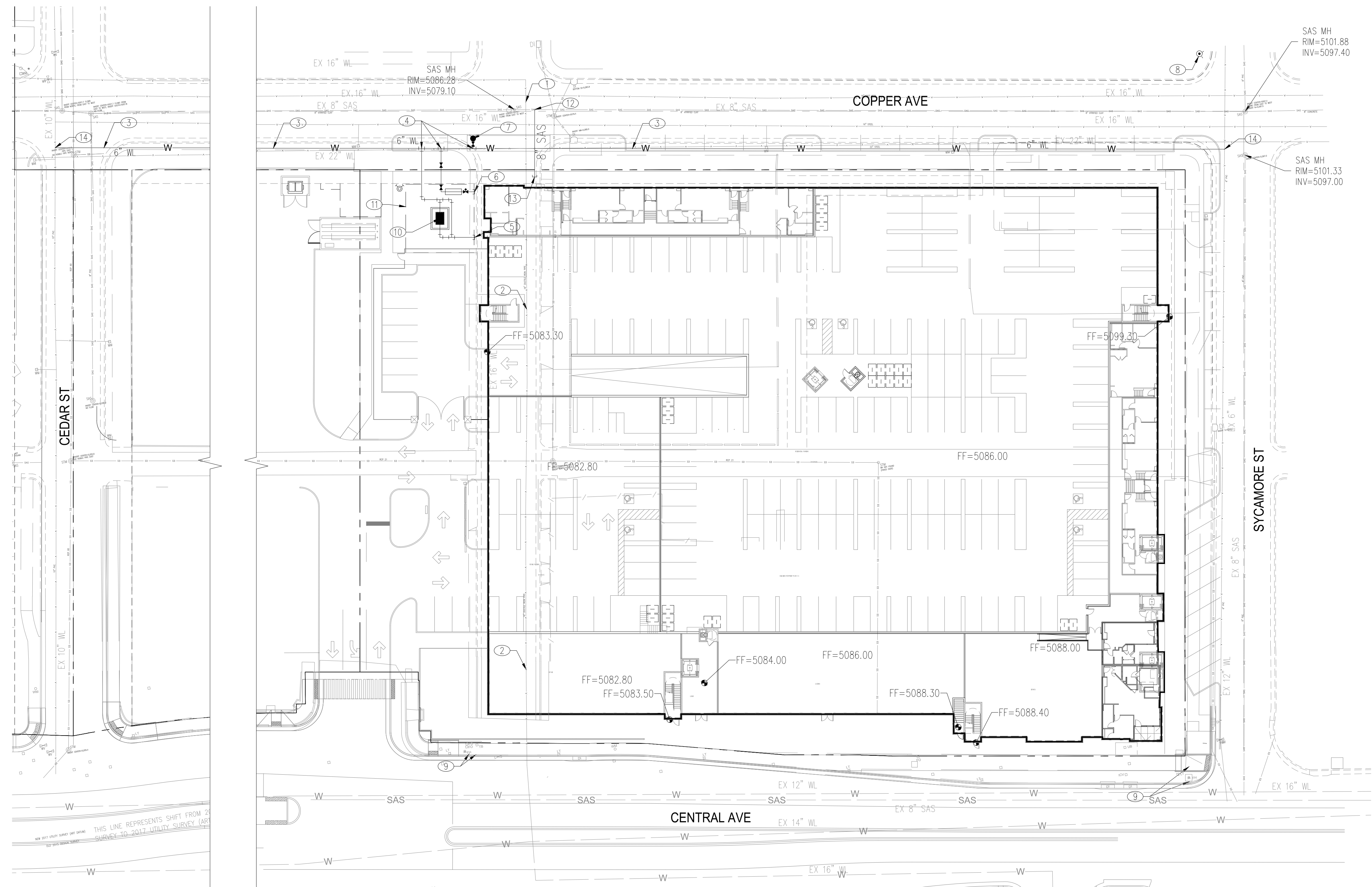
1	
2	
3	
4	
5	
6	

DATE: JANUARY 23, 2018 ORB # 16-213

C1.00

CONCEPTUAL
GRADING & DRAINAGE PLAN

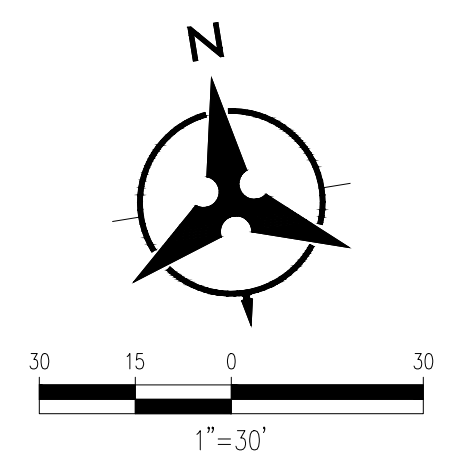
FILE: P:\20160155\Cdp\Plans\General\20160155_UP01_EB_SBPB.dwg USER: mboskovits DATE: Feb. 07 2018 TIME: 03:13 pm



1. INSTALL LINE STOP ON EXISTING 16" WL.
2. EXISTING 16" WL TO BE REMOVED.
3. INSTALL NEW 6" WL (POTENTIAL REMOVAL OF ABANDONED WATER LINE MAY BE REQUIRED). ULTIMATE ALIGNMENT OF WATERLINE TO BE FINALIZED AND APPROVED AT THE DESIGN REVIEW COMMITTEE (DRC).
4. TIE TO NEW 6" WL.
5. INSTALL DOMESTIC WATER SERVICE TO WITHIN 5' OF BUILDING.
6. INSTALL FIRE PROTECTION LINE TO WITHIN 5' OF BUILDING.
7. INSTALL FIRE HYDRANT.
8. EXISTING FIRE HYDRANT.
9. RELOCATED FIRE HYDRANT (BY ART PROJECT).
10. INSTALL NEW 3" WATER METER.
11. NEW 35'X35' WATER METER EASEMENT TO BE GRANTED TO ABCWUA.
12. CONNECT TO EXISTING SANITARY SEWER LINE.
13. INSTALL SANITARY SEWER SERVICE TO WITHIN 5' OF BUILDING.
14. CONNECT TO EXISTING WATER LINE.

UTILITY LEGEND

---	PROPERTY LINE	---	PROPOSED EASEMENT
---	EXISTING EASEMENT	SAS	PROPOSED SANITARY SEWER LINE
SAS	EXISTING SANITARY SEWER	●	PROPOSED SANITARY SEWER MANHOLE
W	EXISTING WATER LINE	●	PROPOSED CLEANOUT
□	EXISTING WATER METER	W	PROPOSED WATER LINE
—	EXISTING CAP	W	PROPOSED VALVE
W	EXISTING VALVE	FL	PROPOSED FIRE WATER LINE
W	EXISTING FIRE HYDRANT	●	PROPOSED HYDRANT
○	EXISTING SANITARY SEWER MANHOLE	—	PROPOSED CAP
⊙	EXISTING STORM DRAIN MANHOLE	■	PROPOSED WATER METER
□	EXISTING INLET	+	PROPOSED PIV
		W	REMOTE FIRE DEPARTMENT CONNECTION



BROADSTONE EAST-BLOCK
NEC EAST CENTRAL AVE AND SPRUCE ST NE ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com

PRELIMINARY
NOT FOR
CONSTRUCTION



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 project, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
© ORB Architecture, LLC 2015

REVISIONS

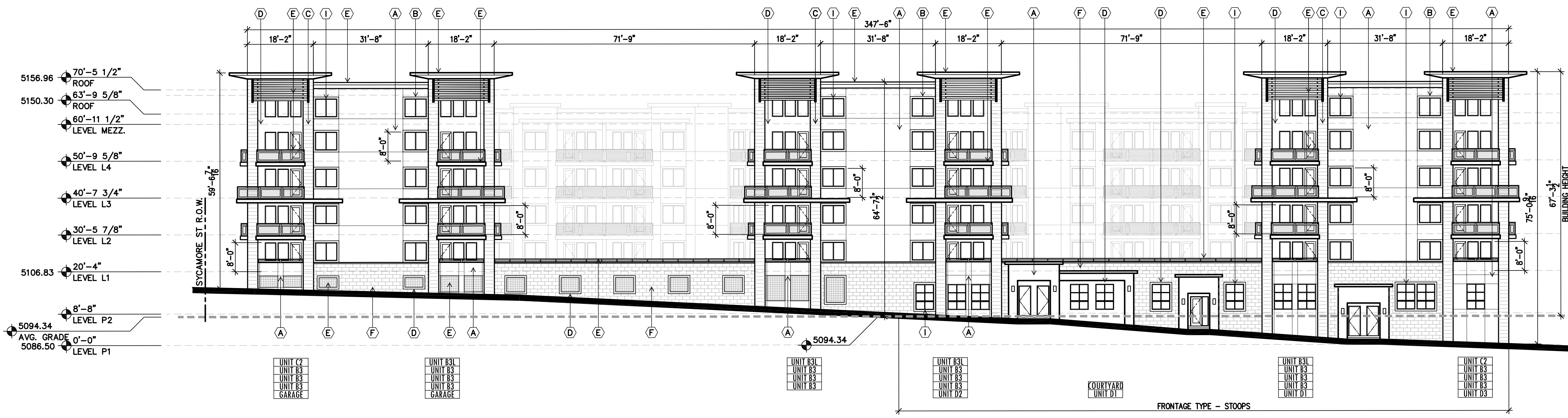
①	
②	
③	
④	
⑤	
⑥	

DATE: JANUARY 23, 2018 ORB # 16-213

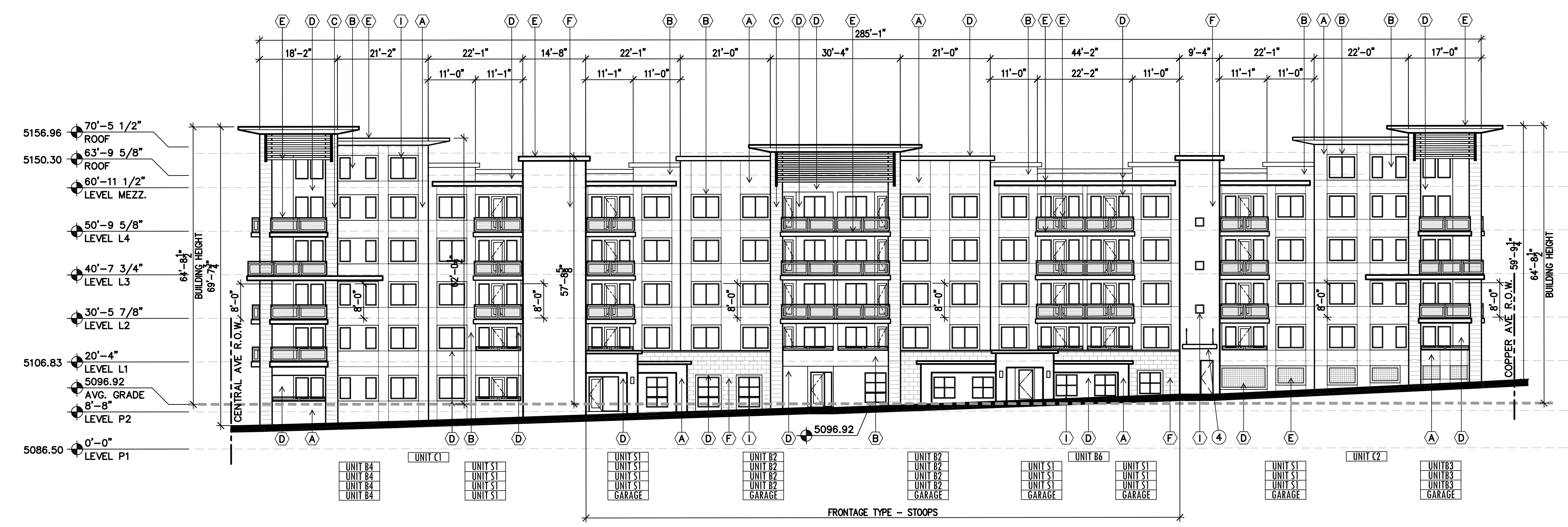
C2.00

CONCEPTUAL
UTILITY PLAN

FILE: F:\04\ORB Job Files\16-213_Titan_Eastblock\CAD Files\Preliminary\16213_A340_Bldg Elevations.dwg USER: jca DATE: Nov, 15, 2017 TIME: 11:47 am



1 NORTH ELEVATION
COPPER AVENUE
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
SYCAMORE STREET
SCALE: 1/16" = 1'-0"

MATERIAL/COLOR KEY NOTES:

- (A) STUCCO FINISH: LIGHT BEIGE
- (B) STUCCO FINISH: DARK BEIGE
- (C) STUCCO FINISH: LIGHT GRAY
- (D) STUCCO FINISH: DARK GRAY
- (E) FASCIA, RAILINGS, METAL DARK BRONZE
- (F) STONE VENEER
- (G) CAST IN PLACE CONCRETE
- (H) SANDSTONE
- (I) ANODIZED ALUMINUM FRAME WINDOWS & STOREFRONT SYSTEM

KEYNOTES ①

1. PROJECT BLADE SIGN, 2' X 11'
2. APARTMENTS NEON SIGN.
3. RETAIL NEON SIGN.
4. METAL SHADE CANOPY.

NOTES:

1. SIGNAGE PER MX-CODE. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY. ALL SIGNAGE TO COMPLY WITH CODE SECTIONS 14-16-3-22(B)(3)(n) AND 14-16-3-22(C)(7).

SHADING CANOPY CALCULATIONS

REQUIRED:	(PER EPC APPROVAL OF MODIFICATIONS TO SHADING REQUIREMENTS, PER 14-163-22(A)(6)(b)(1))	
	SOUTH (CENTRAL AVE)	88%
	EAST (SYCAMORE ST)	3%
	NORTH (COPPER AVE)	0%
PROVIDED:	SOUTH (CENTRAL AVE)	88%
	EAST (SYCAMORE ST)	3%
	NORTH (COPPER AVE)	0%

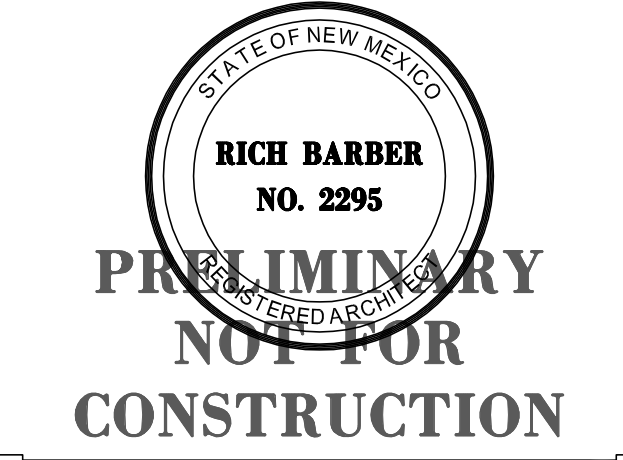
GLAZING CALCULATIONS

REQUIRED:	STOREFRONT FRONTAGE UPPER FLOORS	
	SOUTH (CENTRAL AVE)	68%
	UPPER FLOOR	22%
	EAST (SYCAMORE ST)	23%
	UPPER FLOOR	22%
	NORTH (COPPER AVE)	22%
	UPPER FLOOR	22%

BROADSTONE EAST-BLOCK
NEC EAST CENTRAL AVE AND SPRUCE ST NE ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com



DATE: NOVEMBER 15, 2017 ORB # 16-213

A3.40

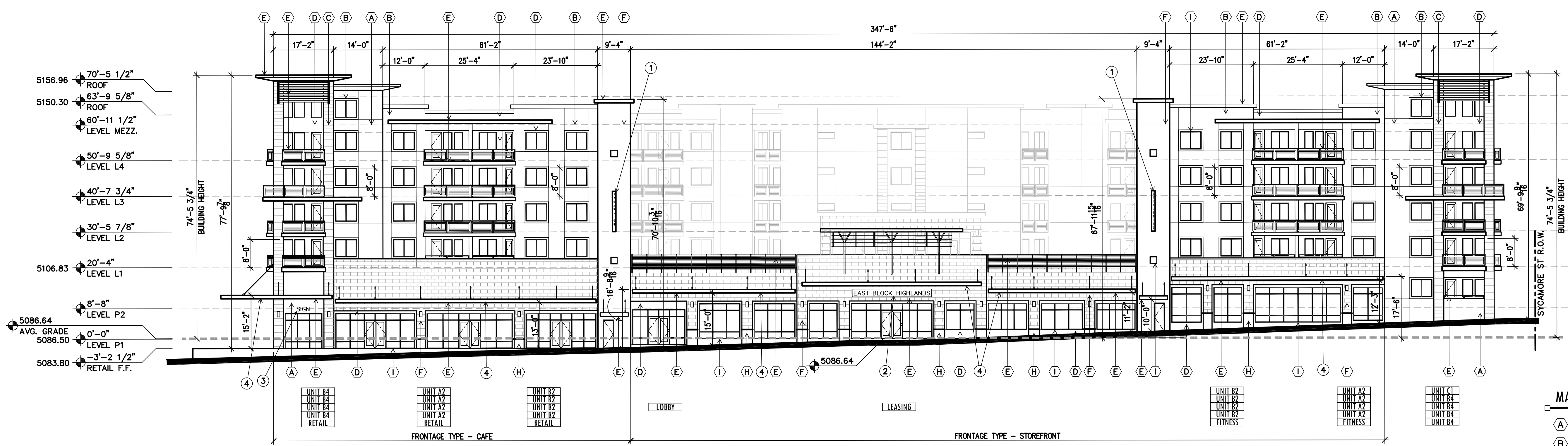
EXTERIOR ELEVATIONS



WorldHQ@ORBArch.com



PRELIMINARY NOT FOR CONSTRUCTION



3 SOUTH ELEVATION
 CENTRAL AVENUE
 SCALE: 1/16" = 1'-0"

MATERIAL/COLOR KEY NOTES:

- (A) STUCCO FINISH: LIGHT BEIGE
- (B) STUCCO FINISH: DARK BEIGE
- (C) STUCCO FINISH: LIGHT GRAY
- (D) STUCCO FINISH: DARK GRAY
- (E) FASCIA, RAILINGS, METAL DARK BRONZE
- (F) STONE VENEER
- (G) CAST IN PLACE CONCRETE
- (H) SANDSTONE
- (I) ANODIZED ALUMINUM FRAME WINDOWS & STOREFRONT SYSTEM

KEYNOTES ①

1. PROJECT BLADE SIGN, 2' X 11'
2. APARTMENTS NEON SIGN.
3. RETAIL NEON SIGN.
4. METAL SHADE CANOPY.

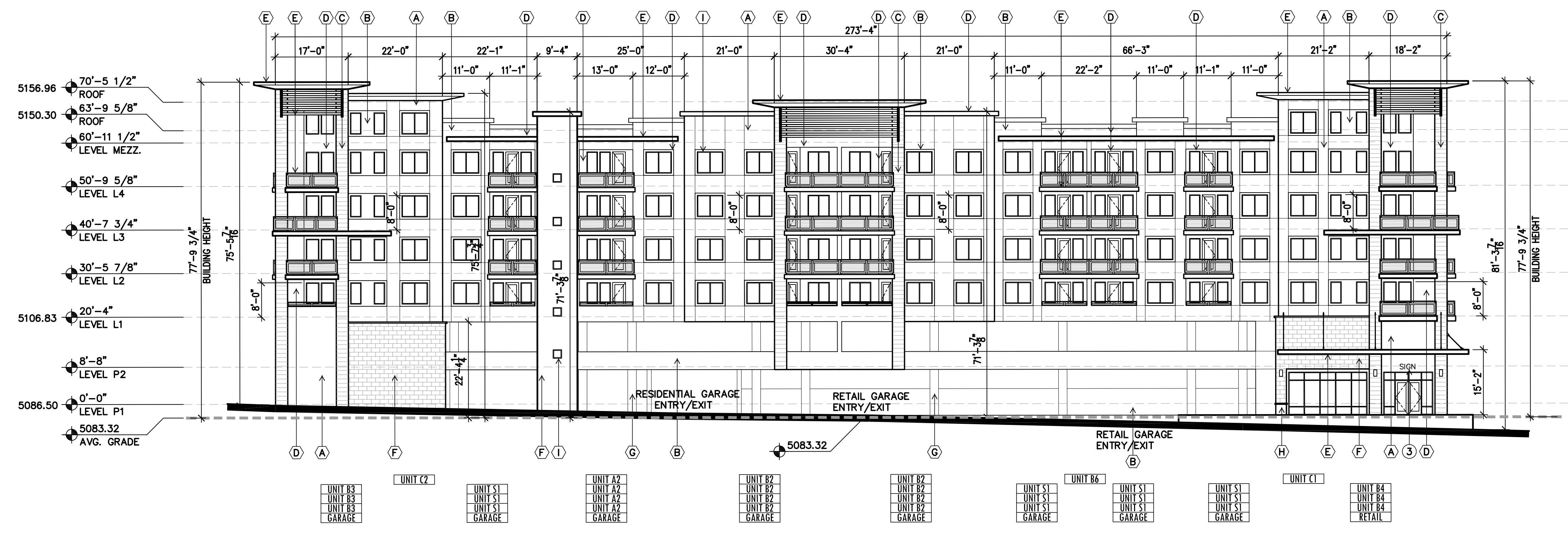
NOTES:
 1. SIGNAGE PER MX-CODE. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY. ALL SIGNAGE TO COMPLY WITH CODE SECTIONS 14-16-3-22(B)(3)(n) AND 14-16-3-22(C)(7).

SHADING CANOPY CALCULATIONS

REQUIRED:	(PER EPC APPROVAL OF MODIFICATIONS TO SHADING REQUIREMENTS, PER 14-16-3-22(A)(6)(b)(1))	
	SOUTH (CENTRAL AVE)	88%
	EAST (SYCAMORE ST)	3%
	NORTH (COPPER AVE)	0%
PROVIDED:	SOUTH (CENTRAL AVE)	88%
	EAST (SYCAMORE ST)	3%
	NORTH (COPPER AVE)	0%

GLAZING CALCULATIONS

REQUIRED:	STOREFRONT FRONTAGE	50%
	UPPER FLOORS	20%
PROVIDED:	SOUTH (CENTRAL AVE) STOREFRONT	68%
	UPPER FLOOR	22%
	EAST (SYCAMORE ST) UPPER FLOOR	23%
	NORTH (COPPER AVE) UPPER FLOOR	22%

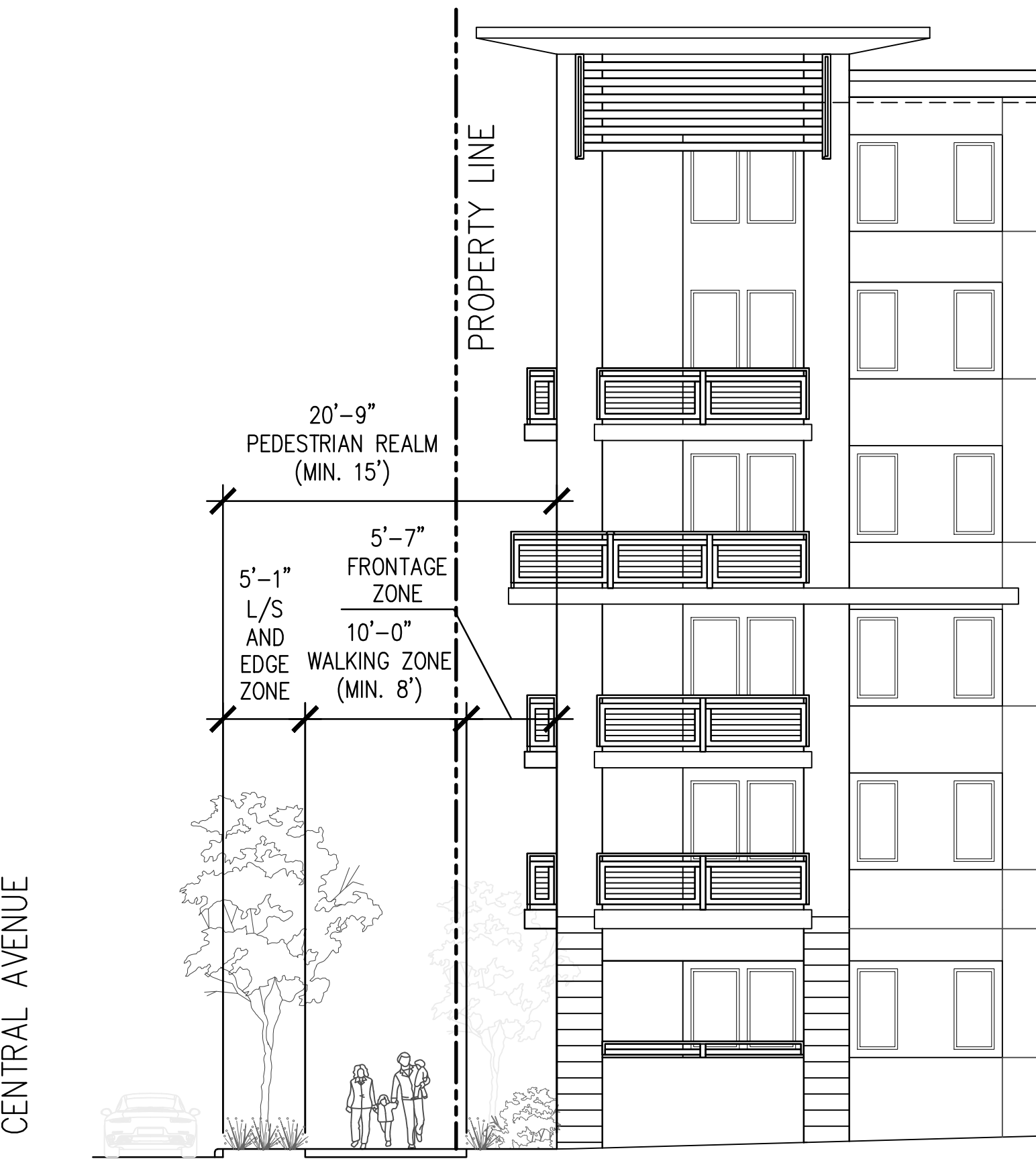


4 WEST ELEVATION
 SCALE: 1/16" = 1'-0"

DATE: NOVEMBER 15, 2017 ORB # 16-213

A3.41

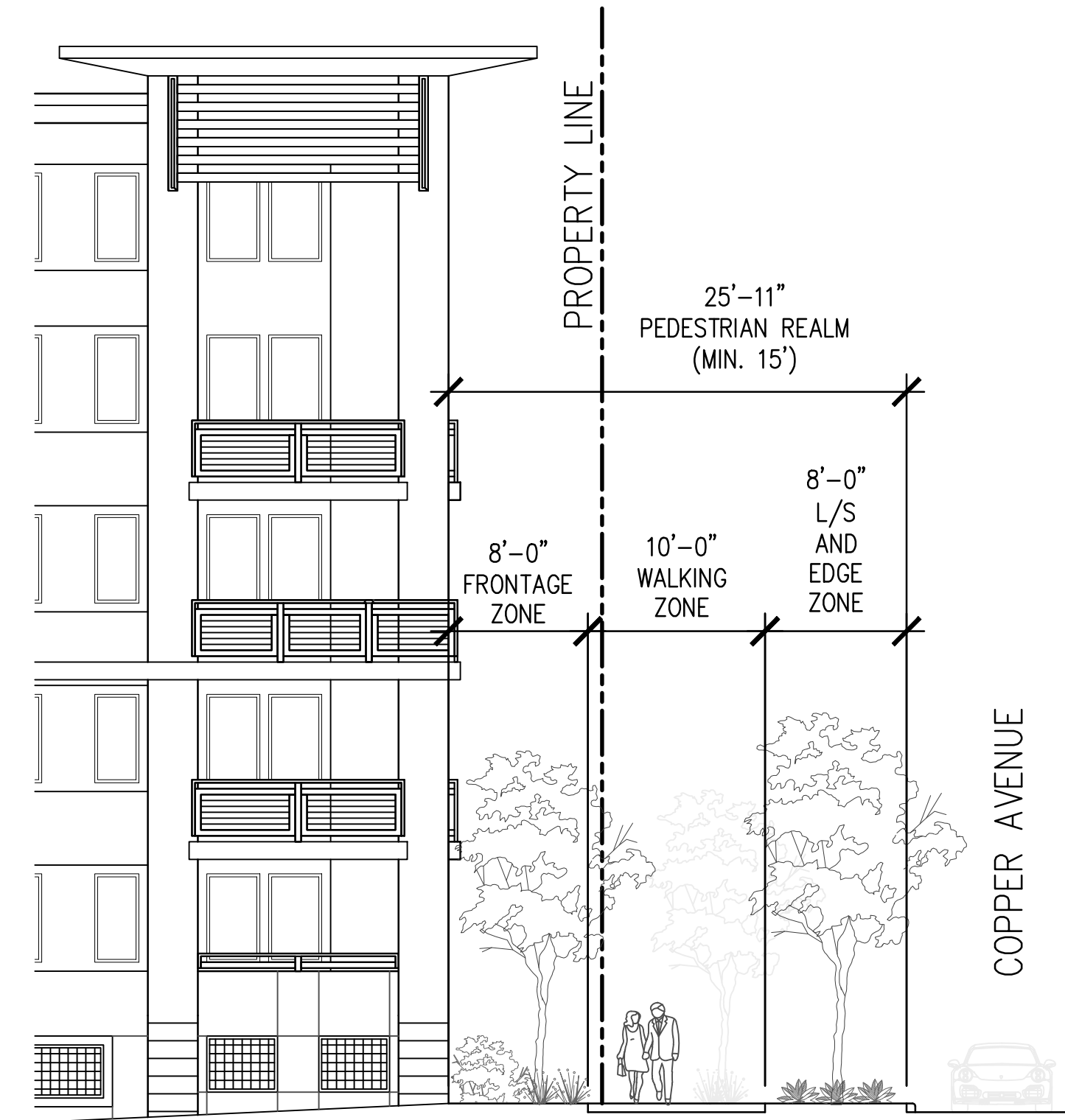
EXTERIOR ELEVATIONS



1 **CENTRAL AVENUE SECTION**
 SCALE: 1/8" = 1'-0"



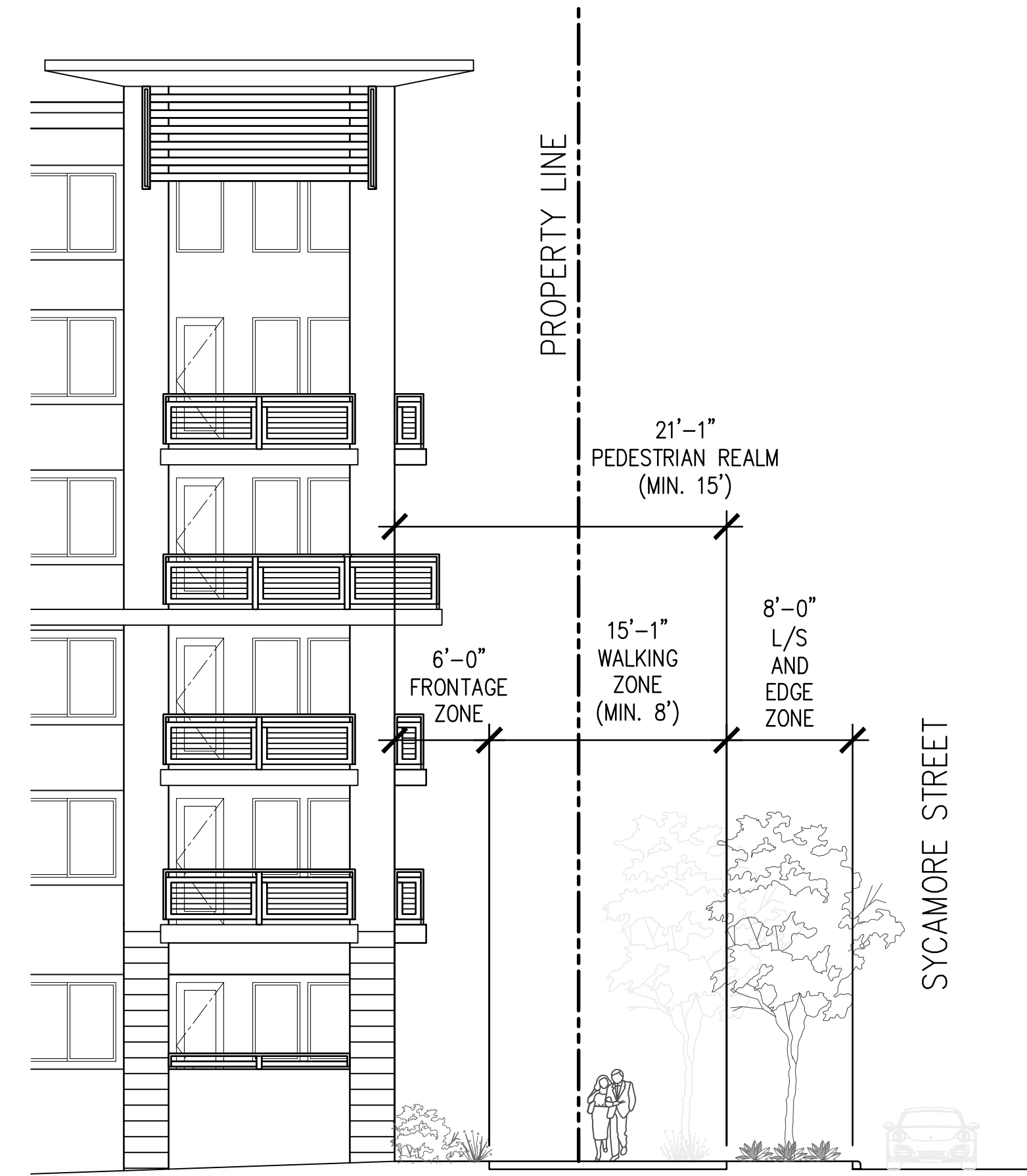
CENTRAL AVENUE - CONCEPTUAL SKETCH
 NOT TO SCALE



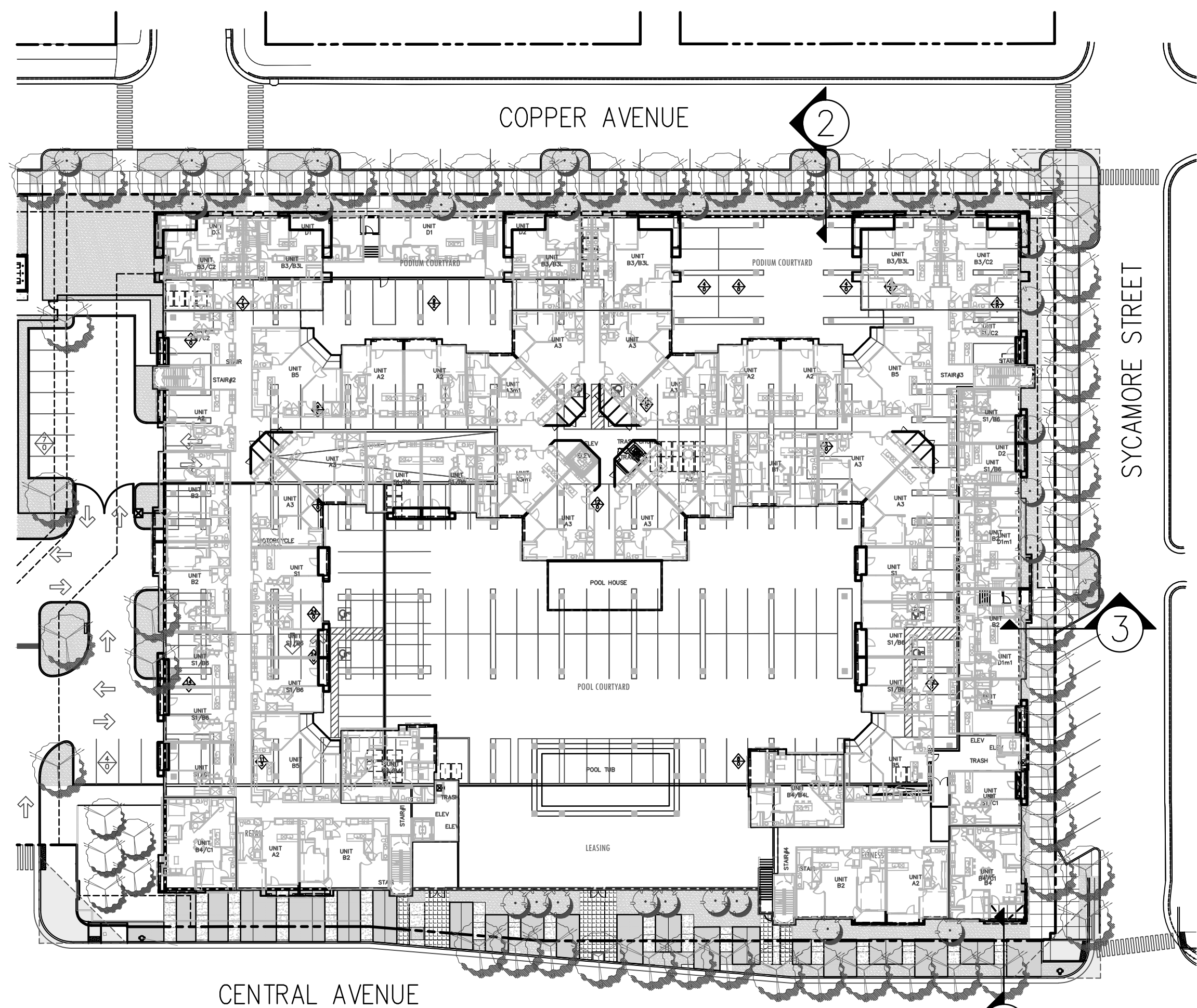
2 **COPPER AVENUE SECTION**
 SCALE: 1/8" = 1'-0"



COPPER AVENUE - CONCEPTUAL SKETCH
 NOT TO SCALE



3 **SYCAMORE STREET SECTION**
 SCALE: 1/8" = 1'-0"



KEY MAP
 SCALE: 1" = 40'-0"

BROADSTONE EAST-BLOCK

NEC EAST CENTRAL AVE AND SPRUCE ST NE ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com

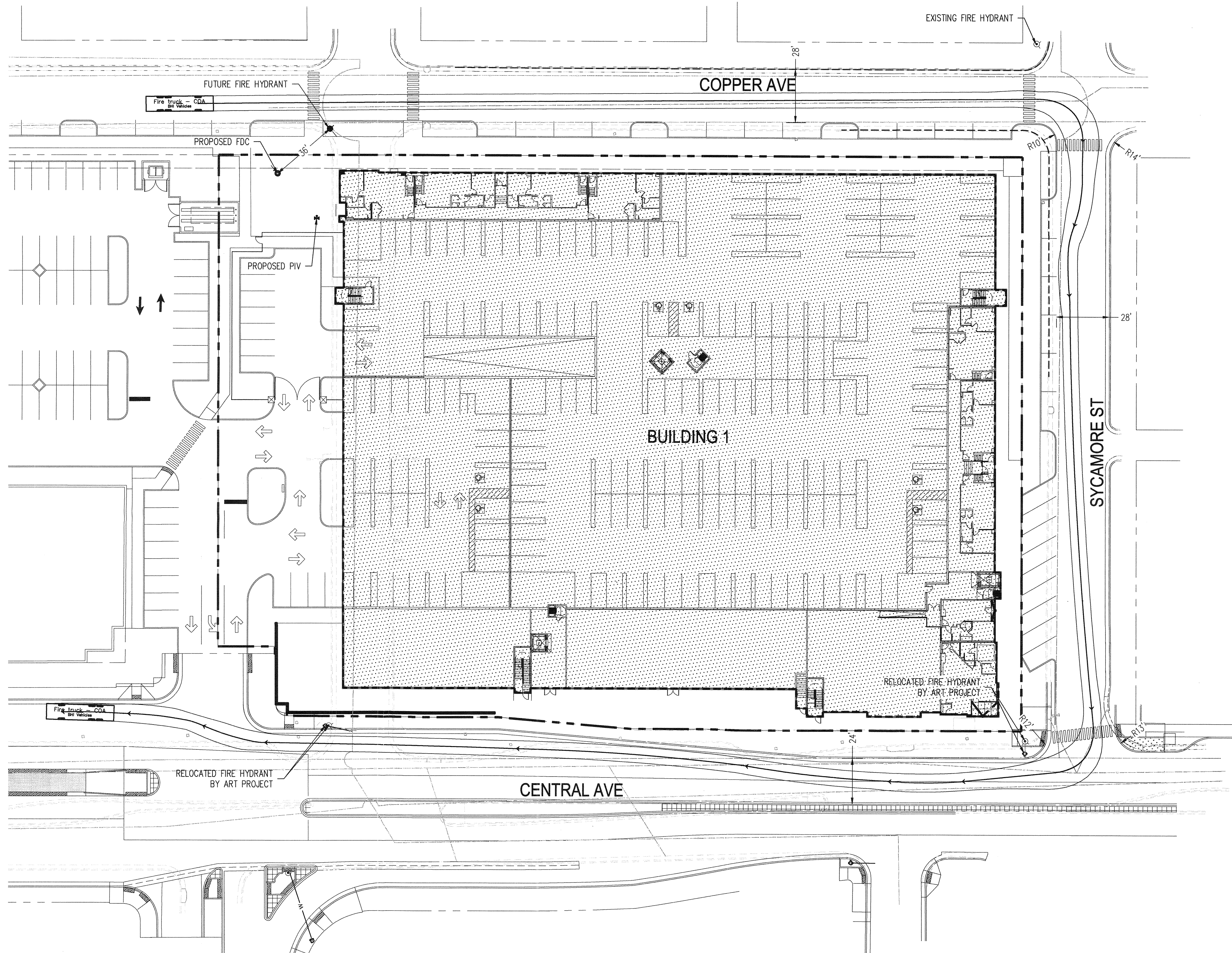


DATE: NOVEMBER 7, 2017 ORB # 16-213

PED-1

PEDESTRIAN REALM EXHIBIT

FILE P:\20160155\CDP\Plans\General\20160155_FF01_East.dwg USER: enenman DATE: Jan, 31 2017 TIME: 10:31 am



BUILDING INFORMATION

LEGAL DESCRIPTION : LOTS A1, A2, 4-12, AND VACATED PORTIONS OF SPRUCE STREET AND ALLEYS OF BLOCK 5 OF THE BROWNELL AND LAIS HIGHLAND ADDITION CONTAINING APPROXIMATELY 2.85 ACRES.

ZONE ATLAS : K-15

*BUILDING 1 PODIUM PARKING: 165,100 SF
 LEVEL P1 - 84,688 SF
 LEVEL P2 - 80,411 SF
 • CONSTRUCTION TYPE: IA
 • SPRINKLERED: YES
 • FIRE FLOW: 2,250 GPM

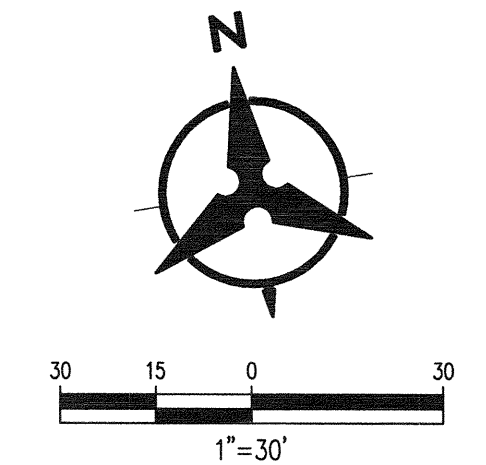
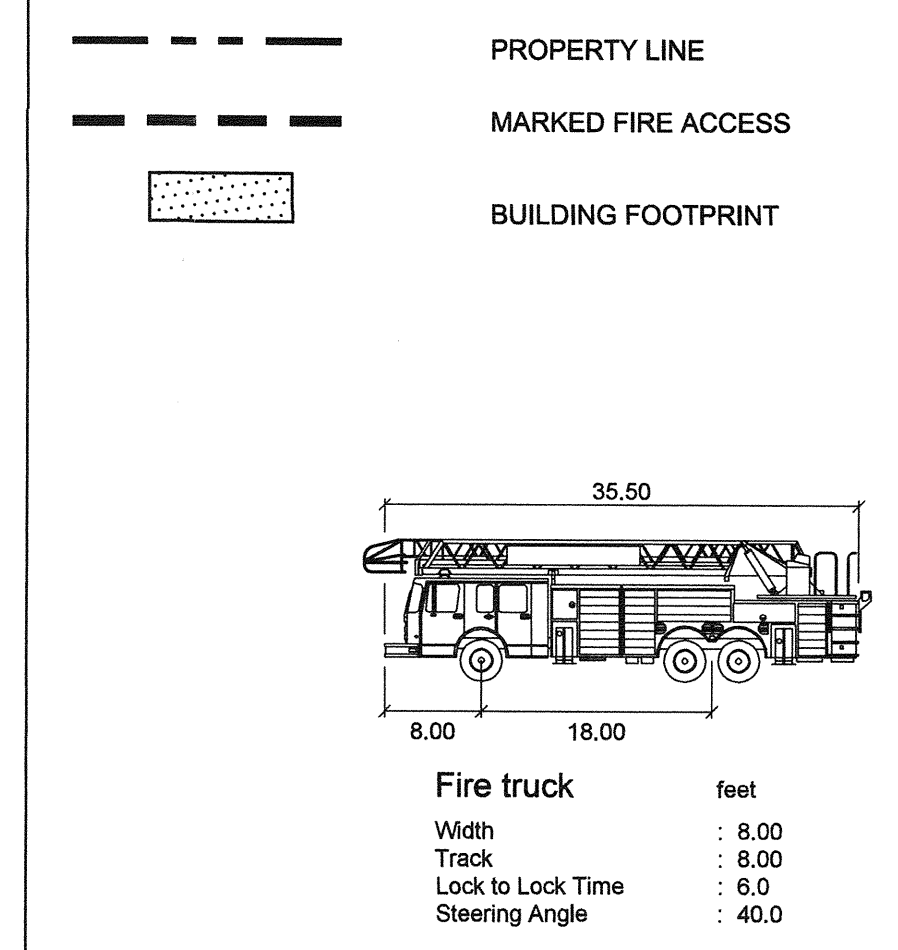
*BUILDING 1: 245,688 SF
 LEVEL 1 - 62,112 SF
 LEVEL 2 - 61,192 SF
 LEVEL 3 - 61,192 SF
 LEVEL 4 - 61,192 SF
 • CONSTRUCTION TYPE: VA
 • SPRINKLERED: YES
 • FIRE FLOW: 4,000 GPM

BUILDING HEIGHT: 68'
 LARGEST FIRE FLOW: 4,000 GPM
 HYDRANTS REQUIRED: 4

NOTES

1. ALL RADII ALONG FIRE LANE SHALL BE 28'.
2. MONUMENT SIGN IDENTIFY BUILDINGS WILL BE PROVIDED AT ADJACENT ROADWAYS.
3. ALL BUILDINGS SHALL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
4. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES.
5. FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FT OF A FIRE HYDRANT.
6. ALL AREAS PAVED INCLUDING FIRE ACCESS.
7. SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROAD.
8. ALL BUILDINGS WILL BE SPRINKLERED.
9. MARKED FIRE ACCESS NOT REQUIRED DUE TO LOCATION OF SITE AND ADJACENT STREETS NOT PROVIDING ON-STREET PARKING.
10. STANDPIPE LOCATION TO BE A PART OF DEFERRED SUBMITTAL BY OTHERS.
11. AREA/OCCUPANCY SEPARATION AS REQUIRED BY THE CURRENTLY ENFORCED IBC SHALL BE PROVIDED AS NECESSARY.

LEGEND



1368-17
 HYDRANT AND FIRE ACCESS
 ALBUQUERQUE FIRE MARSHAL'S OFFICE
 PLANS CHECKING DIVISION
 SOF: 245,688 CONSTRUCTION TYPE: VA
 GPM: 4000 NUMBER OF HYDRANTS: 4
 APPROVED / DISAPPROVED
 Zamatawati 3-29-17

BROADSTONE EAST-BLOCK
 NEC EAST CENTRAL AVE AND SPRUCE ST
 ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION



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 project, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
 © ORB Architecture, LLC 2015

REVISIONS

1	
2	
3	
4	
5	
6	

DATE: NOVEMBER 09, 2016 ORB # 16-213

F1.00

FIRE ONE PLAN