

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 BROWNELL & 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, BROWNELL & 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
- 10/8' 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	PARKING	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
		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

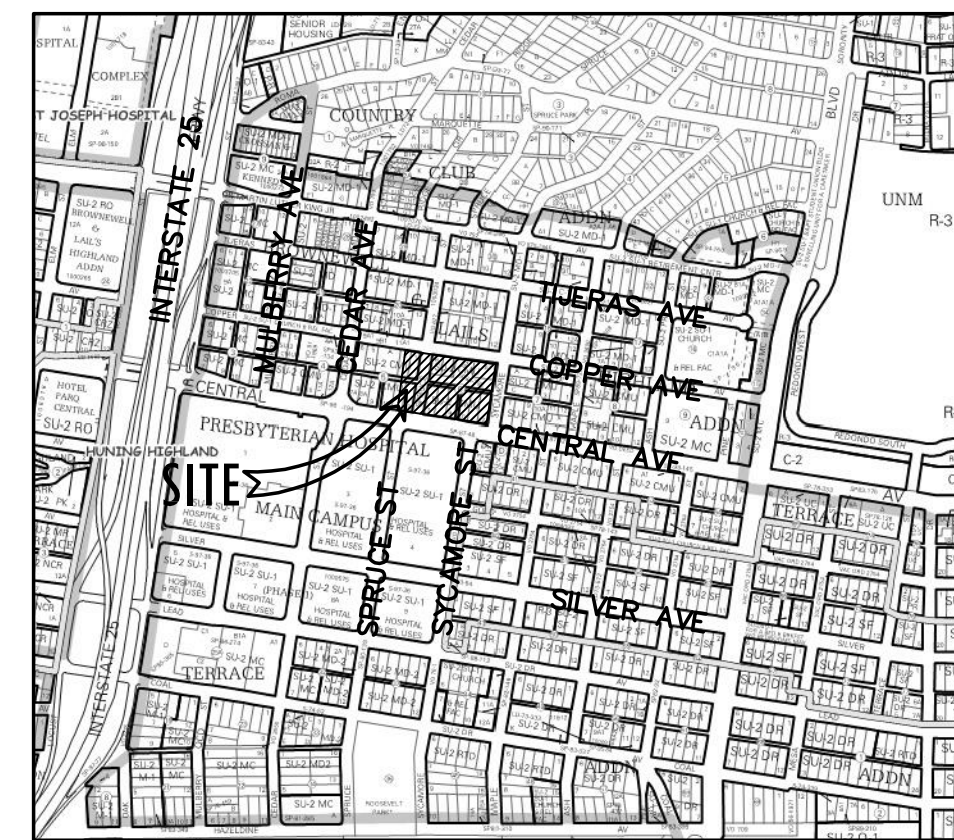
UNIT MIX:

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

MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED

REQUIRED: 10% OF SITE AREA
124,359 X 10% = 12,436

PROVIDED:
PRIVATE BALCONIES: 16,135 SF
LEVEL L1 COURTYARDS: 33,070 SF
TOTAL PROVIDED: 49,205 SF



VICINITY MAP
NOT TO SCALE

KEYNOTES

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'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 WATER LINE EASEMENT.
16. 20" ABOVE 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.

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

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
2. 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.
3. PROPOSED ART STATION WILL BE LOCATED IMMEDIATELY WEST OF ENTRANCE TO PROPOSED DEVELOPMENT. 66 BUS LINE STATION IS PROPOSED TO RELOCATE TO THE WEST OF THE SUBJECT DEVELOPMENT ALONG CENTRAL AVENUE.
4. THE MATERIALS USED FOR CROSSWALKS WILL COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
5. SITE WILL COMPLY WITH THE LIGHTING STANDARDS IN THE FORM BASED CODE AND CITY'S ZONING CODE. 14-16-3-22(C)(6).

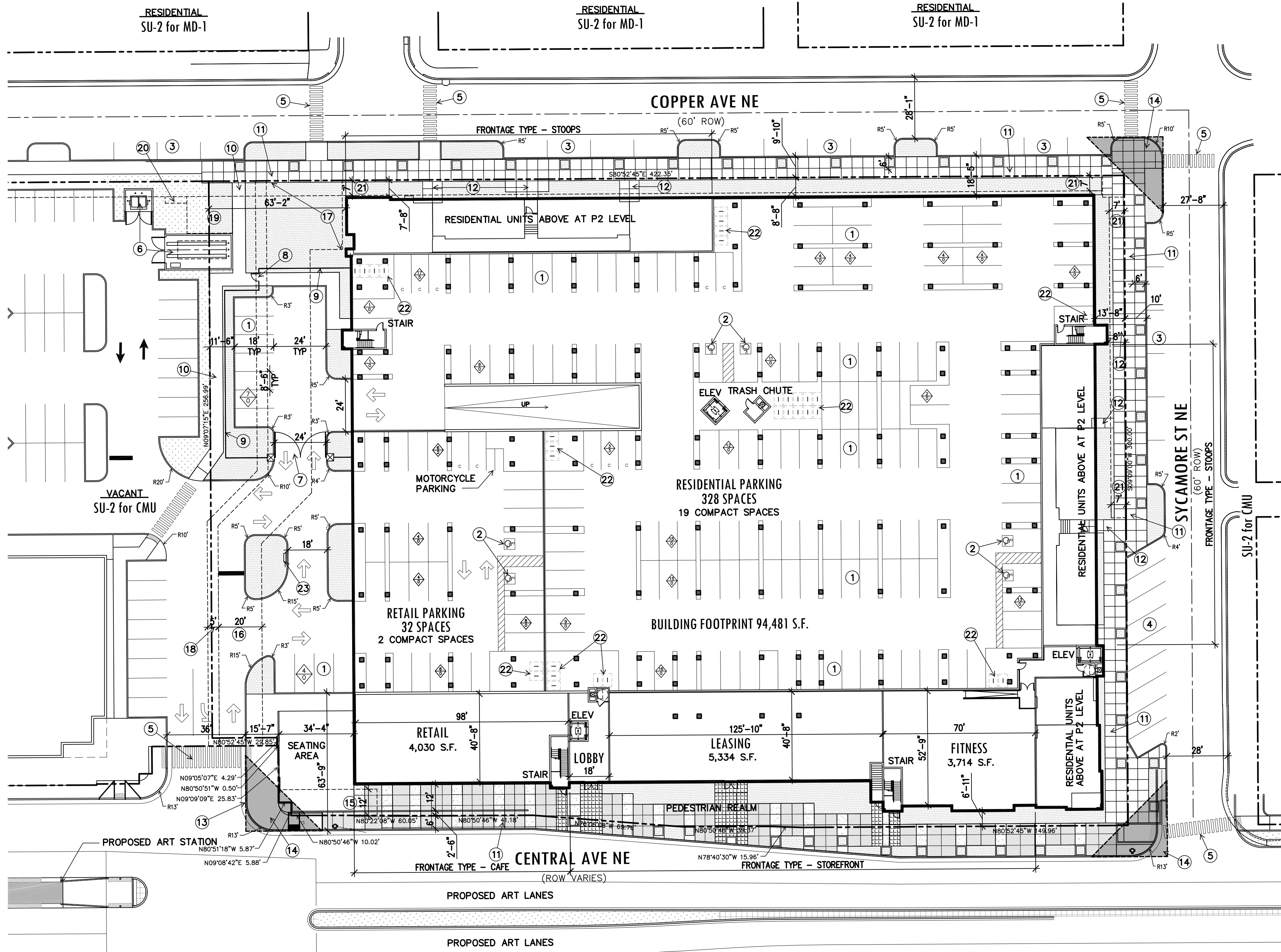
PROJECT NUMBER:
Application Number:

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

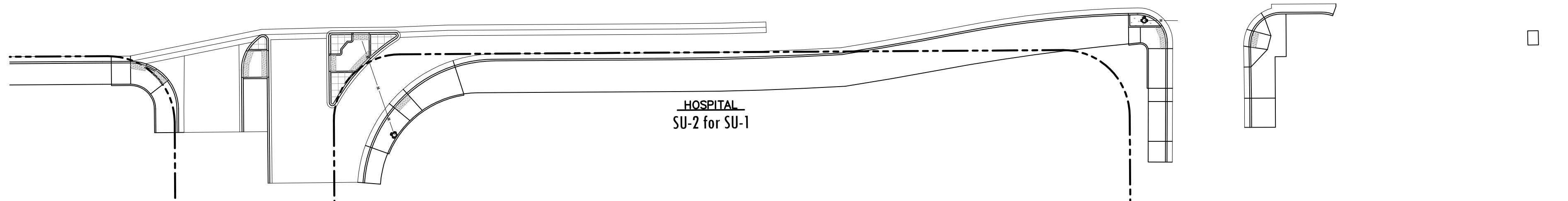


PARKING CALCULATIONS

PARKING TYPE REQUIRED	REQUIREMENT CALCULATIONS	TOTAL REQUIRED	PROVIDED
OFF-STREET	PER 14-16-3-22(3)(D), ALL FORM BASED MIX USES REQUIRE 1/1,000 NET SQUARE FEET RESIDENTIAL: 255,073 / 1,000 = 256 RETAIL: 4,030 / 1,000 = 5 TOTAL: 256 + 5 = 261 TRANSIT REDUCTION OF 15% 261 x 0.15 = 39 261 - 39 = 222	222	360
ACCESSIBLE	8 PER 101-300 OFF-STREET SPACES	8	8
BICYCLE	RESIDENTIAL USES REQUIRE 1 SPACE PER 2 DWELLING UNITS. 228 / 2 = 114 RETAIL USES REQUIRE 1 SPACE PER 20 PARKING SPACES. 5 / 20 = 1	115	116
MOTORCYCLE	1 PER 1-25 OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL USES.	1	2

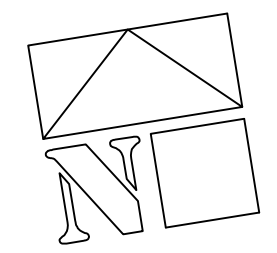
TYPE OF BUILDING AND FRONTAGE:

BUILDING TYPE: FLEX BUILDING
FRONTAGE TYPE: CAFE AND STOREFRONT (SOUTH)
STOOPS (EAST AND NORTH)



PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"



FILE: I:\06\088 Job Files\16-213_Thon_Eastblock\CAD Files\Preliminary\A1.10_Site_Plan.dwg USER: jco DATE: Nov 15 2017 TIME: 11:39 am

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



WorldHQ@ORBArch.com



PRELIMINARY NOT FOR CONSTRUCTION



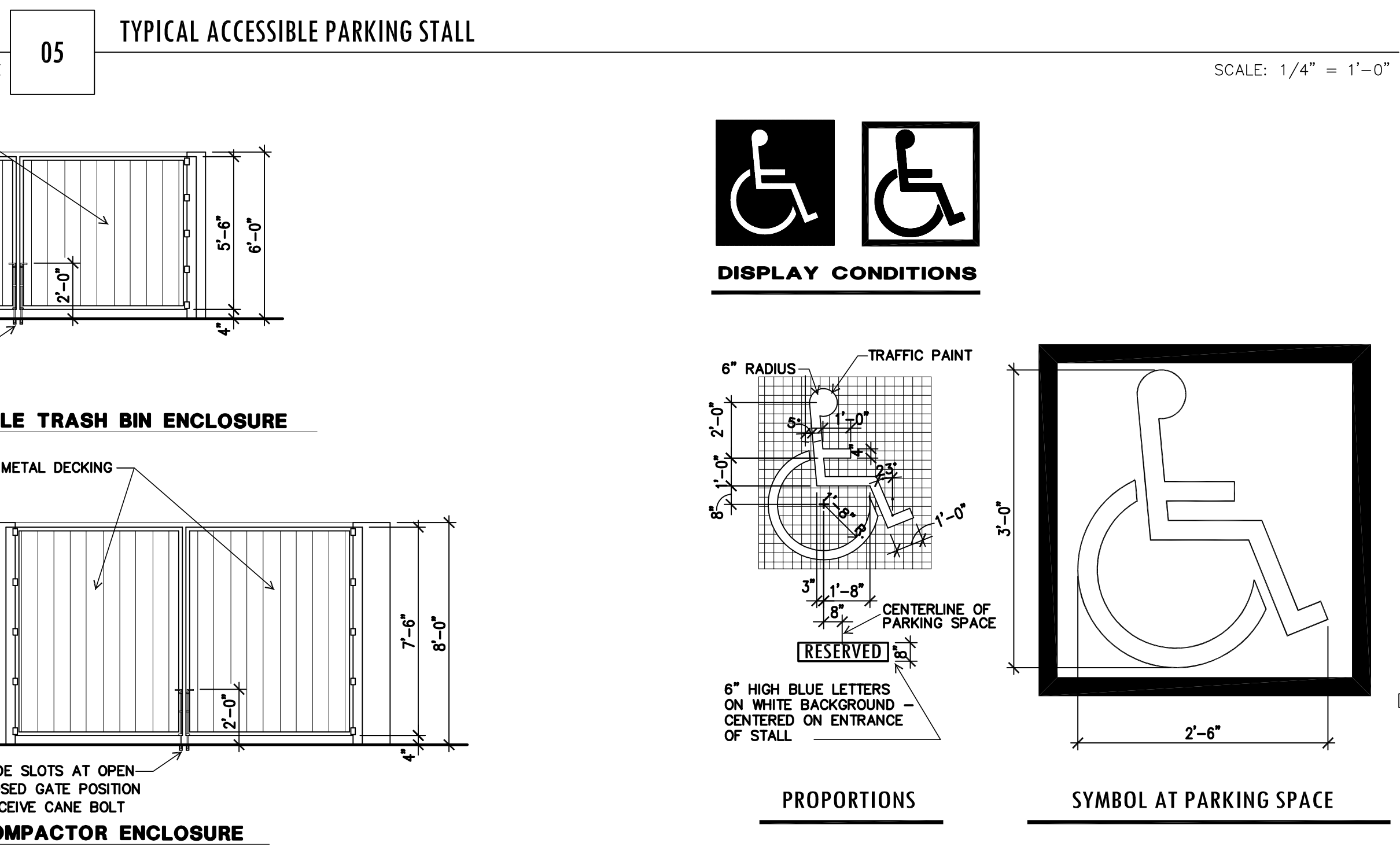
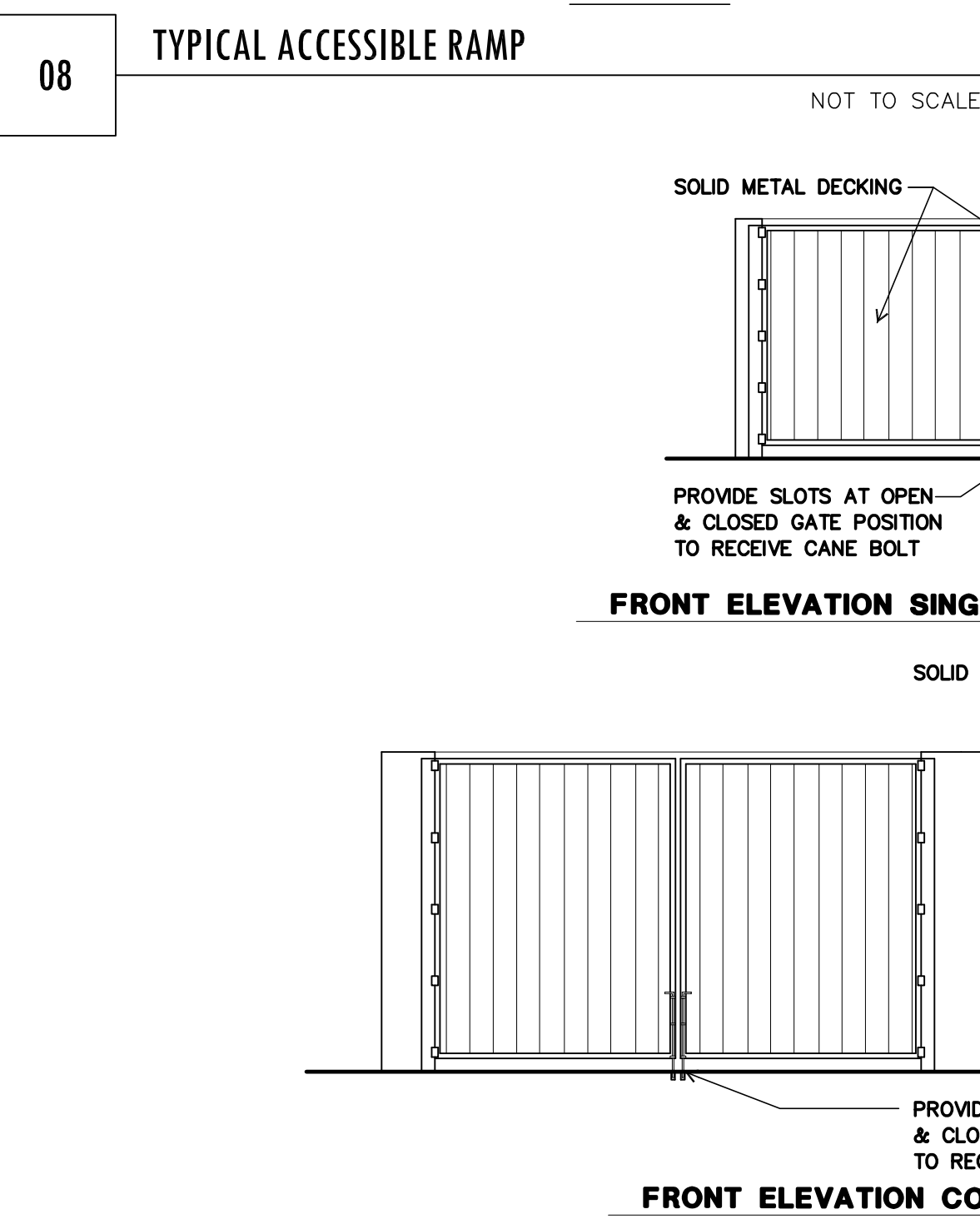
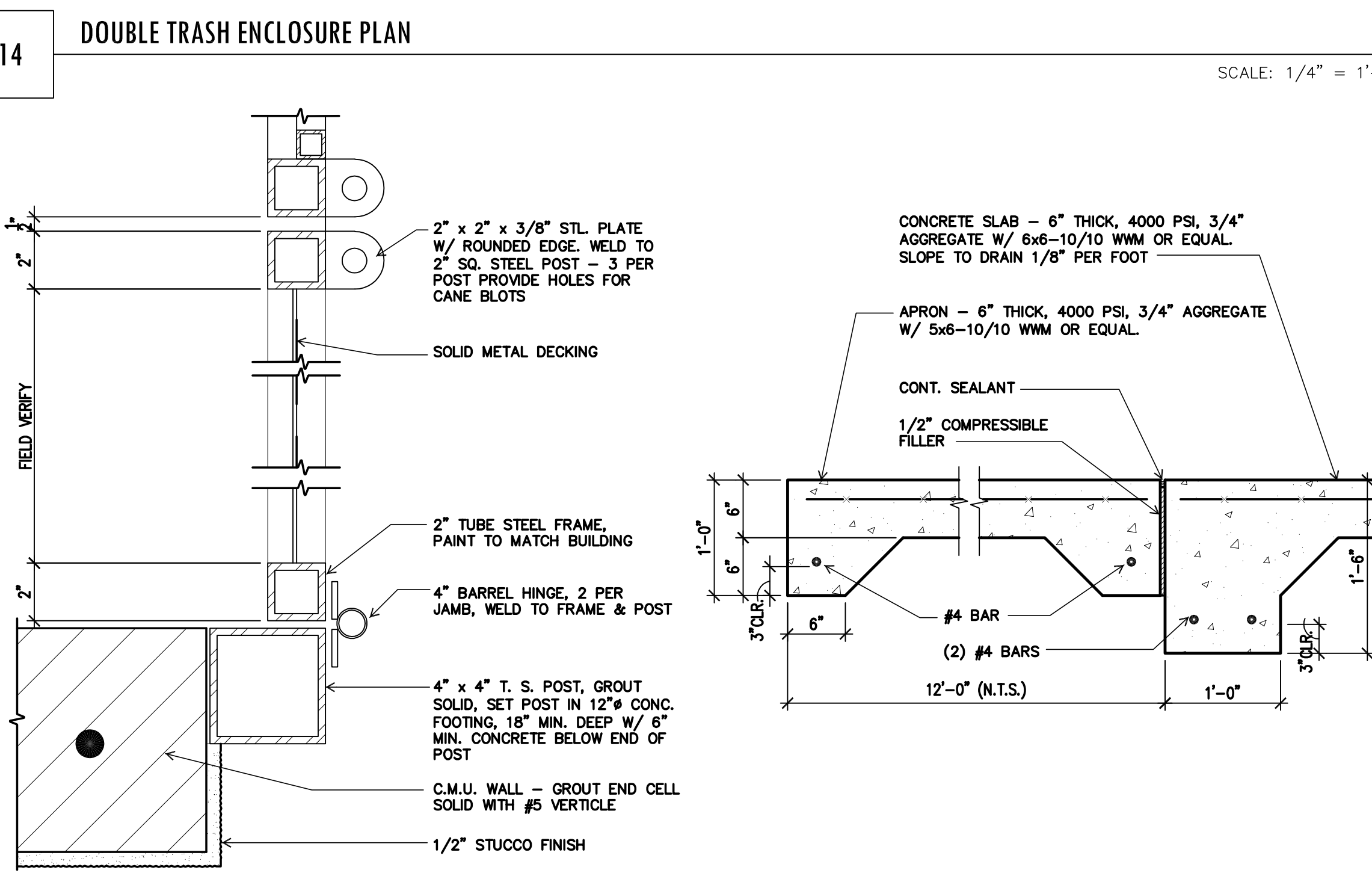
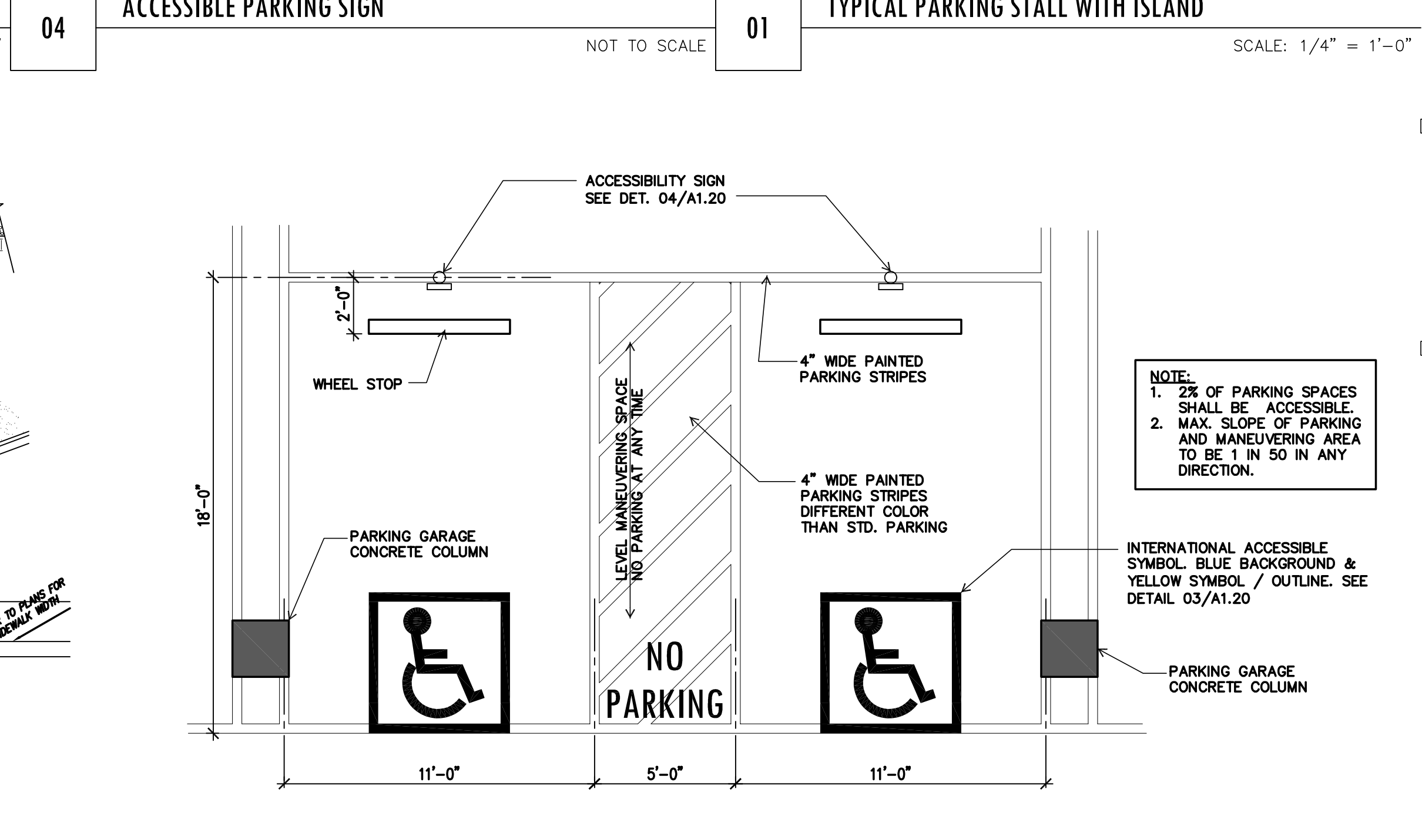
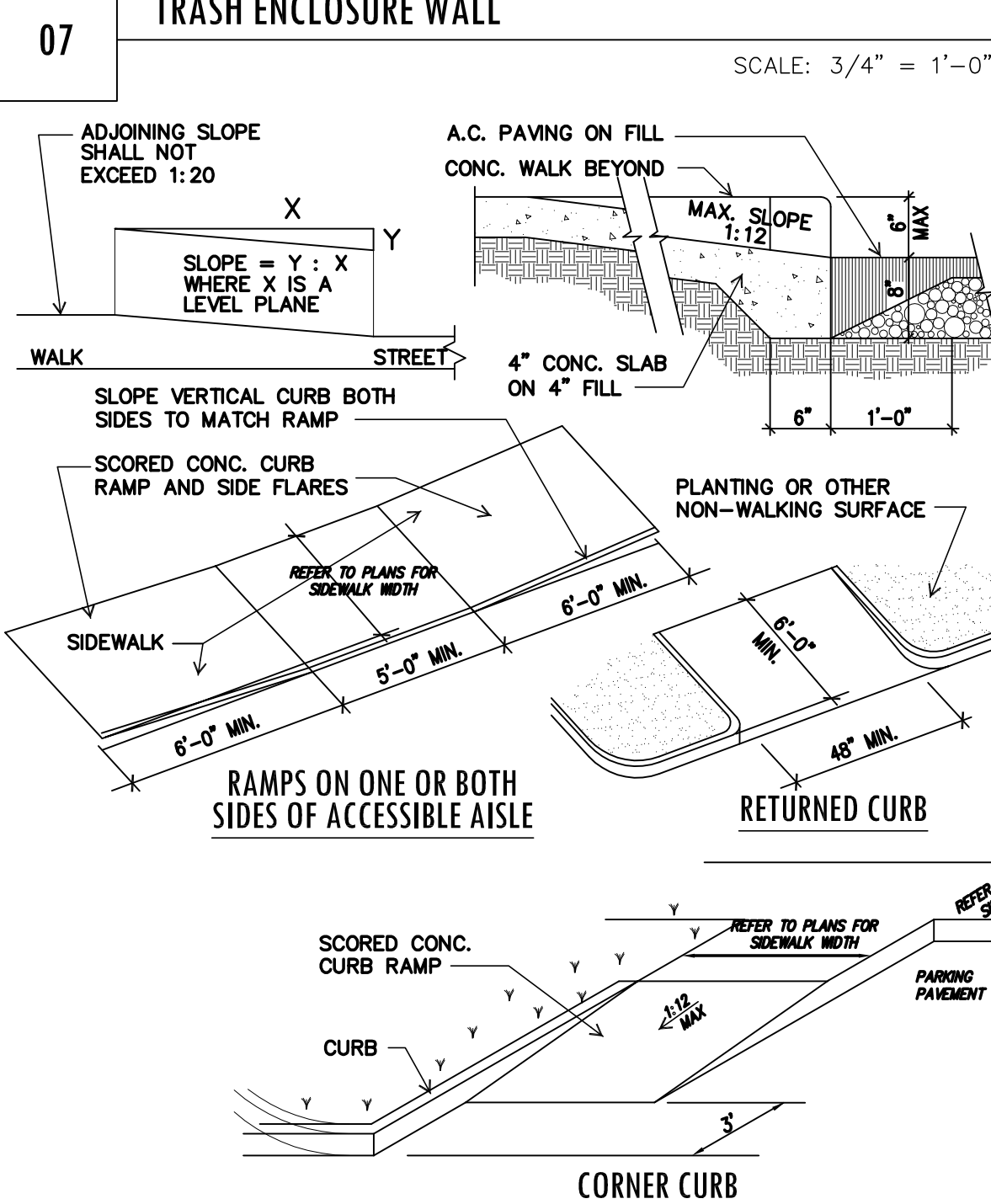
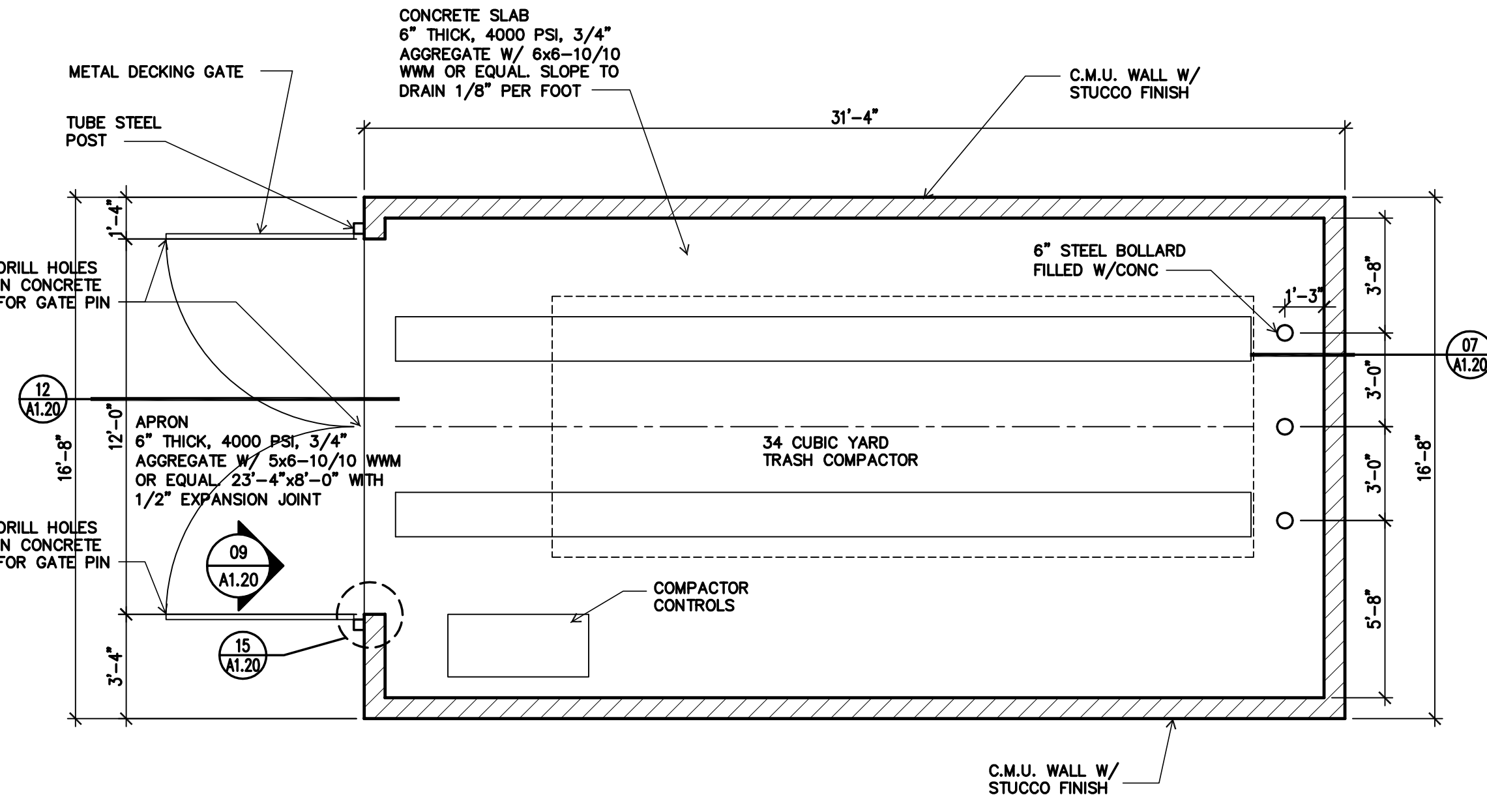
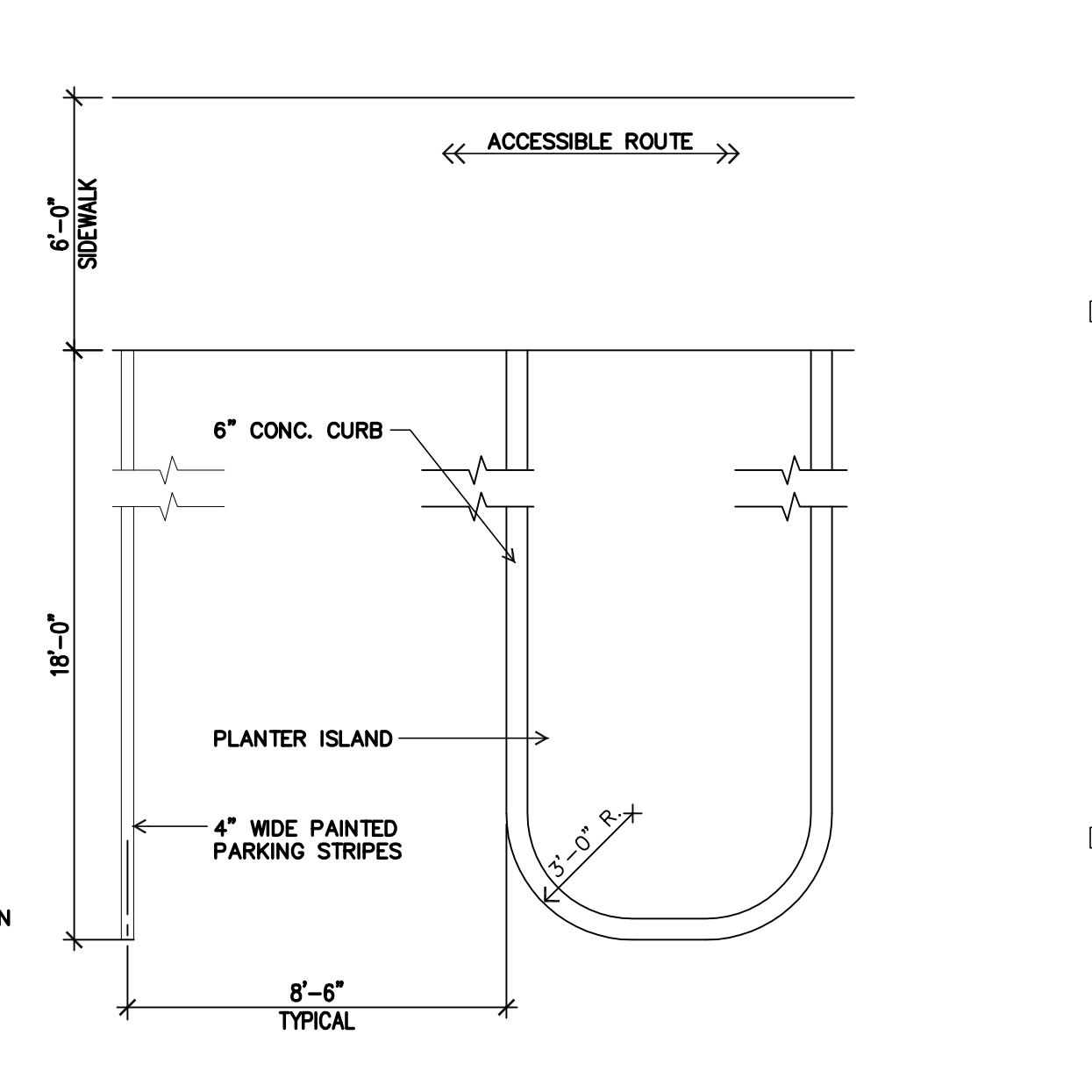
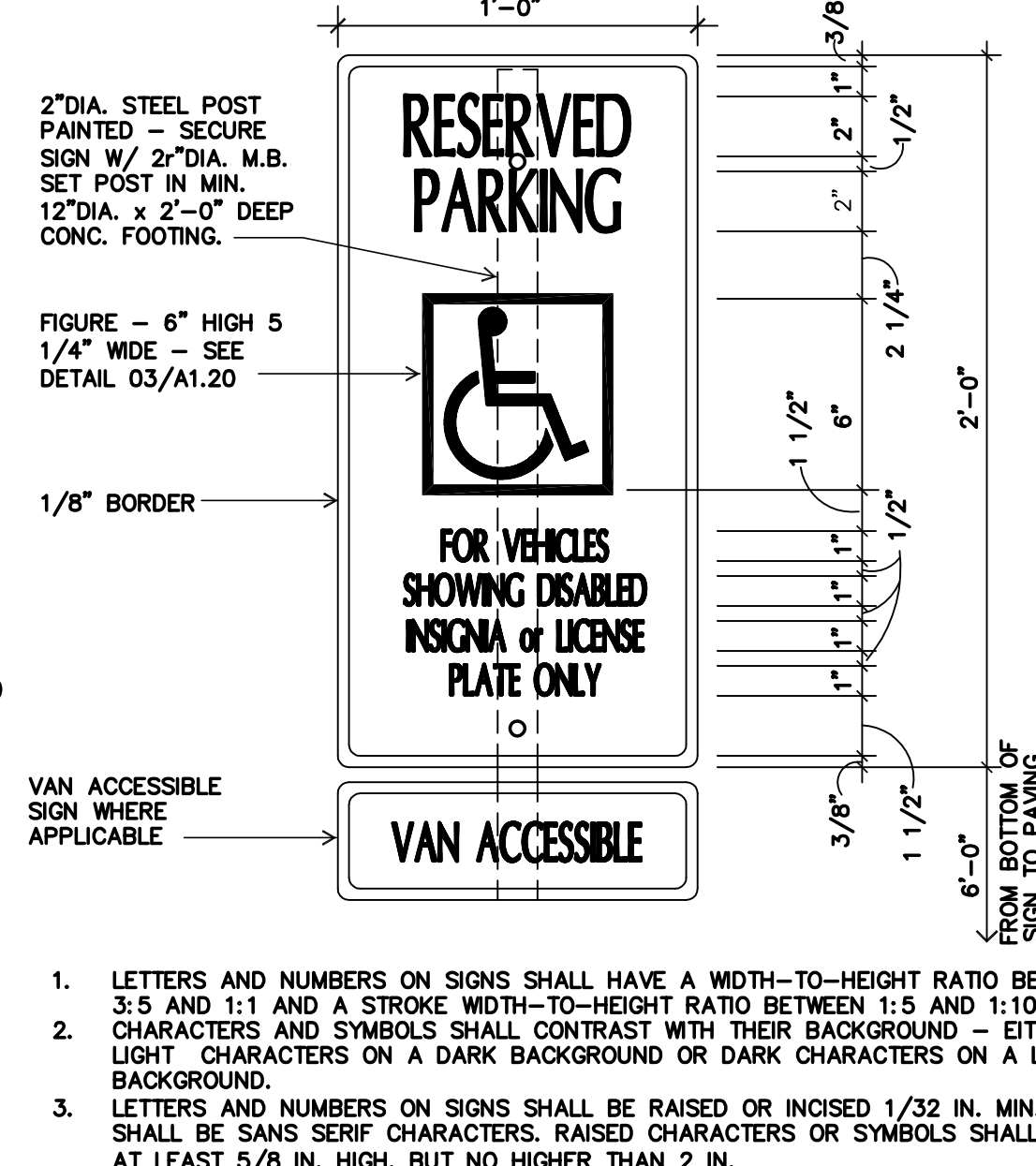
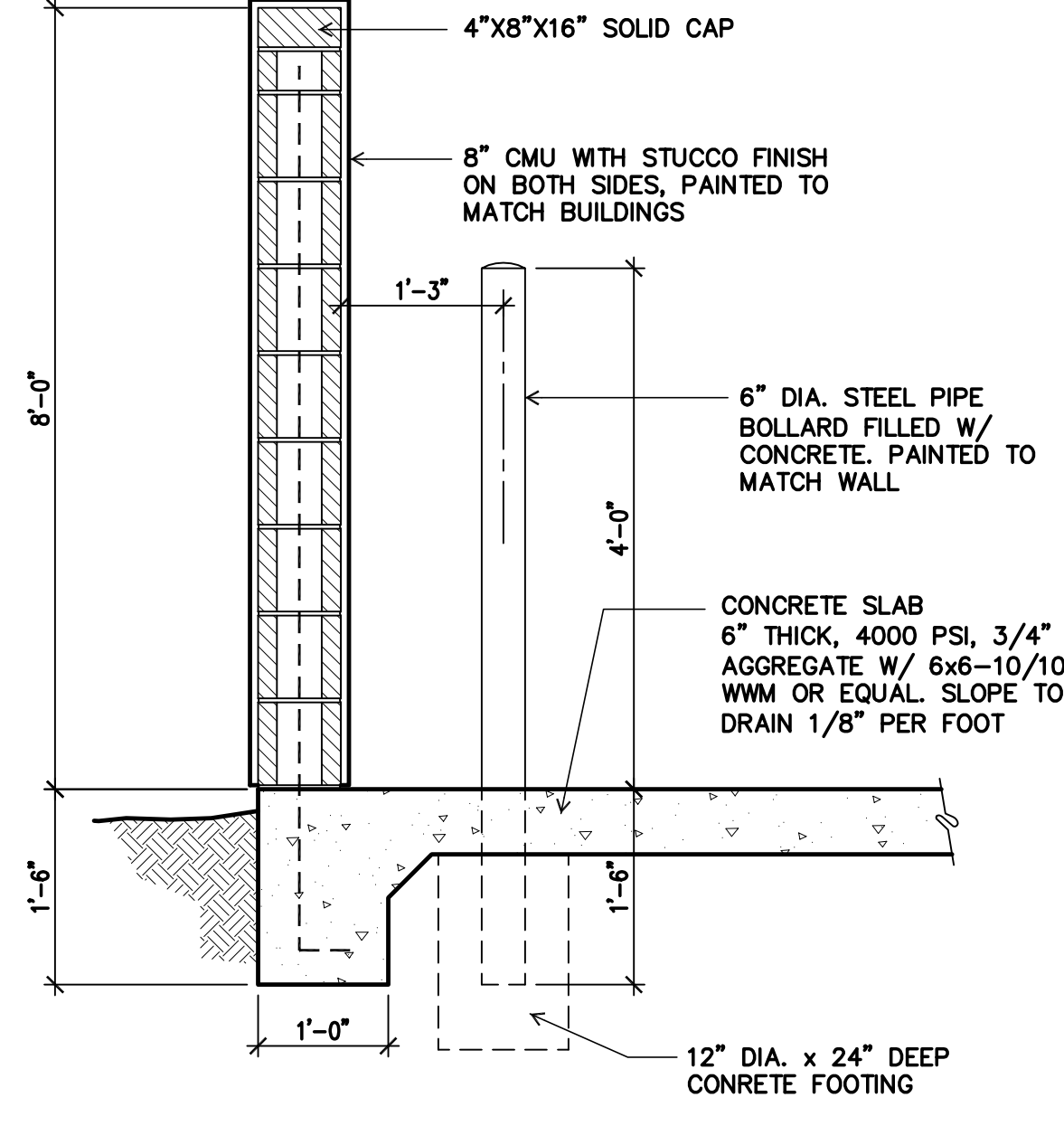
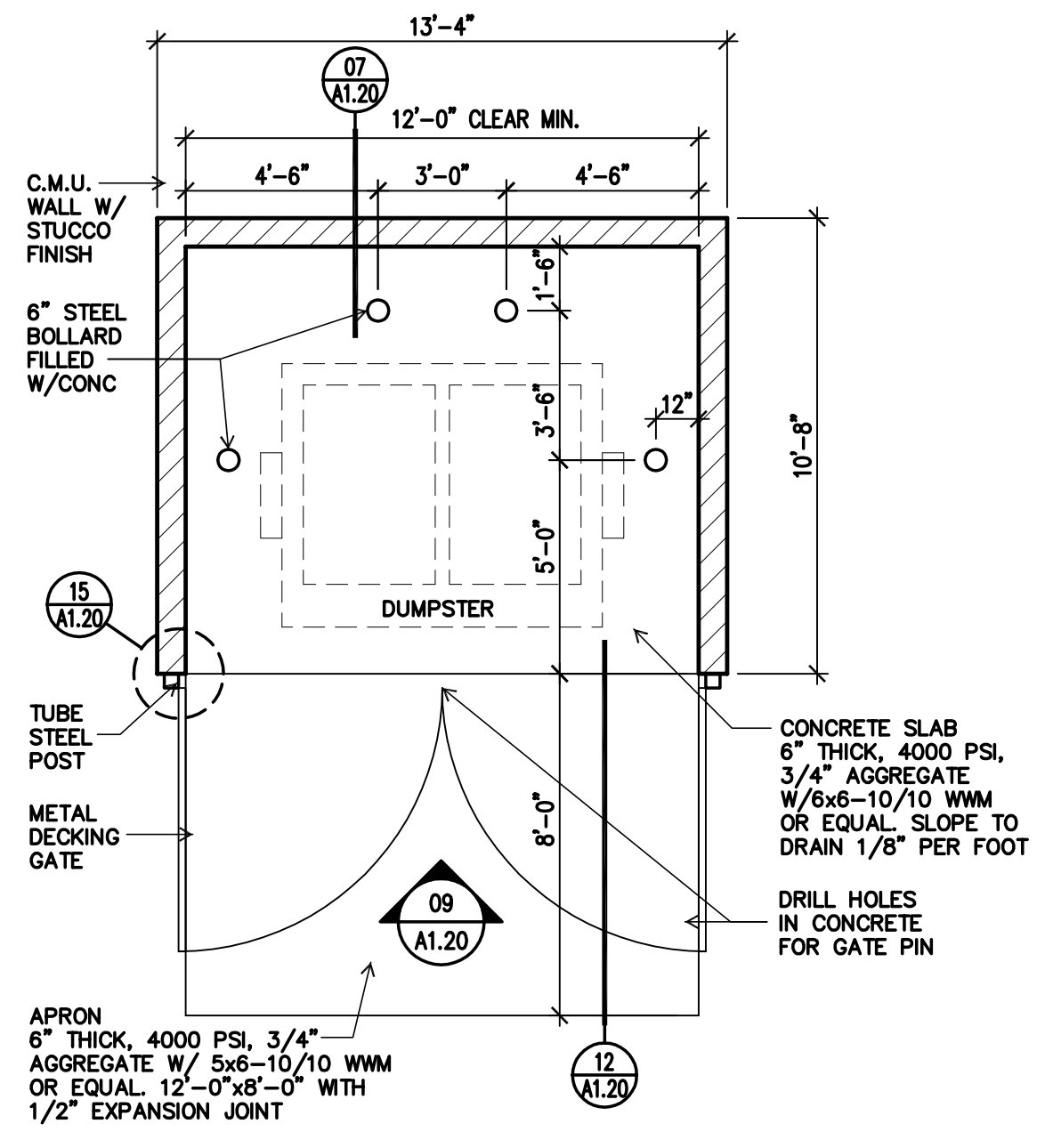
DATE: NOVEMBER 15, 2017 ORB # 16-213

A1.10

SITE PLAN FOR BUILDING PERMIT



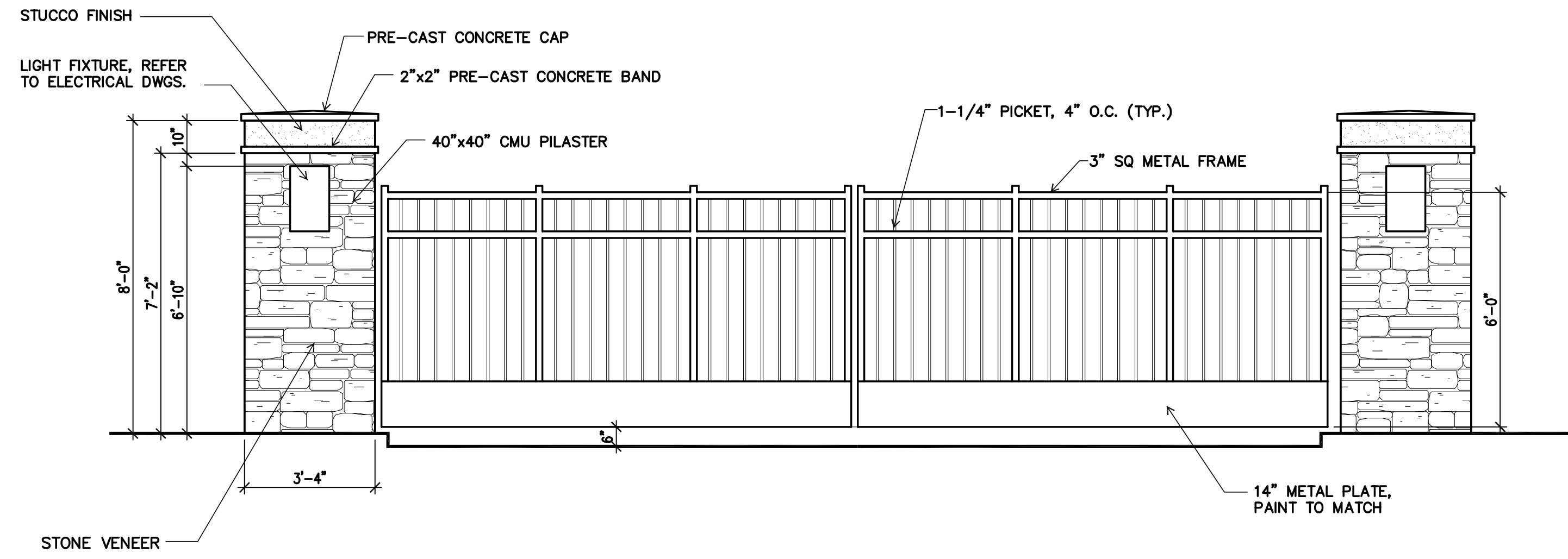
NOTES:
 1. REFER TO STRUCTURAL DETAILS AND PLANS FOR STRUCTURAL RELATED INFORMATION, TYPICAL. THESE DRAWINGS ARE ARCHITECTURAL ONLY.
 2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON SPECIFIC MATERIALS AND MANUFACTURERS.



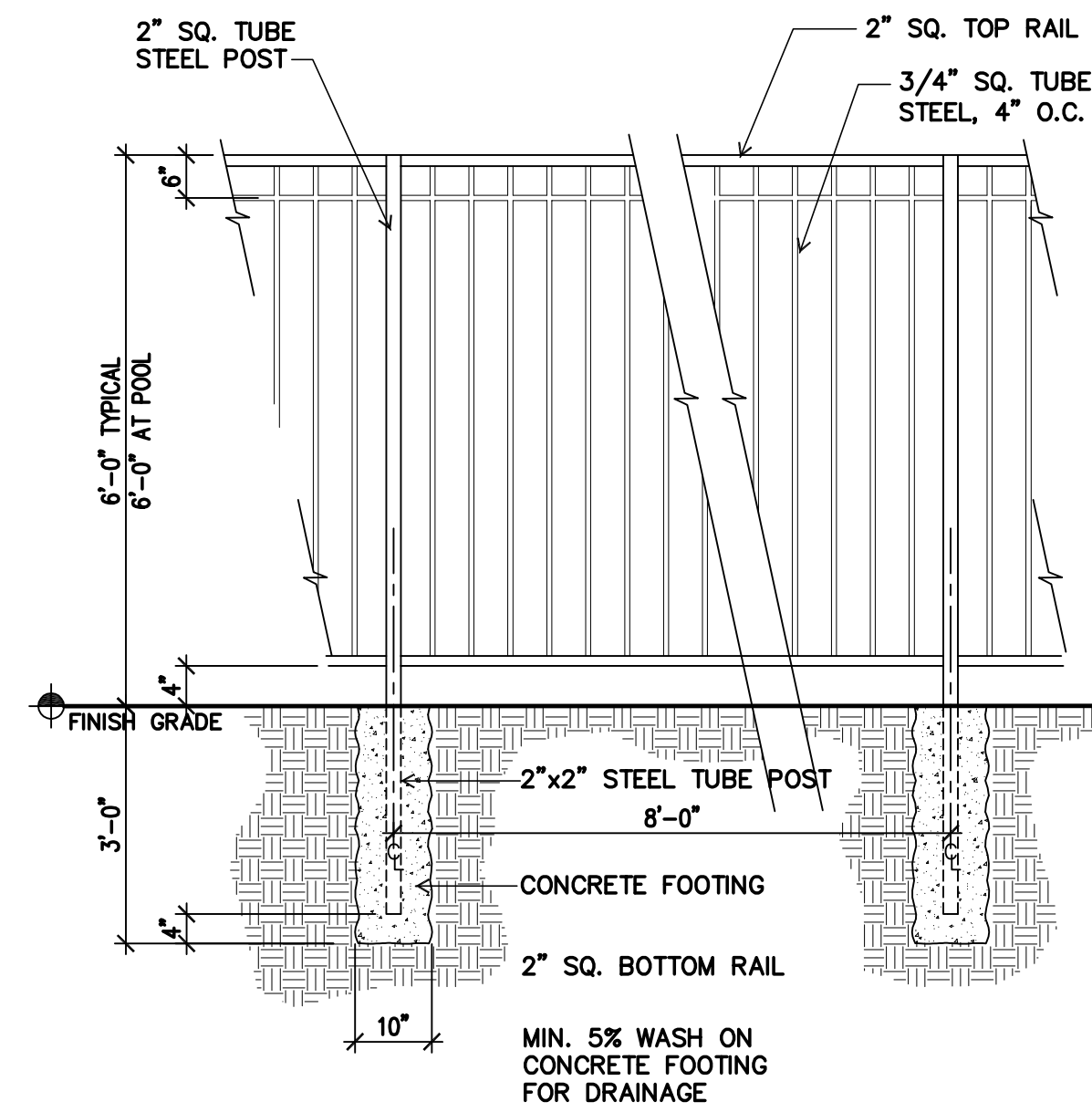
FILE: I:\04\ORB Job Files\16-213_Titan_Eastblock\CAD Files\Preliminary\A1.20 Site Details.dwg USER: jca DATE: Jan, 25 2017 TIME: 01:35 pm

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"
08 TYPICAL ACCESSIBLE RAMP SCALE: 3/4" = 1'-0"
09 REFUSE ENCLOSURE ELEVATION SCALE: 1" = 1'-0"

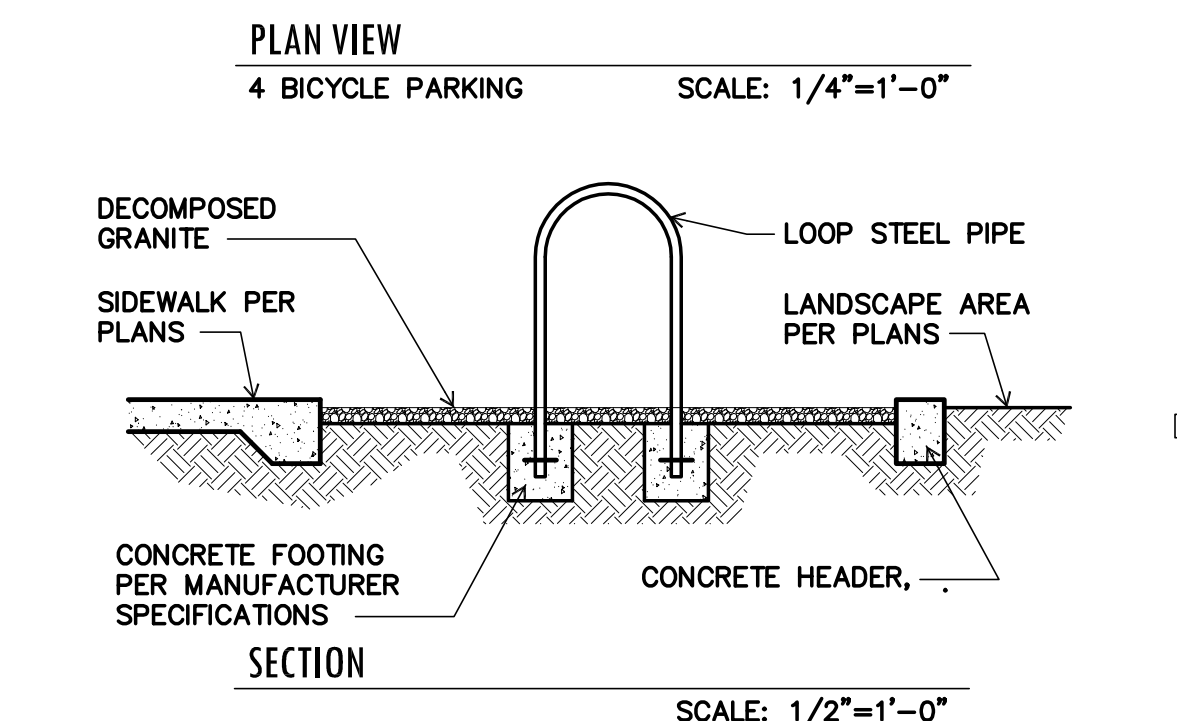
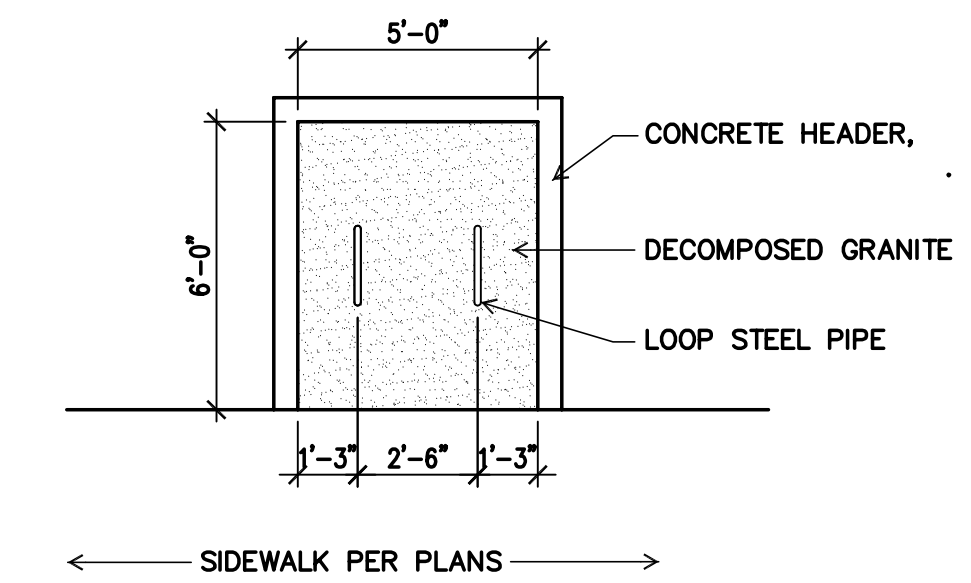
04 ACCESSIBLE PARKING SIGN NOT TO SCALE
05 TYPICAL ACCESSIBLE PARKING STALL SCALE: 1/4" = 1'-0"
07 TRASH ENCLOSURE WALL SCALE: 3/4" = 1'-0"
01 TYPICAL PARKING STALL WITH ISLAND SCALE: 1/4" = 1'-0"
03 INTERNATIONAL SYMBOL OF ACCESSIBILITY NOT TO SCALE



28 VEHICULAR ENTRY GATE



19 TUBULAR STEEL FENCE

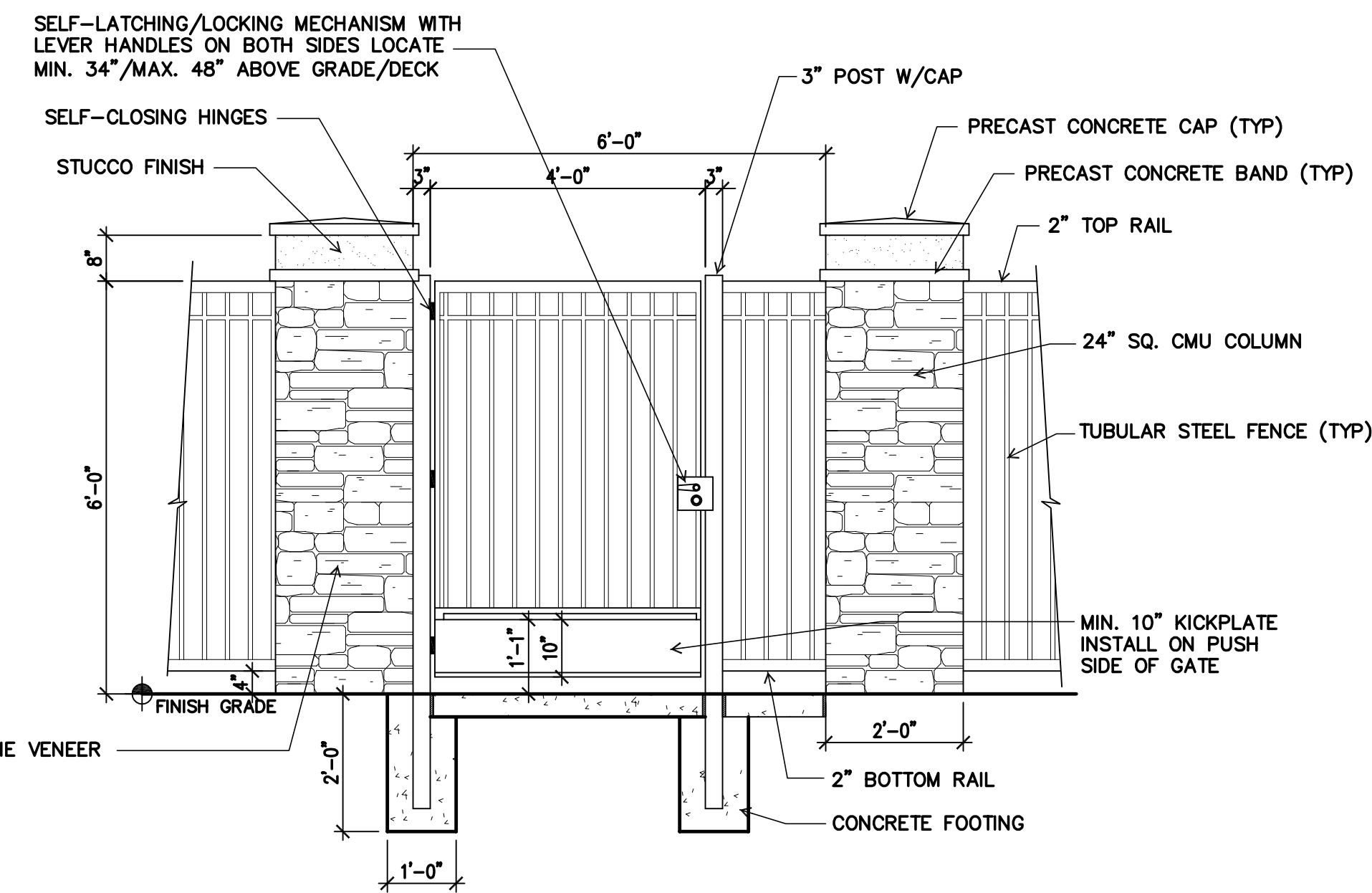


16 BICYCLE PARKING

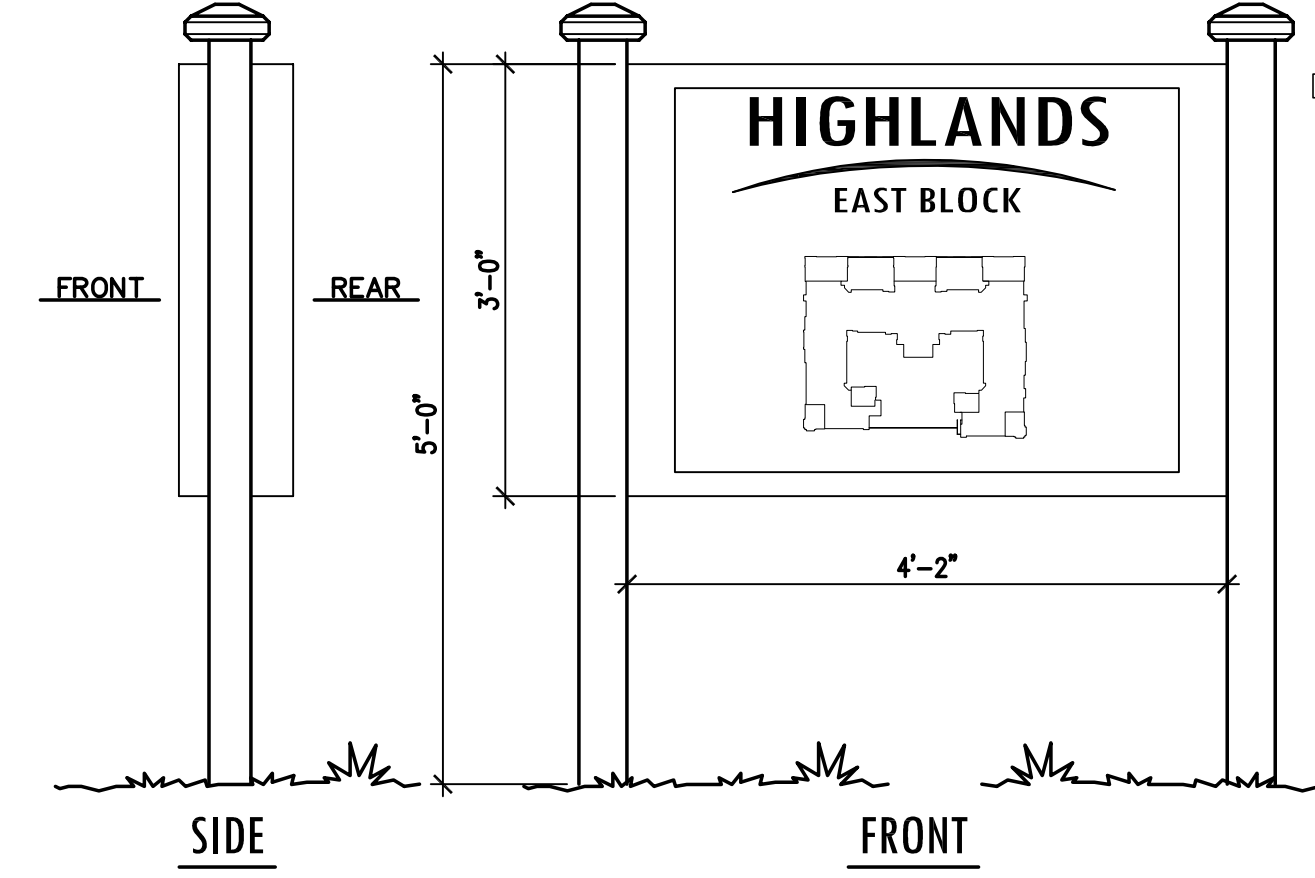
SCALE: 3/8" = 1'-0"

SCALE: 1/2" = 1'-0"

SCALE AS NOTED



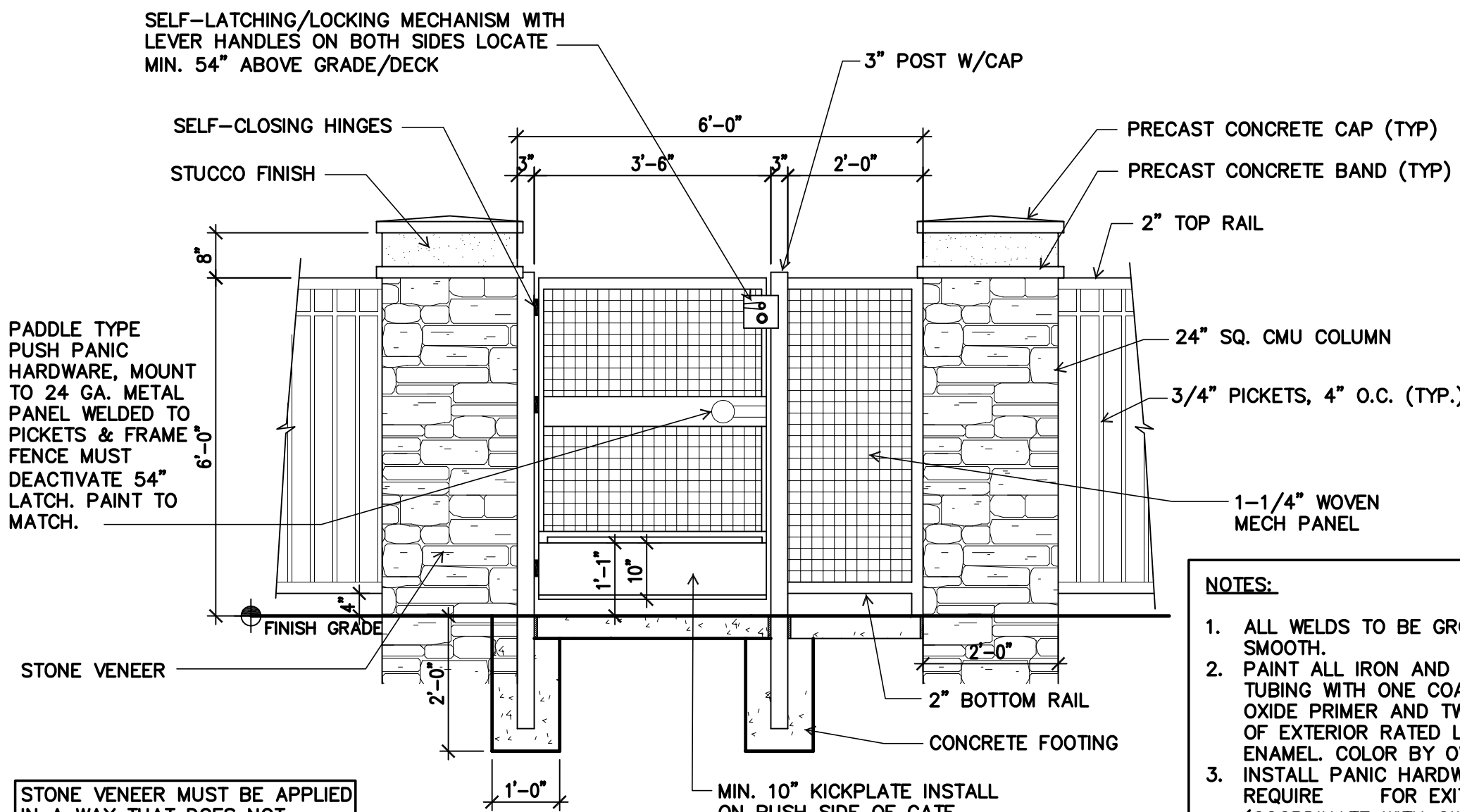
23 PEDESTRIAN ENTRY GATE



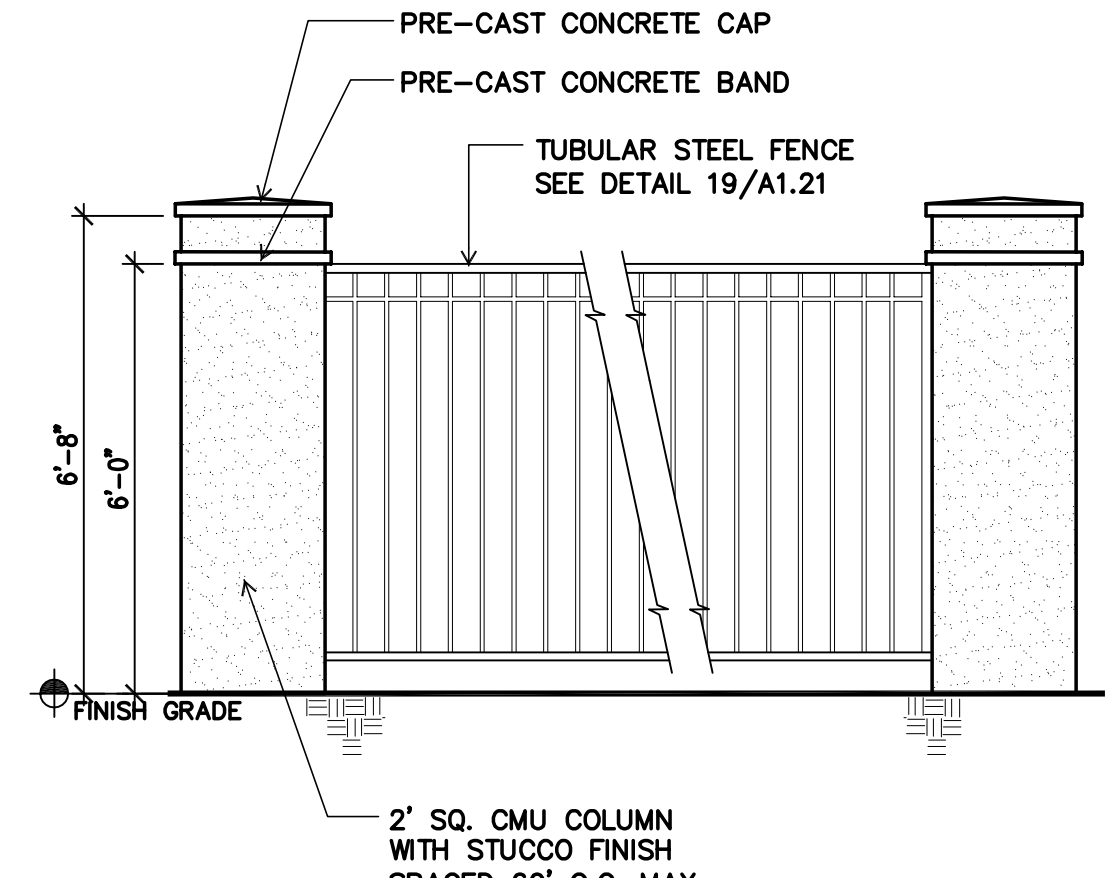
17 SITE DIRECTORY MAP

SCALE: 1/2" = 1'-0"

NOT TO SCALE



24 PEDESTRIAN ENTRY GATE AT POOL FENCE



18 PILASTER AT PERIMETER TUBULAR STEEL FENCE

SCALE: 1/2" = 1'-0"

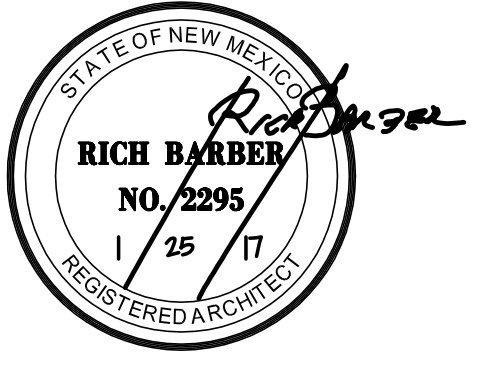
SCALE: 3/8" = 1'-0"

- 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.

- 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.

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

DATE: JANUARY 25, 2017 ORB # 16-213

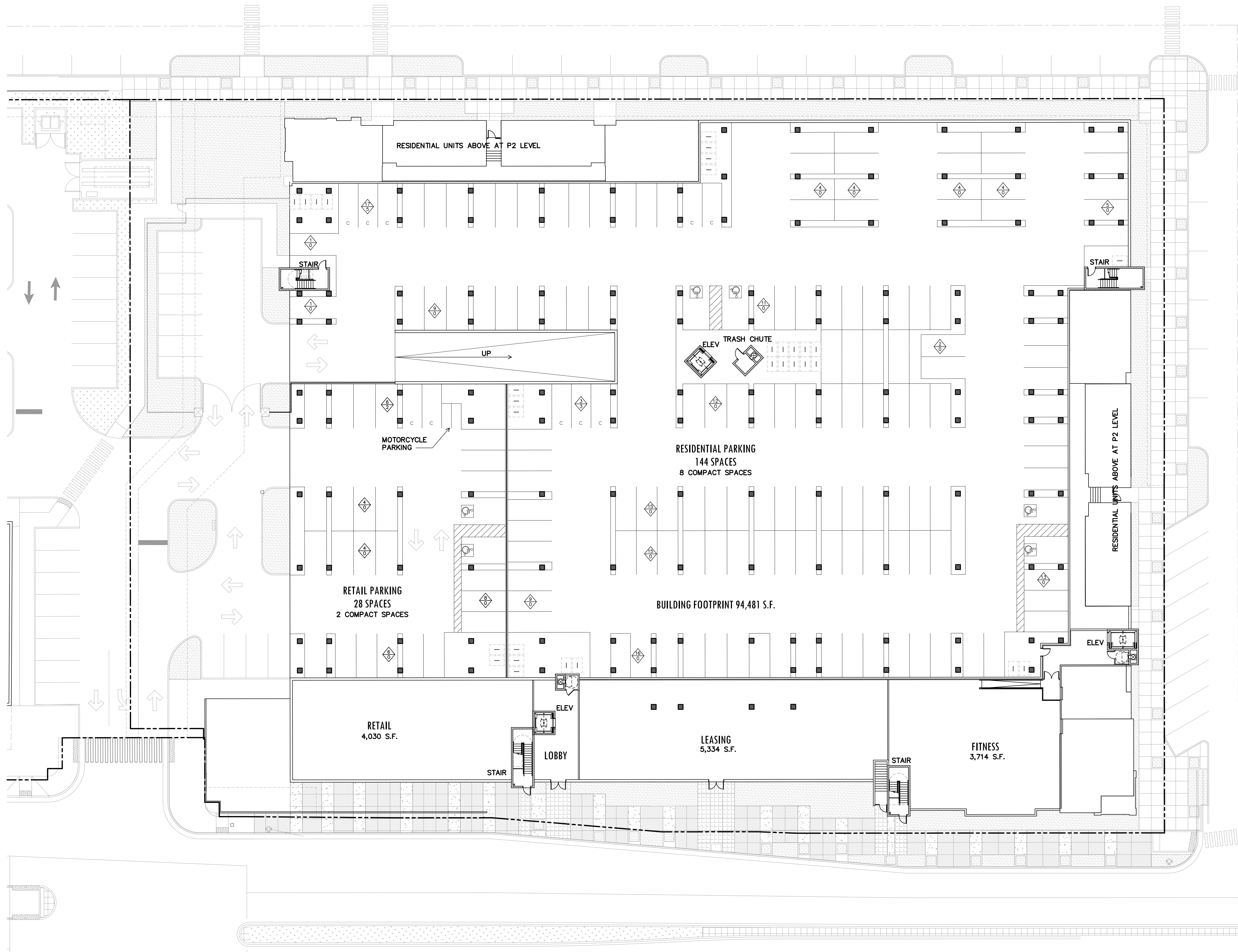
A1.21

SITE DETAILS
16 - 30

SHEET 3 OF 13

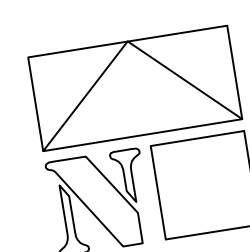
FILE: F:\06\ORB Job Files\16-213_Titan_Eastblock\CAD Files\Preliminary\A1.21_Site_Details.dwg USER: jao DATE: Jan_25_2017 TIME: 10:58 am

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"

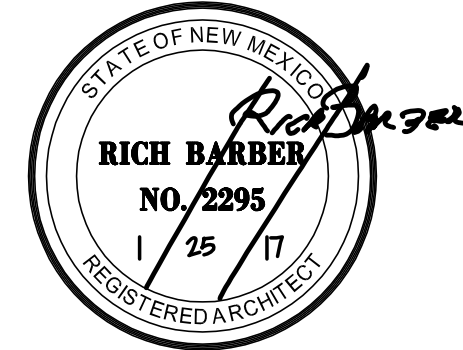


**BROADSTONE
EAST-BLOCK**

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



WorldHQ@ORBArch.com



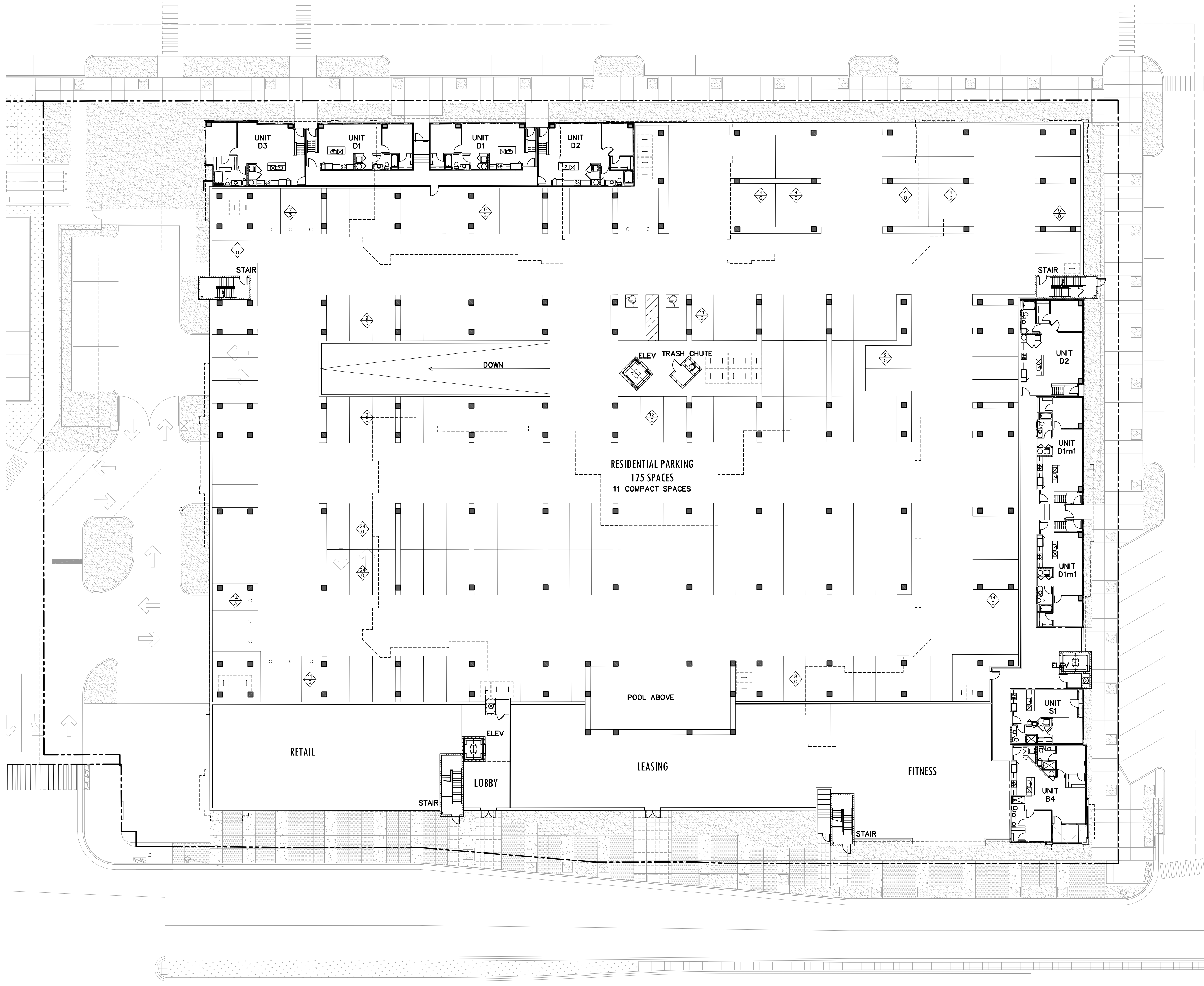
DATE: JANUARY 25, 2017 ORB # 16-213

A3.10

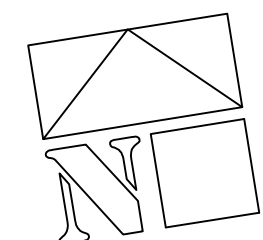
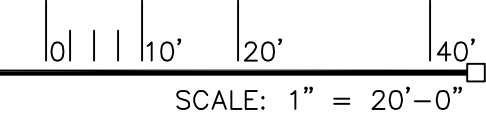
BUILDING FLOOR PLAN
LEVEL P1

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



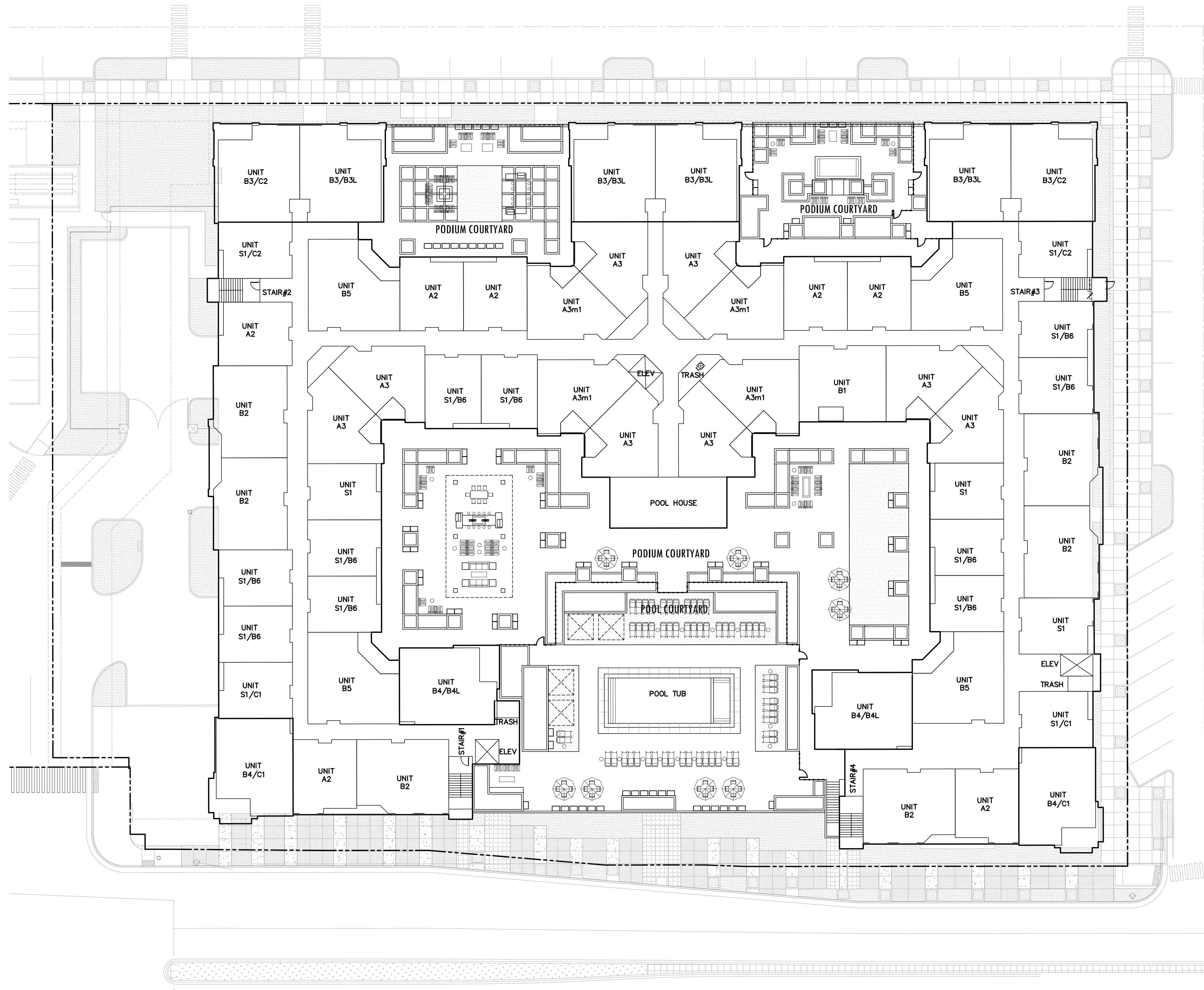
DATE: JANUARY 25, 2017 ORB # 16-213

A3.11

BUILDING FLOOR PLAN
LEVEL P2

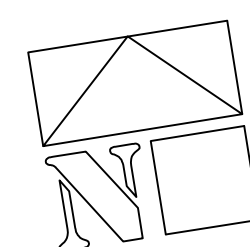
SHEET 5 OF 13

FILE: F:\06\ORB Job Files\16-213_Titan_Eastblock\CAD Files\Preliminary\16213_A321_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"

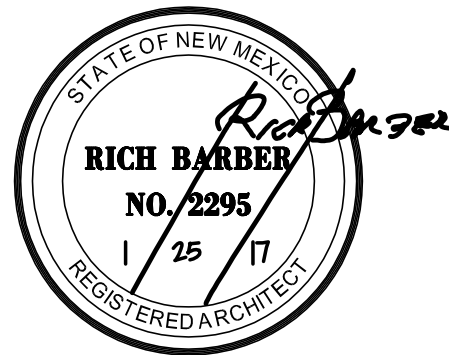


**BROADSTONE
EAST-BLOCK**

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



WorldHQ@ORBArch.com

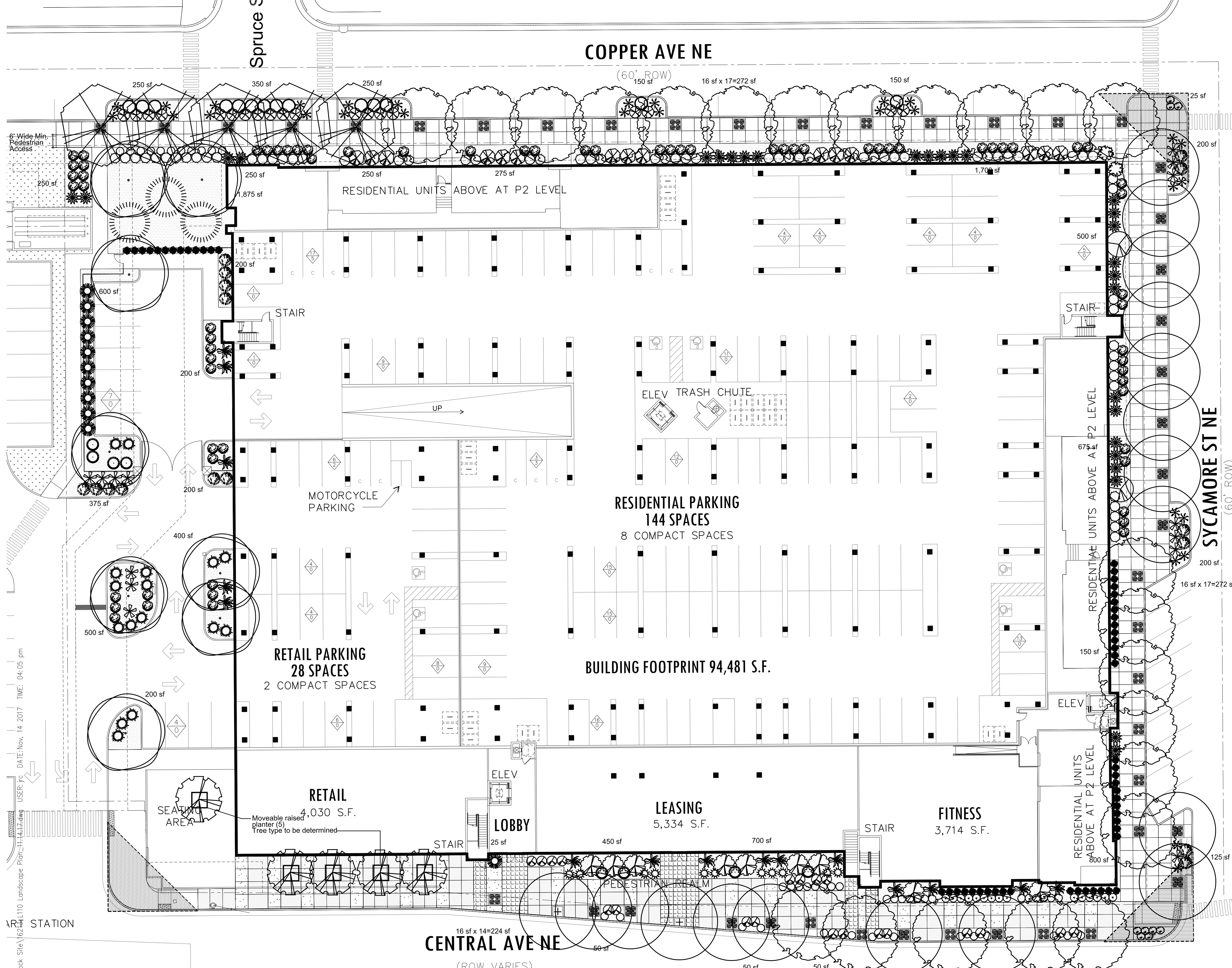


DATE: JANUARY 25, 2017 ORB # 16-213

A3.21

BUILDING FLOOR PLAN
LEVEL L1

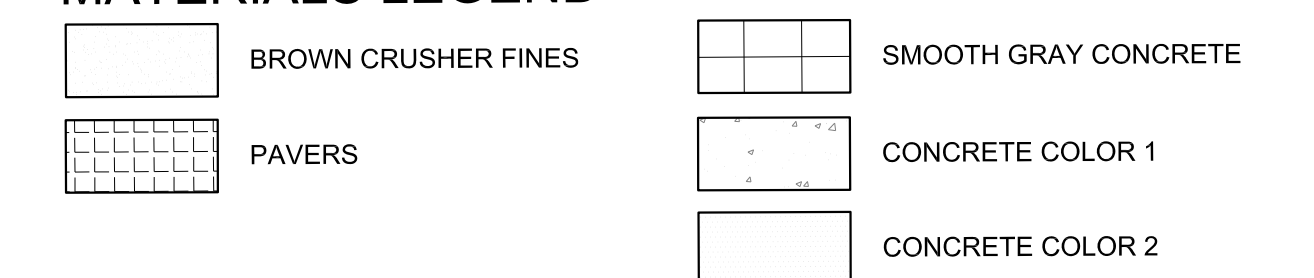
SHEET 6 OF 13



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	16,833 SF
15% OF USABLE OPEN SPACE	7,381 SF
PROPOSED USABLE OPEN SPACE LAND	16,833 SF
PERCENT OF NET LOT AREA	56.2 %
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
PROVIDED DWELLING UNIT TREES	ONE PER SECOND FLOOR UNITS	66
REQUIRED LANDSCAPE COVERAGE	75% LIVE VEGETATIVE MATERIAL	13,265 SF MIN.
PROVIDED LANDSCAPE 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.

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

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).

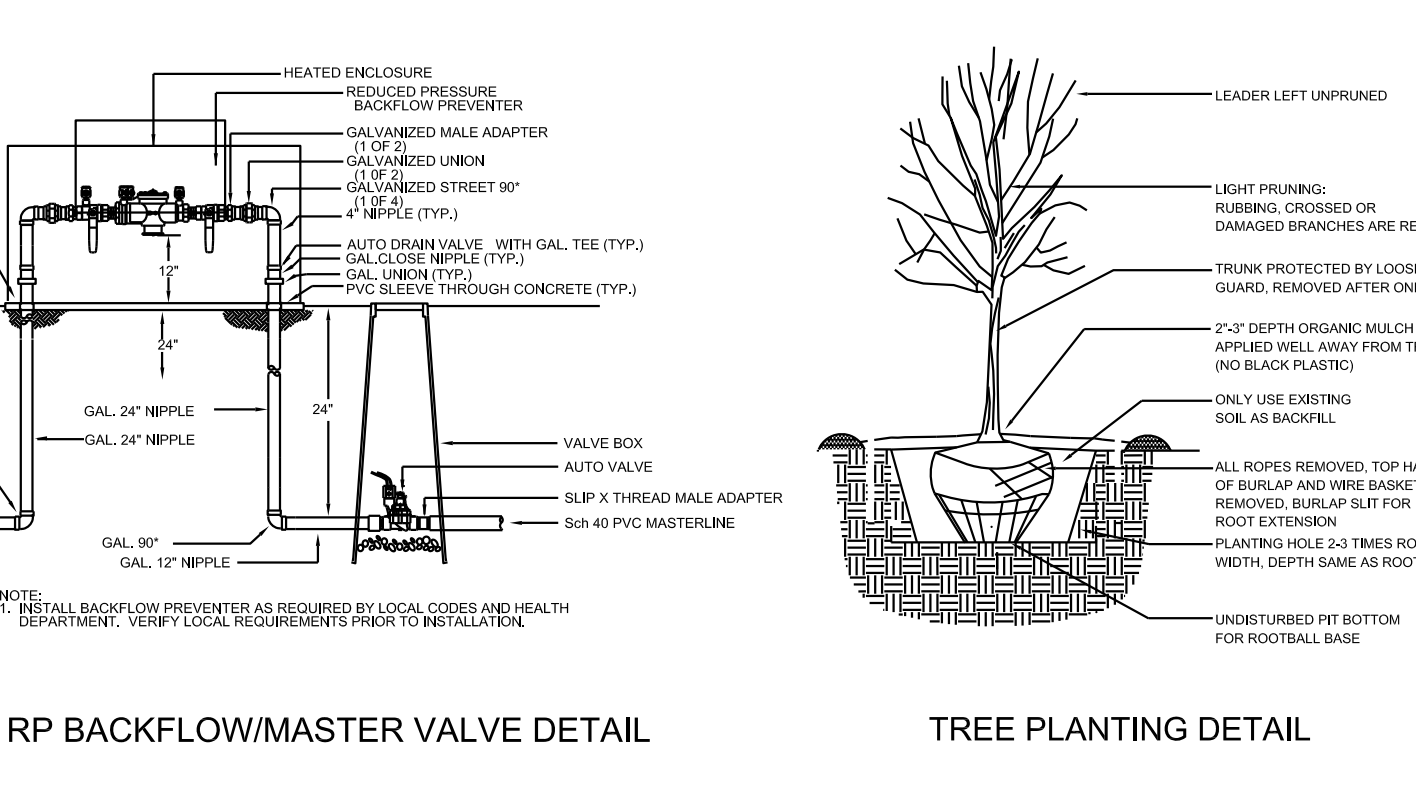
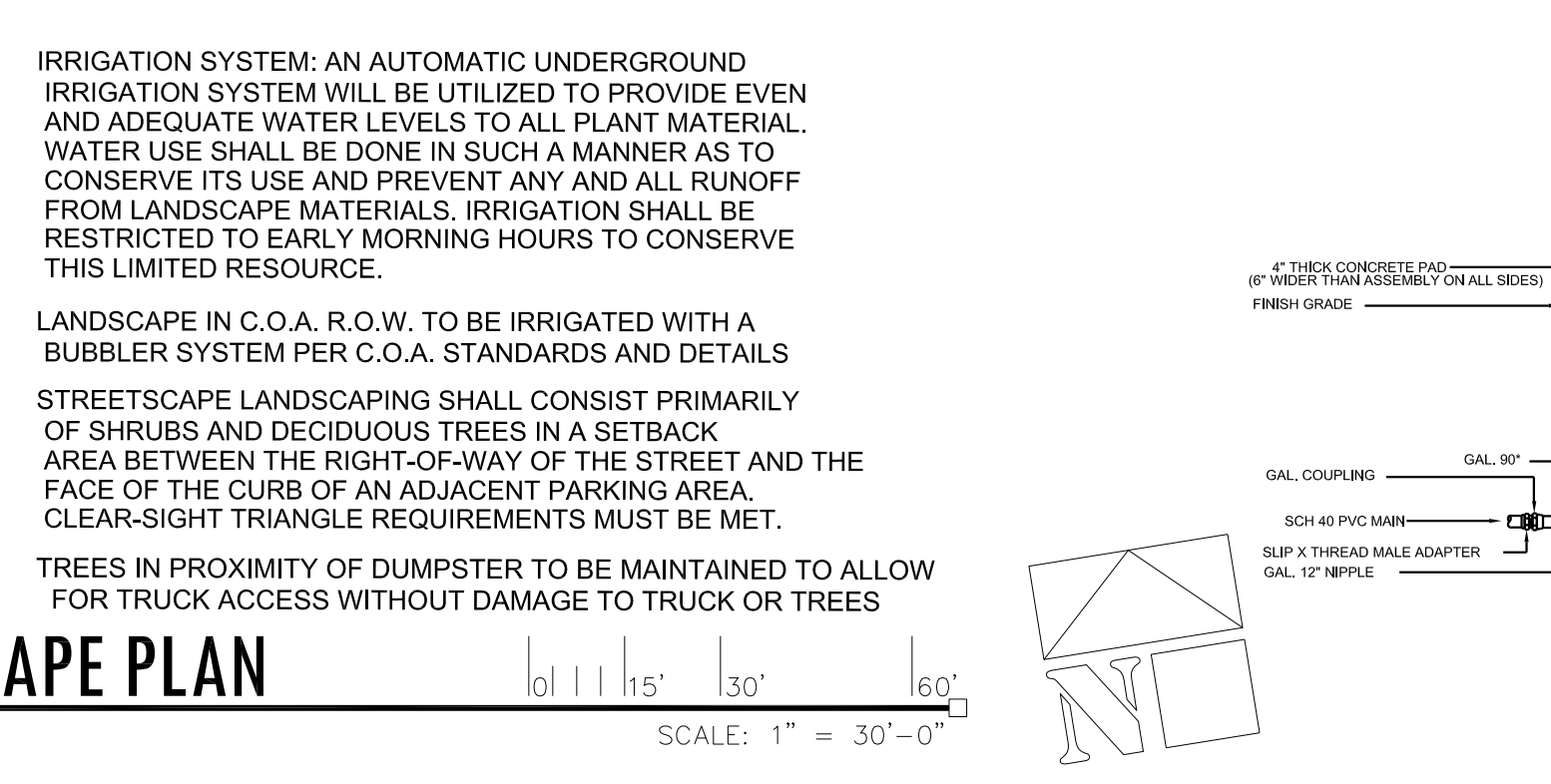
LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

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

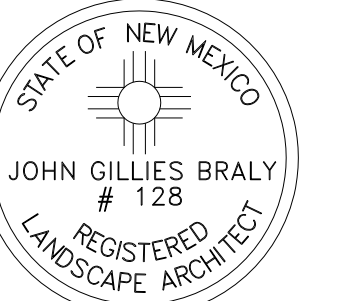
ALLIANCE
 RESIDENTIAL COMPANY

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

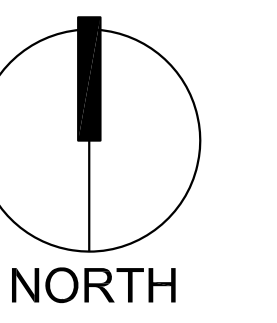
L1.10

LANDSCAPE PLAN
 FOR BUILDING PERMIT



Date: 12/22/16
 Revisions:
 ▲ _____
 ▲ _____
 ▲ _____
 ▲ _____
 Drawn by: jc
 Reviewed by: jb

Broadstone
 East Block
 Albuquerque, New Mexico



Scale: 1" = 20'
 10' 0 20' 40'

Sheet Title:
Landscape Plan

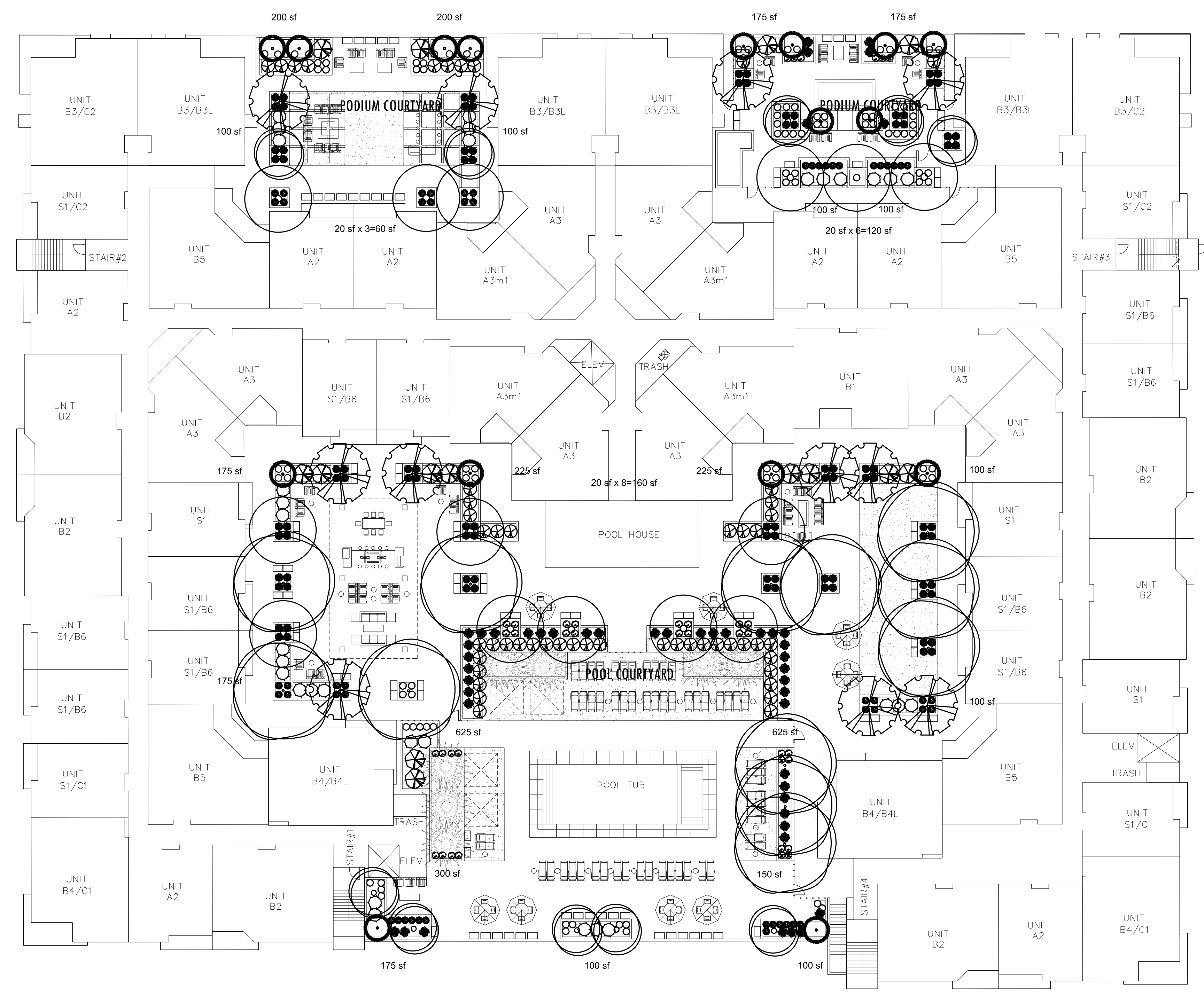
Sheet Number:
LS-02

PLANT LEGEND/Podium Level

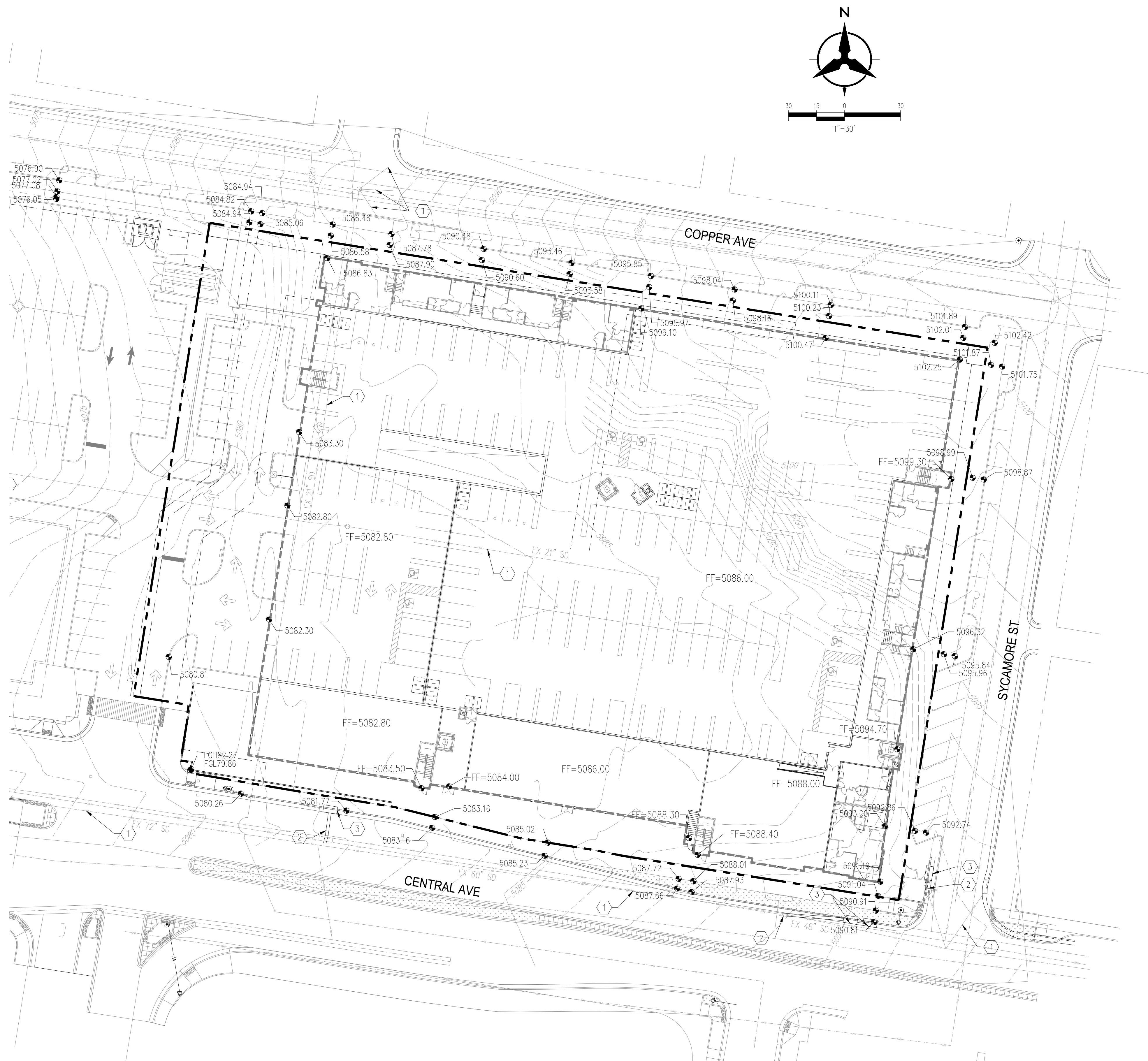
Qty.	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
14		Pyrus Flowering Pear	2" B&B	25/15'	50 sf=700 sf	Medium	6-2 gph
11		Prunus Purple Leaf Plum	2" B&B	30/30'	50 sf=550 sf	Medium	6-2 gph
12		Gleditsia triacanthos inermis Honeylocust	2" B&B	80/80'	50 sf=600 sf	Medium	6-2 gph
10		Vitex Chaste Tree	15-Gal	20/20'	50 sf=500 sf	Medium	6-2 gph
7		Cedrus Blue Atlas Cedar	6' HT.	40/20'	50 sf=350 sf	Medium	6-2 gph
16		Pinus Bosnian Pine	6' HT.	15/8'	50 sf=800 sf	Medium	6-2 gph
Shrubs/Groundcovers							
31		Ilex Burford Holly	5-Gal	5/5'	25 sf=775 sf	Medium	2-2 gph
51		Euonymus Japanese Euonymus	5-Gal	5/5'	25 sf=1275 sf	Medium	2-2 gph
14		Photinia Red Tip Photinia	5-Gal	10/10'100 sf=1400 sf	Medium	2-2 gph	
38		Teucrium Germander	1-Gal	1/4'	16 sf=608 sf	Medium	2-2 gph
63		Cerastigma Dwarf Plumbago	1-Gal	6/4'	16 sf=1008 sf	Medium	2-2 gph
53		Vinca minor Periwinkle	1-Gal	6/4'	16 sf=848 sf	Medium	2-2 gph
38		Nepeta Catmint	1-Gal	1/3'	9 sf=342 sf	Medium	2-2 gph
Grasses							
96		Pennisetum Little Bunny Fountain Grass	1-Gal	2/2'	10 sf=400 sf	Low+	2-2 gph
47		Calamagrostis Karl Foerster Grass	5-Gal	3/2'	10 sf=740 sf	Medium	2-2 gph
Total Landscape Coverage=10,896 SF							

MATERIALS LEGEND

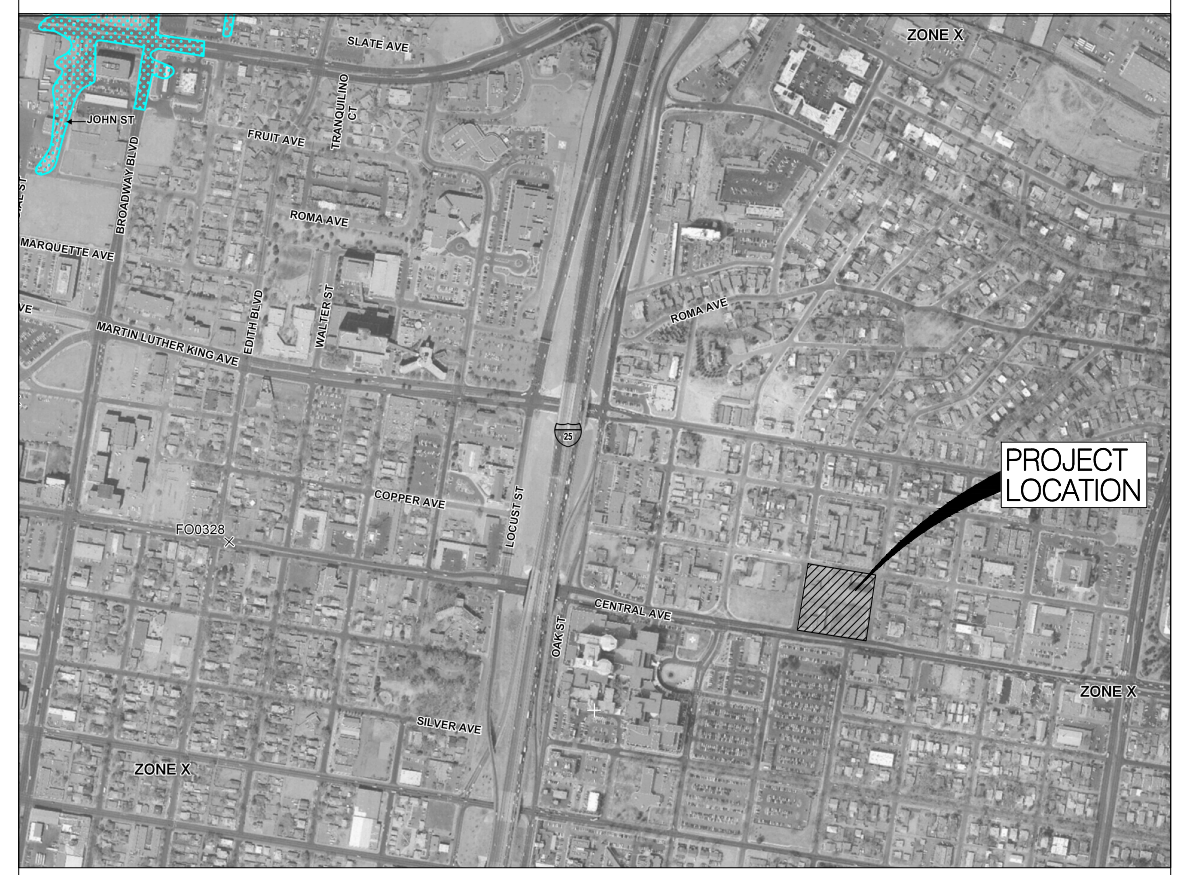
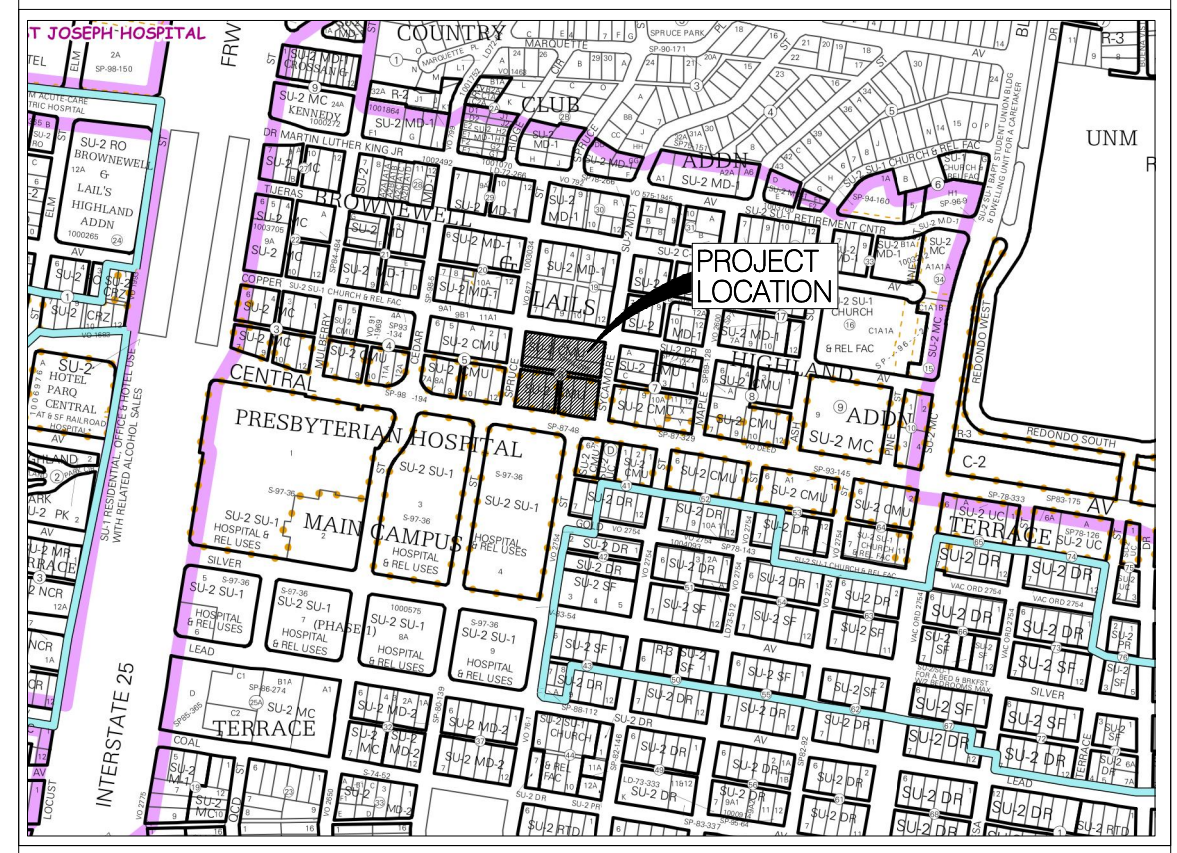
BROWN CRUSHER FINES



FILE: P:\20160155\CIP\Plans\General\20160155_GP01_concept\lud.dwg USER: enreman DATE: Jan, 25 2017 TIME: 05:36 pm



VICINITY MAP
ZONE MAP K-15-Z



FEMA FIRM MAP #: 35001C0334G

GRADING KEYNOTES

- EXISTING STORM DRAIN.
- PROPOSED STORM DRAIN BY ART PROJECT.
- PROPOSED STORM DRAIN INLETS BY ART PROJECT.

DRAINAGE NARRATIVE

THIS SITE IS LOCATED AT THE NORTHWEST CORNER OF SYCAMORE ST NE AND CENTRAL AVE NE. IT IS CURRENTLY DEVELOPED AND SLOPES GENERALLY 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).

OUR SITE WILL REMAIN DEVELOPED, ALLOWING 100% OF THE PROPOSED FLOW TO REMAIN GENERALLY UNCHANGED FROM THE CURRENT DEVELOPED FLOW. THE FLOW WILL SHEET FLOW INTO CENTRAL AVE AS WELL AS CAPTURED ONSITE AND DRAIN INTO THE EXISTING STORM DRAIN INFRASTRUCTURE IN CENTRAL AVE. THE SHEET FLOW WILL THEN BE CAPTURED BY THE DOWNSTREAM OFFSITE INFRASTRUCTURE IN CENTRAL AVE NE AND ONSITE CAPTURED FLOW TO ULTIMATELY DRAIN TO THE EXISTING INFRASTRUCTURE IN CENTRAL AVE RESPECTIVELY.

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
	EXISTING GROUND SPOT ELEVATION		PROPOSED STORM DRAIN MANHOLE
	PROPOSED INDEX CONTOUR		PROPOSED STORM DRAIN INLETS
	PROPOSED INTERMEDIATE CONTOUR		PROPOSED RETAINING WALL
	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		EASEMENT

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

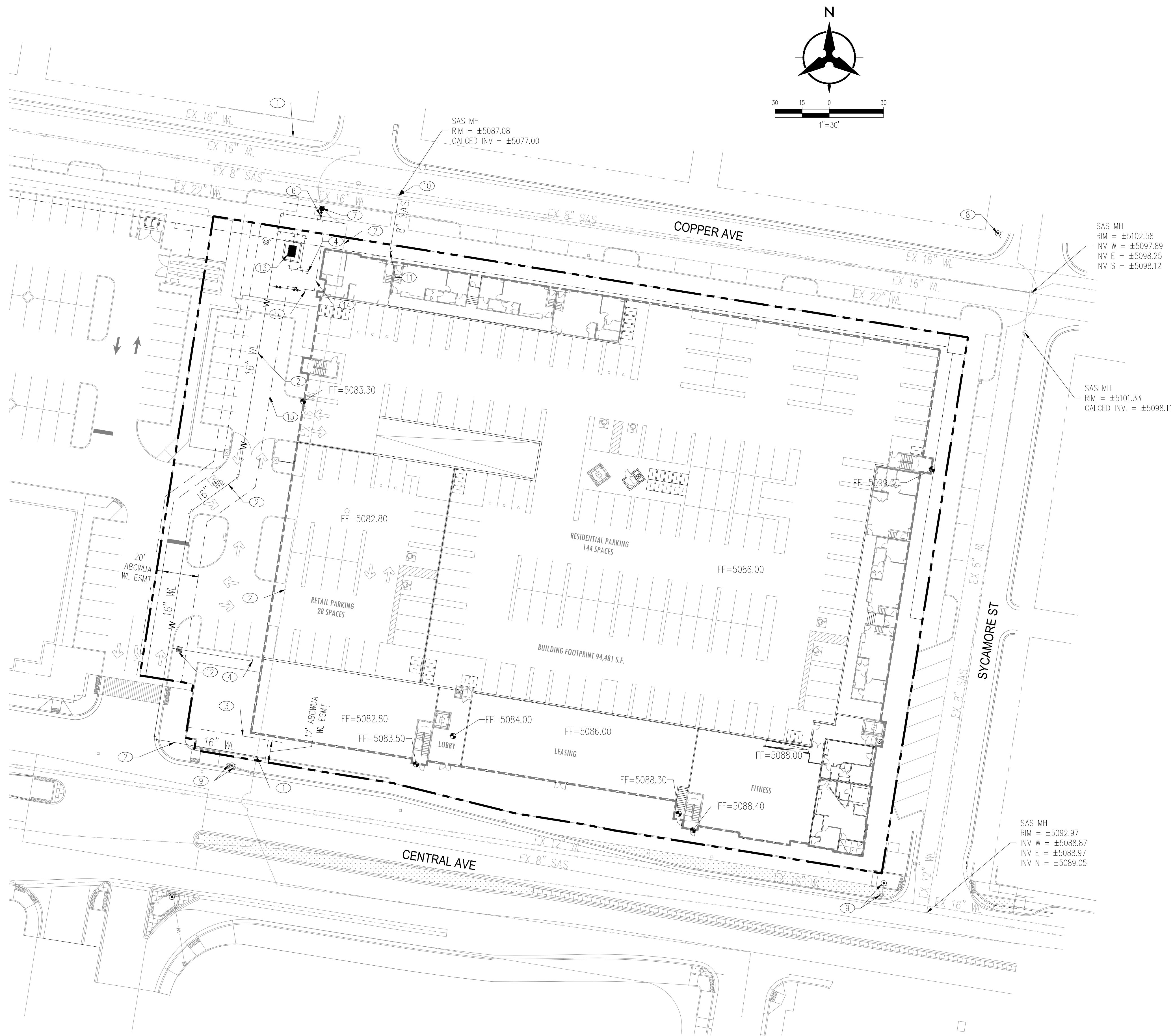
	1	
	2	
	3	
	4	
	5	
	6	

DATE: NOVEMBER 09, 2016 ORB # 16-213

C1.00

CONCEPTUAL
GRADING & DRAINAGE PLAN

FILE: P:\20160155\CIP\Plans\General\20160155_UPO1_concept\util.dwg USER: ennmcn DATE: Jan. 25 2017 TIME: 06:47 pm



UTILITY KEYNOTES

1. CONNECT TO EXISTING WATER LINE.
2. REMOVE AND RELOCATE EXISTING 16" WATER LINE.
3. NEW 12" WATER LINE EASEMENT TO BE GRANTED TO ABCWUA.
4. INSTALL DOMESTIC WATER SERVICE TO WITHIN 5' OF BUILDING.
5. INSTALL FIRE PROTECTION LINE TO WITHIN 5' OF BUILDING.
6. INSTALL FIRE HYDRANT LINE.
7. INSTALL FIRE HYDRANT.
8. EXISTING FIRE HYDRANT.
9. RELOCATED FIRE HYDRANT (BY ART PROJECT).
10. CONNECT TO EXISTING SANITARY SEWER LINE.
11. INSTALL SANITARY SEWER SERVICE TO WITHIN 5' OF BUILDING.
12. INSTALL NEW 2" WATER METER.
13. INSTALL NEW 3" WATER METER.
14. NEW 35'X35" WATER METER EASEMENT TO BE GRANTED TO ABCWUA.
15. NEW 20" WATER LINE EASEMENT TO BE GRANTED TO ABCWUA.

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: NOVEMBER 09, 2016 ORB # 16-213

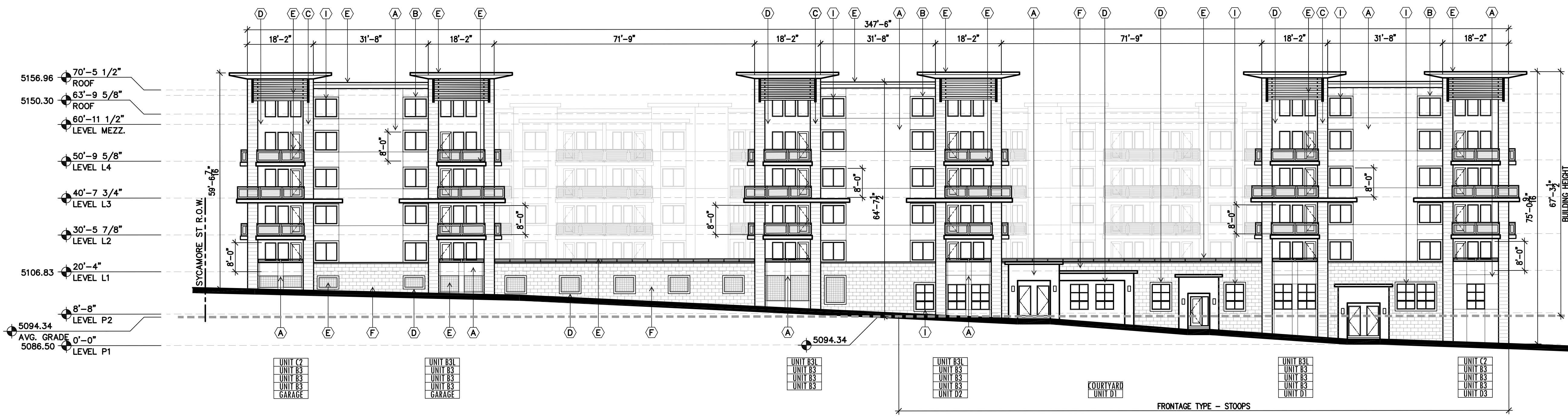
C2.00

CONCEPTUAL
UTILITY PLAN

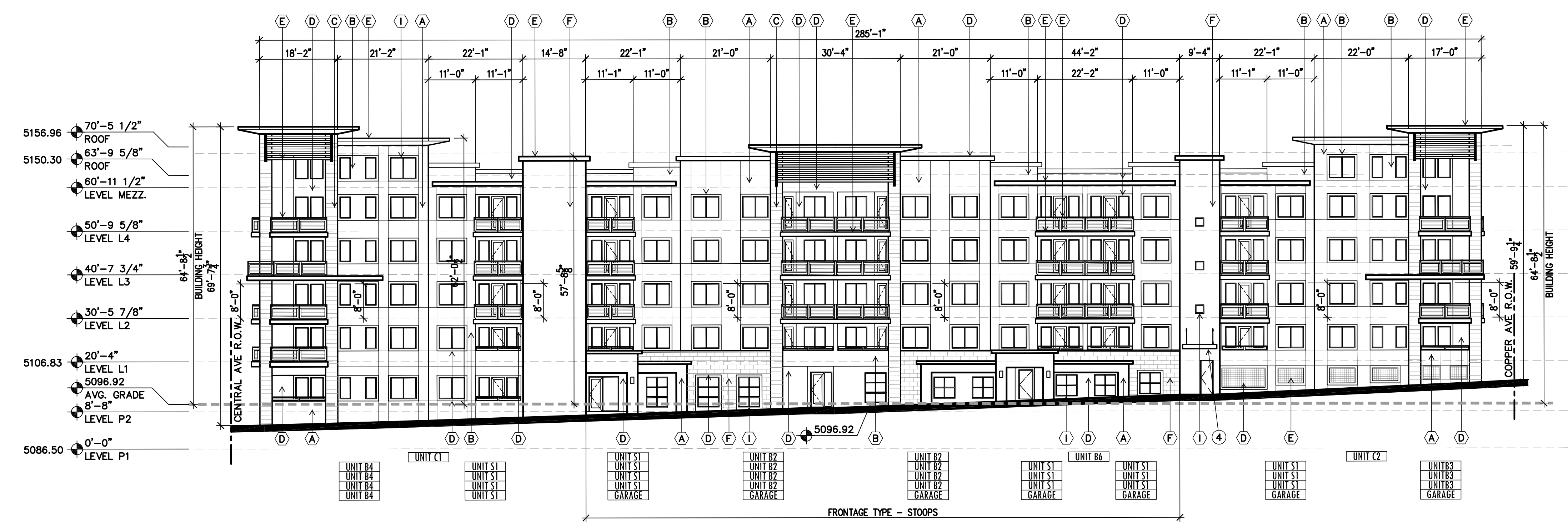
UTILITY LEGEND

---	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

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%

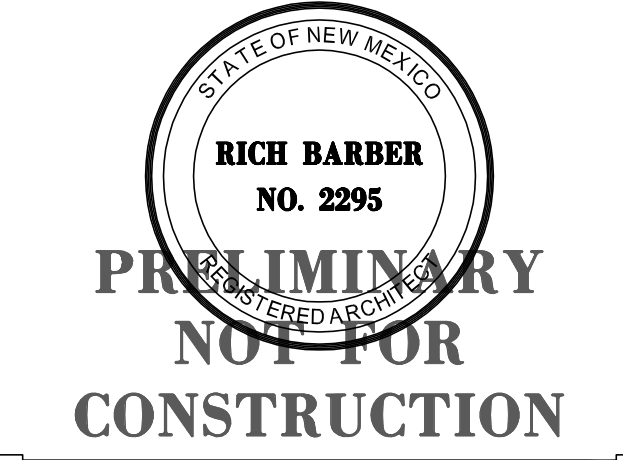
GLAZING CALCULATIONS

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

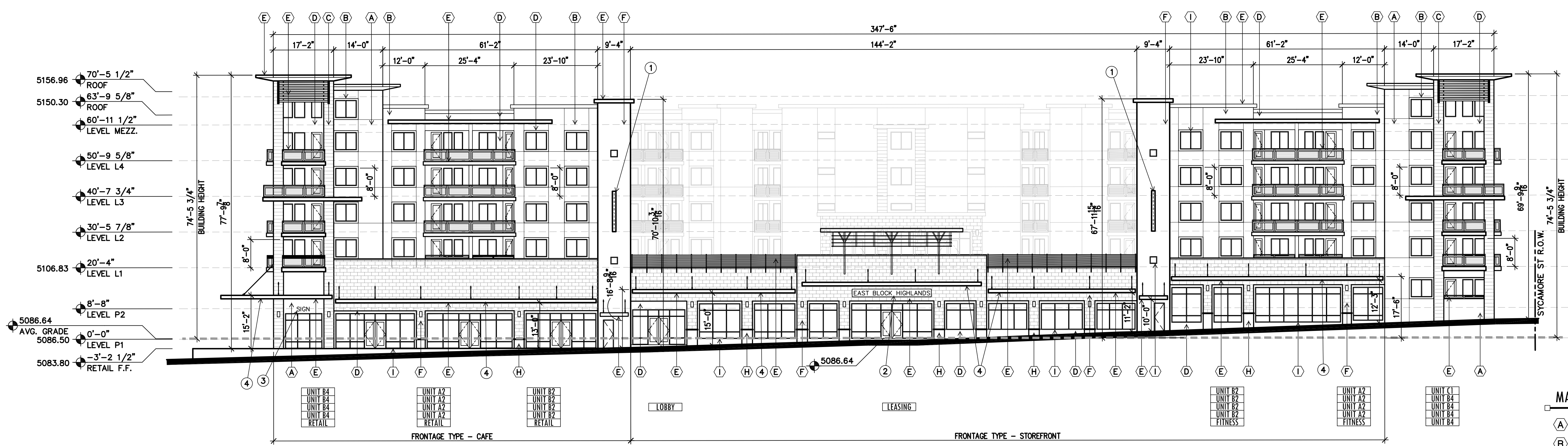
A3.40
EXTERIOR ELEVATIONS



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:

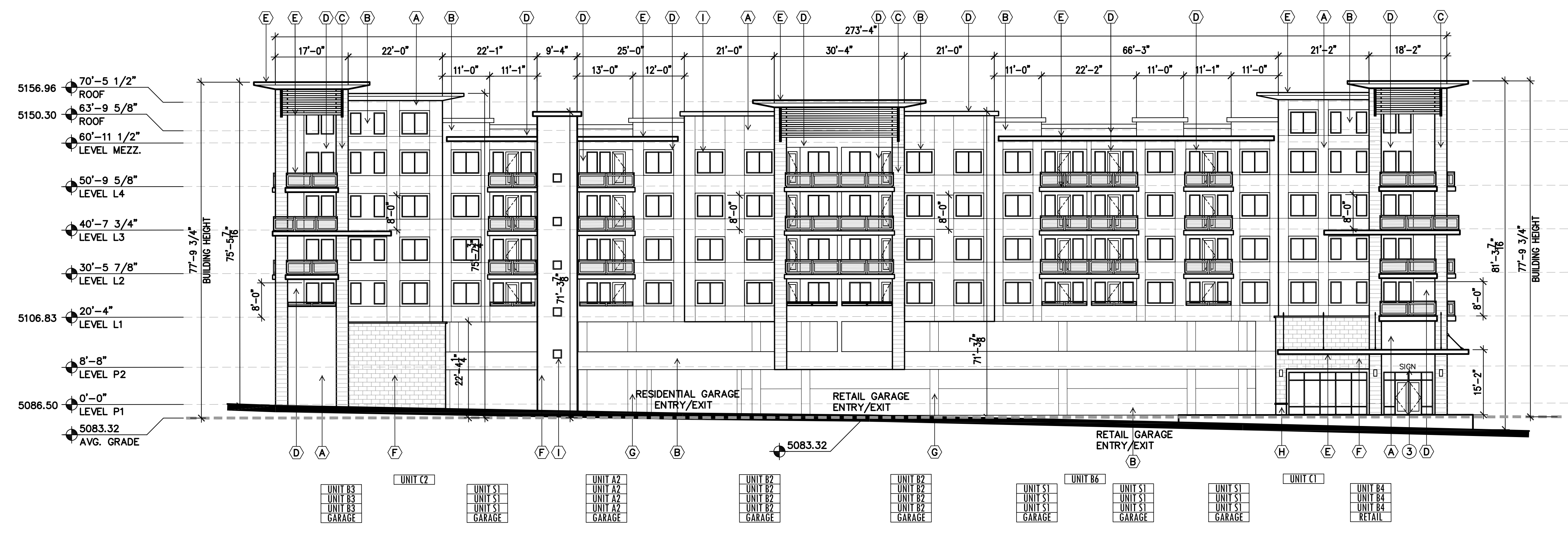
1. SIGNAGE PER MX-CODE. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY. ALL SIGNAGE TO COMPLY WITH CODE SECTIONS 14-16-3-22(B)(3)(n) AND 14-16-3-22(C)(7).

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%

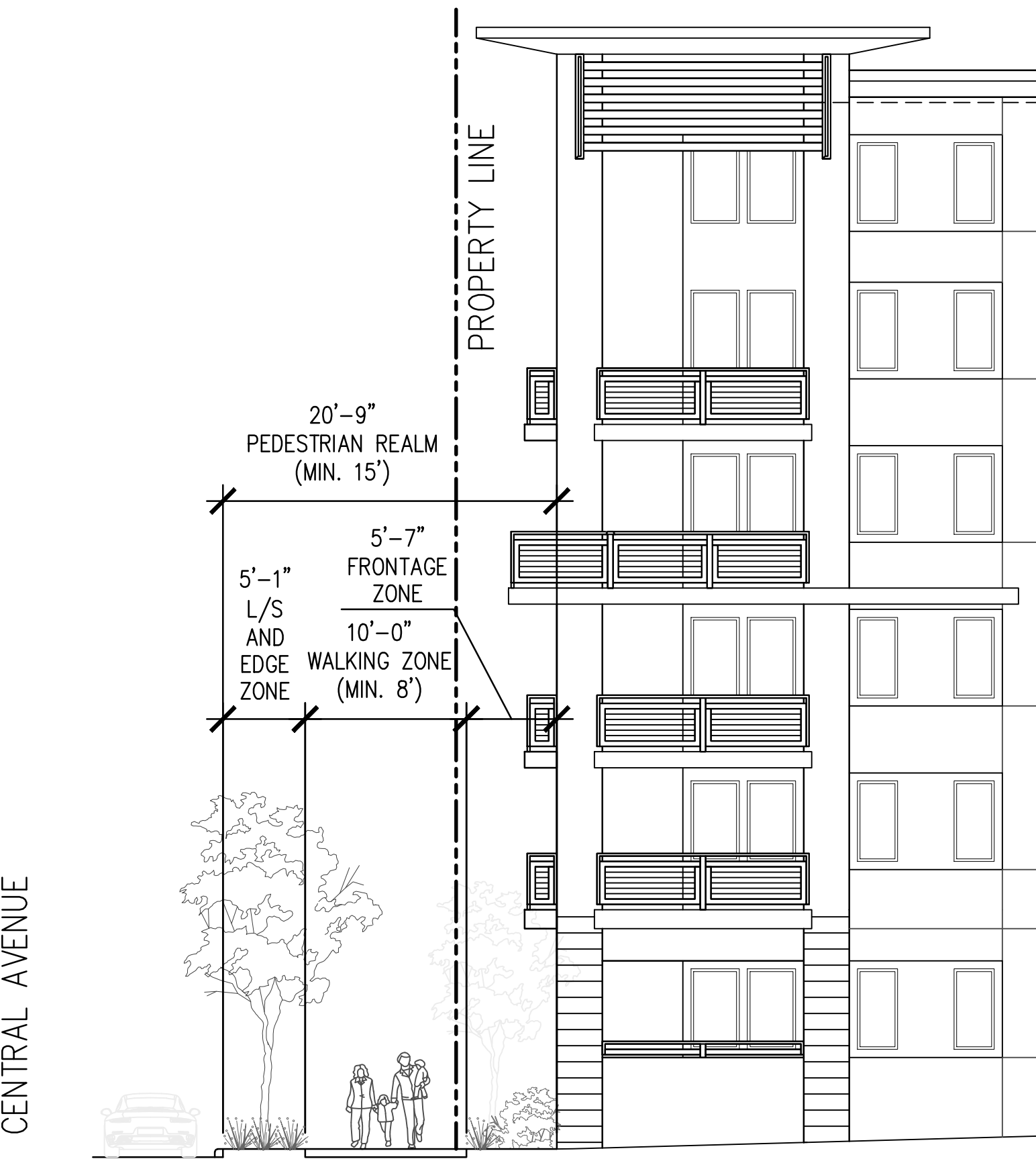


4 WEST ELEVATION
 SCALE: 1/16" = 1'-0"

DATE: NOVEMBER 15, 2017 ORB # 16-213

A3.41

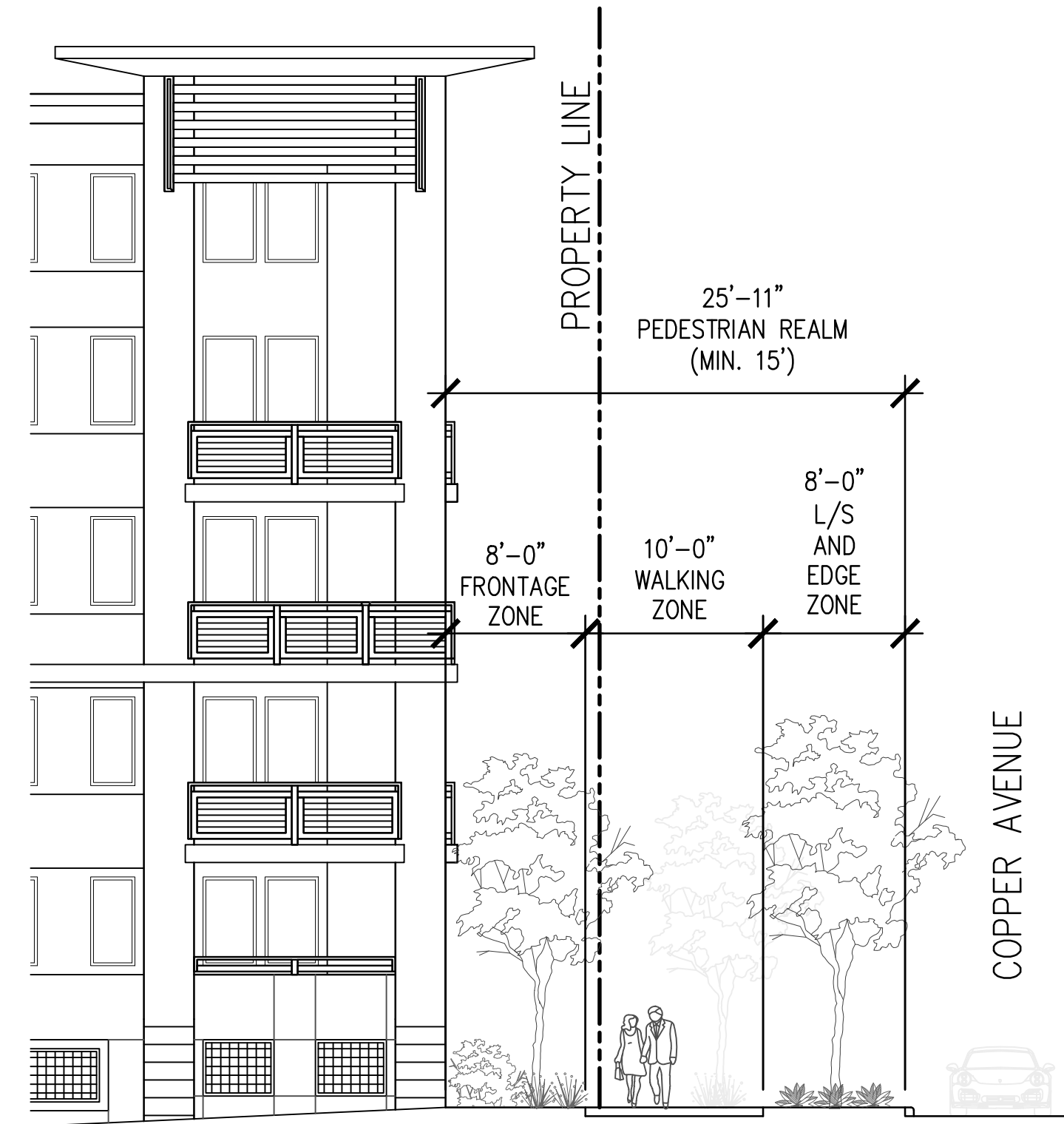
EXTERIOR ELEVATIONS



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



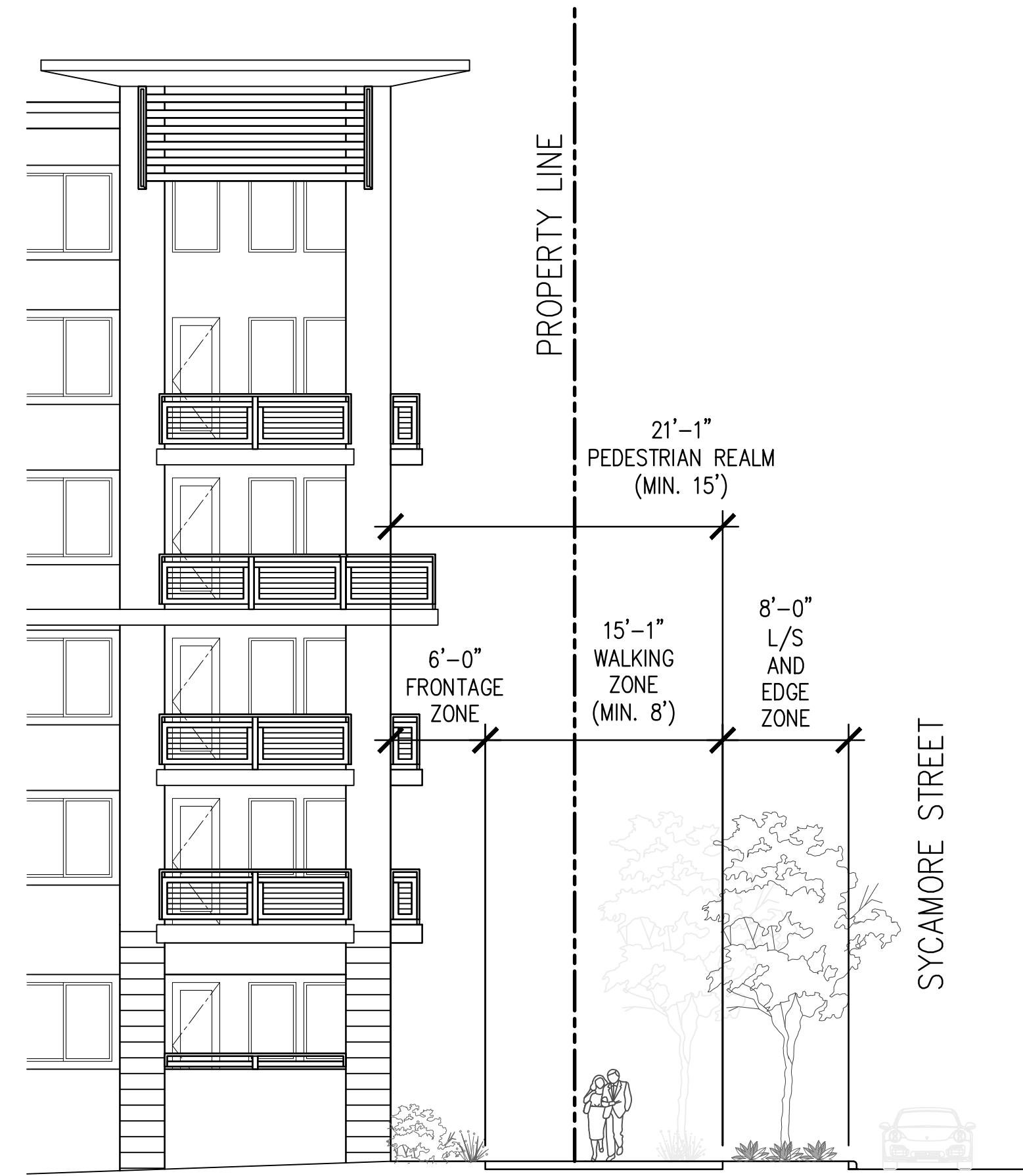
CENTRAL AVENUE - CONCEPTUAL SKETCH
 NOT TO SCALE



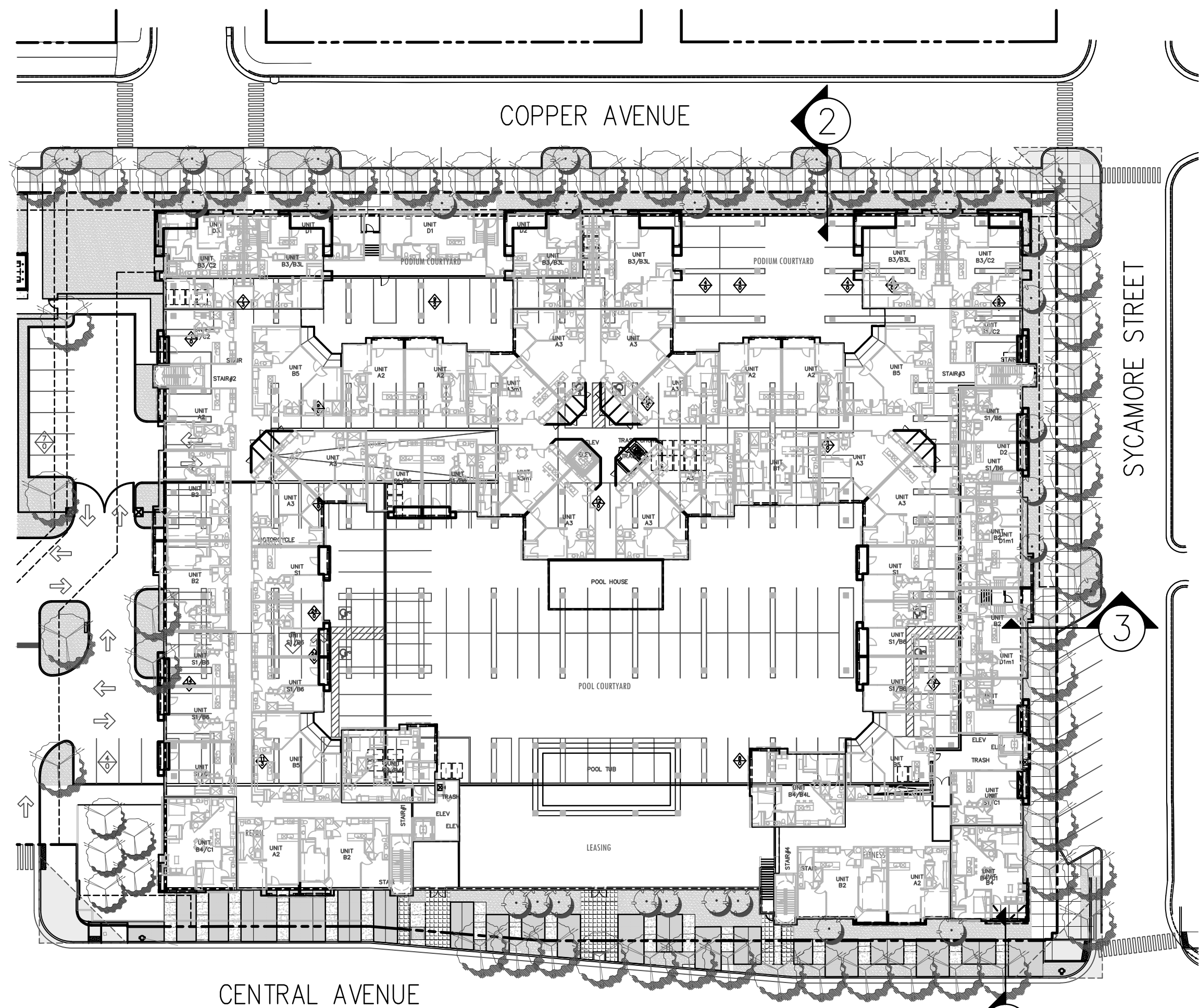
2 **COPPER AVENUE SECTION**
 SCALE: 1/8" = 1'-0"



COPPER AVENUE - CONCEPTUAL SKETCH
 NOT TO SCALE



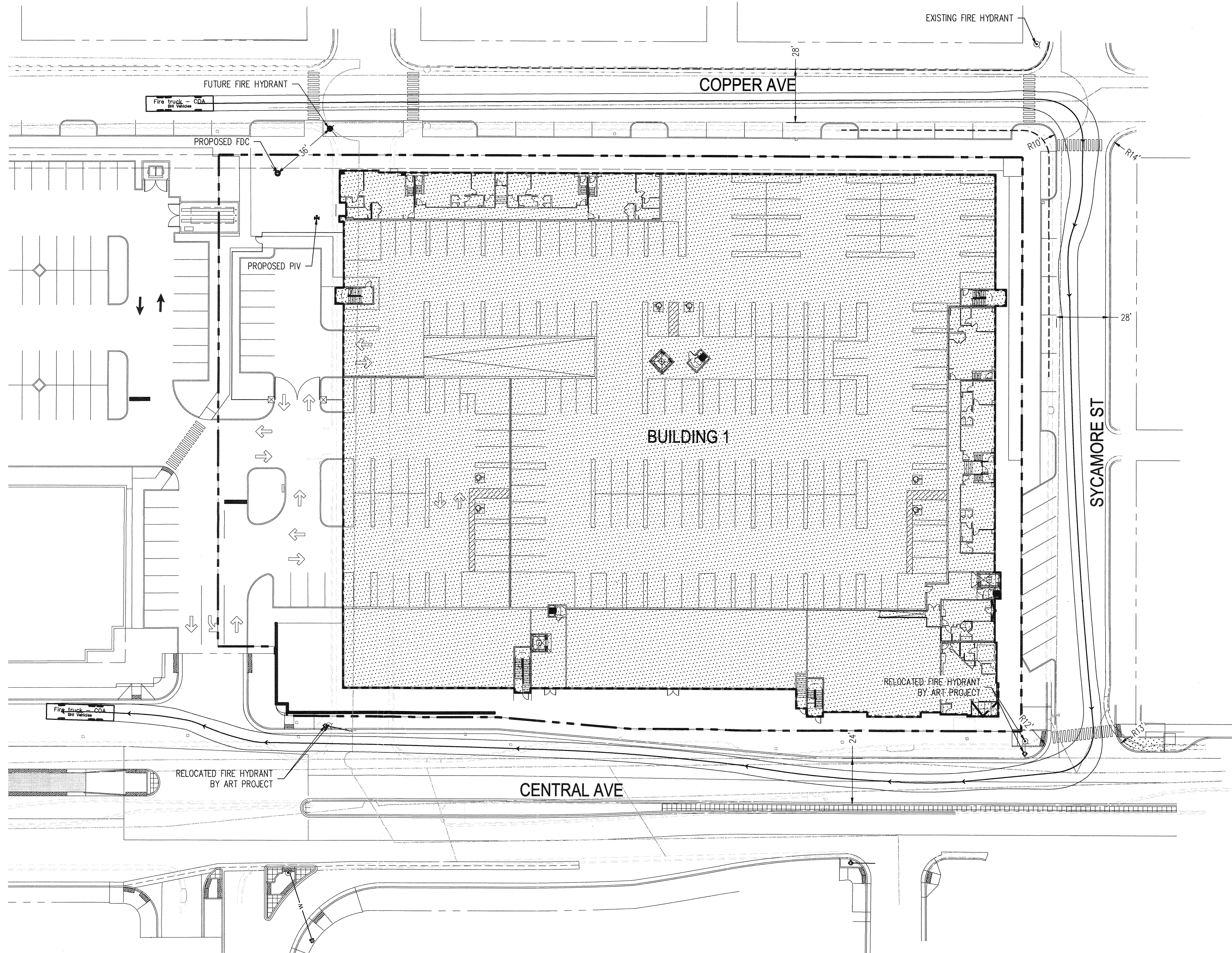
3 **SYCAMORE STREET SECTION**
 SCALE: 1/8" = 1'-0"



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

FILE: /Volumes/Landscape/Alliance Residential/Broadstone East Block - NM/Conceptual/Broadstone East Block - LS Street Sections.dwg USER: Collaborative2 DATE: Nov, 07 2017 TIME: 12:02 pm

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 LAILS 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

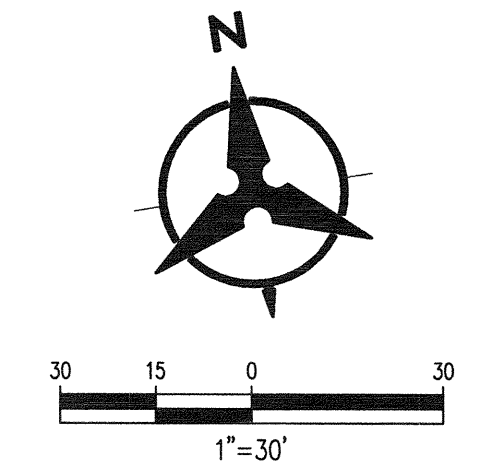
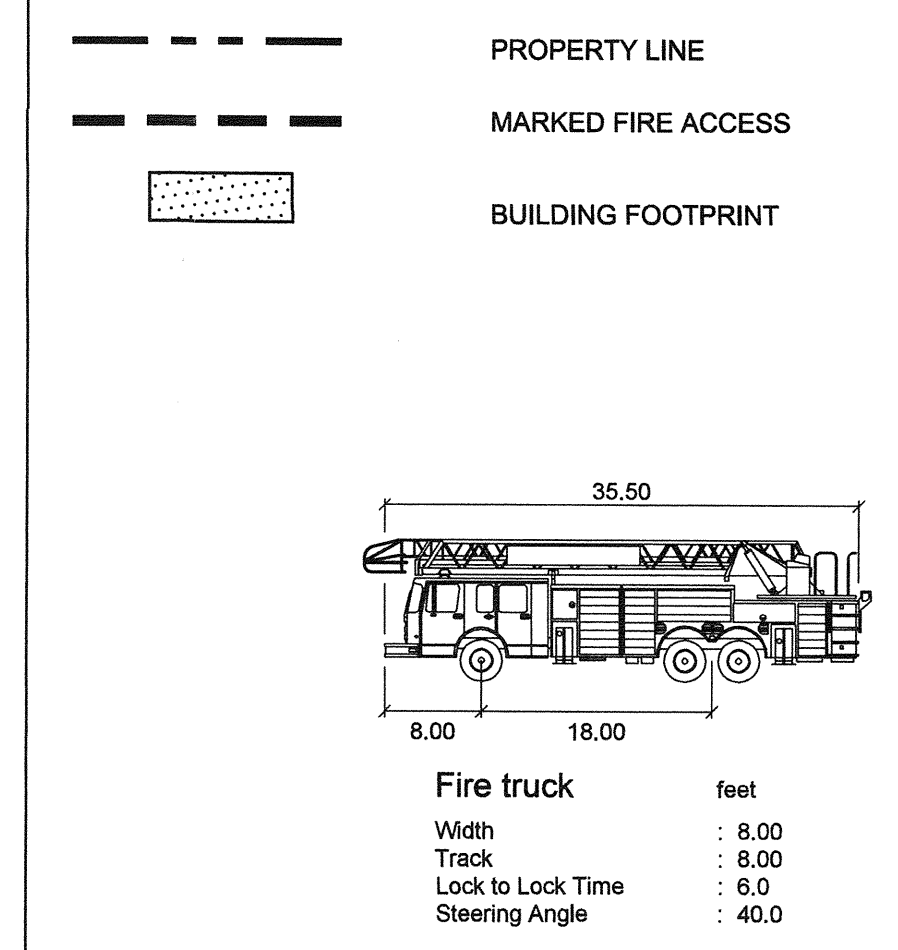
*BUILDING 1: 245,688 SF
 LEVEL 1 - 62,112 SF
 LEVEL 2 - 61,192 SF
 LEVEL 3 - 61,192 SF
 LEVEL 4 - 61,192 SF
 • CONSTRUCTION TYPE: VA
 • SPRINKLERED: YES
 • FIRE FLOW: 4,000 GPM

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