

CITY OF ALBUQUERQUE



October 23, 2018

Genny Donart, P.E.
Isaacson & Arfman, PA
128 Monroe Street NE
Albuquerque, NM 87108

**Re: Broadstone Northpoint Apartments
9100 San Mateo NE- Building 16
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 06-21-2016 (B18-D001C)
Certification dated 10 -18 -18**

Dear Ms. Donart,

Based upon the information provided in your submittal received 10-19-18, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

MM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Broadstone Northpoint Apts **Building Permit #:** 2016-00644 **Hydrology File #:** B18D001C

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: A Portion of Tract 1, North I-25 Corporate Center

City Address: Northwest Corner of San Mateo & Modesto NE

Applicant: Isaacson & Arfman, PA **Contact:** Genny Donart

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 **Fax#:** _____ **E-mail:** gennyd@iacivil.com

Other Contact: ORB Architects **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

Check all that Apply:

DEPARTMENT:

_____ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY **BLDG 16**

TYPE OF SUBMITTAL:

☒ **ENGINEER** ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE REPORT
_____ DRAINAGE MASTER PLAN
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ STREET LIGHT LAYOUT
_____ OTHER (SPECIFY) _____
_____ PRE-DESIGN MEETING?

_____ PRELIMINARY PLAT APPROVAL
_____ SITE PLAN FOR SUB'D APPROVAL
_____ SITE PLAN FOR BLDG. PERMIT APPROVAL
_____ FINAL PLAT APPROVAL

_____ SIA/ RELEASE OF FINANCIAL GUARANTEE
_____ FOUNDATION PERMIT APPROVAL
_____ GRADING PERMIT APPROVAL
_____ SO-19 APPROVAL
_____ PAVING PERMIT APPROVAL
_____ GRADING/ PAD CERTIFICATION
_____ WORK ORDER APPROVAL
_____ CLOMR/LOMR
_____ FLOODPLAIN DEVELOPMENT PERMIT
_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

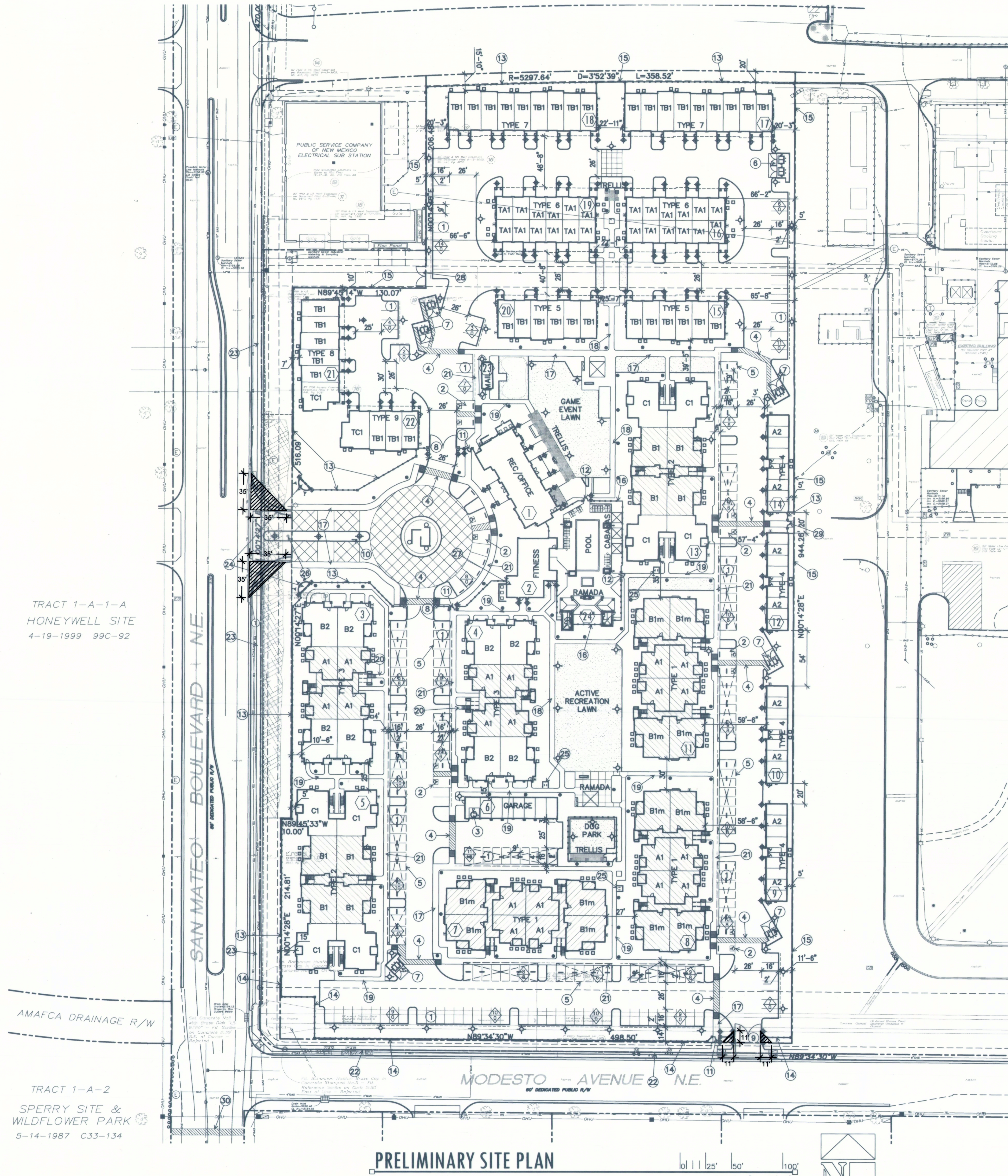
DATE SUBMITTED: October 18, 2018 **By:** Genny Donart

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

FILE: \\Orb\ORB Job Files\15-212_Titan_Northpoint\CAD Files\Preliminary\15212 A110 Site Plan.dwg USER: jga DATE: Jan, 27 2016 TIME: 03:48 pm



DEVELOPMENT DATA

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

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

BUILDING HEIGHT :
PROVIDED: 37 FEET

DENSITY :
PROPOSED: 22.42 DU/ACRE

SETBACKS PROVIDED :

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

UNIT MIX		UNIT TYPE										UNITS/BLDG	NO. BLDGS	TOTAL UNITS
		A1	A2	B1	B1m	B2.1	B2.2	C1	TA1	TB1	TC1			
LIVABLE	738	983	1,106	1,095	1,088	1,197	1,314	879	1,242	1,559				
STOR/GAR	23	247	21	21	40	21	30	290	501	501	130			
PAT/BAL	68	15	90	90	90	90	59	56	56	56				
BLDG TYPE 1	12											24	3	72
BLDG TYPE 2	12											20	2	40
BLDG TYPE 3	12											20	2	40
BLDG TYPE 4		2										2	4	8
BLDG TYPE 5												6	2	12
BLDG TYPE 6												12	2	24
BLDG TYPE 7												9	2	18
BLDG TYPE 8												5	1	6
BLDG TYPE 9												3	1	4
TOTAL	60	8	24	36	8	8	16	24	38	2			19	224

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

PARKING SPACE REQUIREMENTS			PARKING RATIO REQUIRED	PARKING SPACES
UNIT	A1, A2, TA1 < 1,000 SF	92 - 1 BR / 1 BATH		
UNIT B1, B2, TB1 > 1,000 SF	114 - 2 BR / 2 BATH	2 / 2		228
UNIT C1 > 1,000 SF	16 - 3 BR / 2 BATH	2 / 2		32
UNIT TC1 > 1,000 SF	2 - 3 BR / 3 BATH	2 / 3		6
PARKING SPACES REQUIRED				
TRANSIT REDUCTION (10%)				404
Total Parking Spaces Required				364
OPEN PARKING PROVIDED				120
CARPORT PARKING PROVIDED				122
GARAGE PARKING PROVIDED				143
TANDEM OPEN (Provided but NIC in parking codes)				46
Total Parking Provided				385
Accessible Parking Required				
OPEN ACCESSIBLE PARKING PROVIDED				12
CARPORT ACCESSIBLE PARKING PROVIDED				8
GARAGE ACCESSIBLE PARKING PROVIDED				4
Total Accessible Parking Provided				13
Bicycle Parking Required				
(1 SPACE FOR EVERY 2 DWELLING UNITS)				112
BICYCLE RACK				103
Total Bicycle Parking Provided				113

LEGEND

--- DENOTES PROPERTY LINE

① BUILDING NUMBER

TYPE 2 BUILDING TYPE

NO. OF PARKING SPACES

NO. OF COVERED SPACES

DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

LIGHTING LEGEND

TYPE 'SA': 18' TALL POLE LIGHT.

TYPE 'SB': 12' TALL POLE LIGHT.

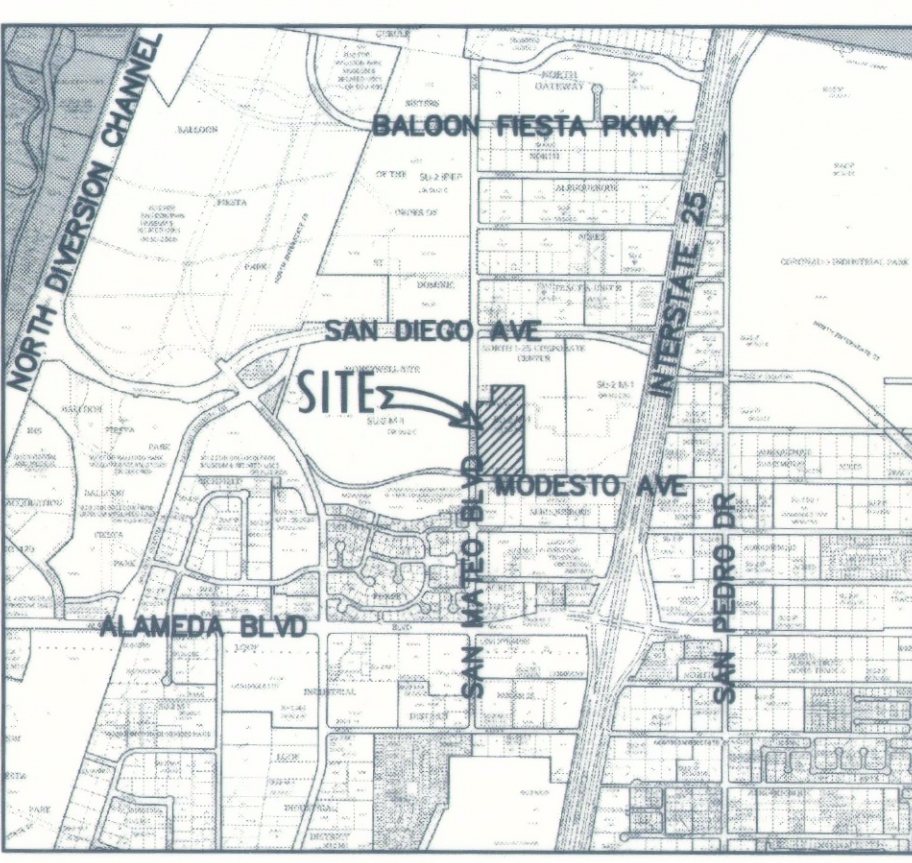
TYPE 'SC': 8' TALL POST TOP LIGHT.

TYPE 'SD': 42" HIGH BOLLARD LIGHT.

TYPE 'SE': CARPORT LIGHT.

TYPE 'SF': WALL SCONCE AT +5'-6" B.O.F. ADA COMPLIANT.

TYPE 'SG': FLUORESCENT UPLIGHT.



- KEYNOTES ①
- 9'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 01/A2.
 - 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A2.
 - ACCESSIBLE GARAGE SPACE.
 - ACCESSIBLE DRIVEWAY CROSSING PARKING.
 - INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DET 06/A2.
 - DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A2.
 - SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 07/A2.
 - ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A3.
 - RESIDENT ONLY REMOTE CONTROL ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A3.
 - GATE CONTROL BOX AND SITE DIRECTORY MAP, SEE DETAIL 17/A3. PROVIDE KEY BOX FOR FIRE DEPARTMENT ACCESS.
 - PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A3.
 - POOL GATE, SEE DETAIL 24/A3.
 - WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A3.
 - CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 27/A3.
 - CMU PERIMETER WALL, SEE DETAIL 16/A3.
 - WROUGHT IRON POOL FENCE, SEE DETAIL 19/A3.
 - 6' SIDEWALK CONNECTING TO EACH BUILDING AND TO PUBLIC WAYS.
 - 5' SIDEWALK, MAIN INTERIOR CONNECTION.
 - 4' SIDEWALK, TYPICAL ON SITE.
 - 3'-6" SIDEWALK AT STAIR APPROACH, TYPICAL.
 - 6' SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 09/A2.
 - 6' SIDEWALK DETACHED 4' FROM STREET CURB AT MODESTO AVE.
 - 6' SIDEWALK DETACH 6' FROM STREET CURB AT SAN MATEO BLVD.
 - MONUMENT SIGN, SEE DETAIL 29/A3.
 - BICYCLE PARKING RACK FOR 6 BICYCLES, SEE DETAIL 30/A3.
 - FLAG POLE.
 - POOL EQUIPMENT AT FITNESS BLDG.
 - BASEMENT ACCESS GATE.
 - FUTURE PEDESTRIAN GATE CONNECTION TO FUTURE COMMERCIAL DEVELOPMENT TO THE EAST.
 - POTENTIAL STREET CROSSING WITH ENHANCED PAVING TO BE COORDINATED WITH CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT.
- 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.

PROJECT NUMBER: 1000310
Application Number: 15EP-40072

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Ronald Williams</i> Traffic Engineering, Transportation Division	4/6/16 Date
<i>Wally Calver</i> ABCWA	04/06/16 Date
<i>Carl S. Dumont</i> Parks and Recreation Department	4-6-16 Date
<i>Wally Calver</i> City Engineer	8-31-16 Date
<i>Wally Calver</i> Solid Waste Management	2-1-16 Date
<i>Wally Calver</i> DRB Chairperson, Planning Department	8-31-16 Date

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

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



TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

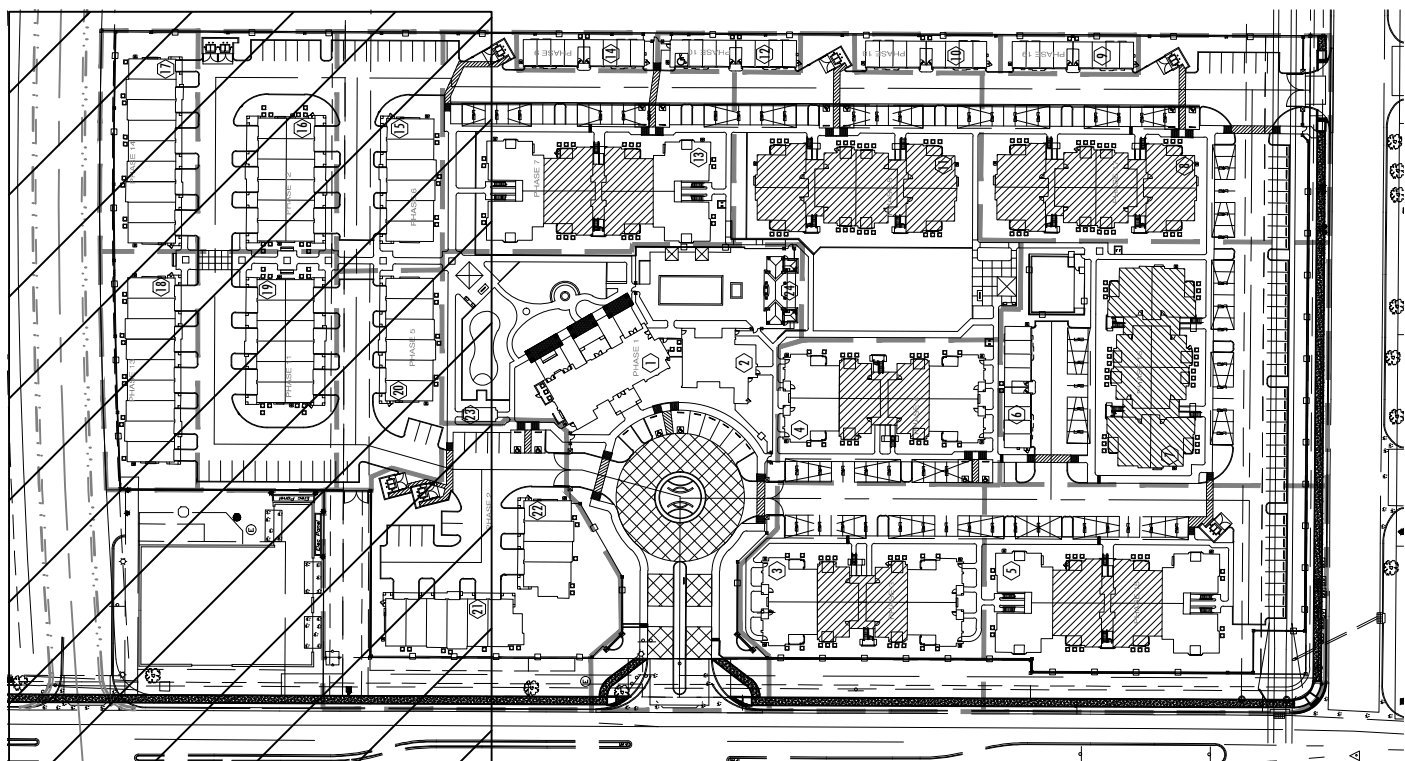
DATE: JANUARY 27, 2016 ORB # 15-212

A1 of 18

SITE PLAN PRELIMINARY

M:\PROJECTS\2100-2199\2129\DWG\2129 BUILDING PERMIT\2129 CP-102.dwg, 6/23/2016 9:29:36 AM, tbor

FILE:M:\PROJECTS\2100-2199\2129\DWG\2129 BUILDING PERMIT\2129 CP-102.dwg USER:Justin DATE:Jun, 23 2016 TIME: 09:29 am



TRAFFIC CONTROL SHEET KEY

LEGEND

- 4" WIDE PAINTED (BLUE) PARKING STRIPES,
3" ON CENTER.
- PAINT CURB RED & STENCIL WHITE TEXT
"FIRE LANE NO PARKING", 4" HIGH LETTERS,
1/2" STROKE.

CENTERLINE CONTROL

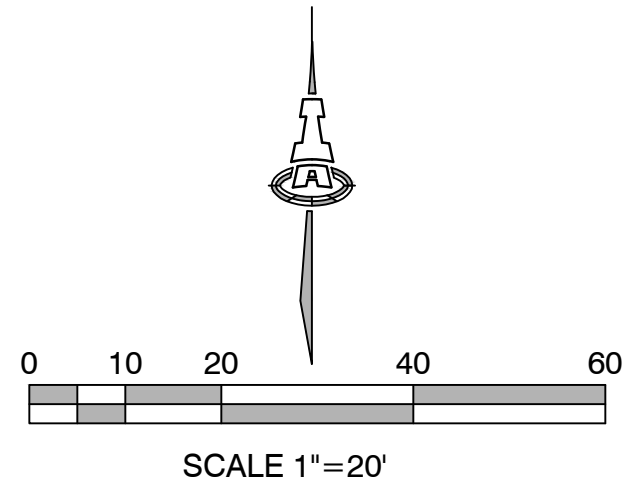
SEE SITE PAVING PLAN FOR CENTERLINE
CONTROL COORDINATES AND
BEARING-DISTANCES.

KEYED NOTES

- PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
- ADA RAMP, SEE DETAIL ON ARCHITECTURAL PLANS.
- ACCESSIBLE PARKING SIGN, SEE DETAIL ON ARCHITECTURAL PLANS.
- ACCESSIBLE PARKING STALL, SEE DETAILS ON ARCHITECTURAL PLANS.
- SINGLE TRASH ENCLOSURE.
- DOUBLE TRASH ENCLOSURE.
- ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS.

GENERAL NOTES

- BASIS OF BEARINGS: PLAT OF LOTS 1-4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC. 01-06-2012).
- COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
- SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
- ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 16'-0" DEEP UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE PARKING STALLS ARE 11'-0" WIDE BY 18'-0" DEEP.
- ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
- REMOVE ALL UNUSED CURB CUTS WITHIN THE PUBLIC ROW AND REPLACE WITH COA STD CURB & GUTTER AND PCC SIDEWALKS AS SHOW ON THE PUBLIC WORK ORDER DRAWINGS.
- ALL IMPROVEMENTS SHOWN IN THE PUBLIC ROW TO BE CONSTRUCTED PER PUBLIC WORK ORDER DRAWINGS.
- ALL ONSITE SIDEWALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.

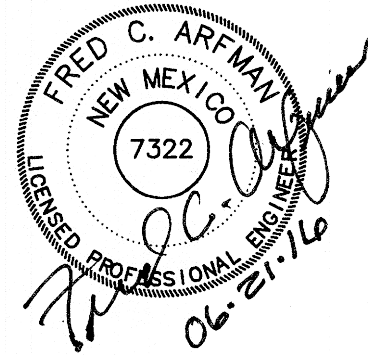


BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

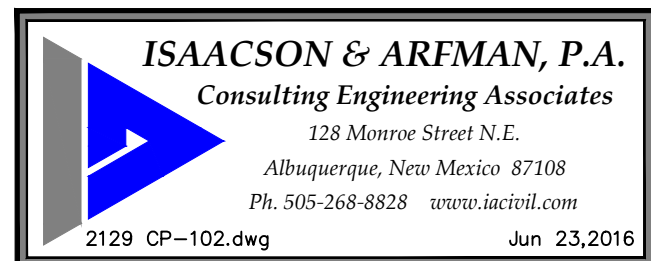
Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com



TITAN
DEVELOPMENT

ALLIANCE
RESIDENTIAL COMPANY



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

© ORB Architecture, LLC 2015

REVISIONS

△	
△	
△	
△	
△	
△	

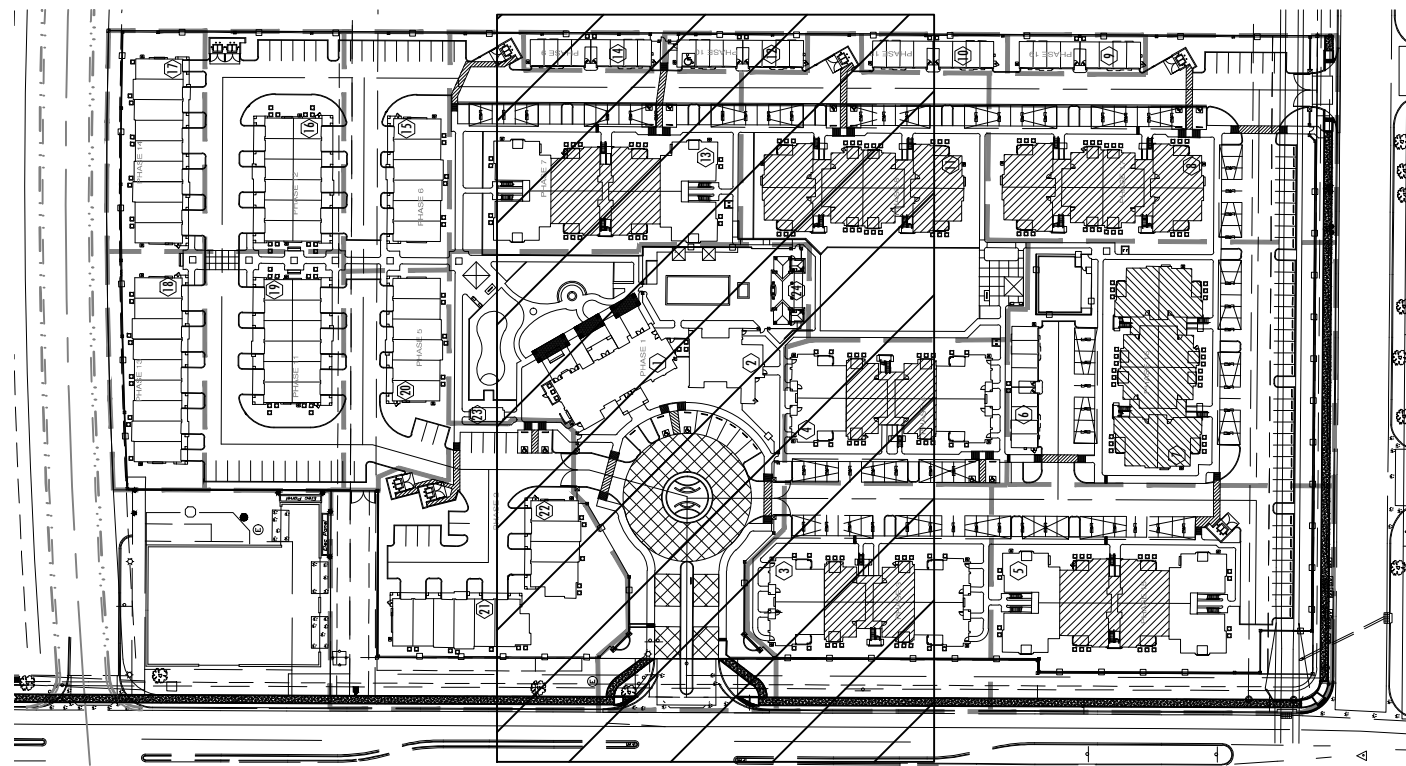
FIRST CITY SUBMITTAL

DATE: JUNE 21, 2016

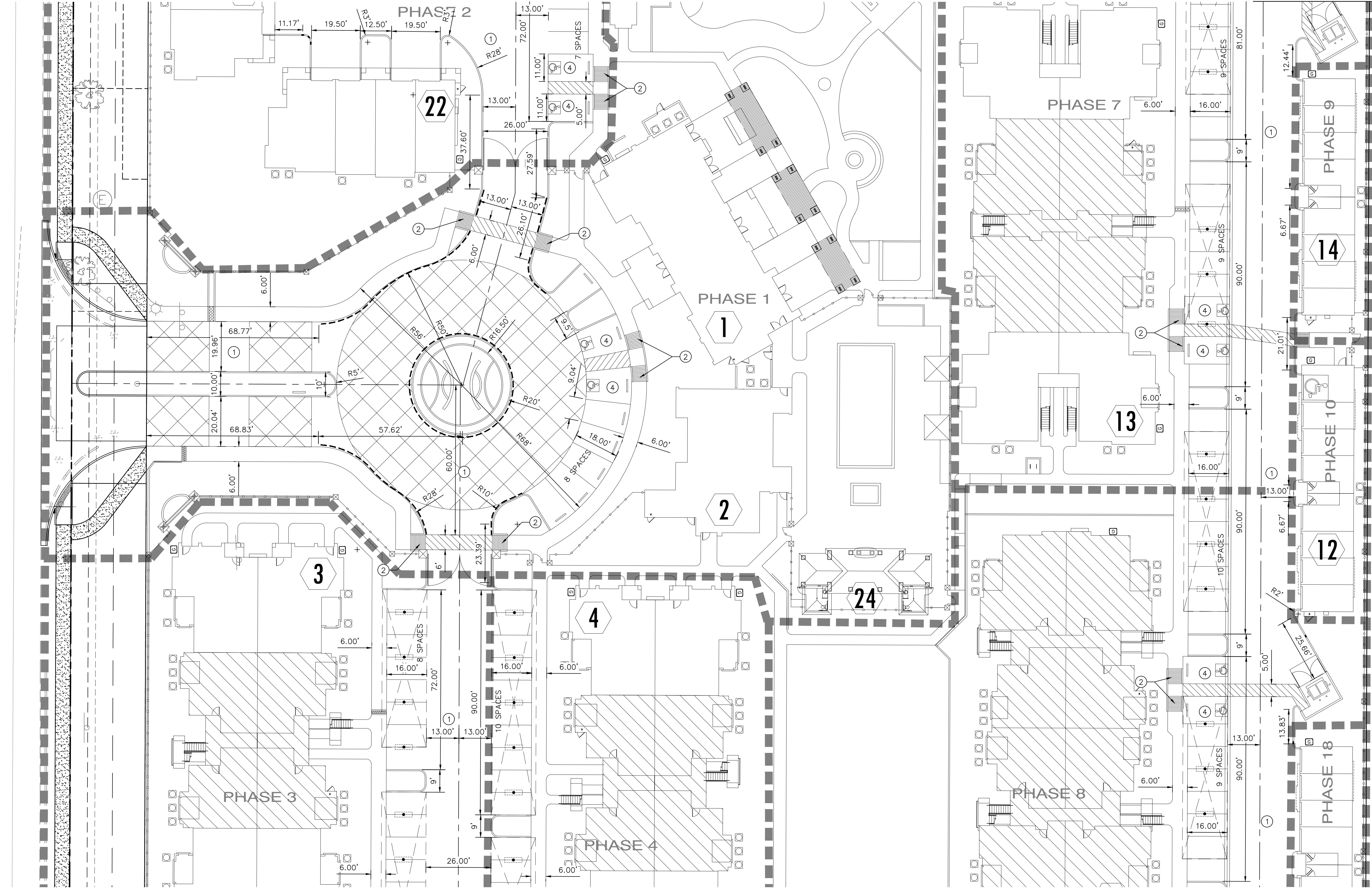
ORB # 15-212

CP1.2

NORTH TRAFFIC CONTROL PLAN



TRAFFIC CONTROL SHEET KEY



LEGEND

- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAINT CURB RED & STENCIL WHITE TEXT "FIRE LANE NO PARKING", 4" HIGH LETTERS, 1/2" STROKE.

CENTERLINE CONTROL

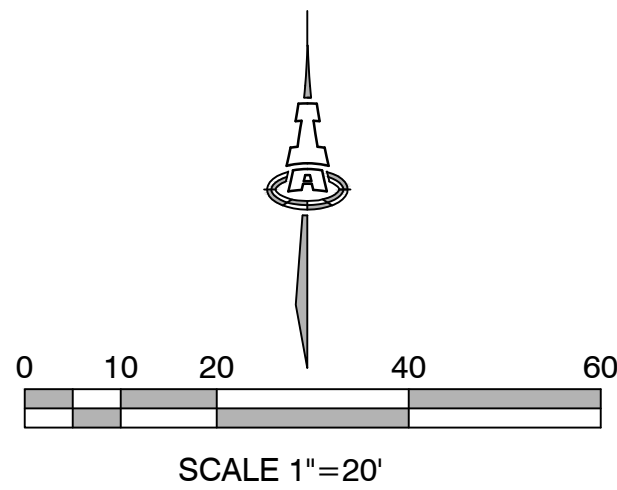
SEE SITE PAVING PLAN FOR CENTERLINE CONTROL COORDINATES AND BEARING-DISTANCES.

KEYED NOTES

- PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
- ADA RAMP, SEE DETAIL ON ARCHITECTURAL PLANS.
- ACCESSIBLE PARKING SIGN, SEE DETAIL ON ARCHITECTURAL PLANS.
- ACCESSIBLE PARKING STALL, SEE DETAILS ON ARCHITECTURAL PLANS.
- SINGLE TRASH ENCLOSURE.
- DOUBLE TRASH ENCLOSURE.
- ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS.

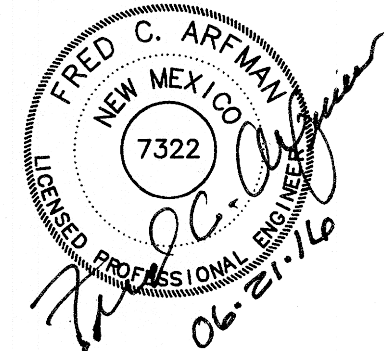
GENERAL NOTES

- BASIS OF BEARINGS: PLAT OF LOTS 1-4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC: 01-06-2012).
- COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
- SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
- ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 16'-0" DEEP UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE PARKING STALLS ARE 11'-0" WIDE BY 18'-0" DEEP.
- ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
- REMOVE ALL UNUSED CURB CUTS WITHIN THE PUBLIC ROW AND REPLACE WITH COA STD CURB & GUTTER AND PCC SIDEWALKS AS SHOW ON THE PUBLIC WORK ORDER DRAWINGS.
- ALL IMPROVEMENTS SHOWN IN THE PUBLIC ROW TO BE CONSTRUCTED PER PUBLIC WORK ORDER DRAWINGS.
- ALL ONSITE SIDEWALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.



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

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



TITAN
DEVELOPMENT

ALLIANCE
RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Marrow Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isacell.com
2129 CP-102.dwg Jun 23, 2016

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

© ORB Architecture, LLC 2015

REVISIONS	
△	
△	
△	
△	
△	
△	
FIRST CITY SUBMITTAL	

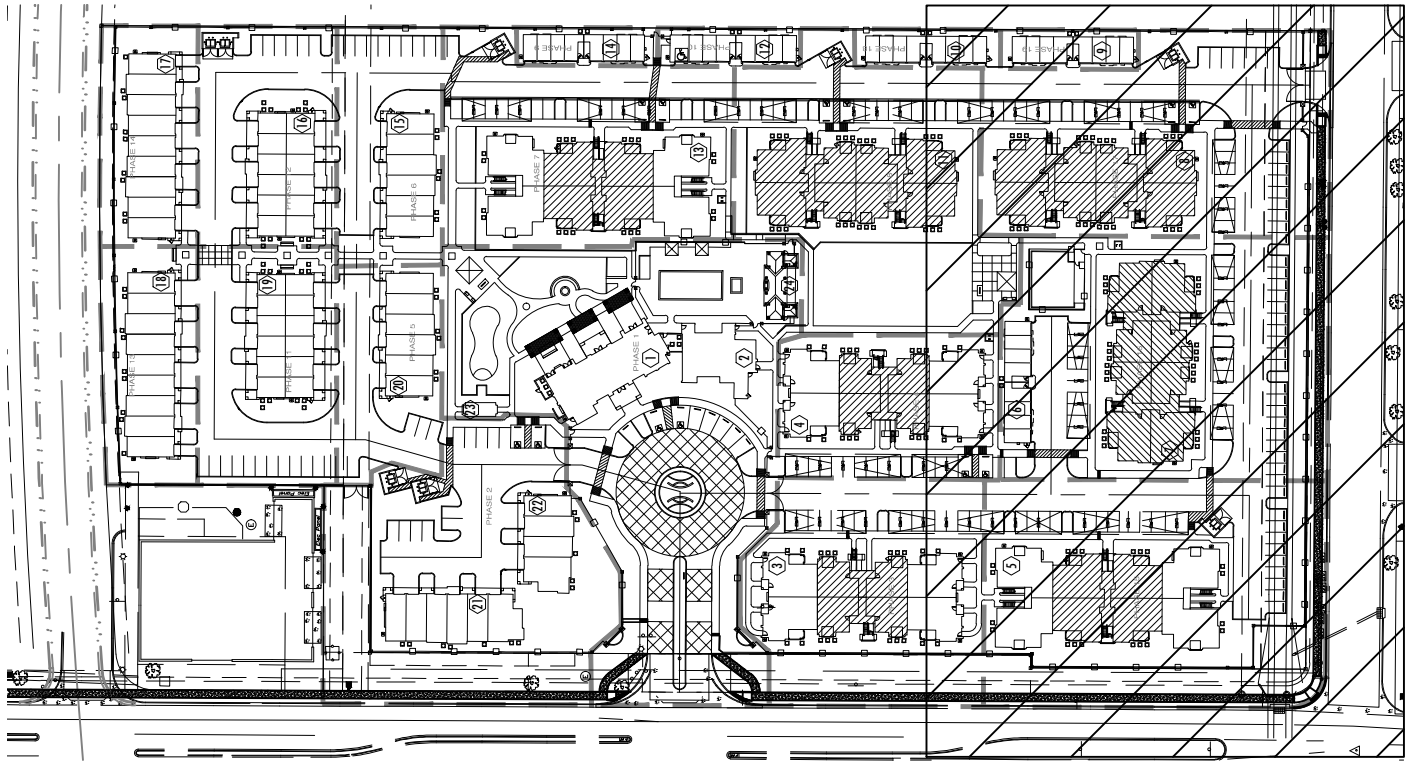
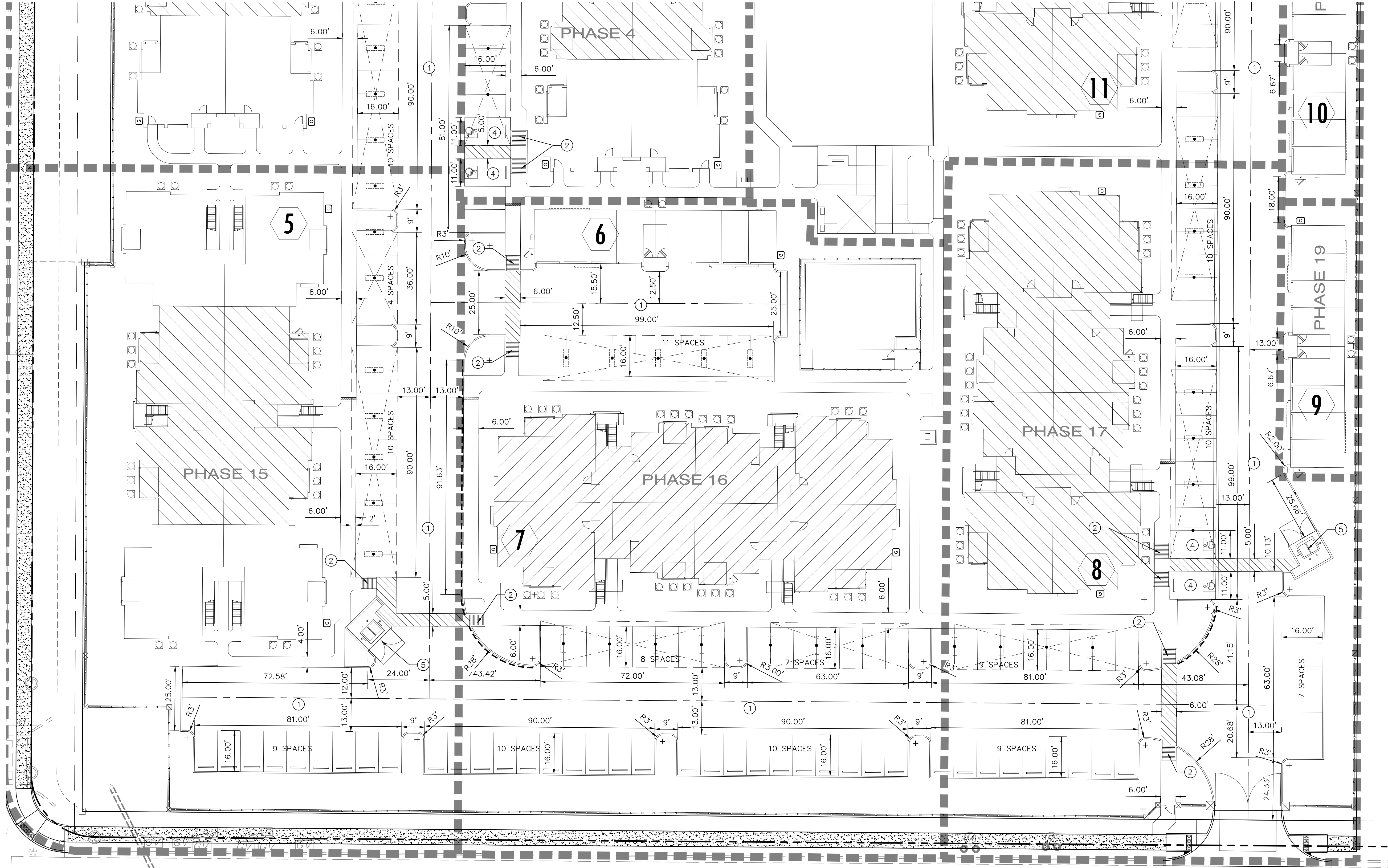
DATE: JUNE 21, 2016 ORB # 15-212

CP1.3

MIDDLE TRAFFIC CONTROL PLAN

M:\PROJECTS\2100-2199\2129\DWG\2129 CP-102.dwg, 6/23/2016 9:29:49 AM, t.hor

FILE:M:\PROJECTS\2100-2199\2129\DWG\2129 BUILDING PERMIT\2129 CP-102.dwg USER:Justin DATE:Jun, 23 2016 TIME: 09:29 am



TRAFFIC CONTROL SHEET KEY

LEGEND

- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAINT CURB RED & STENCIL WHITE TEXT "FIRE LANE NO PARKING", 4" HIGH LETTERS, 1/2" STROKE.

CENTERLINE CONTROL

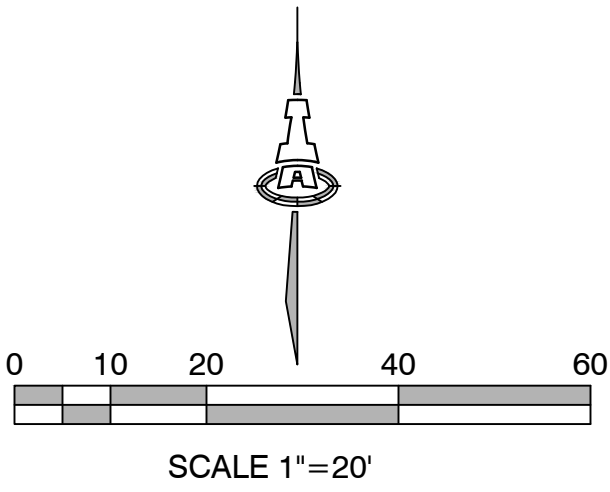
SEE SITE PAVING PLAN FOR CENTERLINE CONTROL COORDINATES AND BEARING-DISTANCES.

KEYED NOTES

- PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
- ADA RAMP, SEE DETAIL ON ARCHITECTURAL PLANS.
- ACCESSIBLE PARKING SIGN, SEE DETAIL ON ARCHITECTURAL PLANS.
- ACCESSIBLE PARKING STALL, SEE DETAILS ON ARCHITECTURAL PLANS.
- SINGLE TRASH ENCLOSURE.
- DOUBLE TRASH ENCLOSURE.
- ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS.

GENERAL NOTES

- BASIS OF BEARINGS: PLAT OF LOTS 1-4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC: 01-06-2012).
- COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
- SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
- ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 16'-0" DEEP UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE PARKING STALLS ARE 11'-0" WIDE BY 18'-0" DEEP.
- ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
- REMOVE ALL UNUSED CURB CUTS WITHIN THE PUBLIC ROW AND REPLACE WITH COA STD CURB & GUTTER AND PCC SIDEWALKS AS SHOW ON THE PUBLIC WORK ORDER DRAWINGS.
- ALL IMPROVEMENTS SHOWN IN THE PUBLIC ROW TO BE CONSTRUCTED PER PUBLIC WORK ORDER DRAWINGS.
- ALL ONSITE SIDEWALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.



BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

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



TITAN
DEVELOPMENT
ALLIANCE
RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Marrow Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isacell.com
2129 CP-102.dwg Jun 23, 2016

Contractor must verify all dimensions at project before proceeding with this work.
Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
© ORB Architecture, LLC 2015

REVISIONS

△	
△	
△	
△	
△	
△	

FIRST CITY SUBMITTAL

DATE: JUNE 21, 2016 ORB # 15-212

CP1.4

SOUTH TRAFFIC CONTROL PLAN