

April 21, 2023

Rich Barber, RA  
ORB, LLC  
2944 N. 44<sup>th</sup> St. Suite 101  
Phoenix, AZ 85018

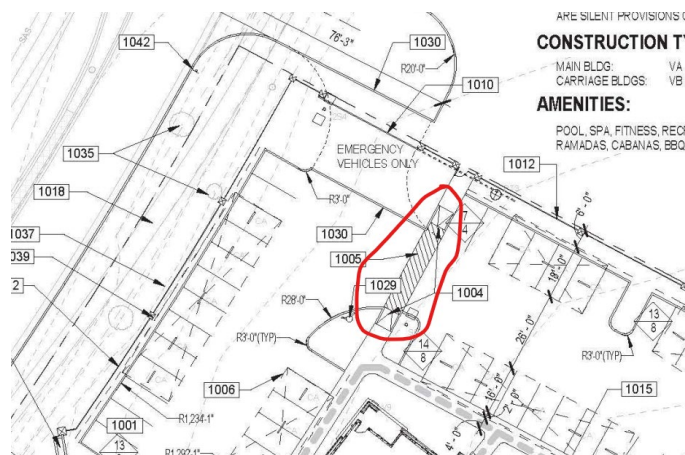
**Re: Allaso Journal Center**  
**7800 Headline Blvd NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 07-13-20 (D17-D107)  
Certification dated 04-03-23

Dear Mr. Barber

Based upon the information provided in your submittal received 04-03-23, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

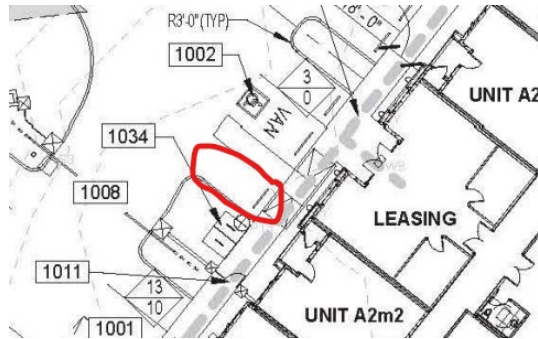
Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Plastic covers over truncated domes need to be removed
- Construction along sidewalks need to be completed
- Striping and accessible curb on NE corner needs to be built as specified in Site Plan (see Below)



- The provided parking calculations shows 6 ADA parking spaces. The site plan shows only 5 ADA parking spaces. Please clarify.

- Upon site inspection ADA marked parking space (not on plan) is only 8' wide. Minimum ADA parking stall width is 8.5'. See below for location.



- All portable toilets will need to be removed from site.

Once corrections are complete resubmit

1. The approved and stamped TCL with changes drawn in red.
2. Transportation Certification letter on either the plan or applicant's letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
5. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3314.

Sincerely,

Jennifer Restrepo  
Engineering Intern, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** \_\_\_\_\_ **Building Permit #** \_\_\_\_\_ **Hydrology File #** \_\_\_\_\_

**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_ **City Address OR Parcel** \_\_\_\_\_

**Applicant/Agent:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Applicant/Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** \_\_\_ PLAT (#of lots) \_\_\_ RESIDENCE \_\_\_ DRB SITE \_\_\_ ADMIN SITE: \_\_\_

**RE-SUBMITTAL:** \_\_\_ YES \_\_\_ NO

**DEPARTMENT:** \_\_\_ TRANSPORTATION \_\_\_ HYDROLOGY/DRAINAGE

Check all that apply:

### TYPE OF SUBMITTAL:

- \_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_ PAD CERTIFICATION
- \_\_\_ CONCEPTUAL G&D PLAN
- \_\_\_ GRADING PLAN
- \_\_\_ DRAINAGE REPORT
- \_\_\_ DRAINAGE MASTER PLAN
- \_\_\_ FLOOD PLAN DEVELOPMENT PERMIT APP.
- \_\_\_ ELEVATION CERTIFICATE
- \_\_\_ CLOMR/LOMR
- \_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- \_\_\_ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- \_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_ STREET LIGHT LAYOUT
- \_\_\_ OTHER (SPECIFY) \_\_\_\_\_
- \_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_ BUILDING PERMIT APPROVAL
- \_\_\_ CERTIFICATE OF OCCUPANCY
- \_\_\_ CONCEPTUAL TCL DRB APPROVAL
- \_\_\_ 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
- \_\_\_ FLOOD PLAN DEVELOPMENT PERMIT
- \_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** \_\_\_\_\_



March 29, 2023

Ernesto Armijo, PE  
**City of Albuquerque**  
**Planning Department**  
**Transportation Development**  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Request for Certificate of Occupancy – Allaso Journal Center  
TCL  
Plan dated 02/01/2021

Dear Mr. Armijo,

Please find a completed request for final inspection of Allaso Journal Center. The work at Allaso Journal Center consisted of the cleanup of the sidewalks and parking lots which had not yet been completed at the site. We request that a traffic inspection be completed for this phase of the work.

I have attached with this letter the certification, the Approved TCL, and the Drainage and Transportation Information Sheet.

Please contact me if you have any questions or concerns

Thank you,

Rich Barber, Architect  
New Mexico #2295  
Managing Member



March 29, 2023

I, Rich Barber, a registered architect in the state of New Mexico, NM # 2295, of the firm ORB Architecture, LLC, hereby certify that this project, Allaso Journal Center, is in substantial compliance with and in accordance with the design intent of the amended DRB, AA or TCL approved plan dated 02/01/2021. I further certify that my architectural field representative has personally visited the project site on 03/29/2023 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for certification of occupancy

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Rich Barber  
Architect  
New Mexico # 2295

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3/29/2023  
Date



## SITE LIGHTING LEGEND

Symbol	Label	Catalog Number	Description	Lamp	Lumens	LLF
	P4	EATON - LUMARK PRV C25 UNV T4 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC, TWIN-HEAD AT 180° - POLE MOUNT AT +15' T.O.F.	(2) 96W LED 3000K	Absolute	0.88
	253	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, TWIN-HEAD AT 180° - POLE MOUNT AT +15' T.O.F.	(2) 52W LED 3000K	Absolute	0.88
	53	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88
	53HS	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, HOUSE SIDE SHIELD, POLE MOUNT AT +15'	52W LED 3000K	Absolute	0.88
	254	EATON - LUMARK PRV C15 UNV T4 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, TWIN-HEAD AT 180° - POLE MOUNT AT +15' T.O.F.	(2) 52W LED 3000K	Absolute	0.88
	55	EATON - LUMARK PRV C15 UNV T5 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE V OPTIC, POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88
	PT3	LIGHTWAY INDUSTRIES PAPP-18-LED U 37W 2 23 ILL BRONZE FINISH.	LED PEDESTRIAN POST TOP LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, +9' T.O.F.	37W LED 3000K	Absolute	0.90
	CA	COLUMBIA LIGHTING LXEN 4 30 XW RBA E U. WHITE FINISH.	4 FT. LINEAR ENCLOSED AND GASKETED LED LIGHT.	18W LED 3000K	Absolute	0.95
	W9	HUBBELL OUTDOOR LIGHTING LNC 9LU 3K 3 1: BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, TYPE III, WALL MOUNT AT +9' B.O.F.	22W LED 3000K	Absolute	0.95
	CY	ACUITY - GOTHAM ARCHITECTURAL LIGHTING EVOWG 30/05 AR MWD LSS MVOLT JBX DN WL DOB.T.	4" WALL MOUNT LED CYLINDER LIGHT, WALL MOUNT AT +7' B.O.F.	7.2W LED 3000K	Absolute	0.95

## LEGEND

	DENOTES PROPERTY LINE
	DENOTES ACCESSIBLE PARKING
	FIRE HYDRANT
	DENOTES ACCESSIBLE ROUTE
	NO. OF PARKING SPACES IN A ROW
	NO. OF CARPORT SPACES

## DEVELOPMENT DATA

### LOT AREA:

NET: 110,004 SF 3.903 acres

### ZONING:

CURRENT: MX-M  
LAND USE: MULTI-FAMILY RESIDENTIAL

WHERE THE MASTER PLAN OR SITE PLAN  
ARE SILENT PROVISIONS OF THE IDO APPLY

### CONSTRUCTION TYPE:

MAIN BLDG: VA  
CARRIAGE BLDGS: VB

### AMENITIES:

POOL, SPA, FITNESS, RECREATION CLUB ROOM,  
RAMADAS, CABANAS, BBQ

### SETBACKS:

REQUIRED  
JEFFERSON AND HEADLINE BLDG AT 40' FROM FACE OF CURB  
PARKING AT 30' FROM FACE OF CURB  
BLDG 0'-0" FROM PROPERTY LINE  
BLDG 10'-0" FROM PROPERTY LINE

PROVIDED  
FRONT (WEST) (HEADLINE): 30'-0"  
SIDE (SOUTH) (JEFFERSON): 30'-0"  
SIDE (NORTH): 0'-0"  
REAR (EAST): N/A

### BLDG HEIGHT:

ALLOWED:  
STRUCTURE HEIGHT UP TO 28 FEET IS PERMITTED AT ANY LEGAL  
LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 28  
HIGH SHALL FALL WITHIN 45 DEGREE ANGLE PLANES DRAWN FROM  
THE HORIZONTAL AT THE MAIN GRADE ALONG EACH INTERNAL  
BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-  
OF-WAY CENTERLINE. TO PROTECT SOLAR, A STRUCTURE OVER 28  
HIGH MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45-  
DEGREE PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION  
WITHIN PLANES DRAWN AT A 90-DEGREE ANGLE FROM THE SAME  
BOUNDARIES OR CENTERLINE.

PROPOSED: 51' MAX

### GLAZING:

- A MINIMUM 20% OF FACADE AREA WILL BE  
PROVIDED WITH WINDOWS AT GROUND FLOOR.
- A MINIMUM 20% OF FACADE AREA WILL BE  
PROVIDED WITH GLAZING AT UPPER FLOORS.

### BUILDING AREAS:

Level	L1	L2	L3	L4	TOTAL
Level L1	42,291 SF				
Level L2	39,438 SF				
Level L3	42,579 SF				
Level L4	42,579 SF				
TOTAL	166,888 SF				

Level	L1	L2	TOTAL
Level L1	4,074 SF		
Level L2	4,074 SF		
TOTAL	8,148 SF		

### F.A.R.:

ALLOWED:	2.00
PROPOSED:	1.03

### UNIT MIX:

Studio	1 Bedroom	2 Bedroom	TOTAL UNITS
8	94	56	158

- ALL UNITS SHALL BE OF AT LEAST ANSI  
TYPE B ACCESSIBILITY STANDARDS.
- 2% OF UNITS TO BE ANSI TYPE A  
ACCESSIBILITY STANDARDS.

### DENSITY:

ALLOWED:	75 D.U. / ACRE
PROPOSED:	40.48 D.U. / ACRE

### OPEN SPACE:

REQUIRED:  
10% OF SITE AREA DESIGNATED AS  
COMMON OPEN SPACE  
170,004 x 0.10 = 17,000 SF REQUIRED

PROVIDED:  
PRIVATE BALCONIES 11,105 S.F.  
ON SITE 38,351 S.F.  
TOTAL PROVIDED 49,456 S.F.

### PARKING:

REQUIRED:  
1.5 SPACES PER UNIT 158 x 1.5 = 247 P.S.

PROVIDED:  
1.36 SPACES PER UNIT - 158 x 1.36 = 214 P.S.\*

Garage	Secure Carport	Secure Open	Unsecure Open	TOTAL PROVIDED
15	142	50	7	214*

\* ALLOWANCE PER PARKING NEEDS STUDY

ACCESSIBLE PARKING (2% OF PARKING PROVIDED)

REQUIRED: 214 x 0.02 = 5 PS

PROVIDED: 6 PS (2 VAN ACCESSIBLE)

BICYCLE PARKING (10% OF PARKING REQUIRED)

REQUIRED: 237 x 0.10 = 24 PS

PROVIDED: GARAGE 15 PS  
ON SITE RACKS 10 PS  
TOTAL PROVIDED 25 PS

## KEYNOTES

- 8.5x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 11A1.41.
- 11x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG. SEE DETAIL 6A1.41.
- ACCESSIBLE GARAGE SPACE.
- ACCESSIBLE CURB RAMP. SEE DETAIL 4A1.41.
- 8' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH PAINTED STRIPING.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DETAIL 6A1.41.
- TRASH YARD WITH 6' TALL CMU WALL WITH STUCCO FINISH PAINTED TO MATCH BUILDING. 2 TRASH BINS AND 1 RECYCLE BIN. SEE DETAIL 31A1.42.
- VEHICULAR SLIDING GATE. SEE DETAIL 18A1.41.
- CALL BOX.
- EMERGENCY ONLY ACCESS SLIDING GATE. PROVIDE KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS. SIGN READING "EMERGENCY VEHICLES ONLY" TO BE PROVIDED ON EACH SIDE OF THE GATE.
- PEDESTRIAN GATE. SEE DETAIL 23A1.43.
- WROUGHT IRON PERIMETER VIEW FENCE. SEE DETAIL 11A1.41.
- WROUGHT IRON FENCE OVER CMU RETAINING WALL WITH STUCCO FINISH. REFER TO CIVIL DRAINGS FOR RETAINING CONDITIONS. SEE DETAIL 14A1.41.
- 8' SIDEWALK, TYPICAL AT PARKING. SEE DETAIL 7A1.41.
- 5' SIDEWALK, TYPICAL NEXT TO DRIVEWAYS.
- 4' SIDEWALK, TYPICAL AT INTERIOR SITE.
- EXISTING STREET SIDEWALK DETACHED FROM CURB TO REMAIN.
- NEW CURB OUT DRIVEWAY.
- POOL EQUIPMENT LOCATION.
- WROUGHT IRON POOL FENCE. SEE DETAIL 11A1.41.
- GLASS POOL FENCE. SEE DETAIL 44A1.43.
- POOL ENTRY GATE. SEE DETAIL 41A1.43.
- POOL CABANA.
- 35'x35' SIGHT VISIBILITY. 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.
- NEW FIRE HYDRANT.
- MOUNTABLE CURB FOR EMERGENCY ACCESS.
- JOURNAL CENTER MONUMENT SIGN. SEE DETAIL 18A1.43.
- PROJECT MONUMENT SIGN. SEE DETAIL 21A1.43.
- BICYCLE PARKING RACKS. SEE DETAIL 36A1.42.
- EXISTING FRONTAGE TREES TO REMAIN.
- REMOVE TREES AT NEW DRIVEWAY OR NEW PARKING ONLY.
- LANDSCAPE TO BE USED FOR PARKING SCREENING. REFER TO LANDSCAPE PLANS.
- POOL GLASS ENTRY GATE. SEE DETAIL 42A1.43.
- 24"x24" CMU PILASTER AT WROUGHT IRON FENCE. PILASTER TO BE SPACED 50' MAX. ON CENTER. SEE DETAIL 13A1.41.
- 5' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH PAINTED STRIPING.
- 8' CLEAR SIDE WALK CONNECTING ACCESSIBLE PARKING, PUBLIC WAY, AND MAIN BUILDING ENTRANCE.
- TEMPORARY SIGN TO BE LOCATED AT EMERGENCY DRIVE UNTIL PROJECT TO THE NORTH IS DEVELOPED. SIGN TO READ "EMERGENCY VEHICLES ONLY" WITH RED TEXT ON WHITE SIGN.

PROJECT NUMBER: PR-2020-003562  
Application Number: SI-2020-00097

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:

<u>Jeanne Wolfenbarger</u>	Jul 13, 2020
<u>Traffic Engineering, Transportation Division</u>	Date
<u>ABCWUA</u>	Jul 13, 2020
<u>ABCWUA</u>	Date
<u>ABCWUA</u>	Jul 17, 2020
<u>ABCWUA</u>	Date
<u>ABCWUA</u>	Jul 10, 2020
<u>ABCWUA</u>	Date
<u>ABCWUA</u>	Aug 3, 2020
<u>ABCWUA</u>	Date
<u>ABCWUA</u>	Jul 10, 2020
<u>ABCWUA</u>	Date
<u>ABCWUA</u>	Jul 31, 2020
<u>ABCWUA</u>	Date

# TITAN JOURNAL CENTER

NEC JEFFERSON ST NE AND HEADLINE BLVD NE  
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber  
**ORB**  
Architecture, Inc.

WorldHQ@ORBArch.com

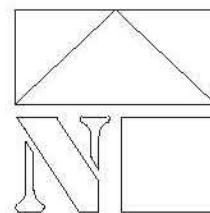


## VICINITY MAP

NOT TO SCALE

## SITE PLAN - DRB

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



## DRB SUBMITTAL

DATE: MAY 18, 2020 ORB #: 18-236

# A1.10

SITE PLAN - DRB