

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

December 19, 2023

Mark Baker, R.A  
Baker A+D  
505 Central Ave. NW  
Albuquerque, NM 87102

**Re: The Villa**  
**205 7<sup>th</sup> St. NW**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 02-16-22 (K14-D229)  
Certification dated 12-14-23

Dear Mr. Baker,

Based upon the information provided in your submittal received 12-18-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

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

- Truncated Domes must be installed at the ADA ramp at the corner of 7<sup>TH</sup> St. and Copper Ave.



# CITY OF ALBUQUERQUE

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- Please extend the pavement to provide 5 ft. keyway for the dead-end parking aisle.



PO Box 1293

Albuquerque

Once these corrections are complete, email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

NM 87103

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

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

*Marwa Al-najjar*

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

Ma via: email

C: CO Clerk, File



## TCL Certification

**RE: The Villa Agave**  
**205 7<sup>th</sup> St. NW**  
**Traffic Circulation Layout**  
Architect's Stamp 2-16-22 (K14-D229)

I, Mark Baker, NMRA #3226, of the Firm Baker Architecture + Design, P.C., hereby certify that the above referenced project is in substantial compliance with and in accordance with the design intent of the approved plan dated 3/9/22. The record information edited onto the original design document has been obtained by Mark Baker of the firm Baker A+D. I further certify that I have personally visited the project site on 12/14/2023 and have determined that 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 Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

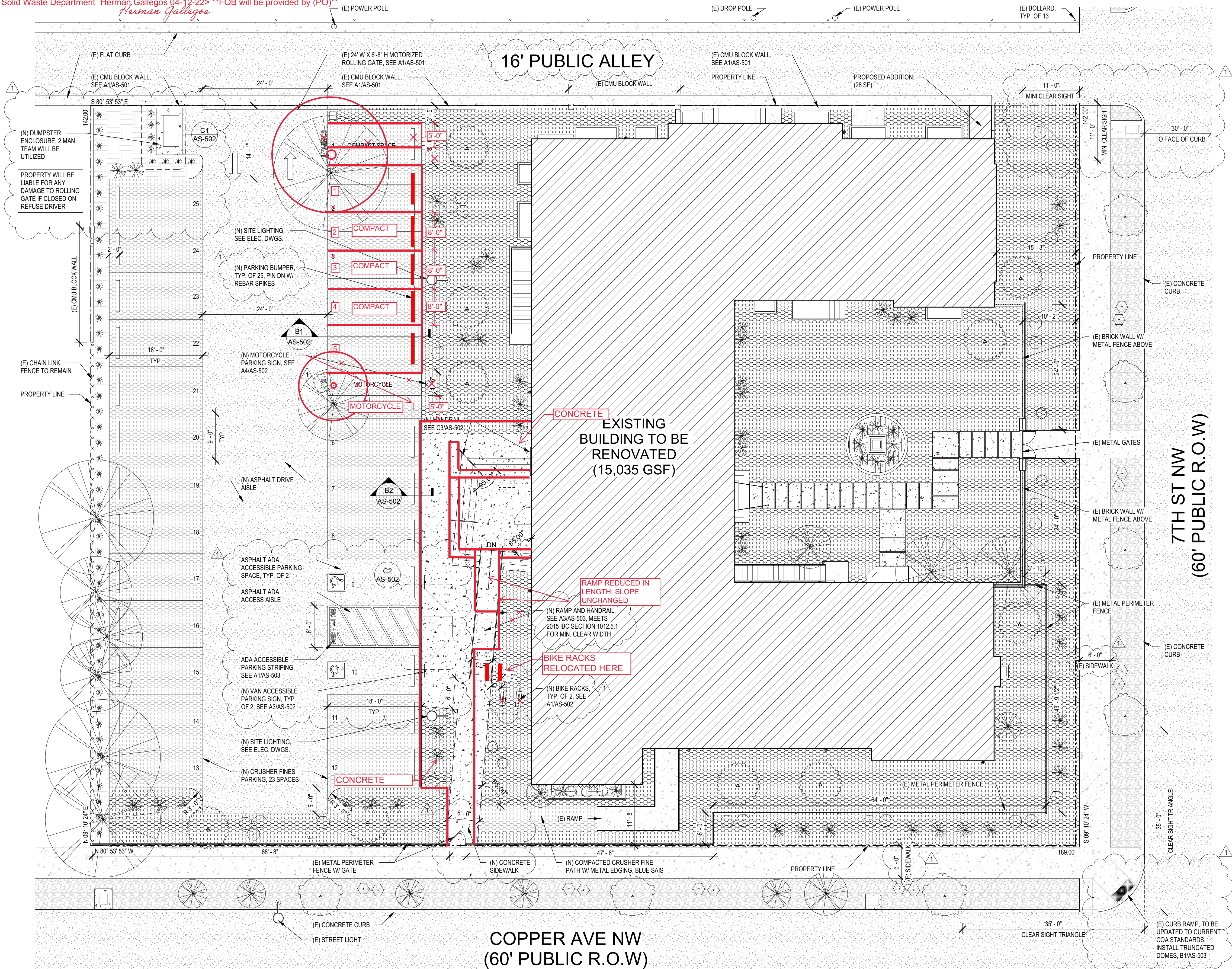
A handwritten signature in blue ink, appearing to read "MphRBQ", located to the left of the official stamp.

Mark Baker, AIA  
12/14/2023



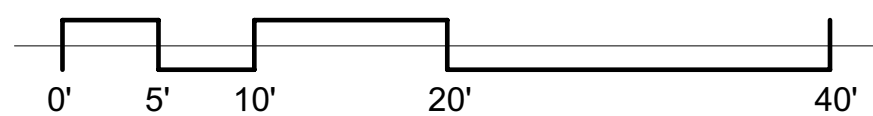


Approved for access for 1-2yd cubic yard dumpster on casters by the Solid Waste Department Herman Gallegos 04-12-22\*\*FOB will be provided by (PO)\*\*



## A1 TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 10'-0"



TRAFFIC CIRCULATION LAYOUT APPROVED  
05/05/2022

*Jaenne Wolfenbarger*

### GENERAL NOTE:

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY STANDARD DETAILS 2430 AND 2415A.
- DUMPSTER ENCLOSURE: 2-MAN TEAM WILL BE UTILIZED. PROPERTY WILL BE LIABLE FOR ANY DAMAGE TO ROLLING GATE IF CLOSED ON REFUSE DRIVER.

### ABBREVIATIONS:

- (E) EXISTING  
(N) NEW

### CLEAR SIGHT REQUIREMENTS:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

### SIGHT SLOPES:

PARKING LOT SLOPE SHALL BE BETWEEN 1% AND 3%. ADA PARKING SHALL BE BETWEEN 1% MIN. AND 2% MAX.

AS-BUILT NOTES (IN RED)

## PROJECT INFORMATION

PROJECT ADDRESS:

PROPERTY LEGAL DESCRIPTION:

ZONING:

TYPE OF DEVELOPMENT:

SIZE OF DEVELOPMENT:

EXECUTIVE SUMMARY:

BUILDING GROSS SQUARE FOOTAGE, INCLUDING BASEMENT: 15,035 SF  
PROJECT AREA: 11,372 SF  
SITE: 0.62 ACRES

THIS PROJECT ENCOMPASSES THE INTERIOR RENOVATION OF AN EXISTING VACANT BUILDING (FIRST FLOOR, SECOND FLOOR AND PARTIAL BASEMENT) INTO A MULTI-FAMILY RESIDENTIAL BUILDING IN DOWNTOWN ALBUQUERQUE.

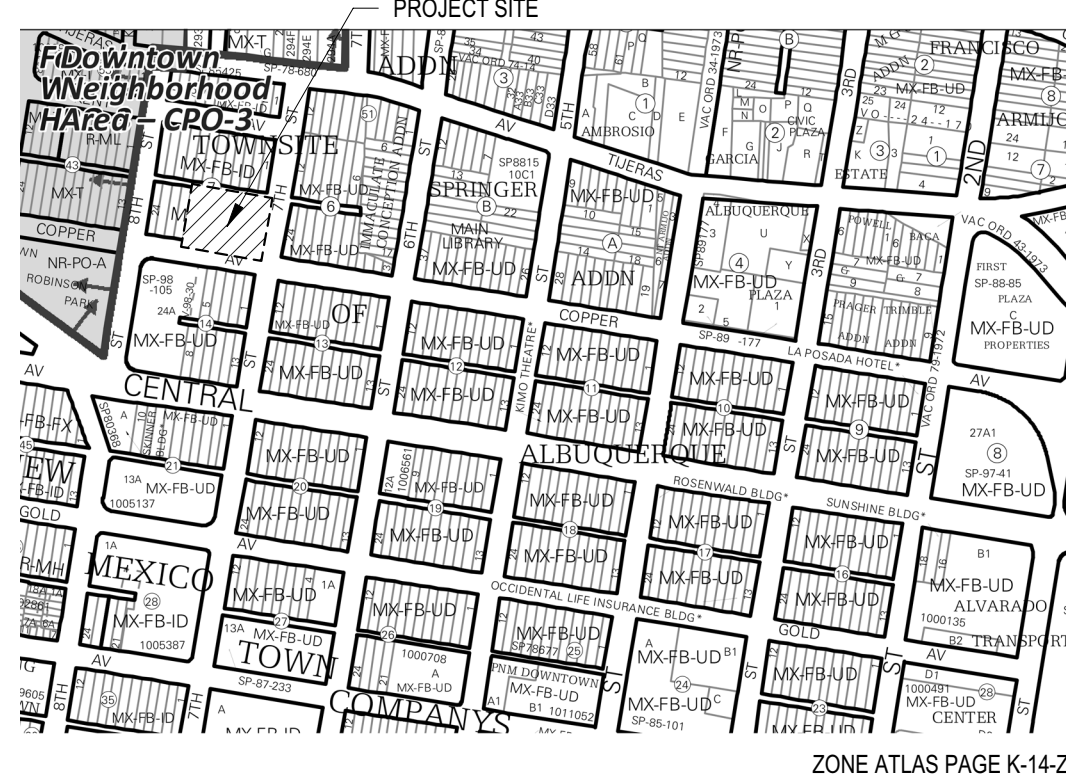
SITE IMPROVEMENTS WILL INCLUDE A NEW PARKING LOT W/ ACCESSIBLE PARKING SPACES, NEW PERIMETER FENCING, XERISCAPING AND A NEW DUMPSTER ENCLOSURE.

THE TRAFFIC CIRCULATION CONCEPT FOR THIS DEVELOPMENT IS SUCH THAT VEHICLES SHALL ENTER FROM THE PUBLIC ALLEY ON THE NORTH SIDE OF THE PROPERTY AND PROCEED SOUTH THROUGH A MOTORIZED ROLLING GATE INTO THE PARKING LOT. THIS PARKING LOT IS INTENDED FOR USE BY BUILDING TENANTS. THIS ENTRANCE SHALL BE USED FOR ACCESS BY SOLID WASTE TO THE DUMPSTER ENCLOSURE AND MAY BE USED FOR ENTRY/ PARKING FOR MAINTENANCE.

ON-STREET PARKING IS ALSO AVAILABLE ALONG 7TH ST AND COPPER AVE AND IS ANTICIPATED TO BE USED BY VISITORS AND/ OR PARCEL DELIVERIES.

FIRE AND EMERGENCY ACCESS: FIRE AND EMERGENCY VEHICLES SHALL HAVE ACCESS TO THE BUILDING VIA 7TH ST AND COPPER AVE, PER APPROVED FIRE 1 PLAN

## VICINITY MAP



## PARKING CALCULATIONS

PER CITY OF ALBUQUERQUE IDO REQUIREMENTS

### SPACE DESCRIPTION

DWELLING UNIT, MULTI-FAMILY  
PER IDO 4-3(B)(7) AND TABLE 5-5-1  
UC-MS-PT: 1 SPACE PER DWELLING UNIT (15 UNITS)  
1 X 15 = 15

### NUMBER OF SPACES

15 SPACES

15 SPACES TOTAL  
30% REDUCTION  
PROXIMITY TO TRANSIT STOP  
15 - 4.5 = 10.5  
10 SPACES REQUIRED  
25 SPACES PROVIDED

### MOTORCYCLE PARKING

PER IDO TABLE 5-5-4  
1 SPACE PER 1-25 OFF-STREET  
VEHICLE PARKING SPACES

### 1 SPACE REQUIRED

1 SPACE PROVIDED

### OFF-STREET BICYCLE PARKING

PER IDO TABLE 5-5-5  
3 SPACES FOR 5+ MULTI-FAMILY DWELLING UNITS

### 3 SPACES REQUIRED

4 SPACES PROVIDED

### ACCESSIBLE PARKING REQUIREMENTS PER NMBC TABLE 1106.1

PARKING SPACES PROVIDED	REQUIRED ACCESSIBLE SPACES	REQUIRED SPACES TO BE VAN ACCESSIBLE
1 - 25	1	1

### HATCH LEGEND

- (N) CONCRETE, 4" THICK, 3000 PSI
- CRUSHER FINES, AMARETTO TRUE, U.N.O. 3" THICK, NO FILTER FABRIC
- 4" ASPHALT OVER 6" BASE COURSE
- (N) 3/8" - 1" GRAVEL, AMARETTO, U.N.O
- BASE COURSE, 6" OVER COMPACTED SUBGRADE

Baker  
A+D

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CONSULTANTS

THE VILLA  
RESIDENCES AT 205 7TH STREET NW

MARK	DATE	DESCRIPTION
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B\_AD PROJECT # 2106

FILE: 220203\_THE VILLA.RVT

DATE: 3/9/2022

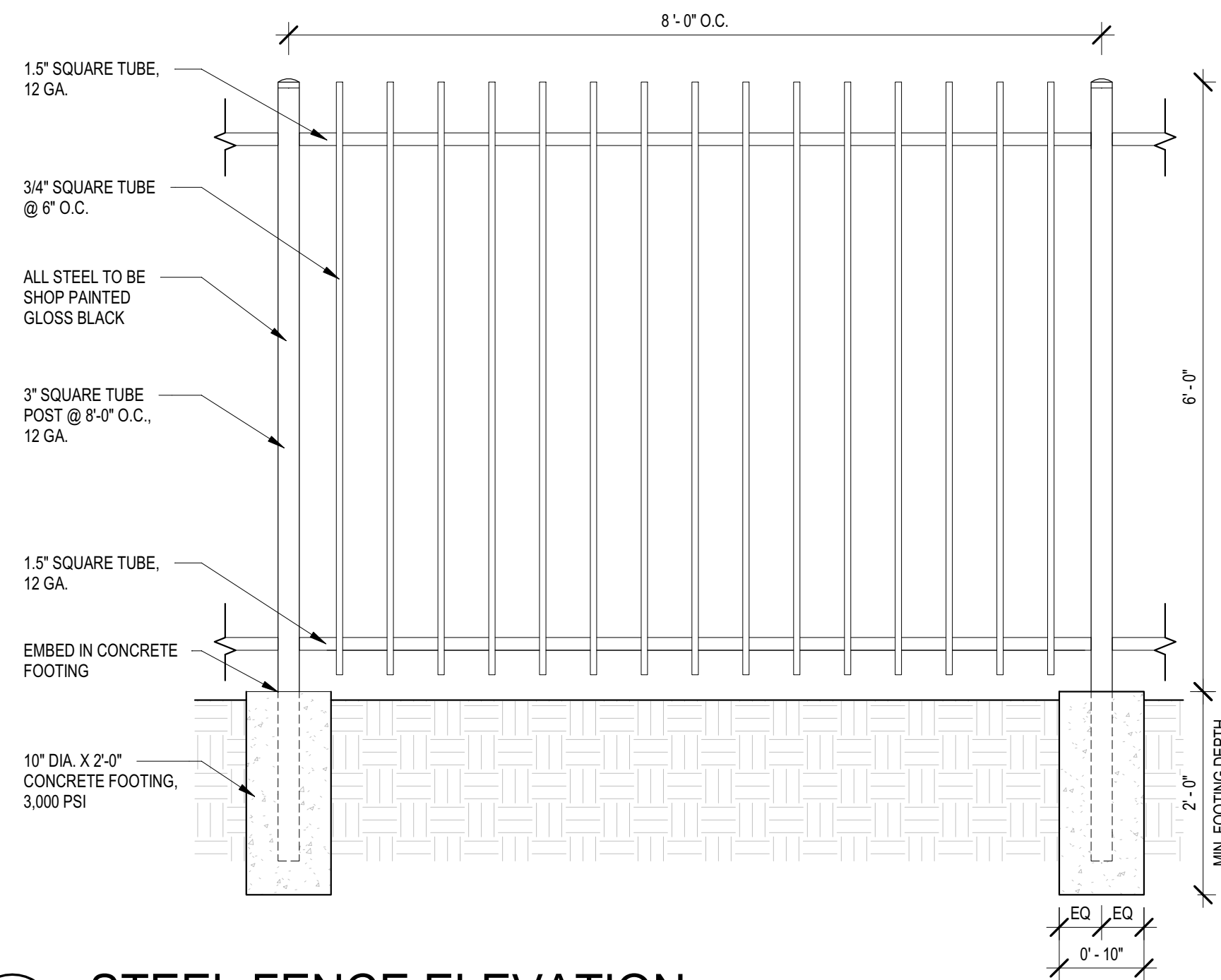
DRAWN BY: CM

CHECKED BY: MRB

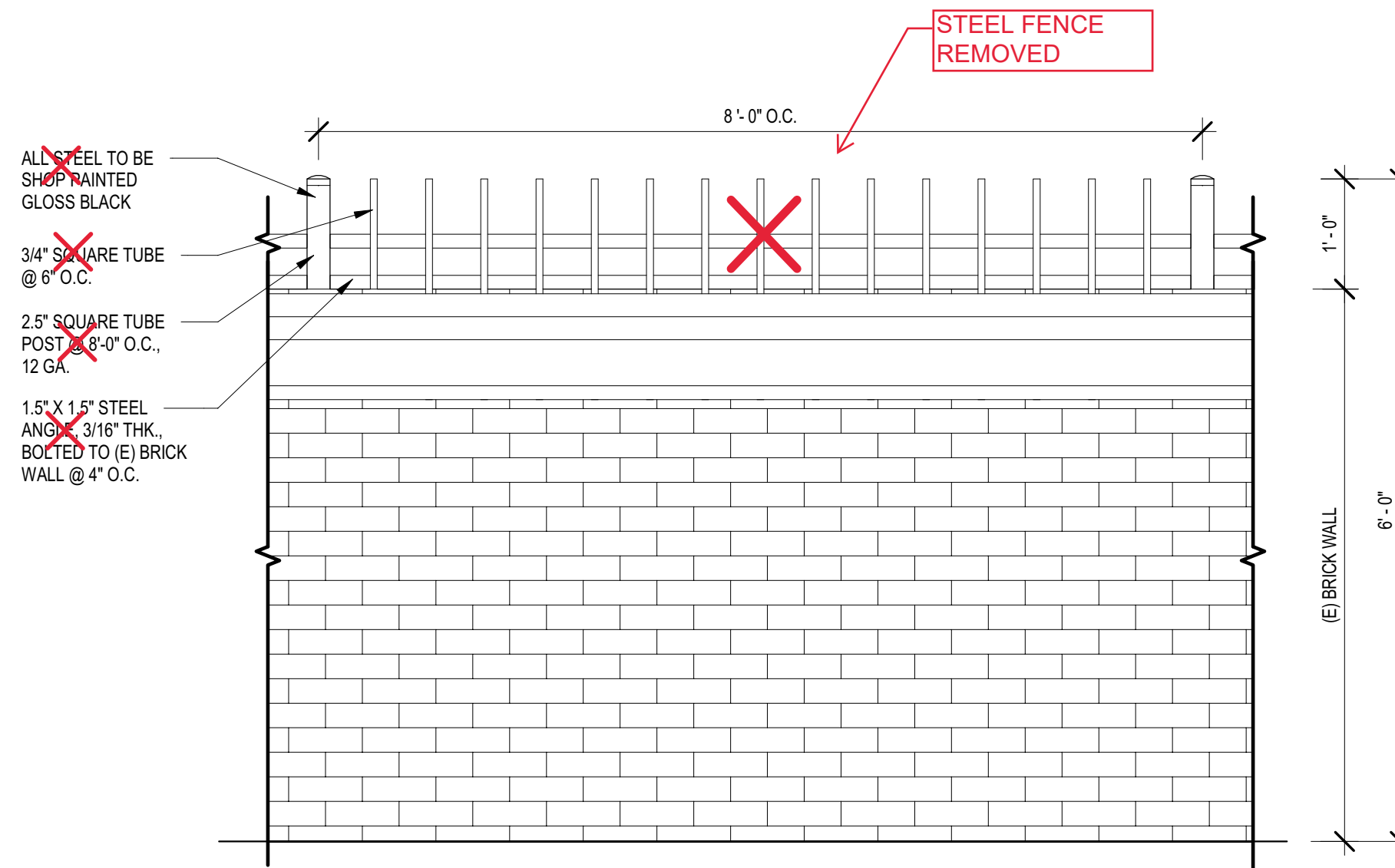
TRAFFIC  
CIRCULATION  
LAYOUT

TCL  
SHEET \_OF \_

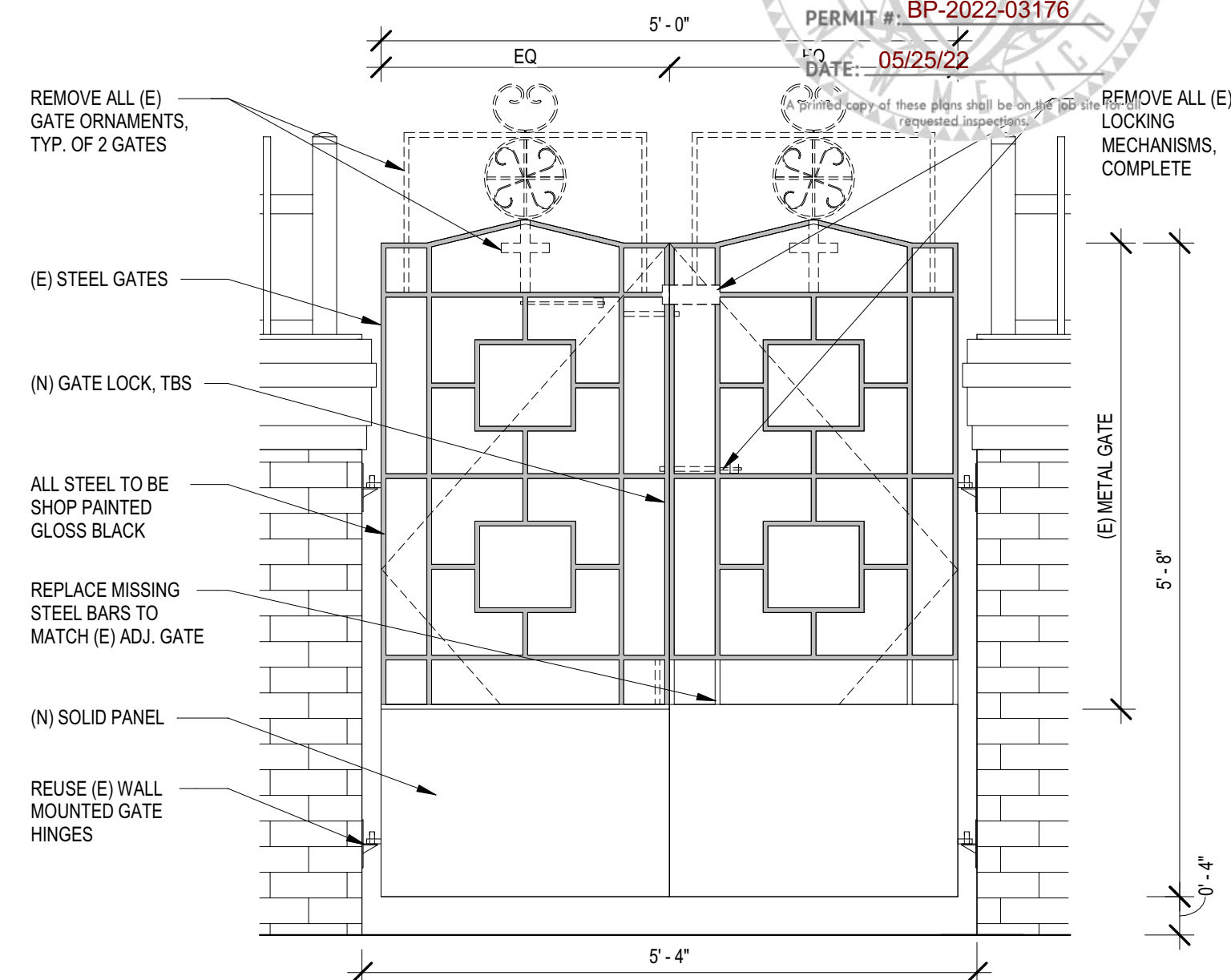




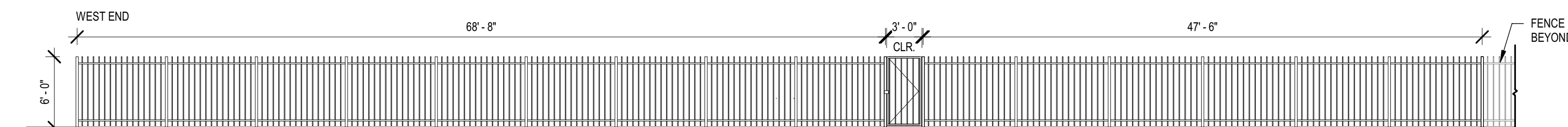
**C1 STEEL FENCE ELEVATION**  
SCALE: 3/4" = 1'-0"



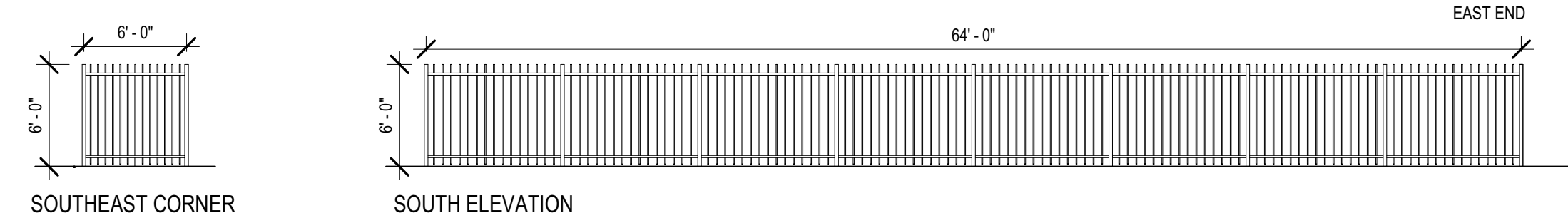
**C2 STEEL FENCE - BRICK WALL ELEVATION**  
SCALE: 3/4" = 1'-0"



**C3 STEEL GATE MODIFICATION**  
SCALE: 3/4" = 1'-0"

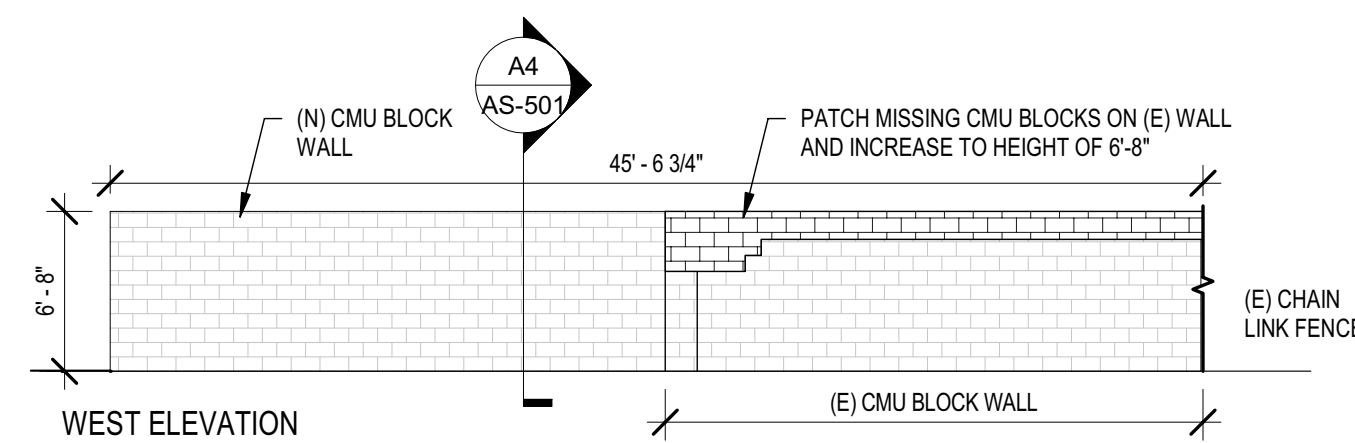


SOUTH ELEVATION

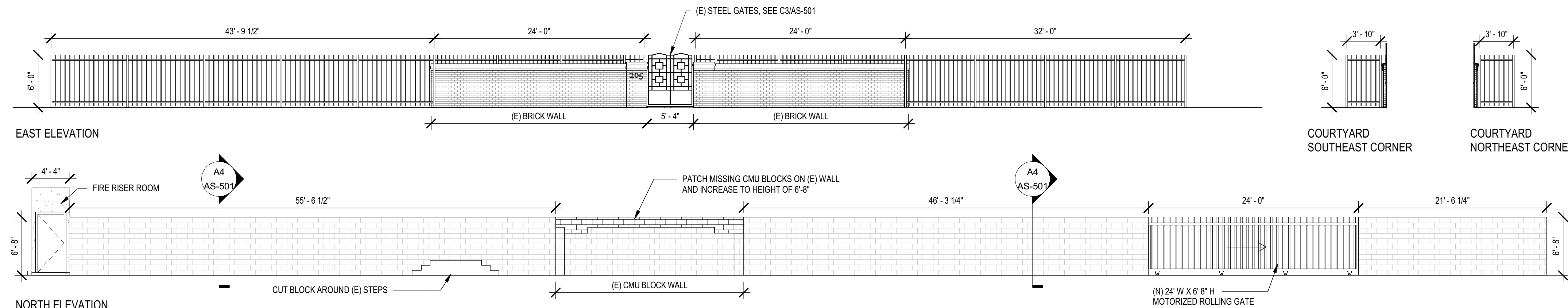


SOUTHEAST CORNER

SOUTH ELEVATION



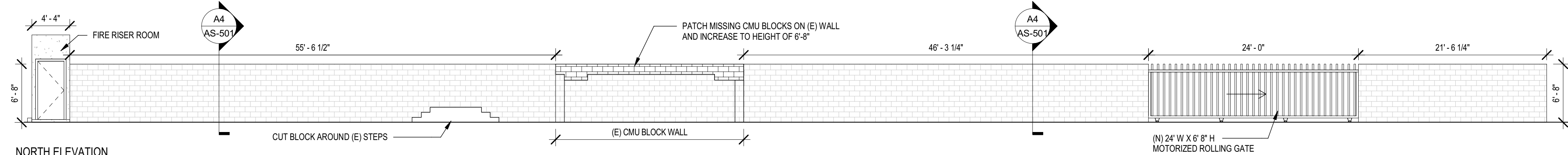
WEST ELEVATION



EAST ELEVATION

COURTYARD  
SOUTHEAST CORNER

COURTYARD  
NORTHEAST CORNER

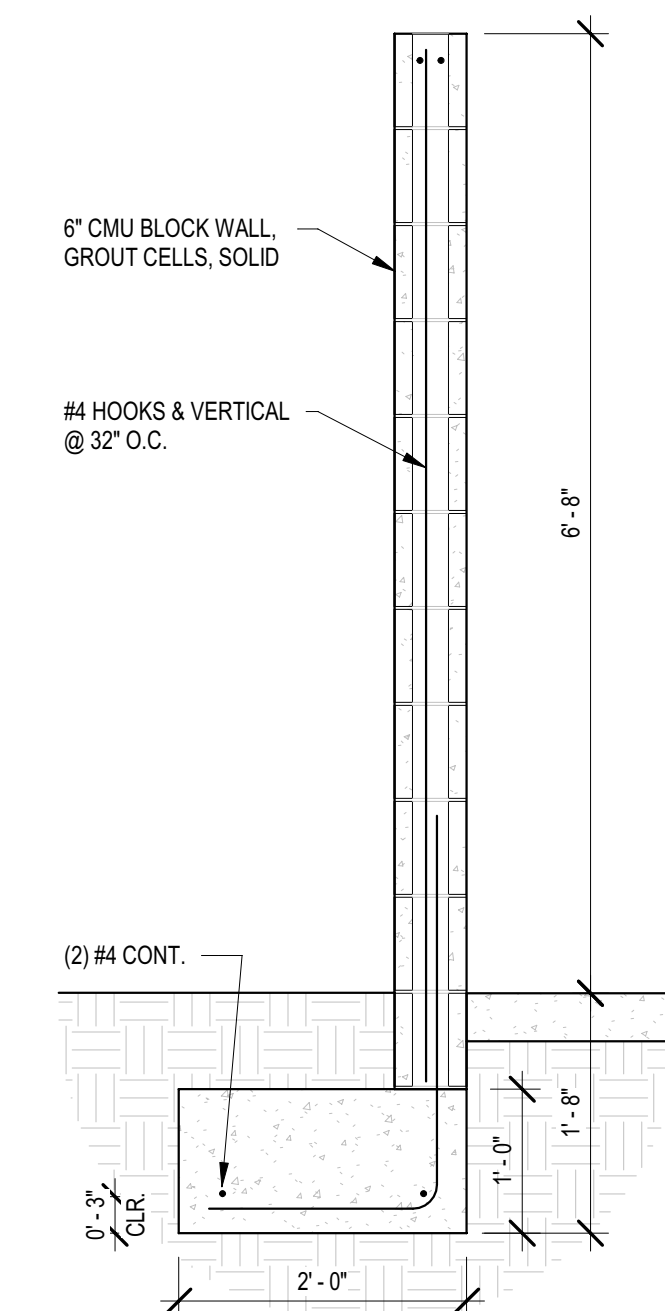


NORTH ELEVATION

**A1 PERIMETER FENCE / CMU WALL ELEVATIONS**  
SCALE: 1/8" = 1'-0"

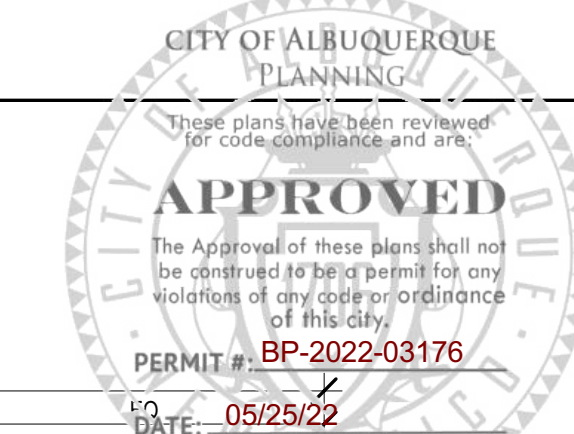
TRAFFIC CIRCULATION LAYOUT APPROVED  
05/05/2022

*Jeanna Wolfenbarger*



**A4 TYP. CMU BLOCK WALL**  
SCALE: 3/4" = 1'-0"

AS-BUILT NOTES (IN RED)



**Baker  
A+D**

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CONSULTANTS

THE VILLA  
RESIDENCES AT 205 7TH STREET NW

MARK	DATE	DESCRIPTION
B_AD PROJECT #	2106	
FILE:	220203_THE VILLA.RVT	
DATE:	3/9/2022	
DRAWN BY:	CM	
CHECKED BY:	MRB	

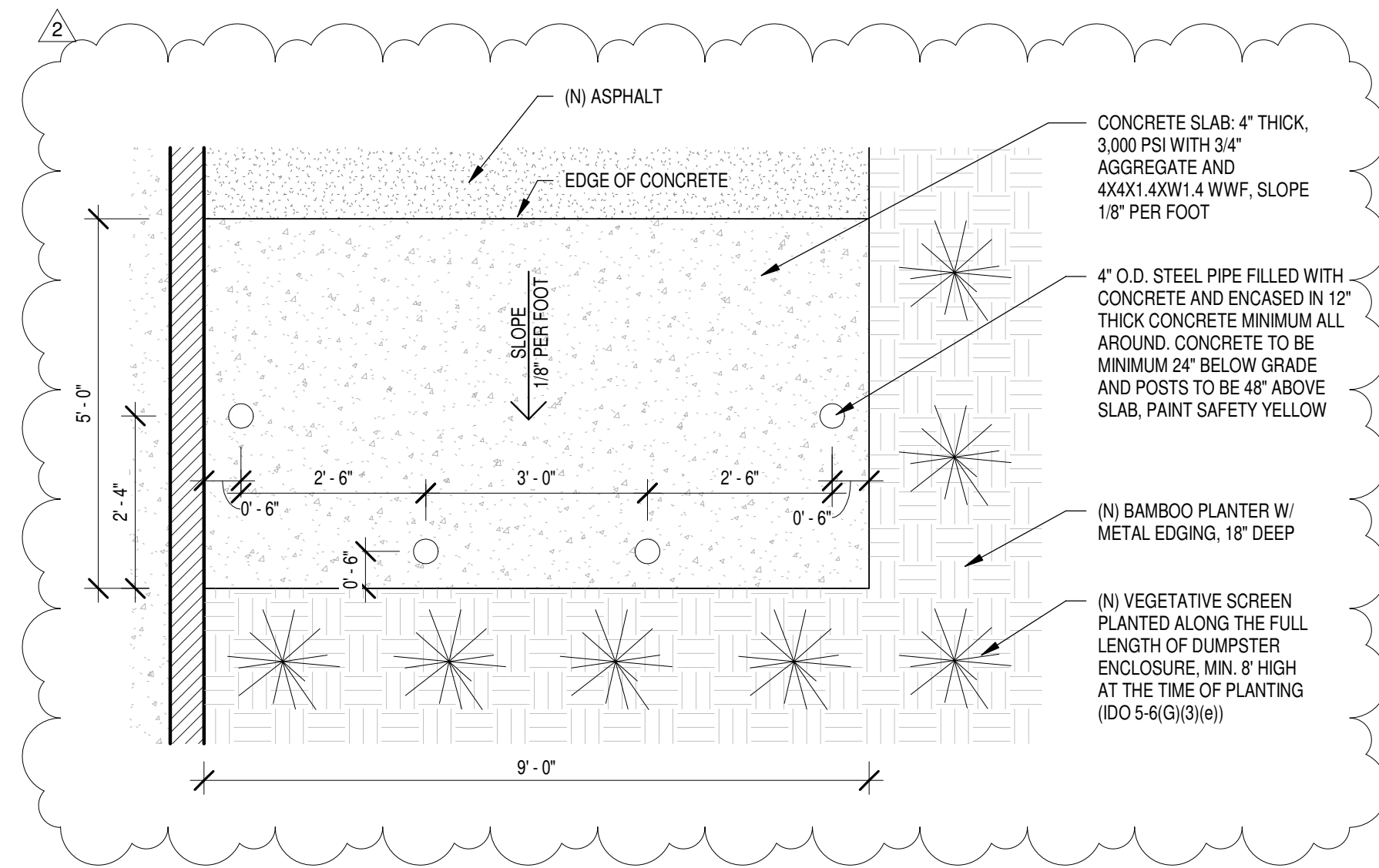
SITE DETAILS

**AS-501**  
SHEET \_OF\_

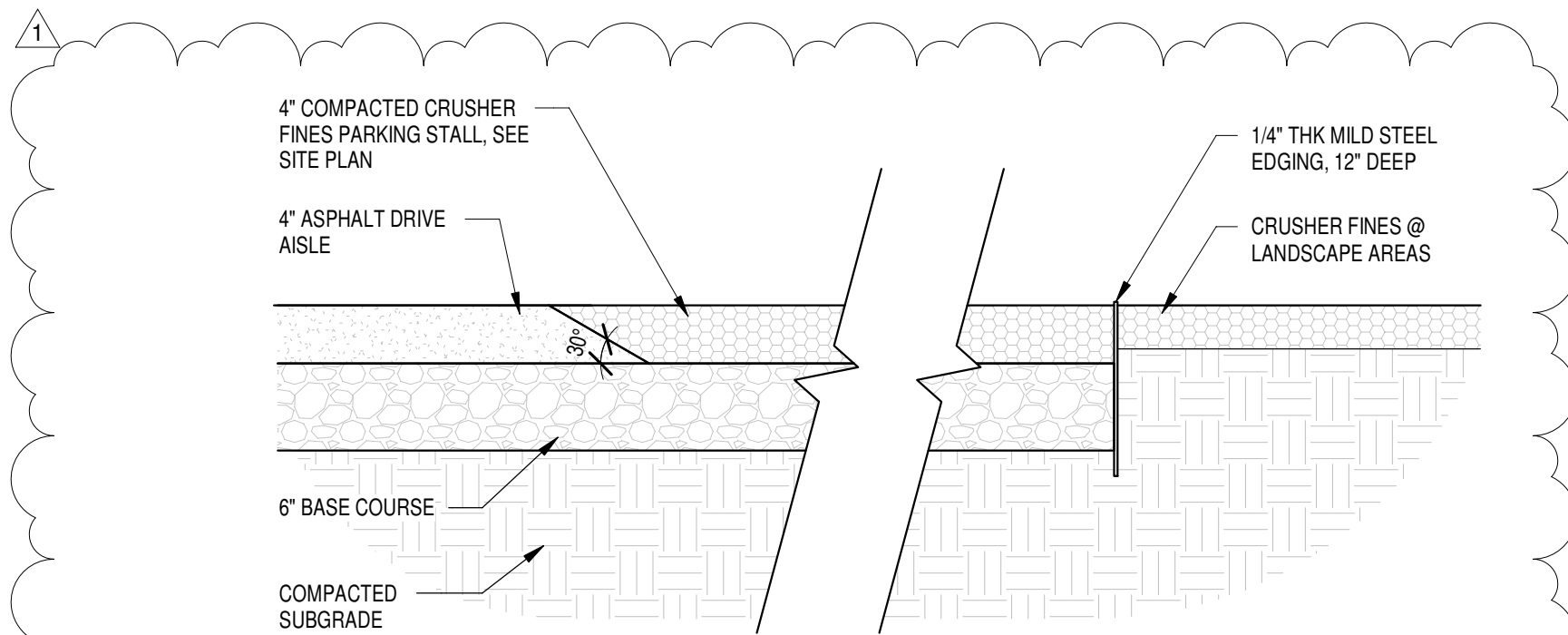


call solid waste dept. for all pre pour inspections for new proposed refuse enclosure for final CO. 505-681-2766 or 505-681-2767  
TRAFFIC CIRCULATION LAYOUT APPROVED  
05/05/2022

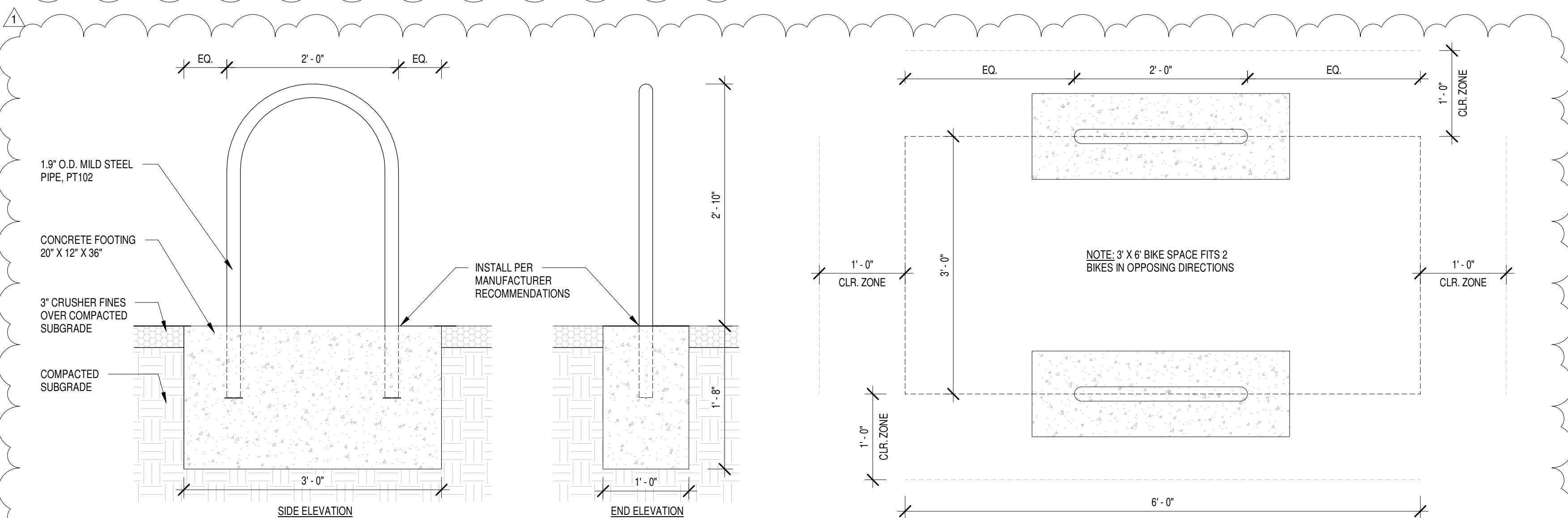
Jeanna Wolfenbarger



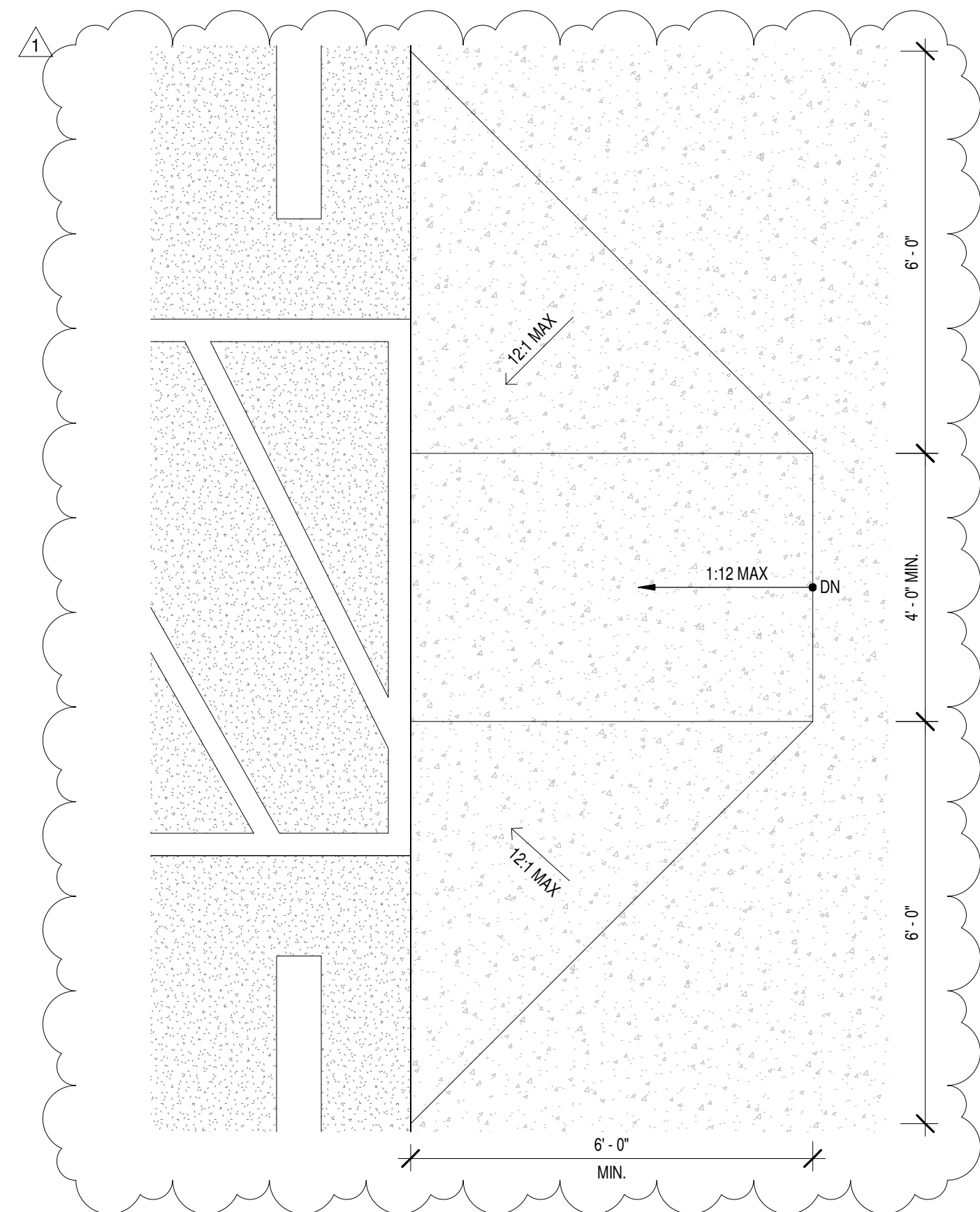
**C1** DUMPSTER ENCLOSURE  
SCALE: 1/2" = 1'-0"



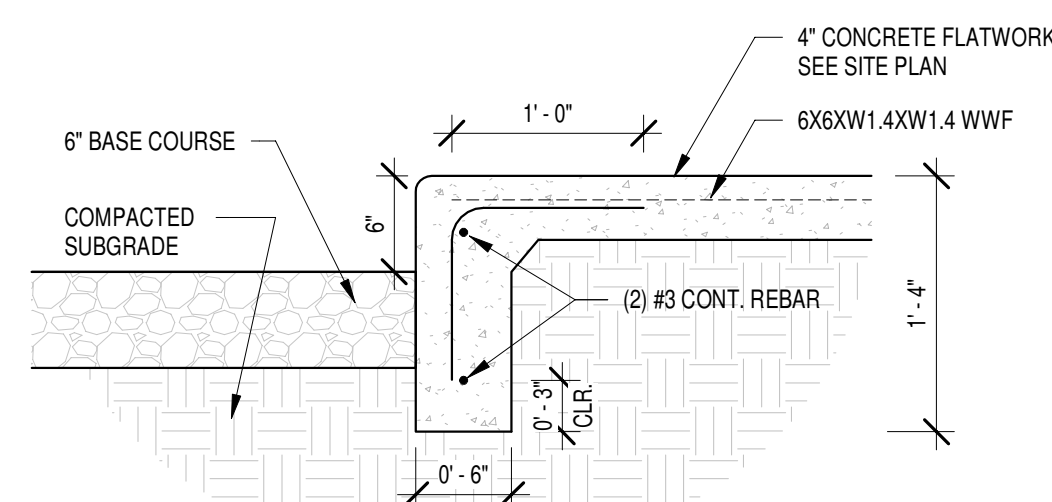
**B1** DRIVE AISLE/ PARKING STALL DETAIL  
SCALE: 1" = 1'-0"



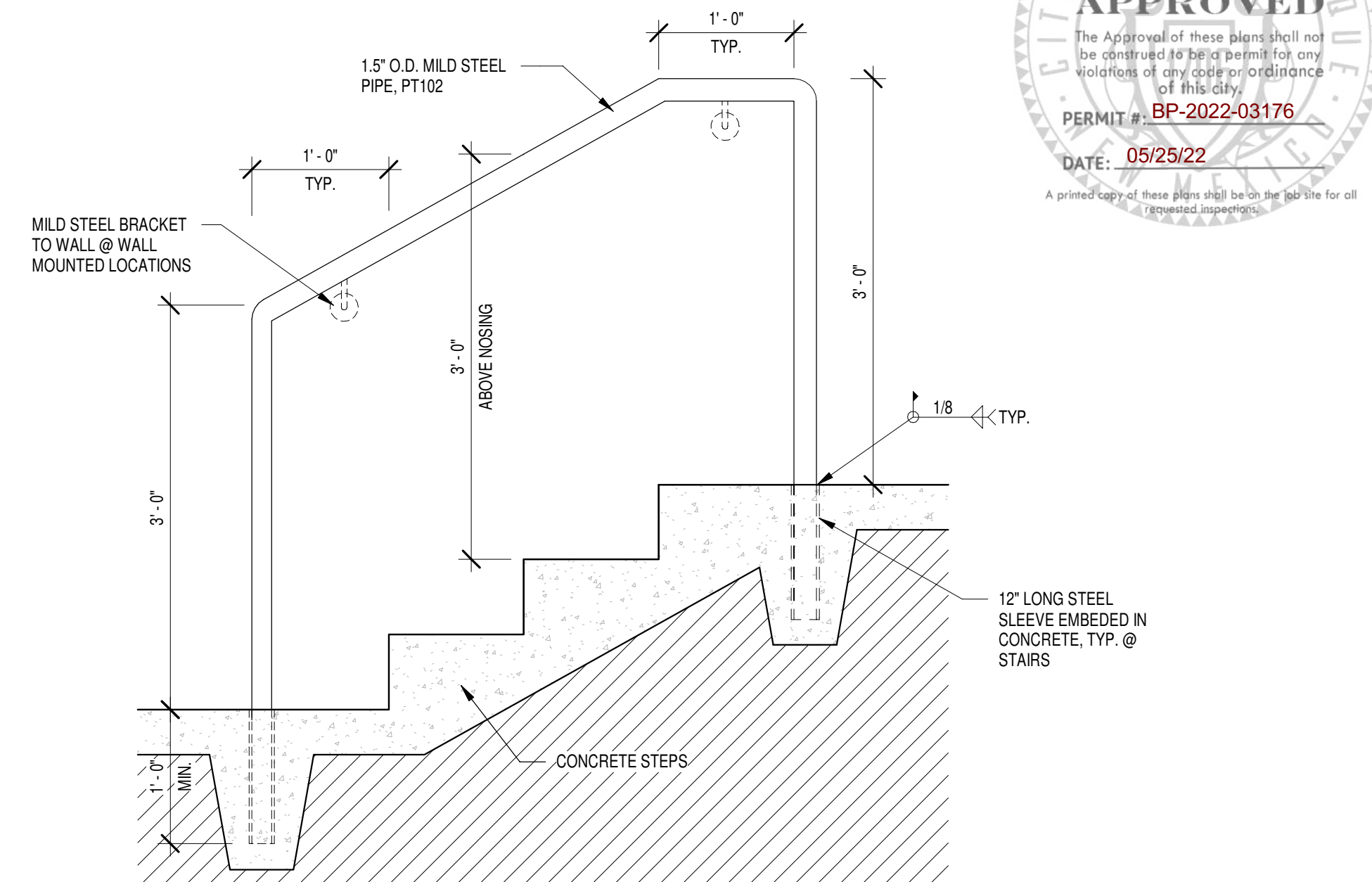
**A1** BIKE RACK DETAIL  
SCALE: 1" = 1'-0"



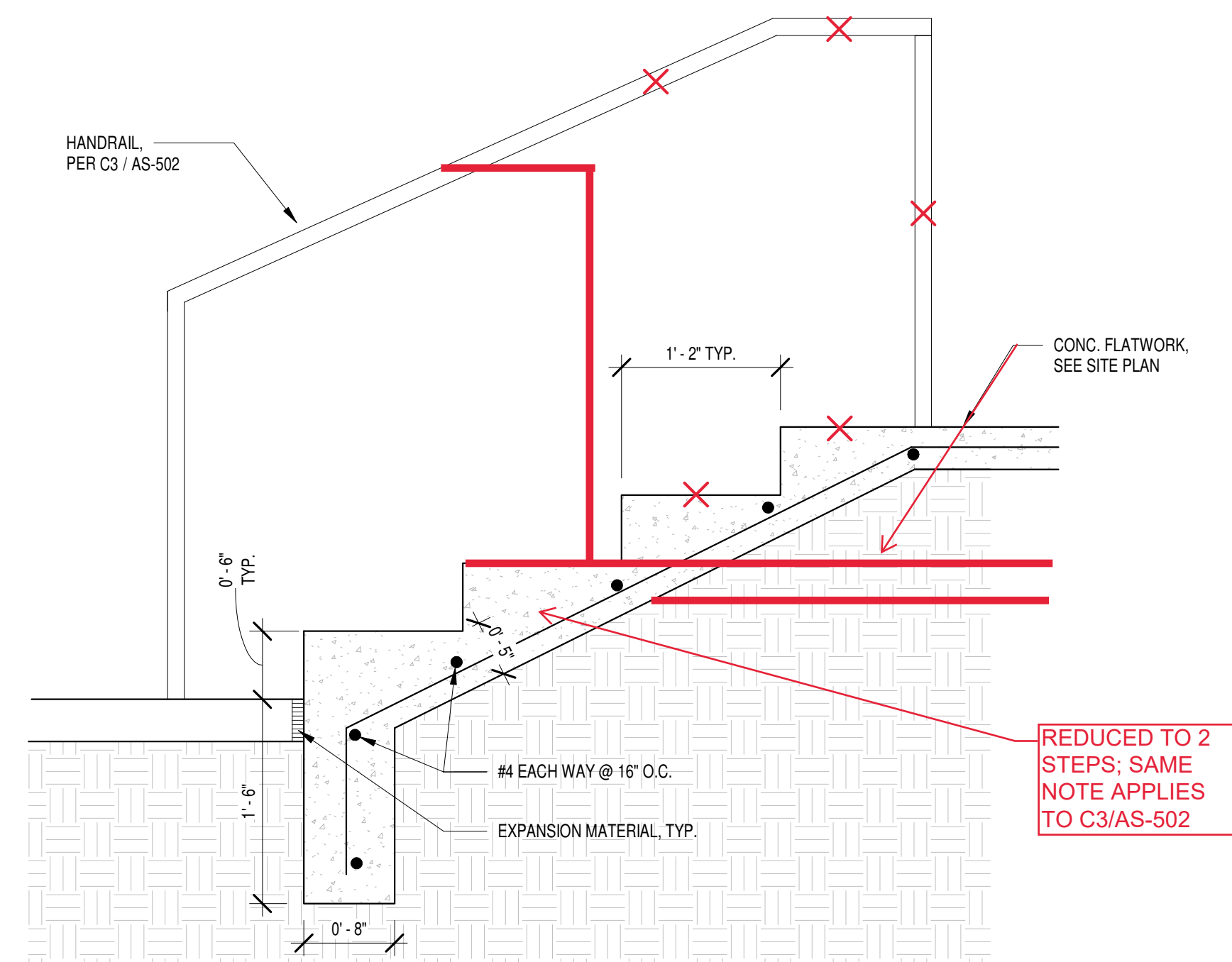
**C2** CURB RAMP DETAIL  
SCALE: 1/2" = 1'-0"



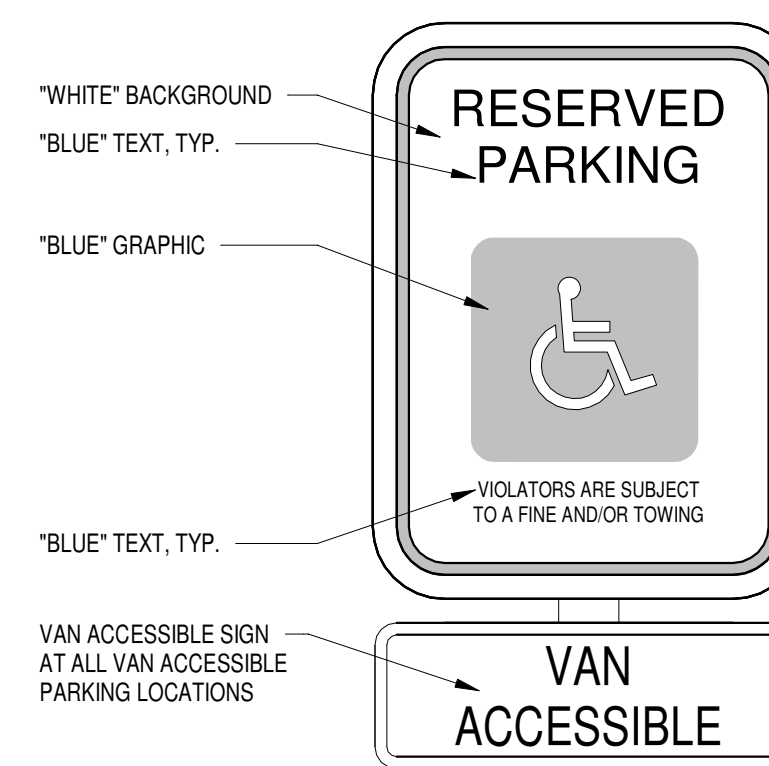
**B2** SIDEWALK CURB  
SCALE: 1" = 1'-0"



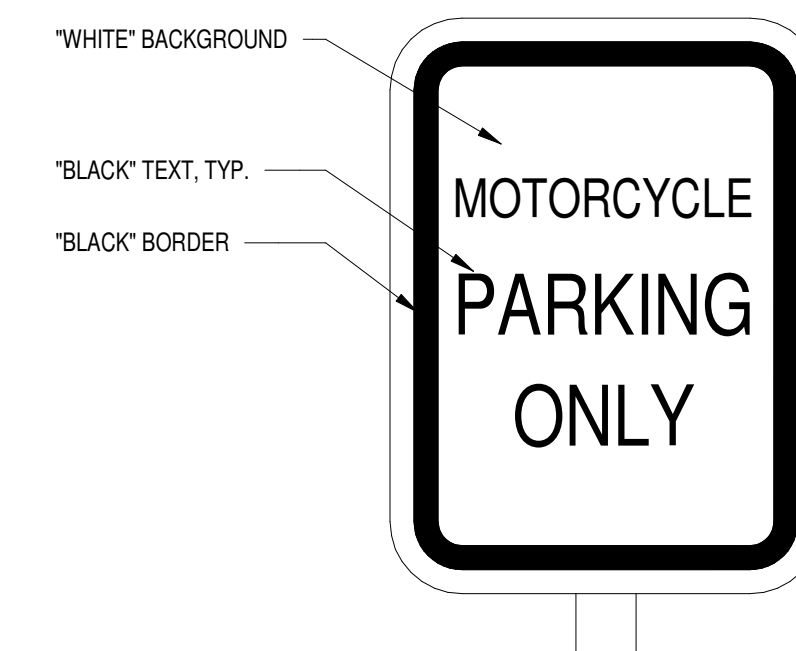
**C3** TYP. HANDRAIL  
SCALE: 1" = 1'-0"



**B3** ENTRANCE STAIRS  
SCALE: 1" = 1'-0"



**A3** VAN ACCESSIBLE SIGN  
SCALE: 3" = 1'-0"



**A4** MOTORCYCLE PARKING SIGN  
SCALE: 3" = 1'-0"

AS-BUILT NOTES (IN RED)



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CONSULTANTS

THE VILLA  
RESIDENCES AT 205 7TH STREET NW

MARK	DATE	DESCRIPTION
2	05/13/22	Permit Comments
1	03/15/22	Permit Comments

SITE DETAILS

AS-502  
SHEET \_OF\_





Baker  
A+d

505 CENTRAL AVE NW, SUITE E  
ALBUQUERQUE, NM 87102  
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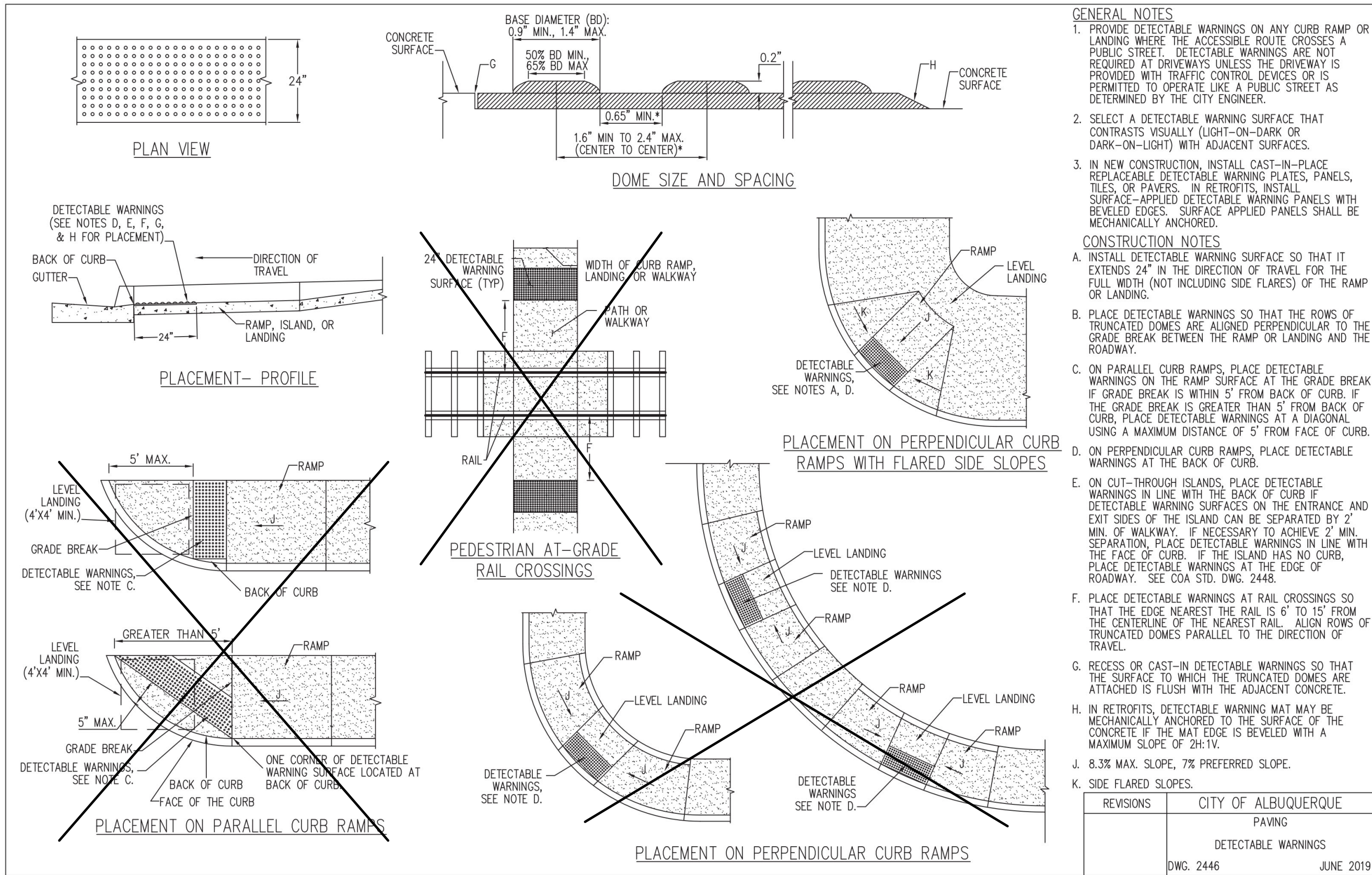
CONSULTANTS

THE VILLA  
RESIDENCES AT 205 7TH STREET NW

MARK	DATE	DESCRIPTION
B_AD PROJECT #	2106	
FILE:	220203_THE VILLA.RVT	
DATE:	3/9/2022	
DRAWN BY:	Author	
CHECKED BY:	Checker	

SITE DETAILS

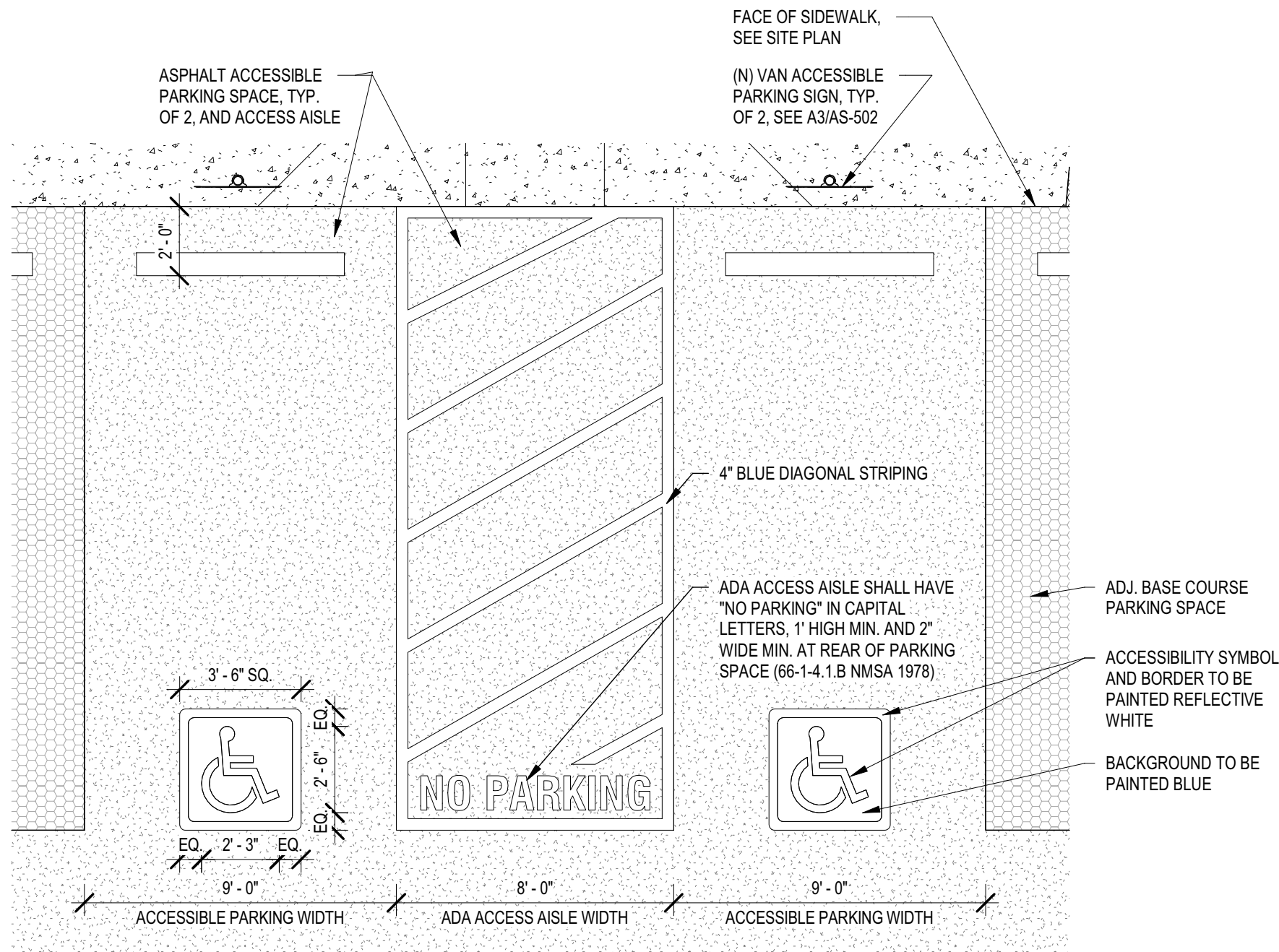
AS-503  
SHEET \_OF\_



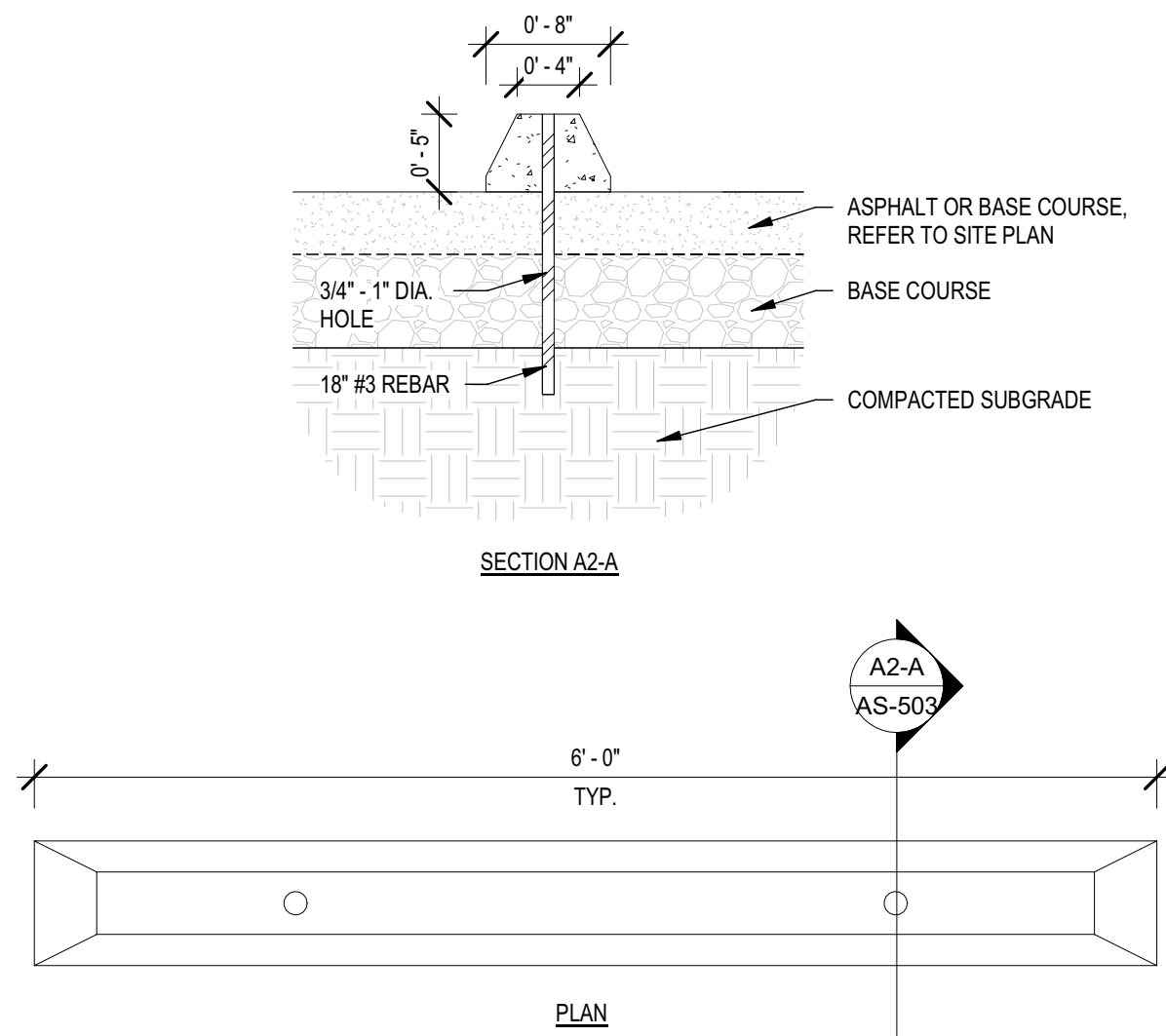
TRAFFIC CIRCULATION LAYOUT APPROVED  
05/05/2022

*Jeanne Wolfenbarger*

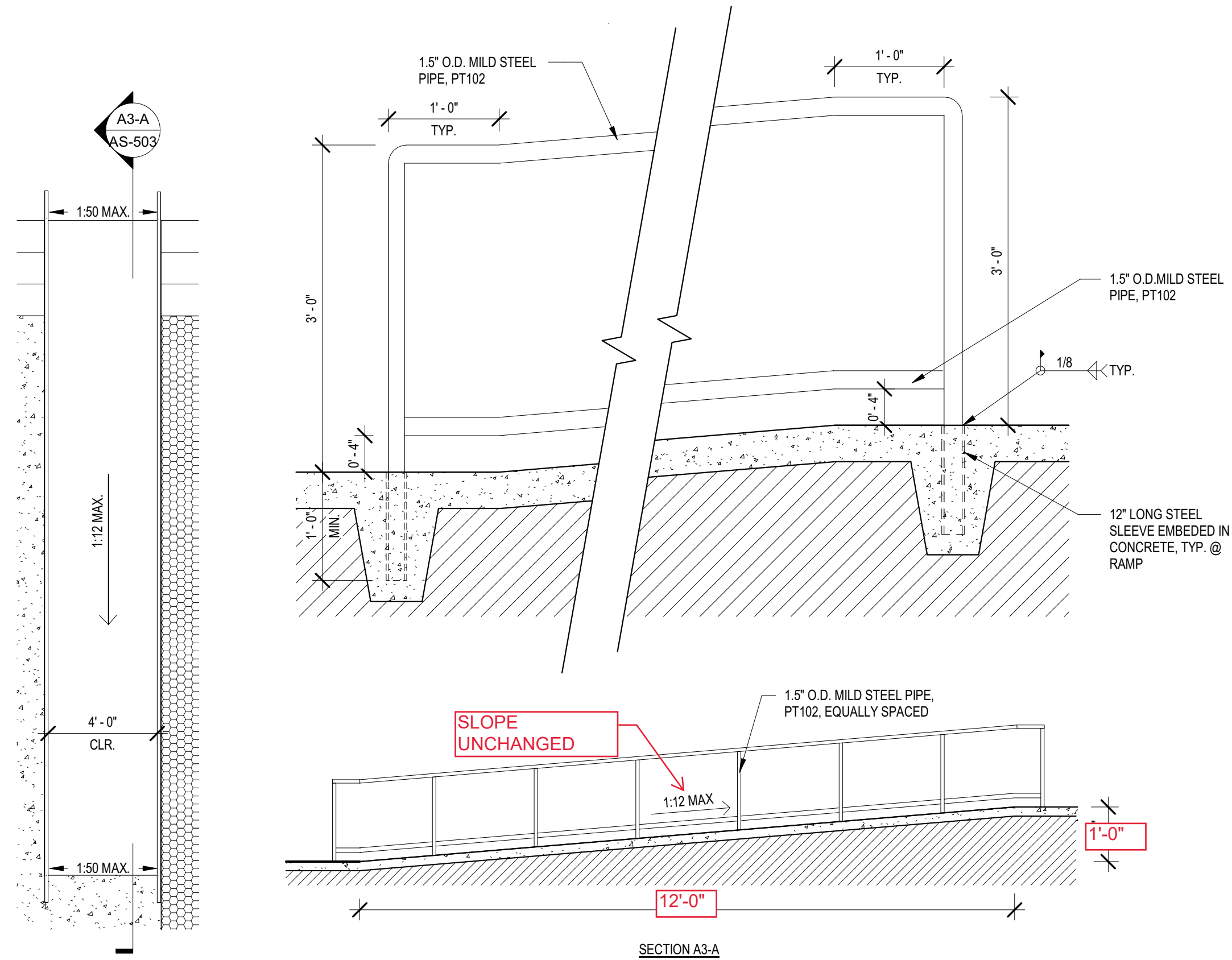
B1 TYP. DETECTABLE WARNINGS DETAIL (COA STANDARD DETAIL 2446)  
NTS



A1 ACCESSIBLE PARKING STRIPING DETAIL  
SCALE: 1/4" = 1'-0"



A2 PARKING BUMPER DETAIL  
SCALE: 1" = 1'-0"



A3 RAMP AND HANDRAIL DETAIL  
SCALE: 1/4" = 1'-0"

AS-BUILT NOTES (IN RED)