

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 22, 2025

Peter Butterfield, R.A
Peter Butterfield Architect
13013 Glenwood Hills Ct NE
Albuquerque, NM 87111

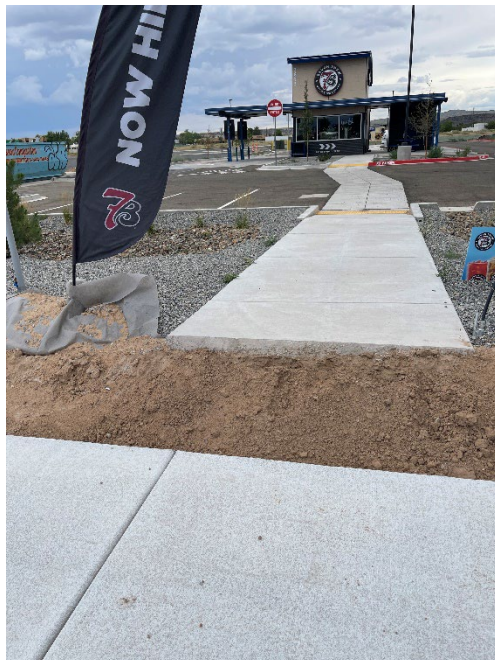
Re: 7-Brews Coffee
3835 Coors Blvd. NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 02-12-24 (G11-D067C)
Certification dated 07-07-2025

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 07-07-25, 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:

1. Please complete the construction of the accessible pathway.



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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2. Per city requirements and the approved site plan the ADA parking space should be 8.6 ft wide. However, per the site visit the measured width was only 8 ft. Please revise to meet the minimum required width of 8.5 ft per city regulations.



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Once these corrections are complete, email pictures to malnajjar@cabq.gov for release of Final CO.

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

Sincerely,

Marwa Al-najjar

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

peter butterfield architect

• 505 514 1364 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD, ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 02-12-2024. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERFIELD OF THE FIRM PETER BUTTERFIELD ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JULY 3, 2025 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 A TEMPORARY 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.

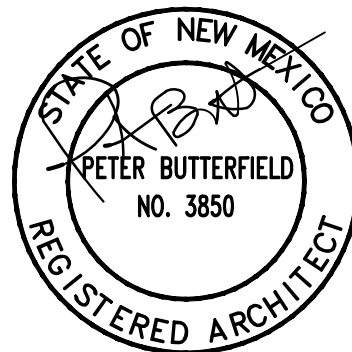


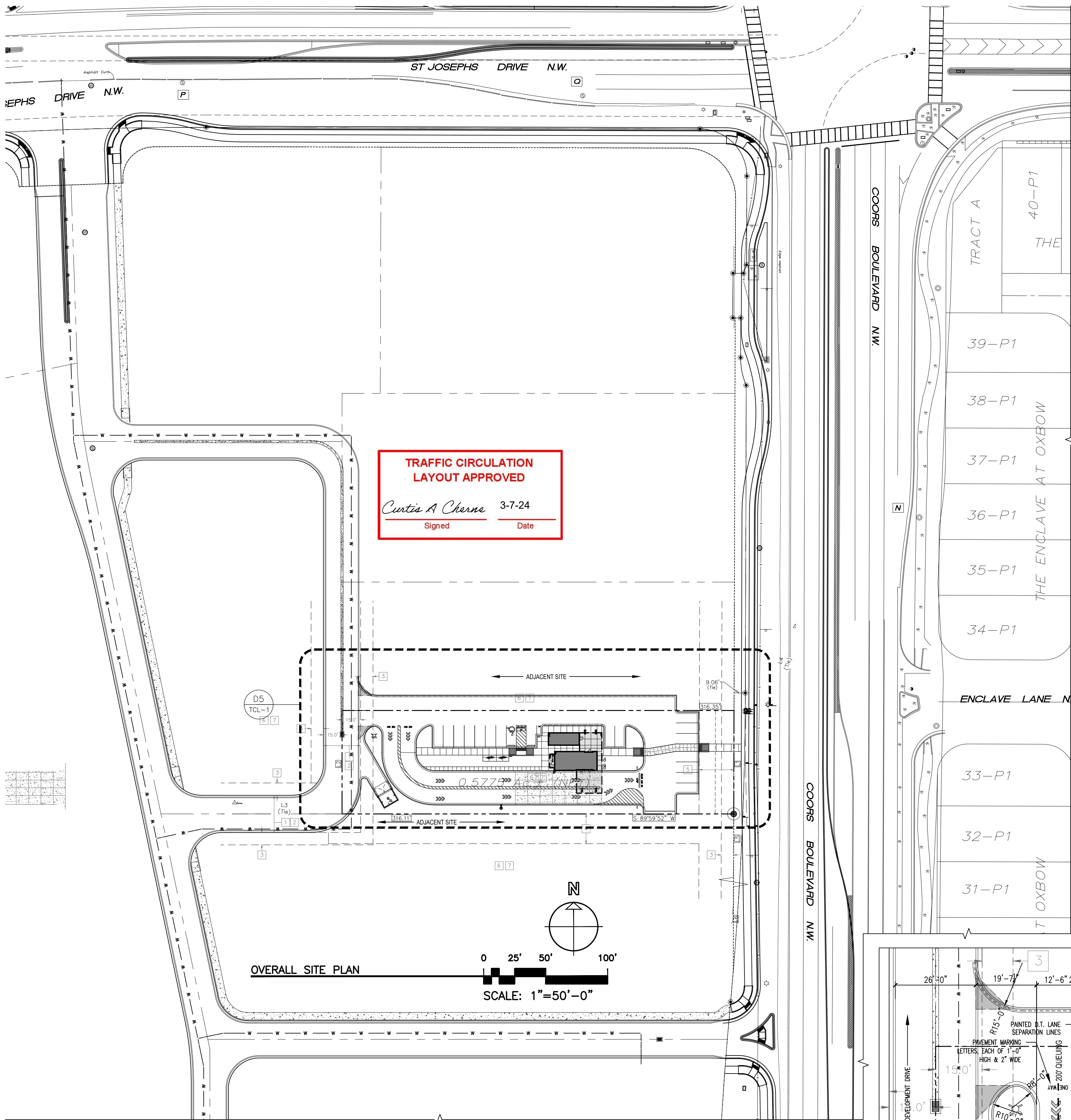
Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

July 7, 2025

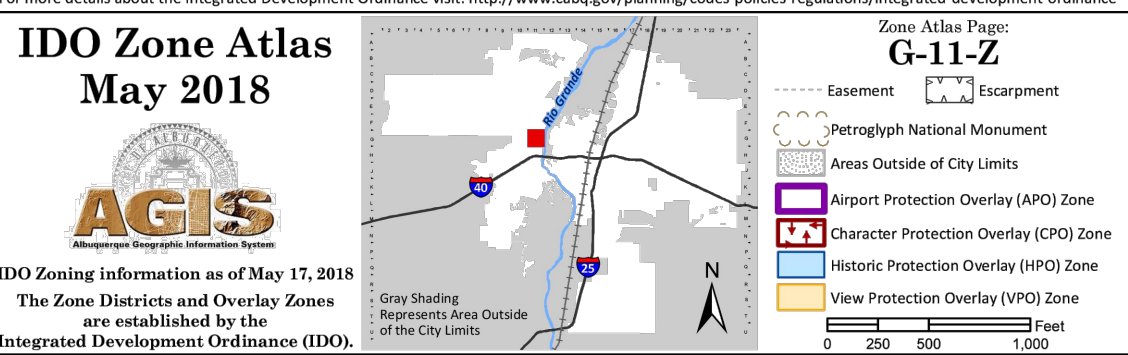
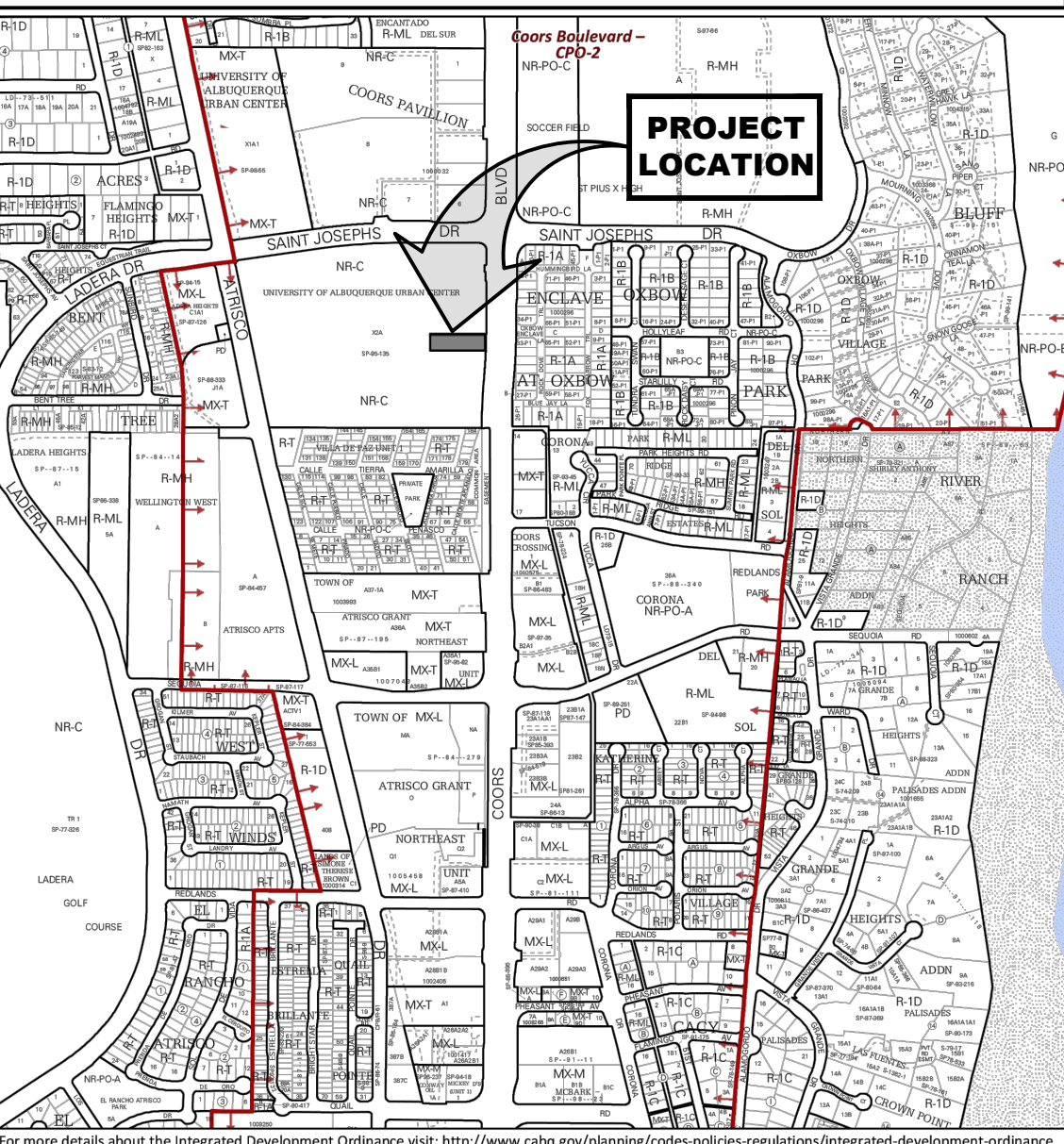
Date





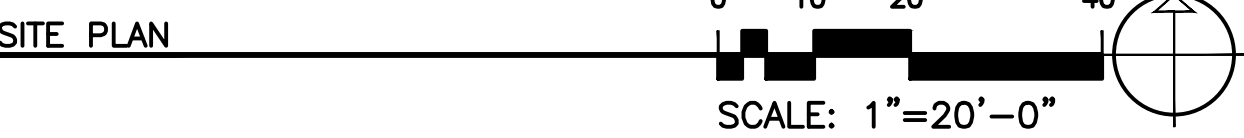
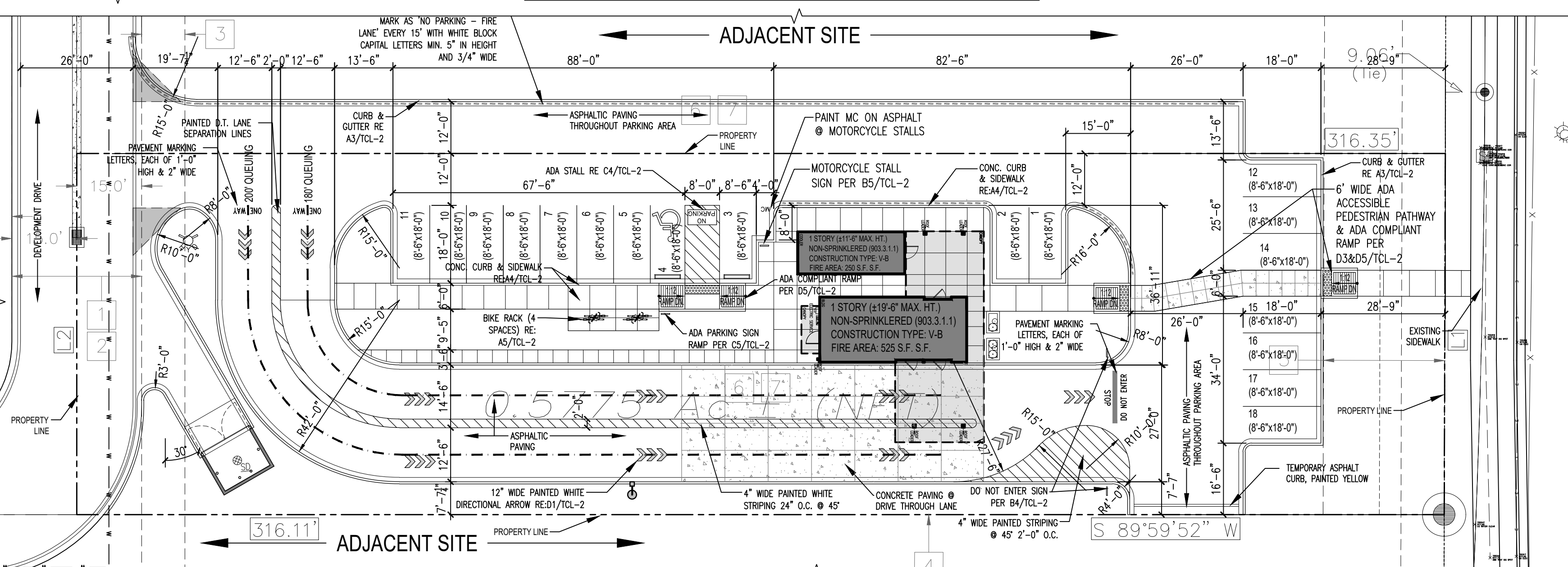
SITE LEGEND		
SIGN		LIGHT POLE (2" DIA. BASE)
FIRE HYDRANT		BOLLARD
WY VAL		WATER LINE
SAS MANHOLE		UNDERGROUND POWER LINE
TELEPHONE MANHOLE		GAS LINE
WATER METER		SAS LINE
POWER POLE		OVERHEAD POWER LINE

EXECUTIVE SUMMARY	
PROJECT IS LOCATED IN ZONE GRID MAP LOCATION G-11-Z, ZONED NR-C PER THE INTEGRATED DEVELOPMENT ORDINANCE. THE PROJECT IS A 525 SQUARE FEET COFFEE SHOP WITH PICK-UP AREA WITH ACCESSORY STORAGE BLDG OF. 250 SQUARE FEET AND TOTAL AREA OF 775 SQUARE FEET.	
ZONING DATA	
DESIGNATION: NR-C LEGAL DESCRIPTION: LOT 3, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER TOTAL SITE ACRES: .6062 ACRES OCCUPANCY TYPE: RESTAURANT	
PARKING REQUIREMENTS:	
RESTAURANT REQUIRED:	(8 STALLS PER 1000 S.F.):
775 SF/125 =	6.2 PARKING STALLS
PARKING PROVIDED	18 STALLS PROVIDED
ADA STALLS REQUIRED:	1
ADA STALLS PROVIDED:	1 (VAN ACCESSIBLE)
MOTORCYCLE SPACES REQUIRED:	1
MOTORCYCLE SPACES PROVIDED:	1
BICYCLE SPACES REQUIRED:	9 x 10% = .9
BICYCLE SPACES PROVIDED:	4



TRAFFIC GENERAL NOTES	
• WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.	
• ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER	
• ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT	
• LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA	
• MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2% (1:50)	
• ALL BROKEN OR CRACKED ASPHALT TRAIL MUST BE REPLACED WITH NEW ASPHALT PER COA DRAWING 2415C	
• ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER COA DRAWING 2430	

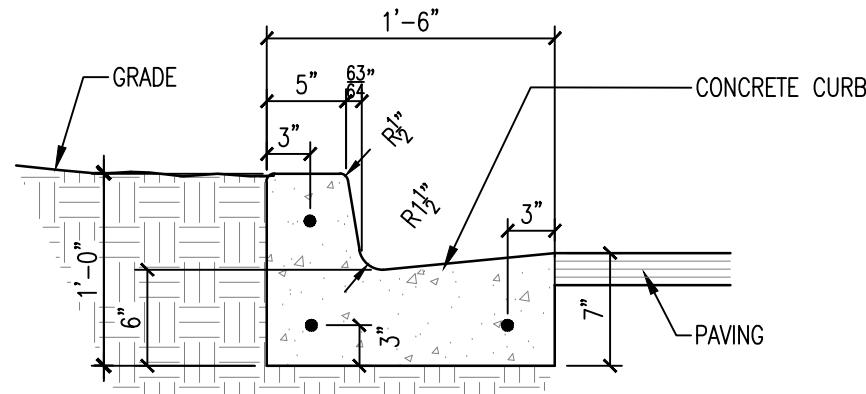
ADA SITE NOTES	
SIGNAGE (NMBC 1110.1 AND ANSI 502.7)	
• A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.	
• SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)	
• SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).	
• SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN	
• THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)	
• IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)	
• ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.	
• IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.	
PAVEMENT MARKINGS (NMBC 1110.3)	
• PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.	
• PARKING SPACE LINES BE PAINTED BLUE	
• ACCESS AISLE HAS BLUE, DIAGONAL STRIPING (45 DEGREES). (66-1-4.1.B NMSA 1978).	
• ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)	
• IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.	



TRAFFIC CIRCULATION
LAYOUT APPROVED

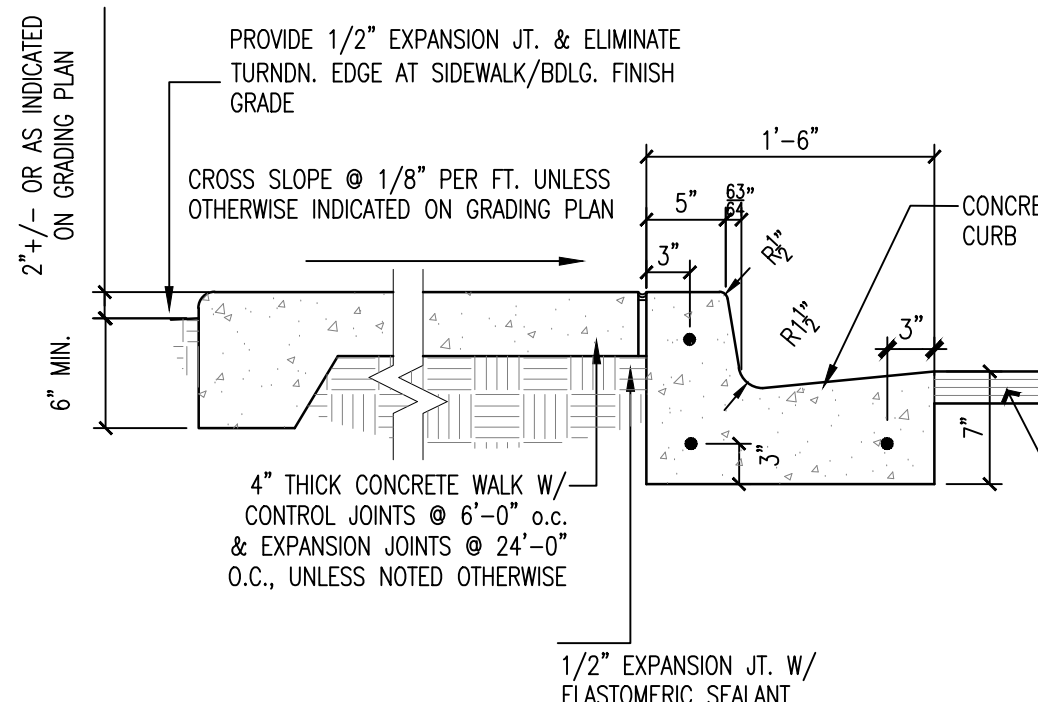
Curtis A. Charne 3-7-24
Signed Date

NOTE:
PROVIDE CONTROL JOINTS @ 6'-0" O.C. MAX. (MATCH CONTIGIOUS SIDEWALK) AND DOWELED
EXPANSION JOINTS @ 24'-0" O.C. MAX. UNLESS SHOWN OTHERWISE. CURB AND GUTTER
JOINTING SHALL REFLECT THE JOINTING OF ADJACENT FLATWORK.

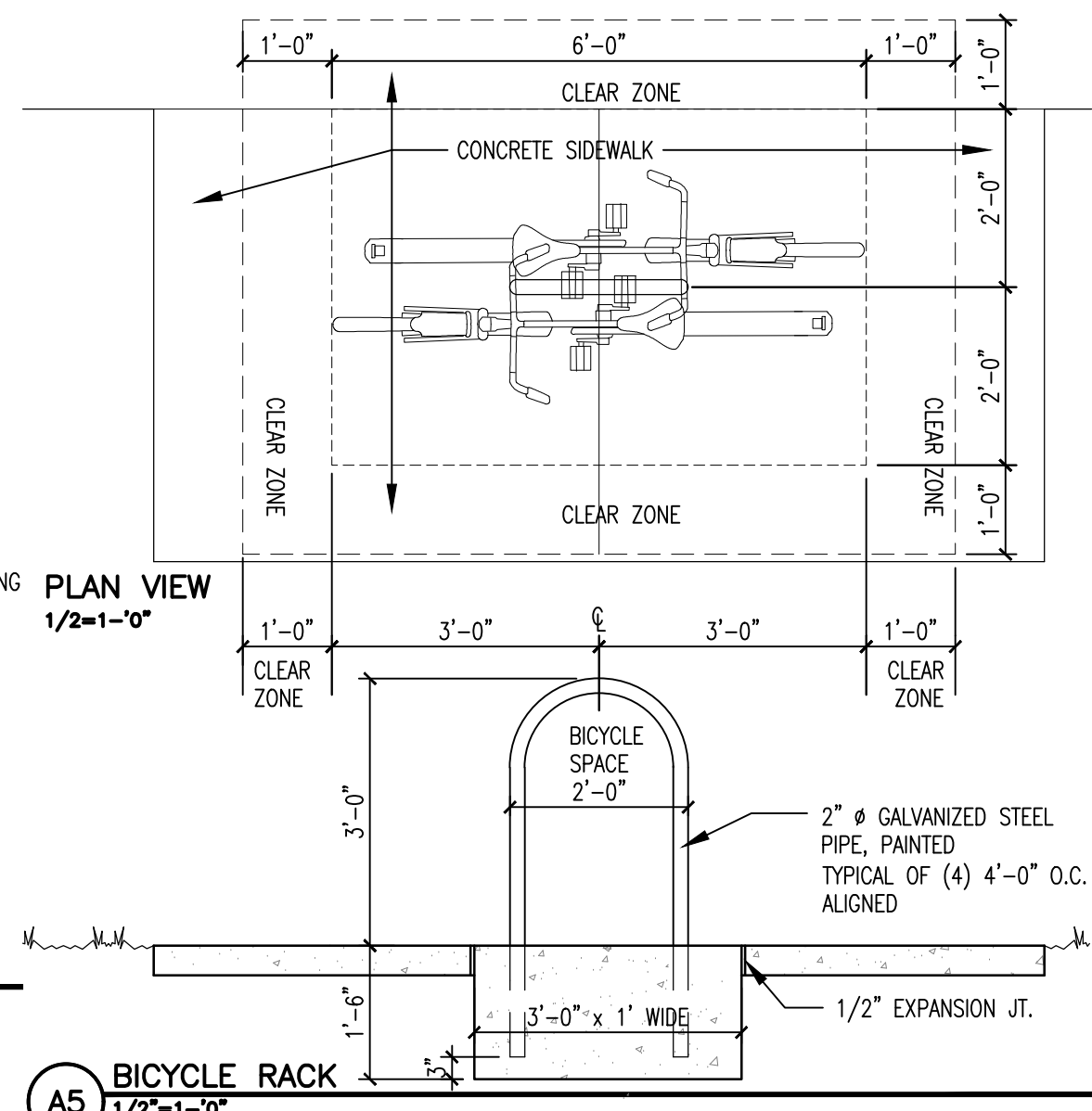


NOTE:
HEADER CURB MAYBE USED IN LIEU OF CURB
AND GUTTER AT NON-DRAINAGE LOCATIONS,
REFER CIVIL, VERIFY REPLACEMENT AREAS WITH
ARCHITECT.

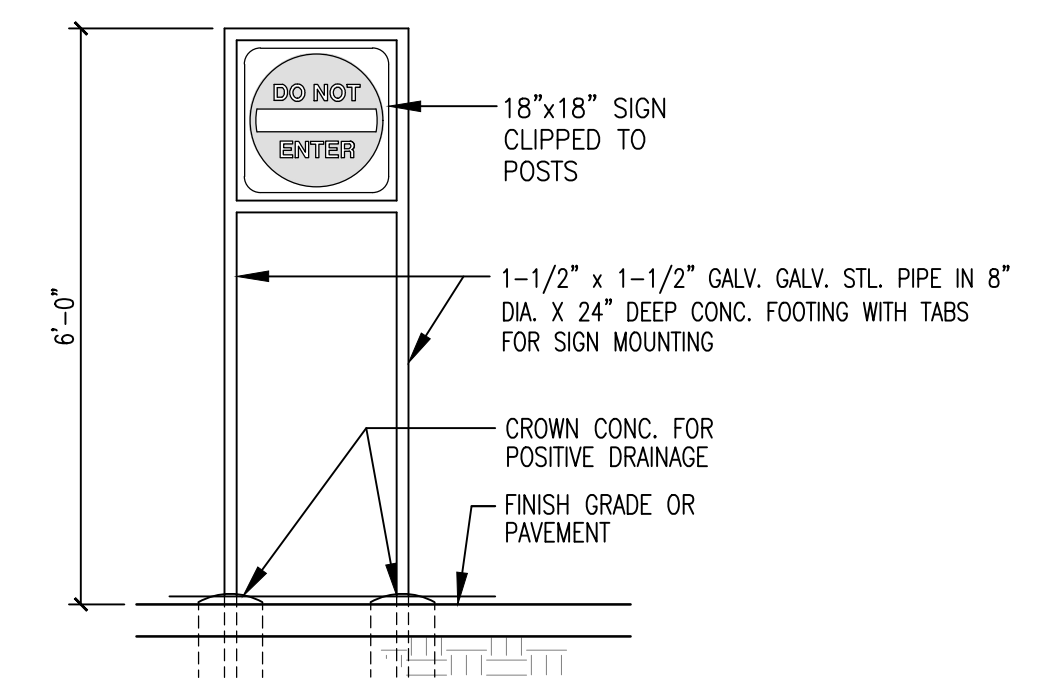
A3 CONCRETE CURB & GUTTER
1/2"=1'-0"



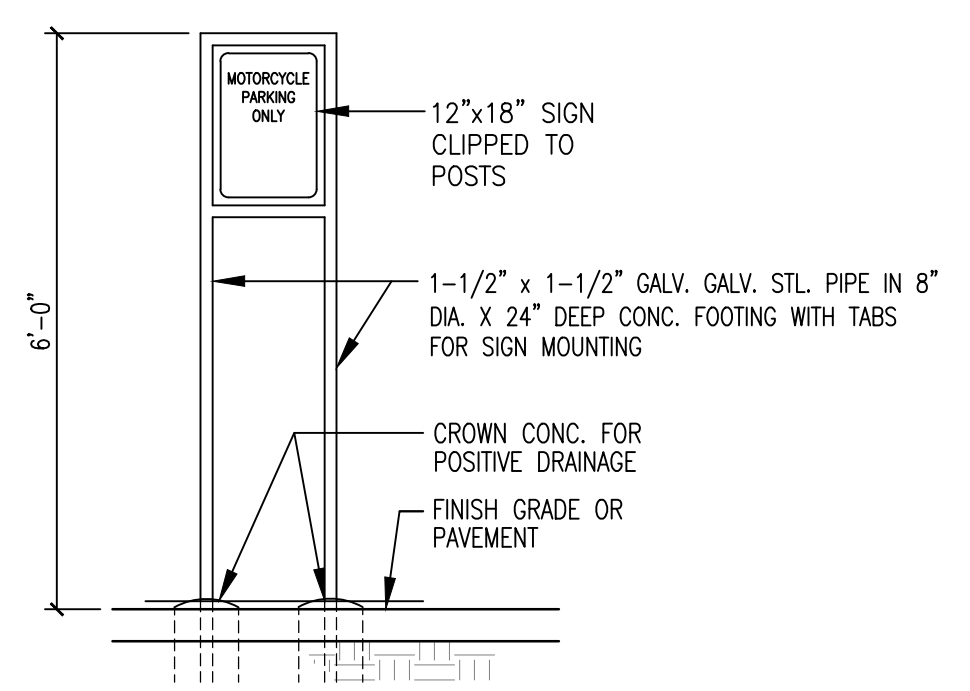
A4 SIDEWALK SECTION
1/2"=1'-0"



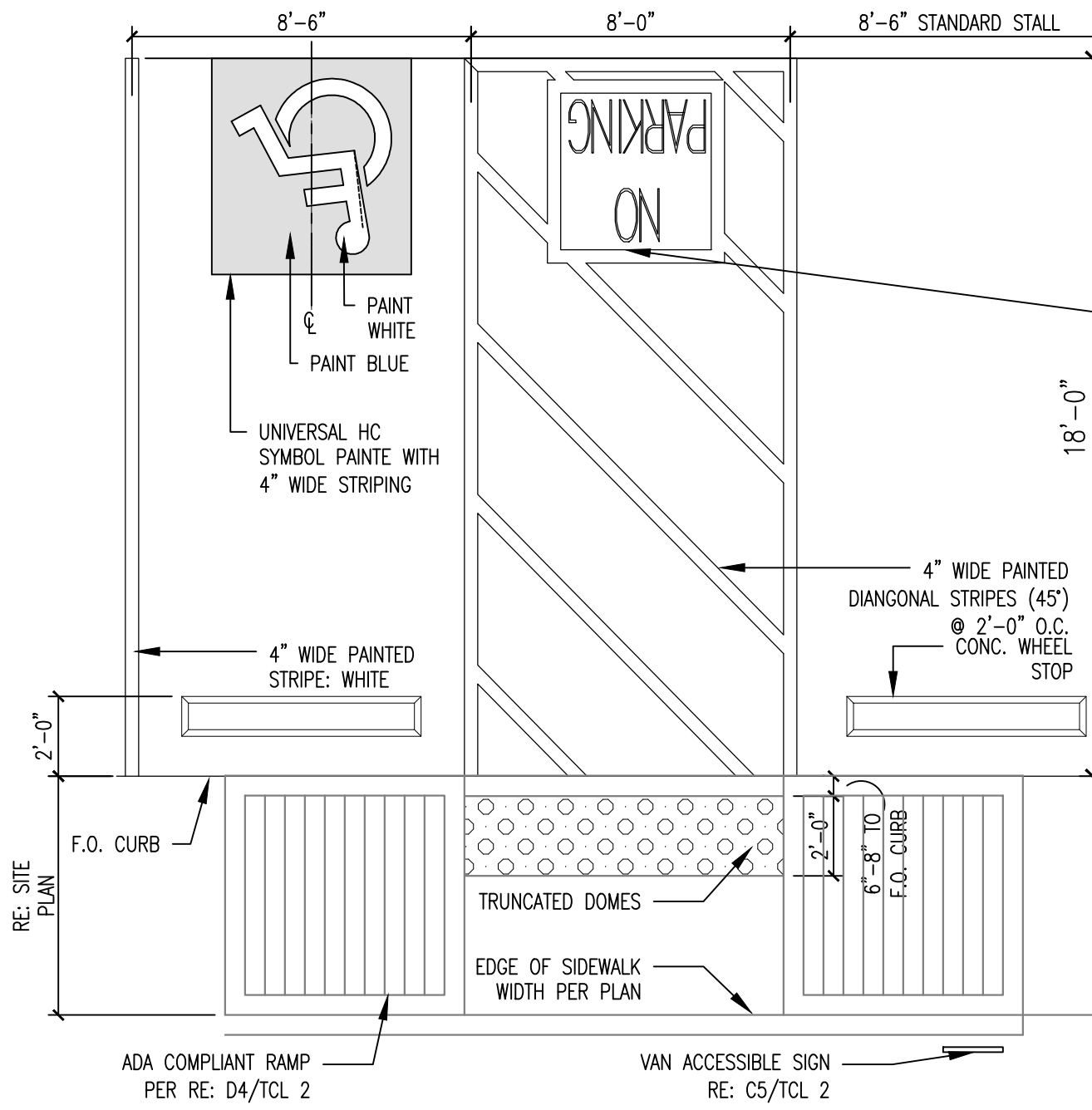
A5 BICYCLE RACK
1/2"=1'-0"



B4 DO NOT ENTER SIGN ELEVATION
1/2"=1'-0"

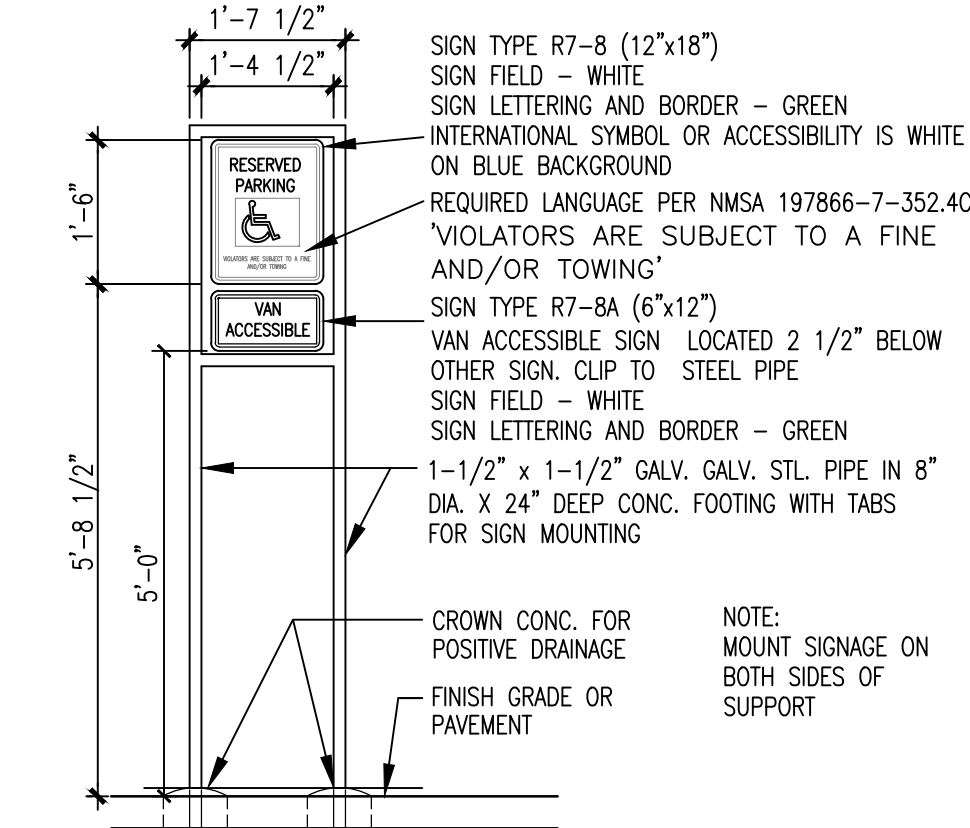


B5 MOTORCYCLE SIGN ELEVATION
1/2"=1'-0"

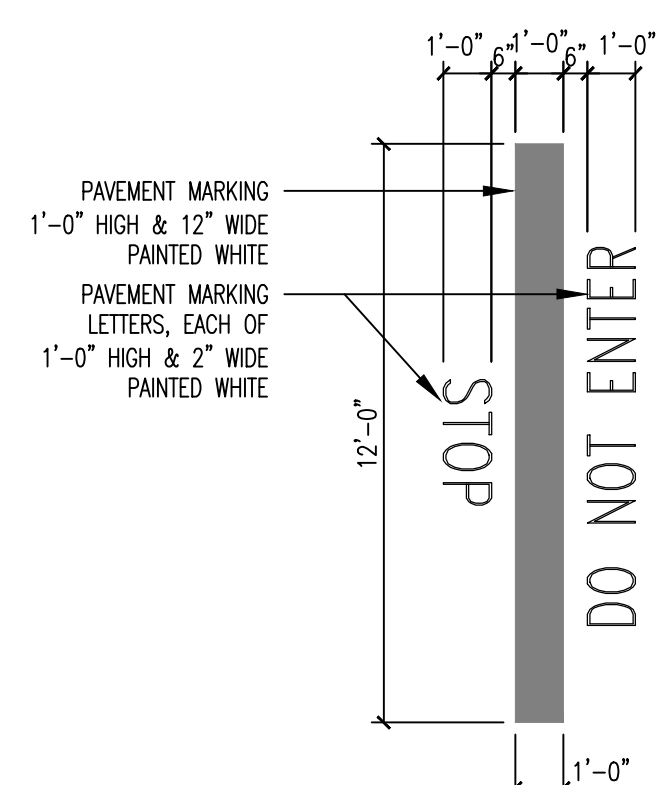


- NOTES:
1. RAMP SHALL NOT BE PLACED IN HANDICAP ACCESS AISLE, BUT SHALL BE PLACED WITHIN THE SIDEWALKS
 2. ACCESS AISLE MAY NOT EXCEED 2% IN ANY DIRECTION.
 3. HANDICAP ACCESS RAMP MAY NOT EXCEED A SLOPE OF 8%.
 4. MINIMUM WIDTH OF HANDICAP ACCESS RAMP IS 3'-0"
 5. SIDES OF RAMP MAY NOT EXCEED SLOPE OF 10% UNLESS HANDRAIL IS PROVIDED.
 6. HANDICAP PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS

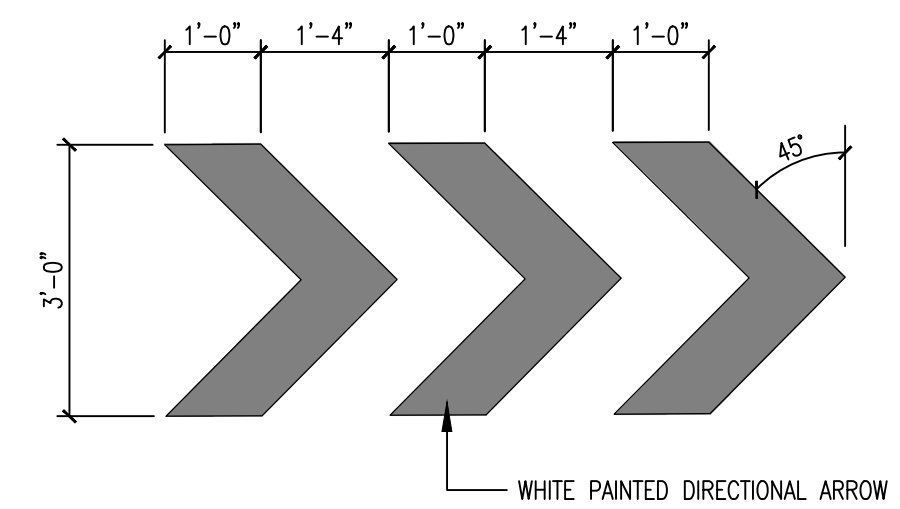
C4 TYPICAL ADA PARKING STALLS DETAIL
1/4"=1'-0"



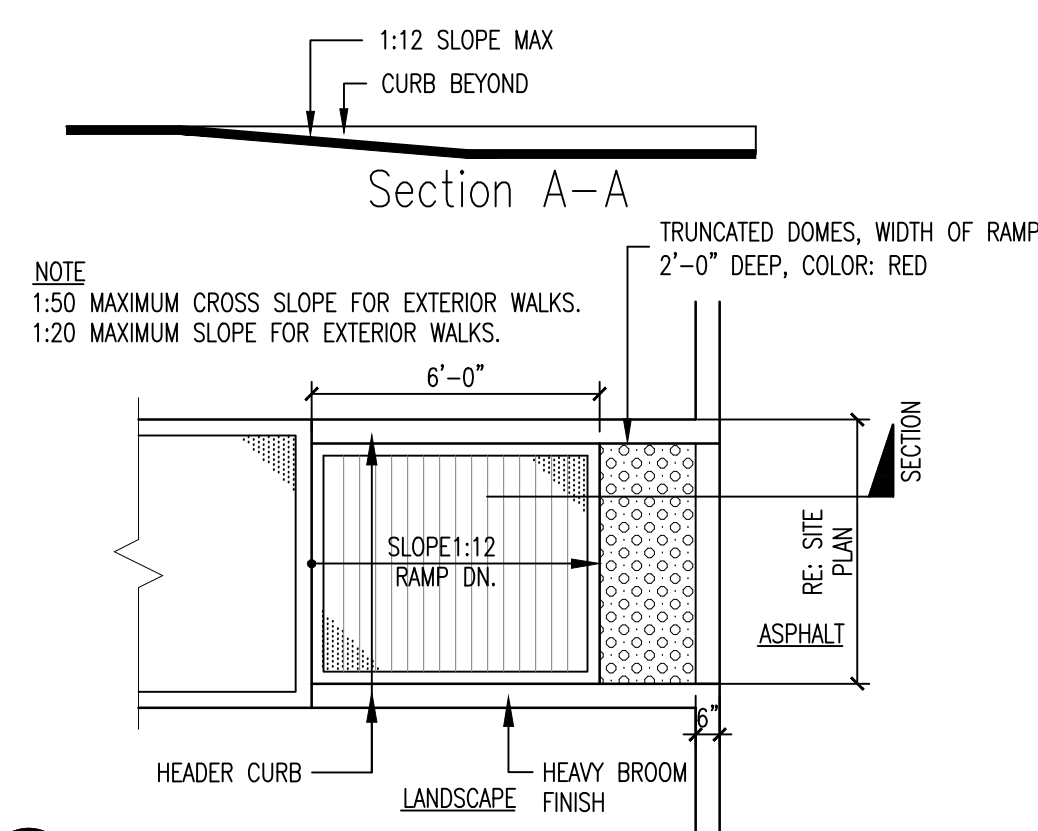
C5 H.C. SIGN ELEVATION
1/2"=1'-0"



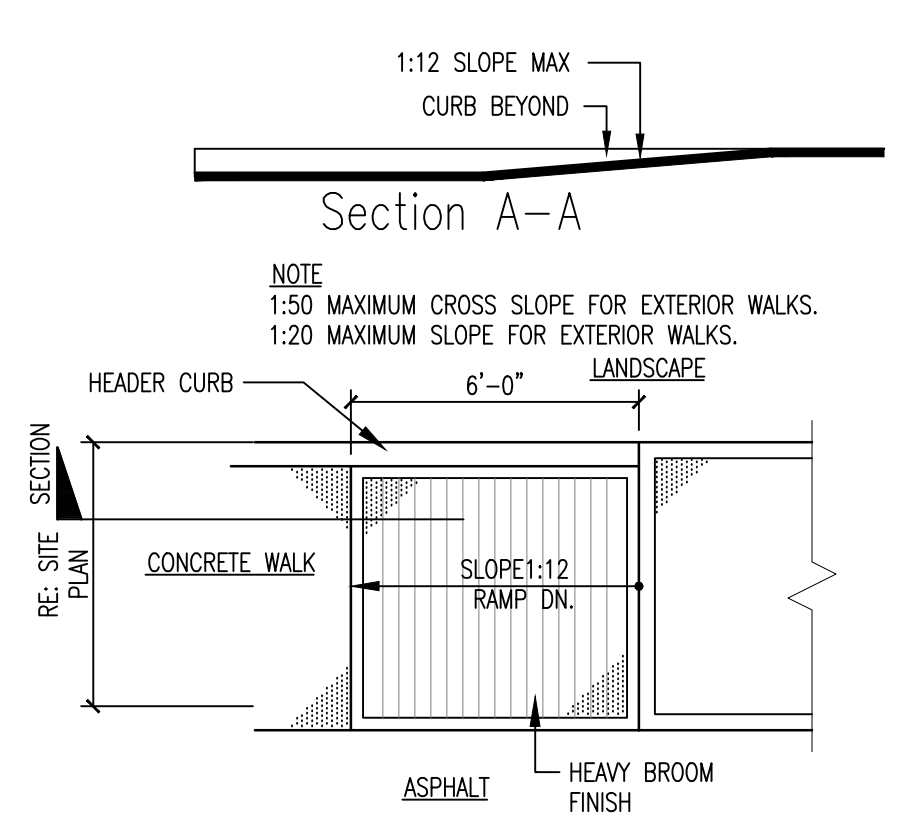
D1 PAINTED STOP BAR
1/2"=1'-0"



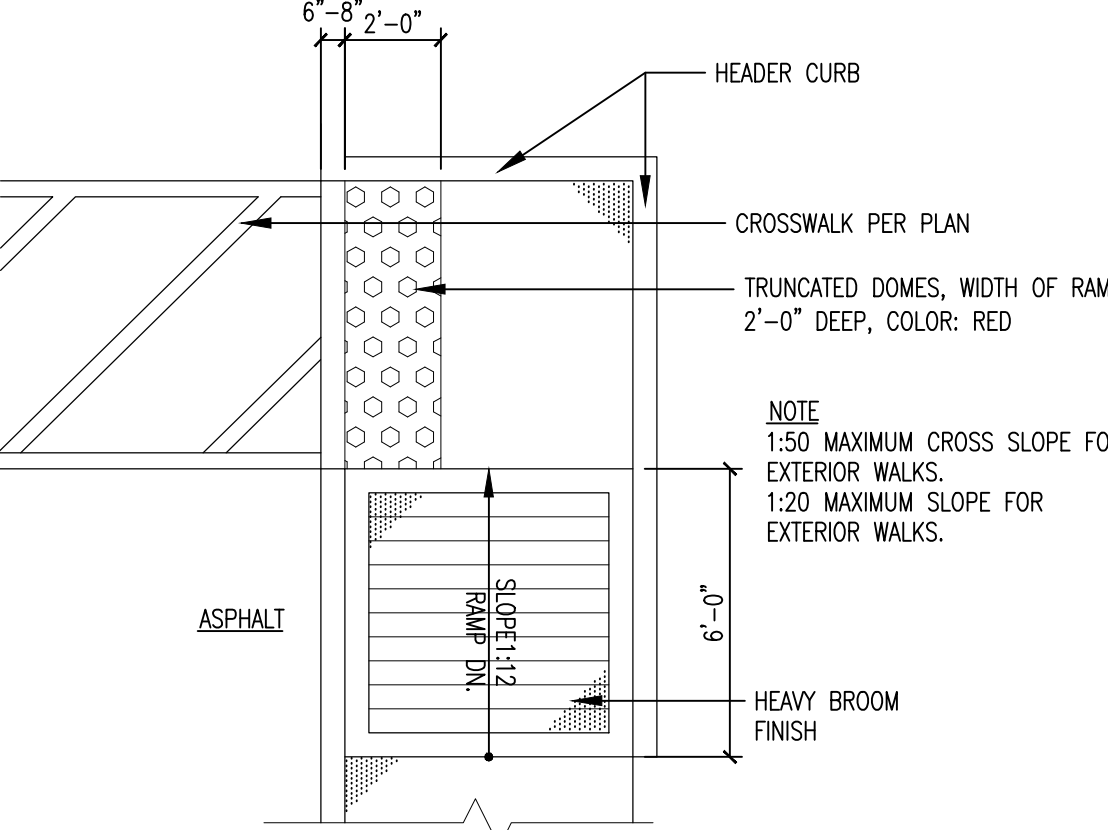
D2 PAINTED DIRECTIONAL ARROW
1/2"=1'-0"



D3 RAMP @ SIDEWALK
1/4"=1'-0"



D4 ACCESSIBLE SIDEWALK RAMP
1/4"=1'-0"



D5 ACCESSIBLE SIDEWALK RAMP
1/4"=1'-0"

DRAWING NAME

REVISIONS



7-Brews Coffee
3835 Coors Blvd. NW
Albuquerque NM
TCL-2
2-12-24

SHEET NO.