

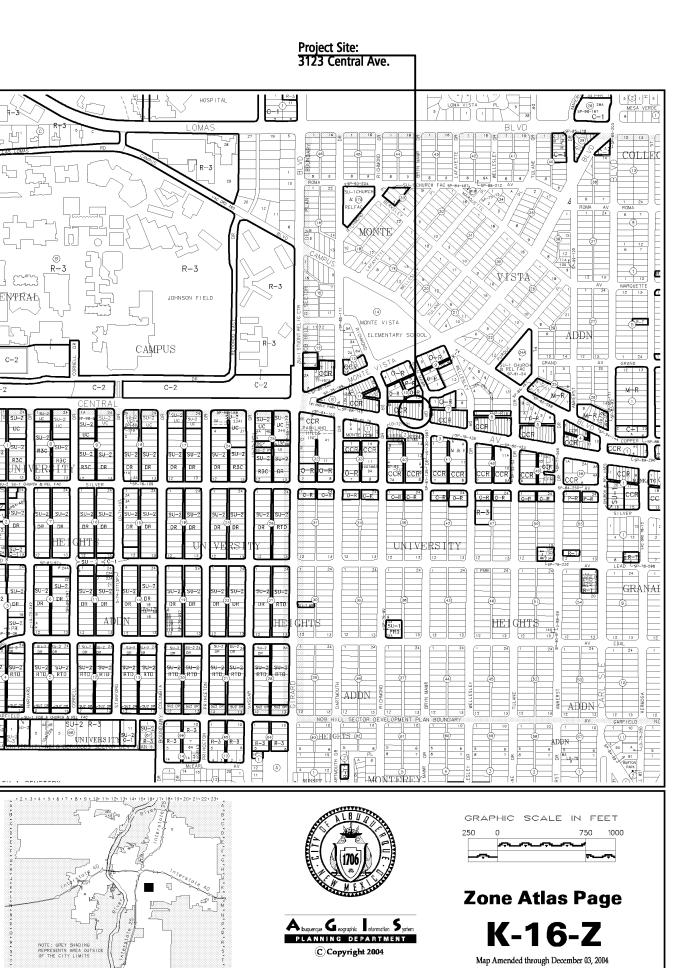
Alley



CODE DATA 2015 International Building Code 2015 Uniform Plumbing Code 2015 Uniform Mechanical Code 2017 National Electrical Code 2009 International Energy Conservation Code 2015 International FIRE Code

City of Albuquerque Location:	3123 Central Ave. NE Albuquerque, New Mexico 87106	
Zoning:	MX-M	
Zoning Atlas Page:	K-16	
Setbacks:	Existing- no change to building footprint	
Height:	1-Stories no change	
Parking:	5/1,000 GSF Coffee / Bar UC-MS-PT @4,468 sq.ft. / 1,000* 5 =22 na- retail space under 3,000 sq.ft. (5-5(B)(2)(d)	
	Total Spaces required REDUCTIONS (can't exceed 50%) 5-5(C)(5)(c)	= 22
	- 30% Proximity to transit 5-5(C)(5)(f)	= 15
	-4 Spaces	= 11
	Total Spaces required	= 11
Bld. Area:	7,483 sq.ft.	
Occupancy: Fire Area 1 Suite A-	/ 3 Coffee and Bar 4,468 GSF Fire Area 1 A-2 Seating @1,379 sq.ft. / 15 A-2 Bar @302 sq.ft. / 200 S Storage @431 sq.ft. / 300	= 92 = 2 = 2
	5 5torage @=51 54.nt. 7 500	- 2 = 96
	Fire Area 3 A-2 Seating @653 sq.ft. / 15 A-2 Bar @228 sq.ft. / 200	= 44 = 2
		= 46
Total Occ		= 142 осс.
Fire Area 2 Suite B Suite C Suite D	M-Tenant 2 @417 sq.ft. / 100 M-Tenant 3 @475 sq.ft. / 100 M-Tenant 1 @1,904sq.ft. / 100	= 7 = 8 = 32
Construction Type:	Type Vb	
Separation:	2 Hour BtwnFire Areas 1-2-3	
Seismic:	С	
Sprinkler:	No	
Separation: Seismic:	2 Hour BtwnFire Areas 1-2-3 C	

Alteration level 3- Divide existing building into three suites areas not to exceed 99 occ. each area. Suite A Coffee / Bar A-2 occ. complete. Suite B / C / D vanilla shell.



MEXICO

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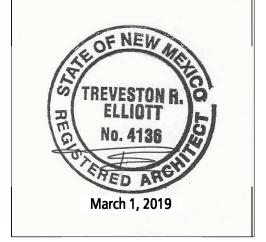
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ALB

Coffee 3123 Central Ave NE. UQUERQUE, NEW MEXICO

TREVESTON EL



Date: March 19, 2019 Sheet: Traffic Control Layout

TCL