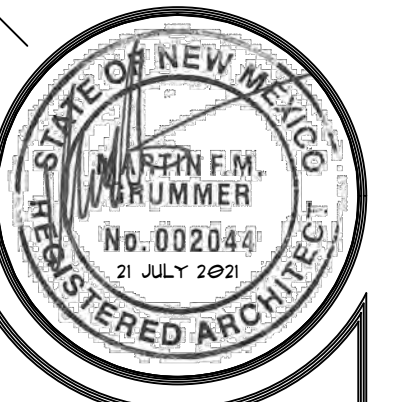


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



MARTIN F.M. GRUMMER ARCHITECT
331 WELLESLEY PLAZA NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



PETERSON PROPERTIES

CENTRAL MERCADO BLDG CC
CENTRAL & SAN PEDRO SE
ALBUQUERQUE, NM 87108

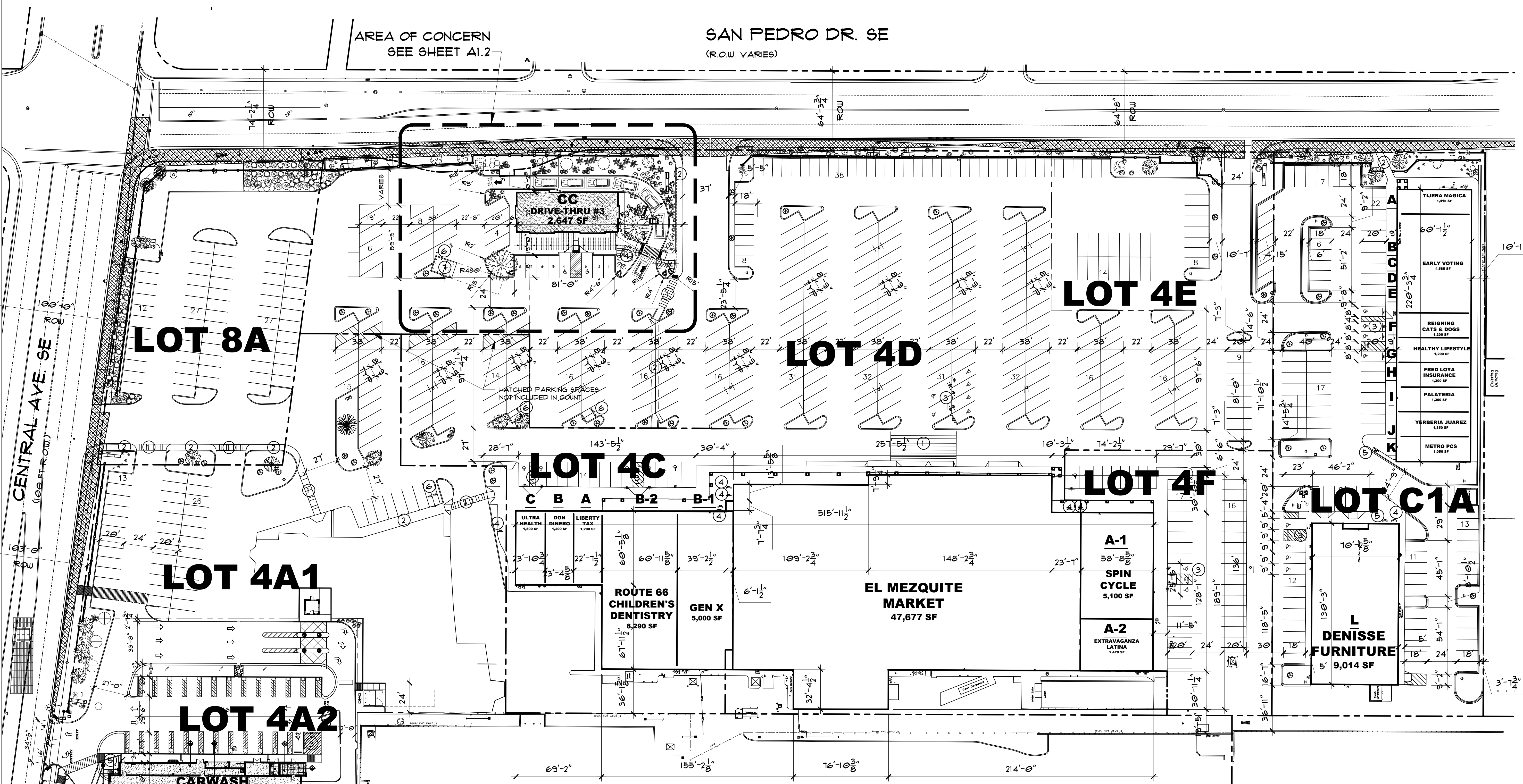
DATE: 21 JULY 2021
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

Table with 2 columns: REVISIONS, and empty rows for recording changes.

SHEET NO:
A1.1

SAN PEDRO DR. SE
(R.O.W. VARIES)

AREA OF CONCERN
SEE SHEET A1.2



SITE PLAN 1" = 40'-0"

Table listing lot areas: LOT 4A2 (6,140 SF), LOT 4A1 (3,813 SF), LOT 8A (5,210 SF), LOT 4C (531 SF), LOT 4D (1,100 SF), LOT 4E (3,023 SF), LOT 4F (00 SF), LOT C1A (7,515 SF), TOTAL (34,598 SF).

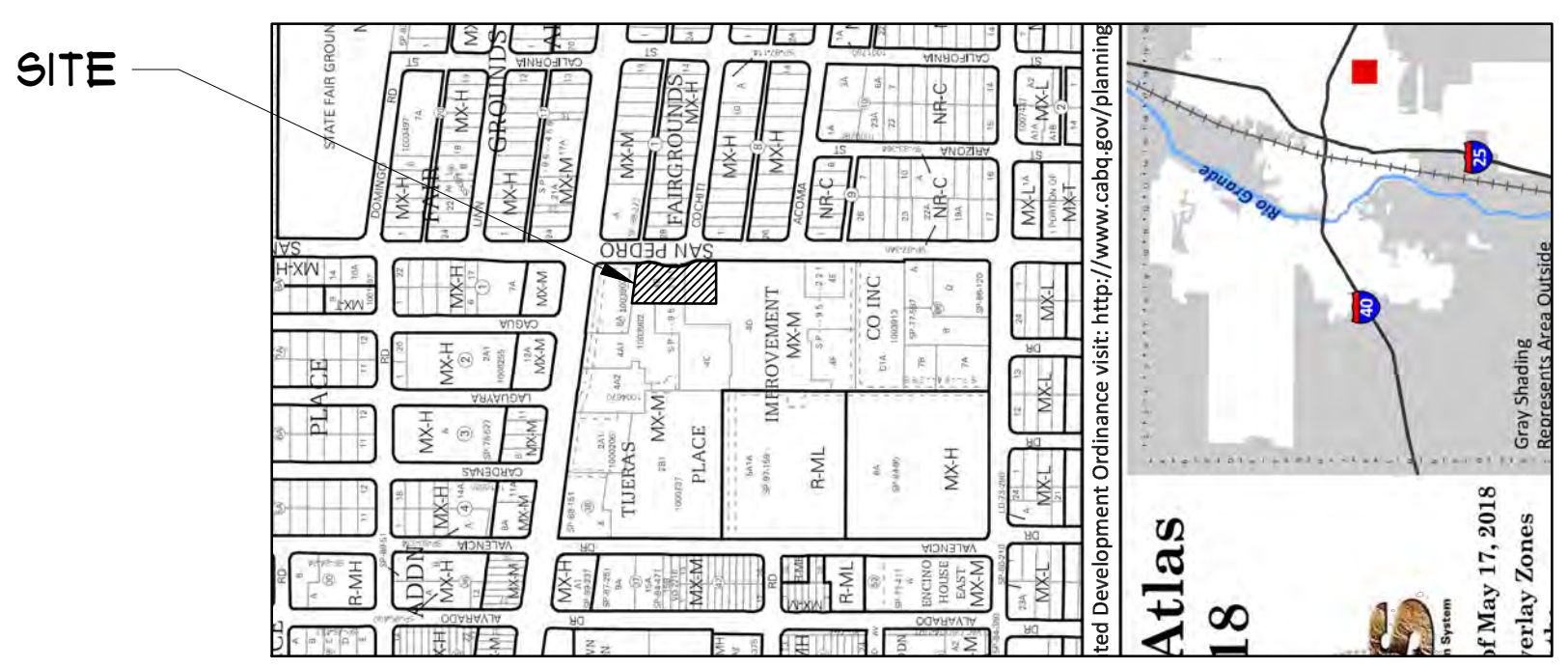
Table for LANDSCAPE CALCULATIONS: TOTAL LOT AREA (524,672 SF), TOTAL BUILDING FOOTPRINT (103,221 SF), NET LOT AREA (421,451 SF), LANDSCAPE REQUIREMENT (10%), TOTAL LANDSCAPE REQUIREMENT (42,145 SF), TOTAL LANDSCAPE PROVIDED (34,598 SF), GROUND COVER REQUIRED (75%), TOTAL GROUND COVER REQUIREMENT (31,608 SF), TOTAL GROUND COVER PROVIDED (XXX SF (53%)).

Table for PARKING: Columns include TENANT, SQ FT, PARKING, and REQUIRED. Lists tenants like CARWASH, C-ULTRA HEALTH, B-DON DINERO, etc., with their respective parking requirements.

KEYED NOTES

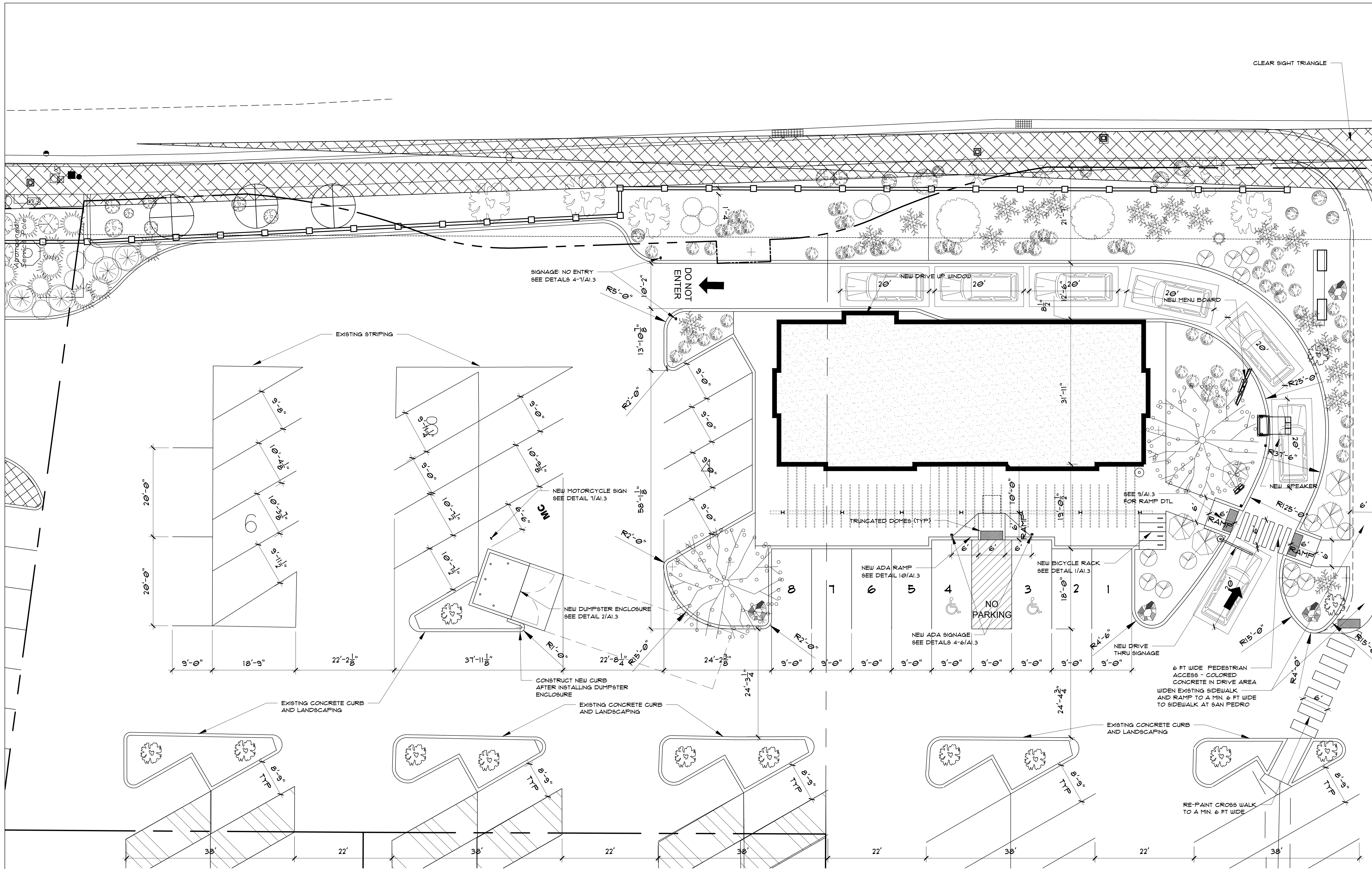
- 1 EXISTING PAINTED CROSSWALK ON ASPHALT FOR PEDESTRIAN CROSSWALK
2 EXISTING 6' ADA PATH TO THE RIGHT-OF-WAY
3 EXISTING ADA PARKING SPACES WITH SIGNAGE AND PAVEMENT MARKINGS, SEE SHEET A1.2A FOR DETAILS
4 NEW BICYCLE RACK - SEE DETAIL 1/A1.3
5 EXISTING BICYCLE RACK
6 INDICATES PROPOSED 5' X 10' MOTORCYCLE PARKING STALL LOCATION, RE: SITE PLAN FOR LOCATIONS -SEE DETAIL 1/A1.2A FOR REQ. SIGNAGE
7 NEW DUMPSTER ENCLOSURE

ADA SPACES REQUIRED 501-800 SPACE = 16 REQ. PROVIDED = 23, 21 EXISTING, 2 NEW
MOTORCYCLE SPACES REQUIRED 301-500 = 6 REQ. PROVIDED = 8, 1 EXISTING + 1 NEW
BICYCLE SPACES REQUIRED 10% OF 391 REQ PARKING = 40 REQ. PROVIDED = 40, 36 EXISTING, 4 NEW

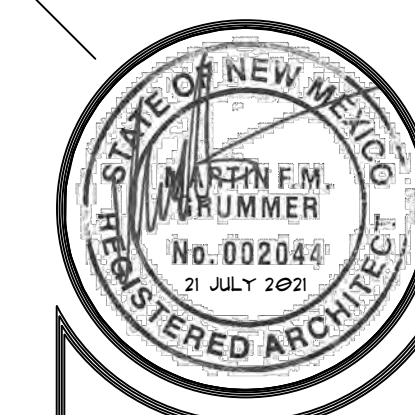


LOCATION MAP
N.T.S.

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



ENLARGED SITE PLAN 1" = 10'-0"



MARTIN F.M. GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



PETERSON
PROPERTIES

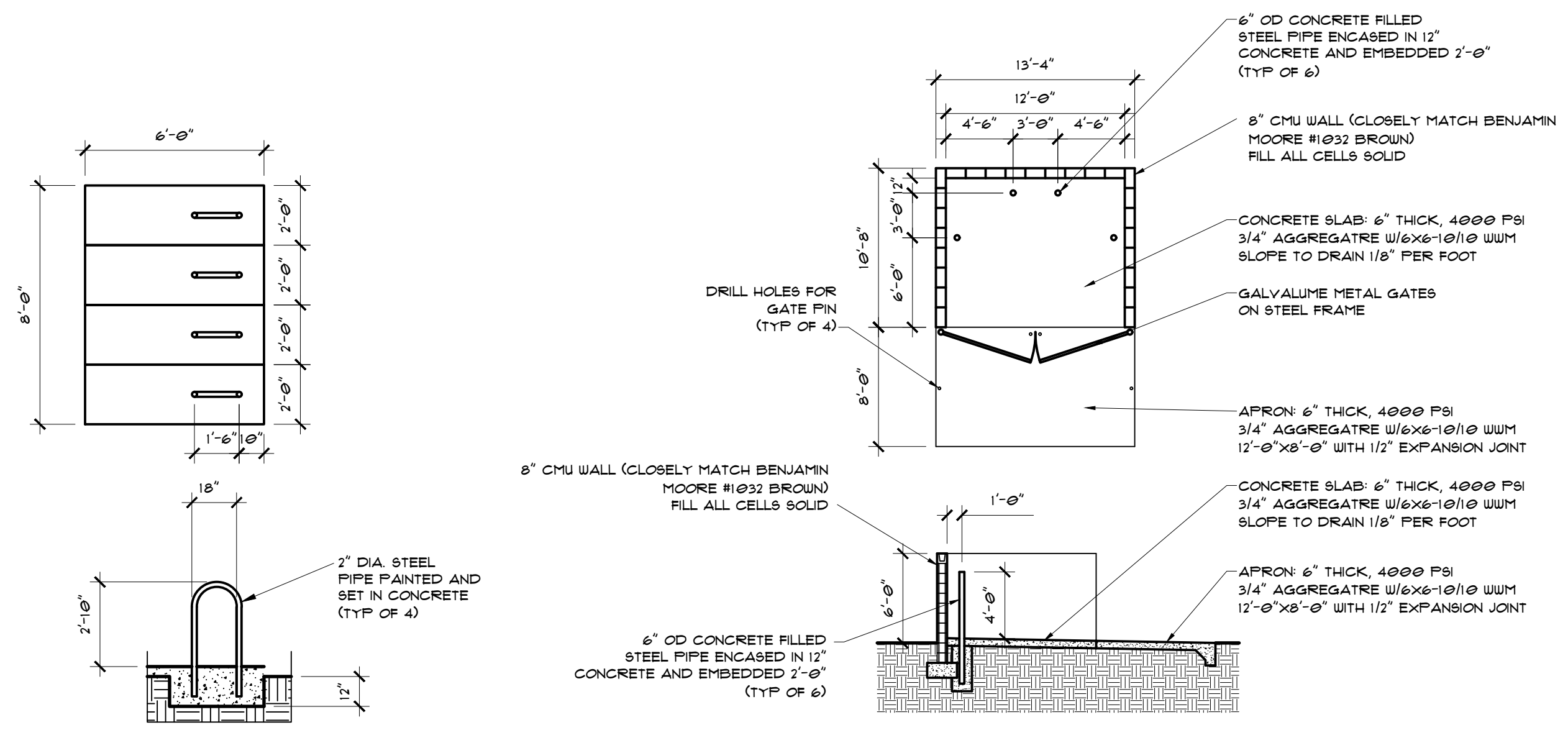
ENLARGED SITE PLAN
CENTRAL MERCADO BLDG CC
CENTRAL & SAN PEDRO SE
ALBUQUERQUE, NM 87108

DATE: 21 JULY 2021
DRAWN BY: MFMG
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VERIFIED BY:

REVISIONS

SHEET NO:
A1.2

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



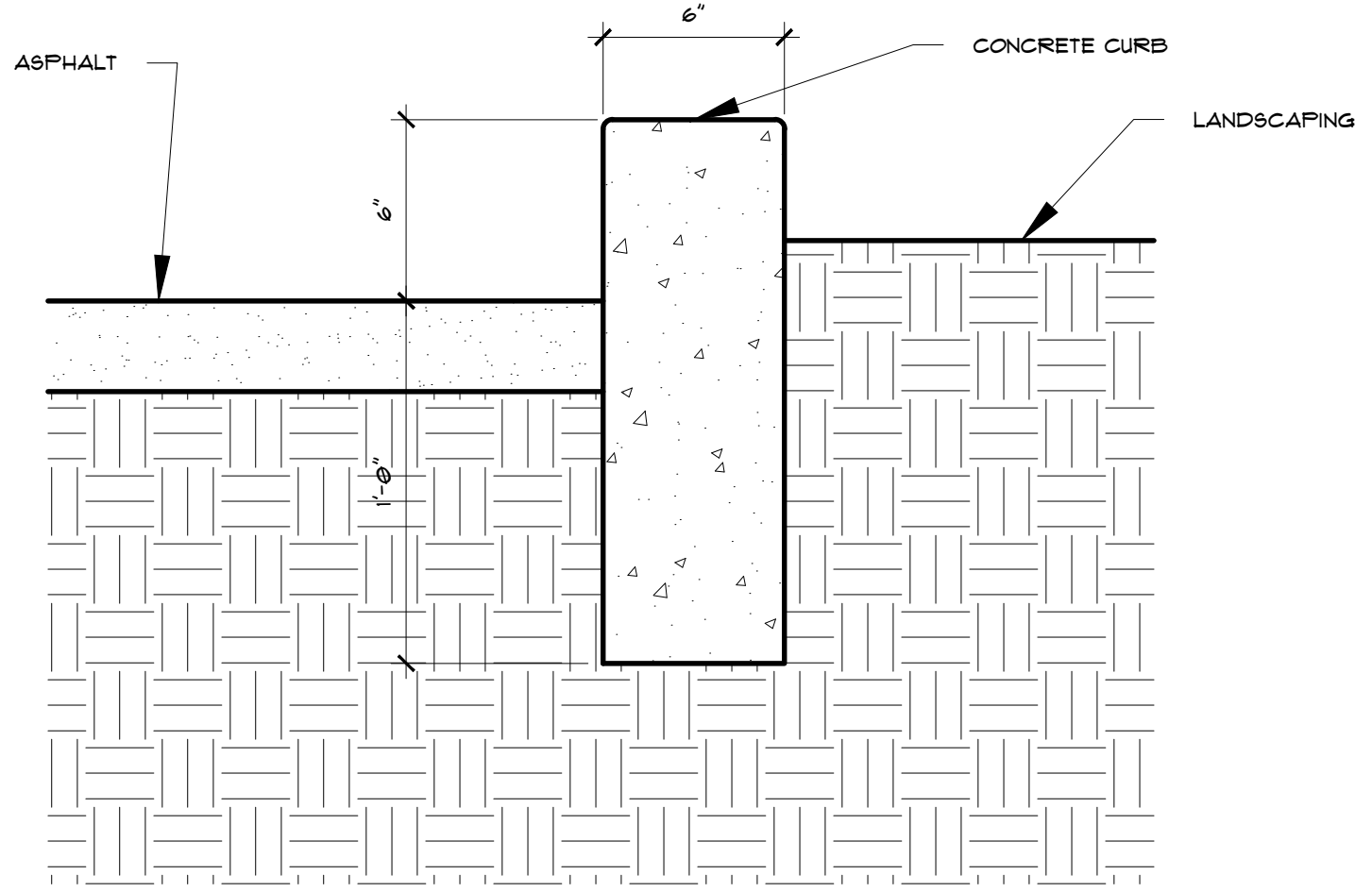
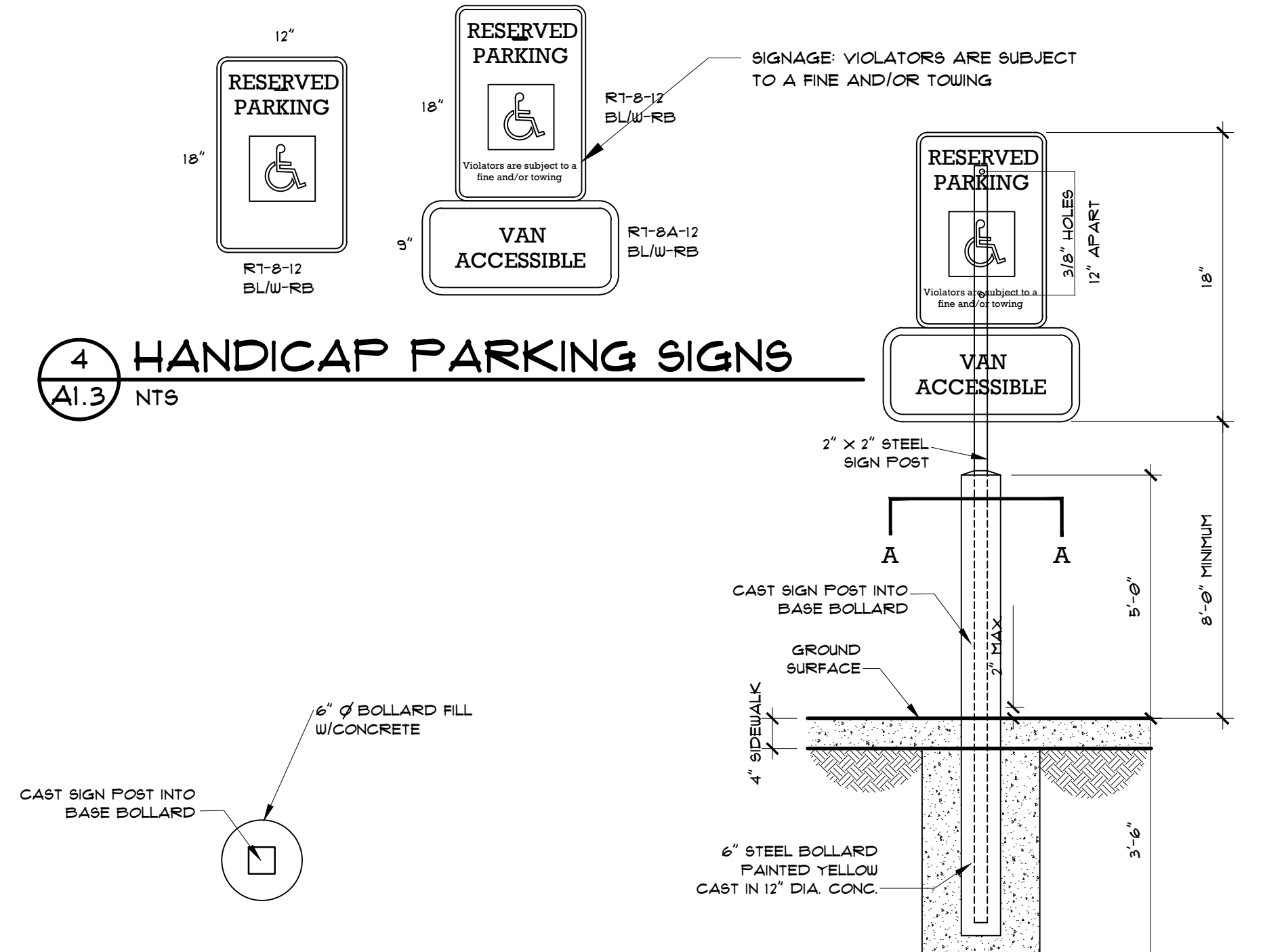
1 BICYCLE RACK
AI.3 N.T.S.

2 REFUSE ENCLOSURE
AI.3 N.T.S.

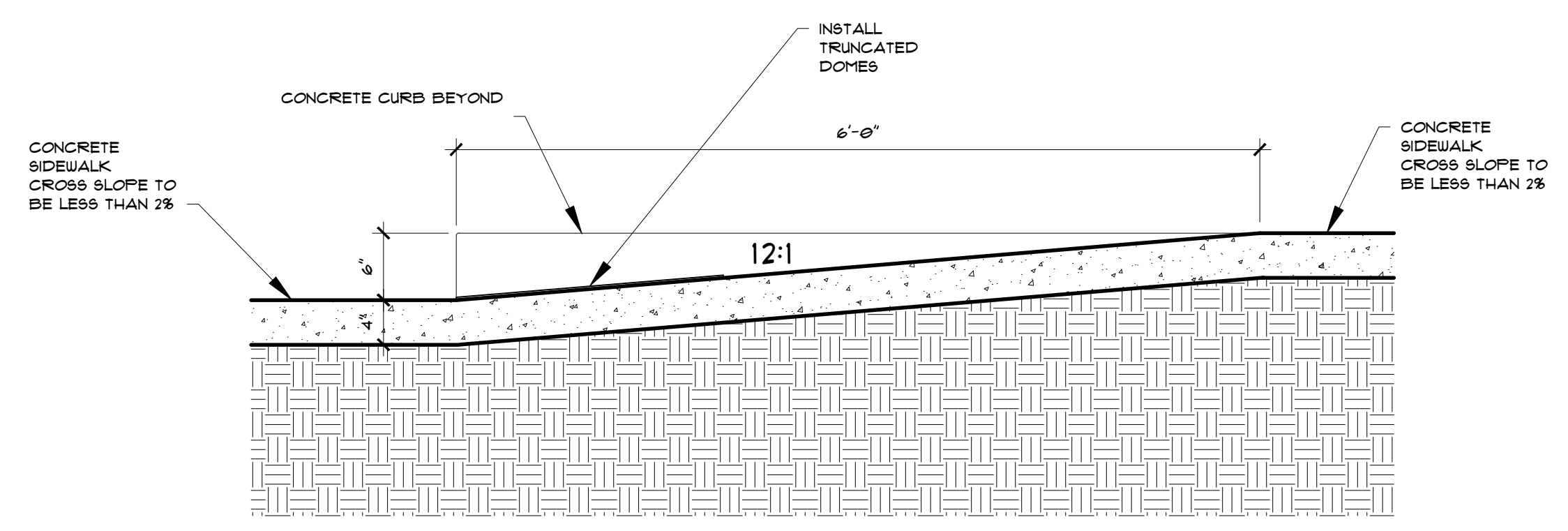
4 HANDICAP PARKING SIGNS
AI.3 N.T.S.

5 SECTION A-A
AI.3 N.T.S.

6 SIGN MOUNTING DETAIL
AI.3 N.T.S.



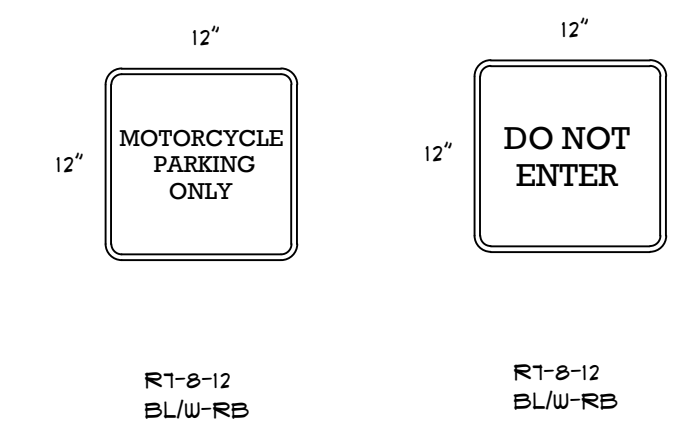
8 CURB DETAIL
AI.3 1" = 1'-0"



9 RAMP DETAIL
AI.3 1/2" = 1'-0"

7 SIGN MOUNTING DETAIL
AI.3 N.T.S.

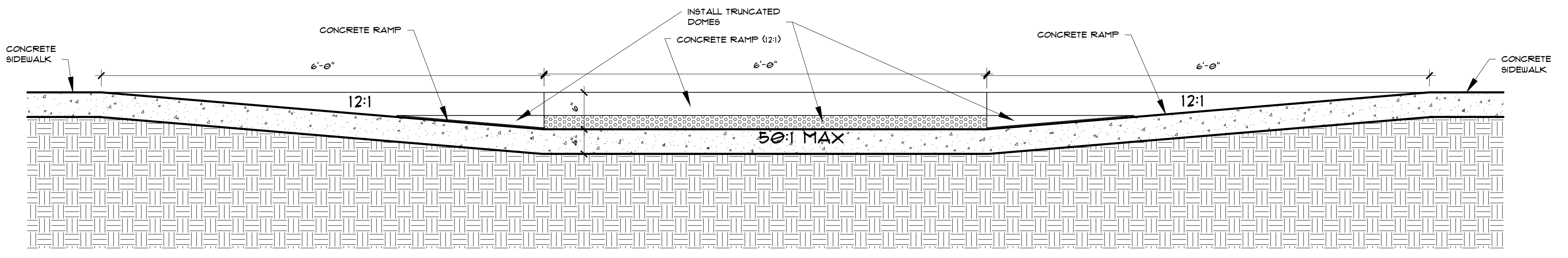
7A ADA ACCESS AISLE DTL.
AI.3 N.T.S.



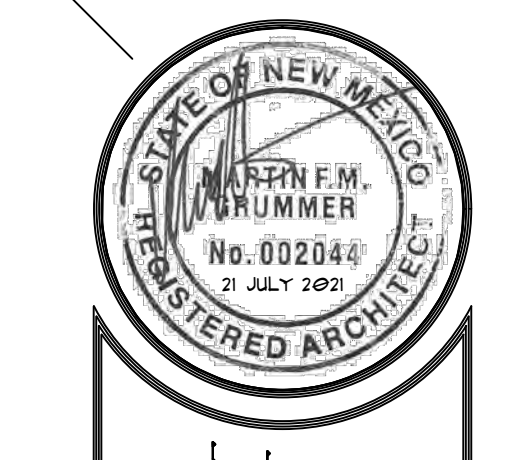
NOTE: LETTERING SHALL BE FHWA SERIES "B" ALPHABET
MOUNTING OPTIONS
A) FLEXIBLE P.E. POST WITH SURFACE MOUNT BASE - EPOXY TO PAVEMENT SURFACE
B) PERFORATED GALVANIZED TUBING INSTALL IN LANDSCAPE AREAS ONLY
BLACK BORDERS AND TEXT, ON WHITE OR REFLECTIVE BACKGROUND (TYP)
BOTTOM OF SIGN SHALL NOT BE LESS THAN 4'-0" ABOVE FINISH SURFACE

NOTE: THE ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE 12" 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 TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 2/15/18)

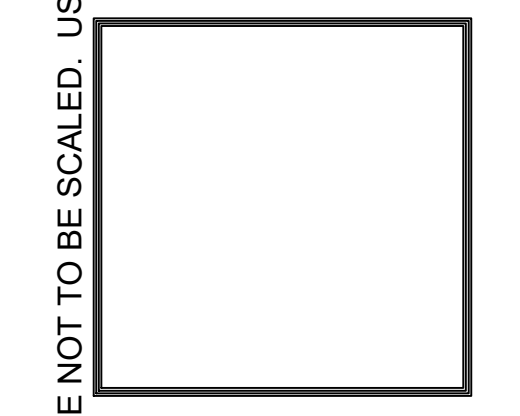
NO PARKING



10 RAMP DETAIL
AI.3 1/2" = 1'-0"



MARTIN F.M. GRUMMER ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2587



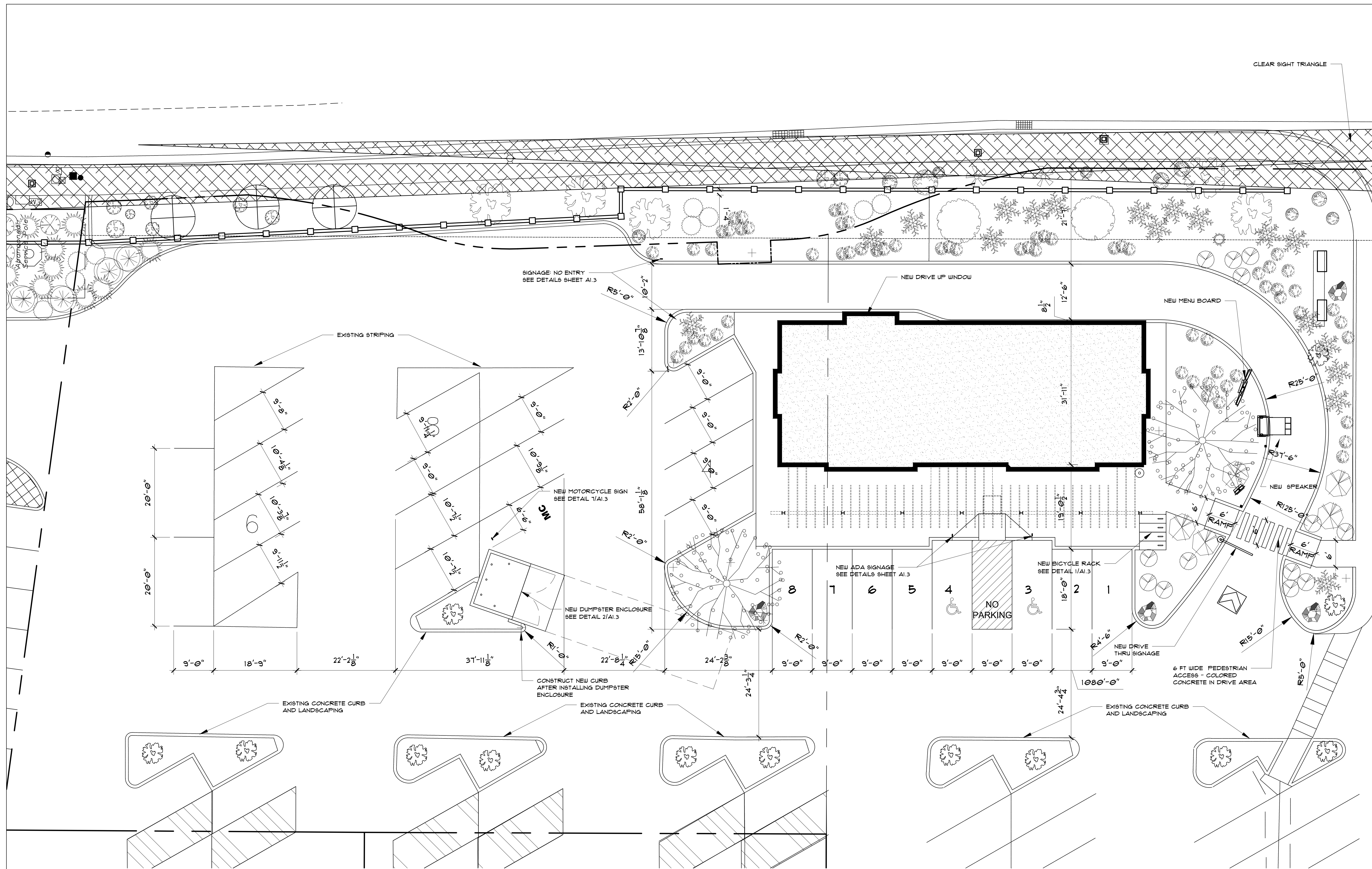
CENTRAL MERCADO BLDG CC
CENTRAL & SAN PEDRO SE
ALBUQUERQUE, NM 87108

DATE: 21 JULY 2021
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
A1.3

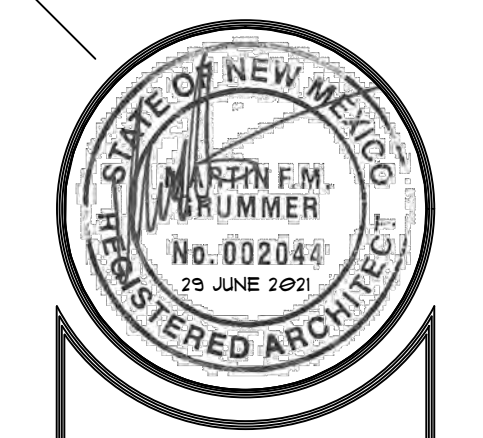
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



ENLARGED SITE PLAN 1" = 10'-0"

APPROVED FOR ACCESS ONLY
 SOLID WASTE DEPT 07-14-2021
 HAZARD ROUTE ONLY 2 MAN CREW

DJ Laskowski



MARTIN F.M. GRUMMER
 ARCHITECT
 331 WELLESLEY PLACE NE
 ALBUQUERQUE, NEW MEXICO 87106
 (505) 265-2507



PETERSON
 PROPERTIES

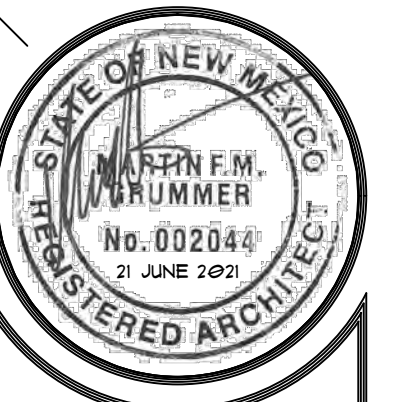
ENLARGED SITE PLAN
 CENTRAL MERCADO BLDG CC
 CENTRAL & SAN PEDRO SE
 ALBUQUERQUE, NM 87108

DATE:	29 JUNE 2021
DRAWN BY:	FMGM
CHECKED BY:	
VERIFIED BY:	

NO.	REVISIONS

SHEET NO:
A1.2

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



MARTIN F.M. GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2587



PETERSON
PROPERTIES

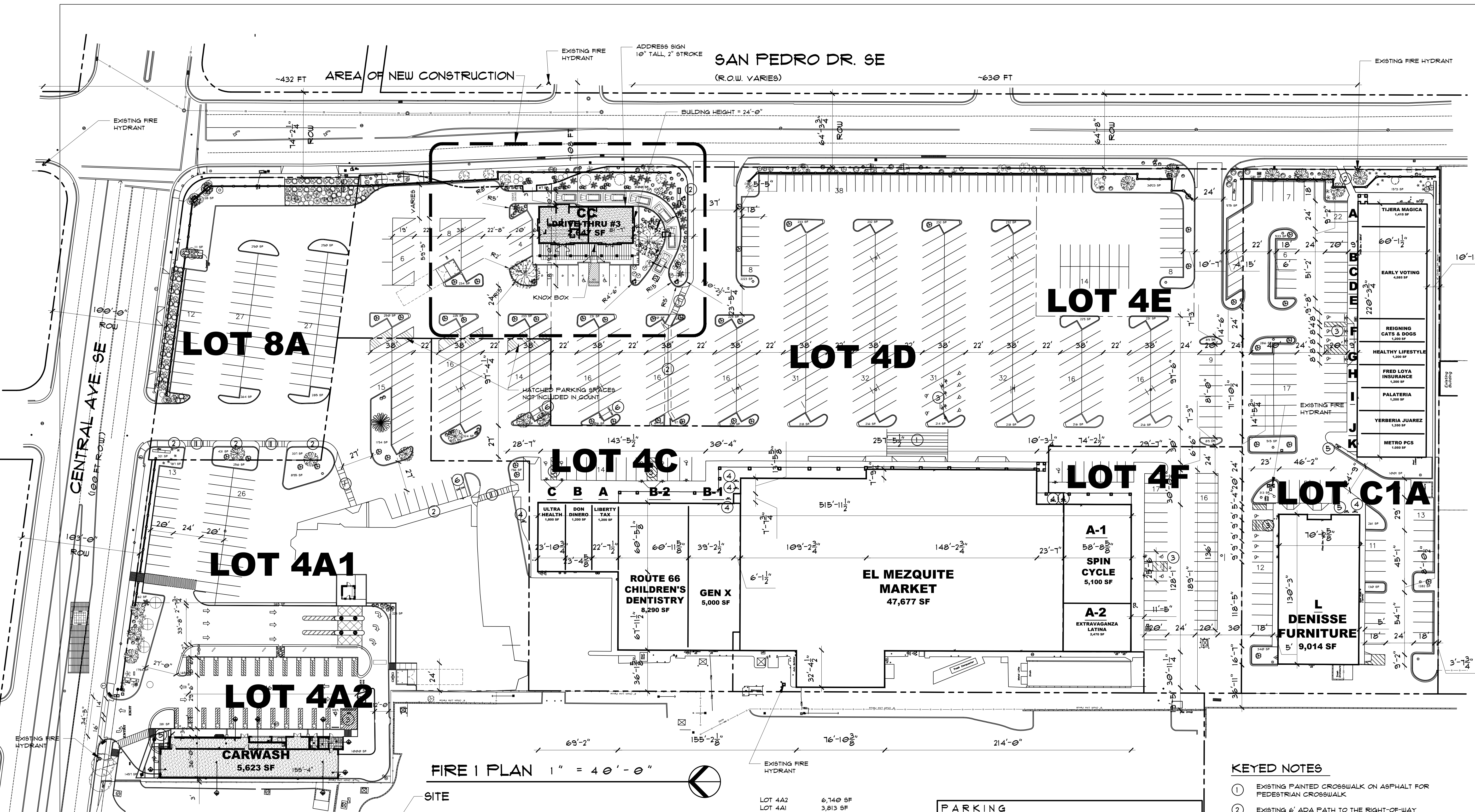
CENTRAL MERCADO BLDG CC
CENTRAL & SAN PEDRO SE
ALBUQUERQUE, NM 87108

DATE: 21 JUNE 2021
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

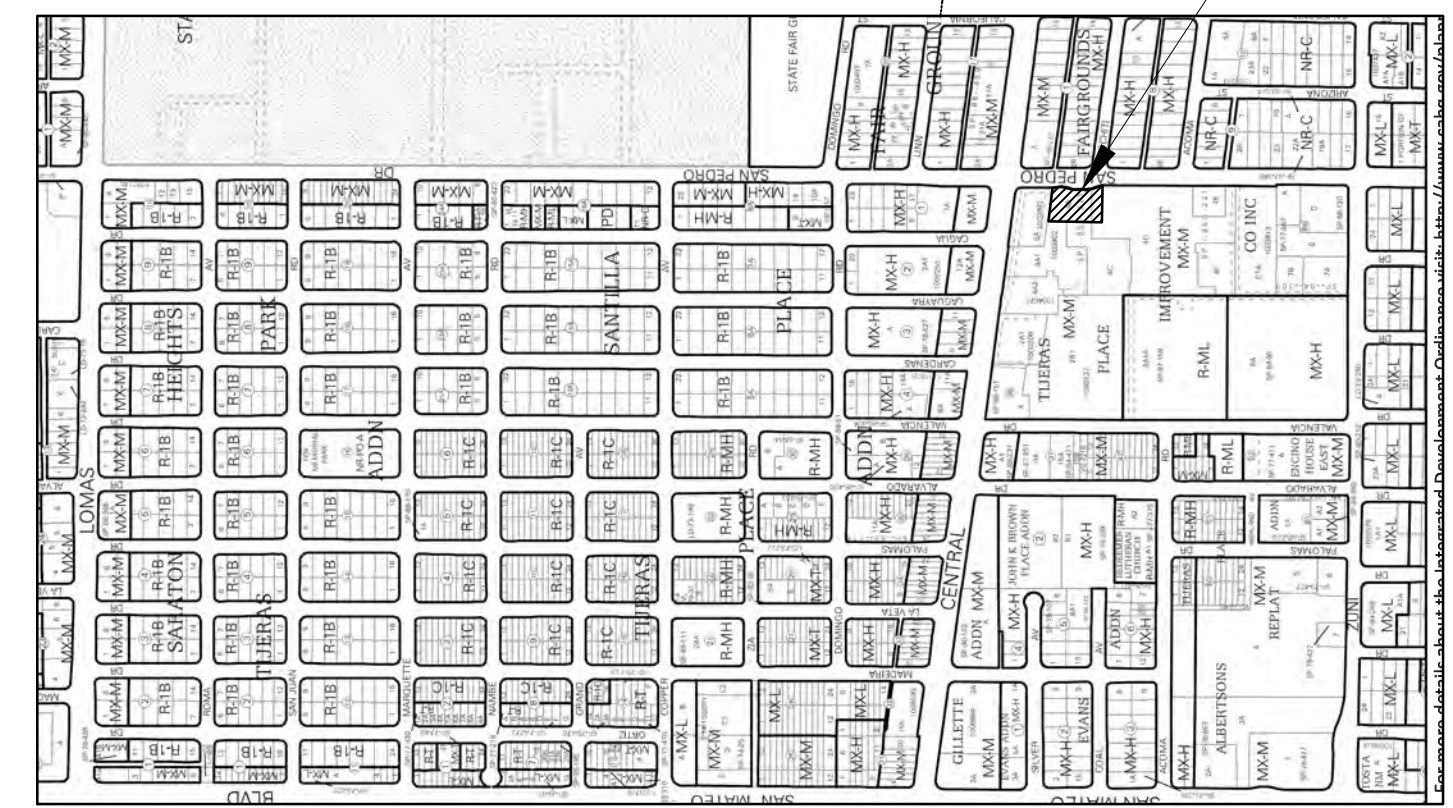
NO.	REVISIONS

SHEET NO:
F1.1

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



FIRE I PLAN 1" = 40'-0"



VICINITY MAP K-18-Z NTS

ADDRESS	
201 SAN PEDRO DR SE ALBUQUERQUE, NEW MEXICO 87108	
LEGAL DESCRIPTION	
LOTS 4B, 4D BLOCK 0000 TUERAS PLACE IMPROVEMENT CO INC ALBUQUERQUE, NM	
ZONING	
MX-M	
BUILDING AREAS	
EXISTING BUILDINGS	100,514 SF
NEW BUILDINGS	2,641 SF
TOTAL BUILDING	103,221 SF
CONSTRUCTION TYPE V-B NON-SPRINKLED	

LANDSCAPE CALCULATIONS	
TOTAL LOT AREA	524,672 SF
TOTAL BUILDING FOOTPRINT	103,221 SF
NET LOT AREA	421,451 SF
LANDSCAPE REQUIREMENT (MAIN STREET)	10 %
TOTAL LANDSCAPE REQUIREMENT	42,145 SF
TOTAL LANDSCAPE PROVIDED	39,074 SF
GROUND COVER REQUIRED	15%
TOTAL GROUND COVER REQUIREMENT	31,608 SF
TOTAL GROUND COVER PROVIDED	XXX SF (53%)

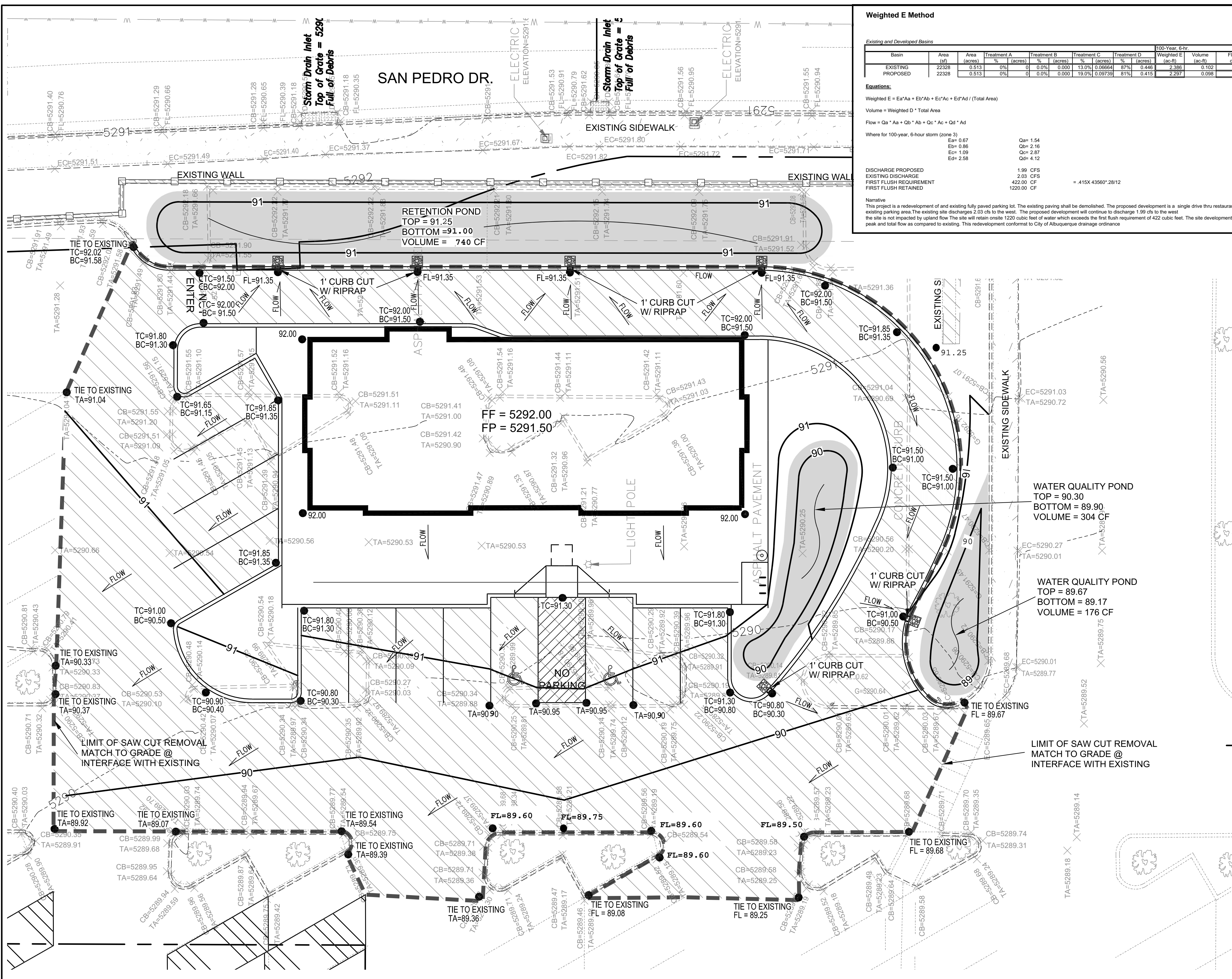
LOT 4A2	6,740 SF
LOT 4A1	3,813 SF
LOT 8A	4,181 SF
LOT 4C	531 SF
LOT 4D	13,265 SF
LOT 4E	3,023 SF
LOT 4F	00 SF
LOT C1A	7,515 SF
TOTAL	39,074 SF

PARKING			
TENANT	SQ FT	PARKING	REQUIRED
CARWASH	5,623 SF(1,633)	21/000	3,266
C-ULTRA HEALTH	1,000 SF	4/1000	1.2
B-DON DINERO	1,200 SF	4/1000	4.8
A-LIBERTY TAX	1,200 SF	4/1000	4.8
B-2 RT66 DENTISTRY	8,290 SF	3.5/1000	29.015
B-1 GEN X	5,000 SF	4/1000	20
EL MEZQUITE	47,677 SF	4/1000	190.708
A-1	5,100 SF	3/1000	15.3
A-2	2,470 SF	4/1000	9.88
L-DENISSE FURN	9,014 SF	4/1000	36.056
A-TIJERA MAGICA	1,415 SF	4/1000	5.66
BCDE-EARLY VOTING	4,585 SF	4/1000	18.34
F-REIGNING CATS	1,200 SF	4/1000	4.8
G-HEALTHY LIFE	1,200 SF	4/1000	4.8
H-FRED LOYA INS	1,200 SF	3.5/1000	4.2
I-PALATERIA	1,200 SF	4/1000	9.6
J-YERBERIA JUAREZ	1,350 SF	4/1000	6.6
K-METRO PCS	1,050 SF	4/1000	4.2
DRIVE-THRU CC	2,641 SF	N/R	0.0
TOTALS	103,221 SF		379.225
			300 REQ
TOTAL PROVIDED			640 SPACES

KEYED NOTES

- EXISTING PAINTED CROSSWALK ON ASPHALT FOR PEDESTRIAN CROSSWALK
- EXISTING 6' ADA PATH TO THE RIGHT-OF-WAY
- EXISTING ADA PARKING SPACES WITH SIGNAGE AND PAVEMENT MARKINGS, SEE SHEET A1.2A FOR DETAILS
- NEW BICYCLE RACK - SEE DETAIL 1/A1.2A
- EXISTING BICYCLE RACK
- INDICATES PROPOSED 5' x 10' MOTORCYCLE PARKING STALL LOCATION, RE: SITE PLAN FOR LOCATIONS -SEE DETAIL 1/A1.2A FOR REG. SIGNAGE

ADA SPACES REQUIRED 501-800 SPACE = 16 REQ.
PROVIDED = 23, 21 EXISTING, 2 NEW
MOTORCYCLE SPACES REQUIRED 301-500 = 6 REQ.
PROVIDED = 8, 1 EXISTING + 1 NEW
BICYCLE SPACES REQUIRED 10 % OF 300 REQ PARKING = 30 REQ.
PROVIDED = 40, 36 EXISTING, 4 NEW



Weighted E Method

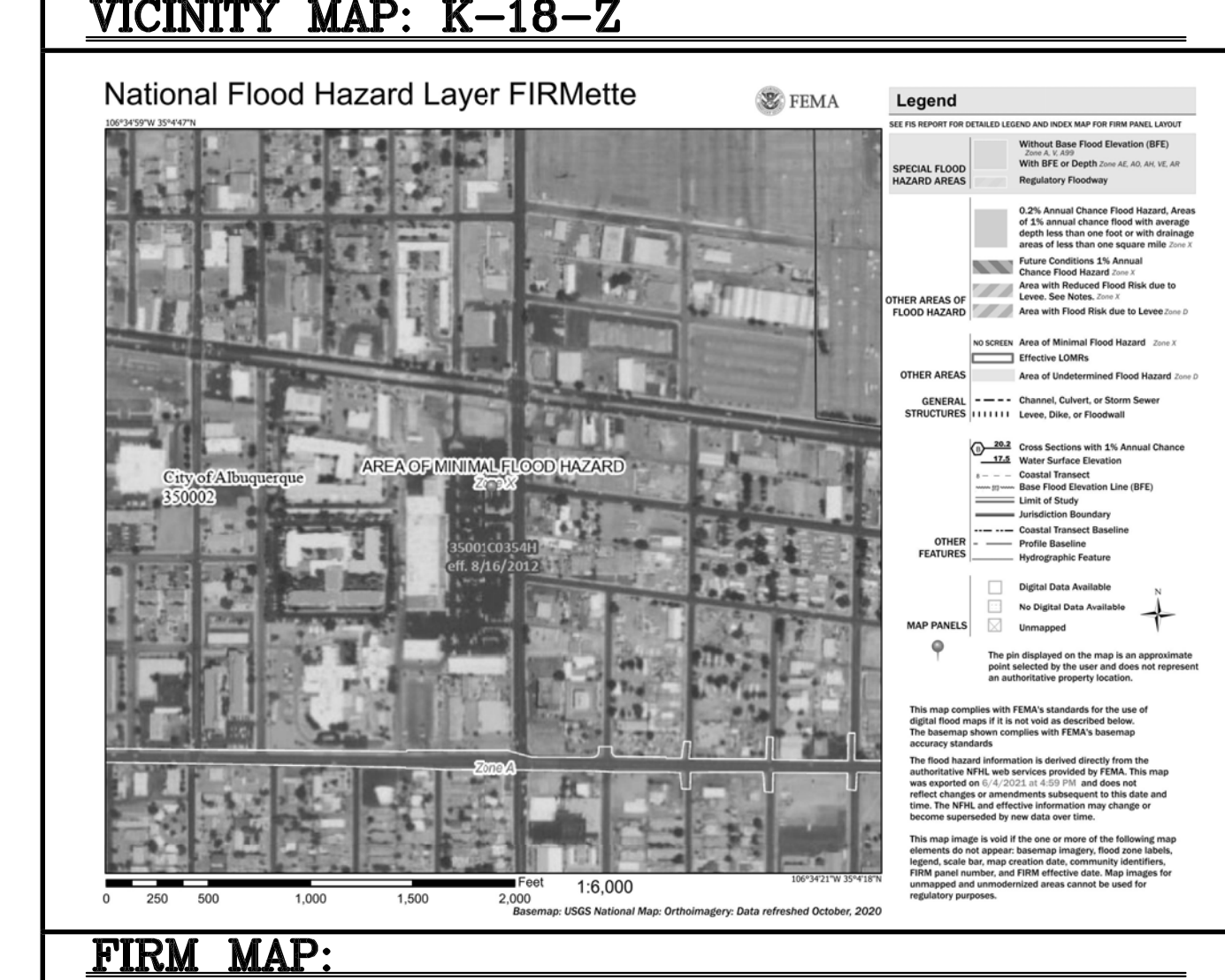
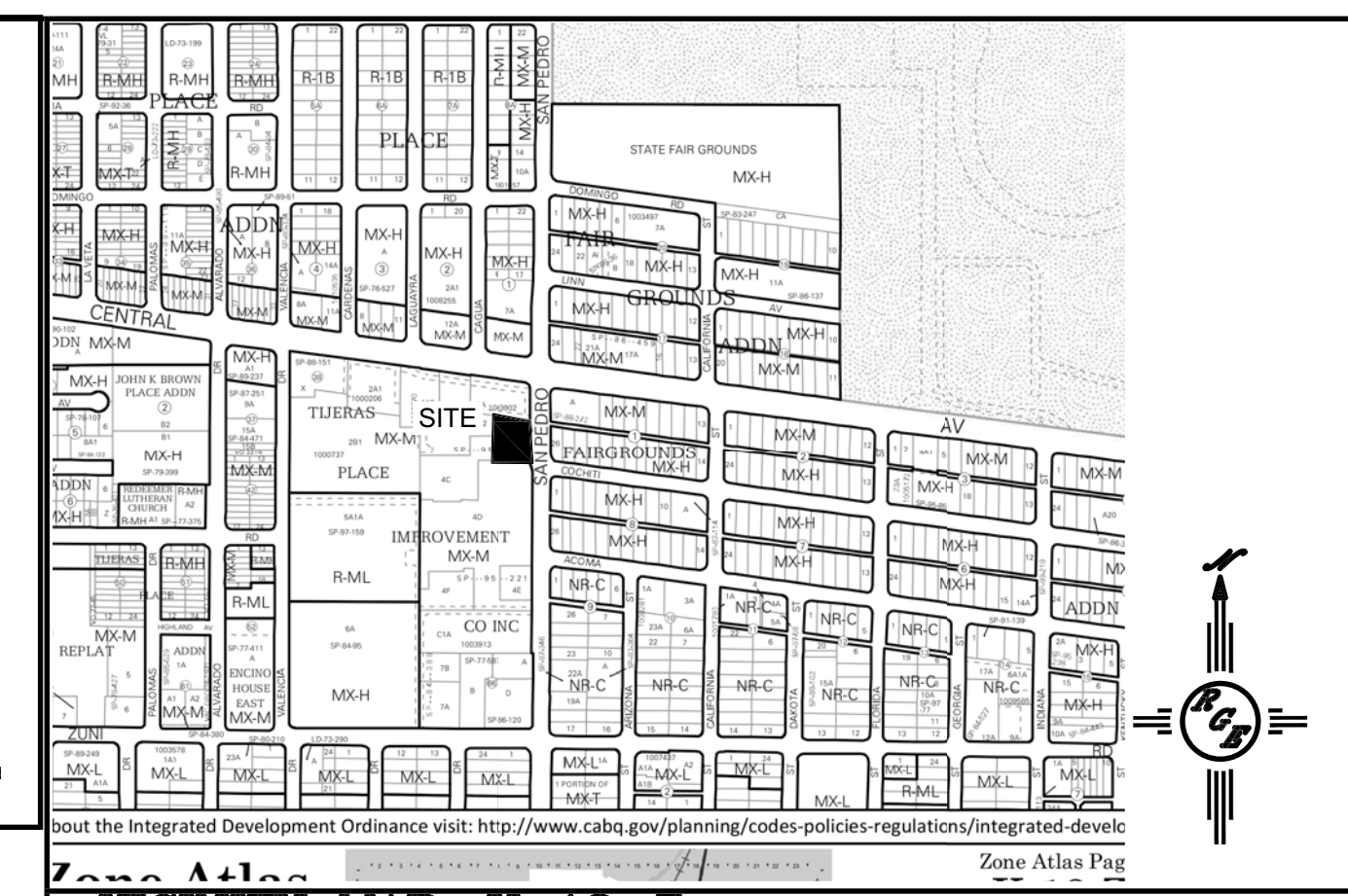
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	100-Year 6-hr Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
EXISTING	2238	0.513	0%	0%	13.0%	0.00664	0.7%	3.36	3.102
PROPOSED	2238	0.513	0%	0%	13.0%	0.09739	81%	0.415	2.297
									0.935
									2.203

Equations:
 Weighted E = Ea*As + Eb*Ab + Ec*Ac + Ed*Ad (Total Area)
 Volume = Weighted E * Total Area
 Flow = Qa * As + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 3):
 Ea = 0.67 Qa = 1.54
 Eb = 0.86 Qb = 2.16
 Ec = 1.09 Qc = 2.87
 Ed = 2.58 Qd = 4.12

DISCHARGE PROPOSED: 1.99 CFS
 EXISTING DISCHARGE: 2.03 CFS
 FIRST FLUSH REQUIREMENT: 422.00 CF
 FIRST FLUSH RETAINED: 1220.00 CF

Narrative:
 This project is a redevelopment of and existing fully paved parking lot. The existing paving shall be demolished. The proposed development is a single drive thru restaurant within existing parking area. The existing site discharges 2.03 cfs to the west. The proposed development will continue to discharge 1.99 cfs to the west. The site is not impacted by upland flow. The site will retain onsite 1220 cubic feet of water which exceeds the first flush requirement of 422 cubic feet. The site developments will reduce peak and total flow as compared to existing. This redevelopment conforms to City of Albuquerque drainage ordinance.



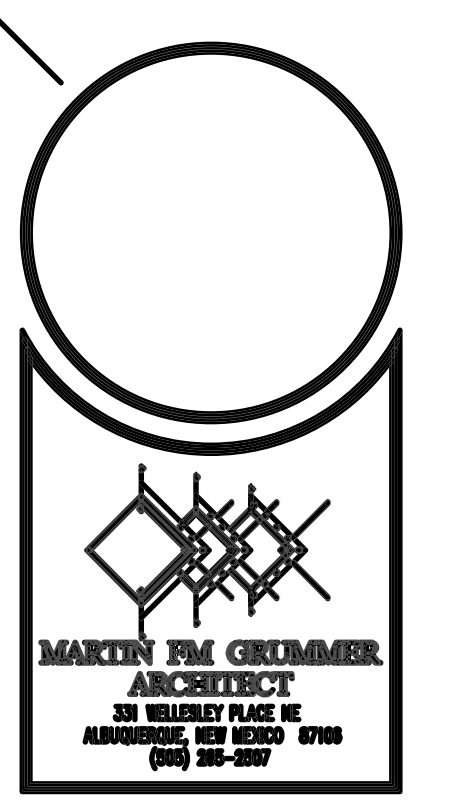
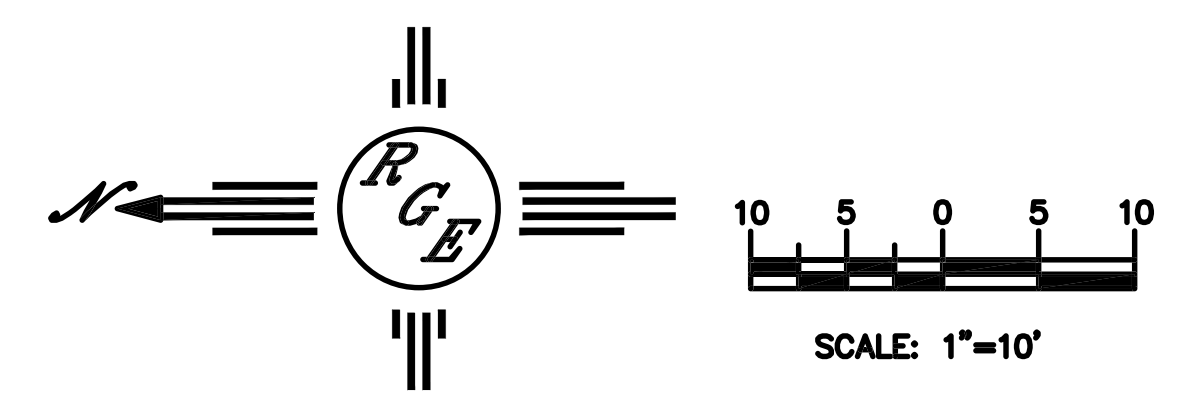
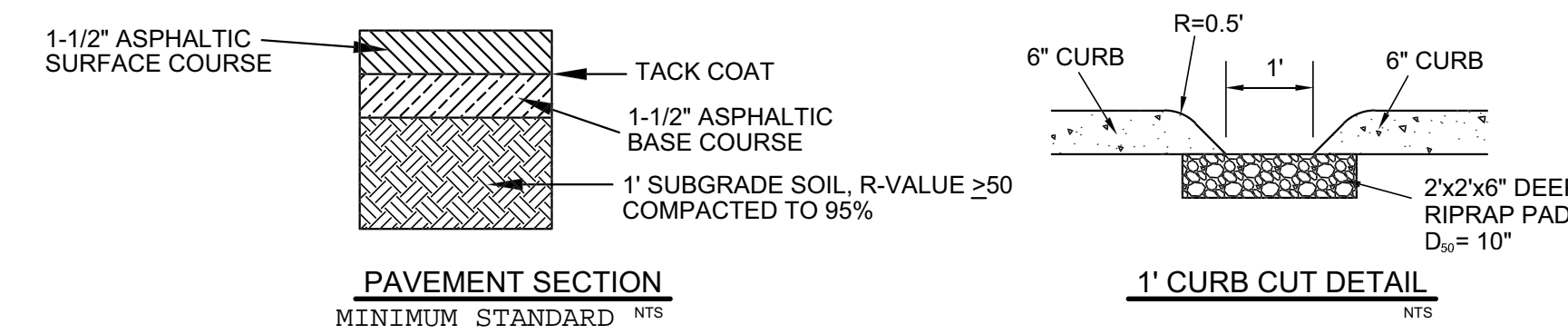
LEGAL DESCRIPTION:
 LOT 4-B CENTRAL MERCADO
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

- NOTES:**
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 - ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
 - ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
 - SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.

- LEGEND**
- EXISTING CONTOUR
 - - - EXISTING INDEX CONTOUR
 - PROPOSED CONTOUR
 - - - PROPOSED INDEX CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED BOTTOM OF CURB ELEVATION
 - PROPOSED TOP OF ASPHALT ELEVATION
 - PROPOSED FLOWLINE ELEVATION
 - PROPOSED DRAINAGE FLOW DIRECTION
 - BOUNDARY
 - - - EXISTING EASEMENT
 - - - EXISTING CURB AND GUTTER
 - - - LIMIT OF SAW CUT REMOVAL
 - PROPOSED PONDING AREA
 - ▨ PROPOSED ASPHALT SEE PAVEMENT SECTION

- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

CAUTION:
 EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

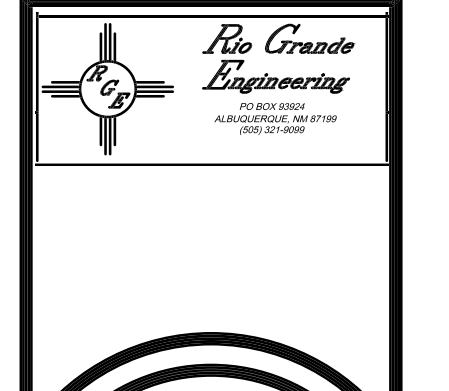


CENTRAL MERCADO BLDG CC
 CENTRAL & SAN PEDRO SE
 ALBUQUERQUE, NM 87108
 LOT 4-B CENTRAL MERCADO
 201, 301 SAN PEDRO DR. SE

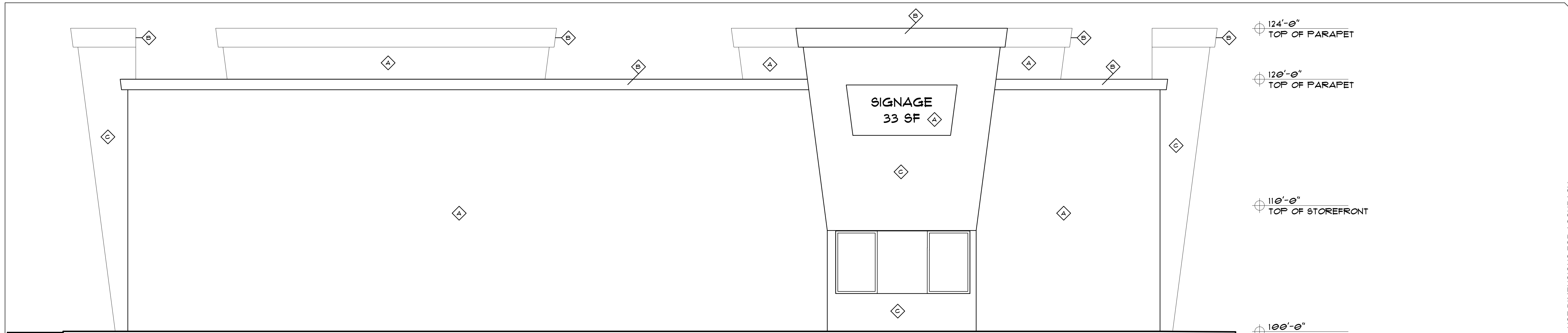
DATE: 9 JUNE 2021
 DRAWN BY: DEM
 CHECKED BY: DS
 VERIFIED BY: DS

REVISIONS

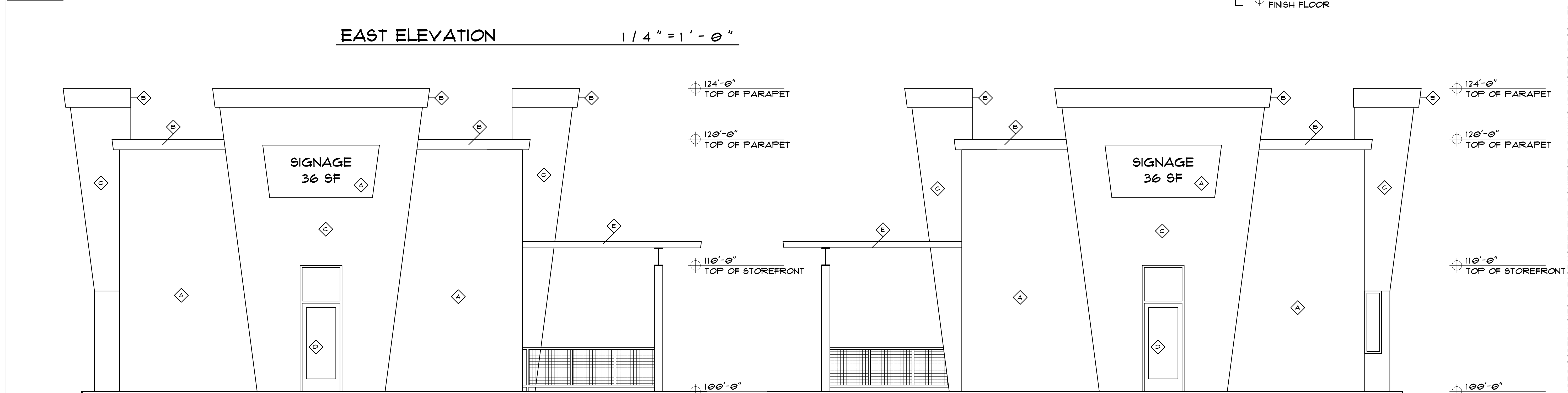
NO.	DESCRIPTION



SHEET NO:
C1

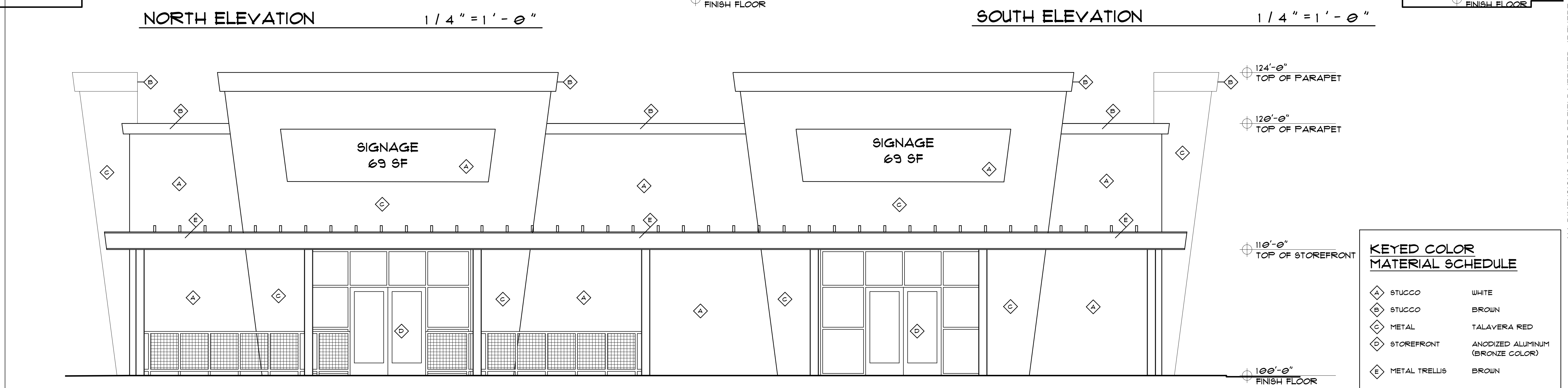


EAST ELEVATION $1/4" = 1' - 0"$



NORTH ELEVATION $1/4" = 1' - 0"$

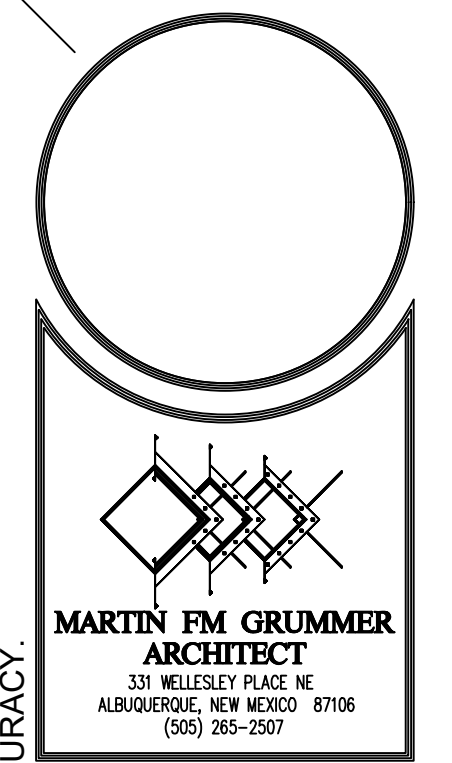
SOUTH ELEVATION $1/4" = 1' - 0"$



WEST ELEVATION $1/4" = 1' - 0"$

KEYED COLOR MATERIAL SCHEDULE

▲	STUCCO	WHITE
●	STUCCO	BROWN
◇	METAL	TALAVERA RED
□	STOREFRONT	ANODIZED ALUMINUM (BRONZE COLOR)
⊕	METAL TRELLIS	BROWN



MARTIN FM GRUMMER ARCHITECT
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PETERSON PROPERTIES

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 CENTRAL & SAN PEDRO SE
 ALBUQUERQUE, NM 87108**

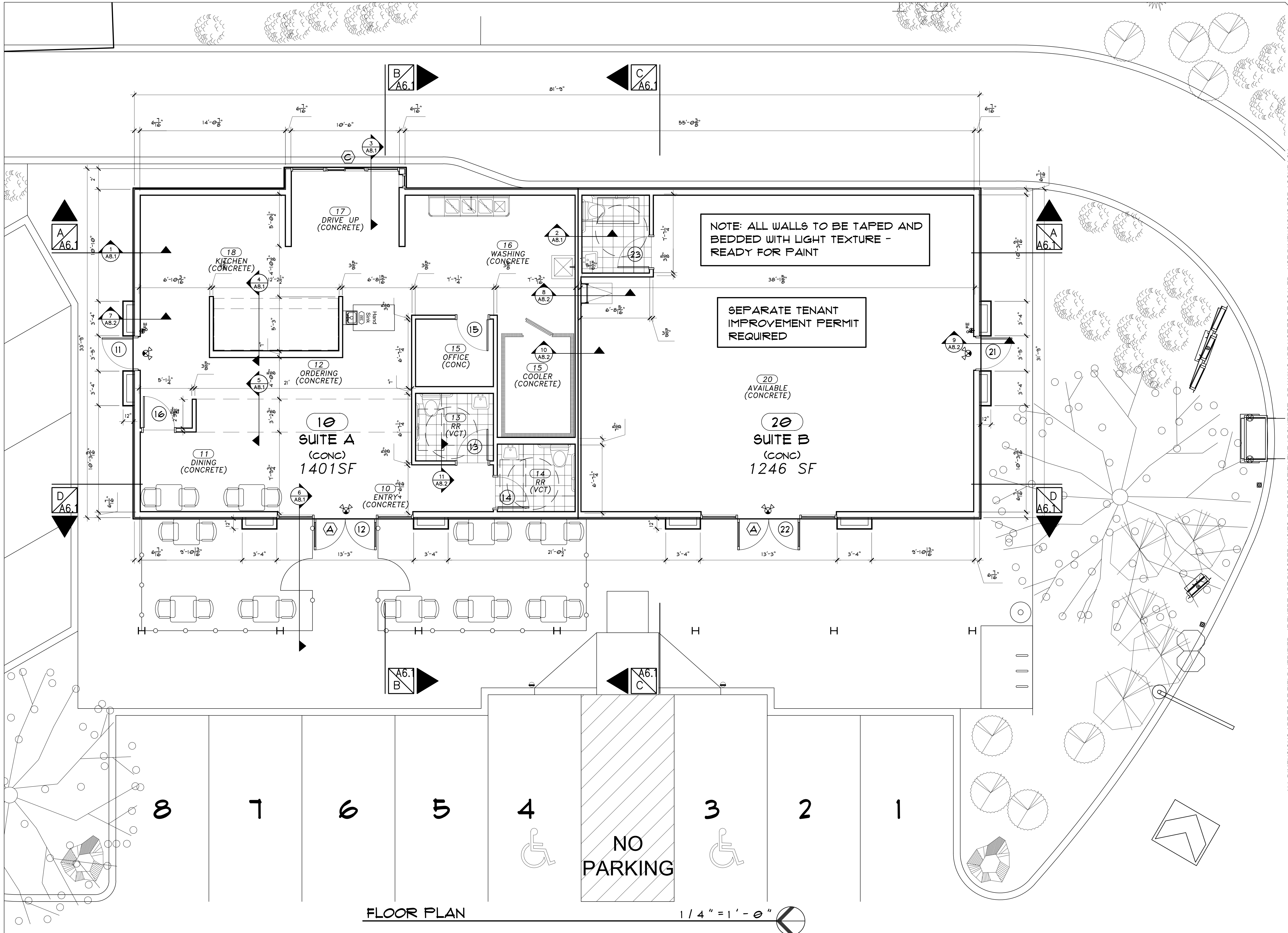
ELEVATIONS

DATE: 21 JUNE 2021
 DRAWN BY: MFMG
 CHECKED BY:
 VERIFIED BY:

NO.	REVISIONS

SHEET NO:
A5.1

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



MARTIN F.M. GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



PETERSON
PROPERTIES

CENTRAL MERCADO BLDG CC
CENTRAL & SAN PEDRO SE
ALBUQUERQUE, NM 87108

DATE:
21 JUNE 2021
DRAWN BY:
MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
A2.1

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

FLOOR PLAN

1/4" = 1' - 0"

FLOOR PLAN

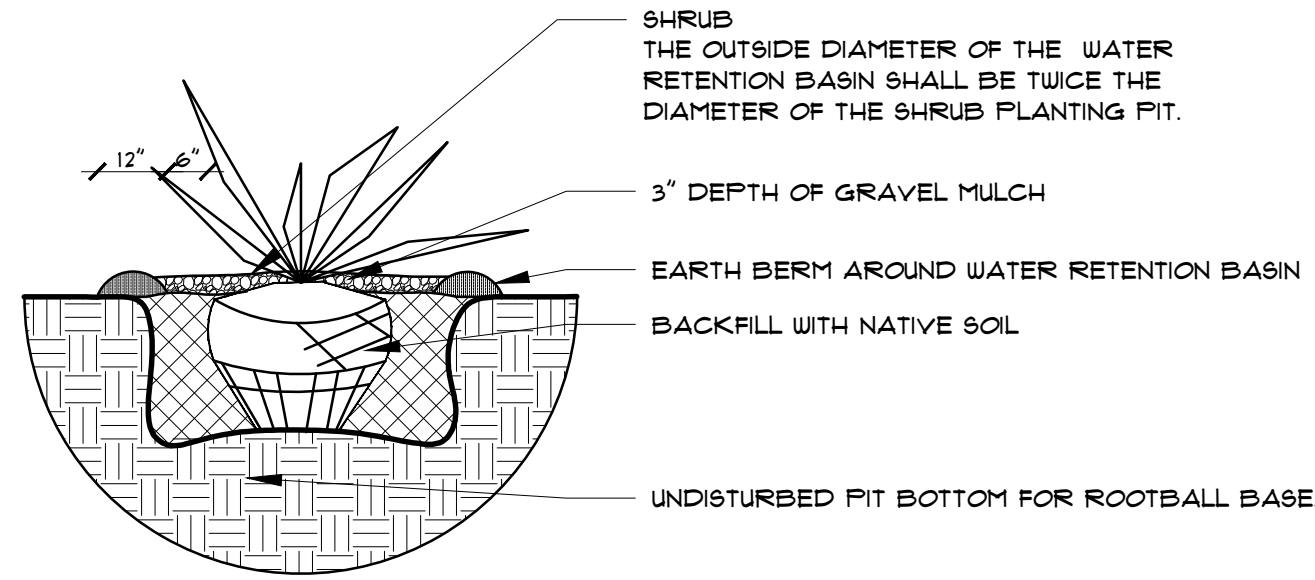
AREA 1	115 SF
AREA 2	70 SF
AREA 3	61 SF
AREA 4	3100 SF
AREA 5	1132 SF
AREA 6	402 SF
AREA 7	133 SF
AREA 8	234 SF
TOTAL	5,913 SF

NOTES

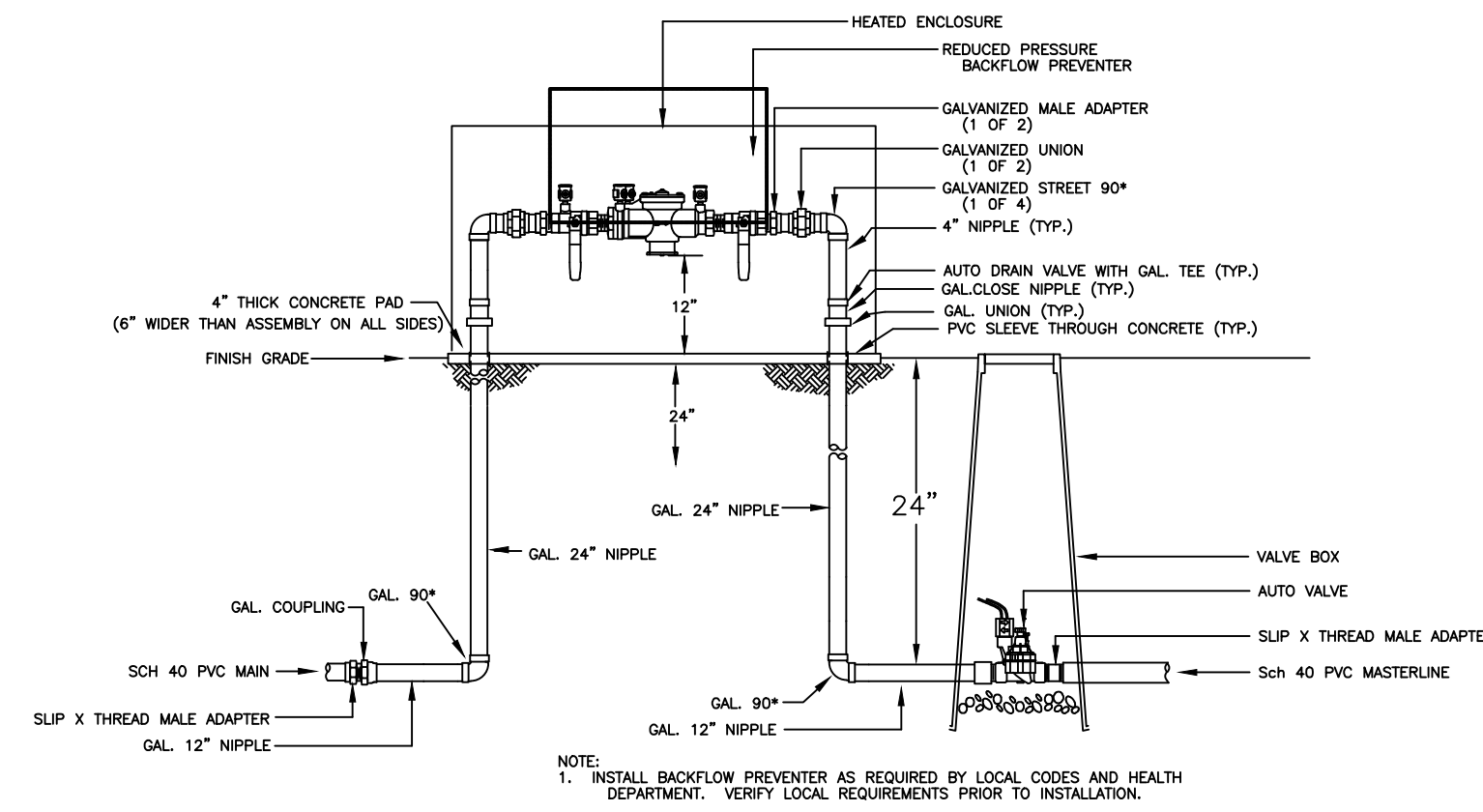
- MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER -PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- THIS PLAN IS TO COMPLY WITH C.O.A LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
- IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 15% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY
- LANDSCAPE AREAS TO BE MULCHED WITH "SANTA FE BROWN" GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC
- APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE
- TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
- NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

LANDSCAPE CALCULATIONS

PARTIAL LOT D AREA	42,409 SF
NEW BUILDING FOOTPRINT	2,641 SF
NET LOT AREA	40,495 SF
LANDSCAPE REQUIREMENT (MAIN STREET)	10 %
TOTAL LANDSCAPE REQUIREMENT	4,050 SF
TOTAL LANDSCAPE PROVIDED	1,019 SF
GROUND COVER REQUIRED	15%
TOTAL GROUND COVER REQUIREMENT	3,030 SF
TOTAL GROUND COVER PROVIDED	4,061 SF



1 SHRUB PLANTING DETAIL
LI.2 NTS



Mastervalue w/RPBA

PLANT LEGEND

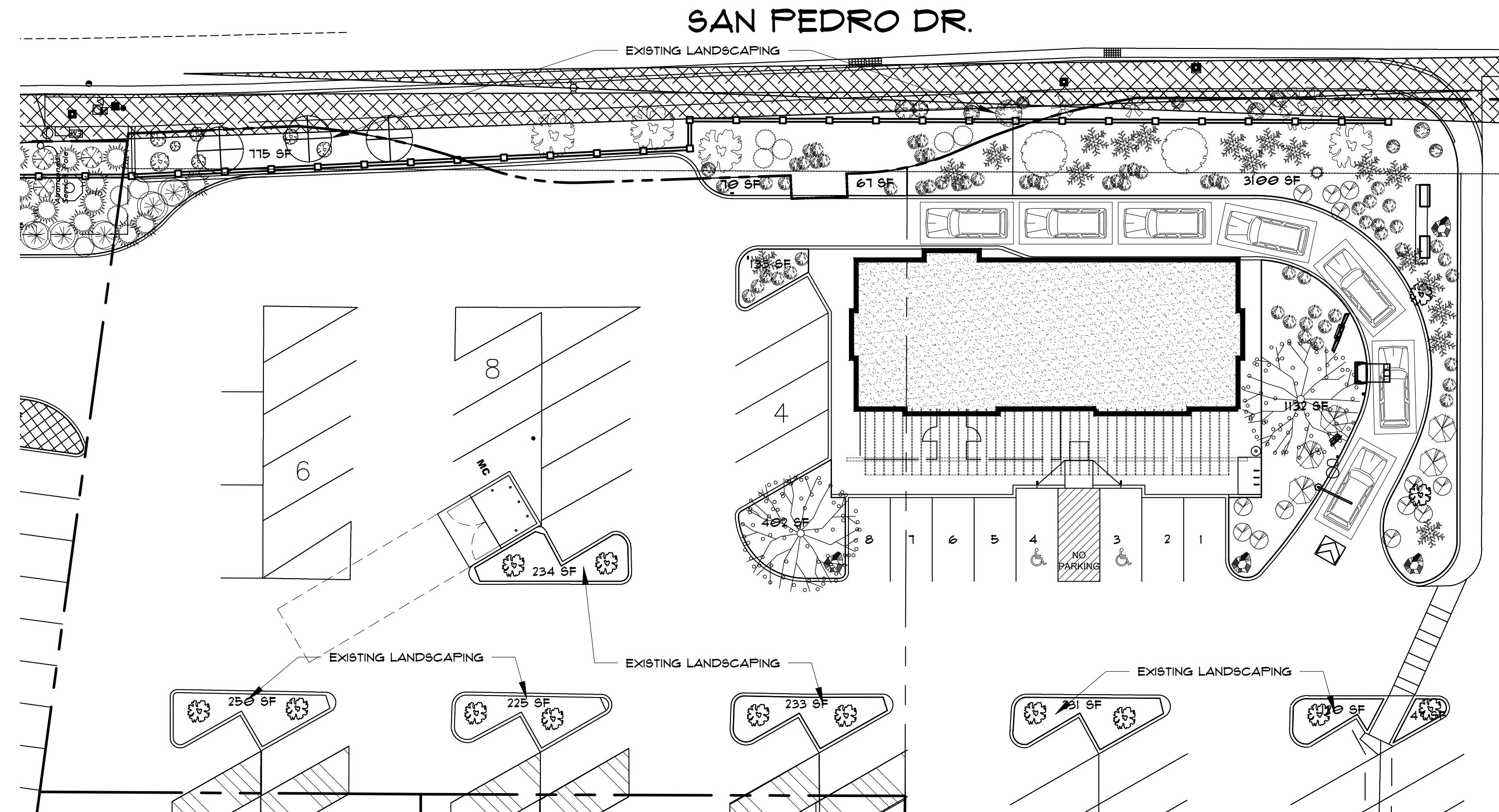
SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE WATER USE COVERAGE AREA

SHRUBS

3	DASYLIRON WHEELERI	DESERT SPOON	5 GAL	M	1 SF X 3 = 21 SF
3	LYCIUM PALLIDUM	WOLFBERRY	5 GAL	L	20 SF X 3 = 60 SF
2	YUCCA ELATA	SOAP TREE YUCCA	5 GAL	L	10 SF X 2 = 20 SF
13	OPUNTIA	PRICKLY PEAR	1 GAL	L	12 SF X 13 = 156 SF
17	Buddleia DAVIDII	BUTTERFLY BUSH	1 GAL	L	12 SF X 11 = 204 SF
14	ARTEMISIA X POWIS CASTLE	POWIS CASTLE SAGE	1 GAL	L	25 SF X 14 = 350 SF
3	SANTOLINA SPP.	SANTOLINA	1 GAL	L	25 SF X 3 = 75 SF
					886 SF

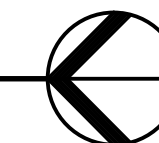
TREES

2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL	M	400 SF X 2 = 800 SF
3	CHILOPSIS LINEARIS	DESERT WILLOW	5 GAL	L	225 SF X 3 = 675 SF
6	FORESTERIA NEOMEXICANA	NEW MEXICO OLIVE	2" CAL	M	225 SF X 6 = 1350 SF
2	CERCIS RENIFORMIS	OKLAHOMA REDBUD	2" CAL	M	115 SF X 2 = 350 SF
					3175 SF



ENLARGED SITE PLAN

1" = 20' - 0"



MARTIN FM GRUMMER ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



CENTRAL MERCADO BLDG CC
CENTRAL & SAN PEDRO SE
ALBUQUERQUE, NM 87108

LANDSCAPE PLAN

DATE: 21 JUNE 2021

DRAWN BY: MFMG

CHECKED BY:

VERIFIED BY:

REVISIONS

SHEET NO:
L1.2

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: CENTRAL MERCADO FEDERIKITOS DRIVE THRU SHELL BLDG.

Building Permit #: BP-2021-29270 _____ Hydrology File #: _____

Zone Atlas Page: K-18-Z _____ DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOTS 4B&4D, TIJERAS PLACE IMPROVEMENT CO INC _____

Development Street Address: 201 SAN PEDRO SE _____

Applicant: MARTIN GRUMMER – for PETERSON PROPERTIES _____ Contact: MARTIN _____

Address: 2325 SAN PEDRO NE _____

Phone#: 505-265-2507 _____ Fax#: _____

E-mail: mgrummer@centurylink.net

Development Information

Build out/Implementation Year: 2021 _____ Current/Proposed Zoning: MX-M

Project Type: New: (X) Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: ()

Change of Zoning: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: (X) Mixed-Use: ()

Describe development and Uses: NEW DRIVE THRU SHELL BUILDING FOR A FUTURE FEDERIKITOS RESTAURANT

Days and Hours of Operation (if known): 10AM-9PM

Facility

Building Size (sq. ft.): 2,847 SF

Number of Residential Units: N/A _____

Number of Commercial Units: ONE _____

ITE Land Use #934, AM peak hour opening time is later than the AM traffic peak hour, PM 93 trips.

Traffic Considerations

ITE Trip Generation Land Use Code 934 _____

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* 3-4 _____

Expected Number of Delivery Trucks/Buses per Day (if known):* 1 _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: SAN PEDRO, SE SOUTH OF CENTRAL _____

Adjacent Roadway(s) Posted Speed: CENTRAL AVE SE _____ 35 MPH Posted Speed
SAN PEDRO SE _____ 35 MPH Posted Speed

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: MAJOR COLLECTOR(arterial, collector, local, main street)

Comprehensive Plan Center Designation: none (urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): -CITY_____

Adjacent Roadway(s) Traffic Volume: 1179/hr San Pedro, 1761/hr Central

Volume-to-Capacity Ratio (v/c): 0.24NB-0.31SB ON SAN PEDRO
(if applicable)

Adjacent Transit Service(s):BUS LINE 766 AND 777 ON CENTRAL AND LINE 34 ON SAN PEDRO

Transit Stop(s):ONE WEST OF SAN PEDRO ON CENTRAL AND ONE SOUTH OF CENTRAL ON SAN PEDRO

Is site within 660 feet of Premium Transit?:YES

Current/Proposed Bicycle Infrastructure BIKE PATH on San Pedro (bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: EXISTING SIDEWALKS ON SAN PEDRO AND ON CENTRAL

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No []

Thresholds Met? Yes [] No []

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes: AM peak hour opening time is later than the AM traffic peak hour

M.P. P.E.

7/19/2021

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.