

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



PETERSON
PROPERTIES

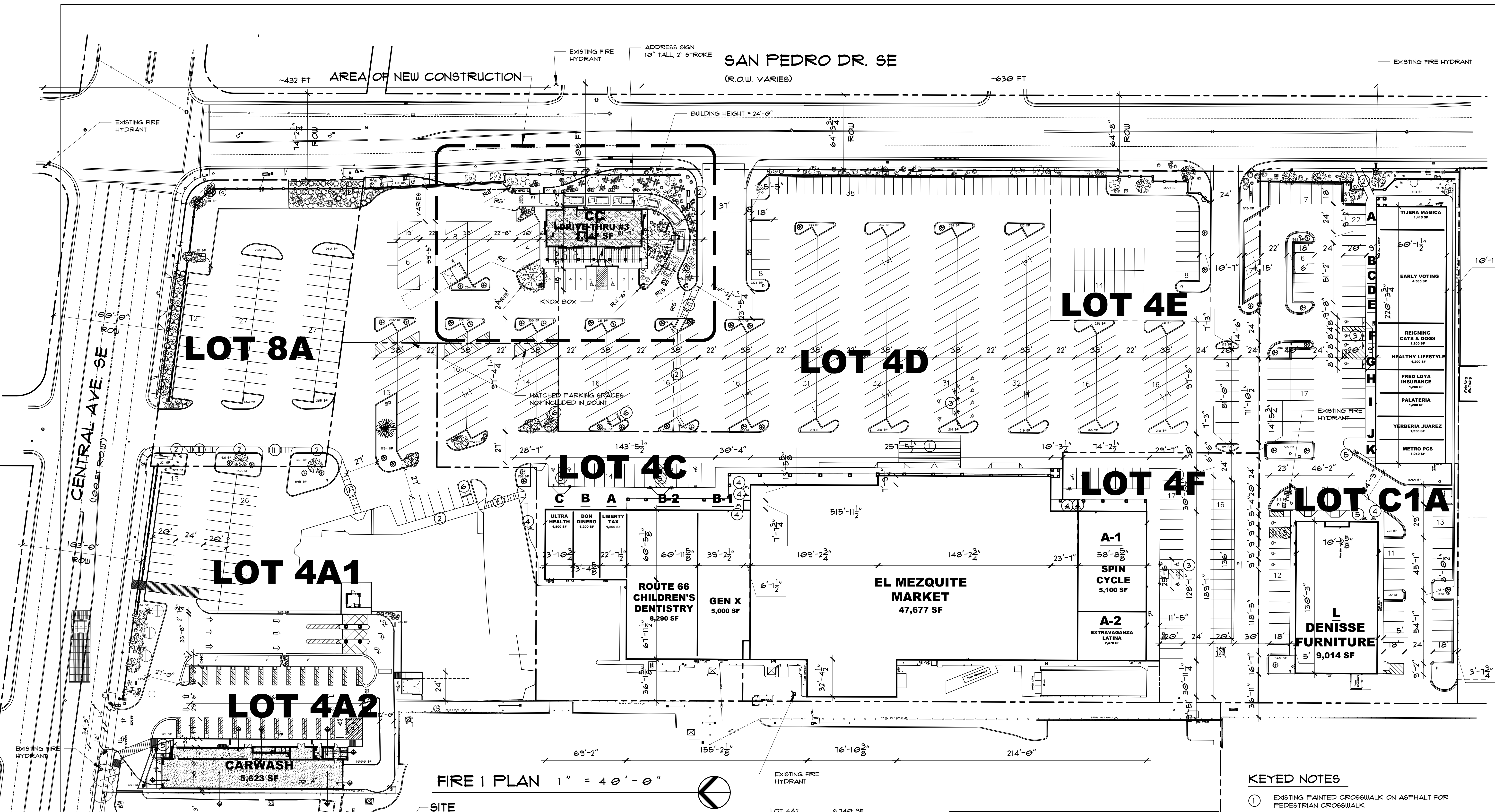
CENTRAL MERCADO BLDG CC
CENTRAL & SAN PEDRO SE
ALBUQUERQUE, NM 87108

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

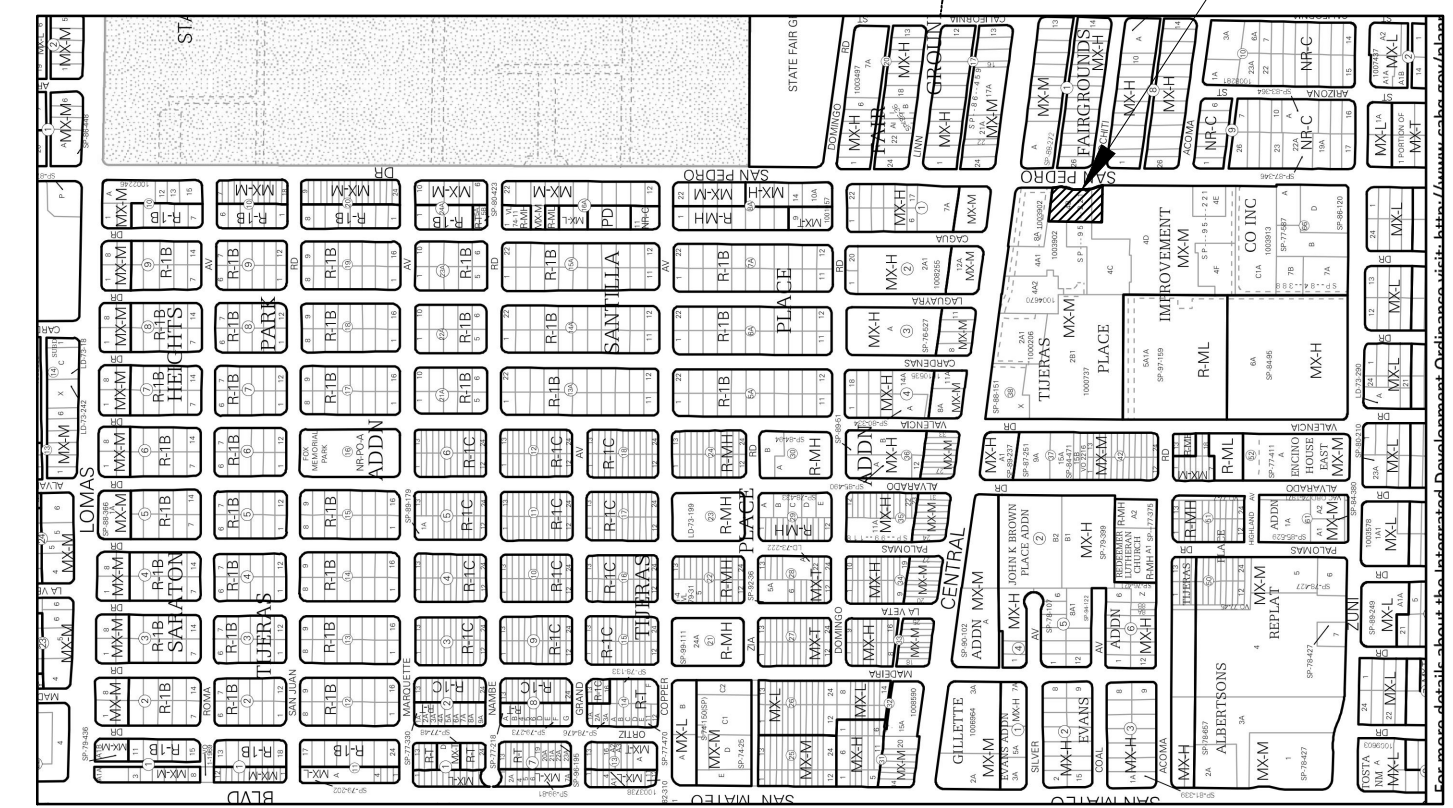
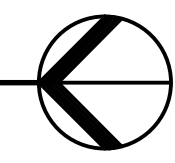
NO.	REVISIONS

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.

SHEET NO:
F1.1



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%)

PARKING			
TENANT	SQ FT	PARKING	REQUIRED
CARWASH	5,623 SF(1,633)	21/000	3,266
C-ULTRA HEALTH	1,800 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	4,885 SF	4/1000	19.34
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 REQ. 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