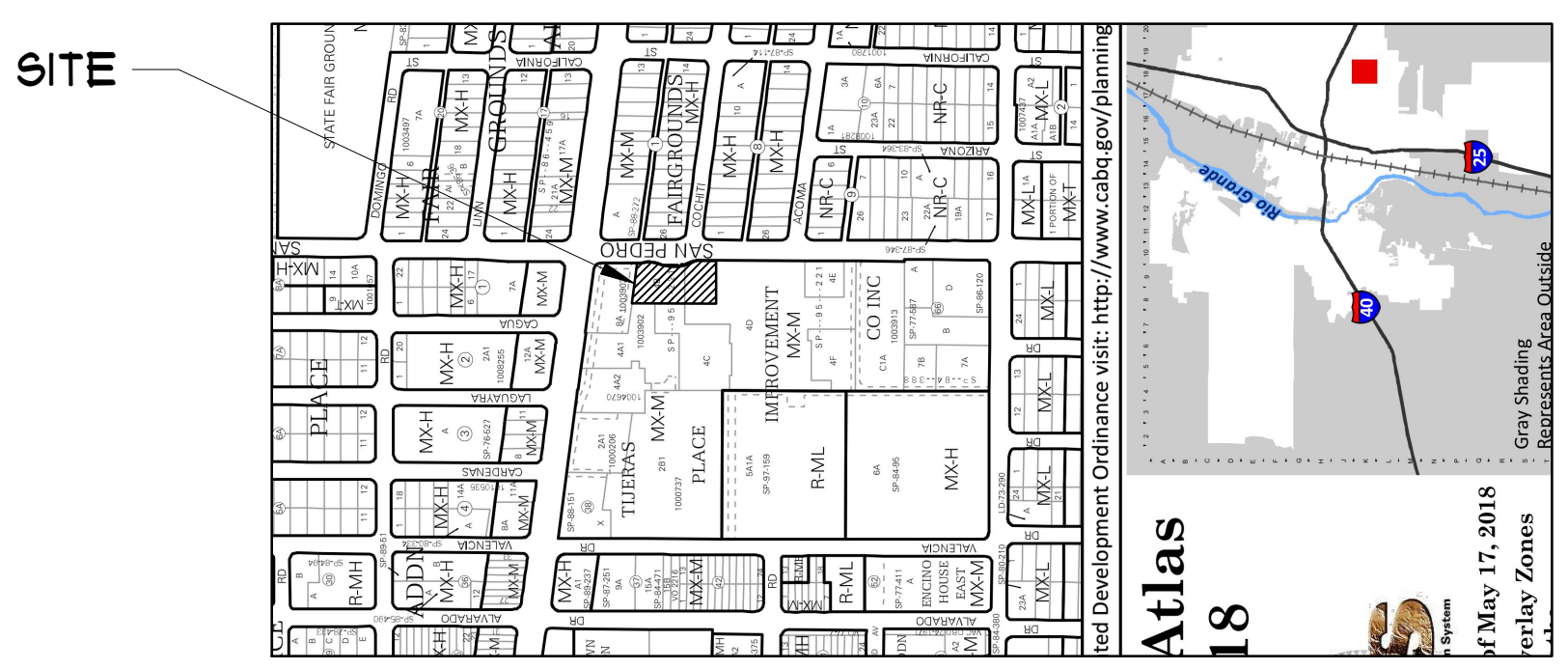


SITE PLAN 1" = 40'-0"



LOCATION MAP
N.T.S.

ADDRESS	
6016, 6100, 6200 CENTRAL AVE. SE 201, 301 SAN PEDRO DR. SE ALBUQUERQUE, NEW MEXICO 87102	
LEGAL DESCRIPTION	
LOTS 4A2, 4A1, 8A, 4B, 4C, 4D, 4E, 4F, C1A 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

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	34,598 SF
GROUND COVER REQUIRED	15%
TOTAL GROUND COVER REQUIREMENT	31,608 SF
TOTAL GROUND COVER PROVIDED	XXX SF (53%)

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

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	2,410 SF	4/1000	9.6
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	4.8
J-YERBERIA JUAREZ	1,350 SF	4/1000	5.4
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
 - 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 300 REQ PARKING = 30 REQ.
PROVIDED = 40, 36 EXISTING, 4 NEW

MARTIN FM 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

SITE PLAN

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.