



PROJECT
LOCATION

3 AERIAL SITE PLAN – EXISTING CONDITIONS

SCALE: 1" = 20'-0"

LEGAL DESCRIPTION

LOTS 11-A AND 12-A, BLOCK 2
LA MESA ADDN
TOTAL SITE AREA 53,944.8 ± SF / 1.2675 AC
ZONING MX-M (C-2), ZONE MAP K19
UPC 101905705212330803

SCOPE OF WORK

THIS PROJECT IS FOR THE CONSTRUCTION OF A 1,151.5 SF ADDITION OUTDOOR PATIO CANTINA. THE OCCUPANT LOAD WILL BE 54 CUSTOMERS PLUS 4 BARTENDERS AND WAIT STAFF. SERVING AREA SF IS LESS THAN THE MINIMUM REQUIRED TO PROVIDE ACCESSIBLE FACILITIES. PRIMARY FOOD SERVICE PREP WILL BE DONE IN THE EXISTING MAIN KITCHEN. REARRANGE ACCESSIBLE PARKING TO ACCOMMODATE THE PATIO SUPPORT STRUCTURE. RELOCATE MOTORCYCLE PARKING SPACES.

PARKING ANALYSIS OF THIS PROPOSED PATIO CANTINA ADDITION

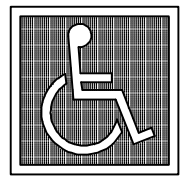
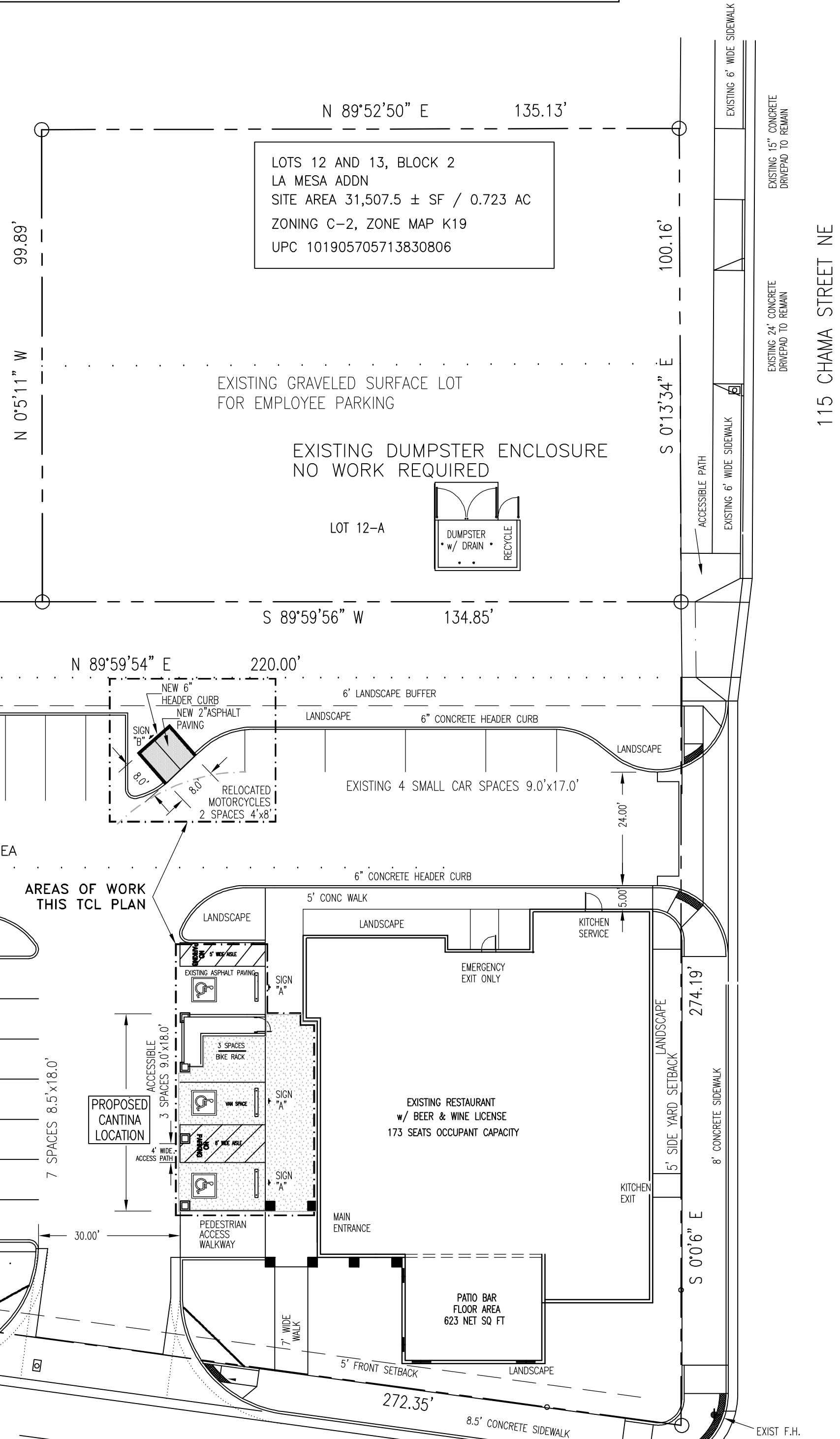
PARKING REQUIREMENTS: AUTOMOBILES AND LIGHT TRUCKS

RESTAURANT w/ BEER-WINE LICENSE
8 SPACES / 1000 GSF
CENTRAL AVE. BUS ROUTE REDUCTION @ 30%
TOTAL REQUIRED PARKING SPACES:
TOTAL PROVIDED PARKING SPACES:

IDO Table 5-5-1
0.008 * 6,891.95 SF = 56 SPACES
-17 SPACES
39 SPACES
42 SPACES

OTHER PARKING	ACCESSIBLE PARKING SPACES	MOTORCYCLE PARKING SPACES	BICYCLE PARKING SPACES
BASIC PARKING SPACES REQD.	39 SPACES	39 SPACES	39 SPACES
REQUIRED NUMBER OF SPACES	= 3 SPACES	= 2 SPACES	= 3 SPACES
TOTAL SPACES PROVIDED:	3 SPACES	2 SPACES	3 SPACES

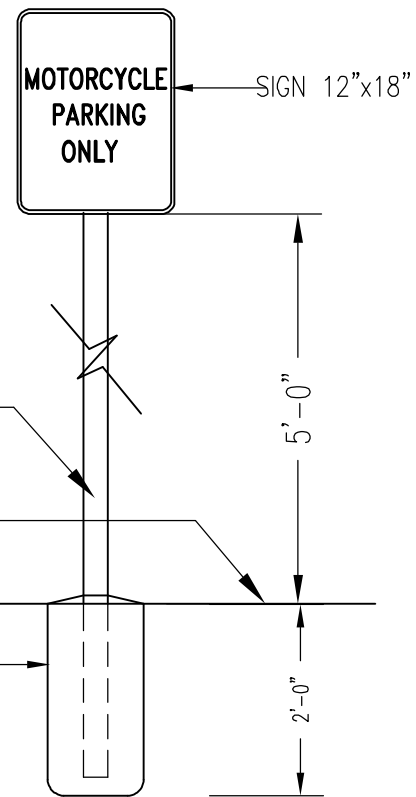
EXISTING OFF STREET PARKING IS ADEQUATE



NO
PARKING

NOTE:
PARKING SPACE LINES AND DIAGONAL STRIPES SHALL BE 4" WIDE, COLOR BLUE.
"NO PARKING" TEXT SHALL BE 12" HIGH w/ 2" STROKE, COLOR BLUE.
ACCESSIBLE SYMBOL SHALL BE WHITE ON A BLUE BACKGROUND w/ WHITE BORDER.

SIGN 'B'



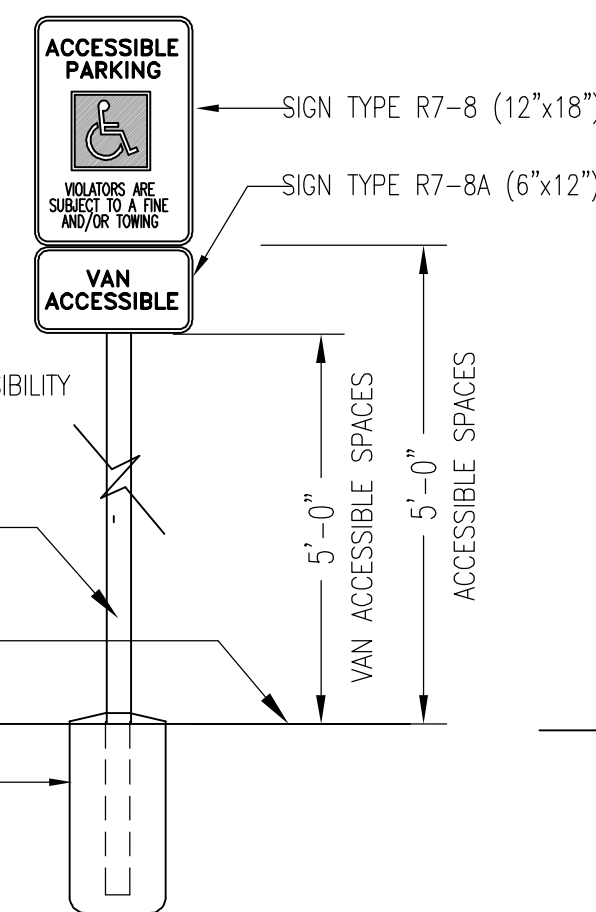
SIGN MARKINGS:
-SIGN FIELD IS WHITE
-SIGN LETTERING AND
BORDER ARE GREEN

2" SQ STEEL
POST IN CONCRETE

MEASURE FROM TOP
OF EXISTING PAVING

4" CONC COVER
ALL AROUND

SIGN 'A'



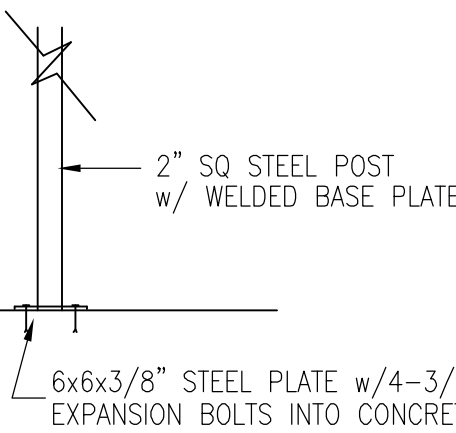
SIGN TYPE R7-8 (12"x18")
SIGN TYPE R7-8A (6"x12")

ALL SIGN TYPES:
-SIGN FIELD IS WHITE
-SIGN LETTERING AND
BORDER ARE GREEN
-INTERNATIONAL SYMBOL OF ACCESSIBILITY
IS WHITE ON BLUE BACKGROUND

2" SQ STEEL
POST IN CONCRETE

MEASURE FROM TOP
OF EXISTING PAVING

4" CONC COVER
ALL AROUND



SEE SHEET TCL-2 FOR ADDITIONAL INFORMATION

2 ACCESSIBLE PARKING

SCALE: 1" = 10.0'

EXISTING SIGNAGE TO BE RELOCATED

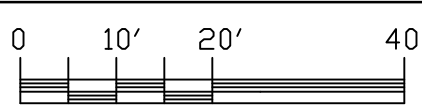
ALTERNATE INSTALLATION ON EXISTING CONCRETE

4 PARKING SIGNAGE

NO SCALE

1 TCL SITE LAYOUT PLAN

SCALE: 1" = 20'-0"



**MASTERWORKS
ARCHITECTS, INC**
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FILE # 2020.18D-SITE
26 JAN 2021

**JAMES BENJAMIN
CLARK III**
1047
REGISTERED ARCHITECT
NEW MEXICO
26 JAN 2021

PATIO CANTINA ADDITION
LINDO MEXICO RESTAURANT
7209 CENTRAL AVE. N.E.
ALBUQUERQUE, NM 87108

TCL SITE PLAN
LOCATION MAP
PARKING DETAILS

TCL1
SHEET 1 OF 2