

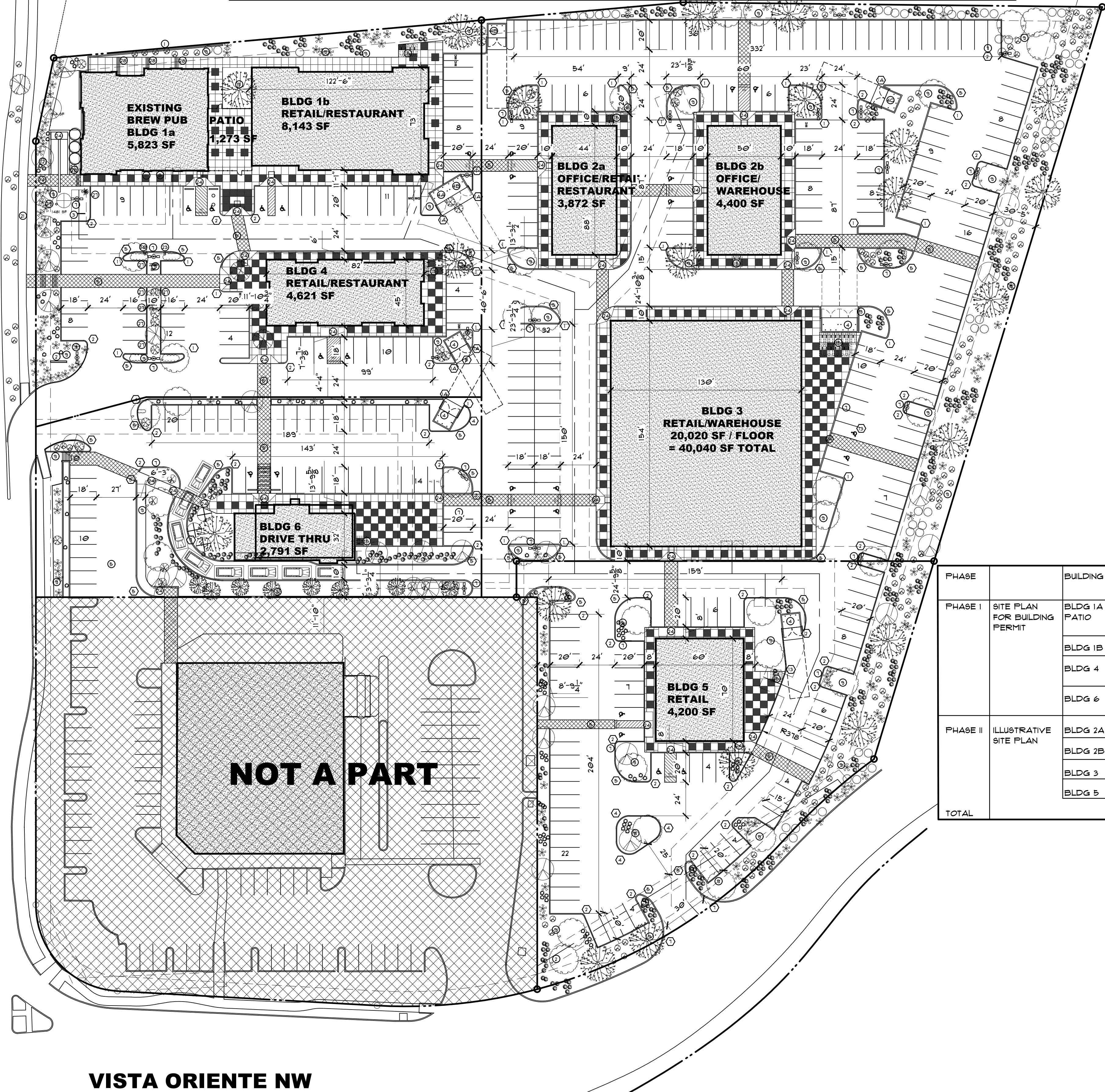
UNSER BLVD NW

VISTA ORIENTE NW

SITE PLAN

1" = 40'-0"

LANDSCAPE TABULATION					
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	
TOTAL ACREAGE	AREA = 0.9181 AC	AREA = 0.6886 AC	AREA = 0.5371 AC	AREA = 0.7121 AC	AREA = 6.1724 AC
LOT SIZE	74,434 SF	40,633 SF	138,306 SF	55,381 SF	309,419 SF
BLDG. SIZE	16,435 SF	2,791 SF	28,292 SF	4,621 SF	52,598 SF
NET LOT	57,999 SF	37,842 SF	110,014 SF	50,760 SF	256,820 SF
LANDSCAPE PERCENTAGE	15 %	15 %	15 %	15 %	15 %
LANDSCAPE REQUIRED	8,691 SF	5,685 SF	16,502 SF	7,678 SF	38,522 SF
LANDSCAPE PROVIDED	9,173 SF	7,505 SF	23,470 SF	14,701 SF	54,855 SF
GROUND COVERAGE	80 %	80 %	80 %	80 %	80 %
COVERAGE REQUIRED	6,353 SF	4,548 SF	13,206 SF	6,142 SF	30,818 SF
COVERAGE PROVIDED	XXX SF	XXX SF	XXX SF	XXX SF	---



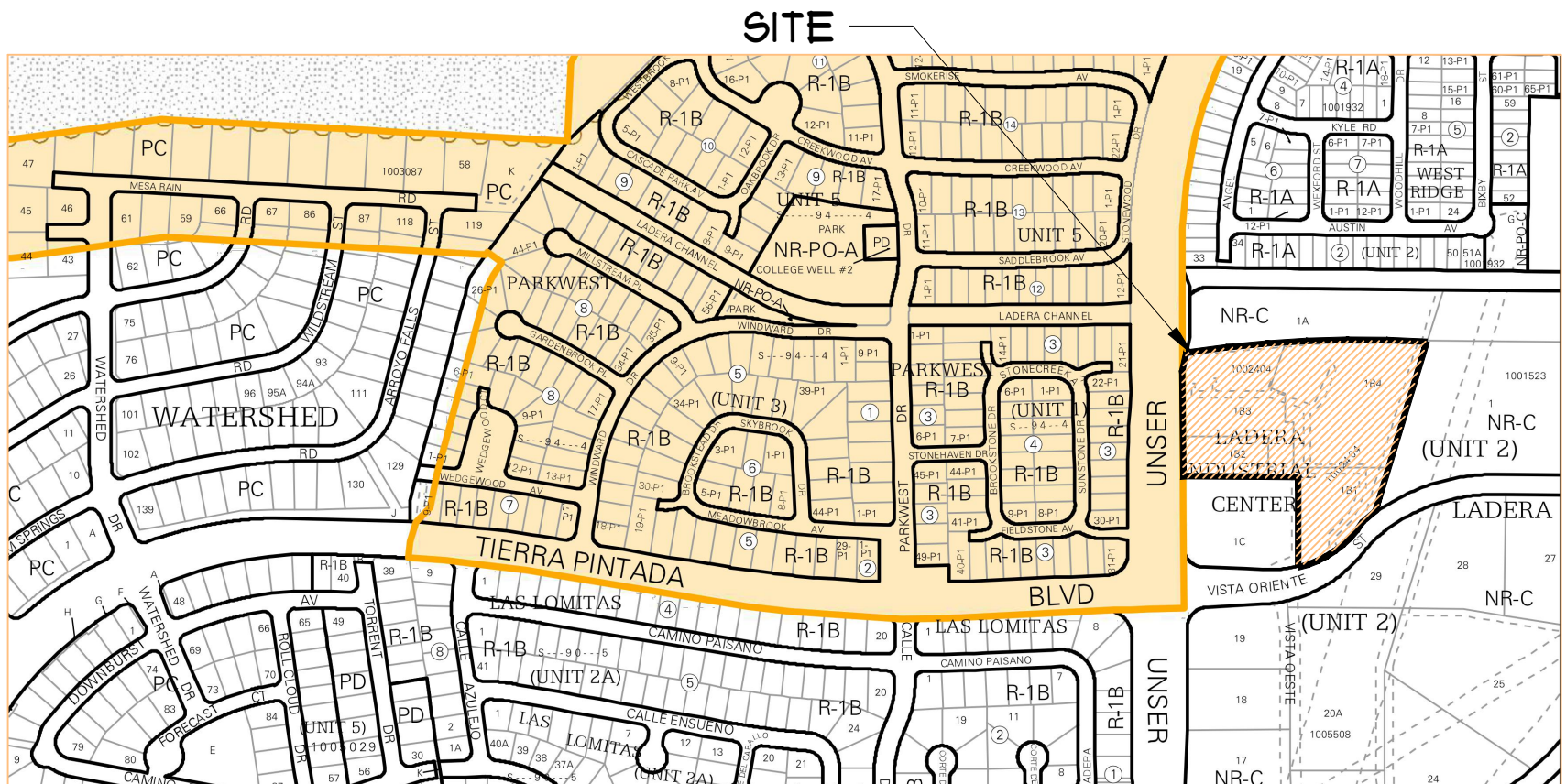
RADIUS INFORMATION

- (A) RADIUS = 1'-0"
- (1) RADIUS = 2'-0"
- (2) RADIUS = 3'-0"
- (2A) RADIUS = 4'-6"
- (2B) RADIUS = 5'-0"
- (3) RADIUS = 6'-0"
- (4) RADIUS = 9'-0"
- (5) RADIUS = 15'-0"
- (6) RADIUS = 20'-0"
- (7) RADIUS = 25'-0"
- (8) RADIUS = 30'-0"
- (9) RADIUS = 40'-0"
- (10) RADIUS = 50'-0"
- (11) RADIUS = 60'-0"
- (12) RADIUS = 100'-0"
- (13) RADIUS = 28'-0"
- (14) RADIUS = 8'-0"

KEYED NOTES

- (1) PROPERTY LINE
- (2) MONUMENT SIGN
- (3) BICYCLE RACK LOCATION - 4 BIKES EXISTING
- (4) DUMPSTER ENCLOSURE
- (4A) DUMPSTER ENCLOSURE FOR BLDG. 1A
- (4B) DUMPSTER ENCLOSURE FOR BLDG. 1B
- (4C) DUMPSTER ENCLOSURE FOR BLDG. 2
- (5) CROSSWALK. TEXTURED, WITH BRICK OR TILE WALKS
- (6) PROPOSED FUTURE RECYCLE AREA
- (6A) PROPOSED FUTURE RECYCLE AREA FOR BLDG. 1A & 1B
- (7) SITE LIGHTING
- (8) 8'-0" X 1'-6" BENCH. LOCATION NOT TO BE WITH DOORS OR STREET TREES
- (9) LANDSCAPE AREA
- (10) SCREEN WALL-MAX. HEIGHT 3', DARK RED BRICK
- (11) TRASH RECEPTACLES
- (12) TRANSFORMER LOCATION
- (13) EXISTING FIRE HYDRANT
- (14) SITE WALK
- (15) BICYCLE RACK LOCATION
- (16) EXISTING LOT LINE TO BE ELIMINATED
- (17) EXISTING LOT LINE PER EXISTING PLAT
- (18) EXISTING MEDIANS
- (19) EXISTING TRAFFIC SIGN
- (20) EXISTING BUS STOP
- (21) EXISTING SIDEWALK
- (22) NEW PROPERTY LINE
- (23) NEW FIRE HYDRANT
- (24) HANDICAP RAMP SEE DETAILS SHT. A1.3
- (25) EXISTING ASPHALT TRAIL
- (26) EXISTING HANDICAP RAMP, MUST COMPLY WITH ADA OR BE MODIFIED ACCORDINGLY
- (27) CURB OPENING - SEE SHT. CG-101
- (28) STEEL PLATE OVER 12" WIDE SIDEWALK CULVERT
- (29) FIV LOCATION
- (29) FDC LOCATION

PHASE		BUILDING	TOTAL	USE/AREA FACTOR	PARKING REQUIRED	PARKING PROVIDED	INCLUDES HC PARKING	PLUS MC PARKING	BICYCLE PARKING	
PHASE I	SITE PLAN FOR BUILDING PERMIT	BLDG 1A PATIO	5,823 SF 1,273 SF	RESTAURANT 245 SEATS	8/1000	41	62	2	4	4
		BLDG 1B	8,143 SF	RETAIL	4/1000	33		2	2	4
		BLDG 4	4,621 SF	RETAIL/ RESTAURANT	8/1000	37		2	2	4
		BLDG 6	2,791 SF	DRIVE THRU (10 SEATS)	1 PER 4 SEATS	18	47 + 8 QUEUE	2	2	2
PHASE II	ILLUSTRATIVE SITE PLAN	BLDG 2A	3,872 SF	RETAIL	4/1000	16	158	4	4	2
		BLDG 2B	4,400 SF	RETAIL	4/1000	18		4	2	2
		BLDG 3	40,040 SF	RETAIL/WHSE	4/1000 (MAX 90%)	144		2	4	15
		BLDG 5	4,200 SF	RETAIL	4/1000	17	65	2	2	2
TOTAL						330	340	18	23	35



VICINITY MAP

NTS



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



AA

UNSER & VISTA ORIENTE
2220 UNSER BLVD NW
BUILDING #4
ALBUQUERQUE, NM 87114
SITE PLAN

BLDG.
#4

DATE:
28 APRIL 2022
DRAWN BY:
MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS
18 MAY 2022

SHEET NO:
A1.1

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.