

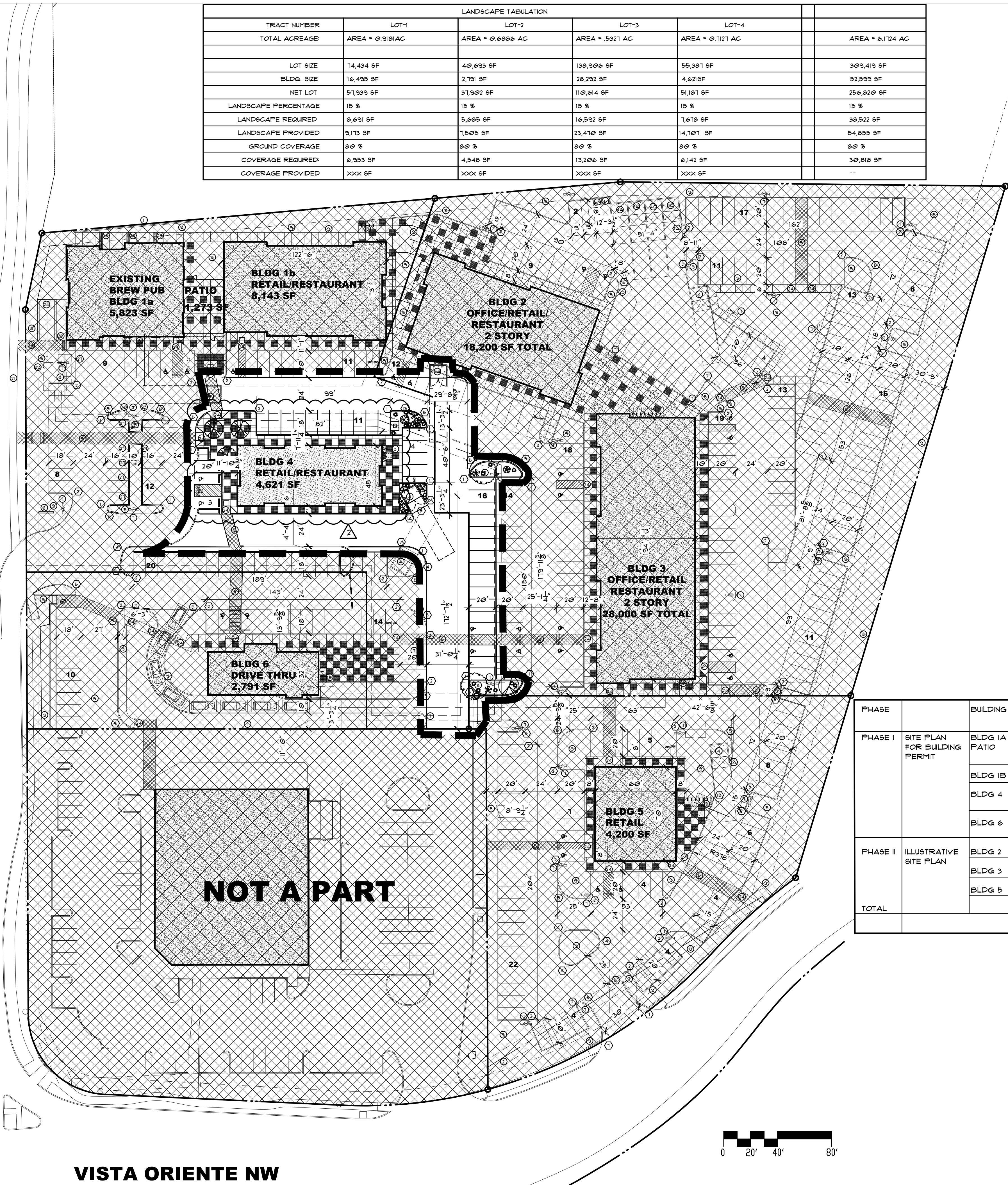
ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

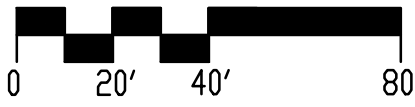
DATE

UNSER BLVD NW

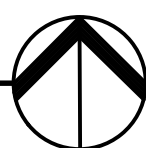


VISTA ORIENTE NW
SITE PLAN

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 = 0.1121 AC	AREA = 6.1124 AC
LOT SIZE	14,434 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	52,539 SF
NET LOT	51,939 SF	31,902 SF	110,614 SF	51,181 SF	256,820 SF
LANDSCAPE PERCENTAGE	15 %	15 %	15 %	15 %	15 %
LANDSCAPE REQUIRED	8,691 SF	5,685 SF	16,592 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	---



1" = 40'-0"



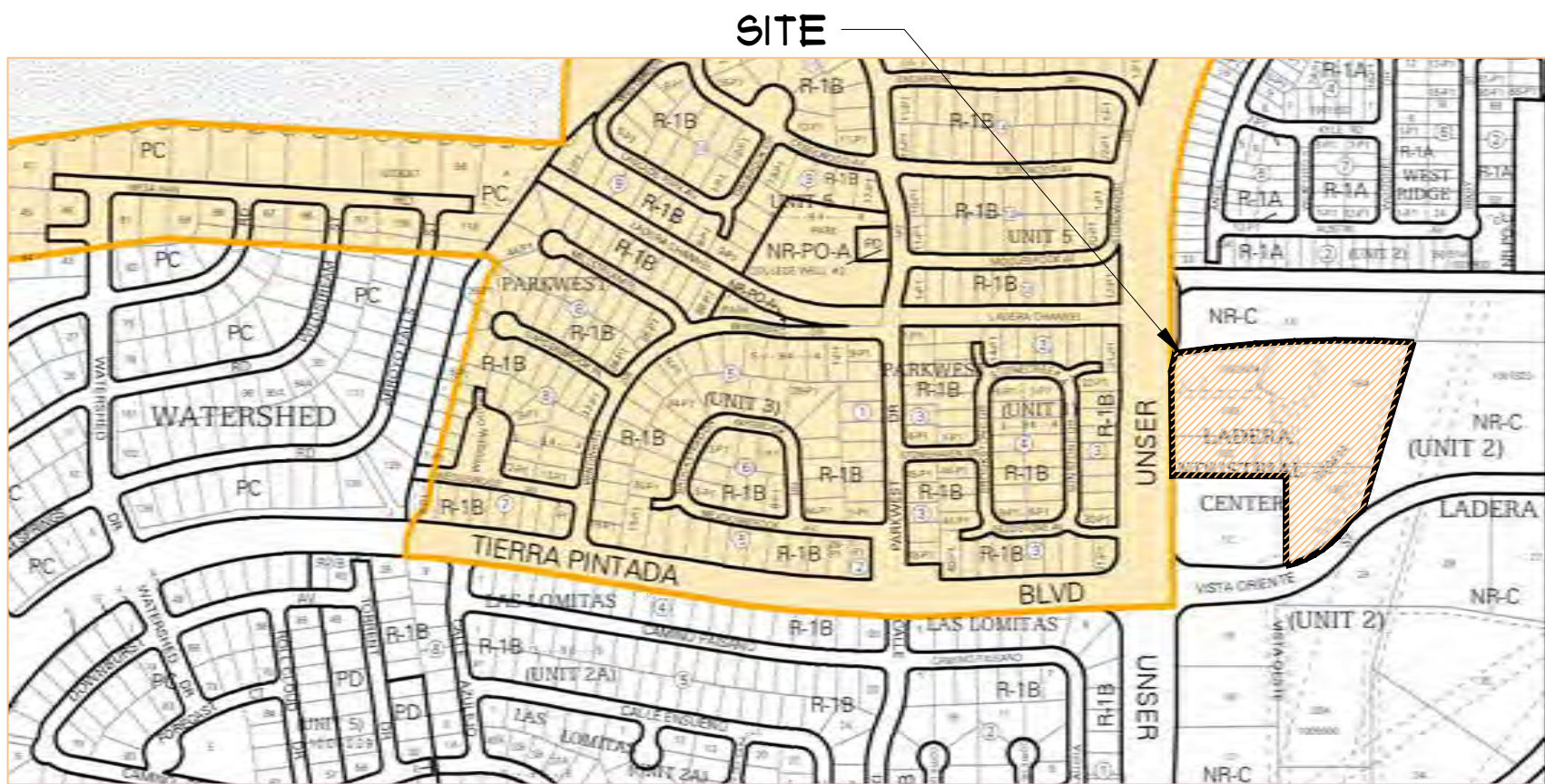
RADIUS INFORMATION

- (1A) 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
- (30) 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	58	2	-	4
		BLDG 1B	8,143 SF	RETAIL	4/1000	33		2	2	4
		BLDG 4	3,161 SF 1,463 SF	RETAIL RESTAURANT	4/1000 8/1000	13 12		2	3	4
		BLDG 6	2,791 SF	DRIVE THRU (10 SEATS)	1 PER 4 SEATS	18	41 + 8 QUEUE	2	2	3
PHASE II	ILLUSTRATIVE SITE PLAN	BLDG 2	18,200 SF	RETAIL	4/1000	73	188	4	2	3
		BLDG 3	28,000 SF	RETAIL/WHSE	4/1000	112		12	4	12
		BLDG 5	4,200 SF	RETAIL	4/1000	17	64	2	2	6
TOTAL						325	365	26, 12 REQ	15, 6 REQ	36, 33 REQ



VICINITY MAP

NTS



MARTIN FM 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:
26 JULY 2024
DRAWN BY:
MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS
A 22 JULY 2024

SHEET NO:
A1.1

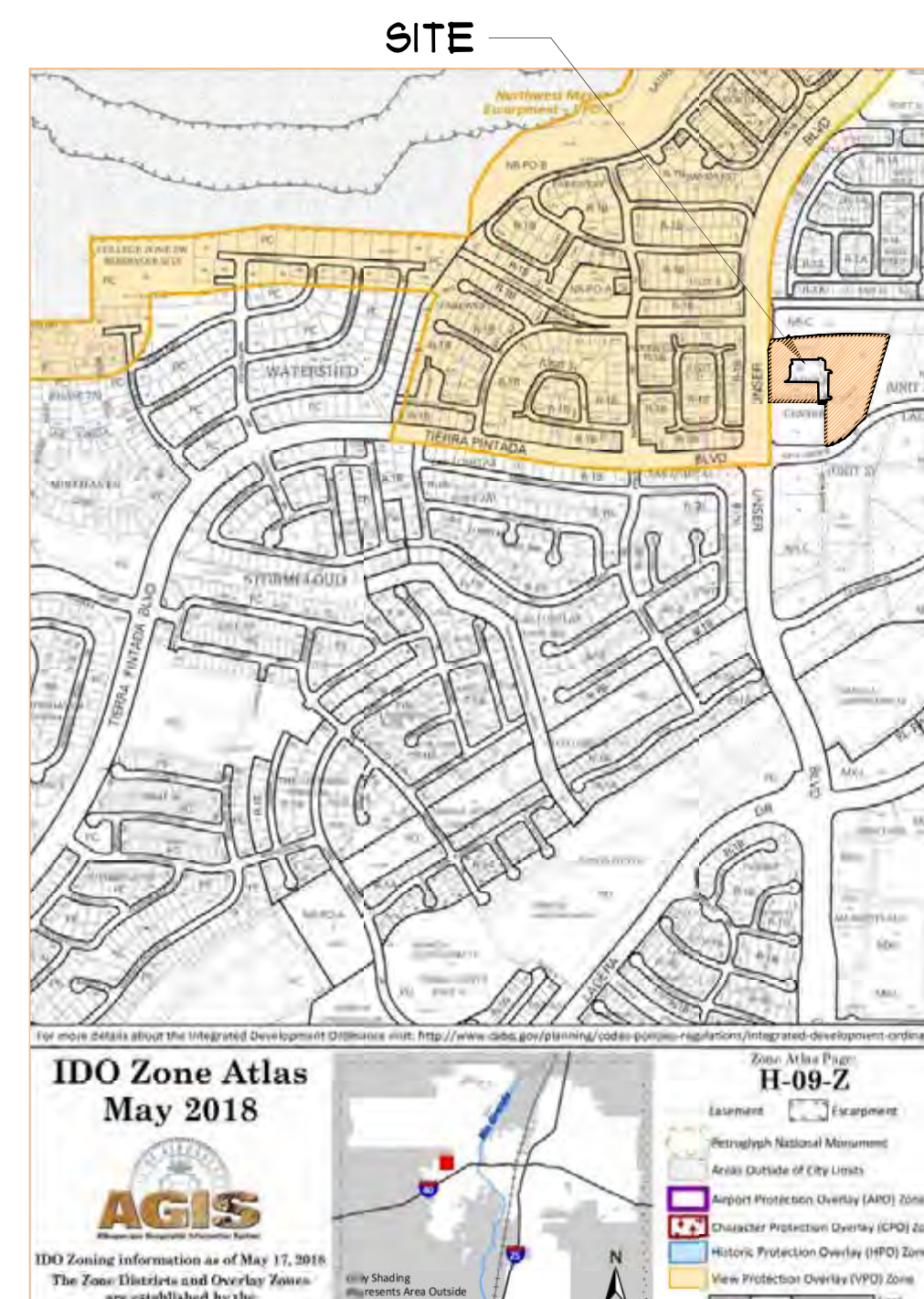
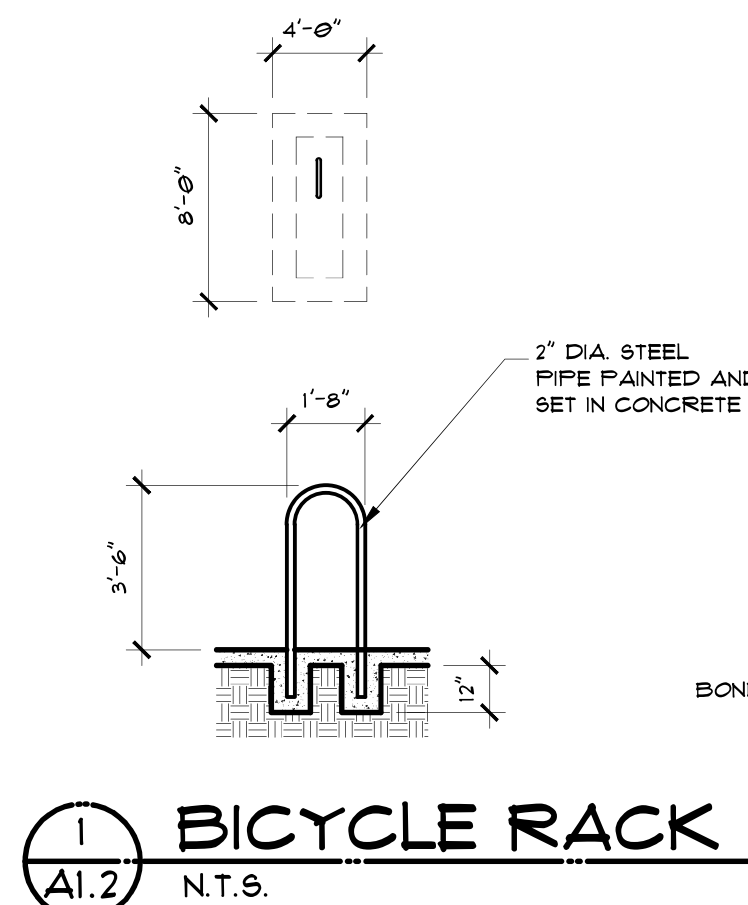
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

NET LEASABLE AREA	4,621 SF
PARKING REQ.	
RETAIL (1500SF) @ 41/0000SF	602 SFACES
POSSIBLE RESTAURANT (3,115 SF) @ 51/0000SF	24.92 SFACES
TOTAL REQUIRED	30.94 SFACES
PARKING PROVIDED	
EXISTING SFACES	24 SFACES
NEW SFACES	14 SFACES
TOTAL PROVIDED	38 SFACES

2 ADA SPACES REQUIRED	2 ADA SPACES PROVIDED
2 MOTORCYCLE SPACES REQ.	3 MC SPACES PROVIDED
3 BICYCLE SPACES REQ	3 BICYCLE SPACES PROVIDED

2220 UNSER BLYD NW
BUILDING 4
ALBUQUERQUE, NM
87114

LOT 1B3
BLOCK 0000
LADERA INDUSTRIAL CENTER
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

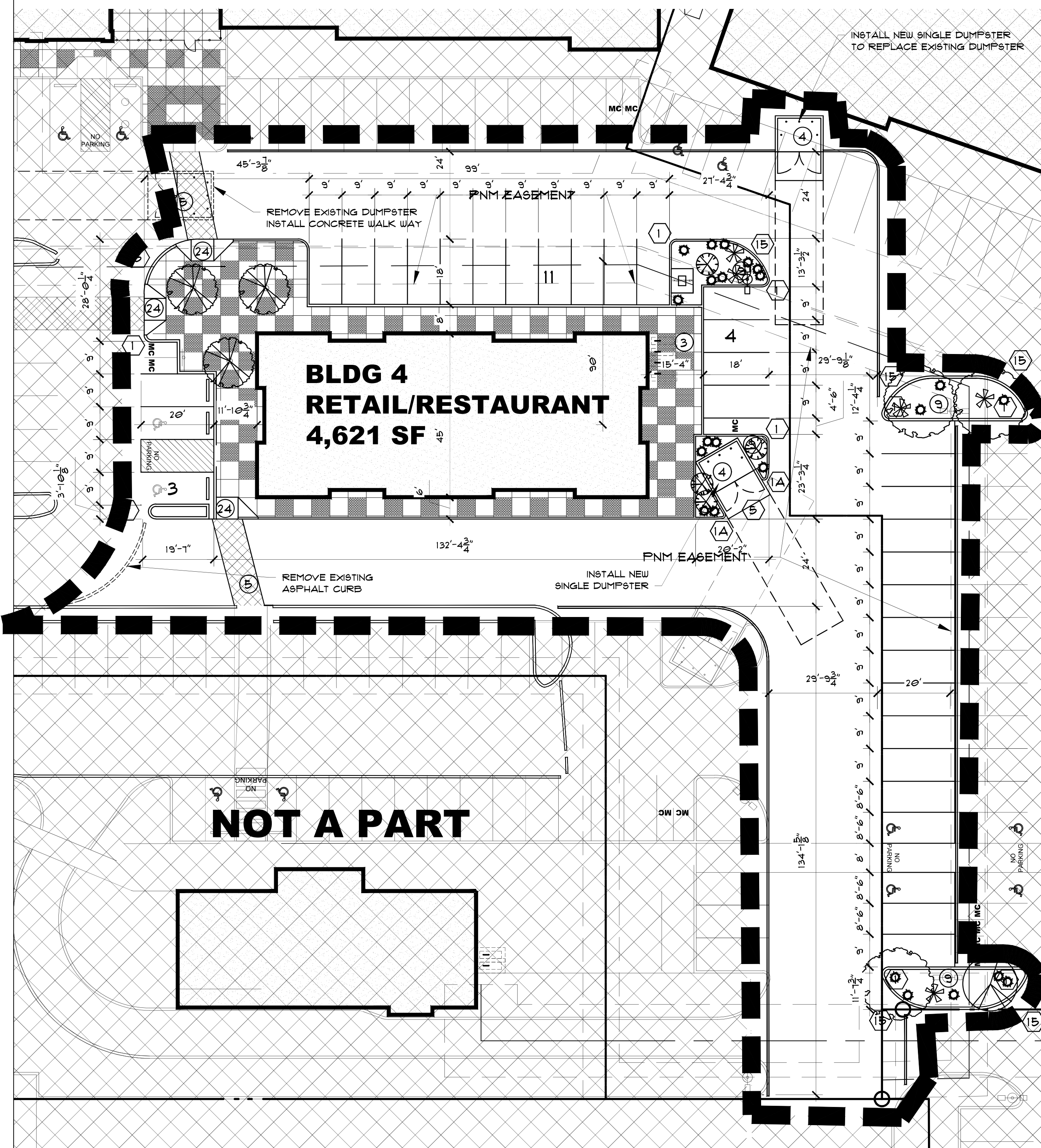
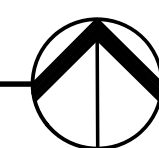


1A	RADIUS = $1^{\circ}-0^{\circ}$
1	RADIUS = $2^{\circ}-0^{\circ}$
2	RADIUS = $3^{\circ}-0^{\circ}$
2A	RADIUS = $4^{\circ}-0^{\circ}$
2B	RADIUS = $5^{\circ}-0^{\circ}$
3	RADIUS = $6^{\circ}-0^{\circ}$
4	RADIUS = $9^{\circ}-0^{\circ}$
5	RADIUS = $15^{\circ}-0^{\circ}$
6	RADIUS = $20^{\circ}-0^{\circ}$
7	RADIUS = $25^{\circ}-0^{\circ}$
8	RADIUS = $30^{\circ}-0^{\circ}$
9	RADIUS = $40^{\circ}-0^{\circ}$
10	RADIUS = $50^{\circ}-0^{\circ}$
11	RADIUS = $60^{\circ}-0^{\circ}$
12	RADIUS = $100^{\circ}-0^{\circ}$

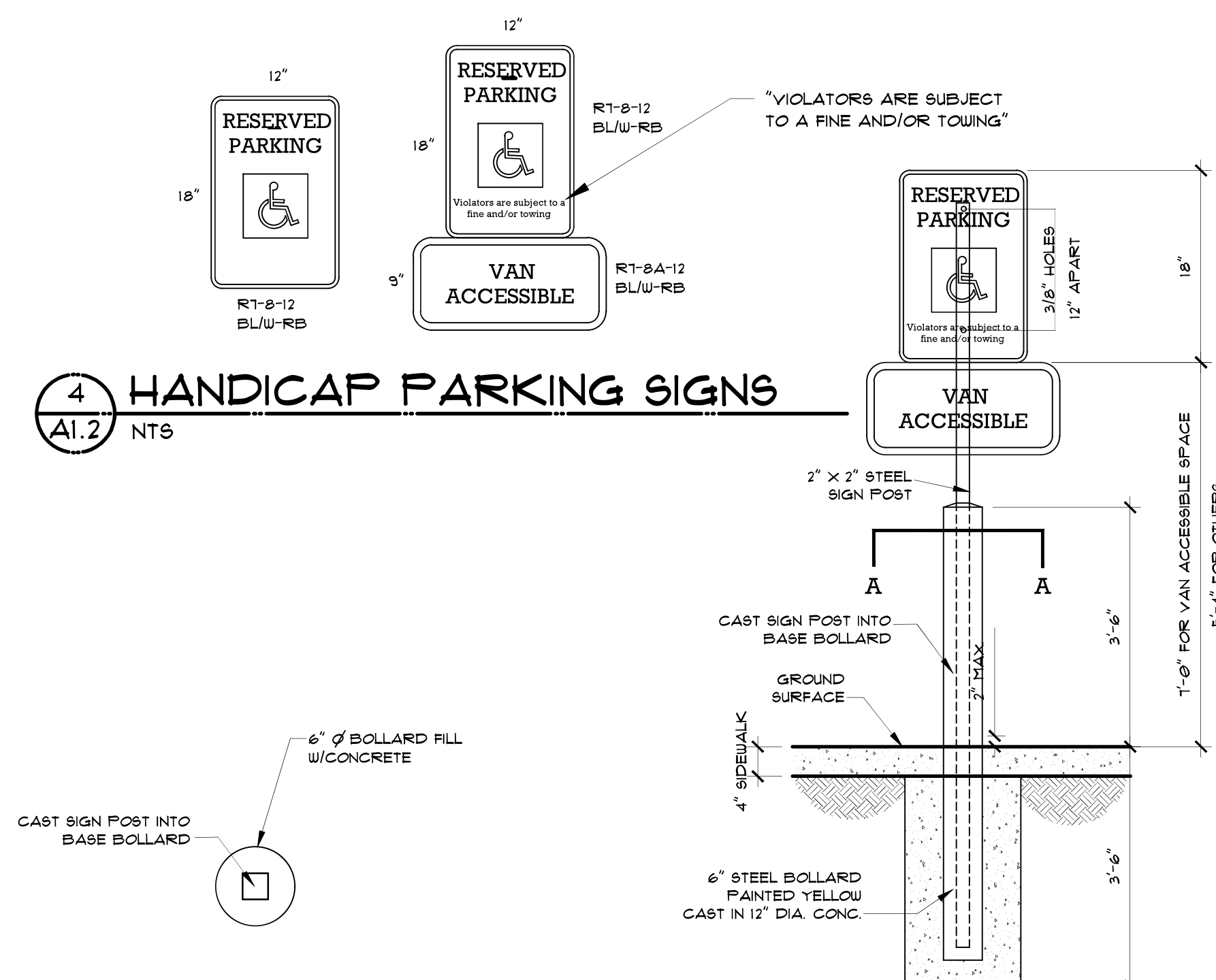
- ① PROPERTY LINE
- ② MONUMENT SIGN
- ③ BICYCLE RACK LOCATION - 3 BIKES, SEE 1/AI.2
- ④ DUMPSTER ENCLOSURE, SEE 2/AI.2
- ~~4A~~ DUMPSTER ENCLOSURE FOR BLDG. 1A
- ~~4B~~ DUMPSTER ENCLOSURE FOR BLDG. 1B
- ~~4C~~ DUMPSTER ENCLOSURE FOR BLDG. 2
- ⑤ CROSSLWALK. TEXTURED, WITH BRICK OR TILE WALKS
- ⑥ PROPOSED FUTURE RECYCLE AREA
- ~~6A~~ PROPOSED FUTURE RECYCLE AREA FOR BLDG. 1A & 1B
- ⑦ SITE LIGHTING SEE 2/AI.3
- 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
- ⑳ EXISTING SIDEWALK
- ㉑ NEW PROPERTY LINE
- ㉒ NEW FIRE HYDRANT
- ㉓ HANDICAP RAMP SEE DETAILS
- ㉔ 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 PIV LOCATION
- ~~30~~ FDC LOCATION

NOTES:

1. ALL VERTICAL SURFACES TO BE FORMED.
2. VERTICAL SURFACES DOWN FROM 2" BELOW UNDISTURBED SOIL MAY BE PLACED AGAINST NEAT CUT IF APPROVED BY THE ENGINEER AND CONCRETE WILL NOT EXTEND MORE THAN 1" BEYOND THEORETICAL FACE.
3. ALL EXPOSED SURFACES TO BE STRIPPED GREEN AND TROUFL FINISHED.
4. CONCRETE CURBS CONFORM TO SECT. 346.
5. MAXIMUM SPACING OF CONSTRUCTION JOINTS IS 16'-0", EXPANSION JOINTS 3' OR LESS.

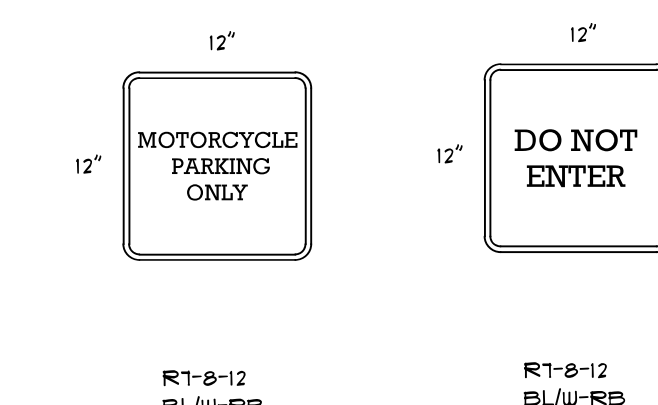

$$1'' = 2\theta' - \theta''$$


NTS



4 HANDICAP PARKING SIGNS

5 SECTION A-A
AL.2 NTS



7 SIGN MOUNTING DETAIL
A12 NTS

6 SIGN MOUNTING DETAIL
A1 ? NTS



MOUNTING OPTIONS
A) FLEXIBLE P.E. POST WITH SURFACE MOUNT BASE - EPOXY TO PAVEMENT SURFACE
B) PERFORATED GALVANIZED TUBING INSTALL IN LANDSCAPE AREAS ONLY

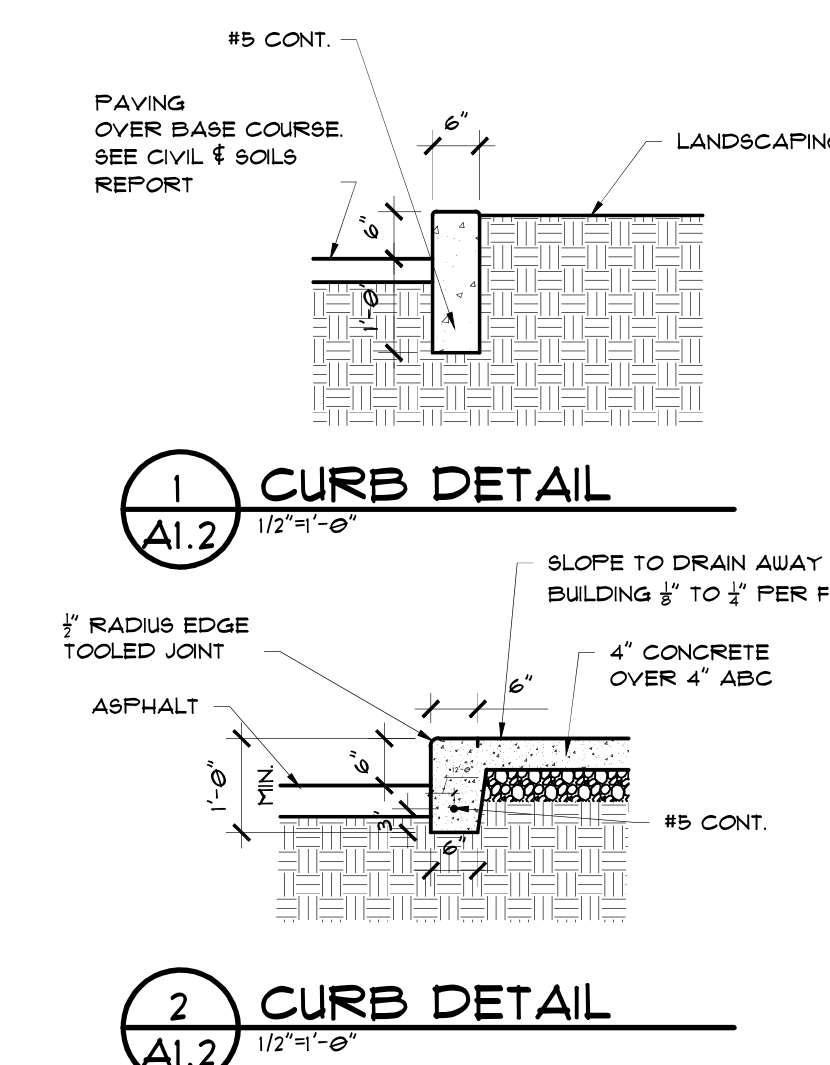
BLACK BORDERS AND TEXT, ON WHITE
OR REFLECTIVE BACKGROUND (TYP)

BOTTOM OF SIGN SHALL NOT BE LESS
THAN 4'-0" ABOVE FINISH SURFACE

NO
PARKING

NOTE: LETTERING FOR "NO PARKING" PAINTED ON ASPHALT SHALL BE IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT 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 TIRE WOULD BE PLACED.

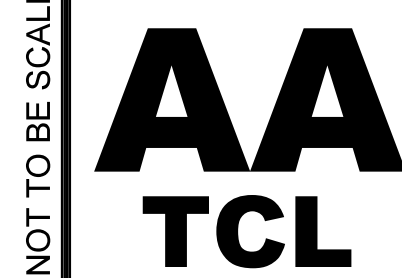
7A SIGN PAINTING DETAIL
A1.2 NTS



STATE OF NEW MEXICO
24 JULY 2024
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT



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



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

**BLDG
#4**

COPIES ARE TO BE FILED	DATE:	26 JULY 2024
	DRAWN BY:	MFMG
	CHECKED BY:	
	VERIFIED BY:	

DIMENSION REVISIONS

SHEET NO:
A1.2

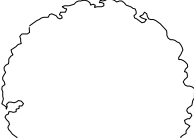
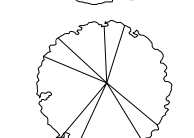
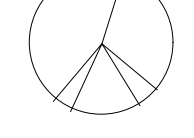
LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE REQUIREMENT PER SITE DEVELOPMENT PLAN	8,311 SF
BED PREVIOUSLY BUILT	5,315 SF
TOTAL BED PROVIDED THIS PERMIT	1,158 SF
BED STILL TO BE BUILT WITH BLDG 1B	1,805 SF
GROUND COVER REQUIRED	15%
TOTAL GROUND COVER REQUIREMENT THIS PERMIT	869 SF
TOTAL GROUND COVER PROVIDED THIS PERMIT	920 SF (11%)

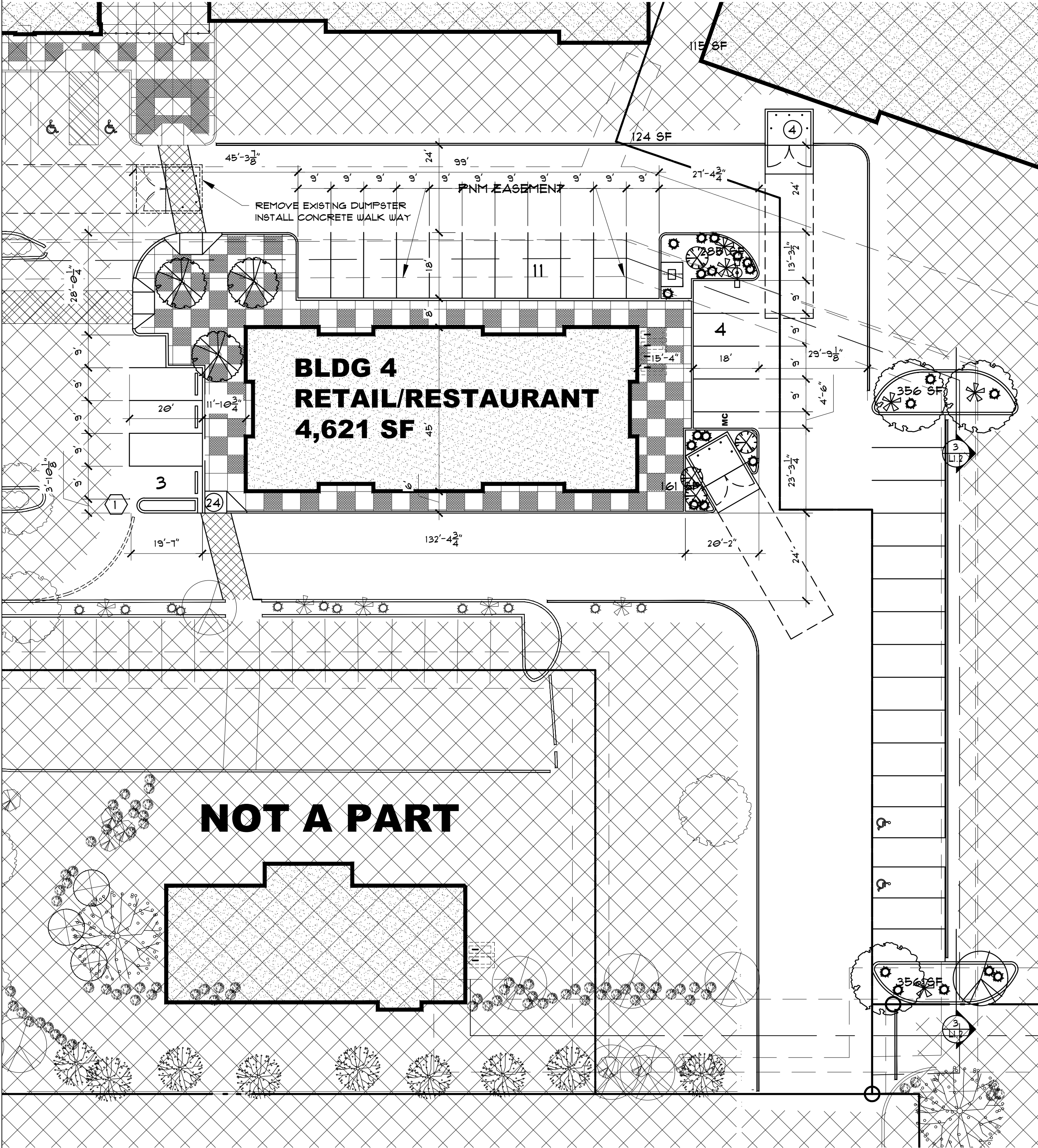
NOTES

- 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 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.

PLANT LEGEND

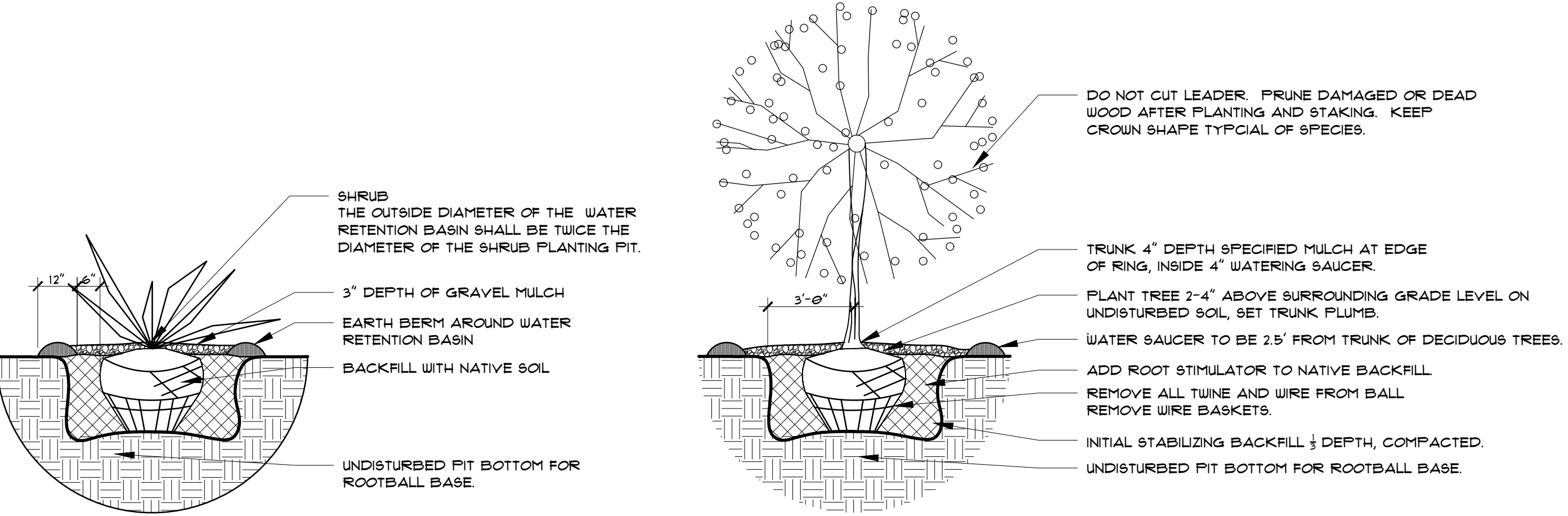
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COVERAGE AREA
TREES						
	3	PLATANUS SPP.	SYCAMORE	2" CAL	M	
	3	PRUNUS SPP.	PURPLE LEAF PLUM	2" CAL	M	
	1	PISTACHIA CHINENSIS	CHINESE PISTACHE	2" CAL	M	
SHRUBS						
	23	FALLUGIA PARADOXA	APACHE PLUME	5 GAL	M	25 SF X 23 = 575 SF
	5	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	L	9 SF X 5 = 45 SF
	3	BUDDLEIA DAVIDII	BUTTERFLY BUSH	5 GAL	L	100 SF X 3 = 300 SF

LANDSCAPE TABULATION					
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	
TOTAL ACREAGE	AREA = 0.9181 AC	AREA = 0.6886 AC	AREA = 0.5321 AC	AREA = 0.1121 AC	AREA = 6.1124 AC
LOT SIZE	14,434 SF	40,633 SF	138,306 SF	55,381 SF	309,419 SF
BLDG. SIZE	18,581 SF	2,791 SF	28,292 SF	4,200 SF	53,870 SF
NET LOT	55,841 SF	31,902 SF	110,614 SF	51,181 SF	255,549 SF
LANDSCAPE PERCENTAGE	15 %	15 %	15 %	15 %	15 %
LANDSCAPE REQUIRED	8,311 SF	5,685 SF	16,592 SF	1,678 SF	30,332 SF
LANDSCAPE PROVIDED	8,806 SF	7,643 SF	23,069 SF	14,515 SF	54,051 SF
GROUND COVERAGE	80 %	80 %	80 %	80 %	80 %
COVERAGE REQUIRED	6,102 SF	4,548 SF	13,214 SF	6,142 SF	30,666 SF
COVERAGE PROVIDED	XXX SF	XXX SF	XXX SF	XXX SF	--



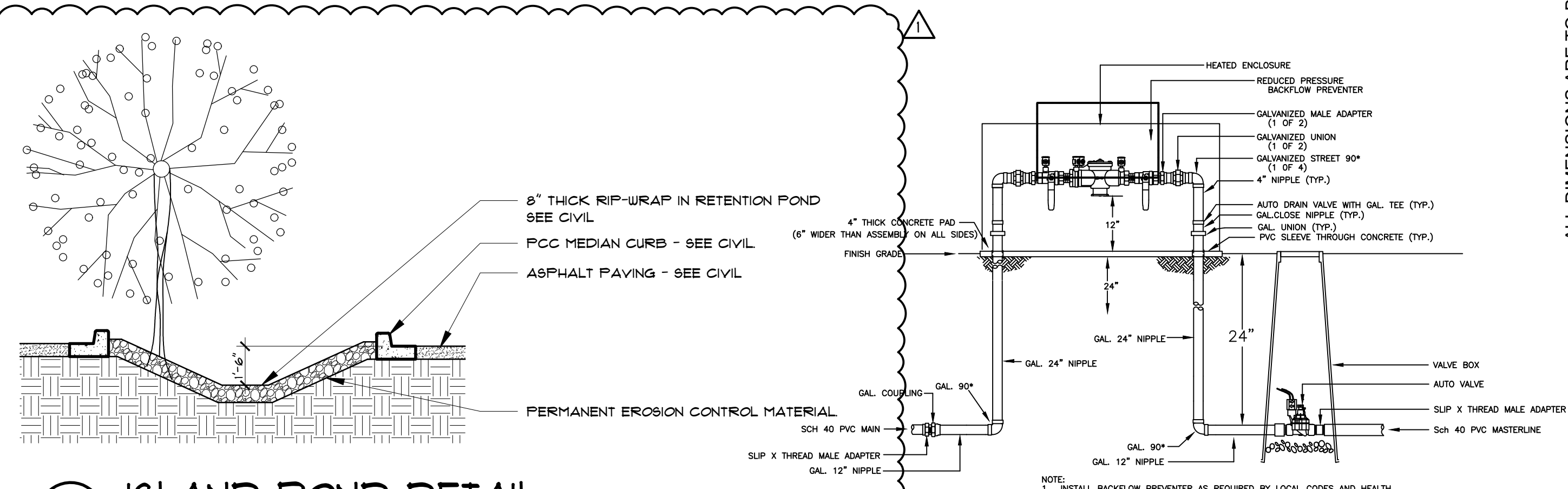
LANDSCAPE PLAN

1" = 20'-0"



1 SHRUB PLANTING DETAIL
NTS

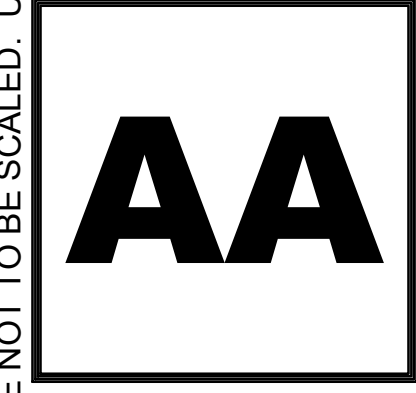
2 TREE PLANTING DETAIL
NTS



3 ISLAND POND DETAIL
NTS

Mastervalue w/RPBA

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.



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

BLDG.
#4

DATE:
26 JULY 2024
DRAWN BY:
MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS	
1	5 MAY 2023

SHEET NO:
L1.2



AA

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

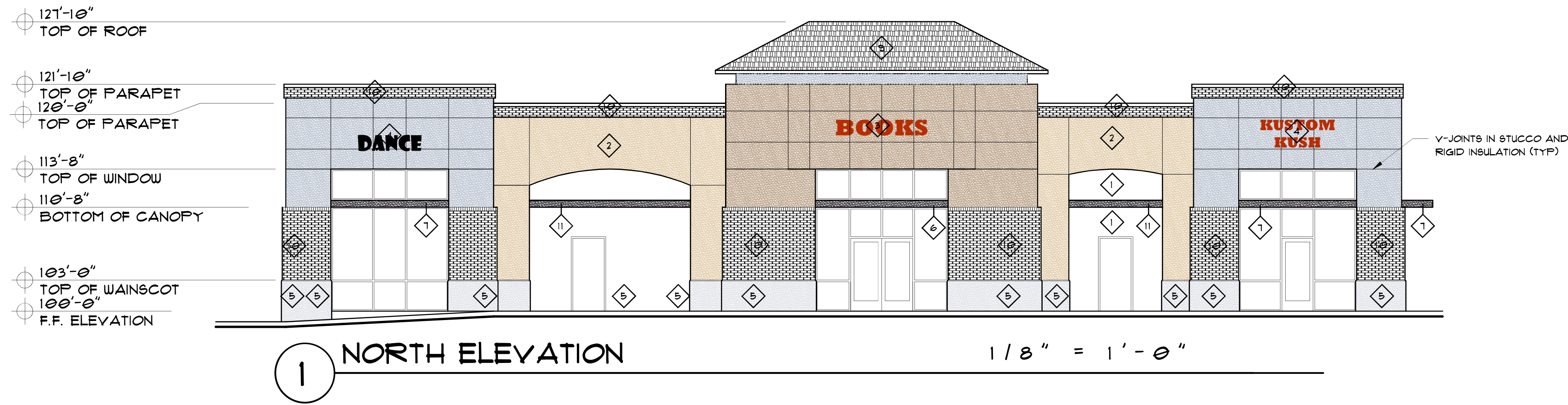
BLDG.
#4

DATE:
26 JULY 2024
DRAWN BY:
MFMG
CHECKED BY:
VERIFIED BY:

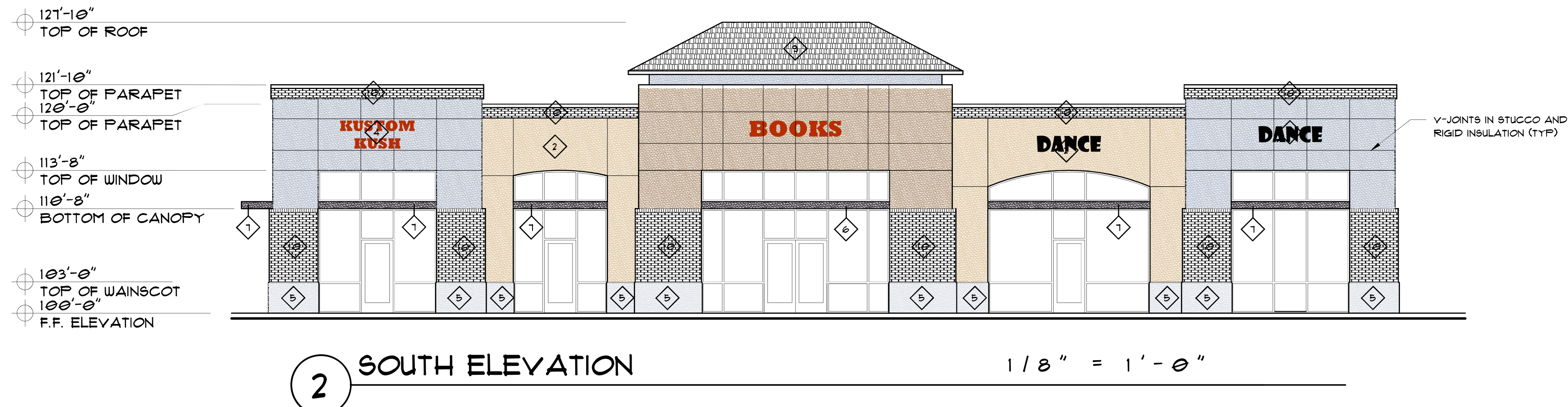
REVISIONS

SHEET NO:
A5.4

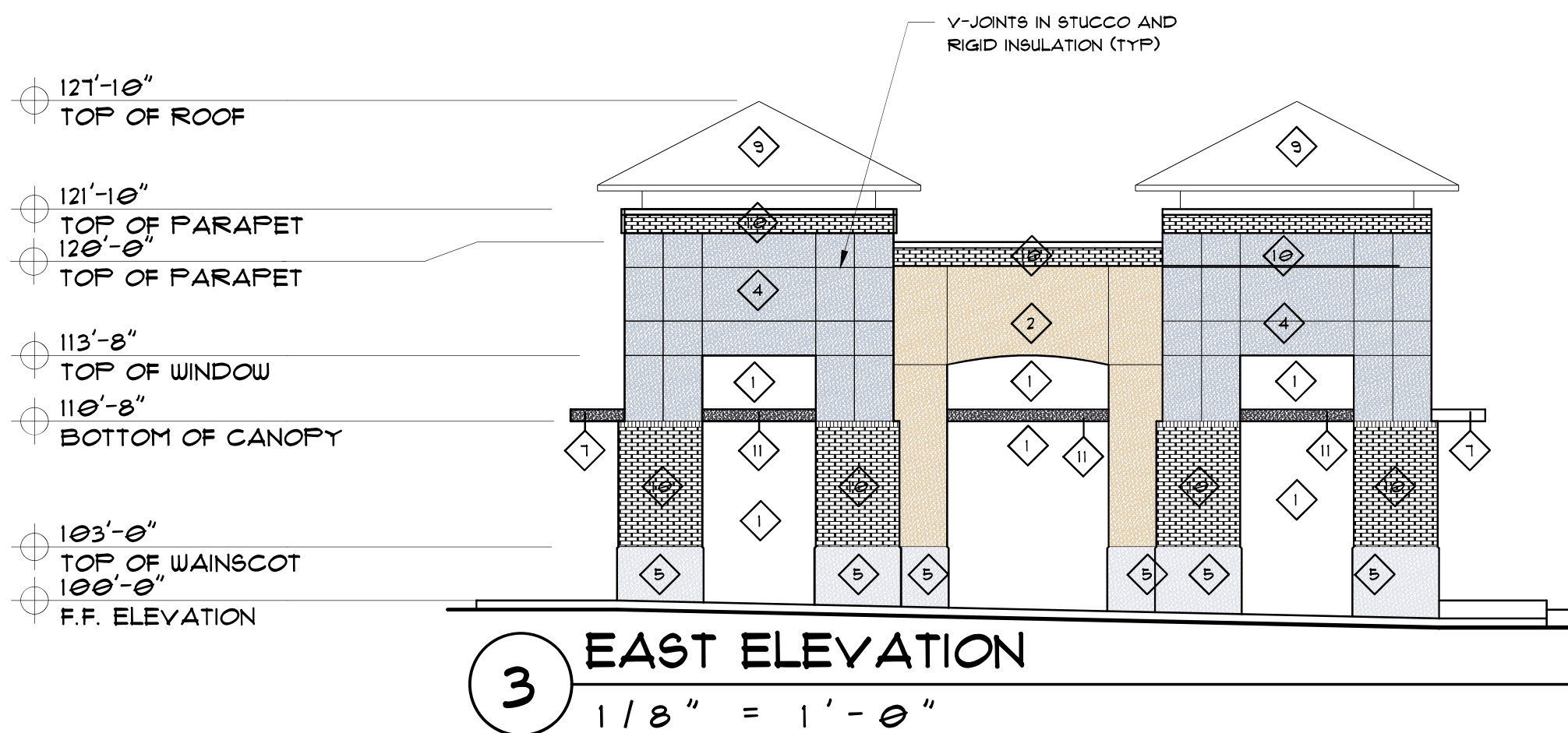
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



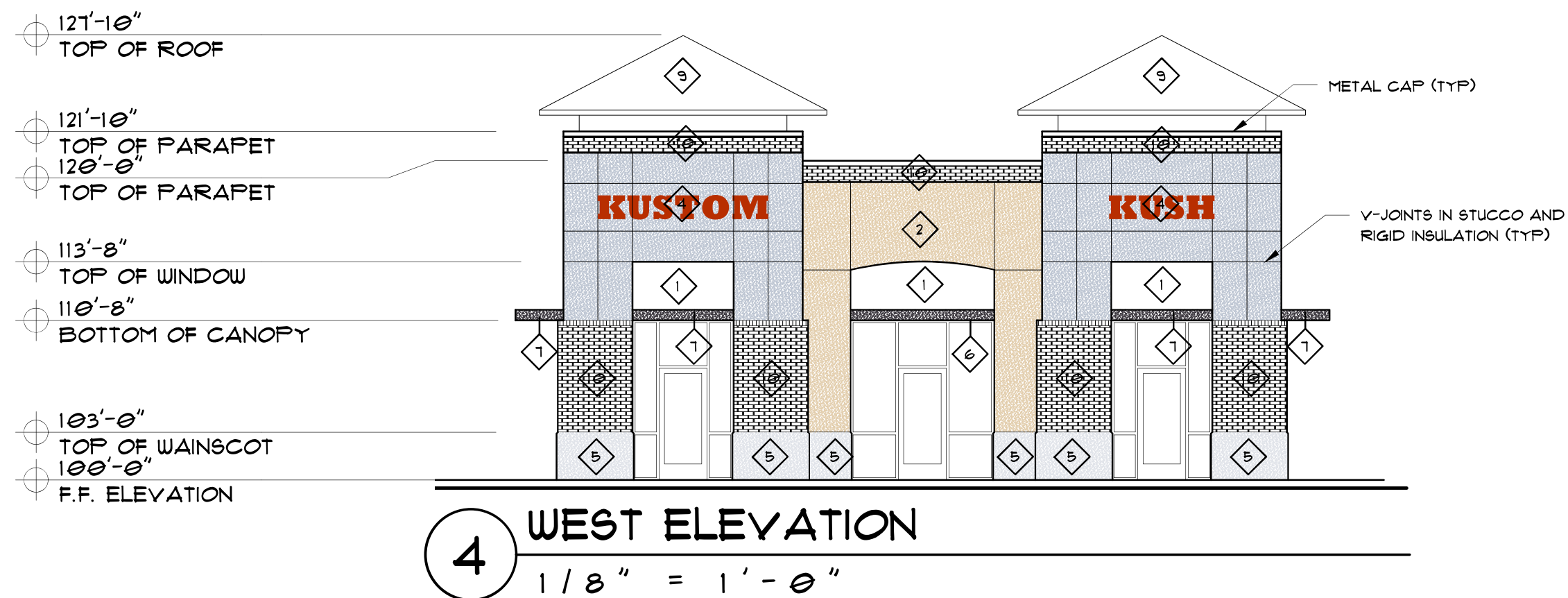
1 NORTH ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION



4 WEST ELEVATION

KEYED COLOR / MATERIAL SCHEDULE

1	STUCCO	MODERATE WHITE SW6140	LIGHT CREAM
2	STUCCO	INTERACTIVE CREAM SW6113	CREAM
3	STUCCO	SENSATIONAL SAND SW6034	BROWN
4	STUCCO	ICY SW6534	LIGHT GRAY
5	STUCCO	EXTRA WHITE SW7006	WHITE
6	TUBE STEEL CANOPY	DARK BRONZE	DARK BRONZE
7	TUBE STEEL CANOPY	EXTRA WHITE SW7006	WHITE
8	LIGHT FIXTURE	BLACK	BLACK
9	TILE ROOF	WEIRLE, SIERRA MISSION-SLURRY "HARVEST BLEND" (011133)	LIGHT BROWN
10	BRICK	DARK RED	DARK RED
11	STUCCO	BLACK SWAN SW6275	BLACK

NOTES:

ALL BUILDING MOUNTED SIGNAGE WILL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 8 PERCENT OF THE WALL AREA OF EACH BUILDING ELEVATION OR TEN PERCENT OF THE WALL AREA OF MULTI-TENANT SHOPS BUILDINGS.

ALL SIGNS ARE TO BE OF INDIVIDUAL LETTERS (OTHER THAN WITH RESPECT TO DEMINIMUS PORTIONS OF SIGN, SUCH AS FOR LOGOS, ETC.) THE FOLLOWING TYPES OF LETTERS ARE ACCEPTABLE:

TYPE 1: OPAQUE LETTERING INDEPENDENTLY ILLUMINATED BY GOOSE NECK TYPE LIGHTING

TYPE 2: CHANNEL LETTERS WITH TRIMCAPS OF DARK BROWN OR BLACK COLOR INTERNALLY ILLUMINATED WITH LETTER SIDES TO MATCH LETTER FACE COLOR. FACE COLORS TO BE TO THE DISCRETION OF THE TENANT.

TYPE 3: SAME AS TYPE 2 EXCEPT HALO LIT

TYPE 4: HALO LIT LETTERS CUT OUT OF SOLID METAL BACKGROUND SPACED OFF THE FACE OF THE BUILDING

(OTHER THAN WITH RESPECT TO DEMINIMUS PORTIONS OF SIGN, SUCH AS FOR LOGOS, ETC.) CAN TYPE SIGNS ARE PROHIBITED. ANY SPECIAL LOGOS ASSOCIATED WITH SPECIFIC TENANT ARE TO BE PROVIDED IN A NON-ILLUMINATED FASHION FOR SPECIFIC APPROVAL

VARIETY OF COLOR (SIGN COLORS ARE BY TENANT)

NOTES:

- SIGNS TO NOT EXCEED 8% OF THE FACADE
SIGNS TO CONSIST OF INDIVIDUAL ALUMINUM PAN CHANNEL LETTERS, INTERNALLY ILLUMINATED. NO SIGN TO FACE RESIDENTIAL AREAS.
- GLAZING WILL NOT BE MIRRORRED OR OPAQUE.