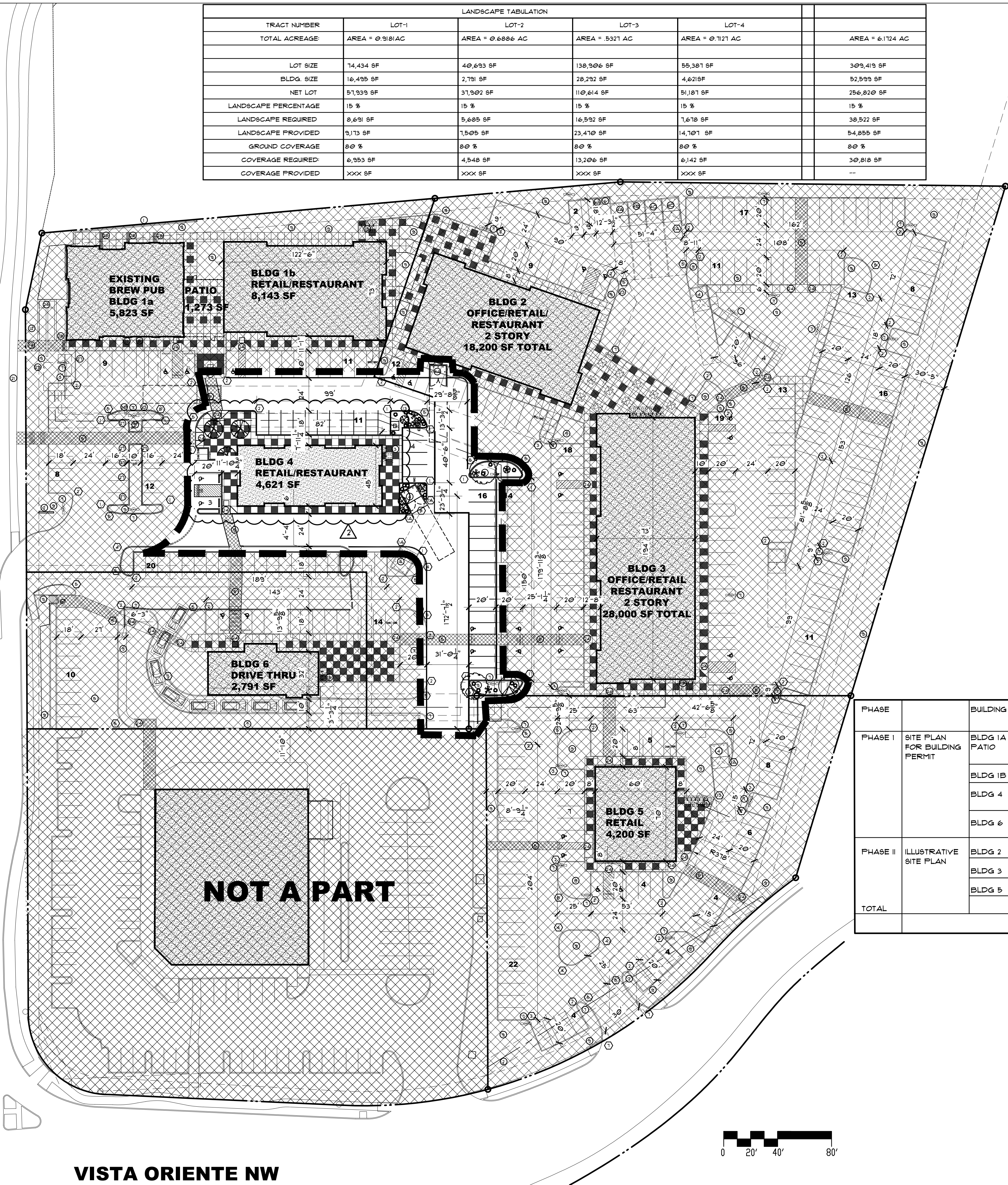


UNSER BLVD NW



VISTA ORIENTE NW
SITE PLAN

1" = 40'-0"

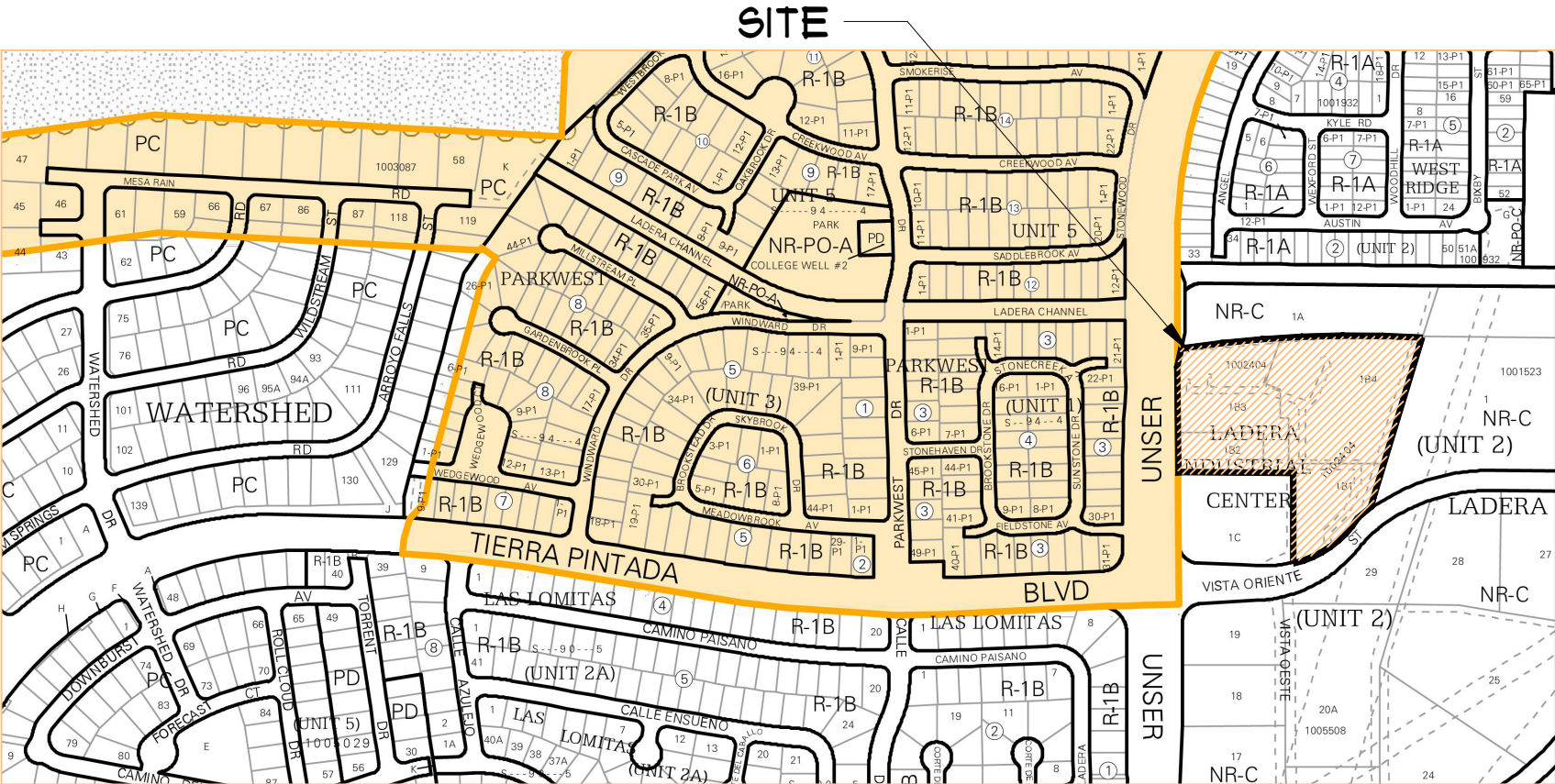
RADIUS INFORMATION

- (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.