

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

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**APPROVED BY**

\_\_\_\_\_  
**DATE**

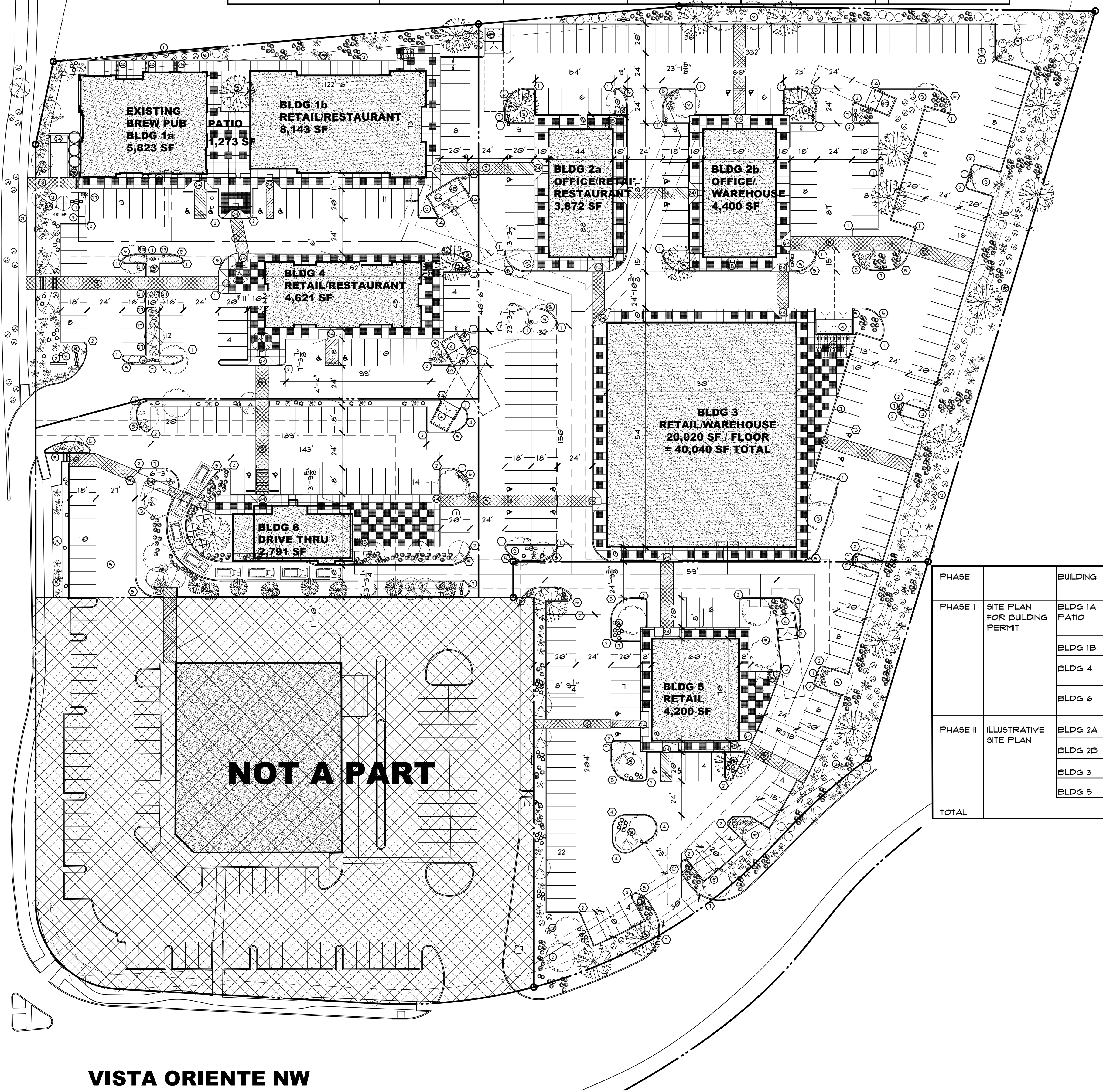
LANDSCAPE TABULATION					
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	
TOTAL ACREAGE	AREA = 0.9181 AC	AREA = 0.6886 AC	AREA = 0.5371 AC	AREA = 0.1121 AC	AREA = 6.1124 AC
LOT SIZE	14,434 SF	40,633 SF	138,306 SF	55,381 SF	309,419 SF
BLDG. SIZE	16,435 SF	2,791 SF	28,292 SF	4,621 SF	52,599 SF
NET LOT	51,939 SF	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	6,953 SF	4,548 SF	13,206 SF	6,142 SF	30,818 SF
COVERAGE PROVIDED	XXXX SF	XXXX SF	XXXX SF	XXXX 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) PIV 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	RESTAURANT	0/1000	41	2	4	4
	BLDG 1B	1,273 SF	RESTAURANT	0/1000	33	2	2	4
	BLDG 4	4,621 SF	RESTAURANT	0/1000	31	2	2	4
	BLDG 6	2,791 SF	DRIVE THRU (10 SEATS)	1 PER 4 SEATS	18	41 + 8 QUEUE	2	2
PHASE II ILLUSTRATIVE SITE PLAN	BLDG 2A	3,872 SF	RESTAURANT	4/1000	16	4	4	2
	BLDG 2B	4,400 SF	RESTAURANT	4/1000	18	4	2	2
	BLDG 3	40,040 SF	RETAIL/WHSE	100% (MAX 90%)	144	2	4	15
	BLDG 5	4,200 SF	RESTAURANT	4/1000	17	65	2	2
TOTAL				330	340	18	23	35



UNSER BLVD NW

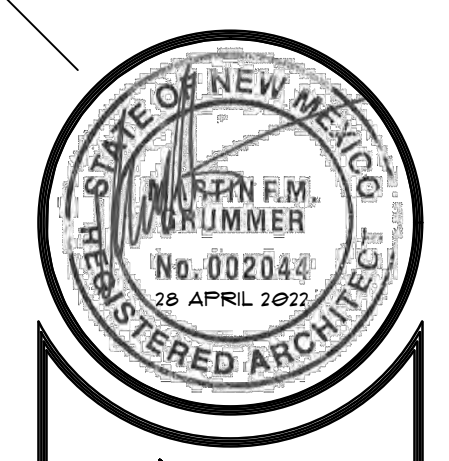
VISTA ORIENTE NW

SITE PLAN

1" = 40'-0"

VICINITY MAP

NTS



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



PETERSON PROPERTIES

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:

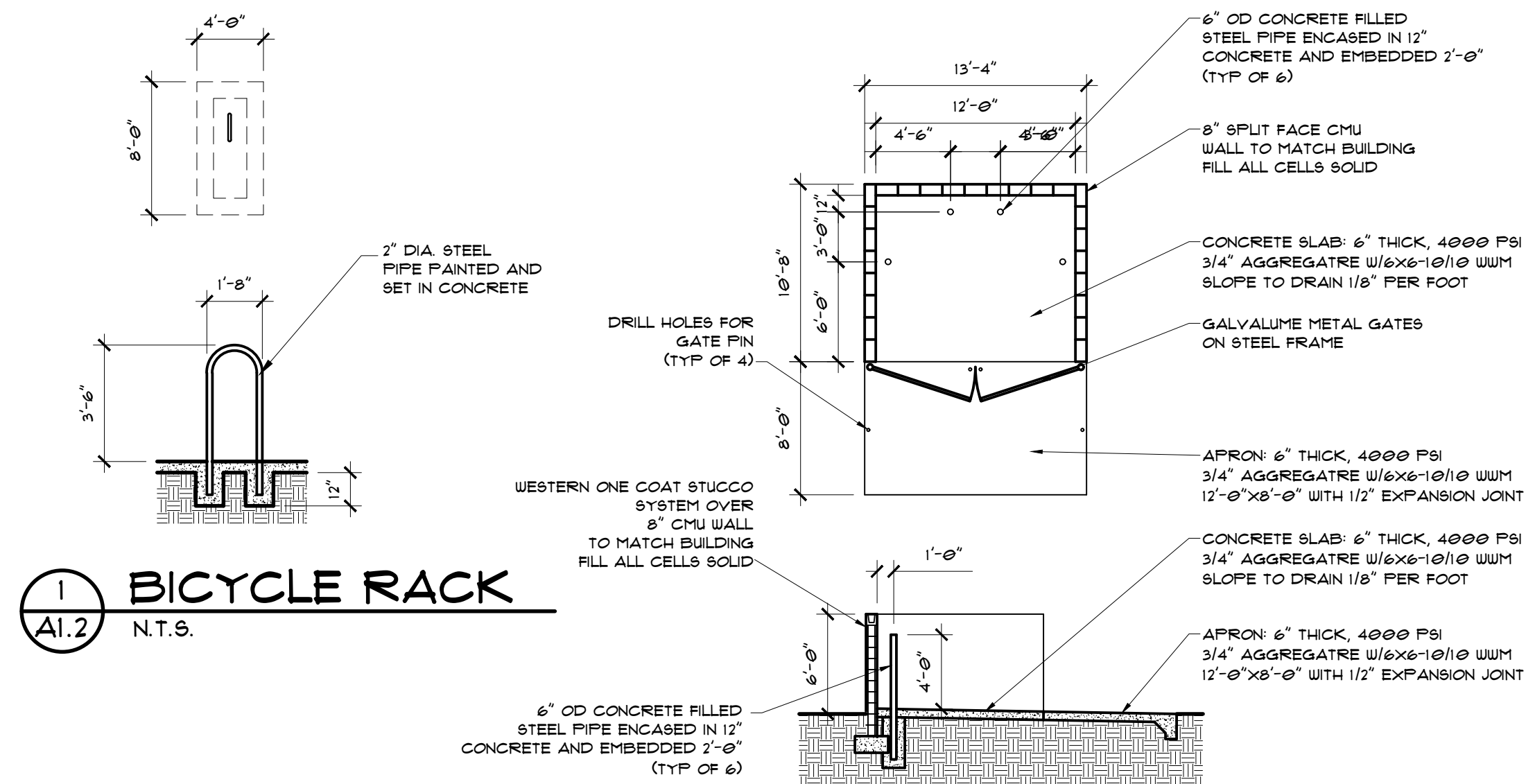
REVISIONS  
18 MAY 2022

SHEET NO:  
A1.1

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

**PARKING CALCULATIONS**

NET LEASABLE AREA	4,621 SF	
PARKING REQ.		
RETAIL (1505SF) @ 41/1000SF		6.02 SPACES
POSSIBLE RESTAURANT (3,115 SF) @ 8/1000SF		24.92 SPACES
TOTAL REQUIRED		30.94 SPACES
PARKING PROVIDED		
EXISTING SPACES		24 SPACES
NEW SPACES		14 SPACES
TOTAL PROVIDED		38 SPACES
2 ADA SPACES REQUIRED		2 ADA SPACES PROVIDED
2 MOTORCYCLE SPACES REQ.		3 MC SPACES PROVIDED
3 BICYCLE SPACES REQ.		3 BICYCLE SPACES PROVIDED



**1 BICYCLE RACK**  
AI.2 N.T.S.

**2 REFUSE ENCLOSURE**  
AI.2 N.T.S.

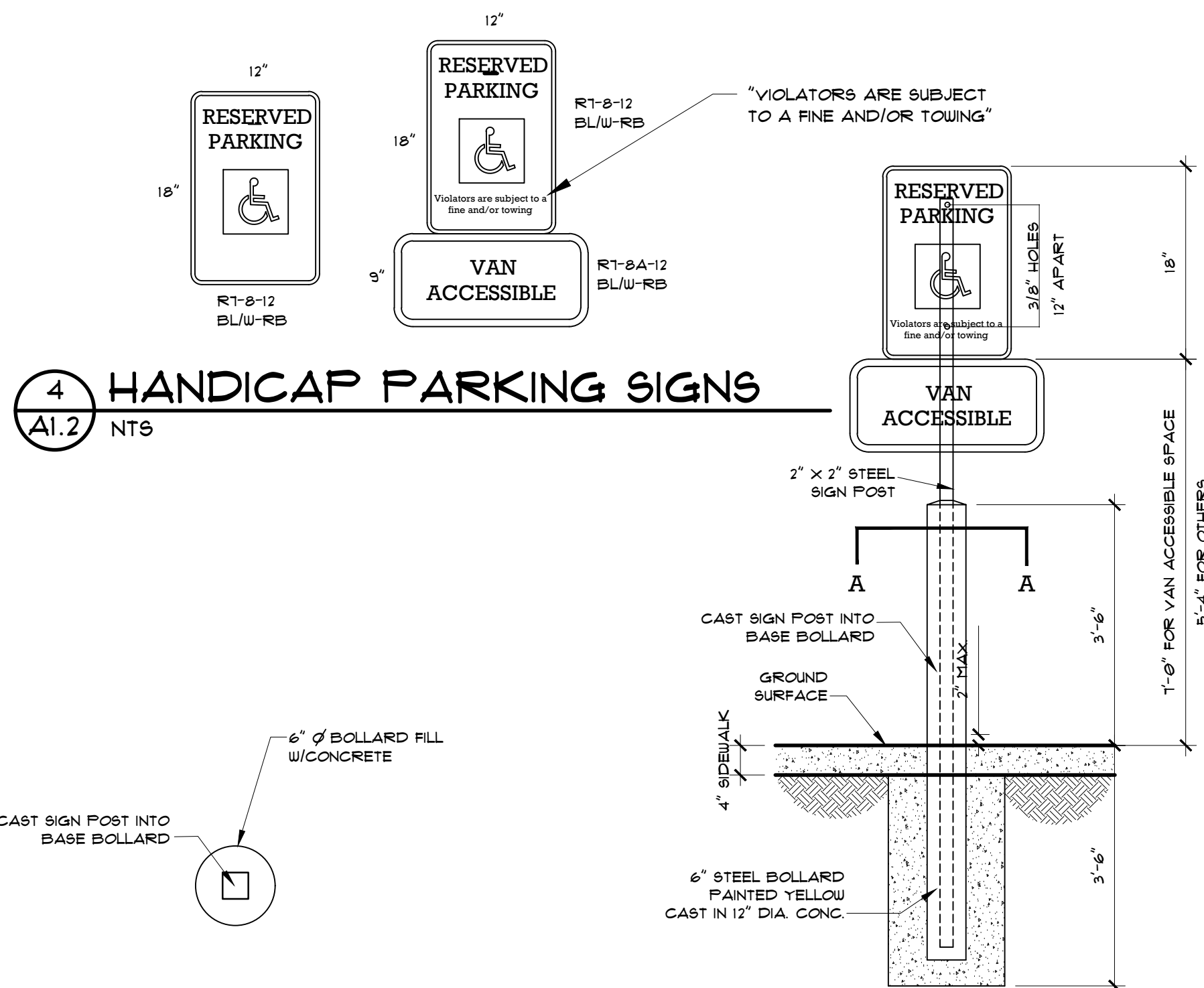
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**KEYED NOTES**

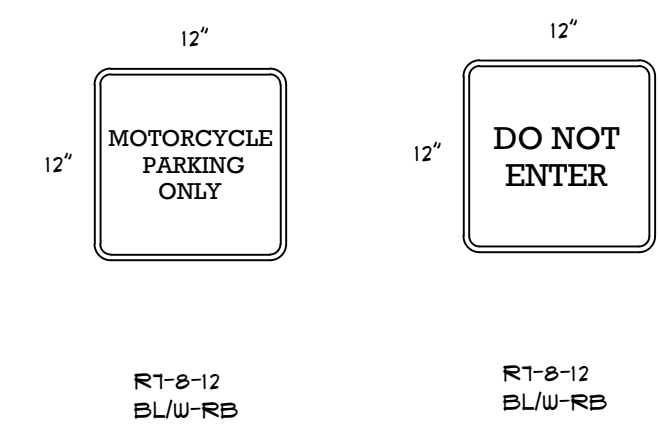
- 1 PROPERTY LINE
- 2 MONUMENT SIGN
- 3 BICYCLE RACK LOCATION - 3 BIKES, SEE 1/AI.2
- 4 DUMPSTER ENCLOSURE, SEE 2/AI.2
- 4A DUMPSTER ENCLOSURE FOR BLDG. 1A
- 4B DUMPSTER ENCLOSURE FOR BLDG. 1B
- 4C DUMPSTER ENCLOSURE FOR BLDG. 2
- 5 CROSSWALK, TEXTURED, WITH BRICK OR TILE WALKS
- 6 PROPOSED FUTURE RECYCLE AREA
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- 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
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- 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 PIV LOCATION
- 30 FDC LOCATION

**4 HANDICAP PARKING SIGNS**  
AI.2 N.T.S.



**5 SECTION A-A**  
AI.2 N.T.S.

**6 SIGN MOUNTING DETAIL**  
AI.2 N.T.S.



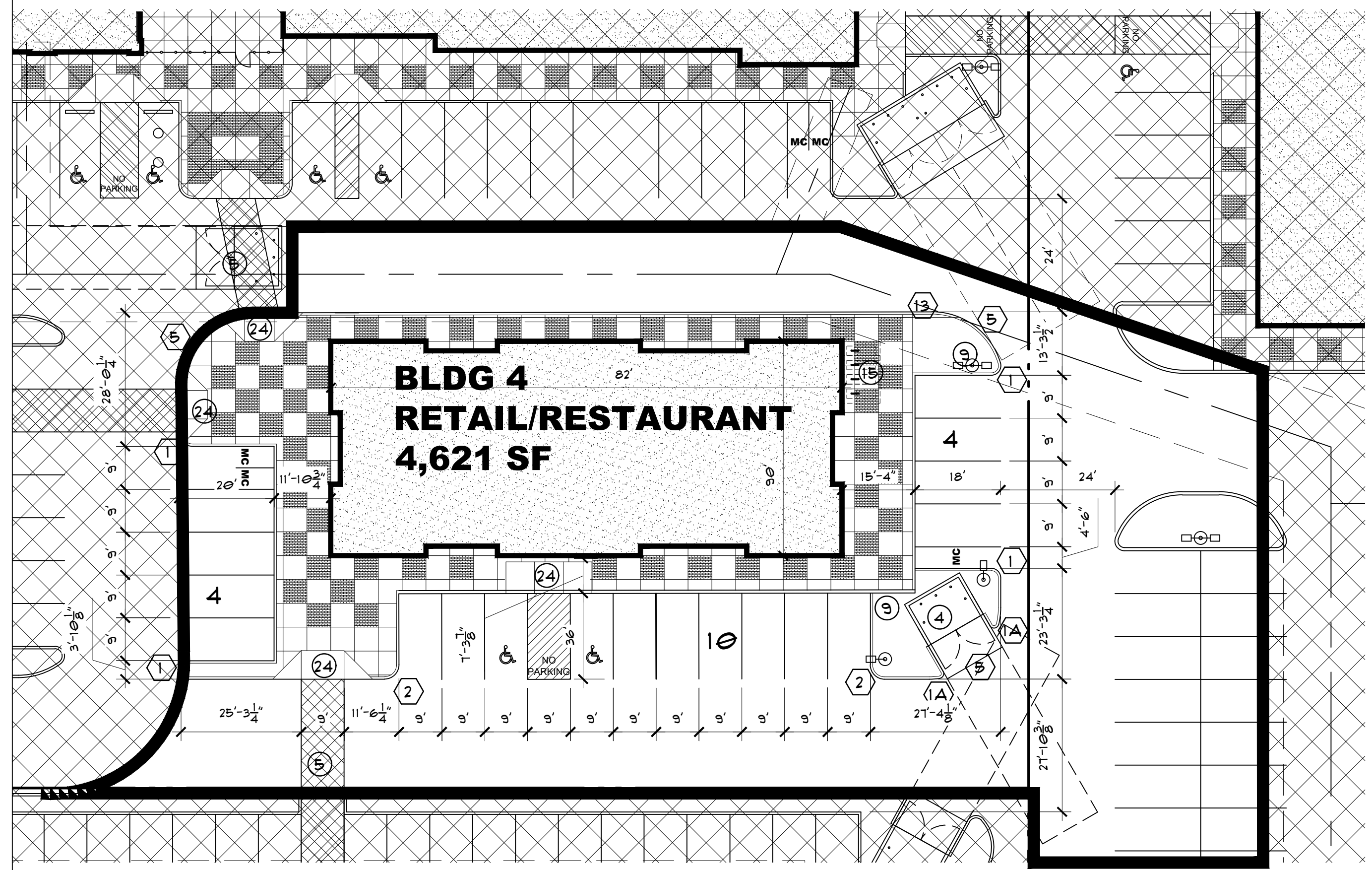
NOTE: LETTERING SHALL BE FHWA SERIES 'B' ALPHABET  
MOUNTING OPTIONS  
A) FLEXIBLE P.E. POST WITH SURFACE MOUNT BASE - EPOXY TO PAVEMENT SURFACE  
B) PERFORATED GALVANIZED TUBING INSTALL IN LANDSCAPE AREAS ONLY  
BLACK BORDERS AND TEXT, ON WHITE OR REFLECTIVE BACKGROUND (TYP)  
BOTTOM OF SIGN SHALL NOT 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.

**7 SIGN MOUNTING DETAIL**  
AI.2 N.T.S.

**7A SIGN PAINTING DETAIL**  
AI.2 N.T.S.

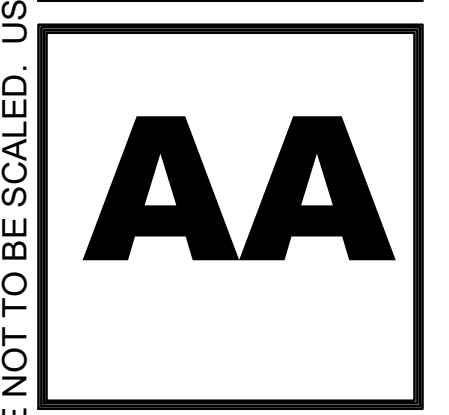


**ENLARGED SITE PLAN**

1" = 20'-0"



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



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

**BLDG. #4**

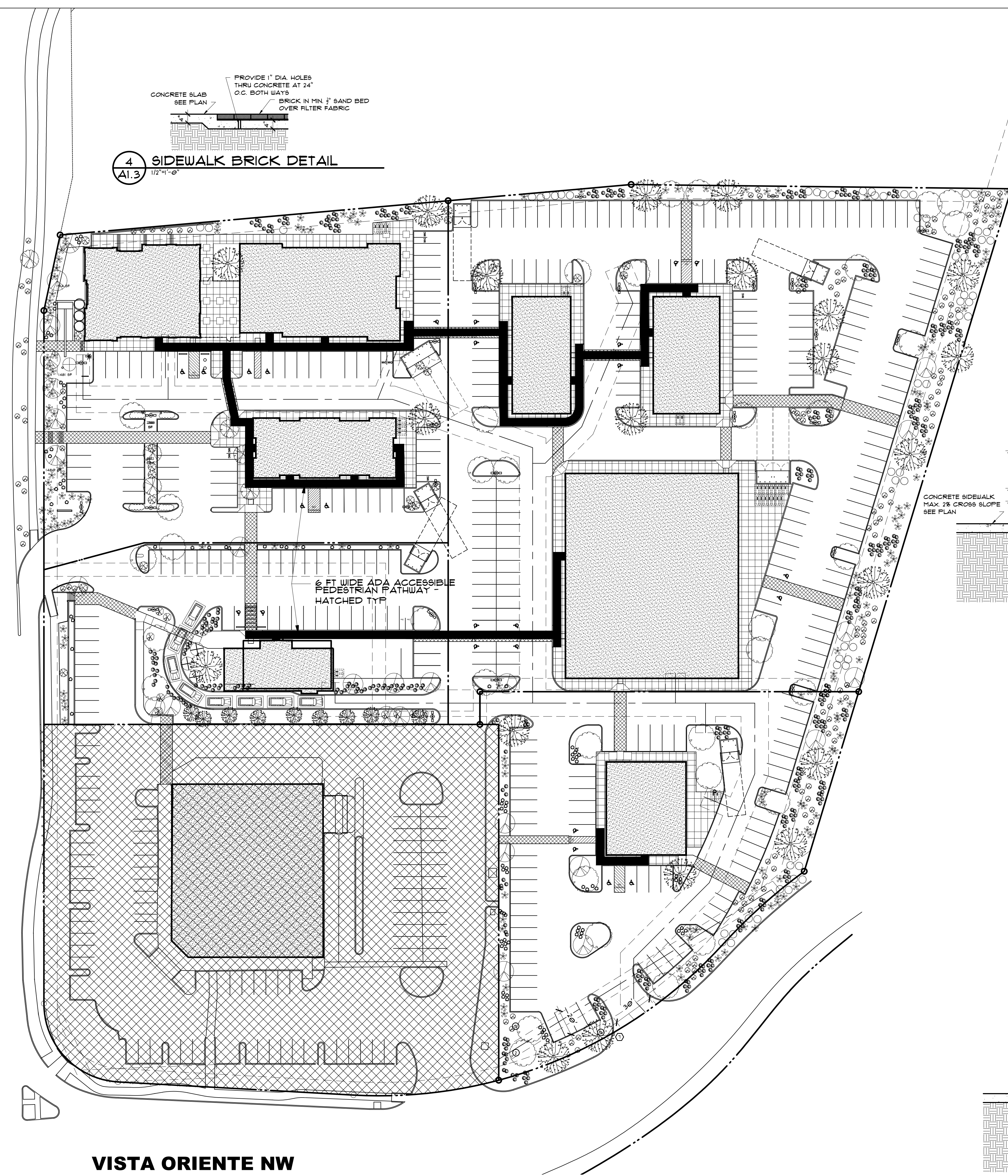
DATE:	28 APRIL 2022
DRAWN BY:	MFMG
CHECKED BY:	
VERIFIED BY:	

REVISIONS	
18 MAY 2022	

SHEET NO:  
**A1.2**

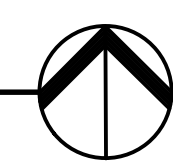
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UNSER BLVD NW



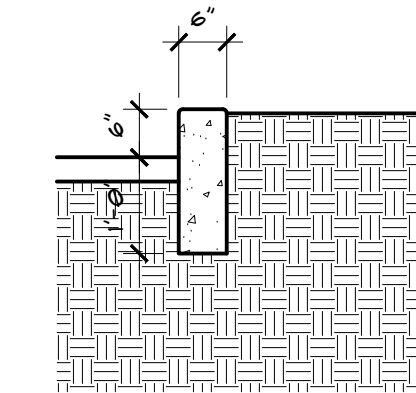
VISTA ORIENTE NW

SITE PLAN 6 FT ADA ACCESSIBLE PEDESTRIAN PATHWAY 1" = 40'-0"



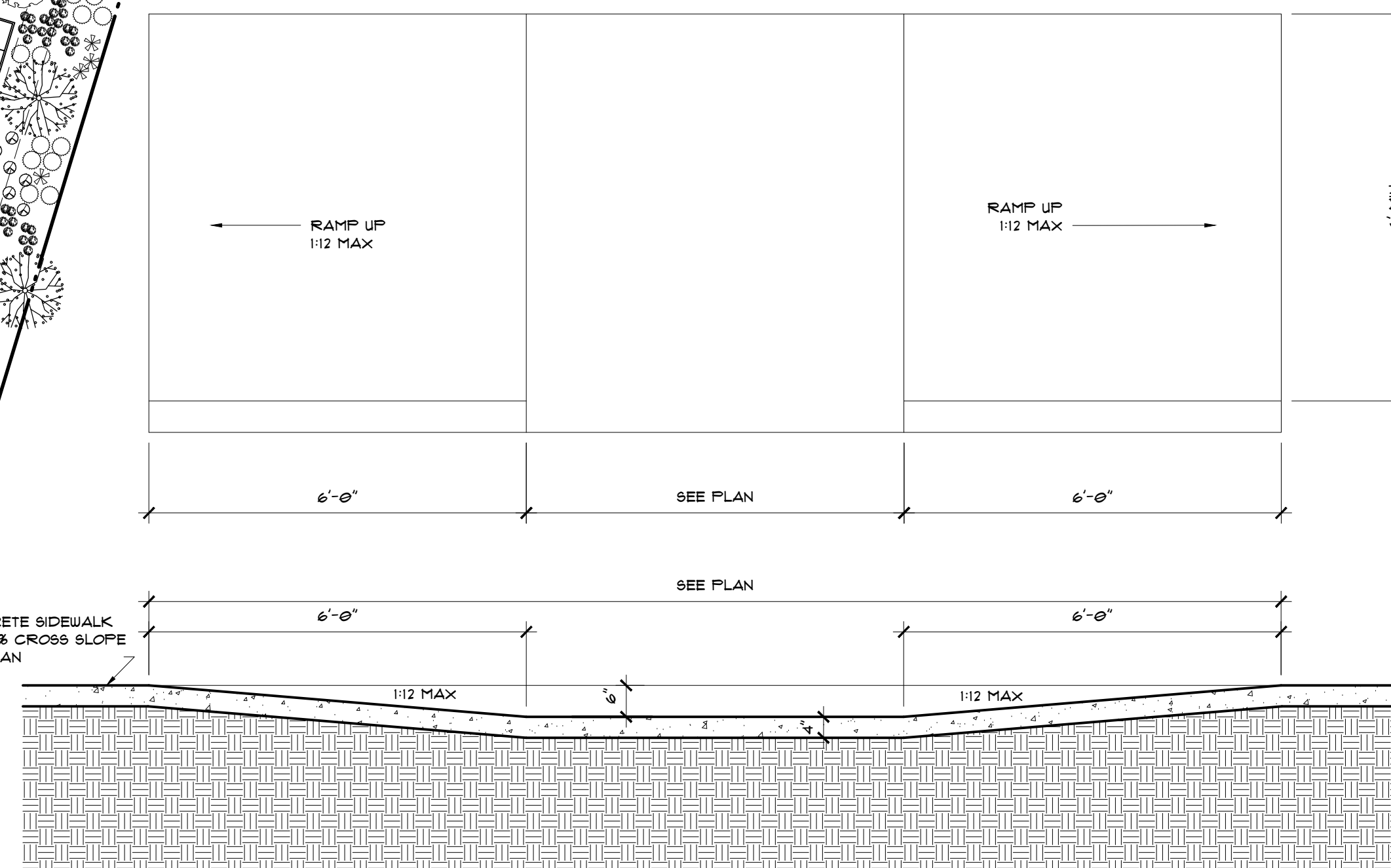
CONCRETE SLAB  
SEE PLAN  
PROVIDE 1" DIA HOLES  
THRU CONCRETE AT 24"  
O.C. BOTH WAYS  
BRICK IN MIN 1" SAND BED  
OVER FILTER FABRIC

4 SIDEWALK BRICK DETAIL  
AI.3 1/2"=1'-0"

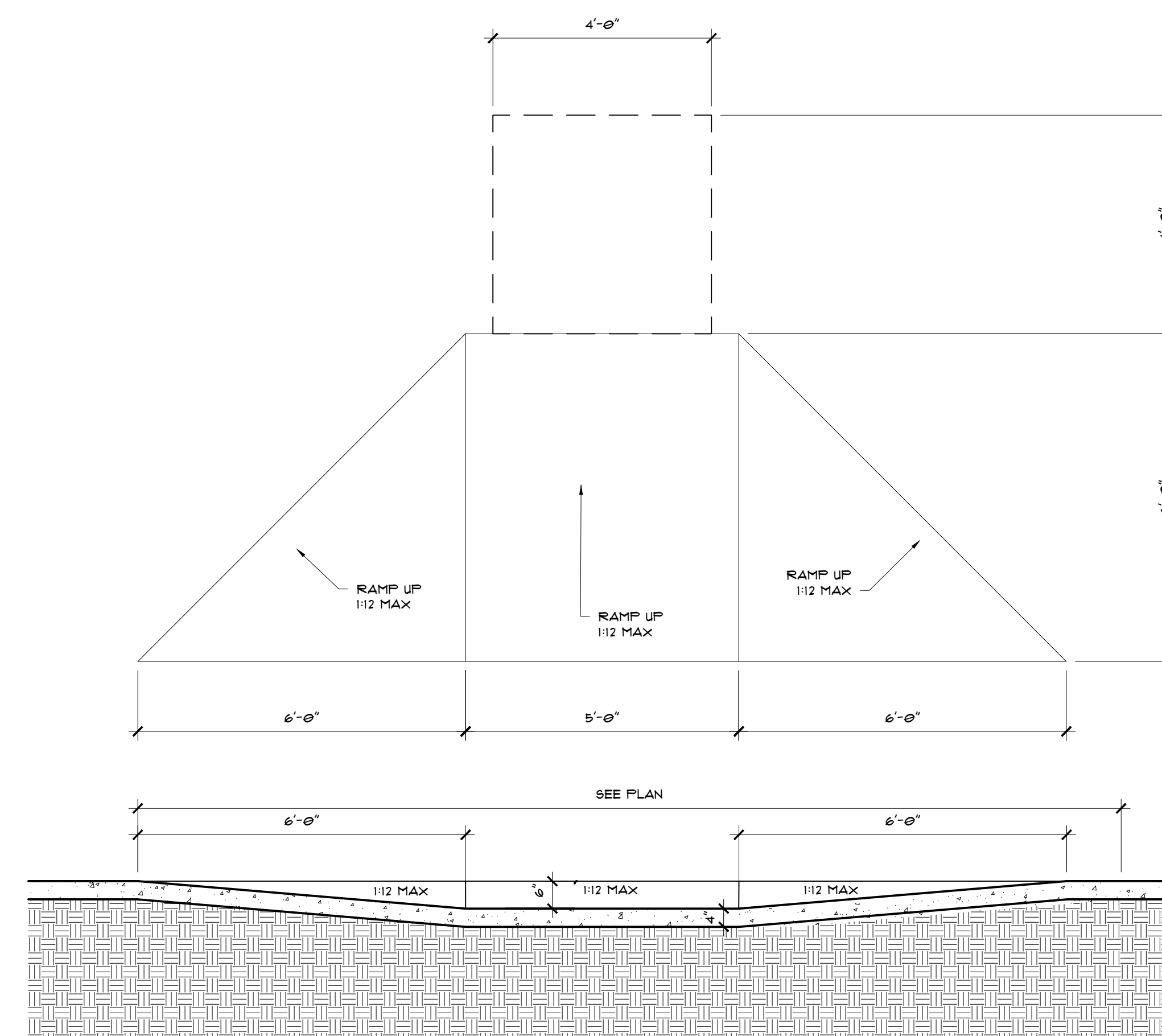


1 CURB DETAIL  
AI.3 1/2"=1'-0"

CONCRETE SIDEWALK  
MAX 2% CROSS SLOPE  
SEE PLAN



2 PARALLEL RAMP DETAIL  
AI.3 1/2"=1'-0"



3 PERPENDICULAR RAMP DETAIL  
AI.3 1/2"=1'-0"

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



AA

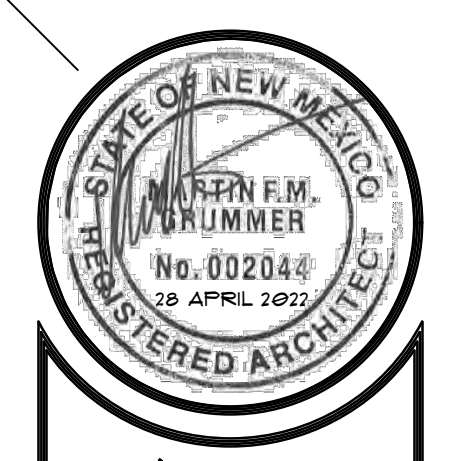
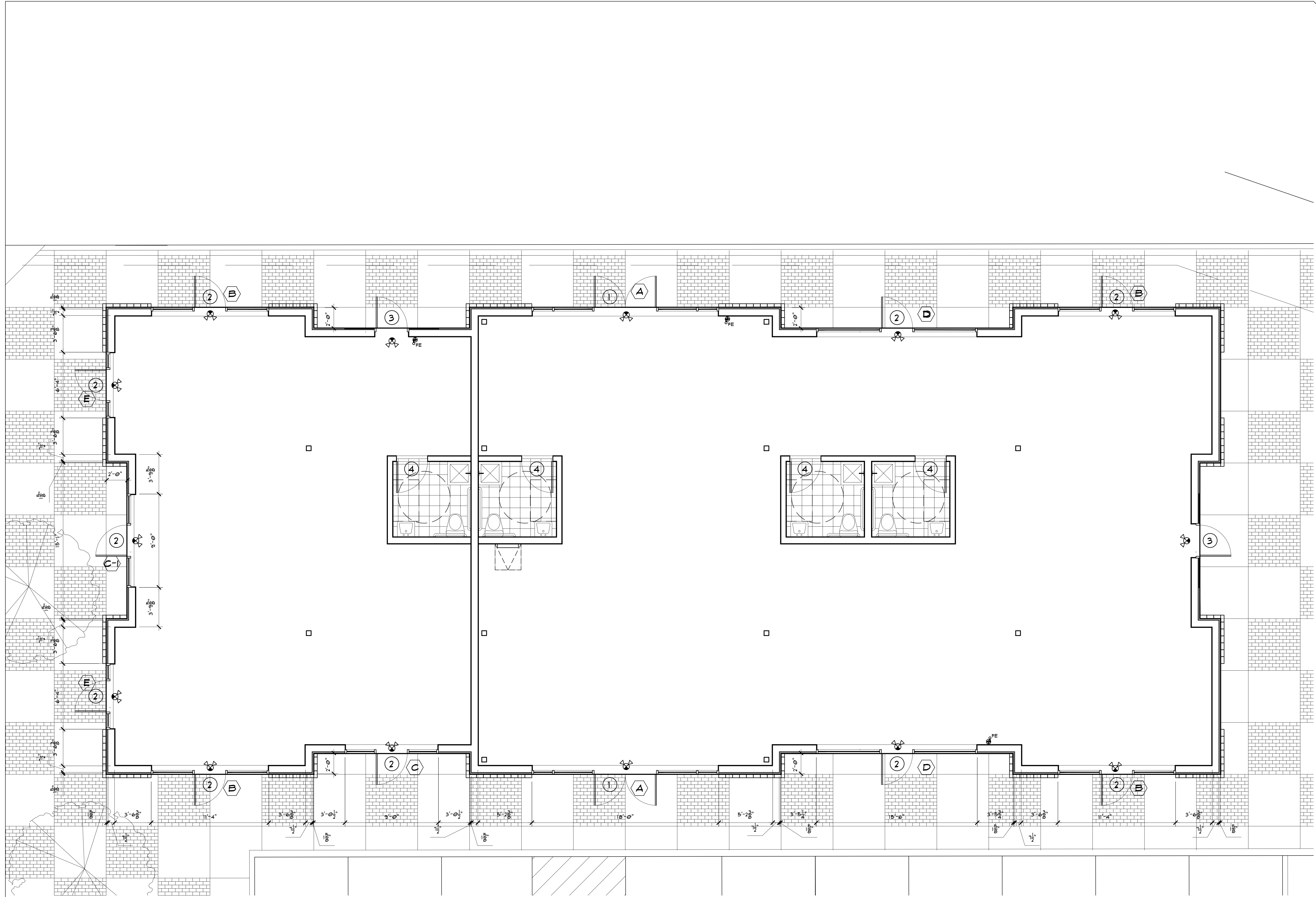
UNSER & VISTA ORIENTE  
2220 UNSER BLVD NW  
BUILDING #4  
ALBUQUERQUE, NM 87114  
6 FT ADA ACCESS. PPATHWAY

BLDG.  
#4

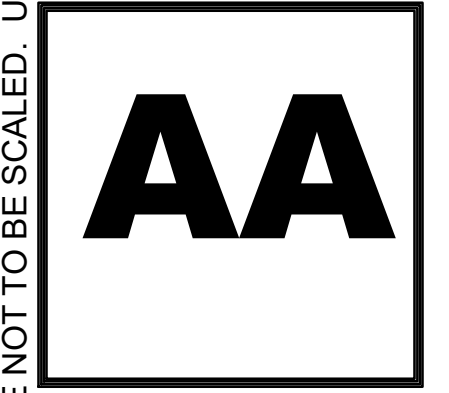
DATE:  
28 APRIL 2022  
DRAWN BY:  
MFMG  
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VERIFIED BY:

REVISIONS  
18 MAY 2022

SHEET NO:  
A1.3



**MARTIN F.M. GRUMMER**  
 ARCHITECT  
 331 WILHELMY PLACE NE  
 ALBUQUERQUE, NEW MEXICO 87106  
 (505) 265-2507



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

**BLDG. #4**

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

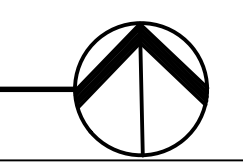
NO.	REVISIONS

SHEET NO:  
**A2.1**

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**FLOOR PLAN**  
 4,621 SF

1/4" = 1'-0"

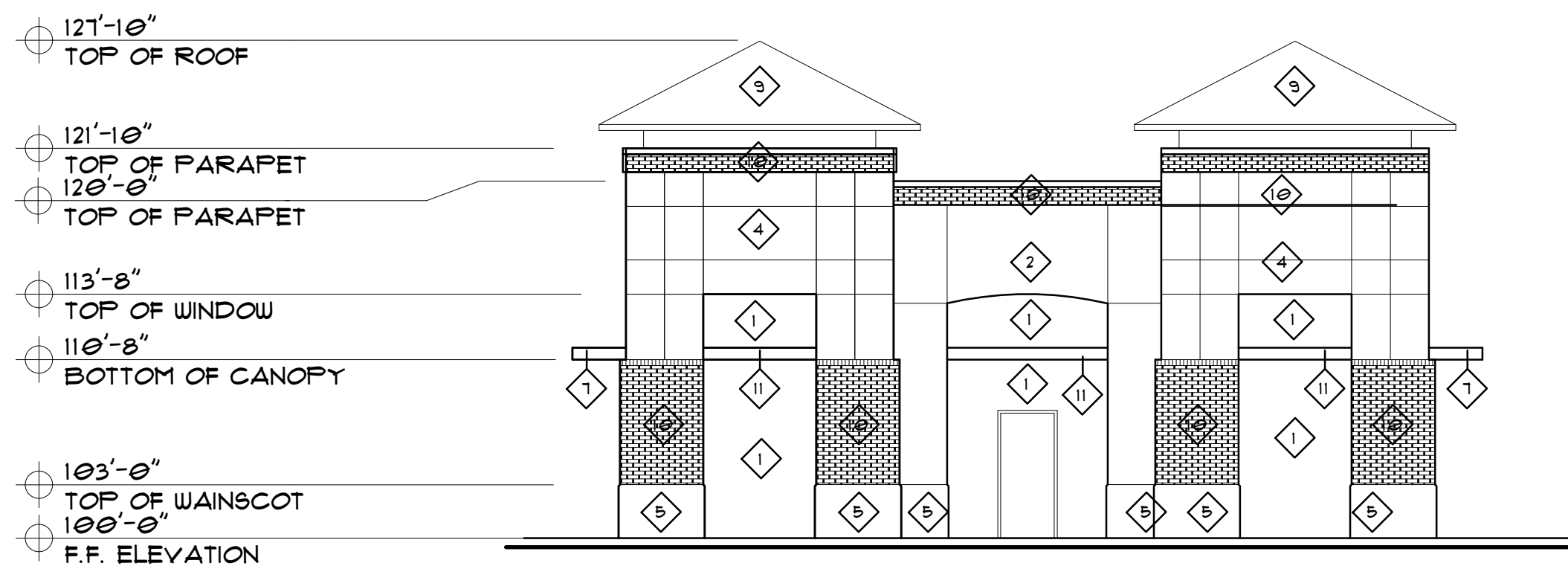




**1 NORTH ELEVATION**  $1/8" = 1'-0"$



**2 SOUTH ELEVATION**  $1/8" = 1'-0"$



**3 EAST ELEVATION**  $1/8" = 1'-0"$



**4 WEST ELEVATION**  $1/8" = 1'-0"$

**KEYED COLOR / MATERIAL SCHEDULE**

1	STUCCO	MODERATE WHITE SW6140	LIGHT CREAM
2	STUCCO	INTERACTIVE CREAM SW6113	CREAM
3	STUCCO	SENSATIONAL SAND SW6094	BROWN
4	STUCCO	ICY SW6534	LIGHT GRAY
5	STUCCO	EXTRA WHITE SW1006	WHITE
6	TUBE STEEL CANOPY	DARK BRONZE	DARK BRONZE
7	TUBE STEEL CANOPY	EXTRA WHITE SW1006	WHITE
8	LIGHT FIXTURE	BLACK	BLACK
9	TILE ROOF	WEGRILE, SIERRA MISSION-SLURRY "HARVEST BLEND" (011133)	LIGHT BROWN
10	BRICK	DARK RED	DARK RED
11	STUCCO	BLACK SWAN SW6219	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 MIRRORED OR OPAQUE.



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

**BLDG. #4**

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

REVISIONS

SHEET NO:  
**A5.1**

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