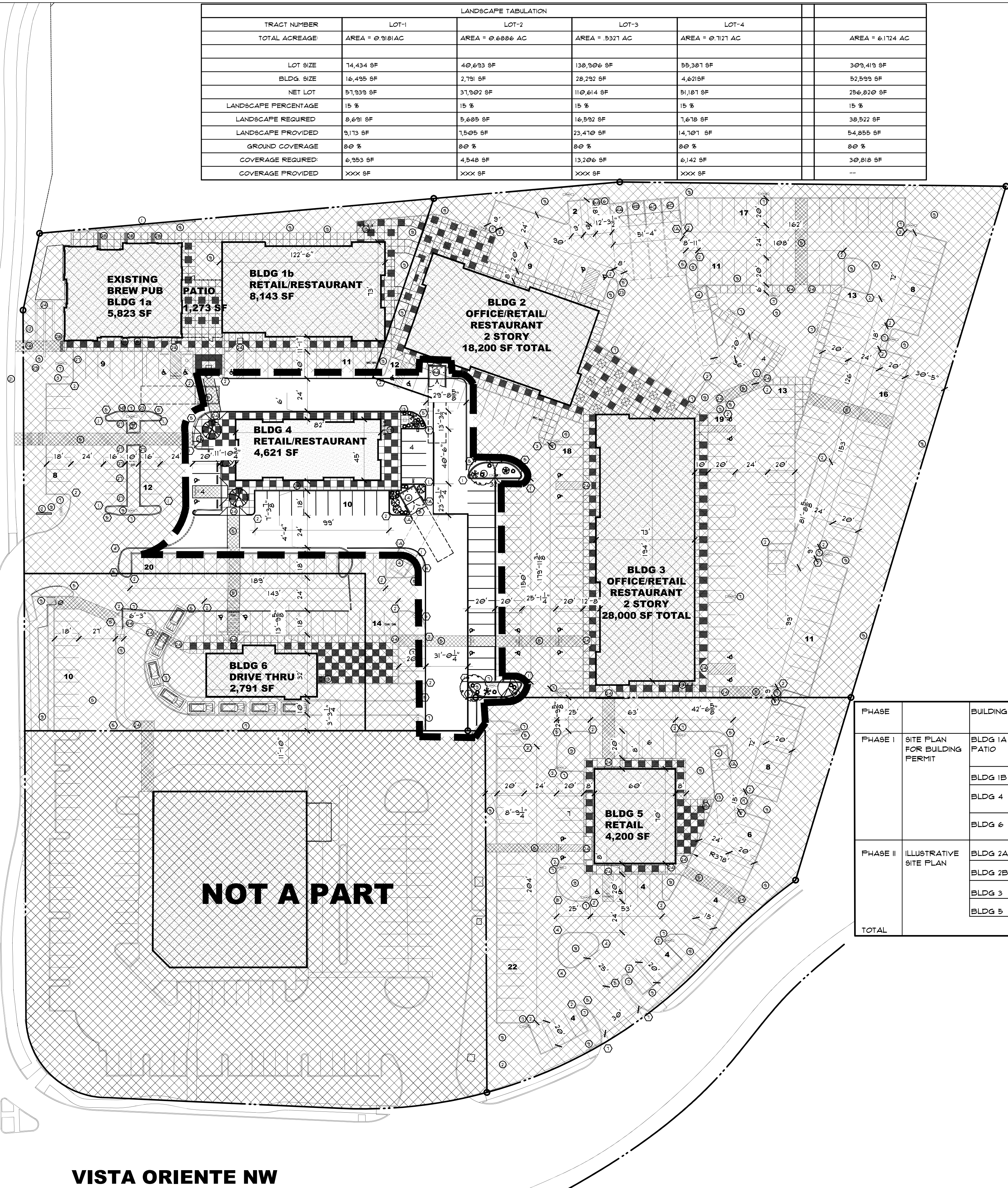


UNSER BLVD NW



VISTA ORIENTE NW
SITE PLAN

1" = 40' - 0"

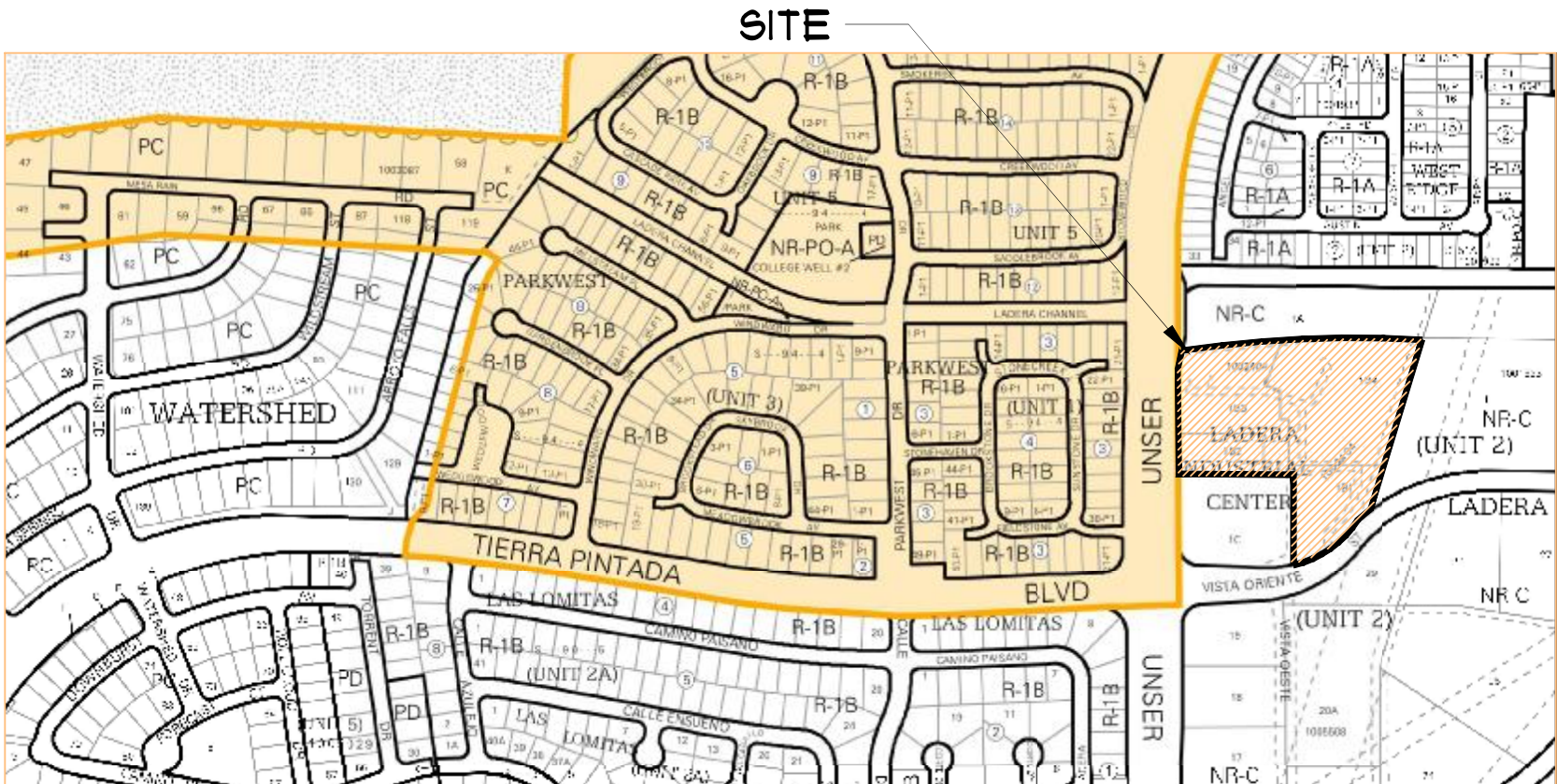
RADIUS INFORMATION

- 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 = 5'-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	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		41 + 8 QUEUE	2	2
PHASE II	ILLUSTRATIVE SITE PLAN	BLDG 2A	3,872 SF	RETAIL	4/1000	16	150	4	4	2
		BLDG 2B	4,400 SF	RETAIL	4/1000	18		4	2	2
		BLDG 3	40,040 SF	RETAIL/WHSE	$\frac{4}{1000}$ (MAX 90%)	144		2	4	15
		BLDG 5	4,200 SF	RETAIL	4/1000	17		65	2	2
TOTAL						330	340	18	23	35



VICINITY MAP

NTS



MARTIN F.M. GRUMMER
ARCHITECT
331 WELLESLEY PLACE, NE
ALBUQUERQUE, NEW MEXICO 87108
(505) 265-2507



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

BLDG.
#4

DATE: 8 NOV 2022
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
A1.1