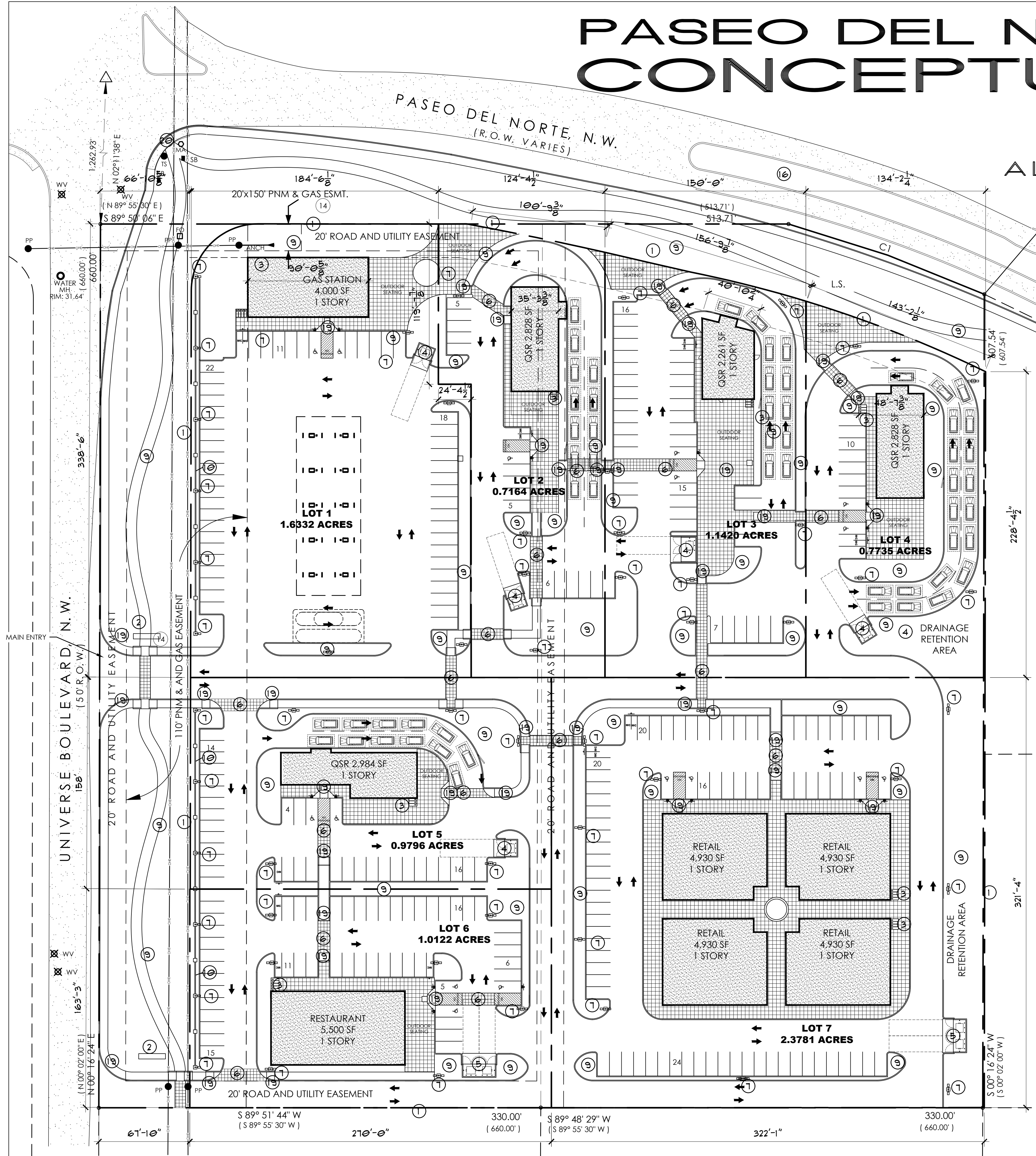


PASEO DEL NORTE + UNIVERSE

CONCEPTUAL SITEPLAN

ALBUQUERQUE, NEW MEXICO



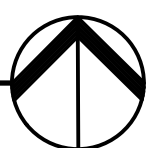
KEYED NOTES

- PROPERTY LINE
- MONUMENT SIGN
- BICYCLE RACK LOCATION
- DUMPSTER ENCLOSURE
- DOUBLE DUMPSTER ENCLOSURE
- CROSSWALK, TEXTURED, WITH BRICK OR TILE WALKS
- SITE LIGHTING
- 8'-0" X 1'-6" BENCH, LOCATION NOT TO BE WITH DOORS OR STREET TREES
- LANDSCAPE AREA
- SCREEN WALL-MAX. HEIGHT 3'
- TRASH RECEPTACLES
- TRANSFORMER LOCATION
- FIRE HYDRANT
- SITE WALK
- EXISTING LOT LINE
- EXISTING MEDIANS
- EXISTING BUS STOP
- EXISTING SIDEWALK
- HANDICAP RAMP SEE DETAILS SHT. A1.3
- EXISTING HANDICAP RAMP, MUST COMPLY WITH ADA OR BE MODIFIED ACCORDINGLY
- PIV LOCATION
- FDC LOCATION

BUILDING	SQ. FT.	USE/AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED	INCLUDES HC (REQ) PARKING	PLUS MC (REQ) PARKING	BICYCLE PARKING (REQ)
BLDG 1	4,000 SF	FUELING STATION	4/1000	16	51	2 (1)	2 (1)	3 (3)
BLDG 2	2,828 SF	DRIVE THRU	STACKING	12	16 + STACKING	2 (1)	2 (1)	3 (3)
BLDG 3	2,261 SF	DRIVE THRU	STACKING	12	42 + STACKING	2 (1)	2 (1)	3 (3)
BLDG 4	2,828 SF	DRIVE THRU	STACKING	12	10 + STACKING	2 (1)	2 (1)	3 (3)
BLDG 5	2,984 SF	DRIVE THRU	STACKING	12	34 + STACKING	2 (1)	1 (1)	3 (3)
BLDG 6	5,500 SF	RESTAURANT	8/1000	44	53	3 (3)	3 (2)	5 (5)
BLDG 7	19,120 SF	OFFICE	3.5/1000	70	80	4 (4)	4 (3)	8 (1)
	4,019 SF			178	286 + STACKING	17 (12)	17 (10)	28 (27)

SITE DEVELOPMENT PLAN

1" = 40'-0"



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

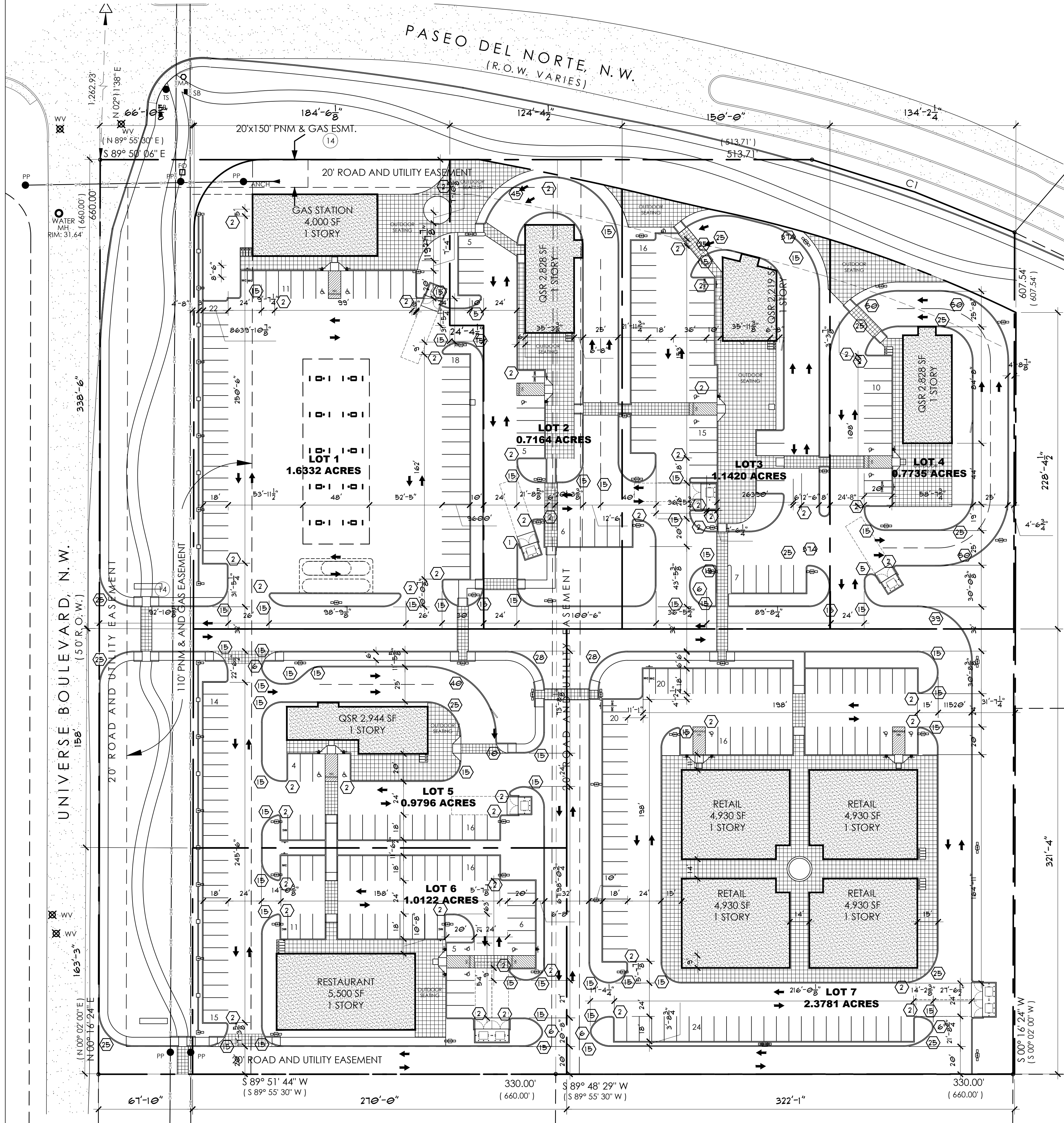
PASEO DEL NORTE & UNIVERSE
PASEO DEL NORTE NW
ALBUQUERQUE, NM 87114
SITE DEVELOPMENT PLAN

DATE:
16 JULY 2025
DRAWN BY:
MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:

A1.1

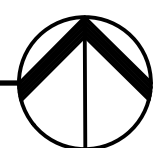


RADIUS INFORMATION

- 1 RADIUS = 1'-0"
- 2 RADIUS = 2'-0"
- 3 RADIUS = 3'-0"
- 4 RADIUS = 4'-0"
- 4A RADIUS = 4'-6"
- 5 RADIUS = 5'-0"
- 6 RADIUS = 6'-0"
- 8 RADIUS = 8'-0"
- 10 RADIUS = 10'-0"
- 15 RADIUS = 15'-0"
- 25 RADIUS = 25'-0"
- 31A RADIUS = 31'-6"
- 39 RADIUS = 39'-0"
- 40 RADIUS = 40'-0"
- 50 RADIUS = 50'-0"
- 64 RADIUS = 64'-0"
- 100 RADIUS = 100'-0"

SITE DIMENSION PLAN

1" = 40'-0"



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.



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ARCHITECT
331 WILSON PLAZA NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

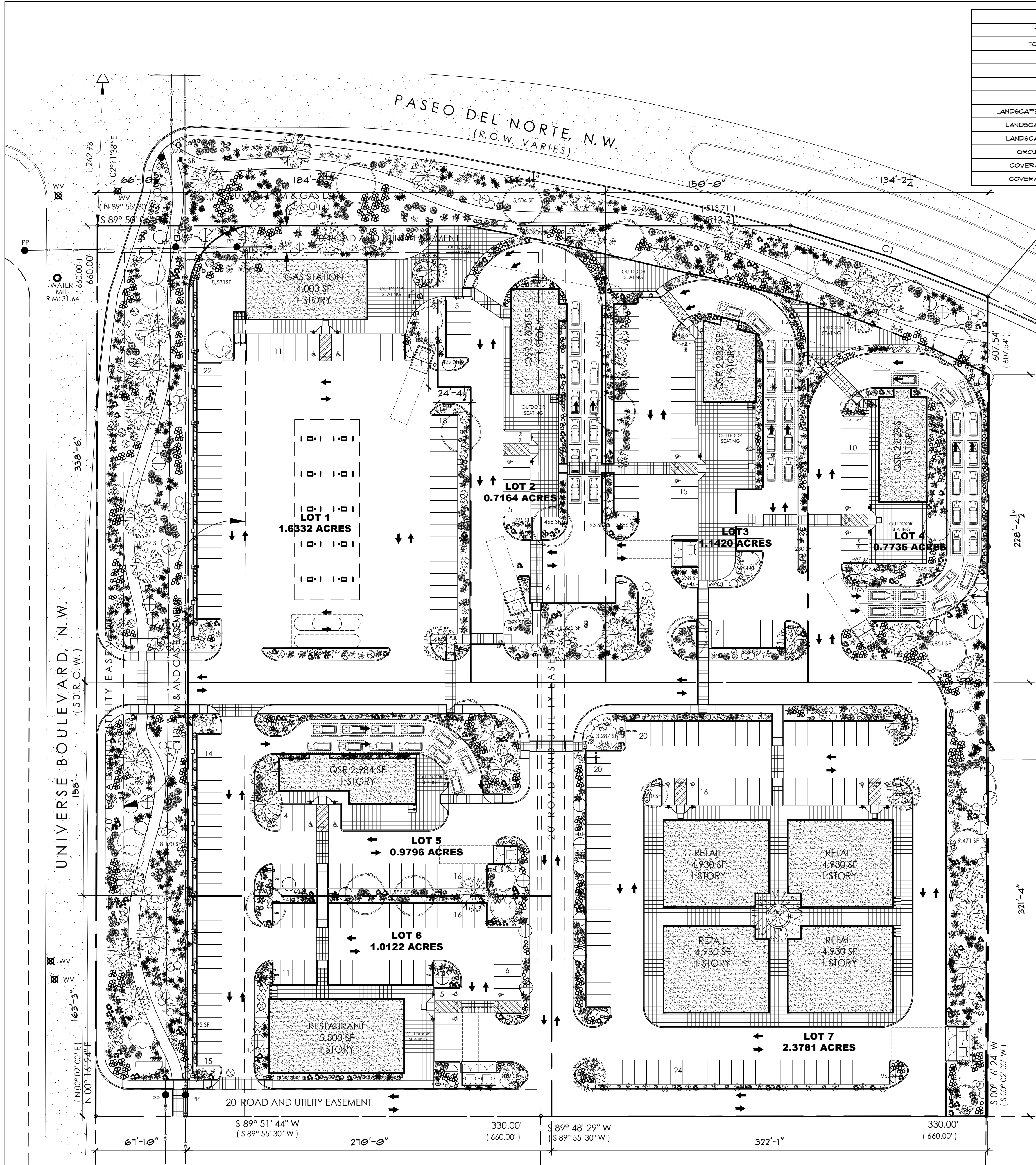
PASEO DEL NORTE & UNIVERSE
PASEO DEL NORTE NW
ALBUQUERQUE, NM 87114
SITE DIMENSION PLAN

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LANDSCAPE TABULATION								
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6	LOT-7	
TOTAL ACREAGE:	AREA = 1.5471 AC	AREA = 0.8201 AC	AREA = 1.0334 AC	AREA = 0.7891 AC	AREA = 0.9119 AC	AREA = 1.0122 AC	AREA = 2.3856 AC	AREA = 8.58 AC
LOT SIZE	67,330 SF	35,725 SF	45,014 SF	34,400 SF	42,600 SF	44,091 SF	103,918 SF	373,145 SF
BLDG. SIZE	4,000 SF	2,828 SF	2,232 SF	2,828 SF	2,984 SF	5,500 SF	19,720 SF	40,079 SF
NET LOT	63,330 SF	32,897 SF	42,782 SF	31,572 SF	39,616 SF	38,591 SF	84,198 SF	333,666 SF
LANDSCAPE PERCENTAGE	15 %	15 %	15 %	15 %	15 %	15 %	15 %	15 %
LANDSCAPE REQUIRED	9,500 SF	4,935 SF	6,417 SF	4,736 SF	5,940 SF	5,789 SF	12,630 SF	50,091 SF
LANDSCAPE PROVIDED	10,345 SF	6,078 SF	7,462 SF	5,342 SF	7,458 SF	5,971 SF	15,589 SF	62,885 SF
GROUND COVERAGE	80 %	80 %	80 %	80 %	80 %	80 %	80 %	80 %
COVERAGE REQUIRED	7,607 SF	3,948 SF	5,134 SF	3,789 SF	4,758 SF	4,631 SF	10,104 SF	40,041 SF
COVERAGE PROVIDED	XXXX SF	XXXX SF	XXXX SF	XXXX SF	XXXX SF	XXXX SF	XXXX SF	---

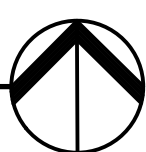
PLANT LEGEND

CONSISTENT WITH PLANT PALLET FROM SITE PLAN FOR BLDG. PERMIT, CONCEPTUAL LANDSCAPE PLAN

- COMMON HACKBERRY (M)
CELTIS OCCIDENTALIS
2" CAL
- CHITALPA (M)
CHILOPSIS X CATALPA
2" CAL
- DESERT WILLOW (L)
CHILOPSIS LINEARIS
5 GAL 225 SF
- PURPLE ROBE LOCUST (M)
ROBINIA PSEUDOACIA
2" CAL
- BUTTERFLY BUSH (M)
BUDDLEIA DAVIDII
5 GAL 100 SF
- RUSSIAN SAGE (M)
PEROVSKIA ATRIPLIGIFOLIA
5 GAL 36 SF
- INDIAN HAWTHORN (M)
RAPHIOLEPIS INDICA
5 GAL 36 SF
- FERN BUSH (L+)
CHAMAEBATIARIA MILLEFOLIUM
5 GAL 25 SF
- REGAL MIST (M)
MULLENBERGIA CAPILLARIS
5 GAL 9 SF
- RED YUCCA (L)
HESPERALOE PARVIFLORA
5 GAL 9 SF
- SANTA FE BROWN GRAVEL MULCH
WITH FILTER FABRIC
- BOULDER MONOLITH
- SANTOLINA (L)
SANTOLINA SPP.
1 GAL 25 SF
- TURPENTINE BUSH (L)
ERICAMERIA LARICIFOLIA
1 GAL 16 SF
- AUTUMN SAGE (M)
SALVIA GREGGII
1 GAL 9 SF
- POTENTILLA (M)
POTENTILLA FRUTICOSA
1 GAL 9 SF
- APACHE PLUME (L)
FALLUGIA PARADOXA
5 GAL 25 SF

LANDSCAPE PLAN

1" = 40'-0"



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