PLAN SNAPSHOT REPORT PA-2026-00122
FOR CITY OF ALBUQUERQUE

Plan Type:	Pre-Application Review	**Project:**	PR-2019-002380 (PR-2019-002380)	**App Date:**	04/09/2026
Work Class:	Sketch Plat	**District:**	City of Albuquerque	**Exp Date:**	10/06/2026
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**		**Approval Expire Date:**	

Description: Mercado al Milagro Sketch Plat to support approved Site Plan

Parcel:	**Address:**	**Zone:**
100905605406120404 Main	10000 Central Ave Sw Albuquerque, NM 10000 Central Ave Sw Main Albuquerque, NM 87121	

Surveyor	Owner	Engineer	Applicant
Thomas Johnston 1609 2ND STREET NW ALBUQUERQUE, NM 87102-1446 Business: (505) 255-2052	Douglas Peterson 2325 San Pedro NE Suite 2A Albuquerque, NM 87110 Business: (505) 884-3578	Genevieve Donart 128 Monroe St NE Albuquerque, NM 87108 Home: (505) 268-8828 Business: (505) 268-8828 Mobile: (505) 350-0934	Genevieve Donart 128 Monroe St NE Albuquerque, NM 87108 Home: (505) 268-8828 Business: (505) 268-8828 Mobile: (505) 350-0934

Plan Custom Fields

Existing Project Number	PR-2019-002380	Existing Zoning	NR-C - Non-Residential - Commercial	Number of Existing Lots	1
Number of Proposed Lots	10	Total Area of Site in Acres	8.6669	Site Address/Street	10000 CENTRAL AVE SW ALBUQUERQUE, NM 87121
Site Location Located Between Streets	West side of 98th St between Central Ave & Sunset Garden Rd	Case History	SP-2025-00047	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	15384	Square Footage of Proposed Buildings	54616	Lot and/or Tract Number	2A
Block Number	1	Subdivision Name and/or Unit Number	ATRISCO GRANT	Legal Description	LT 2A BLK 1 PLAT OF LOT 2-A, BLOCK 1 LANDS OF THE ATRISCOGRANT (A REPLAT OF LOTS 1-A AND 2, BLOCK 1) CONT 8.6669 AC
Existing Zone District	NR-C	Zone Atlas Page(s)	K-09, L-09	Acreage	8.6669
Calculated Acreage	8.54576	Council District	3	Community Planning Area(s)	Southwest Mesa
Development Area(s)	Change	Current Land Use(s)	15 | Vacant	IDO Use Development Standards Name	Central Avenue
IDO Use Development Standards Subsection	On-premises Signs (Neon Signs along Central Avenue) (5-12)	Corridor Type	Major Transit (MT) Area	IDO Administration & Enforcement Name	Central Avenue
IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)	Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	PDA
Public Property Entity	CITY OF ALBUQUERQUE	Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone	X
Total Number of Dwelling Units	0	Total Gross Square Footage2	0	Total Gross Square Footage4	54616
Total Gross Square Footage	0	Total Gross Square Footage3	0		

PLAN SNAPSHOT REPORT (PA-2026-00122)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Genevieve_Donart_4/9/2026 .jpg	04/09/2026 13:59	Donart, Genevieve		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	04/13/2026 9:01

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00089264	Technology Fee	$3.50	$3.50
	Sketch Plat/Plan Fee	$50.00	$50.00
	Total for Invoice INV-00089264	$53.50	$53.50
	Grand Total for Plan	**$53.50**	**$53.50**

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	04/29/2026	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		04/13/2026 9:02	04/14/2026 16:02
Associate Project Number v.1	Generic Action		04/13/2026 9:02
DFT Meeting v.1	Hold Meeting	04/14/2026 8:03	04/14/2026 16:02
Screen for Completeness v.1	Generic Action		04/13/2026 9:02
Verify Payment v.1	Generic Action		04/14/2026 16:02
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

April 9, 2026

DFT Staff
City of Albuquerque
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

RE: MERCADO AL MILAGRO
SKETCH PLAT SUBMITTAL
PR-2019-002380

To Whom It May Concern;

Please find attached a sketch plat submittal for the Mercado al Milagro. The proposed plat would subdivide an existing commercial tract into 10 separate commercial lots per the approved site plan dated 10/24/20205.

Please call/email me with any questions or comments.

Sincerely,
ISAACSON & ARFMAN, INC.

Genevieve Donart, PE
Attachments

MERCADO EL MILAGRO
PETERSON PROPERTIES
SITEPLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

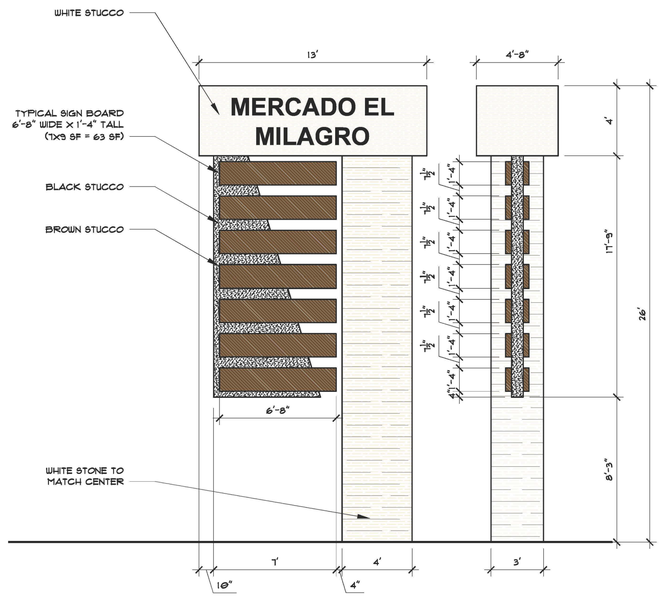
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER

DRAWING INDEX

A1.1	OVERALL SITE PLAN
A1.2	SITE PLAN - DIMENSIONS
A1.3	SITE DETAILS
L1.2	OVERALL SITE LANDSCAPE PLAN
A2.1	BLDG. A-1 SITEPLAN & ELEVATIONS
A2.2	BLDG. A-2 SITEPLAN & ELEVATIONS
A2.3	BLDG. B SITEPLAN & ELEVATIONS
A2.4	BLDG. C SITEPLAN & ELEVATIONS
A2.5	BLDG. D SITEPLAN & ELEVATIONS
A2.6	BLDG. E SITEPLAN & ELEVATIONS
A2.7	BLDG. F-2 SITEPLAN & ELEVATIONS
A2.8	BLDG. F-1 SITEPLAN & ELEVATIONS
A2.9	BLDG. G-2 SITEPLAN & ELEVATIONS
A2.10	BLDG. G-1 SITEPLAN & ELEVATIONS

KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. EXISTING ASPHALT BIKE PATH / SIDEWALK
5. INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1/A1.3
6. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
9. LANDSCAPE AREA
10. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/A1.3 FOR DETAIL 10A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
11. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
12. INDICATES PROPOSED 4'-6" X 18' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 7/A1.3
13. INDICATES MONUMENT SIGN
14. INDICATES DUMPSTER LOCATION RE: DETAIL 2&3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
15. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
16. INDICATES LOCATION OF TRASH RECEPTACLES
17. INDICATES LOCATION OF BENCH
18. LOADING DOCK
19. LOADING AREA
20. CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. "DO NOT ENTER" SIGN. SEE DETAIL 7/A1.3
22. 6" CONCRETE CURB
23. ASPHALT DRIVE AND PARKING
24. NEW CURB AND GUTTER
25. RIGHT IN / RIGHT OUT ONLY DRIVEWAY
26. ELECTRIC VEHICLE CHARGING STATION (TOTAL OF 17)
27. UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED



PYLON SIGN ELEVATIONS

1 / 4 " = 1 ' - 0 "

PROJECT NUMBER: PR-2019-002380

Application Number: SP-2025-00047 - SITE PLAN DFT

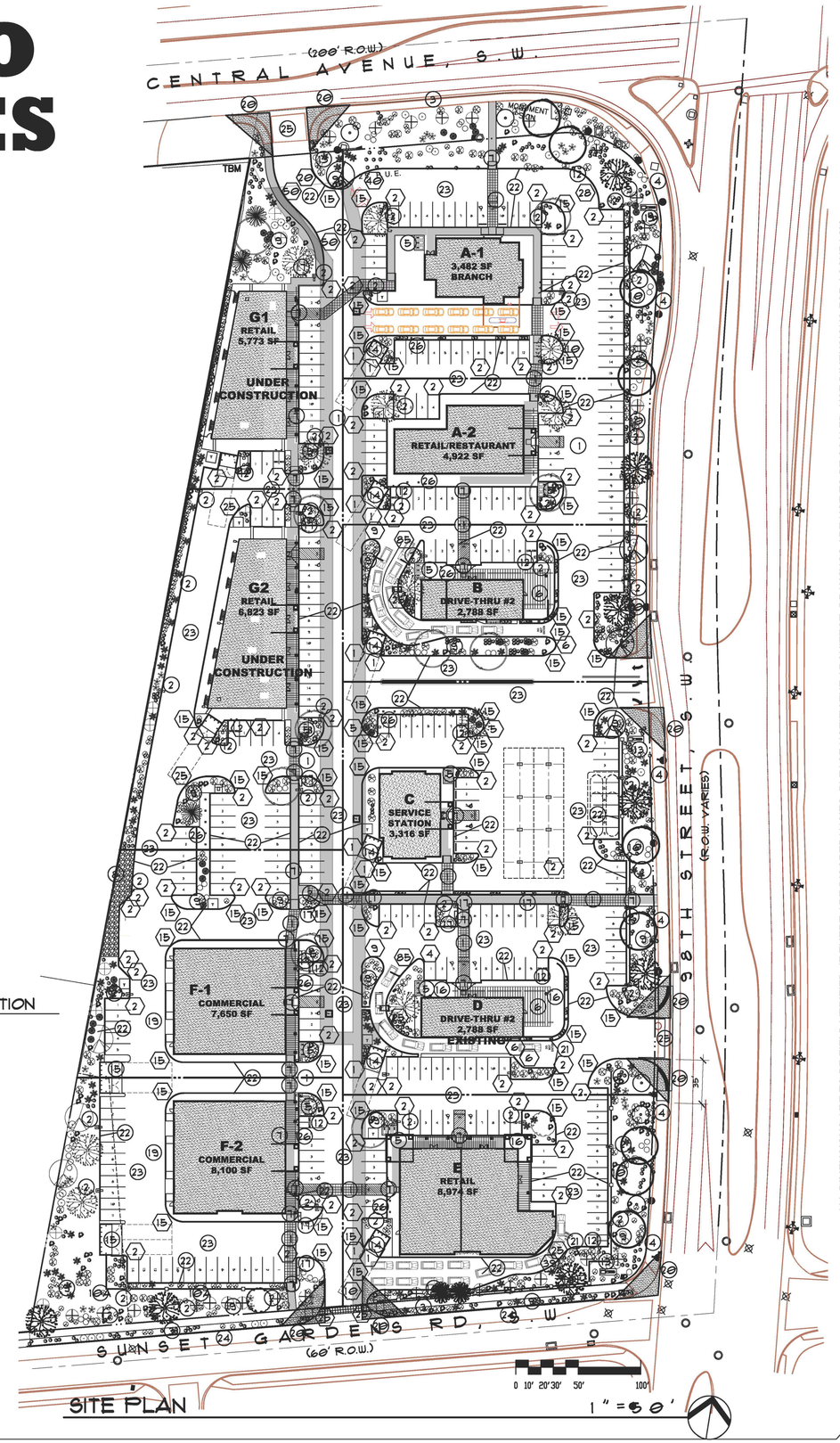
Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo Traffic Engineering, Transportation Division	10/17/2025 Date
ABCWUA	11/05/2025 Date
Parks and Recreation Department	10/17/2025 Date
Hydrology	10/17/2025 Date
Code Enforcement	10/17/2025 Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	10/24/2025 Date

RADIUS INFORMATION

1. RADIUS = 1'-0"
2. RADIUS = 2'-0"
4. RADIUS = 4'-0"
5. RADIUS = 5'-0"
6. RADIUS = 6'-0"
9. RADIUS = 9'-0"
15. RADIUS = 15'-0"
20. RADIUS = 20'-0"
25. RADIUS = 25'-0"
28. RADIUS = 28'-0"
30. RADIUS = 30'-0"
39. RADIUS = 39'-0"
45. RADIUS = 45'-0"
50. RADIUS = 50'-0"
85. RADIUS = 85'-0"
150. RADIUS = 150'-0"



STATE OF NEW MEXICO
14 JULY 2020
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

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

PETERSON PROPERTIES

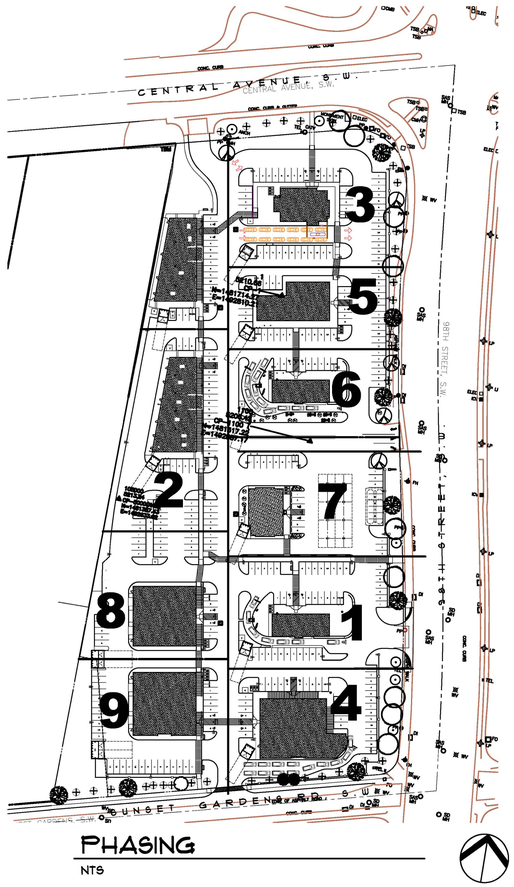
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

SITE PLAN

A1.1

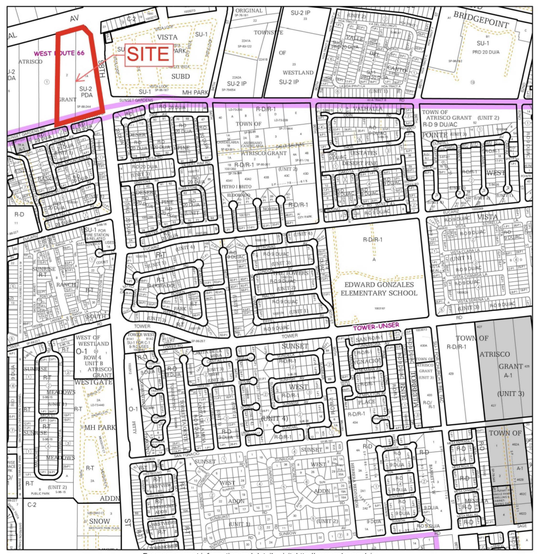
LEGAL DESCRIPTION	VARIES- REFER TO DESCRIPTION BELOW										
TRACT NUMBER	BLDG - A-1	BLDG - A-2	BLDG - B	BLDG - C	BLDG - D	BLDG - E	BLDG - F-1	BLDG - F-2	BLDG - G-1	BLDG - G-2	
TOTAL ACREAGE:	AREA= 1.0846 AC	AREA= 0.6573 AC	AREA= 0.7011 AC	AREA=0.9623 AC	AREA= 0.9176 AC	AREA= 0.8591 AC	AREA= 0.8185 AC	AREA= 1.0206 AC	AREA= 0.6104 AC	AREA= 1.0035 AC	8.7209 AC
EXISTING ZONING:	NR-C										
PROPOSED ZONING:	NR-C										
BLDG. SIZE/ REQ. DINING SEATS	3,482 SF	4,922 SF	2,788 SF / 50 SEATS	3,316 SF	2,788 SF / 50 SEATS	8,974 SF	7,650 SF	8,100 SF	5,713 SF	6,823 SF	54,616 SF
PROPOSED # OF STRUCTURES:	1	1	1	1	1	1	1	1	1	1	
PROPOSED USE:	BANK/CREDIT UNION	SHOPS/RETAIL-FOOD-OFFICE	RESTAURANT W/ DRIVE THRU	GAS STATION / RETAIL	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL	SHOPS/RETAIL	SHOPS/RETAIL-FOOD-OFF.	SHOPS/RETAIL-FOOD-OFF.	
TOTAL PARKING PROVIDED:	41	37 SPACES	14 SPACES + 12 QUEUE	25 SPACES	39 SPACES + 8 QUEUE	33 SPACES + 13 QUEUE	27 SPACES	36 SPACES	19 SPACES	40 SPACES	341 SPACES
TOTAL PARKING REQ (INC. EMPL.)	3/1000 * 8.262 * 1.0 SPACES	5.6/1000 * 21.56 * 21 SPACES	5.6/1000 * 15.61 * 15 SPACES	5.6/1000 * 18.57 * 18 SPACES	5.6/1000 * 15.61 * 15 SPACES	3.5/1000 * 31.41 - 31 SPACES	3.5/1000*26.78*26 SPACES	3.5/1000 *28.35 = 28 SPACES	5.6/1000 * 32.33 = 32 SPACES	5.6/1000 * 38.21 = 38 SPACES	240 SPACES
HC PROVIDED:	2 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	4 HC (INC. 4 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCSIBL)	2 HC (INC. 2 VAN ACCSIBL)	4 HC (INC. 4 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	24 HC
HC REQUIRED:	1 HC SPACE	2 HC SPACE	1 HC SPACE	1 HC SPACE	1 HC SPACE	3 HC SPACE	1 HC SPACES	2 HC SPACES	3 HC SPACES	2 HC SPACES	17 HC
BIKE SPACES PROVIDED:	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	33 BIKE SP.
BIKE SPACES REQUIRED:	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	33 BIKE SP.
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	15 MC SP
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACES	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	15 MC SP
MAX BUILDING HEIGHT:	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	
TOTAL EV CHARGING STATIONS REQUIRED: 341 SPACES X 5% = 17 (17.05) ELECTRIC VEHICLE CHARGING STATIONS REQUIRED, 17 PROVIDED											



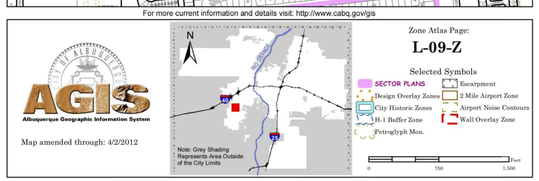
PHASING

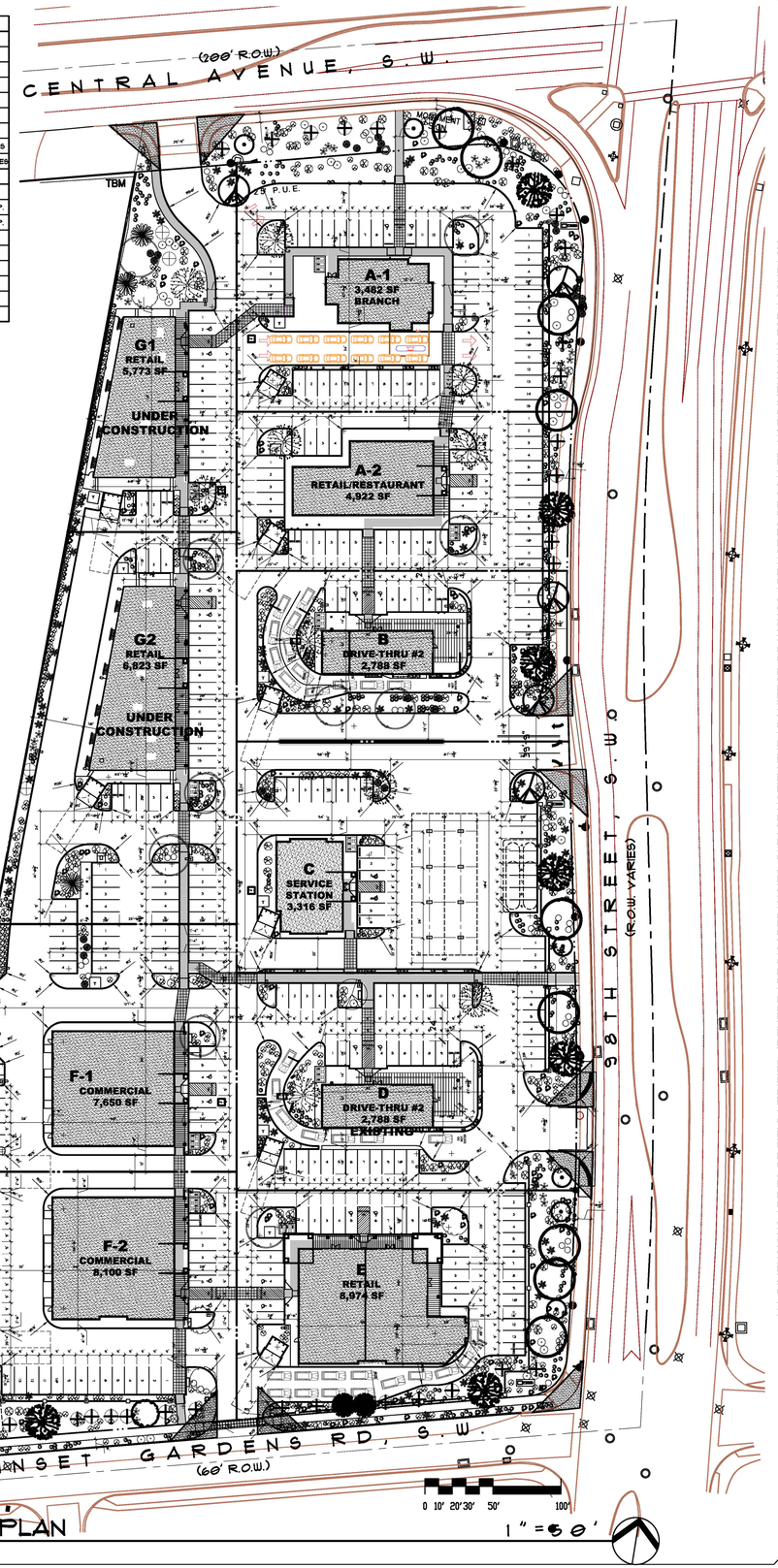
NTS

PR-2019-002380/
SP-2025-00047



For more current information and details visit: http://www.cabq.gov/gis





SITE PLAN

STATE OF NEW MEXICO
14 JULY 2025
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

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

PETERSON PROPERTIES

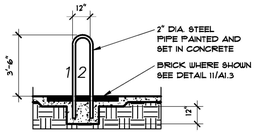
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

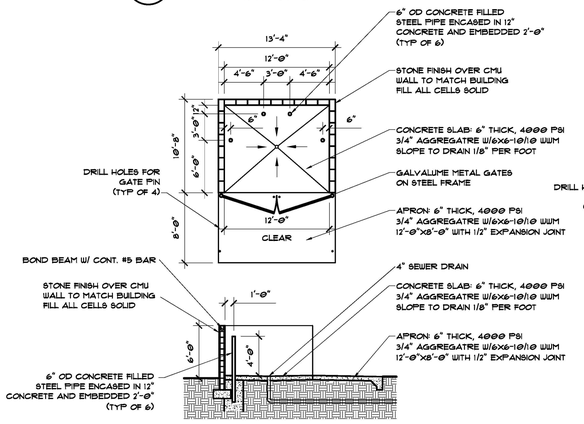
SITE PLAN - DIMENSIONS

TCL

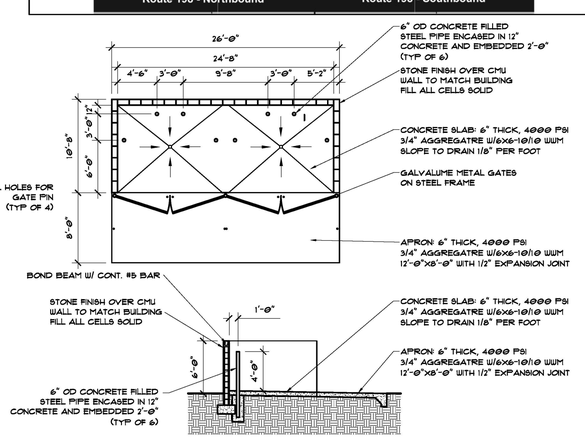
A1.2



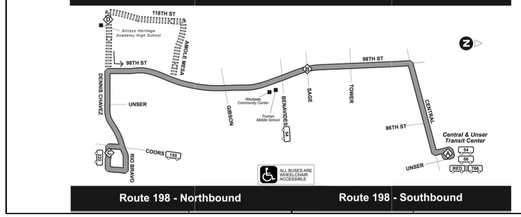
1 A1.3 BICYCLE RACK
N.T.S. (TYP OF 9)



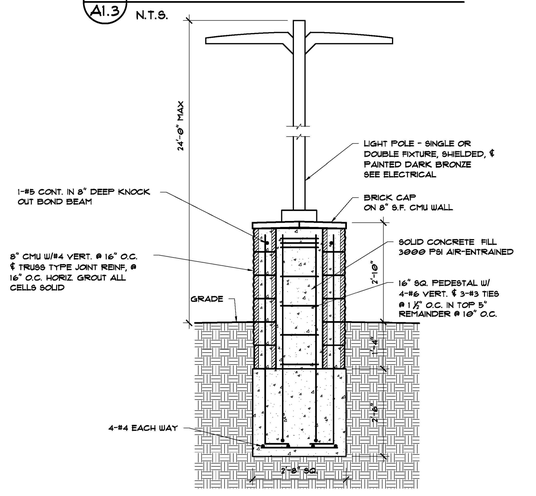
2 A1.3 REFUSE ENCLOSURE
N.T.S.



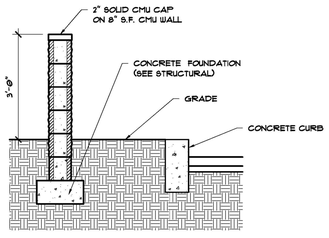
3 A1.3 REFUSE ENCLOSUREW/ RECYCLING
N.T.S.



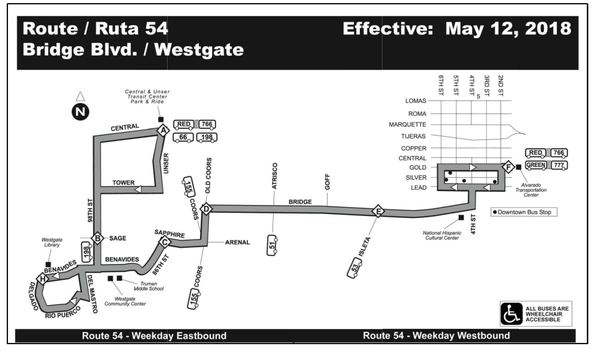
PR-2019-002380/ SP-2025-00047

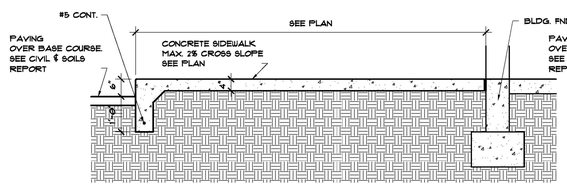


8 A1.3 LIGHT POLE BASE
1/2"=1'-0"

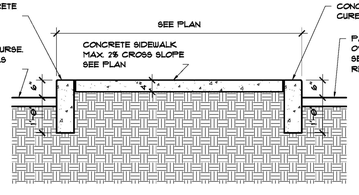


9 A1.3 SCREEN WALL DETAIL
1/2"=1'-0"

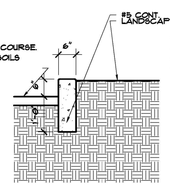




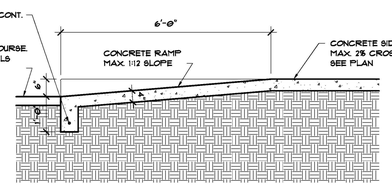
10 A1.3 SIDEWALK DETAIL
1/2"=1'-0"



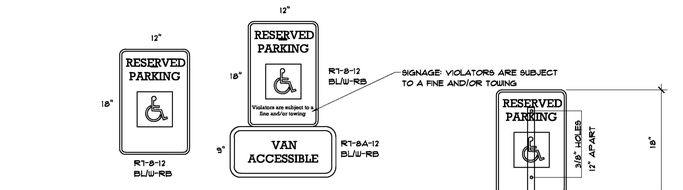
11 A1.3 SIDEWALK DETAIL
1/2"=1'-0"



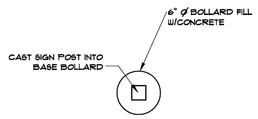
12 A1.3 CURB DETAIL
1/2"=1'-0"



13 A1.3 RAMP DETAIL
1/2"=1'-0"

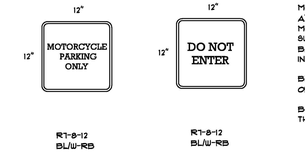


4 A1.3 HANDICAP PARKING SIGNS
NTS



5 A1.3 SECTION A-A
NTS

6 A1.3 SIGN MOUNTING DETAIL
NTS



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)

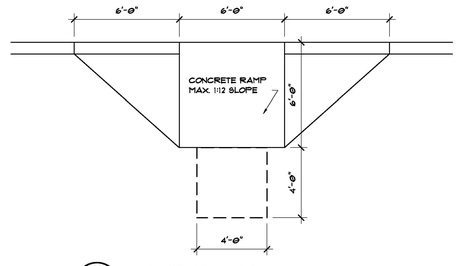
BOTTOM OF SIGN SHALL NOT BE LESS THAN 4'-0" ABOVE FINISH SURFACE

NO PARKING

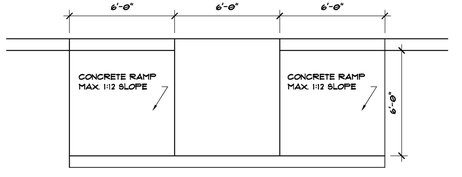
NOTE: LETTERING FOR "NO PARKING" PAINTED ON ASPHALT SHALL BE IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S TIRE WOULD BE PLACED.

7 A1.3 SIGN MOUNTING DETAIL
NTS

7A A1.3 SIGN PAINTING DETAIL
NTS



14 A1.3 RAMP DETAIL
1/4"=1'-0"



15 A1.3 RAMP DETAIL
1/4"=1'-0"

STATE OF NEW MEXICO
14 JULY 2025
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT
MARTIN FM GRUMMER ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

PETERSON PROPERTIES

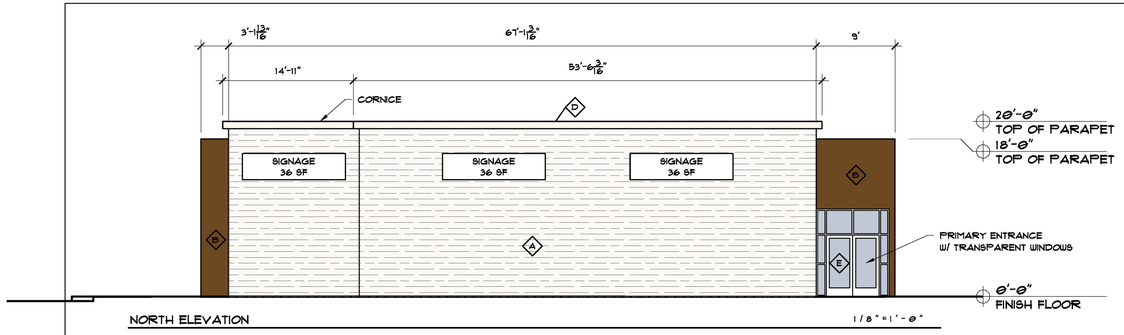
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

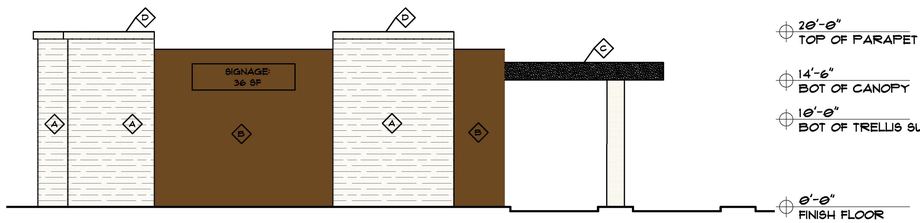
SITE DETAILS

TCL

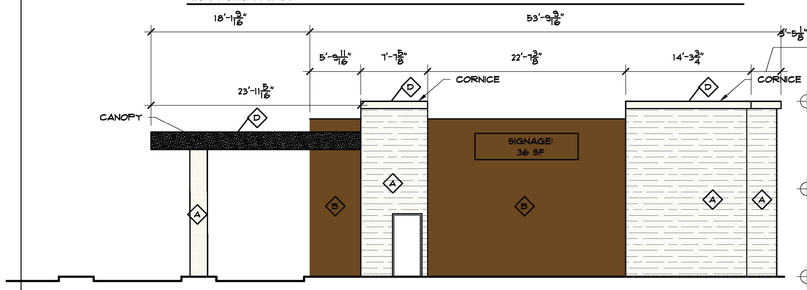
A1.3



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



WEST ELEVATION 1/8"=1'-0"



EAST ELEVATION 1/8"=1'-0"



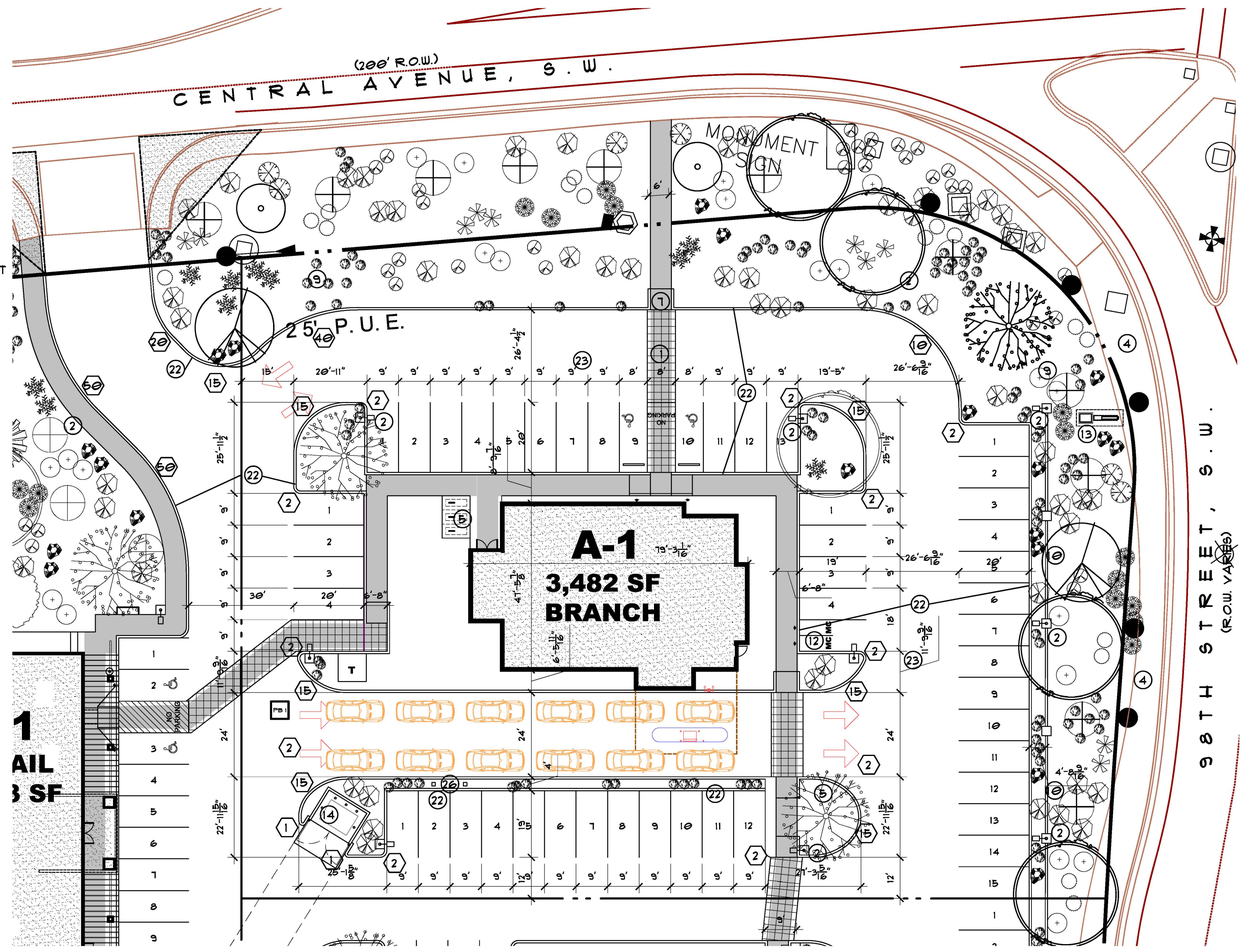
SOUTH ELEVATION 1/8"=1'-0"

KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. EXISTING ASPHALT BIKE PATH / SIDEWALK
5. INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1/A1.3
6. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
9. LANDSCAPE AREA
10. PROPOSED 3'-6" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/A1.3 FOR DETAIL 10A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
11. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
12. INDICATES PROPOSED 4'-6" X 18' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 7/A1.3
13. INDICATES MONUMENT SIGN
14. INDICATES DUMPSTER LOCATION RE: DETAIL 2&3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
15. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
16. INDICATES LOCATION OF TRASH RECEPTACLES
17. INDICATES LOCATION OF BENCH
18. LOADING DOCK
19. LOADING AREA
20. CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. "DO NOT ENTER" SIGN. SEE DETAIL 7/A1.3
22. 6" CONCRETE CURB
23. ASPHALT DRIVE AND PARKING
24. NEW CURB AND GUTTER
25. RIGHT IN / RIGHT OUT ONLY DRIVEWAY
26. ELECTRIC VEHICLE CHARGING STATION (TOTAL OF 17)
27. UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

RADIUS INFORMATION

1. RADIUS = 1'-0"
2. RADIUS = 2'-0"
4. RADIUS = 4'-0"
5. RADIUS = 5'-0"
6. RADIUS = 6'-0"
9. RADIUS = 9'-0"
15. RADIUS = 15'-0"
20. RADIUS = 20'-0"
25. RADIUS = 25'-0"
28. RADIUS = 28'-0"
30. RADIUS = 30'-0"
35. RADIUS = 35'-0"
45. RADIUS = 45'-0"
50. RADIUS = 50'-0"
85. RADIUS = 85'-0"
150. RADIUS = 150'-0"



KEYED COLOR / MATERIAL SCHEDULE

A	STONE	WHITE STONE
B	STUCCO	BROWN
C	STUCCO	DARK GREY
D	STUCCO	WHITE
E	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
F	METAL TRELLIS	WHITE

SIGNAGE NOT TO EXCEED 15% OF FACADE

BUILDING A1

NORTH ELEVATION (CENTRAL FACADE)
- 2A) GROUND FLOOR TRANSPARENT WINDOWS WITH SILL AT GRADE FOR 8'-4"
- 2C) PRIMARY ENTRANCE
- 3A) WALL PLANE PROJECTION OVER 2 FT
- 3D) THREE DIMENSIONAL CORNICE

EAST ELEVATION (98TH STREET FACADE)
- 2D) CANOPY PROVIDED
- 3A) WALL PLANE PROJECTION OVER 2 FT
- 3D) THREE DIMENSIONAL CORNICE

PR-2019-002380/
SP-2025-00047

SITE PLAN

0 20' 40'

1" = 20'

STATE OF NEW MEXICO
14 JULY 2025
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

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

PETERSON PROPERTIES

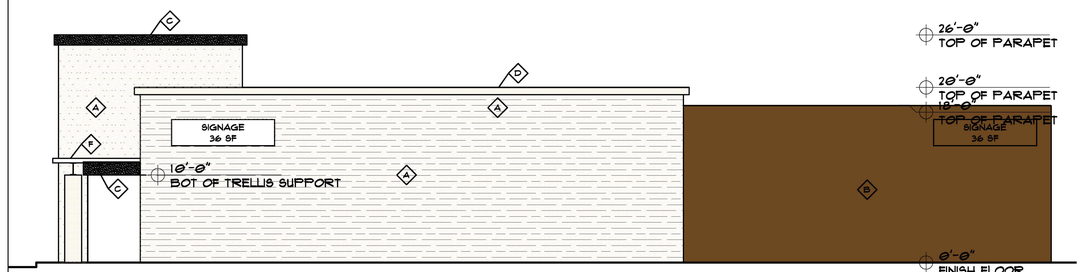
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

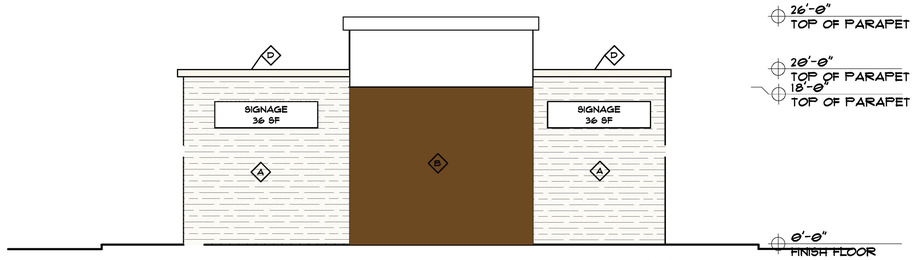
SITE PLAN

A-1

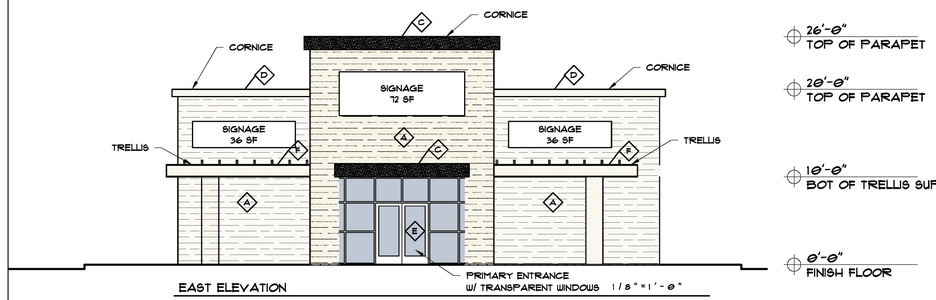
A2.1



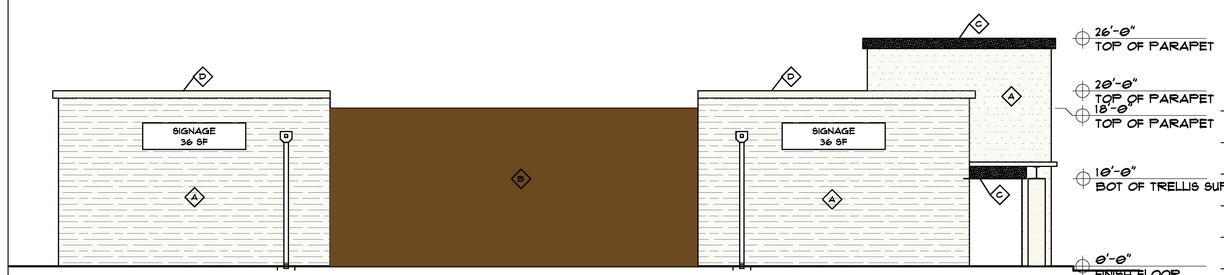
NORTH ELEVATION 1/8"=1'-0"



WEST ELEVATION 1/8"=1'-0"



EAST ELEVATION 1/8"=1'-0"



SOUTH ELEVATION 1/8"=1'-0"

KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. EXISTING ASPHALT BIKE PATH / SIDEWALK
5. INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1/A1.3
6. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
9. LANDSCAPE AREA
10. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/A1.3 FOR DETAIL) 10A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
11. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
12. INDICATES PROPOSED 4'-6" X 10' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 7/A1.3
13. INDICATES MONUMENT SIGN
14. INDICATES DUMPSTER LOCATION RE: DETAIL 2&3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
15. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
16. INDICATES LOCATION OF TRASH RECEPTACLES
17. INDICATES LOCATION OF BENCH
18. LOADING DOCK
19. LOADING AREA
20. CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. "DO NOT ENTER" SIGN. SEE DETAIL 7/A1.3
22. 6" CONCRETE CURB
23. ASPHALT DRIVE AND PARKING
24. NEW CURB AND GUTTER
25. RIGHT IN / RIGHT OUT ONLY DRIVEWAY
26. ELECTRIC VEHICLE CHARGING STATION (TOTAL OF 17)
27. UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

RADIUS INFORMATION

1. RADIUS = 1'-0"
2. RADIUS = 2'-0"
4. RADIUS = 4'-0"
5. RADIUS = 5'-0"
6. RADIUS = 6'-0"
9. RADIUS = 9'-0"
15. RADIUS = 15'-0"
20. RADIUS = 20'-0"
25. RADIUS = 25'-0"
28. RADIUS = 28'-0"
30. RADIUS = 30'-0"
35. RADIUS = 35'-0"
45. RADIUS = 45'-0"
50. RADIUS = 50'-0"
85. RADIUS = 85'-0"
150. RADIUS = 150'-0"

KEYED COLOR / MATERIAL SCHEDULE

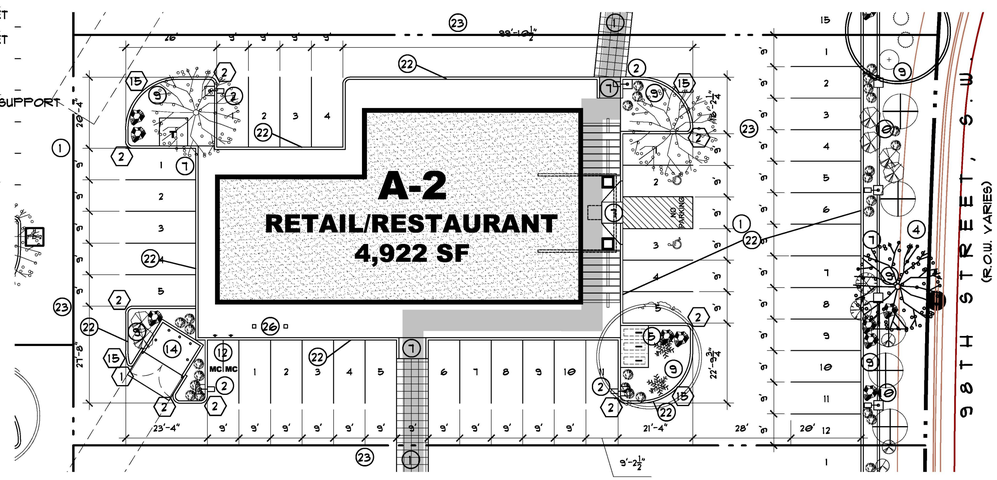
A	STONE	WHITE STONE
B	STUCCO	BROWN
C	STUCCO	DARK GREY
D	STUCCO	WHITE
E	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
F	METAL TRELLIS	WHITE

SIGNAGE NOT TO EXCEED 15% OF FACADE

BUILDING A2

EAST ELEVATION (98TH STREET FACADE)
- 2D) CANOPY PROVIDED
- 2D) TRELLIS PROVIDED
- 3D) THREE DIMENSIONAL CORNICE

PR-2019-002380/
SP-2025-00047



0 20' 40'

SITE PLAN 1" = 20'

STATE OF NEW MEXICO
14 JULY 2025
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

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

PETERSON PROPERTIES

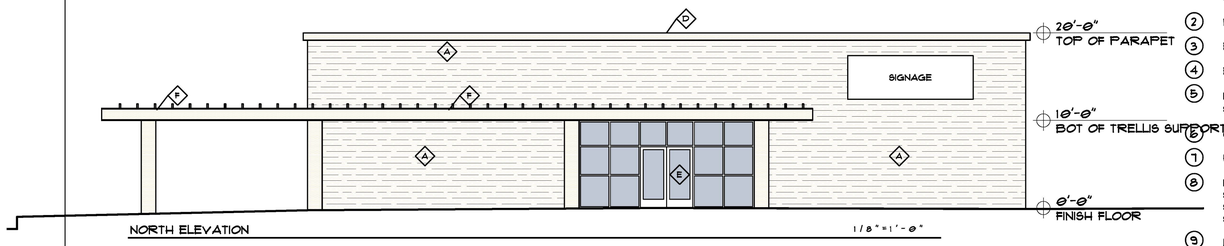
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

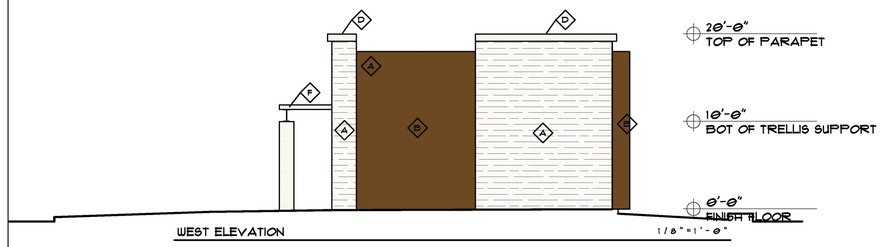
SITE PLAN

A-2

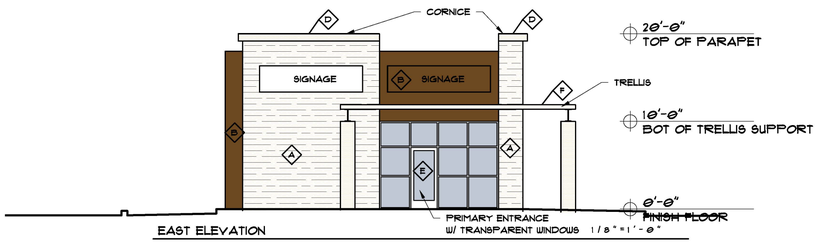
A2.2



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



WEST ELEVATION 1/8"=1'-0"



EAST ELEVATION 1/8"=1'-0"



SOUTH ELEVATION 1/8"=1'-0"

KEYED NOTES

1. 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. EXISTING ASPHALT BIKE PATH / SIDEWALK
5. INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1/A1.3
6. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
9. LANDSCAPE AREA
10. PROPOSED 3'-6" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/A1.3 FOR DETAIL) 10A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
11. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
12. INDICATES PROPOSED 4'-6" X 10' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 7/A1.3
13. INDICATES MONUMENT SIGN
14. INDICATES DUMPSTER LOCATION RE: DETAIL 2&3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
15. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
16. INDICATES LOCATION OF TRASH RECEPTACLES
17. INDICATES LOCATION OF BENCH
18. LOADING DOCK
19. LOADING AREA
20. CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. "DO NOT ENTER" SIGN. SEE DETAIL 7/A1.3
22. 6" CONCRETE CURB
23. ASPHALT DRIVE AND PARKING
24. NEW CURB AND GUTTER
25. RIGHT IN / RIGHT OUT ONLY DRIVEWAY
26. ELECTRIC VEHICLE CHARGING STATION (TOTAL OF 17)
27. UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

RADIUS INFORMATION

1. RADIUS = 1'-0"
2. RADIUS = 2'-0"
4. RADIUS = 4'-0"
5. RADIUS = 5'-0"
6. RADIUS = 6'-0"
9. RADIUS = 9'-0"
15. RADIUS = 15'-0"
20. RADIUS = 20'-0"
25. RADIUS = 25'-0"
28. RADIUS = 28'-0"
30. RADIUS = 30'-0"
35. RADIUS = 35'-0"
45. RADIUS = 45'-0"
50. RADIUS = 50'-0"
85. RADIUS = 85'-0"
150. RADIUS = 150'-0"

KEYED COLOR / MATERIAL SCHEDULE

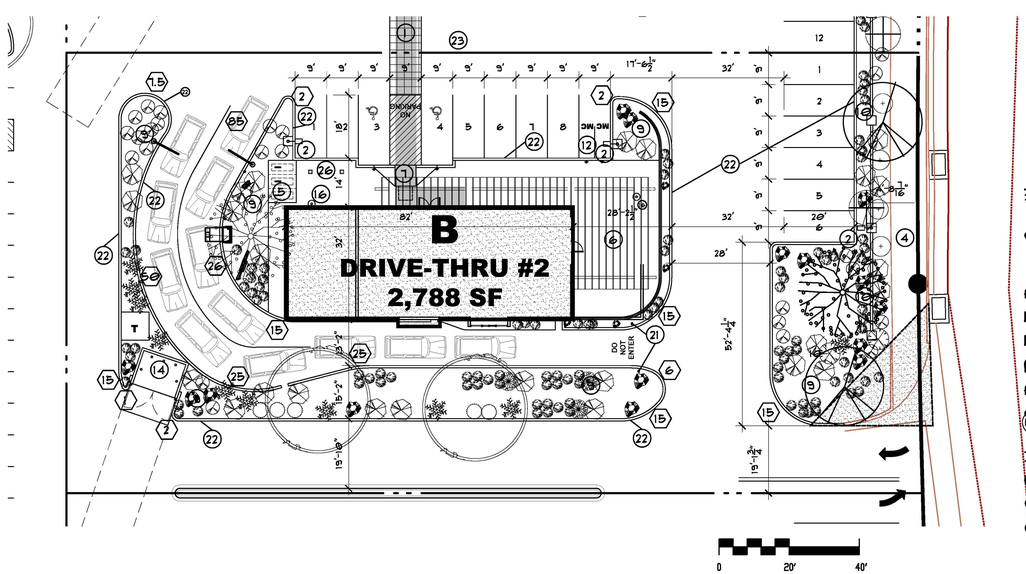
A	STONE	WHITE STONE
B	STUCCO	BROWN
C	STUCCO	DARK GREY
D	STUCCO	WHITE
E	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
F	METAL TRELLIS WHITE	

SIGNAGE NOT TO EXCEED 15% OF FACADE

BUILDING B

EAST ELEVATION (98TH STREET FACADE)
- 2A) GROUND FLOOR TRANSPARENT WINDOWS WITH SILL AT GRADE FOR 20'-0"
- 2C) PRIMARY ENTRANCE
- 2D) TRELLIS PROVIDED
- 3D) THREE DIMENSIONAL CORNICE

PR-2019-002380/
SP-2025-00047



SITE PLAN 1" = 20'

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

STATE OF NEW MEXICO
14 JULY 2025
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

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

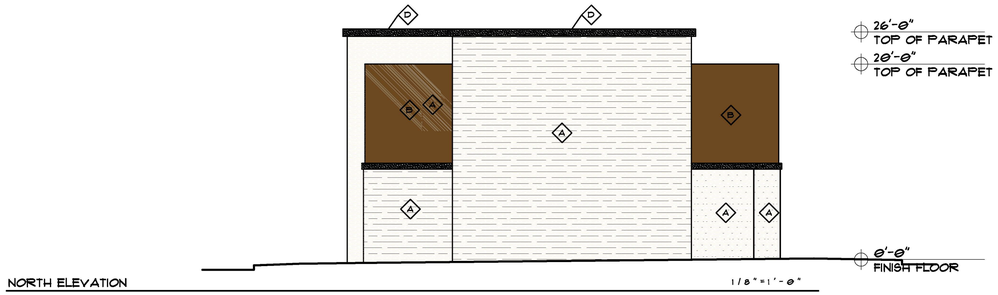
PETERSON PROPERTIES

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

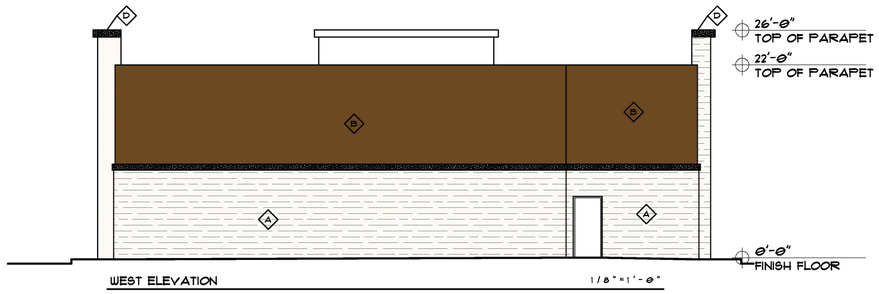
SITE PLAN

B

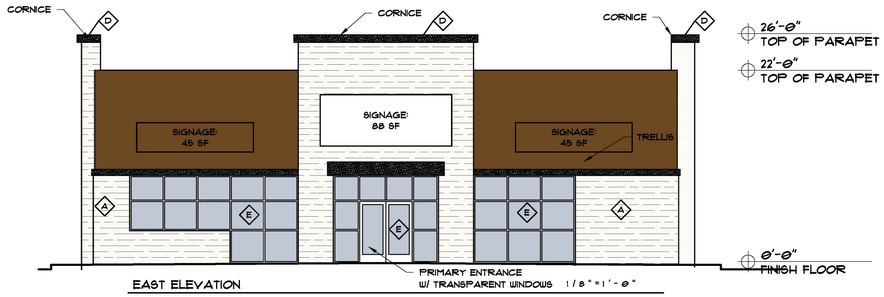
A2.3



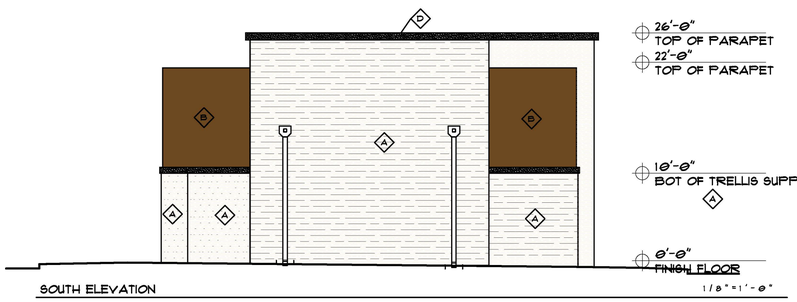
NORTH ELEVATION 1/8"=1'-0"



WEST ELEVATION 1/8"=1'-0"



EAST ELEVATION 1/8"=1'-0"



SOUTH ELEVATION 1/8"=1'-0"

KEYED COLOR / MATERIAL SCHEDULE

A	STONE	WHITE STONE
B	STUCCO	BROWN
C	STUCCO	DARK GREY
D	STUCCO	WHITE
E	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
F	METAL TRELLIS	WHITE

SIGNAGE NOT TO EXCEED 15% OF FACADE

BUILDING C

EAST ELEVATION (98TH STREET FACADE)
- 2A) GROUND FLOOR TRANSPARENT WINDOWS WITH SILL AT GRADE FOR 8'-4"
- 2C) PRIMARY ENTRANCE
- 2D) CANOPY PROVIDED
- 3A) WALL PLANE PROJECTION OVER 2 FT
- 3D) THREE DIMENSIONAL CORNICE

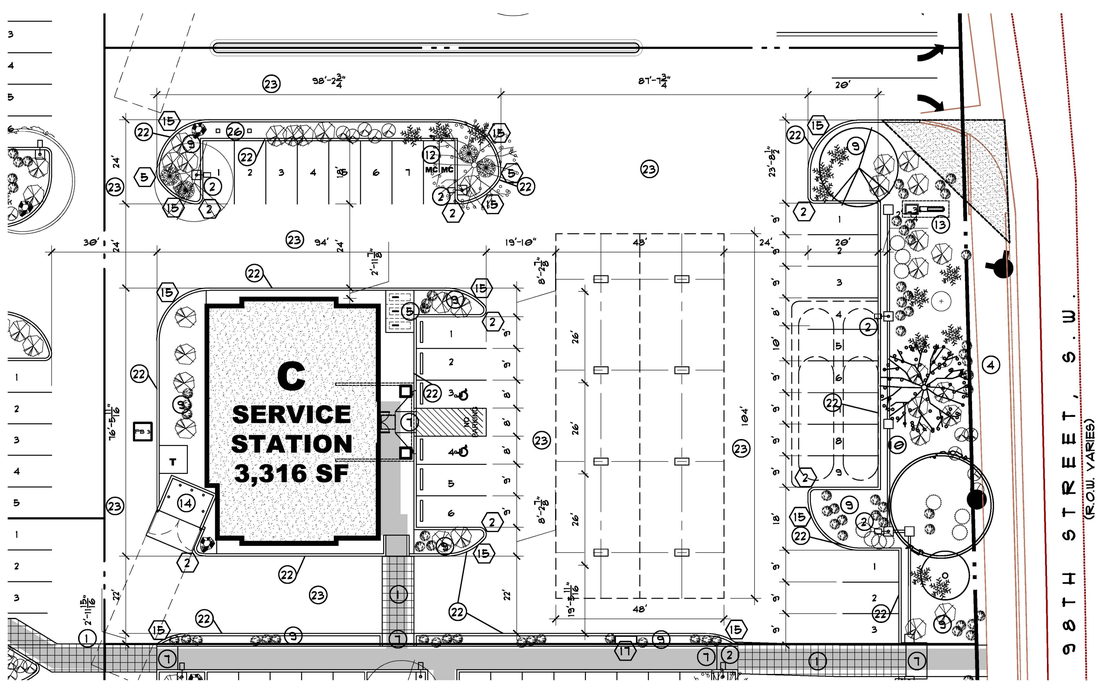
KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. EXISTING ASPHALT BIKE PATH / SIDEWALK
5. INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1/A1.3
6. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
9. LANDSCAPE AREA
10. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/A1.3 FOR DETAIL) 10A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
11. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
12. INDICATES PROPOSED 4'-6" X 10' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 7/A1.3
13. INDICATES MONUMENT SIGN
14. INDICATES DUMPSTER LOCATION RE: DETAIL 2&3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
15. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
16. INDICATES LOCATION OF TRASH RECEPTACLES
17. INDICATES LOCATION OF BENCH
18. LOADING DOCK
19. LOADING AREA
20. CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. "DO NOT ENTER" SIGN. SEE DETAIL 7/A1.3
22. 6" CONCRETE CURB
23. ASPHALT DRIVE AND PARKING
24. NEW CURB AND GUTTER
25. RIGHT IN / RIGHT OUT ONLY DRIVEWAY
26. ELECTRIC VEHICLE CHARGING STATION (TOTAL OF 17)
27. UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

RADIUS INFORMATION

1. RADIUS = 1'-0"
2. RADIUS = 2'-0"
4. RADIUS = 4'-0"
5. RADIUS = 5'-0"
6. RADIUS = 6'-0"
9. RADIUS = 9'-0"
15. RADIUS = 15'-0"
20. RADIUS = 20'-0"
25. RADIUS = 25'-0"
28. RADIUS = 28'-0"
30. RADIUS = 30'-0"
35. RADIUS = 35'-0"
45. RADIUS = 45'-0"
50. RADIUS = 50'-0"
85. RADIUS = 85'-0"
150. RADIUS = 150'-0"

PR-2019-002380/ SP-2025-00047



SITE PLAN 1" = 20'

0 20' 40'

STATE OF NEW MEXICO
14 JULY 2025
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

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

PETERSON PROPERTIES

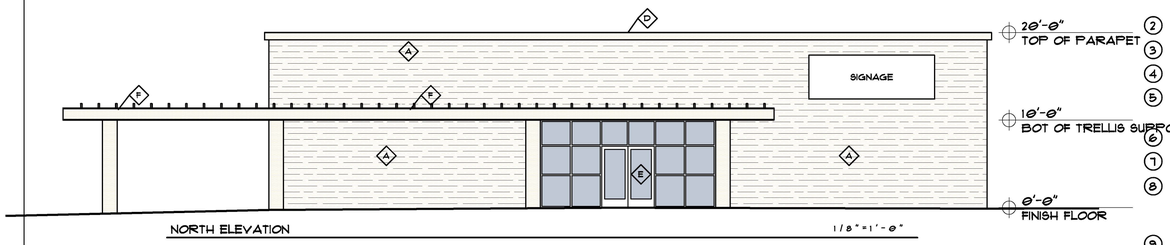
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

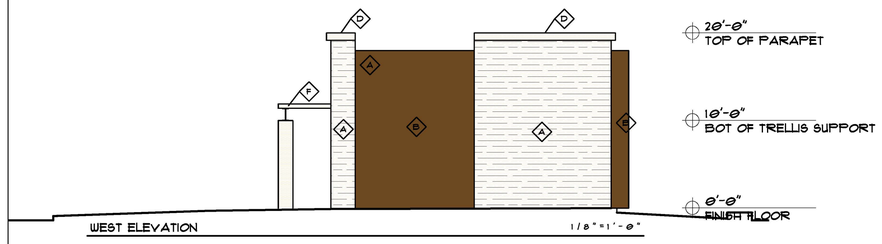
SITE PLAN

C

A2.4



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



WEST ELEVATION 1/8"=1'-0"



EAST ELEVATION 1/8"=1'-0"



SOUTH ELEVATION 1/8"=1'-0"

KEYED COLOR / MATERIAL SCHEDULE

A	STONE	WHITE STONE
B	STUCCO	BROWN
C	STUCCO	DARK GREY
D	STUCCO	WHITE
E	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
F	METAL TRELLIS WHITE	

SIGNAGE NOT TO EXCEED 15% OF FACADE

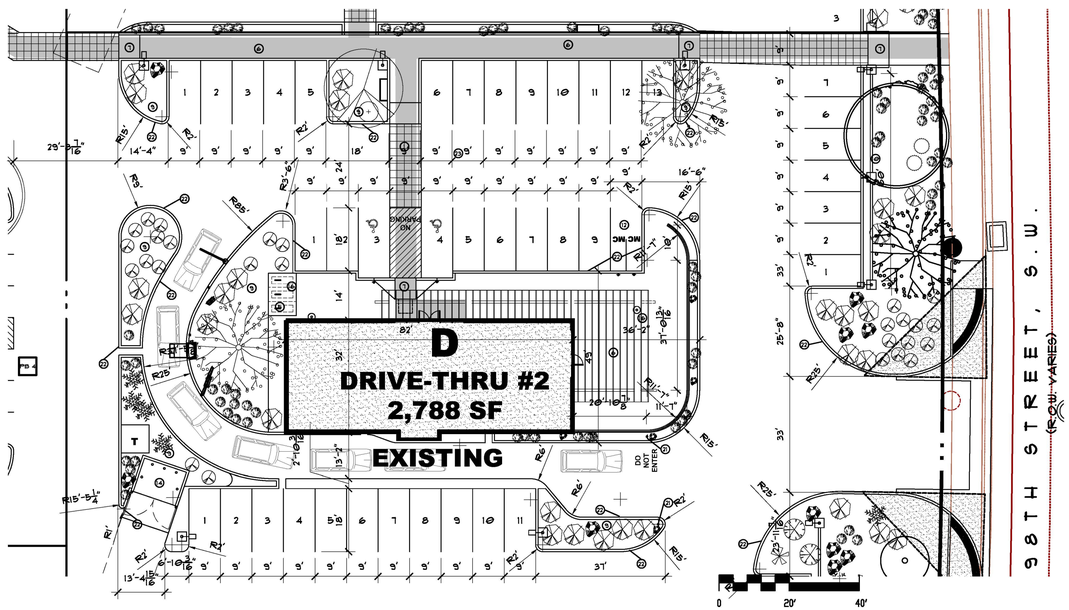
KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. EXISTING ASPHALT BIKE PATH / SIDEWALK
5. INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1/A1.3
6. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
9. LANDSCAPE AREA
10. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/A1.3 FOR DETAIL) 10A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
11. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
12. INDICATES PROPOSED 4'-6" X 10' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 7/A1.3
13. INDICATES MONUMENT SIGN
14. INDICATES DUMPSTER LOCATION RE: DETAIL 2&3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
15. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
16. INDICATES LOCATION OF TRASH RECEPTACLES
17. INDICATES LOCATION OF BENCH
18. LOADING DOCK
19. LOADING AREA
20. CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. "DO NOT ENTER" SIGN. SEE DETAIL 7/A1.3
22. 6" CONCRETE CURB
23. ASPHALT DRIVE AND PARKING
24. NEW CURB AND GUTTER
25. RIGHT IN / RIGHT OUT ONLY DRIVEWAY
26. ELECTRIC VEHICLE CHARGING STATION (TOTAL OF 17)
27. UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

RADIUS INFORMATION

1. RADIUS = 1'-0"
2. RADIUS = 2'-0"
4. RADIUS = 4'-0"
5. RADIUS = 5'-0"
6. RADIUS = 6'-0"
9. RADIUS = 9'-0"
15. RADIUS = 15'-0"
20. RADIUS = 20'-0"
25. RADIUS = 25'-0"
28. RADIUS = 28'-0"
30. RADIUS = 30'-0"
35. RADIUS = 35'-0"
45. RADIUS = 45'-0"
50. RADIUS = 50'-0"
85. RADIUS = 85'-0"
150. RADIUS = 150'-0"

PR-2019-002380/ SP-2025-00047



SITE PLAN 1" = 20'

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

STATE OF NEW MEXICO
14 JULY 2025
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

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

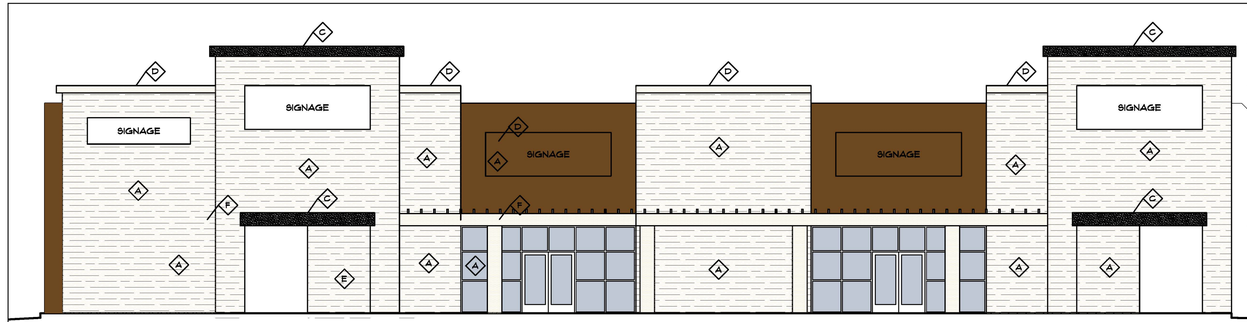
PETERSON PROPERTIES

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

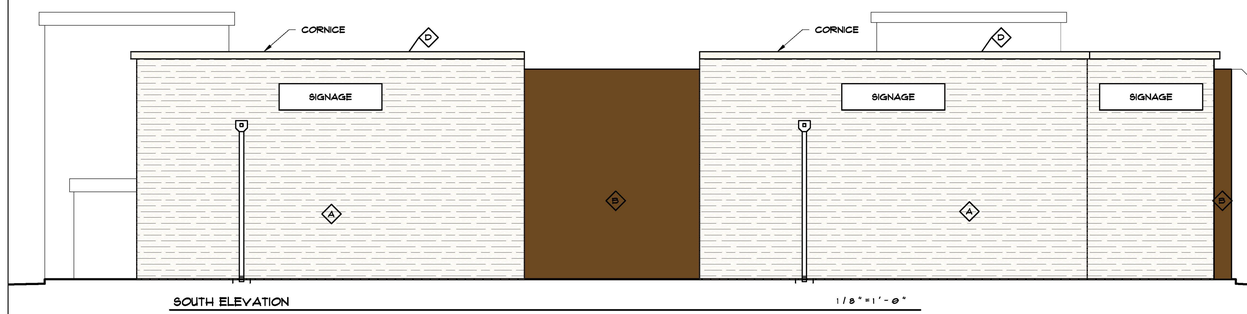
SITE PLAN

D

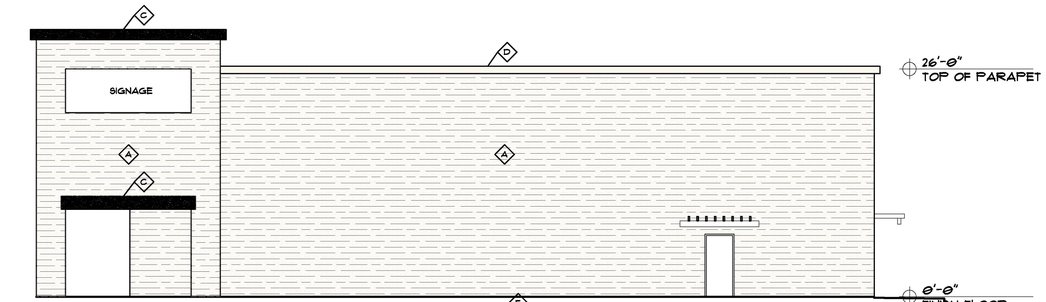
A2.5



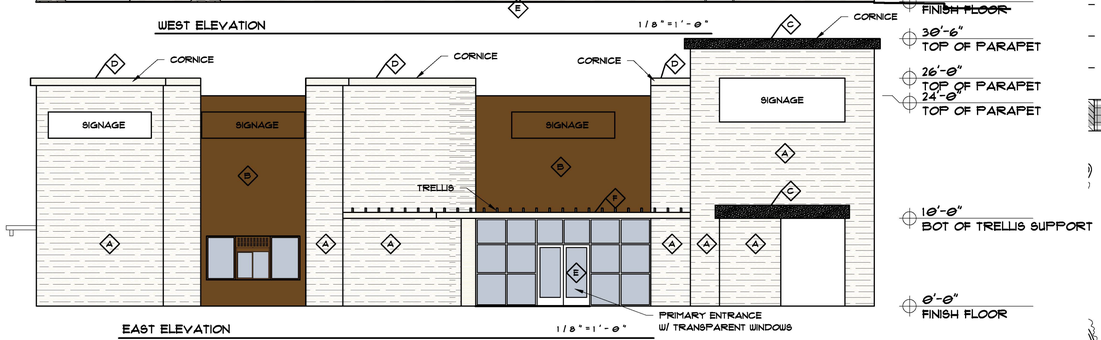
NORTH ELEVATION 1/8"=1'-0"



SOUTH ELEVATION 1/8"=1'-0"



WEST ELEVATION 1/8"=1'-0"



EAST ELEVATION 1/8"=1'-0"

KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. EXISTING ASPHALT BIKE PATH / SIDEWALK
5. INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1/A1.3
6. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
9. LANDSCAPE AREA
10. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/A1.3 FOR DETAIL) 10A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
11. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
12. INDICATES PROPOSED 4'-6" X 18' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 7/A1.3
13. INDICATES MONUMENT SIGN
14. INDICATES DUMPSTER LOCATION RE: DETAIL 2&3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
15. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
16. INDICATES LOCATION OF TRASH RECEPTACLES
17. INDICATES LOCATION OF BENCH
18. LOADING DOCK
19. LOADING AREA
20. CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. "DO NOT ENTER" SIGN. SEE DETAIL 1/A1.3
22. 6" CONCRETE CURB
23. ASPHALT DRIVE AND PARKING
24. NEW CURB AND GUTTER
25. RIGHT IN / RIGHT OUT ONLY DRIVEWAY
26. ELECTRIC VEHICLE CHARGING STATION (TOTAL OF 17)
27. UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

RADIUS INFORMATION

1	RADIUS = 1'-0"	25	RADIUS = 25'-0"
2	RADIUS = 2'-0"	28	RADIUS = 28'-0"
4	RADIUS = 4'-0"	30	RADIUS = 30'-0"
5	RADIUS = 5'-0"	33	RADIUS = 33'-0"
6	RADIUS = 6'-0"	45	RADIUS = 45'-0"
9	RADIUS = 9'-0"	50	RADIUS = 50'-0"
15	RADIUS = 15'-0"	85	RADIUS = 85'-0"
20	RADIUS = 20'-0"	150	RADIUS = 150'-0"

PR-2019-002380/ SP-2025-00047

KEYED COLOR / MATERIAL SCHEDULE

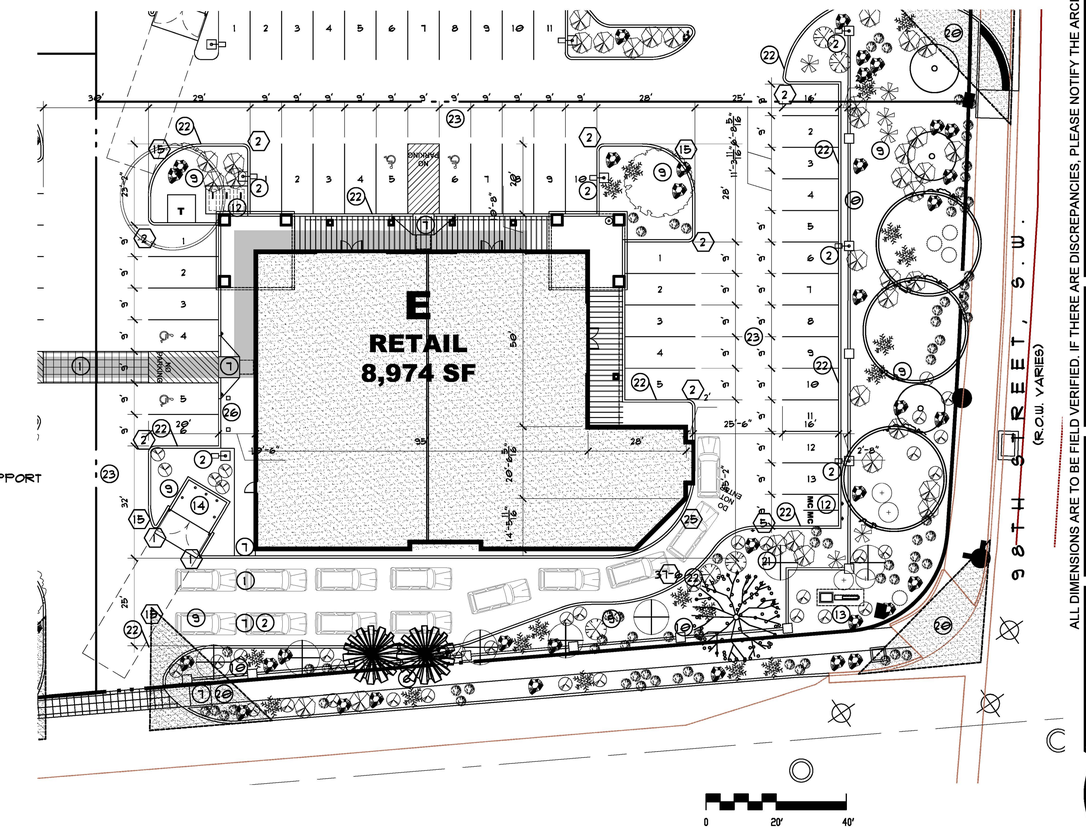
A	STONE	WHITE STONE
B	STUCCO	BROWN
C	STUCCO	DARK GREY
D	STUCCO	WHITE
E	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
F	METAL TRELLIS	WHITE

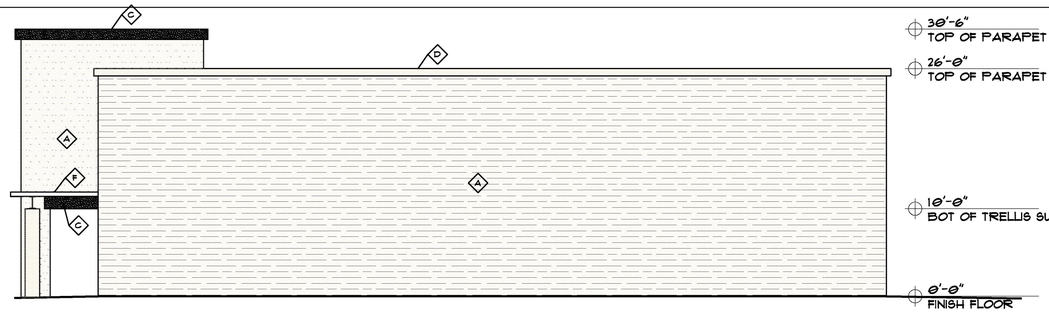
SIGNAGE NOT TO EXCEED 15% OF FACADE

BUILDING E

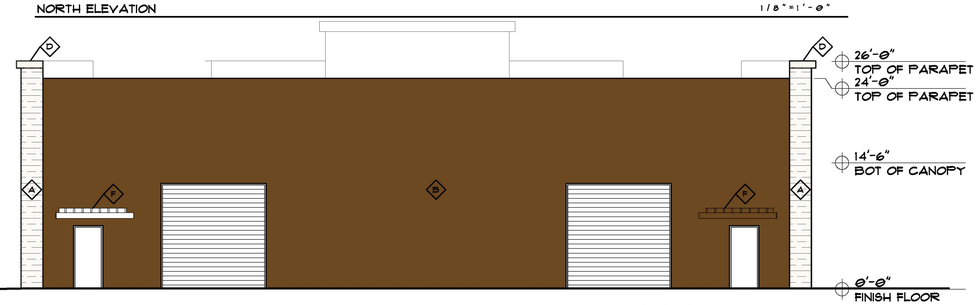
EAST ELEVATION (98TH STREET FACADE)
- 2A) GROUND FLOOR TRANSPARENT WINDOWS WITH SILL AT GRADE FOR 20'-0"
- 2C) PRIMARY ENTRANCE
- 2D) CANOPY PROVIDED
- 3A) WALL PLANE PROJECTION OVER 2 FT
- 3D) THREE DIMENSIONAL CORNICE

SOUTH ELEVATION (SUNSET GARDENS FACADE)
- 2B) CHANGE IN WALL COLOR AND TEXTURE
- 3A) WALL PLANE PROJECTION OVER 2 FT
- 3D) THREE DIMENSIONAL CORNICE


E
RETAIL
8,974 SF
98TH STREET, S.W.
(R.O.W. VARIES)
DRIVE
DRIVE
DRIVE



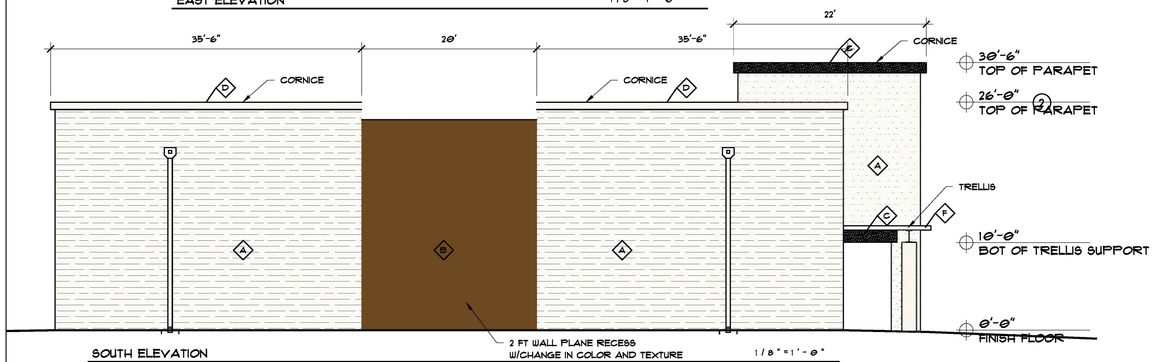
NORTH ELEVATION 1/8"=1'-0"



WEST ELEVATION 1/8"=1'-0"



EAST ELEVATION 1/8"=1'-0"



SOUTH ELEVATION 1/8"=1'-0"

KEYED COLOR / MATERIAL SCHEDULE

A	STONE	WHITE STONE
B	STUCCO	BROWN
C	STUCCO	DARK GREY
D	STUCCO	WHITE
E	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
F	METAL TRELLIS	WHITE

SIGNAGE NOT TO EXCEED 15% OF FACADE

BUILDING F2

SOUTH ELEVATION (SUNSET GARDENS FACADE)
- 2B) CHANGE IN WALL COLOR AND TEXTURE
- 2D) TRELLIS PROVIDED
- 3A) WALL PLANE PROJECTION OVER 2 FT
- 3D) THREE DIMENSIONAL CORNICE

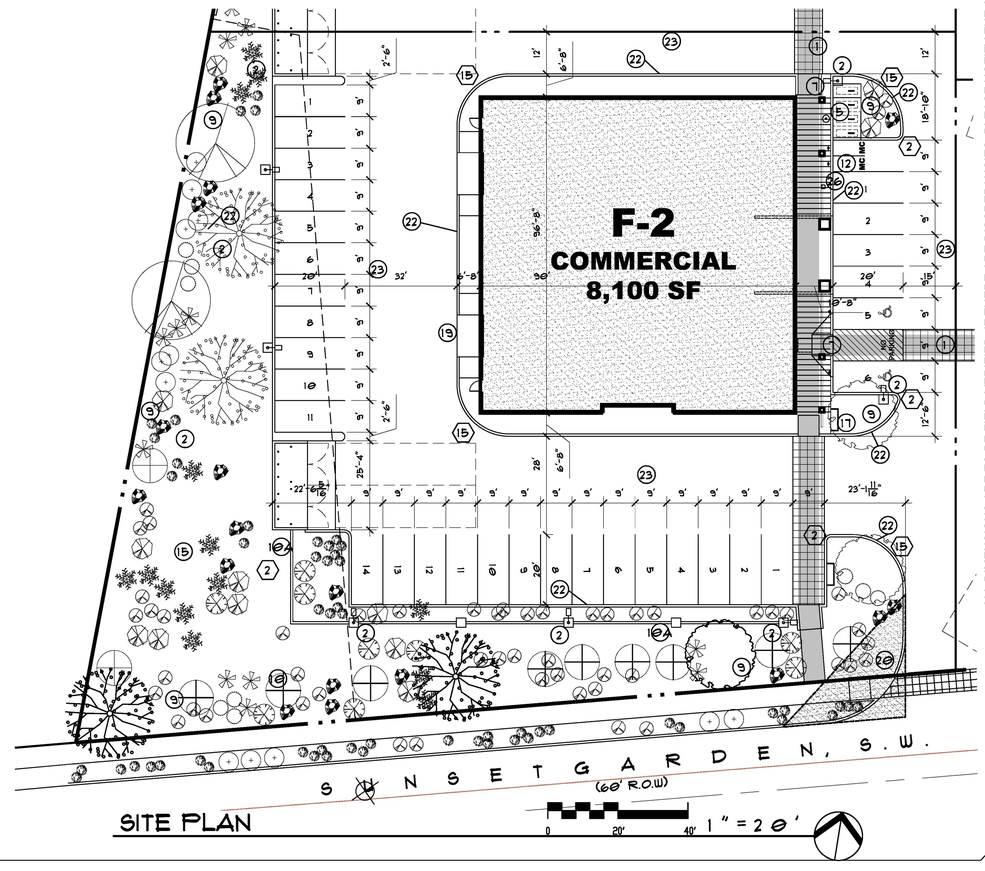
KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. EXISTING ASPHALT BIKE PATH / SIDEWALK
5. INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1/A1.3
6. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
9. LANDSCAPE AREA
10. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/A1.3 FOR DETAIL) 10A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
11. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
12. INDICATES PROPOSED 4'-6" X 10' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 7/A1.3
13. INDICATES MONUMENT SIGN
14. INDICATES DUMPSTER LOCATION RE: DETAIL 2&3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
15. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
16. INDICATES LOCATION OF TRASH RECEPTACLES
17. INDICATES LOCATION OF BENCH
18. LOADING DOCK
19. LOADING AREA
20. CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. "DO NOT ENTER" SIGN. SEE DETAIL 7/A1.3
22. 6" CONCRETE CURB
23. ASPHALT DRIVE AND PARKING
24. NEW CURB AND GUTTER
25. RIGHT IN / RIGHT OUT ONLY DRIVEWAY
26. ELECTRIC VEHICLE CHARGING STATION (TOTAL OF 17)
27. UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

RADIUS INFORMATION

1	RADIUS = 1'-0"
2	RADIUS = 2'-0"
4	RADIUS = 4'-0"
5	RADIUS = 5'-0"
6	RADIUS = 6'-0"
9	RADIUS = 9'-0"
15	RADIUS = 15'-0"
20	RADIUS = 20'-0"
25	RADIUS = 25'-0"
28	RADIUS = 28'-0"
30	RADIUS = 30'-0"
35	RADIUS = 35'-0"
45	RADIUS = 45'-0"
50	RADIUS = 50'-0"
85	RADIUS = 85'-0"
150	RADIUS = 150'-0"

PR-2019-002380/ SP-2025-00047



SITE PLAN

STATE OF NEW MEXICO
14 JULY 2025
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

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

PETERSON PROPERTIES

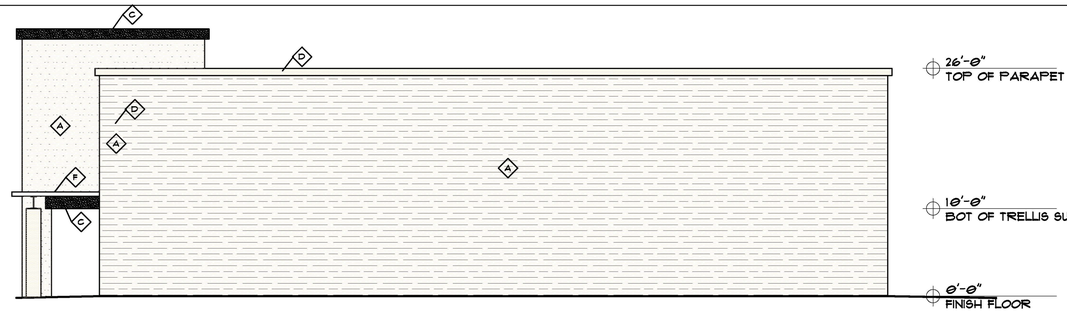
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

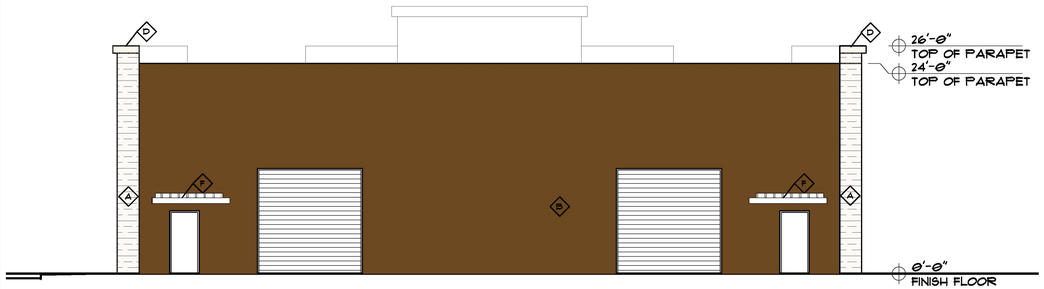
SITE PLAN

F-2

A2.7



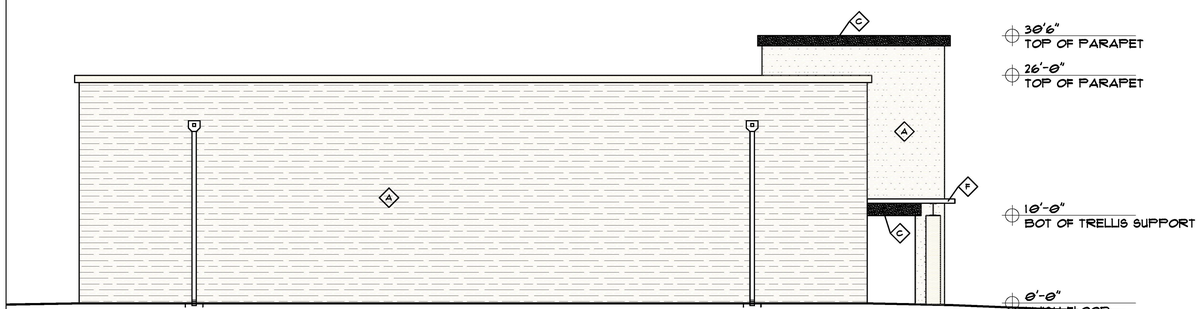
NORTH ELEVATION 1/8"=1'-0"



WEST ELEVATION 1/8"=1'-0"



EAST ELEVATION 1/8"=1'-0"



SOUTH ELEVATION 1/8"=1'-0"

KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. EXISTING ASPHALT BIKE PATH / SIDEWALK
5. INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1/A1.3
6. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
9. LANDSCAPE AREA
10. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/A1.3 FOR DETAIL 10A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
11. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
12. INDICATES PROPOSED 4'-6" X 10' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 7/A1.3
13. INDICATES MONUMENT SIGN
14. INDICATES DUMPSTER LOCATION RE: DETAIL 2&3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
15. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
16. INDICATES LOCATION OF TRASH RECEPTACLES
17. INDICATES LOCATION OF BENCH
18. LOADING DOCK
19. LOADING AREA
20. CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. "DO NOT ENTER" SIGN. SEE DETAIL 7/A1.3
22. 6" CONCRETE CURB
23. ASPHALT DRIVE AND PARKING
24. NEW CURB AND GUTTER
25. RIGHT IN / RIGHT OUT ONLY DRIVEWAY
26. ELECTRIC VEHICLE CHARGING STATION (TOTAL OF 17)
27. UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

RADIUS INFORMATION

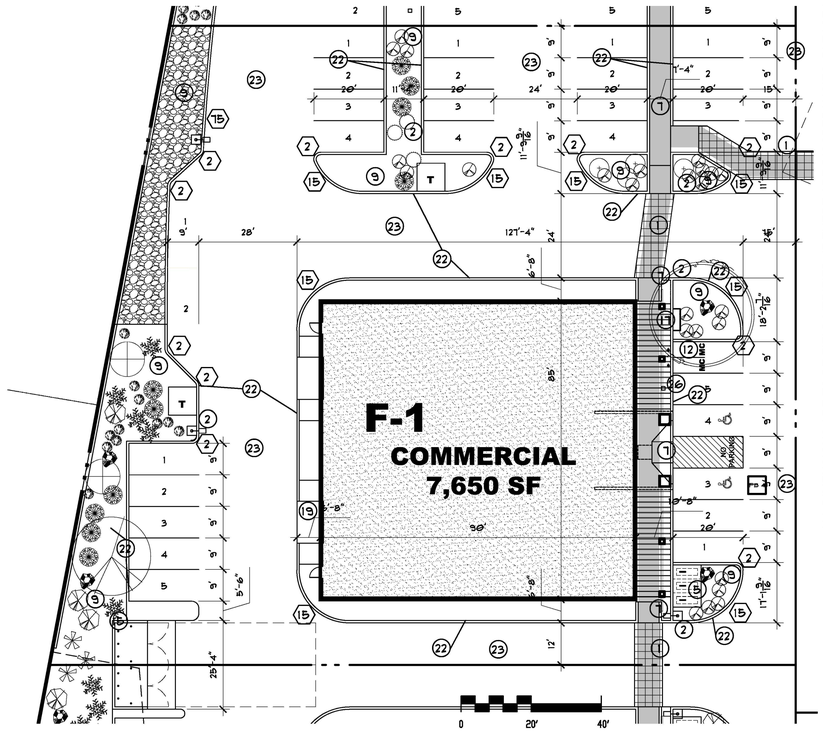
1. RADIUS = 1'-0"
2. RADIUS = 2'-0"
4. RADIUS = 4'-0"
5. RADIUS = 5'-0"
6. RADIUS = 6'-0"
9. RADIUS = 9'-0"
15. RADIUS = 15'-0"
20. RADIUS = 20'-0"
25. RADIUS = 25'-0"
28. RADIUS = 28'-0"
30. RADIUS = 30'-0"
35. RADIUS = 35'-0"
45. RADIUS = 45'-0"
50. RADIUS = 50'-0"
85. RADIUS = 85'-0"
150. RADIUS = 150'-0"

KEYED COLOR / MATERIAL SCHEDULE

A	STONE	WHITE STONE
B	STUCCO	BROWN
C	STUCCO	DARK GREY
D	STUCCO	WHITE
E	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
F	METAL TRELLIS WHITE	

SIGNAGE NOT TO EXCEED 15% OF FACADE

PR-2019-002380/ SP-2025-00047



SITE PLAN 1" = 20'

STATE OF NEW MEXICO
14 JULY 2025
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

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

PETERSON PROPERTIES

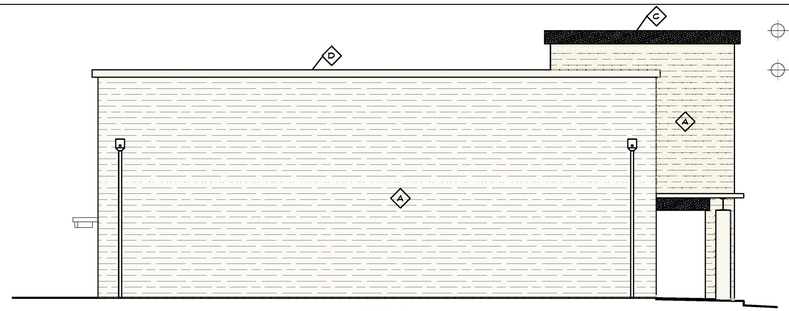
PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES,

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

SITE PLAN

F-1

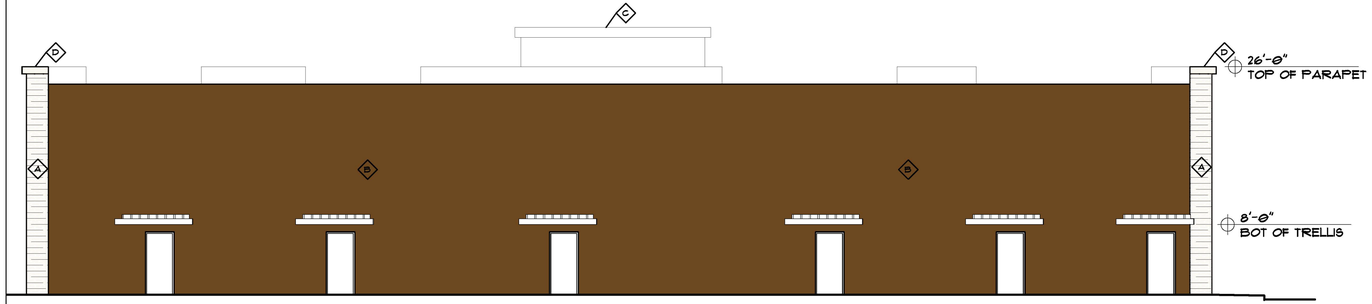
A2.8



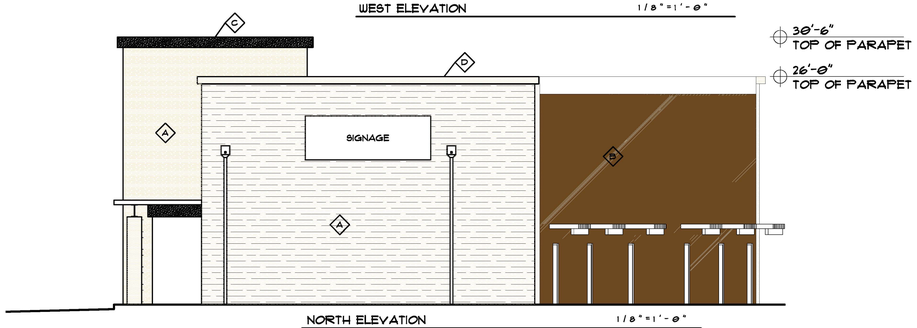
SOUTH ELEVATION 1/8"=1'-0"



EAST ELEVATION 1/8"=1'-0"



WEST ELEVATION 1/8"=1'-0"



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

KEYED COLOR / MATERIAL SCHEDULE

A	STONE	WHITE STONE
B	STUCCO	BROWN
C	STUCCO	DARK GREY
D	STUCCO	WHITE
E	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
F	METAL TRELLIS	WHITE

SIGNAGE NOT TO EXCEED 15% OF FACADE

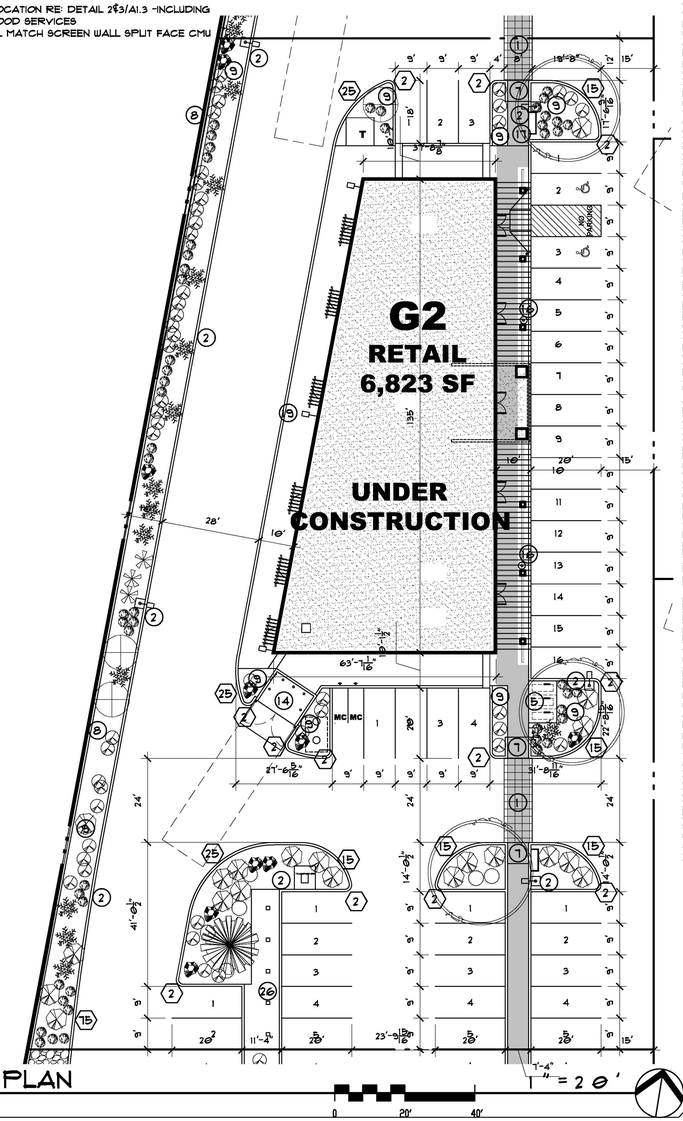
PR-2019-002380/
SP-2025-00047

KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. EXISTING ASPHALT BIKE PATH / SIDEWALK
5. INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1/A1.3
6. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
9. LANDSCAPE AREA
10. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/A1.3 FOR DETAIL) @A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
11. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
12. INDICATES PROPOSED 4'-6" X 19' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 7/A1.3
13. INDICATES MONUMENT SIGN
14. INDICATES DUMPSTER LOCATION RE: DETAIL 2&3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
15. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
16. INDICATES LOCATION OF TRASH RECEPTACLES
17. INDICATES LOCATION OF BENCH
18. LOADING DOCK
19. LOADING AREA
20. CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. "DO NOT ENTER" SIGN. SEE DETAIL 7/A1.3
22. 6" CONCRETE CURB
23. ASPHALT DRIVE AND PARKING
24. NEW CURB AND GUTTER
25. RIGHT IN / RIGHT OUT ONLY DRIVEWAY
26. ELECTRIC VEHICLE CHARGING STATION (TOTAL OF 17)
27. UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

RADIUS INFORMATION

1	RADIUS = 1'-0"
2	RADIUS = 2'-0"
4	RADIUS = 4'-0"
5	RADIUS = 5'-0"
6	RADIUS = 6'-0"
9	RADIUS = 9'-0"
15	RADIUS = 15'-0"
20	RADIUS = 20'-0"
25	RADIUS = 25'-0"
28	RADIUS = 28'-0"
30	RADIUS = 30'-0"
39	RADIUS = 39'-0"
45	RADIUS = 45'-0"
50	RADIUS = 50'-0"
85	RADIUS = 85'-0"
150	RADIUS = 150'-0"



SITE PLAN 1" = 20'

0 20' 40'

STATE OF NEW MEXICO
14 JULY 2025
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

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

PETERSON PROPERTIES

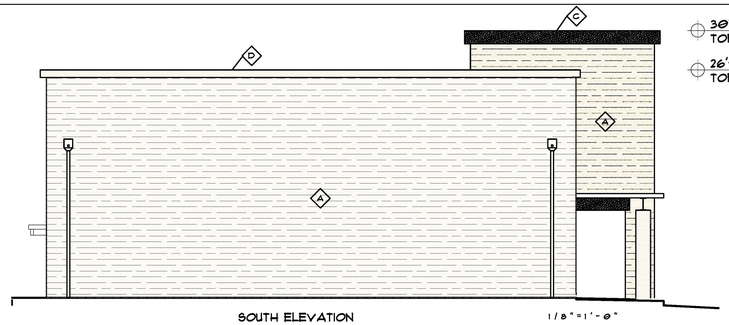
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

SITE PLAN

G-2

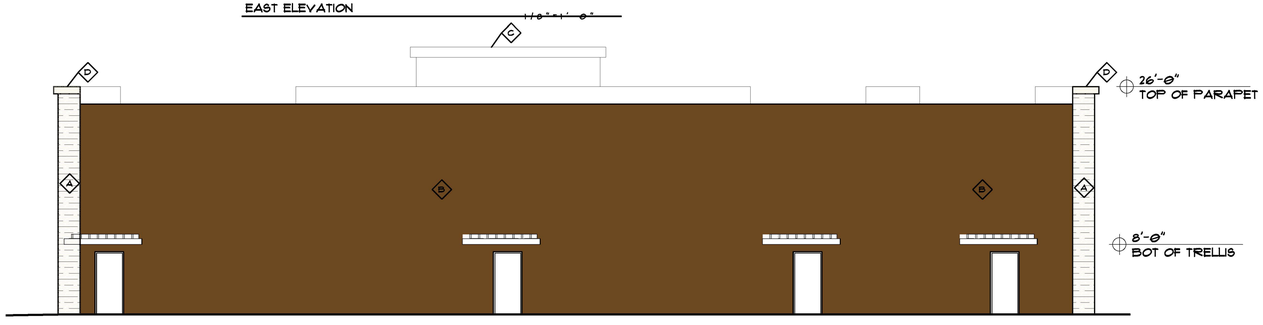
A2.9



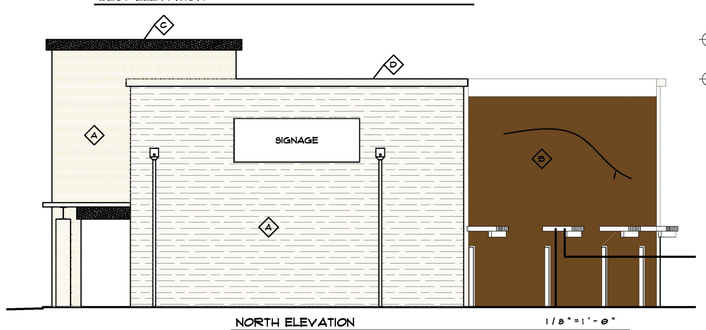
SOUTH ELEVATION 1/8"=1'-0"



EAST ELEVATION 1/8"=1'-0"



WEST ELEVATION 1/8"=1'-0"



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

KEYED COLOR / MATERIAL SCHEDULE

A	STONE	WHITE STONE
B	STUCCO	BROWN
C	STUCCO	DARK GREY
D	STUCCO	WHITE
E	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
F	METAL TRELLIS WHITE	

SIGNAGE NOT TO EXCEED 15% OF FACADE

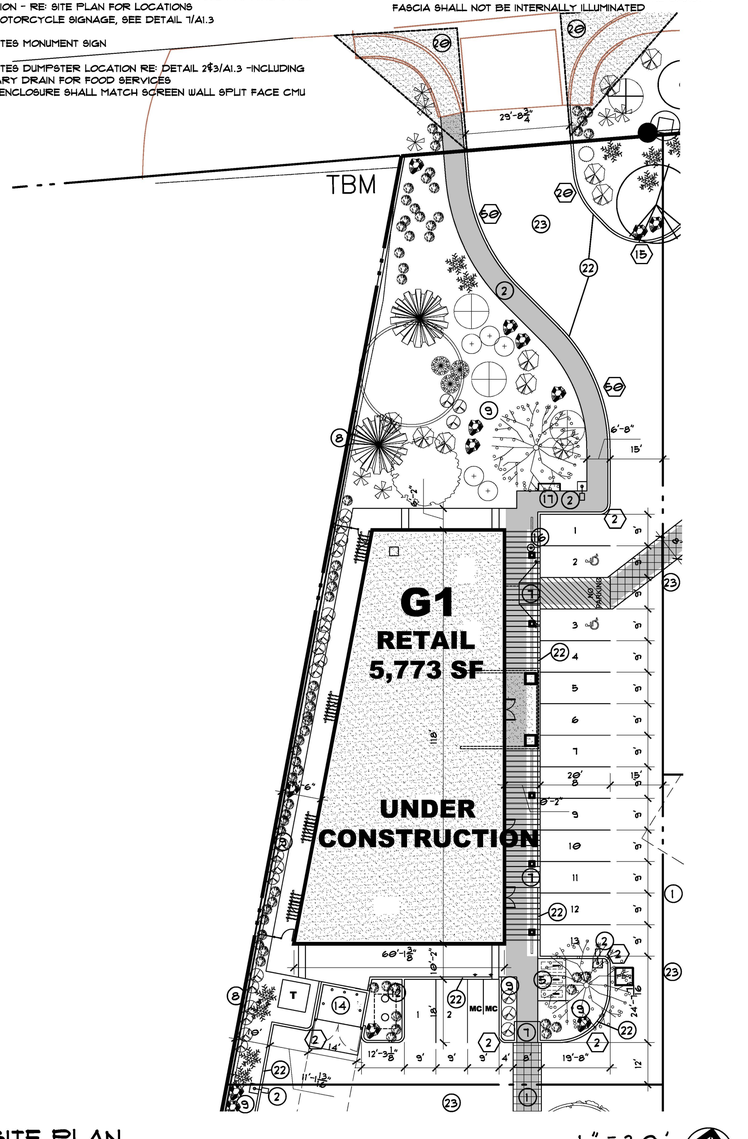
PR-2019-002380/
SP-2025-00047

KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. EXISTING ASPHALT BIKE PATH / SIDEWALK
5. INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ) SEE DETAIL 1/A1.3
6. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION SHALL BE SPLIT FACE CMU TO MATCH OTHER SCREEN WALLS
9. LANDSCAPE AREA
10. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/A1.3 FOR DETAIL) 10A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
11. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
12. INDICATES PROPOSED 4'-6" X 18' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 7/A1.3
13. INDICATES MONUMENT SIGN
14. INDICATES DUMPSTER LOCATION RE: DETAIL 2&3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
15. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
16. INDICATES LOCATION OF TRASH RECEPTACLES
17. INDICATES LOCATION OF BENCH
18. LOADING DOCK
19. LOADING AREA
20. CLEAR SITE TRIANGLE LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
21. "DO NOT ENTER" SIGN. SEE DETAIL 7/A1.3
22. 6" CONCRETE CURB
23. ASPHALT DRIVE AND PARKING
24. NEW CURB AND GUTTER
25. RIGHT IN / RIGHT OUT ONLY DRIVEWAY
26. ELECTRIC VEHICLE CHARGING STATION (TOTAL OF 17)
27. UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

RADIUS INFORMATION

1	RADIUS = 1'-0"
2	RADIUS = 2'-0"
4	RADIUS = 4'-0"
5	RADIUS = 5'-0"
6	RADIUS = 6'-0"
9	RADIUS = 9'-0"
15	RADIUS = 15'-0"
20	RADIUS = 20'-0"
25	RADIUS = 25'-0"
28	RADIUS = 28'-0"
30	RADIUS = 30'-0"
39	RADIUS = 39'-0"
45	RADIUS = 45'-0"
50	RADIUS = 50'-0"
85	RADIUS = 85'-0"
750	RADIUS = 750'-0"



SITE PLAN 1" = 20'
0 20' 40'

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

STATE OF NEW MEXICO
14 JULY 2025
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

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

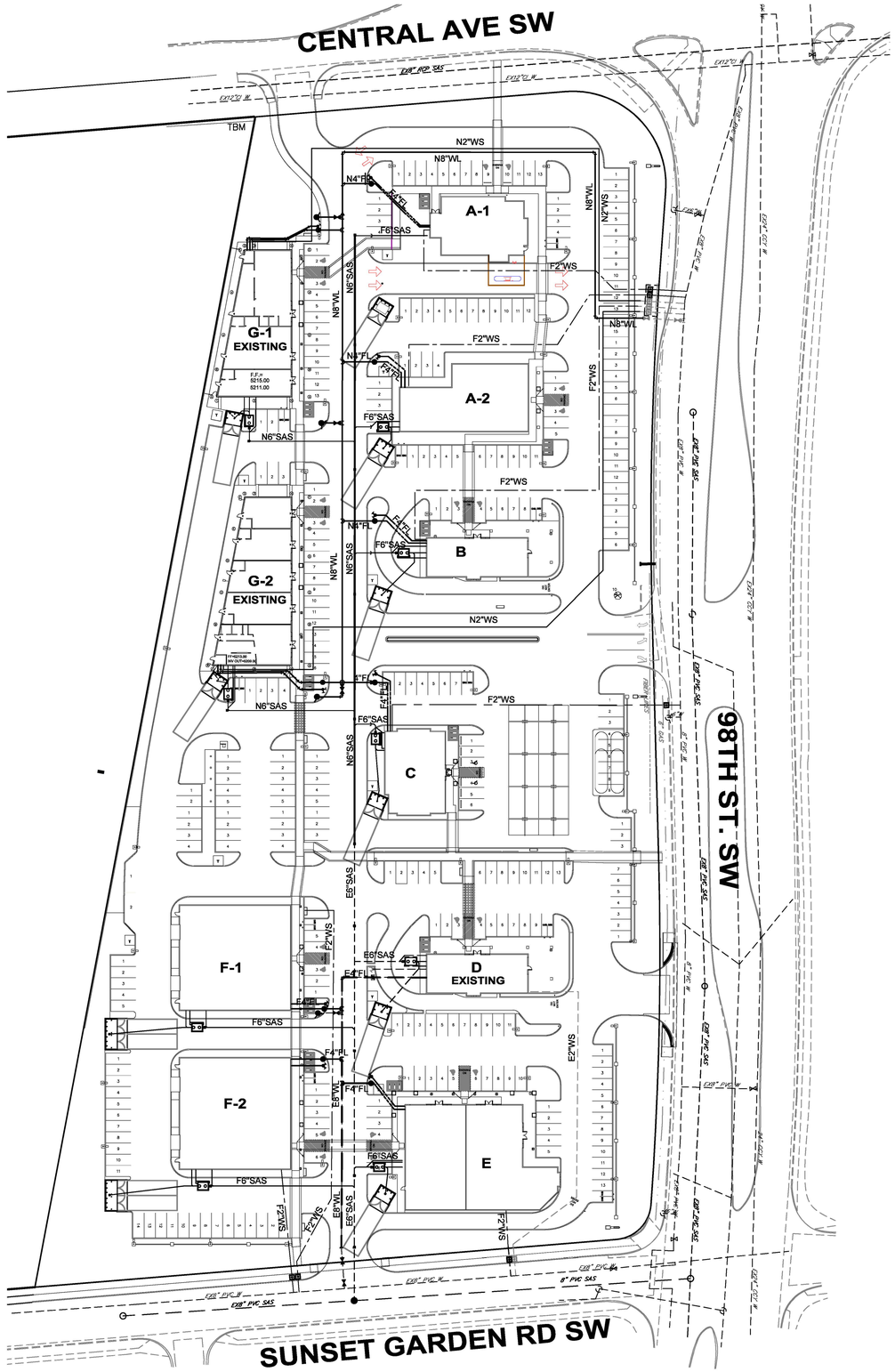
PETERSON PROPERTIES

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

SITE PLAN

G-1

A2.10



LEGEND

E8"WL	EXISTING WATERLINE
E3"WS	EXISTING WATER SERVICE
N8"FL	NEW WATERLINE
N2"WS	NEW WATER SERVICE
E8"SAS	EXISTING SANITARY SEWER LINE
E6"SAS	EXISTING SANITARY SERVICE LINE
F6"SAS	FUTURE SANITARY SEVICE LINE
F4"FL	FUTURE FIRE LINE
F2"WS	FUTURE WATER SERVICE LINE

NOTES:

1. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THIS SITE. CONTACT CROSS CONNECTION SECTION AT 505 289-3454.
2. COORDINATE WIYH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505 289-3439

PR-2019-002380/
SP-2025-00047

0 25 50 100 150

SCALE 1"=50'

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

GENEVIEVE L. DONART
NEW MEXICO
15088
PROFESSIONAL ENGINEER
07/10/2025

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

PETERSON PROPERTIES

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

MERCADO EL MILAGRO
SHELL BUILDINGS, 10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

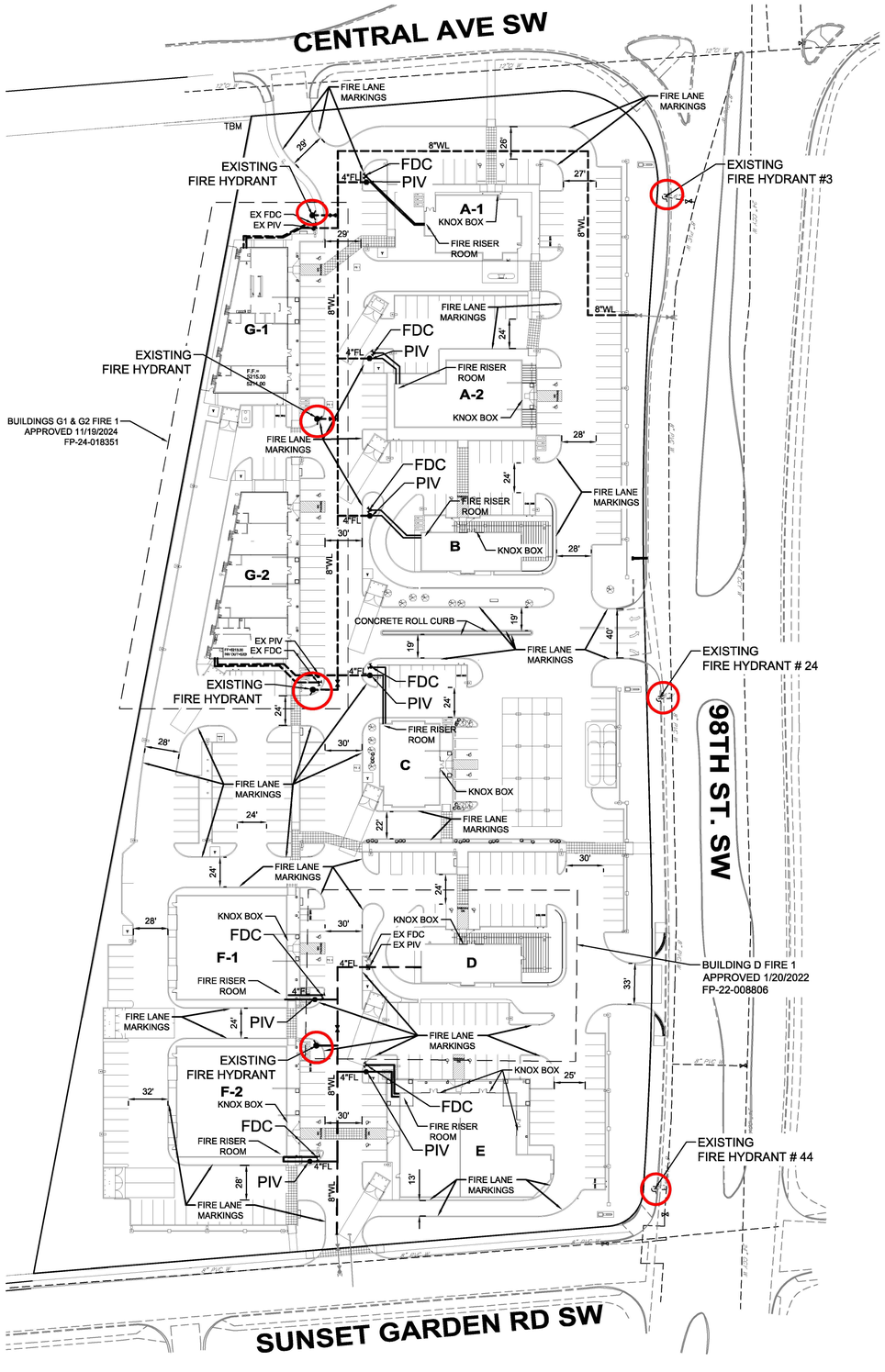
CONCEPTUAL UTILITY PLAN

DATE: JANUARY 2025
DRAWN BY:
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
CU-101

M:\PROJECTS\2000-2999\2019\DWG\...BUILDING PERMIT PLANS\TOTAL SITE FINE 1\DWG\ CU-101 TOTAL SITE.dwg [Dwg] 7/8/2025 3:18 PM



RETAIL BUILDING A 1

3,482 SQ. FT BUILDING
OCCUPANCY GROUP - B
TYPE VB CONSTRUCTION
28'-0" BUILDING HEIGHT
BUILDING IS SPRINKLED, NFPA-13
FIRE FLOW=1,500 GPM /2 =750 GPM
1,750 GPM MIN. = 1 FH
2 FIRE HYDRANTS NEAR SITE

RETAIL BUILDING A 2

4,922 SQ. FT BUILDING
OCCUPANCY GROUP - B
TYPE VB CONSTRUCTION
28'-0" BUILDING HEIGHT
BUILDING IS SPRINKLED, NFPA-13
FIRE FLOW=2,000 GPM / 2 = 1,000 GPM
1,750 GPM MIN. = 1 FH
2 FIRE HYDRANTS NEAR SITE

RETAIL BUILDING B

[illegible] SQ. FT BUILDING
[illegible] GROUP - B
[illegible] CONSTRUCTION
28'-0" BUILDING HEIGHT
BUILDING IS SPRINKLED, NFPA-13
FIRE FLOW=1,500 GPM / 2 = 750 GPM
1,750 GPM MIN. = 1 FH
2 FIRE HYDRANTS NEAR SITE

RETAIL BUILDING C

3,316 SQ. FT BUILDING
OCCUPANCY GROUP - B
TYPE VB CONSTRUCTION
28'-0" BUILDING HEIGHT
BUILDING IS SPRINKLED, NFPA-13
FIRE FLOW=1,500 GPM /2 =1,000 GPM
1,750 GPM MIN. = 1 FH
2 FIRE HYDRANTS NEAR SITE

RETAIL BUILDING E

8,974 SQ. FT BUILDING
OCCUPANCY GROUP - B
TYPE VB CONSTRUCTION
28'-0" BUILDING HEIGHT
BUILDING IS SPRINKLED, NFPA-13
FIRE FLOW=2,500 GPM / 2 = 1,250 GPM
1,750 GPM MIN. = 1 FH
2 FIRE HYDRANTS NEAR SITE

RETAIL BUILDING F 1

6,823 SQ. FT BUILDING
OCCUPANCY GROUP - B
TYPE VB CONSTRUCTION
28'-0" BUILDING HEIGHT
BUILDING IS SPRINKLED, NFPA-13
FIRE FLOW=2,250 GPM / 2 = 1,125 GPM
1,750 GPM MIN. = 1 FH
2 FIRE HYDRANTS NEAR SITE

RETAIL BUILDING F2

8,100 SQ. FT BUILDING
OCCUPANCY GROUP - B
TYPE VB CONSTRUCTION
28'-0" BUILDING HEIGHT
BUILDING IS SPRINKLED, NFPA-13
FIRE FLOW=2,500 GPM /2 =1,250 GPM
1,750 MIN. = 1 FH
2 FIRE HYDRANTS NEAR SITE

ALBUQUERQUE FIRE MARSHAL'S DIVISION
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP-25-023269
APPROVED
THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED BY THE ALBUQUERQUE FIRE MARSHAL'S DIVISION AND SCHEDULED OUT THE CITY ORDINACE. THE CONSTRUCTION SITE SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS. THIS PERMIT IS VALID FOR ONE YEAR FROM ISSUANCE DATE.
FIRE FLOW: [illegible]

BUILDING TO HAVE A PREMISE ID VISIBLE FROM CENTRAL AVE SW.

INDIVIDUAL SUITES TO HAVE KNOX BOXES AT PRIMARY ENTRANCES.

ALL ACCESS ROADS AND FIRE LANES HAVE GRADES LESS THAN 10% AND A LOAD CAPACITY OF 75,000 POUNDS.

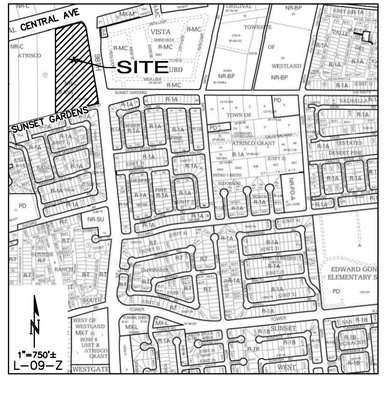
ALL FIRE DEPARTMENT CONNECTIONS SHALL BE WITHIN 100' OF A FIRE HYDRANT, HAVE A MINIMUM DISTANCE OF 3' FROM ANY PERMANENT OBJECTS, AND HAVE INLETS BETWEEN 18" AND 48" ABOVE GRADE.

ALL ACCESS ROADS AND FIRE LANES WILL ACCOMMODATE A 28' MINIMUM TURNING RADIUS.

FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED HEIGHT NOT LESS THAN 13'-6".

THERE ARE NO OVERHEAD OBSTRUCTIONS ON SITE TO PROHIBIT LADDER TRUCK OPERATIONS.

PR-2019-002380/
SP-2025-00047



0 25 50 100 150
SCALE 1"=50'

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

25 OCT 2023

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

PETERSON PROPERTIES

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

MERCADO EL MILAGRO
SHELL BUILDINGS, 10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

FIRE HYDRAT LOCATION & ACCESS PLAN

DATE: JANUARY 2025
DRAWN BY:
CHECKED BY:
VERIFIED BY:

REVISIONS

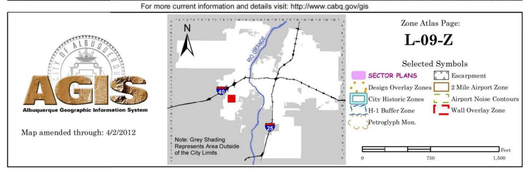
SHEET NO:
FIRE 1

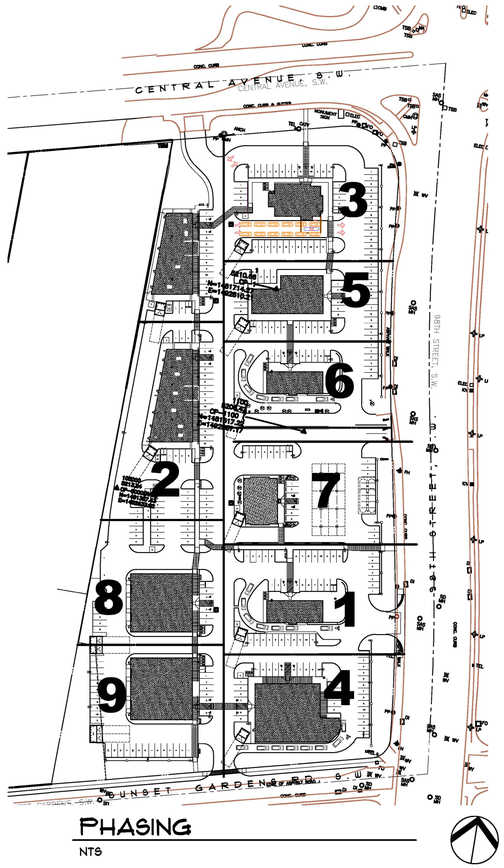
LEGAL DESCRIPTION	VARIES- REFER TO DESCRIPTION BELOW										
TRACT NUMBER	BLDG - A-1	BLDG - A-2	BLDG - B	BLDG - C	BLDG - D	BLDG - E	BLDG - F-1	BLDG - F-2	BLDG - G-1	BLDG - G-2	
TOTAL ACREAGE:	AREA= 1.0846 AC	AREA= 0.6571 AC	AREA= 0.7091 AC	AREA=0.3623 AC	AREA= 0.9176 AC	AREA= 0.8597 AC	AREA= 0.8185 AC	AREA= 1.0206 AC	AREA= 0.6164 AC	AREA= 1.0935 AC	8.7205 AC
EXISTING ZONING:	NR-C										
PROPOSED ZONING:	NR-C										
BLDG. SIZE/ REQ. DINING SEATS	3,482 SF	4,922 SF	2,788 SF / 28 SEATS	3,316 SF	2,788 SF / 28 SEATS	8,974 SF	7,650 SF	8,100 SF	5,773 SF	6,823 SF	54,616 SF
PROPOSED # OF STRUCTURES:	1	1	1	1	1	1	1	1	1	1	
PROPOSED USE:	BANK/CREDIT UNION	6+OPS/RETAIL-FOOD-OFFICE	RESTAURANT W/ DRIVE THRU	GAS STATION / RETAIL	RESTAURANT W/ DRIVE THRU	6+OPS/RETAIL-FOOD-OFFICE	6+OPS/RETAIL	6+OPS/RETAIL	6+OPS/RETAIL-FOOD-OFF.	6+OPS/RETAIL-FOOD-OFF.	
TOTAL PARKING PROVIDED:	41	36 SPACES	11 SPACES + 8 QUEUE	25 SPACES	35 SPACES + 8 QUEUE	33 SPACES + 8 QUEUE	21 SPACES	36 SPACES	15 SPACES	40 SPACES	341 SPACES
TOTAL PARKING REQ (INC. EMPL.)	31/000 = 8.262 = 9 SPACES	9.6/1000 * 27.56 * 28 SPACES	5.6/1000 * 15.61 * 16 SPACES	4/1000 = 13.26 = 14 SPACES	5.6/1000 * 15.61 * 16 SPACES	3.5/1000 = 31.41 - 32 SPACES	3.5/1000*26.78*21 SPACES	3.5/1000 728.35*29 SPACES	5.6/1000 = 32.33 = 33 SPACES	5.6/1000 = 38.21 = 39 SPACES	243 SPACES
HC PROVIDED:	2 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	4 HC (INC. 4 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBL)	2 HC (INC. 2 VAN ACCESIBL)	4 HC (INC. 4 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	24 HC
HC REQUIRED:	1 HC SPACE	2 HC SPACE	1 HC SPACE	1 HC SPACE	1 HC SPACE	3 HC SPACE	1 HC SPACES	2 HC SPACES	3 HC SPACES	2 HC SPACES	17 HC
BIKE SPACES PROVIDED:	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	33 BIKE SP.
BIKE SPACES REQUIRED:	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	33 BIKE SP.
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	15 MC SP.
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACES	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	15 MC SP.
MAX BUILDING HEIGHT:	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	
TOTAL PARKING REQUIRED:	243 SPACES X 2% = 5 (4.86) ELECTRIC VEHICLE CHARGING STATIONS REQUIRED, 5 PROVIDED										

SOLID WASTE MANAGEMENT DEPARTMENT
CITY OF ALBUQUERQUE

Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: ADRIAN MAREZ
Date: 5-30-25

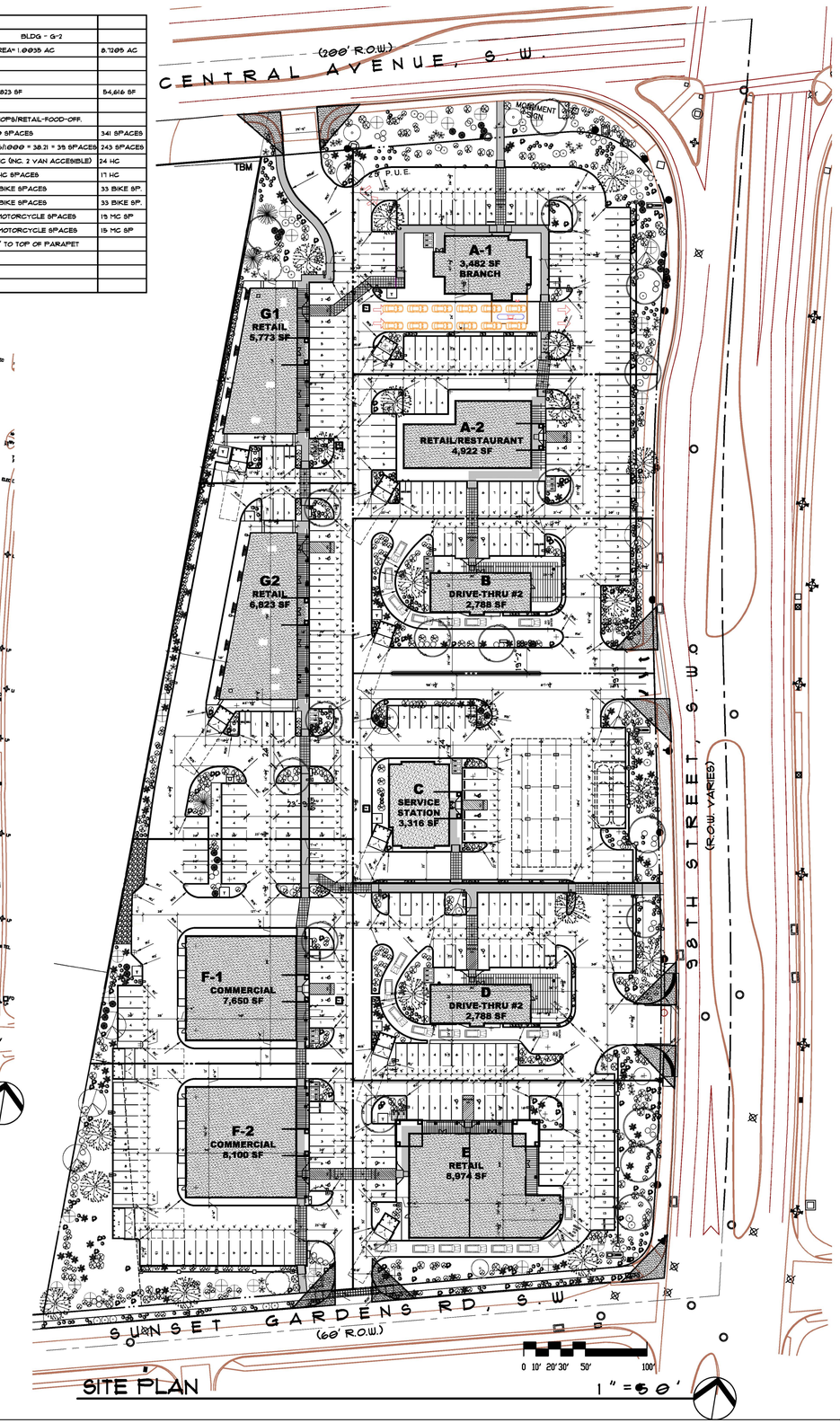






PHASING
NTS

PR-2019-2380/
SP-2025-00047



SITE PLAN

STATE OF NEW MEXICO
19 MAY 2025
MARTIN FM GRUMMER
NO. 002044
REGISTERED ARCHITECT

MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2007

PETERSON PROPERTIES

MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

SITE PLAN - DIMENSIONS

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

TCL

DATE:	19 MAY 2025
DRAWN BY:	MFMG
CHECKED BY:	
VERIFIED BY:	

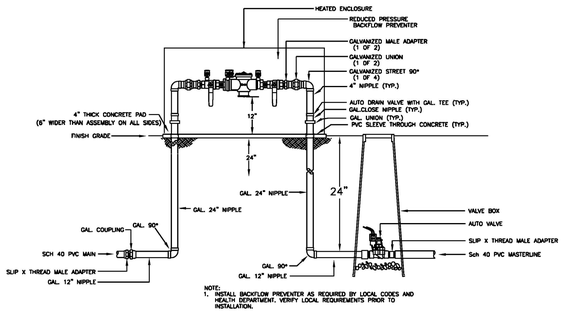
REVISIONS

SHEET NO:
A1.2

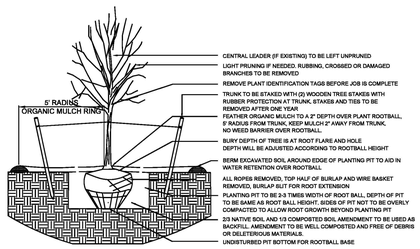
LANDSCAPE TABULATION												
TRACT NUMBER	BLDG - A-1	BLDG - A-2	BLDG - B	BLDG - C	BLDG - D	BLDG - E	BLDG - F-1	BLDG - F-2	BLDG - G-1	BLDG - G-2		
TOTAL ACREAGE:	AREA= 1.0846 AC	AREA= 0.6571 AC	AREA= 0.7011 AC	AREA= 0.9623 AC	AREA= .9116 AC	AREA= .8901 AC	AREA= 0.8183 AC	AREA= 1.0206AC	AREA= 0.6104 AC	AREA= 1.0035 AC		AREA = 6.1724 AC
LOT SIZE	47,245 SF	28,623 SF	30,542 SF	41,918 SF	39,969 SF	38,800 SF	35,613 SF	44,456 SF	26,588 SF	43,711 SF		377,525 SF
BLDG. SIZE	3,482 SF	4,922 SF	2,788 SF	3,316 SF	2,788 SF	8,974 SF	7,650 SF	8,100 SF	5,773 SF	6,823 SF		54,616 SF
NET LOT	43,763 SF	23,701 SF	27,754 SF	38,602 SF	37,181 SF	29,826 SF	28,023 SF	36,356 SF	20,815 SF	36,888 SF		322,309 SF
LANDSCAPE PERCENTAGE	15 %	15 %	15 %	15 %	15 %	15 %	15 %	15 %	15 %	15 %		15 %
LANDSCAPE REQUIRED	6,564 SF	3,555 SF	4,163 SF	5,790 SF	5,577 SF	4,203 SF	4,203 SF	5,453 SF	3,122 SF	5,533 SF		48,436 SF
LANDSCAPE PROVIDED	11,931 SF	2,304 SF	4,870 SF	6,060 SF	6,229 SF	8,711 SF	8,341 SF	3,711 SF	5,469 SF	3,480 SF		61,112 SF
GROUND COVERAGE	80 %	80 %	80 %	80 %	80 %	80 %	80 %	80 %	80 %	80 %		80 %
COVERAGE REQUIRED:	5,252 SF	2,844 SF	3,330 SF	4,632 SF	4,462 SF	3,519 SF	3,363 SF	4,363 SF	2,498 SF	4,423 SF		38,749 SF
COVERAGE PROVIDED	--	--	--	--	--	--	--	--	--	--		--

PLANT LEGND

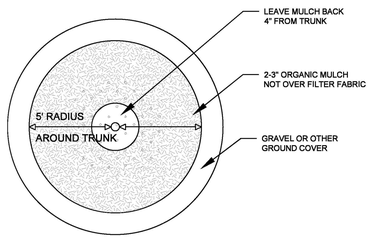
22	SHUMARD OAK (M) QUERCUS SHAMARDII 2" CAL 350 SF	
21	ALLEE LACEBARK ELM ULMUS PARVIFOLIA 'ALLEE' 2" CAL 350 SF	
21	COMMON HACKBERRY (M) CELTIS OCCIDENTALIS 2" CAL 200 SF	
3	AFGHAN PINE (M) PINUS ELDARICA MIN. 16' WITH AV. CALIPER OF 3" 200 SF	
29	SPRING SNOW CRAB MALUS X 'SPRING SNOW 2" CAL 300 SF	
10	NEW MEXICO OLIVE (L) FORESTIERA NEOMEXICANO 15 GAL 225 SF	
26	SAND CHERRY PRUNUS BESSEYI 5 GAL 225 SF	
47	APACHE PLUME (L) FALLUGIA PARADOXA 5 GAL 25 SF	
80	BUTTERFLY BUSH (M) BUDDLEIA DAVIDII 5 GAL 100 SF	
192	SANTOLINA (L) SANTOLINA SPP. 1 GAL. 25 SF	
45	BIRD OF PARADISE (L) CAESALPINIA GILLIESII 5 GAL 100 SF	
275	FERN BUSH (L+) CHAMAEBATIARIA MILLEFOLIUM 5 GAL 25 SF	
21	RUSSIAN SAGE (M) PEROVSKIA ATRIPLICIFOLIA 5 GAL 36 SF	
24	AUTUMN SAGE (M) SALVIA GREGGII 1 GAL 9 SF	
212	INDIAN HAWTHORN (M) RAPHIOLEPIS INDICA 5 GAL 36 SF	
28	RED YUCCA (L) HESPERALOE PARVIFLORA 5 GAL 9 SF	
	SANTA FE BROWN GRAVEL MULCH WITH FILTER FABRIC	BOULDER MONOLITH



Mastervalve w/RPBA



1 TREE PLANTING DETAIL N.T.S.



2 TREE DETAIL N.T.S.

NOTE-LANDSCAPING IN ROW

ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY AND MAY REQUIRE AN AGREEMENT WITH THE CITY SPECIFYING MAINTENANCE, REPAIRS, OR LIABILITY RESPONSIBILITIES. ANY TREES THAT OVERHANG A PUBLIC SIDEWALK SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9 FOOT CLEARANCE OVER THE STREET SURFACE. WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS OF THE ROA 1994 AND THE DPM SHALL BE INSTALLED, WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY, OR A SEPARATE VALVE(S) AT TEH PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND ARTIFICIAL TURF SHALL NOT BE ALLOWED WITHIN THE PUBLIC RIGH-OF-WAY.

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. 80% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC EXCEPT ORGANIC MULCH, SUCH AS ARBORIST MULCH OR NATIVE WOODCHIPS, TO BE USED AS GROUND COVER FOR THE PORTION OF ANY LANDSCAPED AREA SURROUNDING THE VEGETATION ROOT BALL, AS WELL AS BENEATH THE ENTIRE TREE CANOPY OR DRIPLINE, IN EACH REQUIRED LANDSCAPE AREA. THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 15% OF ANY OUTDOOR SPACE.

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE

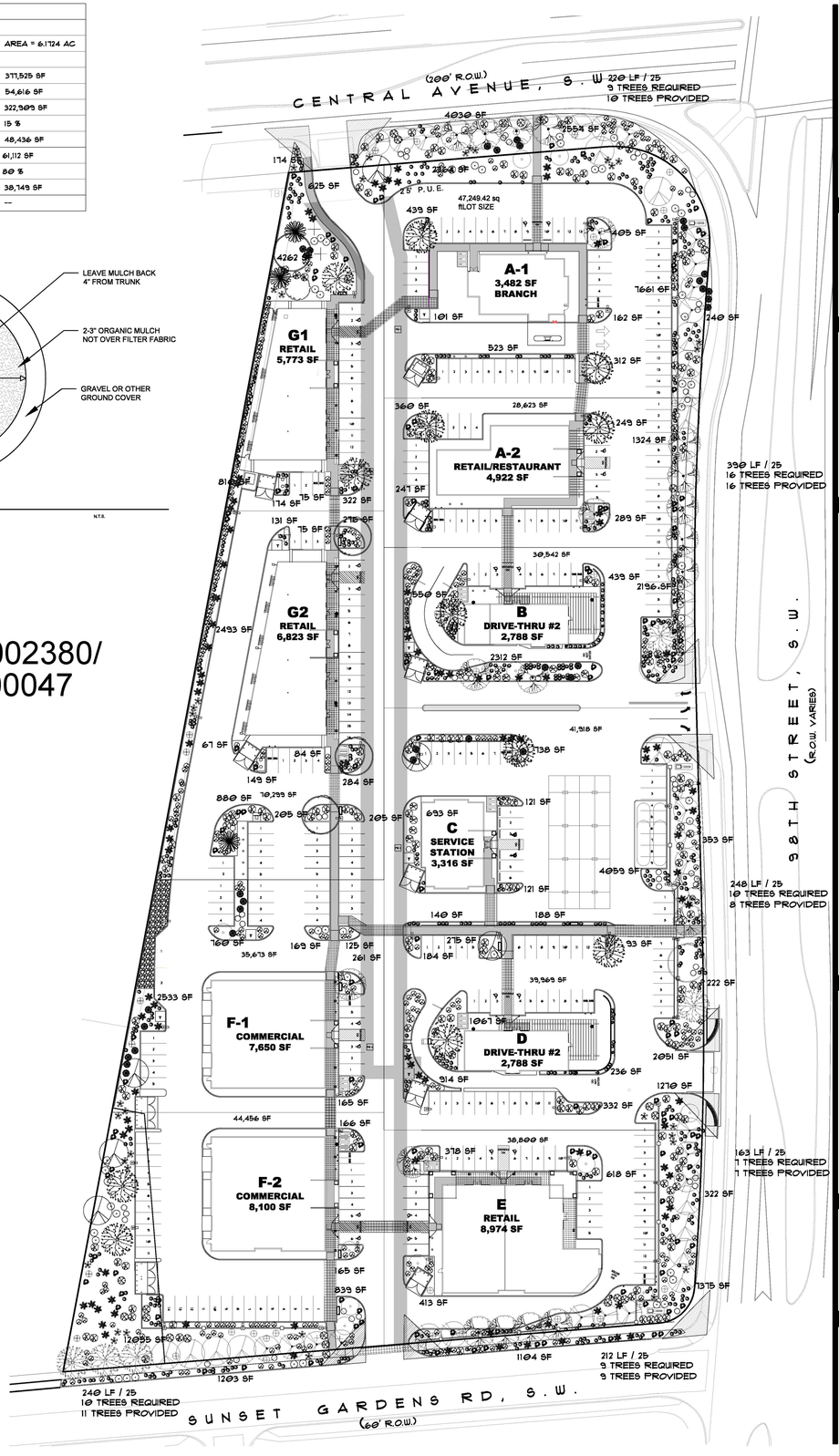
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

LANDSCAPE GRAVEL TO BE 2-3 INCH DEPTH OVER WEED BARRIER PERMEABLE TO OPTIMIZE STORM WATER INFILTRATION AND PREVENT RUNOFF. GRAVEL SHALL BE 1" SANTA FE BROWN.	STREET TREES SHOWN ARE TO BE A MAXIMUM OF 25 FT ON CENTER.

PR-2019-002380/
SP-2025-00047



YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CINDY McMALLEN
650
REGISTERED
LANDSCAPE ARCHITECT
9/18/25

Date: 09/18/2025
Revisions:

Drawn by: CC
Reviewed by: MH

Mercado El Milagro
Site Plan 2024

10000 Central Avenue SW
Albuquerque, New Mexico 87121

NORTH
Scale: 1" = 50'
25 0 50' 100

Sheet Title:
Site Landscap
Plan

Sheet Number:
L1.2

LUMINAIRE SCHEDULE							
QTY	TAG	DESCRIPTION	LUMENS	WATTS	LUMENS PER WATT	MFG	MODEL
53	S	POLE MOUNT LED, FULL CUT-OFF 3000K CCT, 70 CRI 18FT POLE, B1-U0-G1	6482	51	127	LITHONIA	RSX1 P1 30K R2

LIGHT TRESSPASS PER IDO 5-8(F)(4)

THE TOTAL ILLUMINATION FROM OUTDOOR LIGHT SOURCES AND INTERIOR LIGHT ESCAPING FROM WINDOWS SHALL NOT EXCEED LIGHT TRESPASS LIMITS IN TABLE 5-8-3, AS MEASURE AT ANY LOCATION ALONG WITH PROPERTY LINE IN BOTH OF THE FOLLOWING WAYS:

1- HORIZONTALLY AT FINISHED GRADE WITH A LIGHT METER FACING UPWARD.

2- VERTICALLY AT 5 FEET ABOVE FINISHED GRADE WITH THE LIGHT METER AIMING TOWARD THE SUBJECT PROPERTY.

ZONE LZ1

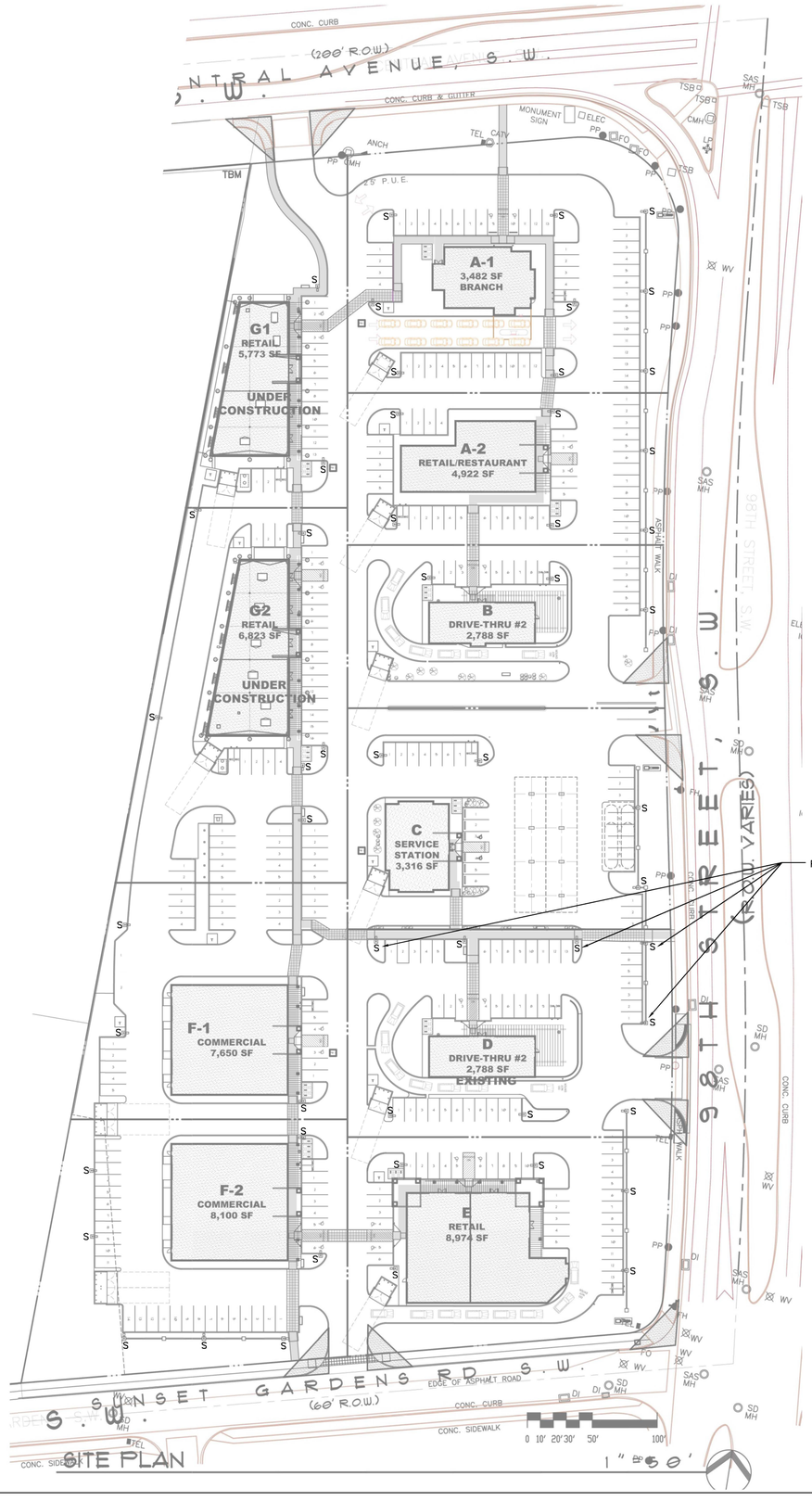
MAXIMUM FOOT CANDLES = 0.1
MAXIMUM LUX = 1.0
MAXIMUM LUMINANCE = 20

TOTAL LUMEN ALLOWANCE PER IDO 5-8(G), TABLE 5-8(G)(2)			
AREA TYPE	Lz1 lm/sf	SITE SF	LUMENS ALLOWED
Tree, Landscape, and Suclpture Beds	1	81847	81847
Walkways/Stairs/Parking Lot	1.25	244244	305305
Outdoor Dining	2	0	0

TOTAL ALLOWED LUMENS	387152

TAG S FIXTURE QTY	53
TAG S FIXTURE LUMENS	6482
TOTAL LUMENS PROVIDED	343546

PROVIDED LUMENS OF 343,546 ARE LESS THAN THE ALLOWABLE LUMENS OF 387,152



SITE PLAN

REPLACE EXISTING POLE LIGHT WITH TAG "S" FROM UPDATED LUMINAIRE SCHEDULE

PR-2019-002380/
SP-2025-00047

GENERAL SHEET NOTES

1. EXPOSED CONDUIT RUNS TO BE EMT.
2. CONCEALED CABLING TO BE EMT OR MC CABLE.
3. FIELD VERIFY LOCATIONS OF ALL NEW AND EXISTING EQUIPMENT.
4. ROUTE CONDUITS OVERHEAD TIGHT TO STRUCTURE.
5. PROVIDE LABELS ON ALL ELECTRICAL DEVICES INDICATING THE SOURCE OF POWER. LACEL SHALL BE WHITE WITH BLACK LETTERS. LETTERS SHALL BE A MINIMUM OF 1/4" HIGH FOR RECEPTACLES. LETTERS SHALL BE A MINIMUM OF 1/2" HIGH FOR ALL DISCONNECT SWITCHES AND EQUIPMENT.
6. CONDUITS RUN OVERHEAD WILL NOT BLOCK ACCESS FOR MAINTENANCE OF LIGHTING FIXTURES OR OTHER EQUIPMENT REQUIRING MAINTENANCE.

JOSEPH B. HIGHAM
NEW MEXICO
21581
PROFESSIONAL ENGINEER
7/14/2025

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

PETERSON PROPERTIES

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

MERCADO EL MILAGRO
SITE PLAN 2024
10000CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

DATE: 14 JUL 2025
DRAWN BY:
CHECKED BY:
VERIFIED BY:

REVISIONS	
–	–

SHEET NO: ES1



RSX1 LED
Area Luminaire

Catalog Number

Notes

Type

fill the fields to the right and save this page to see all interactive elements

Specifications

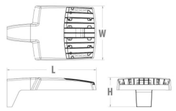
EPA (ft²@0°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body, 7.2" (18.4 cm) Arm

Weight (SPA mount): 22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R3 Type 3 Wide (SPA / RPA) R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (347V-480V) [2] XVOLT (277V-480V) [2] (use specific voltage for options as noted) 120 [3] 277 [3] 208 [3] 347 [3] 240 [3] 480 [3]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4] WBA Wall bracket [5] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [6] AARP Adjustable tilt arm round pole mounting [6] AAWB Adjustable tilt arm with wall bracket [6] AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options		Finish	
Shipped Installed		DNBXD Dark Bronze	
HS House-side shield [7]		DBLXD Black	
PE Photocontrol, button style [8]		DNAXD Natural Aluminum	
PER7 Seven-wire twist-lock receptacle only (no controls) [9,10,11]		DWHXD White	
SF Single fuse (120, 277, 347) [3]		DDBTXD Textured Dark Bronze	
DF Double fuse (208, 240, 480) [3]		DBLBXD Textured Black	
SPD20KV 20KV Surge pack (10KV standard)		DNATXD Textured Natural Aluminum	
FAO Field adjustable output [9]		DWHGXD Textured White	
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [9]			

Shipped Installed
***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**
NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [9,12,13,14]
BAA Buy America(n) Act and/or Build America Buy America Qualified
CCE Coastal Construction [9]
*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)
EGS External glare shield [7]
EGFV External glare full visor (360° around light aperture) [7]
BS Bird spikes [9]

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI) Lumens	B	U	G	LPW	40K (4000K, 70 CRI) Lumens	B	U	G	LPW	50K (5000K, 70 CRI) Lumens	B	U	G	LPW
P1	70W	R2	6,362	1	0	2	127	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,995	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	3	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,472	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	113	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

Ordering Information

Accessories
Ordered and shipped separately.

RSX1HS RSX1 House-side shield (includes 1 shield)
RSX1HSAFRR @ RSX1 House-side shield for AFR rotated optics (includes 1 shield)
RSXEGS (FINISH) @ External glare field (specify finish)
RSXEGFV (FINISH) @ External glare full visor (specify finish)
RSXRPA (FINISH) @ RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) @ RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) @ RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU Photocell - ESL twist-lock (120-277V) [15]
DLL347F 1.5 CUL JU Photocell - ESL twist-lock (347V) [15]
DLL480F 1.5 CUL JU Photocell - ESL twist-lock (480V) [15]
DSHORT SBK @ Shorting cap [16]

NOTES
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). XVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
3 XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 347-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PER.
4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5 Maximum tilt is 90° above horizontal.
6 To be ordered as an accessory.
7 Requires MVOLT or 347V.
8 Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
9 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4-Wire 5-wired to dimming leads on driver. Wired/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
10 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/White 5-wired to dimming leads on driver. Wired/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12 Must be ordered with PIRHN.
13 Requires MVOLT or HVOLT.
14 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15 CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16 Must be ordered with fixture for factory pre-drilling.
17 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

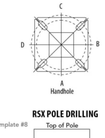


External 360 Full Visor

Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

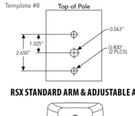
HANDHOLE ORIENTATION



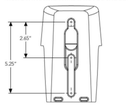
Handhole

RSX POLE DRILLING

Template #8 Top of Pole



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	4 at 90°	6 at 90°
2-3/8"	RPA, AARP	AS3-5-190	AS3-5-280	AS3-5-290	AS3-5-320	AS3-5-390	AS3-5-490
2-7/8"	RPA, AARP	AS725-190	AS725-280	AS725-290	AS725-320	AS725-390	AS725-490
4"	RPA, AARP	AS735-190	AS735-280	AS735-290	AS735-320	AS735-390	AS735-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Options	Single	2 at 180°	2 at 90°	3 at 120°	4 at 90°	6 at 90°
	Head Location	Side-B	Side-B & D	Side-B & C	Round Pole Only	Side-B, C & D	Side-A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM33AS	DM4HAS

RSX1 - Luminaire EPA

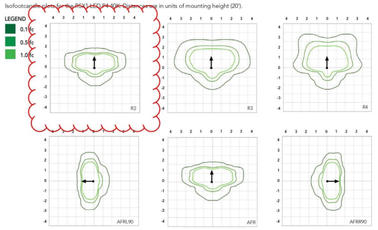
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 at 90	2 at 180	3 at 90	3 at 120	4 at 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor		0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor	0 °	0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K R3 MVOLT SPA DDBXD luminaire in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A) 120V	208V	240V	277V	347V	480V
P1	70W	0.60	0.35	0.30	0.26	0.21	0.15
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

PR-2019-002380/
SP-2025-00047

JOSEPH B. HIGHAM
NEW MEXICO
21581
PROFESSIONAL ENGINEER
7/14/2025

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

PETERSON PROPERTIES

MERCADO EL MILAGRO
SITE PLAN 2024
10000CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

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

DATE: 14 JUL 2025
DRAWN BY:
CHECKED BY:
VERIFIED BY:

REVISIONS
– –

SHEET NO: ES2

PR-2019-002380_SP-2024-00047_v1_Signatures

Final Audit Report 2025-11-05

Created:	2025-10-17
By:	Jacob Boylan (jboylan@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjEuYCIuTIdanD6F52nIaAbxJSaeO1CTX

"PR-2019-002380_SP-2024-00047_v1_Signatures" History

Document created by Jacob Boylan (jboylan@cabq.gov)
2025-10-17 - 4:04:51 PM GMT

Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
2025-10-17 - 4:05:05 PM GMT

Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2025-10-17 - 4:05:06 PM GMT

Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature
2025-10-17 - 4:05:06 PM GMT

Document emailed to Whitney Phelan (wphelan@cabq.gov) for signature
2025-10-17 - 4:05:06 PM GMT

Document emailed to Jay Rodenbeck (jrodenbeck@cabq.gov) for signature
2025-10-17 - 4:05:06 PM GMT

Document emailed to David Gutierrez (dggutierrez@abcwua.org) for signature
2025-10-17 - 4:05:06 PM GMT

Email viewed by Tiequan Chen (tchen@cabq.gov)
2025-10-17 - 4:13:57 PM GMT

Email viewed by Whitney Phelan (wphelan@cabq.gov)
2025-10-17 - 4:14:14 PM GMT

Document e-signed by Whitney Phelan (wphelan@cabq.gov)
Signature Date: 2025-10-17 - 4:14:39 PM GMT - Time Source: server

Document e-signed by Tiequan Chen (tchen@cabq.gov)
Signature Date: 2025-10-17 - 4:15:24 PM GMT - Time Source: server

Email viewed by Jeff Palmer (jppalmer@cabq.gov)
2025-10-17 - 4:17:22 PM GMT

Email viewed by Ernest Armijo (earmijo@cabq.gov)
2025-10-17 - 4:21:08 PM GMT

Document e-signed by Jeff Palmer (jppalmer@cabq.gov)
Signature Date: 2025-10-17 - 4:22:23 PM GMT - Time Source: server

Document e-signed by Ernest Armijo (earmijo@cabq.gov)
Signature Date: 2025-10-17 - 4:24:05 PM GMT - Time Source: server

Email viewed by David Gutierrez (dggutierrez@abcwua.org)
2025-10-17 - 10:58:24 PM GMT

Email viewed by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-10-18 - 5:21:34 AM GMT

Email viewed by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-10-24 - 4:12:45 PM GMT

Document e-signed by Jay Rodenbeck (jrodenbeck@cabq.gov)
Signature Date: 2025-10-24 - 4:14:33 PM GMT - Time Source: server

Document e-signed by David Gutierrez (dggutierrez@abcwua.org)
Signature Date: 2025-11-05 - 2:58:29 PM GMT - Time Source: server

Agreement completed.
2025-11-05 - 2:58:29 PM GMT

Adobe Acrobat Sign

PLAT OF

MERCADO AL MILAGRO

WITHIN PROJECTED SECTION 28, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2026

EXISTING CONDITIONS

COUNTY CLERK RECORDING LABEL HERE

EASEMENT NOTES:

Ⓐ EXISTING 10 FOOT PUBLIC UTILITY EASEMENT, RECORDED 4/20/1981 IN BOOK MISC. 845. PAGE 330.

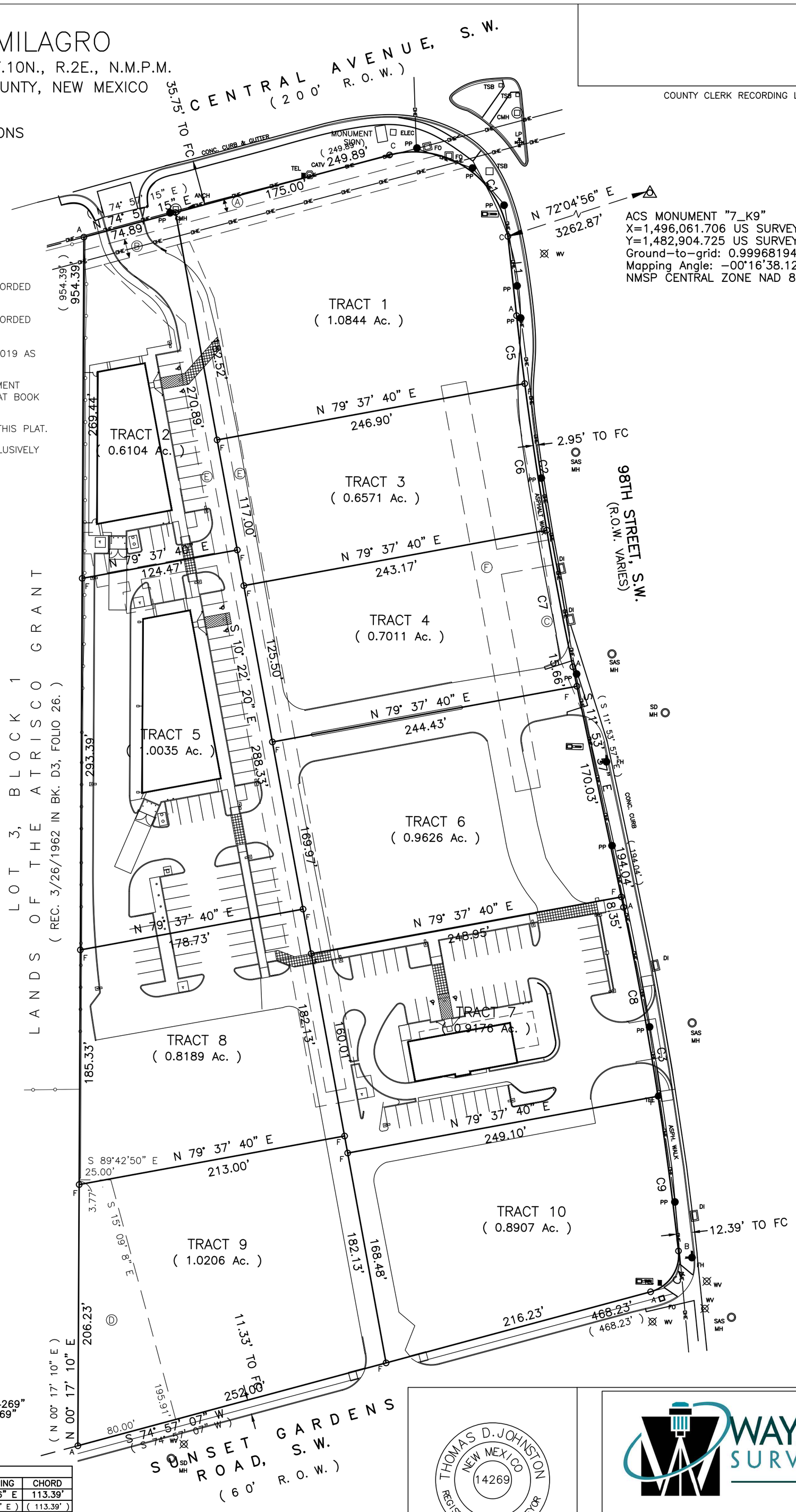
Ⓑ EXISTING 25 FOOT PUBLIC UTILITY EASEMENT, RECORDED 10/08/2002 IN BOOK A43, PAGE 24.

Ⓒ EXISTING SIDEWALK EASEMENT, RECORDED 3/29/2019 AS DOCUMENT NO. 2019024281.

Ⓓ EXISTING TEMPORARY CROSS-LOT DRAINAGE EASEMENT GRANTED BY PLAT RECORDED 11/27/2019 IN PLAT BOOK 2019C, PAGE 119.

Ⓔ 10 FOOT PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

Ⓕ 20 FOOT PUBLIC SEWER EASEMENT GRANTED EXCLUSIVELY TO ABCWUA BY THIS PLAT.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	74.78'	129.37'	99° 07' 20"	S 55° 28' 56" E	113.39'
(C1)	(74.78')	(129.37')	(99° 07' 20")	(S 55° 28' 56" E)	(113.39')
C2	2876.79'	280.95'	05° 35' 44"	S 09° 06' 05" E	280.84'
(C2)	(2876.79')	(280.95')	(05° 35' 44")	(S 09° 06' 05" E)	(280.84')
C3	2802.79'	274.95'	05° 37' 14"	S 09° 05' 05" E	274.84'
(C3)	(2802.79')	(274.95')	(05° 37' 14")	(S 09° 05' 20" E)	(274.84')
C4	30.00'	42.53'	81° 13' 35"	S 34° 20' 20" W	39.06
(C4)	(30.00')	(42.53')	(81° 13' 35")	(S 34° 20' 20" W)	(39.06')
C5	2876.79'	54.03'	01° 04' 34"	S 06° 50' 30" E	54.03'
C6	2876.79'	117.07'	02° 19' 54"	S 08° 32' 44" E	117.06'
C7	2876.79'	109.85'	02° 11' 16"	S 10° 48' 19" E	109.84'
C8	2802.79'	151.69'	03° 06' 03"	S 10° 20' 40" E	151.67'
C9	2802.79'	123.26'	02° 31' 11"	S 07° 32' 03" E	123.25'

LINE TABLE		
CURVE	BEARING	DISTANCE
L1	N 06° 15' 13" W	62.99'
(L1)	(N 06° 15' 13" W)	(62.99')

0 30 60 120

SCALE: 1 INCH = 60 FEET

○ FOUND/SET MONUMENT LEGEND:
A: FOUND #4 REBAR - NO CAP
B: FOUND "+" IN CONCRETE
C: FOUND "+" IN CURB AS REFERENCE MARK
D: FOUND FENCE POST AT CORNER
E: FOUND PK NAIL AND DISK "WAYJOHN PS 14269"
F: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

THOMAS D. JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR

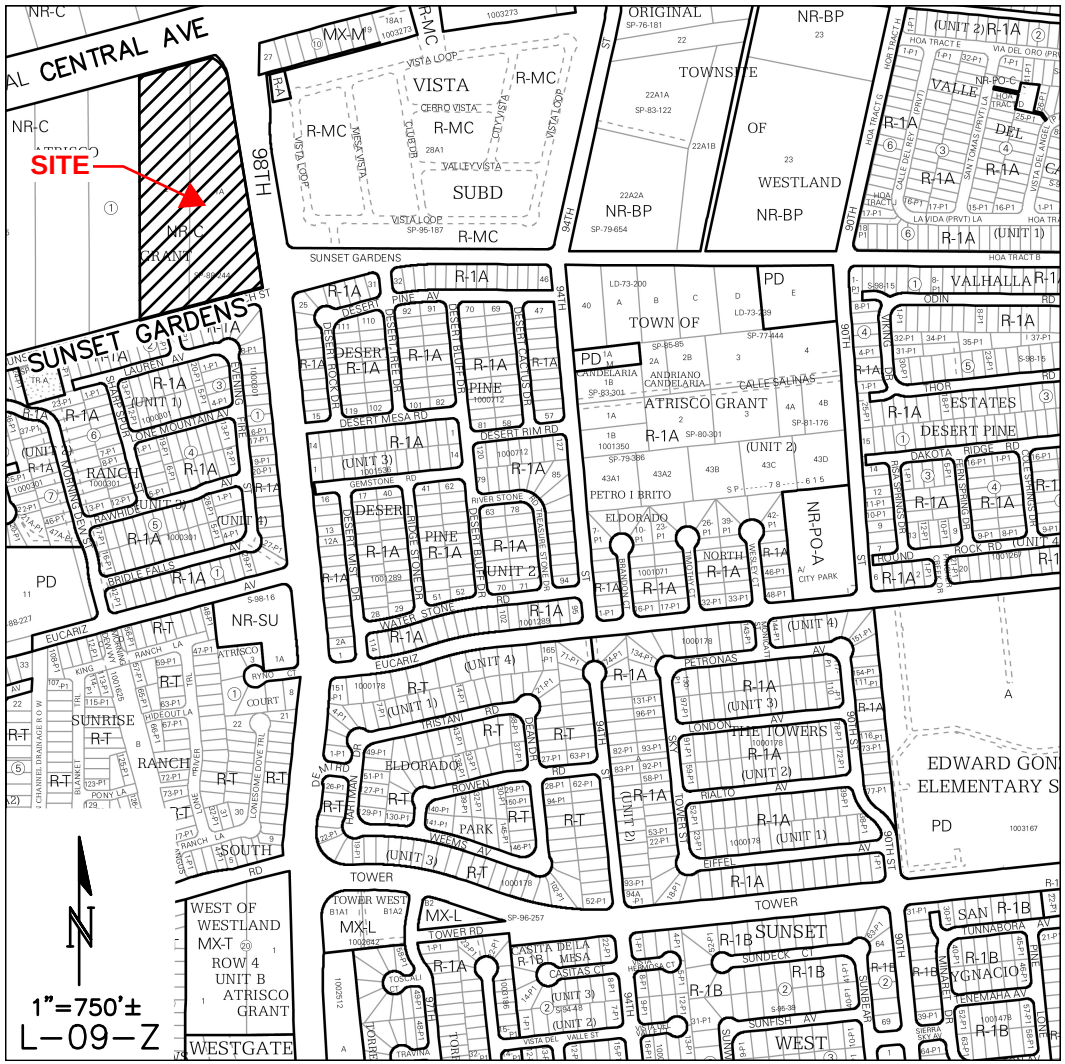
WAYJOHN SURVEYING INC

1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
PPI II, LLC

LOCATION: SECTION 28, T10N, R2E
TOWN OF ATRISCO GRANT

DRAWN: T R J	SCALE:	FILE NO.
CHECKED: T D J	1" = 60'	SP-1-01-2026
DRAWING NO. SP10126.DWG	3 APR 2026	EXHIBIT



VICINITY MAP