# MERCADO EL MILAGRO PETERSON PROPERTIES

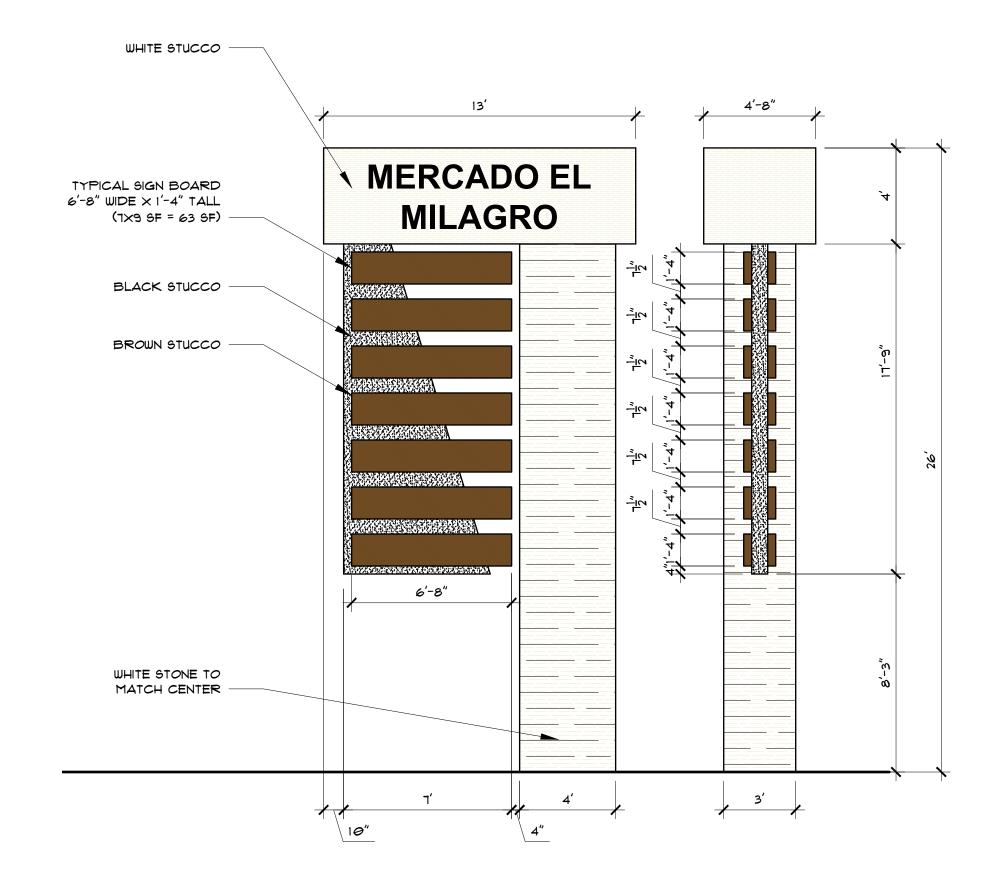
SITEPLAN 2024 10000 CENTRAL AVENUE SW ALBUQUERQUE, NEW MEXICO 87121

BE INCLUDED ON A PUBLIC WORK ORDER

	DRAWING INDEX	
<b>A</b> 1.1	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-I SITEPLAN \$ ELEVATIONS	
A2.9	BLDG. G-2 SITEPLAN \$ ELEVATIONS	
A2.10	BLDG. G-1 SITEPLAN \$ ELEVATIONS	

#### KEYED NOTES

- 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE
- PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
- EXISTING ASPHALT BIKE PATH / SIDEWALK
- INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ.)
- OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
- HANDICAP RAMP PER COA DWG @2441
- 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
- LANDSCAPE AREA
- 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
- INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
- INDICATES PROPOSED 4'-6" X 10' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 1/A1.3
- INDICATES MONUMENT SIGN
- INDICATES DUMPSTER LOCATION RE: DETAIL 2\$3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
- INDICATES DUMPSTER LOCATION W/ RECYCLE INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
- INDICATES LOCATION OF TRASH RECEPTACLES
- INDICATES LOCATION OF BENCH
- LOADING DOCK
- LOADING AREA
- 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.
- "DO NOT ENTER" SIGN. SEE DETAIL 1/A1.3
- 6" CONCRETE CURB
- ASPHALT DRIVE AND PARKING
- NEW CURB AND GUTTER
- RIGHT IN / RIGHT OUT ONLY DRIVEWAY
- ELECTRIC VEHICLE CHARGING STATION (TYP OF 5)
- 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"

RADIUS = 1'-0"

RADIUS = 2'-0"

RADIUS = 4'-0"

RADIUS = 5'-0"

RADIUS = 6'-0"

RADIUS = 9'-0"

RADIUS = 15'-0"

RADIUS = 20'-0"

RADIUS = 25'-0"

RADIUS = 28'-0"

RADIUS = 30'-0"

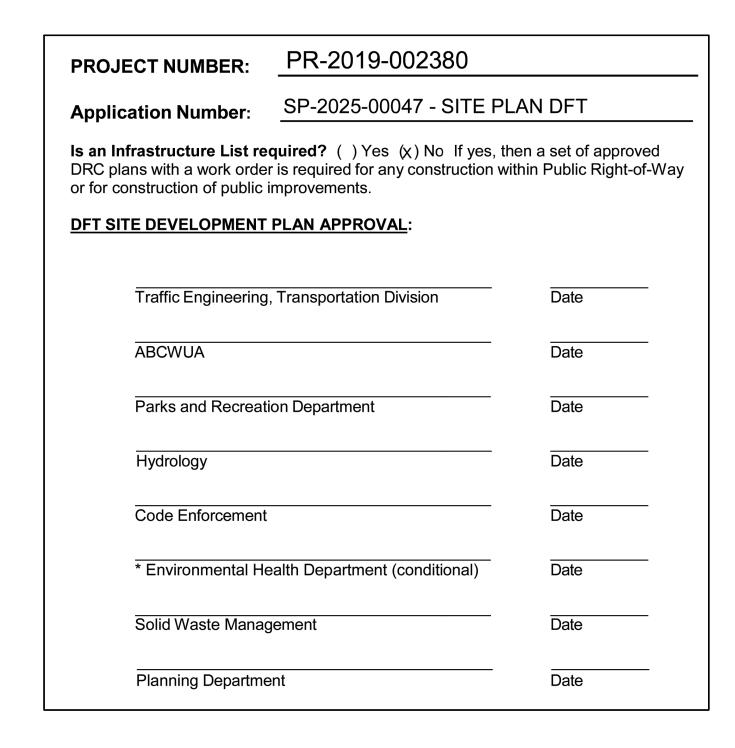
RADIUS = 39'-0"

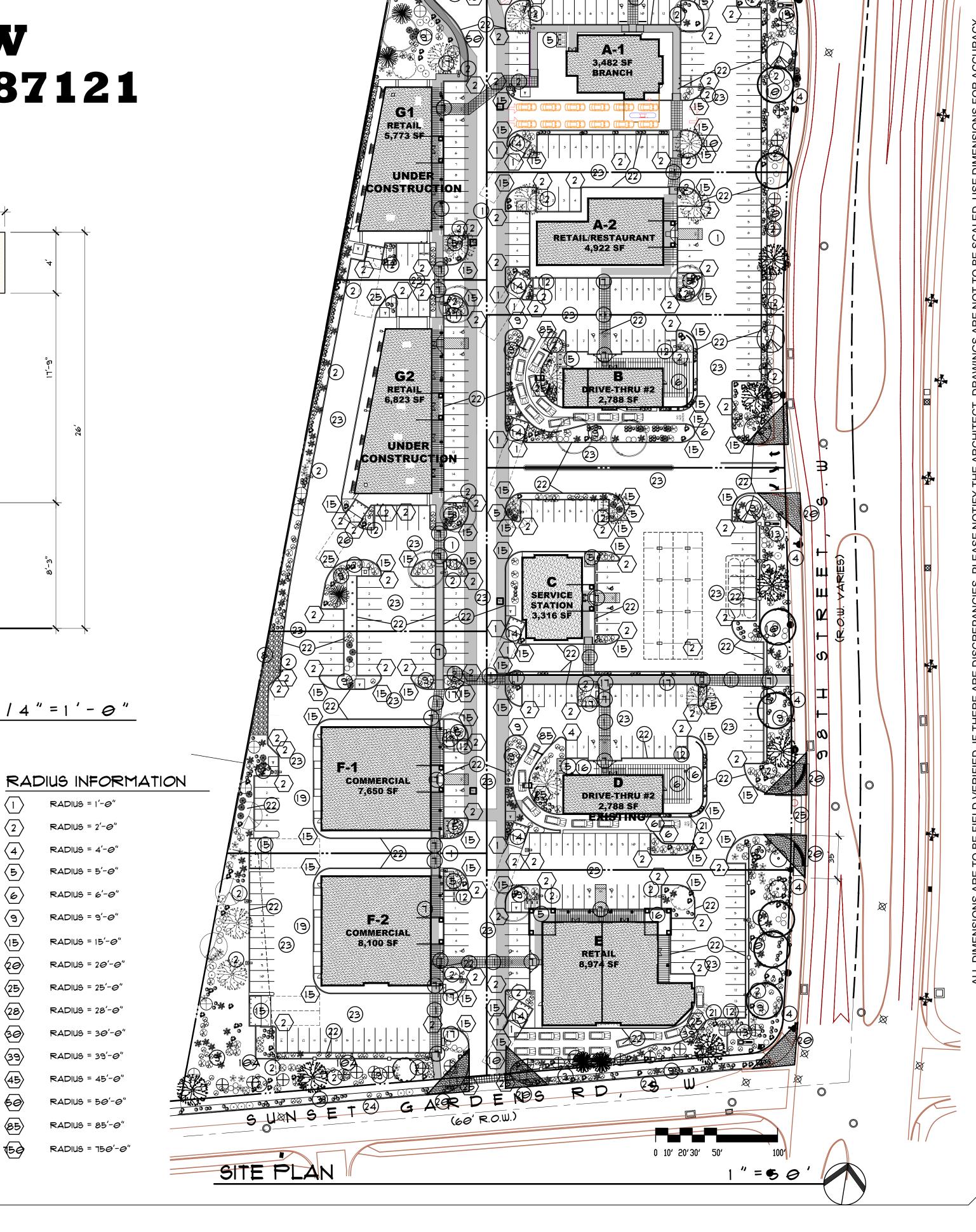
RADIUS = 45'-0"

RADIUS = 50'-0'

RADIUS = 85'-0"

RADIUS = 750'-0"





**PROPERTIES** 

14 JULY 2025

**REVISIONS** 

**CHECKED BY:** 

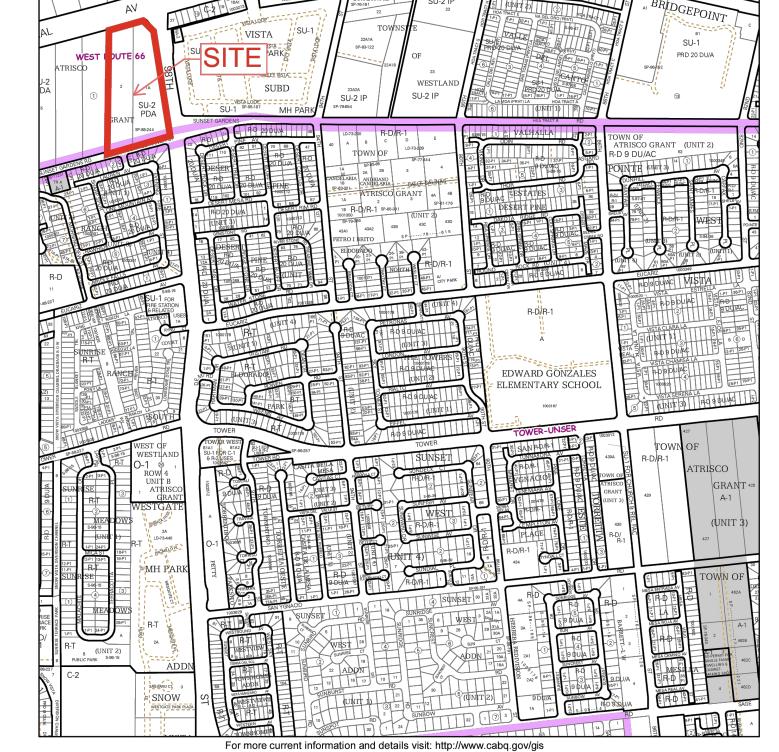
**VERIFIED BY:** 

PROPOSED USE: BANK/CREDIT UNION SHOPS/RETAIL-FOOD-OFFICE RESTAURANT W/ DRIVE THRU GAS STATION / RETAIL RESTAURANT W/ DRIVE THRU SHOPS/RETAIL SHOPS/RETAIL SHOPS/RETAIL SHOPS/RETAIL SHOPS/RETAIL SHOPS/RETAIL-FOOD-OFF. SHOPS/RETAIL SHOPS/RETAIL-FOOD-OFF. SHOPS/RETAIL-FOOD-OFF. SHOPS/RETAIL-FOOD-OFF. SHOPS/RETAIL-FOOD-OFF. SHOPS/RETAIL-FOOD-OFF. SHOPS/RETAIL SHOPS/RETAIL-FOOD-OFF. SHOPS/RETAIL SHOPS/RETA	LEGAL DESCRIPTION				VA	RIES: REFER TO DESCRIPTION E	BEL <i>O</i> W										
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Principal Color   Principal	DG. 9IZE/ REQ. DINING SEATS	3,482 SF	4,922 SF	2,788 SF / 9@ SEATS	3,316 SF	2,188 SF / 90 SEATS	8,914 SF	1,650 SF	8,100 SF	5,113 SF	6,823 SF	54,616 SF					
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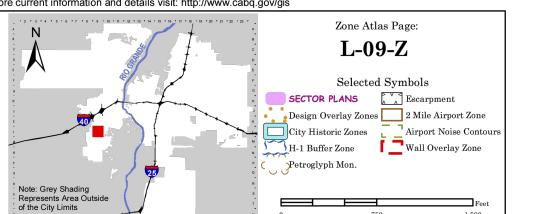
PHASING

NTS

F-1 COMMERCIAL 7,650 SF + F-2 COMMERCIAL 8,100 SF SITE PLAN



Map amended through: 4/2/2012



DATE:
14 JULY 2025

DRAWN BY:
MFMG

MARTIN FM GRUMMER

MARTIN FM GRUMMER
ARCHITECT

331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265–2507

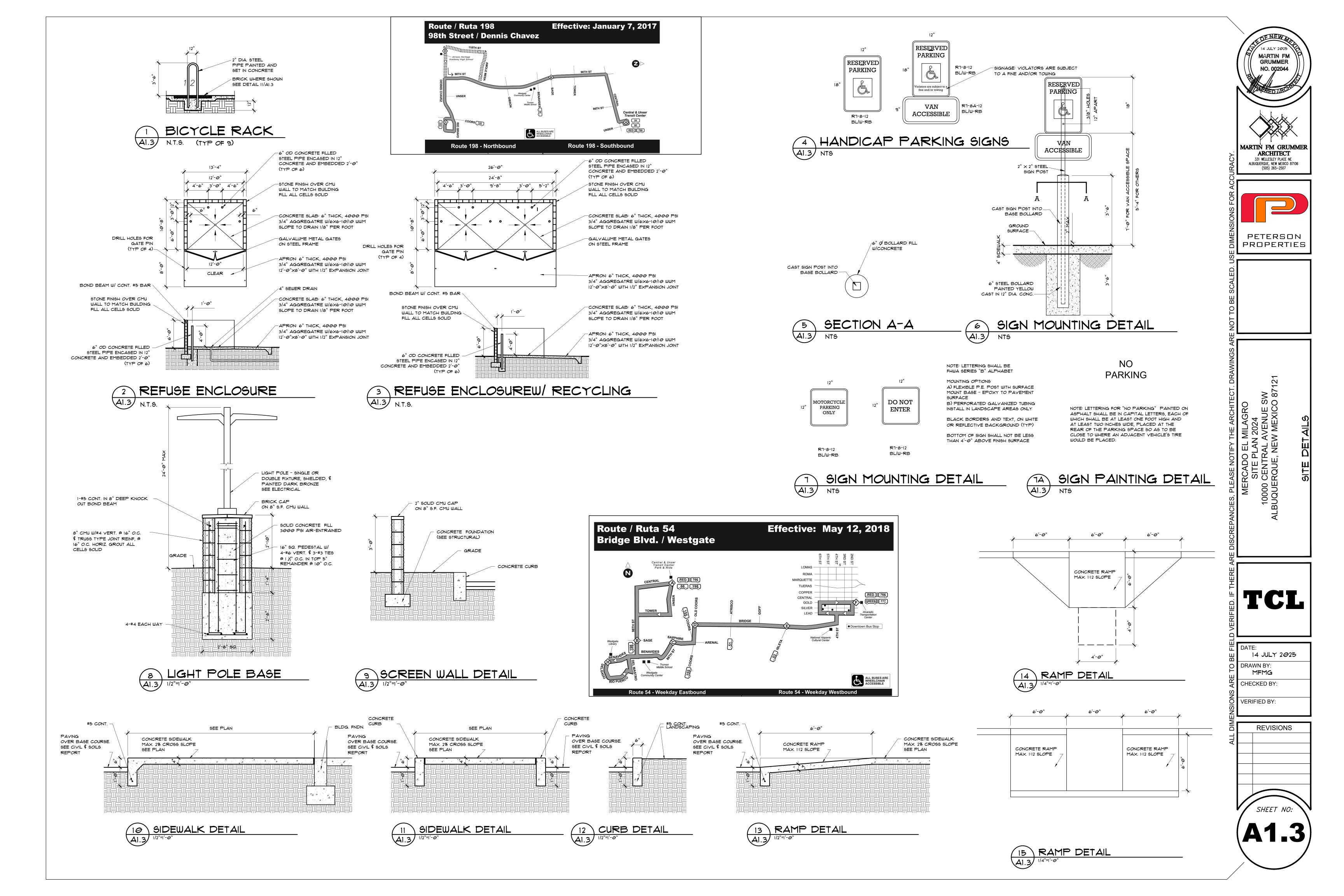
PETERSON PROPERTIES

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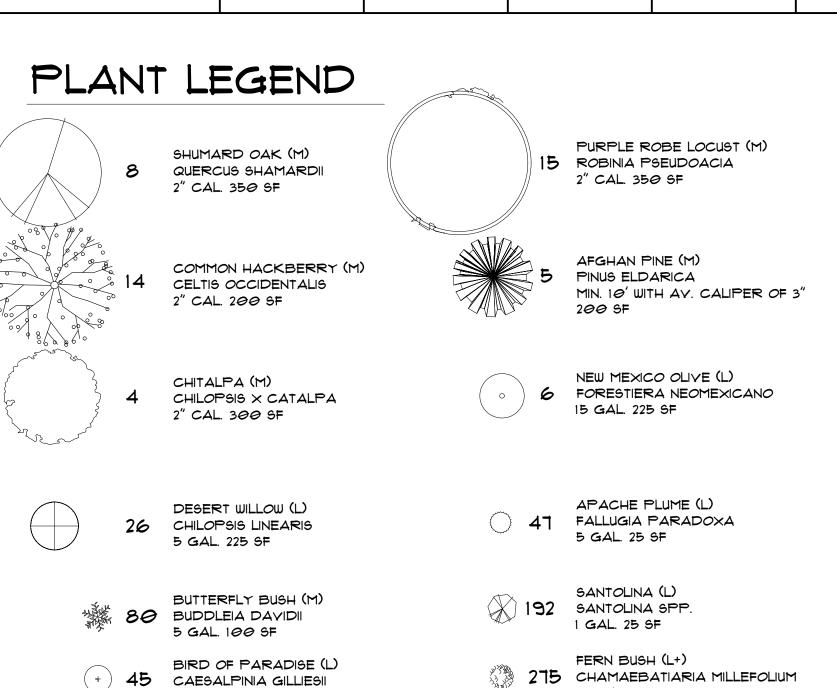
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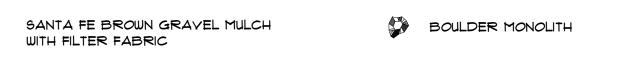
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LANDSCAPE TABULATION											
TRACT NUMBER	BLDG - A-1	BLDG - A-2	BLDG - B	BLDG - C	BLDG - D	BLDG - E	BLDG - F-1	BLDG - F-2	BLDG - G-1	BLDG - G-2	
TOTAL ACREAGE:	AREA= 1.0846 AC	AREA= 0.6571 AC	AREA= 0.7011 AC	AREA= 0.9623 AC	AREA= .9176 AC	AREA= .89@1 AC	AREA= 0.8189 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 9F	39,969 SF	38,800 SF	35,613 SF	44,456 SF	26,588 SF	43,711 SF	311,525 SF
BLDG. 9IZE	3,482 SF	4,922 SF	2,788 SF	3,316 SF	2,788 SF	8,974 SF	7,650 SF	8,100 SF	5,173 SF	6,823 SF	54,616 SF
NET LOT	43,763 SF	23,7Ø1 SF	27,754 SF	38,6 <i>0</i> 2 SF	37,181 SF	29,826 SF	28,023 SF	36,356 SF	20,815 SF	36,888 SF	322,9 <i>0</i> 9 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	5,511 SF	4,2 <i>0</i> 3 SF	4,2 <i>0</i> 3 SF	5,453 SF	3,122 SF	5,533 SF	48,436 SF
LANDSCAPE PROVIDED	11,931 SF	2,3@4 SF	4,870 SF	6,060 SF	6,229 SF	8,717 SF	8,341 SF	3,711 SF	5,469 SF	3,480 SF	61,112 SF
GROUND COVERAGE	8 <i>0</i> %	80 %	80 %	8 <i>0</i> %	80 %	80 %	8 <i>0</i> %	80 %	80 %	80 %	8 <i>0</i> %
COVERAGE REQUIRED:	5,252 SF	2,844 SF	3,33Ø SF	4,632 SF	4,462 SF	3,579 SF	3,363 SF	4,363 SF	2,498 SF	4,423 SF	38,749 SF
COVERAGE PROVIDED											





RUSSIAN SAGE (M)

INDIAN HAWTHORN (M)

RAPHIOLEPIS INDICA

5 GAL. 36 SF

PEROVSKIA ATRIPLICIFOLIA

5 GAL. 25 SF

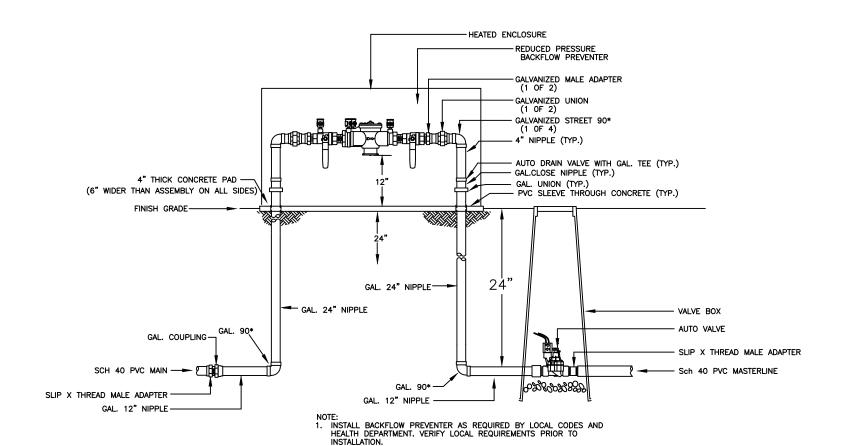
24 SALVIA GREGGII

AUTUMN SAGE (M)

RED YUCCA (L)

5 GAL. 9 SF

28 HESPERALOE PARVIFLORA



Mastervalve w/RPBA

# DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD AFTER PLANTING AND STAKING. KEEP CROWN SHAPE TYPCIAL OF SPECIES. EXPOSED TRUNK BALL PLANT TREE 2-4" ABOVE SURROUNDING GRADE LEVEL ON UNDISTURBED SOIL, SET TRUNK PLUMB. 5'R ORGANIC MULCH AS GROUND COVER, 3" MIN. WITHIN A 5-FOOT RADIUS AROUND TREE TRUNK. NO WEED BARRIER FABRIC ALLOWED. ADD ROOT STIMULATOR TO NATIVE BACKFILL. REMOVE ALL TWINE AND WIRE FROM BALL REMOVE WIRE BASKETS. INITIAL STABILIZING BACKFILL 3 DEPTH, COMPACTED. UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE. TREE PLANTING DETAIL

## NOTE-LANDSCAPING IN ROW

ALL PLANTING OF YEGETATED 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

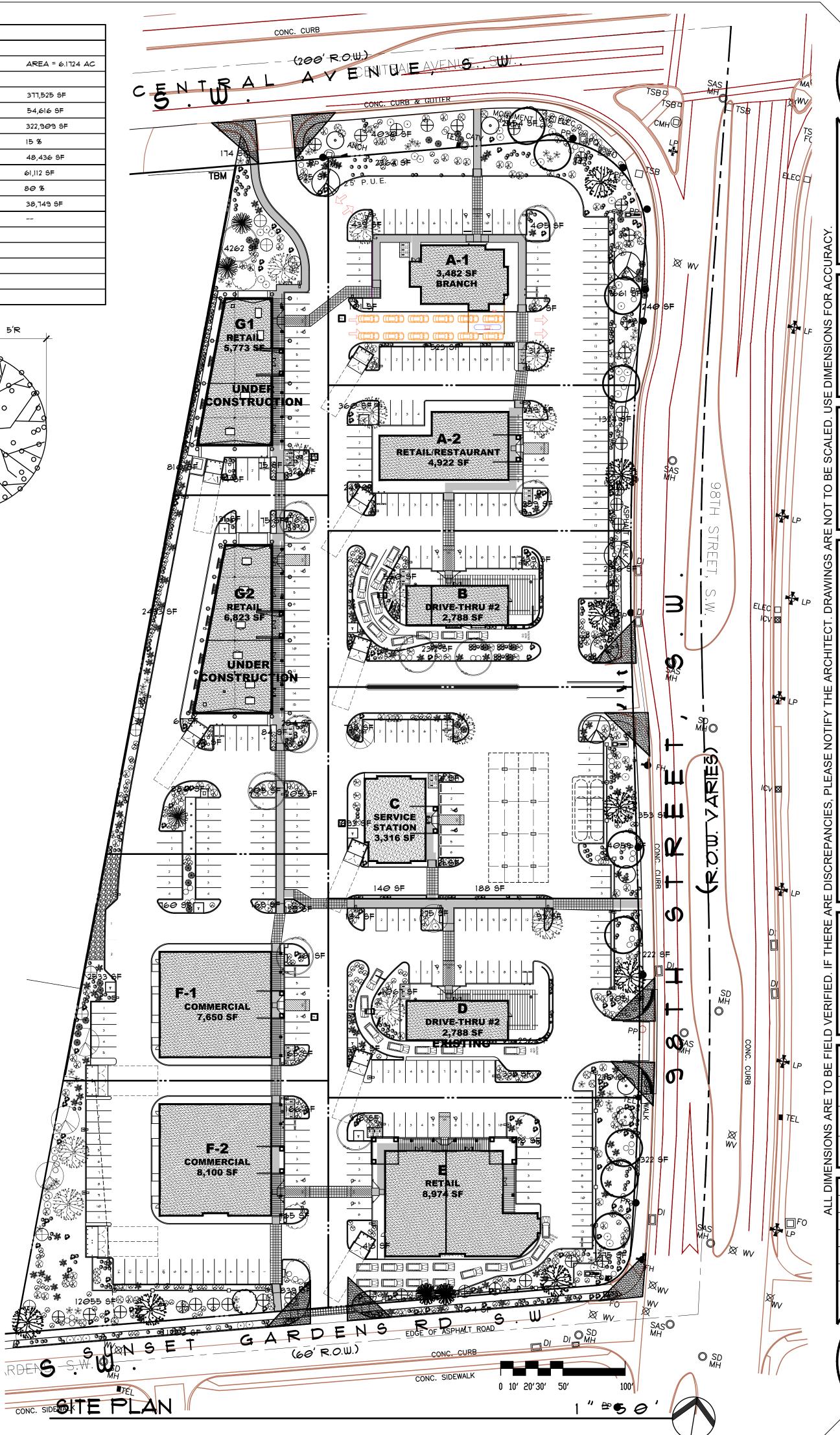
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

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
STORMWATER INFILTRATION AND PREVENT RUNOFF.
COLOR TO BE SANTA FE BROWN.

STREET TREES SHOWN ARE TO BE A MAXIMUM OF 25 FT ON CENTER.



MARTIN FM GRUMMER NO. 092044

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

PETERSON PROPERTIES

> 10000 ( BUQUE

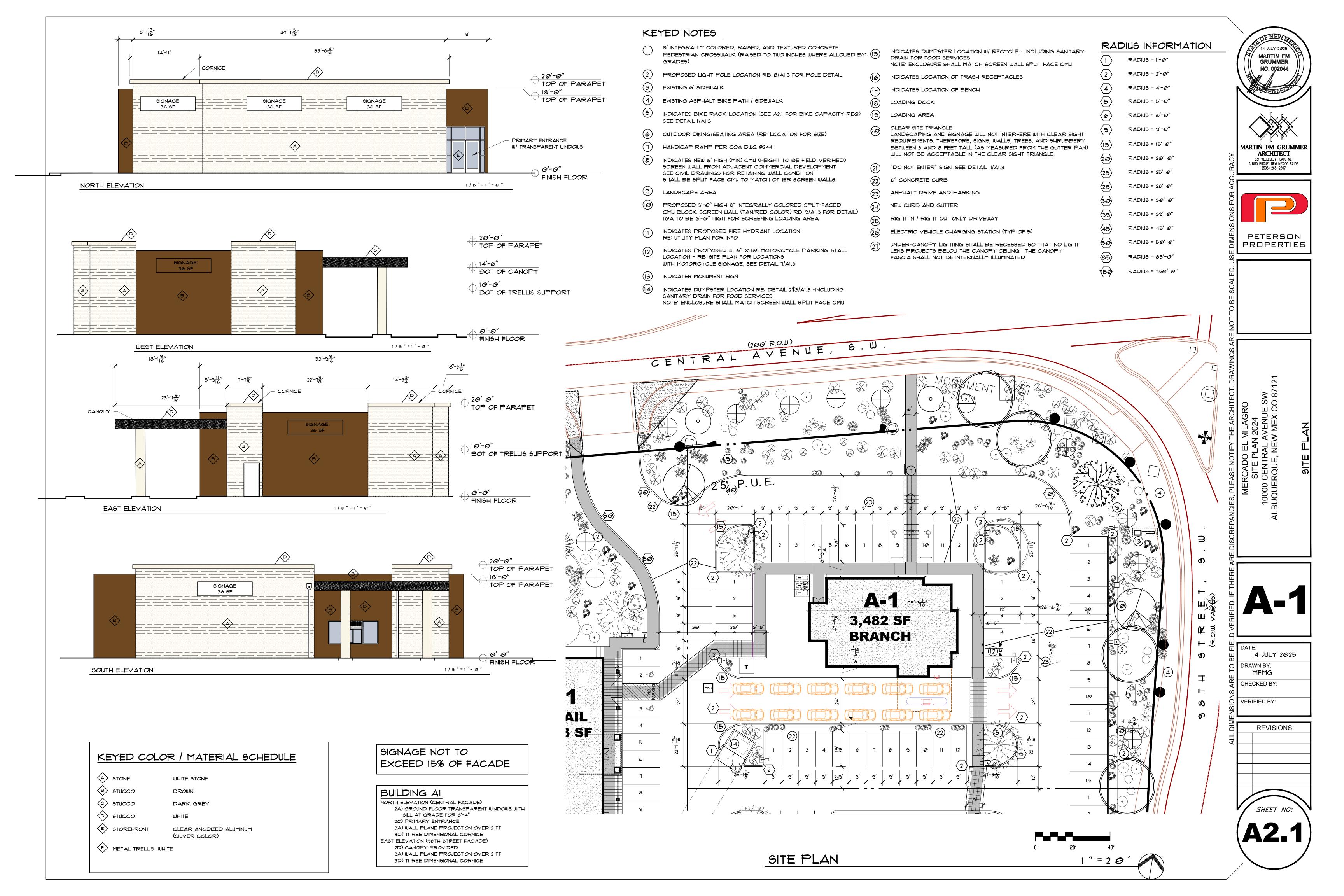
14 JULY 2025

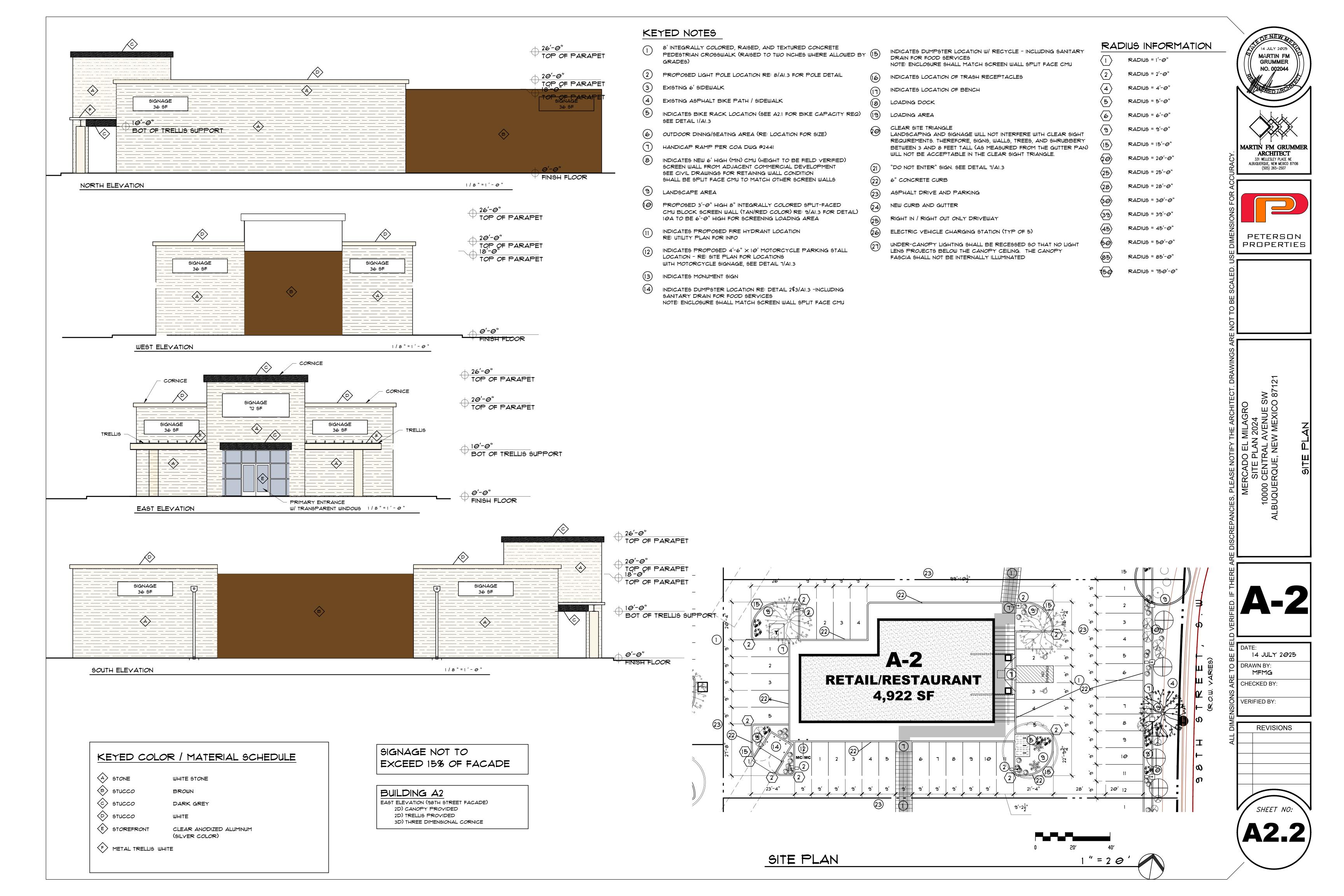
**REVISIONS** 

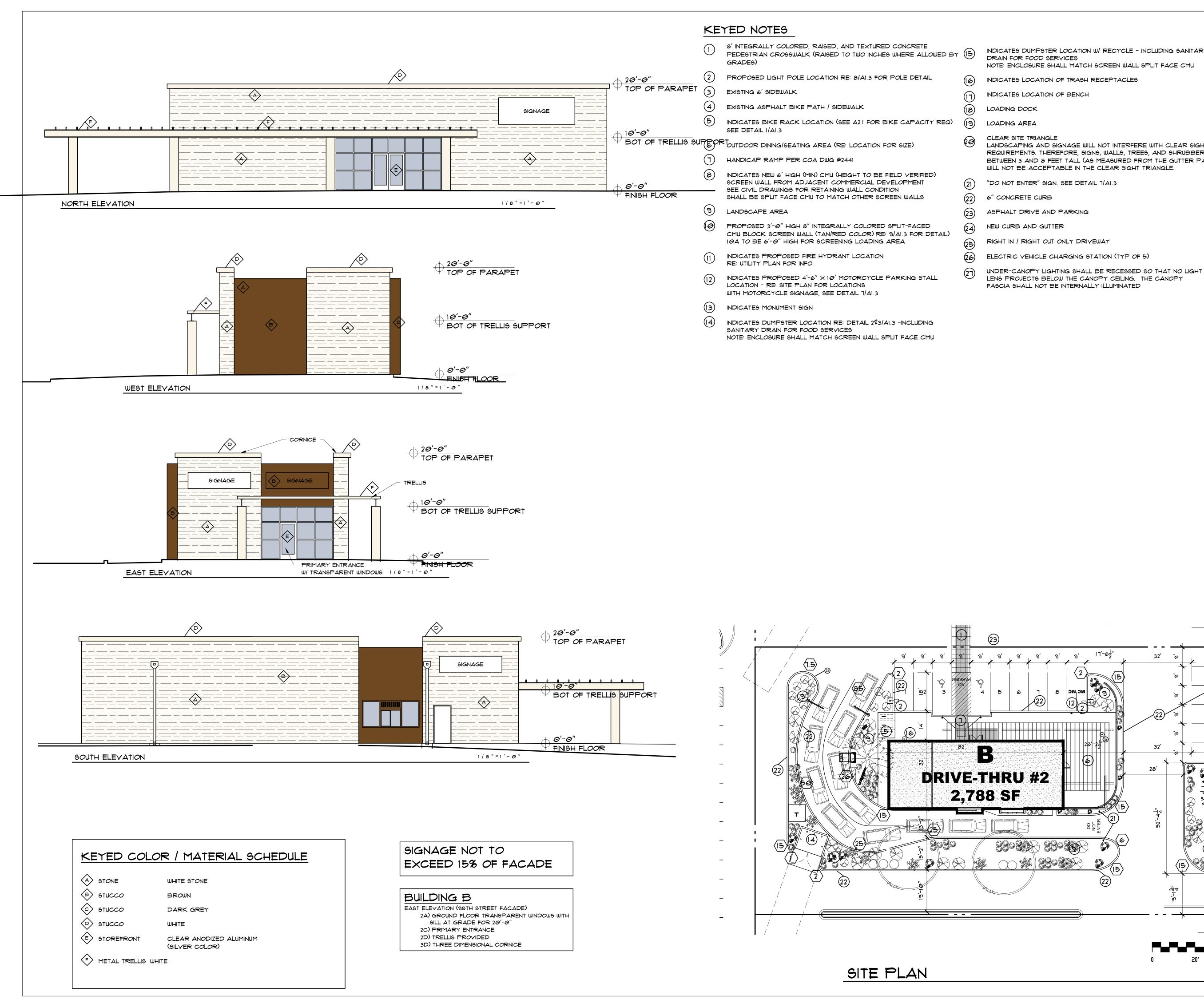
DRAWN BY:

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VERIFIED BY:







INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY

NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU

INDICATES LOCATION OF TRASH RECEPTACLES

INDICATES LOCATION OF BENCH

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)

"DO NOT ENTER" SIGN. SEE DETAIL 1/A1.3

ELECTRIC YEHICLE CHARGING STATION (TYP OF 5)

LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

RADIUS INFORMATION

RADIUS = 1'-0" RADIUS = 2'-0"

RADIUS = 4'-0"

RADIUS = 5'-0"

RADIUS = 6'-0"

RADIUS = 9'-0"

RADIUS = 15'-0"

RADIUS = 20'-0"

RADIUS = 25'-0"

(28) RADIUS = 28'-0"

RADIUS = 30'-0" RADIUS = 39'-0"

RADIUS = 45'-0"

60 RADIUS = 85'-0"

RADIUS = 750'-0"

RADIUS = 50'-0"

MARTIN FM GRUMMER NO. 002044



331 WELLESLEY PLACE NE

ALBUQUERQUE, NEW MEXICO 87106

(505) 265-2507



SW 0 87 /ENUE 8

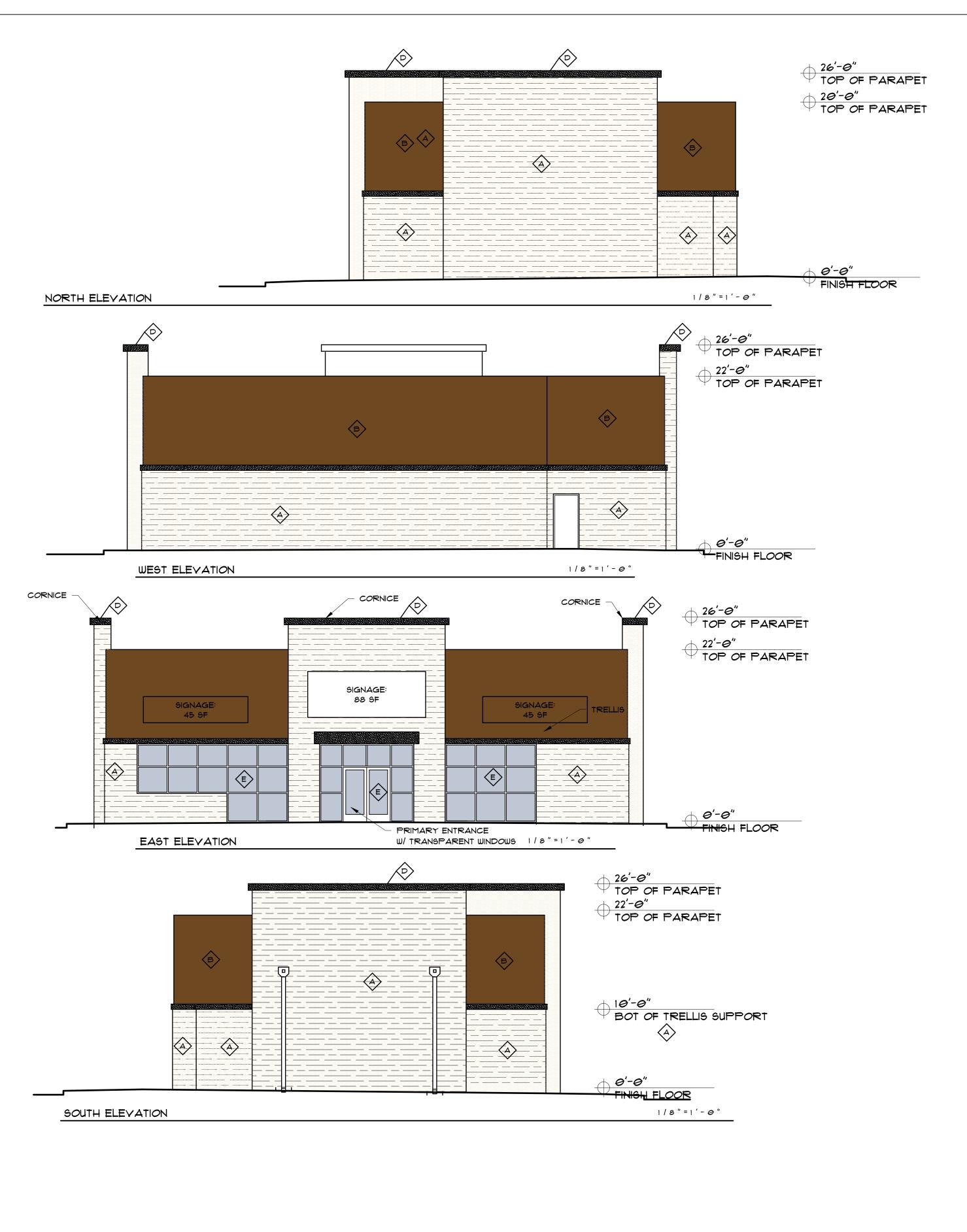


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VERIFIED BY:

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**REVISIONS** 



# KEYED COLOR / MATERIAL SCHEDULE

- A STONE WHITE STONE
- B STUCCO BROWN STUCCO DARK GREY
- ⟨□⟩ 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

- 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY (15) GRADES)
- PROPOSED LIGHT POLE LOCATION RE: 8/A1.3 FOR POLE DETAIL
- EXISTING 6' SIDEWALK
- EXISTING ASPHALT BIKE PATH / SIDEWALK
- INDICATES BIKE RACK LOCATION (SEE A2.1 FOR BIKE CAPACITY REQ.) SEE DETAIL 1/A1.3
- OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
- HANDICAP RAMP PER COA DWG @2441
- 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
- LANDSCAPE AREA
- PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 9/AI.3 FOR DETAIL) 10A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
- INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
- INDICATES PROPOSED 4'-6" X 10' MOTORCYCLE PARKING STALL LOCATION - RE: SITE PLAN FOR LOCATIONS WITH MOTORCYCLE SIGNAGE, SEE DETAIL 1/A1.3
- INDICATES MONUMENT SIGN
- INDICATES DUMPSTER LOCATION RE: DETAIL 2\$3/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU

- INDICATES DUMPSTER LOCATION W/ RECYCLE INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
- INDICATES LOCATION OF TRASH RECEPTACLES
- INDICATES LOCATION OF BENCH
- LOADING DOCK
- LOADING AREA
- 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.
- "DO NOT ENTER" SIGN. SEE DETAIL 1/A1.3
- 6" CONCRETE CURB
- ASPHALT DRIVE AND PARKING
- NEW CURB AND GUTTER
- RIGHT IN / RIGHT OUT ONLY DRIVEWAY
- ELECTRIC YEHICLE CHARGING STATION (TYP OF 5)
- UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

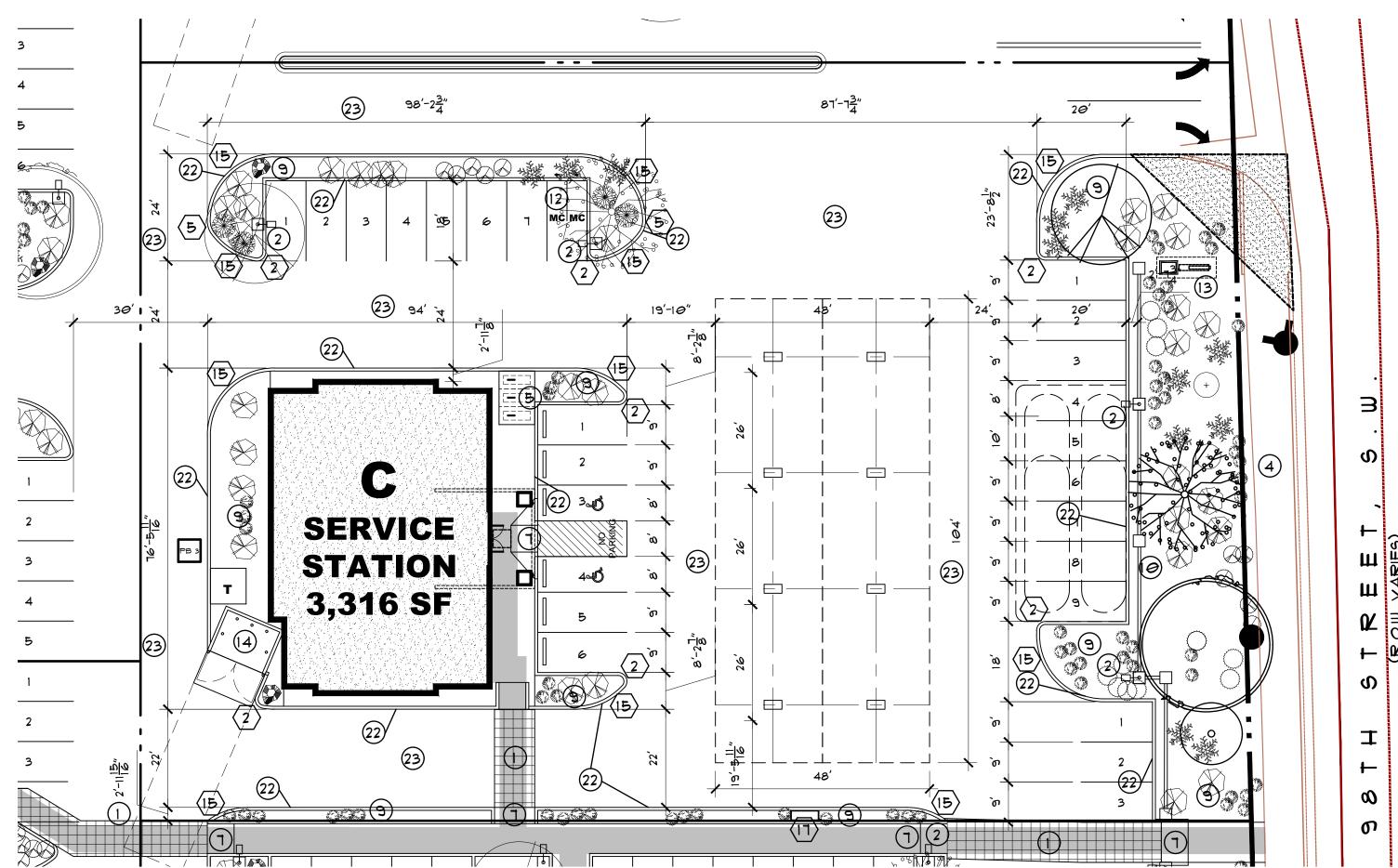
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- RADIUS = 1'-0" RADIUS = 2'-0"
- RADIUS = 4'-0"
- RADIUS = 5'-0"
- RADIUS = 6'-0"
- RADIUS = 9'-0"
- RADIUS = 15'-0"
- RADIUS = 20'-0"
- RADIUS = 25'-0"
- (28) RADIUS = 28'-0"
- RADIUS = 30'-0"
- RADIUS = 39'-0"
- RADIUS = 45'-0"
- 60 RADIUS = 85'-0"

" = 20

RADIUS = 750'-0"

RADIUS = 50'-0"



SITE PLAN





**ARCHITECT** 

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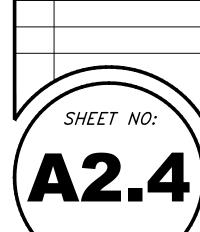
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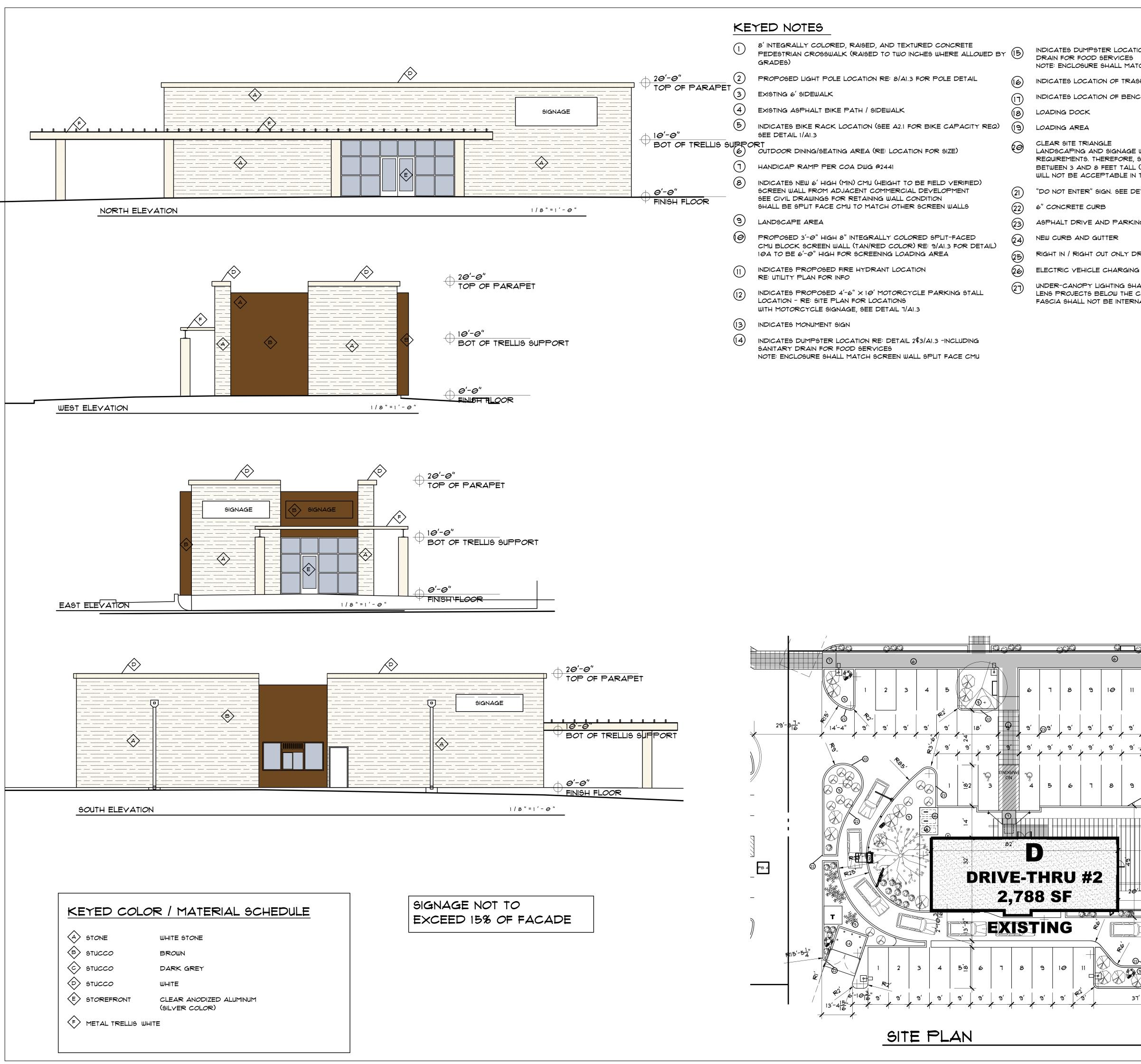
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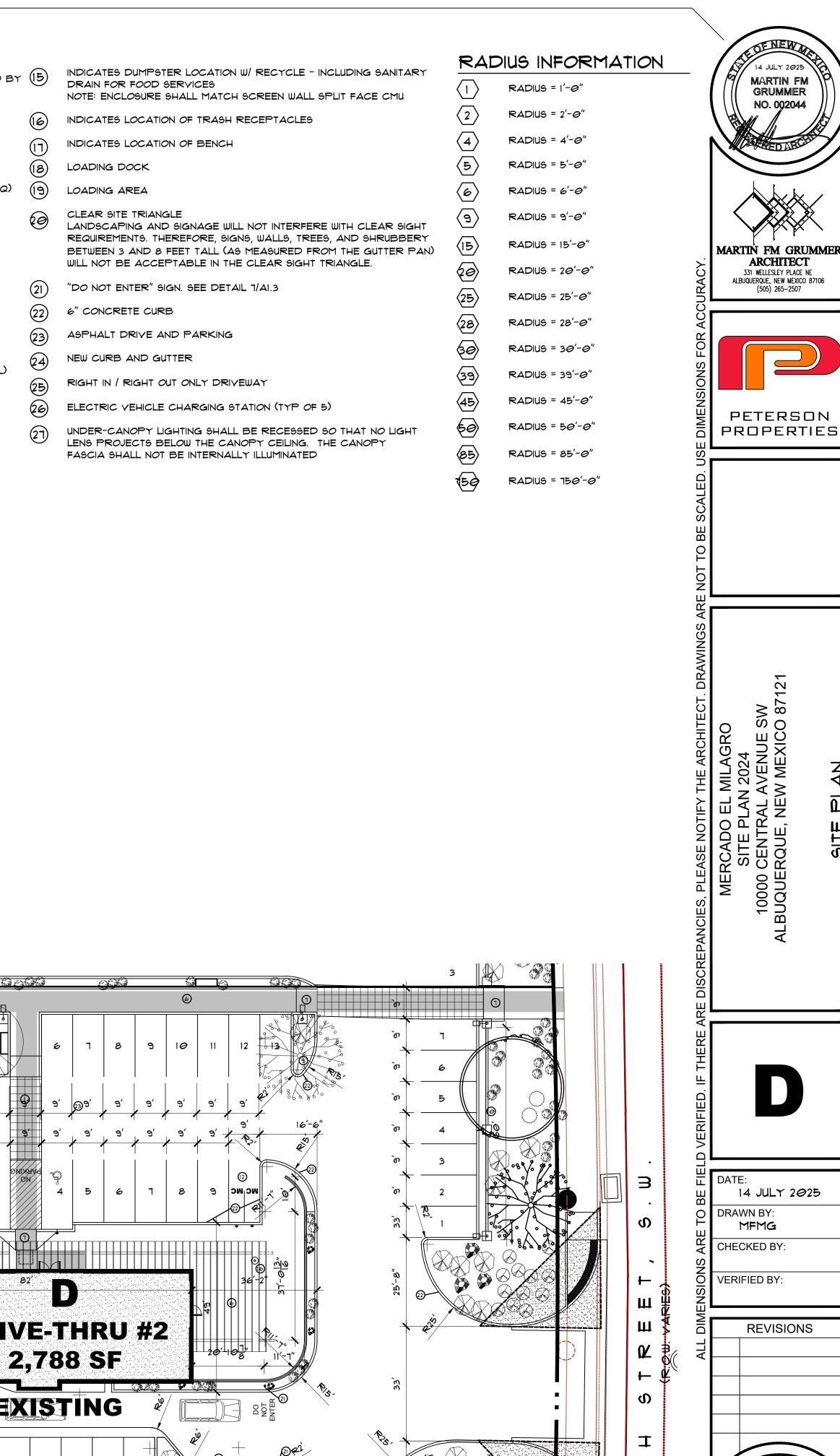
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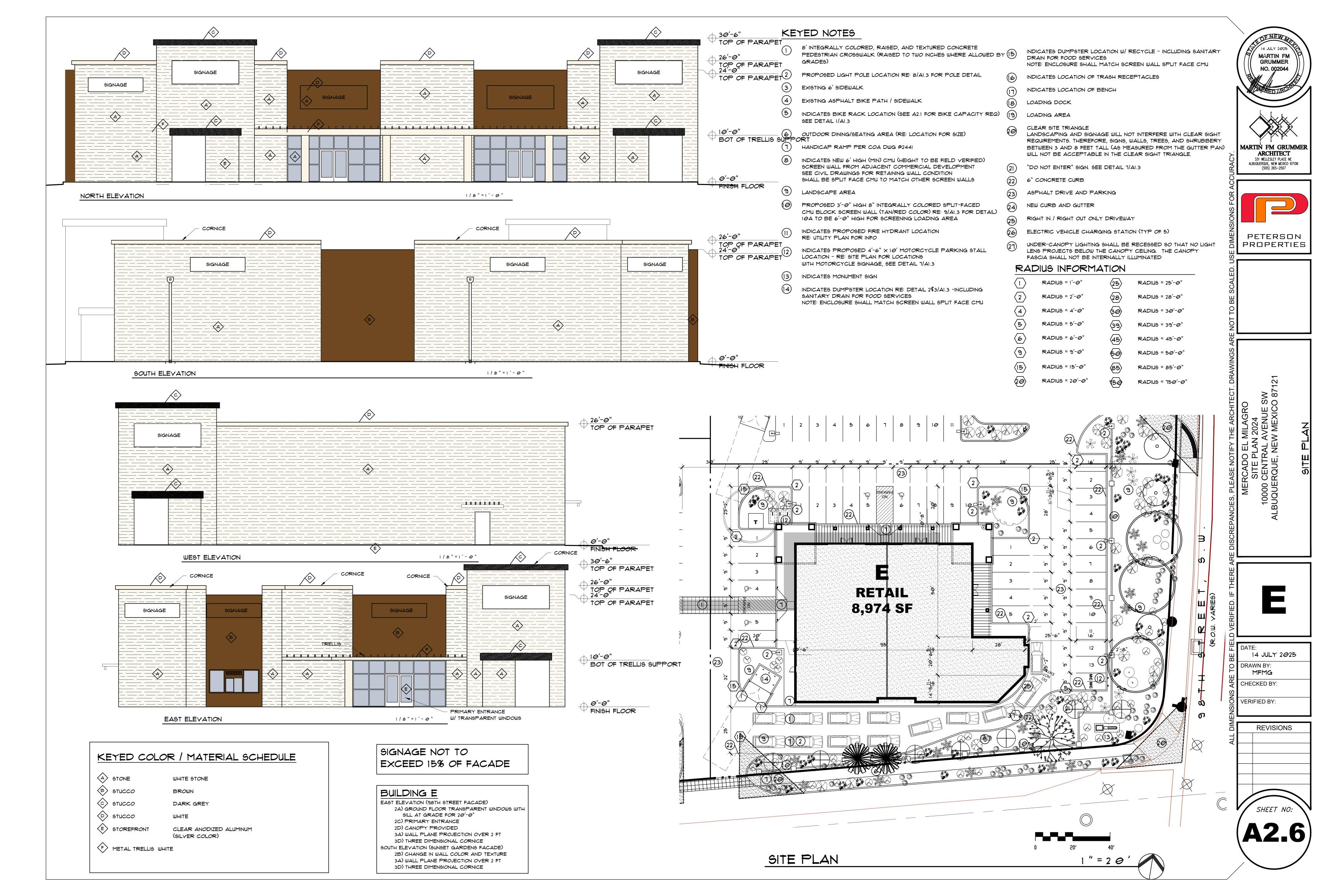
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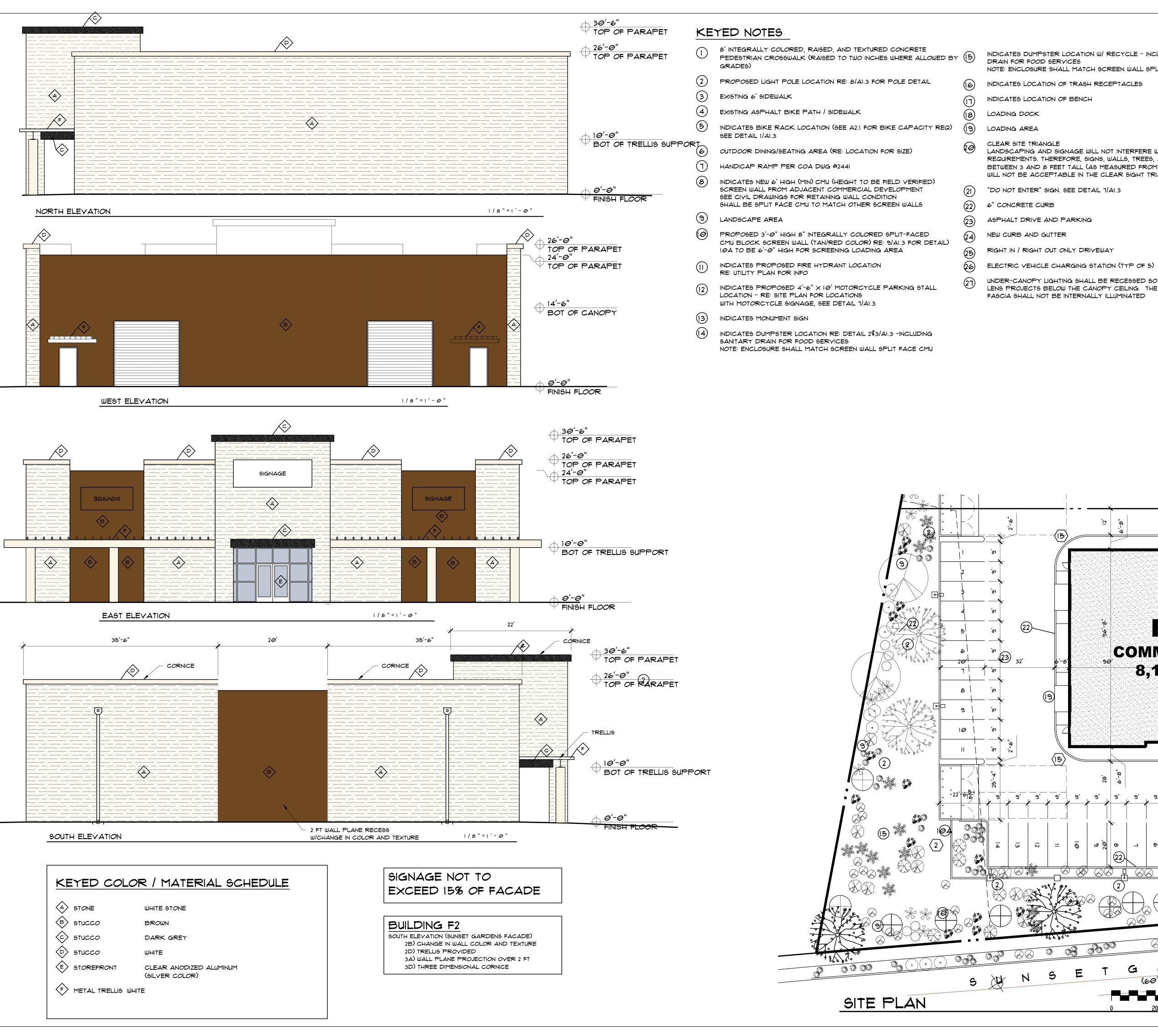






· " = 2 0 '





INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU

INDICATES LOCATION OF TRASH RECEPTACLES

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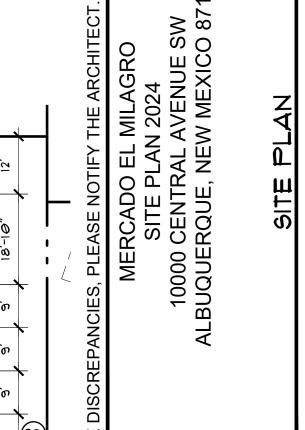
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**REVISIONS** SHEET NO

COMMERCIAL

8,100 SF

