

# MERCADO EL MILAGRO

## PETERSON PROPERTIES

### SITEPLAN 2024

10000 CENTRAL AVENUE SW  
ALBUQUERQUE, NEW MEXICO 87121

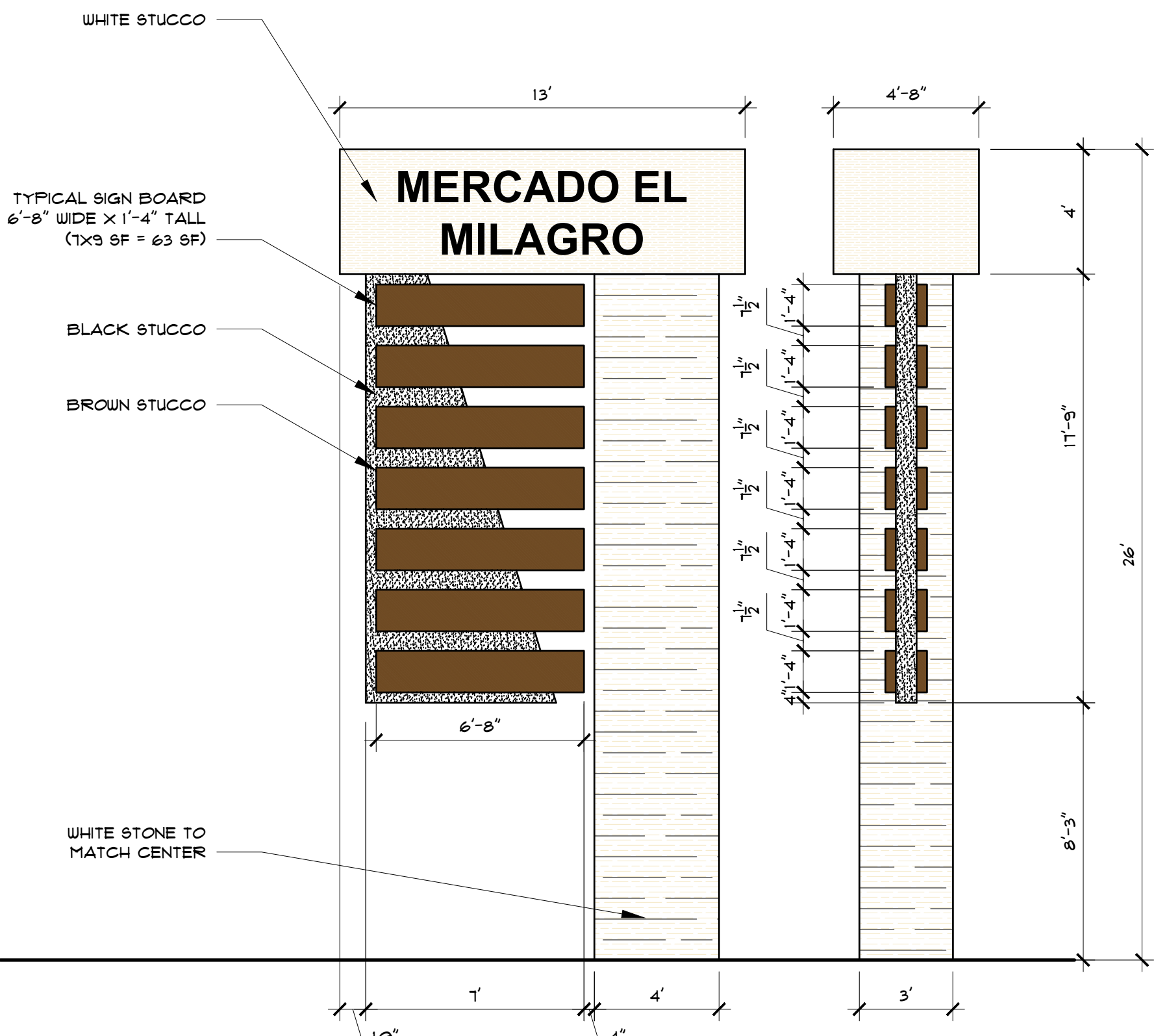
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST  
BE INCLUDED ON A PUBLIC WORK ORDER

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A2.4	BLDG. C SITEPLAN & ELEVATIONS
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#### KEYED NOTES

- 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY 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/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
- 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 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"

PROJECT NUMBER: PR-2019-002380

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

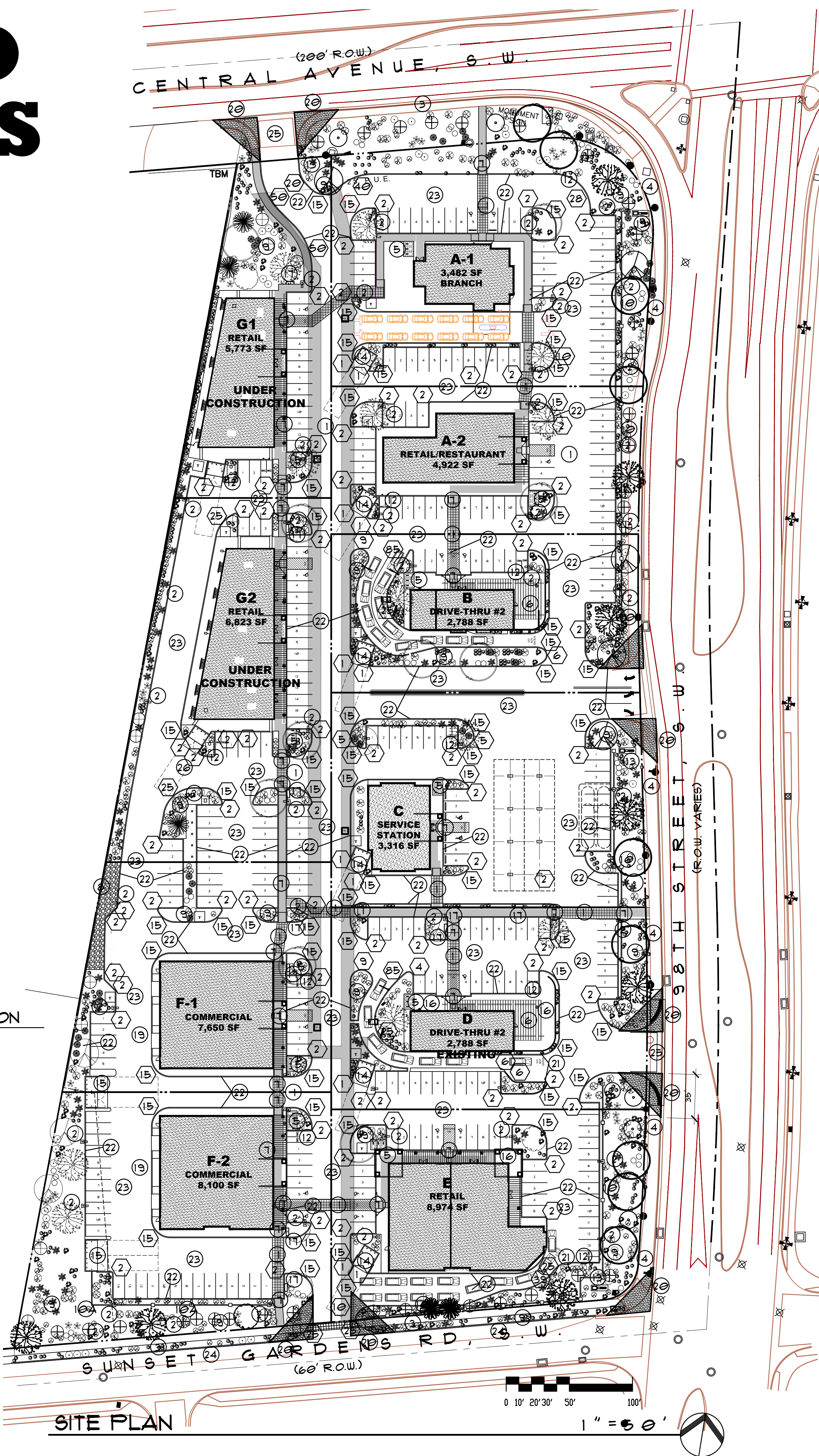
Is an Infrastructure List required? ( ) Yes (x) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

#### DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

#### 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"
- RADIUS = 30'-0"
- RADIUS = 35'-0"
- RADIUS = 45'-0"
- RADIUS = 50'-0"
- RADIUS = 55'-0"
- RADIUS = 75'-0"



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

DATE: 14 JULY 2025  
DRAWN BY: MFMG  
CHECKED BY:  
VERIFIED BY:

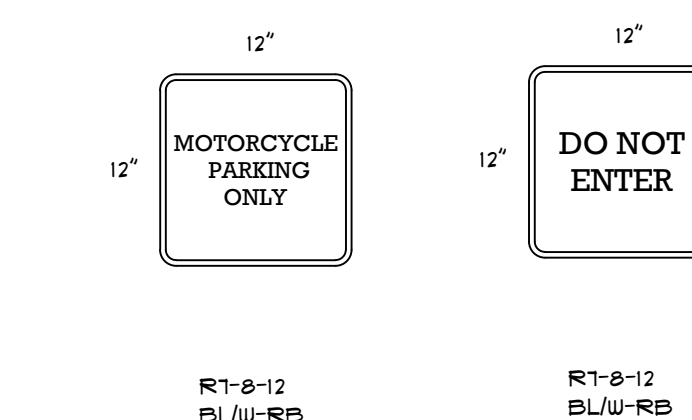
REVISIONS

SHEET NO:  
**A1.1**









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**

DATE:	14 JULY 2025
DRAWN BY:	MFMG
CHECKED BY:	
VERIFIED BY:	

## REVISIONS

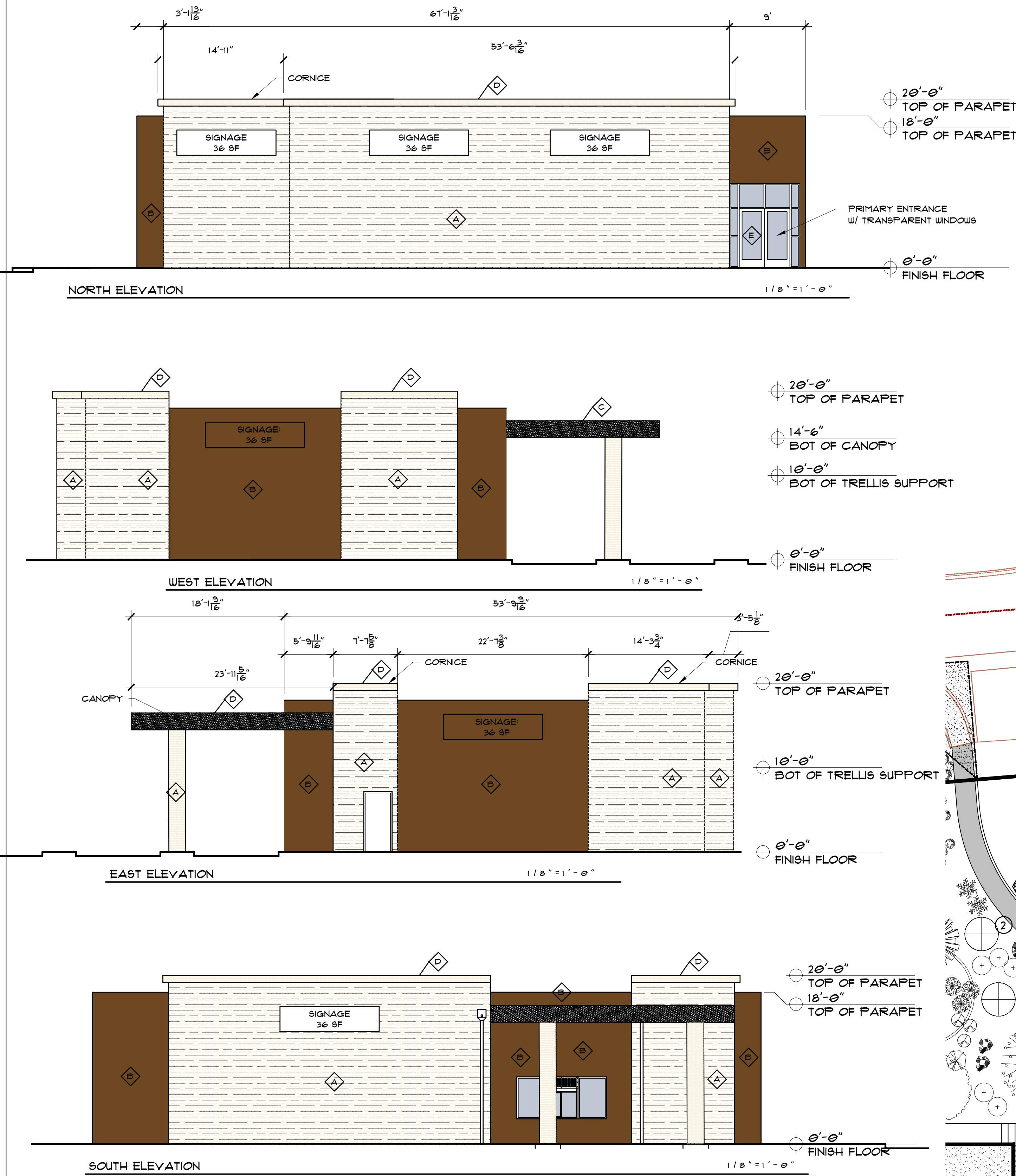
*SHEET NO:*

**(A1.3)**









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

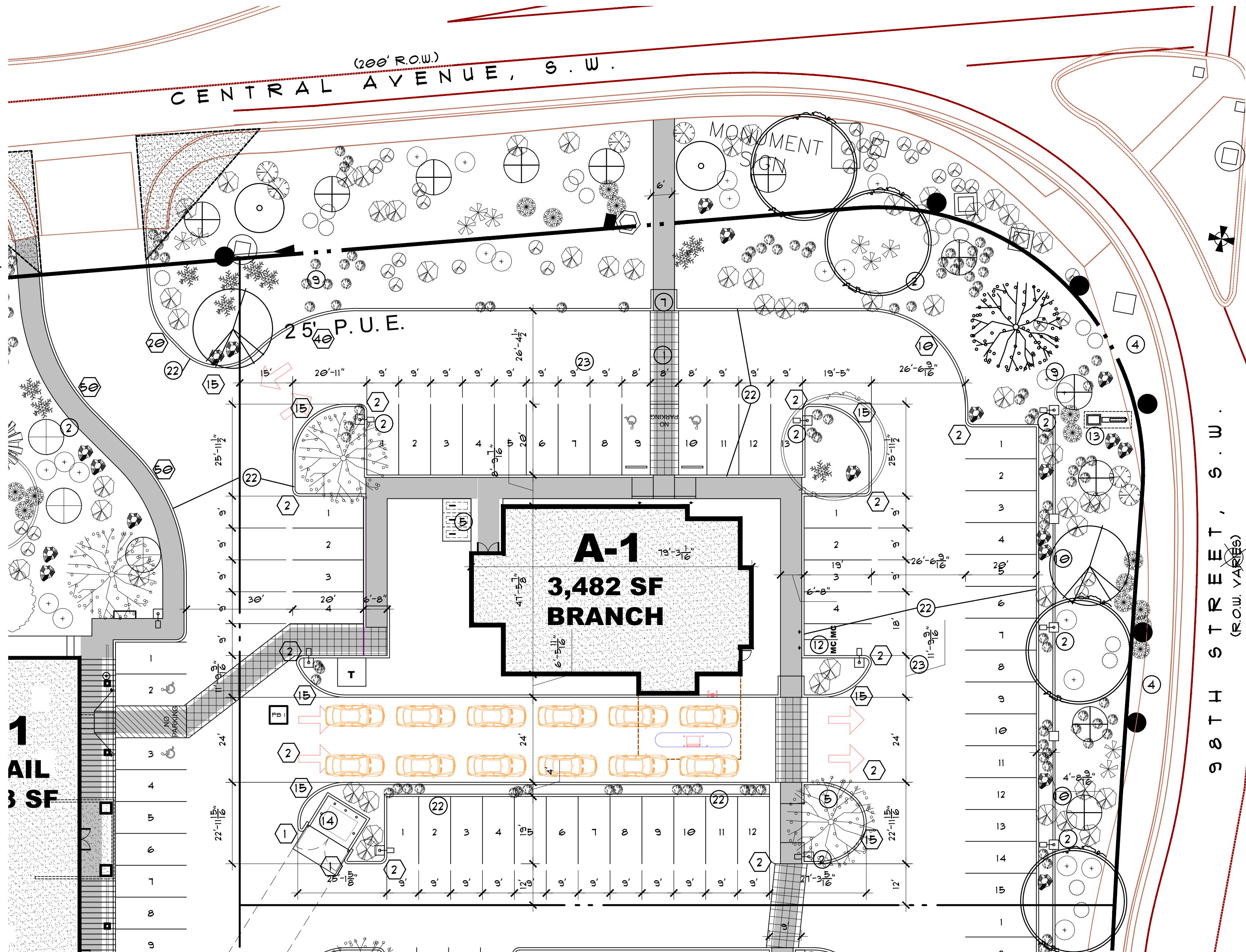
**BUILDING A1**  
NORTH ELEVATION (CENTRAL FACADE)  
2A) GROUND FLOOR TRANSPARENT WINDOWS WITH SILL AT GRADE FOR 8'-4"  
2C) PRIMARY ENTRANCE  
3A) WALL PLANE PROJECTION OVER 2 FT  
3D) THREE DIMENSIONAL CORNICE  
EAST ELEVATION (98TH STREET FACADE)  
2D) CANOPY PROVIDED  
3A) WALL PLANE PROJECTION OVER 2 FT  
3D) THREE DIMENSIONAL CORNICE

KEYED NOTES

- 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
- PROPOSED LIGHT POLE LOCATION RE: 8/AI.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/AI.3
- OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
- HANDICAP RAMP PER COA DUG @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/AI.3
- INDICATES MONUMENT SIGN
- INDICATES DUMPSTER LOCATION RE: DETAIL 243/AI.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
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- 6" CONCRETE CURB
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- UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

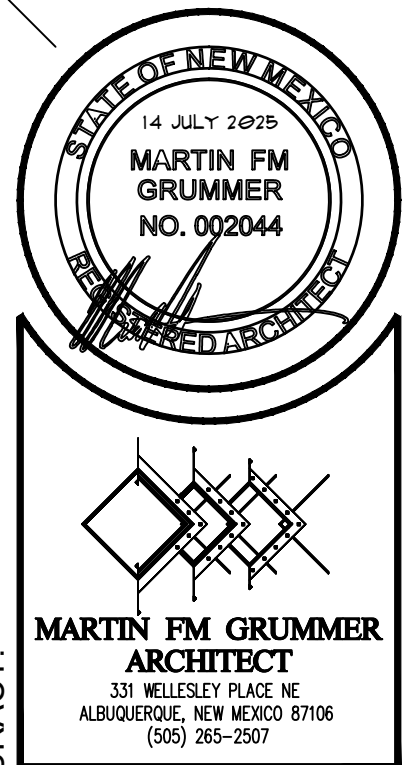
RADIUS INFORMATION

- |    |                  |
|----|------------------|
| 1  | RADIUS = 1'-0"   |
| 2  | RADIUS = 2'-0"   |
| 4  | RADIUS = 4'-0"   |
| 5  | RADIUS = 5'-0"   |
| 6  | RADIUS = 6'-0"   |
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| 30 | RADIUS = 30'-0"  |
| 33 | RADIUS = 35'-0"  |
| 45 | RADIUS = 45'-0"  |
| 60 | RADIUS = 50'-0"  |
| 85 | RADIUS = 85'-0"  |
| 95 | RADIUS = 150'-0" |



SITE PLAN

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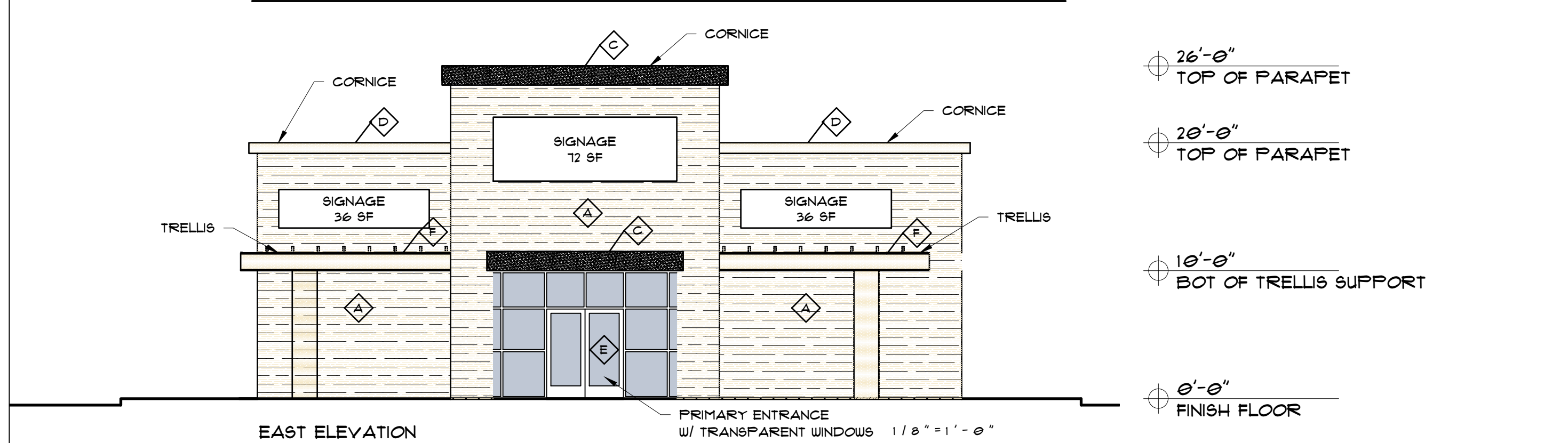
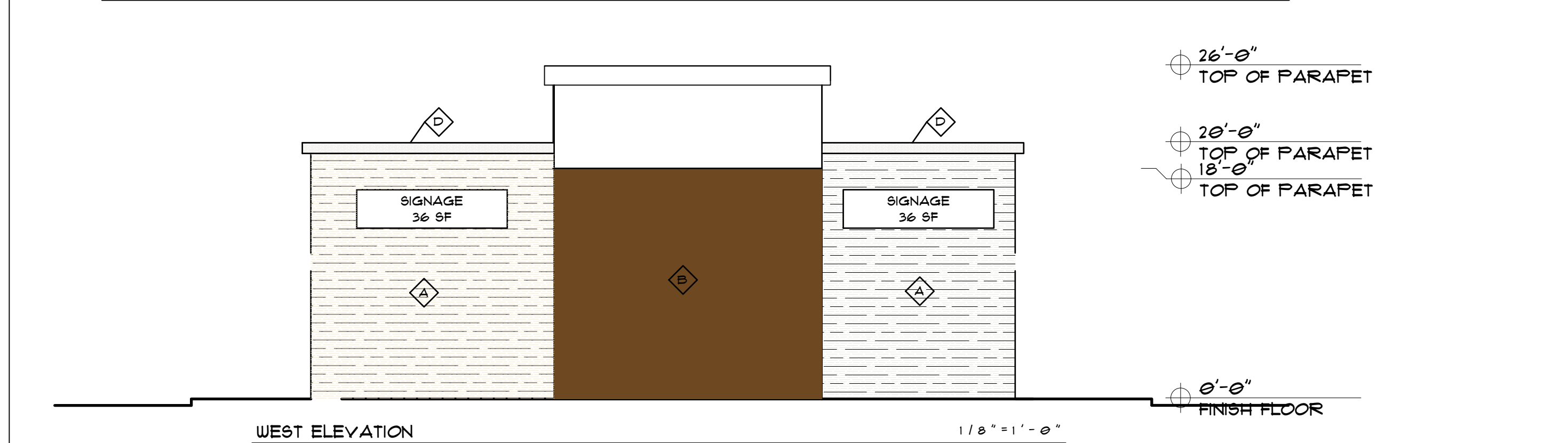
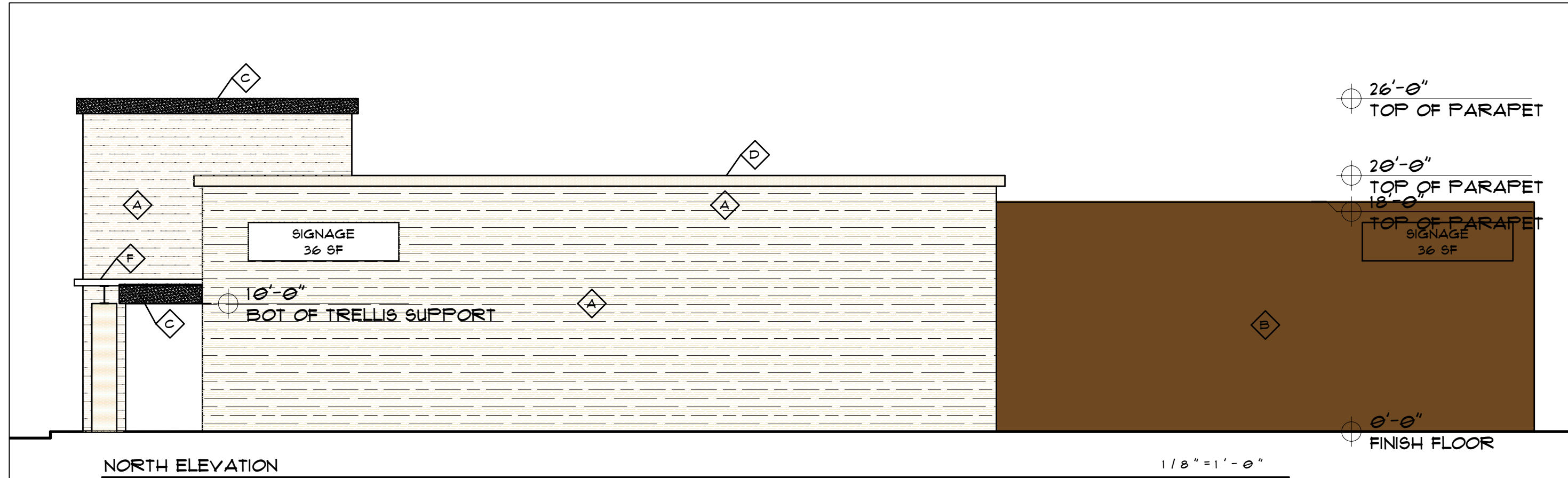
**A-1**

DATE: 14 JULY 2025  
DRAWN BY: MFMG  
CHECKED BY:  
VERIFIED BY:

REVISIONS

SHEET NO:  
**A2.1**





### 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

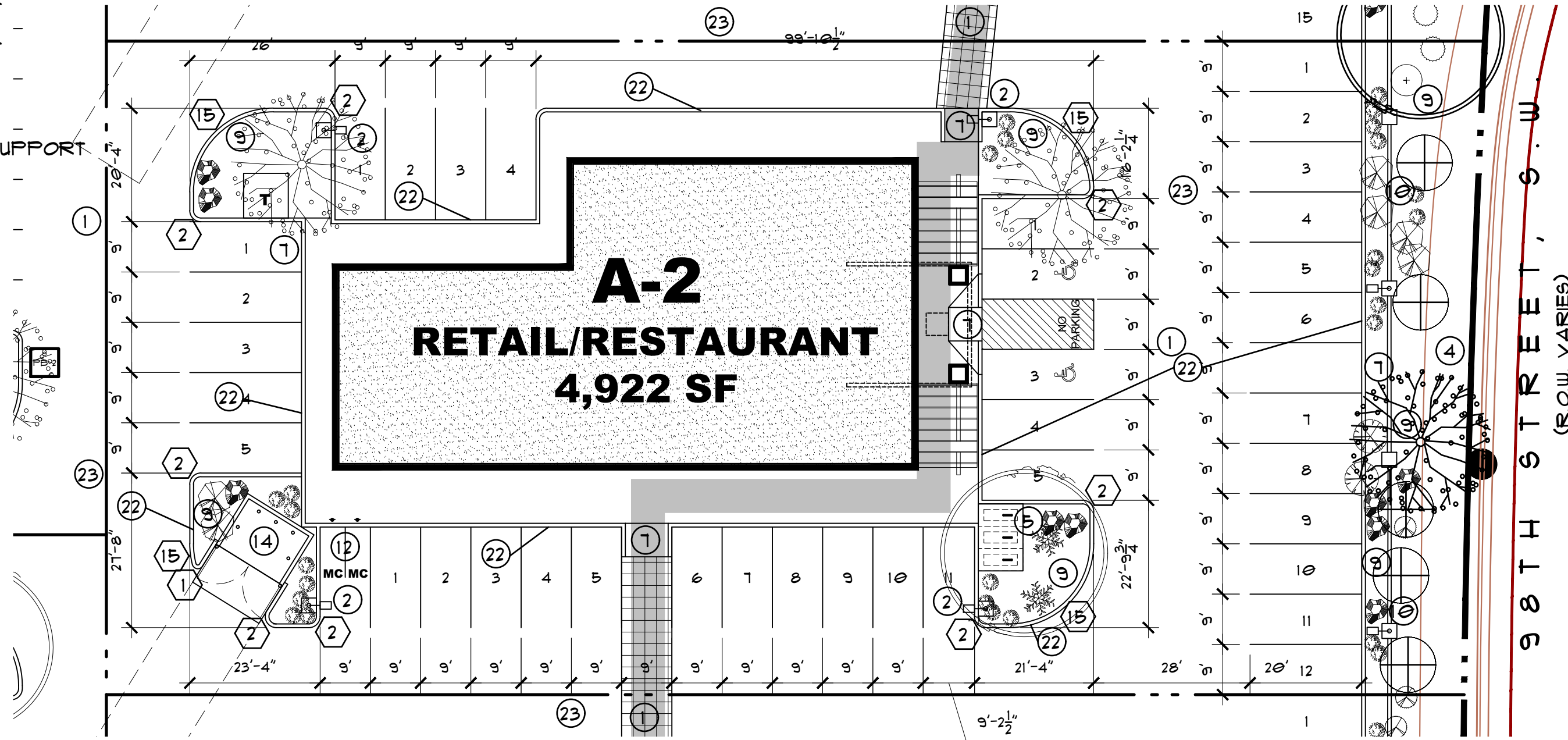
**BUILDING A2**  
EAST ELEVATION (98TH STREET FACADE)  
2D) CANOPY PROVIDED  
2D) TRELLIS PROVIDED  
3D) THREE DIMENSIONAL CORNICHE

### KEYED NOTES

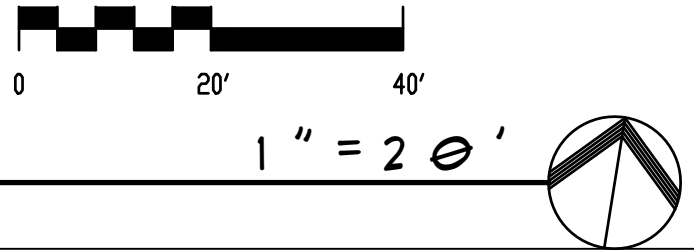
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- OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
- HANDICAP RAMP PER COA DWG #2441
- INDICATES NEW 6' HIGH (MIN) CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT COMMERCIAL DEVELOPMENT SEE CIVIL DRAWINGS FOR RETAINING WALL CONDITION 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
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- INDICATES MONUMENT SIGN
- INDICATES DUMPSTER LOCATION RE: DETAIL 243/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
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- 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

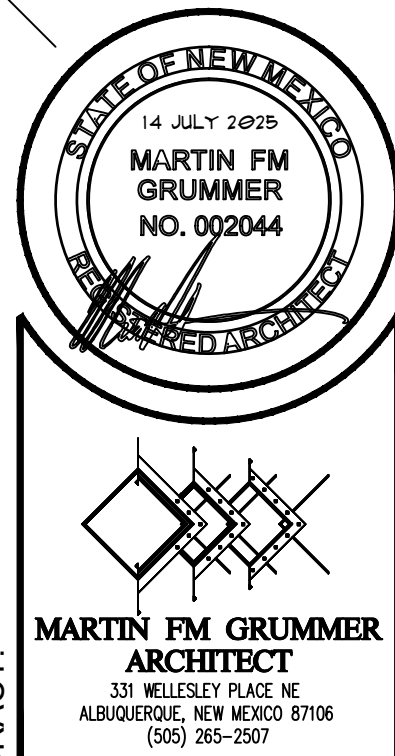
1	RADIUS = 1'-0"
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60	RADIUS = 50'-0"
85	RADIUS = 85'-0"
95	RADIUS = 150'-0"



### SITE PLAN



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MERCADO EL MILAGRO  
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**A-2**

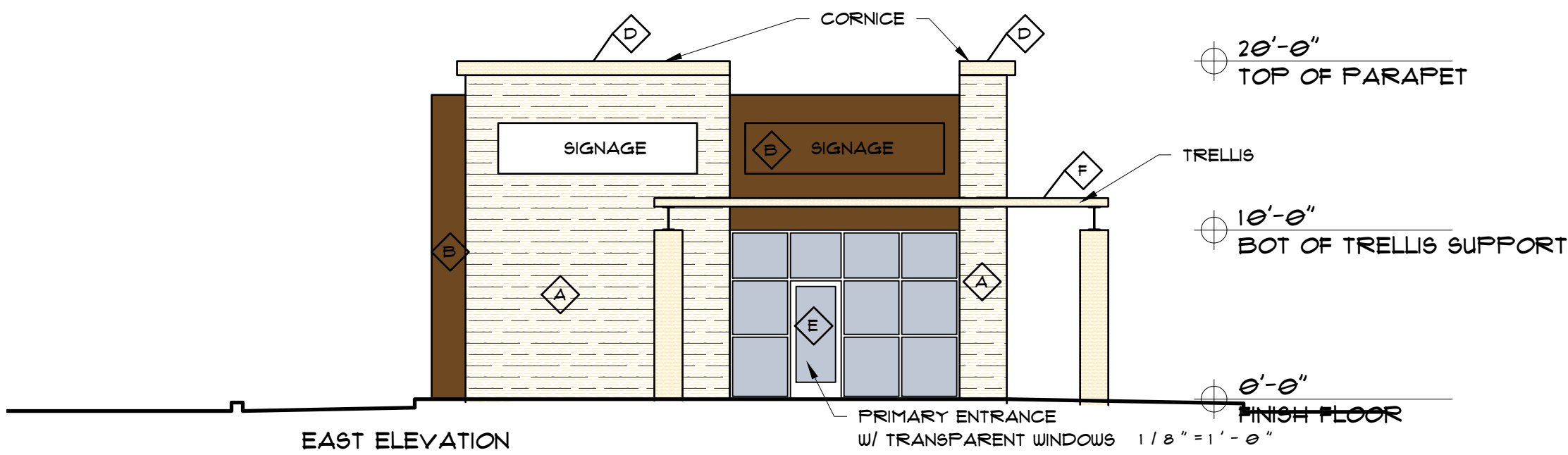
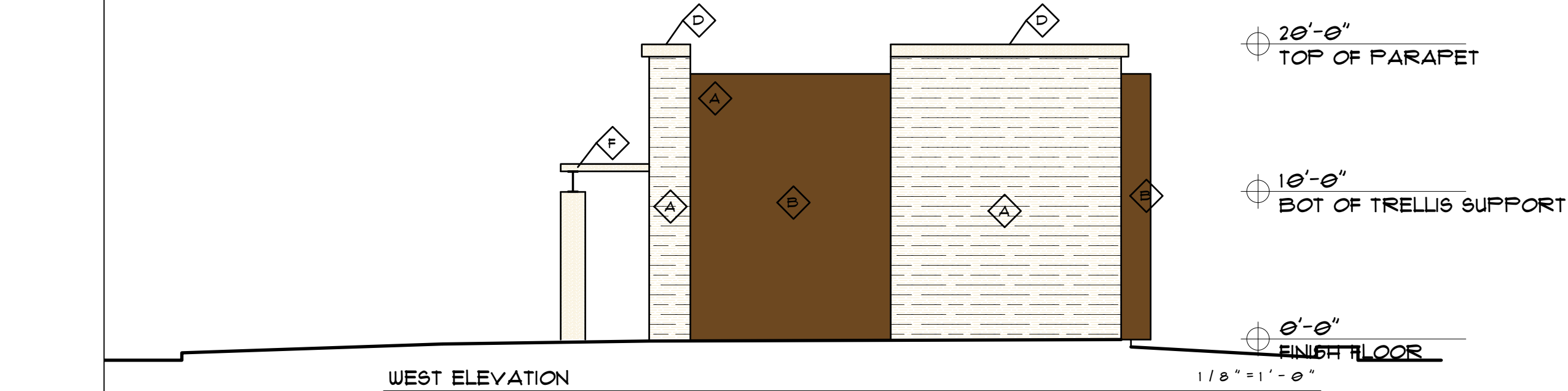
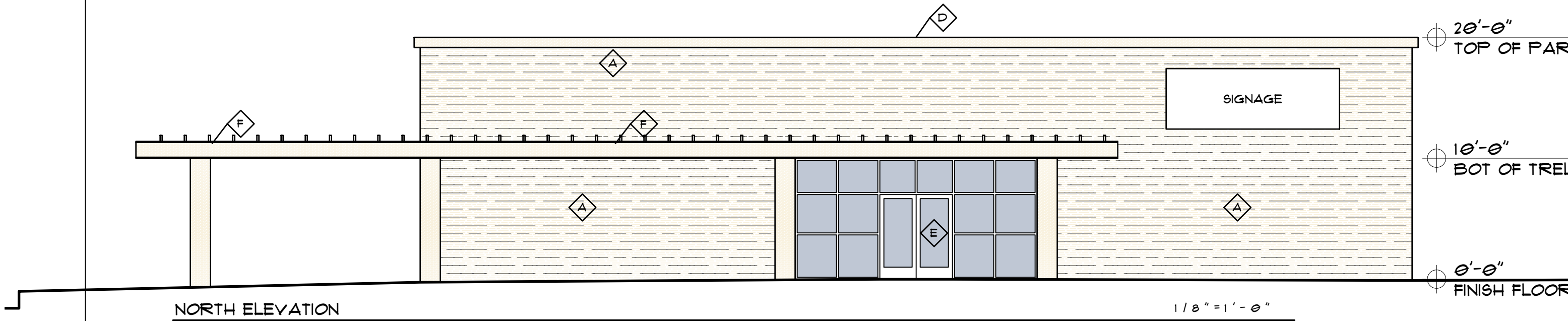
DATE:  
14 JULY 2025  
DRAWN BY:  
MFMG  
CHECKED BY:  
VERIFIED BY:

### REVISIONS

NO.	DESCRIPTION

SHEET NO:  
**A2.2**





#### 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)
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SIGNAGE NOT TO EXCEED 15% OF FACADE

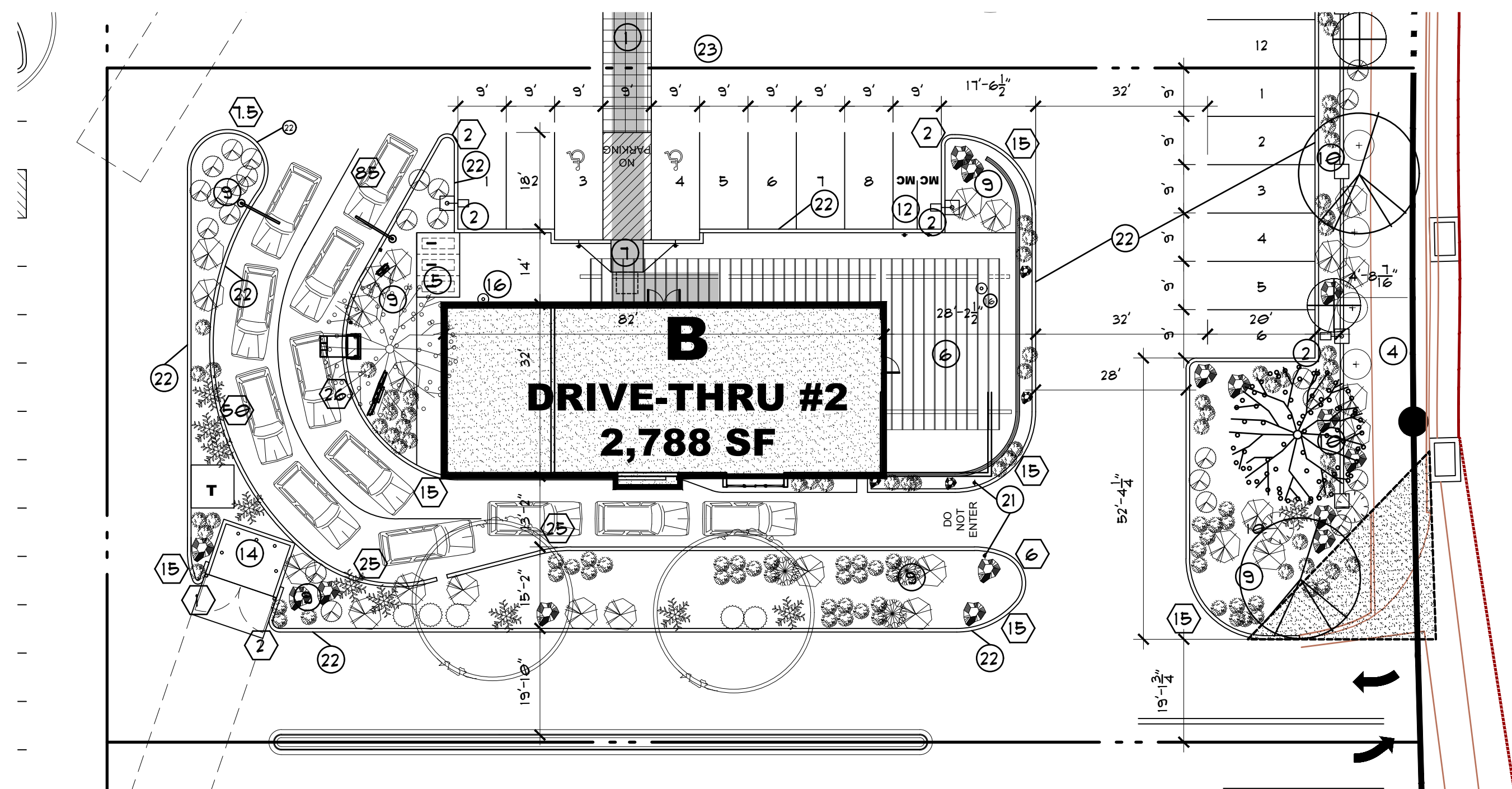
**BUILDING B**  
EAST ELEVATION (98TH STREET FACADE)  
2A) GROUND FLOOR TRANSPARENT WINDOWS WITH SILL AT GRADE FOR 20'-0"  
2C) PRIMARY ENTRANCE  
2D) TRELLIS PROVIDED  
3D) THREE DIMENSIONAL CORNICE

#### KEYED NOTES

- 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
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- 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
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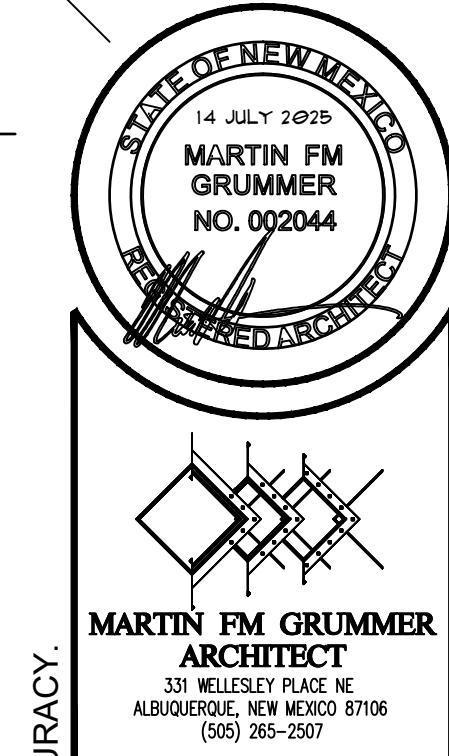
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MERCADO EL MILAGRO  
SITE PLAN 2024  
10000 CENTRAL AVENUE SW  
ALBUQUERQUE, NEW MEXICO 87121

#### SITE PLAN

**B**

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

#### REVISIONS

SHEET NO:

**A2.3**





KEYED COLOR / MATERIAL SCHEDULE

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F	METAL TRELLIS	WHITE

SIGNAGE NOT TO EXCEED 15% OF FACADE

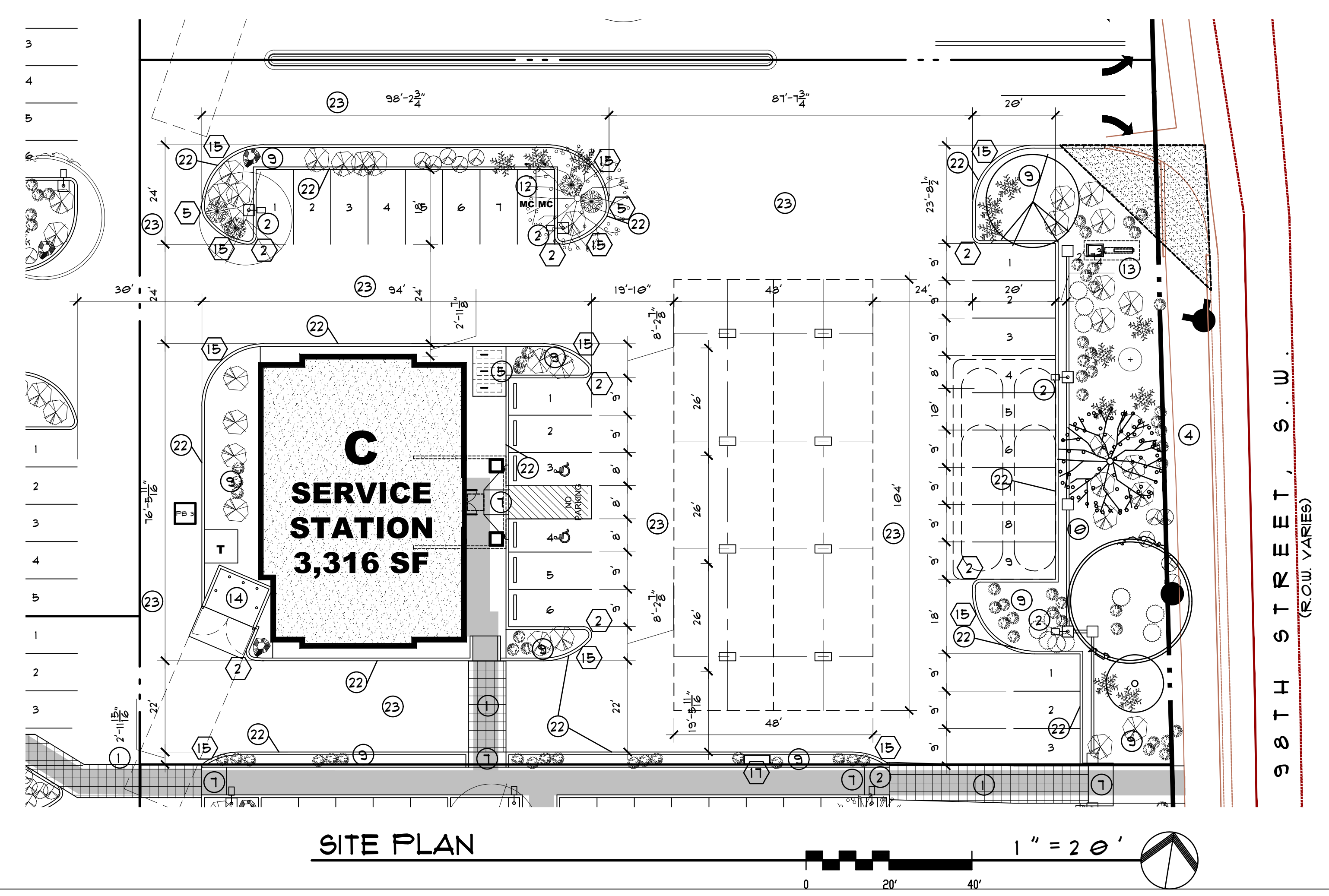
**BUILDING C**  
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3D) THREE DIMENSIONAL CORNICE

KEYED NOTES

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- 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 243/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 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

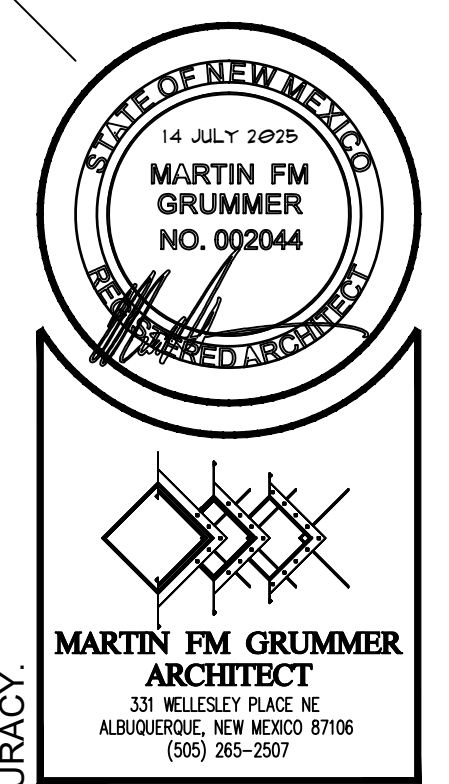
RADIUS INFORMATION

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"
60	RADIUS = 50'-0"
85	RADIUS = 85'-0"
90	RADIUS = 150'-0"

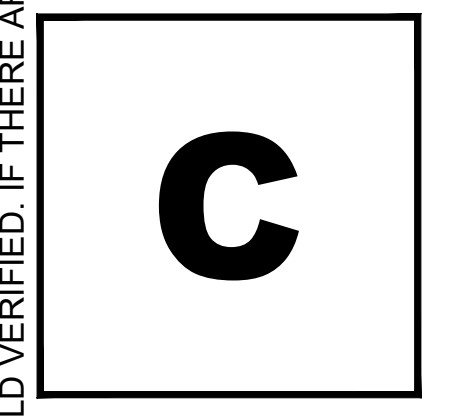


SITE PLAN

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



DATE: 14 JULY 2025  
DRAWN BY: MFMG  
CHECKED BY:  
VERIFIED BY:

REVISIONS

SHEET NO:  
**A2.4**





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

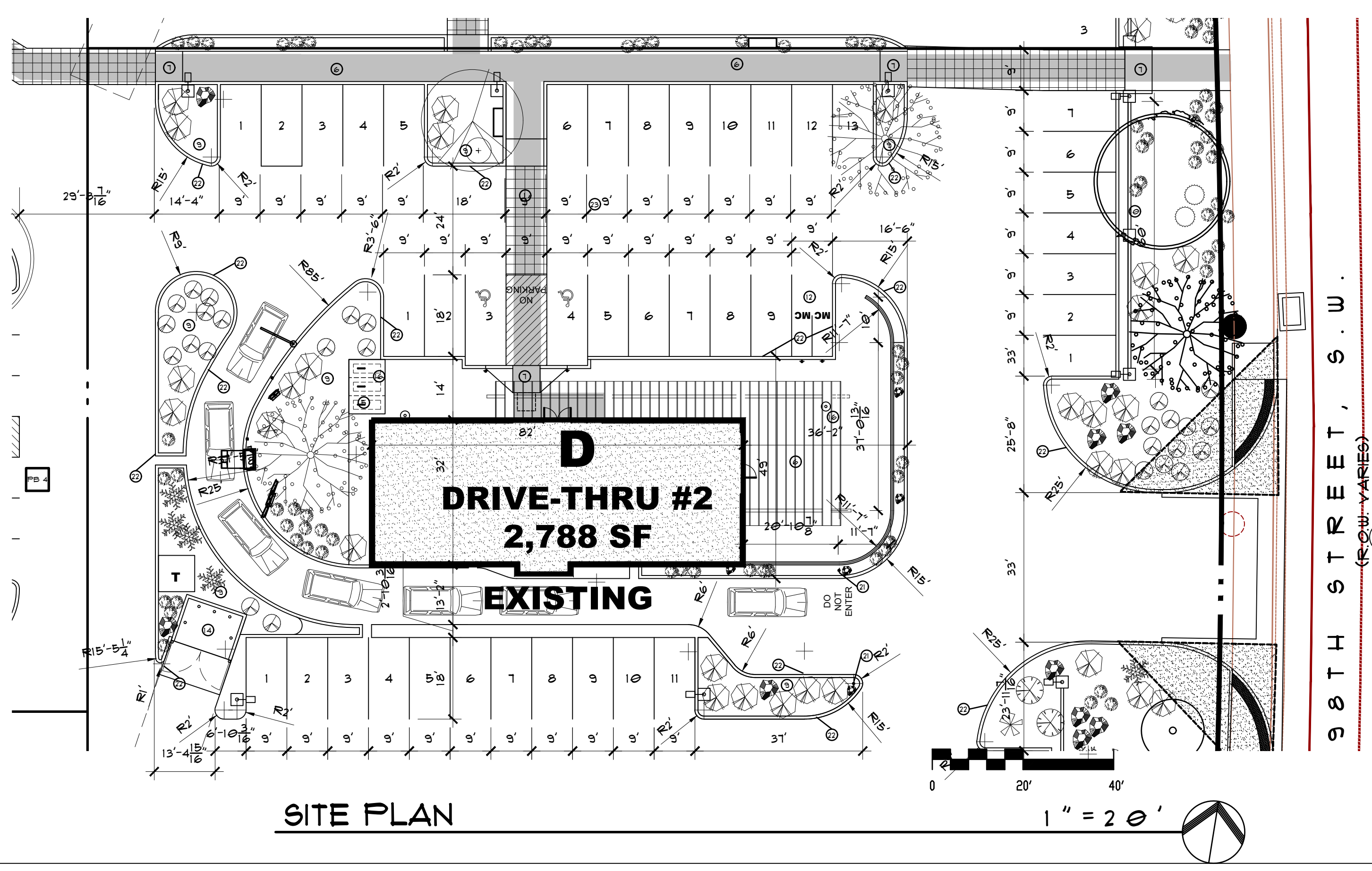
SIGNAGE NOT TO EXCEED 15% OF FACADE

KEYED NOTES

- 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY 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/A1.3 FOR DETAIL 10A TO BE 6'-0" HIGH FOR SCREENING LOADING AREA
- INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
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- INDICATES LOCATION OF BENCH
- LOADING DOCK
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- "DO NOT ENTER" SIGN. SEE DETAIL 1/A1.3
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- 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

RADIUS INFORMATION

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60	RADIUS = 50'-0"
85	RADIUS = 85'-0"
50	RADIUS = 150'-0"



SITE PLAN

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MARTIN FM GRUMMER  
ARCHITECT  
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ALBUQUERQUE, NEW MEXICO 87106  
(505) 265-2507



PETERSON  
PROPERTIES

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

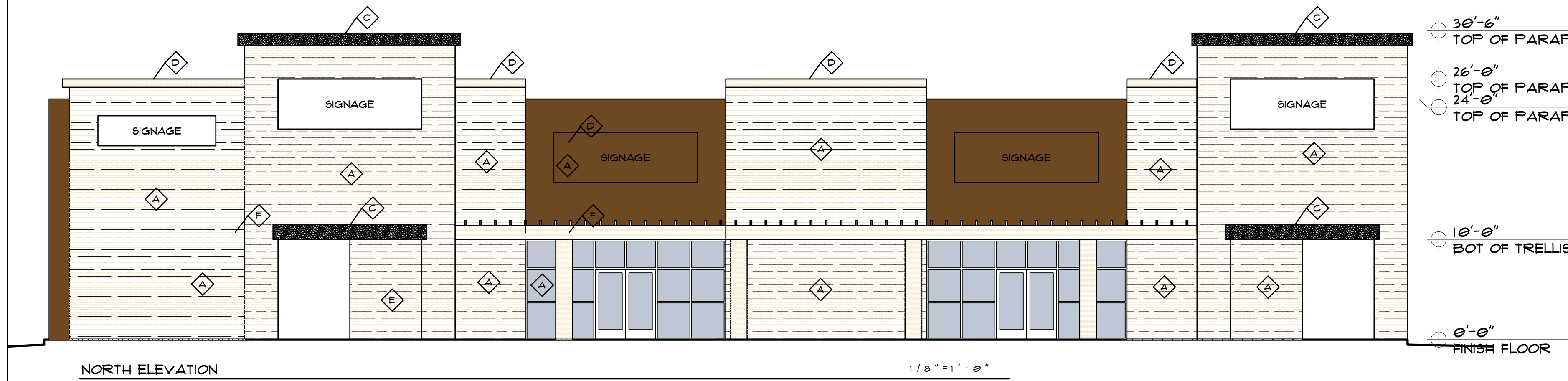
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DATE:  
14 JULY 2025  
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MFMG  
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VERIFIED BY:

REVISIONS

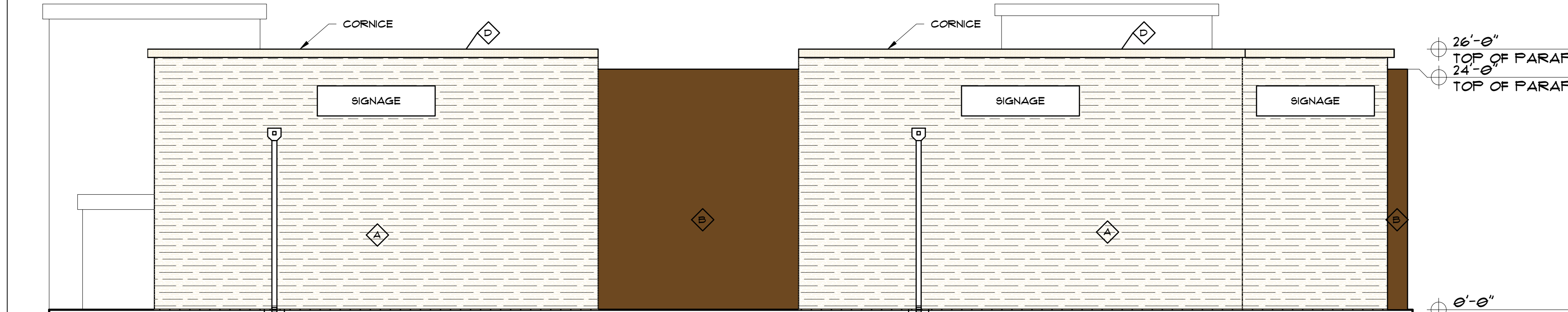
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**A2.5**





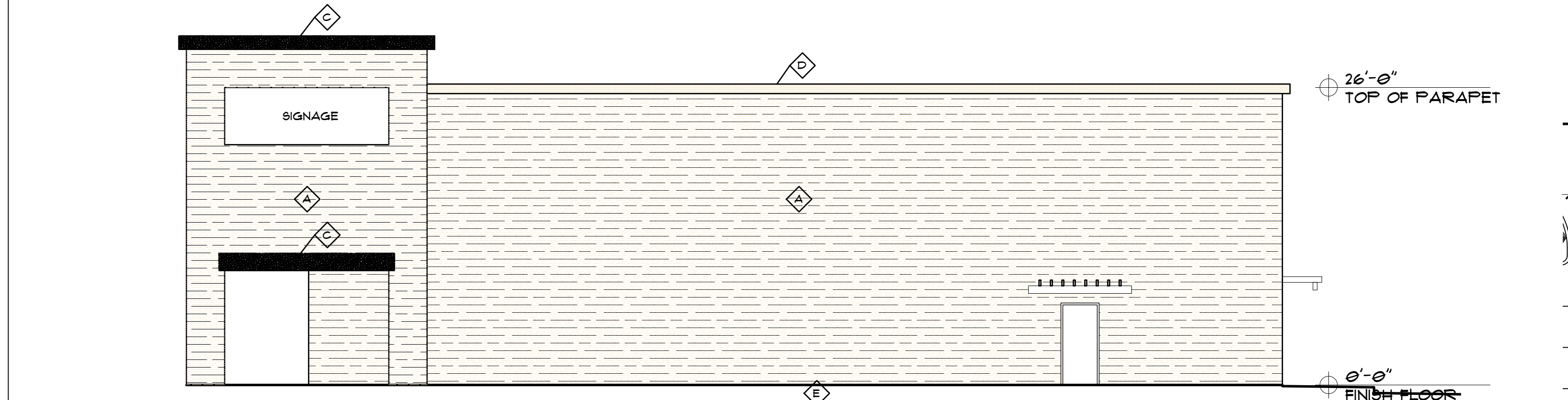
NORTH ELEVATION

1/8" = 1'-0"



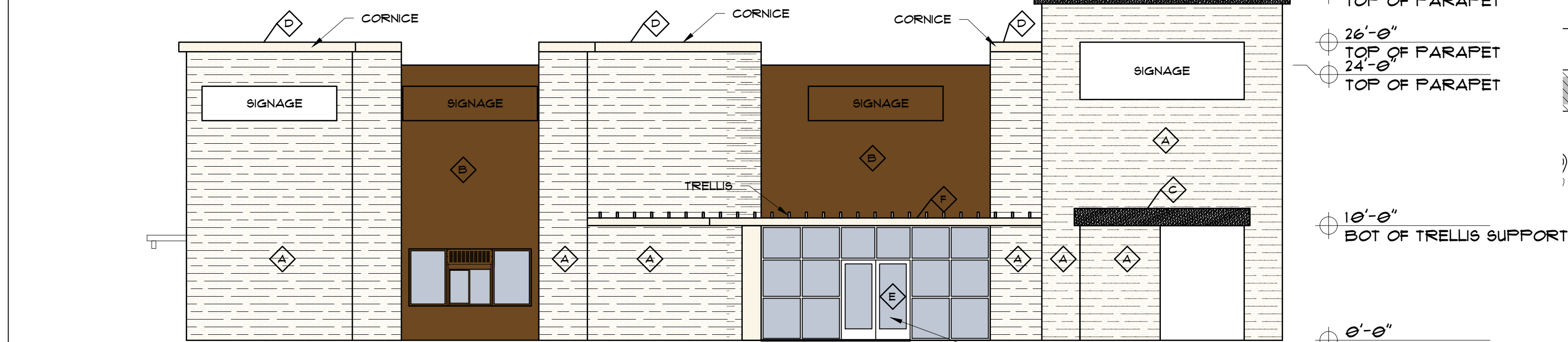
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

PRIMARY ENTRANCE  
W/ TRANSPARENT WINDOWS

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

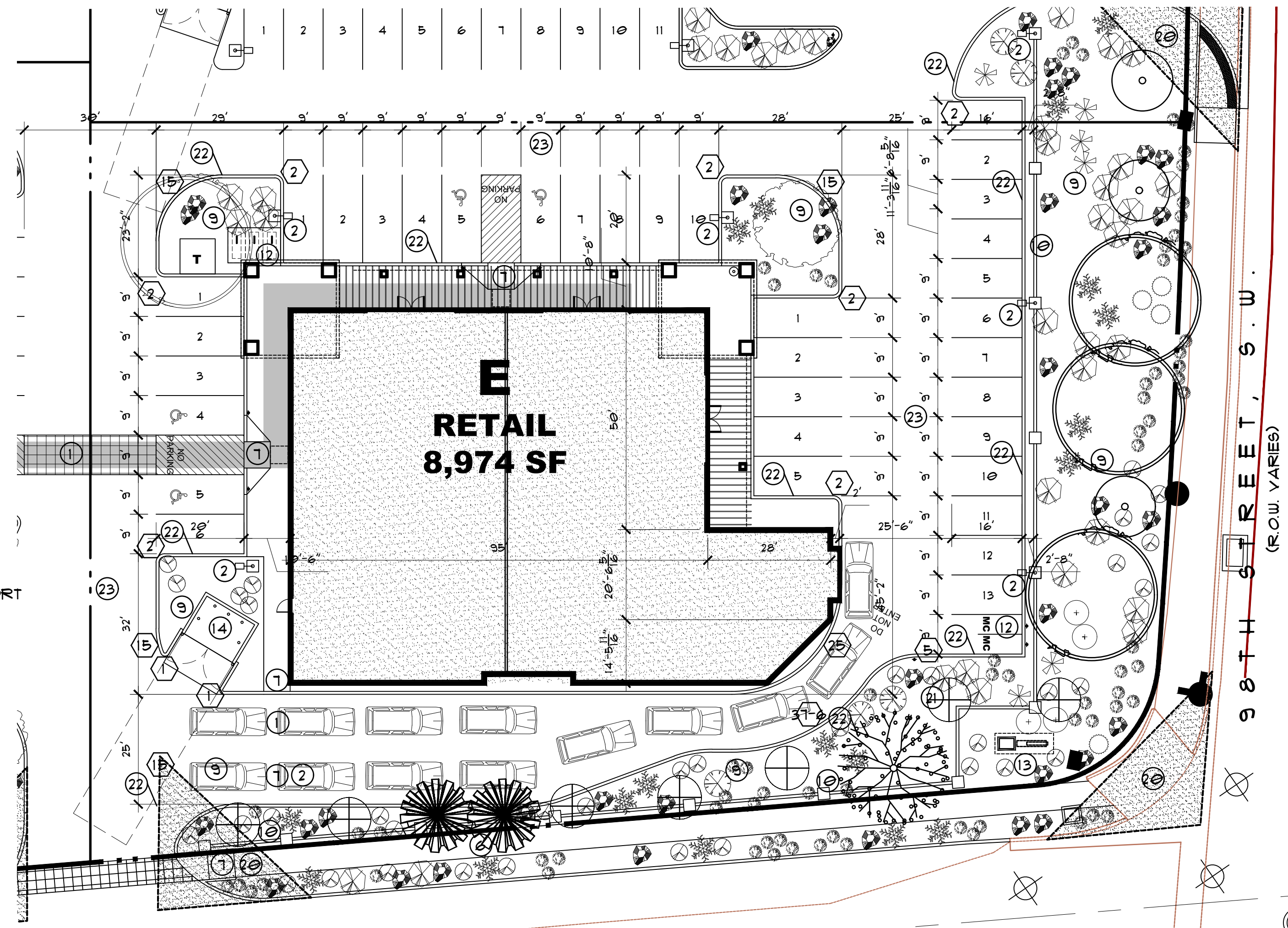
EAST ELEVATION (98TH STREET FACADE)  
2A) GROUND FLOOR TRANSPARENT WINDOWS WITH  
SILL AT GRADE FOR 20'-0"  
2C) PRIMARY ENTRANCE  
2D) CANOPY PROVIDED  
3A) WALL PLANE PROJECTION OVER 2 FT  
3D) THREE DIMENSIONAL CORNICE  
SOUTH ELEVATION (GUNSET GARDENS FACADE)  
2B) CHANGE IN WALL COLOR AND TEXTURE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

KEYED NOTES

- 30'-6" TOP OF PARAPET  
26'-0" TOP OF PARAPET  
24'-0" TOP OF PARAPET  
18'-0" BOT OF TRELLIS SUPPORT  
0'-0" FINISH FLOOR
- 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 1/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 (TYP OF 5)  
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"	25	RADIUS = 85'-0"
20	RADIUS = 20'-0"	150	RADIUS = 150'-0"



SITE PLAN

0 20' 40'

1" = 20'



MARTIN FM GRUMMER  
ARCHITECT  
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PETERSON  
PROPERTIES

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

SITE PLAN

E

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

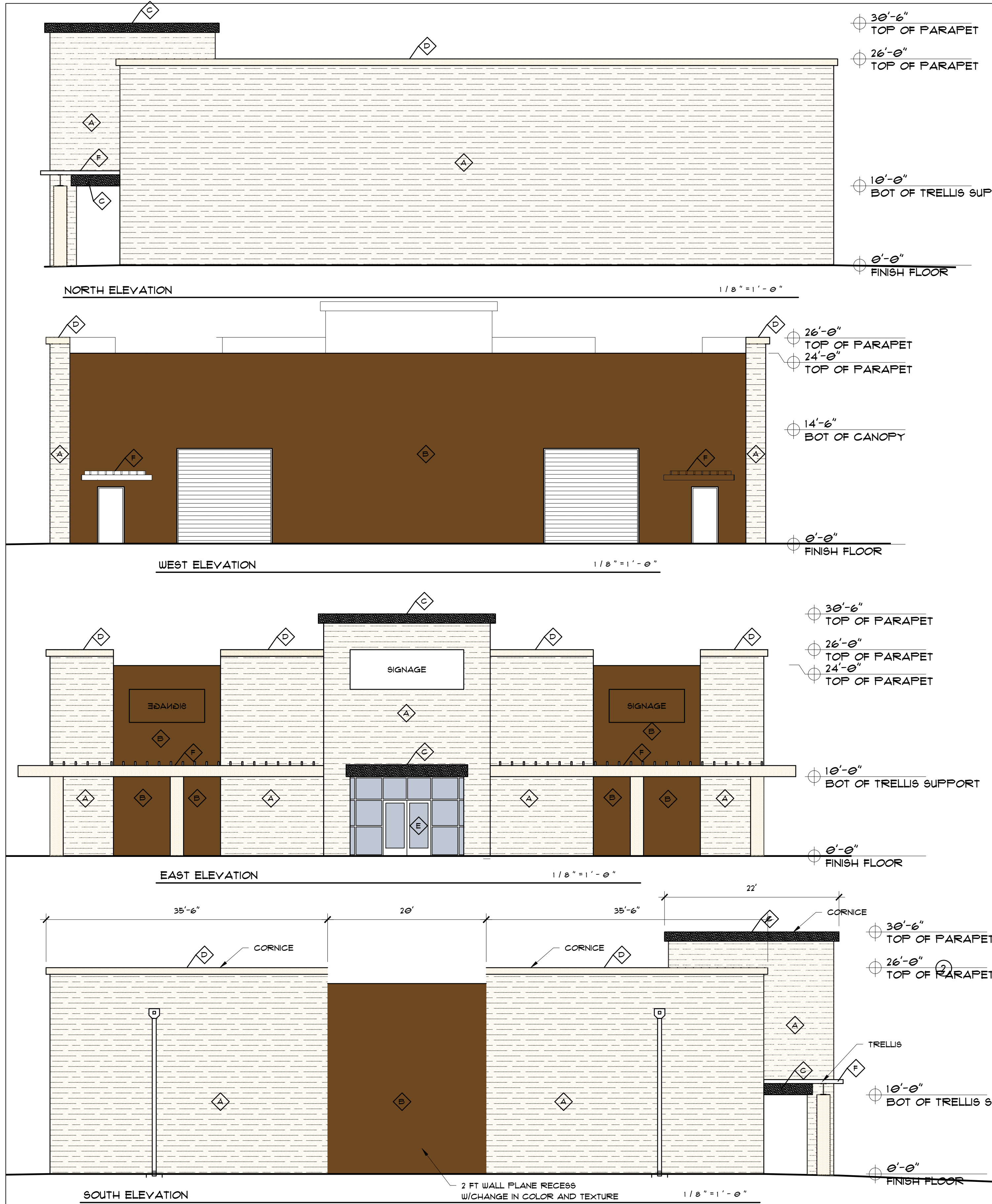
REVISIONS

NO.	DESCRIPTION

SHEET NO:

A2.6





#### 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

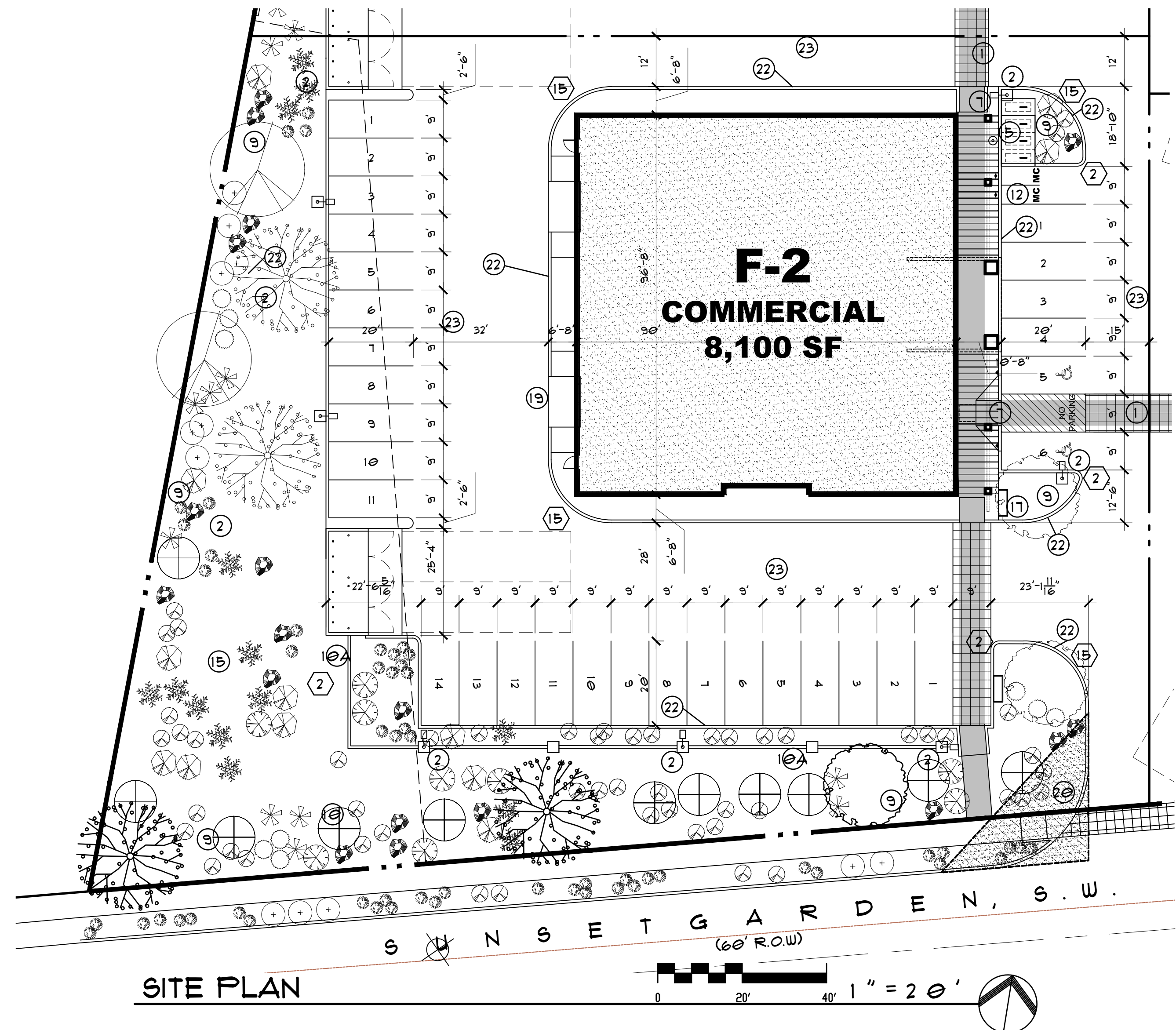
**BUILDING F2**  
SOUTH ELEVATION (SUNSET GARDENS FACADE)  
2B) CHANGE IN WALL COLOR AND TEXTURE  
2D) TRELLIS PROVIDED  
3A) WALL PLANE PROJECTION OVER 2 FT  
3D) THREE DIMENSIONAL CORNICE

#### KEYED NOTES

- 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY 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
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- HANDICAP RAMP PER COA DWG #2441
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- LANDSCAPE AREA
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- INDICATES MONUMENT SIGN
- INDICATES DUMPSTER LOCATION RE: DETAIL 243/A1.3 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH SCREEN WALL SPLIT FACE CMU
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**MARTIN FM GRUMMER**  
ARCHITECT  
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**PETERSON**  
PROPERTIES

MERCADO EL MILAGRO  
SITE PLAN 2024  
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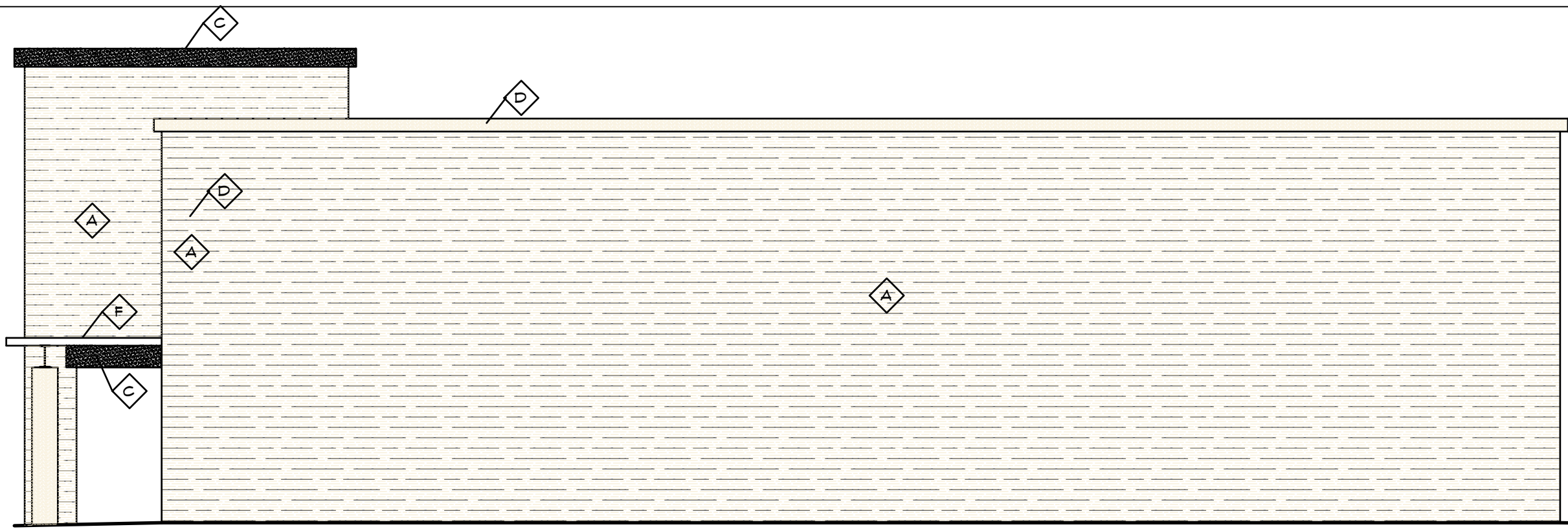
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14 JULY 2025  
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MFMG  
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VERIFIED BY:

REVISIONS

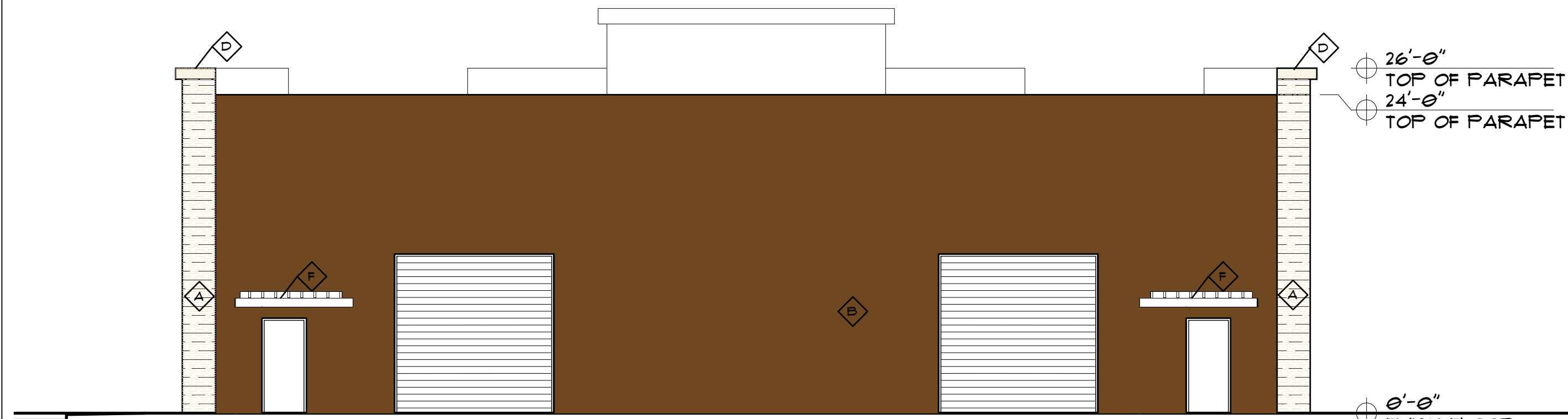
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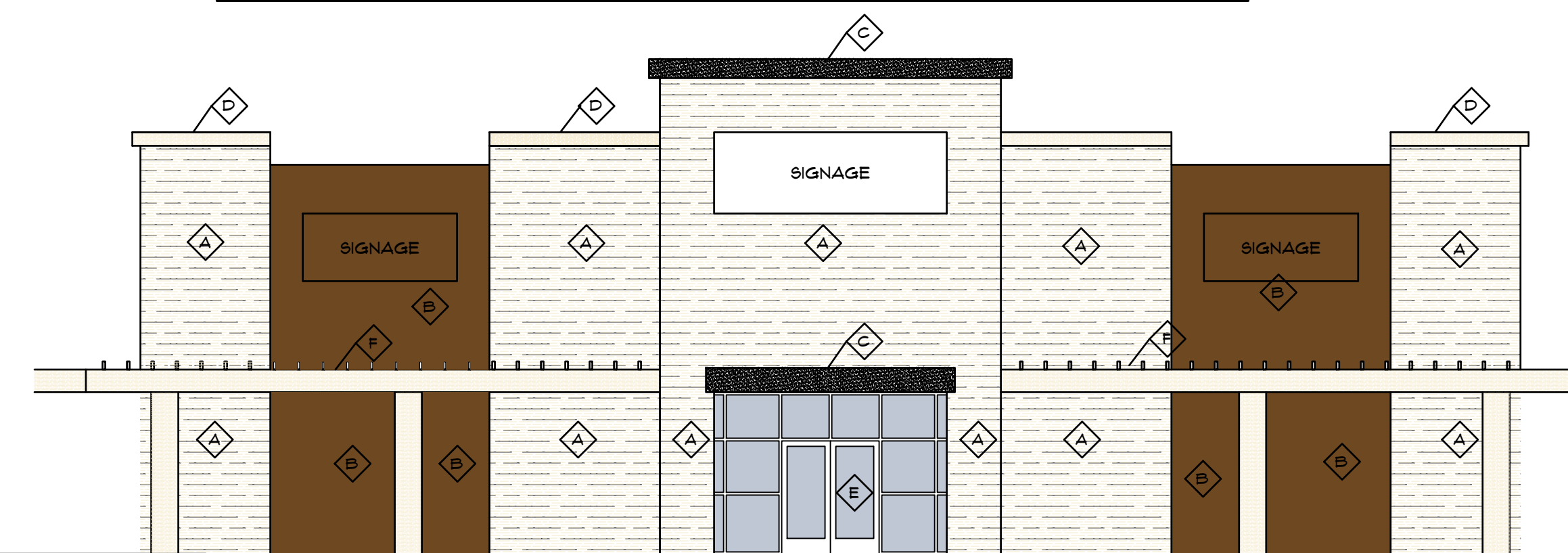
NORTH ELEVATION

1/8" = 1'-0"



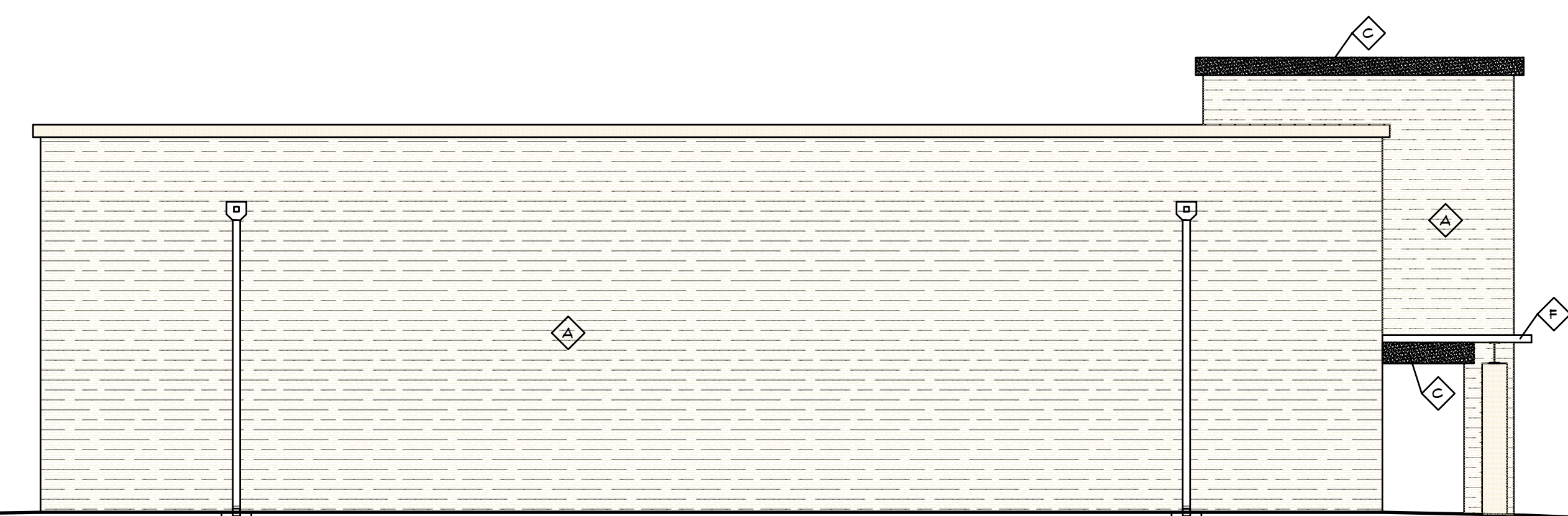
WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

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KEYED COLOR / MATERIAL SCHEDULE

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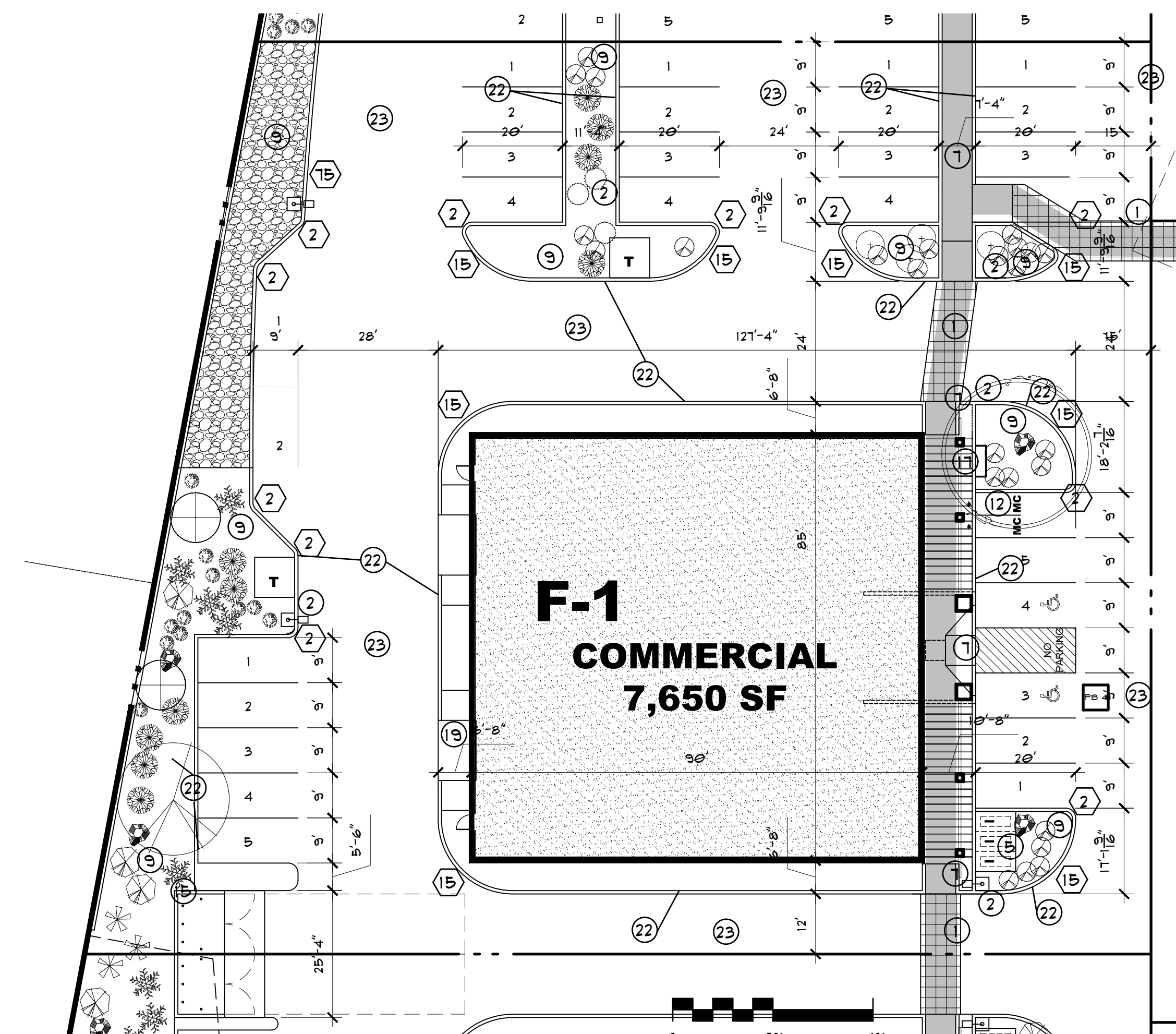
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KEYED NOTES

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90	RADIUS = 150'-0"



SITE PLAN

1" = 20'



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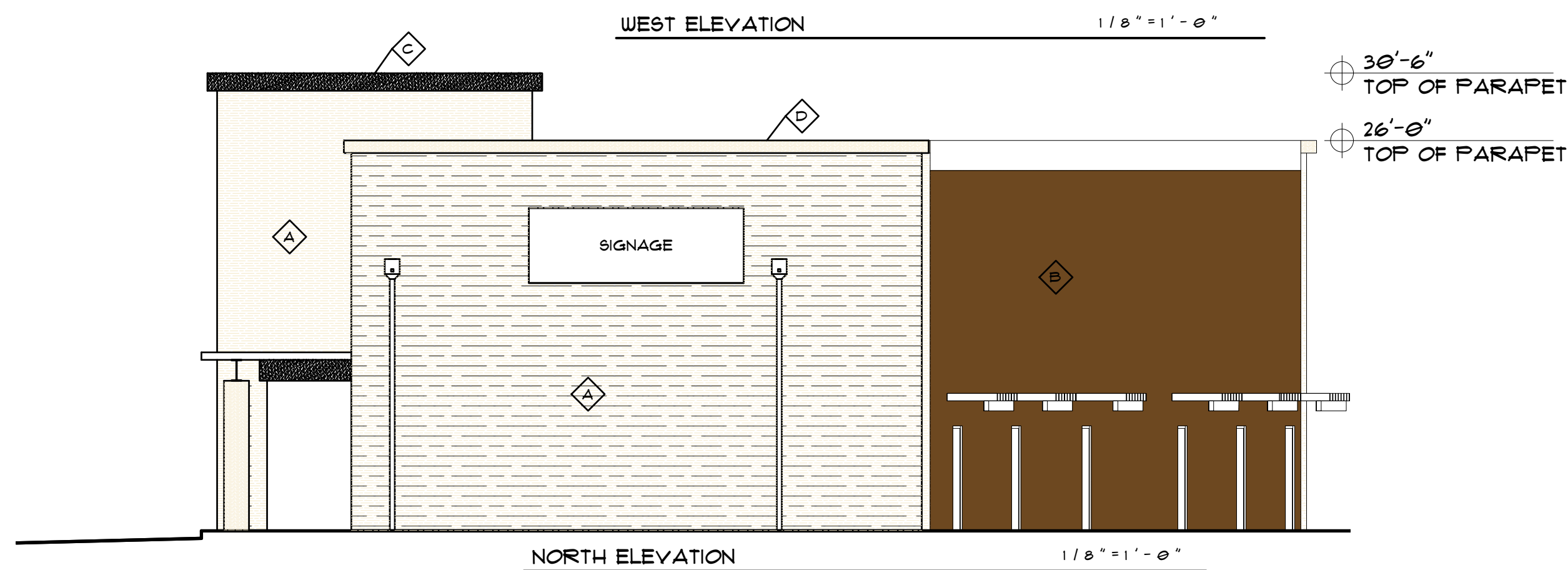
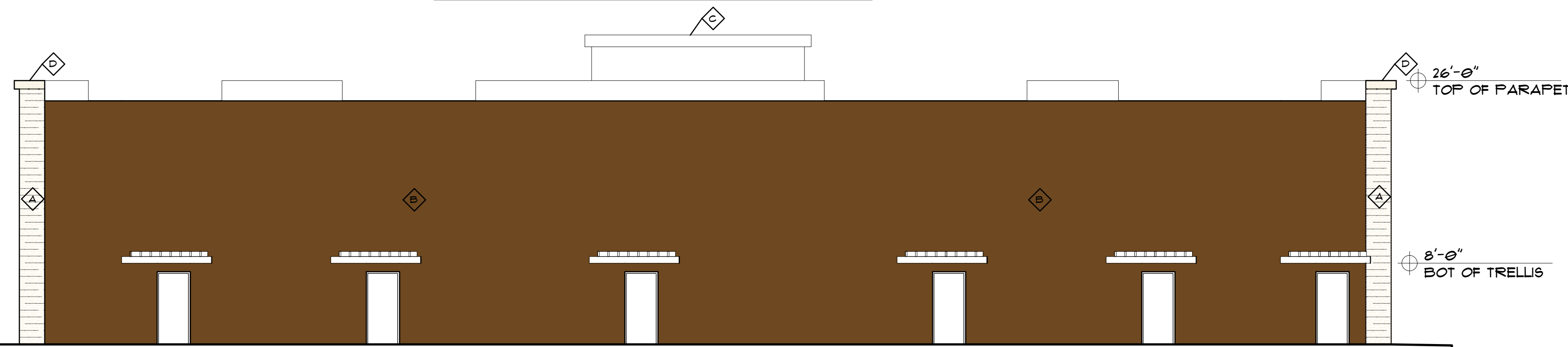
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DATE:  
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DRAWN BY:  
MFMG  
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VERIFIED BY:

REVISIONS

SHEET NO:  
A2.8





#### 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

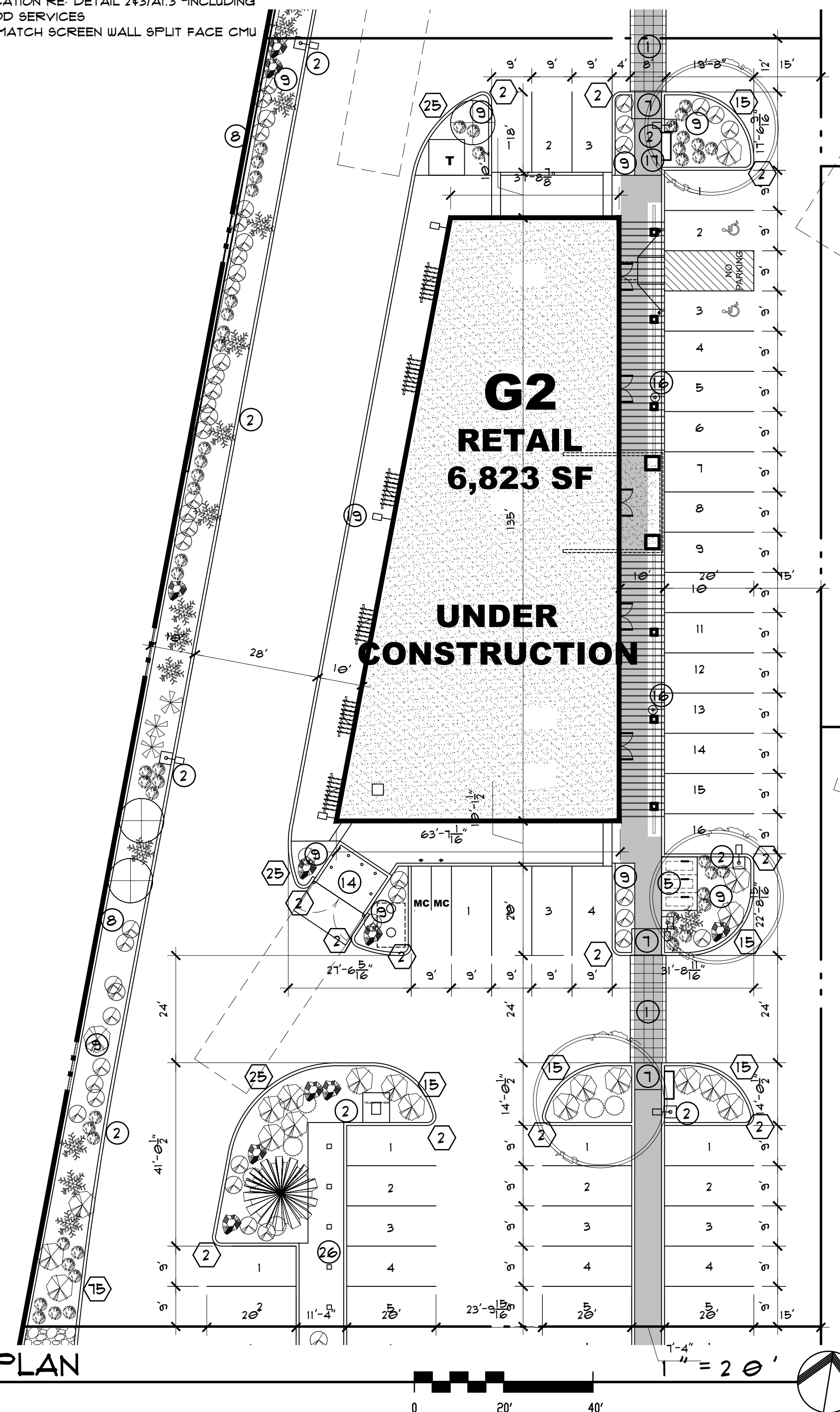
#### KEYED NOTES

- 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
- PROPOSED LIGHT POLE LOCATION RE: 8/AI.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/AI.3
- OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE)
- HANDICAP RAMP PER COA DIAG #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 1/AI.3 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/AI.3
- INDICATES MONUMENT SIGN
- INDICATES DUMPSTER LOCATION RE: DETAIL 243/AI.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/AI.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

#### RADIUS INFORMATION

- RADIUS = 1'-0"
- RADIUS = 2'-0"
- RADIUS = 4'-0"
- RADIUS = 5'-0"
- RADIUS = 6'-0"
- RADIUS = 8'-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 = 150'-0"

#### SITE PLAN



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



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

# G-2

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

REVISIONS

SHEET NO:  
**A2.9**





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

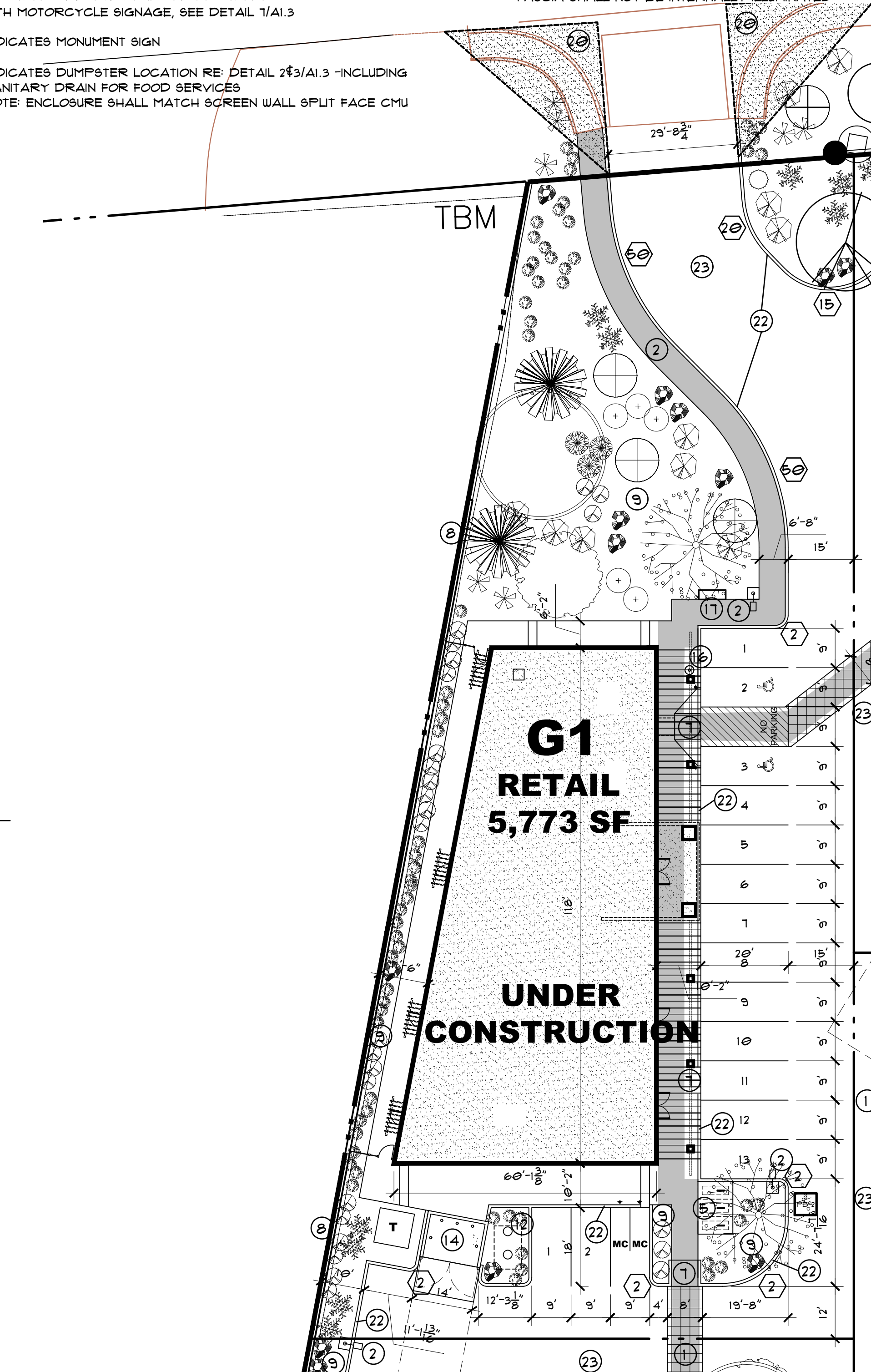
SIGNAGE NOT TO EXCEED 15% OF FACADE

RADIUS INFORMATION

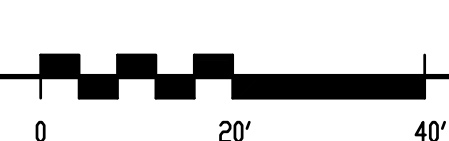
1	RADIUS = 1'-0"
2	RADIUS = 2'-0"
4	RADIUS = 4'-0"
5	RADIUS = 5'-0"
6	RADIUS = 6'-0"
9	RADIUS = 9'-0"
15	RADIUS = 15'-0"
20	RADIUS = 20'-0"
25	RADIUS = 25'-0"
28	RADIUS = 28'-0"
30	RADIUS = 30'-0"
33	RADIUS = 35'-0"
45	RADIUS = 45'-0"
60	RADIUS = 50'-0"
85	RADIUS = 85'-0"
150	RADIUS = 150'-0"

KEYED NOTES

- 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY 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/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
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SITE PLAN



1" = 20'



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



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

SITE PLAN

G-1

DATE:  
14 JULY 2025

DRAWN BY:  
MFMG

CHECKED BY:

VERIFIED BY:

REVISIONS

NO.	DESCRIPTION

SHEET NO:

A2.10