

MERCADO EL MILAGRO PETERSON PROPERTIES

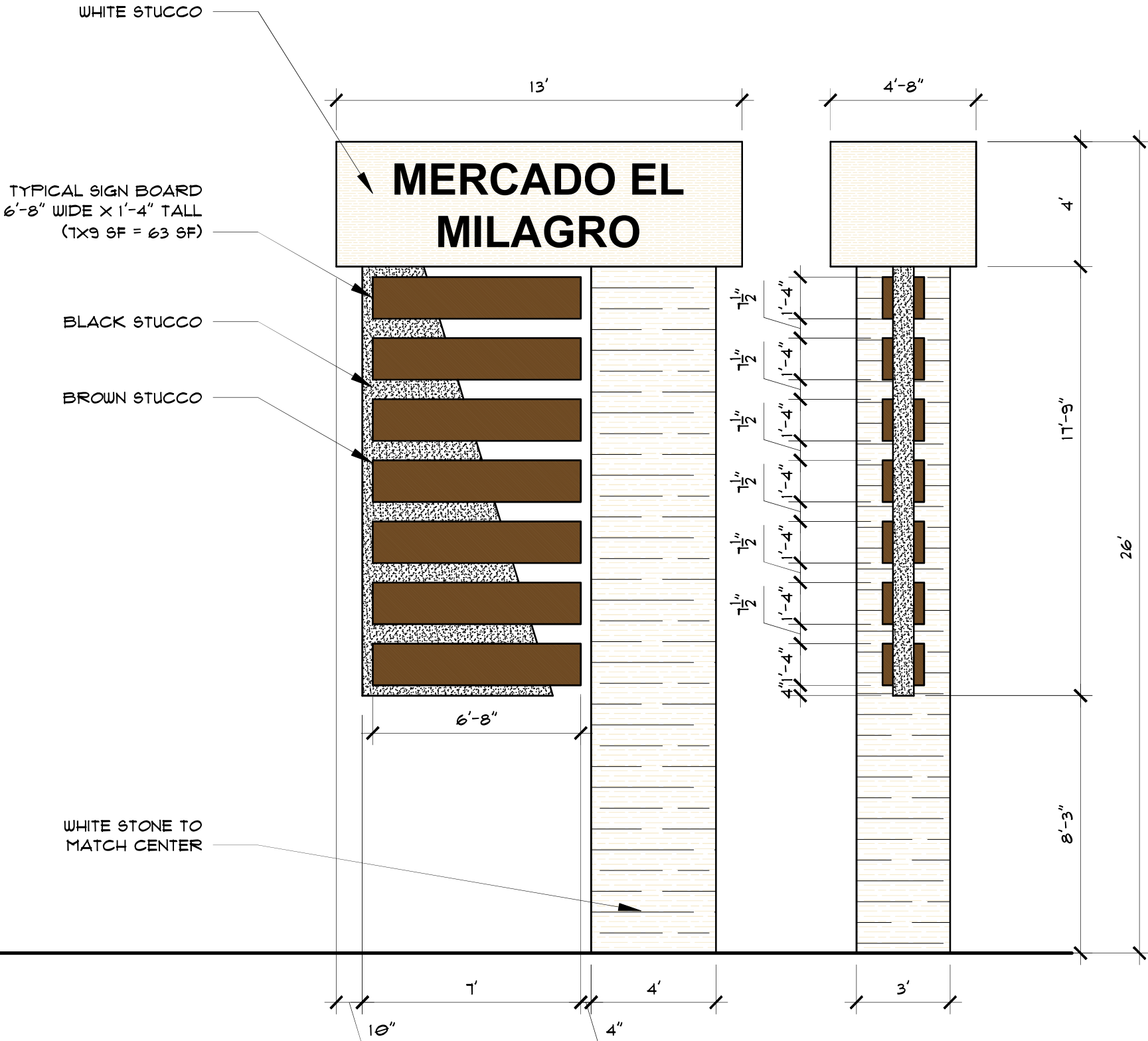
SITEPLAN 2024 10000 CENTRAL AVENUE SW ALBUQUERQUE, NEW MEXICO 87121

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

- 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 FAN) 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 (TOTAL OF 17)
- UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED



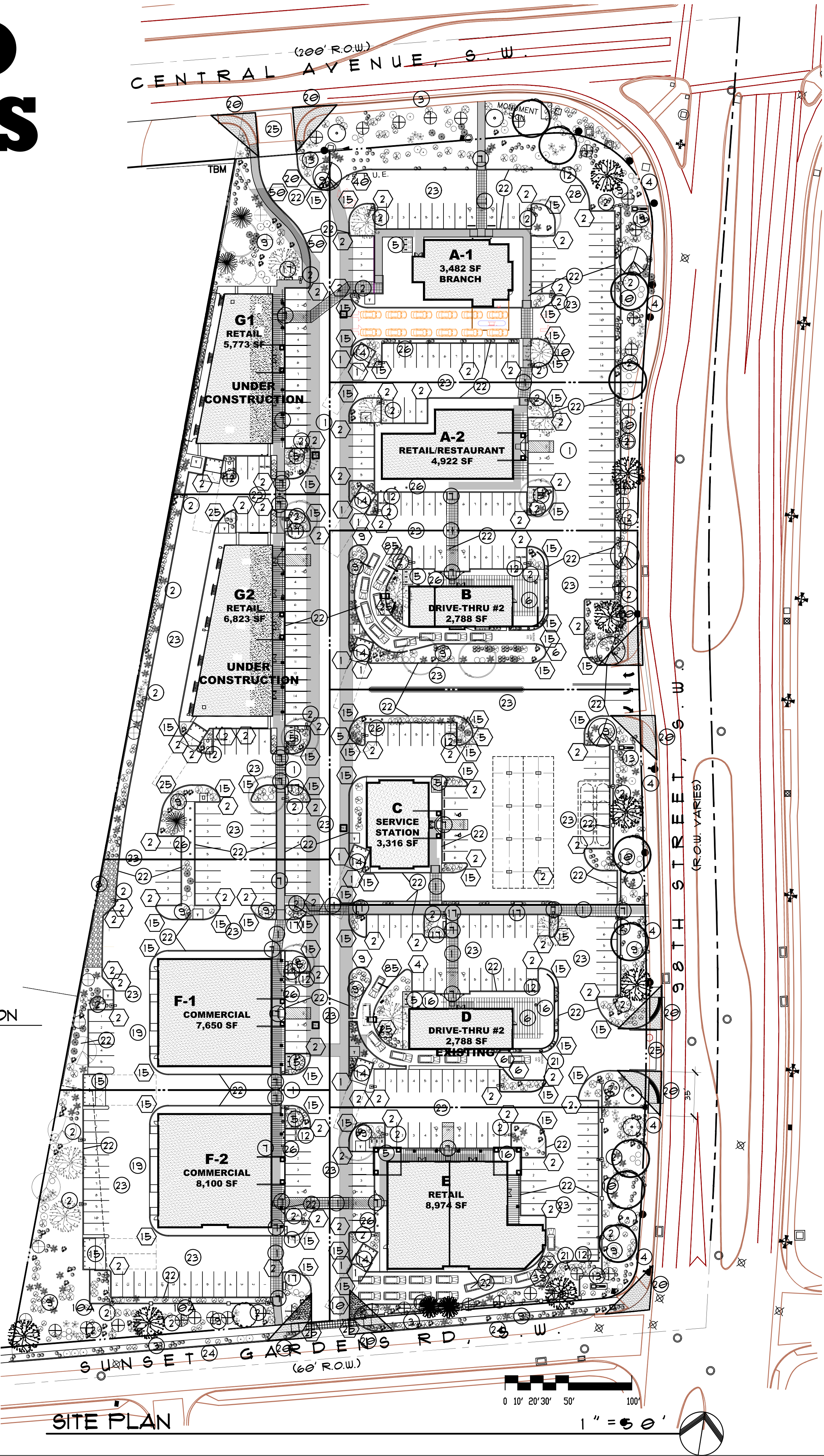
PYLON SIGN ELEVATIONS

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

- | | |
|-----|------------------|
| 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 = 33'-0" |
| 45 | RADIUS = 45'-0" |
| 60 | RADIUS = 60'-0" |
| 85 | RADIUS = 85'-0" |
| 150 | RADIUS = 150'-0" |



MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2207



PETERSON
PROPERTIES

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

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.

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.

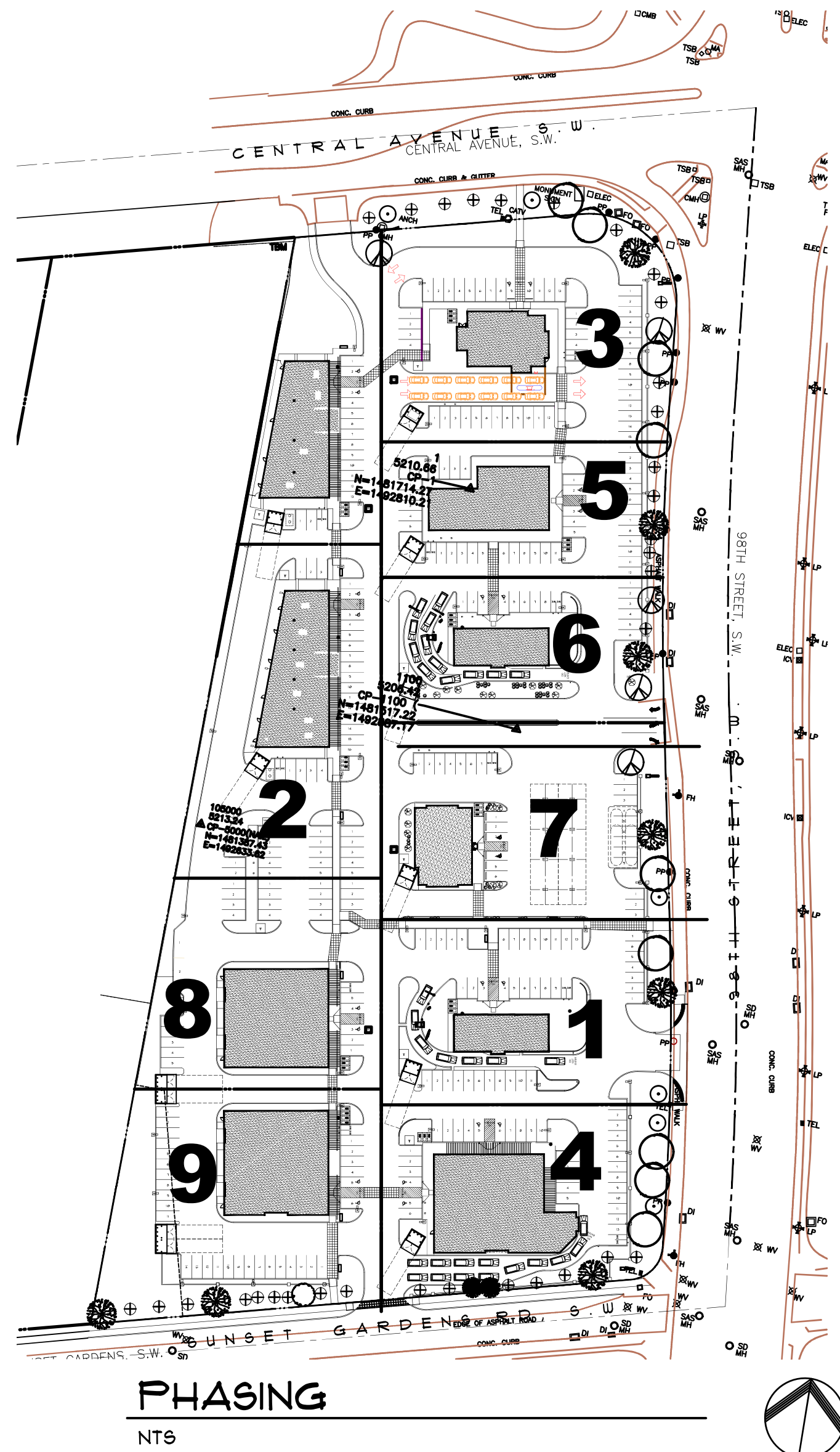
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

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.

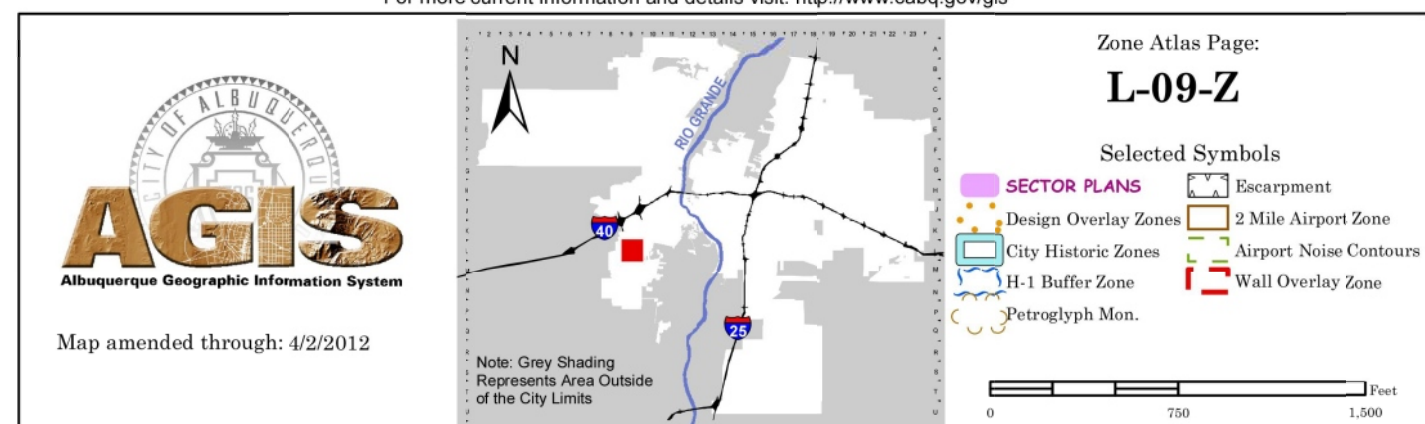
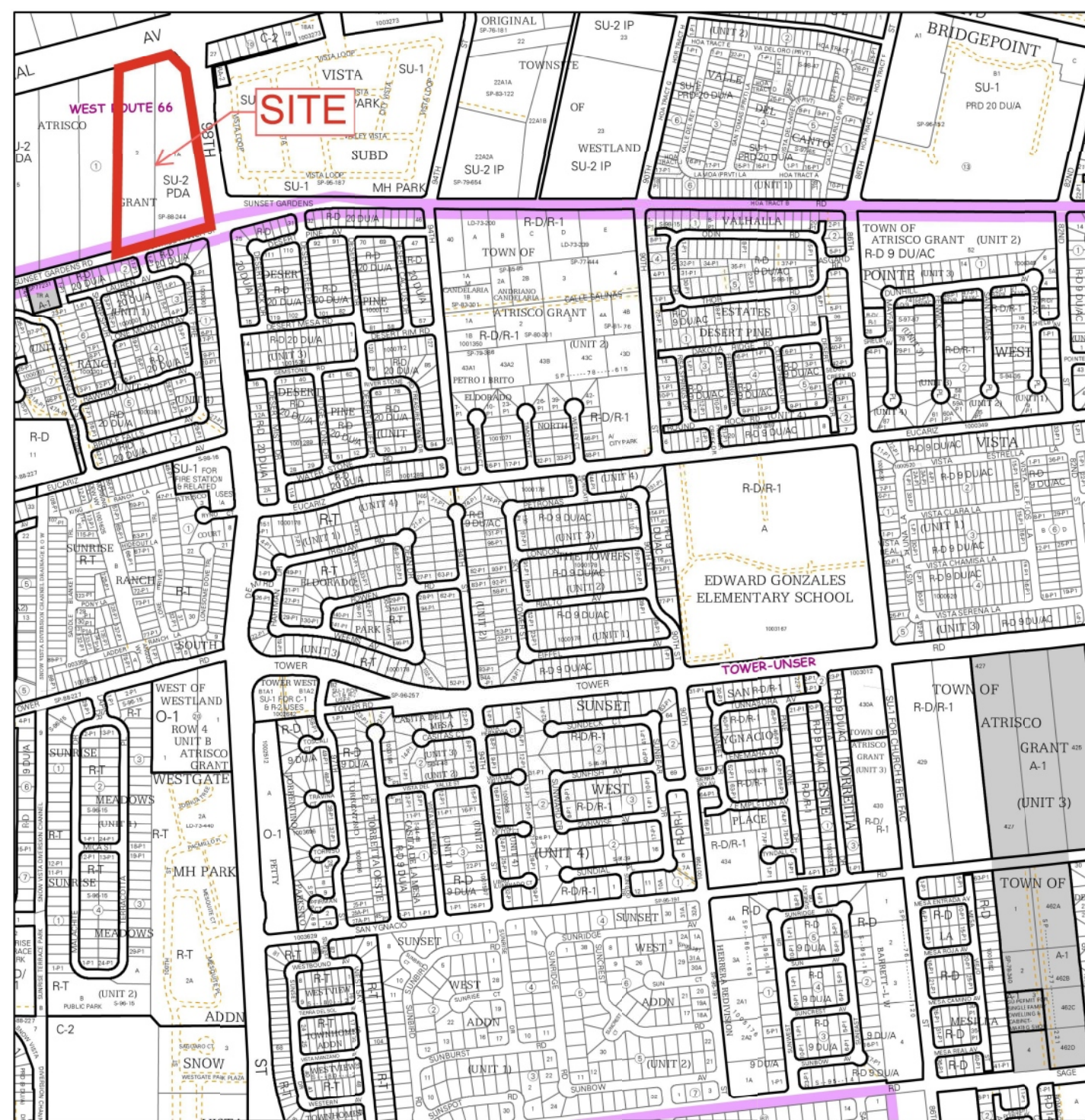
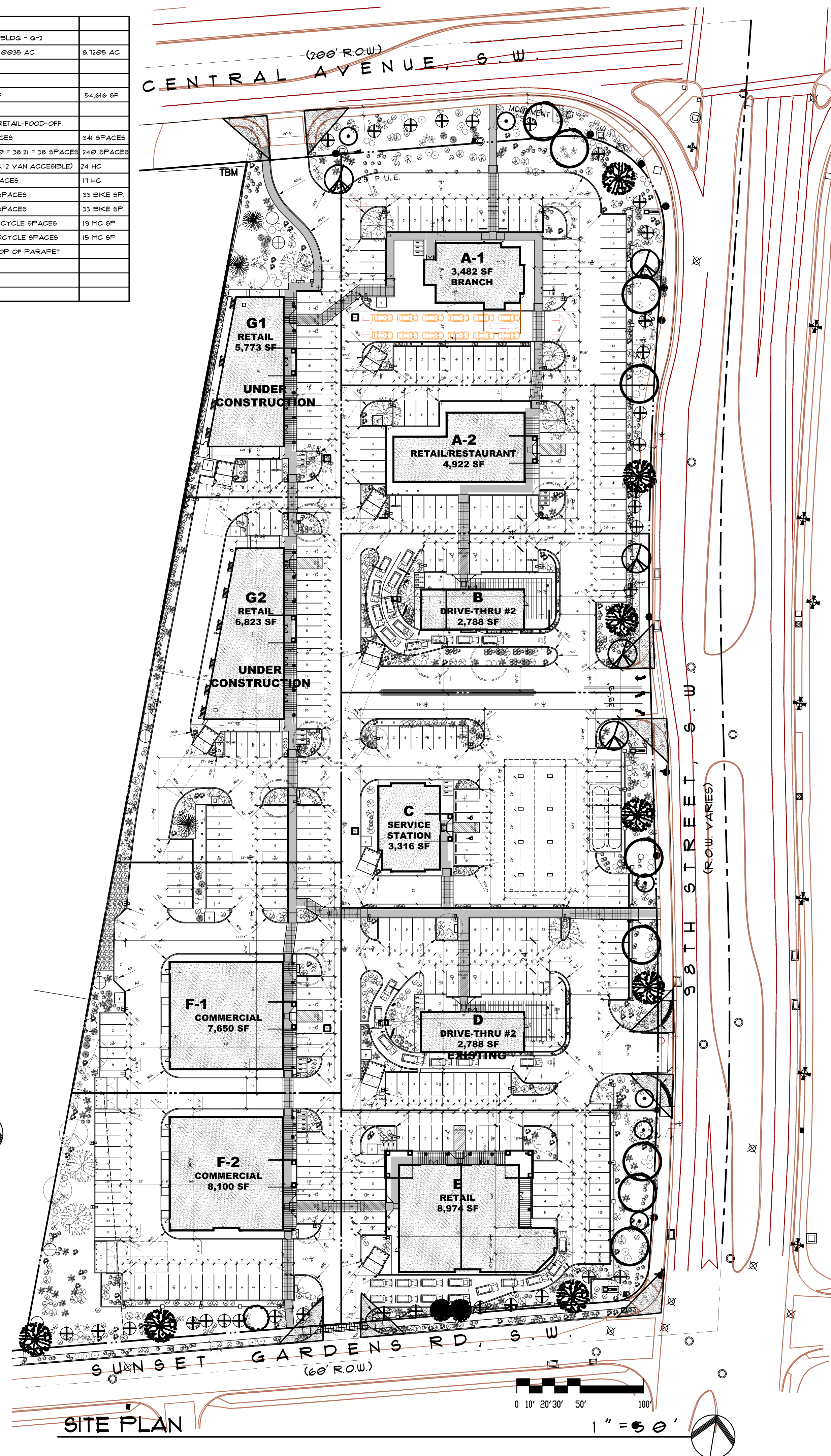
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

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.

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 ACRES	AREA* 1.0846 AC	AREA* 0.6571 AC	AREA* 0.1011 AC	AREA* 0.3673 AC	AREA* 0.3176 AC	AREA* 0.8501 AC	AREA* 0.8183 AC	AREA* 1.0706 AC	AREA* 0.6104 AC	AREA* 1.0035 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 / 90 SEATS	3,316 SF	2,788 SF / 90 SEATS	8,974 SF	1,650 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	SHOP/RETAIL-FOOD-OFFICE	RESTAURANT W/ DRIVE THRU	GAS STATION / RETAIL	RESTAURANT W/ DRIVE THRU	SHOP/RETAIL-FOOD-OFFICE	SHOP/RETAIL	SHOP/RETAIL	SHOP/RETAIL-FOOD-OFF	SHOP/RETAIL-FOOD-OFF	
TOTAL PARKING REQ. (INC. EMPL.)	31,000 * 0.262 * 10 SPACES	5,610,000 * 21.56 * 21 SPACES	5,610,000 * 15.61 * 15 SPACES	5,610,000 * 18.57 * 18 SPACES	5,610,000 * 15.61 * 15 SPACES	3,510,000 * 26.18 * 26 SPACES	3,510,000 * 28.35 * 28 SPACES	3,510,000 * 32.33 * 32 SPACES	5,610,000 * 38.21 * 38 SPACES	5,610,000 * 38.21 * 38 SPACES	341 SPACES
HC PROVIDED	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	24 HC	
HC REQUIRED	1 HC SPACE	2 HC SPACE	1 HC SPACE	1 HC SPACE	1 HC SPACE	3 HC SPACE	1 HC SPACE	2 HC SPACE	3 HC SPACE	2 HC SPACE	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 SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	19 MC SP
MOTORCYCLE SPACES REQUIRED	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	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 (1.05) ELECTRIC VEHICLE CHARGING STATIONS REQUIRED, 11 PROVIDED										



PR-2019-002380/
SP-2025-0004

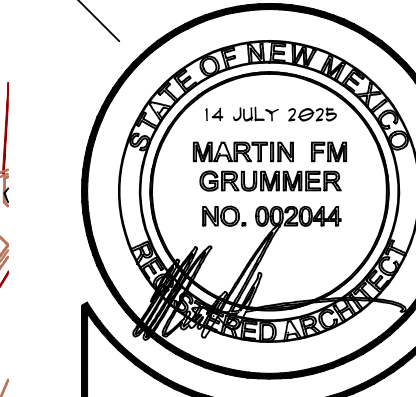


ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

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

TCL

A1.2

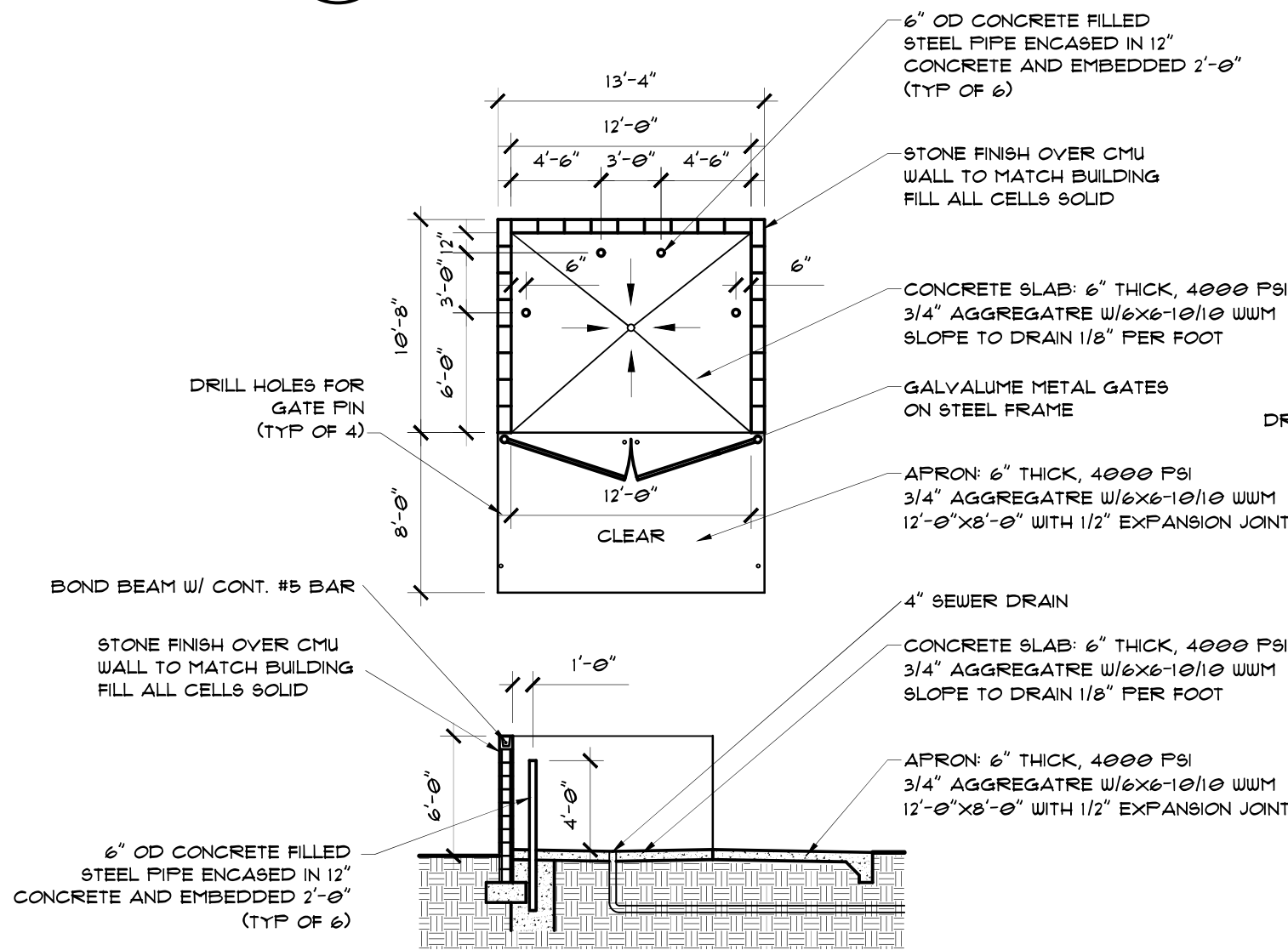


MARTIN FM GRUMMER ARCHITECT
331 WELLESLEY PLACE, NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2207



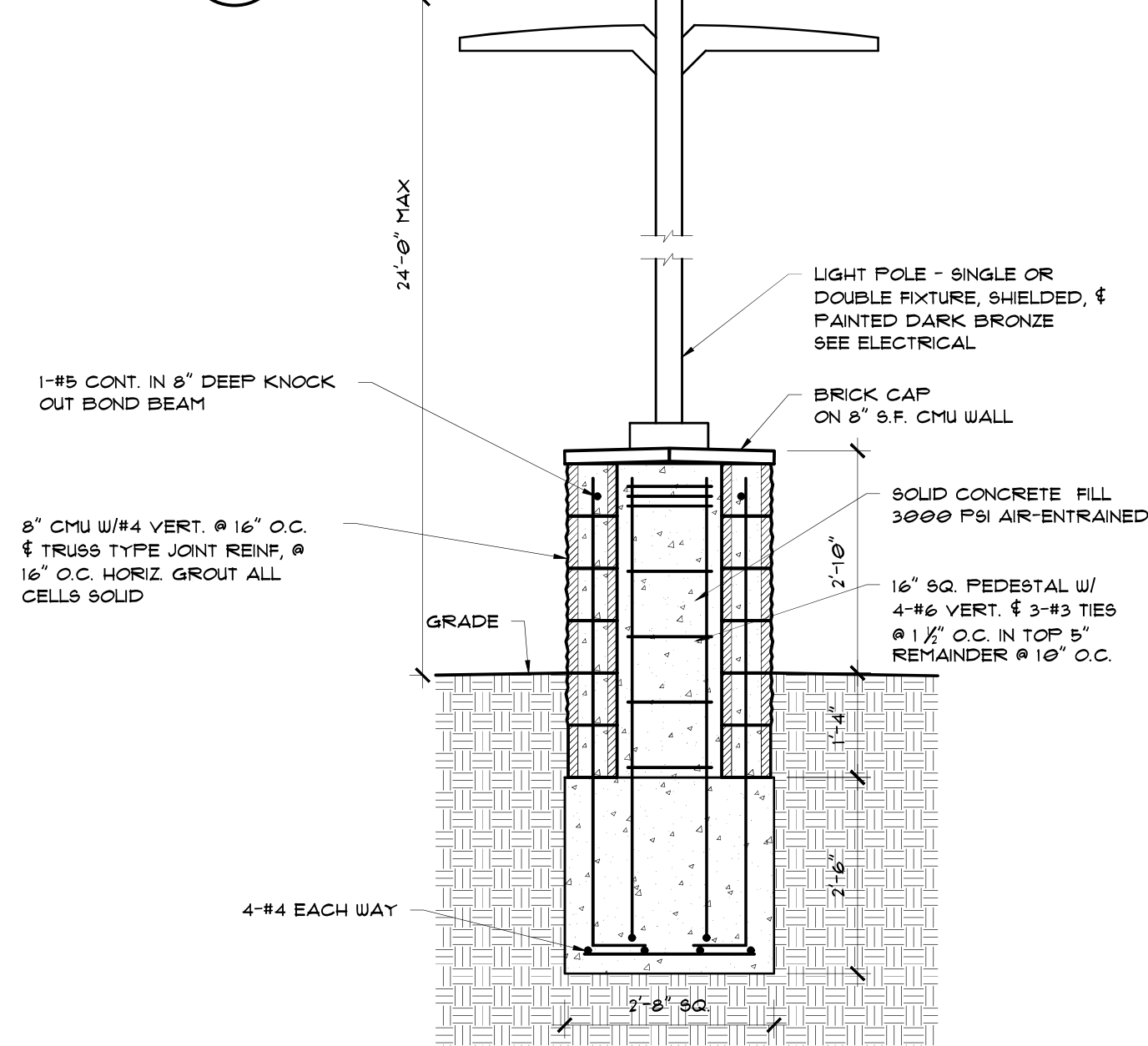
1 BICYCLE RACK

AI.3 N.T.S. (TYP OF 9)



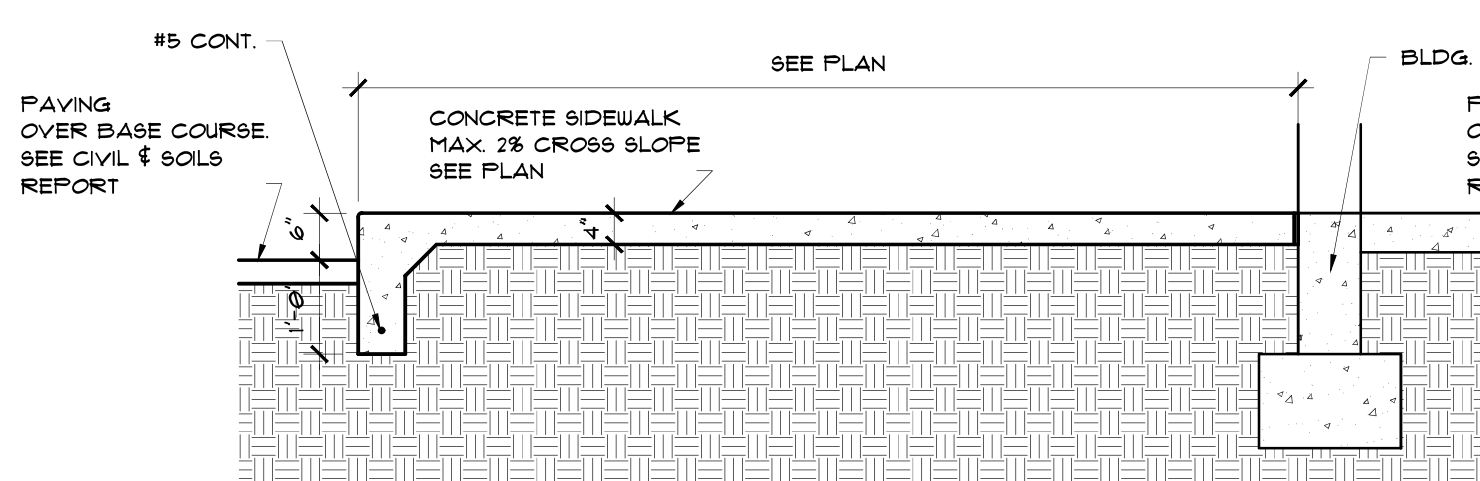
2 REFUSE ENCLOSURE

AI.3 N.T.S.



8 LIGHT POLE BASE

AI.3 1/2"=1'-0"

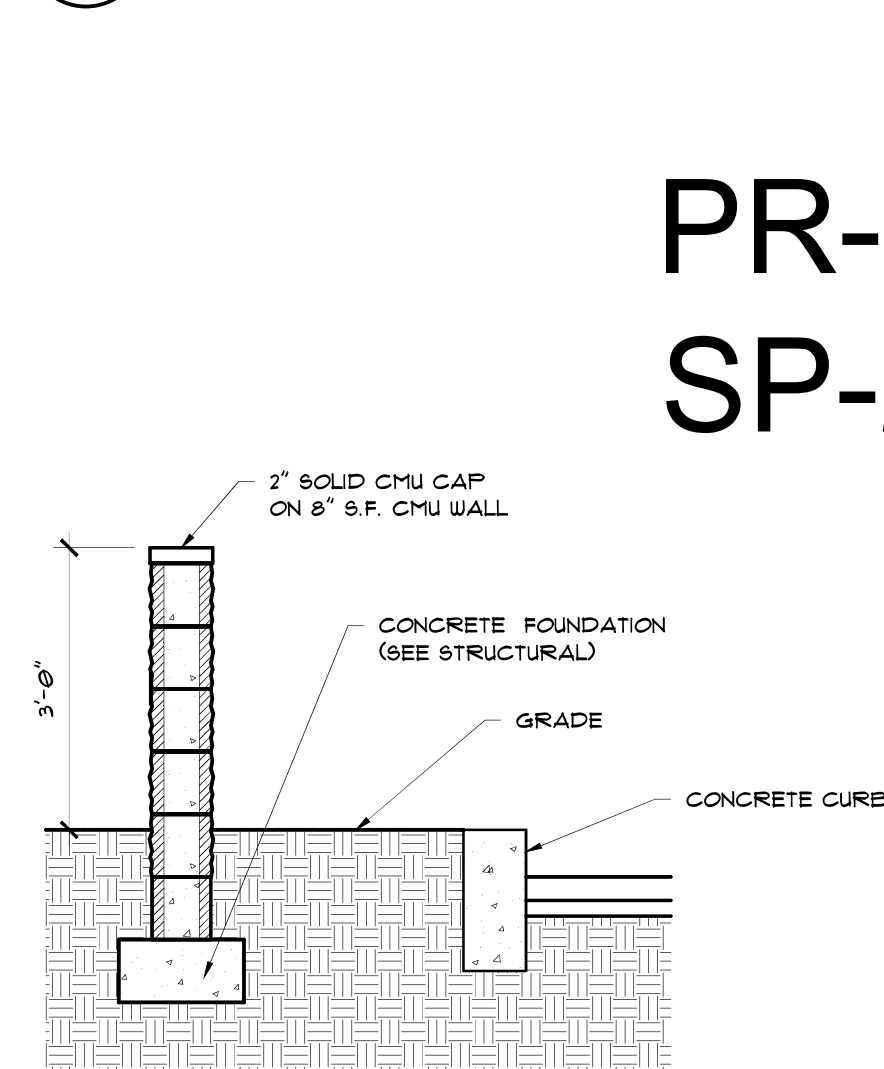


10 SIDEWALK DETAIL

AI.3 1/2"=1'-0"

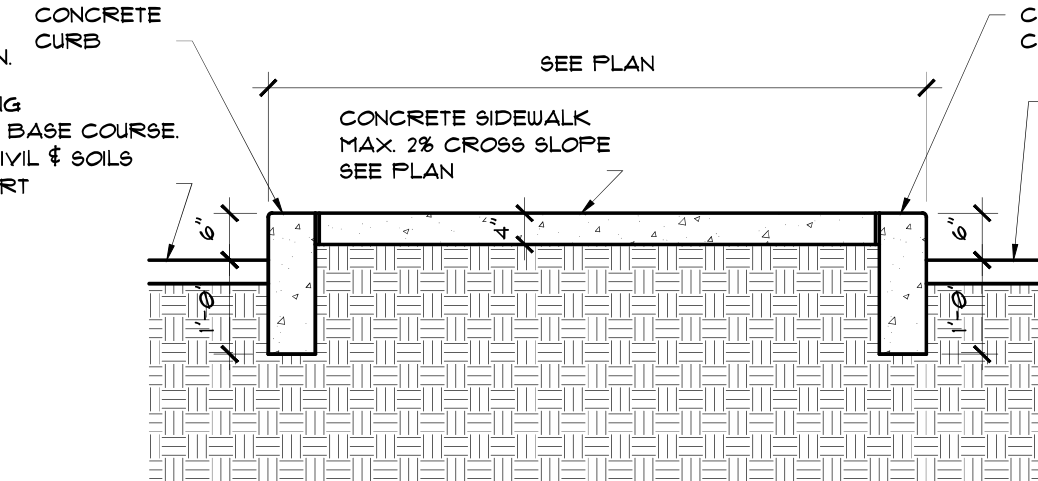
3 REFUSE ENCLOSUREW/ RECYCLING

AI.3 N.T.S.



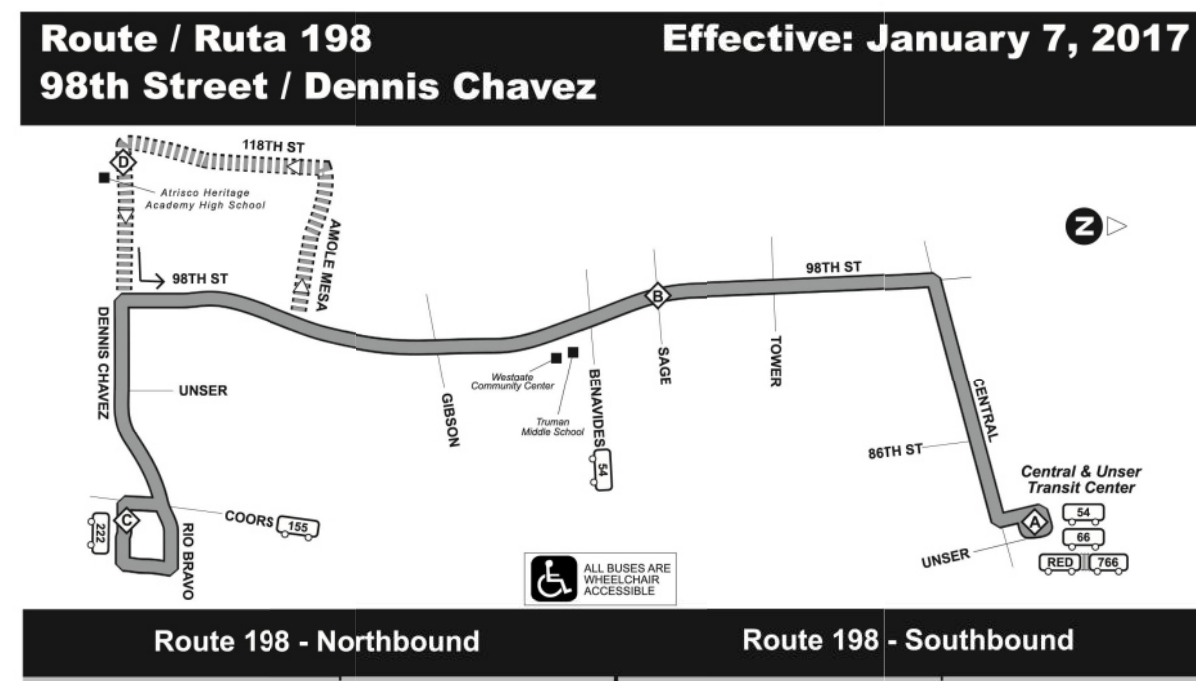
9 SCREEN WALL DETAIL

AI.3 1/2"=1'-0"

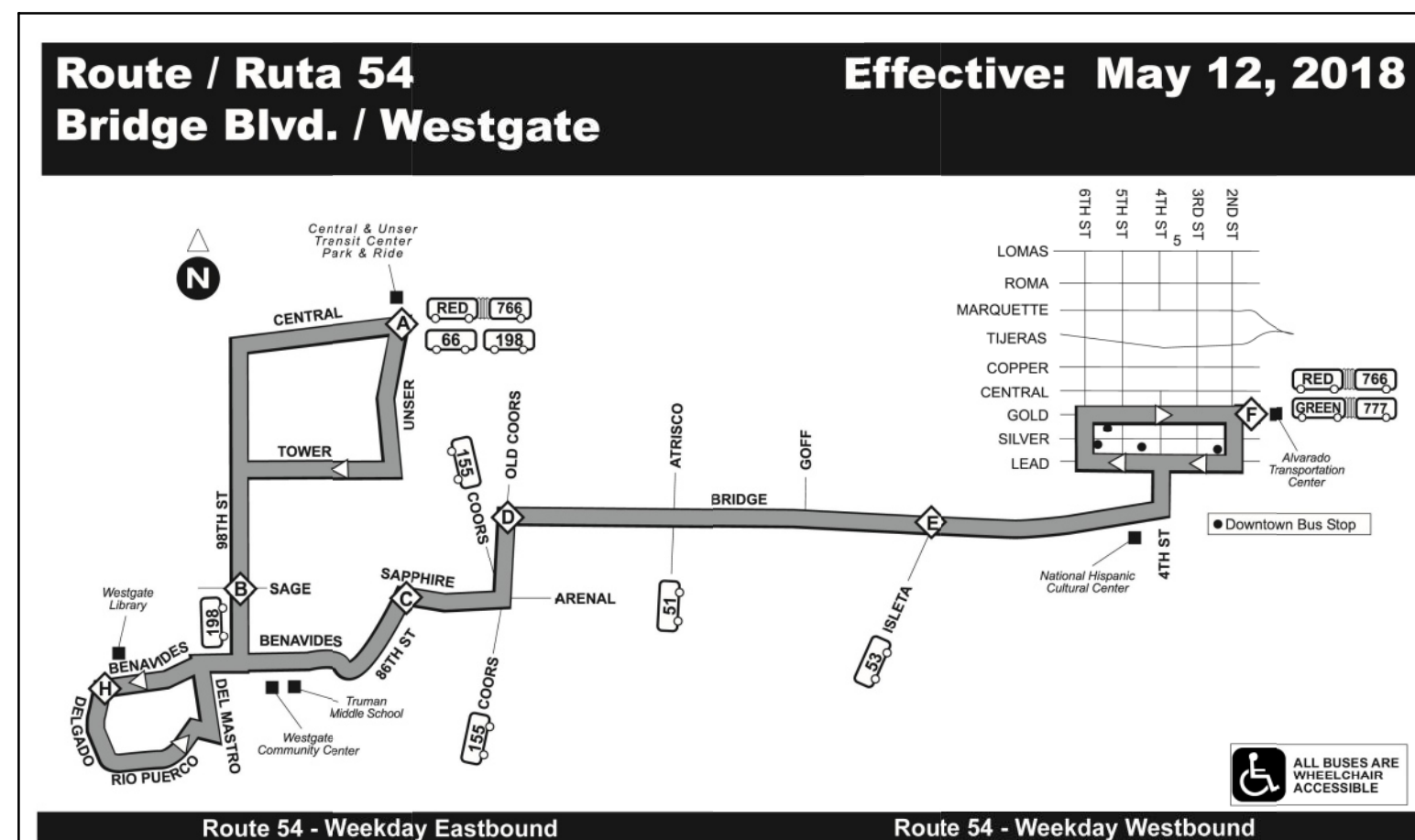


11 SIDEWALK DETAIL

AI.3 1/2"=1'-0"

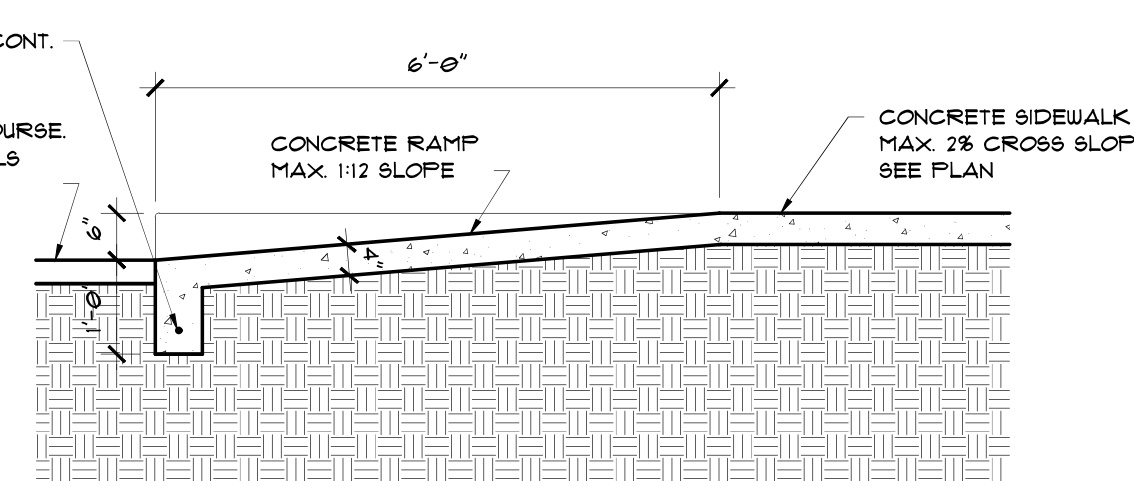


PR-2019-002380/
SP-2025-0004



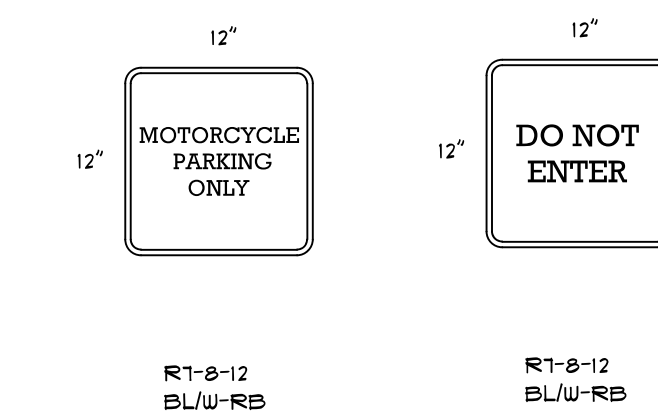
13 RAMP DETAIL

AI.3 1/2"=1'-0"



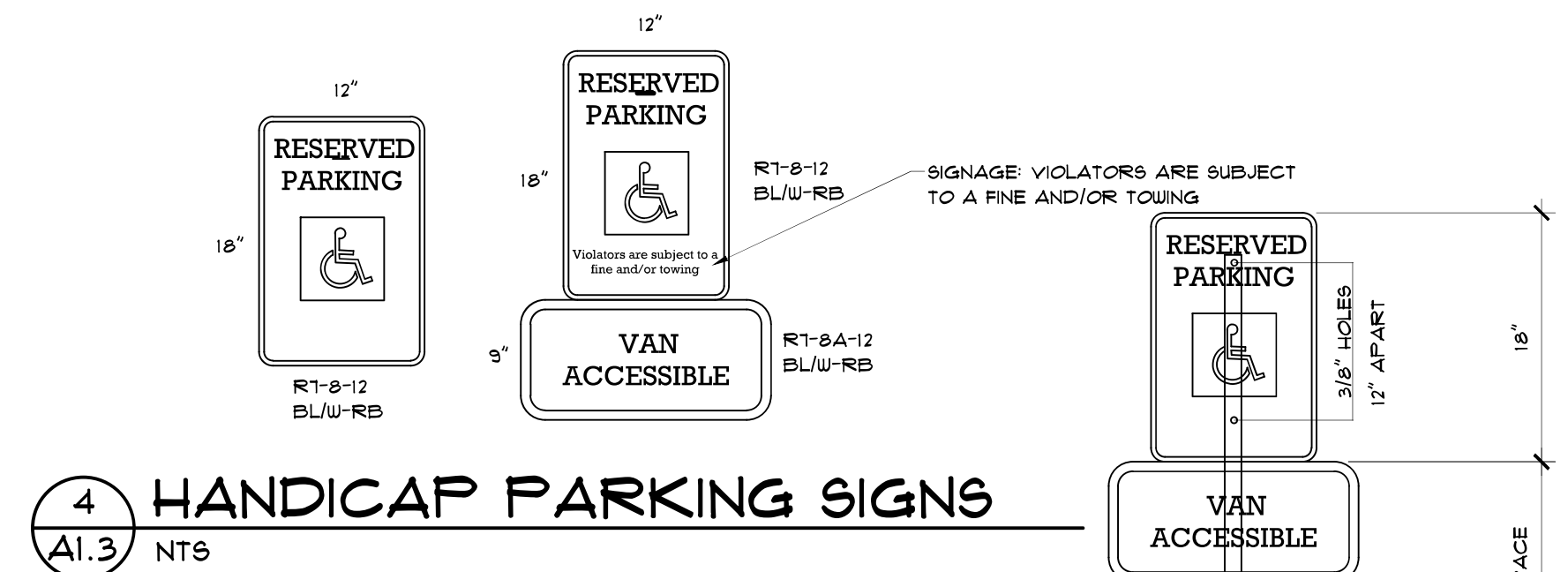
7 SIGN MOUNTING DETAIL

AI.3 N.T.S.



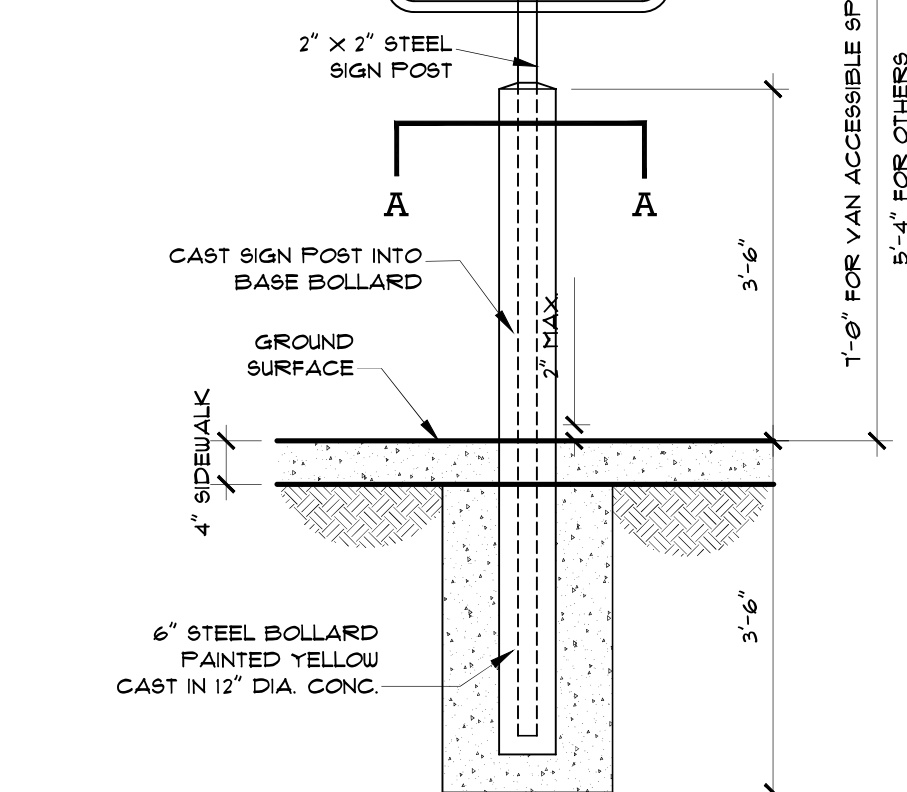
4 HANDICAP PARKING SIGNS

AI.3 N.T.S.



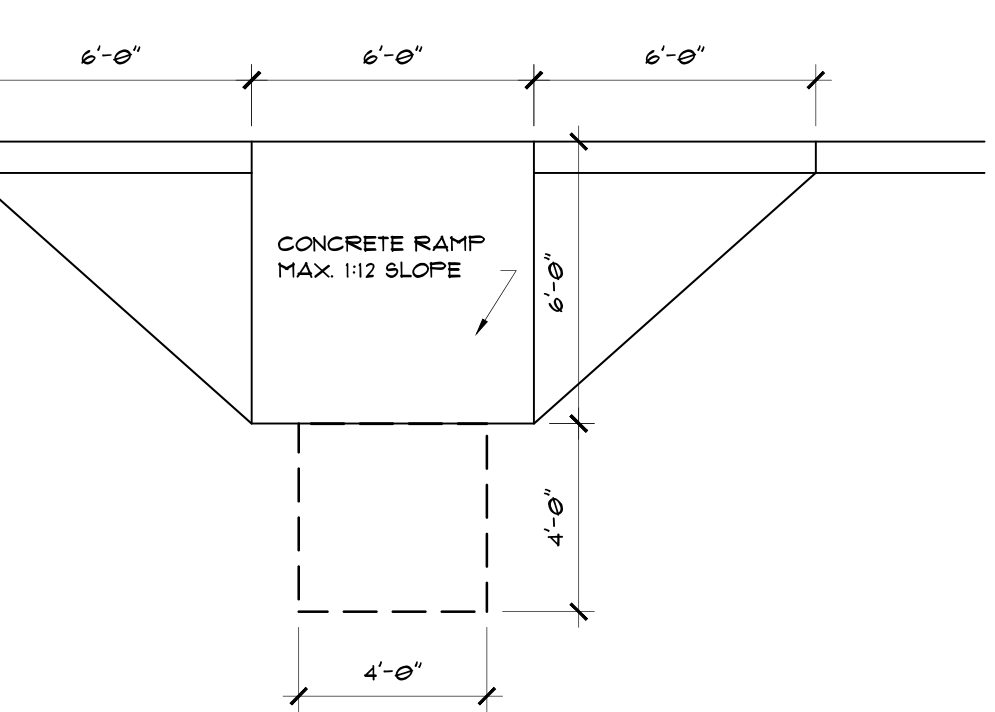
6 SIGN MOUNTING DETAIL

AI.3 N.T.S.



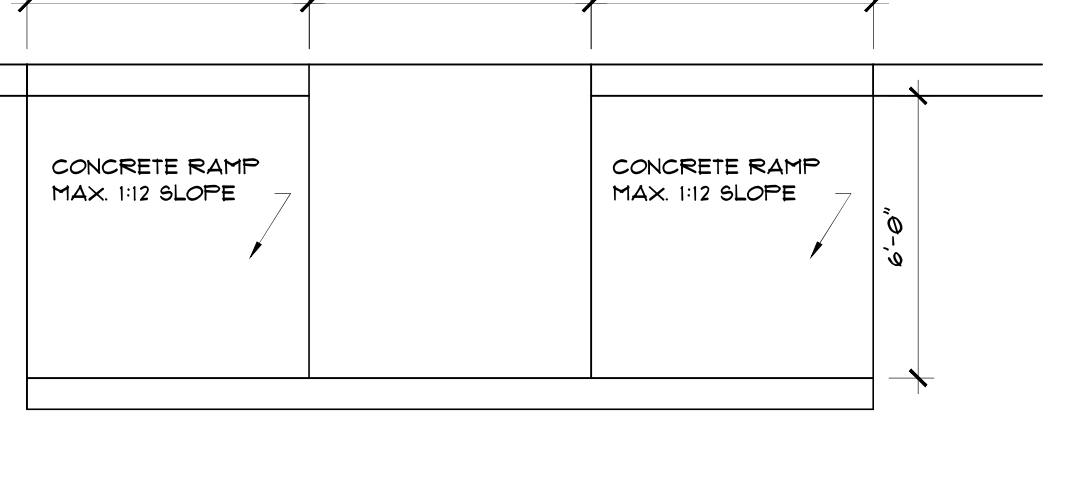
1A SIGN PAINTING DETAIL

AI.3 N.T.S.



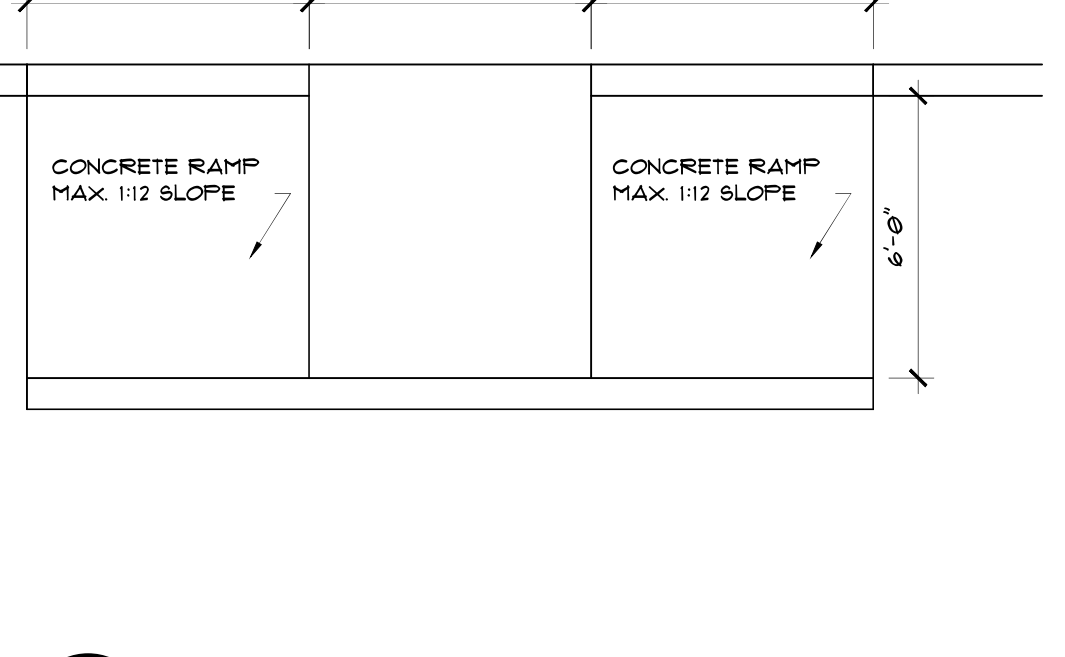
14 RAMP DETAIL

AI.3 1/4"=1'-0"

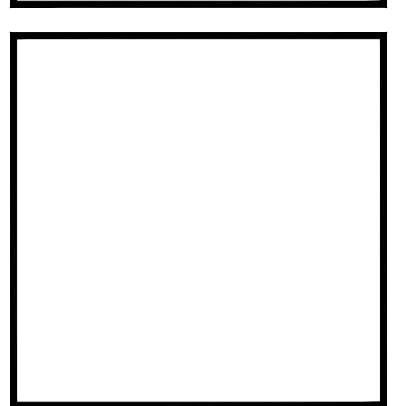


15 RAMP DETAIL

AI.3 1/4"=1'-0"



MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2207



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

SITE DETAILS

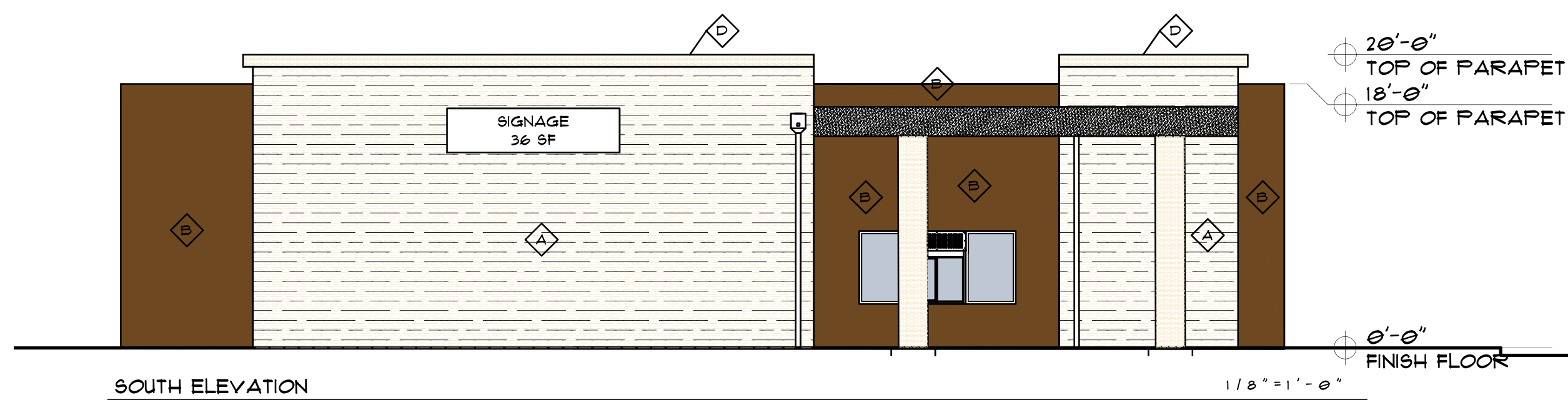
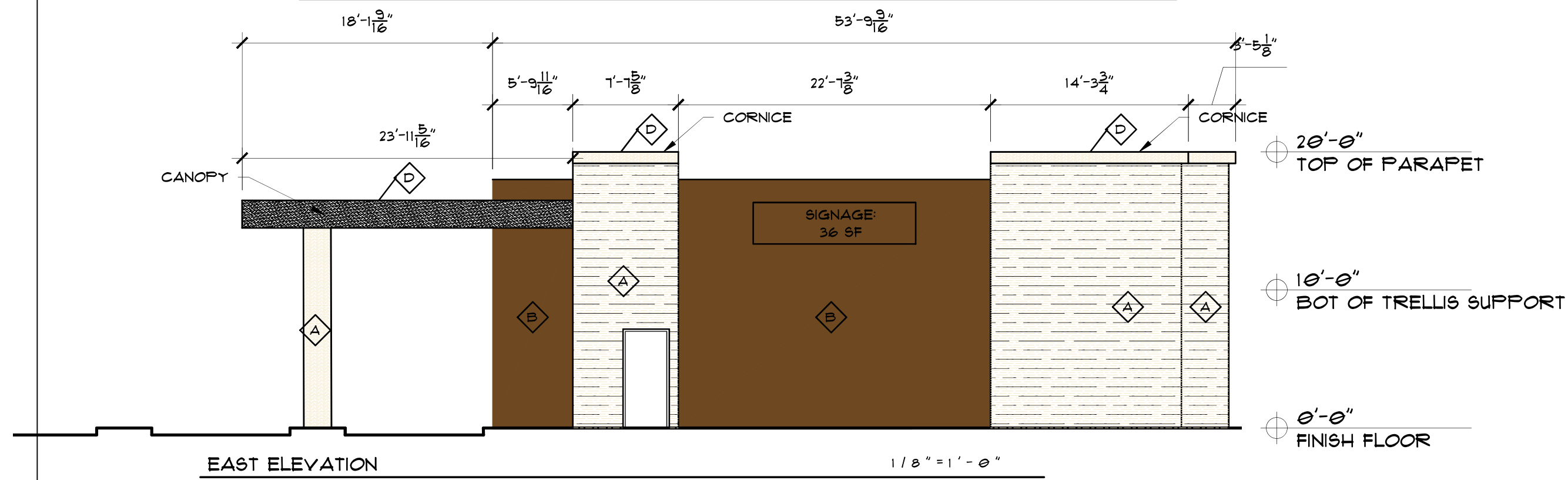
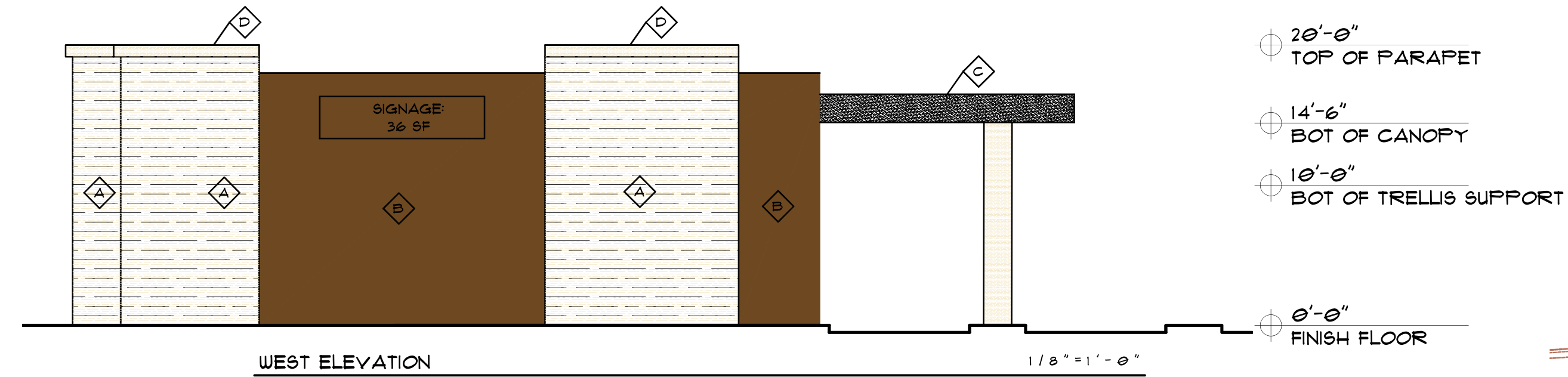
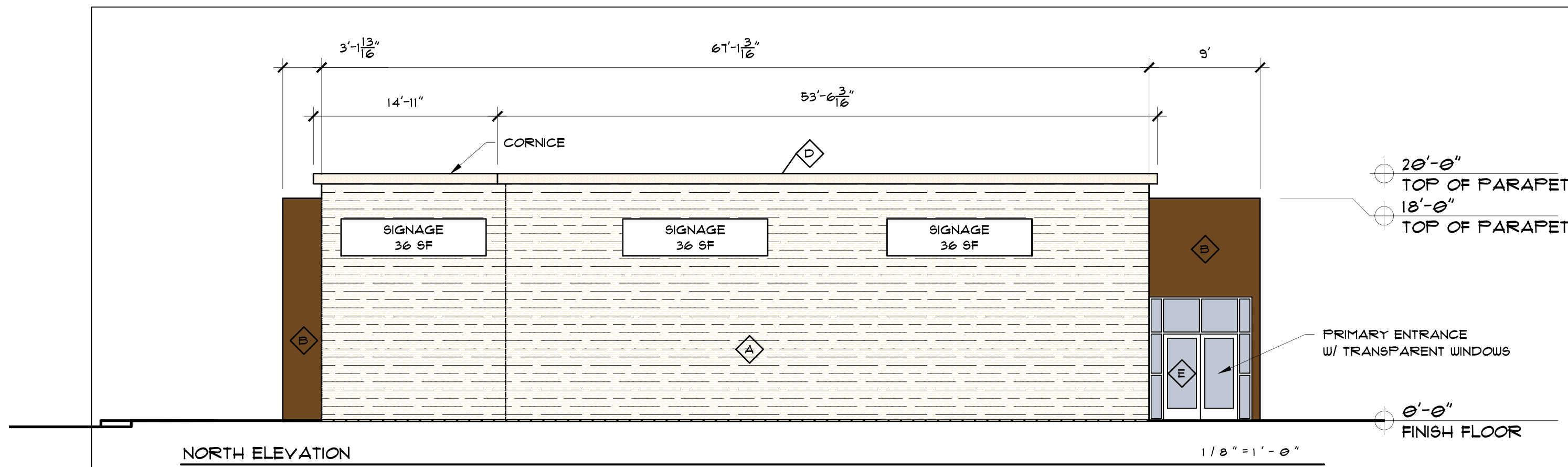
TCL

TCL

TCL

TCL

A1.3



KEYED COLOR / MATERIAL SCHEDULE

	STONE	WHITE STONE
	STUCCO	BROWN
	STUCCO	DARK GREY
	STUCCO	WHITE
	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
	METAL TRELLIS	WHITE

SIGNAGE NOT TO EXCEED 15% OF FACADE

BUILDING A1

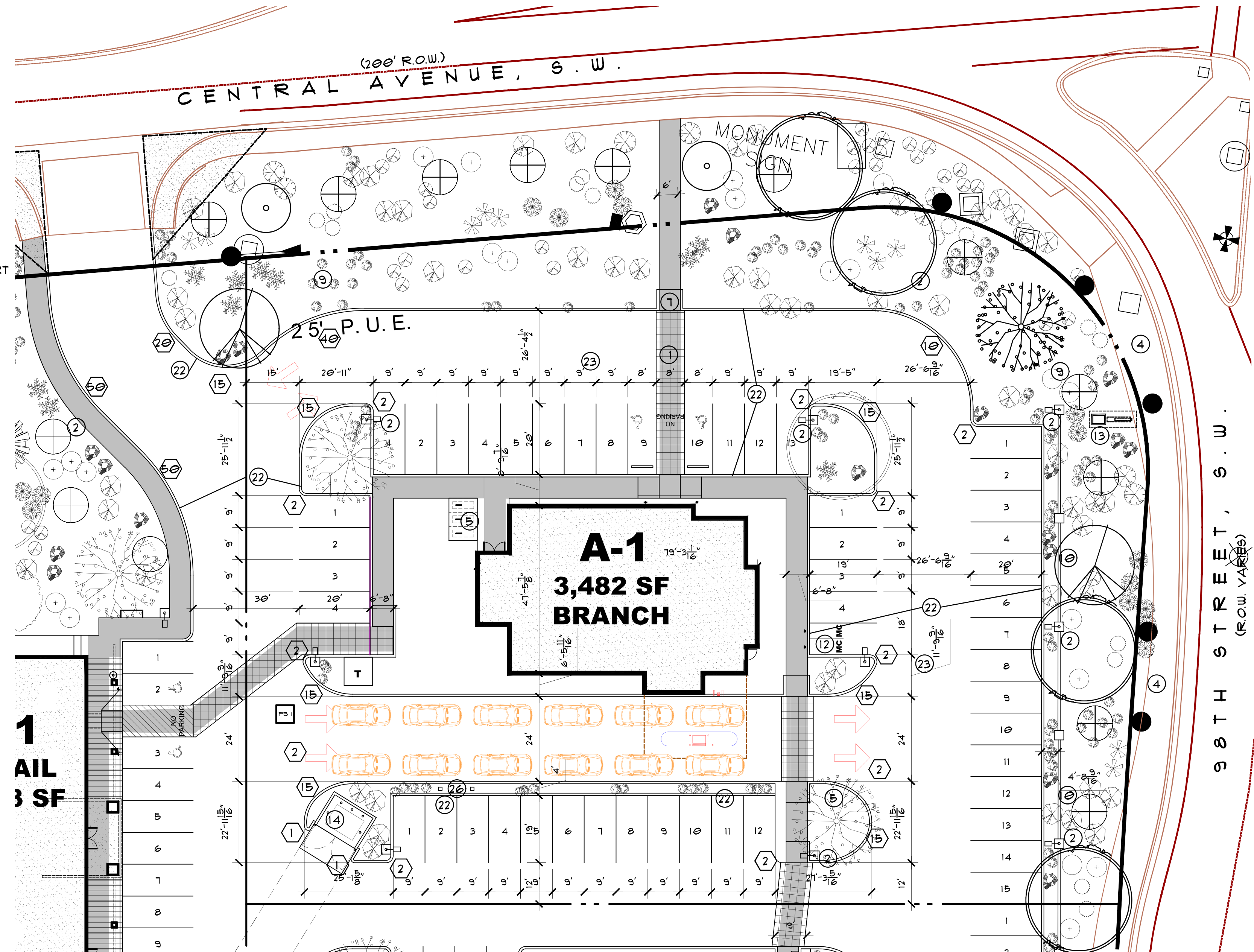
NORTH ELEVATION (CENTRAL FACADE)
2A) GROUND FLOOR TRANSPARENT WINDOWS WITH SILL AT GRADE FOR 8'-4"
2C) PRIMARY ENTRANCE
3A) WALL PLANE PROJECTION OVER 2 FT
3D) THREE DIMENSIONAL CORNICE
EAST ELEVATION (98TH STREET FACADE)
2D) CANOPY PROVIDED
3A) WALL PLANE PROJECTION OVER 2 FT
3D) THREE DIMENSIONAL CORNICE

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/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
- 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 (TOTAL OF 17)
- 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" |
| 33 | RADIUS = 33'-0" |
| 45 | RADIUS = 45'-0" |
| 60 | RADIUS = 50'-0" |
| 85 | RADIUS = 85'-0" |
| 150 | RADIUS = 150'-0" |



PR-2019-002380/
SP-2025-00047

SITE PLAN



MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2207

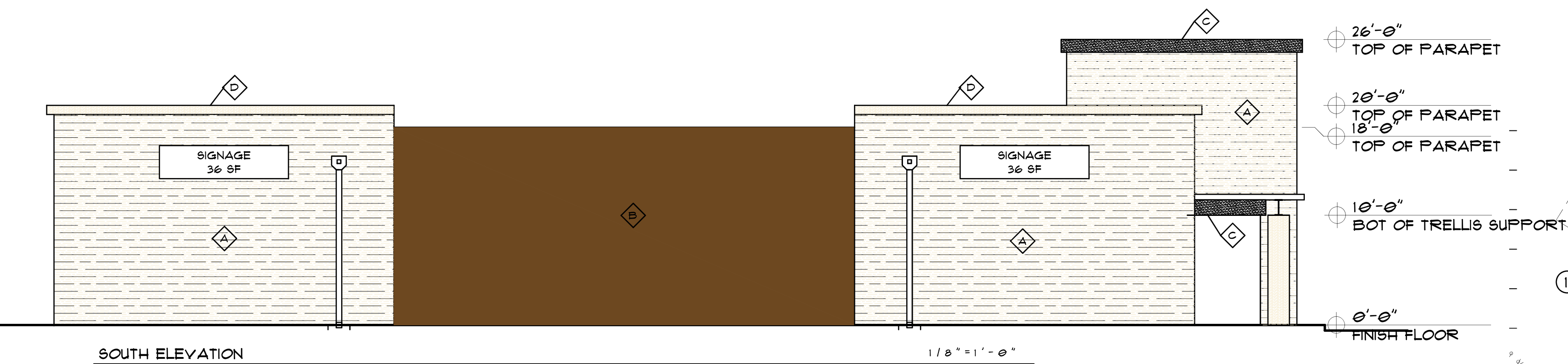
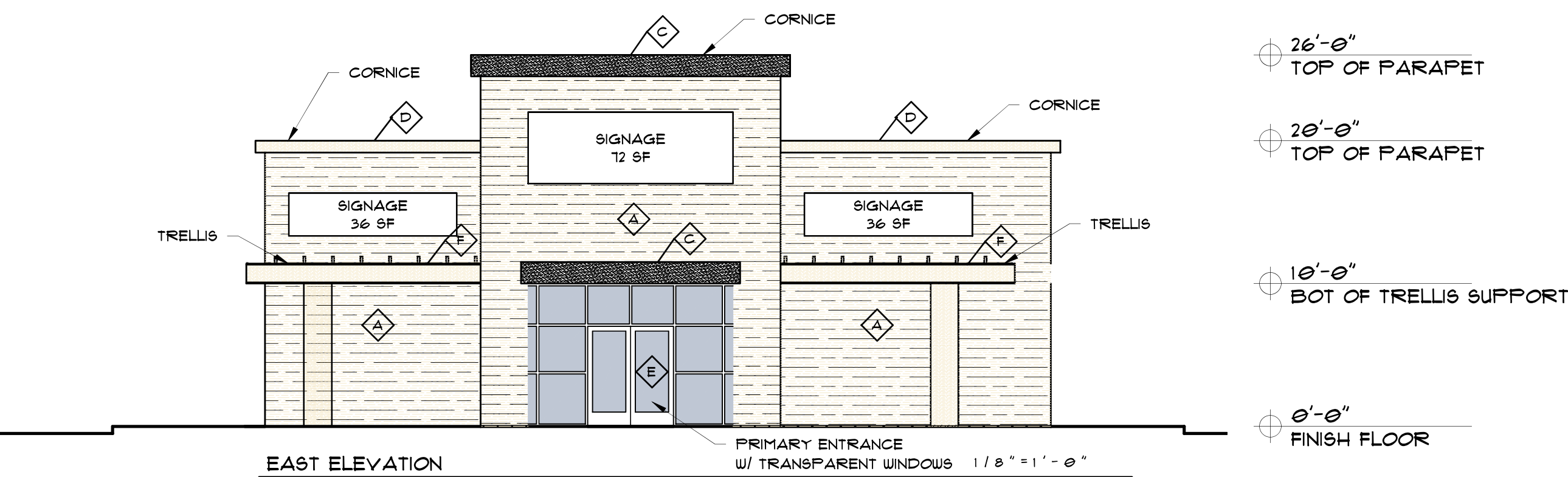
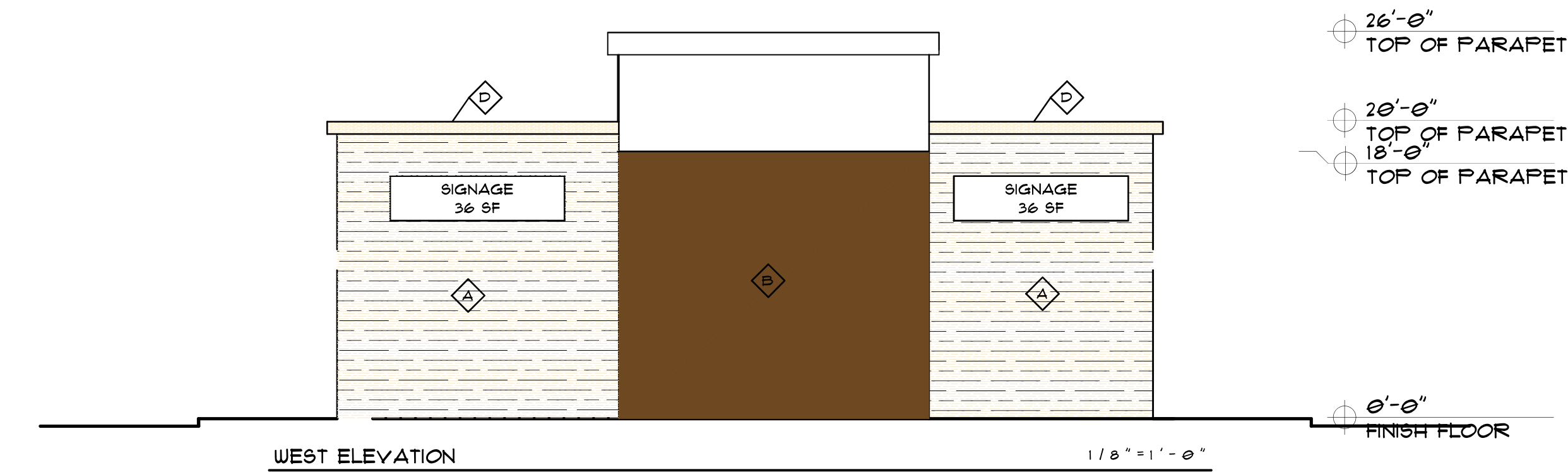
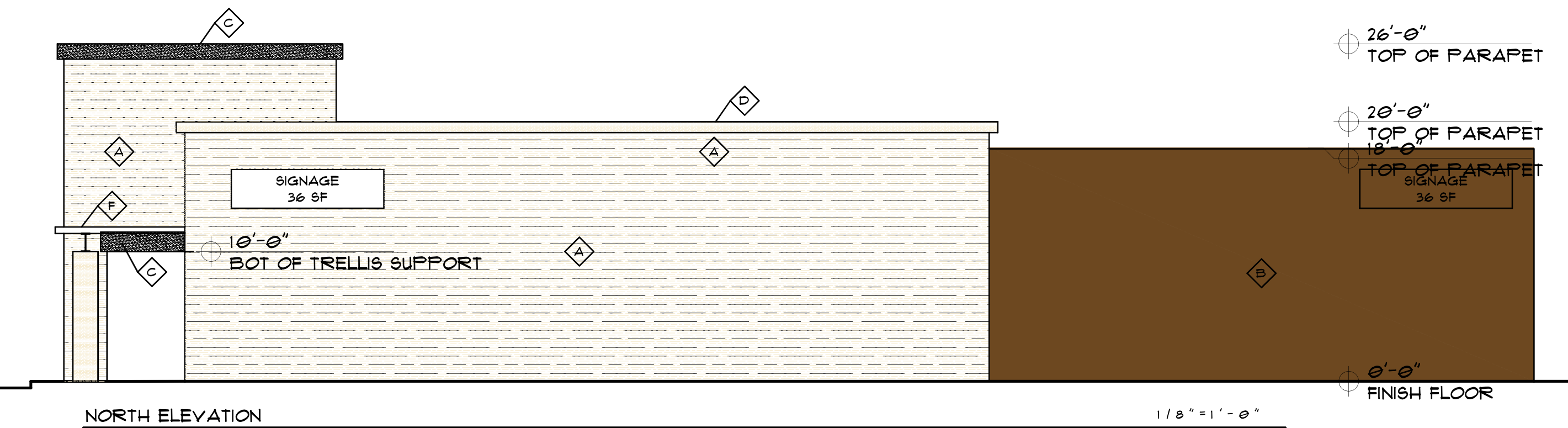


PETERSON
PROPERTIES

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

A-1

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 CORNICE

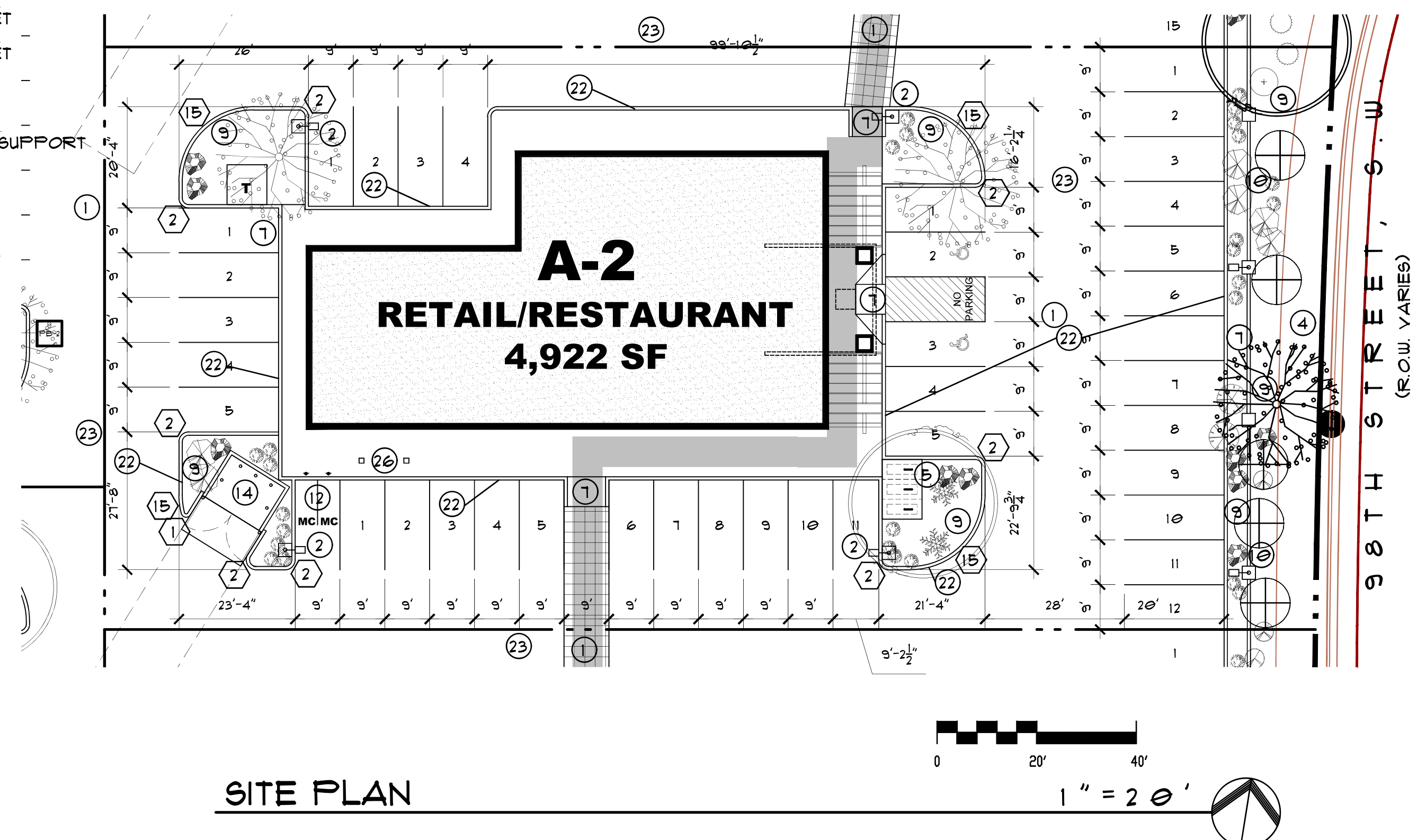
KEYED NOTES

- 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
- 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 (TOTAL OF 17)
- 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" |
| 33 | RADIUS = 33'-0" |
| 45 | RADIUS = 45'-0" |
| 60 | RADIUS = 60'-0" |
| 85 | RADIUS = 85'-0" |
| 150 | RADIUS = 150'-0" |

PR-2019-002380/
SP-2025-00047



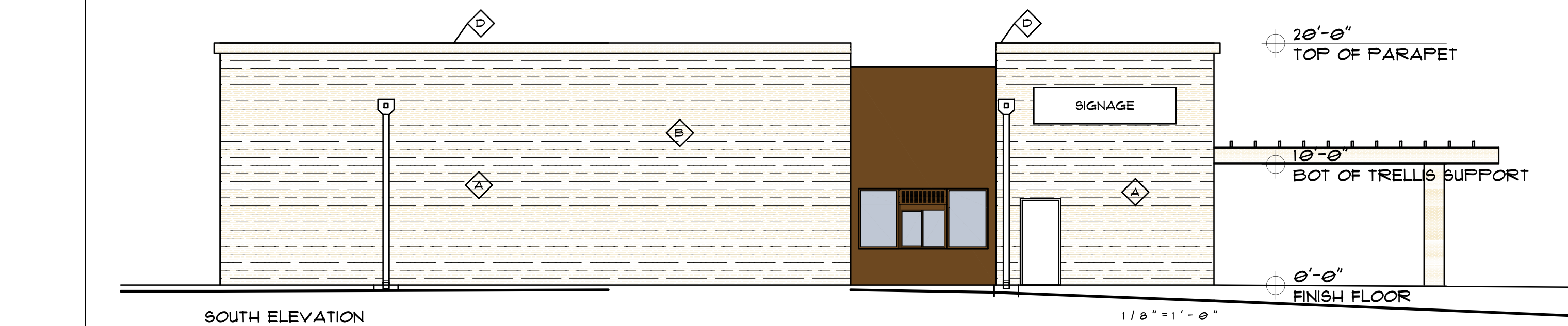
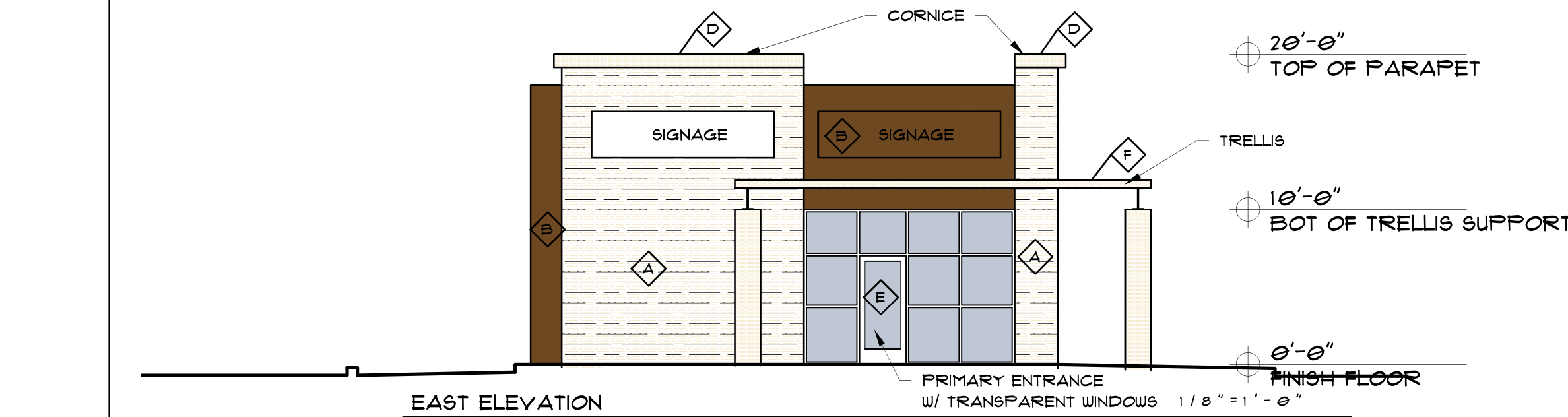
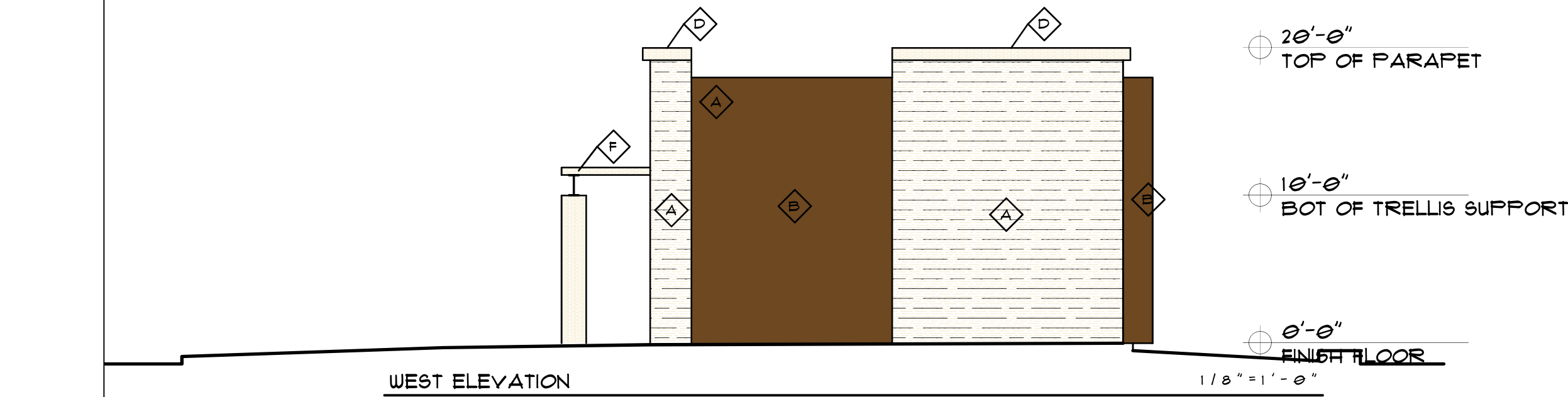
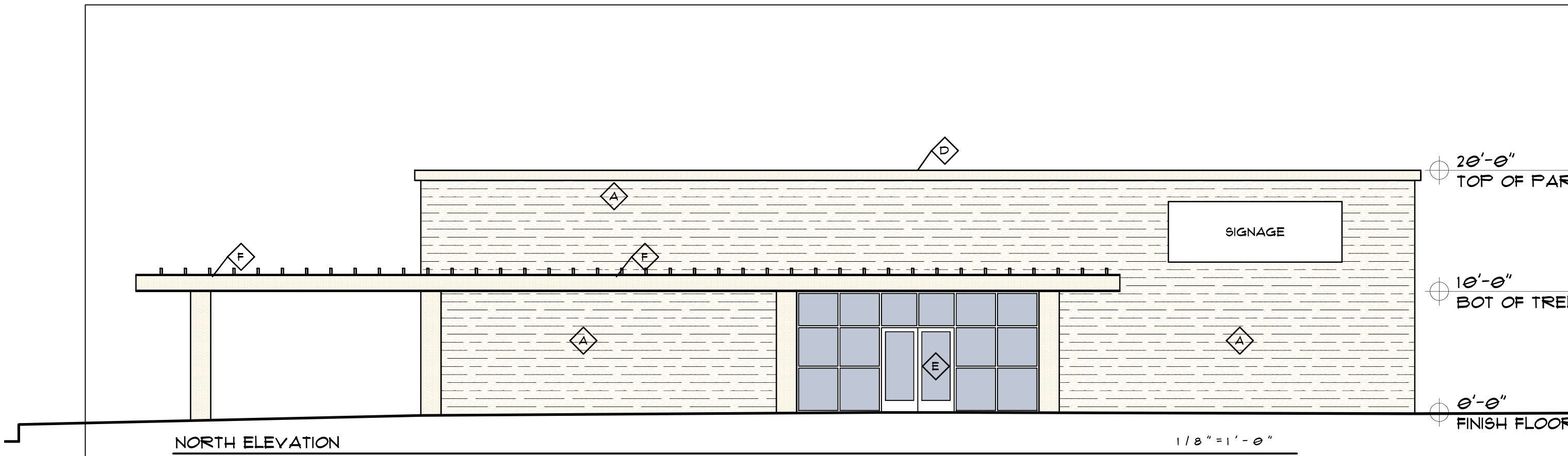
MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2207



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

A-2

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)
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

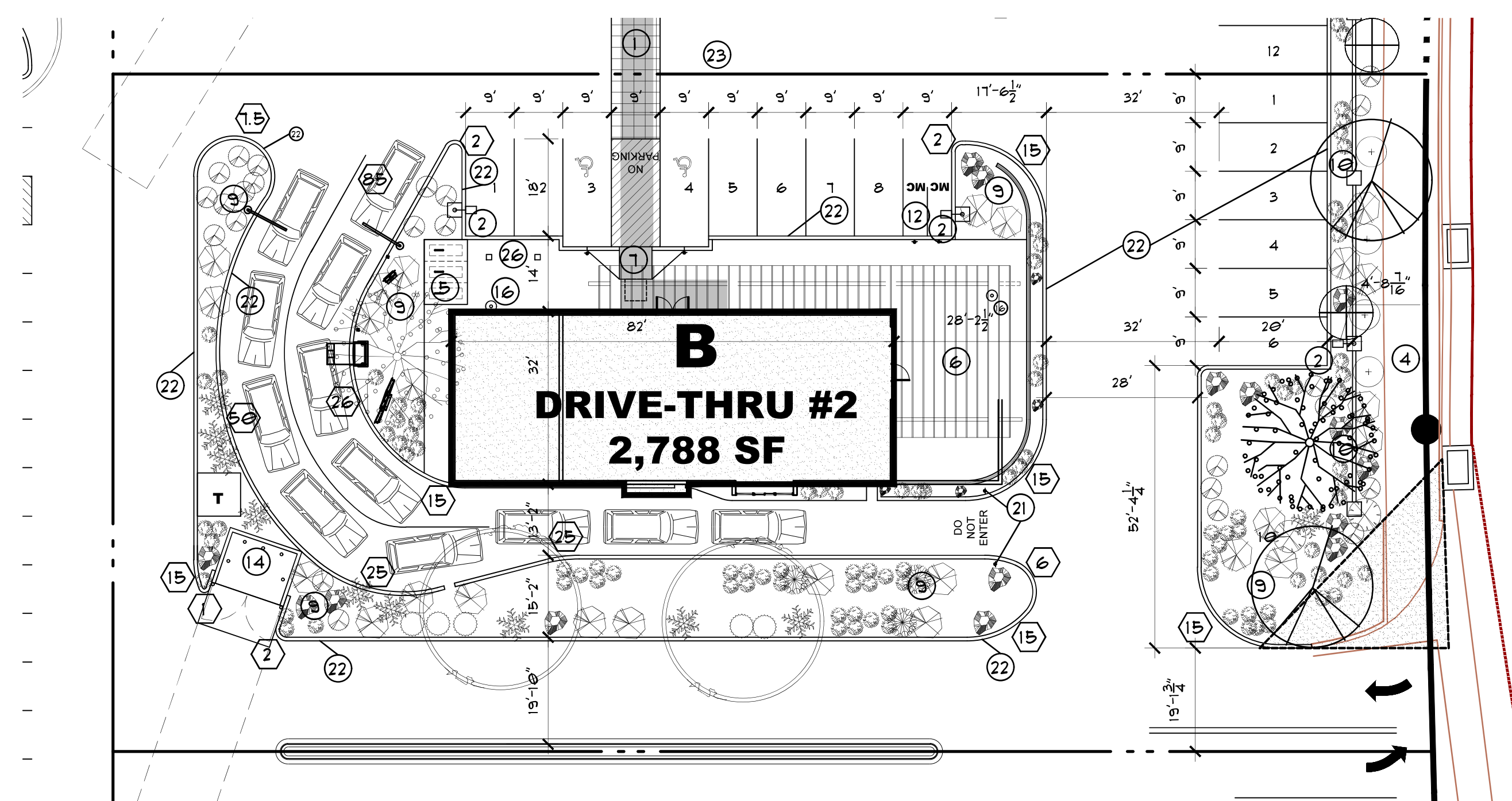
KEYED NOTES

- 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 (TOTAL OF 17)
- 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

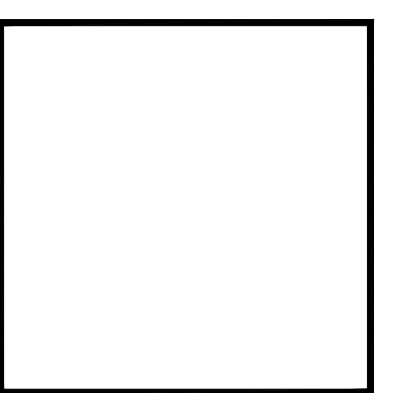
- | | |
|-----|------------------|
| 1 | RADIUS = 1'-0" |
| 2 | RADIUS = 2'-0" |
| 4 | RADIUS = 4'-0" |
| 5 | RADIUS = 5'-0" |
| 6 | RADIUS = 6'-0" |
| 9 | RADIUS = 9'-0" |
| 15 | RADIUS = 15'-0" |
| 20 | RADIUS = 20'-0" |
| 25 | RADIUS = 25'-0" |
| 28 | RADIUS = 28'-0" |
| 30 | RADIUS = 30'-0" |
| 33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

PR-2019-002380/
SP-2025-00047

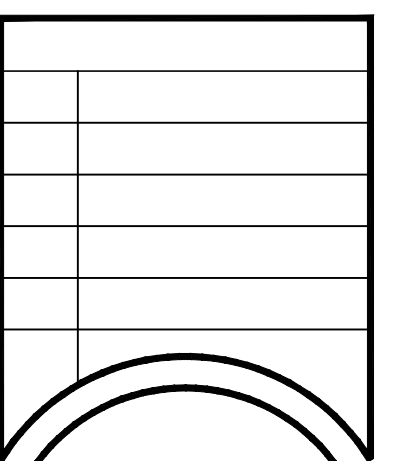
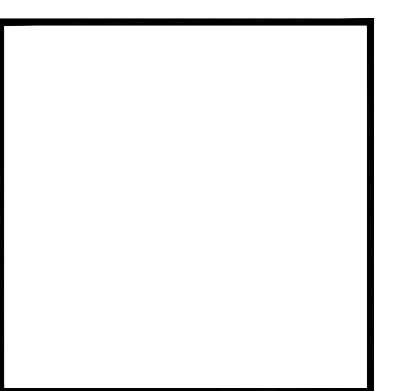
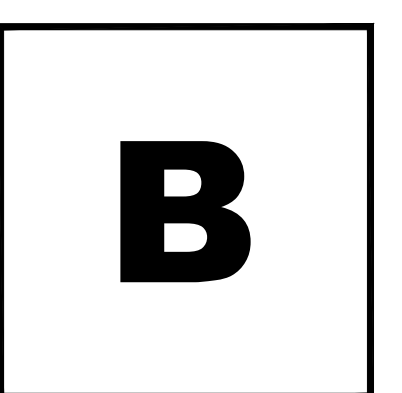


SITE PLAN

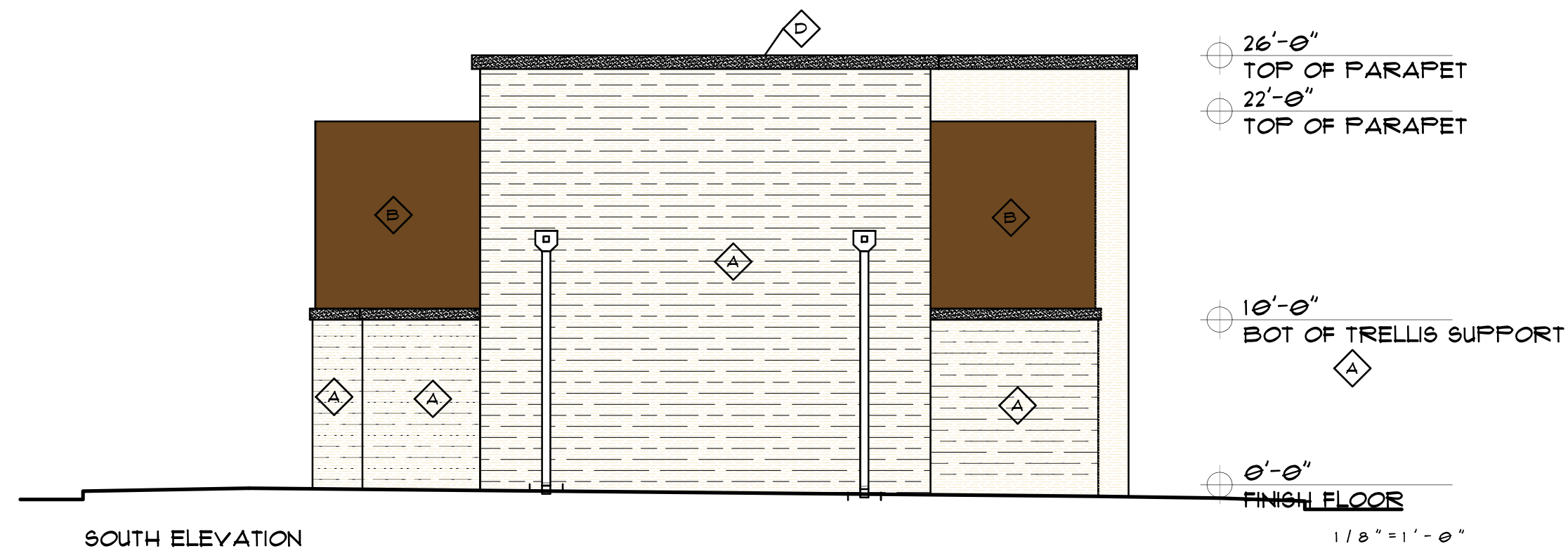
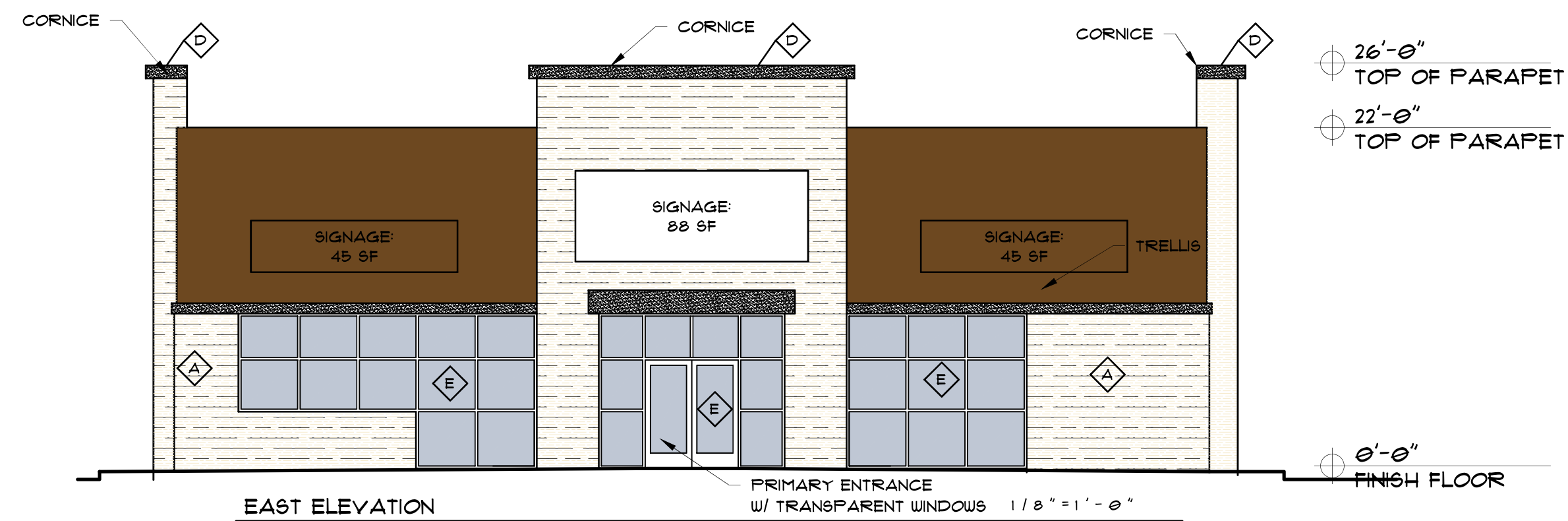
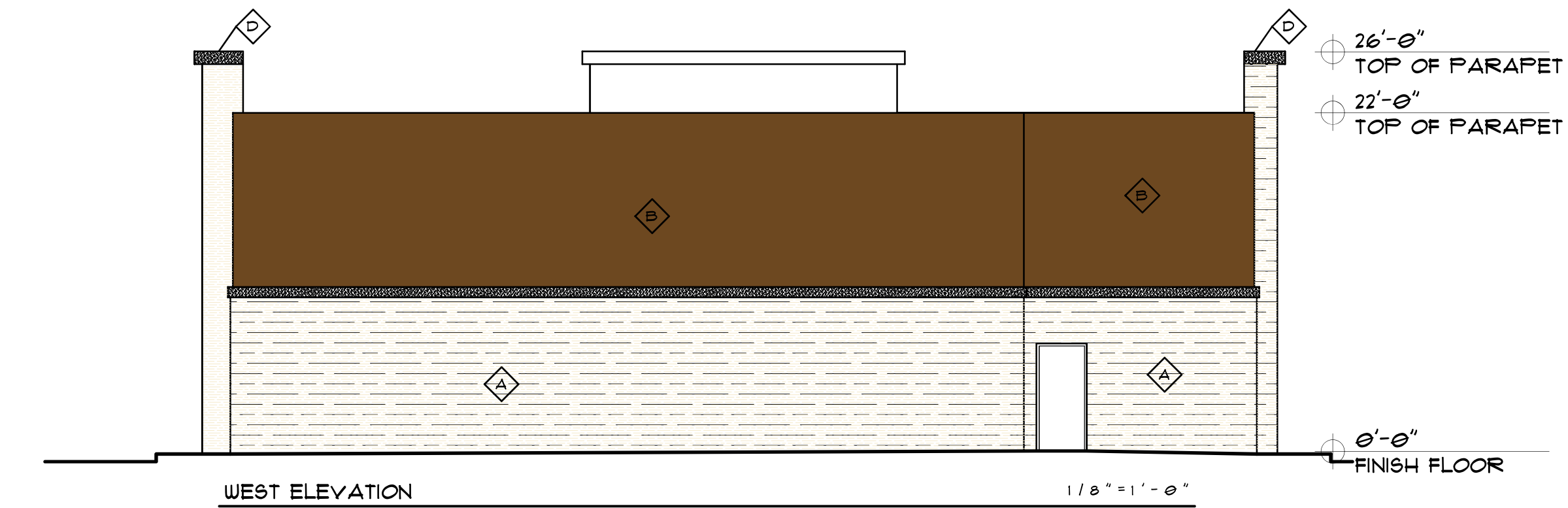
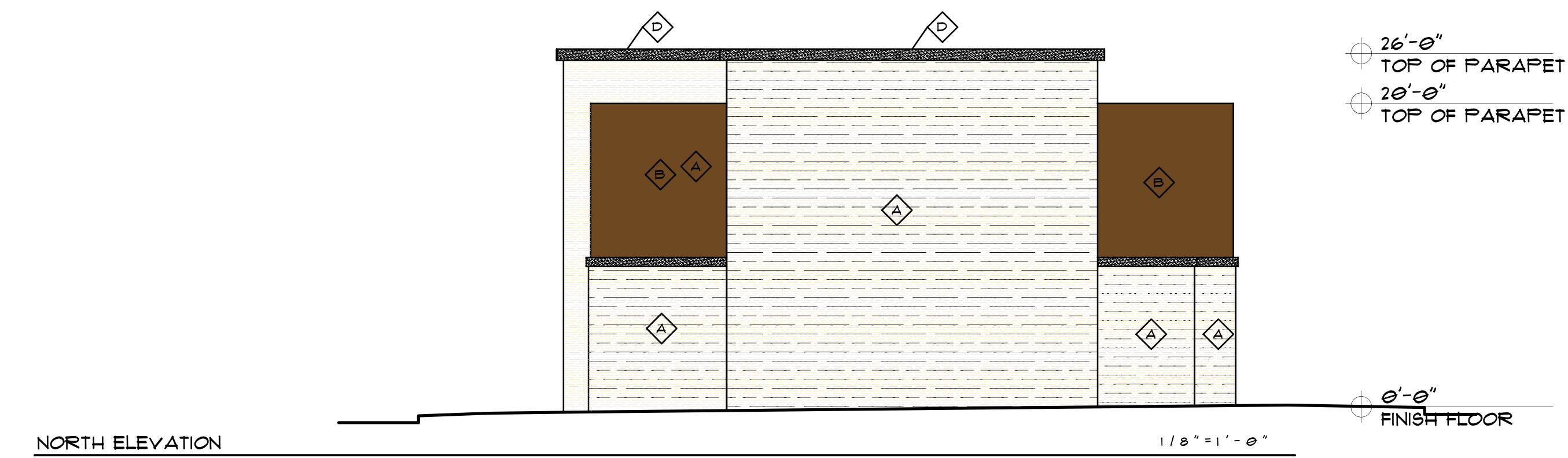
98TH STREET, S.W.
(ROW VARIES)



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



A2.3



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 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

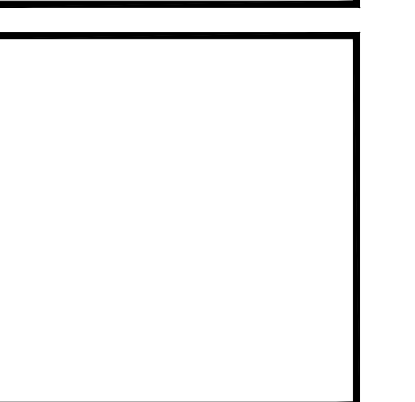
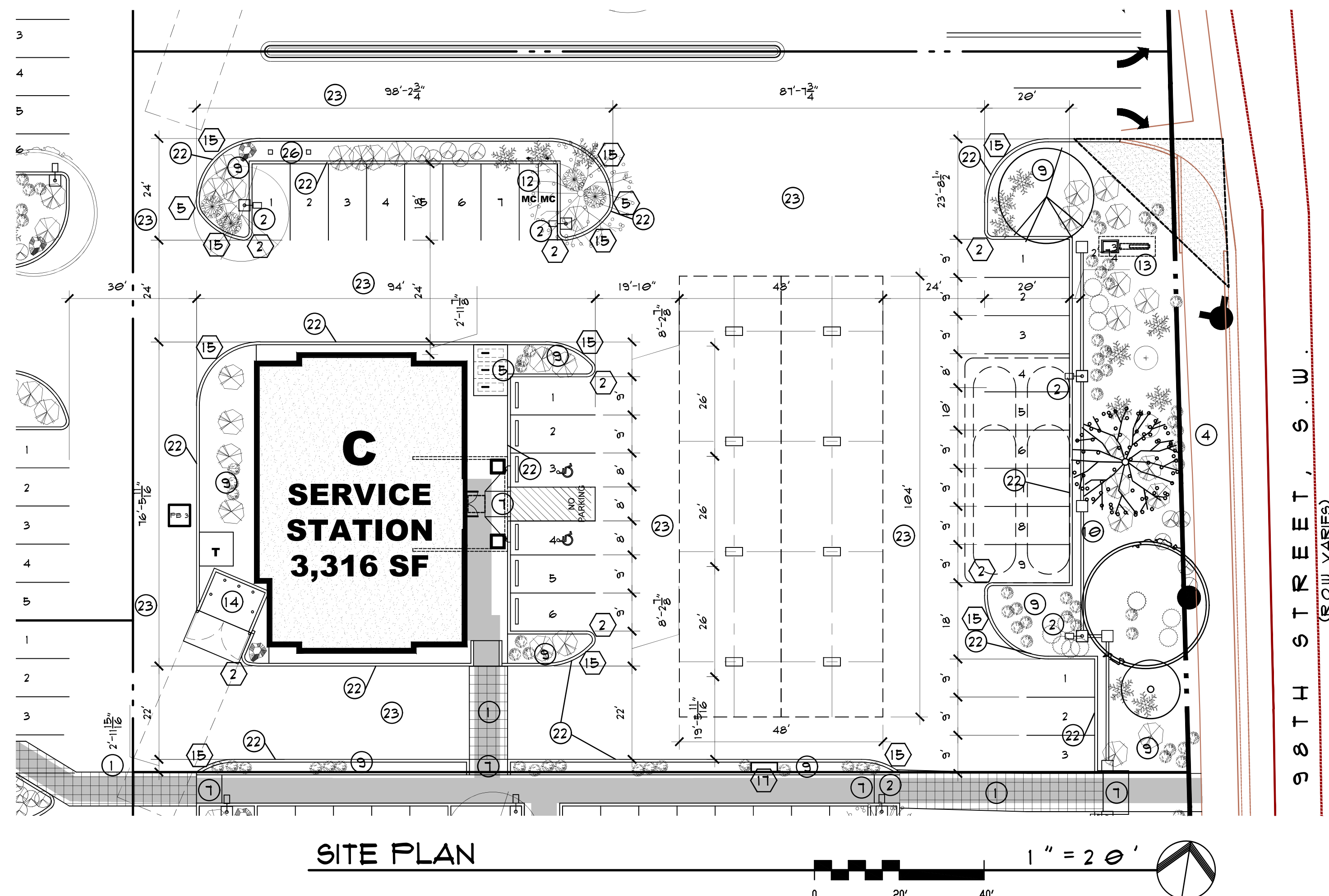
KEYED NOTES

- 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY 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 (TOTAL OF 17)
- UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

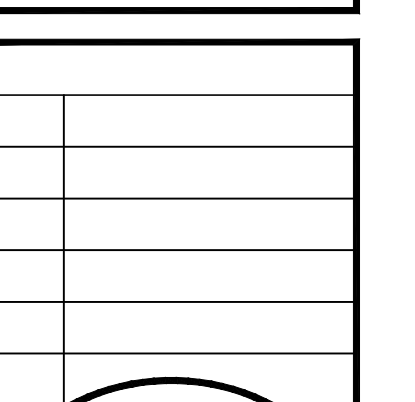
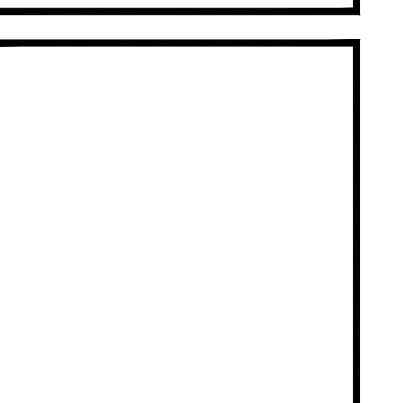
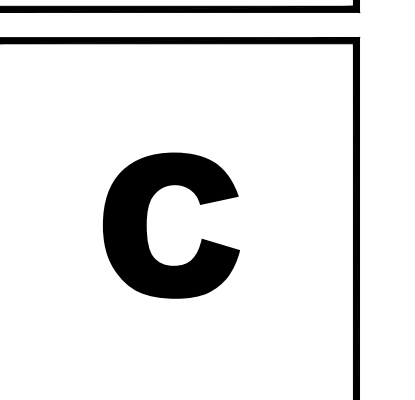
RADIUS INFORMATION

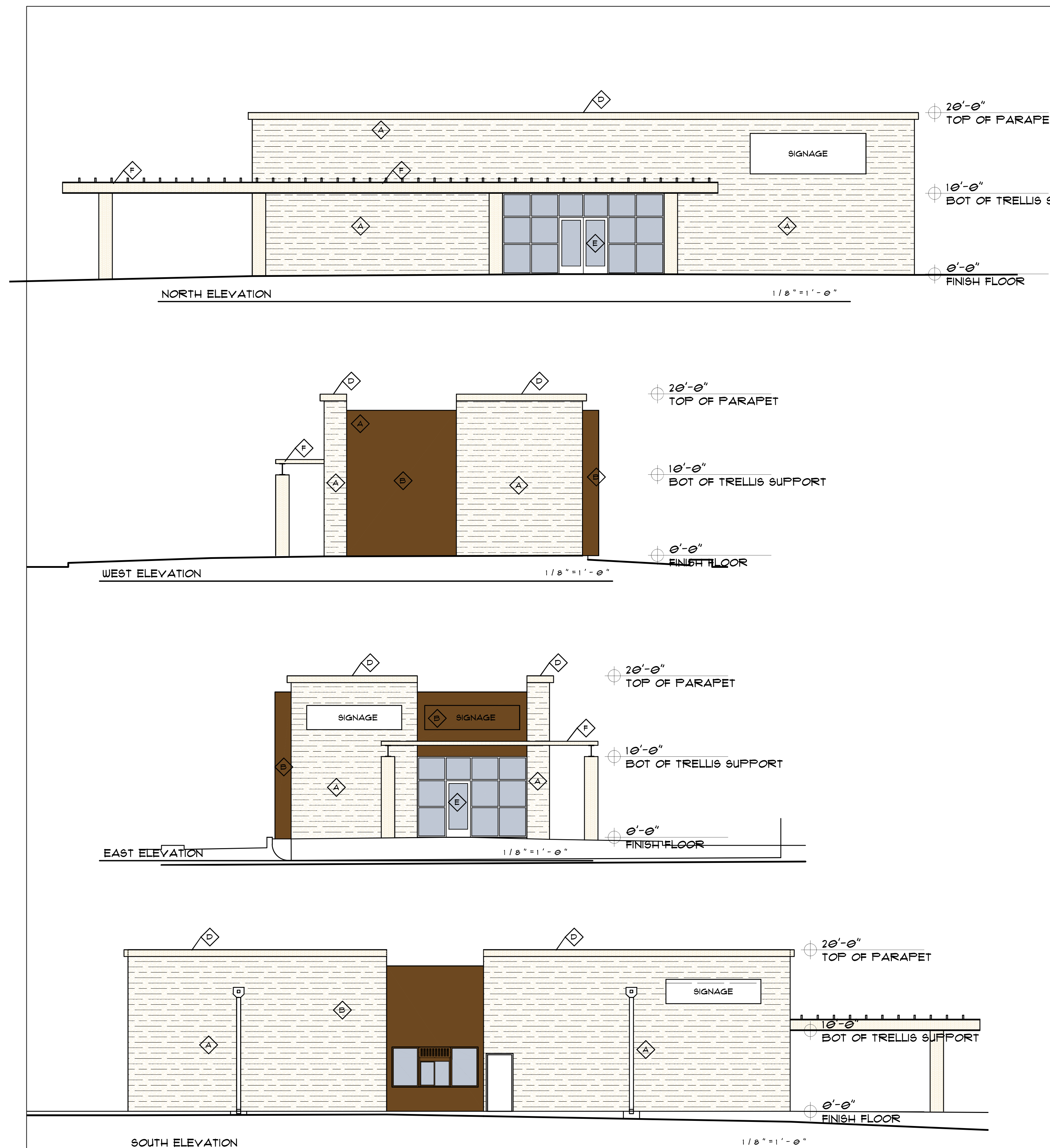
- | | |
|-----|------------------|
| 1 | RADIUS = 1'-0" |
| 2 | RADIUS = 2'-0" |
| 4 | RADIUS = 4'-0" |
| 5 | RADIUS = 5'-0" |
| 6 | RADIUS = 6'-0" |
| 9 | RADIUS = 9'-0" |
| 15 | RADIUS = 15'-0" |
| 20 | RADIUS = 20'-0" |
| 25 | RADIUS = 25'-0" |
| 28 | RADIUS = 28'-0" |
| 30 | RADIUS = 30'-0" |
| 33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

PR-2019-002380/
SP-2025-00047



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





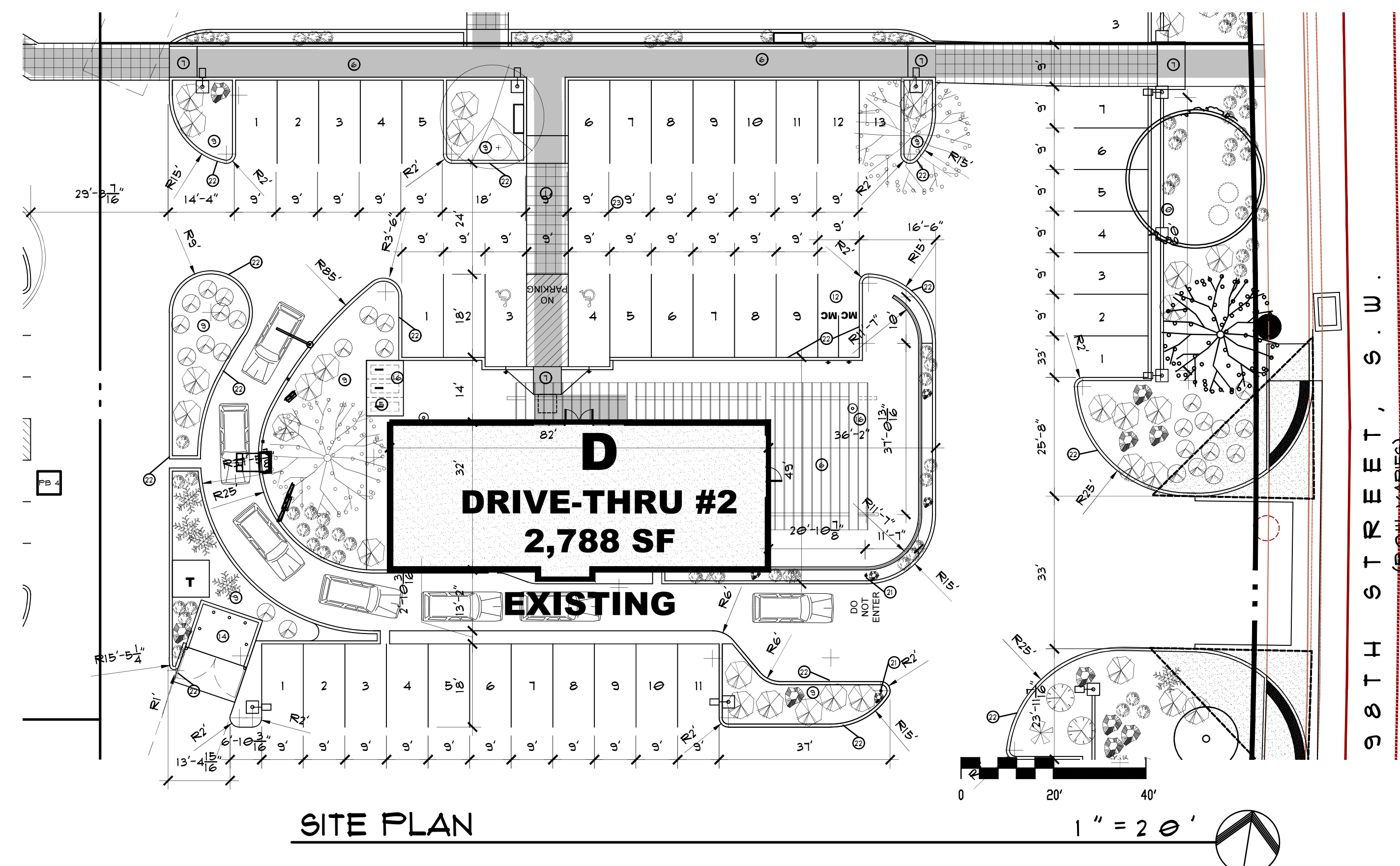
KEYED NOTES

- 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 (TOTAL OF 17)
- 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" |
| 33 | RADIUS = 33'-0" |
| 45 | RADIUS = 45'-0" |
| 50 | RADIUS = 50'-0" |
| 55 | RADIUS = 55'-0" |
| 75 | RADIUS = 75'-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



MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2207



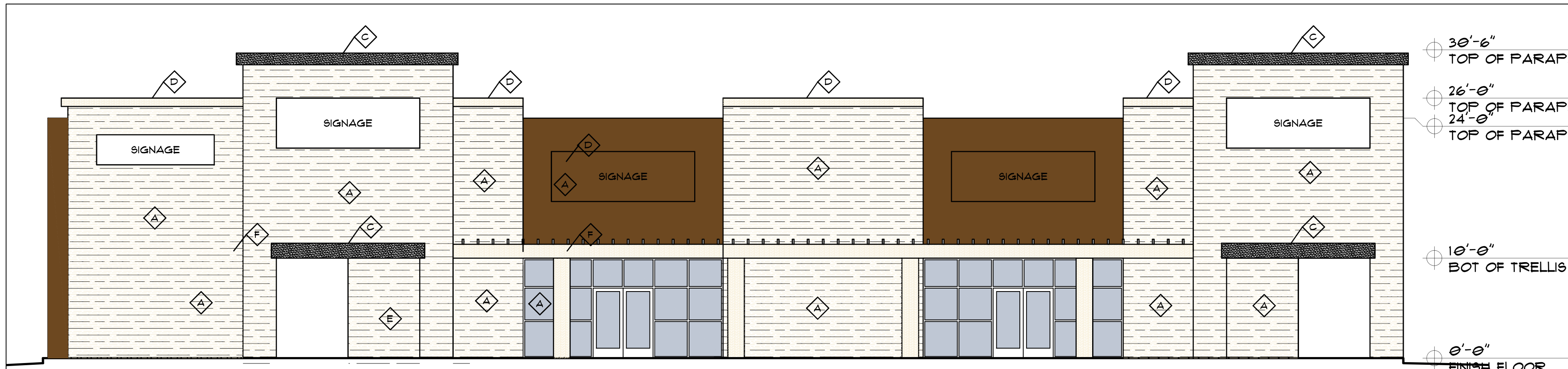
PETERSON
PROPERTIES

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

D

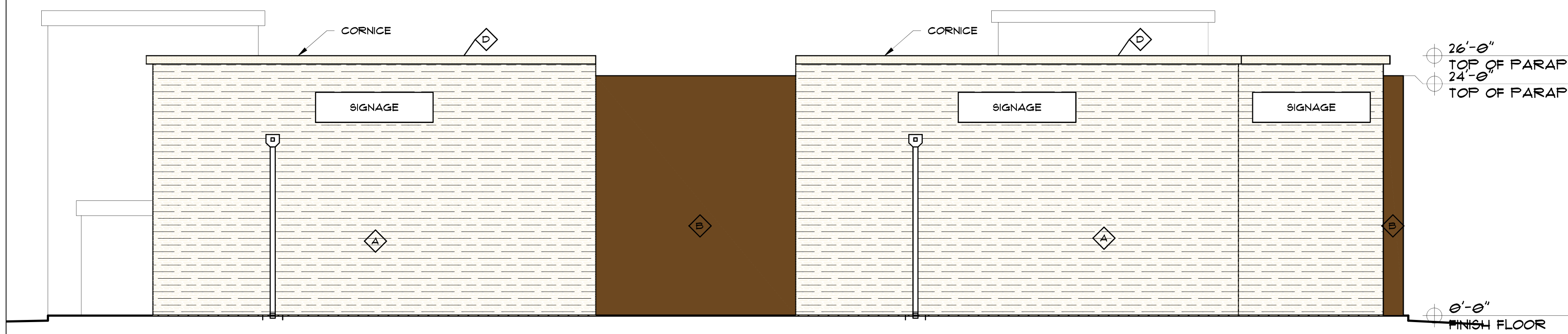
98TH STREET, S.W.
(ROW LINES)

A2.5



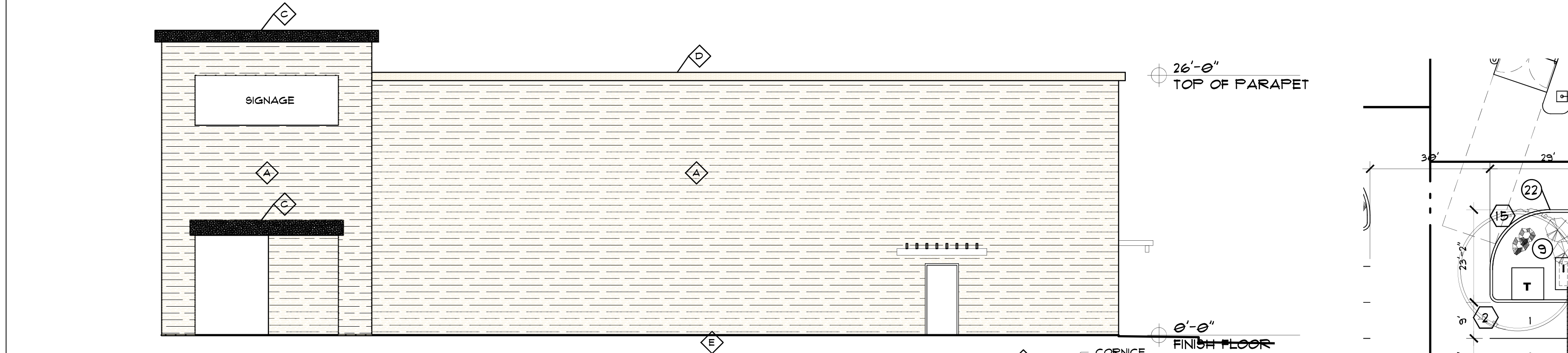
NORTH ELEVATION

1/8" = 1'-0"



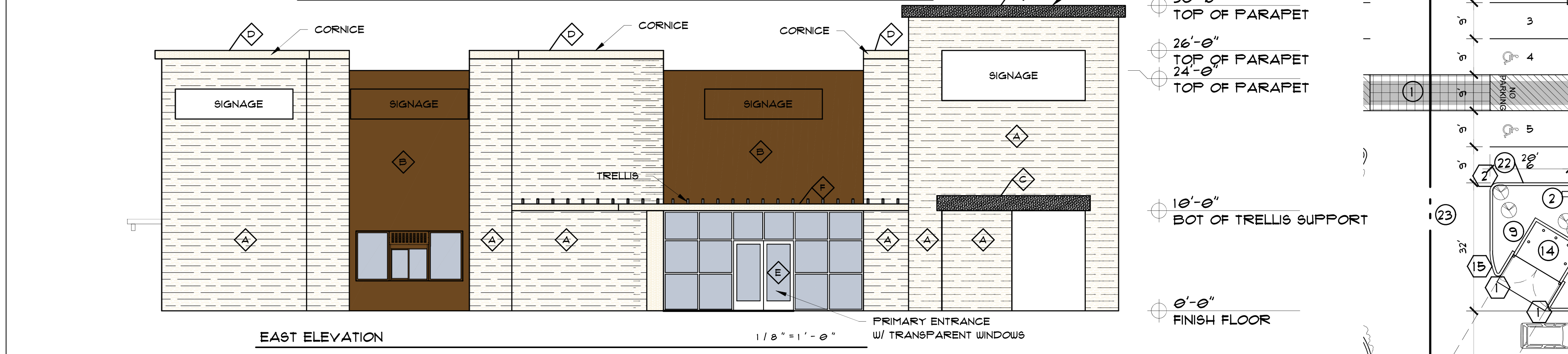
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

KEYED 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

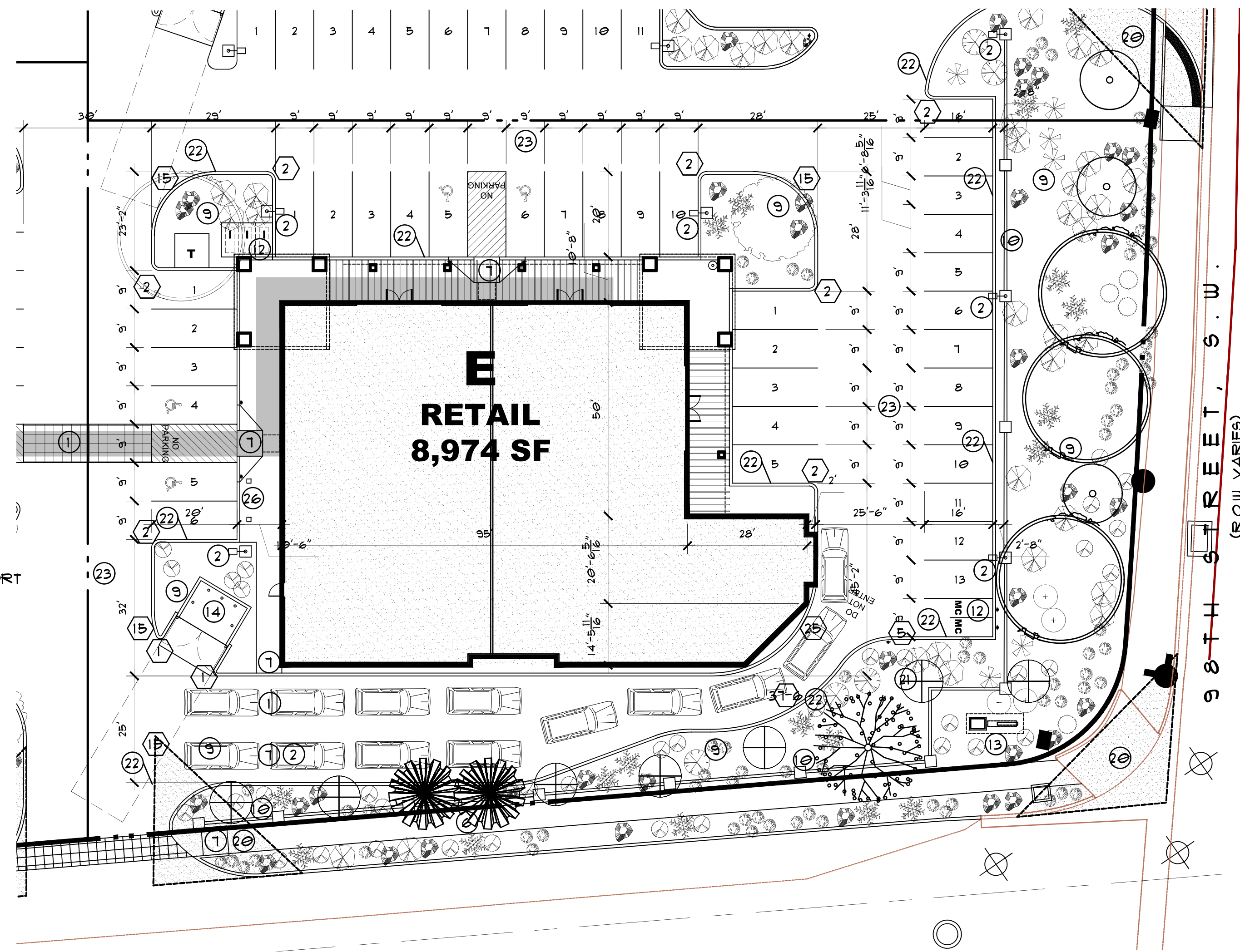
KEYED NOTES

- 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 9/2)
- HANDICAP RAMP PER COA DUG 02441
- 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 (TOTAL OF 12)
- 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"	26	RADIUS = 26'-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



SITE PLAN

0 20' 40'

1" = 20'-0"



MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2207



PETERSON
PROPERTIES

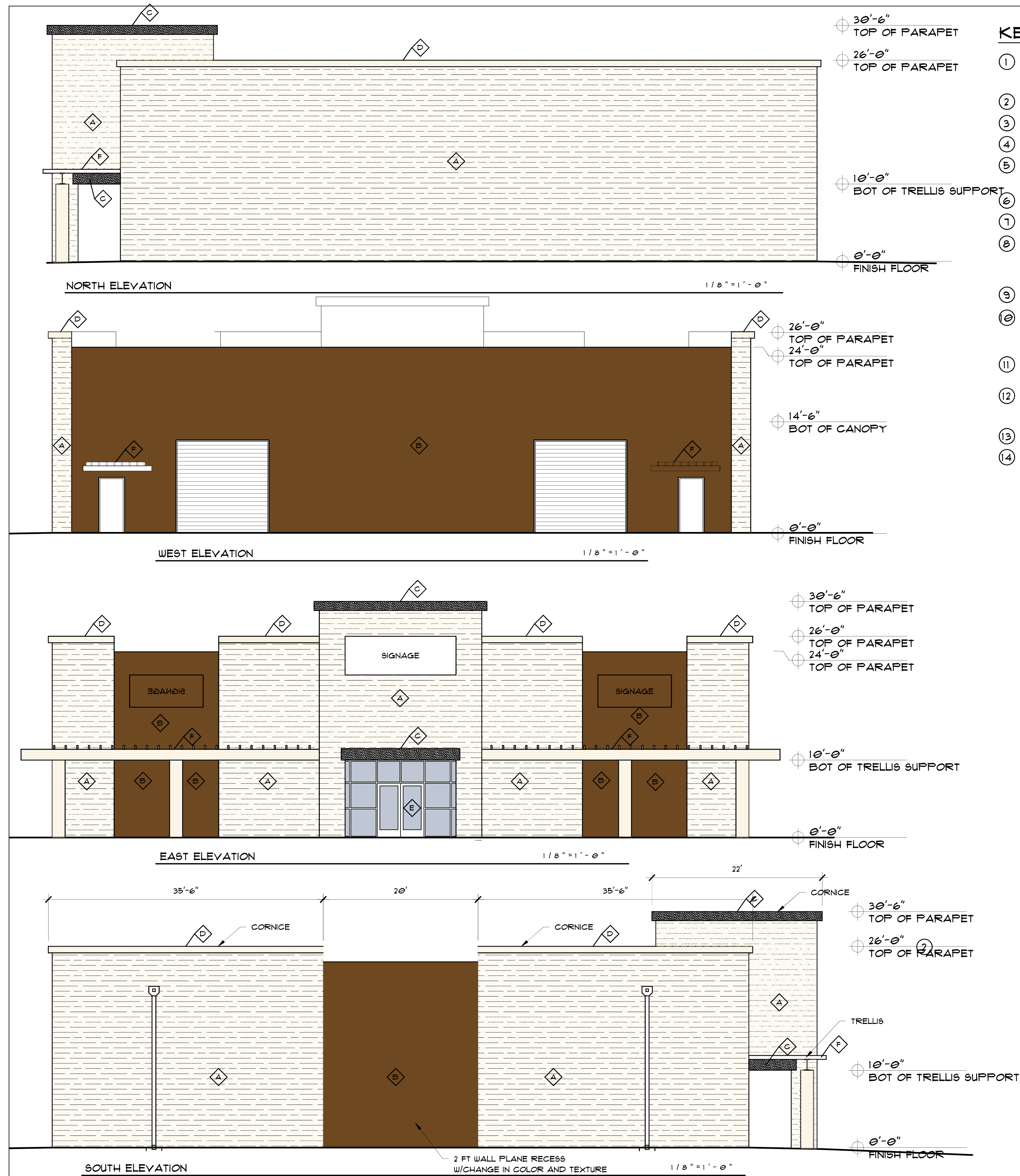
MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

E

98TH STREET, S.W.
(ROW VARIES)

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.

A2.6



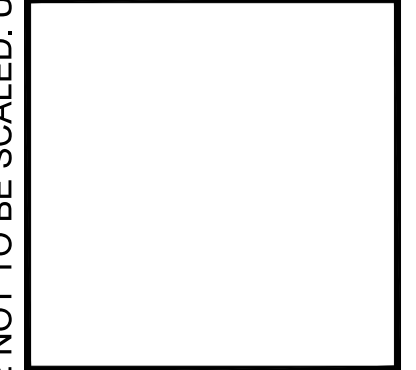
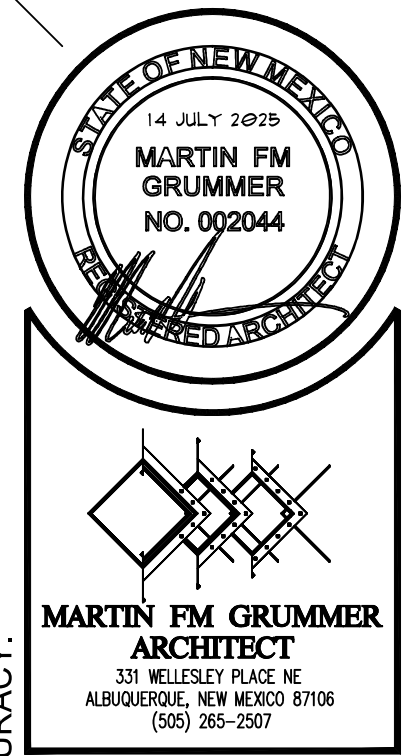
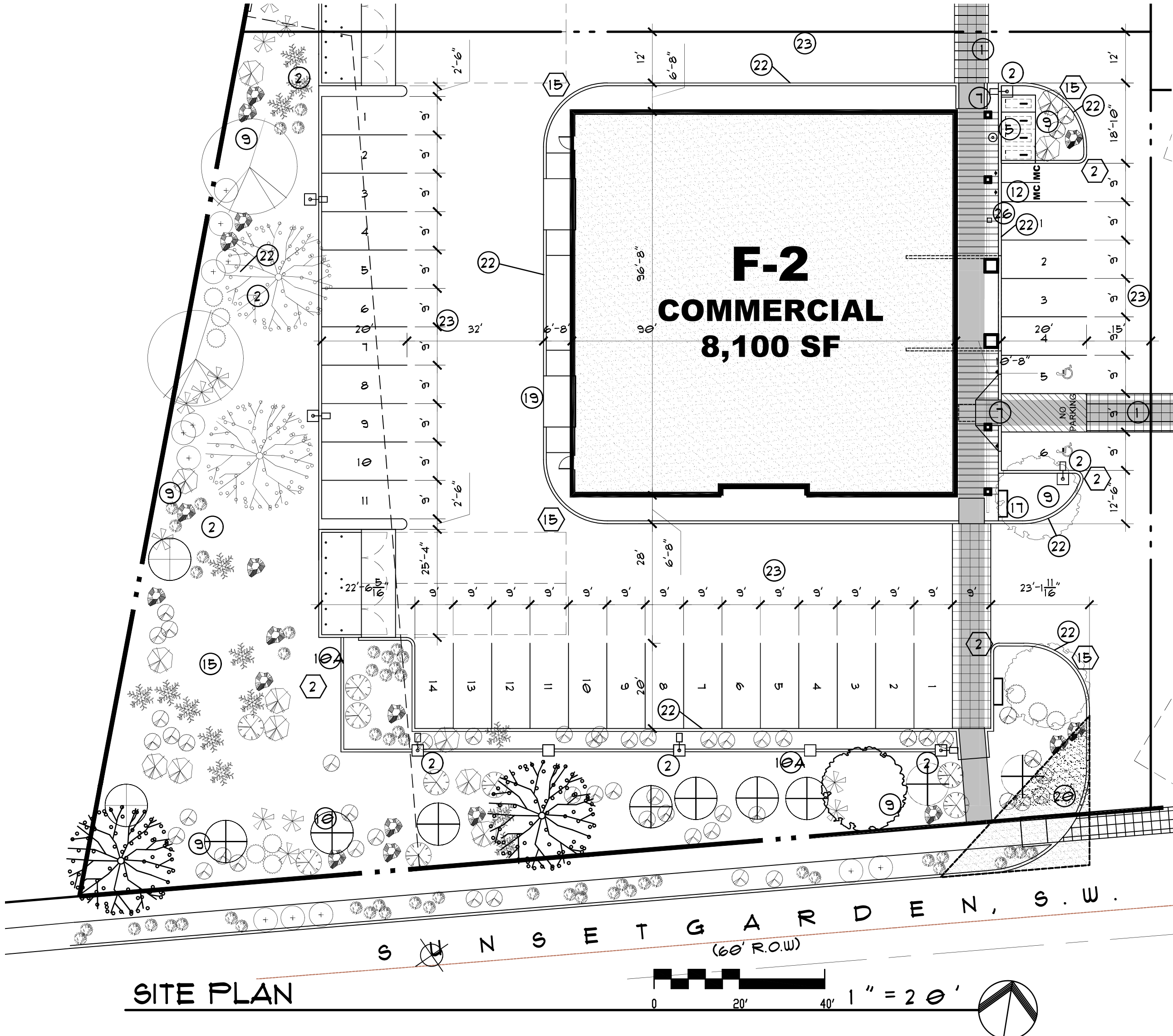
KEYED NOTES

- 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 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 (TOTAL OF 11)
- 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

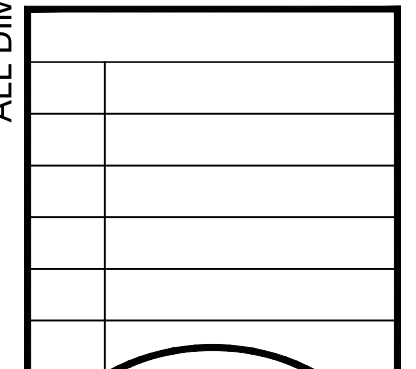
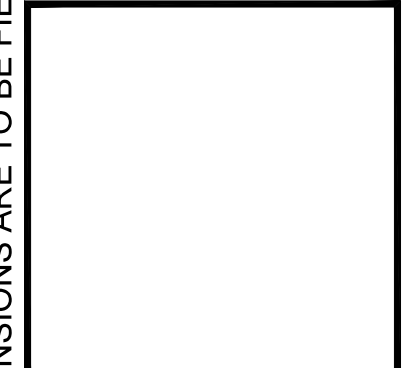
- 1 RADIUS = 1'-0"
- 2 RADIUS = 2'-0"
- 4 RADIUS = 4'-0"
- 5 RADIUS = 5'-0"
- 6 RADIUS = 6'-0"
- 9 RADIUS = 9'-0"
- 15 RADIUS = 15'-0"
- 20 RADIUS = 20'-0"
- 25 RADIUS = 25'-0"
- 28 RADIUS = 28'-0"
- 30 RADIUS = 30'-0"
- 33 RADIUS = 33'-0"
- 45 RADIUS = 45'-0"
- 60 RADIUS = 60'-0"
- 85 RADIUS = 85'-0"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

PR-2019-002380/
SP-2025-00047



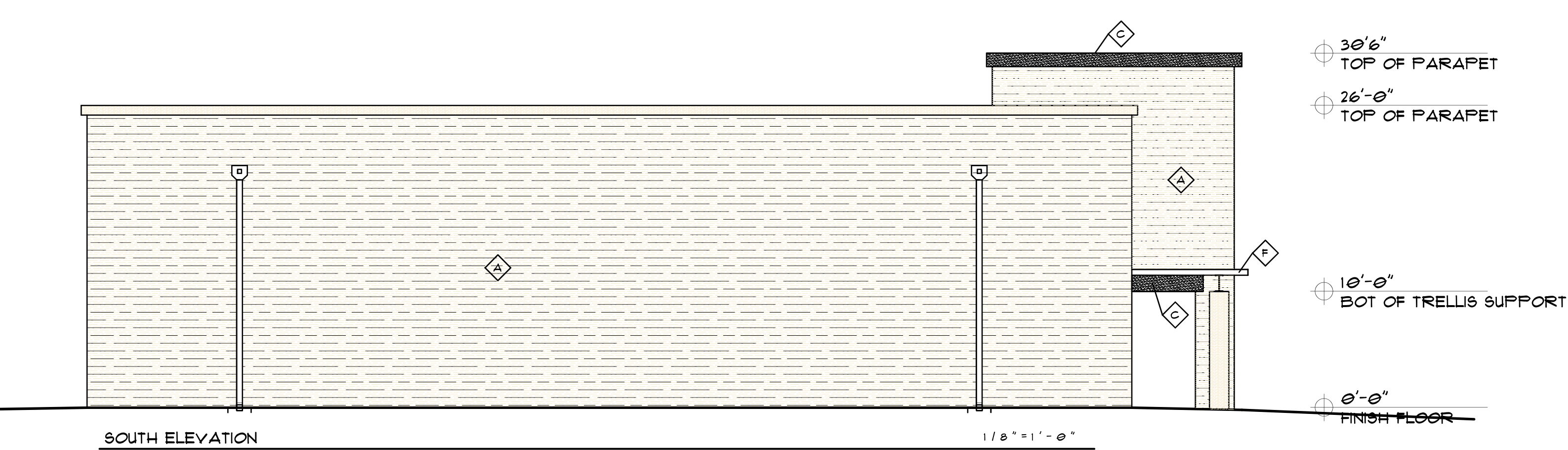
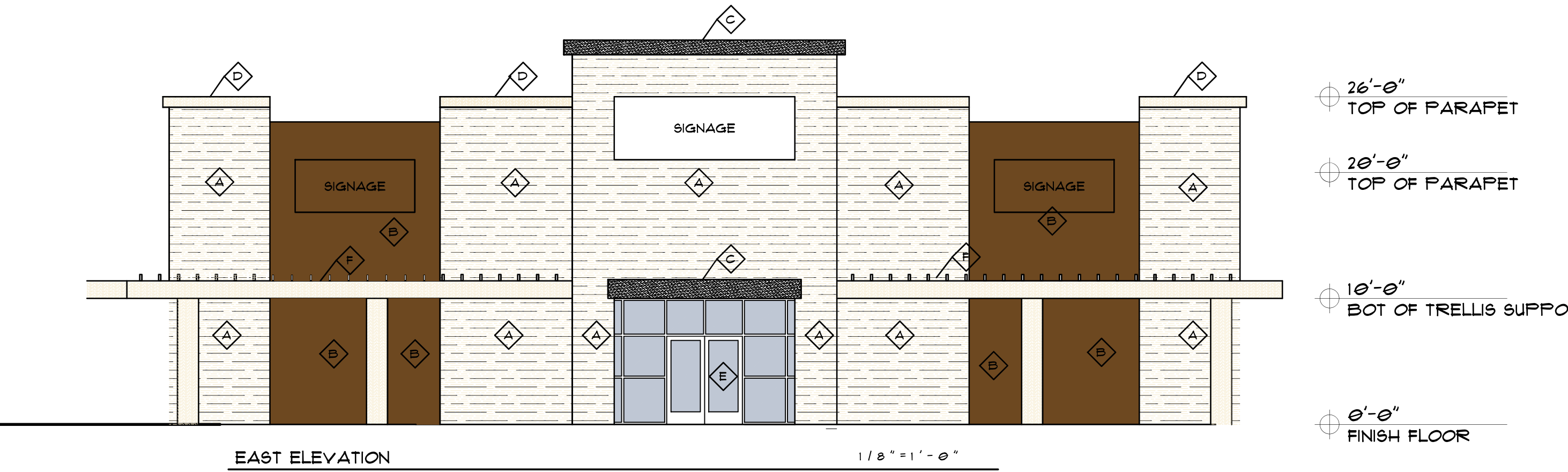
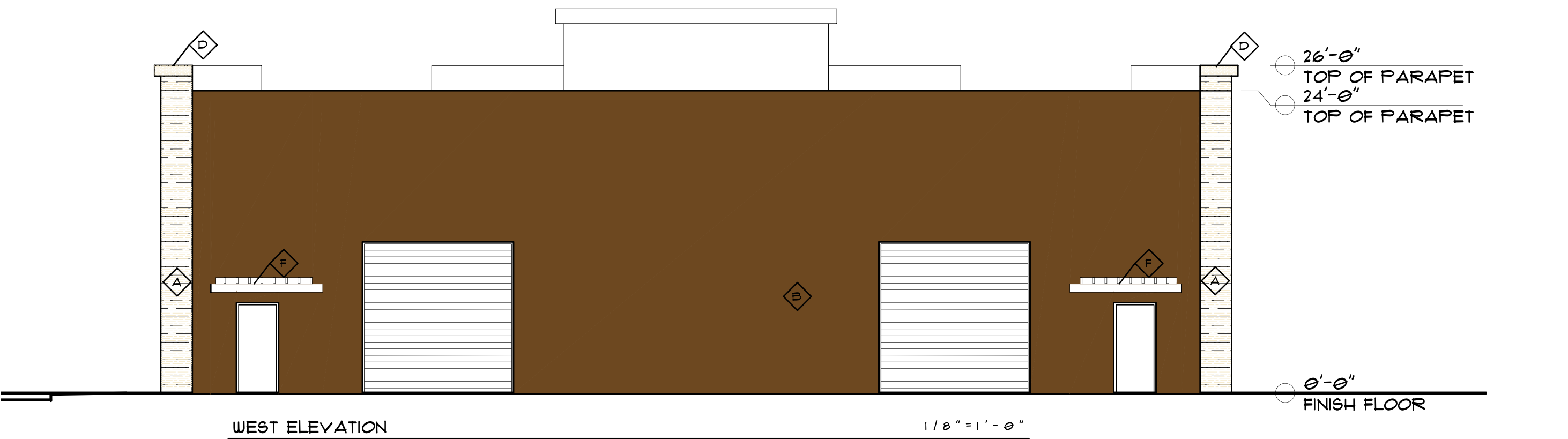
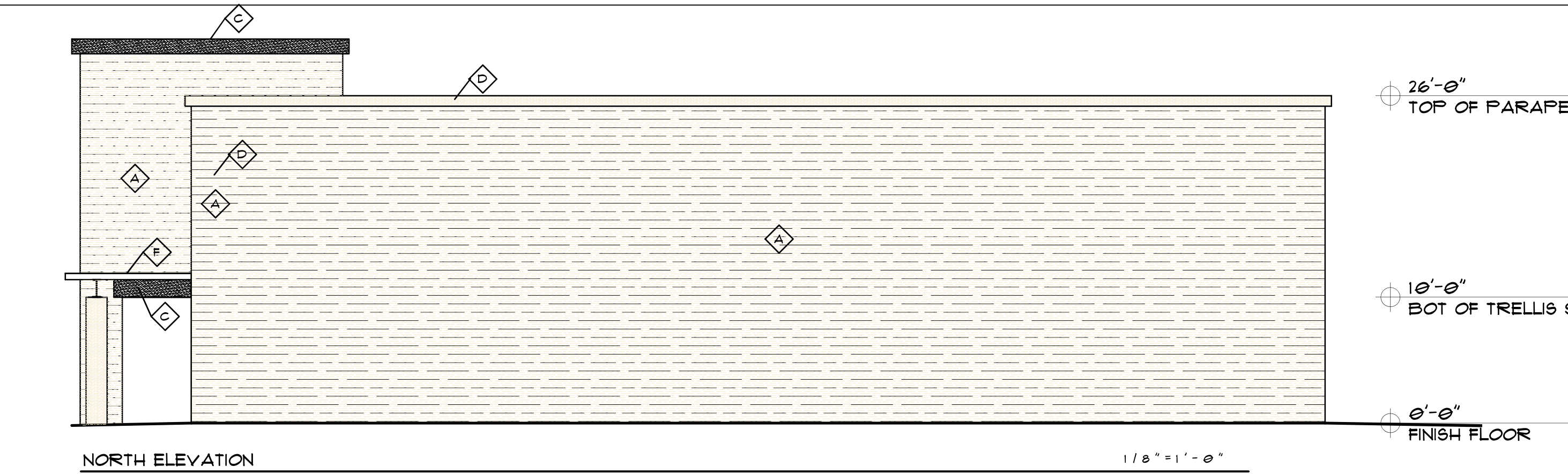
MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

F-2



A2.7

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.



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

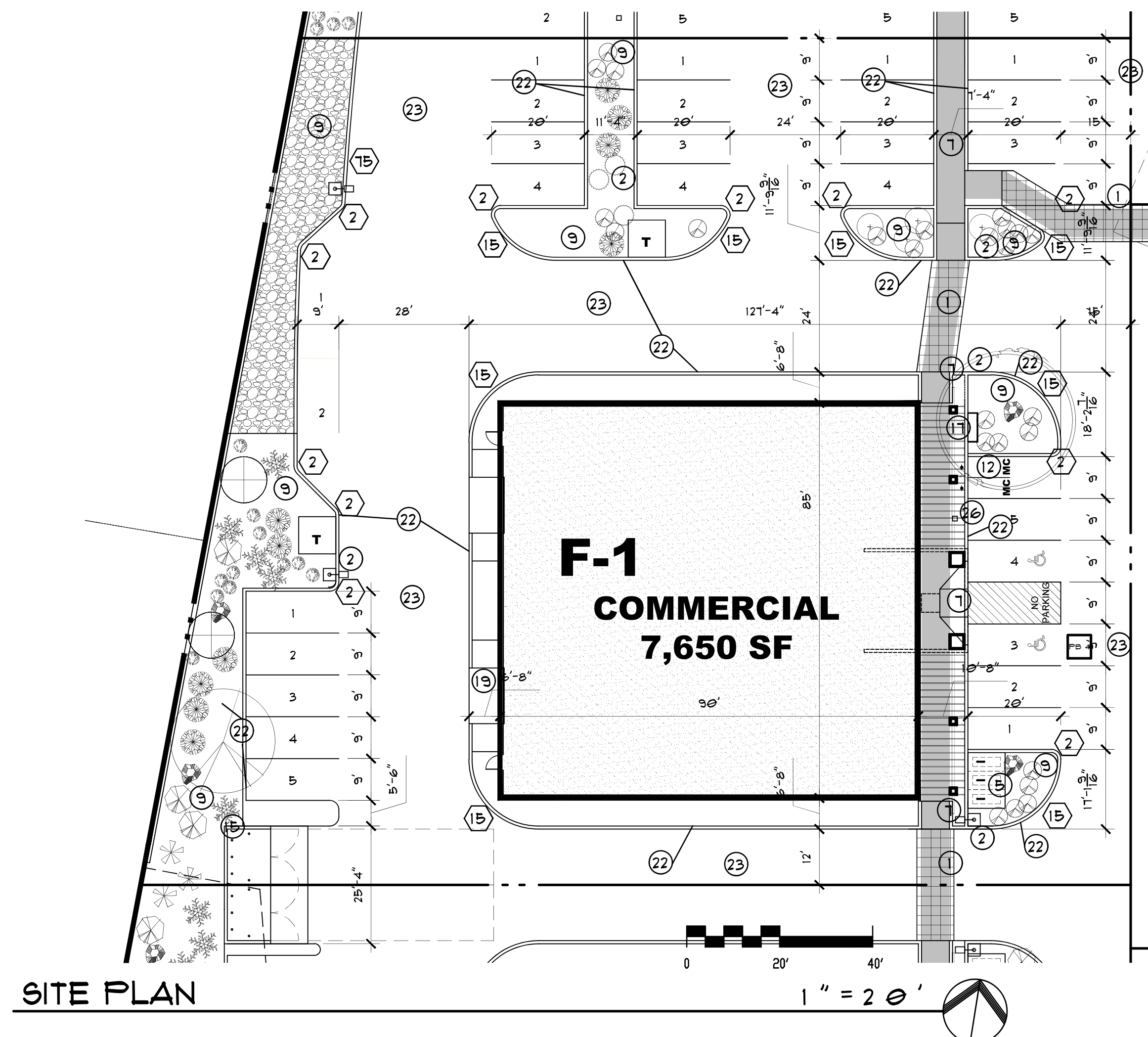
KEYED NOTES

- 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 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/AI.3
- INDICATES MONUMENT SIGN
- INDICATES DUMPSTER LOCATION RE: DETAIL 2#3/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 (TOTAL OF 11)
- UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. THE CANOPY FASCIA SHALL NOT BE INTERNALLY ILLUMINATED

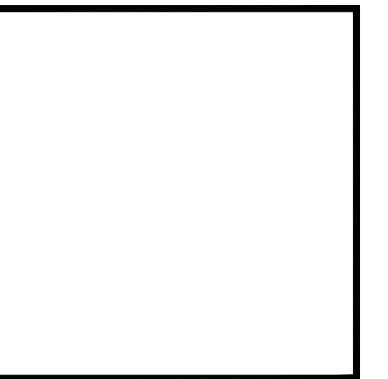
RADIUS INFORMATION

- RADIUS = 1'-0"
- RADIUS = 2'-0"
- RADIUS = 4'-0"
- RADIUS = 5'-0"
- RADIUS = 6'-0"
- RADIUS = 9'-0"
- RADIUS = 15'-0"
- RADIUS = 20'-0"
- RADIUS = 25'-0"
- RADIUS = 28'-0"
- RADIUS = 30'-0"
- RADIUS = 33'-0"
- RADIUS = 45'-0"
- RADIUS = 50'-0"
- RADIUS = 85'-0"
- RADIUS = 750'-0"

PR-2019-002380/
SP-2025-00047

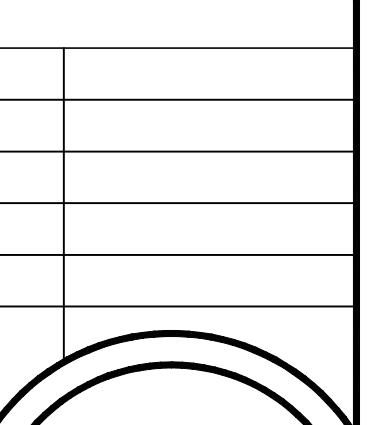
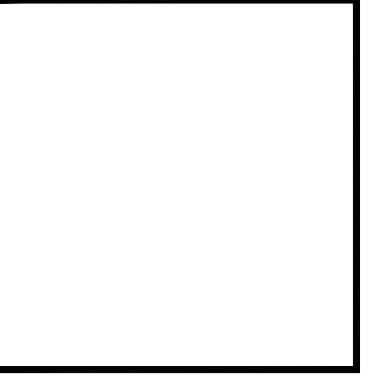


MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2207

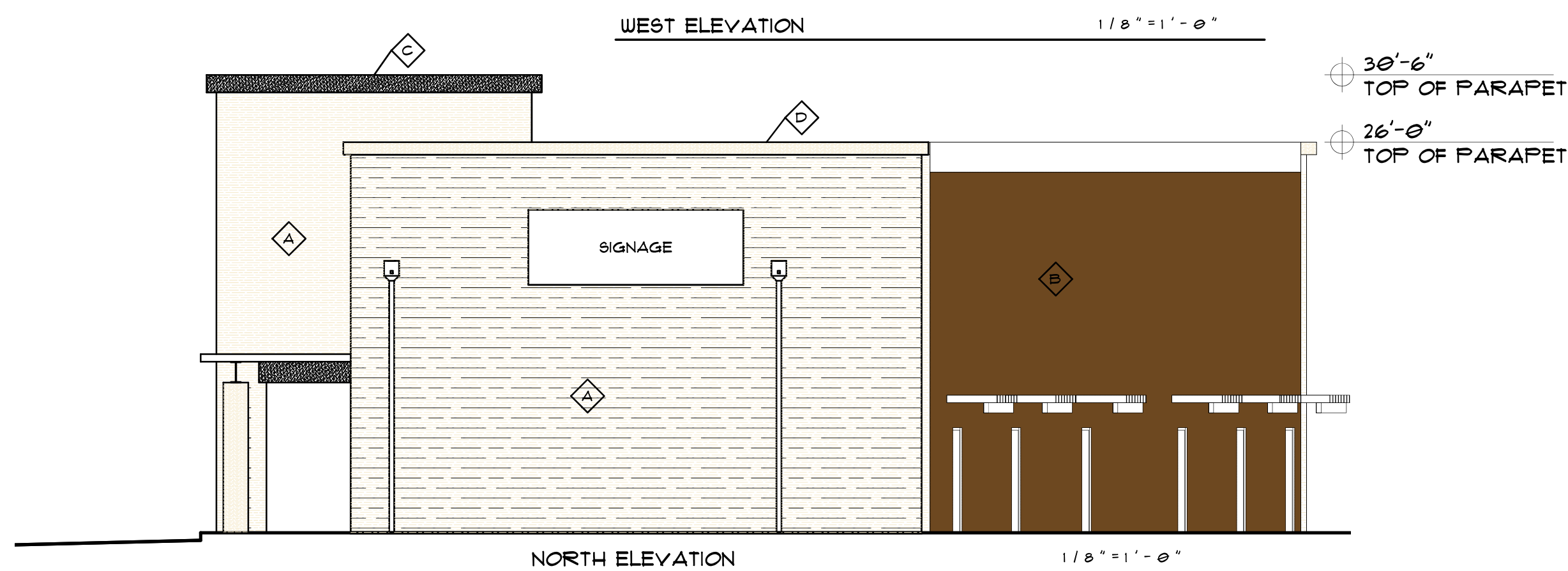
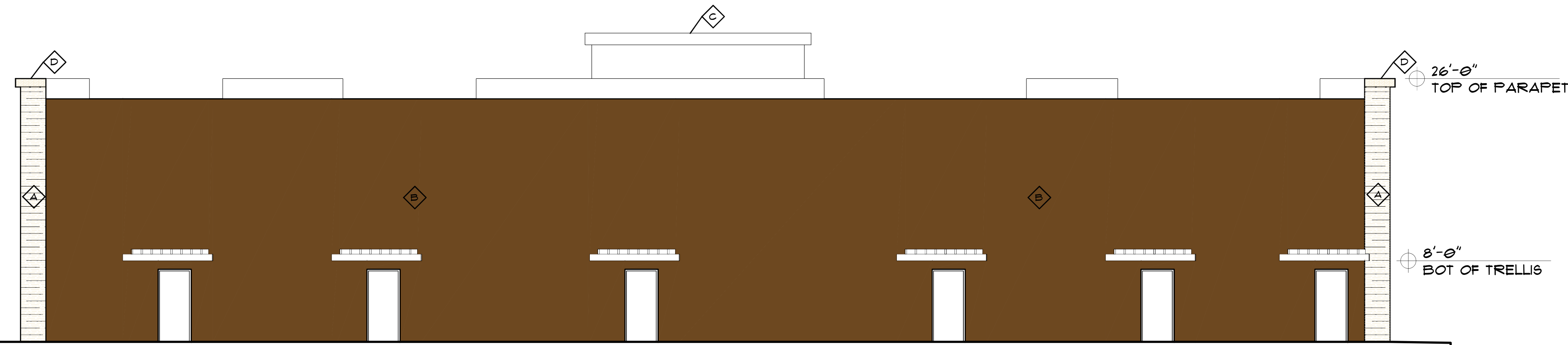
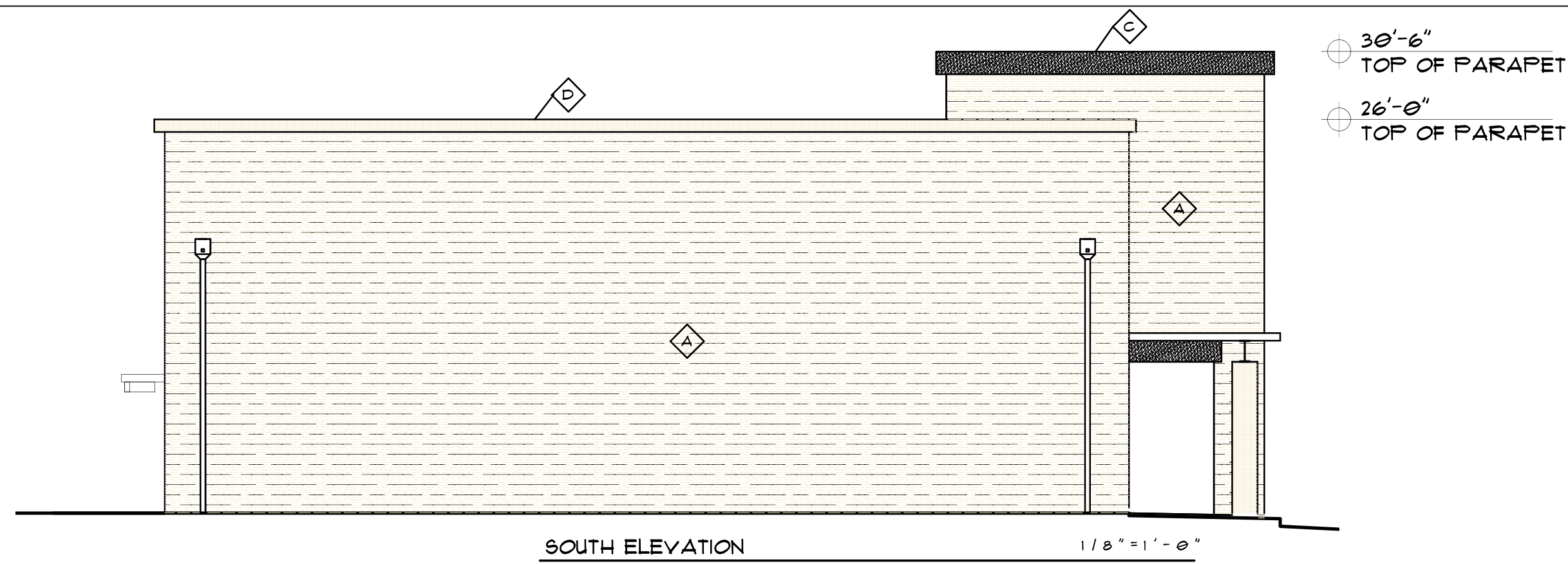


MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

F-1



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

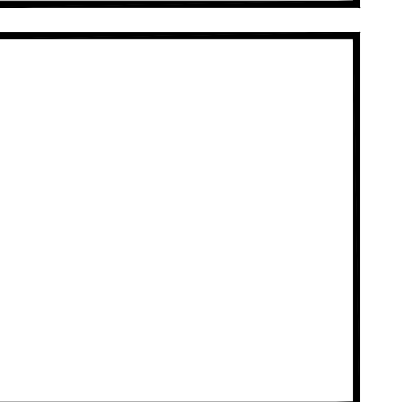
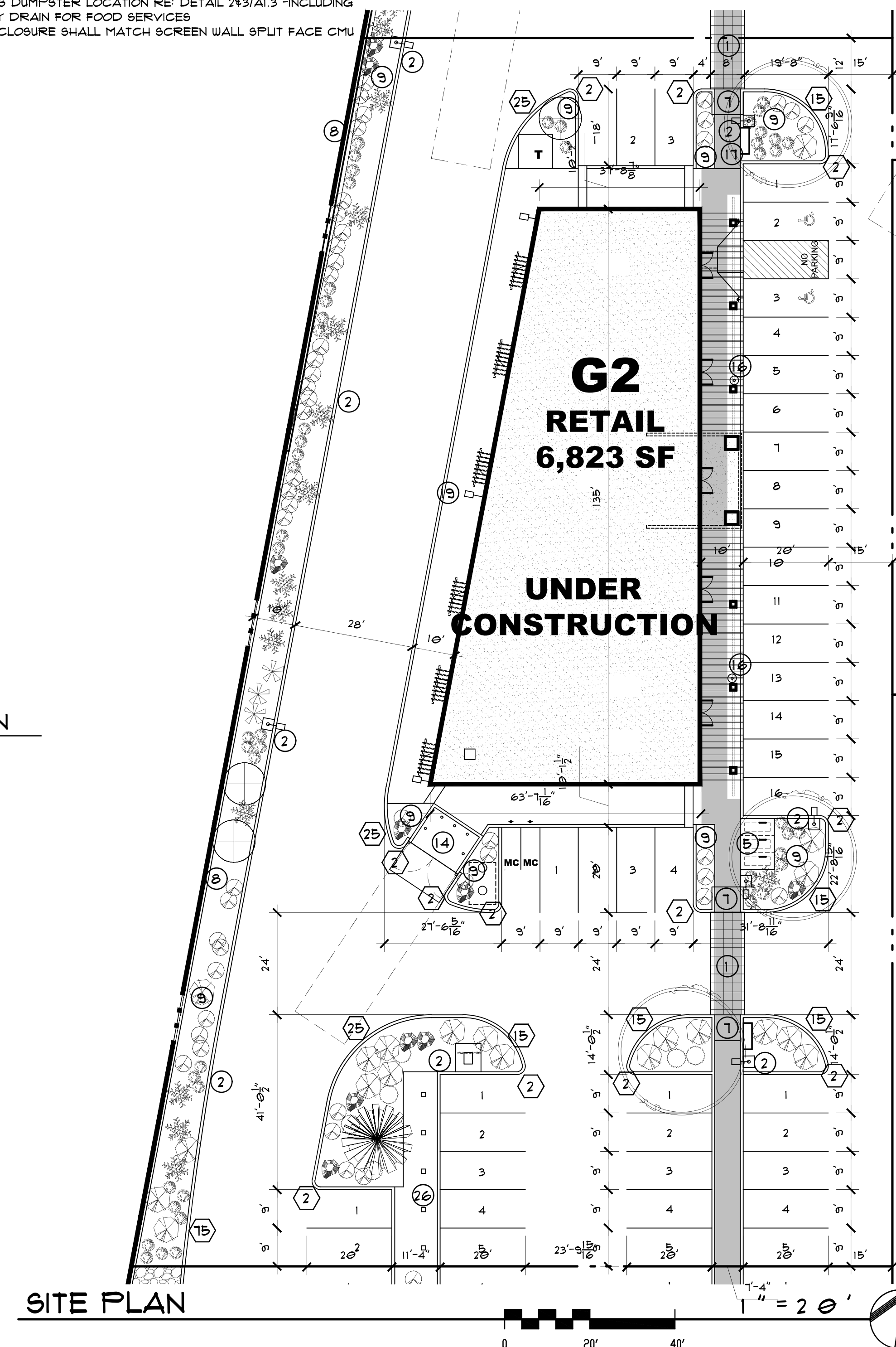
PR-2019-002380/
SP-2025-00047

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 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 243/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

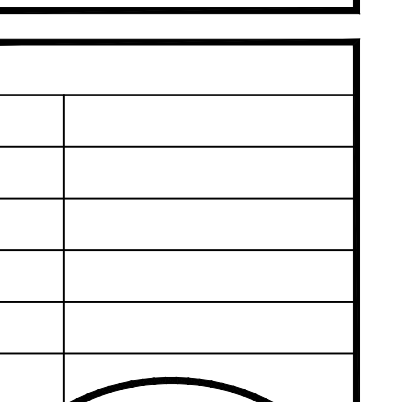
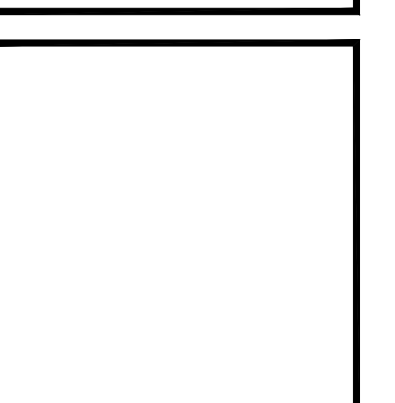
RADIUS INFORMATION

- | | |
|-----|------------------|
| 1 | RADIUS = 1'-0" |
| 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 = 33'-0" |
| 45 | RADIUS = 45'-0" |
| 50 | RADIUS = 50'-0" |
| 85 | RADIUS = 85'-0" |
| 150 | RADIUS = 150'-0" |



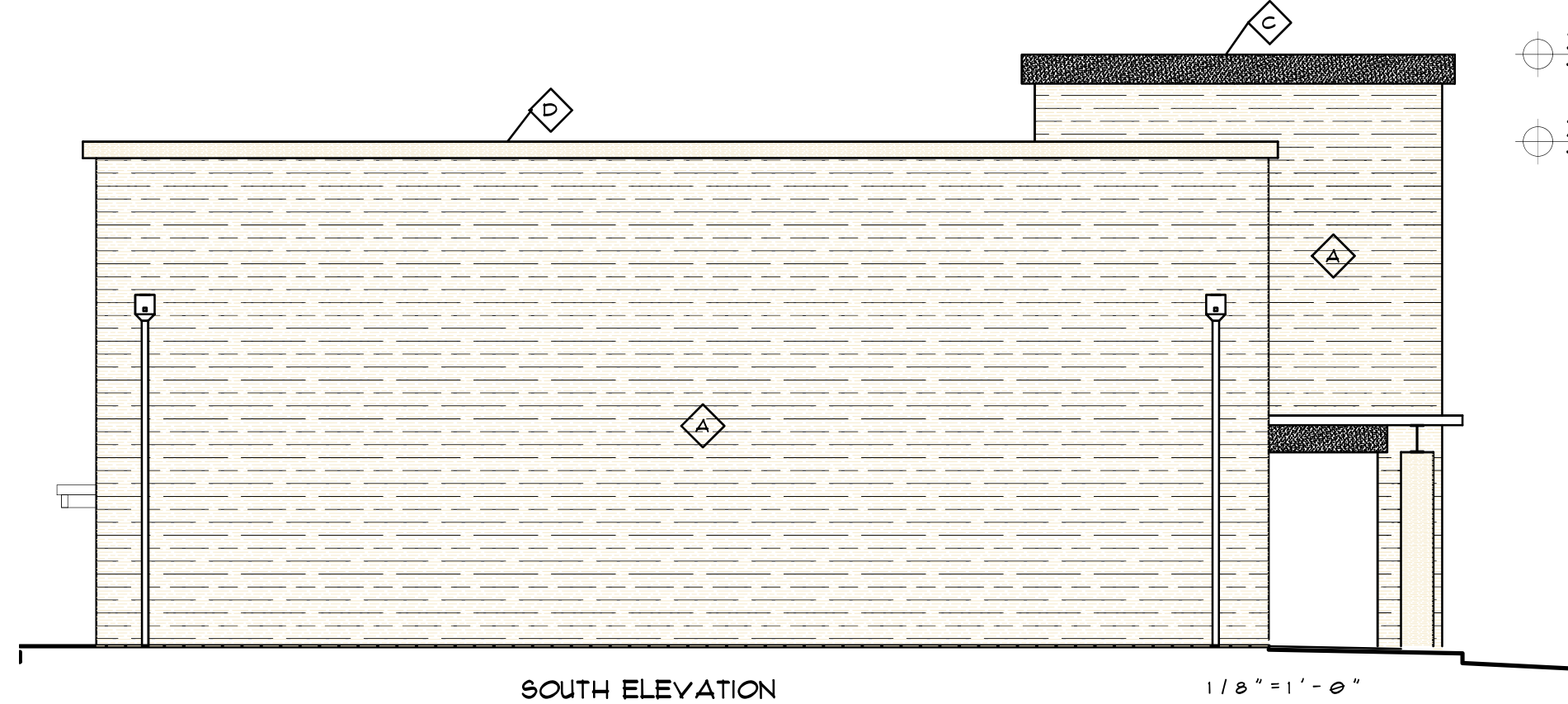
MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

G-2



A2.9

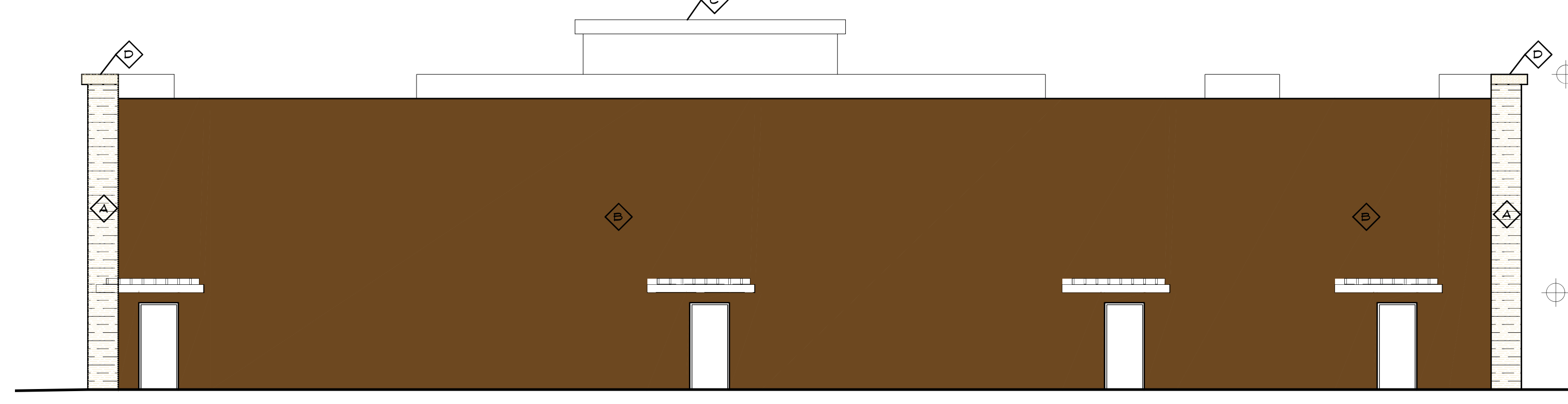
30'-6"
TOP OF PARAPET
26'-0"
TOP OF PARAPET



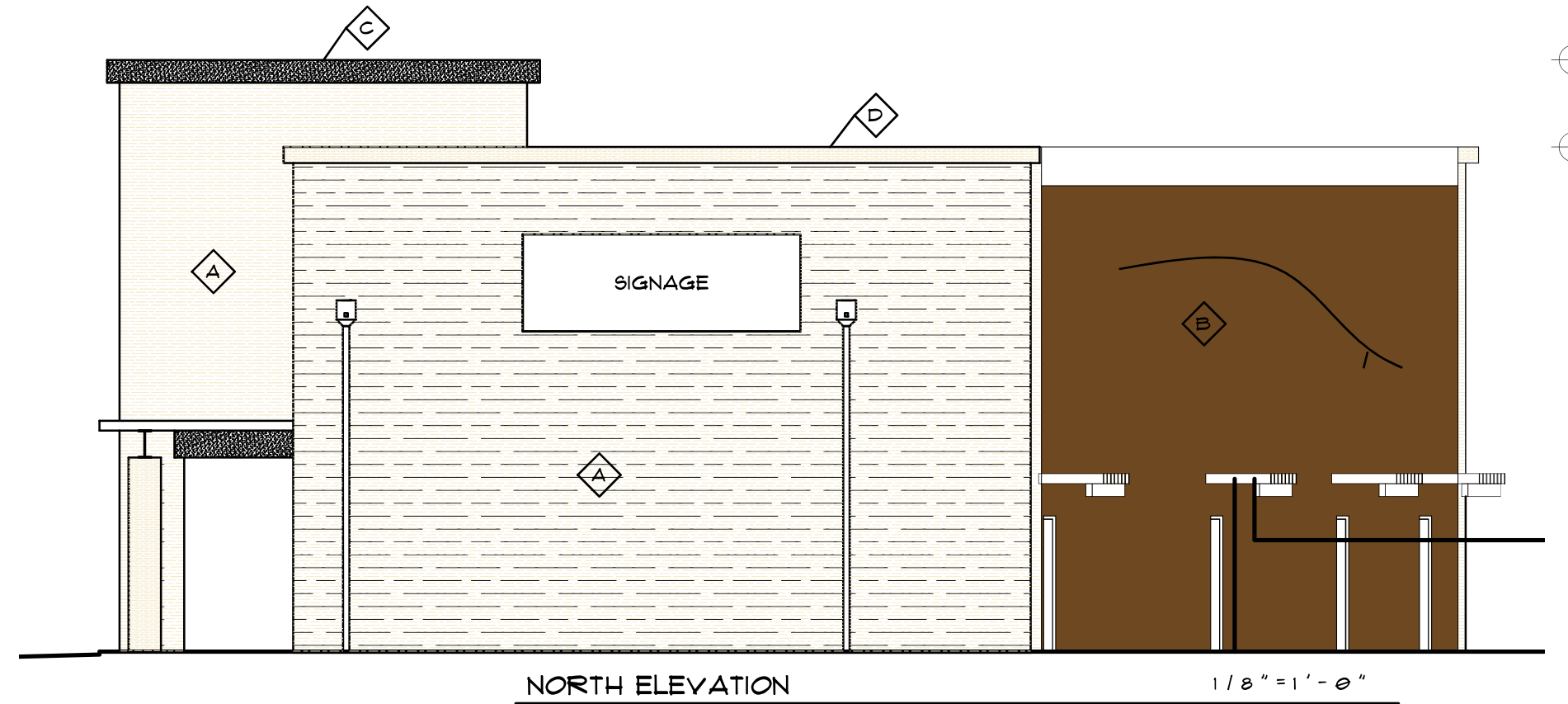
30'-6"
TOP OF PARAPET
26'-0"
TOP OF PARAPET
24'-0"
TOP OF PARAPET
11'-4 3/4"
BOT OF TRELLIS
10'-0"
TOP OF STOREFRONT



26'-0"
TOP OF PARAPET
8'-0"
BOT OF TRELLIS



30'-6"
TOP OF PARAPET
26'-0"
TOP OF PARAPET



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

SIGNAGE NOT TO EXCEED 15% OF FACADE

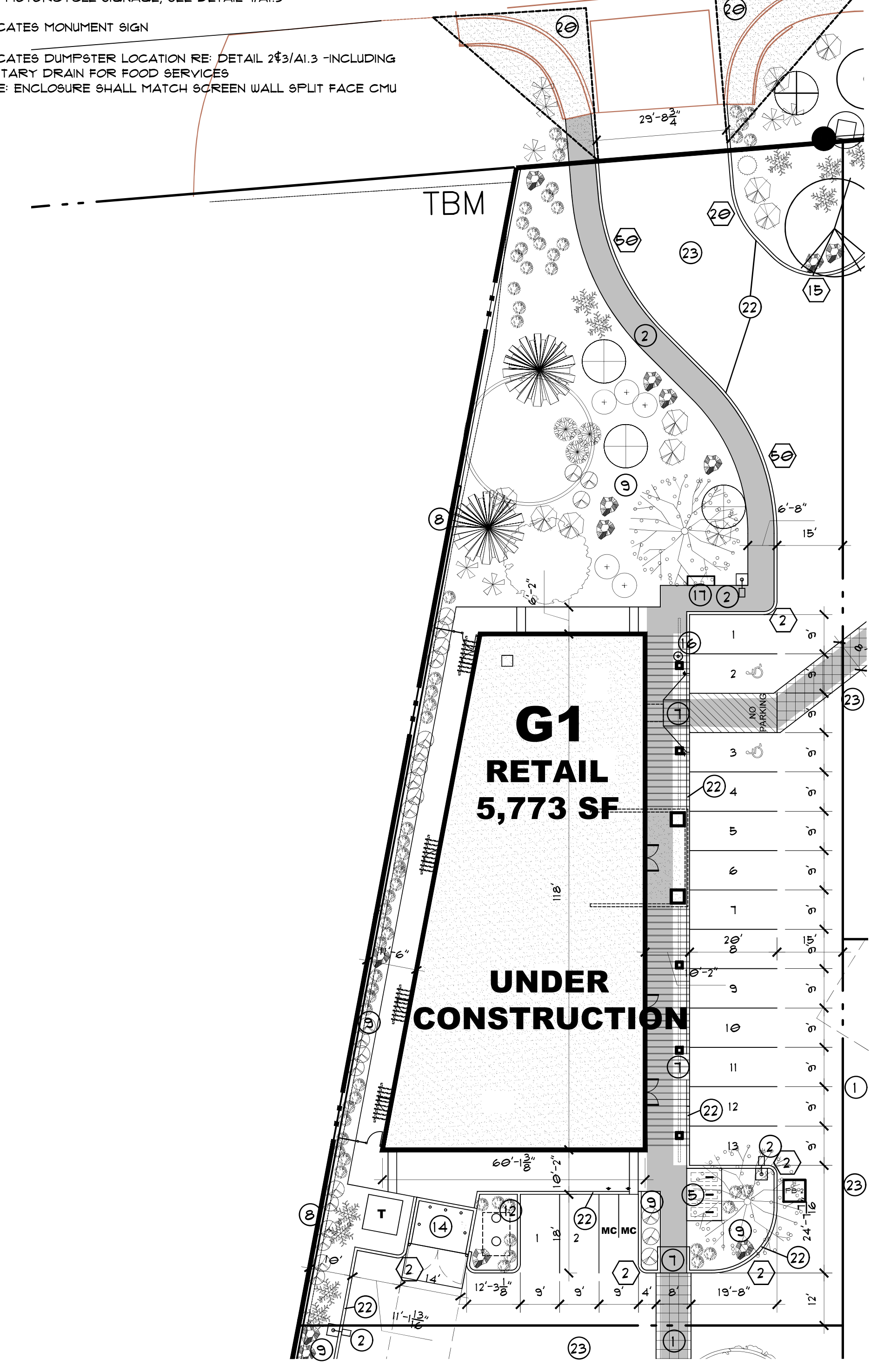
PR-2019-002380/
SP-2025-00047

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"

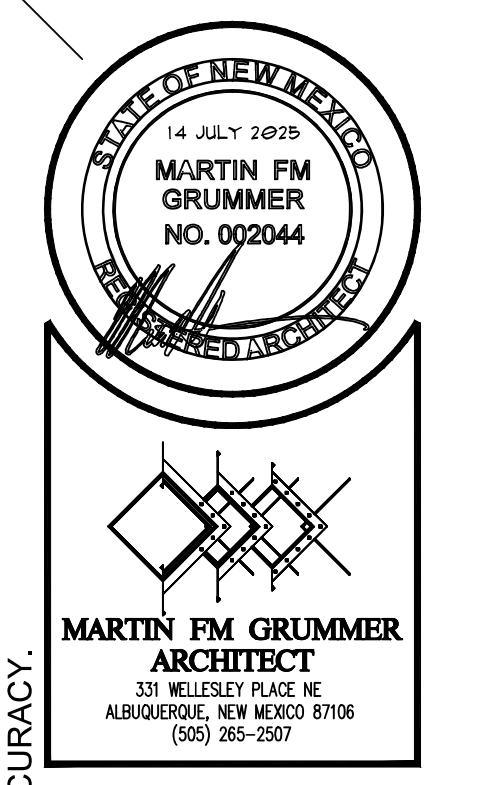
KEYED NOTES

- 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 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 (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



SITE PLAN

1" = 20'-0"
0 20' 40'

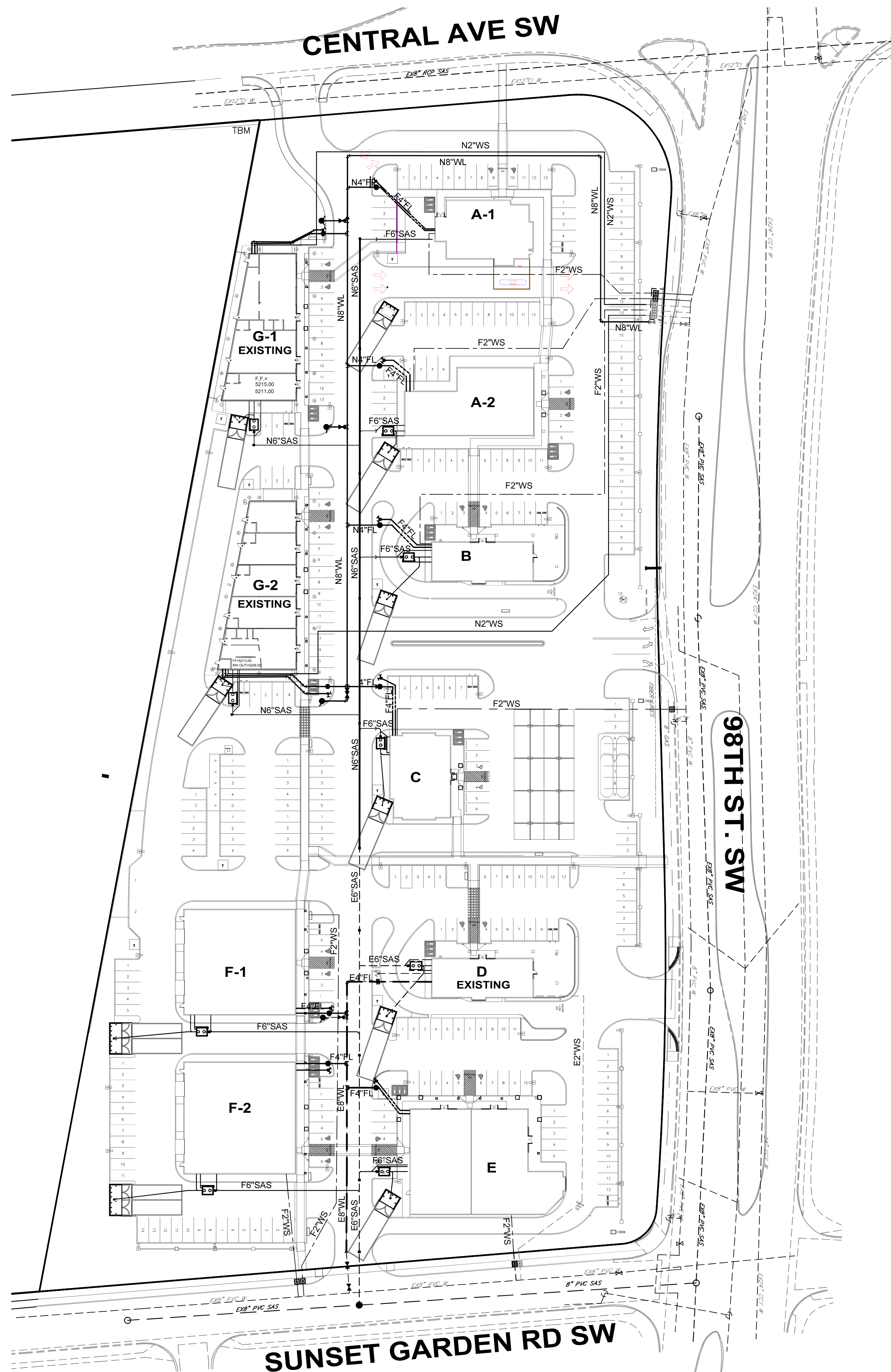


MERCADO EL MILAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

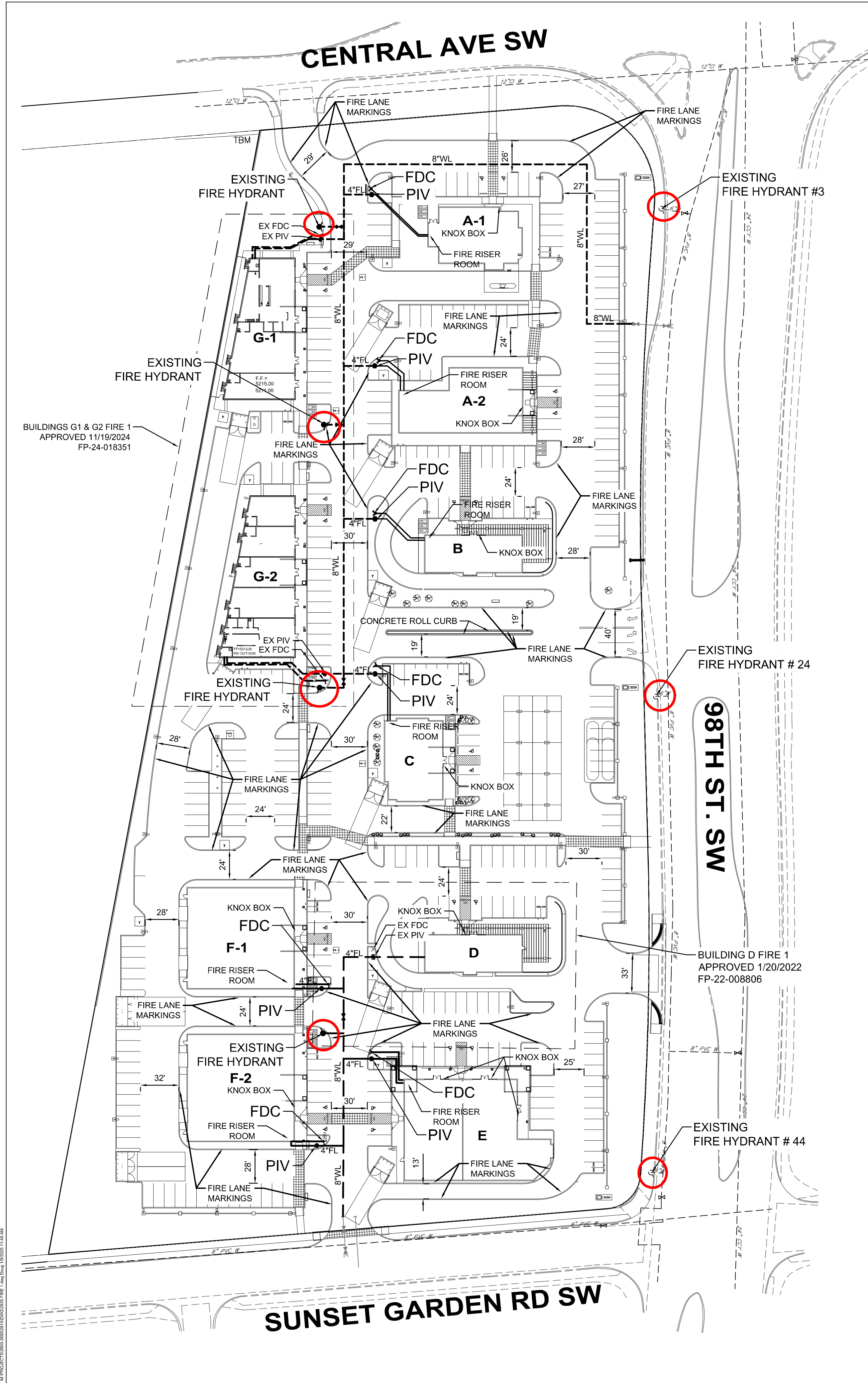
G-1

G-1

A2.10



CU-101



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 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 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

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 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 B

2,800 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 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



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

INDIVIDUAL SUITES TO HAVE KNOX BOXES AT PRIMARY ENTRANCES.

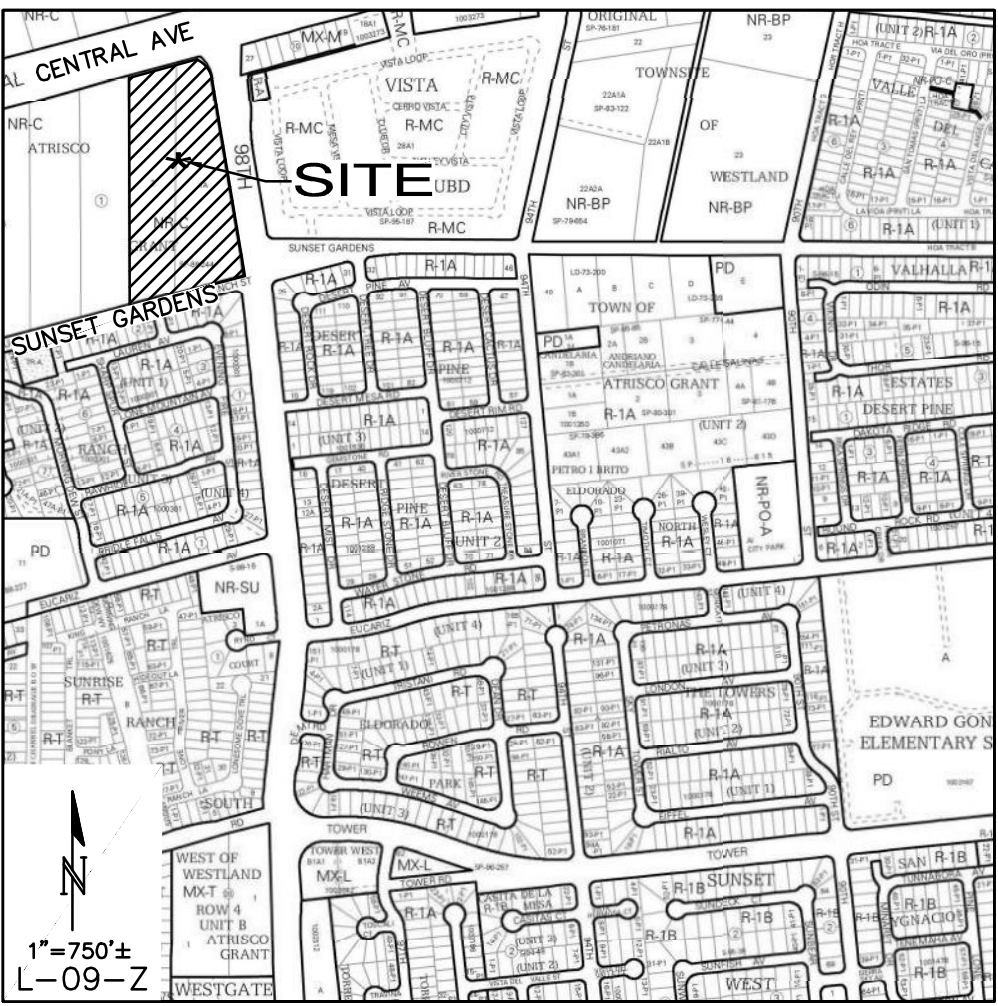
ALL ACCESS ROADS AND FIRE LANES HAVE GRADES LESS THAN 10% AND A LOAD CAPACITY OF 75,000 POUNDS.

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.

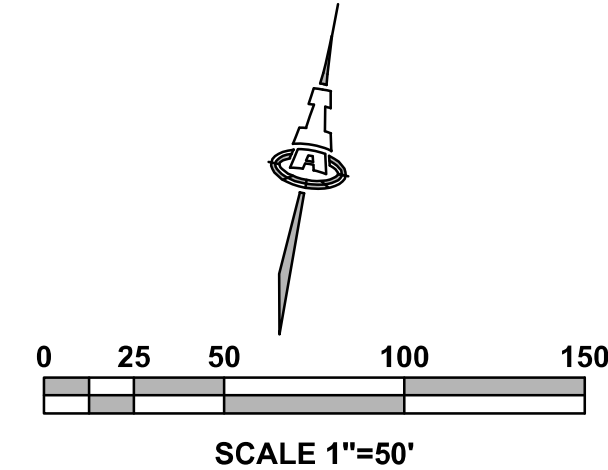
ALL ACCESS ROADS AND FIRE LANES WILL ACCOMMODATE A 28' MINIMUM TURNING RADIUS.

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



Isaacson & Arfman, Inc.
Civil Engineering Consultants

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



MERCADO EL MILAGRO
SHELL BUILDINGS, 10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121
**FIRE HYDRANT LOCATION
& ACCESS PLAN**

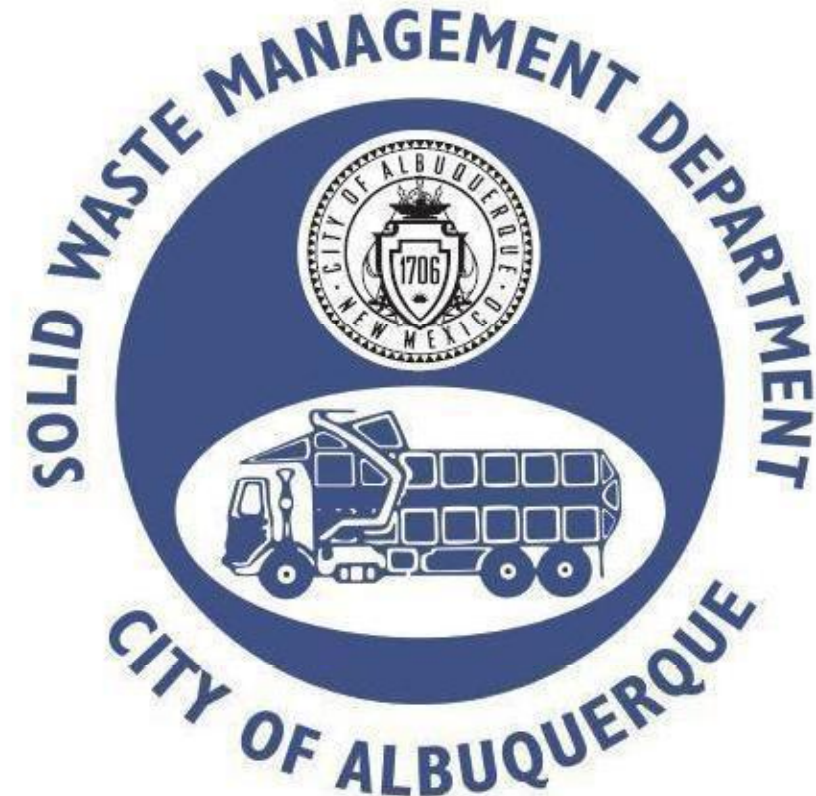
DATE: JANUARY 2025
DRAWN BY:
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
FIRE 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.

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* 0.1011 AC	AREA* 0.3623 AC	AREA* 0.3116 AC	AREA* 0.8301 AC	AREA* 0.8105 AC	AREA* 1.0206 AC	AREA* 0.6104 AC	AREA* 1.0035 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 / 90 SEATS	3,316 SF	2,788 SF / 90 SEATS	8,974 SF	1,650 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	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	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 * 3 SPACES	5,610,000 * 21.56 * 28 SPACES	5,610,000 * 15.61 * 16 SPACES	41,000 * 13.26 * 14 SPACES	5,610,000 * 15.61 * 16 SPACES	351,000 * 31.41 * 32 SPACES	351,000 * 26.78 * 21 SPACES	351,000 * 28.35 * 25 SPACES	5,610,000 * 32.33 * 33 SPACES	5,610,000 * 38.21 * 35 SPACES	243 SPACES
HC PROVIDED	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	24 HC
HC REQUIRED	1 HC SPACE	2 HC SPACE	1 HC SPACE	1 HC SPACE	1 HC SPACE	3 HC SPACE	1 HC SPACE	2 HC SPACE	3 HC SPACE	2 HC SPACE	11 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	19 MC SP.
MOTORCYCLE SPACES REQUIRED	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	19 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 28' = 5 (4.66) ELECTRIC VEHICLE CHARGING STATIONS REQUIRED, 5 PROVIDED										



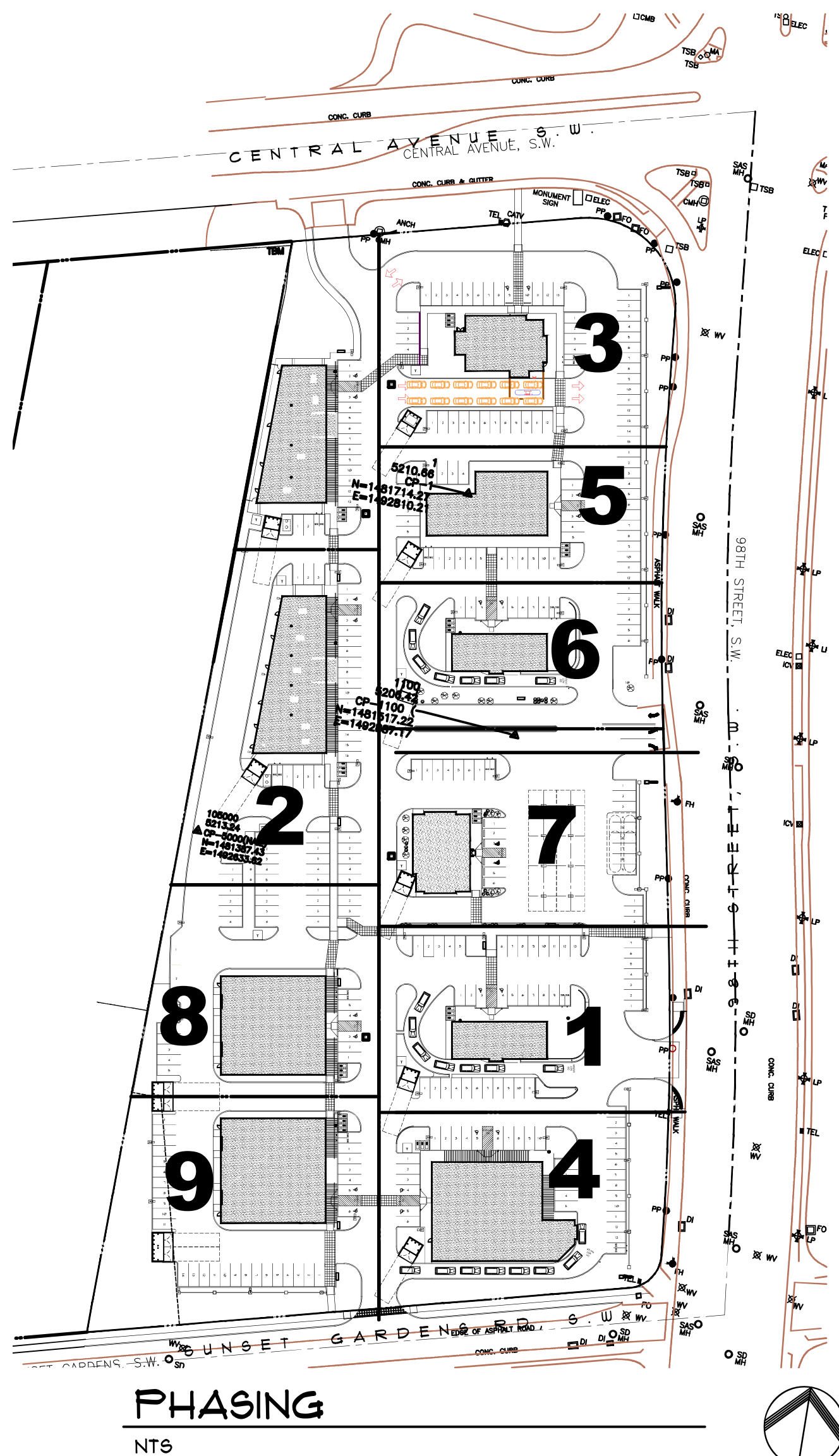
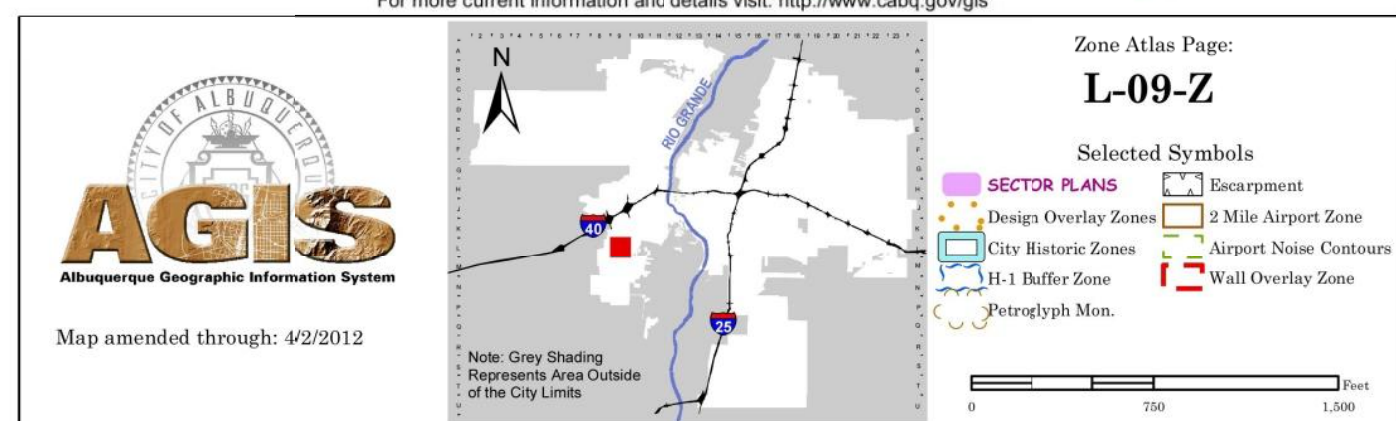
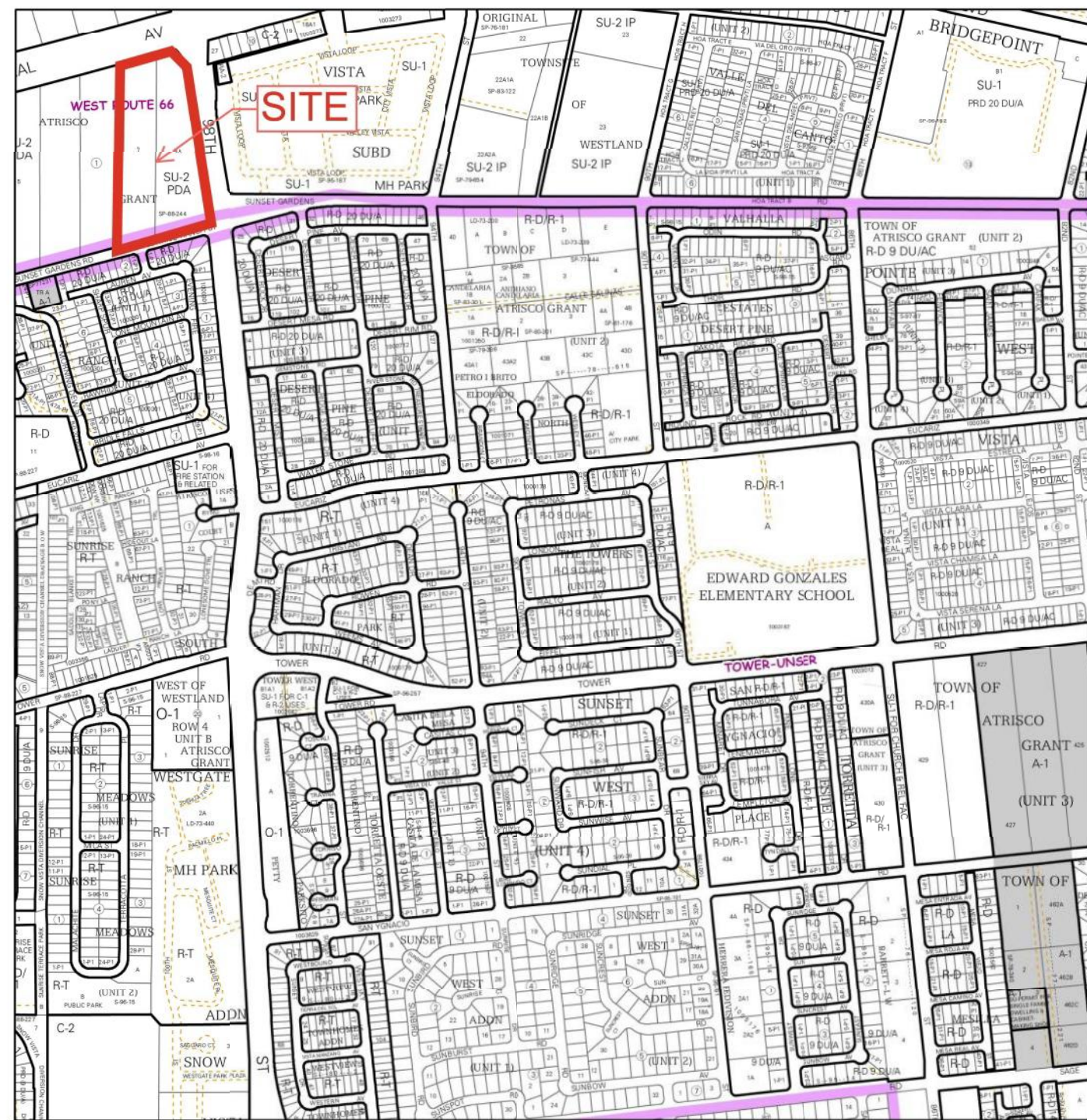
Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up

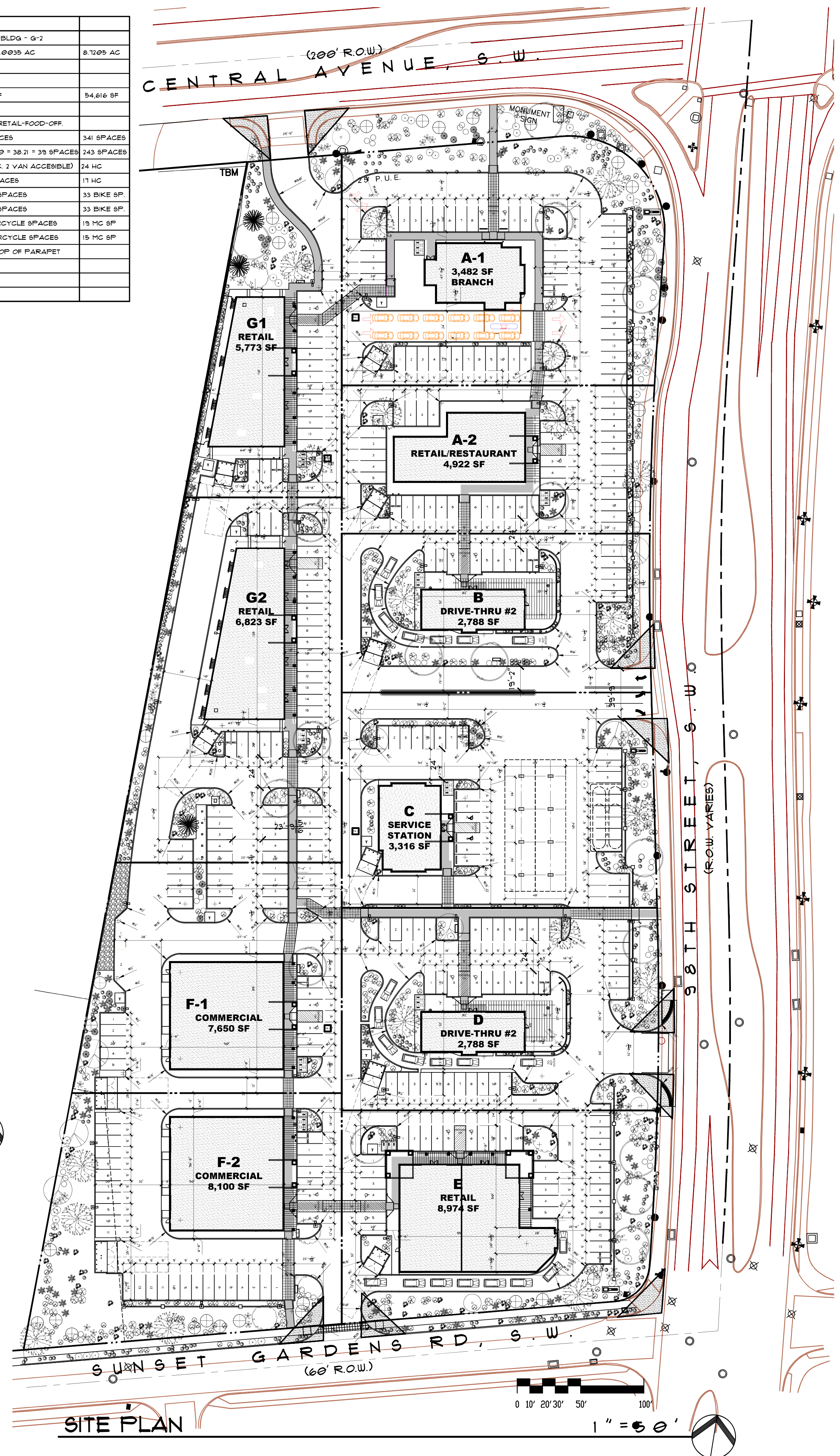
between the hours of 5AM and 8PM.

Reviewer: ADRIAN MAREZ

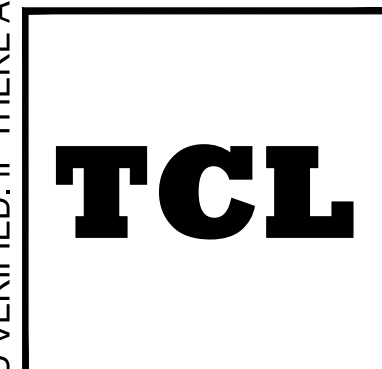
Date: 5-30-25



PR-2019-2380/
SP-2025-00047



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



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

REVISIONS	

SHEET NO:
A1.2

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.

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= 0.1011 AC	AREA= 0.3623 AC	AREA= .9116 AC	AREA= .8907 AC	AREA= 0.8189 AC	AREA= 1.0206AC	AREA= 0.6104 AC	AREA= 1.0035 AC	AREA = 6.1124 AC
LOT SIZE	41,245 SF	28,623 SF	30,542 SF	41,918 SF	39,569 SF	38,800 SF	35,613 SF	44,456 SF	26,588 SF	43,711 SF	371,525 SF
BLDG. SIZE	3,482 SF	4,922 SF	2,788 SF	3,316 SF	2,788 SF	8,914 SF	1,650 SF	8,100 SF	5,713 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	322,909 SF
LANDSCAPE PERCENTAGE	15 %	15 %	15 %	15 %	15 %	15 %	15 %	15 %	15 %	15 %	
LANDSCAPE REQUIRED	6,564 SF	3,555 SF	4,163 SF	5,790 SF	5,571 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	8,717 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 %	
COVERAGE REQUIRED:	5,752 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

COMMON HACKBERRY (M)
CELTIS OCCIDENTALIS
2" CAL 200 SF

29

SPRING SNOW CRAB
MALUS X 'SPRING SNOW'
2" CAL 300 SF

26

SAND CHERRY
PRUNUS BESSEYI
5 GAL 225 SF

80

BUTTERFLY BUSH (M)
BUDDLEIA DAVIDII
5 GAL 100 SF

45

BIRD OF PARADISE (L)
CAESALPINA GILLIESII
5 GAL 100 SF

21

RUSSIAN SAGE (M)
PEROVSKIA ATRIPICIFOLIA
5 GAL 36 SF

212

INDIAN HAWTHORN (M)
RAPHOLEPIS INDICA
5 GAL 36 SF

21

ALLEE LACEBARK ELM
ULMUS PARVIFOLIA 'ALLEE'
2" CAL 350 SF

3

AFGHAN PINE (M)
PINUS ELDARICA
MIN 10' WITH AV. CALIFER OF 3"
200 SF

10

NEW MEXICO OLIVE (L)
FORESTIERA NEOMEXICANA
15 GAL 225 SF

47

APACHE PLUME (L)
FALLUGIA PARADOXA
5 GAL 25 SF

192

SANTOLINA (L)
SANTOLINA SPP.
1 GAL 25 SF

275

FERN BUSH (L)
CHAMAEBATIARIA MILLEFOLIUM
5 GAL 25 SF

24

AUTUMN SAGE (M)
SALVIA GREGGII
1 GAL 9 SF

28

RED YUCCA (L)
HESPERALOCE PARVIFLORA
5 GAL 9 SF

26

SANTA FE BROWN GRAVEL MULCH
WITH FILTER FABRIC

26

BOULDER MONOLITH

26

BOULDER MONOLITH

1 TREE PLANTING DETAIL

2 TREE DETAIL

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 THE 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 RIGHT-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 GROUND COVER 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 DRIFLINE, 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 USED 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.

Mastervalue w/RPBA

YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com

P O Box 10597

Albuquerque, NM 87184

505.898.9615

design@yellowstonelandscape.com

STATE OF NEW MEXICO
COUNTY OF SANTIAGO
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 TRESSPASS 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

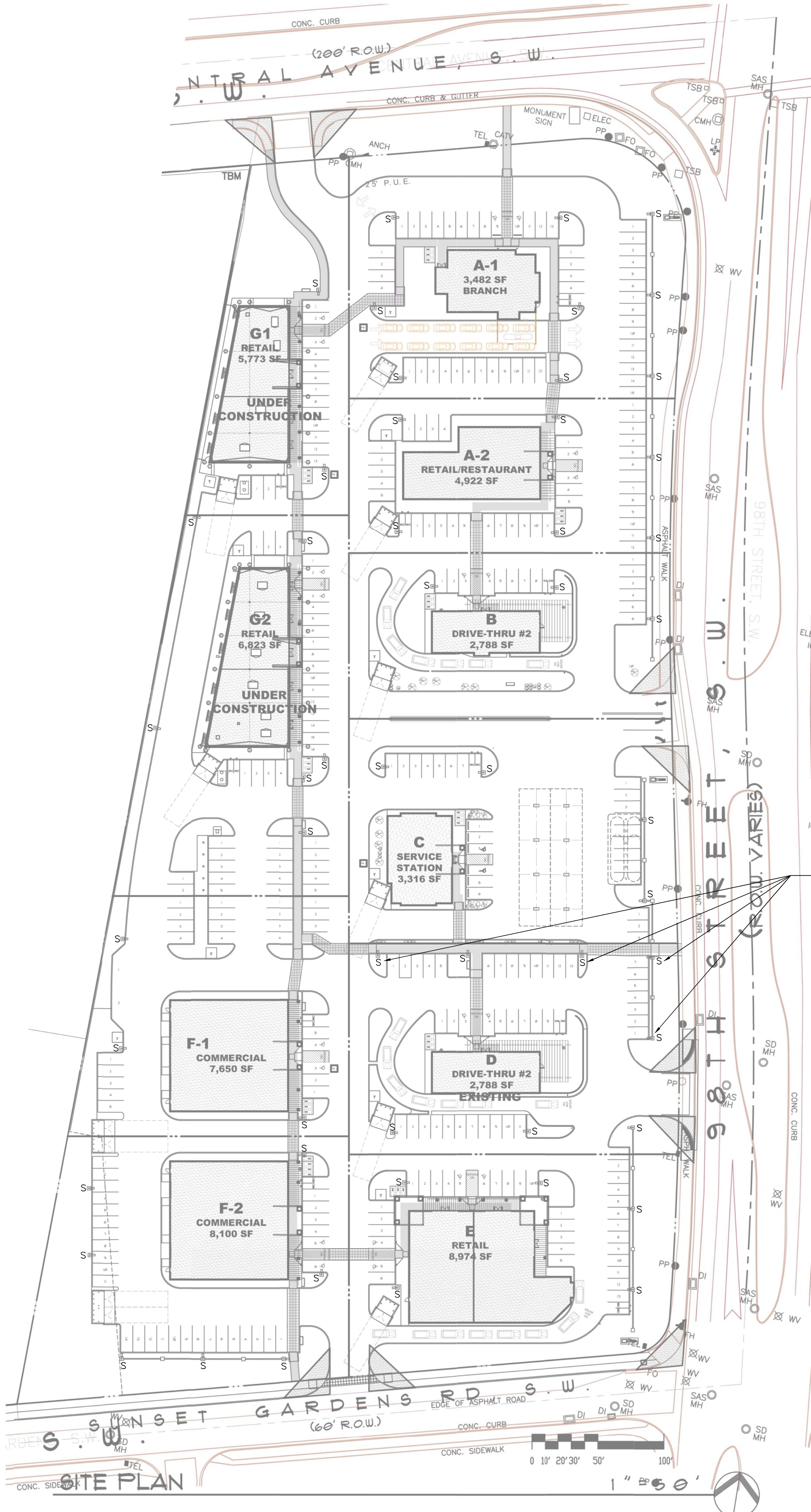
MAXIMUM LUMINANCE = 20

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 Sulpture Beds	1	81847	81847
Walkways/Stairs/Parking Lot	1.25	244244	305305
Outdoor Dining	2	0	0

TOTAL ALLOWED LUMENS	387152
----------------------	--------

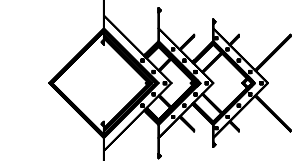
TAG S FIXTURE QTY	53
TAG S FIXTURE LUMENS	6482
TOTAL LUMENS PROVIDED	343546

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

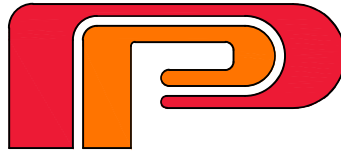


GENERAL SHEET NOTES

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. LABEL 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.



MARTIN F.M. GRUMMER
ARCHITECT
337 WILSON STREET, N.E.
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



PETERSON
PROPERTIES

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

DATE:

14 JUL 2025

DRAWN BY:

CHECKED BY:

VERIFIED BY:

REVISIONS

NO.	DESCRIPTION

SHEET NO:

ES1

+

