

<u>LOT SIZE:</u>	78560 SQ. FT. (1.8 ACRES)
<u>BUILDING SETBACKS:</u>	
FRONT	20' (INTERNAL ROAD)
INTERIOR SIDE	10'
STREET SIDE	35' (FACING LOS LOMITAS)
REAR	75'
<u>LOT COVERAGE:</u>	50% (39,280 SQ. FT.)
<u>GROSS LOWER FLOOR AREA:</u>	12,147 SQ. FT.
<u>BUILDING HEIGHT:</u>	
BUILDING HEIGHT: (ALLOWABLE)	26'
BUILDING HEIGHT: (ACTUAL)	23'
<u>OCCUPANCY LOAD:</u>	
BY CODE	= 65 OCCUPANTS
ACTUAL STAFF AND MANAGEMENT OCCUPANCY LOAD	= 12 OCCUPANTS

OFF STREET PARKING	
GROSS FLOOR AREA;	13,128 SF.
CARS;	1: 1000 SQ. FT = 13 SPACES + 1 HC
MOTOR CYCLES	1:25 SPACES = 1 SPACE
BICYCLES	3-BIKES W/ 4 BIKE RACK
TOTAL PARKING SPACES REQUIRED	= 14
TOTAL PARKING SPACES PROVIDED	= 14

LANDSCAPING:
LANDSCAPE REQUIRED: 15% OF LOT MINUS BUILDING AREA (PHASE 1) = 78,560 SF -
 12,147 SF = 66,413 SF X 15% = 9,961 SQ. FT.
LANDSCAPE AVAILABLE: = 9,987 SQ. FT.

SIDEWALKS:
ALONG STREETS - EXISTING
AT BUILDING FRONT :
10' WIDE ALONG BUILDINGS FRONT; TREES AT 25' O.C. +/- IN PLANTERS

EXISTING PAVED SHARED ACCESS EASEMENT,
LOT #6, FILED ON 02/27/2009
DOC#2009021004, PAGE 1 THRU 3

DERO, MODEL H13H (3 BIKE) RACK,
PROVIDE IN-GROUND MOUNT,
FINISH - GAL IRON. COMPLY W/
MFR'S INSTALLATION INSTRUCTIONS

BIKE RACK

B.1 NO SCALE

INSTALL MISSING
PORTION OF SIDEWALK
PER CITY STANDARDS,
#2430. GENERAL
CONTRACTOR SHALL
COORDINATE WITH
RAILROAD AGENT PRIOR
TO CONSTRUCTION OF
SIDEWALK FRONTING
ON LAS LOMITAS.
EXACT LOCATION OF
SIGNS TO BE
DETERMINED IN THE
FIELD WITH THE CITY
& RR AGENT

PROVIDE 2- 24" X 12"
R9-9 STANDARD "SIDEWALK
CLOSED" SIGN. EXACT
LOCATION TO BE
DETERMINED IN THE FIELD
W/ THE CITY & RR AGENT

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1145.92	108.60	108.56	S 69° 41' 10" W	S 25° 48'
	1145.92	108.60	108.56	N 69° 41' 14" E	S 25° 48'
C2	275.00	186.78	183.21	S 70° 39' 47" W	38° 54' 55"
	275.00	186.78	183.21	N 70° 39' 51" E	38° 54' 55"
C3	25.00	35.95	35.86	S 43° 07' 47" E	82° 10' 24"
	25.00	35.95	35.86	S 46° 47' 43" E	87° 10' 24"
C4	2034.00	228.87	229.75	S 10° 57' 03" E	S 28° 31'
	2034.00	228.87	229.75	S 10° 56' 59" E	S 28° 31'
C5	956.00	159.82	159.64	N 93° 43' 01" W	S 28° 46'
	956.00	159.82	159.64	N 93° 42' 57" W	S 28° 46'

SIDEWALK
ENDS

BIKE RACK

(B.2) NO SCALE

WORK WITHIN PUBLIC "RIGHT OF WAY."

1. ALL BROKEN AND CRACKED SIDEWALKS MUST BE REPLACED WITH NEW SIDEWALKS AND CURB AND GUTTER (COMPLY WITH CITY STANDARD DETAIL 2415A.)
2. ALL WORK WITHIN THE PROJECT PROPERTY BOUNDARIES IS PRIVATE WORK.

EXISTING PAVEMENT AT SHARED ACCESS
EASEMENTS FOR LOT C & LOT 7

FIRE LANE & SEMI TRUCK/TRAILER
PAVING: 3" ASPHALT OVER 4" ABC
OVER 8" COMPACTED SUBGRADE (SEE
GEOTECHNICAL REPORT)

PARKING LOT PAVING: 5" ASPHALT OVER
COMPACTED SUBGRADE (SEE GEOTECHNICAL
REPORT)

SEE BIKE RACK DETAIL "B.1
& B.2" (THIS SHEET)

LOT 7

LOT
UNPAVE

APPLE CANYON
GOURMET

BU

SEE LANDSCAPE
PLANS

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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CURB & CLEVER

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MICK RICK CONTRACTORS

JOB #
20-18

DATE
09.19.21

A NEW FACILITY
FOR
APPLE CANYON GOURMET FOODS
— 2021 —
1301 CUESTA ABAJO CT. ALBUQUERQUE NEW MEXICO

SHEET NO.
ARCH 002