



15'-0"

PORTION OF EXISTING SIGN IN CITY R.O.W. TOTAL AREA = 52 SQ. FT.

EXISTING STREET SIGN TO REMAIN 240 SQ. FT.

10'-7"

NEW SIDEWALK TO MAKE TOTAL WIDTH 6'-0"

EXIST. CITY SIDEWALK

EUBANK BLVD. P.O.W.

3'-6"

2'-6"

$$\sqrt{1/8'' = 1'-0''}$$


Curtis Cherns 6-26-24
Signed Date

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1. INSTALL NEW CONCRETE CURB & GUTTER, AS SHOWN, PER DPM STANDARDS. SEE DETAIL A, AS-2/TCL-2
2. SEE SHEET AS-2/TCL-2 FOR ACCESSIBLE PARKING AND RAMP DETAILS, F. & G.
3. INSTALL ACCESSIBLE PARKING SIGNAGE, POLE-MOUNTED, AT THE ACCESSIBLE SPACE AS SHOWN, SEE DETAIL B /SHT. AS-2/ TCL-2
4. INSTALL BIKE RACKS {6 TOTAL} @ 4'-0" O.C., SEE DETAIL A/ SHT. AS-2/TCL-2
5. APPLY NEW TOP COAT OVER EXISTING ASPHALT, ANY LARGE HOLES AND CRACKS TO BE PATCHED AND REPAIRED AS REQUIRED, INSTALL NEW PARKING STRIPING AND DIRECTIONAL ARROWS ACCORDING TO LAYOUT SHOWN, PER DPM STANDARDS.
6. 11'-0"x11'-0" CLEAR SIGHT TRIANGLE, SEE TCL NOTES BELOW.
7. MOTORCYCLE PARKING SPACES WITH POLE MOUNTED SIGNS, SEE DETAIL C/ SHT. AS-2/TCL-2
8. DEMO EXISTING ASPHALT AND INSTALL NEW GRAVEL LANDSCAPING AND INSTALL NEW _____ TREE.
9. INSTALL NEW TREE IN EXISTING LANDSCAPE AREA.
10. EXISTING ATM AREA WITH LIGHT POLES, LANDSCAPING BOLLARDS AND PARKING SHOWN TO REMAIN.
11. EXISTING NO PARKING STRIPED AREA FOR PEDESTRIANS TO REMAIN, RE-STRIPED AS SHOWN.
12. EXISTING RAMP TO REMAIN, INSTALL DETECTABLE WARNING SURFACE AND STRIPING TO SIDEWALK AS SHOWN.
13. EXISTING LIGHT POLE TO REMAIN, PROTECT DURING CONSTRUCTION.
14. EXISTING STREET LIGHT POLE TO REMAIN, ENSURE 48 MIN. CLEARANCE ON NEW 6' WIDE CONC. SIDEWALK.
15. EXISTING SIDEWALK TO BE WIDENED TO A 6 FT. WIDE SIDEWALK ALONG THE PROPERTY FRONTAGE, PER CITY OF ABQ. STDs.
16. EXISTING DRIVEWAY TRANSITIONS TO HAVE 3'-0" WIDE SIDEWALK ADDED, INSTALL 2 FT. WIDE DETECTABLE WARNING SURFACE AT ALL PEDESTRIAN/VEHICLE TRANSITIONS, ENSURE 2% MAX. CROSS SLOPE FOR SIDEWALK ALONG DRIVEWAYS.
17. EXISTING POLE MOUNTED SIGN, PORTION OF SIGN IS IN EUBANK R.O.W. SEE EXHIBIT 2, THIS SHEET, OWNER TO OBTAIN A REVOCABLE PERMIT FROM THE CITY FOR THE PORTION OF SIGN IN R.O.W.
18. EXISTING 24"-0" WIDE GATES TO REMAIN, ACCESS TO BE GIVEN TO SLIDING WASTE.

REQUIRED LANDSCAPING: PER CABQ IDO 2022
NET LOT AREA = 31,960 SF x 10% = 3,196 SF LANDSCAPING REQUIRED
LANDSCAPING PROVIDED = 3,432 SF

1 TREE REQUIRED PER EACH 10 PARKING SPACES
5 TREES PROVIDED AT PARKING

STREET TREES REQUIRED @ 25 FT. O.C.
STREET TREES PROVIDED 4

THE CLEAR SITE TRIANGLE SHALL BE MAINTAINED AT ALL EXITS OF PARKING AREAS

REQUIRED SPACES: PER CABQ/IDO 2022	
CANNABIS RETAIL = 1.5 SP. PER 1000 S.F.	972/1,000 = 4 SPACES REQUIRED
CANNABIS CULTIVATION = 1 SP. PER 1000 S.F.	4,827/1,000 = 5 SPACES REQUIRED
CANNABIS RETAIL = 3.5 SPACES PER 1,000 S.F.	6,480 S.F. = 25 SPACES REQUIRED
ACCESSIBLE PARKING SPACES REQUIRED = 51.75 SPACES <u>33 (31 VAN ACCESSIBLE)</u>	
TOTAL SPACES REQUIRED:	37 (3 ACCESSIBLE)
BICYCLE SPACES = 10% OF 40 SPACES PROVIDED =	6 BICYCLE SPACES REQUIRED
MOTORCYCLE PARKING = FOR 1-25 SPACES REQUIRED = 1 MOTORCYCLE SPACE REQUIRED	

<u>PARKING SPACES PROVIDED:</u>	
REGULAR PARKING SPACES =	52 SPACES PROVIDED
ACCESSIBLE PARKING SPACES=	4 SPACES PROVIDED (1 VAN ACCESSIBLE)
BICYCLE SPACES=	6 PROVIDED
MOTORCYCLE SPACES =	<u>2 PROVIDED</u>
TOTAL SPACED PROVIDED =	63 SPACES PROVIDED

1. 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
2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
3. REFUSE VEHICLE MANEUVERING SHALL BE CONTAINED ON-SITE. THE REFUSE VEHICLE SHALL NOT BACK INTO THE PUBLIC RIGHT WAY.

1. ALL CURB ACCESS RAMPS (DRIVE PADS) SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWINGS 2425.
2. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE STD. OF THE CITY OF ALBUQUERQUE STD. DRAWING 2430.
3. ALL SIDEWALK CONSTRUCTION SHALL MEET THE STDs. OF THE CITY OF ALBUQUERQUE STD. DRAWING 2430.
4. ALL SIDEWALK JOINTS AND TRANSITIONS BETWEEN EXISTING AND NEW SIDEWALKS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STD. DRAWING 2450.
5. ALL NEW CURB CUTS TO THE SITE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STD. DRAWING 2425 WITH THE GUTTER PROFILE MATCHING EXISTING.
6. ALL GUTTERS AND GUTTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STD. DRAWING 2415A, MATCHING EXISTING PROFILES.

