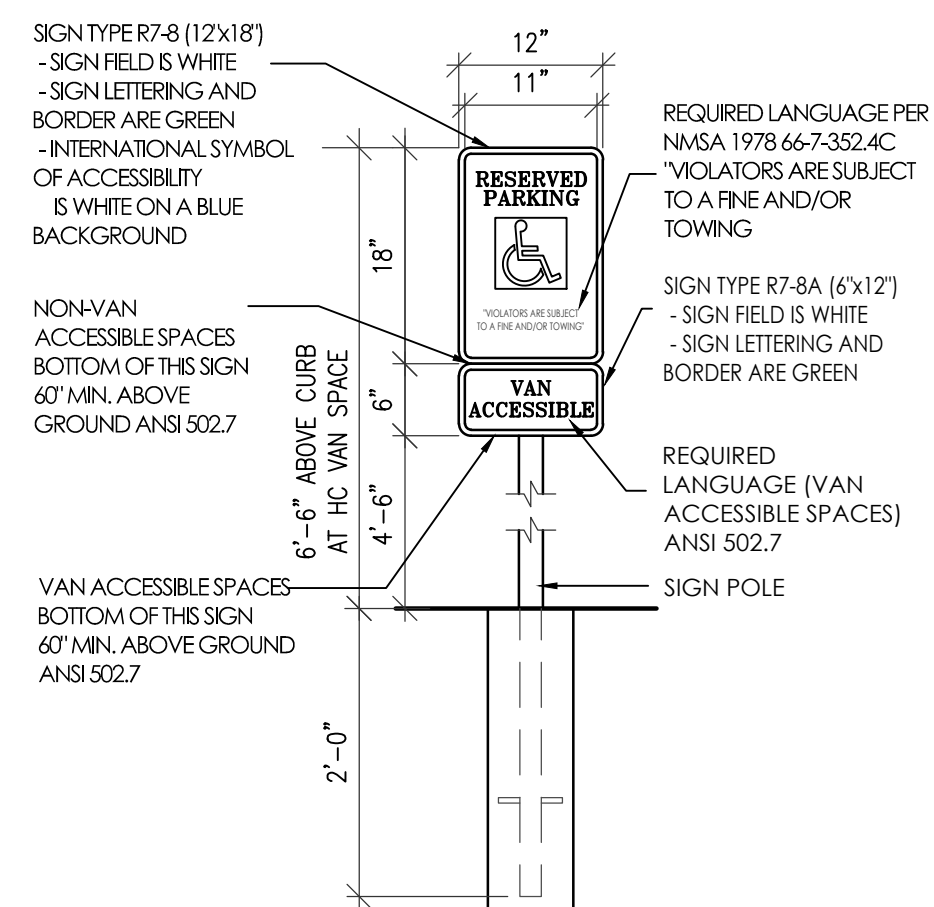
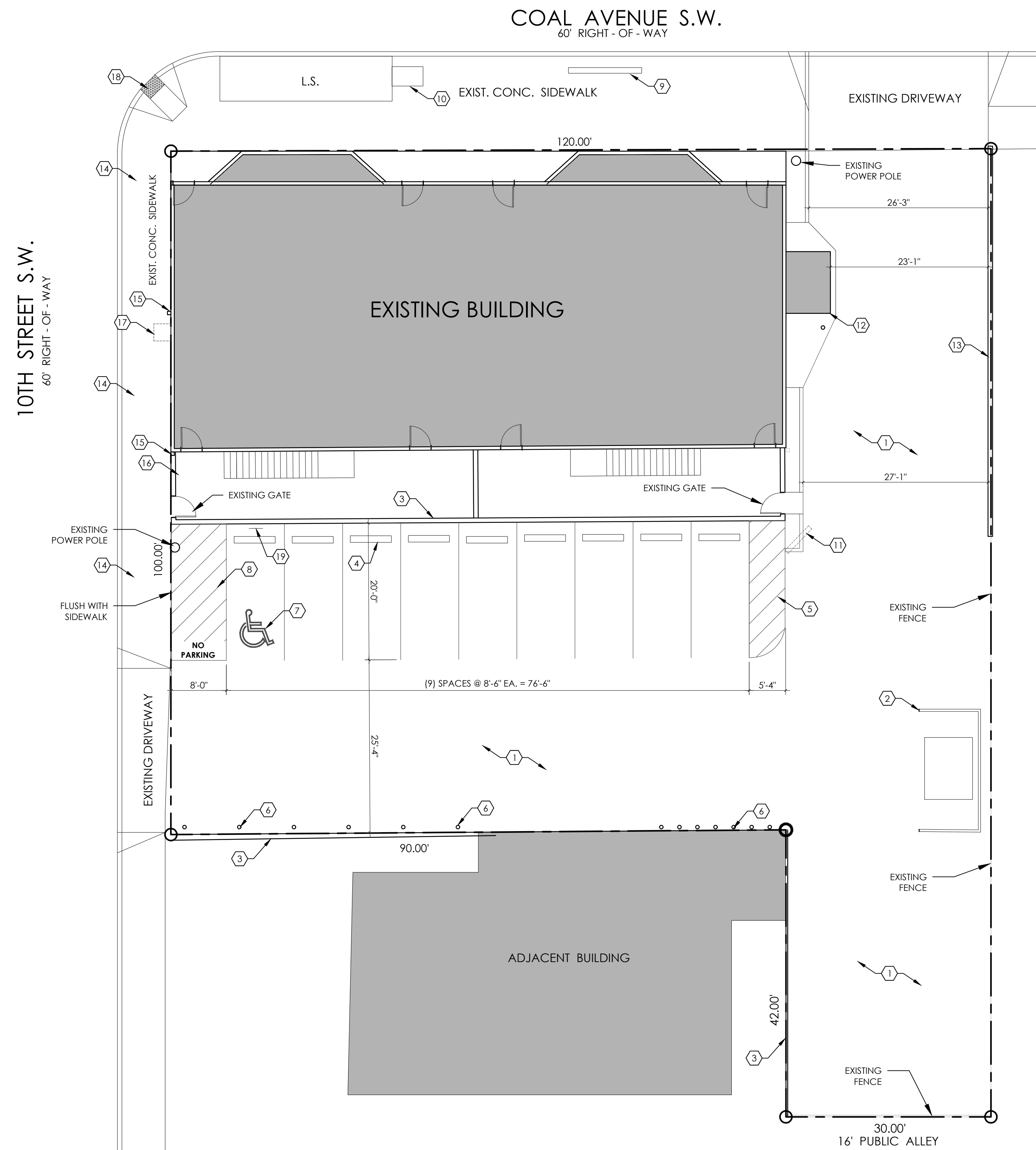


B ZONE ATLAS MAP - K-13-Z
N.T.S.



A ACCESSIBLE PARKING SIGN DETAIL
1" = 10'-0"



1 SITE PLAN
1" = 10'-0"

- KEYED NOTES**
- EXISTING ASPHALT DRIVEWAY TO REMAIN, PATCH ANY LARGE HOLES AS REQUIRED.
 - EXISTING TRASH ENCLOSURE
 - EXISTING BLOCK WALL
 - NEW CONCRETE TIRE BUMPER, TYP. OF (9)
 - INSTALL PARKING STRIPING AS SHOWN, PER DPM STANDARDS.
 - EXISTING CONCRETE FILLED PIPE BOLLARDS, PROVIDE NEW BOLLARDS WHERE MISSING, REPLACE DAMAGED OR LEANING BOLLARDS AND REPAINT ALL.
 - ACCESSIBLE PARKING SYMBOL PER DPM STANDARDS.
 - 8'-0" WIDE ACCESSIBLE PATH FROM EXISTING SIDEWALK
 - EXISTING BICYCLE RACK TO REMAIN
 - EXISTING MAIL BOX TO REMAIN
 - DEMO EXISTING DRIVE THRU SIGN
 - EXISTING DRIVE THRU WINDOW TO REMAIN, NOT IN SERVICE.
 - EXISTING CONCRETE FILLED GUARD RAIL TO REMAIN, RE-PAINT TO MATCH BOLLARDS
 - REPLACE AND REPAIR BROKEN SIDEWALK STONES ALONG 10TH ST. LONGITUDINAL SIDEWALK SLOPE IS TO BE REDUCED SO IT IS LESS THAN 8.3%, 7.0% PREFERRED. ANY CRACKED OR DAMAGED SIDEWALK IS TO BE REPLACED.
 - ROOF DRAINS ALONG 10TH STREET ARE TO BE REDIRECTED AS TO NOT DRAIN ONTO EXISTING SIDEWALK. PROVIDE NEW SIDEWALK CULVERT.
 - TREES ALONG 10TH STREET ARE TO BE TRIMMED BACK TO NOT OVERHANG OVER SIDEWALK.
 - EXISTING SWAMP COOLER AND SUPPORTS ARE TO BE REMOVED.
 - DETECTABLE WARNING SURFACE TO BE ADDED TO RAMP AT CORNER OF 10TH AND COAL.
 - POLE MOUNTED HANDICAPPED ACCESSIBLE PARKING SIGN, SEE DETAIL A/TCL-1

PARKING CALCULATIONS

REQUIRED SPACES: PER CABQ IDO 2022

CANNABIS CULTIVATION = 1 SPACE PER 1,000 S.F. 1,040/1,000 = 1 SPACES REQUIRED
EXISTING 900 S.F. BAKERY = 4 SPACE PER 1,000 S.F. = 4 SPACES REQUIRED
MULTI-FAMILY -1.2 SPACES / DU WITH 1 BR = 1.2 x 4 UNITS = 5 SPACES REQUIRED
ACCESSIBLE PARKING SPACES REQUIRED 1-25 TOTAL SPACES = (1) VAN ACCESSIBLE
TOTAL SPACES REQUIRED: 11 SPACES

PARKING REDUCTION:
WITHIN 1,320 FT OF PREMIUM TRANSIT = 30% 30% OF 11 = 3 SPACES

TOTAL REQUIRED PARKING = 7 SPACES INCLUDING 1 VAN ACCESSIBLE

BICYCLE SPACES = 10% OF 7 SPACES PROVIDED = (1) BICYCLE SPACES REQUIRED

PARKING SPACES PROVIDED:

REGULAR PARKING SPACES = (8) SPACES PROVIDED
ACCESSIBLE PARKING SPACES=(1) VAN ACCESSIBLE
TOTAL SPACES PROVIDED = 9 SPACES PROVIDED

- TCL NOTES:**
- 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
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
 - REFUSE VEHICLE MANEUVERING SHALL BE CONTAINED ON-SITE. THE REFUSE VEHICLE SHALL NOT BACK INTO THE PUBLIC RIGHT AWAY.

