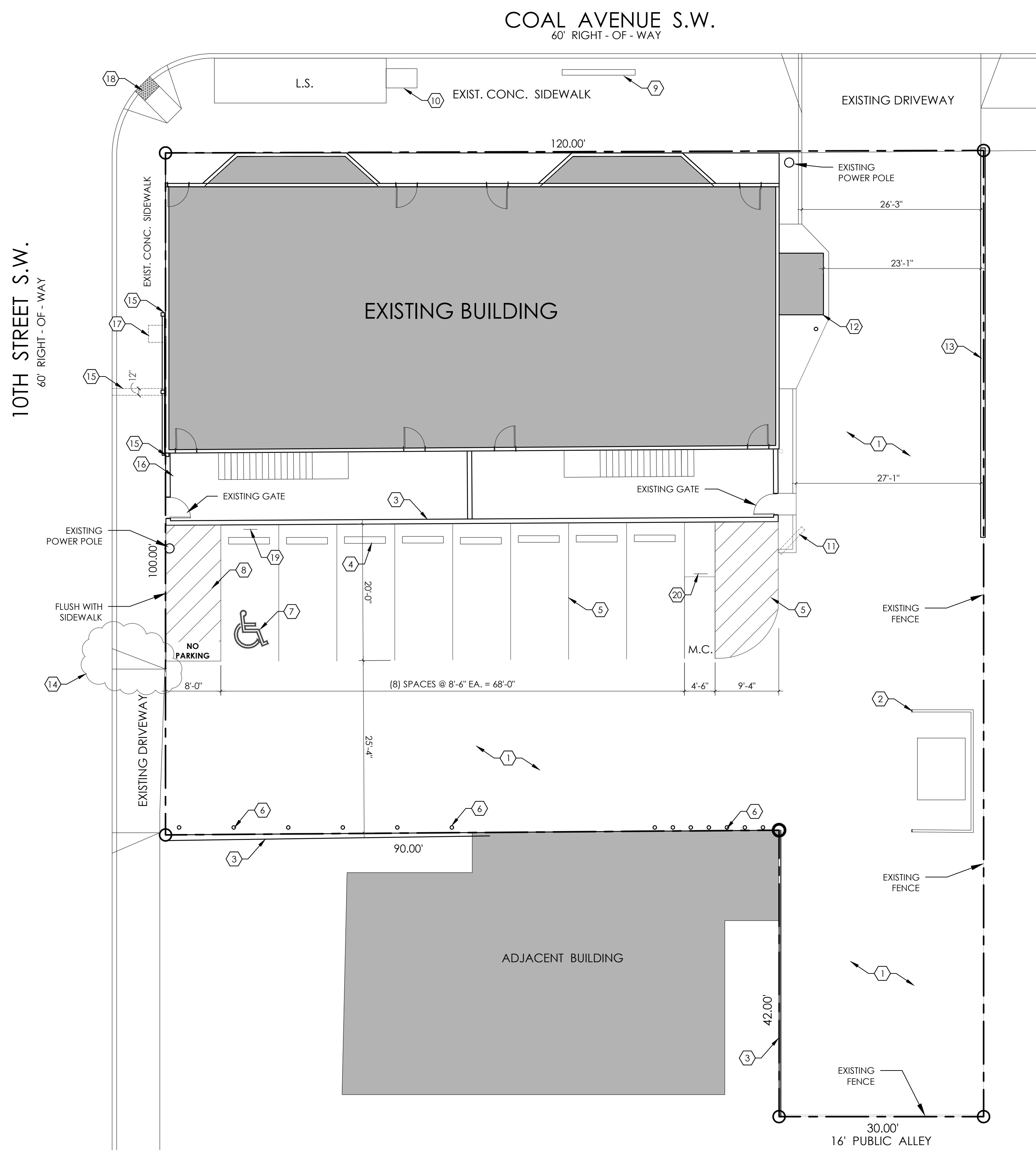


ZONE ATLAS MAP - K-13-Z
N.T.S.

TRAFFIC CIRCULATION
LAYOUT APPROVED
Curtis A. Cherne 2-22-24
Signed Date

Curtis A. Cherne



1 SITE PLAN
1" = 10'-0"

- ### KEYED NOTES
- EXISTING ASPHALT DRIVEWAY TO REMAIN, PATCH ANY LARGE HOLES AS REQUIRED.
 - EXISTING TRASH ENCLOSURE TO REMAIN.
 - EXISTING BLOCK WALL
 - NEW CONCRETE TIRE BUMPER, TYP. OF (9)
 - INSTALL 4" WIDE YELLOW STRIPING AS SHOWN.
 - EXISTING CONCRETE FILLED PIPE BOLLARDS, PROVIDE NEW BOLLARDS WHERE MISSING, REPLACE DAMAGED OR LEANING BOLLARDS AND REPAINT ALL.
 - ACCESSIBLE PARKING SPACES SHALL HAVE A CLEARLY VISIBLE, BLUE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED IN THE PAVEMENT WITHIN THE REAR OF THE SPACE.
 - 8'-0" WIDE ACCESSIBLE AISLE SHALL HAVE BLUE DIAGONAL STRIPING AND THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST 1' HIGH AND AT LEAST 2" WIDE PLACED AT THE REAR OF THE PARKING SPACE.
 - 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 SECTION OF CONCRETE CURB AND GUTTER AND SIDEWALK AT AREA INDICATED ALONG 10TH STREET. LONGITUDINAL SIDEWALK SLOPE IS TO BE 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. COMBINE BOTH ROOF DRAINS INTO ONE AND DRAIN INTO NEW 12" WIDE SIDEWALK CULVERT "PER COA STD DWG 2236". SEE DETAIL C/TCL-2
 - TREES ALONG 10TH STREET ARE TO BE TRIMMED BACK TO NOT OVERHANG OVER SIDEWALK AND ALL DEBRIS IS TO BE REMOVED.
 - DEMO EXISTING SWAMP COOLER AND CANOPY/AWNING AND ALL SUPPORTS THAT ARE IN THE PUBLIC WAY ALONG 10TH STREET. ALL PROTRUSIONS FROM BUILDING 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-2
 - POLE MOUNTED MOTORCYCLE PARKING SIGN, SEE DETAIL B/TCL-2

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	11 SPACES
TOTAL SPACES REQUIRED: 11 SPACES	
PARKING REDUCTION: WITHIN 1,320 FT OF PREMIUM TRANSIT = 30% SO 30% OF 11 = 3 SPACES	
TOTAL REQUIRED PARKING = 7 SPACES INCLUDING 1 VAN ACCESSIBLE	
BICYCLE SPACES = 3 OR 10% WHICHEVER IS GREATER = (3) BICYCLE SPACES REQUIRED	
MOTORCYCLE SPACES = (1) REQUIRED	
PARKING SPACES PROVIDED:	
REGULAR PARKING SPACES = (7) SPACES PROVIDED	
ACCESSIBLE PARKING SPACES= (1) VAN ACCESSIBLE	
BICYCLE PARKING SPACES= (3) PROVIDED	
MOTORCYCLE= (1) 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.