

SCOPE OF WORK : 6,192 S.F. BUILDING (SHELL ONLY), FOR FUTURE URGENT CARE BUILD OUT PERMIT SEPARATELY.

LEGAL DESCRIPTION

A TRACT OF 0.7492 OF ONE ACRE OR 32,635 SQUARE FEET OF LAND SITUATED IN THE WILLIAM M. JONES SURVEY, ABSTRACT NUMBER 482, CITY OF LA PORTE, HARRIS COUNTY, TEXAS.

NAICS INFORMATION

NAICS CODE NUMBER: 621493 - URGENT MEDICAL CARE CENTER AND CLINICS (EXCEPT HOSPITALS)

HCAD INFORMATION

HCAD NUMBER : 043-140-000-0324

TR 12A-1
W 3 ROOT
ABST 482W JONES

REQUIRED PARKING ANALYSIS

AMBULATORY HEALTH CARE SERVICE: 4 MINIMUM PLUS 1 PER 400 S.F.
6,192 / 400 = 16 PARKING SPACES

TOTAL PROVIDED PARKING SPACES = 24 SPACES INCLUDING 1 HC

REQUIRED LANDSCAPE AREA

TOTAL GREEN AREA REQUIRED = 5% OF SITE = 32,635 X 5% = 1,632 S.F.
TOTAL GREEN AREA PROVIDED = 8,979 S.F. + 1,122 S.F. + 816 S.F. = 10,917 S.F.

PROP. DEVELOPMENT

PROJECT NAME: LA PORTE AFC URGENT CARE
TYPE OF DEVELOPMENT: COMMERCIAL

ZONING

GENERAL COMMERCIAL

OWNER AND DEVELOPER

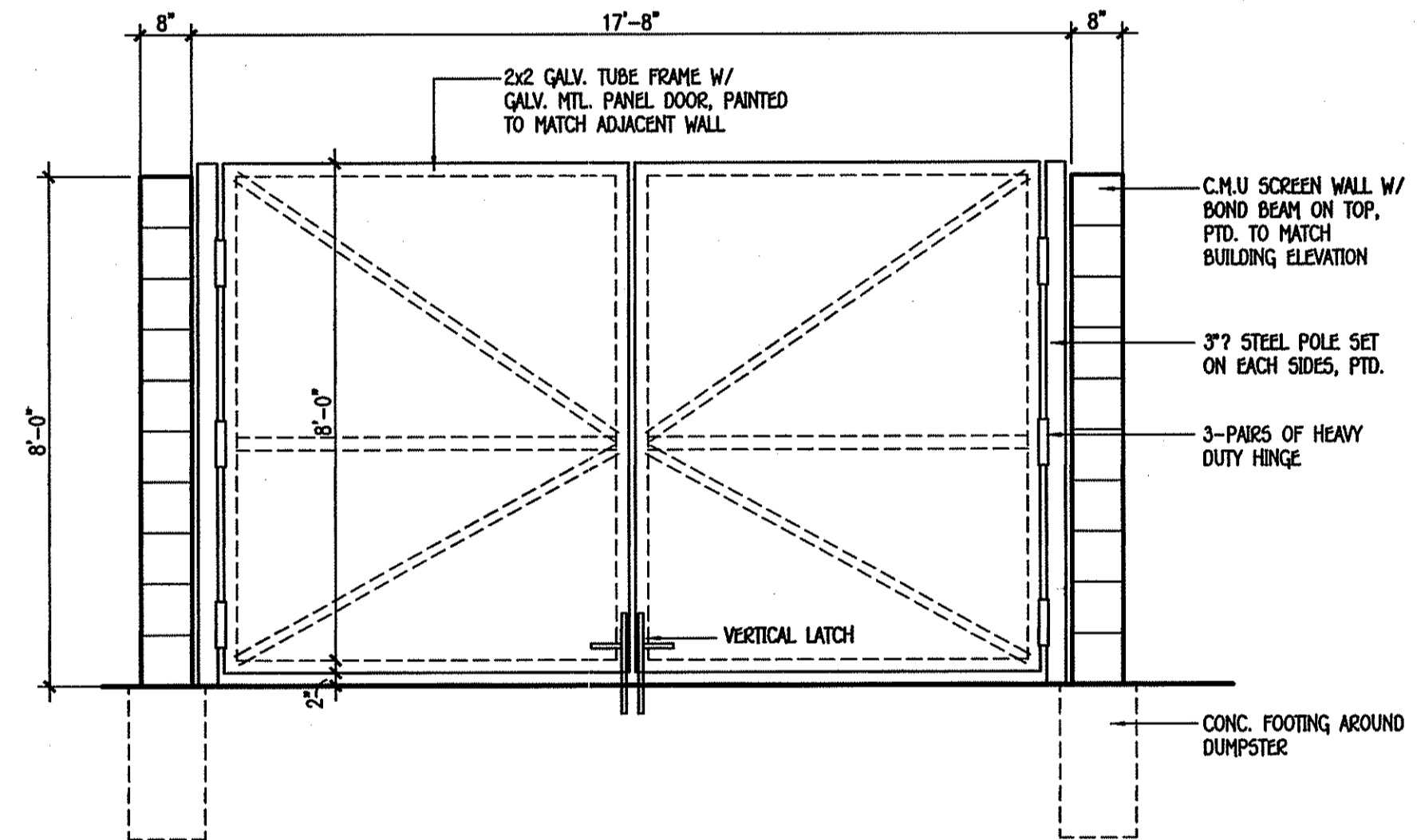
ARZ REAL ESTATE HOLDING, LLC
6822 MENDENHALL WAY
SUGAR LAND, TX 77479
PH: 281-850-8775
EMAIL: RANAZARAH@HOTMAIL.COM

ENGINEER

HEIGHTS ENGINEERING, LLC
7324 SOUTHWEST FWY, STE 995
HOUSTON, TX 77074
PH: 713-333-0393
EMAIL: RANA@HEIGHTSENINEERING.COM

SURVEYOR

HOMIS SURVEYING COMPANY
5000 CABBAGE ST
SPRING, TX 77379
PH: 281-320-9591
EMAIL: HOMIS@HOMISSURVEYING.COM



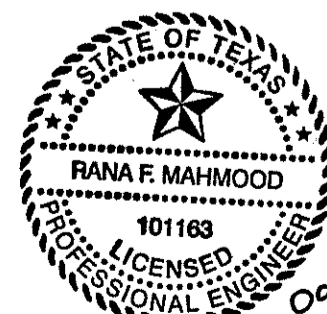
02 DUMPSTER DETAIL
SCALE: 1/2" = 1'-0"

FLOOD STATEMENT
THIS TRACT IS IN FLOOD ZONE X AND NOT WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEMA MAP # 48201C0240-1, DATED JUNE 18, 2007.

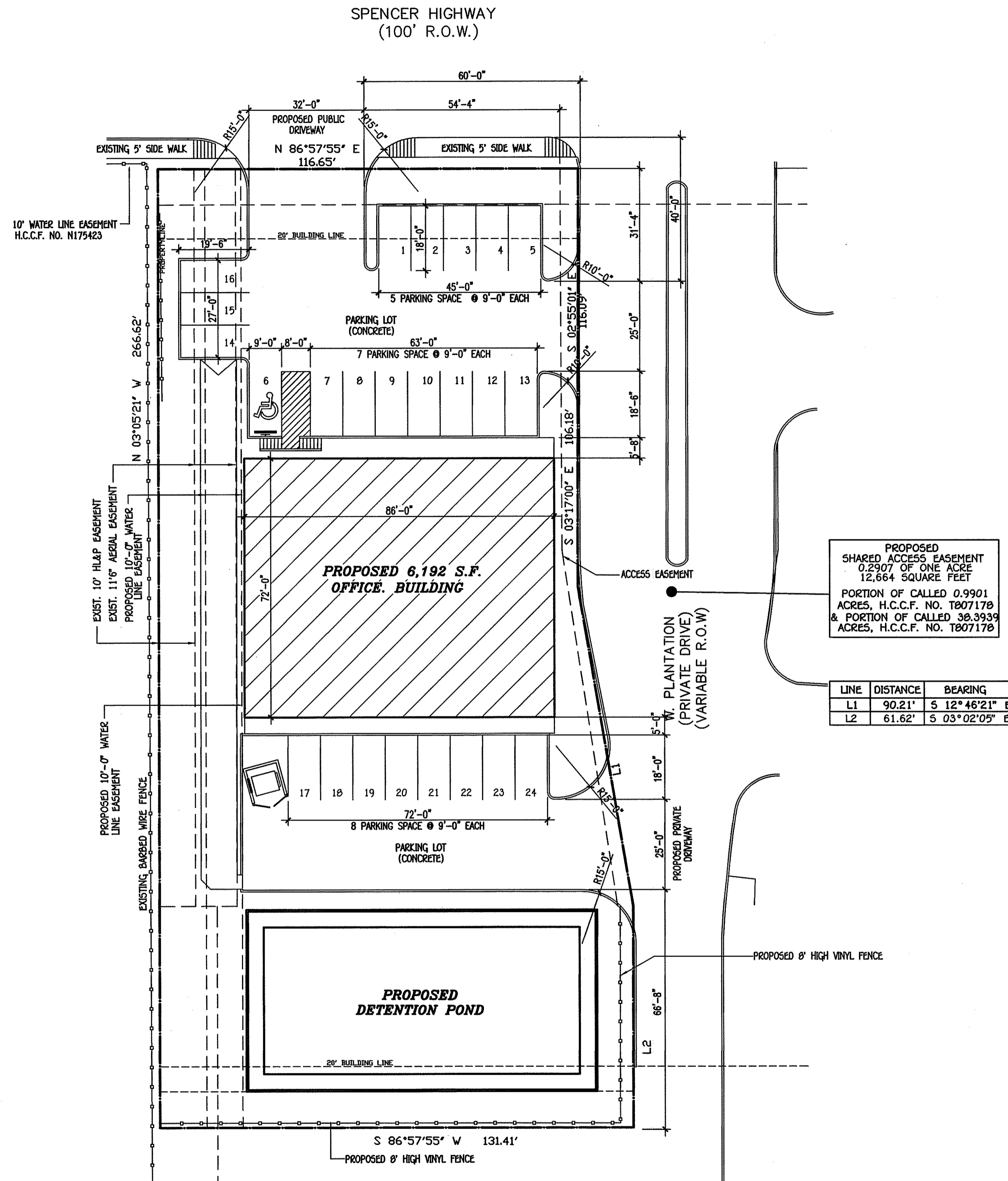
CITY APPROVING AUTHORITY CERTIFICATE
THIS IS TO CERTIFY THE CITY OF LA PORTE, TEXAS HAS APPROVED THIS SITE PLAN AND DEVELOPMENT OF LA PORTE AFC URGENT CARE IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF LA PORTE.

BY *[Signature]*
DIRECTOR, PLANNING DEPARTMENT

SITE PLAN ACCURACY CERTIFICATE
I RANA MAHMOOD, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONAL OF ENGINEERING (OR SURVEYING) AND HEREBY THAT ABOVE PLAT OR SITE PLAN IS TRUE AND CORRECT, AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVE RADIISES, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.



RANA MAHMOOD, P.E.
TEXAS REGISTRATION NO. 101163
(AFTER SEAL)



01 SITE PLAN
SCALE: 1" = 20'-0"

- LEGEND**
- PROPERTY LINE
 - NEW 6" CONCRETE CURB, 2'-0" RADIUS AT CORNER, U.N.O.

PARKING LOT PAVE NOTES
ENTIRE PARKING LOT SHALL BE 6" THICK PAVEMENT W/.#4 @ 18" O.C.E.W. AND ALL DRIVEWAYS SHALL BE 7" THICK CONCRETE W/.#4 @ 18" O.C.E.W. WITH MINIMUM 6" THICK LIME STABILIZED SUBGRADE IN DRIVEWAYS AND PARKING LOT.

- NOTE**
- THE BUILDING MATERIAL SHALL COMPLY TO CITY'S DESIGN GUIDELINE REGULATIONS (SECTION 106-928)
 - ANY NEW FENCE WILL REQUIRE A SEPARATE PERMIT.
 - HARRIS COUNTY DRIVEWAY PERMIT WILL NEED TO BE FURNISHED TO THE CITY PRIOR TO BUILDING PERMIT ISSUANCE.

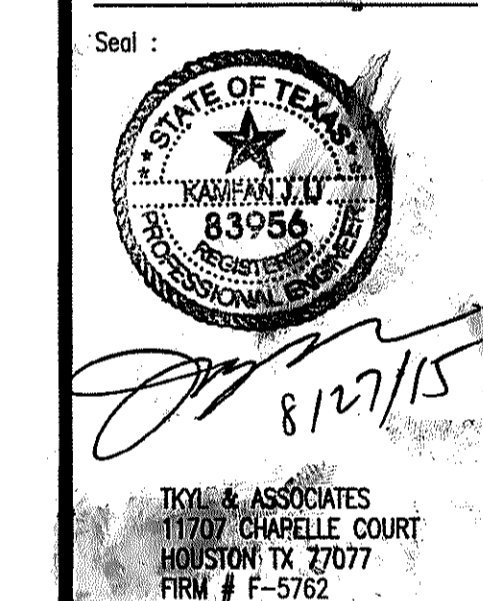
PROPOSED SHARED ACCESS EASEMENT 0.2907 OF ONE ACRE 12,664 SQUARE FEET
PORTION OF CALLED 0.9901 ACRES, H.C.C.F. NO. T807178
& PORTION OF CALLED 38.3939 ACRES, H.C.C.F. NO. T807178

LINE	DISTANCE	BEARING
L1	90.21'	S 12°46'21" E
L2	61.62'	S 03°02'05" E

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DA-Space Concept
Space Planning - City Permitting - Code Consulting
11152 Westheimer Road, # 1001,
Houston Texas 77042

Project :
La Porte AFC Urgent Care
AT
8850 SPENCER HIGHWAY
La Porte Texas 77571



TKYL & ASSOCIATES
11707 CHARRELLE COURT
HOUSTON TX 77077
FIRM # E-5782

Drawn By: []
Checked By: []
Issue Date: []

No.	Date	Issue / Revision

Site Plan and Code Information

15-82000019

ELEVATION KEY NOTES :

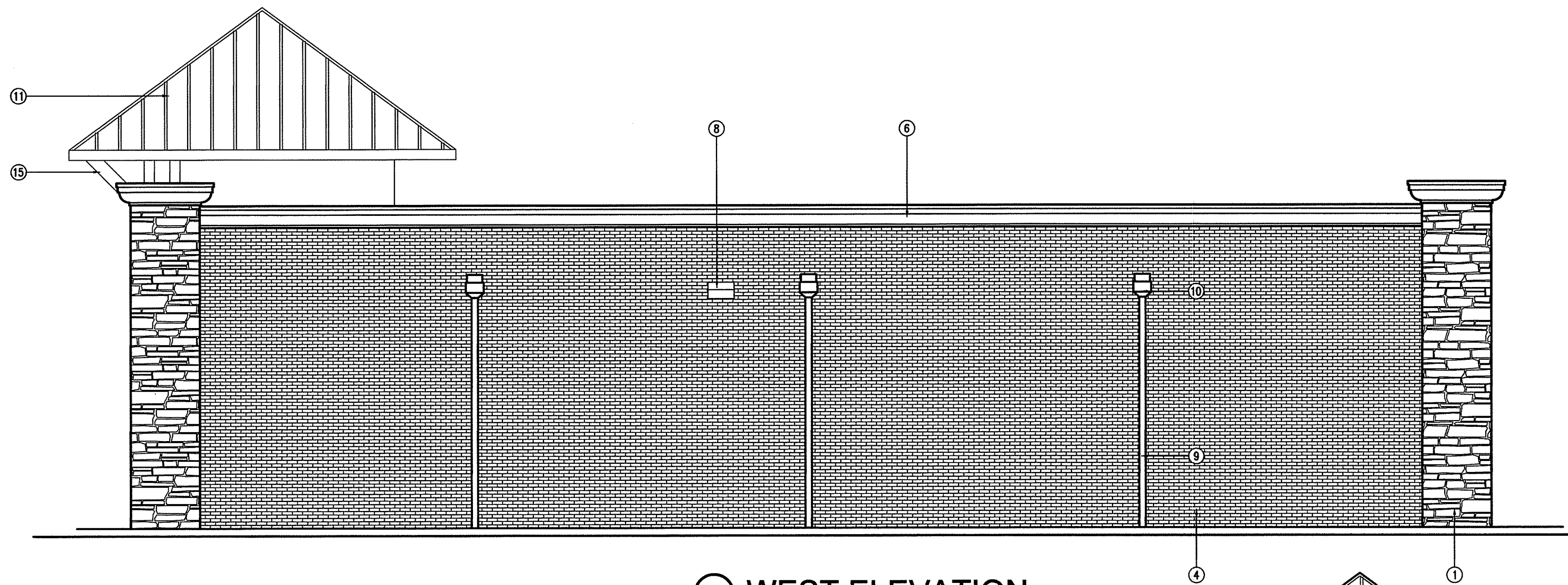
1. STONE VENEER FINISHED DECORATIVE COLUMN AND BASE, STONE SELECTED BY OWNER.
2. ALUMINUM FRAMED GLASS STOREFRONT, SEE WINDOW SCHEDULE.
3. EXTERIOR DECORATIVE WALL SCONCE, SELECTED BY OWNER.
4. BRICK VENEER FINISHED EXTERIOR WALL PER MANUFACTURER'S STANDARD DETAIL. COLOR SELECTED BY OWNER.
5. STORE SIGN, BY OWNER'S SIGN CONTRACTOR.
6. E.I.F.S. FORMED MOULDING.
7. NOT USED.
8. WALL PACK AT 15'-0" A.F.F., SEE ELECTRICAL PLAN.
9. 26 GA 5" x 5" BOX DOWNSPOUT WITH 3 FASTENING STRAPS, PAINT TO MATCH EXTERIOR WALL, COLOR SELECTED BY OWNER.
10. SELECTED SCUPPER, PROVIDE SAMPLE FOR OWNER SELECTION.
11. STANDING SEAM METAL ROOF, PROFILE AND COLOR SELECTED BY ARCHITECT.
12. STEEL ROOF ACCESS LADDER, SEE DETAIL AT 05/A1.03.
13. PAINTED 3'-0" x 7'-0" HOLLOW METAL DOOR, SEE DOOR SCHEDULE, COLOR SELECTED BY OWNER.
14. DECORATIVE METAL CANOPY AT 10'-0" HT.
15. ENGINEER WOOD DECORATIVE SUPPORT, PAINTED

NOTES

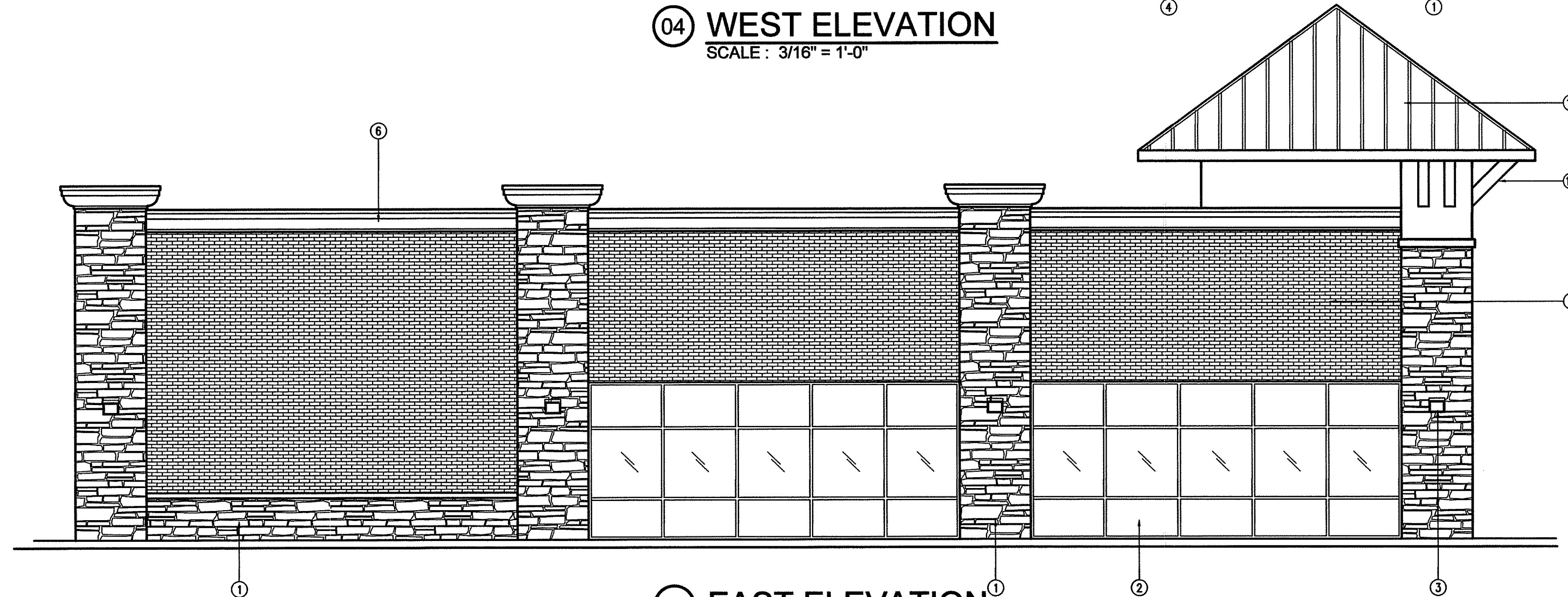
CONTRACTOR SHOULD SUBMIT ALL MATERIAL AND COLOR SAMPLE TO OWNER FOR APPROVAL PRIOR INSTALLATION.

MATERIAL NOTE

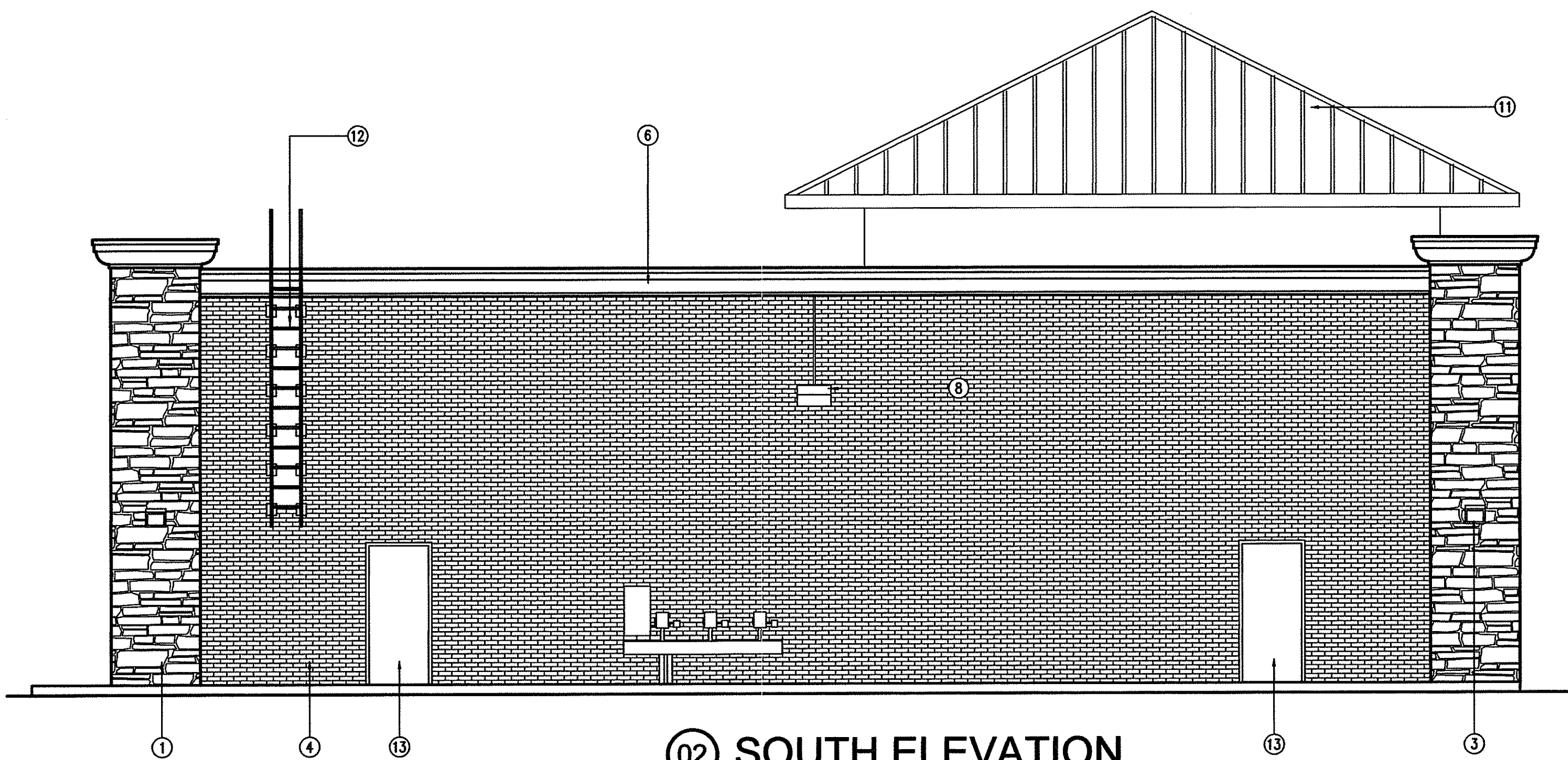
THE BUILDING MATERIAL SHALL COMPLY TO CITY'S DESIGN GUIDELINE REGULATIONS (SECTION 106-92B)



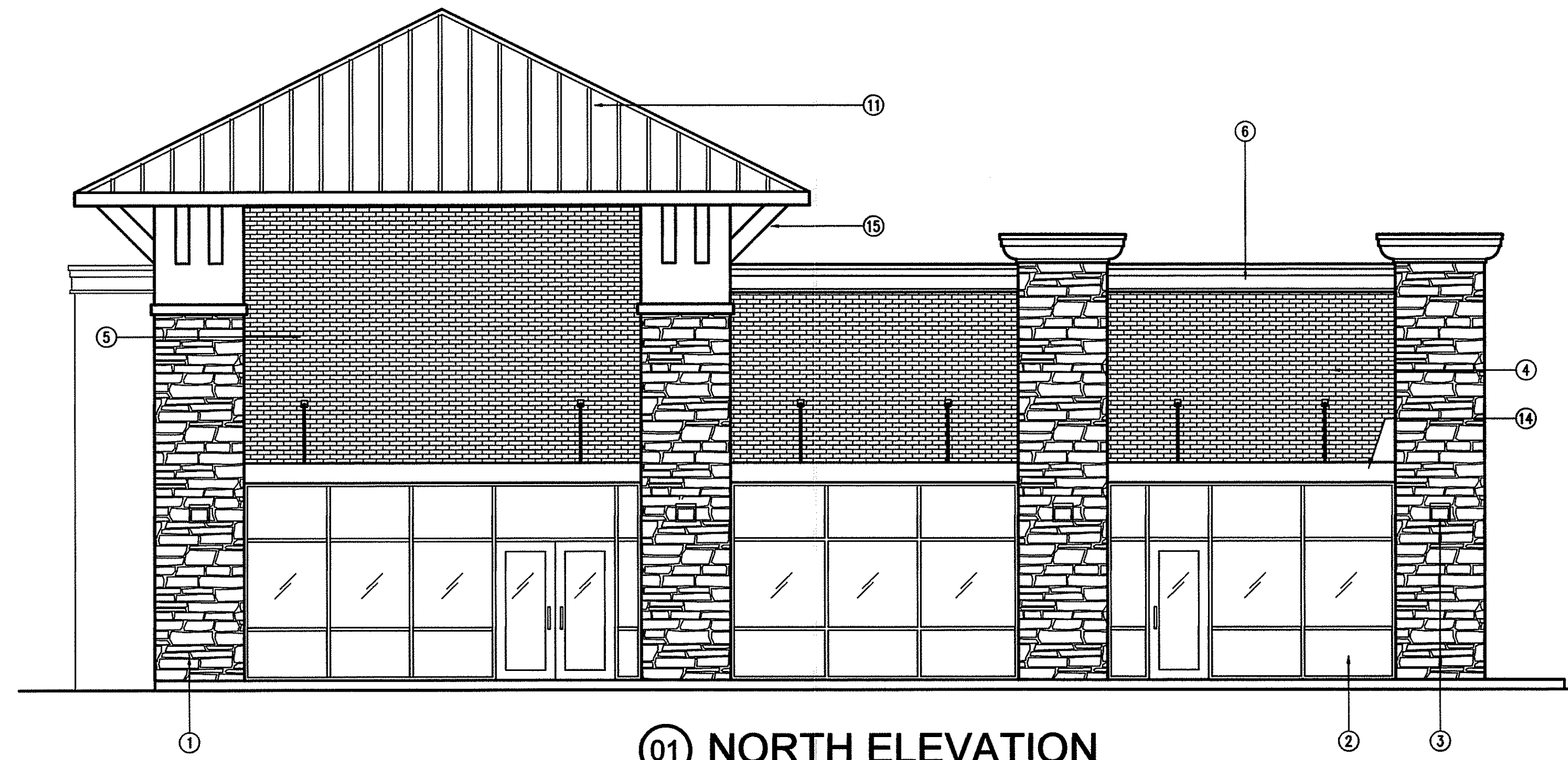
04 WEST ELEVATION
SCALE: 3/16" = 1'-0"



03 EAST ELEVATION
SCALE: 3/16" = 1'-0"



02 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



01 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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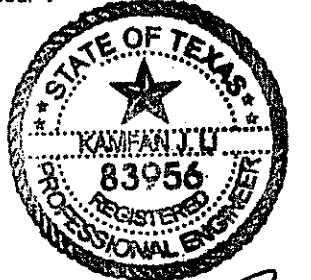
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Seal :



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11707 CHAPPELLE COURT
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FIRM # F-5762

Drawn By :

Checked By :

Issue Date :

No.	Date	Issue / Revision

Title :

**BUILDING
ELEVATIONS**

Sheet :

A3.01

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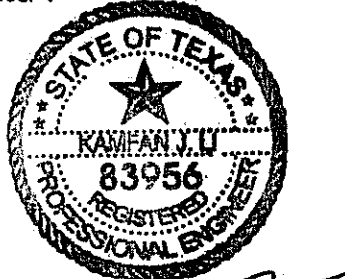
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Seal :



8/27/15

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FIRM # F-5762

Drawn By :

Checked By :

Issue Date :

No.	Date	Revision

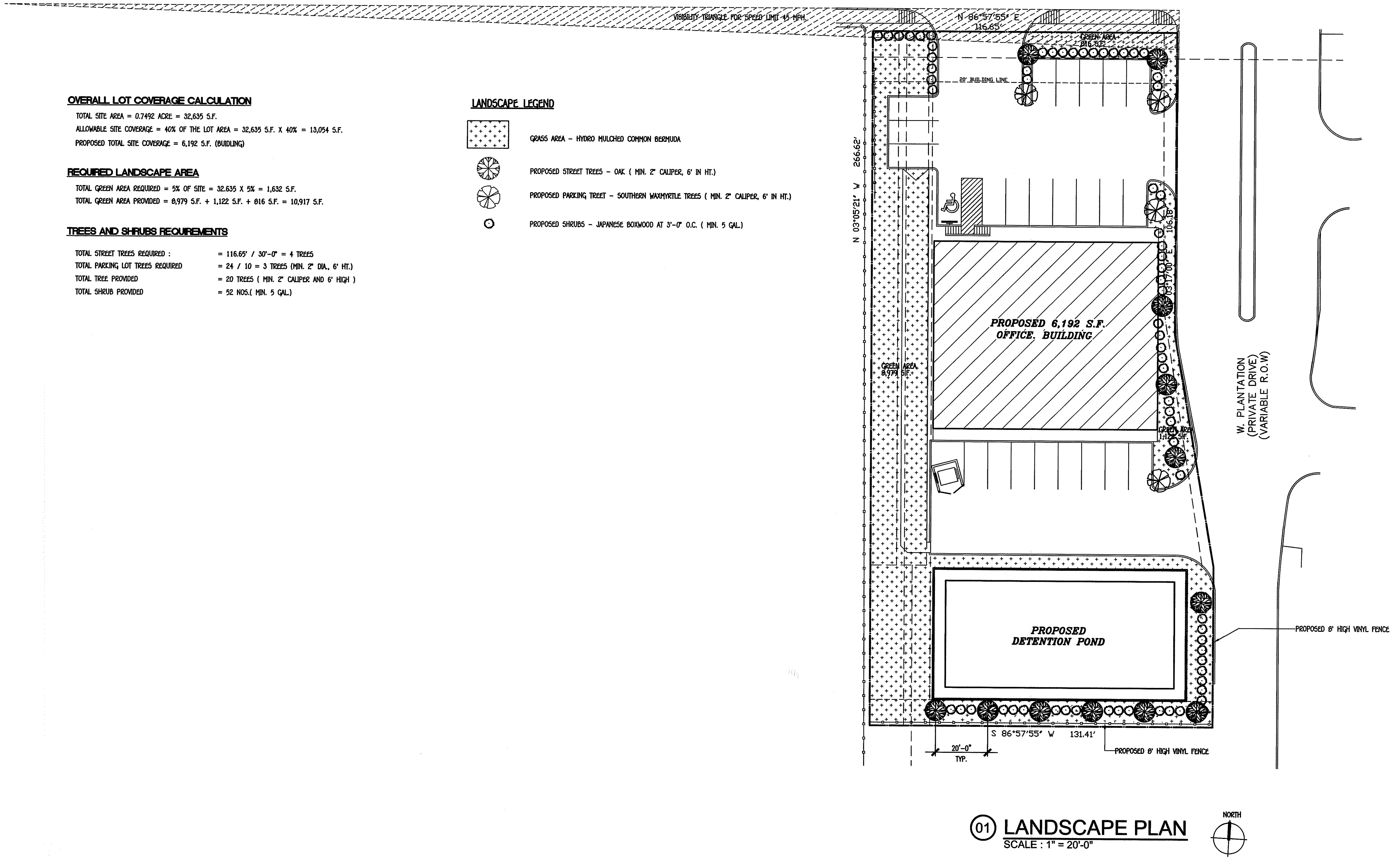
Title :

LANDSCAPE PLAN

Sheet :

L1.01

SPENCER HIGHWAY
(100' R.O.W.)



OVERALL LOT COVERAGE CALCULATION

TOTAL SITE AREA = 0.7492 ACRE = 32,635 S.F.
ALLOWABLE SITE COVERAGE = 40% OF THE LOT AREA = 32,635 S.F. X 40% = 13,054 S.F.
PROPOSED TOTAL SITE COVERAGE = 6,192 S.F. (BUILDING)

REQUIRED LANDSCAPE AREA

TOTAL GREEN AREA REQUIRED = 5% OF SITE = 32,635 X 5% = 1,632 S.F.
TOTAL GREEN AREA PROVIDED = 8,979 S.F. + 1,122 S.F. + 816 S.F. = 10,917 S.F.

TREES AND SHRUBS REQUIREMENTS

TOTAL STREET TREES REQUIRED : = 116.65' / 30'-0" = 4 TREES
TOTAL PARKING LOT TREES REQUIRED = 24 / 10 = 3 TREES (MIN. 2" DIA., 6' HT.)
TOTAL TREE PROVIDED = 20 TREES (MIN. 2" CALIPER AND 6' HIGH)
TOTAL SHRUB PROVIDED = 52 NOS. (MIN. 5 GAL.)

LANDSCAPE LEGEND

- GRASS AREA - HYDRO MULCHED COMMON BERBERUDA
- PROPOSED STREET TREES - OAK (MIN. 2" CALIPER, 6' IN HT.)
- PROPOSED PARKING TREE - SOUTHERN MAXMYRTLE TREES (MIN. 2" CALIPER, 6' IN HT.)
- PROPOSED SHRUBS - JAPANESE BOXWOOD AT 3'-0" O.C. (MIN. 5 GAL.)

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

