

EDGEMERE BLVD.

TIERRA FERTIL DR.

SITE PLAN

SCALE: 1" = 20'-0"

LEGAL DESCRIPTION
 A PORTION OF LOT 1, BLOCK 1
 EDGEMERE POINT, CITY OF EL PASO,
 EL PASO COUNTY, TEXAS, CONTAINING
 APPROX. 0.9370 ACRES.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	
C3	55.00'	43.20'	22.78'	42.10'	S10°48'43"E	45°00'00"	*S07°45'14"E
C4	2555.00'	60.03'	50.02'	60.03'	N54°27'59"E	1°20'46"	
C5	3445.00'	42.76'	21.38'	42.76'	N54°08'56"E	0°42'40"	
C6	3170.00'	34.96'	17.48'	34.96'	S54°06'33"W	0°37'55"	
C7	2830.00'	116.98'	58.50'	116.97'	S54°58'38"W	2°22'08"	
C8	70.00'	2.63'	1.32'	2.63'	S12°45'54"W	2°09'16"	*S15°49'23"W

LINE	LENGTH	BEARING	
L1	1.00'	N56°41'17"E	N59°44'46"E
L2	33.99'	N11°41'17"E	N11°44'46"E

KEYED NOTES

- ① ADA CONCRETE RAMP - SEE CIVIL DRAWINGS.
- ② FLUME - SEE CIVIL DRAWINGS.
- ③ ELECTRICAL TRANSFORMER - SEE ELECTRICAL DRAWINGS.
- ④ GUARD RAIL - SEE CIVIL DRAWINGS.
- ⑤ BICYCLE RACK - SEE 8/CA-2

PROJECT DATA

ADDRESS: 12810 EDGEMERE BLVD.
 EL PASO, TEXAS, 79938

EAB # TABS2019004419

BUILDING CODE: 2015 I.B.C.

BUILDING OCCUPANCY: "B" BUSINESS

SQUARE FOOTAGE:

MEDICAL OFFICE: 2,390.00 Sq. Ft.

SHELL-FUTURE MEDICAL OFFICES: 6,054.00 Sq. Ft.

TOTAL: 8,444.00 Sq. Ft.

OCCUPANCY LOAD: 25 PEOPLE

MEDICAL OFFICE (BUSINESS) = 1 PER EA. 100 S.F. NET
 2,390.00 / 100 = 23.90 ≈ 24 PEOPLE

SHELL WILL BE CALCULATED AT TIME OF TENANT IMPROVEMENT.

CONSTRUCTION TYPE: II-B

SPRINKLERED: NO

ZONING: C-1

PARKING REQUIREMENTS:

MEDICAL OFFICE: MIN. = 1 PER 288 S.F. OF GFA
 MEDICAL OFFICE: MAX. = 1 PER 200 S.F. OF GFA

MEDICAL OFFICE: 2,390.00 SQ. FT. / 288 (MIN.) = 8.29 ≈ 9

MEDICAL OFFICE: 2,390.00 SQ. FT. / 200 (MAX.) = 11.95 ≈ 12

OFFICE BUSINESS: MIN. = 1 PER 576 S.F. OF GFA
 OFFICE BUSINESS: MAX. = 1 PER 400 S.F. OF GFA

OFFICE BUSINESS: 6,054.00 SQ. FT. / 576 (MIN.) = 10.51 ≈ 11

OFFICE BUSINESS: 6,054.00 SQ. FT. / 400 (MAX.) = 15.13 ≈ 16

MINIMUM PARKING SPACES REQUIRED = 20 SPACES

MAXIMUM PARKING SPACES REQUIRED = 28 SPACES

TOTAL PARKING SPACES PROVIDED = 41 SPACES

TOTAL ACCESSIBLE PARKING SPACES REQUIRED = 2 SPACES

TOTAL ACCESSIBLE PARKING SPACES PROVIDED = 2 SPACES

BICYCLE SPACE = 5% OF PARKING

5% OF 42 PARKING SPACES = 2.1 ≈ 3

BICYCLE SPACES REQUIRED = 3 SPACES

BICYCLE SPACES PROVIDED = 3 SPACES

PLUMBING FIXTURE REQUIREMENTS:

WATER CLOSET GROUP "B":
 1 PER 25 FIRST 50, 1 PER 50 EXCEEDING 50

13 / 25 = 0.52 ≈ 1 EACH

WATER CLOSETS REQUIRED = 1 MALE, 1 FEMALE

WATER CLOSETS PROVIDED = 2 MALE, 2 FEMALE

LAVATORIES GROUP "B": 1 PER 40 FIRST 80, 1 PER 80 EXCEEDING 80

13 / 40 = 0.325 ≈ 1 EACH

LAVATORIES REQUIRED = 1 MALE, 1 FEMALE

LAVATORIES PROVIDED = 2 MALE, 2 FEMALE

1 DRINKING FOUNTAIN PER 100 PERSONS

10 / 100 = 0.10 ≈ 1 DRINKING FOUNTAIN

DRINKING FOUNTAINS REQUIRED = 1

DRINKING FOUNTAINS PROVIDED = 2

1 SERVICE SINK REQUIRED

SERVICE SINK REQUIRED = 1

SERVICE SINK PROVIDED = 1


DISTANCE FROM BUILDING TO THE NEAREST TWO FIRE HYDRANTS:
 (AS A VEHICLE WOULD TRAVEL)

1. # 8544.....750'-0" APROX.

2. # 9083.....533'-0" APROX.

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE AT PROJECT LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR FILING AND SECURING ALL NECESSARY PERMITS APPROVALS, ETC. FOR ALL TRADES.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR KEEPING AHEAD OF CONSTRUCTION PROGRESS, AND WHERE DELAYS HAVE OCCURRED DUE TO CONTRACTOR'S FAULT, MAKE UP THE LOST TIME AT HIS OWN EXPENSE AS NECESSARY TO MAINTAIN THE CONTRACT SCHEDULE.
- WHEN "APPROVED EQUAL", "EQUAL TO" OR OTHER QUALIFYING TERMS ARE USED, IT SHALL BE BASED UPON THE REVIEW AND APPROVAL BY THE ARCHITECT AND BY THE OWNER.
- ALL WORK IS TO CONFORM WITH DRAWINGS. DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND SHALL REPORT IN WRITING, TO ARCHITECT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION AND INSTALLATION CRITERIA, COORDINATION BETWEEN, CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PLANS AND TRADES, AND OWNER SUPPLIED ITEMS, AND THE MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR HOSTING FACILITIES, PARKING, ETC. FOR THE HANDLING OF MATERIALS.
- CONTRACTOR TO OVERSEE CLEANING AND ENSURE THAT THE PREMISES AREA MAINTAINED RUBBISH FREE DURING CONSTRUCTION. FINAL CLEAN UP IS THE RESPONSIBILITY OF THE CONTRACTOR. REPAIR, PATCH, TOUCH-UP, OR REPLACE MARRED SURFACE, AND MAINTAIN CLEANING UNTIL OCCUPIED BY OWNER.
- CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PROTECT NEW AND EXISTING UTILITY LINES AND EXISTING CONSTRUCTION.
- CONTRACTOR SHALL ESTABLISH CONTROL LINES AND POINT AND SHALL MAINTAIN SUCH CONTROLS THROUGH THE DURATION OF THE PROJECT. CONTROL LINES SHALL BE MAINTAINED THROUGH THE USE OF BATTER BARDS, STRING LINES, CHALK LINES, LASERS OR OTHER METHODS TO ENABLE INSTALLERS TO DEFINE THEIR WORK.
- THE CONTRACTOR SHALL REQUIRE ALL INSTALLERS TO VERIFY THAT SUBSTRATES, STARTING POINTS ETC. CONFORM TO INTENT OF THE CONTRACT DOCUMENTS. INSTALLERS SHALL REPORT, IN WRITING ANY DISCREPANCIES WHICH AFFECT THE WORK ALLOWING SUFFICIENT TIME TO ENABLE THE GENERAL CONTRACTOR TO DETERMINE AND EXECUTE CORRECTIVE MEASURES REQUIRED, BUT NO LATER THAN ONE WEEK PRIOR TO THE SCHEDULED START OF THE WORK.



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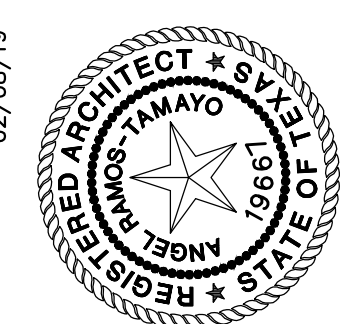
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Construction Documents

Issue Date: February 7th, 2019

No.	Date	Description

Project Number: 1819 Drawn By: ER, FD

Designed By: Checked By: ART

Sheet Title: **Site Plan**

Sheet Number: **CA-1**

SHEET 1 of 18

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