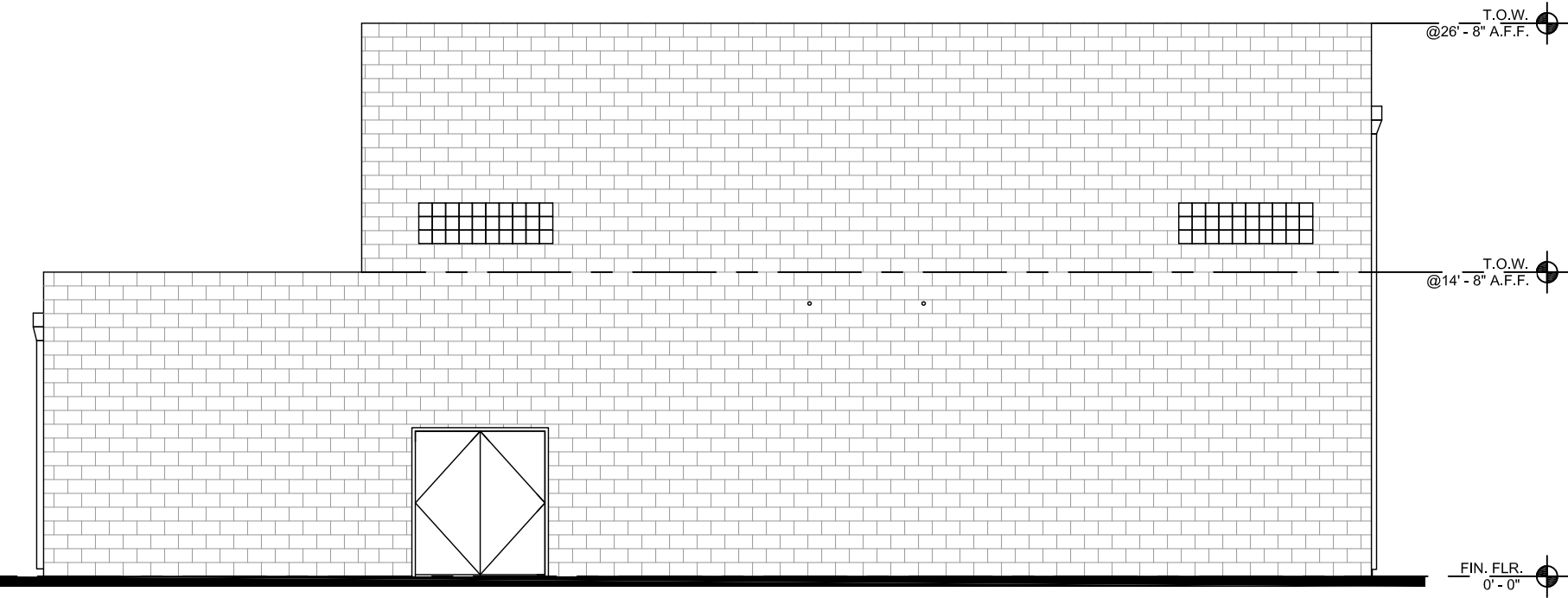


**4 WEST ELEVATION - BUILDING A**  
SCALE: 1" = 10'-0"



**5 EAST ELEVATION - BUILDING B**  
SCALE: 1/8" = 1'-0"

**GEN NOTES:**

ALL NEW SIDEWALKS ARE MINIMUM 5'-0" FEET IN WIDTH, EXISTING SIDEWALKS VARY IN WIDTH, REFER TO SITE PLAN.  
ALL NEW LIGHTING POLES ARE 25'-0" FEET IN HEIGHT.  
MOST CURRENT SURVEY PROVIDED TO ASA ARCHITECTS WAS DONE BY PLS (PRECISION LAND SURVEYORS) DATED 2025, PROPOSED RETENTION POND(S) IN CIVIL DRAWINGS BY QUANTUM ENGINEERING.

**LEGAL DESCRIPTION:** BEING A PORTION OF THE BLOCK LABELED "CITY SCHOOL PARK," ALSO KNOWN AS "UNNUMBERED" BLOCK, CIELO VISTA PARK SUBDIVISION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE WARRANTY DEED DATED AUGUST 02, 2024, TO CITY OF EL PASO, RECORDED IN INSTRUMENT NO. 20240086559, OFFICIAL RECORDS OF EL PASO COUNTY TOTAL CONTAINING: 7.8147 ACRES, PID NO. 100697.

**Zoning Ordinance:** City of El Paso Zoning Ordinance  
Applicable Ordinance in Effect (incl. version and printing):  
Zone: R-4

**Yard and lot area standards:**

1. Front yard: 10, except that a 20' driveway must be provided
2. Rear yard: 10'
3. Minimum Cumulative Front & Rear Yard Total: 45'
4. Side yard: 5'
5. Side street side yard: 10'
6. Min. Cumulative Side & Side Street Yard Total: N/A

**Use or use category:** Police Command Center (Administrative Office)  
Off-street parking spaces required: Minimum: 1/576 sf GFA, Maximum: 1/400 sf GFA

**BUILDING "A" (MAIN BUILDING) Renovation 38,863+ Additions 2,071+634+207 = 41,575 G.S.F.**  
**BUILDING "B" (EXERCISE FITNESS BUILDING) = 5,103 G.S.F.**  
**TOTAL CONSTRUCTION AREA: = 46,678 G.S.F.**

46,678 / 576 = 81 Spaces Minimum  
46,678 / 400 = 117 Spaces Maximum

**Fleet Parking:**  
Vehicles - 172 + 3 motorcycles

**Parking Staff:**  
Vehicles 80  
ADA (per Table 1106.2), 4 required - 4 Provided

**Parking Visitors:**  
Vehicles 43  
ADA, 2 required - 6 Provided

**Total Spaces Provided 133**  
Exemption for Over Maximum Amount

**Accessible Parking:**  
76 to 100 for Total Number of Staff Parking: 4 Required  
6 Provided

26 to 50 for Total Number of Visitor Parking: 2 Required  
6 Provided

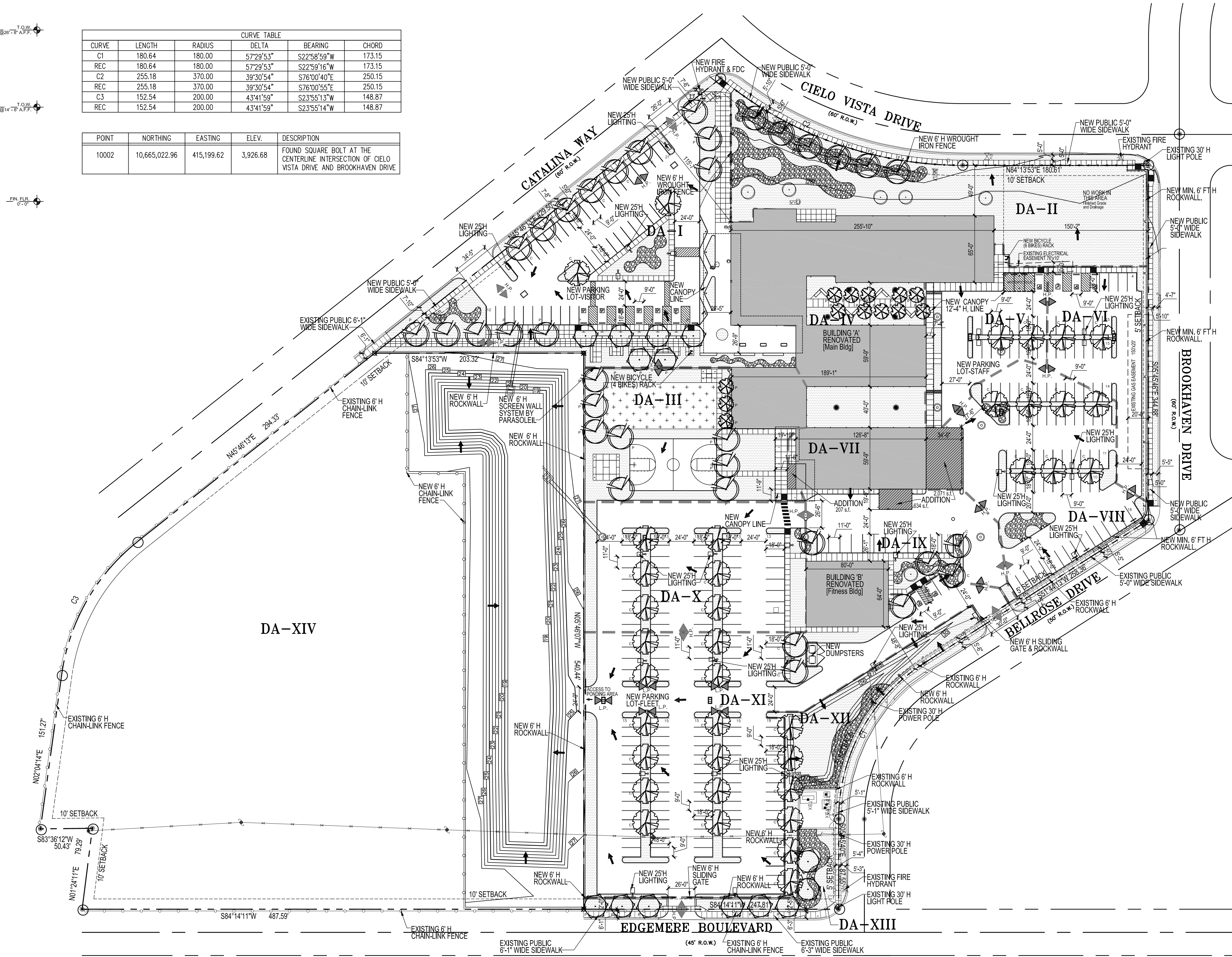
**Bicycle Parking:**  
Per Code 5% of total parking spaces over 60.  
Bicycle Parking for Staff REQUIRED 10  
Bicycle Parking for Staff PROVIDED (Indoor + outdoor) 40 + 10= 50  
Bicycle Parking for Visitor REQUIRED 2  
Bicycle Parking for Visitor PROVIDED 4

Heavy Truck Trailer per Appendix C.  
46,678/200,000 sf GFA = 0.23 Space; No Space Required/Provided.

**ACTUAL BUILDING HEIGHTS:** 24'-11" and 26'-8"

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	180.64	180.00	57°29'53"	S22°58'59"W	173.15
REC	180.64	180.00	57°29'53"	S22°58'16"W	173.15
C2	255.18	370.00	39°30'54"	S76°00'40"E	250.15
REC	255.18	370.00	39°30'54"	S76°00'55"E	250.15
C3	152.54	200.00	43°41'59"	S23°55'13"W	148.87
REC	152.54	200.00	43°41'59"	S23°55'14"W	148.87

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
10002	10,665,022.96	415,199.62	3,926.68	FOUND SQUARE BOLT AT THE CENTERLINE INTERSECTION OF CIELO VISTA DRIVE AND BROOKHAVEN DRIVE



**LANDSCAPE CALCULATIONS**

BUILDING ADDITION(S) 2,912 X 0.15 = 437 SQ.FT.  
TOTAL REQUIRED = 437 SQ.FT.  
TOTAL NEW PROVIDED = 89,375 SQ.FT.

PLANT QUANTITIES	REQUIRED	PROPOSED
QTY. OF CANOPY TREES (12 + 38 SPACES)(C)	50	50
QTY. OF PROJECT TREES (P)	1	56
QTY. OF 5 GAL. SHRUBS	45	536

**NOTE:**  
MAXIMUM PARKING SPACES REQUIRED = 117  
PARKING SPACES OVER MAXIMUM PROVIDED = 191  
TOTAL PARKING SPACES PROVIDED = 308  
COVERED PARKING SPACES = 3  
PARKING SPACES SUBJECT TO LANDSCAPE ORDINANCE = 305

**SITE PLAN LEGEND**

SYMBOL	LANDSCAPING COMMON NAME	BOTANICAL NAME	CIVIL
(Tree symbol)	2' CALIPER TREE - 10' HEIGHT MINIMUM - SINGLE LEADER UNLESS OTHERWISE INDICATED		PROPERTY LINE
(Tree symbol)	EXISTING TREE TO BE REMAIN AND BE PROTECTED		SETBACK LINE
(Tree symbol)	CHILEAN MESQUITE	PROSOPIS CHILENSIS	DA-I
(Tree symbol)	CHINESE PISTACHE	PISTACHIA CHINENSIS	PROPOSED WATERSHED LIMITS for clear purposes-not indicated at property lines.
(Tree symbol)	RAYWOOD ASH	FRAXINUS OXYCARPA	FINAL CONTOUR ELEVATION for clear purposes-not all indicated.
(Tree symbol)	PURPLE LEAF PLUM	PRUNUS CERASIFERA	NEW DRAINAGE FLOW DIRECTION
(Gravel symbol)	TURF, GRAVELS, & MULCHES		HIGH POINT
(Gravel symbol)	PARADISE PRO OLIVE ARTIFICIAL TURF OR APPROVED EQUAL AVAILABLE AT TURF PROS DISTRIBUTORS		LOW POINT
(Gravel symbol)	3/4" PADRE CANYON RED ROCK OR APPROVED EQUAL		
(Gravel symbol)	3" DEPTH W/ MIRAF1 140NC WEED BARRIER		
(Gravel symbol)	3"-6" COBBLE STONE OR APPROVED EQUAL		
(Gravel symbol)	3" DEPTH W/ MIRAF1 140NC WEED BARRIER		

