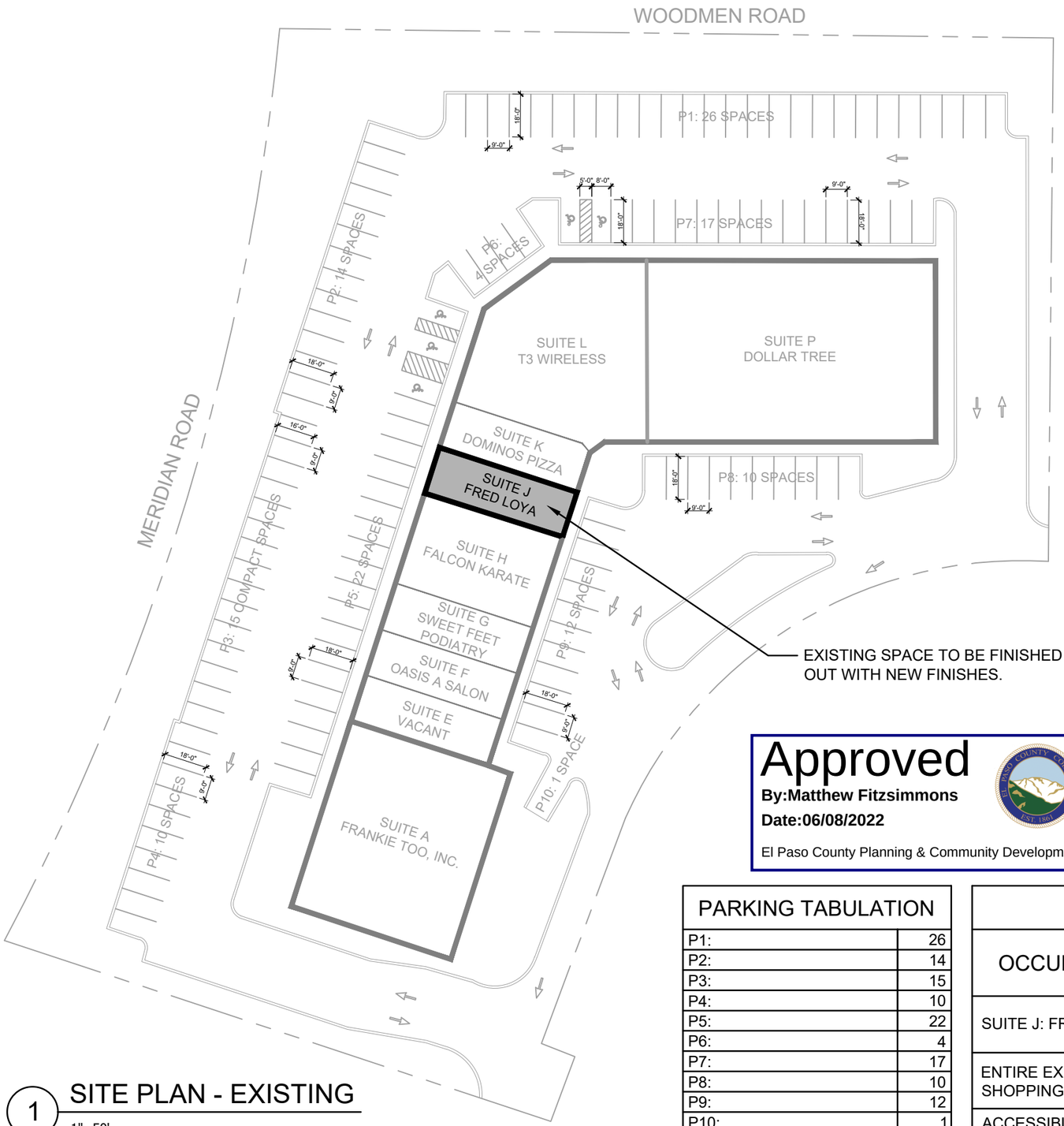

1 SITE PLAN - EXISTING

1"=50'

0 5' 15' 30' 50' 100'

SITE INFORMATION

PROJECT STATEMENT:

THE INTENT AND SCOPE OF WORK FOR THIS PROJECT IS DEFINED AS THE CHANGE OF A VACANT LEASE SPACE (PREVIOUSLY A RETAIL SMOKE SHOP) TO A NEW OCCUPANCY OF A FRED LOYA INSURANCE IN AN EXISTING LEASE SPACE. BOTH SPACES ARE DEFINED AS "COMMERCIAL OR RETAIL AS PART OF AN OVERALL SHOPPING CENTER" (PER TABLE 5.1 OF THE EL PASO DEVELOPMENT CODE).

PROJECT ADDRESS:	7376 MCLAUGHLIN ROAD SUITE J. FALCON,CO 80831
OWNER:	FRED LOYA INSURANCE EL PASO, TX 79997
APPLICANT:	ENM GENERAL CONTRACTOR 8118 CLYDE DENT ROAD. SAN ANTONIO, TX 78250
PARCEL NO:	4307202022
BUILDING FOOTPRINT:	26,235 SQ. FT.
LOT SIZE:	127,630 SQ. FT.
LEGAL DESCRIPTION:	LOT 1 BECKETT AT WOODMEN HILLS FIL NO 3
LOT COVERAGE:	20.6 %
BUILDING HEIGHT:	20 FT.
EXISTING PARKING SPACES:	131
PLAT NO:	11483
LOT ACREAGE:	2.93 ACRES
ZONE:	CR

Approved
By:Matthew Fitzsimmons
Date:06/08/2022
El Paso County Planning & Community Development

PARKING TABULATION

P1:	26
P2:	14
P3:	15
P4:	10
P5:	22
P6:	4
P7:	17
P8:	10
P9:	12
P10:	1
TOTAL SPACES:	131

PARKING CALCULATIONS

OCCUPANCY	AREA (S.F.)	PARKING RATIO (S.F.)	PARKING COUNTS	
			REQUIRED	PROVIDED (EXISTING)
SUITE J: FRED LOYA	1200	1 / 250	5	5
ENTIRE EXISTING SHOPPING CENTER	26,235	1 / 250	105	131
ACCESSIBLE PARKING SPACES FOR SHOPPING CENTER			5	5

ISSUE	DESCRIPTION	DATE

Client:
ENM General Contractor
8118 Clyde Dent Rd.
San Antonio, TX 78250
Ph. 210.575.7096

Architect:
ALPHA TERRA
architecture engineering environment
8626 Tesoro Drive, Suite 810
San Antonio, TX 78217
PH: 210-930-2834
www.atbl97.com

INTERIOR FINISHOUT IN AN EXISTING SHOPPING CENTER FOR FRED LOYA, SUITE J
7376 MCLAUGHLIN ROAD
FALCON, CO 80831

ISSUE DATE:	5/26/2022
DRAWN BY:	A. QUIROGA
REVIEWED BY:	R. DERAS
PROJECT NO:	S220414-482

SHEET NO:
A-001