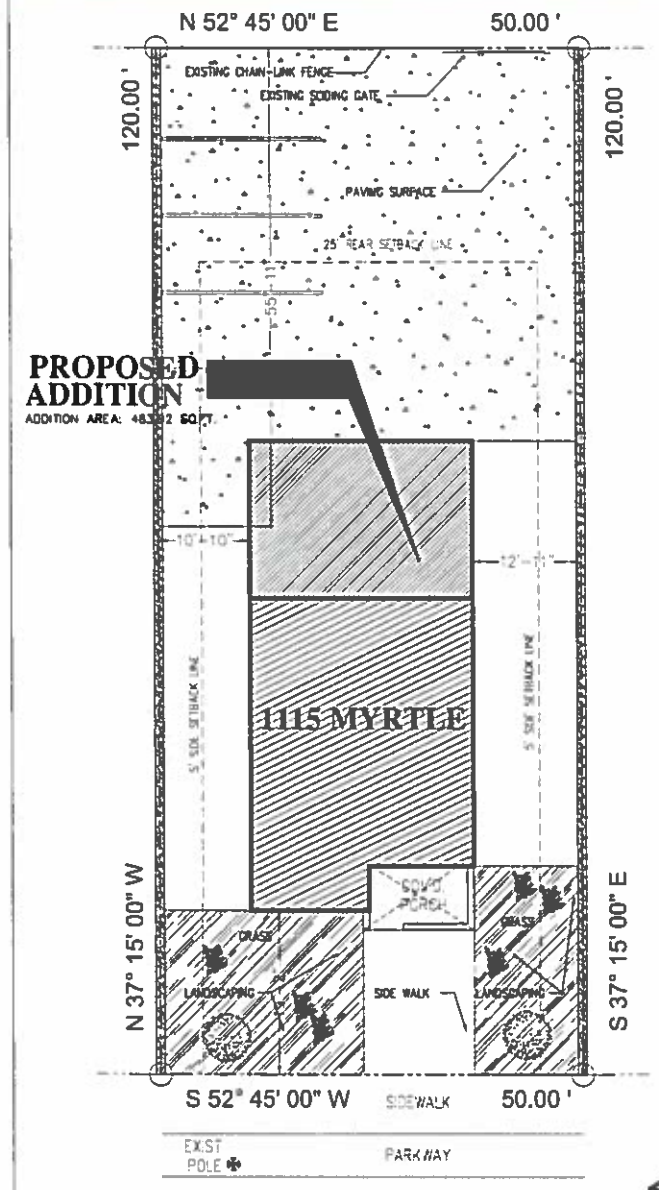
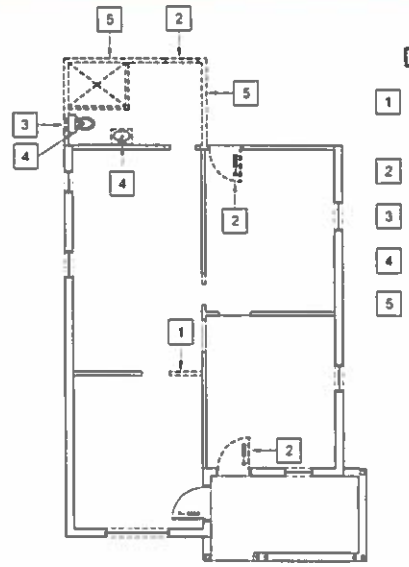


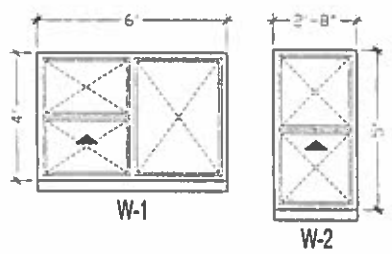
1 SITE PLAN
Scale: 1"=10'



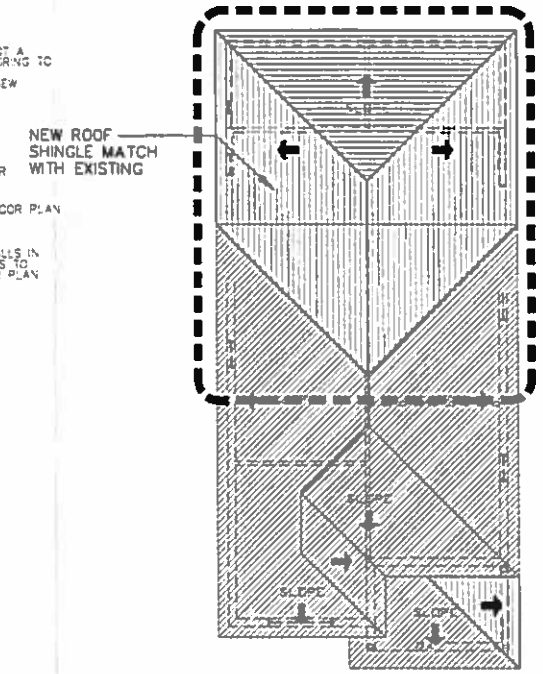
2 DEMOLITION FLOOR PLAN
Scale: 1/8"=1'-0"

DEMOLITION KEY NOTES

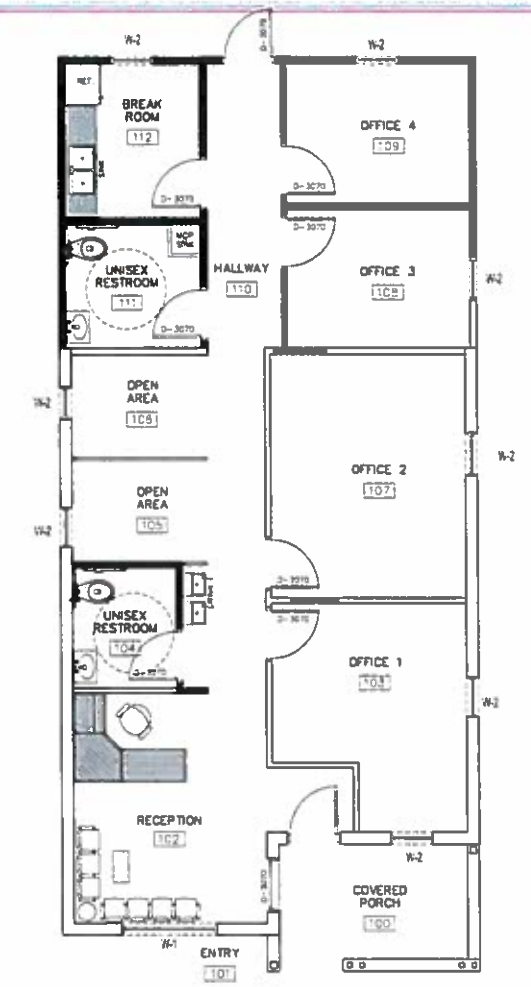
1. REMOVE EXISTING WALL IN ITS ENTIRETY. VERIFY IS NOT A BEARING WALL. IN THIS CASE PROVIDE TEMPORARY SHORING TO INSTALL NEW STRUCTURAL ELEMENTS, AND REPAIR ALL ADJACENCIES AS TO MEET EXISTING CONDITIONS. SEE NEW PROPOSED FLOOR PLAN
2. REMOVE DOOR/HARDWARE AND TURN OVER TO OWNER
3. REMOVE WINDOW/HARDWARE AND TURN OVER TO OWNER
4. RELOCATE PLUMBING FIXTURES. SEE NEW PROPOSED FLOOR PLAN FOR REFERENCE
5. REMOVE EXISTING ALL WOOD STRUCTURE ROOF AND WALLS IN TERRIBLE CONDITION AND REPAIR ALL ADJACENCIES AS TO MEET EXISTING CONDITIONS. SEE NEW PROPOSED FLOOR PLAN



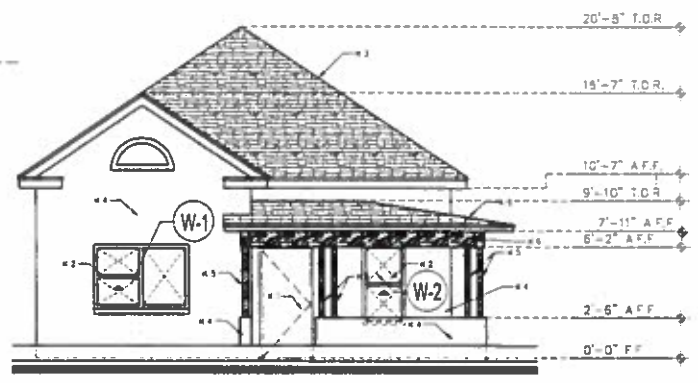
WINDOWS TYPE



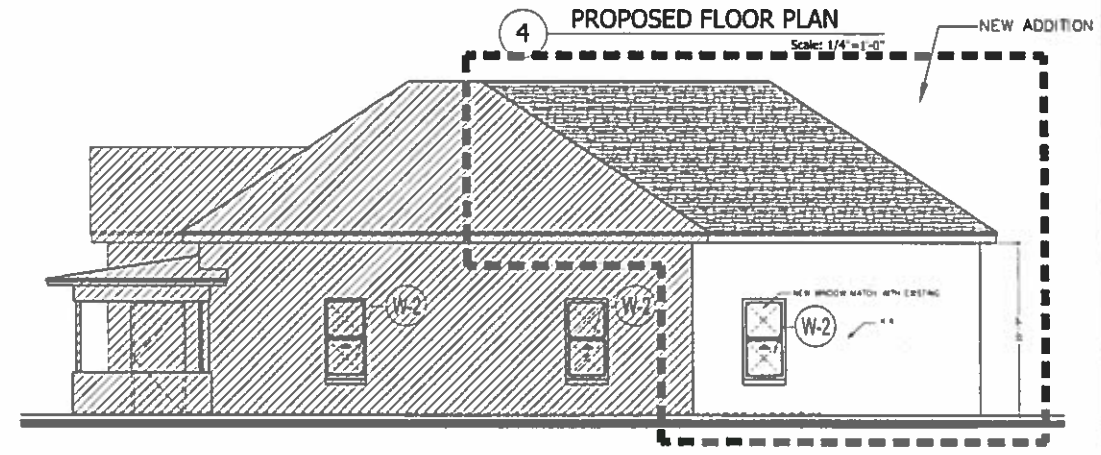
3 PROPOSED ROOF PLAN
Scale: 1/8"=1'-0"



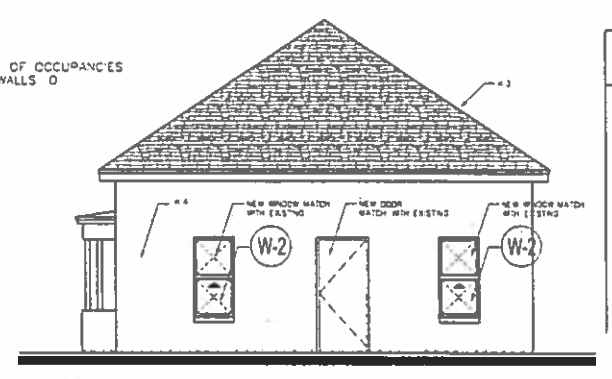
4 PROPOSED FLOOR PLAN
Scale: 1/4"=1'-0"



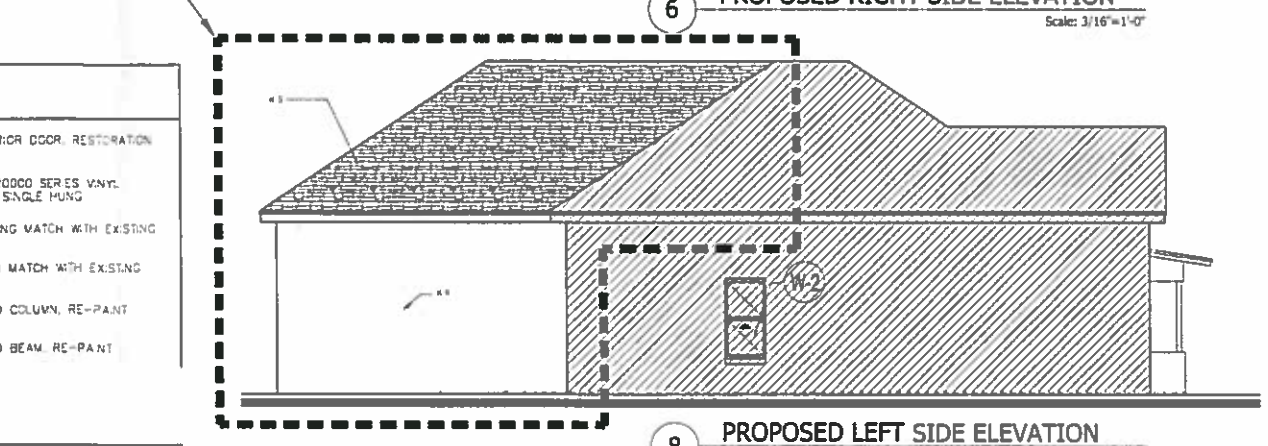
5 EXISTING FRONT ELEVATION
Scale: 3/16"=1'-0"



6 PROPOSED RIGHT SIDE ELEVATION
Scale: 3/16"=1'-0"



7 PROPOSED REAR SIDE ELEVATION
Scale: 3/16"=1'-0"



8 PROPOSED LEFT SIDE ELEVATION
Scale: 3/16"=1'-0"

KEYED NOTES

- K1. EXISTING EXTERIOR DOOR, RESTORATION AND PAINT
- K2. NEW WINDOW 20000 SERIES VINYL SINGLE PANE, SINGLE HUNG
- K3. SHINGLE ROOFING MATCH WITH EXISTING
- K4. STUCCO FINISH MATCH WITH EXISTING
- K5. EXISTING WOOD COLUMN, RE-PAINT
- K6. EXISTING WOOD BEAM, RE-PAINT

BUILDING PROJECT DATA

APPLICABLE CODES
INTERNATIONAL BUILDING CODE 2009

ZONING
C-4 H

YARD STANDARDS
FY-0'
RY-25'
SY-5'

CONSTRUCTION
EXISTING BUSINESS
TYPE: III-B

AREAS
EXISTING BUILDING AREA = 889.00 SQ FT
PROPOSED ADDITION AREA = 483.92 SQ FT

LEGAL ADDRESS
1115 MYRTLE AVE

PLUMBING FIXTURE
RESTROOMS FOR 10 PEOPLE
RESTROOM FOR 50% MEN AND 50% LADIES

WATER CLOSET M&F	1/25	REQUIRED 1 EACH	- PROVIDED 1 EACH - TOTAL 1
LAVATORIES M&F	1/25	REQUIRED 1 EACH	- PROVIDED 1 EACH - TOTAL 1
MOP SINK		REQUIRED 1	- PROVIDED 1
DRINK FOUNTAIN		N/A	

LEGAL DESCRIPTION
15 FRANKLIN HEIGHTS
23 & 24 (6,000 SQ.FT.)
EL PASO, TEXAS 79901

FIRE PROTECTION
PARTY & FIRE WALLS SEE SEPARATION OF OCCUPANCIES
INTERIOR BEARING AND NON-BEARING WALLS 0
TENANT SEPARATION 1 HR WALLS

OCCUPANCY
GROUP BUSINESS (OFFICE)
MAX OCCUPANCY = 10 PEOPLE

PARKING PROVIDED
4 PARKING PROVIDED
1 OF WHICH IS H.C. ACCESSIBLE

DESIGN & DRAFTING
CARLOS A. VILLANUEVA
810 TEXAS
EL PASO TEXAS 79901
109 ARGONAUT Dr
EL PASO TEXAS 79901
915 630-4642 / 915 777-3056

Construction by:

PRELIMINARY PLAN FOR REVIEW
PROPOSED RENOVATION AND ADDITION FOR:
KEYVAN PARSA
ADDRESS : 1115 MYRTLE AVE.
EL PASO, TEXAS 79901

PROJECT
1115 MYRTLE AVENUE
EL PASO, TEXAS 79901

PROJECT NUMBER	DATE
072.11.2015	04.05.2016
REVISIONS	

SHEET TITLE
PROJECT DATA
SITE, FLOOR & ELEVATIONS PLAN

SHEET NUMBER
A1.0
1 OF 1