

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Department of Transportation

**AGENDA DATE:** Introduction: August 2, 2011  
Public Hearing: August 9, 2011

**CONTACT PERSON NAME AND PHONE NUMBER:** Mirian D. Spencer, (915) 541-4482,  
Spencermd@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance granting a Special Privilege Permit to The Place At Union Plaza, Inc. permitting the encroachment of twelve (12) awnings, one (1) metal façade, and two (2) handicap accessibility ramps within Portions of City right-of-way on Anthony Street and W. San Antonio Avenue adjacent to the property located at 518 San Antonio Avenue (NESV11-00026) District 8.

**BACKGROUND / DISCUSSION:**

The applicant is requesting to Special Privilege Permit permitting the encroachment of twelve (12) awnings, one (1) metal façade, and two (2) handicap accessibility ramps within Portions of City right-of-way on Anthony Street and W. San Antonio Avenue adjacent to the property located at 518 San Antonio Avenue.

The term of the Permit is for five years with an option to renew up to two additional five year terms. In order to renew, the applicants will be required to submit written notification of their intention to renew three months prior to the expiration date of the permit. The annual fee for the permit is \$295.00.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

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**BOARD / COMMISSION ACTION:**

The Development Coordinating Committee approved the special privilege permit request on July 13, 2011.

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:** \_\_\_\_\_

**Daryl W. Cole, Director Department of Transportation**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A SPECIAL PRIVILEGE PERMIT TO THE PLACE AT UNION PLAZA, INC. PERMITTING THE ENCROACHMENT OF TWELVE (12) AWNINGS, ONE (1) METAL FAÇADE, AND TWO (2) HANDICAP ACCESSIBILITY RAMPS WITHIN PORTIONS OF CITY RIGHTS-OF-WAY ON ANTHONY STREET AND W. SAN ANTONIO AVENUE ADJACENT TO THE PROPERTY LOCATED AT 518 SAN ANTONIO AVENUE.**

**WHEREAS, The Place at Union Plaza, Inc.** has requested to install twelve (12) awnings one (1) metal façade, and two (2) handicap accessibility ramps within portions of City right-of-way on Anthony Street and W. San Antonio Avenue adjacent to the property located at 518 W. San Antonio Avenue; and

**WHEREAS,** the City may grant a Special Privilege Permit for use of City right-of-way for specified uses; and

**WHEREAS,** the City Council finds that the grant of a Special Privilege Permit upon the terms and conditions hereinafter set forth is not inconsistent with and will not unreasonably impair the public use of the right-of-way; and

**WHEREAS,** the Traffic Engineer received a favorable recommendation from the Development Coordinating Committee on July 13, 2011 regarding the request to install the encroachments.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

The City of El Paso (hereinafter called "City") hereby grants to The Place at Union Plaza, Inc., (hereinafter referred to as "Grantee") a Special Privilege Permit (the "Permit") for use of City right-of-way as follows:

**1. DESCRIPTION.** This Permit is granted to The Place at Union Plaza, Inc. to install twelve (12) awnings, one (1) metal façade, and two (2) handicap accessibility ramps within portions of right-of-way on Anthony Street and San Antonio adjacent to the property located at 518 San Antonio Avenue as shown in Exhibit "A" which is attached hereto and made a part hereof for all purposes, and which is hereinafter referred to as "Premises."

**2. TERM.** The term of this Special Privilege Permit shall be for five (5) years from the date of execution of this agreement. The City shall have the sole option to renew this Special Privilege Permit upon the request of the Grantee for up to two (2) additional five (5) year terms. If the Grantee desires that the City re-new this Special Privilege Permit for an additional ten

(10) year term, Grantee shall submit a request in writing to the City no later than three (3) months prior to the expiration date of this Special Privilege Permit or any previously granted extension thereto.

This Special Privilege Permit shall expire without notice at the end of such term unless a request for renewal is submitted in writing to the City by the Grantee as herein required. Grantee understands, agrees, and accepts that the City may require that the terms, conditions, and provisions of this Special Privilege Permit be modified as a condition for renewing the grant of the encroachment upon or through public rights-of-way as permitted by this Special Privilege Permit.

### **3. WORK DONE BY OTHERS**

Throughout the term of this Permit, the City expressly reserves the right to install, repair, or reconstruct the City right-of-way used or occupied by Grantees, any streets or alleys and all ancillary public uses, usual and customary in connection with streets and alleys, expressly including but not limited to, drainage facilities and structures.

The City reserves the right, subject to further conditions described in this paragraph, to lay and permit to be laid, utility lines including, but not limited to, storm and sanitary sewer, gas, water, and other pipelines or cables, and to do and permit to be done, any underground and overhead installation or improvement that may be deemed necessary or proper by the governing body of the City in, across, along, over or under the City right-of-way occupied by Grantees, and to change any curb or sidewalk or the street grade of any street. The City shall notify Grantees of work to be performed as herein described. The City shall not be liable to Grantees for any damage resulting there from, nor shall the City be liable to Grantees for any damages arising out of the performance of any work by the City, its contractors or subcontractors, not willfully and unnecessarily occasioned; provided, however, nothing herein shall relieve any other persons or entities from liability for damage to the awnings, metal façade and handicap accessibility ramps. If the City requires Grantees to, alter, change, adapt, remove, or relocate the awnings, metal façade, and handicap accessibility ramps, due to imminent public safety concerns, because of changes in the grade of the City right-of-way or in the location or manner of constructing a water pipe, sewer pipe or other underground or aboveground pipes owned by the City, Grantees shall make the alterations or changes as soon as practicable when ordered in writing by the City without claim for reimbursement or damages against the City. If these requirements impose a financial hardship upon Grantees, Grantees shall have the right to present alternative proposals for the City's consideration. If the City requires Grantees to remove, alter, change, adapt or relocate its awnings, metal façade, or handicap accessibility ramps or any portion thereof to

enable any other entity or person, except the City, to use, or to use with greater convenience, the City right-of-way, Grantees shall not be required to make such changes until such other entity or person shall have undertaken with solvent bond, to reimburse Grantees for any loss and expense which will be caused by or arise out of such removal, alteration, change, adaptation or conformance of the awnings, metal façade, or handicap accessibility ramps; provided, however, the City shall not be responsible nor liable for such reimbursement.

#### **4. RESERVATION OF SURFACE, SUBSURFACE, AND AIRSPACE RIGHTS**

The City reserves the right to use the surface or subsurface or airspace within the Permit Area for any public purposes allowed by law and deemed necessary by the City and to do or permit to be done any work in connection therewith which may be deemed necessary or proper by the City on, across, along, under or over said City right-of-way occupied by Grantees provided such use does not interfere with Grantees' use of the Permit Area. Whenever by reason of said work in connection with said purposes it shall be deemed necessary by the City to alter, change, adapt, conform or relocate any or all portions of the awnings, metal façade, or handicap accessibility ramps, such alteration or change or relocation shall be made by Grantees when ordered in writing by the Traffic Engineer without any claim for reimbursement or damages against the City.

**5. CONSIDERATION.** As consideration for this Special Privilege Permit, Grantee shall pay to the City the fee of Twenty and No/100 Dollars (\$20.00) per awning per year for a total of Two Hundred and Forty and No/100 Dollars (\$240.00) per year, and Thirty Five and No/100 Dollars (\$35.00) for the one metal façade, and Ten and No/100 Dollars (\$10.00) per handicap accessibility ramp for a total of Twenty and No/100 Dollars (\$20.00) for a total annual consideration of Two Hundred and Ninety Five and No/100 Dollars (\$295.00) per year for the use of City right-of-way. The annual fee shall be due the first day of the month in which the Permit is granted by the El Paso City Council. The annual fee shall remain the same for a period of one year from the date the Permit is granted, and are subject to change after each one year period the Permit remains in effect. Grantee expressly agrees to pay any additional amounts as consideration for this Special Privilege Permit, which could result from a re-computation or assessment of fees pursuant to enactment of future amendments to 15.08.120. The City shall notify the Grantee of any proposed changes in fees as prescribed in Paragraph 14.E (Notice) of this Permit. This Permit is granted on the condition the grantee pays for all costs associated with the awnings, metal façade, and handicap accessibility ramps, as well as all costs for the restoration of the Premises upon the termination of the Permit.

The first annual fee shall be due prior to execution of this Special Privilege Permit by the El Paso City Council. The advance payment shall be in the form of a business or cashier's check payable to the "City of El Paso" and delivered to the Department of Transportation. If the Special Privilege Permit is disapproved by the El Paso City Council, the City shall make full refund of the advance payment within fifteen (15) days of the denial action.

**6. USE OF PROPERTY.** This Special Privilege Permit is granted solely for the encroachment onto City right-of-way by Grantee. This Special Privilege Permit shall not be construed to waive any City permit requirements. Grantee shall be responsible for all maintenance. Nothing contained herein shall grant or be construed to grant any real property interest to the Grantee, nor shall it give rise to any vested right in the Grantee, his assigns or successors in interest who shall not have a cause of action for damages upon revocation of this Special Privilege Permit.

**7. IMPROPER USE.** This Special Privilege Permit shall not permit or be construed to permit any other private use of the City's right-of-way, which impairs its function as a right-of-way. Grantee shall not construct any additional improvements, or make any additions or alterations on or over the City right-of-way, without the prior written consent of the El Paso City Manager.

**8. REPAIRS.** Grantee shall keep the awnings, metal façade, and handicap accessibility ramps in good repair during the term of the Permit. Grantee shall repair any damage to the Permit Area regardless of the cause of such damage, at Grantee's sole expense.

**9. MAINTENANCE.** Grantee shall maintain the awnings, metal façade, and handicap accessibility ramps, the Permit Area and the Premises in good condition, in a clean, orderly, and attractive condition for the duration of the Permit.

**10. INDEMNITY.** As a condition of the Special Privilege Permit, the Grantee or its insurer shall **INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, its officers, agents, servants and employees FOR AND AGAINST ANY AND ALL CLAIMS, CAUSES OF ACTION, LIABILITY, DAMAGES OR EXPENSES (INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES AND COSTS), FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY, OR ANY ILLNESS, INJURY, PHYSICAL OR MENTAL IMPAIRMENT, LOSS OF SERVICES, OR DEATH TO ANY PERSON ARISING OUT OF OR RELATED TO THIS AGREEMENT.**

Without modifying the conditions of preserving, asserting, or enforcing any legal liability against the City as required by the City Charter or any law, the City will promptly forward to the Grantee every demand, notice, summons, or other process received by the City in any claim or legal proceeding contemplated herein. The Grantee will 1) investigate or cause the investigation of accidents or occurrences involving such injuries or damages; 2) negotiate or cause to be negotiated the claim as the Grantee may deem expedient; and 3) defend or cause to be defended on behalf of the City all suits for damages even if groundless, false, or fraudulent, brought on because of such injuries or damages. The Grantee shall pay all judgments in actions defended by the Grantee pursuant to this section along with all attorney's fees and costs incurred by the City including interest accruing to the date of the payment by the Grantee, and premiums on any appeal bonds. The City, at its election, will have the right to participate in any such negotiations or legal proceedings to the extent of its interest. The City will not be responsible for any loss of or damage to the Grantee's property from any cause.

**11. LIABILITY INSURANCE.** Grantee shall provide public liability insurance for personal injuries and death growing out of any one accident or other cause in a minimum amount of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) per person, and Five Hundred Thousand and No/100 Dollars (\$500,000.00) for two (2) or more persons in any one accident, and, in addition, shall provide property damage liability insurance in a minimum sum of One Hundred Thousand and No/100 Dollars (\$100,000.00) for property damage growing out of any one accident or other cause. These amounts are not a limitation upon the Grantee's agreement to indemnify and hold the City harmless.

Grantee shall maintain said insurance with a solvent insurance company authorized to do business in Texas. The policy shall provide that the insurer will defend against all claims and lawsuits which arise and will pay any final judgment of a court of competent jurisdiction against the City, its officers, agents, servants or employees and Grantee, his officers, agents, servants or employees. All policies shall name the City of El Paso, its officers, agents, servants, and employees as additional insureds to the full amount of the policy limits.

No special privilege permit shall be granted by El Paso City Council until Grantee files a copy of the policy or certificate of liability insurance as herein set forth with the Departments of Transportation and Financial Services – Capital Assets Division. Such policy or certificate shall provide that the insurance cannot be cancelled or the amount of coverage changed without thirty (30) days prior written notice to the City's Department of Transportation and the Financial

Services – Capital Assets Division, or ten (10) days prior written notice to the City’s Department of Transportation and the Financial Services – Capital Assets Division for cancellation based on non-payment of insurance premiums. Failure to keep the policy in full force and effect throughout the term of the Special Privilege Permit shall be grounds for cancellation of this Special Privilege Permit. Certificates of Insurance that state that the insurer shall endeavor to give notice and/or that there shall be no liability for the failure to give the notice required herein shall not meet the requirements of this section.

**12. CANCELLATION.** Should the City at any time or for any reason decide that the right-of-way onto which any of the encroachments are needed for public use, the City may upon thirty (30) calendar days written notice, cancel this Special Privilege Permit at no cost to the City and may take possession of the City right-of-way. All rights of the Grantee in/to the City right-of-way shall then be terminated. If the City cancels the Permit, the Grantee may receive a refund of the paid annual consideration for the months remaining in the special privilege permit year (the twelve month period beginning on the effective date of the Permit) in the amount of FIFTY-THREE AND NO/100 DOLLARS (\$53.00) per month. If the City cancels the Permit due to Grantee’s failure to cure any default under this Permit or if Grantee abandons the Premises as described hereafter, Grantee shall not be entitled to any refund of its annual consideration it has paid to the City.

Grantee may cancel this Permit, for any reason, upon thirty (30) calendar days prior written notice to the City, and all rights of the Grantee shall then be terminated. If the Permit is cancelled by the Grantee, Grantee shall not be entitled to any refund of the annual consideration for the Permit year. In addition, if, for a period of six (6) months, Grantee ceases to use or occupy the property for the purposes herein contemplated, or if Grantee defaults in any of his obligations under this Special Privilege Permit and fail to correct such defaults within fifteen (15) calendar days after written notice to do so; the City may cancel this Permit and take possession. All rights of the Grantee on the City right-of-way shall then terminate.

Any waiver by the City of any breach of any of Grantee's obligations shall not be deemed a continuing waiver, and shall not prevent the City from exercising any remedy it may have for any succeeding breach of the same or another obligation of the Grantee.

Upon termination of this Special Privilege Permit for whatever reason, all encroachments shall become the property of the City and shall, at the option of the City, be removed by the Grantee

without cost to the City. The City may require the Grantee to restore the Permit Area, to include removal of the awnings, metal façade, and handicap accessibility ramps at the expense of the Grantee.

**13. LIENS AND ENCUMBRANCES.** Grantee shall defend and indemnify the City against any liability and loss of any type arising from any lien or encumbrance on the property that arises or is alleged to have arisen from Grantee's use of the City right-of-way.

**14. ASSIGNMENT.** The rights granted by this Permit insure to the benefit of the Grantees, and any parent, subsidiary, or successor entity now or hereafter existing. The rights shall not be assignable without the express advanced written consent of the El Paso City Manager.

**15. RECORDS**

The El Paso City Council and the Traffic Engineer or designee shall be kept fully informed by Grantees as to matters pertaining in any way to Grantees' exercise of its rights under this Permit, including the construction, replacement, reconstruction, maintenance, and repair of the awnings, metal façade, and handicap accessibility ramps within the City right-of-way. Obtaining all applicable City permits shall be deemed sufficient to keep such parties informed. Grantees shall keep complete and accurate maps, construction drawings, and specifications describing the location of the encroachments within the City right-of-way. The City shall have the right, at reasonable times to inspect such maps, construction drawings, and specifications.

**16. NOTICES:** All notices provided for herein shall be sufficient if sent by certified or registered mail, return receipt requested, postage fully prepaid, addressed to the proper party at the following addresses:

City of El Paso  
Attn: Traffic Engineer  
Department of Transportation  
7969 San Paulo Dr.  
El Paso, Texas 79907

with copy to:

City of El Paso  
Attn: Financial Services – Capital Assets Division  
#2 Civic Center Plaza, 7<sup>th</sup> Floor  
El Paso, Texas 79901-1196

and:

The Place at Union Plaza, Inc.  
Attn: Octavio Gomez  
904 McKelligon  
El Paso, Texas 79902

or to such other address as the parties may designate to each other in writing from time to time.

**17. LEASING OR DEDICATION OF FACILITIES**

Grantees, without the advanced written consent of the El Paso City Manager or designee, shall not lease the Permit Area, to any non-Grantees person or entity.

**18. NO PROPERTY RIGHTS**

Nothing herein shall grant any real property interest to the Grantees nor give rise to any vested right in the Grantees, his assigns or successors in interest, none of who shall have a cause of action for damages upon revocation or termination of this Permit in accordance with the terms herein.

**19. RIGHT OF ENTRY AND INSPECTION**

The City's authorized representative shall have the right to enter upon the permitted area at all reasonable times for the purpose of inspecting the same and determining compliance with the terms of this Permit.

**20. LAWS AND ORDINANCES**

Grantees shall comply with all statutes, laws, codes and ordinances applicable to Grantees' construction, repair, renovation, alteration or use of the Permit Area.

**21. ENTIRE AGREEMENT:** This document contains all of the agreements between the parties and may not be modified, except by an agreement in writing signed by both parties.

**22. SEVERABILITY:** Every provision of this Permit is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the Permit.

**23. LAW GOVERNING:** The laws of the State of Texas shall govern the validity, performances, and enforcement of this Special Privilege Permit and if legal action is necessary to enforce it, exclusive venue shall be in El Paso County, Texas.

**24. ADMINISTRATION.** The Traffic Engineer is the principal City official responsible for the administration of this Permit and Grantee recognizes that questions regarding the interpretation

or application of this ordinance shall be referred to the Traffic Engineer.

**25. RESTRICTIONS AND RESERVATIONS.** This Permit is subject to all rights-of-way, easements, dedications, restrictions, reservations and other encumbrances of record and running with the land. If, at any time during the initial term of this Special Privilege Permit, or any extension thereof, any such rights-of-way, easements, dedications, restrictions, reservations and other encumbrances of record and running with the land, preclude, interrupt or interfere with Grantee's use of the Permit Area, Grantee shall have the right to terminate this Permit upon giving the City prior written notice of its intention to do so.

**26. EFFECTIVE DATE.** The effective date of this Permit shall be the date last entered below. This Permit shall not take effect unless Grantees files its written acceptance with the City prior to the inaction of this Permit by the El Paso City Council.

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.**

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy-Momsen  
City Clerk

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Elizabeth Ruhmann  
Assistant City Attorney

\_\_\_\_\_  
Terry Quezada  
Deputy Director  
El Paso Department of Transportation

**ACCEPTANCE**

The attached instrument, with all conditions thereof, is hereby accepted this \_\_\_\_ day of \_\_\_\_\_, 2011.

**GRANTEE: THE PLACE AT UNION PLAZA, INC.**

By: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name and Title)

**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS     )**

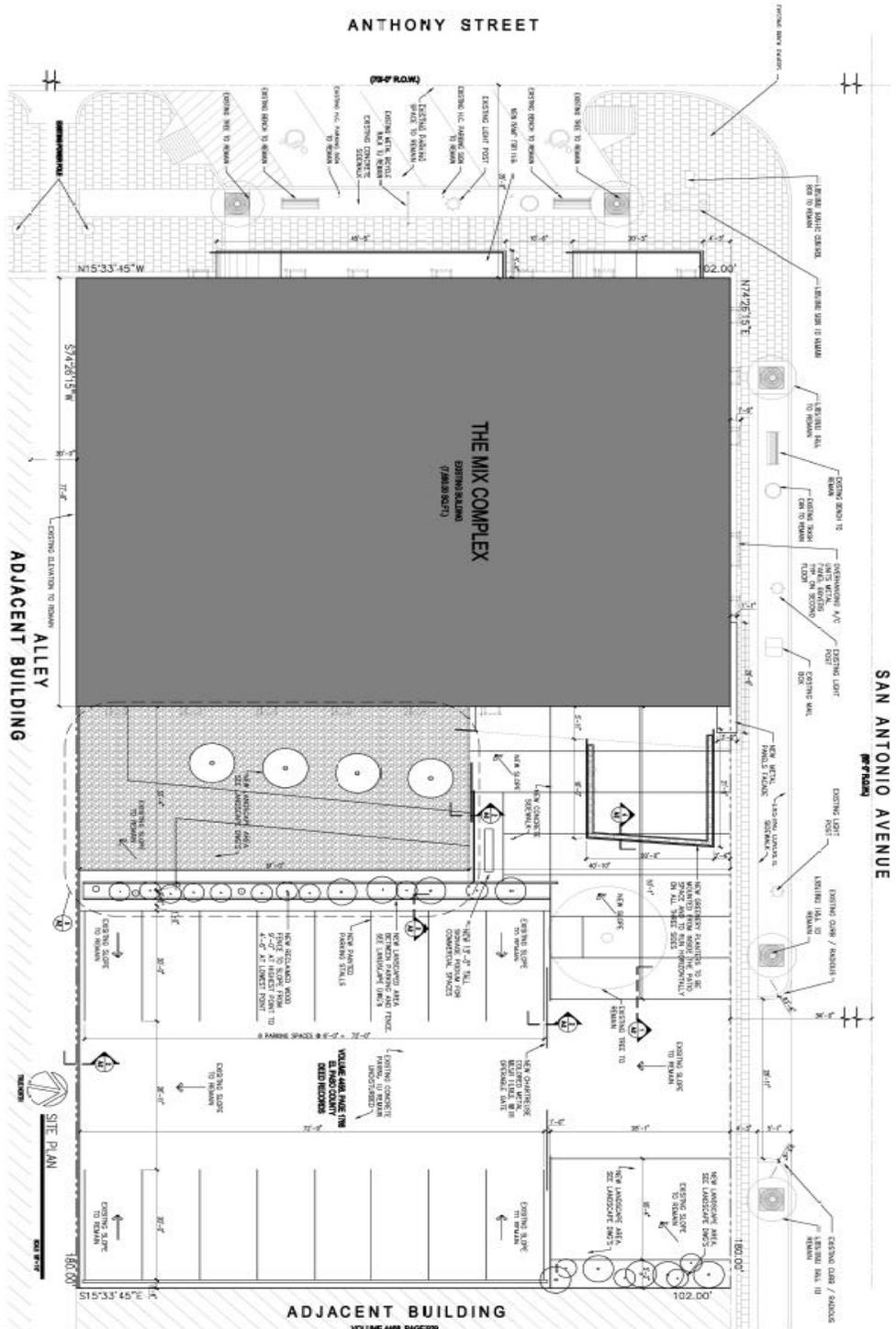
**COUNTY OF EL PASO     )**

This instrument is acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2011,  
by \_\_\_\_\_ as \_\_\_\_\_, on behalf of THE PLACE  
AT UNION PLAZA, INC.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
Notary's Printed or Typed Name:

\_\_\_\_\_  
My Commission Expires:



- PROJECT GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SPECIFICATIONS FOR STANDARD CONSTRUCTION, LATEST EDITION, AND THE TEXAS CONSTRUCTION CODE, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SPECIFICATIONS FOR STANDARD CONSTRUCTION, LATEST EDITION, AND THE TEXAS CONSTRUCTION CODE, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SPECIFICATIONS FOR STANDARD CONSTRUCTION, LATEST EDITION, AND THE TEXAS CONSTRUCTION CODE, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SPECIFICATIONS FOR STANDARD CONSTRUCTION, LATEST EDITION, AND THE TEXAS CONSTRUCTION CODE, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

- GENERAL SITE NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SPECIFICATIONS FOR STANDARD CONSTRUCTION, LATEST EDITION, AND THE TEXAS CONSTRUCTION CODE, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SPECIFICATIONS FOR STANDARD CONSTRUCTION, LATEST EDITION, AND THE TEXAS CONSTRUCTION CODE, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SPECIFICATIONS FOR STANDARD CONSTRUCTION, LATEST EDITION, AND THE TEXAS CONSTRUCTION CODE, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SPECIFICATIONS FOR STANDARD CONSTRUCTION, LATEST EDITION, AND THE TEXAS CONSTRUCTION CODE, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

- BUILDING CODE DATA:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SPECIFICATIONS FOR STANDARD CONSTRUCTION, LATEST EDITION, AND THE TEXAS CONSTRUCTION CODE, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SPECIFICATIONS FOR STANDARD CONSTRUCTION, LATEST EDITION, AND THE TEXAS CONSTRUCTION CODE, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SPECIFICATIONS FOR STANDARD CONSTRUCTION, LATEST EDITION, AND THE TEXAS CONSTRUCTION CODE, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, SPECIFICATIONS FOR STANDARD CONSTRUCTION, LATEST EDITION, AND THE TEXAS CONSTRUCTION CODE, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.



**LOCATION:**

**SITE PLAN:**

Scale	AS SHOWN
North Arrow	AS SHOWN
Sheet No.	A-1
Project No.	1111
Date	11/11/11
Author	ARCHITECTURAL RECORDS, INC.
Checker	ARCHITECTURAL RECORDS, INC.
Printer	ARCHITECTURAL RECORDS, INC.

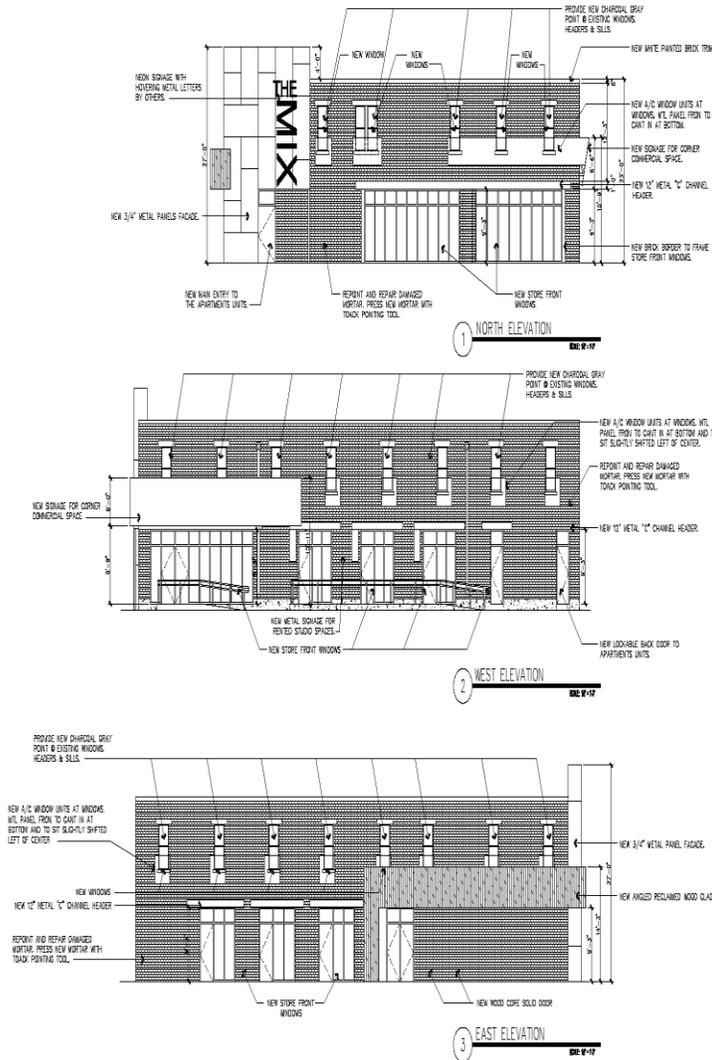
THE PLACE AT UNION PLAZA

# THE MIX

818 SAN ANTONIO EL PASO, TX 79912

ARCHITECTURAL RECORDS, INC.

1101 Bealville Blvd  
El Paso, Texas 79906  
Tel: 915.762.8888  
Fax: 915.762.8889  
www.archrecords.com



**NOTE**  
 1. CHARCOAL GRAY POINT & EXISTING WINDOWS HEADERS & SILLS TO SHIP IN BOX.  
 2. NEW BRICK TO MATCH EXISTING IN ALL ELEVATIONS.

THE PLACE AT UNION PLAZA  
 605 MARA, SAN ANTONIO, TX 78203

Architect: **THE MIX**

Date: JULY 15, 2011  
 Revised:  
 Project No.: 100  
 File Name: THE MIX COMPLEX  
 Title: ELEVATIONS  
 WORKSHEETS

Sheet No.: **A-5**  
 Sheet of 7

**Exhibit A**

# NESV11-00026

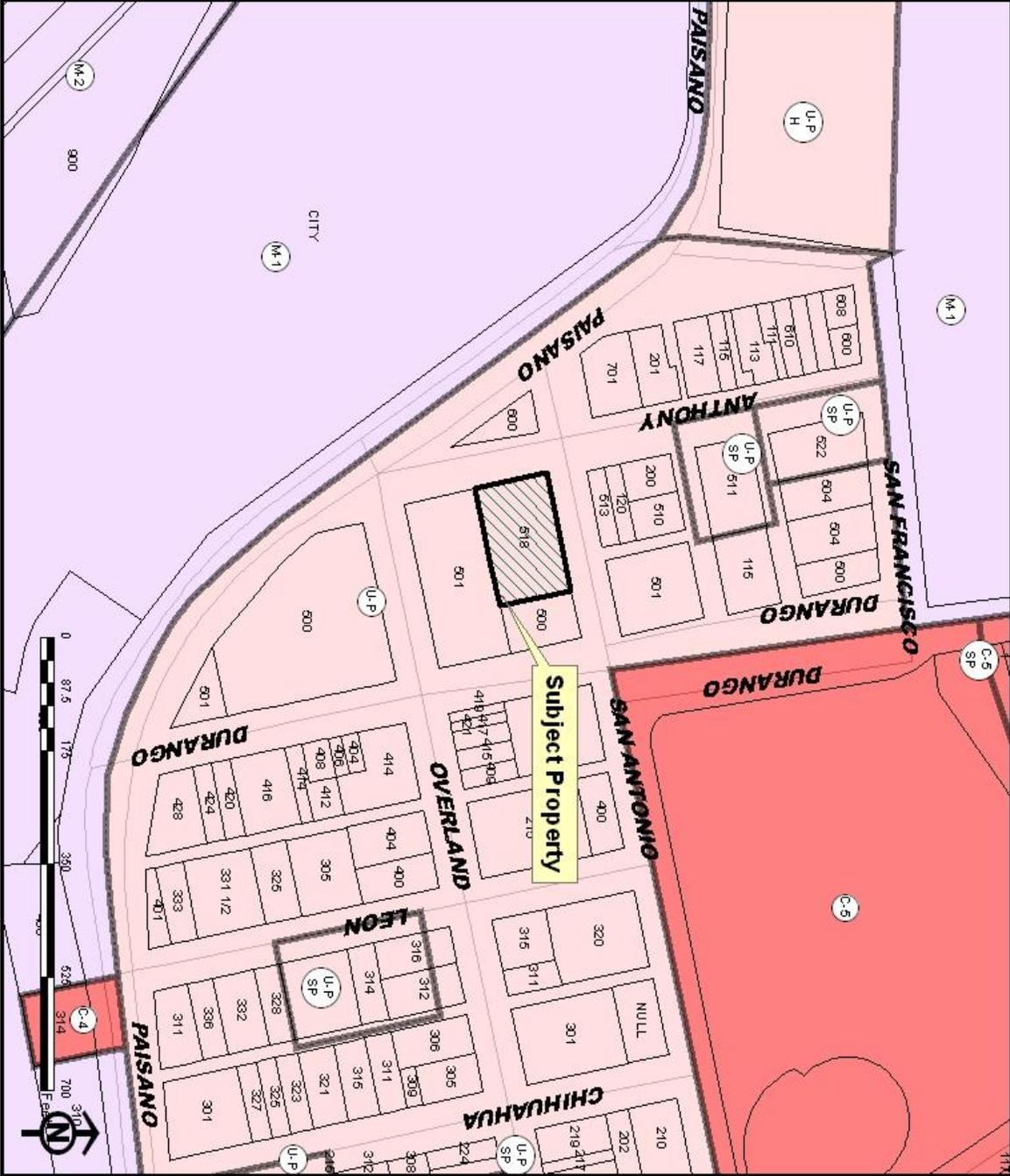


Exhibit A

# NESV11-00026

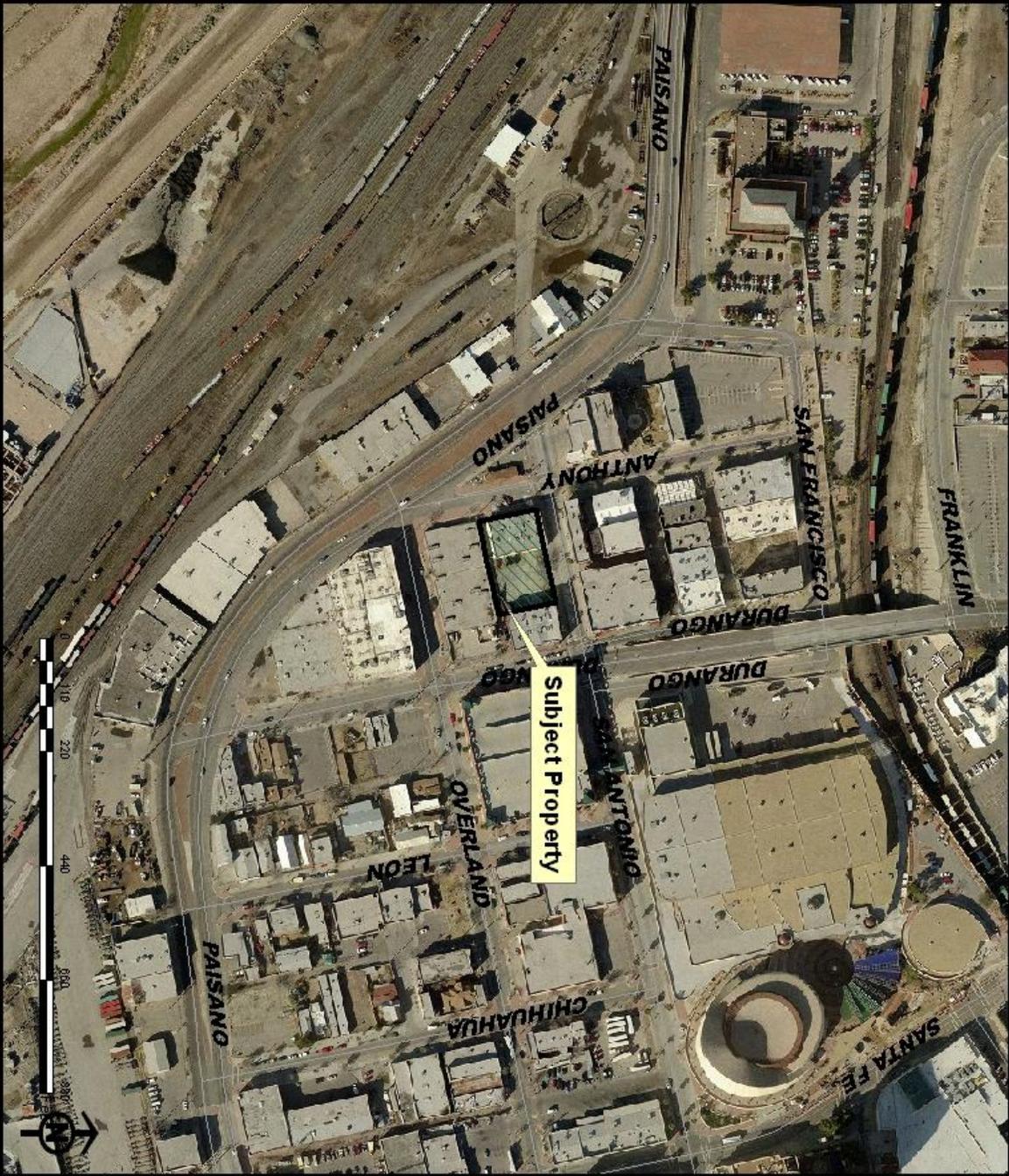


Exhibit A