

53. CONCRETE WARMS ARE TO BE SCORED AS INDICATED WITH 1/2" EXPANSION JOINTS INSTALLED AT 20'-0" O.C. BETWEEN INTERSECTING WARMS AND AS DETAILLED.

54. GRADES INDICATED "LANDSCAPING" SHALL BE GRADED OF ALL NON-PAVED MATERIALS AND GRADES TO BE BELOW THE FINISH GRADES FOR ALL NORMAL PAVEMENT, CHART AND/OR OTHER LANDSCAPING MATERIALS WILL BE PROVIDED AND USED AS DETAILLED.

55. CONTRACTOR IS RESPONSIBLE FOR ALL INCIDENTAL WORK REQUIRED WHENEVER INDICATED OR NOT TO COMPLETE NEW WORK FOR EXISTING USE.

56. REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, ENCUMBRANCES OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS.

57. CONTRACTOR STAGING AREA SHALL BE LOCATED WITHIN PROJECT SITE LIMITS.

97 EAST EL PASO 17 TO 21 (17500 SQ FT)  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

2928 PERSHING DRIVE, EL PASO, TEXAS, 79903  
COMERCIAL

EXISTING ZONING: C-4  
COMMERCIAL RETAIL STORE  
RESTAURANT

|                                         |     |
|-----------------------------------------|-----|
| FRONT                                   | 0   |
| REAR                                    | 10  |
| MINIMUM CUMULATIVE FRONT<br>& REAR YARD | N/A |
| SIDE                                    | 0   |
| SIDE STREET                             | 10  |
| BUILDING HEIGHT                         | 60' |

PROVIDE DENSITY AS FOLLOWS:  
LOT AREA SIZE 17,500 SQ. FT.  
LOT WIDTH-125 FT.  
LOT DEPTH-140 FT.

## PARKING REDUCTION REQUEST

|                                                                                   |                          |
|-----------------------------------------------------------------------------------|--------------------------|
| EXISTING<br>BUILDING 1: DOLLAR TREE<br>THERE WILL BE NO<br>WORK IN THIS PLACE     | TOTAL=8,827 SQ.FT        |
| EXISTING<br>BUILDING 2: PICK UP KITCHEN<br>THERE WILL BE NO<br>WORK IN THIS PLACE | TOTAL=1,520 SQ.FT        |
| <b>TOTAL :</b>                                                                    | <b>10,347.00 SQ. FT.</b> |



BUILDING 1:  
RETAIL( DOLLAR TREE)=1 PARKING(360 SQF )  
8,827/360=24.51=25 PARKING  
RESTAURAN(KITCHEN PICK UP)1 PARKING(144 SQF)  
1,520/144=10.55=11 PARKING  
TOTAL PARKING : 36 PARKING

|                                           |
|-------------------------------------------|
| TOTAL PARKING REQUIRED: 36 PARKING SPACES |
| TOTAL PARKING PROVIDED: 12 PARKING SPACES |
| TOTAL SPACES AVAILABLE: 12 SPACES         |

67% PARKING REDUCTION

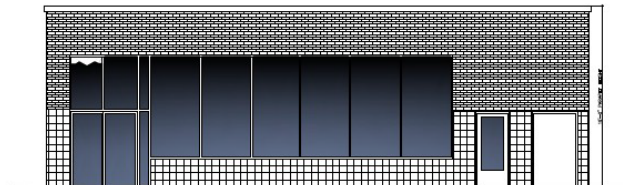
|                                                                  |   |
|------------------------------------------------------------------|---|
| REQUIRED MINIMUM OF ACCESSIBLE VAN SPACES AS PER TAS TABLE 208.2 | 1 |
| PROVIDE NUMBER OF ACCESSIBLE VAN SPACES                          | 1 |

|                        |
|------------------------|
| BIKE RACK NEEDED: -3   |
| BIKE RACK PROVIDED: -6 |



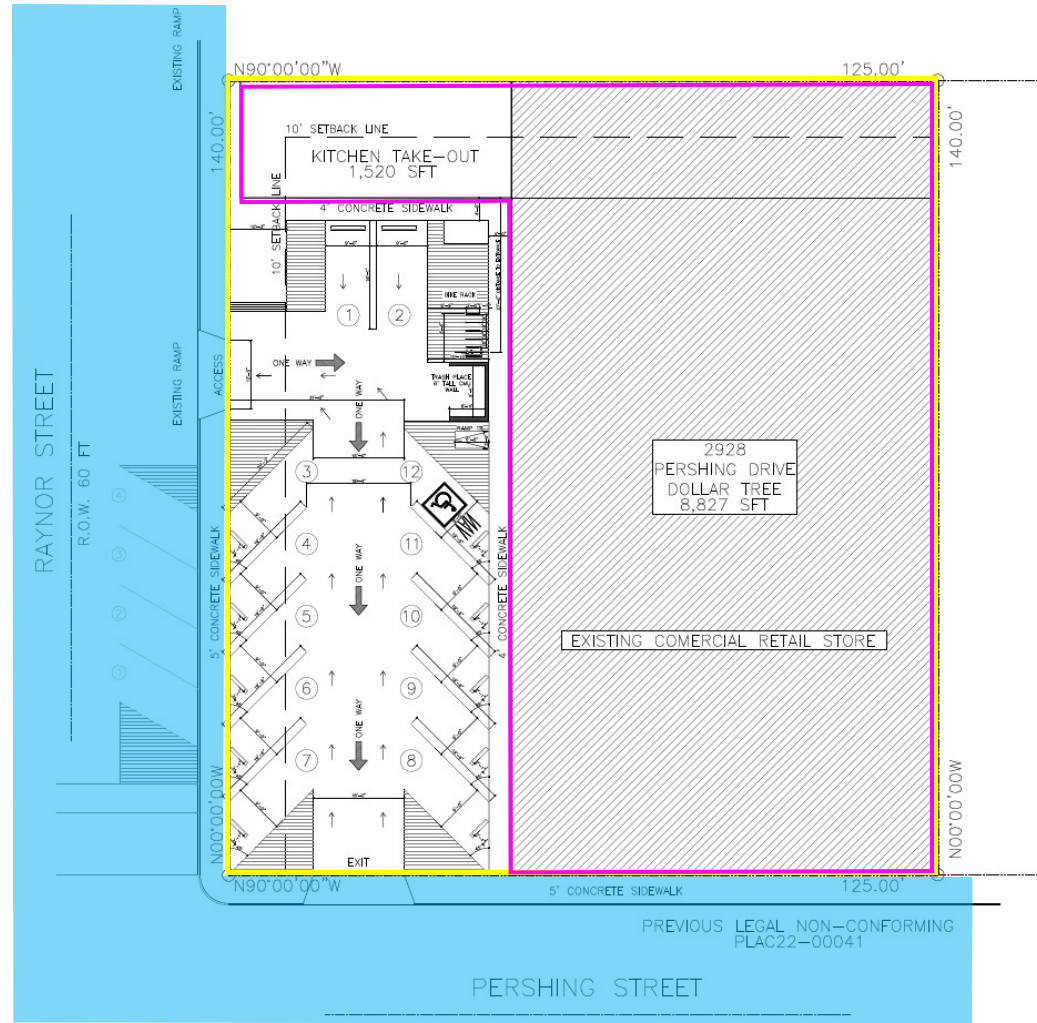
SCALE: 3/16"=1'-0"



SCALE: 3/16"=1'-0"



NO LANDSCAPING REQUIRED UNDER CURRENT SCOPE



SCALE: 3/32"=1'-0"

## DETAILED SITE PLAN

RETAIL RESTAURANTE:  
2928 PERSHING  
DRIVE  
97 EAST EL PASO 17 TO 21 (17500 SQ FT)  
CITY OF EL PASO, EL PASO COUNTY,  
TEXAS



PLAN NO:  
**DTS 1**

BY: LIL

FOED: \_\_\_\_\_

FOED: \_\_\_\_\_

FOED: \_\_\_\_\_

FOED: \_\_\_\_\_