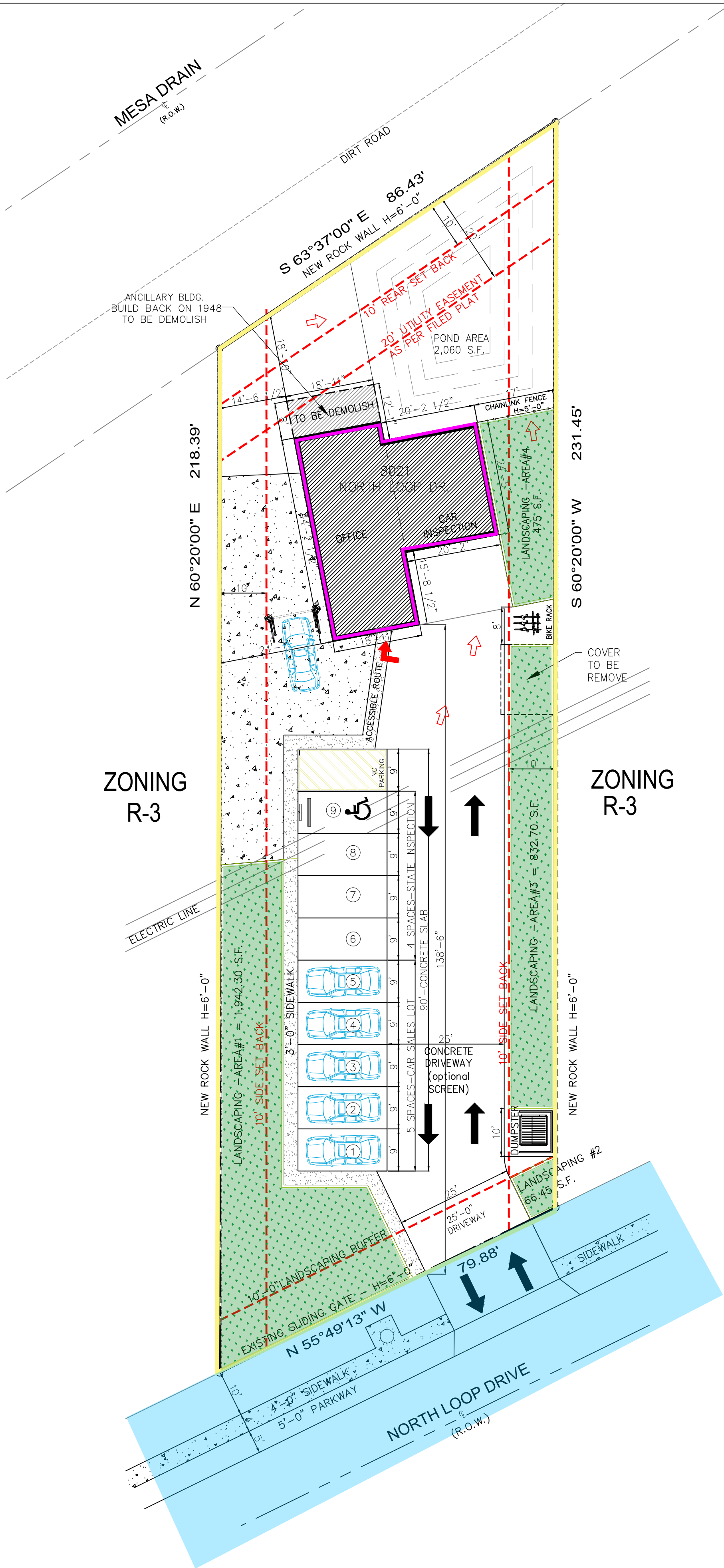




1 SITE PLAN
Scale: 1/16" = 1' - 0"

PROJECT DATA

LEGAL ADDRESS

8021 NORTH LOOP DR.
EL PASO, TX 79915

LEGAL DESCRIPTION

9 LAFAYETTE PLACE 2 (EXC WLY PT) (16111.24 SQ FT)

ZONING

CLASSIFICATION:
PROPERTY IS CURRENT ZONING: C-3 C

SET BACKS	C-3 C
FRONT YARD	0'-0"
REAR YARD	10'-0"
CUM. FRONT & REAR YARD	N/A
SIDE YARD	10' when abutting a residential or apartment district
SIDE STREET	10'-0"
MAXIMUM HEIGHT	35'-0"

LAND AREA

TOTAL AREA = 16,111.24 S.F.
ACRES AREA = 0.37

BUILDING AREA: TOTAL AREA = 1,326.00 S.F.

OFFICE = 836.00 S.F.
AUTOMOBILE (SALES, SERVICE, STORAGE & RENTAL) = 490.00 S.F.

PARKING CALCULATION:

TOTAL MIN. REQUIRED = 2 PARKING SPACES
TOTAL PROVIDED = 9 PARKING SPACES
PROVIDED = 8 PARKING SPACES
1 H.C. PARKING SPACE

BUILDING AREA
OFFICE = 836.00 S.F.
AUTOMOBILE (SALES, SERVICE, STORAGE & RENTAL) = 490.00 S.F.

836.00 S.F. OFFICE + 490.00 S.F. STATE INSPECTION
MIN. = $\frac{5}{16}$ SF GFA + $\frac{5}{16}$ SF OF GFA OF BUILDINGS; PLUS MERCHANDISE PARKING AREAS
MIN. = $\frac{5}{16}$ sf (836.00) + $\frac{5}{16}$ sf (490.00)
MIN. = 1.45 + 0.85 = 2.3

TOTAL MIN. REQUIRED = 2 PARKING SPACES

836.00 S.F. OFFICE + 490.00 S.F. STATE INSPECTION
MAX. = $\frac{1}{100}$ SF GFA + $\frac{1}{100}$ SF OF GFA OF BUILDINGS; PLUS MERCHANDISE PARKING AREAS
MAX. = $\frac{1}{100}$ sf (836.00) + $\frac{1}{100}$ sf (490.00)
MAX. = 2.09 + 1.22 = 3.31

TOTAL MAX. REQUIRED = 3 PARKING SPACES

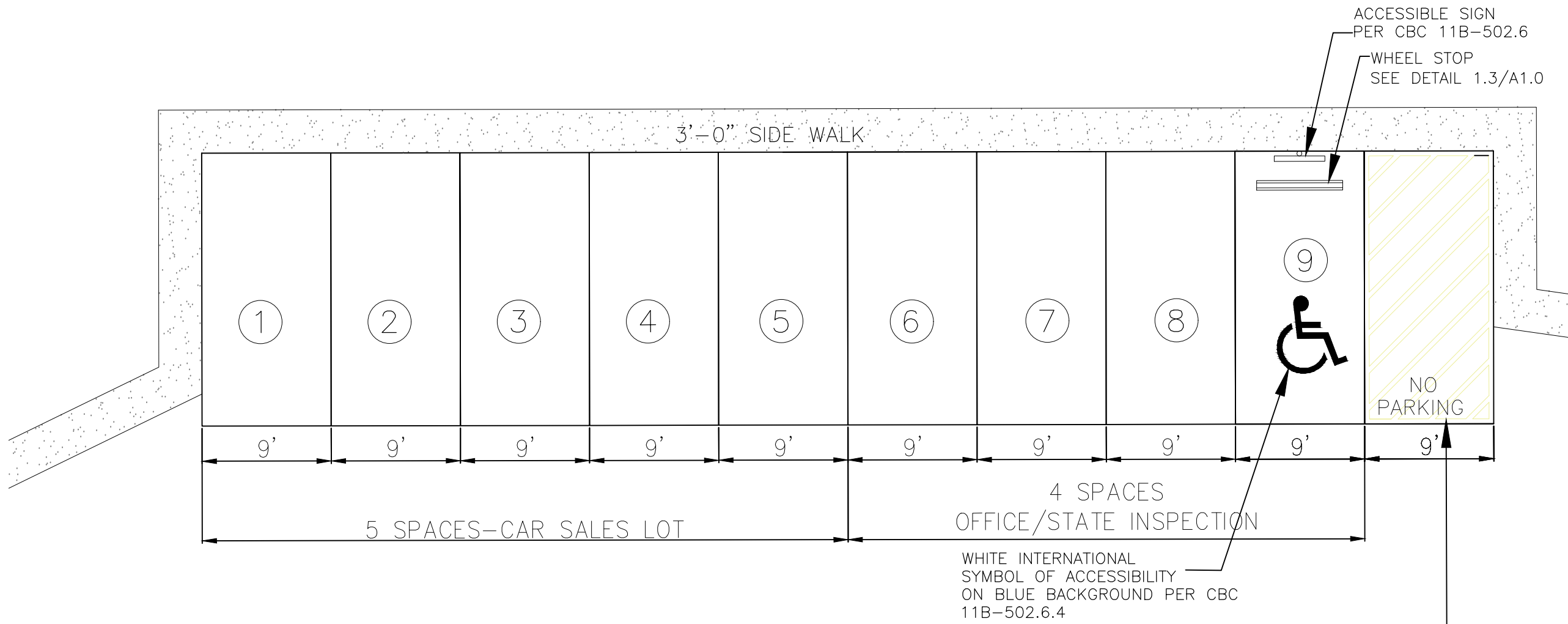
BICYCLE RACK

MIN. 3 BICYCLE SPACES

LANDSCAPING

NEW POND AREA= 2,060.00 S.F.
LAND 16,111.24 S.F. - BUILDING 1,326.00 S.F. = 14,785.24 S.F.
14,785.24 (15%) = 2,217.78 S.F.
AREA #1 = 1,942.30 S.F.
AREA #2 = 66.45 S.F.
AREA #3 = 832.70 S.F.
AREA #4 = 475.00 S.F.

PROVIDED = 3,316.45 S.F.
REQUIRED = 2,219.78 S.F.



1.1 HANDICAP PARKING LOT
Scale: 1/8" = 1'-0"

LEGEND	
	ARROWS INDICATE STREET ENTRANCE & INTERIOR DRIVEWAY
	ARROWS INDICATE BLDG. ENTRANCE
	STORM WATER FLOW ARROW
	CONCRETE SLAB (DRIVEWAY)
	LANDSCAPING
	FLOOD LIGHT

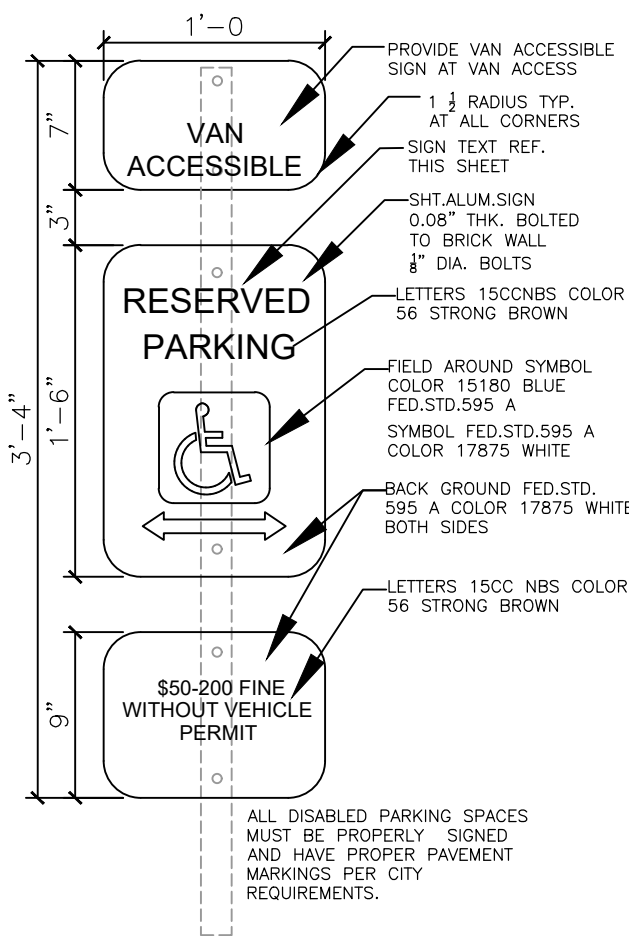
NOTES:

SECTION: 20.10.090 - AUTOMOTIVE USES LIST OF THE CITY CODE:

C.Motor Vehicle Storage Yard (accessory use to motor vehicle repair).
Facilities shall comply with the following standards:
1.These yards shall be paved and enclosed by a six-foot screening wall except for necessary ingress and egress or where prohibited by this Code, to prevent visibility from adjacent properties or rights-of-way;
2.For the purposes of this use, temporary storage of a vehicle means for a maximum of ten consecutive calendar days;
3.The maximum number of vehicles authorized in temporary storage at any one time shall be the greater of three vehicles per bay or ten vehicles; and
4.A vehicle must be inoperative and waiting for parts, or unsafe to operate, to be temporarily stored in this manner.

SUBJECT PROPERTY IS WITHIN THE CURRENT FEMA FLOOD ZONE "B"

A portion of the property area will be in the Flood zone according to the preliminary future FEMA maps. Meaning; that according to current maps from FEMA, the property is not in the hazard flood zone area, just in the flood zone "B"(500 years storm), but a portion of the property will be in the hazard flood zone area in the future when new maps become effective, it is recommended to build 1foot above the preliminary BFE for on the affected lots.



1.2 TYP. H.C. SIGNAGE
Scale: N/A

ARCHITECT:

PROPOSED DETAILED SITE DEVELOPMENT PLAN FOR:
CAR SALES LOT & STATE INSPECTION
ADDRESS : 8021 NORTH LOOP DR
EL PASO, TEXAS 79915

PROJECT

8021 NORTH LOOP DR.
EL PASO, TX. 79915

PROJECT NUMBER	DATE
058.2024	JANUARY 2025

REVISIONS

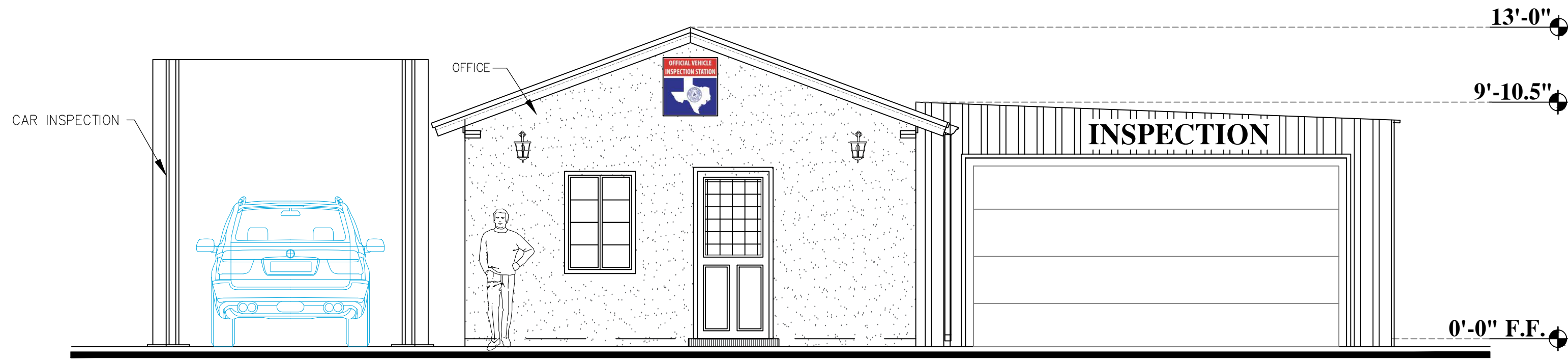
APRIL 2025

SHEET TITLE

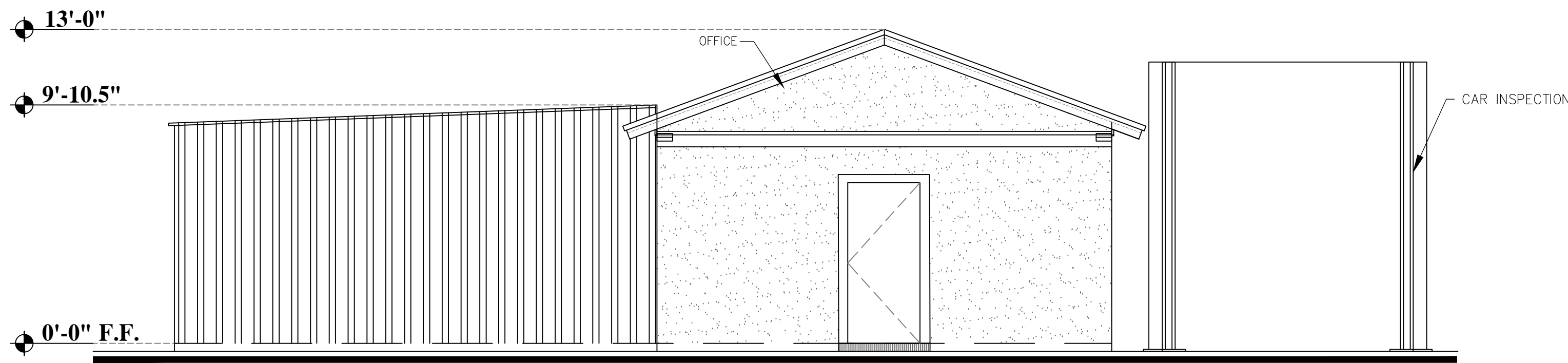
DETAIL SITE DEVELOPMENT PLAN

SHEET NUMBER

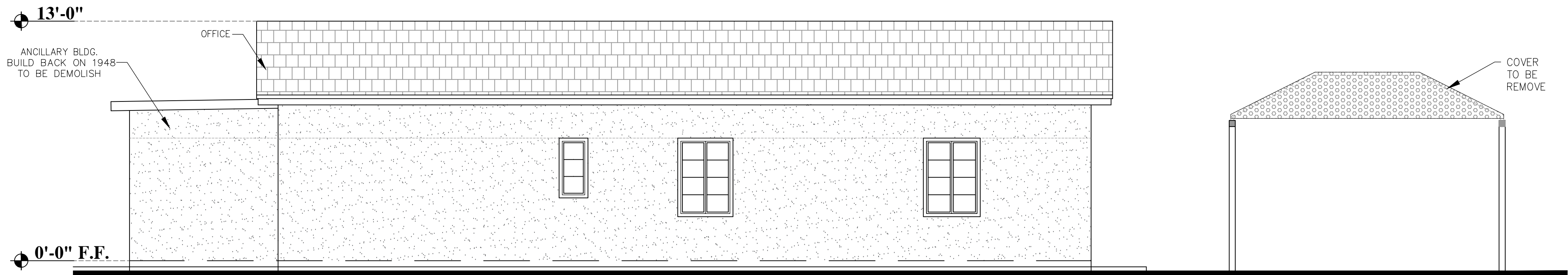
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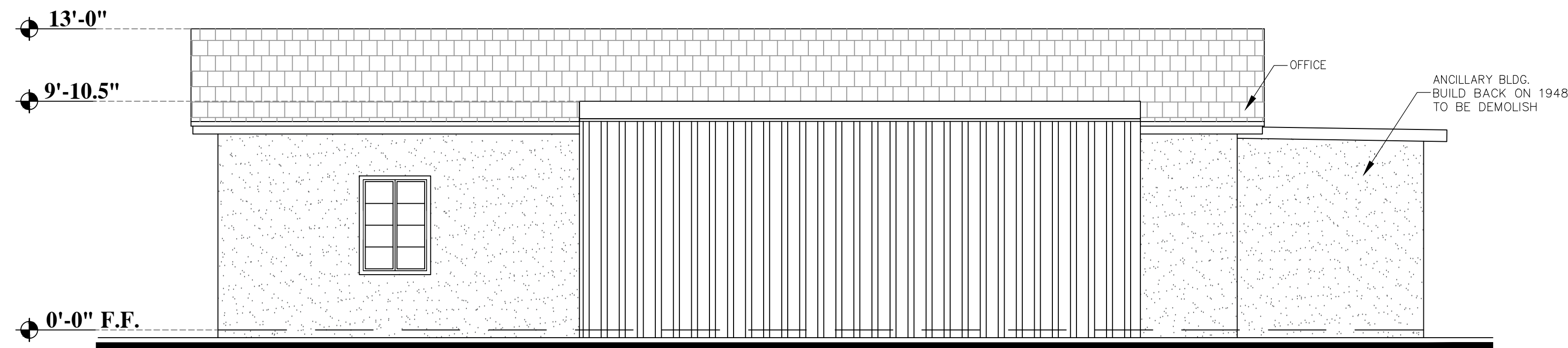
2 FRONT ELEVATION
Scale: 1/4" = 1' - 0"



3 REAR ELEVATION
Scale: 1/4" = 1' - 0"



4 LEFT SIDE ELEVATION
Scale: 1/4" = 1' - 0"



5 LEFT SIDE ELEVATION
Scale: 1/4" = 1' - 0"



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www.designanddrafting.com

ARCHITECT:

PROPOSED DETAILED SITE DEVELOPMENT PLAN FOR:
CAR SALES LOT & STATE INSPECTION
ADDRESS : 8021 NORTH LOOP DR
EL PASO, TEXAS 79915

PROJECT

8021 NORTH LOOP DR.
EL PASO, TX. 79915

PROJECT NUMBER	DATE
058.2024	JANUARY 2025

REVISIONS

APRIL 2025	

SHEET TITLE

DETAIL SITE DEVELOPMENT PLAN
ELEVATIONS

SHEET NUMBER

A2.0
2 OF 2