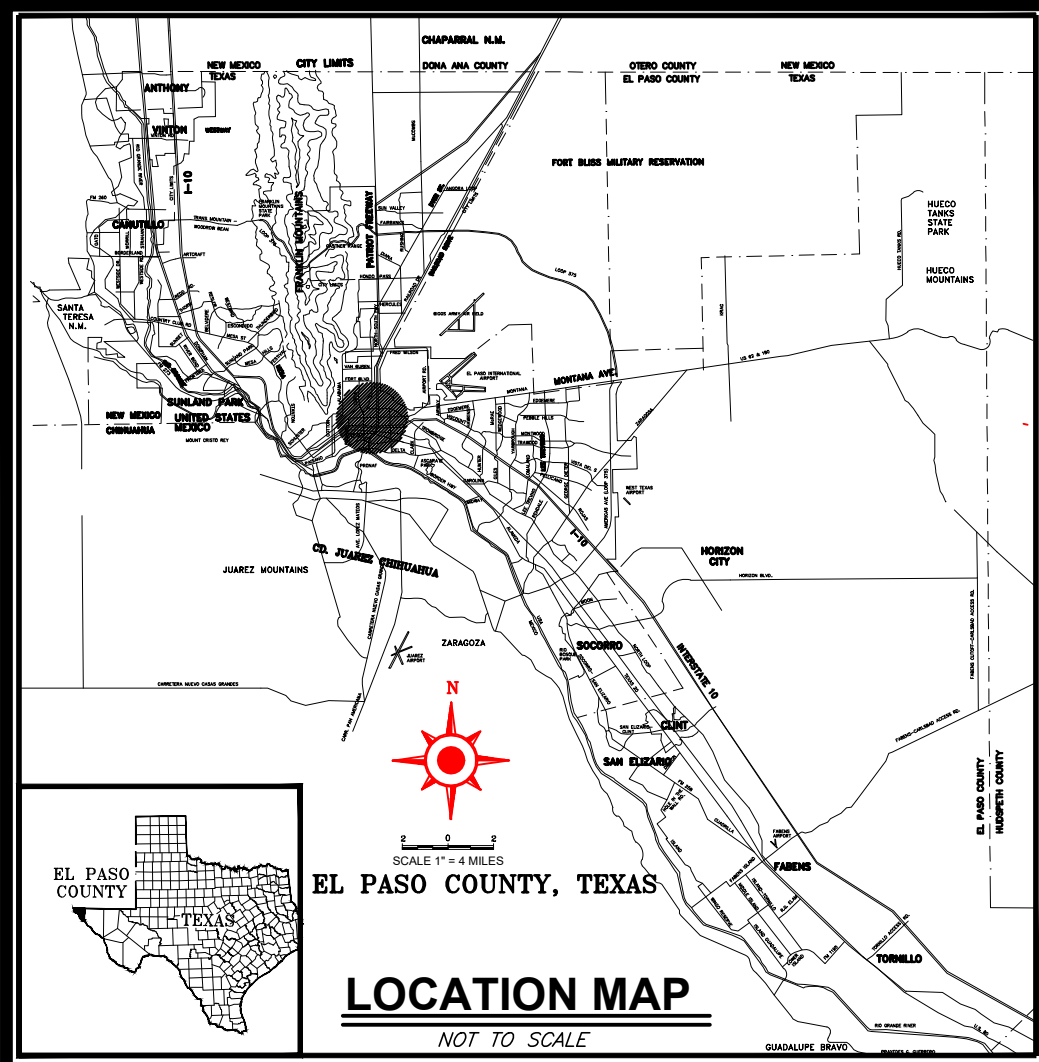
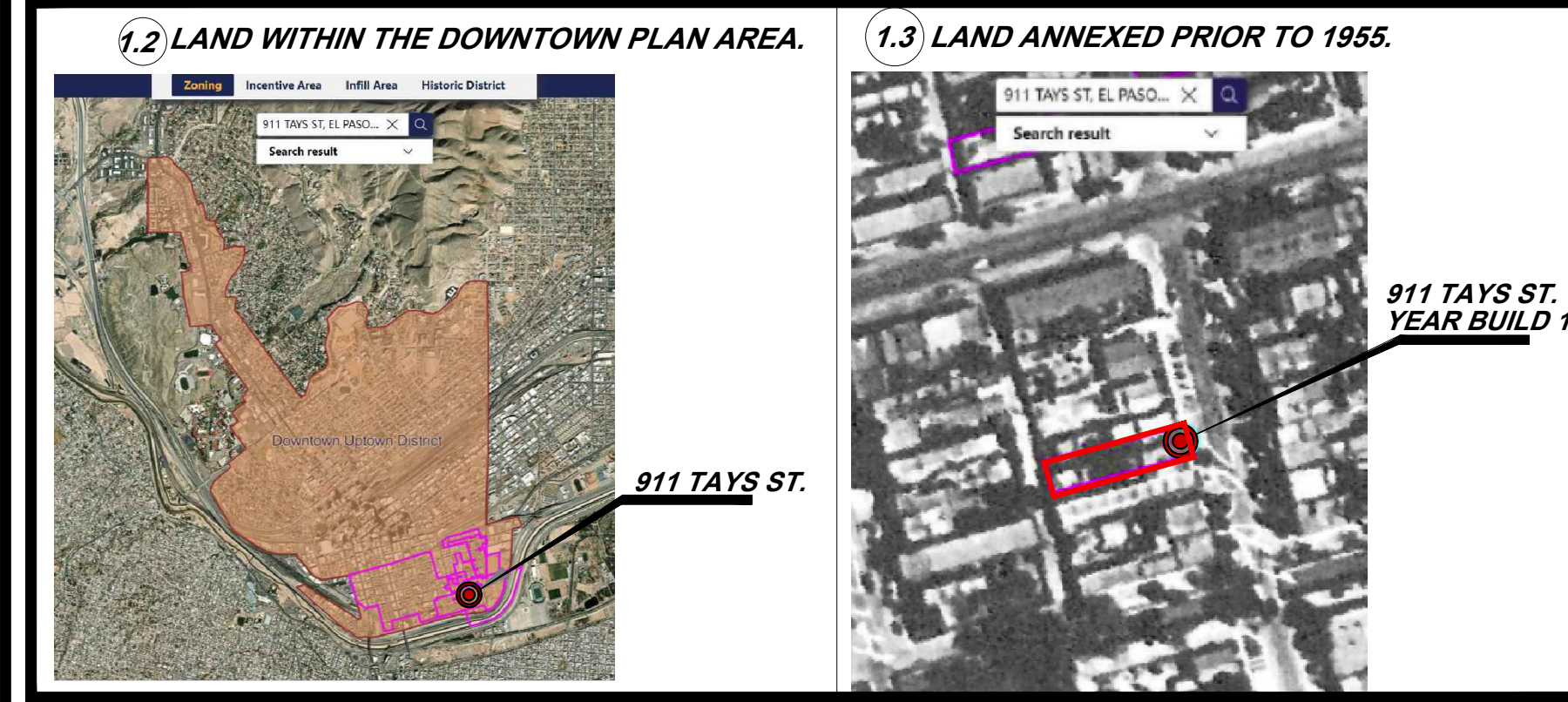
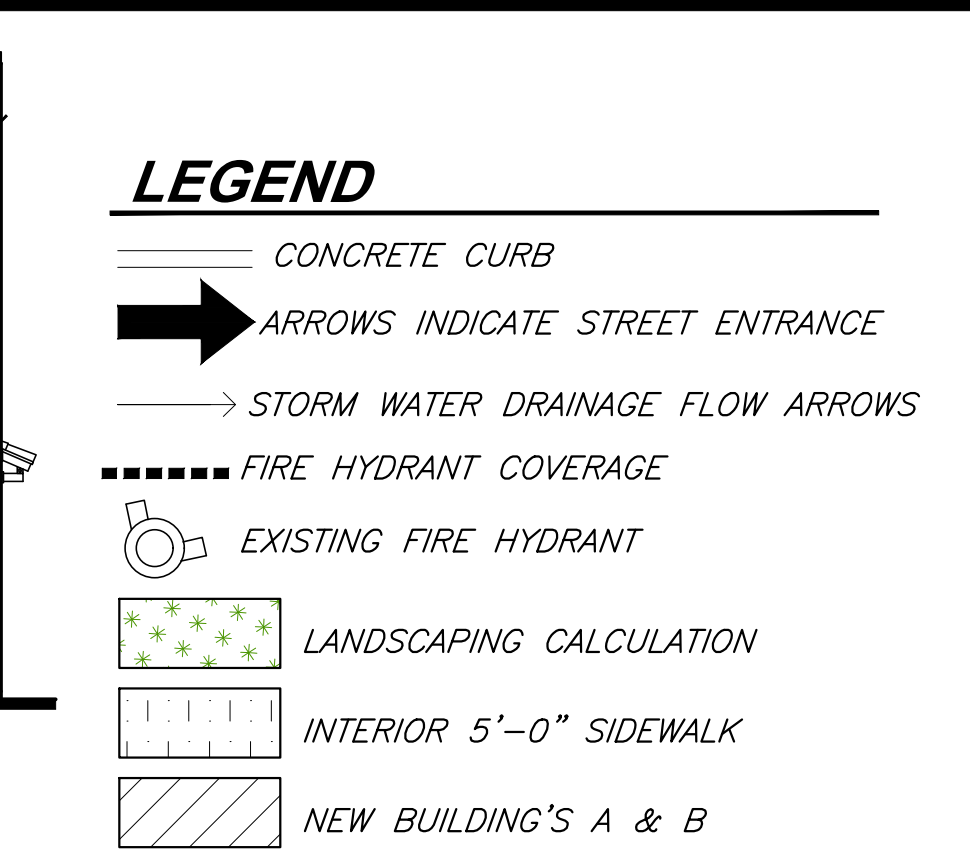
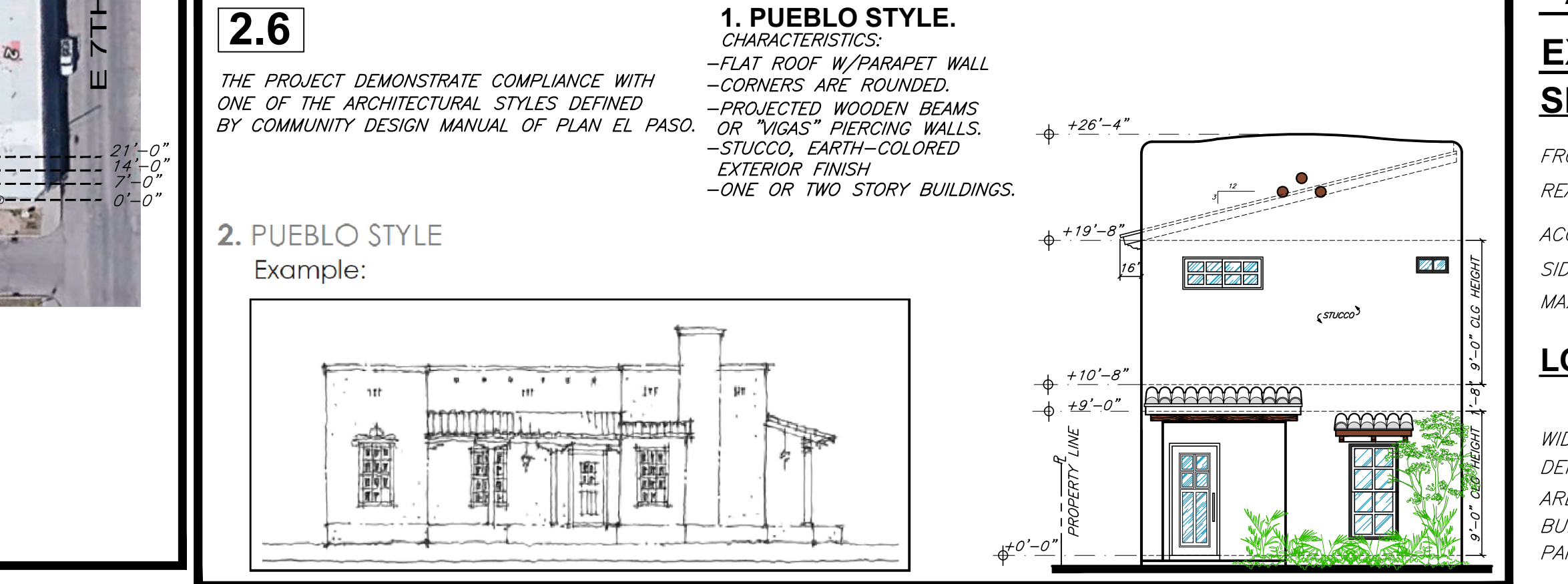
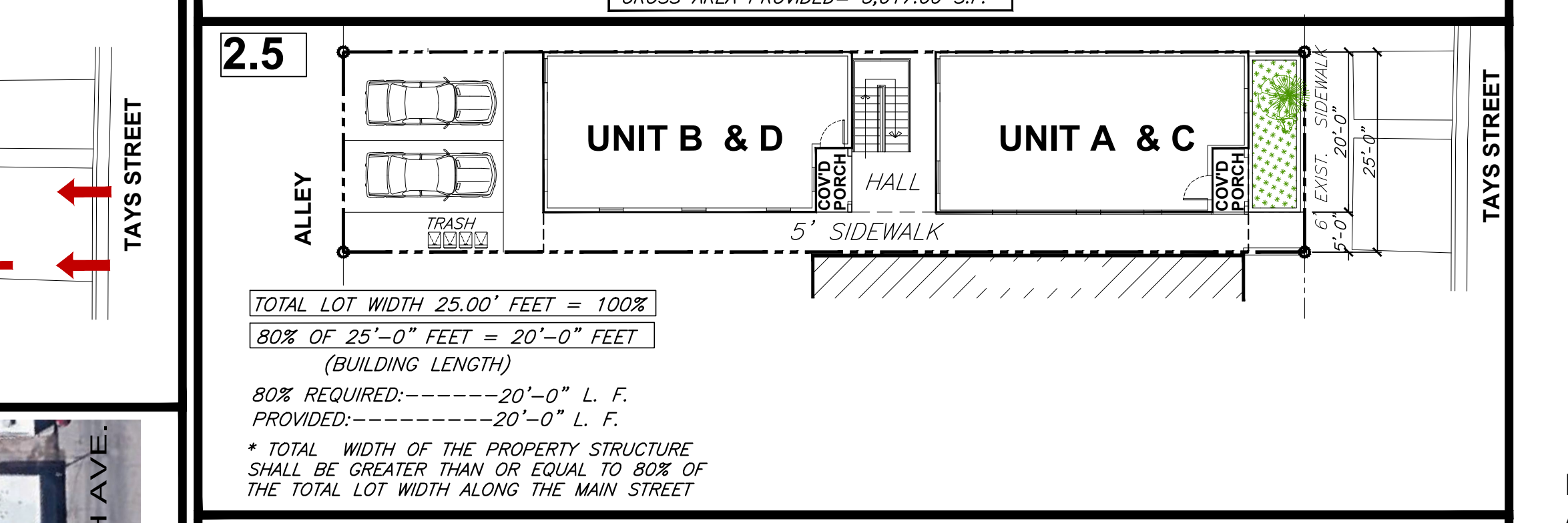
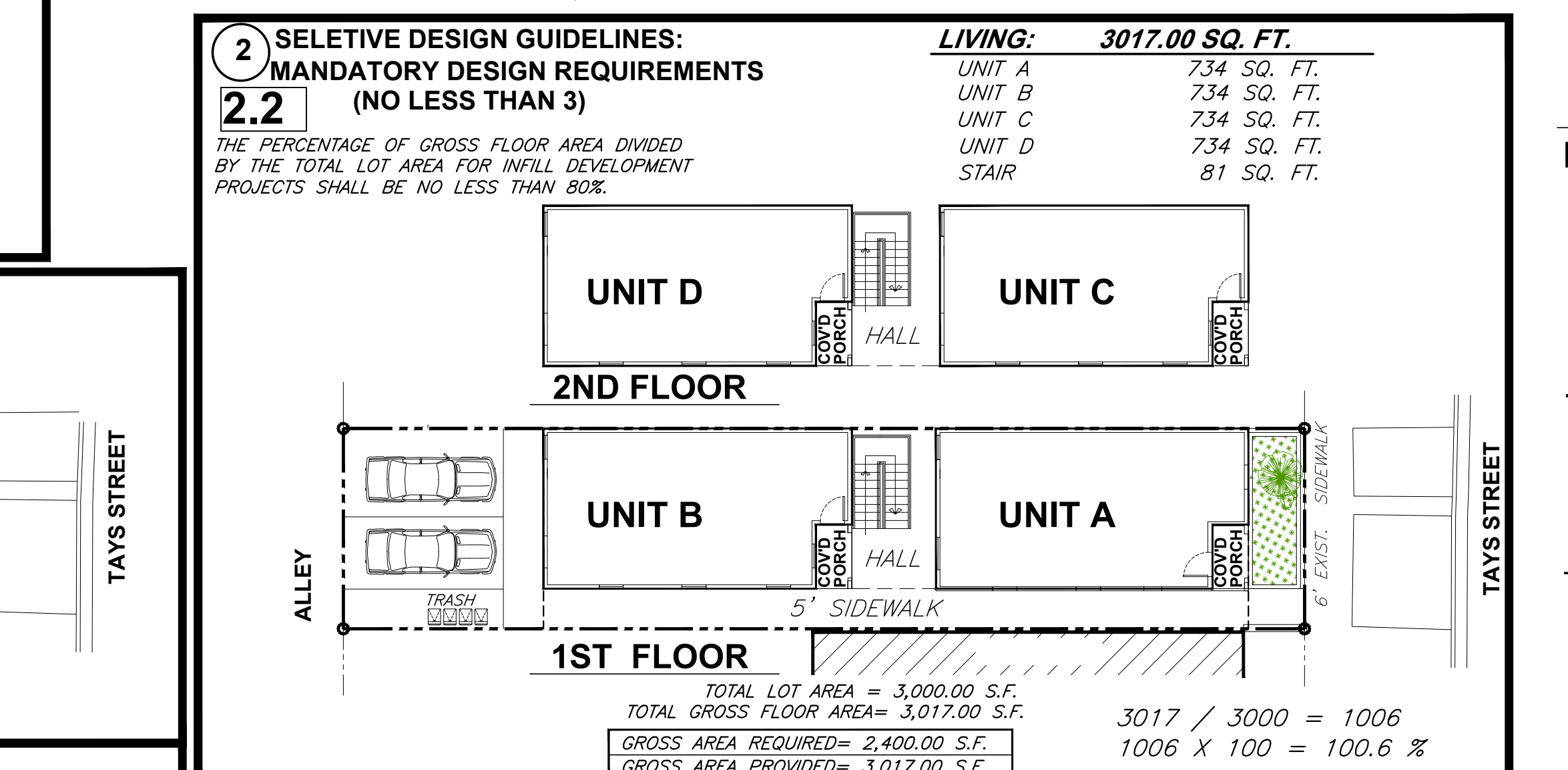
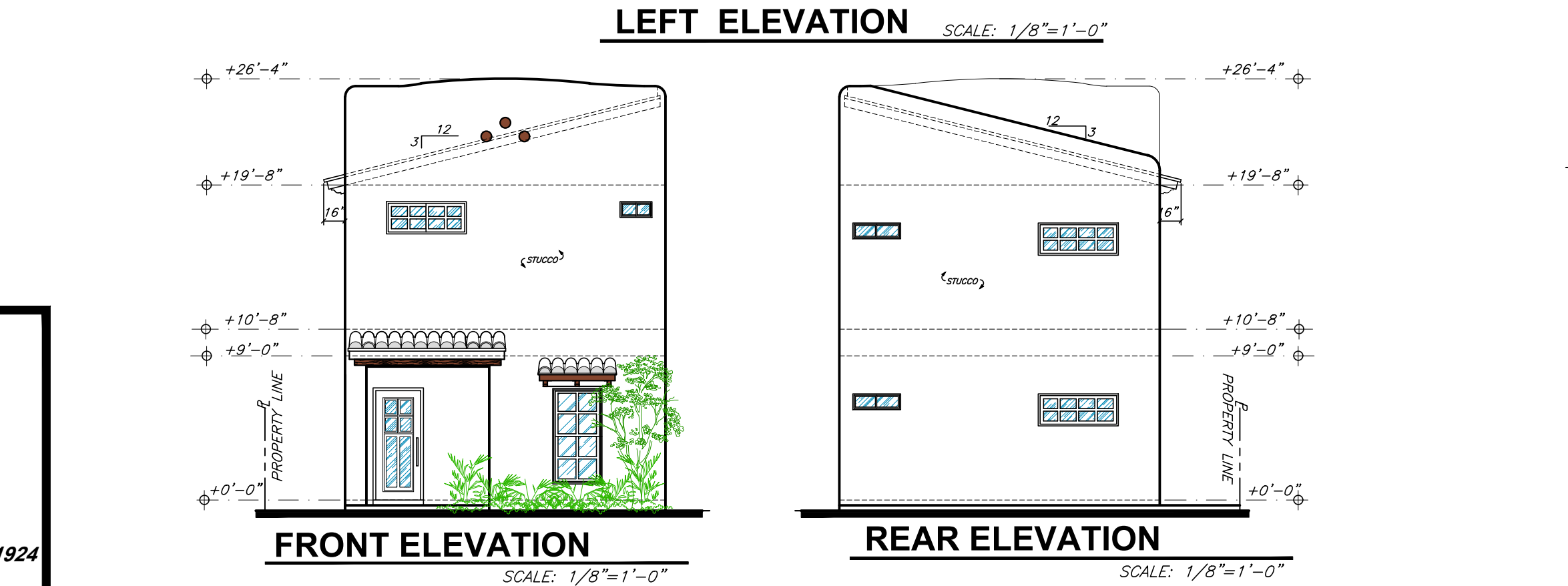
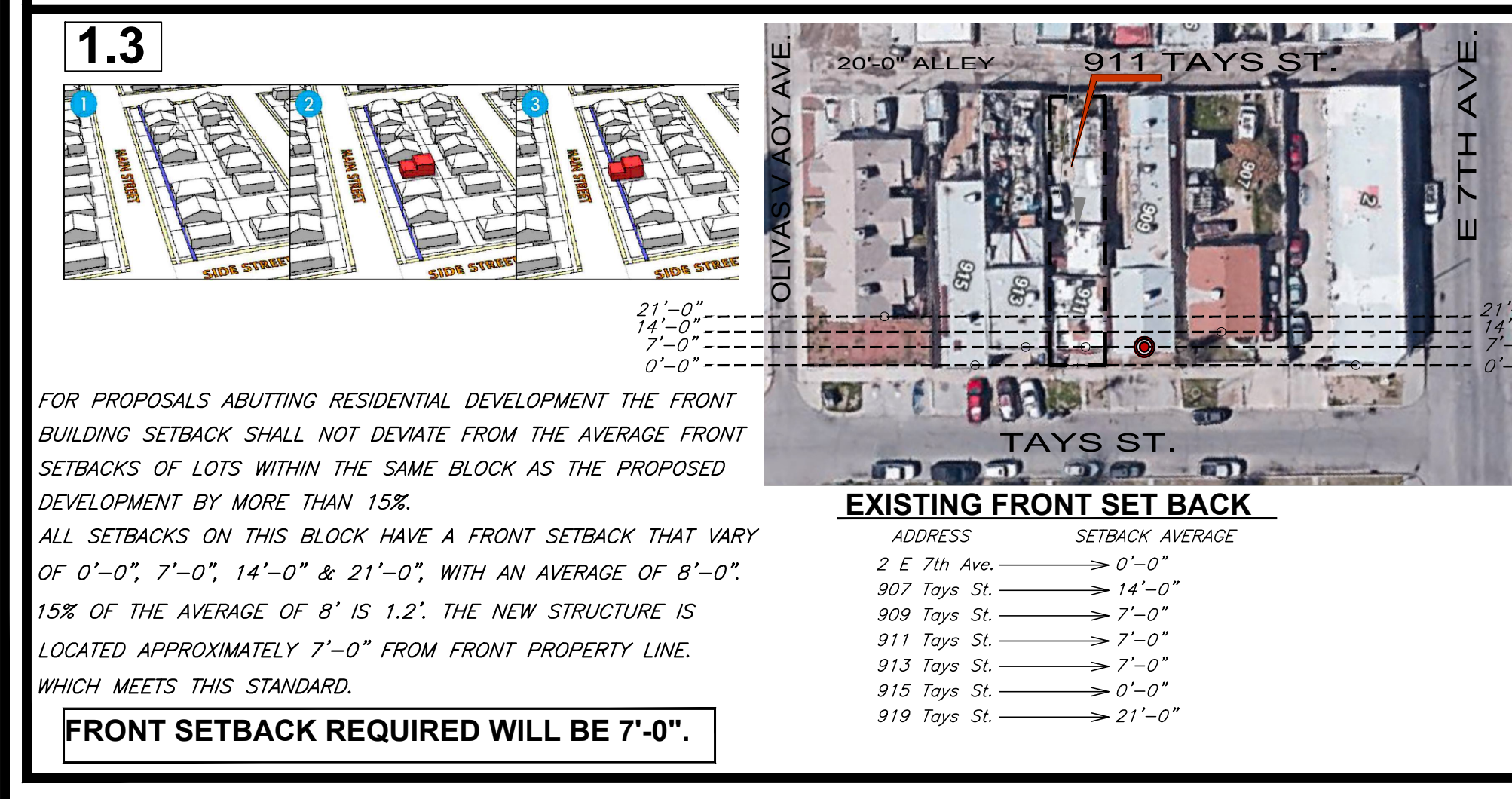
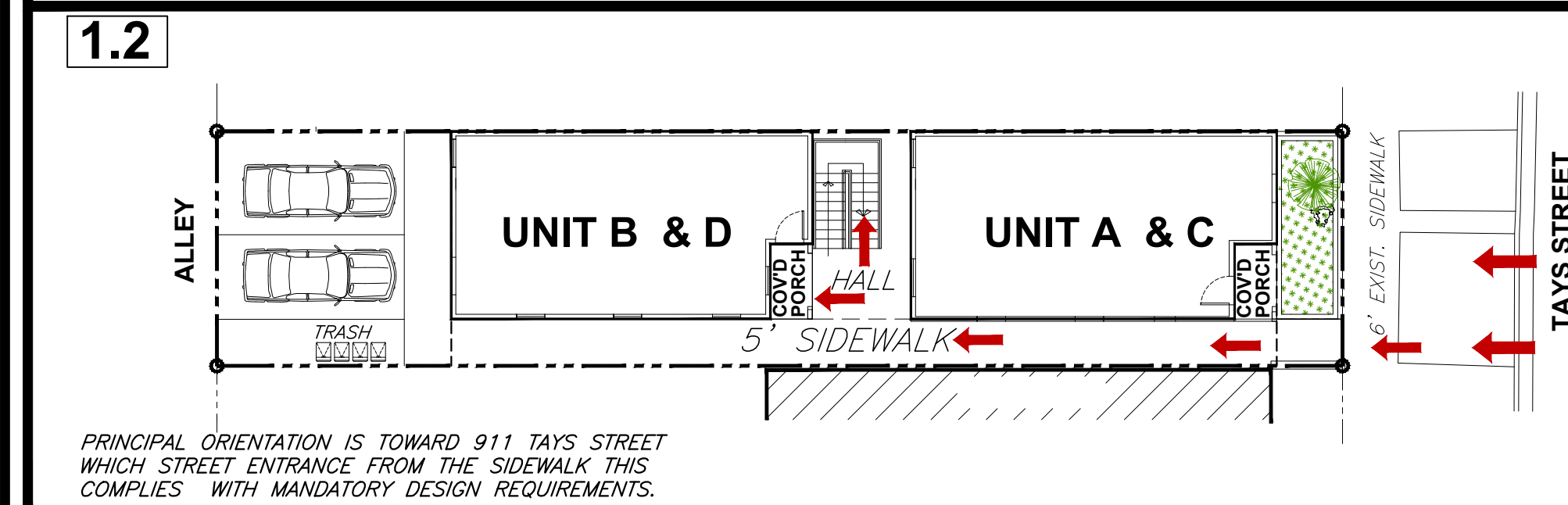
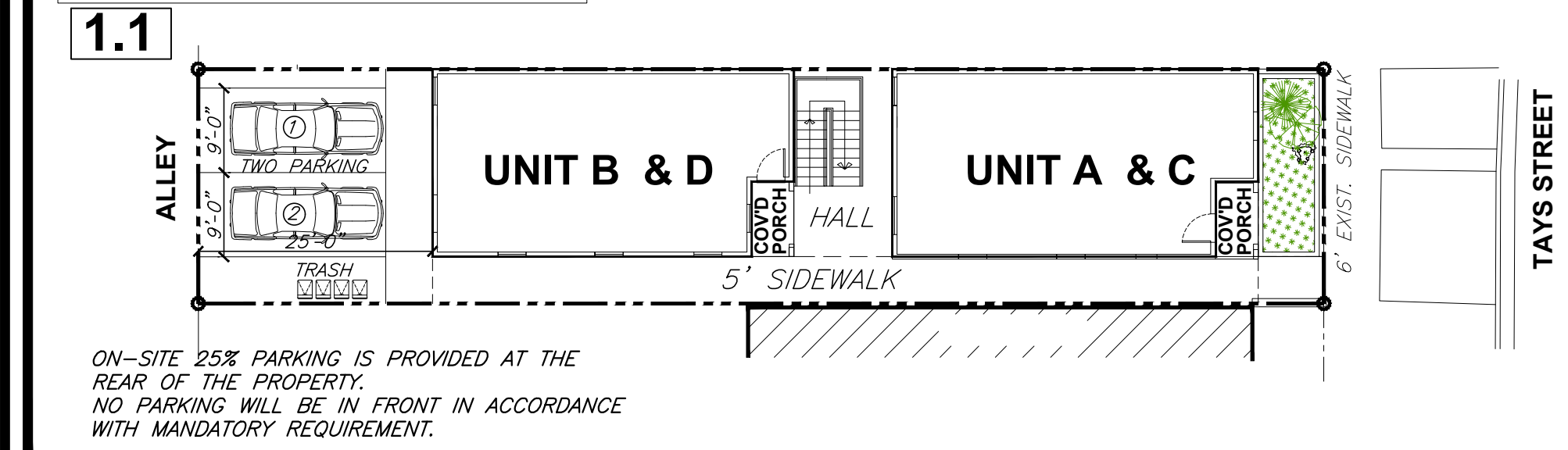




LOCATION CRITERIA MANDATORY DESIGN REQUIREMENTS (MIN. 1)



1 MANDATORY DESIGN REQUIREMENTS



PROJECT DATA

APPLICABLE CODES
INTERNATIONAL RESIDENTIAL CODE 2021
LAND AREA
SITE: 3000.00 SQ. FT.
LEGAL ADDRESS
911 TAYS STREET,
EL PASO, COUNTY TEXAS
LEGAL DESCRIPTION
BLOCK 37, LOT 5,
MAGOFFIN ADDITION, AN ADDITION TO THE
CITY OF EL PASO,
EL PASO COUNTY, TEXAS

SCOPE OF WORK NEW CONSTRUCTION - (QUADRUPLEX)

OCCUPANCY:
RESIDENTIAL
LOT AREA: (3000 SQ. FT.)
3,000.00 SQ. FT. (0.068 ACRES)

CONSTRUCTION TYPE: TYPE: V
AREAS BUILDING:

LIVING:	2936.00 SQ. FT.
UNIT A	734 SQ. FT.
COVID PORCH	36.00 SQ. FT.
UNIT B	734 SQ. FT.
COVID PORCH	36.00 SQ. FT.
UNIT C	734 SQ. FT.
COVID PORCH	36.00 SQ. FT.
UNIT D	734 SQ. FT.
COVID PORCH	36.00 SQ. FT.

PARKING REQUIRED:	8 PARKING SPACES
UNIT A	2 BEDROOM = 1 PARKING
UNIT B	2 BEDROOM = 1 PARKING
UNIT C	2 BEDROOM = 1 PARKING
UNIT D	2 BEDROOM = 1 PARKING
TOTAL PARKING REQUIRED	= 4 SPACES
PROPOSED	= 2 SPACES

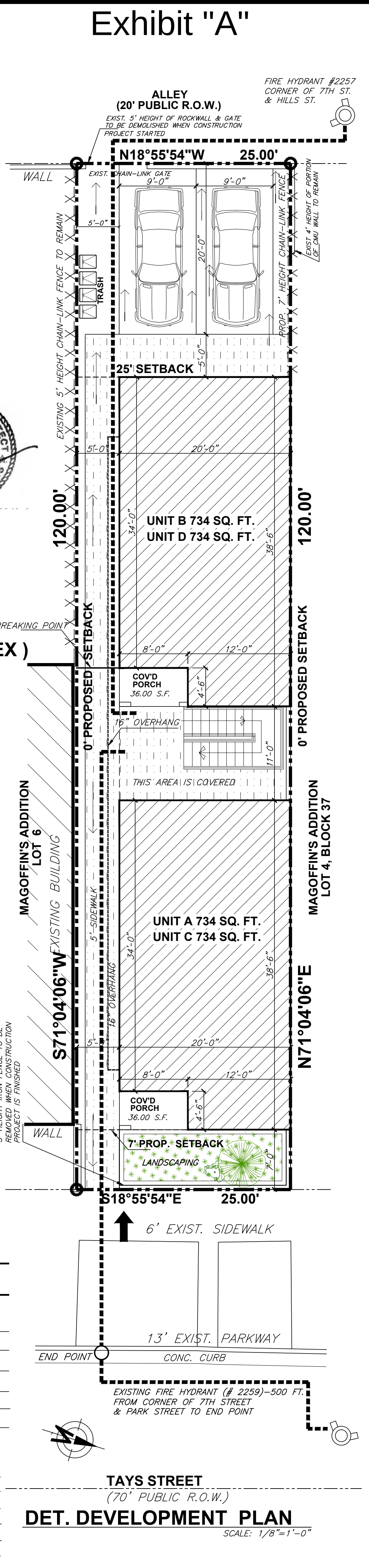
INFILL DEVELOPMENT ALLOWS FOR 50% AUTOMATIC PARKING REDUCTION

EXISTING ZONING A-3

SETBACKS	A-3 REQUIRED	SPECIAL PERMIT PROPOSED
FRONT YARD	0'	7'-0"
REAR YARD	20'	25.00'
ACCUM. FRONT & REAR YARD	N/A	N/A
SIDE YARD	4'	0.00'
MAX. HEIGHT	35'-0"	26'-4"

LOT SIZE REDUCTION:

	REQUIRED	PROPOSED
WIDTH	50.00'	25.0'
DEPTH	80.00'	120.00'
AREA	4,000.00'	3,000.00'
BUILDING HEIGHT	35.00'	26'-4"
PARKING	4	2



REVISIONS

BY

NZ

DRAFTING

RESIDENTIAL & COMMERCIAL

1 915 504 3575

OWNER:
H & N PROPERTY HOLDINGS LLC
NEW QUADRUPLEX:
911 TAYS ST.

ARCHITECT
JAIME MONTONA
3810 OKLAHOMA ST.
EL PASO, TEXAS 79930
PHONE : (915) 519-5464

DRAWN
NURY'S ZARATE
(915) 504 3575
DATE
8/27/2025

DETAILED SITE
DEVELOPMENT
PLAN

SHEET
A-1
1 OF 1 SHEETS

PZST25 - 00009