

SPACE	AREA SF. PER UNIT
UNIT A	1,157.95 SF
UNIT B	1,136.39 SF
FRONT PORCH	80.00 FT.
PATIO PORCH	78.75 FT.

TOTAL GROSS FLOOR AREA= 2,453.09 SF
TOTAL LOT AREA= 4,537.51 SF

SETBACK TABLE: R-5

SETBACK	MINIMUM	PROPOSED
FRONT	10'-0" FT.	0'-0" FT.
BACK	10'-0" FT.	4'-4" FT.
SIDE	5'-0" FT.	3'-0" FT.
CUMULATIVE FRONT & REAR	45'-0" FT.	4'-4" FT.

2.10 SELECTIVE DESIGN GUIDELINES

- FOR PROJECTS IN RESIDENTIAL DISTRICTS THE APPLICANT SHALL DEMONSTRATE THAT THE PARCEL HAS BEEN VACANT OR UNDERDEVELOPED FOR NO LESS THAN 15 YRS. FOR PURPOSES OF THIS GUIDELINE ONLY, UNDERDEVELOPED SHALL BE DEFINED AS PARCELS WHICH DO NOT MEET THE MAXIMUM DENSITY PERMITTED BY THE BASE ZONING DISTRICT. THE PROPERTY IS ZONED R-5 (RESIDENTIAL), NEVER BEING DEVELOPED.
- The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan (E) Plans. IN THIS CASE, CONTEMPORARY AND ECLECTIC STYLE (simple volumes, little or no ornamentation, large expanses of glass).
- The total width of the primary structure shall be greater than or equal to 80% of the total lot width along the main street. For the purposes of this calculation, any necessary vehicular access driveway shall be subtracted from the total lot width.
Total lot width= 137.50'
Total house width including patio porch= 110.0'
80 % of total lot width=110.0'

DESIGN CRITERIA

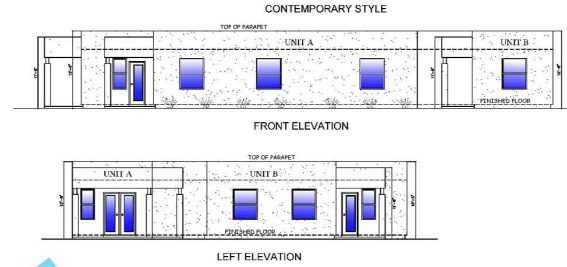
- ON SITE PARKING IS PROVIDED INSIDE THE PROPERTY, PARKING FROM THE REAR CANNOT BE PROVIDED DUE TO THE ELEVATION.
- BUILDING SHALL BE PLACED ON THE LOT SUCH THAT THE PRINCIPAL ORIENTATION IS TOWARD THE MAIN STREET AND THE PRINCIPAL ENTRANCE IS FROM THE SIDEWALK.
- FOR PROPOSALS ADJUTING EXISTING RESIDENTIAL DEVELOPMENT THE FRONT BUILDING SETBACK SHALL NOT DEVIATE FROM THE AVERAGE FRONT SETBACK OF LOTS WITHIN THE SAME BLOCK AS THE PROPOSED DEVELOPMENT BY MORE THAN 15%.

NOTE:
THE SUBJECT PROPERTY IS THE ONLY
ONE FRONTING GRANDVIEW AVENUE

PARKING CALCULATIONS

PARKING SPACES NEEDED= 4
PARKING SPACES PROVIDED= 3

NOTE: "INFILL DEVELOPMENT AUTOMATICALLY
GRANTS A 50% PARKING REDUCTION"



LOT REQUIREMENTS

	MINIMUM	PROPOSED
LOT AREA	5,000 FT.	4,537.51 FT.
LOT WIDTH (AVERAGE)	50 FT.	66.73 FT.
LOT DEPTH	90 FT.	68.00 FT.
HEIGHT	35'	12'-8"

APPLICABLE CODE:

2021 INTERNATIONAL RESIDENTIAL CODE

PROJECT DATA APPLICABLE CODES

IRC 2021
IFC 2021

PROJECT ADDRESS

2000 GRANDVIEW AVENUE
EL PASO, TX, 79902

LEGAL DESCRIPTION

LOT 10, BLOCK 93, FRANKLIN HEIGHTS ADD.
PROP. ID.: 413325

GEO ID.: F6079909303100

ZONING R-5

OCCUPANCY RESIDENTIAL

SCOPE OF WORK NEW CONSTRUCTION- DUPLEX

LOT AREA

4,537.51 SF

BUILDING AREA

UNIT A= 1,157.95 SF

UNIT B= 1,136.39 SF

NOTE:

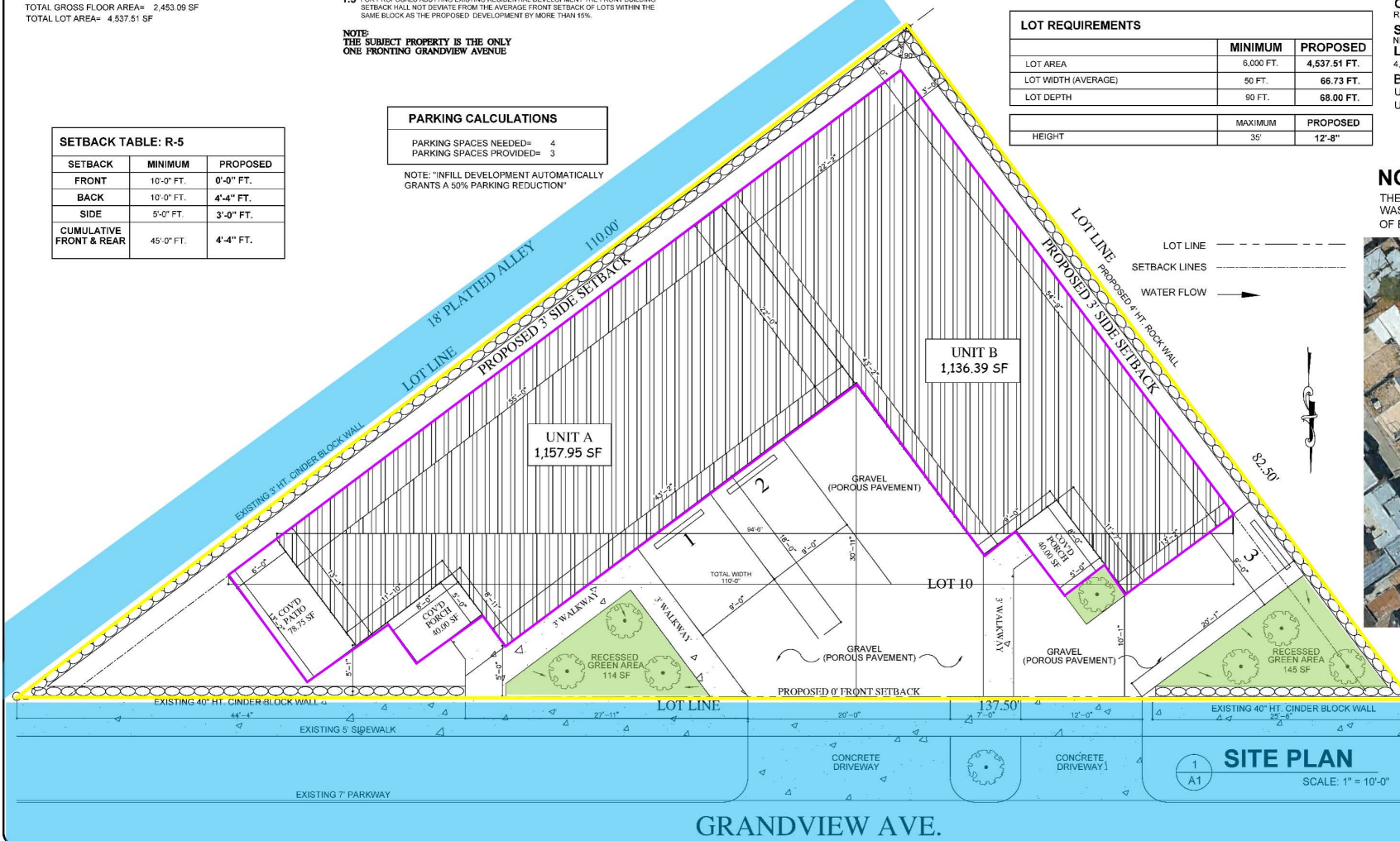
THE SUBJECT PROPERTY
WAS ANNEXED BY THE CITY
OF EL PASO PRIOR TO 1955

PROPOSED DUPLEX

2000 GRANDVIEW AVENUE
LOT 10, BLOCK 93, FRANKLIN HEIGHTS ADD.
EL PASO, TX 79902



LOCATION



JANUARY 8, 2026

SCALE: 1" = 10'-0"

DETAILED
SITE PLAN

D-1

SHT. 1 OF 1