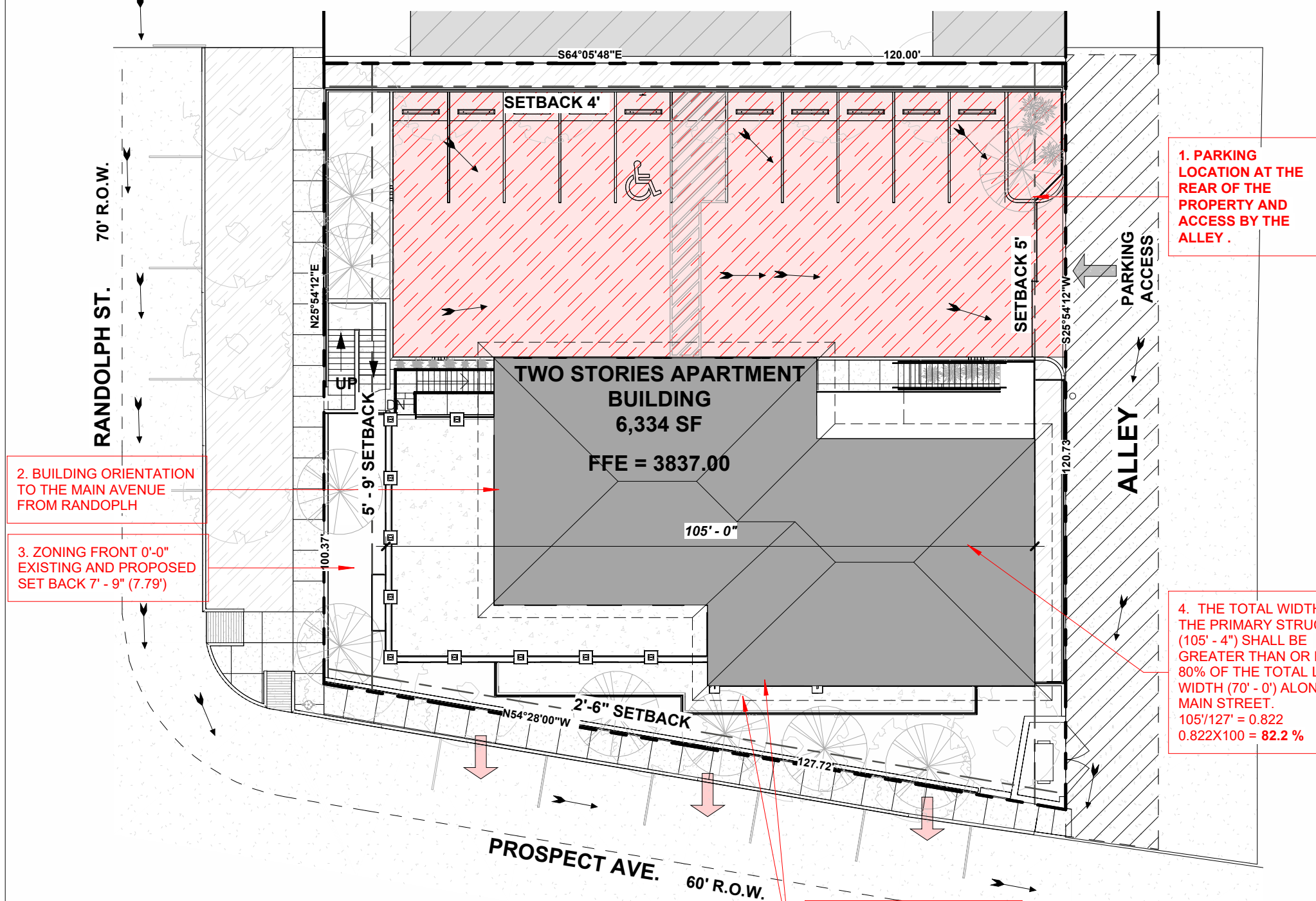


MANDATORY DESIGN REQUIREMENTS

1. PARKING LOCATION AT THE REAR OF THE PROPERTY AND ACCESS BY THE ALLEY .
2. BUILDING ORIENTATED TO THE MAIN STREET OR AVENUE.



6 PROPOSED SITE PLAN

1" = 20'-0"

3. FOR 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%. THE PROPERTY HAS 0'-0" FOR FRONT SET BACK. ALL SETBACKS ON THIS BLOCK HAVE A FRONT SETCK VARY OF 0'-0" TO 6'-0".



SIDE STREET SETBACK PROSPECT ST.

EXISTING SIDE STREET SETBACK PROSPECT ST.	SETBACK AVERAGE
ADDRESS	
501 LOS ANGELES	EXISTING 5'-0" PROPOSED 2'-4"
PROSPECT ST.	0'-0"
EXISTING FRONT SETBACK RANDOLPH DR.	SETBACK AVERAGE
ADDRESS	
506 RANDOLPH DR.	EXISTING 5'-0" PROPOSED 7'-9" (7.79)
514 RANDOLPH DR.	7'-0"
514 RANDOLPH DR.	6'-0"
514 RANDOLPH DR.	7'-0"
716 RANDOLPH DR.	14'-0"



FRONT SETBACK RANDOLPH DR.

MANDATORY LOCATION REQUIREMENTS

1. PROPERTY LOCATED IN THE SUNSET HEIGHTS HISTORIC DISTRICT



EL PASO, TX. HISTORIC SUNSET HEIGHT LAND

PROJECT LOCATION



2. 506 RANDOLPH DR. EL PASO, TX 79902



3. 506 RANDOLPH DR. EL PASO, TX 79902 VACANT RESIDENTIAL LOT

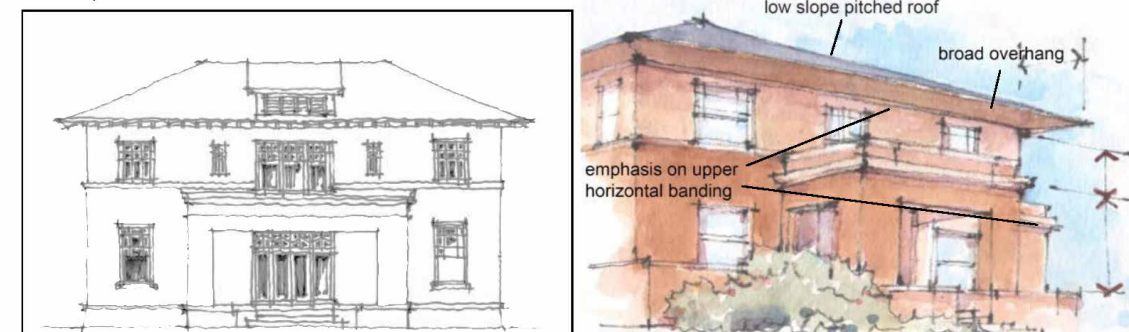
SELECTIVE DESIGN GUIDELINES

4. THE TOTAL WIDTH OF THE PRIMARY STRUCTURE SHALL BE GREATER THAN OR EQUAL 80% OF THE TOTAL LOT WIDTH ALONG THE MAIN STREET. FOR THE PURPOSE OF THIS CALCULATION, ANY NECESSARY VEHICULAR ACCESS DRIVEWAY SHALL BE SUBTRACTED FROM THE TOTAL LOT WIDTH.
5. THE PROJECT SHALL DEMONSTRATE COMPLIANCE WITH ONE OF THE ARCHITECTURAL STYLES DEFINED IN THE COMMUNITY DESIGN MANUAL OF PLAN EL PASO (SEE APPENDIX A OF THE INFILL POLICY GUIDE), THE PROJECT COMPLIANCE WITH CRAFTSMAN & PRAIRIE STYLES ONE OF THE ARCHITECTURAL STYLES DEFINED IN THE COMMUNITY DESIGN MANUAL OF PLAN EL PASO.

6. PROJECTS IN RESIDENTIAL DISTRICTS THE APPLICANT SHALL DEMONSTRATE THAT THE PARCEL HAS BEEN VACANT OR UNDERDEVELOPED FOR NO LESS THAN 15 YEARS. FOR PURPOSES OF THIS GUIDELINE ONLY, UNDERDEVELOPED SHALL BE DEFINED AS PARCELS WHICH DO NOT MEET THE MAXIMUM DENSITY PERMITTED IN THE BASE ZONING DISTRICT.

CRAFTSMAN & PRAIRIE STYLES

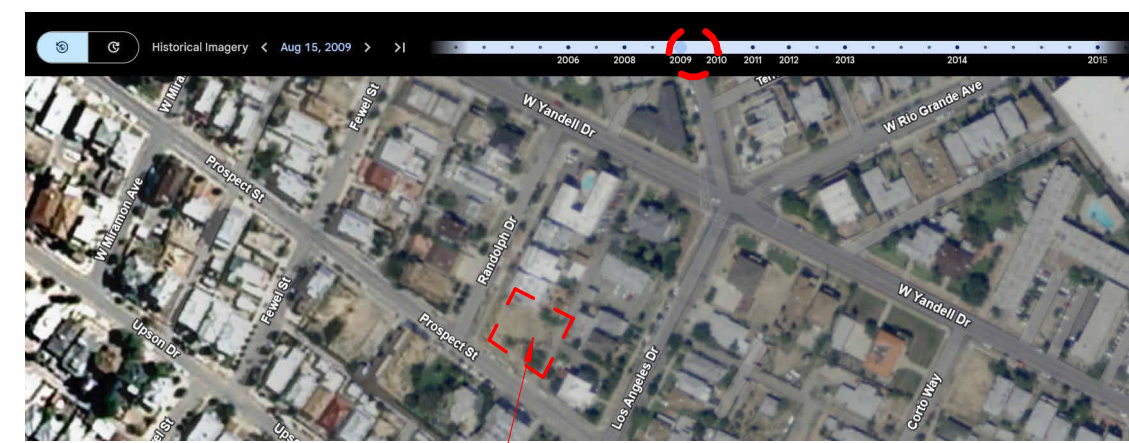
Examples:



5. CRAFTSMAN & PRAIRIE STYLE

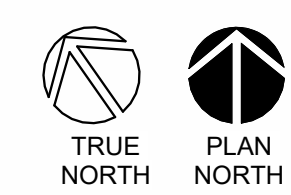
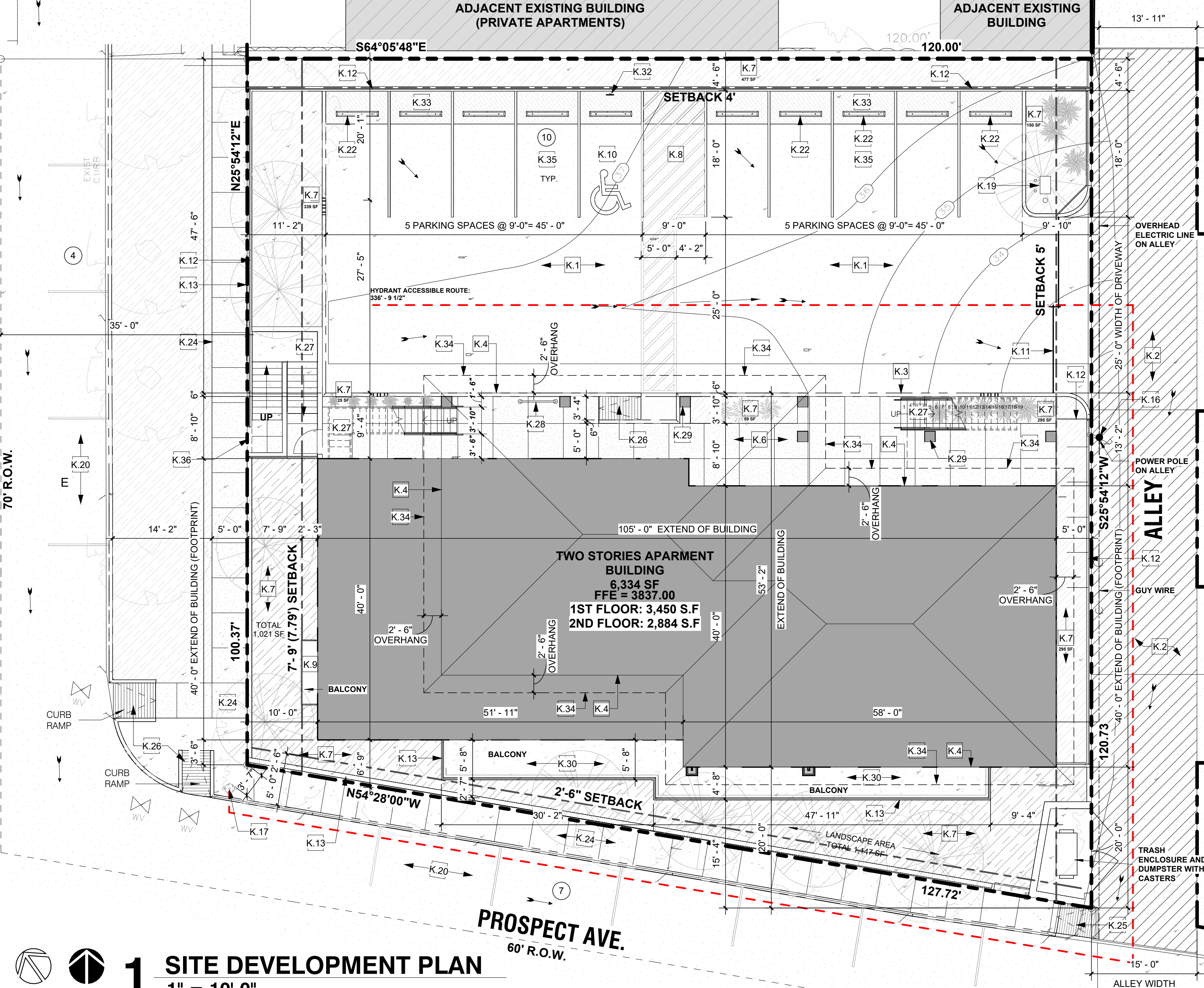
- LOW PITCHED ROOF
- STUCCO WALL FINISHED
- BROAD OVERHANG
- HORIZONTAL BANDING DETAIL

6. VACANT FOR MORE THAN 15 YEARS



506 RANDOLPH DR. EL PASO, TX 79902

AERIAL VIEW PROVIDED BY GOOGLE EARTH



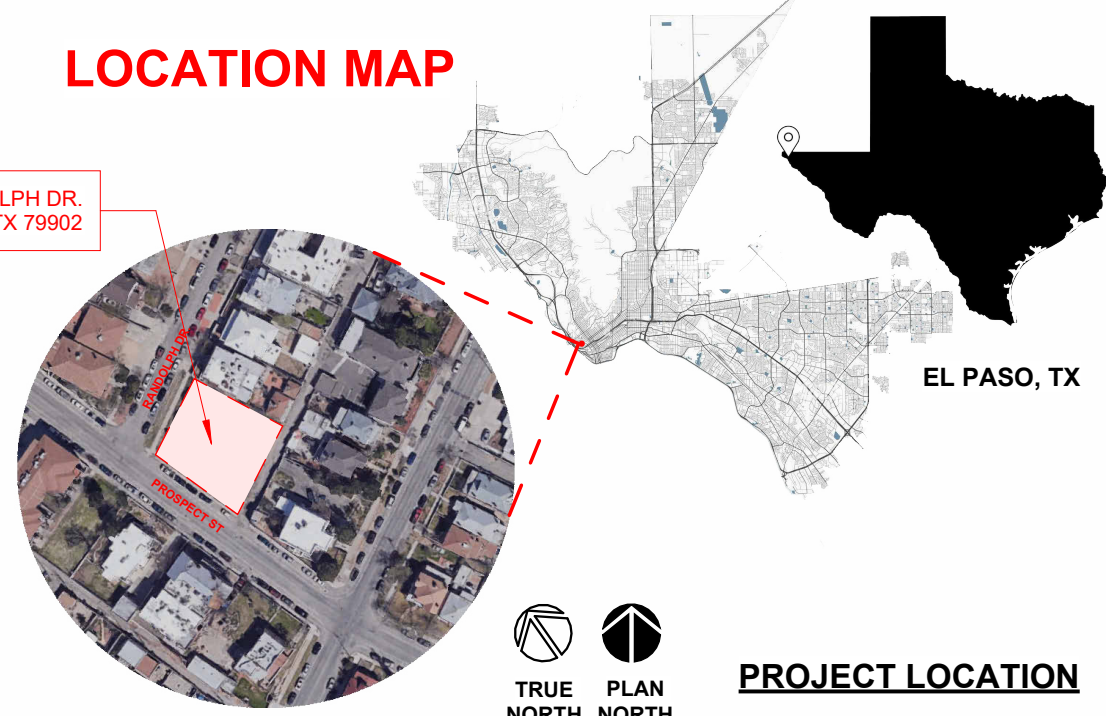
1 SITE DEVELOPMENT PLAN

1" = 10'-0"

SETBACKS					
	FRONT	REAR	CUMULATIVE (FRONT/REAR)	SIDE	HEIGHT
REQUIRED	0'-0"	20'	N/A	4'	5'
PROPOSED	7'-9" (7.79)	5'	N/A	4'	2'-6"

SYMBOLS			
	PROPERTY LINE		BUILDING
	SETBACK		ALLEY
	RUNOFF DIRECTION		PARKING PAVEMENT
	WATER VALVE		FIRE HYDRANT

LOCATION MAP



PROJECT LOCATION

LANDSCAPE CALCULATIONS	
NEW BUILDING SITE	13,265 - 5,007 @ 15% = 1,239 SQ. FT
TOTAL REQUIRED = 1,461 SQ. FT.	30% REDUCTION FOR INFILL SITE = 372
TOTAL NEW PROVIDED = 1,872	
SOIL	QTY. OF CANOPY TREES: 1
TOTAL FRONTAGE = 222 LN. FT.	QTY. OF STREET TREES: 8
USABLE FRONTAGE = 100 LN. FT.	QTY. OF BUFFER TREES: 8
PLANT QUANTITIES	QTY. OF PROJECT TREES: 15
	QTY. OF 5 GAL. SHRUBS: 45

SITE PLAN KEYED NOTES

- K.1 NEW ASPHALT PAVEMENT, REF. TO CIVIL DRAWINGS
- K.2 EXISTING 15' ALLEY WITH ASPHALT PAVEMENT, ANY REPAIRS TO BE DONE AS PER CITY STANDARDS. COORDINATE WITH COELP
- K.3 CONCRETE CURB, REF. CIVIL DRAWINGS
- K.4 LINE OF 2ND. FLOOR BUILDING ABOVE
- K.5 DOWNSPOUT, REF. ROOF PLAN
- K.6 CONCRETE SIDEWALK, REF. CIVIL DRAWINGS
- K.7 LANDSCAPE AREA, REF. LANDSCAPE DRAWINGS
- K.8 PARKING STRIPPING
- K.9 BALCONY
- K.10 ADA INTERNATIONAL SYMBOL
- K.11 WROUGHT IRON SLIDING GATE, 6" HEIGHT, PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS
- K.12 WROUGHT IRON FENCE, 6" HEIGHT
- K.13 CONCRETE RETAINING WALL TO BE DESIGNED BY CIVIL ENGINEER.
- K.14 CONCRETE STEPS
- K.15 PROPOSED LOCATION OF NEW ELECTRIC METER
- K.16 POWER POLE ON ALLEY W/ TRANSFORMER
- K.17 EXISTING FIRE HYDRANT
- K.18 WATER METER
- K.19 BACK FLOW PREVENTER W/ ENCLOSURE
- K.20 EXISTING STREET PARKING
- K.21 SERVICE LADDER
- K.22 CONCRETE WHEELSTOP
- K.23 4" CONCRETE FILLED BOLLARD
- K.24 REMOVED EXISTING SIDEWALK AND REPLACED WITH NEW 5' WIDE CONCRETE SIDEWALK
- K.25 EXISTING RAMP
- K.26 NEW PROPOSE RAMP
- K.27 STAIRS AND HANDRAILING, REF.
- K.28 BIKE RACK
- K.29 COLUMN
- K.30 OUTDOOR TERRACE 1ST FLOOR
- K.31 OUTDOOR TERRACE 2ND FLOOR
- K.32 ADA PARKING SIGN
- K.33 PAVERS PAVEMENT
- K.34 ROOF OVERHANG ABOVE
- K.35 PARKING SPACE
- K.36 PEDESTRIAN STREET ENTRANCE

PROJECT DATA 2021 IBC - IRC

1. GEOGRAPHIC IDENTIFICATION NUMBER:	S9799901000900
2. ADDRESS:	506 RANDOLPH ST. EL PASO, TX. 79902
3. LEGAL DESCRIPTION:	LOTS 28, 29, 30 AND 31, BLOCK 23 SECOND REVISED MAP OF SUNSET HEIGHTS.
4. ZONE:	A-4 SC H
5. OWNER:	HIGHLAND DEVELOPMENT AND CONSTRUCTION GROUP, LLC
6. ARCHITECT:	ENRIQUE ESCOBEDO, AIA 915-503-8428 eesc@live.com
7. SCOPE OF WORK:	NEW RESIDENTIAL / APARTMENTS BUILDING 11 ONE BEDROOM UNITS
8. OCCUPANCY/USE:	A - 4 ZONE (APARTMENTS)
9. TOTAL # OF STRUCTURE PROPOSED:	1
10. PROJECT SQ. FOOTAGE:	6,334 SF
11. BUILDING HEIGHT:	28'-0"
12. TOTAL NUMBER OF STORIES IN STRUCTURE:	2
13. CONSTRUCTION TYPE:	V-B
14. UNITS AREA - INFORMATION:	11 ONE-BEDROOM UNITS - 5.75 B1 S.F. 1ST FLOOR - 6 UNITS (575 SF EA) 3,450 SF 2ND FLOOR - 5 UNITS (575 SF EA) 2,884 SF TOTAL - 6,334 SF
15. PARKING REQUIRED: REQUIRED: 1.5 PER ONE BED REQUIRED: 16.5 - 17 PARKING SPACES PROVIDED: 10 PARKING SPACES	NOTE: LOT REDUCTION AREA IS REQUESTED THROUGH THIS APPLICATION, AS THE MINIMUM REQUIREMENT IS 20,000 SQUARE FEET
16. BIKE REQUIREMENT: REQUIRED: 3 PARKING SPACES PROVIDED: 3 PARKING SPACES	NOTE: 50 % PARKING REDUCTION TO BE REQUESTED DURING INFILL DEVELOPMENT APPLICATION.
	NOTE: REQUIRED ACCESS WIDTH FOR FIRE DEPT. IS 20' AN AERIAL ACCESS TO BE PROVIDED FROM PROSPECT AND RANDOLPH