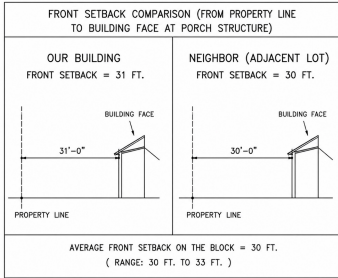


Location Map N.T.S.

1.1 PARKING LOCATION COMPLIANCE

The proposed parking configuration has been reviewed and approved by Planning staff. Approval has been granted for four (4) front-loaded parking spaces serving the development due to the site's unique configuration and constraints. The approved parking layout maintains pedestrian access from the sidewalk to the principal entrances and complies with the approved site plan submitted for review.



1.3 FRONT SETBACK COMPLIANCE

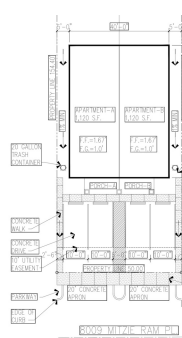
FOR PROPOSALS ABUTTING EXISTING RESIDENTIAL DEVELOPMENT, THE PROPOSED BUILDING SETBACK SHALL NOT DEVIATE FROM THE AVERAGE FRONT SETBACK OF THE BLOCK BY MORE THAN 15%.

NOTE:
THE AVERAGE FRONT SETBACK ALONG THE SUBJECT BLOCKFACE IS APPROXIMATELY 30 FT., AS MEASURED FROM PROPERTY LINE TO BUILDING FACE.

PROPOSED FRONT SETBACK = 31 FT.
BLOCK AVERAGE FRONT SETBACK = 30 FT.
SETBACK DIFFERENCE = 1 FT.

15% OF 30 FT. = 4.5 FT. MAXIMUM ALLOWABLE DEVIATION

THE PROPOSED DEVELOPMENT DEVIATES ONLY 1 FT. FROM THE ESTABLISHED BLOCK AVERAGE AND THEREFORE REMAINS WELL WITHIN THE ALLOWABLE 15% FRONT SETBACK DEVIATION REQUIREMENT ESTABLISHED UNDER SECTION 1.3.



1.2 Buildings shall be placed on the parcel such that the principal orientation is toward the Main Street and the principal entrance is from the sidewalk

Note: The proposed building has the principle orientation toward the front with access from sidewalk

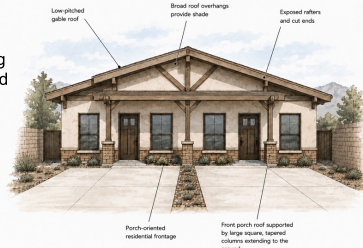


NOTE:
THE AVERAGE FRONT SETBACK ALONG THE SUBJECT BLOCKFACE IS APPROXIMATELY 30 FT., AS MEASURED FROM PROPERTY LINE TO BUILDING FACE.

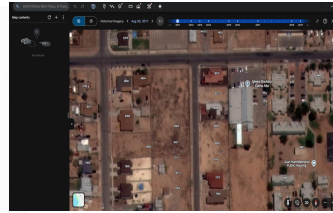
BUILDING DATA:	
TOTAL FLOOR LIVING AREA:	2,320 SQ. FT.
APARTMENT -A:	1,160 SQ. FT.
APARTMENT -A:	1,160 SQ. FT.
COVERED PORCH:	180 SQ. FT.
TOTAL UNDER ROOF:	2,622 SQ. FT.
OVERALL BUILDING WIDTH:	40'-0"
OVERALL BUILDING DEPTH:	58'-0"

2.6 —> "Craftsman & Prairie Styles"

The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso
5. CRAFTSMAN & PRAIRIE STYLES

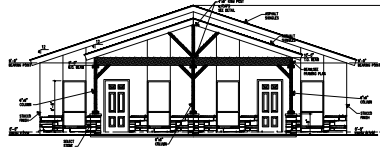


THE PROPOSED DUPLEX DEVELOPMENT INCORPORATES CRAFTSMAN & PRAIRIE STYLE DESIGN ELEMENTS THROUGH THE USE OF LOW-PITCHED GABLE ROOF, BROAD ROOF OVERHANGS, EXPOSED RAFTER DETAILS, TAPERED PORCH COLUMNS, HORIZONTAL FACADE EMPHASIS, AND PEDESTRIAN-ORIENTED FRONTAGE. THE PROPOSED ARCHITECTURAL DESIGN MAINTAINS COMPATIBILITY WITH THE ESTABLISHED RESIDENTIAL CHARACTER OF THE SURROUNDING BLOCKFACE AND SATISFIES THE INTENT OF THE SPECIAL INFILL DESIGN GUIDELINES.

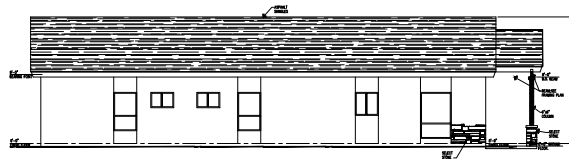


2.10 —>NOTE: As show in the visual; this land has been vacant for more than 15 years.

For 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.



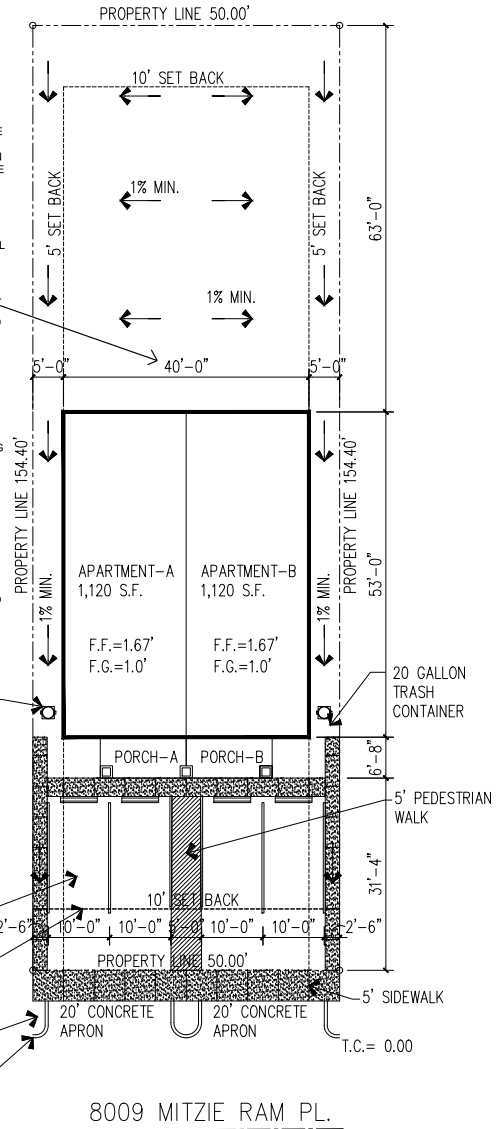
Front Elevation
1/8" = 1'-0"



Left / Right Elevation
1/8" = 1'-0"

Zoning Table	
RETROFIT / FINISH	PROPOSED SET BACK
ZONED R-4	ZONED R-4 - SPECIAL INFILL
MINIMUM FRONT SETBACK = 10' 0"	MINIMUM FRONT SETBACK = 31' 0"
MINIMUM REAR SETBACK = 10' 0"	MINIMUM REAR SETBACK = 8' 0"
CUMULATIVE FRONT & REAR = 10' 0"	CUMULATIVE FRONT & REAR = 10' 0"
MINIMUM SIDE SETBACK = 6' 0"	MINIMUM SIDE SETBACK = 6' 0"
SIDE YARD ABUTTING STREET = N/A	SIDE YARD ABUTTING STREET = N/A
LOT DIMENSIONS	PROPOSED LOT
ZONED R-4	ZONED R-4 - SPECIAL INFILL
MINIMUM LOT WIDTH = 30' 0"	MINIMUM LOT WIDTH = 50' 0"
MINIMUM LOT DEPTH = 100' 0"	MINIMUM LOT DEPTH = 104' 0"
MINIMUM LOT AREA = 3,000 S.F.	MINIMUM LOT AREA = 5,000 S.F.
TOTAL NUMBER OF LOTS = 1	TOTAL NUMBER OF LOTS = 1

2.5 PRIMARY STRUCTURE WIDTH COMPLIANCE
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.
NOTE:
TOTAL LOT WIDTH = 50 FT.
REQUIRED MINIMUM STRUCTURE WIDTH (80%) = 40 FT.
PROPOSED PRIMARY STRUCTURE WIDTH = 40 FT.
CALCULATION:
50 FT. x 0.80 = 40 FT.
REQUIRED THE PROPOSED DUPLEX STRUCTURE PROVIDES A TOTAL PRIMARY BUILDING WIDTH OF 40 FT., WHICH SATISFIES THE MINIMUM 80% FRONTAGE WIDTH REQUIREMENT ESTABLISHED UNDER SECTION 2.5.
THE PROPOSED DEVELOPMENT THEREFORE REMAINS CONSISTENT WITH THE REQUIRED STREET FRONTAGE MASSING AND NEIGHBORHOOD-COMPATIBLE INFILL DEVELOPMENT STANDARDS.



Site Plan
1" = 10'-0"

Morning Glory Duplex

8009 MITZIE RAM PL.
El Paso, Texas 79904