PROJECT CALCULATION DATA

APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2021
NFPA
ADDAG
TAS

ZONING

PROPOSED ZONING - GENERAL MIXED USE
YARD STANDARDS OREGON ST.
FY - 0'-0"
RY - 0'-0"
SYE - 0'-0"
SYW - 0'-0"

OCCUPANCY

GROUP R2, A2

CONSTRUCTION

TYPE V-B
TYPE V-B S = 3 ABOVE PODIUM

ALLOWABLE BUILDING HEIGHT (TABLE 504.3)

TYPE V-B S = 60

LAND AREA

TOTAL LAND AREA = 18,680 SF = **0.43 ACRES**

BUILDING AREA

13,975 SF GROUND X 2 LEVELS
13,865 SF GROUND X 1
6,335 SF GROUND X 1
= 48,450 SF GROSS

ALLOWABLE AREA IN SF (TABLE 506.2)
R2 SM TYPE VB = 21,000 SF PER FLOOR

RESIDENTIAL COUNT

LEVELS	EFFICIENCY	1 BDRM	2 BDRM
SECOND LEVEL	1	14	1
THIRD LEVEL	1	14	1
FOURTH LEVEL	1	12	1
TOTAL:	3	40	3
GRAND TOTAL:	46		

PROPOSED NONRESIDENTIAL LAND USE

GROUND FLOOR (5,824 SF):
- **RETAIL 1 - Other Retail Establishment (low-volume)** - 2,386 SF
- **RETAIL 2 - Other Retail Establishment (low-volume)** - 1,091 SF
- **RETAIL 3 - Other Retail Establishment (low-volume)** - 1,889 SF
- LOBBY - 140 SF
- OFFICE - 169 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 63 SF
- RISER - 54 SF

FOURTH FLOOR (1,417 SF):
- COMMUNAL ROOM - 1,417 SF

TOTAL NONRESIDENTIAL: 7,358 SF

MAXIMUM PROPOSED DENSITY FOR NONRESIDENTIAL LAND USE:
48,450 SF GROSS / 7,358 NONRESIDENTIAL SF X 100 =
.87% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)

PARKING CALCULATIONS

RESIDENTIAL	COMMERCIAL
3 EFF. UNITS X 1 P.S. = 3 P.S. 40 1BD UNITS X 1.5 P.S. = 60 P.S. 3 2BD UNITS X 2 P.S. = 6 P.S. **69 P.S.**	5,366 SF / 360 = **MIN 15 P.S.** 5,366 SF / 250 = **MAX 21 P.S.**

MIN. REQ. = 84 P.S.
PROVIDED = 29 + 9 STREET PARKING = 38 P.S.
49 P.S. SHORT

BIKE RACK CALCULATIONS

REQUIRED 2 BICYCLE PARKING SPACE /
PROVIDED 4 BICYCLE PARKING SPACES

LANDSCAPE CALCULATIONS

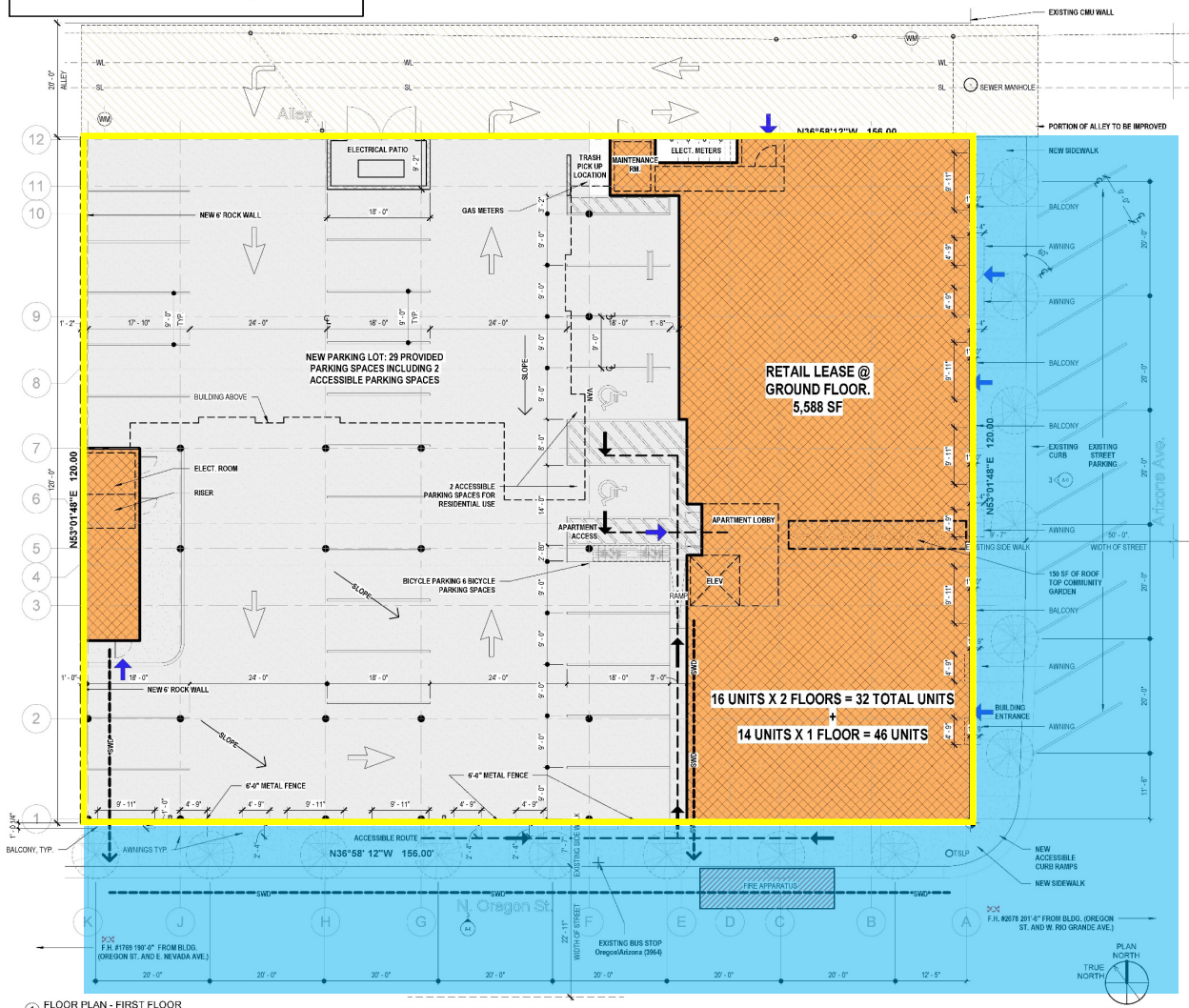
PER **GENERAL MIXED USE:**
NO LANDSCAPE REQUIREMENTS PROVIDED.
PROPOSED PARKWAY TREES @ 20'-0" O.C.

PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY

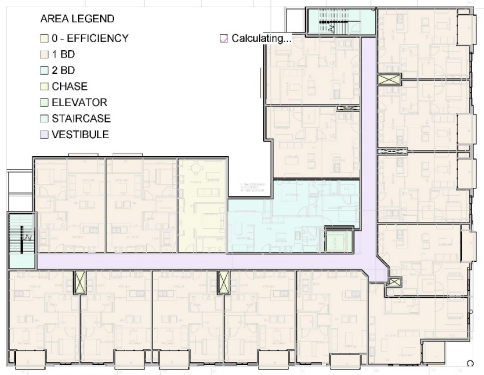
SYMBOL		S.F. / ACRE / DISTANCE
	OPEN SPACES	OPEN SPACES = 12,047 SF = 0.276 ACRES
	BUILDING FOOTPRINT	GROUND FLOOR: 6,570 SF SECOND FLOOR: 13,975 SF THIRD FLOOR: 13,975 SF FOURTH FLOOR: 13,865 SF **TOTAL: 48,385SF**
	BUILDING FOOTPRINT ABOVE	
	BICYCLE PARKING	N/A
FA	FIRE APPARATUS	N/A
	PORTION OF ALLEY TO BE IMPROVED	
SWD	STORM WATER DRAINAGE	N/A
	ACCESSIBLE ROUTES	N/A
	BUILDING ENTRANCE	
SLOPE	PROPOSED SLOPE	
	FIRE HYDRANT #2678 & #1769	#2678 @ 201'-4" (OREGON ST. AND W. RIO GRANDE AVE.) #1769 @ 190'-0" (OREGON ST. AND E. NEVADA AVE.)
WM	WATER MAIN	
	POWER POLE & OVERHEAD UTILITY LINE	
	SEWER MANHOLE	
WL	WATER LINE	
SL	SEWER LINE	

SITE DESCRIPTION

The site is legally Subdivided. The legal description is Lots 15 through Lot 20, Block 13, Hartis survey No. 9
The address is 101 Arizona and 1108 Oregon.



1 FLOOR PLAN - FIRST FLOOR
1" = 10'-0"



2 2ND - 4TH FLOOR TYP. - SCHEMATIC LAYOUT
1" = 20'-0"

3 ELEV @ OREGON ST.
1" = 20'-0"

4 ELEV @ ARIZONA ST.
1" = 20'-0"

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REGISTERED ARCHITECT EDGAR LOPEZ 22549 STATE OF TEXAS

07.21.25

VISTA NUEVA MIXED-USE DEVELOPMENT

MISIFU LLC

101 Arizona Ave.
El Paso, TX 79902

KEY PLAN

REVISION SCHEDULE

Number	Date	Description
0	07.21.25	REVISION #4

PROJECT STATUS:	**PRE-DEVELOPMENT**
ISSUE DATE:	**04.03.25**
PROJECT NO.:	**24015**
DRAWN BY:	FT,JD
CHECKED BY:	EL

MASTER ZONING PLAN

A-0

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