

ZONING TABLE:

	Α		SUBPARTA	SUBPART B					SUBPART C							SUBPART D
	В			Lot & Dwelling Size					Building Setbacks (in feet)							
	С	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)		Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Heigh Limitation (in feet)
	D	R-1	No minimum	Single-family dwelling	20,000	125	150	None	30	30	100	15	20	40	Accessory structures, see Section 20.10.030	35
	D.1	R-1	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	30	30	100	15	20	40	See Chapter 20.10	35
	E	R-2	No minimum	Single-family dwelling	10,000	80	110	None	25	25	60	8	10	20	Accessory structures, see Section 20.10.030	35
	E-1	R-2	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	20	See Chapter 20.10	35
	F	R-2A	No minimum	Single-family dwelling	8,000	70	100	None	25	25	60	8	10	16	Accessory structures, see Section 20.10.030	35
	F.1	R-2A	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	16	See Chapter 20.10	35
	G	R-3	No minimum	Single-family dwelling	6,000	60	90	None	20	20	50	5	10	N/A	Accessory structures, see Section 20.10.030	35
	G.1	R-3	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	20	20	50	5	10	N/A	See Chapter 20.10	35

EXISTING USE IS BOARDING HOUSE ONLY. THE NEW USE WILL REMAIN A BOARDING HOUSE WITH BUILDING #3 CONVERTED TO A SANITARIUM WITH THE SPECIAL PERMIT. ACCESSORY USES ARE BUSINESS AREA WHICH INCLUDES OFFICES AND MEETING SPACE. CURRENTLY UNDEFINED SPACE IS BEING USED AS STORAGE BUT SOME OF THE UNDEFINED SPACE MAY BECOME OFFICE AREA.

USE AND NEW USE ARE THE SAME AREA OF THE

TABLE CLOUDED FOR CLARITY.

BUILDING #4 IS EXISTING NON-CONFORMING. THIS BUILDING HAS 32 SQ. FT. IN THE SIDE YARD SETBACK AND 220' SQ. FT. IN THE REAR YARD SETBACK.

VERIFICATION IF OTHER SANITARIUMS OR REHAB FACILITIES ARE WITHIN A 1000 FEET. WE DID VERIFY THE AREA AS REQUESTED AND TO THE BEST OF MY KNOWLEDGE WE FOUND NO SANITARIUMS OR REHABILITATION FACILITIES WITHIN A 1000 FEET. WE FOUND ON THREE SIDES PRETTY MUCH ALL SINGLE FAMILY HOMES, A CHURCH TO THE NORTH AND A SCHOOL TO THE EAST. WE FOUND ONLY A FEW BUSINESSES ON NORTH LOOP WHICH ARE WITHIN A 1000 FEET. NON OF WHICH ARE SANITARIUMS OR REHAB FACILITIES.

— SHINGLE ROOF **←** SHINGLE ROOF Planning · Architecture · Construction – BRICK WALL THE USE OF THIS SEAL IS AUTHORIZED BY THE ARCHITECT WHOSE NAME APPEARS, ANY UNAUTHORIZED USE, NISUSE, CR MISREPRESENTATION OF THIS SEAL WILL VOID ANY LIABILITY, DIRECT OR INDIRECT, WHICH MAY RESULT FROM ITS USE. NO PERSON MAY MAKE ANY MODIFICATION TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. - BRICK WALL THIS DRAWING CAN BE USED AS A BACKGROUND. IF YOU SHOULD HAVE ANY COMPLAINTS REGARDING THIS ARCHITECTURAL FIRM, PLEASE BE INFORMED THAT THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPLAINTS RESARDING THIS FIRM'S PROFESSIONAL PRACTICE. THE MAILING ADDRESS IS TBAE, P.O. BOX 12337, AUSTIN, TEXAS 78711, (512) 305-9000. **BUILDING 1 - NORTH ELEVATION BUILDING 1 - SOUTH ELEVATION** COPYRIGHT 2024 WRIGHT & DALBIN ARCHITECTS, INC. SCALE 3/32"=1'-0" SCALE 3/32"=1'-0" SHINGLE ROOF **←** SHINGLE ROOF THIS IS THE ZONING TABLE REQUESTED. EXISTING SPECIAL PERMIT - BRICK WALL NOT FOR CONSTRUCTION AUG. 19, 2024 — CONSULTANTS **BUILDING 1 - EAST ELEVATION BUILDING 1 - WEST ELEVATION** SCALE 3/32"=1'-0" SCALE 3/32"=1'-0" ← SHINGLE ROOF STUCCO WALL BUILDING 2 - EAST ELEVATION **BUILDING 2 - SOUTH ELEVATION** SCALE 3/32"=1'-0" SCALE 3/32"=1'-0" ← SHINGLE ROOF - SHINGLE ROOF **CONTRACT DOCUMENTS COORDINATION** THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT ARE TO BE TAKEN TOGETHER AS A SINGLE CONSTRUCTION ← STUCCO WALL

→ CONTRACT DOCUMENT AND ANY DIVISION BY TRADE OR OTHER DESIGNATION IS COINCIDENTAL. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL. **BUILDING 2 - NORTH ELEVATION BUILDING 2 - WEST ELEVATION** OWNER SCALE 3/32"=1'-0" SCALE 3/32"=1'-0" SPANISH TILE ROOF **BUILDING 3 - SOUTH ELEVATION** BLD. 3 - EAST ELEVATION SCALE 3/32"=1'-0" SCALE 3/32"=1'-0" HRR SPANISH TILE ROOF 7681 BARTON STREET EL PASO, TEXAS 79915 ← STUCCO WALL

— BLD. 3 - WEST ELEVATION **BUILDING 3 - NORTH ELEVATION** SCALE 3/32"=1'-0" SCALE 3/32"=1'-0" BUILT-UP ROOF-STUCCO WALL BUILDING 4 -EAST ELEVATION BUILDING 4 - SOUTH ELEVATION BUILDING 4 - NORTH ELEVATION MARK DATE DESCRIPTION SCALE 3/32"=1'-0" SCALE 3/32"=1'-0" SCALE 3/32"=1'-0" 150425 -201169 06/23/16 —BUILT-UP ROOF Author LEGAL DESCRIPTION: -STUCCO WALL ARCADIA S PT OF 14 (252 FT ON W-260 FT ON oo N-252.53 FT ON E-260.02 FT ON S) (65551.93 SQ FT) SHEET TITLE BUILDING 4 -WEST ELEVATION SCALE 3/32"=1'-0" **ELEVATIONS AND TABLES AS-102**