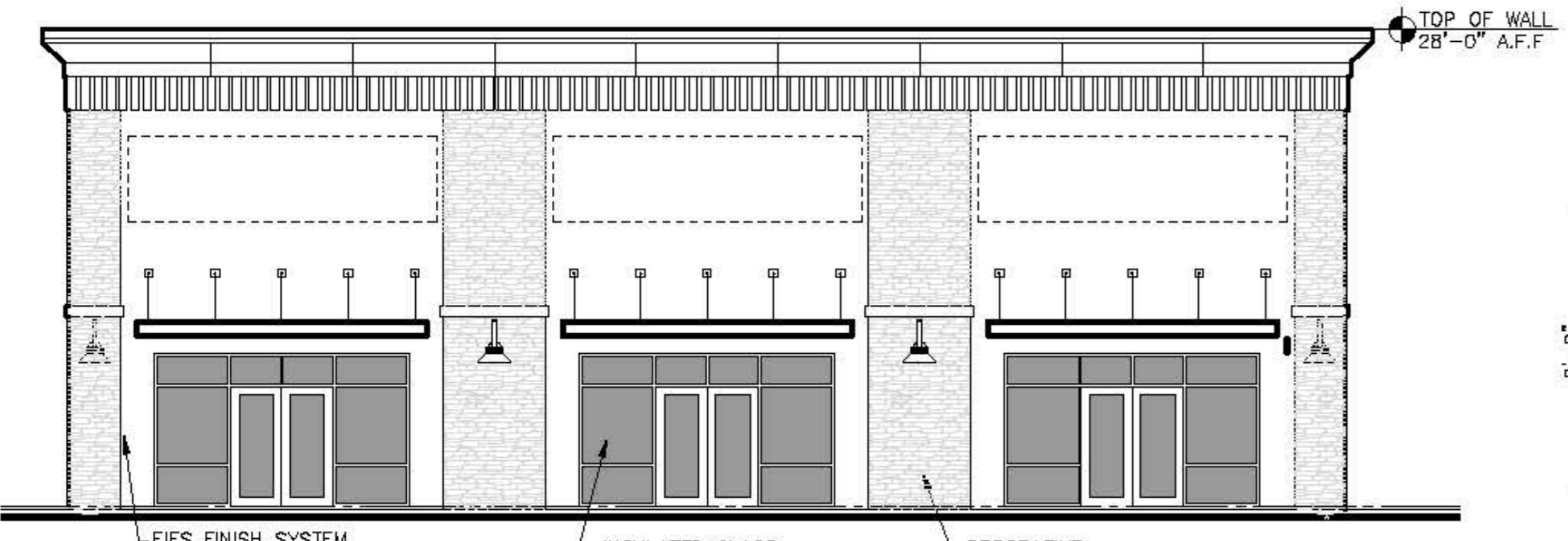


FRONT ELEVATION BUILDING -A'

ARCHITECTURAL
STYLE-CONTEMPORARY

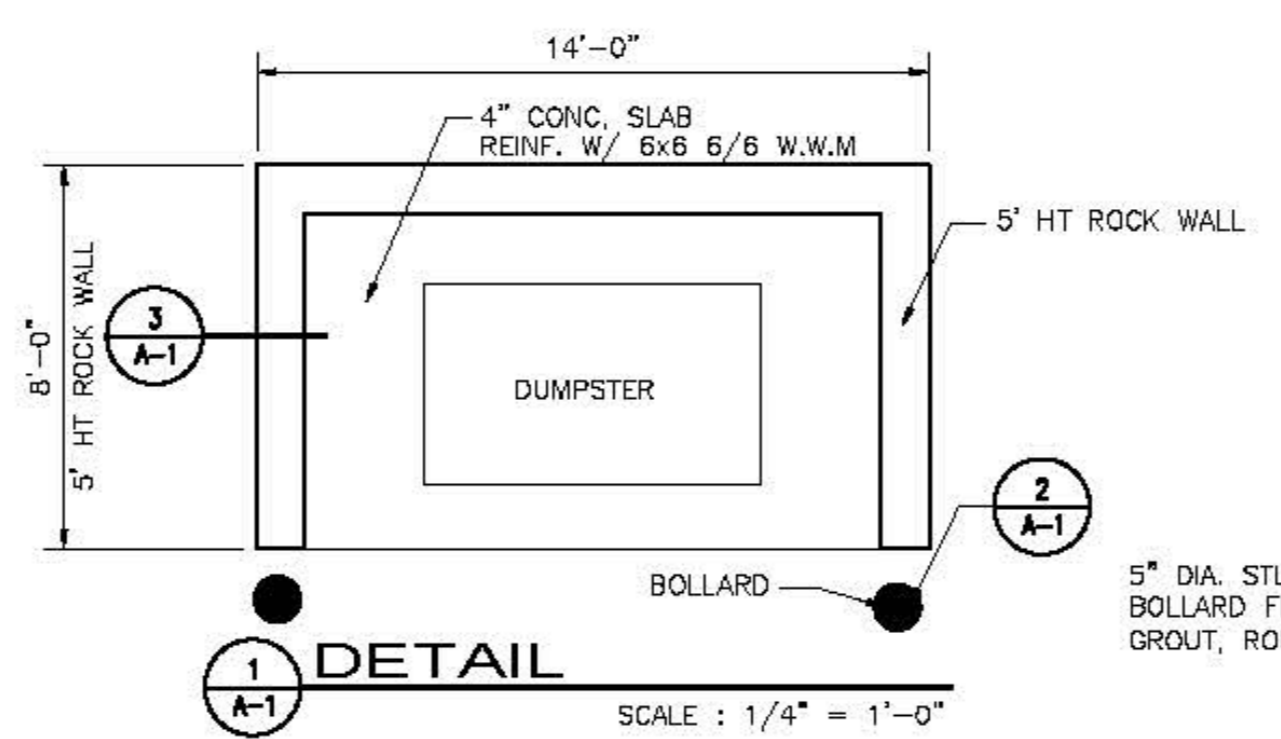
SCALE: 1/8" = 1'-0"



FRONT ELEVATION BUILDING -B' & 'C' & 'D'

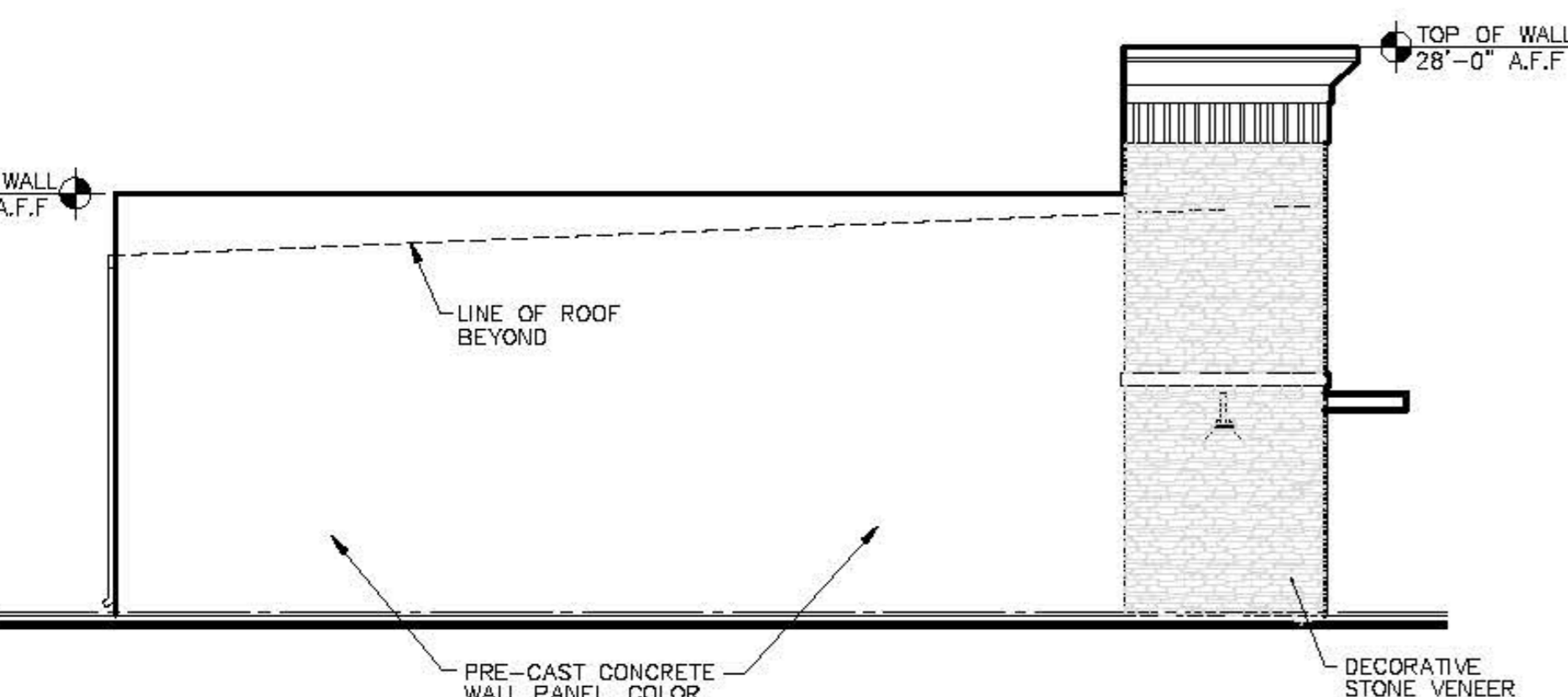
ARCHITECTURAL
STYLE-CONTEMPORARY

SCALE: 1/8" = 1'-0"



DETAIL

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEV. (RIGHT SIDE SIMILAR) BUILDING -A' 'B' & 'C' & 'D'

SCALE: 1/8" = 1'-0"

LANDSCAPE ORDINANCE REQUIREMENTS		
REQUIRED LANDSCAPABLE AREA:	234,369 sq. ft. - BUILDING 31,500 = 202,869 X .15	30,430 SQ.FT.
PROPOSED LANDSCAPABLE AREA	30,430 SQ.FT./1000	31
TOTAL PARKING SPACES 101/10		10
FRONTAGE A:	417 ft. / 30 ft.	14
FRONTAGE B:	xxx ft. / 30 ft.	xx
FRONTAGE C:	xxx ft. / 30 ft.	xx
PLANT QUANTITIES		
QTY. OF BUFFER TREES	14	14
QTY. OF FRONTAGE TREES	14	14
QTY. OF CANOPY TREES	10	10
QTY. OF PROJECT TREES	31	31
QTY. OF 5 GAL. SHRUBS	1395	1395

CODE SURVEY - IBC 2021 & IFC 2021

IMC 2021, IPC 2021 & IEC 2021

BUILDING CLASSIFICATION: BUSINESS GROUP B - OFFICE

ZONING : COMMERCIAL C-4 SC

BUILDING -'C' GROSS AREA : 4,500 SQ. FT.

BUILDING -'D' GROSS AREA : 4,500 SQ. FT.

BUILDING -'D' GROSS AREA : 9,000 SQ. FT. TOTAL

CONSTRUCTION TYPE: II-B , ONE STORY, NON-SPRINKLED

OCCUPANT LOAD SHELL ONLY

FIRE EXTINGUISHERS: PER NFPA CODE 1/3000 S.F.

BUILDING -'C' : 3 PROVIDED, TYPE 2 A 10 B C

BUILDING -'D' : 3 PROVIDED, TYPE 2 A 10 B C

PARKING REQUIREMENTS MAXIMUM: OFFICE, BUSINESS

BUILDING 'A' 13,500 / 400 = 34 SPACES REQUIRED

BUILDING 'B' 4,500 / 400 = 11.25 SPACES REQUIRED

BUILDING 'C' 4,500 / 400 = 11.25 SPACES REQUIRED

BUILDING 'D' 4,500 / 400 = 11.25 SPACES REQUIRED

68 SPACES REQUIRED

PARKING REQUIREMENTS MINIMUM: OFFICE, BUSINESS

BUILDING 'A' 13,500 / 576 = 23.50 SPACES REQUIRED

BUILDING 'B' 4,500 / 576 = 8 SPACES REQUIRED

BUILDING 'C' 4,500 / 576 = 8 SPACES REQUIRED

BUILDING 'D' 4,500 / 576 = 8 SPACES REQUIRED

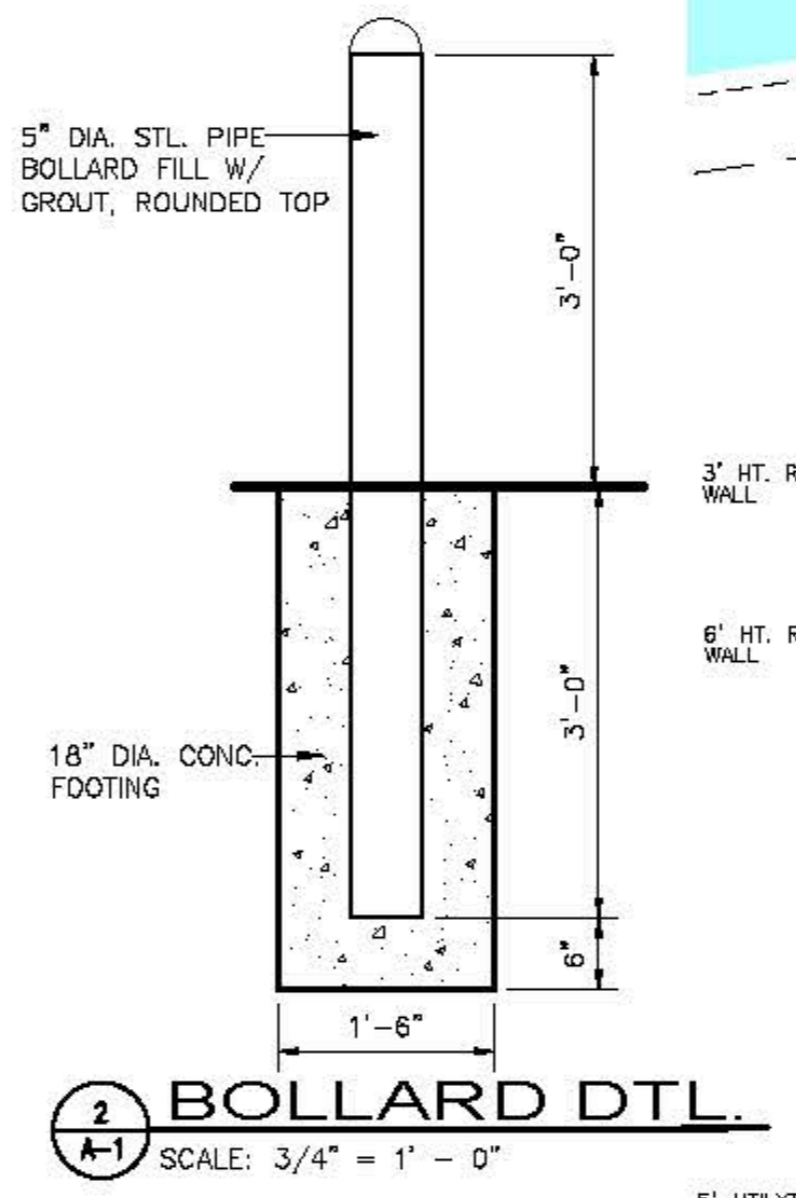
48 SPACES REQUIRED

69 SPACES PROVIDED

8 HC SPACES PROVIDED

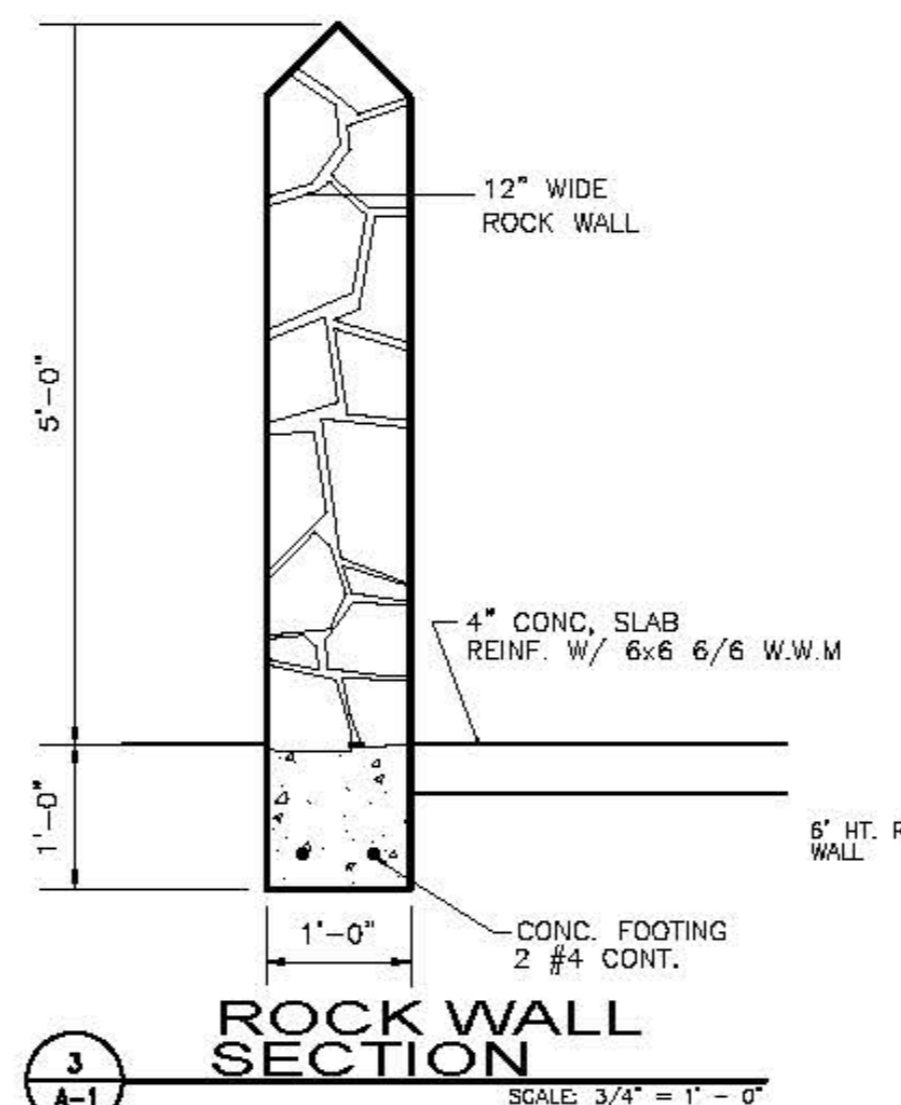
77 TOTAL SPACES PROVIDED

8 BICYCLE RACK PROVIDED



BOLLARD DTL

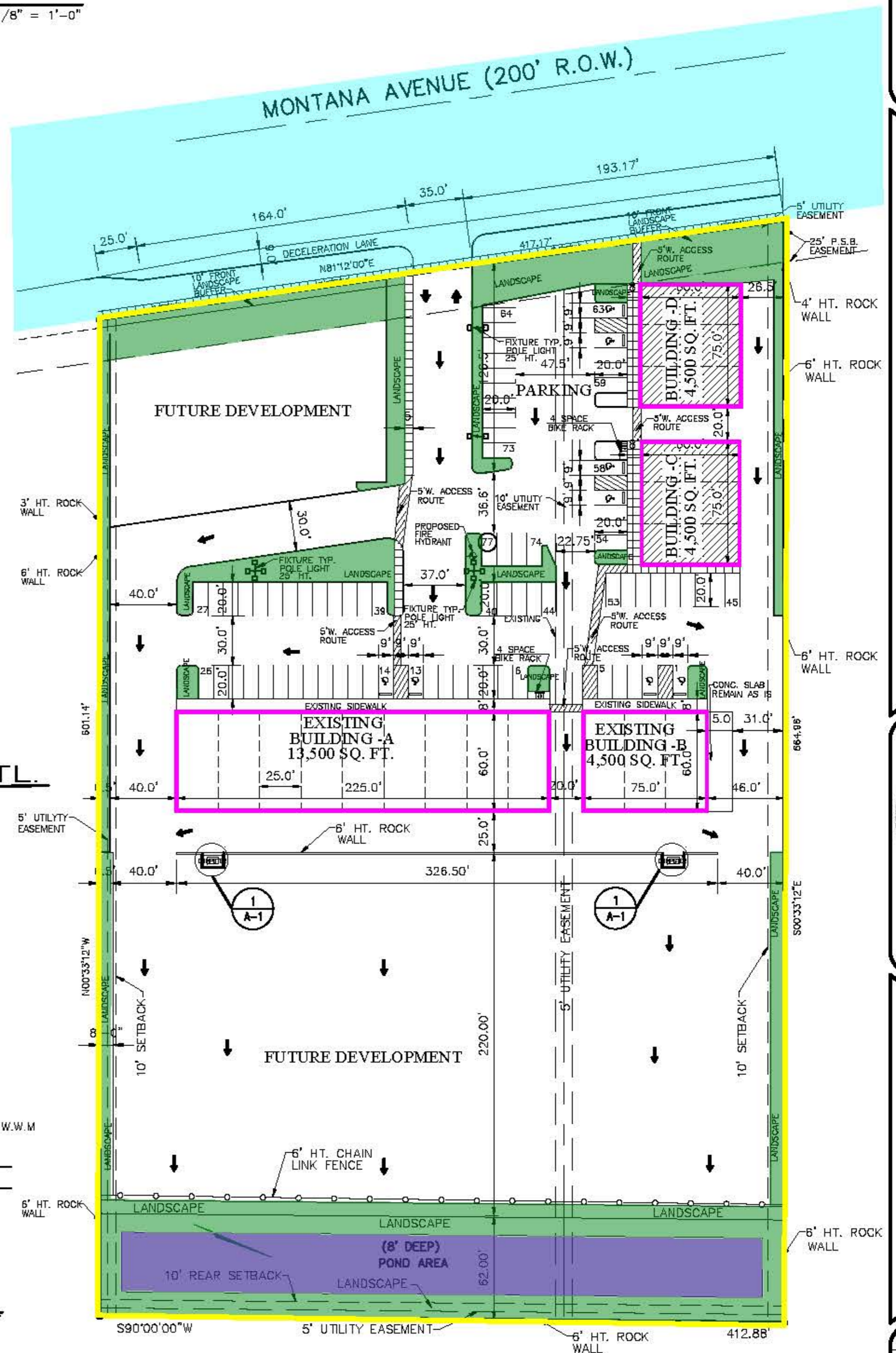
SCALE: 3/4" = 1'-0"



ROCK WALL SECTION

SCALE: 3/4" = 1'-0"

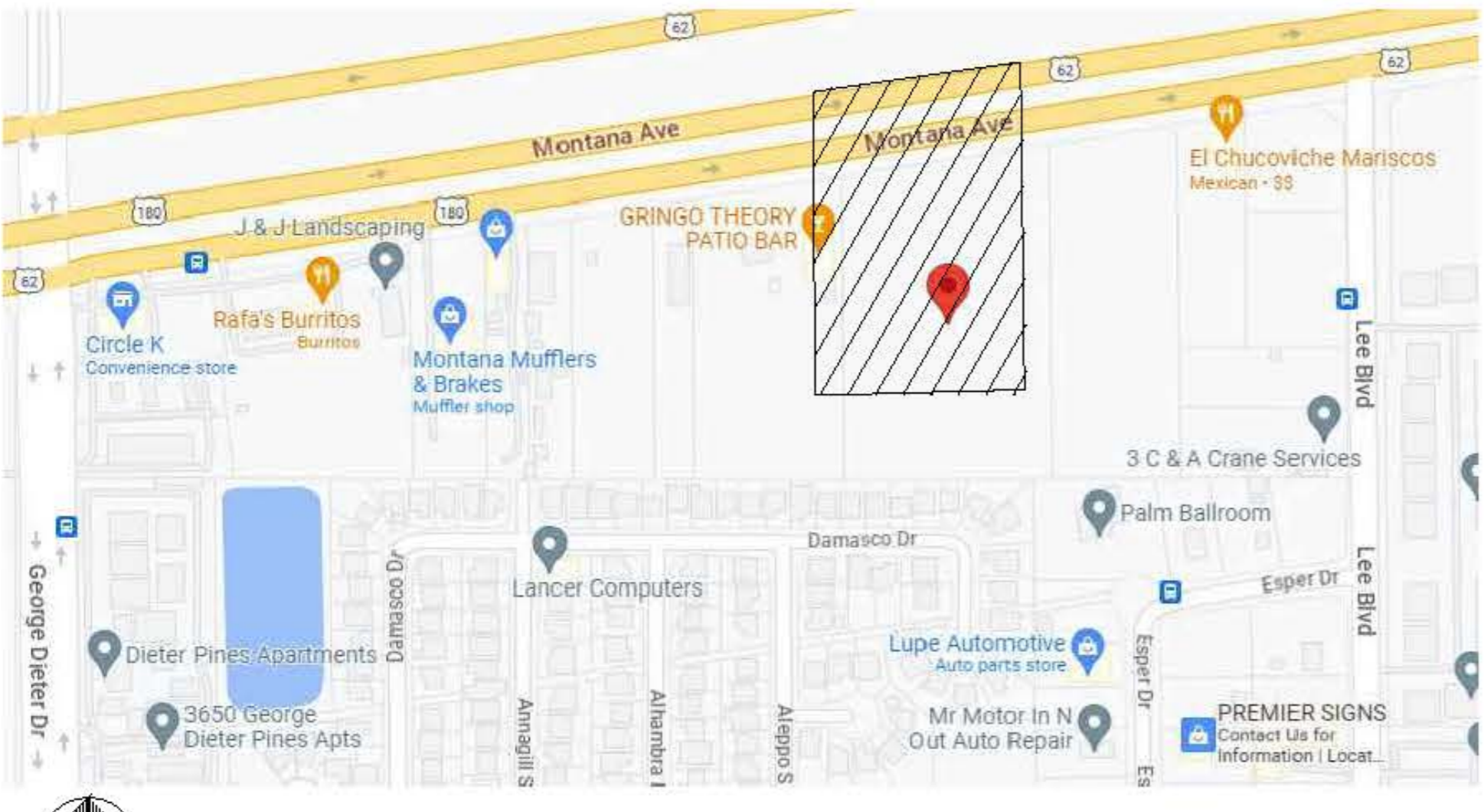
LEGEND		
	DRAINAGE FLOW PATTERNS	
	POLE LIGHT FIXTURE TYP.	
	WALL LIGHT FIXTURE	
	TRAFFIC DIRECTION	
SETBACK		
C-4 SC - SETBACKS	REQUIRED	0.00'
FRONT YARD	REQUIRED	10.00'
REAR YARD	REQUIRED	10.00'
SIDE YARD RESIDENTIAL	REQUIRED	10.00'
SIDE YARD STREET YARD	REQUIRED	10.00'



DETAILED SITE DEVELOPMENT PLAN

SCALE: 1" = 50.0'

LEGAL DESCRIPTION:
BEING THE LOT 8 THRU 10, BLOCK 1 MONTANA AND LEE COMMERCIAL DISTRICT UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 261,361 SF. OR 6.000 AC.



LOCATION MAP

NORTH

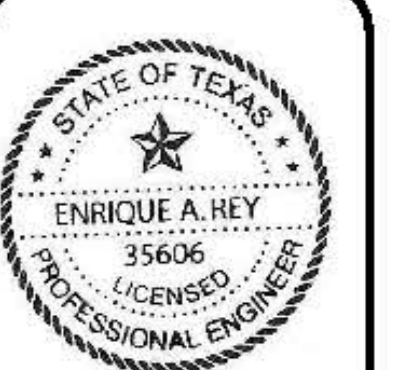
NTS

REVISIONS	

PROJECT NUMBER	
DATE	05-08-26

PROPOSED BUSINESS, OFFICE TO

MONTANA COMPLEX
11412 MONTANA
EL PASO, TEXAS



05-22-26

J L J DESIGNS
CELL (915) 329-4346
FAX (915) 633-8060
9434 VISCOUNT BLVD., SUITE 160
EL PASO, TEXAS. 79925

SHEET TITLE
DETAILED SITE DEVELOPMENT PLAN
1
SHEET. 01 OF 01