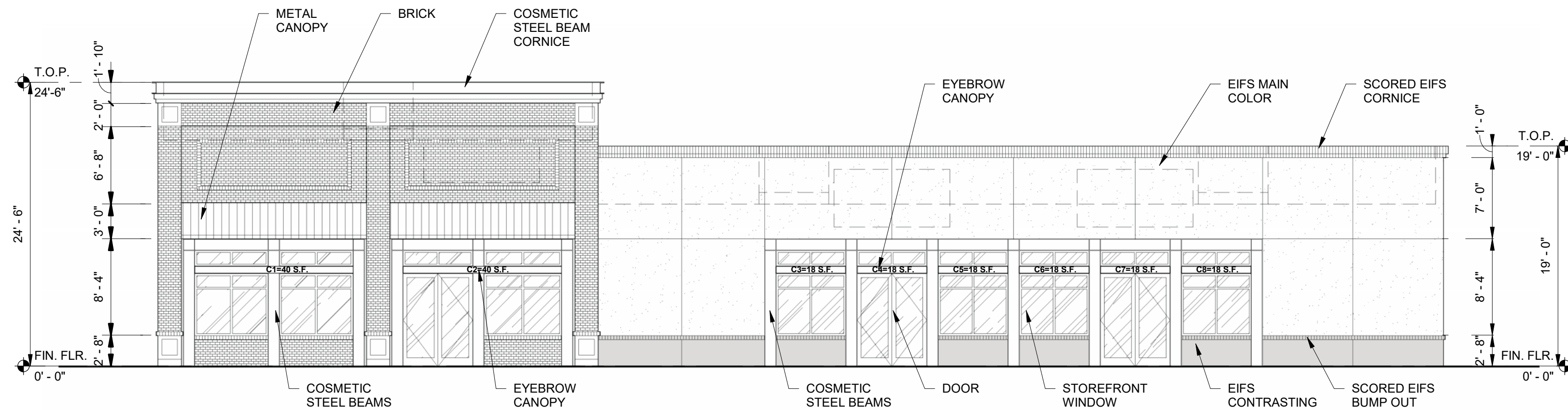
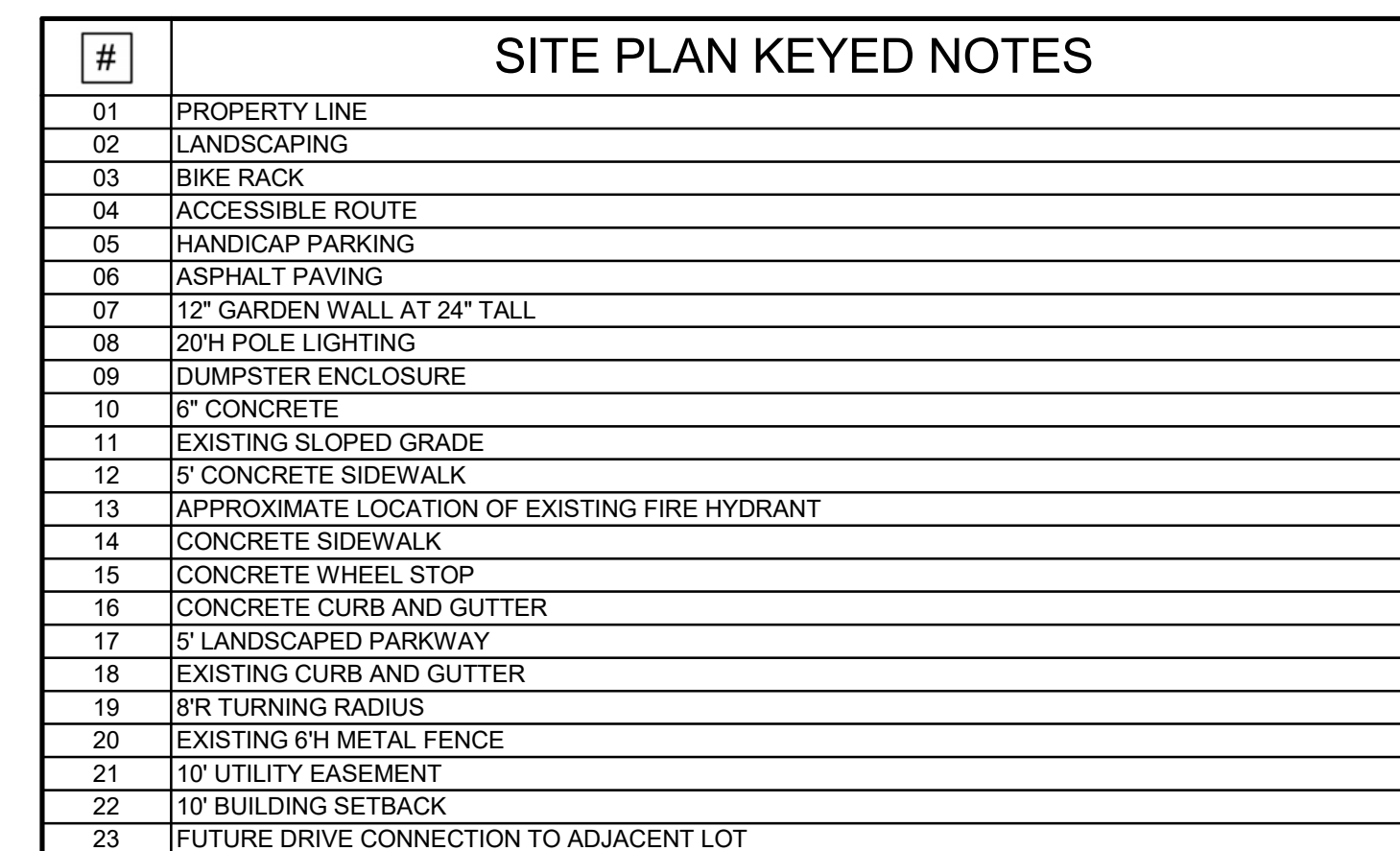




SCALE: 1/8" = 1'-0"



CODE RESEARCH DATA- BUILDING CODE
ALL BUILDING CODE RESEARCH IS BASED ON THE 2021 INTERNATIONAL BUILDING CODE (I.B.C.)
AND THE 2021 INTERNATIONAL FIRE CODE (I.F.C.) AS USED BY THE CITY OF EL PASO, TX.

ADDRESS: 191 GEM STREET, EL PASO, TEXAS 79912
PID: 718080

A PORTION OF LOT 2, BLOCK 3, DESERT PASS SUBDIVISION UNIT 5 (1.09 ACRES)

C-3 SC - ASSEMBLY

SETBACKS: FRONT: 0'-0", REAR: 10'-0", SIDE: 10'-0" WHEN NEXT TO RESIDENTIAL OR APARTMENTS,
SIDE STREET: 10'-0"

MAXIMUM HEIGHT LIMITATION: 35'-0"
MINIMUM LOT AREA: N/A

PARKING BUILDING A (6,354 TOTAL S.F.)		
OFFICE, BUSINESS 4.09	MIN. REQUIRED 2,000 / 576 GFA = 3	MAX ALLOWED 2,000 / 400 GFA = 5
OFFICE, MEDICAL 4.10	MIN. REQUIRED 4,434 / 288 GFA = 15	MAX ALLOWED 4,434 / 200 GFA = 21
TOTAL REQUIRED PARKING:	MIN. REQUIRED = 18	MAX ALLOWED = 26
TOTAL PROVIDED PARKING:	53 SPACES (27 SPACES OVER THE ALLOWED) * 6 PARKING TREES WILL BE PROVIDED (1 FOR EVERY 5 MAXIMUM SPACES OVER THE ALLOWED)	

Note 3: When the minimum required automobile parking exceeds 60 spaces, 5% of the number required over 60 shall be added as required bicycle parking. This calculation shall be rounded up to the next whole number. The minimum number of bicycle spaces required regardless of the calculation shall be 3 and the maximum number of bicycle spaces required regardless of the calculation shall be 40.

LANDSCAPE AREA REQUIRED: (LOT AREA - BLDG. AREA) X 15% = LANDSCAPING REQUIRED
47,480 S.F. - 6,354 S.F. BUILDINGS = 41,126 S.F. x 15% = 6,169 S.F. REQUIRED, 14,049 S.F. LANDSCAPING PROVIDED

LA1=	3,863 S.F.
LA2=	3,366 S.F.
LA3=	230 S.F.
LA4=	1,243 S.F.
LA5=	5,347 S.F.
TOTAL S.F.=	14,049 S.F.

LOT AREA: 47,480 S.F.
ASPHALT AREA: 21,539 S.F.
GREEN AREA: 14,049 S.F.

LINE TABLE		
LINE	LENGTH	BEARING
L1	45.52'	N17°58'15"E
L2	33.17'	N88°12'51"E
L3	10.33	S33°03'50"W
L4	35.89	N55°56'04"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	27.99'	14.37'	27.62'	S44°10'21"W	32°04'09"
C2	20.00'	17.47'	9.33'	16.92'	S53°09'23"W	50°02'14"
C3	447.00'	358.02'	189.24'	348.53'	N78°52'47"W	45°53'25"

