

LANDSCAPE ORDINANCE			
LOT AREA:	2.591 acres 112,864 SF		
BUILDING FOOTPRINT:	23,480 SF		
AREA OF BUILDING IN SQUARE FEET	66,583 SF		
LINEAR FEET OF STREET FRONTAGE - DRIVEWAY	220' - 26' = 194'		
LOT - BLDG FOOT PRINT X 15%	REQUIRED UNITS	PROPOSED UNITS	
LANDSCAPE AREA RECD.	13,415 SF	(13,415/1,000) =	14
LANDSCAPE AREA PROV.	41,556 SF		14

ZONING TABLE			
SCOPE OF WORK		NEW RESIDENTIAL	
PROPERTY IDENTIFICATION NUMBER:		734602 T28499901500200	
ACREAGE AND SQUAREFOOTAGES:		2.591 acres 112,863.96 SF	
ADDRESS:		2611 JOHN HAYES STREET. EL PASO TEXAS, 79938	
LEGAL DESCRIPTION:		BLK 15 TIERRA COMMERCIAL #19 LOT 2	
ZONING C2C		MAXIMUM HEIGHT LIMITATION (IN FEET)	
SETBACKS: C-2 <u>APARTMENT</u>		35 FT + X FEET TO SETBACK	
FRONT: 0 APARTMENT		EAST: 25 FT NORTH: 32 FT	
REAR: 25 APARTMENT		SOUTH: 49 FT WEST: 103 FT	
SIDE: 5 APARTMENT		ACTUAL BLDG HEIGHT: 39 FT	
ZONING STANDARDS: UNIT:		APT. MAX. 29 UNITS / ACRE > 60 UNITS PROVIDED	
NEW BUILDING		GROUP R-2	
FIRE AREA TOTAL BLDG AREA		66,583 SF	
FIRST FLOOR R-2 AREA		22,868 SF	
SECOND FLOOR R-2 AREA		22,784 SF	
THIRD FLOOR R-2 AREA		20,931 SF	
		FRONT PORCH AREA 171 SQ FT	
		BACK PORCH AREA 790 SQ FT	
		POOL BLDG PORCH 288 SQ FT	

PARKING REQUIREMENT			
PARKING SPACES REQUIRED		60 FOR 60 APARTMENTS	
PARKING SPACES PROVIDED		72	
ACCESSIBLE PARKING REQUIRED (51-75)		3 (1 VAN)	
ACCESSIBLE PARKING SPACES PROVIDED		7 (2 VAN)	
REQUIRED FIRE RATED WALL DESIGNATED SPRINKLERED STRUCTURE		YES	
DISTANCE FROM THE BUILDING TO THE NEAREST TWO FIRE HYDRANTS		YES 400	
FLOOD ZONE VERIFIED		NO	
STRUCTURAL DESIGN VERIFIED		YES	
PROJECT VALUATION		\$ 10,000,000	
BICYCLE REQUIREMENT:		3 + 5*(72-60) = 5 REQUIRED (NOTE 3 OF APPENDIX C - 13.02)	
TRUCK TRAILER LOADING REQ.:		NOT REQUIRED	
OPEN SPACE REQUIREMENT		REQ. MIN 50% OF THE LOT = 28,216 SF PRO.	

BUILDING INFORMATION			
OCCUPANCY GROUP:		R-2	
CONSTRUCTION TYPE:		VB	
SPRINKLER:		R-13	
PER TABLE 506.2		7,000 SQ FT PROPOSED	
ALLOWABLE AREA FACTOR R-2		17,500 SQ FT	
WITH INCREASE FACTOR 1.5		Aa = At + (NS x If) Eq 5-1	
FROM TABLE 506.3.3		Aa = 7000 + (7000 x 1.5) = 17,500 SF FT PER STORY	
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:		3 STORIES	
PER TABLE 504.4		3 STORIES PROPOSED	
UNIT COUNTS		NO. OF UNITS	
TOTAL 1 BEDROOM UNITS:		34	
TOTAL 2 BEDROOM UNITS:		26	
TOTAL UNITS:		60	

LEGEND	
	LANDSCAPED PLANTED AREAS
	STORM WATER DRAINAGE FLOW ARROW
	FIRE HYDRANT DISTANCE
	FIRE DEPARTMENT CONNECTION
	PROPOSED NEW FIRE HYDRANT
	EXISTING FIRE HYDRANT
	LIGHT UNDER PARKING CANOPY - AT 12' HEIGHT
	PROPOSED PIPELINE



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CONSULTANTS

CONTRACT DOCUMENTS COORDINATION

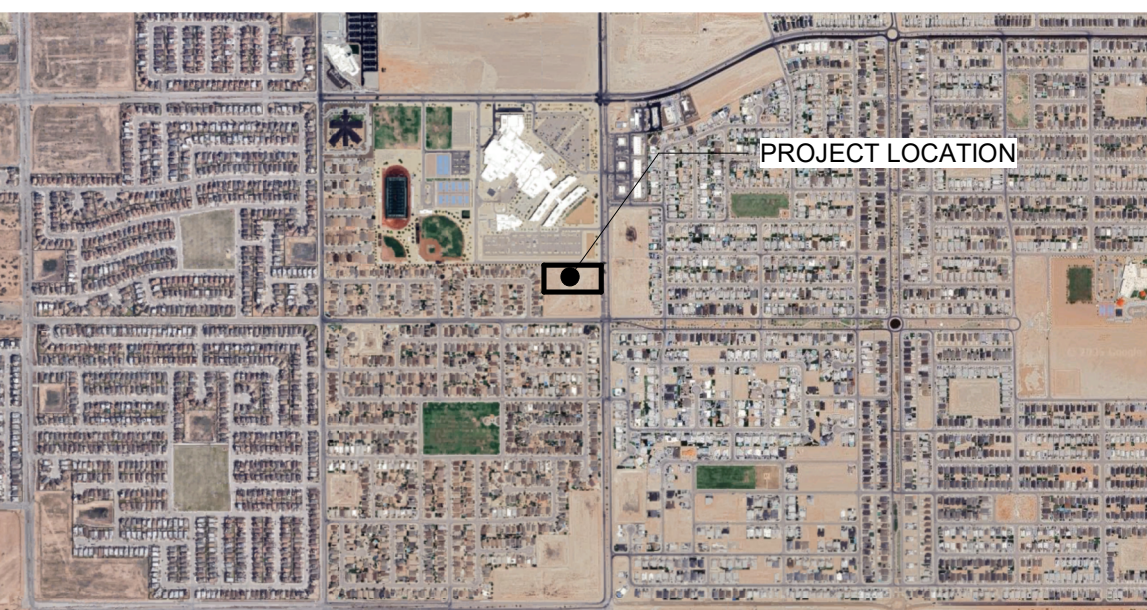
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PEBBLE HILLS SENIOR HOUSING

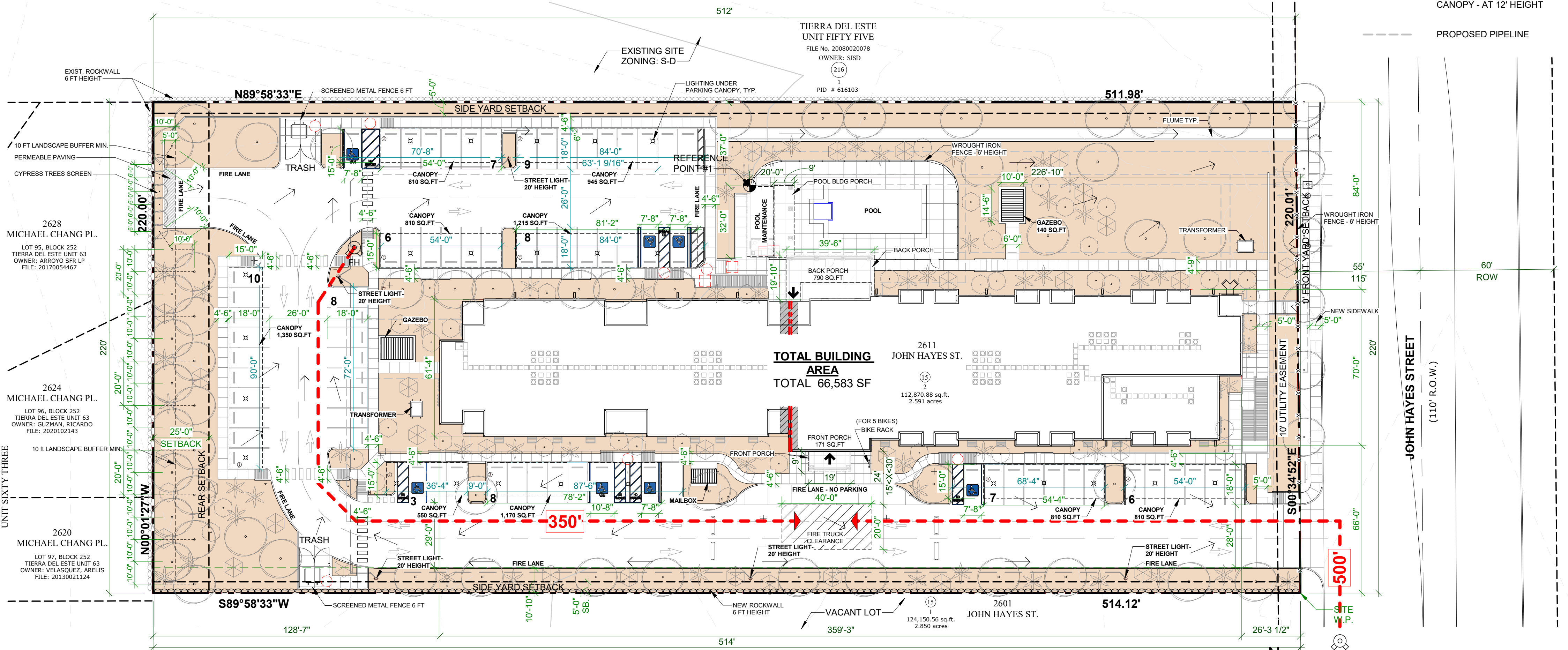
2611 JOHN HAYES STREET EL PASO, TEXAS 79938

OWNER

INVESTMENT **IBI** BUILDERS INC.



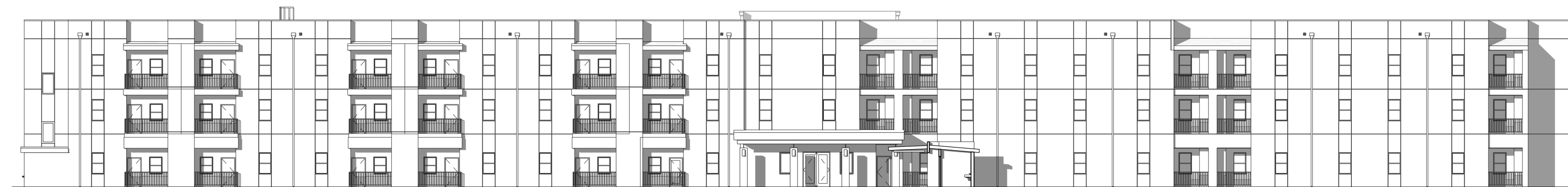
PROJECT LOCATION



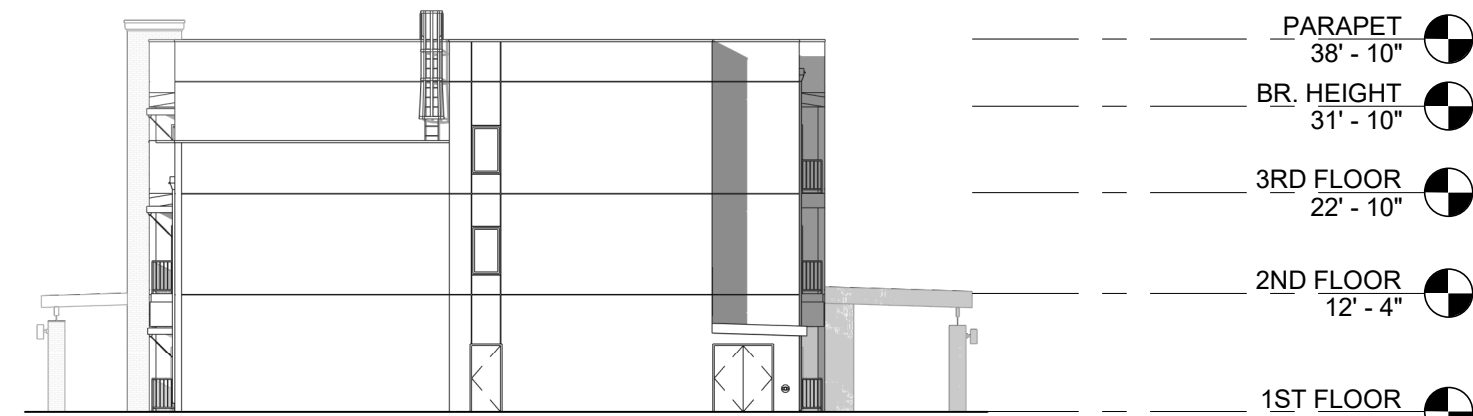
DETAIL DEVELOPMENT SITE PLAN
1" = 30'-0"



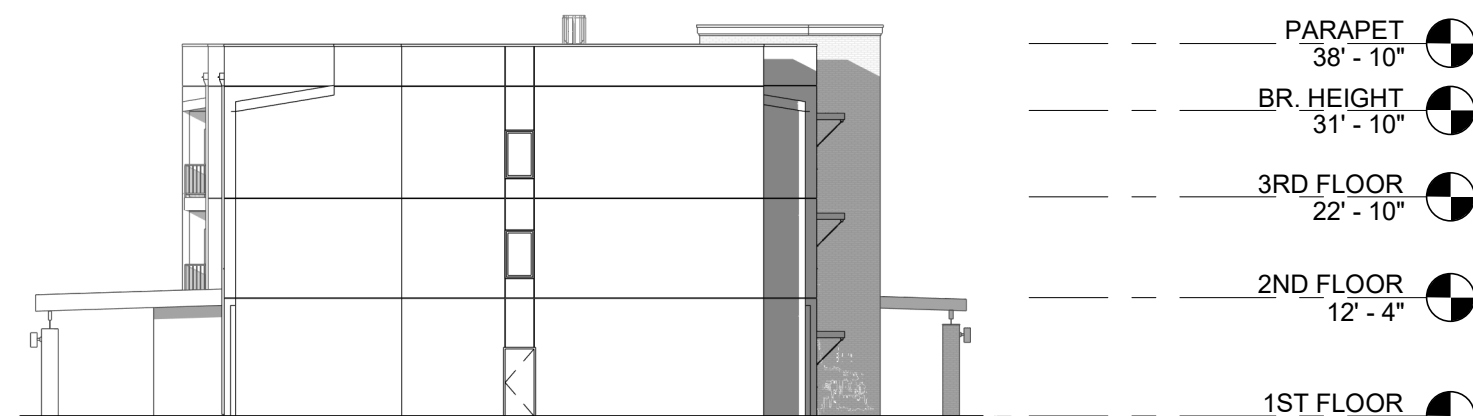
SOUTH ELEVATION
1" = 20'-0"



NORTH ELEVATION
1" = 20'-0"



EAST ELEVATION
1" = 20'-0"



DSDP - WEST ELEVATION
1" = 20'-0"

MARK	DATE	DESCRIPTION
1	251015	
2	01/12/26	
3	RH,SR	
4	AB	

SHEET TITLE

DETAILED SITE DEVELOPMENT PLAN

A-1