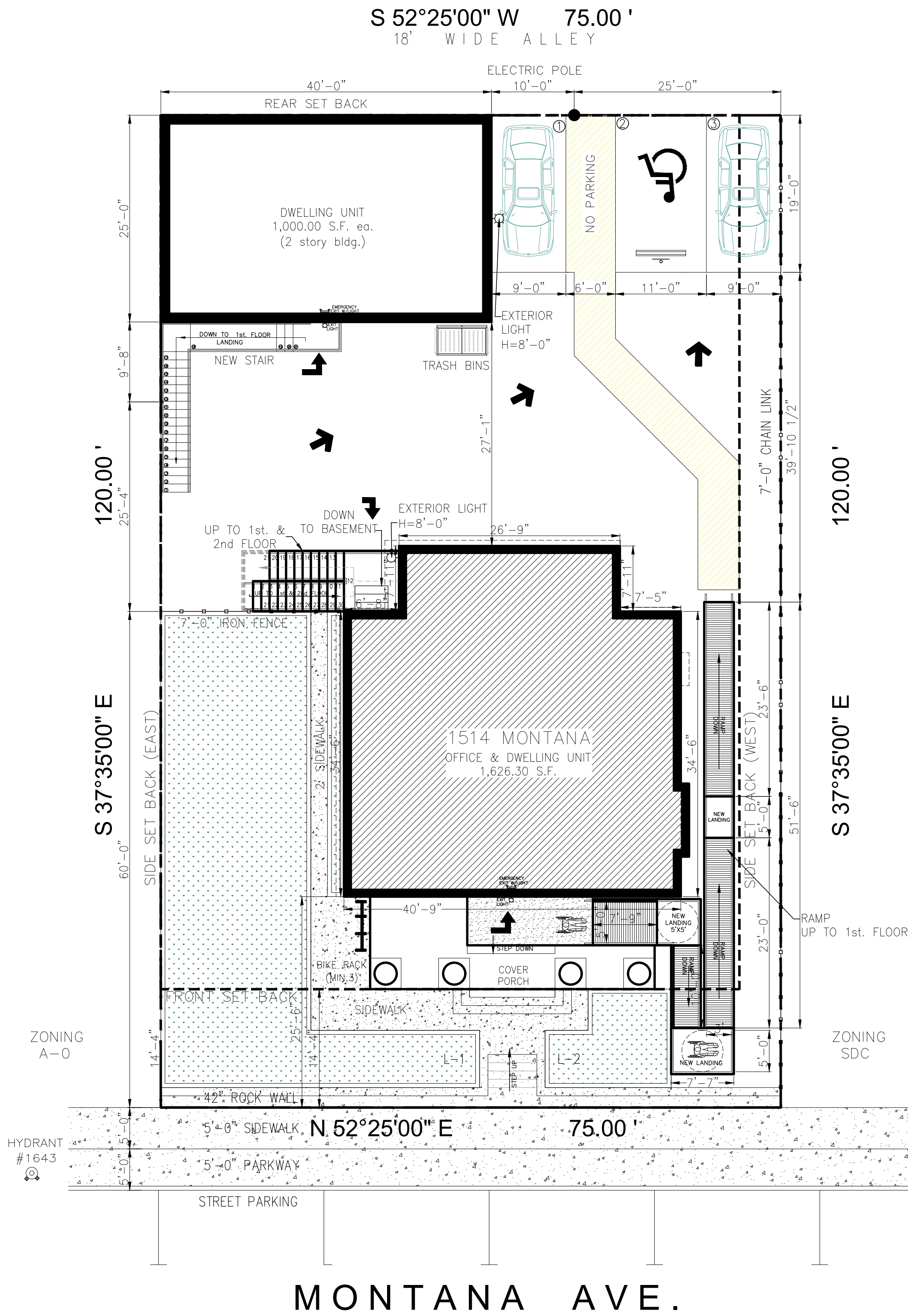




1 DETAILED SITE PLAN

Scale: 1'-0" = 10'

PROJECT DATA

APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2021
FIRE BUILDING CODE 2021

SCOPE OF WORK

NEW OFFICE AND DWELLING UNIT

LEGAL ADDRESS

1514 MONTANA AVE.,
EL PASO, TEXAS 79902

LEGAL DESCRIPTION

60 FRANKLIN HEIGHTS 7 TO 9 (9000 SQ FT)

LAND AREA

TOTAL AREA = 9,000.00 S.F.
ACRES AREA = 0.21

SCOPE OF WORK

PROPOSED CONVERSION OF OLDER HOME TO OFFICE
BASEMENT CONVERT TO DWELLING UNIT
ACCESSORY TO BE DWELLING UNIT

ZONING

BUSINESS OFFICE AND DWELLING UNIT

CLASSIFICATION:

PROPERTY IS CURRENT ZONING: A-2

A-2 ALLOWS OFFICE USE WITH APPROVAL OF A SPECIAL PERMIT.

A-2 ALLOWS DUPLEX UNITS BY RIGHT

LOT AREA:

TOTAL LOT AREA = 9,000.00 S.F.
EXISTING BUILDING AREA = 6,203.00 S.F.
APARTMENT UNITS AREA = 1,000.00 S.F.
YEAR BUILT= 1908

BUILDING AREA:

TOTAL = 8,203.00 S.F.

SPACE	USE	SPACE
1st FLOOR	OFFICE	1,617.50 S.F.
2nd FLOOR	OFFICE	1,568.00 S.F.
BASEMENT	DWELLING UNIT	1,617.50 S.F.
ATTIC	AVAILABLE SPACE	1,400.00 S.F.
ADU-1st FLOOR	AVAILABLE SPACE	1,000.00 S.F.
ADU-2nd FLOOR	DWELLING UNIT	1,000.00 S.F.

ZONING

SET BACKS	REQUIRED A-2		SPECIAL PERMIT PROPOSED
	DWELLING UNIT	OFFICE	
FRONT YARD	20'-0"	20'-0"	14'-4"
REAR YARD	15'-0"	25'-0"	0'-0"
CUM. FRONT & REAR YARD	45'-0"	N/A	N/A
SIDE STREET (EAST)	5'-0"	5'-0"	0'-0"
SIDE STREET (WEST)	5'-0"	5'-0"	5'-0"

SPECIAL PERMIT= REQUEST 0'-0" REAR AND SIDE SETBACK(EAST)

LANDSCAPING CALCULATION

LOT AREA = 9,000.00 S.F.
BUILDING AREA= 2,617.50 S.F.
9,000.00 - 2,617.50 = 6,382.50 S.F.
6,382.50 X 15% = 957.37 S.F.

REQUIRED = 957.37 S.F.
PROVIDED = 1,253.50 S.F.

AREA #1 1,091.00 S.F.
AREA #2 129.00 S.F.
AREA #3 33.50 S.F.

TOTAL AREA = 1,253.50 S.F.

PARKING CALCULATION

SPECIAL PERMIT= 70% PARKING REDUCTION

MIN. REQUIRED = 10 PARKING SPACES
PROVIDED = 2 REGULAR PARKING SPACES
1 H.C. PARKING SPACE

TOTAL PROVIDED = 3 PARKING SPACES

PROFESSIONAL OFFICE
MIN.=1/576 SF GFA PROFESSIONAL OFFICE
MAX.=1/400 SF GFA PROFESSIONAL OFFICE
MIN.= $\frac{1}{576}$ (3,185.50)
MIN.=5.53= 6 MIN. PARKING SPACES

6 MIN. PARKING SPACES

MAX.= $\frac{1}{400}$ (3,185.50)

MAX.=7.96= 8 MAX. PARKING SPACES

8 MAX. PARKING SPACES

DWELLING UNIT

2,617.50 S.F.

DUPLEX- 2/DWELLING UNIT

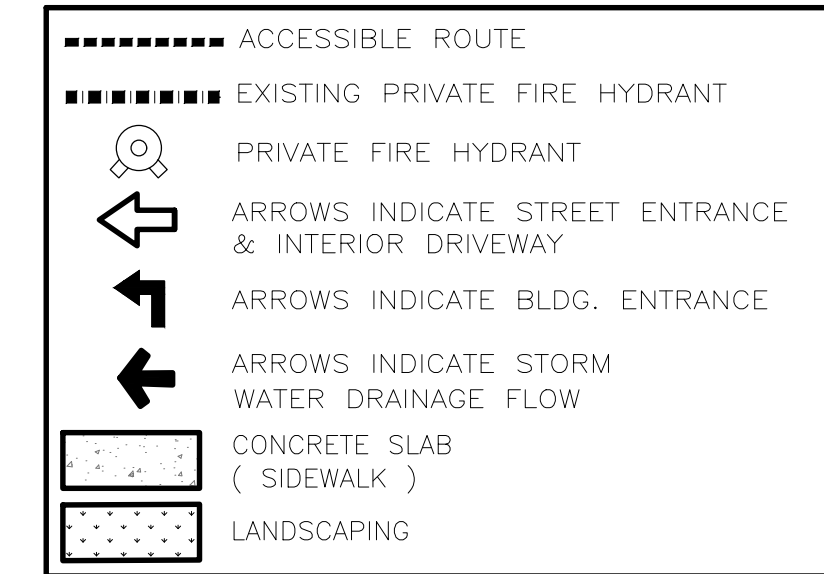
4 PARKING SPACES

USES PER ZONING VERIFICATION DWELLING UNIT & OFFICES

BICYCLE PARKING

3 MIN. SPACES PROVIDED

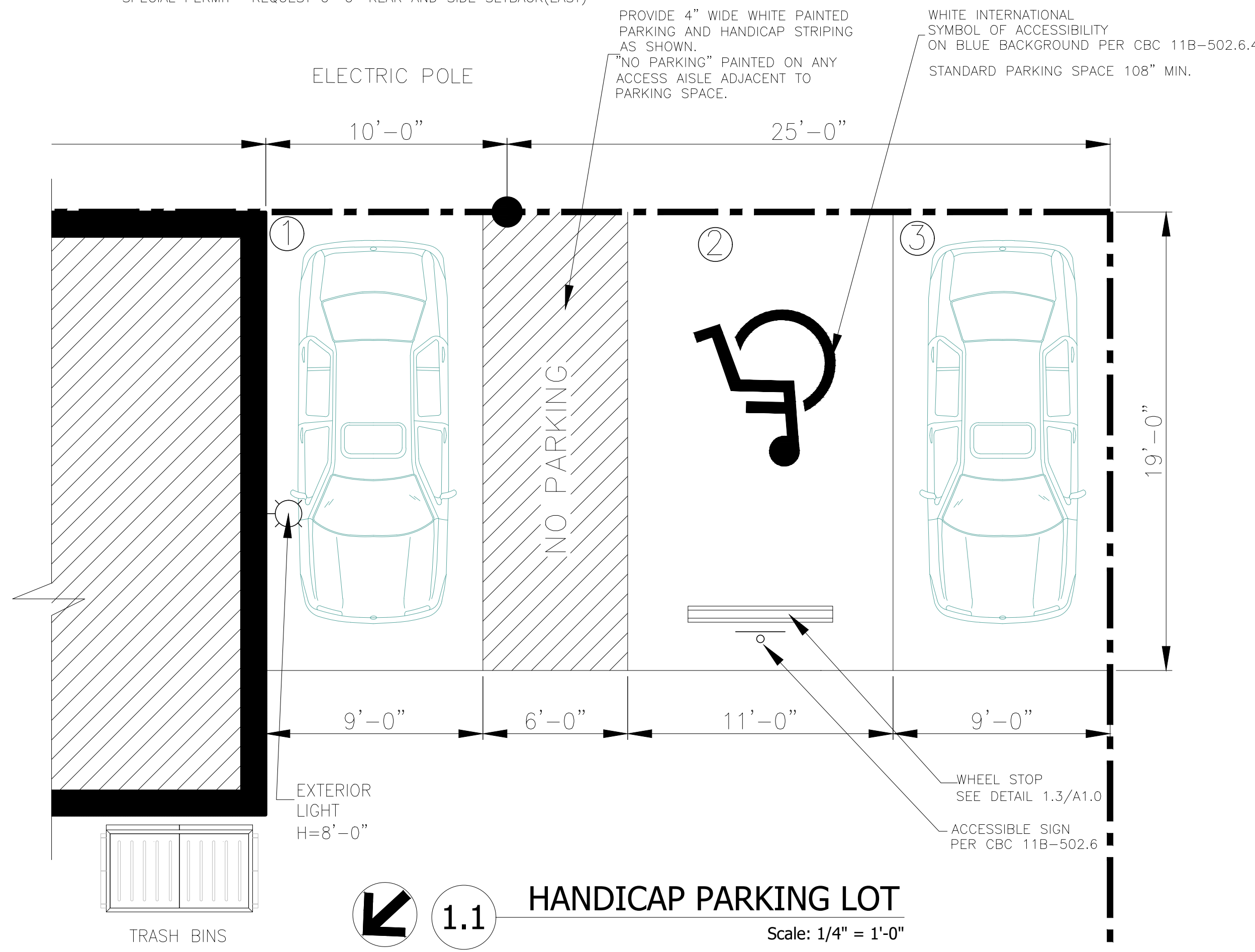
LEGEND



FIRE HYDRANT / ACCESSIBLE ROUTE PLAN

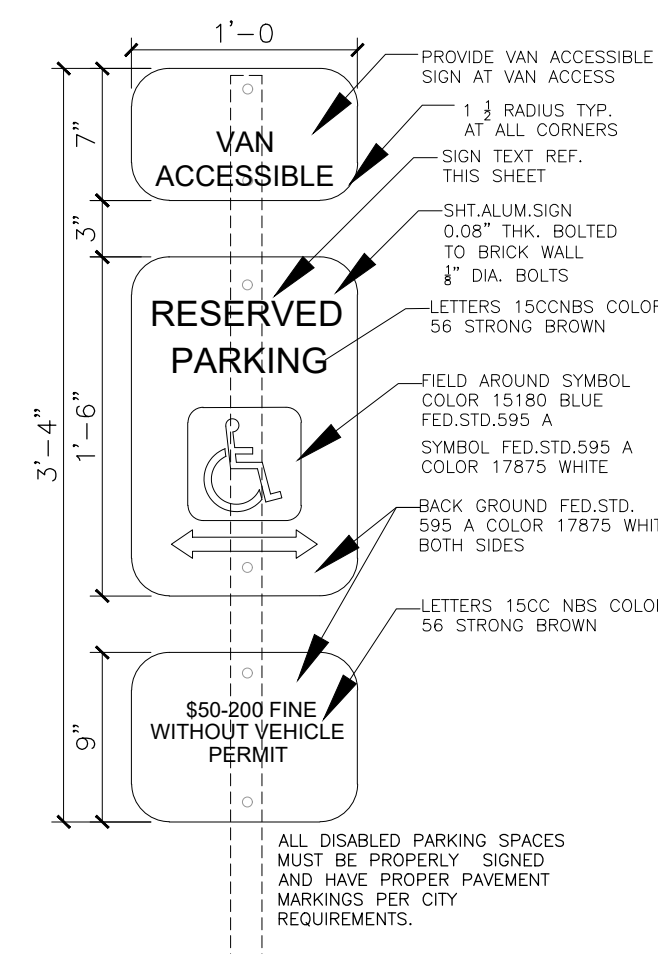
EXISTING FIRE HYDRANT
LOCATED AT INTERSECTION OF MONTANA AVE. AND LEE ST.
HYDRANT #1643

NOTE: ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS,
HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND
ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A./T.A.S. AND CITY OF EL
PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING
SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.



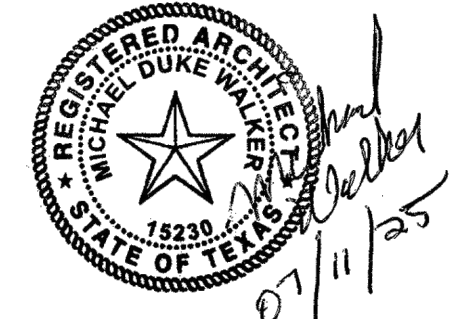
1.1 HANDICAP PARKING LOT

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



1.2 TYPICAL H.C. SIGNAGE

Scale: N/A



DETAILED SITE DEVELOPMENT PLAN FOR
SPECIAL PERMIT FOR:

1514 MONTANA LLC

ADDRESS : 1514 MONTANA AVE.,
EL PASO , TEXAS 79902

PROJECT

1514 MONTANA AVE.,
EL PASO , TEXAS 79902

PROJECT NUMBER DATE

JULY 2025

REVISIONS

SHEET TITLE

DETAIL SITE DEVELOPMENT PLAN

SHEET NUMBER

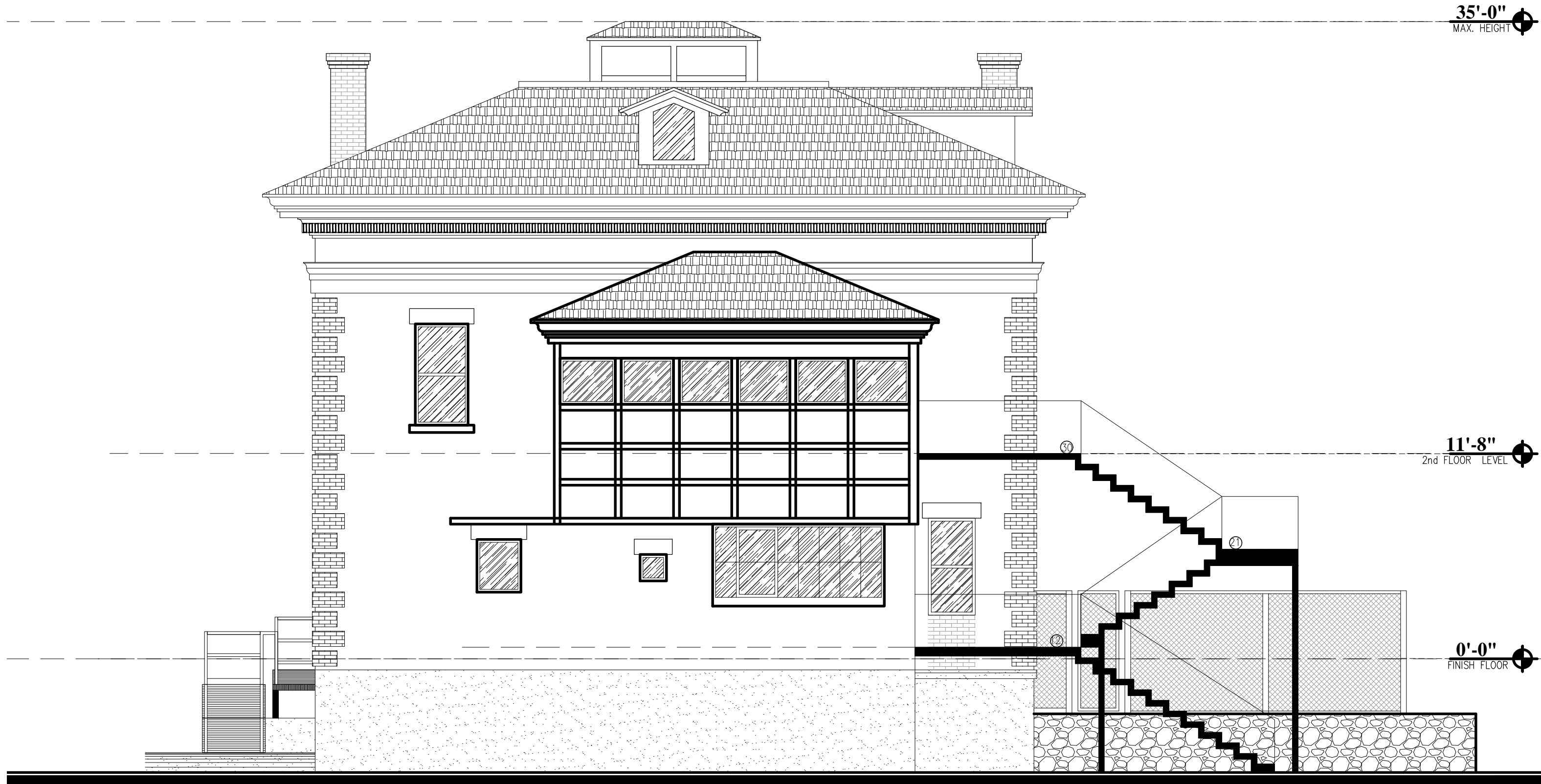
A1.0

1 OF 3



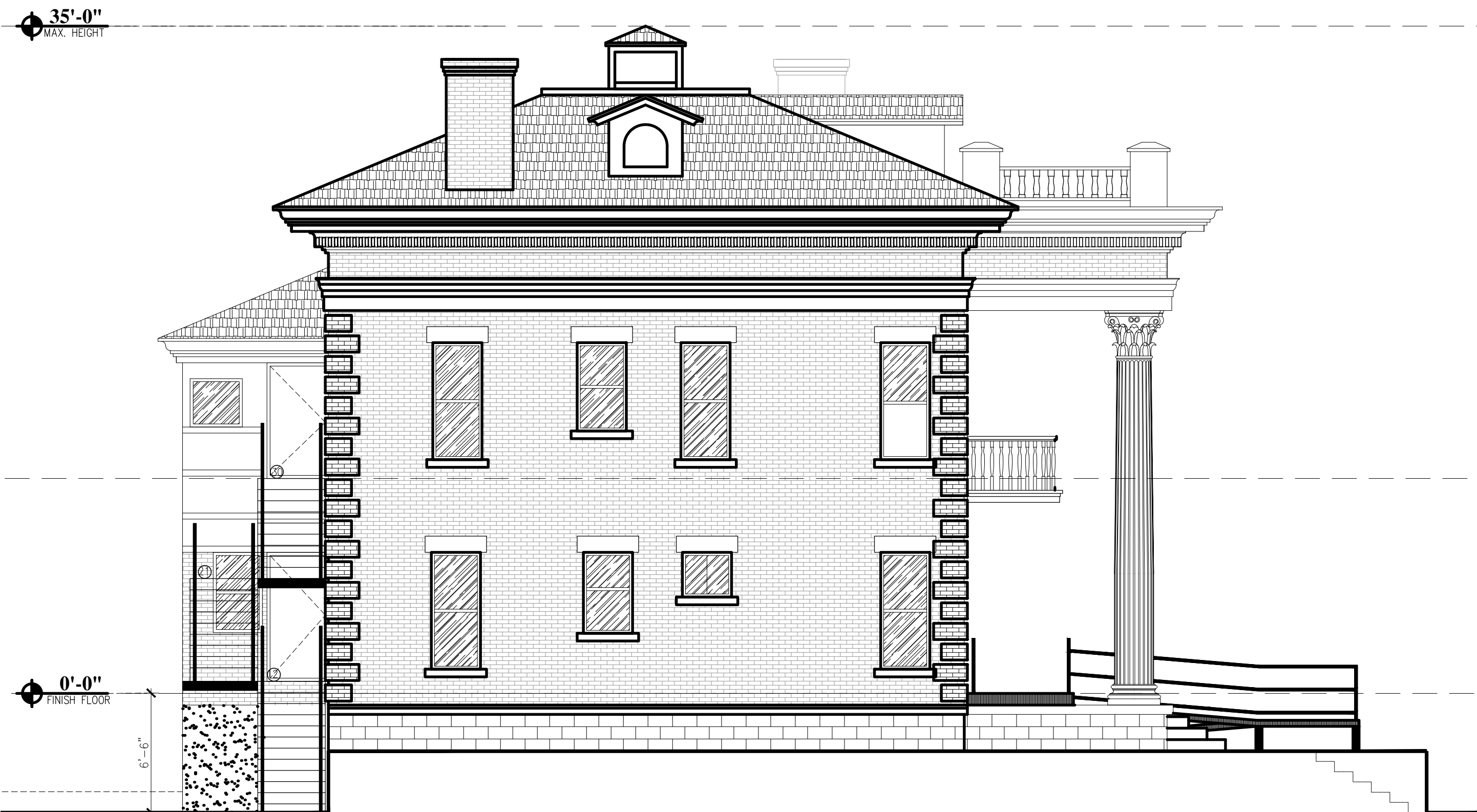
2 FRONT ELEVATION

Scale: 3/16" = 1'-0"



3 REAR ELEVATION

Scale: 3/16" = 1'-0"



4 LEFT SIDE ELEVATION

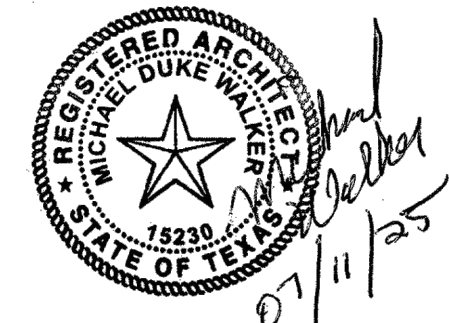
Scale: 3/16" = 1'-0"



5 RIGHT SIDE ELEVATION

Scale: 3/16" = 1'-0"


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DETAILED SITE DEVELOPMENT PLAN FOR
SPECIAL PERMIT FOR:
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ADDRESS : 1514 MONTANA AVE.,
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1514 MONTANA AVE.,
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REVISIONS

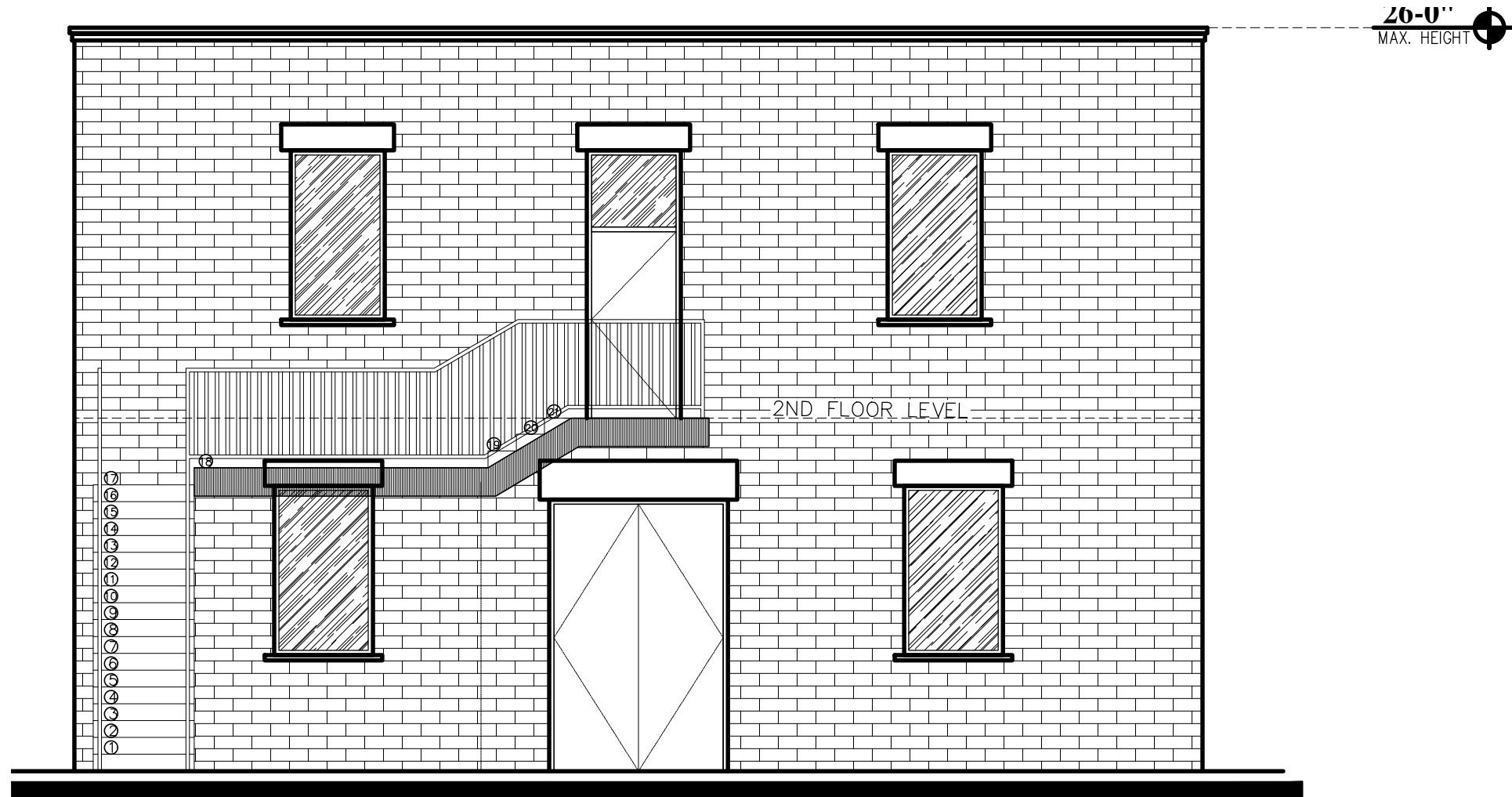
SHEET TITLE

OFFICE - ELEVATIONS

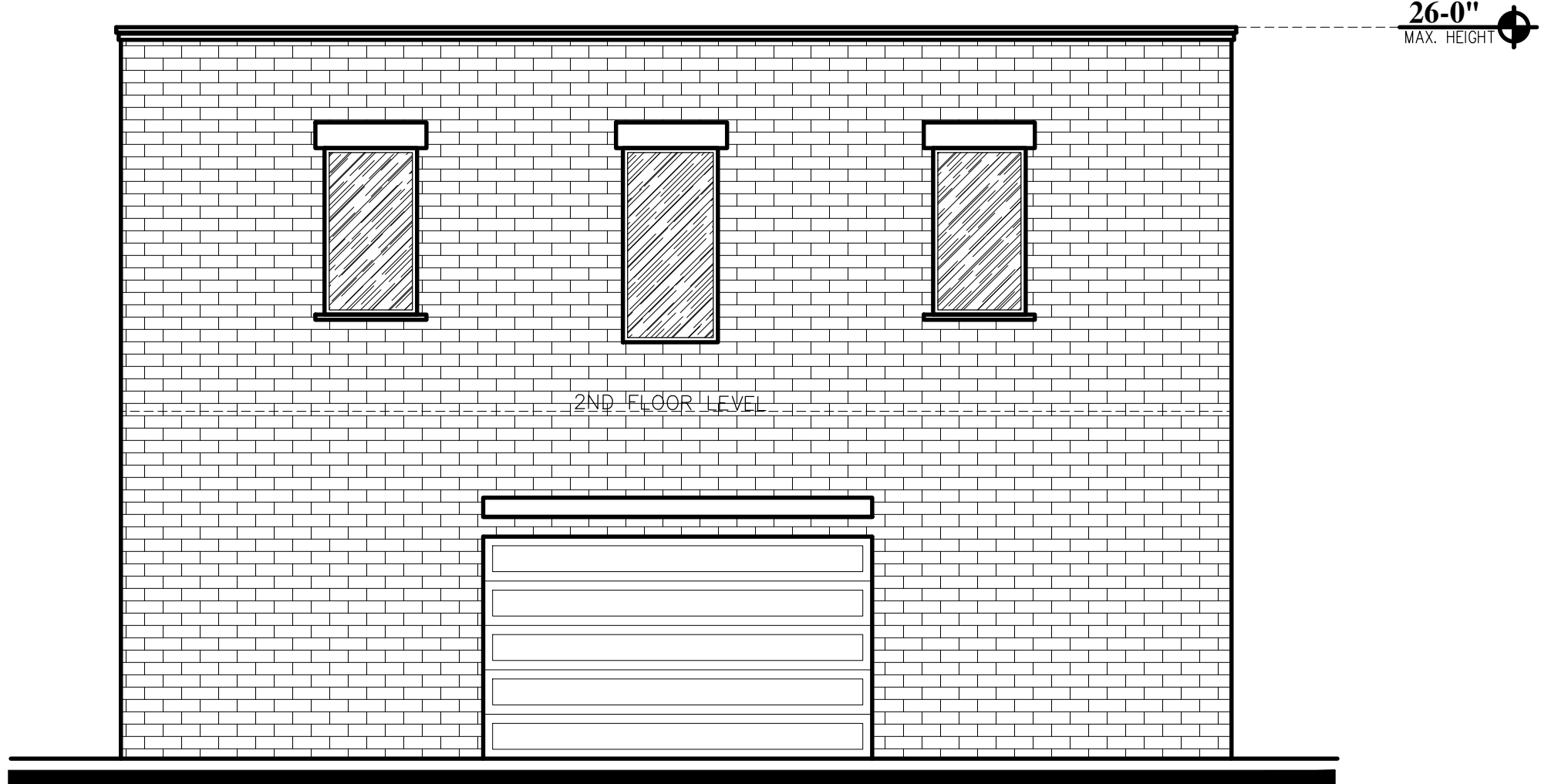
SHEET NUMBER

A2.0

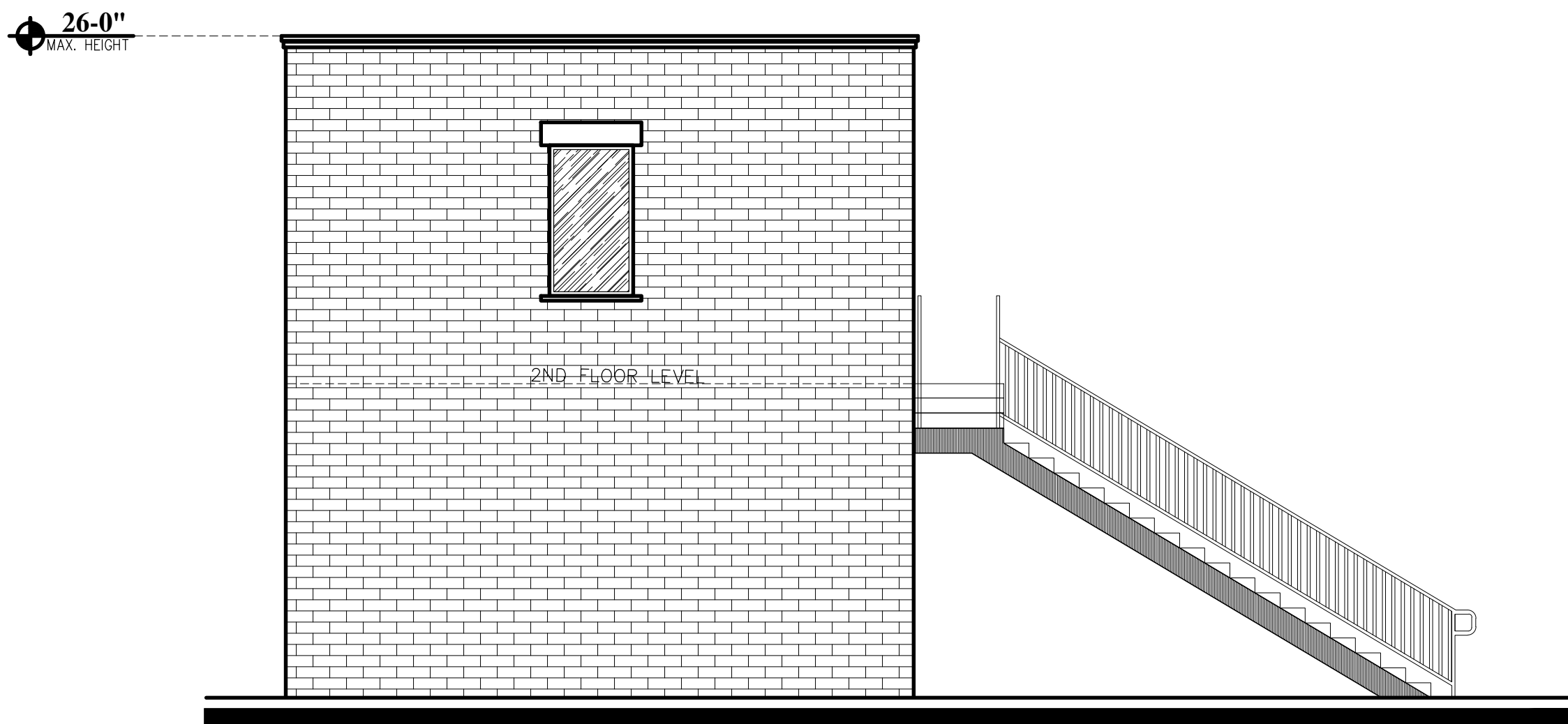
2 OF 3



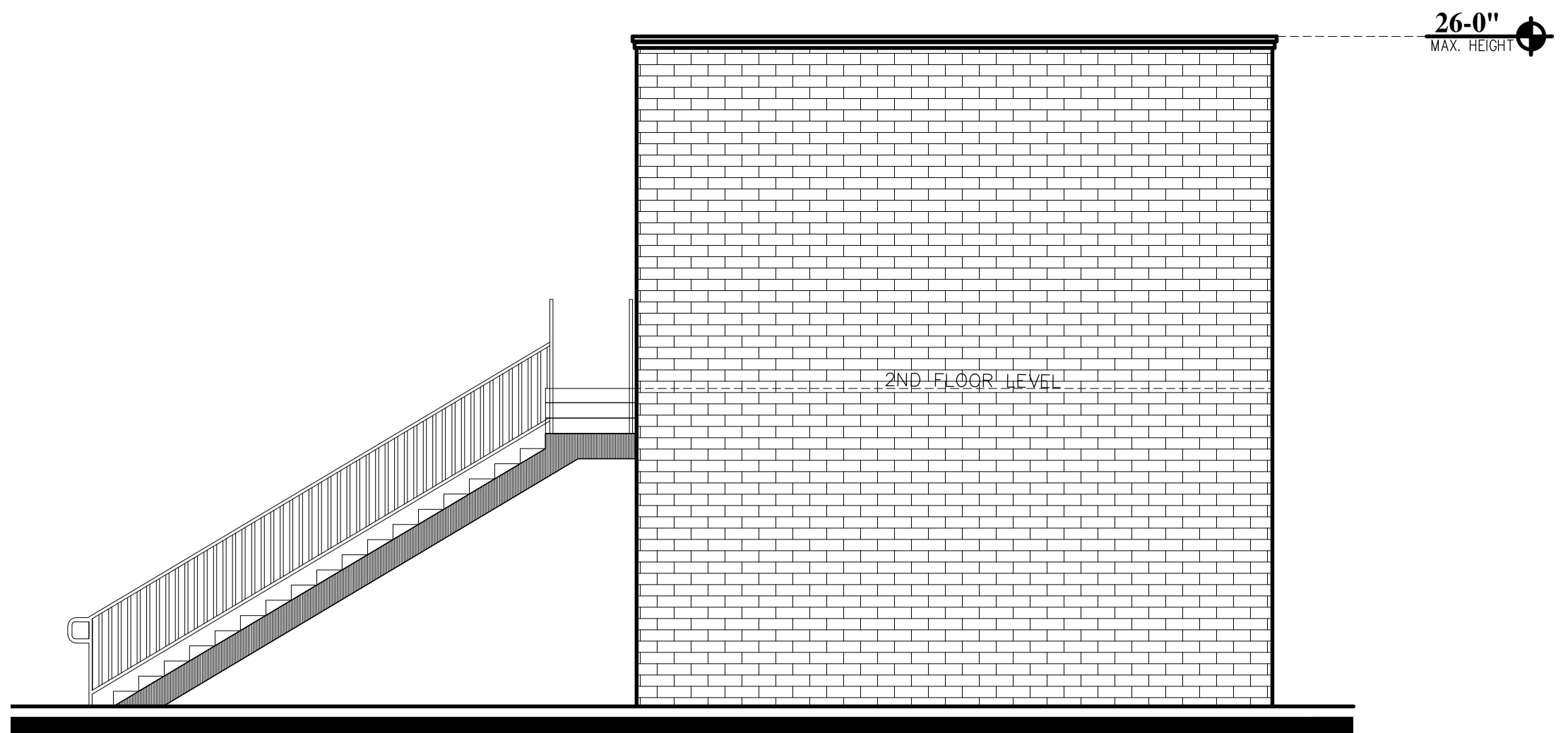
7 DWELLING UNIT - FRONT ELEVATION
Scale: 3/16" = 1'-0"



8 DWELLING UNIT - REAR ELEVATION
Scale: 3/16" = 1'-0"



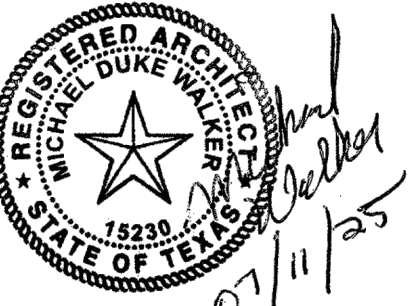
10 DWELLING UNIT - LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"



9 DWELLING UNIT - RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"



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REVISIONS

SHEET TITLE

ADU ELEVATIONS
DWELLING UNITS

SHEET NUMBER

A3.0

3 OF 3