

7/22/2025 3:37:40 PM

PROJECT CALCULATION DATA	
APPLICABLE CODES	ALLOWABLE BUILDING HEIGHT (TABLE 504.3)
INTERNATIONAL BUILDING CODE 2021	TYPE V-B S = 60
NFPA	LAND AREA
ADGAG	TOTAL LAND AREA = 18,680 SF = 0.43 ACRES
TAS	BUILDING AREA
ZONING	13,975 SF GROUND X 2 LEVELS
PROPOSED ZONING - GENERAL MIXED USE	13,865 SF GROUND X 1
YARD STANDARDS OREGON ST.	6,335 SF GROUND X 1
PY - 0'-0"	= 48,450 SF GROSS
RY - 0'-0"	ALLOWABLE AREA IN SF (TABLE 506.2)
SYE - 0'-0"	R2 SM TYPE VB = 21,000 SF PER FLOOR
SYW - 0'-0"	
OCCUPANCY	
GROUP R2, A2	
CONSTRUCTION	
TYPE V-B	
TYPE V-B S = 3 ABOVE PODIUM	

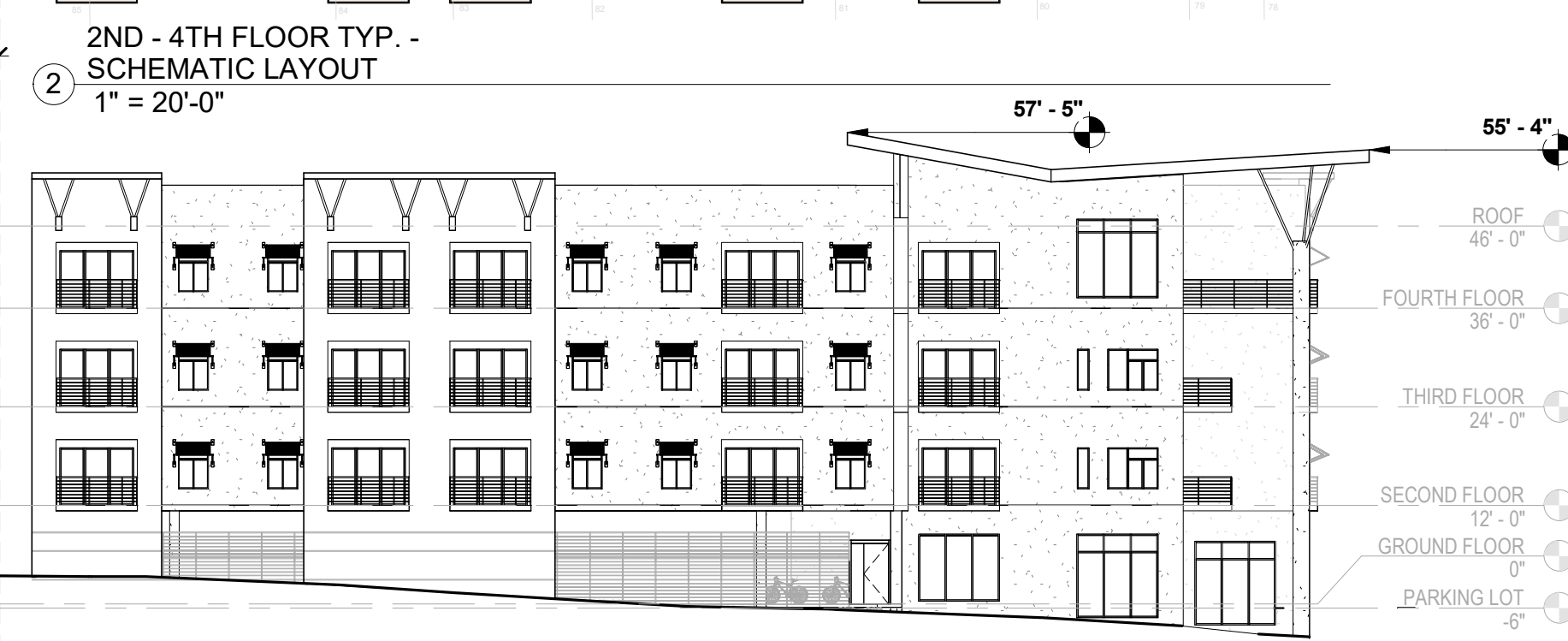
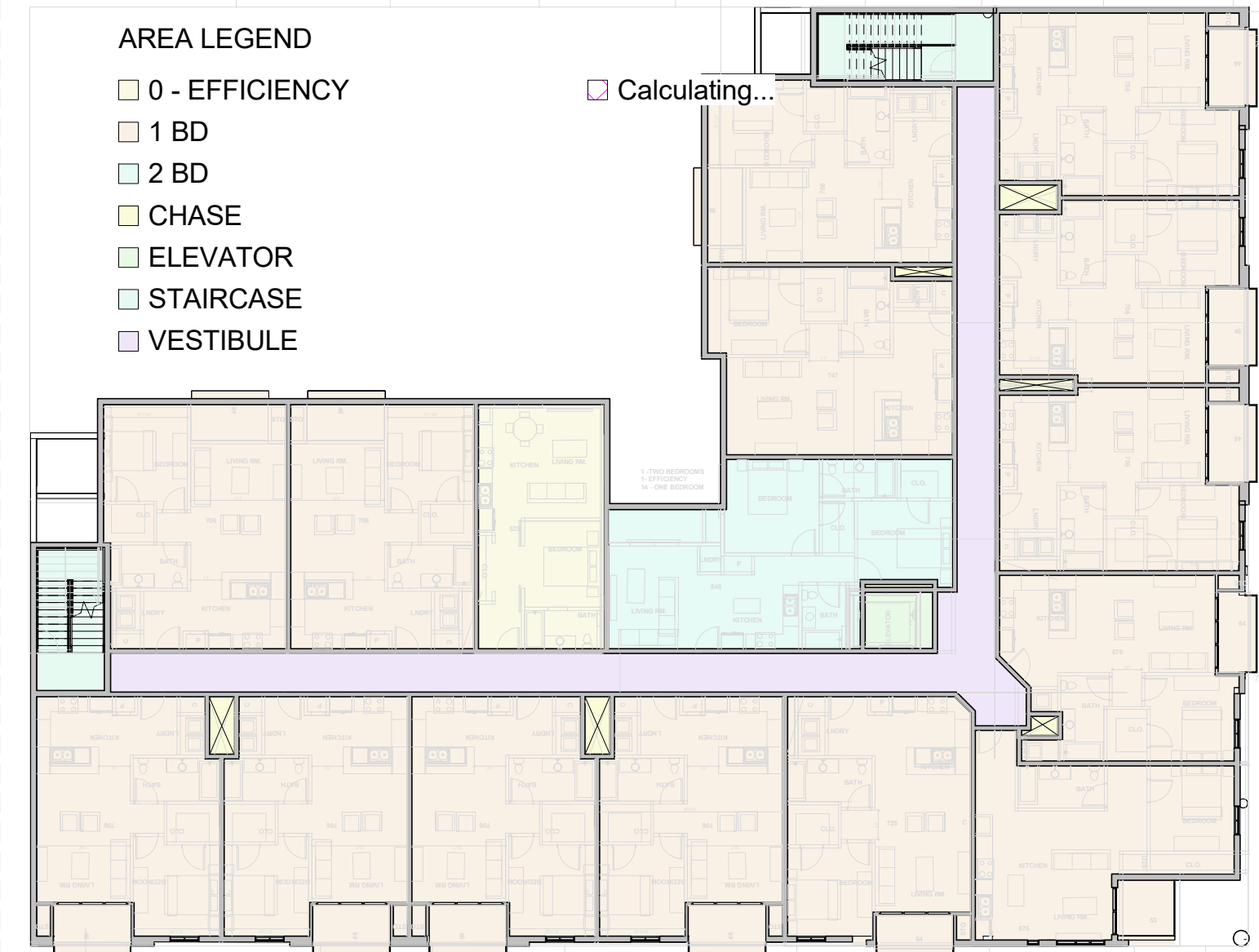
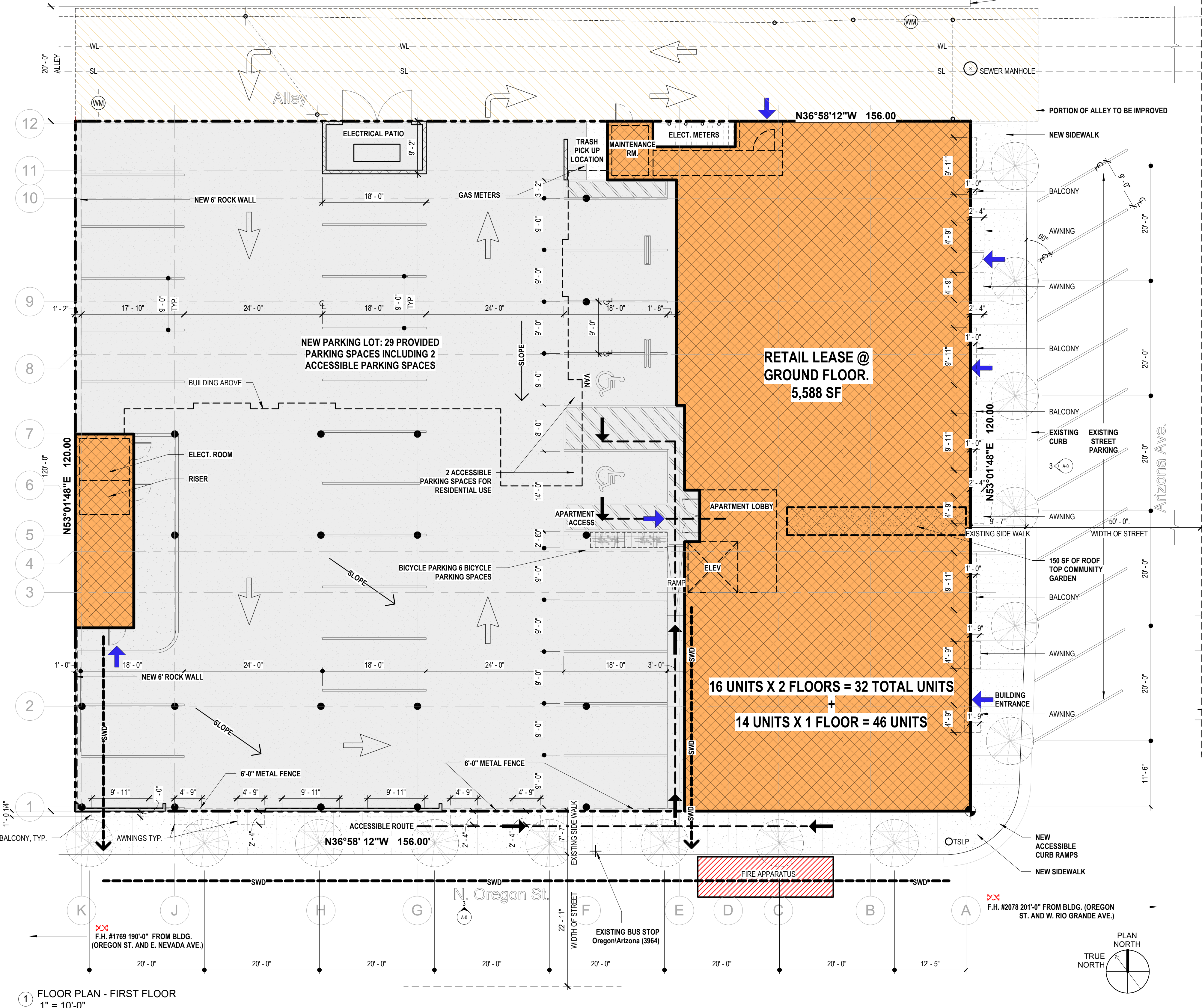
RESIDENTIAL COUNT			
LEVELS	EFFICIENCY	1 BDRM	2 BDRM
SECOND LEVEL	1	14	1
THIRD LEVEL	1	14	1
FOURTH LEVEL	1	12	1
TOTAL:	3	40	3
GRAND TOTAL:	46		

PROPOSED NONRESIDENTIAL LAND USE	
GROUND FLOOR (5,824 SF):	• RETAIL 1 - Other Retail Establishment (low-volume) - 2,386 SF
	• RETAIL 2 - Other Retail Establishment (low-volume) - 1,091 SF
	• RETAIL 3 - Other Retail Establishment (low-volume) - 1,889 SF
	• LOBBY - 140 SF
	• OFFICE - 160 SF
	• MAIL ROOM - 68 SF
	• MAINTENANCE - 90 SF
	• ELECTRICAL - 63 SF
	• RISER - 54 SF
FOURTH FLOOR (1,417 SF):	• COMMUNAL ROOM - 1,417 SF
TOTAL NONRESIDENTIAL: 7,358 SF	
MAXIMUM PROPOSED DENSITY FOR NONRESIDENTIAL LAND USE:	
48,450 SF GROSS / 7,358 NONRESIDENTIAL SF X 100 =	
.07% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)	

PARKING CALCULATIONS	
RESIDENTIAL	COMMERCIAL
3 EFF. UNITS X 1 P.S. = 3 P.S.	5,366 SF / 360 = 5,366 SF / 250 =
40 1BD UNITS X 1.5 P.S. = 60 P.S.	MIN 15 P.S. MAX 21 P.S.
3 2BD UNITS X 2 P.S. = 6 P.S.	
69 P.S.	
MIN. REQ. = 84 P.S.	
PROVIDED = 29 + 9 STREET PARKING = 38 P.S.	
49 P.S. SHORT	
BIKE RACK CALCULATIONS	
REQUIRED 2 BICYCLE PARKING SPACE / PROVIDED 4 BICYCLE PARKING SPACES	

LANDSCAPE CALCULATIONS	
PER GENERAL MIXED USE: NO LANDSCAPE REQUIREMENTS PROVIDED. PROPOSED PARKWAY TREES @ 20'-0" O.C.	
PLANNING & INSPECTIONS DEPARTMENT PLANNING DIVISION MASTER ZONING PLAN APPROVED BY CITY COUNCIL 9.15.2025 DATE APPLICANT EXECUTIVE SECRETARY, CITY PLAN COMMISSION CITY MANAGER	

PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY	
SYMBOL	S.F. / ACRE / DISTANCE
OPEN SPACES	OPEN SPACES = 12,047 SF = 0.276 ACRES
BUILDING FOOTPRINT	GROUND FLOOR: 6,570 SF
BUILDING FOOTPRINT ABOVE	SECOND FLOOR: 13,975 SF
BICYCLE PARKING	THIRD FLOOR: 13,975 SF
FIRE APPARATUS	FOURTH FLOOR: 13,865 SF
PORTION OF ALLEY TO BE IMPROVED	TOTAL: 48,385 SF
STORM WATER DRAINAGE	N/A
ACCESSIBLE ROUTES	N/A
BUILDING ENTRANCE	
PROPOSED SLOPE	
FIRE HYDRANT #2078 & #1769	#2078 @ 201'-0" (OREGON ST. AND W. RIO GRANDE AVE.)
WATER MAIN	#1769 @ 190'-0" (OREGON ST. AND E. NEVADA AVE.)
POWER POLE & OVERHEAD UTILITY LINE	
SEWER MANHOLE	
WATER LINE	
SEWER LINE	



in situ

ARCHITECTURE

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REGISTERED ARCHITECT

EDUAR LOPEZ

2015

STATE OF TEXAS

07.21.25

VISTA NUEVA

MIXED-USE

DEVELOPMENT

MISIFU LLC

101 Arizona Ave.

El Paso, TX 79902

KEY PLAN

PROJECT STATUS: PRE-DEVELOPMENT

ISSUE DATE: 04.03.25

PROJECT NO.: 24015

DRAWN BY: FT,JD

CHECKED BY: EL

REVISION SCHEDULE

Number	Date	Description
1	07.21.25	REVISION #4

MASTER ZONING PLAN

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