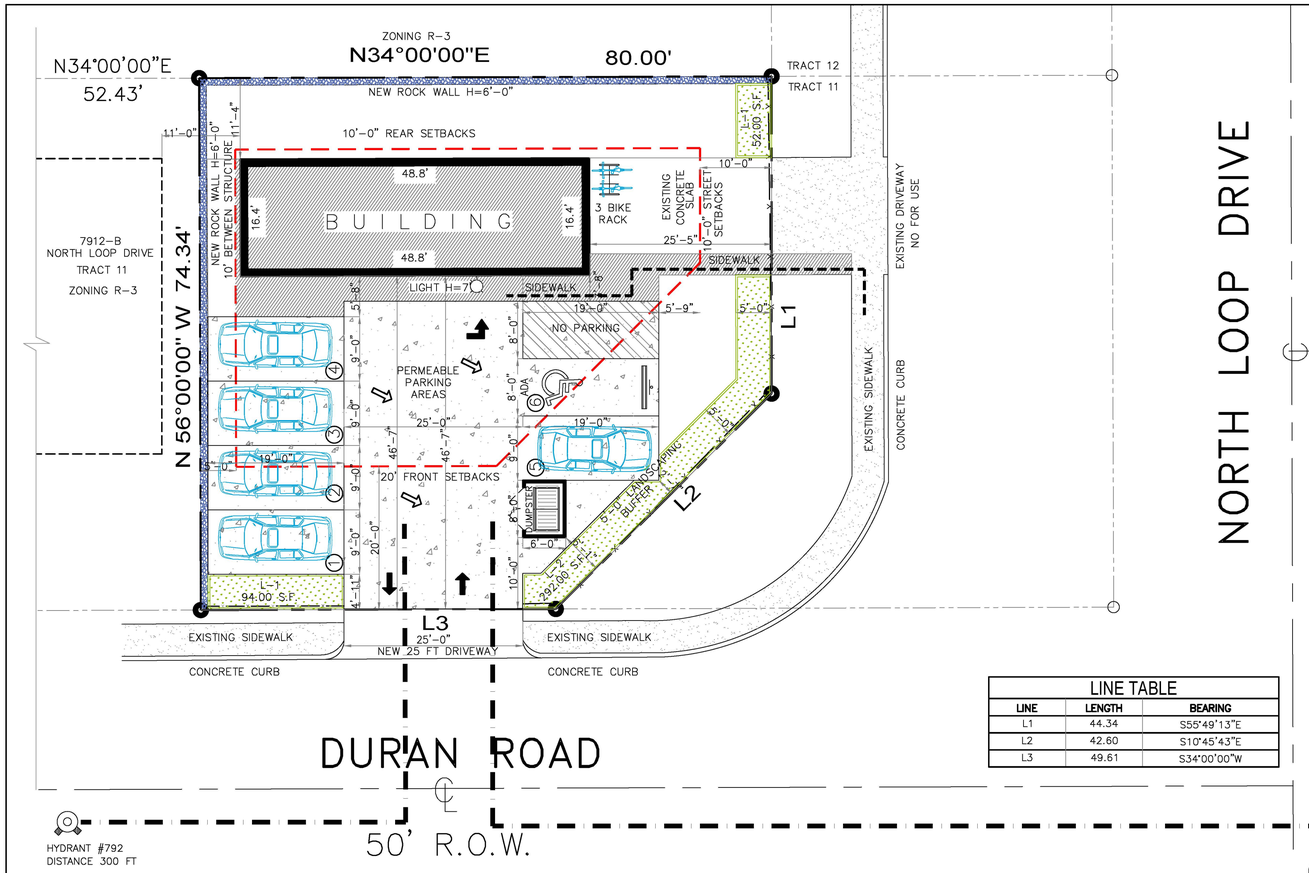


LINE TABLE		
LINE	LENGTH	BEARING
L1	44.34	S55°49'13"E
L2	42.60	S10°45'43"E
L3	49.61	S34°00'00"W

1 SITE PLAN
Scale: 1'-0" = 10'

PROJECT DATA

LEGAL ADDRESS

7912 NORTH LOOP
EL PASO, TEXAS 79915

LEGAL DESCRIPTION

DURAN PT OF 11 BEG 77.96 FT S OF NEC (41.04' ON ST-74.34' ON S-72.54' ON W-IRREG ON N) (4849.09 SQ FT)

LAND AREA

TOTAL AREA = 4,849.09 S.F.
ACRES AREA = 0.11

ZONING

FUTURE USE = RESTAURANT
PROPERTY'S ZONING: SD

BUILDING AREA: TOTAL = 804.32 S.F.

SPACE	AREA S.F.
RESTAURANT	804.32 S.F.
COVER PORCH	39.80 S.F.

ZONING

SET BACKS	S-D
FRONT YARD	20'-0"
REAR YARD	10'-0"
CUM. FRONT & REAR YARD	N/A
SIDE YARD	10'-0" between structures
SIDE STREET	10'-0"
MAXIMUM HEIGHT	45'-0"

NOTE: MAIN ENTRANCE BY DURAN ROAD

LANDSCAPING CALCULATION

18.46.060-B
B. EXEMPTIONS THE FOLLOWING PROJECTS ARE EXEMPT FROM THE REQUIREMENTS OF THIS CHAPTER:1.BUILDING RESTORATION PROJECTS FOR HISTORIC STRUCTURES AS DEFINED UNDER TITLE 20 (ZONING).2.PROJECTS ON LAND OWNED BY THE FEDERAL OR STATE OF TEXAS GOVERNMENTS.3.ANY EXISTING DEVELOPMENT, WHICH CHANGES ITS USE FROM AN APPROVED USE TO ANY OTHER, APPROVED USE WITHIN THE SAME ZONING CATEGORY.

LOT AREA= 4,849.09 S.F.
BUILDING AREA= 804.32 S.F.
4,849.09 - 804.32= 4,044.77 S.F.
4,044.77 S.F. * 15%= 606.71 S.F.

LANDSCAPING REQUIRED (15%)=606.71 S.F.
LANDSCAPING PROVIDED = 438.00 S.F.

PARKING CALCULATION

MIN.=1/144 SF GFA RESTAURANT SIT-DOWN
MAX.=1/100 SF GFA RESTAURANT SIT-DOWN

MIN.=1/144 (804.39)
MIN.=5.58= 6 MIN. PARKING SPACES
6 MIN. PARKING SPACES

MAX.=1/100 (804.39)
MAX.= 8.04 = 8 MAX. PARKING SPACES
8 MAX. PARKING SPACES

MIN. PARKING REQUIRED = 6 PARKING SPACES
PROVIDED = 05 REGULAR PARKING SPACES
01 H.C. PARKING SPACE
TOTAL PROVIDED = 6 PARKING SPACES

BICYCLE PARKING
3 MIN. SPACES PROVIDED

20.14.050 - PARKING REQUIREMENTS AND STANDARDS.
B.METHOD OF COMPUTATION. CALCULATIONS TO COMPUTE THE MAXIMUM NUMBER OF REQUIRED PARKING SPACES SHALL BE BASED UPON THE FOLLOWING FORMULAE:
6.WHERE THE PARKING CALCULATION IS DETERMINED BY THE GROSS FLOOR AREA (GFA) OF THE BUILDING OR FACILITY, THE GFA SHALL BE MEASURED TO THE EXTERIOR OF THE WALLS FOR EVERY OCCUPIED FLOOR. GFA OF A BUILDING OR FACILITY SHALL NOT INCLUDE AREAS USED SOLELY FOR OFF-STREET PARKING OF MOTOR VEHICLES OR BICYCLES AND ASSOCIATED DRIVEWAYS, AND SHALL NOT INCLUDE AREAS RESERVED FOR OFF-STREET LOADING BERTHS.

DUMPSTER

8 YARD DUMPSTER
6' L X 5' W X 7' H

FIRE PROTECTION

NO PROTECTION WITH SPRINKLER
NOT REQUIRED AUTOMATIC
SPRINKLER SYSTEM

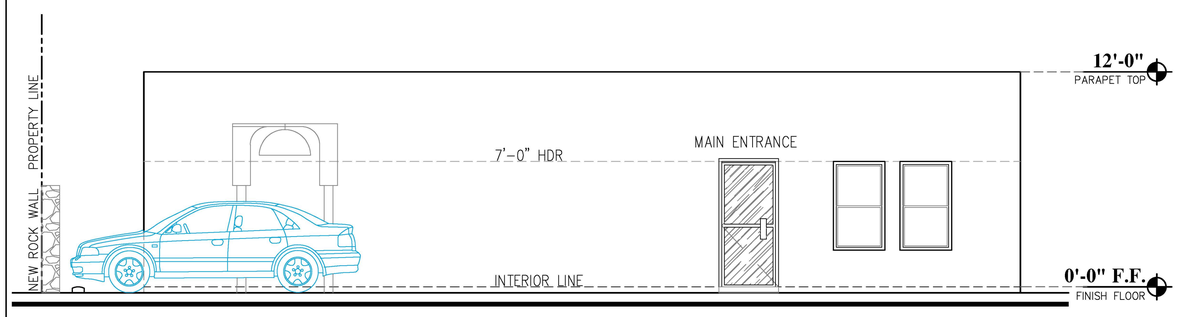
FIRE HYDRANT / ACCESSIBLE ROUTE PLAN

EXISTING FIRE HYDRANT
LOCATED DURAN PL
HYDRANT #792 DISTANCE 300 FT

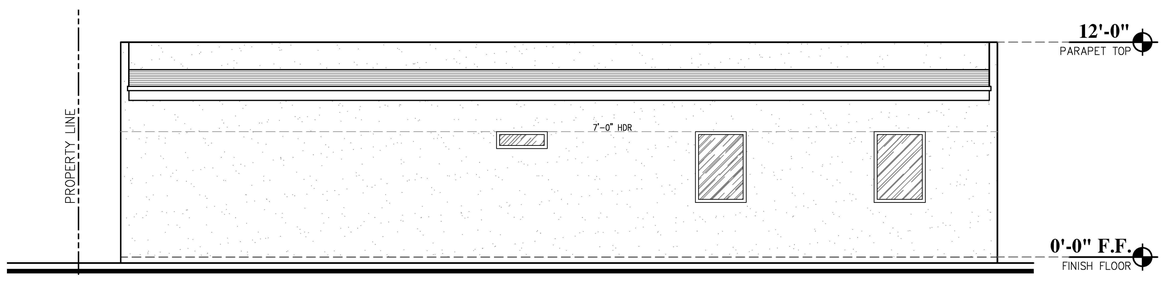
EXISTING FIRE HYDRANT
LOCATED LAFAYETTE & NORTH LOOP
HYDRANT #1814 DISTANCE 520 FT

LEGEND

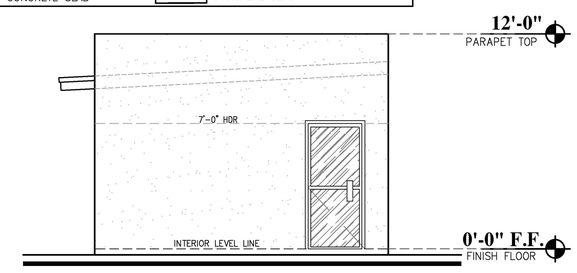
- ARROWS INDICATE BLDG. ENTRANCE
- ARROWS INDICATE STORM WATER DRAINAGE FLOW
- CONCRETE SLAB (SIDEWALK)
- LANDSCAPING
- NEW PERMEABLE CONCRETE SLAB
- ACCESSIBLE ROUTE
- EXISTING PRIVATE FIRE HYDRANT
- PRIVATE FIRE HYDRANT
- NEW ENTRANCE LIGHT
- EXISTING CONCRETE SLAB



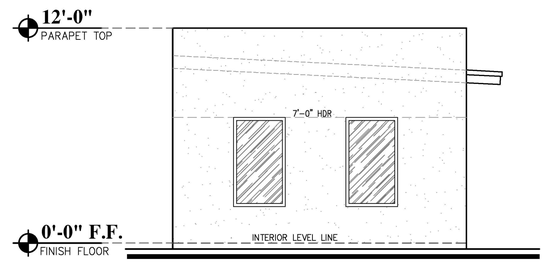
2 FRONT ELEVATION
Scale: 1/4"=1'-0"



3 REAR ELEVATION
Scale: 1/4"=1'-0"



4 LEFT SIDE ELEVATION
Scale: 1/4"=1'-0"



5 RIGHT SIDE ELEVATION
Scale: 1/4"=1'-0"

COMPLETE DESIGN & DRAFTING Inc.
810 TEXAS AVENUE
EL PASO, TEXAS 79901
PH. 915-777-3056
PH. 915 701-7643
carlos.cdd@yahoo.com
www.designanddrafting.com

DETAIL SITE DEVELOPMENT PLAN
JAVIER LLAMAS
ADDRESS : 7912 NORTH LOOP DR
EL PASO, TEXAS 79915

PROJECT
7912 NORTH LOOP DR
EL PASO, TX.79915

PROJECT NUMBER	DATE
058.2025	SEPTEMBER 2025

REVISIONS	
11/04/2025	REV.1
11/19/2025	REV.2
12/19/2025	REV.3

SHEET TITLE
DETAIL SITE DEVELOPMENT PLAN

SHEET NUMBER
A1.0
1 OF 1