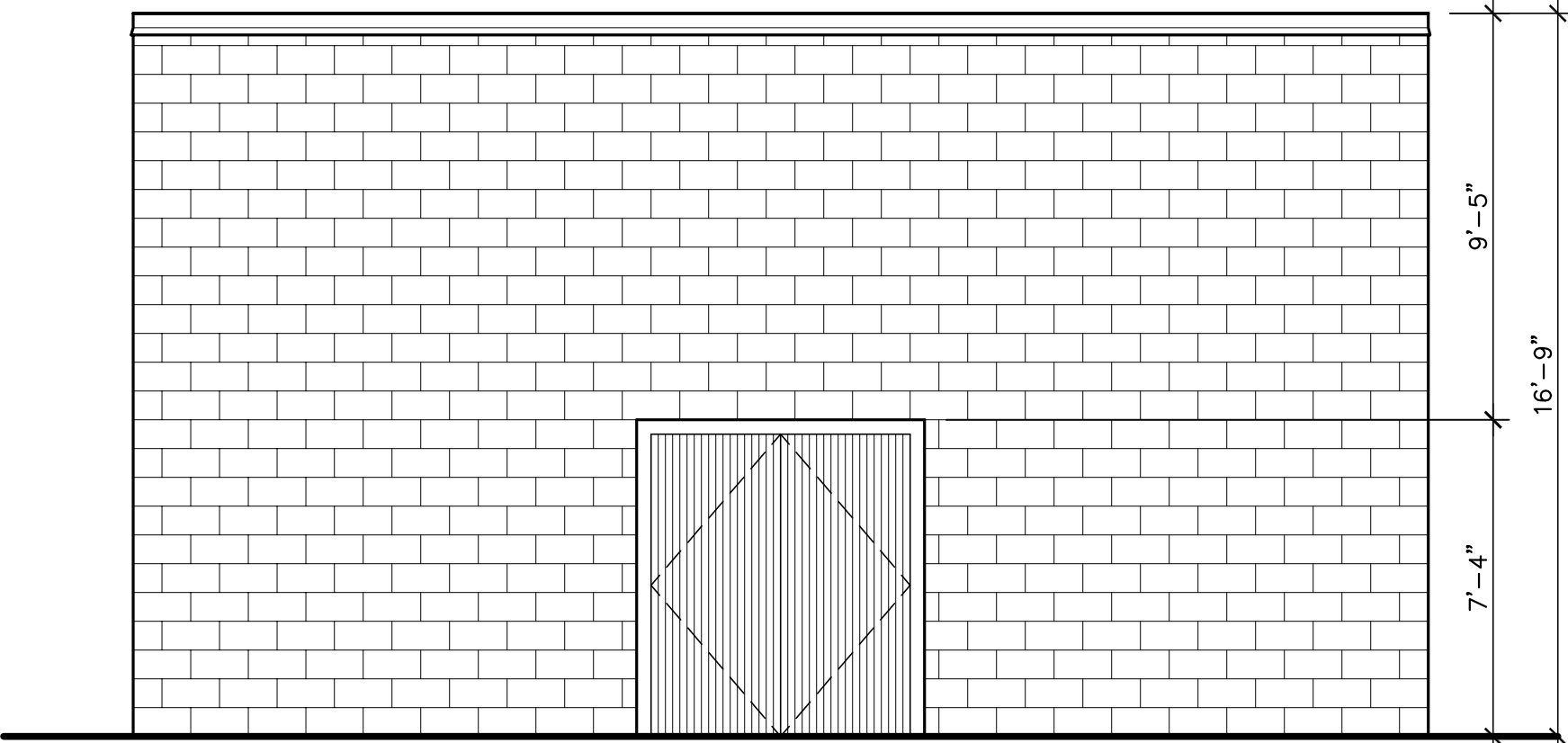


ZONING TABLE — 809 N EUCALYPTUS ST — ZONING C-4															
PROPOSED LAND USE: OFFICE, BUSINESS															
SUBPART A		SUBPART B LOT & DWELLING SIZE					SUBPART C BUILDING SETBACKS (FT)								SUBPART D
ZONING DISTRICT	MINIMUM DISTRICT AREA	PERMITTED USE	MIN LOT AREA (SQ FT)	MIN AVG LOT WIDTH (FT)	MIN LOT DEPTH (FT)	OTHER STANDARDS	MINIMUM FRONT YARD (FT)	MINIMUM REAR YARD (FT)	PROPOSED REAR YARD (FT)	MIN CUMULATIVE FRONT & REAR YARD TOTAL	MINIMUM SIDE YARD (FT)	MIN SIDE STREET YARD (F)	MIN CUMULATIVE SIDE & SIDE STREET YARD TOTAL	OTHER STANDARDS	MAX HEIGHT LIMITATION (FT)
C-4	NO MINIMUM	OFFICE BUSINESS	N/A	N/A	N/A	20.10	0	10	6.77	N/A	10 WHEN ABUTTING A RESIDENTIAL OR APARTMENT DISTRICT	10	N/A	20.10 FLOOR AREA RATIO OF 1.5	60

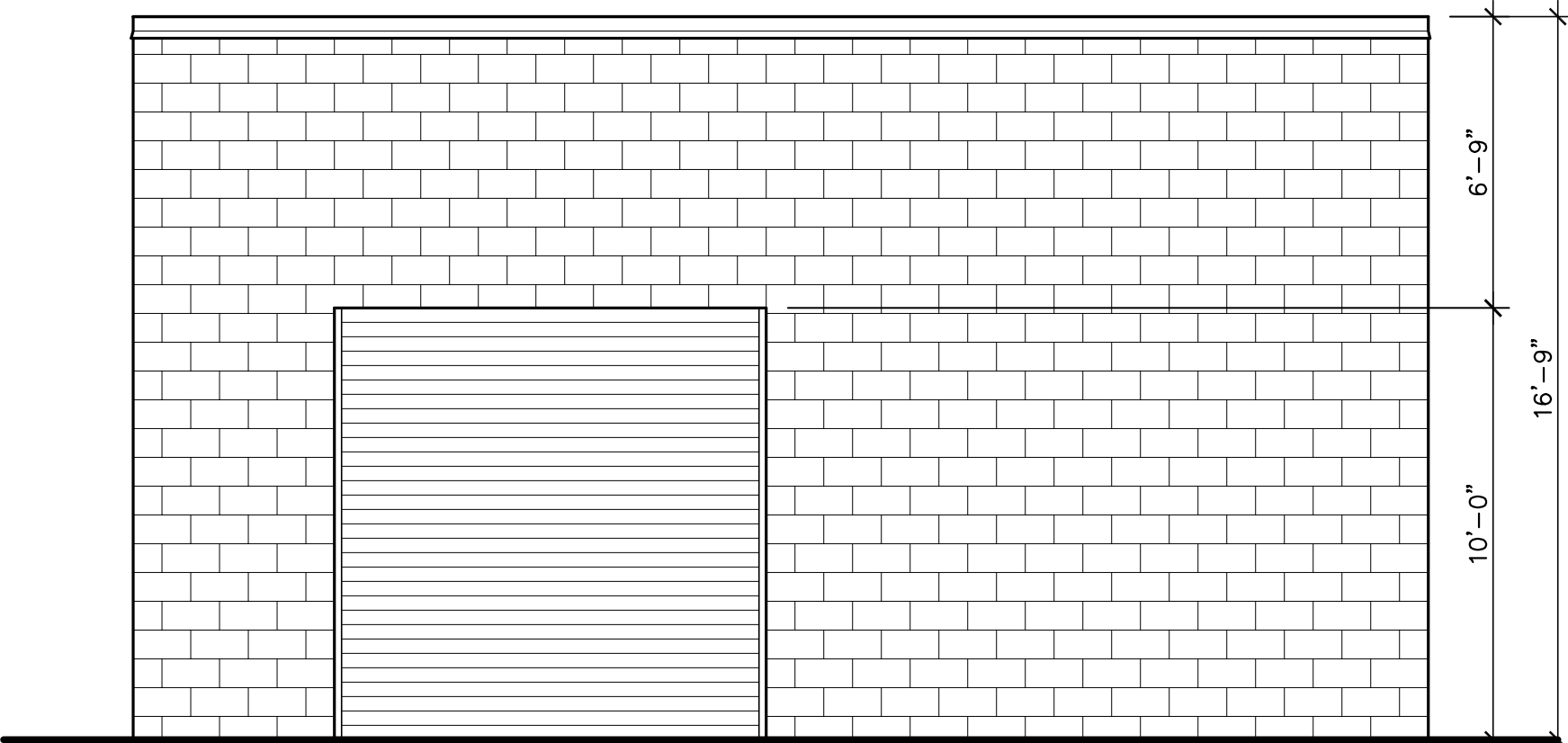
LANDSCAPE REQUIREMENTS

LANDSCAPEABLE AREA REQUIRED: 2,208.75 ~ 1205.00= 1,003.75 x 0.15= 150.56 SF
TOTAL LANDSCAPE AREA PROPOSED IN LANDSCAPEABLE AREA: 161 SF
LANDSCAPE UNITS REQUIRED: 180.75 SF/ 1000= 0.180 ~ 1 UNITS
PARKING CANOPY TREES: 0 SPACES/ 5= 0 ~ 0 UNITS
FRONTAGE TREES: N/A
STREET TREES: N/A

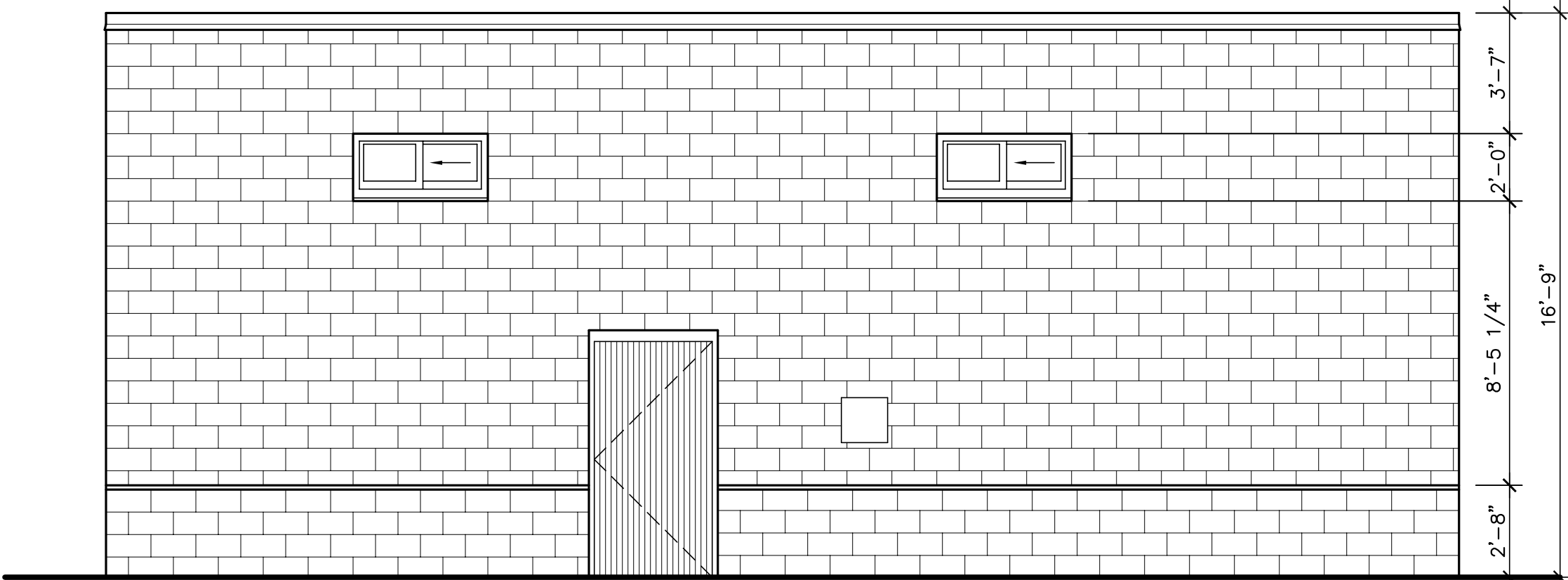
	REQUIRED	PROPOSED
PROJECT TREES	1	1
FRONTAGE TREES	N/A	0
PARKING CANOPY TREES	N/A	0
STREET TREES	N/A	0
5 GALLON PLANTS	45	45



SIDE ELEVATION 4
SCALE: 1/4"= 1'-0"



SIDE ELEVATION (FACING ALLEY) 3
SCALE: 1/4"= 1'-0"

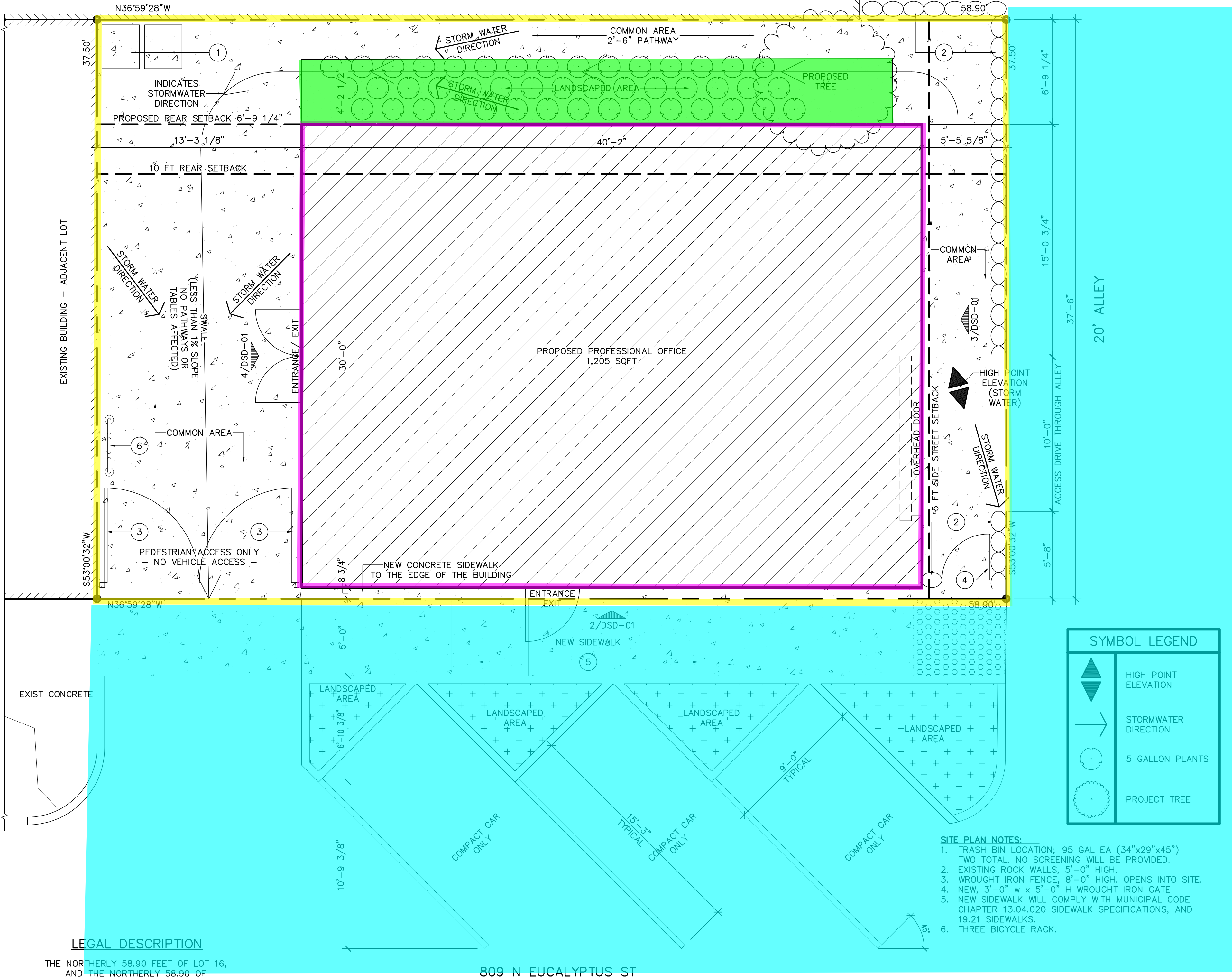


MAIN ELEVATION 2
SCALE: 1/4"= 1'-0"

PARKING TABLE — 809 N EUCALYPTUS ST					
4.09 OFFICE, BUSINESS					
AUTOMOBILE & LIGHT TRUCK		BICYCLE	HEAVY TRUCK TRAILER	GRAVEL SCREEN PARKING	
MINIMUM	MAXIMUM			REQUIRED	NOTES
1/576 SF GFA	1/400 SF GFA	NOTE 3	1/200,000 SF	ALLOWED	2A, B

PARKING CALCULATION					
100% PARKING REDUCTION REQUESTED					
USE DESCRIPTION	MIN	MAX	REQD	PROVIDED (ON SITE)	PROVIDED (DIAGONAL)
OFFICE	1 @ 576	1 @ 400	3	0	3
BICYCLE				3	0
HEAVY TRUCK TRAILER	1 @ 200,000		0	0	0

EXISTING BUILDING — ADJACENT LOT

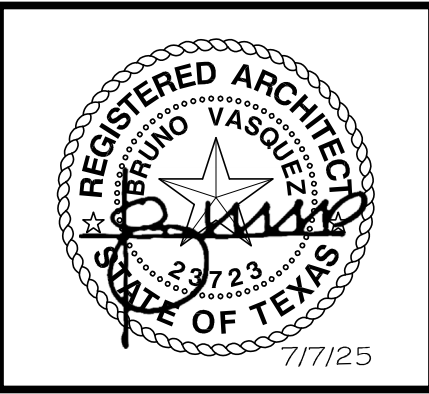


LEGAL DESCRIPTION

THE NORTHERLY 58.90 FEET OF LOT 16,
AND THE NORTHERLY 58.90 OF
THE EASTERLY HALF OF LOT 15, BLOCK 13,
COTTON ADDITION, AN ADDITION TO THE CITY OF EL PASO
EL PASO COUNTY, TEXAS

DETAILED SITE DEVELOPMENT PLAN 1
SCALE: 1/4"= 1'-0"
PLAN TRUE

NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ ZONE CRITERIA FOR SECTION 20.14.080:
A. Office, Educational or Institutional less than or equal to 5000 SF building:
Gravel/screenings spaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.
The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee, and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".
B. Commercial/Manufacturing/Warehousing/Storage/Construction Yards/and High Traffic Uses:
Gravel/screenings surfaces may be incorporated for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site, including transport drop-off and stock-in-trade.
All road parking for visitors, customers, employees, or patrons shall be hard surfaced. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Overflow Parking Only" or as appropriate.
All access drives to required parking shall be hard surfaced.
All Loading Docks and all other loading areas shall be hard surfaced.
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.



WAREHOUSE REMODELING
CONTROL & EQUIPMENT COMPANY
809 N EUCALYPTUS ST
EL PASO, TX 79903

ISSUED FOR
SPECIAL PERMIT
APPLICATION; NOT
FOR CONSTRUCTION

NO.	REVISION

SHEET:
DSD-01
DETAILED SITE
DEVELOPMENT PLAN