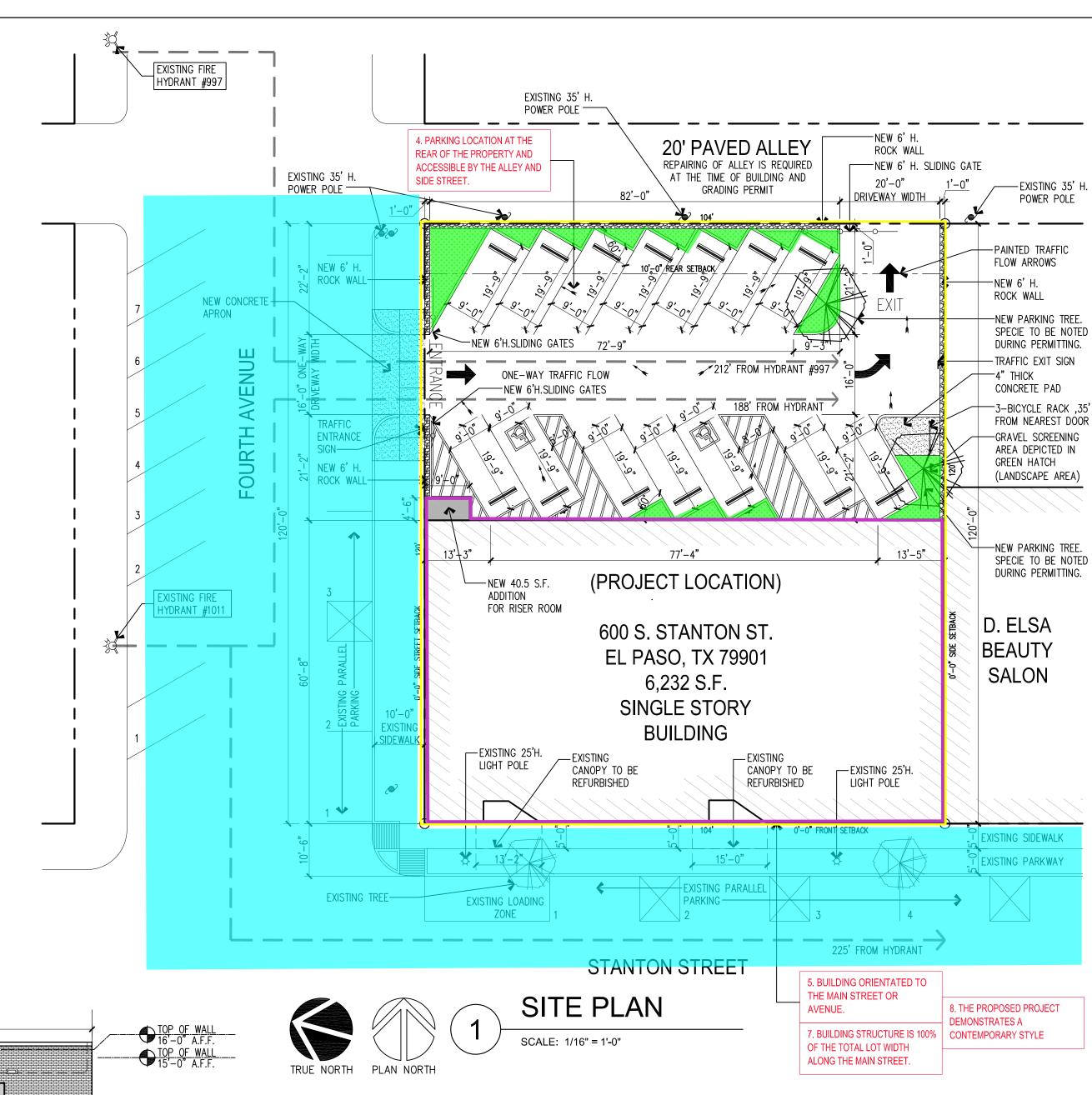


FINISHED FLOOR 0'-0" A.F.F.

EAST ELEVATION

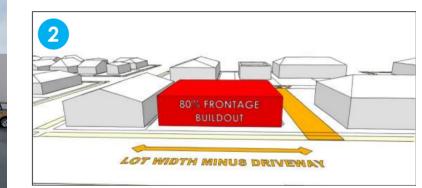
SCALE: 3/32" = 1'-0"



## SELECTIVE DESIGN GUIDELINES



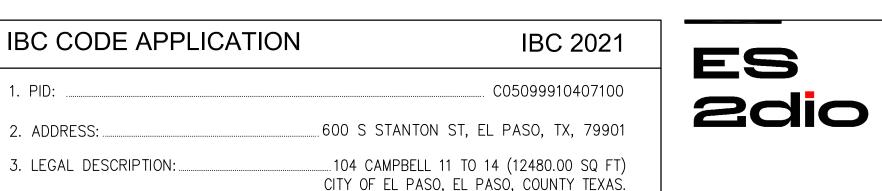
ANY NEW STRUCTURE WITH A GROUND FLOOR NON-RESIDENTIAL USE SHALL DEMONSTRATE THAT BUILDING FAÇADES FACING PUBLIC RIGHTS-OF-WAY HAVE A MAJORITY (50% OR MORE) TRANSPARENT SURFACE ON THE GROUND FLOOR. TRANSPARENT SURFACE ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO, DOORS AND NON-OPAQUE WINDOWS.



THE TOTAL WIDTH OF THE PRIMARY STRUCTURE SHALL BE GREATER THAN OR EQUAL TO 80% OF THE TOTAL LOT ALONG THE MAIN STREET. CURRENT WIDTH OF BUILDING STRUCTURE IS 100% OF THE TOTAL LOT WIDTH ALONG THE MAIN STREET.



8. THE PROPOSED PROJECT DEMONSTRATES A CONTEMPORARY STYLE AS PART OF THE ARCHITECTURAL STYLES DEFINED IN THE COMMUNITY DESIGN MANUAL OF PLAN EL PASO.



....35 PARKING SPACES MIN.

1. PID: ......

2. ADDRESS: ...

4. ARCHITECT:

PHONE:

6. OCCUPANCY:....

BALLROOM:

5. SCOPE OF WORK:

7. PARKING REQUIRED: ....

BICYCLE SPACES = 3 MIN.

10. AREA SQUARE FOOTAGE (REMODEL T.I.):

11. ALLOWABLE BUILDING HEIGHT:

REAR

10'-0"

APPROVED USE WITHIN THE SAME ZONING CATEGORY.

EXISTING STREET TREES (PARKWAY) TO REMAIN UNDISTURBED.

12. DISTANCE FROM BUILDING TO THE NEAREST TWO FIRE HYDRANTS:

SETBACKS

SIDE

O'-O"

10 when abutting a residential or apartment district

0'-0"

SIDE STREET

CUMULATIVE

N/A

LANDSCAPE CALCULATIONS

PROPOSED PROJECT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS DUE EXISTING

DEVELOPMENT, WHICH CHANGES ITS USE FROM AN APPROVED USE TO ANY OTHER,

(FRONT/REAR)

8. PARKING PROVIDED: .

11. NEW SQUARE FOOTAGE: .....

(AS A VEHICLE WOULD TRAVEL)

2. HYDRANT #1011: .....

13. SPRINKLERED STRUCTURE: ...

FRONT

0'-0"

0'-0"

TO PARKING TREES TO BE PROVIDED.

REQUIRED

PROPOSED

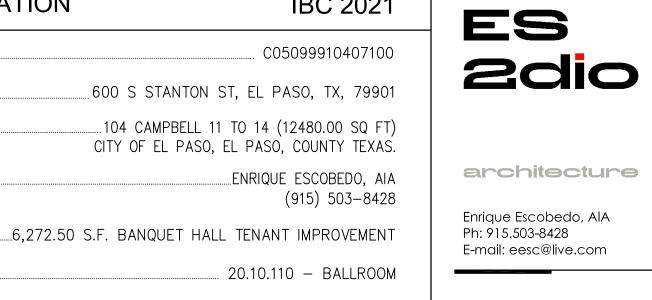
1. HYDRANT #997:....

MIN:1/144 sf GFA of assembly area; plus 1/288 sf GFA of other areas

MAX: 1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas

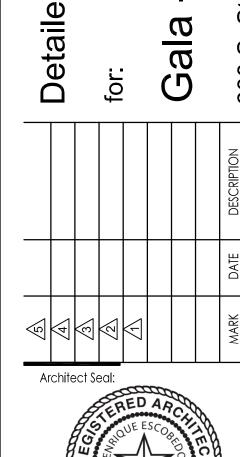
(3,948 S.F. ASSEMBLY AREA/144=27)+(2,284 S.F./288=8)=35 PARKING SPACES MIN.

(3,948 S.F. ASSEMBLY AREA/100=39)+(2,284 S.F./200=11)=50 PARKING SPACES MAX.



.14 PARKING SPACES PROVIDED 3-BICYCLE RACK PROVIDED NOTE: 60 % PARKING REDUCTION TO BE REQUESTED DURING INFILL DEVELOPMENT APPLICATION. ... 6,232.00 S.F. .... 40.5 S.F. ......60 FEET - 17' PROVIDED .... 212' FT. ....225' FT evelopment . YES HEIGHT 60'-0" Site 17'-0" MAX

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Indigo



Date:	SEPTEMBER 30 2025
Revised:	
Project No.	2515
Drawn By:	E.E.
Checked By:	E.E.
File Name:	600 S. STANTON
Sheet Title:	

Sheet No.