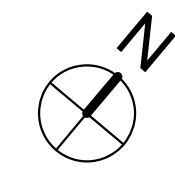


ARCHITECTURAL SITE PLAN
1" = 20'-0"



BUILDING INFORMATION

- PRIMARY ZONING
 - C-1- NEIGHBORHOOD COMMERCIAL
- SECONDARY ZONING
 - PNC- PLANNED NEIGHBORHOOD CENTER
 - PCD- PLANNED COMMUNITY DEVELOPMENT
- PROPOSED AMMENDMENT TO THE CONDITIONAL USE PERMIT FOR GAS STATION 50-UP-1977

- USE GROUP
- MERCANTILE/ RETAIL
 - FULLY SPRINKLERED

- SITE AREA
- 22,500 SF. (0.51652893 ACRE)

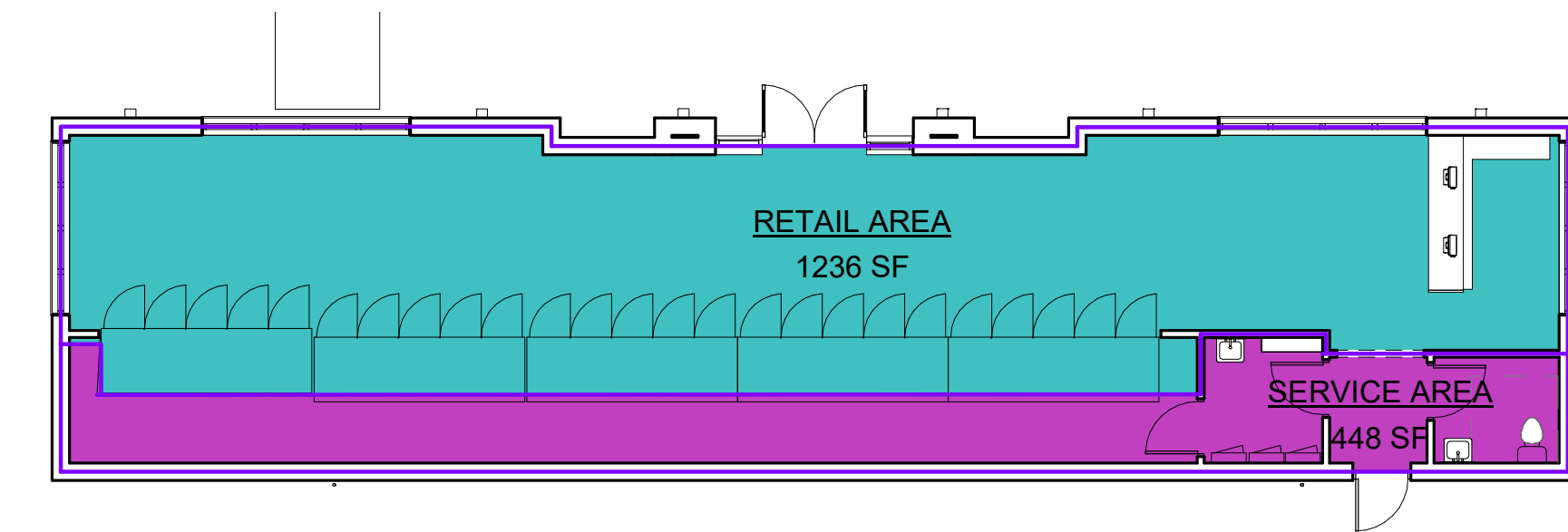
- OPEN SPACE
- REQUIRED OPEN SPACE - 15%
 - PROVIDED OPEN SPACE (EXISTING UNCHANGED) > 39850/142,249= 28%

- BUILDING SETBACKS
- REQUIRED FRONT - 35'- PROVIDED- 39.76'
 - REQUIRED SIDE SETBACK - 0'
 - PROVIDED SIDE - 31' & 24'
 - REQUIRED REAR SETBACK - 0'
 - PROVIDED REAR - 5'

- BUILDING AREAS
- PROPOSED BUILDING 1684 N.S.F.

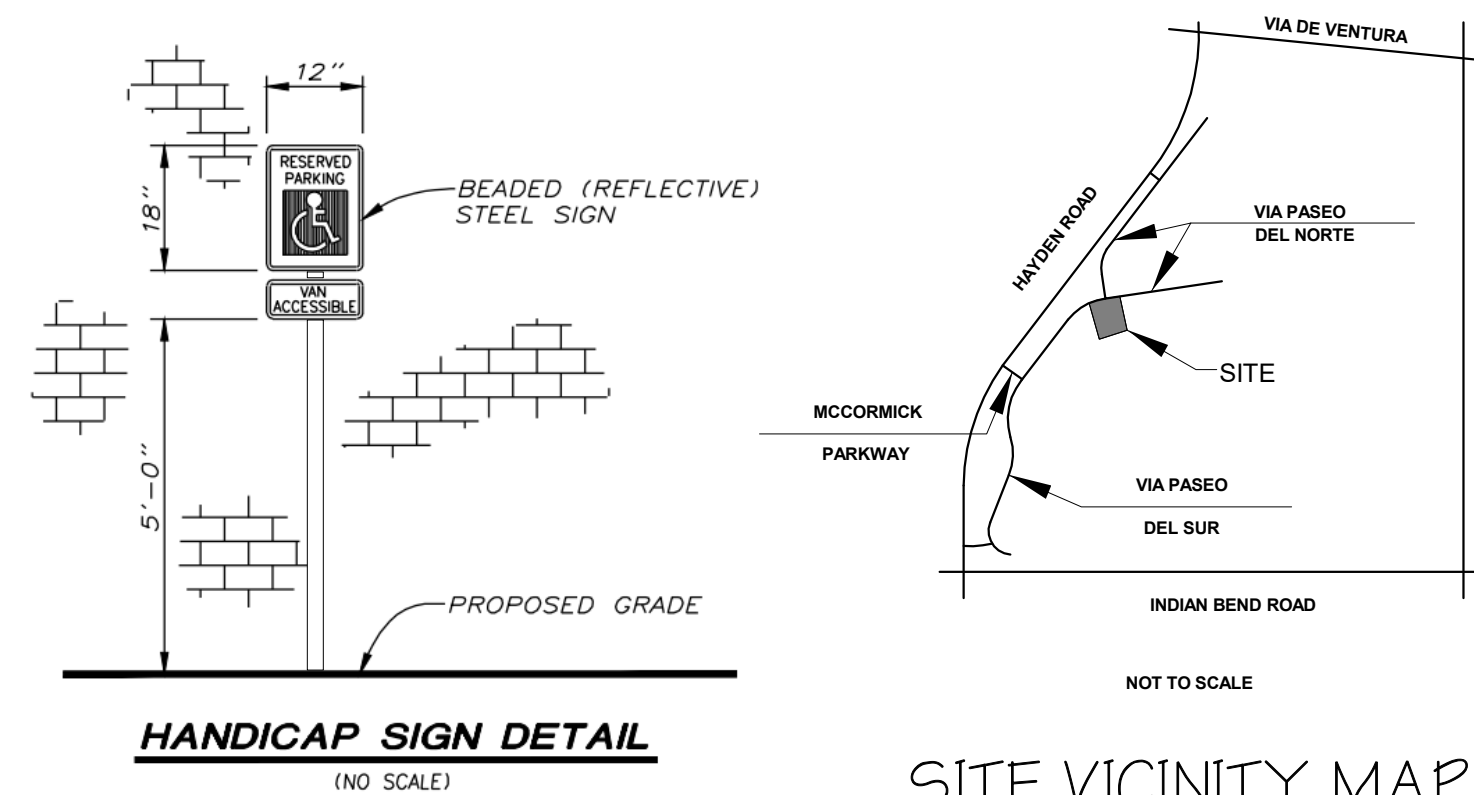
Area Legend

- RETAIL AREA
- SERVICE AREA



ROOM SCHEDULE			
Number	Name	Area	Occupancy
01	RETAIL AREA	1174 SF	PUBLIC
02	STORAGE	259 SF	PRIVATE
03	HALL	34 SF	PUBLIC
04	MECH	49 SF	PRIVATE
05	TOILET	44 SF	PRIVATE
		1560 SF	

SHEET INDEX	
Sheet Number	Sheet Name
SP-0.0	COVER SHEET & ARCH. SITE PLAN
SP-1.0	EXISTING TOPOGRAPHIC SURVEY
SP-2.0	SITE LANDSCAPING PLAN & DETAILS
SP-3.0	SITE LIGHTING PHOTOMETRICS
SP-3.1	LIGHTING SPECS & SCHED.
SP-3.2	SITE SPACE PLAN
SP-4.0	GROUND FLOOR PLAN
SP-5.0	ELEVATIONS
SP-5.1	ISOMETRIC 3D
SP-5.2	PERSPECTIVES



HANDICAP SIGN DETAIL
(NO SCALE)

SITE VICINITY MAP
N.T.S.

SITE LIGHTING

EXISTING SITE LIGHTING POLE FIXTURES TO BE LEFT IN PLACE (4) LED LIGHT CUT OFF LUMINAIRE POLE MOUNTED FIXTURES AS WELL AS PROPOSED RECESSED DOWN LIGHTING UNDER THE PROPOSED ENTRANCE CANOPY.

SEE SHEET SP- 3.0

LANDSCAPING EXISTING

LANDSCAPING ARE FRONTAGE GREENBELTS AND ALONG THE NORTH SIDE OF THE EXISTING PARKING SPACES,SEE SHEET SP-2.

SIGNS

EXISTING GROUND SIGN APPROXIMATELY AT NORTH WEST CORNER IS TO REMAIN AS IS.

PROPOSED GROUND SIGN - 8' HIGH x 11.5' WIDE

BICYCLE PARKING

1 BIKE PER EVERY 10 CAR SPACES
MIN 2'X6' PARKING SPACE

PARKING REQUIREMENTS

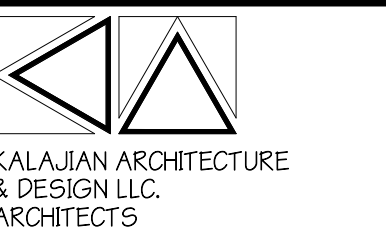
(1) CAR SPACE REQ. 250 SF OF RETAIL SALES GROSS FLOOR AREA

RETAIL AREA= 1236 SF/250= 6 CAR SPACES REQUIRED

PROVIDED - 10 CAR SPACES
INCLUDES 1 BARRIER FREE ACCESSIBLE SPACES

PARKING LOT LANDSCAPE AREAS & ISLANDS

MIN. 5' DEEP BETWEEN PARKING AND STREET LINE
15% PARKING LOT TO BE LANDSCAPED



KALAJIAN ARCHITECTURE & DESIGN LLC. ARCHITECTS

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48310

IMAD POTRES
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E. IMADHERMIZ@GMAIL.COM

PROPOSED REMODELING OF AN EXISTING BUILDING

CONTACT PERSON/OWNER

SIMON DISHOW

EMAIL: SDISHOW87@GMAIL.COM
PH: 586.864.8848

RENO. EXIST. GAS STATION
8233 N. VIA PASEO DEL NORTE
SCOTTSDALE, ARIZ. 85258

DESCRIPTION:
COVER SHEET & ARCH. SITE PLAN
DRAWN BY: NT
CHECKED BY: ART K
DATE: 06.23.23
PROJECT #: 008-23-03-16
SCALE: As indicated



Date	No.	Issued by
5.5.23	1	A.K.

SHEET NO.

SP-0.0

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