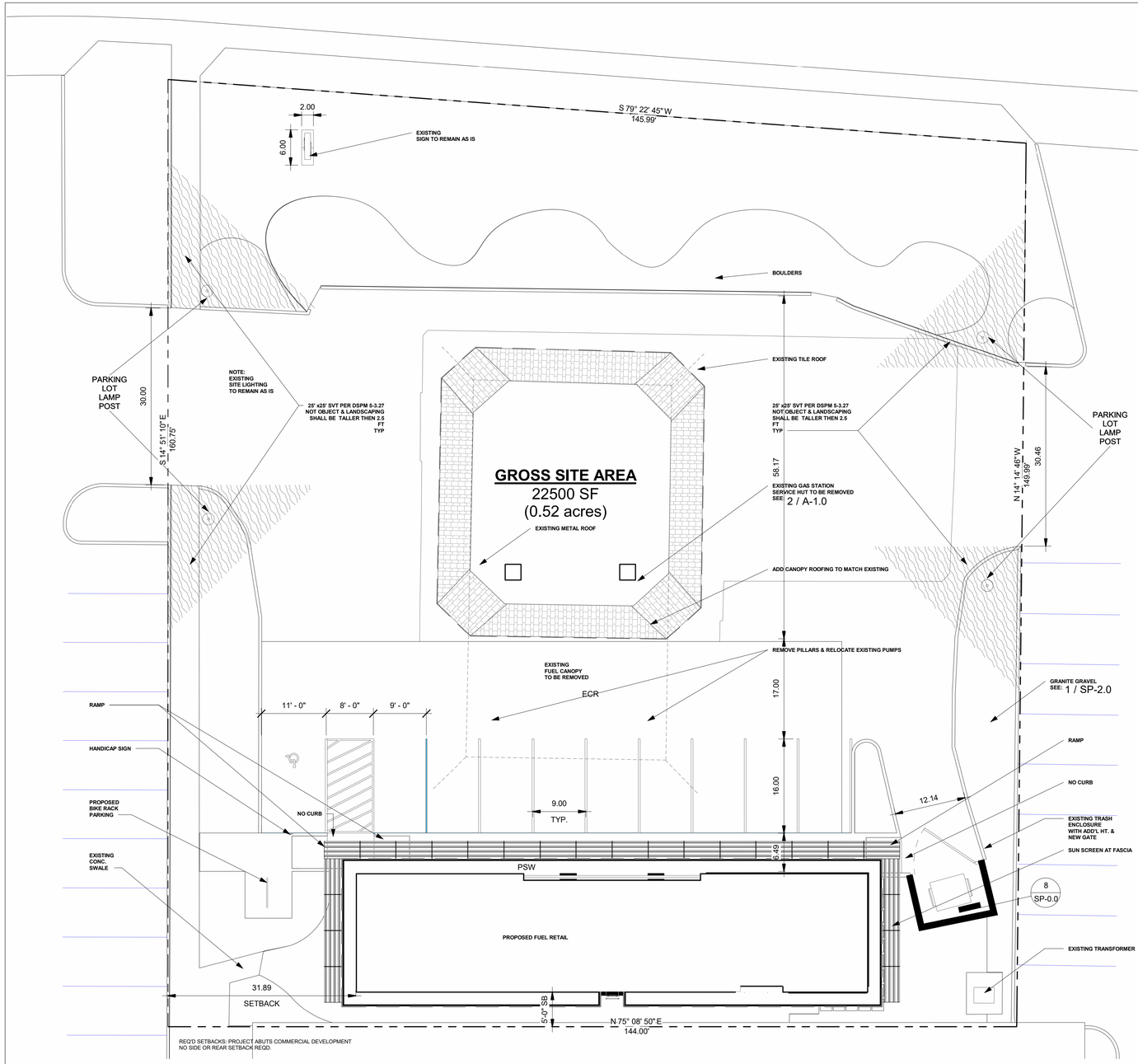
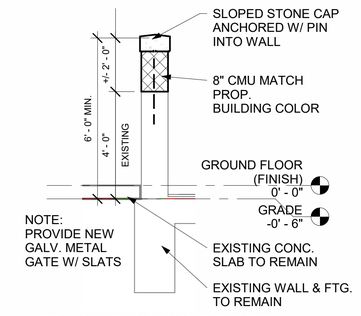
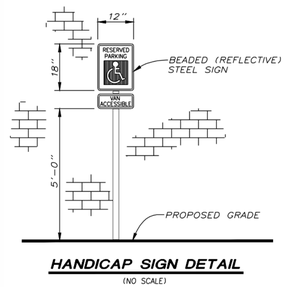


2 SP-0.0 ARCHITECTURAL SITE PLAN
1" = 10'-0"

ROOM SCHEDULE			
Number	Name	Area	Occupancy
01	RETAIL AREA	1130 SF	PUBLIC
02	STORAGE	228 SF	PRIVATE
03	HALL	30 SF	PUBLIC
04	MECH	54 SF	PRIVATE
05	TOILET	39 SF	PRIVATE
		1482 SF	



6 SP-0.0 TRASH ENCLOSURE DETAIL
3/8" = 1'-0"

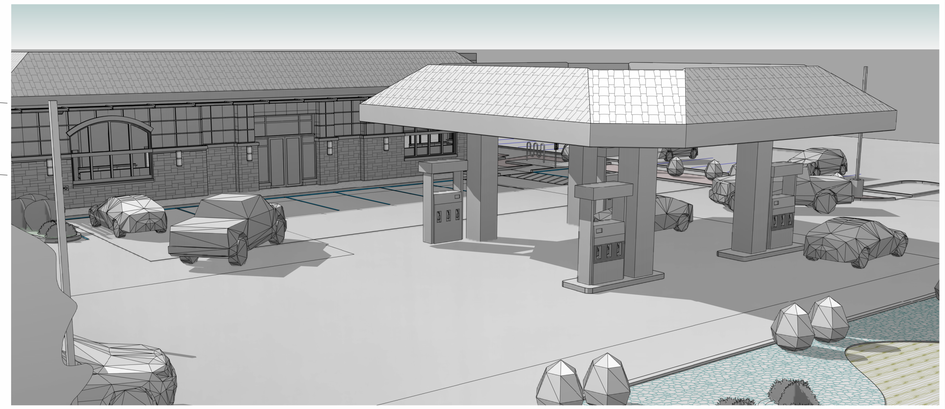


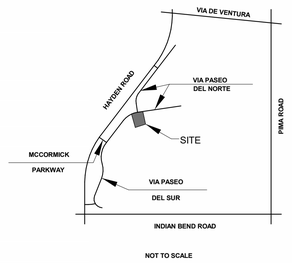
HANDICAP SIGN DETAIL
(NO SCALE)

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. LUMINARE BLDG. MTD. FIXTURES ARE ALSO ADDED TO ILLUMINATE THE BUILDING PERIMETER

ADDITIONAL CUT SHEET ON SP-3.0 & SP- 3.1





NOT TO SCALE

1 SP-0.0 SITE VICINITY MAP
N.T.S.

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= 4.9 OR 5 CAR SPACES REQUIRED
1 CAR SPACE REQ. 800 SF STORAGE SPACE
STORAGE AREA = 455 SF/800+ .057= 1 SPACE

TOTAL CAR SPACE REQUIRED 6
PROVIDED - 10 CAR SPACES
INCLUDES 1 BARRIER FREE ACCESSIBLE SPACE

PARKING LOT LANDSCAPE AREAS & ISLANDS

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

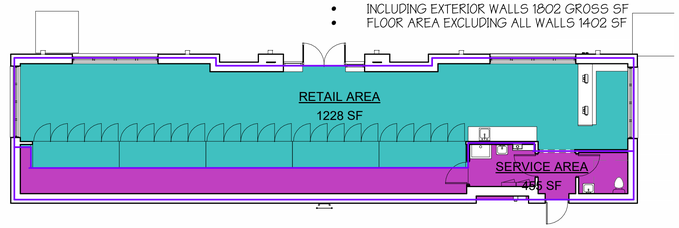
LANDSCAPING EXISTING

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

Area Legend

RETAIL AREA

SERVICE AREA



BUILDING INFORMATION

PRIMARY ZONING
- C-1- NEIGHBORHOOD COMMERICAL

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)

FAR
- 1802 (GSF BLDG)/ 22500= 0.08

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.
- INCLUDING EXTERIOR WALLS 1802 GROSS SF
- FLOOR AREA EXCLUDING ALL WALLS 1402 SF

SHEET INDEX		
Designed By	Sheet Number	Sheet Name
1	SP-0.0	COVER SHEET & ARCH. SITE PLAN
2	MS-1.0	SIMULATION PLAN NOTES & DETAILS
3	UT-1.0	SITE PLAN, UTILITY & GEOMETRY PLAN
4	GP-1.0	PAVING & GRADING PLAN
5	SP-1.0	EXISTING TOPOGRAPHIC SURVEY
6	SP-2.0	SITE LANDSCAPING PLAN & DETAILS
7	SP-3.0	SITE LIGHTING PHOTOMETRICS
8	SP-3.1	SITE LIGHTING PHOTOMETRICS
9	SP-3.2	SITE SPACE PLAN
10	A-1.0	GROUND FLOOR PLAN
11	A-2.0	ELEVATIONS
12	A-3.0	ISOMETRIC 3D
13	A-3.1	PERSPECTIVES
14	A-4.0	BUILDING SECTION
15	A-5.0	WALL DETAILS
16	S-0.0	STRUCTURAL SPEC.
17	S-1.0	FOUNDATION PLAN
18	S-2.0	ROOF FRAMING PLAN
19	E-1.0	LIGHTING FLOOR PLAN
20	E-2.0	POWER AND SYSTEMS FLOOR PLAN
21	E-3.0	ELEC. ONE LINE DIAGRAM SPEC & SCHED.
22	E-4.0	ELECTRICAL SCHEDULES
23	M-1.0	HVAC PLAN NOTES
24	P-1.0	PLUMBING PLAN & NOTES
25	P-2.0	PLUMBING NOTES DTLS.

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STERLING HEIGHTS, MI
48310

IMAD POTRES
C. 586.707.0080
E.
IMADHERMIZ@GMAIL.COM

PROPOSED REMODELING OF AN EXISTING BUILDING

CONTACT PERSON/ OWNER

Rafid Jamil

EMAIL:
ronnie.jamil29@gmail.com
CELL: (480) 580-6007

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: 04.06.24
PROJECT #: 008-23-03-16
SCALE: As indicated

SEAL:

Registered Professional Engineer (Civil)
CERTIFICATE NO.
47313
LUAY
ESHO
Date Signed
04/06/2024

Date	No.	Issued by
5.5.23	1	A.K.

SHEET NO.
SP-0.0

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