



1871 AUSTIN DR., TROY, MI. 48083
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CK Construction L.L.C.
37525 Hacker Dr, Sterling Heights, MI 48310
Cell: (586) 707-0080
Email: imadhermiz@gmail.com

Re: Shell Gas Station
8225 N Via Paseo Del Norte
Scottsdale, AZ 85258

June, 18, 2023

Re: Site Plan Approval to Existing Gas Station

Dear Sir / Ma'm

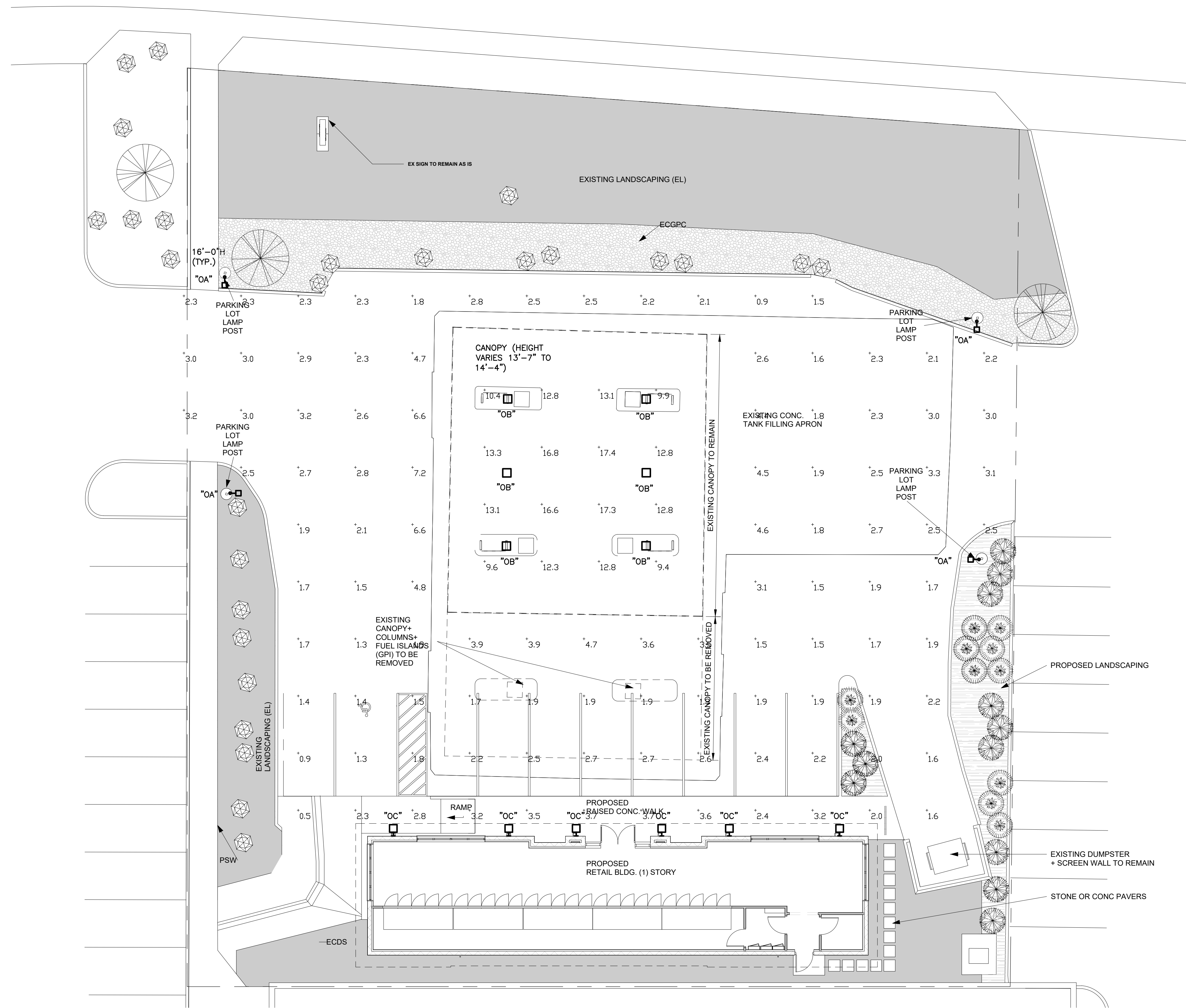
The project is to propose Remodeling and Addition to Existing 'Shell Gas Station' (Floor Area 1,560 Sq. Ft. approximately) on the Lot located at 8225 N Via Paseo Del Norte, Scottsdale, Arizona. The scope of work is to include the demolition of the existing Retail 'Kiosk' (180 Sq. Ft.) and to cut a portion of the existing canopy and construct a new Building "Convenience Store". The Owner is proposing this development to enhance the Site and to blend with the adjacent Retail Buildings surrounding the Gas Station and to the convenience catering to the customers' needs. Other Proposed changes to include:

- Additional Landscaping of approximately 627 Sq. Ft. is proposed along the North East Property Line adjacent to the Trash Enclosure. (See attached drawings).
- Replacing the Existing Site Lighting Fixtures with contemporary LED Fixture.
- Increasing the Height of the Dumpster Masonry Enclosure from 4'-0" high to 6'-4" high

The owner shall provide an Alta Survey and Alta Commitment for Title Insurance for the property at the above address. All Conditional Use Permit Applications to be submitted along with the Proposed Site Plan documents. Including an Open Space Plan too as described in the Checklist.

Respectfully;
Art Kalajian RA.

Imad Potres, Design Professional



SITE PLAN-LIGHTING PHOTOMETRIC
SCALE 1" = 10'

ELECTRICAL SHEET INDEX	
SHEET NUMBER	DESCRIPTION
SP-3.0	SITE PLAN - LIGHTING PHOTOMETRIC
SP-3.1	LIGHTING CUT SHEET AND SCHEDULES

KALAJIAN ARCHITECTURE & DESIGN LLC ARCHITECTS
1871 AUSTIN DRIVE TROY MICHIGAN 48063
OFFICE: 248-524-3616
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CONSULTANT DESIGNER OR CONSTRUCTION
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IMAD POTRES
C. 586.707.0090
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:
SITE PLAN LIGHTING PHOTOMETRIC
DRAWN BY: S.D.
CHECKED BY: S.D.
DATE: 05-17-23
PROJECT #: 008-23-03-16
SCALE: 1"=10'-0"

SEAL:

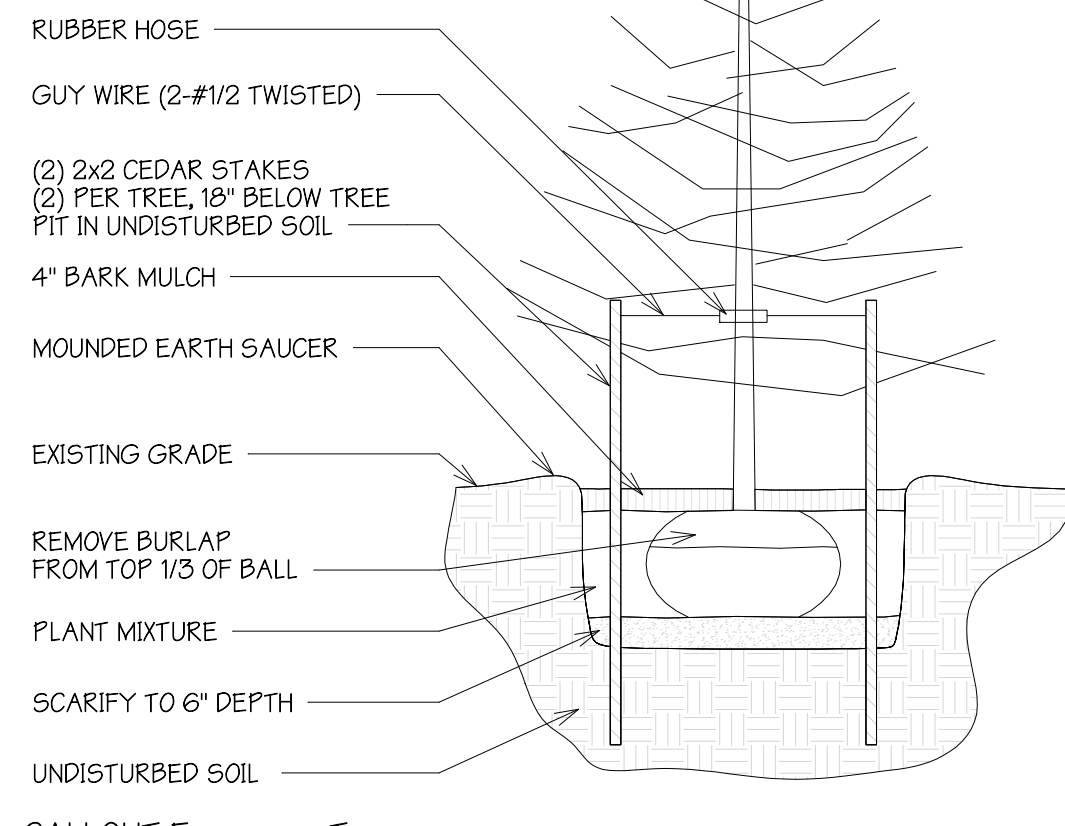
Date	No.	Issued by

SHEET NO.
SP-3.0

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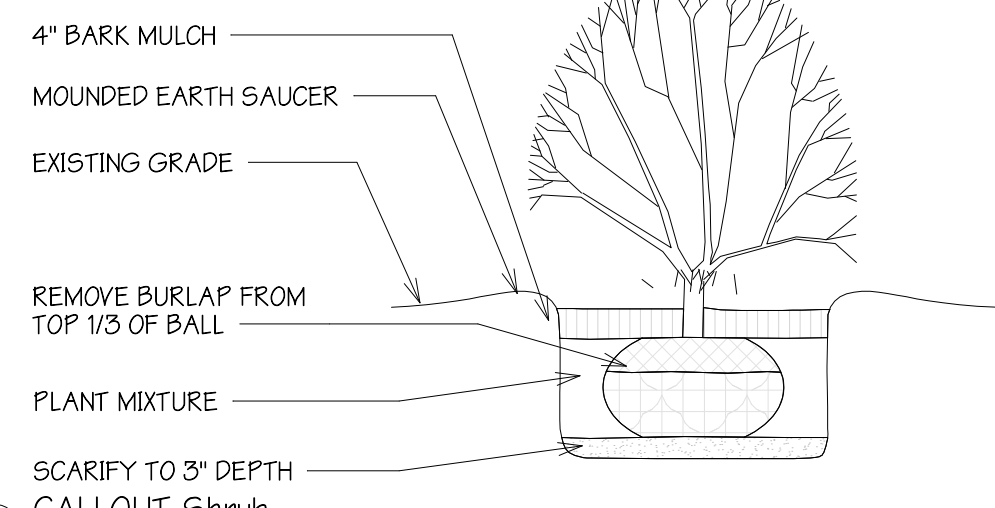
LANDSCAPE NOTES AND PLANTING SPECIFICATIONS

- ALL REQUIRED LANDSCAPE AREAS SHALL BE COMPLETELY PLANTED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE MATERIAL.
- ALL LANDSCAPE MATERIAL TREES SHALL BE MAINTAINED.
- ALL PLANT AND GRASS MATERIALS TO BE IN COMPLIANCE WITH THE CITY ORDINANCE AND CONFORM TO THE STANDARDS OF THE MICHIGAN ASSOC. OF NURSERYMEN.
- ALL PLANT MATERIAL SHALL RECEIVE (3) PARTS TOPSOIL TO <1> PART PEAT MOSS PLANTING MIX.
- ALL PLANTING BEDS SHALL RECEIVE A 4" LAYER OF SHREDDED BARK MULCH. ALL BEDS SHALL RECEIVE A PRE-EMERGE WEED KILLER PRIOR TO INSTALLATION OF MULCH. ALL BEDS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HR. PERIOD AFTER PLANTING.
- PLANT MATERIAL (B x B) SHALL BE BALLED WITH ORIGINAL SOIL, INTACT WITH THE FIBROUS ROOTS TO INSURE MAX. RECOVERY AFTER PLANTING.
- ANY BARE AREAS OF 12" OR LARGER DIA SHALL BE RESEEDING AND INCLUDED IN MAINTENANCE PERIOD.
- ALL NURSERY STOCK SHALL BE PLANTED PER APPLICABLE STANDARDS INCLUDING THE INSTALLATION STANDARDS BY THE MICHIGAN STATE HIGHWAY DEPT. AND SIZED AS SHOWN IN THE PLANTING SCHEDULE.
- LANDSCAPING SHALL BE PLANTED IN A SOUND WORKMAN LIKE MANNER AND ACCEPTED GOOD PLANNING PROCEDURES. THE LANDSCAPE AREAS TO BE PROTECTED FROM VEHICULAR ENCROACHMENT.
- MAINTENANCE TO THE LANDSCAPING SHALL BE PERFORMED SUCH AS TO KEEP THE LANDSCAPE IN GOOD CONDITION WITH A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN (1) YEAR OR PART OF THE NEXT PLANTING PERIOD WHICHEVER IS FIRST.

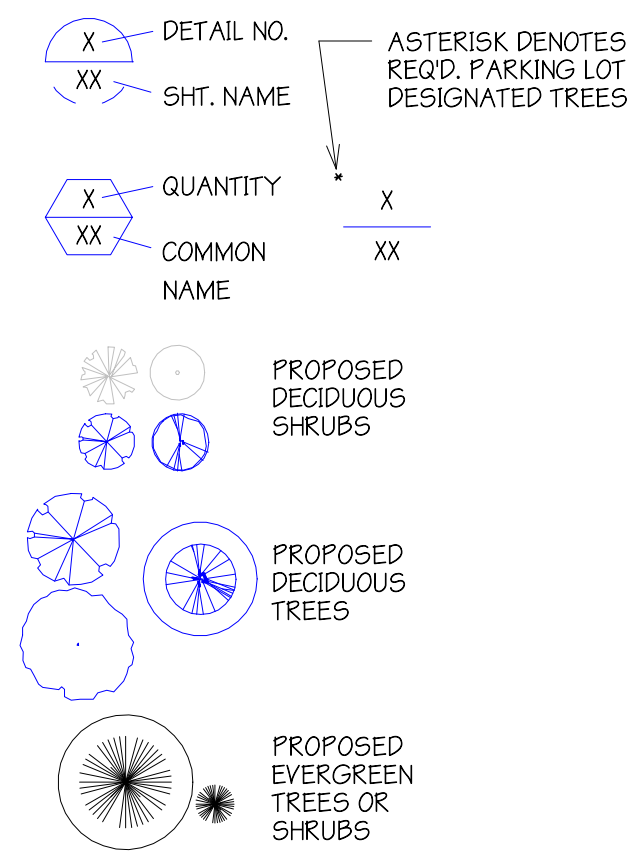


4 CALLOUT Evergreen Trees N.T.S.

EXISTING TREES AND BRUSH TO REMAIN AS A LANDSCAPE BUFFER TO THE RESIDENTIAL ZONING TO THE EAST



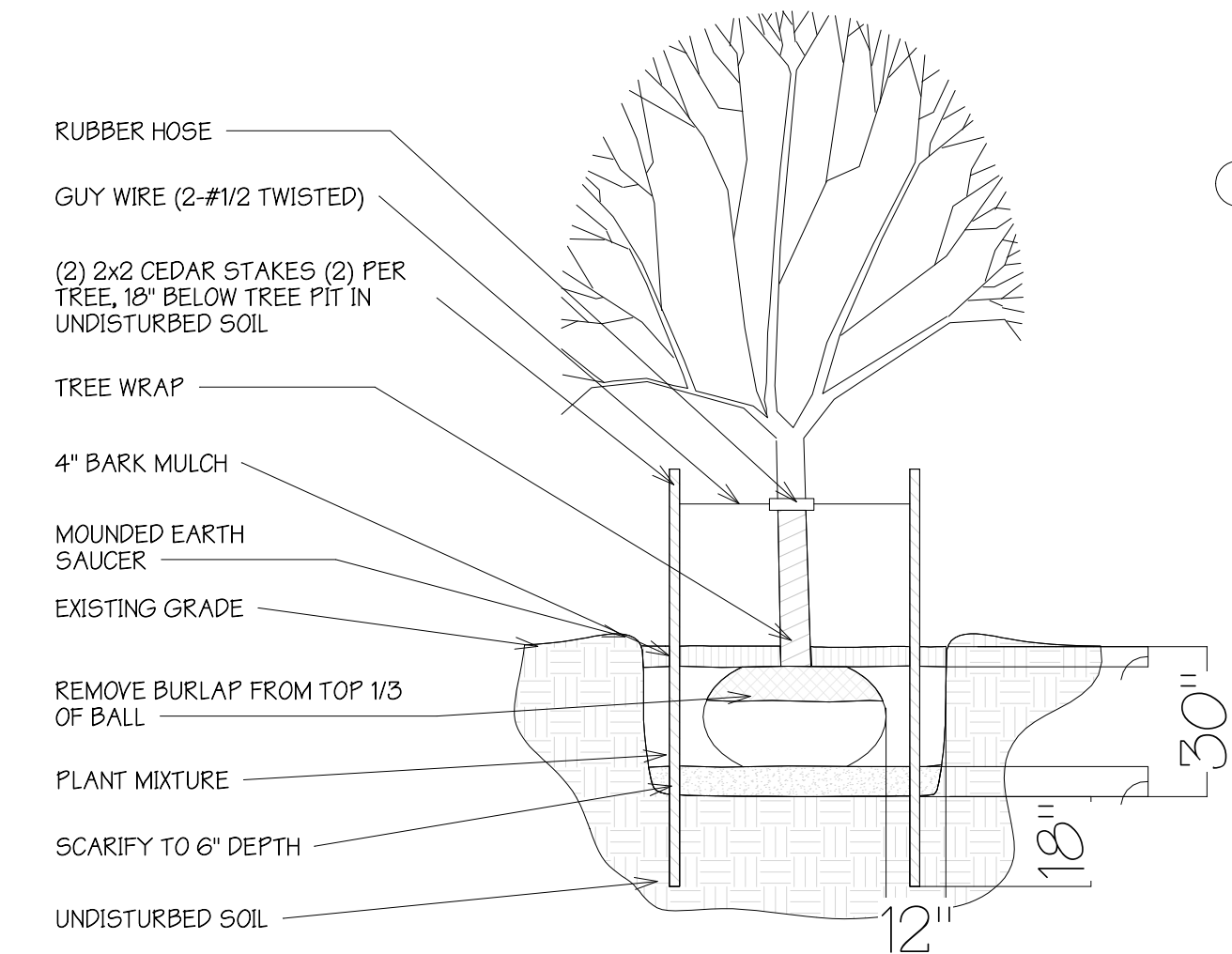
3 CALLOUT Shrub N.T.S.



SITE LANDSCAPING LEGEND N.T.S.

SPECIAL LANDSCAPE NOTES
 ALL LANDSCAPED AREAS SHALL BE REFURBISHED / NATURAL MATERIALS SUCH AS TURF, GROUND COVER, MULCH OR 2" DECOMPOSED GRANIT SHALE.
 ALL LANDSCAPED AREAS TO BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM.
 C-1 MIN. 20" DEEP WHERE PARKING OCCURS BETWEEN BUILDING & STREET.
 • SINGLE TRUNK TREES- 3" CALIPER
 • PALM TREES- 12" TALL
 • MULTI-TRUNK TREES 1.5" CALIPER
 • ALL SHRUBS TO HAVE MIN. 5 GALLON CONTAINER SIZE

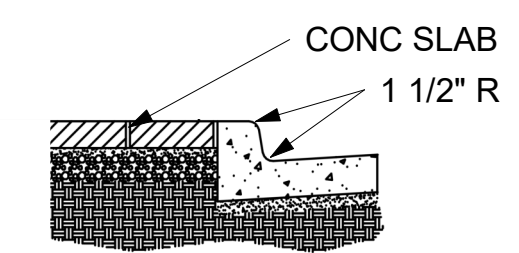
2 CALLOUT Landscaping Island N.T.S.



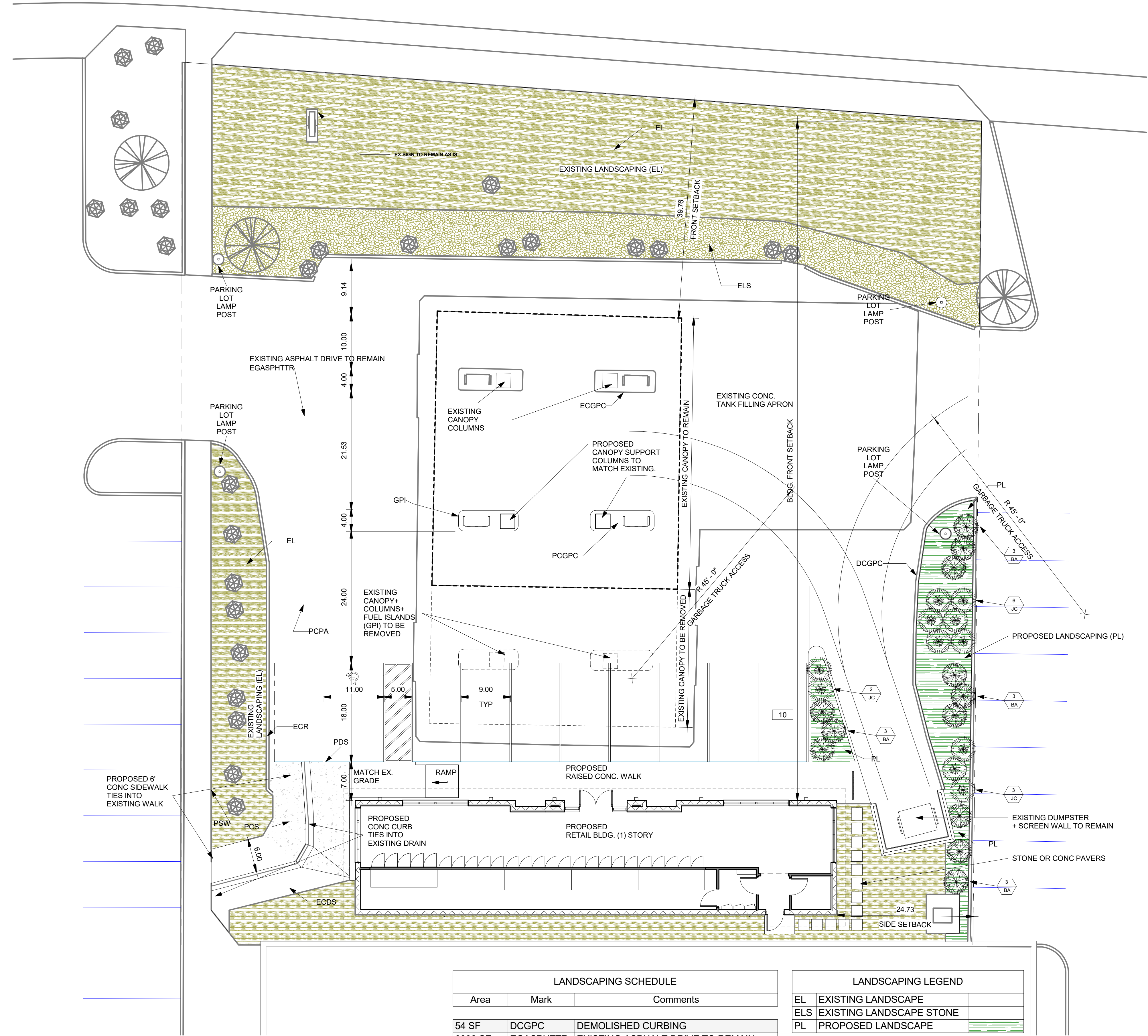
5 SP-CALLOUT Deciduous Trees N.T.S.

Plant Schedule					
QTY.	Type Mark	Common Name	Botanical Name	Size & Ht.	Notes
12	BA	DWARF RED BARBERRY	BERBERIS THUNBERGIL AUREA ROJA	24"-30" B+B	
11	JC	VARIGATED JAPANESE GARDEN JUNIPER	JUNIPERUS CHINENSIS AR. PROCUMBENS 'VARIGATA'	24"-30" B+B	

6 CURB DETAIL N.T.S.



ARCHITECTURAL SITE & LANDSCAPING PLAN
 1" = 10'-0"



LANDSCAPING SCHEDULE		
Area	Mark	Comments
54 SF	DCGPC	DEMOLISHED CURBING
8282 SF	EGASPHTR	EXISTING ASPHALT DRIVE TO REMAIN
123 SF	ECDS	EXISTING CONC SWALE
89 SF	ECGPC	EXISTING CONC GAS PUMP ISLANDS
83 SF	ECGPC	EXISTING CONC GAS PUMP ISLANDS
2981 SF	PCS	EXISTING CONC SIDEWALK
525 SF	ECR	EXISTING CURBING TO REMAIN
3292 SF	EL	EXISTING LANDSCAPE
1758 SF	EL	EXISTING LANDSCAPE
1208 SF	ELS	EXISTING LANDSCAPE STONE
83 SF	GPI	PROPOSED CONC GAS PUMP ISLANDS
3154 SF	PCPA	PROPOSED CONC PARKING AREA
540 SF	PL	PROPOSED LANDSCAPE
97 SF	PL	PROPOSED LANDSCAPE
145 SF	PDS	PROPOSED SIDEWALK
2650 SF	PSW	PROPOSED STRUCTURAL FLOOR

LANDSCAPING LEGEND	
EL	EXISTING LANDSCAPE
ELS	EXISTING LANDSCAPE STONE
PL	PROPOSED LANDSCAPE

KALAJIAN ARCHITECTURE & DESIGN LLC. ARCHITECTS
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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 PASO DEL NORTE
 SCOTTSDALE, ARIZ. 85258

DESCRIPTION:
 SITE LANDSCAPING PLAN & DETAILS
 DRAWN BY: NT
 CHECKED BY: ART K
 DATE: 06.23.23
 PROJECT #: 008-23-03-16
 SCALE: As indicated

SEAL:

 6/26/2023

Date	No.	Issued by
5.5.23	1	A.K.

SHEET NO. **SP-2.0**

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

DESCRIPTION: ELEVATIONS

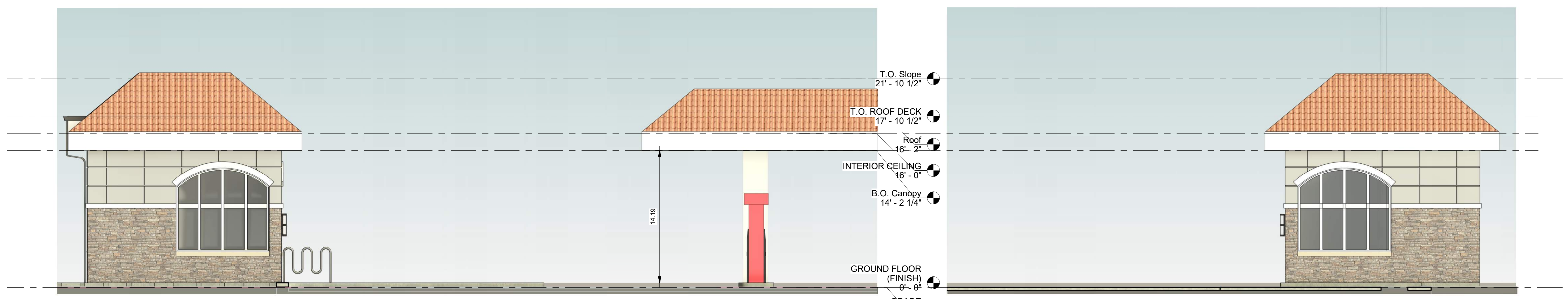
DRAWN BY:	NT
CHECKED BY:	AK
DATE:	06.23.23
PROJECT #:	008-23-03-16
SCALE:	As indicated

SEAL:

Date	No.	Issued by
5.5.23	1	AK

SHEET NO. **SP-5.0**

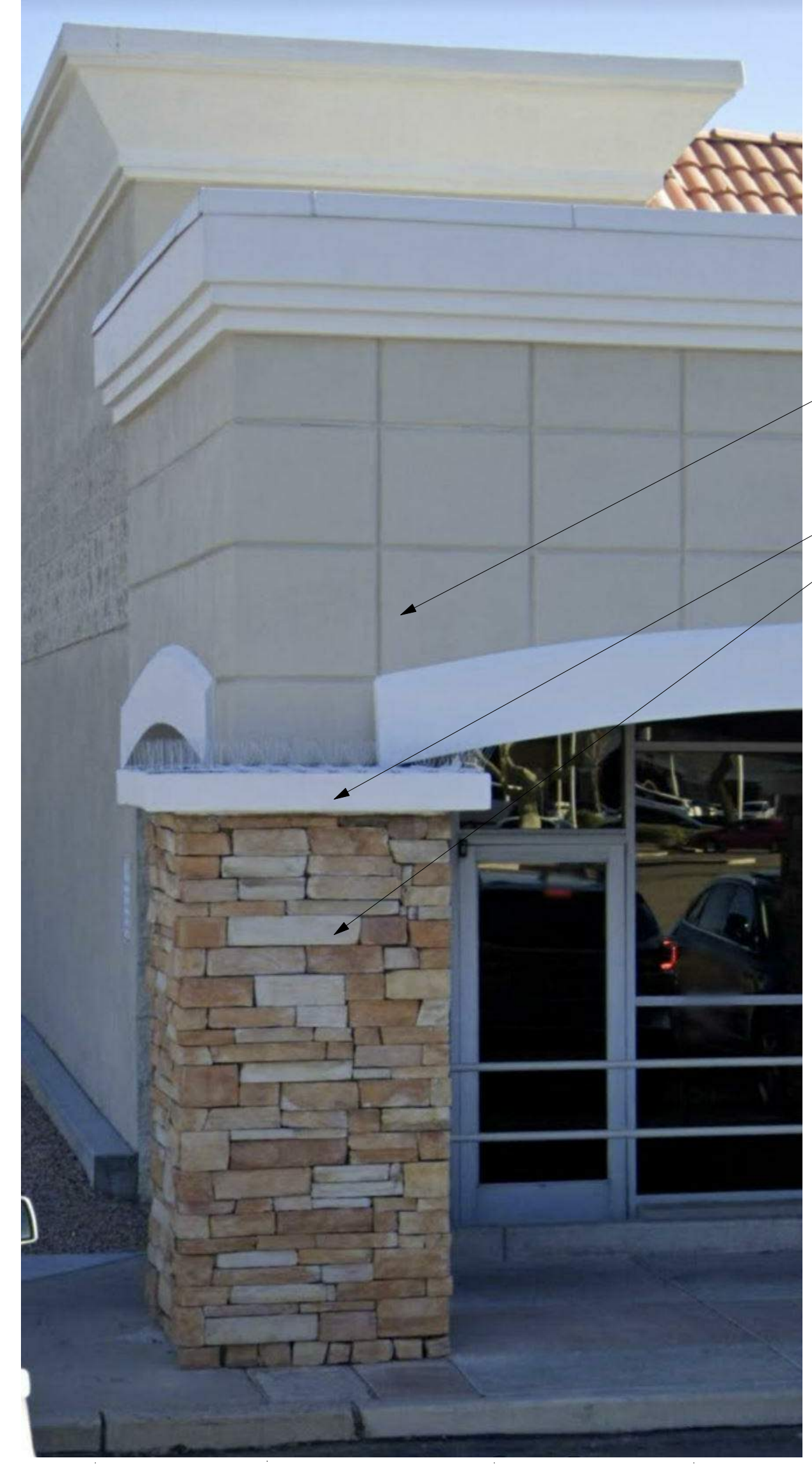
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EAST- (SIDE)
 3/16" = 1'-0"

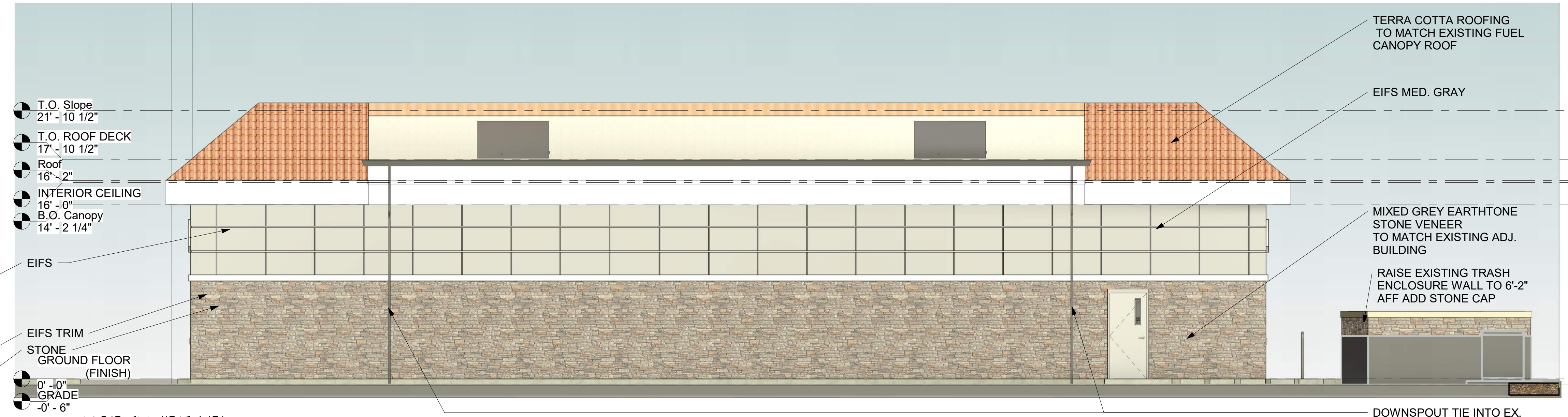
NOTE: BOTTOM OF EXISTING GAS FILLING CANOPY VARIES FROM 13'-7" THRU 15'-0" ABOVE GRADE PROPOSED BUILDING SOFFIT TO MATCH. SHOWN AS +/- 14'-0" AFF.

WEST- (SIDE)
 3/16" = 1'-0"



NOTE: ALL FINISHES AND MATERIAL COLORS ARE TO MATCH EXISTING ADJACENT BUILDING. PICTURED ABOVE

EXISTING ADJ BUILDING
 N.T.S.



NORTH (REAR)
 3/16" = 1'-0"



SOUTH- (FRONT)
 3/16" = 1'-0"