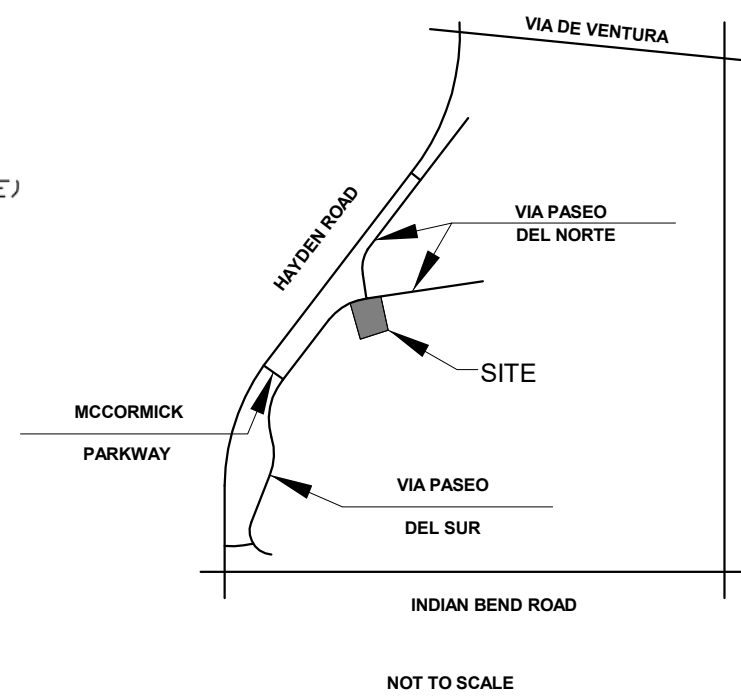
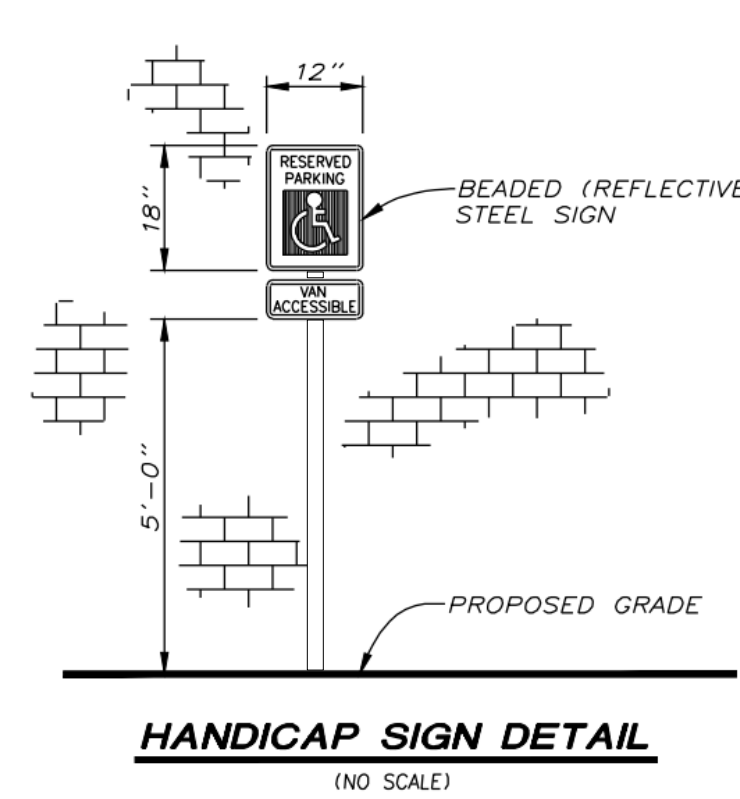
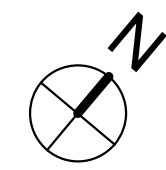


ARCHITECTURAL SITE PLAN
1" = 20'-0"



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.

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)

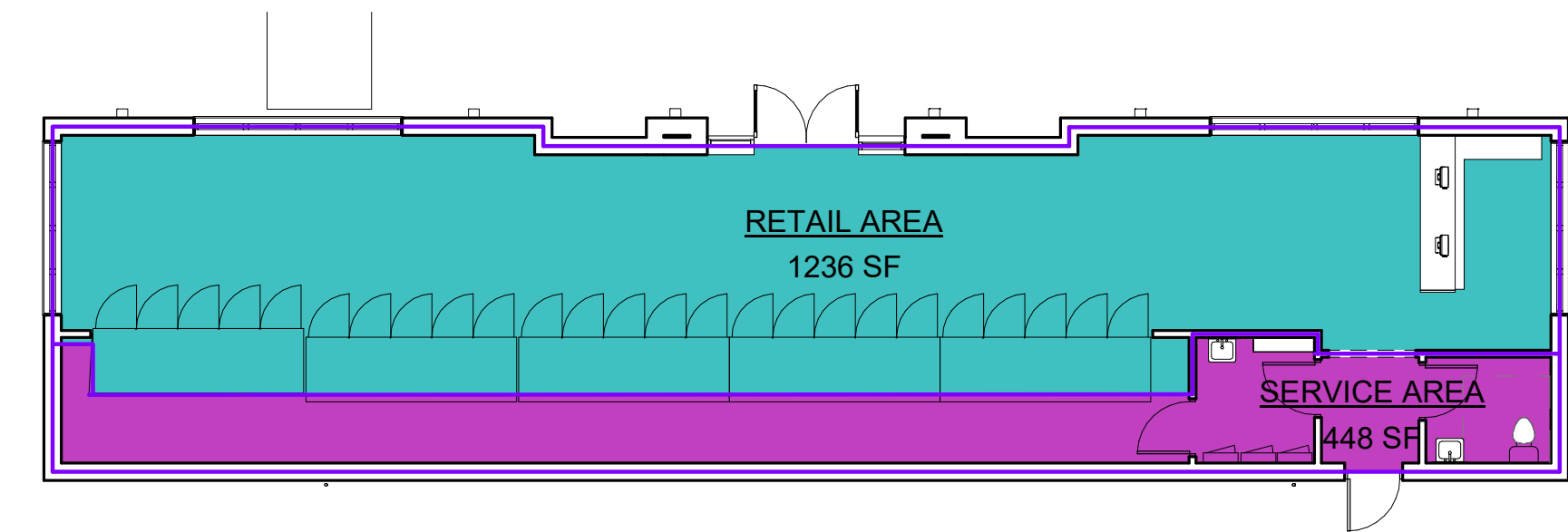
- OPEN SPACE
- REQUIRED OPEN SPACE - 15%
 - PROVIDED OPEN SPACE (EXISTING UNCHANGED) > 39850/142,249= 28%

- 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

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

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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

SEAL:
Professional Engineer
47313
LUAY ESHO
6/26/2023

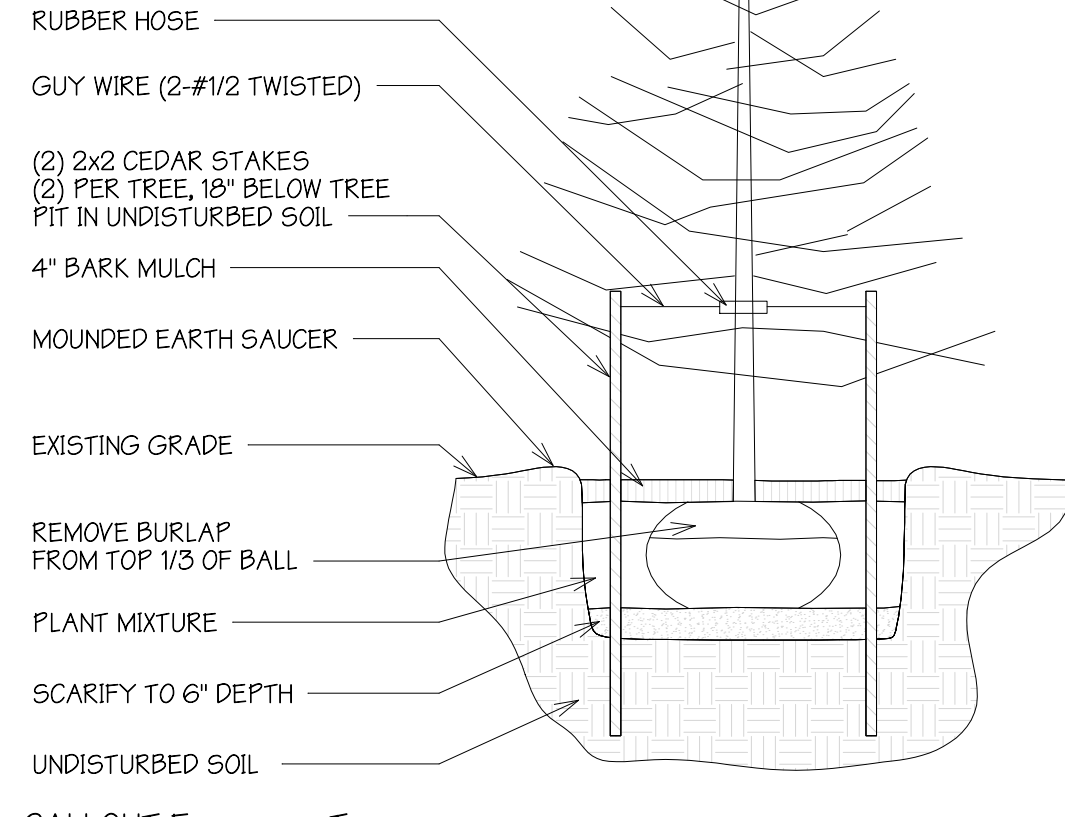
Date	No.	Issued by
5.5.23	1	A.K.

SHEET NO.
SP-0.0

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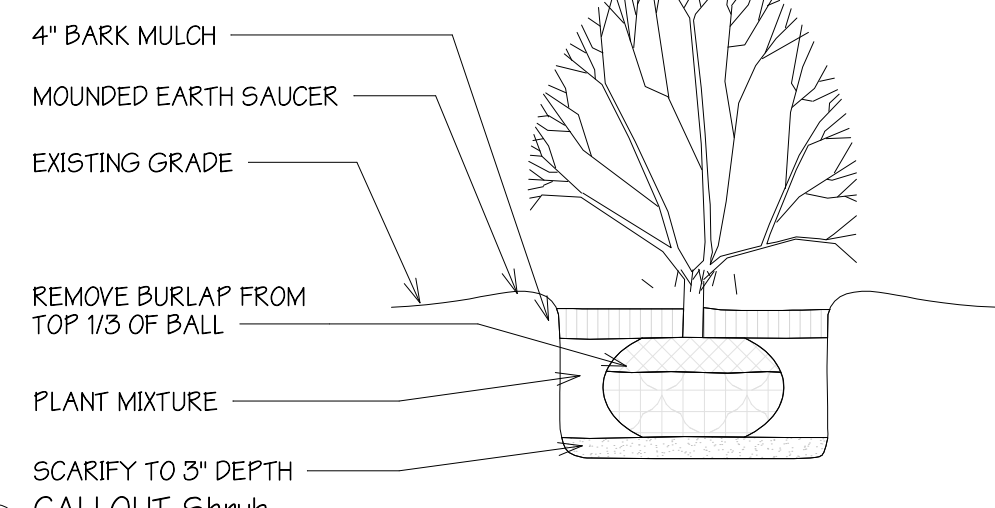
LANDSCAPE NOTES AND PLANTING SPECIFICATIONS

- 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 RESEEDED 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.

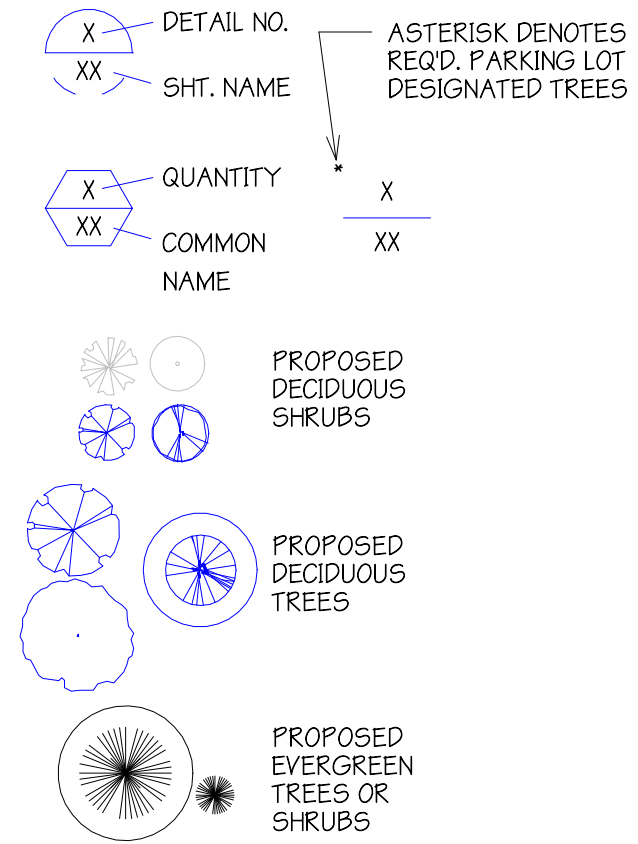


4 CALLOUT Evergreen Trees N.T.S.

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.

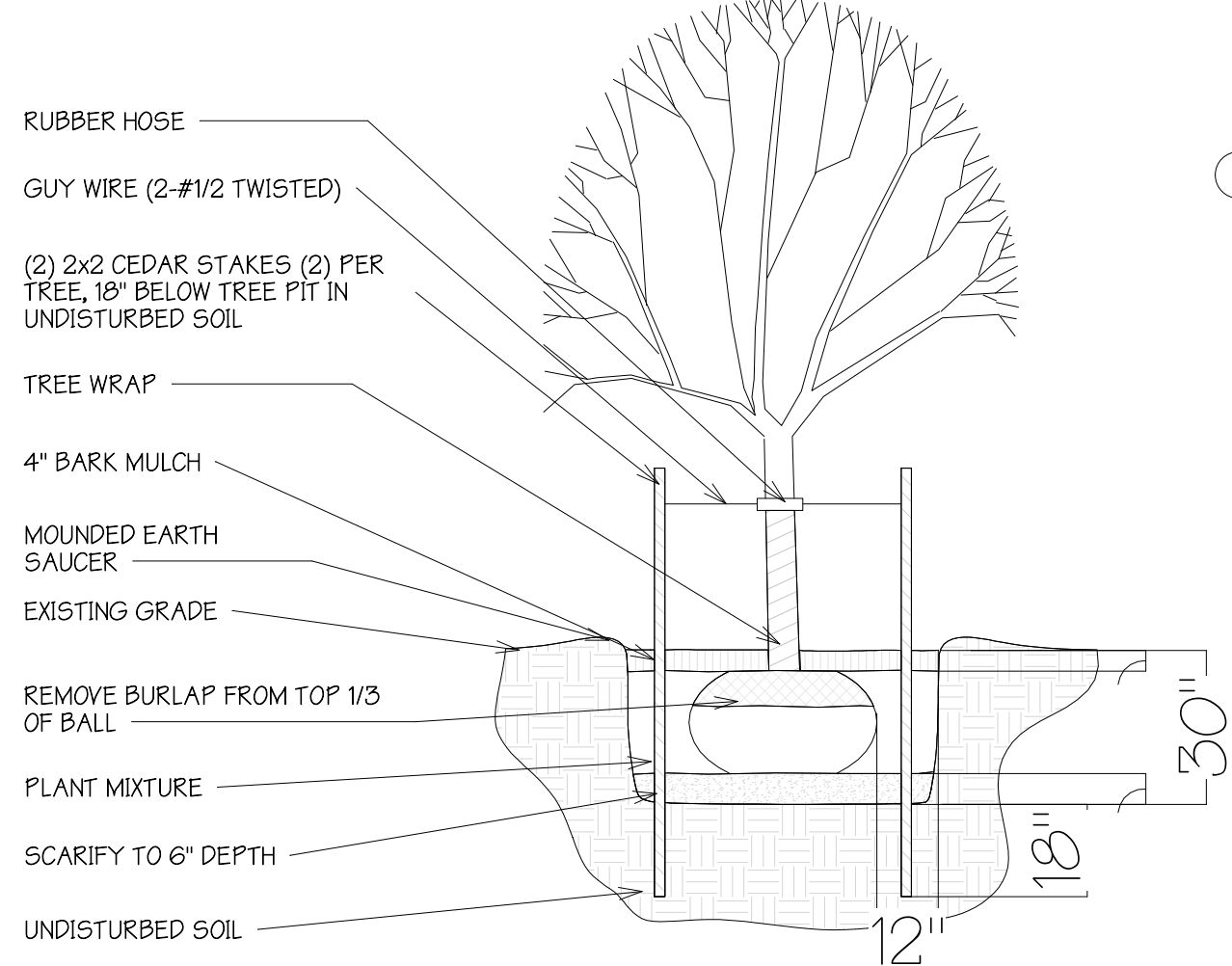
SPECIAL LANDSCAPE NOTES
 ALL LANDSCAPED AREAS SHALL BE REFURBISHED / NATURAL MATERIALS SUCH AS TURF, GROUND COVER, MULCH OR 2\"/>

ALL LANDSCAPED AREAS TO BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM

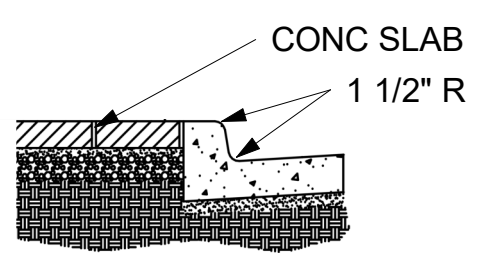
C-1 MIN. 20\"/>

- SINGLE TRUNK TREES- 3\"/>
- PALM TREES- 12\"/>
- MULTI-TRUNK TREES 15\"/>
- ALL SHRUBS TO HAVE MIN. 5 GALLON CONTAINER SIZE

2 CALLOUT Landscaping Island N.T.S.



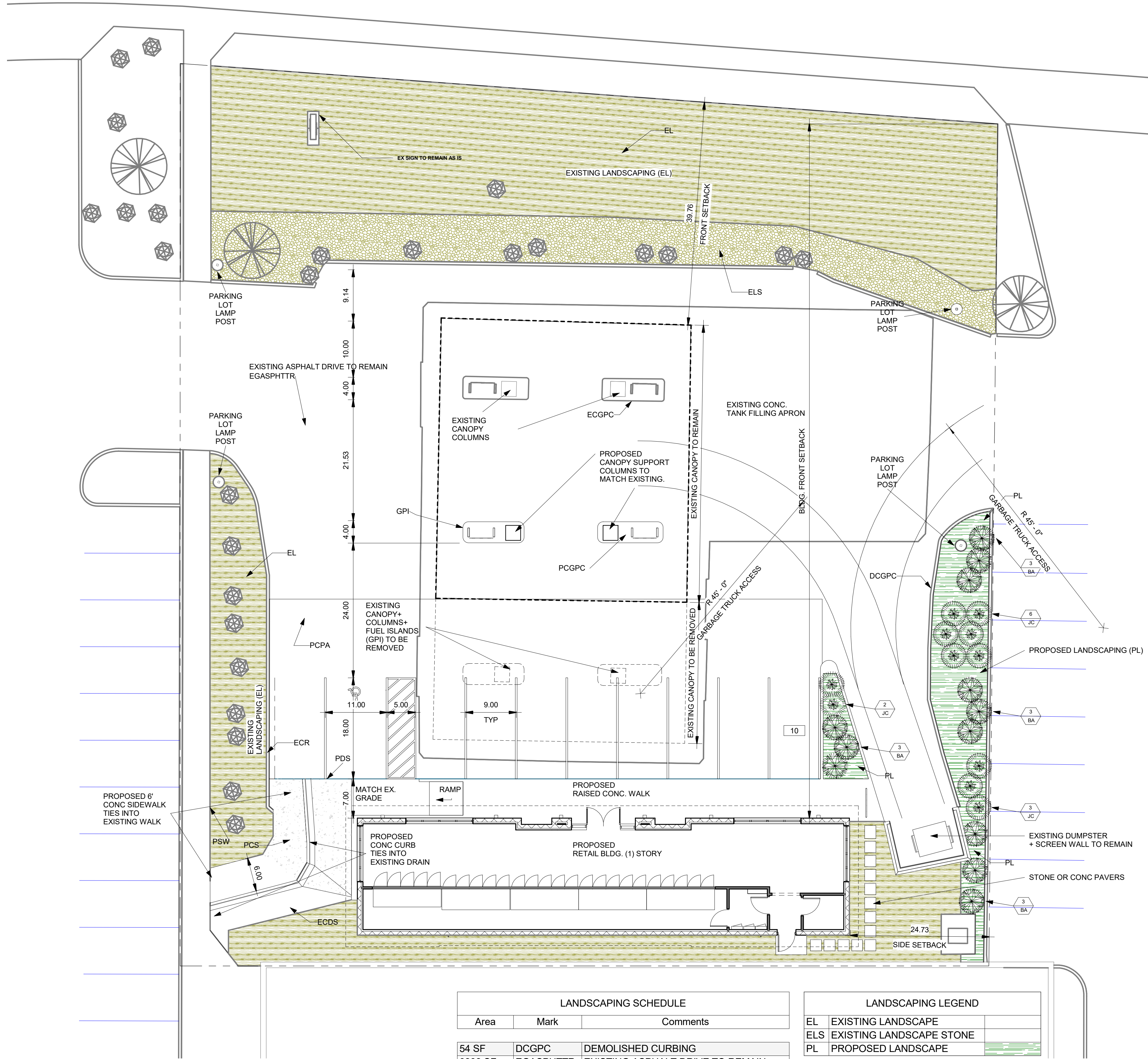
5 SP-CALLOUT Deciduous Trees N.T.S.



6 CURB DETAIL 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	

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

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 C. 596.707.0080
 E. IMADHERMIZ@GMAIL.COM

PROPOSED REMODELING OF AN EXISTING BUILDING

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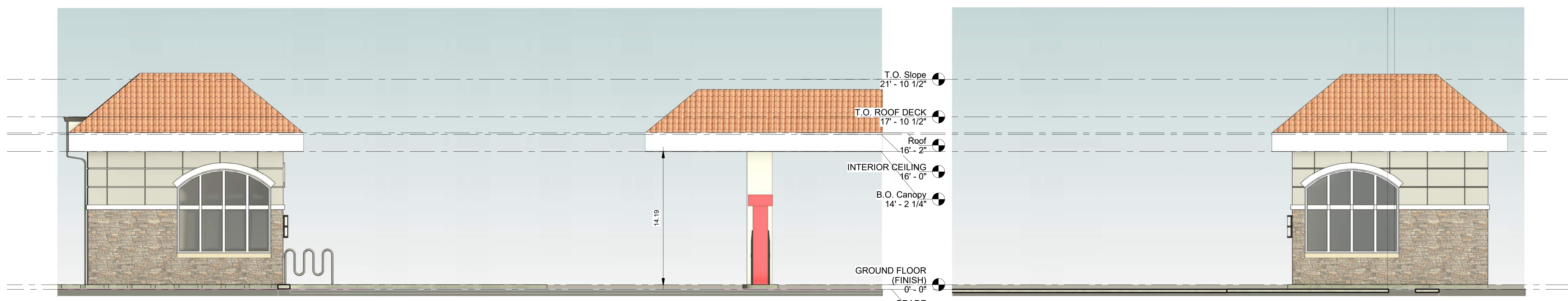
DESCRIPTION:
 SITE LANDSCAPING PLAN & DETAILS
 DRAWN BY: NT
 CHECKED BY: ART K
 DATE: 06.23.23
 PROJECT #: 008-23-03-16
 SCALE: As indicated

SEAL:

Date	No.	Issued by
5.5.23	1	A.K.

SHEET NO. **SP-2.0**

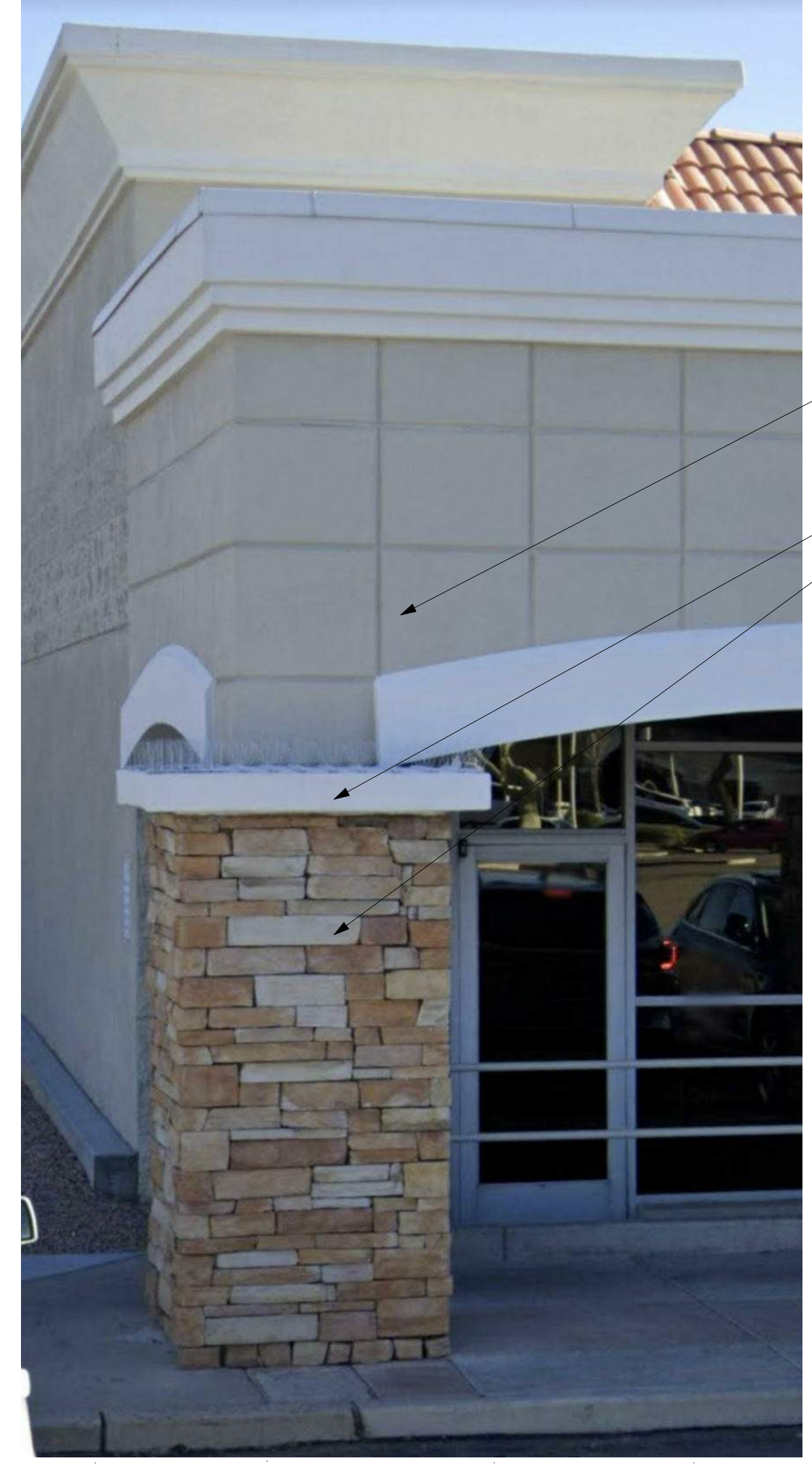
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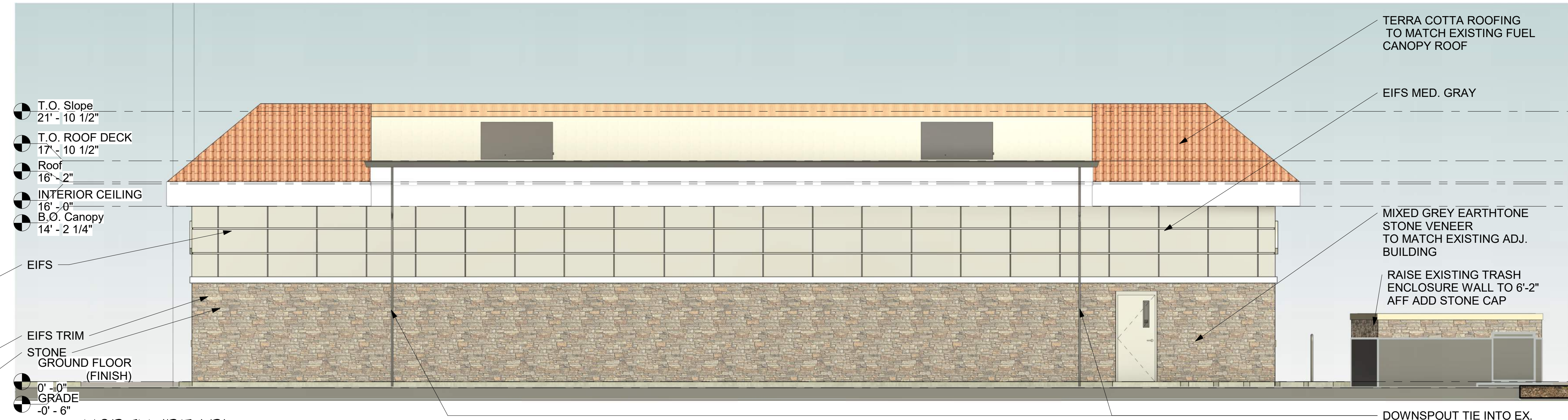
EAST- (SIDE)
 3/16" = 1'-0"

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"



EXISTING ADJ BUILDING
 N.T.S.



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



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