



**Christian Brothers**

A U T O M O T I V E

**Project Narrative to accompany  
Design Review  
#59-DR-2015**

Prepared for: **City of Scottsdale Planning and Development Services**  
7447 E. Indian School Road  
Scottsdale, Arizona 85251

Location: 11416 E. Desert Cove Ave.

Proposed Use: Christian Brothers Automotive

APN: 217-28-362

Date: August 19, 2016

**Project Description/Scope of Work:**

This Christian Brothers Automotive project includes two separate structures; one ten-bay tech. building and one office suite building on the site at the intersection of N. Frank Lloyd Wright Blvd. and E. Desert Cove Ave. Christian Brothers Automotive is an automotive repair shop that repairs automobiles, changes tires and performs oil changes and minor repairs within the building. Most of the repairs required by the public would take less than a day. There is no outside storage or repair of automobiles. Noise, vibration, smoke, odor, or dust is either non-applicable or minor, as it is confined within the structure. The buildings distance and orientation from both streets, (bays facing inward and not being visible from the street) and from the neighboring buildings helps reduce or eliminate any odor, noise, or light illumination coming from the structures during business hours.

The existing types of uses within the surrounding area are a combination of residential and commercial. The characteristics of the proposed automobile repair tech. building and the office suite building fit into the surrounding properties and environment while utilizing and enhancing the exterior finishes and style of the Frank Lloyd Wright design guidelines emphasized on the building located just south of the site at 10781 N. Frank Lloyd Wright Blvd. The buildings also by enhance the property that has three large electrical lattice towers located on it.

1. **Design and Theme:** It is our belief that this structure and the proposed surrounding improvements meet the design and character components as set forth in the Frank Lloyd Wright Boulevard Design Guidelines, Open Space Requirements, Gas Station Design Guidelines and Scottsdale Design Standard and Policy Manual.

2. **Architectural Character:** Architectural elements for the two buildings are based on a combination of the Christian Brothers Automotive prototype along with building components and finishes from Frank Lloyd Wright Design Guidelines taken from the previously mentioned building such as; stucco finishes, CMU, extruded pilasters, horizontal roof overhangs, patina colored cladding, square and rectangular marble accents, and cornice treatment. The primary exterior finish is stucco with a wainscot stone veneer running along the perimeter of both buildings and any mechanical screen walls. The Christian Brothers Automotive prototype building typically has a gabled roof over the front entrance of the building, but in the office suite we are utilizing a gabled roof canopy in front of a stucco finished entry facade. Shade will be provided to the building through a combination of interior roller shades, recessed windows, and the gabled aluminum clad canopy over the office suite building entrance. The overhead doors have been articulated and further recessed by utilizing double wall construction with a stucco finish.

The buildings' height and orientation have been designed with the existing property's topography and existing electrical lattice towers in mind. Access to each tower has been enhanced by the buildings' locations to the northeast and removal of some of the existing trees, and all of the fences, and structures. The power companies that occupy the property have instructed us to remove all the existing trees and not to plant any new ones within the electrical easement along with not erecting any site walls. A compromise between the power companies and the City of Scottsdale will have to be reached that includes some low lying shrubs and parking lot screening. In no way will any of the buildings obstruct or interfere with the existing electrical wires. Landscape plants are being chosen from the palette of the existing area, the city of Scottsdale design standards, first City of Scottsdale comments and Sensitive Design Principles along with the power companies desire to have low lying plants or no plants around their towers for easy access. In addition, roll curbing will be installed around the perimeter of each of the tower's foundation for easy access.

Other items considered: This is a corner lot that is triangular in shape so the bay doors will be facing inward and out of sight of the public from both streets. All repairs performed on the vehicles will take place within the tech. building. The required parking on the site is not for storage but rather for customers that drop off and pick up their vehicles on a daily basis. Artificial lighting will be attached to the buildings and designed with minimum glare along with three exterior pole light fixtures that will meet both the City of Scottsdale and the power companies' standards that will enhance the visual means of the users. Refer to the issued electrical lighting plan and cut sheets.

3. **Ingress, Egress, Internal Traffic Circulation, Loading and Service Areas:** The existing drive to the south off E. Desert Cove Ave. will allow for service of the dumpster area by refuse vehicles and deliveries of parts and materials. The delivery area will be north of, and adjacent to, the existing cell tower at the center of the site. This will maintain vehicular access to the internal parking spaces and the building repair bays. Pedestrian walkways of colored, stamped concrete are being constructed to interconnect the Christian Brothers Automotive buildings to the existing pedestrian pathway that runs along N. Frank Lloyd Wright Blvd.
4. **Mechanical Equipment Screening:** A ground mounted AC unit at the end of the office suite building will be fully screened by a four feet wall. The electrical utility meter and electrical boards are located inside of each building. The roof access ladder is being mounted on the inside of the building so it will not be visible as well.
5. **Downtown Area:** Not Applicable
6. **Location of Artwork:** Not Applicable.

Should you have any questions regarding this project please feel free to contact me at your convenience.

Sincerely,  
Sake Reindersma, AIA

A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line that tapers to the right.

Stewart + Reindersma Architecture  
Sr. Partner  
480-515-5123  
sake@sra360.com



**STREET VIEW 2**  
ALONG DESERT COVE AVENUE  
LOOKING NORTHWEST



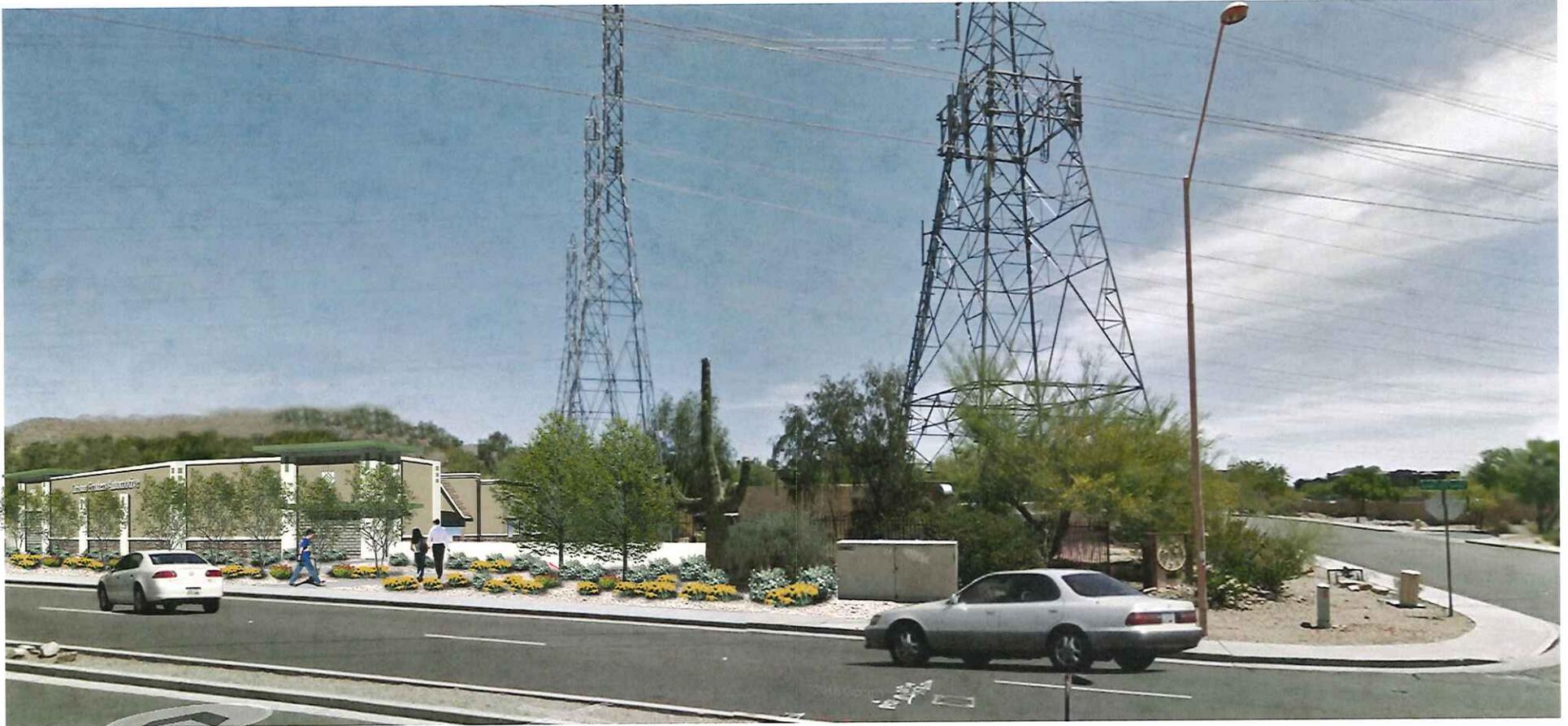
Christian Bros. Automotive

11416 E. Desert Cove Ave.  
Scottsdale, Arizona 85259



**STEWART + REINDERSMA**  
**ARCHITECTURE**  
5450 E. HIGH STREET, SUITE 200  
PHOENIX, AZ 85054  
P: (480) 515-5123

**59-DR-2015**  
**8/31/2016**



**STREET VIEW 1**  
FROM CORNER OF FRANK LLOYD WRIGHT BLVD.  
AND DESERT COVE AVENUE



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360  
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**PERSPECTIVE**  
ALONG FRANK LLOYD WRIGHT BLVD.  
LOOKING SOUTHEAST



Christian Bros. Automotive

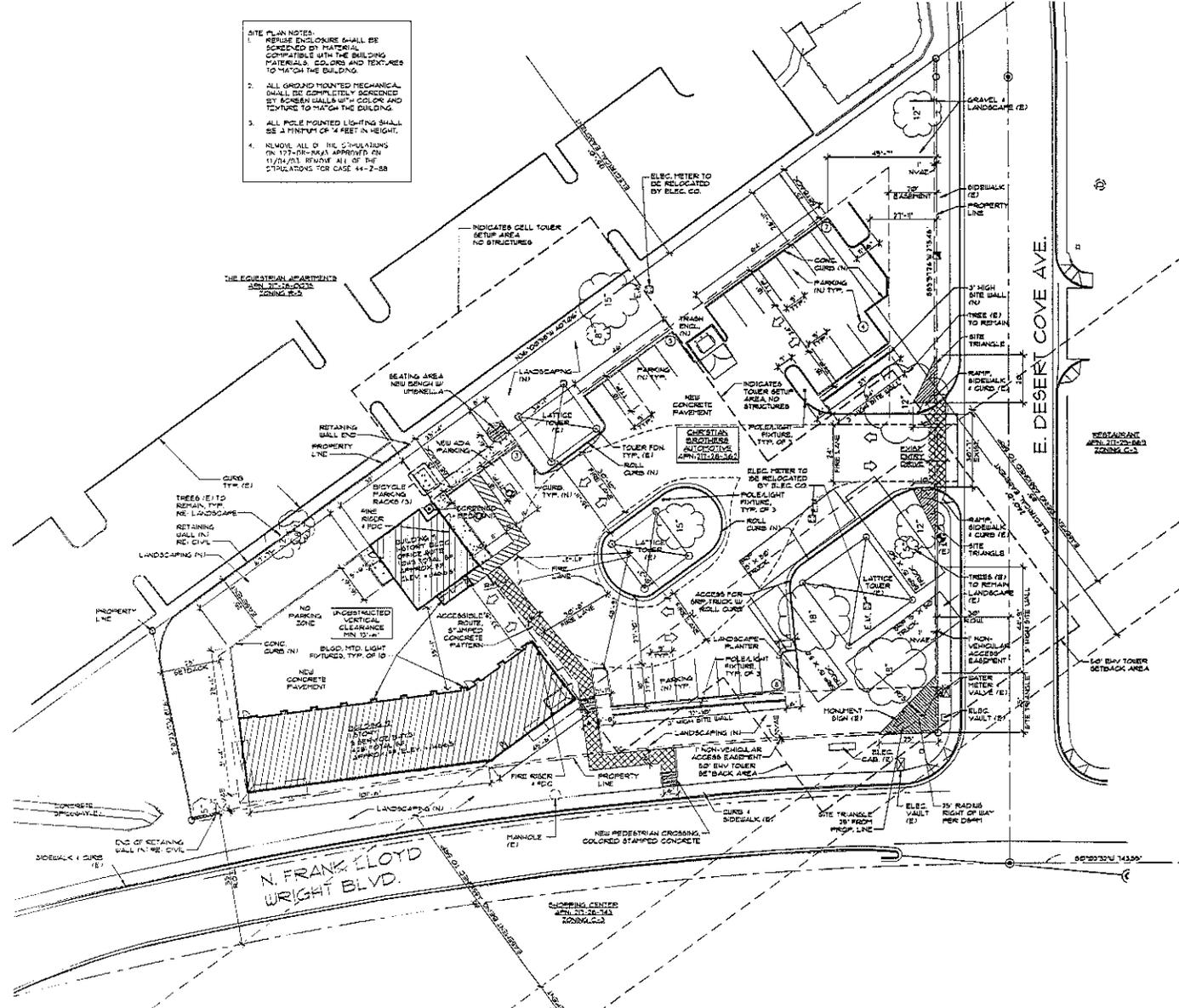
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- SITE PLAN NOTES:**
1. REUSE ENCLOSURE SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS, COLORS AND TEXTURES TO MATCH THE BUILDING.
  2. ALL GROUND MOUNTED MECHANICAL SHALL BE COMPLETELY SCREENED BY SCREEN WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
  3. ALL POLE MOUNTED LIGHTING SHALL BE A MINIMUM OF 4 FEET IN HEIGHT.
  4. REMOVE ALL OF THE UTILITIES OR 177-PR-RVA APPROVED ON 11/01/07 REMOVE ALL OF THE UTILITIES FOR CASE 44-27-88



**1 Site Plan - CBAC 9 Bay + Office/Service Suite**

1" = 20'-0"

0' 20' 40' 80' 160'

NORTH

**PROJECT INFORMATION:**  
 TENANT: COMMERCIAL TENANT  
 CHRISTIAN BROTHERS AUTOMOTIVE

**ADDRESS:**  
 11416 E. DESERT COVE AVE.  
 SCOTTSDALE, AZ 85259

**OWNER:**  
 CHRISTIAN BROTHERS AUTOMOTIVE  
 15895 N. BARKERS LANDING RD, SUITE 145  
 HOUSTON, TX 77079

**SCOPE:**  
 AUTO REPAIR FACILITY

**PROJECT DESCRIPTION:**  
 2 NEW BUILDINGS TOTALLY 5,185 SQ. FT.

**SITE AREA:** (GROSS) = 57,990 SQ. FT. (1.33 ACES)  
 (NET-MINUS CELL TOWERS = 55,811 SQ. FT. (1.28 ACES))

**PROPOSED USE:** COMMERCIAL

**ZONING:** C-3

**ALLOWABLE BUILDING AREA:** CONSTRUCTION TYPE VB - FULLY SPRINKLERED  
 OCCUPANCY GROUP: S-1, AUTOMOTIVE REPAIR  
 REAR YARD = B, OFFICE SPACE  
 BASIC ALLOWABLE AREA: 8000 SQ. FT.  
 IBC 2012, SECTION 507

**BUILDING AREA:** BUILDING #1 (OFFICE) AREA 1,049 S.F.  
 BUILDING #2 (TECH) AREA 4,281 S.F.  
 TOTAL BUILDING AREA 5,330 S.F.  
 DUMPSTER AREA 132 S.F.

**SITE AREA:** 57,990 S.F.  
**LOT COVERAGE:** 9.22

**LANDSCAPED AREA:** NOT LESS THAN 25% OF DEVELOPMENT PARCEL  
 FRONTAGE (DESERT COVE AVE) NOT LESS THAN  
 50% OF TOTAL LANDSCAPE AREA

**LEGAL DESCRIPTION:**  
 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE G1A & SALT RIVER BASE & MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA.  
 APN: 217-28-362.

**SETBACKS:**  
 FRANK LLOYD WRIGHT BLVD. FRONTAGE 0'-0"  
 DESERT COVE AVE. FRONT AGE 25'-0"  
 REAR YARD = ADJACENT TO RESIDENCE 25'-0"  
 SIDE YARD - ADJACENT TO RESIDENCE 25'-0"

**PARKING REQUIRED - CITY OF SCOTTSDALE:**  
 3 PARKING SPACES PER SERVICE BAY AND ONE SPACE PER 350 SQUARE FEET OF ACCESSORY RETAIL SALES GROSS FLOOR AREA AND 300 SQUARE FEET OF ACCESSORY OFFICE GROSS FLOOR AREA. EACH SERVICE BAY COUNTS FOR ONE OF THE REQUIRED PARKING SPACES.

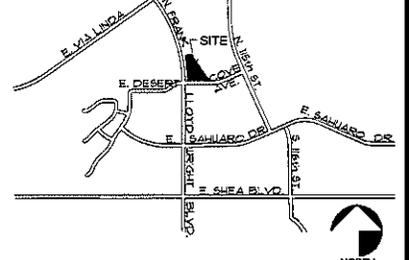
**PARKING CALCULATIONS:**  
 9 BAYS X 3 SPACES = 27 SPACES - 9 BAYS = 18 SPACES  
 82 S.F. OF GROSS RETAIL SPACE = 1 SPACE  
 TOTAL PARKING SPACES REQUIRED = 19 SPACES

TOTAL PARKING SPACES PROVIDED = 28 SPACES W/ 2 ADA

**BICYCLE PARKING - PER SECTION 5.101**  
 REQUIRED: 1 BIKE SPACE/10 VEHICULAR SPACES  
 MIN. OF 2, NO MORE THAN 100 BICYCLE PARKING SPACES  
 30 SPACES/10: 3 BIKE SPACES  
 PROVIDED: 6 BIKE SPACES (3 RACKS)

**FIRE NOTES:**  
 UNOBSTRUCTED VERTICAL CLEARANCE MINIMUM = 13'-6"  
 FIRE LANE SURFACE WILL SUPPORT 63,000 LBS.  
 MINIMUM DRIVE WIDTH = 24'-0"

**CODE SUMMARY & ADOPTING ORDINANCES:**  
 ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF SCOTTSDALE LOCAL ORDINANCES AND CODES.



PROJECT

Christian Brothers Automotive  
 11416 E. Desert Cove Ave.  
 Scottsdale, AZ 85259  
 P: (602) 976-0505  
 Email: cba@cbac.com



**Christian Brothers Automotive**  
 11416 E. Desert Cove Ave.  
 Scottsdale, Arizona 85259

DATE

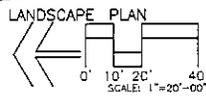
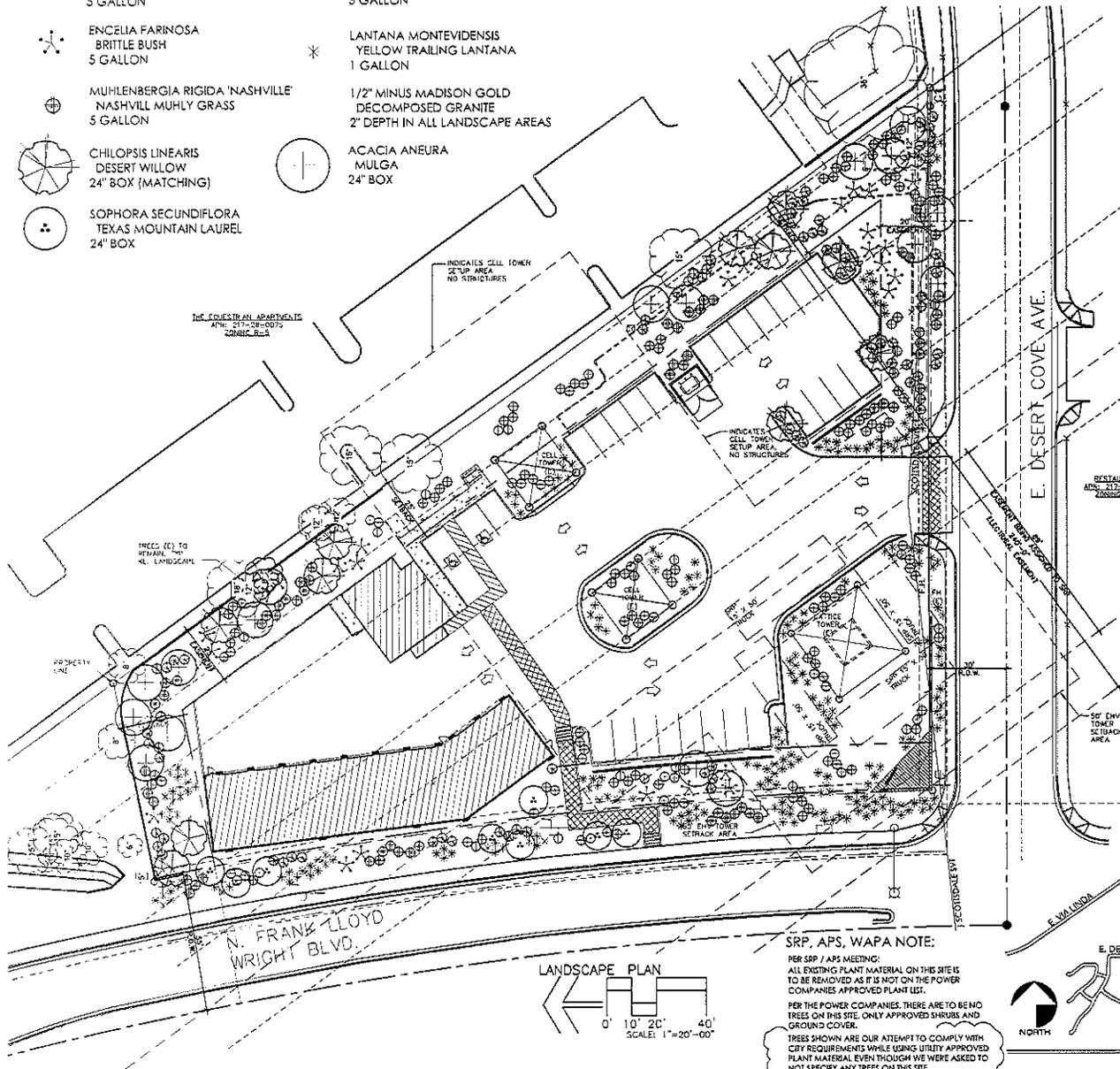
date: 5/10/2016  
 Issued for: SITE PLAN  
 SUBMITTAL  
 job no: 15-064  
 sheet title: SITE PLAN

sheet no:



**LANDSCAPE LEGEND** ALL PLANTS ARE SRP / APS / WAPA APPROVED

- |  |  |  |  |
|--|--|--|--|
|  | AMBROSIA DELTOIDEA<br>BUR SAGE<br>5 GALLON                           |  | EUPHORBIA RIGIDA<br>GOPHER PLANT<br>5 GALLON                                     |
|  | ENCELIA FARINOSA<br>BRITTLE BUSH<br>5 GALLON                         |  | LANTANA MONTEVIDENSIS<br>YELLOW TRAILING LANTANA<br>1 GALLON                     |
|  | MUHLENBERGIA RIGIDA 'NASHVILLE'<br>NASHVILLE MUHLY GRASS<br>5 GALLON |  | 1/2" MINUS MADISON GOLD<br>DECOMPOSED GRANITE<br>2" DEPTH IN ALL LANDSCAPE AREAS |
|  | CHILOPSIS LINEARIS<br>DESERT WILLOW<br>24" BOX (MATCHING)            |  | ACACIA ANEURA<br>MULGA<br>24" BOX  |
|  | SOPHORA SECUNDIFLORA<br>TEXAS MOUNTAIN LAUREL<br>24" BOX             |  |  |



**SRP, APS, WAPA NOTE:**

PER SRP / APS MEETING:  
ALL EXISTING PLANT MATERIAL ON THIS SITE IS TO BE REMOVED AS IT IS NOT ON THE POWER COMPANIES APPROVED PLANT LIST.  
PER THE POWER COMPANIES, THERE ARE TO BE NO TREES ON THIS SITE, ONLY APPROVED SHRUBS AND GROUND COVER.  
TREES SHOWN ARE OUR ATTEMPT TO COMPLY WITH CITY REQUIREMENTS WHILE USING UTILITY APPROVED PLANT MATERIAL EVEN THOUGH WE WERE ASKED TO NOT SPECIFY ANY TREES ON THIS SITE.

**CITY OF SCOTTSDALE LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 7" DEPTH OF DECOMPOSED GRANITE.  
PROVIDE A SLOPE AWAY FROM WALK OR CURB FOR 7' ALONG ALL STREETS.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ANY EXISTING LANDSCAPE MATERIALS, INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE BIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX.  
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.  
SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS, SEE ELEC. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS  
SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.  
SETBACK ALL SIGN & STREAM TYPE IRRIGATION HEADS 1'-6" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY.

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 11.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 1.101.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTITRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETECTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATIONS OF THE APPROVED DESIGN (ADDITIONAL FILL, EROSION, ETC.), SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

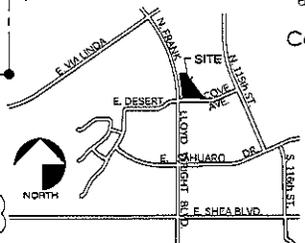
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE PLAN  
**APPROVED**  
CITY OF SCOTTSDALE

CASE NUMBER: \_\_\_\_\_ APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE APPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2015



T.J. McQUEEN & ASSOCIATES, INC.

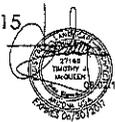
LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

8433 East Cholla St., Suite 101  
P. (602) 285-0320 F. (602) 288-6819

EMAIL: timmission@tjm.com



STEWART + PEENDERMA ARCHITECTURE, PLLC

architect

CONTACT:  
T.J. McQueen, President/Architect  
15550 N. Frank Lloyd Wright  
Ave. #101  
Phoenix, AZ 85024  
P. (602) 991-1123  
tjm@tjm.com



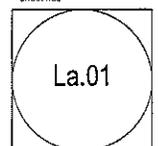
Christian Bros. Automotive

11416 E. Desert Cove Ave.  
Scottsdale, Arizona 85259

project

date: 08.02.16  
issued for: OWNER REVIEW  
job no: 15-064  
sheet title:

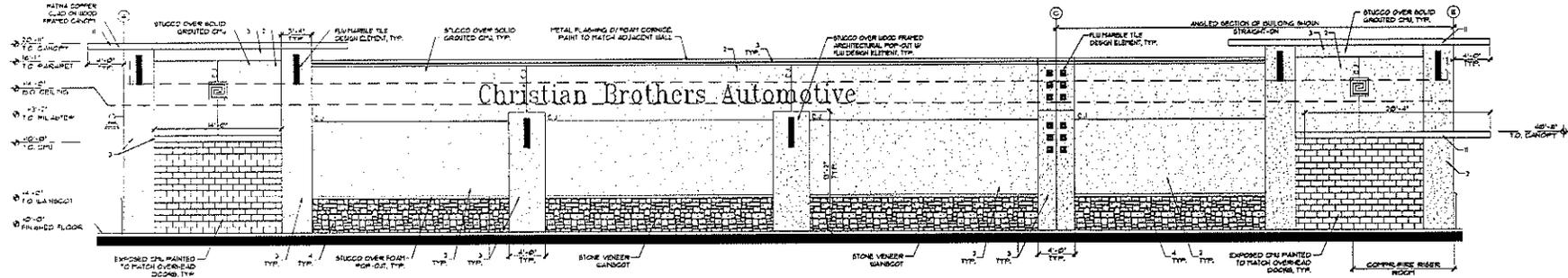
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8/31/2016



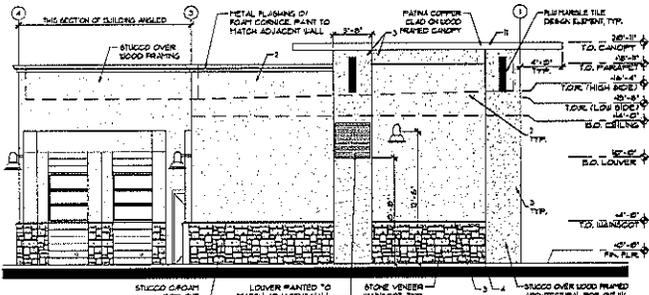




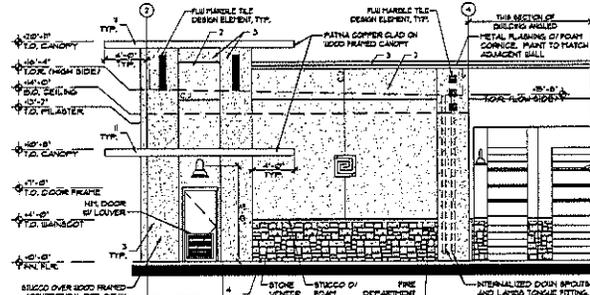
color/ material

	COLOR	MATERIAL
1	[Color swatch]	'FROSTING CREAM' BY DIAN EDWARDS DE4244 ALUMINUM CLAD WOOD FRAMED CANOPY
2	[Color swatch]	'BAMBOO SCREEN' BY DIAN EDWARDS DE6123 STUCCO/MEDIUM FINISH
3	[Color swatch]	'FROSTING CREAM' BY DIAN EDWARDS DE4244 POP/ACCENT COLORS
4	[Color swatch]	'CALIFORNIA MESQUITE' SLDORADO STONE STONE VENEER
5	[Color swatch]	ANODIZED MILL FINISH ALUMINUM WINDOW MULLIONS
6	[Color swatch]	'FLINTSTONE' BY DIAN EDWARDS DE6221 BAY DOORS/ EXT. DOORS/ 4" FRAMES
7	[Color swatch]	GLASS REFLECTIVITY AT 32% GLASS
8	[Color swatch]	'CAFE NOIR' COFFEE WINDOW SHADE CLOTH GLASS SHADE CLOTH
9	[Color swatch]	8" X 8" GLASS BLOCK GLASS
10	[Color swatch]	MONTEREY SCC 8801 CONCRETE ROOF TILES
11	[Color swatch]	SOLAR REFLECTIVE 'PATINA GREEN' #8 BY VALSPAR ALUMINUM CLAD

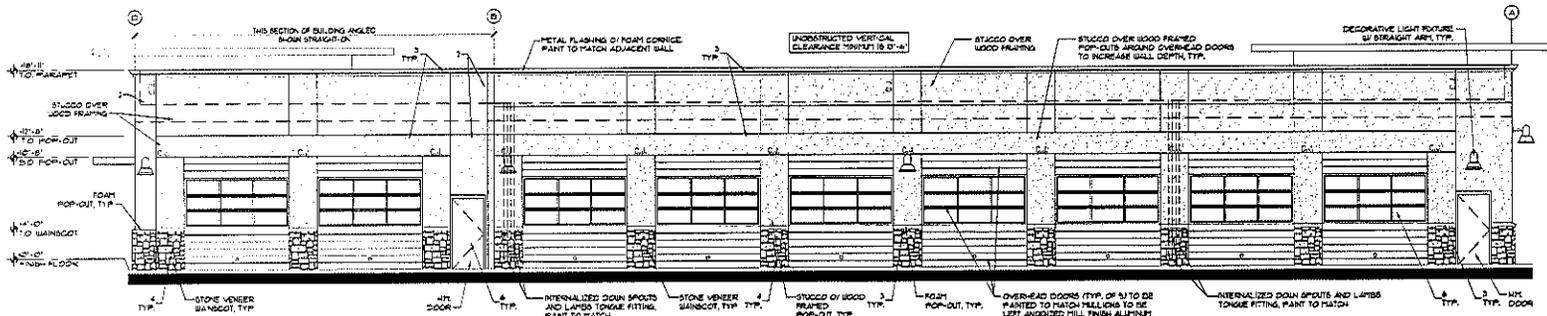
4 West Elevation-Building 2



3 North Elevation-Building 2



2 South Elevation-Building 2



1 East Elevation-Building 2



architect

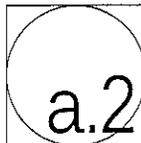
contact: Dr. Stewart + Interiors  
17125 Katy Freeway, Suite 200  
Houston, TX 77054  
contact: carolann  
14600 DFW Blvd  
email: carolann@starc.com

Christian Brothers Automotive  
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Scottsdale, Arizona 85259

project

the drawings are prepared to and shall be the work of the architect. The contractor shall be responsible for the accuracy of the drawings and for obtaining the necessary permits and approvals from the appropriate authorities.

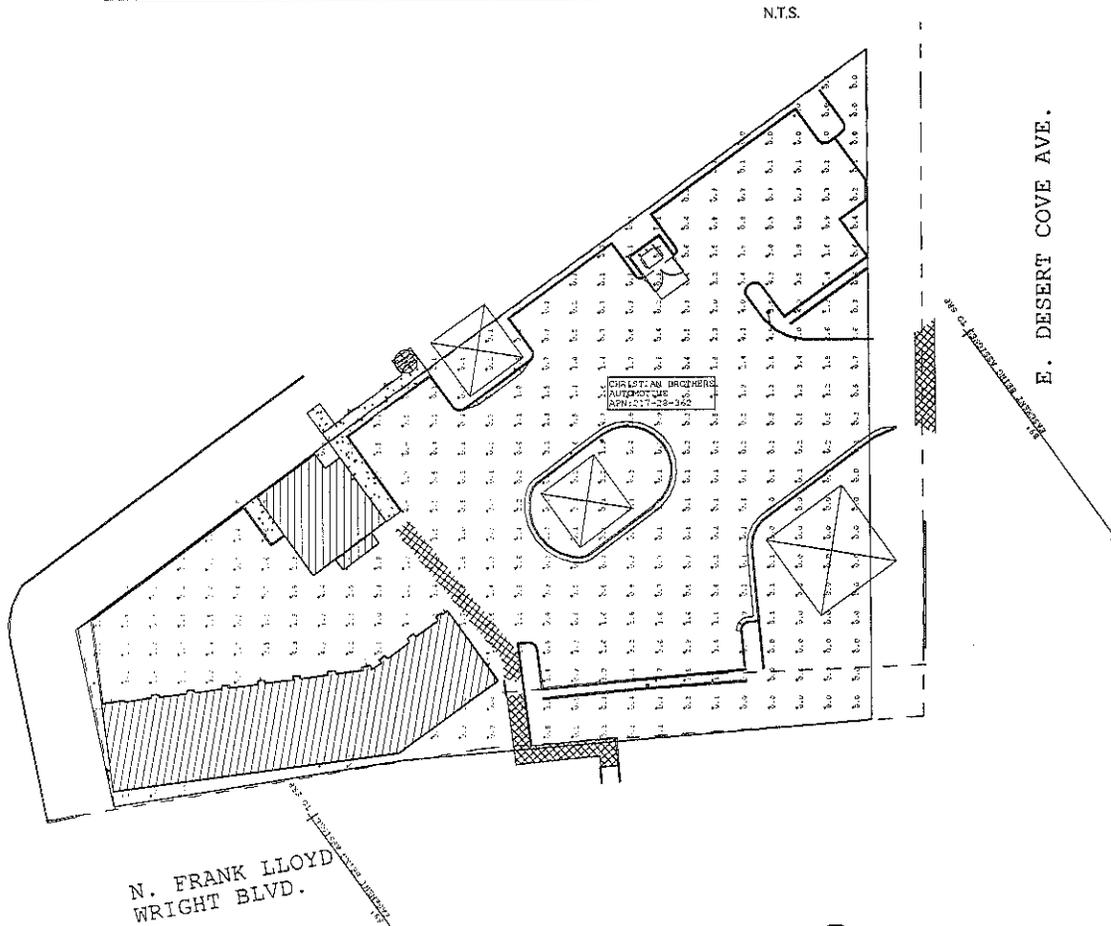
date: 8/9/2016  
issued for: DRB REVIEW SUBMITTAL  
job no: IS-064  
sheet title: EXTERIOR ELEVATIONS BUILDING 2  
sheet no:



Calculation Summary							
Level	Calc Type	Output	Foot	Max	Min	Req'd	Max/Min
PHOTO PLAN	ILLUMINATION	FC	1.04	5.0	0.5	5.0	N.A.

Luminaires Schedule						
Symbol	Qty	Level	Arrangement	Total Lamp Lumens	IES	Description
	10	F1	SINGLE	N.A.	1,000	09M-001-LED-01-042
	2	F1	SINGLE	N.A.	1,500	01208-A2-01-LED-01-044
	1	F0	BACK-BAY	N.A.	1,000	01208-A2-01-LED-01-044

② Luminaires Schedule and Calculation Summary



① Photometric Site Plan



1" = 20'-0"



architect

contact  
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11416 E. Desert Cove Ave.  
Houston, TX 77074  
713.466.2420  
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project  
Christian Brothers Automotive  
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Scottsdale, Arizona 85259

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date: 8/31/2016

issued for: DRG REVIEW

job no.: 2-064

sheet title: PHOTO

METRIC SITE PLAN

sheet no.:

