

Exterior Building Color & Material Samples

Color Drawdowns

Archaeological Resources

Airport Vicinity Development Checklist

Parking Study

Trip Generation Comparison

Parking Master Plan



Christian Brothers

AUTOMOTIVE

City of Scottsdale



City of Scottsdale

From: Christian Brothers Automotive Corporation
17725 Katy Freeway, Suite 200
Houston, TX 77094

To: Planning and Development

RE: Letter of Intent - Christian Brothers Automotive

Following your review, it is our hope we will be granted permission to continue the development process. Thank you for your time and consideration.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on case by case basis with City Staff and Reviewing Agencies.

Setting the aesthetic standard for automotive repair.



© Christian Brothers Automotive 2017



This finished store is 100% representative of our standard prototype.

Hours of Operation and Standard Procedures

Unlike most other light automotive service facilities, Christian Brothers keep a more conservative schedule. We open at 7 am and close no later than 7 pm, Monday through Friday. We are open on Saturday for the first 180 days of operation. Most vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not perform tire recapping or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, repairs occasionally designated as Heavy Vehicle Services are not a major component of our scope of work, comprising less than 1% of all tasks performed. Typically this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In many cases, the customer may be referred to a specialist engine / transmission repair / replacement facility.



The business is manned by 8 to 10 employees and the owner / franchisee.

You will find we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal EPA and state compliant, double hulled, above ground containment vessels.

Working Interior Photos





Office Interior

Summary:

Based on architecture alone, we are essentially a small cottage with a nine car garage. Our footprint is very non-intrusive and fits well with any neighboring residential community. We truly believe our development brings a unique experience to the automotive repair arena and enhances quality of life. Since our lobby and reception more closely resemble something you would find in a doctor's office, the maintenance and repair process becomes less threatening to people of all walks of life.

It is our hope that you can truly appreciate our presence and will find us to be a valued member of the community.

Thank you,

Jonathan Wakefield
CBAC Director of Property Procurement



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Site Plans and Criteria



PURCHASABLE PROPERTY



3 Mile Population:
Greater than 30,000 people



3 Mile Income:
Greater than \$85,000
(Average Household Income)



Frontage Required:
100 - 120 Feet



Depth Required:
225 - 300 Feet



Size:
Greater than 25,000 ft²
(Typically .7 - 1.0 acres)

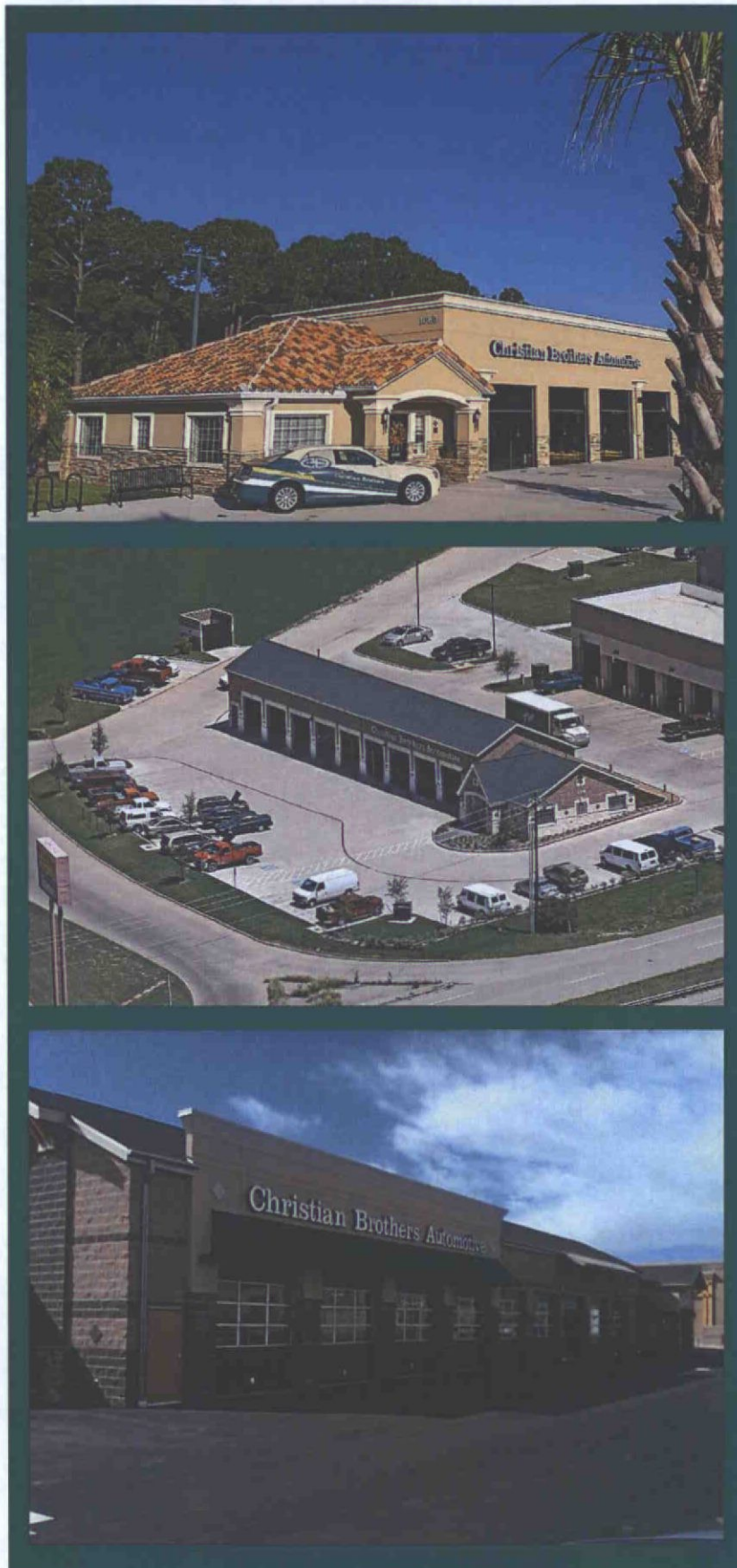


Use:
Light / Minor Automotive





© Christian Brothers Automotive 2017



© Christian Brothers Automotive 2017

For Questions Please Contact:

Michael Suttle | VP Real Estate Acquisitions
(281) 675-6102 • Michael.Suttle@cbac.com

Josh Wall CFE | Chief Development Officer
(281) 675-6119 • Josh.Wall@cbac.com

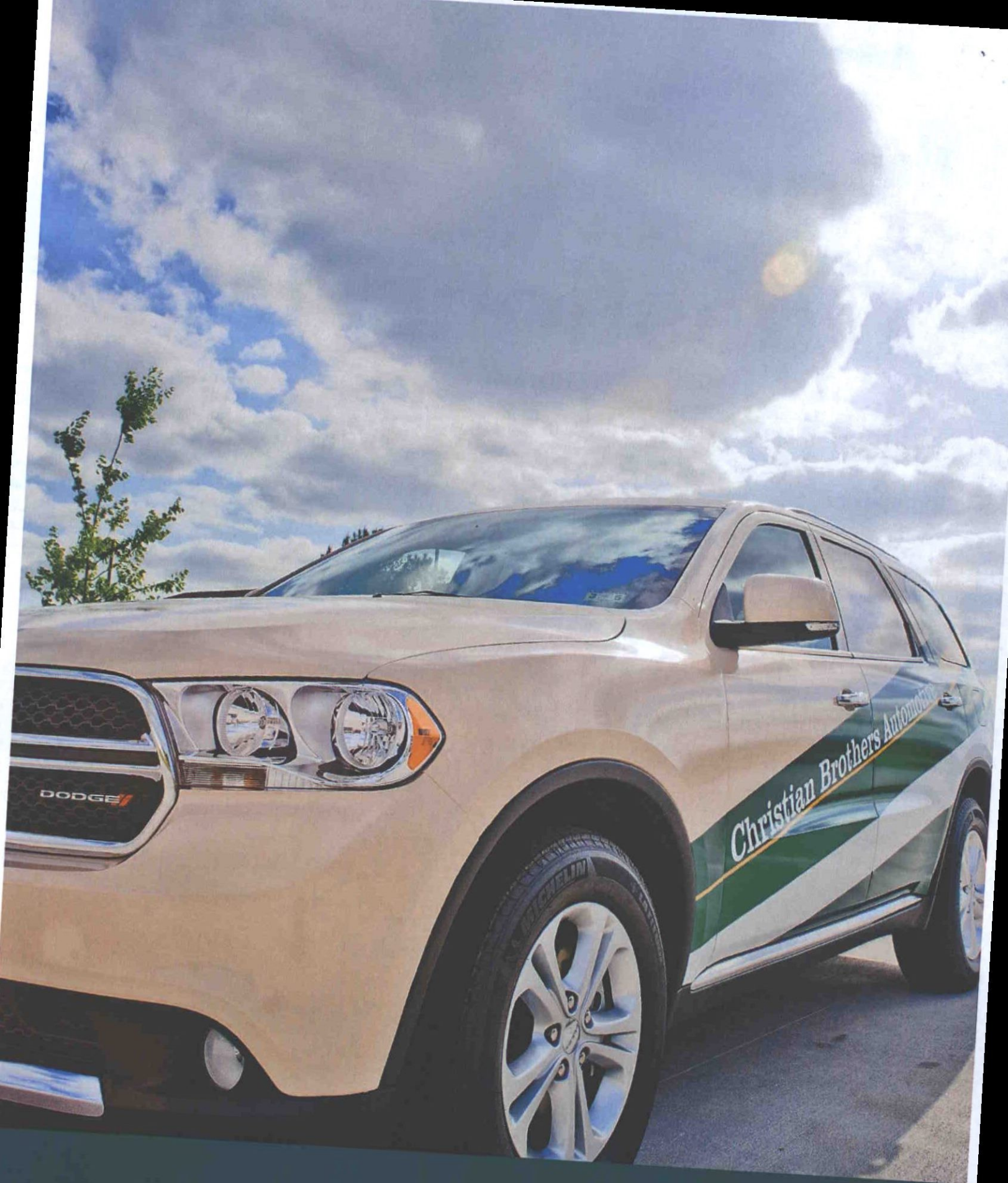
Jonathan Wakefield | Director of Property Procurement
(281) 675-6120 • Jonathan.Wakefield@cbac.com

Billy Green Jr. | Property Procurement Manager
(281) 675-6192 • Billy.Green@cbac.com

ChristianBrothersRealEstate.com



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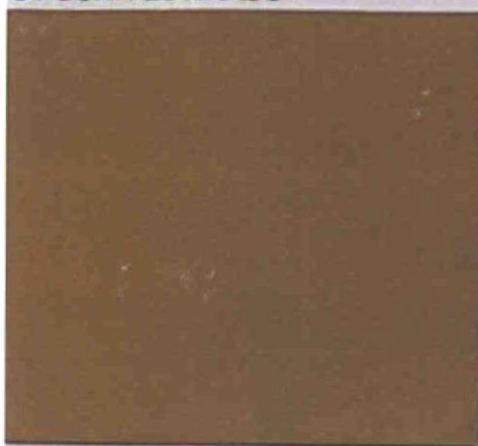


RealEstate@cbac.com



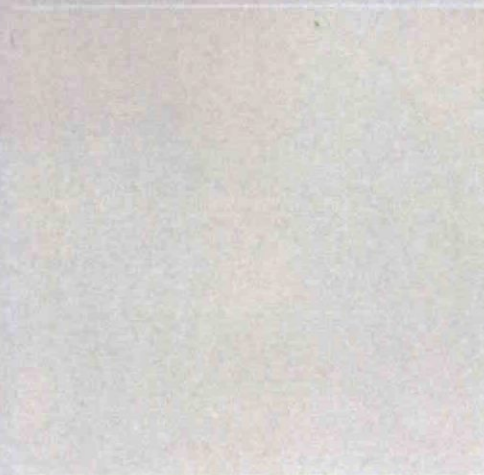
WEST ELEVATION

PAINT COLOR 1
DEC753 "ALMOND"
BY DUNN EDWARDS

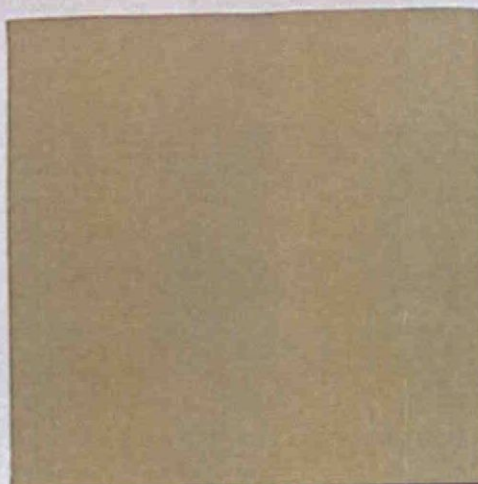


PAINT COLOR 2
DE6131 "TEDDY BEAR"
BY DUNN EDWARDS

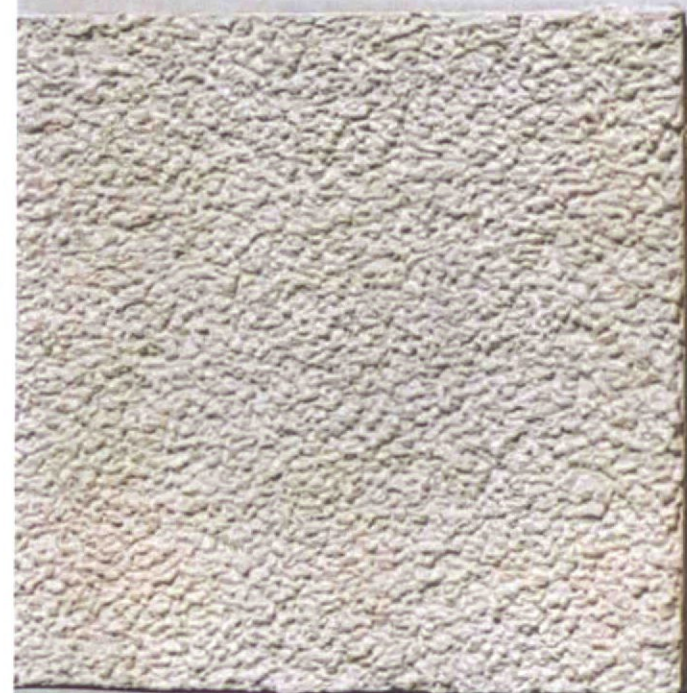
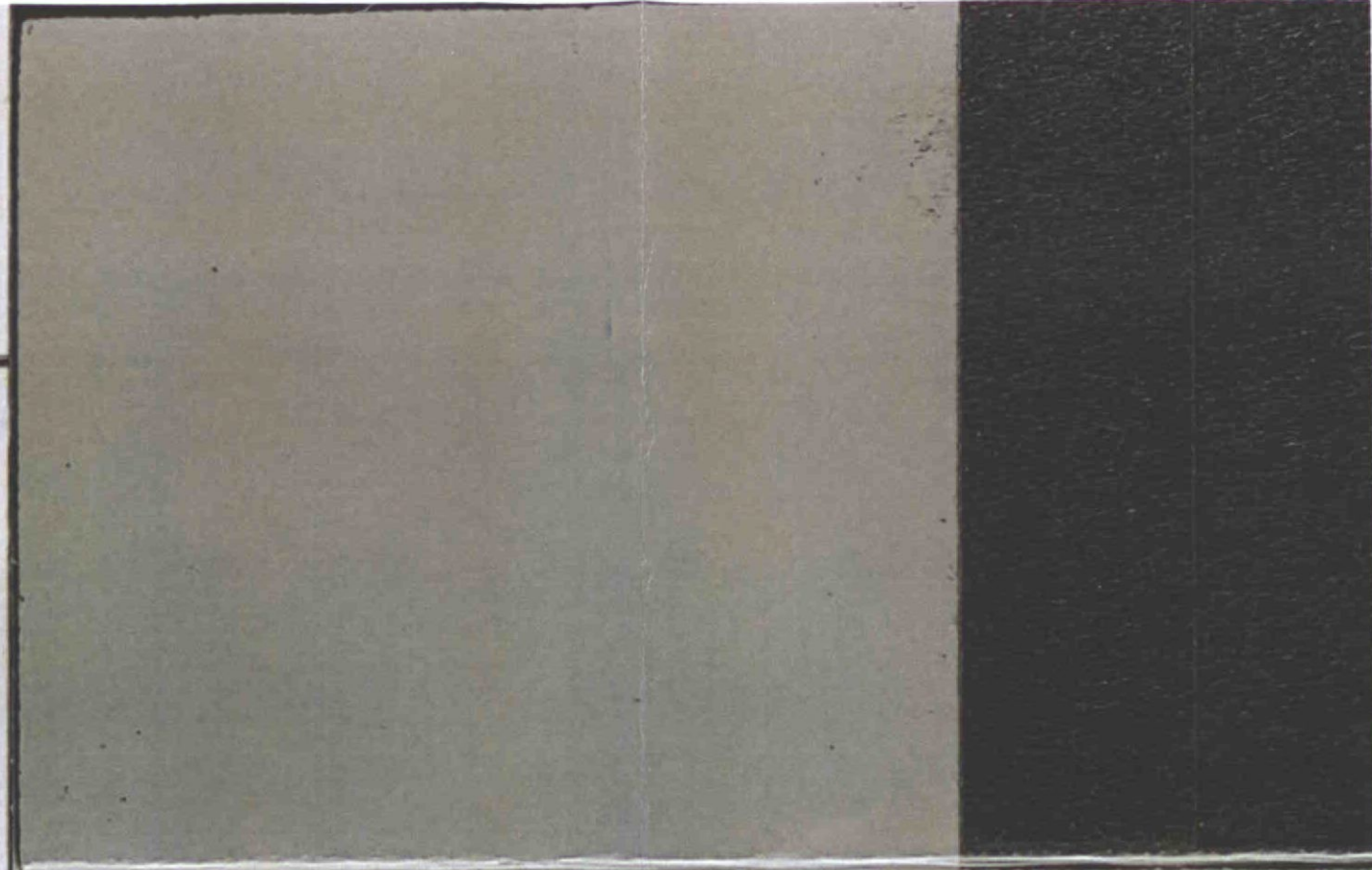
PAINT COLOR 3
DEW380 "WHITE"
BY DUNN EDWARDS



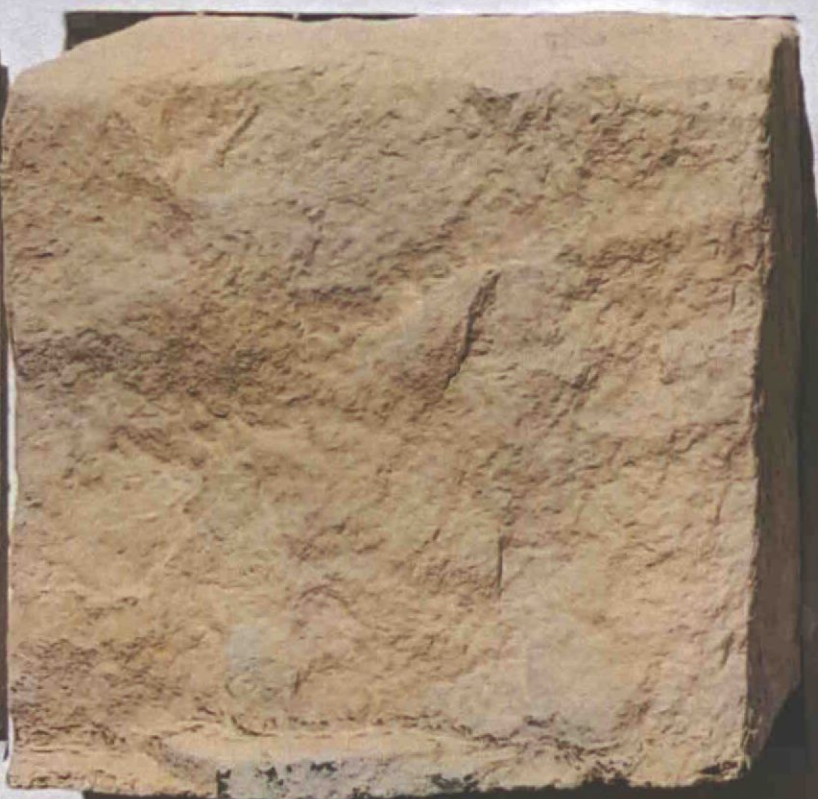
PAINT COLOR 4
DE6221 "FLINTSTONE"
BY DUNN EDWARDS



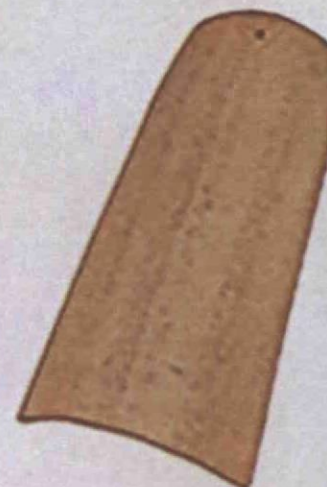
SOLARBAN CLEAR INSULATED GLASS
EXTERIOR REFLECTANCE = 11%
INTERIOR REFLECTANCE = 12%
BY PPG



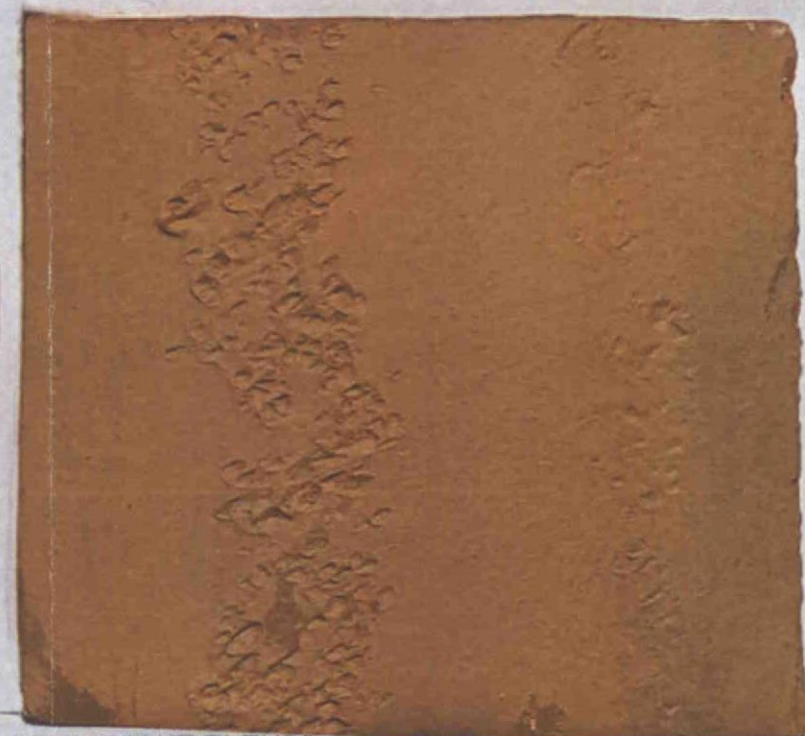
EIFS TEXTURE : SANDBLAST
BY DRYVIT SYSTEMS, INC.



BORAL STONE "ASPEN"
CULTURED STONE VENEER
BY COUNTRY LEDGESTONE



B333-R "RUSTIC SMOKE BLEND"
VINTAGE EARTH TONE BLEND
BY MCA SUPERIOR CLAY ROOF TILES



Christian Brothers Automotive
7225 East Williams Drive
Scottsdale, Arizona 85255

26-DR-2018
10/15/2018



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



COLOR SUBMITTAL

THE #1 CHOICE OF
PAINTING PROFESSIONALS®

26-DR-2018

10/15/2018

Date:

June 13, 2018

Job Name: **Christian Brothers Automotive**

Product:

EVSH30

Painting Contractor: **0**

Color:

DEW380 White

General Contractor: **0**

Area / Sheen:

Eggshell

Architect/Designer: **SRA360**

D.E. Contact:

Tim Garver

602.714.7280

This submittal is intended for color and sheen approval and may not have been produced from the actual product specified. Dunn-Edwards recommends following the procedures outlined in PDCA Std. P5-09 Sample Procedures.

Dunn-Edwards

151 11:41 6/11/2018 PHX PANEL LAB

DEW 380

WHITE

EVSH30-3 EVERSIELD EXT E/S

Rev Date 11/30/2017

1 Quart L Y Notation /48

Custom Tinted Paint - Not Returnable for Exchange or Refund

Color may vary slightly from a color chip or container to container

Check for correct color match and confirm color before application

Dunn-Edwards accepts no responsibility for any mis-matched paint
after it has been applied. NOTE (A)=ALKALI & (I)=INTERIOR ONLY



COLOR SUBMITTAL

26-DR-2018
10/15/2018

THE #1 CHOICE OF
PAINTING PROFESSIONALS®

Job Name: **Christian Brothers Automotive**

Painting Contractor: **0**

General Contractor: **0**

Architect/Designer: **SRA360**

Date:

June 13, 2018

Product:

EVSH30

Color:

DEC753 Almond

Area / Sheen:

Eggshell

D.E. Contact:

Tim Garver

602.714.7280

This submittal is intended for color and sheen approval and may not have been produced from the actual product specified. Dunn-Edwards recommends following the procedures outlined in PDCA Std. P5-09 Sample Procedures

Dunn-Edwards

151 11:40 6/11/2018 PHX PANEL LAB

DEC 753

ALMOND

EVSH30-3 EVERSIELD EXT E/S

Rev Date 11/30/2017

1 Quart L Y Notation /48

04: 0 Y+ 6.000

08: 0 Y+ 0.594

13: 0 Y+ 0.500

Custom Tinted Paint - Not Returnable for Exchange or Refund

Color may vary slightly from a color chip or container to container.

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COLOR SUBMITTAL

26-DR-2018
10/15/2018

THE #1 CHOICE OF
PAINTING PROFESSIONALS®

Job Name: **Christian Brothers Automotive**
Painting Contractor: **0**
General Contractor: **0**
Architect/Designer: **SRA360**

Date: **June 13, 2018**
Product: **EVSH30**
Color: **DE6221 Flintsonite**
Area / Sheen: **Eggshell**
D.E. Contact: **Tim Garver 602.714.7280**

This submittal is intended for color and sheen approval and may not have been produced from the actual product specified. Dunn-Edwards recommends following the procedures outlined in PDCA Std. P5-09 Sample Procedures.

Dunn-Edwards

151 11:41 6/11/2018 PHX PANEL LAB

DE 6221

FLINTSTONE

EVSH30-3 EVERSIELD EXT E/S

Rev Date 11/30/2017

1 Quart L Y Notation /48

04: 0 Y+ 24.750

08: 0 Y+ 1.500

13: 0 Y+ 6.750

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COLOR SUBMITTAL

26-DR-2018
10/15/2018

**THE #1 CHOICE OF
PAINTING PROFESSIONALS®**

Job Name: **Christian Brothers Automotive**

Painting Contractor: **0**

General Contractor: **0**

Architect/Designer: **SRA360**

Date: **June 13, 2018**

Product: **EVSH30**

Color: **DE6131 Teddy Bear**

Area / Sheen: **Eggshell**

D.E. Contact: **Tim Garver 602.714.7280**

This submittal is intended for color and sheen approval and may not have been produced from the actual product specified. Dunn-Edwards recommends following the procedures outlined in PDCA Std. P5-09 Sample Procedures.

Dunn-Edwards

151 11:40 6/11/2018 PHX PANEL LAB

DE 6131

TEDDY BEAR

EVSH30-2 EVERSIELD EXT E/S

Rev Date 06/17/2012

1 Quart U Y Notation /48

04: 0 Y+ 47.250

08: 0 Y+ 7.500

13: 0 Y+ 7.750

14: 1 Y+ 33.500

Custom Tinted Paint - Not Returnable for Exchange or Refund

Color may vary slightly from a color chip or container to container

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