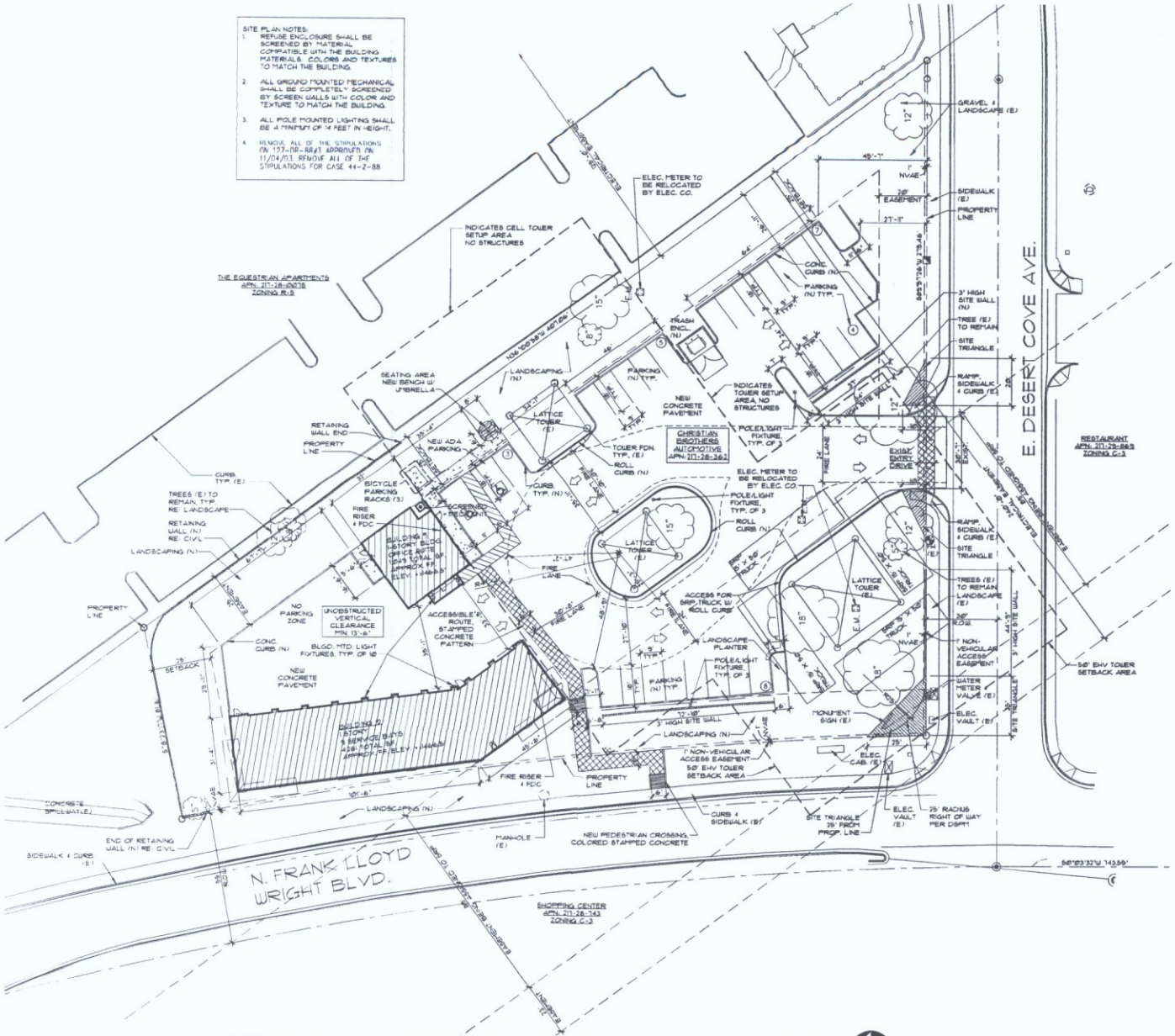
Simulations
Photos
All Graphics (no plans)



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

PROJECT INFORMATION:

TENANT: COMMERCIAL TENANT
CHRISTIAN BROTHERS AUTOMOTIVE

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

OWNER: CHRISTIAN BROTHERS AUTOMOTIVE
15995 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 ACRES)
(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
B, OFFICE SPACE
BASIC ALLOWABLE AREA: 9000 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:	9.2%

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 GILA & 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 0'-0"
REAR YARD 25'-0"
SIDE YARD - ADJACENT TO RESIDENCE 25'-0"

PARKING REQUIRED: CITY OF SCOTTSDALE
3 PARKING SPACES PER SERVICE BAY AND ONE SPACE PER 250 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 9.103
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 83,000 LBS.
MINIMUM DRIVE WIDTH = 24'-0"

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

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

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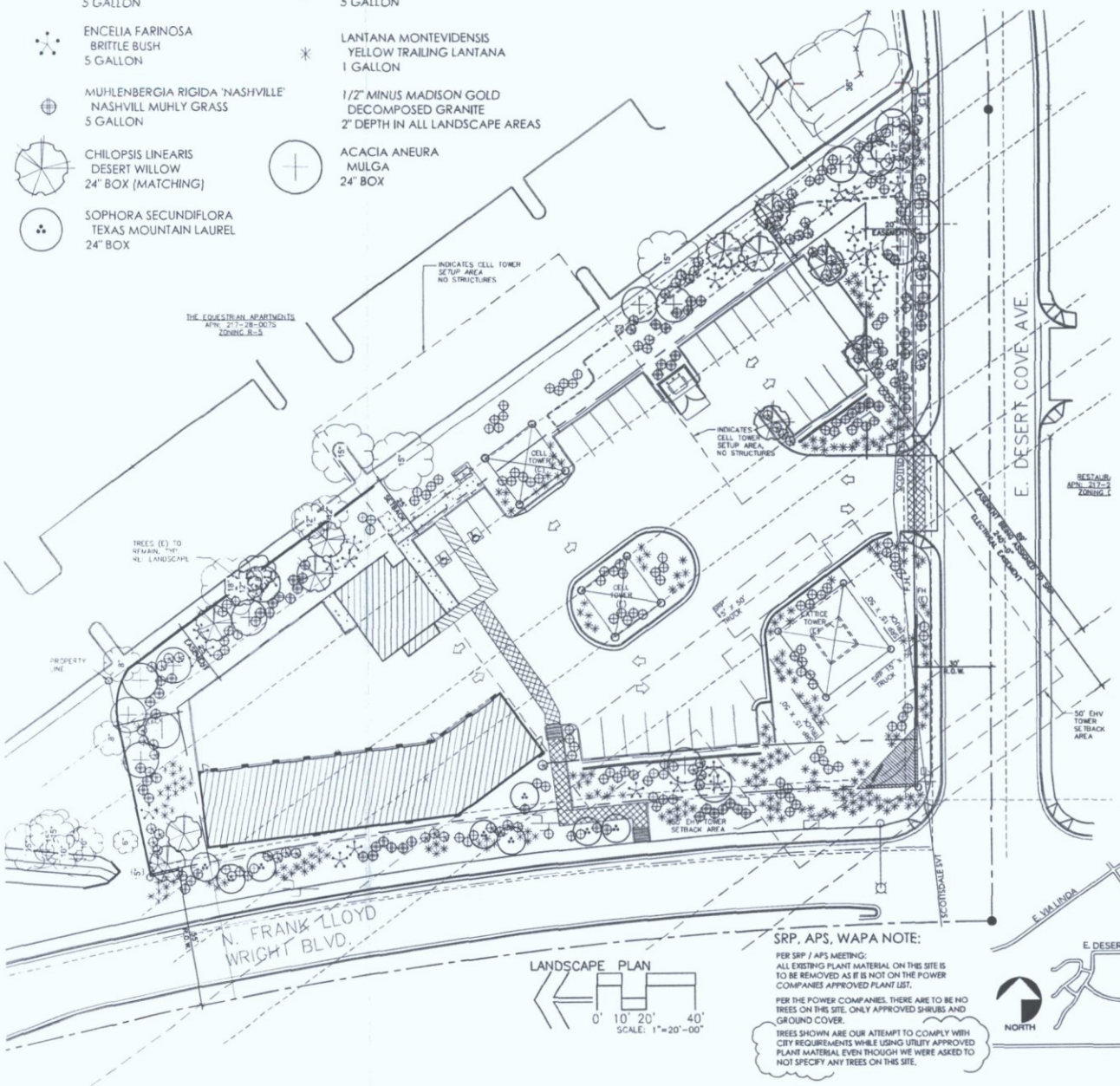
date: 5/12/2016
issued for: SITE PLAN SUBMITTAL
job no.: 15-064
sheet title: SITE PLAN
sheet no.: as.1

59-DR-2015
8/31/2016

LANDSCAPE LEGEND ALL PLANTS ARE SRP / APS / WAPA APPROVED

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



LANDSCAPE PLAN

0' 10' 20' 40'

SCALE: 1"=20'-00"

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 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 1% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS 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 SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-0". 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 ELECT. 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 SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" 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 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

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 SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK 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/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE *ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.*

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) 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 EXPIRES 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 REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2015

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URBAN DESIGN
SITE PLANNING
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EMAIL: tjmmcqueen@qwest.net

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Christian Bros. Automotive

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Scottsdale, Arizona 85259

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date: 08.02.16

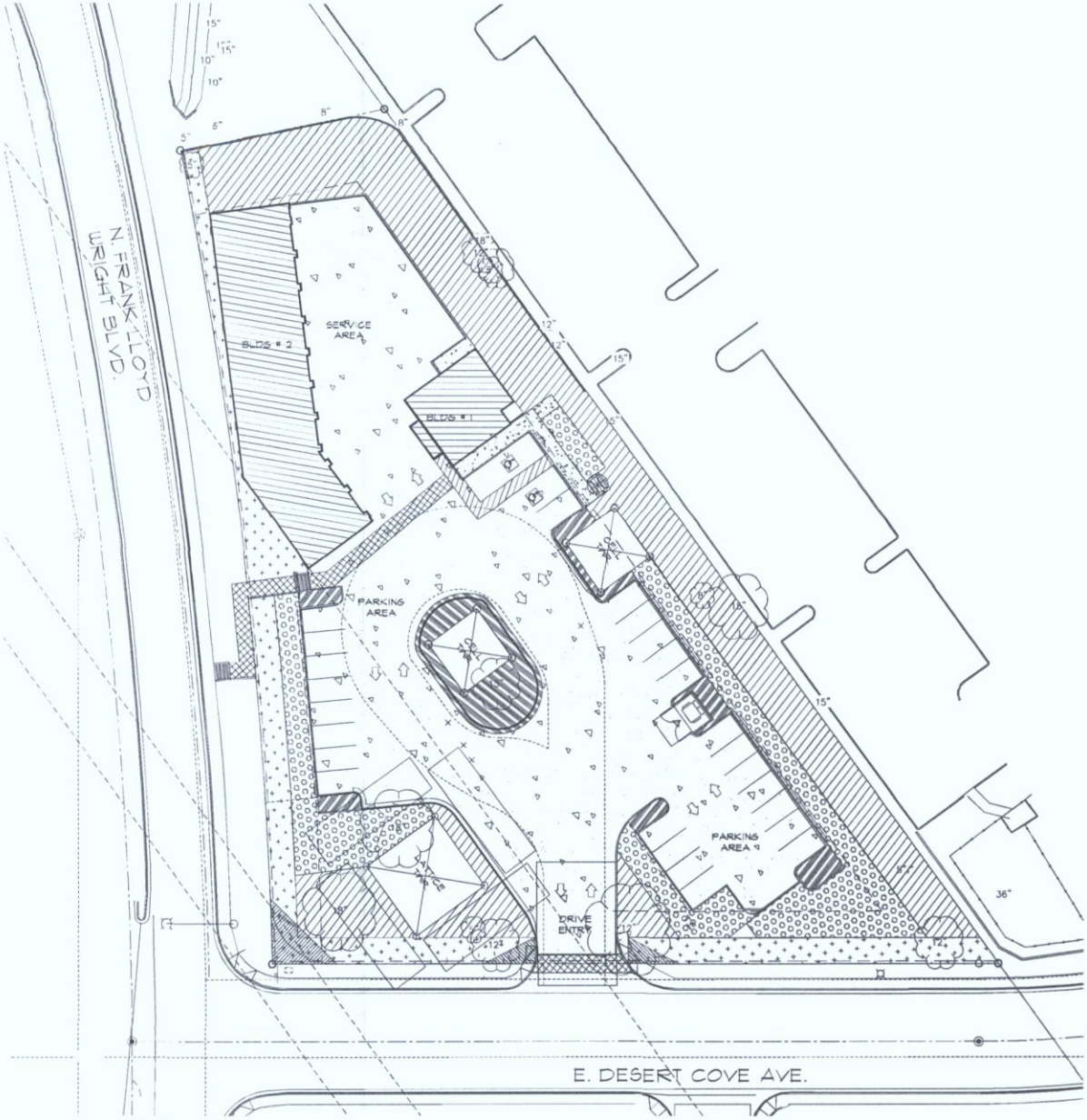
issued for: OWNER REVIEW

job no.: 15-064

sheet title:

sheet no.: La.01

59-DR-2015
8/31/2016



1 open space plan (site plan worksheet)

1" = 20'-0"

0' 20' 40' 80'

project data

PROJECT INFORMATION:
ZONING: C-3

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

NET LOT AREA: 57,990 SQ. FT. (1.33 ACRES) PER 127-DR-88 #3 APPROVED ON 10/04/88 REMOVE ALL OF THE STIPULATIONS 1 THRU 11 FOR CASE 44-Z-88 'ATTACHMENT A' DATED 10-04-88

BUILDING HEIGHT: 18'-11" (BUILDING #2)
18-10" (BUILDING #1)

MAXIMUM BUILDING HEIGHT: (36'-0" ALLOWED)
FIRST 12' HEIGHT = 10% = .10 x 57,990 = 5,799 S.F.
NEXT 10' OF HEIGHT = 11' X .004 X 57,990 = 2,552 S.F.

FAR - FLOOR AREA RATIO:
GROSS BUILDING AREA/NET LOT AREA OF SITE
MAXIMUM 15 .8
5,185 S.F./57,990 S.F.
= .089

OPEN SPACE CALCULATIONS: ENTIRE SITE
REQUIRED OPEN SPACE: LANDSCAPE, & HARDSCAPE

OPEN SPACE REQUIRED:
(NOT INCLUDING PARKING LOT LANDSCAPING)
NET LOT AREA X .10
REQUIRED: 57,990 S.F. X .10 = 5,799 S.F.
PROVIDED: = 21,914 S.F.
UNUSABLE AREA: = 8,500 S.F. BENEATH AND DIRECTLY AROUND THE THREE APS & SRP TOWERS

FRONT OPEN SPACE REQUIRED:
(ONE HALF REQ'D. OPEN SPACE)
10,439 S.F. X .5 = 2,900 S.F.
PROVIDED = 5,214 S.F.

PARKING LOT LANDSCAPING REQUIRED:
PARKING LOT AREA X 15%
20,170 S.F. X .15 = 3,026 S.F. REQUIRED
5,484 S.F. PROVIDED

COMMON OPEN SPACE:
TOTAL OPEN SPACE - FRONTAGE OPEN SPACE - PARKING LOT ISLANDS
21,914 S.F. - 5,214 S.F. - 2,056 = 14,694 S.F.

legend

DENOTES HARDSCAPE
28,878 S.F.

DENOTES FRONTAGE ALONG FLW & DC
4,910 S.F.

DENOTES COMMON OPEN SPACE
15,557 S.F.

DENOTES PARKING LOT LANDSCAPING
5,484 S.F.

DENOTES PARKING LOT ISLAND LANDSCAPING
2,056 S.F.

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architect:

contact:
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contact: curis cain
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c: (832) 291-3123
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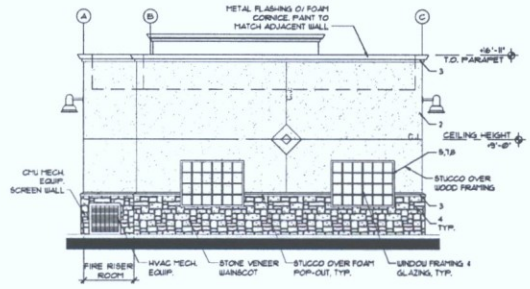
date: 8/31/2016
issued for: DESIGN REVIEW SUBMITTAL
job no.: 15-064
sheet title: OPEN SPACE PLAN/SITE PLAN (WORKSHEET)
sheet no.: ops.1

59-DR-2015
8/31/2016

color/ material

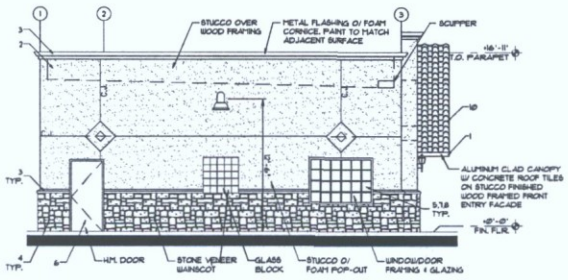
		COLOR	MATERIAL
1		"FROSTING CREAM" BY DUNN EDWARDS DEW344	ALUMINUM CLAD WOOD FRAMED CANOPY
2		"BAMBOO SCREEN" BY DUNN EDWARDS DE6193	STUCCO/MEDIUM FINISH
3		"FROSTING CREAM" BY DUNN EDWARDS DEW344	POPOUT/ACCENT COLORS
4		"CLIFFSTONE MESQUITE" ELDORADO STONE	STONE VENEER
5		ANODIZED MILL FINISH ALUMINUM	WINDOW MULLIONS
6		"FLINTSTONE" BY DUNN EDWARDS DE6221	BAY DOORS/ EXT. DOORS/ HM FRAMES
7		GLASS REFLECTIVITY AT 32%	GLASS
8		"CAFE NOIR" COMTEX WINDOW SHADE CLOTH	GLASS SHADE CLOTH
9		8" X 8" GLASS BLOCK	GLASS
10		MONTEREY SCC 8807	CONCRETE ROOF TILES
11		SOLAR REFLECTIVE "PATINA GREEN" #6 BY VALSPAR	ALUMINUM CLAD



4 East Elevation-Building 1

3/16" = 1'-0"

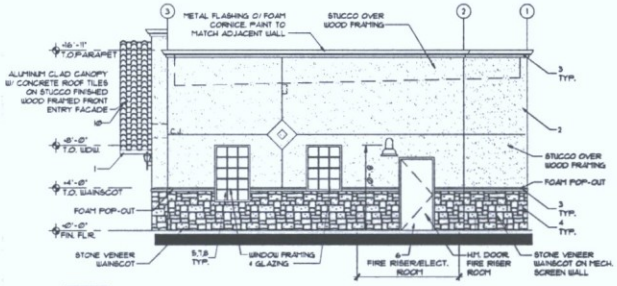
0' 2' 4' 8' 16'



2 North Elevation-Building 1

3/16" = 1'-0"

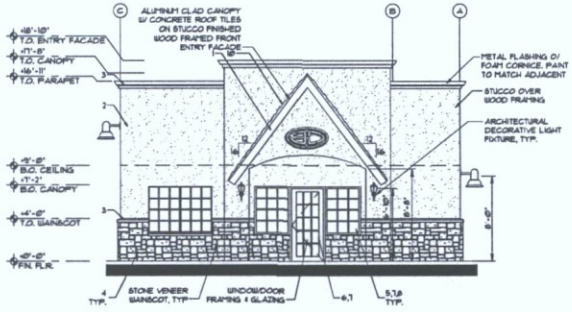
0' 2' 4' 8' 16'



3 South Elevation-Building 1

3/16" = 1'-0"

0' 2' 4' 8' 16'



1 West Elevation-Building 1

3/16" = 1'-0"

0' 2' 4' 8' 16'

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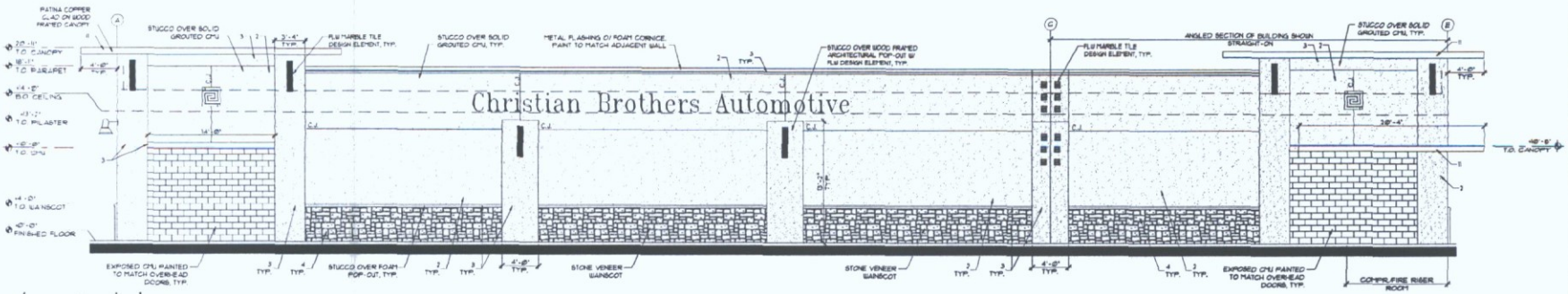
job no.: 15-064
sheet title: EXTERIOR ELEVATIONS BUILDING #1
sheet no.: a.1

59-DR-2015
8/31/2016



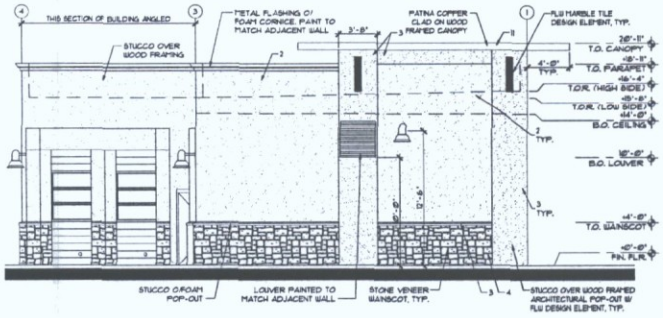
color/ material

		COLOR	MATERIAL
1		'FROSTING CREAM' BY DUNN EDWARDS DEW344	ALUMINUM CLAD WOOD FRAMED CANOPY
2		'BAMBOO SCREEN' BY DUNN EDWARDS DE6193	STUCCO/MEDIUM FINISH
3		'FROSTING CREAM' BY DUNN EDWARDS DEW344	POPOUT/ACCENT COLORS
4		'CLIFFSTONE MESQUITE' ELDORADO STONE	STONE VENEER
5		ANODIZED MILL FINISH ALUMINUM	WINDOW MULLIONS
6		'FLINTSTONE' BY DUNN EDWARDS DE6221	BAY DOORS/ EXT. DOORS/ HM FRAMES
7		GLASS REFLECTIVITY AT 32%	GLASS
8		'CAFE NOIR' COMTEX WINDOW SHADE CLOTH	GLASS SHADE CLOTH
9		8' X 8' GLASS BLOCK	GLASS
10		MONTEREY SCC 8801	CONCRETE ROOF TILES
11		SOLAIR REFLECTIVE 'PATINA GREEN' #8 BY VALSPAR	ALUMINUM CLAD

4 West Elevation-Building 2

3/16" = 1'-0"

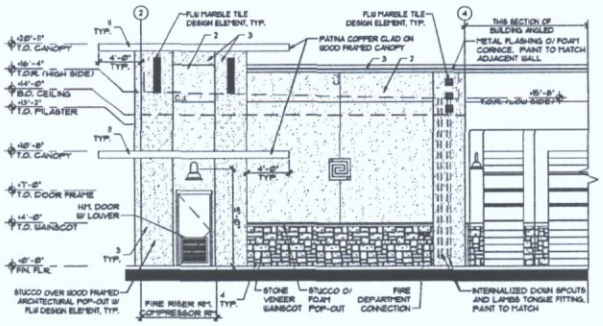
0' 2' 4' 8' 16'



3 North Elevation-Building 2

3/16" = 1'-0"

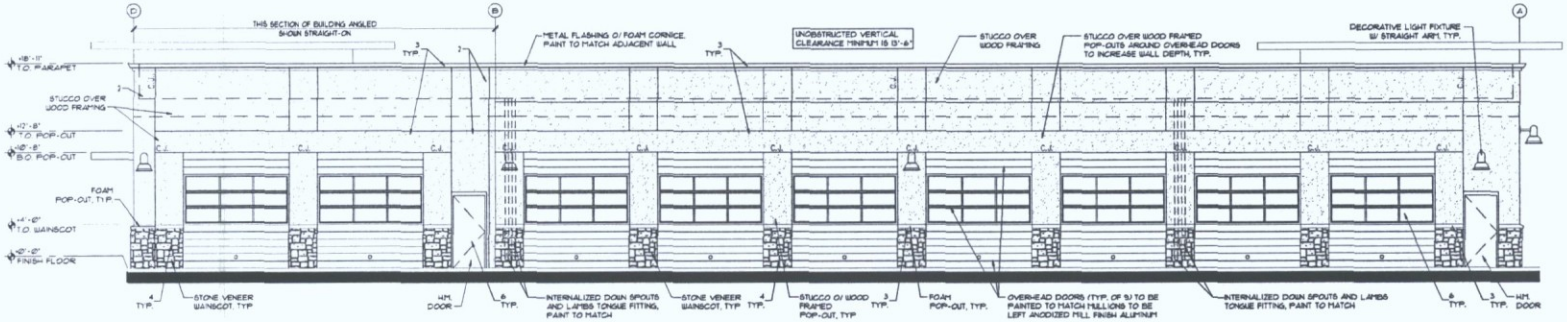
0' 2' 4' 8' 16'



2 South Elevation-Building 2

3/16" = 1'-0"

0' 2' 4' 8' 16'



1 East Elevation-Building 2

3/16" = 1'-0"

0' 2' 4' 8' 16'

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date: 8/19/2016

issued for: DRB REVIEW SUBMITTAL

job no.: 15-064

sheet title: EXTERIOR ELEVATIONS BUILDING #2

sheet no.: a.2

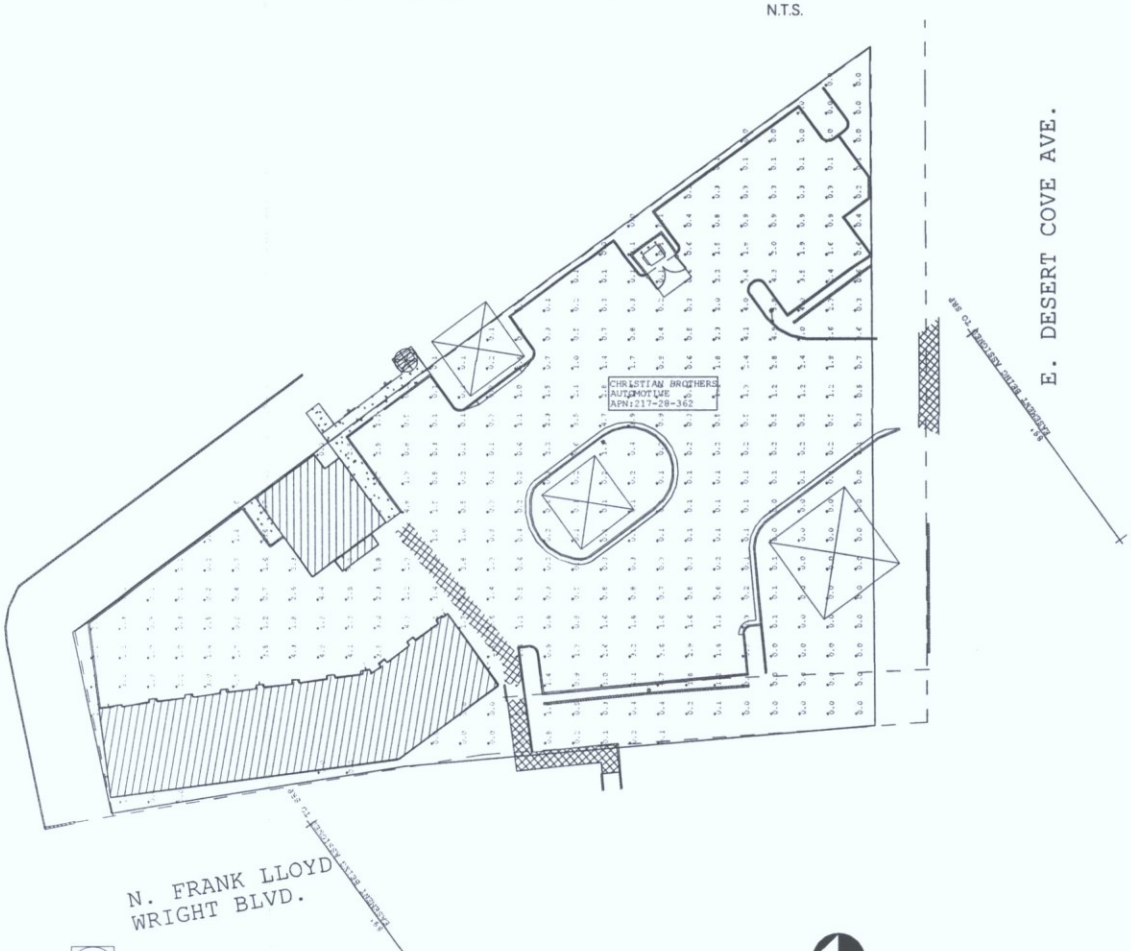
59-DR-2015
8/31/2016

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site_Planar	Illuminance	Fc	1.04	9.0	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	10	F1	SINGLE	N.A.	1.000	EMM-E01-LED-E1-SL2
	2	S1	SINGLE	N.A.	1.000	GLEON-AE-01-LED-E1-SL4
	1	S2	BACK-BACK	N.A.	1.000	GLEON-AE-01-LED-E1-SL4

2 Luminare Schedule and Calculation Summary

N.T.S.



1 Photometric Site Plan

1" = 20'-0"

0' 20' 40' 80' 160'

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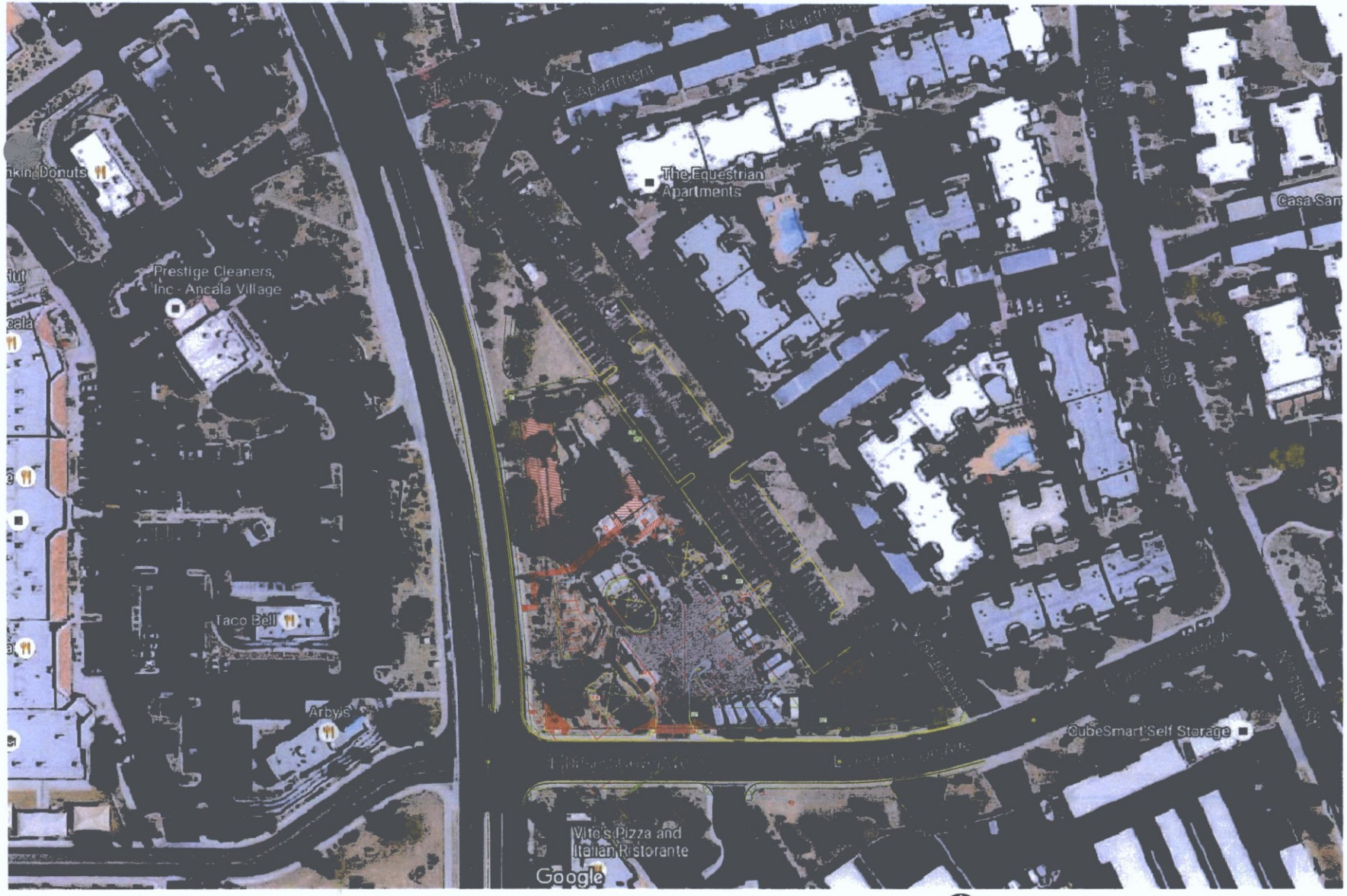
date: 8/19/2016
issued for: DRB REVIEW SUBMITTAL
job no.: 15-064
sheet title: PHOTO METRIC SITE PLAN
sheet no.: ph.1

59-DR-2015
8/31/2016



1 Context Aerial and Site Plan

NORTH

1" = 40'-0"

0' 40' 80' 160' 320'

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