Final Approved Stamped Plans
Full Size

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

STREET VIEW 1

FROM CORNER OF FRANK LLOYD WRIGHT BLVD.
AND DESERT COVE AVENUE

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59-DR-2015
8/31/2016

PERSPECTIVE

ALONG FRANK LLOYD WRIGHT BLVD.
LOOKING SOUTHEAST

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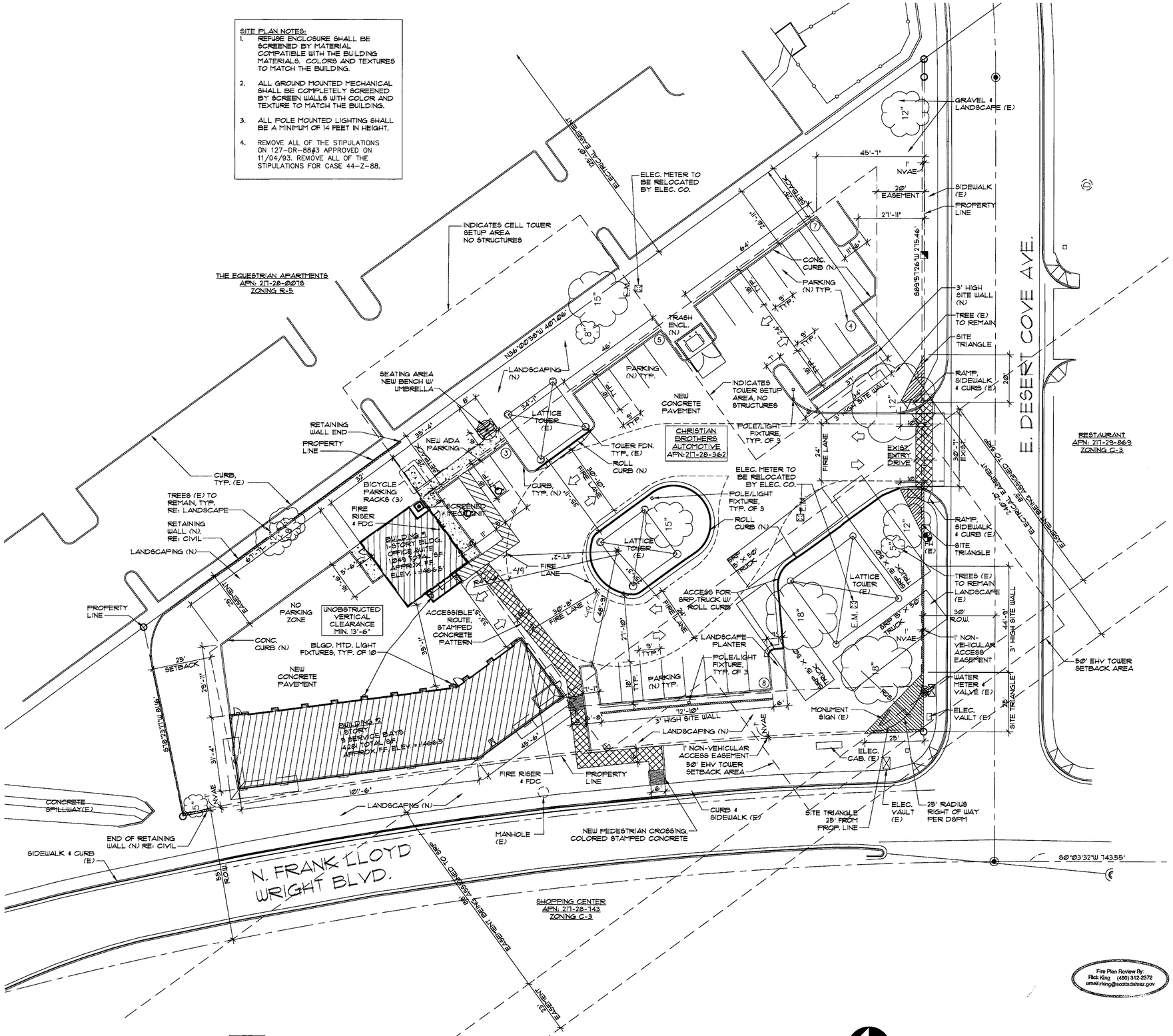
SITE PLAN NOTES:

1. REFUSE ENCLOSURE SHALL BE SCREENED BY MATERIAL 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 14 FEET IN HEIGHT.
4. REMOVE ALL OF THE STIPULATIONS ON 127-DR-88#3 APPROVED ON 11/04/93. REMOVE ALL OF THE STIPULATIONS FOR CASE 44-Z-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
15995 N. BARKERS LANDING RD, SUITE 145
HOUSTON, TX 77079

SCOPE: AUTO REPAR 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 – FULLLY 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.

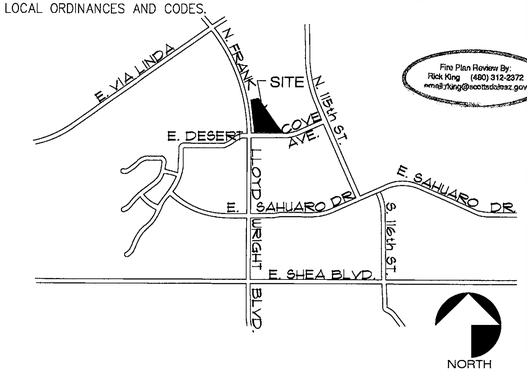
PARKING CALCULATIONS:

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.



Fire Plan Review By: Rick King (480) 312-2372 email:rking@scottsdaleaz.gov

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5450 e high street, suite 200
phoenix, arizona 85054
p: 480.515.5123 f: 602.513.7193
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architect:

contact:
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Houston, TX 77074
contact: curtis cain
t: (281) 675-6105
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email: ccain@cbac.com

project:
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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

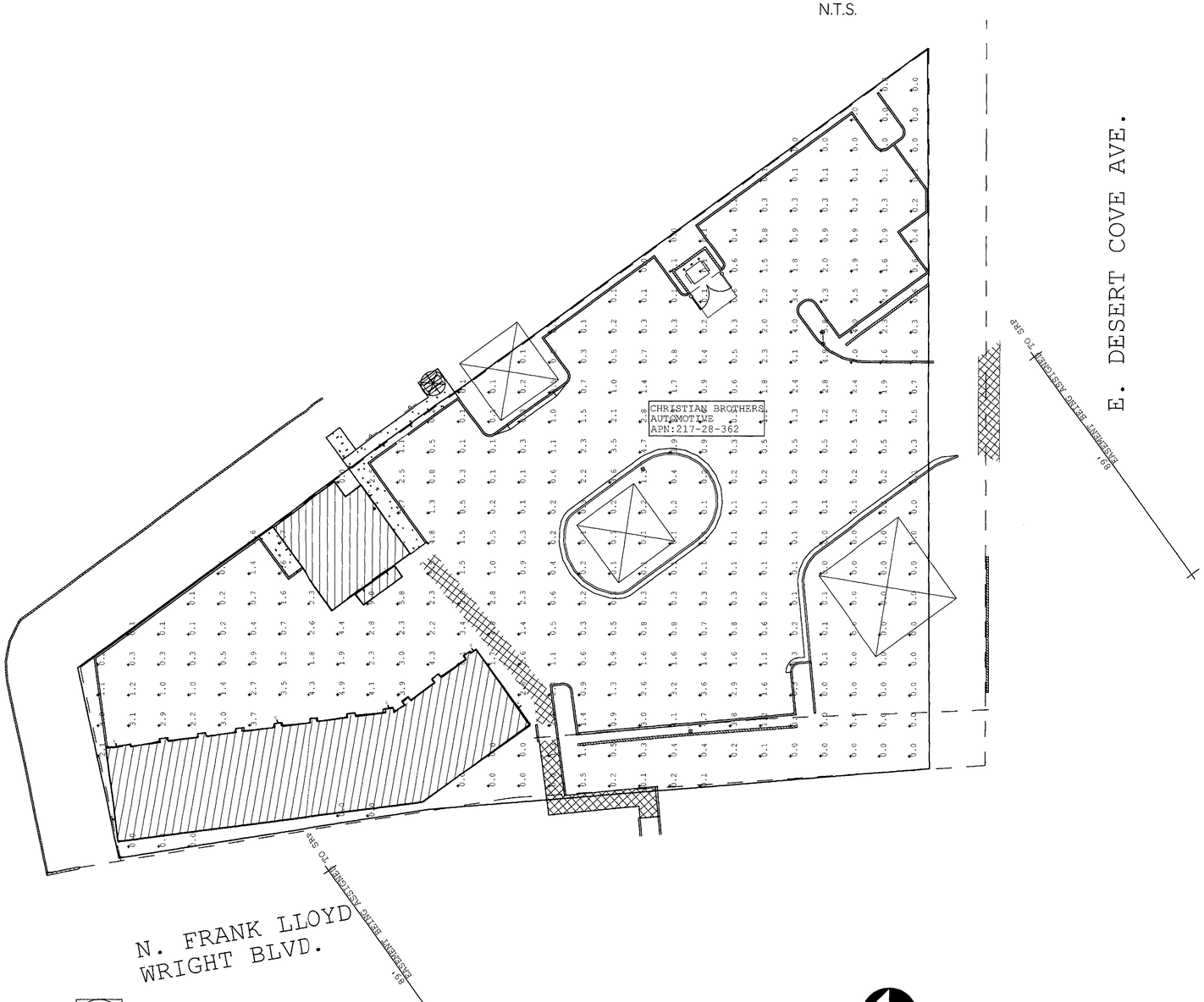
59-DR-2015
8/31/2016

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

NORTH

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

CONSTRUCTION NOTES

1. REMOVE EXISTING IMPROVEMENTS WITHIN LIMITS OF NEW CONSTRUCTION.
2. EXISTING ELECTRIC TOWERS TO REMAIN.
3. EXISTING WALL TO REMAIN.
4. EXISTING WALL TO BE DEMOLISHED.
5. EXISTING FENCE TO BE REMOVED.
6. PROPOSED DRIVEWAY.
7. PROPOSED SIDEWALK RAMP.
8. NEW ASPHALT PAVEMENT.
9. PROPOSED 3' WIDE CONCRETE VALLEY GUTTER.
10. PROPOSED CONCRETE SIDEWALK PER M.A.G. DETAIL 230.
11. PROPOSED VERTICAL CURB AND GUTTER PER M.A.G. DETAIL 220-1 TYPE 'A'.
12. PROPOSED SINGLE CURB PER M.A.G. DETAIL 222 TYPE 'B'.
13. PROPOSED ROLL CURB PER M.A.G. DETAIL 220-1 TYPE 'D'.
14. PROPOSED ROLL CURB AND GUTTER PER M.A.G. DETAIL 220-1 TYPE 'C'.
15. PROPOSED CATCH BASIN PER M.A.G. DETAIL 535 TYPE 'F'.
16. PROPOSED 96" UNDERGROUND STORAGE TANK.
17. PROPOSED MAXWELL PLUS DRYWELL.
18. PROPOSED STORM DRAIN PIPE.
19. PROPOSED WALL OPENING.
20. PROPOSED RETAINING WALL.
21. PROPOSED TRASH ENCLOSURE.
22. EXISTING CONCRETE CURB TO BE DEMOLISHED.
23. EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED.
24. PROPOSED SITE WALL.
25. PROPOSED 2' CURB OPENING.
26. PROPOSED 3' WIDE CONCRETE VALLEY GUTTER
27. EXISTING A.R.V. MANHOLE TO BE ADJUSTED TO FINISHED GRADE.

(M) MATCH EXISTING.

REV.
REV.
REV.
REV.
REV.

Site Consultants, Inc.
ENGINEERS · SURVEYORS · CONSULTANTS
113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

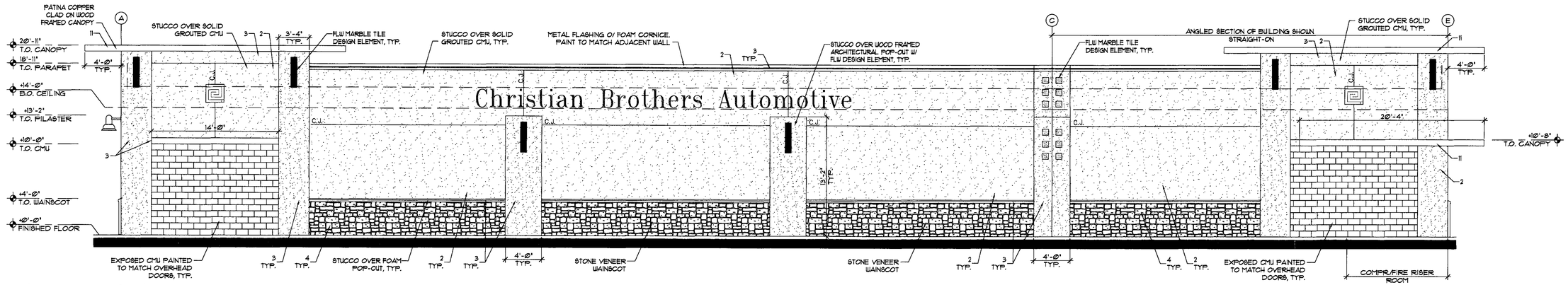
PRELIMINARY GRADING PLAN

CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
11416 E. DESERT COVE AVENUE
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO. 25960
MICHAEL JAMES CAYLOR
ARIZONA U.S.A.
EXPIRES 3-31-2019

PROJECT NO.:	2073
SCALE:	1" = 20'
DRAWN BY:	MGO
CHECKED BY:	MJC
DATE:	5-9-2016
DWG:	2073-C-GP-Pref

PRELIMINARY NOT FOR CONSTRUCTION 5-9-2016



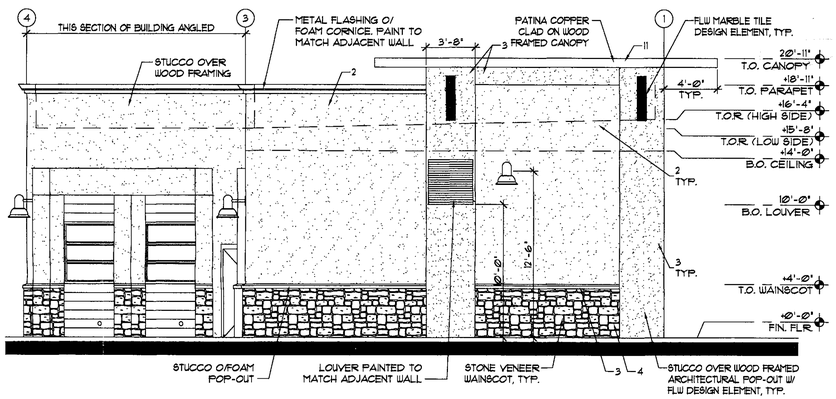
color/ material

		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' #18 BY VALSPAR	ALUMINUM CLAD

4 West Elevation-Building 2

0' 2' 4' 8' 16'

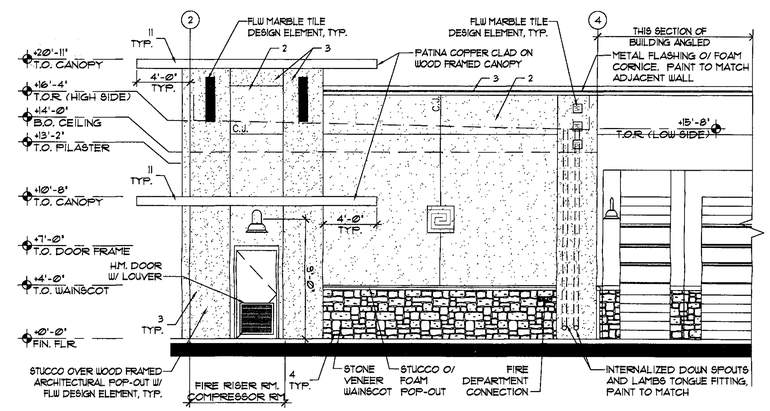
3/16" = 1'-0"



3 North Elevation-Building 2

0' 2' 4' 8' 16'

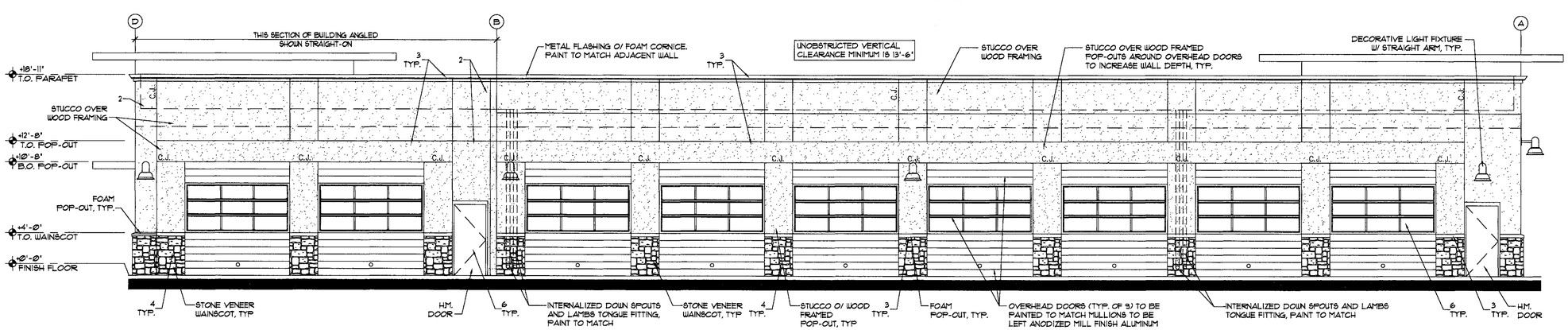
3/16" = 1'-0"



2 South Elevation-Building 2

0' 2' 4' 8' 16'

3/16" = 1'-0"



1 East Elevation-Building 2

0' 2' 4' 8' 16'

3/16" = 1'-0"

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date: 8/31/2016

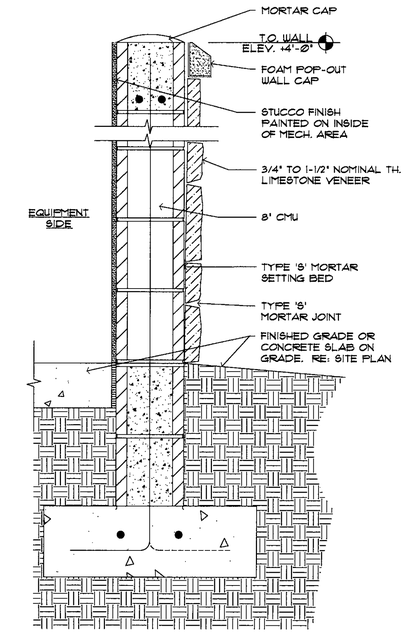
issued for: DRB REVIEW SUBMITTAL

job no.: 15-064

sheet title: EXTERIOR ELEVATIONS BUILDING #2

sheet no.: a.2

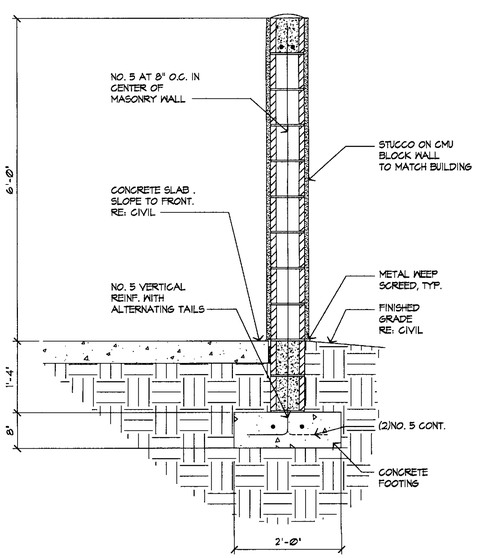
59-DR-2015
8/31/2016



6 section at mech. screen wall

1-1/2" = 1'-0"

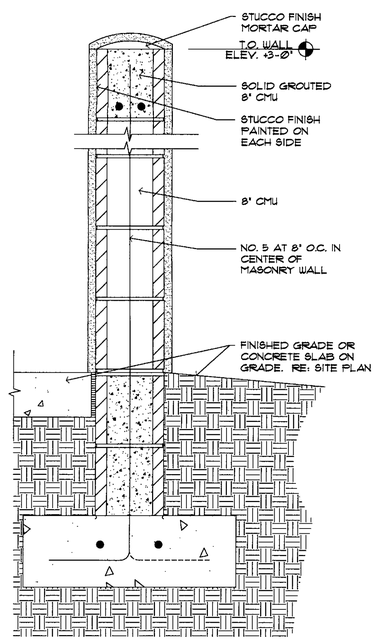
0' 1' 2' 4'



5 wall section at trash encl.

3/4" = 1'-0"

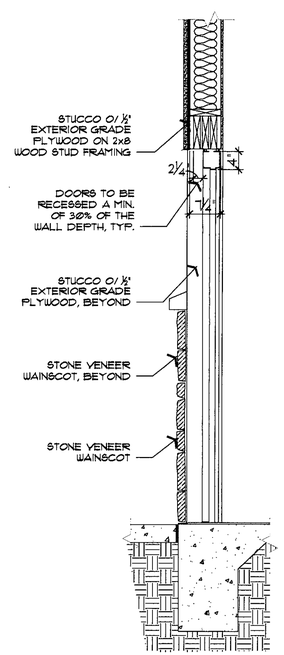
0' 1' 2' 4'



4 section at site screen wall

1-1/2" = 1'-0"

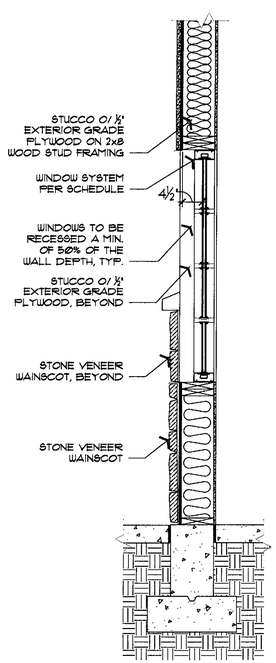
0' 1' 2' 4'



3 wall section at doors

3/4" = 1'-0"

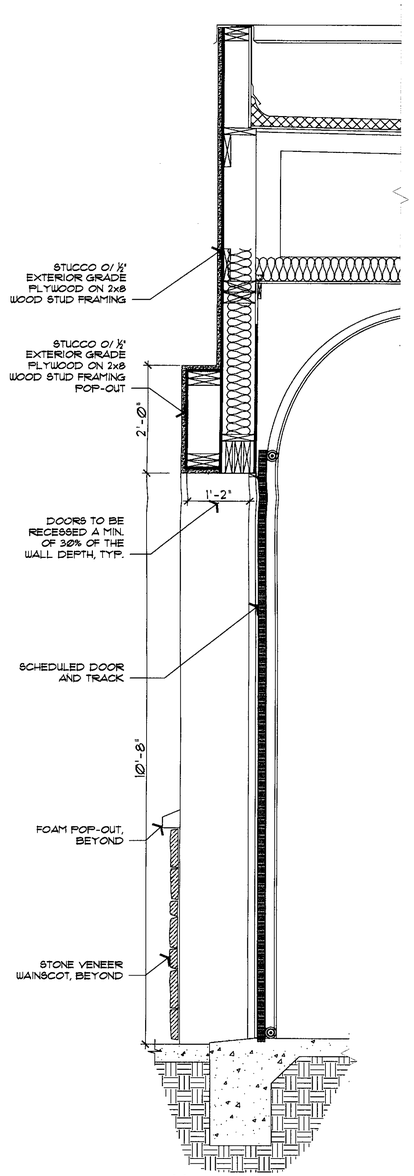
0' 1' 2' 4'



2 wall section at windows

3/4" = 1'-0"

0' 1' 2' 4'



1 wall section at overhead doors

3/4" = 1'-0"

0' 1' 2' 4'

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project: 59-DR-2015
08/31/16

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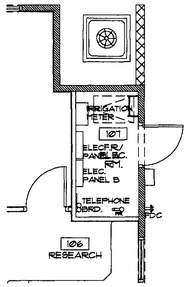
date: 8/31/2016

issued for: DRB REVIEW SUBMITTAL

job no.: 15-062

sheet title: WALL SECTIONS

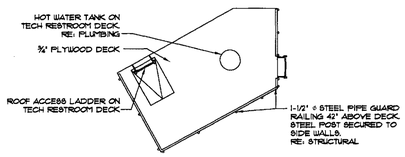
sheet no.: a.3



4 Roof Access Ladder-Bldg. #1

3/16" = 1'-0"

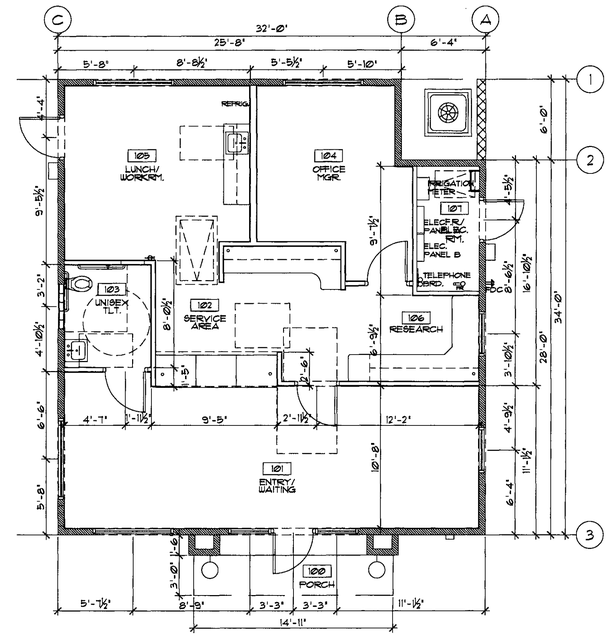
0' 2' 4' 8' 16'



3 Roof Access Ladder-Bldg. #2

3/16" = 1'-0"

0' 2' 4' 8' 16'



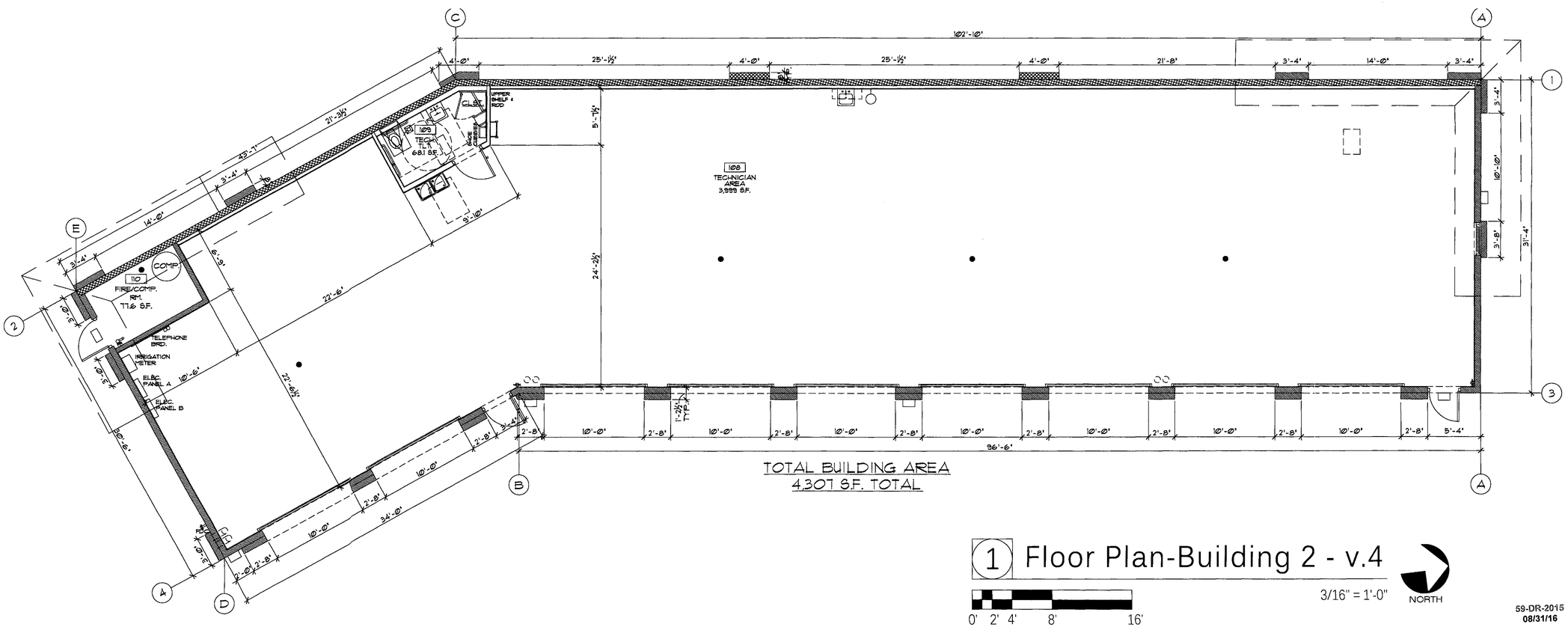
OFFICE BUILDING
1050 S.F.

2 Floor Plan-Building 1 - v.3

3/16" = 1'-0"

0' 2' 4' 8' 16'

NORTH



1 Floor Plan-Building 2 - v.4

3/16" = 1'-0"

0' 2' 4' 8' 16'

NORTH

59-DR-2015
08/31/16

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project

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date: 7/4/2016

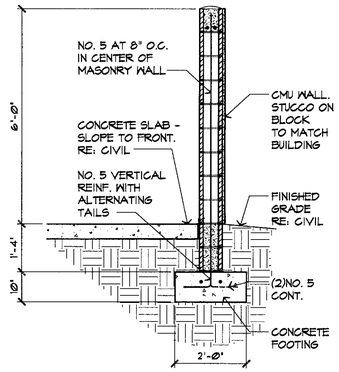
issued for: OWNER REVIEW

job no.: 15-064

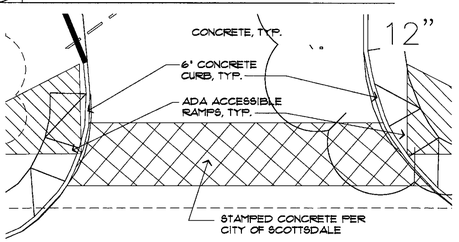
sheet title: BUILDING 1 & BUILDING 2 FLOOR PLANS - v.3

sheet no.:

a.1

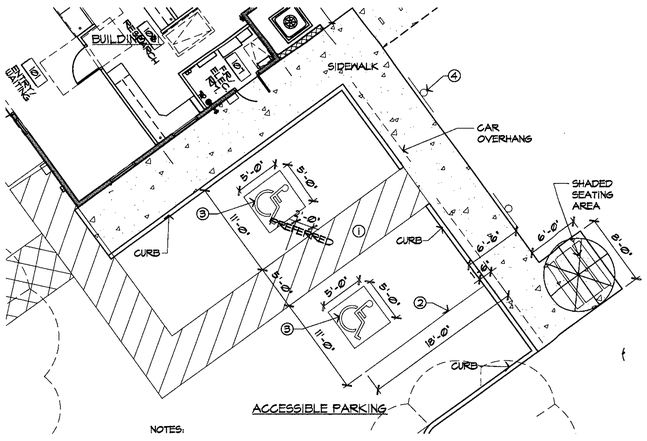


15 screen wall detail



14 plan @ pedestrian crossing

1/8" = 1'-0"



NOTES:

1) 5 FT. ACCESS AISLE REQUIRED. ACCESS AISLES LOCATED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.

2) ACCESS SPACES MUST BE PROMINENTLY OUTLINED IN COLORS OR MATERIALS CONTRASTING FORM REGULAR PARKING SPACES.
-4" OUTLINE STRIPING REQUIRED (TRAFFIC YELLOW PREFERRED)
-ACCESS AISLE SHALL BE CLEARLY MARKED
(CROSSHATCHING STRIPES SPACE 2 FT. O.C. PREFERRED)

3) INTERNATIONAL ACCESSIBLE SYMBOL REQUIRED. BLUE AND YELLOW SYMBOLS PREFERRED. A SYMBOL CAN BE DISPLAYED WITHOUT BLUE BACKGROUND.

4) ACCESSIBLE SIGN REQUIRED - MUST NEVER BE OBSCURED. RECOMMENDED LOCATION IS TO BE NO GREATER THAN 10 FEET FROM CURB.

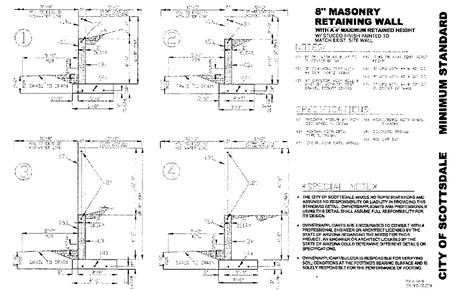
5) ONE OUT OF EVERY 6 SPACES SHALL BE VAN ACCESSIBLE AND HAVE A MINIMM VERTICAL CLEARANCE OF 8 FT. 2 INCHES AT GARAGE AND UNDER CANOPIES. THE VERTICAL SIGN SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE."

6) CURB STOPS ARE REQUIRED WHERE SIDEWALKS ARE FLUSH WITH THE PARKING SPACES. CURB STOPS AT OTHER LOCATIONS ARE OPTIONAL.

7) SEE PARKING AREA DIMENSION POLICIES FOR ANGLED PARKING.

13 parking striping

n.t.s.

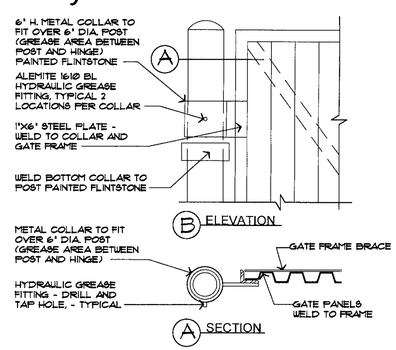


12 retaining wall city of scottsdale

n.t.s.

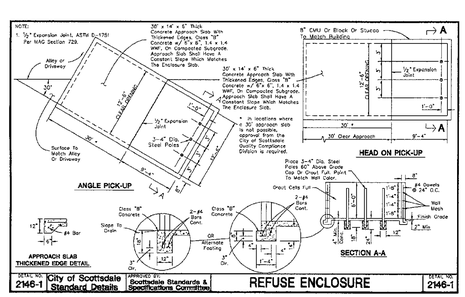
11 fire lane sign city of scottsdale

n.t.s.



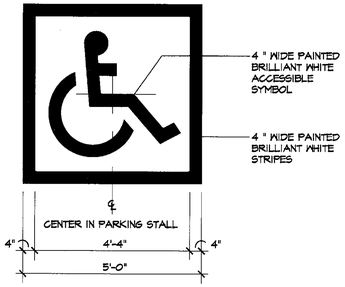
10 gate hinge at trash

1/2" = 1'-0"



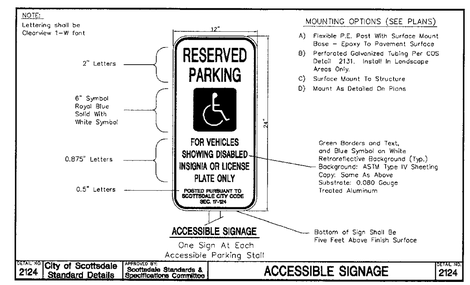
9 trash enclosure city of scottsdale

n.t.s.



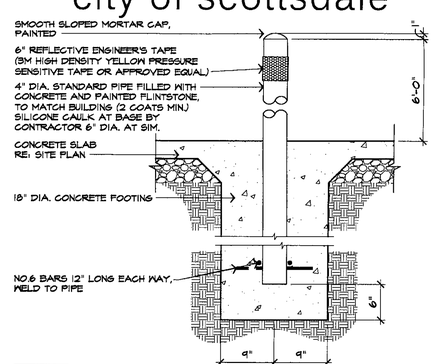
8 h/c parking sign

1/2" = 1'-0"



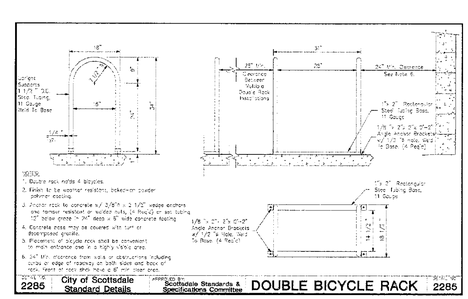
7 h/c sign city of scottsdale

n.t.s.



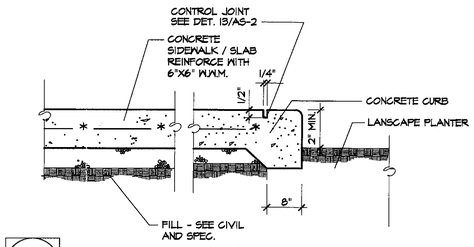
6 bollard detail

1/2" = 1'-0"



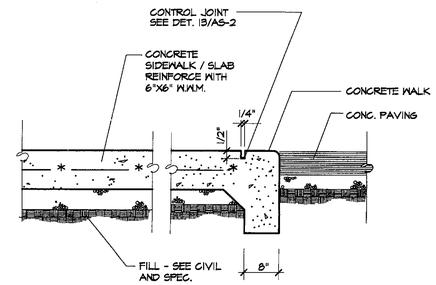
5 bike rack city of scottsdale

n.t.s.



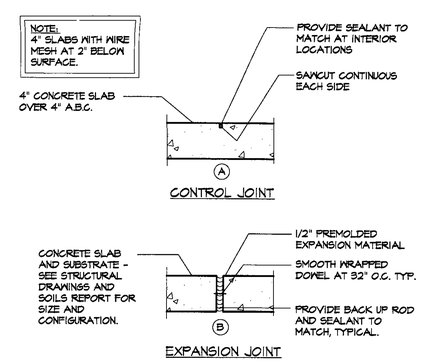
4 conc.walk @ plntr.

1-1/2" = 1'-0"



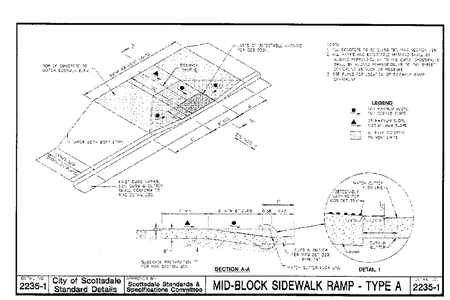
3 conc.walk @ conc.

1-1/2" = 1'-0"



2 control/exp. jt.

1-1/2" = 1'-0"



1 h/c ramp dtl. city of scottsdale

n.t.s.

SRA 360
STEWART + REINDERSMA ARCHITECTURE, PLLC
5450 e high street, suite 200
phoenix, arizona 85054
p: 480.515.5123 f: 602.513.7193
www.sra360.com

architect:

contact:
Christian Brothers Automotive
17725 Katy Freeway suite 200
Houston, TX 77074
contact: curtis cain
t: (281) 675-6105
c: (832) 971-1123
email: ccain@cbac.com

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

project:
59-DR-2015
08/31/16

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date: 8/31/2016

issued for: DRB REVIEW SUBMITTAL

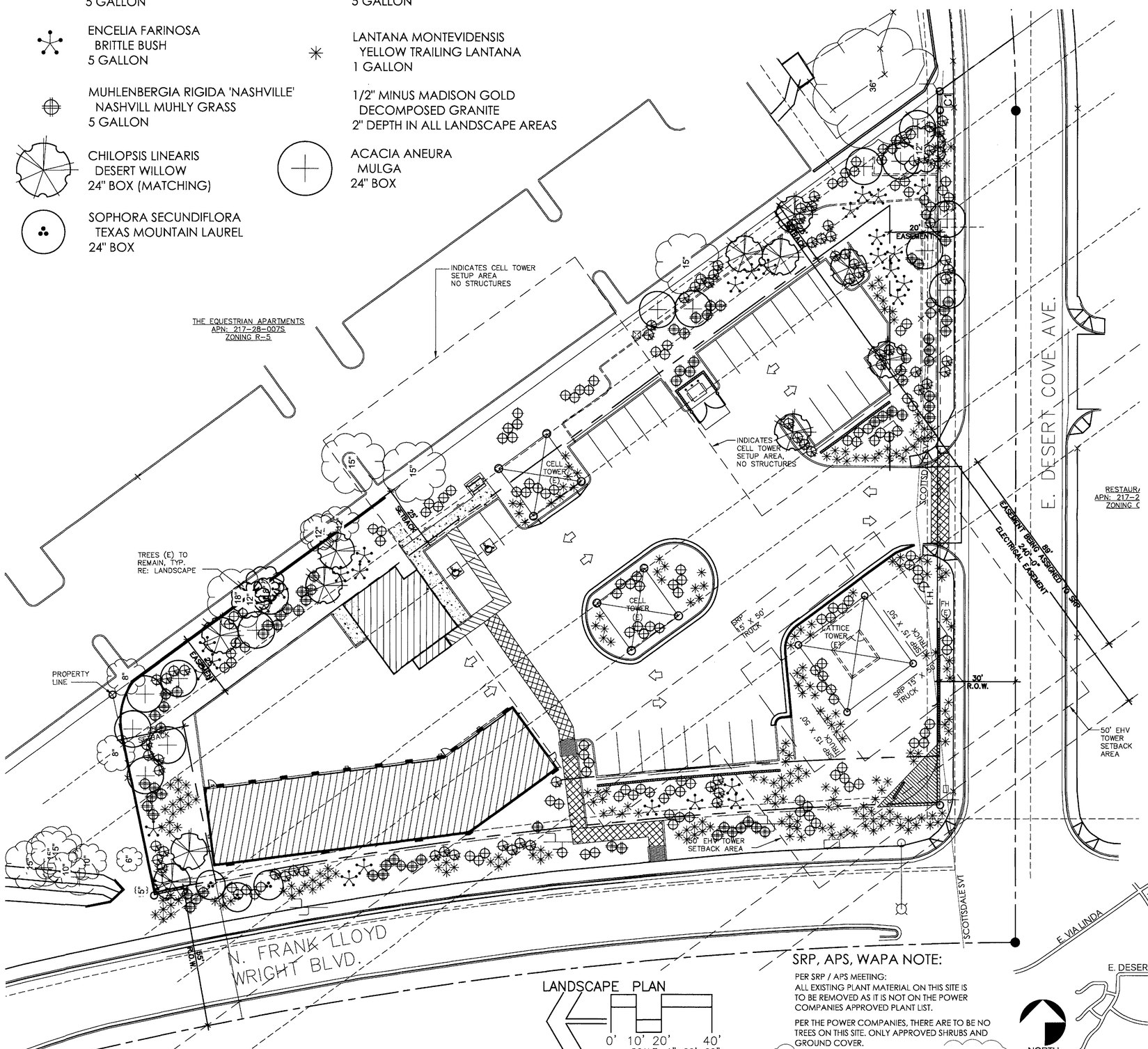
job no.: 15-064

sheet title: SITE DETAILS

sheet no.: as.2

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

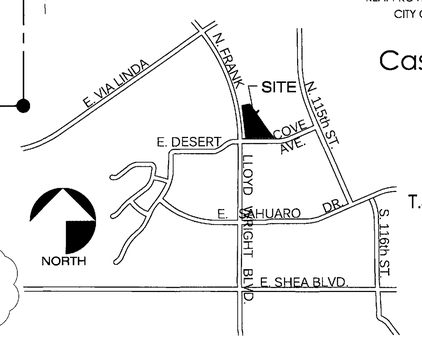
0' 10' 20' 40'
SCALE: 1"=20'-00"

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 8% 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'-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 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

REGISTERED LANDSCAPE ARCHITECT 27166 TIMOTHY J. McQUEEN Not Signed 08/30/16 ARIZONA, USA EXPIRES 06/30/2017

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619

EMAIL: timmcqueen@tjmla.net

TJ&M ASSOCIATES

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STEWART + REINDERSMA ARCHITECTURE, PLLC

architect:

contact:
Christian Brothers Automotive
15995 N. Barkers Landing
suite 145
Houston, TX 77079
contact: curtis cain
t: (832) 538-0405
c: (832) 971-1123
email: ccain@cbac.com

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

project: 59-DR-2015
08/31/16

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date: 08.30.16
issued for: OWNER REVIEW
job no.: 15-064
sheet title:

sheet no.: La.01

29-54

29-56

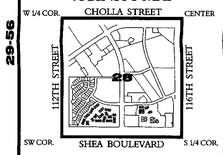
GENERAL NOTES:

- THIS IS A COMPUTER GENERATED DRAWING. FOR ANY REVISIONS PLEASE CONTACT THE SCOTTSDALE RECORDS DEPARTMENT AT (480) 312-2356.
- THE SECTION LINE BEARING AND DISTANCES ARE BASED ON THE CITY OF SCOTTSDALE GPS SURVEY OF SEPTEMBER 1991. BEARINGS ARE NAD 83 GRID. DISTANCES ARE FLATTENED TO GROUND. WHERE NO CORNER WAS FOUND THE DIMENSIONS ARE GIVEN TO CALCULATED SECTION CORNERS AND ARE NOTED AS 'CALCULATED' ON THE MAP.

NOTES:

PHOTO DATE:
NOVEMBER 2007

VICINITY MAP



Book 217

NORTH

SCALE: 1" = 100'

0 50 100 200

Note: The map scale of 1" = 100' is based on a full size print of 30" x 36".

AERIAL

QUARTER SECTION MAP

29 - 55

SW 1/4 SEC. 22 T3N R5E

N O T I C E

THIS DOCUMENT IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. THE CITY OF SCOTTSDALE MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, RELIABILITY OR ANY PARTICULAR PURPOSE. IT SHOULD NOT BE RELIED UPON WITHOUT FIELD VERIFICATION.

THE CITY OF SCOTTSDALE

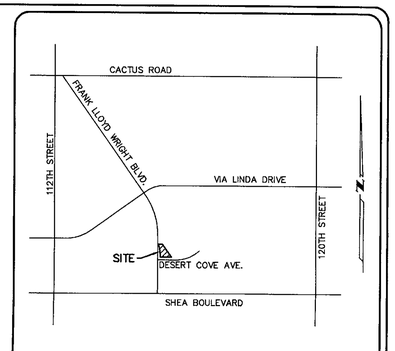
02-SEP-2010

SCOTTSDALE GEOGRAPHIC INFORMATION SYSTEMS
3629 North Drinkwater Boulevard
Scottsdale, Arizona 85251

CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION

PRELIMINARY CIVIL IMPROVEMENT PLANS

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

OWNER

CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
CONTACT: CURTIS CAIN

ENGINEER

SITE CONSULTANTS, INC.
113 SOUTH ROCKFORD DRIVE
TEMPE, ARIZONA 85281
TELE: 480-894-2820
CONTACT: MICHAEL J. CAYLOR, P.E.
EMAIL: MCAYLOR@SITECONSULTANTS.NET

ARCHITECT

STEWART + REINDERSMA ARCHITECTURE, PLLC.
5450 E. HIGHSTREET, SUITE 200
PHOENIX, AZ 85054
TELE: 480-515-25123
CONTACT: SAKE REINDERSMA
EMAIL: SAKE@SRA360.COM

SHEET INDEX

COVER SHEET	1
PRELIMINARY GRADING PLAN	2
PRELIMINARY UTILITY PLAN	3

RETENTION VOLUME CALCULATIONS

$V_R = C \times P/12 \times A$

Where:

V_R	=	VOLUME REQUIRED (C.F.)
C	=	0.90
P	=	2.30 in. (100 YEAR, 2 HOUR DEPTH IN INCHES)
A	=	DRAINAGE AREA IN SQUARE FEET

VOLUME REQUIRED:

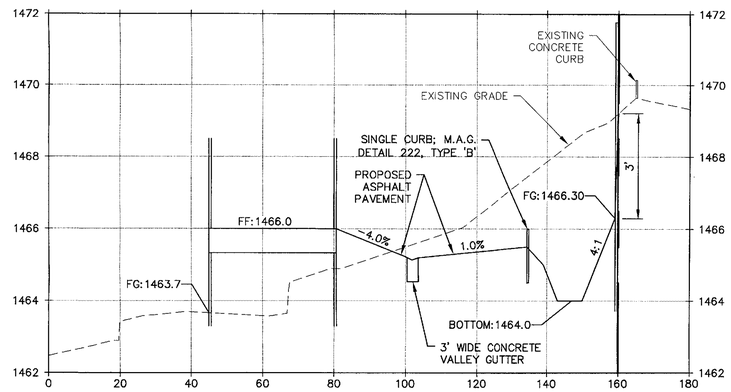
V_R = 0.90 x (2.30/12) x 57,936 S.F.
V_R = 9,994 C.F.

TOTAL V_R = 9,994 C.F.

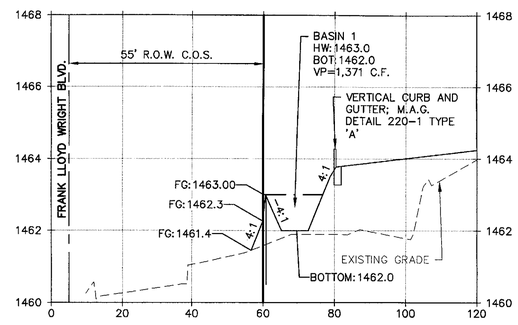
VOLUME PROVIDED:

RETENTION BASIN 1 = 1,371 C.F.
172 L.F. OF 8' UNDERGROUND PIPE = 8,643 C.F.

TOTAL VOLUME PROVIDED = 10,014 C.F.



SECTION A
SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL



SECTION B
SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL

LEGEND

	PROPERTY LINE
	RIGHT OF WAY LINE
	CENTER LINE
	EASEMENT LINE
1180	CONTOUR LINE
12"-DIP-W	UNDERGROUND UTILITY
	EDGE OF PAVEMENT
CT.R.	CABLE TV RISER
E	UNDERGROUND ELECTRIC
E.CAB.	ELECTRIC CABINET
E.J.B.	ELECTRIC J-BOX
E.M.	ELECTRIC METER
E.O.	ELECTRIC OUTLET
E.VLT.	ELECTRIC VUALT
OHE	OVERHEAD ELECTRIC
S.L.J.B.	POWER POLE W/LIGHT
	STREET LIGHT W/ MAST ARM
	STREET LIGHT
I.C.V.	IRRIGATION CONTROL VALVE
S	UNDERGROUND SEWER
S.C.O.	SEWER CLEAN-OUT
	SEWER MANHOLE
	DRAIN MANHOLE
W	UNDERGROUND WATER
W.M.	WATER METER
W.S.	WATER SERVICE
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
R.P.V.	REDUCE PRESSURE VAVLE
H.B.	HOSE BIB
	SAGUARO CACTUS
C.O.S.	CITY OF SCOTTSDALE
BK.	BOOK
PG.	PAGE
(R&M)	RECORD & MEASURED
R.O.W.	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDER OFFICE
A.P.N.	ASSESSOR PARCEL NUMBER
A.R.V.	AIR RELEASE VALVE

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 22, AS SHOWN ON THE DEDICATION PLAT OF SCOTTSDALE NORTHEAST RECORDED ON BOOK 244 OF MAPS, PAGE 28;

THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS ALONG THE CENTER LINE OF VIA LINDA, A DISTANCE OF 746.81 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 48 SECONDS WEST ALONG THE CENTER LINE OF 115TH STREET, A DISTANCE OF 385.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT BEARING SOUTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, A DISTANCE OF 1500.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 03 MINUTES 58 SECONDS, A DISTANCE OF 630.05 FEET TO A TANGENT LINE;

THENCE SOUTH 23 DEGREES 52 MINUTES 10 SECONDS EAST, A DISTANCE OF 95.44 FEET;

THENCE SOUTH 66 DEGREES 07 MINUTES 50 SECONDS WEST ALONG THE CENTER LINE OF EAST DESERT COVE AVENUE, A DISTANCE OF 249.73 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING NORTH 23 DEGREES 52 MINUTES 10 SECONDS WEST, A DISTANCE OF 448.50 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 13 MINUTES 59 SECONDS, A DISTANCE OF 158.38 FEET TO A NON TANGENT LINE;

THENCE NORTH 36 DEGREES 01 MINUTES 49 SECONDS WEST, A DISTANCE OF 36.08 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST DESERT COVE AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 36 DEGREES 01 MINUTES 49 SECONDS WEST, A DISTANCE OF A 406.75 FEET;

THENCE SOUTH 78 DEGREES 24 MINUTES 02 SECONDS WEST, A DISTANCE OF 80.82 FEET TO A POINT ON THE EAST RIGHT OF WAY OF 114TH STREET AND TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING SOUTH 78 DEGREES 24 MINUTES 02 SECONDS WEST, A DISTANCE OF 1775.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 09 MINUTES 59 SECONDS, A DISTANCE OF 314.95 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST DESERT COVE AVENUE AND TO A NON-TANGENT LINE;

THENCE SOUTH 89 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 275.52 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT BEARING NORTH 03 DEGREES 38 MINUTES 11 SECONDS WEST, A DISTANCE OF 418.50 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 12 SECONDS A DISTANCE OF 7.21 FEET TO THE POINT OF BEGINNING.

FEMA FLOOD ZONE

THE SUBJECT SITE IS LOCATED IN FLOOD ZONE "X", BEING DESCRIBED AS "AREAS OF THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C1780L, WITH A REVISED DATE OF OCTOBER 16, 2013.

BENCHMARK

BRASS CAP IN HANDHOLE OF THE INTERSECTION OF SHEA BOULEVARD & FRANK LLOYD WRIGHT BOULEVARD.

ELEVATION = 1444.289' CITY OF SCOTTSDALE & NAVD88 DATUM.

SITE AREA

GROSS AREA: 85,135 SQ.FT. OR 1.9544 ACRES MORE OR LESS
NET AREA: 57,936 SQ.FT. OR 1.3300 ACRES MORE OR LESS

ASSESSORS PARCEL NUMBER

A.P.N. 217-28-362

PRELIMINARY NOT FOR CONSTRUCTION 5-9-2016

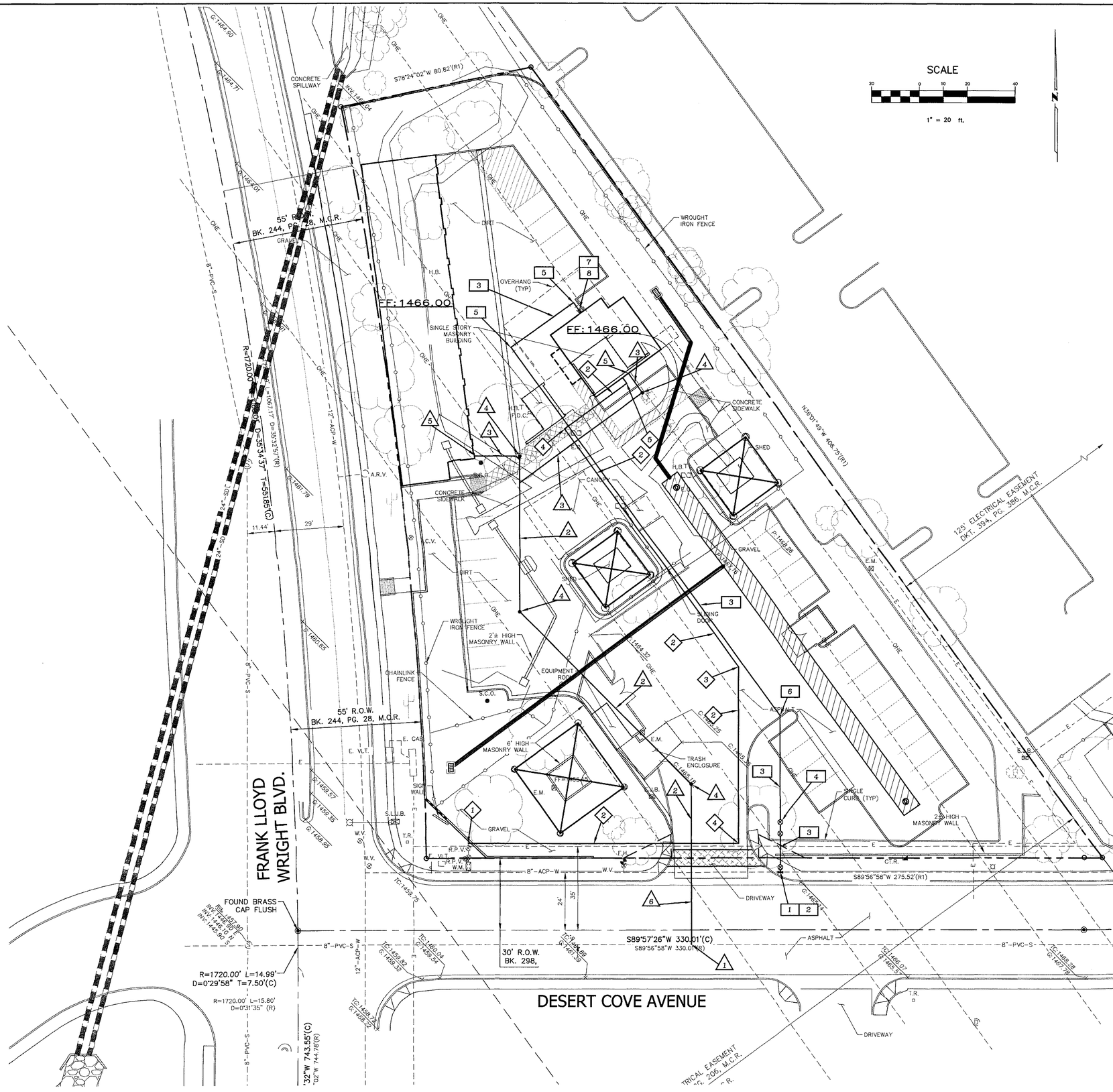
REV.
REV.
REV.
REV.
REV.

Site Consultants, Inc.
ENGINEERS · SURVEYORS · CONSULTANTS
113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

COVER SHEET
CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
11416 E. DESERT COVE AVENUE
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO. 25960
MICHAEL JAMES CAYLOR
ARIZONA U.S.A.
EXPIRES 3-31-2019

PROJECT NO.:	2073
SCALE:	1" = 20'
DRAWN BY:	MGO
CHECKED BY:	MJC
DATE:	5-9-2016
DWG:	2073-C-GP-Prel



PRELIMINARY NOT FOR CONSTRUCTION 5-9-2016

DOMESTIC WATER CONSTRUCTION NOTES

1. CONNECT TO EXISTING WATER METER AND REDUCER PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER MAIN BEFORE PROCEEDING WITH BALANCE OF CONSTRUCTION.
2. INSTALL 2" P.V.C. LINE (SCHEDULE 80). TRENCH PER C.O.S. DETAIL 2201 TYPE 'A' AND M.A.G. SPEC. 336 AND 601.
3. INSTALL 2"-45° BEND.
4. INSTALL 2"-90° BEND.
5. CONNECT TO BUILDING DOMESTIC WATER SYSTEM. COORDINATE WITH PLUMBING PLANS FOR CONTINUATION.

FIRE LINE CONSTRUCTION NOTES

1. INSTALL 8"x4" TAPPING SLEEVE AND VALVE WITH BOX AND COVER PER M.A.G. DETAIL 340.
2. 4" FIRE LINE CONNECTION INTO EXISTING 8" WATER MAIN PER C.O.S. DETAIL 2362-2. INSTALL TEMPORARY TAP FOR CHLORINE INJECTION PER C.O.S. DETAIL 399. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER MAIN BEFORE PROCEEDING WITH BALANCE OF CONSTRUCTION.
3. INSTALL 4" DIP WATER PIPE (MIN. CLASS 350). TRENCH PER C.O.S. DETAIL 2201 TYPE 'A' AND M.A.G. SPEC. 336 AND 601.
4. INSTALL 4" DOUBLE CHECK VALVE BACKLOW PREVENTION ASSEMBLY PER C.O.S. DETAIL 2351.
5. INSTALL 4" - 90° BEND.
6. INSTALL 4" - 45° BEND.
7. INSTALL FIRE DEPARTMENT CONNECTION PER CITY OF SCOTTSDALE REQUIREMENTS.
8. CONNECT TO FIRE RISER ROOM. FIRE SPRINKLE RISER PER C.O.S. DTL. 2369.

SEWER LINE CONSTRUCTION NOTES

1. CONNECT TO EXISTING 8" SEWER LINE PER M.A.G. STD. DTL. 440, TYPE 'A'; CONTRACTOR TO VERIFY INVERT AND LOCATION OF EXISTING SEWER LINE PRIOR TO PROCEEDING WITH BALANCE OF CONSTRUCTION.
2. INSTALL 6" PVC SDR 35 OR EQUIVALENT SEWER PIPE. TRENCH PER C.O.S. STD. DTL. 2201 TYPE 'A' AND M.A.G. SPEC. 336 AND 601 (1% MIN. SLOPE).
3. INSTALL 4" PVC SDR 35 OR EQUIVALENT SEWER PIPE. TRENCH PER C.O.S. STD. DTL. 2201 TYPE 'A' AND M.A.G. SPEC. 336 AND 601.
4. INSTALL CLEANOUT PER M.A.G. STD. DTL. 441.
5. CONNECT TO BUILDING SEWER. COORDINATE WITH PLUMBING PLANS FOR CONTINUATION.
6. INSTALL 6" VCP SDR 35 OR EQUIVALENT SEWER PIPE. TRENCH PER C.O.S. STD. DTL. 2201 TYPE 'A' AND M.A.G. SPEC. 336 AND 601 (2% MIN. SLOPE).

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REV.

Site Consultants, Inc.
ENGINEERS · SURVEYORS · CONSULTANTS
113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

PRELIMINARY UTILITY PLAN

CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
11416 E. DESERT COVE AVENUE
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil) CERTIFICATE NO. 25960 MICHAEL JAMES CAYLOR Date Signed 5-9-16 ARIZONA, U.S.A.

EXPIRES 3-31-2019

PROJECT NO.:	2073
SCALE:	1" = 20'
DRAWN BY:	WLG
CHECKED BY:	MJC
DATE:	5-9-2016
DWG:	2073-C-UP-Prel

30-55

29-54

29-56

28-55

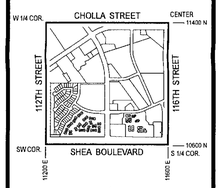
28-APR-14

GENERAL NOTES:

- THIS IS A COMPUTER GENERATED DRAWING. FOR ANY REVISIONS PLEASE CONTACT THE CITY OF SCOTTSDALE GIS DEPARTMENT AT (480) 312-7792.
- THE SECTION LINE BEARING AND DISTANCES ARE BASED ON THE CITY OF SCOTTSDALE GPS SURVEY OF SEPTEMBER, 1991. BEARINGS ARE NAD 83 GRID AND DISTANCES ARE FLATTENED TO GROUND. WHERE NO CORNER WAS FOUND THE DIMENSIONS ARE GIVEN TO CALCULATED SECTION CORNERS AND ARE NOTED AS 'CALCULATED' ON THE MAP.

LEGEND:

VICINITY MAP



NORTH

SCALE: 1" = 100'

0 50 100 200

The map scale of 1" = 100' is based on a full size print of 30" x 36"

CONTOUR

QUARTER SECTION MAP

29-55

SW 1/4 SEC. 22 T3N R5E

CITY OF SCOTTSDALE

SCOTTSDALE GEOGRAPHIC INFORMATION SYSTEMS

3629 North Drinkwater Boulevard
Scottsdale, Arizona 85251

N O T I C E

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THE CITY OF SCOTTSDALE