

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 5, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Christian Brothers Automotive 44-DR-2021 | Request for approval of a site plan, landscape plan, building elevations, and associated improvements for a new, 4,900 square foot vehicle repair building on a +/- 1.05-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Conditional Use Permit for Vehicle Repair approved for site with Case 1-UP-2021
- Continued at 4/7/22 meeting – Board Members directed design changes to building

BACKGROUND

Location: 8700 E Thomas Road

Zoning: Central Business (C-2)

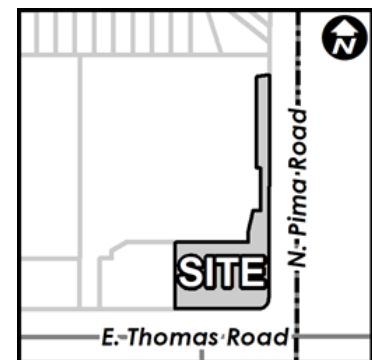
Adjacent Uses

North: Scottsdale Self Storage; zoned Industrial Park (I-1) and Scottsdale Summit residential subdivision beyond; zoned Single-family Residential (R1-5).

East: Salt River Pima Maricopa Indian Community (SRPMIC) and Loop 101 freeway.

South: Scottsdale Estates Eleven residential subdivision; zoned Single-family Residential (R1-7) and medical offices; zoned Service Residential (S-R).

West: Black Rock Coffee; zoned I-1 and City of Scottsdale Pima Park beyond; zoned I-1 and Open Space (OS).



Property Owner

CBH Properties Scottsdale, LLC

Applicant

Jeffrey Rybarczyk P.E., Bowman Consulting
480-559-8368

Architect/Designer

Idstudio4

Engineer

Bowman Consulting

DEVELOPMENT PROPOSAL

The applicant is requesting to construct a new vehicle repair facility, previously contemplated by their associated Conditional Use Permit approval, for Christian Brothers Automotive on a vacant pad site established as part of a previous redevelopment project for a former industrial plant at the corner of N. Pima Road and E. Thomas Road.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Christian Brothers Automotive development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Southern Scottsdale Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Jeff Barnes
Senior Planner
480-312-2376 jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

4/14/2022

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

4/25/2022

Date



Erin Perreault, AICP, Acting Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

April 26, 2022

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Open Space Plan
9. Landscape Plan
10. Building Elevations (previous)
11. Building Elevations (updated)
12. Perspectives (previous)
13. Perspectives (updated)
14. Materials and Colors Board
15. Electrical Site Plan
16. Exterior Photometrics Plan
17. Exterior Lighting Cutsheets
18. Zoning Map



Context Aerial

44-DR-2021



Close-up Aerial

44-DR-2021

October 14, 2021

City of Scottsdale
Planning and Development Services
7447 East Indian School Road
Suite 105
Scottsdale, AZ 85251

RE: Development Review Board Narrative for Project 534 – PA - 2020

Dear Madam or Sir:

We are submitting a Development Review Board application for the above referenced parcel. The proposed use is an eight bay Christian Brothers light automotive repair facility. The property is zoned C-2 and vehicle repair is a conditional use. The conditional use permit was approved at the August 24, 2021 City Council meeting. The site is located at the northwest corner of Thomas Road and Pima Road. There is an existing shared access on Thomas Road and an existing shared access on Pima Road which will provide the circulation for this site. We offer the following response to section 1.904 of the zoning ordinance, Development Review Board criteria:

1. The site is consistent with the guidelines, standards and plans of the City of Scottsdale. The property is zoned commercial and a use permit has been approved for the automotive use. As required by the City of Scottsdale, the service bays have been oriented away from the streets.
2. The architectural, landscaping and site design:
 - A. Promote a desirable relationship of structures by closely matching the existing coffee shop to the west and the grading of the site closely matches existing conditions.
 - B. Avoid excessive variety and monotonous repetition by matching the existing use to the west and by providing building elevations with an alternating ridgeline.
 - C. Recognize the Sonoran Desert environment by using colors complimentary to the area
 - D. Are not located within an ESL area but as a property which serves as a gateway to Scottsdale on Thomas Road, will work with the City of Scottsdale for the location of the entry monument sign
 - E. Are not located in the historic overlay district but will work with the city to maintain consistency with the existing area.
3. The site will utilize existing shared access drives on both Thomas Road and Pima Road. These drives are shared by the coffee shop to the west and the self storage to the north. The site is designed so that internal traffic can connect to either road with all parking located off street. Pedestrian connectivity is also maintained to both streets with an entry door located on both Thomas Road and Pima Road.
4. Any rooftop mechanical equipment will be screened by the parapet wall which is integral to the building design.
5. The site is not located within the Downtown area.
6. Artwork has not been required for this site.

The site has followed the sensitive design principles as follows:

1. The design character of the area will be strengthened by having this building closely match the existing coffee shop to the west and self storage to the north.
2. The orientation of the building places the service bay openings away from both the streets per city requirements.

3. The site is sensitive to existing topography and landscaping by matching existing grades as much as possible and protecting existing trees whenever possible.
4. There are no natural habitats within the site.
5. The area along the streets will be landscaped and new meandering sidewalk will be installed along Thomas Road.
6. The site provides bicycle parking and connectivity to both Thomas Road and Pima Road.
7. The site provides pedestrian connectivity to both road frontages and a building entrance is located on each road.
8. The building entry has a peaked roof feature which distinguishes the entry from the remainder of the building.
9. A variety of colors and textures have been used for the building.
10. The building has been designed with energy saving features.
11. The landscape has been designed with a variety of trees, shrubs and perennials.
12. The landscape has been designed with drought resistant materials.
13. Lighting has been designed to be entirely building mounted with minimum lighting levels at the property line.
14. Building signage will be building mounted with colors to accent the building design.

The site will follow the Design Standards and Policies Manual, Commercial Retail Guidelines and MAG Supplements. The lighting design principles have been incorporated as follows:

1. All lighting will be building mounted. Site illumination is provided while maintaining minimum light levels at the property line.
2. Lighting has been designed to minimize glare and light trespass and all fixtures will be full cut off. Lighting sheets are included with this submittal.

Shading for the site is provided by both existing and proposed trees which are placed throughout the site.

Thank you for your consideration of this request and please contact me at 480-559-8368 if you have any questions.

Respectfully submitted,
Bowman Consulting Group

A handwritten signature in black ink, appearing to read "Jeff Rybarczyk". The signature is fluid and cursive, with a large, stylized initial "J" and "R".

Jeffrey Rybarczyk, PE
Senior Project Manager

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states that the site is consistent with the guidelines, standards and plans of the City of Scottsdale. The property is zoned commercial and a use permit has been approved for the automotive use. As required by the City of Scottsdale, the service bays have been oriented away from the streets.*
 - *Staff finds the site layout is in conformance with the stipulated site plan for associated Conditional Use Permit (CUP) case 1-UP-2021. The building orientation places the service bay openings at the north side of the building, facing away from the street frontages, in accordance with the vehicle repair specific criteria. The development proposal is consistent with the applicable design guidelines and property development standards.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states that the project promotes a desirable relationship of structures by closely matching the existing coffee shop to the west and the grading of the site closely matches existing conditions, avoids excessive variety and monotonous repetition by matching the existing use to the west and by providing building elevations with an alternating ridgeline, and recognizes the Sonoran Desert environment by using colors complimentary to the area.*
 - *Staff finds that the proposed development is consistent with the expectations established via the CUP process. The proposed design fits with the scale and character of the area while distinguishing itself from the adjacent structures. The building design responds to the design guidelines and provides colors and materials that recognize the location with the desert environment while also responding to its location in the context of an existing developed area with other businesses and residential neighborhoods nearby. The building design does feature pitched roof elements above the 2 entry doors which are steeper pitches than might typically be found in the surrounding context, but the applicant identifies their function to create visual focus for the main customer entry points into the building.*
 - *At the 4/7/2022 Development Review Board meeting, the Board identified that the pitched roof design over the business office portion of the building was not contextually consistent with the adjacent parapet roofed portions of the building over the service bays, or with the lower angled pitched roofs utilized elsewhere in the surrounding area. The Board voted to continue the request to a future meeting to allow the applicant time to address those concerns and return with an updated design proposal. The applicant has responded to the Board's comments by eliminating the pitched roof elements from the design and continuing a more*

homogenous design across the entire building. Staff believes the updated design addresses the concerns identified at the prior DRB meeting.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states that the site will utilize existing shared access drives on both Thomas Road and Pima Road. These drives are shared by the coffee shop to the west and the self-storage to the north. The site is designed so that internal traffic can connect to either road with all parking located off street. Pedestrian connectivity is also maintained to both streets with an entry door located on both Thomas Road and Pima Road.*
 - *Staff finds the proposal recognizes its placement within an existing developed site having shared access points and cross-access for vehicular circulation throughout. The configuration accounts for new pedestrian access routes from the public sidewalks along the street frontages to the building entrances. Because of the building positioning, as driven by the site circulation and service bay orientation, the north customer entrance is lacking a typical defined landing to separate people entering/exiting the building from the vehicular travel way to and from the service bays. The applicant proposes to provide striped pavement for visual distinction in the drive aisle to provide alert to the possibility of pedestrians exiting the building, but also identifies an expectation that the vehicular travel through that specific area of the site will be much more focused to customers and employees rather than the general cross access vehicle movements through the other portions of the site. The overall site configuration also creates a new detached sidewalk along E. Thomas Road continuing the alignment started with the Black Rock Coffee development to the west, and completing the last segment of detached sidewalk along this project's frontages.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that any rooftop mechanical equipment will be screened by the parapet wall which is integral to the building design.*
 - *Staff finds the design accounts for roof top parapets that would sufficiently screen mechanical equipment and integrated enclosure areas to account for ground level equipment such as the Fire Riser, air compressor, and other equipment related to vehicle repair.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The zoning for the site is Central Business District (C-2), as established through case 1-ZN-2019 as a change from the prior designation of Industrial Park (I-1). The C-2 zoning district allows for vehicle repair uses with a Conditional Use Permit, which was granted through case 1-UP-2021 for this site.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As part of the zoning and CUP process steps along the way to this DR application, both staff and the applicant have taken into consideration community concerns expressed regarding vehicular travel in and out of this overall development project site as it relates to Thomas Road and vehicular travel to and from the freeway along this corridor in and out of the City of Scottsdale.

Context

The subject property is located at the northwest corner of N. Pima Road and E. Thomas Road. This site is one of two commercial building pad sites that were anticipated through the redevelopment of the former industrial plant to the current storage facility to the north of the subject property, under case 57-DR-2015. The other building pad site to the west was recently developed as a Black Rock Coffee, which was granted a Conditional Use Permit to allow restaurant with drive-through in the I-1 district, under case 8-UP-2018.

Project Data

- Existing Use: Vacant Pad Site
- Proposed Use: Vehicle Repair
- Parcel Size: 45,928 square feet / 1.05 acre (net)
- Building Area: 4,915 square feet
- Building Height Allowed: 36 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 25 feet
- Parking Required: 20 spaces
- Parking Provided: 33 spaces
- Open Space Required: 4,831.6 square feet / 0.1 acre
- Open Space Provided: 18,815 square feet / 0.43 acre
- Frontage Open Space Required: 2,406.6 square feet / 0.06 acre
- Frontage Open Space Provided: 15,416 square feet / 0.35 acre

**Stipulations for the
Development Review Board Application:
Christian Brothers Automotive
Case Number: 44-DR-2021**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by idstudio4, with a city staff date of 4/13/2022.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Bowman Consulting, with a city staff date of 1/27/2022.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Evergreen Design Group, with a city staff date of 1/27/2022.
 - d. The case drainage report submitted by Bowman Consulting and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Bowman Consulting and accepted by the Water Resources Department as noted with comments to be addressed with construction plans prior to permit issuance.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable General Plan, Zoning, and Use Permit cases for the subject site were: 1-GP-2019, 1-ZN-2019, and 1-UP-2021.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing.

With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

4. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the approved DRB site plan and site details.

EXTRIOR LIGHTING:

Ordinance

- C. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- F. The initial vertical luminance at 6-foot above grade, along the south property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

5. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line.
6. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

Ordinance

- G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

- H. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the improvements called for on the approved DRB site plan.

DRB Stipulations

- 7. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.
- 8. With the construction document submittal, the Improvement Plans shall include a signing and striping plan that shows signage at the eastern site driveway (center driveway to the the overall development site) prohibiting left-turns out of the site at that location.
- 9. With the construction document submittal, the Improvement Plans shall show the extension of the 8-foot-wide sidewalk along the Thomas Road and Pima Road curb return to tie into the Pima bike path.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 10. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the Design Standards and Policies Manual. and the case drainage report accepted in concept by the Stormwater Manager or designee.
 - a. The final drainage report shall provide a pre versus post hydraulic analysis for impacts to the existing 100-year floodplain and provide mitigation of increases if warranted based on an allowable increase that does not equal or exceed 0.10 feet.
 - b. The final drainage report shall include a detailed calculation or interpolation for the determination of the applicable base flood elevation affecting the proposed structure.
 - c. The final improvement plan will need to show and label with elevation any exterior mechanical equipment and illustrate FEMA compliance for the same.
 - d. The proposed underground stormwater storage facility shall be designed and provide required information based on the City's underground stormwater Storage policy as provided in chapter 4 of the Design Standards and Policies Manual.

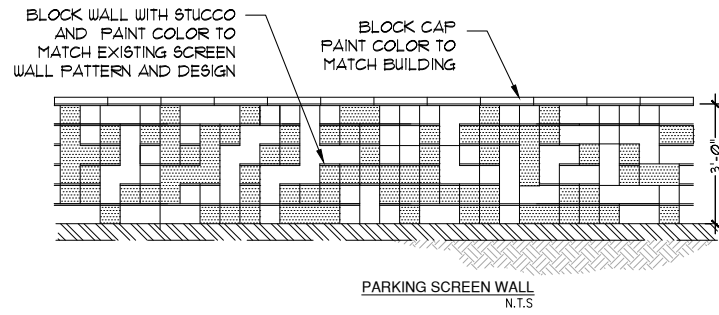
DEDICATIONS:

Ordinance

- I. The developer shall provide a Corner Gateway Design Feature Easement at the southeast corner of the site, per the stipulations of 1-GP-2019 and 1-ZN-2019. The easement shall be triangular shaped with minimum fifty (50) foot, sixty (60) foot, and seventy-five (75) foot long leg dimensions measured along North Pima Road, East Thomas Road, and the hypotenuse respectively.

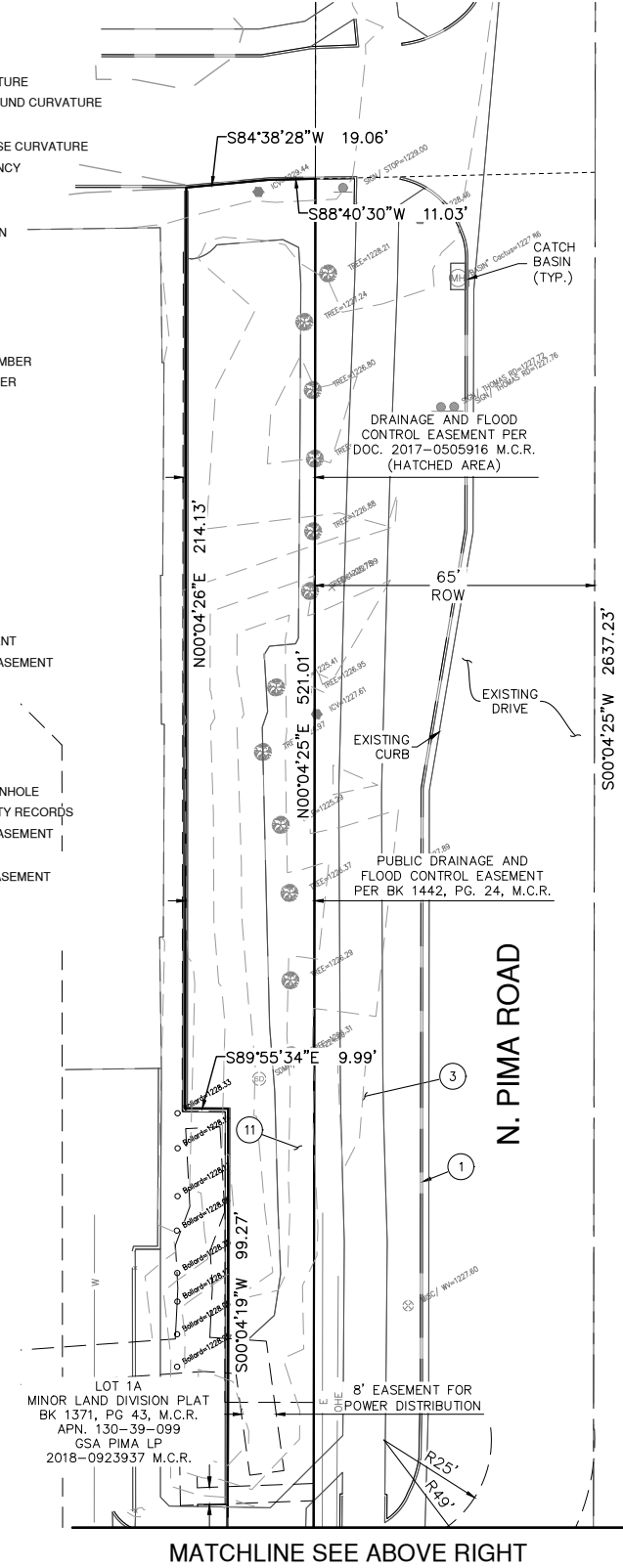
DRB Stipulations

- 11. With the construction document submittal, the property owner shall provide the dedication of Cross Access Easements through the project development, connecting all site driveways and parking aisles to adjacent parcels, or reflect the recordation numbers for existing dedicated easements serving that function.



LEGEND

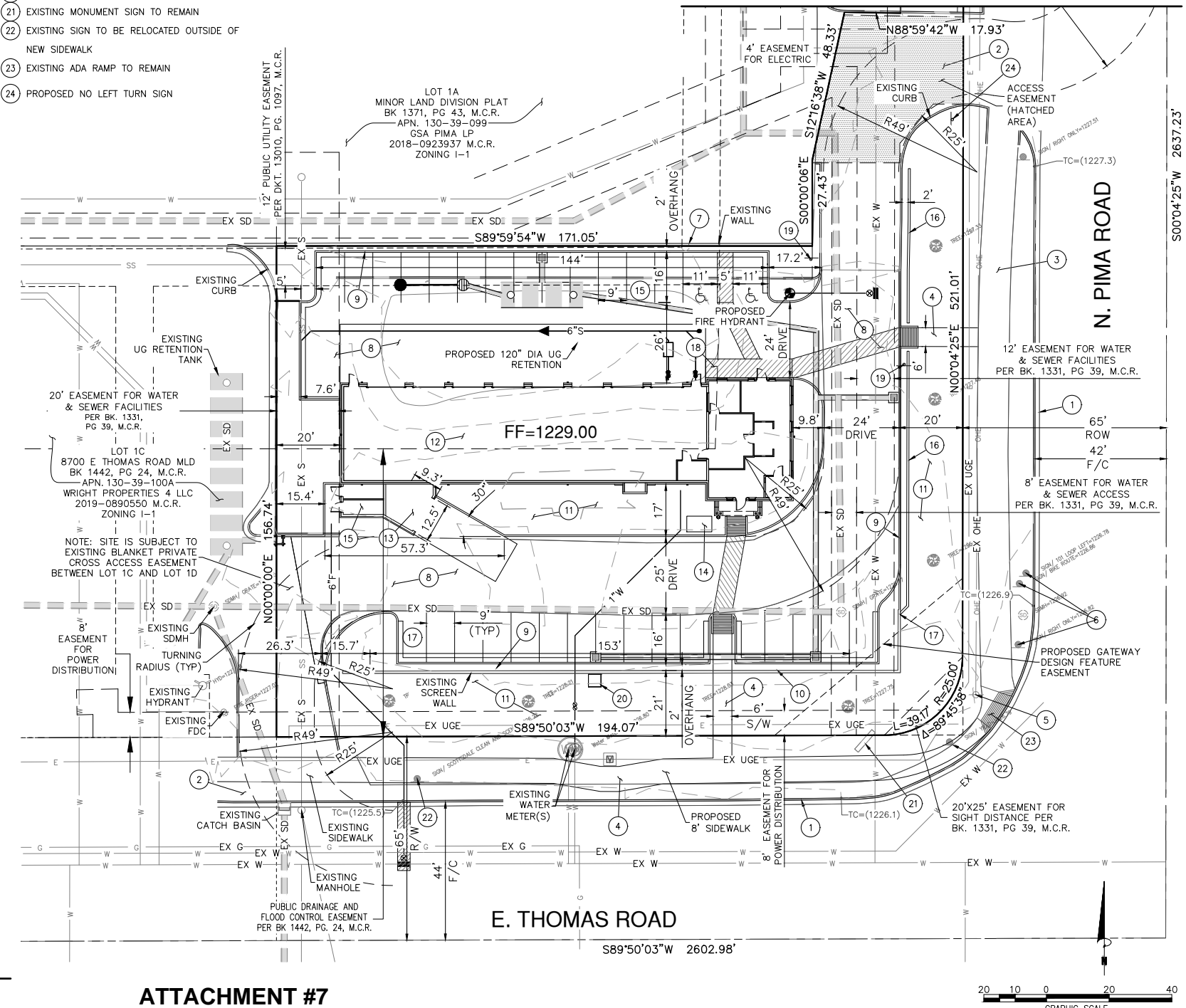
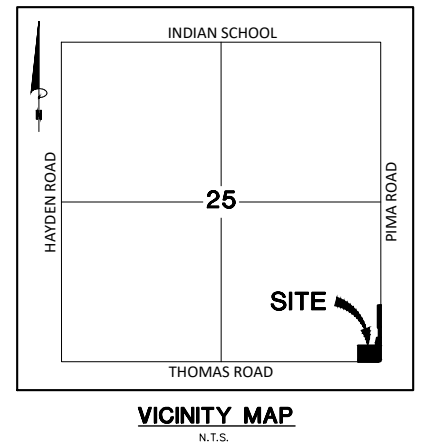
—	BUILDING LINE	R	RIGHT
—	BOUNDARY LINE	L	LEFT
—	LOT LINE	PC	POINT OF CURVATURE
•	SURVEY MARKER	PCC	POINT OF COMPOUND CURVATURE
—	CENTER LINE	PL	PROPERTY LINE
---	EASEMENT	PRC	POINT OF REVERSE CURVATURE
---	RIGHT-OF-WAY	PT	POINT OF TANGENCY
---	EXISTING CONTOUR	GB	GRADE BREAK
---	SECTION LINE	STA=	STATION
---	PROPOSED CONTOUR	INV	INVERT ELEVATION
•	FOUND MONUMENT AS NOTED	VG	VALLEY GUTTER
•	FOUND BRASS CAP IN HANDHOLE	FL	FLOW LINE
•	ELECTRIC CABINET	TC	TOP OF CURB
•	ELECTRIC VAULT	TL	TRUE LENGTH
•	EXISTING LIGHT POLE	P	PAVEMENT
•	EXISTING TELCO RISER	C1	CURVE TABLE NUMBER
•	EXISTING WATER VALVE	L1	LINE TABLE NUMBER
•	EXISTING BACKFLOW PREVENTER	LF	LINEAR FEET
•	EXISTING WATER METER	SF	SQUARE FEET
•	EXISTING FIRE HYDRANT	SY	SQUARE YARDS
•	EXISTING SANITARY SEWER MANHOLE	CY	CUBIC YARDS
•	EXISTING CATCH BASIN	EA	EACH
•	EXISTING DRYWELL/INTERCEPTOR	EX	EXISTING
•	EXISTING SIGN	R/W	RIGHT-OF-WAY
•	EXISTING BOLLARD	CL	CENTER LINE
•	RETAINING WALL	B/C	BACK OF CURB
•	WATER LINE	S/W	SIDEWALK
•	FIRE HYDRANT	C&G	CURB & GUTTER
•	WATER VALVE	EOP	EDGE OF PAVEMENT
•	AIR RELEASE VALVE	PUE	PUBLIC UTILITY EASEMENT
•	WATER METER BOX	SC	SCUPPER
•	REDUCER	CB	CATCH BASIN
•	SEWER LINE	W=	WIDTH
•	SEWER MANHOLE	MH#	SEWER MANHOLE
•	STORM DRAIN	SD	STORM DRAIN
•	FLOW DIRECTION	SD MH	STORM DRAIN MANHOLE
•	GRADE BREAK	M.C.R.	MARICOPA COUNTY RECORDS
•	STREET SIGN POST	PUE	PUBLIC UTILITY EASEMENT
•	DRYWELL	R/W	RIGHT-OF-WAY
•	STORM DRAIN	WME	WATER METER EASEMENT
•	EXISTING GAS MANHOLE		
•	EXISTING SANITARY SEWER MANHOLE		
•	EXISTING ELECTRICAL PULL BOX		
•	EXISTING TELEPHONE PEDESTAL		
•	EXISTING GUY WIRE		
•	EXISTING POWER POLE		
•	EXISTING WATER		
•	EXISTING SEWER		
•	EXISTING GAS		
•	EXISTING OVERHEAD UTILITY LINES		



- KEY NOTES**
- 1 EXISTING CURB AND GUTTER TO REMAIN
 - 2 EXISTING DRIVEWAY TO REMAIN
 - 3 EXISTING SIDEWALK TO REMAIN
 - 4 PROPOSED CONCRETE SIDEWALK
 - 5 EXISTING ELECTRIC POLE TO REMAIN
 - 6 EXISTING SIGN TO REMAIN
 - 7 EXISTING WALL TO REMAIN
 - 8 PROPOSED ASPHALT PAVEMENT
 - 9 PROPOSED CURB
 - 10 EXISTING SCREEN WALL TO REMAIN
 - 11 LANDSCAPE AREA
 - 12 PROPOSED BUILDING
 - 13 PROPOSED REFUSE ENCLOSURE
 - 14 PROPOSED BICYCLE PARKING PAD
 - 15 FIRE RISER ROOM
 - 16 PROPOSED SCREEN WALL - SEE DETAIL THIS SHEET
 - 17 CONNECT TO EXISTING SCREEN WALL
 - 18 6' WIDE STRIPED PEDESTRIAN ZONE
 - 19 PROPOSED PEDESTRIAN CROSSING SIGN
 - 20 PROPOSED TRANSFORMER LOCATION
 - 21 EXISTING MONUMENT SIGN TO REMAIN
 - 22 EXISTING SIGN TO BE RELOCATED OUTSIDE OF NEW SIDEWALK
 - 23 EXISTING ADA RAMP TO REMAIN
 - 24 PROPOSED NO LEFT TURN SIGN

SITE DATA TABLE

PROJECT:	CHRISTIAN BROTHERS AUTOMOTIVE
ADDRESS:	8700 EAST THOMAS ROAD
DEVELOPER:	CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
	17725 KATY FREEWAY, SUITE 200
	HOUSTON, TX 77084
	CONTACT - JONATHAN WAKEFIELD
	PHONE 281-675-6120
SCOPE:	CONSTRUCTION OF A NEW 4915 SF LIGHT AUTOMOTIVE REPAIR FACILITY
LEGAL DESCRIPTION:	LOT ID OF MINOR LAND DIVISION PLAT 8700 EAST THOMAS ROAD AS RECORDED IN BOOK 1442 PAGE 24 MCR
ASSESSOR PARCEL NO.	130-39-100B
MAXIMUM BUILDING HEIGHT:	24'-10"
OCCUPANCY:	23
CONSTRUCTION:	TYPE V-B
REQUIRED F.A.R.:	MAX ALLOWED 0.8x45,928 SF = 36,742 SF
PROVIDED F.A.R.:	4915 SF / 45,928 SF = 0.11
BUILDING AREA:	4915 SF
EXISTING ZONING:	C-2
SITE AREA:	1.05 ACRES (45,928 SF)
LANDSCAPE AREA:	14,385 SF
LANDSCAPE COVERAGE:	31.3%
PARKING REQUIRED:	1/250 SF = 19.7
PARKING PROVIDED:	33



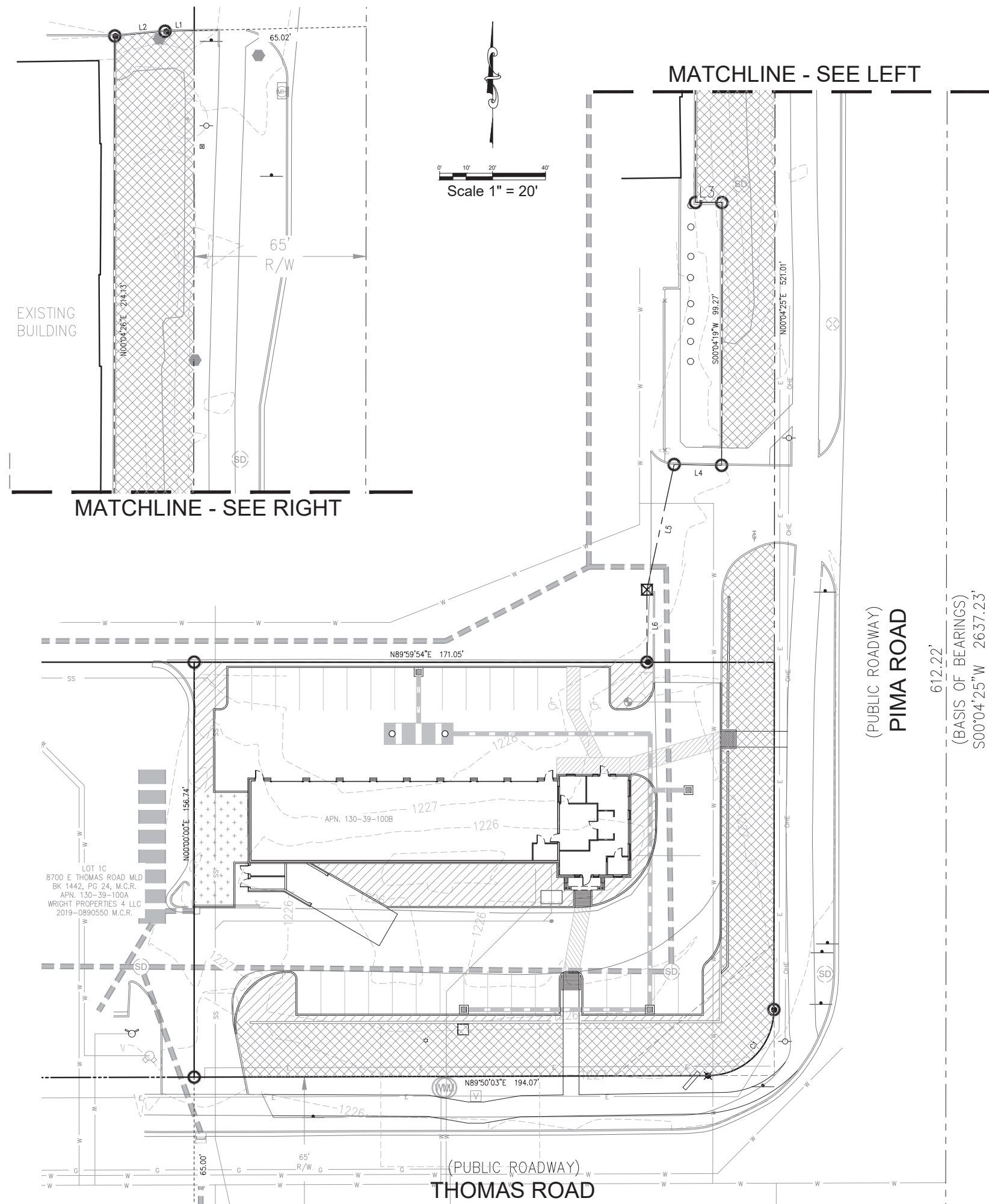
Bowman CONSULTING

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Tempe, Arizona 85281
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www.bowmanconsulting.com
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SITE PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
SCOTTSDALE
MARICOPA COUNTY
SCOTTSDALE, AZ




PROJECT NUMBER
28117
JEFFREY SCOTT RYBARCZYK
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
STATE OF ARIZONA
PLAN STATUS

DATE	DESCRIPTION
JMB	JMB JSR
DESIGN	DRAWN CHKD
SCALE	H: 1"=20'
	V: NONE
JOB No.	050840-01-001
DATE	1/19/2022
SP01	
SHEET 1 OF 1	

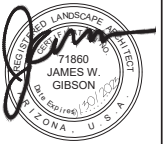


OPEN SPACE CALCULATIONS

PROJECT DATA ZONING:	C-2 (CENTRAL BUSINESS)
NET LOT AREA:	26,355 SF (45,928 SF - 16,181 SF PKG - 3,392 SF PKG LOT LANDSCAPE)
BUILDING HEIGHT:	25'
MIN. OPEN SPACE AREA REQUIRED:	
TOTAL LOT AREA:	4,593 SF (10% OF LOT AREA)
FROM BUILDING HEIGHT:	220 SF (4,593 X 0.004 X 12)
TOTAL OPEN SPACE REQUIRED:	4,813 SF
NET OPEN SPACE AREA PROVIDED:	18,815 SF (41.0% OF TOTAL LOT AREA)
FRONTAGE OPEN SPACE REQUIRED:	2,002 SF (50% OF REQUIRED OPEN SPACE)
FRONTAGE OPEN SPACE PROVIDED:	15,416 SF (320%)

-  OPEN SPACE, FRONTAGE
-  OPEN SPACE, NON-FRONTAGE
-  LANDSCAPE AREA, PARKING LOT

ATTACHMENT #8



DATE: 1/17/2022

Owner
Christian Bros. Automotive
17725 Katy Freeway, Suite 200
Houston, TX 77094

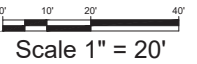
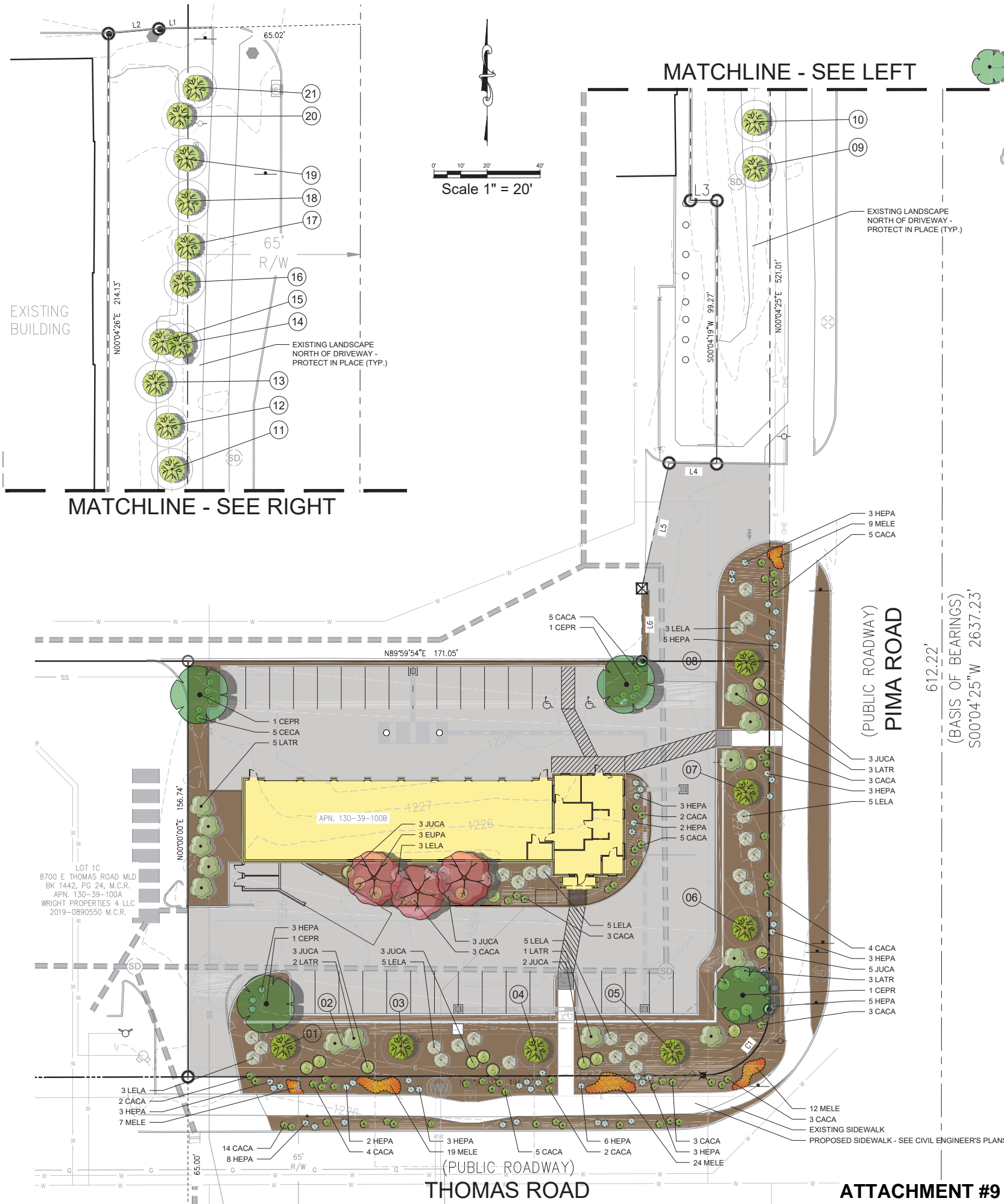
Project Name
Christian Bros. Automotive
Thomas Road and Pima Road
Scottsdale, AZ

Open Space Plan

Date	Comment

Project Number	
Date	9/23/2020
Drawn By	JWG
Checked By	JWG/RM

OS-1



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
CEPR	Cercidium praecox	Palo Brea	24" box	Per plan	4	Multitrunk, 3-5 canes, 2" cal. total
EUPA	Eucalyptus papuana	Ghost Gum	24" box	Per plan	3	Std. form
SHRUBS						
CACA	Calliandra californica	California Fairy Duster	5 gal.	Per plan	71	
HEPA	Hesperaloe parviflora	Red Yucca	5 gal.	Per plan	52	
JUCA	Justicia californica	Beloperone	5 gal.	Per plan	22	
LATR	Larrea tridentata	Creosote	5 gal.	Per plan	14	
LELA	Leucophyllum langmanniae 'Rio Bravo'	Rio Bravo Texas Ranger	5 gal.	Per plan	29	
PERENNIALS						
MELE	Melampodium leucanthum	Blackfoot Daisy	1 gal.	2' o.c.	71	

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	45,928 SF
OPEN SPACE AREA REQUIRED:	4,593 SF (10% OF SITE AREA)
OPEN SPACE AREA PROVIDED:	18,729 SF (40.1% OF SITE AREA)
FRONT YARD LANDSCAPE REQUIRED:	14,197 SF (75% OF LANDSCAPE PROVIDED)
FRONT YARD LANDSCAPE PROVIDED:	18,230 SF (96.3%)
PARKING LOT AREA:	
LANDSCAPE AREA REQUIRED:	15,594 SF
LANDSCAPE AREA PROVIDED:	2,339 SF (15% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	3,274 SF (21.0%)
TOTAL PARKING SPACES:	32 SPACES
TREES REQUIRED:	7 TREES (2 TREES PER 10 SPACES)
TREES PROVIDED:	7 TREES
SHRUBS REQUIRED:	7 SHRUBS (2 SHRUBS PER 10 SPACES)
SHRUBS PROVIDED:	35 SHRUBS

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHE AROUND TREES AND SHRUBS

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1/2" MINUS "MADISON GOLD" D.G. MULCH OVER LANDSCAPE FABRIC. AROUND ALL TREES AND SHRUBS. (EXCEPT FOR TURF AND SEEDED AREAS). DECOMPOSED GRANITE WILL NOT EXCEED SEVEN FEET IN ANY DIRECTION FROM TREES OR SHRUBS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF RIVER ROCK MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS, EXCEPT AROUND TREES AND SHRUBS (SEE MULCH AROUND TREES AND SHRUBS NOTE, THIS SHEET). RIVER ROCK MULCH SHALL BE 1-1/2" - 2" STONES, BEIGE IN COLOR (OR AS APPROVED BY OWNER). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL RIVER ROCK MULCHES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER RIVER ROCK MULCH HAS BEEN INSTALLED.

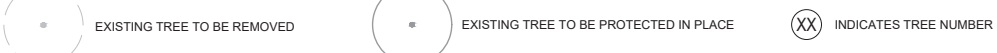
GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

EXISTING TREES

Plant #	Common Name	Caliper (in)	Width (in)	Height (ft)	Condition	Disposition	Comments
1	White Leadtree	16	23	22	Fair	Remove	Weed Species
2	Citrus	5	5	6	Poor	Remove	Cambium Damage / Branch Dieback
3	Olive	10	14	16	Poor	Protect in place	Cambium Damage / Trunk Damage
4	Olive	28	19	18	Poor	Protect in place	Cambium Damage / Trunk Damage
5	Olive	15	13	14	Poor	Protect in place	Cambium Damage / Trunk Damage
6	Olive	34	16	14	Poor	Protect in place	Cambium Damage / Trunk Damage
7	Olive	10	17	17	Poor	Protect in place	Cambium Damage / Trunk Damage
8	Olive	30	27	19	Poor	Protect in place	Cambium Damage / Trunk Damage
9	Mulga Acacia	4	9	9	Good	Protect in place	
10	Shoestring Acacia	7	14	15	Good	Protect in place	
11	Mulga Acacia	4	8	8	Good	Protect in place	
12	Shoestring Acacia	5	10	12	Good	Protect in place	
13	Mulga Acacia	4	9	9	Good	Protect in place	
14	Mulga Acacia	4	9	9	Good	Protect in place	
15	Mexican Bird of Paradise	4	7	7	Good	Protect in place	
16	Shoestring Acacia	7	14	15	Good	Protect in place	
17	Shoestring Acacia	5	10	12	Fair	Protect in place	Leaning
18	Mulga Acacia	4	9	11	Good	Protect in place	
19	Mulga Acacia	4	10	13	Good	Protect in place	
20	Shoestring Acacia	7	13	14	Fair	Protect in place	Proximity to Power Pole
21	Shoestring Acacia	7	14	19	Good	Protect in place	

ALL EXISTING TREE INFORMATION PROVIDED BY NATIVE RESOURCES INTERNATIONAL ON 12/23/2020. THERE ARE NO PROTECTED NATIVE PLANTS AS DEFINED IN THE CITY OF SCOTTSDALE ORDINANCE.



EVERGREEN DESIGN GROUP
 (800) 680-6630
 2375 E. Camelback Rd., Suite 600
 Phoenix, AZ 85016
 www.EvergreenDesignGroup.com

LANDSCAPE ARCHITECT
 71860 JAMES W. GIBSON
 AZ 00000000
 DATE: 1/18/2022

Christian Bros. Automotive
 17725 Katy Freeway, Suite 200
 Houston, TX 77094

Christian Bros. Automotive
 Thomas Road and Pima Road
 Scottsdale, AZ

Planting Plan

Date	Comment

Project Number
 Date 9/23/2020
 Drawn By JWJG
 Checked By JWJG/RM

LP-1

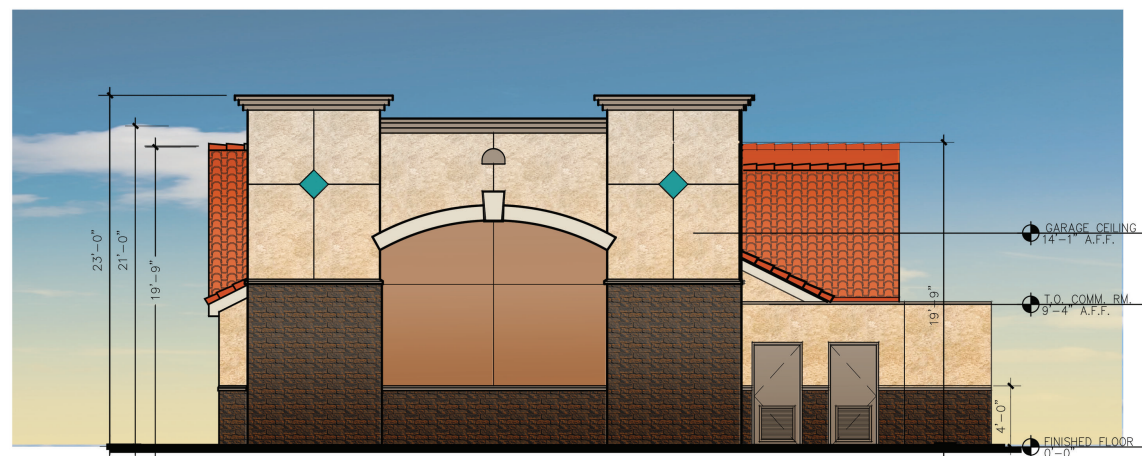
PREVIOUS



5 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



4 BACK ELEVATION
SCALE: 3/16" = 1'-0"





3 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"





2 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"


- ROOF TILE:
STRAIGHT BARREL MISSION STYLE
COLOR: #129-01
HISTORIC RED



- WALL FIELD FINISH
STUCCO SYSTEM
COLOR: #SW6113
INTERACTIVE CREAM


- ACCENT SQUARES:
STUCCO SYSTEM
COLOR: SW #6739 "ECO GREEN"


- WALL BASE:
CORONADO STONE
SERIES: BARN WOOD STONE
COLOR: OLD FRONTIER


- WALL ACCENT COLOR
STUCCO SYSTEM
COLOR: #SW6116
TATAMI


- WALL ARCHES
STUCCO SYSTEM
COLOR: #SW7558
MEDICI IVORY



ATTACHMENT #10



Christian Brother's Automotive
Scottsdale, Arizona



UPDATED



FRONT ELEVATION



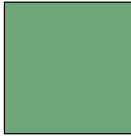

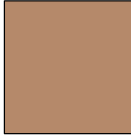

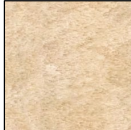

BACK ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

- | | | | |
|---|---|---|--|
|  | P
AINT
ACCENTS SQUARES
SHERWIN-WILLIAMS PAINT
SW 6739 ECO GREEN |  | R
OOF TILE:
STRAIGHT BARREL MISSION STYLE
COLOR: #129-01
HISTORIC RED |
|  | S
TUCCO SYSTEM
WALL ACCENT COLOR
SHERWIN-WILLIAMS PAINT
SW 6116 TATOMI |  | W
ALL BASE:
CORONADO ATONE
SERIES: BARN WOOD STONE
COLOR: OLD FRONTIER |
|  | W
ALL FIELD FINISH
STUCCO SYSTEM
SHERWIN-WILLIAMS PAINT
SW 6113 INTERACTIVE CREAM |  | P
AINT
WALL ARCHES
SHERWIN-WILLIAMS PAINT
SW 7558 MEDICI IVORY |

ATTACHMENT #11

44-DR-2021
4/13/2022



Christian Brother's Automotive
Scottsdale, Arizona



PREVIOUS



ATTACHMENT #12

Christian Brother's Automotive
Scottsdale, Arizona



idstudio⁴

PREVIOUS



Christian Brother's Automotive
Scottsdale, Arizona



UPDATED



ATTACHMENT #13

44-DR-2021
4/13/2022

Christian Brother's Automotive
Scottsdale, Arizona



idstudio⁴

UPDATED



44-DR-2021
4/13/2022



Christian Brother's Automotive
Scottsdale, Arizona

idstudio⁴

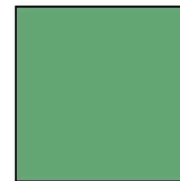
WALL BASE:

CORONADO STONE:
SERIES: BARN WOOD STONE
COLOR: OLD FRONTIER



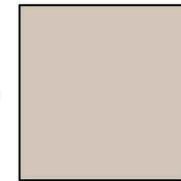
ACCENT SQUARES:

STUCCO SYSTEM:
COLOR: SW #6739 "ECO GREEN"



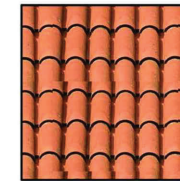
WALL FIELD FINISH:

STUCCO SYSTEM:
COLOR: SW #7036 "ACCESSIBLE BEIGE"



ROOF:

STRAIGHT BARREL MISSION STYLE
HISTORIC RED COLOR ROOF TILE
COLOR: "HISTORIC RED" #129-01



Front Elevation



Christian Brother's Automotive
Scottsdale, Arizona





Stone Base

COLORADO STONE:
SERIES: BARN WOOD STONE
COLOR: OLD FRONTIER



Roof Tile

STRAIGHT BARREL MISSION STYLE
HISTORIC RED COLOR ROOF TILE
COLOR: "HISTORIC RED" #129-01



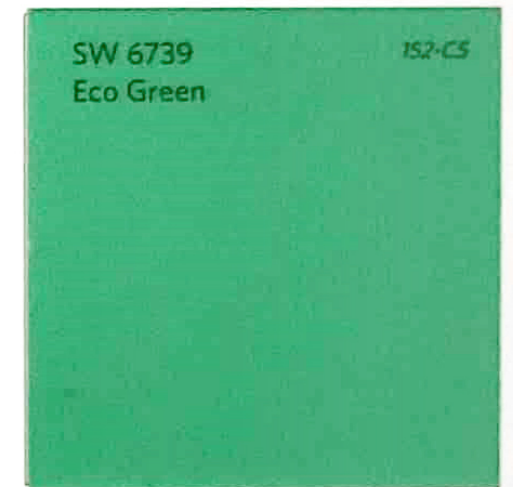
Glass sample

PPG OPTIGRAY GLASS
One Inch 6mm insulated OPTIGRAY
Solarban 60(j) VLT=63% SHGC=0.64 LSG=0.98



Stucco Field Color

STUCCO SYSTEM:
COLOR: SW #7036 "ACCESSIBLE BEIGE"

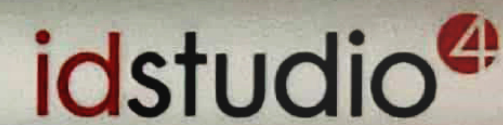


Stucco Accent Color

STUCCO SYSTEM:
COLOR: SW #6739 "ECO GREEN"



Christian Brother's Automotive
Scottsdale, Arizona





Stucco field color



Stucco accent color



Christian Brother's Automotive
Scottsdale, Arizona

idstudio⁴

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	2	G1	SINGLE	0.900	E250LED-1RND35T5-MDL03-FL - 3000K	2504
	10	XT2	SINGLE	0.900	OWL-ISOLITE-AC 3000K	1530

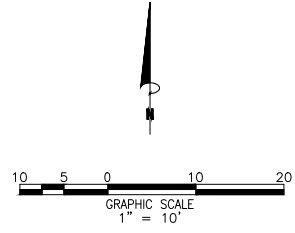
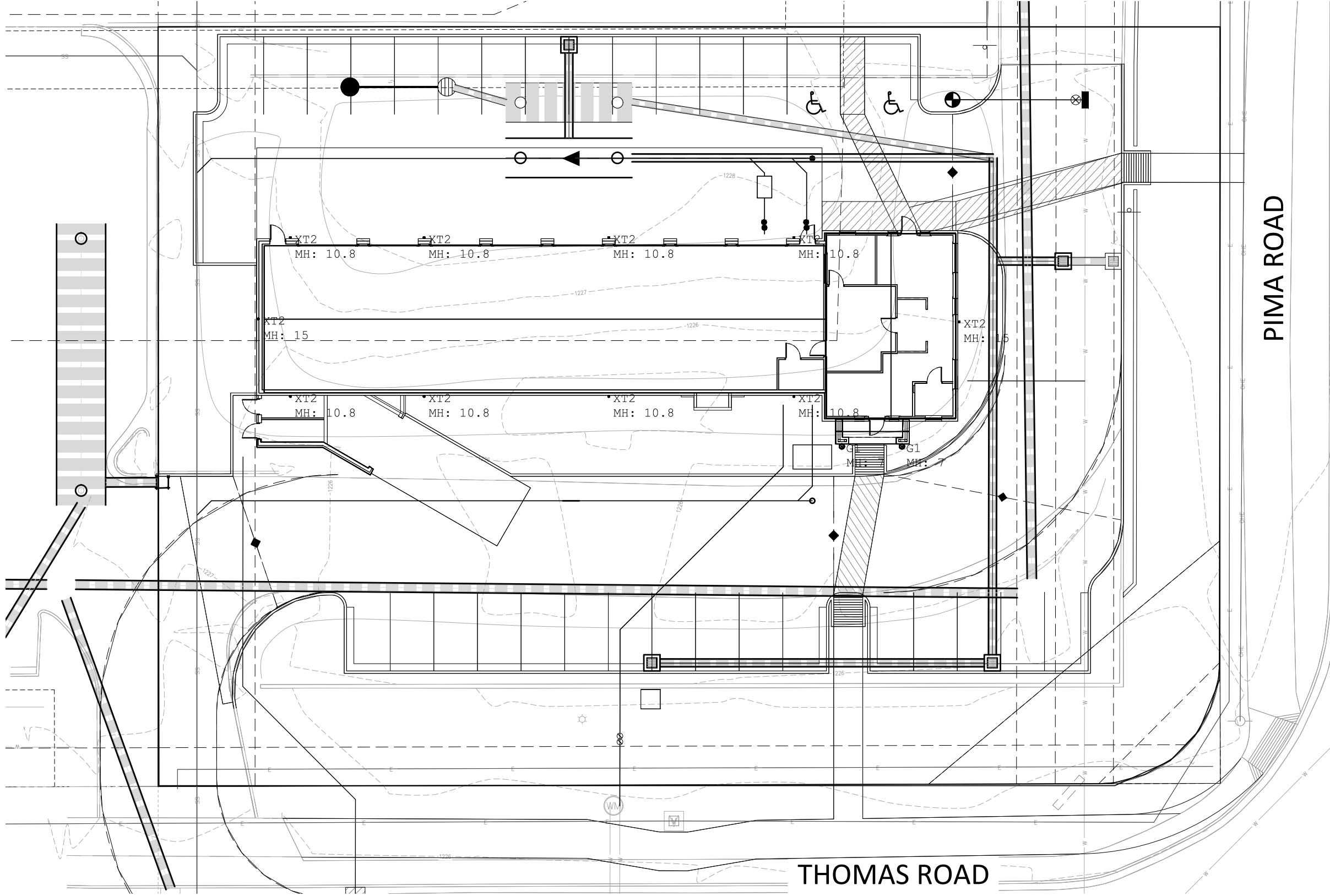
PREPARED BY:
CITY LIGHTING PRODUCTS
4307 WEST PAPIN STREET
ST. LOUIS, MO 63110
(314)534-1090

Bowman

Bowman Consulting Group Ltd
1800 N. Desert Drive, Ste 210
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
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ELECTRICAL SITE PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
8700 E THOMAS ROAD
SCOTTSDALE, ARIZONA
MARICOPA COUNTY

PROJECT NUMBER	
PLAN STATUS	
DATE	DESCRIPTION
DMN	JCB JSR
DESIGN	DRAWN CHKD
SCALE	H: 1"=10' V: NONE
JOB No.	050840-01-001
DATE	01/20/22
EL01	
SHEET	01 OF 01

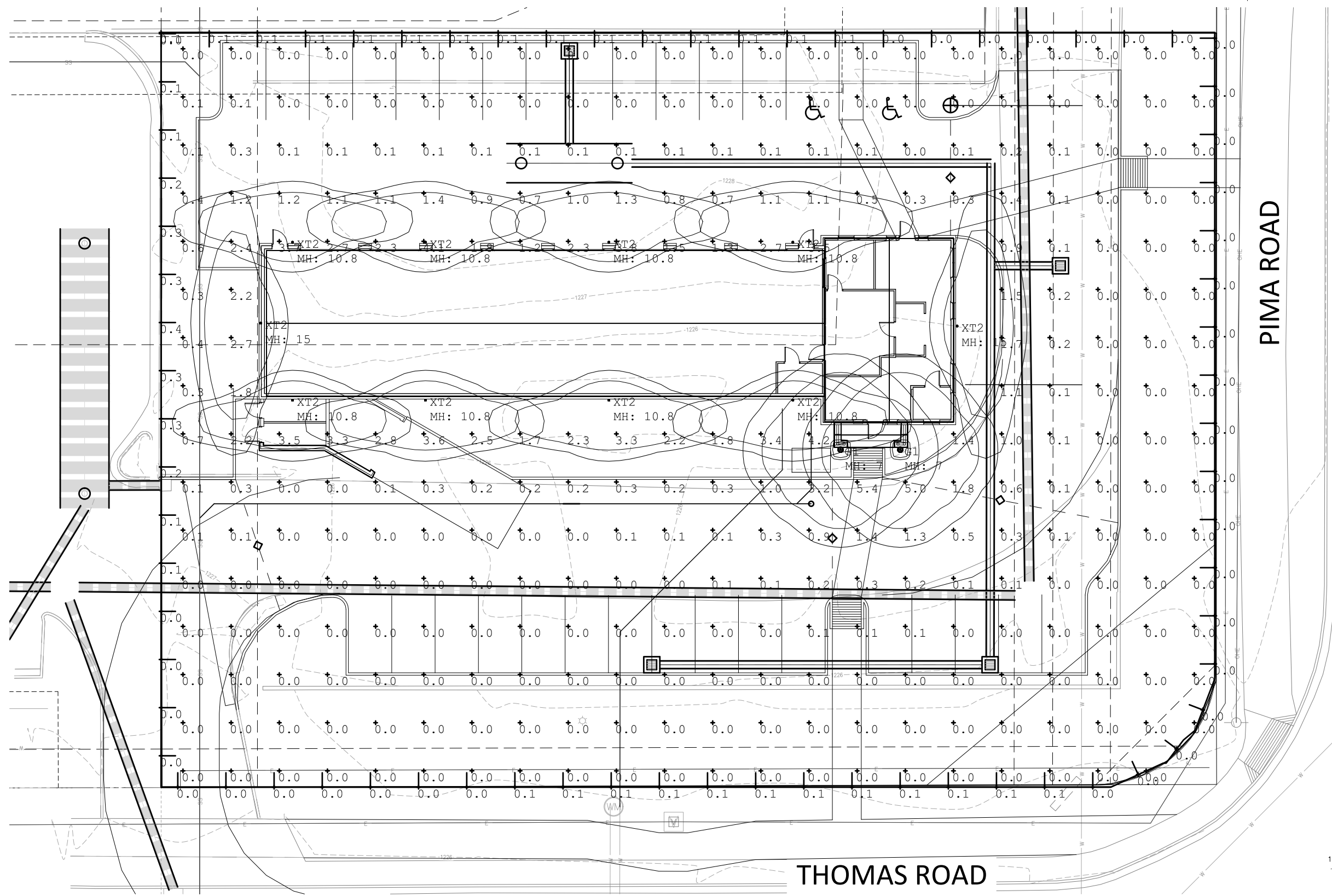


ATTACHMENT #15

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	2	G1	SINGLE	0.900	E250LED-1RND35T5-MDL03-FL - 3000K	2504
	10	XT2	SINGLE	0.900	OWL-ISOLITE-AC 3000K	1530

PREPARED BY:
CITY LIGHTING PRODUCTS
4307 WEST PAPIN STREET
ST. LOUIS, MO 63110
(314)534-1090

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	Illuminance	Fc	0.44	5.4	0.0	N.A.	N.A.
Vertical FC at 6'	Illuminance	Fc	0.07	0.4	0.0	N.A.	N.A.



THOMAS ROAD
ATTACHMENT #16

PIMA ROAD

Bowman

Bowman Consulting Group, Ltd.
1800 N. Desert Drive, Ste 210
Tempe, Arizona 85281
Phone: (480) 829-8830
www.bowmanconsulting.com
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PHOTOMETRIC PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
8700 E THOMAS ROAD
SCOTTSDALE, ARIZONA
MARICOPA COUNTY

PROJECT NUMBER		
PLAN STATUS		
DATE	DESCRIPTION	
DMN	JCB	JSR
DESIGN	DRAWN	CHKD
SCALE	H: 1"=10'	V: NONE
JOB No.	050840-01-001	
DATE:	01/20/22	
PM01		
SHEET	01	OF 01



OWL TYPE XT2
Outdoor Wet Location Emergency Light

DATE: _____ COMMENTS: _____
PROJECT: _____ CAT # ISWACBKM

FEATURES

- Architecturally appealing wet location LED light for indoor and outdoor applications
- NEMA 3R/IP65 Rated for indoor/outdoor cold-weather and damp locations
- Cold Weather Option (HX) makes the OWL ideal for outdoor applications down to -13°F
- Self Test / Self Diagnostic circuit comes standard reducing manual testing obligations
- External access test switch for manual diagnostic testing
- Photocell activation for nighttime/security lighting or switch controlled for normal lighting comes standard on both AC and EM models
- Eight LEDs produce 1530 lumens in normal (mains mode) and 600 lumens in emergency battery backup mode
- 3000°K CCT, CRI ≥ 70, L70 > 72,000 hours
- UL listed 90 minute run-time
- Self-compensating solid state Constant Current Charger provides extended float life and rapid recharge
- Brownout detection ensures emergency illumination during periods of low line voltage
- Premium long-life high temperature Nickel Cadmium battery
- Integral push-to-test switch with easily visible bi-color LED diagnostic indicator
- 120/277 VAC field-selectable inputs
- Available as an AC only fixture



ORDERING INFORMATION OWL-AC-BK-MB

1. SERIES	2. OPERATION	3. FRAME COLOR	4. MOUNTING	5. OPTIONS
OWL	AC	BK	MD	
	AC AC Only EM Ni-Cad Battery Backup	BK Black BZ Bronze SL Silver WH White	MB Back Mount	BLANK = NO OPTION HX Cold Weather Option (EM Only)

ISOLITE • WWW.ISOLITE.COM
ISOLITE HEADQUARTERS • 800.888.5483 • 31 WATERLOO AVENUE, BERWYN, PA 19312
ISOLITE WEST • 800.799.5343 • 3563 SUELDLO SUITE M, SAN LUIS OBISPO, CA 93401

D-7.2.3.0-257 • REV-S • 20210101
SPECIFICATIONS AND DETAILS ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION.
CONTACT ISOLITE FOR UP TO DATE DETAILS.



OWL
Outdoor Wet Location Emergency Light



CONSTRUCTION

- Quality Pressure Die-Cast Aluminum housing finished in durable polyester powder coat available in Bronze, White, Silver or Black Finish
- Optional 0.5" threaded conduit top entry
- Polycarbonate UV-resistant, one-piece optic lens assembly
- UV stabilized polycarbonate lens resists yellowing and provides uniform light distribution
- Large surface area LED heat sinking for optimum LED longevity

POWER CONSUMPTION

- EM Model - Float charge mode without lamps illuminated: 2 watts
- EM Model - Float charge mode with normal lamps illuminated: 17 watts
- EM Model - Optional Cold temperature model adds 15 watts intermittently (thermostat controlled)
- AC Only Model - 17 watts

TEMPERATURE RATING

- Without Internal Heater: From 32°F to 122°F
- With Internal Heater: From -13°F to 122°F

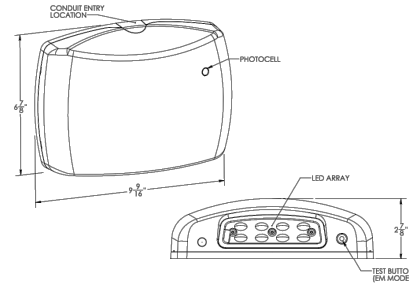
APPROVALS

- UL 924
- NEMA 3R Rated
- IP65 Certified
- NFPA 101 Life Safety Code
- NFPA 70-NEC
- OSHA

WARRANTY

- Isolite offers a 5-year limited warranty. For further details, refer to General Warranty and Obligations in the Isolite manual or on our website. Lamps not warranted

DIMENSIONS



SPACING CHART

- NOTE: Table is with a 6" wide path away from the building

MOUNTING HEIGHT	SPACING FT. (MAX) CENTER TO CENTER
8"	48"
9"	50"
10"	52"
12"	56"
14"	60"

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D-7.2.3.0-257 • REV-S • 20210101
SPECIFICATIONS AND DETAILS ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION.
CONTACT ISOLITE FOR UP TO DATE DETAILS.



Catalog Number: 1W-E250LED-1RND35T5-MDL03-FL50DWB/BK

Type: G1

Customer Approval: _____

Signature: _____

Date: _____

Conceptual assembly drawing, subject to Engineering verification by factory.



FIXTURE: 1W-E250LED

The E250 / E260 Euro Series is a small scale, contemporary architectural fixture design. The E250 provides an LED roof mounted light source. The E260 is provided with a clear or frosted acrylic tapered cylindrical frosted diffuser with vertical direct optics. All are provided with tool-less access for ease of maintenance.

LIGHT SOURCE: -1RND35T5-MDL03-FL

Array: 1RND (26 LEDs, 31 Watts) (1RND)
Color Temp: 3500K (S)
Distribution: Type S (TS)
Driver: Multi-Volt Dimmable Low-Range Driver-120-277V (MDL03)
Lens: Flat Acrylic Lens Open Body (FL) (FLL)

WALL BRACKET: 50DWB

FINISH: BK
Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 3-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Rev	Description	By	Date	Job Name:
A				
B				
C				
D				
E				



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DETAIL SHEET
CHRISTIAN BROTHERS AUTOMOTIVE
8700 E THOMAS ROAD
SCOTTSDALE, ARIZONA
MARICOPA COUNTY

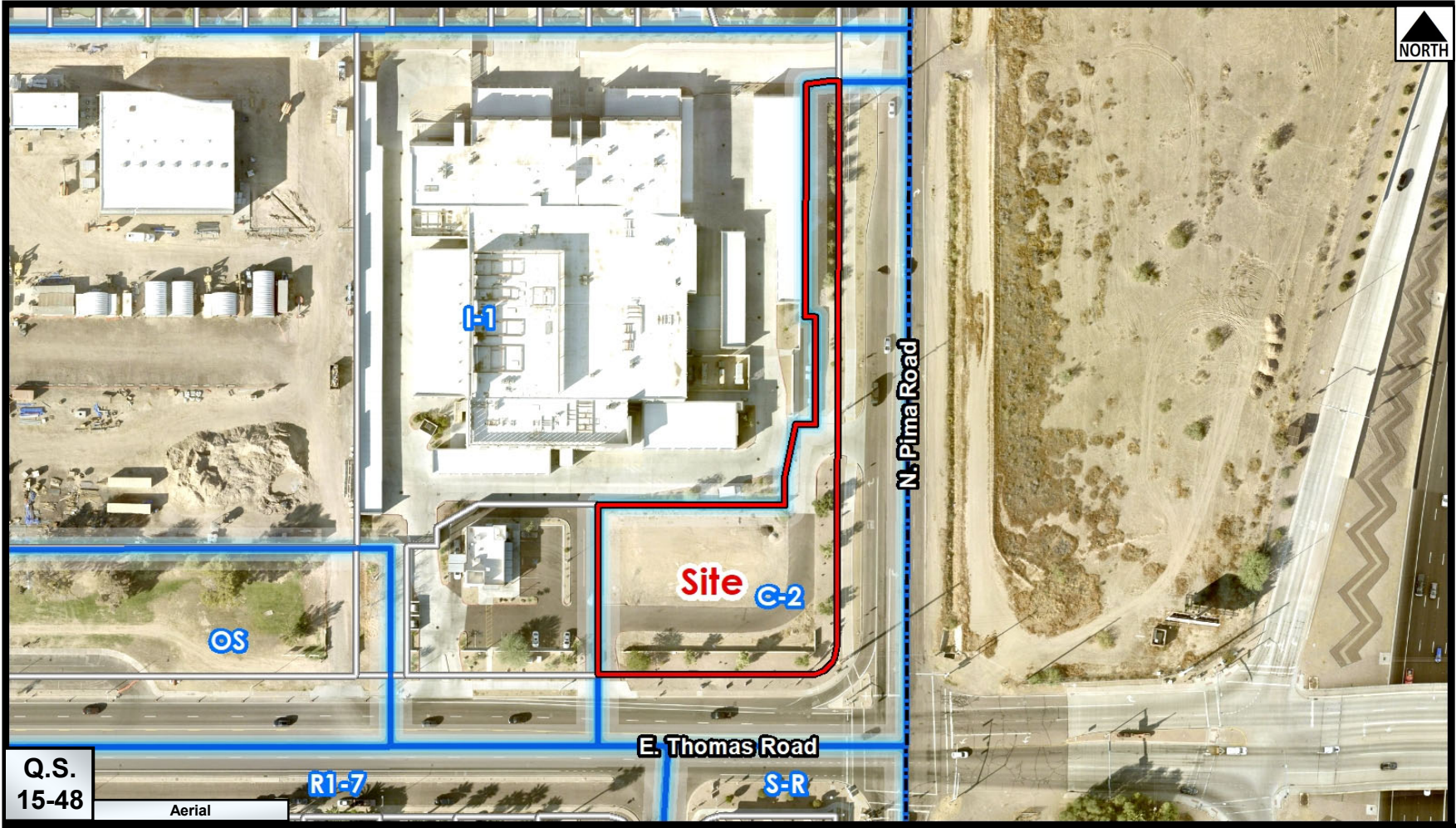
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
DMN	JCB JSR
DESIGN	DRAWN CHKD

SCALE: H: 1"=10"
V: NONE
JOB No. 050840-01-001
DATE: 01/21/22

DTL01
SHEET 01 OF 01



Q.S.
15-48

Aerial

Zoning Aerial

44-DR-2021