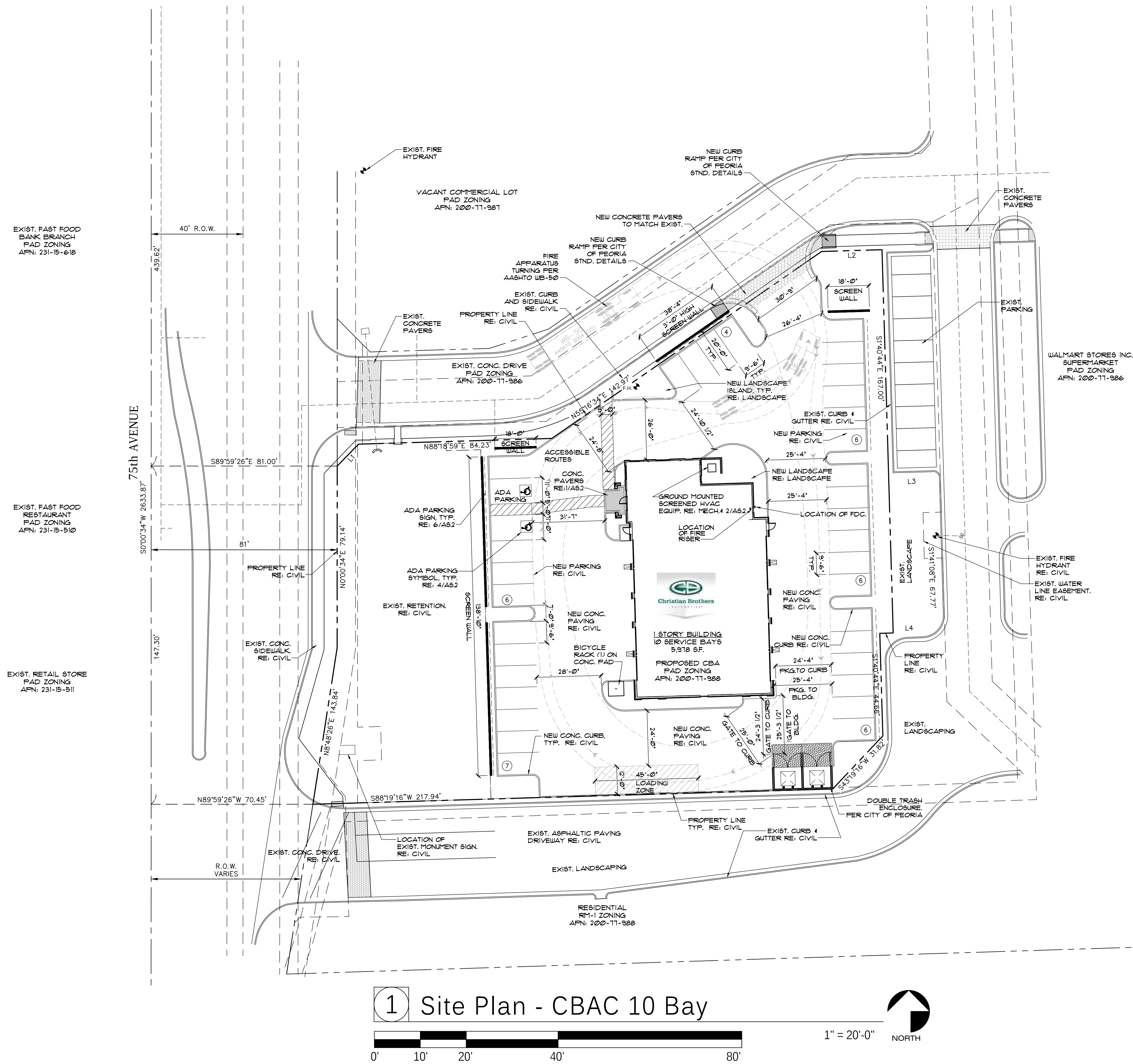




PROJECT INFORMATION:	
TENANT:	COMMERCIAL TENANT CHRISTIAN BROTHERS AUTOMOTIVE
ADDRESS:	SEC W. THUNDERBIRD RD. & N. 75th AVE. PEORIA, AZ
OWNER:	CHRISTIAN BROTHERS AUTOMOTIVE 17125 KATY FREEWAY, SUITE 200 HOUSTON, TX 77074
SCOPE:	AUTOMOBILE SERVICING FACILITY
PROJECT DESCRIPTION:	NEW 5,832 SQ. FT. AUTOMOTIVE SERVICING
SITE AREA (GROSS):	57,111 SQ. FT. (1.31 ACRES)
(NET):	45,539 SQ. FT. (1.04 ACRES)
PROPOSED USE:	AUTOMOTIVE SERVICING
ZONING:	PAD
ALLOWABLE BUILDING AREA:	CONSTRUCTION TYPE VB OCCUPANCY GROUP: 5-1, AUTOMOTIVE SERVICING B, OFFICE SPACE BASIC ALLOWABLE AREA: 9000 SQ. FT. IBC 2012, SECTION 501
BUILDING AREA:	TOTAL BUILDING AREA 5,832 SF. DUMPSTER FOUNDATION AREA: 260 SF.
	SITE AREA (NET): 45,539 SF. LOT COVERAGE: 13.38%

LEGAL DESCRIPTION:
PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LOT 3 OF WAL-MART AT N. 75th AVE. AND W. THUNDERBIRD RD. MARICOPA COUNTY, ARIZONA. APN: 200-TT-988

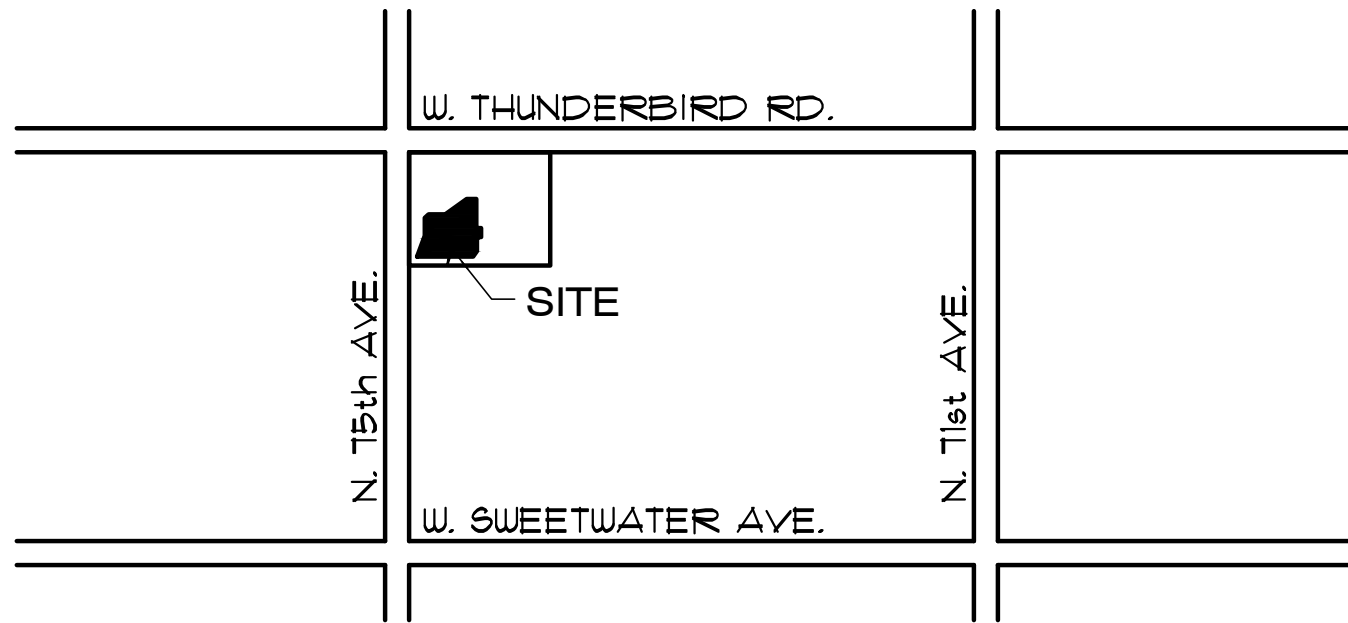
PARKING REQUIRED: CITY OF PEORIA:
ORDINANCE # 14-23
LANDSCAPE ISLAND EVERY 8 PARKING SPACES.
4 OR MORE SPACES SHALL BE SCREENED FROM THE STREET VIEW WITH 3' HIGH SCREEN WALL AND INSTALLED A MINIMUM OF 25' FROM EDGE OF PARKING STALL EDGE.

PARKING CALCULATIONS: NON-RESIDENTIAL USES:
AUTOMOBILE SERVICING: ORDINANCE #04-198
3 PARKING SPACES PER SERVICE BAY PLUS
1 PARKING SPACE PER 300 SF. GROSS FLOOR AREA EXCLUDING BAYS
10 BAYS @ 3 SPACES/BAY = 30 PARKING SPACES
TOTAL BUILDING AREA = 5,832 SF. - 4,931 SF. = 901 SF. = 3 PARKING SPACES
TOTAL PARKING SPACES REQUIRED = 33 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 35 SPACES W/ 2 ADA

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

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL FUEL GAS CODE
2011 NATIONAL ELECTRICAL CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

NOTE:
ALL GROUND AND ROOF MOUNTED EQUIPMENT, INCLUDING UTILITIES, SHALL BE SCREENED FROM VIEW



vicinity map

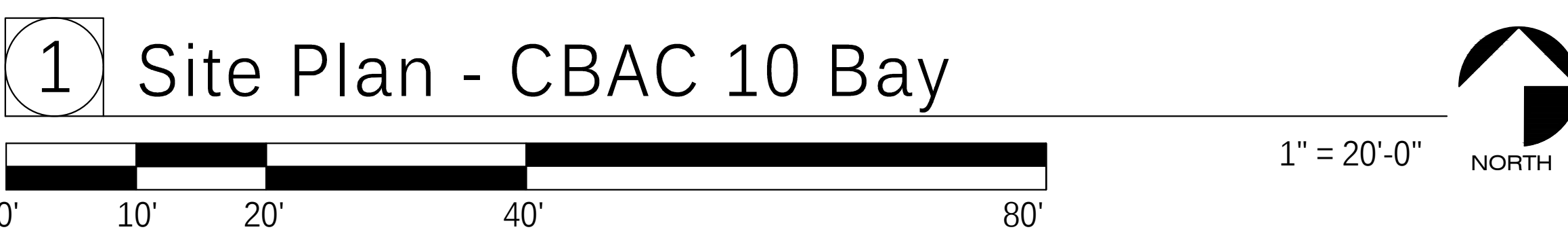
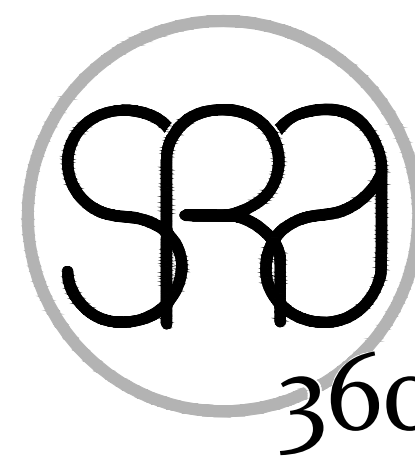


Exhibit C



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Christian Bros. Automotive
SEC W. Thunderbird Rd. & N. 75th Ave.
Peoria, AZ 85381

project:
This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

date: 2/8/2017

issued for: SITE PLAN
CASE NO. 5P16-0044

job no.: 16-036

sheet title:
SITE PLAN/PLOT PLAN

sheet no.:

as.1