

# AUTOBOX GARAGE CONDOS

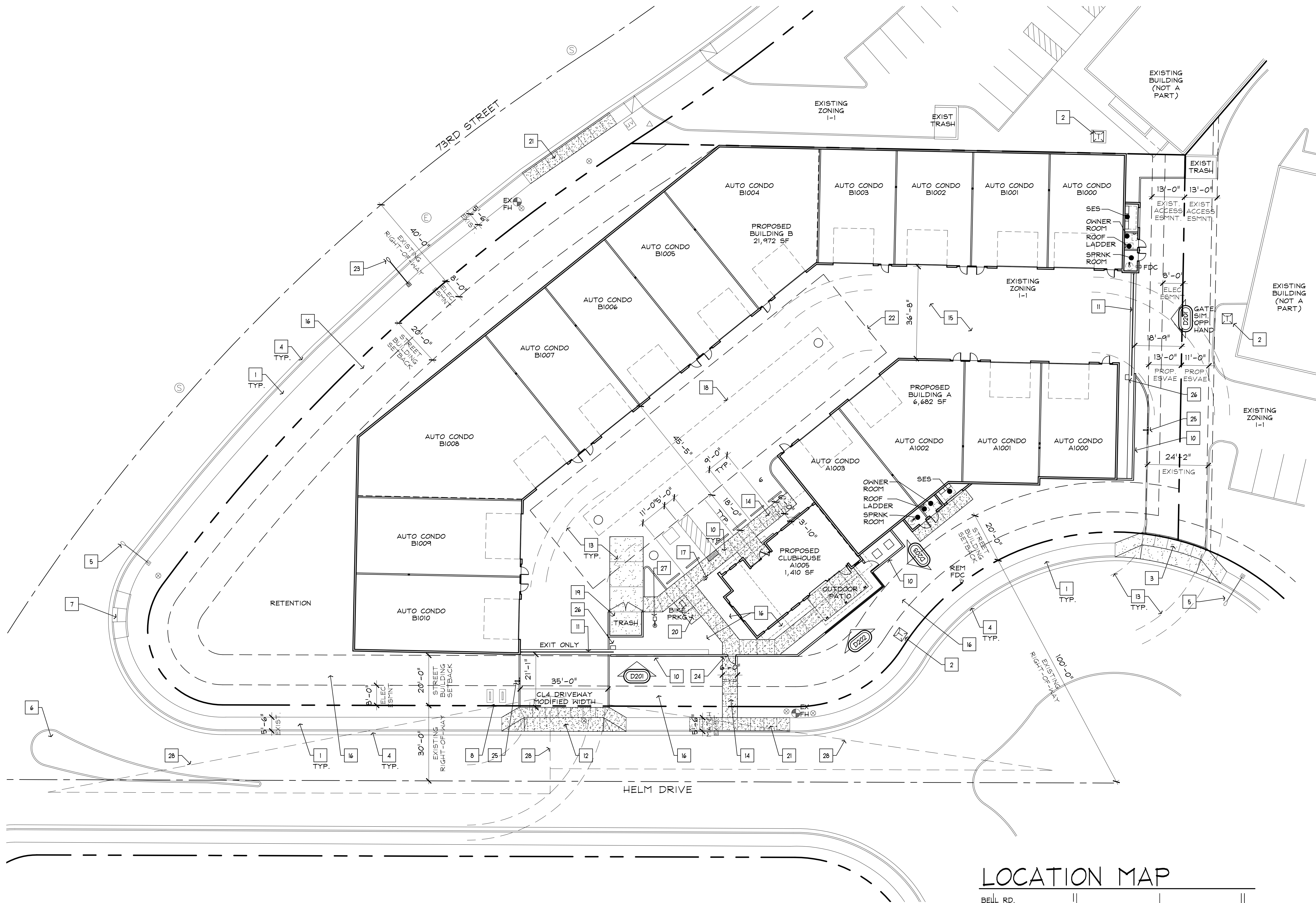
14805 N. 73RD STREET  
SCOTTSDALE, ARIZONA 85060  
PROJECT NUMBER: 25022  
DATE: 02.04.26

## PROJECT DATA

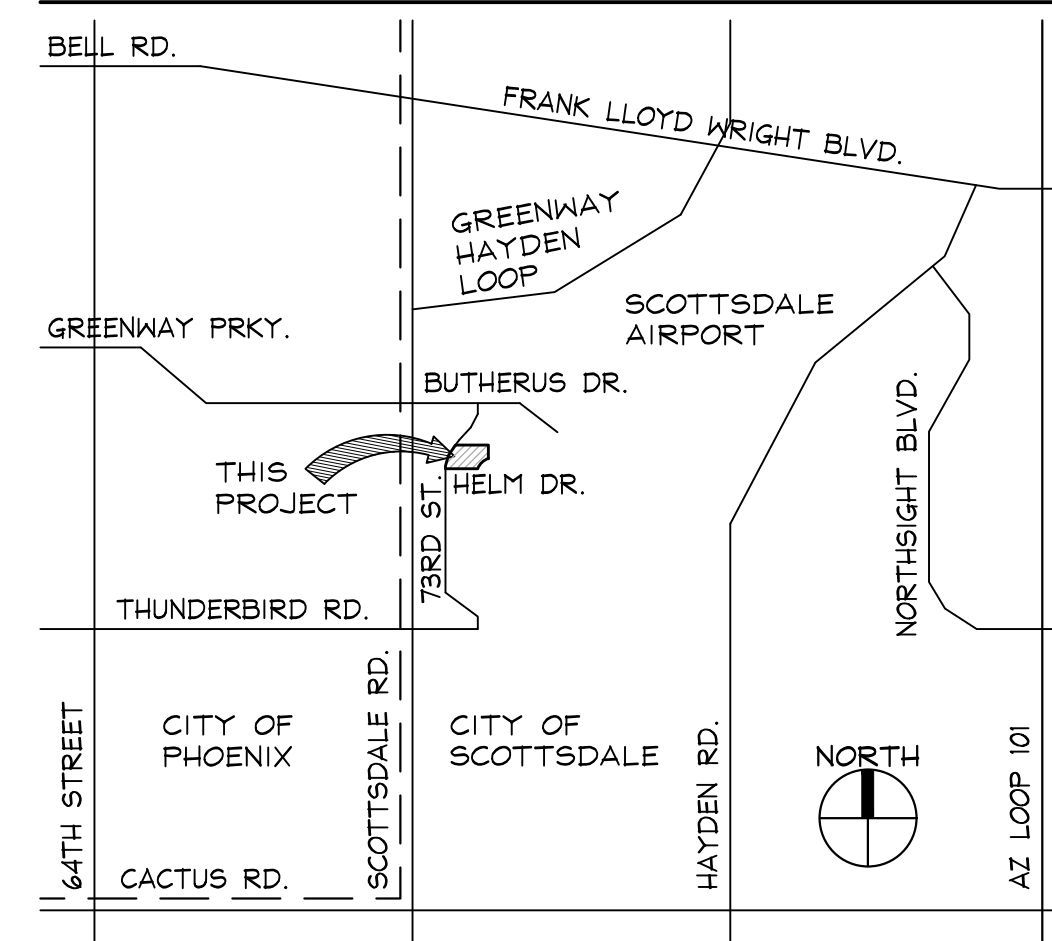
ASSESSORS PARCEL NO:	215-56-026C
ZONING:	I-1 -INDUSTRIAL PARK (EXISTING)
SITE AREA:	69,255 SF (1.59 ACRES) NET
BUILDING USE:	AUTO GARAGE CONDO
BUILDING AREA:	BUILDING A 6,682 SF CLUBHOUSE 1,410 SF BUILDING B 21,972 SF TOTAL 30,064 SF
FLOOR AREA RATIO	30,064 BLDG SF/69,255 SITE SF = 0.434
BUILDING HEIGHT:	52'-0" ALLOWED 28'-0" PROPOSED TOP OF HIGHEST PARAPET
SETBACKS:	FRONT SIDE- 20'-0" STREET SIDE- 20'-0" INTERIOR SIDE- 0'-0" REAR SIDE- 0'-0"
OPEN SPACE:	SEE SHEET SP2.01 OPEN SPACE SITE PLAN
PARKING LOT LNDSCP:	SEE SHEET SP2.01 OPEN SPACE SITE PLAN
PARKING CALC:	1 PER 50 STORAGE PLUS 1 PER 300 SF CLUBHOUSE (15/50) + (1,500/300) = 0.30 + 5 = 5.30 = 6 PARKING SPACES REQ'D. 6 STANDARD SPACES PROVIDED 5 STANDARD SPACES 1 ACCESSIBLE SPACE
BICYCLE PARKING:	MIN. TWO (2) BIKE SPACES REQ'D TWO (2) BIKE SPACE PROVIDED

## KEYNOTES

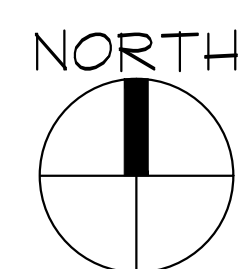
1. EXISTING SIDEWALK TO REMAIN.
2. EXISTING TRANSFORMER TO REMAIN.
3. EXISTING ENTRY DRIVE TO BE UPDATED TO SCOTTSDALE STANDARD DETAIL 2251-1
4. EXISTING STREET CURB AND GUTTER TO REMAIN
5. EXISTING STREET LIGHT TO REMAIN
6. EXISTING STREET MEDIAN TO REMAIN
7. EXISTING STREET RAMP TO REMAIN
8. NEW BACKFLOW PREVENTERS- SEE CIVIL PLANS
9. NOT USED
10. SIX FOOT HIGH (6') CMU SITE SCREEN WALL
11. NEW ELECTRIC ENTRY GATE WITH PRE-EMPTION DEVICE OVERRIDE FOR FIRE DEPT. ACCESS
12. NEW CURB CUT AND DRIVEWAY PER SCOTTSDALE STANDARD DETAIL 2251-1
13. TRUCK TURNING RADIUS PER CITY OF SCOTTSDALE FIRE DEPT. REQUIREMENTS
14. NEW CONCRETE SIDEWALK
15. NEW ASPHALT PAVING
16. NEW LANDSCAPE AREA
17. NEW ACCESSIBLE PARKING SIGN
18. NEW UNDERGROUND STORAGE TANK- SEE CIVIL
19. NEW DUMPSTER PER SCOTTSDALE STANDARD DETAIL 2146-1. PROVIDE GATE PER DETAIL D206 REFUSE ELEVATIONS SHEET SP4.01
20. NEW FLAG POLE
21. PROVIDE NEW CONCRETE SIDEWALK TO MATCH EXISTING ADJACENT WHERE EXISTING DRIVEWAY HAS BEEN REMOVED
22. NEW DRAINAGE EASEMENT- SEE CIVIL
23. NEW STREETLIGHT WITH GE ERL 1008C530A GRAY LUMINAIRE WITH AN INTERMATIC EK4536 PHOTOCELL.
24. KNOX BOX FOR MAN GATE
25. KEYPAD WITH KNOX BOX FOR ROLLING GATES
26. ENTRY GATE CONTROL BOX
27. NEW SITE LIGHT- SEE DETAIL 205
28. SITE VISIBILITY TRIANGLE



## LOCATION MAP

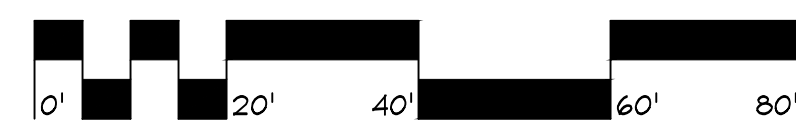


OWNER  
AB II SDL LLC  
15029 N. THOMPSON PEAK PARKWAY  
SCOTTSDALE, AZ 85260  
PHONE: (602) 418-3967  
CONTACT: DAVID PETERSON  
E-MAIL: david@brickstreetcompanies.com



## SITE PLAN

SCALE: 1" = 20'-0"



25-DR-2025

**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**

03/19/2026 *Robert Brown*  
DATE APPROVED BY

SITE PLAN  
**SP1.01**



88 south san marcos place  
chandler - arizona - 85225  
p. 480.377.2222  
www.robertbrownarchitects.com



This document, including the ideas and designs it contains, is an instrument of professional services rendered by the Architect/Engineer. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Robert Brown Architects.

