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Autobox – Helm
Garage Condos & Clubhouse
14805 N. 73rd Street
Scottsdale, AZ 85260
RBA Project N^o 25022

Project Narrative
November 7, 2025

Purpose of Request:

The purpose of this application is to request Development Review Board approval for the development of a new garage condominium complex with attached clubhouse on a 1.59-acre site located at 14805 N. 73rd Street.

This Property is classified by the Zoning Ordinance as I-1 (Light Industrial) use and is located directly adjacent to the Scottsdale Airport. This proposed use is allowed by right in the I-1 zoning district. Development within the general area consists of office park, airport-related commerce and retail uses. Currently, the Property is developed with a vacant single-story office building and parking lot. These will be demolished as part of this proposal. The proposed facility is compatible with adjacent development and will provide a high-quality amenity to the business owners and residents within the neighborhood while also revitalizing an inactive property. This narrative, along with the attached design documents and exhibits, represents our proposed development and demonstrates our compliance with the Development Standards as outlined in the Zoning Ordinance including the Design Standards and Policies Manual and General Plan.

Proposed Site Design:

The new development of this Property will include two single-level buildings totaling approximately 30,000 square feet of gross floor area. With the exception of the common clubhouse area, this project will consist entirely of individually-owned garage storage spaces. These spaces are designed with the intention of being used for storage and non-mechanical maintenance (refurbishing, cleaning, wear & tear replacement) of small to mid-sized recreational vehicles, automotive collectibles and associated gear. Each individual garage storage space will have direct access from the exterior only and be finished and outfitted to the extent typically found in private residential garages. Each space is also designed to accommodate future owner-built small mezzanine areas for additional gear storage or a lounge environment. The maximum comfortable occupancy of these mezzanine areas would be around 4 people - not capable of any type of group activity. Typically, the garage spaces are accessed to add or remove items with extended periods of inactivity.

A clubhouse space of approximately 1,400 square feet will also be provided for common use by all garage owners. The clubhouse will provide a lounge area, catering kitchen, restrooms and a conference room. Additionally, the clubhouse area will open to a large covered outdoor patio with room for typical picnicking activities. The clubhouse building will be the common area for patron activity within the development. This building was specifically oriented with this main activity area



facing the street front and main open space area to promote connection with the surrounding neighborhood and use of the outdoor environment as part of the facility activities.

The Property is located at the corner of N. 73rd Street and Helm Drive, which is a dead-end drive with a cul-de-sac. Access to the site will be provided at two locations – one new driveway directly off Helm Drive near the clubhouse and the second off an existing shared driveway along the east edge of the site. Both entries feature secure rolling gates with keypad access for entry by condo owners and guests. This type of facility has very minimal traffic generation. The proposed site plan does account for minimum required parking based on clubhouse and storage area – 6 spaces are required with 6 spaces being provided. For added convenience, a pedestrian sidewalk is proposed between the new parking spaces, front clubhouse entry, and the existing public sidewalk along Helm Drive.

Open space will be provided mainly within the 20'-0" deep street front buffer running continuously along N. 73rd Street and Helm Drive, ending at the cul-de-sac. Additional open space will be provided at interior landscape and patio areas adjacent to the clubhouse. Overall landscape design focuses heavily on native and drought-resistant species that provide pops of color while limiting water consumption.

Storm drainage will consist of both surface runoff to interior underground retention with discharge through a drywell and surface landscape area retention.

Proposed Building Design:

This property is surrounded by a range of existing uses – the retail corridor along Scottsdale Road one block to the west, office/warehouse properties within the airpark vicinity and the mixed-use Scottsdale Quarter development just to the north. This range of adjacent uses is reflected in the range of architectural styles and creates a context that from a use perspective is more suited toward the warehouse product, but from an architectural style and pedestrian interaction perspective should exhibit more character reflective of the individual ownership model proposed. This mix of use is a perfect reflection of our proposed development – one that operates as a storage/garage but reflects that pride of ownership character.

Aesthetically, the overall language strives for clean lines and contemporary forms. This is the second Autobox facility, so a strong focus was placed on brand identity while avoiding overt duplication of the original location. While the aesthetic of the original facility leaned more towards the folksy character of old-time filling stations, this project proposes a bridge between the traditional and the contemporary. Functionally, the two Autobox locations are the same, so similar materials were used in matching components. The primary garage buildings include a combination of painted concrete block with split- and smooth-face concrete block accents. The overhead doors are punctuated by large painted steel beams, mimicking the metal banding at the original location. Each owner entry door is also accented by a painted steel beam and inset from the primary façade. These entry door insets are adorned with a tumbled brick, incorporated to address human scale and create a more pedestrian-oriented environment at the ground level. Along the street side, the garage spaces feature clerestory windows to provide natural lighting and a rhythmic breakup of the long façades.



Transitioning to the clubhouse, human-scale materials like brick and metal paneling become the focus. As with the original location, this project uses texture and color more prominently at the clubhouse, given its scale and pedestrian connection. A large volume with a black standing-seam shed roof creates the primary space of the clubhouse. This volume is clad in the same tumbled brick as the entry door insets and is joined by a rustic metal panel system. The main entry alcove is framed in black metal paneling with a wood-look soffit, enhancing the clean lines of the primary shed roof and bringing its materiality down to human scale. Along the sidewalk, a unique ground-face concrete block texture is introduced to emphasize the difference in scale at the clubhouse while maintaining the banding pattern of the larger garage spaces. The primary shed roof opens towards the airport, providing guests with large windows in exposed steel structure to view airplanes taking off and landing. These views are also possible from the covered patio area, which features a screen fence with slats specifically angled to provide both airport views to the southeast and privacy from approaching vehicles. Overall, the combination of expressive steel structure, human-scale materials and clean geometry connect this project to its predecessor while allowing it to maintain an identity of its own.

We recognize our need to relate to the unique climatic and environmental factors associated with this proposed development. In response to these climatic conditions, several specific building elements will be chosen to specifically reduce the environmental impact of this project. Examples include the implementation of LED interior and exterior lighting, high-efficiency air conditioning units, enhanced wall and roof insulation, and high performing glazing systems. These elements will greatly reduce our energy use and allow this facility to operate with superior efficiency – an example of development reflecting environmentally sensitive design principles.

Exterior mounted security cameras with 24-hour activation will be provided throughout the site. Each garage unit will be individually alarmed. This system will provide a record of all access activity in and around the building and site. The building and secured access gates will also feature electronic keypads to limit access to current owners, guests and emergency personnel only.

HVAC equipment for the garage condos will be roof-mounted and fully screened by the building parapets. Each building has a common rooftop access room allowing for RTU maintenance. Condensers for the clubhouse air conditioning are ground-mounted and fully screened by a concrete block wall matching the site wall in height.

AUTOBOX GARAGE CONDOS

14805 N. 73RD STREET
SCOTTSDALE, ARIZONA 85060

PROJECT NUMBER: 25022
DATE: 11.07.25

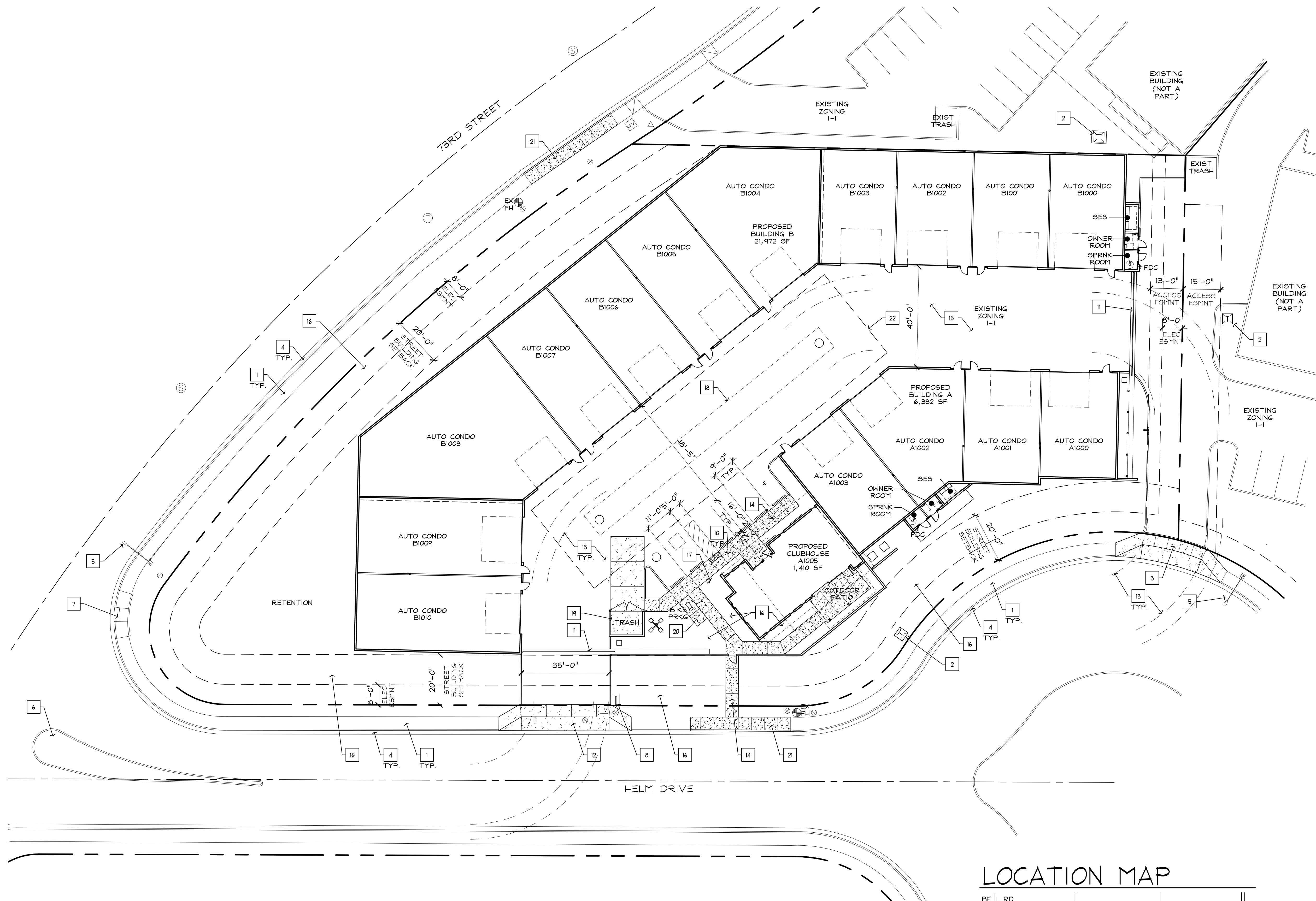
OWNER:
AB II SDL LLC
15029 N. THOMPSON PEAK PARKWAY
SCOTTSDALE, AZ 85260
PHONE: (602) 418-3967
CONTACT: DAVID PETERSON
E-MAIL: david@brickstreetcompanies.com

PROJECT DATA

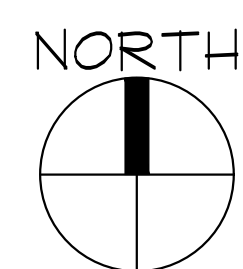
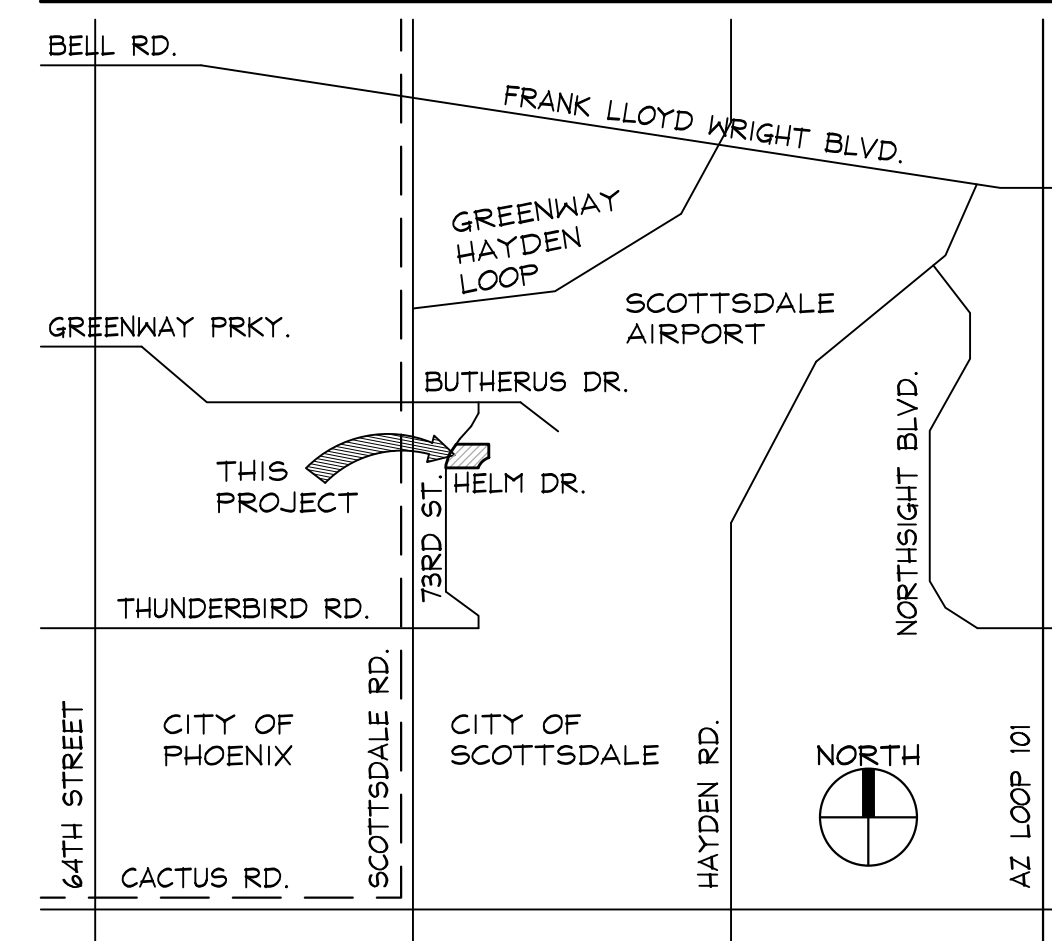
ASSESSORS PARCEL NO:	215-56-026C
ZONING:	I-1 -INDUSTRIAL PARK (EXISTING)
SITE AREA:	69,255 SF (1.59 ACRES) NET
BUILDING USE:	AUTO GARAGE CONDO
BUILDING AREA:	BUILDING A 6,382 SF CLUBHOUSE 1,410 SF BUILDING B 21,372 SF TOTAL 29,164 SF
BUILDING HEIGHT:	40'-0" ALLOWED 28'-0" PROPOSED TOP OF HIGHEST PARAPET
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 LANDSCP:	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 PARKING 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. EXISTING BACKFLOW PREVENTER TO REMAIN
9. NOT USED
10. NOT USED
11. NEW ROLLING ENTRY GATE
12. NEW CURB CUT AND DRIVEWAY PER SCOTTSDALE STANDARD DETAIL 2251-1
13. TRUCK TURNING RADII 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 D203 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

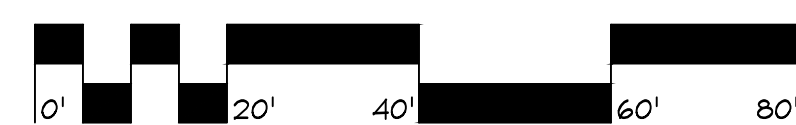


LOCATION MAP



SITE PLAN

SCALE: 1" = 20'-0"



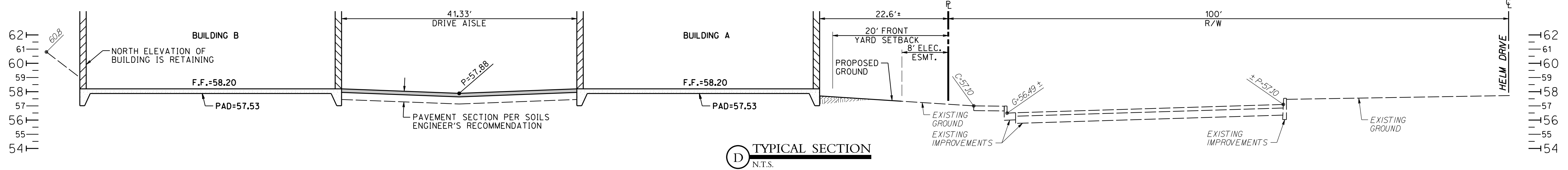
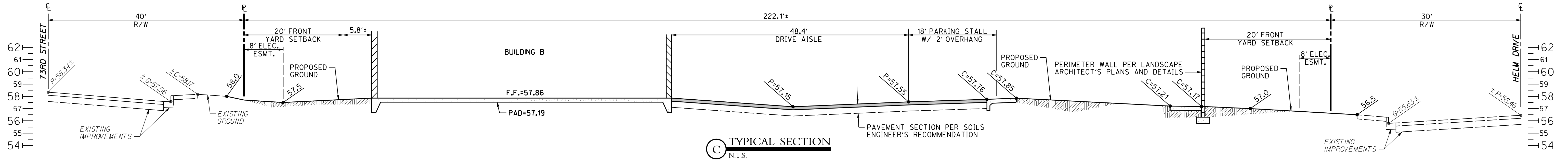
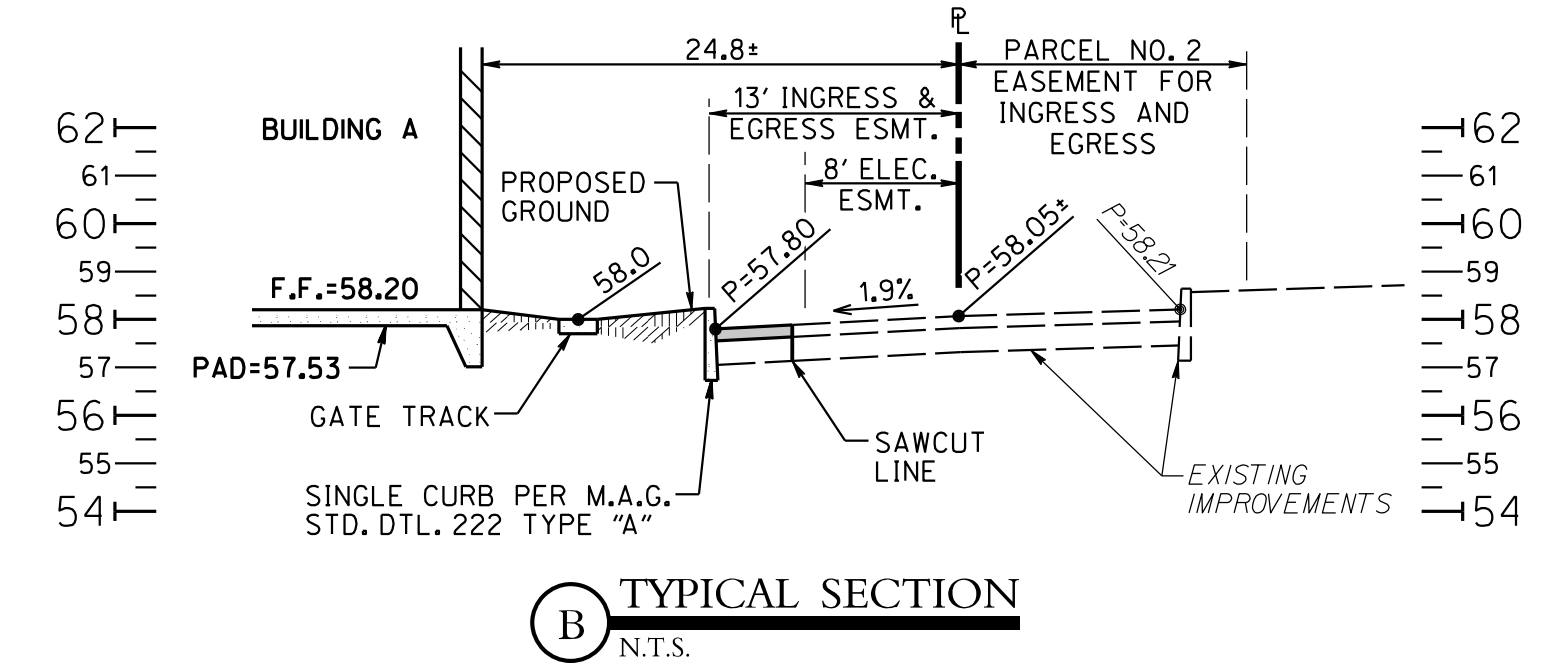
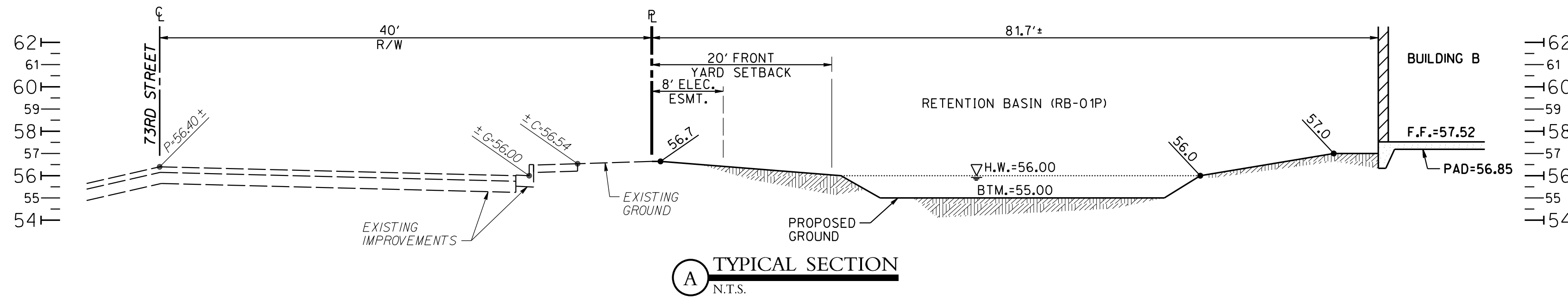
SITE PLAN

SP1.01



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73RD & HELM AIRPARK GARAGE CONDOS
14805 N. 73RD STREET, SCOTTSDALE, ARIZONA 85260
TYPICAL SECTIONS



Expires 3-31-2028

7315 N. 10TH STREET
SUITE 101
PHOENIX, AZ 85020
PH: 602.974.1100
EMAIL: INFO@JMC-ENG.COM

JMC ENGINEERING

DESIGNED: JMC/HTF
DRAWN: HTF

PROJECT NO: 022
DATE: 10-NOV-2025

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JMC ENGINEERING

REVISIONS		
NO.	DESCRIPTION	DATE



AUTOBOX N.E.C. HELM DRIVE + 73RD STREET

PRELIMINARY LANDSCAPE PLAN

N.E.C. HELM DRIVE + 73RD STREET | SCOTTSDALE | AZ

SCOTTSDALE GENERAL NOTES

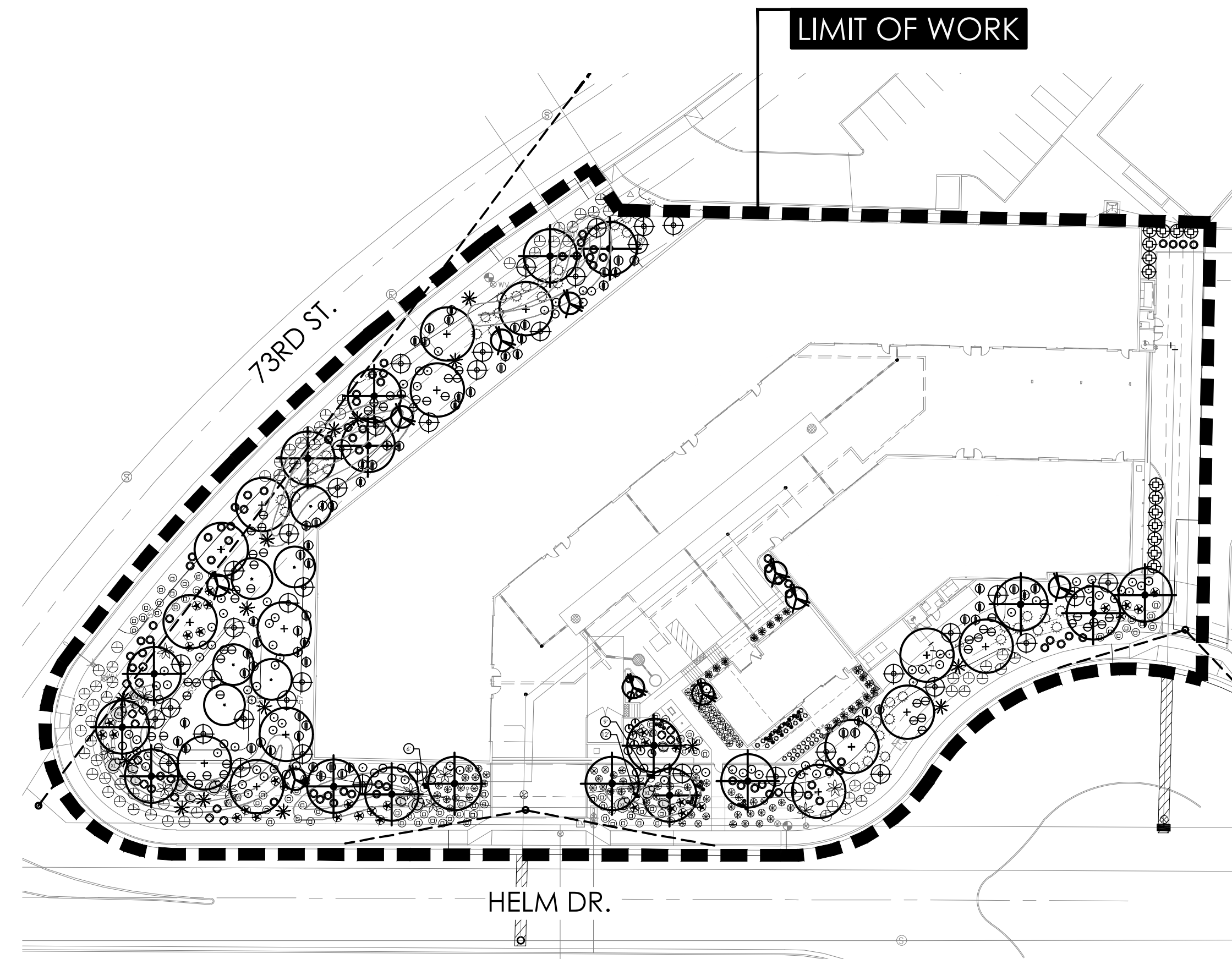
- NO TREES OR SHRUBS SHALL BE PLANTED WITHIN A 5 FT. RADIUS AROUND FIRE HYDRANTS.
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN (MATURE) PLANT CANOPIES AND/OR COVERAGE.
- A SINGLE TRUNK TREE'S CALIPER SIZE THAT IS EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY USING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPERS SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6 INCHES ABOVE WHERE THE TRUNK SPLITS ORIGINATE, OR 6 INCHES ABOVE FINISHED GRADE IF TRUNKS ORIGINATE FROM THE GROUND.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBLE OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- RETENTION / DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE FEET OR MORE, SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO A MAXIMUM AREA SPECIFIED IN SECTIONS 49-425 THROUGH 49-428 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACE WITH LIKE KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

PLANTING NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, COLOR AND SIZE AS SPECIFIED, 2" MIN DEPTH TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE CITY OF SCOTTSDALE.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- ALL PLANT MATERIAL THAT IS NOT LABELED "TO REMAIN" ARE TO BE RELOCATED PER PLANTING PLANS.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE, AND THE CITY OF SCOTTSDALE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3'x3', 3" - 6" NATIVE STONE MATERIAL INSTALLED TO PREVENT EROSION WHERE REQUIRED.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.

IRRIGATION NOTES

- ALL LANDSCAPE AREAS ARE TO BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
- IRRIGATION SYSTEM SHALL UTILIZE THE EXISTING IRRIGATION METER LOCATED AT SCOTTSDALE ROAD. REPAIR / REPLACE BACKFLOW DEVICE AS REQUIRED TO BRING UP TO CURRENT CITY OF SCOTTSDALE CODE REQUIREMENTS.
- ALL EXISTING IRRIGATION EQUIPMENT SHALL BE REPLACED WITH NEW HIGH EFFICIENCY COMPONENTS PER CITY STANDARDS.



OVERALL SITE PLAN

NOT TO SCALE

DESIGN STANDARDS

- FINAL TREE LOCATIONS, AS APPLICABLE, SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH BUILDING OR POLE MOUNTED SITE LIGHTING.
- FINAL PLANT LOCATIONS SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH PEDESTRIAN WALKWAYS, PATHWAYS AND PARKING AREAS UPON MATURE SIZE.
- ANY PLANTS THAT MAY HAVE THORNS OR MILKY SAP ARE TO BE APPROPRIATELY LOCATED AWAY FROM PEDESTRIAN WALKWAYS. THORNY PLANTS = 4' / MILKY SAP = 3'.
- FINAL PLANS SHALL INCLUDE THE LOCATIONS FOR EXTERIOR LIGHT FIXTURES, FIRE HYDRANTS AND TRANSFORMERS. ADJUST PLANTING AND HARDSCAPE AS REQUIRED TO AVOID CONFLICTS.

HARDSCAPE GENERAL NOTES

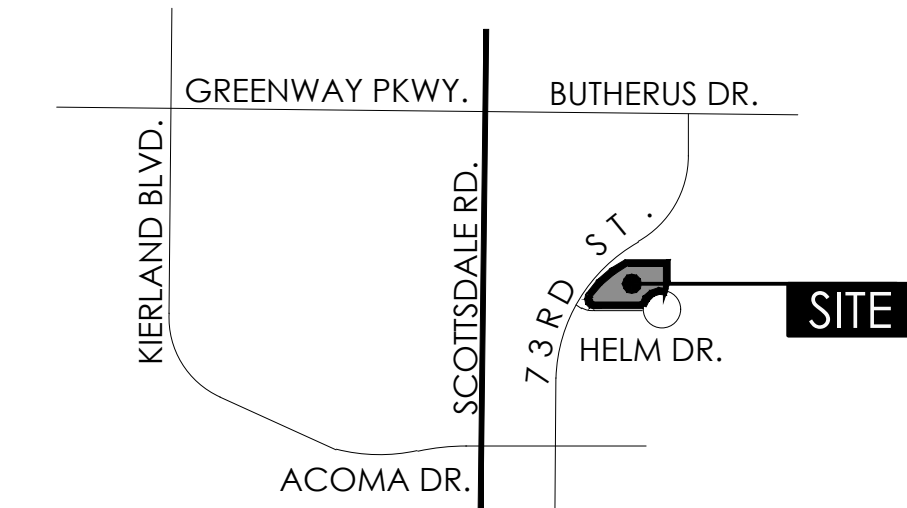
- CURVILINEAR FLATWORK TO BE SMOOTH, EVEN RADIUS, AND DEVOID OF POINTS AND FLAT SPOTS. CONCRETE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE IF NOT INSTALLED PER PLAN.
- FORM WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO POURING CONCRETE.
- WALKS SHALL HAVE A LIGHT BROOM FINISH UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS SHALL BE MIN. 5'-0" WIDE (MIN.) WITH SCORE JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 18'-0" O.C. UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS LOCATED AT BACK OF CURB SHALL BE AS SHOWN ON PLANS.

A.D.A./FAIR HOUSING REQUIREMENTS

- THE SIDEWALK / HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SIDEWALKS TO MEET ALL STATE AND FEDERAL REQ. INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING GUIDELINES.
- THE SIDEWALK HARDSCAPE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, THE CONTRACTOR SHALL NOTIFY THIS OFFICE IMMEDIATELY.
- FINISH FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, DRAINAGE BASINS, TOP OF FOOTING ELEVATIONS AND ACCESSIBILITY INFORMATION HAS BEEN PROVIDED BY OTHERS. LANDSCAPE ARCHITECTS RESPONSIBILITY IS LIMITED TO THE HORIZONTAL CONTROL OF HARDSCAPE RELATED ELEMENTS ONLY (WHERE SHOWN ON PLANS). ALL VERTICAL CONTROL ASSOCIATED WITH THIS PROJECT IS RESPONSIBILITY OF THE CIVIL ENGINEER AS IT DIRECTLY RELATES TO THE DRAINAGE OF THE PROJECT.

VICINITY MAP

NOT TO SCALE



PROJECT TEAM

OWNER / DEVELOPER:

YOUNG DESIGN GROUP
7234 EAST SHOEMAN LN.
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SCOTTSDALE, AZ 85251
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LANDSCAPE ARCHITECT:

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SCOTTSDALE, AZ 85251
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CIVIL ENGINEER:

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SHEET INDEX

1	L0.1	COVER SHEET + NOTES
2	L1.1	PRELIMINARY LANDSCAPE PLAN
3-4	LC.1 - LC1.2	LANDSCAPE CHARACTER EXHIBITS

SITE DATA

NET SITE AREA	(+/-) 69,255 S.F.
	(+/-) 1.59 AC
BUILDING FOOTPRINT AREA (GROUND FLOOR)	(+/-) 29,764 S.F.
BUILDING COVERAGE (NOT F.A.R.)	(+/-) 43% S.F.
PARKING LOT, DRIVE AISLES, SIDEWALKS, + AMENITY HARDSCAPE AREA	(+/-) 19,539 S.F.
PARKING LOT, DRIVE AISLES, SIDEWALKS, + AMENITY HARDSCAPE AREA COVERAGE	(+/-) 28% S.F.

LANDSCAPE CALCULATIONS

FRONTAGE LS AREA (R.O.W.)	(+/-) 4,665 S.F.
ON-SITE LS AREA	(+/-) 19,745 S.F.
PARKING LOT LS AREA	(+/-) 207 S.F.
TOTAL LANDSCAPE AREA	(+/-) 24,617 S.F.
	(+/-) .57 AC

PRELIMINARY APPROVAL:

SITE DATA

NET SITE AREA	(+/-) 69,255 S.F.
	(+/-) 1.59 AC
ON-SITE LS AREA	(+/-) 19,952 S.F.
	(+/-) .46 AC
R.O.W. LS AREA	(+/-) XX,XXX S.F.
	(+/-) XX AC
TOTAL BUILDING AREA	(+/-) 29,764 S.F.
LOT COVERAGE	(+/-) XX S.F.
PARKING AREA	(+/-) XX,XXX S.F.
PARKING AREA LS	(+/-) XX,XXX S.F.

Young | design | group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
suite 8
scottsdale, arizona 85251
tel. 480.257.3312



AUTOBOX
N.E.C. HELM DRIVE + 73RD STREET
SCOTTSDALE | ARIZONA

DATE:	11/07/25
JOB NO:	2520
DRAWN BY:	JMY / KLH
CHECKED BY:	JMY
REVISIONS:	DATE:

SUBMITTED FOR:

DEVELOPMENT
REVIEW
APPLICATION

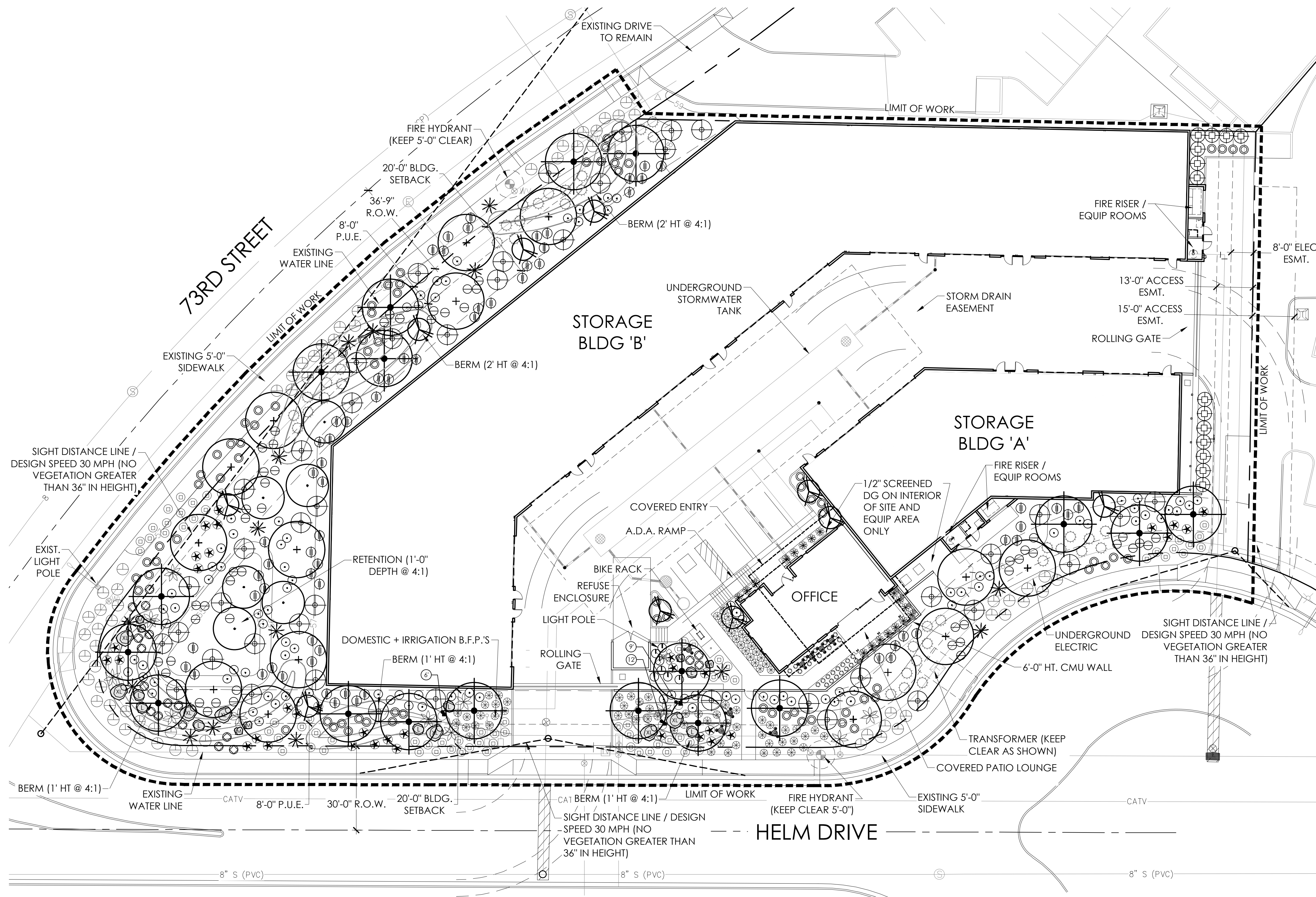
SHEET NO.

L0.1

1 OF 4

TRACKING NUMBERS: | ZONING: | ZONING CASE#

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PRELIMINARY LANDSCAPE PLAN

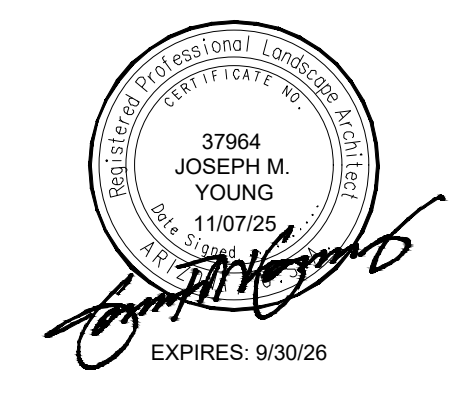
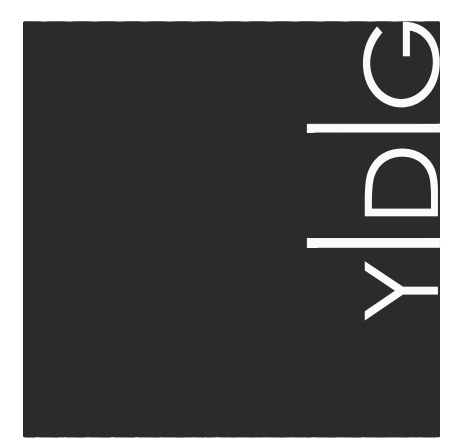
SCALE: 1" = 20'-0"

PLANT SCHEDULE

* NOT ON A.D.W.R. PLANT LIST / LOCATED IN SCREENED PATIO AREA ONLY

TREES	H x W CAL	SIZE / REMARKS	QTY
CERCIDIUM FLORIDUM BLUE PALO VERDE	8' x 6' x 2"	36" BOX MULTI-TRUNK, MATCHED	TBD
CHILOPSIS LINEARIS DESERT WILLOW	8' x 6' x 2"	36" BOX LOW BREAK, MATCHED	TBD
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	8' x 5'	24" BOX / MULTI-TRUNK	TBD
PROSOPIS HYB. 'PHOENIX' PHOENIX HYB. MESQUITE	10' x 6' x 2"	36" BOX MULTI-TRUNK, MATCHED	TBD
SHRUBS			
CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER		5 GAL	TBD
DODONEA VISCOSA HOPSEED BUSH		5 GAL	TBD
EREMOPHILA HYGROPHANA BLUE BELLS		5 GAL	TBD
JUSTICIA CALIFORNICA CHUPAROSA		5 GAL	TBD
LARREA TRIDENTATA CREOSOTE		5 GAL	TBD
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE		5 GAL	TBD
RUPELLIA PENINSULARIS DESERT RUELLIA		5 GAL	TBD
SIMMONDSIA CHINENSIS JOJOBA		5 GAL	TBD
ACCENTS / VINES			
AGAVE WEBERI WEBER AGAVE		5 GAL	TBD
CARNEGIEA GIGANTEA SAGUARO		5 GAL	TBD
DASYLIRION WHEELERI DESERT SPOON		5 GAL	TBD
ECHINOCACTUS GRUSONII GOLDEN BARREL		12" DIA	TBD
FICUS PUMILA CLIMBING FIG		1 GAL	TBD
FOUQUIERA SPLENDENS OCOTILLO		6' HT (8-10 CANES)	TBD
HESPERALOE FUNIFERA GIANT HESPERALOE		5 GAL	TBD
PACHYCEREUS MARGINATUS MEXICAN FENCE POST		5 GAL MIN. 5 STALKS	TBD
MUHLENBERGIA CAPILLARIS PURPLE MUHLY		5 GAL	TBD
PEDILANTHUS MACROCARPUS LADY'S SLIPPER		15 GAL	TBD
GROUND COVER			
EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE EMU		1 GAL	TBD
LANTANA 'NEW GOLD' NEW GOLD LANTANA		1 GAL	TBD
INERT MATERIALS			
D.G. DECOMPOSED GRANITE 'APACHE BROWN' (ROCK PROS USA)		1/2" SCREENED, 2" DEPTH MIN.	ALL INTERIOR AREAS
NATURAL D.G. DECOMPOSED GRANITE 'APACHE BROWN' (ROCK PROS USA)		3" MINUS, 2" DEPTH MIN.	ALL AREAS OUTSIDE WALL
GRANITE BOULDERS 'SURFACE SELECT'		SIZE PER PLAN	1 / 10 / 12

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 + Land Planning
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 suite 8
 scottsdale, arizona 85251
 tel. 480.257.3312



A U T O B O X
 N.E.C. HELM DRIVE + 73RD STREET
 SCOTTSDALE | ARIZONA

DATE: 11/07/25
 JOB NO.: 2520
 DRAWN BY: JMY / KLH
 CHECKED BY: JMY
 REVISIONS: DATE:

SUBMITTED FOR:
DEVELOPMENT REVIEW APPLICATION

SHEET NO.
L1.1
 2 OF 4

TRACKING NUMBERS: | ZONING: | ZONING CASE#

TREES



blue palo verde



desert willow



mexican bird of paradise



'phoenix' hybrid mesquite

SHRUBS



fairy duster



hopseed



blue bells



chuparosa



creosote



chihuahuan sage



desert ruellia



jojoba



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REVIEW
APPLICATION

SHEET NO.

LC.1
3 OF 4

ACCENTS / VINES



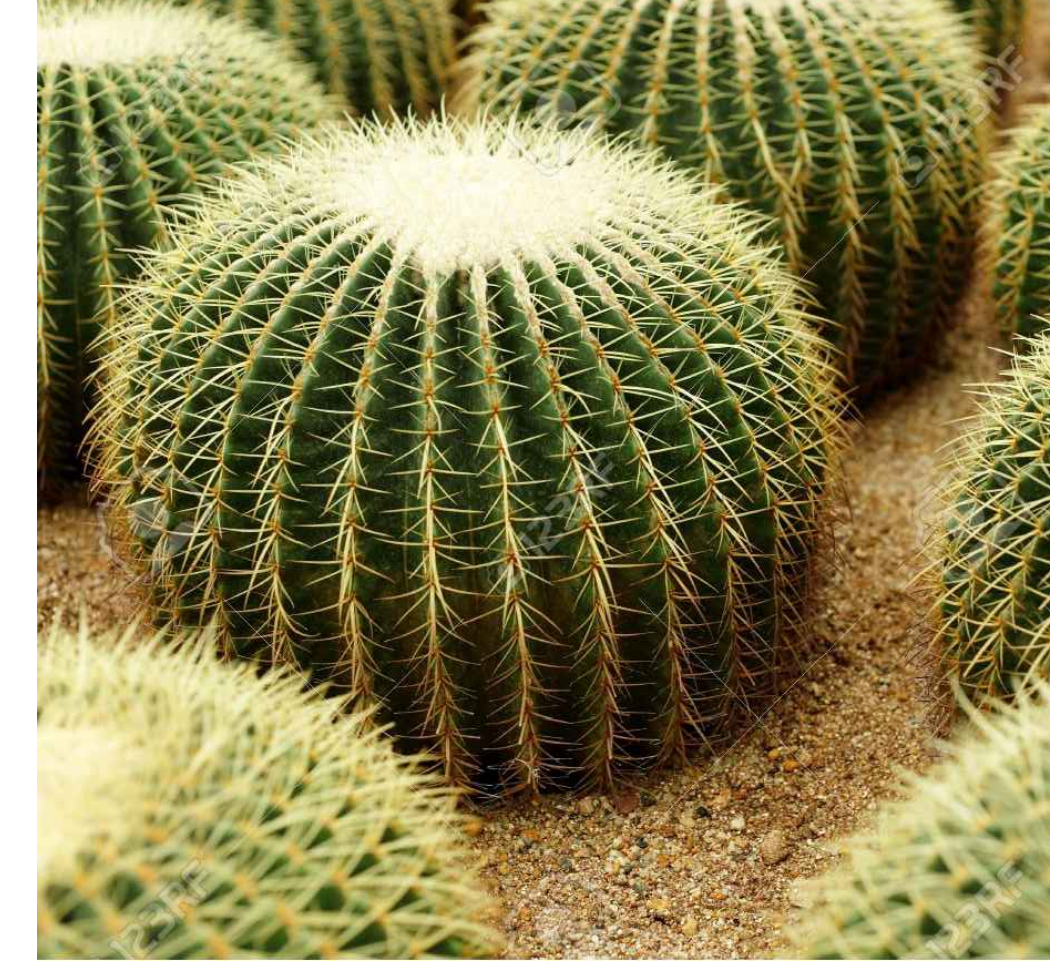
agave weberi



saguaro



desert spoon



golden barrel cactus



creeping fig (screened patio only)



ocotillo



GROUND COVER



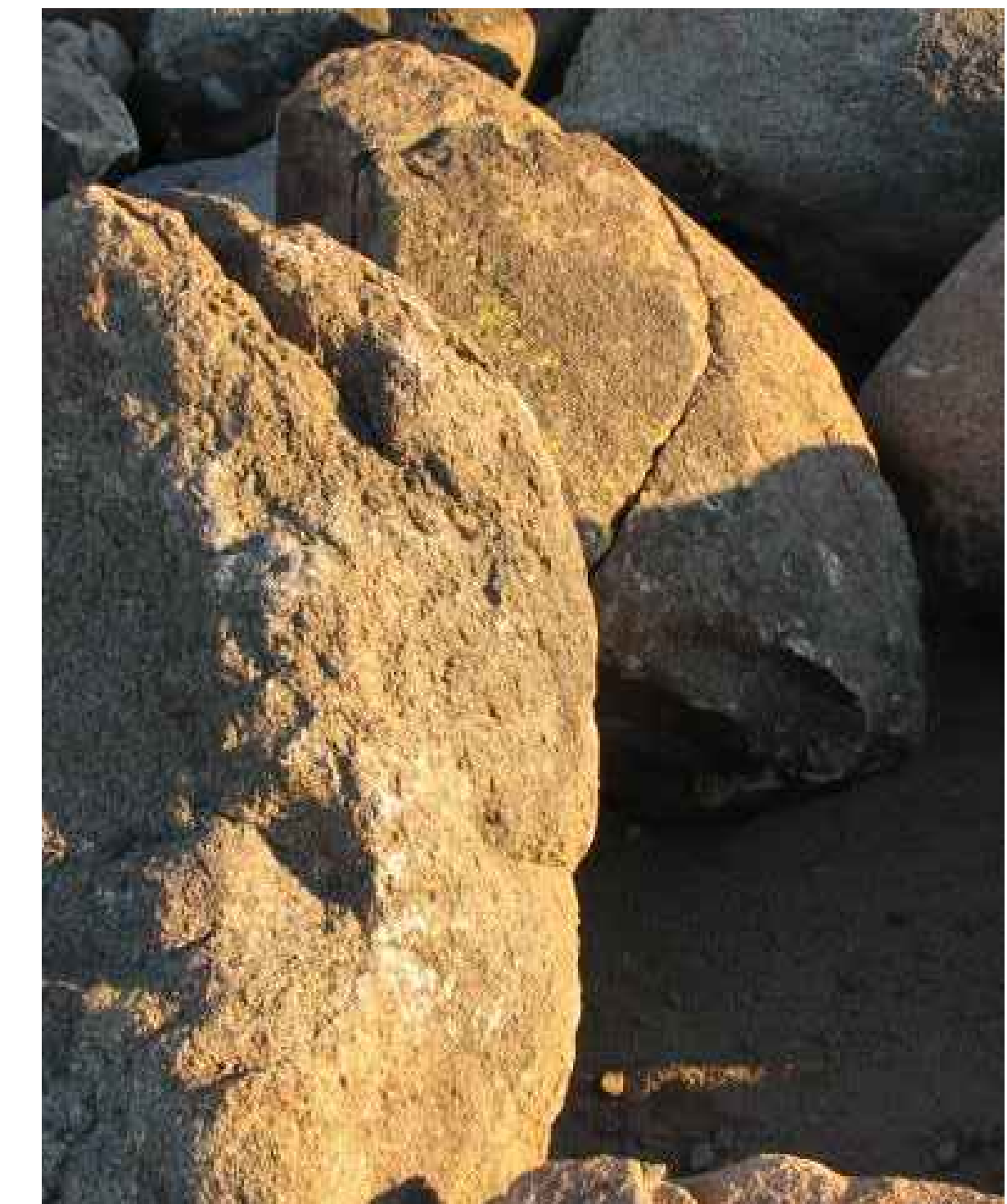
INERT MATERIALS



3" minus d.g (exterior only)



1/2" screened d.g. (interior only)



granite boulders

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REVIEW
APPLICATION

SHEET NO.

LC.2

4 OF 4

TRACKING NUMBERS: | ZONING: | ZONING CASE#

EXTERIOR FINISHES			
MARK	FINISH / COLOR		
(BR-1)	FIELD: THIN BRICK VENEER GENERAL SHALE AUTHENTIC 'TOBACCO ROAD'	(MTL-1)	STANDING SEAM METAL ROOFING & TRIM 'MATTE BLACK' BY: WESTERN STATES METAL ROOFING
(CMU-1)	FIELD: SMOOTH-FACE CMU W/ PAINTED EXTERIOR FINISH - DUNN-EDWARDS DEGR45 'THROWING SHADE'	(MTL-2)	METAL WALL PANEL SYSTEM BY: WESTERN STATES METAL ROOFING - FINISH: 'GALV-TEN ROBUST'
(CMU-2)	FIELD: SPLIT-FACE 'HUNTINGTON GRAY' BY: ECHELON MASONRY	(MTL-3)	T-8 PLANKWALL METAL SOFFIT & FLUSH WALL PANEL 'ROSEHOOD' BY: WESTERN STATES METAL ROOFING
(CMU-3)	ACCENT: SMOOTH-FACE 'SLATE' BY: ECHELON MASONRY PRECISION	(PT-1)	PAINT STEEL COLOR: DUNN EDWARDS DE6350 'DARK ENGINE'
(CMU-4)	ACCENT: GROUND-FACE 'HUNTINGTON GRAY' BY: ECHELON TRENDSTONE	(PT-3)	MAN DOORS & ROLL-UP DOORS - CUSTOMER COLOR: 'AUTOBOX BRONZE'
(CMU-5)	ACCENT: SPLIT-FACE 'SLATE' BY: ECHELON MASONRY	(STF-1)	ANODIZED ALUMINUM STOREFRONT FRAMES COLOR BLACK W/ 1" INSULATED LOW-E GLAZING 'VITRO SOLARBAN 90 GRAYLITE II'

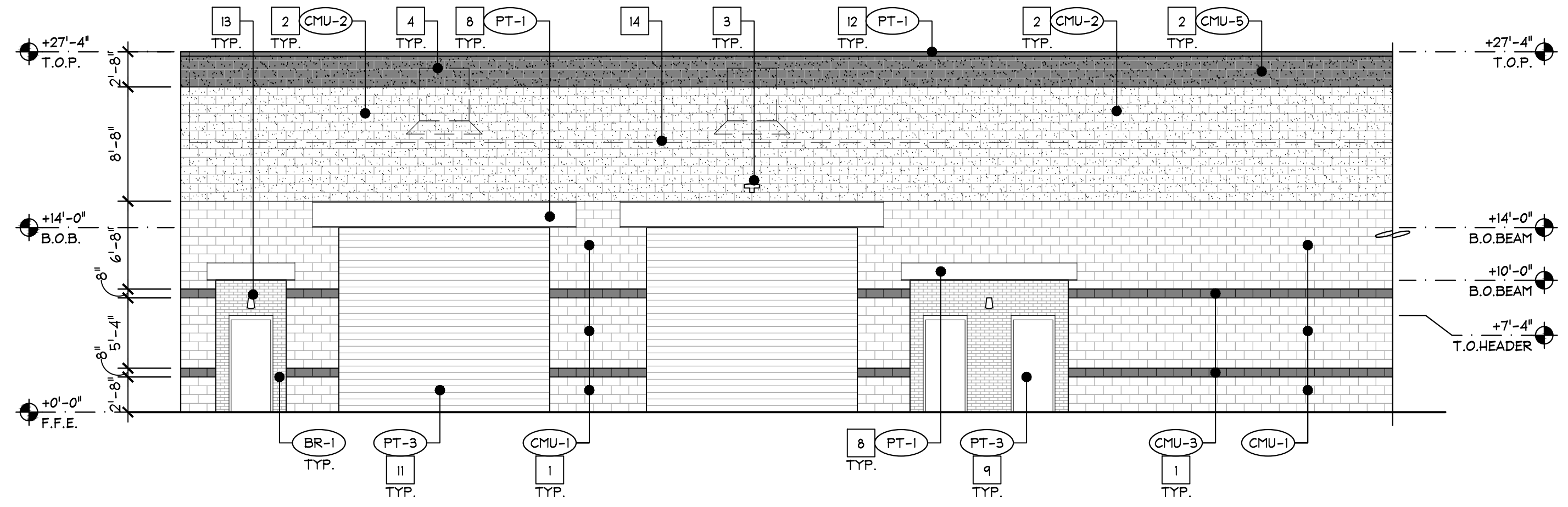
KEYNOTES

- 8"x8"x16" SMOOTH-FACE CMU BLOCK.
- 8"x8"x16" SPLIT-FACE CMU BLOCK
- WALL MOUNTED LIGHT FIXTURE - SEE ELEC. PANELS
- MECH. UNIT BEYOND - TYP.
- STOREFRONT & GLAZING
- ROLL UP DOOR W/ GLASS PANELS W/ BLACK FRAME
- VERTICAL I-BEAM COLUMN - PAINTED
- HORIZONTAL I-BEAM - PAINTED
- MAN DOOR
- SIGNAGE BY OTHERS
- MTL. ROLL-UP DOOR
- MTL. PARAPET CAP, PAINT
- EMERGENCY LIGHT AT DOORS
- LINE OF ROOF BEYOND
- OFFSET PIVOT HINGE GLASS DOOR

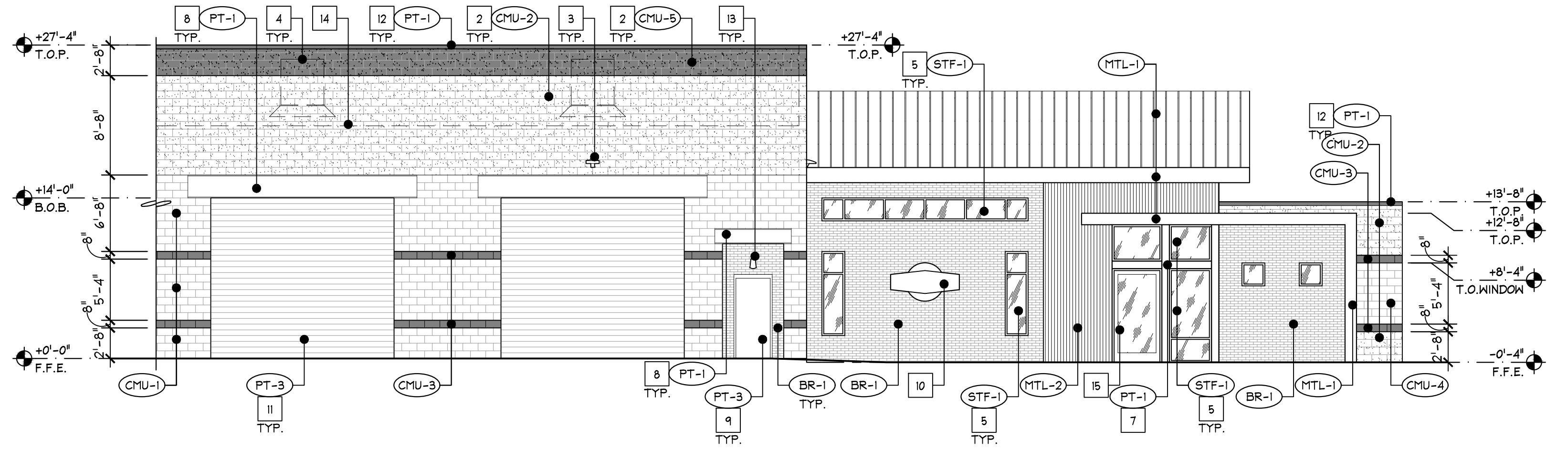
AUTOBOX GARAGE CONDOS

14805 N. 73RD STREET
SCOTTSDALE, ARIZONA 85060
PROJECT NUMBER: 25022
DATE: 11.14.25

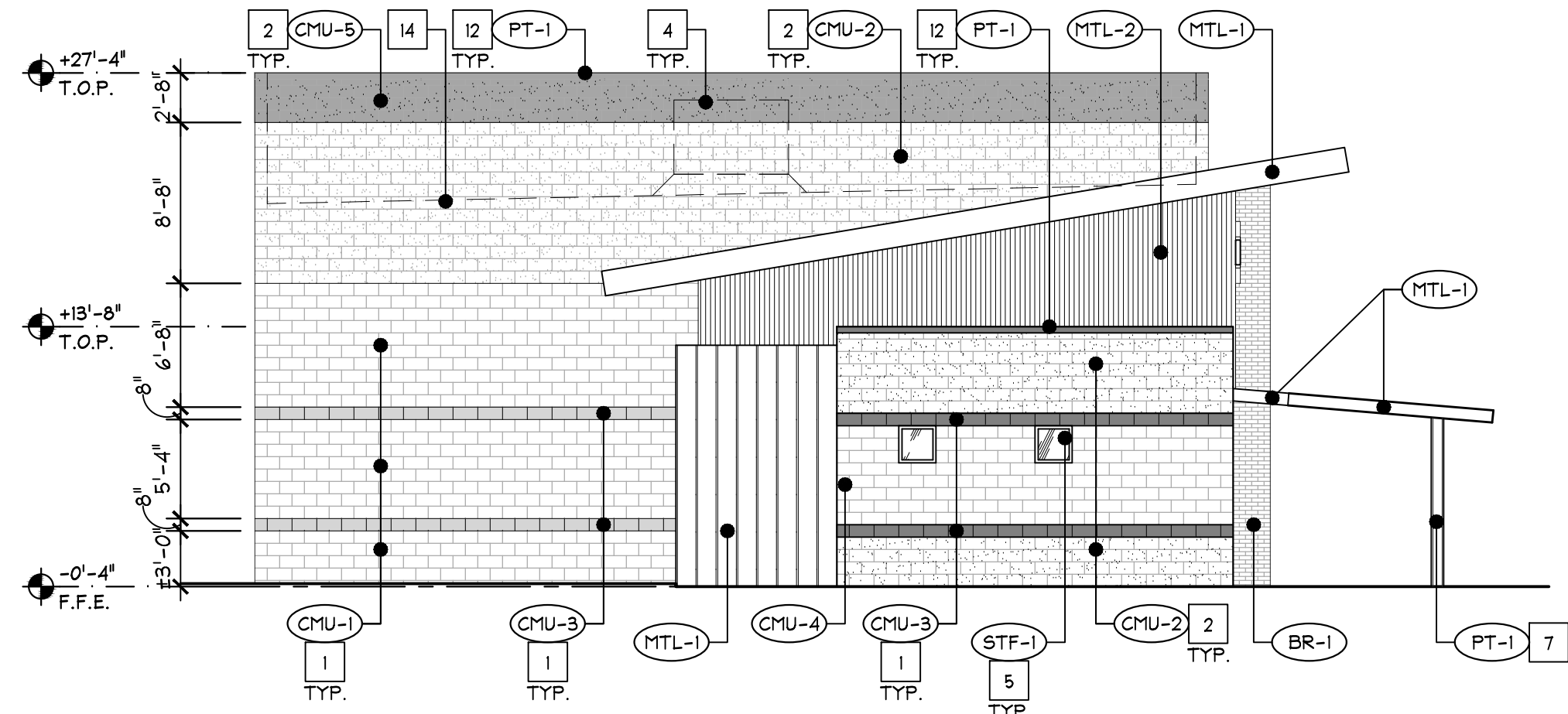
PRELIMINARY EXTERIOR ELEVATIONS



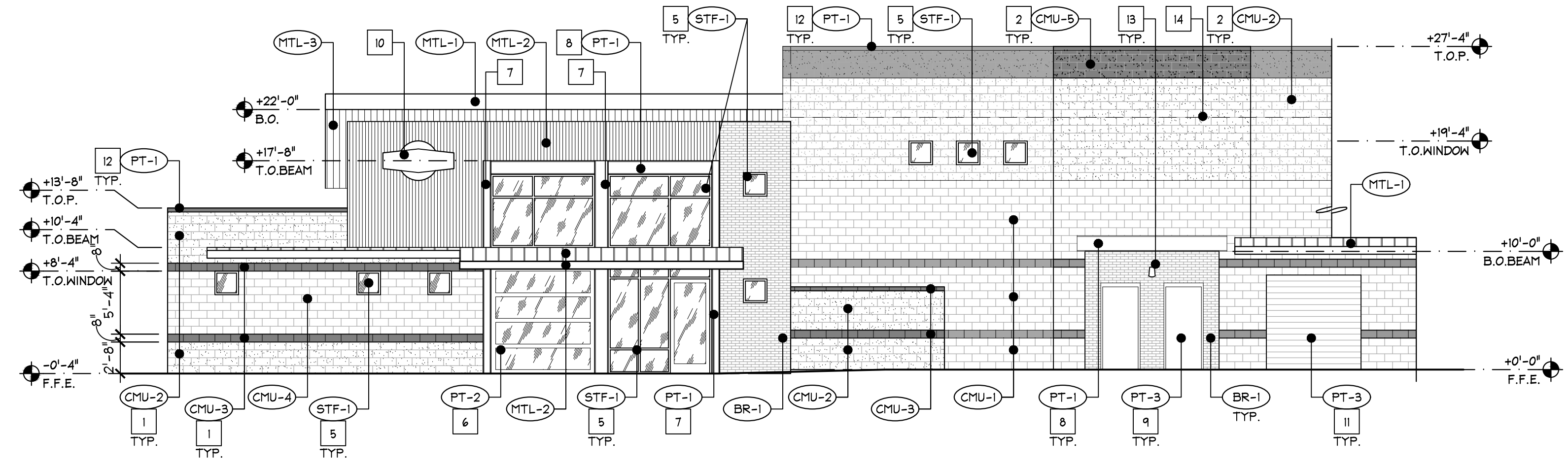
A1 PARTIAL BLDG A ELEVATION
SCALE: 1/8"=1'-0"



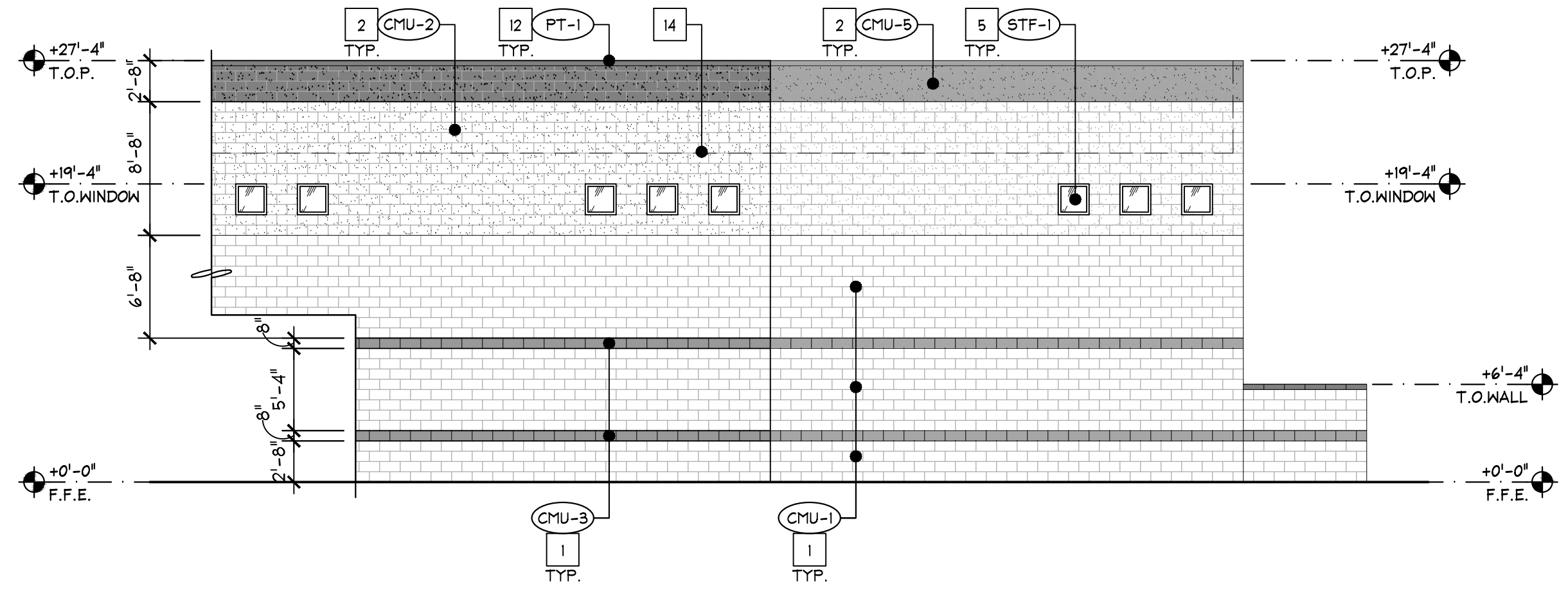
A2 PARTIAL BLDG A ELEVATION
SCALE: 1/8"=1'-0"



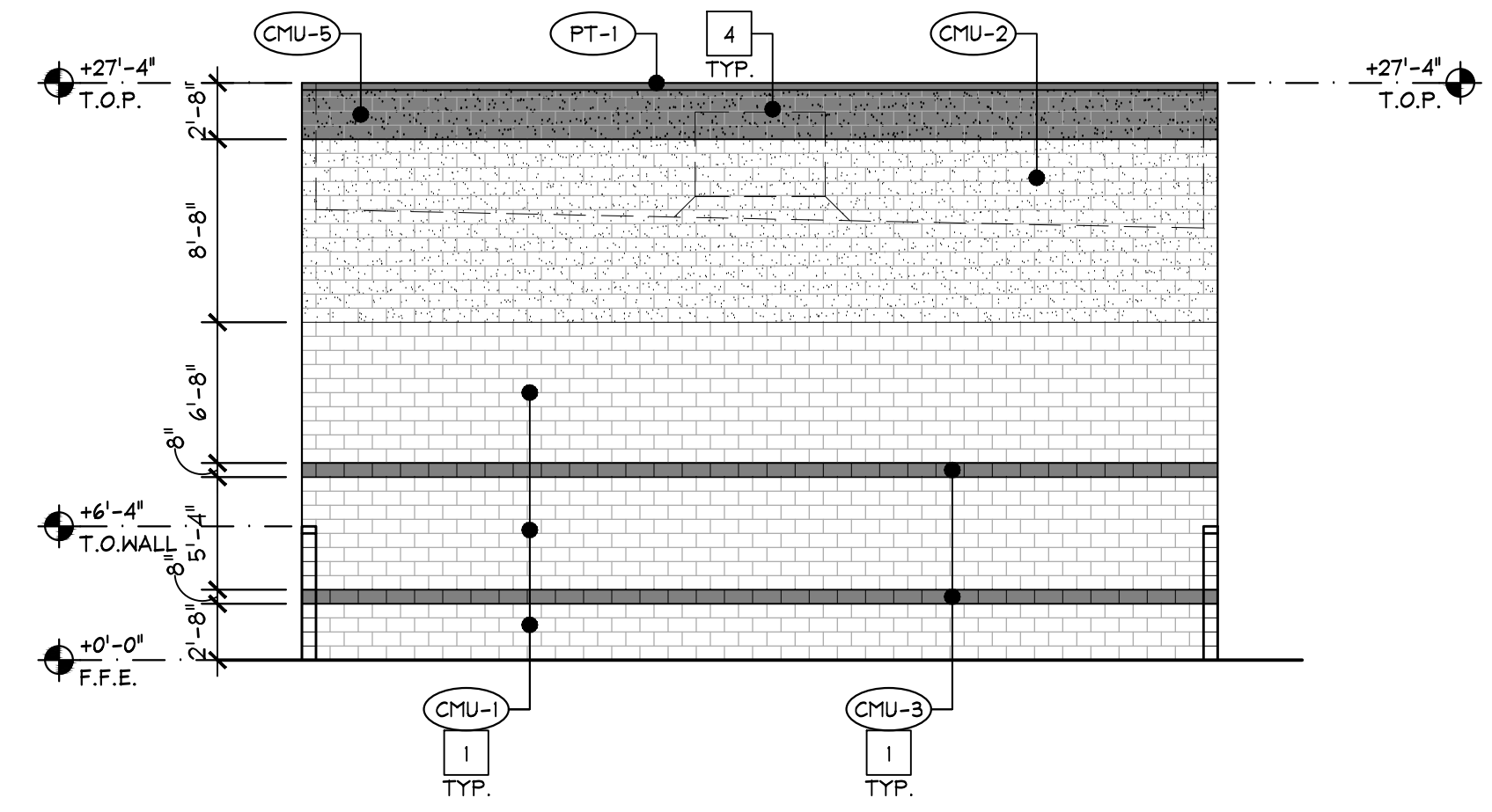
A3 PARTIAL BLDG A ELEVATION
SCALE: 1/8"=1'-0"



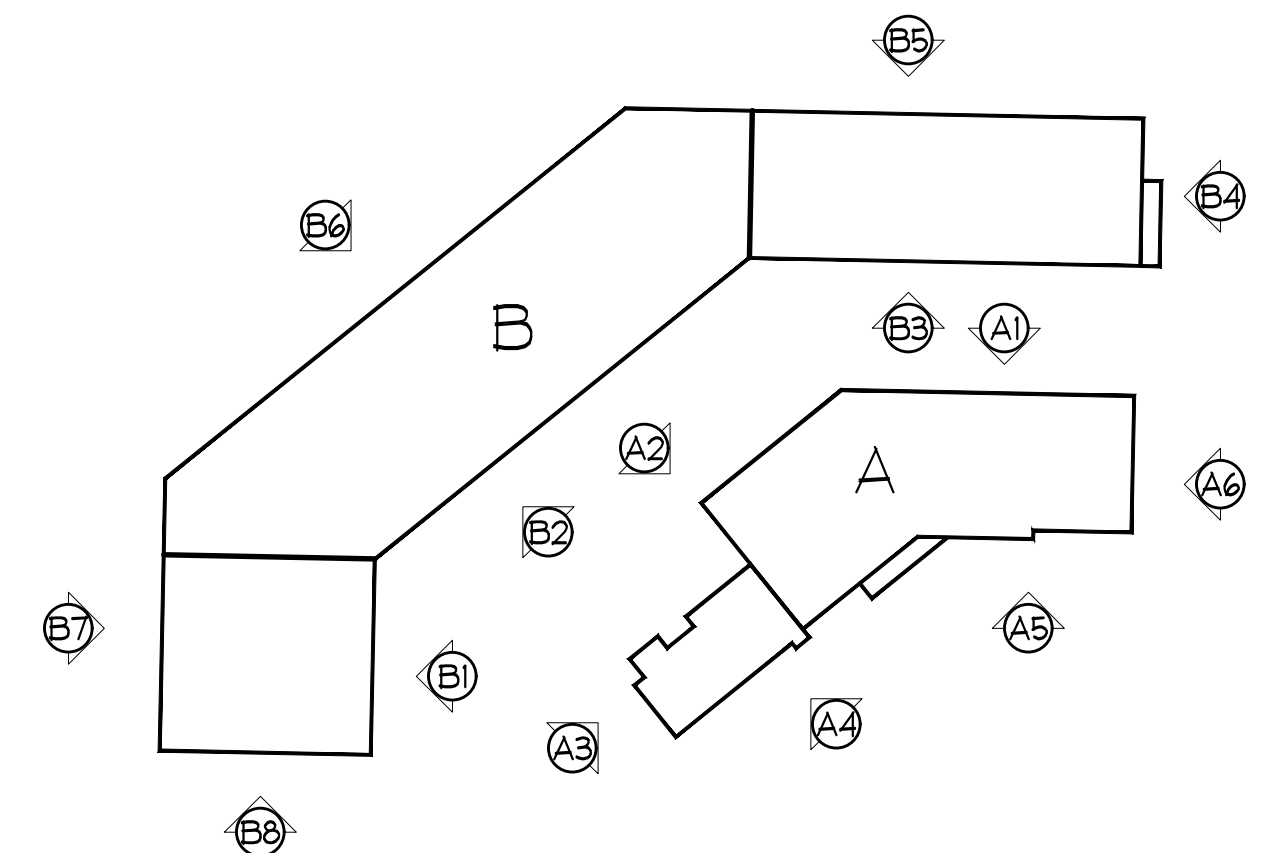
A4 PARTIAL BLDG A ELEVATION
SCALE: 1/8"=1'-0"



A5 PARTIAL BLDG A ELEVATION
SCALE: 1/8"=1'-0"



A6 PARTIAL BLDG A ELEVATION
SCALE: 1/8"=1'-0"



KEY PLAN NTS

A2.01 EXTERIOR ELEVATIONS



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EXTERIOR FINISHES			
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(CMU-4)	ACCENT: GROUND-FACE 'HUNTINGTON GRAY' BY: ECHELON TRENDSTONE	(PT-3)	MAN DOORS & ROLL-UP DOORS - CUSTOMER COLOR: 'AUTOBOX BRONZE'
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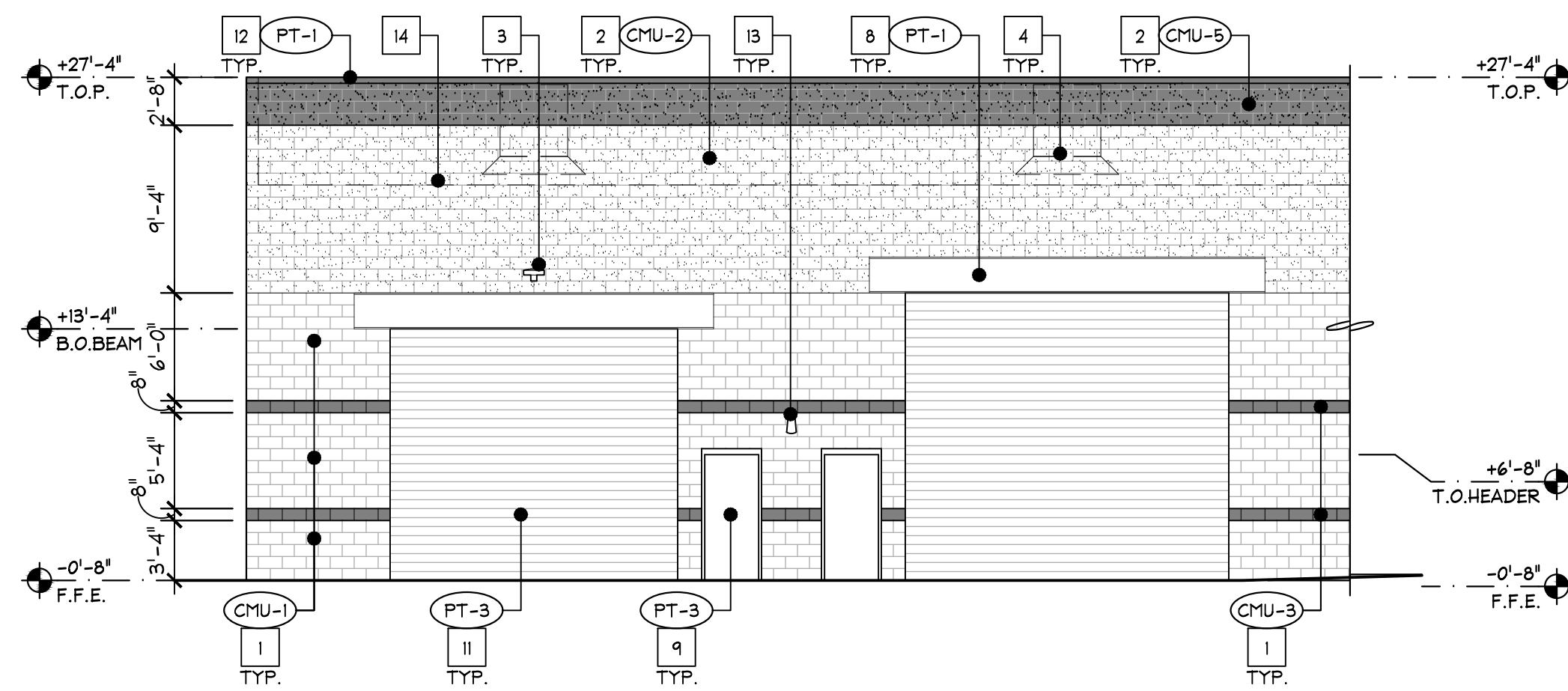
KEYNOTES

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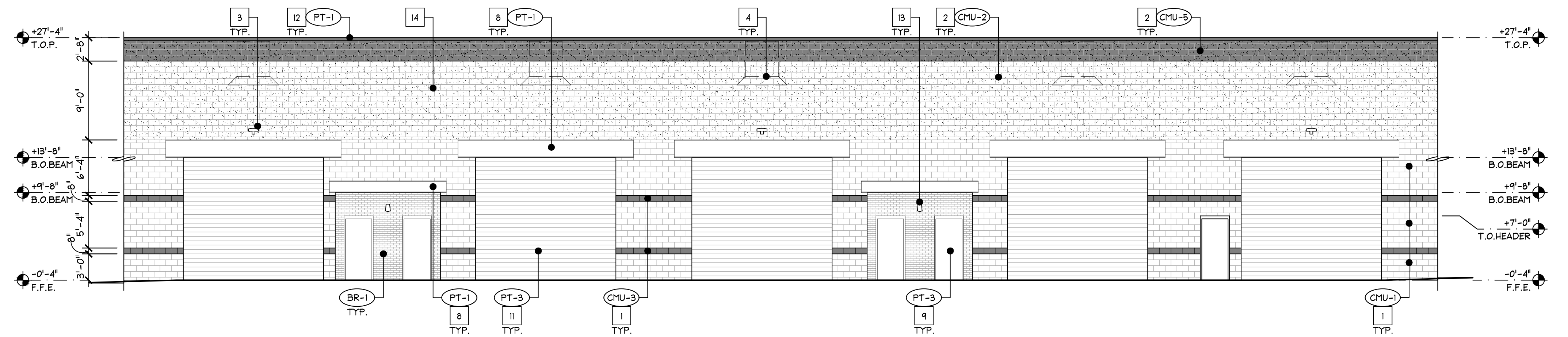
AUTOBOX GARAGE CONDOS

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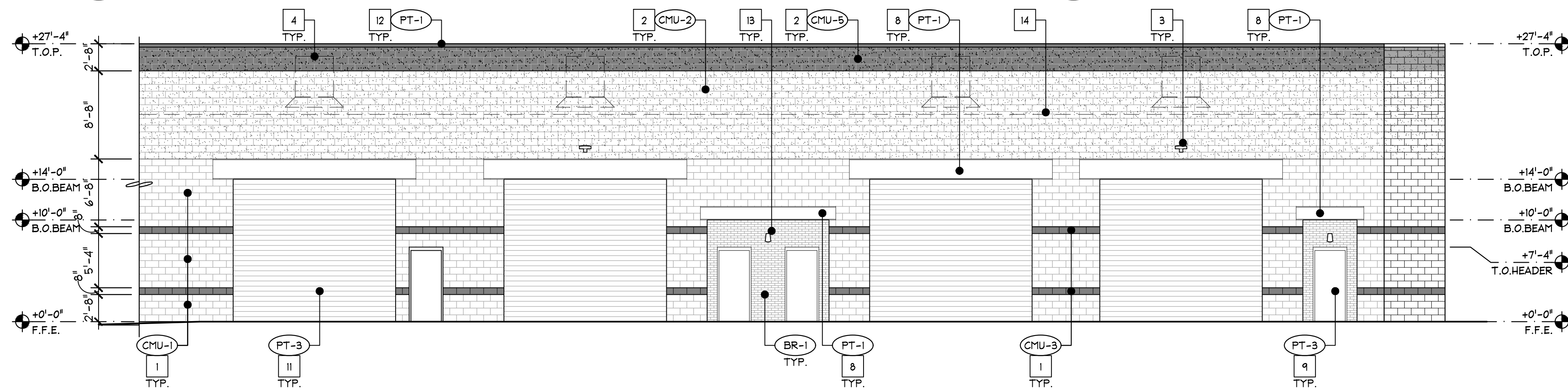
PRELIMINARY EXTERIOR ELEVATIONS



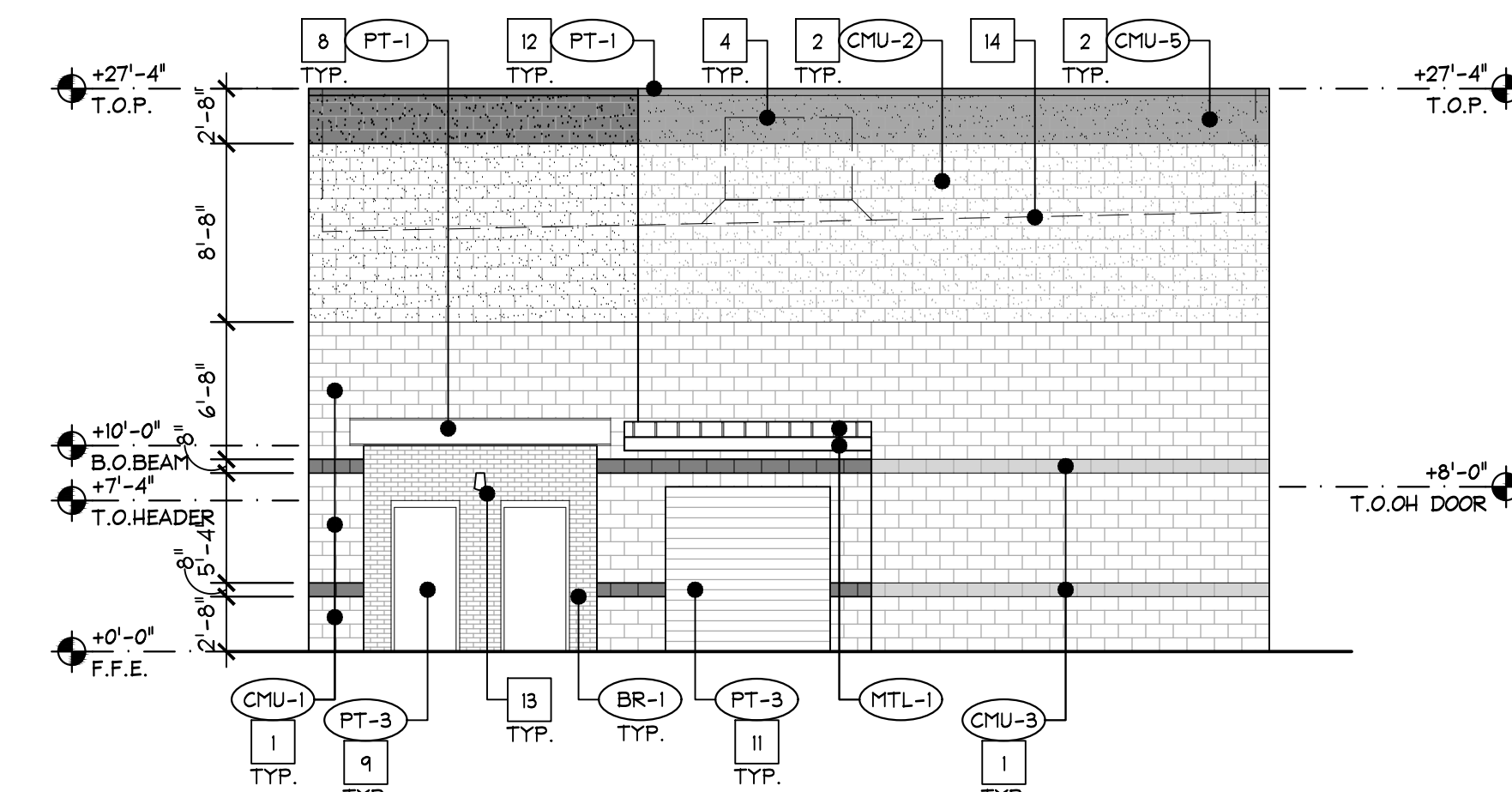
B1 PARTIAL BLDG A ELEVATION
SCALE: 1/8"=1'-0"



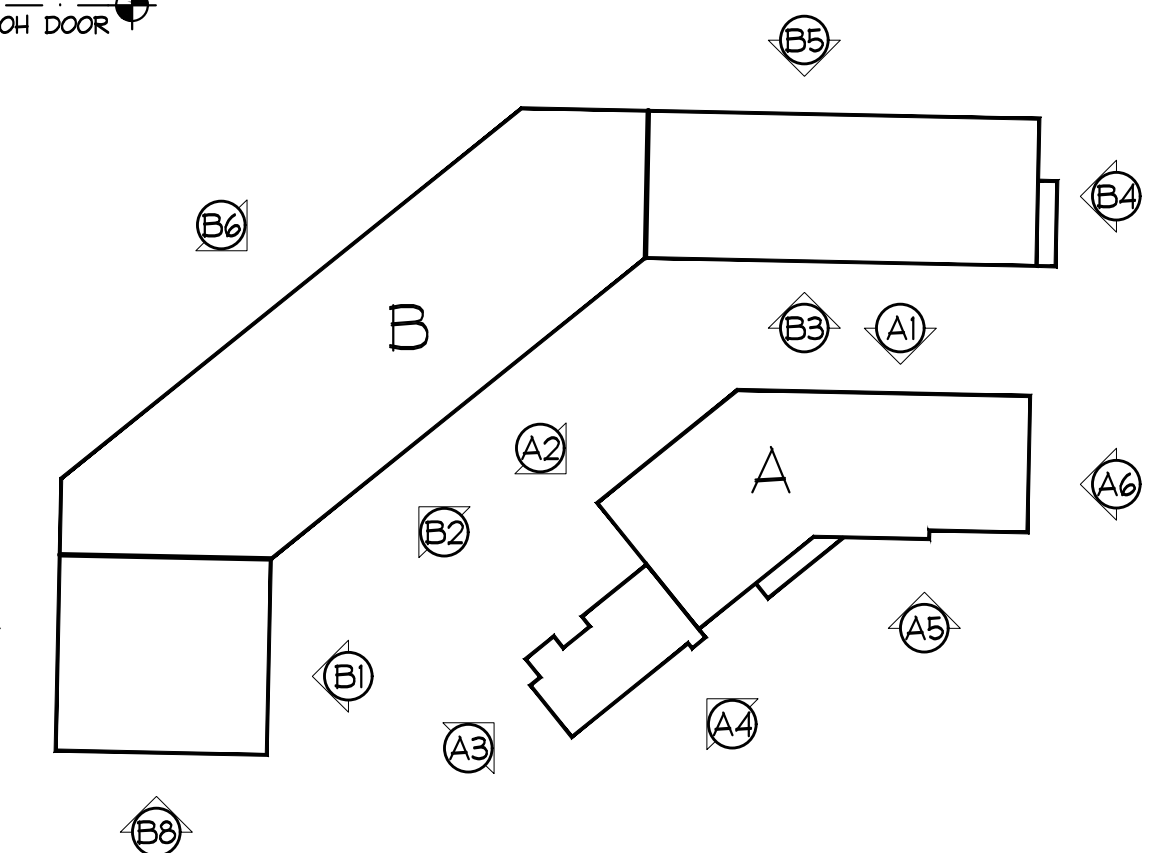
B2 PARTIAL BLDG A ELEVATION
SCALE: 1/8"=1'-0"



B3 PARTIAL BLDG A ELEVATION
SCALE: 1/8"=1'-0"



B4 PARTIAL BLDG A ELEVATION
SCALE: 1/8"=1'-0"



KEY PLAN NTS



A2.02
EXTERIOR ELEVATIONS

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PROJECT NUMBER: 25022
DATE: 11.07.25



NORTHWEST PERSPECTIVE
NOT TO SCALE



SOUTHEAST PERSPECTIVE
NOT TO SCALE

11-7-25
PERSPECTIVES **A3.01**



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