



88 S. San Marcos Pl.

chandler, arizona

85225

p 480.377.2222

f 480.377.2230

**Autobox – Helm**  
**Garage Condos & Clubhouse**  
14805 N. 73<sup>rd</sup> Street  
Scottsdale, AZ 85260  
RBA Project N<sup>o</sup> 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. 73<sup>rd</sup> 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. 73<sup>rd</sup> 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. 73<sup>rd</sup> 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

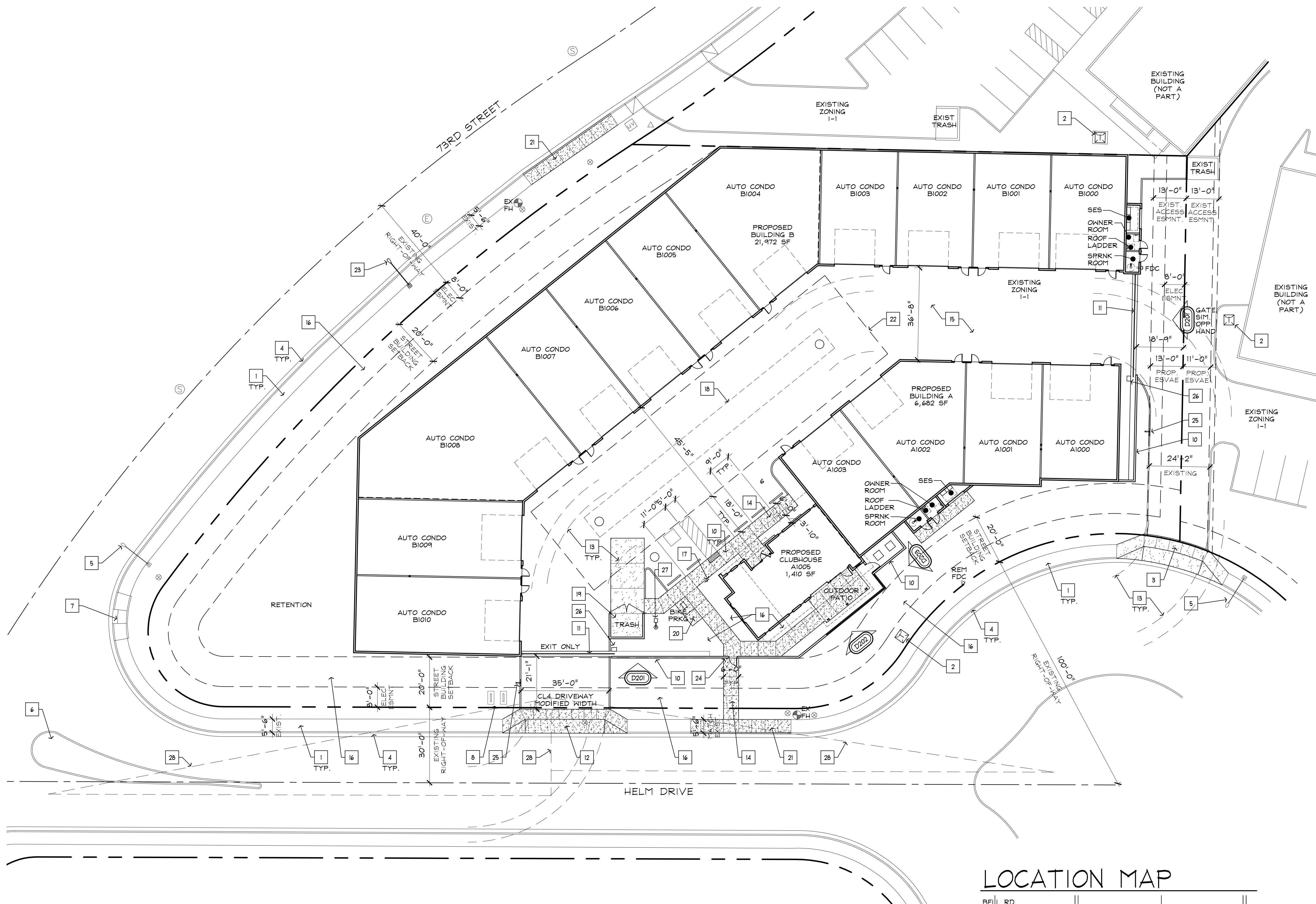
14805 N. 73RD STREET  
SCOTTSDALE, ARIZONA 85060  
PROJECT NUMBER: 25022  
DATE: 02.04.26

## PROJECT DATA

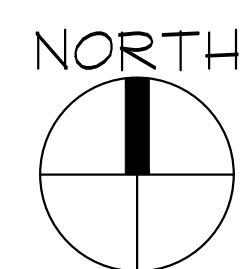
ASSESSORS PARCEL NO:	215-56-026C
ZONING:	I-1 -INDUSTRIAL PARK (EXISTING)
SITE AREA:	69,255 SF (1.59 ACRES) NET
BUILDING USE:	AUTO GARAGE CONDO
BUILDING AREA:	BUILDING A 6,682 SF CLUBHOUSE 1,410 SF BUILDING B 21,972 SF TOTAL 30,064 SF
FLOOR AREA RATIO:	30,064 BLDG SF/69,255 SITE SF = 0.434
BUILDING HEIGHT:	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 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 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. 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 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 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 PHOTOCCELL.
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

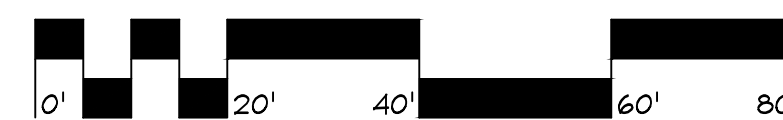


OWNER  
AB II SDL LLC  
15029 N. THOMPSON PEAK PARKWAY  
SCOTTSDALE, AZ 85260  
PHONE: (602) 418-3967  
CONTACT: DAVID PETERSON  
E-MAIL: david@brickstreetcompanies.com

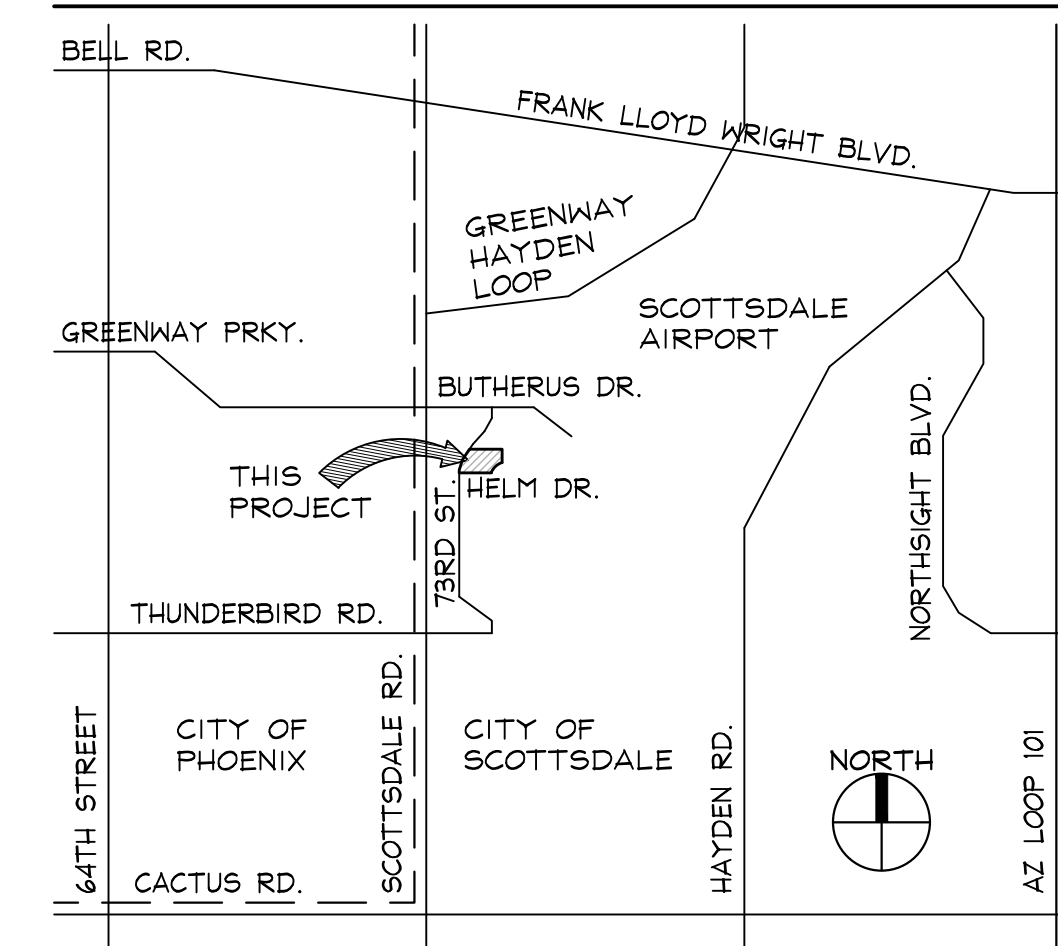


### SITE PLAN

SCALE: 1" = 20'-0"



### LOCATION MAP



SITE PLAN  
**SP1.01**



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# AUTOBOX GARAGE CONDOS

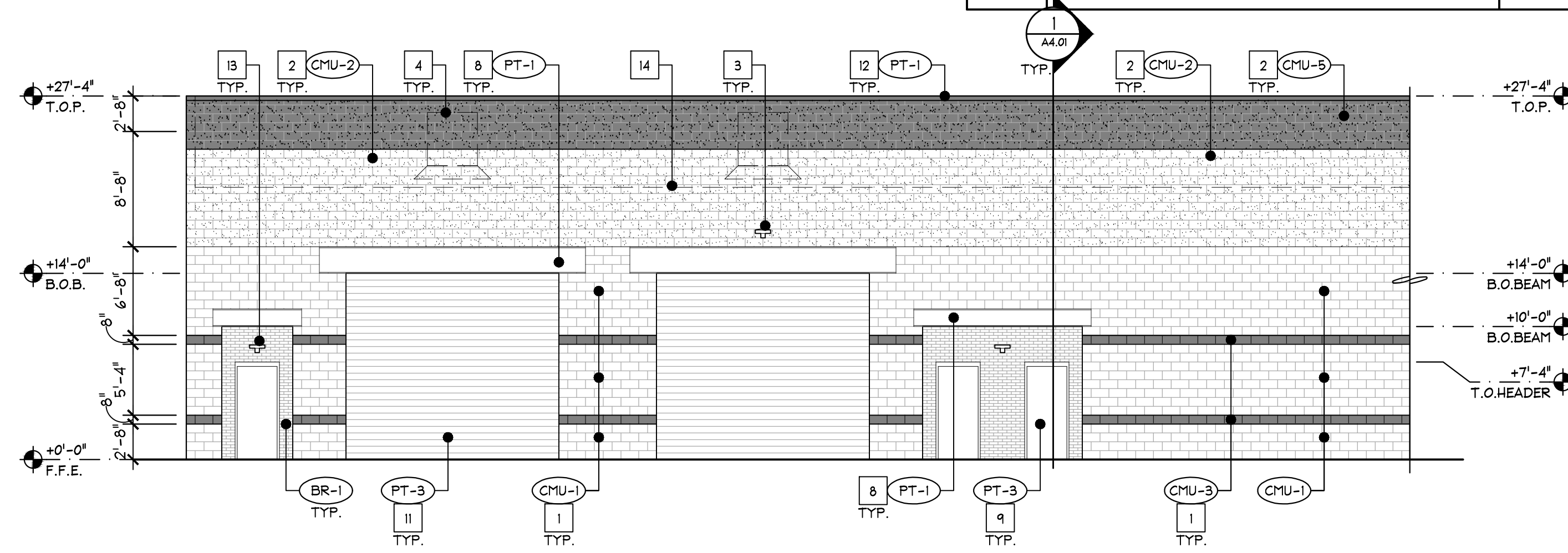
14805 N. 73RD STREET  
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PROJECT NUMBER: 25022  
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## PRELIMINARY EXTERIOR ELEVATIONS

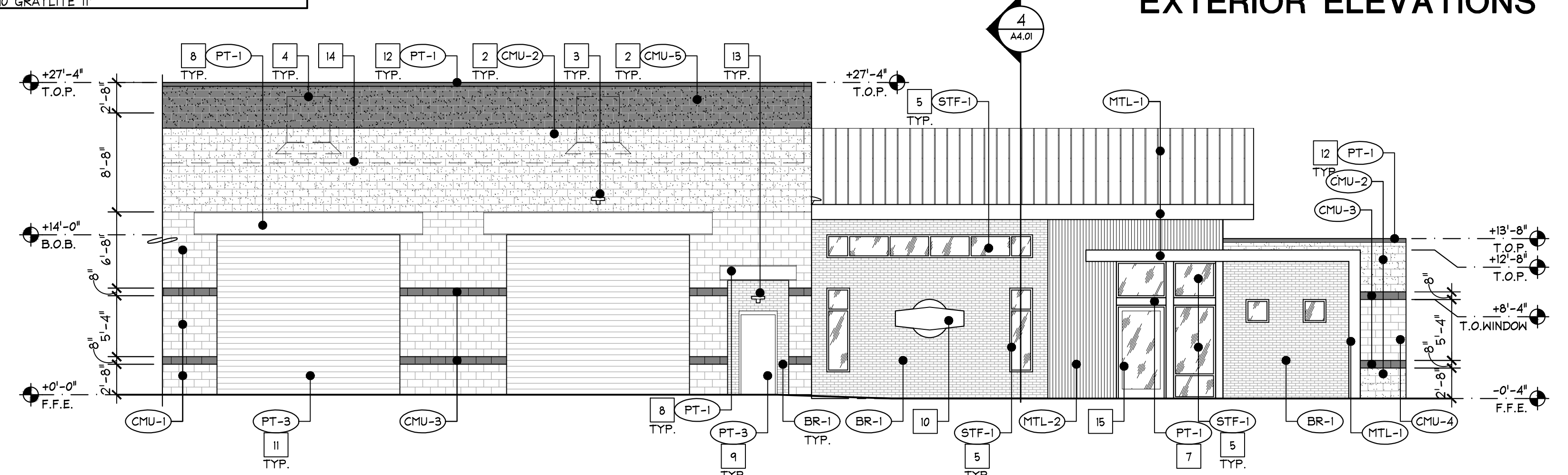
EXTERIOR FINISHES			
MARK	FINISH / COLOR		
BR-1	FIELD: THIN BRICK VENEER GENERAL SHALE AUTHENTIC 'TOBACCO ROAD'	MTL-1	STANDING SEAM METAL ROOFING & TRIM 'MATTE BLACK' BY: WESTERN STATES METAL ROOFING
CMU-1	FIELD: SMOOTH-FACE CMU W/ PAINTED EXTERIOR FINISH - DUNN-EDWARDS DEGRSI 'CHATEAU GRAY'	MTL-2	METAL 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 'ROSEWOOD' 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

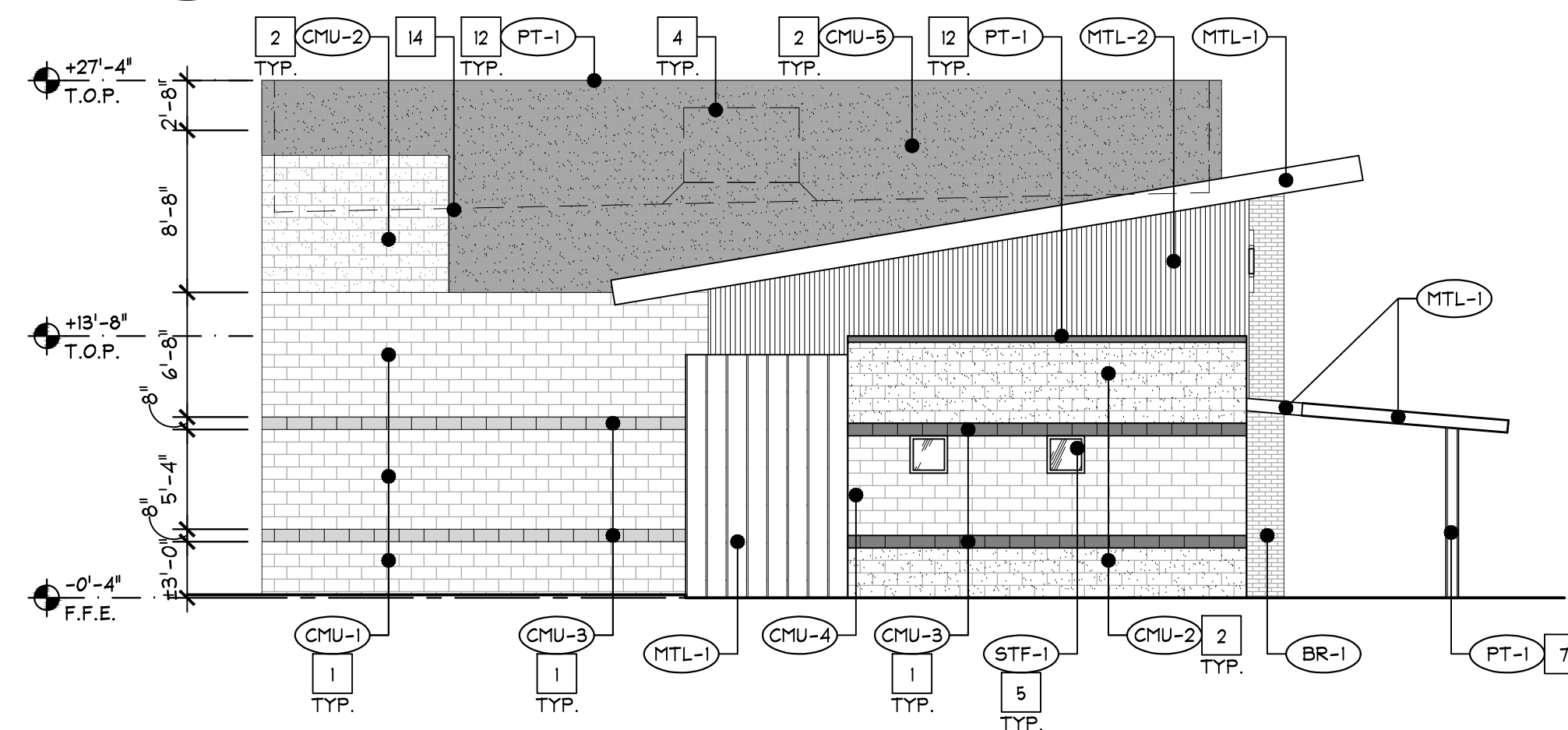
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2. 8"x8"x16" SPLIT-FACE CMU BLOCK
3. WALL MOUNTED LIGHT FIXTURE - SEE ELEC. PANELS
4. MECH. UNIT BEYOND - TYP.
5. STOREFRONT & GLAZING
6. ROLL UP DOOR W/ GLASS PANELS W/ BLACK FRAME
7. VERTICAL I-BEAM COLUMN - PAINTED
8. HORIZONTAL I-BEAM - PAINTED
9. MAN DOOR
10. SIGNAGE BY OTHERS
11. MTL. ROLL-UP DOOR
12. MTL. PARAPET CAP, PAINT
13. EMERGENCY LIGHT AT DOORS
14. LINE OF ROOF BEYOND
15. OFFSET PIVOT HINGE GLASS DOOR



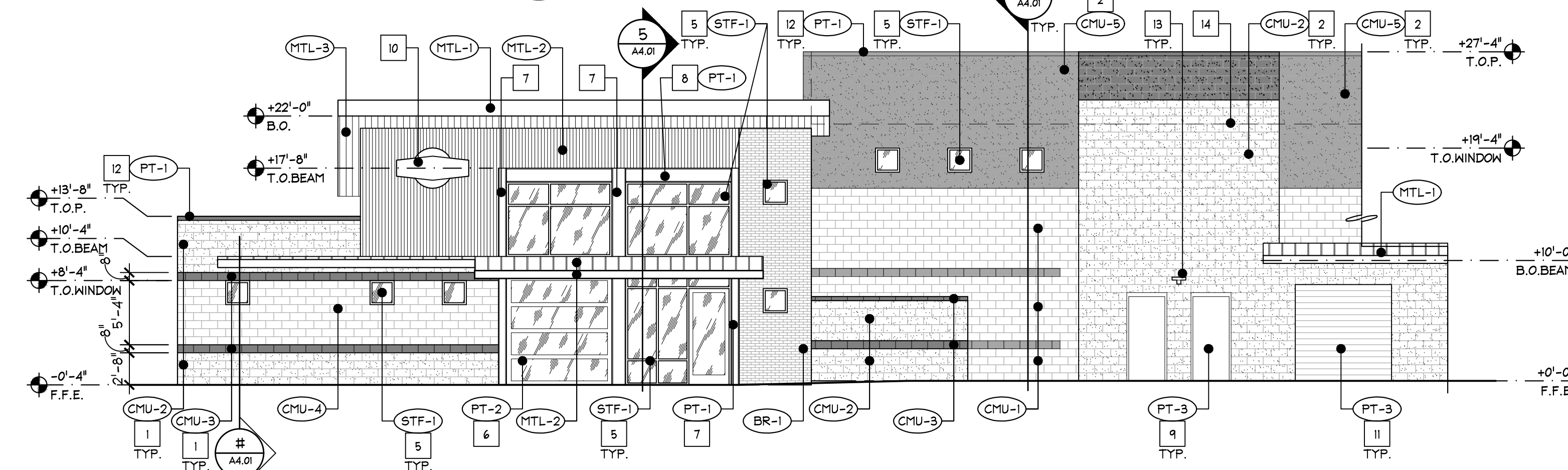
A1 PARTIAL BLDG A ELEVATION  
SCALE: 1/8"=1'-0"



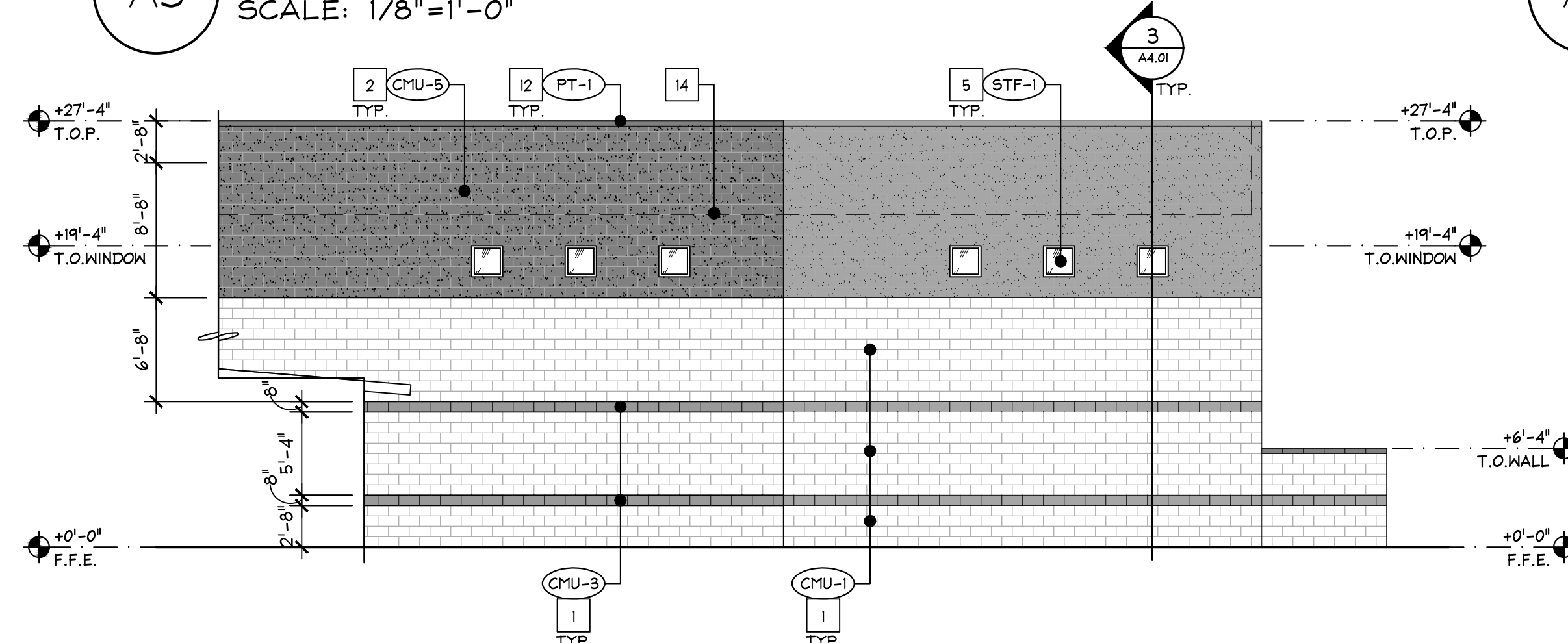
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SCALE: 1/8"=1'-0"



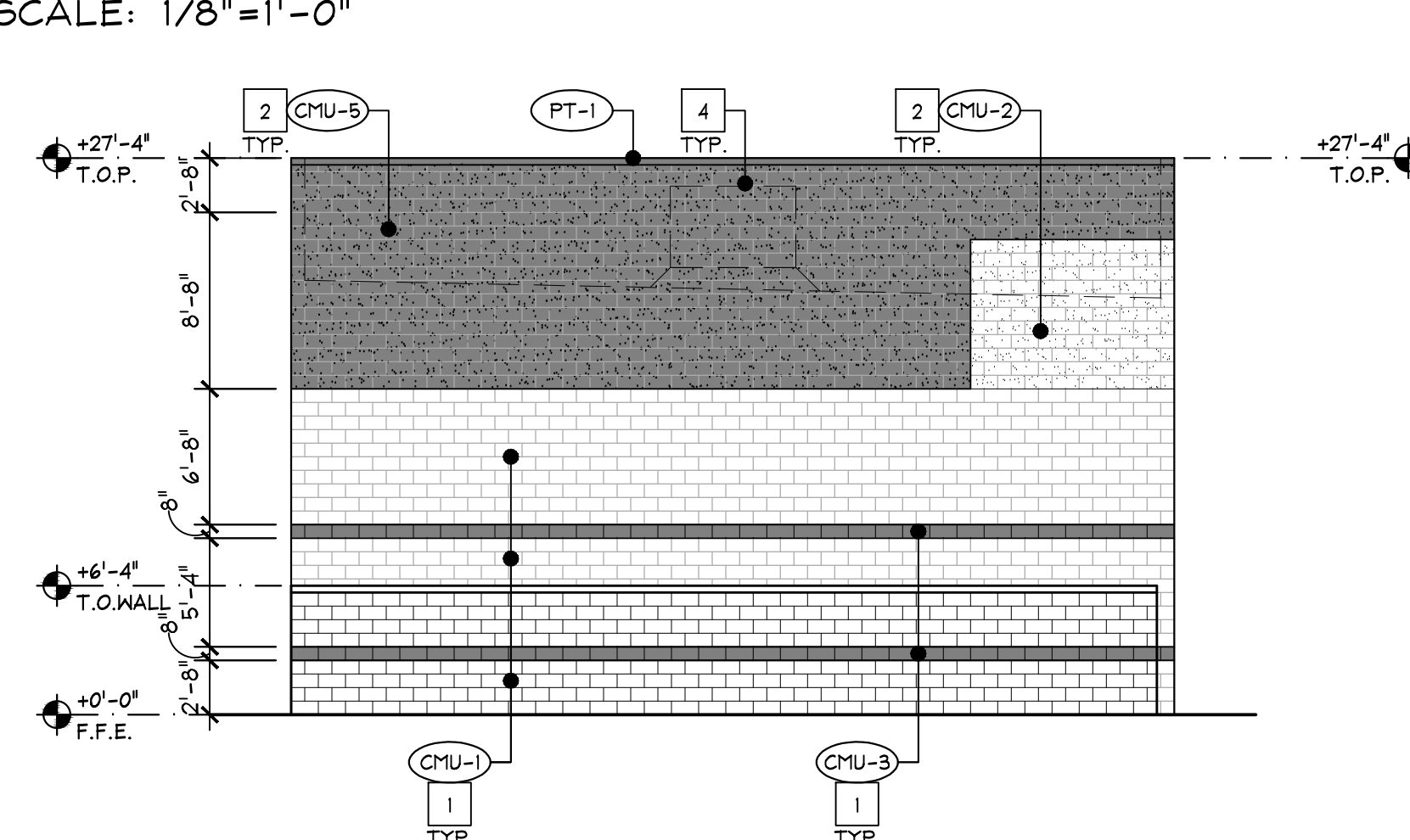
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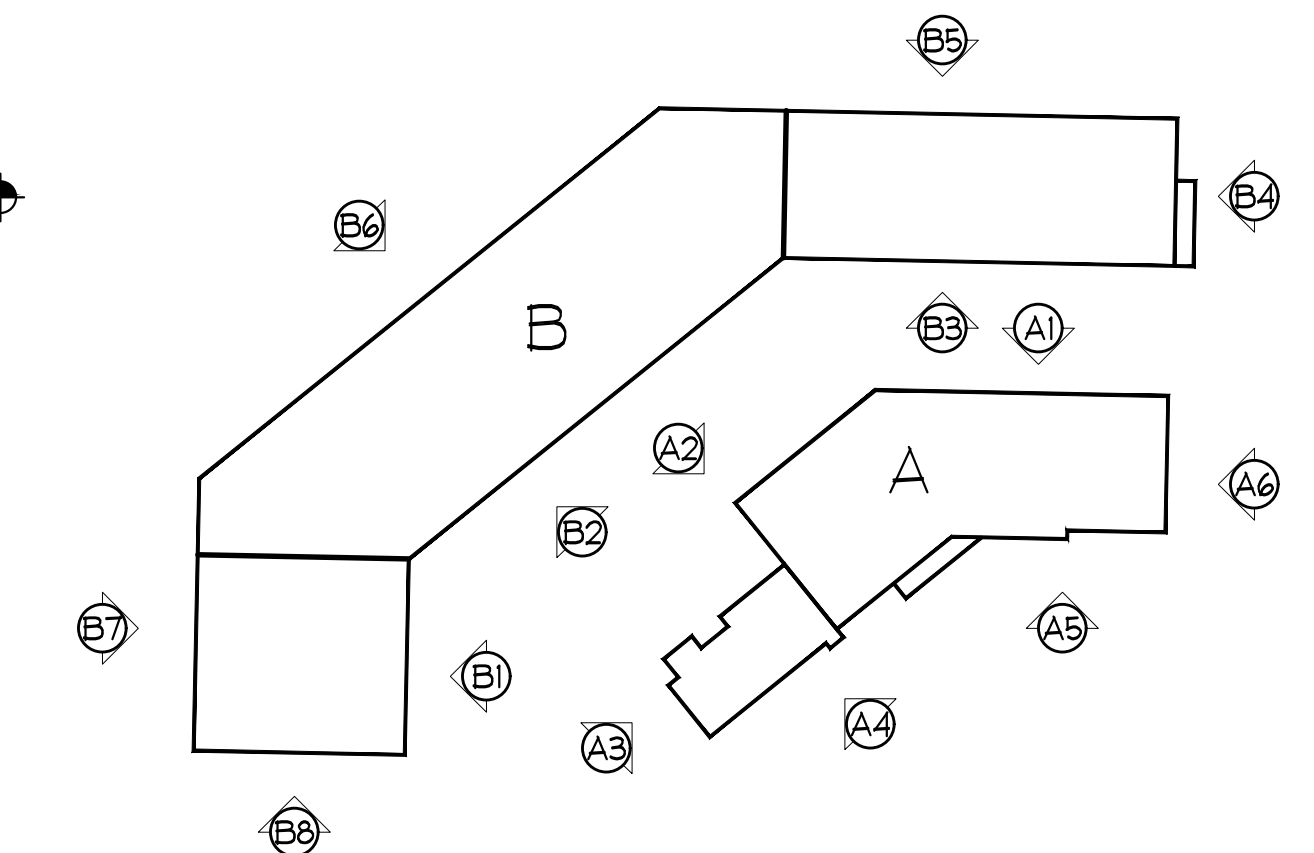
A4 PARTIAL BLDG A ELEVATION  
SCALE: 1/8"=1'-0"



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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SEE SHEET A2.01 FOR EXTERIOR FINISH SCHEDULE

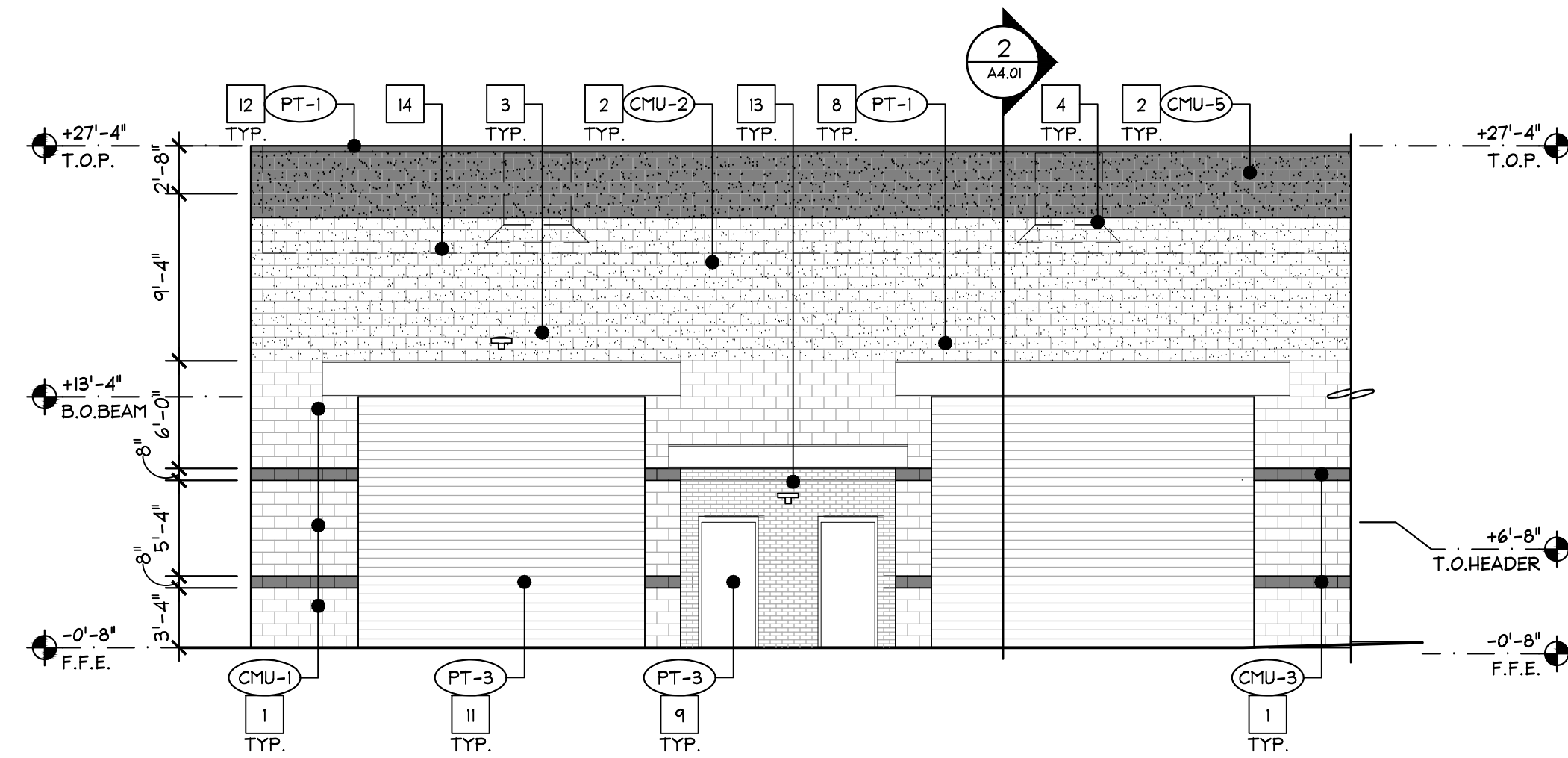
### # KEYNOTES

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8. HORIZONTAL I-BEAM - PAINTED
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13. EMERGENCY LIGHT AT DOORS
14. LINE OF ROOF BEYOND
15. OFFSET PIVOT HINGE GLASS DOOR

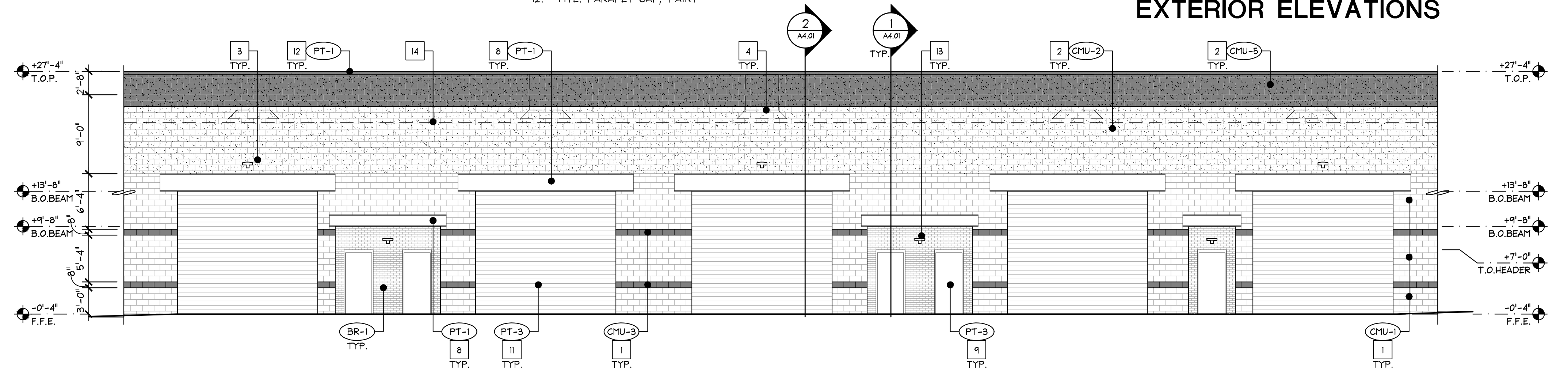
# AUTOBOX GARAGE CONDOS

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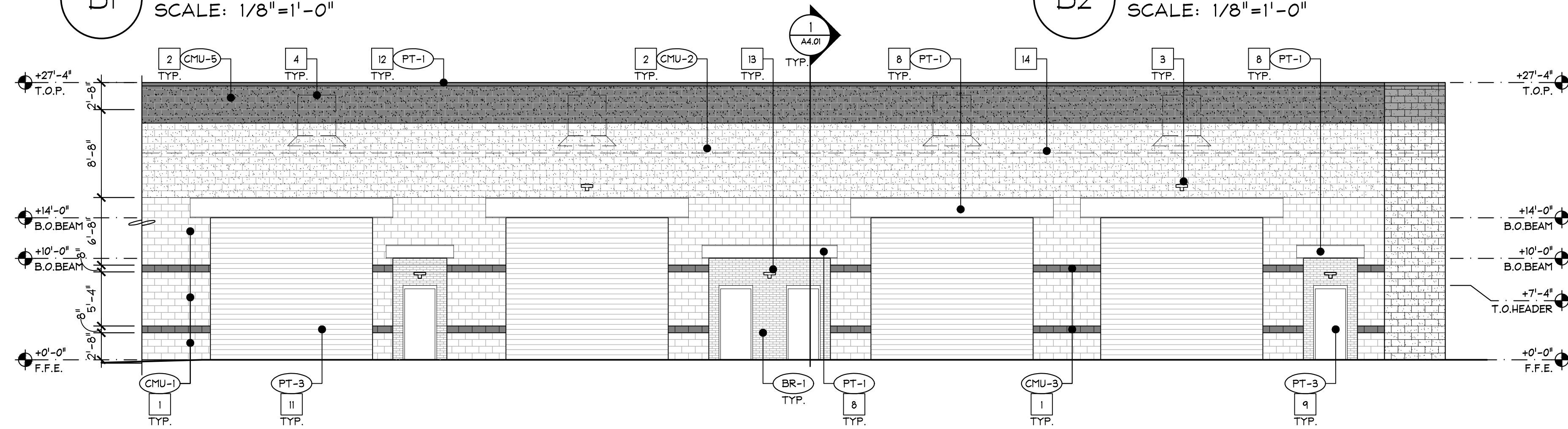
## PRELIMINARY EXTERIOR ELEVATIONS



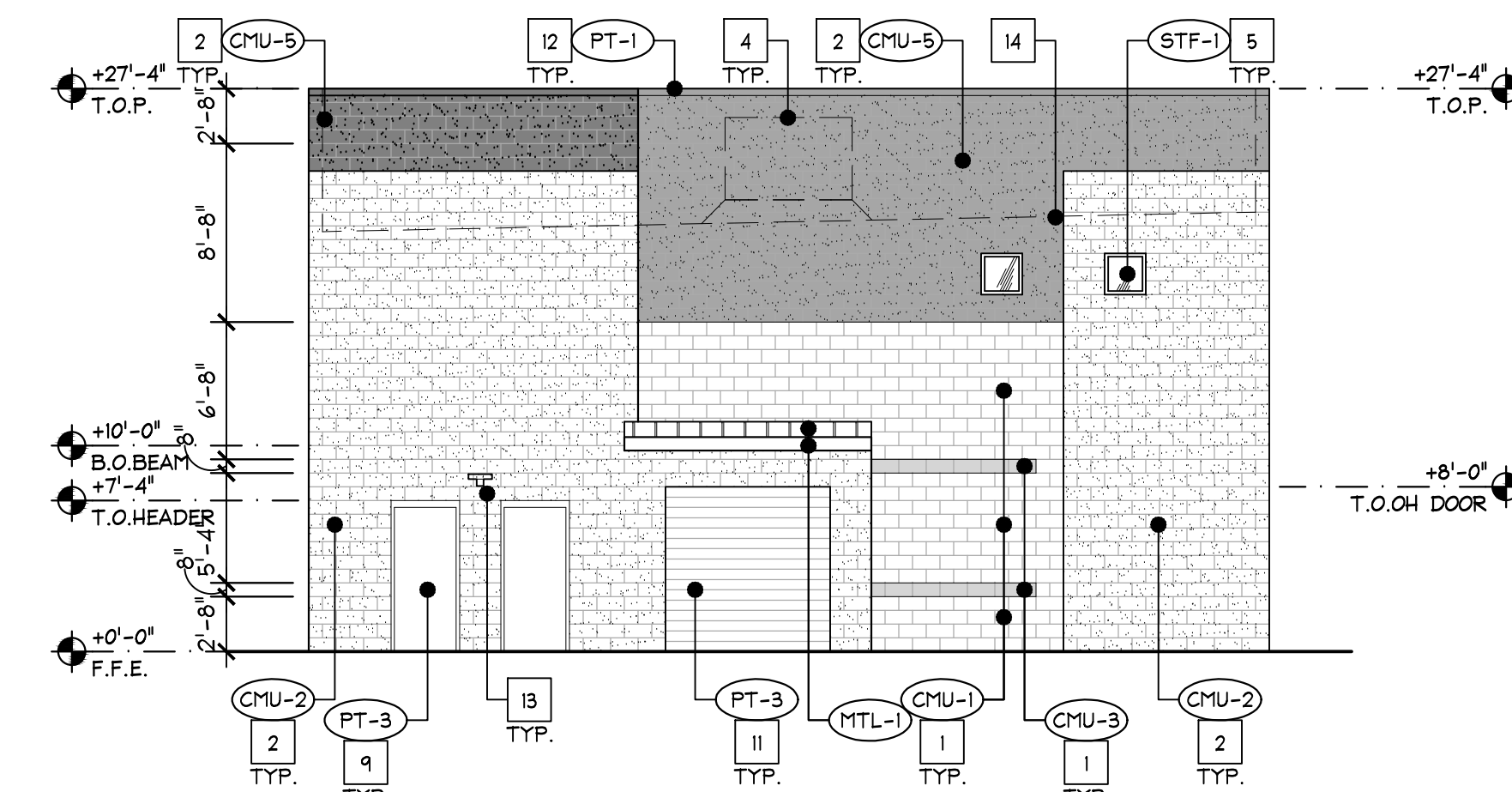
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SCALE: 1/8"=1'-0"



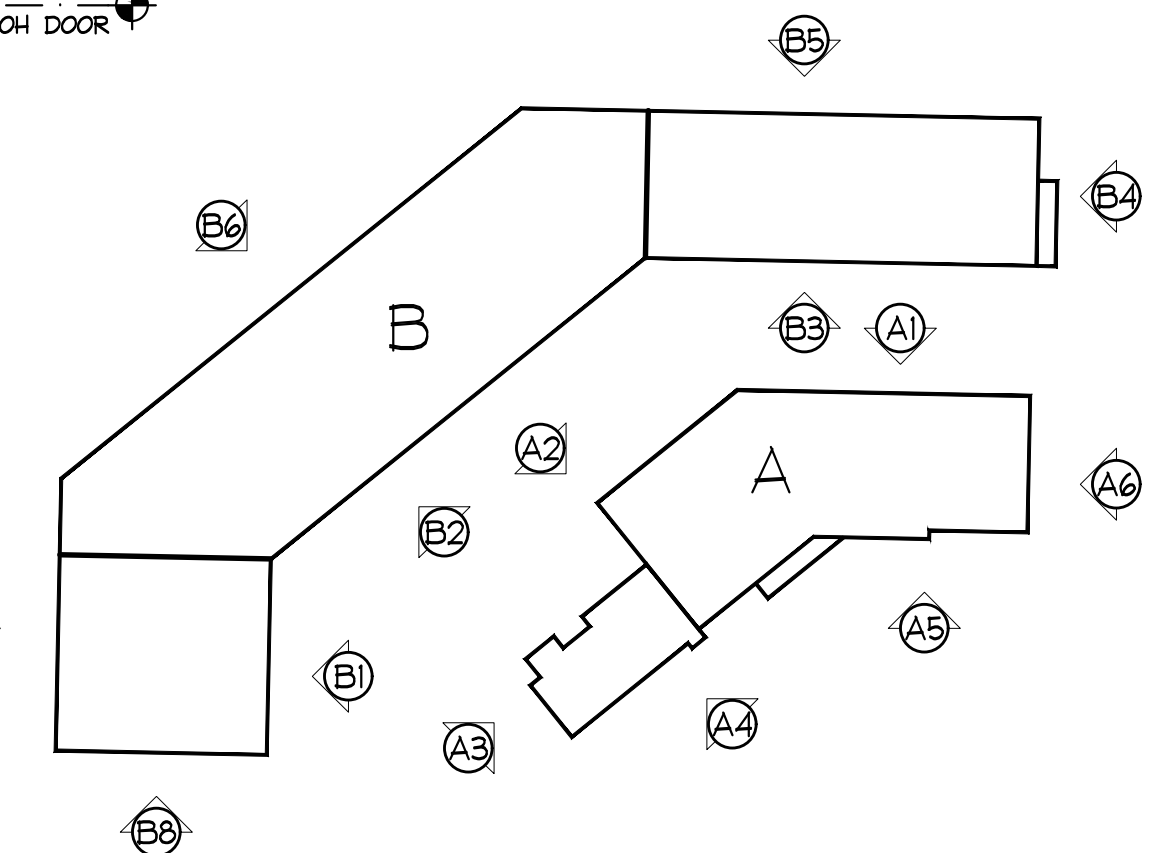
**B2** PARTIAL BLDG B ELEVATION  
SCALE: 1/8"=1'-0"



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



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



KEY PLAN  
NTS

**A2.02**  
EXTERIOR ELEVATIONS



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SEE SHEET A2.01 FOR EXTERIOR FINISH SCHEDULE

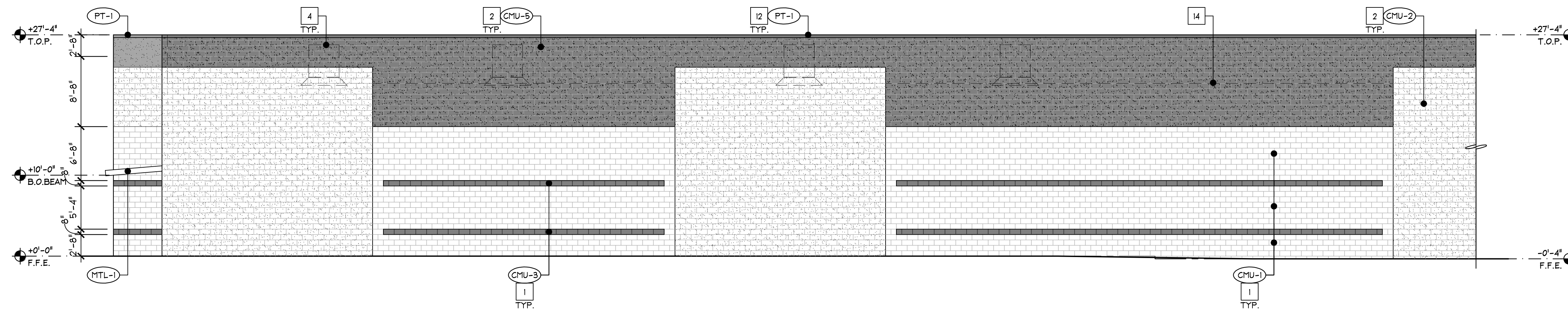
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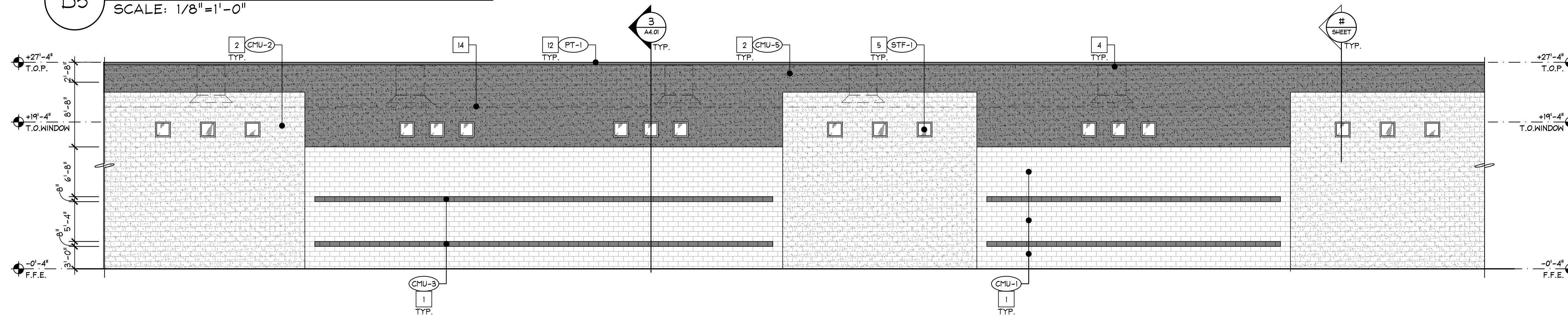
# AUTOBOX GARAGE CONDOS

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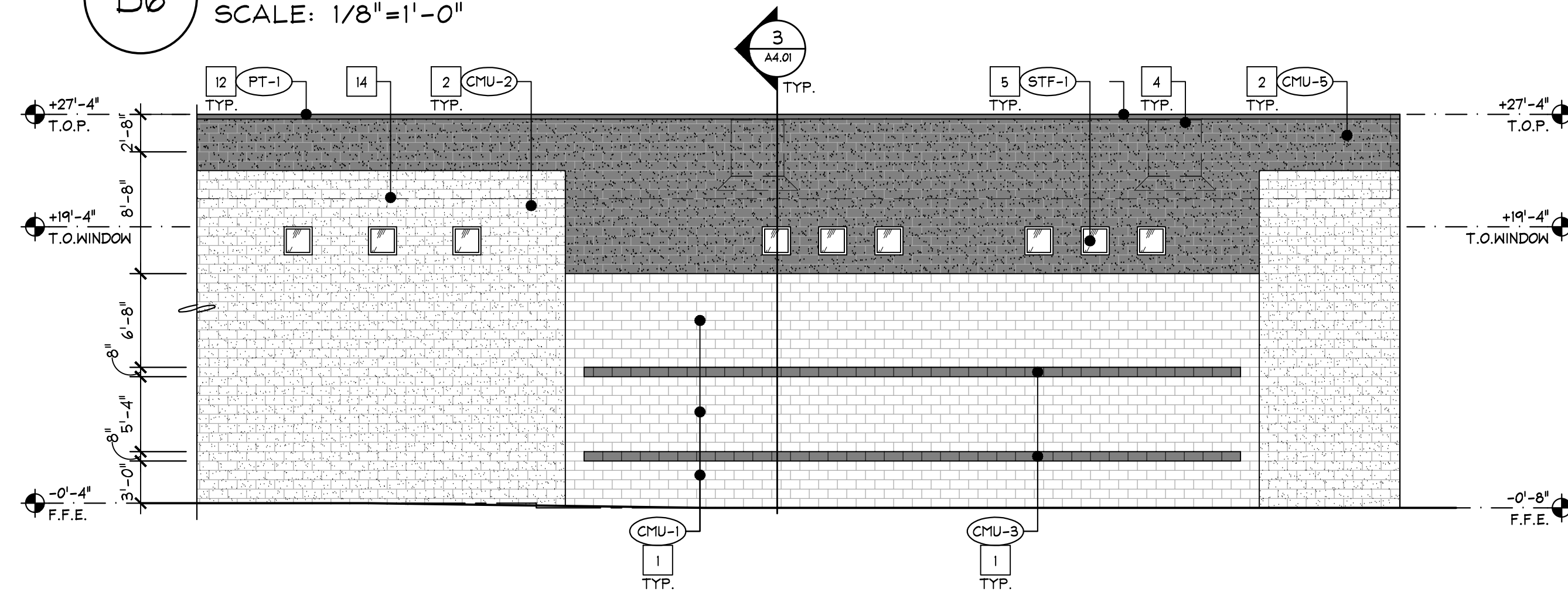
## PRELIMINARY EXTERIOR ELEVATIONS



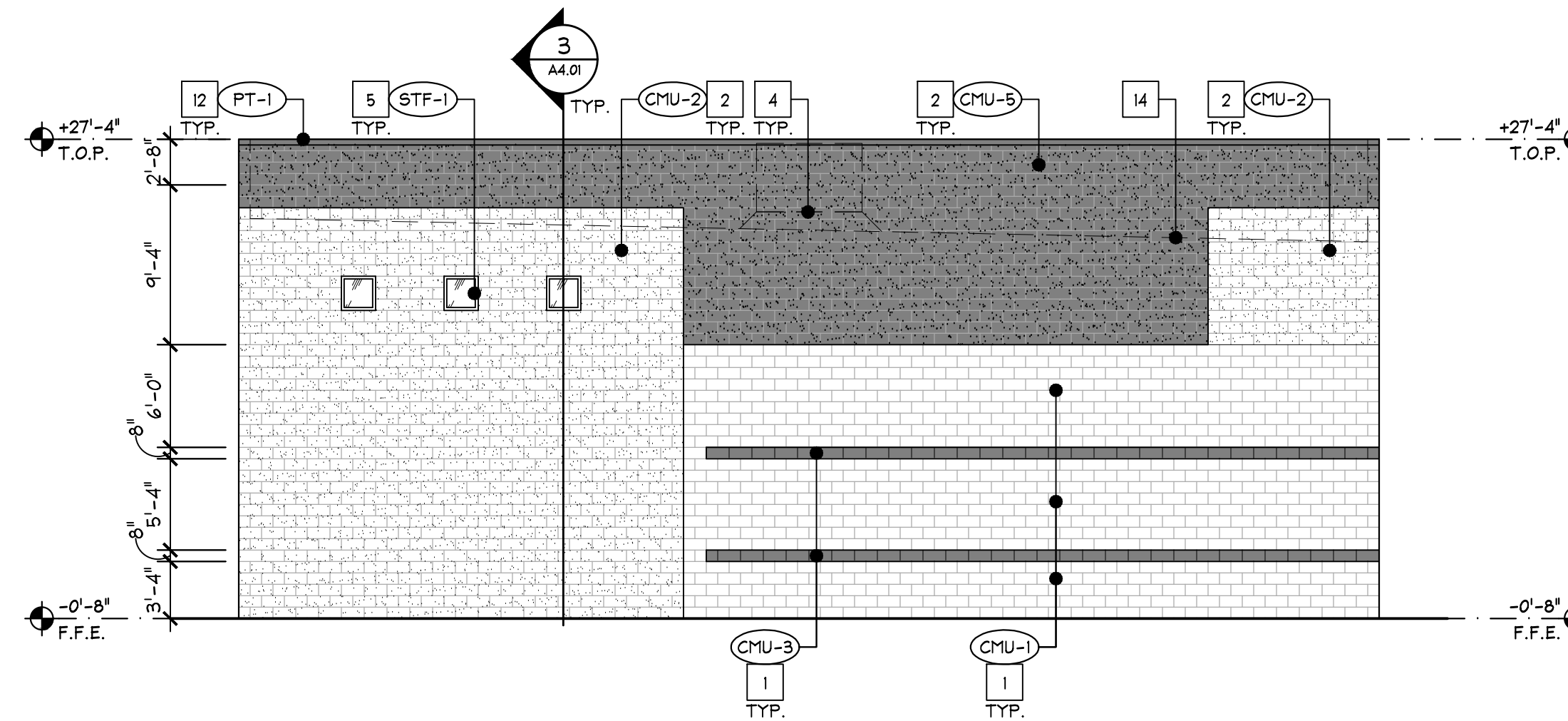
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SCALE: 1/8"=1'-0"



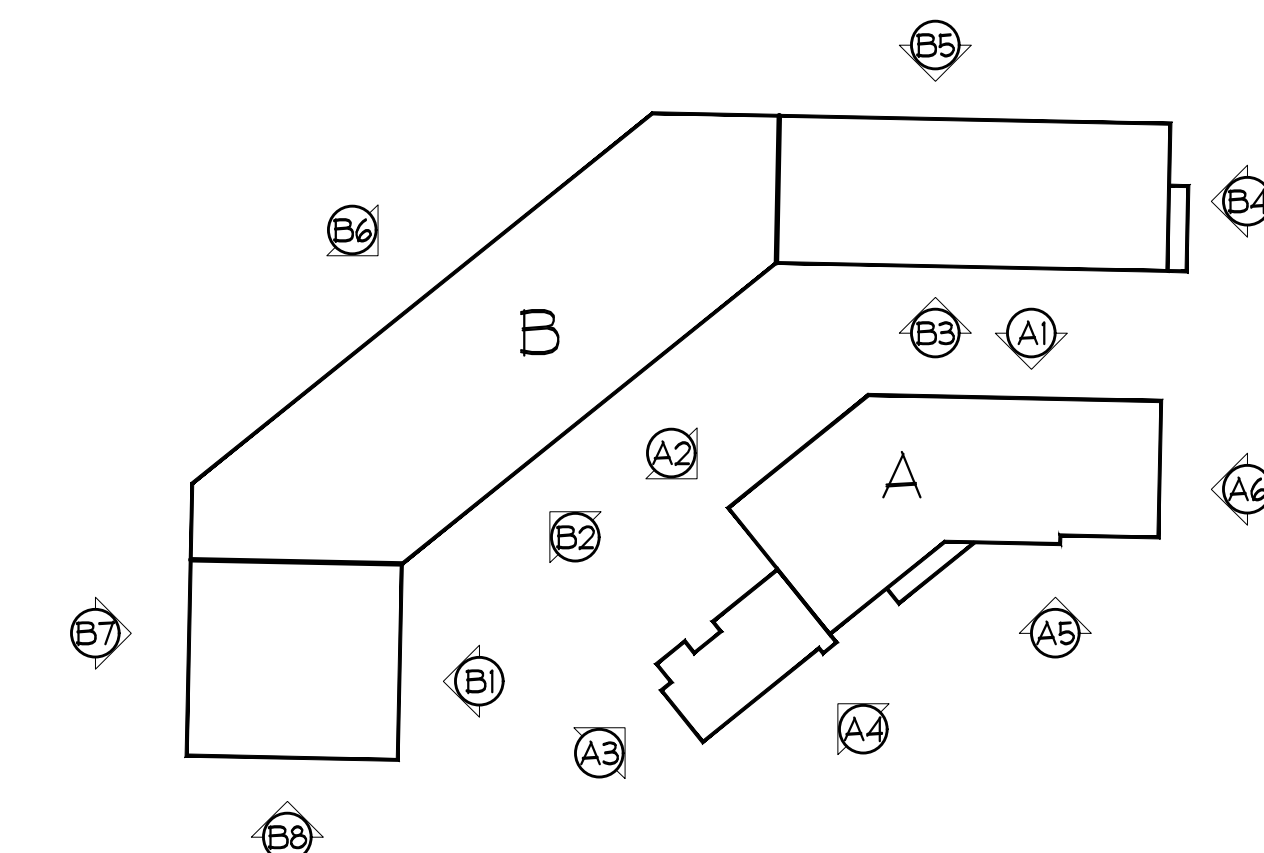
**B6** PARTIAL BLDG B ELEVATION  
SCALE: 1/8"=1'-0"



**B7** PARTIAL BLDG B ELEVATION  
SCALE: 1/8"=1'-0"



**B8** PARTIAL BLDG B ELEVATION  
SCALE: 1/8"=1'-0"



KEY PLAN  
NTS

**A2.03**  
EXTERIOR ELEVATIONS



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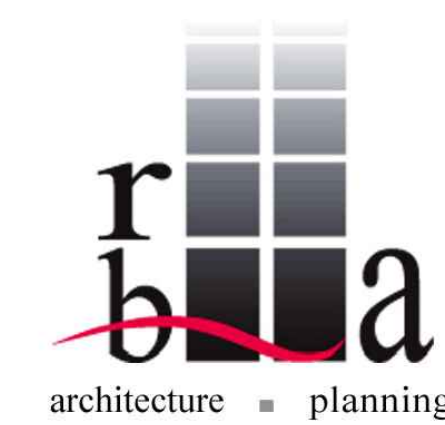


CLUBHOUSE NORTH PERSPECTIVE  
NOT TO SCALE



HELM CUL-DE-SAC PERSPECTIVE  
NOT TO SCALE

01-26-26  
PERSPECTIVES **A3.01**



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73rd STREET PERSPECTIVE  
NOT TO SCALE

PERSPECTIVES 01-26-26  
**A3.02**



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

## PRELIMINARY LANDSCAPE PLAN

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

#### SCOTTSDALE GENERAL NOTES

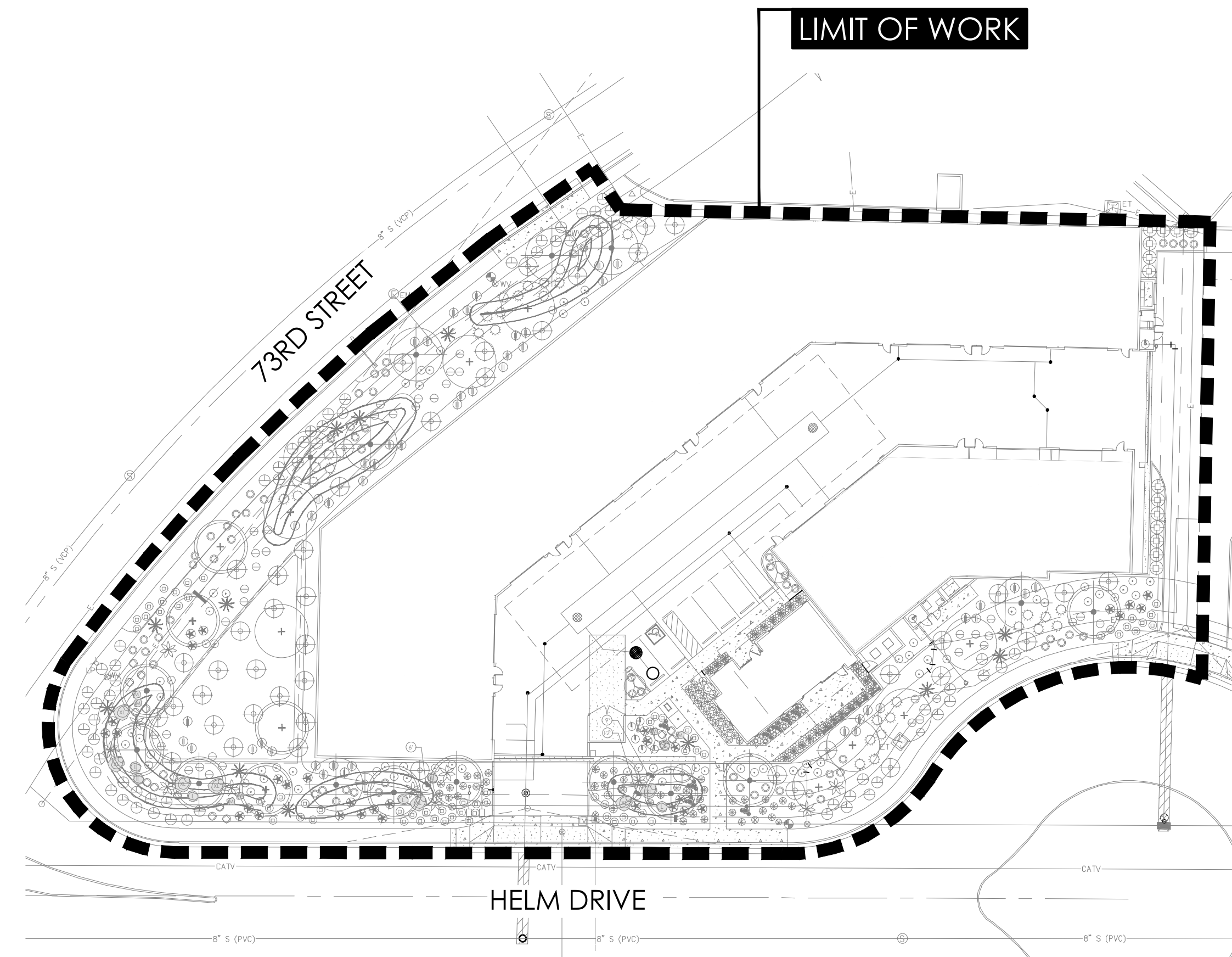
- NO TREES OR SHRUBS SHALL BE PLANTED WITHIN A 5 FT. RADIUS AROUND FIRE HYDRANTS.
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN (MATURE) PLANT CANOPIES AND/OR COVERAGE.
- A SINGLE TRUNK TREE'S 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

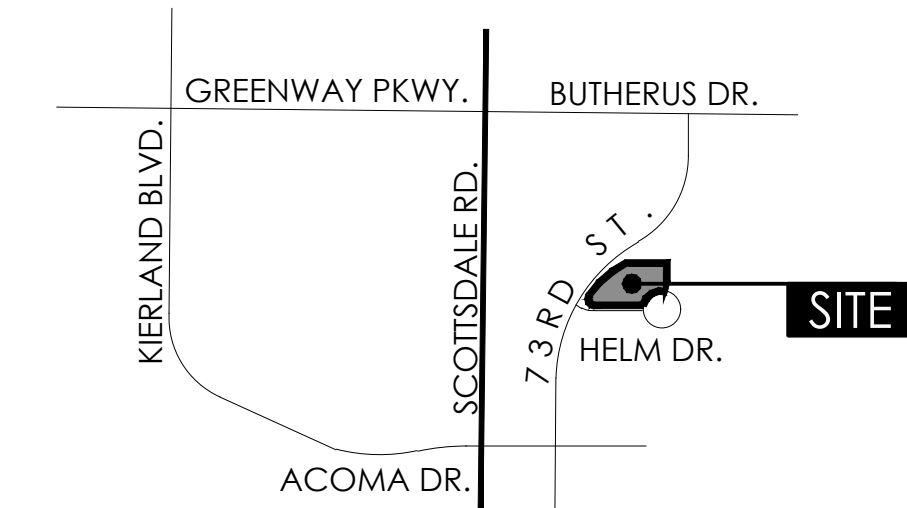
- CURVILINEAR FLATWORK TO BE SMOOTH, EVEN RADIUS, AND DEVOID OF POINTS AND FLAT SPOTS. CONCRETE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE IF NOT INSTALLED PER PLAN.
- FORM WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO POURING CONCRETE.
- WALKS SHALL HAVE 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:

AB II SDL, LLC  
15029 N. THOMPSON PEAK PKWY.  
SCOTTSDALE, AZ 85260  
PH: (602) 418-3967  
CONTACT: DAVID PETERSON  
david@brickstreetcompanies.com

##### ARCHITECT:

ROBERT BROWN ARCHITECTS  
88 SOUTH SAN MARCOS PL.  
CHANDLER, AZ 85225  
PH: (480) 377-2222  
CONTACT: KELLY FERGUSON  
kelly@rbrownarch.com

##### LANDSCAPE ARCHITECT:

YOUNG DESIGN GROUP  
7234 EAST SHOEMAN LN.  
SUITE # 8  
SCOTTSDALE, AZ 85251  
PH: (480) 257-3312  
CONTACT: JOE YOUNG  
jyoung@youngdg.com

##### CIVIL ENGINEER:

JMC ENGINEERING, PLLC  
7315 NORTH 16TH ST.  
SUITE # 101  
PHOENIX, AZ 85020  
PH: (602) 374-4148  
CONTACT: HELENE FLORENTO  
hflorento@jmc-eng.com

#### 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.
<b>TOTAL LANDSCAPE AREA</b>	<b>(+/-) 24,617 S.F.</b>
	<b>(+/-) .57 AC</b>

#### PRELIMINARY APPROVAL:

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:
CITY	02/05/26

SUBMITTED FOR:

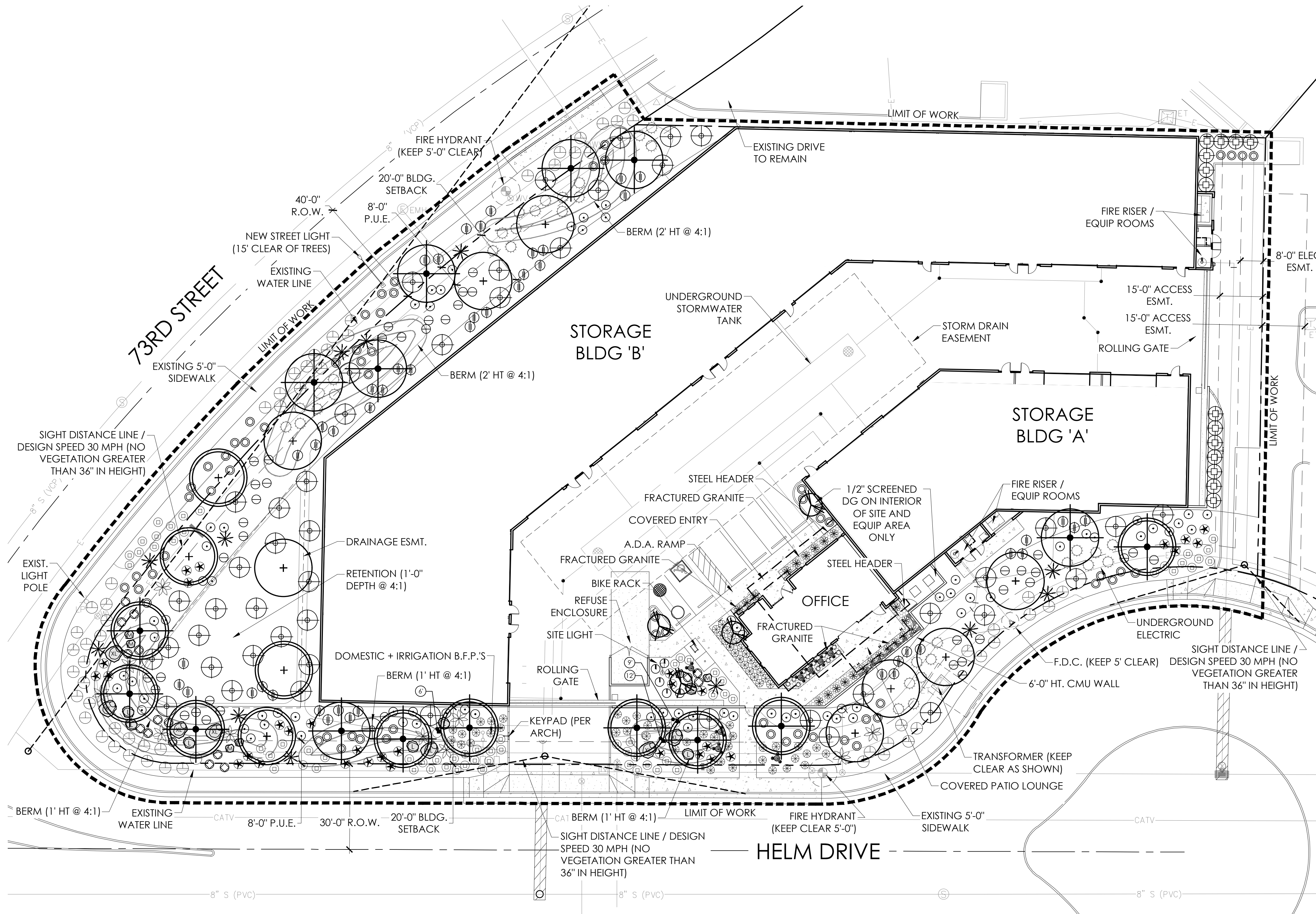
DEVELOPMENT  
REVIEW  
APPLICATION

SHEET NO.

**L0.1**

1 OF 4

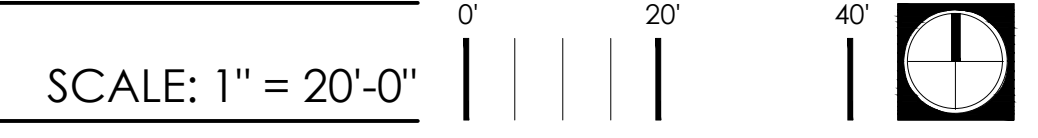
TRACKING NUMBERS: | 25-DR-2025 | 21PP2 (KEY CODE)



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

TREES	H x W CAL	SIZE / REMARKS	QTY
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<b>SHRUBS (THORNLESS / SEEDLESS)</b>			
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EREMOPHILA HYGROPHANA BLUE BELLS		5 GAL	63
JUSTICIA CALIFORNICA CHUPAROSA		5 GAL	16
LARREA TRIDENTATA CREOSOTE		5 GAL	48
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE		5 GAL	73
RUPELLIA PENINSULARIS DESERT RUELLIA		5 GAL	5
SIMMONDSIA CHINENSIS JOJOBA		5 GAL	47
<b>ACCENTS / VINES</b>			
AGAVE WEBERI WEBER AGAVE		5 GAL	11
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EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE EMU	1 GAL		62
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL		64
<b>INERT MATERIALS</b>			
D.G. DECOMPOSED GRANITE 'APACHE BROWN' (ROCK PROS USA)	1/2" SCREENED, 2" DEPTH MIN.	ALL INTERIOR AREAS	QTY
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GRANITE BOULDERS 'SURFACE SELECT'	SIZE PER PLAN	7 / 7 / 6	
STEEL HEADER	1/4" x 6"	BLDG ENTRY + PATIO	

**PRELIMINARY LANDSCAPE PLAN**



**TREE CALCULATIONS**

TOTAL TREES PROVIDED	CITY OF SCOTTSDALE TREE REQUIREMENT	TREE TOTAL BY BOX SIZE
32 TREES	50% OF TREES PROVIDED SHALL BE MATURE PER ARTICLE III OF THE ZONING ORDINANCE	* 24" BOX = 19 (59%) * 36" BOX = 13 (41%)

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**PER ARTICLE III:**

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**WATER INTENSIVE PLANT MATERIAL CALCULATIONS**

LOT AREA	ALLOWABLE WATER INTENSIVE PLANT MATERIAL (PER C.O.S. ORDINANCE SECTIONS 49-241 / 49-246)	WATER INTENSIVE PLANT MATERIAL PROVIDED
74,148 S.F.	9,000 x 10% = 900 S.F. 3,257 S.F. TOTAL (MAX) 34,560 x 5% = 1,728 S.F.	6 PLANTS @ 4 S.F. = 24 S.F.

LOCATED IN SCREENED PATIO AREA ONLY

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Young | design | group  
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+ Land Planning  
7234 east shoeman lane  
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:
CITY	02/05/26

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2 OF 4

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TREES



blue palo verde



mexican bird of paradise



'civano' seedless hybrid mesquite

SHRUBS



fairy duster



hopseed



blue bells



chuparosa



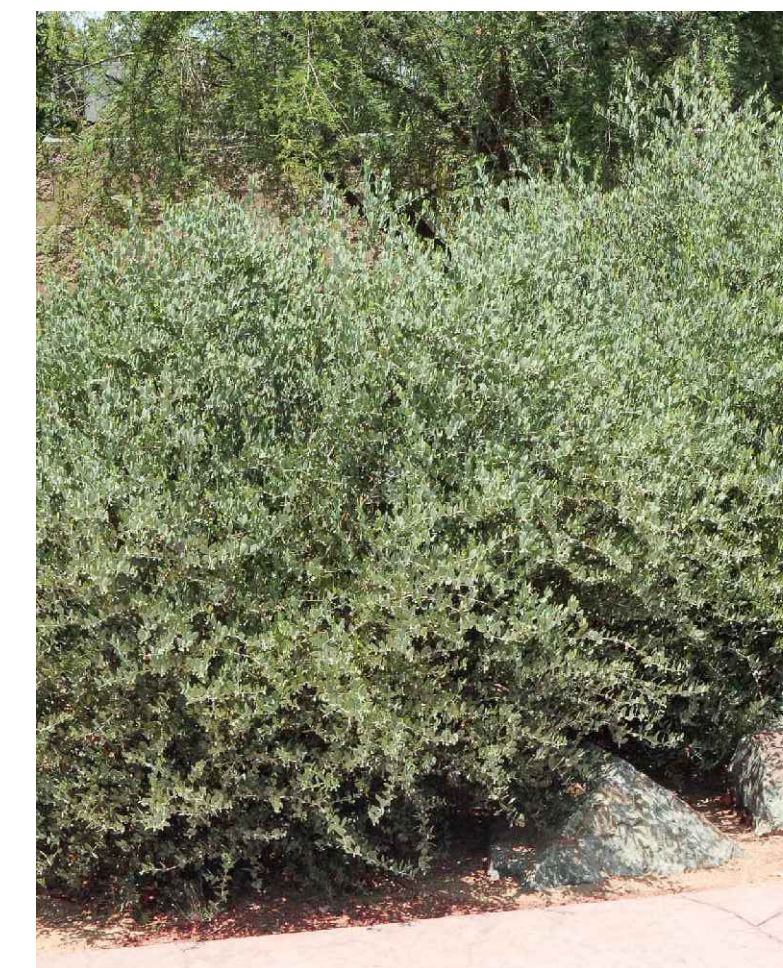
creosote



chihuahuan sage



desert ruellia



jojoba



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3 OF 4

ACCENTS / VINES



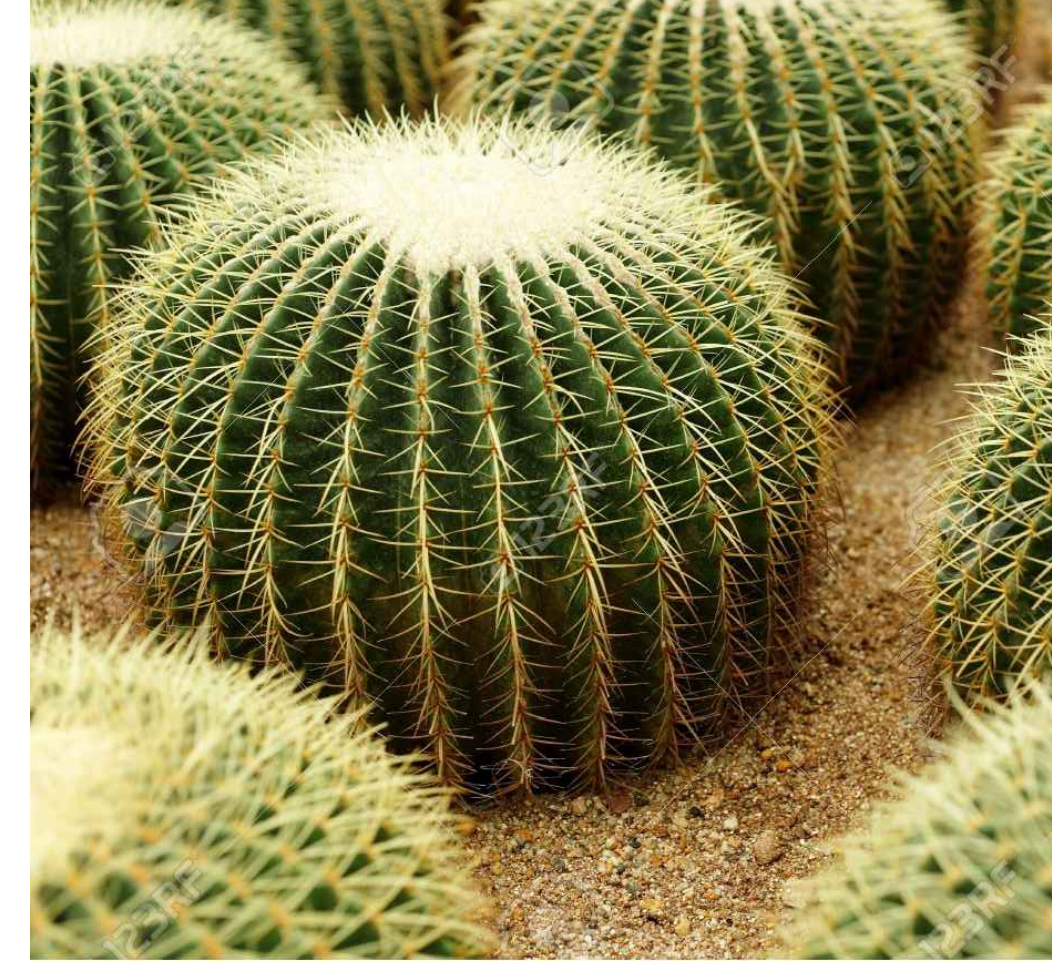
agave weberi



saguaro



desert spoon



golden barrel cactus



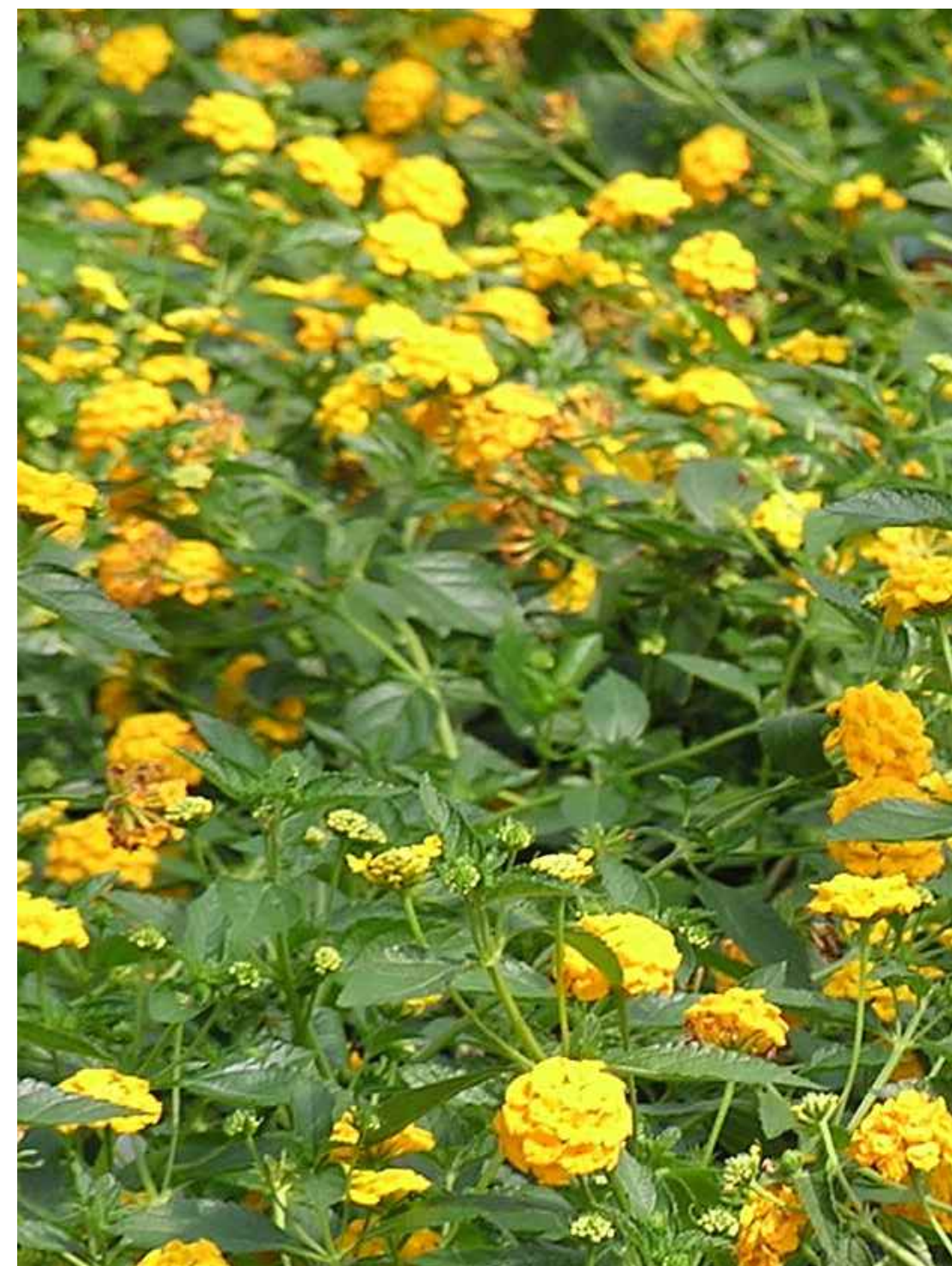
creeping fig (screened patio only)



ocotillo



GROUND COVER



INERT MATERIALS



3" minus d.g (exterior only)



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



granite boulders

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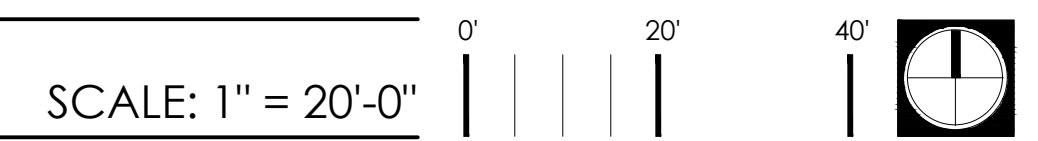
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**PRELIMINARY LANDSCAPE PLAN**



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N.E.C. HELM DRIVE + 73RD STREET  
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DEVELOPMENT REVIEW APPLICATION

SHEET NO.  
**L1.1**  
2 OF 4

TRACKING NUMBERS: | 25-DR-2025 | 21PP2 (KEY CODE)

**LEGAL DESCRIPTION:**

**PARCEL 1**  
 THAT PORTION OF LOT 23, OF THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 118 OF MAPS, PAGE 10, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 21; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 783.95 FEET, THROUGH A CENTRAL ANGLE OF 38 DEGREES 50 MINUTES 27 SECONDS, A CURVE DISTANCE OF 531.95 FEET (R), 531.44 FEET (PER PLAT) TO THE TRUE POINT OF BEGINNING, SUCH CURVE BEING THE EASTERLY RIGHT OF WAY LINE OF 73RD STREET;  
 THENCE SOUTH 88 DEGREES 53 MINUTES 01 SECONDS EAST, A DISTANCE OF 220.00 FEET;  
 THENCE SOUTH 01 DEGREES 06 MINUTES 59 SECONDS WEST, A DISTANCE OF 153.64 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HELM DRIVE, BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET;  
 THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 126.41 FEET, THROUGH A CENTRAL ANGLE OF 72 DEGREES 25 MINUTES 58 SECONDS TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET;  
 THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 50.41 FEET, THROUGH A CENTRAL ANGLE OF 57 DEGREES 46 MINUTES 09 SECONDS TO A POINT OF TANGENCY;  
 THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 227.96 FEET (R), 228.16 FEET (M) TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET;  
 THENCE ALONG SAID CURVE, A DISTANCE OF 66.21 FEET, THROUGH A CENTRAL ANGLE OF 126 DEGREES 26 MINUTES 48 SECONDS TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 720.00 FEET;  
 THENCE ALONG SAID CURVE, A DISTANCE OF 258.28 FEET, THROUGH A CENTRAL ANGLE OF 20 DEGREES 33 MINUTES 12 SECONDS TO A POINT OF REVERSE CURVATURE ON THE EAST RIGHT OF WAY LINE OF 73 RD STREET, AND THE TRUE POINT OF BEGINNING.

EXCEPT ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS WHICH MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED BY THE UNITED STATES OF AMERICA IN QUIT CLAIM DEED RECORDED IN DOCKET 1185, PAGE 139.

**PARCEL 2**  
 A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS GRANTED IN INSTRUMENT RECORDED IN DOCKET 14988, PAGE 664, RECORDED IN THE OFFICE OF THE MARICOPA COUNTY, RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA.

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)

SMH  
 RIM=57.32  
 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
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SMH  
 RIM=57.32  
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SMH  
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SMH  
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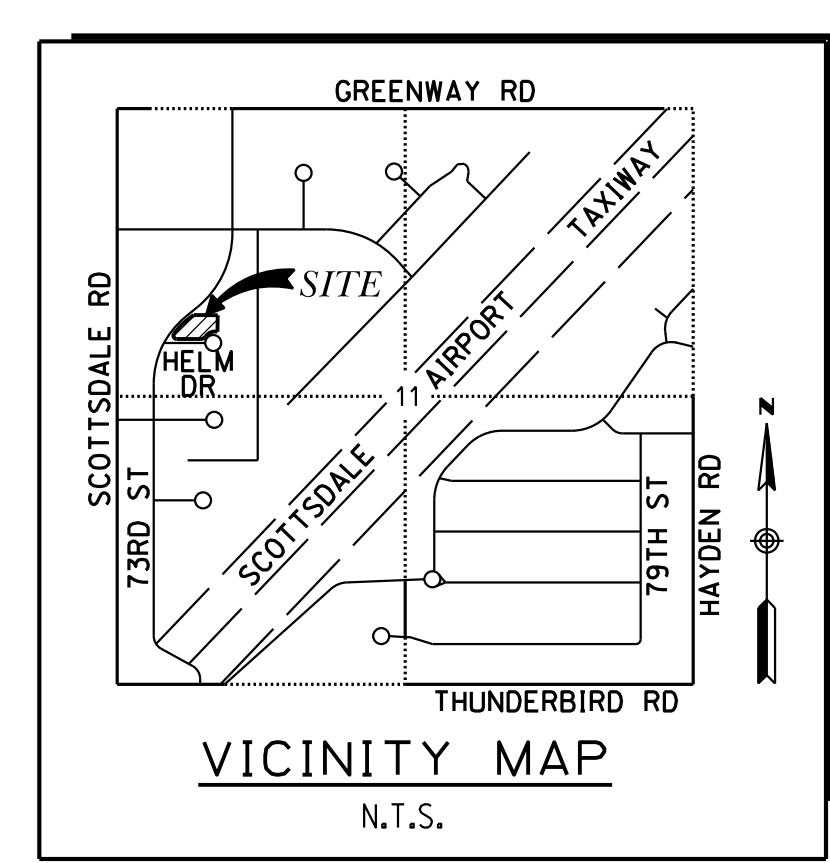
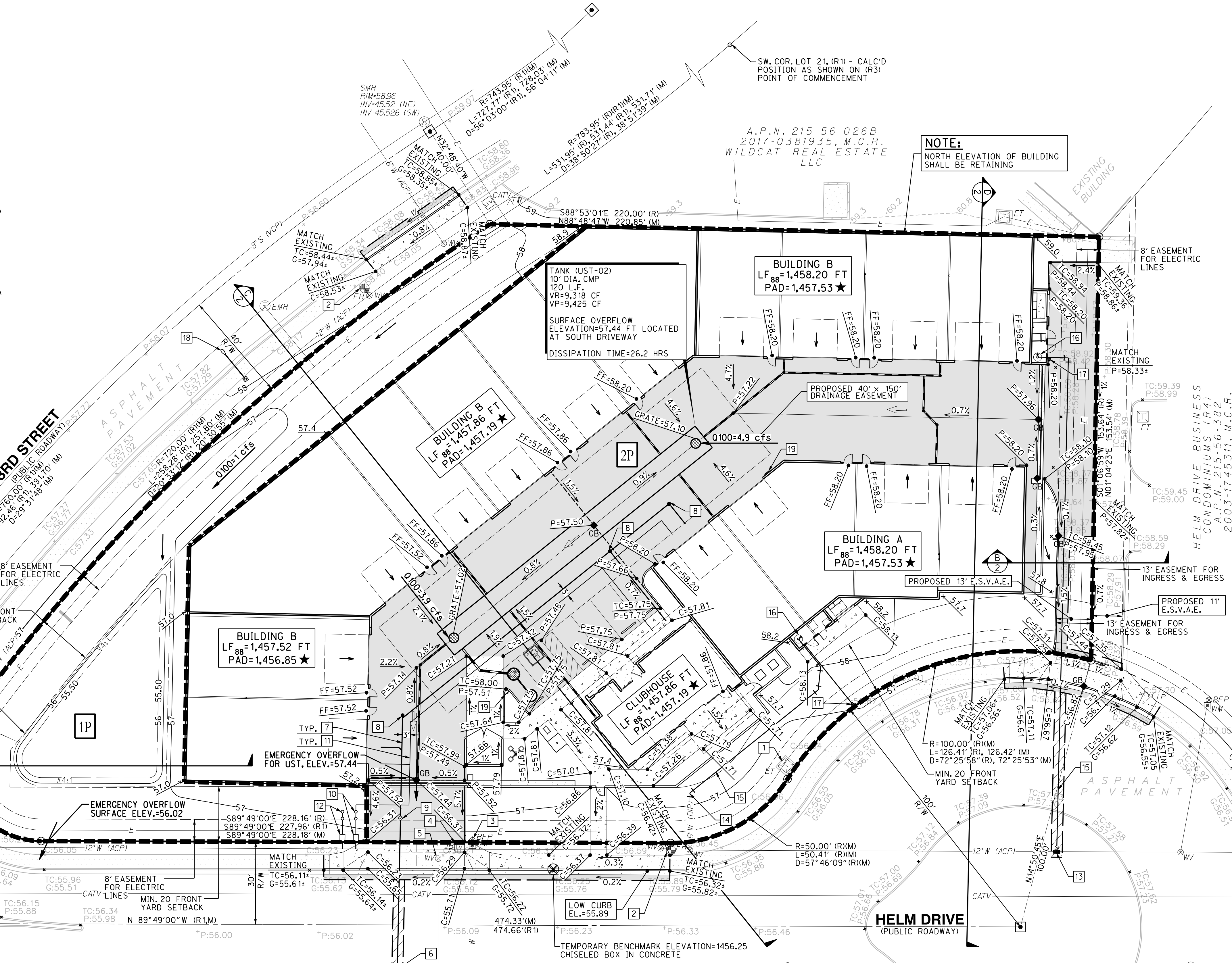
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 INV=44.96 (NE)  
 INV=44.86 (SW)  
 L=394.16 (R), 391.10 (M)  
 D=59°31'48" (R), 59°31'48" (M)



**OWNER:**  
 AB II SDI, LLC  
 15029 N. THOMPSON PEAK PARKWAY  
 SCOTTSDALE, AZ 85260  
 CONTACT: DAVID PETERSON  
 PHONE: (602) 418-3967  
 EMAIL: DAVID@BRICKSTREETCOMPANIES.COM

**ENGINEER:**  
 JMC ENGINEERING, PLLC  
 7315 N 16TH STREET, SUITE 101  
 PHOENIX, AZ 85020  
 CONTACT: HELENE FLORENTO, P.E., C.F.M.  
 PHONE: (602) 374-4148  
 EMAIL: HFLORENTO@JMC-ENG.COM

**ARCHITECT:**  
 ROBERT BROWN ARCHITECTS  
 88 SOUTH SAN MARCOS PLACE  
 CHANDLER, AZ 85225  
 CONTACT: KELLY FERGUSON  
 EMAIL: KELLY@RBROWNARCH.COM

**ADDRESS:** 14805 N. 73RD STREET  
**APN NUMBERS:** 215-56-026C

**BASIS OF BEARING:**  
 THE MONUMENT LINE OF HELM DRIVE, USING A BEARING OF NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, PER THE PLAT OF THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, RECORDED IN BOOK 118, PAGE 10, M.C.R.

**BENCHMARK:**  
 THE BENCHMARK USED FOR THIS SURVEY IS THE SOUTH QUARTER CORNER OF SECTION 11, MONUMENTED WITH A MARICOPA COUNTY ALUMINUM CAP, HAVING AN ELEVATION OF 1428.335, NAVD88 DATUM PER THE MCDOT SURVEY DATASHEET.

**BENCHMARK STATEMENT:**  
 I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA"

HELENE FLORENTO, P.E., C.F.M. 02/05/2026  
 DATE

**KEY NOTES:**

- EXISTING TRANSFORMER TO REMAIN
- EXISTING FIRE HYDRANT(S) TO REMAIN
- REMOVE EXISTING WATER METER & BACKFLOW
- RELOCATE EXISTING JUNCTION BOX OR ADJUST TO GRADE PER UTILITY PROVIDER'S DISCRETION
- ADJUST EXISTING WATER VALVE TO GRADE
- NEW SEWER MANHOLE
- NEW SEWER SERVICE
- NEW SEWER CLEANOUT
- NEW BACKWATER VALVE
- NEW DOMESTIC WATER METER & BACKFLOW
- NEW DOMESTIC WATER SERVICE
- NEW IRRIGATION METER, SERVICE & BACKFLOW
- NEW TAPPING SLEEVE
- CONNECT TO EXISTING FIRE SERVICE STUB
- NEW FIRE SERVICE
- NEW FIRE RISER WITH ATTACHED BACKFLOW
- NEW FIRE DEPARTMENT CONNECTION (FDC)
- NEW STREETLIGHT
- INSTALL SIGNS AT EACH END OF THE UNDERGROUND STORAGE TANK THAT READ "NOTICE-UNDERGROUND STORMWATER STORAGE TANK," THE SIZE, COLOR, AND LOCATIONS OF SIGNS ARE SUBJECT TO CITY STAFF APPROVAL. OWNER/CONTRACTOR TO PROVIDE SIGN PACKAGE FOR CITY REVIEW.

**LEGEND:**

---	PROPERTY LINE	-X-W	EXISTING WATER LINE	○	PROPOSED ROOF DRAIN CLEANOUT
---	ROADWAY CENTERLINE	-X-S	EXISTING SEWER LINE	○	PROPOSED DRYWELL
---	RIGHT-OF-WAY LINE	-E	EXISTING ELECTRIC LINE	○	PROPOSED CMP RISER WITH GRATE (INLET)
---	SETBACK LINE	-CATV	EXISTING CATV LINE	○	PROPOSED STORM DRAIN
---	EASEMENT	-XX	DIRECTION OF FLOW & SLOPE	○	SAWCUT LINE
---	ADJACENT LOT LINE	P=XX,XX	PROPOSED PAVEMENT ELEVATION	○	
---	HANDICAP PARKING	TC=XX,XX	PROPOSED TOP OF CURB ELEVATION	○	
○	CONCRETE	G=XX,XX	PROPOSED GUTTER ELEVATION	○	
○	EXISTING FIRE HYDRANT	C=XX,XX	PROPOSED CONCRETE ELEVATION	○	
○	EXISTING WATER METER	FL=XX,XX	PROPOSED FLOWLINE ELEVATION	○	
○	EXISTING BACKFLOW ASSEMBLY	FF=XX,XX	FINISH FLOOR ELEVATION	○	
○	EXISTING WATER VALVE	GB	GRADE BREAK	○	
○	EXISTING SEWER MANHOLE	○	PROPOSED UNDERGROUND RETENTION STORAGE TANK	○	
○	EXISTING LIGHT POLE	○	PROPOSED STORM DRAIN	○	
○	EXISTING ELECTRIC TRANSFORMER	○	SAWCUT LINE	○	
○	EXISTING ELECTRIC MANHOLE	○		○	
○	EXISTING JUNCTION BOX	○		○	
○	EXISTING CATV BOX	○		○	
○	EXISTING TELEPHONE RISER	○		○	

**FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:**

COMMUNITY NUMBER	PANEL	PANEL DATE	SUFFIX	DATE OF FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION (FT) (BASE FLOOD DEPTH IN ZONE A0)
045012	1760	10/16/13	L	07/20/21	ZONE X (SHADED)	N/A

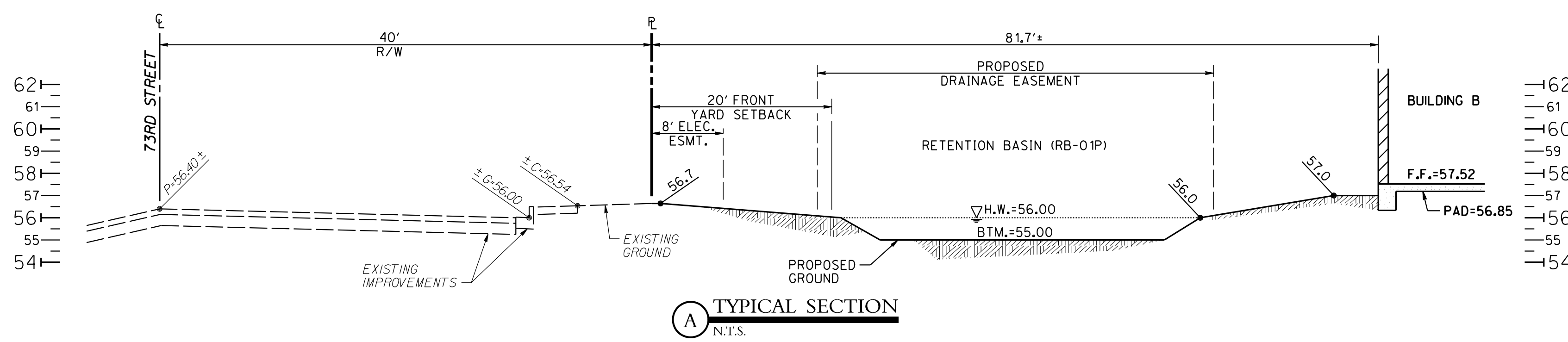
**RETENTION SUMMARY TABLE (SEE COMPANION DRAINAGE REPORT)**

DESCRIPTION	EVENT	Vr	Vp	EXCESS	NOTE
DRAINAGE AREA 1P	100YR-2HR	1,063 CF	1,103 CF	40 CF	TO RETENTION BASIN (RB-01P)
DRAINAGE AREA 2P	100YR-2HR	9,318 CF	9,425 CF	107 CF	TO UNDERGROUND TANK (UST-02)

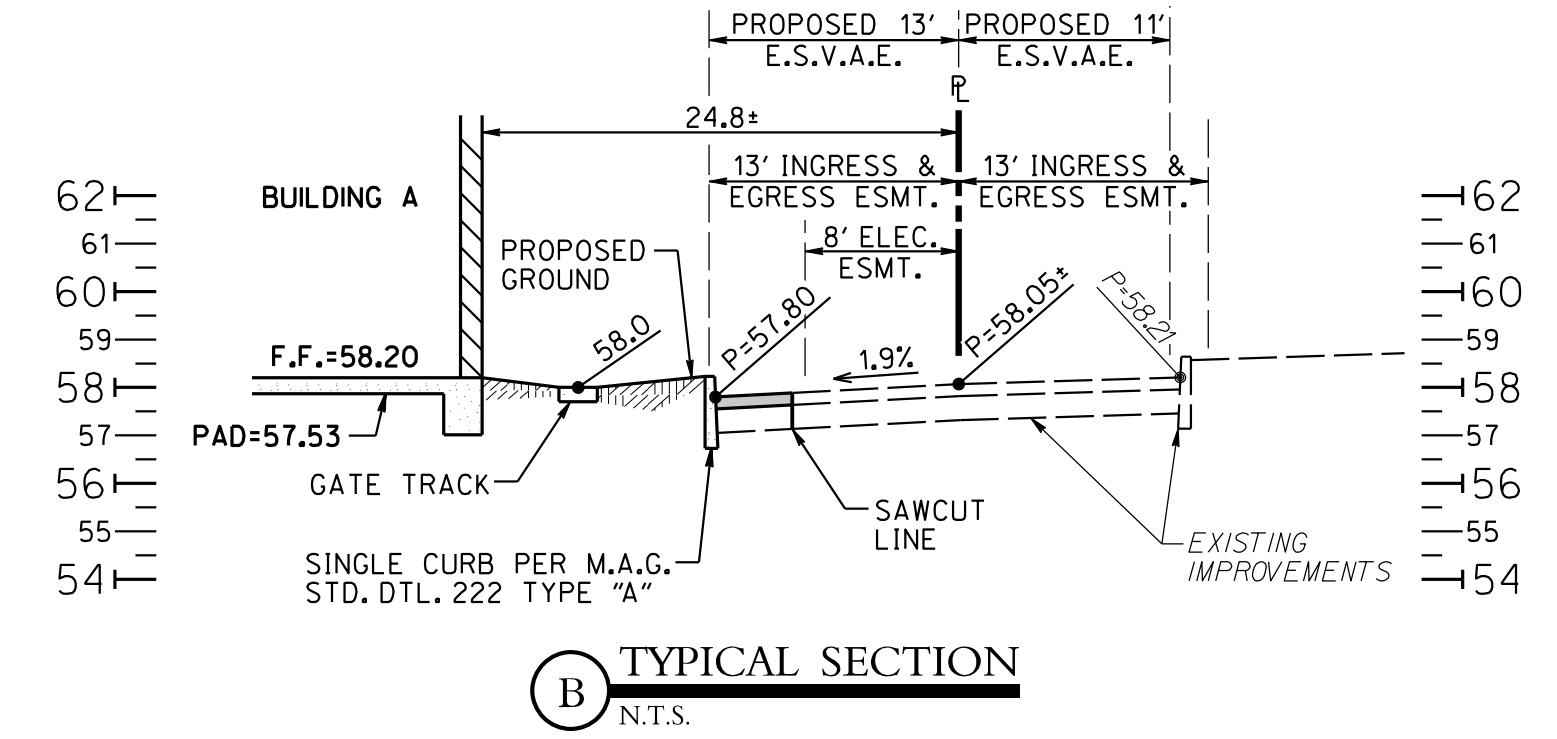
**73RD & HELM AIRPARK GARAGE CONDOS**  
 14805 N. 73RD STREET, SCOTTSDALE, ARIZONA 85260  
 PRELIMINARY GRADING & DRAINAGE PLAN W/ UTILITIES

**JMC ENGINEERING**  
 7315 N 16TH STREET, SUITE 101, PHOENIX, AZ 85020  
 HELENE FLORENTO, P.E., C.F.M.  
 6829 HELENE FLORENTO, P.E., C.F.M. 02-05-2026  
 Expires 3-31-2028

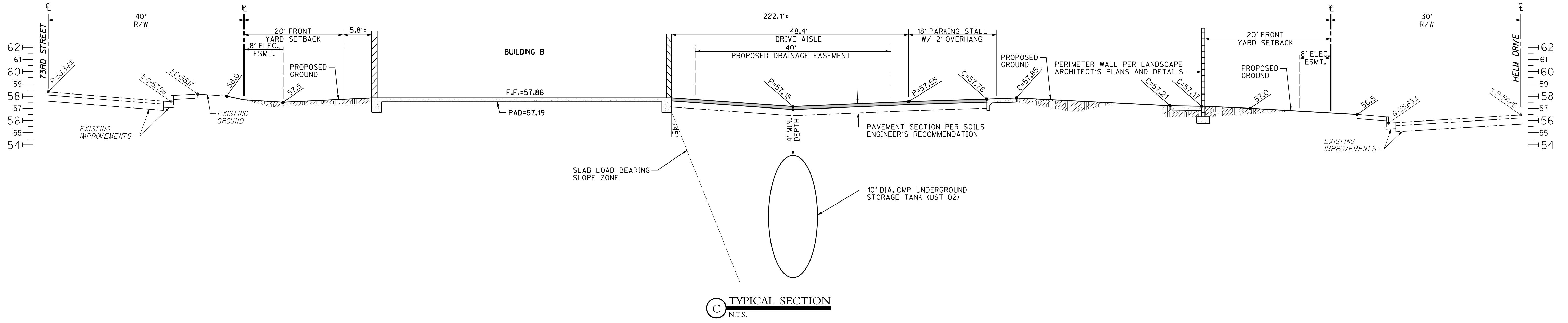
DESIGNED: JMC/HTF  
 DRAWN: HTF  
 PROJECT NO: 0222  
 DATE: 5-FEB-2026  
 SHEET 1 OF 3



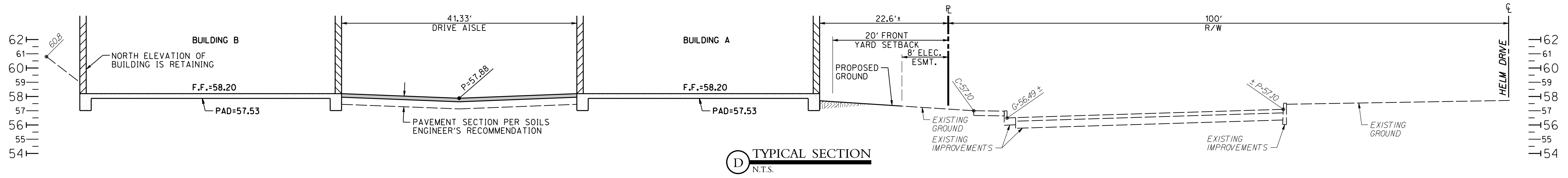
**A** TYPICAL SECTION  
N.T.S.



**B** TYPICAL SECTION  
N.T.S.



**C** TYPICAL SECTION  
N.T.S.



**D** TYPICAL SECTION  
N.T.S.

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



Expires: 3-31-2028

**JMC ENGINEERING**  
7315 N. 10TH STREET  
SUITE 101  
PHOENIX, AZ 85021  
FLORENTO@JMC-ENG.COM

DESIGNED: JMC/HTF  
DRAWN: HTF

PROJECT NO: 022  
DATE: 5-FEB-2026

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JMC ENGINEERING

REVISIONS		
NO.	DESCRIPTION	DATE



C:\Users\HeleneFlorento\jmc-eng.com\Projects - Genera\0222-73rd & Helm Airpark Garage Condos\Civi\0222pgrd02-sections.dgn (Modet Default)  
5-FEB-2026

**NOTE:**  
 THIS PLAN IS PRELIMINARY. ROOF DESIGN & SLOPES  
 SUBJECT TO CHANGE DURING FINAL  
 ENGINEERING/CONSTRUCTION DOCUMENT PHASE.

A.P.N. 215-56-026B  
 2017-0381935, M.C.R.  
 WILDCAT REAL ESTATE  
 LLC

HELM DRIVE BUSINESS  
 CONDOMINIUMS (R)  
 A.P.N. 215-56-384  
 2003-17-45311, M.C.R.  
 HELM CONDO LLC

73RD STREET

HELM DRIVE



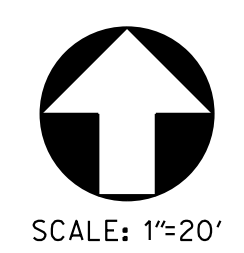
7315 N 10TH STREET  
 SUITE 101  
 PHOENIX, AZ 85024  
 FLORENTO@JMC-ENG.COM

DESIGNED: JMC/HTF  
 DRAWN: HTF

PROJECT NO: 022  
 DATE: 5-FEB-2026

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 JMC ENGINEERING

**73RD & HELM AIRPARK GARAGE CONDOS**  
 14805 N. 73RD STREET, SCOTTSDALE, ARIZONA 85260  
**ROOF SLOPE DIAGRAM**



SCALE: 1"=20'

REVISIONS		
NO.	DESCRIPTION	DATE



# AUTOBOX - HELM

14805 N. 73rd STREET | SCOTTSDALE, AZ 85260

PROJECT N° 25022

DATE: 02.06.2026



CMU-1

8"x8"x16" PAINTED SMOOTH-FACE  
CONCRETE BLOCK - FIELD  
COLOR: DUNN-EDWARDS DEGR51 'CHATEAU GRAY'



BR-1

THIN BRICK VENEER - FIELD / ACCENT  
COLOR: GENERAL SHALE AUTHINTIC 'TOBACCO ROAD'



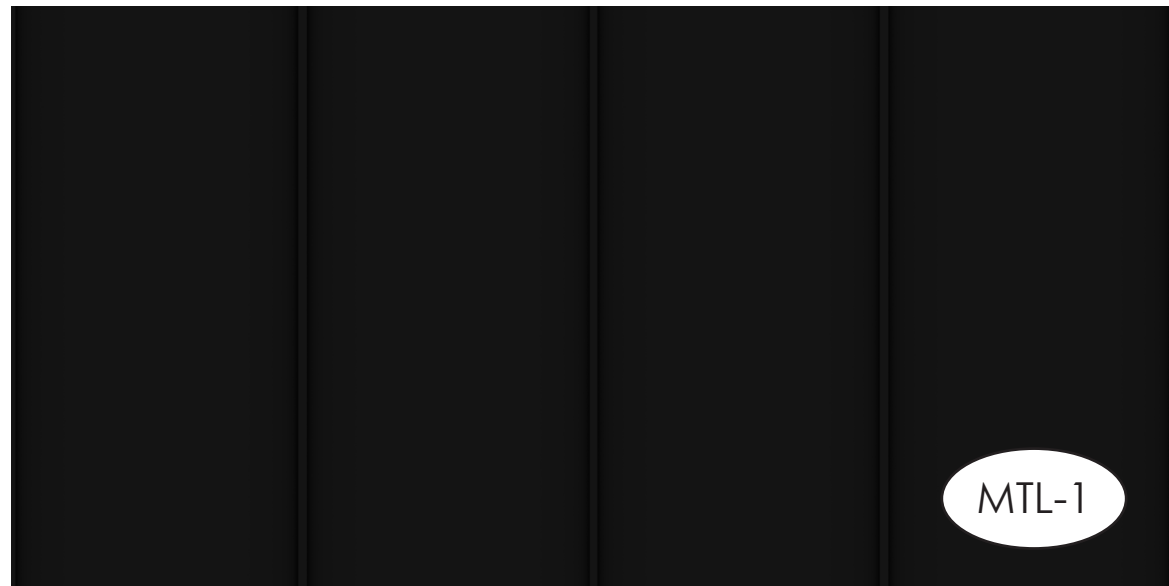
STF-1

ANODIZED ALUMINUM  
STOREFRONT FRAMES  
COLOR: BLACK



CMU-2

8"x8"x16" INTEGRAL COLOR SPLIT-FACE  
CONCRETE BLOCK - FIELD  
COLOR: ECHELON MASONRY 'HUNTINGTON GRAY'



MTL-1

STANDING SEAM METAL ROOFING & TRIM  
MFR: WESTERN STATES METAL ROOFING  
COLOR: WESTERN LOCK 'MATTE BLACK'



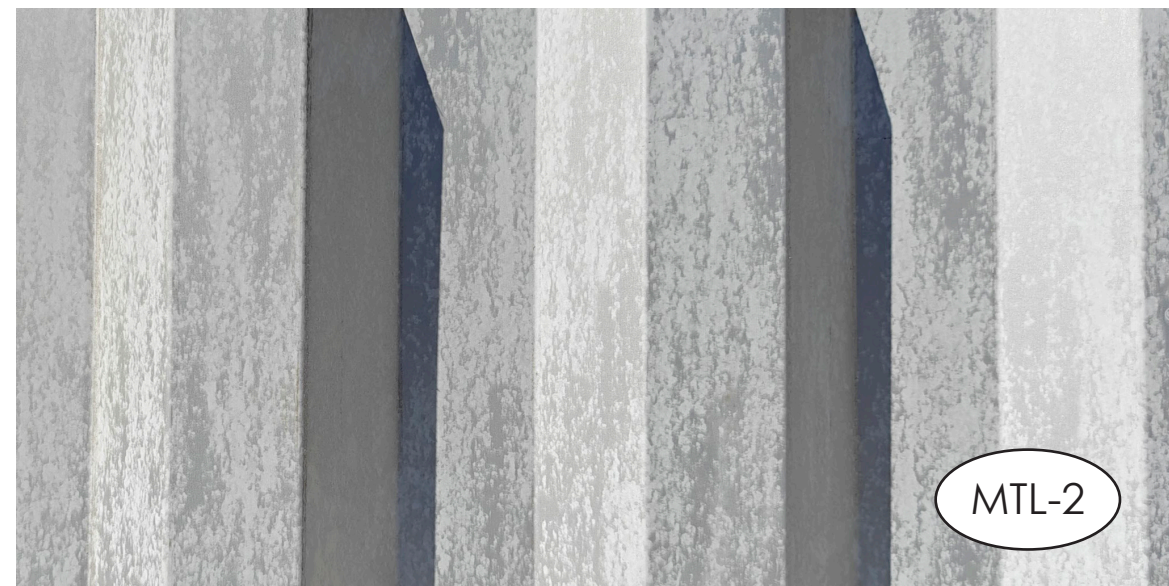
STF-1

1" LOW-E TINTED GLAZING  
COLOR: VITRO SOLARBAN 90  
GRAYLITE II



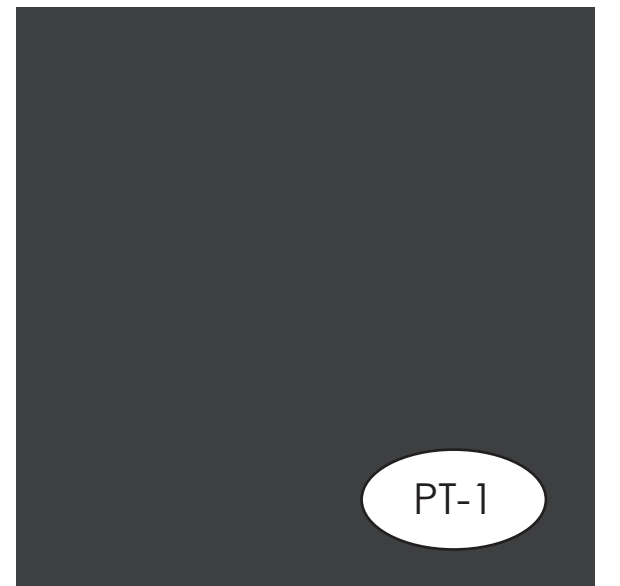
CMU-3

8"x8"x16" INTEGRAL COLOR SMOOTH-FACE  
CONCRETE BLOCK - ACCENT  
COLOR: ECHELON MASONRY PRECISION 'SLATE'



MTL-2

METAL WALL PANEL SYSTEM - ACCENT  
MFR: WESTERN STATES METAL ROOFING  
COLOR: WESTERN RIB (7.2 PANEL) 'GALV-TEN ROBUST'



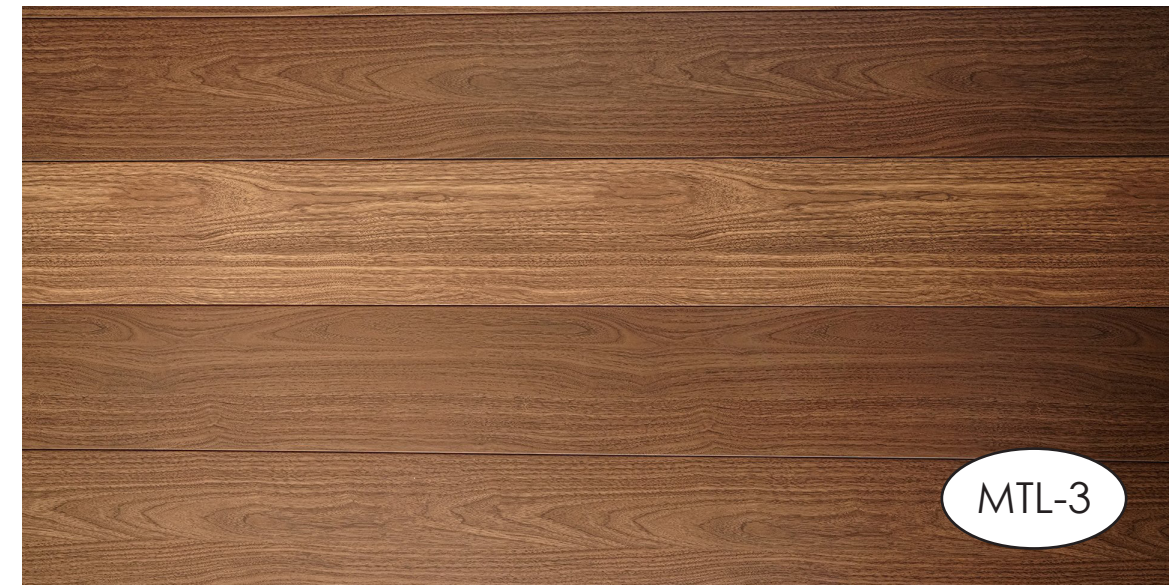
PT-1

PAINTED STEEL ACCENTS  
COLOR: DUNN-EDWARDS  
DE6350 'DARK ENGINE'



CMU-4

8"x8"x16" INTEGRAL COLOR GROUND-FACE  
CONCRETE BLOCK - ACCENT  
COLOR: ECHELON TRENDSTONE 'HUNTINGTON GRAY'



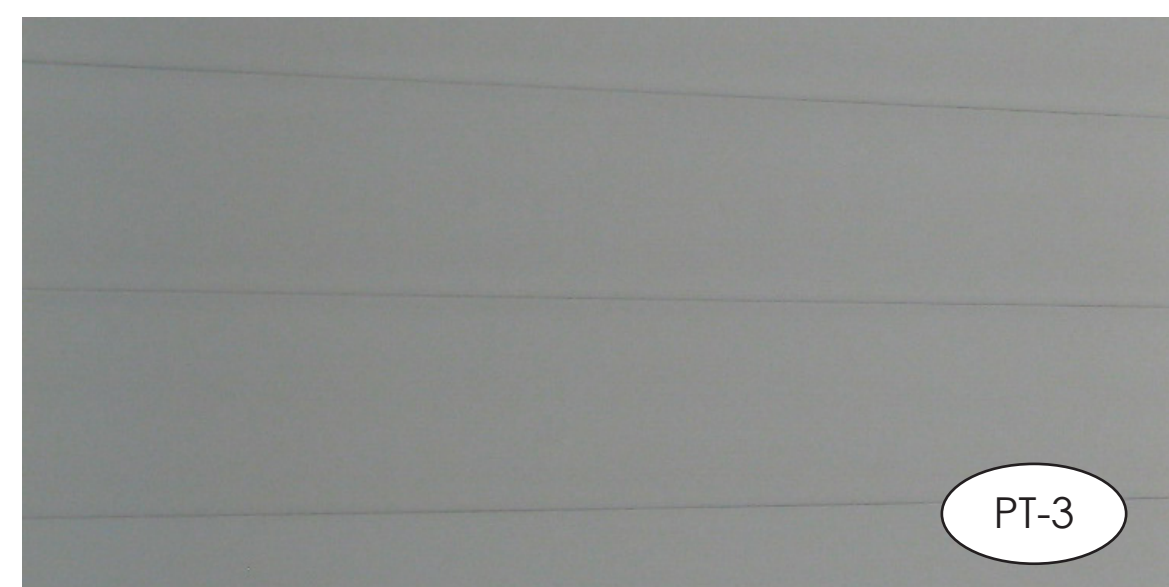
MTL-3

METAL ROOFING SOFFIT - ACCENT  
MFR: WESTERN STATES METAL ROOFING  
COLOR: T-8 PANELWALL 'ROSEWOOD'



CMU-5

8"x8"x16" INTEGRAL COLOR SPLIT-FACE  
CONCRETE BLOCK - ACCENT  
COLOR: ECHELON MASONRY 'SLATE'



PT-3

14'x16' PAINTED OVERHEAD DOORS  
COLOR: CUSTOM COLOR 'AUTOBOX BRONZE'



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