

20th STREET & JONES AVENUE PLANNED UNIT DEVELOPMENT NARRATIVE

Case Z-152-25-8

Located at the northeast corner of 20th Street and Jones Avenue

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A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other City Codes or requirements.



CITY OF PHOENIX

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Department**

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A. Purpose and Intent

1. Project Overview & Goals

The 20th Street and Jones Planned Unit Development (“PUD”) proposes the development of a vacant 5.001± gross acre (4.55± net acre) site at the northeast corner of 20th Street and Jones Avenue (the “Site”). This PUD is intended to establish definitive standards and guidelines to develop a long vacant site in an area that is surrounded by Business Park and Industrial Warehouse developments. The proposed PUD plans were developed with the area’s growing demand for employment opportunities, best use of an undeveloped infill parcel, applicable overlay districts, and current standards for warehouse development in mind.

The subject site is currently zoned R-3 (Single-Family Residence District) Rio Salado Interim Overlay District (RSIOD). Rezoning the Site to PUD will allow the proposed commerce park development and intended uses for the Site and will fill a long overdue need for infill development of this vacant site. The proposed development fits within the context of the surrounding built environment, which includes industrial and commerce park facilities to the north, east, southwest and south of the Site. This request aligns with the City's General Plan goals by promoting economic development and supporting employment-generating land uses.

The Site is within the Rio Salado Interim Overlay District and Rio Reimagined planning initiative area. This PUD has been developed to be consistent with the Rio Reimagined Visual Guide and to meet Rio Salado Interim Overlay District regulations. The 500-foot Rio Salado Habitat Restoration Project boundary is approximately 400 feet north of the Site. The area between that boundary and the Site, historically a sand and gravel operation, now also serves as an outdoor storage yard. This PUD has a thoughtfully designed site development plan that reflects the policy objectives and design guidelines of Rio Reimagined. Additionally, through collaboration with higher education institutions, community organizations, and/or cultural organizations the design proposal seeks to incorporate meaningful and contextually relevant features within the proposed design. The development proposed in this PUD aligns with the economic development priority of Rio Reimagined bringing new, quality, and thoughtful redevelopment beyond the riverbank.

Within the Rio Salado corridor area, land uses are encouraged that bring jobs to the area. Development of the commerce park proposed with this PUD will create employment opportunities for the immediate area and the South Mountain community, which in turn will help reduce commute times, promote the use of public transportation within the area to support overall City public transportation initiatives, and help establish the river as a destination.

2. Overall Design Concept

The Site is a vacant 5.001± gross acre (4.55± net acre) site at the northeast corner of 20th Street and Jones Avenue, which is proposed to be developed with a 77,165 square foot business park building including supporting parking and loading areas.

All bolded development standards, design guidelines and sustainability elements exceed Zoning Ordinance requirements for the comparable district.

Located at the edge of other commerce park and industrial facilities, this development infills a vacant site that aligns with surrounding zoning and uses. Surrounding uses include industrial and commerce park facilities to the east, southwest and south; and to the north and northwest between the Site and riverbank are active sand and gravel and cement plants.

The proposed business park building will be designed with a focus on functionality, efficiency, and a minimal visual impact on the surrounding area. Landscaping will be provided around the perimeter of the building to add visual interest and a natural element to the building elevations and hardscape elements.

Vehicular access to the site will be provided by two driveways on 20th Street. The northern driveway will be designed to accommodate standard passenger vehicles and the southern driveway will be designed to accommodate passenger vehicles and semi-trucks, with a turning radius that allows for safe and efficient ingress and egress. On-site parking will be provided in accordance with the City's zoning regulations for these uses, and as outlined in this PUD, with a mix of standard and oversized parking spaces to accommodate passenger vehicles and service trucks. Truck loading and unloading will occur within a secure yard area located at the south end of the building. The loading area will be screened from view by a combination of screen walls, fencing, and landscaping to minimize any potential visual impacts on surrounding properties.

The building is 40 feet in height, with single story warehouse and two-story office uses. The site and building design is consistent with the Rio Reimagined Visual Guidelines, incorporating the following: a variety of building textures and materials; loading areas located away from the river at the south end of the Site; no on-street parking of heavy trucks; a detached shaded sidewalk along 20th Street; pedestrian connection from the building to the street; the use of Crime Prevention Through Environmental Design (CPTED) design principles throughout the site; drought tolerant native plant material; and design sensitivity to the natural habitat around the river.

B. Land Use Plan

1. Proposed Land Uses

The 20th Street and Jones Avenue PUD is a commerce park development consisting of a freestanding 77,165 square foot building designed for single story warehousing and two-story offices with ancillary loading and parking.

2. Discussion of Conceptual Site Plan

This PUD provides for the development of this vacant 4.99± acre site with a 77,165 square foot business park building including supporting parking and loading areas. The Site is comprised of five parcels which will be combined into one parcel at the time of development review.

The site design includes a single building 40-feet in height with one to two stories. The single-story areas of the building are for warehouse uses with a clear height of 32 feet. An office use is located at the northeast corner of the building, fronting the riverbank, which is proposed as

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two stories with exterior shaded balconies within the same building height. The building parapet will alternate in height to provide architectural interest in the building elevations. Mechanical equipment will be roof mounted and screened by the parapet wall reducing noise and providing screening for adjacent properties.

The building setback is 30 feet from 20th Street, providing the needed space to locate parking and vehicular circulation at the rear of the building, screened from the street. The front building and landscape setback is consistent with Commerce Park standards at 30 feet, providing an ample buffer from the streetscape and a comfortable shaded area for pedestrians along the entire frontage.

The landscape design along with a variety of building materials, textures and colors are used to soften the streetscape design. This PUD will provide a comfortable pedestrian pathway along the 775-foot length of 20th Street, where no sidewalks or shading have previously existed. Crossing four street intersections, this PUD will provide a safe, long overdue, refuge for pedestrians using 20th Street. This PUD will restrict truck traffic to the southern driveway entrance only, creating an enhanced pedestrian environment adjacent to this development north of this entrance.

The development includes two driveway entrances on 20th Street, gated for enhanced security. The northern driveway is 26 feet wide for standard passenger vehicle traffic, and the southern driveway is 45 feet wide for truck access. All drive aisles are designed to meet Fire Code access requirements. Pedestrian gates are located at the north and south end of the building connecting the Site to the streetscape. All pedestrian pathways, private, and public are designed for Americans With Disabilities (ADA) compliance.

The development will be surrounded by masonry walls (up to 8 feet) for site security and screening. Located at the southern end of the Site, the loading area is screened from the street by the wall. A depressed truck well is proposed along the southern end of the building for ease of loading and to further screen on-site loading activity from 20th Street. Trash, recycling containers, and utility transformers will also be located behind the screen walls. On-site parking is located along the north, east and south sides of the building, behind the screen walls and security gates.

Parking areas are designed to meet City of Phoenix parking and landscape requirements. Outdoor amenity seating areas will be provided for the commerce park employees and visitors at the northwest corner of the Site.

On-site retention for stormwater is provided above grade at the southwest corner of the Site along the street frontage and in underground storage tanks within the paved vehicle maneuvering area south of the building.

C. List of Uses

1. Permitted

Proposed allowable uses include all the uses permitted in the Phoenix Zoning Ordinance (the “Zoning Ordinance”) Section 626.F for the Commerce Park – General Commerce Park Option (“CP/GCP”) zoning district plus the following additional uses:

1. Air Conditioning Equipment, Fabrication
2. Aircraft Parts Sales and Repair
3. Aircraft Storage
4. Automobile Parts and Supplies, Retail New and Used
5. Belting, Manufacturing
6. Boxes, Sales and Manufacturing
7. Brushes, Manufacturing
8. Building Contractors: Equipment and Material; Storage
9. Building Materials, Wholesale and Storage
10. Contractors Equipment and Supplies, Storage
11. Doors, Sash and Trim, Wood, Manufacturing
12. Electric Light and Power Companies, Storage
13. Feed and Seed, Wholesale and Storage
14. Furniture Manufacturing, Metal, Wood
15. Heating and Ventilating Equipment, Storage
16. Insulation Materials, Storage and Wholesale
17. Machinery Used, Storage
18. Millwork (woodworking) Manufacturing
19. Mining Machinery, Wholesale Storage
20. Storage Warehouse

Land uses not included as permitted are prohibited unless determined to be analogous to a permitted land use. The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section “List of Uses”, as authorized by Zoning Ordinance Section 307.A.3.

2. Prohibited

The following land uses are prohibited as a primary use.

1. Limited Outdoor Uses including plant nursery and/or inert landscape materials processing and sales; building and landscape contractors, including yards; building materials, wholesale and storage; Recreational vehicle/boat storage
2. Data Center

3. Temporary

All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

All bolded development standards, design guidelines and sustainability elements exceed Zoning Ordinance requirements for the comparable district.

4. Accessory

All accessory uses shall comply with Section 626.F of the Phoenix Zoning Ordinance.

D. Development Standards

1. Development Standards

STANDARD	PUD
Minimum Building Setbacks (Feet)	
Front (West)	30'
Side (North)	20'
Side (South)	20'
Rear (East)	20'
OUTDOOR STORAGE SETBACK	No outdoor uses, outdoor storage, or open buildings shall be located within seventy-five(75) feet of a public street.
Maximum Building Height	40 feet (2 stories) measured to roof line
Maximum Lot Coverage	50%

2. Landscape Standards

STANDARD	PUD
A. Minimum Landscape Setbacks	
i. Front (WEST)	30'
ii. Side (NORTH)	5'
iii. Side (SOUTH)	0'
iv. Rear (EAST)	0'
B. Planting Materials	

All bolded development standards, design guidelines and sustainability elements exceed Zoning Ordinance requirements for the comparable district.

i.	Front	Front setback on 20TH Street to be planted with the following landscaping along both sides of detached sidewalk, as approved by Planning and Development Department: • Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings. • Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at pedestrian walkway. Note: where utility conflicts exist, developer shall work with Planning and Development Department on alternative design solution consistent with a pedestrian environment.
ii.	Landscape Areas within North Perimeter Setbacks	Trees are not required with exception of provision of trees needed to satisfy shade coverage standards for parking areas. Minimum of five, 5-gallon shrubs per tree based on provision of trees 20 feet on center or equivalent groupings Note: shrubs required within east perimeter setback may be provided within adjoining landscape areas.
IV.	ALL LANDSCAPE AREAS	Minimum 10% of required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of 3 or more, as approved by the Planning and Development Department.

3. Streetscape Standards

Streetscape Standards	Minimum
20 th Street (east side): Landscape strip planning standards	Streetscape to be planted with the following landscaping between detached sidewalk and back-

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	of-curb, as approved by Planning and Development Department: • Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings. • Drought-tolerant shrubs, accents, and vegetative groundcovers.
Sidewalk width	5-feet wide
Landscape detachment width	5-feet wide
Sidewalk tree shade coverage	75% live coverage at pedestrian walkway Note: where utility conflicts exist, developer shall work with Planning and Development Department on alternative design solution consistent with a pedestrian environment.

4. Parking Standards

Off-street parking and loading shall comply with Section 702 of the Zoning Ordinance with the exception of warehouse uses which shall be provided as follows:

Use	Parking Ratio
Industrial Plants, Manufacturing, Wholesale, including but not limited to warehouses and storage buildings and yards	1 space per 1,500 square feet A minimum of 5% of the required vehicle parking spaces shall include EV installed infrastructure.
Office	1 space per 350 sq feet

Bicycle Parking shall be provided according to Section 1307.H of the Zoning Ordinance with the exception of the following:

Location	Parking Ratio
Bicycle parking shall be located behind security gate, and not within direct visibility of the public or public street.	One space per 15,000 square feet of floor area.

5. Fences/Walls

Fencing and walls will meet the requirements in the Zoning Ordinance Section 703 with the exception that an **8-foot wall or fence** shall be permitted within the side and rear setbacks for screening.

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6. Shade

Shade will be provided using a combination of vegetation and innovative building design. The development is designed to meet and exceed the City's shade requirements. Although 50% shade is required under the Zoning Ordinance, the development's sidewalk, located along the 20th Street frontage, will offer 75% shade coverage to further enhance pedestrian comfort and promote an active, walkable development. Furthermore, the development will provide significant shade coverage for common areas and street frontage.

A. MINIMUM SHADE COVERAGE STANDARDS⁽¹⁾⁽²⁾		
i.	Sidewalk along 20 th Street right-of-way (east side)	75% shade overall by landscaping, structure, or combination of landscaping and structure, as approved by the Planning and Development Department
ii.	Surface parking spaces	A minimum of 30% of the surface parking areas shall be shaded , as approved by the planning and development department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
iii.	Outdoor Amenity / comfort areas.	Resting area shall be shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade.

(1) Shade coverage standard does not apply to portion of sidewalk / pedestrian pathway where it crosses a drive aisle.

(2) Shade coverage standard does not apply to exit discharge walkway to a public way.

Where existing or proposed utility infrastructure within the right-of-way and on the Site prevents the use of vegetation for shade, the developer will work with the Planning and Development Department to provide alternative solutions that meet the intent of shade requirements for pedestrian pathways.

7. Lighting Plan

Lighting standards shall be consistent with Sections 704, 507.Tab A.II.A.8.

8. Complete Streets Design Guidelines

This PUD has been designed to meet the Complete Streets Design Guidelines. The portion of 20th Street adjacent to the Site does not have sidewalks along either side of the street. The Site is approximately 775 feet wide and intersects with four streets connecting to the community to the west. The street improvements including curb, gutter, sidewalk and landscaping that will be developed with this PUD will provide pedestrians with a protected walkway outside the paved area of the street that has never existed within this community. To meet the intent of Complete Streets, the following guidelines shall apply to this PUD.

Design for Safety

- Sidewalks will be constructed along 20th Street for the length of the Site **on both sides of the street.**
- **All truck traffic to the Site will be from the southern driveway only**, providing a protected pedestrian pathway along the majority of the streetscape adjacent to the Site.

Design for Comfort and Convenience

- Pedestrian walkways, **both public and private on the east side of 20th Street will be shaded using trees.**
- **Detached sidewalks on the east side of 20th Street** will enhance pedestrian comfort along the entire frontage of the Site.
- **Public seating nodes on the east side of 20th Street** will provide an area of rest and refuge for pedestrians adjacent to the sidewalk.

Design for connectivity

- The development of the Site will provide sidewalks for pedestrians on both sides of 20th Street and will include ADA compliant cross street connections on the west side of the street at Jones Avenue, Illini Street, Warner Street, and Raymond Street.

E. Design Guidelines

1. Building Design

The goal of this PUD is to create a cohesive, well-designed business park development to serve the surrounding community and promote local business. The development shall conform to the City of Phoenix Zoning Ordinance Design Guidelines in Section 507, Tab A, as well as the following additional Guidelines of the Rio Reimagined Visual Guide. In the event of a conflict between the Zoning Ordinance and this PUD, the provisions of this PUD shall control.

Type	Standard
ARCHITECTURAL DESIGN	The following shall be required: • A minimum of ten percent (10%) and a maximum of twenty-five percent (25%) of West building elevation must incorporate an accent material to provide visual variation and break up large wall planes. For tilt-up construction, this requirement may be satisfied through the use of formliner panels or similar treatments that provide a texture clearly distinct from smooth concrete surfaces. • Four-sided architecture. • Vertical and horizontal articulation. • Buildings should incorporate multiple textures and use rustic or natural material to create visual interest. • All sides of a structure shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.

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	• Visible side and rear building facades shall have a level of trim and finish compatible with the front façade. • Amenity area to promote employee comfort. • Roof drain downspouts shall be internalized. • External roof access ladder shall be avoided. • Roof top equipment shall be screened from all sides of the building from the ground level. • The main corner pedestrian entry point into the building shall include architectural articulation and features that emphasize the corner and draw attention to the entry, which may include subtle height accents, a diagonal cut accent column, floor to ceiling architectural fenestration, cantilevered balcony with shade covering, and a variety of colors and materials. Exterior finishes will be constructed of cementitious walls which are energy efficient by design have a low R-value. • Enhanced glazing, at a minimum of 5.99%, along the west elevations to improve the overall thermal performance of the building envelope. • Metal paneling above the cementitious wall to further improve heat dissipation and contribute to the building's overall thermal performance.
SITE DESIGN	• Street front landscape and architectural elements shall follow Rio Reimagined guidelines where appropriate and feasible. • Exterior Amenity area shall be provided to promote employment. • Enhanced landscape shall be provided along the east side of 20th Street. • Parking areas shall be screened from the public right-of-way. • Pedestrian sidewalk along the east side of 20th Street shall be provided with a detached sidewalk and integrated shade trees.
FENCING	• Screen wall material shall be consistent with the natural environment, such as masonry or concrete. Optional metal picket fence may be used where screening isn't a concern. • Drive access gates and pedestrian gates shall be screened a minimum of 50%. Gates shall be a minimum of 50% metal picket or decorative design

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	and follow Rio Reimagined guidelines where appropriate and feasible. • Screen wall shall be articulated using different block types, including standard smooth-face and split-face masonry units. • The screen wall block design will be harmoniously integrated with the building architecture and be of a color that complements the building color palette. • The screen wall shall be designed to provide an 85% to 15% split of split face and smooth face CMU block.
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)	• Fencing and gates will be installed to control access to the property. • An authority to arrest will be submitted to the Phoenix Police Department and no trespassing signs will be installed on site outside the fence and gates. • Graffiti will be removed as soon as possible. • Trash will be regularly collected from the property and properly disposed of. • No exterior water sources or electrical outlets will be located on the street side of the building. • Trash dumpsters will be located behind the fence and gate. • The building, sidewalk, landscaped areas, and parking area will be well lit. • Lighting will be tamper and weather resistant. • Lighting will remain on from dusk to dawn. • The building will be well maintained. • Landscape will be maintained regularly to reduce hiding spaces and not block light sources.

2. Landscape Design

As detailed in the Landscape Standards in Section D.2 of this PUD, the site design includes many landscape and shade enhancements which will meet the following design guidelines.

- a) Provide a landscape palette, maturity of trees, identifiable landscaped streetscape, and clustering of trees at appropriate locations.
- b) All right-of-way plant material shall comply with the Department of Water Resources low water use plant list ("ADWR's List").
- c) The public realm should be well landscaped to assist and support an active pedestrian orientated realm and to cool streets, sidewalks, and buildings. Provide shade and soften the look of the development to create a more natural environment.

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- d) Developments should include shading along the right-of-way frontage, excluding driveways, loading, and service berths.
- e) If street trees cannot be planted in the right-of-way, architecturally or artistically integrated public amenities should be provided. Such amenities may include but not limited to: structural shade elements and seating.
- f) The public safety should be protected by employing environmental design to promote situational awareness. Illumination should not leave areas of darkness which permit concealment. Lighting should not create glare for pedestrians or neighboring properties.

3. Amenities

This PUD includes an outdoor seating area at the northwest corner of the Site located behind the security gate, as an amenity for employees. Additionally, bicycle racks will be located on-site for employees and other visitors to the Site. Amenities required are as follows:

Type	Design/Location
Employee Resting Area	• A minimum of one outdoor employee resting area shall be provided, as approved by the Planning and Development Department. • Each employee resting area shall be a minimum of 200 square feet. • A pathway shall be provided to connect the building to the resting area and the public sidewalk. • Each resting area shall contain a minimum of two seating benches constructed of quality and durable materials. • Each resting area shall be shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade.
Public Amenity	• A minimum of one accessible public amenity shall be provided west of the building from the list below: • seating node, • historic/cultural information plaque or monument, • mural, or • seating area/bench, as approved or modified by the Planning and Development Department. • The public amenity will be shaded to a minimum of 75% using minimum 2-inch caliper

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	large canopy drought=tolerant shade trees and or/ architectural shade.
Bicycle Racks	Located in proximity to building entrance behind security gates

F. Signs

All signs shall meet the requirements of the Zoning Ordinance Section 705. All signs will require a sign permit from the City of Phoenix prior to installation.

G. Sustainability

The 20th Street & Jones Road PUD shall encourage building elements and environmental systems that increase energy efficiency, reduce water consumption, and help reduce the urban heat island effect.

Type	Standards
City Enforced	The following standards, measured and enforced by the City, will be provided: • As encouraged by Reimagine Phoenix, commercial recycling receptacles will be provided onsite. • Dual Glaze Windows with high performance Low-E glazing. • Provide canopies above the office glazing to increase the projection factor where appropriate and feasible. • All primary site, landscape, and building lighting will be LED lighting. • Bicycle parking shall be provided according to Parking Standards of this PUD. • Programmable thermostats shall be installed in each tenant space. • Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department. • Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation. • A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be

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	implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management. • Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department. • Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
Developer Enforced	The Developer will contribute to the City of Phoenix initiative by addressing the following: • Utilize low water usage plumbing fixtures. • Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants. • Irrigation systems provided for the development will utilize the latest in water-saving products and materials including smart, weather-based controllers, low flow emitters and spray heads as well as drip irrigation systems to meet the watering needs of the varied types of plants. • Encourage the use of water-based adhesives on all VCT, carpet tile and vinyl flooring to minimize VOC off gassing. • Encourage the use of carpet tile with the following specifications a high recycled content that is also highly recyclable. • Reduce heat island effect through ample open space, desert adapted landscaping and vegetation, including shrubbery, etc. • Provide as much shade as practical. • Recycling services will be provided. • Amenities will be located in areas that minimize direct sun exposure and maximize shade.

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	• Encourage the installation of electric vehicle charging stations. • Concrete pavement instead of asphalt to help lower urban hear island (UHI). • Utilize metal stud framing where possible. Sustainable metal studs offer several environmental benefits, primarily their high recyclability, which supports a circular economy and reduces landfill waste. • Utilize water-based paints with low VOC content.
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H. Infrastructure

1. Grading & Drainage

The Site is vacant, undeveloped, and generally flat with limited grade changes on site. There are existing berms in areas of the Site that will be regraded with development. The Site is surrounded by a vehicular access road along the north that serves a sand and gravel facility; 20th Street to the west, a paved City street without curb, gutter, or sidewalk adjacent to the Site; an open near-grade drainage area along the south on an adjacent parcel; and a masonry wall along the east property line.

2. Water & Wastewater

The development will be served by the existing City of Phoenix water and wastewater systems. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards and Policies.

3. Circulation

The goal for the development is to have a friendly, interactive and safe circulation (vehicular and pedestrian) network that encourages harmless distribution of motorized and pedestrian (walking and bicycling) traffic. The circulation layout is based on: connectivity, accessibility, pedestrian movement, drop-off points, safety, comfort, convenience, and aesthetics. There are two (2) vehicular access points into the Site on 20th Street. The northern driveway will be used for standard vehicular traffic and truck traffic will be relegated to the southern driveway. The driveways are designed to meet City of Phoenix Design Guidelines.

All bolded development standards, design guidelines and sustainability elements exceed Zoning Ordinance requirements for the comparable district.

I. Comparative Zoning Standards

Standard	R-3 (Current Zoning) SFA PRD Option	CP/GCP (Similar Zoning District to PUD)	PUD
Minimum Lot Width	None	None	None
Minimum Lot Depth	None	None	None
Dwelling unit Density	15.23 du/ac; 17.4 with bonus	n/a	n/a
Minimum Perimeter Setbacks			
Street	20'	30'	30'
Rear	15'	20'	20'
Sides	15'	20'	20'
Minimum Front setback	10'	30'	30'
Landscape Setbacks			
Street	None	30'	30'
Rear	None	None	0'
Sides	None	None	0' south; 5' north
Max. Building Height	2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum	18' within 30' of perimeter lot line; 1' increase per 3' additional setback, maximum 56' to 80' with use permit and site plan	40'
Max. Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures. Total 60%	50%	50%

All bolded development standards, design guidelines and sustainability elements exceed Zoning Ordinance requirements for the comparable district.

J. Legal Description

A portion of the South half of Section 22, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Northeast corner of PROGRESS PLACE, according to the plat of record in the Office of the Recorder of Maricopa County, Arizona in Book 63 of Maps, Page 18, records of Maricopa County, Arizona;

Thence South 88 degrees 14 minutes 21 seconds East 306.15 feet to the Northwest corner of TWENTY FOURTH STREET INDUSTRIAL PARK, according to the plat of record in the Office of the Recorder of Maricopa County, Arizona, in Book 274 of Maps, Page 45;

Thence, along the West line of said TWENTY FOURTH STREET INDUSTRIAL PARK, South 00 degrees 01 minutes 11 seconds East 631.63 feet to the Northeast corner of TWENTY FOURTH STREET INDUSTRIAL PARK 2, according to the plat of record in the Office of the Recorder of Maricopa County, Arizona, in Book 290 of Maps, Page 12;

Thence, along the North line of said TWENTY FOURTH STREET INDUSTRIAL PARK 2, South 63 degrees 50 minutes 15 seconds West 341.18 feet to the Southeast corner of the aforementioned PROGRESS PLACE;

Thence, along the East line of said PROGRESS PLACE, North 00 degrees 00 minutes 00 seconds East 791.47 feet to the POINT OF BEGINNING.

Comprising 5.001 acres or 217,826 square feet, subject to all easements of record.

EXHIBIT 1

VICINITY MAP

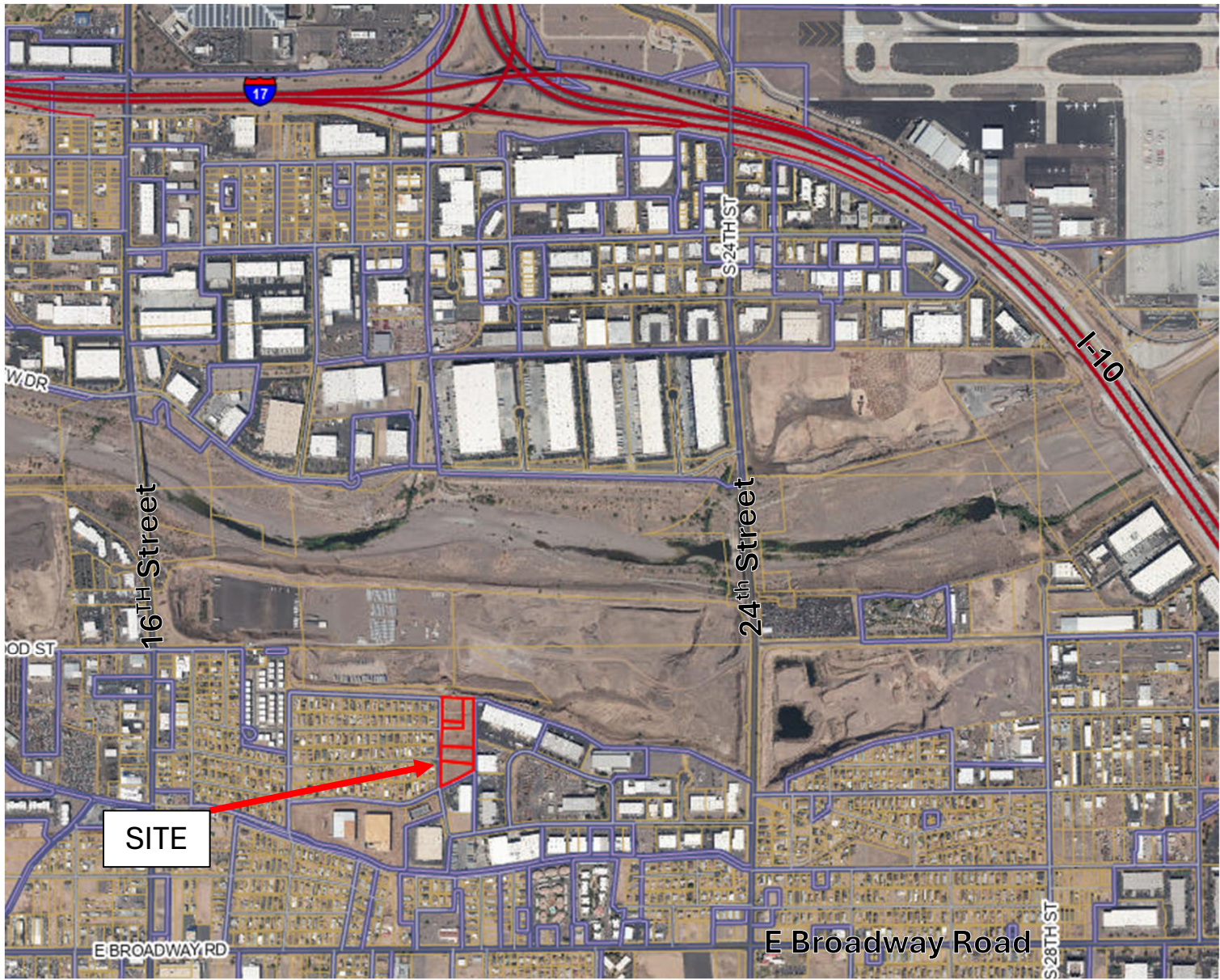
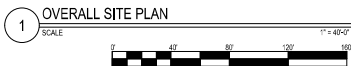


EXHIBIT 2

The map displays an industrial district with various streets and industrial parks. Key streets include E Raymond St, E Warner St, E Jones Ave, E Encinas Ln, S 20th St, and S 21st St. Industrial parks and facilities shown include Progress Plant, Twenty Fourth Street Industrial Park 2, Michael Lewis Center, and others. A specific site is highlighted with a yellow border and labeled 'SITE'.



EXHIBIT 3

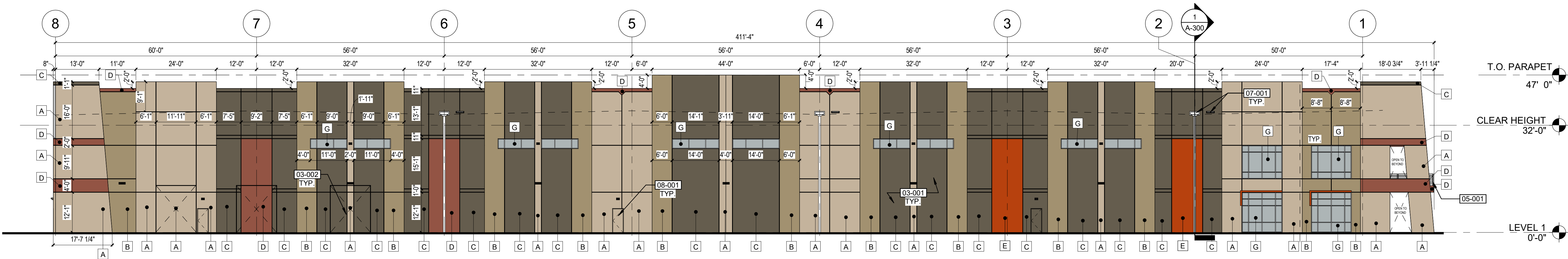


PRELIMINARY - NOT FOR CONSTRUCTION

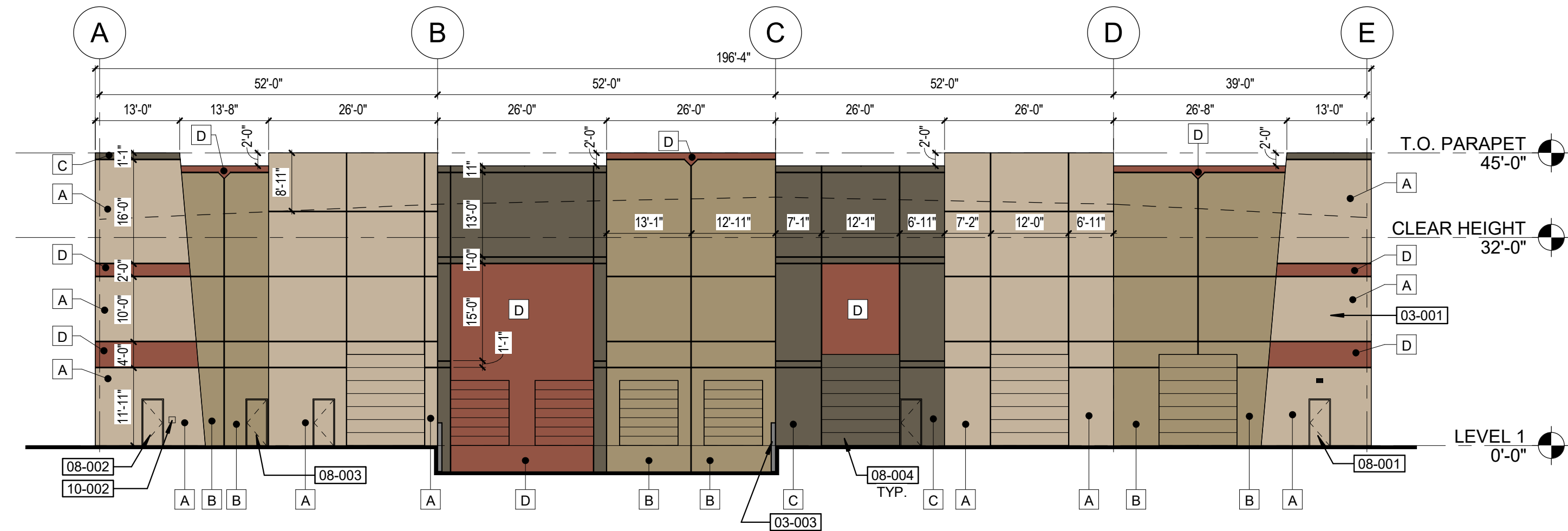
AS-100

EXHIBIT 4

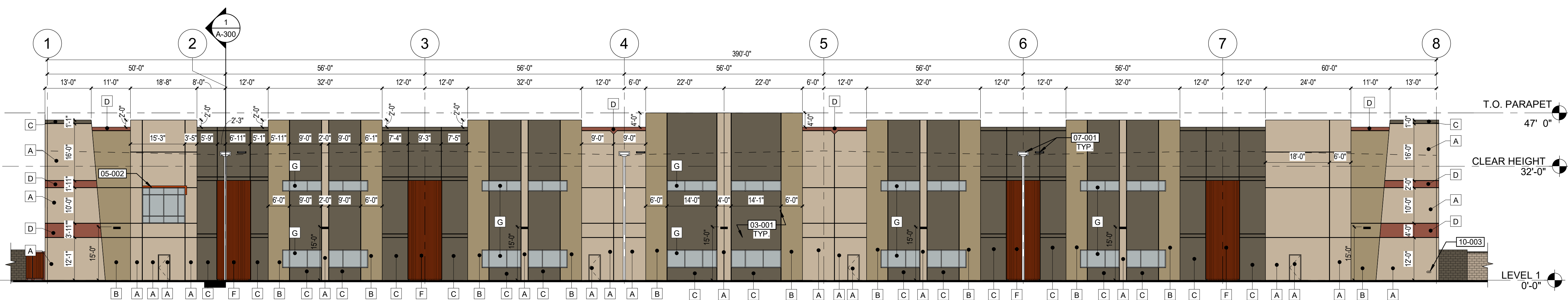
\\Media\Jobs\2022\2151.00 Unbound NEC 20th and Jones\3. Design\4. Drawings\Rev\2151.00 Unbound NEC 20th and Jones_CENTRAL.rvt
© 2025 DEUTSCH ARCHITECTURE GROUP 4/6/2025 5:09:05 PM



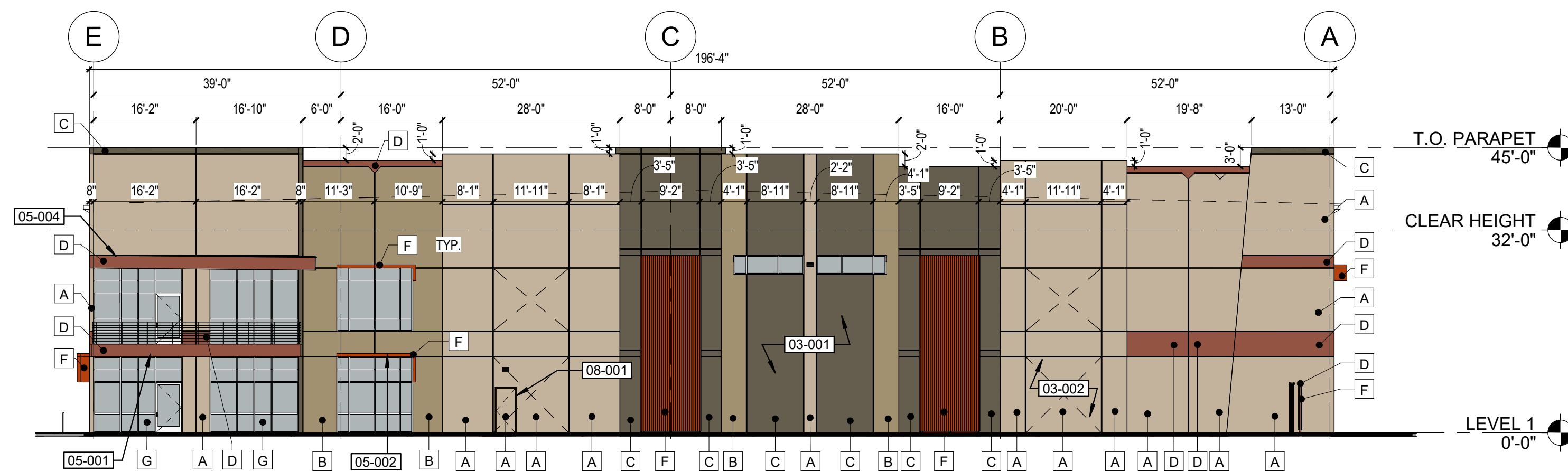
1 EAST ELEVATION
SCALE 1/16" = 1'-0"



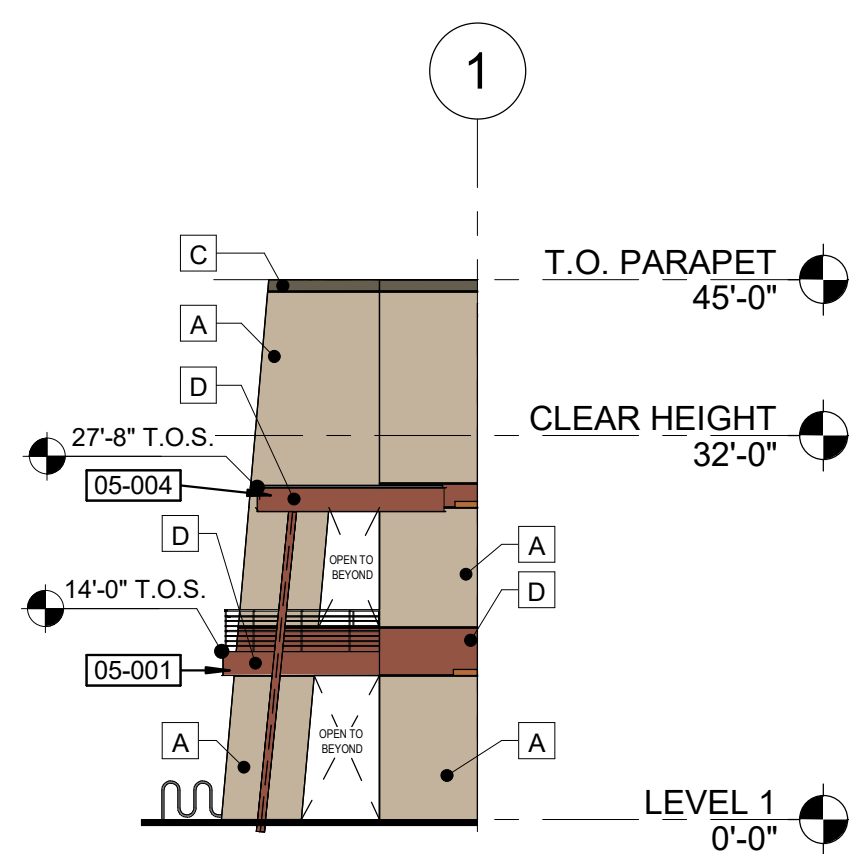
2 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



3 WEST ELEVATION
SCALE 1/16" = 1'-0"



4 NORTH ELEVATION
SCALE 1/16" = 1'-0"



5 WEST ELEVATION OF ENTRY
SCALE 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

A	PAINT 'A' - SW 7530 BARCELONA BEIGE SHERWIN-WILLIAMS
B	PAINT 'B' - DE6194 NATURAL BRIDGE DUNN EDWARDS
C	PAINT 'C' - SW 7054 SUITABLE BROWN SHERWIN-WILLIAMS
D	PAINT 'D' - DET450 PRAIRIE CLAY DUNN EDWARDS
E	'E' - CORTEN METAL DECK
F	PAINT 'F' - PAINT TO MATCH CORTEN WITH VERTICAL FORMLINER @ 6" ON CENTER
G	'G' - SOLARBAN 70 SOLARGRAY

MATERAL @ WEST BUILDING ELEVATION

PAINT 'A' - SW 7530 BARCELONA BEIGE SHERWIN-WILLIAMS	29%
PAINT 'B' - DE6194 NATURAL BRIDGE DUNN EDWARDS	19.33%
PAINT 'C' - SW 7054 SUITABLE BROWN SHERWIN-WILLIAMS	37.93%
PAINT 'D' - DET450 PRAIRIE CLAY DUNN EDWARDS	1.37%
'E' - CORTEN METAL DECK	1.54%
PAINT 'F' - PAINT TO MATCH CORTEN WITH VERTICAL FORMLINER @ 6" ON CENTER	4.87%
'G' - SOLARBAN 70 SOLARGRAY	5.99%

MATERAL @ ALONG WEST SCREEN WALL

PAINT 'A' - SW 7530 BARCELONA BEIGE SHERWIN-WILLIAMS SMOOTH FACE BLOCK	48.15%
PAINT 'C' - SW 7054 SUITABLE BROWN SHERWIN-WILLIAMS SMOOTH FACE BLOCK	29.85%
'E' - CORTEN METAL DECK "GATE"	22%

KEYNOTES

03-001	CONCRETE TILT PANEL WITH VERTICAL AND HORIZONTAL REVEALS - PAINTED
03-002	CONCRETE KNOCK OUT IN TILT PANEL WITH "V" REVEAL
03-003	CONCRETE RETAINING WALL
05-001	SECOND FLOOR EXPOSED STEEL WIDE FLANGE WITH GUARDRAIL ABOVE - PAINTED
05-002	DECORATIVE METAL EYEBROW ABOVE WINDOW
05-004	SECOND FLOOR CANOPY EXPOSED WIDE FLANGE - PAINTED
07-001	SCUPPER AND DOWNSPOUT AND OVERFLOW SCUPPER, PAINTED TO MATCH BUILDING
08-001	HOLLOW METAL MAN DOOR - PAINTED
08-002	FIRE RISER ACCESS MAN DOOR
08-003	ELECTRICAL ROOM ACCESS MAN DOOR
08-004	INSULATED OVERHEAD SECTIONAL DOOR - PAINTED
10-002	KNOX BOX LOCATION
10-003	FDC LOCATION - VANDAL PROOF

2929.COM



4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929 P

UNBOUND NEC 20TH AND JONES
3855 S. 20TH STREET, PHOENIX, ARIZONA
85040

FIRST ISSUED: 10-31-2024
REVISIONS
No. DATE DESCRIPTION

PROJECT NO: 22151.00
DRAWN BY: RJ
CHKD BY: RAH
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STAMP BOX

EXTERIOR
ELEVATIONS

A-200

PRELIMINARY - NOT FOR CONSTRUCTION

EXHIBIT 5



CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

UNBOUND NEC 20TH AND JONES

NORTHEAST CORNER PERSPECTIVE

22151.00

04/06/2026



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PHOENIX, ARIZONA 85018
602.840.2929 2929.COM**



CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

UNBOUND NEC 20TH AND JONES

NORTHWEST CORNER PERSPECTIVE

22151.00

04/06/2026



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UNBOUND NEC 20TH AND JONES

SOUTHWEST CORNER PERSPECTIVE

22151.00

04/06/2026



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CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.



CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

UNBOUND NEC 20TH AND JONES

AMENITY AREA PERSPECTIVE

22151.00

04/06/2026



**4600 E INDIAN SCHOOL RD.
PHOENIX, ARIZONA 85018
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EXHIBIT 6



G.K. FLANAGAN
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GREG@GKFASSOCIATES.COM



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602-840-2929 2929.COM

PROPOSED PLANT PALETTE		
TREES		
	HYBRID MESQUITE PROSOPIS 'COOPERI'	SIZE / COMMENTS / QTY 3" CALIPER / 10 QTY LOW-BREAKING / MATCHED
	HYBRID PALO VERDE PARKINSONIA 'SONORAN EMERALD'	2" CALIPER / 13 QTY STANDARD MATCHED
	HYBRID DESERT WILLOW CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER / 17 QTY LOW BREAKING / MATCHED
	THORNLESS CASCALOTE CAESALPINIA CACALACO 'SMOOTHEE'	1" CALIPER / 9 QTY LOW BREAKING / MATCHED
SHRUBS		
	RED YUCCA HESPERALOE PARVIFLORA	5 GAL, 131 QTY
	CIMARRON SAGE LEUCOPHYLLUM ZYGOPHYLLUM	5 GAL, 60 QTY
	BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL, 48 QTY
	HOPSEED BUSH DODONAEA VISCOSA	5 GAL, 50 QTY
	DESERT SPOON DASYLIRON WHEELERI	10 GAL, 21 QTY
	ENGELMAN PRICKLY PEAR OPUNTIA ENGELMANNII	10 GAL, 14 QTY
	JOJOBA SIMMONDSIA CHINENSIS	15 GAL, 43 QTY
	QUEENS WREATH VINE ANTIGONON LEPTOPUS	5 GAL, 8 QTY
	CAT'S CLAW VINE MACFADYENA UNGUIS-CATI	5 GAL, 9 QTY
	HACIENDA CREEPER PARTHENOCISSUS SPP.	5 GAL, 8 QTY
GROUNDCOVERS		
	CHUPAROSA JUSTICIA CALIFORNICA	3 GAL, 165 QTY
	TRAILING LANTANA LANTANA 'NEW GOLD'	1 GAL @ 3" O.C., 133 QTY
	OUTBACK SUNRISE EMU EREMOPHILA GLABRA	1 GAL @ 4" O.C., 29 QTY
	NASHVILLE GRASS MUEHLBERGIA RIGIDA	1 GAL @ 4" O.C., 75 QTY
	YELLOW BLOOMING ALOE ALOE BARBADENSIS	3 GAL @ 3" O.C., 32 QTY
INERT MATERIAL		
DG1	DECORATIVE ROCK 1 ROCK PROS - MAHOGANY	1/2" SCREENED, 2" DEPTH, TYP.
DG2	DECORATIVE ROCK 2 ROCK PROS - MAHOGANY	3" MINUS, 3" DEPTH, TYP.
	DECORATIVE ROCK 3 ROCK PROS - SUPERIOR GOLD	1 1/4" MINUS, 2" DEPTH, TYP.

- GENERAL NOTES: NOT APPROVED BY THE CITY
- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE AND COLOR AS NOTED IN LEGEND, 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
 - VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
 - NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
 - LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
 - LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
 - FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
 - PLANT LIST QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
 - FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
 - GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
 - ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
 - ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
 - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
 - ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
 - LANDSCAPE CONTRACTOR RESPONSIBLE TO DEMO ALL EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN.
 - STEEL HEADER TO SEPARATE ALL DG FROM FG BANDS. STEEL HEADER TO BE 3/16" STEEL HEADER AT A 4" DEPTH TYP.

UTILITY NOTES:
- THERE ARE NO OVER HEAD ELECTRIC LINES ON THIS PROJECT.
- 3' CLEARANCE TO BE PROVIDED AROUND ALL UTILITIES.
EXISTING PLANTING NOTE:
- THERE IS NO EXISTING PLANT MATERIAL ON SITE.

CITY OF PHOENIX GENERAL LANDSCAPE NOTES

- THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
- THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. HERE IS A LINK TO THE ADWR LIST.
https://new.azwater.gov/sites/default/files/media/PhoenixAMA_4MP_LWUPL.pdf
- CONTACT THE STREET TRANSPORTATION DEPARTMENT, HORTICULTURIST, AT 602-534-9898, PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
- ALL EXISTING TREES AND SHRUBS IN THE RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.
- THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING AND PROPOSED PLANT MATERIAL, IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
- WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'8") PER SECTION 507 TAB A.II.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.
- P.V.C. PIPE LATERALS ARE REQUIRED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
- PLANT QUANTITIES AND CALIPER SIZES, PER THE SPECIFIC ZONING REQUIREMENT FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.
NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
- PLAN APPROVAL IS VALID FOR 1 YEAR (12 MONTHS). PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATION PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

LANDSCAPE ARCHITECT CITY OF PHOENIX	DATE
ESTIMATED R.O.W. COST \$ 4,284.00	ESTIMATED S.F. LANDSCAPE IN R.O.W. 2,856 S.F.
MAINTENANCE BY: CITY [] OWNER [X]	0.59 ACRES
TOTAL ACRES (OR PORTIONS) LANDSCAPE AREAS	0.59 ACRES
SQUARE FOOTAGE OF TURF	0 SQUARE FEET
DATE OF PRELIMINARY SITE PLAN APPROVAL	TBD

KIVA #
SDEV #
LSPL #
QS: 5-32
ZONING: A-1

ARCHITECT
DEUTSCH ARCHITECTURE GROUP
4600 E. INDIAN SCHOOL RD.
PHOENIX, AZ 85018
PHONE: (602) 840-2929
EMAIL: DCHISUM@2929.COM
CONTACT: DUSTIN CHISUM

OWNER / DEVELOPER
UNBOUND DEVELOPMENT
PHOENIX, AZ
PHONE: (602) 741-4411
EMAIL: AOGAN@UNBOUNDDEV.COM
CONTACT: ANDREW OGAN

UNBOUND NEC 20TH ST. AND JONES

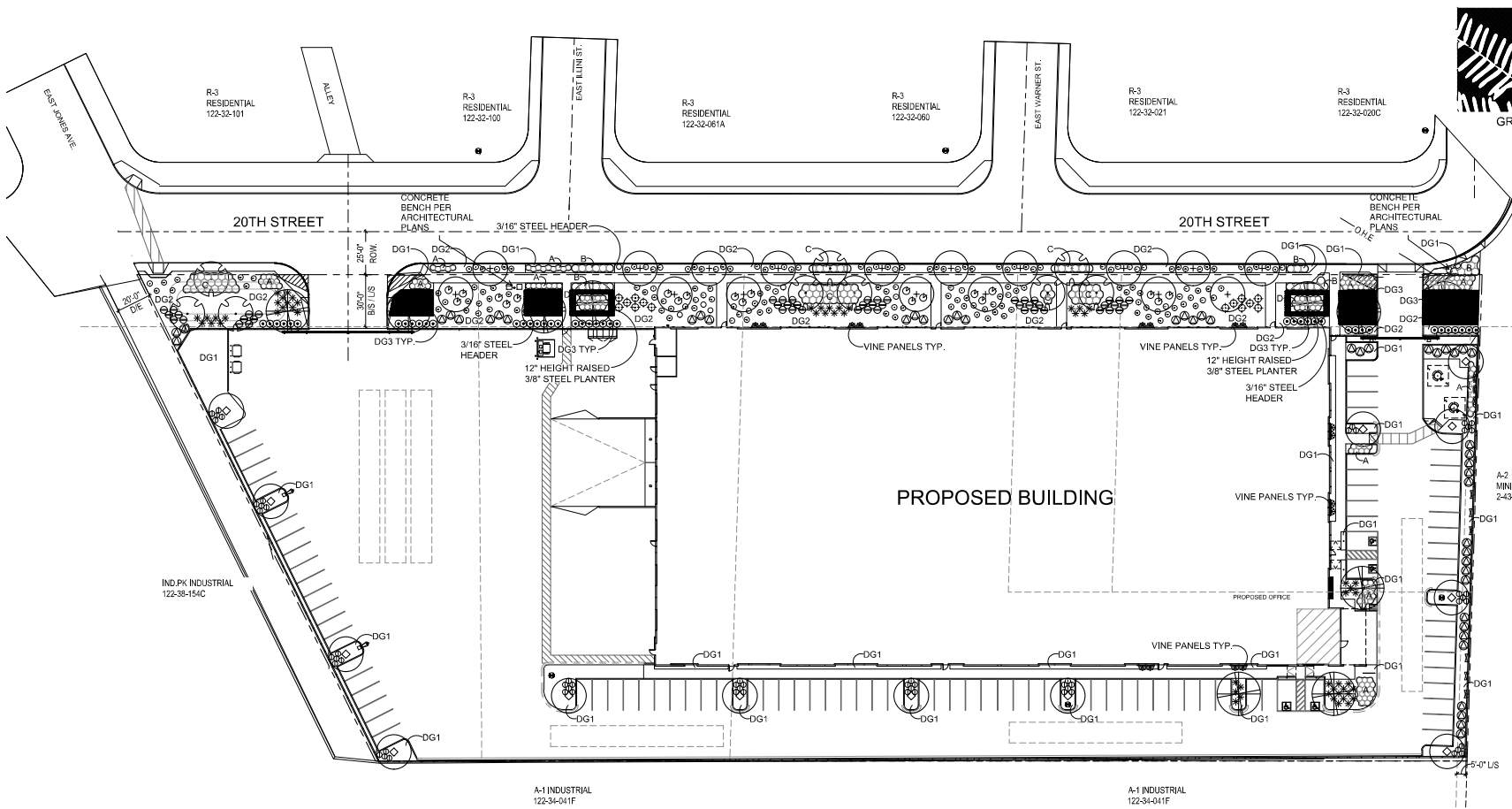
3955 SOUTH 20TH STREET, PHOENIX, AZ 85040

FIRST ISSUED:		
REVISIONS		
No.	DATE	DESCRIPTION

PROJECT NO.	Project Number
DRAWN BY:	Drafter
CHECKED BY:	Checker
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LANDSCAPE
COVER
04.14.2026

L100
1 OF 3



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DEUTSCH
 4600 E INDIAN SCHOOL RD.
 PHOENIX, ARIZONA 85018
 602-940-2929 2929.COM

UNBOUND NEC 20TH ST. AND JONES
 3955 SOUTH 20TH STREET, PHOENIX, AZ 85040

PROPOSED BUILDING

CONCEPTUAL PLANTING PLAN
 SCALE 1"=40'-0"

- PROPOSED PLANT PALETTE**
- TREES**
 HYBRID MESQUITE
 PROSOPIS 'COOPERI'
- HYBRID PALO VERDE
 PARKINSONIA 'SONORAN EMERALD'
- HYBRID DESERT WILLOW
 CHILOPSIS LINEARIS 'BUBBA'
- THORNLESS CASCALOTE
 CAESALPINIA CACALACO 'SMOOTHIE'

SIZE/ COMMENTS/ QTY
 3" CALIPER / 10 QTY
 LOW-BREAKING /
 MATCHED

2" CALIPER / 13 QTY
 STANDARD
 MATCHED

2" CALIPER / 17 QTY
 LOW-BREAKING /
 MATCHED

1" CALIPER / 9 QTY
 LOW-BREAKING /
 MATCHED

- SHRUBS**
 RED YUCCA
 HESPERALOE PARVIFLORA
 CIMARRON SAGE
 LEUCOPHYLLUM ZYGOPHYLLUM
 BAJA RUELLIA
 RUELLIA PENINSULARIS
 HOPSEED BUSH
 DODONAEA VISCOSA
 DESERT SPOON
 DASYLIRON WHEELERI
 ENGELMAN PRICKLY PEAR
 OPUNTIA ENGELMANNII
 JOJOBA
 SIMMONDSIA CHINENSIS
 QUEENS WREATH VINE
 ANTIGONON LEPTOPUS
 CAT'S CLAW VINE
 MACFADYENA UNGUIS-CATI
 HACIENDA CREEPER
 PARTHENOCISSUS SPP.

- GROUNDCOVERS**
 CHUPAROSA
 JUSTICIA CALIFORNICA
 TRAILING LANTANA
 LANTANA 'NEW GOLD'
 OUTBACK SUNRISE EMU
 EREMOPHILA GLABRA
 NASHVILLE GRASS
 MUHLBERGIA RIGIDA
 YELLOW BLOOMING ALOE
 ALOE BARBADENSIS
- INERT MATERIAL**
 DECORATIVE ROCK 1
 ROCK PROS - MAHOGANY
 DECORATIVE ROCK 2
 ROCK PROS - MAHOGANY
 DECORATIVE ROCK 3
 ROCK PROS - SUPERIOR GOLD

3 GAL, 165 QTY
 1 GAL @ 3" O.C.,
 133 QTY
 1 GAL @ 4" O.C.,
 29 QTY
 1 GAL @ 4" O.C.,
 75 QTY
 3 GAL @ 3" O.C.,
 32 QTY
 1/2" SCREENED,
 2" DEPTH, TYP.
 3" MINUS,
 3" DEPTH, TYP.
 1/4" MINUS,
 2" DEPTH, TYP.

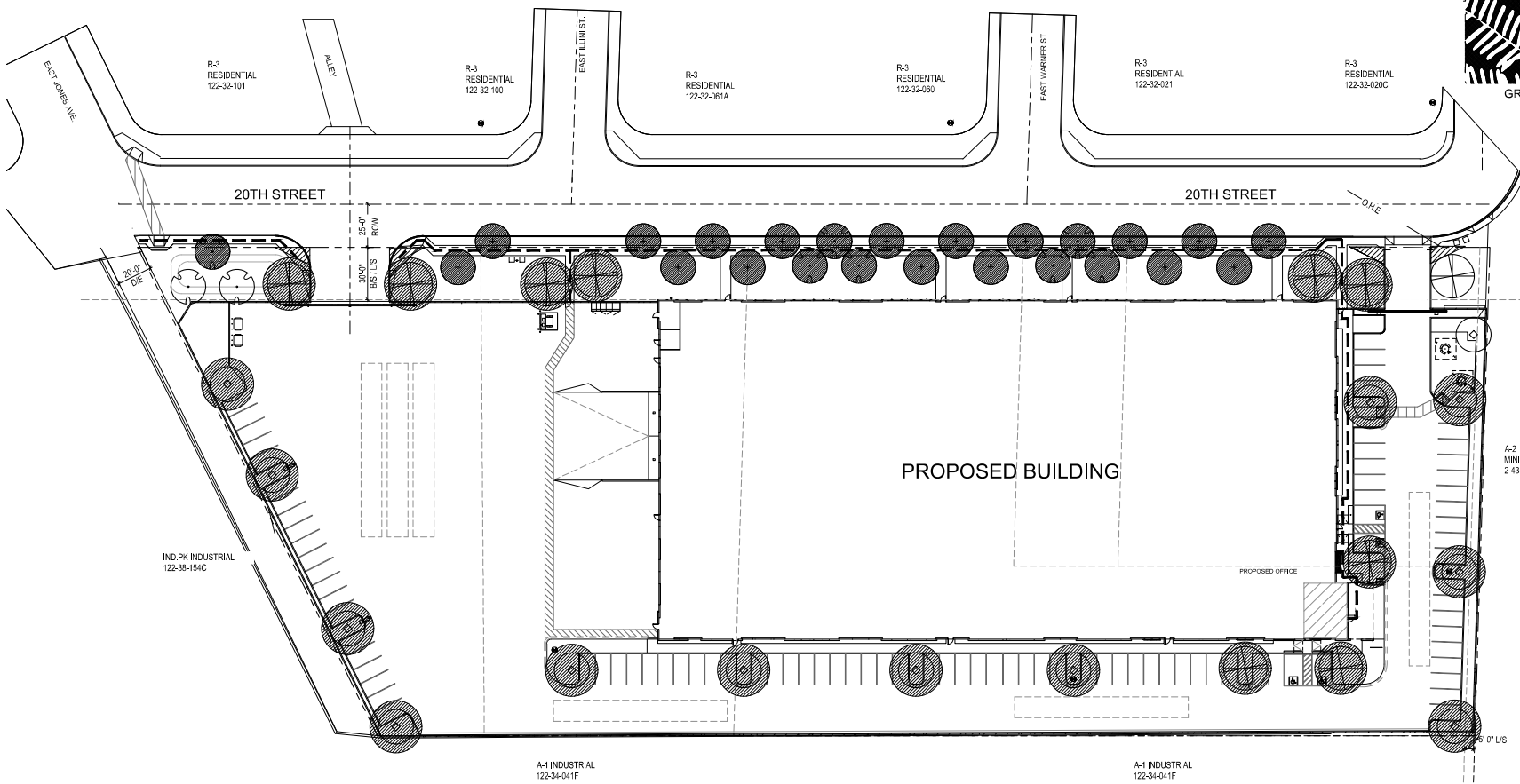
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REVISIONS		
No.	DATE	DESCRIPTION

PROJECT NO: Project Number
 DRAWN BY: Drafter
 CHECKED BY: Checker
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PLANTING PLAN
 04.14.2026
L101
 2 OF 3

KIVA #
 SDEV #
 LSPL #
 QS: 5-32
 ZONING: A-1



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4600 E INDIAN SCHOOL RD.
PHOENIX, ARIZONA 85018
602-940-2929 2929.COM

PROPOSED BUILDING



SHADE CALCULATIONS

20TH STREET TO MAIN ENTRY

PEDESTRIAN WALKWAYS PROVIDED -	915 LINEAR FEET
SHADED WALKWAYS PROVIDED -	740 LINEAR FEET
% OF PEDESTRIAN WALKWAYS SHADED -	80 %

UNCOVERED PARKING

UNCOVERED PARKING STALLS PROVIDED -	94 STALLS
SHADED PARKING STALLS PROVIDED -	34 STALLS
% OF PARKING STALLS SHADED -	36 %

UNBOUND NEC 20TH ST. AND JONES

3955 SOUTH 20TH STREET, PHOENIX, AZ 85040

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SHADE EXHIBIT
04.14.2026
L102
3 OF 3

KIVA #
SDEV #
LSPL #
OS: 5-32
ZONING: A-1