

20th STREET & JONES AVENUE PLANNED UNIT DEVELOPMENT NARRATIVE

CITY OF PHOENIX

OCT 23 2025

Planning & Development
Department

Case Z-25-xx-8

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

Initial Submittal:

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.



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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. 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.

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 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.

The development includes two driveway entrances on 20th Street, and both will be 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. Automobiles: Parts and Supplies (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, Contractors' Equipment Yards
17. Insulation Materials, Storage and Wholesale
18. Machinery Used, Storage
19. Millwork (woodworking) Manufacturing
20. Mining Machinery, Wholesale Storage
21. Storage Warehouse
22. Storage Yards, Bulk Material
23. Storage Yards, Equipment

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. Temporary

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

3. Accessory

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

D. Development Standards

1. Development Standards

STANDARD	PROPOSED
Minimum Building Setbacks (Feet)	
Front (West)	30'
Side (North)	20'
Side (South)	20'
Rear (East)	20'
Maximum Building Height	40 feet (2 stories) measured to roof line
Maximum Lot Coverage	50%

2. Landscape Standards

STANDARD		Proposed
A.	Minimum Landscape Setbacks	
	i. Front (WEST)	30'
	ii. Side (NORTH)	5'
	iii. Side (SOUTH)	0'
	iv. Rear (EAST)	0'
B.	Planting Materials	
	i. Streetscape	<p>Existing streetscape (beginning at back-of-curb) to be replenished with the following landscaping along both sides of existing detached sidewalk, as approved by Planning and Development Department:</p> <ul style="list-style-type: none"> • 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. <p>Note: where utility conflicts exist, developer shall work with Planning and Development Department on alternative design solution consistent with a pedestrian environment.</p>
	ii. Landscape Areas within North Perimeter Setbacks	<p>Trees are not required with exception of provision of trees needed to satisfy shade coverage standards.</p> <p>Minimum of five, 5-gallon shrubs per tree based on provision of trees 20 feet on center or equivalent groupings</p> <p>Note: shrubs required within east perimeter setback may be provided within adjoining landscape areas.</p>

	iii.	Uncovered Surface Parking Lot Area(s)	Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees to be dispersed throughout parking lot landscape planters, as approved by Planning and Development Department. Shrubs to be provided pursuant to Zoning Ordinance Section 623.E.4.e
	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.
	v.	All Landscape Areas	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.
C.	Irrigation Systems		
	i.	All landscape areas (on-site and off-site)	Landscaping shall be maintained by permanent and automatic/water efficient Watersense labeled irrigation controllers (or similar smart controller).

3. 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:

- Warehouse – 1 space per 1,000 square feet

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

- Bicycle parking shall be located behind security gate, and not within direct visibility of the public or public street.
- One bicycle parking space shall be provided for every 15,000 square feet of floor area.

4. 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.

5. 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	75% shade overall by landscaping, structure, or combination of landscaping and structure, as approved by the Planning and Development Department
	ii.	Uncovered surface parking spaces	Landscaping shall be dispersed throughout the parking area and achieve 30% shade, as approved by the Planning and Development Department
	iii.	Outdoor Amenity / comfort areas.	May be shaded at the discretion of the business, as approved by the Planning and Development Department

(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.

6. Lighting Plan

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

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.

ARCHITECTURAL DESIGN

- Four-sided architecture shall be required.
 - 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.
- 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.

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 20th Street.
- Parking areas shall be screened from the public right-of-way.
- Pedestrian sidewalk along 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 metal picket or decorative design and follow Rio Reimagined guidelines where appropriate and feasible.

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.
- 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.

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.

City Enforced Standards

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 City of Phoenix Zoning Ordinance.
- 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.

Developer Enforced Standards

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-base 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.
- 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.

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.

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%

EXHIBIT 1

VICINITY MAP

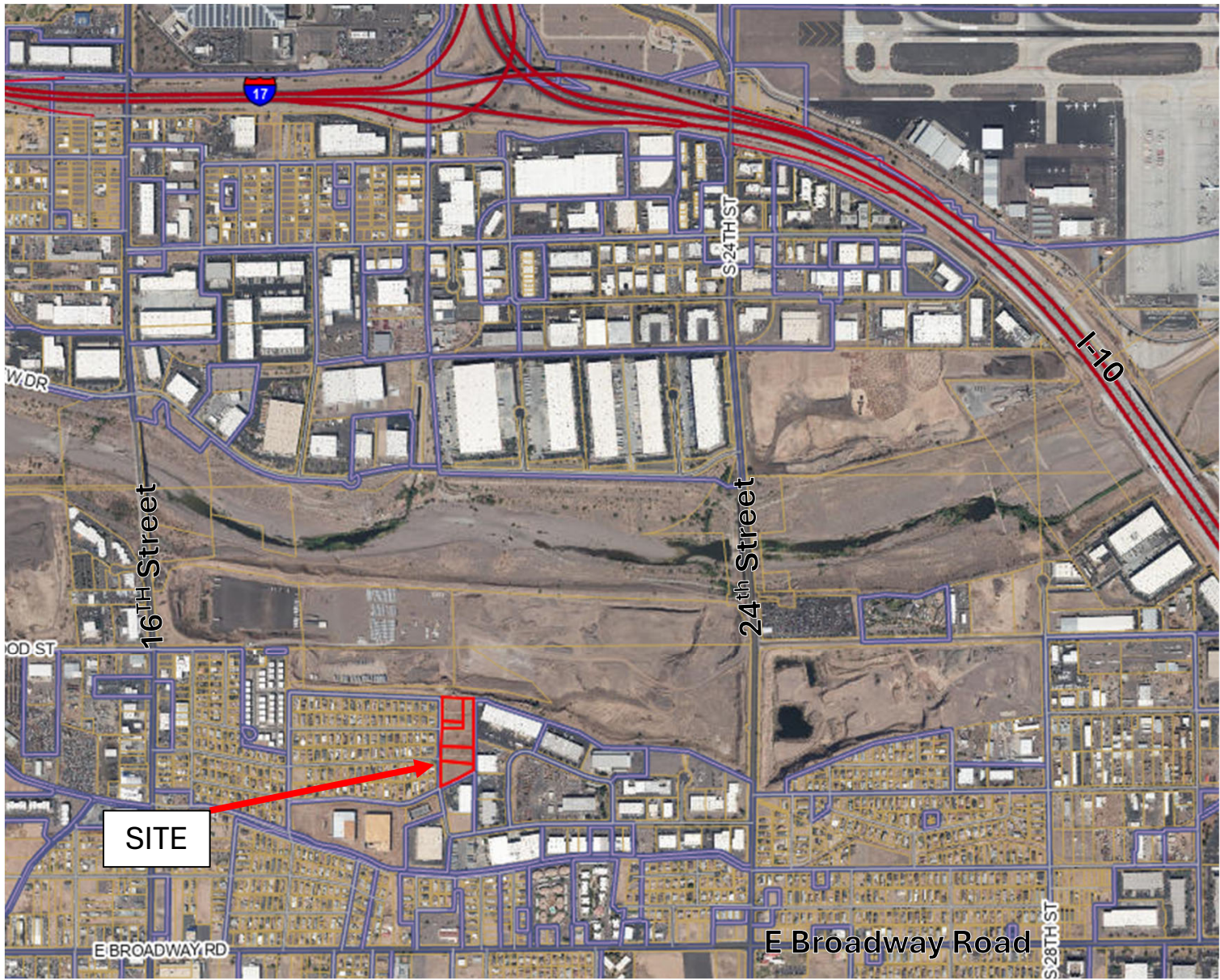
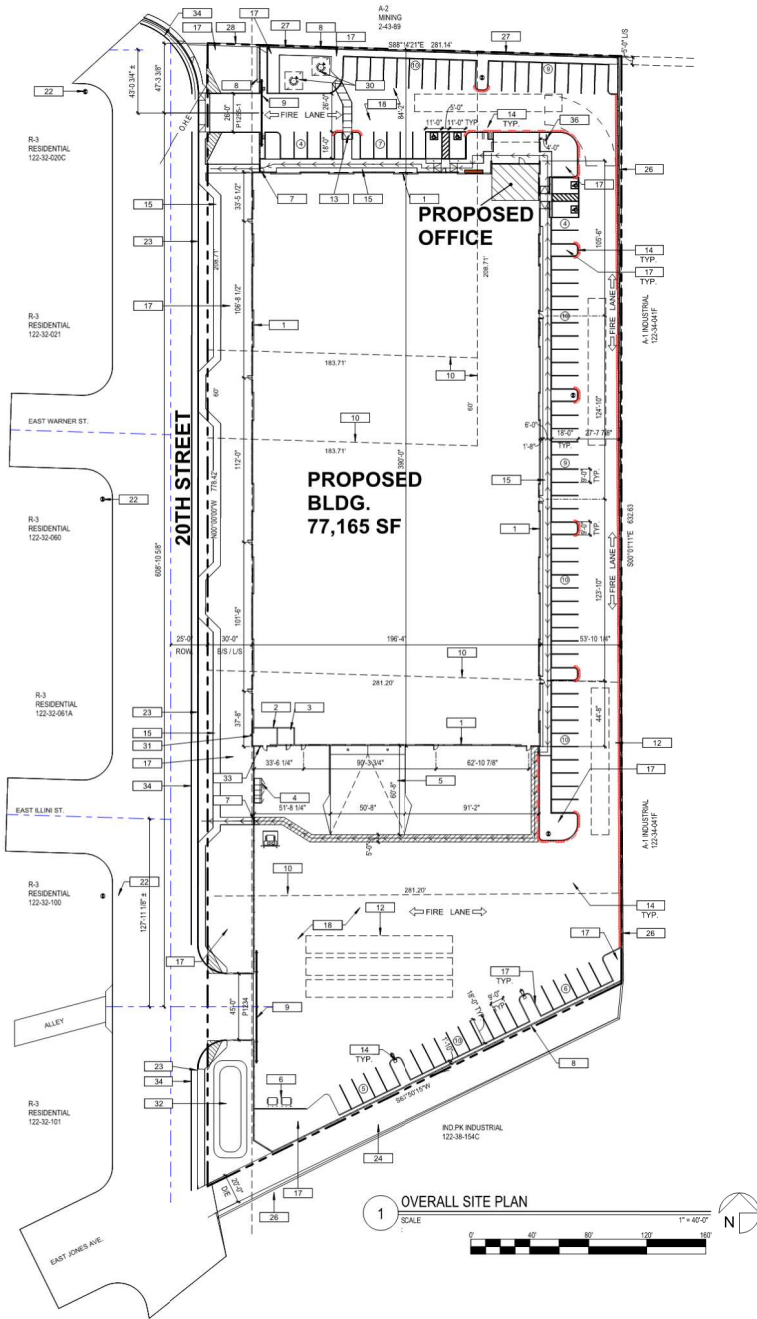


EXHIBIT 2

AERIAL MAP



EXHIBIT 3



CITY SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 3. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, DOOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, DOOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
 4. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
 5. IN THE EVENT MICROBIOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 34-FOOT RADIUS OF THE DISCOVERY. NOTIFY THE CITY ARCHAEOLOGIST AND ALLOW TIME FOR THE ARCHAEOLOGICAL OFFICE TO PROPERTY ACCESS THE MATERIALS.
 6. STRUCTURAL AND LANDSCAPE WITHIN A TRIANGLE MEASURING 12' FROM THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 7'.
 7. STRUCTURAL AND LANDSCAPE WITHIN A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 7'.
 8. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREA NOTED AS "TRACTS" OR "EASEMENTS" INCLUDING PRIVATE STREET LANDSCAPES, AREAS, AN DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
 9. ALL ROOF TOP EQUIPMENT AND SATELLITES DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
 10. ALL SERVICE AREA SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSPORTERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 11. BARBED, RAZOR, OR CONCRETE WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
 12. ALL SIGNAGE REQUIRE SEPARATE REVIEW, APPROVALS AND PERMITS. NO SIGNAGE AREA APPROVED PER THIS PLAN.
 13. GATES AREA TO REMAIN OPEN OR AREA TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF 8:00 AM AND 6:00 PM.
 14. MAXIMUM OF 1 FOOT CANDLE AT PROPERTY LINE. SHIELD ALL LIGHT AWAY FROM ALL OTHER PROPERTIES.
- I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.
- SIGNATURE OF COPYRIGHT OWNER _____ DATE: 3-12-2025
- PRINT NAME OF COPYRIGHT OWNER
KAREN CHAMBERLAIN

KEYNOTES

1. PROPOSED CONCRETE TILT PANEL BUILDING WITH STEEL COLUMNS
2. FIRE PUMP / RISER ROOM
3. HOUSE ELECTRICAL ROOM WITH ROOF ACCESS
4. SES LOCATION WITH UTILITY TRANSFORMER
5. DEEPRESSED TRUCK WELL
6. TYPICAL REFUSE AND RECYCLE AREA FOR PROSPECTIVE TENANTS, LOCATED IN THE ENCLOSED DOCK YARD BY 8' HIGH WALL
7. PEDESTRIAN ACCESS GATE
8. 8' HIGH MASONRY SCREEN WALL, PAINTED
9. 8' HIGH METAL PICKET WITH CORTEN METAL PANELING SCREEN SECURITY GATES OPEN DURING BUSINESS HOURS
10. PROPERTY LINES TO BE ABANDONED VIA LOT COMBINATION
11. PROPOSED UNDERGROUND RETENTION
12. ACCESSIBLE RAMP
13. 8' CONCRETE CURB
14. CONCRETE SIDEWALK MIN 6' WIDE
15. LANDSCAPE AREA
16. CONCRETE PAVEMENT
17. EXISTING FIRE HYDRANTS
18. EXISTING ROLLED CURB AND GUTTER
19. EXISTING CONCRETE DRAINAGE EASEMENT
20. EXISTING MASONRY SCREEN WALL
21. EXISTING CHANLINK FENCE TO BE REMOVED
22. EXISTING CHANLINK FENCE TO REMAIN
23. FDC LOCATION
24. RETENTION AREA
25. KNOX BOX
26. ROAD STRIPPING
27. BICYCLE PARKING

PROJECT TEAM

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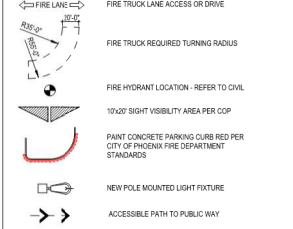
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ABBREVIATIONS

ROW - RIGHT OF WAY
BIF - BUILDING SETBACK
LIS - LANDSCAPE SETBACK
LSE - LANDSCAPE EASEMENT
PUE - PUBLIC UTILITY EASEMENT
SUE - SIDEWALK EASEMENT
DUE - DRAINAGE EASEMENT

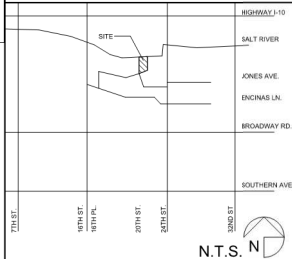
SYMBOLS LEGEND



SITE DATA

PROJECT NAME UNBOUND DRY HARBOR		
PROJECT ADDRESS 3955 S. 20TH STREET, PHOENIX, ARIZONA 85040		
APL 122-34-010A 122-34-010B 122-34-010C 122-34-011		
PROJECT DESCRIPTION THE PROJECT WILL RE-PLAT & REZONE 6 EXISTING RESIDENTIAL LOTS. THE NEW PROPOSED LOT WILL CONTAIN ONE INDUSTRIAL BUILDING.		
EXISTING ZONING R-3	PROPOSED ZONING PLANNED UNIT DEVELOPMENT (PUD)	
PROPOSED USE OFFICE/INDUSTRIAL		
CONSTRUCTION TYPE 1-8 IN SPRINKLERS PER IBC AND NFPA 13)		
MAX BUILDING HEIGHT PROPOSED PROVIDING 40' (2-STORIES)* *BUILDING HEIGHT IS MEASURED TO ROOF LINE.		
STORIES 2		
SETBACKS PROPOSED		
FRONT (NORTH)	0'	0'
SIDE (EAST)	0'	0'
SIDE (WEST)	30'	30'
REAR (SOUTH)	0'	0'
PROVIDED		
FRONT (NORTH)	58'-10 3/4"	5'
SIDE (EAST)	53'-10 1/4"	0'
SIDE (WEST)	30'	30'
REAR (SOUTH)	188'-4"	0'
BUILDING SITE AREA		
GROSS ACRE	217.463 SF (4.99 ACRES)	
NET ACRE	198.198 SF (4.55 ACRES)	
GROSS BUILDING AREA		
OFFICE (ESTIMATED 10%)	1,312 SF	
WAREHOUSE	75,883 SF	
TOTAL	77,195 SF	
AMENITY CANOPY		
TOTAL GROSS AREA	77,493 SF	
LOT COVERAGE		
PROPOSED	50%	
PROVIDED	39% (77,453/198,198)	
BUILDING	12.5% (24,587/198,198)	
LANDSCAPE	14.9%	
SURFACE PARKING LOT LANDSCAPING		
SURFACE PARKING AREA	16,992 SF	
LANDSCAPING PERCENTAGE	2,543 SF	
LANDSCAPING PERCENTAGE	14.9%	
BICYCLE PARKING		
REQUIRED	4	
PROVIDED	5	
AUTO PARKING REQUIRED		
OFFICE V 100 SF	21 STALLS	
WAREHOUSE 11,000 SF	75 STALLS	
TOTAL	92 STALLS	
PARKING PROVIDED		
STANDARD STALLS	90 STALLS	
ACCESSIBLE PRNG STALLS	4 STALLS	
TOTAL	94 STALLS	
LOADING SPACES		
4 STALLS		
NOTES:		
1. ALL ACCESSIBLE STALLS ARE SIZED FOR VANS.		

VICINITY MAP



STAMP BOX

PROJECT NO: 22151.00	
DRAWN BY: RJ	
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OVERALL SITE PLAN	
AS-100	
K:\04\ 22-3110 PAPP\ 2207167 G.S. 5-31	



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UNBOUND NEG 20TH AND JONES

3955 S. 20TH STREET, PHOENIX, ARIZONA 85040

PRELIMINARY - NOT FOR CONSTRUCTION

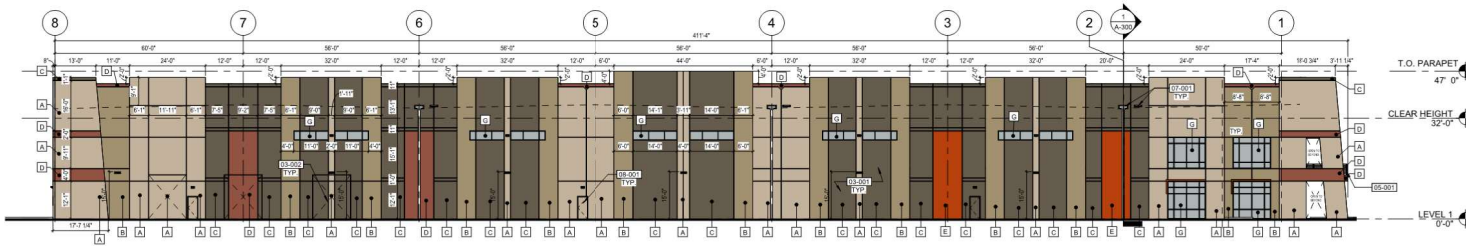
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No.	DATE	DESCRIPTION

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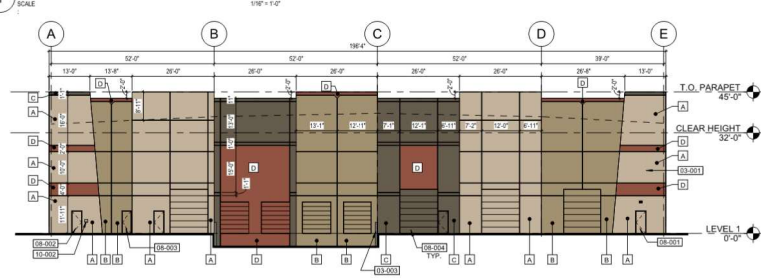
OVERALL SITE PLAN

AS-100

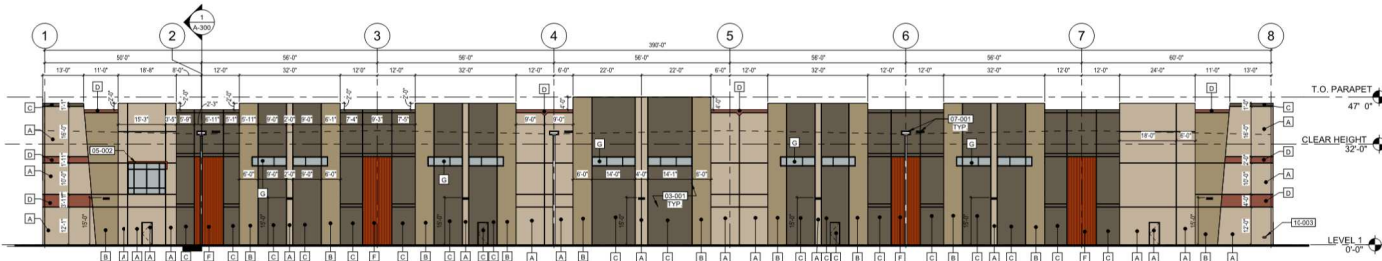
EXHIBIT 4



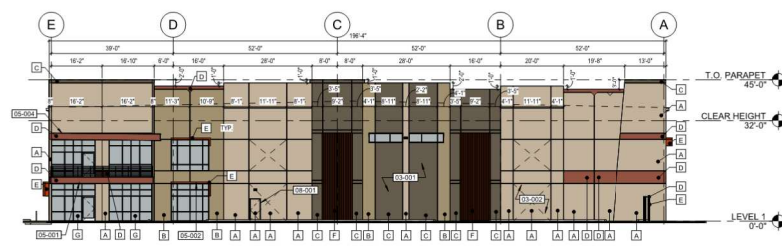
1 EAST ELEVATION



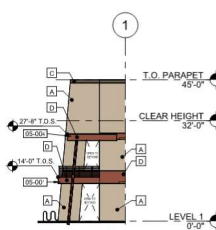
2 SOUTH ELEVATION



3 WEST ELEVATION



4 NORTH ELEVATION



5 WEST ELEVATION OF ENTRY

EXTERIOR MATERIAL LEGEND

A	PAINT 'X' - SW 7504 BARCELONA BEIGE SHERWIN-WILLIAMS
B	PAINT 'B' - DEW140 NATURAL BRIDGE DUAN EDWARDS
C	PAINT 'C' - SW 7504 SUTABLE BROWN SHERWIN-WILLIAMS
D	PAINT 'D' - DEW140 FRAMER CLAY DUAN EDWARDS
E	'E' - CORTEN METAL DECK
F	PAINT 'F' - PAINT TO MATCH CORTEN WITH VERTICAL FORMLINE @ 8" ON CENTER
G	'G' - SOLARBAN TO SOLARGRAY

KEYNOTES

13-001	CONCRETE TILT PANEL WITH VERTICAL AND HORIZONTAL REVEALS - PAINTED
13-002	CONCRETE KNOCK OUT IN TILT PANEL WITH 'Y' REVEAL
13-003	CONCRETE WEATHERING FILL
13-004	SECOND FLOOR EXPOSED STEEL WIDE FLANGE WITH GUARDRAIL ABOVE - PAINTED
13-005	DECORATIVE METAL EXTERIOR ABOVE WINDOW
13-006	SECOND FLOOR CANOPY EXPOSED WIDE FLANGE - PAINTED
13-007	SCULPTURE AND DOWNPOUT FINE OVERLAP SCULPTURE PAINTED TO MATCH BUILDING
13-008	INSULATED METAL MAN DOOR - PAINTED
13-009	FIRE RISK ACCESS MAN DOOR
13-010	ELECTRICAL ROOM ACCESS MAN DOOR
13-011	INSULATED OVERHEAD SECTIONAL DOOR - PAINTED
13-012	MANHOLE LOCATION
13-013	FISC LOCATION - VANDAL PROOF

STAMP BOX

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CHECKED BY:	RAH
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EXTERIOR ELEVATIONS	
KVMA 22-5110	
PAPIN 2207187	
G.S. 5-31	

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
10/09/24



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UNBOUND NEC 20TH AND JONES

NORTHWEST CORNER PERSPECTIVE

22151.00
10/09/24



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UNBOUND NEC 20TH AND JONES

SOUTHWEST CORNER PERSPECTIVE

22151.00

10/09/24



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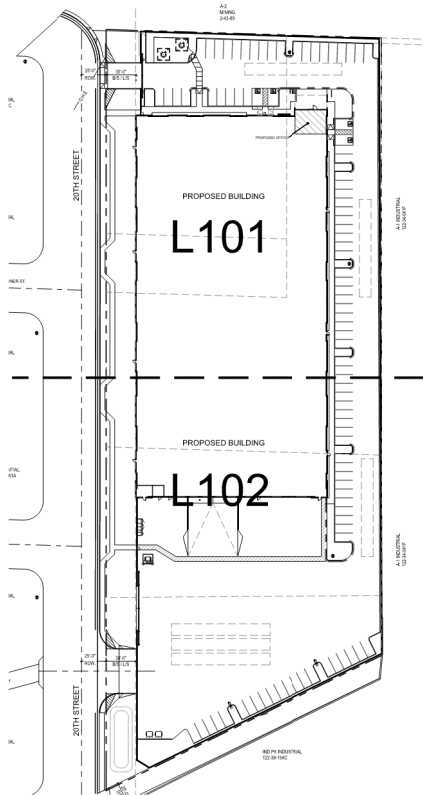
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LANDSCAPE COVER – SHEET INDEX



NOT TO SCALE



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 / 12 QTY
STANDARD
MATCHED



HYBRID DESERT WILLOW
CHILOPSIS LINEARIS 'BUBBA'

2" CALIPER / 18 QTY
LOW BREAKING /
MATCHED



THORNLESS CASCALOTE
CAESALPINIA CACALACO 'SMOOTHIE'

1" CALIPER / 9 QTY
LOW BREAKING /
MATCHED



SHRUBS
RED YUCCA

5 GAL, 131 QTY



HESPERALOE PARVIFLORA



CIMARRON SAGE

5 GAL, 61 QTY



LEUCOPHYLLUM ZYGOPHYLLUM



BAJA RUELLIA

5 GAL, 48 QTY



RUELLIA PENINSULARIS



HOPSEED BUSH

5 GAL, 31 QTY



DODONAEA VISCOZA



DESERT SPOON

10 GAL, 33 QTY



DASYLIIRON WHEELERI



ENGELMAN PRCKLY PEAR

10 GAL, 14 QTY



OPUNTIA ENGELMANNII



JOJOBA

15 GAL, 43 QTY



SIMMONDSIA CHINENSIS



QUEENS WREATH VINE

5 GAL, 8 QTY



ANTIGODON LEPTOPUS



CAT'S CLAW VINE

5 GAL, 9 QTY



MACFADYENA UNGUIS-CATI



HACIENDA CREEPER

5 GAL, 8 QTY



PARTHENOCISSUS SPP.



GROUNDCOVERS



CHUPAROSA

3 GAL, 167 QTY



JUSTICIA CALIFORNICA



TRAILING LANTANA

1 GAL @ 3' O.C.,
132 QTY



LANTANA 'NEW GOLD'



OUTBACK SUNRISE EMU

1 GAL @ 4' O.C.,
26 QTY



EREMOPHILA GLABRA



NASHVILLE GRASS

1 GAL @ 4' O.C.,
77 QTY



MUHLENBERGIA RIGIDA



YELLOW BLOOMING ALOE

3 GAL @ 3' O.C.,
32 QTY



ALOE BARBADENSIS



INERT MATERIAL



DECORATIVE ROCK 1

1/2" SCREENED,
2" DEPTH, TYP.



ROCK PROS - MAHOGANY



DECORATIVE ROCK 2

3" MINUS,
3" DEPTH, TYP.



ROCK PROS - MAHOGANY



DECORATIVE ROCK 3

1/4" MINUS,
2" DEPTH, TYP.



ROCK PROS - SUPERIOR GOLD

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 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.

UNBOUND NEC 20TH ST. AND JONES

3955 SOUTH 20TH STREET, PHOENIX, AZ 85040

NOTES: 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. 2. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN. 3. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN.

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LANDSCAPE
COVER

L100
1 OF 3

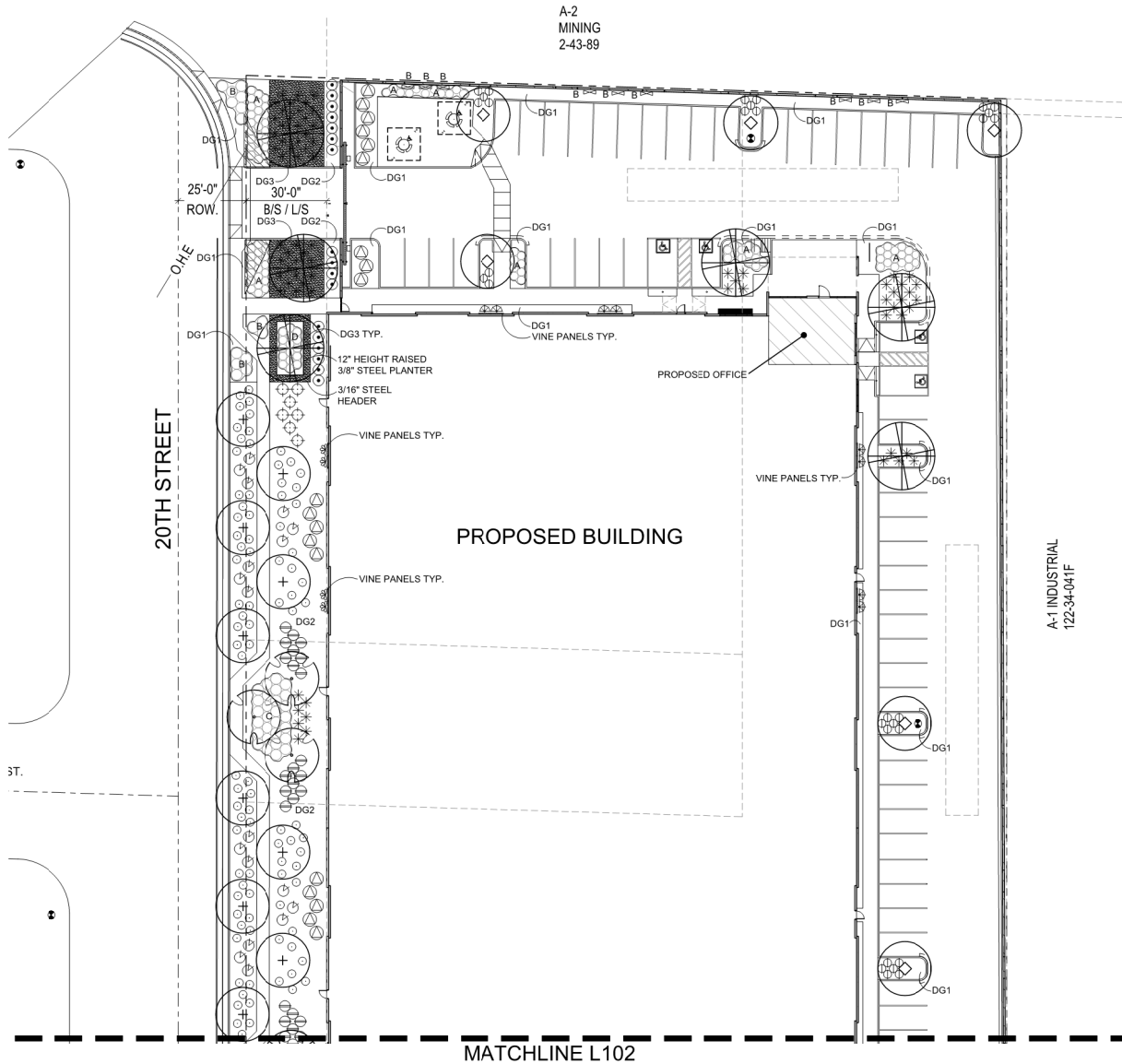


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PROPOSED PLANT PALETTE

TREES
HYBRID MESQUITE
PROSOPIS 'COOPER'

SIZE/ COMMENTS/ QTY
3\"/>

HYBRID PALO VERDE
PARKINSONIA 'SONORAN EMERALD'

2\"/>

HYBRID DESERT WILLOW
CHILOPSIS LINEARIS 'BUBBA'

2\"/>

THORNLESS CASCALOTE
CAESALPINIA CACALACO 'SMOOTHIE'

1\"/>

SHRUBS

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

5 GAL, 131 QTY
5 GAL, 61 QTY
5 GAL, 48 QTY
5 GAL, 31 QTY
10 GAL, 33 QTY
10 GAL, 14 QTY
15 GAL, 43 QTY
5 GAL, 8 QTY
5 GAL, 9 QTY
5 GAL, 8 QTY

GROUND COVERS

CHUPAROSA
JUSTICIA CALIFORNICA
TRAILING LANTANA
LANTANA 'NEW GOLD'
OUTBACK SUNRISE EMU
EREMOPHILA GLABRA
NASHVILLE GRASS
MUEHLBERGIA RIGIDA
YELLOW BLOOMING ALOE
ALOE BARBADENSIS

3 GAL, 167 QTY
1 GAL @ 3' O.C.,
132 QTY
1 GAL @ 4' O.C.,
26 QTY
1 GAL @ 4' O.C.,
77 QTY
3 GAL @ 3' O.C.,
32 QTY

DG1

DECORATIVE ROCK 1
ROCK PROS - MAHOGANY

1/2\"/>

DG2

DECORATIVE ROCK 2
ROCK PROS - MAHOGANY

3\"/>

DG3

DECORATIVE ROCK 3
ROCK PROS - SUPERIOR GOLD

1/4\"/>

CONCEPTUAL PLANTING PLAN



SCALE: 1\"/>

UNBOUND NEC 20TH ST. AND JONES

3955 SOUTH 20TH STREET, PHOENIX, AZ 85040

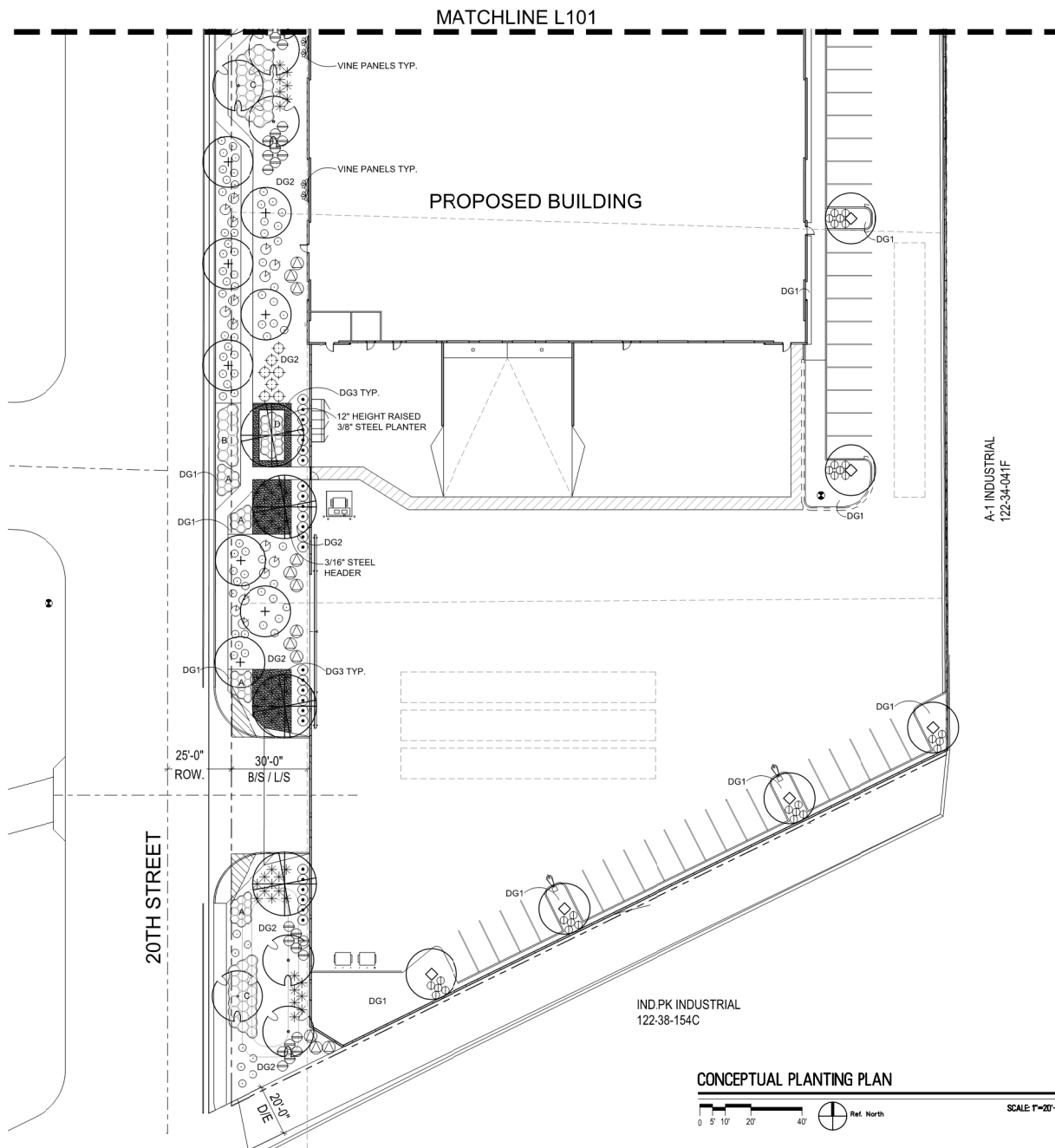
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PLANTING PLAN

L101
2 OF 3



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PROPOSED PLANT PALETTE		
TREES	SIZE/ COMMENTS/ QTY	
HYBRID MESQUITE PROSOPIS 'COOPER'	3" CALIPER / 10 QTY LOW-BREAKING / MATCHED	
HYBRID PALO VERDE PARKINSONIA 'SONORAN EMERALD'	2" CALIPER / 12 QTY STANDARD MATCHED	
HYBRID DESERT WILLOW CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER / 18 QTY LOW BREAKING / MATCHED	
THORNLESS CASCALOTE CAESALPINIA CACALACO 'SMOOTHIE'	1" CALIPER / 9 QTY LOW BREAKING / MATCHED	
SHRUBS		
RED YUCCA HESPERALOE PARVIFLORA	5 GAL, 131 QTY	
CIMARRON SAGE LEUCOPHYLLUM ZYGOPHYLLUM	5 GAL, 61 QTY	
BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL, 48 QTY	
HOPSEED BUSH DODONAEA VISCOSA	5 GAL, 31 QTY	
DESERT SPOON DASYLIRION WHEELERI	10 GAL, 33 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	
GROUND COVERS		
CHUPAROSA JUSTICIA CALIFORNICA	3 GAL, 167 QTY	
TRAILING LANTANA LANTANA 'NEW GOLD'	1 GAL @ 3' O.C., 132 QTY	
OUTBACK SUNRISE EMU EREMOPHILA GLABRA	1 GAL @ 4' O.C., 26 QTY	
NASHVILLE GRASS MUHLENBERGIA RIGIDA	1 GAL @ 4' O.C., 77 QTY	
YELLOW BLOOMING ALOE ALOE BARBADENSIS	3 GAL @ 3' O.C., 32 QTY	
INERT MATERIAL		
DECORATIVE ROCK 1 ROCK PROS - MAHOGANY	1/2" SCREENED, 2" DEPTH, TYP.	
DECORATIVE ROCK 2 ROCK PROS - MAHOGANY	3" MINUS, 3" DEPTH, TYP.	
DECORATIVE ROCK 3 ROCK PROS - SUPERIOR GOLD	1/4" MINUS, 2" DEPTH, TYP.	

UNBOUND NEC 20TH ST. AND JONES

3955 SOUTH 20TH STREET, PHOENIX, AZ 85040

FIRST ISSUED: 10.02.2025

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No.	DATE	DESCRIPTION

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PLANTING PLAN

L102

3 OF 3

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.