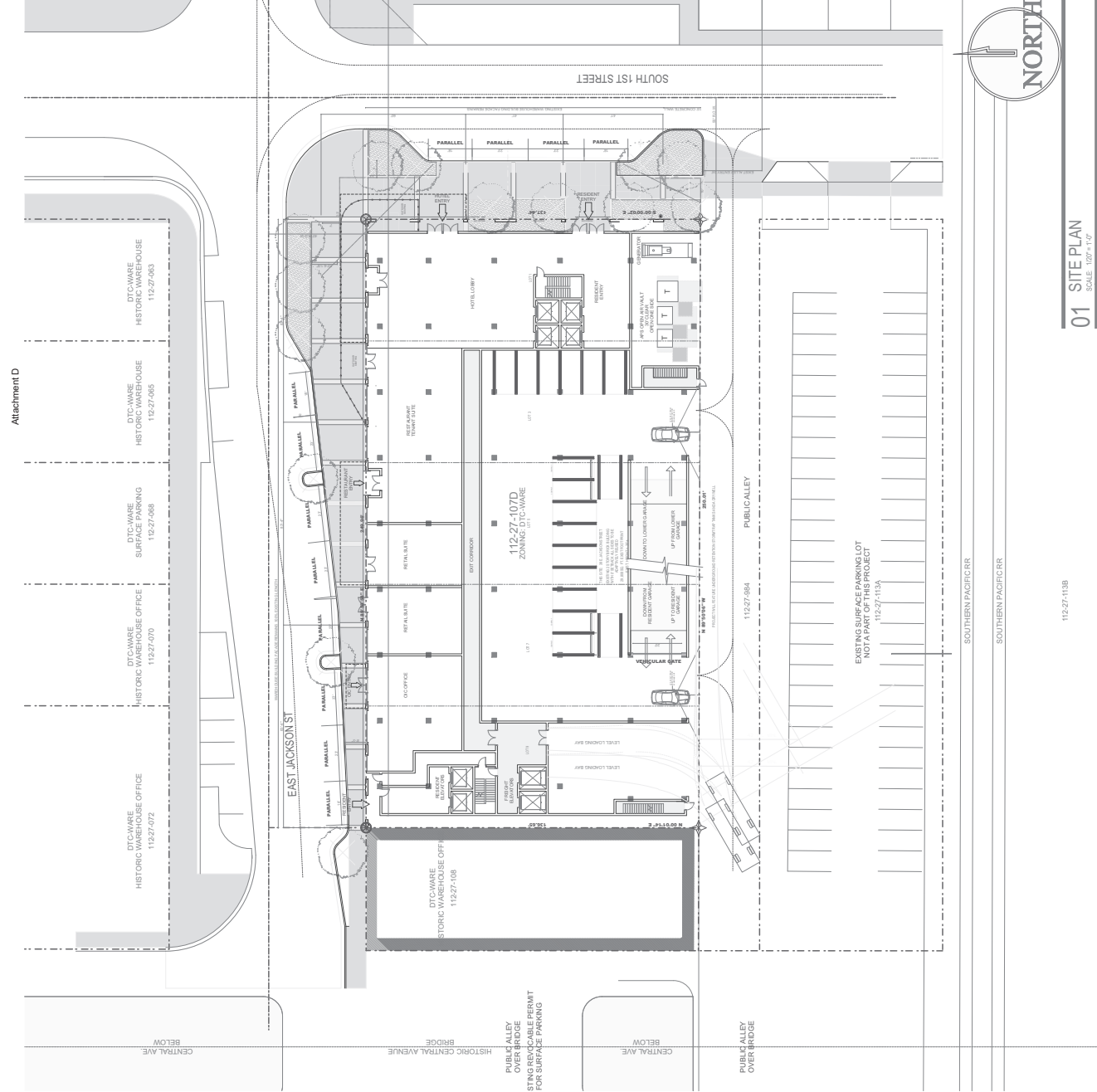


CITY OF PHOENIX SITE PLAN NOTES

- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL CITY OF PHOENIX ZONING ORDINANCES.
- B. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN "A" ZONING DISTRICT.
- C. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED IN ACCORDANCE WITH THE CITY OF PHOENIX UTILITIES DEPARTMENT'S STANDARDS AND SPECIFICATIONS.
- D. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10.0' FROM THE PROPERTY LINE AND 20.0' ALONG THE PROPERTY LINE SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 12.0'.
- E. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10.0' FROM THE PROPERTY LINE AND 20.0' ALONG THE PROPERTY LINE SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 12.0'.
- F. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT PROPERTIES.
- G. ALL LIGHTING SHALL BE PLACED AT LEAST 10.0' FROM THE PROPERTY LINE.
- H. CURB AND GUTTER PROFILES SHALL BE MAINTAINED AT ALL TIMES.
- I. SECTION 10.0 OF THE ZONING ORDINANCE SHALL BE MAINTAINED FOR THE PROJECT.
- J. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- K. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- L. ALL SHADING DEVICES SHALL BE DESIGNED TO CONFORM WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- M. PRIOR TO USE, THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- N. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- O. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- P. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- Q. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- R. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- S. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- T. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- U. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- V. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- W. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- X. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- Y. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.
- Z. THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES.



PROJECT TEAM

OWNER

THUNDERBIRD LEGACY DEV. LLC
1000 N. CENTRAL AVENUE
PHOENIX, AZ 85004
248.345.0704

ZONING ATTORNEY

SMELLAND WILMER
ONE ARIZONA CENTER
400 E. VAN BUREN
PHOENIX, AZ 85004
602.382.4000

ARCHITECT OF RECORD

CBQ ARCHITECTS, INC.
100 E. BUCHANAN STREET
PHOENIX, AZ 85004
602.255.2271

DESIGN ARCHITECT

GENSLER
201 E. WASHINGTON STREET
SUITE 750
PHOENIX, AZ 85004
602.483.4600

LANDSCAPE ARCHITECT

DIG STUDIO
BRANDON SOBIECH
201 E. WASHINGTON STREET
SUITE 750
PHOENIX, AZ 85004
602.385-4101

PROJECT INFO

ADDRESS:

39 E. JACKSON STREET
PHOENIX, AZ 85004

S/IR

8 IN 3E

M/SH

2.51

APN

11227-107D

EXIST. ZONING:

DTC-WARE WITH HEIGHT INCREASE

PROPOSED ZONING:

1 PER DU/MIN PER SEC. 1208

PARKING REQ'D

200 UNITS - 200 PARKING

PROPOSED PARKING

1 PER DU/MIN PER 1208

GROSS AREA:

282 PARKING TOTAL ON SITE

NET AREA:

51,330 SF - 11.4 ACRES

DENSITY (DU/ACRE):

34.260 SF - 79.4 ACRES

PROPOSED SETBACKS

NO DENSITY LIMIT PER 1208

FLOOR AREA RATIO

22.87

GROSS BUILDING AREA

661,500 S.F.

PROPOSED LOT COV.

100%

PRODUCT

ADAPTIVE REUSE AND MIXED USE TOWER ADDITION

PROPOSED USES

MERCANTILE RESTAURANT, HOTEL, OFFICE, BUSINESS OFFICE

PROPOSED CONST.

TYPE HIGH RISE

ALLOWED HEIGHT:

89'-4" PER 1208

PROPOSED HEIGHT:

270' TO TOP OBSTRUCTION

PROPOSED FLOOR COUNT:

28 STORIES PLUS ROOF DECK

PROPOSED FIRE PROT.

FULLY SPRINKLERED

PROJECT DESCRIPTION

A NEW MIXED-USE HIGH RISE STRUCTURE LOCATED AT 1ST STREET & JACKSON FEATURING A HOTEL, 200 FOR SALES/RENTAL UNITS, GROUND LEVEL INCORPORATES THE FACADE OF THE EXISTING WAREHOUSE ALONG 1ST STREET AND JACKSON STREET.

CITY OF PHOENIX APPROVAL BLOCK

KIVA: 20-362

SDEV: 2007554

QS: 10-26

CITY OF PHOENIX

JUN 03 2020

Planning & Development Department

ARCHITECTURAL SITE PLAN

PA0.000

A1.0

THUNDERBIRD LEGACY USE HIGH RISE FOR

39 E. JACKSON

PHOENIX, AZ 85004

DATE: 06/03/2020

ISSUE: 1

REVISION: 1

BY: [Signature]

FOR: [Signature]

MB

BC

PMA Thunderbird Legacy

39 E Jackson Mixed Use

11227-107D

SITE PLAN

11227-107D

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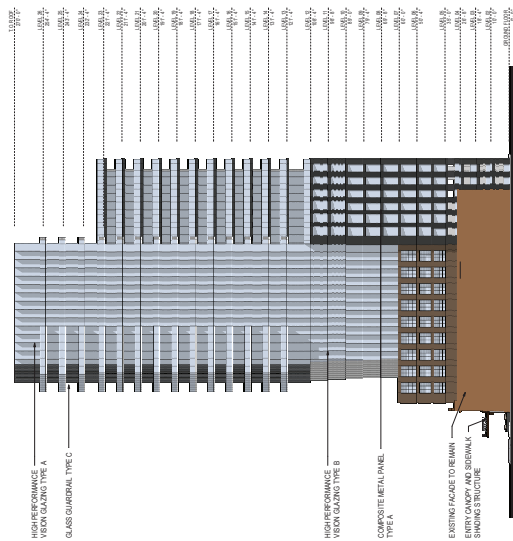
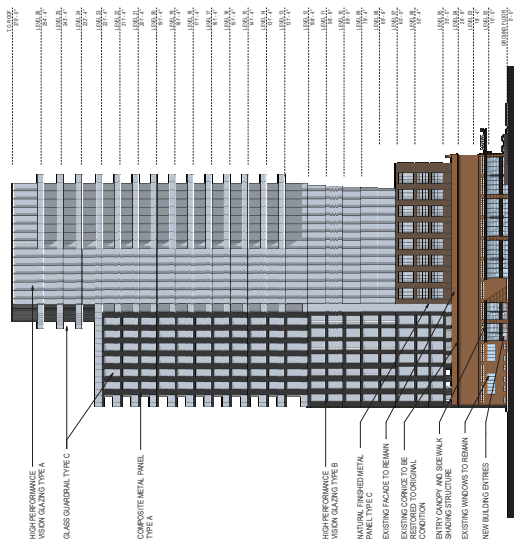
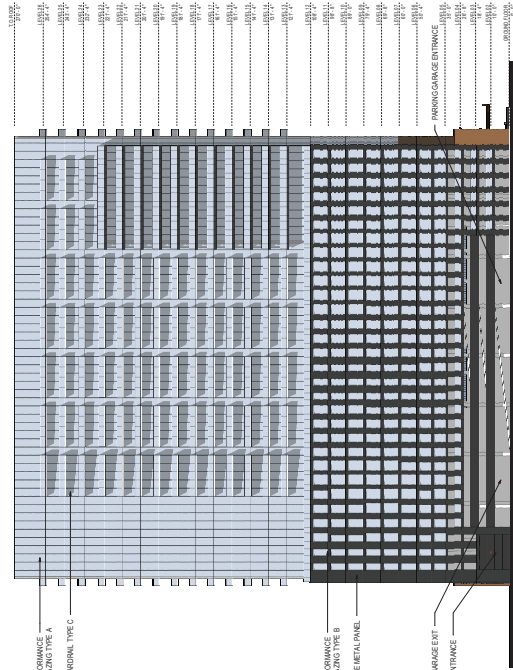
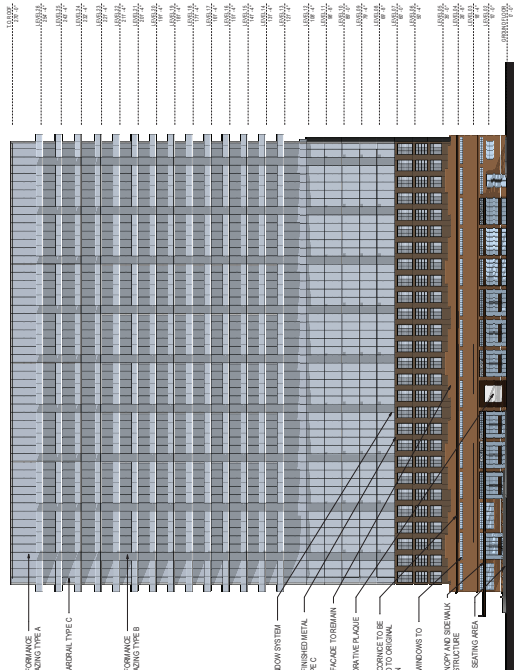
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CITY OF PHOENIX APPROVAL BLOCK

CITY OF PHOENIX
JUN 03 2020
Planning & Development
Department



**Arizona Hardware Supply Company Warehouse
15-39 East Jackson Street**



View of building from 1st and Jackson Streets, looking southwest, ca. 1940.



View of building from 1st and Jackson Streets, looking southwest, July 2019.