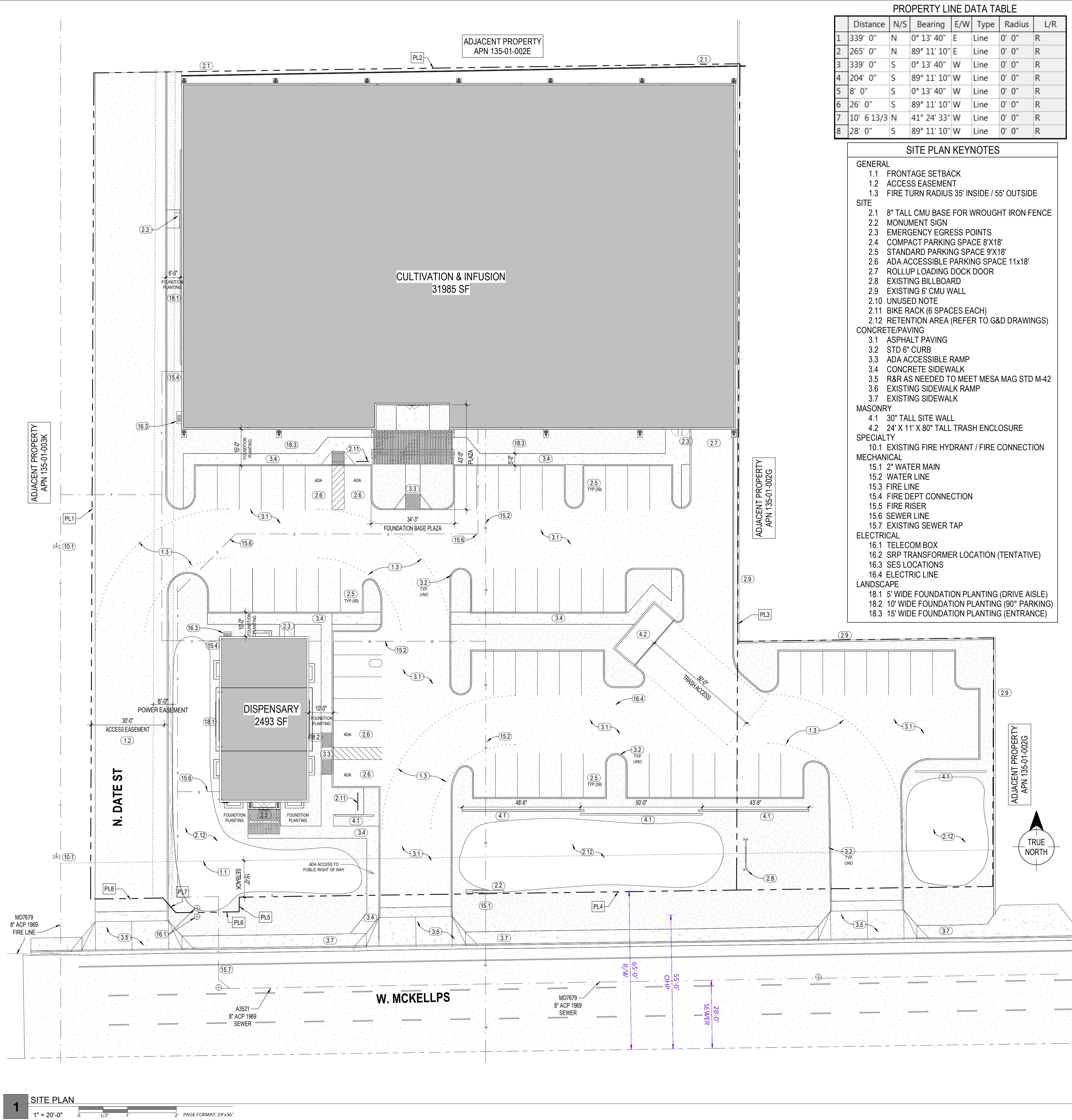




PROPERTY LINE DATA TABLE							
	Distance	N/S	Bearing	E/W	Type	Radius	L/R
1	339' 0"	N	0° 13' 40"	E	Line	0' 0"	R
2	265' 0"	N	89° 11' 10"	E	Line	0' 0"	R
3	339' 0"	S	0° 13' 40"	W	Line	0' 0"	R
4	204' 0"	S	89° 11' 10"	W	Line	0' 0"	R
5	8' 0"	S	0° 13' 40"	W	Line	0' 0"	R
6	26' 0"	S	89° 11' 10"	W	Line	0' 0"	R
7	10' 6 13/3"	N	41° 24' 33"	W	Line	0' 0"	R
8	28' 0"	S	89° 11' 10"	W	Line	0' 0"	R

- SITE PLAN KEYNOTES**
- GENERAL**
- 1.1 FRONTAGE SETBACK
 - 1.2 ACCESS EASEMENT
 - 1.3 FIRE TURN RADIUS 35' INSIDE / 55' OUTSIDE
- SITE**
- 2.1 8" TALL CMU BASE FOR WROUGHT IRON FENCE
 - 2.2 MONUMENT SIGN
 - 2.3 EMERGENCY EGRESS POINTS
 - 2.4 COMPACT PARKING SPACE 8'X18'
 - 2.5 STANDARD PARKING SPACE 9'X18'
 - 2.6 ADA ACCESSIBLE PARKING SPACE 11'X18'
 - 2.7 ROLLUP LOADING DOCK DOOR
 - 2.8 EXISTING BILLBOARD
 - 2.9 EXISTING 6' CMU WALL
 - 2.10 UNUSED NOTE
 - 2.11 BIKE RACK (6 SPACES EACH)
 - 2.12 RETENTION AREA (REFER TO G&D DRAWINGS)
- CONCRETE/PAVING**
- 3.1 ASPHALT PAVING
 - 3.2 STD 6" CURB
 - 3.3 ADA ACCESSIBLE RAMP
 - 3.4 CONCRETE SIDEWALK
 - 3.5 R&R AS NEEDED TO MEET MESA MAG STD M-42
 - 3.6 EXISTING SIDEWALK RAMP
 - 3.7 EXISTING SIDEWALK
- MASONRY**
- 4.1 30" TALL SITE WALL
 - 4.2 24" X 11" X 80" TALL TRASH ENCLOSURE
- SPECIALTY**
- 10.1 EXISTING FIRE HYDRANT / FIRE CONNECTION
- MECHANICAL**
- 15.1 2" WATER MAIN
 - 15.2 WATER LINE
 - 15.3 FIRE LINE
 - 15.4 FIRE DEPT CONNECTION
 - 15.5 FIRE RISER
 - 15.6 SEWER LINE
 - 15.7 EXISTING SEWER TAP
- ELECTRICAL**
- 16.1 TELECOM BOX
 - 16.2 SRP TRANSFORMER LOCATION (TENTATIVE)
 - 16.3 SES LOCATIONS
 - 16.4 ELECTRIC LINE
- LANDSCAPE**
- 18.1 5' WIDE FOUNDATION PLANTING (DRIVE AISLE)
 - 18.2 10' WIDE FOUNDATION PLANTING (90° PARKING)
 - 18.3 15' WIDE FOUNDATION PLANTING (ENTRANCE)

CITY OF MESA MMJ SETBACK SURVEY TABLE

ALCOHOL / DRUG ADDICTION REHABILITATION FACILITY
CANYON VISTA RECOVERY CENTER
860 N. CENTER ST.
DISTANCE = 18,200'

RESIDENTIAL SUBSTANCE ABUSE TREATMENT FACILITY
COMMUNITY BRIDGES
118 E. INGRAM ST.
DISTANCE = 5,000'

DEPENDENT DAYCARE
ALL STARS PRESCHOOL & DAYCARE
1830 N. COUNTRY CLUB DR.
DISTANCE = 1,500'

SCHOOL
RIVERVIEW HIGH SCHOOL
1731 N. COUNTRY CLUB DR.
DISTANCE = 12,180'

PLACE OF WORSHIP
CHURCH OF JC OF LDS
1718 N. DATE
DISTANCE = 1,600'

PUBLIC PARK (WHITMAN PARK)
1700 N. GRAND
DISTANCE = 2,380'

PUBLIC LIBRARY
MESA PUBLIC LIBRARY
64 E. 1ST ST.
DISTANCE = 112,500'

HOA OPEN SPACE
SYENNA VISTA
625 W. MCKELLIPS RD.
DISTANCE = 11,500'

CULTIVATION / INFUSION FACILITY — NO MEDICAL
MARIJUANA DISPENSARIES OR CULTIVATION FACILITIES
WITHIN 5,280' HEREON.

FACILITY USE AREAS

DISPENSARY FACILITY	-	2493 SF
CULTIVATION FACILITY	-	24863 SF
EXTRACTION/INFUSION	-	7123 SF
PAVING & SIDEWALK	-	49540 SF
LANDSCAPE AREA	-	18452 SF

BUILDING AREA ANALYSIS

CULTIVATION BUILDING		
FACTORY GROUP F-1	-	27997 SF
STORAGE GROUP S-2	-	2323 SF
BUSINESS GROUP B	-	1665 SF

DISPENSARY BUILDING		
MERCHANTILE GROUP M	-	1714 SF
BUSINESS GROUP B	-	639 SF
STORAGE GROUP S-1	-	140 SF

OCCUPANCY BASED ON IBC TABLE 1004.12
MIXED USE, NON SEPARATED
CULTIVATION BUILDING

AG / WAREHOUSE	-	27998 SF / 300	=	93.3 OCC
KITCHEN/INFUSION	-	800 SF / 200	=	4.0 OCC
STORAGE	-	2323 SF / 300	=	7.7 OCC
OFFICE AREA	-	864 SF / 100	=	8.6 OCC
TOTAL		31985 SF	=	114 OCC

DISPENSARY BUILDING

MERCHANTILE	-	1714 SF / 60	=	28.6 OCC
STOCK/PACKING/STORE	-	639 SF / 100	=	6.4 OCC
SECURE STORAGE	-	140 SF / 300	=	0.5 OCC
TOTAL		2493SF	=	35 OCC

EXIT REQUIREMENTS
CULTIVATION BLDG - 2 EXITS REQUIRED
4 EXITS PROVIDED
DISPENSARY BLDG - 2 EXITS REQUIRED
2 EXITS PROVIDED

RESTROOM REQUIREMENTS

WAREHOUSE	-	1 RESTROOM PER 100 OCC
		113 OCC => 2 RESTROOMS
BUSINESS	-	1 RESTROOM PER 25 OCC
		37 OCC => 2 RESTROOMS
TOTAL	-	4 RESTROOMS

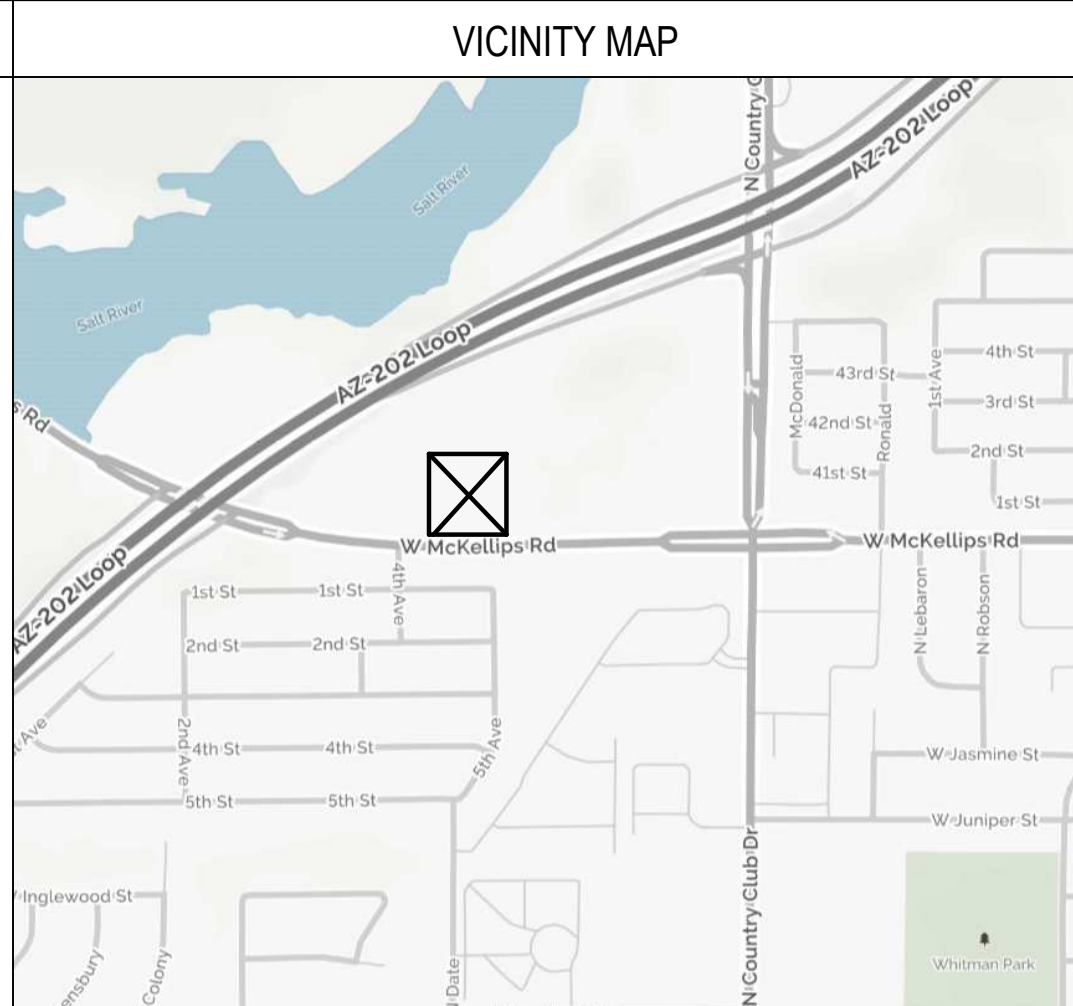
DRINKING FOUNTAIN
1 REQUIRED - 2 PROVIDED
MOP SINK
1 REQUIRED - 2 PROVIDED

PARKING CALCULATION
2493 SF RETAIL
1 SPACE PER 375 SF
7 PARKING SPACES REQUIRED

31985 SF MFG/INDUSTRIAL
1 SPACE PER 600 SF
54 PARKING SPACES REQUIRED

61 TOTAL PARKING SPACES REQUIRED
64 TOTAL PARKING SPACES PROVIDED

SPACES DEDICATED FOR ADA
4 ADA SPACES TOTAL
2 ADA VAN ACCESS



PROJECT DATA

APN: 135-01-002J & 135-01-002K
ZONING: LI
ADDRESS: 550 W. MCKELLIPS ROAD
MESA, AZ 85201
OWNER: J3M PROPERTY HOLDINGS, LLC.
312 N. ALMA SCHOOL RD SUITE 1
CHANDLER, AZ 85224
480-213-1402
ARCHITECT/ENGINEER: ROCA VERDE DESIGN BUILD
TOM LASSEN, P.E.
480-267-5163
MP&E ENGINEER: TOML@BUILDEDROCK.COM
LSW ENGINEERS ARIZONA
PHILLIP MOUW, P.E.
602-336-3217
PMOUW@LSWPHX.COM
STRUCTURAL ENGINEER: CARUSO TURLEY SCOTT
PAUL SCOTT, P.E.
480-774-1700
PSCOTT@CTSAZ.COM

PROPERTY AREA:

135-01-002J	89871 SF
135-01-002K	12600 SF
TOTAL COMBINED	102471 SF

STRUCTURE AREAS:

CULTIVATION/INFUSION	31985 SF
RETAIL DISPENSARY	2493 SF
TOTAL STRUCTURE AREA	34478 SF

LOT COVERAGE: 33.6%

BUILDING CLASSIFICATION:
MIXED USE, NON SEPARATED
CULTIVATION BLDG: F-1, B, S-2 ; TYPE VB
DISPENSARY BLDG: M, S-1 ; TYPE VB

CULTIVATION BUILDING HEIGHT - 27'-0"
DISPENSARY BUILDING HEIGHT - 17'-0"

FRONT SETBACK - 15'
SIDE SETBACK - 0'
REAR SETBACK - 0'

PROJECT DESCRIPTION
ALL EXISTING STRUCTURES ON THE PROPERTY WILL BE COMPLETELY REMOVED. THE NEW FACILITY WILL CONSIST OF 2 MAIN STRUCTURES. ONE WILL BE A 34500 SF PREMANUFACTURED STEEL BUILDING. THE OTHER BUILDING WILL BE A CONVENTIONALLY BUILT 2493 SF RETAIL CENTER. THE PURPOSE OF THE FACILITY IS FOR MARIJUANA CULTIVATION, INFUSION, AND DISPENSING.

LEGAL DESCRIPTION
S 404F OF FOL DESC PROP BEG SW COR SE4 SE4 SEC 4 TH E 265F N 699.5F TH SWLY 272F M/L TO PT 27.19F E OF W/LN SE4 SE4 TH S 650.60F TO POB EX 55F RD & EX RD DAF COM SW COR SE4 SE4 TH N 55F TO TPOB CONT N 10F E 29F S 45D 48M E 8.49F E 26F N 6F E 309F S 10F W 370F TO TPOB

BUILDING CODES

2006 IBC	2006 IMC
2006 IRC	2006 IFGC
2006 IFC	2006 IEBC
2006 IPC	2009 IECC
2005 NEC	ADA 2003 ICC a117.1
	2010 ADAAG

GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL COMFORM TO ALL APPLICABLE CODES AND ORDINANCES
2. ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND
3. OWNERS OF PROPERTIES ADJACENT TO PUBLIC RIGHT OF WAYS ARE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN IN THE RIGHT OF WAY IN ACCORDANCE WITH THE APPROVED PLANS.
4. ALL SERVICE AREAS SHALL BE SCREENED TO SHIELD ALL TRUCK CONTAINERS AND LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER ELECTRICAL AND MECHANICAL EQUIPMENT.
5. GENERAL CONTRACTOR SHALL PROVIDE DUST CONTROL PLAN IN ACCORDANCE WITH MARICOPA COUNTY REQUIREMENTS.
6. SIGNAGE WILL BE REVIEWED UNDER A SEPARATE PERMIT.
7. ALL RAMPS SHALL MEET ADA ACCESSIBLE GUIDELINES, 12:1 SLOPE WITH 2% MAX CROSS SLOPE



PROJECT ADDRESS

550 W. MCKELLIPS RD.
MESA, AZ 85201

REVISION HISTORY

No	Description	Date
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DESIGNED BY: TL

DRAWN BY: TL

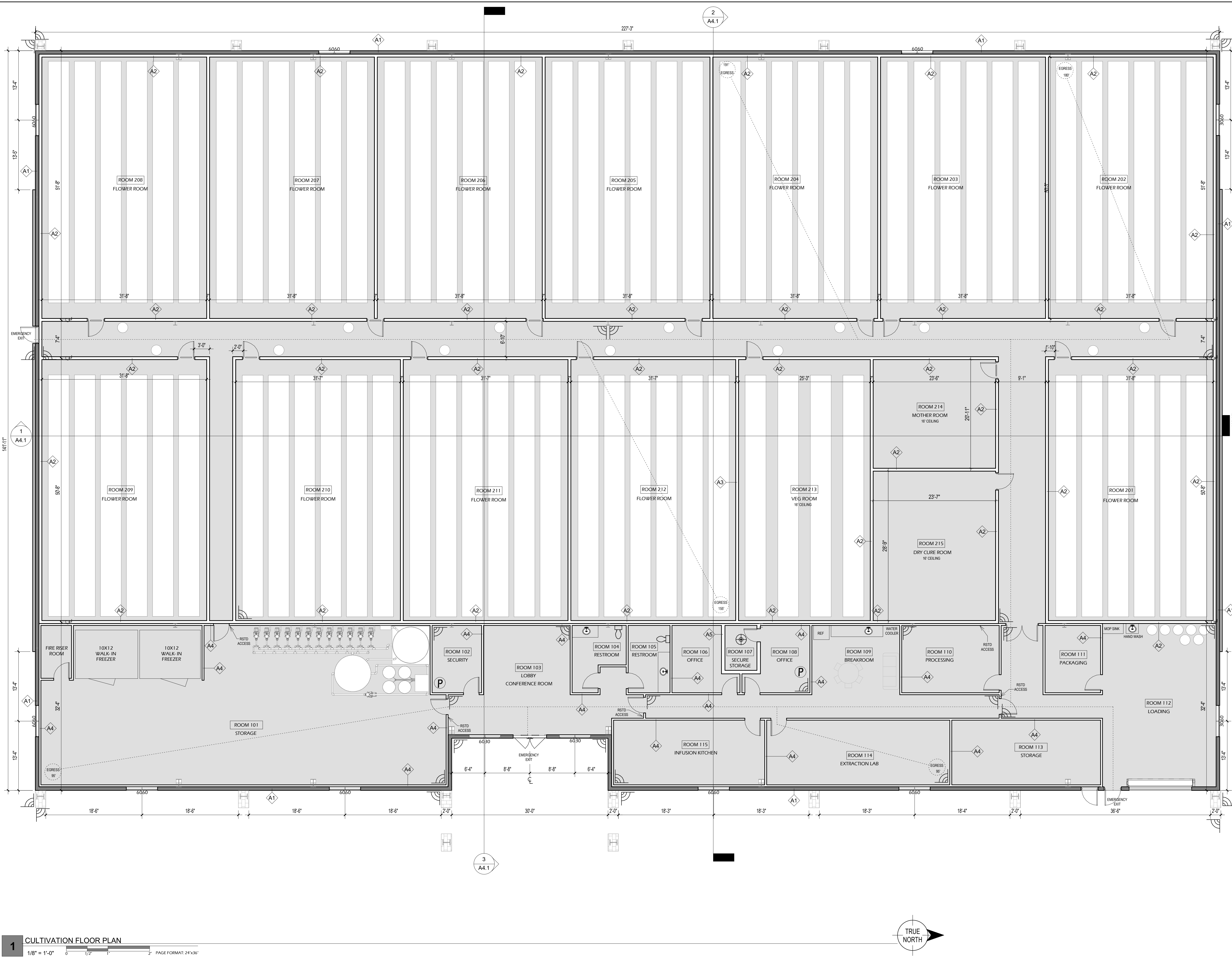
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SITE PLAN

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A1.1



SECURITY LEGEND

- EE EMERGENCY EXIT
- DE EGRESS DISTANCE TO EXIT
- 90° CAMERA
- 360° CAMERA
- P PANIC BUTTON

WALL SCHEDULE

- A1 PREMANUFACTURED STEEL BLDG WALL
- A2 DPS 4-5/8" INSULATED PANEL
- A3 DPS 6" INSULATED PANEL
- A4 PARTITION 2X4 STEEL STUD
- A5 SECURE STORAGE WALL SYSTEM TBD

ROOM SCHEDULE

RM#	DESCRIPTION	SIZE
101	STORAGE	1963 SF
102	SECURITY OFFICE	123 SF
103	CONFERENCE ROOM	215 SF
104	RESTROOM 1	106 SF
105	RESTROOM 2	104 SF
106	OFFICE	136 SF
107	SECURE STORAGE	53 SF
108	OFFICE	136 SF
109	BREAKROOM	225 SF
110	PROCESSING	185 SF
111	PACKAGING	196 SF
112	LOADING	683 SF
113	STORAGE	360 SF
114	EXTRACTION LAB	451 SF
115	INFUSION KITCHEN	356 SF
XXX	MISC/HALLWAYS	1830 SF
TOTAL INFUSION FACILITY		7122 SF

CULTIVATION FACILITY

RM#	DESCRIPTION	SIZE
201	FLOWER ROOM 1	1793 SF
202	FLOWER ROOM 2	1793 SF
203	FLOWER ROOM 3	1504 SF
204	FLOWER ROOM 4	1504 SF
205	FLOWER ROOM 5	1504 SF
206	FLOWER ROOM 6	1504 SF
207	FLOWER ROOM 7	1504 SF
208	FLOWER ROOM 8	1793 SF
209	FLOWER ROOM 9	1504 SF
210	FLOWER ROOM 10	1504 SF
211	FLOWER ROOM 11	1504 SF
212	FLOWER ROOM 12	1504 SF
213	VEG ROOM	1164 SF
214	MOTHER ROOM	653 SF
215	DRY CURE	533 SF
216	H2O/NUTRIENTS	251 SF
XXX	MISC/HALLWAYS	3153 SF
TOTAL CULTIVATION FACILITY		24669 SF

GENERAL NOTES

- DIMENSION DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND/OR ARCHITECT.
- ALL BUILDING INSULATION SHALL COMPLY WITH 2006 IBC SECTION 718. FLAME SPREAD RATING SHALL NOT EXCEED 25, AND A SMOKE DENSITY SHALL NOT EXCEED 450.
- CONTRACTOR SHALL ADD EMERGENCY EXIT SIGNAGE THROUGHOUT THE FACILITY AS REQUIRED BY CITY OF MESA INSPECTOR.
- INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA-10. MAXIMUM DISTANCE TRAVELED TO A FIRE EXTINGUISHER IS 75 FEET.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED
- USE MOISTURE RESISTANT GYPSUM BOARD IN ALL HIGH MOISTURE AREAS INCLUDING BEHIND ALL PLUMBING FIXTURES

ROCA VERDE DESIGN BUILD LLC
1730 WEST SUNRISE BLVD
GILBERT, ARIZONA 85233
P - 480-267-5163 F - 480-632-7594

PITCHFORK MESA FACILITY

PROJECT ADDRESS
550 W. MCKELLIPS RD.
MESA, AZ 85201

REVISION HISTORY

No	Description	Date
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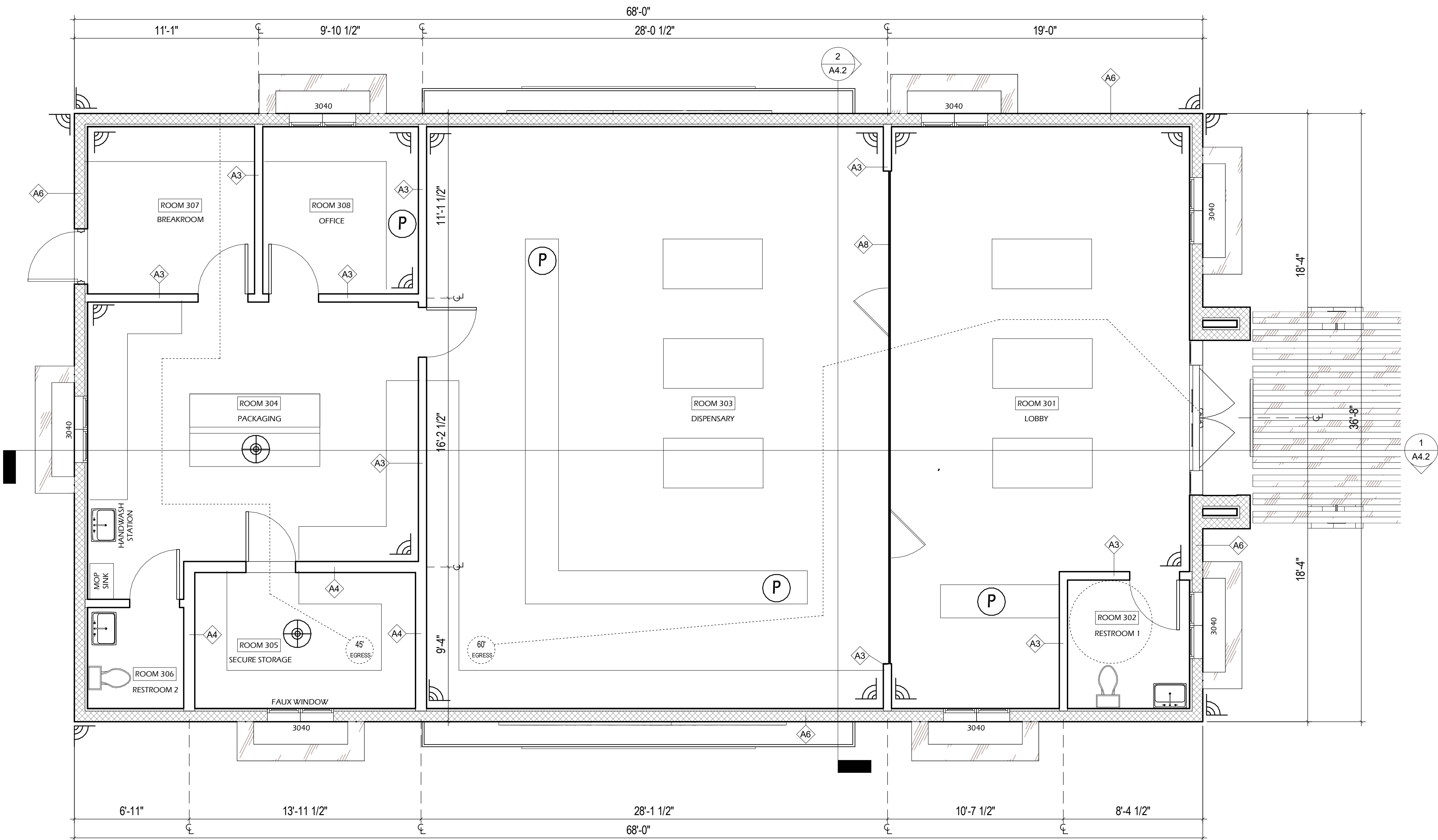
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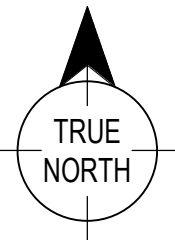
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CULTIVATION FLOOR PLAN

PAGE NUMBER
A2.1



1 DISPENSARY FLOOR PLAN
1/4" = 1'-0" 0 1/2 1 2 PAGE FORMAT: 24"x36"



SECURITY LEGEND

- EE EMERGENCY EXIT
- DIST DISTANCE TO EXIT
- 90° CAMERA
- 360° CAMERA
- P PANIC BUTTON

WALL SCHEDULE

- A3 INTERIOR PARTITION 2X4 STUD WALL
- A5 SECURE STORAGE WALL SYSTEM TBD
- A6 8" MASONRY W/ INTERIOR FURRING
- A7 8" MASONRY
- A8 GLASS WALL PARTITION TBD

ROOM SCHEDULE

DISPENSARY FACILITY		
ROOM#	USE	SIZE
301	LOBBY	628 SF
302	RESTROOM 1	71 SF
303	DISPENSARY	1015 SF
304	PACKAGING	363 SF
305	SECURE STORAGE	140 SF
306	RESTROOM 2	38 SF
307	OFFICE/BREAKROOM	125 SF
308	OFFICE	113 SF
TOTAL	DISPENSARY FACILITY	2493 SF



PITCHFORK MESA FACILITY

PROJECT ADDRESS

550 W. MCKELLIPS RD.
MESA, AZ 85201

REVISION HISTORY

No	Description	Date



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DESIGNED BY: TL

DRAWN BY: TL

APPROVED BY: EM

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DISPENSARY FLOOR PLAN

PAGE NUMBER

A2.2

GENERAL NOTES

- DIMENSION DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND/OR ARCHITECT.
- ALL BUILDING INSULATION SHALL COMPLY WITH 2006 IBC SECTION 718. FLAME SPREAD RATING SHALL NOT EXCEED 25, AND A SMOKE DENSITY SHALL NOT EXCEED 450.
- CONTRACTOR SHALL ADD EMERGENCY EXIT SIGNAGE THROUGHOUT THE FACILITY AS REQUIRED BY CTY OF MESA INSPECTOR.
- INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA-10. MAXIMUM DISTANCE TRAVELED TO A FIRE EXTINGUISHER IS 75 FEET.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED
- USE MOISTURE RESISTANT GYPSUM BOARD IN ALL HIGH MOISTURE AREAS INCLUDING BEHIND ALL PLUMBING FIXTURES



EXISTING CONDITIONS AND DEMO NOTES

- 1. ALL EXISTING STRUCTURES WILL BE DEMOLISHED AND REMOVED
- 2. THE EXISTING DRIVEWAYS TO MCKELLIPS RD WILL REMAIN IN PLACE. PARTIAL DEMO MAY BE NECESSARY TO BRING THE DRIVEWAYS UP TO MESA MAG STANDARD.
- 3. EXISTING BLOCK WALLS ON PROPERTY LINES OF EASTERN AND NORTHERN ADJACENT PROPERTIES WILL REMAIN IN PLACE.
- 4. EXISTING BLOCK WALL ALONG THE DATE STREET EASEMENT SHALL BE REMOVED.
- 5. CHAIN LINK FENCE ON THE NORTH PROPERTY LINE WILL BE REPLACE WITH WROUGHT IRON DURING THE LANDSCAPE PHASE AT THE END OF THE PROJECT.
- 6. DURING DEMOLITION CONTRACTOR SHALL COMPLY WITH ALL DUST CONTROL AND SWPPP REQUIREMENTS.
- 7. EXISTING BILLBOARD SHALL REMAIN IN PLACE.
- 8. ELECTRICAL DEMOLITION AND REWORK TO BE DETERMINED



REVISION HISTORY		
No	Description	Date



PROJECT ADDRESS
550 W. MCKELLIPS RD.
MESA, AZ 85201

REVISION HISTORY		
No	Description	Date



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APPROVED FOR CONSTRUCTION

DESIGNED BY: Designer
DRAWN BY: Author
APPROVED BY: Approver

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DRB EXHIBIT

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