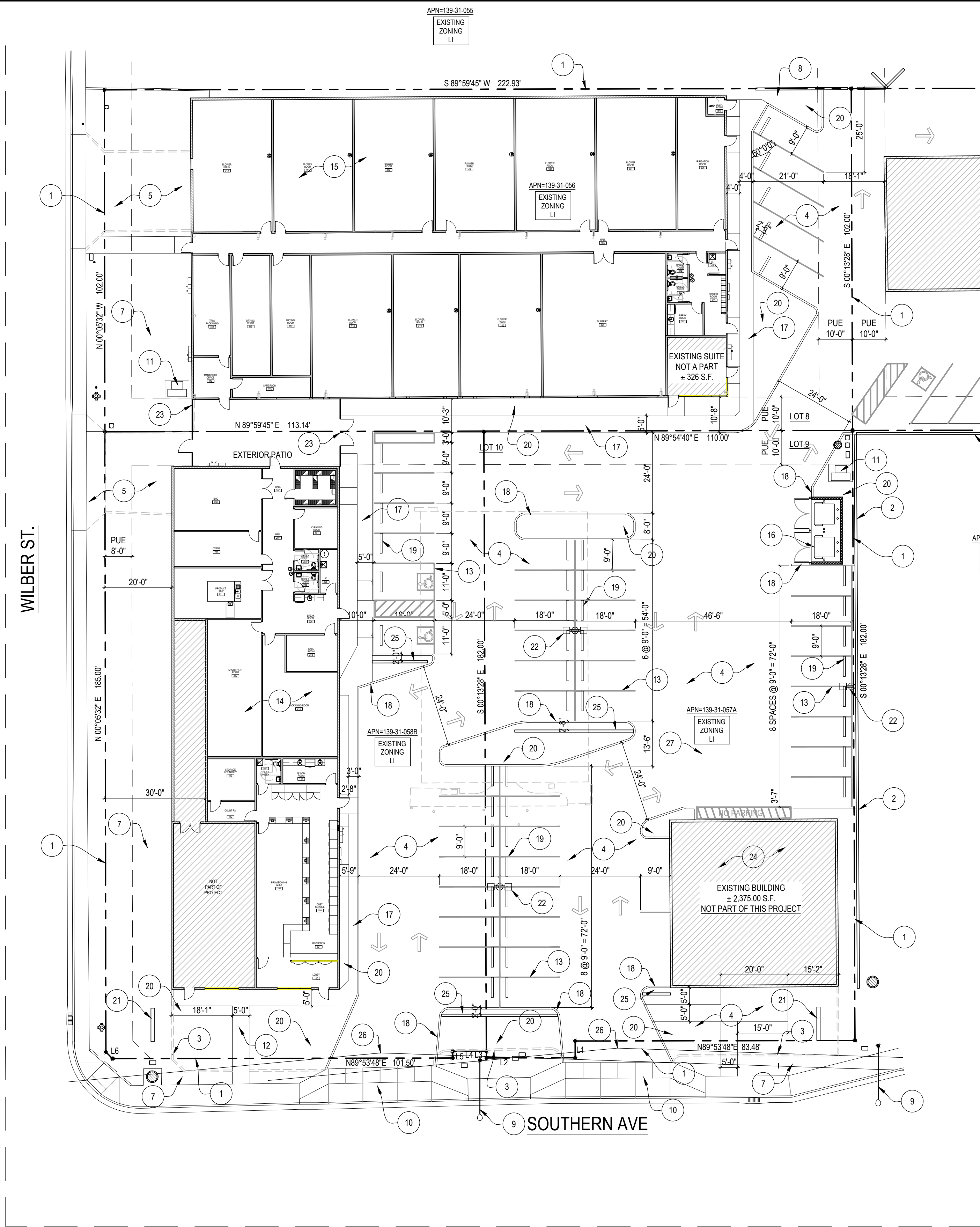
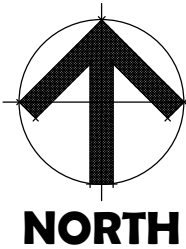
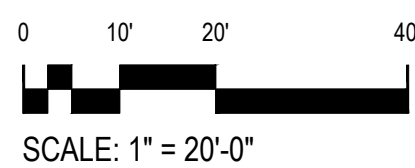




1 SITE PLAN
1" = 20'-0"



- 1 PROPERTY LINE
- 2 EXISTING CMU 3'-0" HEIGHT FENCE WALL - TO REMAIN
- 3 EXISTING 6" CONCRETE CURB (TYP.) - TO BE REMOVED
- 4 EXISTING ASPHALT PAVED PARKING AREA - TO REMAIN - REPAIR AS REQUIRED
- 5 EXISTING CONCRETE SITE ACCESS - TO BE REMOVED - PROVIDE NEW LANDSCAPE AREA
- 6 10'-0" X 20'-0" VISION TRIANGLE
- 7 EXISTING LANDSCAPING - TO REMAIN
- 8 TRASH DUMPER - TO BE REMOVED
- 9 EXISTING STREET SITE LIGHTING - TO REMAIN
- 10 EXISTING SITE ACCESS - NO CHANGES
- 11 EXISTING ELECTRICAL CONCRETE PAD MOUNTED TRANSFORMER - TO BE DEMO AND REMOVED
- 12 PROVIDE NEW 4" CONCRETE SIDEWALK - ADA SITE ACCESS
- 13 4" WIDE PAINT STRIPPING
- 14 PROVIDE A NEW BUILDING ADDITION OF 5,300.00 S.F. TO BE FRONT BLDG.
- 15 PROVIDE A NEW BUILDING ADDITION OF 6,400.00 S.F. TO BE REAR BLDG.
- 16 REPLACEMENT CMU DUMPSTER ENCLOSURE - TO MEET MESA STANDARDS
- 17 NEW CONCRETE SIDEWALK & CURB
- 18 NEW 6" CONCRETE CURB
- 19 NEW 6" CONCRETE PARKING BLOCK
- 20 NEW LANDSCAPING
- 21 EXISTING SITE SIGNAGE - TO REMAIN
- 22 NEW 20'-0" SITE LIGHTING - TO MEET DARK-SKY ORDINANCE
- 23 12' HIGH TUBE STEEL FENCE WITH GATES
- 24 EXISTING BLDG TO REMAIN UNCHANGED
- 25 3'-0" CMU SITE WALL
- 26 SITE VISION ANGLE
- 27 EXISTING SHADE STRUCTURE TO BE REMOVED

1 SITE PLAN KEYNOTES

TYPE OF CONSTRUCTION - TYPE VB		
TYPE OF OCCUPANCY - (B, S-1, M) MARIJUANA CULTIVATION AND DISPENSARY		
BUILDING AREA (GFA):	RETAIL (DISPENSARY)	2,000 SQUARE FEET
	RETAIL (STANDARD)	1,750 SQUARE FEET
	DR. OFFICE	326 SQUARE FEET
	CULTIVATION	17,554 SQUARE FEET
TOTAL		21,630 SQUARE FEET
BUILDING HEIGHT		18'-6" A.F.F. TO TALLEST POINT
LOT SIZE	= 64,069 S.F. (1.47 ACRES) NET	
	= 89,194 S.F. (2.04 ACRES) GROSS	

REQUIRED SPACES	2,000 S.F. @ 1P.S./375 S.F. =	5.33 P.S.
	1,750 S.F. @ 1P.S./375 S.F. =	4.66 P.S.
	326 S.F. @ 1P.S./200 S.F. =	1.63 P.S.
	17,554 S.F. @ 1P.S./600 S.F. =	29.24 P.S.
AUTO SHOP:		2.375 S.F. @ 1P.S./375 S.F. = 6.33 P.S.

48(47-19) SPACES REQUIRED
49 SPACES PROVIDED

ACCESSIBLE PARKING SPACES REQUIRED
2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED
2 SPACES

4 PROJECT INFORMATION

PROJECT LOCATION: MINT
330 E. SOUTHERN AVE
MESA, ARIZONA 85210

ADDRESS: 330 E. SOUTHERN AVE. MESA, ARIZONA 85210

PROJECT NARRATIVE: THE PROJECT IS A REMODEL OF THE EXISTING BUILDING AND AN ADDITION TO EXISTING BUILDINGS.

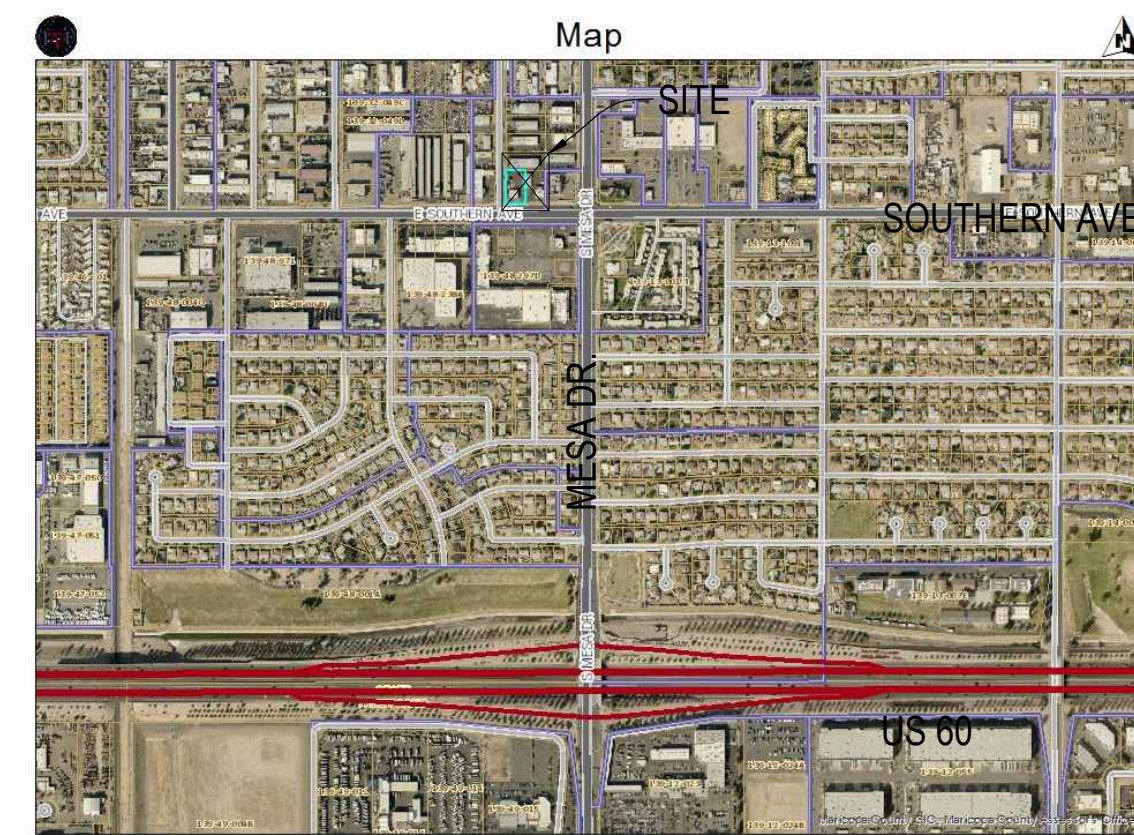
ZONING: LI

ASSESSOR PARCEL #: 139-31-056, 139-31-057A, 139-31-058B

UTILITIES: WATER - CITY OF MESA
SEWER - CITY OF MESA
ELECTRIC - SRP
GAS - SOUTHWEST GAS

HEALTH DEPARTMENT: MARICOPA COUNTY HEALTH DEPARTMENT PHOENIX, AZ. (602) 506-6616

3 SITE PROJECT DATA



2 VICINITY MAP

Arc
one
ASSOCIATES

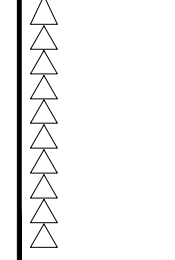
1427 N. 3rd Street
Phoenix, Arizona 85004
Phone: 602 241 7871
Fax: 602 241 7874
info@arconeassociates.com



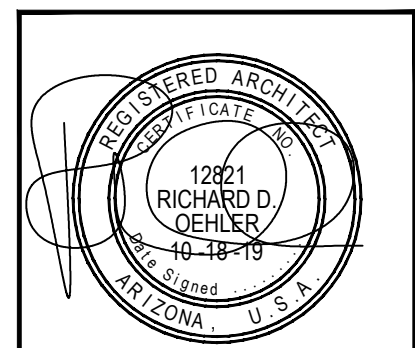
THE MINT DISPENSARY
330 E SOUTHERN AVE.
MESA AZ. 85210

design: RDO
drawn: JO
check: JDO

revisions:



COPYRIGHT 2017. ALL RIGHTS RESERVED.
arc one associates, LLC.
THIS DRAWING IS AN INSTRUMENT OF SERVICE
AND MAY NOT BE REPRODUCED, COPIED, OR CHANGED
HERE WITHOUT PERMISSION OF THE ARCHITECT.



EXPIRES 12/31/21
date: 05/21/18

SHEET

SP100

of
PROJECT: A0100218