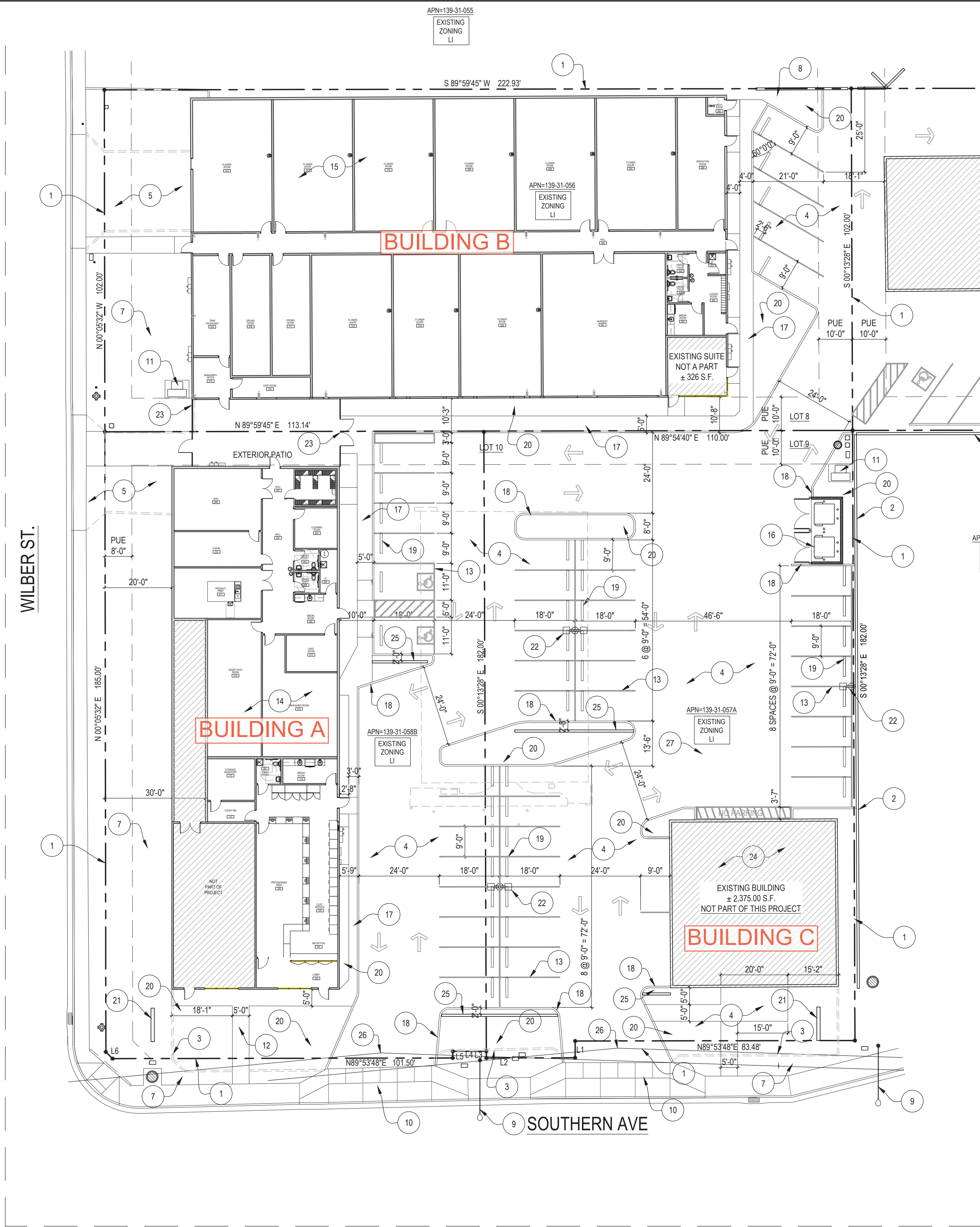
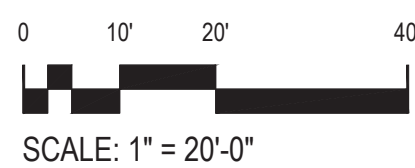




1 SITE PLAN  
1" = 20'-0"



- 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 | RETAIL (DISPENSARY): | 2,000 S.F. @ 1P.S./375 S.F. = 5.33 P.S.   |
|                 | RETAIL (STANDARD):   | 1,750 S.F. @ 1P.S./375 S.F. = 4.66 P.S.   |
|                 | MEDICAL OFFICE:      | 326 S.F. @ 1P.S./200 S.F. = 1.63 P.S.     |
|                 | CULTIVATION:         | 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.

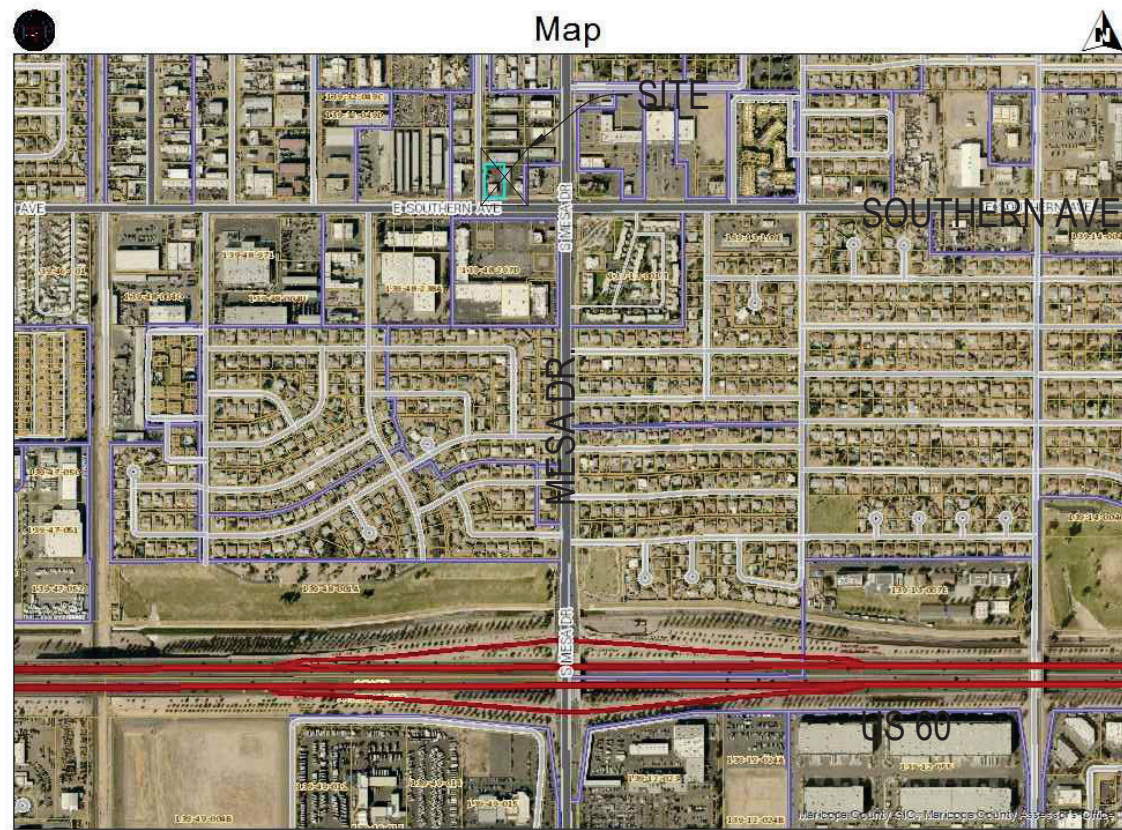
ZONING: LI

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



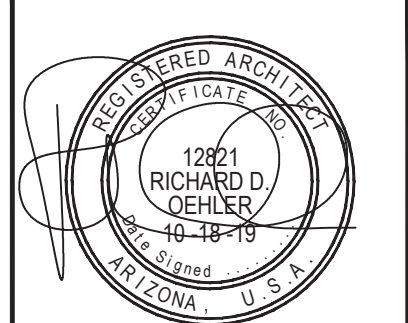
THE MINT DISPENSARY  
330 E SOUTHERN AVE.  
MESA AZ. 85210

design: RDO  
drawn: JO  
check: JDO

#### revisions:

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

#### SHEET

SP100

of  
PROJECT: A0100218

1 CITY USE ONLY