

**SYMBOL LEGEND**

	Property Corner (See Monument Table)		Schedule "B" Item		Underground Storm Sewer Line		Water Meter
	Property Line		24 inch Vertical Curb & Gutter		Electric Box		See Reference Documents
	Existing Fire Hydrant		6 inch Concrete Curb		Electric Transformer		Measured
			Indicates Driveway (means of access)		Air Release Valve		Physical Access To & From Adjoining Property
			Concrete Surface		Air Release Valve Marker		Concrete
			Dirt Road/Path		Guard Post or Gate Post		Pavement
			Wall		Light Pole		Natural Ground
			Overhead Electric Line		Mail Box		Top of Curb
			Underground Water Line		Power Pole		Flow Line
			Underground Sewer Line		Sewer Manhole		Manhole Rim Elevation
			Underground Electric Line		Storm Drain Manhole		
					Telephone Riser		
					TV Junction Box		

**Area Calculations Phase I**

Phase I Dispensary- M (Mercantile)	Max Allowed 2500 sqft	1213 sqft
Lobby	25% of Suite	362 sqft provided
Marijuana Storage	Max Allowed 500 Sqft	110 sqft provided
Phase I Shell		1213 sqft
Total Phase I		2426 sqft
Existing Structures		9301 sqft
Total Structures		11727 sqft
Lot Area Gross	2.36 Acres	102595 sqft
Lot Area Net		76,186 sqft
Floor Area Ratio		11.4304 %

Occupancy Calcs:  
 Existing F2: 9301 / 100= 93  
 Phase 1, M:  
 Retail: 723 sqft = 12  
 Office: 178 sqft = 2  
 Storage: 109 sqft = 1  
 Total Dispensary Occupancy: 15 people

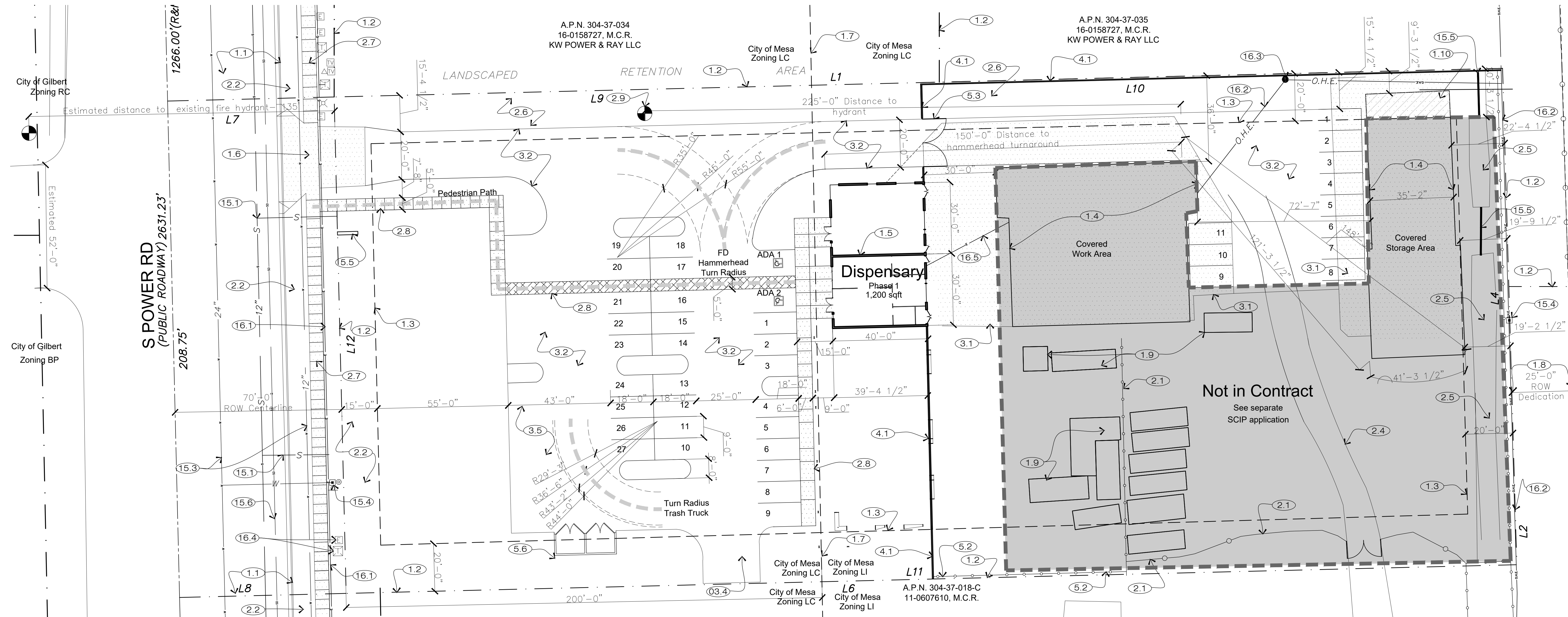
Phase 1, Shell- Undetermined  
 Phase 2, Shell- Undetermined  
 Phase 3, Shell- Undetermined

**ISOS architecture**

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**REGISTERED ARCHITECT**  
 BRENT ARMSTRONG  
 46789 W. BRENT ARMSTRONG  
 PHOENIX, ARIZONA 85044  
 EXPIRES 9/30/2019

**REGISTERED ARCHITECT**  
 W. BRENT ARMSTRONG  
 07-0927006, M.C.R.  
 RM2 LLC  
 City of Mesa Zoning LI

**REGISTERED ARCHITECT**  
 MEFFORD MIKE  
 14-0853092, M.C.R.  
 City of Mesa Zoning LI

**Site Keynotes:**

- 1 GENERAL**
- 1.1 Paved street and concrete curb
- 1.2 Property line
- 1.3 Setback
- 1.4 Covered work/storage area existing
- 1.5 New building
- 1.6 Existing driveway and curb cut per Mesa Amendments to Mag specs. M-42
- 1.7 Zoning Change between LC and LI
- 1.8 25' Easement
- 1.9 Existing container
- 1.10 Remove/demo part of covered storage area
- 2 SITE**
- 2.1 Existing fence to remain
- 2.2 Existing landscaping to remain
- 2.4 Existing decomposed granite driveway to be converted to stabilized granite with low dust
- 2.5 Existing dirt ditch
- 2.6 15 landscape buffer
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- 3.5 Future parking phase 3
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- 5.5 New steel monument sign- 80 sqft.
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- 11 EQUIPMENT**
- 11.1 New dumpster and trash enclosure
- 15 MECHANICAL**
- 15.1 Existing 12" Sewer line-verify location
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- 16 ELECTRICAL**
- 16.1 Existing underground electrical lines
- 16.2 Existing overhead electrical lines
- 16.3 Existing light pole
- 16.4 New possible transformer and low voltage location
- 16.5 New underground electrical line phase one, from meter/panel at welding shop

LINE	BEARING	DISTANCE
L1(R)	N 88°36'15" E	561.02'
L1(M)	N 88°35'45" E	561.01'
L2(R)	S 01°38'15" E	422.00'
L2(M)	S 01°38'21" E	422.00'
L3(R)	S 88°36'15" W	562.89'
L3(M)	S 88°35'45" W	562.89'
L4	S 01°38'21" E	208.75'
L5	S 01°38'21" E	213.25'
L6	S 88°35'45" W	561.94'
L7	N 88°35'45" E	70.00'
L8	N 88°35'45" E	70.00'
L9	N 88°35'45" E	240.50'
L10	N 88°35'45" E	250.51'
L11	S 88°35'45" W	491.94'
L12	N 01°23'00" W	208.75'

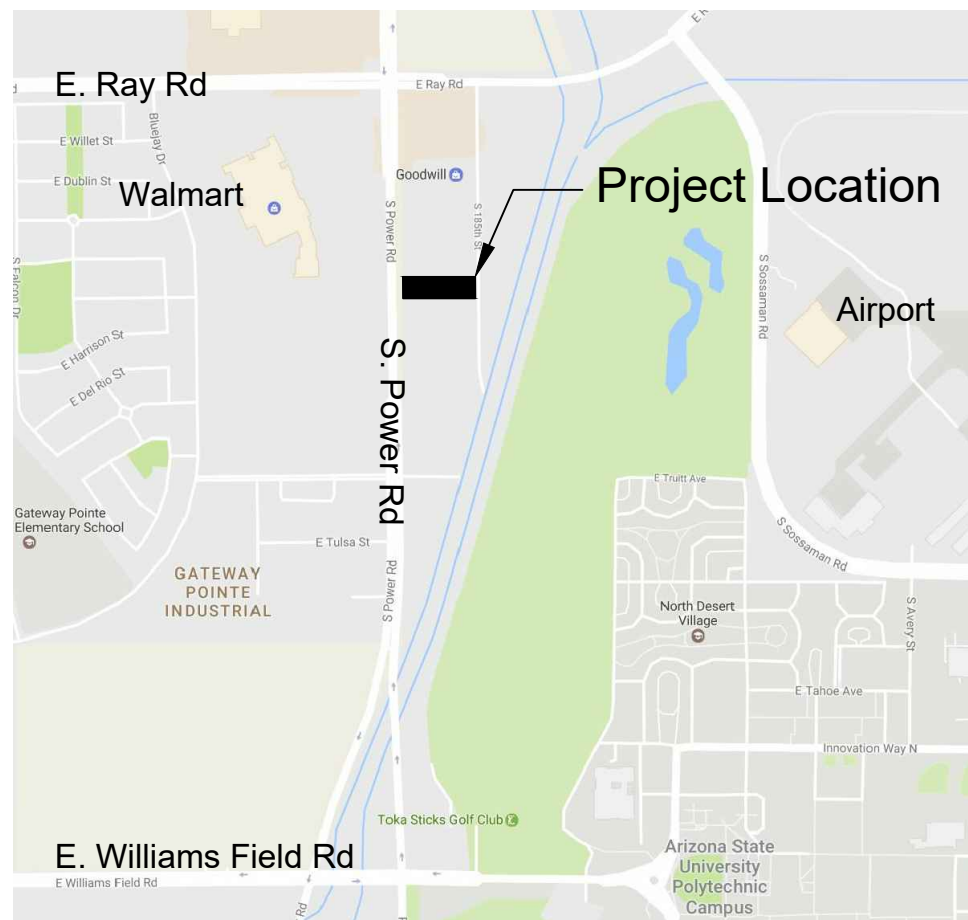
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 W. Brent Armstrong  
 307 W. Latham St  
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**TENANT:**  
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 Scottsdale, AZ 85257  
 602 327 3858  
 dixonoates@gmail.com

**OWNER:**  
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 Mesa, AZ 85212  
 602 989 1317

**CIVIL ENGINEER:**  
 Darren Smith, PE  
 Babbitt Nelson Engineering  
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 Mesa, AZ 85203  
 Office: 480-610-1341  
 Fax: 480-962-9034  
 www.babbittnelson.com

**Vicinity Map**



**Project Information:**

**5405 S POWER RD, MESA 85212**

Assessor Parcel Number: 304-37-017

Legal Description: N 208.75F FOL DESC PROP BEG NW COR SEC TH S 01D 23ME 1266F TO TPOB TH E 561.02F TH S 01D 38M E 422F W562.89F TO PT ON W SEC LN DIST 1688F FR NW COR SEC TH N 01D 23M W 422F TO POB EX W 55F RD P/D 84-404911

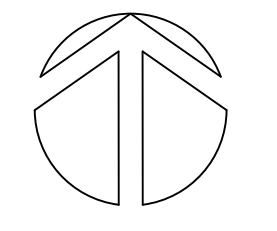
Zoning: LI, LC

Construction Type: VA

Occupancy:  
 Existing: F2 Low Hazard Factory Industrial  
 Phase 1: M Mercantile (Dispensary) & Shell- Undetermined  
 Phase 2: Shell- Undetermined  
 Phase 3: Shell- Undetermined

Building Height: 16'-4"

Fire Sprinklers: Required for new construction



**01 Architectural Site Plan-Phase 1**  
 SCALE: 1" = 20'

**Parking Calculations Phase I&2**

	Area	Factor	Req. Park
Phase I Dispensary- M (Mercantile)	1213 sqft	1 per 375	3.2
Phase I Shell	1213 sqft	1 per 275	4.4
Phase 2 Shell	3373 sqft	1 per 275	12.3
Total Required Parking in LC			20
Provided parking in LC			37
(4) ADA			4
Total Parking Provided in LC			41
Total Provided Parking in LC (2) ADA			23
LI Parking (Light Industrial)			
Covered Work Area	5207sqft	1 per 600	8.67
Covered Storage Area	3711 sqft	1 per 900	4.54
Total LI Parking Required			14
Total LI Parking Provided			11

**Vending Logistics**

5405 South Power Road  
 Mesa, Arizona 85212

11.April.2017

**A1.1**  
 SITE PLAN  
 PHASE 1

**SYMBOL LEGEND**

	Property Corner (See Monument Table)		Schedule "B" Item		Underground Storm Sewer Line		Water Meter
	Property Line		24 inch Vertical Curb & Gutter		Electric Box		See Reference Documents
	Existing Fire Hydrant		6 inch Concrete Curb		Air Release Valve		Measured
			Concrete Surface		Air Release Valve Marker		Physical Access To & From Adjoining Property
			Dirt Road/Path		Guard Post or Gate Post		Concrete
			Fence		Light Pole		Pavement
			Wall		Mail Box		Natural Ground
			Overhead Electric Line		Power Pole		Top of Curb
			Underground Water Line		Sewer Manhole		Flow Line
			Underground Sewer Line		Telephone Riser		Manhole Rim Elevation
			Underground Electric Line		TV Junction Box		

**Area Calculations Phase 2**

Phase I Dispensary- M (Mercantile)	Max Allowed 2500 sqft	1213 sqft
Lobby	25% of Suite	362 sqft provided
Marijuana Storage	Max Allowed 500 Sqft	110 sqft provided
Phase I Shell		1213 sqft
Phase 2 Shell		3373 sqft
<b>Total Phase I &amp; 2</b>		<b>5799 sqft</b>
Existing Structures		9301 sqft
<b>Total Structures</b>		<b>15100 sqft</b>
Lot Area Gross	2.36 Acres	102595 sqft
Lot Area Net		76,186 sqft
<b>Floor Area Ratio</b>		<b>14.7181%</b>

Occupancy Calcs:  
 Existing F2: 9301 / 100= 93  
 Phase 1, M: Retail: 723 sqft = 12  
 Office: 178 sqft = 2  
 Storage: 109 sqft = 1  
**Total Dispensary Occupancy: 15 people**

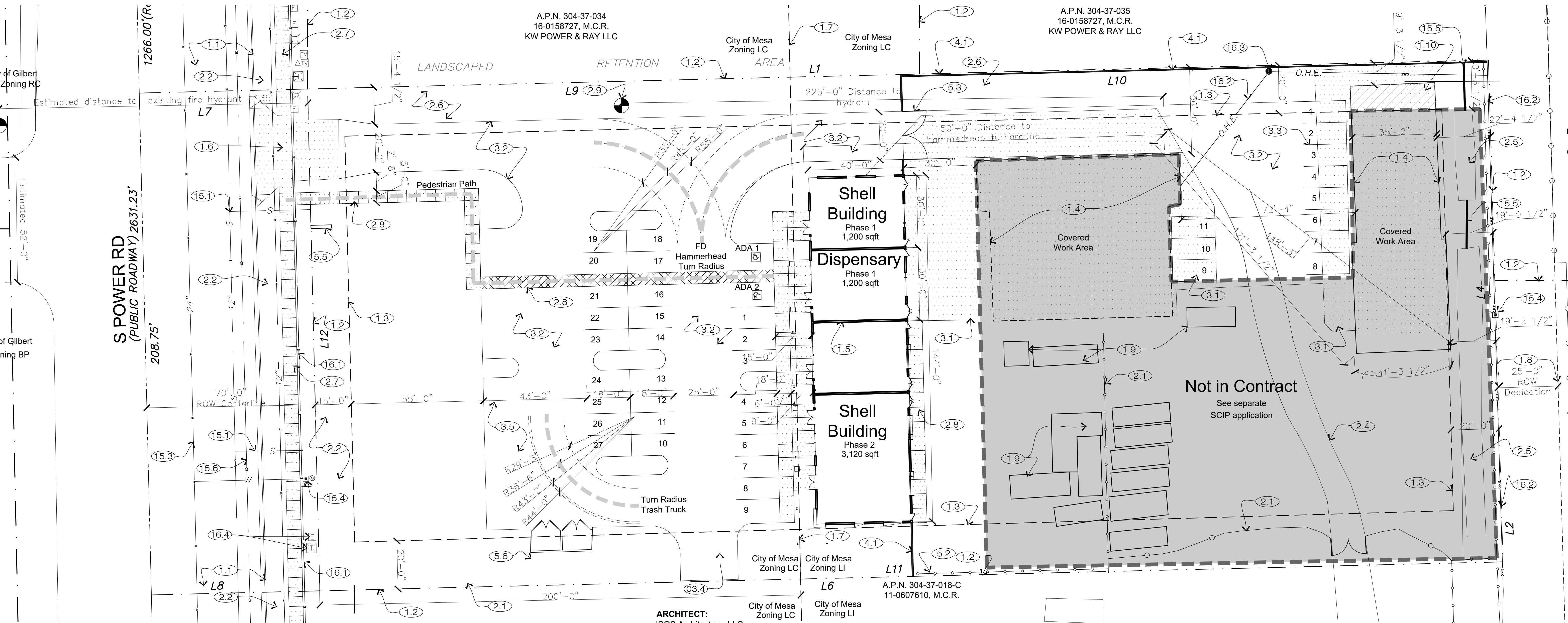
Phase 1, Shell- Undetermined  
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LINE	BEARING	DISTANCE
L1(R)	N 88°36'15" E	561.02'
L1(M)	N 88°35'45" E	561.01'
L2(R)	S 01°38'15" E	422.00'
L2(M)	S 01°38'21" E	422.00'
L3(R)	S 88°36'15" W	562.89'
L3(M)	S 88°35'45" W	562.89'
L4	S 01°38'21" E	208.75'
L5	S 01°38'21" E	213.25'
L6	S 88°35'45" W	561.94'
L7	N 88°35'45" E	70.00'
L8	N 88°35'45" E	70.00'
L9	N 88°35'45" E	240.50'
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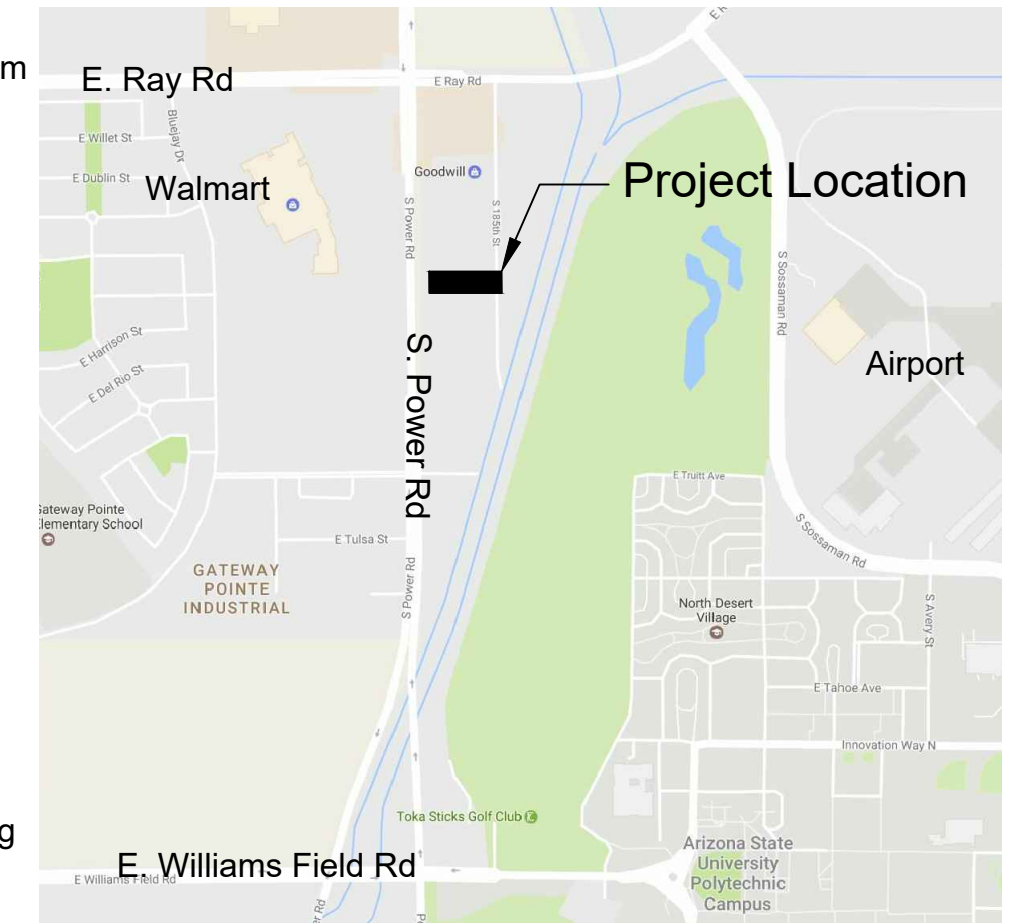
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Zoning: LI, LC

Construction Type: VA

Occupancy:  
 Existing: F2 Low Hazard Factory Industrial  
 Phase 1: M Mercantile (Dispensary) & Shell- Undetermined  
 Phase 2: Shell- Undetermined  
 Phase 3: Shell- Undetermined

Building Height: 16'-4"

Fire Sprinklers: Required for new construction

**01 Architectural Site Plan-Phase 2**

SCALE: 1" = 20'

Parking Calculations Phase 1&2			
	Area	Factor	Req. Park
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Phase 2 Shell	3373 sqft	1 per 275	12.3
<b>Total Required Parking in LC</b>			<b>20</b>
Provided parking in LC			37
(4) ADA			4
<b>Total Parking Provided in LC</b>			<b>41</b>
<b>Total Provided Parking in LC (2) ADA</b>			<b>23</b>
LI Parking (Light Industrial)			
Covered Work Area	5207sqft	1 per 600	8.67
Covered Storage Area	3711 sqft	1 per 900	4.54
<b>Total LI Parking Required</b>			<b>14</b>
<b>Total LI Parking Provided</b>			<b>11</b>



**S 185th St - S. Saranac**

A.P.N. 304-37-015-C  
 07-0927006, M.C.R.  
 RM2 LLC  
 City of Mesa Zoning LI

A.P.N. 304-37-015-D  
 14-0853092, M.C.R.  
 MEFFORD MIKE  
 City of Mesa Zoning LI

**Vending Logistics**

5405 South Power Road  
 Mesa, Arizona 85212

11.April.2017

**A1.2**  
 SITE PLAN  
 PHASE 1

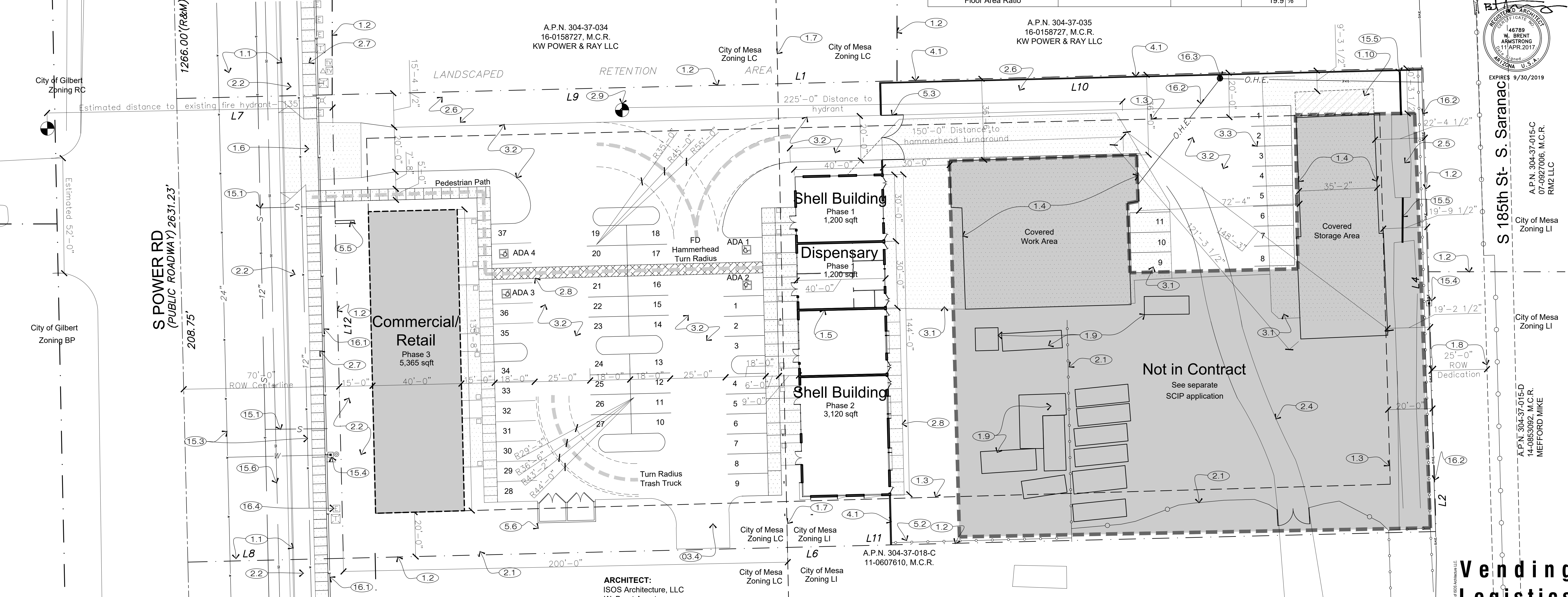
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	Fence		Storm Drain Manhole		Manhole Rim Elevation
	Wall		Telephone Riser		
	Overhead Electric Line		TV Junction Box		
	Underground Water Line				
	Underground Sewer Line				
	Underground Electric Line				

**Area Calculations Phase 3**

Phase I Dispensary- M (Mercantile)	Max Allowed 2500 sqft	1213 sqft
Lobby	25% of Suite	362 sqft provided
Marijuana Storage	Max Allowed 500 Sqft	110 sqft provided
Phase I Shell		1213 sqft
Phase 2 Shell		3373 sqft
Phase 3 Shell		5365 sqft
Total Phase I, 2, & 3		11164 sqft
Existing Structures		9301 sqft
Total Structures		20465 sqft
Lot Area Gross	2.36 Acres	102595 sqft
Lot Area Net		76,186 sqft
Floor Area Ratio		19.9 %

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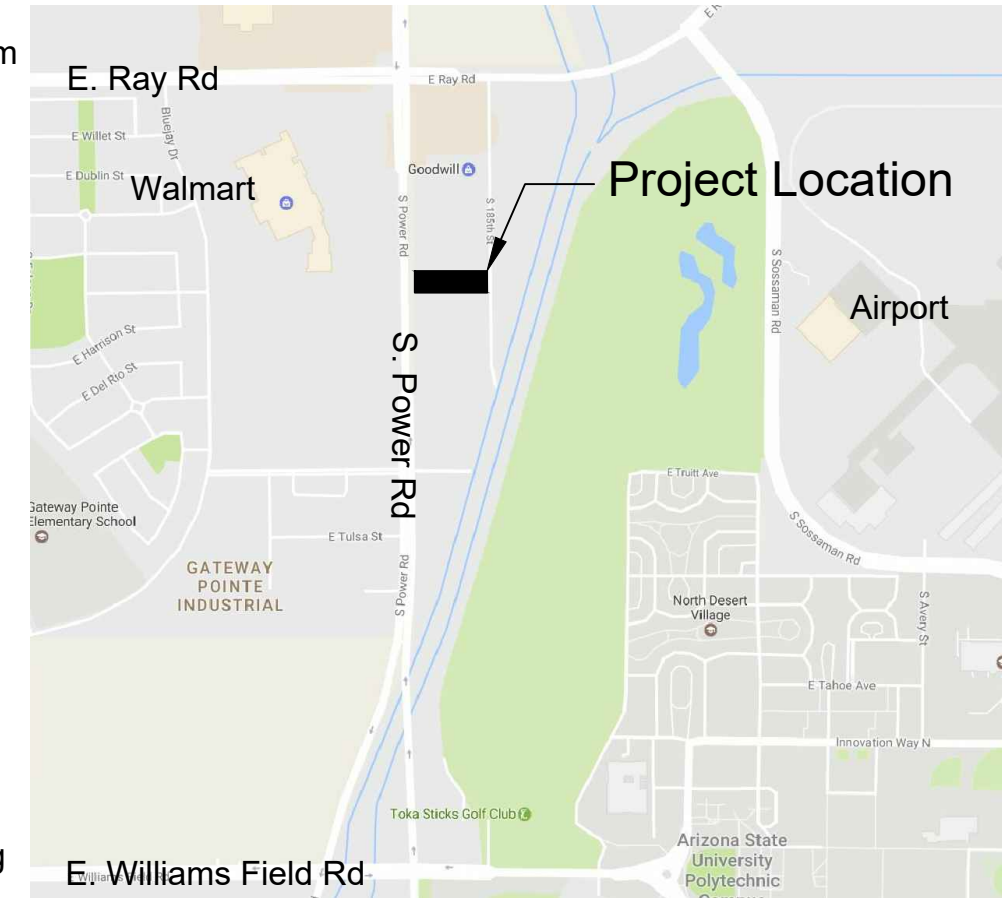
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**Vicinity Map**



**Project Information:**

**5413 S POWER RD, MESA 85212**  
 Assessor Parcel Number: 304-37-017  
 Legal Description: N 208.75F FOL DESC PROP BEG NW COR SEC TH S 01D 23ME 1266F TO TPOB TH E 561.02F TH S 01D 38M E 422F W562.89F TO PT ON W SEC LN DIST 1688F FR NW COR SEC TH N 01D 23M W 422F TO POB EX W 55F RD P/D 84-404911  
 Zoning: LI,LC  
 Construction Type: VA  
 Occupancy:  
 Existing: F2 Low Hazard Factory Industrial  
 Phase 1: M Mercantile (Dispensary) & Shell- Undetermined  
 Phase 2: Shell- Undetermined  
 Phase 3: Shell- Undetermined  
 Building Height: 16'-4"  
 Fire Sprinklers: Required for new construction

**01 Architectural Site Plan-Phase 3**

SCALE: 1" = 20'

Parking Calculations Phase 3			
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Total Required Parking in LC			39.4
Provided parking in LC			37
(4) ADA			4
Total Parking Provided in LC			41
LI Parking (Light Industrial)			
Covered Work Area	5207sqft	1 per 600	8.67
Covered Storage Area	4093 sqft	1 per 900	4.54
Total LI Parking Required			14
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**Vending Logistics**

5405 South Power Road  
 Mesa, Arizona 85212

11.April.2017

**A1.3**  
 SITE PLAN  
 PHASE 3