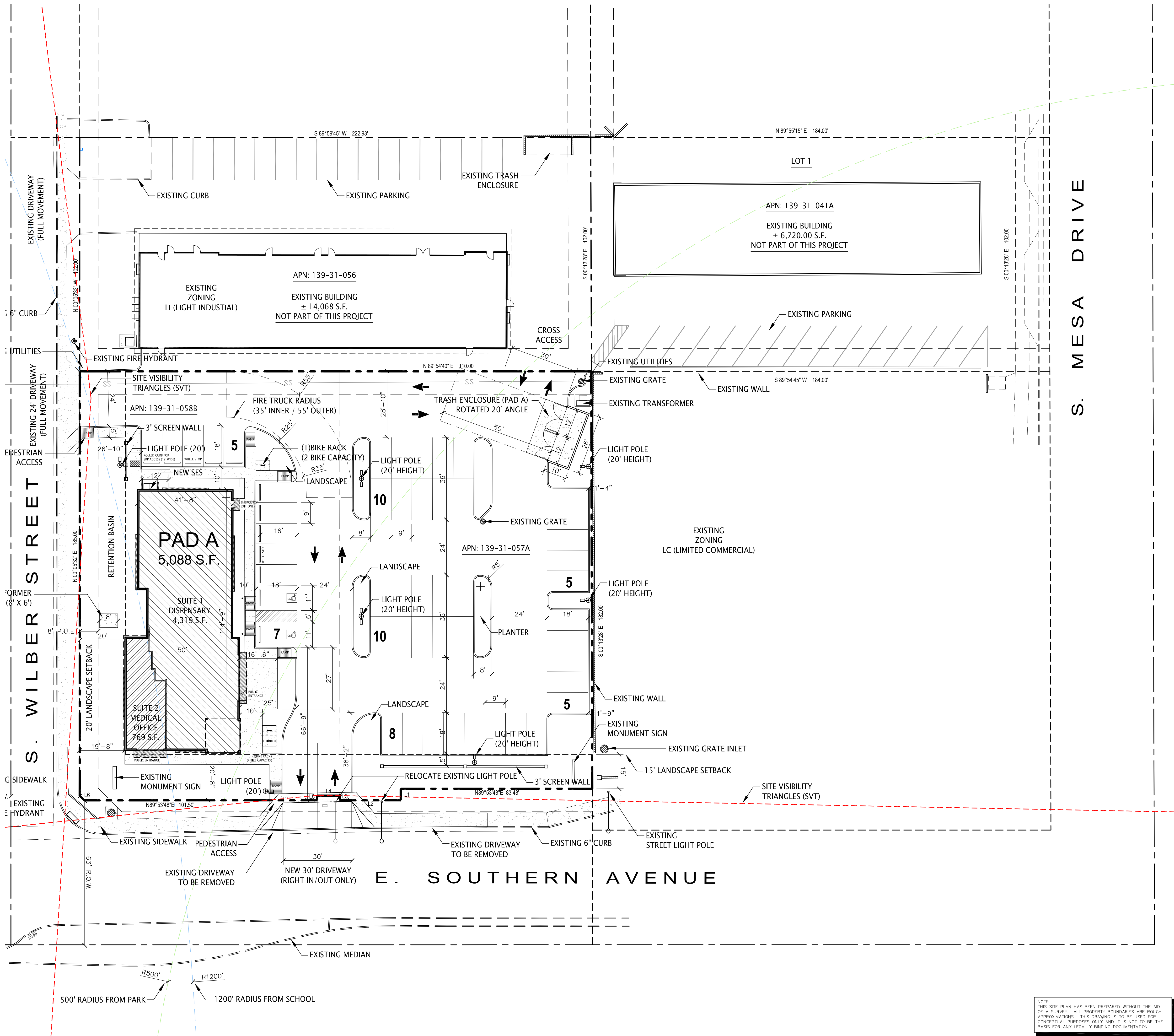




project directory

OWNER / DEVELOPER:
PHOENIX HEALTH, LLC
BRIGHTROOT - MINT CANNABIS
330 E. SOUTHERN AVE.
MESA, ARIZONA 85210
CONTACT: ANDY KING
PHONE: (321) 507-9036
E-MAIL: andy@brightroot.com

ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

site data

APN: 139-31-058B, 139-31-057A
EXISTING ZONING: LI (LIGHT INDUSTRIAL)

NET SITE AREA: 0.95 ACRES (4,135 S.F.)
PROPOSED USES: MARIJUANA DISPENSARY (4,319 S.F.)
AND MEDICAL OFFICE (769 S.F.)

BUILDING AREA:
PAD A:
EXISTING BUILDING: 2,500 S.F.
NEW ADDITION: 2,588 S.F.

TOTAL BUILDING AREA: 5,088 S.F.
SUITE 1: MARIJUANA DISPENSARY (4,319 S.F.)
SUITE 2: MEDICAL OFFICE (769 S.F.)

SITE COVERAGE (IMPERVIOUS AREA): 78%
LANDSCAPE AREA PROVIDED: 9,104 S.F.

PARKING REQUIRED:
SUITE 1: MARIJUANA DISPENSARY (4,319 S.F.)
4,319 S.F. @ 1/875 S.F. = 12 SPACES
SUITE 2: MEDICAL OFFICE (769 S.F.)
769 S.F. @ 1/200 S.F. = 4 SPACES
16 SPACES

PARKING PROVIDED: 50 SPACES
(9,810,000)

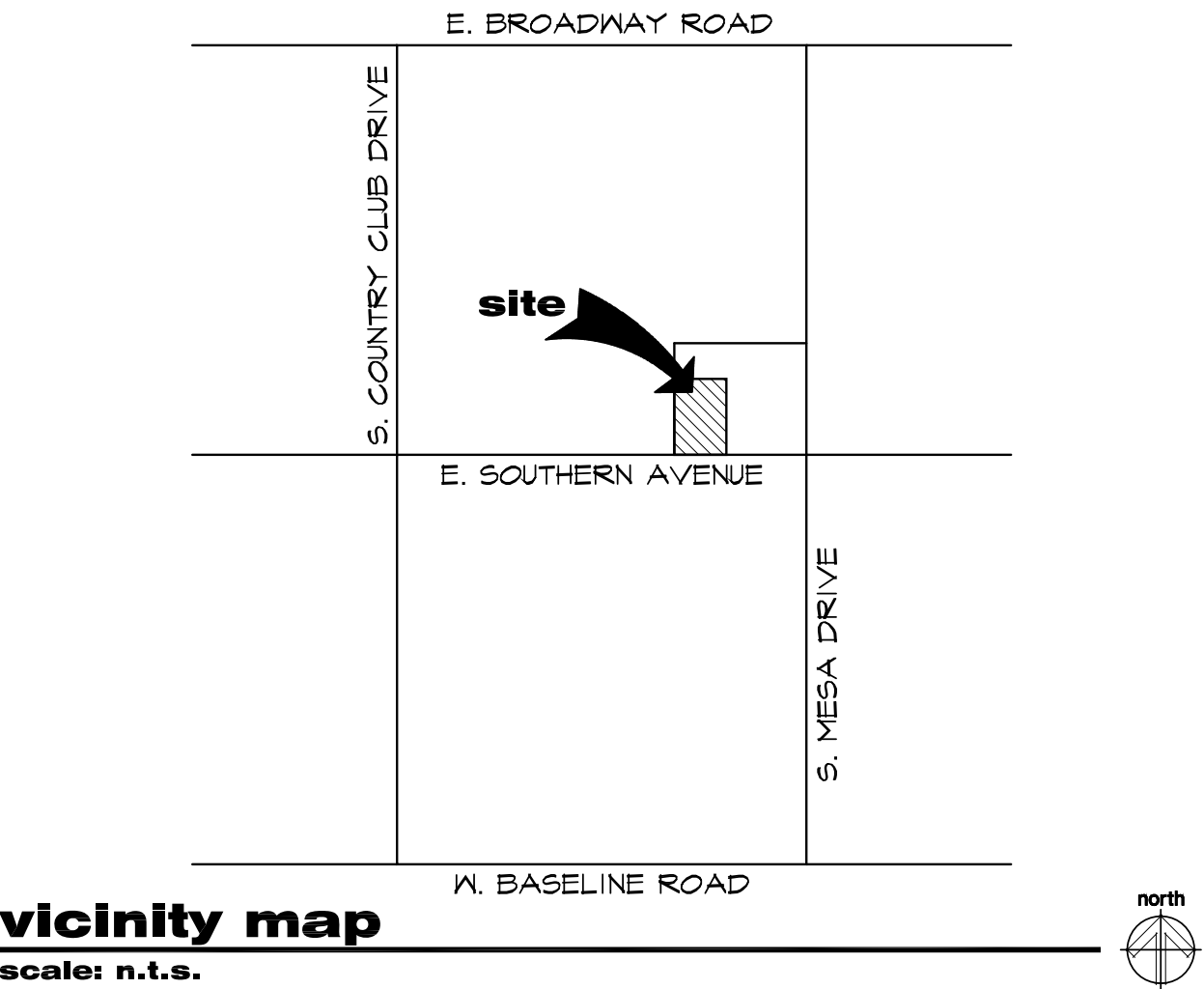
ACCESSIBLE PARKING REQUIRED: 2 SPACES
ACCESSIBLE PARKING PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED: 5 SPACES
1 SPACE PER 10 PARKING SPACES = 5 SPACES
BICYCLE PARKING PROVIDED: 6 SPACES

foundation base

FOUNDATION BASE REQUIRED:
14.75' X 15' = 1,721 S.F.

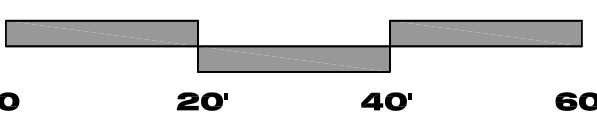
FOUNDATION BASE PROVIDED: 1,730 S.F.

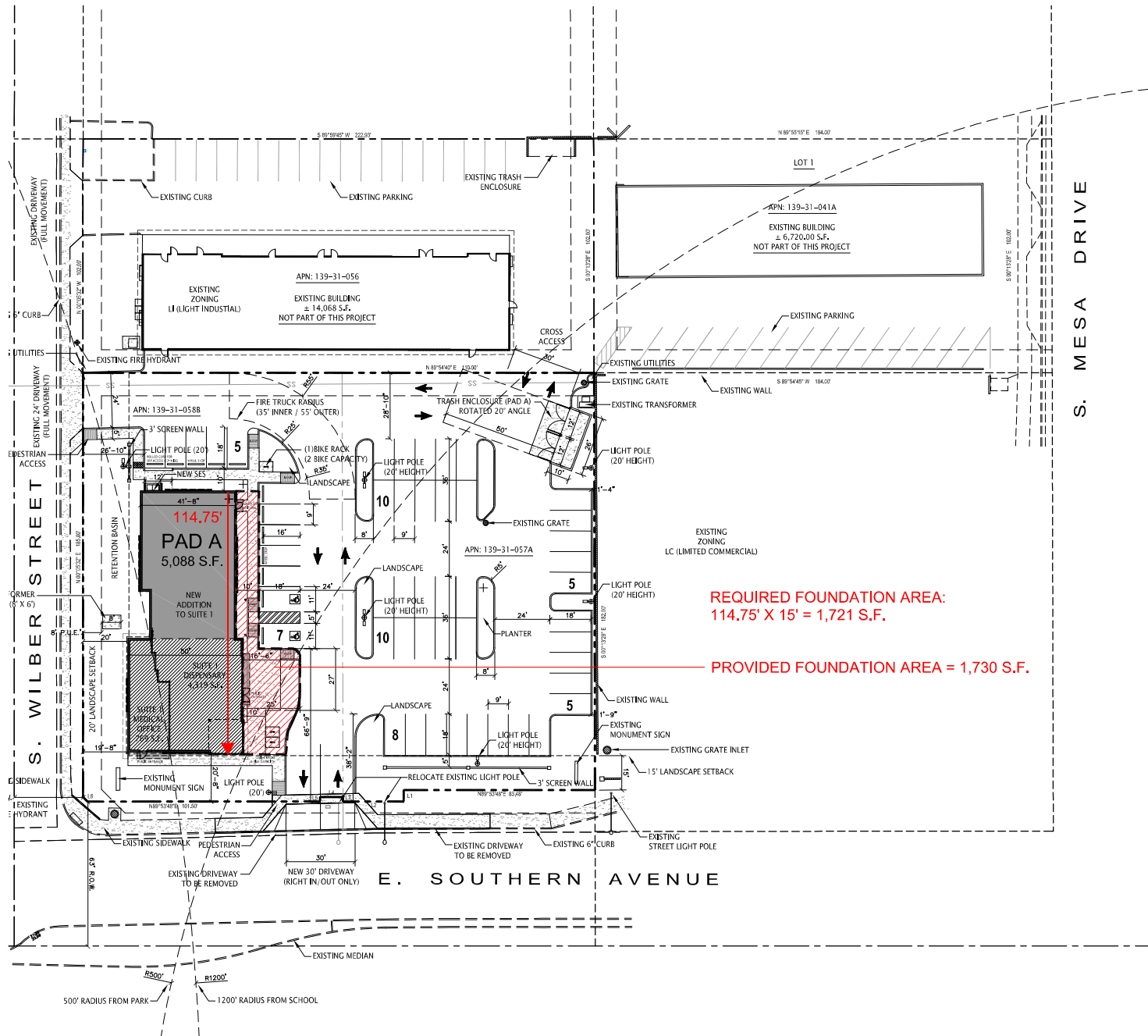


vicinity map
scale: n.t.s.

preliminary site plan

scale: 1" = 20'-0"





REQUIRED FOUNDATION AREA:
114.75' X 15' = 1,721 S.F.

PROVIDED FOUNDATION AREA = 1,730 S.F.

project directory

OWNER / DEVELOPER:
PHOENIX HEALTH, LLC
BRIGHTROOT - MINT CANNABIS
330 E. SOUTHERN AVE
MESA, ARIZONA 85210
CONTACT: ANDY KING
PHONE: (321) 507-4036
E-MAIL: andy@brightroot.com

ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

site data

APN: 134-31-058B, 134-31-057A
EXISTING ZONING: LI (LIGHT INDUSTRIAL)

NET SITE AREA: 0.45 ACRES (4,915 S.F.)
PROPOSED USES: MARIJUANA DISPENSARY (4,319 S.F.)
AND MEDICAL OFFICE (769 S.F.)

BUILDING AREA: 5,088 S.F.
PAD A:

TOTAL BUILDING AREA: 5,088 S.F.

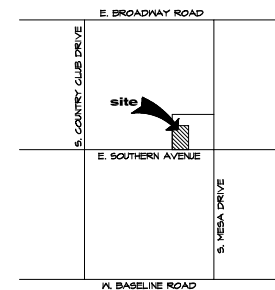
SITE COVERAGE (IMPERVIOUS AREA): 78%
LANDSCAPE AREA PROVIDED: 9,104 S.F.

PARKING REQUIRED: 16 SPACES
SUITE 1: MARIJUANA DISPENSARY (4,319 S.F.)
SUITE 2: MEDICAL OFFICE (769 S.F.)
164 S.F. @ 1,000 S.F. = 4 SPACES

PARKING PROVIDED: 50 SPACES (9,800 S.F.)

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

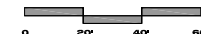
BICYCLE PARKING REQUIRED: 5 SPACES
BICYCLE PARKING PROVIDED: 6 SPACES



vicinity map
scale: N.T.S.

preliminary site plan

scale: 1" = 20'-0"



NOTE:
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID
OF A SURVEY. ALL PROPERTY BOUNDARIES ARE BASED
ON INFORMATION. THIS DRAWING IS TO BE USED FOR
CONCEPTUAL PURPOSES ONLY AND IS NOT TO BE
USED FOR ANY LEGALLY BINDING DOCUMENTATION.

NEW COMMERCIAL DEVELOPMENT
MINT DISPENSARY
330 EAST SOUTHERN AVENUE
MESA, ARIZONA 85210

PHOENIX HEALTH, LLC
BRIGHTROOT - MINT CANNABIS

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

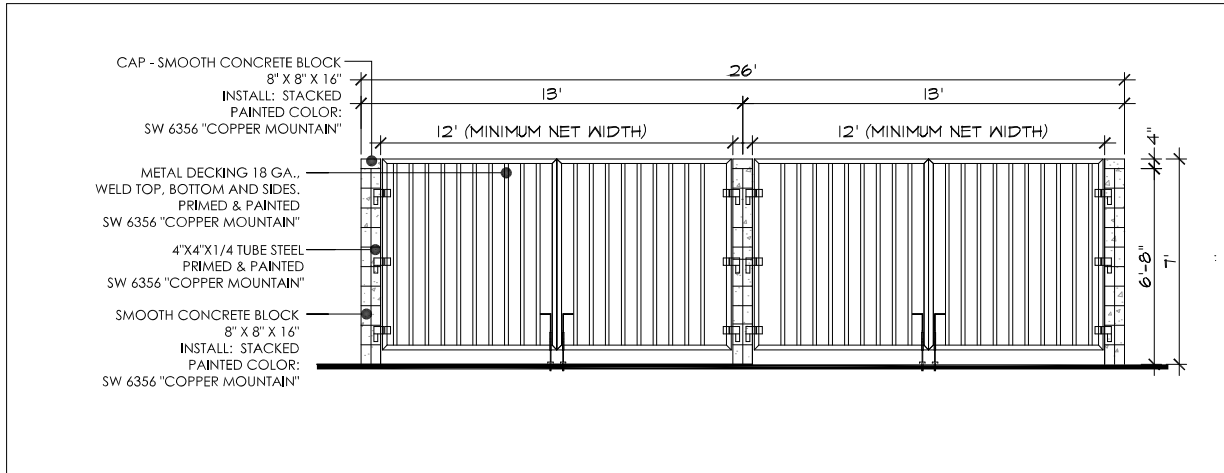
KERPAN
ARCHITECTS

4777 S. FULTON RANCH BLVD
CHANDLER, ARIZONA 85248
PHONE: (602) 329-0192
WWW.KERPANARCHITECTS.COM

Job No. 25003
Date 08/29/2015

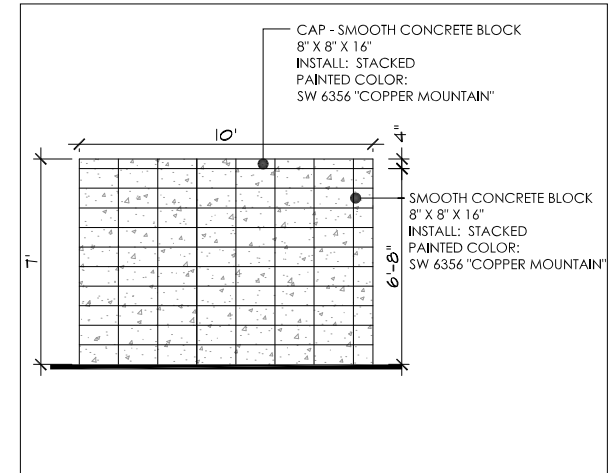
Sheet No.

SP-1



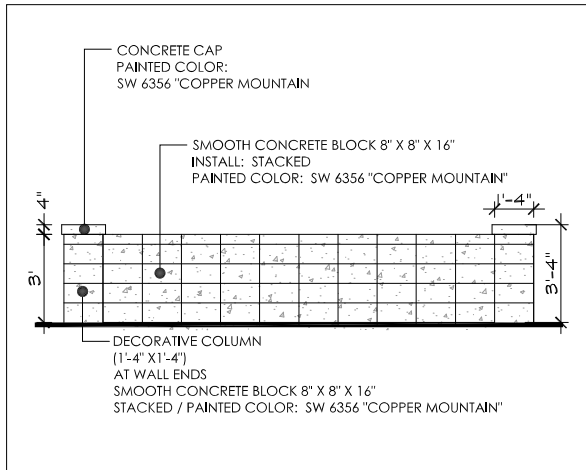
trash enclosure - gate elevation

scale: 1/2" = 1'-0"



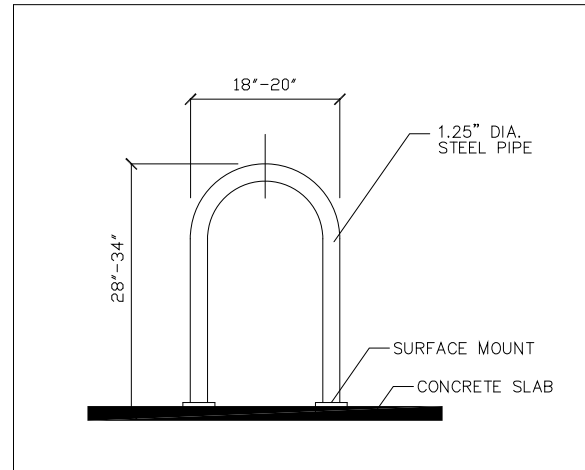
trash enclosure - side elevation

scale: 1/2" = 1'-0"



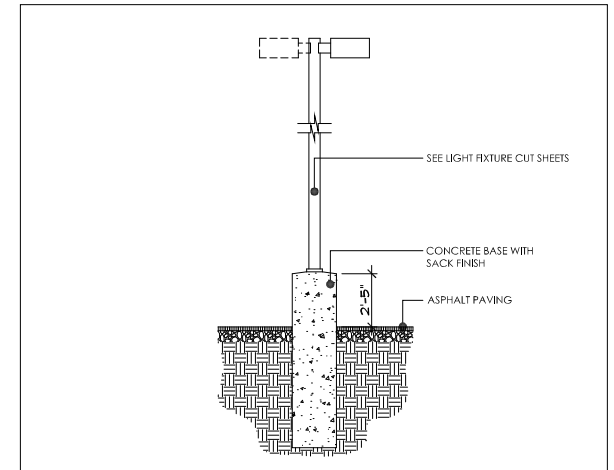
screen wall elevation

scale: 1/2" = 1'-0"



bicycle rack elevation

scale: 1 1/2" = 1'-0"



light pole detail

scale: 3/8" = 1'-0"

site details