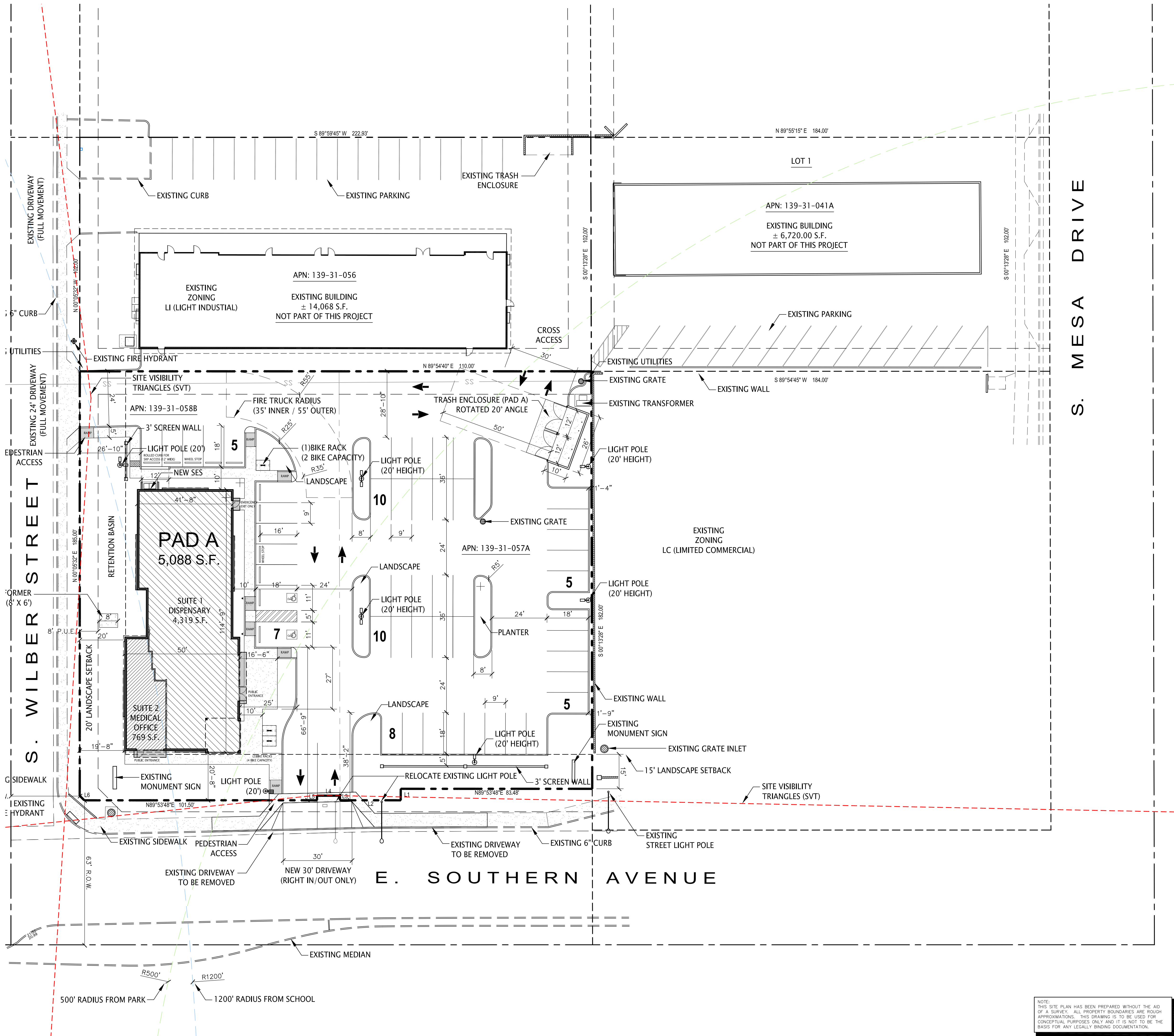




project directory

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
(9,810.00)

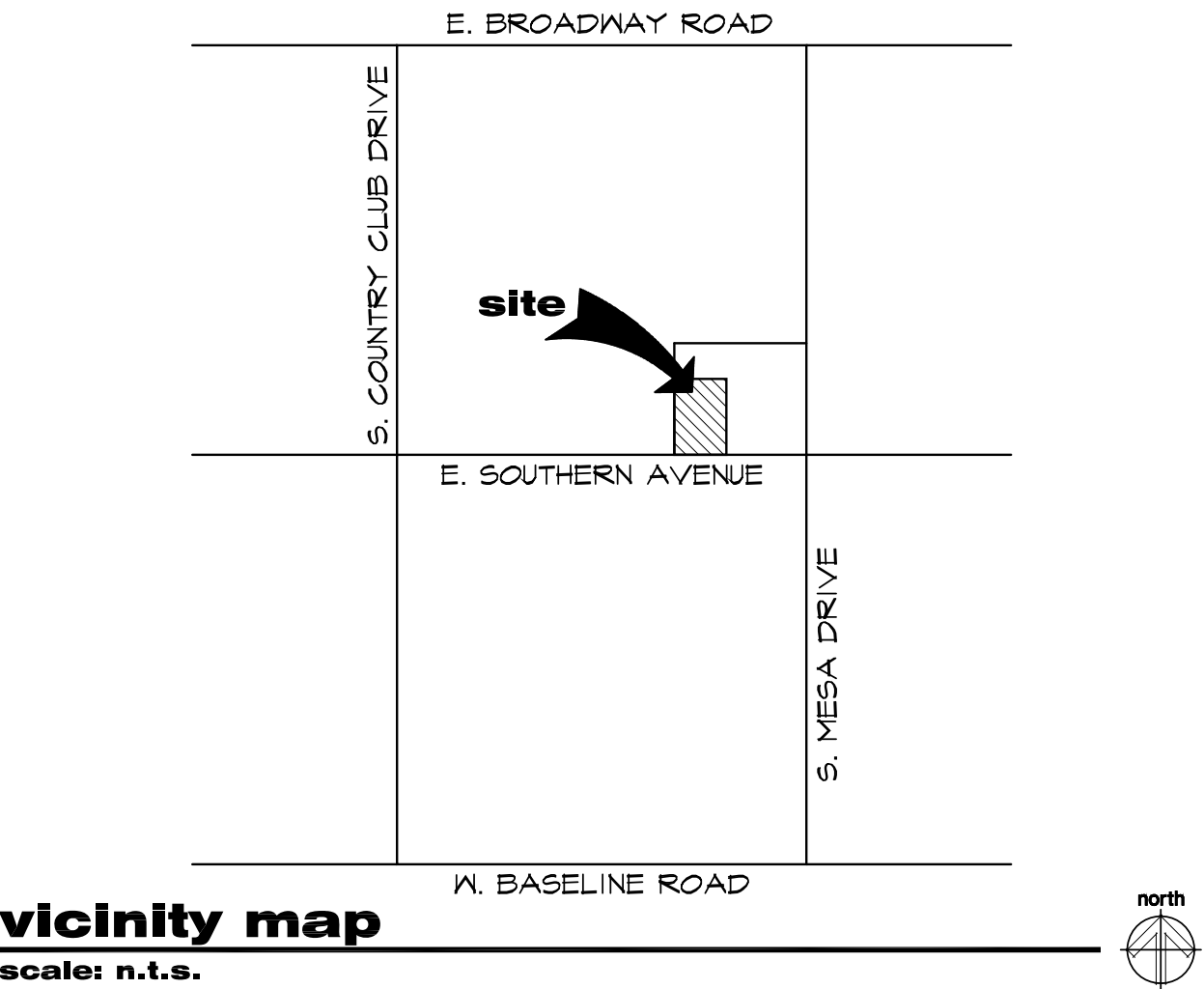
ACCESSIBLE PARKING REQUIRED: 2 SPACES
ACCESSIBLE PARKING PROVIDED: 2 SPACES

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.

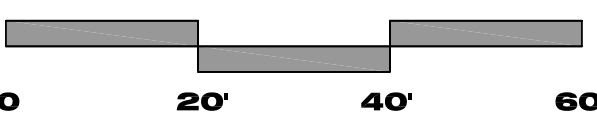
FOUNDATION BASE PROVIDED: 1,730 S.F.



vicinity map
scale: n.t.s.

preliminary site plan

scale: 1" = 20'-0"



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

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

PHOENIX HEALTH, LLC
BRIGHTROOT - MINT CANNABIS

Job No. 25003
Date 10/13/2025

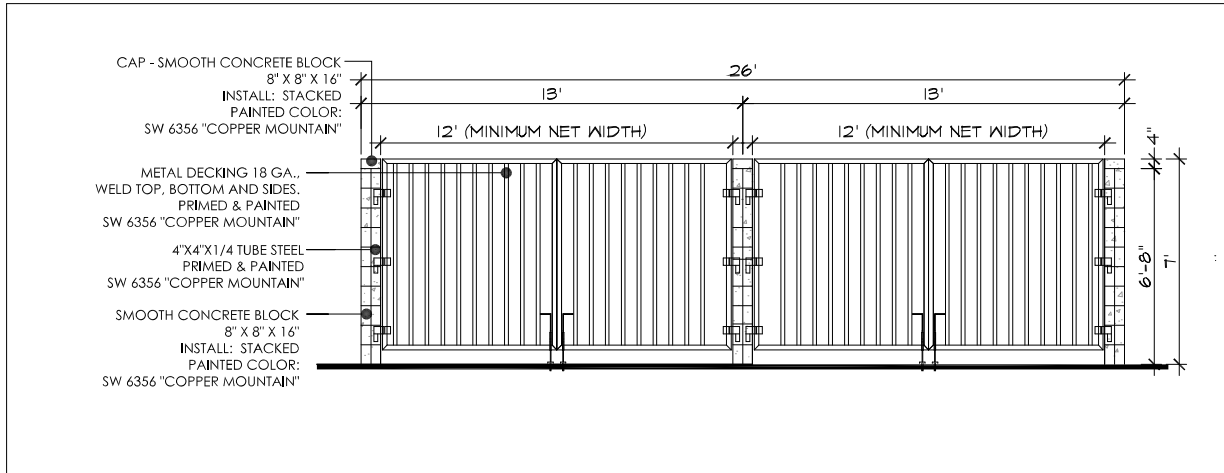
Sheet No.

SP-1

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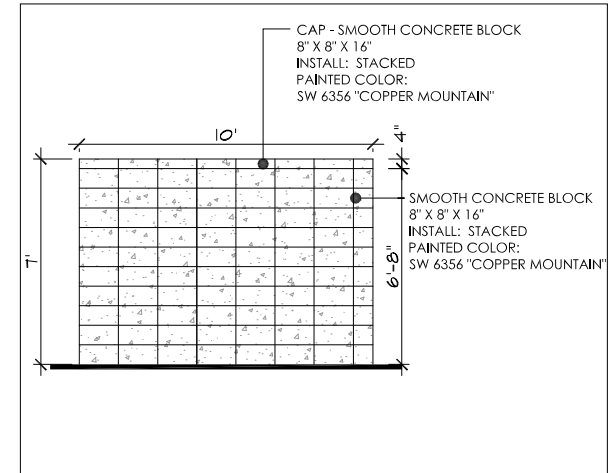
KERPAN
ARCHITECTS

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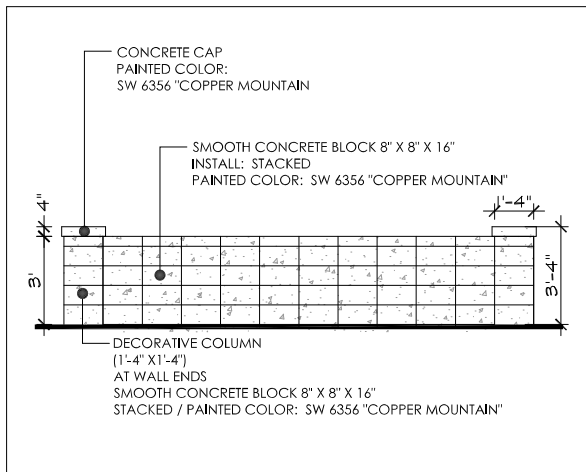
trash enclosure - gate elevation

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



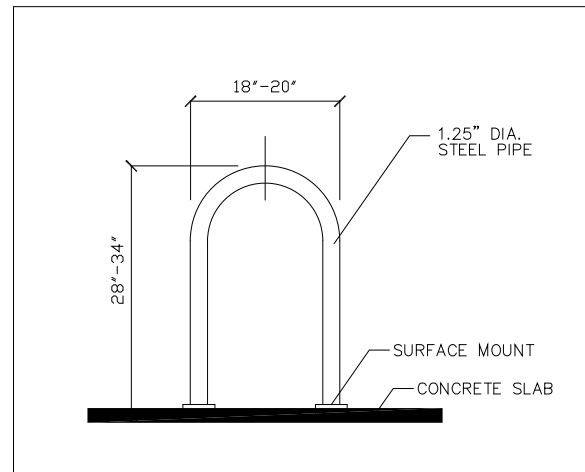
trash enclosure - side elevation

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



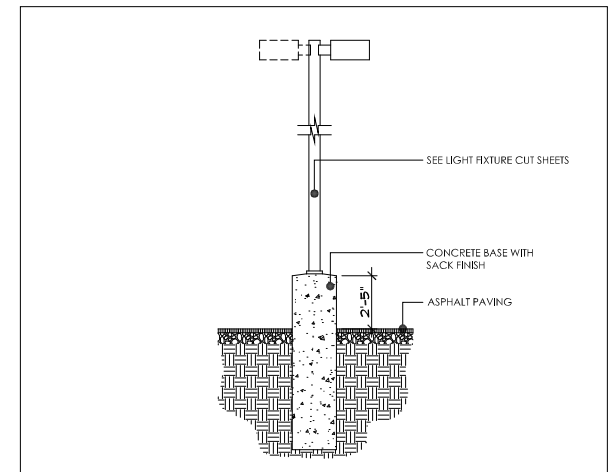
screen wall elevation

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



bicycle rack elevation

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



light pole detail

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

site details

4775 S. FULTON ROAD
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ARCHITECTS

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

Job No. 25003
Date: 06/03/2025
Sheet No.

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