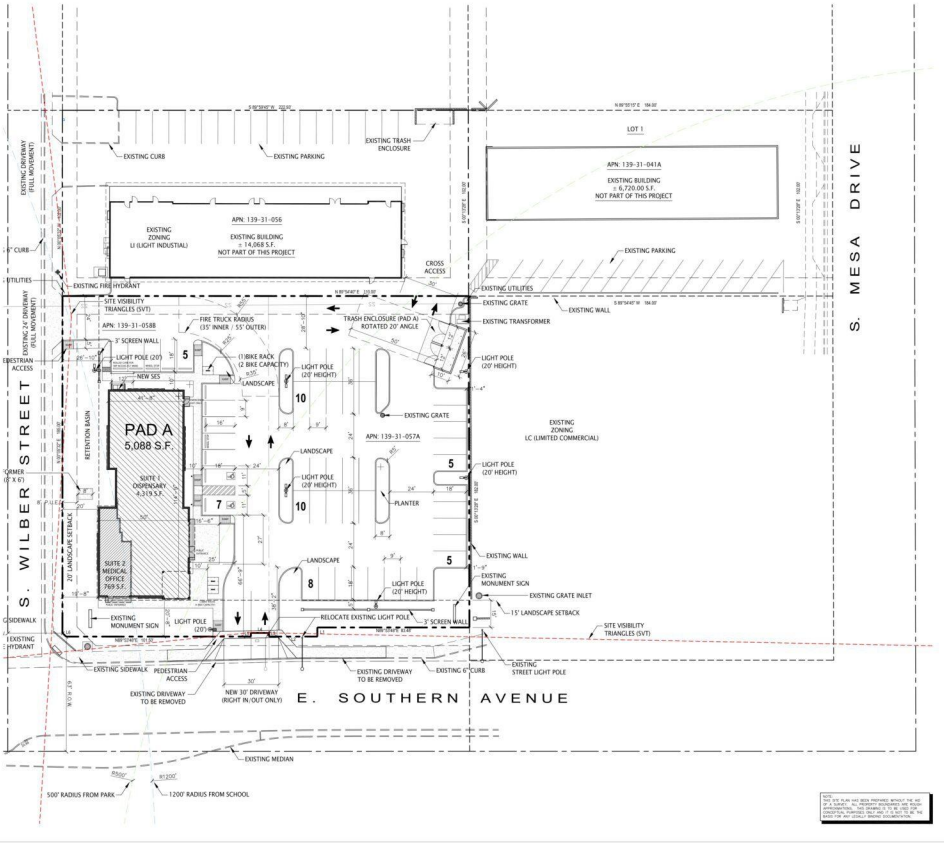

NOTE
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THE ARCHITECT HAS NOT PREPARED CONSTRUCTION DRAWINGS. DELAY ISSUE 1-1-2 BUT TO BE NOT MADE FOR ANY LOCALLY ENFORCED DOCUMENTATION.

project directory

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site data

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

NET SITE AREA: 0.45 ACRES (41,315 S.F.)
PROPOSED USES: MARIJUANA DISPENSARY (4,313 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 (4,313 S.F.)
SUITE 2 - MEDICAL OFFICE (769 S.F.)

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

PARKING REQUIRED: 16 SPACES
SUITE 1 - MARIJUANA DISPENSARY (4,313 S.F.)
4,313 S.F. ÷ 1,000 S.F. = 12 SPACES
SUITE 2 - MEDICAL OFFICE (769 S.F.)
769 S.F. ÷ 1,000 S.F. = 4 SPACES

PARKING PROVIDED: 50 SPACES (9.8/1,000)

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' = 1,121 S.F.

FOUNDATION BASE PROVIDED: 1,130 S.F.

vicinity map
scale: n.t.s.

preliminary site plan

scale: 1" = 20'-0"

0 20' 40' 60'

north

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PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

PHOENIX HEALTH, LLC
BRIGHTROOT - MINT CANNABIS

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

Job No. 25003
Date 10/13/2025
Sheet No.
SP-1

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