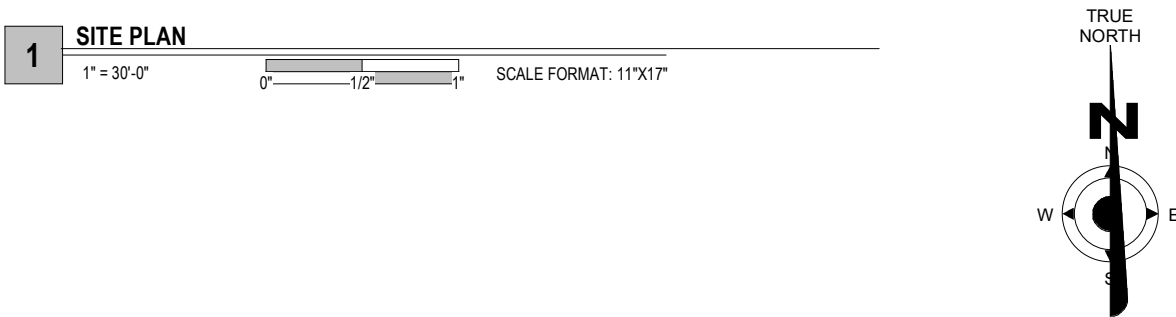
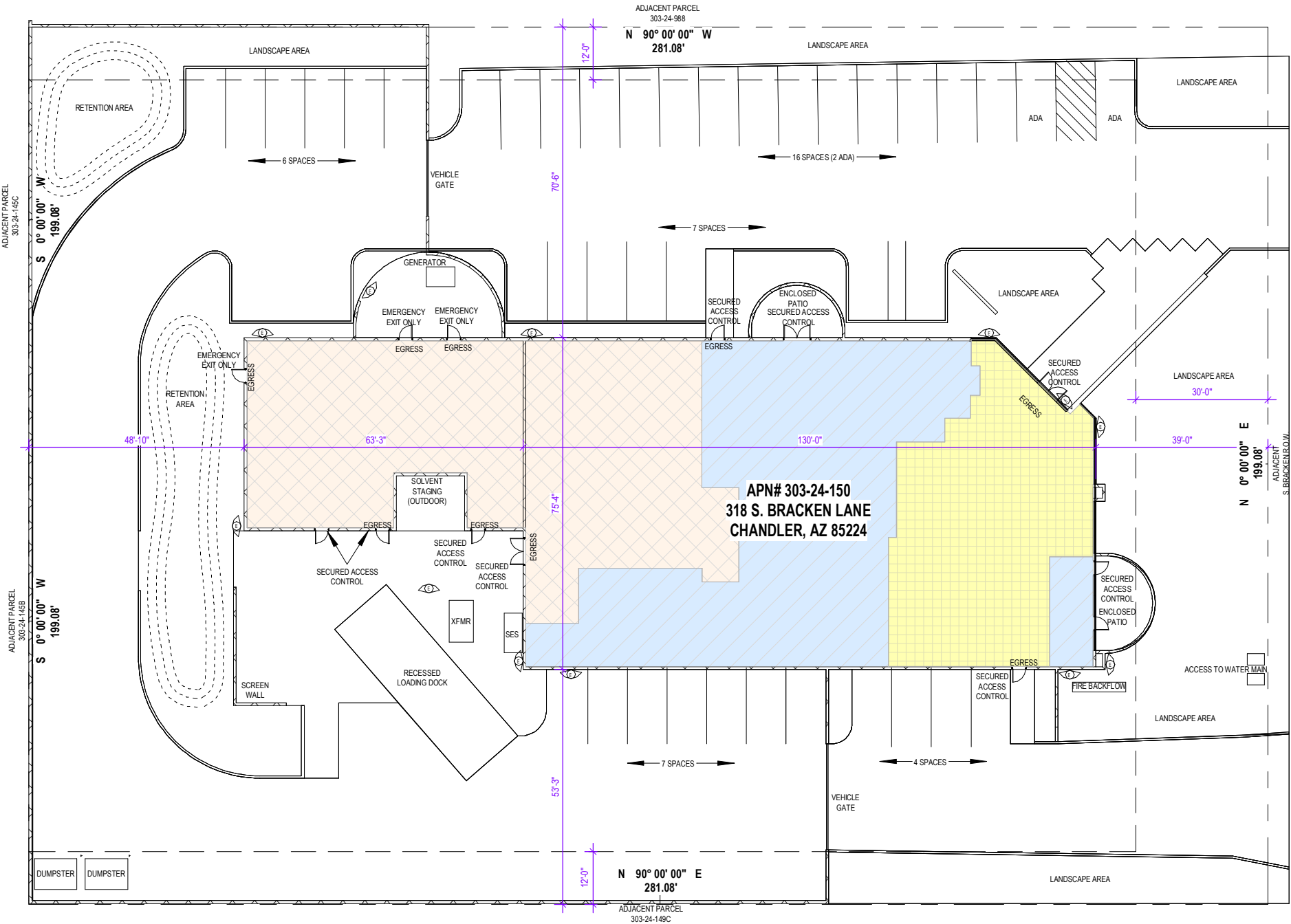
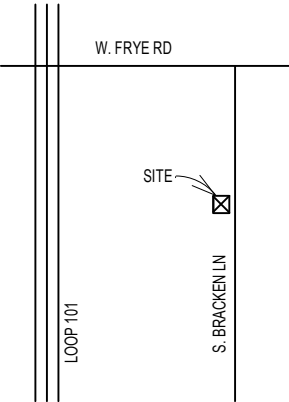


PLH24-0006 Ponderosa Dispensary



318 S. BRACKEN LANE PARKING ANALYSIS			
USE	REQUIREMENT	REQUIRED SPACES	PROVIDED SPACES
RETAIL DISPENSARY	1 SPACE / 250 SF	10	14
CULTIVATION & INFUSION	1 SPACE / 1000 SF	10	14
OFFICE	1 SPACE / 250 SF	1	12
TOTAL		21 SPACES	40 SPACES

VICINITY MAP



ROCA VERDE DESIGN BUILD
2105 N. NEVADA ST
CHANDLER, AZ 85225
OFFICE: 480-539-0111
FAX: 480-632-7594

THESE PLANS, DRAWINGS, AND
DESIGNS ARE THE PROPERTY OF
ROCA VERDE DESIGN BUILD. ALL
RIGHTS RESERVED AND SHALL NOT
BE REPRODUCED OR COPIED.

CUSTOMER INFORMATION

PONDEROSA BOTANICAL
CARE, INC.
318 S. BRACKEN LN.
CHANDLER, AZ 85224

MEDICAL MARIJUANA SITE REVIEW KEY

- DIAGONAL HATCH REPRESENTS MEDICAL MARIJUANA DISPENSARY
- CROSS HATCH REPRESENTS MEDICAL MARIJUANA CULTIVATION/EXTRACTION
- BLUE AREA REPRESENTS MEDICAL MARIJUANA INFUSION AREA
- EXTERIOR WALL
- INTERIOR WALL
- WIDE ANGLE EXTERIOR CAMERA

PROJECT DATA
APN: 303-24-150
ZONING: I-1
ADDRESS: 318 S. BRACKEN LANE
CHANDLER, AZ 85224

LEGAL DESCRIPTION
PRICE ROAD INDUSTRIAL PARK
UNIT NO 1 MCR 226-19

OWNER:
BRACKEN PROPERTY HOLDINGS LLC
2055 E. 5TH STREET
TEMPE, AZ 85281
MICHAEL O'BRIEN - 480-213-1402

ENGINEER/DESIGN:
ROCA VERDE DESIGN BUILD
TOM LASSEN, P.E.
480-267-5163
EMAIL: TOML@ROCA-VERDE.COM

PROPERTY AREA: 56000 SF

TOTAL FLOOR AREA: 12394 SF

LOT COVERAGE: 22.1%

OCCUPANCY: MIXED B, S, H-3

CONSTRUCTION TYPE: TYPE V (SPRINKLERED)

PONDEROSA EAST



REVISION HISTORY

DATE	DESCRIPTION

DESIGNED	TL
APPROVED	MO

NOT FOR CONSTRUCTION

SITE PLAN

A1.1

MEDICAL MARIJUANA AREA TABLE				
Number	Name	Area	OCC	USE
C-101	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	850 SF		
C-102	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	781 SF		
C-103	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	777 SF		
C-104	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	2062 SF		
C-105	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	169 SF		
C-106	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	144 SF		
C-MISC	MISC SPACE (UNDERWALLS)	Not Placed		
D-101	MEDICAL MARIJUANA DISPENSARY	2103 SF		
D-102	MEDICAL MARIJUANA DISPENSARY	167 SF		
D-103	MEDICAL MARIJUANA DISPENSARY	192 SF		
D-MISC	MISC SPACE (UNDERWALLS)	Not Placed		
I-101	RESTROOM	92 SF		
I-102	MEDICAL MARIJUANA INFUSION	618 SF		
I-103	MEDICAL MARIJUANA INFUSION	864 SF		
I-104	MEDICAL MARIJUANA INFUSION	1059 SF		
I-105	HALL	297 SF		
I-106	BREAKROOM	463 SF		
I-107	MENS RESTROOM	176 SF		
I-108	WOMENS RESTROOM	181 SF		
I-109	HALL	139 SF		
I-110	OFFICE SPACE (INFUSION)	226 SF		
I-MISC	MISC SPACE (UNDERWALLS)	Not Placed		

MEDICAL MARIJUANA CULTIVATION/EXTRACTION	4983 SF
MEDICAL MARIJUANA DISPENSARY	2500 SF
MEDICAL MARIJUANA INFUSION & MISC SPACE	4911 SF

PROJECT DATA	
APN:	303-24-150
ZONING:	I-1
ADDRESS:	318 S. BRACKEN LANE CHANDLER, AZ 85224
LEGAL DESCRIPTION	PRICE ROAD INDUSTRIAL PARK UNIT NO 1 MCR 226-19
OWNER:	BRACKEN PROPERTY HOLDINGS LLC 2055 E. 5TH STREET TEMPE, AZ 85281 MICHAEL O'BRIEN - 480-213-1402
ENGINEER/DESIGN:	ROCA VERDE DESIGN BUILD TOM LASSEN, P.E. 480-267-5163
PHONE:	
EMAIL:	TOML@ROCA-VERDE.COM
PROPERTY AREA:	56000 SF
TOTAL FLOOR AREA:	12394 SF
LOT COVERAGE:	22.1%
OCCUPANCY:	MIXED B / H-2
CONSTRUCTION TYPE:	TYPE V (SPRINKLERED)

MEDICAL MARIJUANA SITE REVIEW KEY	
	EXTERIOR WALL
	INTERIOR WALL
	DIRECTIONAL CAMERA LOCATION
	360 CAMERA LOCATION
	ALARM PANEL LOCATION
	MOTION SENSOR
	PANIC BUTTON



ROCA VERDE
DESIGN BUILD

ROCA VERDE DESIGN BUILD
2105 N. NEVADA ST
CHANDLER, AZ 85225
OFFICE: 480-539-0111
FAX: 480-632-7594

THESE PLANS, DRAWINGS, AND
DESIGNS ARE THE PROPERTY OF
ROCA VERDE DESIGN BUILD. ALL
RIGHTS RESERVED AND SHALL NOT
BE REPRODUCED OR COPIED.

CUSTOMER INFORMATION
PONDEROSA BOTANICAL
CARE, INC.
318 S. BRACKEN LN.
CHANDLER, AZ 85224

PONDEROSA EAST



PONDEROSA
DISPENSARY

REVISION HISTORY	
DATE	DESCRIPTION

DESIGNED	TL
APPROVED	MO

NOT FOR CONSTRUCTION

FLOOR PLAN

A1.2

