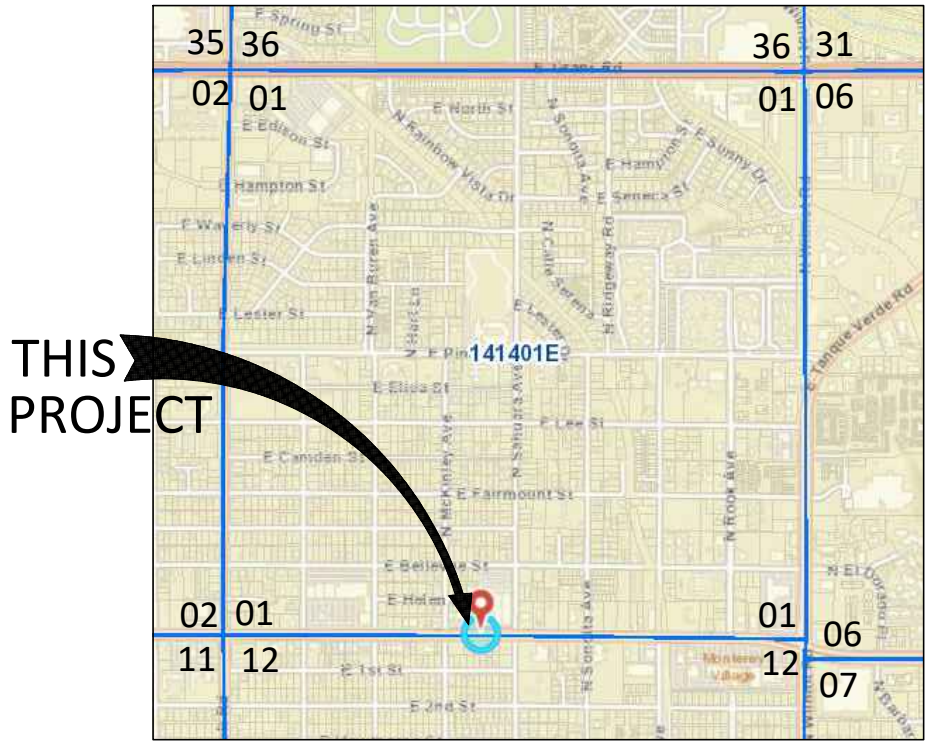


TENANT IMPROVEMENT DISPENSARY
RELEAF 85712 MARIJUANA
ESTABLISHMENT
5851 E SPEEDWAY BLVD. # 101
TUCSON, AZ 85712



MOUNTAIN VIEW ACRE FARMS
LOTS 1 2 3 & 8 9&10 EXC RDS &
ALLEY BLK 1
T14S, R14E, SEC 1
G.&S.R.M., CITY OF TUCSON,
PIMA COUNTY, ARIZONA

LOCATION MAP
3" = 1 MILE



GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 IBC, IMC, IEC, IFB, IPC, AND 2017 NEC.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL MAKE THEMSELVES FULLY FAMILIAR WITH THE PLANS. IMMEDIATELY REPORT ALL DISCREPANCIES TO ARCHITECT.
3. DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSION. CONTACT ARCHITECT IMMEDIATELY FOR CLARIFICATIONS OR INTERPRETATIONS OF DRAWINGS.
4. SEPARATE CONTRACTORS SHALL PROVIDE DESIGN AND INSTALLATION OF VIDEO CAMERA SYSTEMS, SECURITY SYSTEMS, AUTOMATIC SPRINKLER SYSTEMS, TELEPHONE AND COMPUTER SYSTEMS AND SHALL COORDINATE WITH ELECTRICAL AND MECHANICAL CONTRACTORS.
5. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS UNLESS SPECIFICALLY NOTED TO THE CONTRARY.
6. ALL MATERIALS AND EQUIPMENT FURNISHED BY CONTRACTOR SHALL BE NEW AND FREE FROM DEFECTS.
7. MATERIALS, EQUIPMENT, ETC., NOT INDICATED IN DRAWINGS, OR NOT SPECIFIED HEREIN BUT REQUIRED FOR A SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST TO OWNER.
8. PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL PLUMBING LINES. ALL FLOOR SINKS PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY THE SPECIFIC EQUIPMENT REQUIREMENTS AND DIMENSIONS SO THAT THE FLOOR SINK WILL BE IN THE PROPER LOCATION AND NOT IMPACT PEDESTRIAN FLOW AND STILL BE EASILY CLEANABLE. ALL FLOOR DRAINS AND TRENCH DRAINS CONTRACTOR SHOULD VERIFY THAT CONCRETE SLAB SHOULD BE SLOPED TO DRAINS TO AVOID PONDING OF WATER ON FLOOR.

DIRECTORY

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(520)887-9416

COUNTY HEALTH

COUNTY HEALTH STANDARD REQUIREMENTS
SINKS
ALL FLOOR SINKS MUST BE FULLY ACCESSIBLE NO FLOOR SINKS UNDER STATIONARY OR IMMOVABLE EQUIPMENT OR MILLWORK.
GENERAL NOTES
REDUCED PRESSURE BACK FLOW PREVENTER (RPBP) MUST BE INSTALLED ON WATERLINE TO CARBONATOR.
NO COPPER OR BRASS DOWNSTREAM FROM RPBP. INSTALL WATER FILTER BEFORE RPBP.
TEST AND CERTIFY RPBP BEFORE FINAL INSPECTION. PROVIDE COPY OF RPBP'S CERTIFICATION TO HEALTH DEPARTMENT.
ALL UTILITY AND WASTE EQUIPMENT SHOULD BE SEGREGATED FROM WARE WASHING AND FOOD PREPARATION AREAS.
EPOXY PAINT HAVE SMOOTH, NO TEXTURE (NO ORANGE PEEL, NO "KNOCK DOWN) FINISH IN KITCHEN.
CERAMIC TILE MUST USE EPOXY IMPREGNATED GROUT OR COUNTY HEALTH APPROVED EQUAL IN KITCHEN.
SELF-CLOSING DOORS REQUIRED ON ALL ENTRANCES OR EXITS TO FACILITY.
CEILINGS AND WALL SHALL BE WASHABLE, SMOOTH DURABLE AND LIGHT-COLORED IN ALL AREAS OF FOOD PREPARATION AND WARE WASHING.
IF POWER WASH METHOD IS USED FOR CLEANING FLOORS, THEN COVE SHALL BE INSTALLED TO JOIN FLOORS WITH WALLS IN AFFECTED AREAS.
HOT AND COLD WATER PROVIDED AT ALL SINKS.
ALL EQUIPMENT MUST MEET NSF-APPROVED OR EQUIVALENT STANDARDS.
DRAIN LINES SHALL BE 6" ABOVE FLOORS SO FLOORS CAN BE CLEANED.
RESTROOMS REQUIRE FORCE-AIR MECHANICAL VENTILATION.
EXHAUST FAN SHALL BE VENTED THROUGH THE ROOF AND ACTIVATED BY SWITCH OR RUN CONTINUOUSLY DURING HOURS OF OPERATION.
LIGHTS IN FOOD PREPARATION AREAS ARE TO BE SHIELDED WITH PLASTIC SHIELDS.
DUMPSTER LOCATED BEHIND BUILDING IN PARKING AREA ON ASPHALT
LIGHTING - EXISTING LIGHTING TO HAVE PLASTIC SHIELDS ABOVE BAR AREA AND DISH WASH AREA.
THE LIGHTING INTENSITY SHALL BE:
1. AT LEAST 110 LUX(10 FOOT CANDLES) AT A DISTANCE OF 30" ABOVE THE FLOOR, IN DRY FOOD STORAGE AREA AND OTHER AREAS DURING CLEANING.
2. AT LEAST 220 LUX(20 FOOT CANDLES) WHERE THE PACKAGED FOODS ARE SOLD, WARE WASHING, UTENSIL STORAGE AND TOILET ROOMS AT A DISTANCE 30" ABOVE FLOOR.
3. AT LEAST 540 LUX (50 FOOT CANDLES) AT A SURFACE WHERE A FOOD EMPLOYEE IS WORKING WHERE EMPLOYEE SAFETY IS CONCERNED.

DEFERRED SUBMITTAL FOR AUTOMATIC SPRINKLERS AND EXHAUST HOOD FIRE SUPPRESSION SYSTEM.
CONTRACTOR - FIRE SUPPRESSION SYSTEM WILL NEED TO BE TIED INTO FIRE SPRINKLER NOTIFICATION SYSTEM
CO2 FOR BEVERAGE DISPENSING IF PROVIDED WILL BE LESS THAN 100 LBS

CODE REVIEW

CITY OF TUCSON DEVELOPMENT SERVICES

1. EXISTING ZONING C2
2. OCCUPANCY GROUP - RETAIL M - MERCANTILE
3. TYPE OF CONSTRUCTION IIIB /AS - TABLE 601
A. FIRE PROTECTION PROVIDED FOR: 1. EXTERIOR WALLS 2 HOUR 2. COLUMNS NR 3. BEAMS NR 4. FLOORS NR 5. ROOF NR 6. PARTITIONS NR NC = NO CHANGE NR = NON RATED
- B. CHECK IF REQUIRED YES PROVIDED YES
AUTOMATIC SPRINKLERS YES
- C. FLAME SPREAD RATINGS OF MATERIALS AND FINISHES TABLE 803.9
VERTICAL EXITS B HORIZONTAL EXITS C
OTHER SPACES C
4. AREA - A. TENANT SPACE 9,727 SQ. FT.
PREVIOUS HEALTH CLUB SPACE TO BE CONVERTED TO RETAIL
5. OCCUPANT LOAD - TOTAL = 182 O.L.
SEE PLAN
6. PARKING REQUIREMENTS - EXISTING NO CHANGE
LANDSCAPE REQUIREMENTS - EXISTING NO CHANGE
7. CHECK FIRE CODE REQUIREMENTS YES
8. PLUMBING FIXTURES REQUIREMENTS - TABLE 2902.1
W.C.1 PER 500, LAV 1 PER 750 - TWO BATHROOMS PROVIDED
SERVICE SINK AND DRINKING FOUNTAINS

ORDINANCE 4.9.9 RETAIL TRADE GROUP - MARIJUANA FACILITY

HOURS OF OPERATION BETWEEN 7:00 AM AND 10:00 PM
INTERIOR CUSTOMER WAITING AREA EQUAL TO A MINIMUM OF 25% OF THE SALES AREA
THIS PROJECT WAITING AREA 46% OF RETAIL AREA
SALE FLOOR DEFINED AS ANY AREA OPEN TO CUSTOMERS FOR THE SALE OF PRODUCT
THIS DOES NOT INCLUDE WAITING AREA, AREAS FOR PRODUCTION AND STORING PRODUCTS OR OFFICE.
NO OUTDOOR SEATING PROVIDED FOR DISPENSARY
2,000 FEET FROM ANY OTHER MARIJUANA DISPENSARIES
500 FEET FROM ANY K-12 PUBLIC, PRIVATE OR CHARTER SCHOOL
500 FEET FROM PUBLIC PARKS

DRAWING INDEX

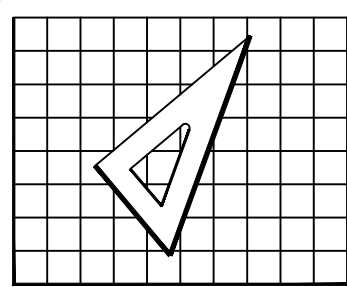
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|----|-----------------------|----|
| 1. | COVER SHEET | A1 |
| 2. | SITE PLAN | S1 |
| 3. | DEMO FLOOR PLAN | A2 |
| 4. | EGRESS PLAN | A3 |
| 5. | FLOOR/ EQUIPMENT PLAN | A4 |
| 6. | LIGHTING PLAN | A5 |
| 7. | DETAILS | A6 |

THIS PROJECT

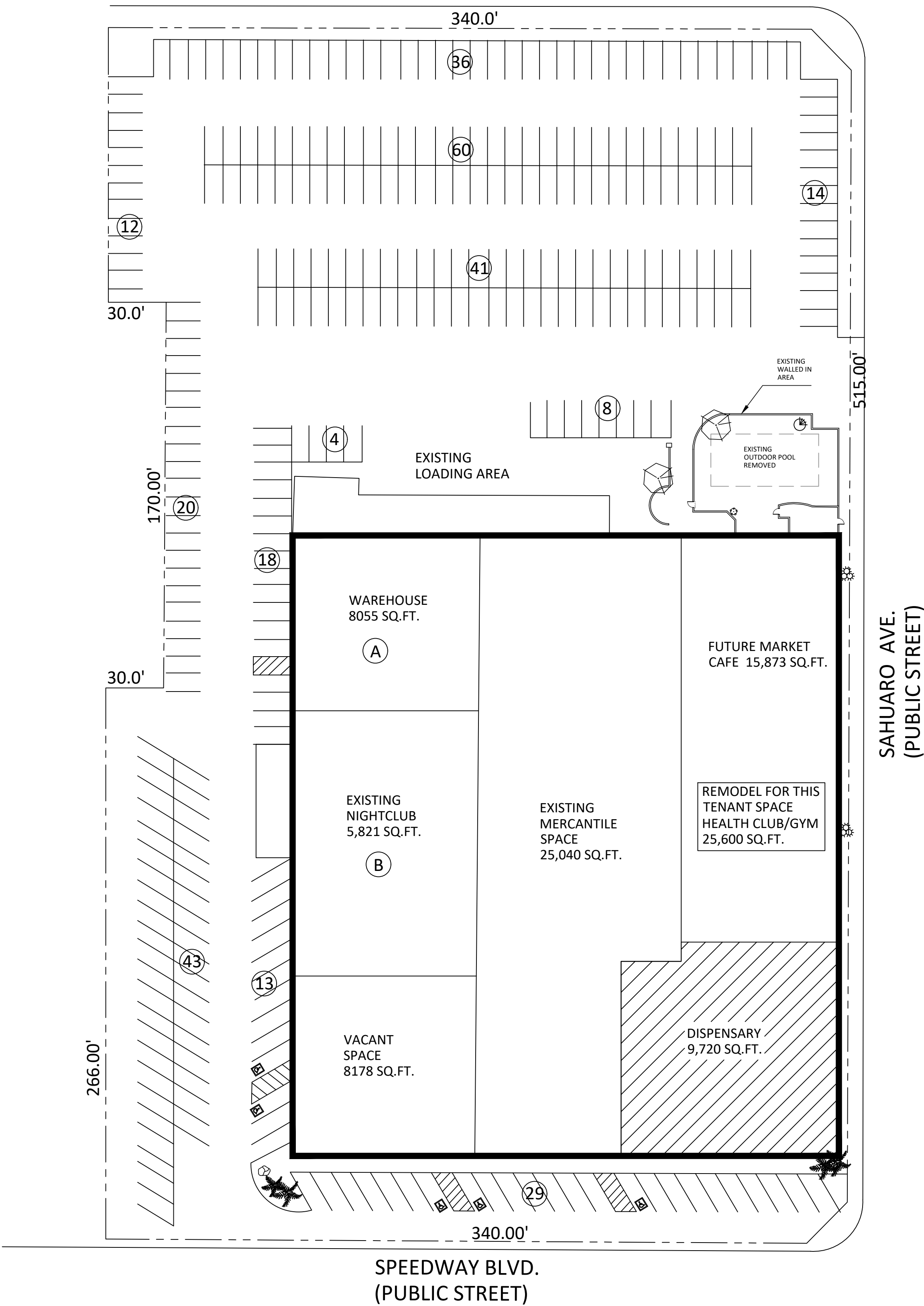


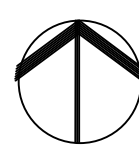
SITE PLAN
NTS



		VVC DESIGN ARCHITECT 1920 W. CASSIM LN TUCSON AZ. (520)400-4226	
DISPENSARY		A1	
DRAWN BY V.C.	DATE 10/17/23	SHEET 1	
REVIEWED BY			

SITE PLAN FOR
RELEAF 85712 MARIJUANA
ESTABLISHMENT
5851 E SPEEDWAY BLVD.
TUCSON, AZ 85712



 **SITE PLAN**
SCALE: 1"=40'-0"

ORDINANCE 4.9.9 RETAIL TRADE GROUP - MARIJUANA FACILITY

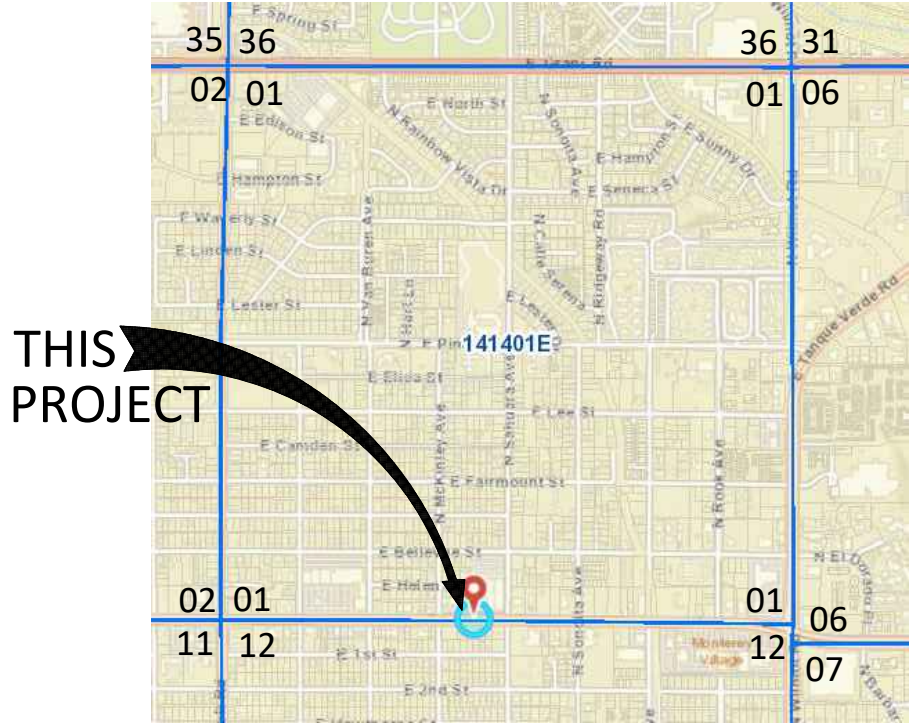
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2,000 FEET FROM ANY OTHER MARIJUANA DISPENSARIES
500 FEET FROM ANY K-12 PUBLIC, PRIVATE OR CHARTER SCHOOL
500 FEET FROM PUBLIC PARKS

EXISTING PARKING CALCULATIONS:
"A" WAREHOUSE - 8055/5000 = 1.6 SPACES
"B" NIGHTCLUB - 5821/50 = 116.0 SPACES
"C" RETAIL - 8178/200 = 40.0 SPACES
"D" CARPET SALES - 25,040 =62.6 SPACES
"E" WAS HEATH CLUB/ GYM NOW CONVERTED TO RETAIL
PARKING WAS CALCULATED AT - 12,160/50 = 244.0 SPACES
DISPENSARY- 9,720 SQ.FT.
FUTURE MARKET / CAFE - 15,873 SQ.FT.

TOTAL 464.2 SPACES
462.2 SPACES PROVIDED

"E" HEALTH CLUB/ GYM- REMODEL TO RETAIL - EXISTING
PARKING ADEQUATE

NOTE:
THIS PERMIT IS FOR
INTERIOR REMODEL ONLY.
NO CHANGE TO BUILDING
FOOTPRINT

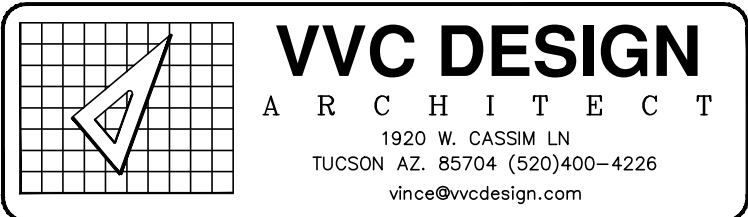
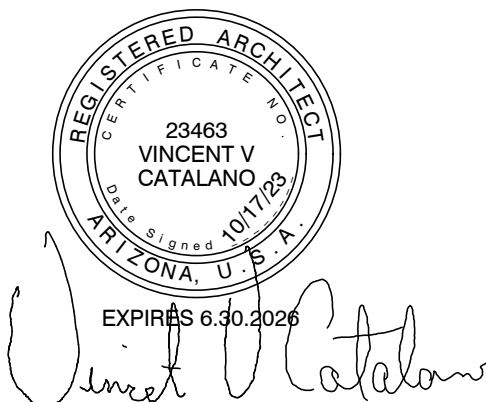


MOUNTAIN VIEW ACRE FARMS
LOTS 1 2 3 & 8 9&10 EXC RDS &
ALLEY BLK 1
T14S, R14E, SEC 1
G.&S.R.M., CITY OF TUCSON,
PIMA COUNTY, ARIZONA

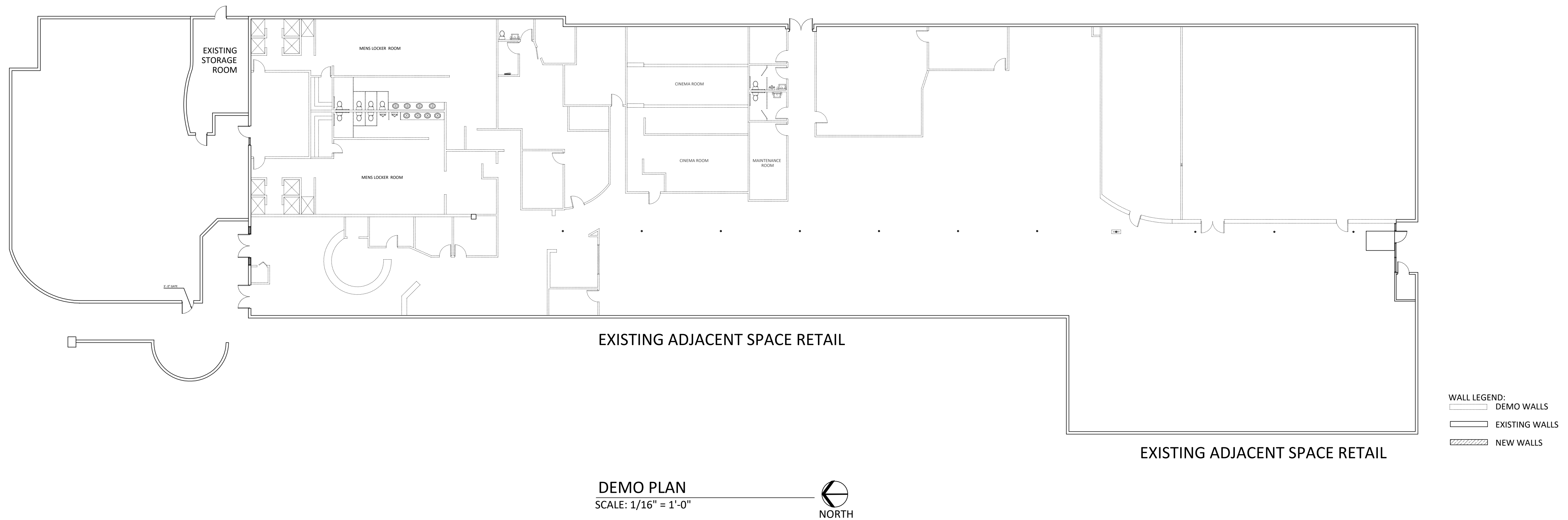
LOCATION MAP
3" = 1 MILE


DIRECTORY

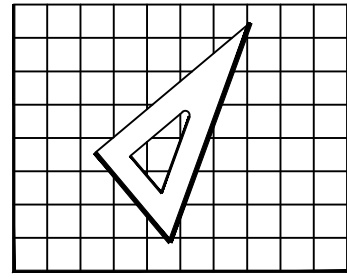
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(520)400-4226, VINCE@VVCDESIGN.COM

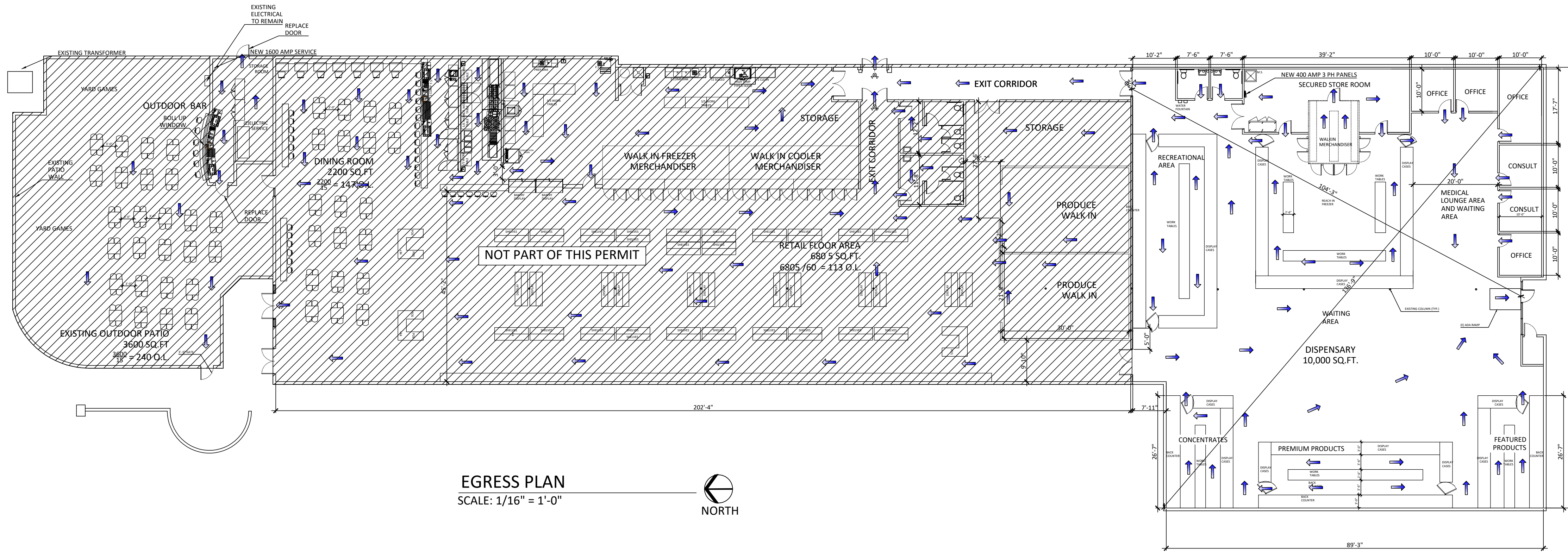


NO.				DATE	REVISION	BY	SITE ADDRESS:	
							DISPENSARY 5851 E SPEEDWAY BLVD. TUCSON , AZ 85712	
							OWNER/DEVELOPER BUILDERS FASHION SQUARE LLC ATTN: APOLLO FLOORING 5851 E SPEEDWAY BLVD TUCSON AZ 85712-5000	
							DATE: 10-17-2023	
							1 of 1	



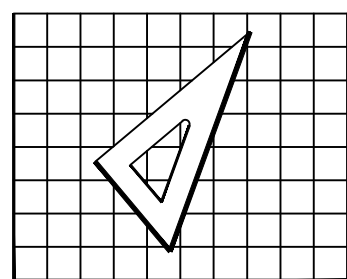
Vincent V. Catalano

		VVC DESIGN ARCHITECT 1920 W. CASSIM LN TUCSON AZ. (520)400-4226
5851 E SPEEDWAY		A2
DRAWN BY V.C.	DATE 05/06/23	SHEET 3
REVIEWED BY		



EGRESS PLAN
SCALE: 1/16" = 1'-0"
NORTH

EXIT SYSTEMS
SECONDARY EXIT WITH PANIC HARDWARE AND EXIT LIGHTS ABOVE WITH EMERGENCY BACKUP.
MAIN EXIT - SEE PLAN NOTE FOR EXIT REQUIREMENTS
TABLE 1006.3.2
OCCUPANT LOAD 1- 500 - 2 EXITS REQUIRED
EXIT DISTANCE
AUTOMATIC SPRINKLER $\frac{1}{3}$ THE DIAGONAL DISTANCE



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1920 W. CASSIM LN
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5851 E SPEEDWAY		A3
DRAWN BY V.C.	DATE 05/06/23	
REVIEWED BY		

SHEET

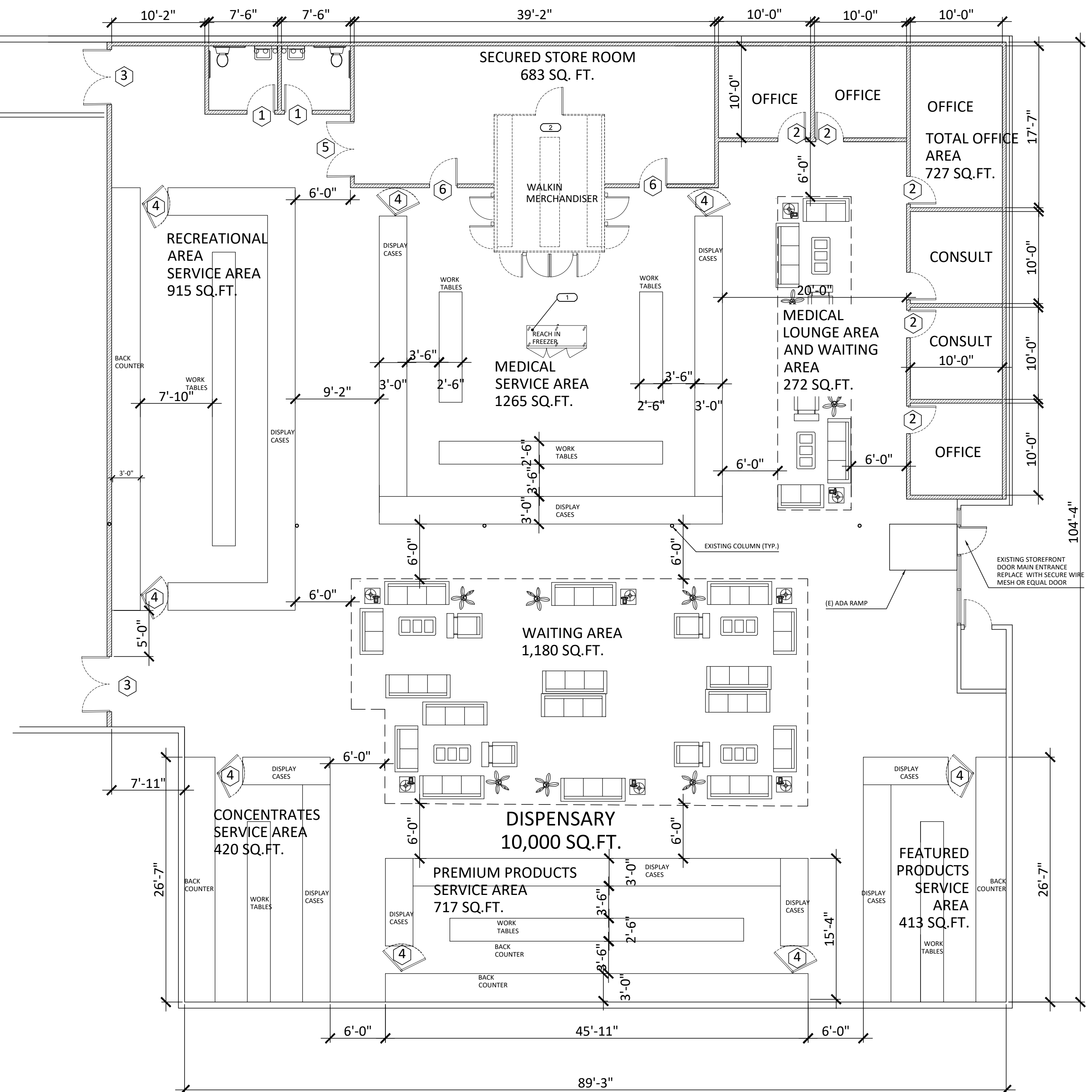
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EQUIPMENT SCHEDULE DISPENSARY							
	EQUIP.#	QTY.	DESCRIPTION	MANUFACTURER	MODEL NUMBER	BTU/VOLTAGE	COMMENTS
N	1	1	REACH IN 3 DOOR REFRIGERATOR	TRUE	T-72-HC	115/60/1-6.9A	
N	2	1	WALK IN MERCHANDISER	CUSTOM	----	----	
N	3	CUSTOM	DISPLAY CABINETS AND COUNTERS	CUSTOM			
N	4	1					
N	5	1					

ROOM FINISH SCHEDULE															
ROOM NAME	FLOORS	BASE	WALLS								CEILING	REMARKS			
			N		S		E		W						
	SHEET VINYL	SAILED CONCRETE		PRP/INTH/ECOVY PAINT ABOVE	OTY. BD/ /PAINT	TOILET ASB. HGT. WITH PRP/INTH/ECOVY PAINT ABOVE	OTY. BD/ /PAINT	TOILET ASB. HGT. WITH PRP/INTH/ECOVY PAINT ABOVE	OTY. BD/ /PAINT	PRP/INTH/ECOVY PAINT ABOVE	PRP/INTH/ECOVY PAINT ABOVE	RIBB TO ASB. HGT. WITH PRP/INTH/ECOVY PAINT ABOVE	SMOOTH FINISH	HARD SECURED CEILING	OPEN CEILING SCRAM
SERVICE AREA	●	●	●		●		●		●					●	
RETAIL AREA		●	●				●		●					●	
STORAGE AREA		●	●				●		●					●	
OFFICE	●		●				●		●						
BATHROOM		●	●		●		●		●			●	●		

SPECIFIC FINISHES FOR QUALITY AND COLOR SHOULD BE SELECTED BY OWNER AND COORDINATED WITH GENERAL CONTRACTOR

DOOR SCHEDULE		
#	1 3' - 6'-8" SOLID CORE DOOR	BATHROOM LOCK/CLOSURE
	2 3' - 6'-8" SOLID CORE DOOR	OFFICE LOCK
	3 2'-3' - 6'-8" METAL DOOR	STANDARD LOCK W/ PANIC HARDWARE WITH VIEW PANEL
	4 3' - SOLID CORE SWING GATE	PUSH/PULL
	5 2'-3' - 6'-8" METAL DOOR-SECURITY	SECURITY LOCK
	6 3' - 6'-8" METAL DOOR- SECURITY	SECURITY LOCK



OCCUPANT LOAD CALCULATION

OFFICE AREA
727 / 150 = 5
SECURED STORAGE AREA
683 / 500 = 2
SERVICE AREA
3,730 / 150 = 25
WAITING AREA
1452 / 15 = 97 O.L.
RETAIL AREA
3,135 / 60 = 53
TOTAL OCCUPANT LOAD = 182

WAITING ROOM IS 46% OF RETAIL AREA

ANSI A117.1/03-404.2.6 DOOR
HARDWARE
HANDLES, PULLS LATCHES, LOCKS AND
OTHER OPERABLE PARTS ON ACCESSIBLE
DOORS SHALL HAVE A SHAPE THAT IS
EASY TO GRASP WITH ONE HAND AND
DOES NOT REQUIRE TIGHT GRASPING,
PINCHING, OR TWISTING OF THE
WRIST TO OPERATE.
OPERABLE PARTS OF SUCH HARDWARE
SHALL BE 34 INCHES MIN. AND 48 INCHES
MAX. ABOVE THE FLOOR.

WALL LEGEND:
 DEMO WALLS
 EXISTING WALLS
 NEW WALLS

DISPENSARY AREA - EQUIPMENT/ FLOOR PLAN

SCALE: 1/8" TO 1'-0"

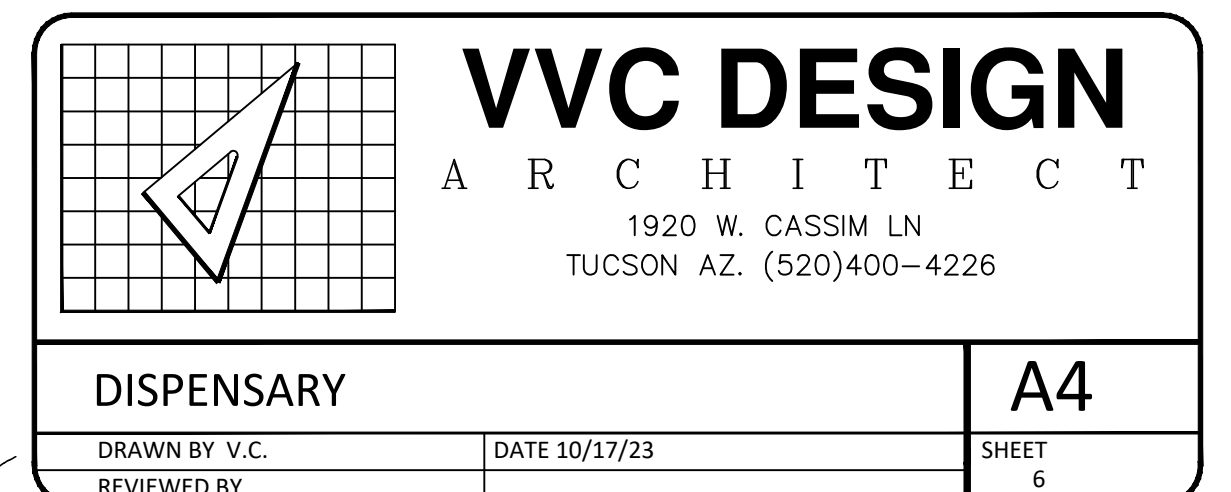


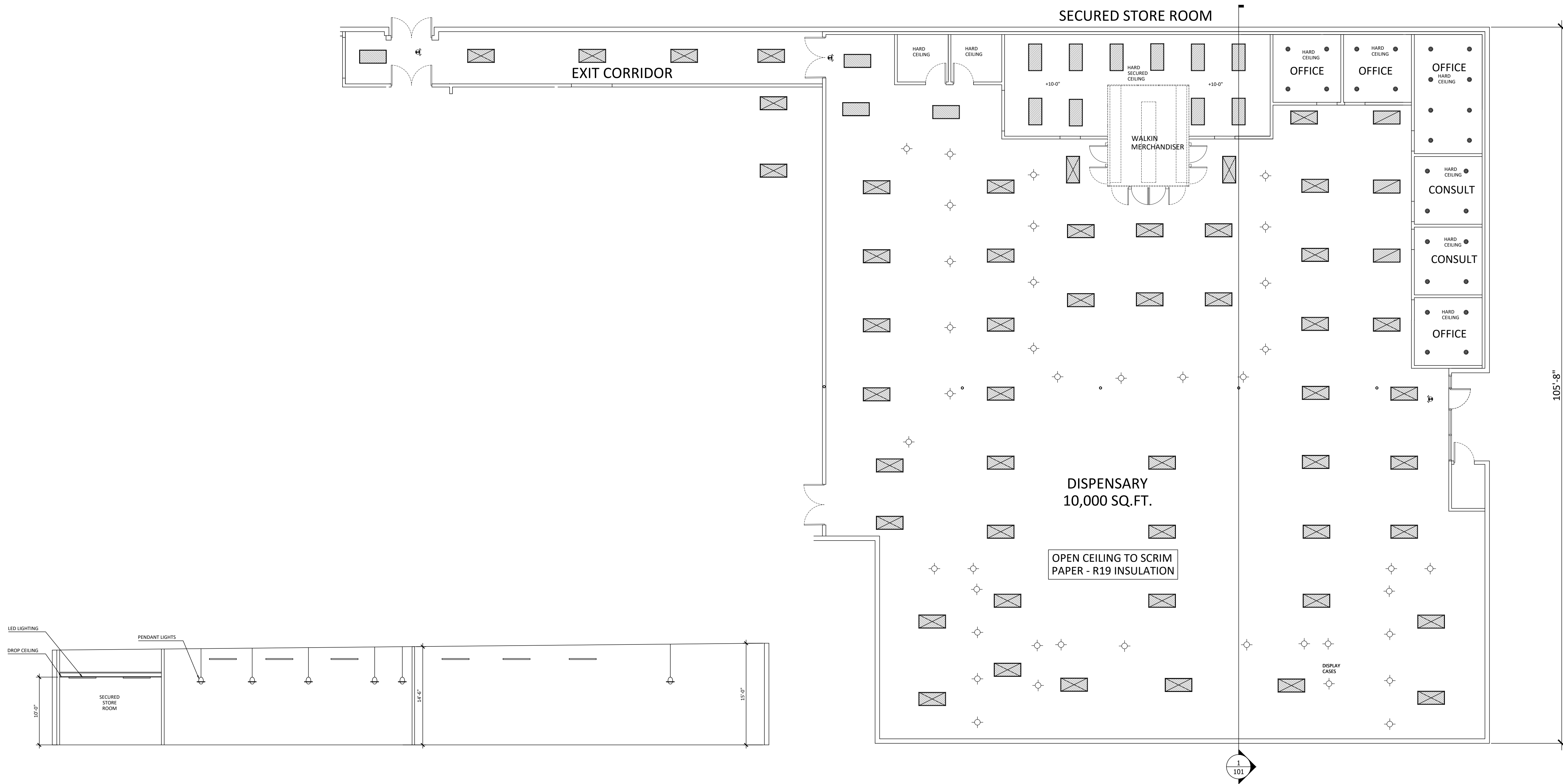
PLAN NOTES:

ALL EXITS TO BE OPERABLE FROM THE INSIDE
WITHOUT THE USE OF A KEY OR SPECIAL
KNOWLEDGE.

MANUALLY OPERATED EDGE OR SURFACE MOUNTED
FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
EXISTING MAIN EXITS IDENTIFIED ON PLAN TO OUTSIDE
TO HAVE A SIGN READING "THIS DOOR MUST REMAIN
UNLOCKED AT ALL TIMES BUILDING IS OCCUPIED".
(WITH 1" HIGH LETTERS).

PROVIDE EXIT SIGNS AT DOORS.
THIS SPACE IS HANDICAPPED ACCESSIBLE.





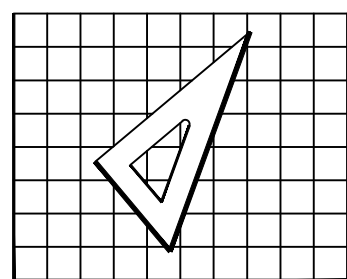
LIGHTING LEGEND	
	(N)LED FLAT LIGHTS
	(N)RESTROOM SCONCE
	(N)6\"/>

SECTION - 1

CEILING/ LIGHTING PLAN OVERALL
SCALE: 1/8" = 1'-0"



Vincent V. Catalano



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DISPENSARY		A5 SHEET 1
DRAWN BY V.C.	DATE 10/17/23	
REVIEWED BY		