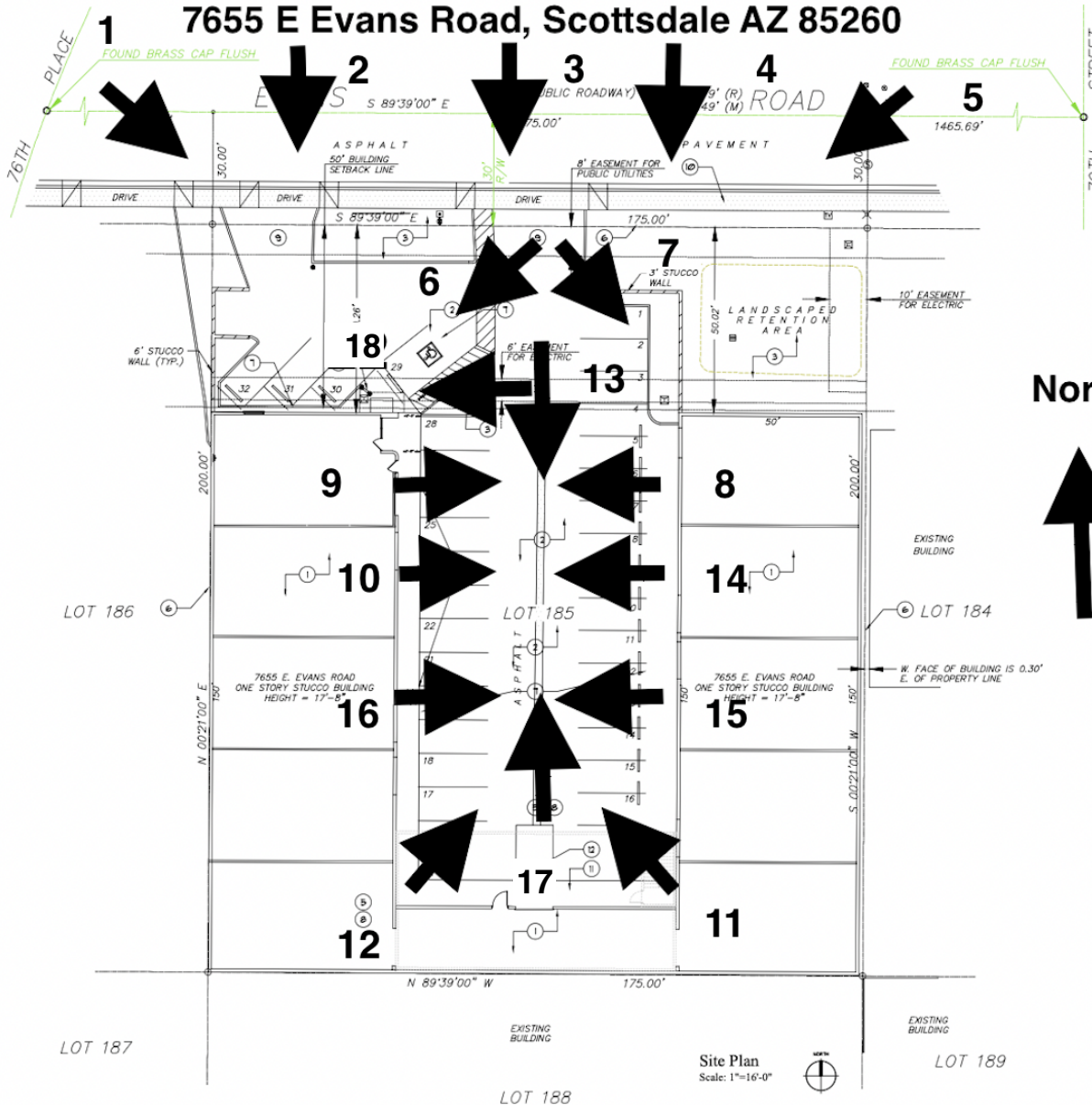


#16 Photo Exhibit Existing Condition

Pre-Application Number: 626- PA-2021

7655 E Evans Road, Scottsdale AZ 85260



PROJECT DATA

PROPERTY OWNER: HOT PROPERTIES, LLC
 PROPERTY OWNER ADDRESS: P.O. BOX 1931, SCOTTSDALE, AZ 85261
 PROJECT ADDRESS: 7655 EAST EVANS DRIVE, SCOTTSDALE, AZ 85260
 PROJECT MAILING ADDRESS: 7655 EAST EVANS DRIVE, SCOTTSDALE, AZ 85260
 LEGAL DESCRIPTION: LOT 185 THUNDERBOLT INDUSTRIAL AIRPARK NO. 4
 ZONING: I-1 INDUSTRIAL AIRPARK
 MCR PARCEL NO.: 918-56-148A

PROJECT SCOPE:
 CONDITIONAL USE PERMIT - MARIJUANA CULTIVATION EXPANSION
 CONSTRUCTION OF AN ADDITIONAL 2,800 SF. ON A SECOND LEVEL.

BUILDING HEIGHT:
 MAX. 32'-0" PER ZONING DISTRICT LESS THAN 3 ACRES / 2 STORIES IN HEIGHT
 EXISTING STRUCTURE: 1 STORY / 11'-0" HEIGHT T.O. PARAPET
 PROPOSED NEW STRUCTURE: 2 STORY / 26'-0" T.O. NEW PARAPET
 PROPOSED STRUCTURE HEIGHT IS LESS THAN MAX HEIGHT ALLOWED.

BUILDING SETBACKS
 SETBACK PER ORIGINAL PLAT DATED 1/6/1916
 50' FRONT

OFF STREET PARKING FOR INDUSTRIAL-MANUFACTURING/WAREHOUSE OCCUPANCY
 16,345 SF. EXISTING STRUCTURE (F-1) 2,800 SF. (F-1) NEW ADDITION
 PARKING REQUIRED: 13,345 SF. EXISTING 5-1 + 2,800 SF. / 500 = 16.7 SPACES
 PARKING REQUIRED: 2,800 SF. NEW F-1 + 2,800 SF. / 500 = 5.6 SPACES
 TOTAL PARKING REQUIRED: 28.3 SPACES (29)
 PARKING PROVIDED: 31 EXISTING INCL. (1) HANDICAP ACCESSIBLE SPACE

BUILDING CONSTRUCTION
 III-B EXISTING W/ AFFA (F-1) MIXED USE-NON SEPARATED
 BUILDING AREA: 16,345 GSF. EXISTING (40,000 GSF. ALLOWED/TABLE 506.2 (F-1)
 BUILDING OCCUPANCY: F-1 / S-1 EXISTING
 BUILDING CONSTRUCTION PROPOSED
 III-B W/ AFFA
 BUILDING AREA: 16,345 GSF. EXISTING + 2,800 SF. PROPOSED NEW F-1 + 1213.3 GSF.
 BUILDING AREA PROPOSED IS LESS THAN MAX AREA ALLOWED.
 1,222,221 GFL

GENERAL PROJECT NOTES:
 ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS:
 2018 INT. RESIDENTIAL CODE (IRC)
 2018 INT. MECHANICAL CODE (IMC)
 2018 INT. BUILDING CODE (IBC)
 2018 INT. PLUMBING CODE (IPC)
 2018 NATIONAL ELECTRIC CODE (NEC)
 2018 IECC
 2018 IEBC
 2018 IGCC
 ALL PRODUCTS LISTED BY I.D.C. NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

KEYNOTES

- EXISTING SINGLE STORY BUILDING.
- EXISTING ASPHALT PARKING AREA.
- EXISTING LANDSCAPE AREA.
- EXISTING GROUND MOUNT ELECTRICAL TRANSPORTER.
- PROPOSED NEW SECOND FLOOR AREA.
- PROPERTY LINE TYPICAL.
- EXISTING PARKING STALL(S) CURB AND SIDEWALK.
- CONDITIONAL USE PERMIT AREA INCREASE - SECOND LEVEL - 2,800 GSF. ABOVE EXISTING PARKING.
- EXISTING ENTRY DRIVE.
- EXISTING CURB, GUTTER AND SIDEWALK.
- EXISTING CONCRETE SIDEWALK AND ACCESSIBLE ROUTE.
- EXISTING CONCRETE LOADING RAMP FROM PARKING TO RF.



Flower-Launch Cultivation

Cultivation Expansion
 7655 East Evans Drive
 Scottsdale Arizona

C.U.P. Application
 Site Plan
 Scale: 1/16"=1'-0"
 SHEET NO.
A1.0

10-UP-2013#4

7655 E Evans Road, Scottsdale AZ 85260



Picture 1: North northwest



Picture 2: Northwest

7655 E Evans Road, Scottsdale AZ 85260



Picture 3: North Property Centerline



Picture 4: Northeast & SES Panel

7655 E Evans Road, Scottsdale AZ 85260



Picture 5: North northeast & APS Switcher Box



Picture 6: Handicap Parking & FDC & DES Panel

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Picture 7: Sprinkler System Backflow Preventer



Picture 8: Fire Riser Door & FDC

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Picture 9: Emergency Exit



Picture 10: Exterior

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Picture 11: Parking Lot



Picture 12: Parking Lot

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Picture 13: Park Lot Centerline



Picture 14: West Building

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Picture 15: West Building



Picture 16: East Building

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Picture 17: Parking Lot Centerline



Picture 18: Parking Lot Centerline

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