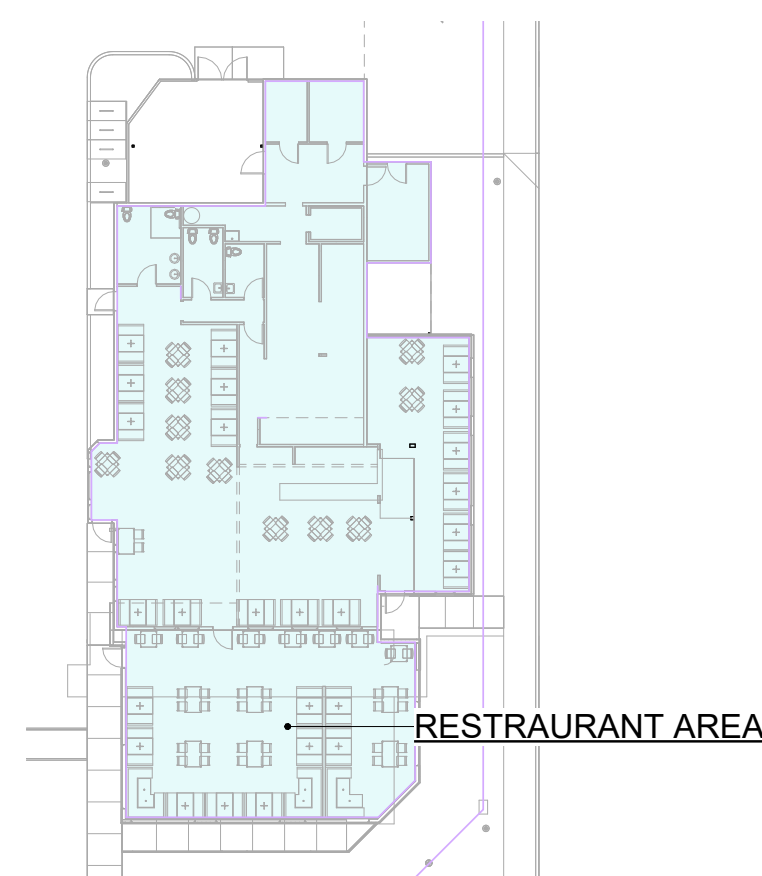


- OCCUPANCY LEGEND**
- A-2 - BAR
 - A-2 - KITCHEN
 - A-2 DINING ADDITION
 - A-2 DINING ROOM
 - NOT OCCUPIABLE (RESTROOMS)
 - S-1 STORAGE

OCCUPANCY AREA PLAN



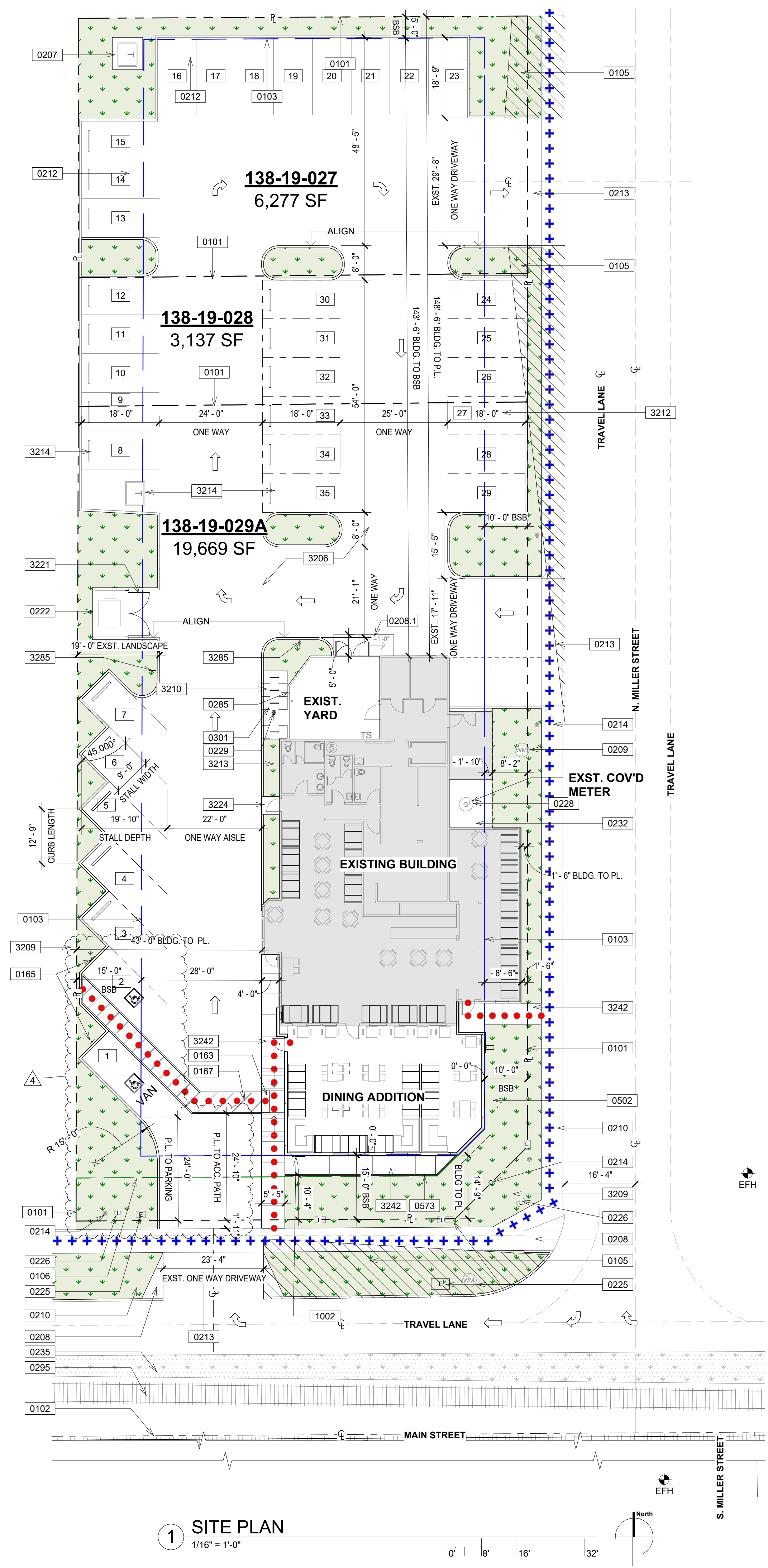
- PARKING AREA LEGEND**
- RESTAURANT AREA

PARKING CALCULATIONS. PER MESA ZONING CHAPTER 32 TABLE 11-32-2-H-1 STANDARD PARKING SPACE AND AISLE DIMENSIONS

NAME	PARKING USE AREA TYPE	AREA	PARKING AREA RATIO	REQ. PARKING	ACC. PARKING REQUIRED	ACC. VAN PARKING REQUIRED	REQUIRED BICYCLE PARKING
RESTAURANT AREA	INDOOR DINING	5,019 SF	75	66.92	3	1	7
TOTAL		5,019 SF		67	3	1	7

PARKING PROVIDED:
 35 PARKING SPACES
 2 ACC PARKING
 1 ACC VAN PARKING
 4 BICYCLE PARKING

MESA PARKING CALCULATIONS EXHIBIT



1 SITE PLAN
 1/16" = 1'-0"

BUILDING AREA SUMMARY

APN: 138-19-027 - LOT SIZE = 6,277 SQ. FT.
 APN: 138-19-028 - LOT SIZE = 3,137 SQ. FT.
 APN: 138-19-029A - LOT SIZE = 19,669 SQ. FT.
 TOTAL PROPERTY SIZE: 29,083 SQ. FT.

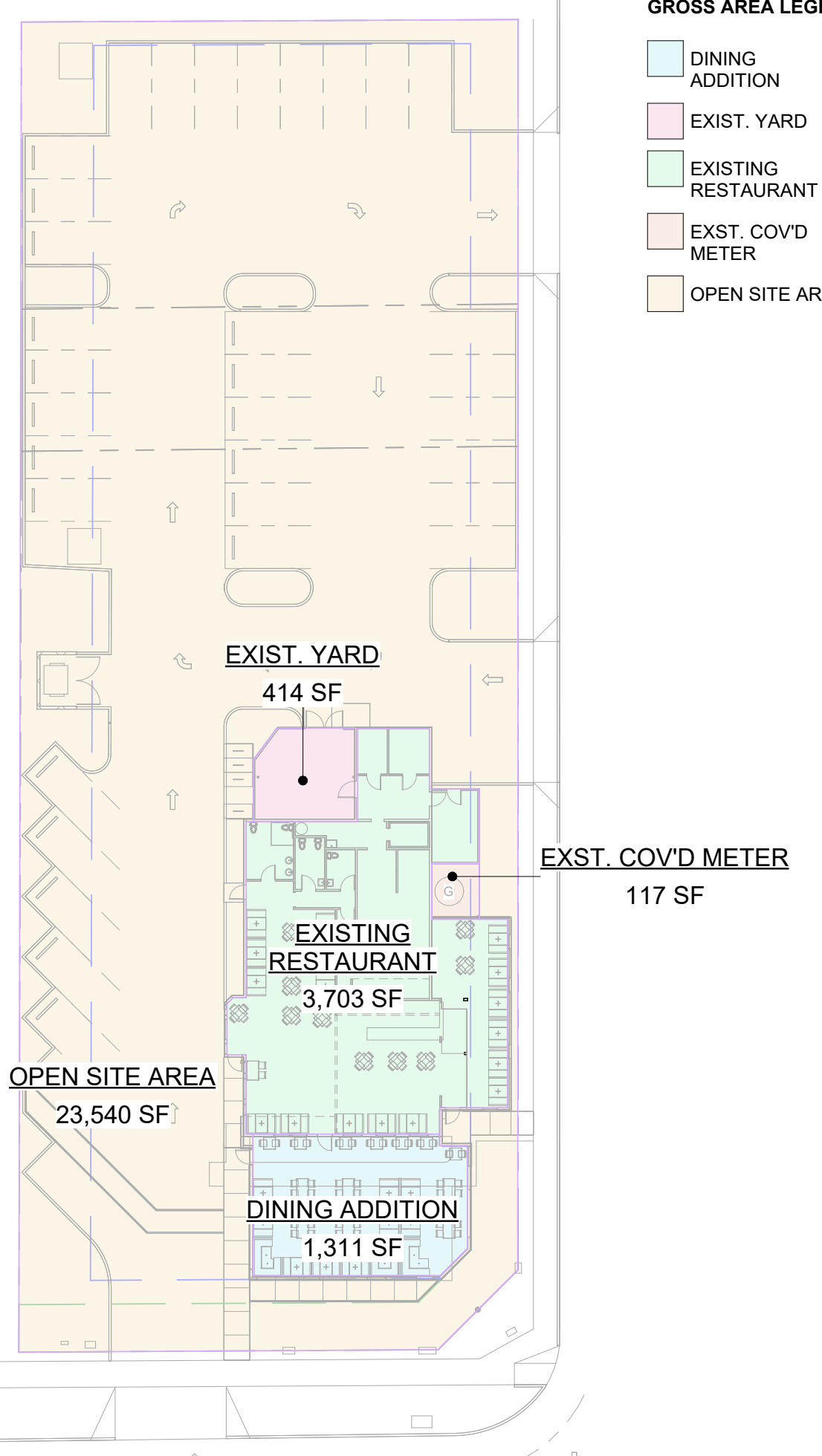
COVERAGE

DESCRIPTION	AREA	% COVERAGE
OPEN SITE AREA	23,540 SF	81%
RESTAURANT AREA	5,544 SF	19%
TOTAL	29,083 SF	

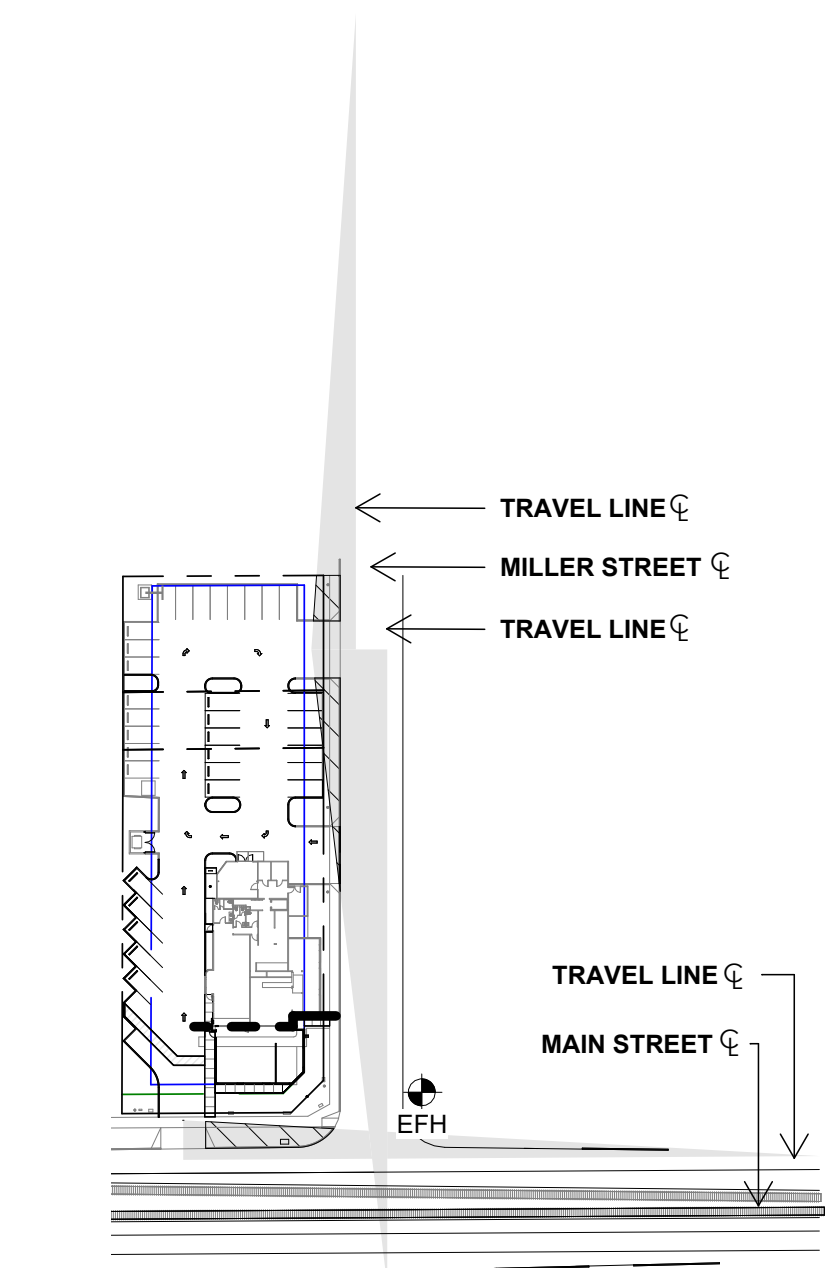
BUILDING AREA

NAME	AREA
EXISTING RESTAURANT	3,703 SF
EXIST. YARD	414 SF
EXIST. COVD METER	117 SF
DINING ADDITION	1,311 SF
TOTAL	5,544 SF
EXISTING BUILDING HEIGHT	14'-4" H.
NEW BUILDING HEIGHT	16'-4" H.

- GROSS AREA LEGEND**
- DINING ADDITION
 - EXIST. YARD
 - EXISTING RESTAURANT
 - EXST. COVD METER
 - OPEN SITE AREA



AREA EXHIBIT



- NOTES:**
- GRAYED AREAS INDICATE SIGHT TRIANGLES BASED ON CITY OF MESA 2019 ENGINEERING & DESIGN STANDARDS FIGURE 2.3 CASE B1.
 - DIAGONAL HATCH AREAS REPRESENT SIGHT VISIBILITY AREA INSIDE THIS PROPERTY.
 - REQUIRED DISTANCE FROM FACE OF CURB IS 15 FT.
 - REQUIRED SIGHT DISTANCE IS 331 FT FOR 2 LANES UNDIVIDED AND 30 MPH

SIGHT TRIANGLES KEYPLAN

KEYNOTES

- 0101 PROPERTY LINE
- 0102 CENTERLINE OF STREET
- 0103 BUILDING SETBACK LINE
- 0105 DIAGONAL HATCH REPRESENTS SIGHT VISIBILITY AREA INSIDE THIS PROPERTY PER MZO. NO OBSTRUCTIONS TO STREET VIEW ARE PERMITTED. REFER TO MESA ENGINEERING DESIGN STANDARDS FIGURE 2.3 AND TO KEYPLAN ON THIS SHEET FOR DETAILS
- 0106 LANDSCAPE SETBACK LINE
- 0163 PARALLEL CURB RAMP PER MARICOPA ASSOCIATION OF GOVERNMENTS DETAIL 238-3
- 0165 ACCESSIBLE PARKING SIGN PER MESA STD. DETAILS & SPECS, DETAILS M-23.06 & M-25
- 0167 WALKING PATH SURFACE STRIPING
- 0207 EXISTING TRANSFORMER
- 0208 EXISTING ACCESSIBLE RAMP
- 0208.1 EXISTING LOADING RAMP
- 0209 EXISTING WATER METER
- 0210 EXISTING SIDEWALK
- 0212 EXISTING PARKING 9'-0" X 18'-0" TYPICAL
- 0213 EXISTING DRIVEWAY TO REMAIN
- 0214 EXISTING UTILITY POST
- 0222 EXISTING TRASH ENCLOSURE AND DUMPSTER TO REMAIN
- 0225 EXISTING UTILITY BOX
- 0226 EXISTING LANDSCAPE BOX
- 0228 EXISTING GAS METER
- 0229 EXISTING POWER POLE TO REMAIN
- 0232 EXISTING COVERED PATIO TO REMAIN
- 0235 EXISTING MEDIAN/LANDSCAPE
- 0285 EXISTING FENCE TO REMAIN
- 0295 EXISTING RAILROAD
- 0301 CONCRETE SLAB
- 0502 METAL ROOF PROJECTION
- 0573 METAL RAILING
- 1002 ADDRESS SIGN BY OTHERS
- 3206 ENTIRE PARKING LOT TO RECEIVE NEW ASPHALTIC CONCRETE PAVING AND STRIPING
- 3209 LANDSCAPE AREA
- 3210 BICYCLE PARKING RACKS ON CONCRETE SLAB (4 BICYCLES)
- 3212 NEW PARKING 9'-0" X 18'-0" TYP.
- 3213 LANDSCAPE FOUNDATION BASE AROUND BUILDING PER MZO FIGURE 11-33-5.A.2.B
- 3214 WHEELSTOP AT PARKING SPACES ALONG WEST FENCE AND AT CENTERED PARKING ROW
- 3221 NEW GATE FOR EXISTING TRASH ENCLOSURE HANDICAP RAMP
- 3242 5"W. CONCRETE WALKWAY
- 3285 INSTALL SIGN - STOP DO NOT ENTER ONE WAY

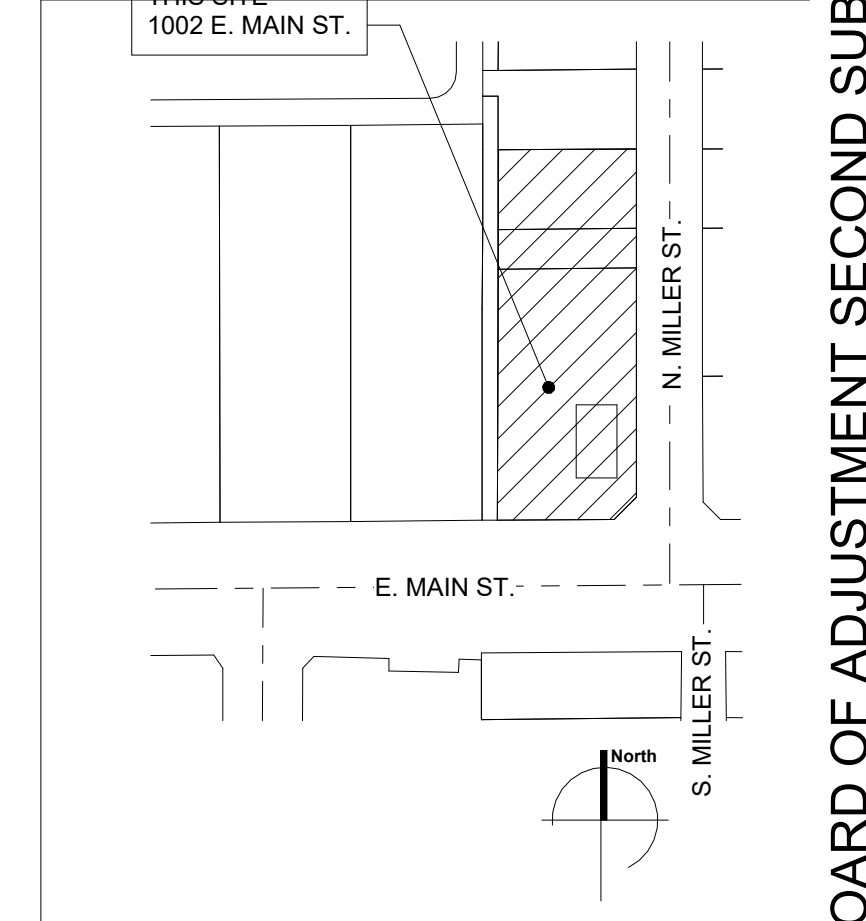
GENERAL NOTES

1. ALL UNAUTHORIZED TEMPORARY AND PORTABLE SIGNS ARE TO BE REMOVED.
2. ENTIRE PARKING LOT TO BE REPAVED AND RESTRIPTED.

SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- TRAFFICE DIRECTION ARROWS
- LANDSCAPE AREA - REFER TO LANDSCAPE PLAN
- SIGHT TRIANGLE PORTION INSIDE PROPERTY
- PRIVATE ACCESSIBLE PATH
- PUBLIC ACCESSIBLE PATH
- EFH
- EXISTING FIRE HYDRANT.

VICINITY MAP



ARCHITECTURE, DEVELOPMENT, COMMERCIAL, RESIDENTIAL.

CANARANO

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CAZO DE ORO

RESTAURANT REMODEL

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 MESA, AZ. 85203

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	01/19/24
3	CITY COMMENTS	04/22/24
4	CITY COMMENTS	04/22/24

Project No: 22011-02

SHEET TITLE
 SITE PLAN

ISSUE DATE: 04/22/2024

G101

BOARD OF ADJUSTMENT SECOND SUBMITTAL

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