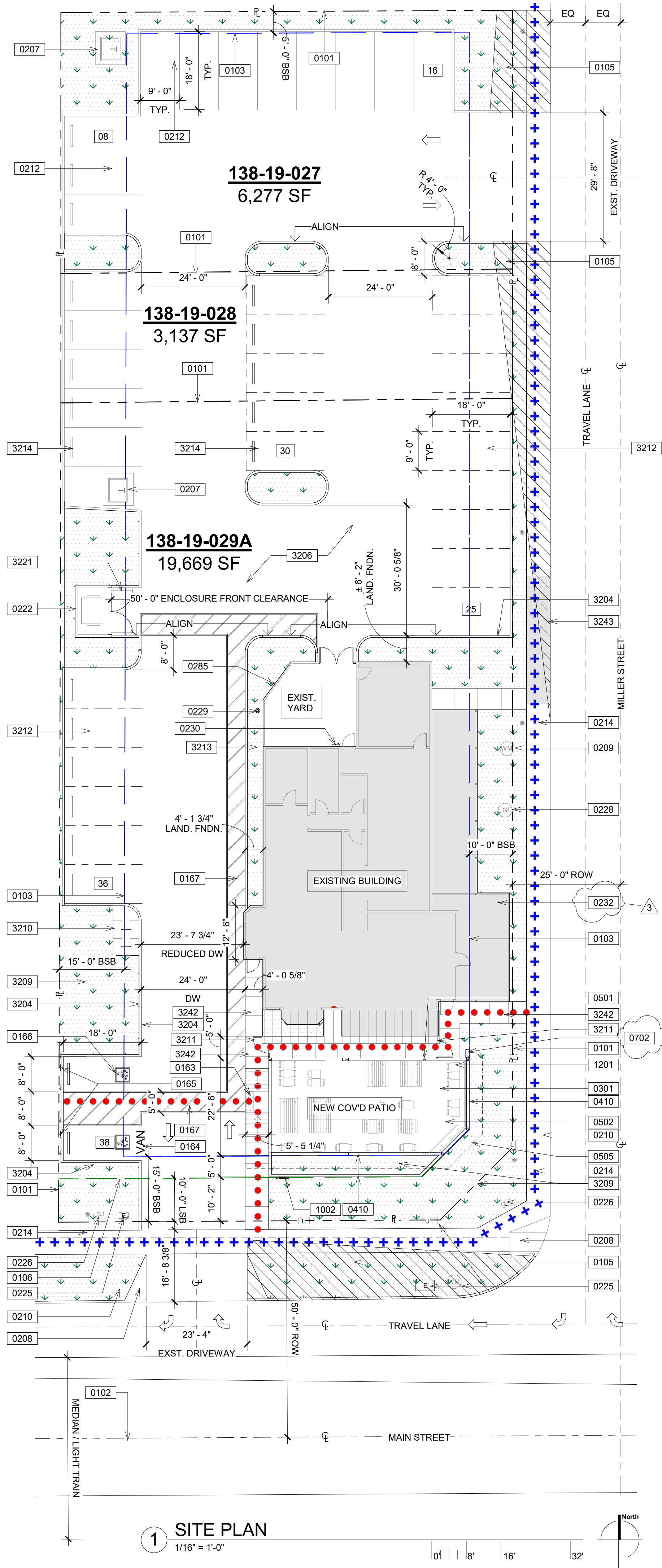


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BUILDING AREA SUMMARY

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 LOT SIZE: 29,083 SQ. FT.

EXISTING BUILDING AREA 2400 SF INDOOR DINING
NEW BUILDING AREA 996 SF OUTDOOR DINING
TOTAL 3,396 SF

EXISTING BUILDING HEIGHT 14'-4" H.
NEW COVERED PATIO HEIGHT 13'-2" H.

PARKING REQUIRMENTS

EXISTING AREA 3,756 S.F. / 75 = 51 PARKING PARKING SLOTS
NEW DINING AREA 1,029 S.F. / 200= 6 PARKING SLOTS

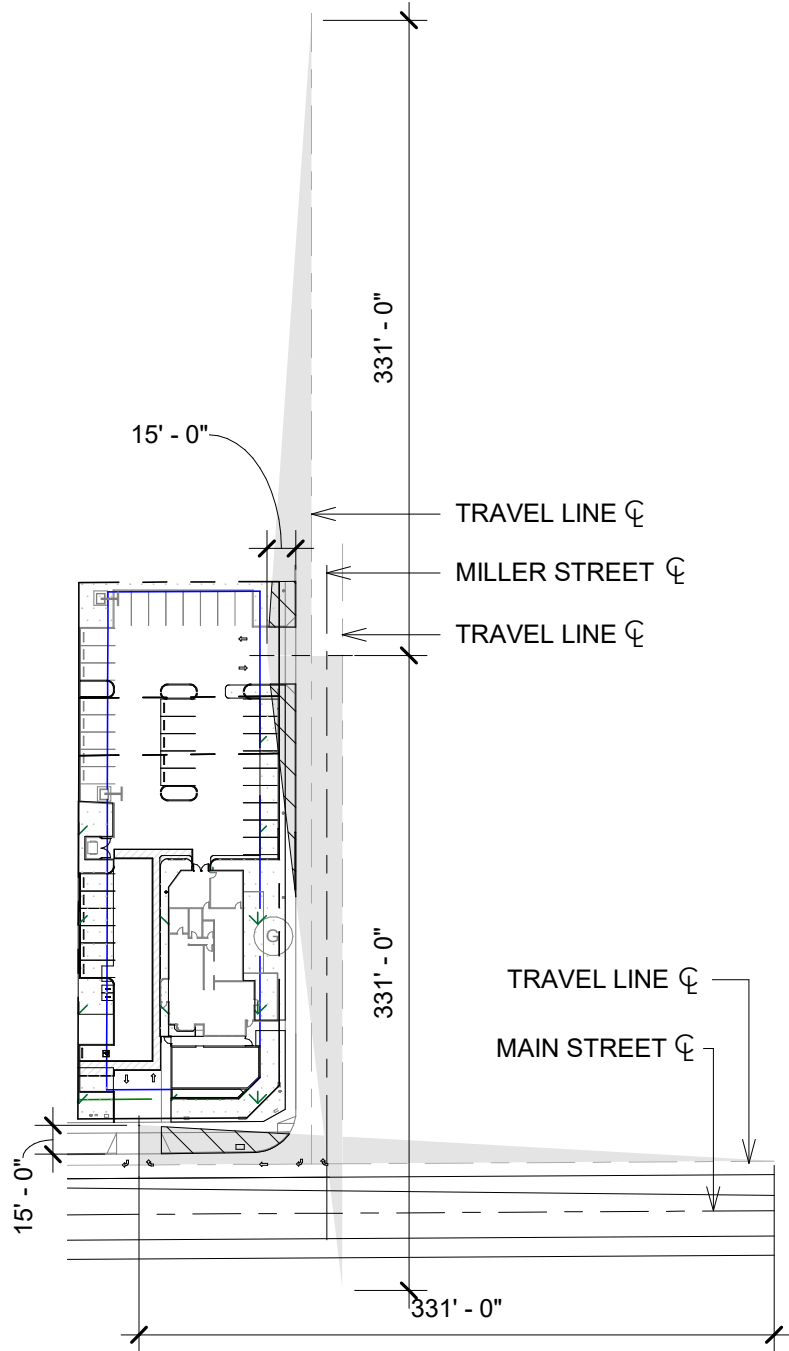
57 PARKING SPACES REQUIRED

PER MZO 11-32-7 (E), A 33% REDUCTION OF REQUIRED PARKING SPACES IS AVAILABLE FOR THIS LOT WITH THE FOLLOWING CRITERIA...

For uses located within 1320-feet (¼ mile) of a BRT or light rail stop with 30-minute or more frequent service during the hours of 7:00 a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m. The basis point for determining the reduction shall be the aggregate number of parking spaces for the total development required before any reductions have been applied.

37-(33%) 19 = 38 PARKING SPACES REQUIRED AFTER REDUCTION

PARKING SPACES PROVIDED: 38 PARKING SPACES
ACCESSIBLE PARKING PROVIDED: 1 PARKING SPACE
VAN ACCESSIBLE PARKING PROVIDED: 1 PARKING SPACE



- 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
0164 ACCESSIBLE VAN PARKING PER MESA STD. DETAILS & SPECS, DETAIL M-23.06
0165 ACCESSIBLE PARKING SIGN PER MESA STD. DETAILS & SPECS, DETAILS M-23.06 & M-25
0166 ACCESSIBLE PARKING PER MESA STD. DETAILS & SPECS, DETAIL M-23.06
0167 WALKING PATH SURFACE STRIPING
0207 EXISTING TRANSFORMER
0208 EXISTING ACCESSIBLE RAMP
0209 EXISTING WATER METER
0210 EXISTING SIDEWALK
0212 EXISTING PARKING 9'-0" X 18'-0" TYPICAL
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
0230 EXISTING OVERHEAD ELECTRICAL SERVICE ENTRANCE TO REMAIN
0232 EXISTING COVERED PATIO TO REMAIN
0285 EXISTING FENCE TO REMAIN
0301 CONCRETE SLAB
0410 3'-0"H CMU WALL
0501 STEEL COLUMN
0502 METAL ROOF PROJECTION
0505 METAL FASCIA
0702 DOWNSPOUT AND SPLASH BLOCK
1002 ADDRESS SIGN BY OTHERS
1201 PATIO FURNITURE BY OTHERS
3204 CURB
3206 ENTIRE PARKING LOT TO RECEIVE NEW ASPHALTIC CONCRETE PAVING AND STRIPING
3209 LANDSCAPE AREA
3210 BICYCLE PARKING RACKS ON CONCRETE SLAB (4 BICYCLES)
3211 WOOD GATE AND FENCE
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
3242 5"W. CONCRETE WALKWAY
3243 GREYED HATCH AREA INDICATES NEW CURB AND SIDEWALK PER MESA STD. DETAILS & SPECS, DETAIL M-19.01

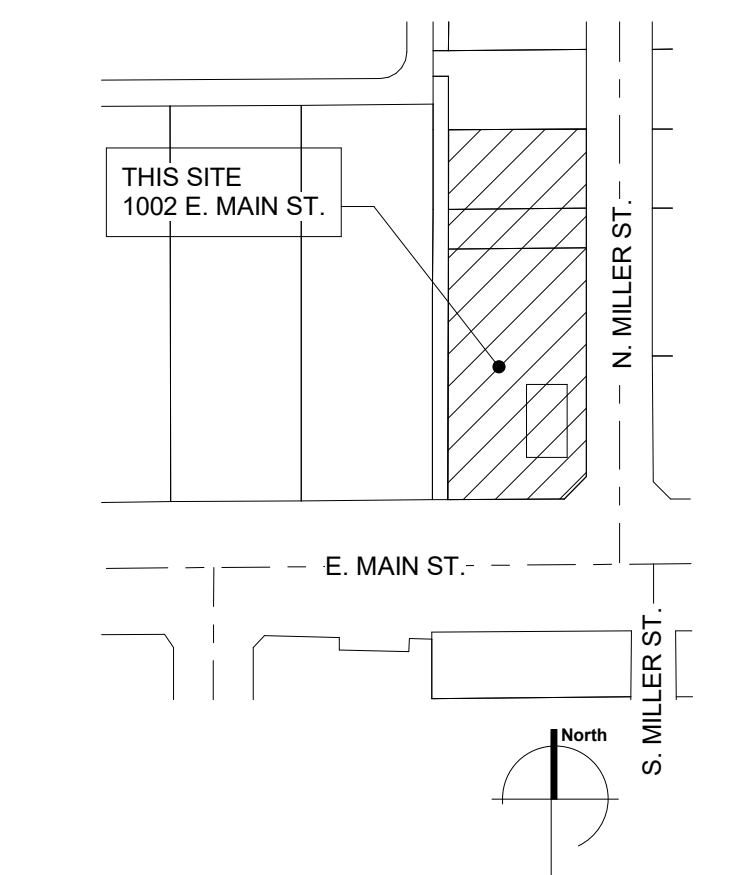
GENERAL NOTES

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

VICINITY MAP



SEAL



ARCHITECTURE, DEVELOPMENT,
COMMERCIAL, RESIDENTIAL,
CANARANO
ARCHITECTURE
15558 N. BOULDER DR., FOUNTAIN HILLS, AZ 85268 PH. 480.233.5939
email: carlos@naranjo.com

CAZO DE ORO
RESTAURANT REMODEL / SITE AND PATIO
1002 E. MAIN STREET
MESA, AZ. 85203

REVISIONS			
NO.	DESCRIPTION	DATE	
1	CITY COMMENTS	03/22/21	
2	CITY COMMENTS	04/12/21	
3	OWNER REVISIONS	07/06/21	

Project No: 20013-02

SHEET TITLE
SITE PLAN

ISSUE DATE: 07/06/2021

G.101

BOARD OF ADJUSTMENT 4TH SUBMITTAL

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