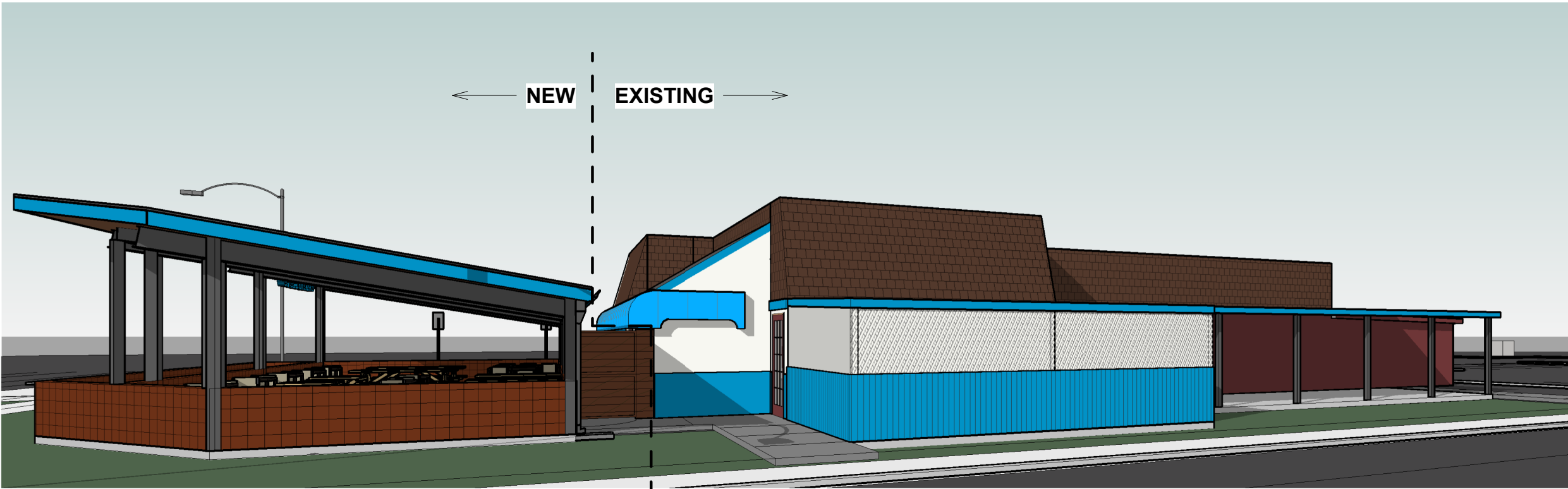
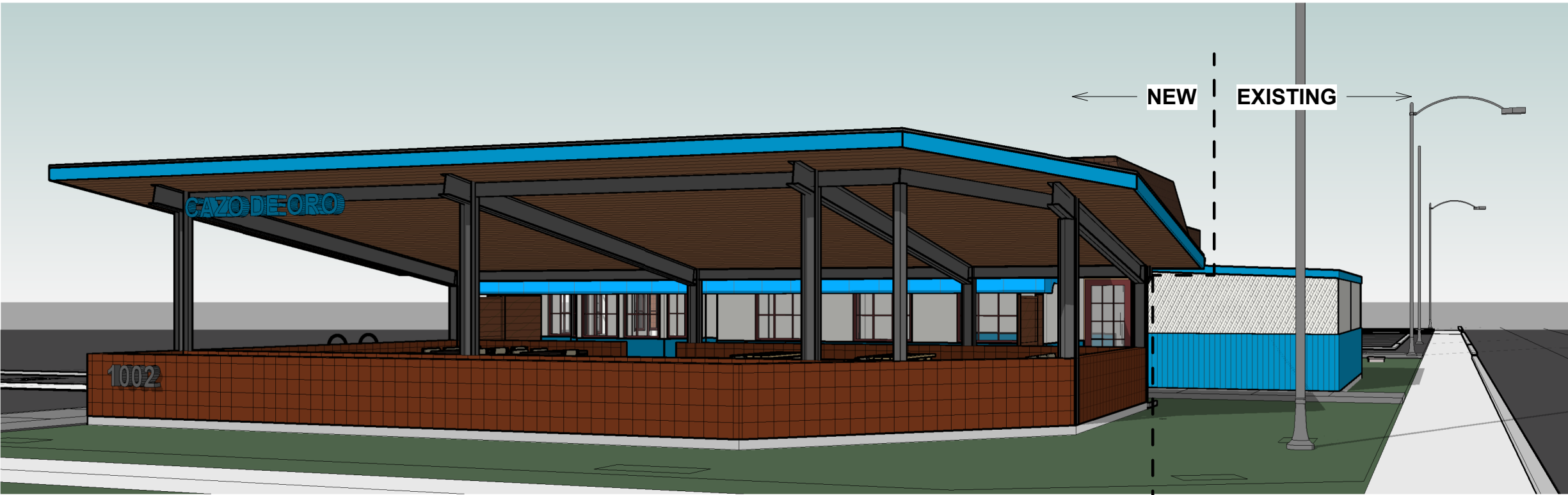


RESTAURANT REMODEL / SITE AND PATIO



MILLER STREET PERSPECTIVE



MAIN STREET PERSPECTIVE

SHEETS INDEX

- GENERAL
G.000 COVER SHEET
G.101 SITE PLAN
- LANDSCAPE
L1.1 LANDSCAPE PLAN
LT.1C LANDSCAPE PLAN COLOR
LT.1W LANDSCAPE CALC. WORKSHEET
- ARCHITECTURAL DEMOLITION
AD.101 DEMOLITION SITE PLAN
- ARCHITECTURAL
A.211 FLOOR PLAN
A.511 ELEVATIONS

CODE DATA

PROJECT- DATA						
APN	Existing Occupancy	Proposed Occupancy	Construction Type	Fire Sprinklers	Separated Occupancies PER IBC 503	Zoning
138-19-027, 138-29-028 & 138-19-029A	A-2	A-2	VB	NFPA 13	NO	LC

IBC 2018 TABLE 601 BUILDING ELEMENTS FIRE RATING								
NAME	AREA	STRUCTURAL FRAME	EXT BEARING WALLS	INT BEARING WALLS	EXT NON BEARING WALLS	INT NON BEARING WALLS	FLOOR	ROOF
RESTAURANT W/PATIO	4,812 SF	0	0	0	0	0	0	0

OCCUPANCY CALCS. IBC 2018 TABLE 1004.5

USE	AREA	AREA METHOD	FACTOR	OCCUPANTS
A-2 DINING	3,379 SF	NET	15	226
B KITCHEN	722 SF	GROSS	200	4
S-1 STORAGE	482 SF	GROSS	300	2
NON OCCUPIABLE (RESTROOMS)	229 SF	N/A	N/A	N/A
TOTAL	4,812 SF			232

PLUMBING FIXTURE CALCULATIONS IBC 2018 TABLE 2902.1							
OCCUPANCY DATA				REQ. MALE		REQ. FEMALE	
TYPE	DESCRIPTION	AREA	EA. SEX	WC	Lav	WC	Lav
A-2	DINING	3,379 SF	113	1.51	0.565	1.51	0.57
B	KITCHEN	722 SF	2	0.08	0.05	0.08	0.05
S-1	STORAGE	482 SF	1	0.01	0.01	0.01	0.01
TOTAL				2.00	1.00	2.00	1.00

PARKING CALCS. PER CITY OF MESA

USE	AREA	AREA FACTOR	REQ. PARKING
EXISTING AREA	3,783 SF	75 SF	51
NEW DINING PATIO	1,029 SF	200 SF	6
TOTAL REQUIRED PARKING	4,812 SF		57

33% PARKING REDUCTION PER MZO 11-32-7 (E)
TOTAL REQUIRED AFTER REDUCTION
TOTAL PARKING PROVIDED

-19
38
38

NO. OF ACCESSIBLE PARKING REQ PER IBC TABLE 1106.1
NO. OF ACCESSIBLE VAN PARKING REQ PER IBC 1106.5

1
1

STANDARD PARKING PROVIDED
VAN ACCESSIBLE PARKING PROVIDED

1
1

PROJECT DATA

PROJECT DESCRIPTION
SCOPE OF WORK FOR THIS PROJECT IS COMPRISED OF THE FOLLOWING:
1. PAINT AND TRIM REPAIR OF EXISTING RESTAURANT BUILDING.
2. REMODEL OF EXISTING PARKING LOT.
3. CONSTRUCTION OF NEW 1,029 SF DINING PATIO ALONG MAIN STREET, VB CONSTRUCTION, A-2 OCCUPANCY AND NFPA 13 SPRINKLER SYSTEM.

OWNER:
ODRIEL GARCIA
17802 E SAN TAN BLVD
QUEEN CREEK, AZ, 85142

STRUCTURAL ENGINEER:

ARCHITECT:
CARLOS A. NARANJO F.
C.A. NARANJO ARCHITECTURE
15658 N BOULDER DR.
FOUNTAIN HILLS, AZ, 85268
PH: 480 233 5939

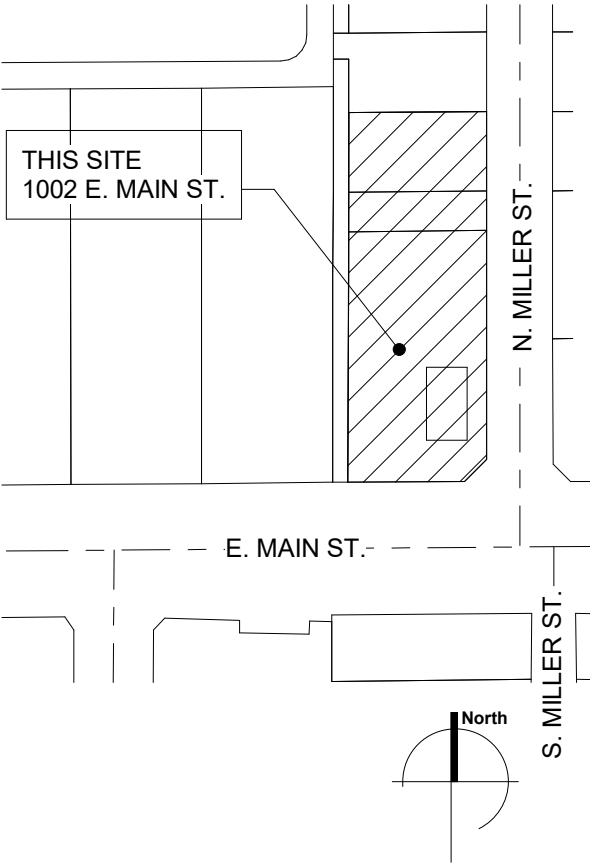
LANDSCAPE ARCHITECT:
DUSTIN SIMMONS
IPIXEL STUDIOS
PH: 623 451 6941
EMAIL: dsimmons@ipixelstudios.com

MEP ENGINEER
DAVID GARCIA-ACOSTA
GARDEL ENGINEERING
441 S 48TH ST, SUITE 101
TEMPE, AZ, 85281

APPLICABLE CODES
CITY OF MESA ADOPTED CODES APPLICABLE TO THIS PROJECT ARE LISTED BELOW:
2018 International Building Code (IBC)
2018 International Existing Building Code (IEBC)
2018 International Energy Conservation Code (IECC)
2018 International Fire Code (IFC)
2018 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2017 National Electrical Code (NEC)
ICC A117.1 - 2009
FOR CITY OF MESA AMENDMENTS TO THESE CODES REFER TO:
<https://www.mesaaz.gov/business/development-services/building-code-amendment?locale=en>

Legal Description
138-19-027:
STEWARTS E MESA ADD
APN 138-29-028:
STEWARTS E MESA ADD LOT 36 N2 BLK 1
APN 138-19-029A:
STEWARTS E MESA ADD MCR 33-10 LOT 38 BLK 1 & S2 LOT 36 BLK 1 EX TH POR LOT 38 BLK 1 STEWARTS EAST
MESA ADD MCR 33-10 IN NE4 SEC 23 DAF COM CTR QTR COR SD SEC 23 TH E ALG S LN NE4 SD SEC 23
1460.47F TH N 50F TO SE COR SD LOT 38 TPOB TH ALG S LN SD LOT 38 W 17F TH N 44D 46M E 24.13F TO PT ON
E LN SD LOT 38 TH ALG SD E LN S 17F TPOB P/F 2017-0520810

VICINITY MAP



SEAL



ARCHITECTURE, DEVELOPMENT,
COMMERCIAL, RESIDENTIAL.

CANARANO
ARCHITECTURE

15658 N. BOULDER DR., FOUNTAIN HILLS, AZ, 85268 PH. 480.233.5939
email: carlo@naranjo.com

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

REVISIONS		
NO.	DESCRIPTION	DATE

Project No: 20013-02

SHEET TITLE
COVER SHEET

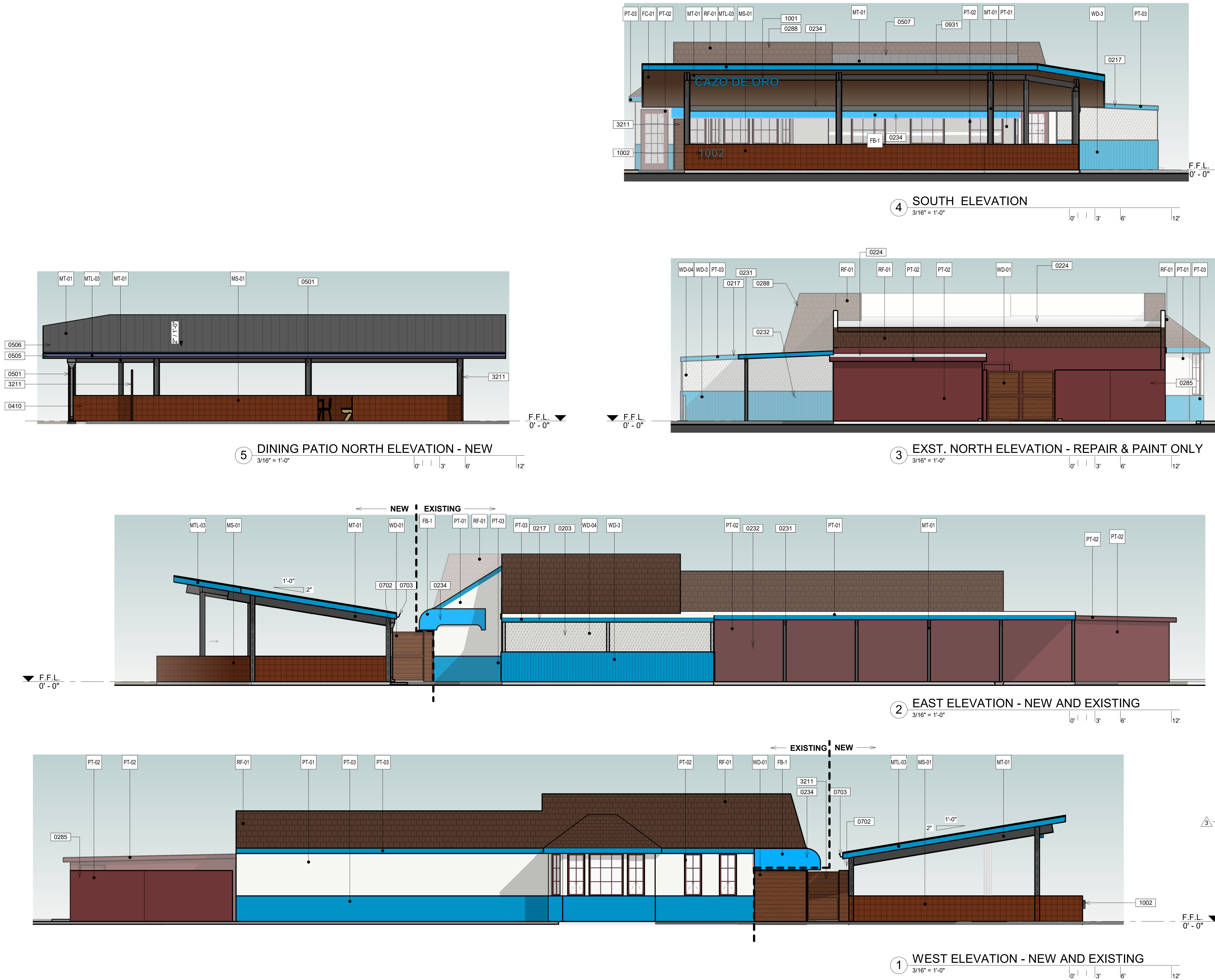
ISSUE DATE: 07/06/2021

G.000

BOARD OF ADJUSTMENT 4TH SUBMITTAL

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KEYNOTES

- 0203 EXITING WOOD WALLS TO REMAIN AT EXISTING EAST PATIOS
0217 EXISTING SHED ROOF TO REMAIN
0224 EXISTING FLAT ROOF WITH BATT INSULATION
0231 EXISTING COLUMNS TO REMAIN
0232 EXISTING COVERED PATIO TO REMAIN
0234 EXISTING FABRIC AWNING TO REMAIN 0200
0285 EXISTING FENCE TO REMAIN
0288 EXISTING ROOF TO REMAIN, REPLACE SHINGLES AND REPAIR AS NEEDED
0410 3'-0" CMU WALL
0501 STEEL COLUMN
0505 METAL FASCIA
0506 METAL ROOF
0507 NEW METAL ROOF ON EXISTING ROOF SHEATHING
0702 DOWNSPOUT AND SPLASH BLOCK
0703 GUTTER
0931 FIBER CEMENT BOARD SOFFIT
1001 SUSPENDED RESTAURANT SIGN BY OTHERS
3211 WOOD GATE AND FENCE

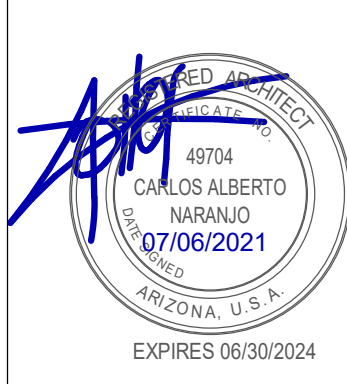
GENERAL NOTES

1. EXISTING BUILDING TO REMAIN.
2. EXISTING BUILDING ROOF TILES TO BE REPAIRED / FIXED AS NEEDED.
3. EXISING WALLS AND TRIM TO BE PAINTED / REPAIRED AS NEEDED.
4. EXISTING BUILDING TO BE REPAINTED USING SIMILAR COLORS TO CURRENT ELEMENTS WHICH ARE MARKED "SIM. TO EXST. COLOR" IN THE LEGEND BELOW.

MATERIAL LEGEND

- RF-01 WOOD SHAKE TILES "SIM. TO EXST. COLOR" RGB SIM TO 83 57 44
WD-01 EXTERIOR WOOD STAIN SW 3507 RIVERWOOD RGB SIM TO 110 65 42
WD-3 EXISTING WOOD BOARDS PAINTED "SIM. TO EXST. COLOR" SW6958 DYNAMIC BLUE _ RGB: 1,146,198
WD-04 EXISTING LATTICE BOARDS "SIM. TO EXST. COLOR" SW 7757 HIGH REFLECTIVE WHITE RGB: 247 274 241 LRV: 93
FC-01 PAINTED FIBER CEMENT BOARD SW 9100 UMBER RUST RGB: 118 81 56 LRV: 10
PT-01 PAINT "SIM. TO EXST. COLOR" SW 7757 HIGH REFLECTIVE WHITE RGB: 247 274 241 LRV: 93
PT-02 PAINT "SIM. TO EXST. COLOR" SW 7584 RED THEATRE RGB: 110,54,55 LRV: 6
PT-03 PAINT "SIM. TO EXST. COLOR" SW 6958 DYNAMIC BLUE RGB: 1,146,198 LRV: 24
MS-01 SCORED CMU BLOCK 8X8X16 ECHELON MASONRY OR SIM. CHIANTI, RGB SIM TO 121 54 26
MT-01 PAINT METAL EXTERIOR SIM. TO SW 7674 PEPPERCORN RGB: 88 88 88 LRV: 10
MTL-03 PAINT METAL EXTERIOR "SIM. TO EXST. COLOR" SW 6958 DYNAMIC BLUE RGB: 1,146,198 LRV: 24
AL-2 ALUMINUM SIERRA PACIFIC WINDOWS OR SIM. TW BLACK 061
GL-3 INSULATED GLASS
FB-1 EXSTING FABRIC AWNING

SEAL



ARCHITECTURE DEVELOPMENT,
COMMERCIAL, RESIDENTIAL

CANARANO
ARCHITECTURE

15558 N. BOULDER DR. FOUNTAIN HILLS, AZ 85268 PH. 480.233.5939
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CAZO DE ORO
RESTAURANT REMODEL / SITE AND PATIO

1002 E. MAIN STREET
MESA, AZ. 85203

BOARD OF ADJUSTMENT 4TH SUBMITTAL

REVISIONS		
NO.	DESCRIPTION	DATE
3	OWNER REVISIONS	07/06/21

Project No: 20013-02

SHEET TITLE
ELEVATIONS

ISSUE DATE: 07/06/2021

A.511