

SITE INFORMATION

APN: 301-65-891B
 OWNER:
 PROPERTY ADDRESS: 3095 West Chandler Blvd, Chandler, AZ 85226
 LEGAL DESCRIPTION:
 ZONING: PAD (PLANNED AREA DEVELOPMENT DISTRICT)
 LOT SIZE: 342,538 SF (7.862 AC)
 SUBDIVISION:
 CONSTRUCTION YEAR

RESTAURANT
BUILDING HEIGHT:
 ALLOWED: 60'-0"
 PROVIDED: 24'-0"
CONSTRUCTION TYPE: V-4B (FULLY SPRINKLERED)
OCCUPANCY: A-2 (RESTAURANT)

EXISTING PARKING DATA:

Previously Approved Parking Calculation (Majette's)	
Total Building Area	4704 SF
Total Parking Req'd (1/80 x .65)	39 spaces
Total Parking Provided	116 spaces
Accessible Parking Req'd	2 spaces
Accessible Parking Provided	2 spaces

Revised Parking Calculation (Mexicano)	
Total Building Area	5,045 SF + 3,944 SF
Total Parking Req'd (1/80 x .65)	73 spaces
Total Parking Provided	116 spaces
Accessible Parking Req'd	2 spaces
Accessible Parking Provided	2 spaces

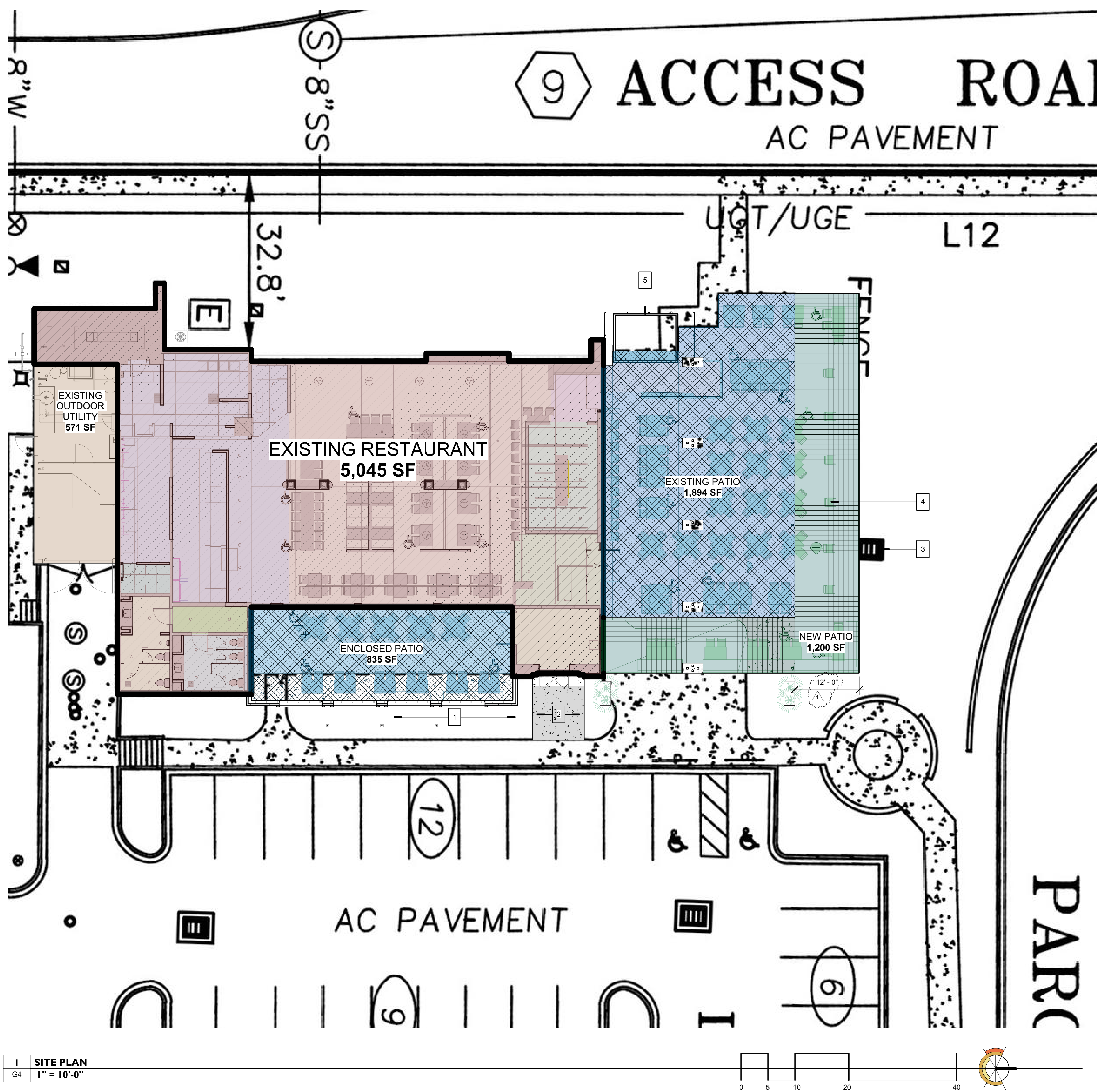
SITE STANDARD NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- NO OBSTRUCTIONS TO VIEW SHALL BE ERRECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6' CURB ELEVATION. ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".
- ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
- TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
- ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN. SEE SECTION 1902 (6)(H).
- PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'. SEE SECTION 1903(6)(C)(4).
- ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH, ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(1), ZONING CODE.
- TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS AND PUBLIC ACCESS-WAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, PIV OR FDC. SEE SECTION 1903(6)(J) (1), ZONING CODE.
- ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR IN COMPLIANCE WITH THE ZONING CODE. SEE SECTION 1903(6)(H), ZONING CODE.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL AND THAT SUCH MUST BE RELOCATED AND/OR CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPE OR WALLS, SHALL BE PAINTED TO MATCH THE ADJACENT BUILDING OR WALL COLOR.
- ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED

VICINITY



3095 West Chandler Blvd,
 Chandler, AZ 85226



I SITE PLAN
 G4 1" = 10'-0"

KEYNOTES

- MODIFY EXISTING RETENTION AREA AS REQUIRED TO PROVIDE SAME LEVEL OF RETENTION AS ORIGINAL DESIGN AFTER EXTENSION OF PATIO HARDSCAPE.
- NEW SIDEWALK
- EXISTING DRAINAGE GRATE AND RIP RAP - EXISTING TO REMAIN.
- EXTENDED DECK TO NORTH TO BE CREATED AS SLAB ON GRADE (ADA ACCESSIBLE, SEE G2 AND G3 FOR MORE INFORMATION) - SEE G&D FOR MORE INFORMATION
- EXTERIOR WALK IN - SCREEN WALL PROVIDED. SEE ELEVATION SHEETS FOR MORE INFORMATION

GENERAL NOTES

- INFORMATION TAKEN FROM FITCH ADD APPROVED SITE PLAN, 11/16/2001
- All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point on the mechanical equipment.

FIRE NOTES

- New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. (IFC 505.1)
- Addressing shall be in accordance with City Standards. (FD151)
- Address numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.
- Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other means shall be used to identify the structure.
- Address numbers shall be maintained at all times.
- Trees, when fully mature, shall not encroach on the fire lanes or cover any required addressing.
- Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall contain keys to gain necessary access as required by the fire code official.
 - Buildings designed to use a "key fob" system shall also install a numeric keypad at the entrance of at least one door.
- The key box is to be visible and readily accessible from the front entrance of the building.
- A 2nd key box shall be installed at the riser room door if it is remote from the front door.
- Additional key box(es) may be required for large buildings.
- The top of the key box to be located no more than six (6) feet high on the wall and no lower than four (4) feet from the finished grade.
- Chandler Fire Department requires one grand master key for the building that will open all the doors, including the Fire Sprinkler Riser Room and the Fire Alarm Room. If there are multiple tenants, multiple grand master keys are required.
- The key box shall be large enough to hold the number of keys required for the building. Where electronic swipe fobs/cards are used in addition to the required grand master key, the key box shall be large enough to hold all key swipe fobs/cards and keys for the building or multiple boxes at the entrance may be required.
- A red identification sticker will be applied to the main entrance door.
- The Operator of the building shall immediately notify the Chandler Fire Department at 480-782-2120 and provide the new key when a lock is changed or rekeyed.
- Key box(es) may be obtained by going to www.knoxbox.com (enter Chandler when asked for the city).



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PERMIT REVIEW

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New Tenant Improvement at:
 The Maggioro Group
 3095 West Chandler Blvd,
 Chandler, AZ 85226

TENANT IMPROVEMENT

Mexicano Chandler

Revision Schedule	
Description	Date
Revision 1	Date 1
Plan Review	02/29/24
Plan Review	03/01/24
Plan Review	03/06/24
ADMIN DR	03/08/24
PATIO EXTEN	03/12/24
WALK IN	03/15/24
DEMO	04/19/24
PERMIT	05/24/24
ADR REV1	05/29/24
PERMIT REV1	06/28/24
ADR REV2	06/28/24
ADR REV3	07/19/24
PATIO REV	09/14/24

SITE PLAN

G4