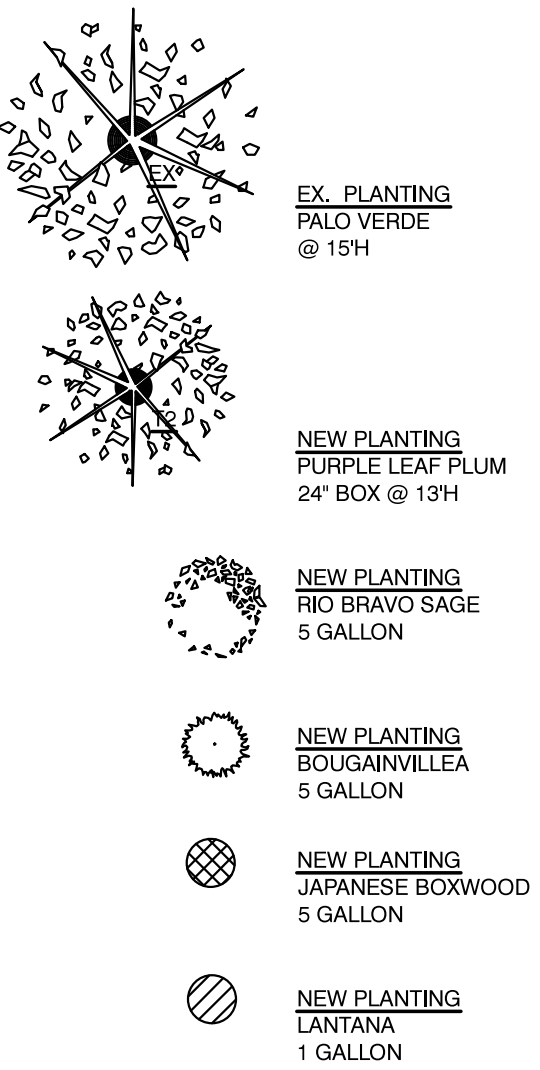


PROPOSED LANDSCAPE SITE PLAN
SCALE 1/8" : 1'-0"

PLANTINGS



KEYED NOTES

- PROPOSED PLANTINGS & IRRIGATION @ EXISTING PARKING & FRONT SETBACK.
- PROPOSED COVERED ENTRY PATIO(S) w/ OPT. BALCONY(S) ABOVE @ EA. UNIT.
- PROPOSED SEMI-PRIVATE GATED COURTYARD W/ FENCE TO MATCH EXST.
- PROPOSED ADA COMPLIANT CONCRETE WALKWAY & RAMPS (1:12 SLOPE) @ UNITS' ENTRIES - 5'-0" WIDE WHERE TECHNICALLY FEASIBLE.
- PROPOSED NEW 2ND STORY EXT. WALLS TO ALIGN WITH EXISTING EXT WALLS TO REMAIN, BELOW.
- EXISTING TRASH BINS @ EA UNIT. (LOCATED BEHIND EXISTING FENCE WALLS).
- PROPOSED ADA COMPLIANT CONCRETE SIDEWALKS FROM EXISTING CITY SIDEWALK TO EACH UNITS' MAIN ENTRIES - MINIMUM 3' WIDE W/ 5'X5' TURN-ABOUT @ EVERY 200' INTERVALS (MAX) - PROVIDE 5' WIDE WALKWAYS WHERE TECHNICALLY FEASIBLE, TYP.
- ADJUST EXISTING CONCRETE CURBING / CONCRETE @ EXISTING FOR NEW ADA COMPLIANT SIDEWALKS.
- PROPOSED CONCRETE PARKING BUMPERS @ EXISTING PARKING SPACES.
- EXISTING 3'-0" WIDE ADA COMPLIANT SIDEWALK, V.I.F. OR PROVIDE NEW - SEE KEYNOTE #7.
- PROPOSED ADA COMPLIANT SITE GATE & HARDWARE.
- PROPOSED GROUND MOUNTED HVAC CONDENSING UNIT.

PROPOSED NEW SITE WORK

135-16-037A
OWNER INFORMATION
OWNER NAME: ROSENBAUM ENTERPRISES LLC
PROPERTY ADDRESS: 550 W 9TH ST MESA 85201
MAILING ADDRESS: 1324 N FARRELL CT SUITE 109 GILBERT AZ 85233
DEED NUMBER: 150414220

PROPERTY INFORMATION
LAT/LONG: 33.431203, -111.843926
S/T/R: 16 IN SE
JURISDICTION: MESA
ZONING: RM-3
PUC: 0340
LOT SIZE (SQ FT): 9,768

PARCEL INFORMATION

PER MARICOPA COUNTY ASSESSOR'S OFFICE

THE EXISTING MULTIFAMILY PROJECT IS A SINGLE STORY STRUCTURE W/ FOUR (4) UNITS. THE EXISTING FLOOR AREA OF EACH UNIT IS APPROXIMATE 750 SF. EACH EXISTING UNIT IS COMPRISED OF 2 BEDROOM AND 1 BATHROOM AND IS TYPICAL FOR EACH OF THE FOUR UNITS. ATTACHED TO THE REAR TWO (2) UNITS ARE ENCLOSED EXTERIOR ACCESSED STORAGE CLOSET FOR EACH UNIT IS ACCESSED FROM THE REAR SHARED YARD. EXISTING PARKING IS PROVIDED WITH SIX(6) ON-SITE PARKING SPACES.

PROJECT INTENT IS PROPOSED AS: TO PROVIDE A SECOND STORY DIRECTLY ABOVE THE BUILDING PERIMETER OF THE EXISTING SINGLE STORY MULTIFAMILY RESIDENCE. THE EXTERIOR WALLS OF THE SECOND STORY ADDITION IS PROPOSED TO BE COPLANAR/ALIGNED W/ THE EXISTING EXTERIOR FACE EXISTING STRUCTURE. AN INTERIOR REMODEL IS PROPOSED TO ACCOMMODATE THE NEW SECOND STORY. THE PROPOSED SECOND STORY ADDITION AND THE INTERIOR REMODEL OF THE EXISTING UNITS IS INTENDED TO PROVIDE A TYPICAL UNIT COMPRISED OF 3-4 BEDROOMS W/ 2-3 BATHROOMS. EXTERIOR & INTERIOR BUILDING, REMODEL, UTILITY UPGRADES WILL BE PROVIDED AND SUBJECT TO REVIEW. NO CHANGE IN NUMBER OF DWELLING UNITS IS PROPOSED. NO CHANGE IN PARKING AREA OR OPEN /LANDSCAPED AREA IS PROPOSED.

NO CHANGE IN BUILDING FOOTPRINT IS PROPOSED- NOTE-SUBJECT TO REVIEW ARE OPTIONAL 5'X10' COVERED ENTRY PATIO(S) W/ BALCONY(S) PROPOSED @ EACH UNIT. REFER TO PLANS & ZONING INFORMATION MATRIX HEREIN FOR ADDITIONAL INFORMATION. PROJECT INTENT IS TO PROVIDE THE PROPOSED UPDATES TO MEET CURRENT MARKET DEMAND.

PROJECT INTENT

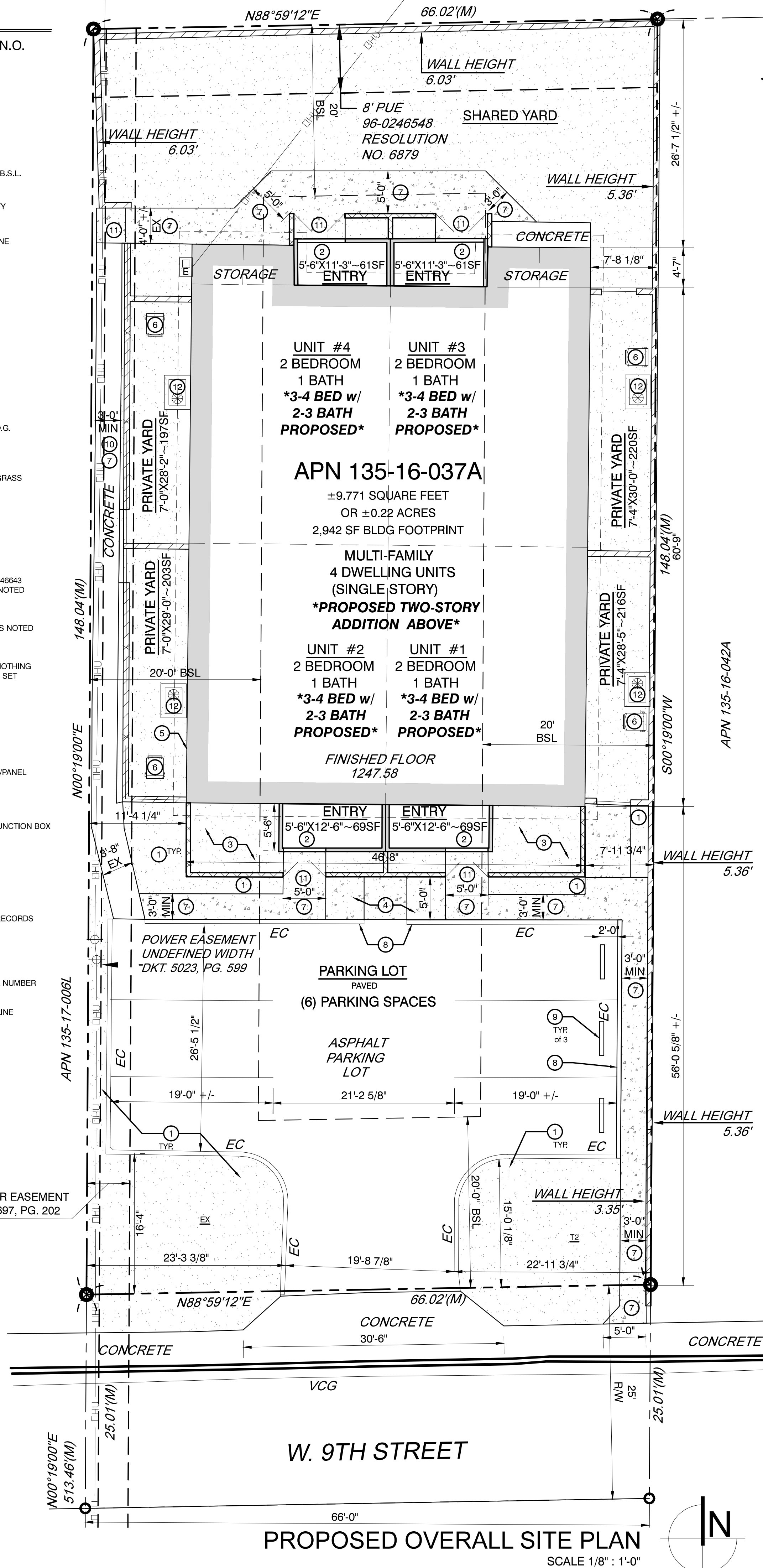
	CITY STANDARD	EXISTING	PROPOSED
ZONING	RM-3	RM-3	NO CHANGE
LOT AREA	2,813 SF / DU	9,768 SF @ 4 DU = 2,442 SF / DU = CONFORMING	NO CHANGE
DENSITY	20 DU/ACRE = 4 DU	4 DU = CONFORMING	NO CHANGE
LOT AREA MIN. / D.U.	2,183 SF @ 4 = 8,732 SF	9,768 SF = CONFORMING	NO CHANGE
AREA UNDER ROOF	CITY TO ADVISE	3,000 SF +/- = CONFORMING	NO CHANGE
# OF BEDROOMS / D.U.	-	2 BED	3-4 BED
# OF BEDROOM / D.U.	-	1 BATH	2-3 BATH
MAXIMUM HEIGHT	40'-0"	@14'-0" +/- = CONFORMING	25'-0" +/- T.O. RIDGE = CONFORMING
PARKING RATIO	2.1 SPACES/DU @ 4 DU = 9	6 = NON-CONFORMING	NO CHANGE
SETBACKS			
BUILDING (SINGLE STORY)			
FRONT	20'	@60'-0" +/- = CONFORMING (NEEDS FORMAL SURVEY)	NO CHANGE
REAR	20'	@25'-0" +/- = CONFORMING (NEEDS FORMAL SURVEY)	NO CHANGE
SIDE (EAST)	20'	@8'-0" +/- = NON-CONFORMING (NEEDS FORMAL SURVEY)	NO CHANGE
SIDE (WEST)	20'	@10'-0" +/- = NON-CONFORMING (NEEDS FORMAL SURVEY)	NO CHANGE
BUILDING (MULTIPLE STORY)			
FRONT	25'	66'-0" +/- CONFORMING (NEEDS FORMAL SURVEY)	ALIGN W/ EXISTING
REAR	20'	22'-0" +/- CONFORMING (NEEDS FORMAL SURVEY)	ALIGN W/ EXISTING
SIDE (EAST)	2x15'	8'-0" +/- NON-CONFORMING (NEEDS FORMAL SURVEY)	ALIGN W/ EXISTING
SIDE (WEST)	2x15'	12'-0" +/- NON-CONFORMING (NEEDS FORMAL SURVEY)	ALIGN W/ EXISTING
PARKING			
FRONT	20'	@18'-0" +/- NON-CONFORMING (NEEDS FORMAL SURVEY)	NO CHANGE
REAR	CITY TO ADVISE	N/A	NO CHANGE
SIDE	CITY TO ADVISE	3'-4" +/-	NO CHANGE
SIDE	CITY TO ADVISE	3'-4" +/-	NO CHANGE
MAXIMUM BUILDING COVERAGE	50%(OF LOT)	3000 SF / 9768 SF = @ 30.7%	NO CHANGE
OPEN SPACE	175 SF / D.U. X 4 D.U. 700 SF	@ 210+ SF PRIVATE / D.U. = CONFORMING	NO CHANGE
ADJACENT PARCEL ZONING			
NORTH: RM-4	EAST: RM-3 E	SOUTH: N/A	WEST: RM-3

ZONING INFORMATION

LEGEND

NOTE: ALL ITEMS ARE EXISTING U.N.O.

---	BOUNDARY LINE
---	MONUMENT LINE
---	EASEMENT LINE
---	BUILDING SETBACK - B.S.L.
---	ADJOINING PROPERTY
---	OVERHEAD UTILITY LINE
---	WATER LINE
---	SEWER LINE
---	FENCE
---	MASONRY WALL
---	LANDSCAPED AREA- D.G.
---	LANDSCAPED AREA- GRASS
---	CONCRETE
---	SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED
---	FOUND MONUMENT AS NOTED
---	CALCULATED POINT, NOTHING FOUND AND NOTHING SET
---	WATER METER
---	UTILITY POLE
---	ELECTRICAL SERVICE/PANEL
---	GUY WIRE
---	COMMUNICATIONS JUNCTION BOX
---	MEASURED DATA
---	RECORDED DATA
---	MARICOPA COUNTY RECORDS
---	RIGHT-OF-WAY
---	ASSESSOR'S PARCEL NUMBER
---	BUILDING SETBACK LINE



PROPOSED OVERALL SITE PLAN
SCALE 1/8" : 1'-0"



Mstudio architecture, inc.
1895 East Auburn Drive
Tempe, AZ 85283

EXISTING MULTIFAMILY 2ND STORY ADDITON

550 W. 9TH ST
MESA, AZ

rev + date

66-19.01.01

2019
OCT
09



EXPIRES 09.30.2021

PROJECT OVERVIEW & SITE WORK

sd0.1