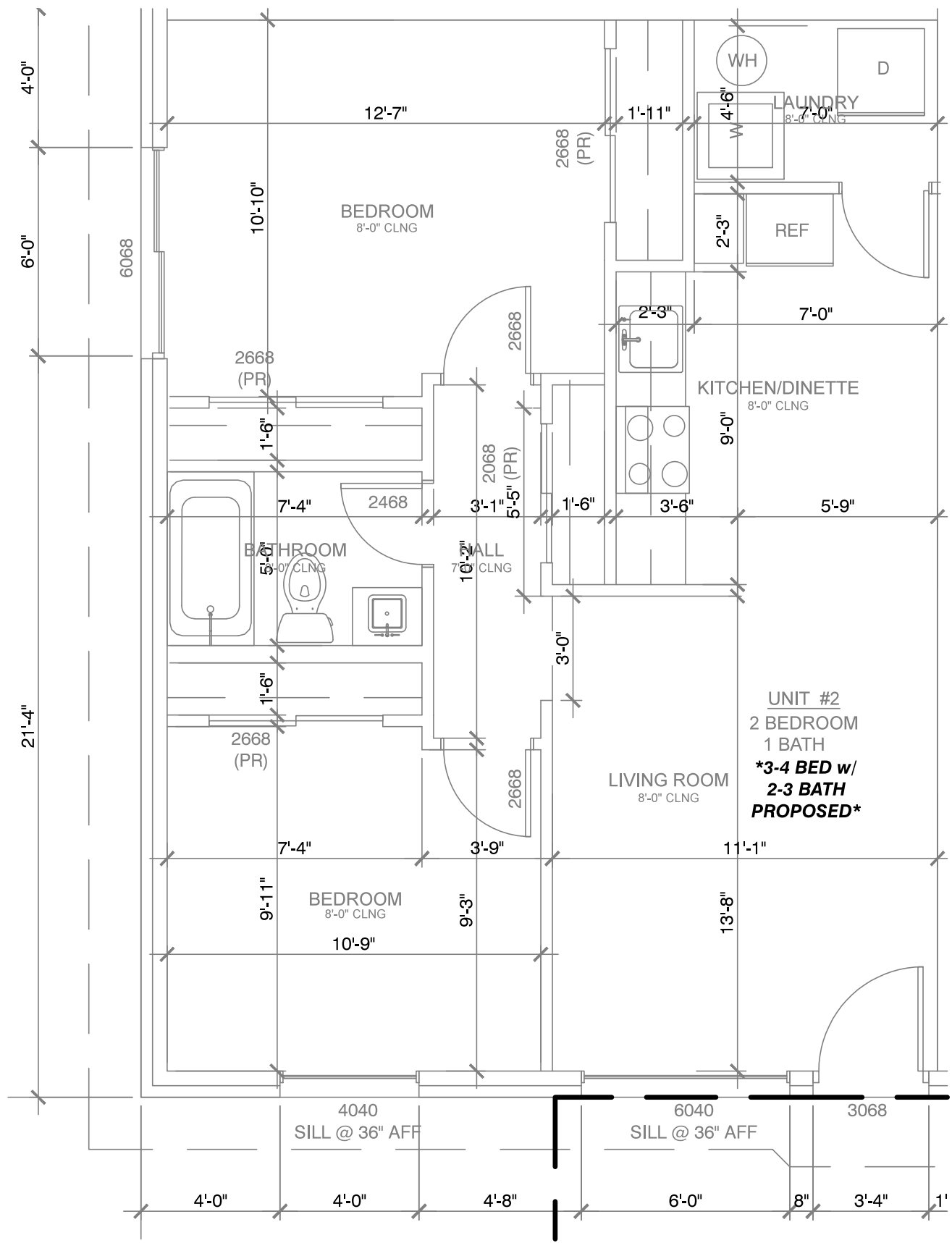
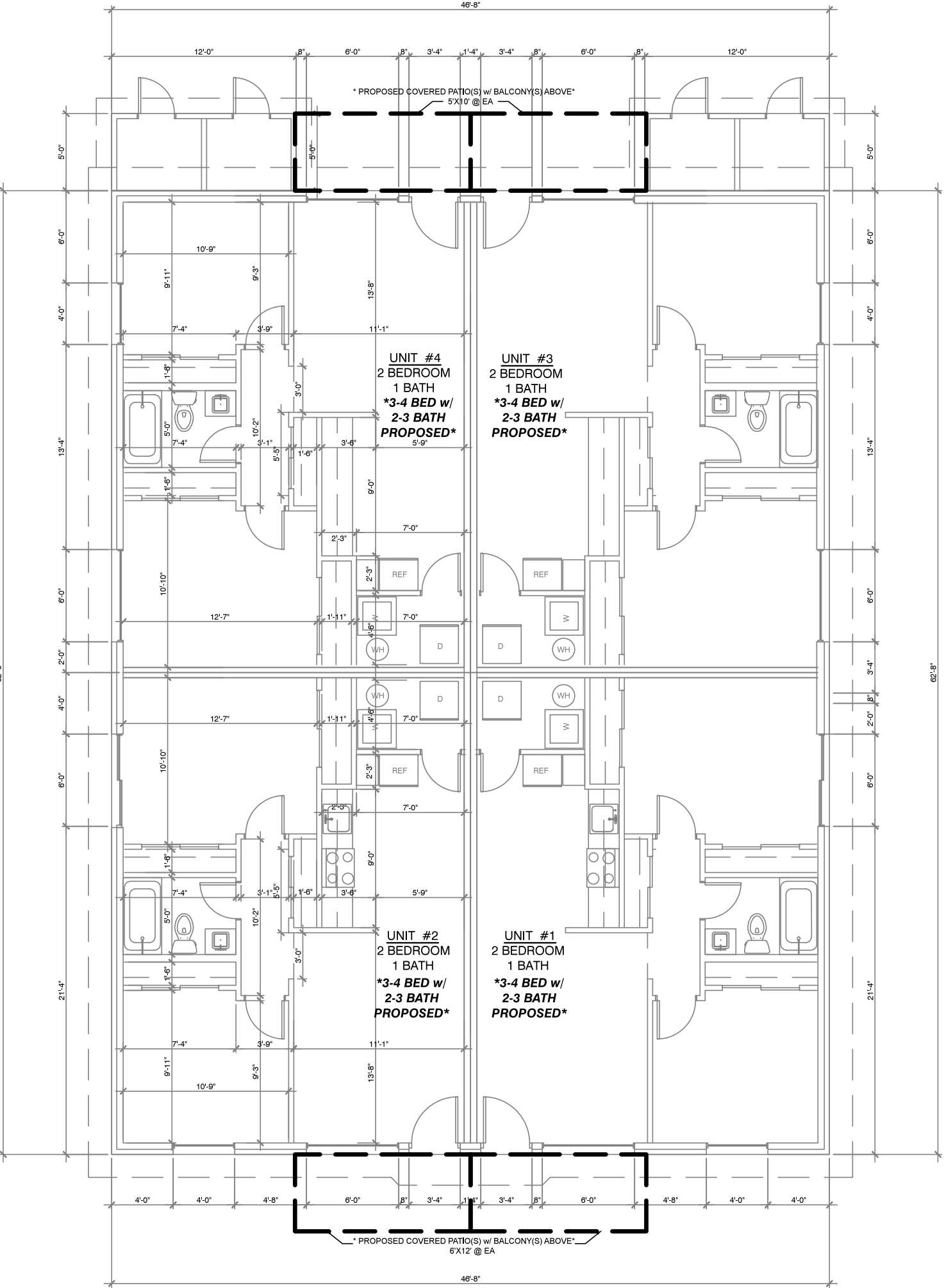




Mstudio architecture, inc.  
1895 East Auburn Drive  
Tempe, AZ 85283



EXISTING UNIT PLAN @750 SF +/-  
TYP. OF 4 (UNIT #2 SHOWN)  
SCALE 1/4" : 1'-0"



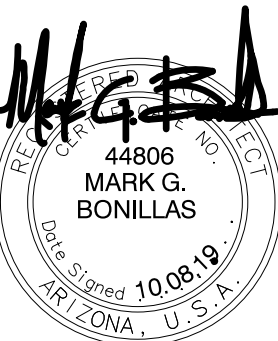
EXISTING MULTIFAMILY  
2ND STORY ADDITON

550 W. 9TH ST  
MESA, AZ

rev + date

66-19.01.01

2019  
OCT  
09



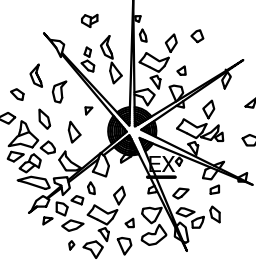
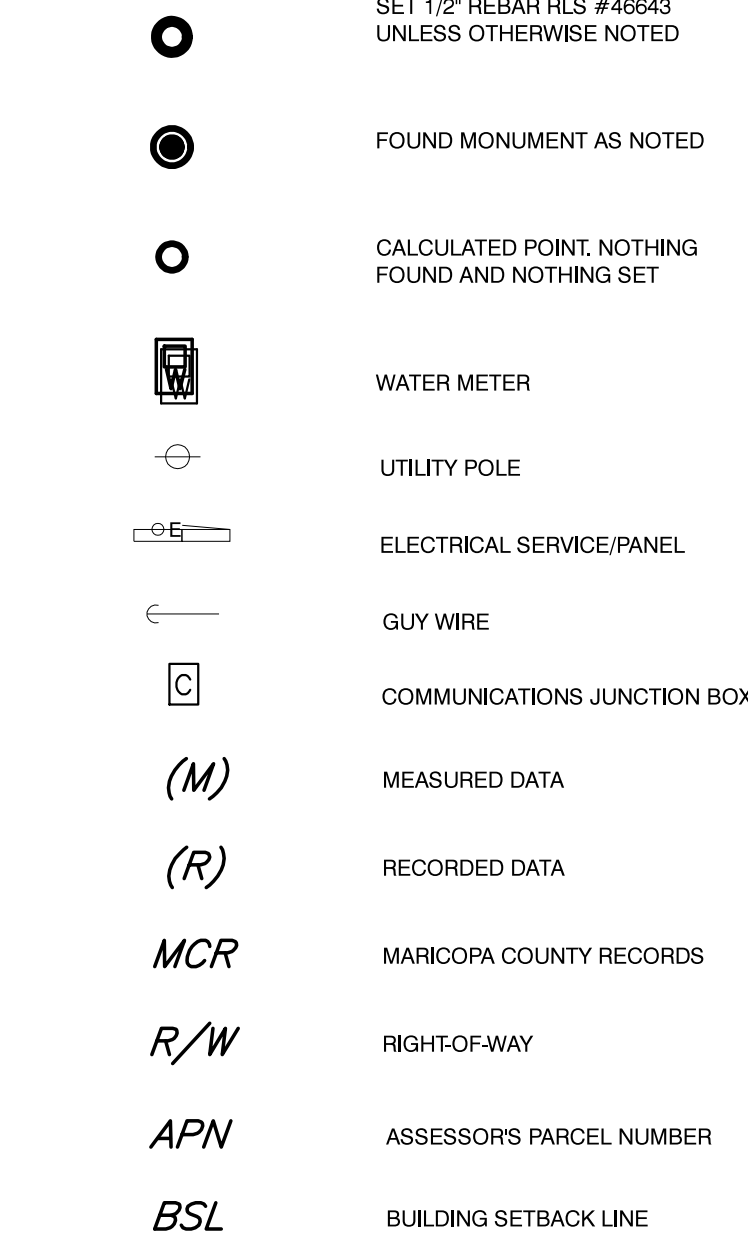
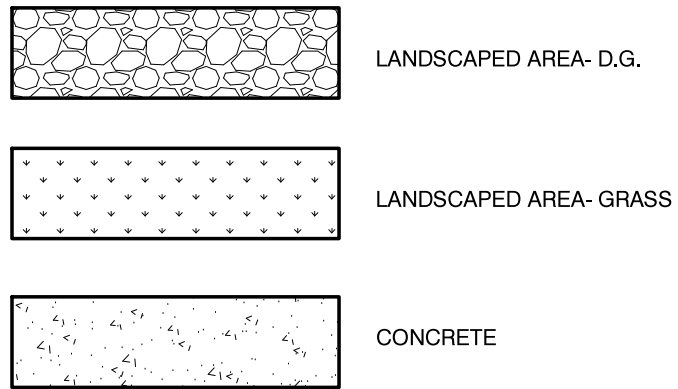
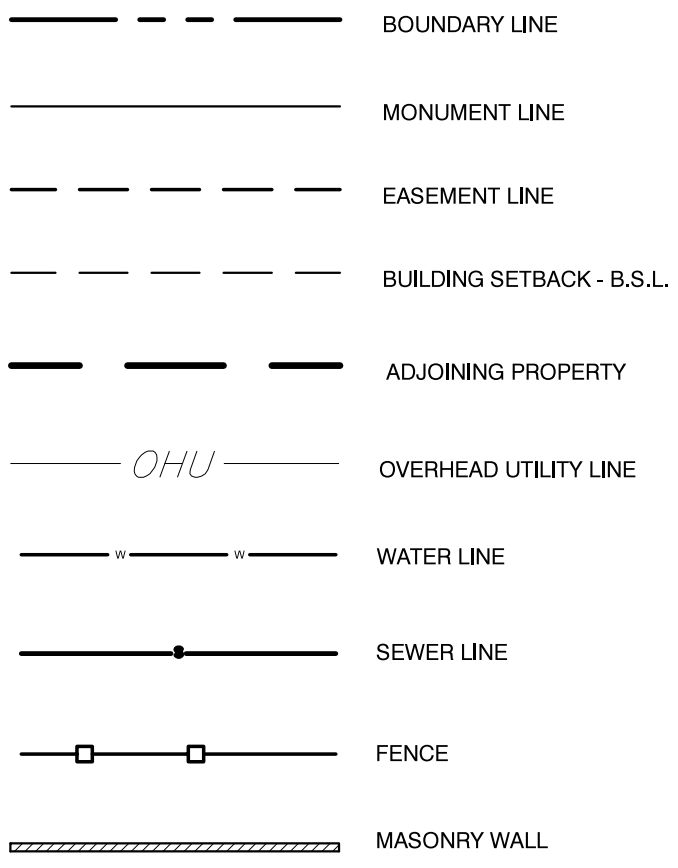
EXPIRES 09.30.2021

PROJECT  
OVERVIEW

a 0.1

## LEGEND:

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

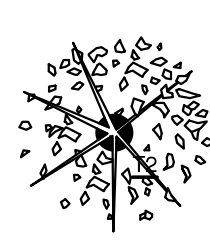


NEW PLANTING  
RIO BRAVO SAGE  
5 GALLON

NEW PLANTING  
BOUSANVILLEA  
5 GALLON

NEW PLANTING  
JAPANESE BOXWOOD  
5 GALLON

NEW PLANTING  
LANTANA  
1 GALLON



### KEYED NOTES

- PROPOSED PLANTINGS & IRRIGATION @ EXISTING PARKING & FRONT SETBACK.
- PROPOSED 6'X12' COVERED PATIO(S) W/ BALCONY(S) ABOVE @ EA. UNIT.
- PROPOSED SEMI-PRIVATE GATED COURTYARD W/ FENCE TO MATCH EXST.
- PROPOSED CONCRETE WALKWAY / RAMPS @ ENTRIES.
- PROPOSED NEW 2ND STORY EXT. WALLS TO ALIGN WITH EXISTING EXT. WALLS BELOW.

## 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  
P.U.C: 0340  
LOT SIZE (SQ FT): 9,788

## PARCEL INFORMATION PER MARICOPA COUNTY ASSESSOR'S OFFICE

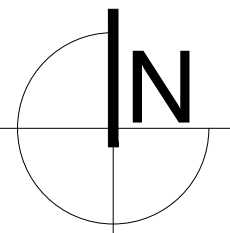
THE EXISTING MULTIFAMILY PROJECT IS A SINGLE STORY STRUCTURE W/ FOUR (4) UNITS. THE EXISTING FLOOR AREA OF EACH UNIT IS APPROXIMATE 750 SF. EACH EXISTING UNIT IS COMPRISED OF 2 BEDROOM AND 1 BATHROOM AND IS TYPICAL FOR EACH OF THE FOUR UNITS. ATTACHED TO THE REAR TWO (2) UNITS ARE ENCLOSED EXTERIOR ACCESSED 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	9,788 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	9,788 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	25'	@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'	65'-0" +/- CONFORMING (NEEDS FORMAL SURVEY)	ALIGN W/ EXISTING
REAR	20'	22'-0" +/- CONFORMING (NEEDS FORMAL SURVEY)	ALIGN W/ EXISTING
SIDE (EAST)	2x15'	0'-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'-6" +/- 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 / 9788 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

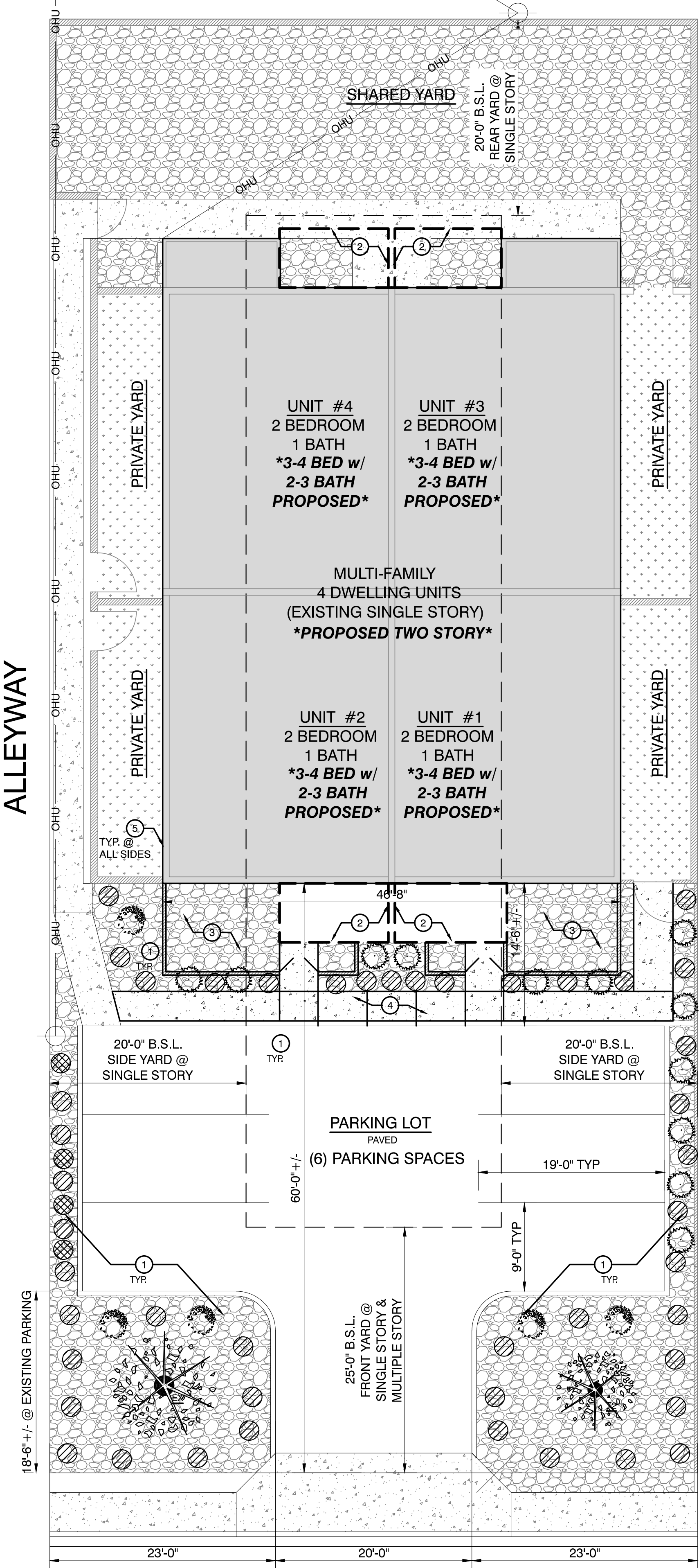
## ZONING INFORMATION

## OVERALL BUILDING PLAN SCALE 1/8" : 1'-0"



ALLEYWAY

18.6'+/- @ EXISTING PARKING



## OVERALL SITE PLAN

SCALE 1/8" : 1'-0"

