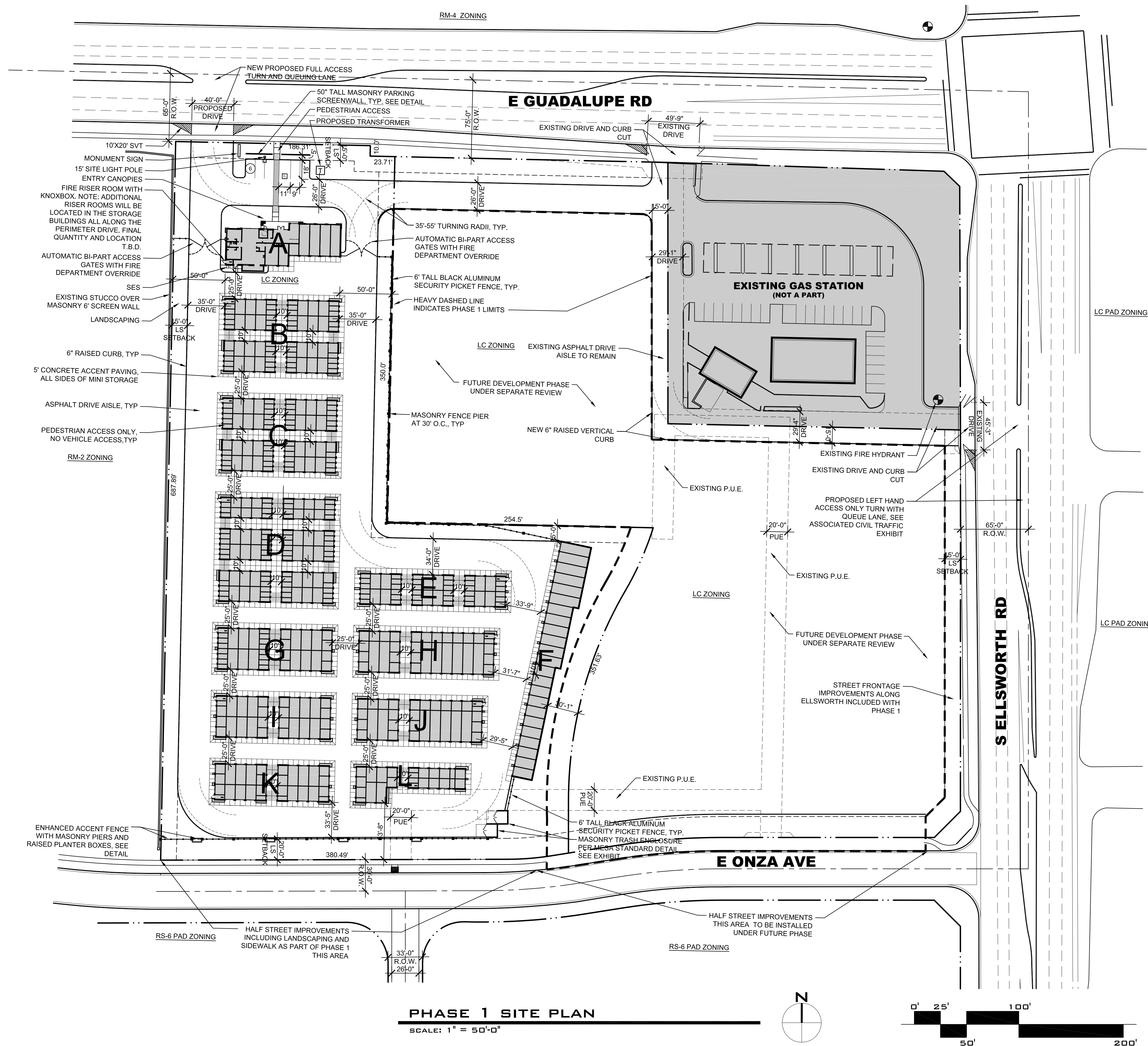




PHASE 1 SITE DATA

APN:	304-03-150U
ADDRESS:	9135 E. GUADALUPE RD MESA, AZ
ZONING:	LC - LIMITED COMMERCIAL
PHASE 1 GROSS SITE AREA:	236,026 SF (5.41 Ac)
PHASE 1 NET SITE AREA:	210,754 SF (4.83 Ac)
PHASE 1 GROSS BUILDING AREA:	58,886 SF
COVERAGE:	27.1%
MINI-STORAGE	
RENTAL OFFICE BUILDING AREA:	2,065 SF
MINI STORAGE AREA:	56,821 SF
TOTAL AREA:	56,750 SF
PARKING REQUIRED:	6 SPACES
PARKING PROVIDED:	6 SPACES

PHASE 1 BUILDING DATA

BUILDING MAX HEIGHT:	
OFFICE:	24'-0"
MINI STORAGE:	14'-0"
GROSS BUILDING AREA:	58,886 SF
OCCUPANCY:	S-1, B, R-2 (LIVE/WORK)
CONSTRUCTION TYPE:	II-B
FIRE SPRINKLER SYSTEM:	AFES
OCCUPANT LOAD:	
OFFICE:	650 SF @ 1/100 - 13 OCC.
RESIDENTIAL:	1,415 SF @ 1/200 - 8 OCC.
STORAGE:	56,821 SF @ 1/500 - 189 OCC.
TOTAL:	210 OCCUPANTS
LANDSCAPE AREA:	47,710 SF
LANDSCAPE COVERAGE:	27.1%

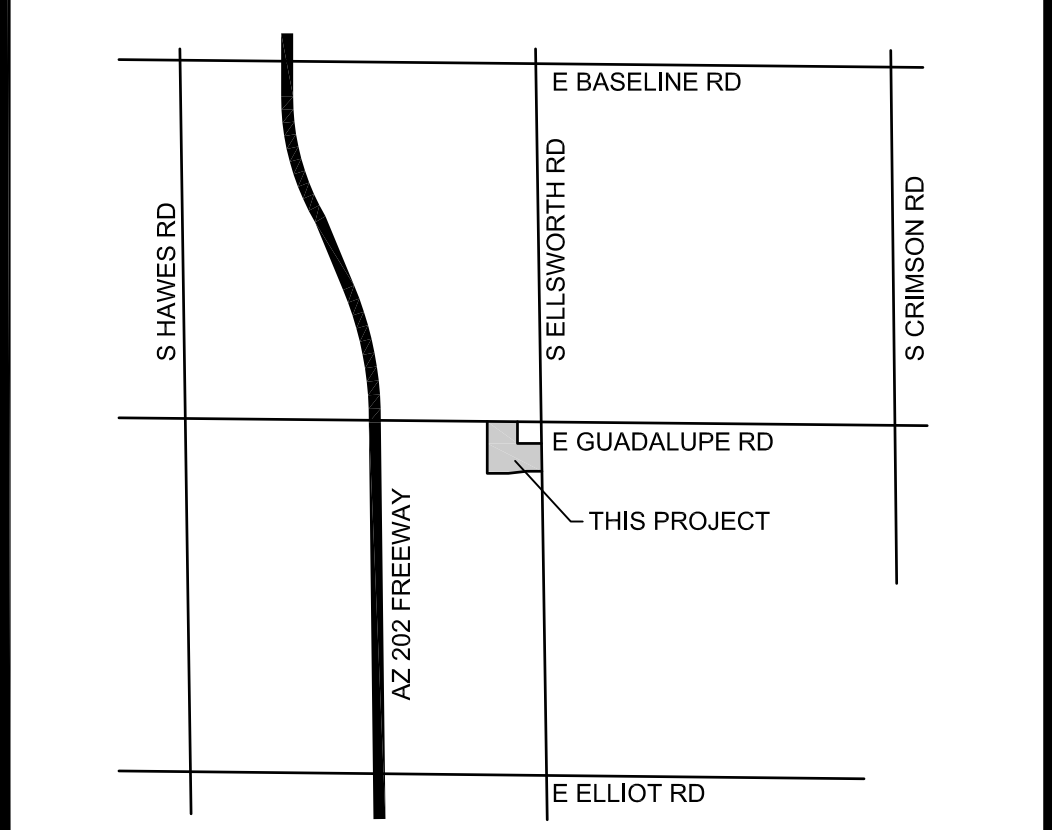
OWNER

WESTERN DEVCO, LLC
7975 N. HAYDEN RD.
SUITE D261
SCOTTSDALE, AZ 85258
T (602) 400-1164
CONTACT: JEFFREY CORSO
EMAIL: JEFF.CORSO@WESTERDEVCO.COM

ARCHITECT

THREADED STUDIOS, PLLC.
521 W. WILSHIRE DR.
PHOENIX, AZ 85003
T (602) 214-7270
CONTACT: JOHN MEISSNER AIA, NCARB
EMAIL: JOHN@THREADEDSTUDIOS.COM

VICINITY MAP



SWC E. GUADALUPE & S. ELLSWORTH

9135 E. GUADALUPE RD
MESA, AZ

