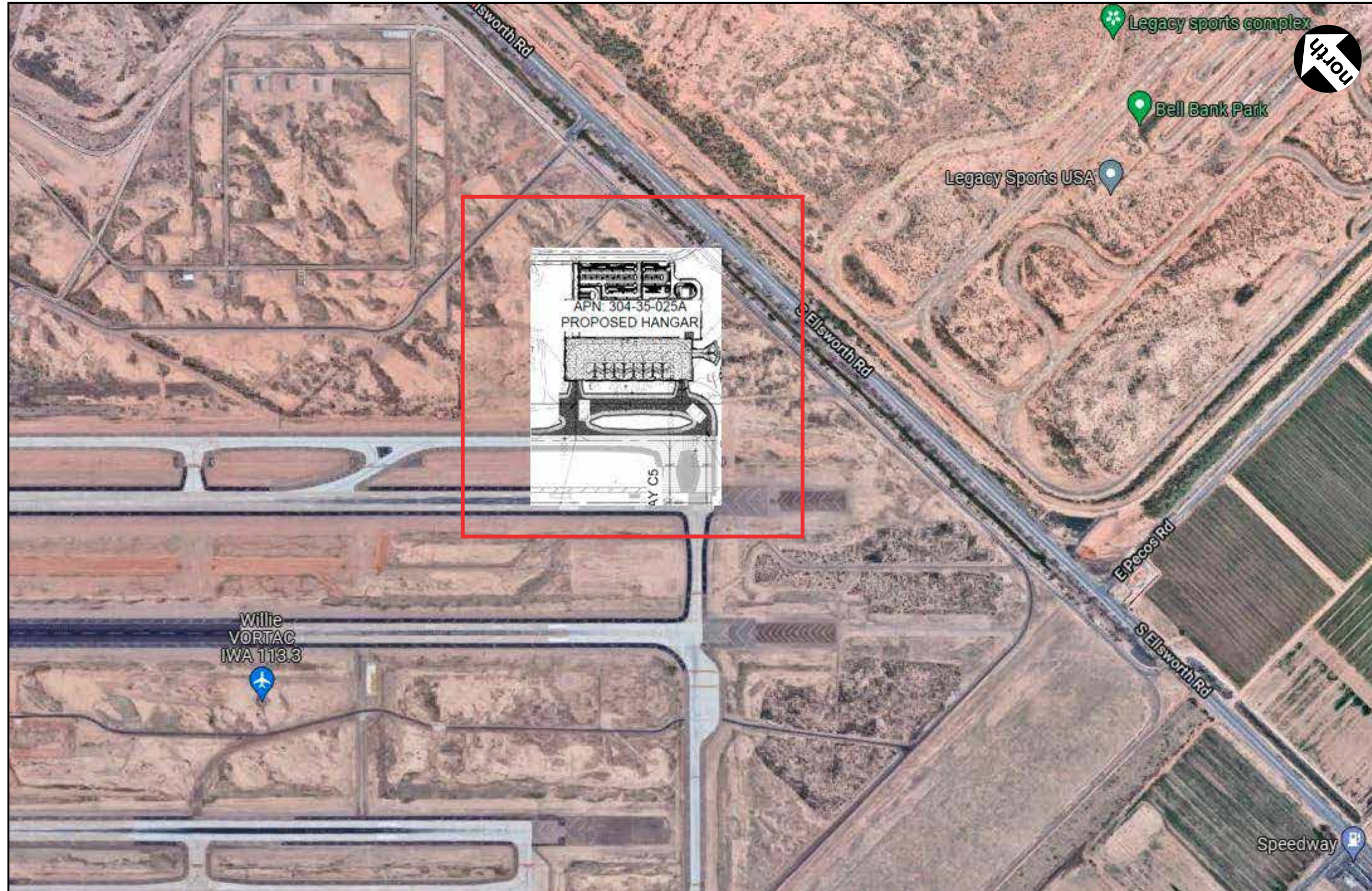


General Site Plan



Client:
Gulfstream Aerospace Corporation & Image Resource Group

Location:
6202 S. Ellsworth Rd.
Mesa, Arizona 85212



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
231360

- 1 21 NOV 2023
- 2 29 DEC 2023
- 3 n/a
- 4 n/a
- 5 n/a
- 6 n/a
- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Project Manager:
Elizabeth Pappas
E-Mail:
liz@royalsign.net

Approval Signatures

X
Client:

X
Landlord:

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices

This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from ROYAL SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. ROYAL SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owner's representative wishes to receive detail drawings on all changes during the fabrication process ROYAL SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title
General Site Plan

Page Number
5 of 15

Exterior Plot Plan

Plot Plan Symbols

- A** Entrance Monument 57.62 SF
- B** Channel Letters 666.72 SF
- C** Channel Letters 666.72 SF
- D** Directional Sign 175 SF
- E** Directional Sign 175 SF

Sign Type Color Codes

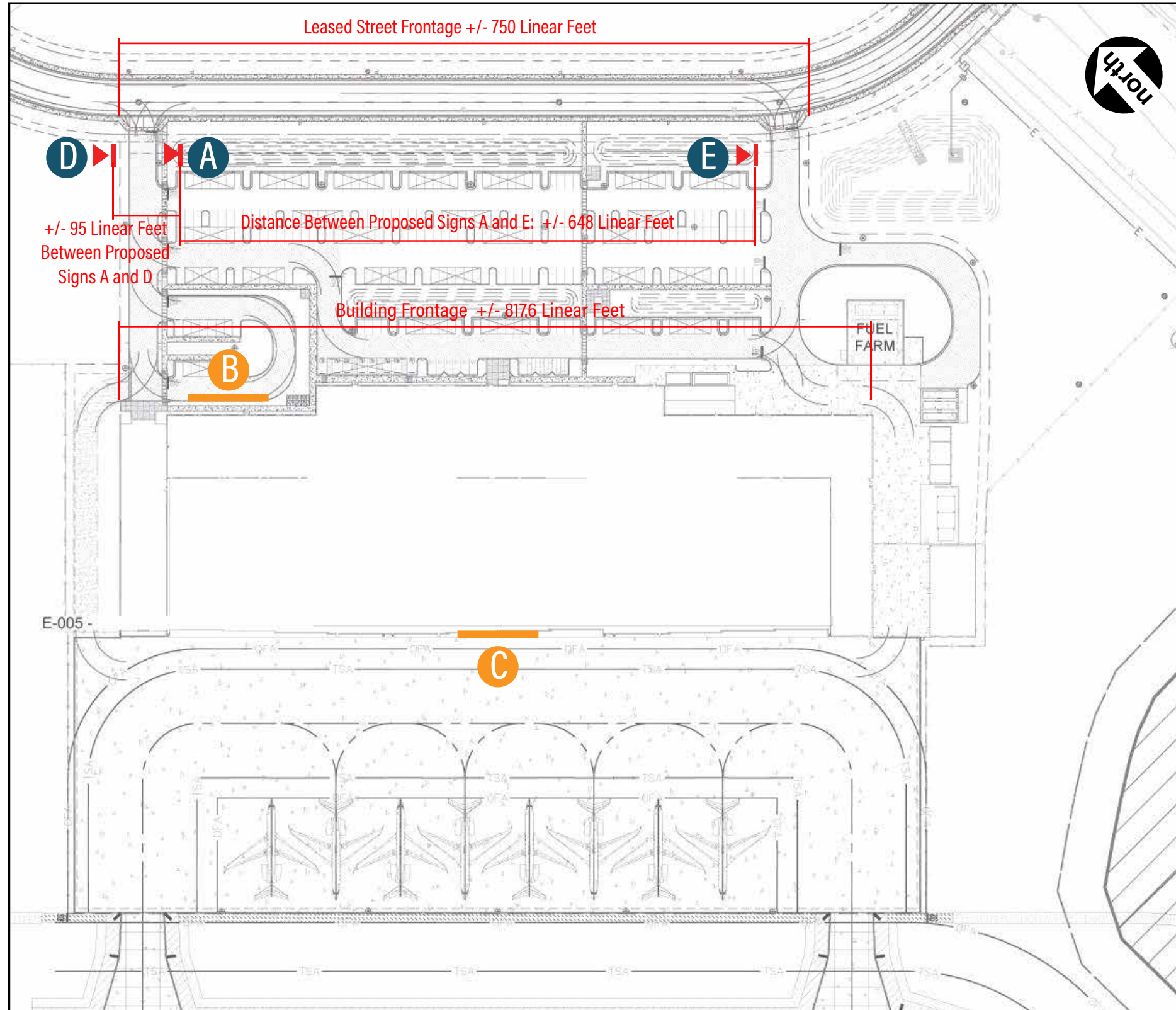
- Ground Sign
- Wall Sign

Proposed detached signage complies with:

§11-43-2 C.1.c: *Freestanding signs must be a minimum of seventy-five (75) feet apart when located on the same parcel or Group C-O-I Development site.*

§11-43-3D3: *Multiple Signs: 1-foot of sign height per 20 lineal feet of street frontage 12' max height:*
 750 lineal feet/20=37.5', max. height=12'
 Sign A: 7'-9&5/8" in height
 Sign B: 6' in height
 Sign C: 6' in height

§11-43-3D3: *Multiple Signs: 1 sq. ft. of sign area per lineal foot of street frontage, max area per sign 80 sq. ft.*
 750 lineal feet of frontage = 750 sq. ft. max.
 Sign A: 57.62 SF
 Sign D: 175 SF
 Sign E: 175 SF



Client:
 Gulfstream Aerospace Corporation &
 Image Resource Group

Location:
 6202 S. Ellsworth Rd.
 Mesa, Arizona 85212

royal sign

2631 N. 31st Ave.
 Phoenix, AZ 85009
 602-278-6286
 royalsign.net

- Project
231360
- 1 21 NOV 2023
 - 2 29 DEC 2023
 - 3 n/a
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Project Manager:
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 liz@royalsign.net

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 Client:

X
 Landlord:

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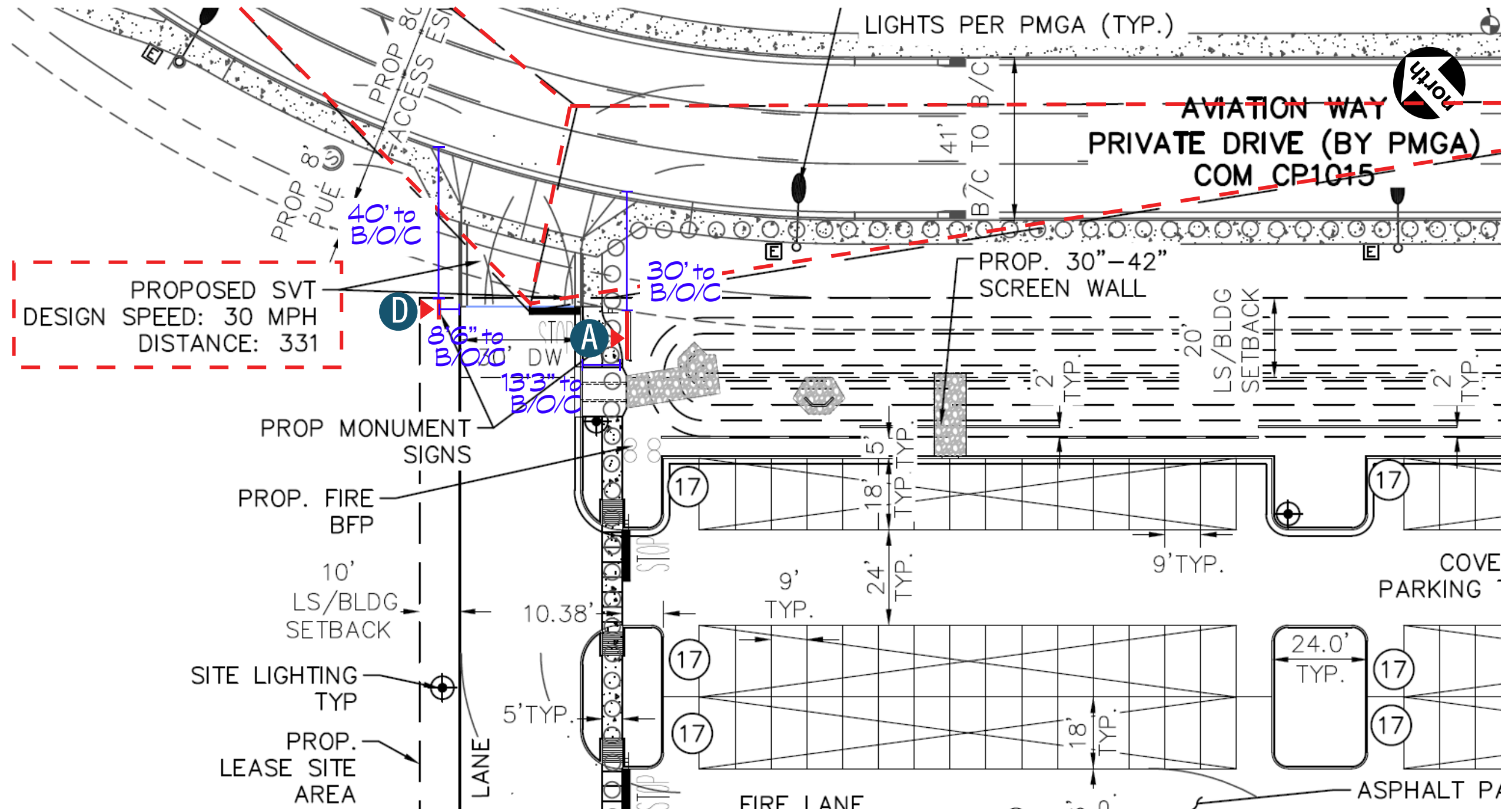
Sheet Title
 Exterior Plot Plan

Page Number
8 of 15

Proposed Sign Location Details Detached Signs A and D

*All proposed signage to be approved by City of Mesa and sign permits are required.

Actual final sign locations to be determined and approved during sign permitting process. Per Engineering and Design Manual 316.72, "Maintain a minimum of three feet (3') of horizontal separation between water mains and all permanent above-ground structures or features, such as junction boxes, hardcape features, transformers, pedestals, etc. Per Section 418.3, "A minimum of 6-ft clearance between outside of sewer mains to permanent structures shall be maintained." No signs will be placed within the ROW, P.U.F.E., or Sight Visibility Triangles.



Client:
Gulfstream Aerospace Corporation & Image Resource Group

Location:
6202 S. Ellsworth Rd.
Mesa, Arizona 85212



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
231360

- 1 21 NOV 2023
- 2 29 DEC 2023
- 3 n/a
- 4 n/a
- 5 n/a
- 6 n/a
- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Project Manager:
Elizabeth Pappas
E-Mail:
liz@royalsign.net

Approval Signatures

X
Client:
X
Landlord:

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices

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Sheet Title
Sign Locations A & D

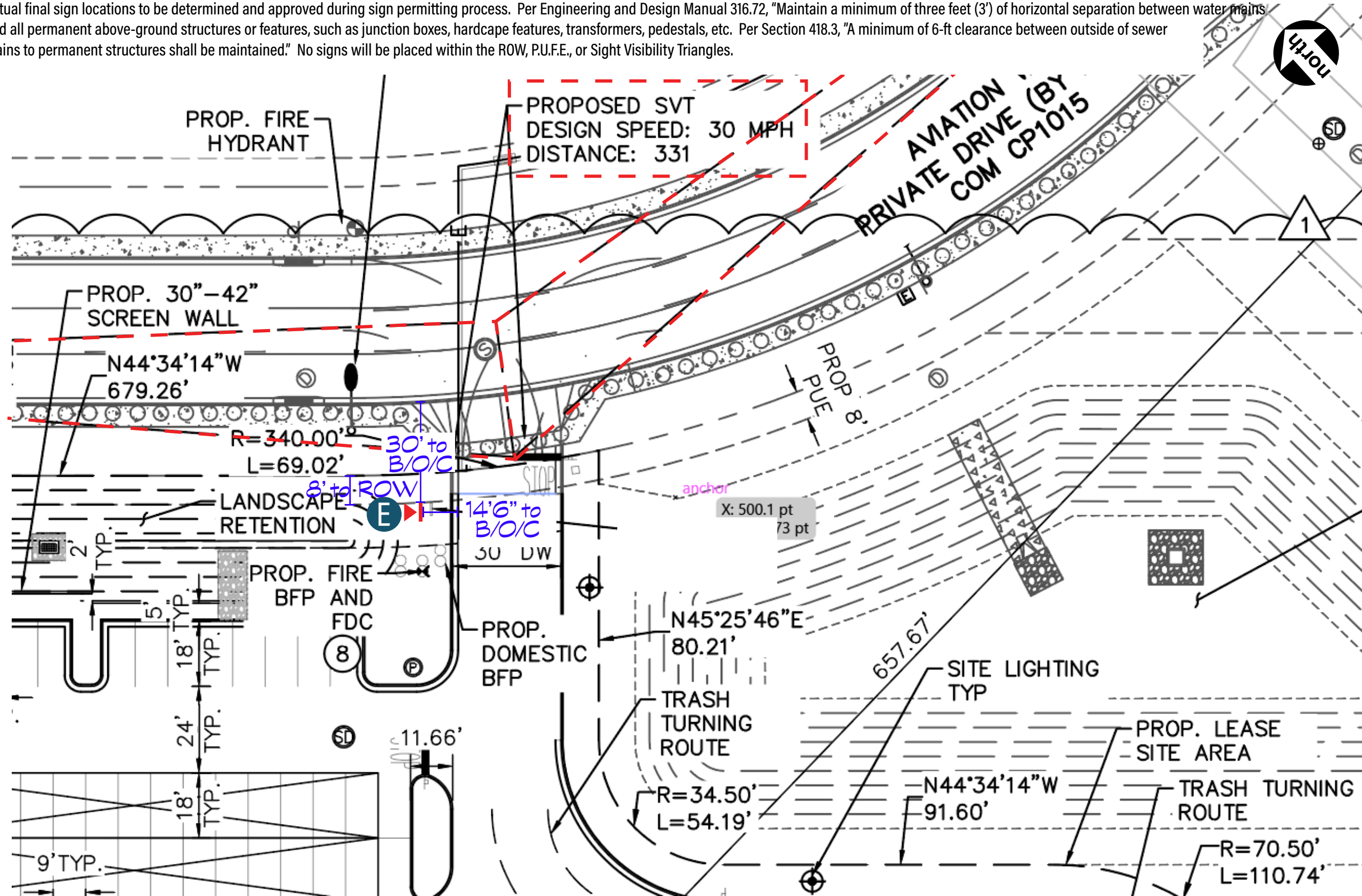
Page Number

9 of 15

Proposed Sign Location Details Detached Sign E

*All proposed signage to be approved by City of Mesa and sign permits are required.

Actual final sign locations to be determined and approved during sign permitting process. Per Engineering and Design Manual 316.72, "Maintain a minimum of three feet (3') of horizontal separation between water mains and all permanent above-ground structures or features, such as junction boxes, hardcape features, transformers, pedestals, etc. Per Section 418.3, "A minimum of 6-ft clearance between outside of sewer mains to permanent structures shall be maintained." No signs will be placed within the ROW, P.U.F.E., or Sight Visibility Triangles.



Client:
Gulfstream Aerospace Corporation & Image Resource Group

Location:
6202 S. Ellsworth Rd.
Mesa, Arizona 85212



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
231360

- 1 21 NOV 2023
- 2 29 DEC 2023
- 3 n/a
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- 6 n/a
- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Project Manager:
Elizabeth Pappas
E-Mail:
liz@royalsign.net

Approval Signatures

X
Client:
X
Landlord:

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices

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Sheet Title
Sign Location E

Page Number

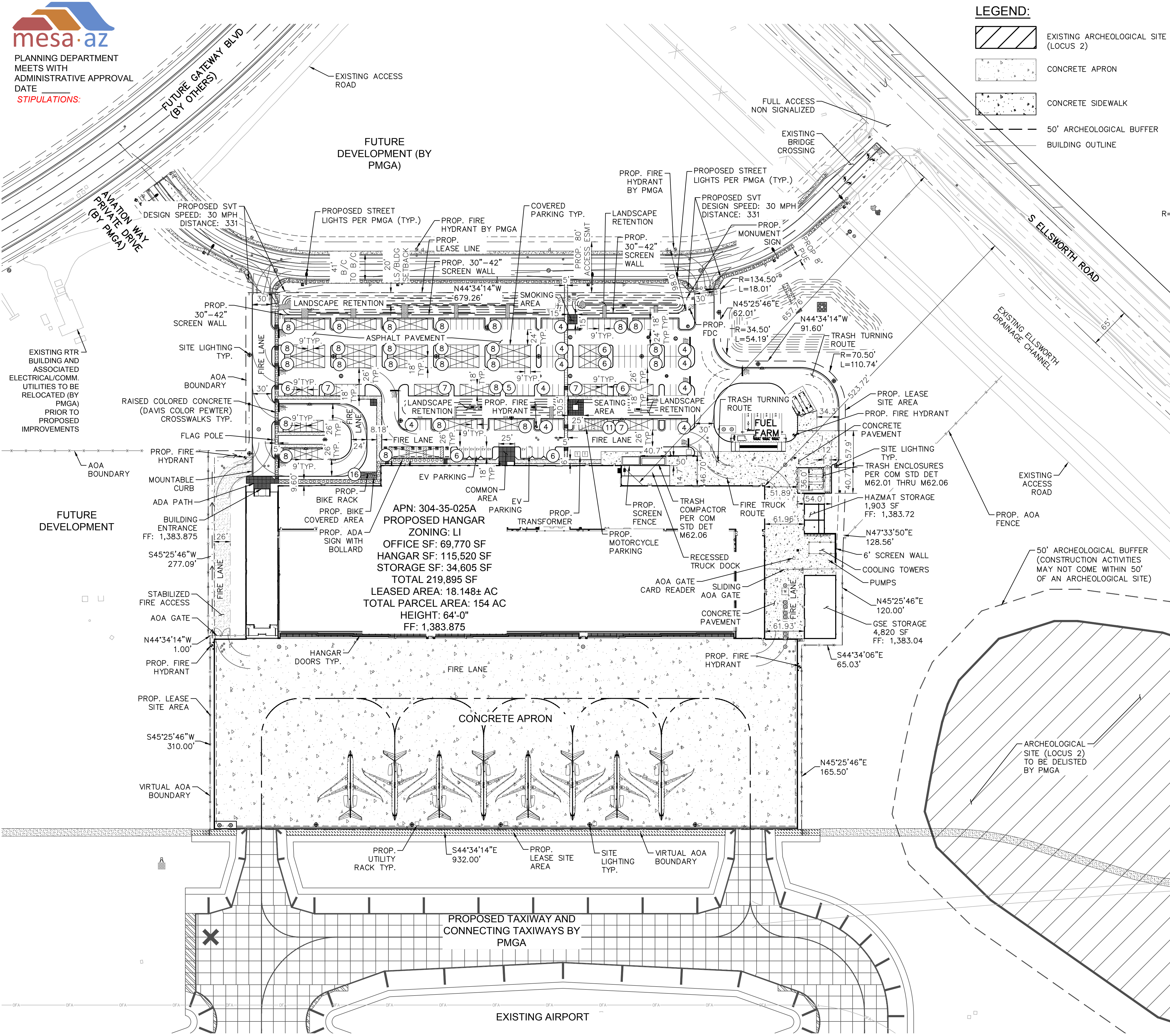
E

D

C

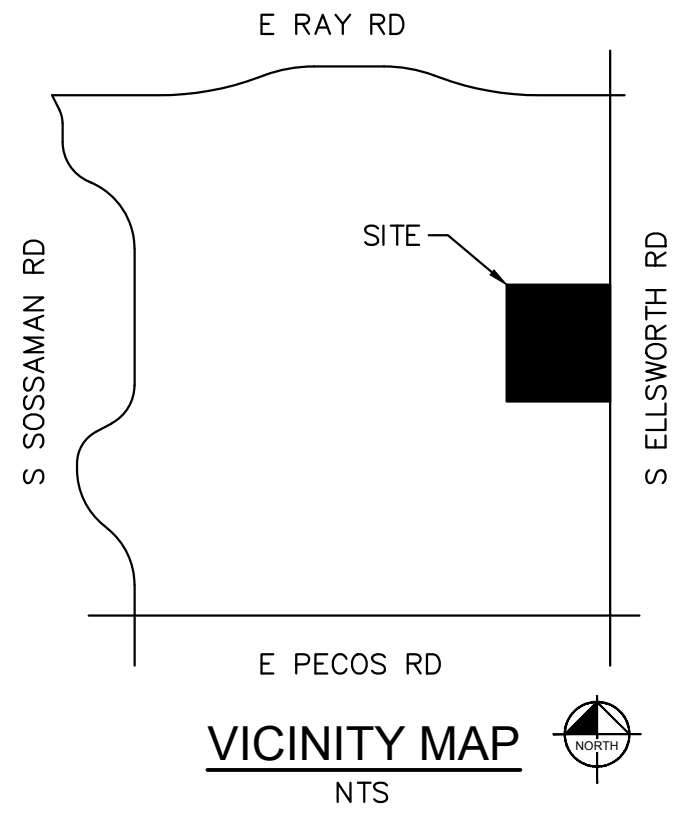
B

A



LEGEND:

- EXISTING ARCHEOLOGICAL SITE (LOCUS 2)
- CONCRETE APRON
- CONCRETE SIDEWALK
- PERIMETER FENCE
- PROPERTY BOUNDARY
- ROAD CENTERLINE
- PROPOSED LEASE SITE AREA
- 50' ARCHEOLOGICAL BUFFER
- BUILDING OUTLINE
- FIRE TRUCK TURNING RADIUS
R=55'
- TRASH TURNING ROUTE
R=35'
R=43'
R=28'



PROJECT INFORMATION

PROPOSED USE: HANGER
 EXISTING ZONING: LI
 EXISTING ZONING: NORTH: LI, WEST: LI, EAST: LI, SOUTH: LI
 JURISDICTION: MESA, ARIZONA

BUILDING/LANDSCAPE SETBACKS:	REQUIRED	PROVIDED FROM LL
MIN FRONT SETBACK:	20' BLDG/20' LS	39.83'
MIN SIDE RIGHT SETBACK:	10' BLDG/10' LS	10.0'
MIN SIDE LEFT SETBACK:	10' BLDG/10' LS	10.0'
MIN REAR ADJACENT TO AOA	10' BLDG/10' LS	10.0'

SITE INFORMATION

APPROXIMATE SITE AREA: 18.148 ± AC

PARKING
 REQUIRED (INCLUDES MAIN HANGAR, HAZMAT, AND GSE STORAGE)
 OFFICE SPACE: 1 SPACE/375SF
 1 * 69,770 SF/375 SF = 186 SPACES
 AIRCRAFT HANGAR: 1 SPACE/2000 SF
 1 * 115,520 SF/2000 SF = 58 SPACES
 STORAGE: 1 SPACE/900 SF
 1 * 41,328/900 SF = 46 SPACES
 TOTAL SPACES REQUIRED: 290

PROVIDED	STANDARD	STANDARD COVERED	VISITOR	VISITOR COVERED	ADA	ADA COVERED	MOTORCYCLE	TOTAL
	156	133	4	12	2	6	9	322

BICYCLE
 REQUIRED
 1 PER 10 SPACE: 322/10 = 32 SPACES
 PROVIDED
 32 SPACES (8 RACKS AND 8 LOCKERS)

SITE CALCULATIONS

BUILDING HEIGHT: 64'-0"
 TOTAL BUILDING AREA: 226,618 SF (HANGAR, HAZMAT, GSE STORAGE)
 BUILDING LOT COVERAGE: 226,618 SF / 790,537 SF = 28.67%
 NET LOT AREA: 18.148 ± AC
 GROSS LOT AREA: 18.148 ± AC

COMMON SPACE CALCULATIONS			
AREA	ACTIVE HARDSCAPE (SF)	LANDSCAPE AREA (SF)	TOTAL (SF)
SMOKING	225	429.0	717.0
SEATING	776	494.0	1270.0
ENTRY	525	350.0	875.0
	1,526	1,336	2,862

FOUNDATION BASE:

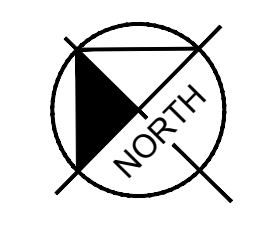
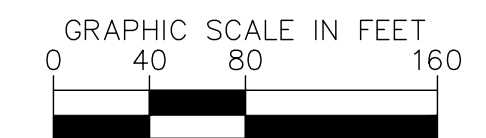
FOUNDATION BASE*			
BUILDING FACE	AREA(SF)	LENGTH(LF)	AVERAGE DEPTH(LF)
FRONT	13044	818.0	16.0
SIDE RIGHT	12577	241.0	52.2
SIDE LEFT	6090	241.0	25.3
REAR	* REAR IS ADJACENT TO AOA AND THEREFORE NO FOUNDATION BASE ALLOWED		

* PER CITY OF MESA ZONING ORDINANCE CHAPTER 33: LANDSCAPING 11-33-5

PROJECT DESCRIPTION
 NEW MAINTENANCE/REPAIR/OPERATION HANGAR IN MESA, AZ. THE OVERALL SITE DEVELOPMENT LEASE AREA IS APPROXIMATELY 18.148 ± ACRES. THE SITE IS BOUNDED BY ELLSWORTH ROAD TO THE EAST, PMGA TO THE SOUTH AND SOUTH WEST, AND VACANT LAND TO THE NORTH.

LEGAL DESCRIPTION
 SEE COVER SHEET.

NOTE:
 ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



ISSUE FOR PERMIT

DOCUMENT HISTORY

NO.	DATE	DESCRIPTION

GULFSTREAM MESA SERVICE CENTER
 PHOENIX-MESA GATEWAY AIRPORT, MESA, AZ
GULFSTREAM AEROSPACE CORPORATION



ARCHITECT OF RECORD
 STM

DESIGNED BY
 AMF

DRAWN BY
 CEP

PROJECT NUMBER
 291470002

DATE
 6/21/2022

TITLE

OVERALL SITE PLAN

ISSUE FOR PERMIT

DOCUMENT HISTORY

NO.	DATE	DESCRIPTION

GULFSTREAM MESA SERVICE CENTER
PHOENIX-MESA GATEWAY AIRPORT, MESA, AZ
GULFSTREAM AEROSPACE CORPORATION



ARCHITECT OF RECORD
STM

DESIGNED BY
AMF

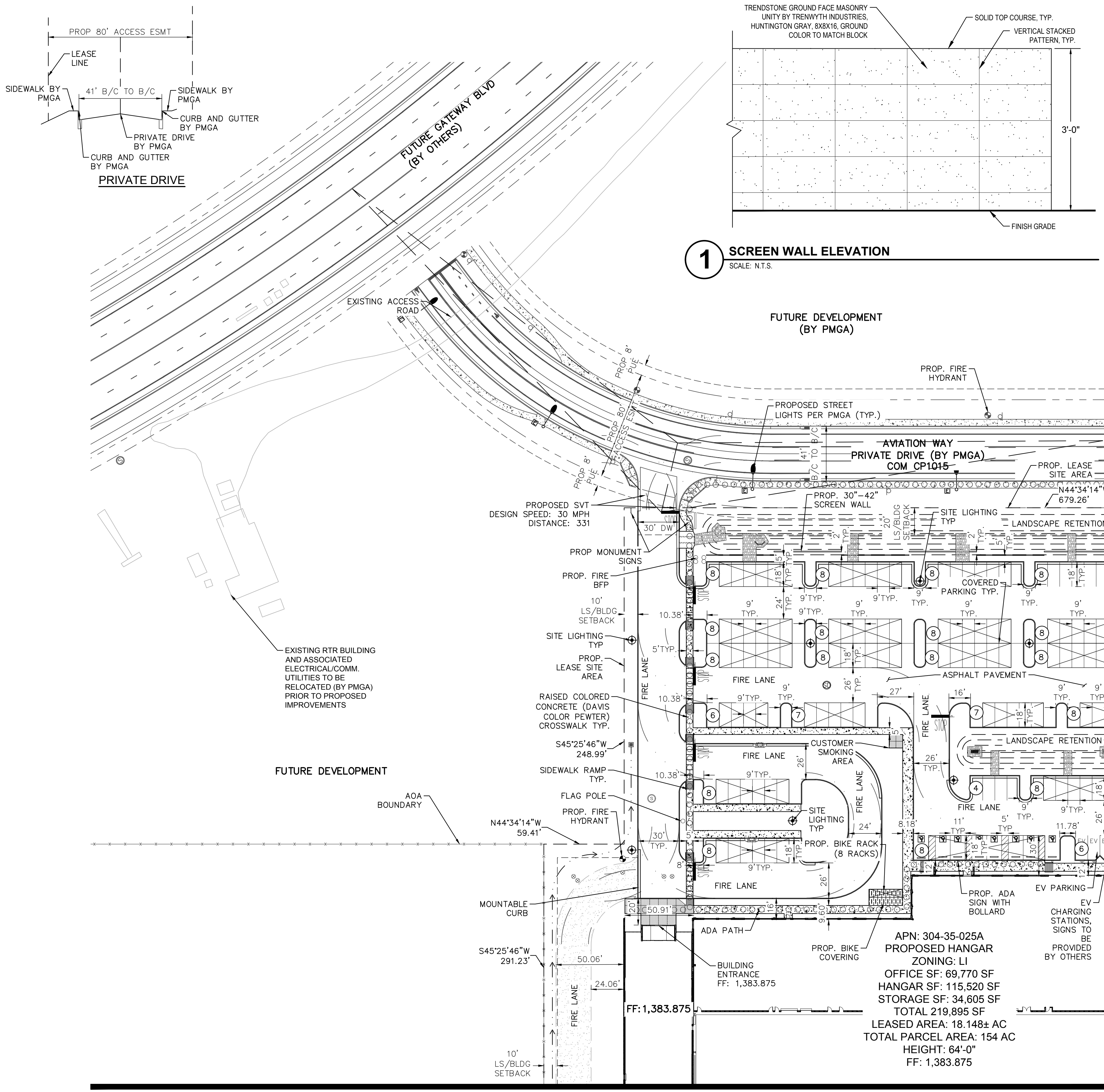
DRAWN BY
CEP

PROJECT NUMBER
 291470002

DATE
 6/21/2022

TITLE
SITE PLAN

DRAWING NO.
C-006



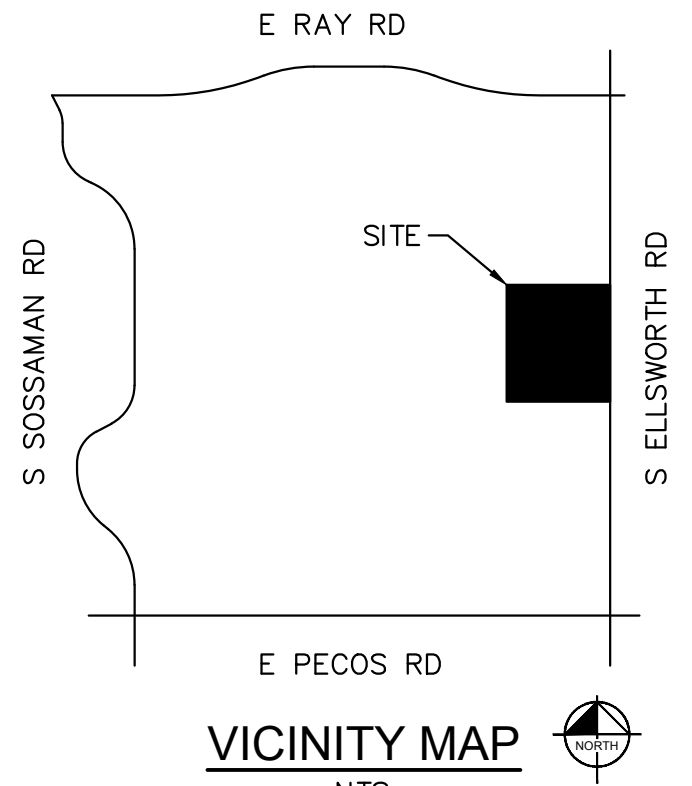
PROJECT DESCRIPTION
 NEW MAINTENANCE/REPAIR/OPERATION HANGAR IN MESA, AZ. THE OVERALL SITE DEVELOPMENT LEASE AREA IS APPROXIMATELY 18.148 ± ACRES. THE SITE IS BOUNDED BY ELLSWORTH ROAD TO THE EAST, PMGA TO THE SOUTH AND SOUTH WEST, AND VACANT LAND TO THE NORTH.

LEGAL DESCRIPTION
 SEE COVER SHEET.

NOTE:
 ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

LEGEND:

- EXISTING ARCHEOLOGICAL SITE (LOCUS 2)
- ASPHALT PARKING LOT
- CONCRETE APRON
- CONCRETE SIDEWALK
- 50' ARCHEOLOGICAL BUFFER
- BUILDING OUTLINE
- PERIMETER FENCE
- PROPERTY BOUNDARY
- ROAD CENTERLINE
- PROPOSED LEASE SITE AREA



PROJECT INFORMATION

PROPOSED USE:	HANGER
EXISTING ZONING:	LI
EXISTING ZONING:	NORTH: LI, WEST: LI, EAST: LI, SOUTH: LI
JURISDICTION:	MESA, ARIZONA

BUILDING/LANDSCAPE SETBACKS:	REQUIRED	PROVIDED FROM LL
MIN FRONT SETBACK:	20' BLDG/20' LS	39.83'
MIN SIDE RIGHT SETBACK:	10' BLDG/10' LS	10.0'
MIN SIDE LEFT SETBACK:	10' BLDG/10' LS	10.0'
MIN REAR ADJACENT TO AOA	10' BLDG/10' LS	10.0'

SITE INFORMATION

APPROXIMATE SITE AREA	18.148± AC
-----------------------	------------

PARKING
 REQUIRED (INCLUDES MAIN HANGAR, HAZMAT, AND GSE STORAGE)
 OFFICE SPACE: 1 SPACE/375SF
 1 * 69,770 SF/375 SF= 186 SPACES
 AIRCRAFT HANGAR: 1 SPACE/2000 SF
 1 * 115,520 SF/2000 SF= 58 SPACES
 STORAGE: 1 SPACE/900 SF
 1 * 41,328/900 SF= 46 SPACES
 TOTAL SPACES REQUIRED: 290

PROVIDED	QUANTITY
STANDARD	156
STANDARD COVERED	133
VISITOR	4
VISITOR COVERED	12
ADA	2
ADA COVERED	9
MOTORCYCLE	322
TOTAL	322

BICYCLE

REQUIRED	1 PER 10 SPACE: 322/10 = 32 SPACES
PROVIDED	32 SPACES (8 RACKS AND 8 LOCKERS)

SITE CALCULATIONS

BUILDING HEIGHT:	64'-0"
TOTAL BUILDING AREA:	226,618 SF (HANGAR, HAZMAT, GSE STORAGE)
BUILDING LOT COVERAGE:	226,618 SF / 790,537 SF = 28.67%
NET LOT AREA:	18.148 ± AC
GROSS LOT AREA:	18.148 ± AC

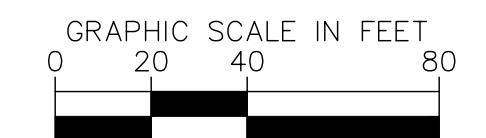
COMMON SPACE CALCULATIONS

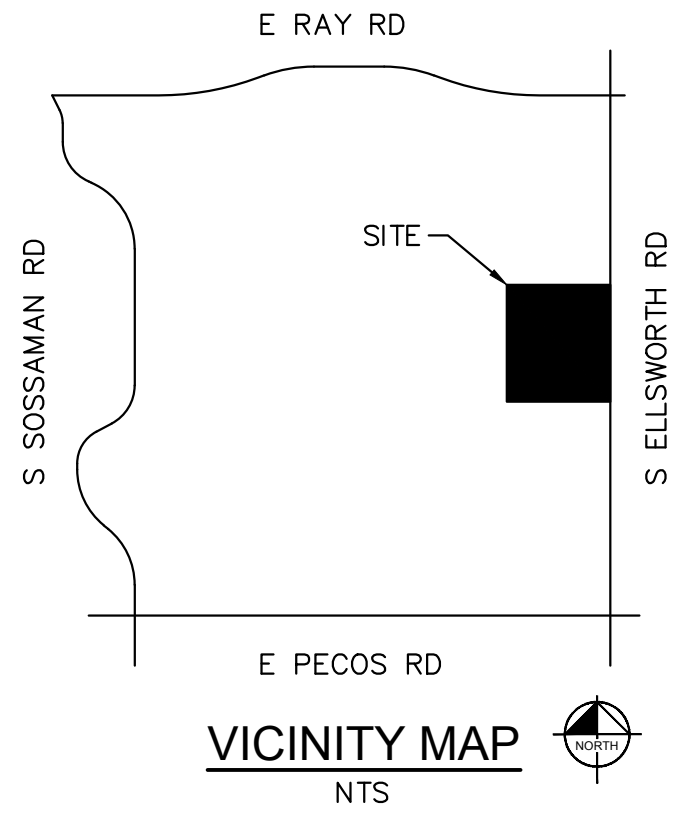
AREA	ACTIVE HARDSCAPE (SF)	LANDSCAPE AREA (SF)	TOTAL (SF)
SMOKING	225	429.0	717.0
SEATING	776	494.0	1270.0
ENTRY	525	350.0	875.0
TOTAL	1,526	1,336	2,862

FOUNDATION BASE:

BUILDING FACE	AREA(SF)	LENGTH(LF)	AVERAGE DEPTH(LF)
FRONT	13044	818.0	16.0
SIDE RIGHT	12577	241.0	52.2
SIDE LEFT	6090	241.0	25.3
REAR	* REAR IS ADJACENT TO AOA AND THEREFORE NO FOUNDATION BASE ALLOWED		

* PER CITY OF MESA ZONING ORDINANCE CHAPTER 33: LANDSCAPING 11-33-5





ISSUE FOR PERMIT

DOCUMENT HISTORY

NO.	DATE	DESCRIPTION

KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W Southern Ave, Suite 131
 Mesa, Arizona 85210 (480) 207-2666

GULFSTREAM MESA SERVICE CENTER
PHOENIX-MESA GATEWAY AIRPORT, MESA, AZ
GULFSTREAM AEROSPACE CORPORATION



ARCHITECT OF RECORD
 STM

DESIGNED BY
 AMF

DRAWN BY
 CEP

PROJECT NUMBER
 291470002

DATE
 6/21/2022

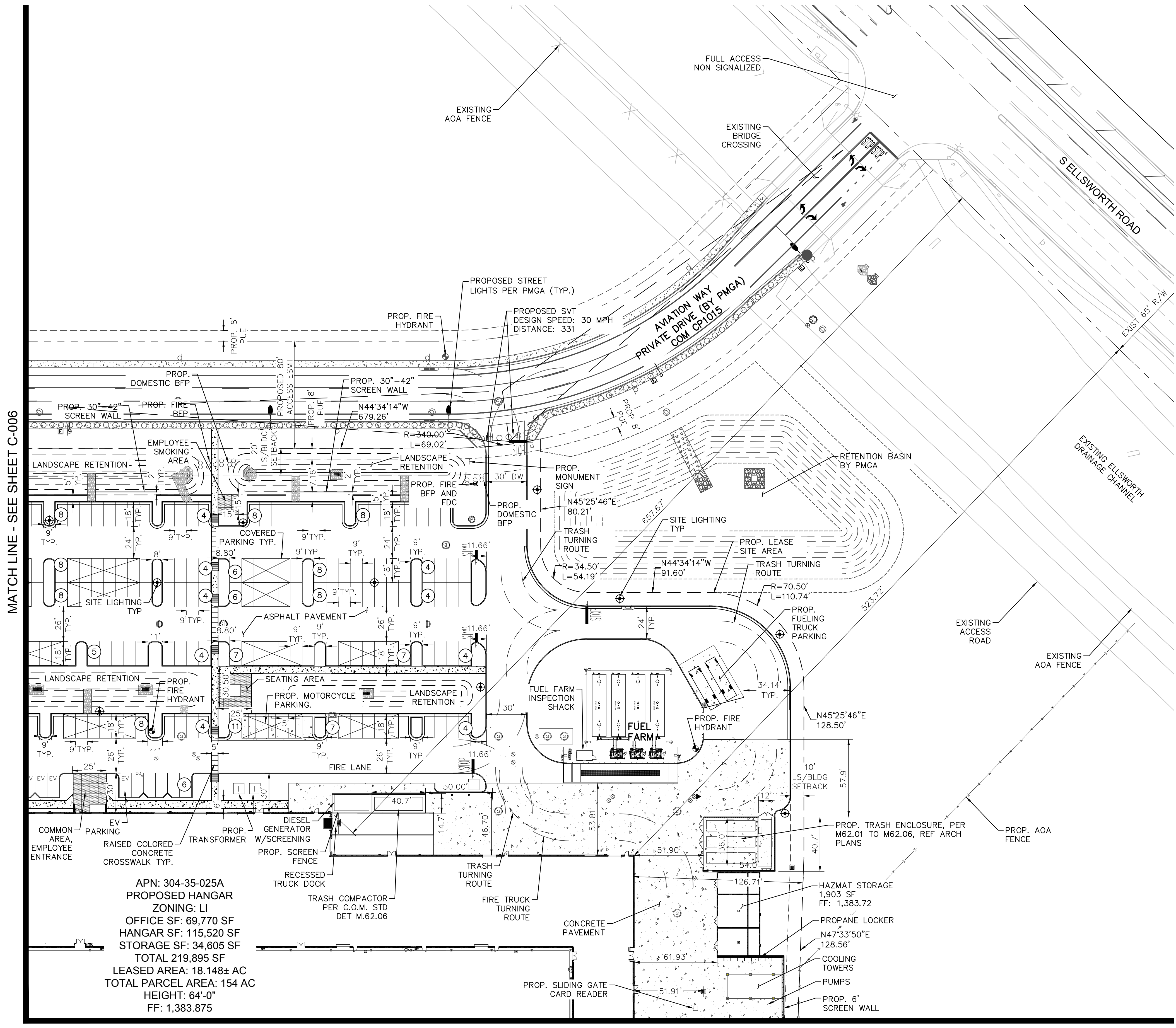
TITLE

SITE PLAN

DRAWING NO.
 C-007

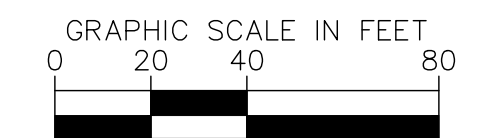
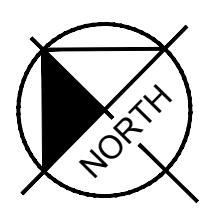
LEGEND:

	EXISTING ARCHEOLOGICAL SITE (LOCUS 2)
	ASPHALT PARKING LOT
	CONCRETE APRON
	CONCRETE SIDEWALK
	50' ARCHEOLOGICAL BUFFER
	BUILDING OUTLINE
	PERIMETER FENCE
	PROPERTY BOUNDARY
	ROAD CENTERLINE
	PROPOSED LEASE SITE AREA



APN: 304-35-025A
 PROPOSED HANGAR
 ZONING: LI
 OFFICE SF: 69,770 SF
 HANGAR SF: 115,520 SF
 STORAGE SF: 34,605 SF
 TOTAL 219,895 SF
 LEASED AREA: 18.148± AC
 TOTAL PARCEL AREA: 154 AC
 HEIGHT: 64'-0"
 FF: 1,383.875

MATCH LINE - SEE SHEET C-008



E
 D
 C
 B
 A

1 2 3 4 5 6

ISSUE FOR PERMIT

DOCUMENT HISTORY

GULFSTREAM MESA SERVICE CENTER
 PHOENIX-MESA GATEWAY AIRPORT, MESA, AZ
GULFSTREAM AEROSPACE CORPORATION

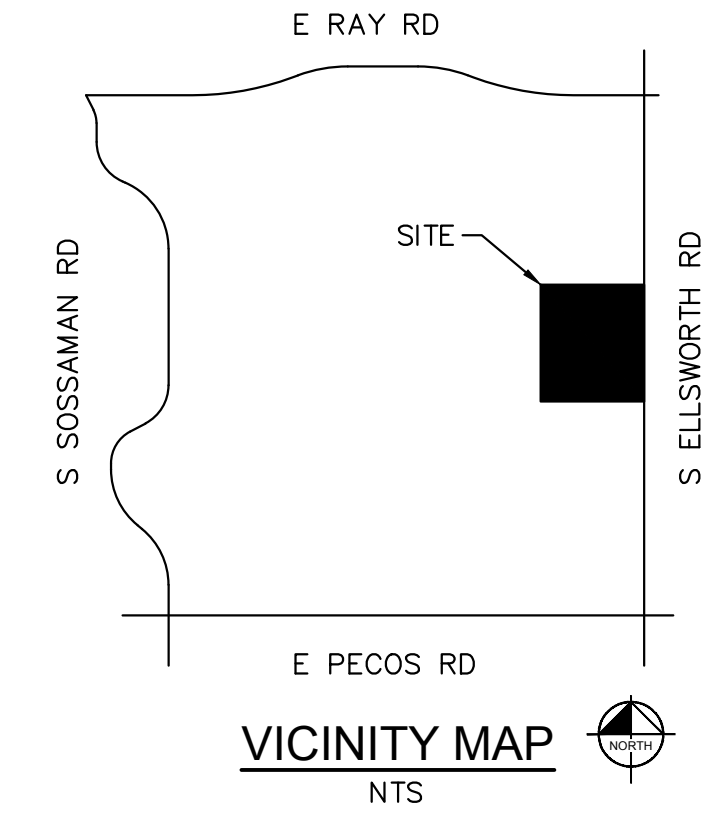


ARCHITECT OF RECORD
 STM

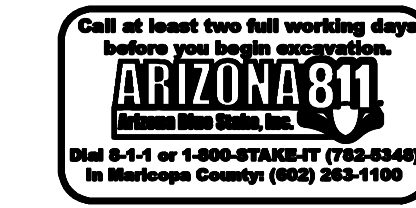
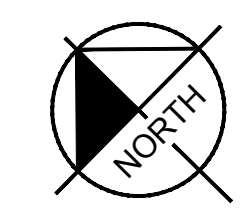
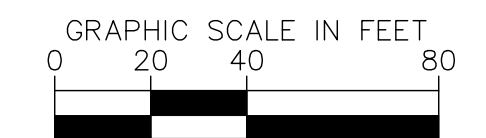
DESIGNED BY
 AMF
 DRAWN BY
 CEP
 PROJECT NUMBER
 291470002
 DATE
 6/21/2022
 TITLE

SITE PLAN

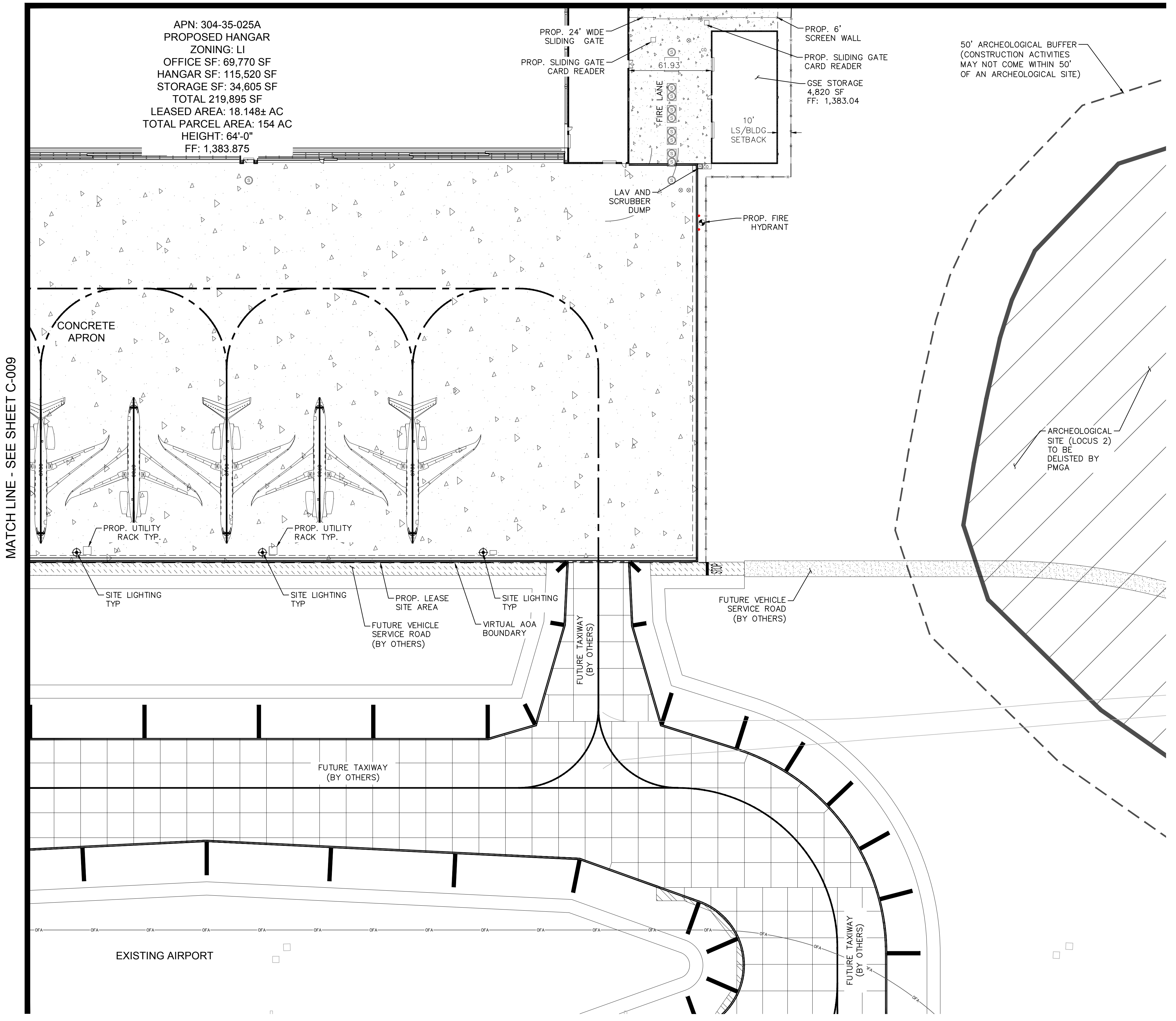
DRAWING NO.
 C-008



- LEGEND:**
- EXISTING ARCHEOLOGICAL SITE (LOCUS 2)
 - ASPHALT PARKING LOT
 - CONCRETE APRON
 - CONCRETE SIDEWALK
 - 50' ARCHEOLOGICAL BUFFER
 - BUILDING OUTLINE
 - PERIMETER FENCE
 - PROPERTY BOUNDARY
 - ROAD CENTERLINE
 - PROPOSED LEASE SITE AREA



MATCH LINE - SEE SHEET C-007



APN: 304-35-025A
 PROPOSED HANGAR
 ZONING: LI
 OFFICE SF: 69,770 SF
 HANGAR SF: 115,520 SF
 STORAGE SF: 34,605 SF
 TOTAL 219,895 SF
 LEASED AREA: 18.148± AC
 TOTAL PARCEL AREA: 154 AC
 HEIGHT: 64'-0"
 FF: 1,383.875

50' ARCHEOLOGICAL BUFFER
 (CONSTRUCTION ACTIVITIES
 MAY NOT COME WITHIN 50'
 OF AN ARCHEOLOGICAL SITE)

ARCHEOLOGICAL
 SITE (LOCUS 2)
 TO BE
 DELISTED BY
 PMGA

MATCH LINE - SEE SHEET C-009

E
D
C
B
A

1 | 2 | 3 | 4 | 5 | 6

ISSUE FOR PERMIT

DOCUMENT HISTORY

NO.	DATE	DESCRIPTION

GULFSTREAM MESA SERVICE CENTER
PHOENIX-MESA GATEWAY AIRPORT, MESA, AZ
GULFSTREAM AEROSPACE CORPORATION

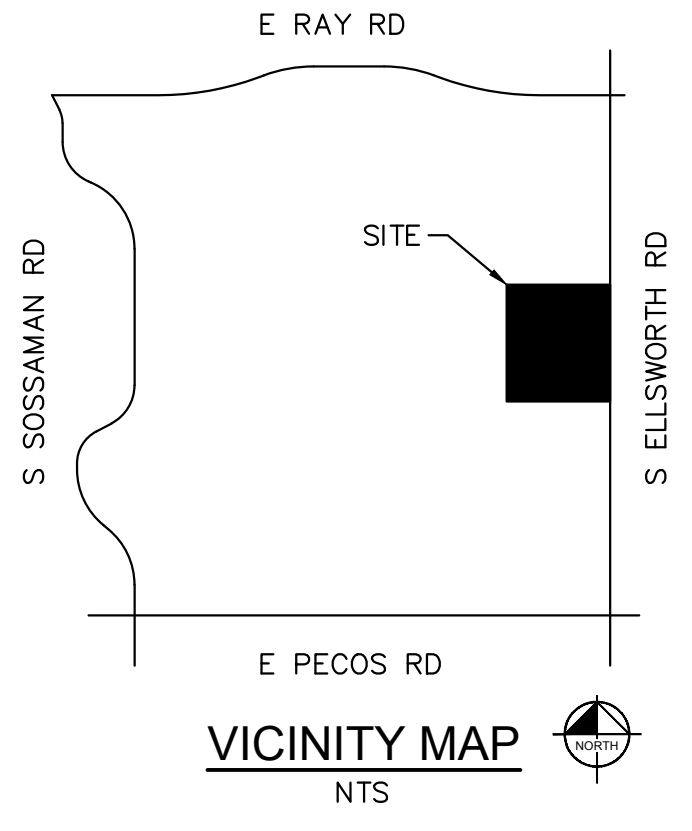


ARCHITECT OF RECORD
 STM

DESIGNED BY
 AMF
 DRAWN BY
 CEP
 PROJECT NUMBER
 291470002
 DATE
 6/21/2022
 TITLE

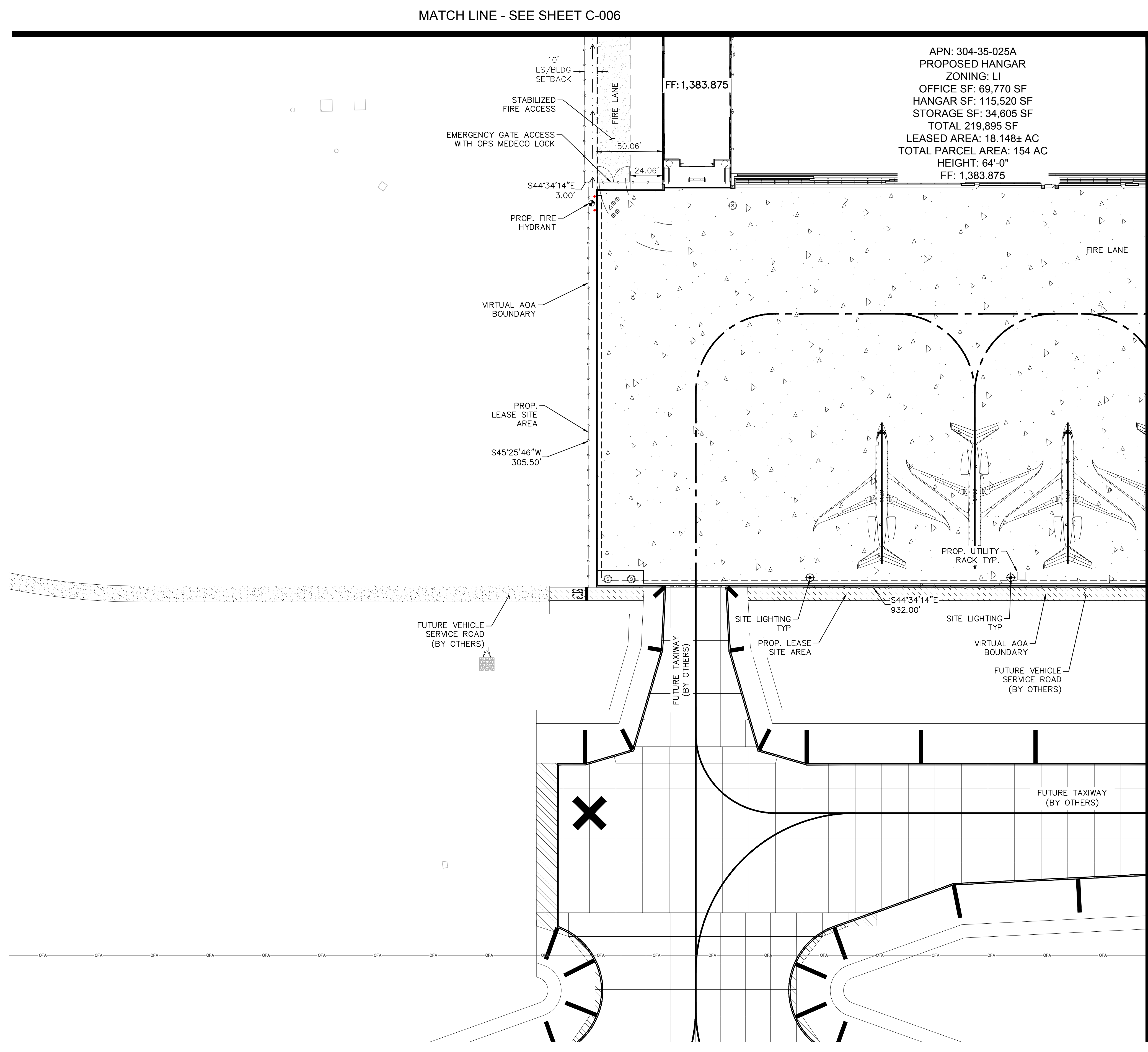
SITE PLAN

DRAWING NO.
C-009



LEGEND:

- EXISTING ARCHEOLOGICAL SITE (LOCUS 2)
- ASPHALT PARKING LOT
- CONCRETE APRON
- CONCRETE SIDEWALK
- 50' ARCHEOLOGICAL BUFFER
- BUILDING OUTLINE
- PERIMETER FENCE
- PROPERTY BOUNDARY
- ROAD CENTERLINE
- PROPOSED LEASE SITE AREA



MATCH LINE - SEE SHEET C-006

MATCH LINE - SEE SHEET C-008

