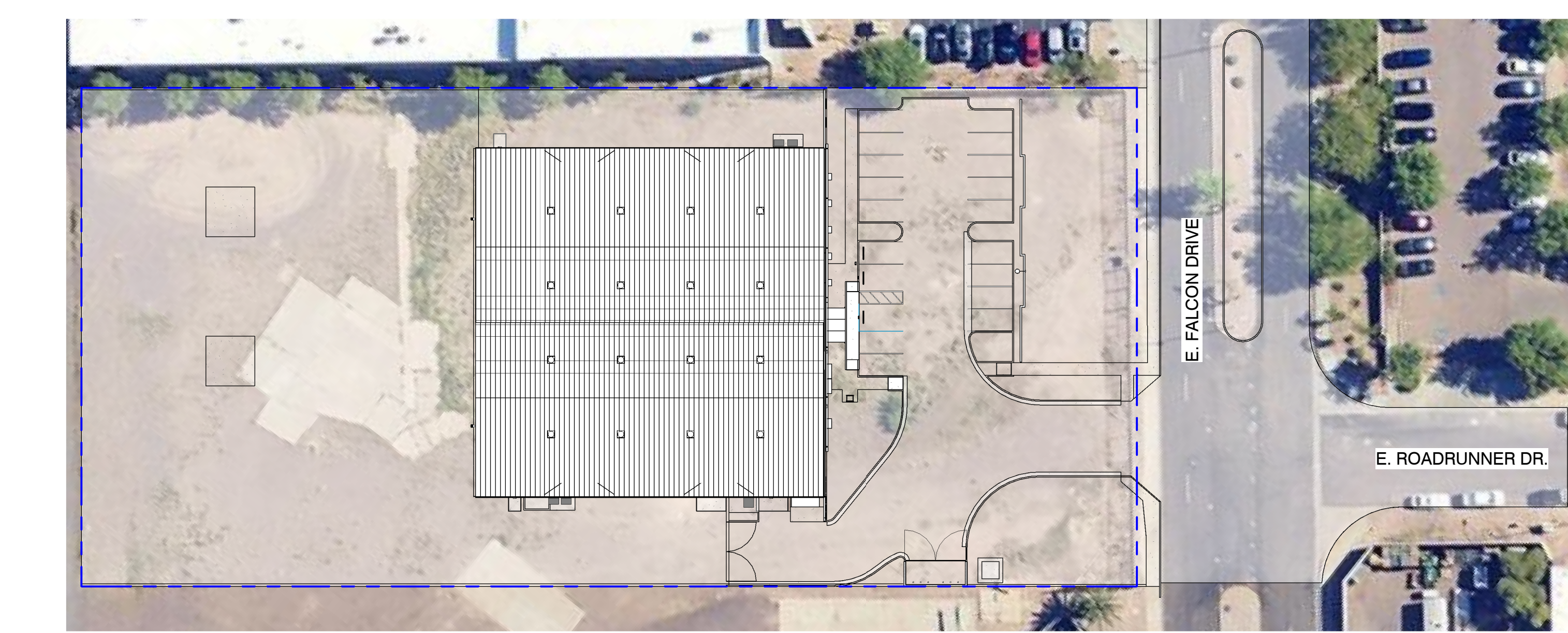
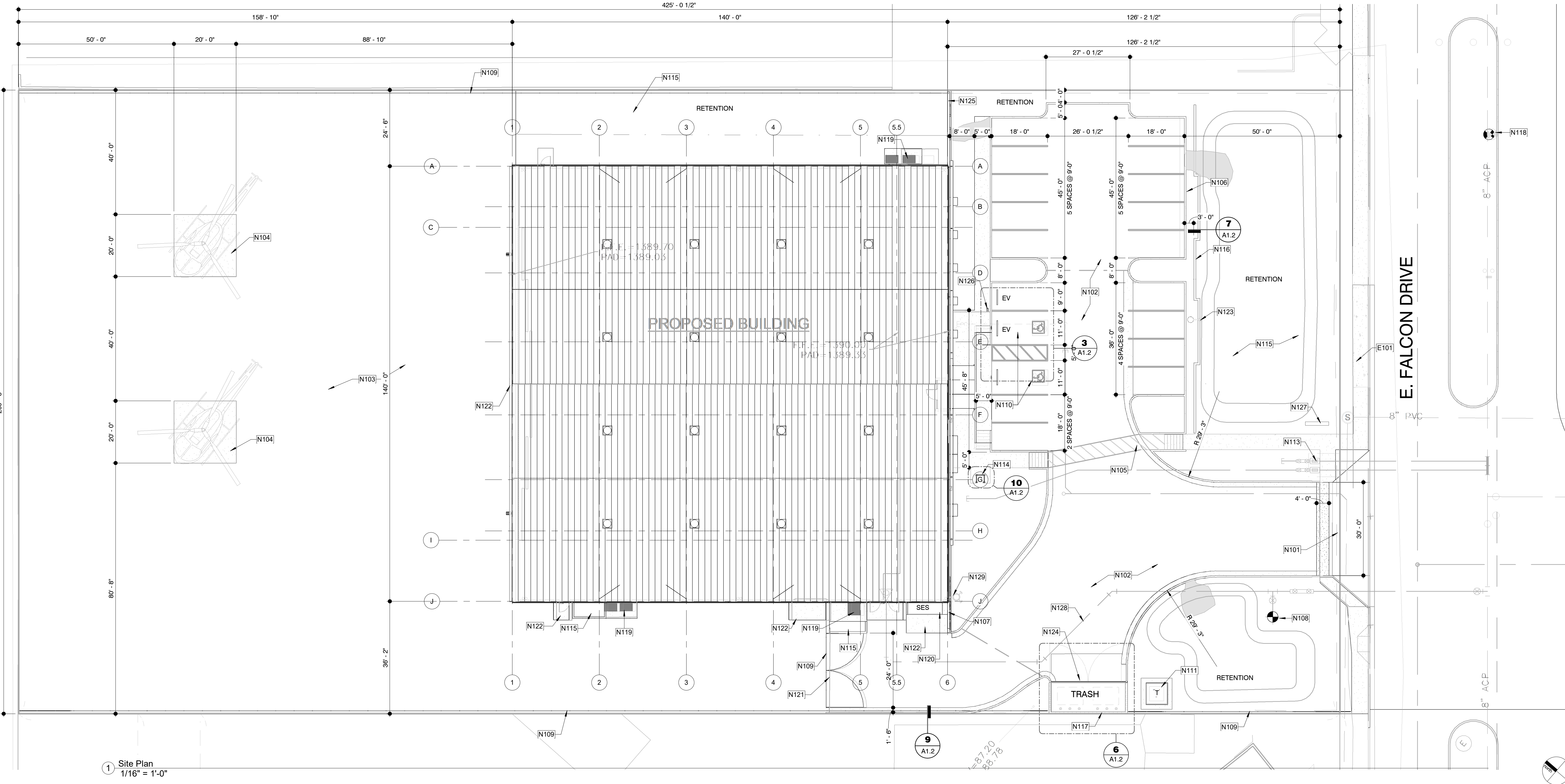


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2 Aerial Site Plan  
1" = 40'-0"



1 Site Plan  
1/16" = 1'-0"

#### PROJECT DATA

PROJECT ADDRESS: 4958 E. FALCON DRIVE  
MESA, AZ, 85215

ASSESSORS PARCEL #: 141-36-001E (PORTION) (PARCEL 35C)

ZONING: LI-PAD

LOT AREA: 85,290 S.F., 1.9 ACRES

BUILDING AREA (FOOTPRINT): 19,689 S.F.

BUILDING AREA UNDER-ROOF: 21,211 S.F.  
HANGAR: 17,593 S.F.  
OFFICE: 1,633 S.F.  
MEZZANINE: 1,985 S.F.

LOT COVERAGE: 75,176/ 85,290 = 88%

BUILDING HEIGHT: 27' 11"

**PARKING:**  
AIRCRAFT HANGARS: 2 PER AIRCRAFT, PLUS ANCILLARY USE REQ.  
(2 HELICOPTERS & 4 AIRPLANES)

REQUIRED: 12  
PROVIDED: 12

OFFICE: 1 PER 375 SF (1,633 SF)  
REQUIRED: 5  
PROVIDED: 5

MEZZANINE: 1 PER 900 SF (1,985 SF)  
REQUIRED: 2  
PROVIDED: 2

**TOTAL**  
REQUIRED: 19  
PROVIDED: 19

**ADDITIONAL INFORMATION:**  
ACCESSIBLE SPACES:  
REQUIRED: 1  
PROVIDED: 1

EV CHARGING STATIONS:  
REQUIRED: 2 (\*1 ACCESSIBLE SPACE)  
PROVIDED: 2

#### SITE PLAN GENERAL NOTES

- A. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY AND IS BASED ON INFORMATION PROVIDED BY THE CLIENT OR OBTAINED THROUGH READILY AVAILABLE PUBLIC DOCUMENTS. THE EXISTING SITE INFORMATION PORTRAYED HERE SHALL BE CONSIDERED CONCEPTUAL. CONTRACTOR SHALL VERIFY SITE CONDITIONS AS NECESSARY TO ASSURE CONFORMANCE WITH THE INTENT OF THESE DRAWINGS.
- B. CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DOCUMENTS THAT WILL IMPACT COMPLIANCE WITH THESE DOCUMENTS.
- C. FINISH FLOOR SHALL BE A MINIMUM OF 6" ABOVE ADJACENT GRADE U.O.N.
- D. LIGHTS AND FIXTURES SHALL BE SIZED AND LOCATED TO ACCOMMODATE LARGE COMMERCIAL TRUCKS.

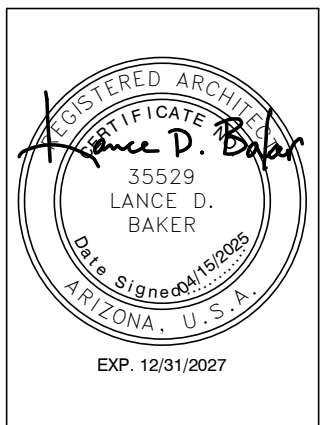
#### SHEET KEYED NOTES

- E101 EXISTING PUBLIC SIDEWALK TO REMAIN
- N101 NEW ENTRY DRIVEWAY
- N102 NEW ASPHALT PAVING
- N103 NEW ASPHALT PAVING PER AIRPORT SPECIFICATIONS AT AIRSIDE APRON
- N104 NEW CONCRETE PAVING AT AIRCRAFT PARKING
- N105 NEW CONCRETE WALKWAY
- N106 NEW 6" CONCRETE CURB (TYP)
- N107 NEW 12" CMU WALL WITH CON. INTEGRAL COLOR CMU.
- N108 NEW FIRE HYDRANT PER CIVIL DRAWINGS
- N109 NEW 8" BLACK VINYL CHAIN LINK SECURITY FENCE THAT MATCHES FENCE INSTALLED BY THE CITY
- N110 NEW ADA ACCESSIBLE PARKING STALL (TYP)
- N111 NEW TRANSFORMER. ALL TRANSFORMERS TO BE WRAPPED WITH A DECORATIVE WRAP TO BE APPROVED BY STAFF IN COMPLIANCE WITH FFDs
- N113 NEW WATER METER AND BACKFLOW PREVENTION ASSEMBLY PER CIVIL DRAWINGS
- N114 NEW BICYCLE RACK
- N115 NEW DECOMPOSED GRANITE MULCH PER LANDSCAPE DRAWINGS.
- N116 NEW 3' HIGH CMU VEHICLE SCREEN WALL, INTEGRAL COLOR TO MATCH BUILDING CMU
- N117 NEW 6' CMU SCREEN WALL, INTEGRAL COLOR TO MATCH BUILDING CMU.
- N118 EXISTING FIRE HYDRANT TO REMAIN
- N119 NEW MECHANICAL EQUIPMENT ON CONCRETE PAD
- N120 NEW ELECTRICAL SERVICE ENTRANCE STATION EQUIPMENT
- N121 NEW SITE GATE
- N122 NEW CONCRETE
- N123 NEW EXTERIOR SITE LIGHT PER ELECTRICAL DRAWINGS
- N124 NEW TRASH ENCLOSURE TO HAVE DECORATIVE METAL GATES
- N125 8" CMU WALL. SEE ELEVATIONS
- N126 DUAL EV CHARGER LOCATION PER CITY REQUIREMENTS
- N127 MONUMENT SIGNAGE UNDER SEPARATE PERMIT
- N128 NEW FIRE LINE PER CIVIL DRAWINGS
- N129 FDC LOCATION

SYNECTIC  
1111 West University  
Drive, Suite 104, Tempe,  
AZ 85281  
1480.948.9766  
1480.948.9211

Van Horn Aviation  
Lot 35C Hanger

4958 E. FALCON DRIVE  
MESA, AZ 85215



REVISIONS	
1	06/19/2025 Admin Review Comments

Phase: CD

Drawn By: KML

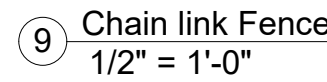
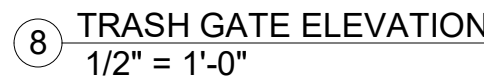
Reviewed By: LDB

SDI Project No: 4433

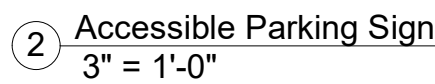
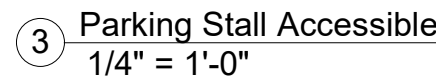
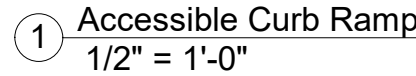
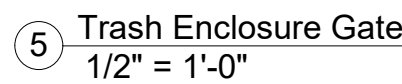
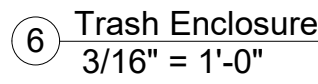
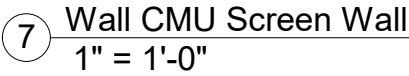
Date: 04/15/2025

Sheet:  
**A1.1**  
ARCHITECTURAL SITE  
PLAN





- 10 Bike Rack Detail  
3/4" = 1'-0"



- Sheet:  
**A1.2**  
SITE DETAILS