

DESIGN REVIEW REQUEST STAFF REPORT

April 17, 2025

CASE INFORMATION:

Case #: 25-22

Location: Gateway Executive Park, 5559 S. Sossaman Road, Mesa, AZ 85212 (Hangar B)
Virgin Galactic Site – West Elevation of Hangar B

Contact: Monica Ireland, 614-404-4461; Monica.Ireland@virgingalactic.com

Contractor: Teri Davis, Sierra Signs, terid@sierrasignsaz.com; 480-835-0168

SITE INFORMATION:

Surrounding Buildings:

North: Cessna

East: Apron, Airfield

South: Embraer & North Tanks

West: Sossaman Road

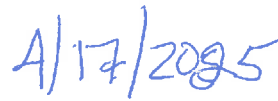
NARRATIVE:

Gateway Executive Airpark's tenant, Virgin Galactic, is requesting to install a 20' x 52' Building Exterior Wall Wrap on the west elevation of Hangar B along Sossaman Road. The purpose of this large Exterior Wall Wrap is to introduce Virgin Galactic to City of Mesa patrons and residents.

APPROVED by the Airport Executive Director subject to Permit Approval by the City of Mesa.



R.J. Draper, P.E., LEED AP, CM
Engineering & Facilities Director



Date

cc: Applicant/File




 Landlord Approval Signature

 Landlord Approval Printed Name
 Monica Ireland
 Business Owner Signature
 04/23/25
 Date

(1) 20' x 52' 3M Wall Wrap for West Elevation of Hangar B
 Located at 5559 S. Sossaman Rd. Mesa

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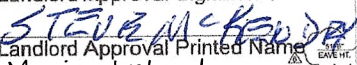


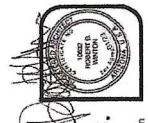
480.835.0168
 SierraSignsAz.com
 1745 N. Greenfield Rd.
 Mesa, AZ 85205

PROJECT: 3M Wall Wrap
 CLIENT: Virgin Galactic
 ADDRESS: 5559 S. Sossaman Rd. Mesa
 APPROVED:

PHONE: (614) 404-4461
 EMAIL:
 FILE: 41078E
 DATE: 4-215-25




 Landlord Approval Signature

 Landlord Approval Printed Name
 Monica Ireland
 Business Owner Signature
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 Date



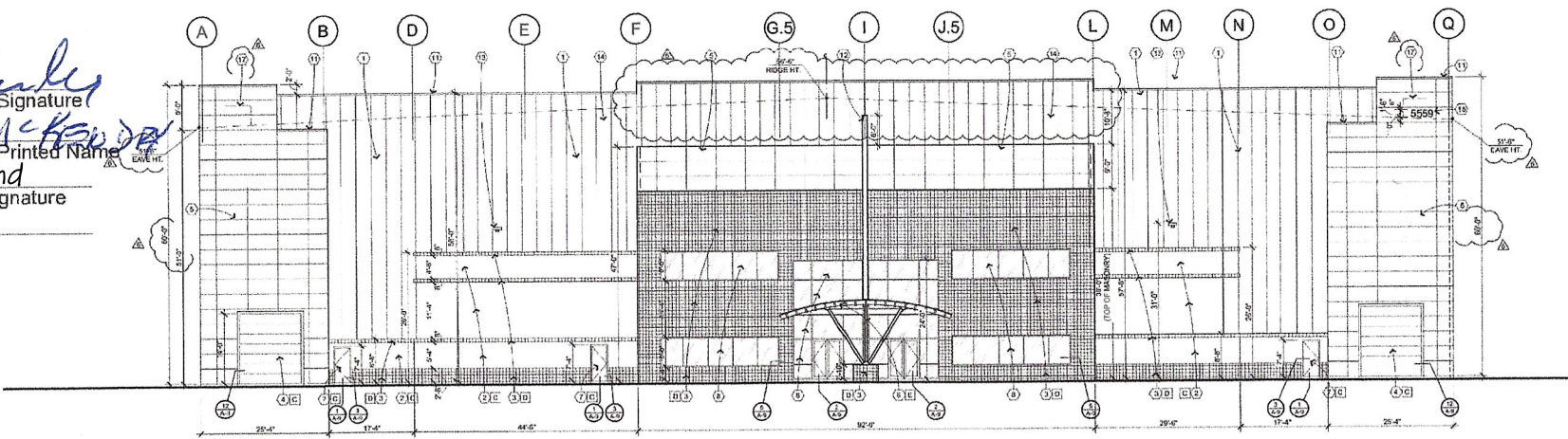
winton architects, inc.
 Phoenix, Az 85014
 1435 E. Rancho Drive
 (602) 330-9778
 wintonarch@gmail.com



ADDENDUM - NEW HANGAR 'B'
GATEWAY EXECUTIVE AIRPARK - PHASE II
 5559 S. SOSSAMAN RD. MESA, ARIZONA
 SUN STATE BUILDERS

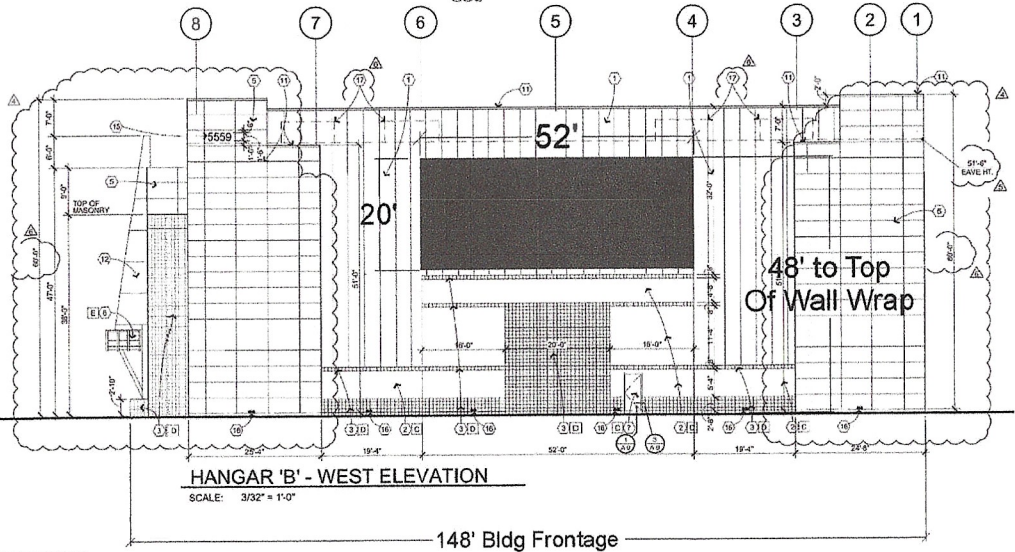
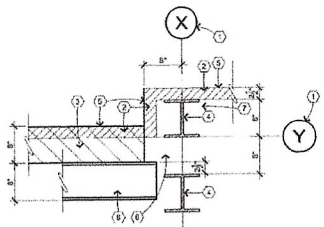
Job no.	20131
drawn	LB
approved	RBW
date	1/6/23
revisions	
CHY	1/11/21
COORD	1/11/21
COORD	1/11/21
COORD	9/29/22
COORD	11/16/22
ADDENDUM	1/6/23

A-5

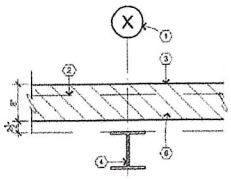


- EXTERIOR PAINT COLORS**
- A. Polar White (Insulated metal panel at all vertical locations)
 - B. Regal Gray (Insulated metal panel at all horizontal locations)
 - C. Felt, DL 8380
 - D. Boat Anchor, DE 6377
 - E. Drive In, DE 5895

- EXTERIOR ELEVATION KEYNOTES**
- 1. Insulated wall panel by Metal Span - Polar White
 - 2. 8" solid faced cmu
 - 3. 8" center spaced cmu
 - 4. Steel sectional insulated overhead door
 - 5. Insulated wall panel by Metal Span - Regal Gray
 - 6. Steel canopy per details
 - 7. Hollow metal insulated door and frame
 - 8. Fixed insulated glass in clear anodized aluminum frames. Glass to be Low Earguard by Guardian Glass. Super Maximal 66 on Gray (1/4" value=0.25) SHGC=0.25. Use center glazing at every 10th foot panel at side windows.
 - 9. 2" solid cmu block
 - 10. Pre-engineered insulated siding hanger doors (Paint Polar White)
 - 11. 20 gal trim cap at top of parapet. Color to match wall panel
 - 12. Vertical structural element break metal
 - 13. Wall pack light fixture per electrical drawings
 - 14. Line of roof beyond parapet wall
 - 15. 15" high individually mounted pan channels (with 2" slotted) block mounted stainless steel fasteners. Address numbers
 - 16. Roof and overhang drains
 - 17. Future RTUs. Part of the T.I. permit

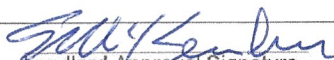


- KEYNOTES AT DETAIL 'A'**
- 1. Indicates metal building grid lines
 - 2. 2 1/2" insulated wall panels per PREMB
 - 3. 8" cmu walls per exterior elevations
 - 4. PREMB columns and main frames
 - 5. Edge of slab
 - 6. 8" wide girt above for supporting 2 1/2" INP
 - 7. Weld girt supporting 2 1/2" INP face of girt from wall base columns
 - 8. Girt supporting masonry



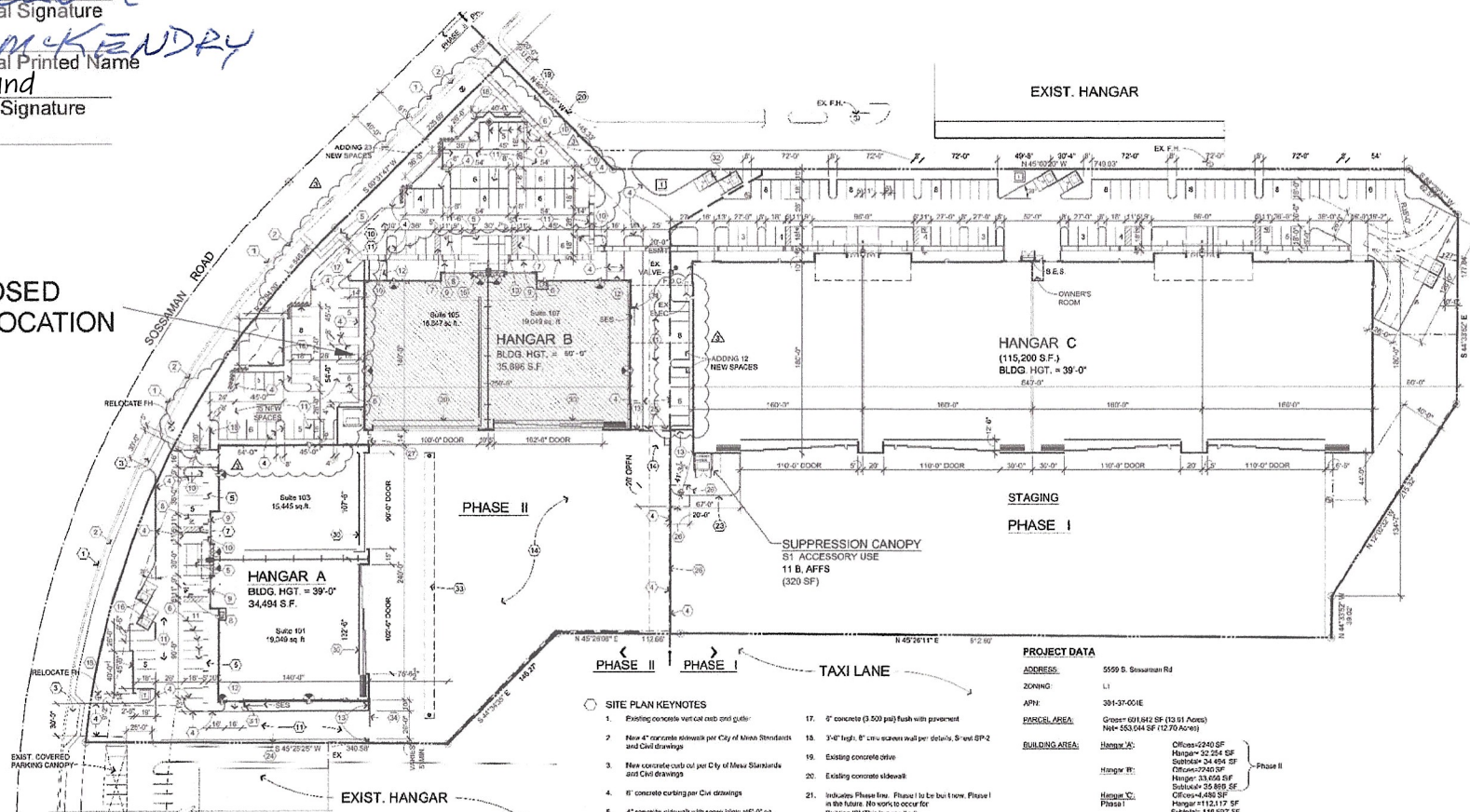
1 Building Elev. - City Approved
 3/32" = 1'-0"

ORIGINAL APP'D BUILDING
 DRB 19-00362


 Landlord Approval Signature

 Landlord Approval Printed Name
 Monica Ireland
 Business Owner Signature
 04/23/25
 Date

PROPOSED
SIGN LOCATION



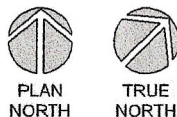
SITE PLAN
SCALE: 1" = 50'-0"



SCOPE OF WORK:
Expanding vehicular parking at North side of Hangar A, West and North side of Hangar B, and West side of Hangar C. Includes 2'-0" high screen walls to match existing walls and some shading for screening per landscape plan. Adding an additional 70 spaces to the site.

REVIEWED
 By LMS/TEIC/MVA at 2:42 pm, Nov 09, 2022


 DEVELOPMENT SERVICES
 REVIEWED FOR CODE
 COMPLIANCE
 DATE

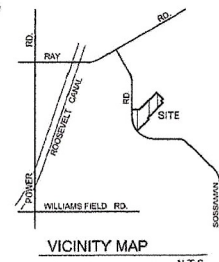


SITE PLAN KEYNOTES

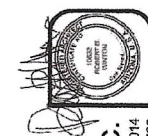
- Existing concrete vertical curb and gutters
- New 4" concrete sidewalk per City of Mesa Standards and Civil drawings
- New concrete curb cut per City of Mesa Standards and Civil drawings
- 6" concrete curbing per Civil drawings
- 4" concrete sidewalk with score joints at 5'-0" on maximum and expansion joints at 25'-0" minimum
- 4" white painted parking stripes
- 4" wide yellow painted diagonal striping and at perimeter
- Accessible symbol painted on the pavement per detail. Sheet SP-2
- Access to garage per detail. Sheet SP-2
- Ramp to maximum 1:12. Provide score joints per 2010 ADA Standards
- Asphalt pavement per civil drawings
- Concrete apron turn with finish floor sloped to pavement
- 8'-0" high wrought iron fencing to match existing
- Concrete staging area per civil and structural drawings
- Fire Dept. Knox Box
- Trash enclosures per details
- 6" concrete (3,500 psi) flush with pavement
- 3'-0" high, 6" curb screen wall per details. Sheet SP-2
- Existing concrete drive
- Existing concrete sidewalk
- Includes Phase I and Phase II to be built in Phase I in the future. No work to occur for Building C (this to be permitted)
- Canopy at Fire Suppression System
- New fire hydrant
- Existing 0'-0" high wrought iron fencing
- Two slaking wrought iron gates, 1-0'-0" wide and 1-20'-0" wide. Provide Fire Dept Knox Box
- 8' high chain link fencing
- 8' high wrought iron fencing and per 4'-0" x 8'-0" wrought iron gates. Provide utility and FID Knox Box
- 8' high, 6" curb screen wall. CMU to be split faced with 1" solid core cap
- Form tank and suppression canopy per detail. Sheet SP-2
- French drain per plumbing drawings
- 8' H, 8" center score screen wall
- Trash enclosure - One sheet SP-2
- Underground foam storage tank per civil drawings
- 26'-0" x 8'-0" sliding wrought iron gate. Provide FID Knox Box
- 4'-0" high screening shrubs per Landscape Drawings

PROJECT DATA

ADDRESS:	5559 S. Sossaman Rd								
ZONING:	L1								
APN:	301-37-001E								
PARCEL AREA:	Gross= 691,842 SF (13.61 Acres) Net= 553,044 SF (12.70 Acres)								
BUILDING AREA:	<table border="1"> <tr> <td>Hangar A:</td> <td>Offices= 2,240 SF Hangar= 32,224 SF Subtotal= 34,464 SF</td> </tr> <tr> <td>Hangar B:</td> <td>Offices= 2,760 SF Hangar= 23,696 SF Subtotal= 26,456 SF</td> </tr> <tr> <td>Hangar C:</td> <td>Offices= 4,436 SF Hangar= 112,117 SF Subtotal= 116,553 SF</td> </tr> <tr> <td>Total:</td><td>187,473 SF</td></tr> </table>	Hangar A:	Offices= 2,240 SF Hangar= 32,224 SF Subtotal= 34,464 SF	Hangar B:	Offices= 2,760 SF Hangar= 23,696 SF Subtotal= 26,456 SF	Hangar C:	Offices= 4,436 SF Hangar= 112,117 SF Subtotal= 116,553 SF	Total:	187,473 SF
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Total:	187,473 SF								
LOT COVERAGE:	106.98/100,000= 0.10698%								
CONSTRUCTION TYPE:	III AFES								
ALLOWABLE AREA:	Both buildings less than 70,000 sq ft each = 16,724 sq ft and 34,332 sq ft								
OCCUPANCY:	B1- Hangar (Offices are an accessory use)								
PARKING REQUIRED:	<table border="1"> <tr> <td>Building A:</td> <td>Offices= 200/275= 5.33 Hangar= 31/600= 0.051667</td> </tr> <tr> <td>Total 21 Spaces</td><td></td></tr> <tr> <td>Building B:</td> <td>Offices= 200/275= 5.33 Hangar= 34/400= 0.085 Total= 23 Spaces</td> </tr> <tr> <td>Building C:</td> <td>Offices= 200/275= 5.33 Hangar= 193/200= 0.965 Total= 71 Spaces</td> </tr> </table>	Building A:	Offices= 200/275= 5.33 Hangar= 31/600= 0.051667	Total 21 Spaces		Building B:	Offices= 200/275= 5.33 Hangar= 34/400= 0.085 Total= 23 Spaces	Building C:	Offices= 200/275= 5.33 Hangar= 193/200= 0.965 Total= 71 Spaces
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Total:	115 Spaces								
ACCESSIBLE PARKING REQUIRED:	6 Spaces								
ACCESSIBLE PARKING PROVIDED:	6 Spaces								
OWNER:	Chamberlain Development								
SCOPE OF WORK:	Work in for new spec Hangar Buildings A, B & C. Includes all site work per Phase I and steel hangar. No other improvements at this time. Buildings A+B indicate the pre-engineered metal building components that are noted in Schedule of Items for 'E' sheets (Please review bid list)								



DRB 19-00362



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 (602) 230-9778 FAX (602) 265-9739

**NEW HANGAR 'A' & 'B' for
 GATEWAY EXECUTIVE AIRPARK - PHASE II
 5559 S. SOSSAMAN RD. MESA, ARIZONA
 SUN STATE BUILDERS**

Job no. 20131
 drawn L.B.
 approved RBW
 date 11/24/20

revisions
 1. REVISION: 4/23/25
 ADU/PARKING

SP-1