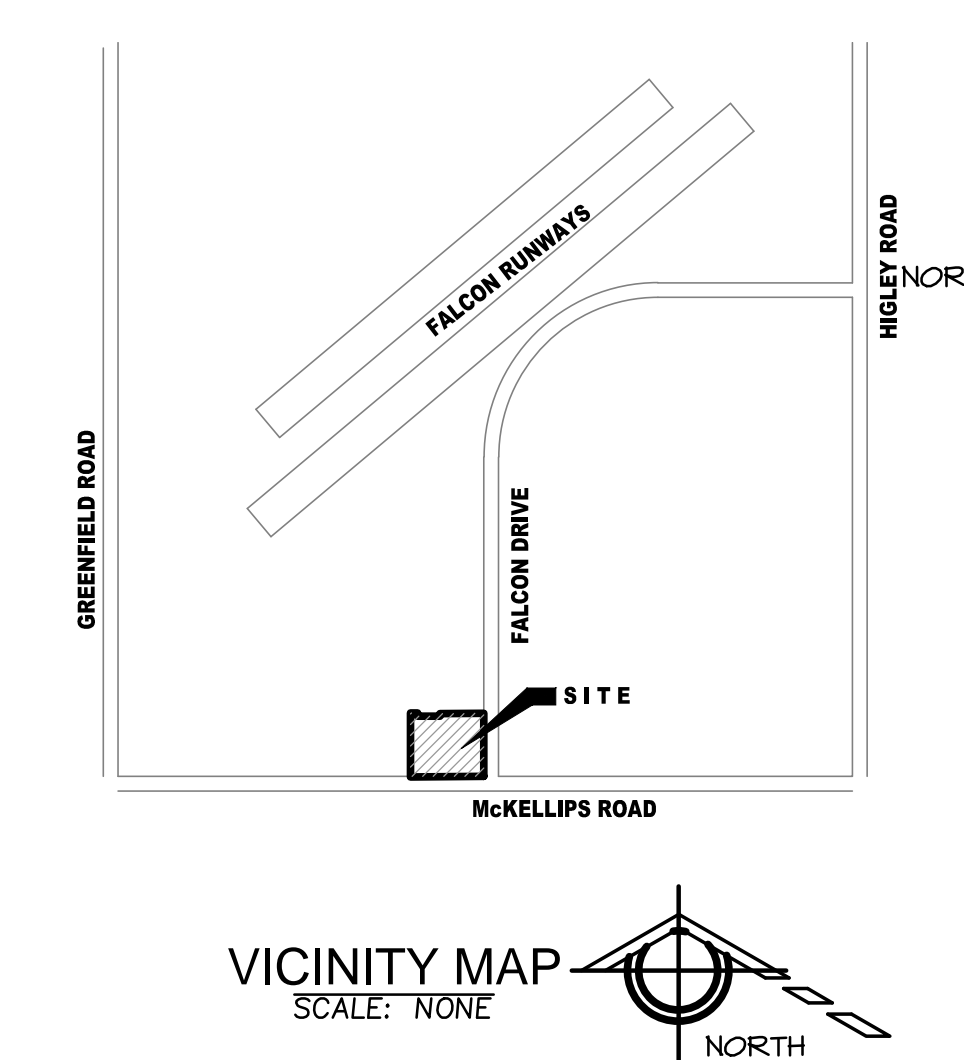


DESIGN PROFESSIONALS, L.L.C.
 F-480-894-1680
 F-480-894-2529
 4542 E. McKellips Rd., Ste. 101, Mesa, AZ 85215

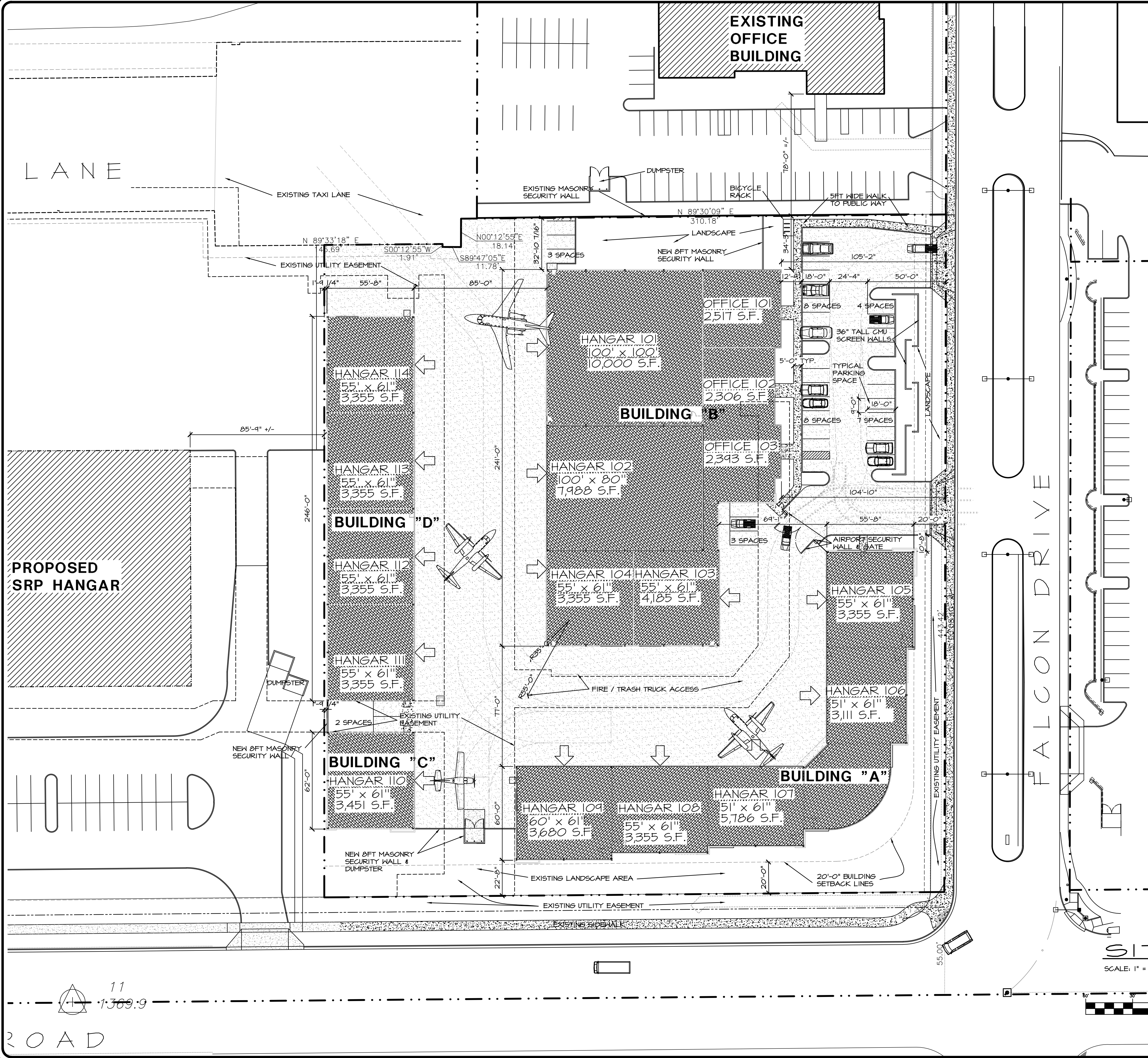
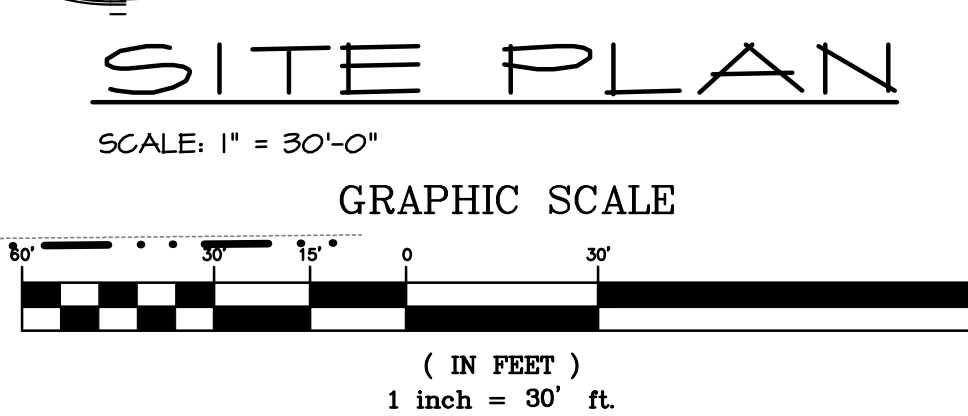
FALCON 12 AVIATION CENTER FOR:
 DKS PROPERTIES, LLC
 4800 EAST MCKELLIPS ROAD MESA, ARIZONA

SHEET AI
 SITE PLAN
 DATE 3-19-23 DWN. BY j.m.

PROJECT NO
 2324



| PROJECT INFO | |
|-----------------------------|--|
| OWNER | DKS PROPERTIES, LLC % JAY DONKERSLOOT 5791 WEST LINDA LANE CHANDLER, ARIZONA 85226 PHONE: 602-944-1680 FAX: 602-944-2524 |
| ARCHITECT | JOHN C. MANROSS/ARCHITECT DESIGN PROFESSIONALS, LLC 4542 EAST MCKELLIPS RD., STE. 101 MESA, ARIZONA 85215 PHONE: 480-894-1680 FAX: 480-894-2529 |
| SITE & BUILDING INFORMATION | |
| PROJECT DESCRIPTION: | NEW AERONAUTICAL HANGARS / OFFICES AT FALCON FIELD AIRPORT - PARCEL 12 |
| ZONING: | L1 - PAD |
| PARCEL NUMBER: | 141-36-001E |
| SITE ADDRESS: | 4652 EAST FALCON DRIVE MESA, AZ 85215 |
| LEGAL DESCRIPTION: | PARCEL 12 OF FALCON FIELD CONTAINS 3.42 AC. (110,755 S.F.) MORE OR LESS |
| ALLOWABLE HEIGHT & AREA: | 3 STORY / SPRINKLERS = 75,000 S.F. 2018 IBC-TABLE 506.2 |
| OCCUPANCY: | MIXED OCCUPANCY - S-1, B |
| CONSTRUCTION TYPE: | 2B - SPRINKLERED (SEPERATED) |
| BUILDING "A" AREAS: | S1 OCC. - 14,444 S.F. - HANGAR |
| BUILDING "B" AREAS: | S1 OCC. - 24,444 S.F. - HANGAR B OCC. - 7,216 S.F. - OFFICES |
| BUILDING "C" AREAS: | S1 OCC. - 3,451 S.F. - HANGAR |
| BUILDING "D" AREAS: | S1 OCC. - 13,644 S.F. - HANGAR |
| EXITS REQUIRED: | S1 - 1 EXIT ALLOWED PER 2018 IBC 1006.2.1 B - 1 EXIT ALLOWED PER 2018 IBC 1006.2.1 |
| EXITS PROVIDED: | 1 EXIT PROVIDED |
| EXIT TRAVEL DISTANCE: | MOST RESTRICTIVE EXIT TRAVEL DISTANCE 100' PER 2018 IBC 1006.2.1 |
| PROPOSED BUILDING HEIGHT: | 34'-0" |
| BUILDING SETBACKS: | EAST SIDE - 20'-0" WEST SIDE - 0'-0" NORTH SIDE - 0'-0" SOUTH SIDE - 20'-0" |
| PARKING: | 1 SPACE PER 375 S.F. OF OFFICE = 7,216 / 375 = 20 SPACES 2 SPACES PER AIRCRAFT HANGAR = 14 x 2 = 28 SPACES (2 PROVIDED INSIDE EACH HANGAR) 48 REQUIRED < 60 PROVIDED |
| GROSS SITE AREA: | 4.012 AC. (174,804 S.F.) MORE OR LESS |
| LOT COVERAGE: | 64,123 S.F. / 174,804 S.F. = 34.54 % |
| RAMP AREA: | 52,212 S.F. 1.174 ACRES |
| SIGNAGE: | SIGNAGE IS UNDER SEPARATE PERMIT/SUBMITTAL |



11
 1:369.9
 ROAD

