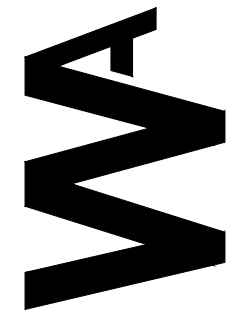


winton architects, inc.
1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014
(602) 230-9778 FAX (602) 265-9739

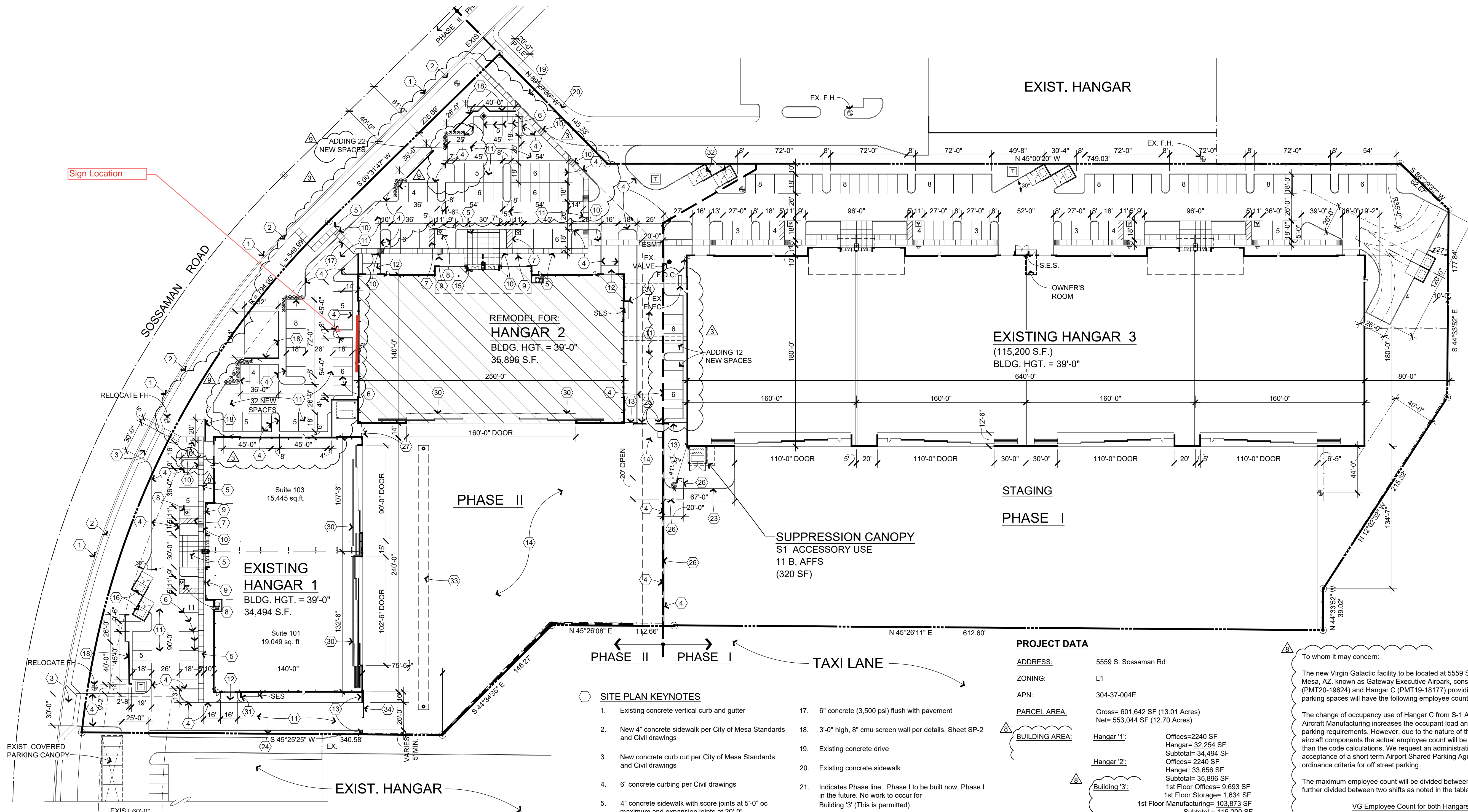


**NEW HANGAR 1, 2, and 3 for:
GATEWAY EXECUTIVE AIRPARK - PHASE II
5559 S. SOSSAMAN RD. MESA, ARIZONA
SUN STATE BUILDERS**

job no. 20131
drawn LB
approved RBW
date 1/5/23

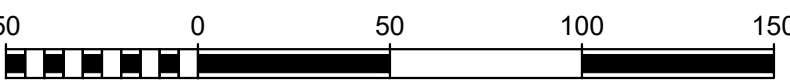
revisions
REVISION 4/25/22 ADDL PARKING
BLDG. 3 REVISION 6/14/23
CITY 8/2/23
CITY 10/10/23

SP-1



SITE PLAN

SCALE: 1" = 50'-0"



SCALE: 1" = 50'

SITE PLAN KEYNOTES

- Existing concrete vertical curb and gutter
- 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" oc maximum and expansion joints at 20'-0" maximum
- 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
- Accessible signage per detail, Sheet SP-2
- Ramp up maximum 1:12. Provide score joints per 2010 ADA Standards
- Asphalt pavement per civil drawings
- Concrete apron flush 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, 8" cmu screen wall per details, Sheet SP-2
- Existing concrete drive
- Existing concrete sidewalk
- Indicates Phase line. Phase I to be built now, Phase II in the future. No work to occur for Building '3' (This is permitted)
- Canopy at Foam Suppression System
- New fire hydrant
- Existing 8'-0" high wrought iron fencing
- Two sliding wrought iron gates, 1- 5'-0" wide and 1- 20'-0" wide. Provide Fire Dept Knox Box
- 8' high chain link fencing
- 8' high wrought iron fencing and pair 4'-0 x 8'-0" wrought iron gates. Provide latch and FD Knox Box
- 8' high, 8" cmu screen wall. CMU to be split faced with 2" solid cmu cap
- Foam tank and suppression canopy per detail, Sheet SP-2
- Trench drain per plumbing drawings
- 8' H, 8" center score screen wall
- Trash enclosure - See sheet SP-2
- Underground foam storage tank per civil drawings
- 26'-0"x 8'-0" sliding wrought iron gate. Provide FD Knox Box
- 3'-0" high screening shrubs per Landscape Drawings

PROJECT DATA

ADDRESS: 5559 S. Sossaman Rd
ZONING: L1
APN: 304-37-004E
PARCEL AREA: Gross= 601,642 SF (13.01 Acres)
Net= 553,044 SF (12.70 Acres)

BUILDING AREA:
Hangar '1': Offices=2240 SF
Hangar= 32,254 SF
Subtotal= 34,494 SF
Hangar '2': Offices= 2240 SF
Hangar= 33,656 SF
Subtotal= 35,896 SF
Building '3': 1st Floor Offices= 9,693 SF
1st Floor Storage= 1,634 SF
1st Floor Manufacturing= 103,873 SF
Subtotal= 115,200 SF
Mezzanine Offices= 13,834 SF
Total= 129,034 SF

LOT COVERAGE:
Note: 4 parcels to be combined into one lot)
186,987/553,044=33.8%

CONSTRUCTION TYPE: IIB, AFES

ALLOWABLE AREA: Both buildings less than 70,000 sf each > 35,724 sf and 34,332 sf

OCCUPANCY: F1 (Light assembly putting finish touches on millwork, etc. for Virgin Galactic space ships.

PARKING REQUIRED:
Building 2: Offices=2000/375=5.33
Hangar: 34,400/2000=17.20
Total=23 Spaces
Building 3: 1st Floor Offices=9,693/375= 25.85
1st Floor Storage=1,634/900= 1.82
1st Floor Manufacturing= 103,873/600= 173.12
Mezzanine Offices= 13,834/375= 36.89
Total= 238 Spaces
Total for Building 2 & 3= 261 Spaces

PARKING PROVIDED: (This Tenant Only)
Building 2: 89 Spaces
Building 3: 80 Spaces
Total= 169 Spaces (92 spaces short)

VG EMPLOYEE COUNT FOR BLDG. 2 & 3:
Hangar 3 Hangar 2 Total
1st Shift: 128 30 158
2nd Shift: 40 20 60

ACCESSIBLE PARKING REQUIRED: 6 Spaces (151-200 spaces) per Table 1106.1, 2018 I.B.C.

ACCESSIBLE PARKING PROVIDED: 6 Spaces

OWNER: Chamberlain Development

FIRE SPRINKLER: Yes, NFPA 13 (Deferred Submittal)

To whom it may concern:

The new Virgin Galactic facility to be located at 5559 S. Sossaman Road, Mesa, AZ, known as Gateway Executive Airpark, consisting of Hangar B (PMT20-19624) and Hangar C (PMT19-18177) providing 169 designated parking spaces will have the following employee count.

The change of occupancy use of Hangar C from S-1 Aircraft Hangar to F-1 Aircraft Manufacturing increases the occupant load and thereby affects the parking requirements. However, due to the nature of the re-assembly of large aircraft components the actual employee count will be substantially lower than the code calculations. We request an administrative review and acceptance of a short term Airport Shared Parking Agreement to meet the ordinance criteria for off street parking.

The maximum employee count will be divided between the two hangars and further divided between two shifts as noted in the table below:

VG Employee Count for both Hangars B & C

	Hangar C	Hangar B	Total
1st Shift	128	30	158
2nd Shift*	40	20	60

*Note: Second shift employees will be on staggered schedule to offset peak traffic flow in and out of the site parking.

SCOPE OF WORK:

Changing the occupancy of Hangar 3 to F-1 and a little of S-1. It will no longer be a Hangar, but a Warehouse for light assembly (putting the finish touches of millwork, etc. for the Virgin Galactic space ships).

This site is 92 parking spaces short of the required off-street parking spaces. Virgin Galactic has a short term Airport Shared Parking Agreement recorded between Virgin Galactic and Phoenix - Mesa Gateway Airport Authority. We are requesting an administrative review and filing for a Special Use Permit to reclassify Building 'C' to an F-1 occupancy.

DRB 19-00362
HANGAR 2: PMT20-19624
HANGAR 3: PMT20-18177

