

PROJECT DESCRIPTION / NARRATIVE

September 10, 2019

**City of Mesa
Planning & Zoning**

RE: Rosengren Aviation Aircraft Storage Hangar and Offices

The proposed project will be a private Hangar & Office for Rosengren Aviation.

Comprised of the following:

Proposed building will be 8,395 s.f. of Hangar area, 1,642 s.f. of lobby, office and restroom areas.

The site is located at Lot 61 of Falcon Field Airport.

SUBJECT PROPERTY ZONING:

The current zoning at this property is L1-PAD

ADJACENT PROPERTY ZONING:

All adjacent properties are part of the L1-PAD

SITE PLAN for ROSENGREN AVIATION 2617 NORTH THUNDERBIRD CIRCLE FALCON FIELD IN MESA, AZ



FALCON FIELD AIRPORT

VICINITY MAP

SCALE: NONE

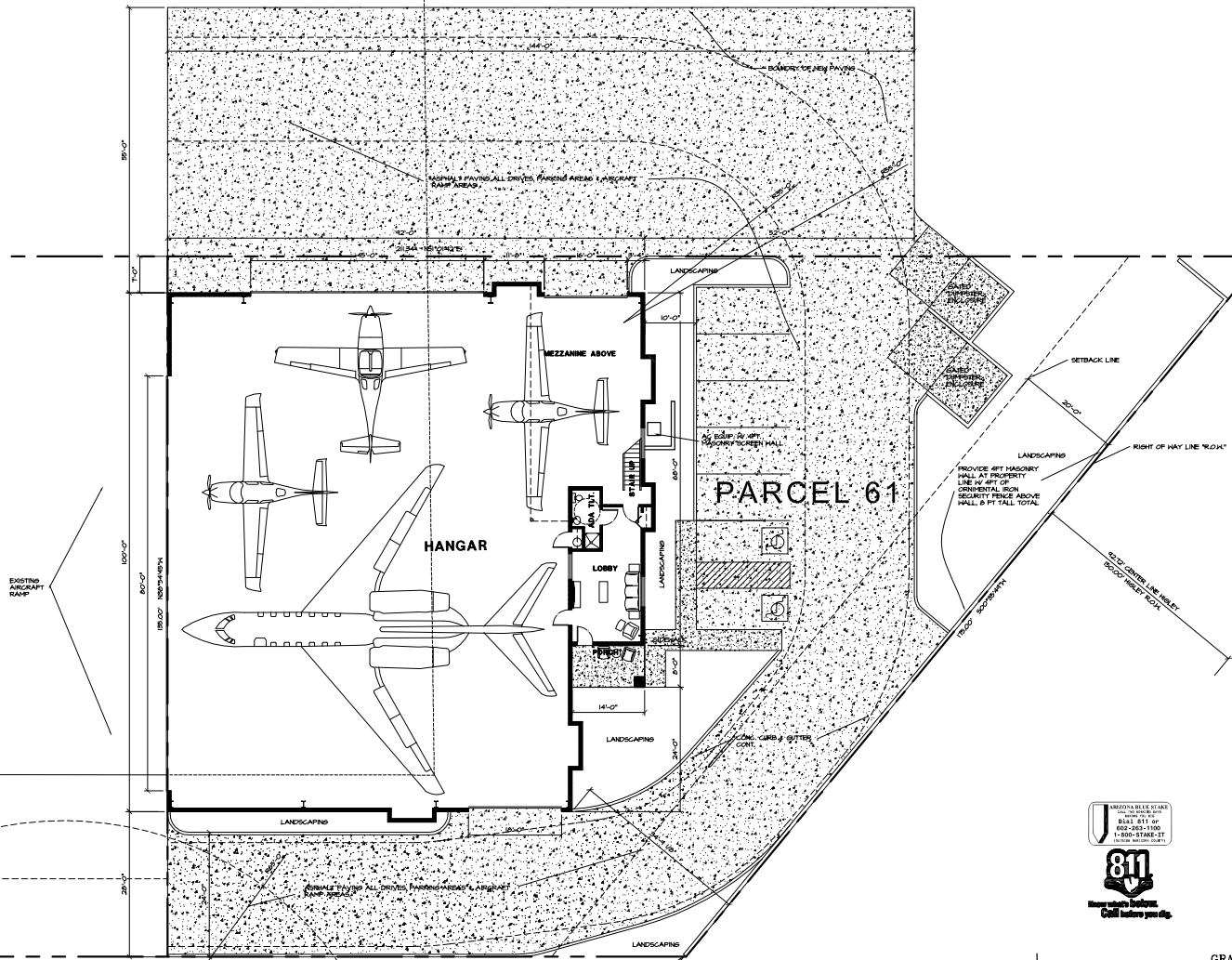


T-480-894-1980 F-480-894-2629
DESIGN PROFESSIONALS, L.L.C.
 4542 E. MCKELLIPS RD., STE. 101, MESA, AZ 85215

ROSENGREN AVIATION HANGAR
 2617 NORTH THUNDERBIRD CIRCLE
 @ FALCON FIELD, MESA, ARIZONA 85215

SHEET A1
 SITE PLAN
 DATE 10-28-14 DWN. BY jim

PROJECT NO
 1815



PROJECT INFO

OWNER
 ROSENGREN AVIATION
 364 SOUTH SMITH
 TEMPE, AZ 85281
 CONTACT: TM ROSENGREN
 PHONE: 480-726-6991

ARCHITECT
 JOHN C. HANCOCK ARCHITECT
 DESIGN PROFESSIONALS, L.L.C.
 4542 EAST MCKELLIPS RD., STE. 101
 MESA, ARIZONA 85205
 PHONE: 480-894-1980
 FAX: 480-894-2629

SITE & BUILDING INFORMATION

PROJECT DESCRIPTION NEW PRIVATE AIRCRAFT HANGAR CONSTRUCTION

ZONING LI - PAD

PARCEL NUMBER 141-96-001 E

TO BE DETERMINED

SITE ADDRESS LOT 61 OF FALCON FIELD AIRPORT, MESA MARICOPA COUNTY, AZ.

LEGAL DESCRIPTION ALLOWABLE HEIGHT & AREA
 2038 S.F. / 1ST FLOOR + 101 S.F. / 2ND FLOOR + 10081 + 21000 ALLOWED

OCCUPANCY MIXED OCCUPANCY - S-I-B

CONSTRUCTION TYPE VB - SPRINKLERED (DEFERRED SUBMITTAL)

BUILDING S.F. 10,281 S.F.

FLOOR S.F. 46 S.F.

BUILDING AREA:
 31,000 S.F. - 8295 S.F. - HANGAR (8712 S.F. RAMP SPACE
 8,000 S.F. - 8442 S.F. - OFFICES RESTROOMS

OCCUPANT LOAD: 8095 S.F. - HANGAR / 300 + 348 OCC.
 8042 S.F. - OFFICES & RESTROOMS / 30 = 102 OCC.
 TOTAL OCCUPANT LOAD = 2111

REQUIRED EXITS: 1 EXIT ALLOWED PER TABLE 1006.3.3

EXIT TRAVEL DISTANCE MOST RESTRICTIVE EXIT TRAVEL DISTANCE 100' PER 1006.2

PROPOSED BUILDING HEIGHT: 26'-0"

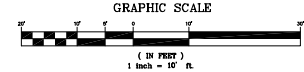
BUILDING SETBACKS:
 EAST SIDE (STREET) - 84'-4"
 WEST SIDE - 27'-0"
 NORTH SIDE - 7'-0"
 SOUTH SIDE - 26'-0"

PARKING: 1 SPACE PER 875 S.F. OF OFFICE - 1043 / 375 = 4.4 SPACES
 2 SPACES PER AIRCRAFT HANGAR - 2 SPACES
 PARKING REQUIRED - 5.4 (4.2 SPACES INCLUDING ADA)
 TOTAL PARKING PROVIDED - 7 SPACES INCLUDING 2 ADA

GROSS SITE AREA: 21,001 S.F. OR 482 ACRES

LOT COVERAGE: 8956 S.F. / 21,001 S.F. = 42.55 %

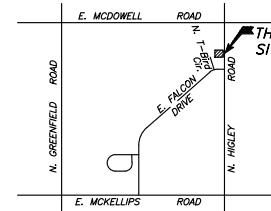
SIGNAGE: SIGNAGE IS UNDER SEPARATE PERMIT/SUBMITTAL



SITE PLAN
 SCALE: 1" = 10'-0"

N. McDowell Rd.

NE Corner of Sec. 3, T.1N., R.6E.
Found Brass Cap in Handhole.



Vicinity Map

Owner

ROSENREN AVIATION
364 SOUTH SMITH
TEMPE, AZ 85281
CONTACT: TIM ROSENREN
PHONE: (480) 729-6537

Consultant Contacts

ARCHITECT
DESIGN PROFESSIONALS, LLC
4542 EAST MCKELLIPS ROAD, SUITE 101
MESA, ARIZONA 85215
PHONE: (480) 894-1680
FAX: (480) 894-2529

CIVIL ENGINEER
STANDAGE & ASSOCIATES
409 S. EL DORADO RD.
MESA, AZ 85202
PHONE: (480) 892-8090
FAX: (480) 892-8545
CONTACT: BILL STANDAGE
EMAIL: bill@standageeng.com

Site Data:

Lease Tract
Net Area: 0.482 Acres (21,001 S.F.)

APN NO: 141-36-001E

Benchmark

CITY OF MESA BENCHMARK
BRASS TAG ON THE TOP OF CURB LOCATED AT THE NORTHWEST
CORNER OF THE INTERSECTION OF GREENFIELD ROAD &
MCKELLIPS ROAD
ELEVATION = 1356.70 (NAVD 88 DATUM)

SITE BM:
BRASS CAP FLUSH AT THE INTERSECTION OF E. FIGHTER ACES
DRIVE & E. FALCON DRIVE
ELEVATION=1376.18 (NAVD 88 DATUM)

Serving Utilities

WATER CITY OF MESA
SEWER CITY OF MESA
FIRE CITY OF MESA
GAS CITY OF MESA
ELECTRIC S.R.P.
TELEPHONE CENTURY LINK
CABLE COX COMMUNICATIONS
REFUSE CITY OF MESA

FEMA Flood Zone:

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS DESIGNATED IN FEMA
FLOOD MAP# 0401322380L, DATED OCTOBER 16, 2013. ZONE "X" IS
DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS 1.0%
ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT
OR WITH AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY
LEVEES FROM 1.0% FLOOD CHANCE."

**Legal Description - Lot 61
Falcon Field - City of Mesa**

A portion of the Northeast quarter of Section 3, Township 1 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Northeast corner of said Section 3, said point being a found Brass Cap in Handhole, from which East quarter corner of said Section 3 bears South 00 degrees 35 minutes 29 seconds West, for a distance of 2692.46 feet, said point being a found Brass Cap in Handhole;

Thence South 00 degrees 35 minutes 29 seconds West, along the East line of said Section 3 for a distance of 887.19 feet;

Thence departing said East line North 89 degrees 24 minutes 31 seconds West, for a distance of 92.72 feet, to a point on the City of Mesa Lease line, said point being the POINT OF BEGINNING;

Thence South 00 degrees 35 minutes 49 seconds West, for a distance of 175.00 feet;

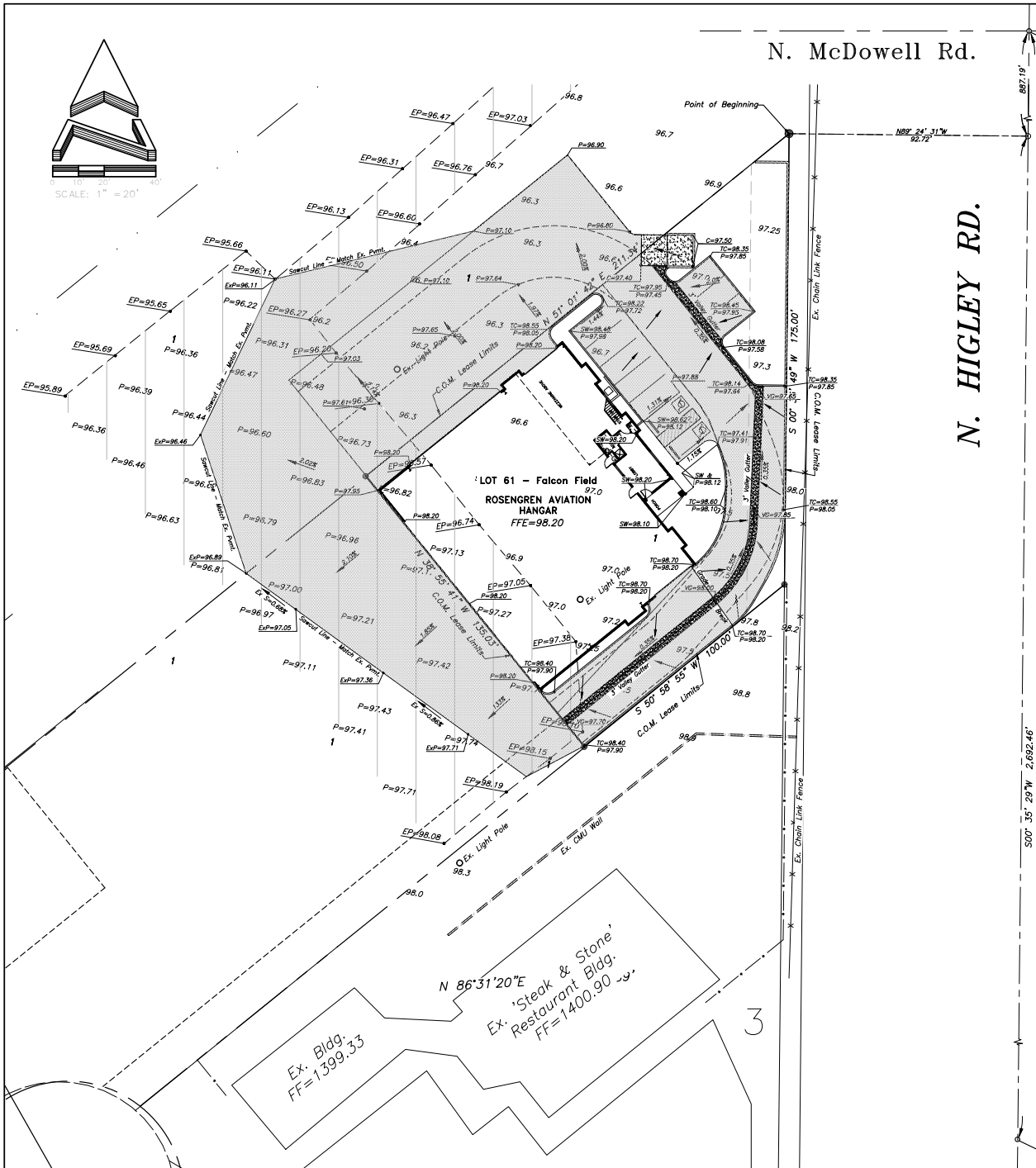
Thence South 50 degrees 58 minutes 55 seconds East, for a distance of 100.00 feet;

Thence North 38 degrees 54 minutes 45 seconds West, for a distance of 135.00 feet;

Thence North 51 degrees 01 minutes 42 seconds East, for a distance of 211.34 feet, to the POINT OF BEGINNING.

Parcel contains 0.482 Ac. (21,001 S.F.) more or less

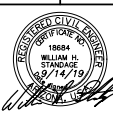
E1/4 Corner of Sec. 3, T.1N., R.6E.
Found Brass Cap in Handhole.



N. HIGLEY RD.

REVISIONS:

**Preliminary Grading,
Drainage & Paving Plan**
Rosenren Aviation Hangar
Lot 61, Falcon Field Airport, Thunderbird Circle, Mesa, AZ 85215



Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090



SHEET: 1 OF: 1
PROJECT: 171120
SCALE: 1" = 20'
PREPARED: WHS/JG



Steak and Stone
Steakhouse & BBQ

Google

N Higley Rd
N Higley Rd
N Higley Rd

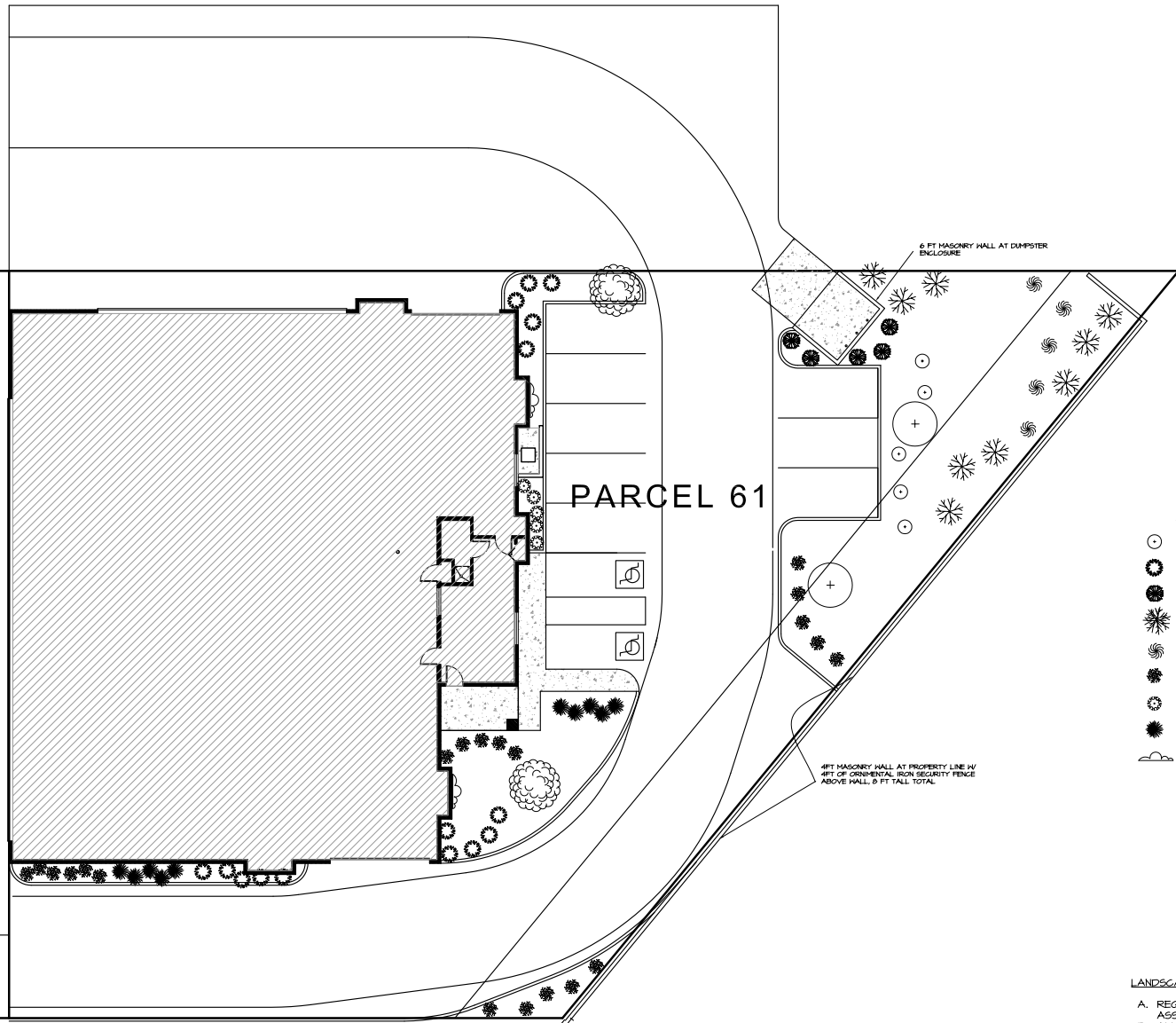


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ROSENGREN AVIATION HANGAR
 LOT 61 FALCON FIELD AIRPORT
 THUNDERBIRD CIRCLE MESA, ARIZONA 85215

SHEET LI
 LANDSCAPE PLAN
 DATE 01-25-19 DWN. BY j_m

PROJECT NO
 1815



LANDSCAPE CALCULATIONS

ON-SITE LANDSCAPING AREA: 3512 SQUARE FEET
 OFF-SITE LANDSCAPING AREA: 0 SQUARE FEET
 TOTAL LANDSCAPE AREA: 3512 SQUARE FEET

TREE PALETTE

- DESERT MUSEUM PALO PARKINSONIA FLORIDA
- SWEET KATIE DESERT WILLOW CHILOPSIS LINEARIS
- OCOTILLO FEUGUIERIA SPLENDENS

PLANT PALETTE

- 5 - BAJA FAIRY DUSTER CALLIANDRA CALIFORNICA
- 15 - BAJA RUELLA, RUELLIA PENINSULARIS
- 5 - RED HESPERALOE HESPERALOE PARVILORA
- 4 - RED BIRD OF PARADISE CAESALPINIA FULGHERIMA
- 5 - BRITTLE BUSH ECHELIA FARINOSA
- 20 - REGAL MIST MUELENBERGIA CAPILLARIS
- 5 - CORAL FOUNTAIN RUSSELLIA EQUISETIFORMIS
- 10 - SPARKY TECOMA TECOMA X "SPARKY"
- 2 - BAUER VINE PANDOREA JASMINOIDES

ALL LANDSCAPE & PLANTER AREAS SHALL BE COVERED WITH 3" MIN. 1/4" SCREENED MADISON GOLD DECOMPOSED GRANITE.

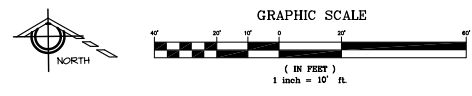
SHRUBS SHALL BE 5 GAL. SIZE EACH. LOCATIONS TO BE PER APPROVED PLANS

ALL GROUND COVER SHALL BE 1 GAL. CONTAINERS AT 3'-0" O.C. TYP.

LANDSCAPE NOTES:

- A. REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION.
- B. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- C. A NATURAL LANDSCAPE MAINTENANCE PROGRAM SHALL BE IMPLEMENTED AND SHALL BE MAINTAINED WITH THE BEST MANAGEMENT PRACTICES OF THE LANDSCAPING INDUSTRY.
- D. ALL TREES AND SHRUBS LOCATED WITHIN THE LINE-OF-SIGHT SHALL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7' AND SHOWN LINE OF SIGHT ON LANDSCAPE PLAN.
- E. REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT A PART OF THE LANDSCAPE DESIGN.

LANDSCAPE PLAN
 SCALE: 1" = 10'-0"



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D-Series Wall Size 1

D-Series Wall Pack LED Outdoor Size 1

<http://www.acuitybrandslighting.com/Library//II/images/photogallery/DSXW>

Intended Use

The energy savings, long life and easy-to-install design of the D-Series Wall products make them the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

Construction

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants.

Finish

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

Optics

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000K (80 min. CRI), 4000K (70 min. CRI) or 5000K (65 min. CRI) configurations.

Electrical

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (up to L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours. Surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

Installation

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

Listings

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

Warranty: Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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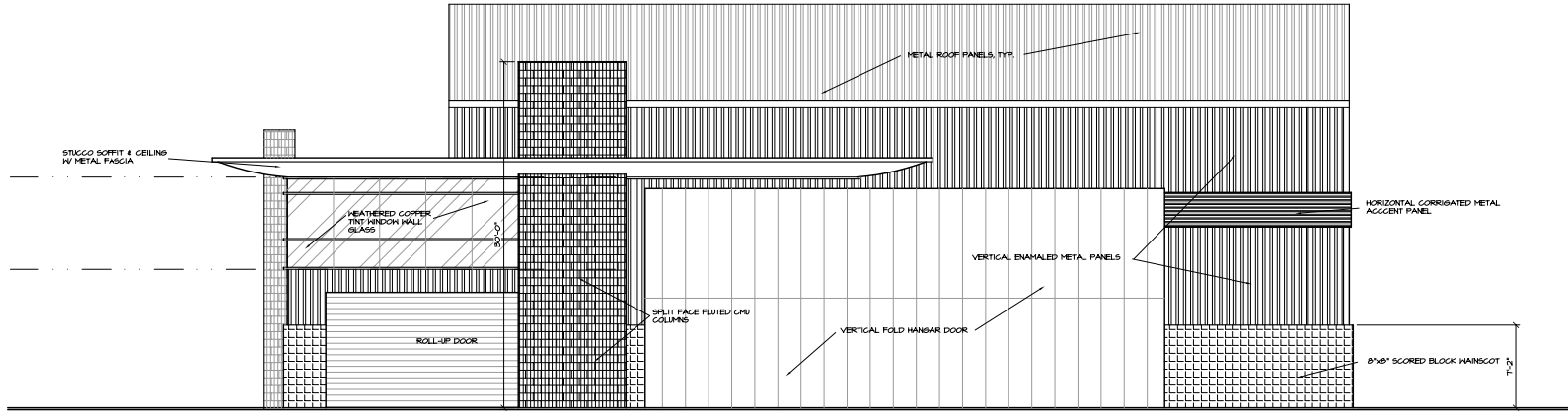
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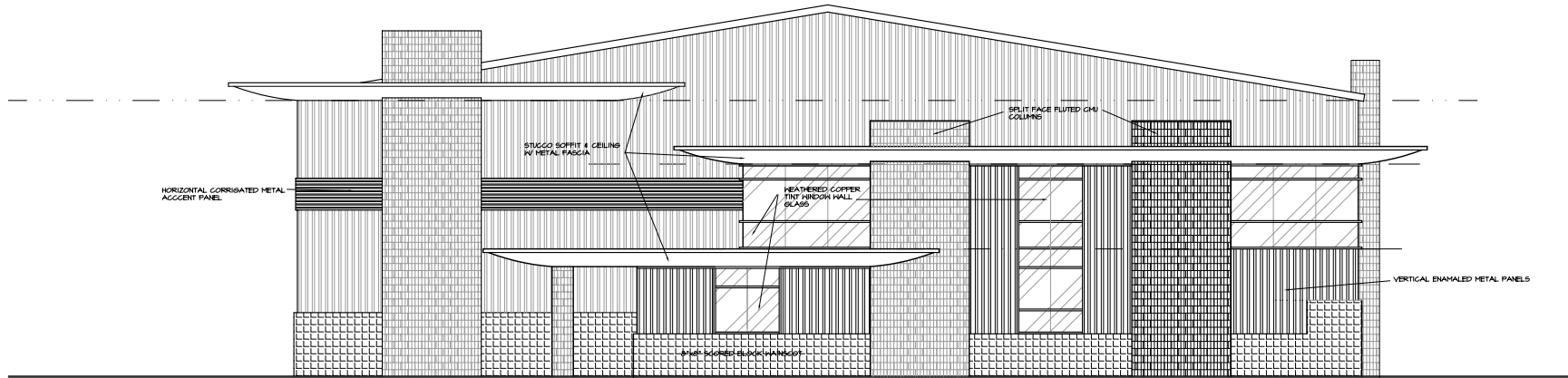




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NORTH ELEVATION



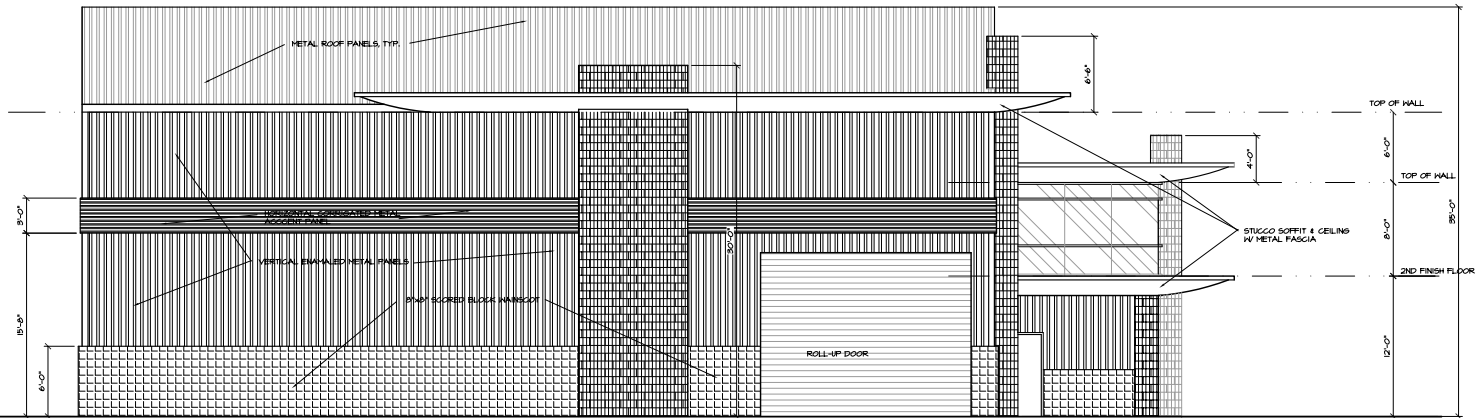
EAST ELEVATION

SCALE: 3/16" = 1'-0"

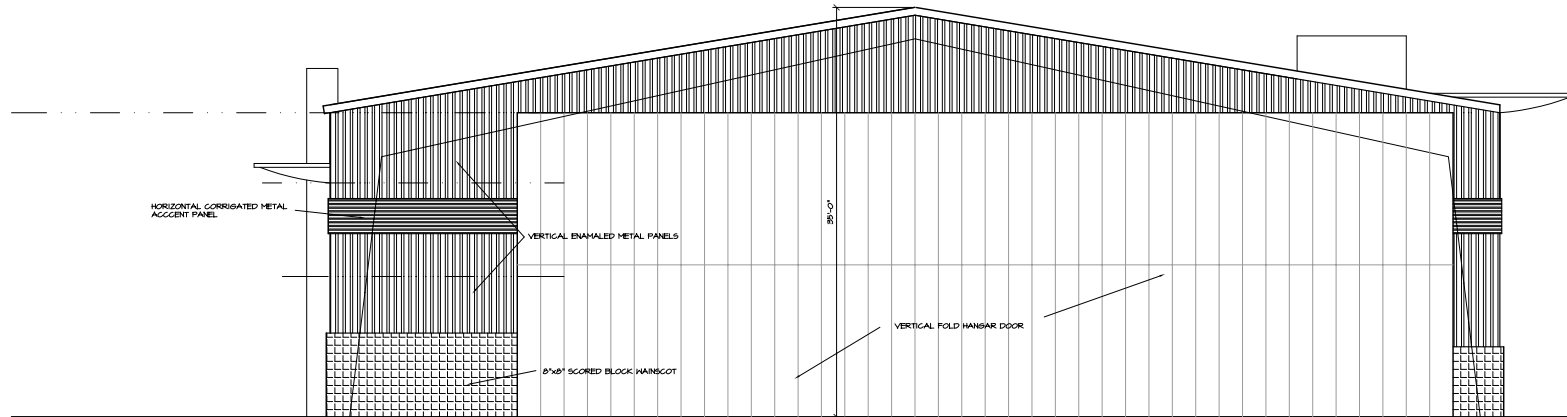
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 LOT 61 FALCON FIELD AIRPORT
 THUNDERBIRD CIRCLE, MESA, ARIZONA 85215

SHEET A-4
 EXTERIOR ELEVATIONS
 DATE 8-24-14 DWN. BY j.m.

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SOUTH ELEVATION



WEST ELEVATION

SCALE: 3/16" = 1'-0"



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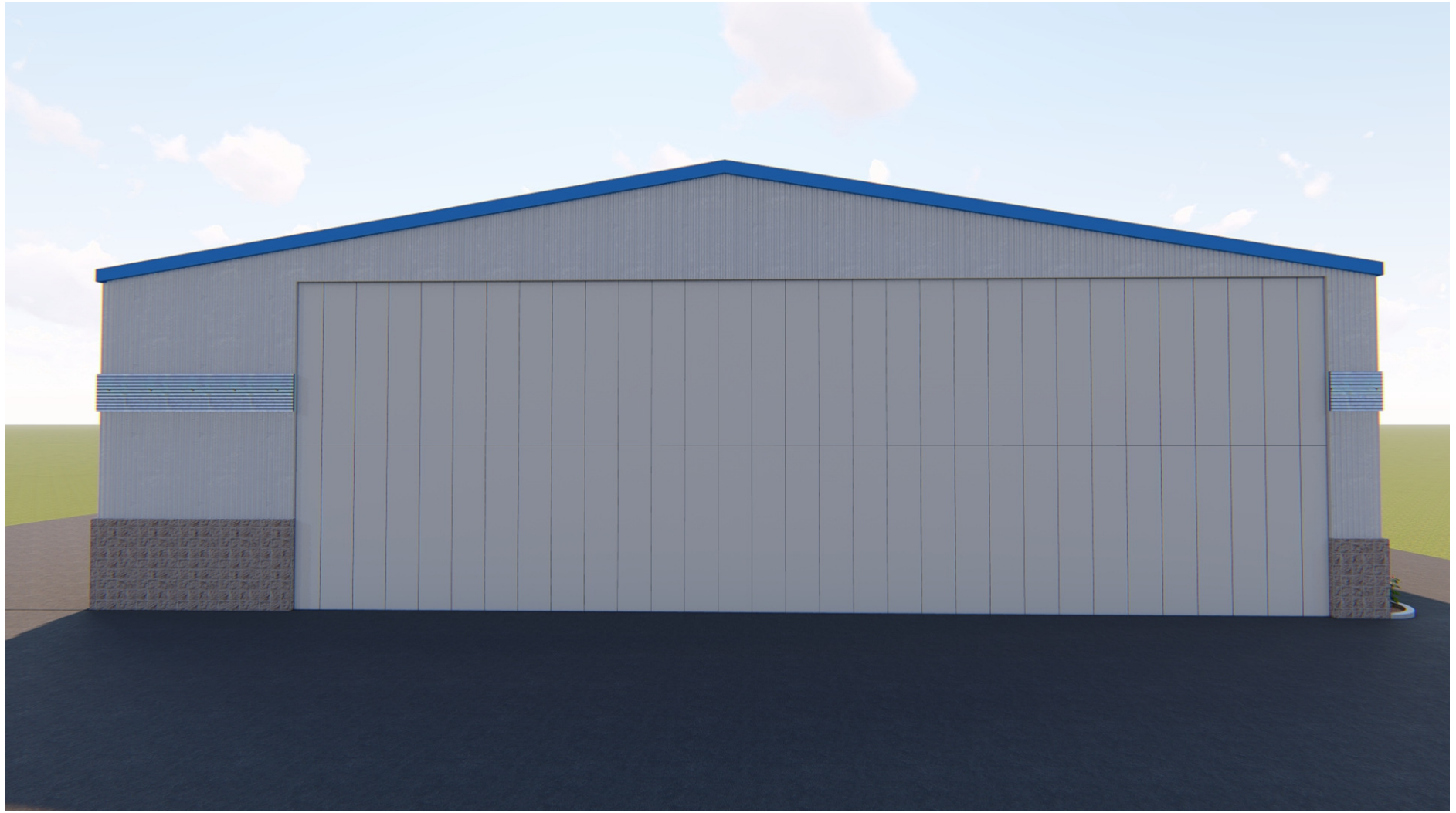
SHEET A5
 EXTERIOR ELEVATIONS
 DATE 8-24-14 DWN. BY j.m.

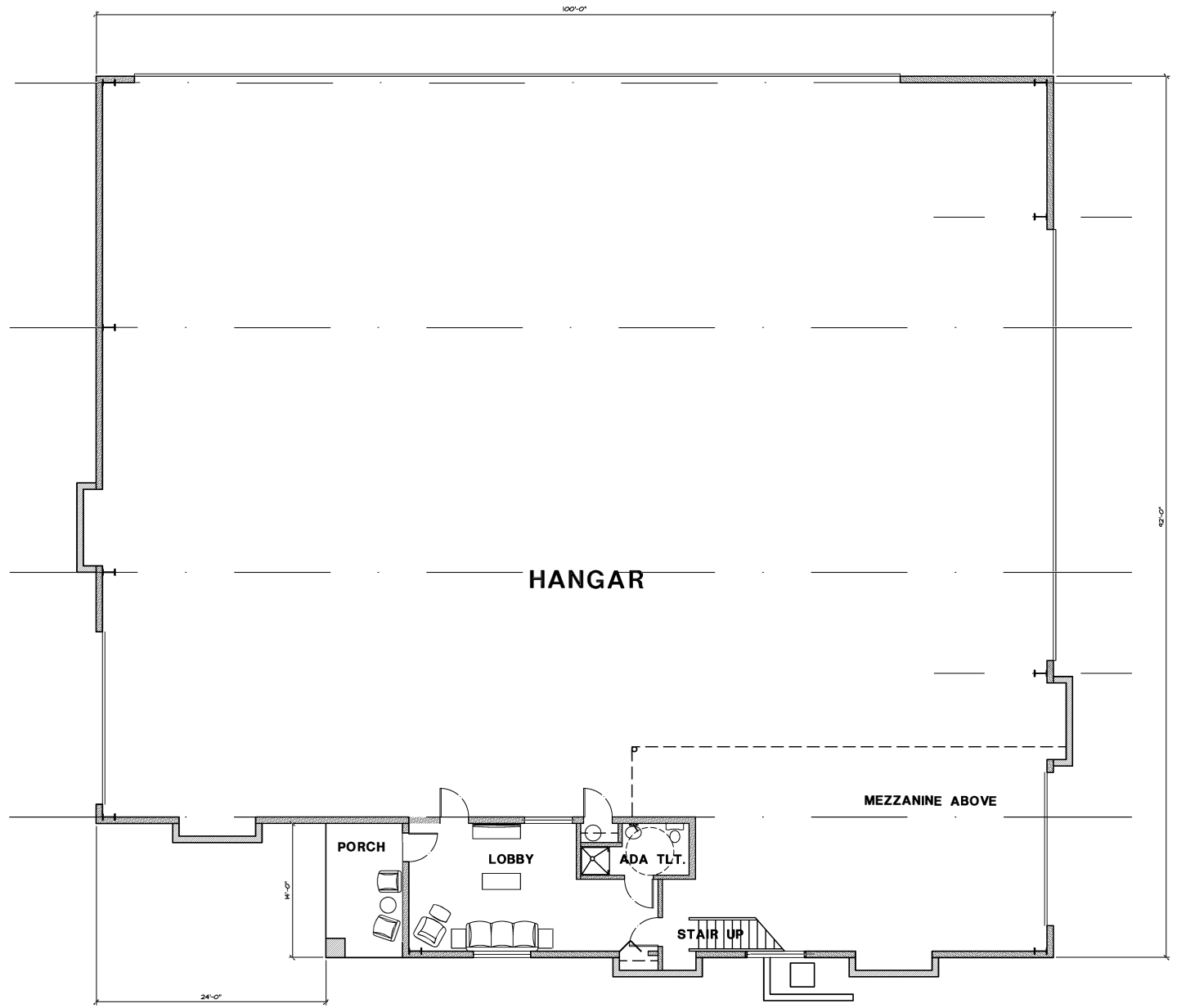
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1ST FLOOR PLAN

SCALE: 3/16" = 1'-0" HANGAR 8414 SQUARE FEET
OFFICE 421 SQUARE FEET



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ROSENGREN AVIATION HANGAR
 LOT 61 FALCON FIELD AIRPORT
 THUNDERBIRD CIRCLE, MESA, ARIZONA 85215

SHEET A2
 1st FLOOR PLAN
 DATE 8-21-15 DWN BY jn

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ROSENGREN AVIATION HANGAR
 LOT 61 FALCON FIELD AIRPORT
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SHEET A3
 2nd FLOOR PLAN
 DATE 8-28-19 DWN. BY jfm

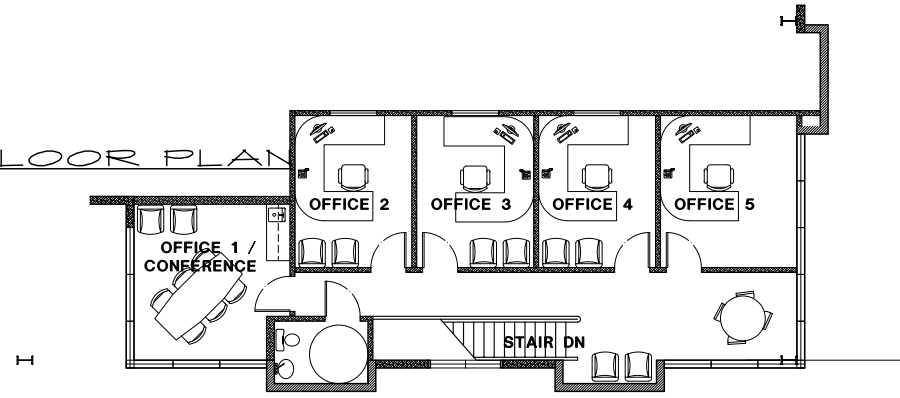
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2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN

SCALE: 1/8" = 1'-0" OFFICE 1210 SQUARE FEET



SPLIT FACE CMU (1)
 DUNN EDWARDS-DEC719
 CORAL CLAY

FLUTED CMU (2)
 FLUTED BLOCK
 DUNN EDWARDS-DEC713
 ROMAN BRICK

METAL PANELS (3)
 WALL "R" PANEL PATTERN
 RIGID GLOBAL BUILDINGS
 LIGHT STONE

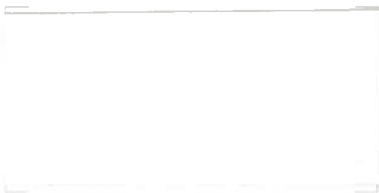
METAL PANELS (4)
 CORRUGATED PATTERN
 RIGID GLOBAL BUILDINGS
 ROMAN BLUE



STUCCO SOFFIT (5)
 DUNN EDWARDS-DEW338
 WHITE HEAT

METAL FASCIA & TRIM (6)
 RIGID GLOBAL BUILDINGS
 HAWAIIAN BLUE

GLASS (7)
 EFCO PLATE GLASS
 WEATHERED COPPER



RESENGREN AVIATION
 FALCON FIELD AIRPORT
 THUNDERBIRD CIRCLE MESA, AZ.

JOB #
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SHEET #
 COLOR BD.

DWN. BY
 jm

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