



IRGENS ASCEND MASTER SITE PLAN PDP SUBMITTAL
Lots #1 and #5; FLOOR & DECOR DEVELOPMENT



CHANDLER ARIZONA
JANUARY 19TH, 2024

CHANDLER PROJECT #: PLH23-0055

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Introduction

Irgens, a nationally renowned developer, is pleased to submit this Planned Area Development (“PAD”) and Preliminary Development Plan (“PDP”) amendment for Ascend (the “Project”), a mixed use development in the Chandler Airpark area. The Project is located at the northwest corner of Cooper and Germann. This proposal is to allow for the development of a showroom type building and a flex/light industrial building.

Development Requests

- Amend the approved PAD to allow for showroom uses west of Cooper Rd.
- Amend the approved PDP to allow for the development of the site in accordance with the attached site plan(s).

Background

Ascend is a 21 acre mixed use development at the northwest corner of Cooper and Germann, within the Chandler Airport Center (CAC). The CAC PAD, approved in 1999, provides for a mixed use Business Park, including Freeway Commercial, Retail, Restaurants (including drive thru) Hotel, Showroom, Office and Light industrial. Amendments have also added Mid-rise Overlay and Assembly uses. The original PDP for the Project was approved in June 2014.

In 2016, Irgens completed their first Flex Building that is still a vibrant part of the Park. This development request seeks to augment that initial development with Light Industrial and Showroom space.

Existing Site Conditions and Relationship to Surrounding Properties

The Project is currently a mix of raw desert and irrigated farmland. As mentioned above, the Project is a part of the CAC, a mixed use development. The properties to the west, east and north are also a part of the CAC. Immediately to the north of the Project is the under construction Andretti Racing facility, immediately to the west is Irgens Building C and several light industrial buildings, immediately to the east is a limited service hotel and raw land and to the south are several light industrial properties.

Conformance with General Plan and Area Plan

The proposed PAD and PDP are in conformance with the 2016 General Plan and the Chandler Airpark Area Plan as approved in 1998 and amended in 2021.

Planned Area Development

The Current PAD for the CAC allows for all of the uses proposed in this submittal in their proposed locations with one minor exception. Under the commercial midrise section of the PDP, there is a paragraph that specifically calls out showroom uses and specifically discusses the exact type of use Irgens is proposing. However, this paragraph limits the showroom use to certain areas of the CAC. The current paragraph reads:

Showroom uses are proposed along the north side of Germann, east of Cooper, to provide the region with bulk related uses, such as tile, flooring, paint or furniture. These uses will support both the residential base as well as the business uses around the airport. Showroom developments shall not dominate the Germann frontage and shall be limited to a maximum of 50% of the Germann frontage between Cooper and the east boundary of the Project.

Irgens requests an amendment to the language that would be as follows:

Showroom uses are proposed ~~along the north side of Germann, east of Cooper,~~ to provide the region with bulk related uses, such as tile, flooring, paint or furniture. These uses will support both the residential base as well as the business uses around the airport. ~~Showroom developments shall not dominate the Germann frontage and shall be limited to a maximum of 50% of the Germann frontage between Cooper and the east boundary of the Project.~~

If approved, the language would read in final form as:

Showroom uses are proposed to provide the region with bulk related uses, such as tile, flooring, paint or furniture. These uses will support both the residential base as well as the business uses around the airport.

The original PAD concept is correct that this is a great location to provide the region with bulk related uses. However, the area specifically called out in the PAD for those uses has subsequently been developed and those uses are not located there. The PDP that is proposed with this application requests a building that will be used for tile and flooring as was contemplated 24 years ago. The minor change to the PAD will allow for the original intent of the PAD to be realized.



Preliminary Development Plan

Introduction

The original PDP for this project was approved in June 2014. The PDP established the development standards and design guidelines for the Project. The amended PDP will update those developments standards and design guidelines in accordance with the attached exhibits. The amended PDP will allow for the showroom building and a light industrial building.

Site Plan

The amended site plan is designed in a way to maximize the remaining land to its highest and best use. Building A is a showroom building of 75,779 sq ft, 35'-2" feet in height and depicted on the plan with 141 parking spaces dedicated to it. Building D is a one story 108,718 sq ft flex building, 47 feet in height with 217 parking spaces.

Phasing the development will begin with Site A (Lot #1) and Site D (Lot#5). The Freeway Commercial (Lots #2, #3 and #4) will be part of a separate PDP process.

Development Standards

All development standards in the underlying zoning district of the CAC shall apply to this Project, except as provided herein. In the event of a conflict between the PAD/PDP and the zoning code, the PAD/PDP shall prevail.

Proposed Height

Building A will be 35'-2" feet to the top of parapet at its highest point. Building D will be 47 feet to the top of parapet at its highest point.

Narrative continues on page 4.

Setbacks

The following building and parking setbacks will be in effect for this Project:

	<u>Cooper & Germann</u>	<u>Interior Collector St.</u>	<u>Property Line Non-Street *2</u>	<u>Freeway</u>
Building Front	50'	30'	N/A	50'
Building Side	50'	30'	20'	50'
Building Rear	50'	30'	20'	50'
Parking	50'-*1 20'-*1	30'-*1	10'	10'
Parking Screen Wall	50'-*1,2 20'-*1,2	30'-*1	0'	0'

*1. Parking along streets shall be setback a minimum of 20 feet, except at street intersections, the setback shall be 50 or 30 feet for distances set forth in the City Ordinance.

*2. Parking shall be a minimum of 3' from parking lot curb to screen wall.

Parking

As described above and on the enclosed site plan, the Project will conform to the standards set out in the Chandler Parking Ordinance in effect as of November 1, 2012 and the standards set out in this PAD/PDP. In the event of a conflicts between the two, the PAD/PDP will prevail.

Site Plan Parking:

Building A.....155 stalls (2/1000)
Building D.....217 stalls (2/1000)

Architectural Character and Style

The Designs for each use provide ties to the initial development thru colors, forms or massing similarities. It is the intent of this request to maintain aesthetic continuity to embrace the Ascend Master Development as a cohesive visual continuity while respecting individual development identities.

Colors and Materials

As depicted on the attached material boards with this submittal, the intent is to ensure the Project looks cohesive to the buildings within the boundaries of the Project as well as the entirety of the CAC.



Vehicular and Pedestrian Circulation

There are three entrances to the Project with a full motion entrance off of Germann on the eastern edge of Building D, and RIRO off of Germann at the western edge of Building D and a full motion off of Northrup. Traffic will be facilitated by an internal spline private drive that will service all developments internally and give access to Northrop Road's signal intersection at Cooper Road, making traffic flow control a positive for the City's roadways as well as for this Development. The site is designed with ADA compliant interior pathways that allow pedestrians to access Buildings A & D from the street right of way. Attached with this submittal is a parking and trip generation study for Building A.

Landscaping

Landscaping will augment the CAC perimeter landscape palette as well as continue the Ascend Building C lush desert landscaping. All parcels will be required to maintain this theme as they develop.

Lighting

Lighting will be provided in accordance with the Ordinances of the City of Chandler and will be done in a manner to enhance the safety, convenience, and aesthetics of the Project.

Signage

Signage will be based on the original CAC Sign Package and shall be submitted per individual development for approval.

Engineering/Utilities

Included in this submittal is a preliminary grading and drainage plan that shows how the Project will meet the code requirements. The Project will be served by Salt River Project for electric and the City of Chandler for water and sewer. Offsites will consist of required improvements such as a median break in Germann, Driveways and updating ADA sidewalk ramps as required. As most offsite infrastructure is existing, only minor improvements processing is seen to be required.

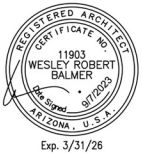
Summary

Irgens is proud to submit this project to the City. This Project has been in the Irgens portfolio for several years and they are excited about the next phase of this property.

AERIAL
MAP:



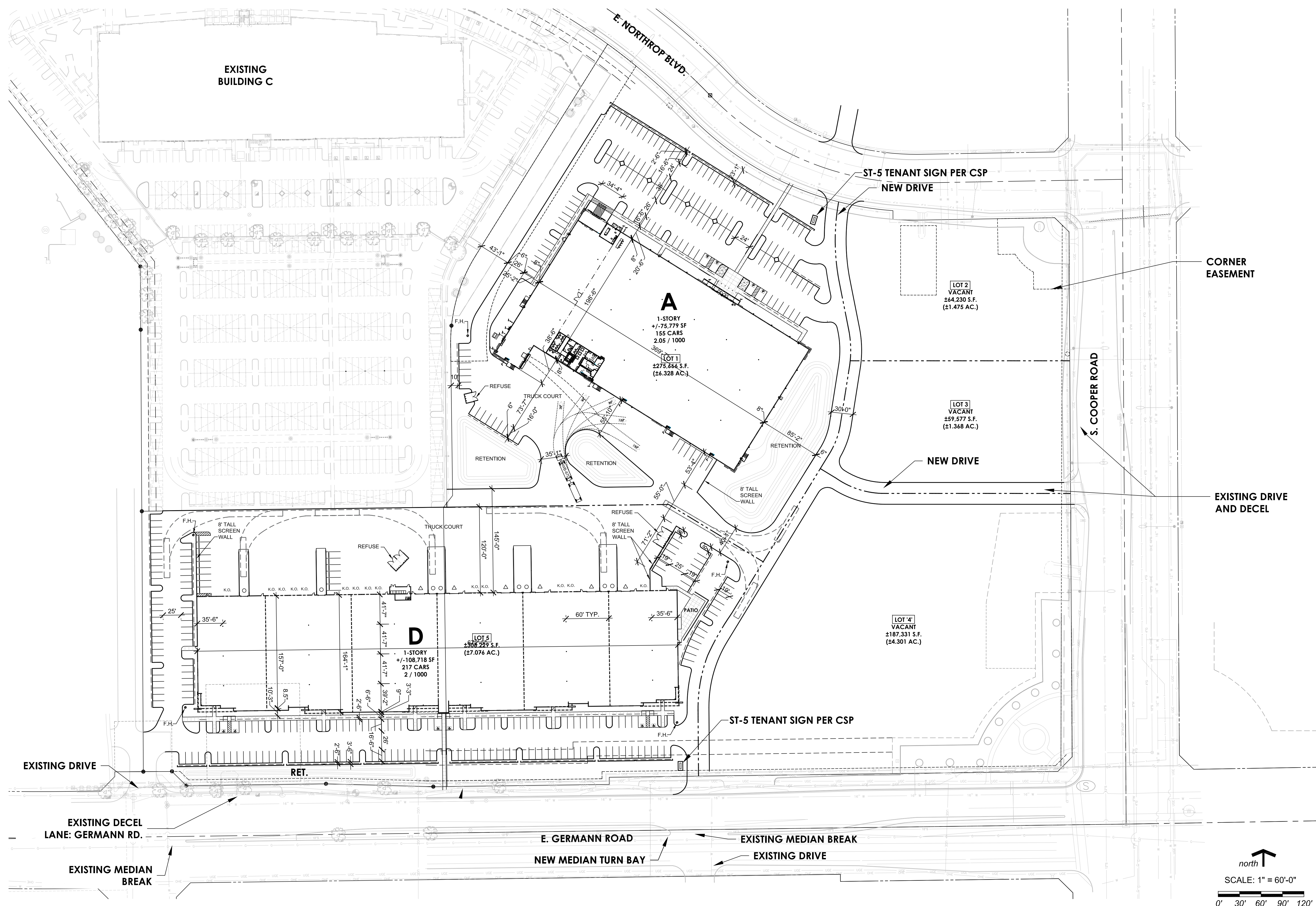
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ASCEND CHANDLER - CAZ PDP
1811 E. NORTHROP BLVD., CHANDLER, ARIZONA 85286

42002
7SEP23





Setbacks

All setbacks as previously approved within the Chandler Airport Center Development Standards.

	Cooper & Germann	Interior Collector St	Property Line Non-Street *2	Freeway
Building Front	50'	30'	N/A	50'
Building Side	50'	30'	20'	50'
Building Rear	50'	30'	20'	50'
Parking	50'-+1 20'-+1	30'-+1	10'	10'
Parking Screen Wall	50'-+1,2 20'-+1,2	30'-+1	0'	0'

Notes:

- *1. Parking along streets shall be setback a minimum of 20 feet, except at street intersections, the setback shall be 50 or 30 feet for distances set forth in the City Ordinance.
- *2. Parking shall be a minimum of 3’ from parking lot curb to screen wall.
- 3. Lots planned with common access between two or more buildings may eliminate “property line - non-street” landscape setbacks based on an approved master plan.
- 4. No improvements shall disrupt street and freeway frontage landscaping installed by Chandler Airport Center, except as allowed at driveways.

Parking

All development shall conform to the standards set forth in the Chandler Parking Ordinance in effect as of November 1, 2012 and the standards set forth in this PDP. If there is a conflict, the parking standards in this PDP shall apply.

The size of all parking spaces, driveways, islands in parking areas and other improvements in the parking areas must conform to the minimum established requirements of the City of Chandler Zoning Ordinance.

- Minimum size of a parking space shall be nine (9) feet by nineteen (19) feet.
- Minimum driveway widths shall be twenty-four (24) feet for two-way drives. Fourteen (14) foot one-way drives are permitted where such drives are not required as fire lanes by the fire department.
- Covered parking including parking structures shall be located and/or arranged that it is perceived as an integral part of the commerce park. Canopy structures shall be finished with colors which match or complement building colors.
- In the design of the parking lots and entrances to and from those parking lots and facilities served by those parking lots, provisions shall be provided for adequate, safe, convenient pedestrian circulation.
- All driveways and parking areas must be paved with concrete or asphaltic concrete. Except for edges of paving adjacent to walls, vertical curbs shall be constructed at all edges of any paving. Asphalt curbs are prohibited, and the use of precast concrete parking bumpers in lieu of curbs is prohibited.

Parking Requirements by Use:

On-site parking shall be provided in accordance with the Chandler Zoning Ordinance.

Parking increases and reductions to the required number of parking spaces may be approved by Planning Staff if a user driven requirement provides a quantitative analysis justifying any proposed increase or reduction based on their needs, as provided in the City of Chandler Zoning Ordinance.

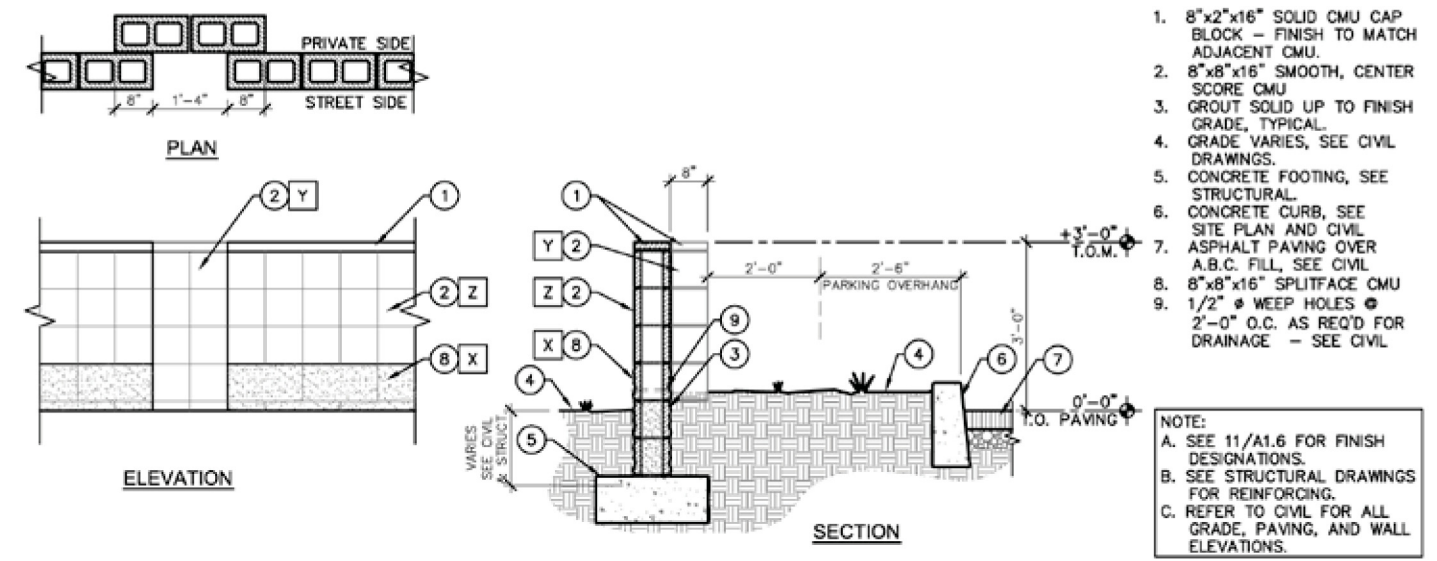
Site Screening Areas

All on-site screen walls shall be designed and constructed to meet the City of Chandler ordinance requirements. All screen walls adjacent to the project streets shall be designed and installed to match the existing design as approved in the Chandler Airport Center Design Guidelines.

Screen walls along property lines may be installed by the individual lot Owner. Any Owner who builds next to an existing wall may refinish his side of the existing wall to match or complement his building(s) through joint agreement with the adjacent wall Owner.

All detached perimeter screen walls are to match the exiting screen walls or building materials. All loading/ service areas shall be fully screened from the street view with landscaping, solid gates at drives or wing walls a minimum of 8’ high.

Parking Lot Screen Wall Details

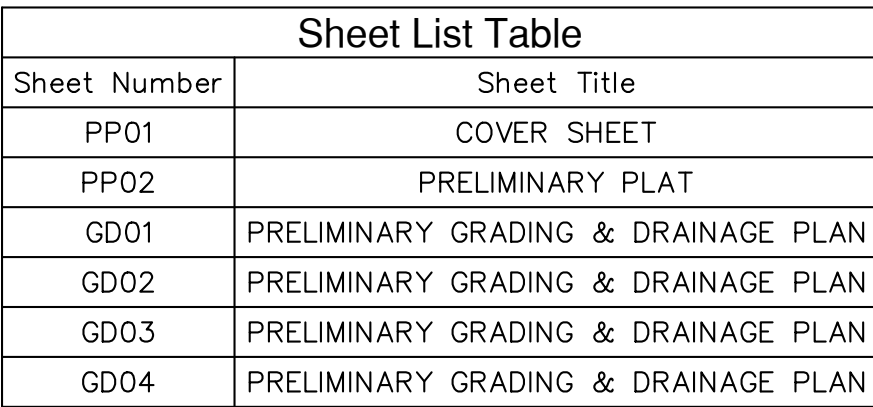


Parking lot screen walls are to be measured from elevation of adjacent parking lot or driveway. All entry drives shall have screen wall segments on both sides with minimum lengths of twelve (12) feet with the detail at the drive entrance. Variation required every 80’ minimum.

Screening of Parking Areas

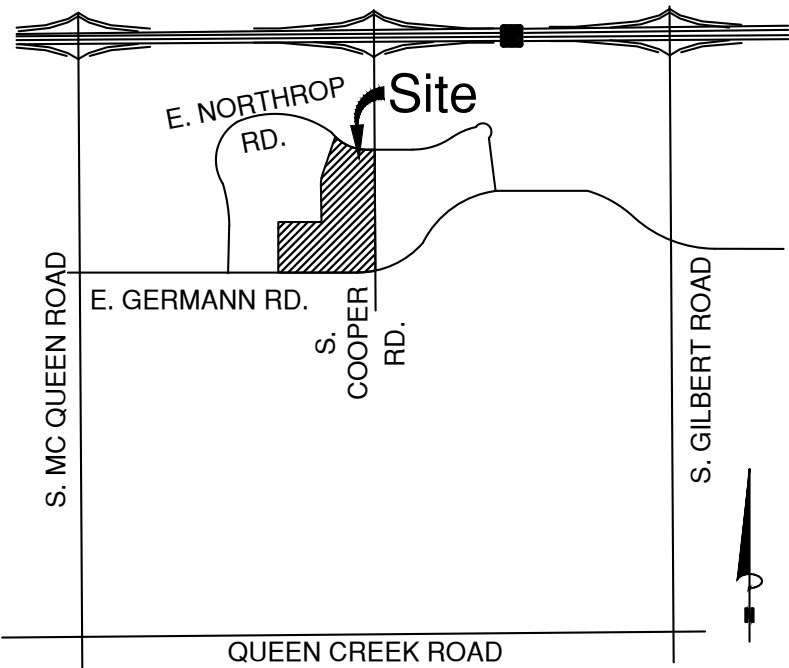
When parking areas abut a front yard or road frontage landscaped area, such parking areas shall be screened with decorative masonry walls and earth berms ranging between thirty (30) and forty-two (42) inches in height. Horizontal and vertical variation in the design of the screening walls is required whenever linear alignments exceed eighty (80) feet, per the City of Chandler Zoning Ordinance.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VOLUME REQUIRED = 1.1 x D x A x C
D = 2.20 INCHES (100 YR - 2HR PRECIPITATION DEPTH)
A = AREA (SQUARE FEET)
C = 0.90 OR 0.95

DRAINAGE AREA	AREA SF	VOLUME REQ CF	VOLUME PROVIDED BASINS(CF)	VOLUME PROVIDED PIPES(CF)	VOLUME PROVIDED TOTAL(CF)
DA 1A	121,628	22,075	22,268	0	22,268
DA 1B	124,639	22,621	25,722	0	25,722
DA 1C	153,718	28,250	37,138	0	37,138
2	99,480	18,410	FUTURE	0	FUTURE
3	69,000	12,620	FUTURE	0	FUTURE
4	269,217	49,611	FUTURE	0	FUTURE
5	350,682	64,142	4363	60,053	64,415



VICINITY MAP
N.T.S.

CHANDLER DEVELOPMENT PARTNERS LLC
1401 DISCOVERY PARKWAY, SUITE 100
MILWAUKEE, WI 53226
PH: 414-443-2589
CONTACT: AARON MARTY
EMAIL: AMARTY@IRGENS.COM

BOWMAN CONSULTING
1600 N DESERT DRIVE
SUITE 210
TEMPE, ARIZONA 85288
PH: 480.629.8830
CONTACT: JEFFREY S. RYBARCZYK
E-MAIL: JRYBARCZYK@BOWMAN.COM

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS SHOWN ON THE PLAT OF CHANDLER AIRPORT CENTER - PHASE 2, BOOK 858, PAGE 9, MARICOPA COUNTY RECORDED. THE BEARING OF WHICH IS:

NORTH 00 DEGREES 20 MINUTES 14 SECONDS WEST

LOTS 1 AND 3, OF IRGENS CHANDLER AIRPORT CENTER - PHASE 3, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA , RECORDED
IN BOOK 1414 OF MAPS, PAGE 1

APN:	303-29-843C	
	303-29-843E	
SITE AREA (GROSS):	895,034 SF	20.5472± AC
SITE AREA (NET):	895,034 SF	20.5472± AC
EXISTING ZONING:	PAD	
PROPOSED ZONING:		
TOTAL LOTS:	5	

WATER:	CITY OF CHANDLER
SEWER:	CITY OF CHANDLER
ELECTRIC:	SALT RIVER PROJECT
TELEPHONE:	CENTURY LINK
CABLE:	COX COMMUNICATIONS
GAS:	SOUTHWEST GAS
RECLAIMED WATER:	CITY OF CHANDLER
IRRIGATION:	ROOSEVELT WATER CONSERVATION DISTRICT

FLOOD INSURANCE MAP NUMBER 04013C2743M EFFECTIVE ON 11/04/2015

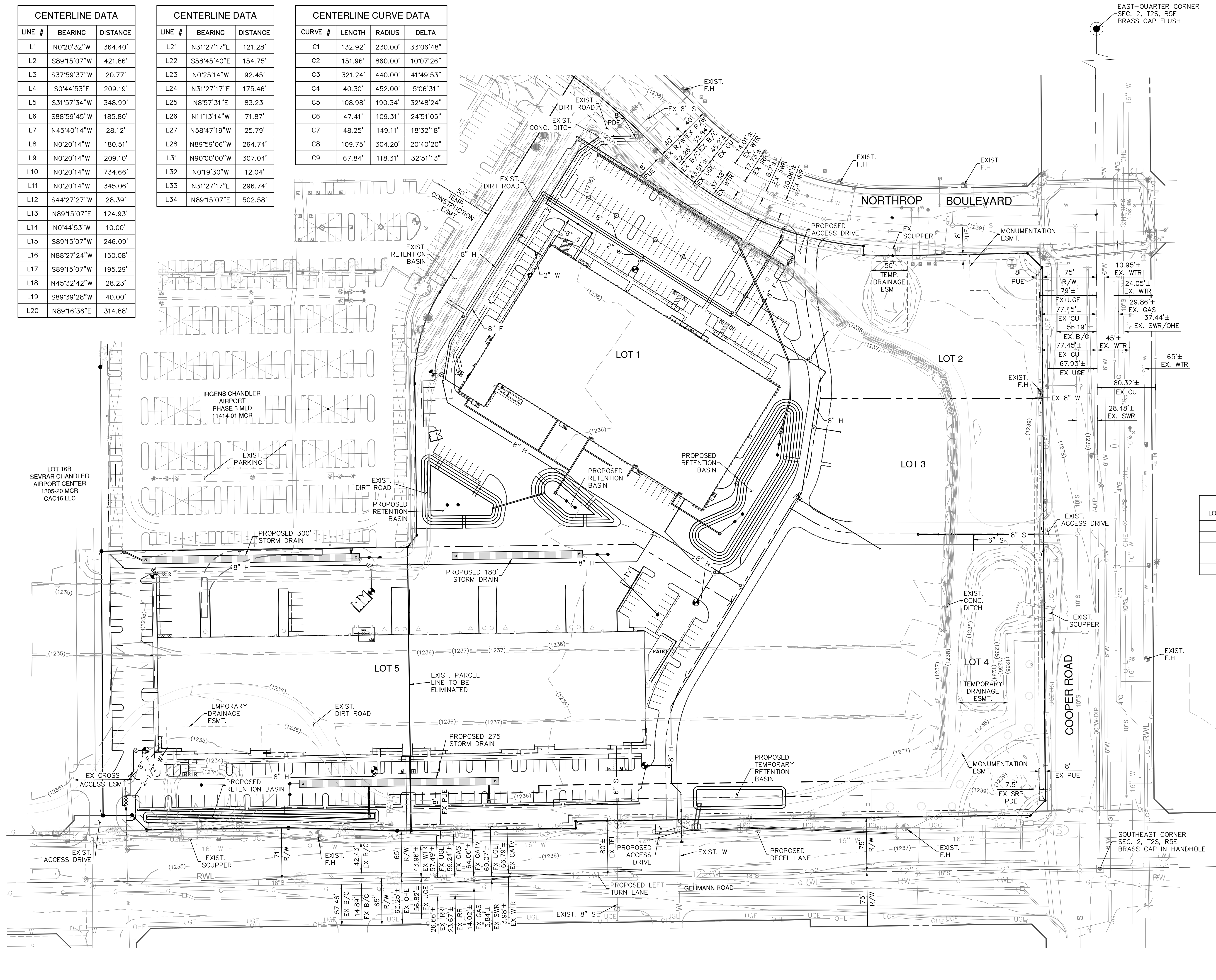
ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FOR FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD. FLOOD ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
2. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
3. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
4. VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE), OVER 24" IN HEIGHT IS NOT ALLOWED WITH THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

CENTERLINE DATA		
LINE #	BEARING	DISTANCE
L1	N0°20'32"W	364.40'
L2	S89°15'07"W	421.86'
L3	S37°59'37"W	20.77'
L4	S0°44'53"E	209.19'
L5	S31°57'34"W	348.99'
L6	S88°59'45"W	185.80'
L7	N45°40'14"W	28.12'
L8	N0°20'14"W	180.51'
L9	N0°20'14"W	209.10'
L10	N0°20'14"W	734.66'
L11	N0°20'14"W	345.06'
L12	S44°27'27"W	28.39'
L13	N89°15'07"E	124.93'
L14	N0°44'53"W	10.00'
L15	S89°15'07"W	246.09'
L16	N88°27'24"W	150.08'
L17	S89°15'07"W	195.29'
L18	N45°32'42"W	28.23'
L19	S89°39'28"W	40.00'
L20	N89°16'36"E	314.88'

CENTERLINE DATA		
LINE #	BEARING	DISTANCE
L21	N31°27'17"E	121.28'
L22	S58°45'40"E	154.75'
L23	N0°25'14"W	92.45'
L24	N31°27'17"E	175.46'
L25	N8°57'31"E	83.23'
L26	N11°13'14"W	71.87'
L27	N58°47'19"W	25.79'
L28	N89°59'06"W	264.74'
L31	N90°00'00"W	307.04'
L32	N0°19'30"W	12.04'
L33	N31°27'17"E	296.74'
L34	N89°15'07"E	502.58'

CENTERLINE CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	132.92'	230.00'	33°06'48"
C2	151.96'	860.00'	10°07'26"
C3	321.24'	440.00'	41°49'53"
C4	40.30'	452.00'	5°06'31"
C5	108.98'	190.34'	32°48'24"
C6	47.41'	109.31'	24°51'05"
C7	48.25'	149.11'	18°32'18"
C8	109.75'	304.20'	20°40'20"
C9	67.84'	118.31'	32°51'13"



LOT AREA TABLE		
LOT NO.	AREA SF	AREA AC
1	275,666	6.328
2	64,230	1.475
3	59,577	1.368
4	187,331	4.301
5	308,229	7.076



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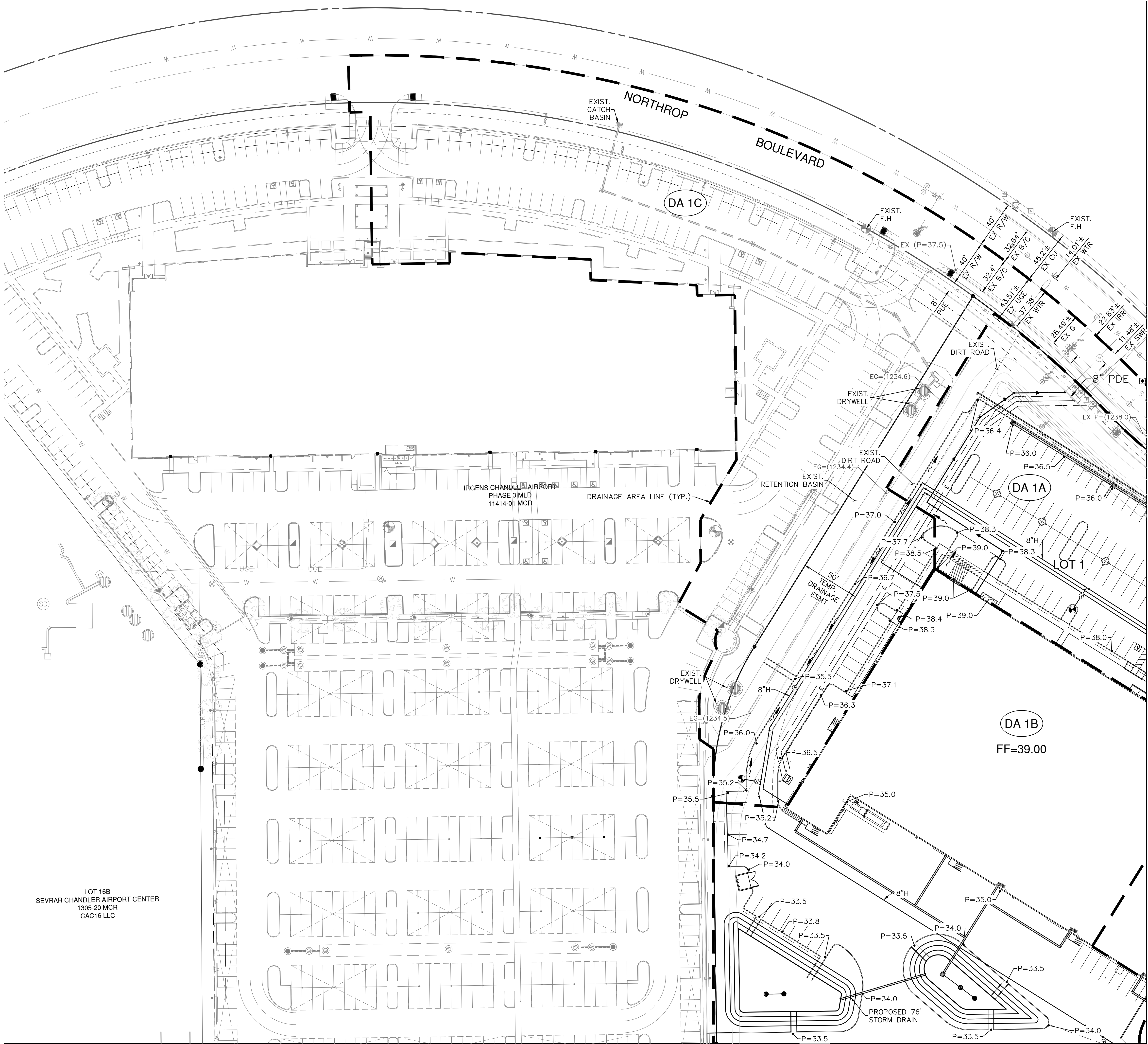
PRELIMINARY PLAT
ASCEND CHANDLER
MARICOPA COUNTY
CHANDLER, ARIZONA

PROJECT NUMBER

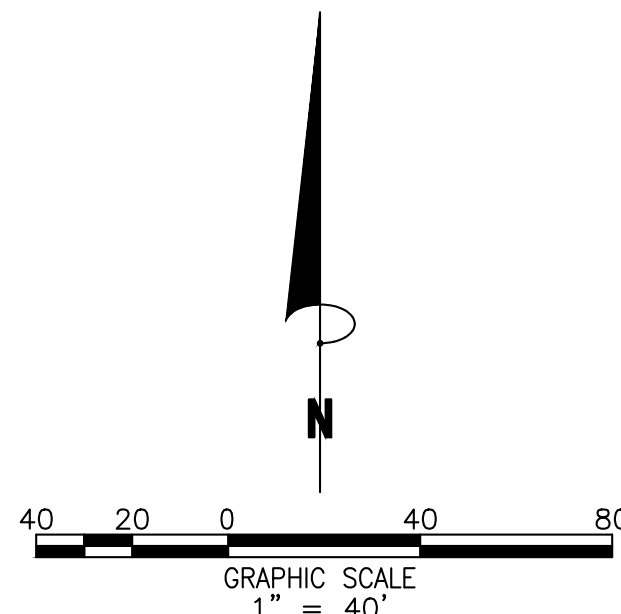
28117
JEFFREY SCOTT
RYBARCZYK
STATE OF ARIZONA
PLAN STATUS

DATE	DESCRIPTION	JSR
DESIGN	JMB	CHKD
SCALE	H: 1"=60'	
	V:	
JOB No.	051483-01-001	
DATE :	1.12.2024	

C.O.C. LOG NO.



MATCHLINE SEE SHEET GD02



Bowman

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PRELIMINARY GRADING & DRAINAGE PLAN
ASCEND CHANDLER

CHANDLER, ARIZONA
MARICOPA COUNTY

PROJECT NUMBER



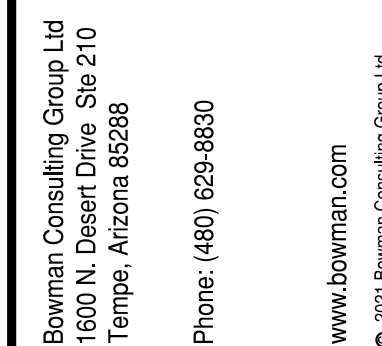
PLAN STATUS

DATE	DESCRIPTION
JSR DESIGN	JMB DRAWN
	JSR CHKD
SCALE	H: 1"=40'
	V:
JOB No.	051483-01-001
DATE :	1.12.2024

GD01

SHEET 3 OF 6

C.O.C. LOG NO.



MARICOPA COUNTY

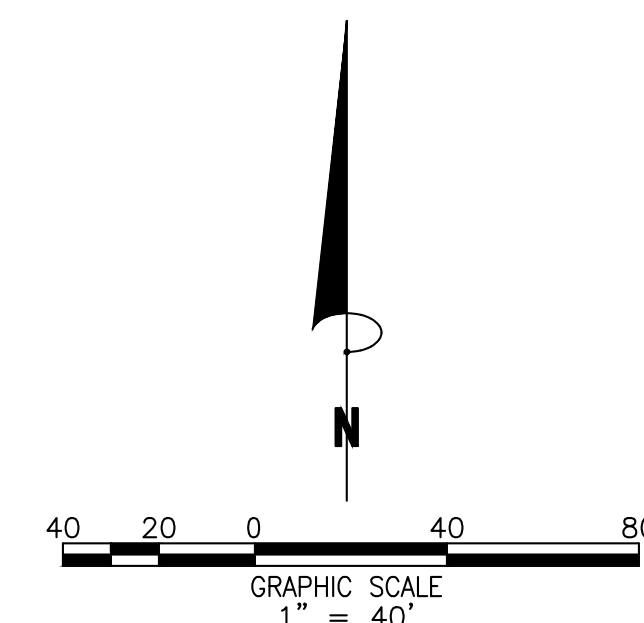
CHANDLER, ARIZONA

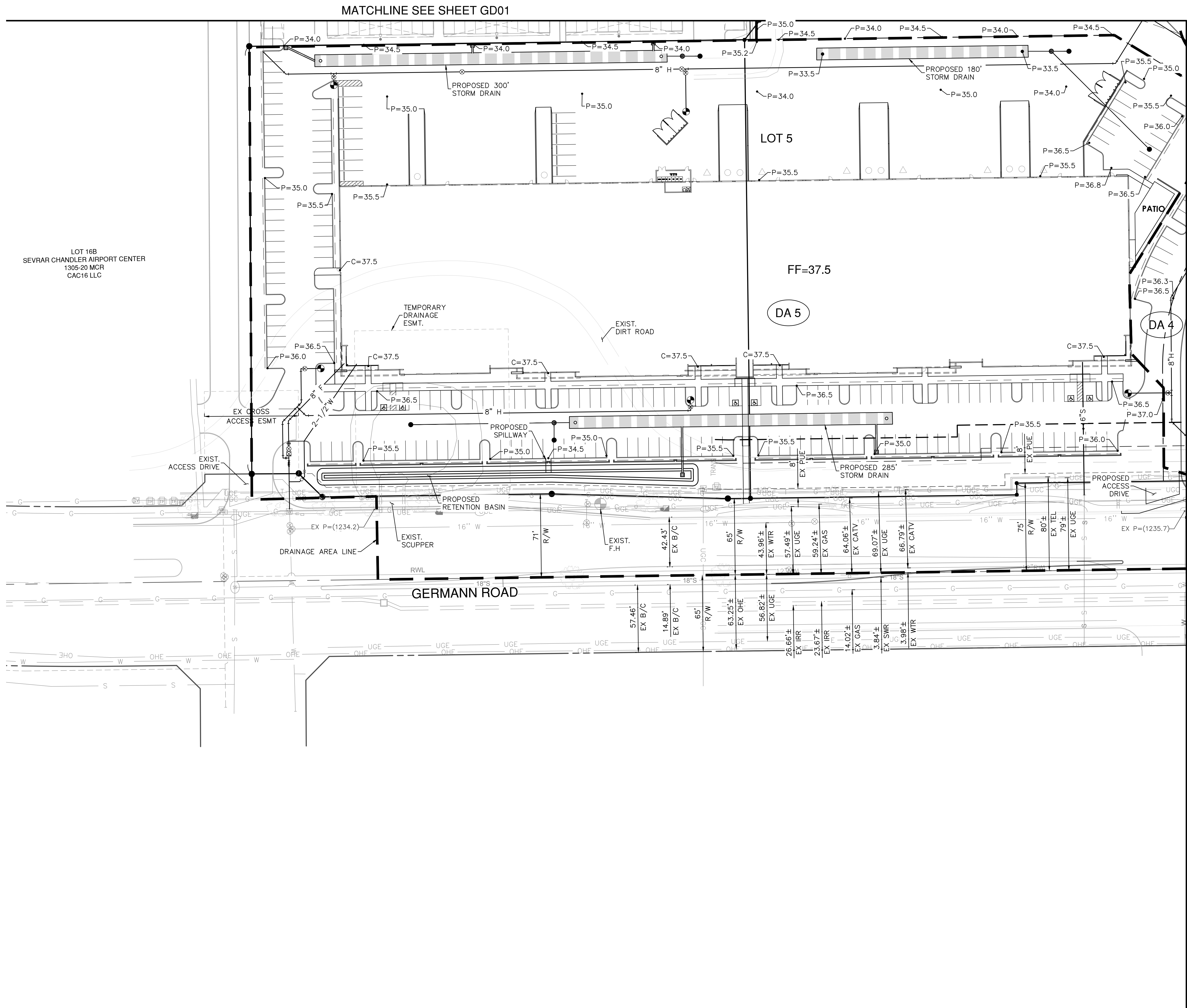
DATE : 1.12.2024

GD02

SHEET 4 OF

C O C I O G N O





Bowman

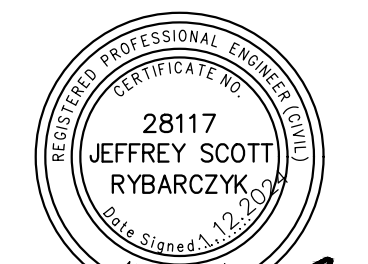
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PRELIMINARY GRADING & DRAINAGE PLAN
ASCEND CHANDLER

MARICOPA COUNTY

CHANDLER, ARIZONA

PROJECT NUMBER



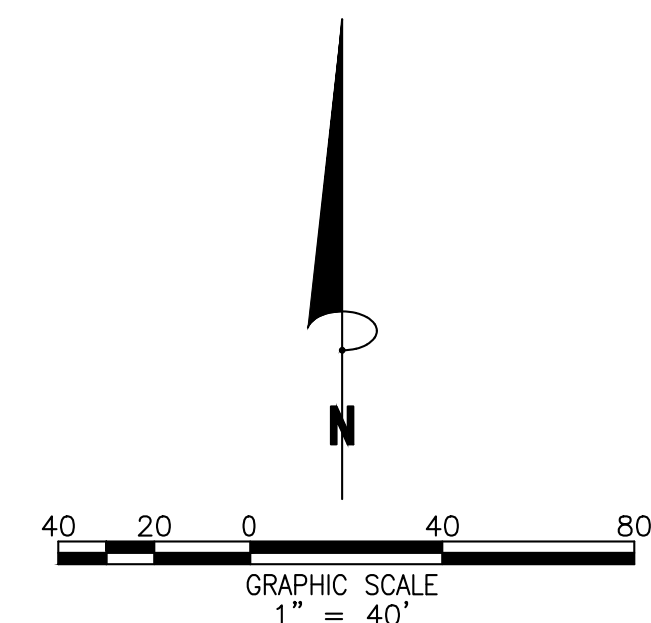
PLAN STATUS

DATE	DESCRIPTION
JSR DESIGN	JMB DRAWN JSR CHKD
SCALE	H: 1"=40' V:
JOB No.	051483-01-001
DATE	: 1.12.2024

GD03

SHEET 5 OF 6

C.O.C. LOG NO.



ASCEND at CHANDLER AIRPORT CENTER

project consultants

owner:

IRGENS PARTNERS, LLC.
5055 EAST WASHINGTON STREET #110
PHOENIX ARIZONA 85034
PROJECT CONTACT: AARON MARTY
PHONE: 602.682.0200

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CONTACT: JEFFREY RYBARCZYK
PHONE: 480.559.8368
EMAIL: jrybarczyk@bowman.com

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PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaul@designethic.com

architecture:

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PROJECT CONTACT: ELI FLAKE
PHONE: 480.954.6718

sheet index

SHEET	TITLE
L0.01	COVER SHEET & NOTES
L2.00	OVERALL PLAN
L2.01 - L2.05	PLANTING PLAN

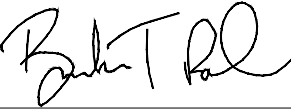
landscape area data sheet

PLANT QUANTITIES	REQUIRED	PROVIDED
INTERIOR / COMMON OPEN SPACE LANDSCAPE: 113,476 S.F.		
TREES: 1 PER 1000 S.F.	113 TREES	113 TREES
SHRUB: 6 PER 1000 S.F.	678 SHRUBS	1,336 SHRUBS
50% LIVE GROUND COVER (NOT INCLUDING TREE):	50 %	50.7 %
PARKING LOT LANDSCAPE		
PLANTERS:	63	63
TREES: 1 PER PLANTER	63 TREES	63 TREES
SHRUB: 5 PER PLANTER	315 SHRUBS	330 SHRUBS

project site data

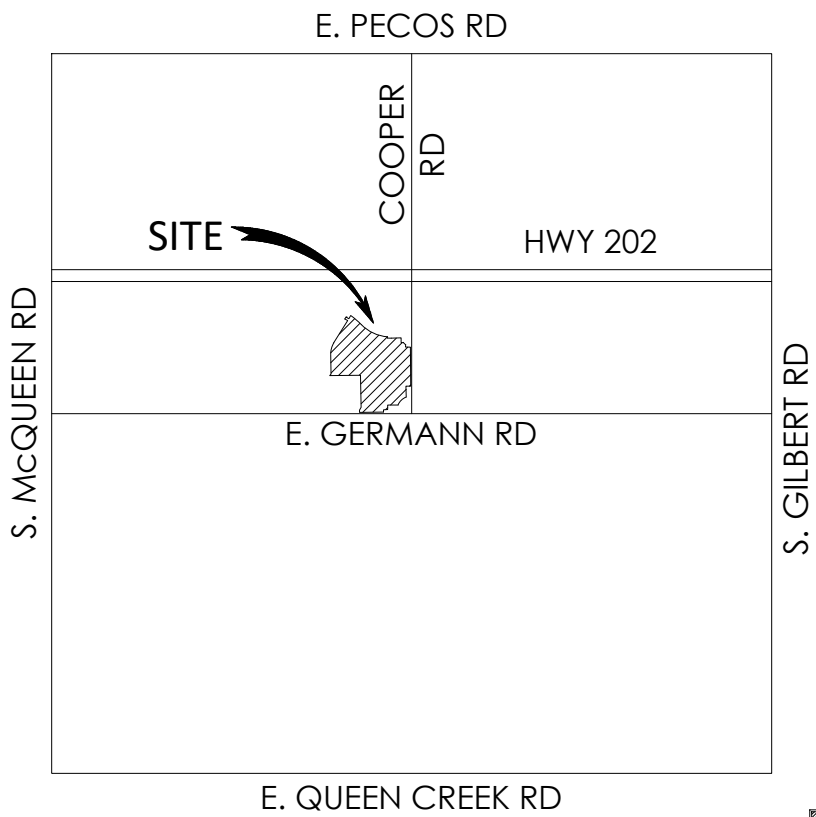
TOTAL SITE AREA (CONSTRUCTION LIMITS): 580,893 S.F. (13.34 AC)
TOTAL BUILDING AREA: 184,497 S.F. / 580,893 S.F. = 31.8%
TOTAL LANDSCAPE AREA: 133,830 S.F. / 580,893 S.F. = 23.2%
TOTAL TURF AREA: 9,159 S.F. / 580,893 S.F. = 1.6%
SHRUBS / GROUND COVERS: 63,231 S.F. / 580,893 S.F. = 10.9%
INORGANIC / GRANITE: 125,671 S.F. / 580,893 S.F. = 21.6%

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF THE PUBLIC STREET CURB.



08.11.2023

REGISTERED LANDSCAPE ARCHITECTDATE

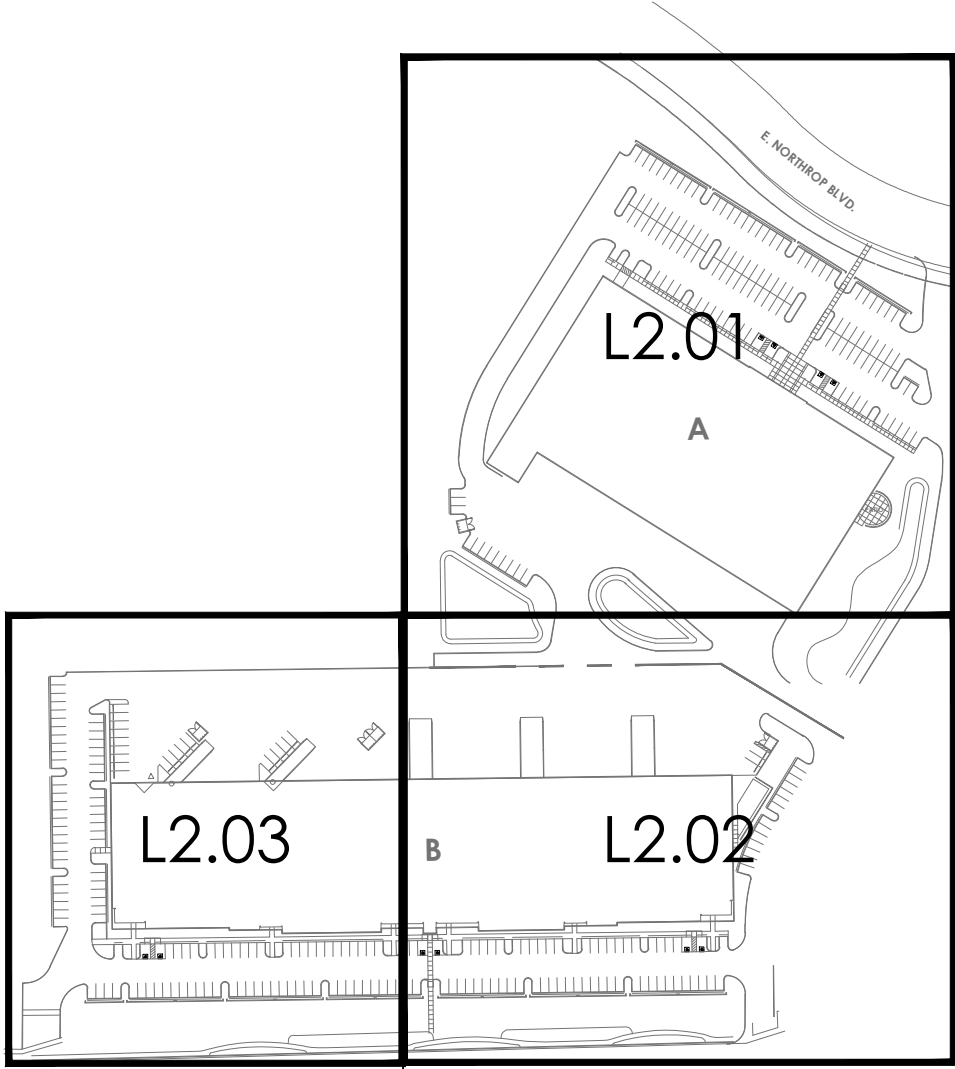


vicinity map

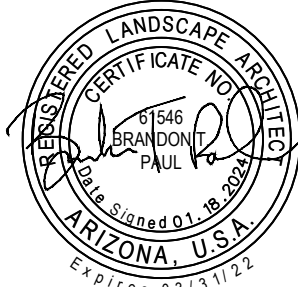
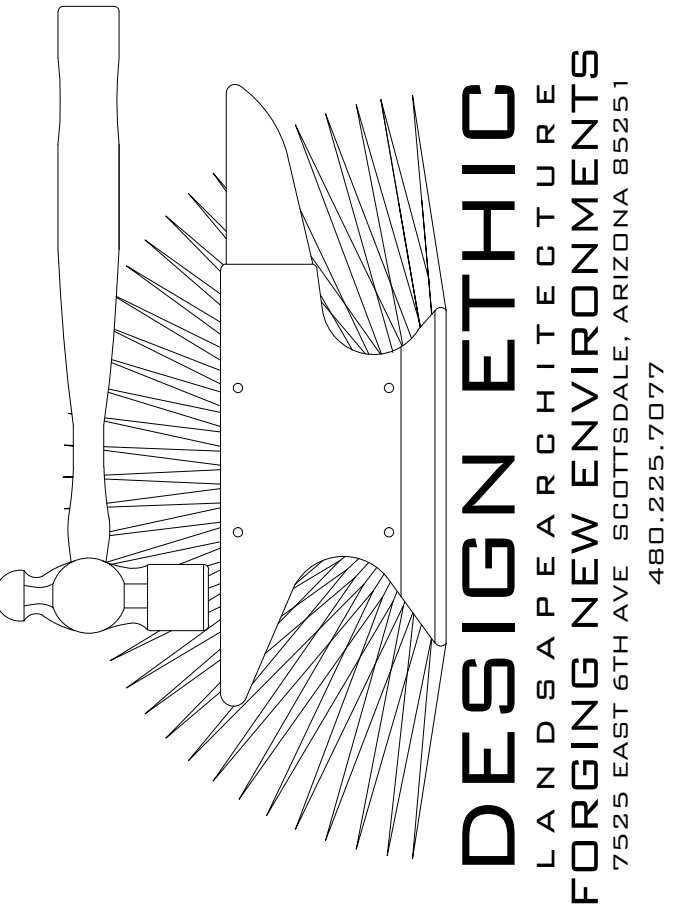


city of chandler notes

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- NO OBSTRUCTIONS TO VIEW SHALL BE ERECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA, ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6' CURB ELEVATION, ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".
- ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY.ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
- TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
- ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.SEE SECTION 1902 (6)(H).
- PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'. SEE SECTION 1903(6)(C)(4).
- ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH, ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(11), ZONING CODE.
- TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS-WAYS.SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, PIV, OR FDC. SEE SECTION 1903(6)(J)(1), ZONING CODE.)
- ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR IN COMPLIANCE WITH THE ZONING CODE.SEE SECTION 1903(6)(H), ZONING CODE.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED AND/OR CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEP/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.



key map



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CHANDLER, ARIZONA 85286

COVER SHEET & NOTES

PROJECT:

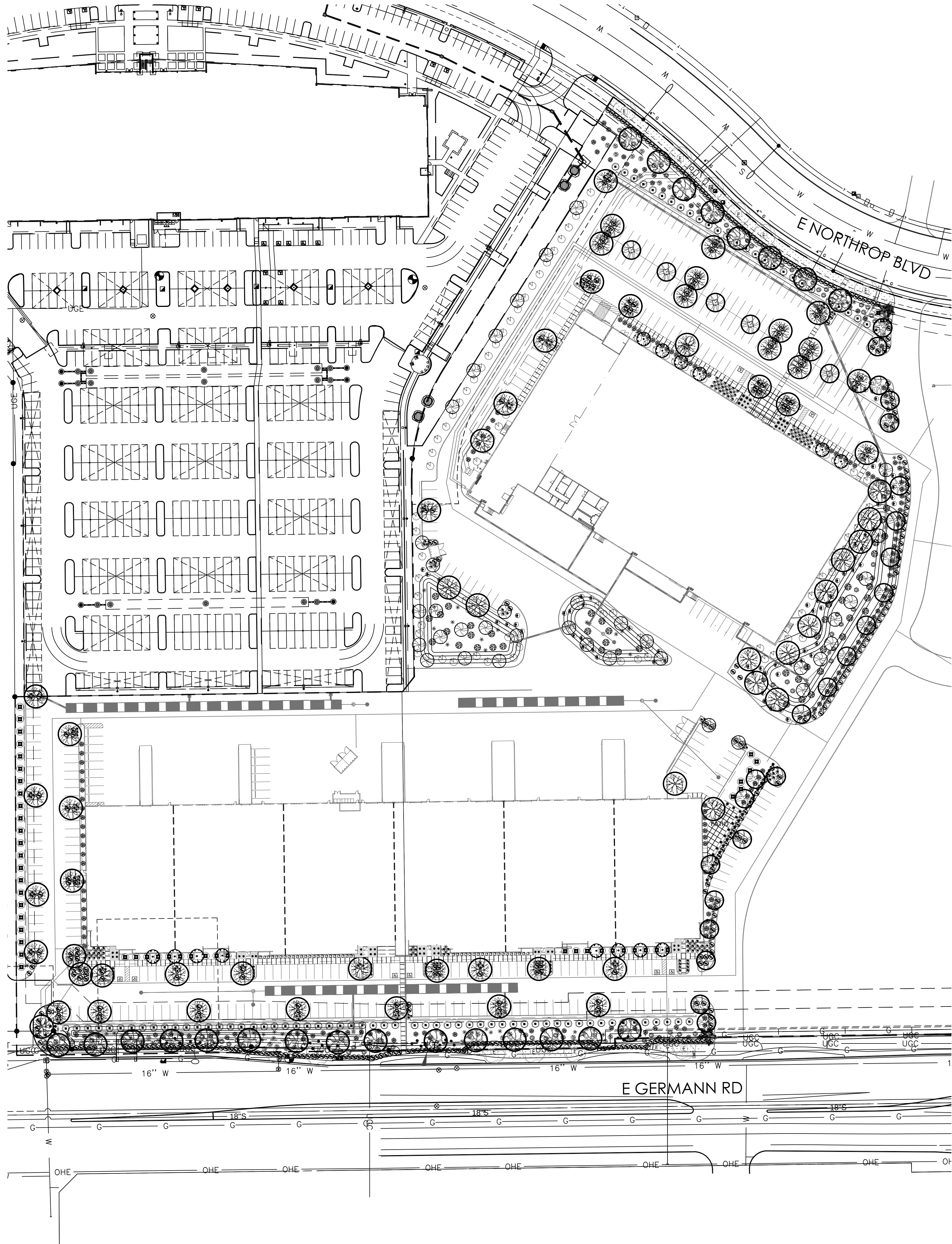
SHEET TITLE:

JOB NO: 23-009
DATE: -
DRAWN BY: B. PAUL
SUBMITTED: 01.18.2024
REVISED:

SHEET

L0.01

1 of 5



existing plant legend

botanical name	common name	size	qty	comments
----------------	-------------	------	-----	----------

existing trees

	FRAXINUS VELUTINA 'RIO GRANDE'	48" BOX	13	CALCULATED AS 48" BOX
	FAN-TEX ASH			REMAIN IN PLACE

inerts

	TURF AREA
--	-----------

plant legend

botanical name	common name	size	qty	comments
----------------	-------------	------	-----	----------

trees

	ACACIA ANEURA	24" BOX	14	6.0H., 2.0W., .75 CAL.
	MULGA			STAKE IN PLACE
	ACACIA SALICINA	24" BOX	37	7.0H., 2.5W., 1.25 CAL.
	WILLOW ACACIA			STAKE IN PLACE
	PISTACIA X, RED PUSH	36" BOX	20	9.0H., 5.0W., 1.75 CAL.
	RED PUSH PISTACHE	48" BOX	8	STAKE IN PLACE
	PROSOPIS SEEDLESS	48" BOX	23	10.0H., 9.0W., 2.75 CAL.
	'THORNLESS'			STAKE IN PLACE
	THORNLESS CHILEAN MESQUITE			
	TIPUANA TIPU	24" BOX	39	7.0H., 3.0W., 1.0 CAL.
	TIPU TREE	36" BOX	22	9.0H., 5.0W., 1.75 CAL.
				STAKE IN PLACE

palms

	PHOENIX DACTYLIFERA	18' MIN.	2	
	DATE PALM			

shrubs

	LEUCOPHYLLUM CANDIDUM	5 GAL.	45	
	THUNDER CLOUD			
	LEUCOPHYLLUM FRUTESCENS	5 GAL.	85	
	'GREEN CLOUD'			
	GREEN CLOUD SAGE			
	LEUCOPHYLLUM LANGMANIAE	5 GAL.	65	
	'LYNN'S LEGACY'			
	'LYNN'S LEGACY' LEUCOPHYLLUM			
	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL.	196	
	LITTLE OLLIE DWARF OLIVE			
	TECOMA ALATA	5 GAL.	48	
	ORANGE JUBILEE			
	TECOMA STANS	5 GAL.	90	
	YELLOW BELLS			

accents

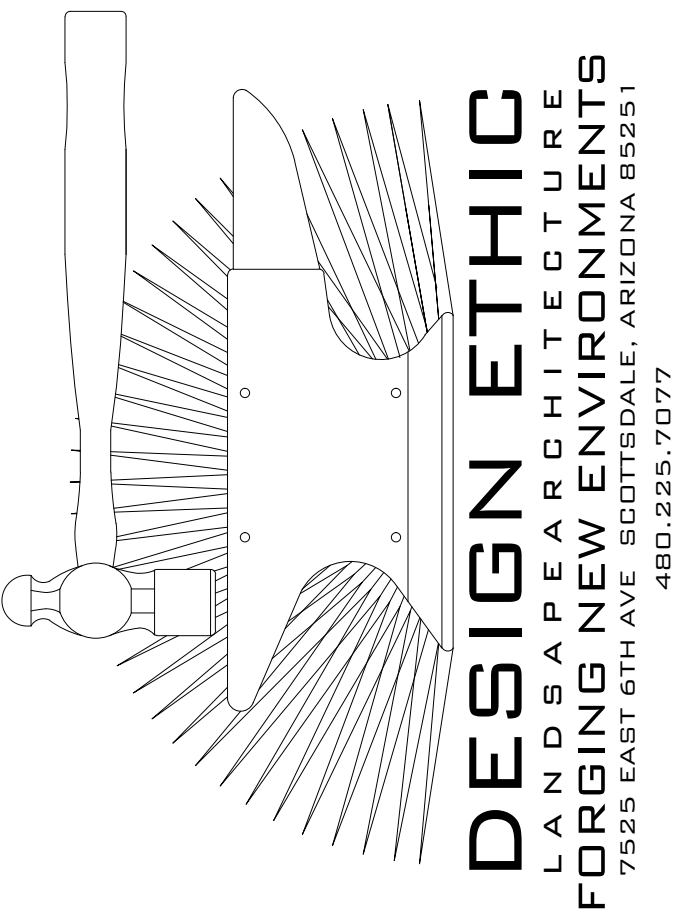
	AGAVE DESMETTIANA VARIEGATA	5 GAL.	10	
	VARIEGATED AGAVE DESMETTIANA			
	AGAVE AMERICANA	5 GAL.	48	
	MEDIA PICTA "ALBA"			
	GREEN & WHITE AGAVE AMERICANA			
	DASYLIRION WHEELERI	5 GAL.	79	
	DESERT SPOON			
	HESPERALOE FUNIFERA	5 GAL.	145	
	GIANT HESPERALOE			
	HESPERALOE PARVIFLORA	5 GAL.	51	
	RED YUCCA			
	MUHLENBERGIA CAPILLARIS	5 GAL.	275	
	'PINK MUHLY'			
	REGAL MIST			
	MUHLENBERGIA LINDHEIMERI	5 GAL.	37	
	AUTUMN GLOW			

groundcover

	ACACIA REDOLENS	1 GAL.	45	
	DESERT CARPET			
	EREMOPHILA GLABRA	1 GAL.	440	
	'MINGENEW GOLD'			
	OUTBACK SUNRISE EMU			
	LANTANA MONTEVIDENSIS	1 GAL.	7	
	PURPLE LANTANA			

inerts

--



SCALE: 1" = 60'-0"



ASCEND AT
CHANDLER AIRPORT CENTER
CHANDLER, ARIZONA 85286

OVERALL PLANTING PLAN

PROJECT:

SHEET TITLE:

JOB NO: 23-009
DATE: -
DRAWN BY: B. PAUL
SUBMITTED: 01.18.2024
REVISED:



planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
 - 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
 - 3 SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES.
 - 4 STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
 - 5 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
 - 6 DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
 - 7 SIDEWALK. SEE CIVIL ENG. PLANS.
 - 8 EXISTING TURF AREA.
 - 9 EXISTING 6" x 6" CONCRETE HEADER.
 - 10 CURB. SEE CIVIL ENG. PLANS.
 - 11 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
 - 12 COVERED PARKING. SEE ARCH. PLANS.
 - 13 EXISTING SIDEWALK
 - 14 EXISTING LANDSCAPE IN R.O.W. TO REMAIN RESTORE & REPAIR AS NECESSARY AFTER SILT FENCE REMOVAL.
 - 15 TRANSFORMER LOCATION
 - 16 LIMITS OF CONSTRUCTION
 - 17 SCREEN WALL. SEE ARCHITECT,S SITE PLAN.
 - 18 TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.
 - 19 CONCRETE HEADER
 - 20 3" - 6" FRACTURED RIP RAP
 - 21 FIRE LINE BACKFLOW PREVENTOR - SCREEN MAINTAIN 3' ACCESS & CLEARANCE PER MAG STANDARD DETAIL 362.
- NOTE: NOT ALL KEYNOTES USED ON THIS SHEET.

existing plant legend

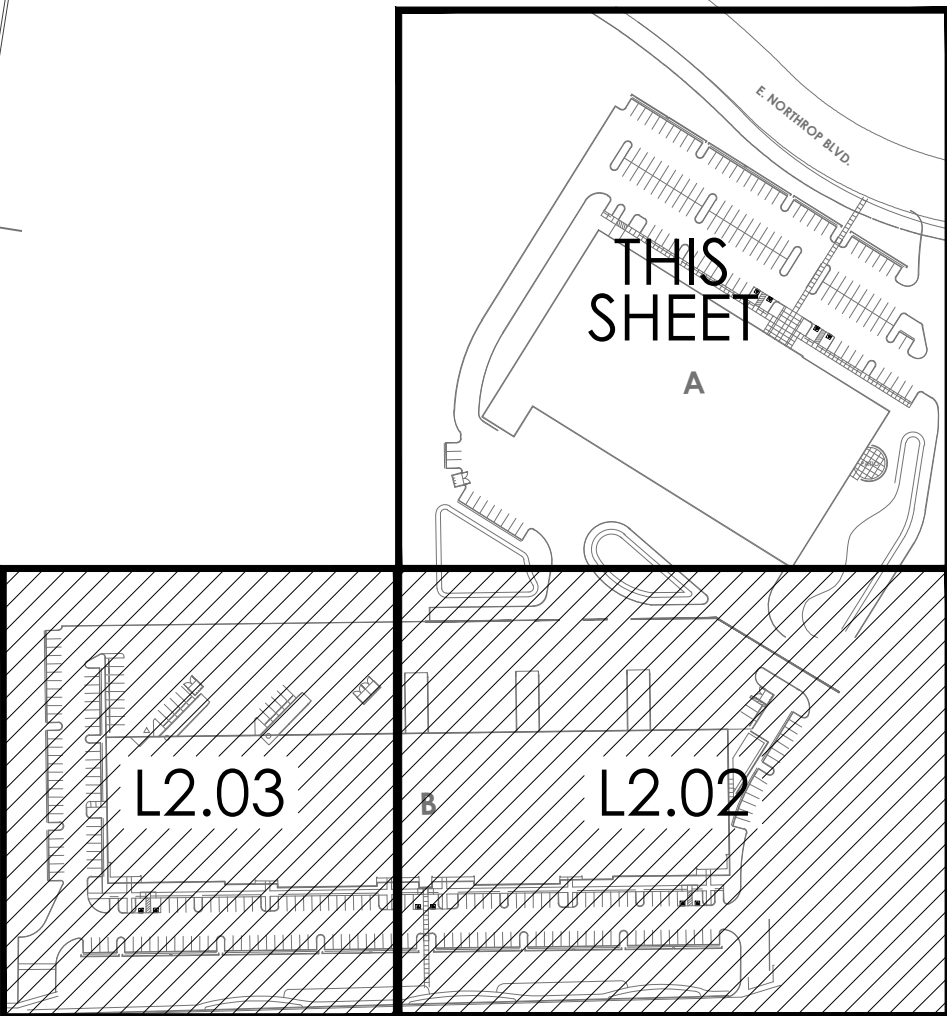
botanical name common name	
existing trees	
	FRAXINUS VELUTINA 'RIO GRANDE' FAN-TEX ASH
inerts	
	TURF AREA
plant legend	
botanical name common name	
trees	

	ACACIA ANEURA MULGA
	ACACIA SALICINA WILLOW ACACIA
	PISTACIA X. RED PUSH RED PUSH PISTACHE
	PROSOPIS SEEDLESS THORNLESS' THORNLESS CHILEAN MESQUITE
	TIPUANA TIPU TIPU TREE
palms	
	PHOENIX DACTYLIFERA DATE PALM

shrubs	
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM
	OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLIE DWARF OLIVE
	TECOMA ALATA ORANGE JUBILEE
	TECOMA STANS YELLOW BELLS
accents	

	AGAVE DESMETTIANA VARIEGATA VARIEGATED AGAVE DESMETTIANA
	AGAVE AMERICANA MEDIA PICTA "ALBA" GREEN & WHITE AGAVE AMERICANA
	DASYLIRION WHEELERI DESERT SPOON
	HESPERALOE FUNIFERA GIANT HESPERALOE
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA CAPILLARIS 'PINK MUHLY' REGAL MIST
	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW
groundcover	

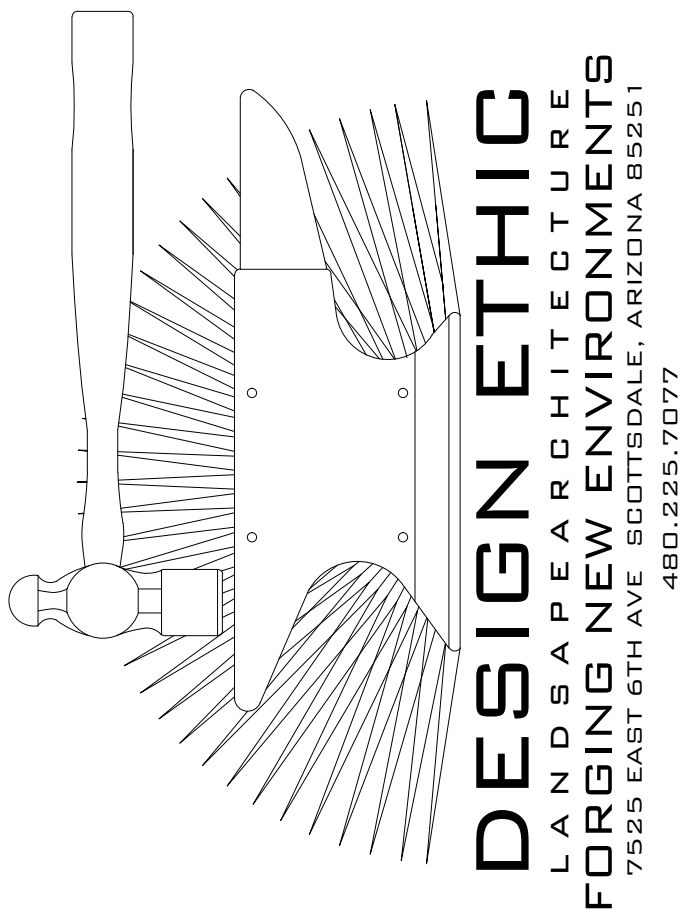
	ACACIA REDOLENS DESERT CARPET
	EREMOPHILA GLABRA 'MINGENOW GOLD' OUTBACK SUNRISE EMU
	LANTANA MONTEVIDENSIS PURPLE LANTANA
inerts	
	1/2" SCREENED GRANITE TABLE MESA BROWN
	3" - 6" FRACTURED RIP RAP TABLE MESA BROWN
	CONCRETE HEADER EXTRUDED CONCRETE



key map



not to scale



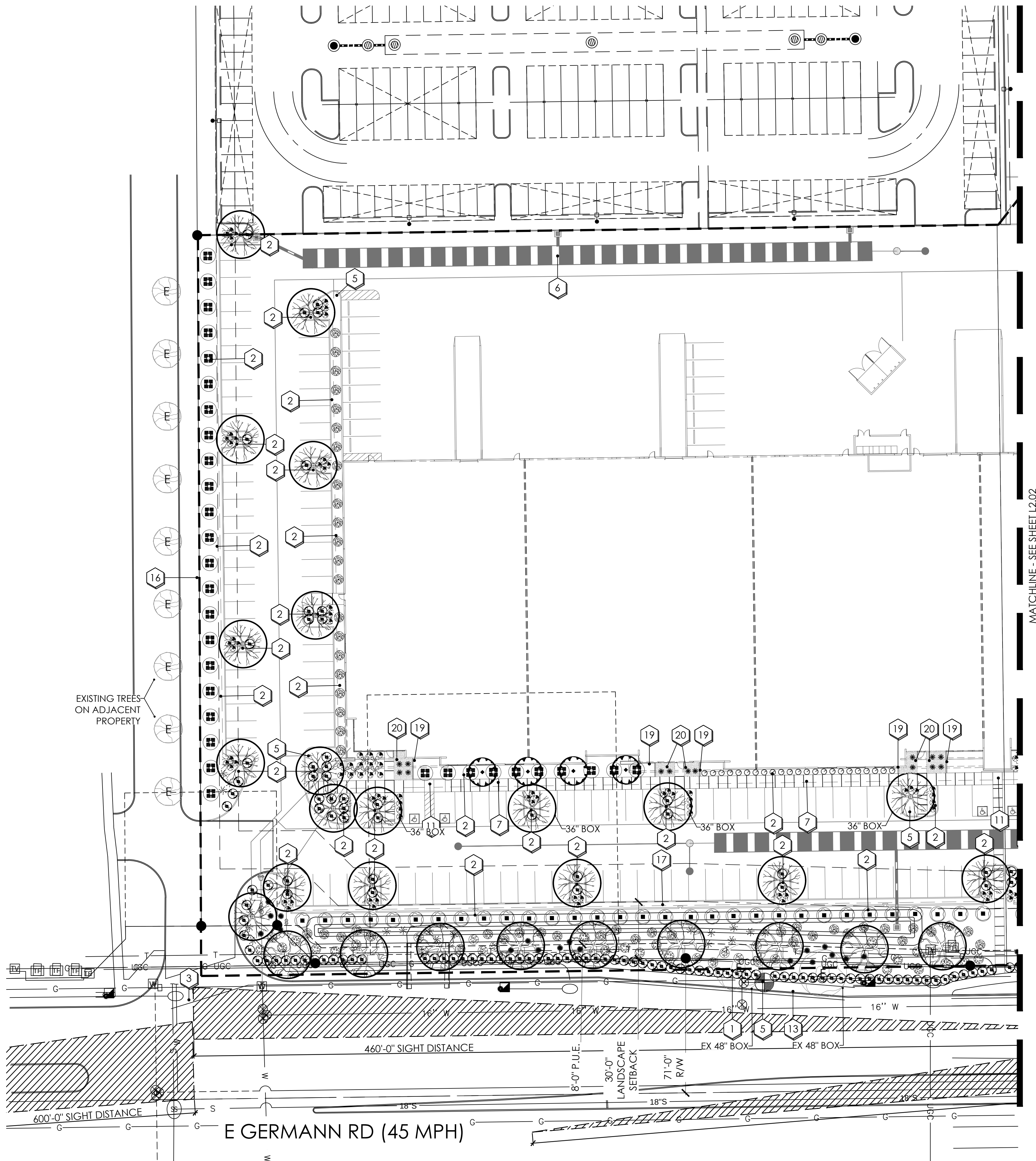
SCALE: 1" = 30'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PROJECT:
**ASCEND AT
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SHEET TITLE:
PLANTING PLAN

JOB NO:	23-009
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	01.18.2024
REVISED:	

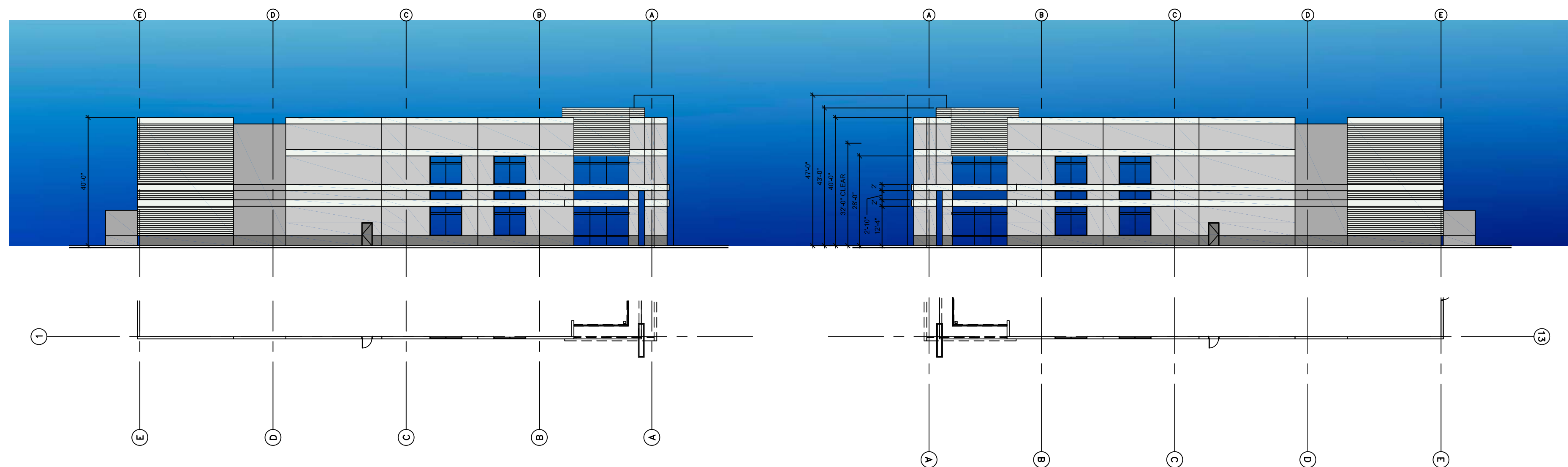
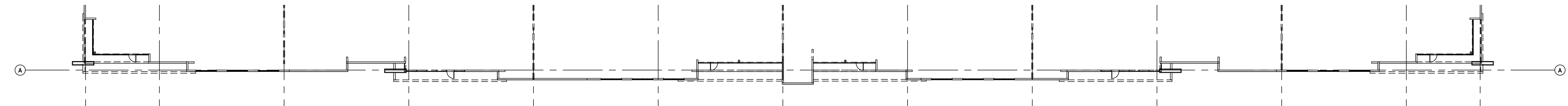
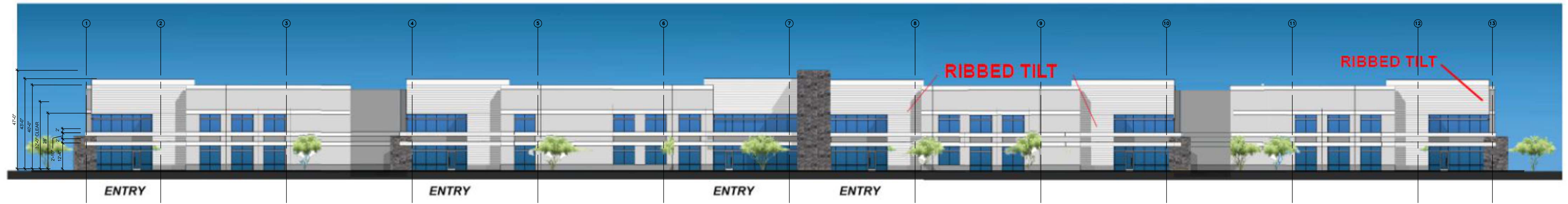




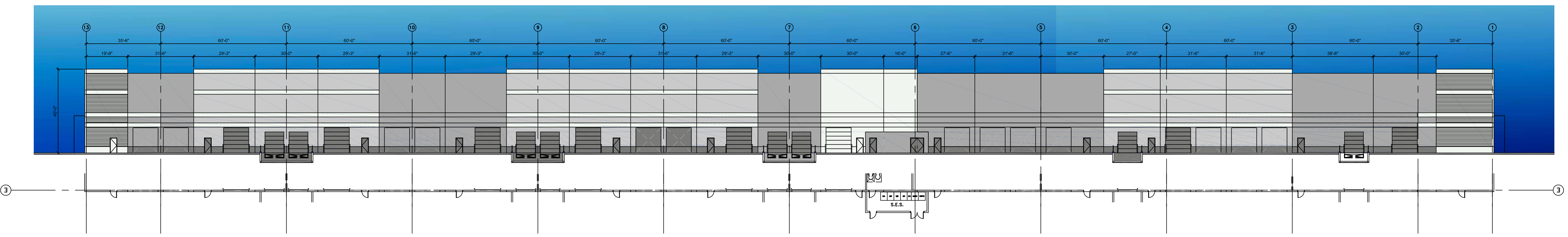


ASCEND CHANDLER - CAZ PDP
1811 E. NORTHROP BLVD., CHANDLER, ARIZONA 85286

42002
7SEP23



PER C.O.C. SITE PLANNING STANDARDS;
ALL RTUs WILL BE FULLY SCREENED BY
THE BUILDING'S PARAPETS



IRGENS ASCEND - BUILDING 'D' MATERIAL BOARD 9.7.23

THE DESIGN INTENT FOR BUILDING 'D' PAINT & FINISHES IS TO MATCH EXISTING TO BUILDING 'C'. SEE PHOTO OF EXISTING BUILDING 'C' BELOW.



PAINT

P-1
CL 3214M 'WAVELENGTH'

P-2
CL 3213W 'SEATTLE'

P-3
CL 3215D 'ELF'

P-4
DE 6372 'LACE VEIL'

GLASS



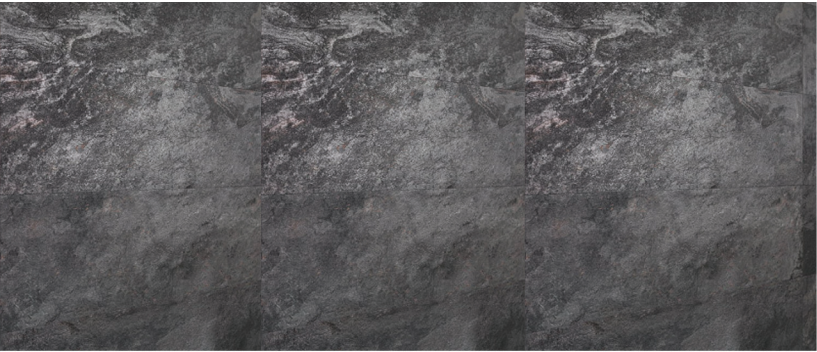
PPG PACIFICA - 1 " INSULATED GLASS
SOLARBAN 60 (3)
U-VALUE OF 0.29 AND SHGC OF 0.25
CLEAR ANODIZED FRAMES AND INFILL PANELS, TYPICAL

MASONRY WALLS

SINGLE SCORE 8"x8"x16" IN GREY PAINT FINISH TO MATCH BUILDING
LOCATIONS:
-SES ENCLOSURE
-TYPICAL VEHICULAR SCREEN WALL
-TYPICAL REFUSE SCREEN WALL



STONE VENEER



CONCRETE PAVING

INTEGRAL COLOR CONCRETE:

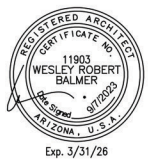


A: MALIBU TAUPE



B: RIDGEBACK BROWN

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42002
7SEP23





FRONT



Floor & Decor
2500 Windy Ridge Parkway, SE
Atlanta, GA, 30339



F&D Chandler, Arizona
1811 E. NORTHROP BLVD,
CHANDLER, AZ 85286
3D Views
March 5, 2024



FRONT



Floor & Decor
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16910 Dallas Parkway, Ste 216, Dallas, TX 75248
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F&D Chandler, Arizona
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CHANDLER, AZ 85286
3D Views
March 5, 2024



SOUTH WEST CORNER - FRONT



SOUTH EAST CORNER - FRONT & RIGHT



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1811 E. NORTHROP BLVD,
CHANDLER, AZ 85286
3D Views
March 5, 2024



NORTH WEST CORNER-LEFT



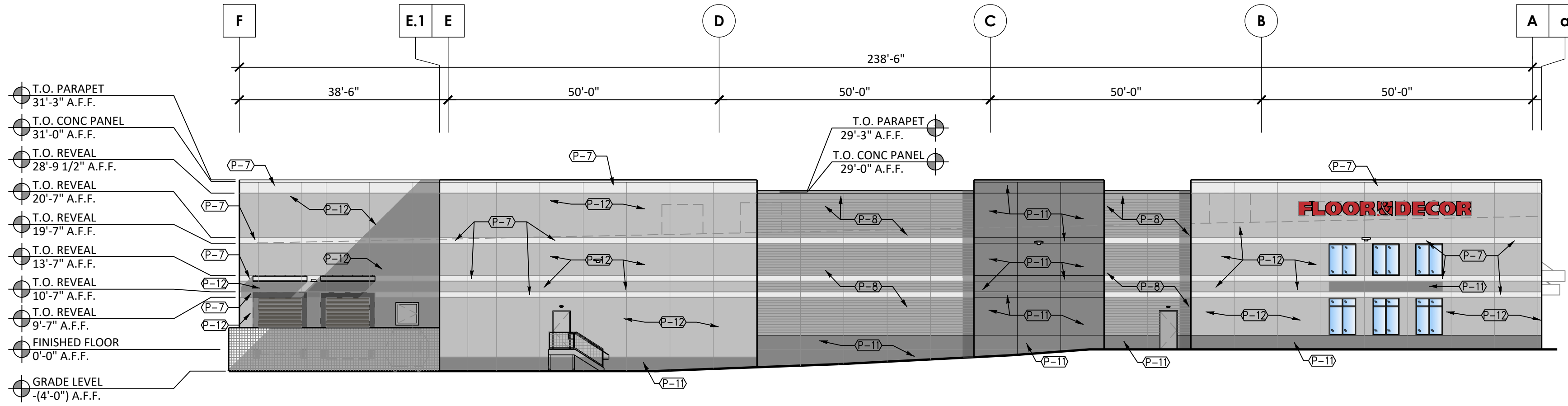
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1811 E. NORTHROP BLVD,
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3D Views
March 5, 2024

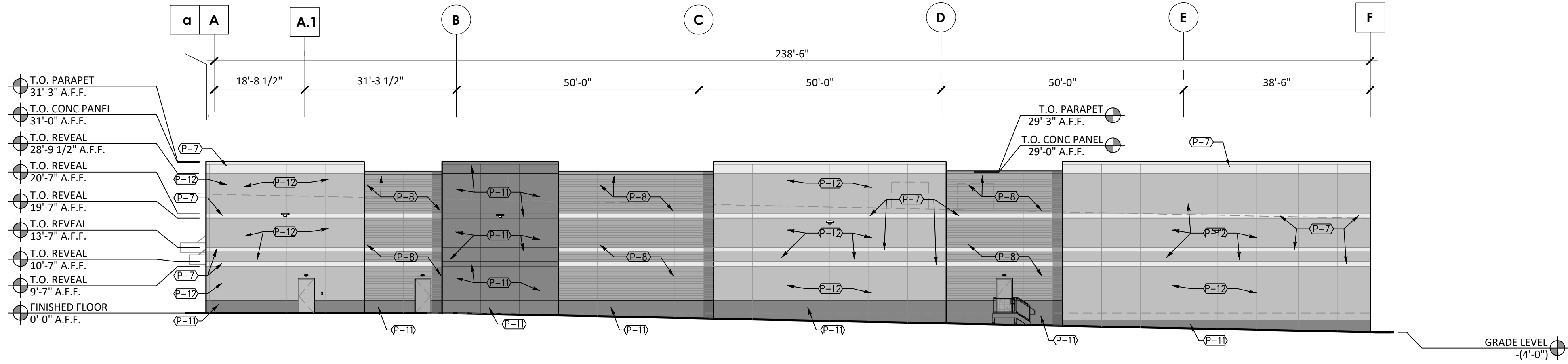
PAINT COLOR SCHEDULE

MARK	MATERIAL	MANUFACTURER	COLOR	FINISH	NOTES
P-7	PAINT	TBD	DE 6372 LACE VEIL	SATIN	
P-8	PAINT	TBD	CL 3214M WAVELENGTH	SATIN	
P-9	PAINT	TBD	SW 7048 URBANE BRONZE	SATIN	
P-10	PAINT	TBD	SW 6868 REAL RED	SATIN	METAL COPING TO BE PREFINISHED "REGAL RED" TO MATCH P-10
P-11	PAINT	TBD	CL3215D ELF	SATIN	
P-12	PAINT	TBD	CL 3213W SEATTLE	SATIN	
ET-1	PORCELAIN TILE	ANGELA HARRIS	INSPIRA DARK GREY	MATTE	24 X 48
E-3	E.I.F.S.		COLOR TO MATCH P-7		WING WALLS AT THE ENTRY



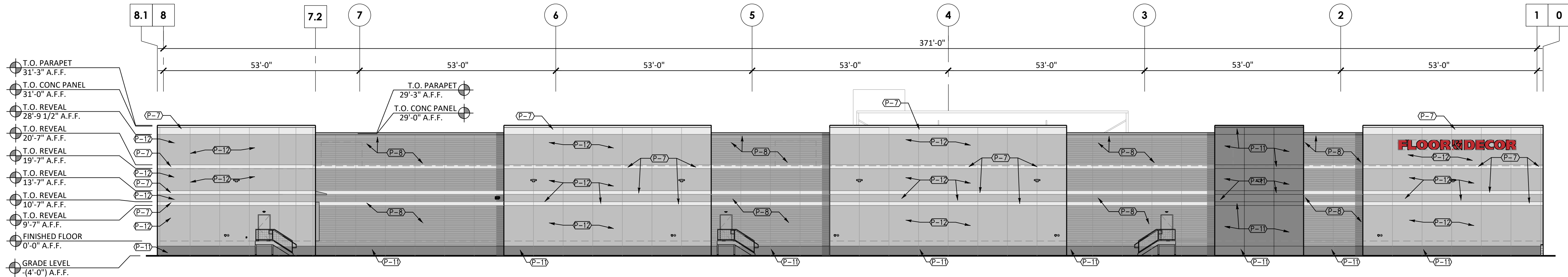
LEFT ELEVATION

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



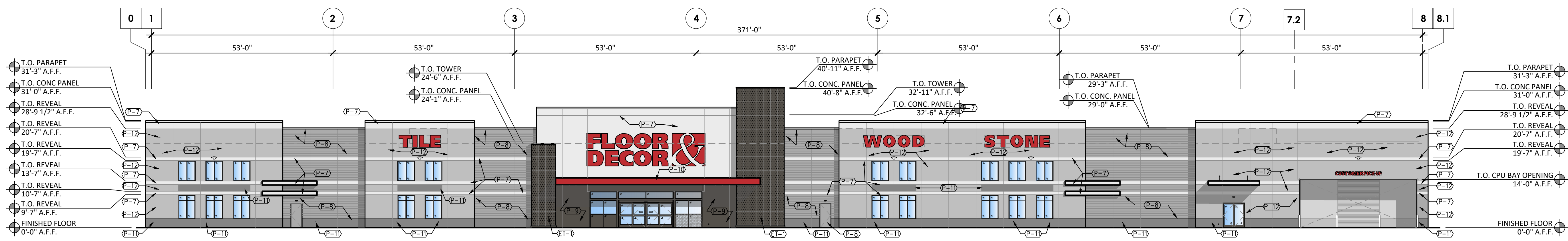
RIGHT ELEVATION

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REAR ELEVATION

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



FRONT ELEVATION

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

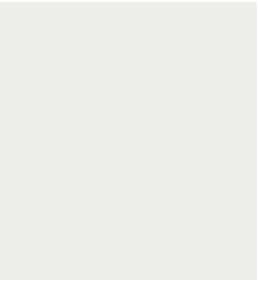
100% CONSTRUCTION DOCUMENTS	03/14/24
Elevations	08/09/2023
Elevations	09/20/2023
Elevations	09/29/2023
Elevations	10/17/2023
Elevations	11/01/2023
Elevations	11/16/2023
Elevations	12/20/2023
Elevations	01/05/2024
Elevations	02/19/2024
Elevations	03/06/2024
Elevations	03/22/2024

SHERWIN WILLIAMS
PAINT COLOR

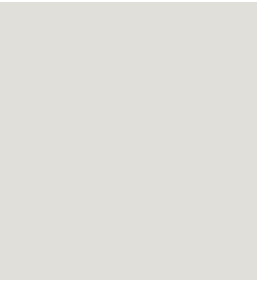
FINISH: CANOPIES AND MISC. METALS



P-10 SW 6868 REAL RED



P-7 SW 7006 EXTRA WHITE



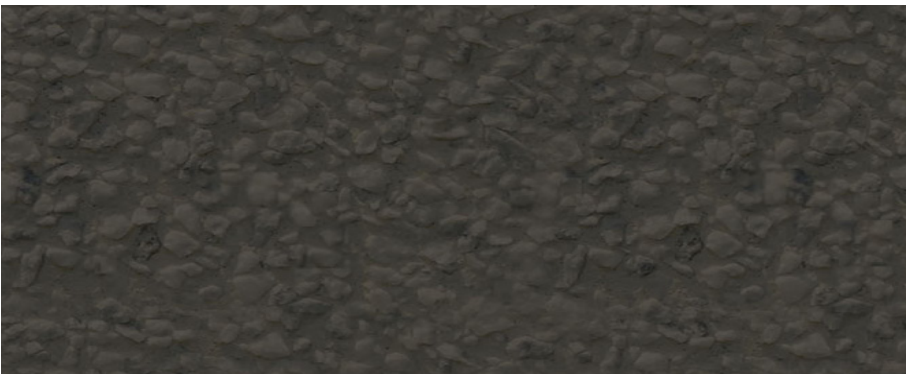
P-11 SW 7056 RESERVED WHITE



P-8 SW 7044 AMAZING GRAY



P-9 SW 7048 URBANE BRONZE



CONCRET PANEL

FINISH: CONCRETE PANEL FINISH

PAINT TO MATCH P-7 SW 7006 EXTRA WHITE

PAINT TO MATCH P-11 SW 7056 RESERVED WHITE

PAINT TO MATCH P-8 SW 7044 AMAZING GREY

PAINT TO MATCH P-9 SW 7048 URBANE BRONZE



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Atlanta, GA, 30339

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16910 Dallas Parkway, Ste 216, Dallas, TX 75248
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F&D Chandler, AZ
1811 E. Northrop Blvd,
Chandler, AZ 85286
Materials Board
August 9, 2023



Parking and Trip Generation Study

Floor & Decor

Prepared for:

Floor and Decor Outlets of America, Inc.

Prepared by:

Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, Florida 32258



Parking and Trip Generation Study

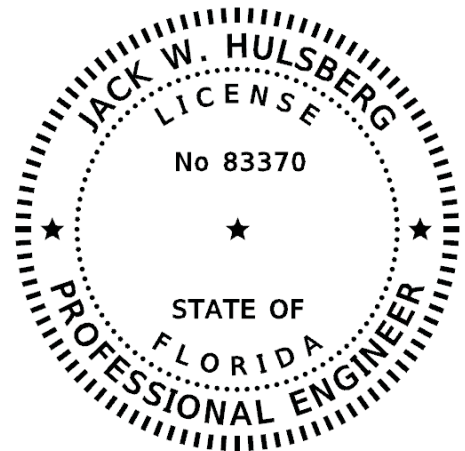
Floor & Decor

Prepared for:

Floor and Decor Outlets of America, Inc.

Prepared by:

Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, Florida 32258



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May 2023

This item has been digitally signed and sealed by:



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Introduction

Floor and Decor Outlets of America, Inc. has retained Kimley-Horn and Associates, Inc. (Kimley-Horn) to determine actual parking and trip generation rates at several Floor & Decor stores around the country. Due to the characteristics of Floor & Decor's products, the sizes of the stores are very large in comparison to other retail stores, typically ranging between 60,000 and 100,000 square feet. The stores are sized to accommodate the large amount of flooring inventory that is typically stored and displayed for sale within the store. Historically, in order to determine the trip generation and required parking for a proposed Floor & Decor store, municipalities have used parking and trip generation rates that are based on studies for more traditional commercial retail stores. These traditional retail rates tend to overestimate the parking spaces needed and the weekday peak hour trips generated by a Floor & Decor store. This can result in Floor & Decor incurring unnecessary costs associated with constructing under-utilized parking lots for its stores and over-assessment for off-site transportation mitigation or mobility fees.

Kimley-Horn has recently conducted parking and trip generation data collection for several existing Floor & Decor stores around the country. From the data collection, actual parking and trip generation rates were determined for the existing stores on a per thousand square feet basis. This report summarizes the data collection and resulting parking and trip generation rates.

Data Collection

Parking and trip generation data was collected for eight existing Floor & Decor stores around the country. Per Floor & Decor, these eight sites represent the best performing stores in each of their respective markets and were selected as the stores anticipated to have the highest parking and trip generation rates, representing a "worst-case" scenario. The store locations are as follows:

1. **Doral:** 2525 NW 82nd Avenue; Doral, FL, 33122
2. **Alexandria:** 4607 Eisenhower Avenue; Alexandria, VA 22304
3. **Pompano Beach:** 1914 W Atlantic Boulevard; Pompano Beach, FL 33069
4. **Farmingdale:** 1002 Broad Hollow Road; Farmingdale, NY 11735
5. **North Charleston:** 6029 Rivers Avenue; Charleston, SC 29406
6. **Avon:** 80 Stockwell Drive; Avon, MA 02322
7. **Cypress:** 20502 Hempstead Road; Houston, TX 77065
8. **Tuckwila:** 17651 Southcenter Parkway; Tuckwila, WA 98188

Figures 1 through 8 provide aerial location exhibits for each of the eight studied Floor & Decor stores. At each of the eight stores, Kimley-Horn staff collected weekday parking and trip generation data between Tuesday, November 29, 2022 and Tuesday, December 13, 2022. The weekday parking and trip generation data was collected from 7:00 AM to 9:30 AM and from 4:00 PM to 7:00 PM. Also, parking data collection was collected at the eight stores on either Saturday, December 3, 2022 or Saturday, December 10, 2022 from 11:00 AM to 2:00 PM. According to Floor & Decor, the stores do not typically experience seasonal variations in patronage levels and sales. Therefore, the data collection is anticipated to represent typical store conditions.

In order to conduct the trip generation data collection, a Kimley-Horn staff member stood near the entrance to the Floor & Decor store and observed the parking lot. When a vehicle entered the parking lot and a person or a group of people got out of a vehicle and entered the Floor & Decor store or customer pickup area, this was counted as one inbound vehicle trip. When a person or group of people exiting the Floor & Decor store or customer pickup area got into a vehicle and exited the parking lot, this was counted as one outbound vehicle trip. This trip generation data collection method was used recognizing that several of the studied Floor & Decor stores are within shopping centers having multiple tenants, and this was the most efficient way to isolate trips specifically destined to/from the studied Floor & Decor stores. It should be noted that truck delivery trips to/from the rears/sides of the stores were not quantified as these trips are minimal, especially during peak hours. Also, there are customer pickup areas at the rear of two of the stores (North Charleston and Cypress) that are not visible from the main entrance. Trips to/from these two customer pickup areas were not quantified as they are thought to be minimal. Trips to/from the other six customer pickup areas are visible from the main entrance and were included in the trip counts.

Appendix A contains samples of the data collection worksheets used at the eight stores in which data was collected. The parking data collected at each of the eight stores is included in **Appendix B**, and the trip generation data is included in **Appendix C**.



FLOOR & DECOR PARKING
AND TRIP GENERATION STUDY

DORAL STORE:
2525 NW 82ND AVE,
DORAL, FL 33122

FIGURE 1



FLOOR & DECOR PARKING
AND TRIP GENERATION STUDY

ALEXANDRIA STORE:
4607 EISENHOWER AVE
ALEXANDRIA, VA 22304

FIGURE 2



FLOOR & DECOR PARKING
AND TRIP GENERATION STUDY

POMPANO BEACH STORE:
1914 W ATLANTIC BLVD
POMPANO BEACH, FL 33069

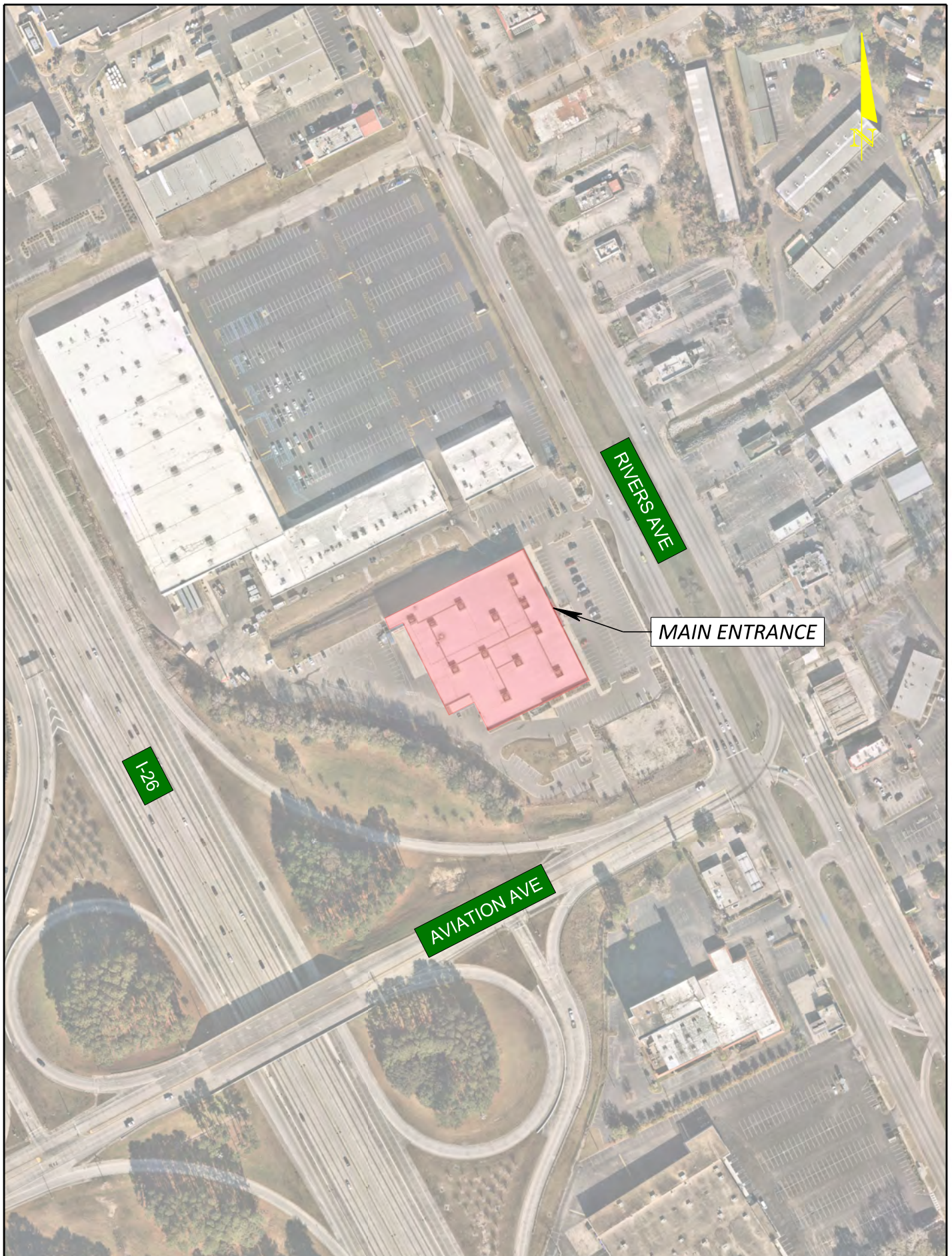
FIGURE 3



FLOOR & DECOR PARKING
AND TRIP GENERATION STUDY

FARMINGDALE STORE:
1002 BROAD HOLLOW RD
FARMINGDALE, NY 11735

FIGURE 4



FLOOR & DECOR PARKING
AND TRIP GENERATION STUDY

NORTH CHARLESTON STORE:
6029 RIVERS AVE
CHARLESTON, SC 29406

FIGURE 5



FLOOR & DECOR PARKING
AND TRIP GENERATION STUDY

AVON STORE:
80 STOCKWELL DR
AVON, MA 02322

FIGURE 6



FLOOR & DECOR PARKING
AND TRIP GENERATION STUDY

CYPRESS STORE:
20502 HEMPSTEAD RD
HOUSTON, TX 77065

FIGURE 7



FLOOR & DECOR PARKING
AND TRIP GENERATION STUDY

TUCKWILA STORE:
17651 SOUTHCENTER PKWY
TUCKWILA, WA 98188

FIGURE 8

Results of Parking Data Collection

Table 1 presents the results of the parking data collection. As shown in Table 1, the maximum parking rate in spaces per 1,000 square feet of gross leasable area occurred during the Saturday data collection for all but two stores. The Saturday peak parking rates varied from 0.40 spaces per 1,000 square feet in North Charleston, South Carolina, (the lowest Saturday rate) to 0.90 spaces per 1,000 square feet in Doral, Florida (the highest Saturday rate). The average weekday AM peak parking rate for the eight stores was 0.45 spaces per 1,000 square feet. The average weekday PM peak parking rate was 0.43 spaces per 1,000 square feet. The average Saturday peak parking rate was 0.59 spaces per 1,000 square feet.

Results of Trip Generation Data Collection

Table 2 presents the results of the trip generation data collection. As shown in Table 2, the Tuckwila, Washington store experienced the lowest AM peak hour trip generation rate, and the Avon, Massachusetts store experienced the lowest PM peak hour trip generation rate. The Cypress, Texas store experienced the highest AM peak hour trip generation rate, and the Alexandria, Virginia store experienced the highest PM peak hour trip generation rate. The average AM peak hour trip generation rate for the eight stores was 0.76 trips per 1,000 square feet (53 percent inbound, 47 percent outbound). The average PM peak hour trip generation rate was 0.66 trips per 1,000 square feet (46 percent inbound, 54 percent outbound).

Table 1: Peak Parking Counts and Rates

Store Location and Size	Date in 2022	Time Period	Peak Time	Maximum Number of Occupied Spaces Counted	Parking Rate (spaces per 1,000 SF GLA)
Doral, FL 89,240 GLA	Thur, Dec 1	Weekday AM	9:30 AM	42	0.47
	Wed, Nov 30	Weekday PM	4:00 PM	47	0.53
	Sat, Dec 3	Saturday Midday	1:30 PM	80	0.90
Alexandria, VA 93,398 GLA	Tues, Nov 29	Weekday AM	9:30 AM	56	0.60
	Tues, Nov 29	Weekday PM	4:15 PM	49	0.52
	Sat, Dec 3	Saturday Midday	1:00 PM	76	0.81
Pompano Beach, FL 86,610 GLA	Wed, Nov 30	Weekday AM	9:00 AM	40	0.46
	Wed, Nov 30	Weekday PM	4:00 PM	37	0.43
	Sat, Dec 3	Saturday Midday	12:15 PM	49	0.57
Farmingdale, NY 80,000 GLA	Wed, Nov 30	Weekday AM	9:00 AM, 9:15 AM	34	0.43
	Wed, Nov 30	Weekday PM	5:00 PM	30	0.38
	Sat, Dec 3	Saturday Midday	12:45 PM	50	0.63
North Charleston, SC 75,000 GLA	Tues, Dec 6	Weekday AM	9:15 AM	37	0.49
	Tues, Dec 6	Weekday PM	4:00 PM	31	0.41
	Sat, Dec 3	Saturday Midday	2:00 PM	30	0.40
Avon, MA 84,887 GLA	Tues, Dec 6	Weekday AM	8:45 AM	39	0.46
	Tues, Dec 6	Weekday PM	4:30 PM	40	0.47
	Sat, Dec 10	Saturday Midday	11:00 AM, 11:15 AM	38	0.45
Cypress, TX 74,880 GLA	Wed, Dec 7	Weekday AM	8:45 AM, 9:30 AM	31	0.41
	Wed, Dec 7	Weekday PM	4:00 PM	27	0.36
	Sat, Dec 10	Saturday Midday	1:30 PM	39	0.52
Tuckwila, WA 90,359 GLA	Thur, Dec 8	Weekday AM	9:30 AM	28	0.31
	Tues, Dec 13	Weekday PM	5:15 PM, 5:30 PM	32	0.35
	Sat, Dec 10	Saturday Midday	1:45 PM, 2:00 PM	39	0.43
Average weekday AM peak parking rate of all eight stores:					0.45
Average weekday PM peak parking rate of all eight stores:					0.43
Average Saturday midday peak parking rate of all eight stores:					0.59

Table 2: Peak Hour Trip Generation Summary

Store Location and Size	Date in 2022	Time Period	Peak Hour	Inbound Trips	Outbound Trips	Total Trips	Trip Generation Rate (Trips per 1,000 SF GLA)	Inbound Trip Percentage	Outbound Trip Percentage
Doral, FL 89,240 GLA	Thur, Dec 1	Weekday AM	7:45 AM to 8:45 AM	32	27	59	0.66	54%	46%
	Wed, Nov 30	Weekday PM	4:00 PM to 5:00 PM	28	34	62	0.69	45%	55%
Alexandria, VA 93,398 GLA	Tues, Nov 29	Weekday AM	8:30 AM to 9:30 AM	39	39	78	0.84	50%	50%
	Tues, Nov 29	Weekday PM	4:00 PM to 5:00 PM	38	42	80	0.86	48%	52%
Pompano Beach, FL 86,610 GLA	Wed, Nov 30	Weekday AM	8:00 AM to 9:00 AM	42	41	83	0.96	51%	49%
	Wed, Nov 30	Weekday PM	4:15 PM to 5:15 PM	34	30	64	0.74	53%	47%
Farmingdale, NY 80,000 GLA	Wed, Nov 30	Weekday AM	8:30 AM to 9:30 AM	30	27	57	0.71	53%	47%
	Wed, Nov 30	Weekday PM	5:30 PM to 6:30 PM	23	19	42	0.53	55%	45%
North Charleston, SC 75,000 GLA	Tues, Dec 6	Weekday AM	8:30 AM to 9:30 AM	30	24	54	0.72	56%	44%
	Tues, Dec 6	Weekday PM	4:00 PM to 5:00 PM	22	29	51	0.68	43%	57%
Avon, MA 84,887 GLA	Tues, Dec 6	Weekday AM	8:30 AM to 9:30 AM	31	26	57	0.67	54%	46%
	Tues, Dec 6	Weekday PM	4:00 PM to 5:00 PM	19	23	42	0.49	45%	55%
Cypress, TX 74,880 GLA	Wed, Dec 7	Weekday AM	8:30 AM to 9:30 AM	38	35	73	0.97	52%	48%
	Wed, Dec 7	Weekday PM	4:00 PM to 5:00 PM	18	29	47	0.63	38%	62%
Tuckwila, WA 90,359 GLA	Thur, Dec 8	Weekday AM	8:30 AM to 9:30 AM	27	20	47	0.52	57%	43%
	Tues, Dec 13	Weekday PM	5:00 PM to 6:00 PM	27	34	61	0.68	44%	56%
Average AM peak hour trip generation rate of all eight stores and inbound/outbound percentage							0.76	(53% in, 47% out)	
Average PM peak hour trip generation rate of all eight stores and inbound/outbound percentage							0.66	(46% in, 54% out)	

Summary

Table 3 presents the average weekday AM and PM peak parking and trip generation rates as well as the average Saturday peak parking rate for the eight stores. **Table 4** presents the highest weekday AM and PM parking and trip generation rates observed as well as the highest Saturday parking rate observed for the eight stores.

Table 3: Average Parking and Trip Generation Rates

Time Period	Average Peak Parking Rate (Occupied Spaces per 1,000 SF GLA)	Average Peak Hour Trip Generation Rate (Trips Per Hour Per 1,000 SF GLA)	Average Peak Hour Inbound Trip Percentage	Average Peak Hour Outbound Trip Percentage
AM Peak	0.45	0.76	53%	47%
PM Peak	0.43	0.66	46%	54%
Saturday Peak	0.59	-		

Table 4: Highest Parking and Trip Generation Rates

Time Period	Highest Parking Rate (Occupied Spaces per 1,000 SF GLA)	Location of Store with Highest Parking Rate	Highest Trip Generation Rate (Trips Per Hour Per 1,000 SF GLA)	Location of Store with Highest Trip Generation Rate	Inbound Trip Percentage at Store with Highest Trip Generation	Outbound Trip Percentage at Store with Highest Trip Generation
AM Peak	0.60	Alexandria	0.97	Cypress	52%	48%
PM Peak	0.53	Doral	0.86	Alexandria	50%	50%
Saturday Peak	0.90	Doral	-			

Trip and Parking Rate Comparisons

As mentioned previously, in order to determine the trip generation and required parking for a proposed Floor & Decor store, municipalities have historically used parking and trip generation rates that are based on studies for more traditional commercial retail stores. **Table 5** shows the average weekday AM and PM peak hour trip generation rates for similar land uses based on data published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 11th Edition*. As shown in Table 5, the average weekday peak hour trip generation rates calculated for Floor & Decor in this study are significantly lower than the average weekday peak hour trip generation rates published by ITE for a Shopping Plaza or a Home Improvement Superstore.

Table 5: Trip Generation Rate Comparison

Time Period	Average Peak Hour Trip Generation Rate (Trips Per Hour Per 1,000 SF GLA)		
	Floor & Decor (From This Study)	Shopping Plaza (40-150k) (ITE Land Use 821)	Home Improvement Superstore (ITE Land Use 862)
Weekday AM Peak	0.76	1.73	1.51
Weekday PM Peak	0.66	5.19	2.29

Table 6 shows the weekday and Saturday peak parking rates for similar land uses based on data published by ITE in *Parking Generation, 5th Edition*. As shown in Table 6, the average parking rates calculated for Floor & Decor in this study are significantly lower than the average parking rates published by ITE for a Shopping Center or a Home Improvement Superstore. Note that the Shopping Plaza (40-150k) category (Land Use 821) was shown in Table 5, as that category of shopping is consistent with the size of Floor & Decor stores. The Shopping Center (Land Use 820) category was shown in Table 6 because ITE does not separate the Shopping Center use into specific square footage categories in the Parking Generation Manual as they do in the Trip Generation Manual.

Table 6: Parking Rate Comparison

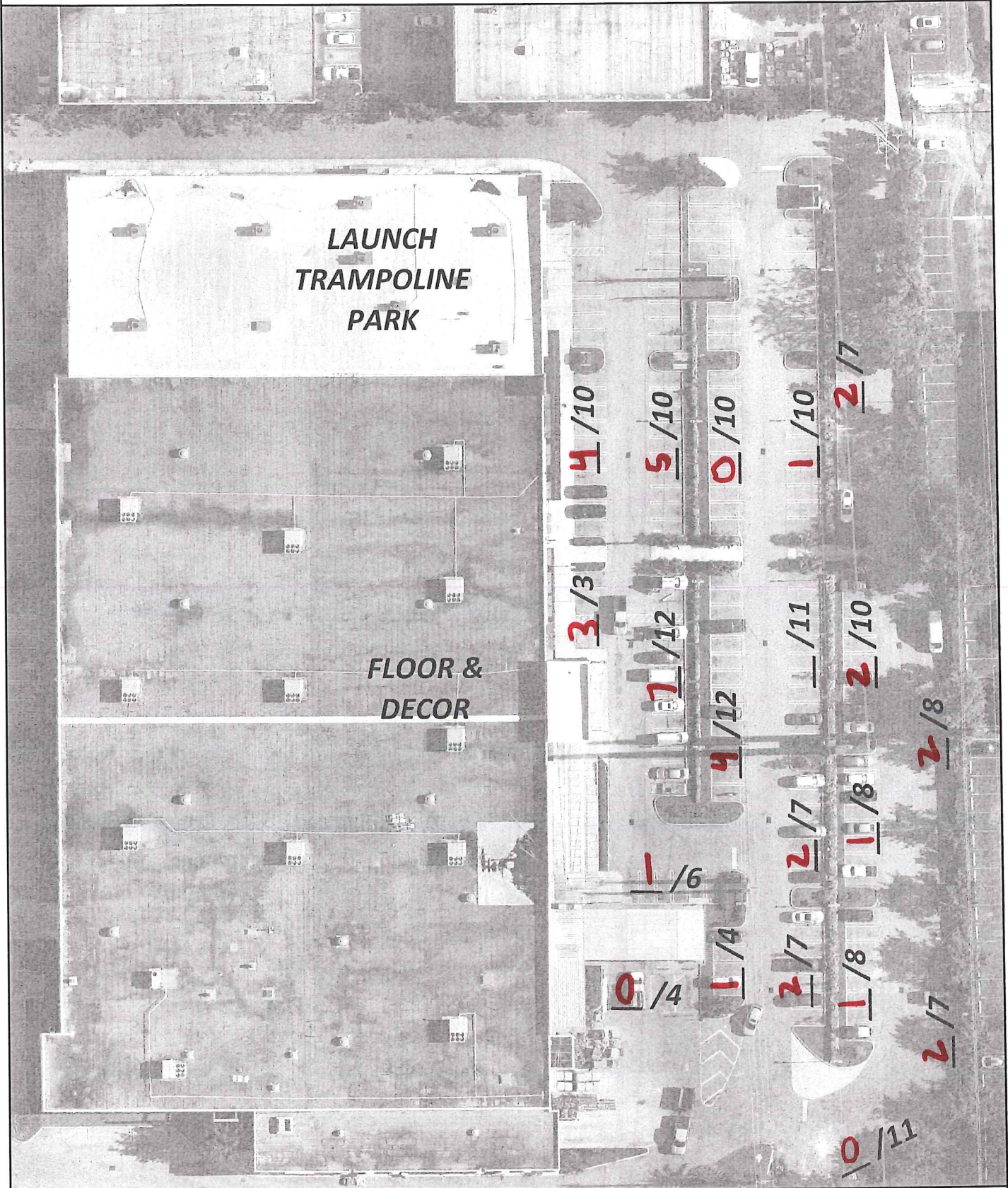
Time Period	Average Peak Parking Rate (Parked Vehicles Per 1,000 SF GLA)		
	Floor & Decor (From This Study)	Shopping Center (ITE Land Use 820)	Home Improvement Superstore (ITE Land Use 862)
Weekday	0.45	1.95	2.42*
Saturday	0.59	2.91	3.36

*Friday Parking Rate Shown (Only Weekday Listed in ITE)

Appendix A:

Sample Parking and Trip Generation Data Collection Sheets

DATE: 11/30/2022
TIME PERIOD: 4:15 pm
DATA COLLECTOR: Alexa Tootle



FLOOR & DECOR	2525 NW 82ND AVE, DORAL, FL 33122	PARKING DATA COLLECTION
---------------	--------------------------------------	----------------------------

Location Floor 3 Decor Doral

Date 12/1/22

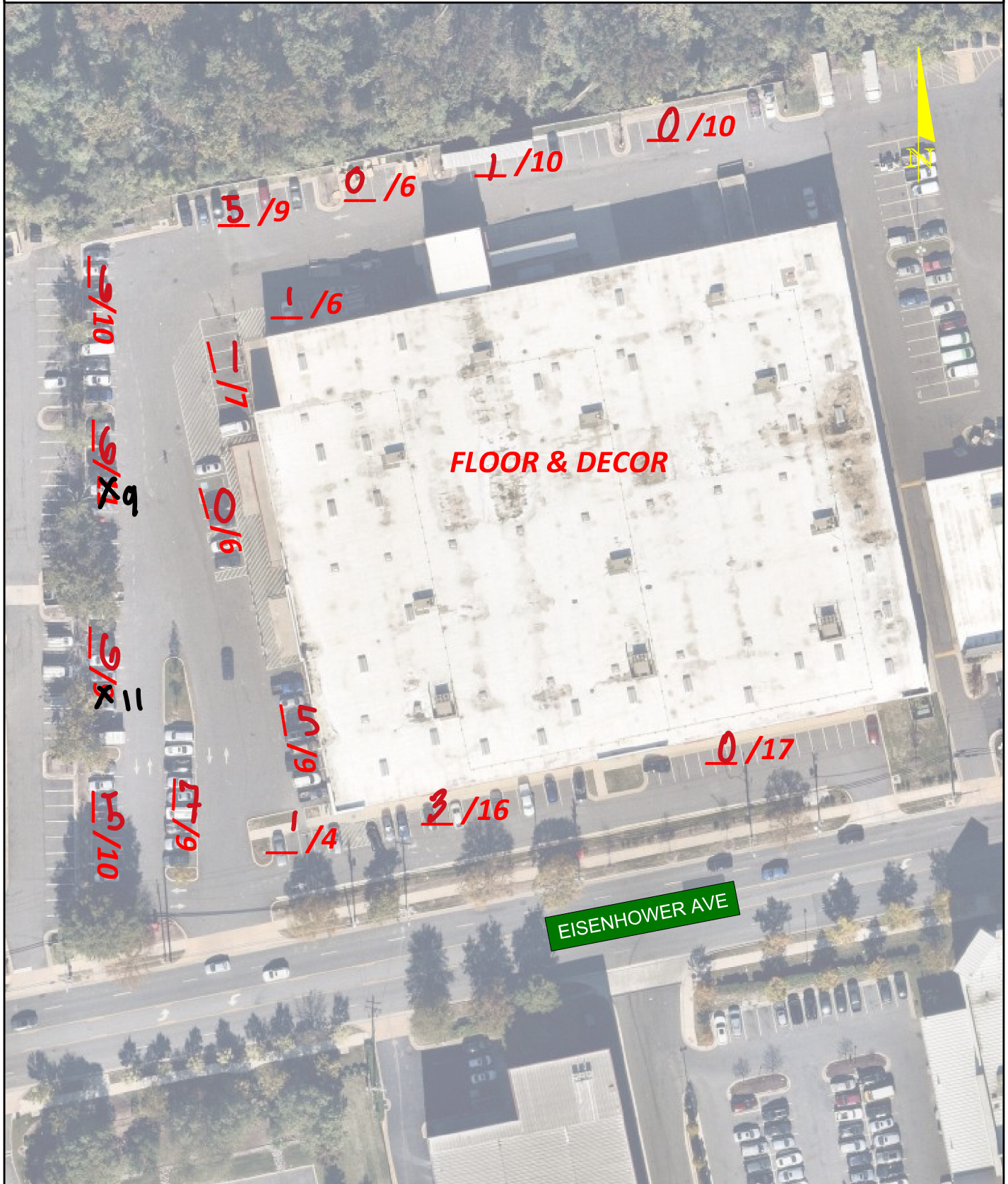
Analyst Christian Perez

Time		Inbound Vehicle Trips	Outbound Vehicle Trips
From	To		
7:00 AM	7:15 AM	11 2	1 1
7:15 AM	7:30 AM	6	1 1
7:30 AM	7:45 AM	3	6
7:45 AM	8:00 AM	9	4
8:00 AM	8:15 AM	- 10	5
8:15 AM	8:30 AM	- 7	- 12
8:30 AM	8:45 AM	- 6	6
8:45 AM	9:00 AM	5	3
9:00 AM	9:15 AM	- 9	- 11
9:15 AM	9:30 AM	- - 11	4

= 68

= 53

DATE: 11/29/22
TIME PERIOD: 4:00 - 4:15 pm
DATA COLLECTOR: Adam O'Neill



FLOOR & DECOR

4607 EISENHOWER AVE
ALEXANDRIA, VA 22304

PARKING DATA
COLLECTION

Location Alexandria

Date 11/29/2022

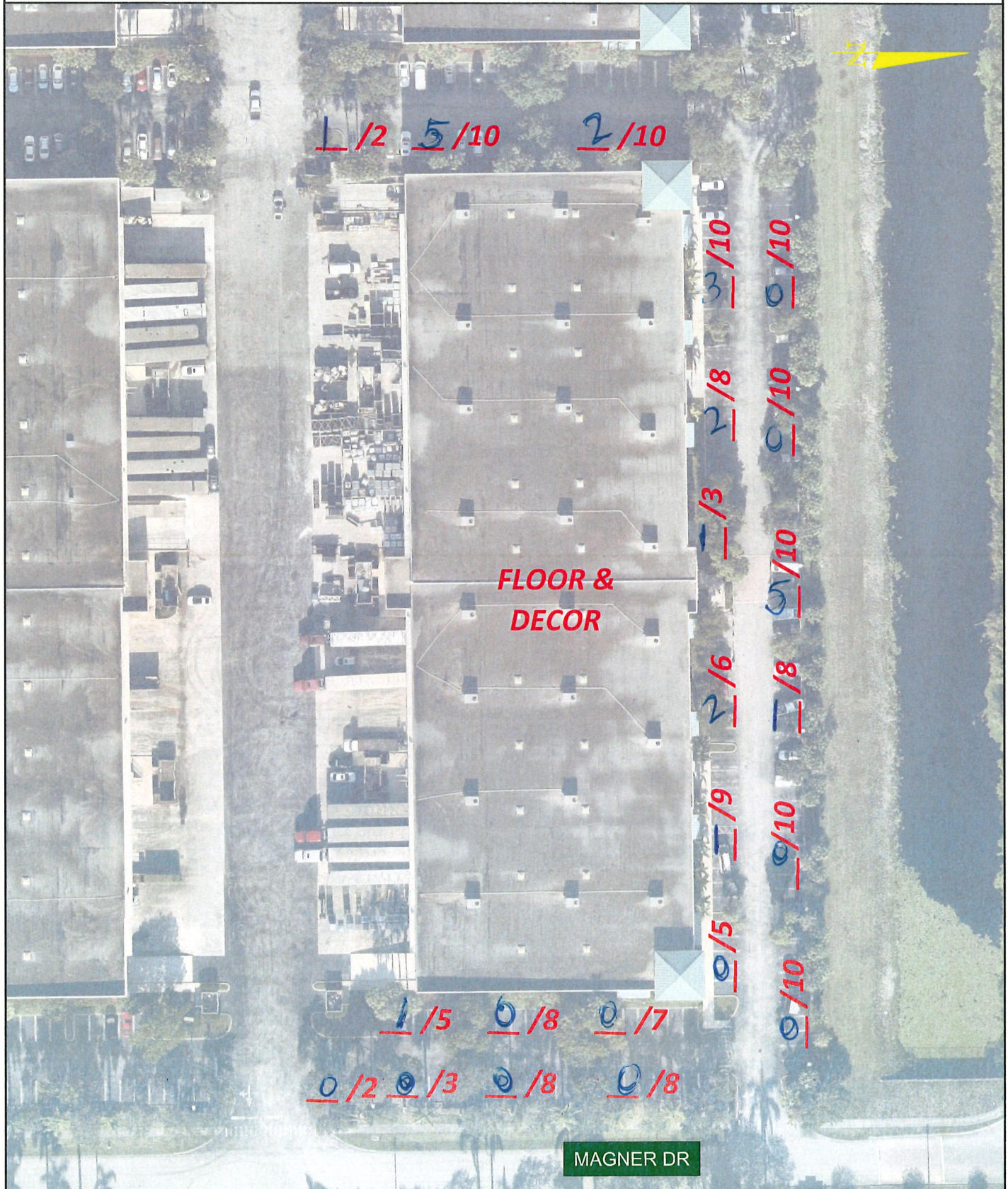
Analyst Josie Nolan

Time		Inbound Vehicle Trips	Outbound Vehicle Trips
From	To		
7:00 AM	7:15 AM		
7:15 AM	7:30 AM		
7:30 AM	7:45 AM		
7:45 AM	8:00 AM		
8:00 AM	8:15 AM		
8:15 AM	8:30 AM		
8:30 AM	8:45 AM		
8:45 AM	9:00 AM		
9:00 AM	9:15 AM		
9:15 AM	9:30 AM		

DATE: 11 / 30 / 2022

TIME PERIOD: 5:45

DATA COLLECTOR: Alex Beigelman



FLOOR & DECOR

1914 W ATLANTIC BLVD
POMPAHO BEACH, FL 33069

PARKING DATA
COLLECTION

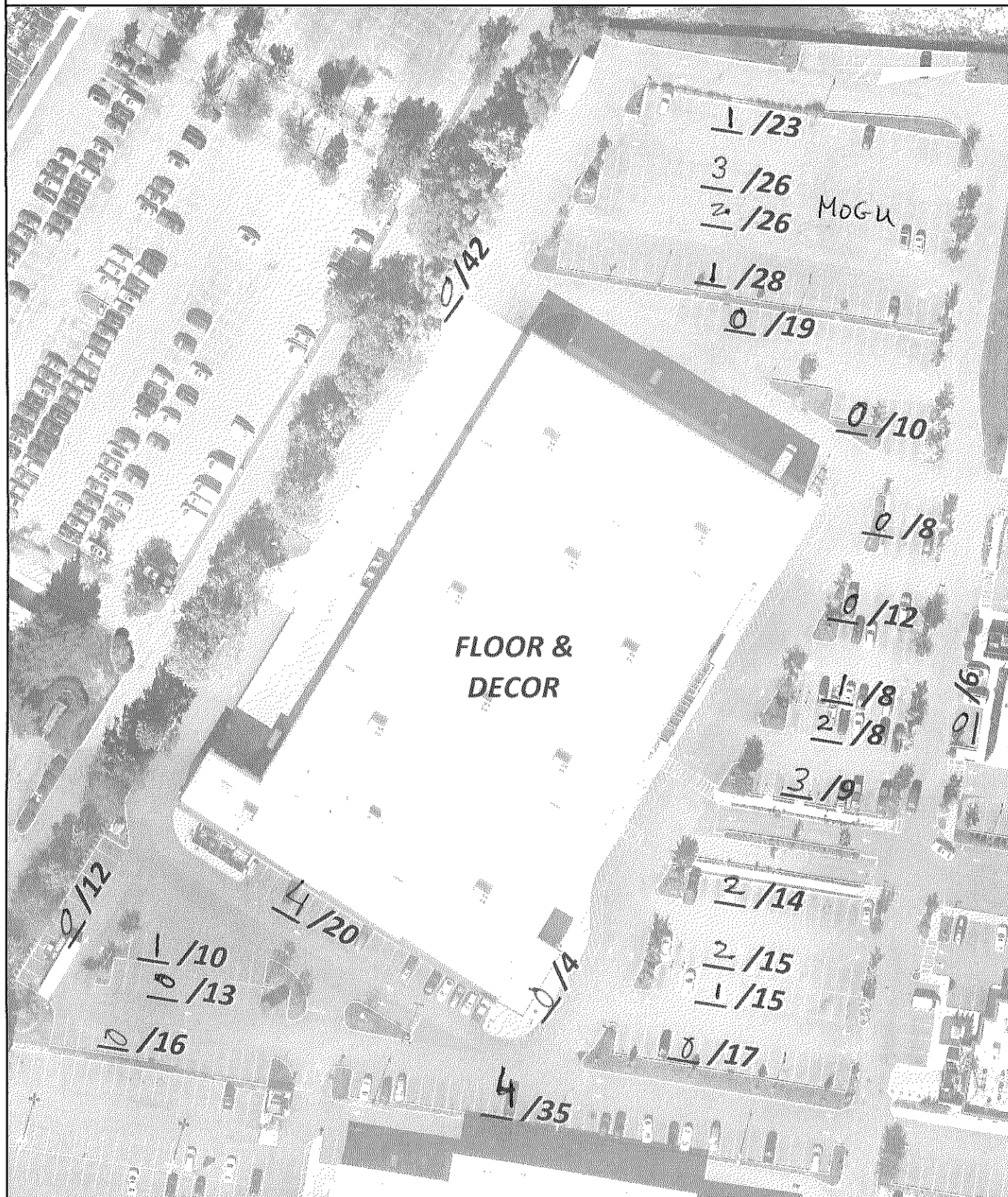
Location 1914 W Atlantic Blvd, Pompano Beach, FL 33069

Date 11/30/2022

Analyst Victoria Rodriguez

Time		Inbound Vehicle Trips	Outbound Vehicle Trips
From	To		
7:00 AM	7:15 AM		
7:15 AM	7:30 AM		
7:30 AM	7:45 AM		
7:45 AM	8:00 AM		
8:00 AM	8:15 AM		
8:15 AM	8:30 AM		
8:30 AM	8:45 AM		
8:45 AM	9:00 AM		
9:00 AM	9:15 AM		
9:15 AM	9:30 AM		

DATE: 11-30-22
 TIME PERIOD: 5:15-5:30
 DATA COLLECTOR: Dylan Alaner



FLOOR & DECOR	1002 BROAD HOLLOW RD FARMINGDALE, NY 11735	PARKING DATA COLLECTION
---------------	---	----------------------------

Location FARMING DALE

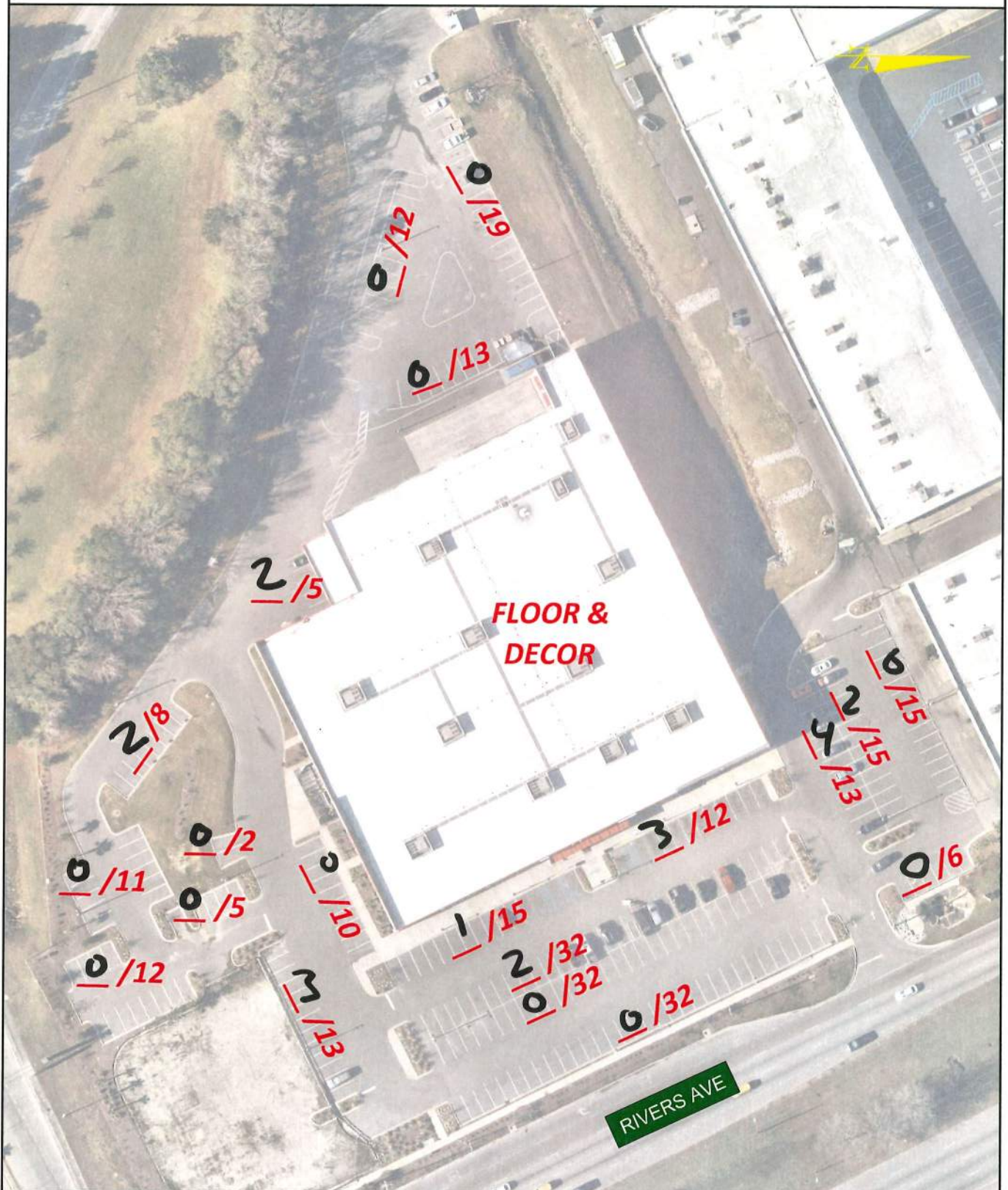
Date 11/30

Analyst DORIN BALAN

T = TRUCK

Time		Inbound Vehicle Trips	Outbound Vehicle Trips
From	To		
7:00 AM	7:15 AM		
7:15 AM	7:30 AM		
7:30 AM	7:45 AM	 	I
7:45 AM	8:00 AM	 T 	
8:00 AM	8:15 AM		
8:15 AM	8:30 AM	 I	 I
8:30 AM	8:45 AM	 	
8:45 AM	9:00 AM	 	
9:00 AM	9:15 AM	 	
9:15 AM	9:30 AM	 	

DATE: 12/6/2022
TIME PERIOD: 4:45 PM
DATA COLLECTOR: Dalton Smith



FLOOR & DECOR

6029 RIVERS AVE
CHARLESTON, SC 29406

PARKING DATA
COLLECTION

6029
Rivers Ave

1 = employee
likely

Location Floor & Decor N. Charleston

Date 12/6/22

Analyst L&K

Time		Inbound Vehicle Trips	Outbound Vehicle Trips
From	To		
7:00 AM	7:15 AM	10	2
7:15 AM	7:30 AM	4	5
7:30 AM	7:45 AM	5	4
7:45 AM	8:00 AM	4	4
8:00 AM	8:15 AM	5	5
8:15 AM	8:30 AM	4	2
8:30 AM	8:45 AM	9	6
8:45 AM	9:00 AM	5	4
9:00 AM	9:15 AM	8	5
9:15 AM	9:30 AM	8	9

DATE: 12/6/2022
TIME PERIOD: 8:45 - 9:00
DATA COLLECTOR: Xavier Ritter



FLOOR & DECOR

80 STOCKWELL DR
AVON, MA 02322

PARKING DATA
COLLECTION

Location 80 Stockwell Dr., Avon, MA 01322

Date 12/6/22

Analyst Russell Orlick

Time		Inbound Vehicle Trips	Outbound Vehicle Trips
From	To		
7:00 AM	7:15 AM		
7:15 AM	7:30 AM		
7:30 AM	7:45 AM	 	
7:45 AM	8:00 AM		
8:00 AM	8:15 AM		
8:15 AM	8:30 AM		
8:30 AM	8:45 AM	 	
8:45 AM	9:00 AM	 	
9:00 AM	9:15 AM	 	
9:15 AM	9:30 AM	 	

DATE: 12/7/22
TIME PERIOD: 4:45 PM
DATA COLLECTOR: KLN



FLOOR & DECOR	20502 HEMPSTEAD RD HOUSTON, TX 77065	PARKING DATA COLLECTION
---------------	---	----------------------------

Location 20502 Hempstead Rd.

Date 12/7/22

Analyst Victoric Baltazar

Time		Inbound Vehicle Trips	Outbound Vehicle Trips
From	To		
7:00 AM	7:15 AM		
7:15 AM	7:30 AM		
7:30 AM	7:45 AM		
7:45 AM	8:00 AM		
8:00 AM	8:15 AM		
8:15 AM	8:30 AM		
8:30 AM	8:45 AM		
8:45 AM	9:00 AM		
9:00 AM	9:15 AM		
9:15 AM	9:30 AM		

DATE: 12/13/2022
TIME PERIOD: 5:30 - 5:45 PM
DATA COLLECTOR: J. MILLER



FLOOR & DECOR

17651 SOUTHCENTER PKWY
TUCKWILA, WA 98188

PARKING DATA
COLLECTION

Location 17651 Southcenter Pkwy - Floor&Decor

Date 12-08-2022

Analyst Rodrigo Teran

Time		Inbound Vehicle Trips	Outbound Vehicle Trips
From	To		
7:00 AM	7:15 AM	3	1
7:15 AM	7:30 AM	6	3
7:30 AM	7:45 AM	4	2
7:45 AM	8:00 AM	3	2
8:00 AM	8:15 AM	9	6
8:15 AM	8:30 AM	6	6
8:30 AM	8:45 AM	5	6
8:45 AM	9:00 AM	3	3
9:00 AM	9:15 AM	5	5
9:15 AM	9:30 AM	14	6

Appendix B:

Parking Data Collection

Location: Doral, FL

Weekday AM Parking Data	
Thursday, December 1, 2022	
Time	Total Parked Vehicles
7:00 AM	17
7:15 AM	19
7:30 AM	21
7:45 AM	20
8:00 AM	28
8:15 AM	24
8:30 AM	30
8:45 AM	30
9:00 AM	35
9:15 AM	37
9:30 AM	42

Weekday PM Parking Data	
Wednesday, November 30, 2022	
Time	Total Parked Vehicles
4:00 PM	47
4:15 PM	40
4:30 PM	37
4:45 PM	42
5:00 PM	39
5:15 PM	30
5:30 PM	26
5:45 PM	23
6:00 PM	19
6:15 PM	25
6:30 PM	26
6:45 PM	26
7:00 PM	19

Saturday Midday Parking Data	
Saturday, December 3, 2022	
Time	Total Parked Vehicles
11:00 AM	54
11:15 AM	59
11:30 AM	61
11:45 AM	68
12:00 PM	60
12:15 PM	60
12:30 PM	66
12:45 PM	71
1:00 PM	73
1:15 PM	77
1:30 PM	80
1:45 PM	73

Location: Alexandria, VA

Weekday AM Parking Data	
Tuesday, November 29, 2022	
Time	Total Parked Vehicles
7:00 AM	26
7:15 AM	32
7:30 AM	29
7:45 AM	37
8:00 AM	31
8:15 AM	37
8:30 AM	43
8:45 AM	39
9:00 AM	47
9:15 AM	53
9:30 AM	56

Weekday PM Parking Data	
Tuesday, November 29, 2022	
Time	Total Parked Vehicles
4:00 PM	47
4:15 PM	49
4:30 PM	45
4:45 PM	45
5:00 PM	42
5:15 PM	35
5:30 PM	33
5:45 PM	38
6:00 PM	33
6:15 PM	27
6:30 PM	29
6:45 PM	21
7:00 PM	17

Saturday Midday Parking Data	
Saturday, December 3, 2022	
Time	Total Parked Vehicles
11:00 AM	59
11:15 AM	62
11:30 AM	57
11:45 AM	63
12:00 PM	55
12:15 PM	62
12:30 PM	68
12:45 PM	66
1:00 PM	76
1:15 PM	69
1:30 PM	69
1:45 PM	64
2:00 PM	62

Location: Pompano Beach, FL

Weekday AM Parking Data	
Wednesday, November 30, 2022	
Time	Total Parked Vehicles
7:00 AM	12
7:15 AM	10
7:30 AM	11
7:45 AM	24
8:00 AM	29
8:15 AM	31
8:30 AM	31
8:45 AM	36
9:00 AM	40
9:15 AM	39

Weekday PM Parking Data	
Wednesday, November 30, 2022	
Time	Total Parked Vehicles
4:00 PM	37
4:15 PM	34
4:30 PM	35
4:45 PM	36
5:00 PM	31
5:15 PM	28
5:30 PM	23
5:45 PM	24
6:00 PM	24
6:15 PM	28
6:30 PM	24
6:45 PM	17
7:00 PM	14

Saturday Midday Parking Data	
Saturday, December 3, 2022	
Time	Total Parked Vehicles
11:00 AM	39
11:15 AM	41
11:30 AM	47
11:45 AM	48
12:00 PM	48
12:15 PM	49
12:30 PM	45
12:45 PM	45
1:00 PM	45
1:15 PM	44
1:30 PM	42
1:45 PM	36
2:00 PM	43

Location: Farmingdale, NY

Weekday AM Parking Data	
Tuesday, November 29, 2022	
Time	Total Parked Vehicles
7:00 AM	20
7:15 AM	21
7:30 AM	22
7:45 AM	22
8:00 AM	25
8:15 AM	27
8:30 AM	30
8:45 AM	30
9:00 AM	34
9:15 AM	34

Weekday PM Parking Data	
Wednesday, November 30, 2022	
Time	Total Parked Vehicles
4:30 PM	24
4:45 PM	25
5:00 PM	30
5:15 PM	20
5:30 PM	21
5:45 PM	18
6:00 PM	21
6:15 PM	23
6:30 PM	18
6:45 PM	14

Saturday Midday Parking Data	
Saturday, December 3, 2022	
Time	Total Parked Vehicles
11:00 AM	43
11:15 AM	42
11:30 AM	44
11:45 AM	44
12:00 PM	44
12:15 PM	45
12:30 PM	43
12:45 PM	50
1:00 PM	46
1:15 PM	40
1:30 PM	46
1:45 PM	44

Location: North Charleston, SC

Weekday AM Parking Data	
Tuesday, December 6, 2022	
Time	Total Parked Vehicles
7:00 AM	13
7:15 AM	19
7:30 AM	17
7:45 AM	19
8:00 AM	22
8:15 AM	22
8:30 AM	26
8:45 AM	26
9:00 AM	28
9:15 AM	37
9:30 AM	35

Weekday PM Parking Data	
Tuesday, December 6, 2022	
Time	Total Parked Vehicles
4:00 PM	31
4:15 PM	25
4:30 PM	22
4:45 PM	19
5:00 PM	21
5:15 PM	21
5:30 PM	17
5:45 PM	13
6:00 PM	10
6:15 PM	13
6:30 PM	13
6:45 PM	15
7:00 PM	12

Saturday Midday Parking Data	
Saturday, December 3, 2022	
Time	Total Parked Vehicles
11:00 AM	27
11:15 AM	26
11:30 AM	24
11:45 AM	23
12:00 PM	25
12:15 PM	23
12:30 PM	24
12:45 PM	22
1:00 PM	25
1:15 PM	25
1:30 PM	23
1:45 PM	29
2:00 PM	30

Location: Avon, MA

Weekday AM Parking Data	
Tuesday, December 6, 2022	
Time	Total Parked Vehicles
7:00 AM	22
7:15 AM	25
7:30 AM	28
7:45 AM	27
8:00 AM	29
8:15 AM	30
8:30 AM	38
8:45 AM	39
9:00 AM	38
9:15 AM	36

Weekday PM Parking Data	
Tuesday, December 6, 2022	
Time	Total Parked Vehicles
4:00 PM	34
4:15 PM	35
4:30 PM	40
4:45 PM	31
5:00 PM	28
5:15 PM	29
5:30 PM	27
5:45 PM	29
6:00 PM	29
6:15 PM	30
6:30 PM	26
6:45 PM	29

Saturday Midday Parking Data	
Saturday, December 10, 2022	
Time	Total Parked Vehicles
11:00 AM	38
11:15 AM	38
11:30 AM	35
11:45 AM	31
12:00 PM	28
12:15 PM	30
12:30 PM	30
12:45 PM	35
1:00 PM	34
1:15 PM	37
1:30 PM	36
1:45 PM	34

Location: Cypress, TX

Weekday AM Parking Data	
Wednesday, December 7, 2022	
Time	Total Parked Vehicles
7:00 AM	18
7:15 AM	18
7:30 AM	16
7:45 AM	20
8:00 AM	23
8:15 AM	24
8:30 AM	26
8:45 AM	31
9:00 AM	25
9:15 AM	30
9:30 AM	31

Weekday PM Parking Data	
Wednesday, December 7, 2022	
Time	Total Parked Vehicles
4:00 PM	27
4:15 PM	19
4:30 PM	17
4:45 PM	15
5:00 PM	17
5:15 PM	17
5:30 PM	15
5:45 PM	16
6:00 PM	13
6:15 PM	17
6:30 PM	18
6:45 PM	17
7:00 PM	12

Saturday Midday Parking Data	
Saturday, December 10, 2022	
Time	Total Parked Vehicles
11:00 AM	26
11:15 AM	25
11:30 AM	25
11:45 AM	29
12:00 PM	25
12:15 PM	27
12:30 PM	26
12:45 PM	27
1:00 PM	31
1:15 PM	37
1:30 PM	39
1:45 PM	32
2:00 PM	28

Location: Tuckwila, WA

Weekday AM Parking Data	
Thursday, December 8, 2022	
Time	Total Parked Vehicles
7:00 AM	7
7:15 AM	12
7:30 AM	14
7:45 AM	16
8:00 AM	16
8:15 AM	22
8:30 AM	18
8:45 AM	20
9:00 AM	18
9:15 AM	22
9:30 AM	28

Weekday PM Parking Data	
Tuesday, December 13, 2022	
Time	Total Parked Vehicles
4:00 PM	22
4:15 PM	23
4:30 PM	25
4:45 PM	25
5:00 PM	27
5:15 PM	32
5:30 PM	32
5:45 PM	26
6:00 PM	26
6:15 PM	19
6:30 PM	18
6:45 PM	19
7:00 PM	13

Saturday Midday Parking Data	
Saturday, December 10, 2022	
Time	Total Parked Vehicles
11:00 AM	37
11:15 AM	36
11:30 AM	31
11:45 AM	29
12:00 PM	30
12:15 PM	28
12:30 PM	32
12:45 PM	29
1:00 PM	30
1:15 PM	33
1:30 PM	35
1:45 PM	39
2:00 PM	39

Appendix C:

Trip Generation Data Collection

Location: Doral, FL

Weekday AM Trip Generation				
Thursday, December 1, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
7:00 AM	7:15 AM	2	1	3
7:15 AM	7:30 AM	6	1	7
7:30 AM	7:45 AM	3	6	9
7:45 AM	8:00 AM	9	4	13
8:00 AM	8:15 AM	10	5	15
8:15 AM	8:30 AM	7	12	19
8:30 AM	8:45 AM	6	6	12
8:45 AM	9:00 AM	5	3	8
9:00 AM	9:15 AM	9	11	20
9:15 AM	9:30 AM	11	4	15

Weekday PM Trip Generation				
Wednesday, November 30, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
4:00 PM	4:15 PM	8	8	16
4:15 PM	4:30 PM	4	8	12
4:30 PM	4:45 PM	8	4	12
4:45 PM	5:00 PM	8	14	22
5:00 PM	5:15 PM	5	10	15
5:15 PM	5:30 PM	5	6	11
5:30 PM	5:45 PM	5	7	12
5:45 PM	6:00 PM	5	3	8
6:00 PM	6:15 PM	6	4	10
6:15 PM	6:30 PM	3	3	6
6:30 PM	6:45 PM	5	5	10
6:45 PM	7:00 PM	5	8	13

Location: Alexandria, VA

Weekday AM Trip Generation				
Tuesday, November 29, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
7:00 AM	7:15 AM	10	6	16
7:15 AM	7:30 AM	5	7	12
7:30 AM	7:45 AM	11	9	20
7:45 AM	8:00 AM	7	9	16
8:00 AM	8:15 AM	10	7	17
8:15 AM	8:30 AM	7	6	13
8:30 AM	8:45 AM	5	10	15
8:45 AM	9:00 AM	11	9	20
9:00 AM	9:15 AM	12	9	21
9:15 AM	9:30 AM	11	11	22

Total 78
Trips

Weekday PM Trip Generation					Total 80 Trips
Tuesday, November 29, 2022					
From	To	Inbound Trips	Outbound Trips	Total Trips	
4:00 PM	4:15 PM	10	12	22	
4:15 PM	4:30 PM	13	13	26	
4:30 PM	4:45 PM	6	8	14	
4:45 PM	5:00 PM	9	9	18	
5:00 PM	5:15 PM	8	13	21	
5:15 PM	5:30 PM	5	7	12	
5:30 PM	5:45 PM	6	5	11	
5:45 PM	6:00 PM	13	9	22	
6:00 PM	6:15 PM	6	9	15	
6:15 PM	6:30 PM	12	13	25	
6:30 PM	6:45 PM	5	9	14	
6:45 PM	7:00 PM	1	5	6	

Location: Pompano Beach, FL

Weekday AM Trip Generation				
Wednesday, November 30, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
7:00 AM	7:15 AM	3	1	4
7:15 AM	7:30 AM	1	1	2
7:30 AM	7:45 AM	2	2	4
7:45 AM	8:00 AM	8	1	9
8:00 AM	8:15 AM	12	9	21
8:15 AM	8:30 AM	8	7	15
8:30 AM	8:45 AM	9	10	19
8:45 AM	9:00 AM	13	15	28
9:00 AM	9:15 AM	11	5	16
9:15 AM	9:30 AM	8	9	17

Weekday PM Trip Generation				
Wednesday, November 30, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
4:00 PM	4:15 PM	3	6	9
4:15 PM	4:30 PM	11	7	18
4:30 PM	4:45 PM	12	9	21
4:45 PM	5:00 PM	5	8	13
5:00 PM	5:15 PM	6	6	12
5:15 PM	5:30 PM	4	3	7
5:30 PM	5:45 PM	3	3	6
5:45 PM	6:00 PM	6	6	12
6:00 PM	6:15 PM	7	1	8
6:15 PM	6:30 PM	7	6	13
6:30 PM	6:45 PM	1	6	7
6:45 PM	7:00 PM	3	5	8

Location: Farmingdale, NY

Weekday AM Trip Generation				
Wednesday, November 30, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
7:00 AM	7:15 AM	3	0	3
7:15 AM	7:30 AM	0	3	3
7:30 AM	7:45 AM	5	1	6
7:45 AM	8:00 AM	8	3	11
8:00 AM	8:15 AM	4	8	12
8:15 AM	8:30 AM	6	6	12
8:30 AM	8:45 AM	7	3	10
8:45 AM	9:00 AM	10	8	18
9:00 AM	9:15 AM	5	7	12
9:15 AM	9:30 AM	8	9	17

Total 57 Trips

Weekday PM Trip Generation				
Wednesday, November 30, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
4:30 PM	4:45 PM	2	3	5
4:45 PM	5:00 PM	2	2	4
5:00 PM	5:15 PM	4	4	8
5:15 PM	5:30 PM	4	3	7
5:30 PM	5:45 PM	7	5	12
5:45 PM	6:00 PM	4	4	8
6:00 PM	6:15 PM	6	2	8
6:15 PM	6:30 PM	6	8	14
6:30 PM	6:45 PM	4	7	11
6:45 PM	7:00 PM	3	5	8

Location: North Charleston, SC

Weekday AM Trip Generation				
Tuesday, December 6, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
7:00 AM	7:15 AM	10	2	12
7:15 AM	7:30 AM	4	5	9
7:30 AM	7:45 AM	5	4	9
7:45 AM	8:00 AM	4	4	8
8:00 AM	8:15 AM	5	5	10
8:15 AM	8:30 AM	4	2	6
8:30 AM	8:45 AM	9	6	15
8:45 AM	9:00 AM	5	4	9
9:00 AM	9:15 AM	8	5	13
9:15 AM	9:30 AM	8	9	17

Total 54 Trips

Weekday PM Trip Generation					Total 51 Trips
Tuesday, December 6, 2022					
From	To	Inbound Trips	Outbound Trips	Total Trips	
4:00 PM	4:15 PM	8	10	18	
4:15 PM	4:30 PM	5	5	10	
4:30 PM	4:45 PM	4	9	13	
4:45 PM	5:00 PM	5	5	10	
5:00 PM	5:15 PM	6	6	12	
5:15 PM	5:30 PM	4	3	7	
5:30 PM	5:45 PM	5	6	11	
5:45 PM	6:00 PM	6	7	13	
6:00 PM	6:15 PM	3	1	4	
6:15 PM	6:30 PM	5	1	6	
6:30 PM	6:45 PM	1	2	3	
6:45 PM	7:00 PM	1	6	7	

Location: Avon, MA

Weekday AM Trip Generation				
Tuesday, December 6, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
7:00 AM	7:15 AM	3	0	3
7:15 AM	7:30 AM	2	3	5
7:30 AM	7:45 AM	7	2	9
7:45 AM	8:00 AM	4	3	7
8:00 AM	8:15 AM	2	7	9
8:15 AM	8:30 AM	4	2	6
8:30 AM	8:45 AM	12	4	16
8:45 AM	9:00 AM	6	8	14
9:00 AM	9:15 AM	6	10	16
9:15 AM	9:30 AM	7	4	11
Total 57 Trips				

Weekday PM Trip Generation				
Tuesday, December 6, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
4:00 PM	4:15 PM	2	6	8
4:15 PM	4:30 PM	8	3	11
4:30 PM	4:45 PM	5	7	12
4:45 PM	5:00 PM	0	8	8
5:00 PM	5:15 PM	6	5	11
5:15 PM	5:30 PM	3	4	7
5:30 PM	5:45 PM	3	3	6
5:45 PM	6:00 PM	6	4	10
6:00 PM	6:15 PM	5	6	11
6:15 PM	6:30 PM	1	1	2
6:30 PM	6:45 PM	2	5	7
6:45 PM	7:00 PM	1	6	7

Location: Cypress, TX

Weekday AM Trip Generation				
Wednesday, December 7, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
7:00 AM	7:15 AM	4	0	4
7:15 AM	7:30 AM	2	3	5
7:30 AM	7:45 AM	4	1	5
7:45 AM	8:00 AM	5	2	7
8:00 AM	8:15 AM	4	6	10
8:15 AM	8:30 AM	6	3	9
8:30 AM	8:45 AM	6	4	10
8:45 AM	9:00 AM	13	14	27
9:00 AM	9:15 AM	12	5	17
9:15 AM	9:30 AM	7	12	19

Total 73 Trips

Weekday PM Trip Generation				
Wednesday, December 7, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
4:00 PM	4:15 PM	5	17	22
4:15 PM	4:30 PM	6	7	13
4:30 PM	4:45 PM	2	4	6
4:45 PM	5:00 PM	5	1	6
5:00 PM	5:15 PM	3	5	8
5:15 PM	5:30 PM	6	6	12
5:30 PM	5:45 PM	4	3	7
5:45 PM	6:00 PM	4	6	10
6:00 PM	6:15 PM	5	2	7
6:15 PM	6:30 PM	2	4	6
6:30 PM	6:45 PM	3	4	7
6:45 PM	7:00 PM	1	7	8

Location: Tuckwila, WA

Weekday AM Trip Generation				
Thursday, December 8, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
7:00 AM	7:15 AM	3	1	4
7:15 AM	7:30 AM	6	3	9
7:30 AM	7:45 AM	4	2	6
7:45 AM	8:00 AM	3	2	5
8:00 AM	8:15 AM	9	6	15
8:15 AM	8:30 AM	6	6	12
8:30 AM	8:45 AM	5	6	11
8:45 AM	9:00 AM	3	3	6
9:00 AM	9:15 AM	5	5	10
9:15 AM	9:30 AM	14	6	20

Total 47 Trips

Weekday PM Trip Generation				
Tuesday, December 13, 2022				
From	To	Inbound Trips	Outbound Trips	Total Trips
4:00 PM	4:15 PM	7	7	14
4:15 PM	4:30 PM	3	3	6
4:30 PM	4:45 PM	11	5	16
4:45 PM	5:00 PM	7	3	10
5:00 PM	5:15 PM	5	4	9
5:15 PM	5:30 PM	6	10	16
5:30 PM	5:45 PM	10	12	22
5:45 PM	6:00 PM	6	8	14
6:00 PM	6:15 PM	2	6	8
6:15 PM	6:30 PM	3	8	11
6:30 PM	6:45 PM	6	6	12
6:45 PM	7:00 PM	3	6	9



Comprehensive Sign Plan

PDP Submittal

June 2006 v2.0



General Requirements Building Signage

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout Chandler Airport Center for the mutual benefit of all tenants, and to comply with the approved Comprehensive Sign Plan for the development, regulations of the City of Chandler Sign Ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant shall be brought into conformance at the sole cost and expense of the Tenant. This criteria is subject to final approval by the City of Chandler as part of a Comprehensive Sign Plan submittal. If a conflict is found to exist between these criteria and the final criteria approved by the City of Chandler, the latter shall prevail.

I. GENERAL REQUIREMENTS

- A. Tenant shall submit or cause to be submitted to Developer, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design color, method of illumination, materials, and method of attachment of Tenant's building mounted signage.
- B. Tenant or Tenant's representative shall obtain all required permits for signs and their installation.
- C. All building mounted signs shall be constructed and installed at Tenant's sole expense. All freestanding site signage will be fabricated and installed by Developer's designated sign contractor. Tenant shall provide electronic artwork suitable for production to Developer's sign contractor who will produce Tenant's signage on the site signage. Tenant shall reimburse Developer for all site signage costs in accordance to the terms of their respective lease agreement.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.

- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Developer or Developer's authorized representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign require maintenance or repair, Developer shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's invoice.
- G. Advertising devices such as attraction boards, posters, banners and flags shall not be permitted except for temporary banners that may be permitted to announce a grand opening or seasonal sale. Temporary banners must be approved in writing by the Developer prior to its installation. Permits, if required by the City of Chandler, shall be obtained prior to installation.

II. SPECIFICATIONS - TENANT BUILDING SIGNAGE

A. General Specifications

- 1. No animated, flashing or audible signs shall be permitted.
- 2. All signs, including temporary signs and their installation shall comply with all City of Chandler building and electrical codes.
- 3. No exposed raceways, crossovers or conduit shall be permitted whatsoever, unless physical circumstances exist that prohibit the signage to otherwise be installed. In the event such a condition exists, an architectural support element must be designed to blend with the building's architecture and may be utilized as a wireway. The architectural feature shall be no larger than six (6") inches in vertical height and depth. The tenant shall submit complete details of the support element to both the Chandler Airport Center Architectural Review Committee (CACARC) and the City of Chandler for review. All tenant signage shall consist of individual letters and logos installed onto the building's wall surface. Sign cabinets are prohibited except if part of the Tenant's recognized corporate identification program. When a cabinet type sign element is utilized, its shape must be designed as a freeform display or sign element that does not include an illuminated acrylic face. When a cabinet display is required, the tenant shall submit complete details of the cabinet display to both the (CACARC) and the City of Chandler for review. Tenant signage shall not include any background color, material and/or structure used to delineate tenant's signage unless part of the Tenant's recognized corporate identification program. The Developer, CACARC and the City of Chandler shall have the sole and separate discretion in approving and/or varying any provision of these specifications.

4. All cabinets, conductors, transformers and other equipment shall be concealed wherever possible.
5. Temporary signs and banners and painted lettering shall not be permitted except as approved by the Developer and the City of Chandler.
6. Any damage to a wall surface or roof deck resulting from Tenant's sign installation shall be repaired at Tenant's sole cost. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's invoice.
7. Upon removal of any sign by Tenant, any damage to a wall surface and/or architectural element shall be repaired at Tenant's cost. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's invoice.

B. Location of Signs

1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed and authorized by the Developer.

III. DESIGN REQUIREMENTS BUILDING SIGNAGE

Individual illuminated letters and logos are required excepted as noted herein, and may include pan channel metal letters with acrylic sign faces, reverse pan channel "halo" illuminated letters, or any combination thereof. The letters are to be mounted onto the building fascia. Electrical connections shall be concealed to remote and/or self-contained transformers. All signage shall be installed in compliance to the City of Chandler electrical code and UL 2161 / UL 48 specifications. Any sign installation found to be non-compliant shall be repaired immediately by the Tenant at Tenant's sole expense.

A. Sign Area

1. The maximum aggregate sign area per building elevation for each tenant shall be calculated by multiplying two (2) times the length of the Tenant's storefront(s) and/or elevation(s) occupied by the Tenant without limitation as to maximum sign area and/or number of sign elements. As a minimum allowance, Tenants occupying less than twenty five (25) feet of storefront and/or elevation shall be permitted a minimum of fifty (50) square feet of sign area.

B. Letter Height and Placement Restrictions

1. Tenant signage shall be installed in accordance with the approved Comprehensive Sign Plan in location(s) designated by the Developer and/or Developer's agents.
2. Tenants shall be permitted to utilize their corporate identification program subject to sign area limitations contained in the approved Comprehensive Sign Plan. All signage shall be reviewed and approved by the developer and shall be appropriate to the surrounding building features, environment, and thematic design of Chandler Airport Center. The Developer and the City of Chandler shall have discretion in varying any provision of these specifications. Maximum letter height for wall mounted signage shall be limited to five (5') feet or fifteen (15) percent of the building elevation height upon which it is installed, whichever is smaller. Building height, for purposes of letter height measurement, shall be measured to the top of the building silhouette upon which the sign is installed.
3. Sign on Wall Surface: No sign shall exceed eighty (80%) percent of the height and/or width of a defined architectural feature and/or wall surface upon which it is placed. The available surface area of the wall may affect letter height.
4. Where a Tenant sign is installed on a common sign band and/or wall surface, the overall length of the sign shall not exceed a maximum of eighty (80%) percent of the Tenant's leased business frontage or storefront length. This percentage may be less if warranted by architectural conditions.

C. Letter Style or Logo Restrictions

1. Copy and/or logos utilized shall be Tenant's choice, subject to the approval of Developer and/or Developer's agents and the City of Chandler. Sign copy shall be limited to a maximum of two lines of text.

D. Illumination

1. Tenant building signage may be internally illuminated, backlit to create a "halo" silhouette, indirectly illuminated and/or any combination of lighting methods mentioned herein. Tenants are encouraged to utilize individual letters and logos that are illuminated indirectly or "halo" backlit.

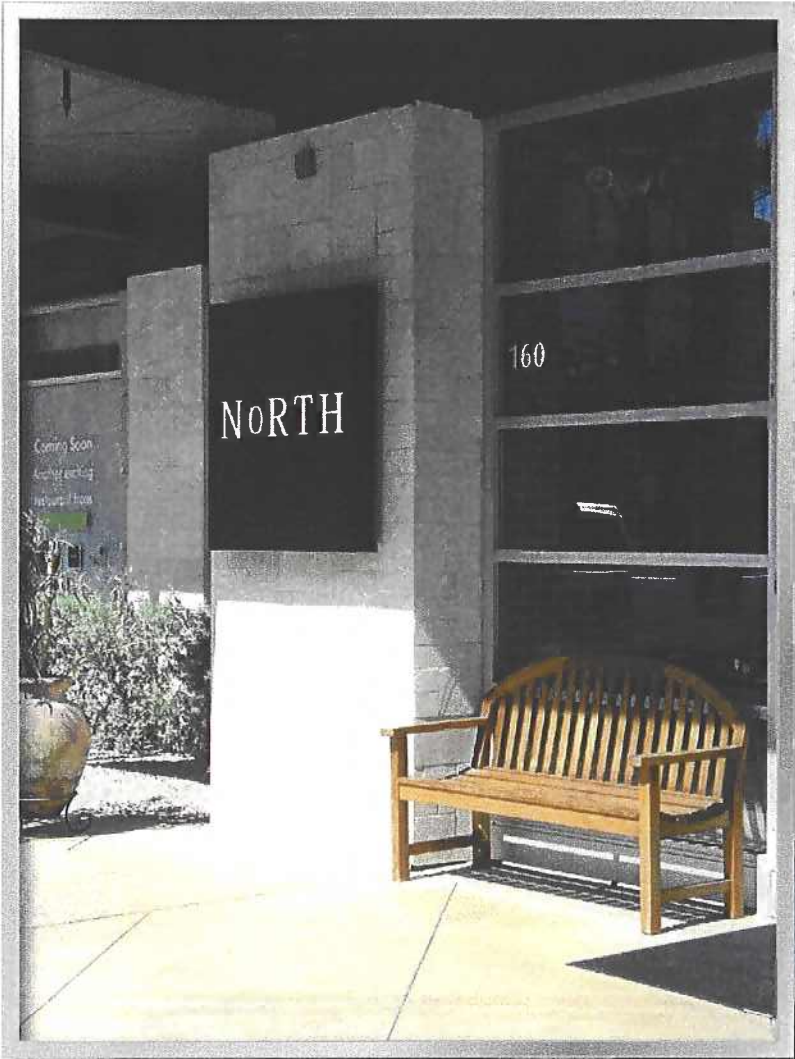
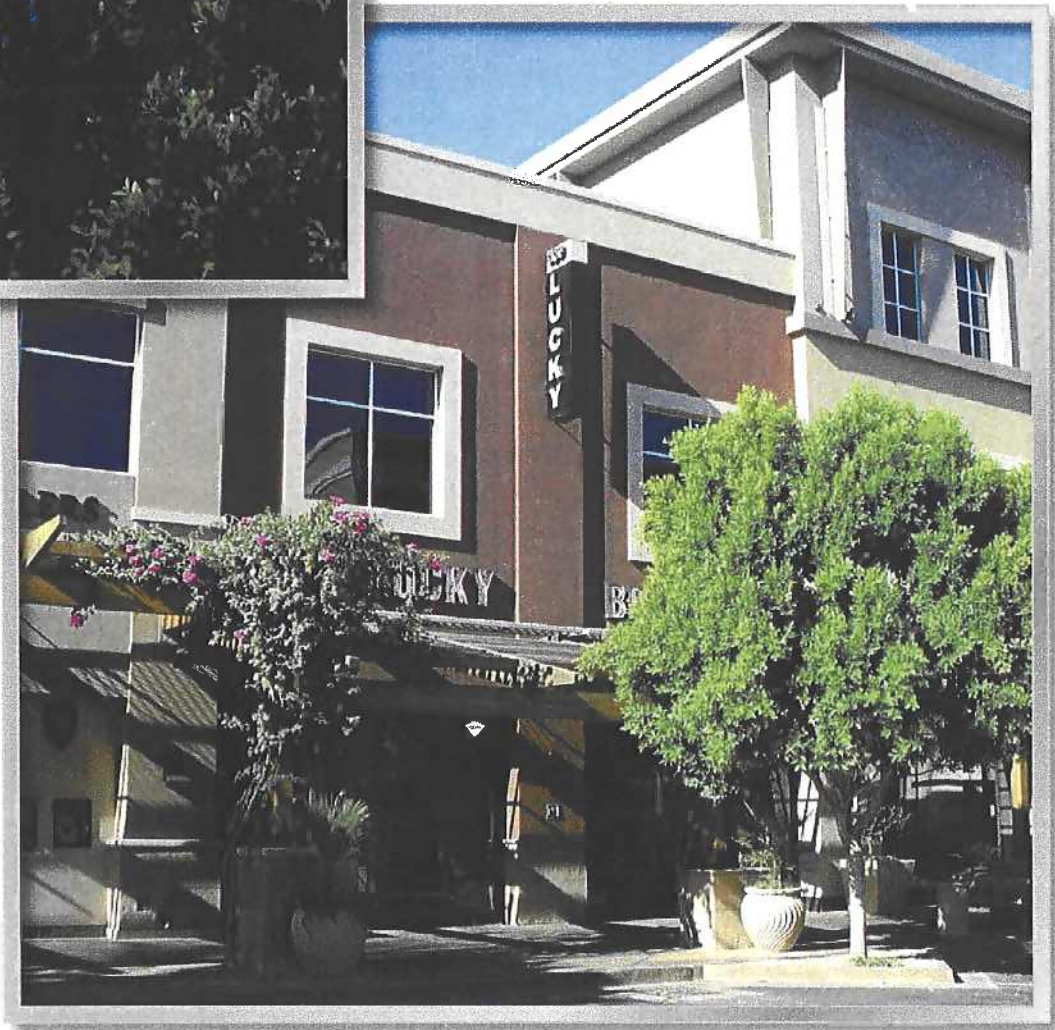
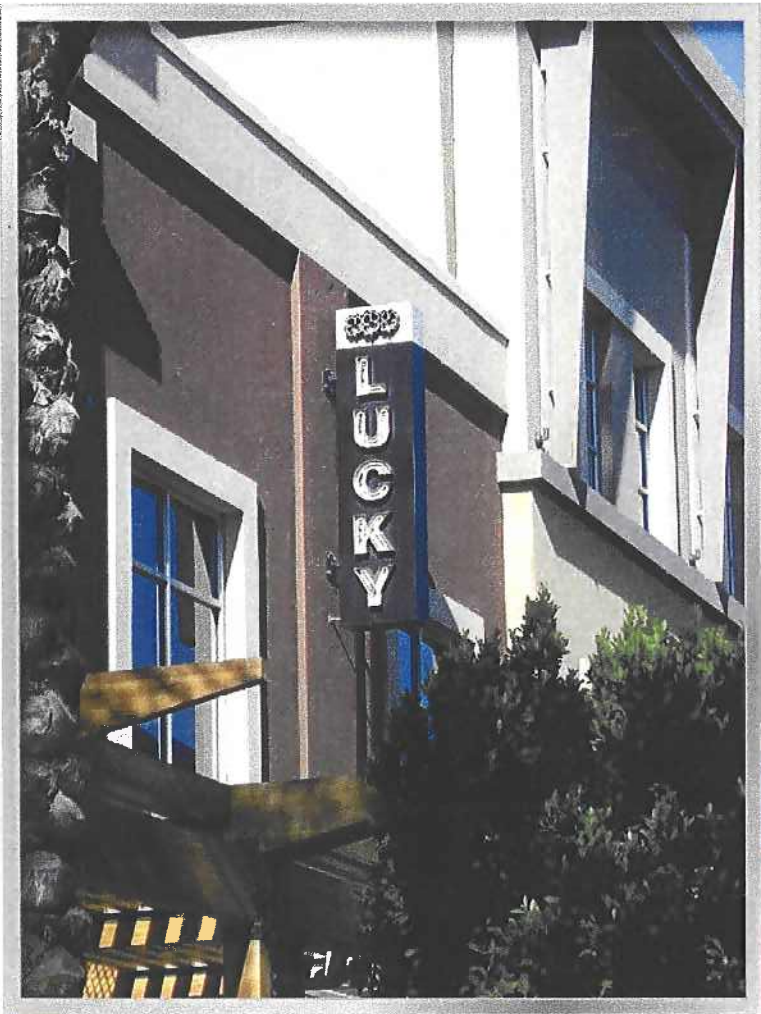
E. Sign Colors

1. Sign colors shall complement the architectural features and backgrounds to which they are attached. Fluorescent "Day-Glow" colors are prohibited. The Developer, CACARC and the City of Chandler shall have the sole and separate discretion in approving and/or varying any provision of these specifications.

IV. GENERAL CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
- B. All illuminated signage shall be fabricated in a manner to conceal light leaks.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. Required labels or other identification shall be permitted on the exposed surface of signs and shall be applied in an inconspicuous location.
- E. Tenant shall be fully responsible for the operations of Tenant's sign contractors and shall indemnify, defend and hold Developer harmless for, from and against damages or liabilities on account thereof. Tenants shall employ licensed contractors and shall furnish to the Developer Certificates of Insurance for both General Liability and Workers Compensation prior to commencement of any sign installation.

Retail tenant storefront illustrating an acceptable type of wall-mounted cabinet signage.



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PROJECT:	
Chandler Airport Center Chandler, Az	
TITLE:	
Typical Retail Storefront Tenant Signage	
DESIGNER:	SALES:
Dan Horton	Paul Bleier
DESIGN NO:	DATE:
2005-J-020	06/07/06
SCALE:	REVISIONS:
NTS	
SHEET NO:	
B-1	

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APPROVED BY:
X

Retail tenant storefront canopy signage illustrating an acceptable architectural support element/wireway.

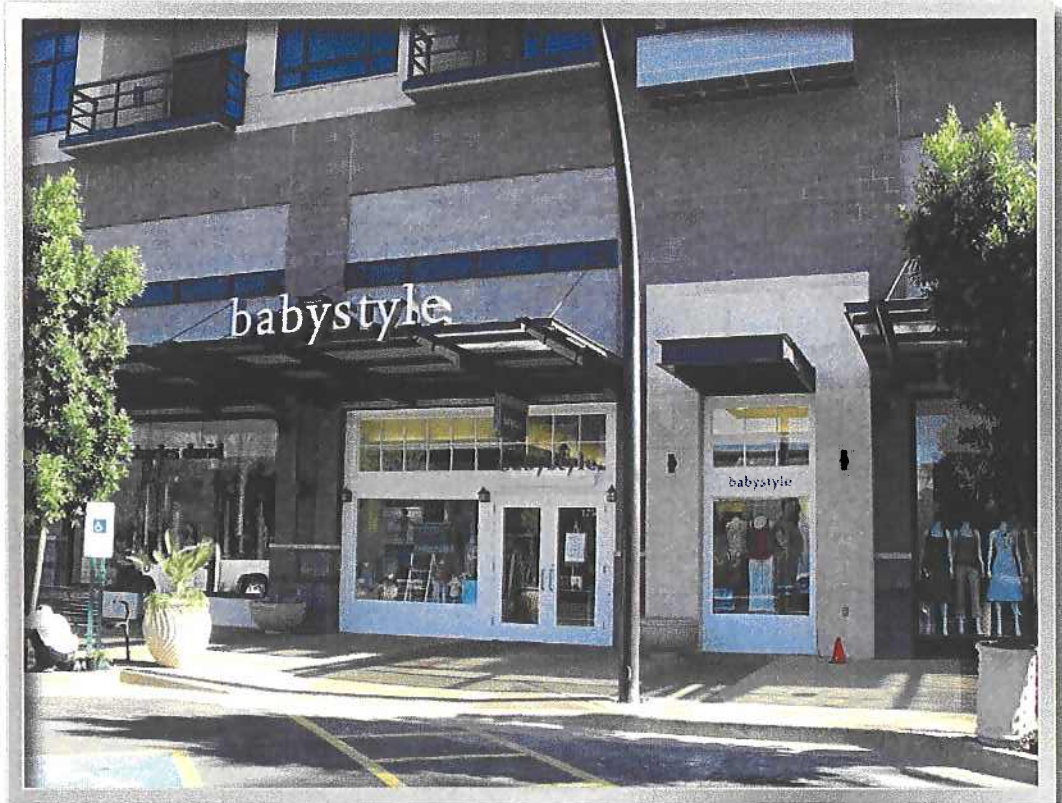
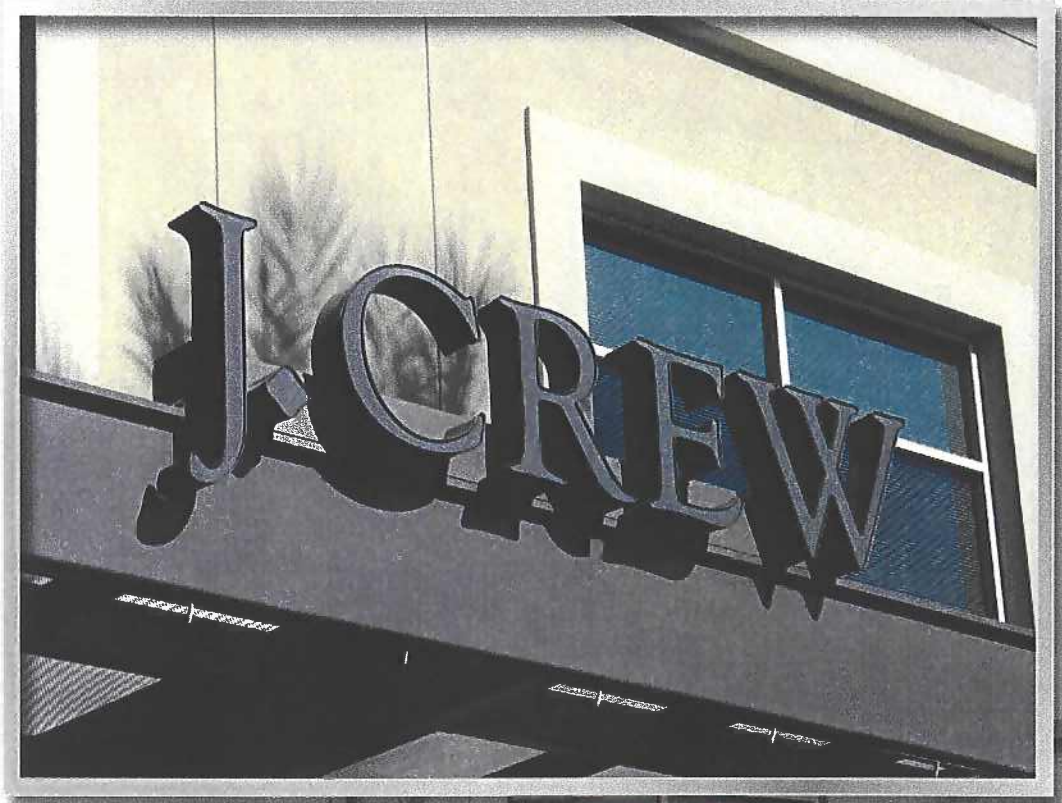
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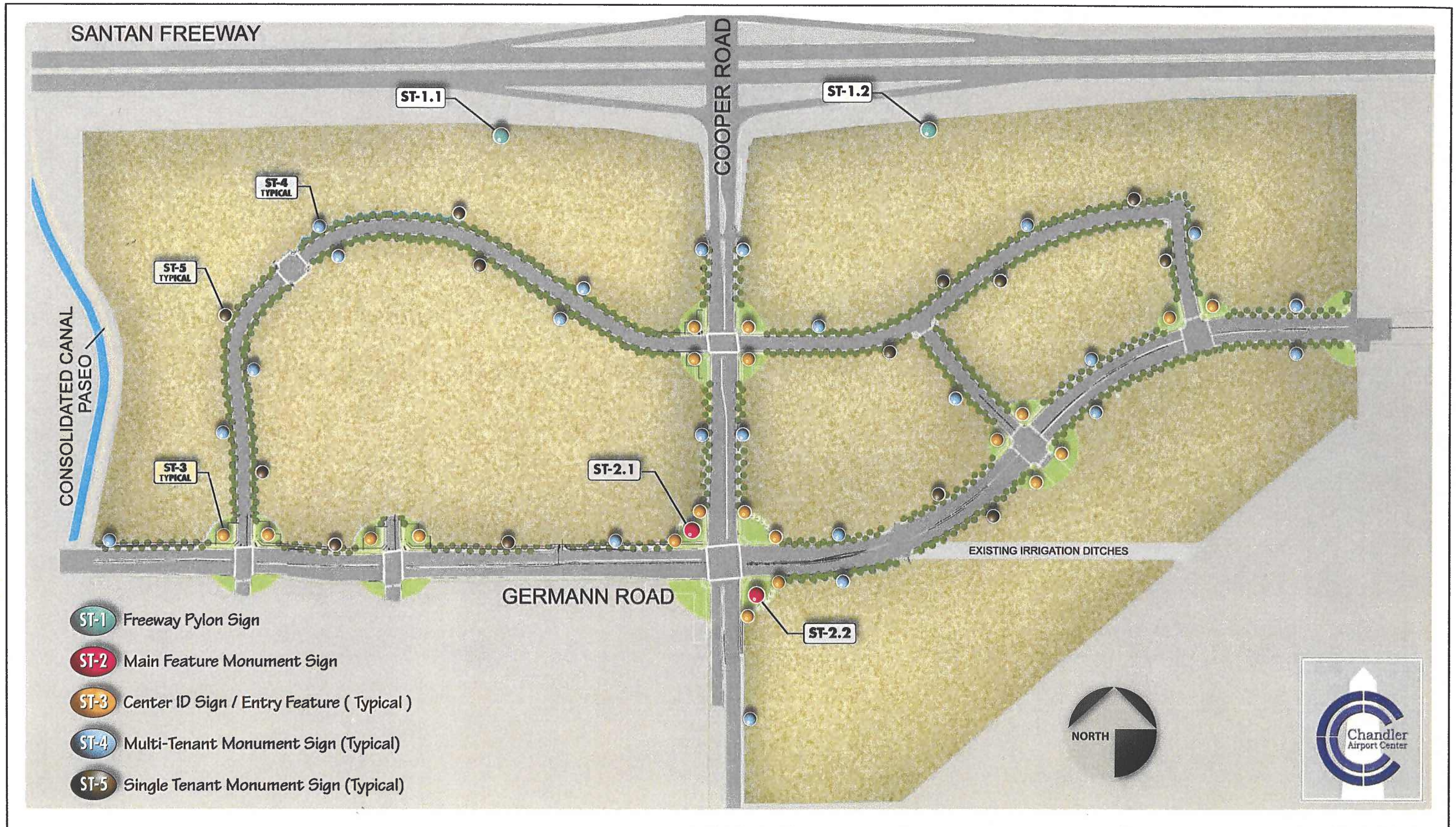
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PHOENIX, ARIZONA 85029
602.944.3117
FAX 602.395.0753
SALES@BLEIERINDUSTRIES.COM

PROJECT: Chandler Airport Center Chandler, Az	
TITLE: Typical Retail Storefront Tenant Signage	
DESIGNER: Dan Horton	SALES: Paul Bleier
DESIGN NO: 2005-J-020	DATE: 06/07/06
SCALE: NTS	REVISIONS:
SHEET NO: B2	△ △ △ △

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APPROVED BY:
X





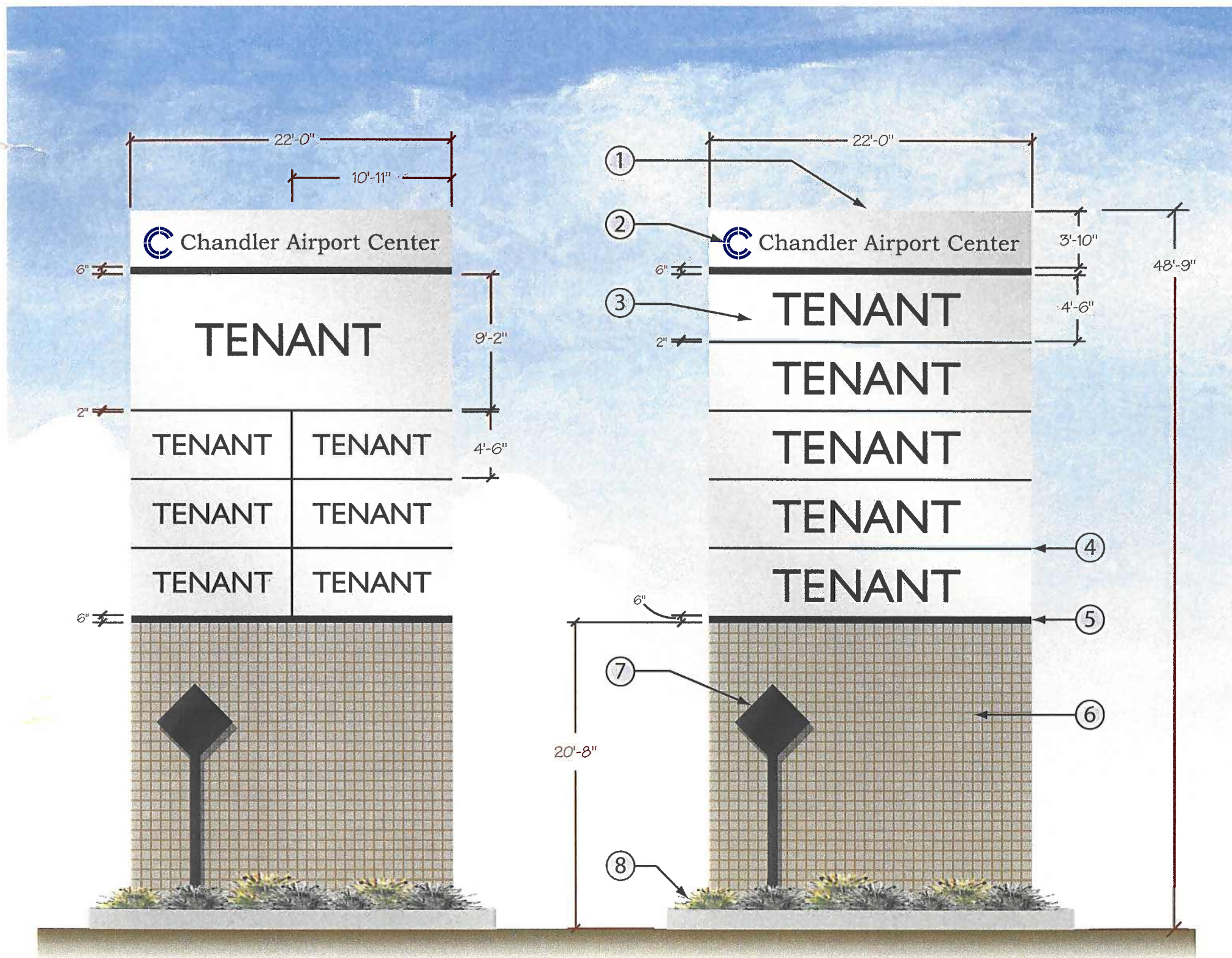


Freestanding Sign Matrix

SIGN	SIGN TYPE	FUNCTION	LOCATION	QUANTITY	HEIGHT	SIZE	ILLUMINATION	MATERIALS
SIGN TYPE 1 Freeway Pylon	Pylon	Center and Tenant Identification	Loop 202	2	48' – 9"	616 SF of Center ID and Tenant Sign Area Exclusive of Architectural Embellishments	Internal and ground Illumination	Masonry, Textured Aluminum, Powder Coat and Acrylics
SIGN TYPE 2 Primary Entry Feature Monument	Monument Tower Feature	Center Identification	NW and SE Corners of Germann Road and Cooper Road	2	34' – 0"	50 SF of Center ID Per Wall Surface	Ground and/or Halo Illumination	Granite, Masonry, Textured Aluminum, Powder Coat and Acrylics
SIGN TYPE 3 Secondary Entry Feature Monument	Monument	Center Identification	At all Secondary Project Entries	TBD	7' – 0"	14 SF Center ID Sign Area Exclusive of Architectural Embellishments	Internal and/or ground Illumination	Masonry, Textured Aluminum, Powder Coat and Acrylics
SIGN TYPE 4 Multi-Tenant Monument Sign	Monument	Multi-Tenant Identification	Along Street Frontage(s) of Multi-Tenant Commercial Projects	TBD	10' – 0"	64 SF Multi-Tenant Sign Area Exclusive of Architectural Embellishments	Internal and/or ground Illumination	Masonry, Textured Aluminum, Powder Coat and Acrylics
SIGN TYPE 5 Single Tenant Monument Sign	Monument	Single Tenant Identification	Along Street Frontage(s) of Single Tenant Commercial Projects	TBD	6'-0"	24 SF Single Tenant Sign Area Exclusive of Architectural Embellishments	Internal and/or ground Illumination	Masonry, Textured Aluminum, Powder Coat and Acrylics

General Notes:

- 1) ST 1 Freeway Pylon and ST 4 Multi-Tenant Monument signs shall be configured to accommodate multiple tenant identification configurations. Individual panels may be combined or divided as necessary at the sole discretion of the Developer.
- 2) One (1) ST 4 multi-tenant monument sign shall be permitted for each developed parcel under single ownership per street frontage. Where the developed parcel under single ownership has in excess of three hundred (300) lineal feet of street frontage, one (1) additional ST 4 sign may be erected for each three hundred (300) feet of street frontage, not to exceed three (3) signs per parcel. Signs shall not be located closer than two hundred (200) feet to each other.
- 3) All other freestanding sign types not specifically defined herein shall be permitted in accordance to Chapter 39 of the Chandler Municipal Code.
- 4) Sign height is measured from grade to the top of sign area. Architectural design features may extend above the maximum sign height.



- ① INTERNALLY ILLUMINATED SIGN CABINET
PAINTED MATTHEWS BRUSHED ALUMINUM
- ② CENTER ID PAINTED MATTHEWS BRUSHED ALUMINUM,
ROUTED GRAPHICS WITH ACRYLIC BACK-UP
- ③ TENANT PANEL PAINTED MATTHEWS BRUSHED ALUMINUM,
ROUTED GRAPHICS WITH ACRYLIC BACK-UP PER TENANT'S
COPORATE COLOR SPECIFICATIONS (LANDLORD APPROVAL REQUIRED)
- ④ 2" REVEAL BETWEEN TENANT PANELS
- ⑤ 6" REVEAL
- ⑥ SINGLE SCORE CMU WITH HONED FACE
- ⑦ RPC HALO ILLUMINATED LOGO PAINTED BLACK
- ⑧ PLANTER AT SIGN BASE, PLANTING SHOWN FOR ILLUSTRATION
PURPOSES ONLY

TENANT PANEL CONFIGURATIONS TBD

ST-1 FREEWAY PYLON SIGN - SCALE: 1/8" = 1'-0"

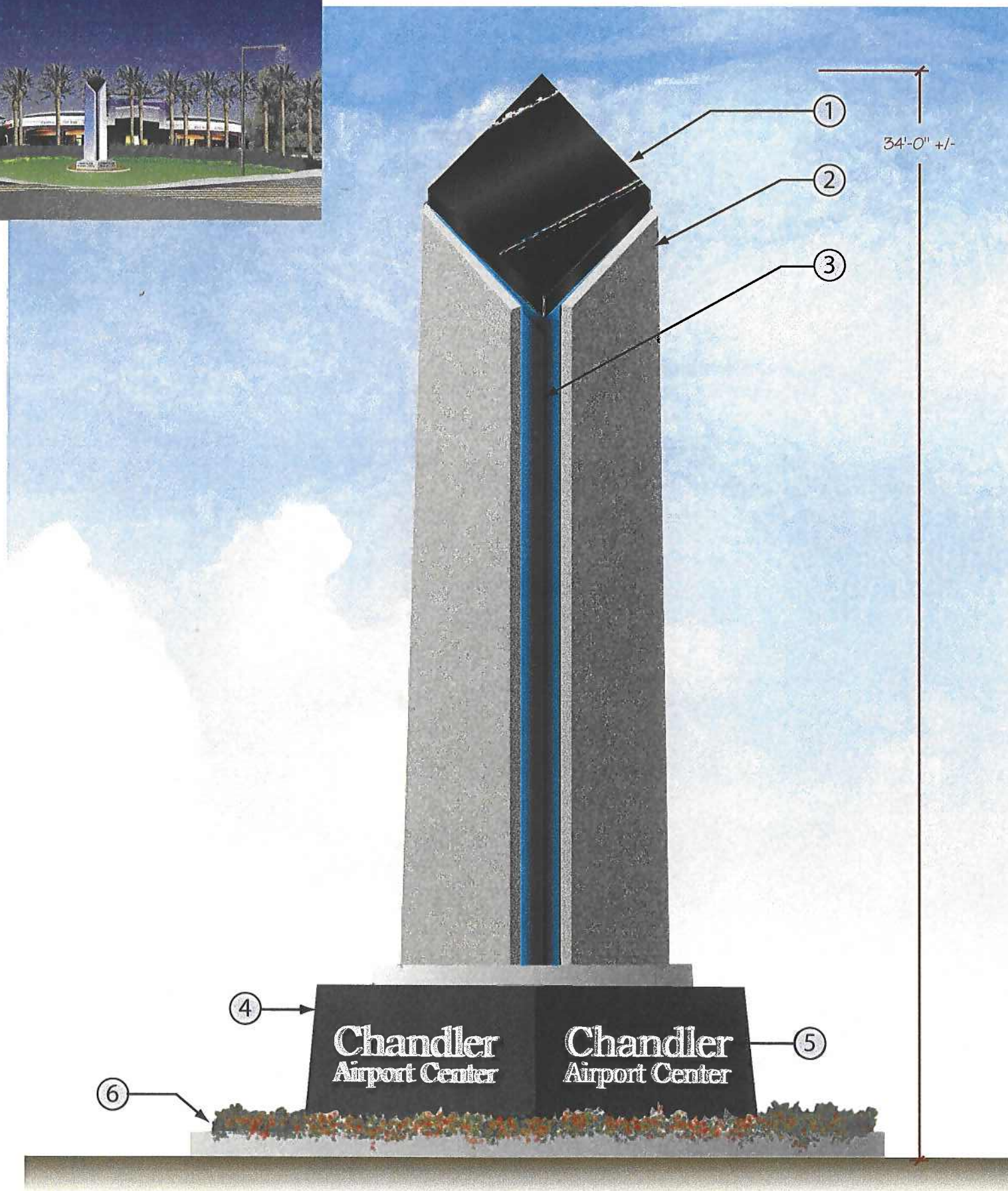


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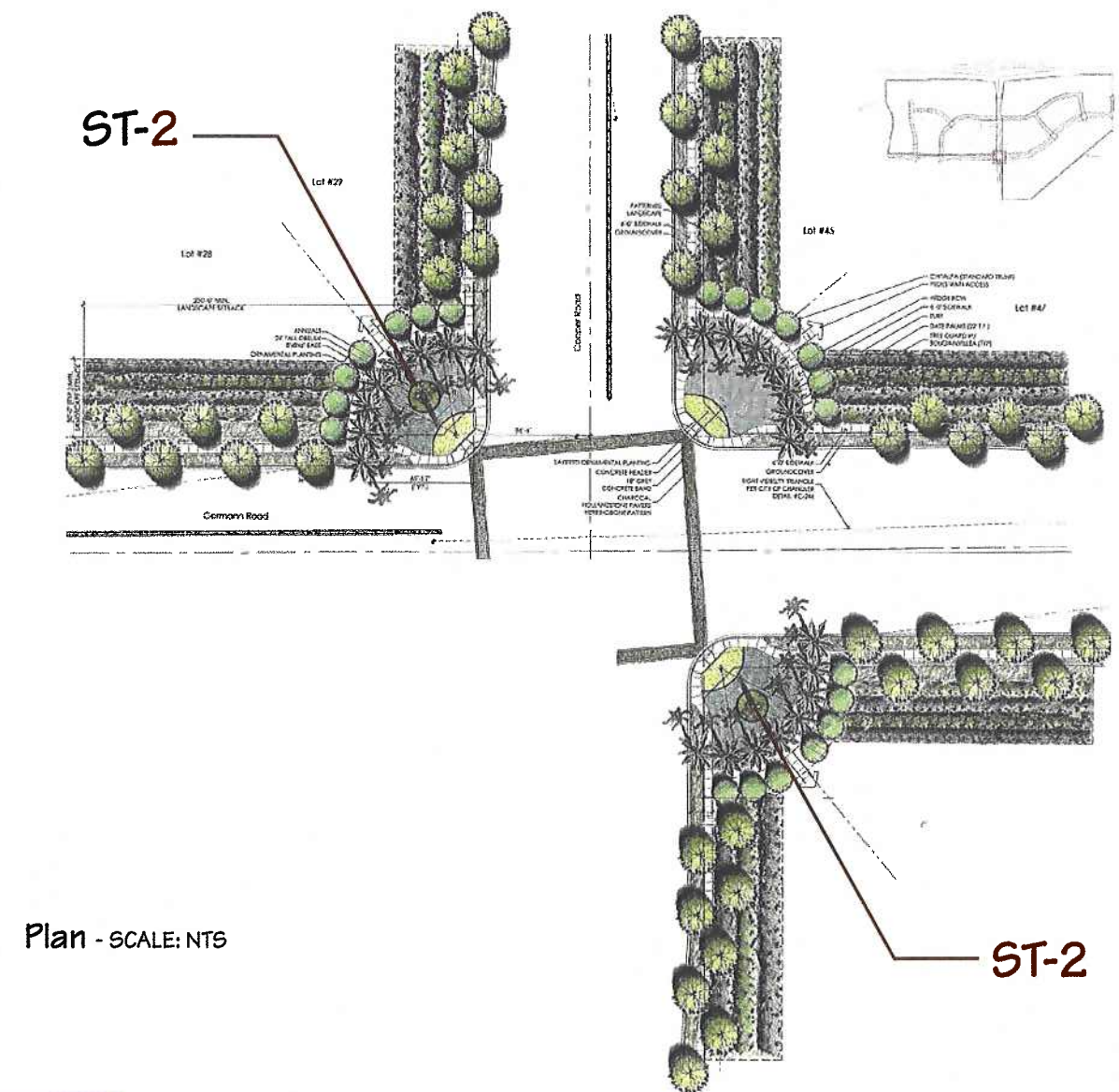
PROJECT: Chandler Airport Center Chandler, Az	DESIGN NO: 2005-J-020	DATE: 06/07/06
TITLE: Freestanding Sign	SCALE: 1/8" = 1'-0"	REVISIONS:
DESIGNER: Dan Horton	SALES: Paul Bleier	SHEET NO: ST 1

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ST-2 Main Feature Monument Sign - SCALE: 1/4" - 1'-0"

- ① FABRICATED ALUMINUM SECTION - GLOSS BLACK
- ② EFIS SURROUND
- ③ HALO LIGHTING ACCENT
- ④ GRANITE BASE
- ⑤ DIMENSIONAL LETTERS, SURFACE MOUNTED, GROUND ILLUMINATED
- ⑥ PLANTER AT SIGN BASE, PLANTING SHOWN FOR ILLUSTRATION PURPOSES ONLY



Plan - SCALE: NTS

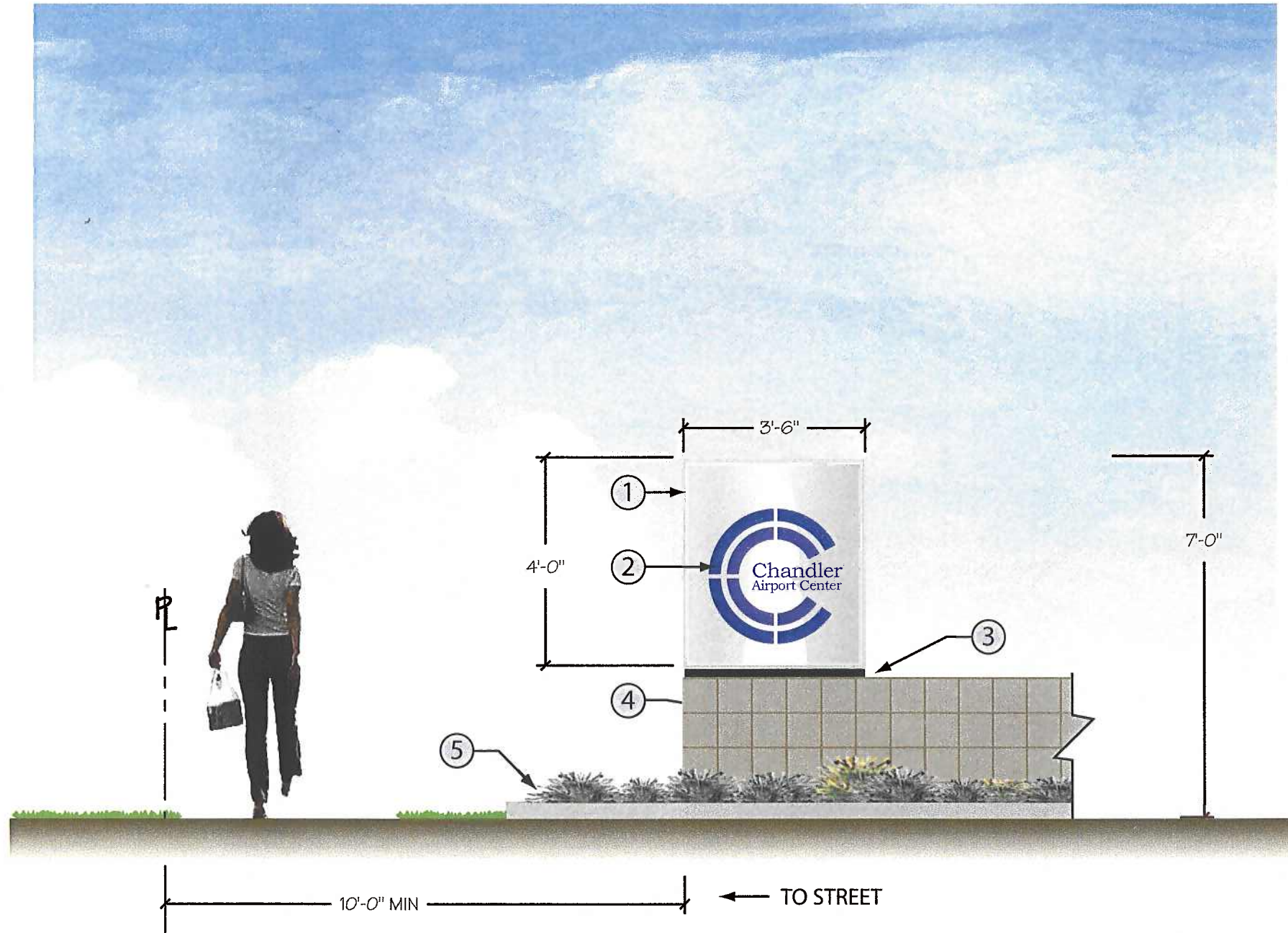


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PROJECT: Chandler Airport Center Chandler, Az		DESIGN NO: 2005-J-020	DATE: 06/07/06
TITLE: Freestanding Sign		SCALE: 1/4" = 1'-0"	REVISIONS:
DESIGNER: Dan Horton	SALES: Paul Bleier	SHEET NO: ST 2	

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- ① INTERNALLY ILLUMINATED SIGN CABINET
PAINTED MATTHEWS BRUSHED ALUMINUM
- ② TENANT PANEL PAINTED MATTHEWS BRUSHED ALUMINUM,
ROUTED GRAPHICS WITH ACRYLIC BACK-UP PER TENANT'S
COPRORATE COLOR SPECIFICATIONS (LANDLORD APPROVAL REQUIRED)
- ③ 2" REVEAL
- ④ SINGLE SCORE CMU WITH HONED FACE
- ⑤ PLANTER AT SIGN BASE, PLANTING SHOWN FOR ILLUSTRATION
PURPOSES ONLY

ST-3 Center ID Sign / Entry Feature - SCALE: 3/8" - 1'-0"

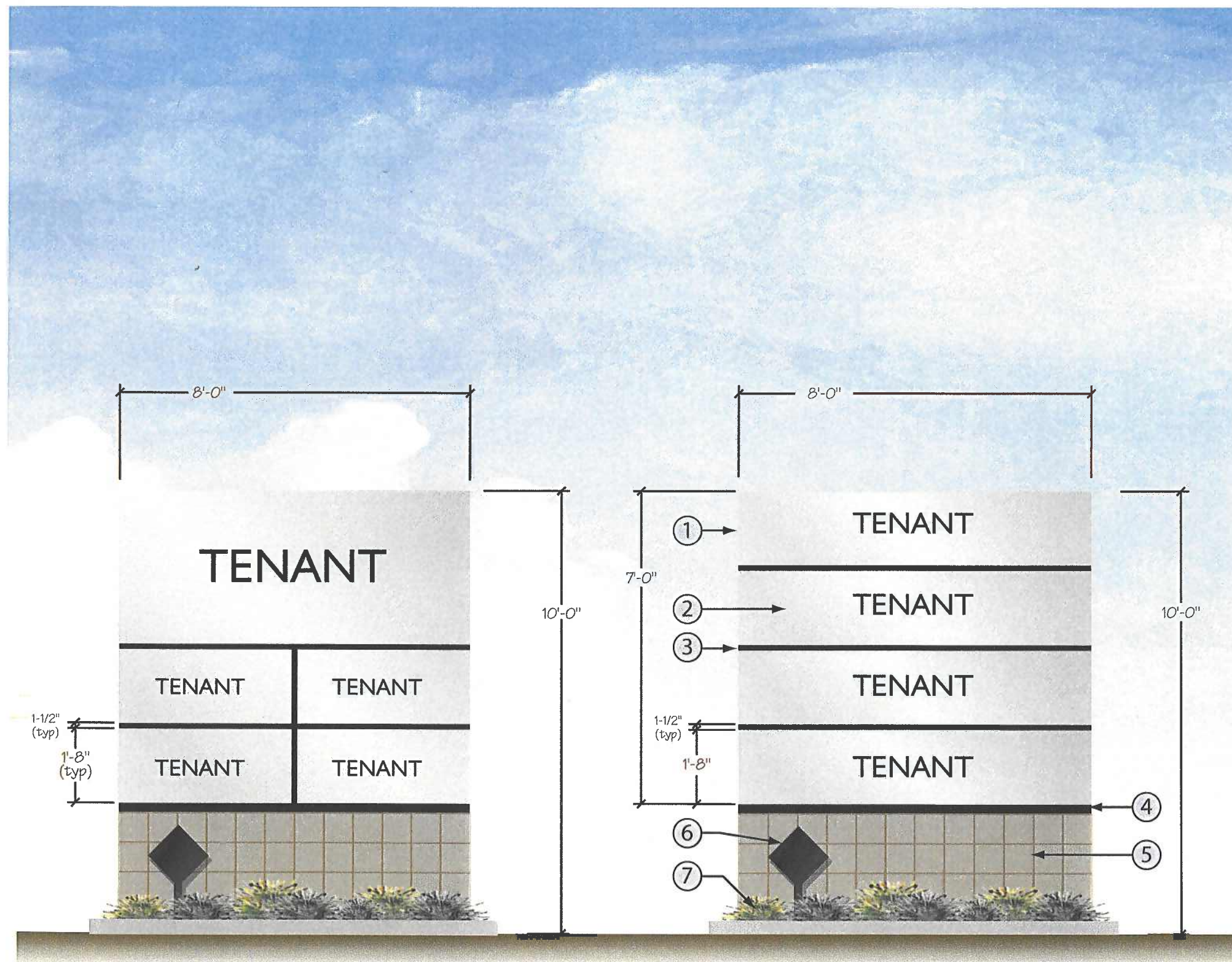


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PROJECT: Chandler Airport Center Chandler, Az	DESIGN NO: 2005-J-020	DATE: 06/07/06
TITLE: Freestanding Sign	SCALE: 3/8" = 1'-0"	REVISIONS:
DESIGNER: Dan Horton	SALES: Paul Bleier	SHEET NO: ST 3

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TENANT PANEL CONFIGURATIONS TBD

- ① INTERNALLY ILLUMINATED SIGN CABINET
PAINTED MATTHEWS BRUSHED ALUMINUM
- ② TENANT PANEL PAINTED MATTHEWS BRUSHED ALUMINUM,
ROUTED GRAPHICS WITH ACRYLIC BACK-UP PER TENANT'S
CORPORATE COLOR SPECIFICATIONS (LANDLORD APPROVAL REQUIRED)
- ③ 2" REVEAL BETWEEN TENANT PANELS
- ④ 3" REVEAL
- ⑤ SINGLE SCORE CMU WITH HONED FACE
- ⑥ FCO LOGO PAINTED BLACK
- ⑦ PLANTER AT SIGN BASE, PLANTING SHOWN FOR ILLUSTRATION
PURPOSES ONLY



Multi-Tenant Monument Sign - SCALE: 3/8" = 1'-0"

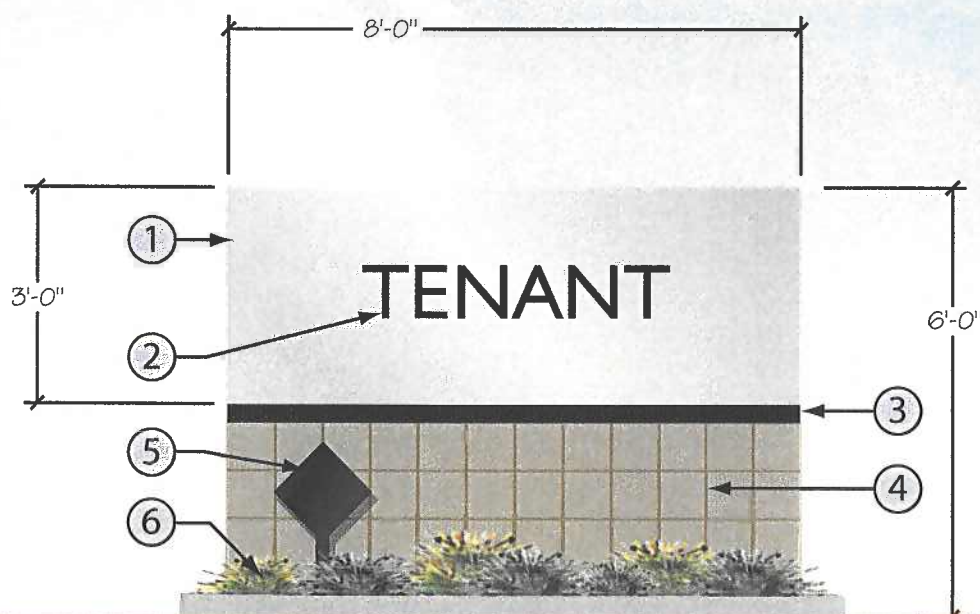


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PROJECT: Chandler Airport Center Chandler, Az	DESIGN NO: 2005-J-020	DATE: 06/07/06
TITLE: Freestanding Sign	SCALE: 3/8" = 1'-0"	REVISIONS:
DESIGNER: Dan Horton	SALES: Paul Bleier	SHEET NO: ST 4

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- ① INTERNALLY ILLUMINATED SIGN CABINET
PAINTED MATTHEWS BRUSHED ALUMINUM
- ② TENANT PANEL PAINTED MATTHEWS BRUSHED ALUMINUM,
ROUTED GRAPHICS WITH ACRYLIC BACK-UP PER TENANT'S
COPROPRATE COLOR SPECIFICATIONS (LANDLORD APPROVAL REQUIRED)
- ③ 3" REVEAL
- ④ SINGLE SCORE CMU WITH HONED FACE
- ⑤ FCO LOGO PAINTED BLACK
- ⑥ PLANTER AT SIGN BASE, PLANTING SHOWN FOR ILLUSTRATION
PURPOSES ONLY

ST-5 Single Tenant Monument Sign - SCALE: 3/8" = 1'-0"