CORE5 INDUSTRIAL PARTNERS

SCHRADER FARMS BUSINESS PARK

AERIAL

19183.00
5/13/2020

DEUTSCH ARCHITECTURE GROUP

www.2929.com

BERNARD DEUTSCH, ARCHITECT

Expires 06/30/20

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILD DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

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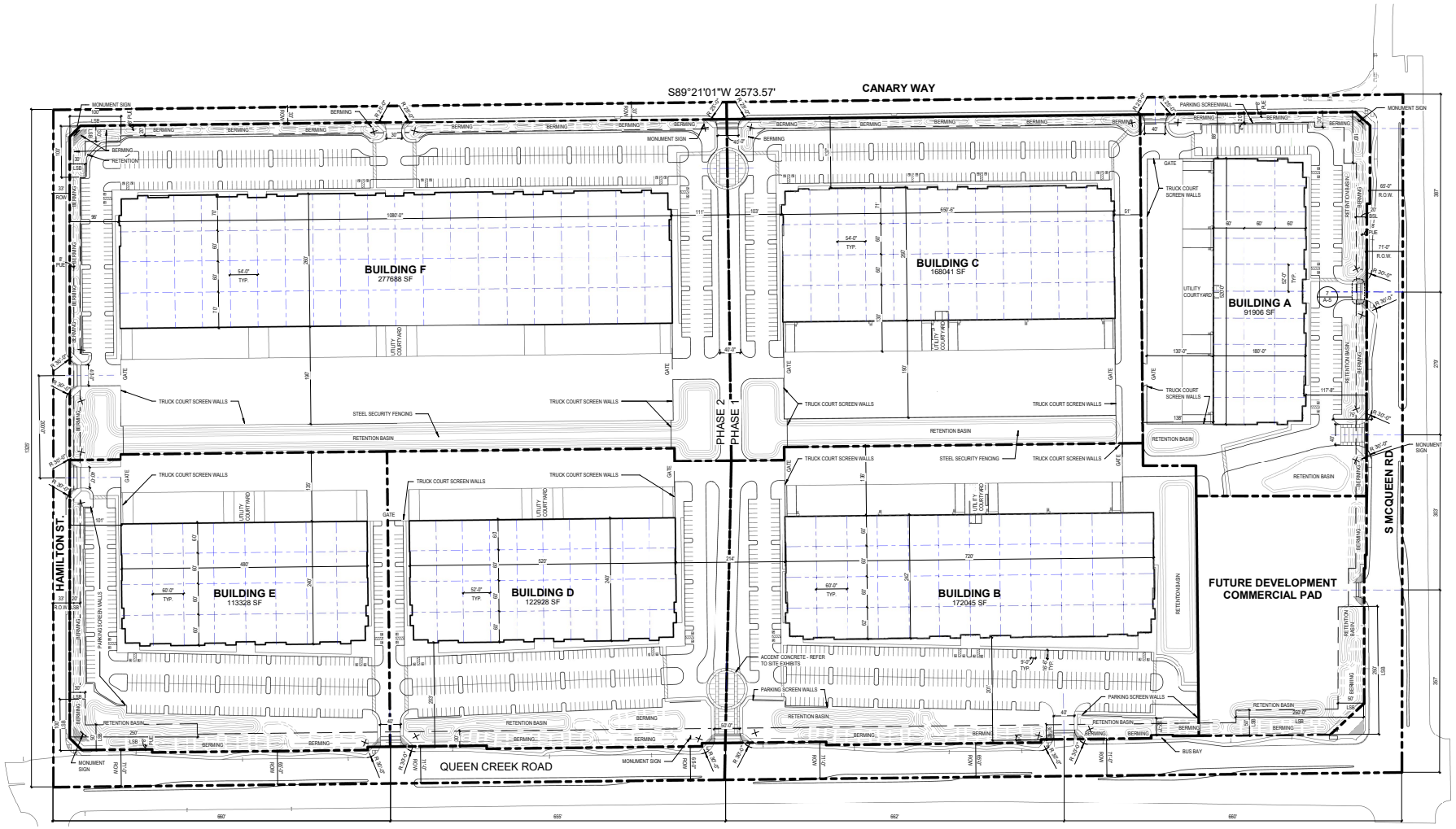

1 MASTER SITE PLAN
SCALE 1" = 80'-0"

0 80' 160' 240' 320'

N

SITE DATA				
PARCEL NUMBERS	GROSS AREA		NET AREA	
303-33-006C, 303-33-006A	S.F.	ACRES	S.F	ACRES
PHASE 1	1,528,873	35.10	1,368,861	31.42
PHASE 2	1,750,419	40.18	1,577,903	36.22
COMMERCIAL PARCEL	216,545	4.97	150,545	3.46
OVERALL	3,495,838	80.25	3,097,308	71.10
SETBACKS	PROPOSED LANDSCAPE		PROPOSED BUILDING	
PRIVATE DRIVE	20'		20'	
McQUEEN RD.	20'		20'	
QUEEN CREEK RD.	30'		30'	
HAMILTON RD.	20'		20'	

ZONING DATA	
CURRENT ZONING	PROPOSED ZONING
AG-1	PAD

BUILDING DATA				
	AREA	COVERAGE		BUILDING HEIGHT
		NET	GROSS	
BUILDING A	91,906	28%	23%	55' MAX.
BUILDING B	172,045	33%	29%	55' MAX.
BUILDING C	168,041	32%	31%	55' MAX.
BUILDING D	122,928	32%	29%	55' MAX.
BUILDING E	113,328	31%	27%	55' MAX.
BUILDING F	277,688	33%	31%	55' MAX.
OVERALL	945,936	31%	27%	55' MAX.

PARKING CALCULATION					
	REQUIRED	PROVIDED	ADA REQUIRED	ADA PROVIDED	RATIO
BUILDING A	92	115	5	6	1.32 /1000
BUILDING B	172	330	8	8	1.96 /1000
BUILDING C	168	244	7	8	1.50 /1000
BUILDING D	123	239	7	8	2.01 /1000
BUILDING E	113	265	7	8	2.42 /1000
BUILDING F	278	399	9	12	1.48 /1000
OVERALL	946	1,592	43	50	1.78 /1000

PROJECT NARRATIVE

THE PROPOSED PROJECT CONSISTS OF A MULTI-PHASE BUSINESS CENTER LOCATED ON APPROXIMATELY 70 ACRES AT THE NORTHWEST CORNER OF QUEEN CREEK ROAD AND MCQUEEN ROAD IN CHANDLER, ARIZONA. THE MASTER PLANNED DEVELOPMENT WILL CONSIST OF APPROXIMATELY SIX BUILDINGS DESIGNED FOR A WIDE VARIETY OF USES CONSISTENT WITH THE CHANDLER AIRPARK AREA PLAN

PROJECT TEAM

OWNER:

CORES SCHRADER FARMS BP, LLC
300 SPECTRUM CENTER DRIVE
SUITE 880
IRVINE, CA 92618
PHONE: (949) 467-3250
E-MAIL: JKELLY@CSUP.COM
CONTACT: JON KELLY

CIVIL ENGINEER:

HUNTER ENGINEERING
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
PHONE: (480) 991-3985
E-MAIL: LTALBOTT@HUNTERENGINEERINGPC.COM
CONTACT: LARRY TALBOTT, P.E.

ELECTRICAL ENGINEER:

SOLUTIONS AEC
1414 W. BROADWAY, SUITE 142
TEMPE, AZ 85282
PHONE: (480) 568-3166
E-MAIL: JREMSON@SOLUTIONS-AEC.COM
CONTACT: JOE REMSON, PE

ARCHITECT:

DEUTSCH ARCHITECTURE GROUP
4600 E INDIAN SCHOOL RD
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E-MAIL: RHILLESOE@2929.COM
CONTACT: RANDY HILLESOE

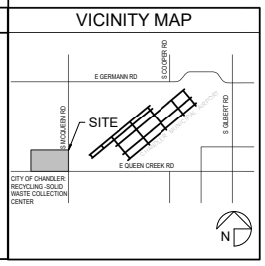
GENERAL CONTRACTOR:

NITTI BUILDERS, LLC
4248 N. CRAFTSMAN COURT
SUITE 100
SCOTTSDALE, AZ 85251
PHONE: (480) 459-2110
E-MAIL: RNITTI@NITTIBLDRS.COM
CONTACT: RAY NITTI

LANDSCAPE ARCHITECT:

G.K. FLANAGAN ASSOCIATES
4626 N. 44TH STREET
PHOENIX, AZ 85018
PHONE: (602) 912-9691
E-MAIL: JUSTIN@GKASSOCIATES.COM
CONTACT: JUSTIN MEYER

VICINITY MAP



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CORE5

SCHRADER FARMS BUSINESS PARK

MASTER SITE PLAN

19183.00
08/10/2021

DEUTSCH ARCHITECTURE GROUP
WWW.2929.COM

PROPOSED PLANT PALETTE

TREES	SIZE/COMMENTS/QTY
PHOENIX DACTYLIFERA DATE PALM	25' HEIGHT / 10 QTY/ DIAMOND CUT / MATCHED
CERCIDIUM PRAECOX 'AZT HYBRID' AZT HYBRID PALO BREA	36" BOX / 144 QTY / 2" CAL. / 9' H x 6' W LOW BREAKING / MATCHED
PROSOPIS 'AZT PODLESS HYBRID' AZT PODLESS MESQUITE	24" BOX / 302 QTY / 1" CAL. / 9' H x 7' W LOW BREAKING / MATCHED
PISTACIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	24" BOX / 73 QTY / 1" CAL. / 5' H x 3' W / LOW BREAKING / MATCHED
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX / 72 QTY / 1" CAL. / 7' H x 3' W/ LOW BREAKING / MATCHED
PISTACIA LENTISCUS MASTIC TREE	24" BOX / 71 QTY / 1" CAL. / 7' H x 3' W / LOW BREAKING / MATCHED

NOTE:
ALL TREES ARE TO COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.

	SHRUBS	
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL / 1,325 QTY
	SENNA ARTEMISIOIDES FEATHERY CASSIA	5 GAL / 118 QTY
	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL / 761 QTY
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL / 331 QTY
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL / 641 QTY
	OLEA EUROPAEA 'LITTLE' OLLIE' LITTLE OLLIE OLIVE	5 GAL / 924 QTY
	GROUNDCOVER	
A	LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL, 3' O.C. 1,105 QTY
B	EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL, 4' O.C. 2,765 QTY
C	ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL, 3' O.C. 1,566 QTY
D	JUSTICIA CALIFORNICA CHUPAROSA	1 GAL, 4' O.C. 1,867 QTY
E	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL, 5' O.C. 1,653 QTY
F	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE	5 GAL, 5' O.C. 1,367 QTY
G	LANTANA MONTEVIDENSIS 'PURPLE' PURPLE LANTANA	1 GAL, 3' O.C. 991 QTY
H	EREMOPHILA CARNOSA WINTER BLAZE EMU	1 GAL, 4' O.C. 1,100 QTY
DG	DECOMPOSED GRANITE GOLD COLOR AS SELECTED	1/2" MINUS 2" DEPTH
FG	FRACTURED GRANITE BROWN COLOR AS SELECTED	1"-3" SCREENED 4" DEPTH

SCHRADER FARMS BUSINESS PARK CHANDLER, ARIZONA

0 15' 30' 60' 120'

Ref. North

SCALE: 1"=60'-0"

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SCHRADER FARMS BUSINESS PARK

COLOR RENDERED PLANTING PLAN

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05/10/2021

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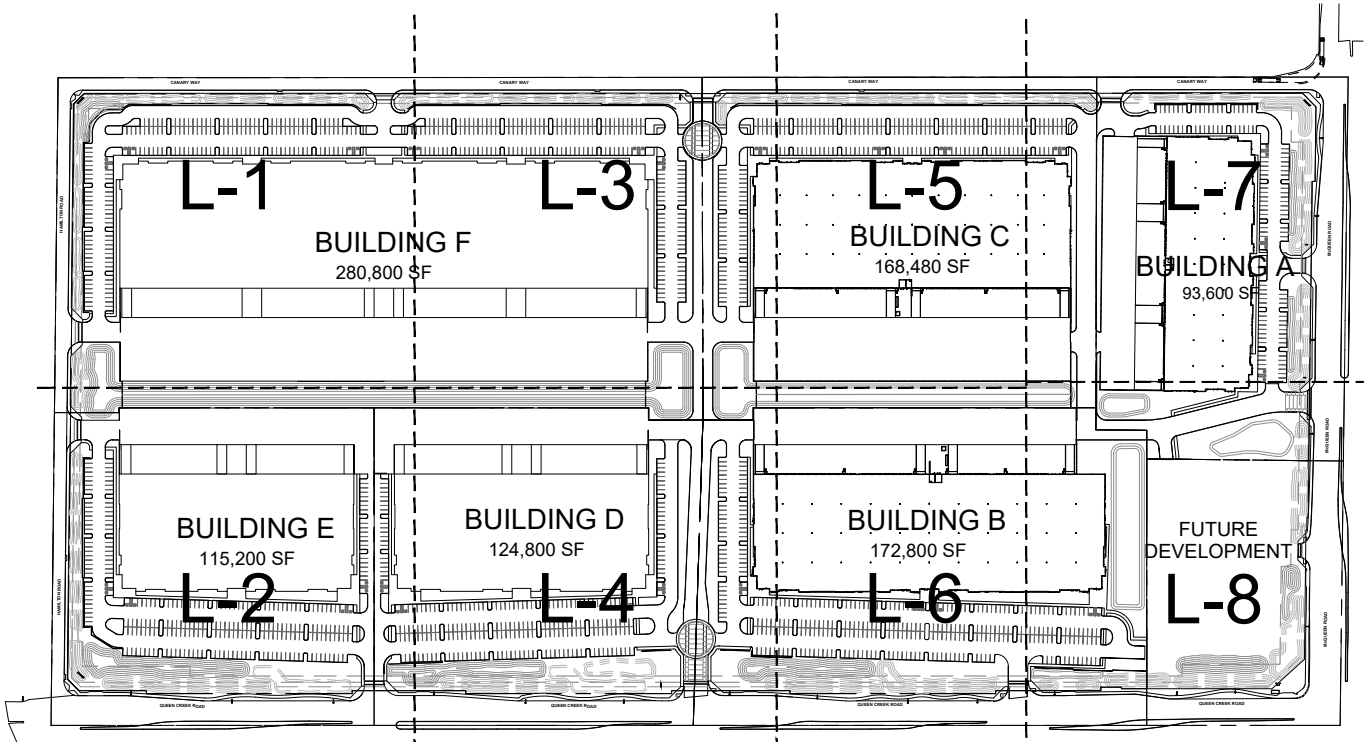

LANDSCAPE COVER SHEET

SCALE: NTS

Ref. North

PROPOSED PLANT PALETTE

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	FRACTURED GRANITE BROWN COLOR AS SELECTED	1"-3" SCREENED 4" DEPTH

GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE, SIZE AND COLOR AS CALLED FOR ON PLANS, 2" THICK, TYP. GRANITE EXPRESS OR EQUAL, APPLIED OVER PRE-EMERGNET, PRE MFG. SPECS, 2 APPLICATIONS MIN.
2. VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION.DISCRPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
3. NO PLANT SUBSTITUTION ALLOWES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
4. LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
5. LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIAL HE/ SHE DEEMS UNACCEPTABLE.
6. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DWGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMRPOVEMENTS.
8. PLANT LIST/ QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
9. FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1 1/2" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
10. GROUNDCOVER AND/ OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
11. ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
12. ALL UNDERGROUND CONDUITS/ PIPES/ UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
13. ALL MATERIAL TO BE GUARANTEED PER WARRANTY
14. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
15. ALL TREES ARE TO COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.

CITY OF CHANDLER NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. 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 OF 6' ABOVE CURB ELEVATION. ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".
3. 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.
4. 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.
5. ALL PLANT MATERIALS SHALL BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
6. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY HEIGHT OF 5'.
7. ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NON-LIVING MATERIALS(IE. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH, ET.) ARE ONE AND ONE HALF ($1\frac{1}{2}$") INCHES BELOW CONCRETE OR OTHER PAVED SURFACES.
8. TREES MUST BE PLANTED A MINIMUM OF 5' FROM SIDEWALKS AND PUBLIC ACCESS WAYS. SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, PIV, OR FDC.
9. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR IN COMPLIANCE WITH THE ZONING CODE.
10. 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 ACCEPT/ PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
11. ALL TRANSFORMER BOXES, METER PANELS, ELECTRICAL 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.
12. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTALS AND PERMITS.

SCHRADER FARMS BUSINESS PARK

NWC McQUEEN AND QUEEN CREEK ROAD
CHANDLER, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4828 N. 44th STREET PHOENIX, AZ 85018
602 . 912 . 9003 tel
602 . 912 . 9004 fax

REGISTERED LANDSCAPE ARCHITECT
20086
GREGORY K. FLANAGAN
05.10.21
ARIZONA, U.S.A.
EXPIRES 12/31/2023

revisions:

date: 05.10.2021
contents: PLANTING PLAN
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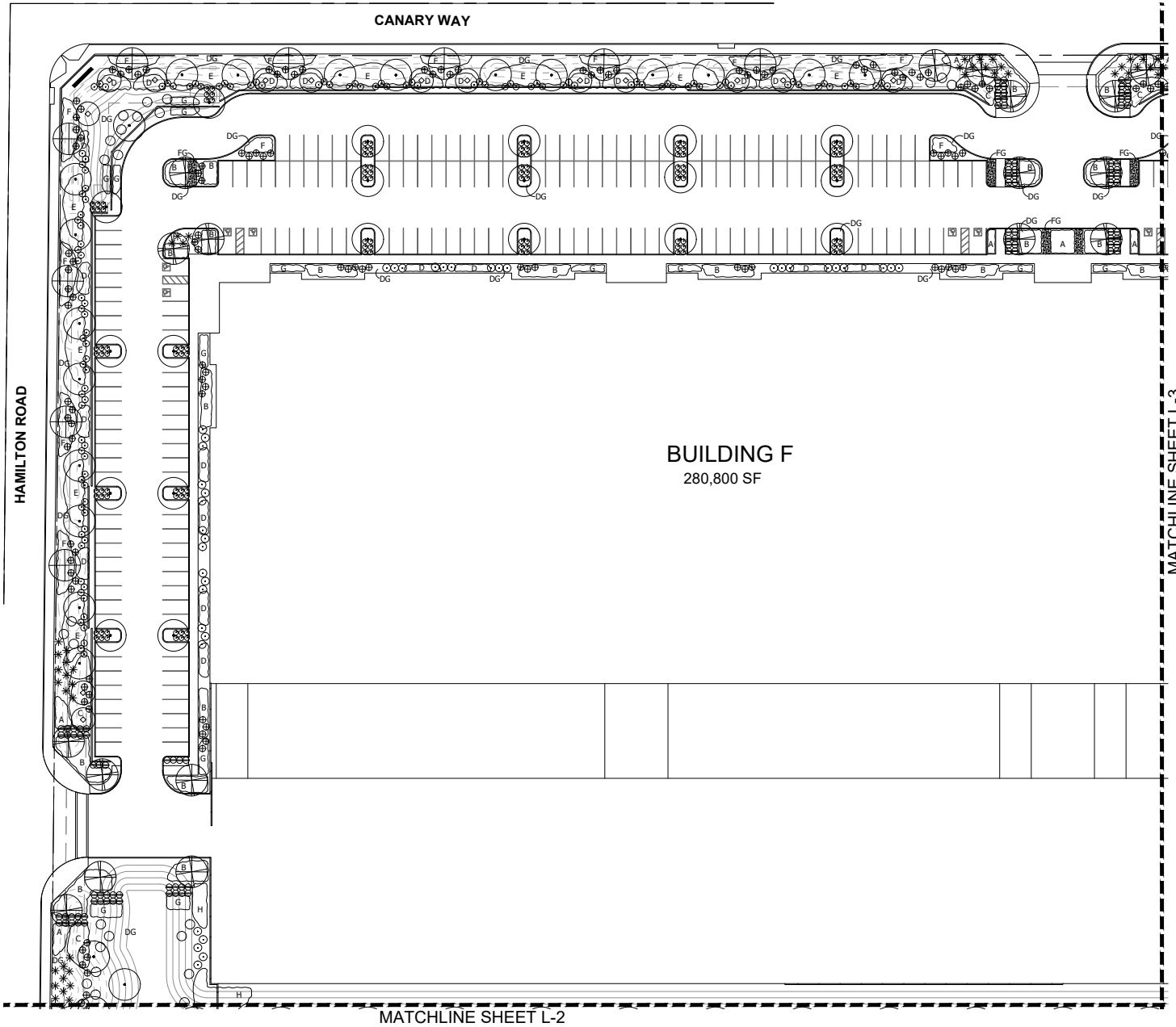

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PLANTING PLAN

SCALE: 1"=60'-0"

0 15' 30' 60' Ref. North

SCHRADER FARMS BUSINESS PARK

NWC McQUEEN AND QUEEN CREEK ROAD
CHANDLER, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4828 N. 44th STREET PHOENIX, AZ 85018
602.912.8885 tel
602.912.8886 fax

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 20060
GREGORY K. FLANAGAN
Date 05.10.21
ARIZONA, U.S.A.
EXPIRES 12/31/2023

revisions:

date: 05.10.2021

contents: PLANTING PLAN

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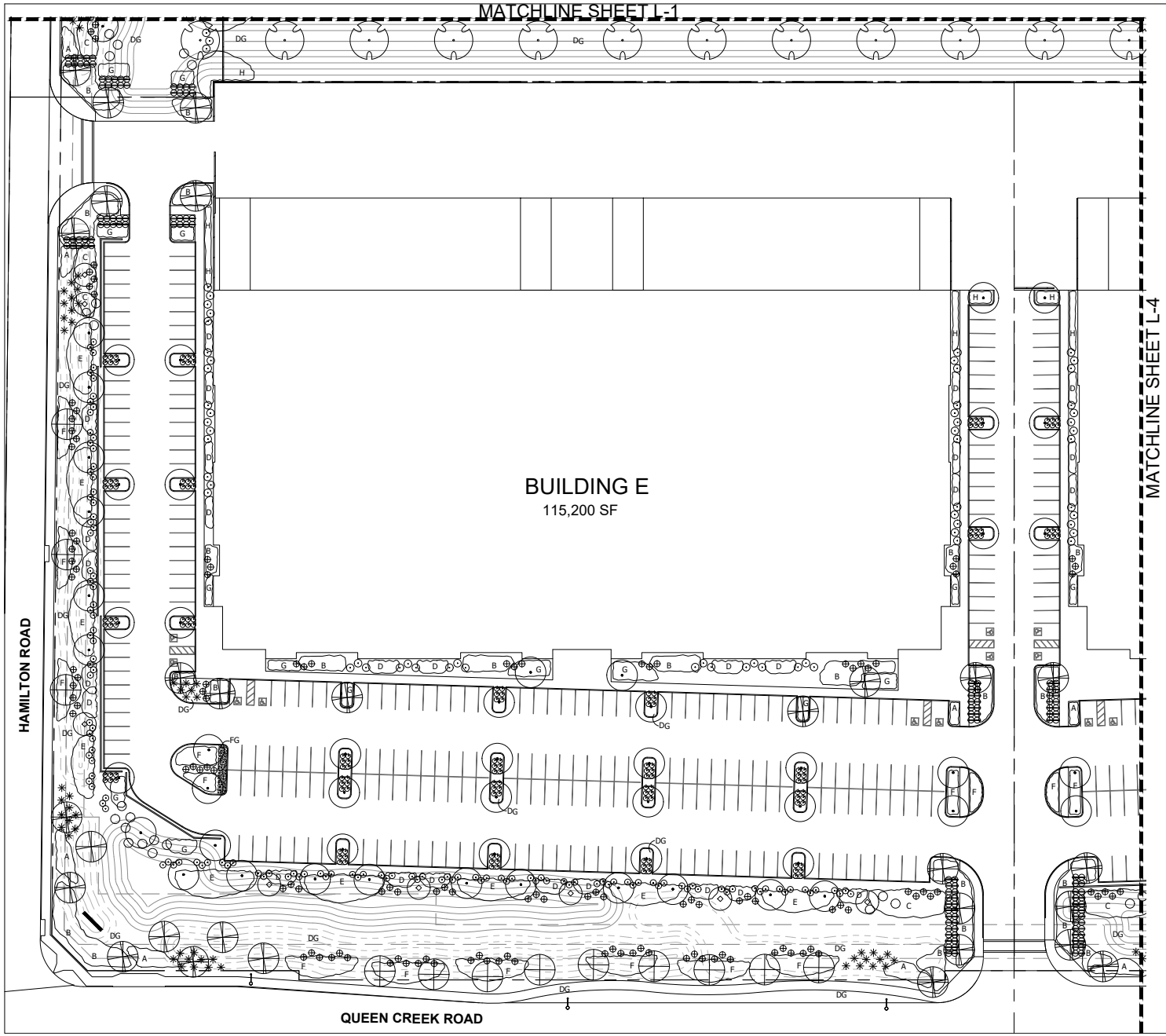

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NOTE:
ALL TREES ARE TO COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.

SHRUBS		
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL / 1,325 QTY
	SENNA ARTEMISOIDES FEATHERY CASSIA	5 GAL / 118 QTY
	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL / 761 QTY
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL / 331 QTY
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL / 641 QTY
	OLEA EUROPAEA 'LITTLE' OLLIE' LITTLE OLLIE OLIVE	5 GAL / 924 QTY

GROUNDCOVER		
A	LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL, 3' O.C. 1,105 QTY
B	EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL, 4' O.C. 2,765 QTY
C	ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL, 3' O.C. 1,566 QTY
D	JUSTICIA CALIFORNICA CHUPAROSA	1 GAL, 4' O.C. 1,867 QTY
E	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL, 5' O.C. 1,653 QTY
F	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE	5 GAL, 5' O.C. 1,367 QTY
G	LANTANA MONTEVIDENSIS 'PURPLE' PURPLE LANTANA	1 GAL, 3' O.C. 991 QTY
H	EREMOPHILA CARNOSA WINTER BLAZE EMU	1 GAL, 4' O.C. 1,100 QTY
DG	DECOMPOSED GRANITE GOLD COLOR AS SELECTED	1/2" MINUS 2" DEPTH
	FRACTURED GRANITE BROWN COLOR AS SELECTED	1"-3" SCREENED 4" DEPTH

PLANTING PLAN

0 15' 30' 60'

Ref. North

SCALE: 1"=30'-0"

SCHRADER FARMS BUSINESS PARK

NWC McQUEEN AND QUEEN CREEK ROAD

CHANDLER, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4828 N. 44th STREET PHOENIX, AZ 85018
602.: 912.: 8883 tel
602.: 912.: 8885 fax

REGISTERED LANDSCAPE ARCHITECT
20086
GREGORY K. FLANAGAN
05.10.21
ARIZONA, U.S.A.
EXPIRES 12/31/2023

revisions:

date: 05.10.2021

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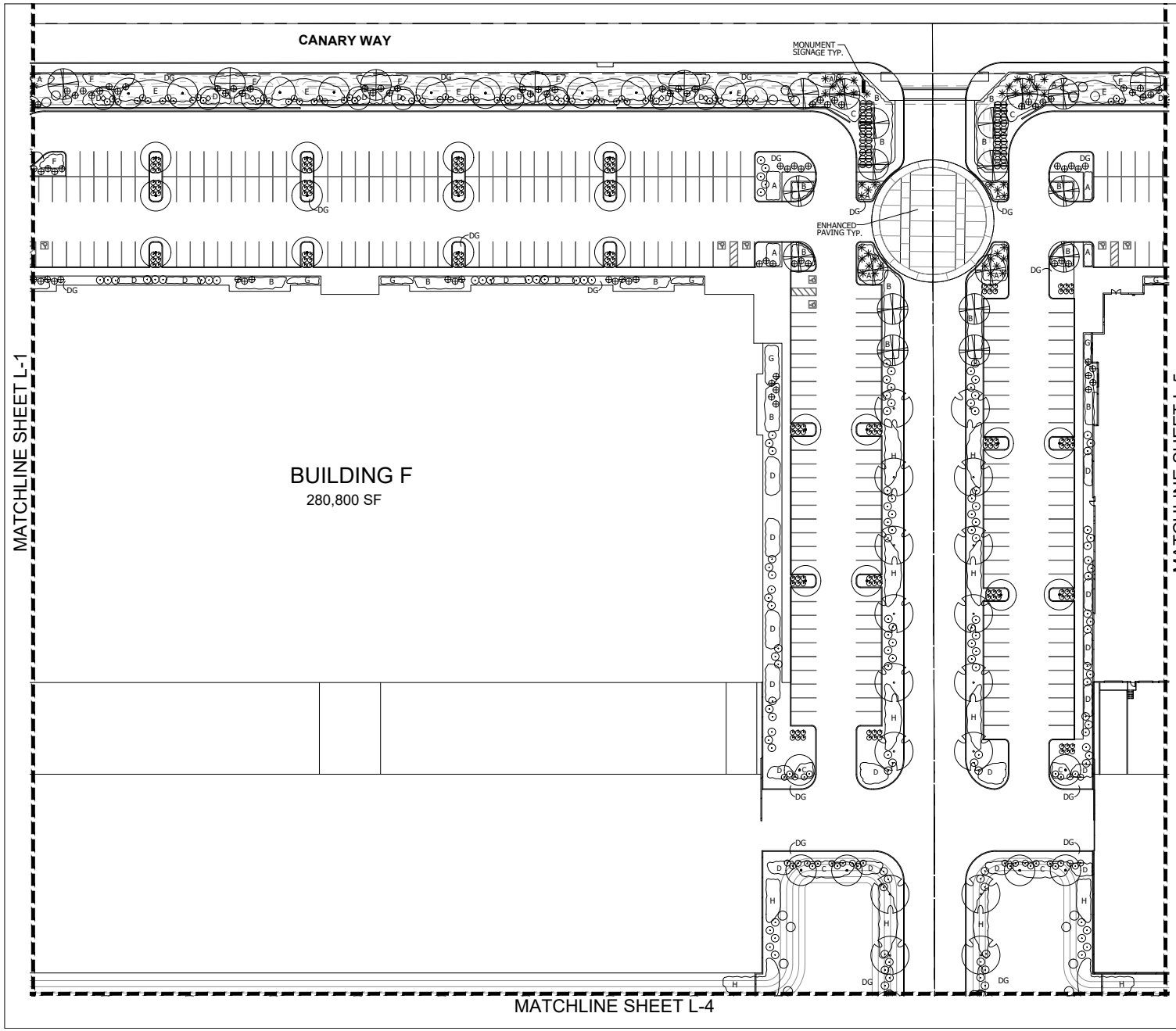
sheet no.
L—2



PROPOSED PLANT PALETTE

TREES	SIZE/COMMENTS/QTY
PHOENIX DACTYLIFERA DATE PALM	25' HEIGHT / 10 QTY/ DIAMOND CUT / MATCHED
CERCIDIUM PRAECOX 'AZT HYBRID' AZT HYBRID PALO BREA	36" BOX / 144 QTY / 2" CAL. / 9' H x 6' W LOW BREAKING / MATCHED
PROSOPIS 'AZT PODLESS HYBRID' AZT PODLESS MESQUITE	24" BOX / 302 QTY / 1" CAL. / 9' H x 7' W LOW BREAKING / MATCHED
PISTACIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	24" BOX / 73 QTY / 1" CAL. / 5' H x 3' W / LOW BREAKING / MATCHED
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX / 72 QTY / 1" CAL. / 7' H x 3' W/ LOW BREAKING / MATCHED
PISTACIA LENTISCUS MASTIC TREE	24" BOX / 71 QTY / 1" CAL. / 7' H x 3' W / LOW BREAKING / MATCHED

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PLANTING PLAN

SCALE: 1"=60'-0"

0 15' 30' 60' Ref. North

SCHRADER FARMS BUSINESS PARK

NWC McQUEEN AND QUEEN CREEK ROAD
CHANDLER, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4828 N. 44th STREET PHOENIX, AZ 85018
602.912.8888 tel
602.912.8889 fax

REGISTERED LANDSCAPE ARCHITECT
20086
GREGORY K. FLANAGAN
05.10.21
ARIZONA, U.S.A.
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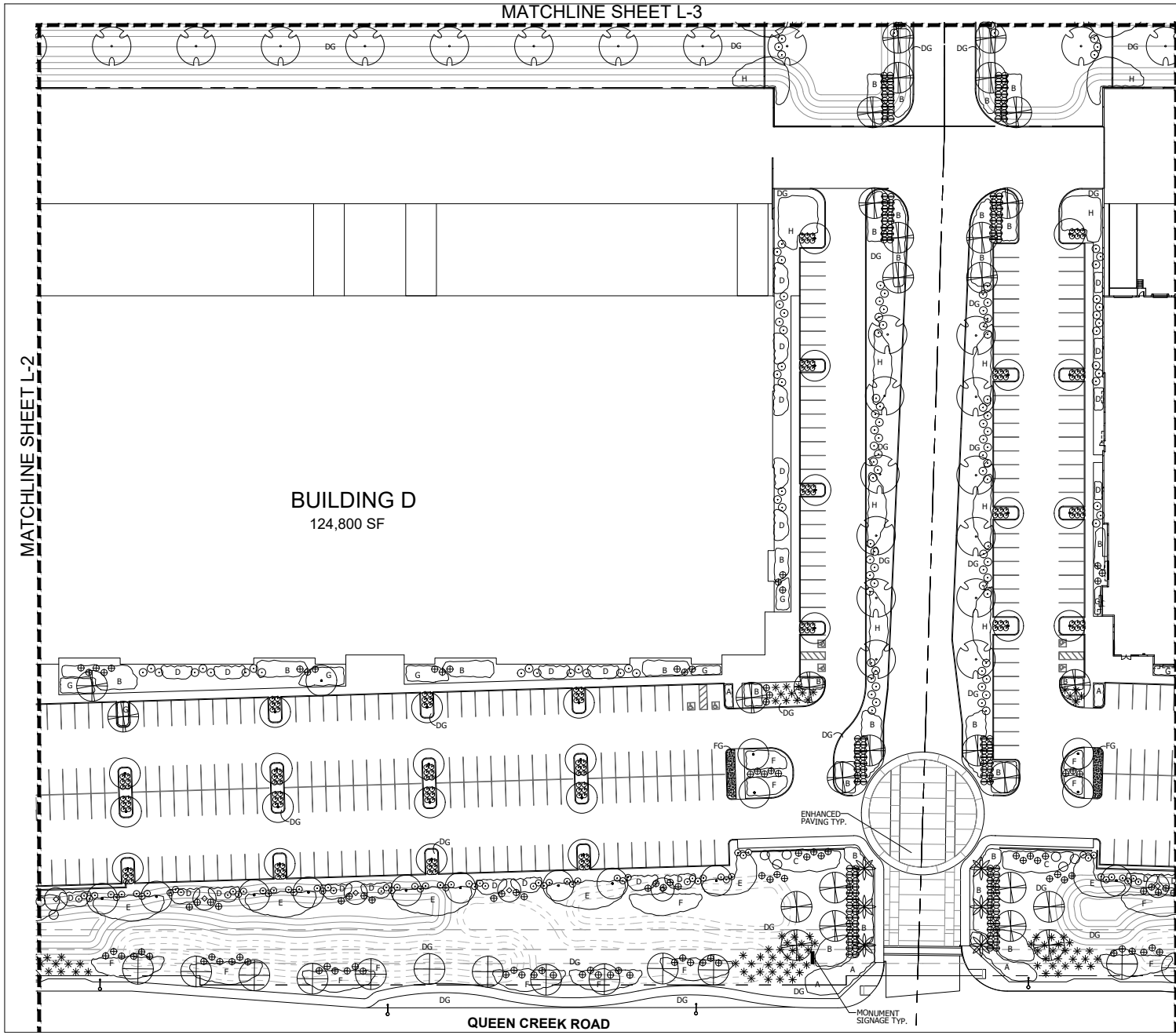

PROPOSED PLANT PALETTE

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PLANTING PLAN

SCALE: 1"=60'-0"

0 15' 30' 60'

Ref. North

SCHRADER FARMS BUSINESS PARK

NWC McQUEEN AND QUEEN CREEK ROAD

CHANDLER, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
LAND PLANNING
4828 N. 44th STREET PHOENIX, AZ 85018
602.912.9000 tel
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REGISTERED LANDSCAPE ARCHITECT
20086
GREGORY K. FLANAGAN
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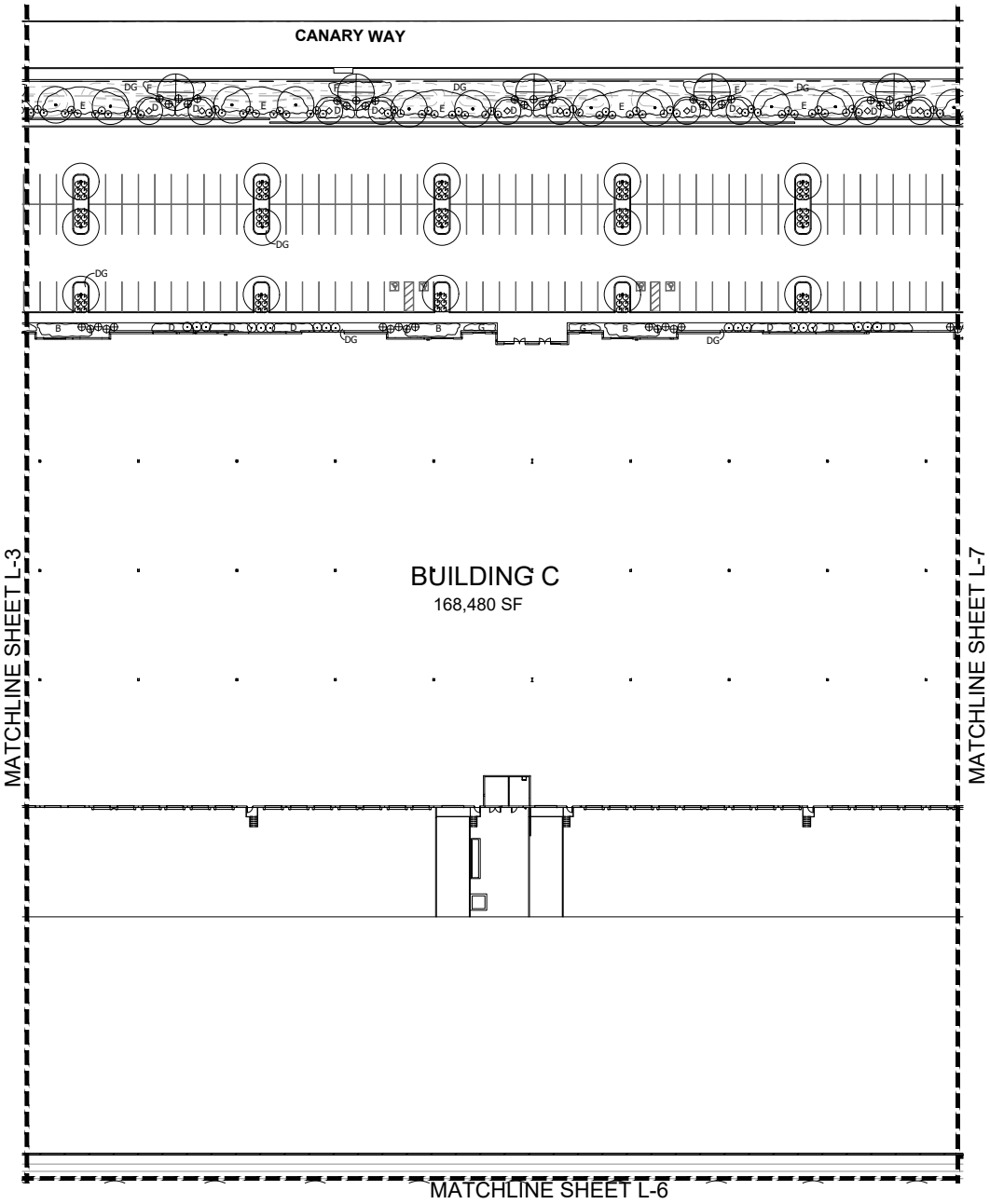

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PLANTING PLAN

0 15' 30' 60'

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SCALE: 1"=30'-0"

SCHRADER FARMS BUSINESS PARK

NWC MCQUEEN AND QUEEN CREEK ROAD
CHANDLER, ARIZONA

G.K. FLANAGAN
ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4828 N. 44th STREET PHOENIX, AZ 85018
602.912.8811 tel
602.912.8813 fax

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 22080
GREGORY K. FLANAGAN
Date Signed 05.10.21
ARIZONA, U.S.A.
EXPIRES 12/31/2023

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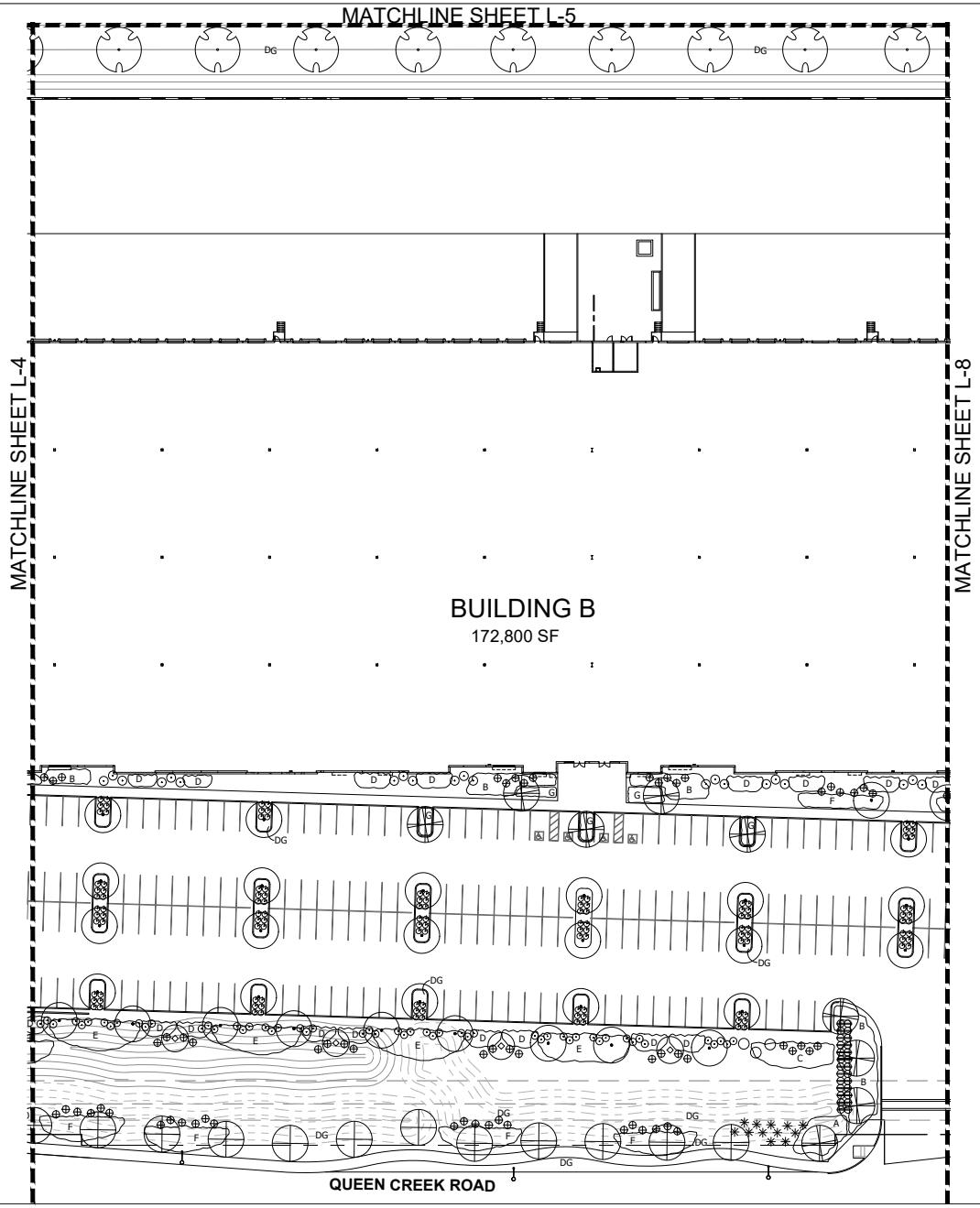
L—5



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Ref. North

SCHRADER FARMS BUSINESS PARK

NWC McQUEEN AND QUEEN CREEK ROAD

CHANDLER, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4828 N. 44th STREET PHOENIX, AZ 85018
602 . 912 . 0005 tel
602 . 912 . 0006 fax

REGISTERED LANDSCAPE ARCHITECT
22086
GREGORY K. FLANAGAN
05.10.21
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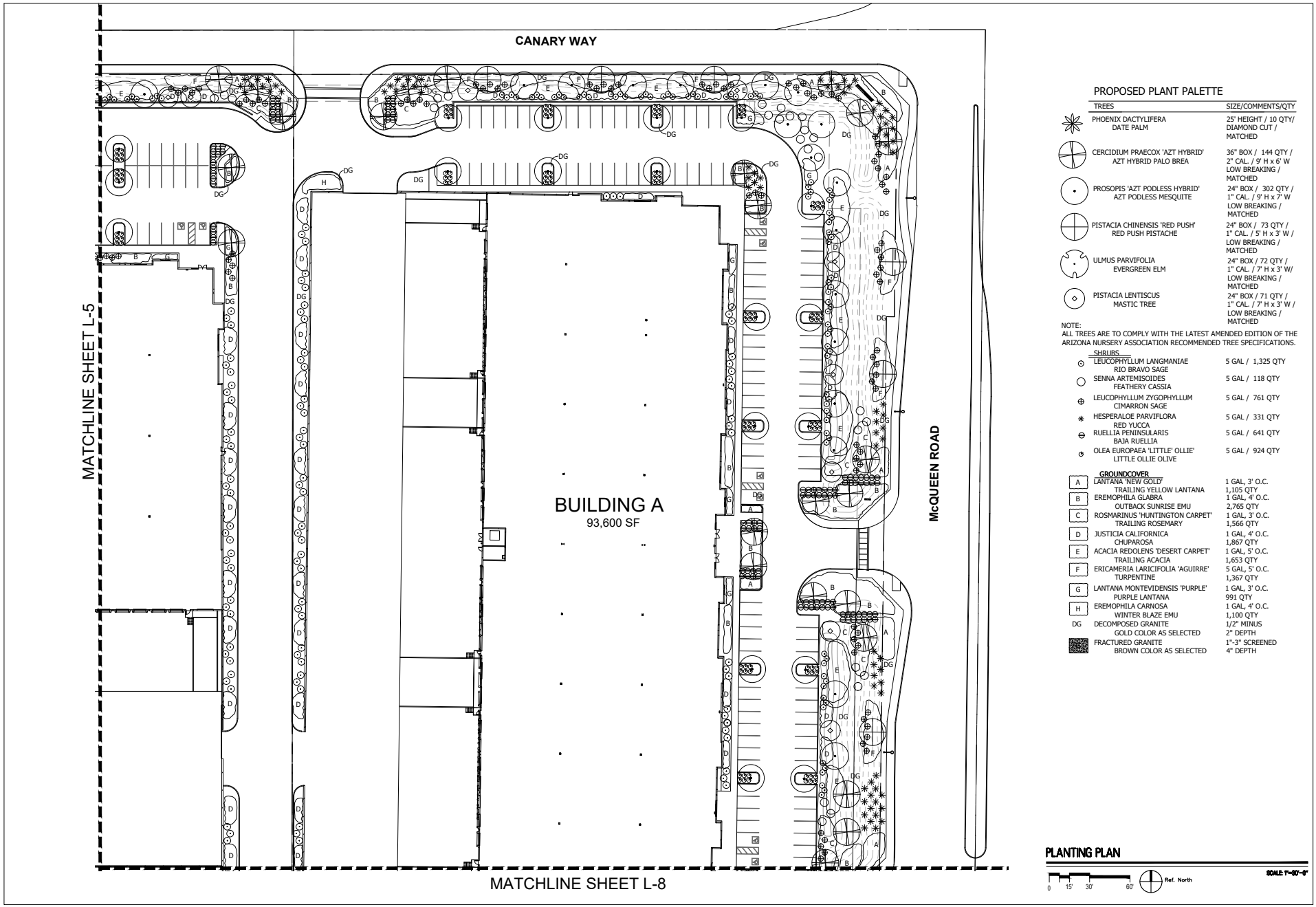

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REGISTERED LANDSCAPE ARCHITECT
20080
GREGORY K. FLANAGAN
05.10.21
STATE OF ARIZONA, U.S.A.
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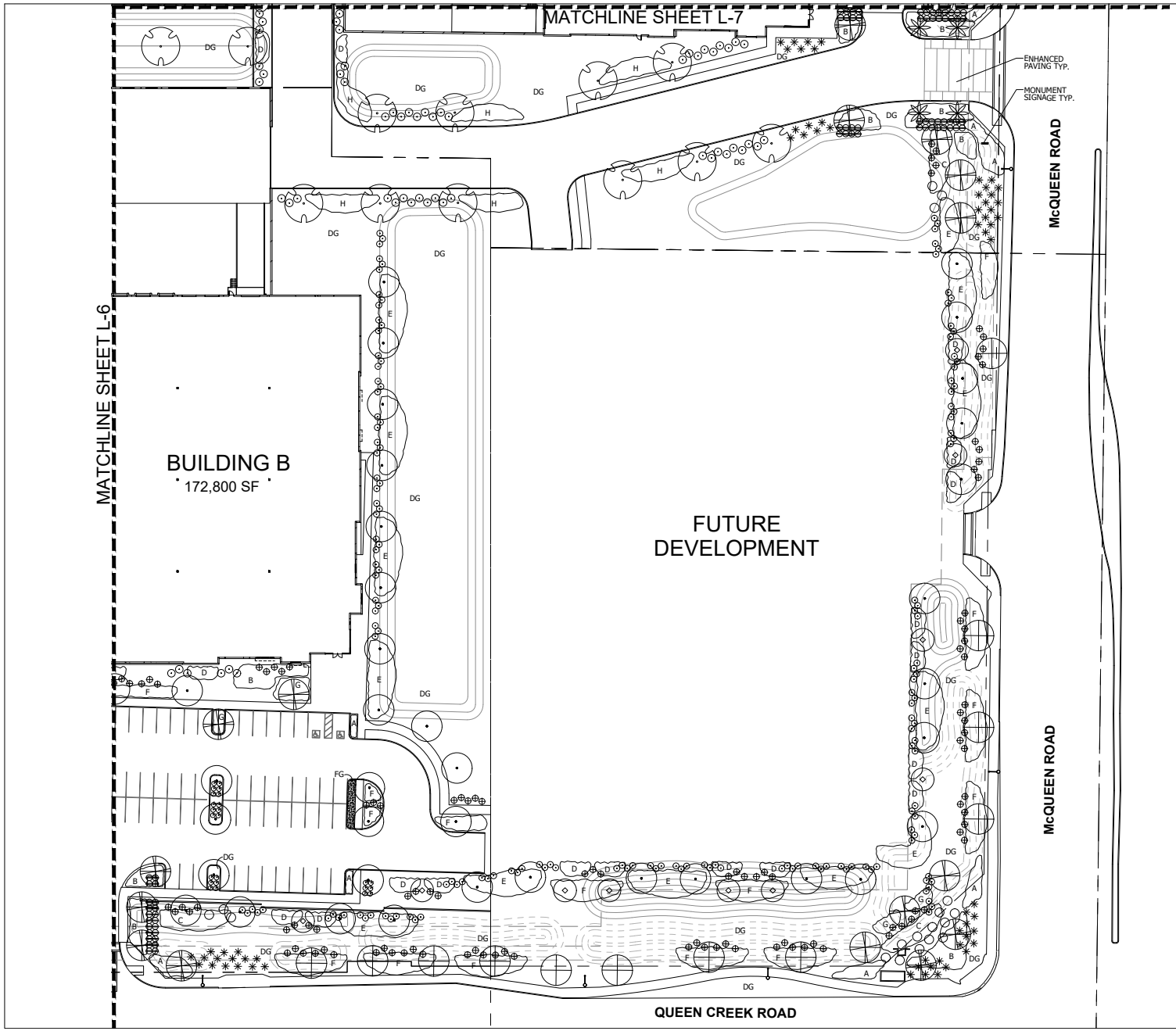

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C	ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL, 3' O.C. 1,566 QTY
D	JUSTICIA CALIFORNICA CHUPAROSA	1 GAL, 4' O.C. 1,867 QTY
E	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL, 5' O.C. 1,653 QTY
F	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE	5 GAL, 5' O.C. 1,367 QTY
G	LANTANA MONTEVIDENSIS 'PURPLE' PURPLE LANTANA	1 GAL, 3' O.C. 991 QTY
H	EREMOPHILA CARNOSA WINTER BLAZE EMU	1 GAL, 4' O.C. 1,100 QTY
DG	DECOMPOSED GRANITE GOLD COLOR AS SELECTED	1/2" MINUS 2" DEPTH
	FRACTURED GRANITE BROWN COLOR AS SELECTED	1"-3" SCREENED 4" DEPTH

PLANTING PLAN

0 15' 30' 60'

Ref. North

SCALE: 1"=60'-0"

SCHRADER FARMS BUSINESS PARK

NWC McQUEEN AND QUEEN CREEK ROAD

CHANDLER, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4828 N. 44th STREET PHOENIX, AZ 85018
602.912.9005 tel
602.912.9008 fax

REGISTERED LANDSCAPE ARCHITECT
20086
GREGORY K. FLANAGAN
05.10.21
ARIZONA, U.S.A.
EXPIRES 12/31/2023

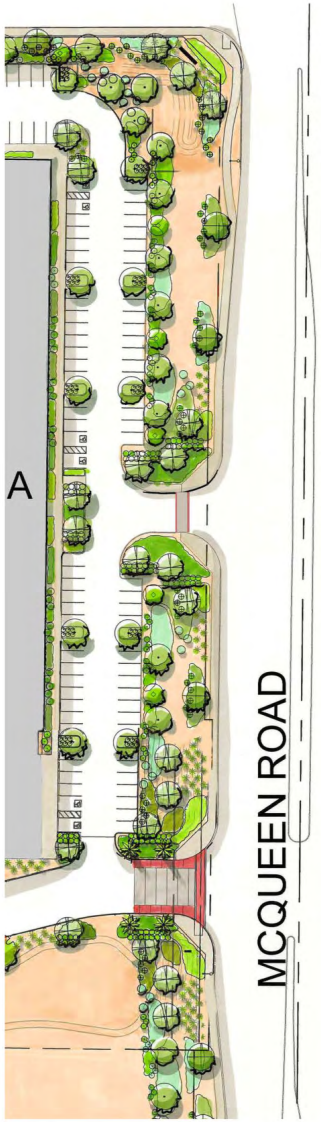
revisions:

date: 05.10.2021

contents: PLANTING PLAN

sheet no.

L—8



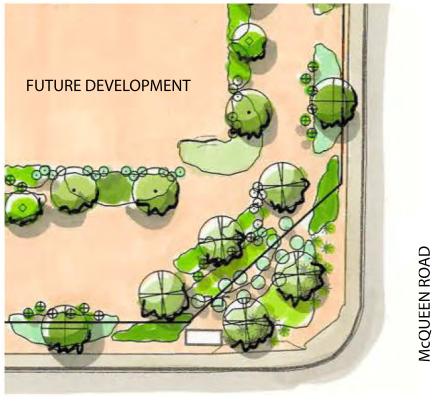
McQUEEN ROAD ENLARGEMENT

Ref. North

QUEEN CREEK ROAD

QUEEN CREEK RD ENTRY ENLARGEMENT

Ref. North



QUEEN CREEK ROAD

QUEEN CREEK RD / McQUEEN RD ENLARGEMENT

Ref. North

PROPOSED PLANT PALETTE

TREES	SIZE/COMMENTS/QTY
PHOENIX DACTYLIFERA DATE PALM	25' HEIGHT / 10 QTY/ DIAMOND CUT / MATCHED
CERCIDIUM PRAECOX 'AZT HYBRID' AZT HYBRID PALO BREA	36" BOX / 144 QTY / 2" CAL. / 9' H x 6' W LOW BREAKING / MATCHED
PROSOPIS 'AZT PODLESS HYBRID' AZT PODLESS MESQUITE	24" BOX / 302 QTY / 1" CAL. / 9' H x 7' W LOW BREAKING / MATCHED
PISTACIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	24" BOX / 73 QTY / 1" CAL. / 5' H x 3' W / LOW BREAKING / MATCHED
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX / 72 QTY / 1" CAL. / 7' H x 3' W/ LOW BREAKING / MATCHED
PISTACIA LENTISCUS MASTIC TREE	24" BOX / 71 QTY / 1" CAL. / 7' H x 3' W / LOW BREAKING / MATCHED

NOTE:
ALL TREES ARE TO COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.

SHRUBS	
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL / 1,325 QTY
SENNA ARTEMISOIDES FEATHERY CASSIA	5 GAL / 118 QTY
LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL / 761 QTY
HESPERALOE PARVIFLORA RED YUCCA	5 GAL / 331 QTY
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL / 641 QTY
OLEA EUROPAEA 'LITTLE' OLLIE' LITTLE OLLIE OLIVE	5 GAL / 924 QTY

GROUNDCOVER		
A	LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL, 3' O.C. 1,105 QTY
B	EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL, 4' O.C. 2,765 QTY
C	ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL, 3' O.C. 1,566 QTY
D	JUSTICIA CALIFORNICA CHUPAROSA	1 GAL, 4' O.C. 1,867 QTY
E	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL, 5' O.C. 1,653 QTY
F	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE	5 GAL, 5' O.C. 1,367 QTY
G	LANTANA MONTEVIDENSIS 'PURPLE' PURPLE LANTANA	1 GAL, 3' O.C. 991 QTY
H	EREMOPHILA CARNOSA WINTER BLAZE EMU	1 GAL, 4' O.C. 1,100 QTY
DG	DECOMPOSED GRANITE GOLD COLOR AS SELECTED	1/2" MINUS 2" DEPTH
FG	FRACTURED GRANITE BROWN COLOR AS SELECTED	1"-3" SCREENED 4" DEPTH

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

CORE5 INDUSTRIAL PARTNERS

SCHRADER FARMS BUSINESS PARK

COLOR RENDERED PLANTING PLAN

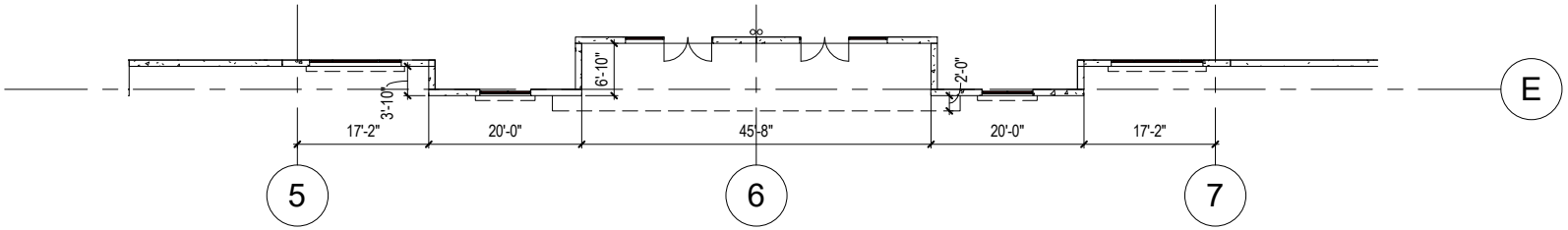
00000.00

2929 ARCHITECTURE GROUP

www.2929.COM

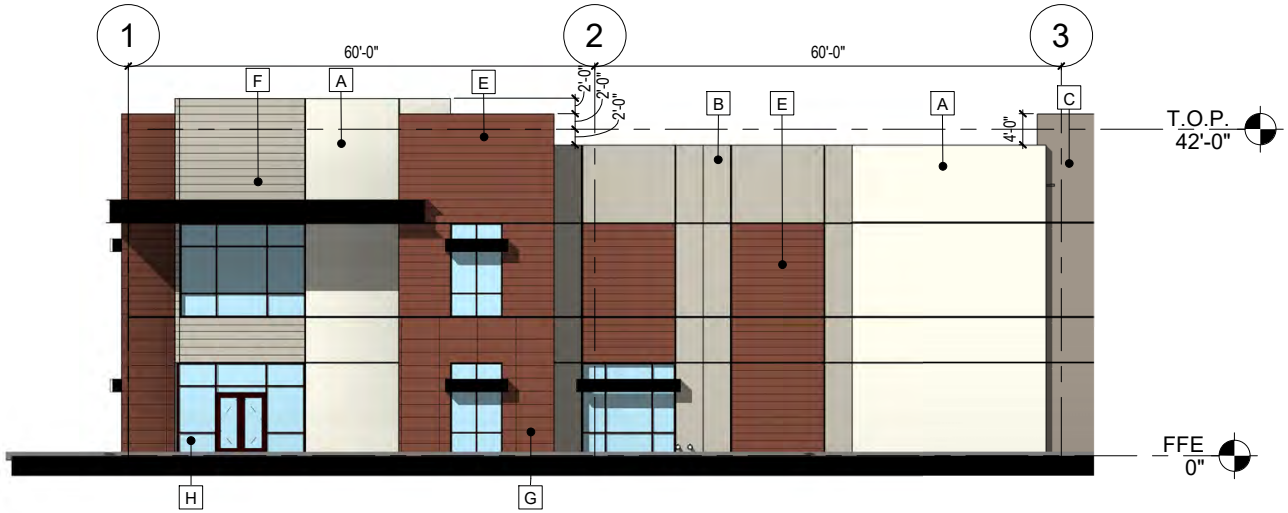
1 EXTERIOR ELEVATION - BUILDING A CENTER ENTRY

SCALE 1/16" = 1'-0"



EXTERIOR MATERIAL LEGEND

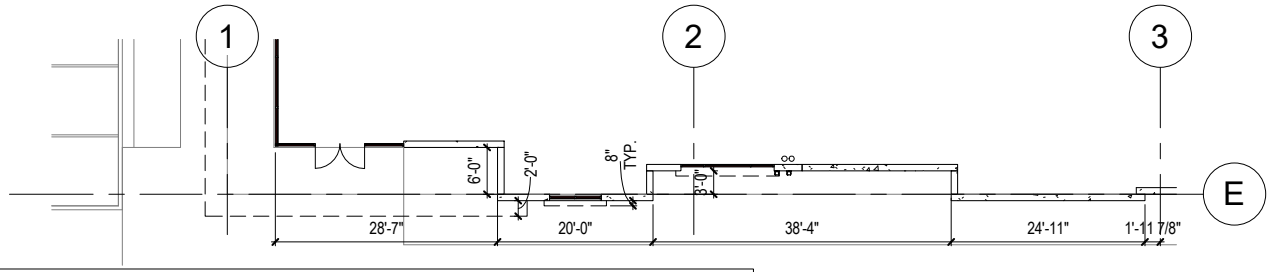
A	DUNN EDWARDS PAINT DET649 CARRARA	E	DUNN EDWARDS PAINT DEA156 CHERRY COLA (WITH REVEALS)	J	DUNN EDWARDS PAINT DEA156 CHERRY COLA
B	DUNN EDWARDS PAINT DE6220 POROUS STONE	F	DUNN EDWARDS PAINT DE6220 POROUS STONE (WITH REVEALS)		
C	DUNN EDWARDS PAINT DET620 BARNWOOD GRAY	G	TILE: DALTILE SLIMLITE "DISTRESSED COPPER" TP48(4), 20x59 STACKBOND PATTERN		
D	DUNN EDWARDS PAINT DET620 BARNWOOD GRAY (WITH REVEALS)	H	STOREFRONT SYSTEM: 1" INSULATED GLAZING, PPG SOLARBAN 70 (2) + OPTIGRAY, IN DARK BRONZE ANNODIZED ALUMINUM FRAME		



EXTERIOR ELEVATION - BUILDING A CORNER ENTRY

1

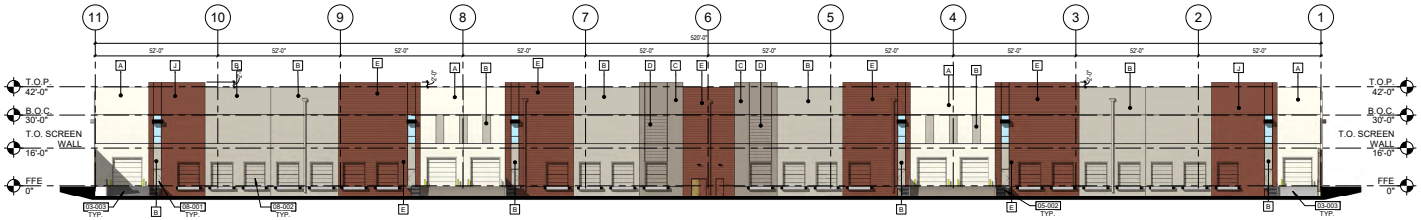
SCALE 1/16" = 1'-0"



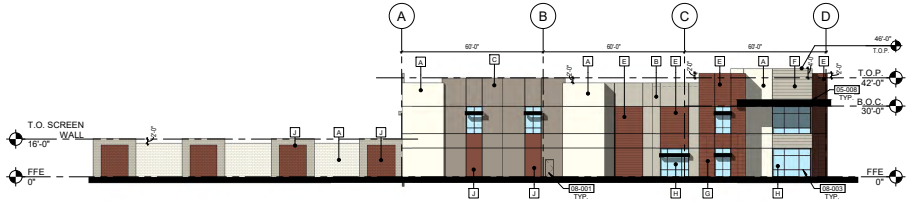
EXTERIOR MATERIAL LEGEND

A	DUNN EDWARDS PAINT DET649 CARRARA	E	DUNN EDWARDS PAINT DEA156 CHERRY COLA (WITH REVEALS)	J	DUNN EDWARDS PAINT DEA156 CHERRY COLA
B	DUNN EDWARDS PAINT DE6220 POROUS STONE	F	DUNN EDWARDS PAINT DE6220 POROUS STONE (WITH REVEALS)		
C	DUNN EDWARDS PAINT DET620 BARNWOOD GRAY	G	TILE: DALTILE SLIMLITE "DISTRESSED COPPER" TP48(4), 20x59 STACKBOND PATTERN		
D	DUNN EDWARDS PAINT DET620 BARNWOOD GRAY (WITH REVEALS)	H	STOREFRONT SYSTEM: 1" INSULATED GLAZING, PPG SOLARBAN 70 (2) + OPTIGRAY, IN DARK BRONZE ANNODIZED ALUMINUM FRAME		

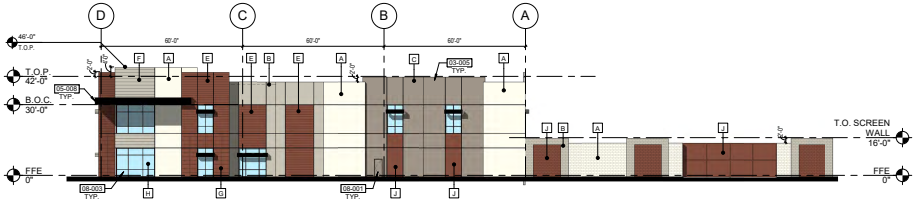
McQUEEN FRONTAGE
1 COLORED EXTERIOR ELEVATION - EAST
SCALE 3/64" = 1'-0"



2 COLORED EXTERIOR ELEVATION - WEST
SCALE 3/64" = 1'-0"



3 COLORED EXTERIOR ELEVATION - SOUTH
SCALE 3/64" = 1'-0"



4 COLORED EXTERIOR ELEVATION - NORTH
SCALE 3/64" = 1'-0"

KEYNOTES

03-003	NEW CONCRETE BUILDING ACCESS RAMP - REFER TO STRUCTURAL
03-005	CONCRETE TILT PANEL WITH VERTICAL AND HORIZONTAL REVEALS - PAINTED
05-002	METAL STAIRS AND HANDRAIL - PAINTED
05-008	DECORATIVE METAL CANOPY - PAINTED - REFER TO STRUCTURAL
08-001	HOLLOW METAL DOOR AND FRAME - PAINTED
08-002	OVERHEAD SECTIONAL DOOR - PAINTED
08-003	DOUBLE PANE GLASS STOREFRONT SYSTEM WITH ANNODIZED ALUM. FRAME

EXTERIOR MATERIAL LEGEND

A	DUNN EDWARDS PAINT DET649 CARRARA	E	DUNN EDWARDS PAINT DEA156 CHERRY COLA (WITH REVEALS)	J	DUNN EDWARDS PAINT DEA156 CHERRY COLA
B	DUNN EDWARDS PAINT DES620 POROUS STONE	F	DUNN EDWARDS PAINT DES620 POROUS STONE (WITH REVEALS)		
C	DUNN EDWARDS PAINT DET620 BARNWOOD GRAY	G	TILE: DALTILE SUMLITE "DISTRESSED COPPER" TP48(4), 20x59 STACKBOND PATTERN		
D	DUNN EDWARDS PAINT DET620 BARNWOOD GRAY (WITH REVEALS)	H	STOREFRONT SYSTEM: 1" INSULATED GLAZING, PPG SOLARBAN 70 (2) + OPTIGRAY, IN DARK BRONZE ANNODIZED ALUMINUM FRAME		

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILD DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

CORE5

SCHRADER FARMS BUSINESS PARK - BUILDING A

COLORED ELEVATIONS

19180.00
04/19/2021

EDT 2929 ARCHITECTURE GROUP
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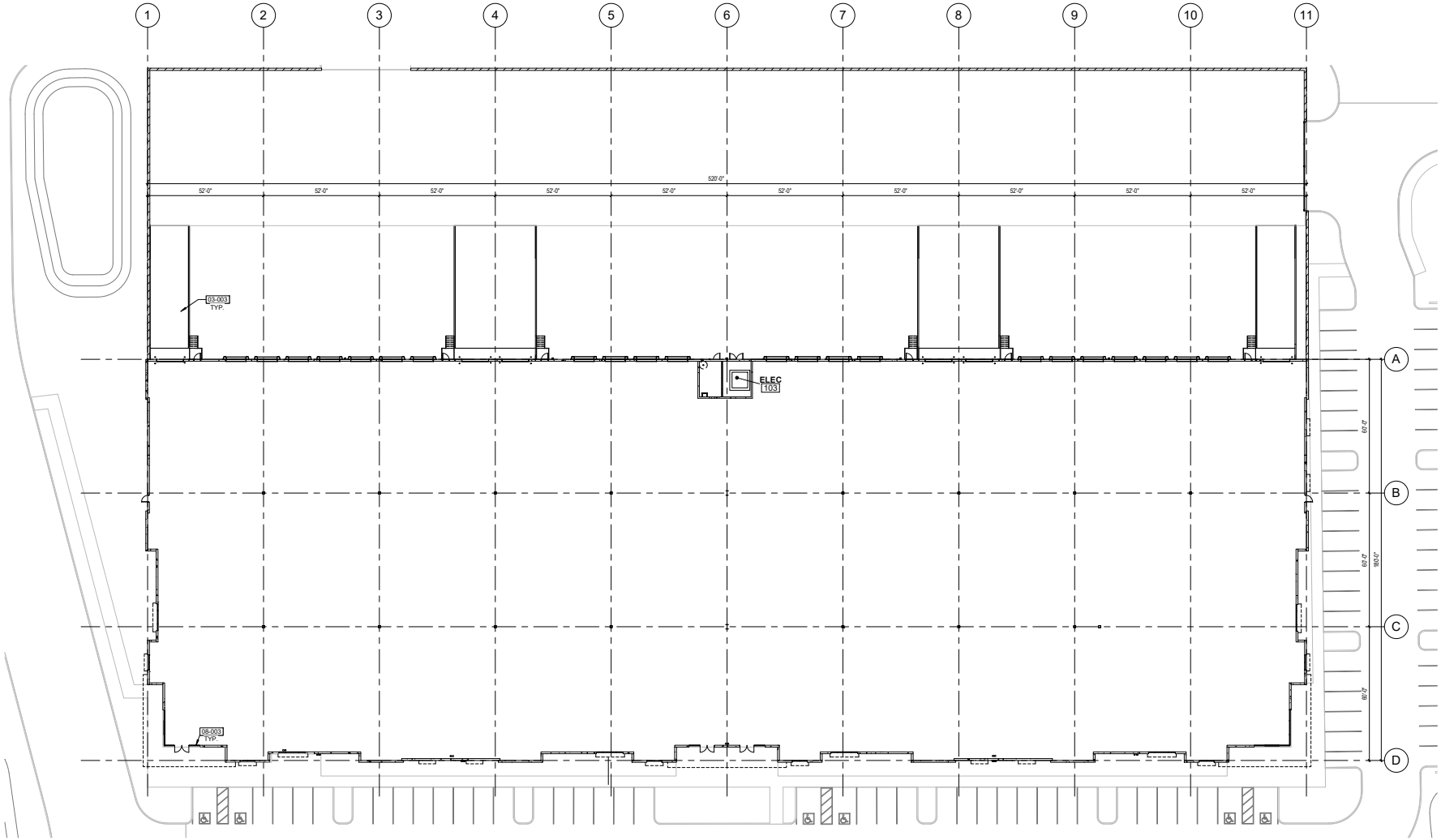
REGISTERED ARCHITECT
11377
BERNARD DEUTSCH
CALIFORNIA
Expires 04-30-23



1 OVERALL FLOOR PLAN

SCALE 3/64" = 1'-0"

0' 16' 32' 64' 80'

N

KEYNOTES

03-003	NEW CONCRETE BUILDING ACCESS RAMP - REFER TO STRUCTURAL
08-003	DOUBLE PANE GLASS STOREFRONT SYSTEM WITH ANNODIZED ALUM. FRAME

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILD DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

REGISTERED ARCHITECT
CERTIFICATE NO.
11377
BERNARD
DEUTSCH
STATE OF MICHIGAN
Expires 06/30/22

SCHRADER FARMS BUSINESS PARK - BUILDING A

OVERALL FLOOR PLAN

19183.00

04/13/2021

DEUTSCH ARCHITECTURE GROUP

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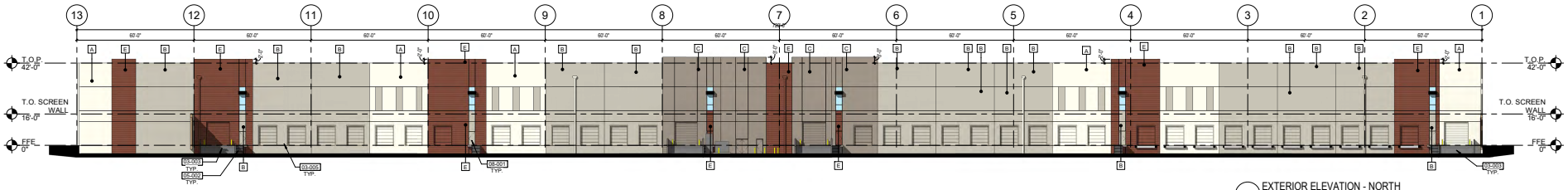
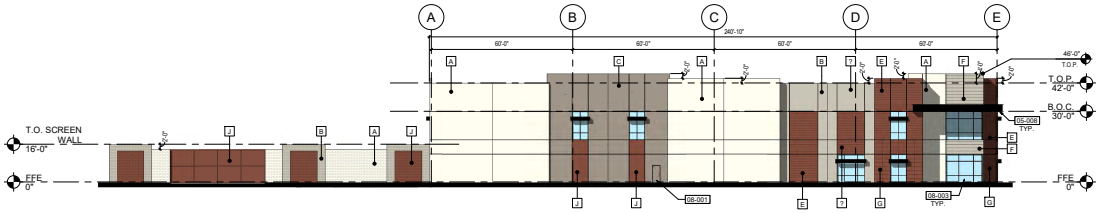
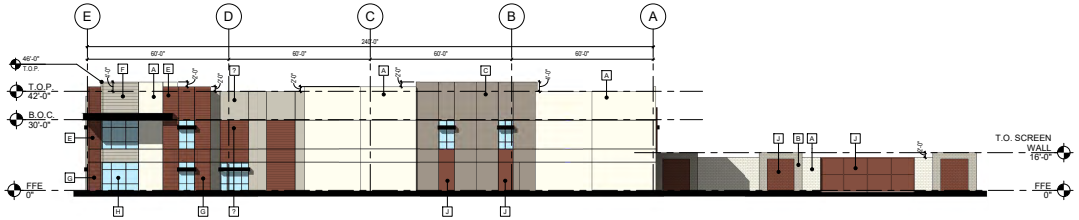
1 EXTERIOR ELEVATION - SOUTH
SCALE 3/64" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
SCALE 3/64" = 1'-0"



3 EXTERIOR ELEVATION - WEST
SCALE 3/64" = 1'-0"



4 EXTERIOR ELEVATION - EAST
SCALE 3/64" = 1'-0"

KEYNOTES

03-003	NEW CONCRETE BUILDING ACCESS RAMP - REFER TO STRUCTURAL
03-005	CONCRETE TILT PANEL WITH VERTICAL AND HORIZONTAL REVEALS - PAINTED
05-002	METAL STAIRS AND HANDRAIL - PAINTED
05-008	DECORATIVE METAL CANOPY - PAINTED - REFER TO STRUCTURAL
08-001	HOLLOW METAL DOOR AND FRAME - PAINTED
08-003	DOUBLE PANE GLASS STOREFRONT SYSTEM WITH ANNODIZED ALUM. FRAME

EXTERIOR MATERIAL LEGEND

A	DUNN EDWARDS PAINT DET648 WHITE PICKET FENCE	E	DUNN EDWARDS PAINT DEA156 CHERRY COLA (WITH REVEALS)	J	DUNN EDWARDS PAINT DEA156 CHERRY COLA
B	DUNN EDWARDS PAINT DES220 POROUS STONE	F	DUNN EDWARDS PAINT DES220 POROUS STONE (WITH REVEALS)		
C	DUNN EDWARDS PAINT DET620 BARNWOOD GRAY	G	TILE: DALTILE SUMLITE "DISTRESSED COPPER" TP4B(4), 20x59 STACKBOND PATTERN		
D	DUNN EDWARDS PAINT DET620 BARNWOOD GRAY (WITH REVEALS)	H	STOREFRONT SYSTEM: 1" INSULATED GLAZING, PPG AZURIA/SOLARBAN 70, IN DARK BRONZE ANNODIZED ALUMINUM FRAME		

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REGISTERED ARCHITECT
11377
BERNARD DEUTSCH
STATE OF FLORIDA
Expires 04.30.22

CORE5

SCHRADER FARMS BUSINESS PARK - BUILDING B

COLORED ELEVATIONS

1818.00
04/19/2021

EDDI 2929 ARCHITECTURE GROUP
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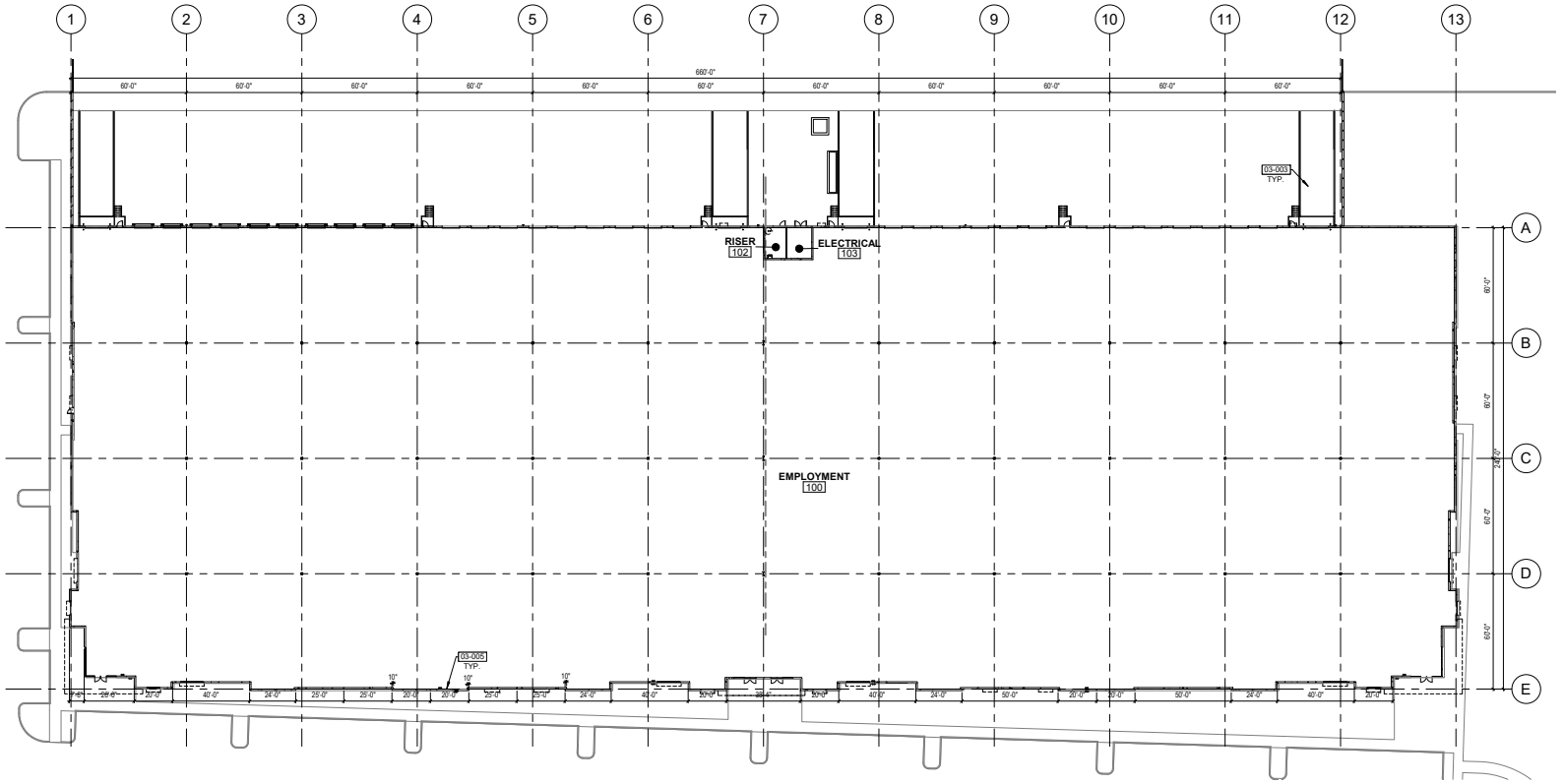

1 OVERALL FLOOR PLAN

SCALE 1" = 30'-0"

0' 30' 60' 90' 120'

N

KEYNOTES

03-003	NEW CONCRETE BUILDING ACCESS RAMP - REFER TO STRUCTURAL
03-005	CONCRETE TILT PANEL WITH VERTICAL AND HORIZONTAL REVEALS - PAINTED

REGISTERED ARCHITECT
CERTIFICATE NO.
11377
BERNARD
DEUTSCH
STATE OF MICHIGAN
Expires Mar 31, 2023

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILD DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

SCHRADER FARMS BUSINESS PARK - BUILDING B

OVERALL FLOOR PLAN

18183.00

04/13/2021

ARCHITECTURE GROUP
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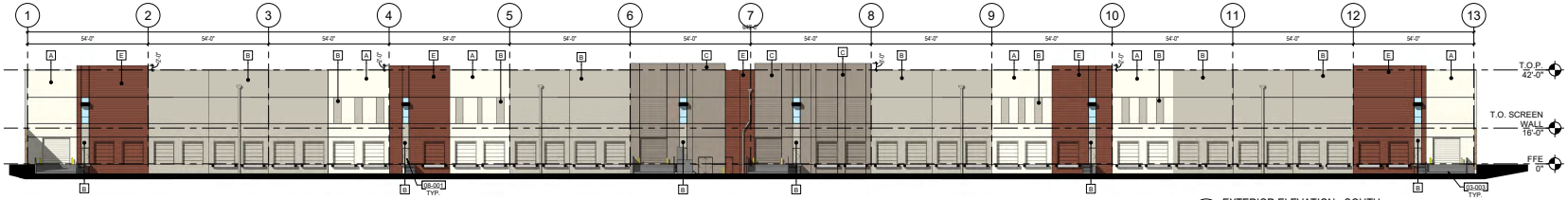
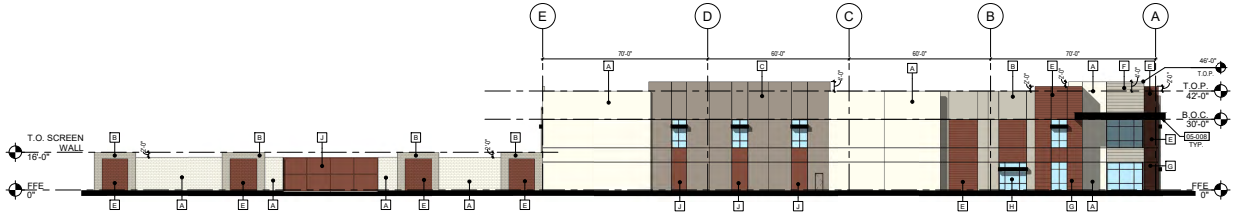
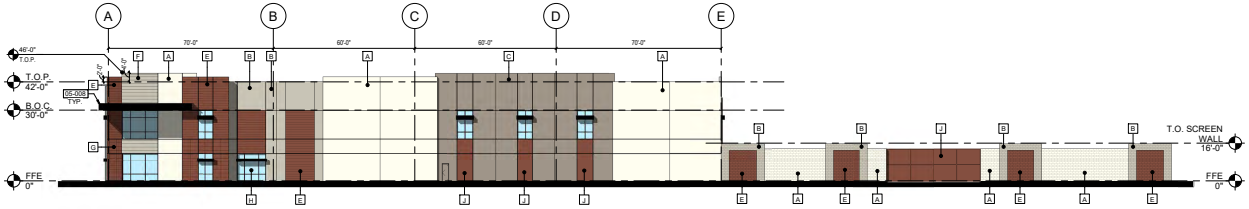


1 EXTERIOR ELEVATION - SOUTH
SCALE 3/64" = 1'-0"

2 EXTERIOR ELEVATION - NORTH
SCALE 3/64" = 1'-0"



4 EXTERIOR ELEVATION - EAST
SCALE 3/64" = 1'-0"



3 EXTERIOR ELEVATION - WEST
SCALE 3/64" = 1'-0"

KEYNOTES

03-003	NEW CONCRETE BUILDING ACCESS RAMP - REFER TO STRUCTURAL
05-008	DECORATIVE METAL CANOPY - PAINTED - REFER TO STRUCTURAL
08-001	HOLLOW METAL DOOR AND FRAME - PAINTED

EXTERIOR MATERIAL LEGEND

A	DUNN EDWARDS PAINT DET648 WHITE PICKET FENCE	E	DUNN EDWARDS PAINT DEA156 CHERRY COLA (WITH REVEALS)	J	DUNN EDWARDS PAINT DEA156 CHERRY COLA
B	DUNN EDWARDS PAINT DE6220 POROUS STONE	F	DUNN EDWARDS PAINT DE6220 POROUS STONE (WITH REVEALS)		
C	DUNN EDWARDS PAINT DET620 BARNWOOD GRAY	G	TILE: DALTILE SLIMLITE "DISTRESSED COPPER" TP48(4), 20x59 STACKBOND PATTERN		
D	DUNN EDWARDS PAINT DET620 BARNWOOD GRAY (WITH REVEALS)	H	STOREFRONT SYSTEM: 1" INSULATED GLAZING, PPG AZURA/SOLARBAN 70, IN DARK BRONZE ANNODIZED ALUMINUM FRAME		

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILD DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

CORE5

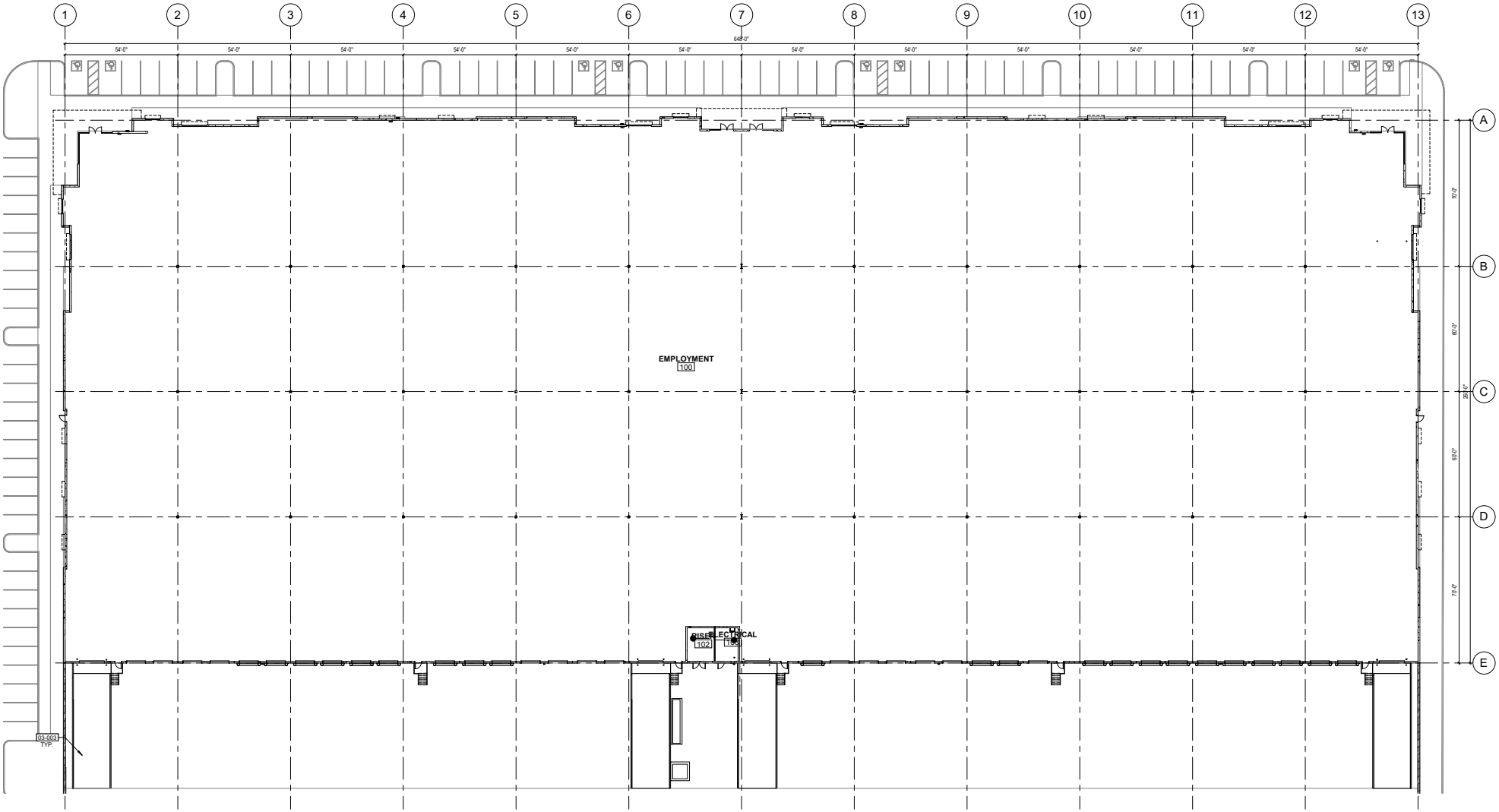
SCHRADER FARMS BUSINESS PARK - BUILDING C

COLORED ELEVATIONS

18185.00
04/19/2021

EDT 2929 ARCHITECTURE GROUP
WWW.2929.COM

REGISTERED ARCHITECT
11377
BERNARD DEUTSCH
STATE OF CALIFORNIA
Expires 04-30-23



1 OVERALL FLOOR PLAN

SCALE 3/64" = 1'-0"

0' 16' 32' 64' 80'

N

KEYNOTES

03-003	NEW CONCRETE BUILDING ACCESS RAMP - REFER TO STRUCTURAL

REGISTERED ARCHITECT CERTIFICATE NO. 11377 BERNARD DEUTSCH STATE OF MINNESOTA

Expires 06/30/22

SCHRADER FARMS BUSINESS PARK - BUILDING C

OVERALL FLOOR PLAN

18183.00

04/13/2021

DEUTSCH ARCHITECTURE GROUP

WWW.2929.COM

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILD DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

DUNN EDWARDS "BLACK" DEA187

DUNN EDWARDS "WHITE PICKET FENCE" DET648

DUNN EDWARDS "POROUS STONE" DE6220

DUNN EDWARDS "BARNWOOD GRAY" DET620

DUNN EDWARDS "CHERRY COLA" DEA156

STOREFRONT SYSTEM: 1" INSULATED GLAZING, PPG SOLARBAN 70 (2) + OPTIGRAY, IN DARK BRONZE ANNODIZED ALUMINUM FRAME

DAVIS CONCRETE - BRICK RED 160

DAVIS CONCRETE - SIERRA 61078

DALTILE SLIMLITE "DISTRESSED COPPER" TP48(4), 20x59 STACKBOND PATTERN

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILD DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.

SCHRADER FARMS BUSINESS PARK

MATERIALS
19183.00
12/08/2020

ARCHITECTURE GROUP
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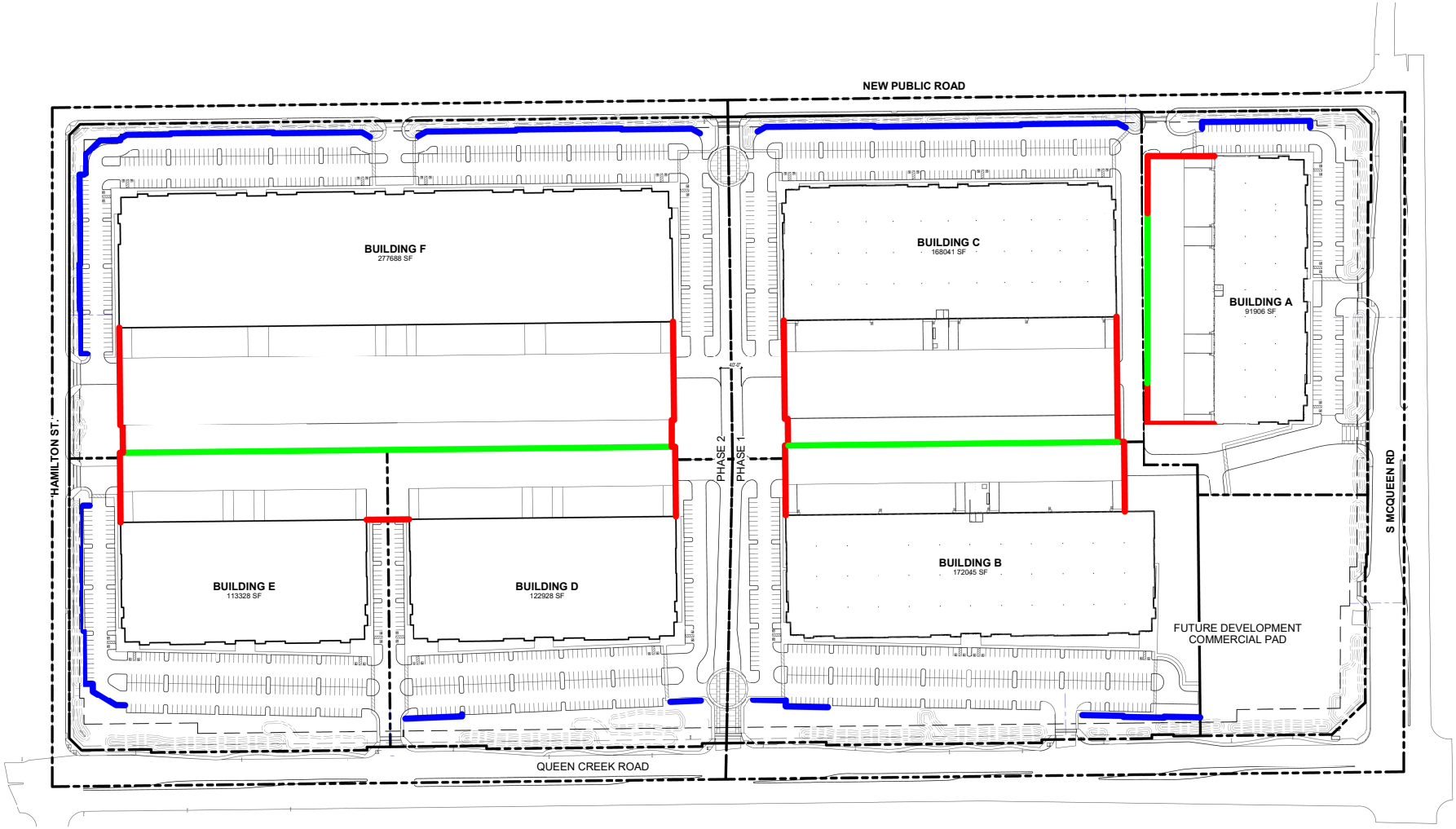

1 OVERALL SCREEN WALL SITE PLAN

SCALE 1" = 80'-0"

0' 80' 160' 240' 320'

N

SCREEN WALL LEGEND

- PARKING SCREEN WALL - 34" - 42" IN HEIGHT ABOVE PARKING SURFACE
- DOCK SCREEN WALL - 14'-0" MINIMUM ABOVE TRUCK COURT SURFACE
- STEEL SECURITY FENCING - 8'-0" MINIMUM
- PARKING SCREEN BERM CONTOUR LINE - REFER TO CIVIL

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CORE5

SCHRADER FARMS BUSINESS PARK

SITE SCREEN WALLS

19183.00
08/10/2021

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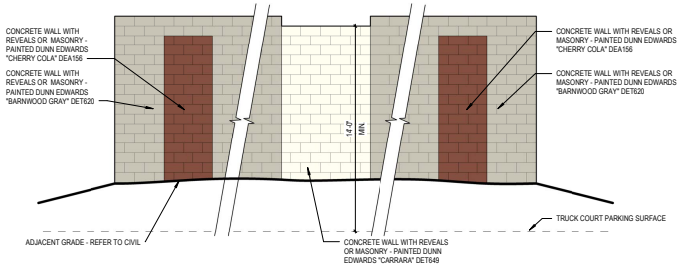
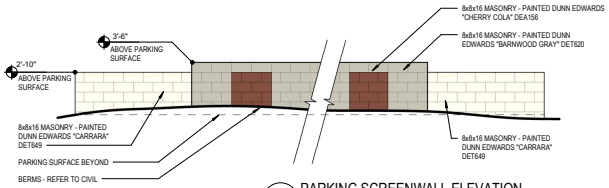
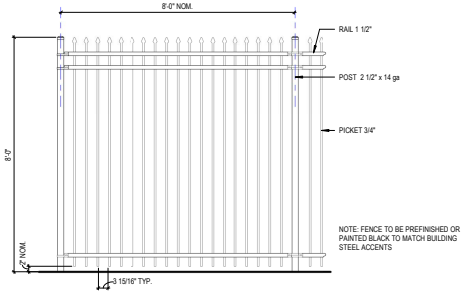


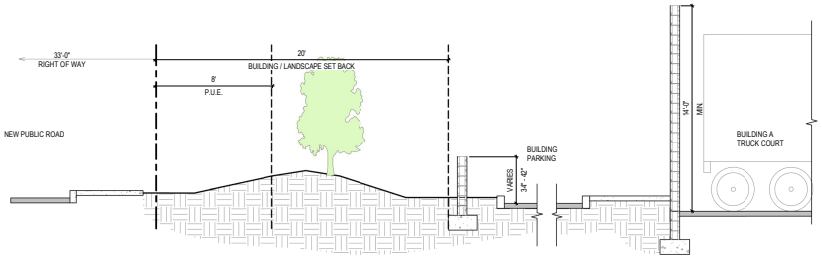
6 TRUCK COURT SCREENWALL ELEVATION
SCALE 1/4" = 1'-0"



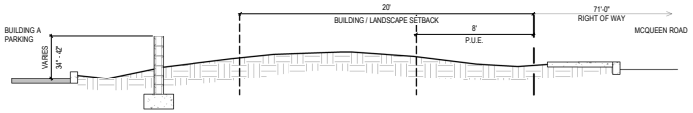
7 PARKING SCREENWALL ELEVATION
SCALE 1/4" = 1'-0"



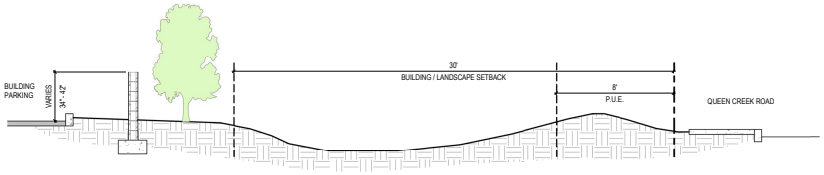
8 STEEL SECURITY FENCING
SCALE 1/2" = 1'-0"



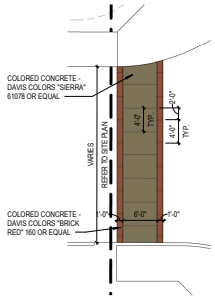
1 SECTION AT BERM @ TRUCK PARKING
SCALE 1/4" = 1'-0"



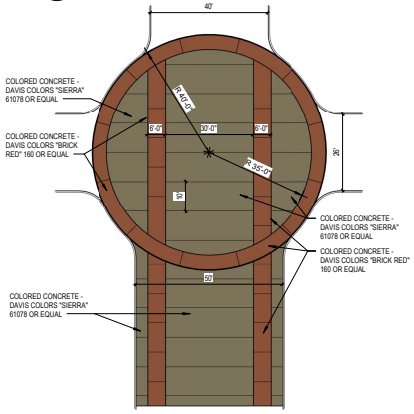
2 SECTION AT BERM @ PARKING SCREEN
SCALE 1/4" = 1'-0"



3 SECTION AT BERM WALL
SCALE 1/4" = 1'-0"



5 ACCENT CONCRETE AT ENTRANCES
SCALE 1" = 10'-0"



4 ACCENT CONCRETE
SCALE 1" = 20'-0"

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REGISTERED ARCHITECT
CERTIFICATE NO.
11377
BERNARD DEUTSCH
DATE SIGNED 05/11/21
Expires 06/30/22

SCHRADER FARMS BUSINESS PARK

SITE EXHIBITS

19183.00
05/11/21

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