

D. Walls and Entry Monumentation

Proper screening of the parking areas will be accomplished through earthen berms and decorative walls that have been designed to complement the building and utilizing varying colors and textures arranged in an attractive design. ***See Exhibit 8, Screen Wall Plan and Elevations.***

E. Development Standards

Core5 is proposing the following development standards:

Regulation	Development Standard
Building Height (max.)	50 ft., inclusive of parapet walls, mechanical equipment, and screening
Building Setback (min.)*	
- Front (Queen Creek Rd.)	30 ft.
- Side (McQueen Rd.)	20 ft.
- Side (west)	20 ft.
- Rear (north)	20 ft.
Landscape Setback (min.)	
- Front (Queen Creek Rd.)	30 ft.
- Side (McQueen Rd.)	20 ft.
- Side (west)	20 ft.
- Rear (north)	20 ft.
Lot Coverage (max.)	55 %
Perimeter Parking Screen Wall Height (max.)	4 ft.
Interior Wall Height (max.)	16 ft.
Additional Standards: Landscape Setback Queen Creek Road and Hamilton Road -- 50 ft. x 250 ft. along Queen Creek Road -- 30 ft. x 100 ft. along Hamilton Road McQueen Road and future collector street -- 50 ft. x 100 ft. along McQueen Road -- 30 ft. x 100 ft. along future collector street *Building setbacks shall apply to parking canopies. Primary building setbacks shall substantially conform to <i>Exhibit 3, Conceptual Site Plan.</i>	

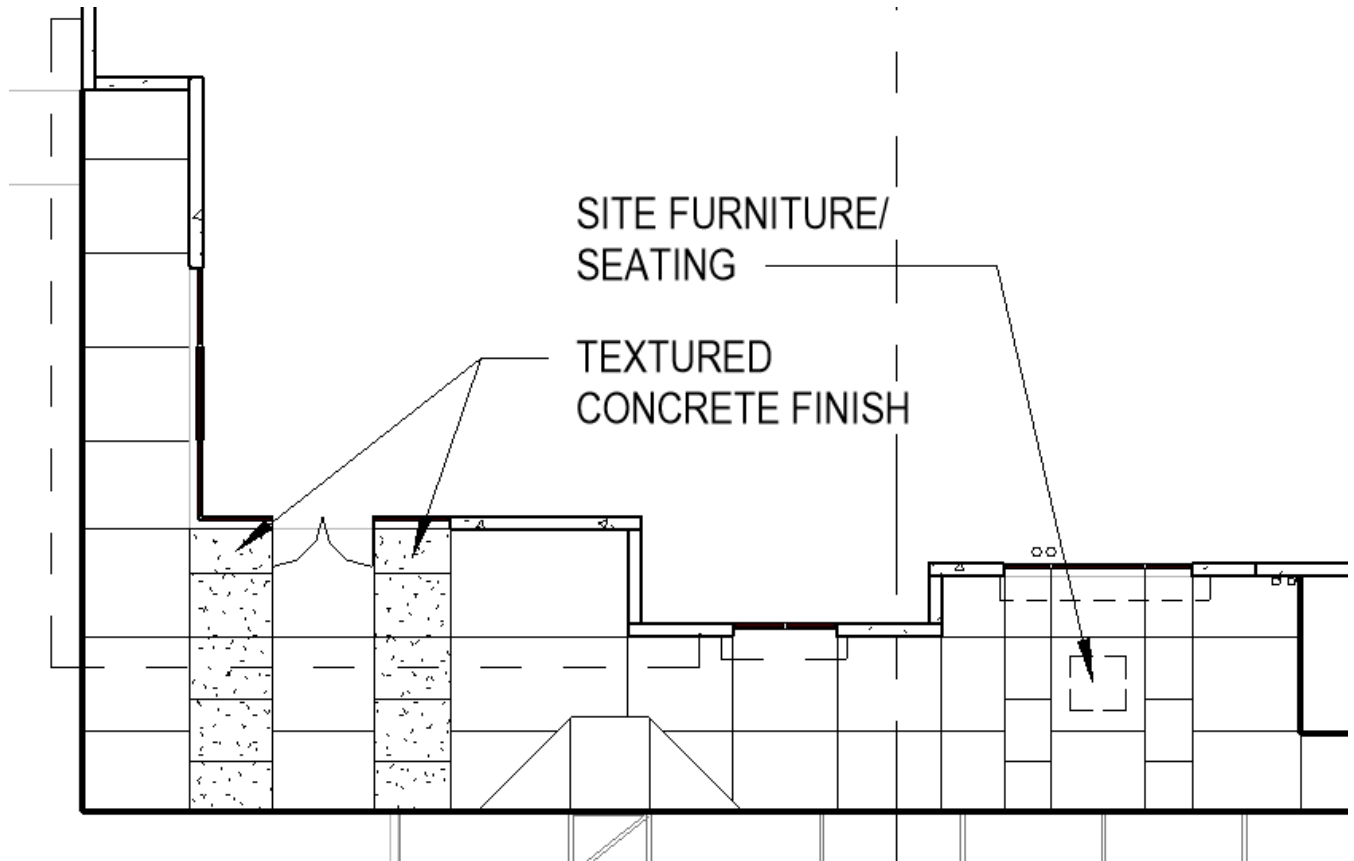
F. Circulation

Schrader BP has been planned to ensure efficient on-site circulation and appropriate access to the public street system surrounding the Site. Access to Site will occur as follows:

- Three driveways along McQueen Road (east), four driveways along Queen Creek Road (south), three driveways along the future collector ½ street (north), and two along the future Hamilton Street ½ street (west).
- McQueen Road is an arterial street with three lanes in each direction, a center median, bike lanes, and sidewalks contained within an approximately 130 feet right-of-way.
- Queen Creek Road is also an arterial street with three lanes in each direction, a center median, bike lanes, and sidewalks contained within an approximately 160 feet right-of-way.

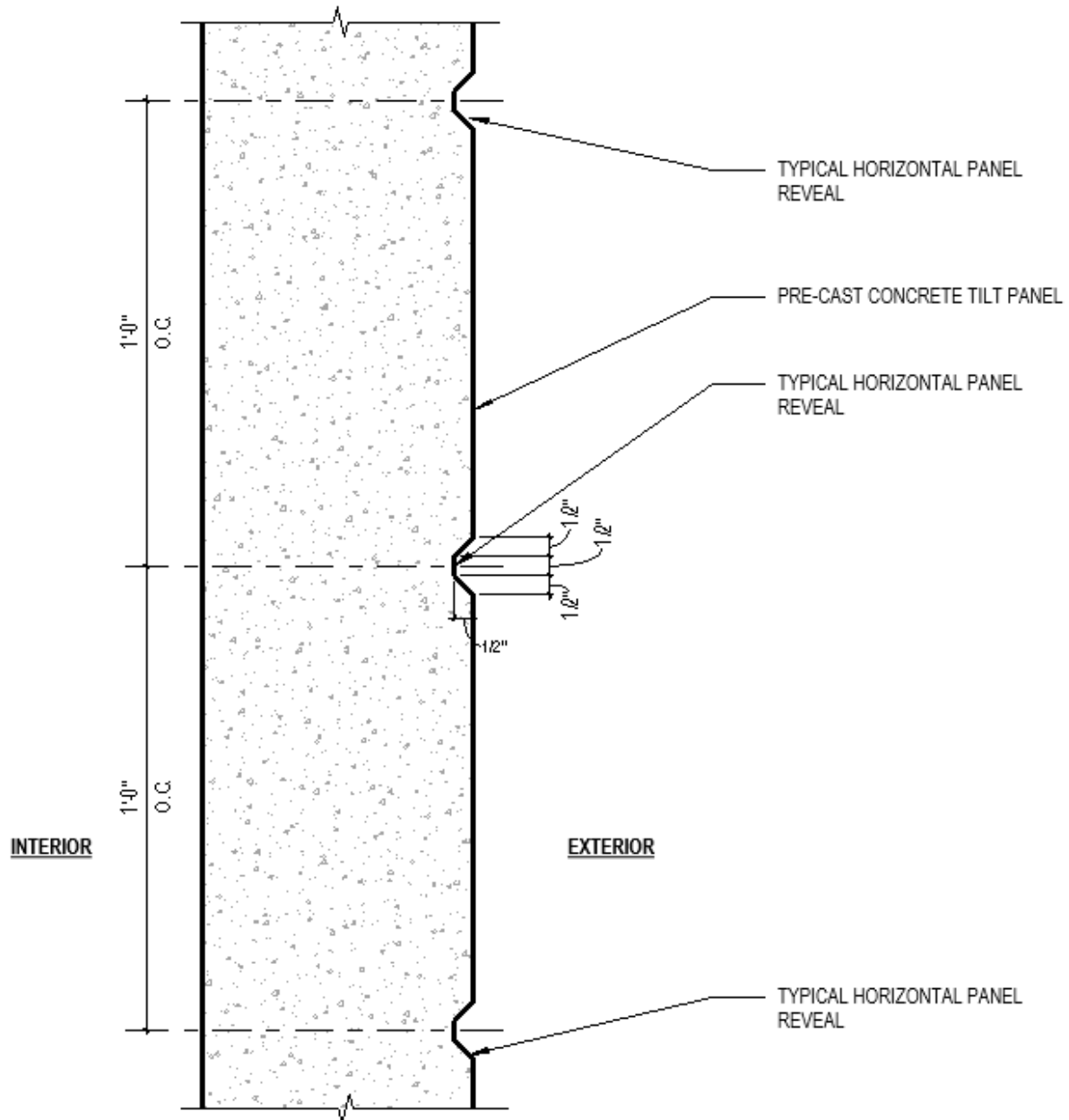


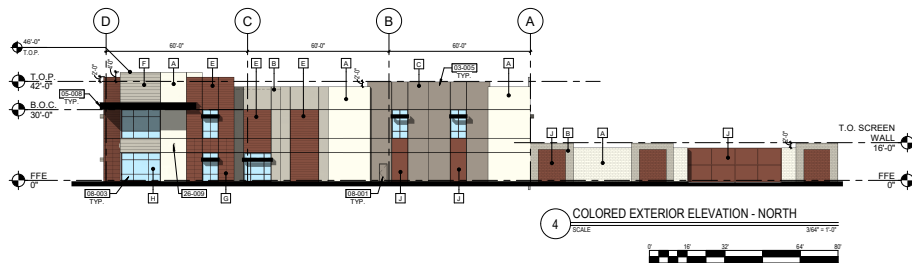
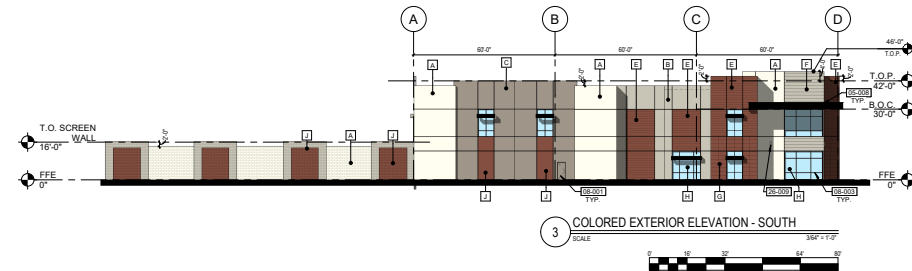
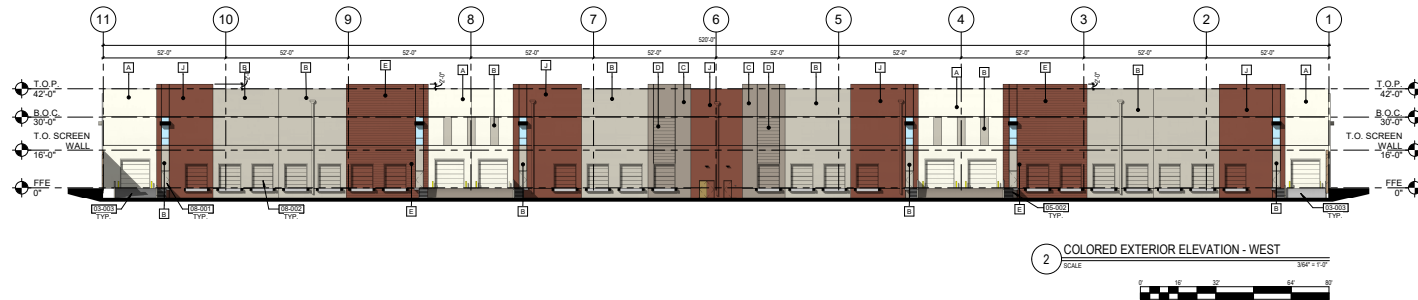
CONCRETE ENTRY FEATURE (TYPICAL)



TILT PANEL REVEAL PROFILE (TYPICAL)

PROPOSED TILT PANEL HORIZONTAL REVEAL AT 12" O.C. IN ACCENT AREAS:





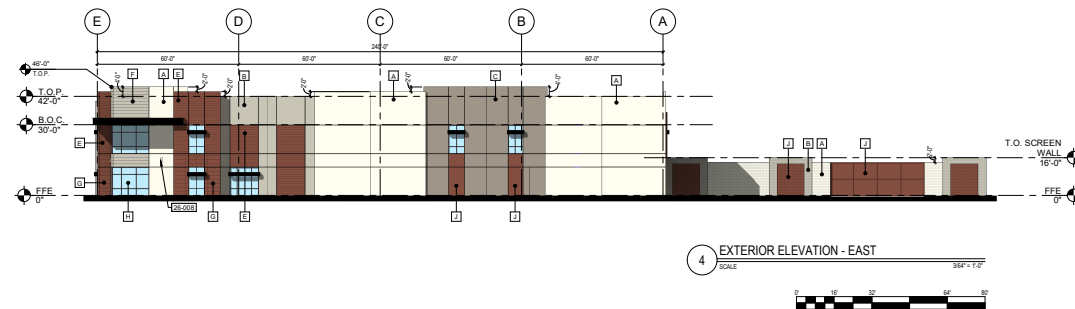
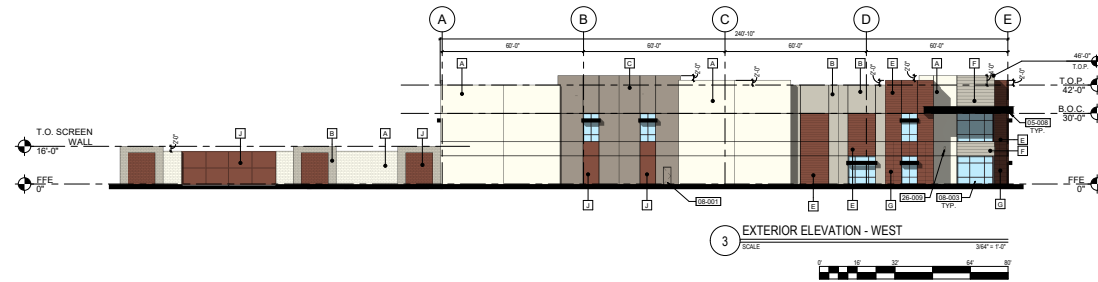
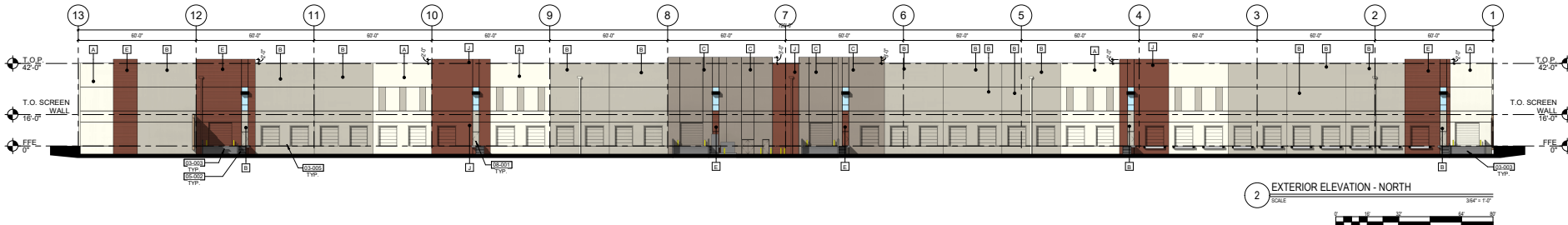
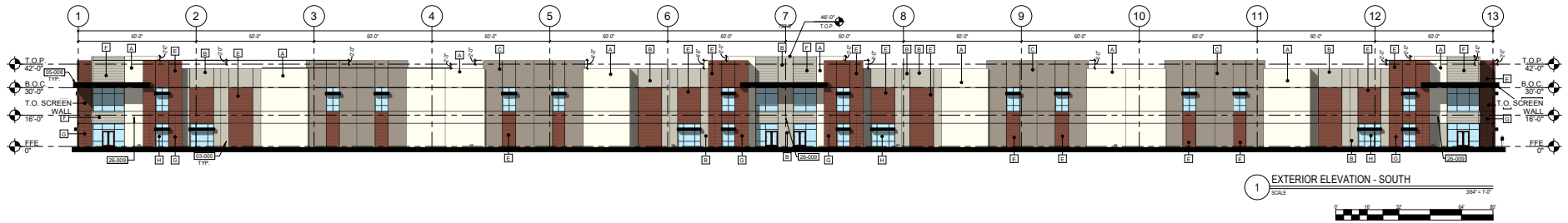
KEYNOTES

15-00	NEW CONCRETE BUILDING ACCESS RAMP - REFER TO STRUCTURAL
15-05	CONCRETE TILT PANELS WITH VERTICAL AND HORIZONTAL REVEALS - PAINTED
15-06	METAL STAIRS AND WINDOORS - PAINTED
15-08	DECORATIVE METAL CANOPY - PAINTED - REFER TO STRUCTURAL
15-09	POLYURETHANE DOOR AND FRAME - PAINTED
15-10	OVERHEAD SECTIONAL DOOR - PAINTED
15-11	SCREEN FRONT GLAZING SYSTEM WITH ANODIZED ALUM FRAME
15-99	WALL SOURCE REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

A	DUNN EDWARDS PAINT DET549 CARBURA	E	DUNN EDWARDS PAINT DEAR CHERRY COLA (WITH REVEALS AT 12" O.C.)	F	DUNN EDWARDS PAINT DEAR CHERRY COLA
B	DUNN EDWARDS PAINT DET549 CARBURA	G	DUNN EDWARDS PAINT DET549 CARBURA	H	DUNN EDWARDS PAINT DET549 CARBURA
C	DUNN EDWARDS PAINT DET549 CARBURA	I	DUNN EDWARDS PAINT DET549 CARBURA	J	DUNN EDWARDS PAINT DET549 CARBURA
D	DUNN EDWARDS PAINT DET549 CARBURA	K	DUNN EDWARDS PAINT DET549 CARBURA	L	DUNN EDWARDS PAINT DET549 CARBURA
		M	TILE: DATTLE SUMMIT TERRAZZO COPPER (TYPICAL) 2009 STACKBOND PATTERN		
		N	SCREEN FRONT SYSTEM - 1" INSULATED GLAZING PPG SOLARBAN 70-21-07 TYPICAL IN DARK BROWN ANODIZED 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 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 DESIGN/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.



KEYNOTES

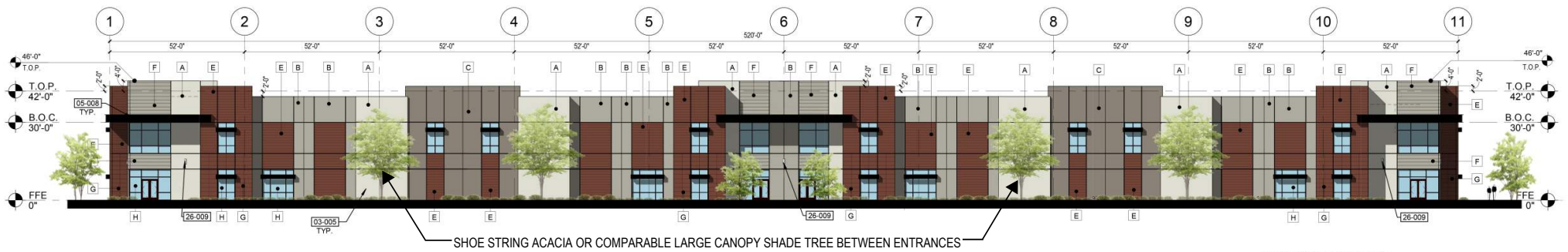
- 05-00 NEW CONCRETE BUILDING ACCESS RAMP. REFER TO STRUCTURAL
- 05-00 CONCRETE TILT PANEL WITH VERTICAL AND HORIZONTAL REVEALS. PAINTED
- 05-00 METAL STAIRS AND HANDRAILS. PAINTED
- 05-00 DECORATIVE METAL CANOPY. PAINTED. REFER TO STRUCTURAL
- 05-00 POLYLOW METAL DOORS AND FRAMES. PAINTED
- 05-00 DOUBLE PANEL GLASS STOREFRONT SYSTEM WITH ANODIZED ALUM FRAME
- 05-00 NORTH TRANSPARENT. REFER TO ELECTRICAL DRAWINGS
- 05-00 WALL SOUNDC. REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

- | | | |
|--|---|--|
| A DUNN EDWARDS PAINT
DETAIL: WHITE PICKET FENCE | E DUNN EDWARDS PAINT
SEARS CHERRY COIA
(WITH REVEALS AT 12" O.C.) | H DUNN EDWARDS PAINT
SEARS CHERRY COIA |
| B DUNN EDWARDS PAINT
DETAIL: POROUS STONE | F DUNN EDWARDS PAINT
DETAIL: POROUS STONE
(WITH REVEALS AT 12" O.C.) | |
| C DUNN EDWARDS PAINT
DETAIL: BARNWOOD GRAY | G T.E. CALITE 3.0 WHITE
DETAIL: CUPPER TYPHUS
2005 DETAIL: CUPPER TYPHUS | |
| D DUNN EDWARDS PAINT
DETAIL: BARNWOOD GRAY
(WITH REVEALS AT 12" O.C.) | I STOREFRONT SYSTEM: 11" MELLATED GLAZING, PPG
AZURA/OLARBAW 75 IN DARK BRONZE ANODIZED
ALUMINUM FRAME | |

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McQUEEN FRONTAGE
COLORED EXTERIOR ELEVATION - EAST

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SCHRADER FARMS - BUILDING A

6/15/21
DEUTSCH PROJECT #: 19183.00