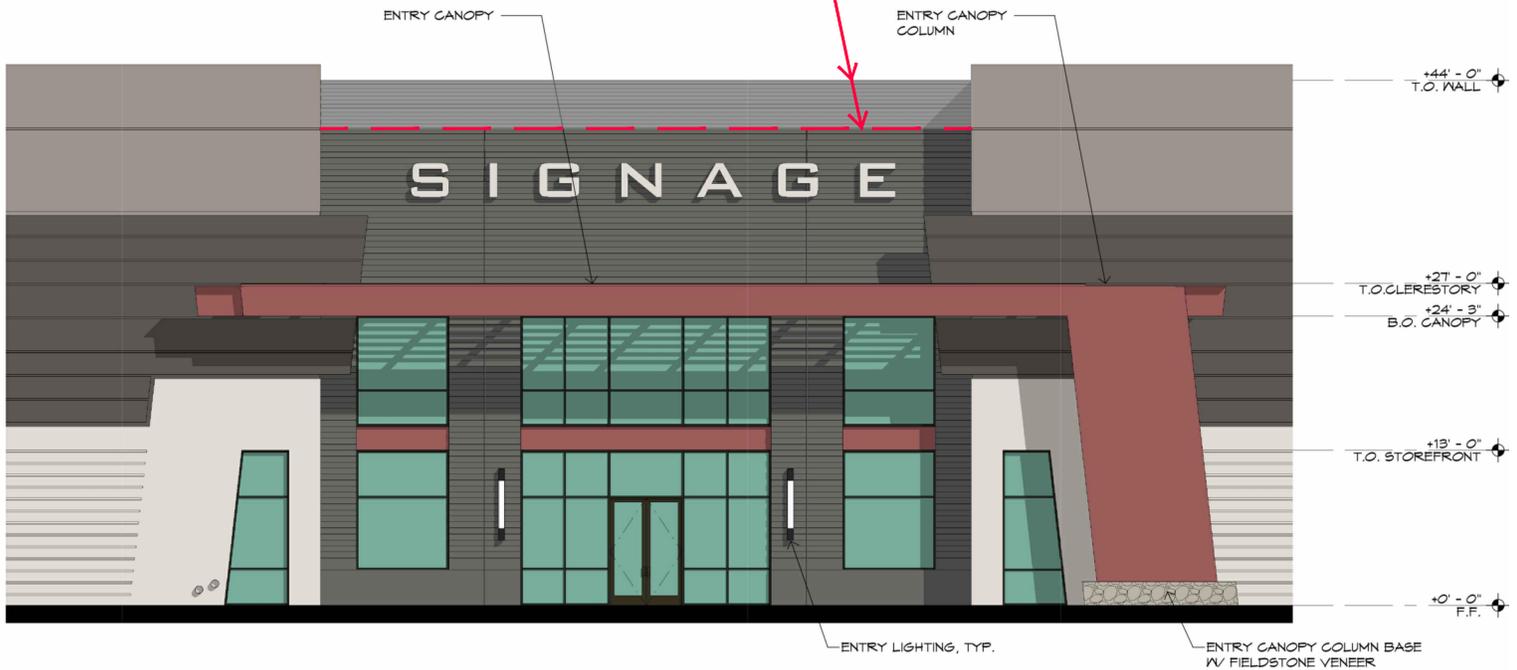
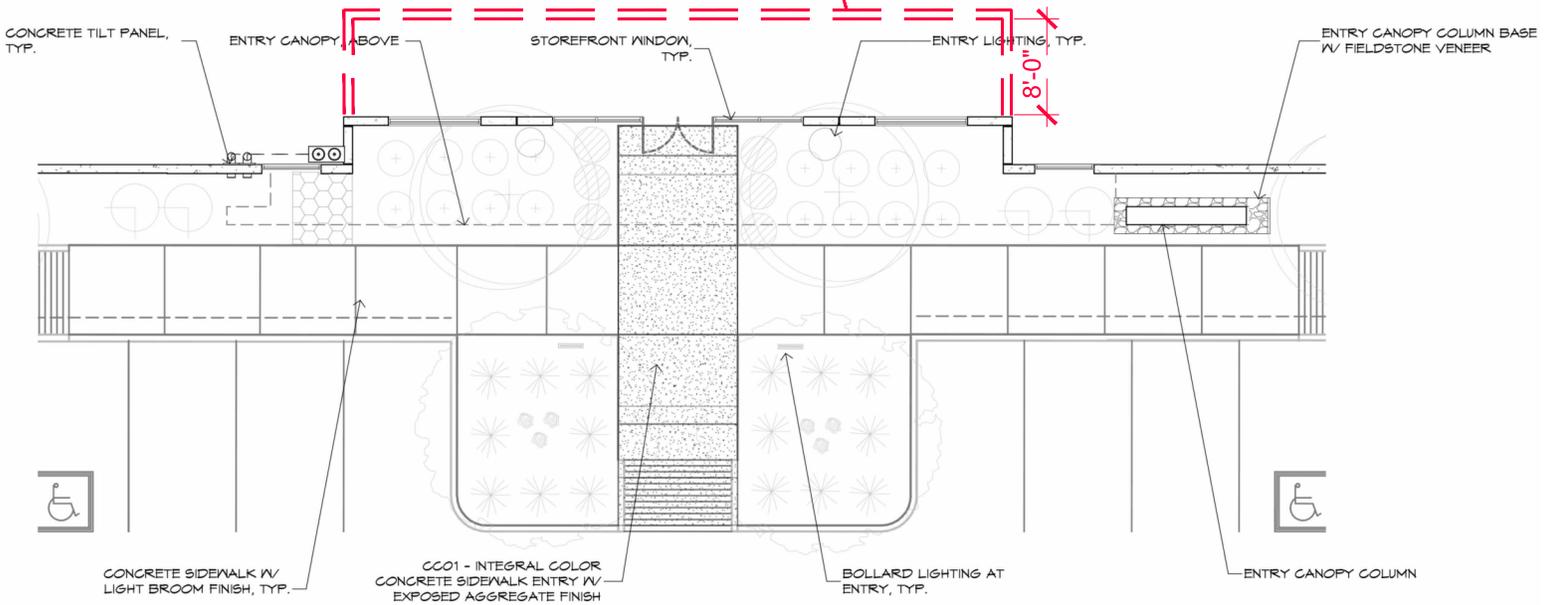


HAS BEEN ADDED 8' BEHIND PRIMARY PANEL



2A BLDG A - ENLARGED MIDDLE ENTRANCE
SCALE: 1/8" = 1'-0"

PARAPET ABOVE



2B BLDG A - ENLARGED MIDDLE HARDSCAPE
SCALE: 1/8" = 1'-0"

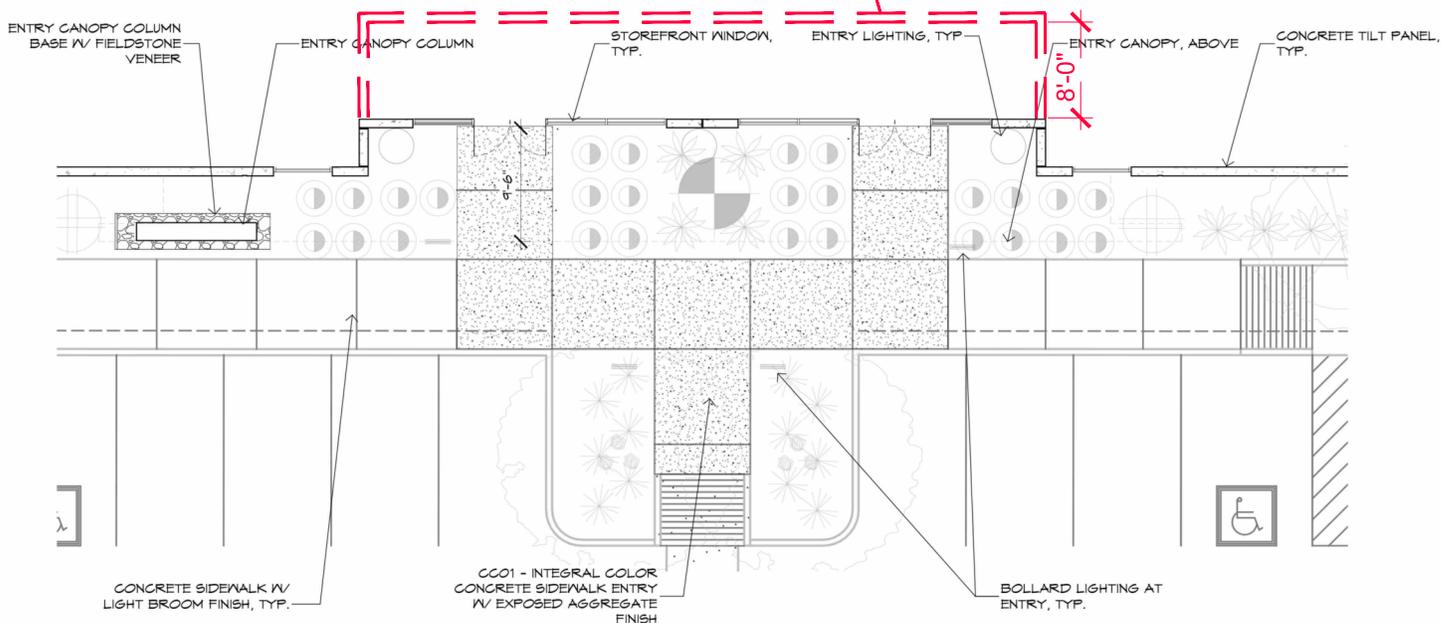


PARAPET LOWERED AND A SECONDARY PARAPET HAS BEEN ADDED 8' BEHIND PRIMARY PANEL

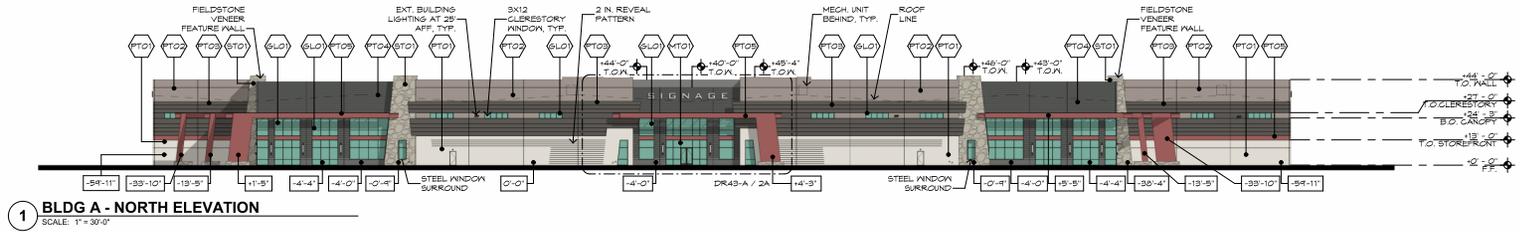


2A BLDG B* - ENLARGED MIDDLE ENTRANCE
 SCALE: 1/8" = 1'-0"
 * SIMILAR FOR BUILDINGS C & D

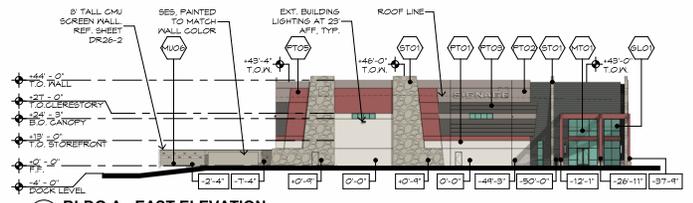
PARAPET ABOVE



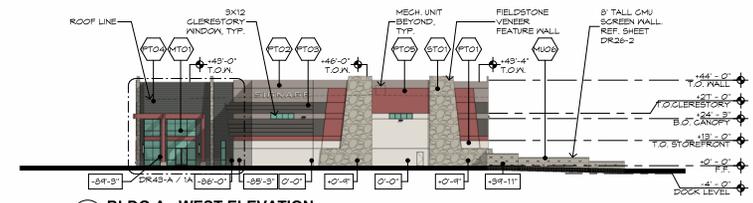
2B BLDG B* - ENLARGED MIDDLE HARDSCAPE
 SCALE: 1/8" = 1'-0"
 * SIMILAR FOR BUILDINGS C & D



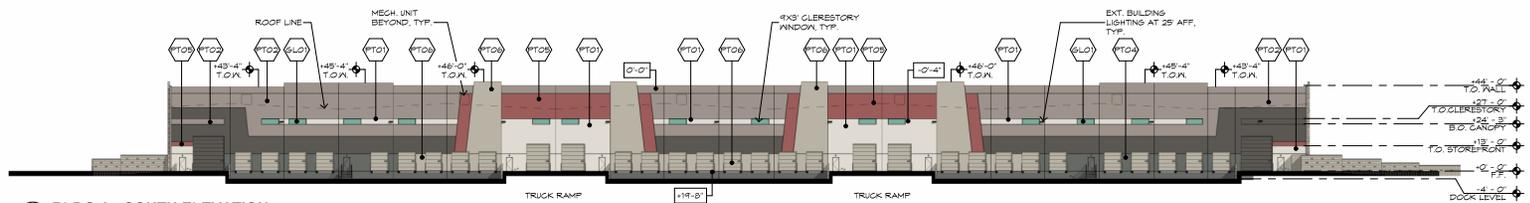
1 BLDG A - NORTH ELEVATION
SCALE: 1" = 30'-0"



2 BLDG A - EAST ELEVATION
SCALE: 1" = 30'-0"

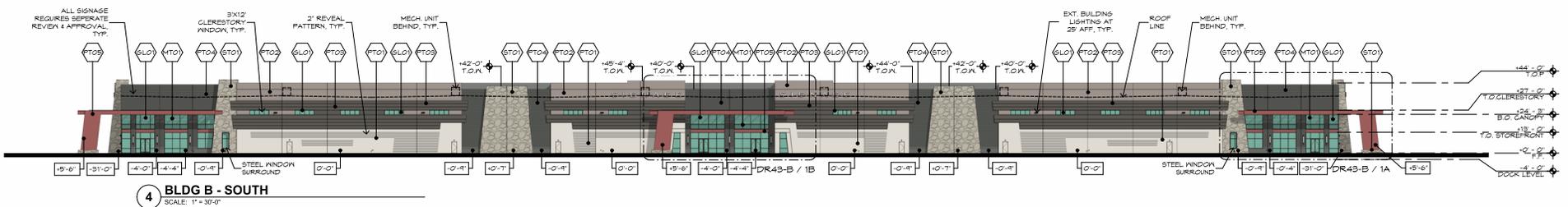
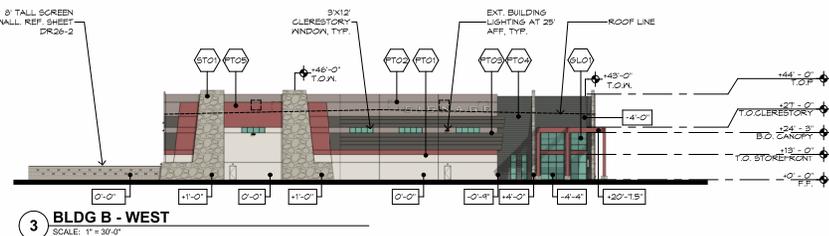
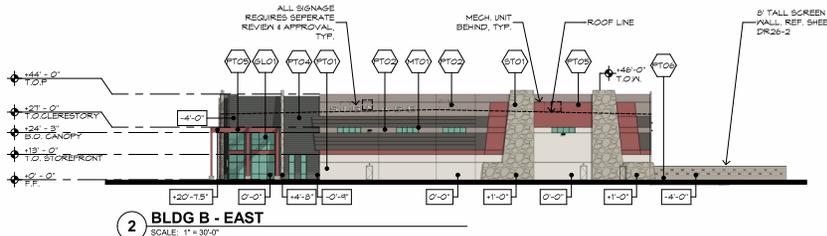
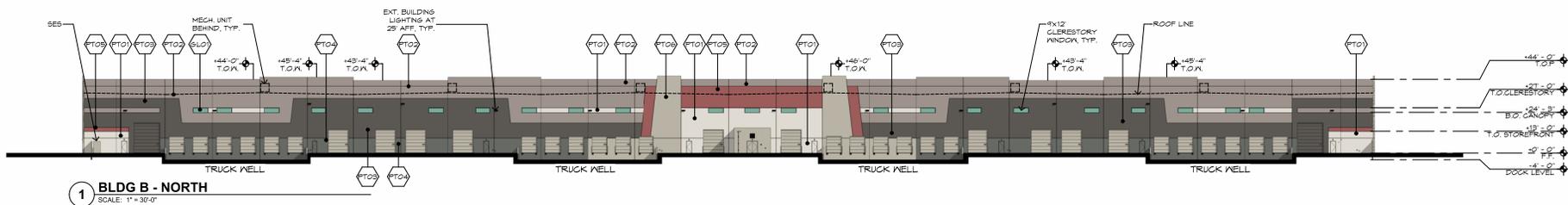


3 BLDG A - WEST ELEVATION
SCALE: 1" = 30'-0"



4 BLDG A - SOUTH ELEVATION
SCALE: 1" = 30'-0"

MATERIAL / COLOR SCHEDULE					
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
GLO1	LOW-E GLAZING	ATLANTICA + CLEAR	SOLARBAN 61	VITRO ARCHITECTURAL GLASS	TINTED GREY GREEN
MT01	ALUMINUM STOREFRONT	DARK BRONZE	481-7	MILSON PARTITIONS OR SIM.	
MJ06	CMU BLOCK, PAINTED	FEATHER PATTERN	DET621	DUNN EDWARDS	
PT01	3'x6' TILT-UP PANEL, PAINTED	MINER'S DUST	DET626	DUNN EDWARDS	
PT02	3'x6' TILT-UP PANEL, PAINTED	PORTOBELLO MUSHROOM	DET623	DUNN EDWARDS	
PT03	3'x6' TILT-UP PANEL, PAINTED	METAL FRINGE	DET628	DUNN EDWARDS	
PT04	3'x6' TILT-UP PANEL, FORMLINER, PAINTED	FADE TO BLACK	DET624	DUNN EDWARDS	
PT05	STEEL ELEMENTS	RED HAZEL LEAF	DET445	DUNN EDWARDS	
PT06	CMU BLOCK, PAINTED	FEATHER PATTERN	DET621	DUNN EDWARDS	
ST01	STONE VENEER	TELLURIDE	PC COBBLESTONE		



MATERIAL / COLOR SCHEDULE

MARK DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
GL01 LOW'S GLAZING	ATLANTICA CLEAR	SOLARBAN 67	VITRO ARCHITECTURAL GLASS	TINTED GREY GREEN
MT01 ALUMINUM STOREFRONT	DARK BRONZE	AB-1T	WILSON PARTITIONS CR SIM	
FT01 CONC. TILT-UP PANEL, PAINTED	MINER'S DUST	DET086	DUNN EDWARDS	
FT02 CONC. TILT-UP PANEL, PAINTED	PORTOBELLO MUSHROOM	DET625	DUNN EDWARDS	
FT03 CONC. TILT-UP PANEL, PAINTED	METAL FRNSE	DET626	DUNN EDWARDS	
FT04 CONC. TILT-UP PANEL FORMLINER, PAINTED	FADE TO BLACK	DET624	DUNN EDWARDS	
FT05 STEEL ELEMENTS	RED MAPLE LEAF	DET443	DUNN EDWARDS	
FT06 CMU BLOCK, PAINTED	PEXTER PATTERN	DET627	DUNN EDWARDS	
ST01 STONE VENEER	TELLURIDE	DC COBBLESTONE		



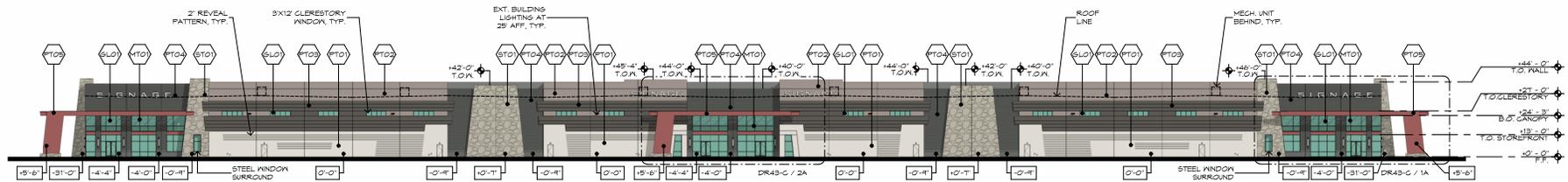
NEC Loop 101 & Bell Road
Scottsdale, AZ

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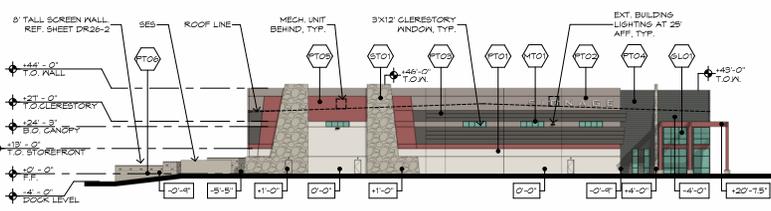


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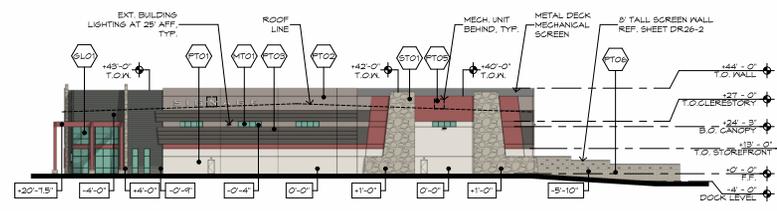
Revision 3: 12/20/2023
Revision 2: 07/21/2023
Revision 1: 05/22/2023
01/24/23
22024



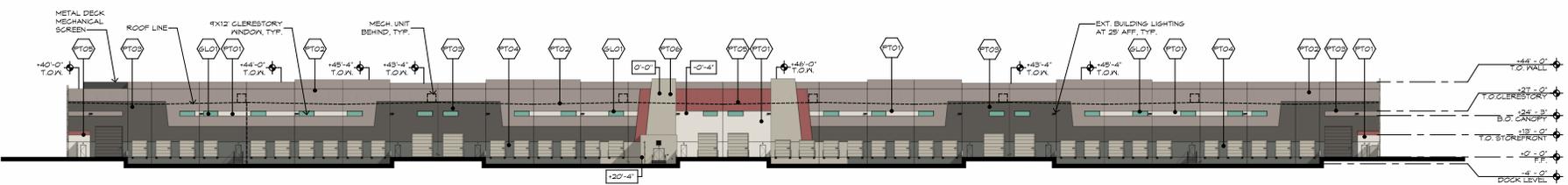
1 BLDG C - NORTH
SCALE: 1" = 30'-0"



2 BLDG C - EAST
SCALE: 1" = 30'-0"



3 BLDG C - WEST
SCALE: 1" = 30'-0"



4 BLDG C - SOUTH
SCALE: 1" = 30'-0"

MATERIAL / COLOR SCHEDULE					
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
GLO1	LOWE GLAZING	ATLANTICA - CLEAR	SOLARBAN 67	VITRO ARCHITECTURAL GLASS	TINTED GREY GREEN
MTO1	ALUMINUM STOREFRONT	DARK BRONZE	AB-7	NELSON PARTITIONS OR SIM	
PTO1	CONC. TILT-UP PANEL, PAINTED	MINER'S DUST	DE5706	DUNN EDWARDS	
PTO2	CONC. TILT-UP PANEL, PAINTED	PORTOBELLO MUSHROOM	DET622	DUNN EDWARDS	
PTO3	CONC. TILT-UP PANEL, PAINTED	METAL FRINGE	PE1506	DUNN EDWARDS	
PTO4	CONC. TILT-UP PANEL, FORMLINER, PAINTED	FADE TO BLACK	DET621	DUNN EDWARDS	
PTO5	STEEL ELEMENTS	RED MAPLE LEAF	DET443	DUNN EDWARDS	
PTO6	CONC. BLOCK, PAINTED	SPINEX PATTERN	DET621	DUNN EDWARDS	
PT1	EXTERIOR PAINT	SAFETY YELLOW	-	-	CONCRETE FILLED BOLLARD
STO1	STONE VENER	TELLURIDE	DC COBBLESTONE	-	

Revision 3: 12/20/2023
Revision 2: 07/21/2023
Revision 1: 05/22/2023

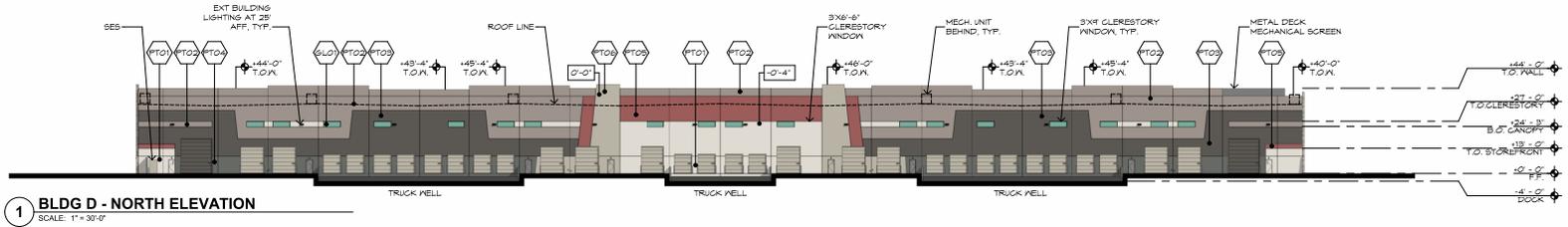
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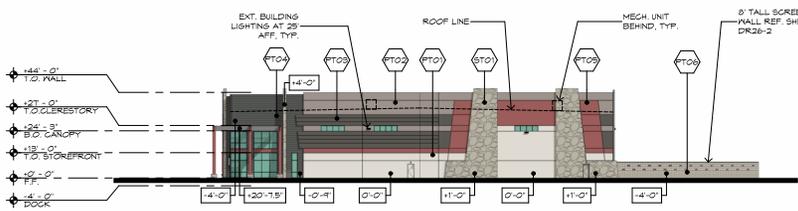
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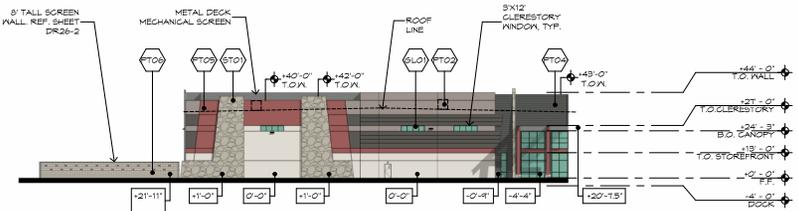
NEC Loop 101 & Bell Road
Scottsdale, AZ



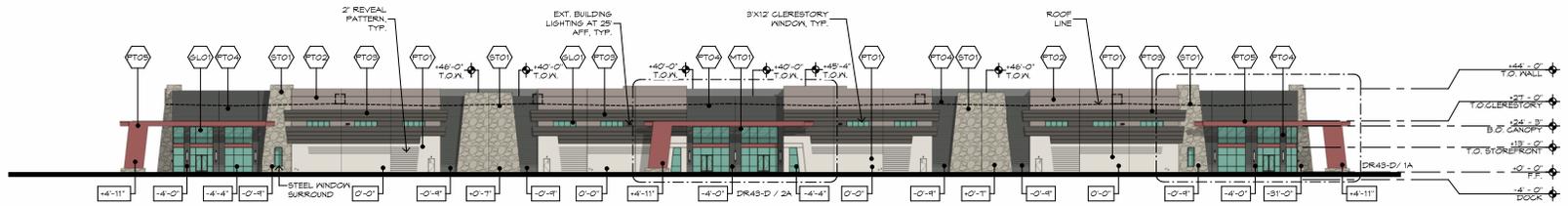
1 BLDG D - NORTH ELEVATION
SCALE: 1" = 30'-0"



2 BLDG D - EAST ELEVATION
SCALE: 1" = 30'-0"



3 BLDG D - WEST ELEVATION
SCALE: 1" = 30'-0"



4 BLDG D - SOUTH ELEVATION
SCALE: 1" = 30'-0"

MATERIAL / COLOR SCHEDULE					#
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
GL01	LOW-E GLAZING	ATLANTICA - CLEAR	SOLARBAN 6T	VITRO ARCHITECTURAL GLASS	TINTED GREY GREEN
MT01	ALUMINUM STOREFRONT	DARK BRONZE	AS-1	MILSON PARTITIONS OR SIM.	
PT01	CONC. TILT-UP PANEL, PAINTED	MINER'S DUST	DET626	DUNN EDWARDS	
PT02	CONC. TILT-UP PANEL, PAINTED	PORTOBELLO MUSHROOM	DET622	DUNN EDWARDS	
PT03	CONC. TILT-UP PANEL, PAINTED	METAL FRINGE	DET628	DUNN EDWARDS	
PT04	CONC. TILT-UP PANEL FORMLINER, PAINTED	FADE TO BLACK	DET621	DUNN EDWARDS	
PT05	STEEL ELEMENTS	RED MAPLE LEAF	DET443	DUNN EDWARDS	
PT06	24" BLOCK, PAINTED	PENNER PATTER	DET627	DUNN EDWARDS	
ST01	STONE, VENEER	TULLURGE	DR-2	COBBLESTONE	

Revision 3: 12/20/2023
Revision 2: 07/21/2023
Revision 1: 05/22/2023

01/24/23
22024

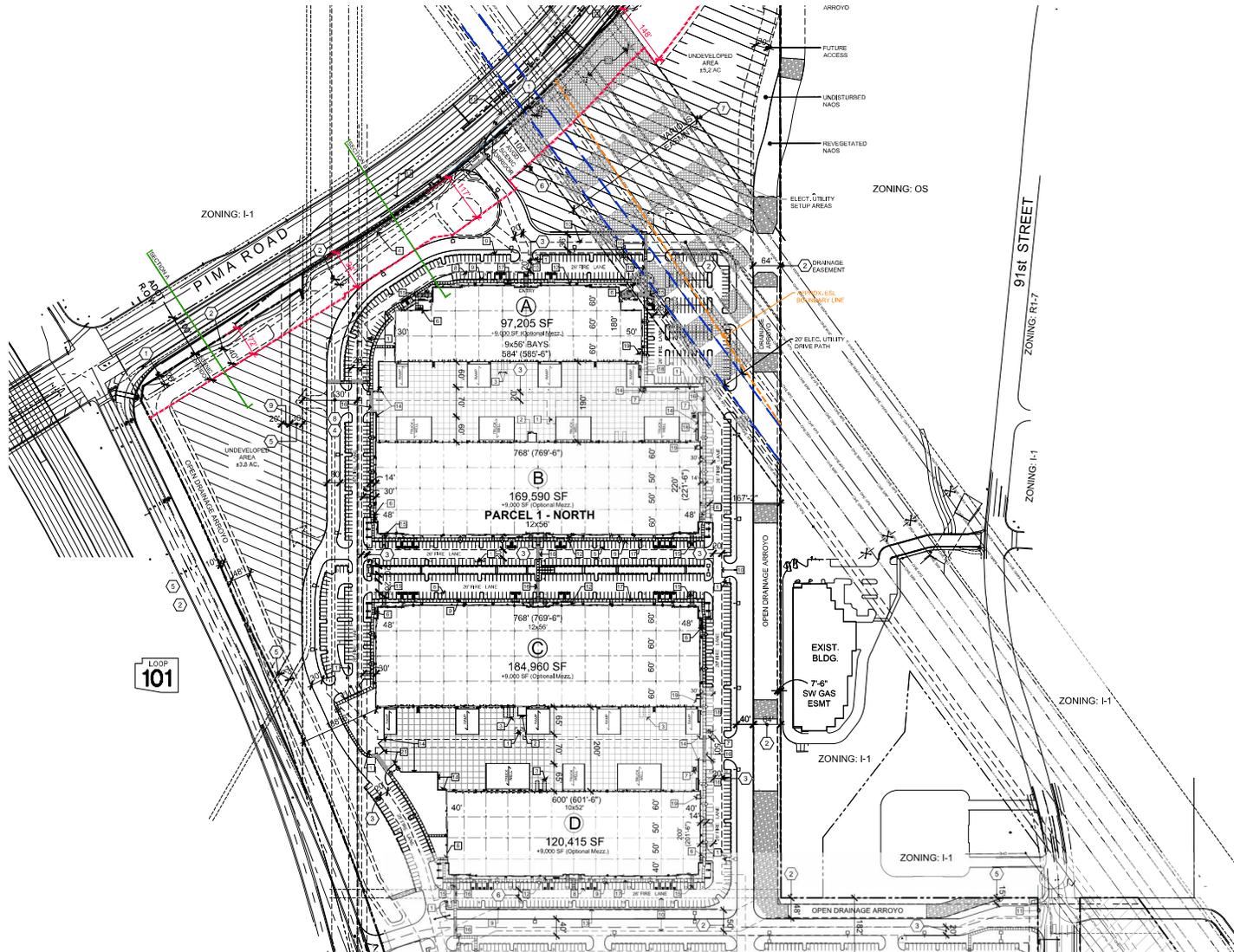


DR39-D



NEC Loop 101 & Bell Road
Scottsdale, AZ

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SITE AREAS	Parcel 1 North		Parcel 1 South		Parcel 2		TOTAL	
	SF	AC	SF	AC	SF	AC	SF	AC
Purchased Gross Site Area*	2,674,530	61.40	1,873,516	43.01	883,812	20.29	5,431,858	124.70
ADOT ROW							217,020	4.98
City ROW							322,780	7.41
Net Site Areas	2,463,967	56.57	1,680,545	38.58	747,526	17.16	4,892,038	112.31
Future Phase Div.	395,075	9.07	447,853	10.29	747,526	17.16	1,590,454	36.51
Lot Area Excl. Future Development Phases	2,068,912	47.50	1,232,692	28.30			3,301,604	75.79

Notes: *Gross Site Area Includes City ROW and ADOT ROW, not including Pima Road/Traillside View ROW

BUILDING AREAS - PARCEL 1 NORTH	Bldg. A	Bldg. B	Bldg. C	Bldg. D	TOTAL
Bldg. Gross SF*	97,205	169,590	184,960	120,415	572,170
Warehouse Gross SF	32,205	159,590	159,960	100,415	452,170
1st Floor Office Gross SF	65,000	10,000	15,000	20,000	110,000
Optional Mezz. Office SF	9,000	9,000	9,000	9,000	36,000
Bldg. Clear Height	32'	32'	32'	32'	32'
Lot Coverage*	572,170 SF / 2,068,912 SF =				145%
F.A.R.*	572,170 SF / 2,068,912 SF =				1.45
F.A.R. (including Mezz Office)	(572,170 SF + 36,000 SF) / 2,068,912 SF =				1.54

Notes: *Area not including optional mezzanine office

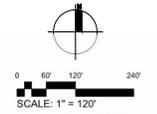
PARKING - PARCEL 1 NORTH	Bldg. A	Bldg. B	Bldg. C	Bldg. D	TOTAL
Warehouse Parking Required (1 Space/300 SF)	40	199	212	126	578
1st Floor Office Parking Requi. (1 Space/300 SF)	217	33	50	67	367
Mezz. Office Parking Requi. (1 Space/300 SF)	30	30	30	30	120
Total Parking Required	267	263	292	222	1044
Total Parking Provided	291	263	292	224	1070
ADA Parking Required (4%)	12	11	12	10	44
ADA Parking Provided	8	12	12	12	44
Bicycle Parking Required (1/10 Parking Required, Not to exceed 100)	29	26	29	22	106
Bicycle Parking Provided	24	24	28	24	100

SITE PLAN KEYNOTES

- FIRE HYDRANT
- FIRE PUMP HOUSE WITH FDC
- PTL TRASH COMPACTOR LOCATION
- 26 FT. WIDE FIRE LANE
- RED PAINTED CURBING AND WHITE LETTERING AT FIRE LANES
- BIKE RACKS PER COS MAG DET 2285 REF-6-1
- TRANSFORMERS
- 9'X18' TYPICAL PARKING STALL
- 2 TYPICAL CAR OVERHANG
- UTILITY EASEMENT REF. CIVIL DWGS
- VISIBILITY TRIANGLE LINE
- LIGHT FIXTURE REF. DR49-51
- 3' SCREEN WALL REF. DR26-2
- 8' MASONRY WALL TYP. REF. DR26-1
- ENHANCED ENTRY HARDSCAPE REF. DR43
- INTERNAL COLORED CONCRETE SIDEWALK - REF. MATERIAL BOARD
- 6' CONCRETE S/W EXCLUDING CAR OVERHANG TYP.
- SES
- OWNER'S ROOM
- EXISTING ELEC. TOWERS
- DECORATIVE METAL ROLLING GATES

EASEMENT LEGEND

- (Reference Proposed Easement Exhibit)
- PNMA EASEMENT
 - DRAINAGE EASEMENT
 - WATER EASEMENT
 - PROPOSED PUBLIC UTILITY EASEMENT
 - EXISTING SEWER EASEMENT
 - SCENIC CORRIDOR EASEMENT
 - VARIOUS ELECTRIC EASEMENTS
 - EXISTING 130' COUNTY HIGHWAY EASEMENT TO BE ABANDONED
 - REQUIRED 20' EASEMENT BUFFER



**ENLARGED SITE PLAN
PARCEL 1 - NORTH**



NEC Loop 101 & Bell Road
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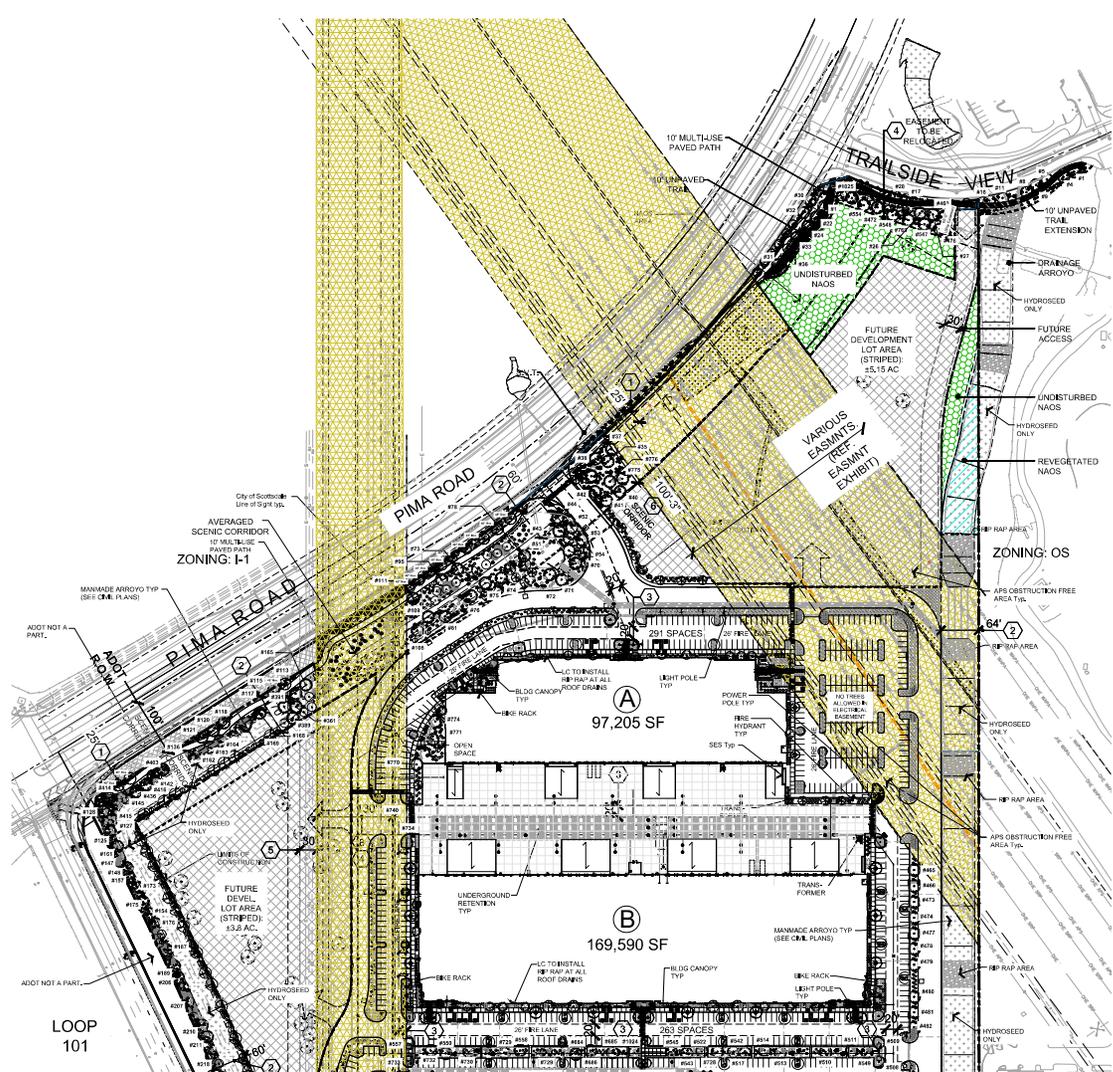
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Rev. 12-22-23
Rev. 10-20-23
05-22-2023



LANDSCAPE LEGEND
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.U.N. UNLESS OTHERWISE NOTED)
① Tree color required at time of planting

TREES	@ ELS PLANT MATERIAL	SIZE / CALIPER	QTY.
	Parkinsonia microphylla Foothills Palo Verde APS APPROVED TREE	36" Box (2.25" C) High Breaker	31
	Prosopis chilensis Thornless Hybrid Mesquite	36" Box (2" C) U.O.U.N. 48" Box (3.5" C)	148 02
	Salvage Tree (see Approved Salvage Plans)	48" Box and Larger	281 ####
	Salvaged Carnegiea gigantea (see Approved Salvage Plans)	2'-15" Tall	35
	Fouquieria splendens Ocotillo	4"-5" tall 6-10 cane min. (Mix HT Throughout)	107
	Carnegiea gigantea Saguaro	4'-6" Spear (No holes or scars) (Mix HT Throughout)	29
	Vachella constricta Whitehorn Acacia	5 Gallon Multi Trunk	172
	Quercus virginiana Cathedral Oak	36" Box (2" C) Standard	18
	Vachella farnesiana Sweet Acacia	36" Box (2" C) U.O.U.N. 48" Box (3.5" C) Standard, High Breaker	46 15
	Chilopsis linearis Desert Willow / Subbar	24" Box (1.25" C) U.O.U.N. 48" Box (3.50" C) Multi Trunk	32 06
	Parkinsonia hybrid Desert Museum	36" Box (2" C) U.O.U.N. 48" Box (3.50" C) Standard	55 06
	Caesalpinia mexicana Mexican Bird of Paradise	36" Box (2" C) Multi Trunk	68
	Tree to Remain in Place (see Approved Salvage Plans)	24" - 48" Box (1.25" - 3.5" C) Multi Trunk	33

SHRUBS / ACCENTS	SIZE	QTY.	GROUNDCOVERS	SIZE	QTY.		
	Eremophila hydrophane Blue Bell EMU	5 Gallon	55		Grieneria sarothrae Snakeweed	1 Gallon	17
	Callistemon viminalis Lime John Bottlebrush	5 Gallon	111		Eremophila glabra Eremophila Glab	1 Gallon	556
	Amorpha dumosa White Bursage	5 Gallon	424		Lantana montevidensis Cdkk, Red & White Lantana	1 Gallon	987
	Simmondsia chinensis Jojoba	5 Gallon	264		Bakleya multibracteata Desert Marigold	1 Gallon	455
	Caesalpinia eriophylla Fairy Duster	5 Gallon	153		1" Screened Madison GOLF 2" min thickness in all landscape areas		
	Leucophyllum frutescens 'compacta' Compact Green Cloud Sage	5 Gallon	00		Non Grouted 3" - 6" Madison GOLF Rip-Rap 3" min thickness (sub 1.5 into base grad)		
	Teocoma stans Golfenya	5 Gallon	166		Rip Rap Shown for Reference Only See Civil Plans for Installation Details		
	Justicia californica Chuparosa	5 Gallon	94		Mix In Stabilized 14" Minus Match Existing Park Trail in Color 1/2" Thickness of Mix in Material		
	Senecioia greggii Cat Claw Acacia	5 Gallon	314		10' wide hardened patch with a cross-slope not greater than 10% and a longitudinal slope not greater than 20%. Hardened patch shall consist of native soil compacted to 95% to a depth of 1'.		
	Sida officinalis Dwarf Sage	5 Gallon	00		18" Metal Header along both edges of trail Secure every 4' with 1/4" stake		
	Caesalpinia mexicana Mexican Bird of Paradise	5 Gallon	282				
	Vignonia dekokko Golfenya	5 Gallon	121				
	Larrea tridentata Creosote Bush	5 Gallon	166				
	Encelia farinosa Britch Bush	5 Gallon	361				
	Sarcocolla barclayana Turpentine Bush	5 Gallon	551				
	Asclepias subulata Desert Milkweed	5 Gallon	237				
	Hesperaloe parviflora Yucca Yucca	5 Gallon	900				
	Hesperaloe parviflora Red Yucca	5 Gallon	113				
	Dasyphone wheeleri Desert Spoon	5 Gallon	560				
	Nolina texana Bear Grass	5 Gallon	66				
	Agave palmieri Palmer's Agave	5 Gallon	555				
	Muhlenbergia capillaris Ragwort Mast	5 Gallon	697				

EASEMENT LEGEND
(Reference Civil Easement Exhibit)

	1' PINNACLE EASEMENT
	2' DRAINAGE EASEMENT
	3' WATER EASEMENT
	4' PROPOSED PUBLIC UTILITY EASEMENT
	5' EXISTING SEWER EASEMENT
	6' SCENIC CORRIDOR EASEMENT
	7' SCENIC CORRIDOR EASEMENT
	8' EXISTING 130' COUNTY HIGHWAY EASEMENT TO BE ABANDONED

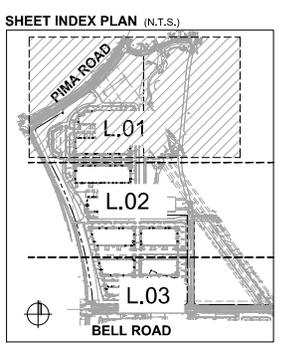
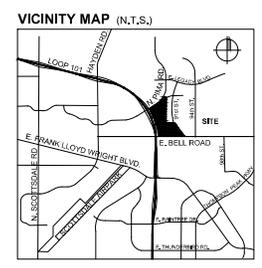
PROJECT TEAM

Developer / Owner: MREG 101 BELL LLC
2415 E. Camelback Rd. Ste 920
Phoenix, AZ 85016
Contact: Scott Denham
Ph: (213) 542-4315
sdenham@mackcregroup.com

Architect: Butler Design Group
5013 E. Washington St. Ste 100
Phoenix, Arizona 85034
Contact: Jay Ivins
Ph: (602) 957-1800
jivins@butlerdesigngroup.com

Civil Engineer: KinleyHorn
7740 N. 16th Street, Ste 300
Mesa, Arizona 85020
Contact: Steve Haney
Ph: (602) 804-1121
steve.haney@kinleyhorn.com

Landscape Architect: Laskin & Associates, Inc.
5013 E. Washington St. Ste 110
Phoenix, Arizona 85034
Contact: Daniel Dodson
Ph: (602) 848-7771
daniel@laskin.com



SCENIC CORRIDOR

REQUIRED 100' SCENIC CORRIDOR AREA: 174,593 SF (4.0 AC)

PROVIDED AVERAGED SCENIC CORRIDOR AREA: 175,034 SF (4.0 AC)

PRELIMINARY LANDSCAPE PLAN
PHASE 2

0 50 100' 200'

SCALE: 1" = 100'

MATCHLINE SEE SHEET L.02

NOAS REVEG AREA NOTE:
General Contractor will stockpile +/- 10,000 SF of NON SCARRED native soil at a 5" Depth to use to top dress this new developed area.

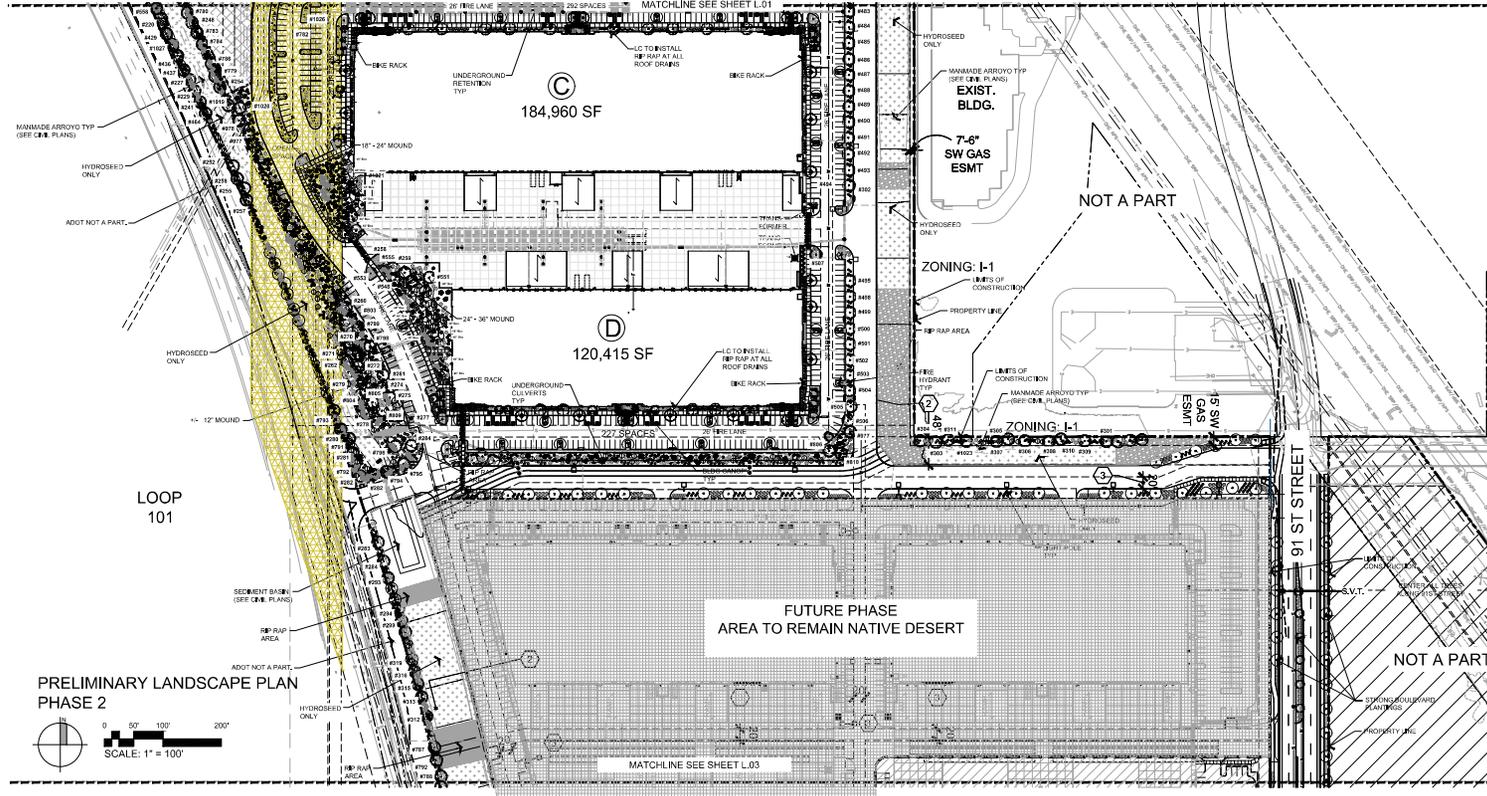
A native seed mixture will be compiled using only ELS indigenous approved plant materials and applied to ALL NOAS. Scenic Corridor areas disturbed, adjacent to non disturbed areas. And to ALL Slopes of the Arroyo for native future stabilization efforts.



NEC Loop 101 & Bell Road
SCOTTSDALE, AZ

L.01 / 03





PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF SCOTTSDALE STANDARDS.
2. ALL TREES WILL BE 24" BOX OR LARGER.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATIVE DRAINAGE EASEMENTS.
6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
7. FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-0" OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

SITE DATA

Parcels #: 215-07-022D + 215-07-021A
Existing Zoning: I-1/PCD (unless otherwise noted on plan)
Overall Gross Site Area: +4,532,496 S.F. (124.7 AC.)
(Per ALTA - all parcels + ROW)

PARCEL 2 (NORTH)

Net Site Area: ±2,471,000 S.F. (56.7 AC.)
Future Development Lots (3): ±388,899 S.F. (8.9 AC.)
Site Area (Not Incl. Future Dev Lots): ±2,082,101 S.F. (47.8 AC.)
Building Type: V-B
Max Building Height Allowed: 52'
Max Building Height Proposed: 44'

Building Area:

Building A (Industrial): 97,205 S.F.
Building B (Industrial): 169,590 S.F.
Building C (Industrial): 184,960 S.F.
Building D (Industrial): 120,415 S.F.
TOTAL: 572,170 S.F.

Lot Coverage: (572,170 SF / 2,082,101 SF) 27.5%

Open Space:

Required: 408,092 SF
(10 x Net Site Area + .003 x each foot over 12')
Provided: (Ref. Sheet DR27) 588,413 SF
ESL NAOS Required: (Ref. DR29) 1.93 AC
ESL NAOS Provided: 2.09 AC

Landscape Area:

Parking LS Area*: Pima Rd ±28,560 S.F.
ROW Area*: Excludes ADOT ±10,240 S.F.
91st Street ROW Area*: On ±27,659 S.F.
Site Landscape Area* Total ±473,101 S.F.
Landscape Coverage*: ±539,810 S.F. - 26%

NAOS REVEG AREA NOTE:

General Contractor will stockpile +410,000 SF of NON SCARRED native soil at a 5" Depth to use to top top dress this new developed area.

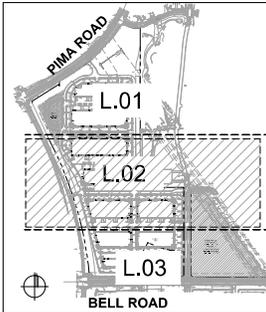
A native seed mixture will be compiled using only ESL indigians approved plant materials and applied to ALL NAOS. Science Corridor areas disturbed, adjacent to non disturbed areas. And to ALL Slopes of the Arroyo for native future stabilization efforts.

EASEMENT LEGEND

(Reference Civil Easement Exhibit)

- 1) PNM/AE EASEMENT
- 2) DRAINAGE EASEMENT
- 3) WATER EASEMENT
- 4) PROPOSED PUBLIC UTILITY EASEMENT
- 5) EXISTING SEWER EASEMENT
- 6) SCENIC CORRIDOR EASEMENT
- 7) SCENIC CORRIDOR EASEMENT
- 8) EXISTING 130' COUNTY HIGHWAY EASEMENT TO BE ABANDONED

SHEET INDEX PLAN (N.T.S.)



REQUIRED NAOS (Ref. Slope Analysis Exhibit)

Required NAOS (Ref. Slope Analysis Exhibit)						
Zone	Range	S.F.	Acres	% Required NAOS	Required NAOS Area	
1	0 - 2%	83 / 143	1.91	20%	0.38 ac	
2	2 - 5%	140 / 02	3.23	25%	0.81 ac	
3	5 - 10%	12 / 820	0.29	30%	0.09 ac	
4	10 - 15%	526	0.01	30%	0.00 ac	
6	15 - 25%	23	0.00	30%	0.00 ac	
7	25 - 100%	17	0.00	30%	0.00 ac	
					1.28 ac	Required NAOS
					0.90 ac	Required Undisturbed NAOS
					0.38 ac	Maximum Revegetated NAOS

SITE AREA WITHIN ESL OVERLAY DISTRICT (INCLUDING NAOS)
+4,341,453 SF (+47.8 AC) *

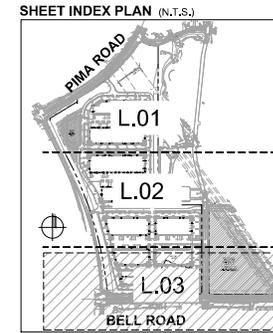
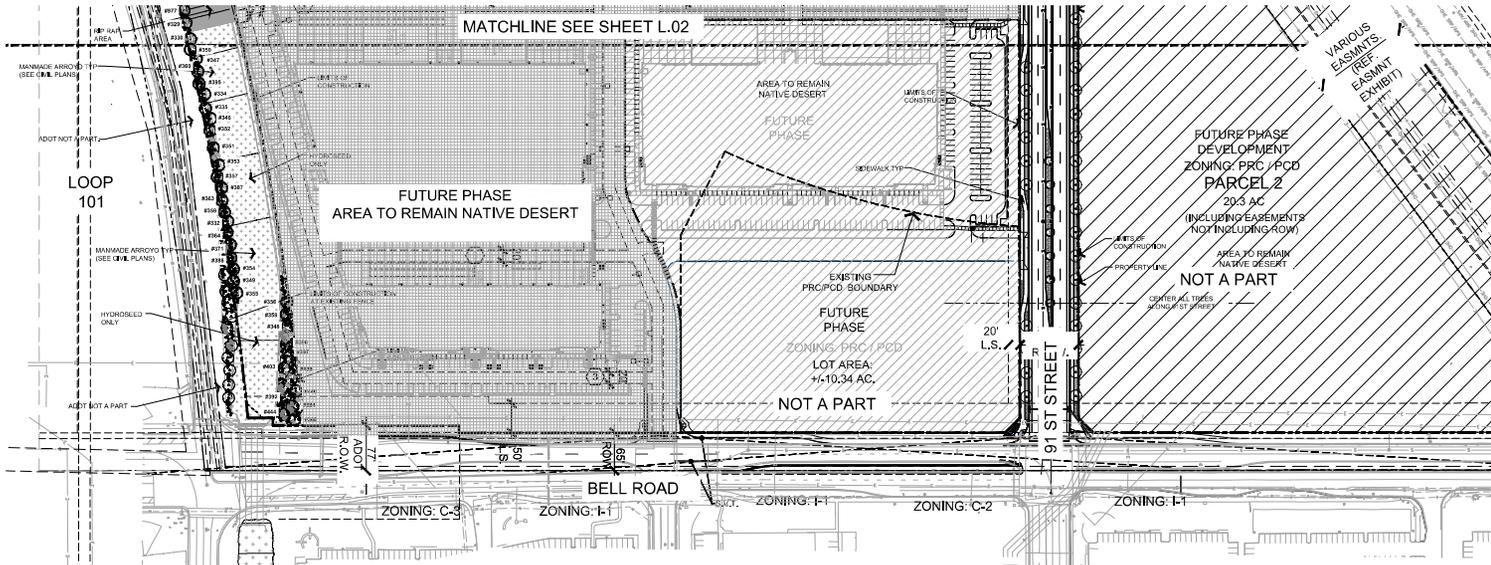
LIMITS OF SCARRED AREA
31,495 SF (1.72 AC) *

PROVIDED NAOS

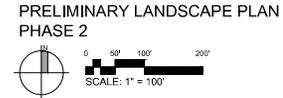
UNDISTURBED NAOS:
44,170 SF (1.0 AC) *

REVEGETATED NAOS: (max 30% of Total NAOS)
12,500 SF (1.29 AC) * = 22%

TOTAL NAOS PROVIDED:
56,670 SF (1.3 AC) *



- SPECIFICATIONS FOR MULTI-USE TRAIL**
- (1) Users:
 - a. Hikers, joggers, bicyclist, equestrians and the disabled.
 - (2) Multi-Use Trail Easements:
 - a. Multi-Use Trails shall be located within an exclusive 25 foot minimum public trail easement.
 - b. This easement is exclusive for the trail landscaping.
 - c. Trail easements along an open space or wash corridor will be a minimum 25' wide.
 - (3) Sub Grade:
 - a. The sub-grade shall be 90% compacted prior to the installation of the MUT.
 - (4) Grade:
 - a. Maximum sustained longitudinal grade 5% (20:1).
 - b. The cross slope shall not exceed 2%.
 - (5) Tread Surface:
 - a. The tread surface shall be a minimum of 08' wide with a 2' shoulder on each side.
 - b. No shoulder will be required for the MUT in turf area.
 - b. Trail shall allow for side-by-side travel and ease of passing by horses and bicycles.
 - c. Tread conditions must provide an adequate walking or riding surface free of obstacles or hazards.
 - c. The MUT surface shall be 1/2" minus decomposed granite (DG) of a color contrasting with the surrounding DG and shall be stabilized to its 3" depth.
 - d. When located in turf, the MUT shall have a 6"x6" concrete header that meets or exceeds MAG Standards on each side.



CITY NOTE:
Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than 10% and a longitudinal slope not greater than 20%. Hardened paths shall consist of native soil compacted to 95% to a depth of 1'.

NOAS REVEG AREA NOTE:
General Contractor will stockpile +/- 10,000 SF of NON-SCARRED native soil at a 5' depth to use to top dress this new developed area.
A native seed mixture will be compiled using only ESL indigenous approved plant materials and applied to ALL NOAS, Science Corridor areas disturbed, adjacent to non disturbed areas. And to ALL Slopes of the Arroyo for native future stabilization efforts.

1 BACK COUNTRY SECONDARY TRAIL CORRIDOR TRAIL CROSS SECTION

GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO BRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION, WITHIN 3x3' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE BRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

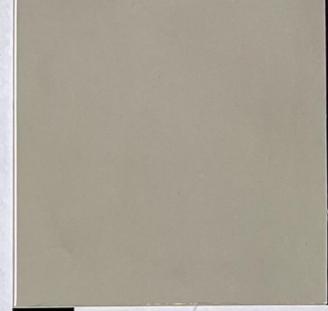
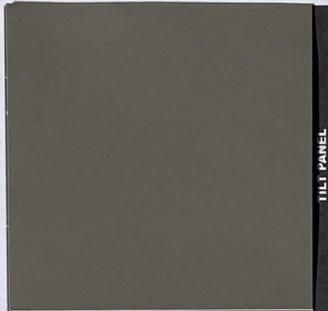
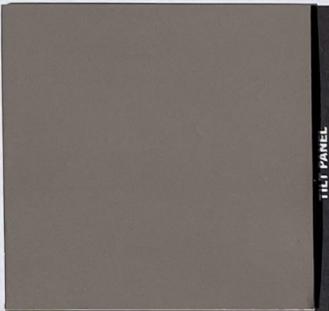
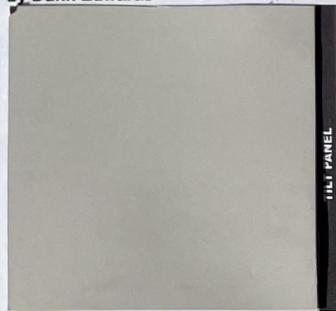
1. Please add a note to the Landscape Plan, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature canopy will be at least 4 feet away from any walkway or parking area cutting. Please refer to DDM Sec. 2-3.3(2).

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NEC Loop 101 & Bell Road
SCOTTSDALE, AZ

L.03 / 03

PAIN T COLOR PALETTE
by Dunn Edwards



PT-1 MINER'S DUST
DE C786 - LRV 58

PT-2 PORTOBELLO MUSHROOM
DE 622 - LRV 29

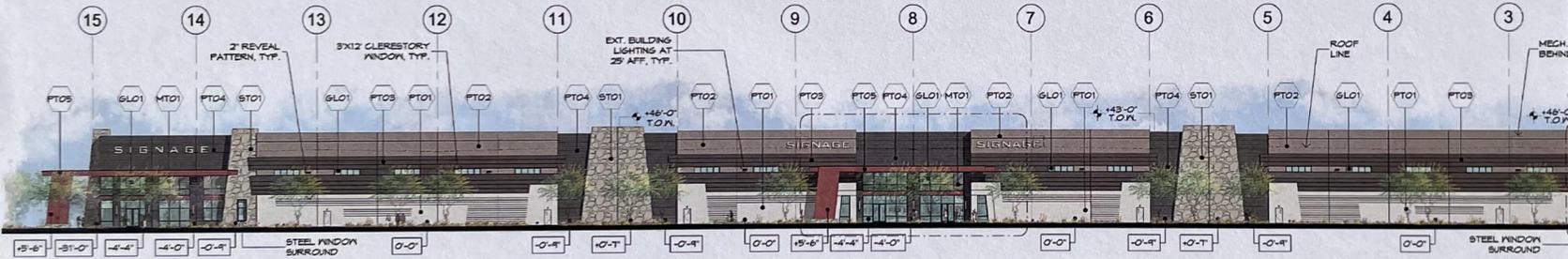
PT-3 METAL FRINGE
DE T626 - LRV 21

PT-4 FADE TO BLACK
DE T629 - LRV 14

PT-5 RED MAPLE LEAF
DE T443 - LRV 10

PT-6 PEWTER PATTERN
DE 627 - LRV 46

Factory Finish
Overhead Door Color:
Desert Tan (Smooth)



COLOR AND MATERIAL PALETTE

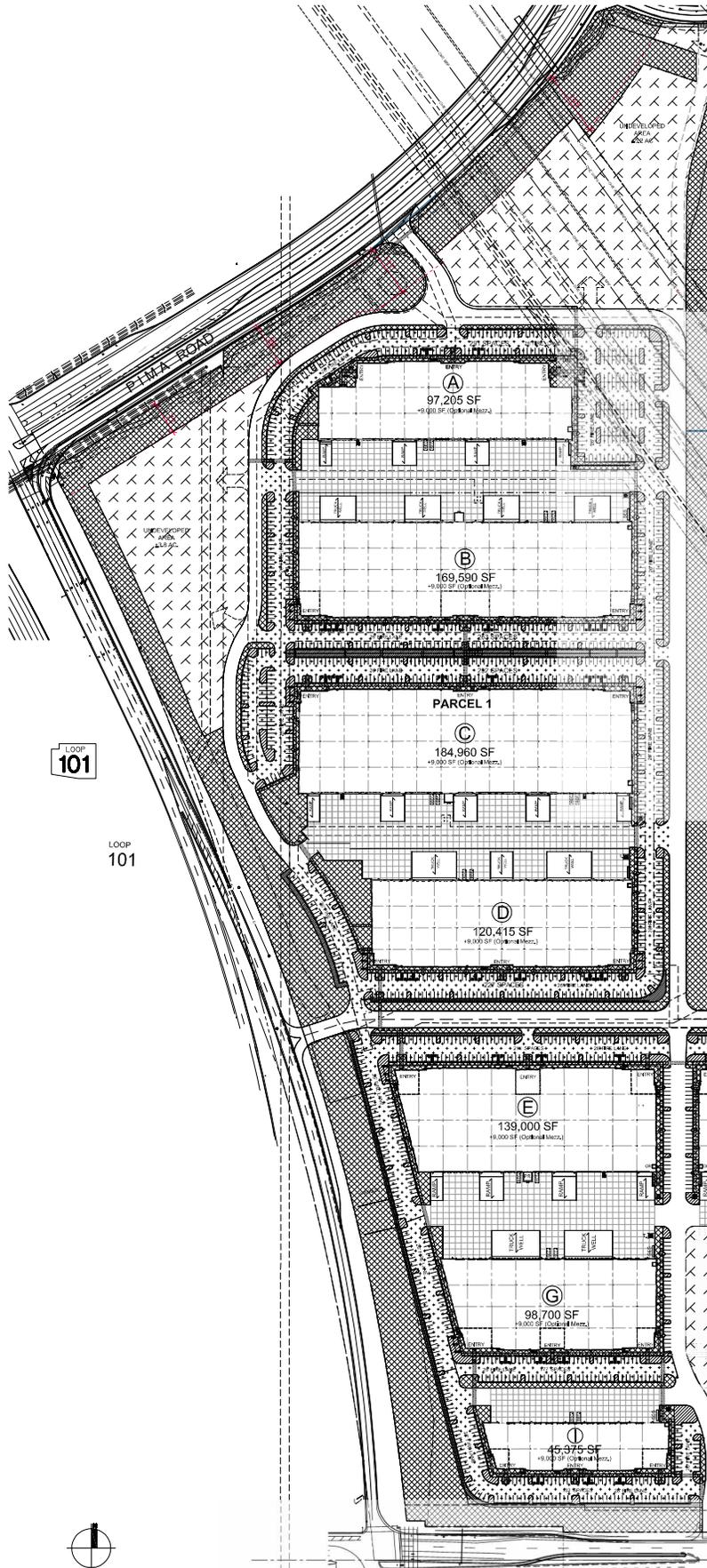
MACK REAL ESTATE GROUP

MACK INNOVATION PARK

NE CORNER LOOP 101 AND BELL ROAD
Scottsdale, Arizona

DRY MATERIAL
DESERT TAN STUCCO





OPEN SPACE DATA

Zoning: I-1/PCD (unless otherwise noted on plan)

Parcel 1 Lot Area: +/- 3,301,804 S.F. (75.79 AC.)

Parcel 1 Future Development Lot Area: +/- 842,928 S.F. (19.35 AC.)

TOTAL PARCEL 1 LOT AREA: +/- 4,144,532 S.F. (95.14 AC.) (NIC ROW)

Proposed Max Height: 46'-0" MAX.

Building Area:

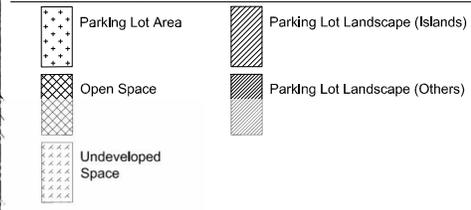
BLDGS. A-G, I: 976,245 S.F.

Lot Coverage (NIC Parcel 1 Future Dev. Lot Area): 30%

Lot Coverage (including Mezz Office): 32%

F.A.R.: .30

F.A.R. (including Mezz Office): .32



MASTER OPEN SPACE CALCULATIONS - Parcel 1

Total Lot Area (SF)	PROVIDED				Provided Parking Landscape Area		Provided Open Space % (footnote #1)
	Open Space Areas (SF)	Building Areas (SF)	Parking Lot Areas (SF)	Parking Lot Landscape Areas (SF) - Islands	Parking Lot Landscape Areas (SF) - Other		
2,299,780	87,225	40,651	107,271	9,323	6,844	1.0%	
	Building A	153,950	27,740	59,950	6,320	0.64%	
	Building B	184,960	39,057	100,663	10,745	0.9%	
	Building C	126,413	47,538	79,844	6,810	0.96%	
	North O.S.		443,940	0	0	0	
	Building D	139,000	27,854	62,490	8,172	0.76%	
	Building E	121,000	30,716	62,634	13,347	0.84%	
	Building G	98,700	24,047	46,420	6,170	0.6%	
	Building I	45,375	14,579	30,455	6,238	0.71%	
	South O.S.		144,166	0	0	0	
644,752	Undeveloped		84,475	0	0	0	
6,144,532		976,245	924,773	901,201	69,444	69,444	
						22.3%	
						Total Parking Lot Landscape Area Provided: 116,264	

OPEN SPACE CALCULATIONS - Parcel 1 Undeveloped Area (footnote #2)

Undeveloped Lot Area (SF)	Area	Minimum Required Open Space Area (SF) (Lot Area x 10%)	Provided (SF)	Provided (%)
2,299,780	NEC Lot	229,978	22,979.0	
187,110	NWC Lot	18,711.0	18,711.0	
457,653	South Lot	45,765.3	46,169.2	
644,752	Total	644,752	64,475	

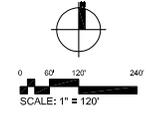
REQUIRED LANDSCAPE AND OPEN SPACE CALCULATION (footnote #3)

Location	Footnote	REQUIRED (SF)	PROVIDED (SF)	PROVIDED (%)
Parking Lot Landscape Required	Parking Lot Area x 15%	90,189	116,264	129.4%
Required Parking Lot Landscape Required	Area x 33.3%	38,794	69,444	59.7%
Open Space Area Required	Lot Area x 10% + (Lot Area x 0.003 x 46' Max Height/12')	761,031	1,041,161	25.1%

- Notes:
- Open Space % = Open Space/Lot Area
 - Undeveloped Areas will have separate Design Review Submittal and will need to comply with site development standards within their own boundaries, including open space requirements. The "Potential Bldg. Area & Required Open Space Area at Undeveloped Areas" Table above excludes an assumed maximum building areas that will need to be maintained to meet Open Plan requirements when and if undeveloped areas are indeed developed.
 - Parking lot landscape areas at "Undeveloped Areas" are not provided because the Parking Lot areas are unknown and will have to be calculated once they are designed and will be included as a separate DR when developed.

LOOP 101

LOOP 101



MASTER OPEN SPACE PLAN

Rev. 12-22-23
Rev. 10-20-23
05-22-2023
22024-ST14_Open Space



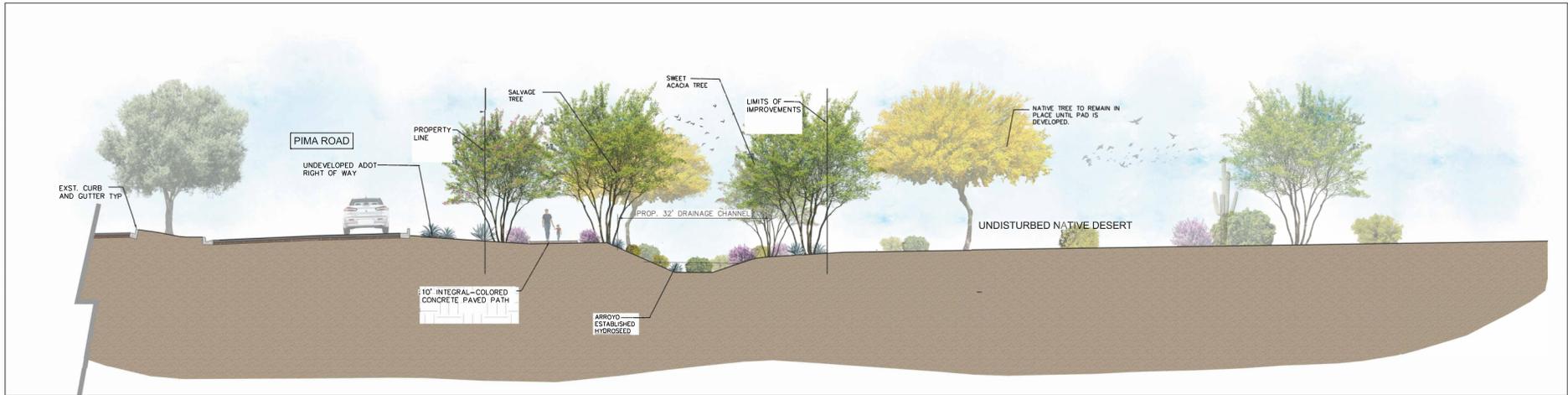
NEC Loop 101 & Bell Road
Scottsdale, AZ

DR23



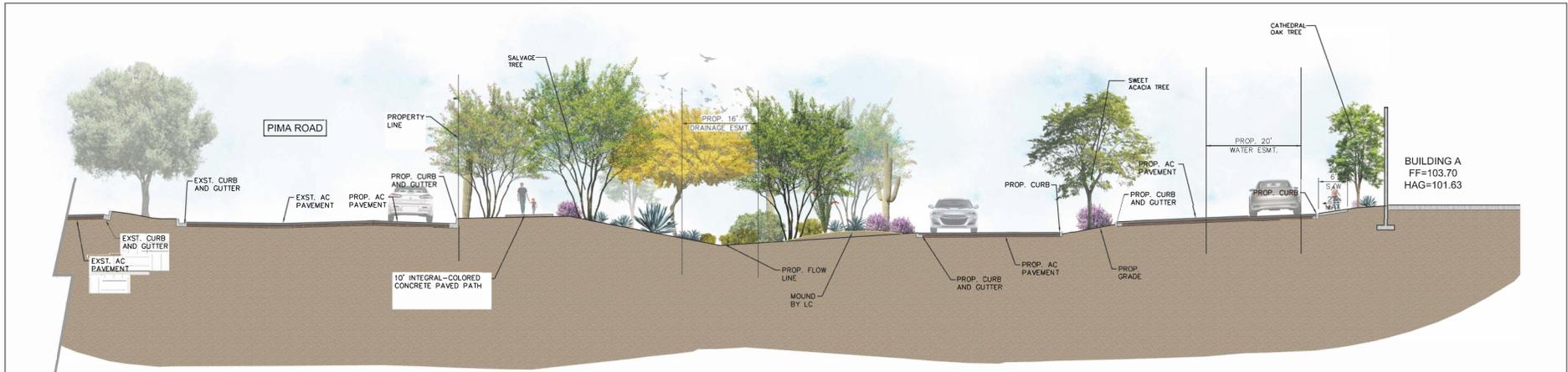






PIMA ROAD SECTION A

Not to Scale



PIMA ROAD SECTION B

Not to Scale



12/20/2023
22024

PROJECT TEAM

Developer / Owner
 MREG 101 BELL LLC
 2415 E. Camelback Rd, Ste 920
 Phoenix, AZ 85016
 Contact: Scott Denham
 Ph: (213) 542-4315
 sdenham@mackregroup.com

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 Contact: Jay Irvin
 Ph: (602) 957-1800
 jirvin@butlerdesigngroup.com

Civil Engineer
 Kimley-Horn
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 Mesa, Arizona 85200
 Contact: Steve Haney
 Ph: (602) 906-1121
 steve.haney@kimley-horn.com

Landscape Architect
 Laskin & Associates, Inc
 5013 E. Washington St, Ste 110
 Phoenix, Arizona 85034
 Contact: Daniel Dodson
 Ph: (602) 840-7771
 daniel@laskindesign.com

SITE AREAS	Parcel 1 North		Parcel 1 South		Parcel 2		TOTAL	
	SF	AC	SF	AC	SF	AC	SF	AC
Purchased Gross Site Area*	2,674,530	61.40	1,873,516	43.01	883,812	20.29	5,431,858	124.70
ADDT ROW							217,020	4.98
City ROW							322,780	7.41
Net Site Areas	2,463,987	56.57	1,680,545	38.58	747,526	17.10	4,892,058	112.31
Future Phase Dev.	395,075	9.07	447,853	10.28	747,526	17.10	1,590,454	36.51
Lot Area Excl. Future Development Phases	2,068,912	47.50	1,232,692	28.30			3,301,604	75.79

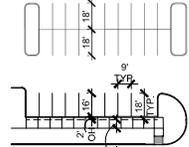
Notes: *Gross Site Area includes City ROW and ADĐT ROW, not including Pima Road/Trailside View ROW

BUILDING AREAS - MASTER SITE	Parcel 1 North	Parcel 1 South	Parcel 2	TOTALS
	Bldg. Gross SF*	572,170	404,075	0
Optional Mezz. Office SF	36,000	32,000	0	68,000
Lot Coverage*	145%	90%	0	30%
Lot Coverage (Inc. Mezz Office)	29%	35%	0	32%
F.A.R.*	1.45	0.90	0	0.30
F.A.R. (Inc. Mezz Office)	1.64	0.97	0	0.32
Max. F.A.R. Allowed	1,971,190	1,344,436	598,021	3,913,646
0.8 of Net Site Area in SF	1,655,130	986,153	598,021	2,641,283

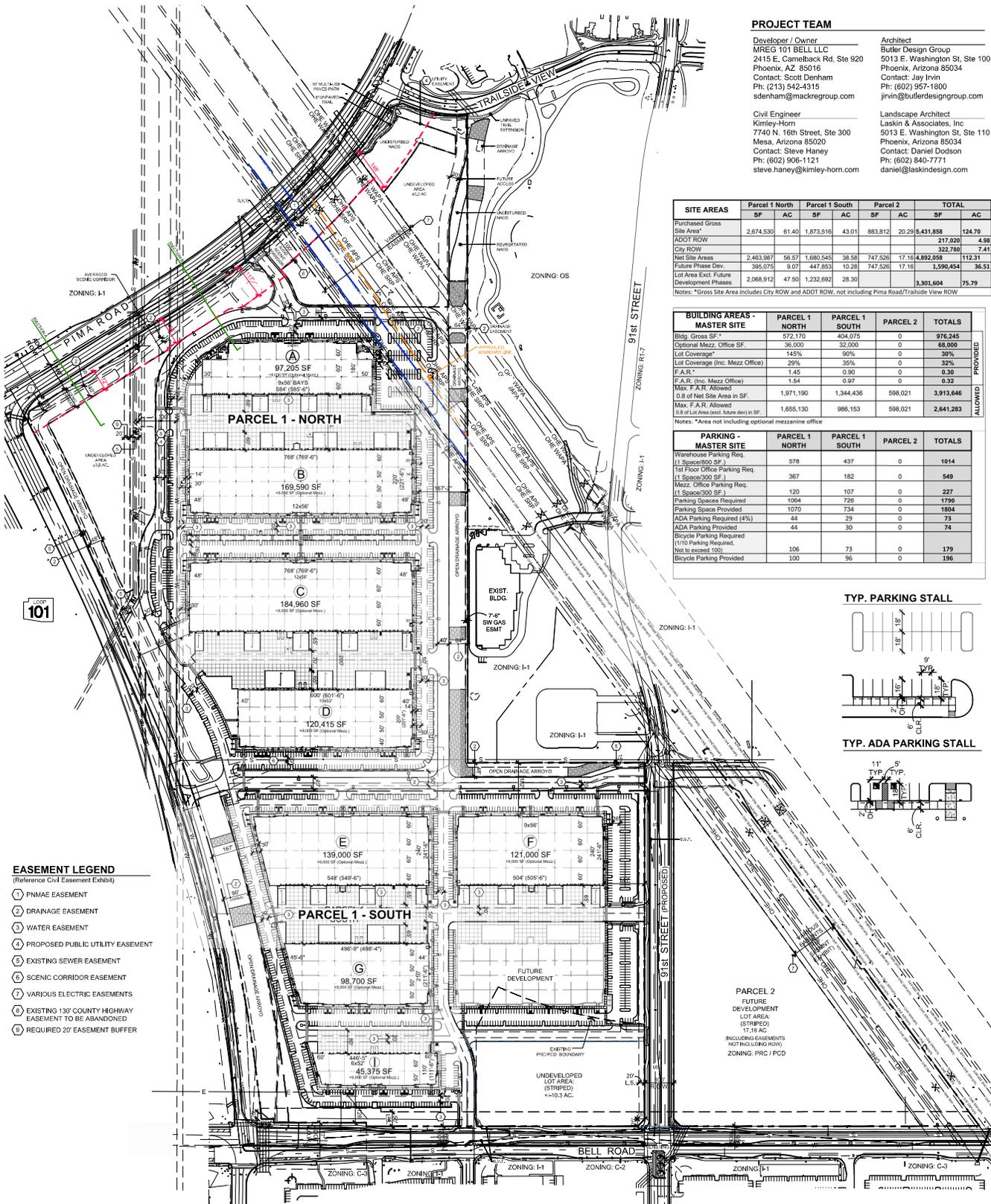
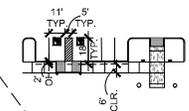
Notes: *Area not including optional mezzanine office

PARKING - MASTER SITE	Parcel 1 North	Parcel 1 South	Parcel 2	TOTALS
	Warehouse Parking Req. (1 Space/500 SF)	578	437	0
1st Floor Office Parking Req. (1 Space/300 SF)	367	182	0	549
Mezz. Office Parking Req. (1 Space/300 SF)	120	107	0	227
Parking Spaces Required	1064	726	0	1790
Parking Spaces Provided	1079	734	0	1804
ADA Parking Required (4%)	44	29	0	73
ADA Parking Provided	44	30	0	74
Bicycle Parking Required (1/10 Parking Required; Not to exceed 100)	106	73	0	179
Bicycle Parking Provided	100	96	0	196

TYP. PARKING STALL

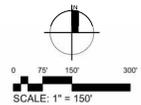


TYP. ADA PARKING STALL



- EASEMENT LEGEND**
 (Reference Civil Easement Exhibit)
- ① PNM&E EASEMENT
 - ② DRAINAGE EASEMENT
 - ③ WATER EASEMENT
 - ④ PROPOSED PUBLIC UTILITY EASEMENT
 - ⑤ EXISTING SEWER EASEMENT
 - ⑥ SCENIC CORRIDOR EASEMENT
 - ⑦ VARIOUS ELECTRIC EASEMENTS
 - ⑧ EXISTING 130' COUNTY HIGHWAY EASEMENT TO BE ABANDONED
 - ⑨ REQUIRED 20' EASEMENT BUFFER

MASTER SITE PLAN



Rev. 12-22-23
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 22024-ST13



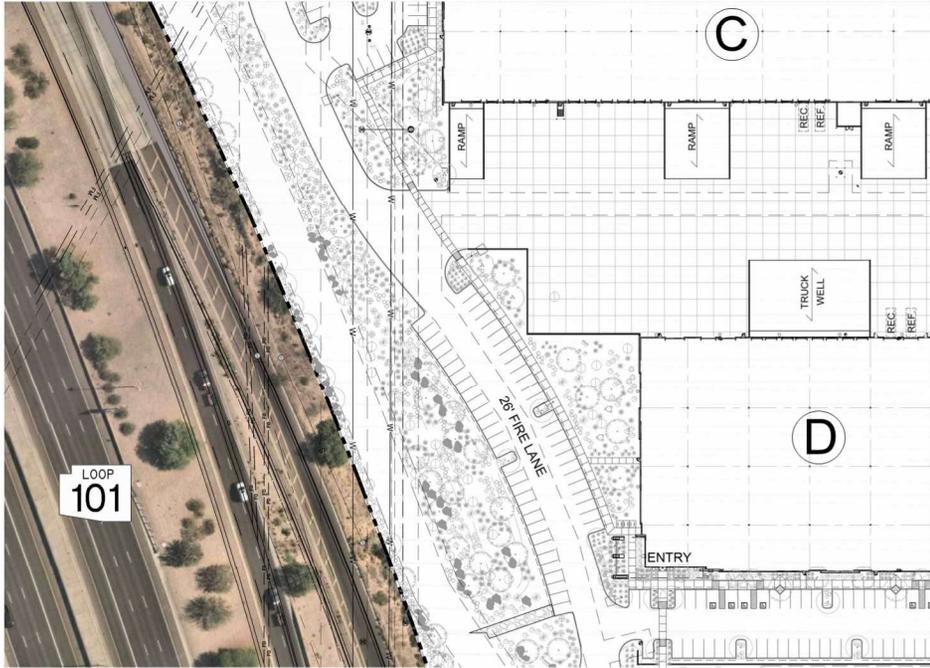
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NEC Loop 101 & Bell Road
 Scottsdale, AZ

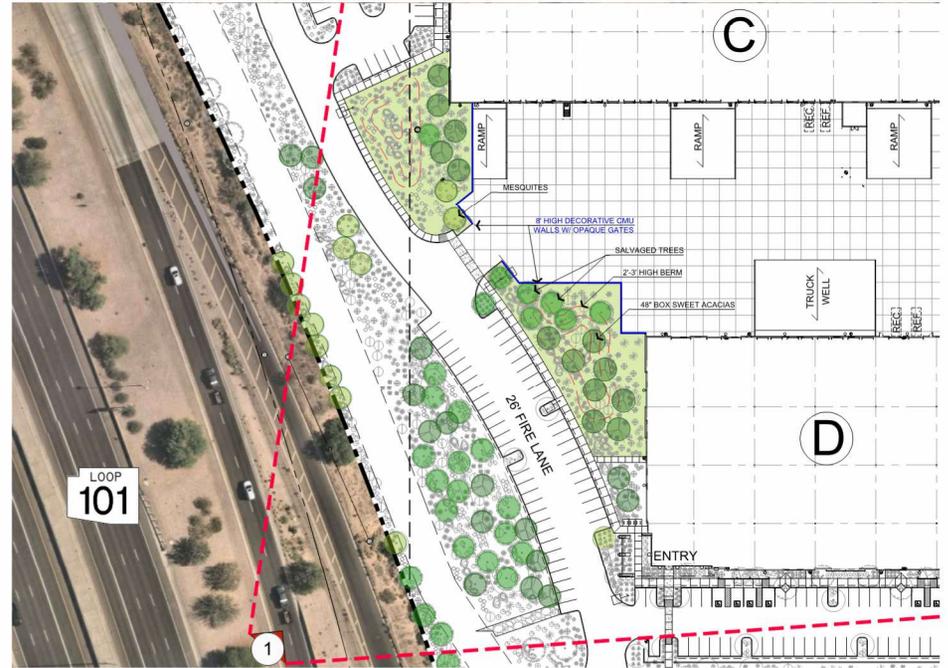
MACK REAL ESTATE GROUP

DR24-A





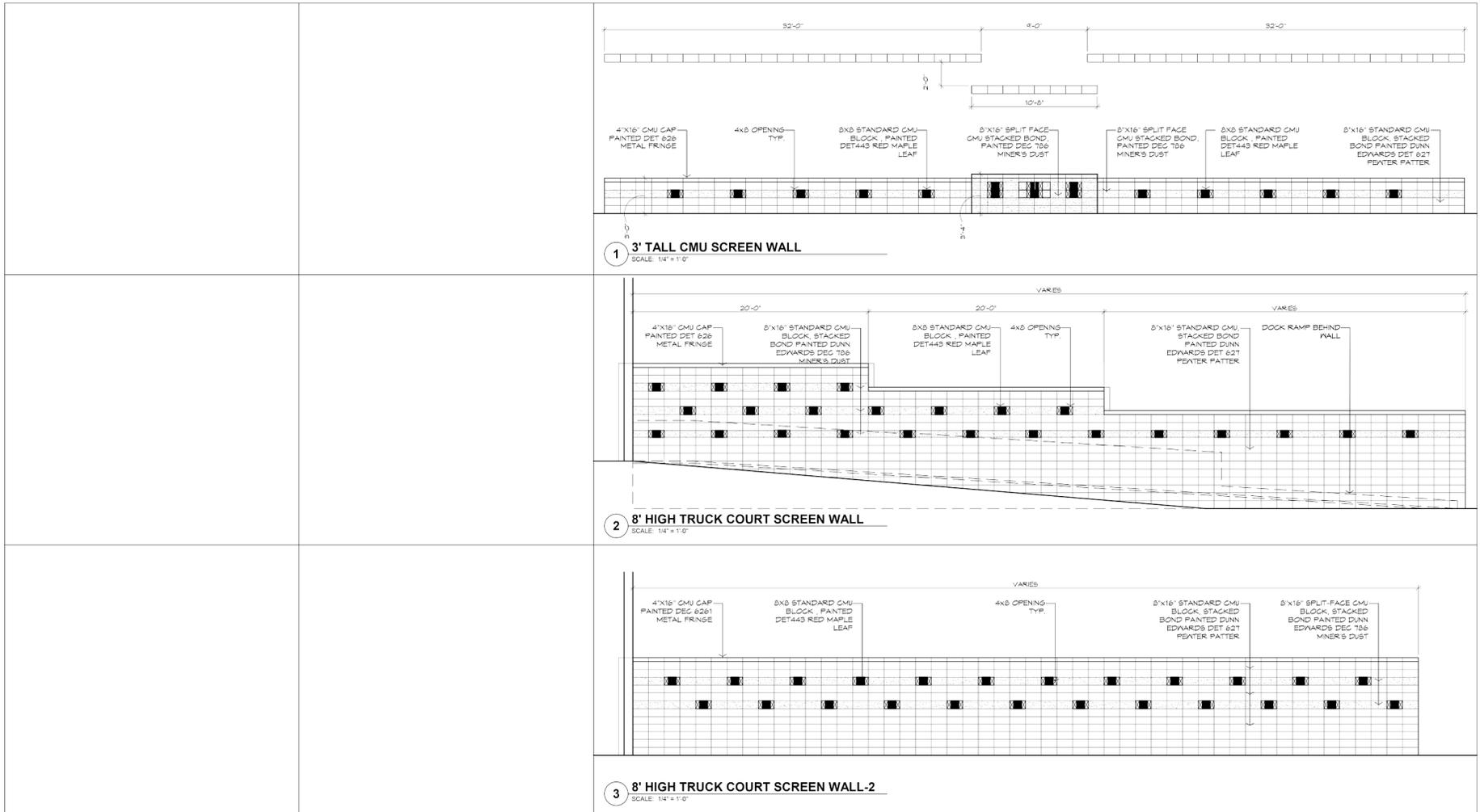
CURRENTLY PROPOSED
SCALE: 1"=50'



PROPOSED REVISIONS
SCALE: 1"=50'



VIEW #1

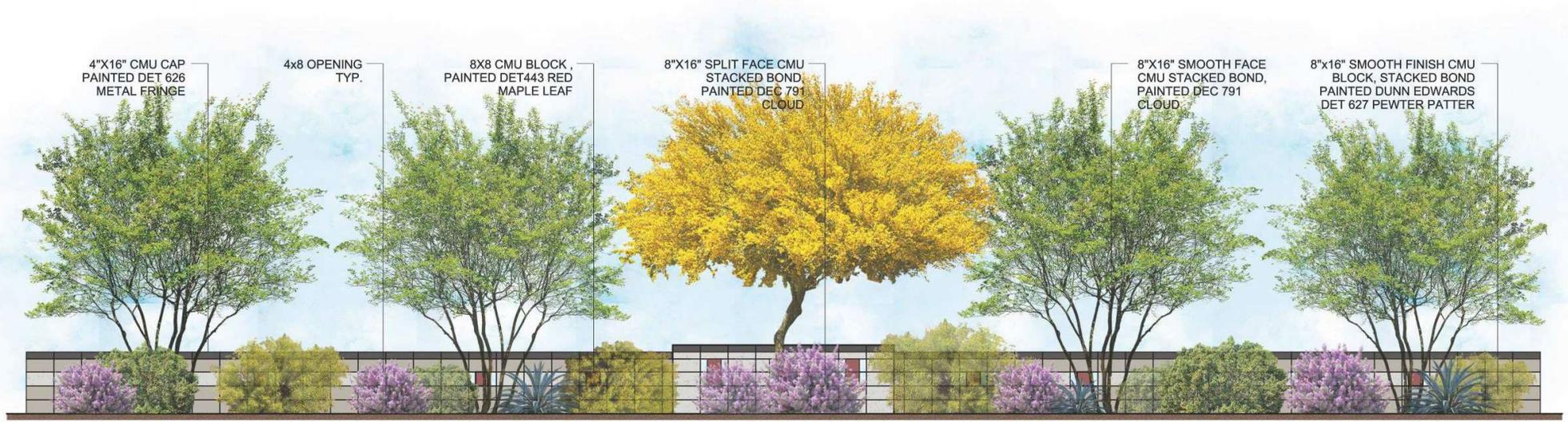


Revision 2: 10/20/2023

01/24/23
22024

TYP. 3' PARKING SCREEN WALL PLAN VIEW

N.T.S



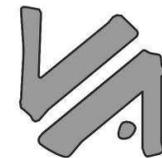
TYP. 3' PARKING SCREEN WALL ELEVATION

N.T.S



3' PARKING SCREEN WALL
LANDSCAPE EXHIBIT

NEC Loop 101 & Bell Road
SCOTTSDALE, AZ



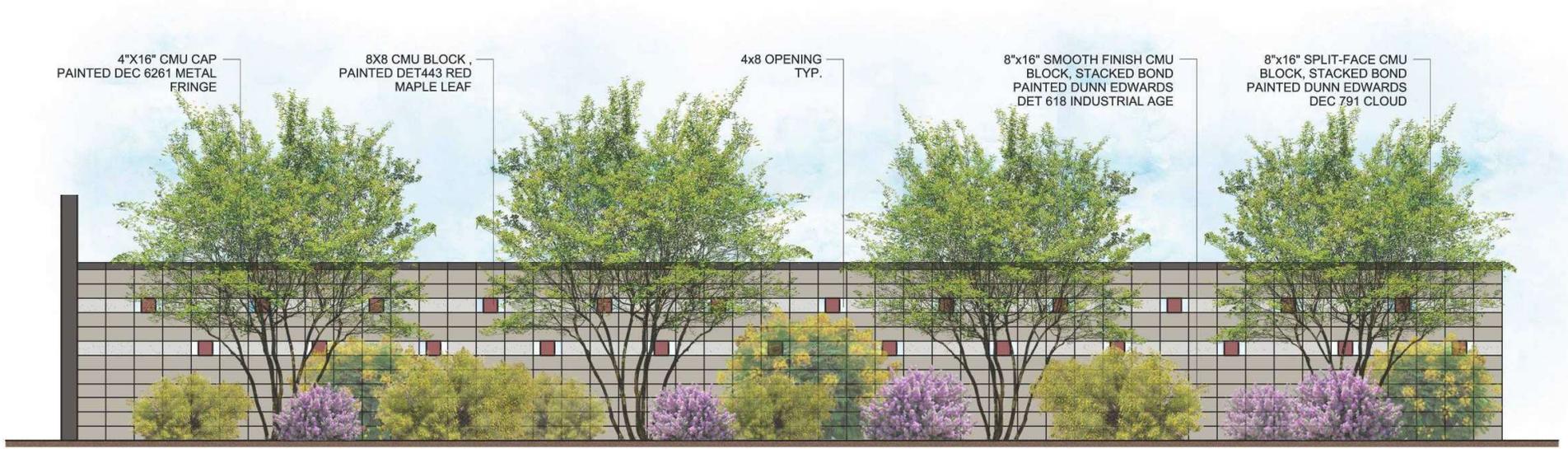
LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS



Butler Design Group, Inc
architects & planners

TYP. 8' TRUCK DOCK WALL PLAN VIEW

N.T.S



TYP. 8' TRUCK DOCK WALL ELEVATION

N.T.S



8' TRUCK DOCK WALL
LANDSCAPE EXHIBIT



MACK INNOVATION
PARK

NEC Loop 101 & Bell Road
SCOTTSDALE, AZ



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS



Butler Design Group, Inc
architects & planners