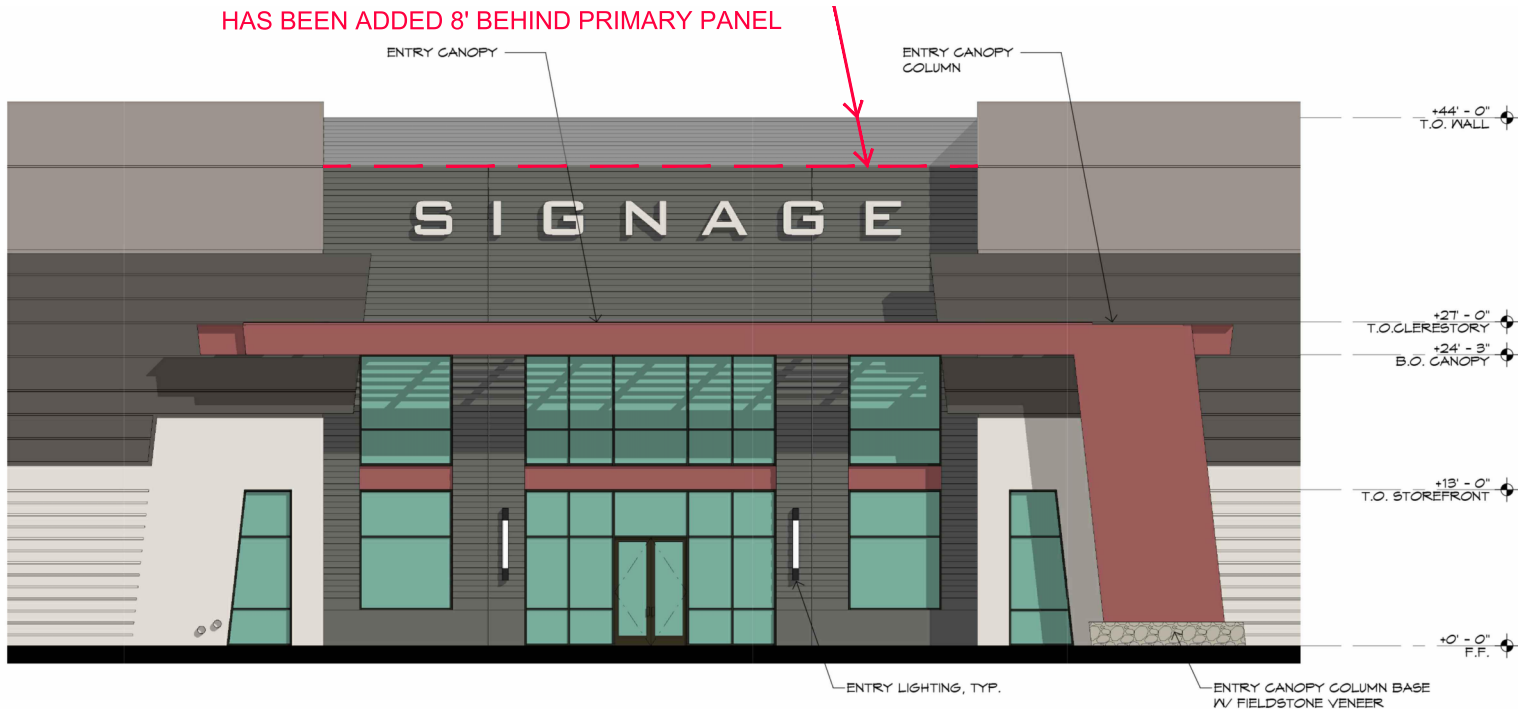
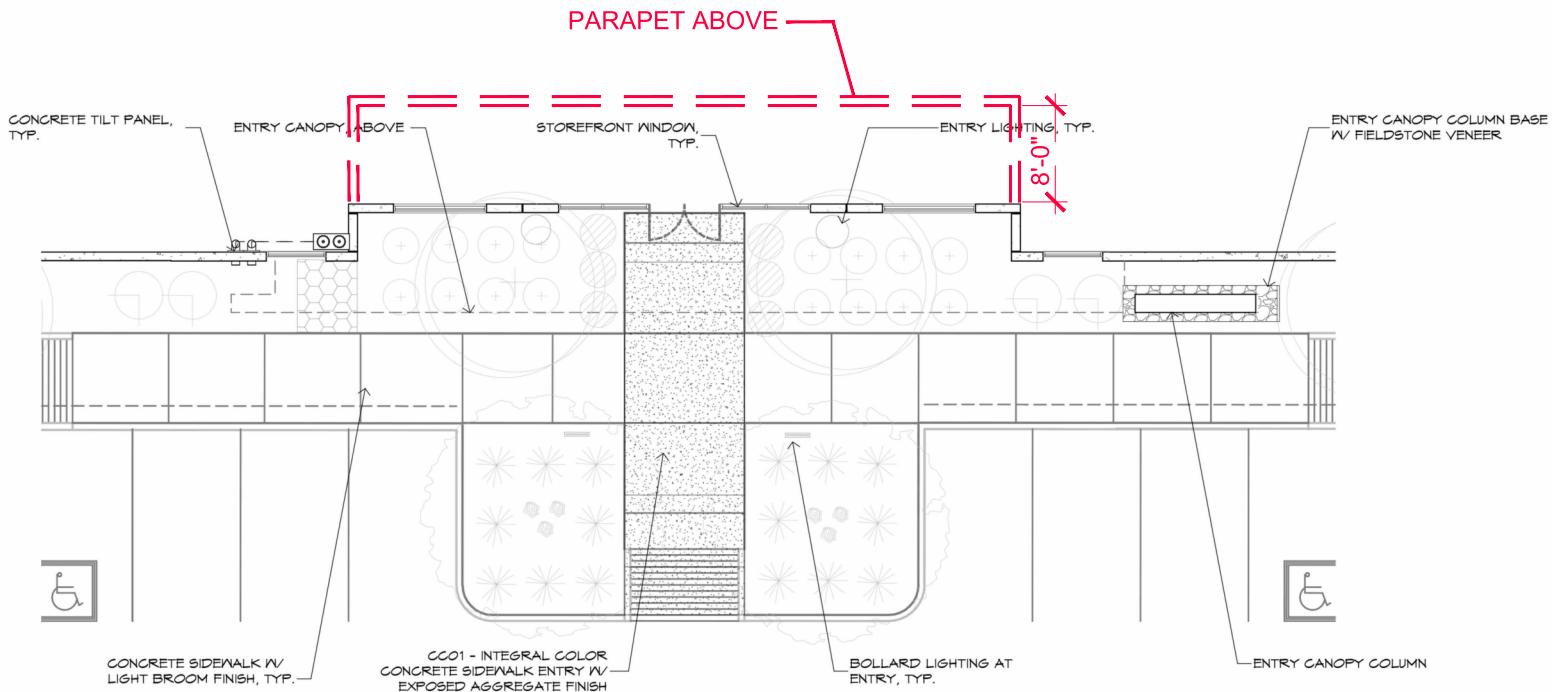


HAS BEEN ADDED 8' BEHIND PRIMARY PANEL

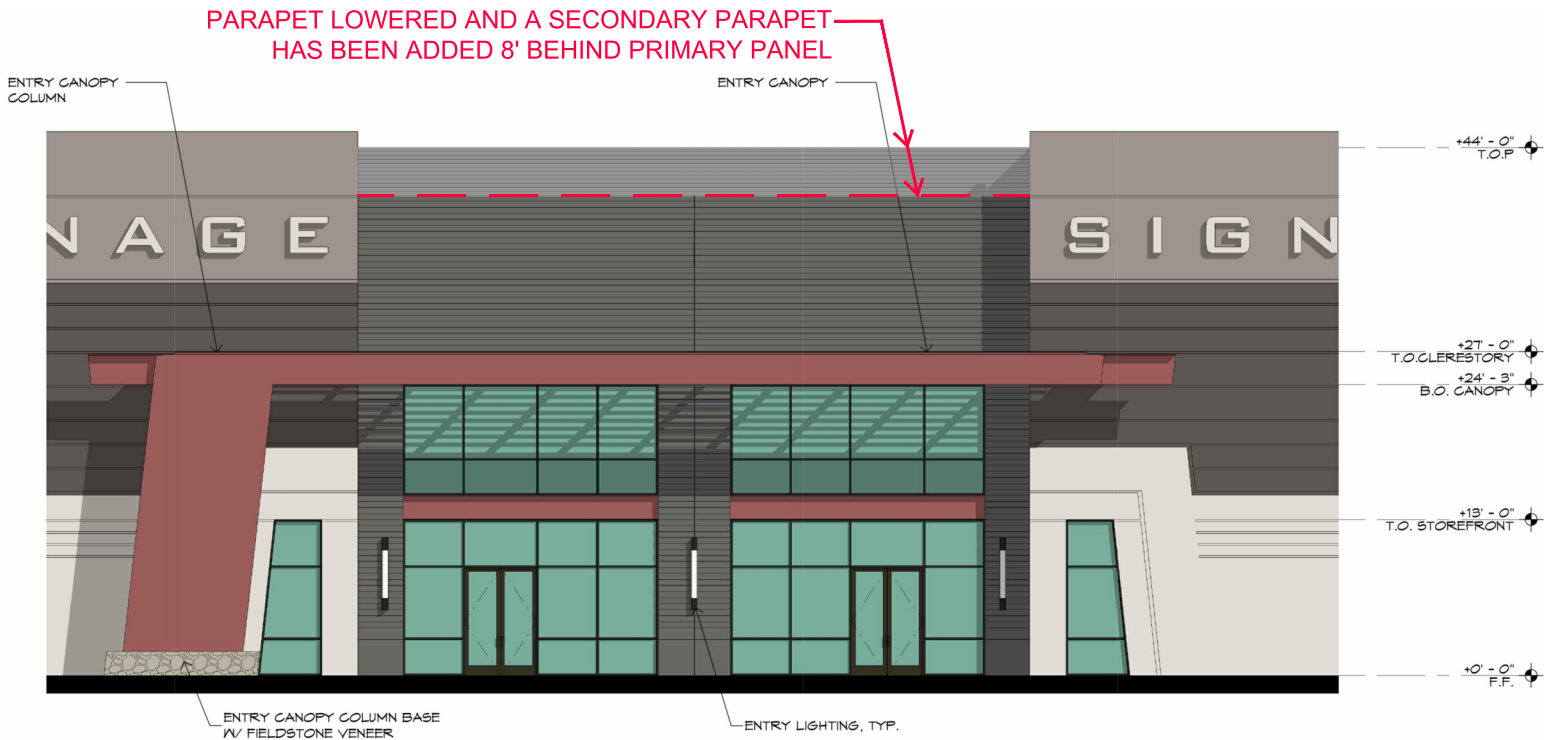


2A BLDG A - ENLARGED MIDDLE ENTRANCE
SCALE: 1/8" = 1'-0"

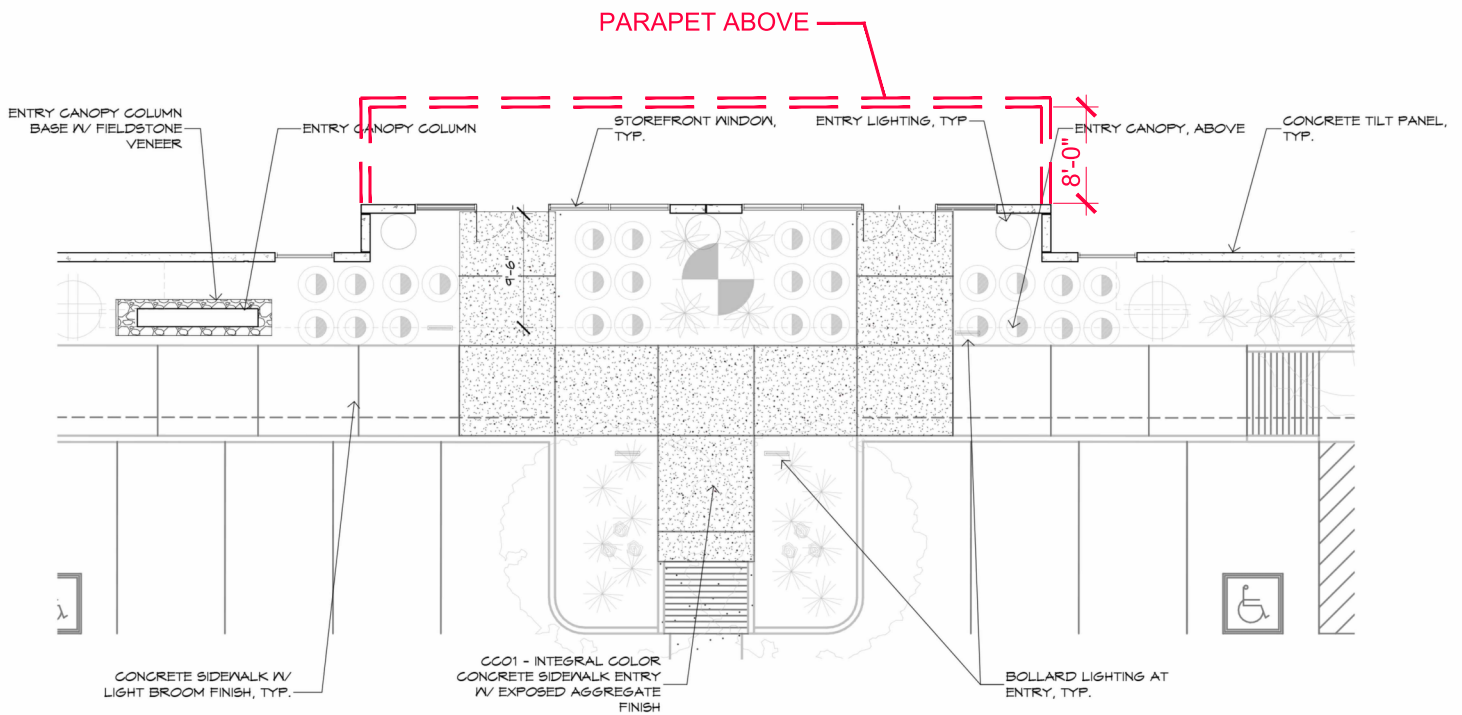
PARAPET ABOVE



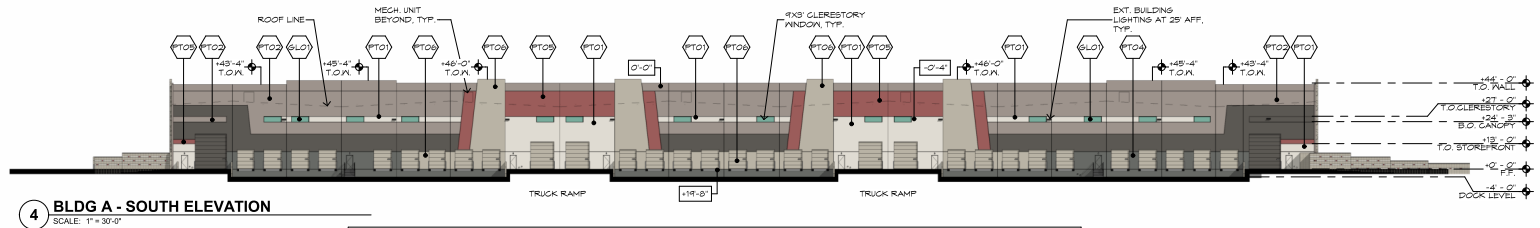
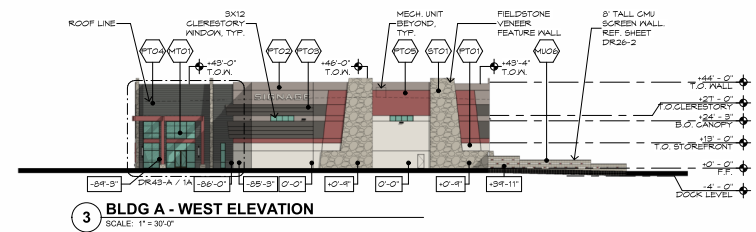
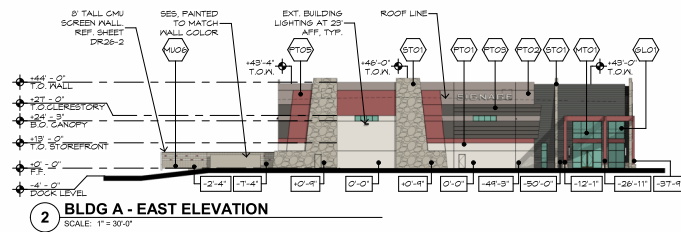
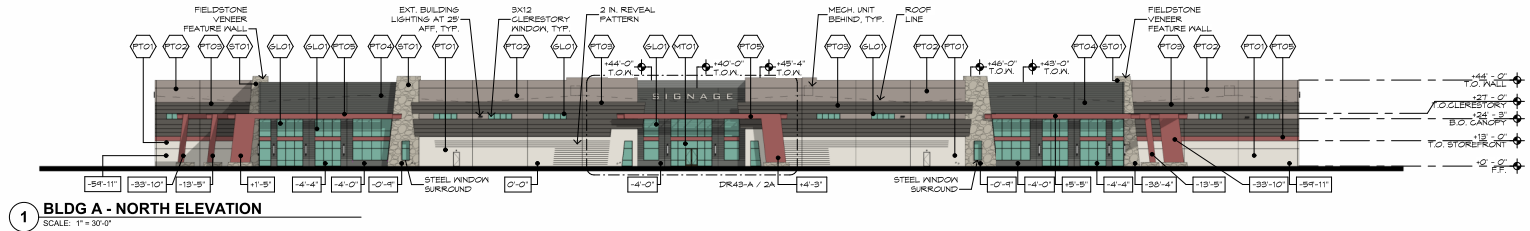
2B BLDG A - ENLARGED MIDDLE HARDSCAPE
SCALE: 1/8" = 1'-0"



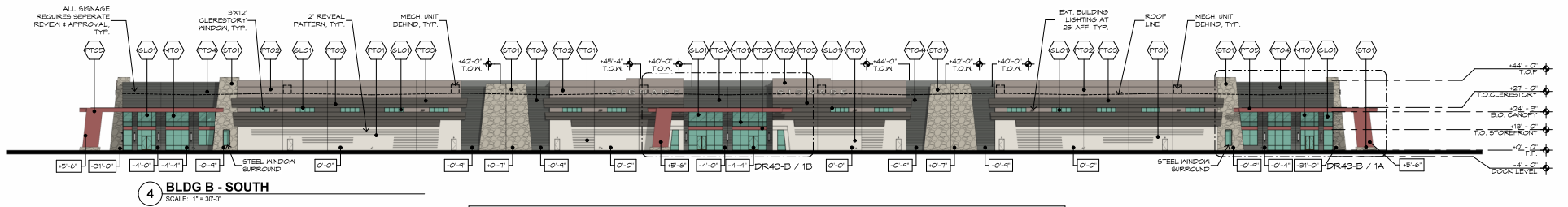
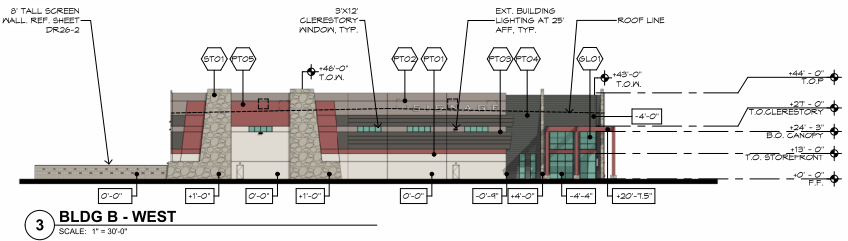
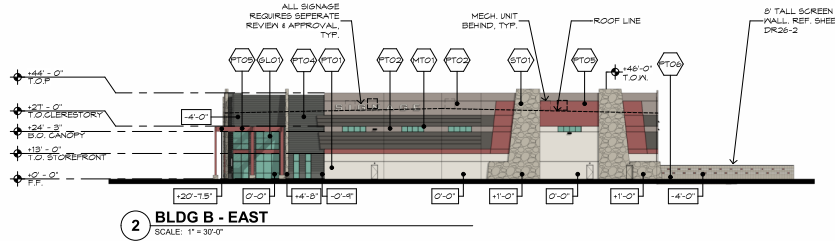
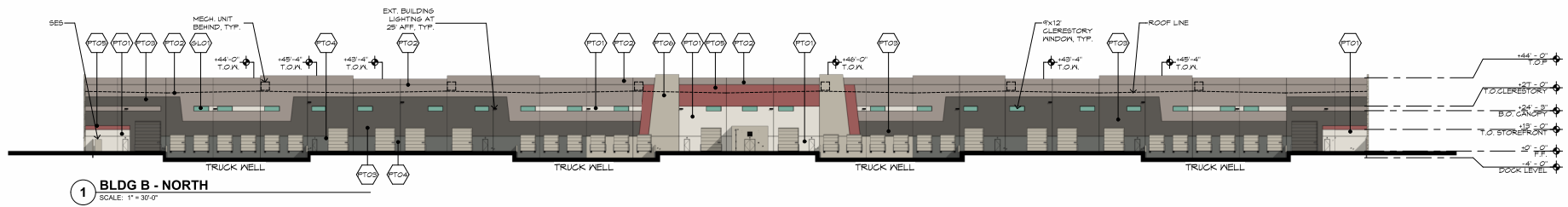
2A BLDG B*- ENLARGED MIDDLE ENTRANCE
 SCALE: 1/8" = 1'-0"
 * SIMILAR FOR BUILDINGS C & D



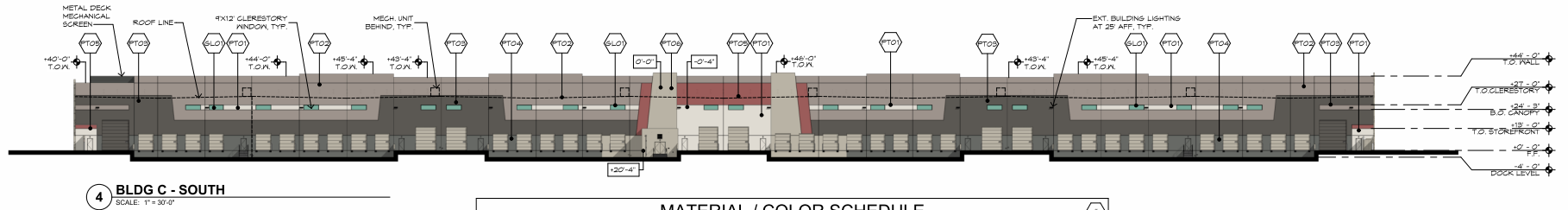
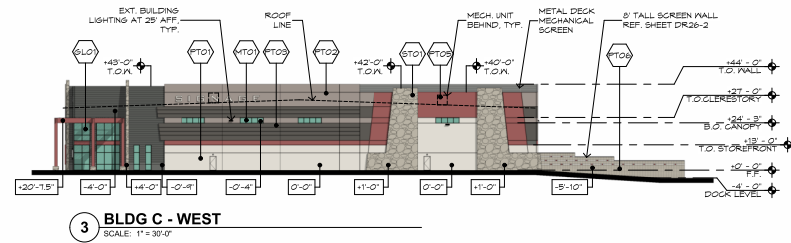
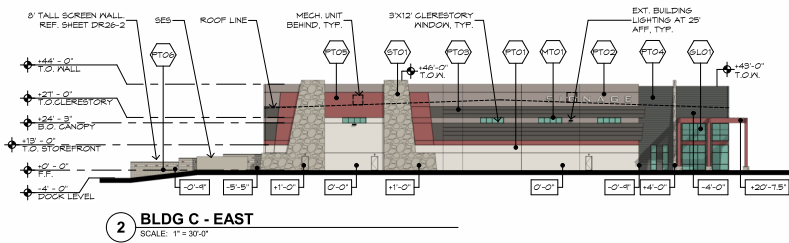
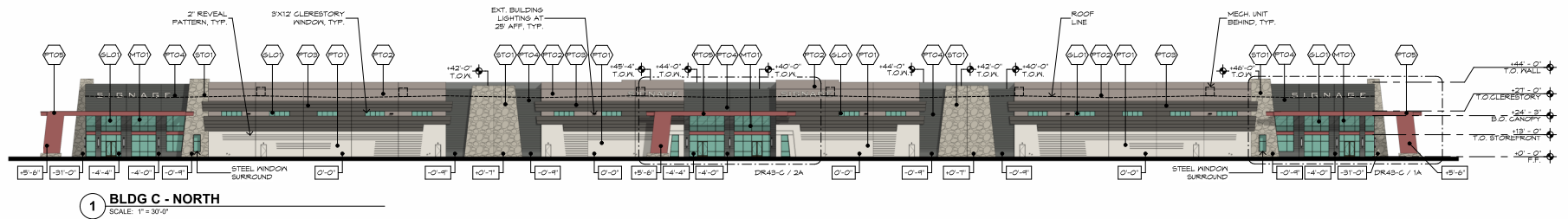
2B BLDG B*- ENLARGED MIDDLE HARDSCAPE
 SCALE: 1/8" = 1'-0"
 * SIMILAR FOR BUILDINGS C & D



MATERIAL / COLOR SCHEDULE				
MARK	DESCRIPTION	FRESH COLOR	MODEL	MANUFACTURER
GLO1	LOW-E GLAZING	ATLANTICA - CLEAR	SOLARBAN 61	VITRO ARCHITECTURAL GLASS
MT01	ALUMINUM STOREFRONT	DARK BRONZE	AB-17	ALUSON PARTITIONS OR SIM.
MU06	CMU BLOCK, PAINTED	FEATHER PATTERN	DET621	DUNN EDWARDS
PT01	CONC. TILT-UP PANEL, PAINTED	MINER'S DUST	DET626	DUNN EDWARDS
PT02	CONC. TILT-UP PANEL, PAINTED	PORTOBELLO MUSHROOM	DET623	DUNN EDWARDS
PT03	CONC. TILT-UP PANEL, PAINTED	METAL FRINGE	DET626	DUNN EDWARDS
PT04	CONC. TILT-UP PANEL, FORMLINER, PAINTED	FADE TO BLACK	DET624	DUNN EDWARDS
PT05	STEEL ELEMENTS	RED MAPLE LEAF	DET445	DUNN EDWARDS
PT06	CMU BLOCK, PAINTED	FEATHER PATTERN	DET621	DUNN EDWARDS
ST01	STONE VENEER	TELLURIDE	IPC COBBLESTONE	



MATERIAL / COLOR SCHEDULE				
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER
GL01	LOWE'S GLAZING	ATLANTICA CLEAR	SOLARBAN 67	VITRO ARCHITECTURAL GLASS
MT01	ALUMINUM STOREFRONT	DARK BRONZE	AB-17	WILSON PARTITIONS OR SIM
FT01	CONC. TILT-UP PANEL, PAINTED	MINER'S DUST	DET686	DUNN EDWARDS
FT02	CONC. TILT-UP PANEL, PAINTED	PORTOBELLO MUSHROOM	DET623	DUNN EDWARDS
FT03	CONC. TILT-UP PANEL, PAINTED	METAL FRNSE	DET626	DUNN EDWARDS
FT04	CONC. TILT-UP PANEL, FORMLINER, PAINTED	FADE TO BLACK	DET621	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	



MATERIAL / COLOR SCHEDULE				
MARK/DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
GL01 LORNE GLAZING	ATLANTICA CLEAR	SOLARBAN 81	VITRO ARCHITECTURAL GLASS	TINTED GREY GREEN
MT01 ALUMINUM STOREFRONT	DARK BRONZE	AB-1	MILSON PARTITIONS OR SIM	
PT01 CONC. TILT-UP PANEL, PAINTED	MINER'S DUST	DET066	DUNN EDWARDS	
PT02 CONC. TILT-UP PANEL, PAINTED	PORTOBELLO MUSHROOM	DET622	DUNN EDWARDS	
PT03 CONC. TILT-UP PANEL, PAINTED	METAL FRINGE	DET626	DUNN EDWARDS	
PT04 CONC. TILT-UP PANEL FORMLINER, PAINTED	PADE TO BLACK	DET624	DUNN EDWARDS	
PT05 STEEL ELEMENTS	RED MAPLE LEAF	DET443	DUNN EDWARDS	
PT06 CMU BLOCK, PAINTED	POINTER PATTERN	DET621	DUNN EDWARDS	
PT1 EXTERIOR PAINT	SAFETY YELLOW	-	-	CONCRETE FILLED BOLLARD
ST01 STONE VENEER	TELLURIDE	DC COBBLESTONE	-	

MACK REAL ESTATE GROUP

MACK INNOVATION PARK

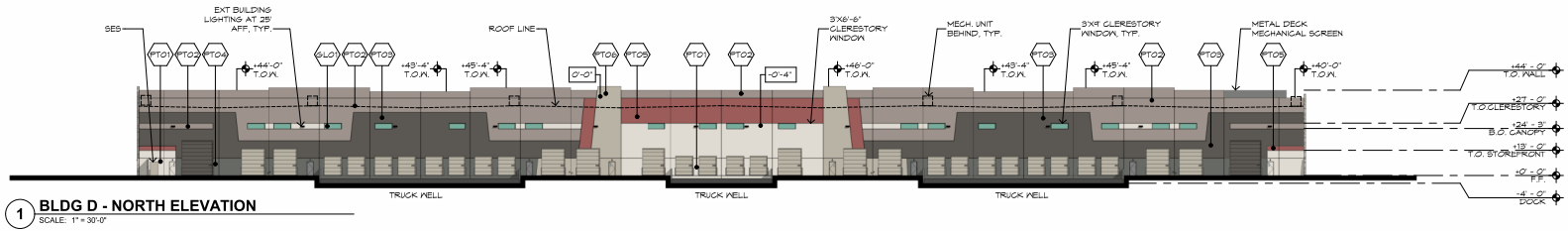
NEC Loop 101 & Bell Raod
Scottsdale, AZ

DR39-C

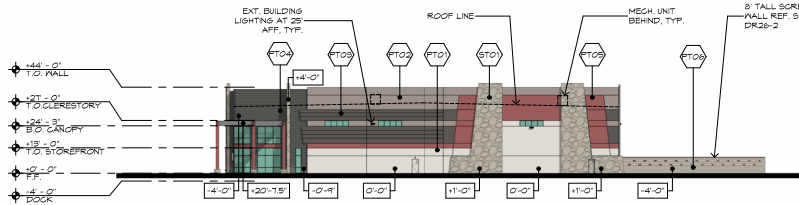


Butler Design Group, Inc.
architects & planners

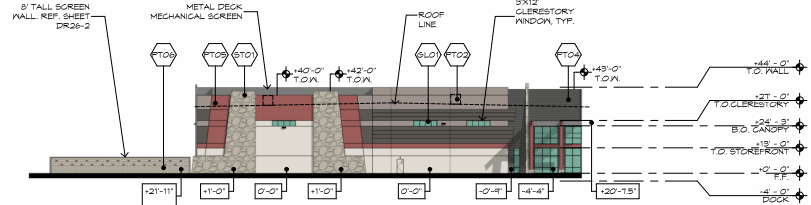
Revision 3: 12/20/2023
Revision 2: 07/21/2023
Revision 1: 05/22/2023
01/24/23
22024



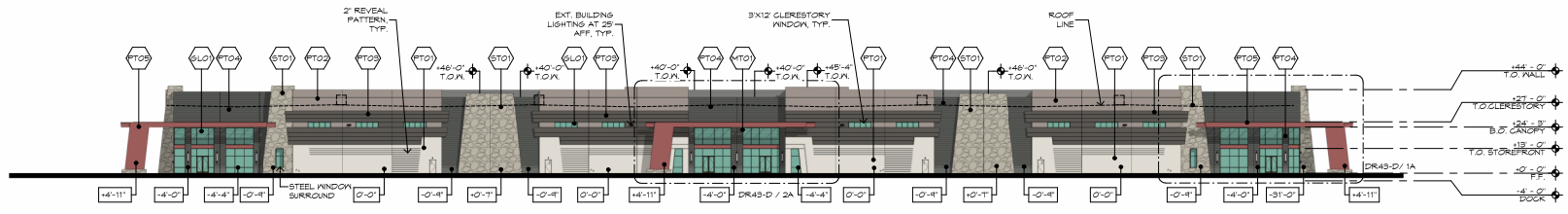
1 BLDG D - NORTH ELEVATION
SCALE: 1" = 30'-0"



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

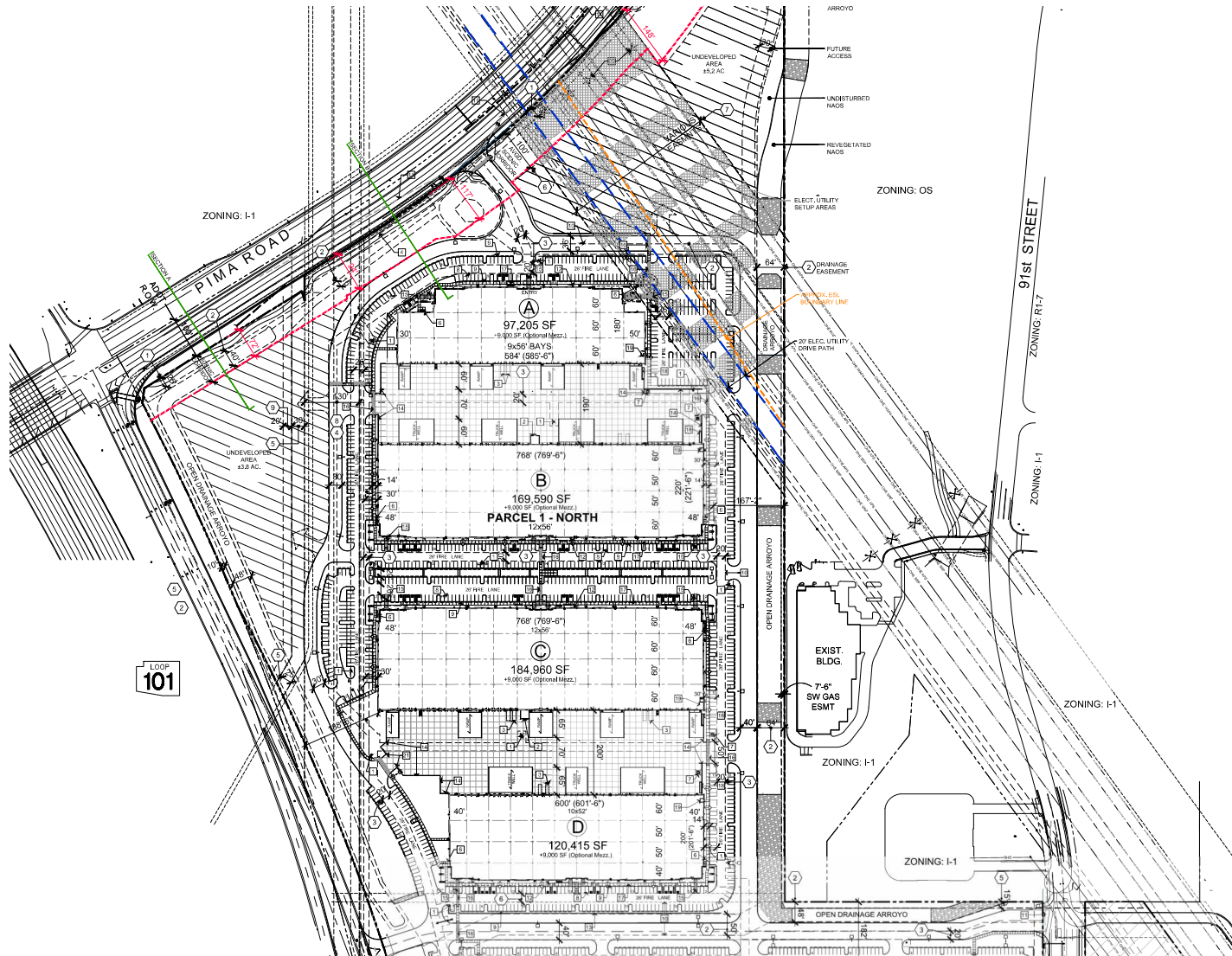


3 BLDG D - WEST ELEVATION
SCALE: 1" = 30'-0"



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

MATERIAL / COLOR SCHEDULE				
MARK	DESCRIPTION	FRESH COLOR	MODEL	MANUFACTURER
GL01	LOW-E GLAZING	ATLANTICA - CLEAR	SOLARBAN 61	VITRO ARCHITECTURAL GLASS
HT01	ALUMINUM STOREFRONT	DARK BRONZE	AD-1	WILSON PARTITIONS OR SIM.
PT01	CONC. TILT-UP PANEL, PAINTED	MINER'S DUST	DET606	DUNN EDWARDS
PT02	CONC. TILT-UP PANEL, PAINTED	PORTOBELLO MUSHROOM	DET602	DUNN EDWARDS
PT03	CONC. TILT-UP PANEL, PAINTED	METAL PRINSE	DET608	DUNN EDWARDS
PT04	CONC. TILT-UP PANEL, FORMLINER, PAINTED	FADE TO BLACK	DET624	DUNN EDWARDS
PT05	STEEL ELEMENTS	RED MAPLE LEAF	DET443	DUNN EDWARDS
PT06	PAV. BLOCK, PAINTED	PENYER PATTER	DET661	DUNN EDWARDS
ST01	STONE VENER	TELLURIDE	DS COBBLESTONE	DUNN EDWARDS



SITE AREAS	Parcel 1 North		Parcel 1 South		Parcel 2		TOTAL	
	SF	AC	SF	AC	SF	AC	SF	AC
Purchased Gross Site Area*	2,874,530	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	2,463,987	56.57	1,680,545	38.58	747,526	17.16	4,892,058	112.31
Future Phase Dev.	395,075	9.07	447,853	10.28	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/Traiteview 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	169,960	100,415	462,170
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'	
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

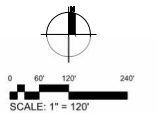
PARKING - PARCEL 1 NORTH		Bldg. A	Bldg. B	Bldg. C	Bldg. D	TOTAL
Warehouse Parking Required (1 Space/300 SF)		40	199	212	126	578
1st Floor Office Parking Requi (1 Space/300 SF)		217	33	50	67	367
Mezz. Office Parking Requi (1 Space/300 SF)		30	30	30	30	120
Total Parking Required		287	263	292	222	1064
Total 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 (1/100 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 REF26-1
- 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
- 8' CONCRETE S/W EXCLUDING CAR OVERHANG TYP.
- SES
- OWNER'S ROOM
- EXISTING ELEC. TOWERS
- DECORATIVE METAL ROLLING GATES

EASEMENT LEGEND

- (Reference Proposed Easement Exhibit)
- PNMAE 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



Rev. 12-22-23

Rev. 10-20-23

05-22-2023

22024-ST13_DR24-B

ENLARGED SITE PLAN PARCEL 1 - NORTH

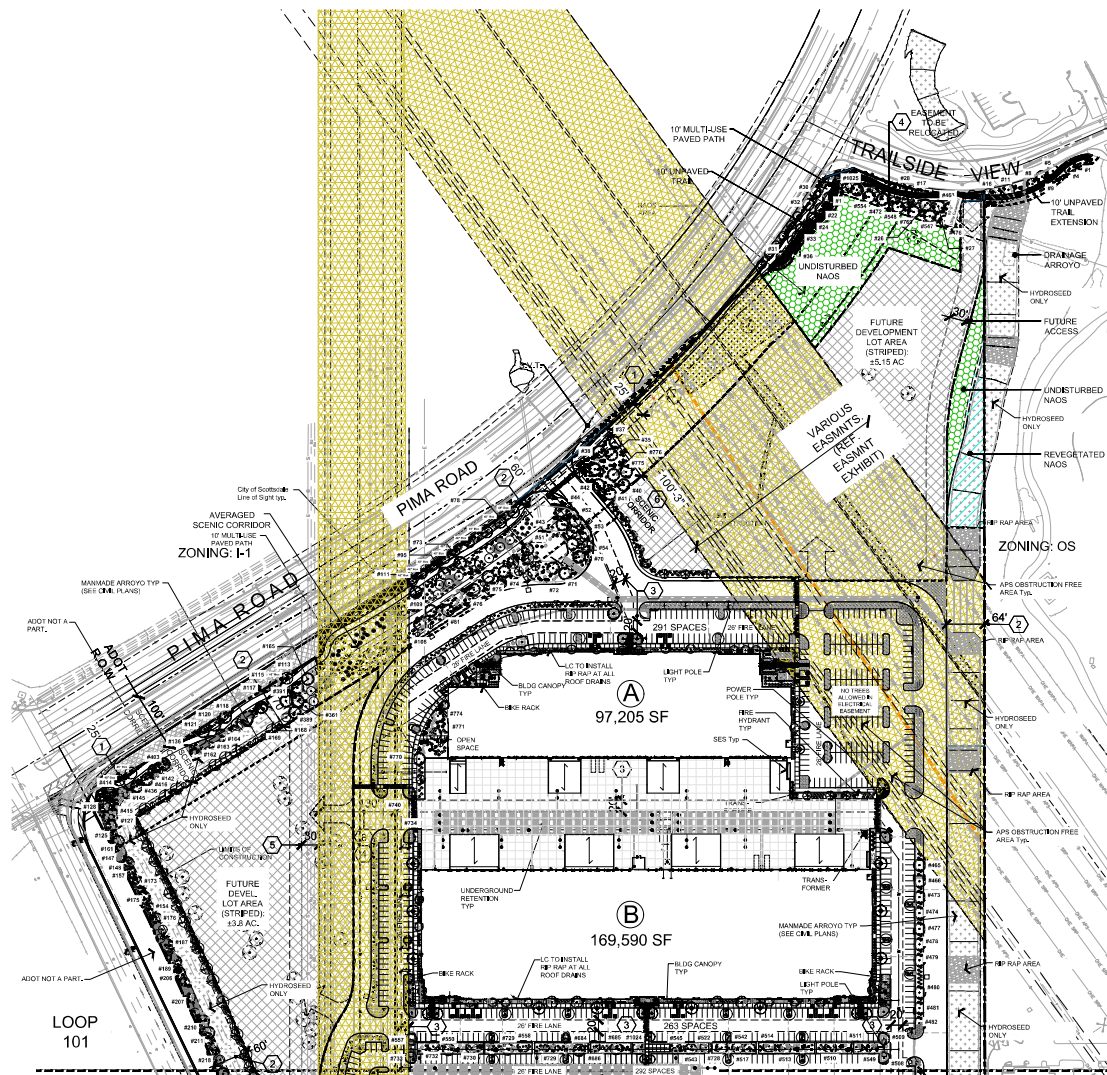
MACK REAL ESTATE GROUP



NEC Loop 101 & Bell Road
SCOTTSDALE, AZ

DR24-B





PRELIMINARY LANDSCAPE PLAN
PHASE 2

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 ESI 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.

MACK REAL ESTATE GROUP



MACK INNOVATION PARK

NEC Loop 101 & Bell Road
SCOTTSDALE, AZ

LANDSCAPE LEGEND

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

TREES	@ ELS PLANT MATERIAL	SIZE / CALIPER	QTY.
	Parkinsonia microphylla Foothill Palo Verde APR APPROVED TREE	36" Box (2.25" C) High Breaker	31
	Prosopis chilensis Thornless Hybrid Mesquite	36" Box (2" C) U.O.N. 48" Box (3.5" C) Standard	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'-8" tall 6-10 cane min. (Mix HT Throughout)	107
	Carnegiea gigantea Saguaro	4'-8" Spear (No holes or scars) (Mix HT Throughout)	29
	Vachella constricta Whitethorn 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.N. 48" Box (3.5" C) Standard, High Breaker	46 15
	Chippalis linearis Desert Willow 'Bubba'	24" Box (1.25" C) U.O.N. 48" Box (3.50" C) Multi Trunk	32 06
	Parkinsonia hybrid Desert Museum	36" Box (2" C) U.O.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.
	Eremophila hydrophylae Blue Bell EMU	5 Gallon 55
	Callistemon viminalis Link Johni Bottlebrush	5 Gallon 111
	Antrosea dumosa White Burnage	5 Gallon 424
	Simmondsia chinensis Jojoba	5 Gallon 264
	Calliandra eriophylla Fairy Duster	5 Gallon 153
	Leucophyllum frutescens 'compacta' Compact Green Cloud Sage	5 Gallon 00
	Teocoma stans Yellow Bell	5 Gallon 166
	Justicia californica Chuparrosa	5 Gallon 94
	Senecioia greggii Cat Claw Acacia	5 Gallon 314
	Solanum elaeagnifolium Dwarf Sage	5 Gallon 00
	Caesalpinia mexicana Mexican Bird of Paradise	5 Gallon 282
	Vigneria dactyloides Goldeneye	5 Gallon 121
	Larrea tridentata Creosote Bush	5 Gallon 166
	Encelia farinosa Birdie Bush	5 Gallon 361
	Eriocaulis latifolia Turpentine Bush	5 Gallon 551
	Asclepias subulata Desert Milkweed	5 Gallon 237
	Hesperaloe parviflora Yellow Yucca	5 Gallon 900
	Hesperaloe parviflora Red Yucca	5 Gallon 113
	Dasylirion wheeleri Desert Spoon	5 Gallon 560
	Nolina texana Bear Grass	5 Gallon 66
	Agave palmeri Palmer's Agave	5 Gallon 555
	Muhlenbergia capillaris Nagart Mist	5 Gallon 697

GROUNDCOVERS	SIZE	QTY.
	Gutierrezia sarothrae Snakeweed	1 Gallon 17
	Eremophila gabra Mingneweed	1 Gallon 556
	Larrea tridentata Gold, Red & White Lantana	1 Gallon 987
	Bakleya multiradiata Desert Marigold	1 Gallon 455

INERT MATERIALS

1" Screened Madison Gold
2" min thickness in all landscape areas
Non Grouted 3" - 6" Madison Gold Rip-Rap
3" min thickness (bury 1/3 into base grad)
Rip Rap Shown for Reference Only
See Civil Plans for Installation Details
Mix In Stabilized 114" Minus Match Existing Park Trail
in Color 1/3" Thickness of Mix in Material
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'.

1/8" Metal Header along both edges of trail
Surrey every 4' with 1/4" stake

EASEMENT LEGEND

- (Reference Civil Easement Exhibit)
- ① PINMAE 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

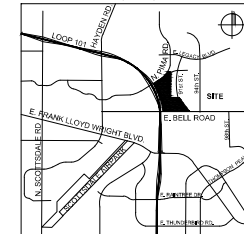
Developer / Owner
MREG 101 BELL LLC
2415 E. Camelback Rd. Ste 920
Phoenix, AZ 85016
Contact: Scott Denham
Ph: (213) 542-4315
sdenham@mackdesigngroup.com

Architect
Butler Design Group
5013 E. Washington St. Ste 100
Phoenix, Arizona 85034
Contact: Jay Irvin
Ph: (602) 957-1600
jirvin@butlerdesigngroup.com

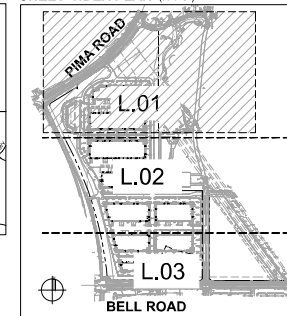
City Engineer
KinleyHorn
7740 N. 16th Street, Ste 300
Mesa, Arizona 85020
Contact: Steve Haney
Ph: (602) 980-1121
steve.haney@kinleyhorn.com

Landscape Architect
Laskin & Associates, Inc.
5013 E. Washington St. Ste 110
Phoenix, Arizona 85034
Contact: Daniel Dodson
Ph: (602) 944-7771
daniel@laskinassociates.com

VICINITY MAP (N.T.S.)



SHEET INDEX PLAN (N.T.S.)



SCENIC CORRIDOR

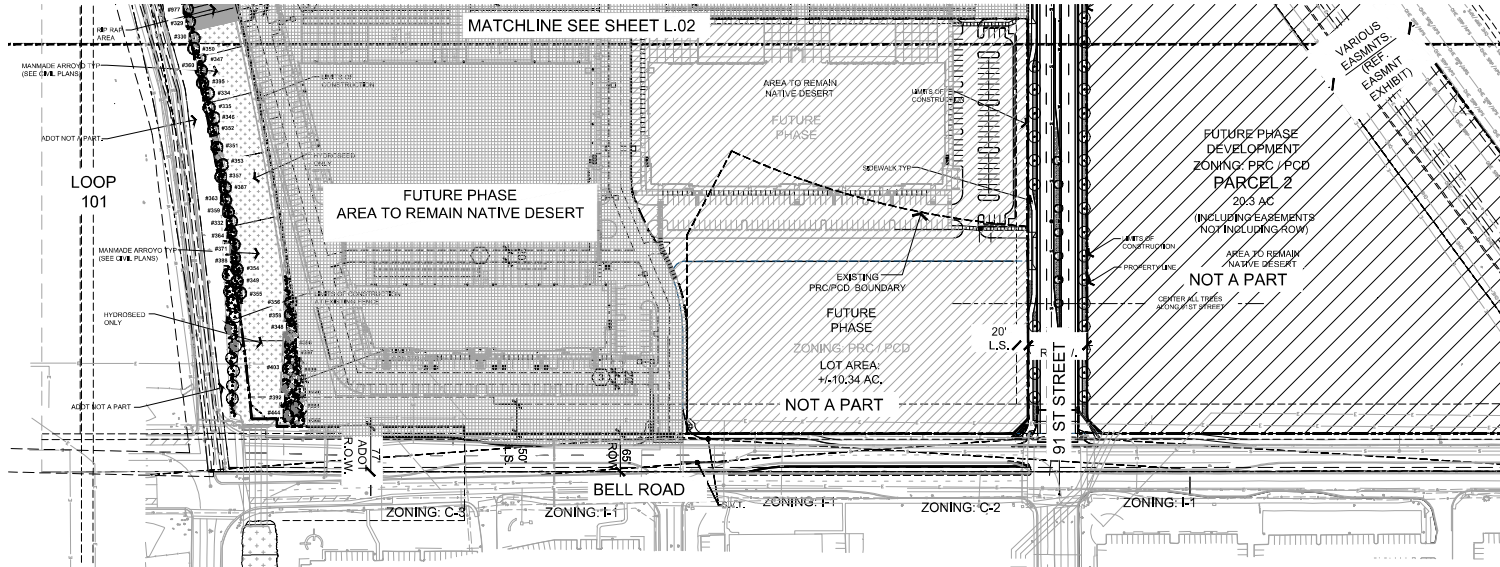
REQUIRED 100' SCENIC CORRIDOR AREA: 174,593 SF (4.0 AC)
PROVIDED AVERAGED SCENIC CORRIDOR AREA: 175,034 SF (4.0 AC)

12/20/2023
22024

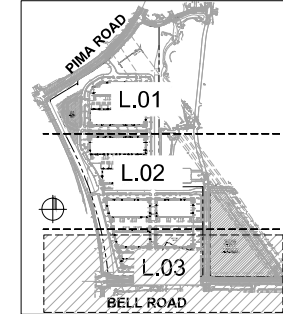


LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
5013 E. Washington Road
Suite 110
Phoenix, Arizona 85034
p (602) 944-7771
email: daniel@laskinassociates.com
www.laskinassociates.com

Butler Design Group, Inc.
architects & planners



SHEET INDEX PLAN (N.T.S.)



SPECIFICATIONS FOR MULT-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. 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. 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 full 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.

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 36" 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 1 GPH, INCLUDING TURF SHALL BE A MINIMUM OF 8' 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.

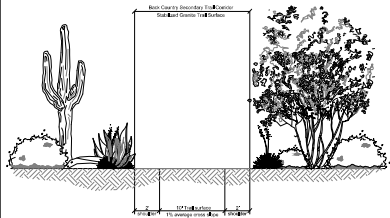
1. Please add a note to the Landscape Plan, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature canopy will be at least 4 feet away from any wall, sign, or parking area cutting. Please refer to DDM Sec. C-3.3.E.1.

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:

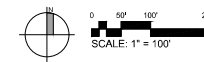
General Contractor will stockpile +/- 10,000 SF of NON SCARRED native soil at a 5' Depth to use to top dress this new developed area.

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

PRELIMINARY LANDSCAPE PLAN PHASE 2



MACK REAL ESTATE GROUP



NEC Loop 101 & Bell Road
SCOTTSDALE, AZ

L.03 / 03



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
5913 E. Washington Road
Suite 110
Phoenix, Arizona 85034
p (602) 846-2771
email: info@laskinlandscape.com
www.laskinlandscape.com

Butler Design Group, Inc.
architects & planners

12/20/2023
22024

PAINT COLOR PALETTE
by Dunn Edwards



PT-1 MINER'S DUST
DEC786 - LRV 58



PT-2 PORTOBELLO MUSHROOM
DE622 - LRV 29



PT-3 METAL FRINGE
DET626 - LRV 21



PT-4 FADE TO BLACK
DET629 - LRV 14

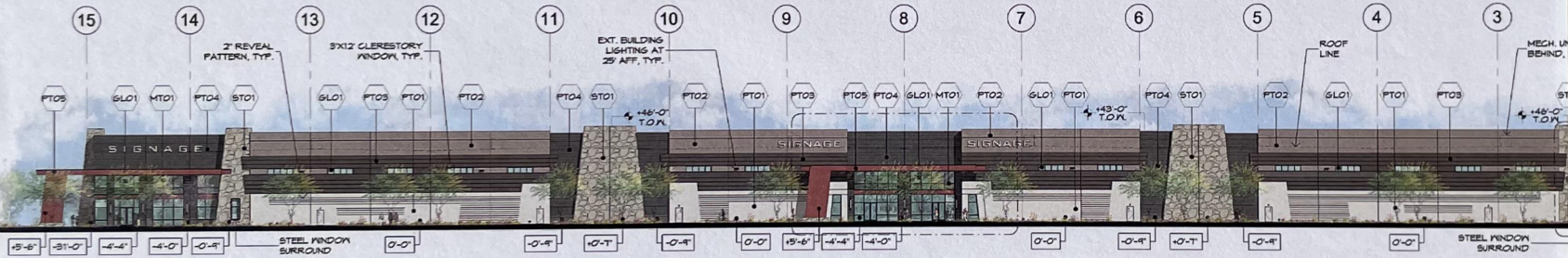


PT-5 RED MAPLE LEAF
DET443 - LRV 10




PT-6 PEWTER PATTERN
DE627 - LRV 46

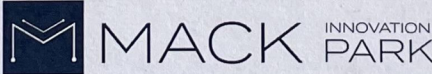
Factory Finish
Overhead Door Color:
Desert Tan (Smooth)



COLOR AND MATERIAL PALETTE



REAL ESTATE GROUP

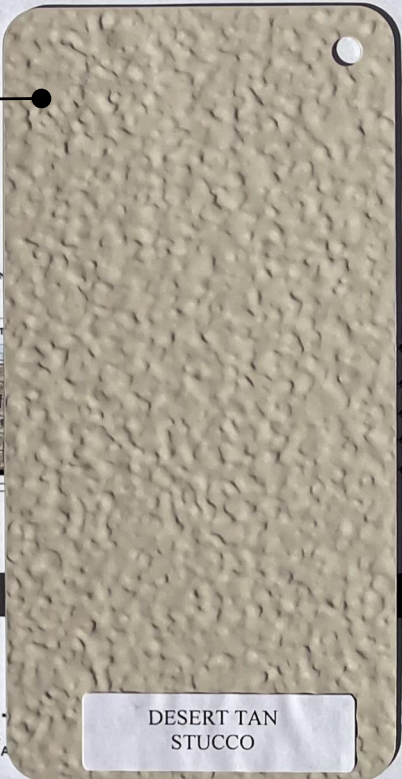


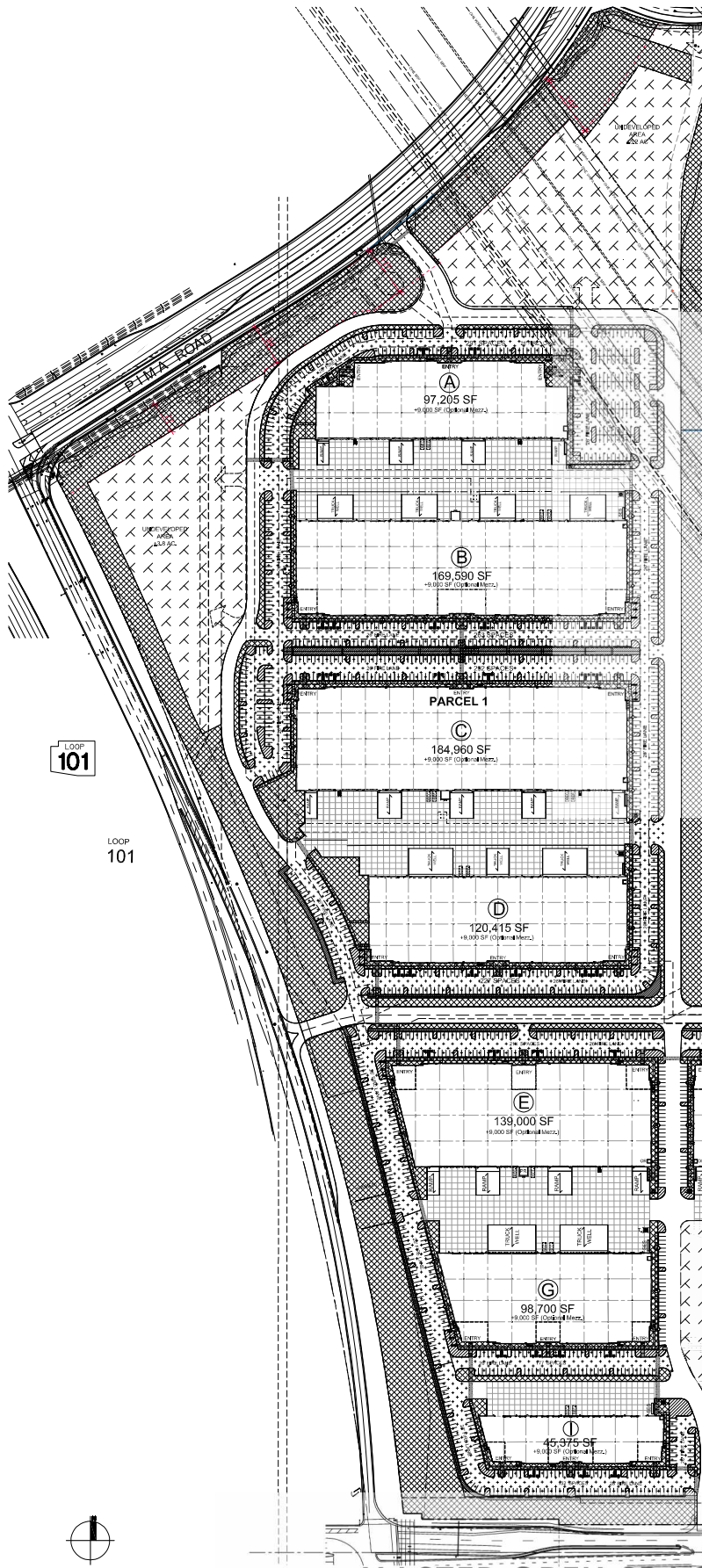
INNOVATION PARK

NE CORNER LOOP 101 AND BELL ROAD
Scottsdale, Arizona

DR MATERIAL

DESERT TAN
STUCCO

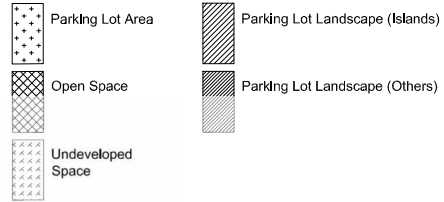




OPEN SPACE DATA

Zoning:	I-1/PCD (unless otherwise noted on plan)
Parcel 1 Lot Area:	+/- 3,301,604 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

OPEN SPACE LEGEND



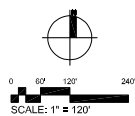
MASTER OPEN SPACE CALCULATIONS - Parcel 1							
PROVIDED				Provided Parking Landscape Area			
Total Lot Area (SF)	Lot Area (SF)	Building Area (SF)	Open Space Area (SF)	Parking Lot Area (SF)	Parking Lot Landscape Area (SF) - Islands	Parking Lot Landscape Area (SF) - Other	Provided Open Space % (footnote #1)
3,299,180	Building A	27,225	40,651	107,078	9,825	0	0.0%
	Building B	183,550	27,740	59,556	8,329	5,641	0.7%
	Building C	184,960	38,057	100,683	10,745	6,739	0.9%
	Building D	126,413	47,534	76,844	6,812	4,960	1.1%
	North O.S.	443,940	0	0	0	0	10.7%
	Building E	139,000	27,854	62,490	8,172	7,678	0.7%
	Building F	121,000	30,716	62,634	13,347	6,844	0.7%
	Building G	98,700	24,047	46,420	6,170	2,858	0.6%
	Building I	45,375	14,575	50,455	6,238	7,184	0.4%
	South O.S.	144,166	0	0	0	0	3.5%
944,752	Undeveloped	84,475	0	0	0	0	2.0%
4,144,532		878,245	924,773	601,201	69,440	40,944	22.3%
				Total Parking Lot Landscape Area Provided=116,384			

OPEN SPACE CALCULATIONS - Parcel 1 Undeveloped Area (footnote #2)			
Undeveloped Lot Area (SF)	Area	Minimum Required Open Space Area (SF) (Lot Area x 10%)	
229,790	NEC Lot	22,979.0	
187,110	NWC Lot	18,711.0	
447,893	South Lot	44,789.3	
864,793	Total	86,479.3	

REQUIRED LANDSCAPE AND OPEN SPACE CALCULATION (footnote #3)				
Location	Formula	REQUIRED (SF)	PROVIDED (SF)	PROVIDED (%)
Parking Lot Landscape Required	Parking Lot Area x 15%	90,189	116,384	19.4%
Parking Island Landscape Required	Required Parking Lot Area x 33.3%	38,794	69,440	59.7%
Open Space Area Required	Lot Area x 10% + (Lot Area x 0.003 x 40' Max Height/12')	751,031	1,041,157	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.

MASTER OPEN SPACE PLAN



MACK REAL ESTATE GROUP



MACK INNOVATION PARK

NEC Loop 101 & Bell Road
Scottsdale, AZ

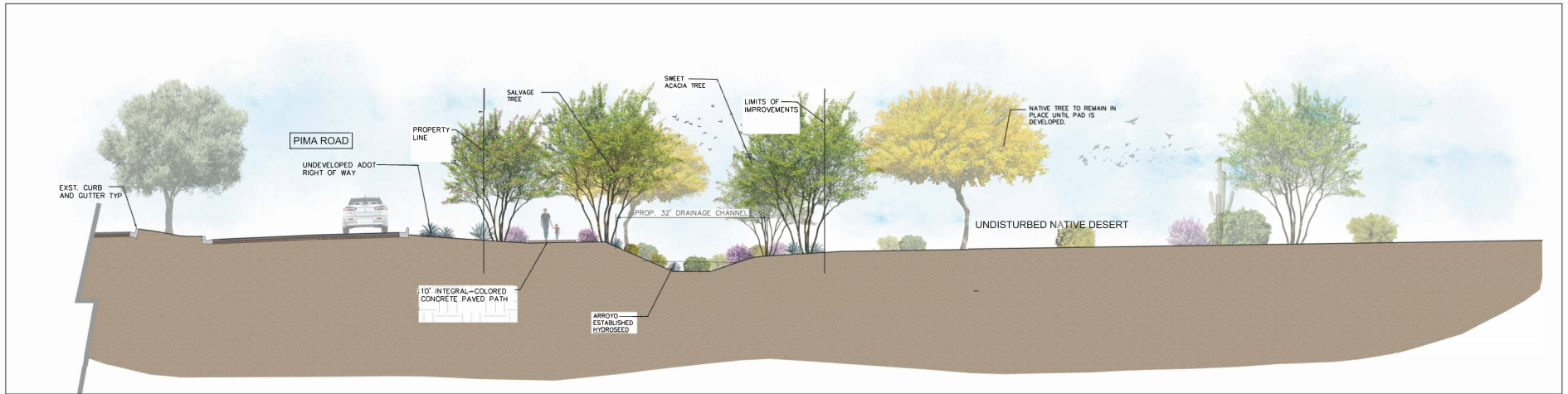
DR23



Rev.12-22-23
Rev.10-20-23
05-22-2023
22024-ST14_Open Space
Butler Design Group, Inc.
architects & planners

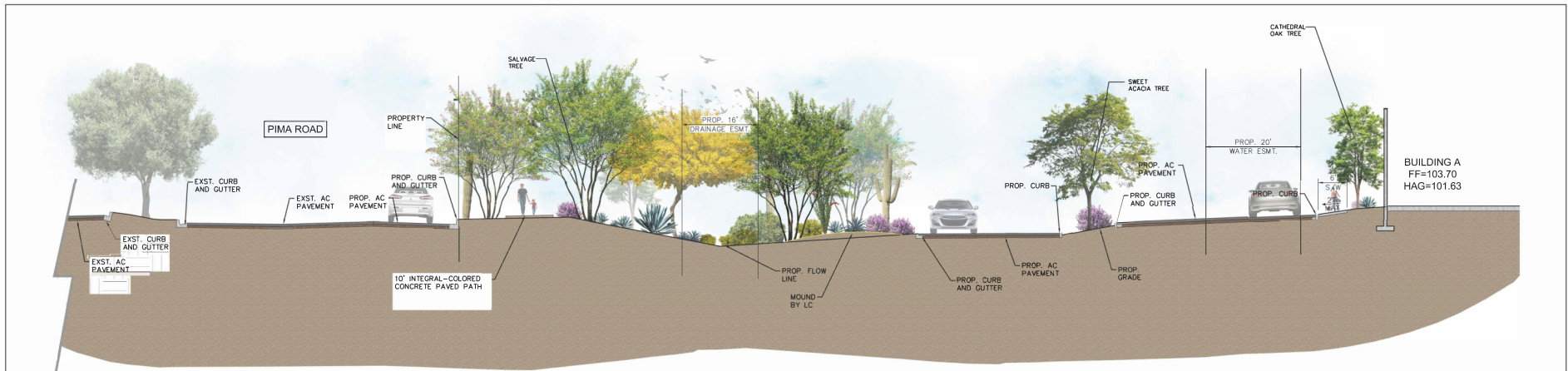






PIMA ROAD SECTION A

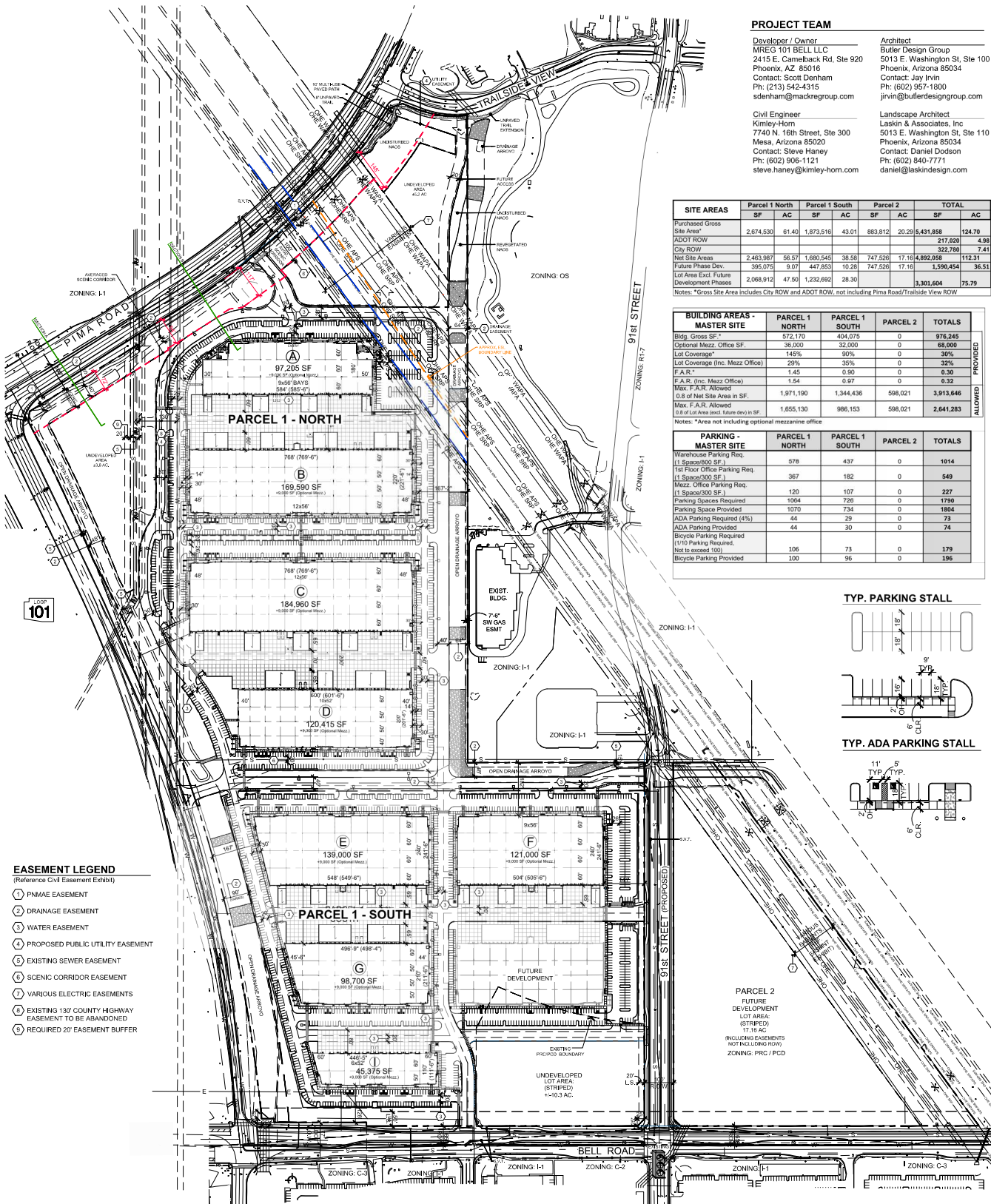
Not to Scale



PIMA ROAD SECTION B

Not to Scale





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

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

Civil Engineer
 Kimley-Horn
 7740 N. 16th Street, Ste 300
 Mesa, Arizona 85202
 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
Purchased Gross Site Area*	SF AC	SF AC	SF AC	SF AC
	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	2,463,987 56.97	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 47.90	1,232,692 28.30		3,301,604 75.79

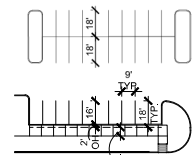
Notes: *Gross Site Area includes City ROW and ADOT ROW, not including Pima Road/Trailside View ROW

BUILDING AREAS - MASTER SITE	PARCEL 1 NORTH	PARCEL 1 SOUTH	PARCEL 2	TOTALS
Bldg. Gross SF	572,170	404,075	0	976,245
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

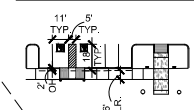
Notes: *Area not including optional mezzanine office

PARKING - MASTER SITE	PARCEL 1 NORTH	PARCEL 1 SOUTH	PARCEL 2	TOTALS
Warehouse Parking Req. (1 Space/500 SF)	578	437	0	1014
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 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)	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

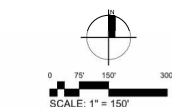


MACK INNOVATION PARK

NEC Loop 101 & Bell Road

Scottsdale, AZ

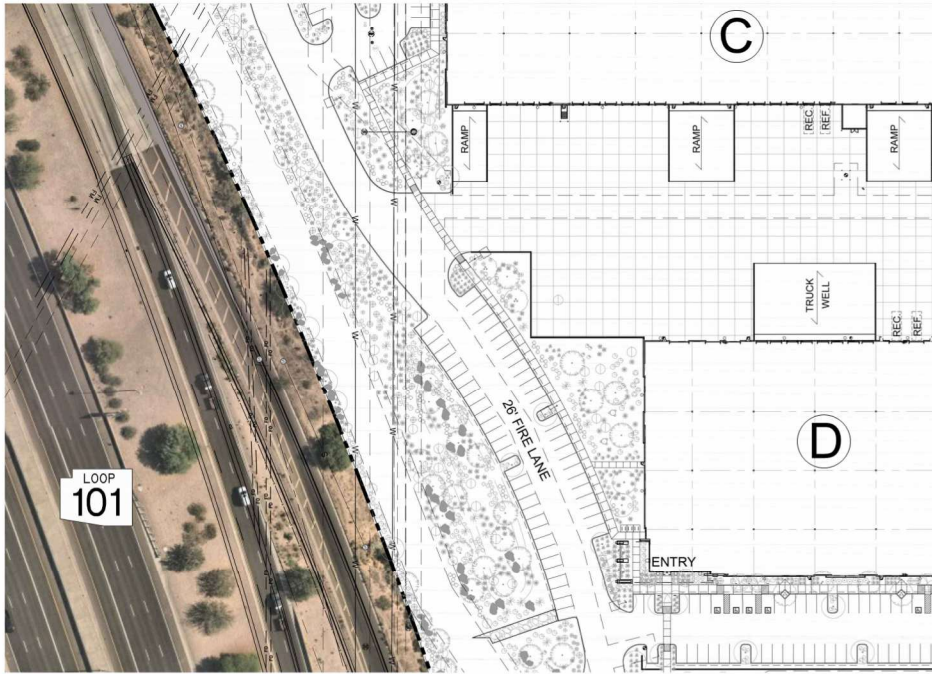
DR24-A



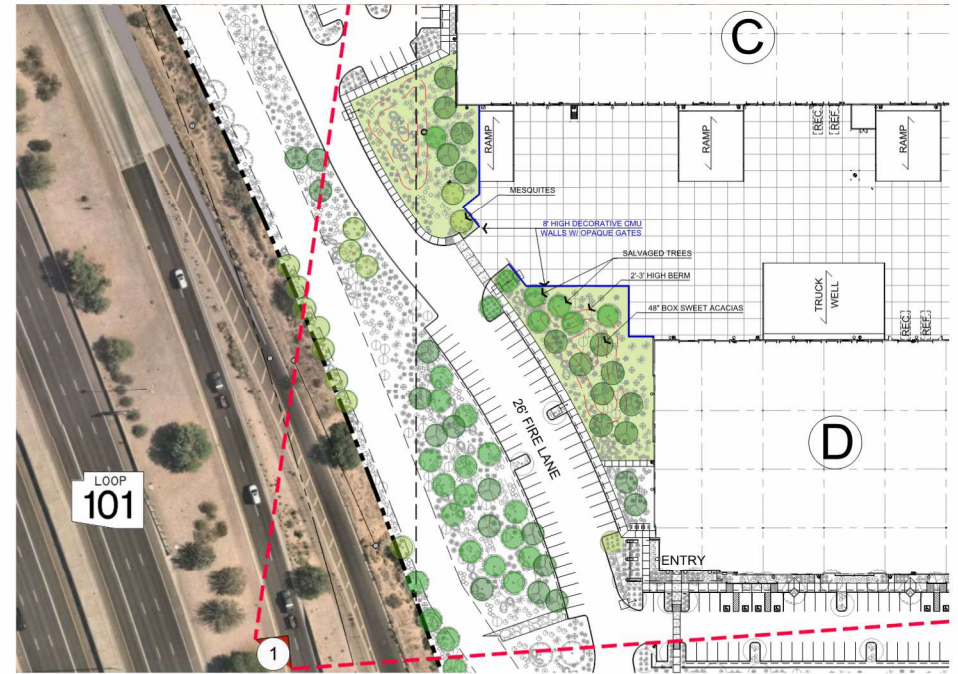
Rev. 12-22-23
 Rev. 10-20-23
 05-22-2023
 22024-ST13

MACK REAL ESTATE GROUP

Butler Design Group, Inc.
 architects & planners



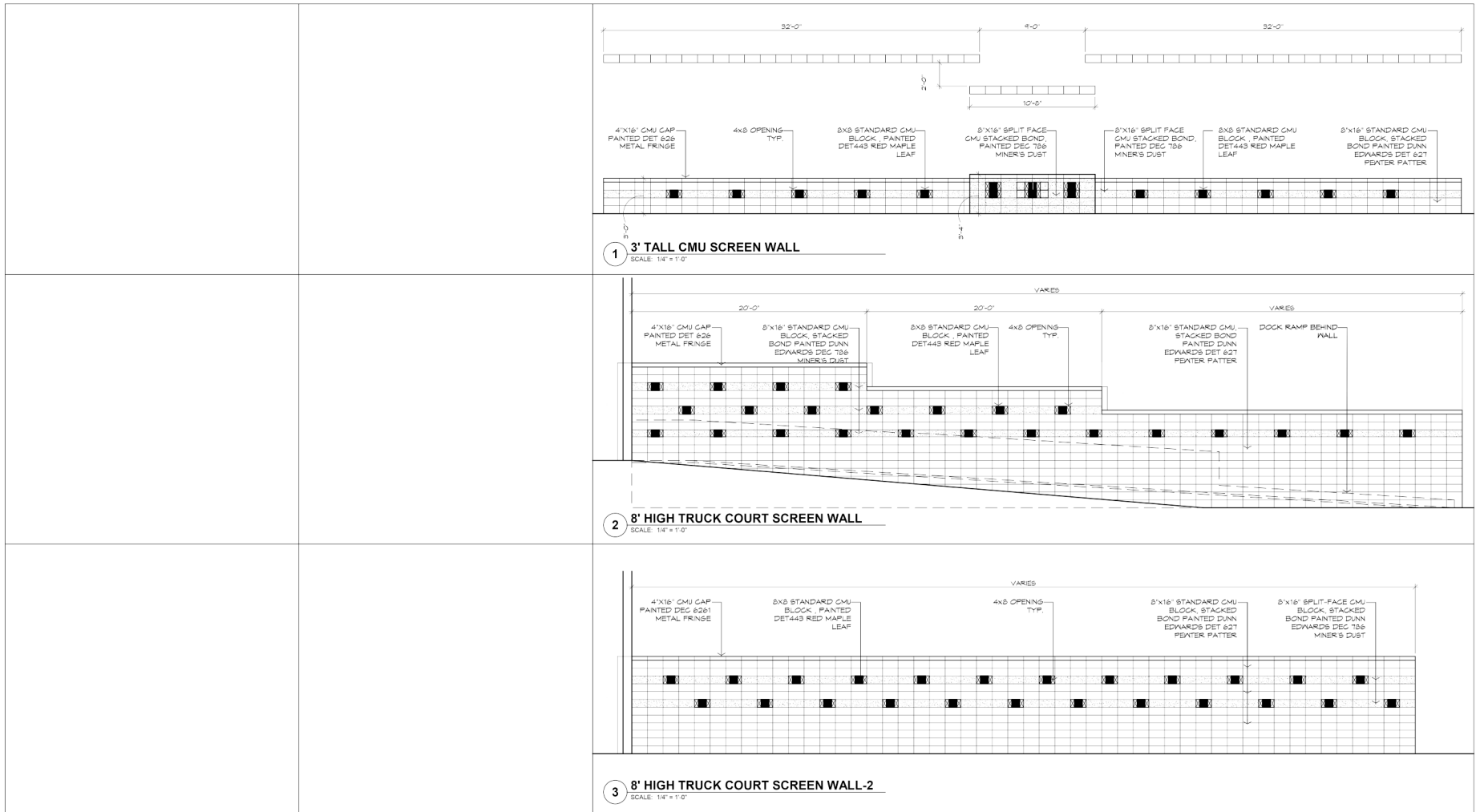
CURRENTLY PROPOSED
SCALE: 1"=50'



PROPOSED REVISIONS
SCALE: 1"=50'



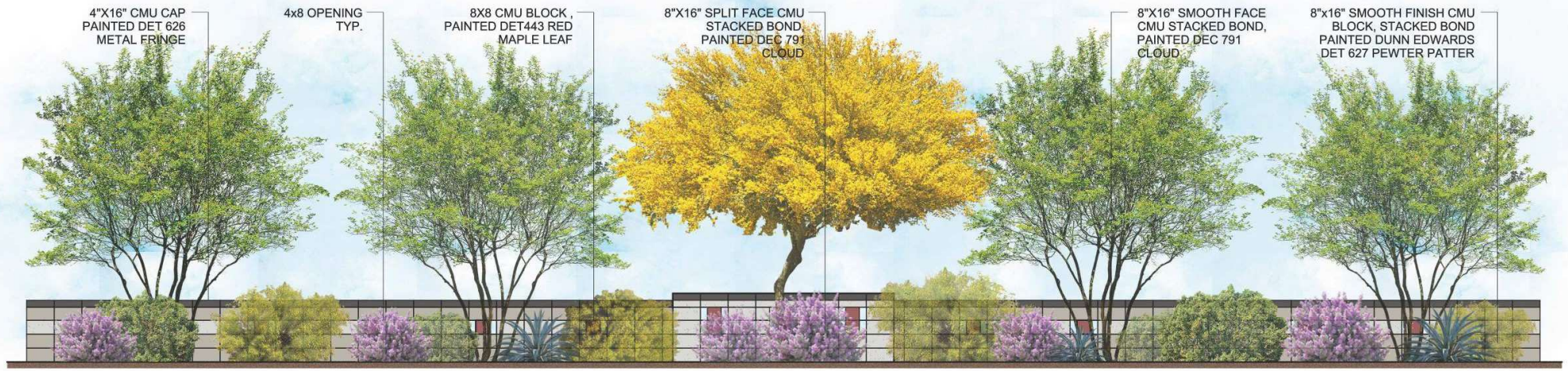
VIEW #1



Revision 2: 10/20/2023

TYP. 3' PARKING SCREEN WALL PLAN VIEW

N.T.S



TYP. 3' PARKING SCREEN WALL ELEVATION

N.T.S

MACK | REAL ESTATE GROUP



MACK INNOVATION PARK

3' PARKING SCREEN WALL
LANDSCAPE EXHIBIT

NEC Loop 101 & Bell Road
SCOTTSDALE, AZ



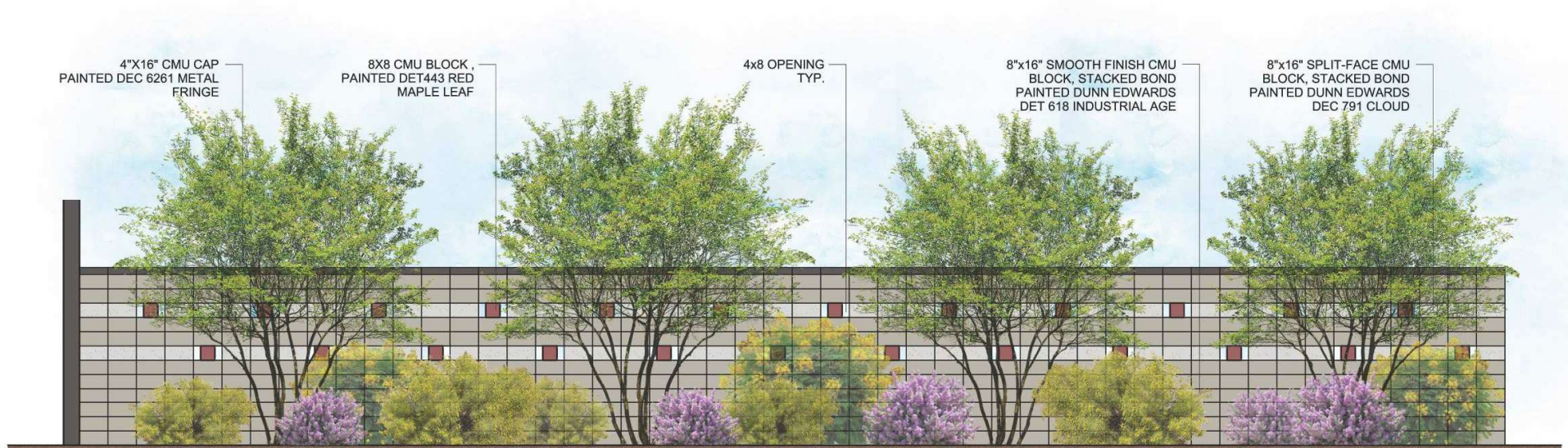
LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS



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

MACK REAL ESTATE GROUP



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