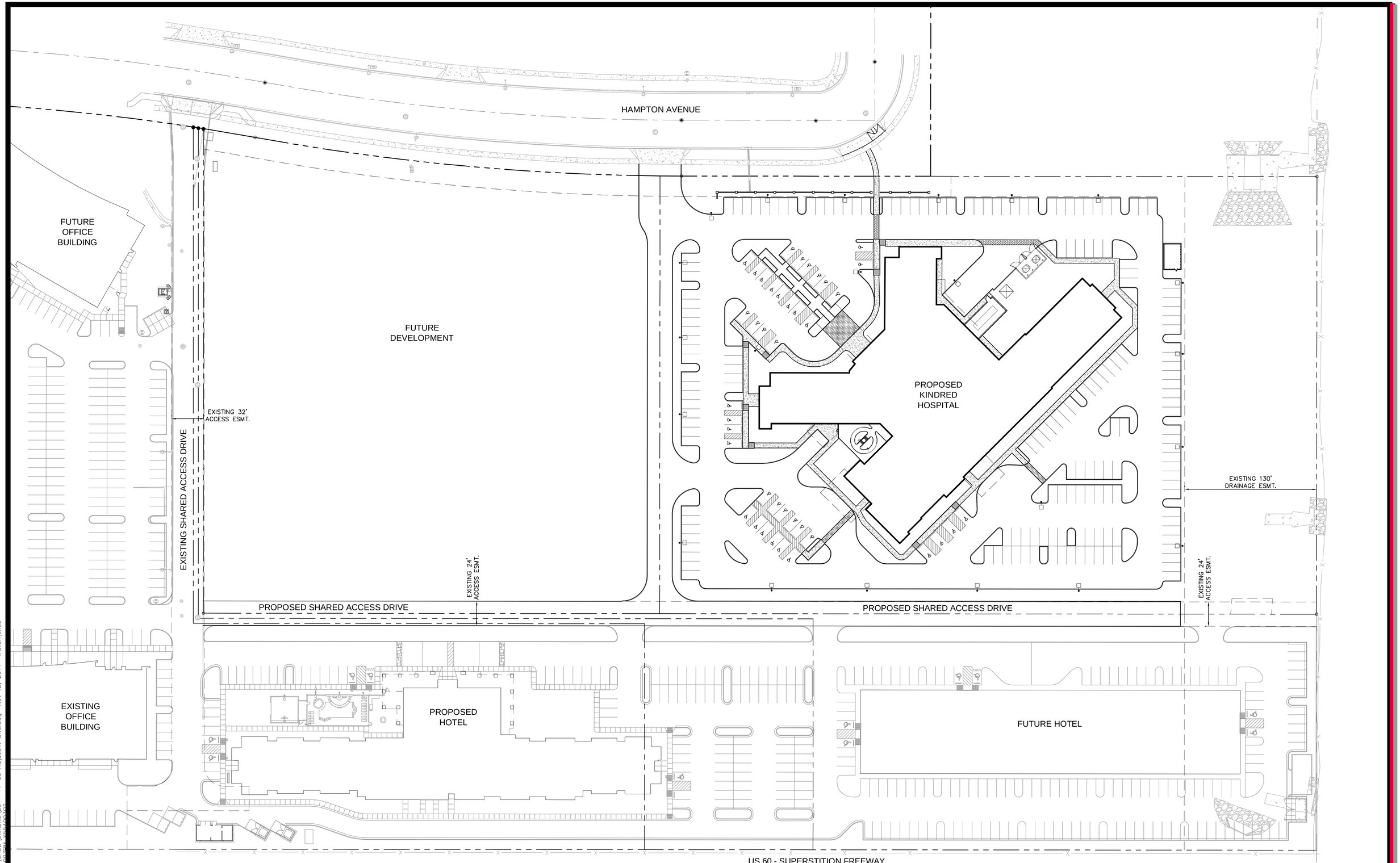

OSP-1 KINDRED MESA OVERALL SITE PLAN

Kimley»Horn

K:\PHX_Civil\191554003\CADD\Exhibits\2014-11-05 Adjacent Site.dwg Nov 12, 2014 traver.jones

KINDRED REHABILITATION HOSPITAL

MESA, ARIZONA

CITY DESIGN REVIEW SUBMITTAL

OWNER

KINDRED HEALTHCARE, INC.
680 SOUTH FOURTH STREET
LOUISVILLE, KY 40202
502.596.7287
CONTACT: GREG THOMAS

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KITCHELL CONTRACTORS
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PHOENIX, AZ 85016
602.222.5000
602.263.8876 FAX
PRIMARY CONTACT: KC DOUGHERTY
CONTACT: JULIE GARCIA

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817.226.1919 FAX
PRIMARY CONTACT: CASEY CARLTON
CONTACT: DAVID TOOLEY

STRUCTURAL CONSULTANT

STRUCTURAL AFFILIATES
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NASHVILLE, TN 37205
615.269.0069
CONTACT: JOHN KENNEDY

MEP CONSULTANT

SW ASSOCIATES
5429 LBJ FREEWAY, SUITE 300 - LB129
DALLAS, TX 75240
214.397.0211
CONTACT: MARK A. STRINGER
CONTACT: JOHN PIAZZA

CIVIL CONSULTANT

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
602.944.5500
602.944.7423 FAX
CONTACT: STEVE HANEY
CONTACT: TRAVER JONES

INDEX OF DRAWINGS

GENERAL

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NOVEMBER 11, 2014	●		G3.02 ARCHITECTURAL SITE DETAILS
NOVEMBER 11, 2014	●		G3.03 ARCHITECTURAL SITE DETAILS

CIVIL

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NOVEMBER 11, 2014	●		GD1 PRELIMINARY GRADING AND DRAINAGE PLAN
NOVEMBER 11, 2014	●		GD2 PRELIMINARY GRADING AND DRAINAGE PLAN
NOVEMBER 11, 2014	●		GD3 PRELIMINARY GRADING AND DRAINAGE PLAN
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NOVEMBER 11, 2014	●		LS1 PRELIMINARY LANDSCAPE PLAN

ARCHITECTURAL

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PROJECT INFORMATION

Building Area:

Level One	39,685 sf
Level Two	21,960 sf
Level Three	21,960 sf
Gross Building Area:	83,605 sf

Construction Type:
New Building Construction:
Type II(1,1,1) per NFPA 220 or IBC Equivalent Type, Type II-A, Fully Sprinklered (Table 601 and 503)

Maximum allowable heights/areas: (IBC Table 503)

Maximum Allowable Building Height:	85'
Maximum Number of Stories:	3
Maximum Allowable Area per Story:	56,250 sf

Seismic Design Category: (TBD) IBC TABLE 1613.5.3(1) AND TABLE 1613.5.3(2)
FIRE PROTECTION REQUIREMENTS:

New Building Fire Resistance Rating

	NFPA 220 II (1,1,1)	IBC II-A	Project will comply with most stringent conditions.	UL Assembly #
Columns:				
Supporting more than one floor:	1-hr	1-hr	**1-hr**	X772 & X771
Supporting only one floor:	1-hr	1-hr	**1-hr**	X772 & X771
Supporting roofs only:	1-hr	1-hr	**1-hr**	X772 & X771
Beams, Girders, Trusses, and Arches:				
Supporting more than one floor:	1-hr	1-hr	**1-hr**	N782
Supporting one floor only:	1-hr	1-hr	**1-hr**	N782
Supporting roofs only:	1-hr		**1-hr**	P732
Floor-Ceiling Assembly:	1-hr	1-hr	**1-hr**	D902
Roof-Ceiling Assembly:	1-hr	1-hr	**1-hr**	P723

Sprinklers: Fully Sprinklered

Elevator Shafts: 1-hr

Stair Enclosures: 1-hr, with 60 minute UL labeled doors and frames

ENERGY CODE CLASSIFICATION:

COUNTY:	MARICOPA	ROOF R-VALUE:		WALL R-VALUE:	
ZONE:	2B	CODE MIN.	R-20ci	CODE MIN.	R-13
		PROJECT MIN.	R-20ci	PROJECT MIN.	R-13

CODE SUMMARY

CITY OF CHANDLER, AZ - APPLICABLE CODES AND STANDARDS:

2006	*INTERNATIONAL BUILDING CODE (IBC)
2006	*INTERNATIONAL FUEL GAS CODE
2006	*INTERNATIONAL MECHANICAL CODE
2009	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2006	*INTERNATIONAL PLUMBING CODE
2006	*INTERNATIONAL FIRE CODE
2005	NATIONAL ELECTRIC CODE
2006	ANSI A117.1 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
	NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

*APPLICABLE CITY OF MESA AMENDMENTS

STATE OF ARIZONA - APPLICABLE CODES and STANDARDS:

2010	GUIDELINES FOR DESIGN AND CONSTRUCTION OF HOSPITALS AND HEALTH CARE FACILITIES
2012	NFPA 101, LIFE SAFETY CODE
	R9-1-412 PHYSICAL PLANT HEALTH AND SAFETY CODE STANDARDS
	2012 NATIONAL FIRE CODE
	2012 INTERNATIONAL BUILDING CODE
	2012 INTERNATIONAL MECHANICAL CODE
	2012 INTERNATIONAL PLUMBING CODE
	2012 INTERNATIONAL FIRE CODE
	ICC/A117.1-2009 AMERICAN NATIONAL STANDARD: ACCESSIBLE AND USABLE BUILDINGS FACILITIES
	2012 INTERNATIONAL FUEL GAS CODE
	2012 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE

FEDERAL:

2010	AMERICANS WITH DISABILITIES ACT & ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES (ADA-ABAAG)
2000	NFPA 101 LIFE SAFETY CODE

PROPOSED BUILDING INFORMATION - NEW STRUCTURE

Occupancy Classification:
Institutional (IBC I-2 Occupancy)

SYMBOLS KEY

DRAFTING GRAPHICS

- 648 NEW OR REQUIRED POINT ELEVATION
- 289.4 EXISTING POINT ELEVATION
- NEW CONTOURS
- NAME A101 ROOM NAME AND NUMBER
- 1 A COLUMN REFERENCE GRID (LETTER, NUMBER)
- 7001 DOOR MARK
- A WALL TYPE
- 01/A8.01 SECTION
- 01/A8.01 ELEVATION
- 01/A10.01 DETAIL
- 10 INTERIOR WINDOW TYPE
- 10 EXTERIOR WINDOW TYPE
- LEVEL LINE
- 1 COLOR MARK (LETTER) REVISION # (NUMBER)
- DIM TO ℄ / DIM TO FACE OF FINISH MATERIAL

DRAWING NUMBER KEY

REFER TO STRUCTURAL & MECHANICAL SHEETS FOR THEIR DISCIPLINE LEGEND

DISCIPLINE
A. ARCHITECTURAL
C. CIVIL
L. LANDSCAPE
M. MECHANICAL
E. ELECTRICAL
P. PLUMBING
S. STRUCTURAL
K. KITCHEN
R. RADIOLOGY

SHEET NO. OR KEYPLAN AREA NO.

15/A2.11R

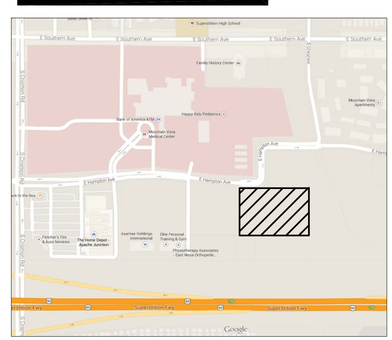
NUMBER OF PLAN, DETAIL, ETC.. ON SHEET
SERIES NO. OR DRAWING SERIES
DESIGNATES RENOVATION PROJECT
REVISION NUMBER
DWG IN THIS ISSUE
MOST RECENT ISSUE DATE → 15 MAY. 96 ● #1

ISSUE DATES

DATE / ISSUE

CITY DESIGN REVIEW SUBMISSION		OCTOBER 03, 2014
CITY DESIGN REVIEW SUBMISSION	●	NOVEMBER 11, 2014

PROJECT AREA MAP



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Kindred Healthcare
KITCHELL

ISSUED FOR CITY DESIGN APPROVAL

NOT FOR CONSTRUCTION

KINDRED REHABILITATION HOSPITAL
MESA, ARIZONA
10309 EAST HAMPTON AVE.
MESA, AZ 85209

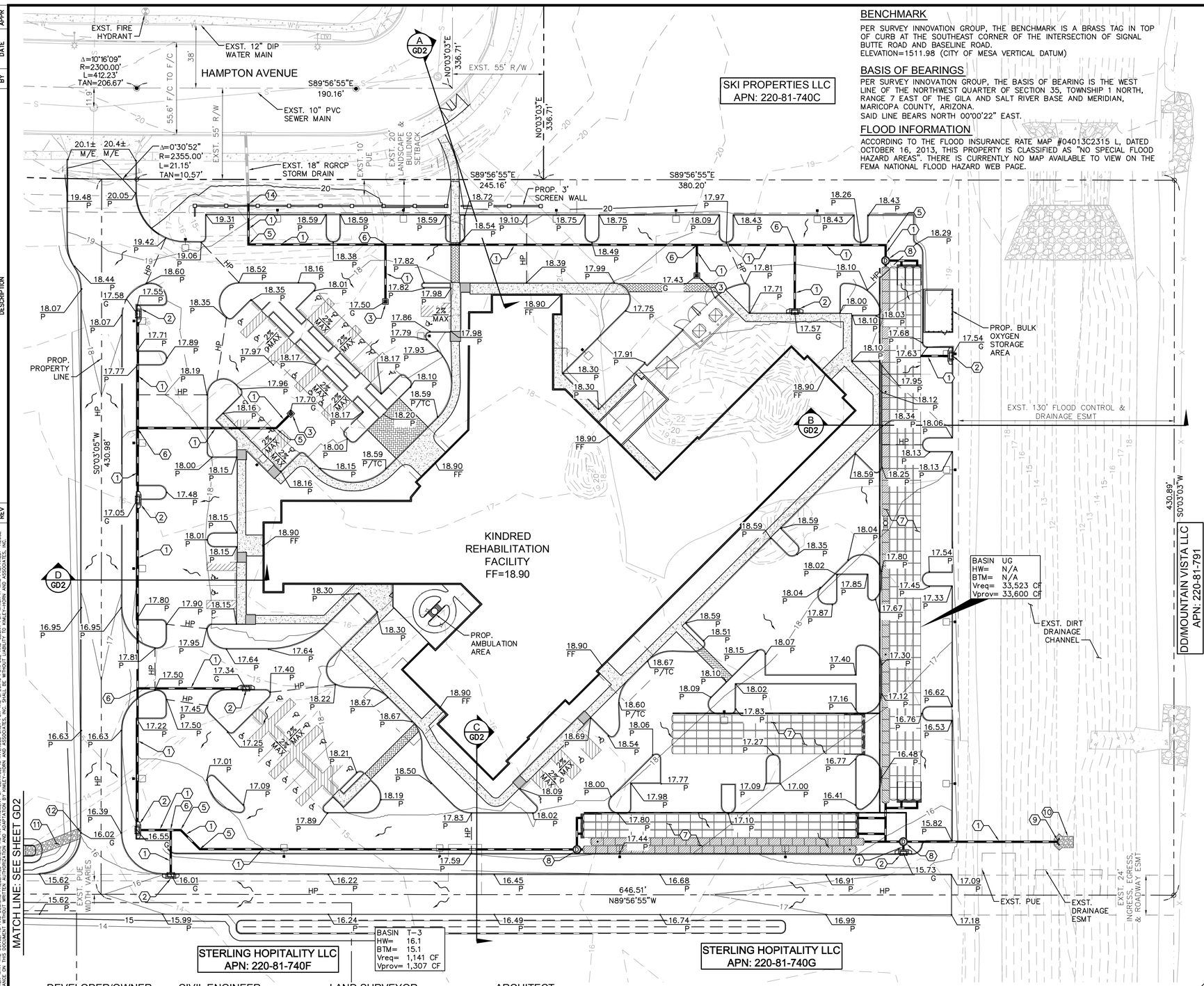
40113 RODNEY L. BOBER
11/11/2014

Revisions:

Drawn By: CC
Checked By: DT
Issue Date: November 11, 2014
Project No: 2014-130

Sheet No:

G0.00
INDEX



BENCHMARK

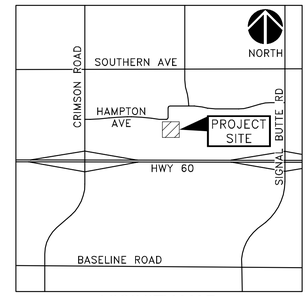
PER SURVEY INNOVATION GROUP, THE BENCHMARK IS A BRASS TAG IN TOP OF CURB AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SIGNAL BUTTE ROAD AND BASELINE ROAD.
ELEVATION=1511.98 (CITY OF MESA VERTICAL DATUM)

BASIS OF BEARINGS

PER SURVEY INNOVATION GROUP. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
SAID LINE BEARS NORTH 00°00'22" EAST.

FLOOD INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2315 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS CLASSIFIED AS "NO SPECIAL FLOOD HAZARD AREAS". THERE IS CURRENTLY NO MAP AVAILABLE TO VIEW ON THE FEMA NATIONAL FLOOD HAZARD WEB PAGE.



VICINITY MAP
MESA, AZ
N.T.S.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- EXISTING SANITARY SEWER MAIN
- EXISTING PUBLIC WATER MAIN
- PROPOSED STORM DRAIN
- EXSTING STORM DRAIN
- HP — HIGH POINT
- 12 — PROPOSED CONTOUR
- 2 — EXISTING CONTOURS
- 10.00 P — PROPOSED PAVEMENT SPOT ELEVATION
- 10.00 P — EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN

GRADING AND DRAINAGE NOTES:

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537
4. CATCH BASIN PER MAG STD DET 535.
5. HDPE STORM DRAIN PIPE BEND.
6. HDPE STORM DRAIN TEE.
7. STORM-TECH UNDERGROUND STORM WATER DETENTION CHAMBERS
8. STORM DRAIN SYSTEM CONNECTION TO STORM-TECH CHAMBERS.
9. HEADWALL PER MAG STD DET 501.
10. RIP-RAP PROTECTION.
11. RIP-RAP SPILLWAY.
12. 2' CURB OPENING.
13. 2' WIDE CONCRETE DRAINAGE CHANNEL.
14. REMOVE EXISTING HEADWALL AND CONNECT TO EXISTING STORM DRAIN PIPE.

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NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
ENGINEER T. JONES
PE NO. 52738 DATE 11-12-14

NOTES:

1. ADD 1500 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. SEE SHEET GD2 FOR DRAINAGE CALCULATIONS.

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

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LAND SURVEYOR
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PH: (480) 922-0781
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ARCHITECT
ASCENSION GROUP ARCHITECTS
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CONTACT: CASEY CARLTON

REV	DESCRIPTION	BY	DATE	APPR

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Kindred Healthcare

10309 E. HAMPTON AVENUE
PRELIMINARY GRADING AND DRAINAGE PLAN
MESA, ARIZONA

PROJECT No. 191554003
SCALE (H): 1"=30'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 11/12/14

Registered Professional Engineer (Civil) CERTIFICATE NO. 52738 TRAVER JONES Date Signed 11/12/14 ARIZONA, U.S.A. Expires 09/30/15

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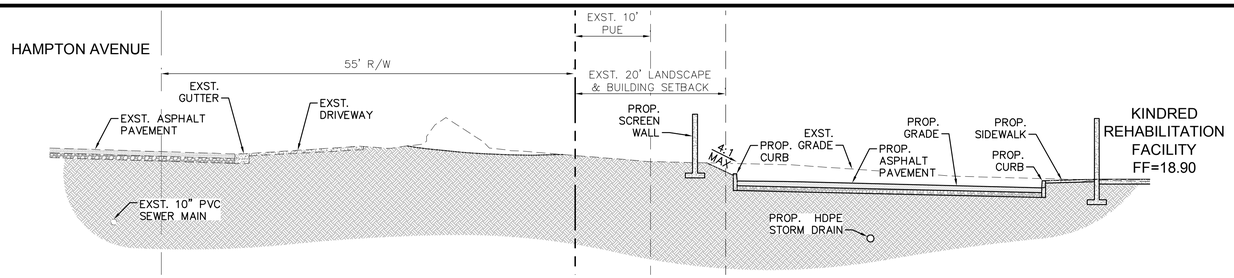
GD1
1 OF 2 SHEETS



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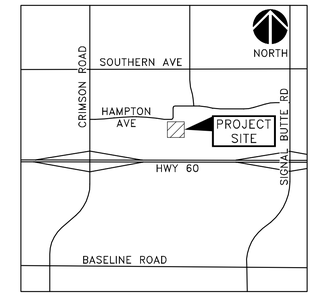
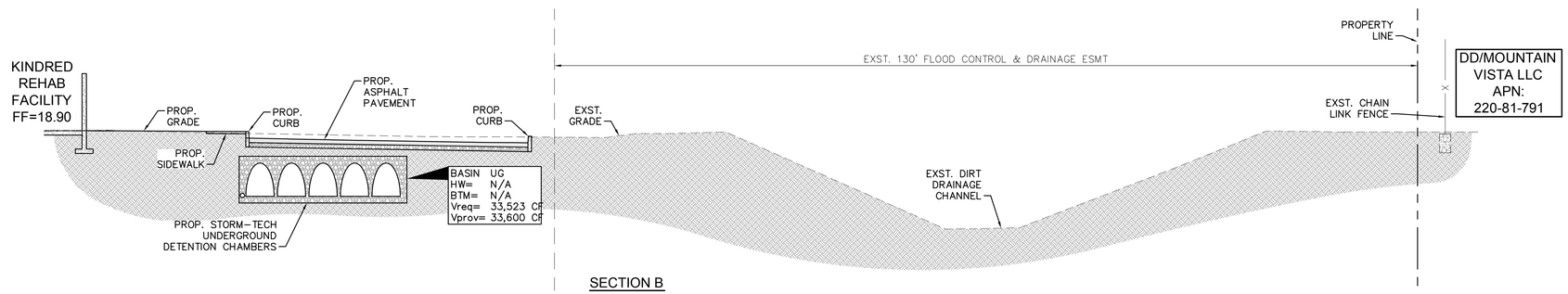


VICINITY MAP
MESA, AZ
N.T.S.



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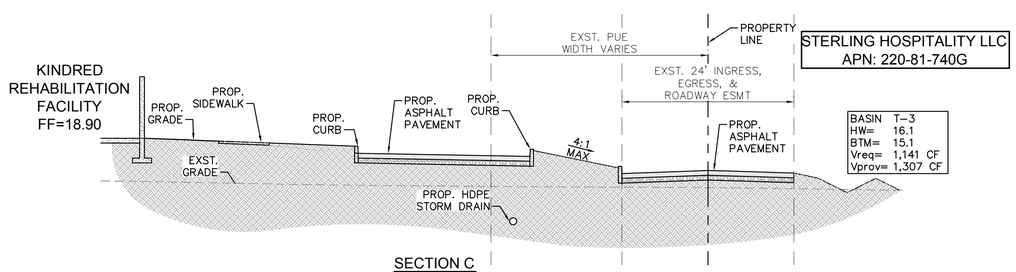

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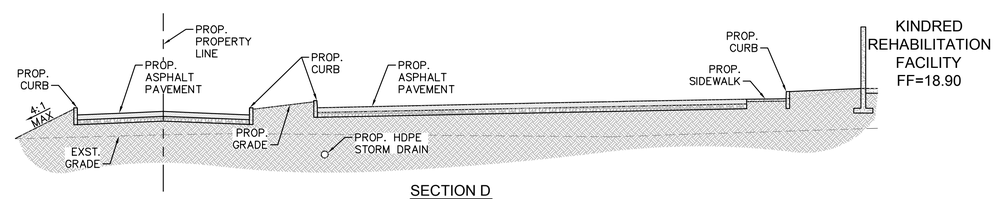

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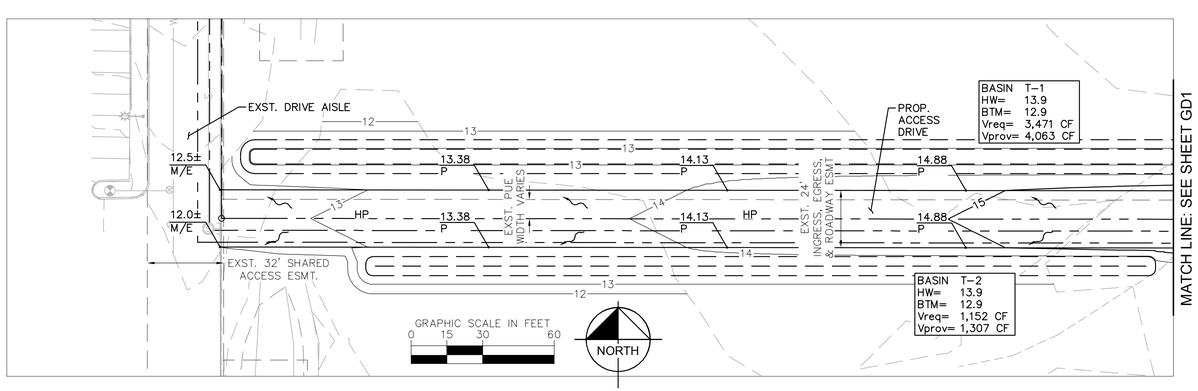

MATCH LINE: SEE SHEET GD1

DRAINAGE CALCULATIONS

VOLUME REQUIRED = C*I*A
C = 0.85 FOR ROOF/PAVEMENT
= 0.50 FOR LANDSCAPE AREA
I = 2.20 FOR 100-YR, 2-HR STORM
A = AREA IN SQUARE FEET

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG	Landscaping	0.50	0	0		
	Building	0.85	39,653	6,179		
	Pavement	0.85	175,467	27,344		
			215,120	33,523	33,600	77

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
T1	Landscaping	0.50	5,707	523		
	Building	0.85	0	0		
	Pavement	0.85	18,916	2,948		
			24,623	3,471	4,063	592

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
T2	Landscaping	0.50	2,641	242		
	Building	0.85	0	0		
	Pavement	0.85	5,839	910		
			8,480	1,152	1,307	155

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
T3	Landscaping	0.50	2,641	242		
	Building	0.85	0	0		
	Pavement	0.85	5,766	899		
			8,407	1,141	1,307	166

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ENGINEER T. JONES
PE NO. 52738 DATE 11-12-14

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(OUTSIDE MARICOPA COUNTY)

REV	DESCRIPTION	BY	DATE	APPR

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Phoenix, Arizona 85020 (602) 944-5500

Kindred Healthcare

10309 E. HAMPTON AVENUE
SECTIONS
MESA, ARIZONA

PROJECT No. 191554003
SCALE (H): NONE
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 11/12/14

Registered Professional Engineer (Civil) CERTIFICATE NO. 52738 TRAVER JONES Date Signed 11/12/14 ARIZONA, U.S.A. Expires 09/30/17

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GD2
2 OF 2 SHEETS

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CITY OF MESA GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   A. DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES.
   B. DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
   C. INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
2. INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIALS SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS AS AMENDED BY THE CITY OF MESA IN THE CURRENT EDITION OF THE MESA ENGINEERING PROCEDURES MANUAL, LANDSCAPE & IRRIGATION STANDARDS .
3. CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.
4. LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED.
5. ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF THE SITE AT THE CONTRACTOR'S EXPENSE (SCARIFY EXISTING SUBGRADE, MINIMUM SIX (6) INCHES DEPTH).
6. DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, I.E., RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH SURROUNDING GRADES, EXCESS SOIL, ROCK, ETC. SHALL BE REMOVED TO LEAVE THE SITE CLEAN.
7. ALL PLANT MATERIAL, OTHER THAN TREES, SHALL CONFORM TO GRADING, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES SHALL CONFORM TO THE CURRENT ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS AND MAG SPEC 795.7. SHOULD ANY CONFLICTS IN THE SPECIFICATIONS OCCUR, THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL.
8. CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS WHICH MAY DESTROY ROOTBALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY.
9. PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS IN ADVANCE.
10. ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.
11. SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE COMPLETED BY CONTRACTOR TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE COPY OF SOIL TEST RESULTS FOR REVIEW AND APPROVAL TO ENGINEERING INSPECTOR AT LEAST SEVEN DAYS PRIOR TO ANTICIPATED PLANTING. AFTER APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME OF PLANTING.
12. PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE HALF PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER SETTLED WITHOUT PUDDLING.
13. CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FROM PLANS.
14. ALL EXISTING (GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FINAL GRADE AS NECESSARY. NPI UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL INSTALL WATER METER PROVIDED BY THE CITY OF MESA. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS INCLUDING ALL APPURTENANCES AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM FROM THE METER (WATER USAGE CHARGES SHALL BE PAID BY CONTRACTOR UNTIL PROJECT FINAL ACCEPTANCE BY CITY OF MESA). CONTRACTOR SHALL ORDER METER FROM DEVELOPMENT SERVICES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UNDERGROUND SPRINKLER SYSTEMS IN ADVANCE OF CONSTRUCTION. THE SPRINKLER SYSTEM LOCATIONS NOTED ON PLANS ARE FOR REFERENCE ONLY.
17. CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRUCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW CHANNEL.
18. CONTRACTOR TO PROVIDE PUMPING WITHIN FIVE (5) DAYS AFTER THE NOTICE TO PROCEED IS GIVEN AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
19. CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE ENGINEERING INSPECTOR.
20. NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL WHERE TURF ESTABLISHMENT IS SPECIFIED. ROCK REMOVAL AS NECESSARY IS INCLUDED IN THIS PROJECT (NPI).
21. WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER SPECIFICATION, AND A LIQUID PENETRATOR, "AL-KALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS.
22. PROJECT RECORD DRAWINGS FOR IRRIGATION SYSTEM:
   A. MAINTAIN ON SITE AND SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION, ONE COMPLETE SET OF CONTRACT DOCUMENTS AS PROJECT RECORD DOCUMENTS. KEEP DOCUMENTS CURRENT. DO NOT PERMANENTLY COVER WORK UNTIL AS-BUILT INFORMATION IS RECORDED.
   B. RECORD PIPE AND WIRING NETWORK ALTERATIONS. RECORD WORK WHICH IS INSTALLED DIFFERENTLY THAN SHOWN ON THE CONSTRUCTION DRAWINGS. RECORD ACCURATE REFERENCE DIMENSIONS, MEASURED FROM AT LEAST TWO PERMANENT REFERENCE POINTS, OF EACH IRRIGATION SYSTEM VALVE, EACH BACKFLOW PREVENTION DEVICE, EACH CONTROLLER OR CONTROLLER UNIT, EACH SLEEVE END, EACH STUB-OUT FOR FUTURE PIPE OR WIRING CONNECTIONS, AND OTHER IRRIGATION COMPONENTS ENCLOSED WITHIN A VALVE BOX.
23. FOR PARKS AND RETENTION BASINS: CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH OF TWO (2) INCHES. DECOMPOSED GRANITE SHALL BE 1/2" MINUS WITH THE COLOR AS SPECIFIED ON THE PLANS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED BEFORE AND AFTER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURER'S RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN, DACTHAL, OR APPROVED EQUAL. NOT MORE THAN 8% OF DECOMPOSED GRANITE SHALL PASS THROUGH A #200 MESH SCREEN, 15% THROUGH A #40 MESH SCREEN, 98% THROUGH A #4 MESH SCREEN, AND 100% SHALL PASS THROUGH A 1/2" MESH SCREEN. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND APPROVAL.
24. FOR STREET LANDSCAPE PROJECTS: CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE AS FOLLOWS:
   A. DECOMPOSED GRANITE GROUND COVER SHALL BE 1/2" SIZE SCREENED AND WASHED.
   B. PLACE AND ROLL TO TWO (2) INCH TOTAL DEPTH OVER 85% COMPACTED SUBGRADE.
25. PRE-EMERGENT HERBICIDE SURFLAN, DACTHAL, OR APPROVED EQUAL SHALL BE APPLIED BEFORE AND AFTER GRANITE PLACEMENT.

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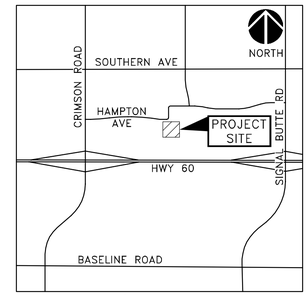

VICINITY MAP
MESA, AZ
N.T.S.

LANDSCAPE PLAN NOTES

1. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO THE LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
2. ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM 2" LAYER OF DECOMPOSED GRANITE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPE 90 DAYS PAST FINAL INSPECTION.
4. TERMINAL/PARKING ISLAND LANDSCAPING SHALL START 30' IN FROM BACK OF CURB TO CENTER OF PLANTS.
5. ALL PLANTS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
7. LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION.
8. FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE SPECIFICATIONS ON SHEET LS1.
9. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
10. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS A RESULT OF THEIR WORKMANSHIP. ALL REPAIRS WILL BE PERFORMED IMMEDIATELY.
11. EXISTING LANDSCAPE THAT IS DAMAGED, NOT SCHEDULED FOR REMOVAL, SHALL BE REPLACED TO EXISTING CONDITION.
12. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
13. AS-BUILT LANDSCAPE PLANS ARE REQUIRED PRIOR TO C/O.
14. LANDSCAPE ARCHITECT IS TO HAVE LOCAL REPRESENTATIVES VISIT AT TWO TIMES, ONE FOR INSPECTION PRIOR TO PLANTING WHILE STOCK IS ON SITE AND ONE FOR INSPECTIONS AFTER STOCK HAS BEEN INSTALLED G.C. TO COORDINATE WITH THIS INDIVIDUAL AS TO TIMING.

CITY OF MESA LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
GENERAL REQUIREMENTS: Min. 50% Shrubs = 5 Gal., Remaining 1 Gal. Min.	1700 Total * 50% = 850 Min. (5) Gal. Shrubs	914 (5) Gal. Shrubs 786 (1) Gal. Shrubs
PERIMETER LANDSCAPING: Streets: 1 Tree / 25 LF 6 Shrubs / 25 LF Min. 50% Trees = 24"Box Min. 25% Trees = 36" Box Adjacent Property Lines: 3 Trees/ 100 LF 20 Shrubs / 100 LF	245 LF on Hampton Ave = 10 trees, 60 shrubs 24" = 7 36" = 3 250 LF North Edge = 8 trees, 50 shrubs 418 LF East Edge = 13 trees, 84 shrubs 504 LF South Edge = 15 Trees, 101 shrubs 380 LF West Edge = N/A (Future Dev. by Others)	10 Trees, 75 Shrubs 24" = 7 36" = 3 8 Trees, 60 Shrubs 13 Trees, 84 Shrubs 16 Trees, 101 Shrubs N/A
INTERIOR PARKING LOT: 1 Shade Tree & 3 Shrubs / Parking Island	44 Parking Islands = 44 Trees 132 Shrubs	44 Trees 317 Shrubs
FOUNDATION BASE: Exterior Walls with Public Entrances: 15' wide min. foundation landscape 1 Tree / 50 LF 10% Min. @ 36" Box, remaining @ 24" Box Landscape Area = 33% min. of adjacent wall Exterior Walls without Public Entrances: 5' wide min. foundation landscape 1 Tree / 50 LF 10% Min. @ 36" Box, remaining @ 24" Box Landscape Area = 33% min. of adjacent wall	15' wide landscape 681 LF = 14 Trees 2 Trees @ 36" Box 225 LF of landscape adjacent to wall 5' wide landscape 602 LF = 13 Trees 2 Trees @ 36" Box 200 LF of landscape adjacent to wall	Varies 9'-35' Wide 14 Trees 2 Trees @ 36" Box 600 LF of Landscape Varies 3'-90' Wide 13 Trees 3 Trees @ 36" Box 400 LF of Landscape

LANDSCAPE MAINTENANCE NOTE

1. ALL PLANT MATERIALS SHALL BE KEPT IN A NATURAL STATE (MINIMAL PRUNING). FORMAL PRUNING OR 'BALLING' OF SHRUBS AND GROUNDCOVER IS NOT ACCEPTABLE.

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

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Phoenix, Arizona 85020 (602) 944-5500

Kindred Healthcare

10309 E. HAMPTON AVENUE
PRELIMINARY LANDSCAPE PLAN NOTES
MESA, ARIZONA

PROJECT No. 191554003
SCALE (H): 1"=30'
SCALE (V): NONE
DRAWN BY: KG
DESIGN BY: KG
CHECK BY: AB
DATE: 11/12/14

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 35813
ANNE S. BEAVERS
Date Signed 11/12/14
ARIZONA, U.S.A.
Expires 03/31/2016

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LS1
1 OF 2 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

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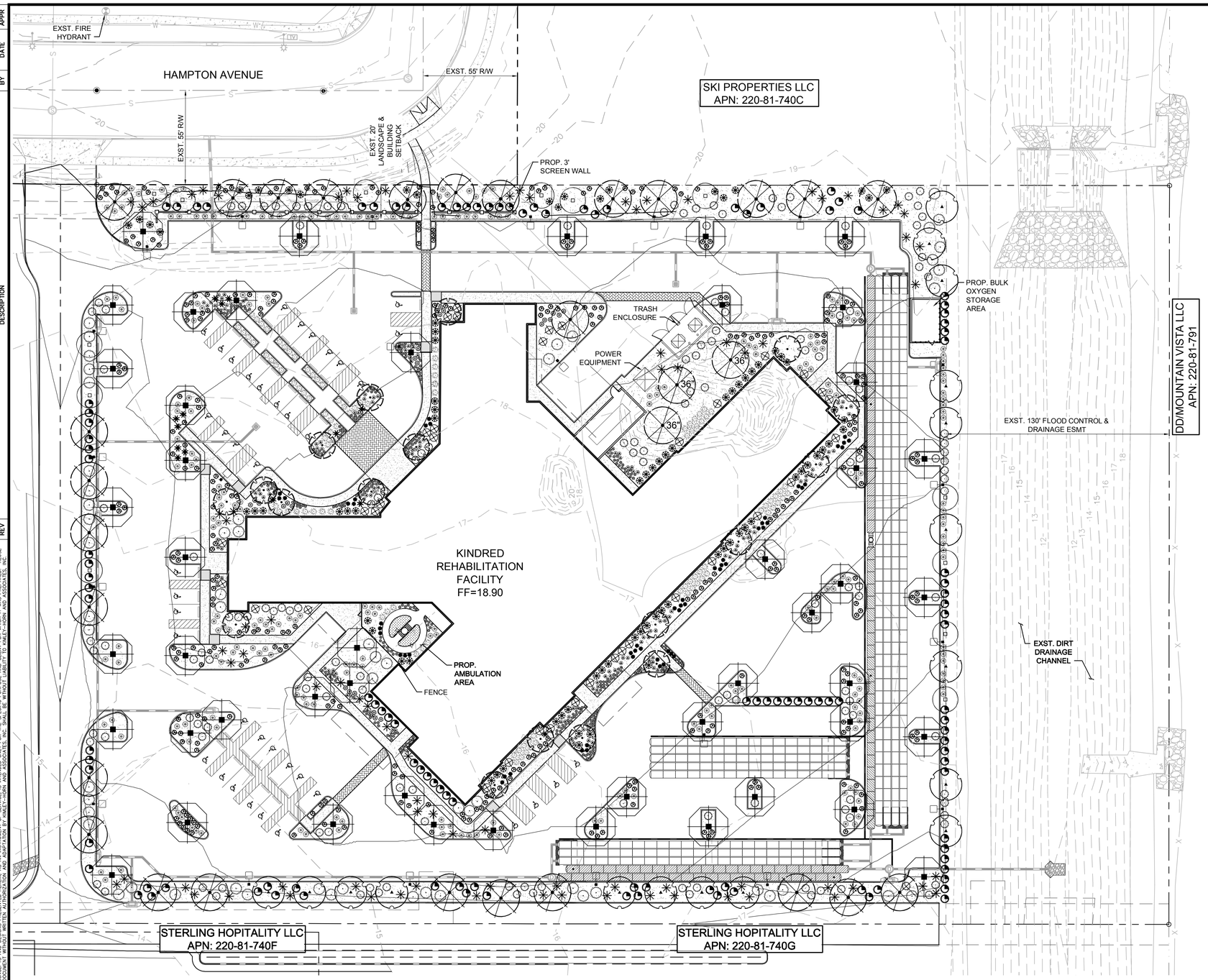

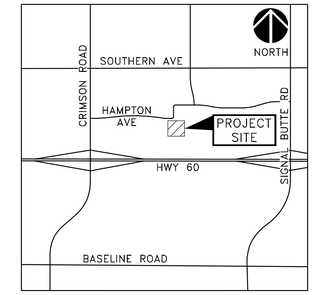

VICINITY MAP

MESA, AZ
N.T.S.

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
	CT	2	Chitalpa tashkentensis Chitalpa	36" Box, 3' ht. min., 1/2" cal. min.
	CT	16	Chitalpa tashkentensis Chitalpa	15 Gal., 3' ht. min., 1/2" cal. min.
	DS	17	Dalbergia sissoo Sissoo	24" Box, 8' ht. min., 1.5" cal. min.
	EE	13	Ebenopsis ebano Texas Ebony	15 Gal., 3' ht. min., 1/2" cal. min.
	PD	3	Parkinsonia x 'Desert Museum' Palo Verde	36" Box, 3' ht. min., 1/2" cal. min.
	PD	27	Parkinsonia x 'Desert Museum' Palo Verde	15 Gal., 3' ht. min., 1/2" cal. min.
	UP	48	Ulmus parvifolia Chinese Elm	24" Box, 7' ht. min., 1" cal. min.

SHRUBS & GROUNDCOVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
	LN	**294**	**Lantana x 'New Gold' New Gold Lantana**	**1 Gal.**
	LF	155	Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 Gal.
	PE	142	Penstemon eatonii Firecracker Penstemon	5 Gal.
	RP	117	Ruellia peninsularis Desert Ruellia	1 Gal.
	RO	87	Rosmarinus officinalis Rosemary	5 Gal.
	TS	**57**	**Tacoma Stans Yellow Bells**	**5 Gal.**
	TA	293	Tetraneuris acaulis Angelita Daisy	1 Gal.

ACCENTS & GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
	AP	55	Agave parryi Parry's Agave	5 Gal.
	AD	14	Agave desmettiana Smooth Agave	5 Gal.
	DW	81	Dasylirion wheeleri Desert Spoon	5 Gal.
	EA	24	Euphorbia antisyphilitica Candelilla	1 Gal.
	HF	36	Hesperaloe funifera Giant Hesperaloe	5 Gal.
	HP	242	Hesperaloe parviflora Red Yucca	5 Gal.
	NT	102	Nassella tenuissima Mexican Feather Grass	5 Gal.

MISCELLANEOUS ELEMENTS	QTY	DESCRIPTION/SPECIFICATION
	51,010 SF	1/2" screened, 2" depth
	175 SF	Turf Grass
		Grouted Rip-Rap Outlet Protection 12" thick grouted rip-rap; 4"-6" diameter stone. See Grading and Drainage Plan for specifications.

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NORTH

GRAPHIC SCALE IN FEET
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(OUTSIDE MARICOPA COUNTY)

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Kindred Healthcare

10309 E. HAMPTON AVENUE
PRELIMINARY LANDSCAPE PLAN
MESA, ARIZONA

PROJECT No. 191554003
SCALE (H): 1"=30'
SCALE (V): NONE
DRAWN BY: KG
DESIGN BY: KG
CHECK BY: AB
DATE: 11/12/14

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 36815
ANNE S. BEAVERS
Date Signed 11/12/14
ARIZONA, U.S.A.
Expires 03/31/2016

554003Pre-LS.dwg

LS2
2 OF 2 SHEETS

REV	DESCRIPTION	DATE	BY	APPR

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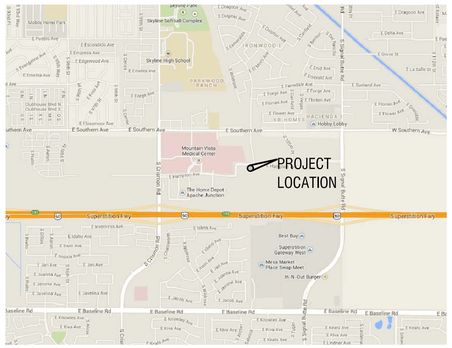


LINE TYPE LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EDGE OF PAVEMENT
- BUILDING
- SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- GAS LINE
- FIBER OPTIC LINE
- COMMUNICATION LINE
- OVERHEAD UTILITY LINE
- ELECTRIC LINE
- MINIMUM TURNING RADIUS

SYMBOL LEGEND

- CONCRETE SIDEWALK/PAD (SIDEWALKS ARE SHOWN AT 5'-0" WIDE TYP.)
- PAINTED AREA FOR LOADING ZONES AND ACCESSIBLE PATHS
- STAMPED CONCRETE WITH INTEGRAL COLOR
- VAN — INDICATES ACCESSIBLE PARKING SPACE/VAN ACCESSIBLE SPACE
- ACCESSIBLE PARKING SIGNAGE
- PARKING SPACE WHEEL STOP
- NEW PROPOSED FREESTANDING LIGHT POLES MOUNTED 20'-0" O.F.G.
- EXISTING LIGHT POLES
- ADA/ANSI ACCESSIBLE SIDEWALK RAMP
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

Existing Zoning Information Summary

ON SITE ZONING	LI
WEST PARCEL ZONING	LI
NORTH PARCEL ZONING	NC
NORTHEAST PARCEL ZONING	LI
EAST PARCEL ZONING	LC
SOUTH PARCEL ZONING	LI

Program Features

FIRST FLOOR AREA	39,685 sf
SECOND FLOOR AREA	21,960 sf
THIRD FLOOR AREA	21,960 sf
GROSS BUILDING AREA	83,605 sf

PARKING COUNTS

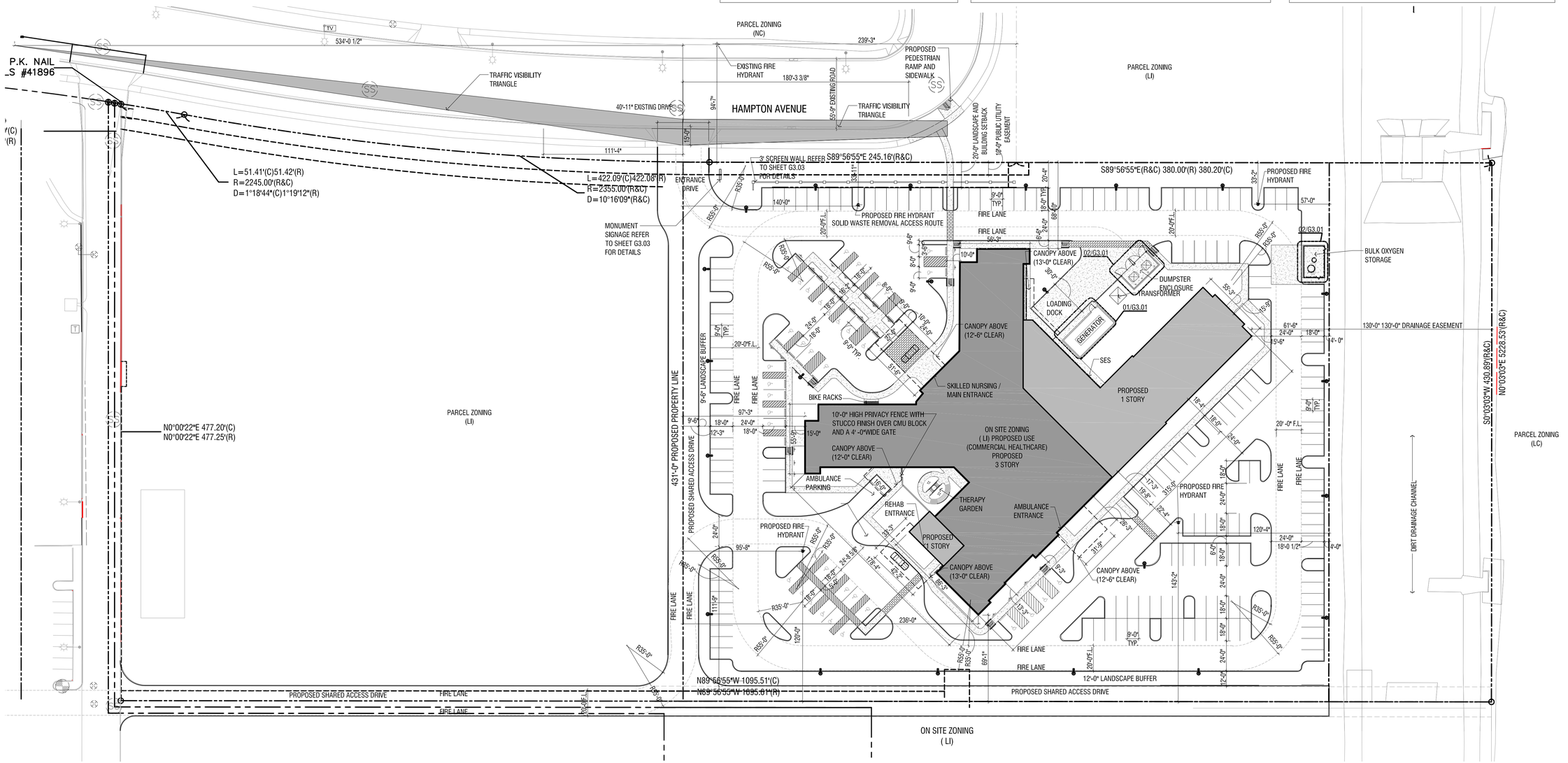
REQUIRED PARKING (PER CITY - MOST RESTRICTIVE)
1 /400 SF.
=83,605/ 400= 209 MIN

PARKING PROVIDED

STANDARD PARKING	170	HC PARKING	42
TOTAL PARKING PROVIDED	210		

REQUIRED BIKE PARKING

TOTAL PARKING PROVIDED	210
BIKE PARKING REQUIRED (1:10)	23 required



01 G3.00 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

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Architecture
Planning
Interior Design
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Arlington, Texas 76011
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Kindred Healthcare KITCHELL

ISSUED FOR CITY DESIGN APPROVAL

NOT FOR CONSTRUCTION

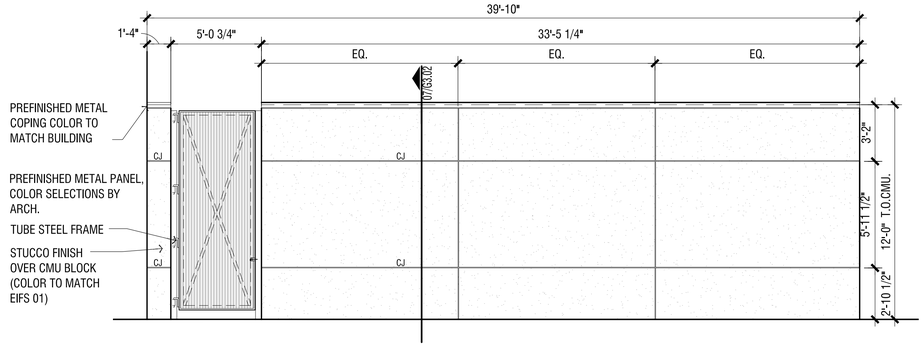
KINDRED REHABILITATION HOSPITAL
MESA, ARIZONA
10309 EAST HAMPTON AVE. MESA, AZ 85209

REGISTERED ARCHITECT 40113 RODNEY L. GOBER ARIZONA U.S.A.
11/11/2014

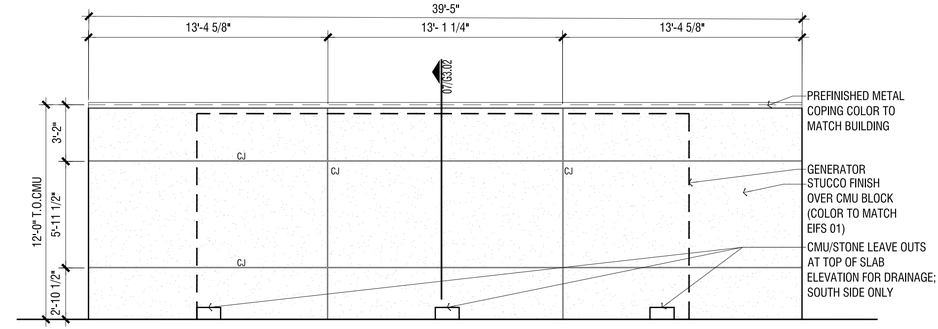
Revisions:

Drawn By:	MJT
Checked By:	CC
Issue Date:	November 11, 2014
Project No:	2014-130

Sheet No:
G3.00
SITE PLAN



09 G3.01 NORTH ELEV. - GEN SET ENCLOSURE
SCALE: 1/4" = 1'-0"



08 G3.01 SOUTH ELEV. - GEN SET ENCLOSURE
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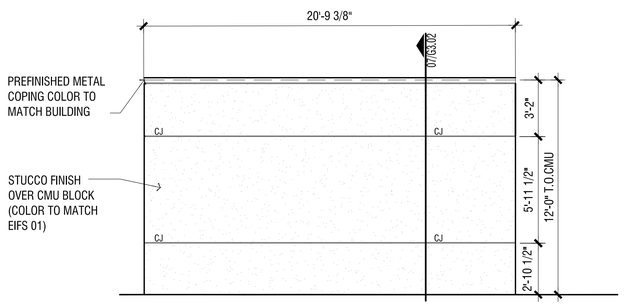

07 G3.01 EAST ELEV. - GEN SET ENCLOSURE
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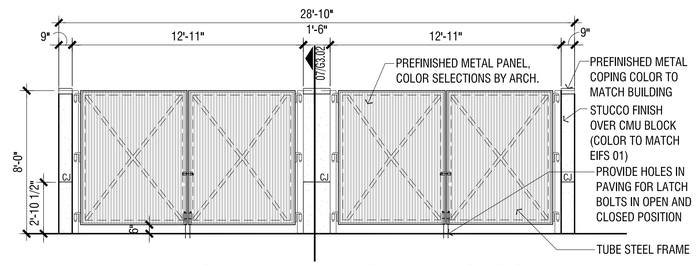
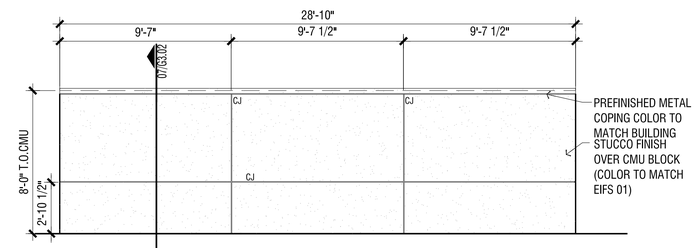


06 G3.01 NORTH - DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



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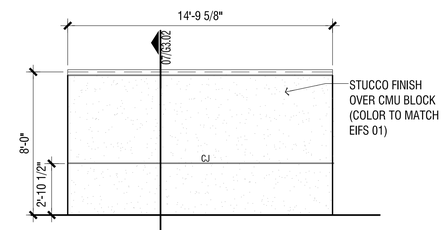

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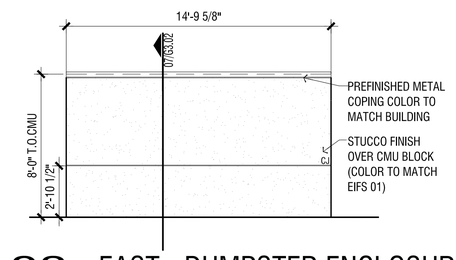
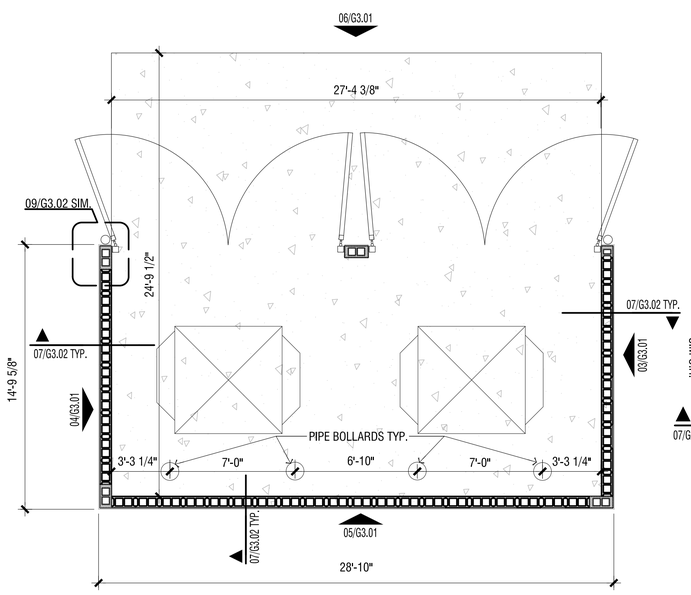
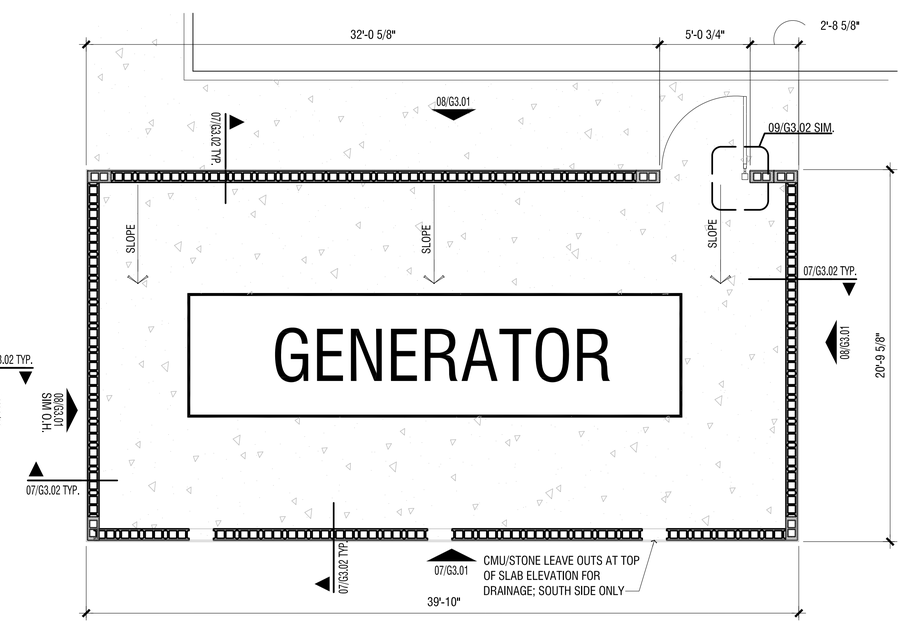


03 G3.01 EAST - DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



02 G3.01 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



01 G3.01 GEN SET PLAN
SCALE: 1/4" = 1'-0"

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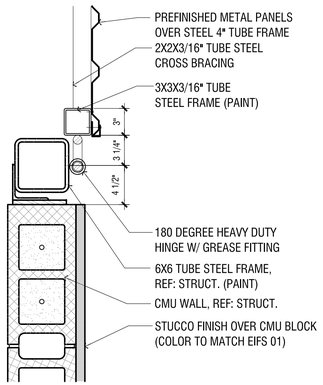
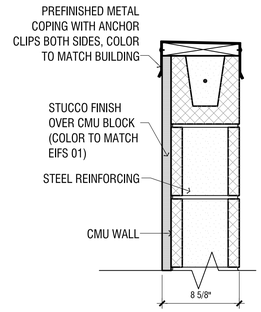
G3.01

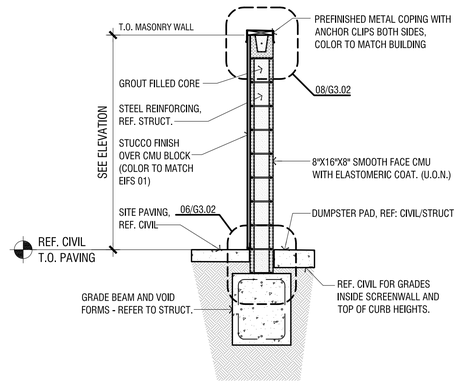
GEN SET/DUMPSTER ENCLOSURE DETAILS



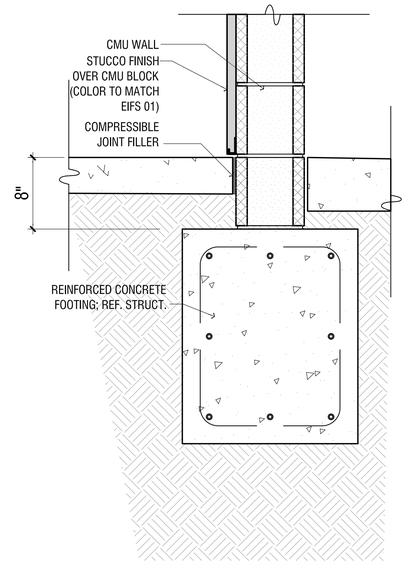
09 G3.02 PLAN DETAIL - SCREEN WALL GATES
SCALE: 1-1/2" = 1'-0"



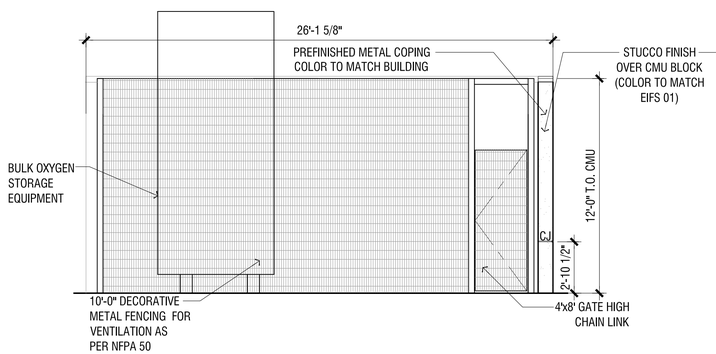
08 G3.02 SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



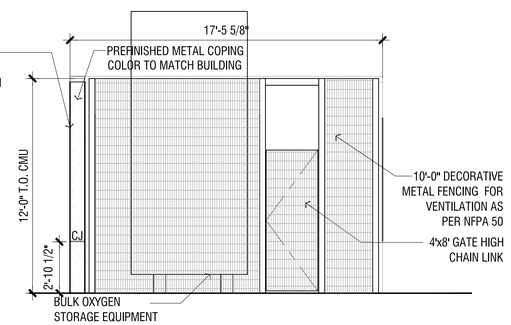
07 G3.02 SECTION - ENCLOSURE SCREEN WALL
SCALE: 1/2" = 1'-0"



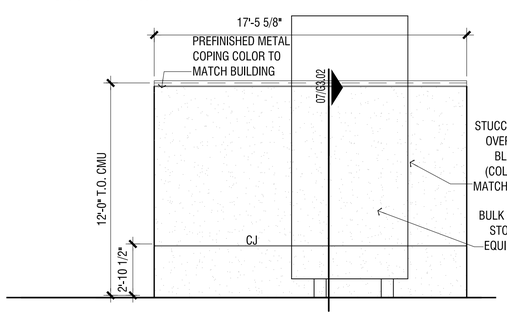
06 G3.02 SECTION DETAIL - SCREEN WALL BASE
SCALE: 1-1/2" = 1'-0"



05 G3.02 EAST ELEVATION
SCALE: 1/4" = 1'-0"



04 G3.02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



03 G3.02 NORTH ELEVATION
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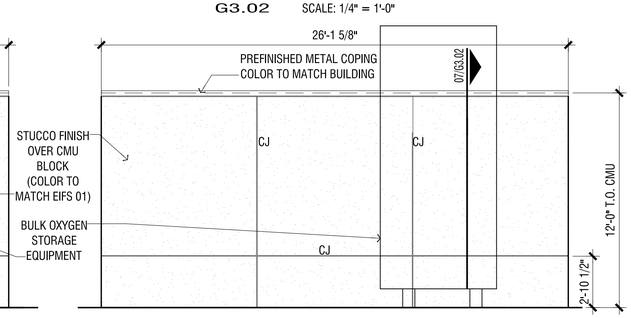
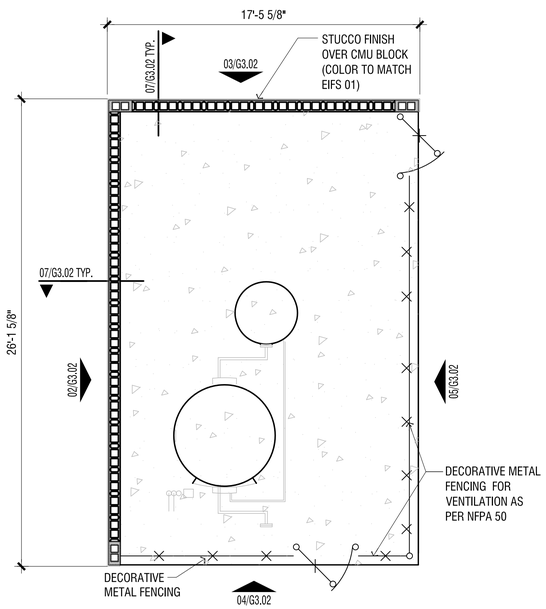


02 G3.02 WEST ELEVATION
SCALE: 1/4" = 1'-0"



01 G3.02 BULK O2 STORAGE ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

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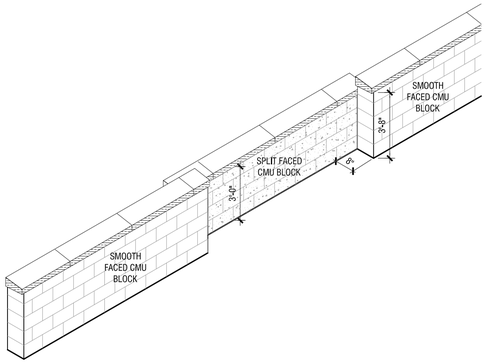
GEN SET/DUMPSTER ENCLOSURE DETAILS



08 G3.03 SCREEN WALL ISOMETRIC
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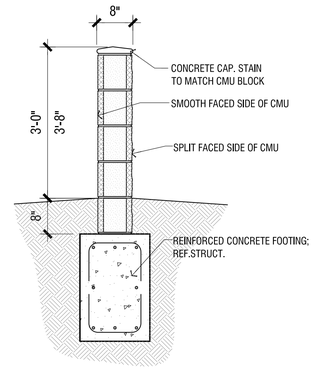

09 G3.03 SCREEN WALL SECTION
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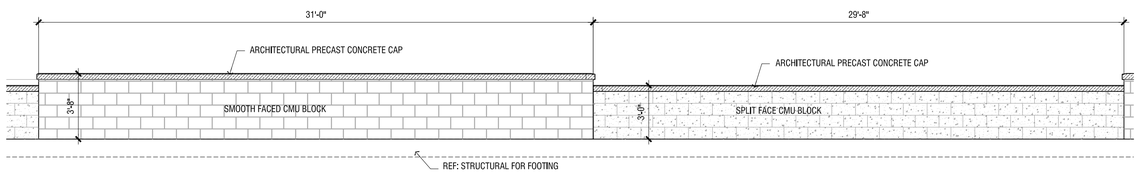
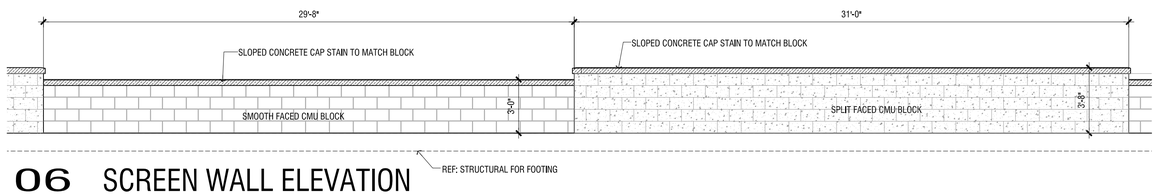
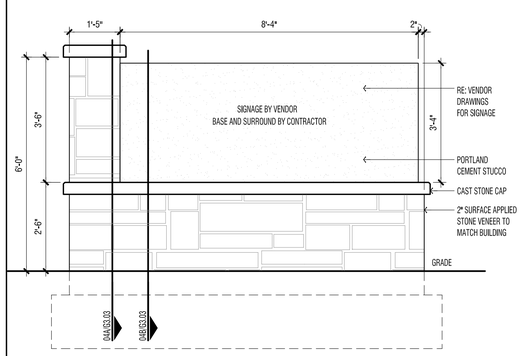


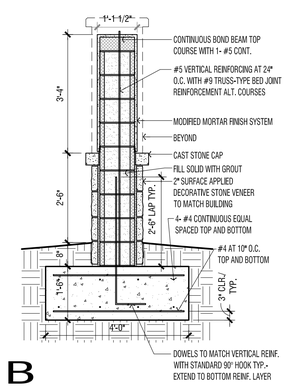
07 G3.03 REVERSED SIDE SCREEN WALL ELEVATION
SCALE:1/4"= 1'-0"



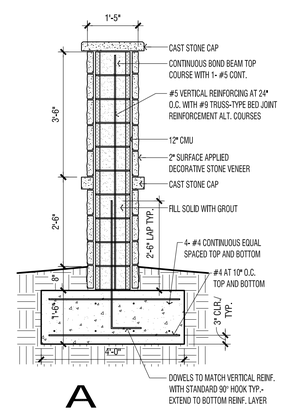
06 G3.03 SCREEN WALL ELEVATION
SCALE: 1/4"= 1'-0"

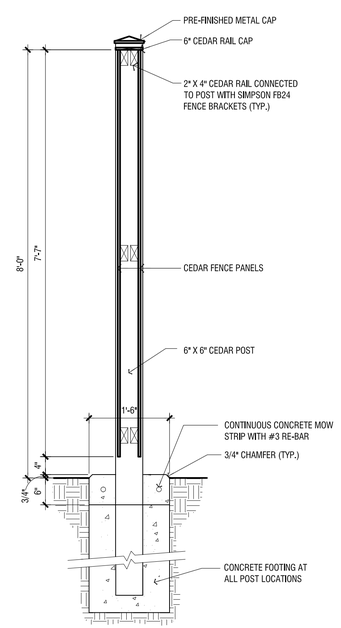


05 G3.03 MONUMENT SIGN DETAIL
SCALE: NTS

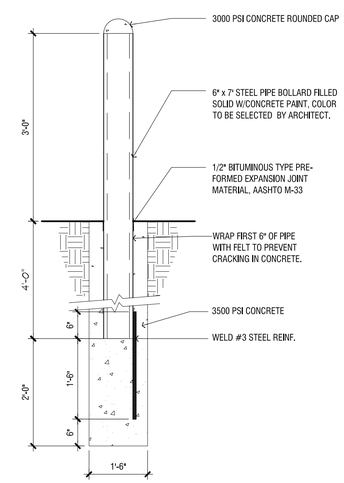


04 G3.03 MONUMENT SIGN DETAIL
SCALE: NTS

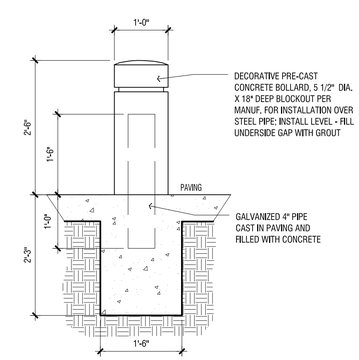




03 G3.03 CEDAR FENCE DTL
SCALE: 3/4" = 1'-0"



02 G3.03 STEEL PIPE BOLLARD
SCALE: 3/4" = 1'-0"



01 G3.03 DECORATIVE BOLLARD DTL
SCALE: 3/4" = 1'-0"

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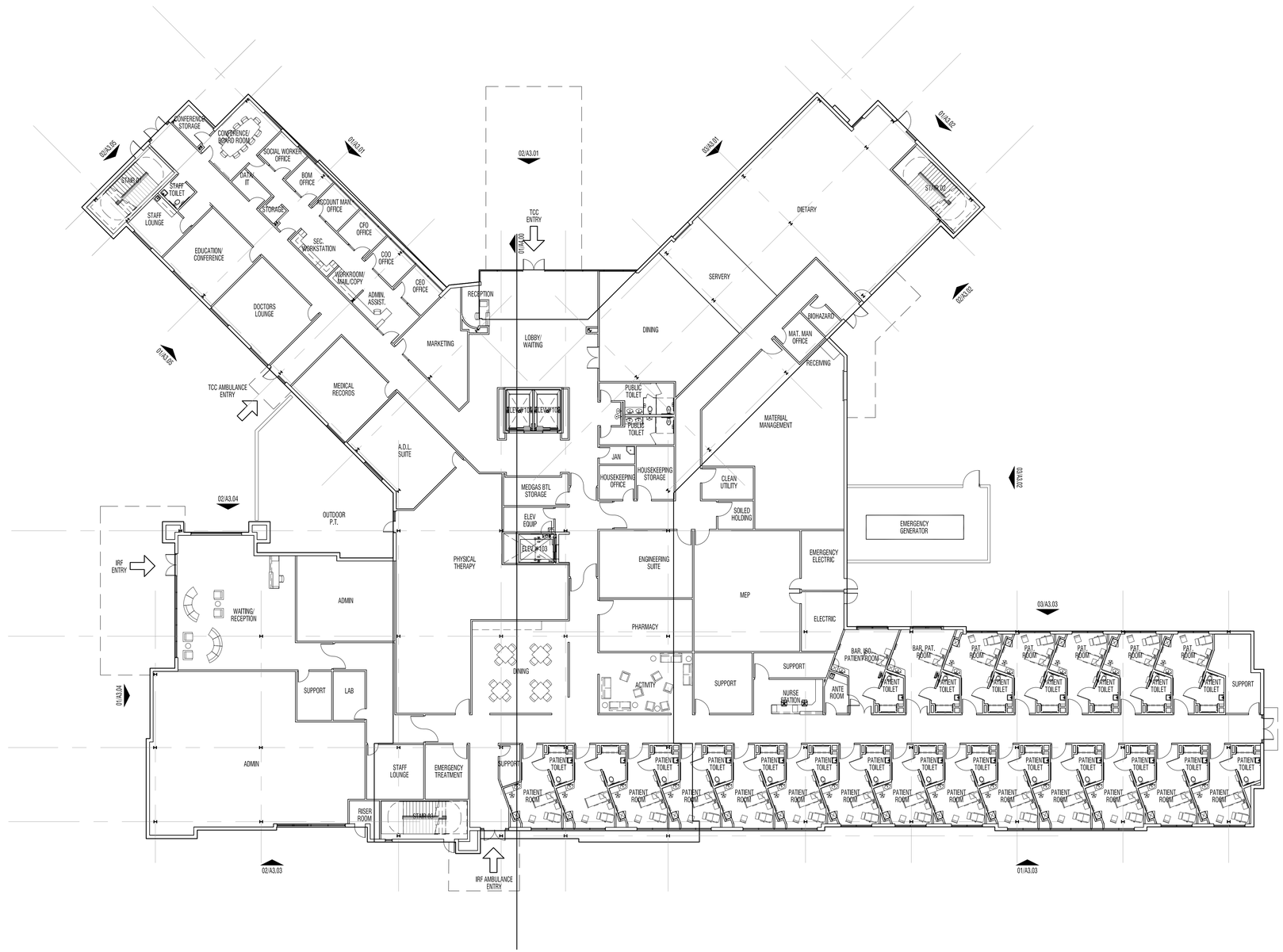
G3.03
SITE DETAILS

Program Features

FIRST FLOOR AREA	39,685 sf
SECOND FLOOR AREA	21,960 sf
THIRD FLOOR AREA	21,960 sf
GROSS BUILDING AREA	83,605 sf
IRF AREA	30,104 sf
SNF AREA	53,501 sf



01 OVERALL GROUND FLOOR PLAN
A1.01 SCALE: 1/16" = 1'-0"

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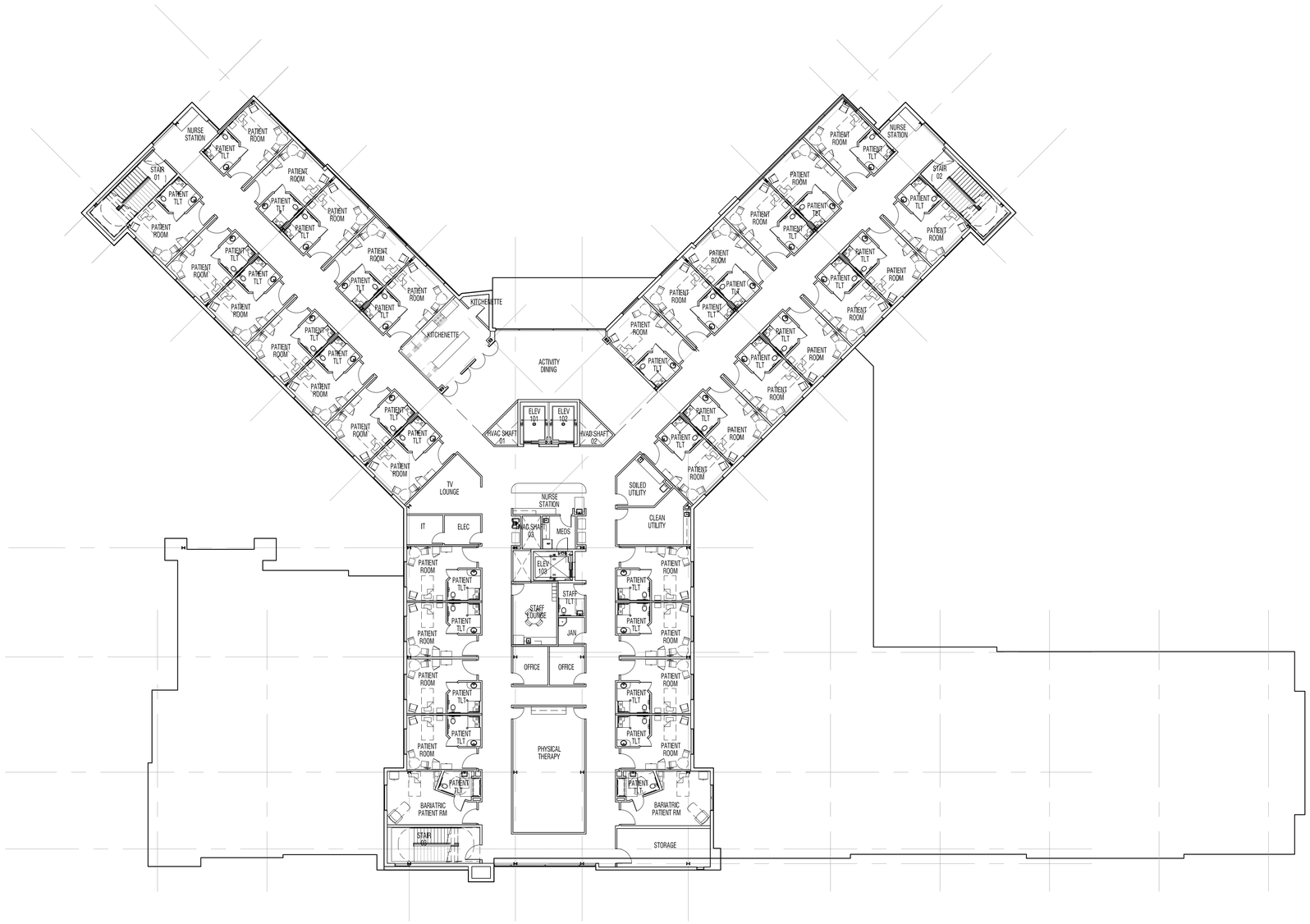
A1.01
OVERALL GROUND FLOOR PLAN

Program Features

FIRST FLOOR AREA	39,685 sf
SECOND FLOOR AREA	21,960 sf
THIRD FLOOR AREA	21,960 sf
GROSS BUILDING AREA	83,605 sf
IRF AREA	30,104 sf
SNF AREA	53,501 sf



01 A1.02 OVERALL SECOND AND THIRD FLOOR PLAN

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

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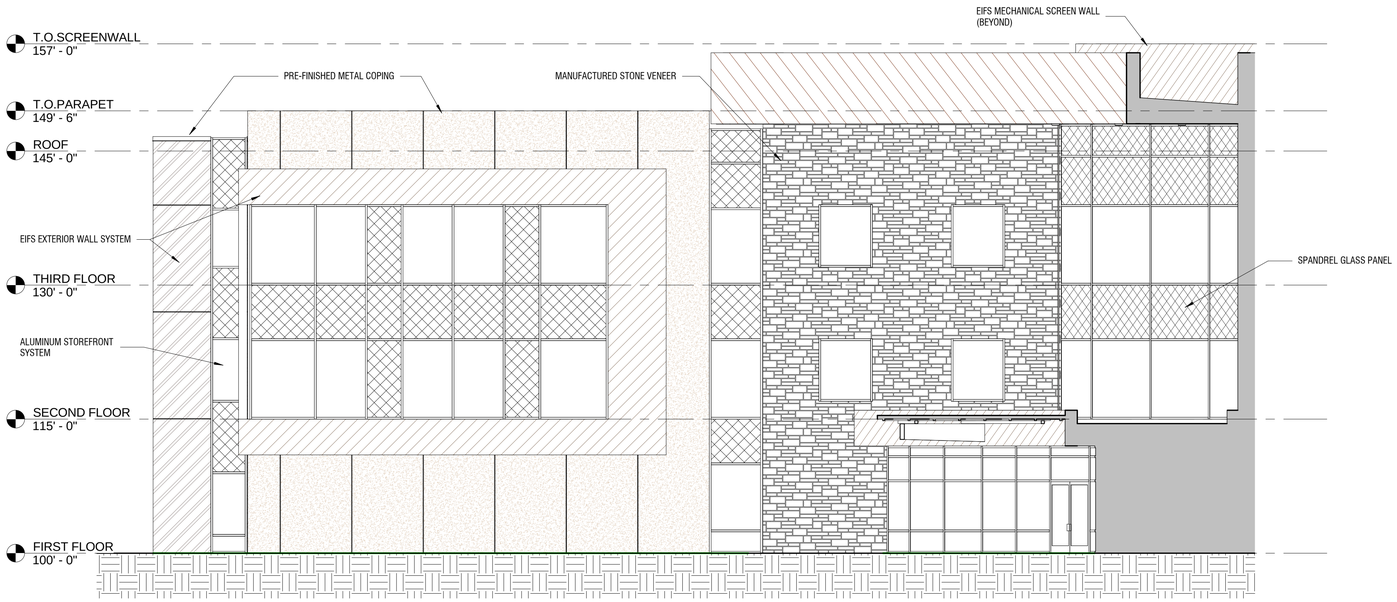
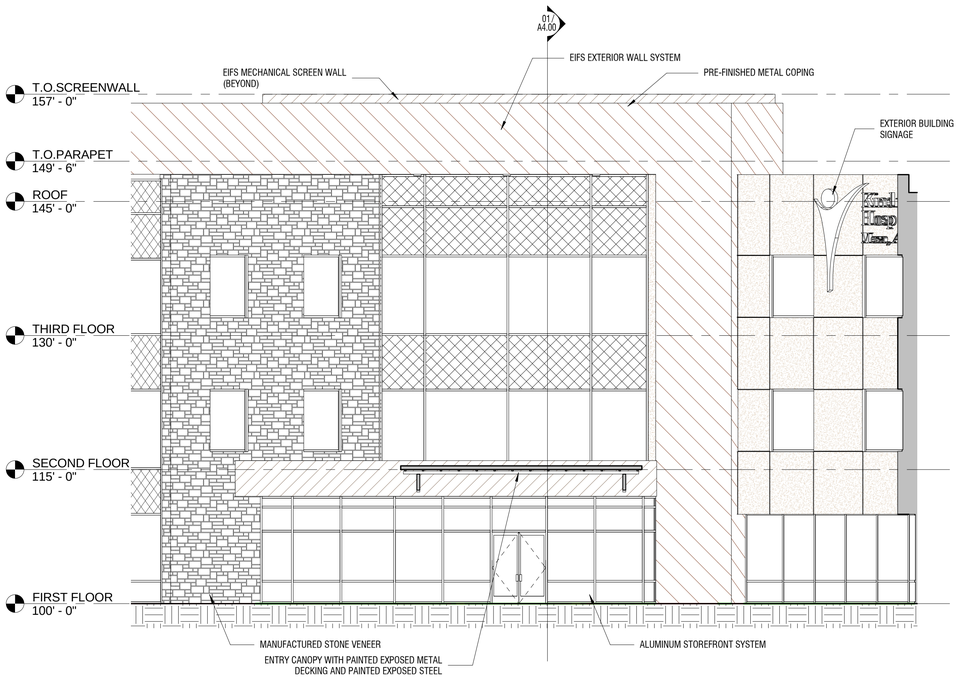
OVERALL SECOND AND THIRD FLOOR PLAN

EXTERIOR MATERIAL COLOR LEGEND

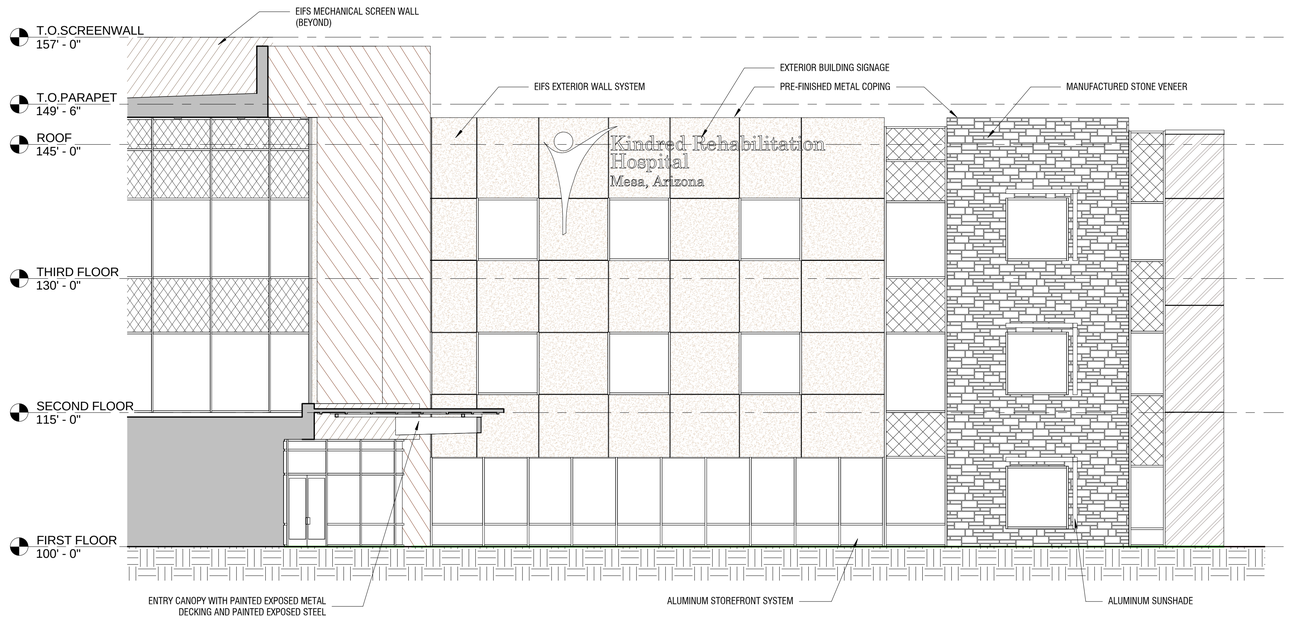
- EIFS COLOR #1 - KING AURTHUR'S COURT
- EIFS COLOR #2 - FIREWEED
- EIFS COLOR #3 - VIRTUAL TAUPE
- EIFS COLOR #4 - GARRET GRAY
- STONE VENEER - ALASKAN SUNSET
- 1" INSULATED SPANDREL GLASS PANEL



03 WEST ELEVATION
A3.01 SCALE: 1/8" = 1'-0"



02 NORTH WEST ELEVATION
A3.01 SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION
A3.01 SCALE: 1/8" = 1'-0"

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A3.01
EXTERIOR ELEVATIONS

EXTERIOR MATERIAL COLOR LEGEND

- EIFS COLOR #1 - KING AURTHUR'S COURT
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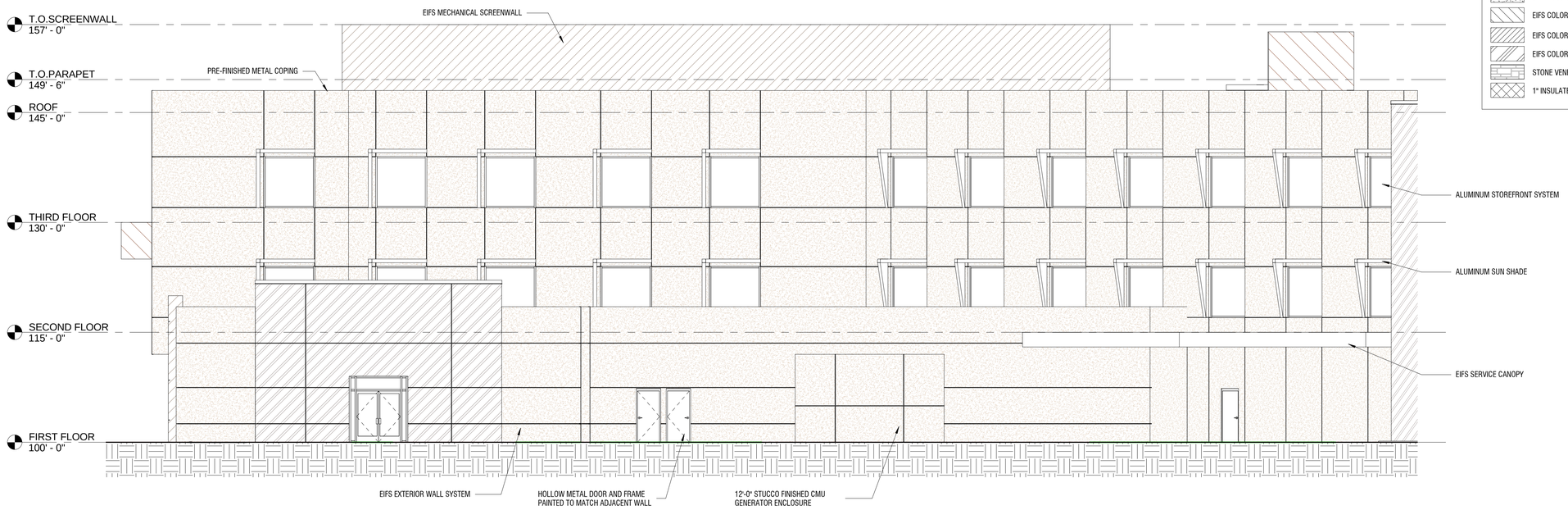
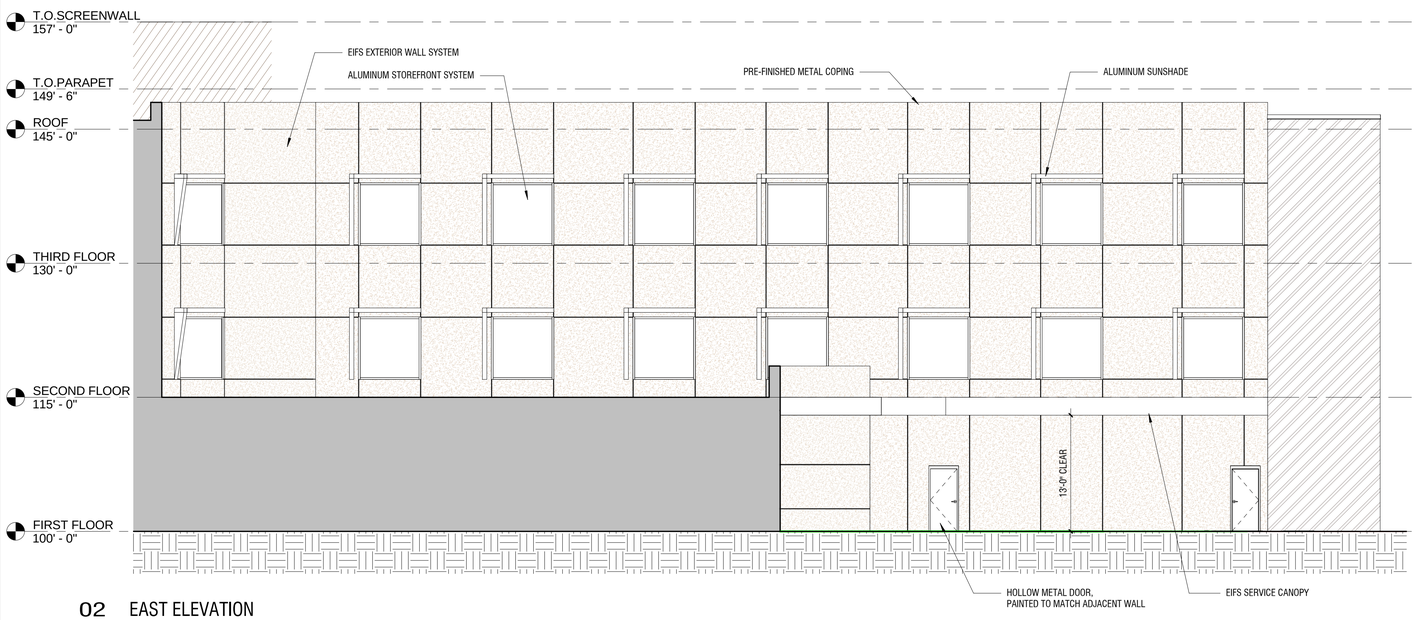


03 SOUTH WEST ELEVATION
A3.02 SCALE: 1/8" = 1'-0"



02 EAST ELEVATION
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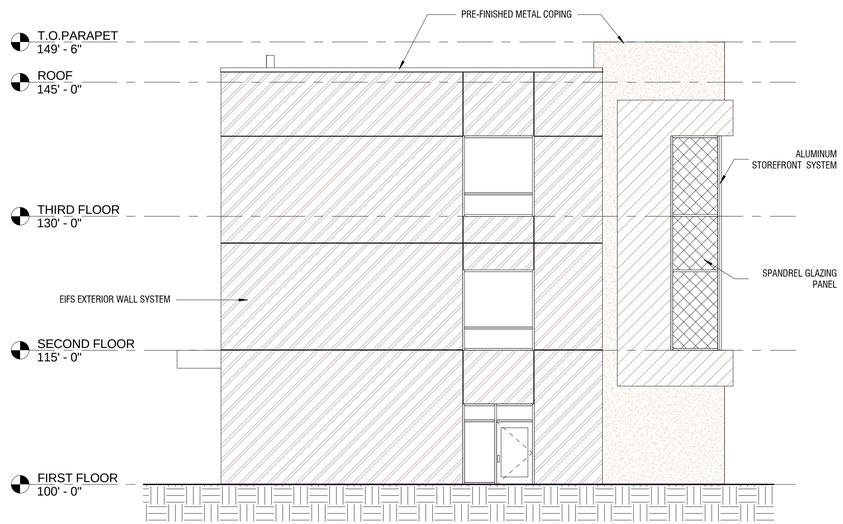

01 NORTH ELEVATION
A3.02 SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

EXTERIOR MATERIAL COLOR LEGEND

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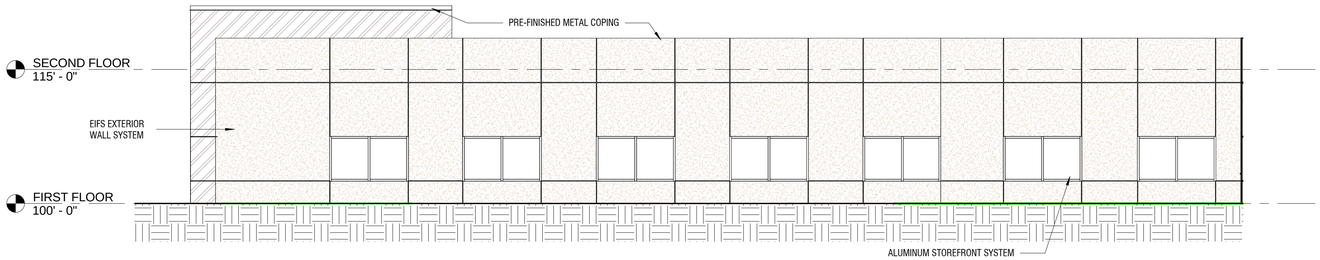
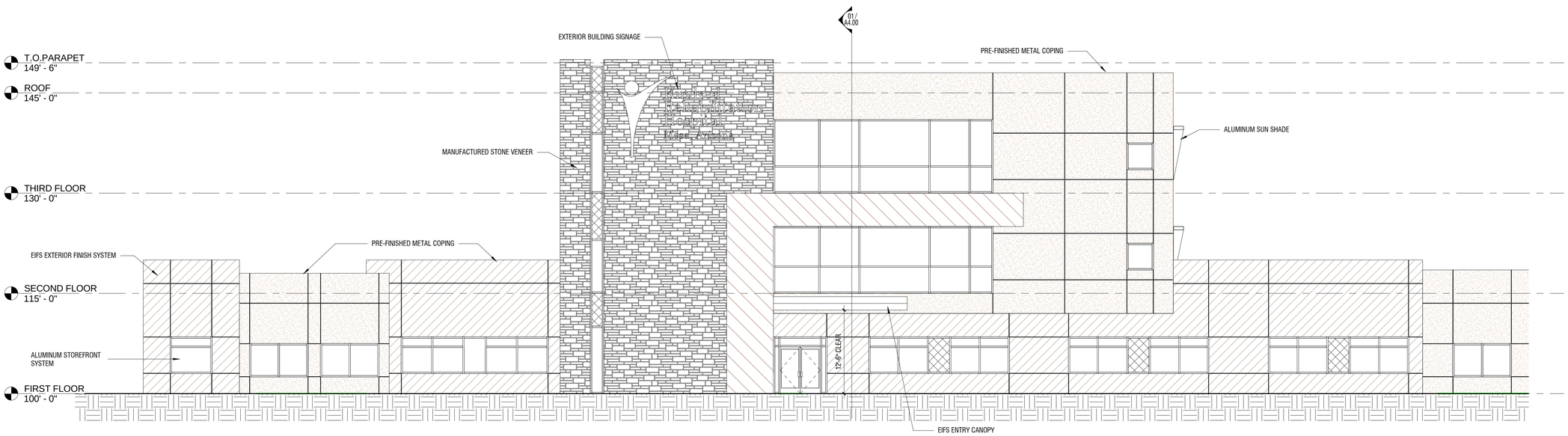
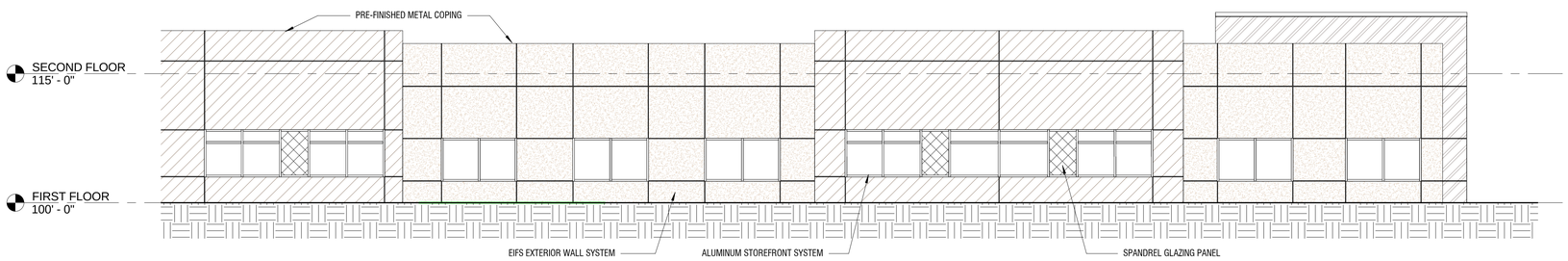


03 NORTH WEST ELEVATION
A3.03 SCALE: 1/8" = 1'-0"



02 SOUTH EAST ELEVATION
A3.03 SCALE: 1/8" = 1'-0"



01 SOUTH EAST ELEVATION
A3.03 SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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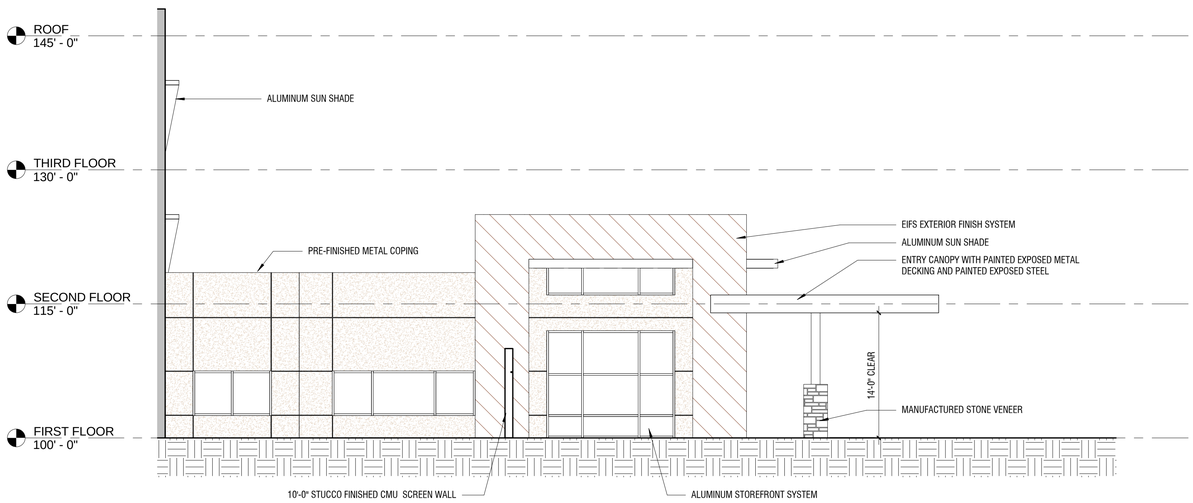

02 NORTH WEST ELEVATION
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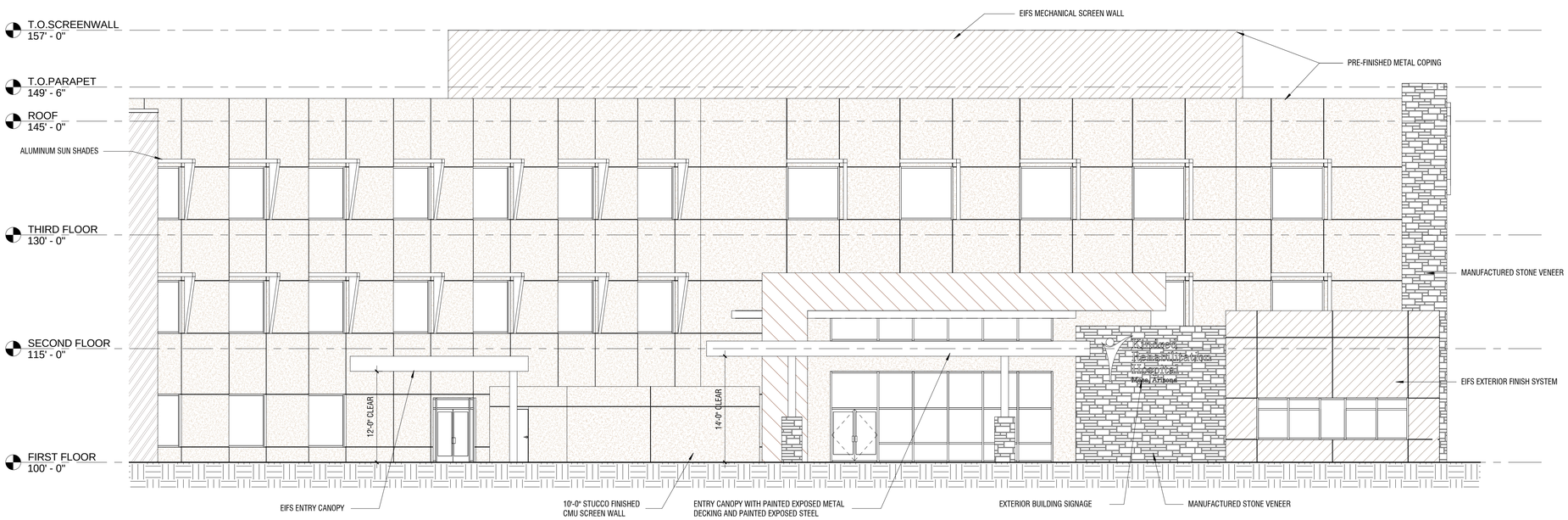

01 SOUTH WEST ELEVATION
A3.04 SCALE: 1/8" = 1'-0"

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KINDRED REHABILITATION HOSPITAL
MESA, ARIZONA
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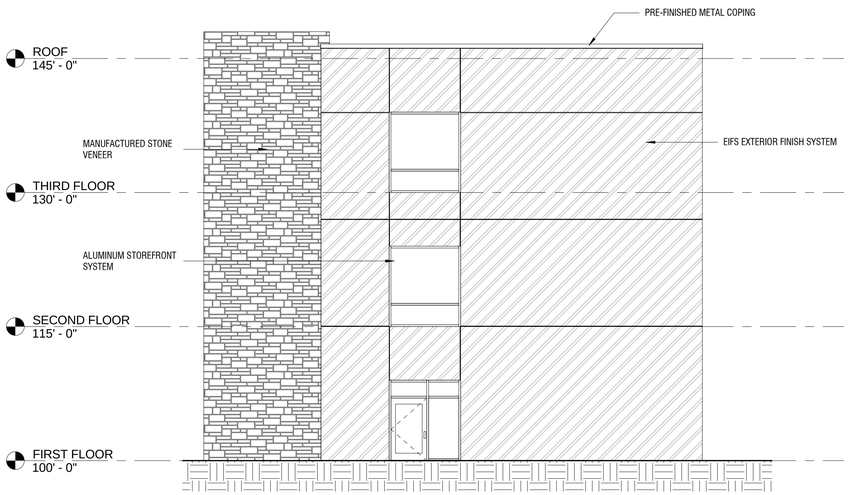
MESA, AZ 85209

REGISTERED ARCHITECT
CERTIFICATE NO. 40113
RODNEY L. ROOSE
EXPIRES 12/31/2015
ARIZONA U.S.A.
11-11-14

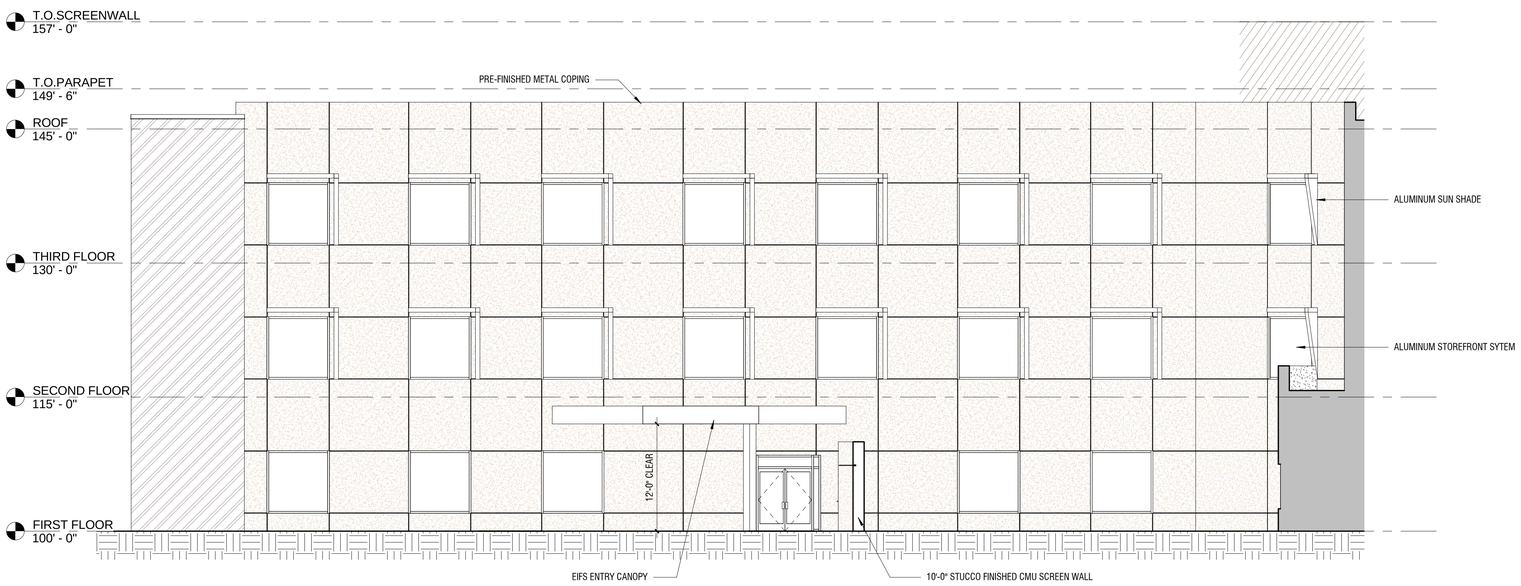
Revisions:

Drawn By:	Author
Checked By:	Checker
Issue Date:	NOVEMBER 11, 2014
Project No:	2014-130

Sheet No:
A3.04
EXTERIOR ELEVATIONS



02 WEST ELEVATION
A3.05 SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION
A3.05 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL COLOR LEGEND

- EIFS COLOR #1 - KING AURTHUR'S COURT
- EIFS COLOR #2 - FIREWEED
- EIFS COLOR #3 - VIRTUAL TAUPE
- EIFS COLOR #4 - GARRET GRAY
- STONE VENEER - ALASKAN SUNSET
- 1" INSULATED SPANDREL GLASS PANEL

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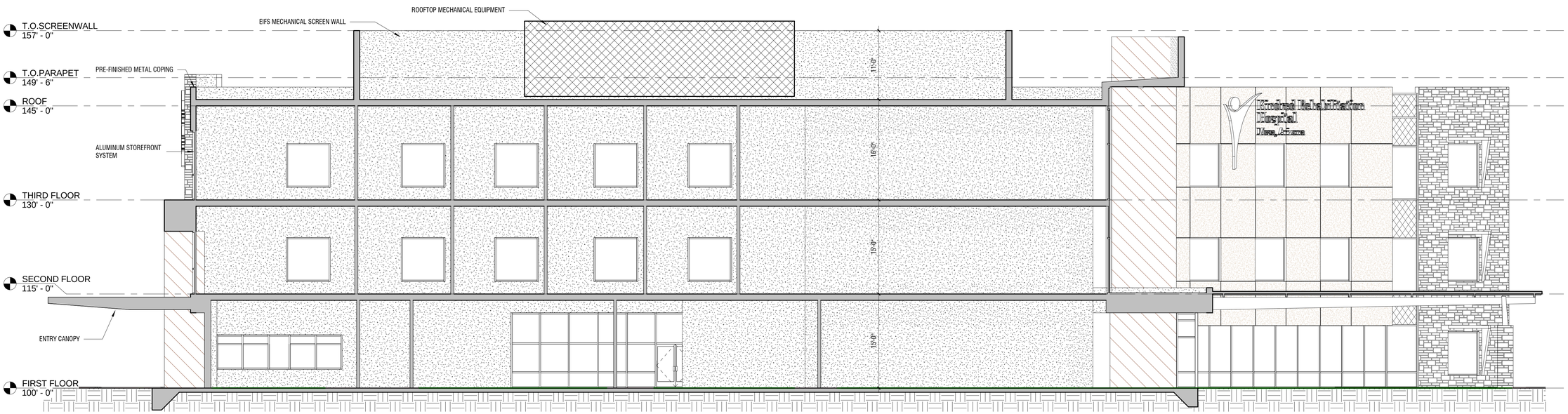

01 BUILDING SECTION
A4.00 SCALE: 1/8" = 1'-0"

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A4.00
BUILDING SECTION

EXTERIOR MATERIAL COLOR LEGEND

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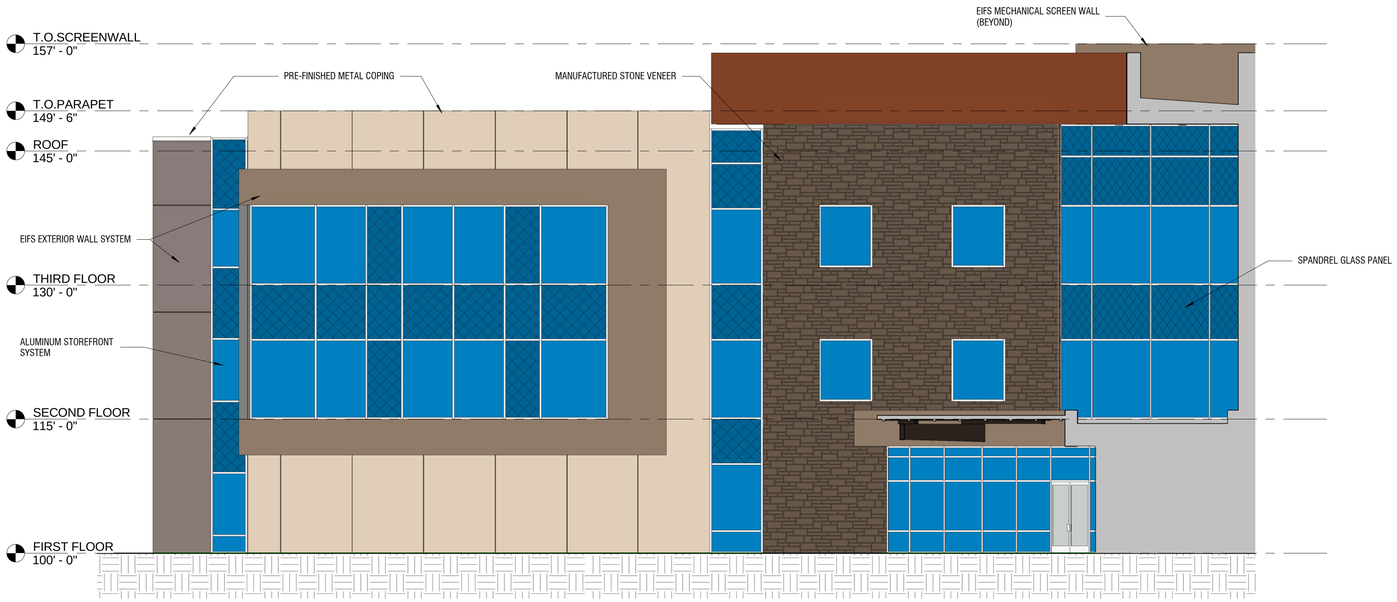

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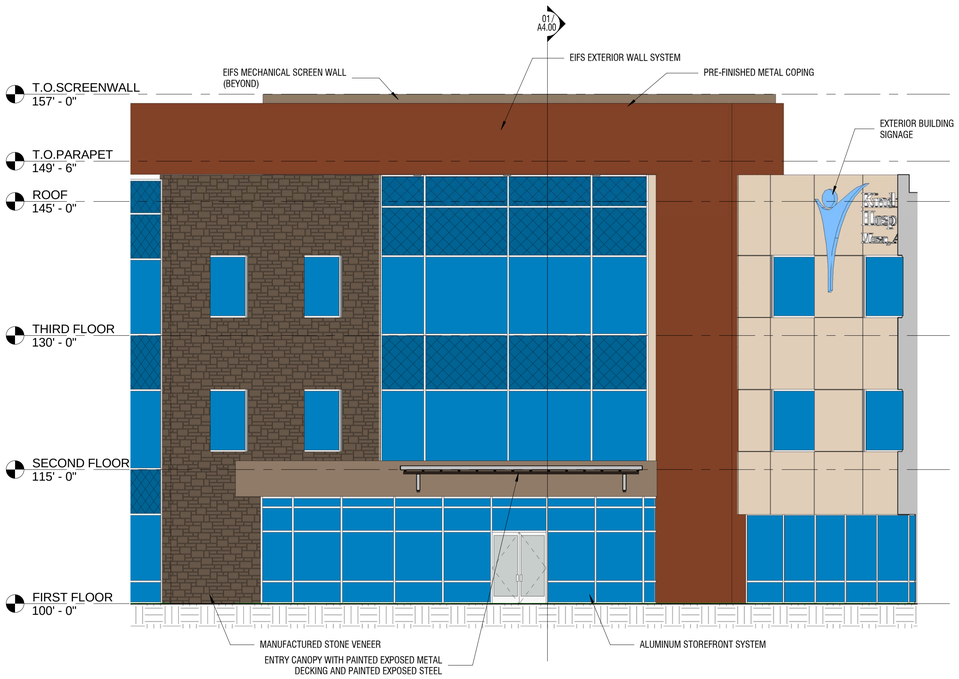
A3.01 SCALE: 1/8" = 1'-0"



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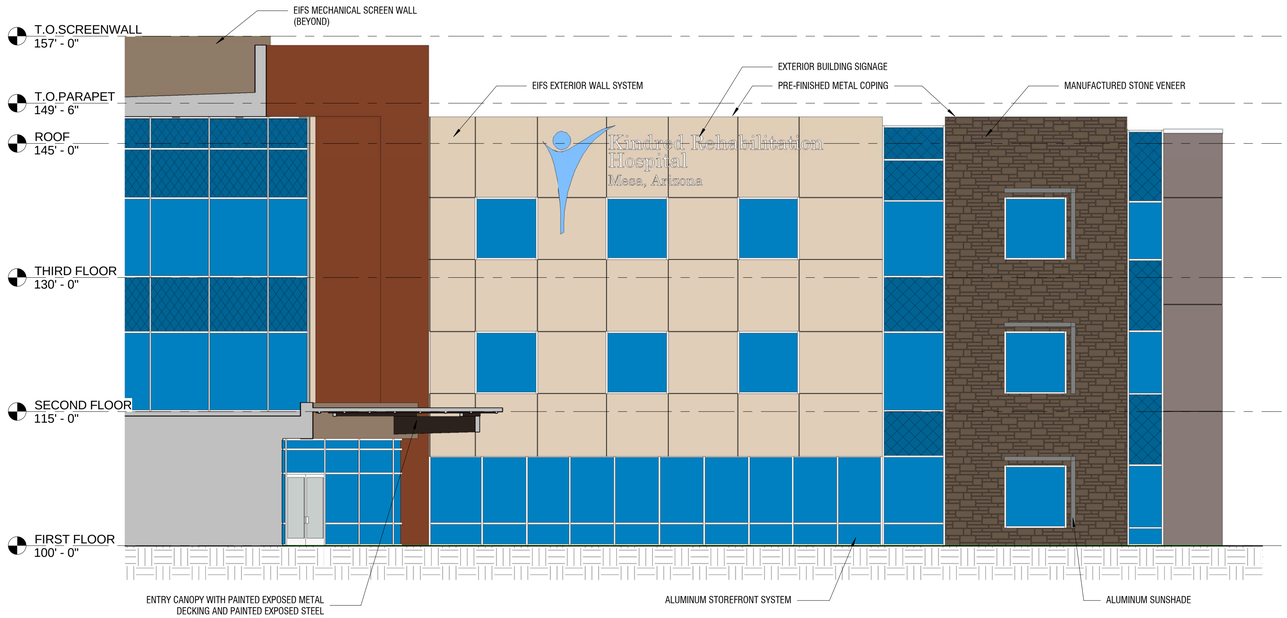

01 NORTH ELEVATION
A3.01 SCALE: 1/8" = 1'-0"

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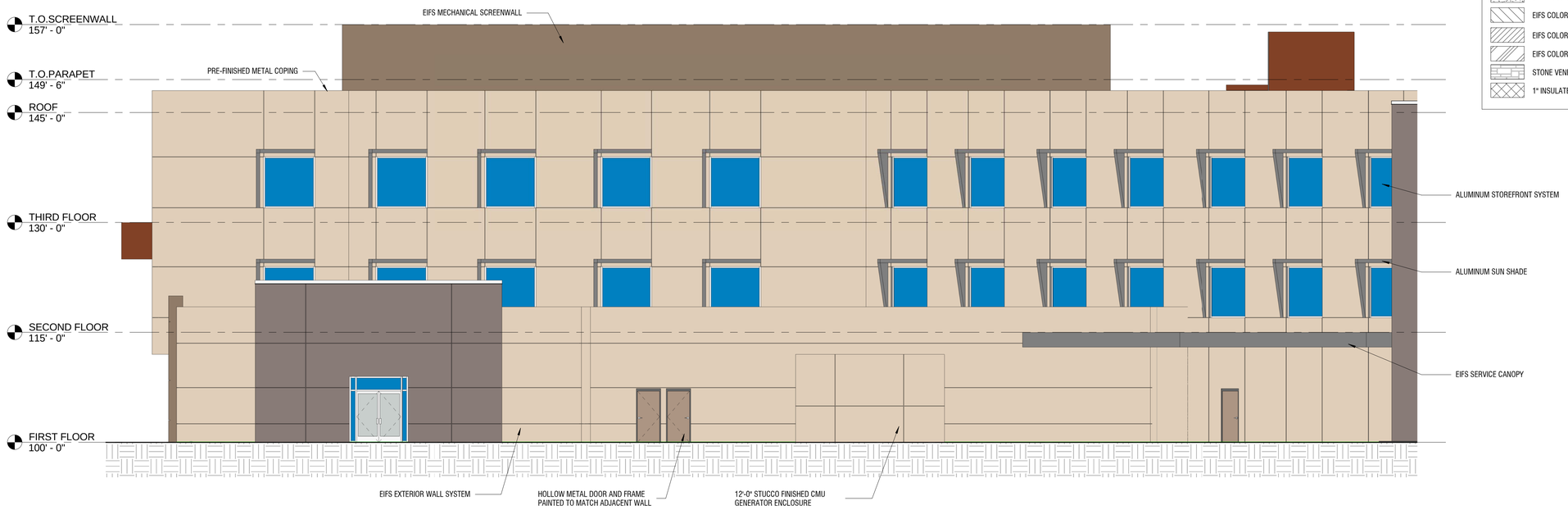

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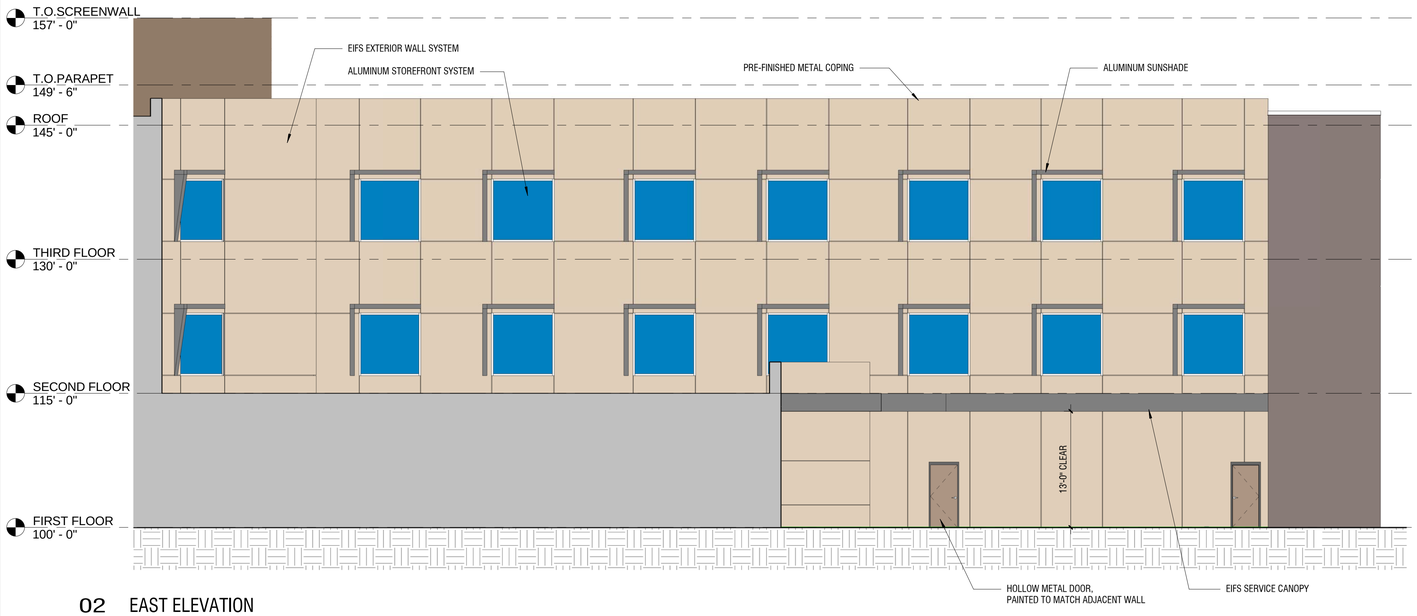
A3.02 SCALE: 1/8" = 1'-0"



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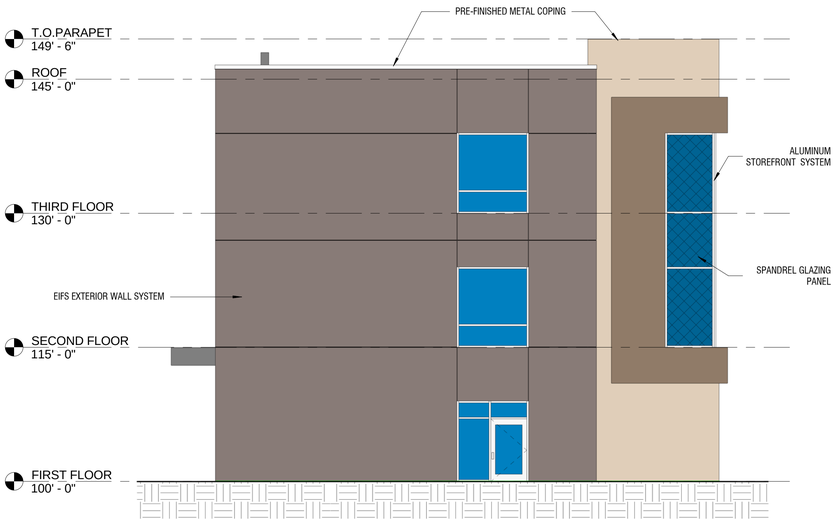

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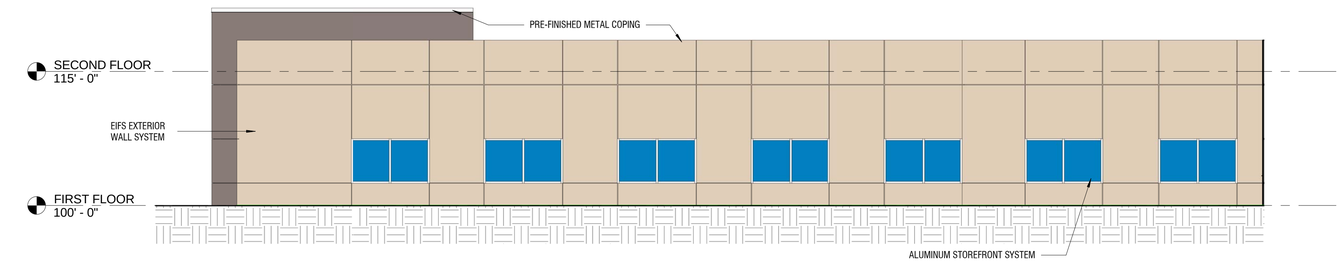

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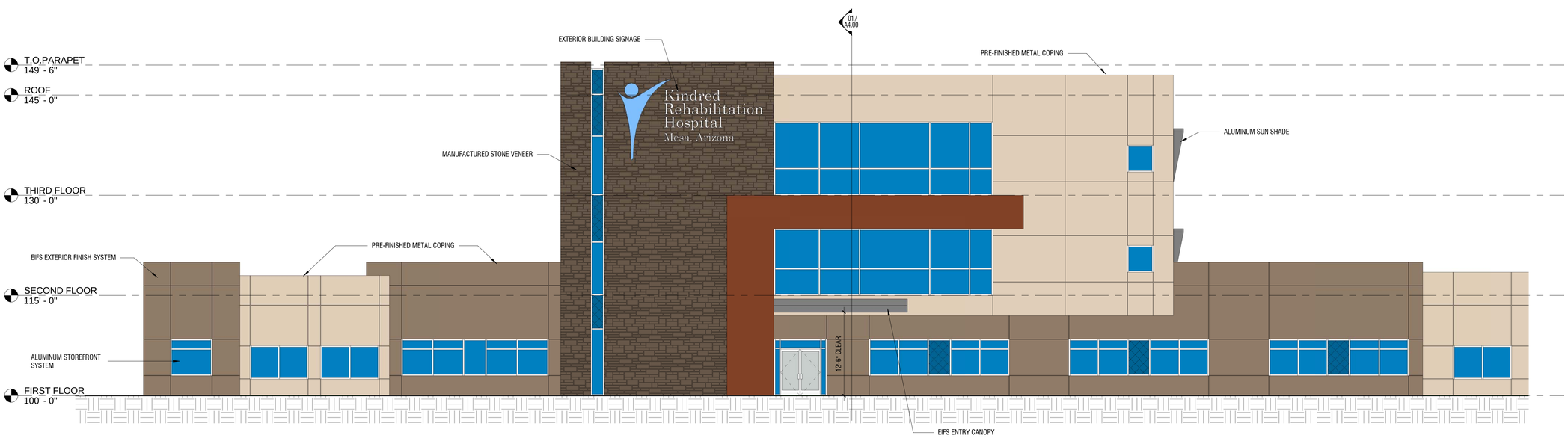

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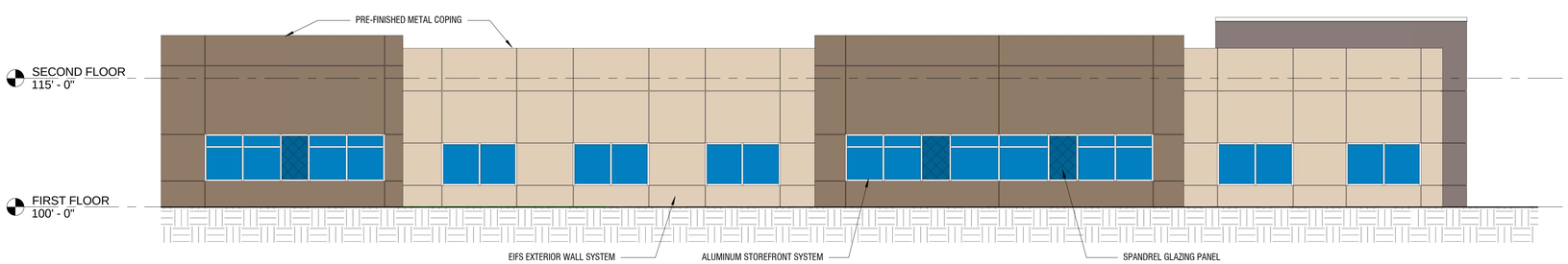

01 SOUTH EAST ELEVATION
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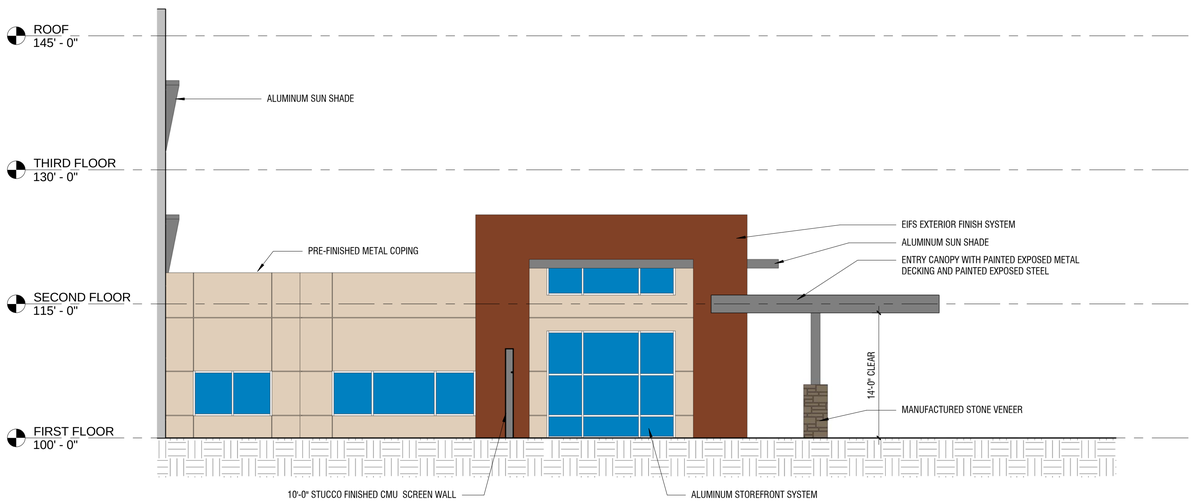

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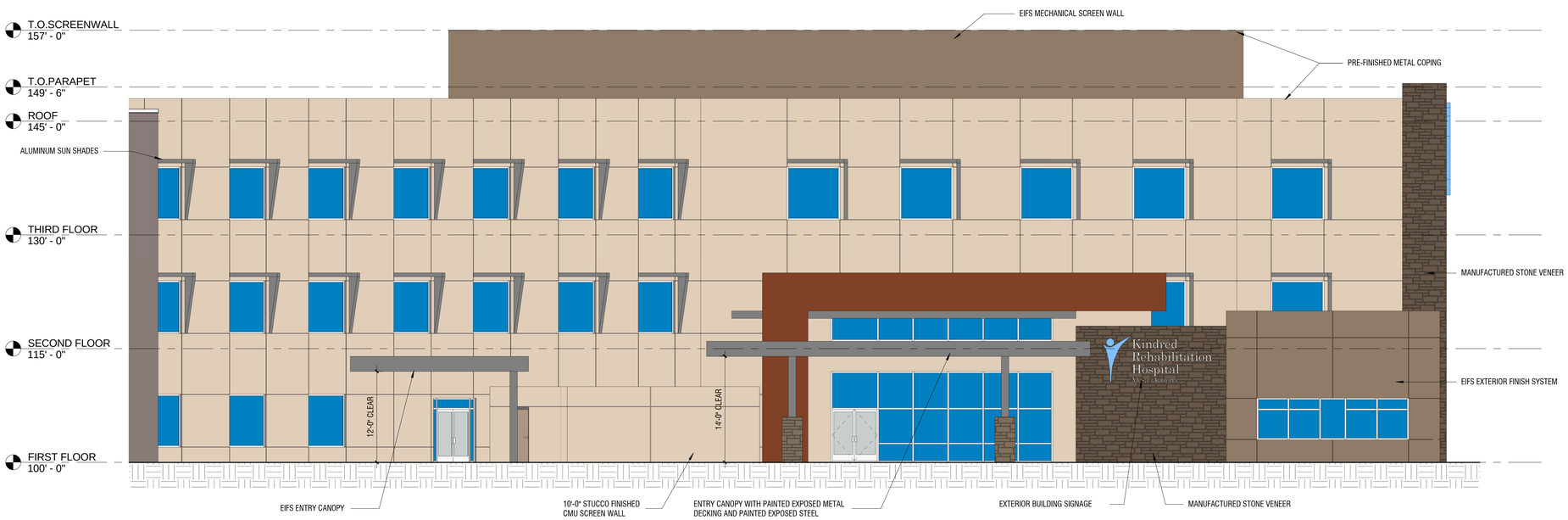

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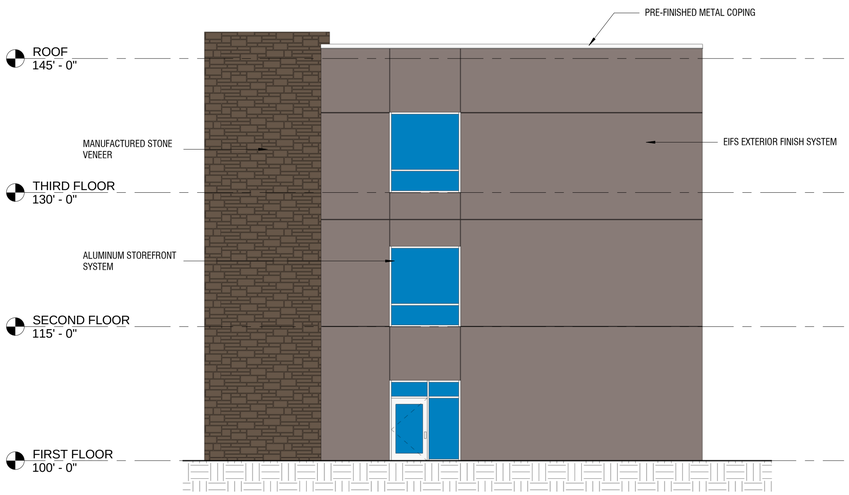

02 WEST ELEVATION
A3.05 SCALE: 1/8" = 1'-0"

01 SOUTH ELEVATION
A3.05 SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

03 - SOUTH ENTRY

04 - SOUTH EAST FACADE

02 - MAIN ENTRY

01 - MAIN ENTRY

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Sheet No:

A11.00

EXTERIOR PERSPECTIVES

KINDRED REHABILITATION HOSPITAL

MESA, ARIZONA

CITY DESIGN REVIEW SUBMITTAL

OWNER

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KITCHELL CONTRACTORS
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602.263.8876 FAX
PRIMARY CONTACT: KC DOUGHERTY
CONTACT: JULIE GARCIA

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CONTACT: DAVID TOOLEY

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STRUCTURAL AFFILIATES
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NASHVILLE, TN 37205
615.269.0069
CONTACT: JOHN KENNEDY

MEP CONSULTANT

SW ASSOCIATES
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CONTACT: MARK A. STRINGER
CONTACT: JOHN PIAZZA

CIVIL CONSULTANT

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
602.944.5500
602.944.7423 FAX
CONTACT: STEVE HANEY
CONTACT: TRAVER JONES

INDEX OF DRAWINGS

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NOVEMBER 11, 2014	●	G3.02	ARCHITECTURAL SITE DETAILS
NOVEMBER 11, 2014	●	G3.03	ARCHITECTURAL SITE DETAILS

CIVIL

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NOVEMBER 11, 2014	●	GD2	PRELIMINARY GRADING AND DRAINAGE PLAN
NOVEMBER 11, 2014	●	GD3	PRELIMINARY GRADING AND DRAINAGE PLAN
NOVEMBER 11, 2014	●	LS1	PRELIMINARY LANDSCAPE PLAN
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ARCHITECTURAL

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NOVEMBER 11, 2014	●	A1.02	OVERALL FLOOR PLAN - SECOND & THIRD FLOORS
NOVEMBER 11, 2014	●	A3.01	BUILDING ELEVATIONS
NOVEMBER 11, 2014	●	A3.02	BUILDING ELEVATIONS
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NOVEMBER 11, 2014	●	A4.00	BUILDING SECTION
NOVEMBER 11, 2014	●	A11.00	EXTERIOR PERSPECTIVES

PROJECT INFORMATION

Building Area:

Level One	39,685 sf
Level Two	21,960 sf
Level Three	21,960 sf
Gross Building Area:	83,605 sf

Construction Type:
New Building Construction:
Type II(1,1,1) per NFPA 220 or IBC Equivalent Type, Type II-A, Fully Sprinklered (Table 601 and 503)

Maximum allowable heights/areas: (IBC Table 503)

Maximum Allowable Building Height:	85'
Maximum Number of Stories:	3
Maximum Allowable Area per Story:	56,250 sf

Seismic Design Category: (TBD) IBC TABLE 1613.5.3(1) AND TABLE 1613.5.3(2)
FIRE PROTECTION REQUIREMENTS:

New Building Fire Resistance Rating

	NFPA 220 II (1,1,1)	IBC II-A	Project will comply with most stringent conditions.	UL Assembly #
Columns:				
Supporting more than one floor:	1-hr	1-hr	**1-hr**	X772 & X771
Supporting only one floor:	1-hr	1-hr	**1-hr**	X772 & X771
Supporting roofs only:	1-hr	1-hr	**1-hr**	X772 & X771
Beams, Girders, Trusses, and Arches:				
Supporting more than one floor:	1-hr	1-hr	**1-hr**	N782
Supporting one floor only:	1-hr	1-hr	**1-hr**	N782
Supporting roofs only:	1-hr		**1-hr**	P732
Floor-Ceiling Assembly:	1-hr	1-hr	**1-hr**	D902
Roof-Ceiling Assembly:	1-hr	1-hr	**1-hr**	P723

Sprinklers: Fully Sprinklered

Elevator Shafts: 1-hr

Stair Enclosures: 1-hr, with 60 minute UL labeled doors and frames

ENERGY CODE CLASSIFICATION:

COUNTY:	MARICOPA	ROOF R-VALUE:		WALL R-VALUE:	
ZONE:	2B	CODE MIN.	R-20ci	CODE MIN.	R-13
		PROJECT MIN.	R-20ci	PROJECT MIN.	R-13

CODE SUMMARY

CITY OF CHANDLER, AZ - APPLICABLE CODES AND STANDARDS:

2006	*INTERNATIONAL BUILDING CODE (IBC)
2006	*INTERNATIONAL FUEL GAS CODE
2006	*INTERNATIONAL MECHANICAL CODE
2009	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2006	*INTERNATIONAL PLUMBING CODE
2006	*INTERNATIONAL FIRE CODE
2005	NATIONAL ELECTRIC CODE
2006	ANSI A117.1 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
	NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

*APPLICABLE CITY OF MESA AMENDMENTS

STATE OF ARIZONA - APPLICABLE CODES and STANDARDS:

2010	GUIDELINES FOR DESIGN AND CONSTRUCTION OF HOSPITALS AND HEALTH CARE FACILITIES
2012	NFPA 101, LIFE SAFETY CODE
	R9-1-412 PHYSICAL PLANT HEALTH AND SAFETY CODE STANDARDS
	2012 NATIONAL FIRE CODE
	2012 INTERNATIONAL BUILDING CODE
	2012 INTERNATIONAL MECHANICAL CODE
	2012 INTERNATIONAL PLUMBING CODE
	2012 INTERNATIONAL FIRE CODE
	ICC/A117.1-2009 AMERICAN NATIONAL STANDARD: ACCESSIBLE AND USABLE BUILDINGS FACILITIES
	2012 INTERNATIONAL FUEL GAS CODE
	2012 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE

FEDERAL:

2010	AMERICANS WITH DISABILITIES ACT & ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES (ADA-ABAAG)
2000	NFPA 101 LIFE SAFETY CODE

PROPOSED BUILDING INFORMATION - NEW STRUCTURE

Occupancy Classification:
Institutional (IBC I-2 Occupancy)

SYMBOLS KEY

DRAFTING GRAPHICS

- 448 — NEW OR REQUIRED POINT ELEVATION
- 289.4 — EXISTING POINT ELEVATION
- NEW CONTOURS
- NAME A100 — ROOM NAME AND NUMBER
- 1 A — COLUMN REFERENCE GRID (LETTER, NUMBER)
- 7001 — DOOR MARK
- A — WALL TYPE
- 01/A8.01 — SECTION
- 01/A8.01 — ELEVATION
- 01/A10.01 — DETAIL
- 10 — INTERIOR WINDOW TYPE
- 10 — EXTERIOR WINDOW TYPE
- LEVEL LINE
- 1 — COLOR MARK (LETTER) REVISION # (NUMBER)
- DIM TO ℄ — DIM TO FACE OF FINISH MATERIAL

DRAWING NUMBER KEY

REFER TO STRUCTURAL & MECHANICAL SHEETS FOR THEIR DISCIPLINE LEGEND

DISCIPLINE
A. ARCHITECTURAL
C. CIVIL
L. LANDSCAPE
M. MECHANICAL
E. ELECTRICAL
P. PLUMBING
S. STRUCTURAL
K. KITCHEN
R. RADIOLOGY

SHEET NO. OR KEYPLAN AREA NO.

15/A2.11R

NUMBER OF PLAN, DETAIL, ETC.. ON SHEET

SERIES NO. OR DRAWING SERIES

DESIGNATES RENOVATION PROJECT

REVISION NUMBER

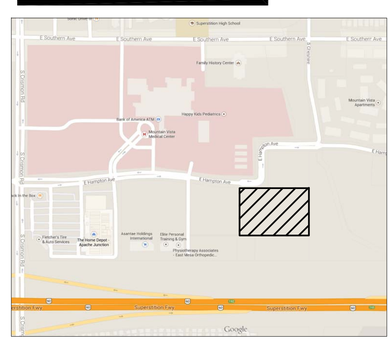
DWG IN THIS ISSUE

MOST RECENT ISSUE DATE → 15 MAY. 96 ● #1

ISSUE DATES

DATE / ISSUE		
CITY DESIGN REVIEW SUBMISSION		OCTOBER 03, 2014
CITY DESIGN REVIEW SUBMISSION	●	NOVEMBER 11, 2014

PROJECT AREA MAP



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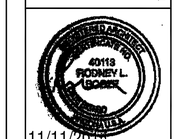
Kindred Healthcare
KITCHELL

ISSUED FOR CITY DESIGN APPROVAL

NOT FOR CONSTRUCTION

KINDRED REHABILITATION HOSPITAL
MESA, ARIZONA
10309 EAST HAMPTON AVE.
MESA, AZ 85209



Revisions:

Drawn By: CC
Checked By: DT
Issue Date: November 11, 2014
Project No: 2014-130

Sheet No:

G0.00

INDEX

PROJECT NARRATIVE

This proposed Kindred Transitional Care Center and Inpatient Rehabilitation Facility is an 81,000 square foot, three-story, building to be located at 10309 E. Hampton Avenue in Mesa, AZ, southwest of the intersection of S. Signal Butte Road and E. Southern Ave. The proposed project will include 70 transitional care patient beds and 20 inpatient rehabilitation patient beds, with a Commercial (Healthcare) land use. All inpatient rehabilitation patient rooms are located on the ground level and the transitional care rooms will be on the upper two floors.

The existing site consists of a single parcel totaling approximately 11 acres: Assessor's Parcel Number 220-81-740H. The current zoning designation is Light Industrial and the proposal zoning designation is Limited Commercial with a Bonus Intensity Zone overlay to allow for a new healthcare facility.

The proposed building design is focused on quality while adhering to the City of Mesa's standards. The main entry will be off of E. Hampton Avenue. All four sides of the building have articulation, providing interest on all faces. The proposed materials are a combination of storefront glazing, exterior insulation finishing system (EIFS), and stone veneer. The site design accommodates the needs of the facility and meets the City's guidelines for landscaping.

This medical center will provide a full range of medical and social services to treat and support patients with intensive short-stay rehabilitation needs as well as residents receiving longer-term restorative care.

Citizen Participation Report for Kindred Mesa TCC and IRF

Date of Report: November 11, 2014

Overview:
This report provides the results of the implementation of the Citizen Participation Plan for Kindred Mesa TCC and IRF. This site is located at 10309 E. Hampton, south of E. Southern Ave. between S. Crimson Road and S. Signal Butte Road. The project is an application for the rezoning of 6 acres from LI to LC with a BIZ overlay for a Transitional Care Center and Inpatient Rehabilitation Facility. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:
KC Dougherty
1707 E. Highland Ave.
Phoenix, AZ 85016
(602) 222-5350
Email: kdougherty@kitchell.com

Neighborhood Meeting:
The following is the date and location of the meeting where citizens were invited to discuss the applicant's proposal [comments, sign in lists and other feedback are attached];

1. September 30, 2014 – Stevenson Elementary, 638 S. 96th Street, Mesa, AZ 85208 – 1 neighbor in attendance

Correspondence:

1. Letters mailed to contact list (887), including registered neighborhood associations within 1 mile of the project, HOAs within 1 mile of the project, and home owners within ½ mile from the site on September 19, 2014 [see attached list and example of materials mailed]
2. Email exchange between KC Dougherty with Kitchell Contractors and Jennifer Foster, an interested neighbor [See attached]
3. Telephone exchange between KC Dougherty with Kitchell Contractors and Michelle Garcia, a representative for an interested neighbor [See attached]

Results:
There are 887 persons on the contact list as of the date of this Citizen Participation Report [see attached]

1. Summary of concerns, issues and problems:
    - The only concern was that this facility would be a drug rehabilitation center, which is not the case.
2. How concerns, issues and problems were addressed:
    - This concern was alleviated by sending an email to the interested party describing the project and that patients would be there for physical rehabilitation, not anything related to drug rehabilitation.

3. How concerns, issues and problems not addressed and why:
    - Not applicable.

NEIGHBORHOOD MEETING : Sign-In Sheet

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Neighborhood Meeting Sign-In Sheet

Project: Kindred Mesa Transitional Care Center and Inpatient Rehabilitation Facility

Date: 9/30/2014 Time: 6:00 PM

Name	Address	Phone / E-mail
Susan Reeves	11036 E LaSalle	Kay.givats@yahoo.com

NEIGHBORHOOD MEETING : Minutes and Comments

Date	Start	End	Meeting	Prepared By
9/30/2014	6:00pm	7:00pm	Neighborhood Meeting	Taylor Gilmore

Attended By
KC Dougherty (Kitchell), Julie Garcia (Kitchell), Mike Carson (Kitchell), Taylor Gilmore (Kitchell), Susan Reeves (Neighbor)

Notes
KC, Mike, Julie, and Taylor introduced themselves and offered Susan cookies. KC handed out a sign-in sheet and comment sheet to Susan, but she did not write any comments.
KC began the presentation with a background on Kindred.
KC then discussed the facilities use as an Inpatient Rehabilitation Facility and they type of patients that could potentially be seen there.
The final portion of the presentation discussed the aesthetics and planned materials on the exterior of the building. KC referenced presentation boards with a site plan and rendering of the Inpatient Rehabilitation Facility.
KC asked Susan if she had any questions about the project and she did not.
Susan complimented the project and stated she was excited to see development on the empty lot.
KC offered the Susan another cookie before she left the meeting.
KC, Mike, Julie, and Taylor remained at the Media Center until 7pm in case any other interested neighbors came, but no one else did.

CORRESPONDENCE (1) : Project Notification Letter

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PROJECT NOTICE

September 15, 2014

Dear Neighbor:

We have applied for the rezoning of a vacant parcel from Light Industrial to Limited Commercial zoning with a Bonus Intensity Zone overlay to allow for a new healthcare facility. This property is located at 10309 E. Hampton in Mesa, AZ, southwest of the intersection of S. Signal Butte Road and E. Southern Ave. This request is for the development of a transitional care center and inpatient rehabilitation hospital. This medical center will provide a full range of medical and social services to treat and support patients with intensive short-stay rehabilitation needs as well as residents receiving longer-term restorative care.

This letter is being sent to all property owners within ½ a mile of the property and all registered neighborhood associations and HOAs within a mile of the property.

You are invited to attend a neighborhood meeting that will be held on September 30, 2014 in the Media Room at Stevenson Elementary – 638 S 96th Street, Mesa, AZ 85208. The meeting will begin at 6:00 p.m. and we welcome any input you have regarding this proposal.

If you have any questions or concerns regarding these requests, please contact me at 602-222-5350 or by email to kdougherty@kitchell.com. You will also have the opportunity to comment at public hearings before the Planning Commission and City Council at a future date.

Thank you for your participation.

Sincerely,

KC Dougherty
Project Director

Kitchell Contractors
1707 East Highland | Suite 200 | Phoenix, Arizona 85016 | Phone 602.222.5300 | www.kitchell.com
Risk Management Fax 602.222.5367 | Exec/Marketing Fax 602.263.8691 | Operations Fax 602.263.8593 | Estimating Fax 602.263.8876
AZ Contractor License ROC067969, ROC068360, ROC147613

CORRESPONDENCE (2) : Email Exchange

From: Jennifer Foster <jenniferjean@live.com>
Date: October 17, 2014 at 7:33:28 PM MST
To: <kdougherty@kitchell.com>
Subject: Proposed Property

Hello, I am a homeowner in the Villages at Crismon Creek. I would like to know more about this treatment center that is being proposed. Is it a rehab facility for drug addicts or is it a long term care facility nursing home and rehab center for the elderly with the potential to get better? If it is a rehab center for drug addicts I have concerns being the parent of very young children. Our community is a young neighborhood and is full of families with children. If it is a drug rehab center I am highly opposed to it because of the dangers that go along with having drug addicts so close to my home. I am not judging all of them but as a nurse I have experience with this population and know that many unsafe things occur at these centers; drugs being snuck in, patients leaving against medical advice, drug addict friends who come visit. I wouldn't feel comfortable with a bunch of drug addicts wandering around and hanging out around our neighborhood. Although they would be in treatment and probably not allowed to leave, when they are released they have the potential to start loitering around our community. Also, I am concerned with the risk of robberies, as drug addicts will do anything to get their fix and that includes breaking into homes and robbing people. What happens if someone leaves rehab against advice and doesn't have a ride? They start wandering the streets. Also, many drug addicts have drug addict friends who may come visit them in treatment or pick them up when they're discharged. I also am concerned that some of these patients will have criminal records including robbery and potentially sexual assault or pedophilia. I don't mean to come across as harsh or uncaring as I do believe that these people have a right to get better but I strongly feel it should be in an area that isn't so close to multiple communities. Thank you very much for your time.

Sincerely,

Jennifer Foster

Mrs. Foster:

Thank you for the email and your interest in our Kindred Healthcare - Mesa project.

Rest assured, our project is not for drug rehabilitation patients.

The Kindred Healthcare - Mesa project is comprised of two different rehabilitation facilities in one:

1. TCC - Transitional Care Center: (certified as long-term acute care hospitals and licensed as acute care hospitals) to provide aggressive, specialized interdisciplinary care to medically complex patients who require extended recovery time. These patients are ill and have few care options left; they come to a Kindred Hospital because they require the aggressive, specialized care and prolonged recovery and are unable to recover completely in the short-term setting.

2. IRF - In-Patient Rehabilitation Facility: Kindred Healthcare's nursing and rehabilitation centers are designed to provide the diverse needs of today's patients and residents. Today's resident might be an active senior citizen recovering from a knee replacement before returning to the golf course, or a young mother receiving physical therapy to recover from an auto accident. Nearly half of Kindred's patients come for short-term rehabilitation and return home after about a month. Those who stay longer - an average of six months - may require more specialized care.

I hope this email answers your questions and comforts your concerns. However, should you have any further questions or concerns, please feel free to reach back out to me.

Thank you

Keith "KC" Dougherty, Project Director
LEED ® Accredited Professional
Kitchell Native American Division
1707 East Highland, Suite 200
Phoenix, Arizona 85016
O: 602.222.5350 | C: 602.300.2455 | F: 623.691.8167
Follow us: **Facebook** | **Twitter** | **LinkedIn** | **KitchellProgress.com**

From: Jennifer Foster [mailto:jenniferjean@live.com]
Sent: Tuesday, October 21, 2014 1:10 PM
To: KC Dougherty
Subject: Re: Proposed Property

Thank you so much for your answer. I think this rehab center sounds wonderful!

Sent from my iPhone

CORRESPONDENCE (3) : Telephone Exchange

Voicemail, received 10/21/2014
My name is Michelle Garcia, I'm calling from Poli and Ball. My phone number is (602) 840-1400. Our office received a proposed development design review in the mail today addressed to our client, JP Morgan. I just need to see if you could help me identify what property JP Morgan owns as a property neighbor to this proposed development and that way we can pass this along to the appropriate person at the bank who is handling that property that JP Morgan owns and get them proper notice. The address for the proposed development is 10309 East Hampton Ave, parcel number 22081740H and the development is for Kindred Transitional Care Center and Inpatient Rehabilitation Facility. My phone number is (602) 840-1400 if you could call me back maybe we can put the pieces of puzzle together and we could move forward thank you.

Follow-Up
KC Dougherty with Kitchell left a return voicemail describing the property location for the proposed development on 10/21/2014. He did not receive a call back.

KC Dougherty tried calling again on 10/28/2014, but did not reach Michelle. He left another voicemail indicating that she could call back if she still had remaining questions.