5949 Sherry Lane, Suite 1570
Dallas, TX 75225
Phone: (214) 363-8400
Fax: (214) 363-8409
www.mayscompany.com

Mays & Company
Real Estate Development

April 4, 2016

To Whom It May Concern:

Mays & Company Real Estate Development is pleased to submit for your review this pre-application for Dignity Health and Arizona General Hospital ER (AGH ER). The Emergency Room facility is proposed to be located at the northwest corner of McKellips Road and Doran Road.

AGH ER is a partnership between Dignity Health and Adeptus Health, Inc. Adeptus Health, Inc. is the country's leading freestanding emergency room system; it is both the largest and the oldest. Adeptus Health has just celebrated its 10th year in business.

Arizona General Hospital ER is an out of station attestation. The facility is a provider based outpatient department of the hospital and offers a full range of emergency medical services with no extended stay. These services are provided on an "out-patient" basis only. Patients come to AGH ER by private transportation; meaning that very few patients are delivered to AGH ER in an ambulance. In the rare event that a patient cannot be treated at AGH ER or requires a higher level of care than AGH ER can provide (surgery, hospitalization, etc.), an ambulance may be called to safely transport the patient to a full service hospital. On those rare occasions, transport to Arizona General Hospital will be made by a private ambulance. AGH ER can dictate that the ambulance refrain from using sirens and lights until they depart the property and are traveling on city street in route to an Arizona General Hospital.

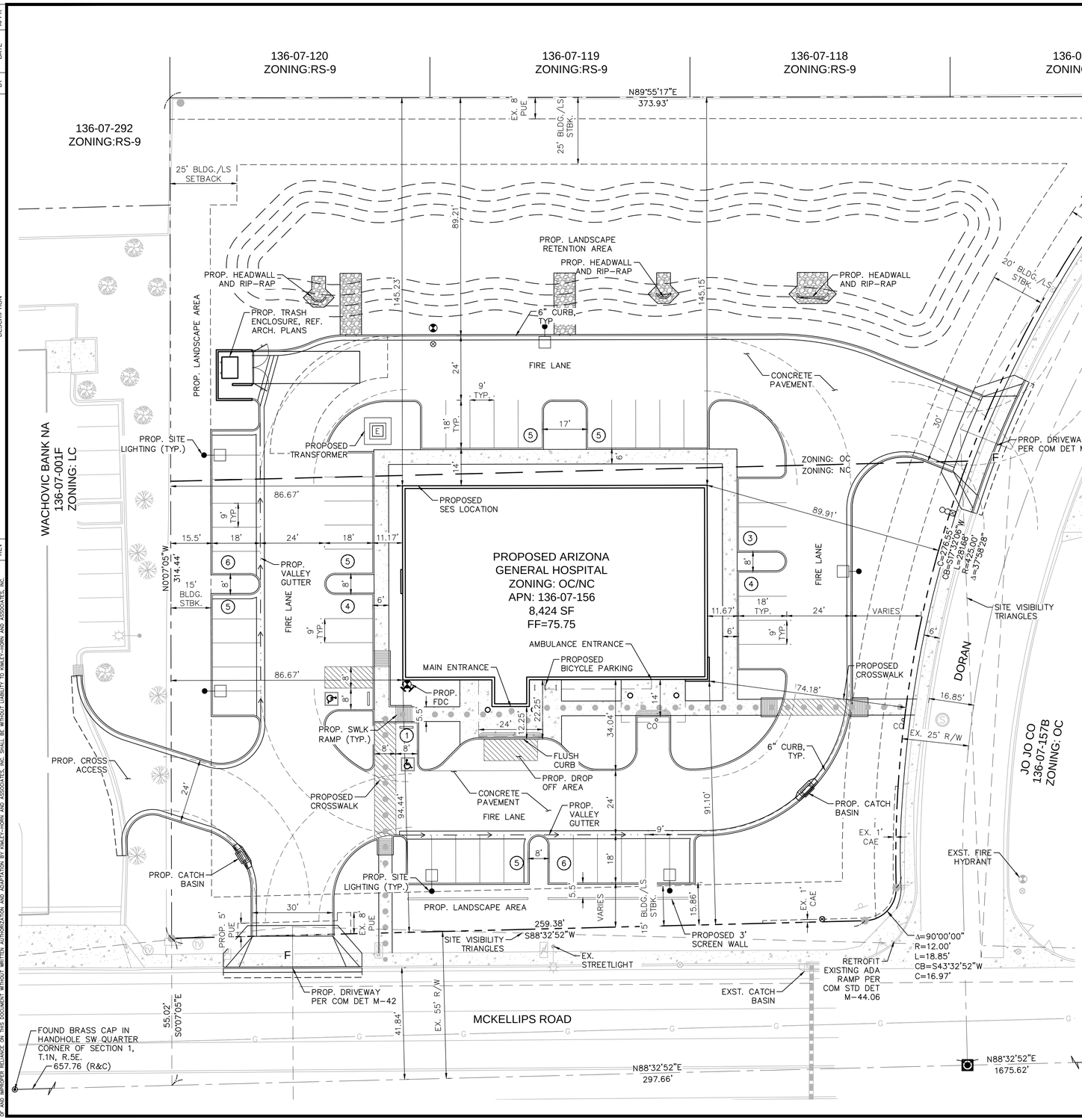
The AGH ER Site is a 2.16 acre parcel at the northwest corner of McKellips Road and Doran Road. Our building is proposed to be located on the southern half of the parcel, where the zoning is Neighborhood Commercial (NC). The northern half of the parcel is zoned Office Commercial (OC). We intend the norther portion to be a landscape buffer for the residences to the north.

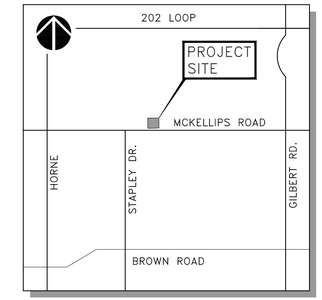
The architectural style of the building includes modern stucco and metal materials with trellis-like canopies.

We think our proposed project will be a good and beneficial use for the community.

Sincerely,

Bill Arsenault
Director of Development





VICINITY MAP

TOWN OF MESA
N.T.S.

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- F — FULL ACCESS
- 1 — PARKING COUNT
- ADA ACCESSIBLE ROUTE
- R=55', R=35' — FIRE TRUCK TURNING RADIUS
- R=43.9', R=28.4' — GARBAGE TRUCK TURNING RADIUS
- PROPOSED SIDEWALK

NOTE:

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

PROJECT INFORMATION

ASSESSOR'S PARCEL NO.	136-07-156
EXISTING USE:	VACANT LAND
PROPOSED USE:	ARIZONA GENERAL HOSPITAL EMERGENCY ROOM
EXISTING ZONING:	OC/NC
ADJACENT ZONING:	WEST: LC, EAST: OC, NORTH: RS-9
JURISDICTION:	MESA, ARIZONA

BUILDING/LANDSCAPE SETBACKS:	REQUIRED	BLDG PROVIDED	LS PROVIDED
MIN FRONT (ARTERIAL) SETBACK:	15' BLDG/15' LS	91.1'	15.9'
MIN FRONT (LOCAL) SETBACK:	20' BLDG/20' LS	74.2'	20.9'
MIN REAR (RESIDENTIAL) SETBACK:	25' BLDG/25' LS	145.2'	89.2'
MIN SIDE (COMMERCIAL) SETBACK:	15' BLDG/15' LS	86.7'	15.5'

PARKING REQUIREMENTS

PARKING REQUIRED:
HOSPITAL:
1 SPACE PER 200 SF:
8,424 SF/200 = 43 SPACES (MAX 125%=53 SPACES)
BICYCLE PARKING REQUIRED: 5 SPACES

PARKING PROVIDED:

STANDARD:	47 SPACES
ACCESSIBLE:	2 SPACES
TOTAL	49 SPACES
BICYCLE PARKING:	5 SPACES

LEGAL DESCRIPTION

TRACT A, OF RITA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 215 OF MAPS, PAGE 17 AND CERTIFICATE OF CORRECTION RECORDED IN DOCKET 14921, PAGE 896 AND RECORDED AS DOCKET 14921, PAGE 897 OF OFFICIAL RECORDS.

SITE CALCULATIONS

BUILDING HEIGHT:	23'-0" TO TOP OF PARAPET, 36'-0" TO TOP OF TOWER ELEMENT
BUILDING AREA:	8,424 SF
BUILDING LOT COVERAGE:	8,424 SF / 94,122 SF = 8.95%
NET LOT AREA:	2.16± AC

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1855 W. BASELINE ROAD, SUITE 200
MESA, AZ 85202
TEL. NO. (480) 207-2666
FAX NO. (602) 944-7423
CONTACT: STERLING MARGETTS, PE

LAND SURVEYOR

SURVEY INNOVATION GROUP, INC.
7301 E. EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PH: (480) 922-0780
CONTACT: JASON SEGNARI R.L.S

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
1855 W. BASELINE ROAD, SUITE 200
MESA, AZ 85202
TEL. NO. (480) 207-2666
FAX NO. (602) 944-7423
CONTACT: CHRIS ROSE, RLA

ARCHITECT

ASCENSION GROUP ARCHITECTS
1250 EAST COPELAND ROAD
ARLINGTON, TEXAS 76011
TEL. NO. (817) 229-1917
CONTACT: JEREMY PEARCE
EMAIL: JPEARCE@ASCENSIONGROUP.BIZ

DEVELOPER

FIRST CHOICE ER, LLC
2941 S. LAKE VISTA, SUITE 200
LEWISVILLE, TX 75067
TEL NO. (972) 899-6818
CONTACT: CHRIS EZELL

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

REV	DESCRIPTION	BY	DATE	APPR

K:\EAV_Civil\191924010 - McKellips and Doran\CADD\924010SP.dwg, Layout:Layout1 May 11, 2016 - 10:15am bryan.wright
XREFS: x924010TB x924010BM x924010VF x924010D x924010GD AZ_CMR_SEAL
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1855 West Baseline Road, Suite 200
Mesa, Arizona 85202 (480)207-2666

Dignity Health.

1310 E. MCKELLIPS ROAD

SITE PLAN

MESA, ARIZONA

PROJECT No.	191924010
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	ADW
DESIGN BY:	BMW
CHECK BY:	STM
DATE:	5/9/2016

Registered Professional Engineer (Civil) CERTIFICATE NO. 47183 STERLING MARGETTS Date Signed 05/09/16 ARIZONA, U.S.A. Expires 12/31/16

924010SP.dwg

SP1

1 OF 1 SHEETS

Kimley»Horn

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Mesa, Arizona 85202 (480) 207-2666

K:\FAV_Civil\FC McKellips and Doran\CADD\Exhibits\Aerial Ex.dwg Apr 04, 2016 andywhisler
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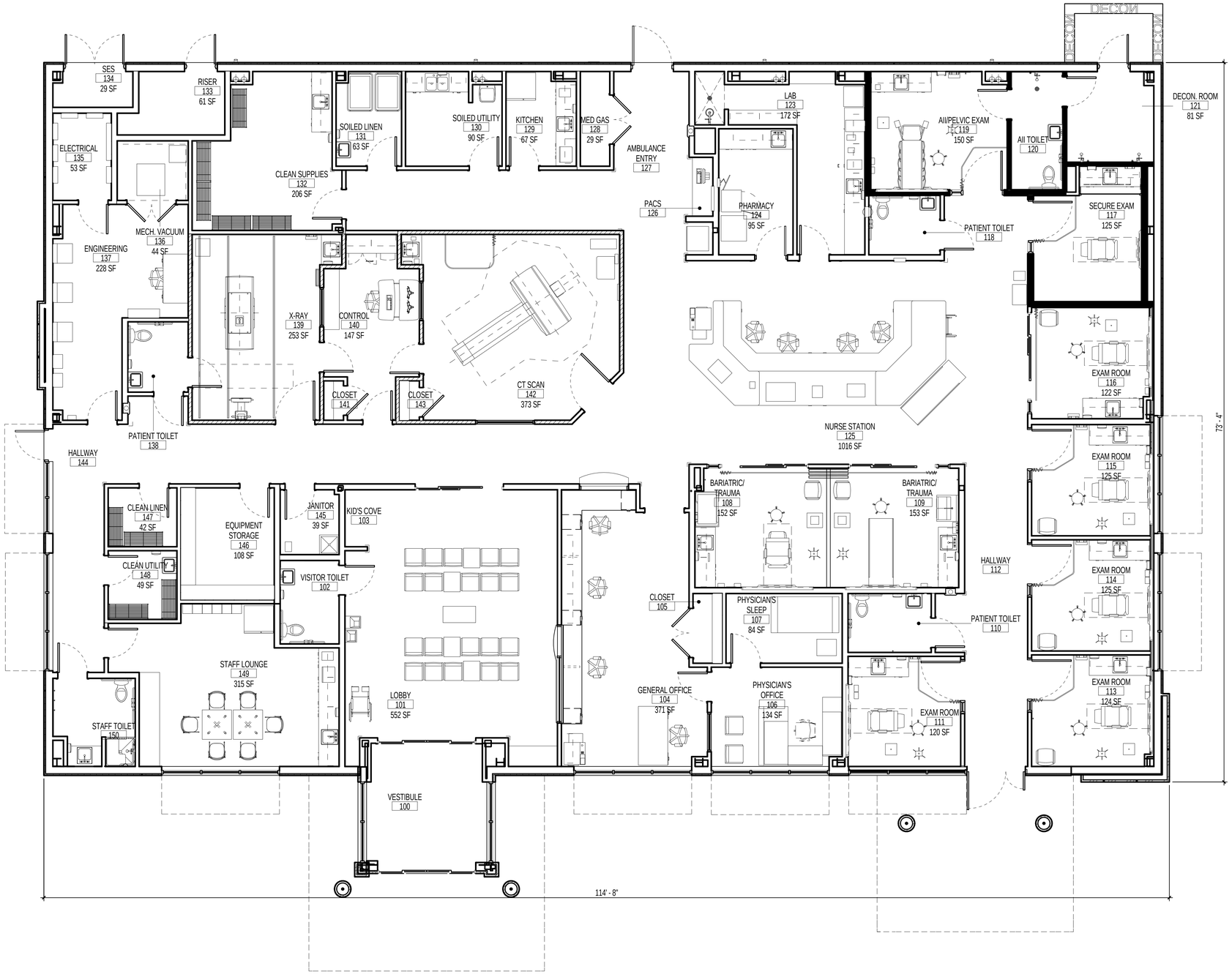

01 FLOOR PLAN
DR 01 SCALE: 3/16" = 1'-0"

Ascension Group Architects LLP
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tel 817.226.1917
fax 817.226.1919
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Dignity Health
Arizona General Hospital

DEVELOPMENT REVIEW SET (NOT FOR CONSTRUCTION)

DIGNITY HEALTH ARIZONA GENERAL HOSPITAL ER

AGH ER - Stapley and McKellips, Mesa, AZ

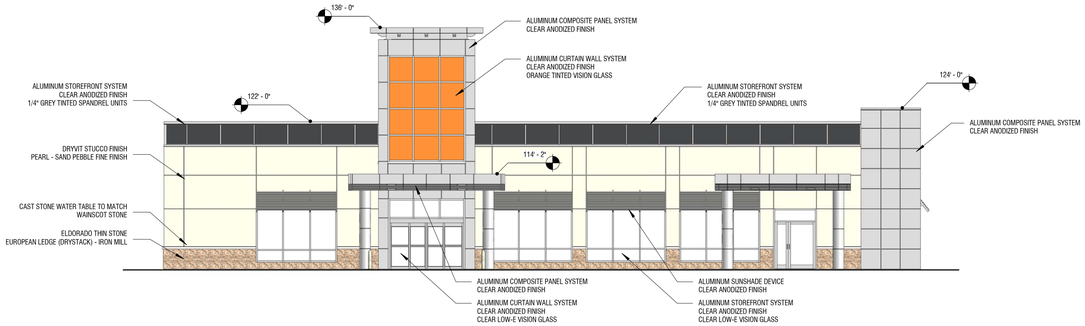
REGISTERED ARCHITECT CERTIFICATE NO. 40113 RODNEY L. HOOZE STATE OF ARIZONA U.S.A.
May 9, 2016

Revisions:

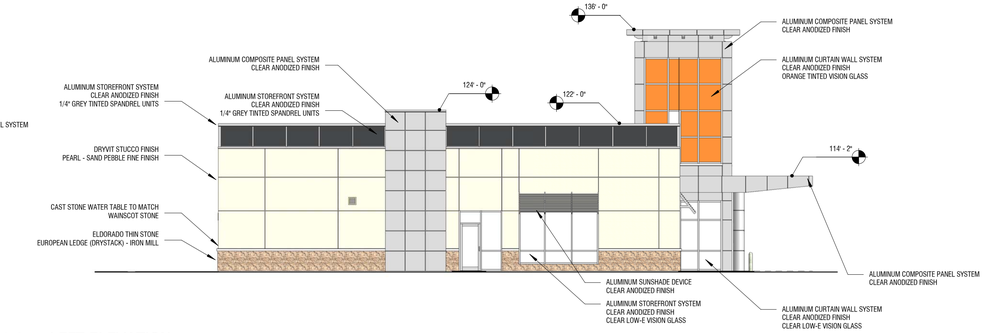
Drawn By: MRS
Checked By:
Issue Date: 09 MAY 2016
Project No: 2016-026

Sheet No:

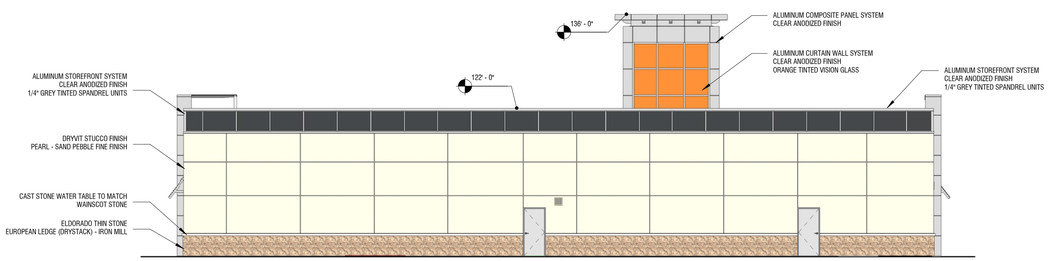
DR 01
FLOOR PLAN



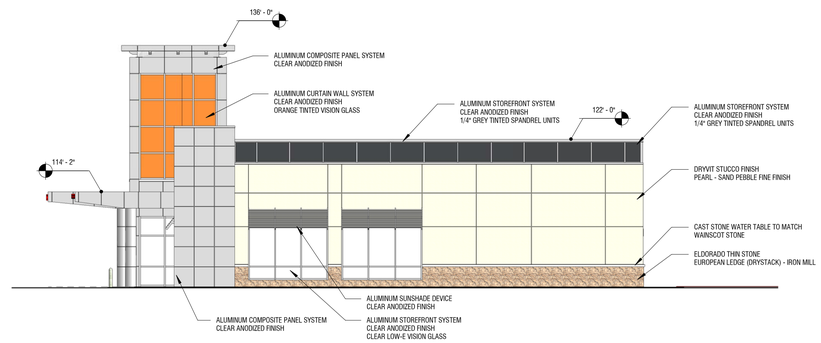
01 FRONT ELEVATION
DR 02 SCALE: 3/32" = 1'-0"



02 LEFT ELEVATION
DR 02 SCALE: 3/32" = 1'-0"



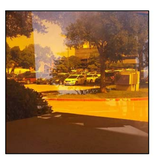
03 REAR ELEVATION
DR 02 SCALE: 3/32" = 1'-0"



04 RIGHT ELEVATION
DR 02 SCALE: 3/32" = 1'-0"

01 PPG Solargray Tinted Spandrel Unit
With Light Gray Frit

02 Aluminum Composite Panels
Clear Anodized Finish



03 Custom Fabricated Glazing Unit
PPG Clear Glazing with Orange
Laminate

04 Dryvit Stucco Finish
Pearl - Sand Pebble Finish

05 Eldorado Thin Stone
European Ledge (Dry Stack)
Iron Mill

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Arlington, Texas 76011
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fax 817.226.1919
www.ascensiongroup.biz

Dignity Health
Arizona General Hospital

DEVELOPMENT REVIEW SET (NOT FOR CONSTRUCTION)

DIGNITY HEALTH ARIZONA GENERAL HOSPITAL ER

AGH ER - Stapley and McKellips, Mesa, AZ

REGISTERED ARCHITECT
CERTIFICATE NO.
40113
RODNEY L. COZZE
DATE SIGNED
ARIZONA U.S.A.
May 9, 2016

Revisions:

Drawn By: MRS
Checked By:
Issue Date: 09 MAY 2016
Project No: 2016-026

Sheet No:

DR 02
COLOR ELEVATIONS

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AGH ER - Stapley and McKellips, Mesa, AZ

REGISTERED ARCHITECT
CERTIFICATE NO.
40113
RODNEY L. ROOZE
DATE EXPIRES
ARIZONA U.S.A.
May 9, 2016

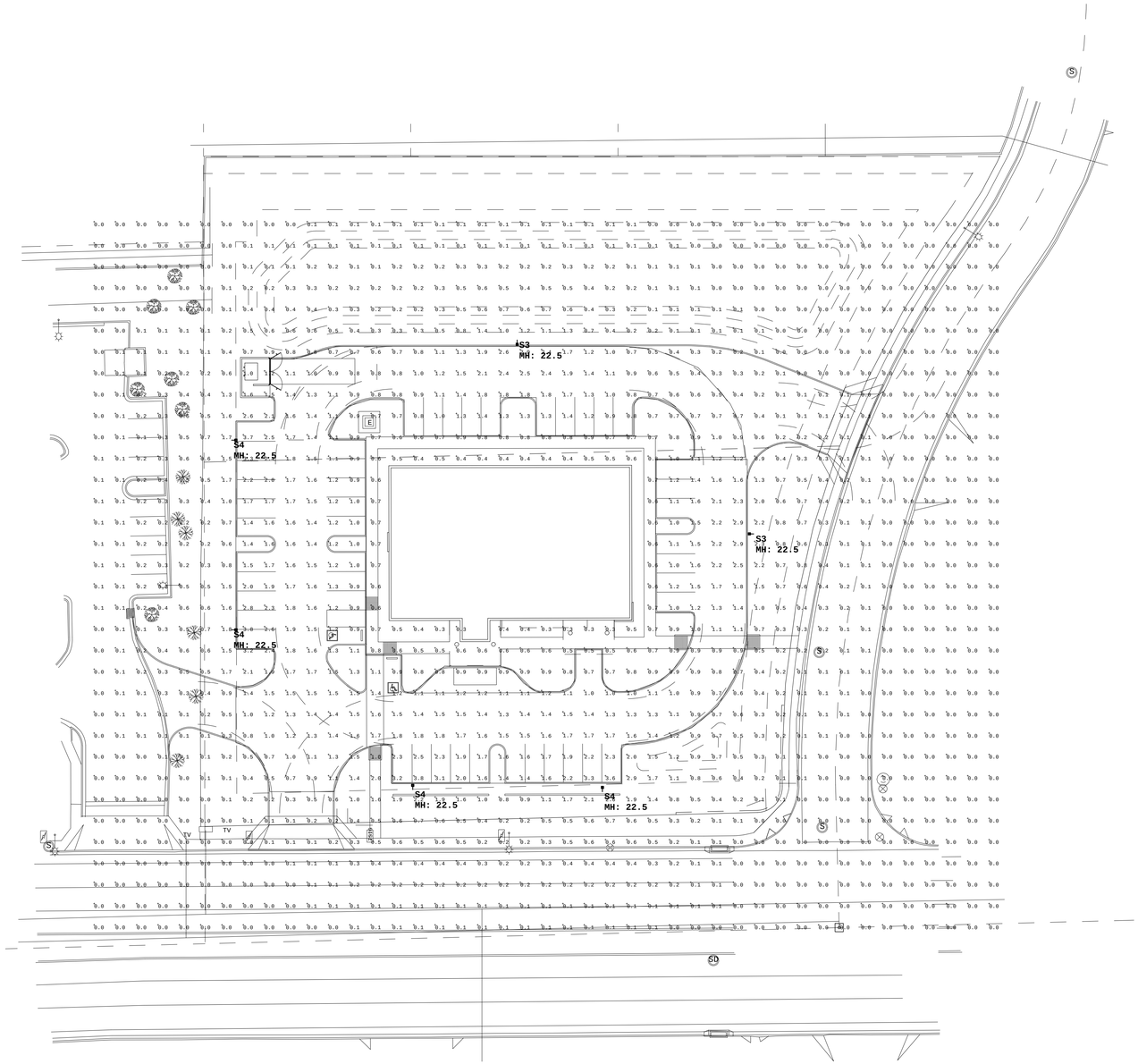
Revisions:

Drawn By:	MRS
Checked By:	
Issue Date:	09 MAY 2016
Project No:	2016-026

Sheet No:

DR 03

CONCEPTUAL RENDERING



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	S3	2	LITHONIA DSX0 LED 40C 1000 40K T3M MVOLT DM19AS	15008	138	1.000	0.800	1.000
	S4	4	LITHONIA DSX0 LED 40C 1000 40K T4M MVOLT DM19AS	15212	138	1.000	0.800	1.000

StatArea_1

Illuminance (Fc)
Average = 1.43
Maximum = 3.8
Minimum = 0.4
Avg/Min Ratio = 3.58
Max/Min Ratio = 9.50

01 PHOTOMETRIC ANALYSIS

DR 04 SCALE: 1" = 30'-0"

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AGH ER - Stapley and McKellips, Mesa, AZ

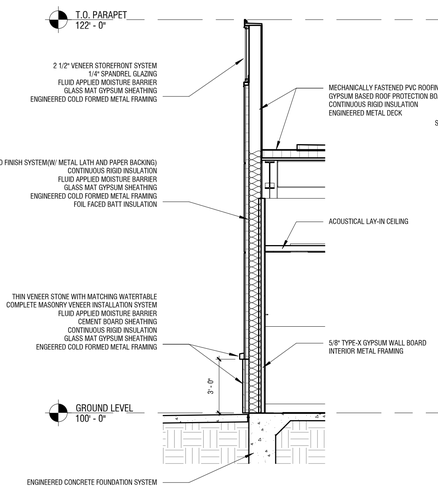
Revisions:

Drawn By: Author
Checked By: Checker
Issue Date: 09 MAY 2016
Project No: 2016-026

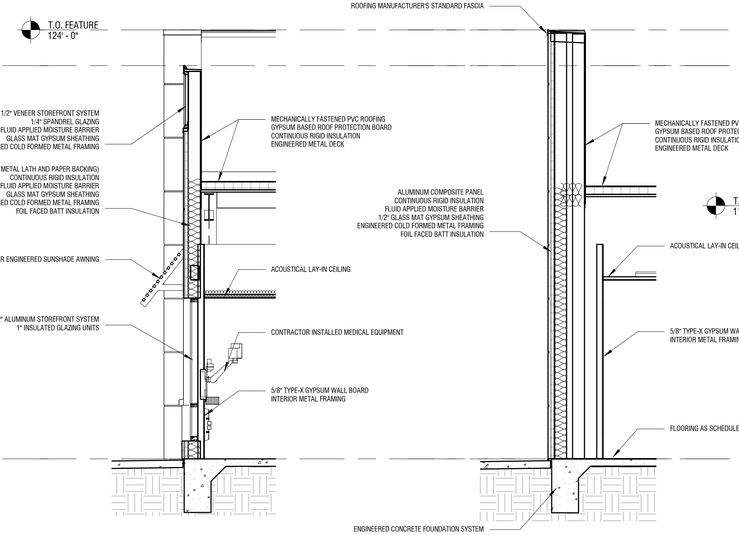
Sheet No:

DR 04

PHOTOMETRIC ANALYSIS

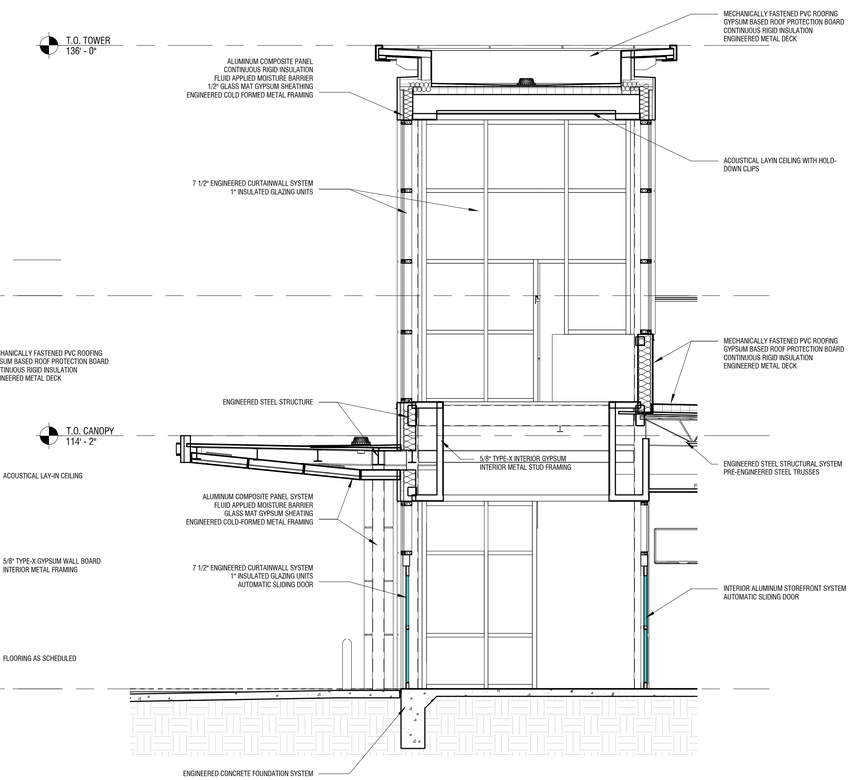


01 TYPICAL WALL SECTION
DR 05 SCALE: 1/4" = 1'-0"



02 TYPICAL SF WALL SECTION
DR 05 SCALE: 1/4" = 1'-0"

03 TYPICAL FEATURE WALL
DR 05 SCALE: 1/4" = 1'-0"



04 TOWER SECTION
DR 05 SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT
CERTIFICATE NO. 40113
RODNEY L. COYE
ARIZONA U.S.A.
May 9, 2016

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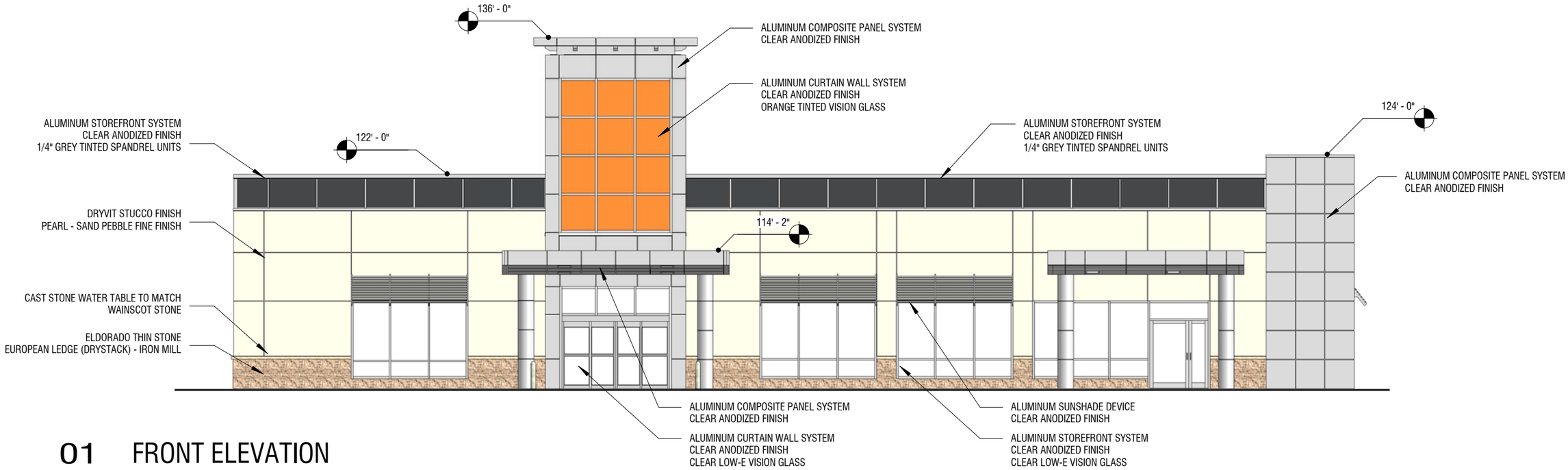
Checked By:
Issue Date: 09 MAY 2016
Project No: 2015-026

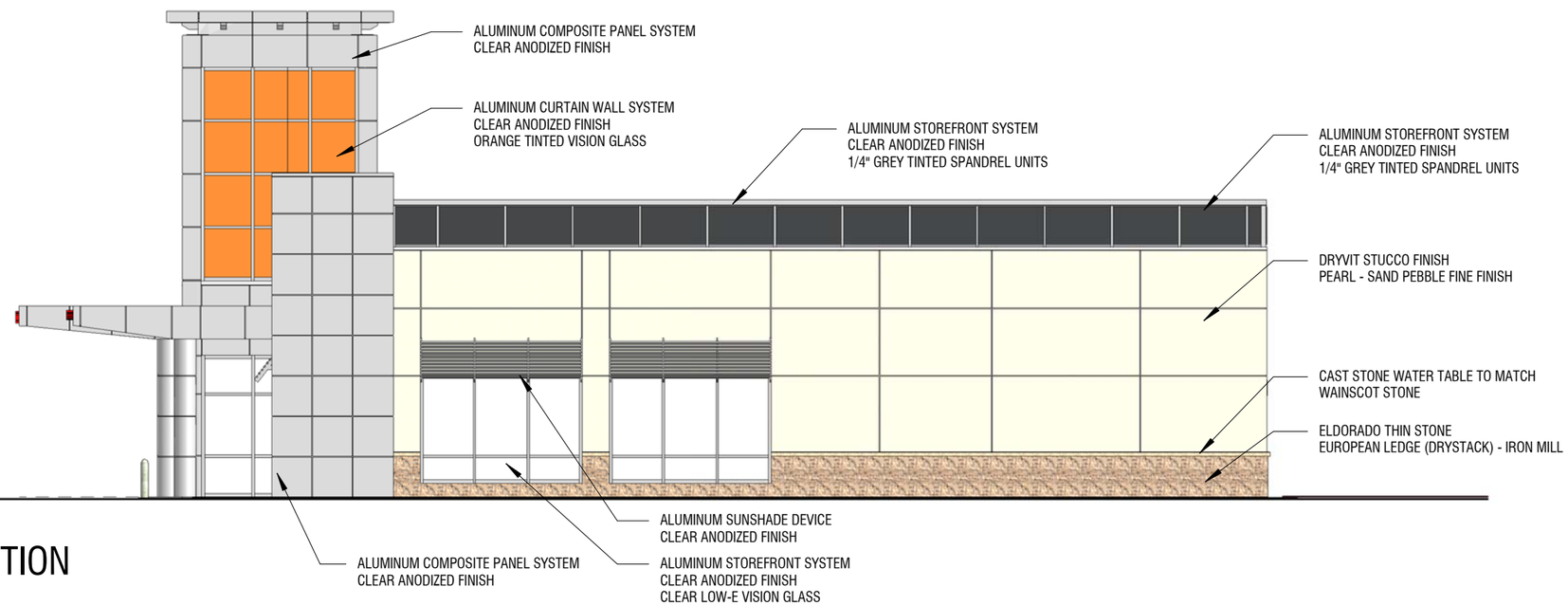
Sheet No:

DR 05
SECTIONS



01 FRONT ELEVATION

P2 SCALE: 3/32" = 1'-0"



02 RIGHT ELEVATION

P2 SCALE: 3/32" = 1'-0"

Mays & Company
Real Estate Development

Dignity Health
Arizona General Hospital

AGH ER - Stapley and McKellips, Mesa, AZ

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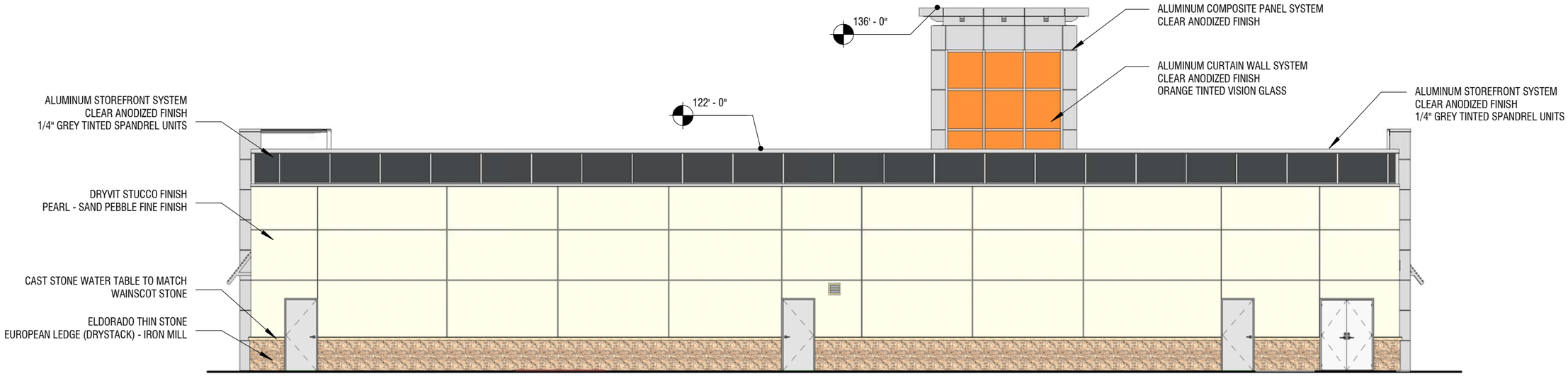
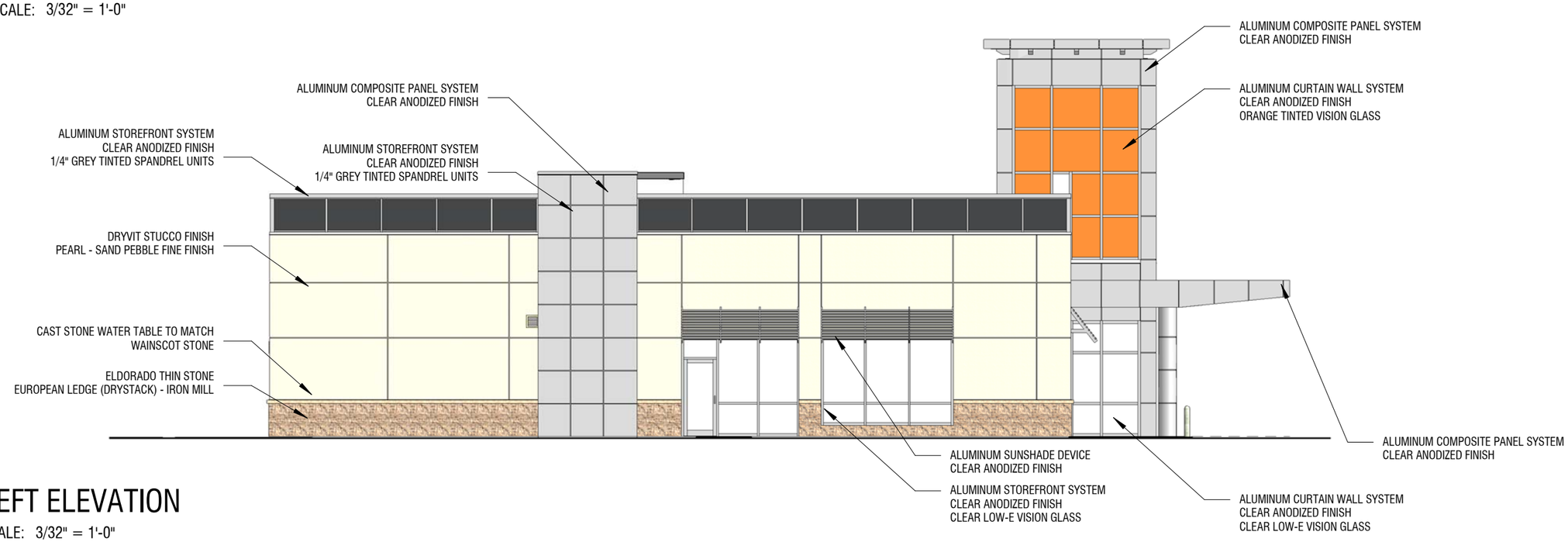


01 REAR ELEVATION

P3 SCALE: 3/32" = 1'-0"



02 LEFT ELEVATION

P3 SCALE: 3/32" = 1'-0"

Mays & Company
Real Estate Development

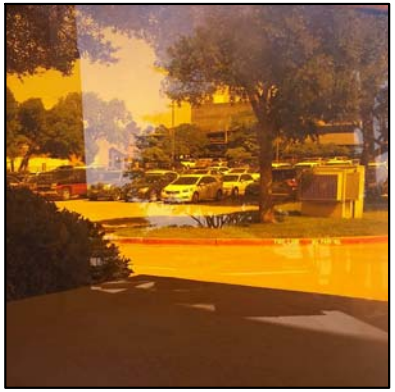
Dignity Health
Arizona General Hospital

AGH ER - Stapley and McKellips, Mesa, AZ

Ascension Group Architects

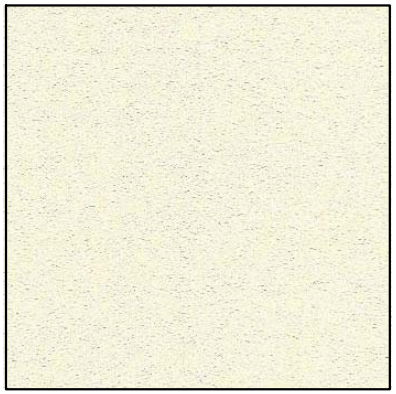
PPG Solargray Tinted Spandrel Unit
With Light Gray Frit

Aluminum Composite Panels
Clear Anodized Finish



Custom Fabricated Glazing Unit
PPG Clear Glazing with Orange
Laminate

General notes:
1. Wainscot cap/watertable to match color mixture for thin stone
2. Dumpster enclosure to match building finish materials
3. All wall mounted utilities to be painted to match building unless otherwise directed by authority having jurisdiction



Dryvit Stucco Finish
Pearl - Sand Pebble Finish

Eldorado Thin Stone
European Ledge (Dry Stack)
Iron Mill

Mays & Company
Real Estate Development

Dignity Health
Arizona General Hospital

AGH ER - Stapley and McKellips, Mesa, AZ

Ascension Group Architects

09 May 2016

PRELIMINARY MATERIALS BOARD

THE EDGE® ARE-EDG-3M-DA

Area Luminaire – Type III Medium – Direct Arm Mount

Product Description

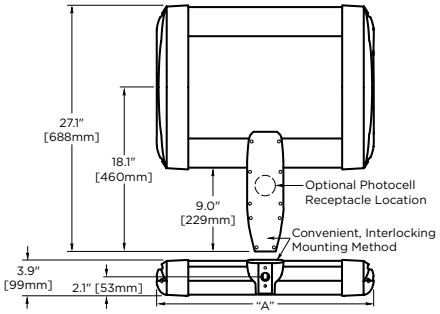
Slim, low profile design minimizes wind load requirements. Luminaire sides are rugged cast aluminum with integral, weather-tight LED driver compartments and high performance aluminum heat sinks. Convenient, interlocking mounting method. Mounting housing is rugged die cast aluminum and mounts to 3–6″ (76–152mm) square or round pole. Luminaire is secured by two (2) 5/16-18 UNC bolts spaced on 2″ (51mm) centers.

Performance Summary

- Utilizes BetaLED® Technology
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 5700K (+/- 500K) Standard, 4000K (+/- 300K)
- **Warranty:** 5 years on luminaire / 10 years on Colorfast DeltaGuard® finish
- **EPA and Weight:** Reference EPA and Weight spec sheet

Accessories

Field Installed Accessories
XA-BRDSPK Bird Spikes



LED Count (x10)	Dim. "A"
02	12.1″ [306mm]
04	12.1″ [306mm]
06	14.1″ [357mm]
08	16.1″ [408mm]
10	18.1″ [459mm]
12	20.1″ [510mm]
14	22.1″ [560mm]
16	24.1″ [611mm]
20	28.1″ [713mm]
24	32.1″ [814mm]

Ordering Information

Example: ARE-EDG-3M-DA-02-D-UL-SV-350-OPTIONS

ARE-EDG	3M	DA		D				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Version**	**Voltage**	**Color Options**	**Drive Current**	**Options**
ARE-EDG	**3M** Type III Medium	**DA** Direct Arm	**02** **04** **06** **08** **10** **12** **14** **16** **20** **24**	**D**	**UL** Universal 120–277V **UH** Universal 347–480V **34** 347V	**SV** Silver (Standard) **BK** Black **BZ** Bronze **PB** Platinum Bronze **WH** White	**350** 350mA **525*** 525mA **700**** 700mA	**40K 4000K Color Temperature** - Color temperature per luminaire **DIM 0–10V Dimming** - Control by others - Refer to dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - When code dictates fusing, use time delay fuse - Not available with all ML options. Refer to ML spec sheet for availability with ML options **HL Hi / Low (175/350/525 Dual Circuit Input)** - Refer to ML spec sheet for details - Sensor not included **P Photocell** - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Must specifiy voltage other than UH **R NEMA Photocell Receptacle** - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Intended for horizontal mounting - Photocell by others **ML Multi-Level** - Refer to ML spec sheet for details

* Available on luminaires with 20–160 LEDs
** Available on luminaires with 20–60 LEDs

Rev. Date: 6/26/2012

www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Area Luminaire – Type III Medium – Direct Arm Mount

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weather-tight LED driver compartments and high performance heat sinks
- Convenient interlocking mouting method. Mounting housing is rugged die cast aluminum mounting to 3–6″ (76–152mm) square or round pole, secured by two (2) 5/16-18 UNC bolts spaced on 2″ (51mm) centers
- Includes leaf / debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Standard is silver. Bronze, black, white, and platinum bronze are also available

ELECTRICAL SYSTEM

- **Input Voltage:** 120–277V or 347–480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weather-tight electrical box with terminal strips (12Ga–20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

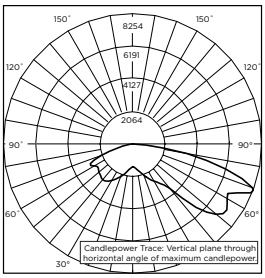
- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Product qualified on the DesignLights Consortium (“DLC”) Qualified Products List (“QPL”) when ordered without the backlight control shield
- Dark Sky Friendly, IDA Approved
- RoHS Compliant
- Meets Buy American requirements within ARRA

PATENTS

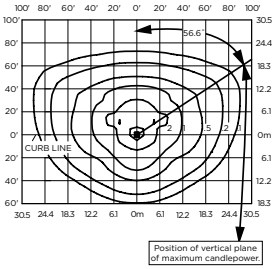
- Visit website for patents that cover these products: Patents http://www.cree.com/patents

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by Independent Testing Laboratories, a NVLAP certified laboratory.



ITL Test Report #: 67871
ARE-EDG-3M-**-16-D-UL-525-43K
Initial Delivered Lumens: 18,862



ARE-EDG-3M-**-12-D-UL-525-40K
Mounting Height: 25′ (7.6m) A.F.G.
Initial Delivered Lumens: 13,826
Initial FC at grade

IES Files
To obtain an IES file specific to your project consult:
http://www.cree.com/lighting/tools-and-support/exterior-ies-configuration-tool

Lumen Output, Electrical, and Lumen Maintenance Data

Type III Medium Distribution												
LED Count (x10)	5700K		4000K		System Watts 120–480V	TOTAL CURRENT						50K Hours Projected Lumen Maintenance Factor @ 15˚C (59˚F)**
	Initial Delivered Lumens	BUG Ratings* Per TM-15-11	Initial Delivered Lumens	BUG Ratings* Per TM-15-11		120V	208V	240V	277V	347V	480V	
350mA @ 25˚C (77˚F)												
02	1,814	B1 U0 G1	1,672	B1 U0 G1	26	0.20	0.13	0.11	0.10	0.09	0.07	93%
04	3,628	B1 U0 G1	3,343	B1 U0 G1	47	0.40	0.24	0.21	0.19	0.15	0.12	
06	5,371	B2 U0 G2	4,950	B2 U0 G2	68	0.58	0.34	0.30	0.26	0.20	0.16	
08	7,161	B2 U0 G2	6,600	B2 U0 G2	90	0.77	0.44	0.38	0.34	0.26	0.20	
10	8,929	B3 U0 G3	8,230	B2 U0 G2	111	0.95	0.55	0.47	0.42	0.32	0.24	
12	10,715	B3 U0 G3	9,876	B3 U0 G3	132	1.15	0.66	0.56	0.50	0.38	0.28	
14	12,444	B3 U0 G3	11,469	B3 U0 G3	157	1.34	0.78	0.67	0.61	0.47	0.35	
16	14,222	B3 U0 G3	13,108	B3 U0 G3	179	1.54	0.89	0.76	0.68	0.53	0.39	
20	17,778	B3 U0 G3	16,385	B3 U0 G3	221	1.92	1.10	0.95	0.84	0.65	0.48	
24	21,333	B4 U0 G4	19,662	B3 U0 G3	264	2.30	1.31	1.12	1.00	0.77	0.56	
525mA @ 25˚C (77˚F)												
02	2,539	B1 U0 G1	2,340	B1 U0 G1	37	0.31	0.19	0.17	0.16	0.12	0.10	92%
04	5,079	B2 U0 G2	4,681	B2 U0 G2	70	0.57	0.33	0.29	0.26	0.21	0.16	
06	7,520	B2 U0 G2	6,930	B2 U0 G2	102	0.87	0.50	0.44	0.39	0.30	0.22	
08	10,026	B3 U0 G3	9,240	B3 U0 G3	133	1.14	0.65	0.56	0.49	0.39	0.29	
10	12,501	B3 U0 G3	11,521	B3 U0 G3	172	1.47	0.85	0.75	0.67	0.51	0.38	
12	15,001	B3 U0 G3	13,826	B3 U0 G3	204	1.76	1.01	0.88	0.78	0.60	0.44	
14	17,422	B3 U0 G3	16,057	B3 U0 G3	233	2.01	1.14	0.99	0.87	0.69	0.51	
16	19,911	B3 U0 G3	18,351	B3 U0 G3	265	2.29	1.29	1.11	0.98	0.78	0.57	
700mA @ 25˚C (77˚F)												
02	3,102	B1 U0 G1	2,858	B1 U0 G1	50	0.42	0.25	0.22	0.20	0.15	0.12	90%
04	6,203	B2 U0 G2	5,717	B2 U0 G2	93	0.79	0.45	0.40	0.35	0.27	0.20	
06	9,185	B3 U0 G3	8,465	B3 U0 G3	137	1.18	0.67	0.59	0.51	0.39	0.29	

* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf
** Projected L_{70} (10K) Hours: >60,000. For recommended lumen maintenance factor data see TD-13

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