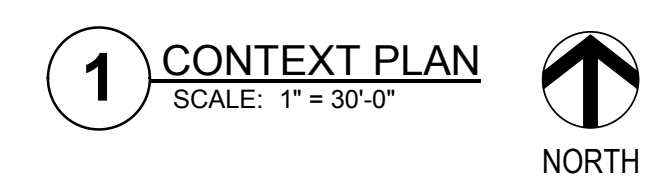


PROPERTY INFORMATION		
PROPERTY LOCATION	13451 N 94TH DRIVE	
SITE ACREAGE	3.713 AC (161,737 SF)	
LOT COVERAGE	18,509 SF / 161,737 SF (3.713 ac)	11%
ZONING		
EXISTING ZONING	PUD: C-2	
PARKING	REQUIRED	PROPOSED
STANDARD SPACES (9'-6" X 20'-0") 2 SPACES PER PATIENT BED = 2 * 40	80	82
ACCESSIBLE SPACES (11'-0" X 20'-0") 10% OF TOTAL	8	10
TOTAL	88	92
LOADING (10'-0" X 30'-0")	2	2
BICYCLE SPACES		5
BUILDING		
HEIGHT	3-STORIES, 55'-6"	
CONSTRUCTION TYPE	TYPE II-A	
TOTAL SQUARE FOOT	49,084 SF	
USE	INPATIENT REHABILITATION FACILITY	
<p>THE BUILDING IS A SELF-CONTAINED AND INDEPENDENTLY LICENSED 40 BED, INPATIENT PHYSICAL REHABILITATION FACILITY. LEVEL 01 CONSISTS OF A LOBBY ENTRY, ADMINISTRATION OFFICES, DINING AND KITCHEN AND BACK-OF HOUSE SUPPORT SPACES. LEVELS 02 AND 03 ARE THE PATIENT FLOORS CONTAINING A THERAPY SUITE AND 20 BED NURSING UNITS ON EACH FLOOR.</p>		



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A NEW PROJECT FOR:
REUNION PHOENIX RE, LLC
INPATIENT REHABILITATION FACILITY PEORIA
 13451 N. 94TH DRIVE.

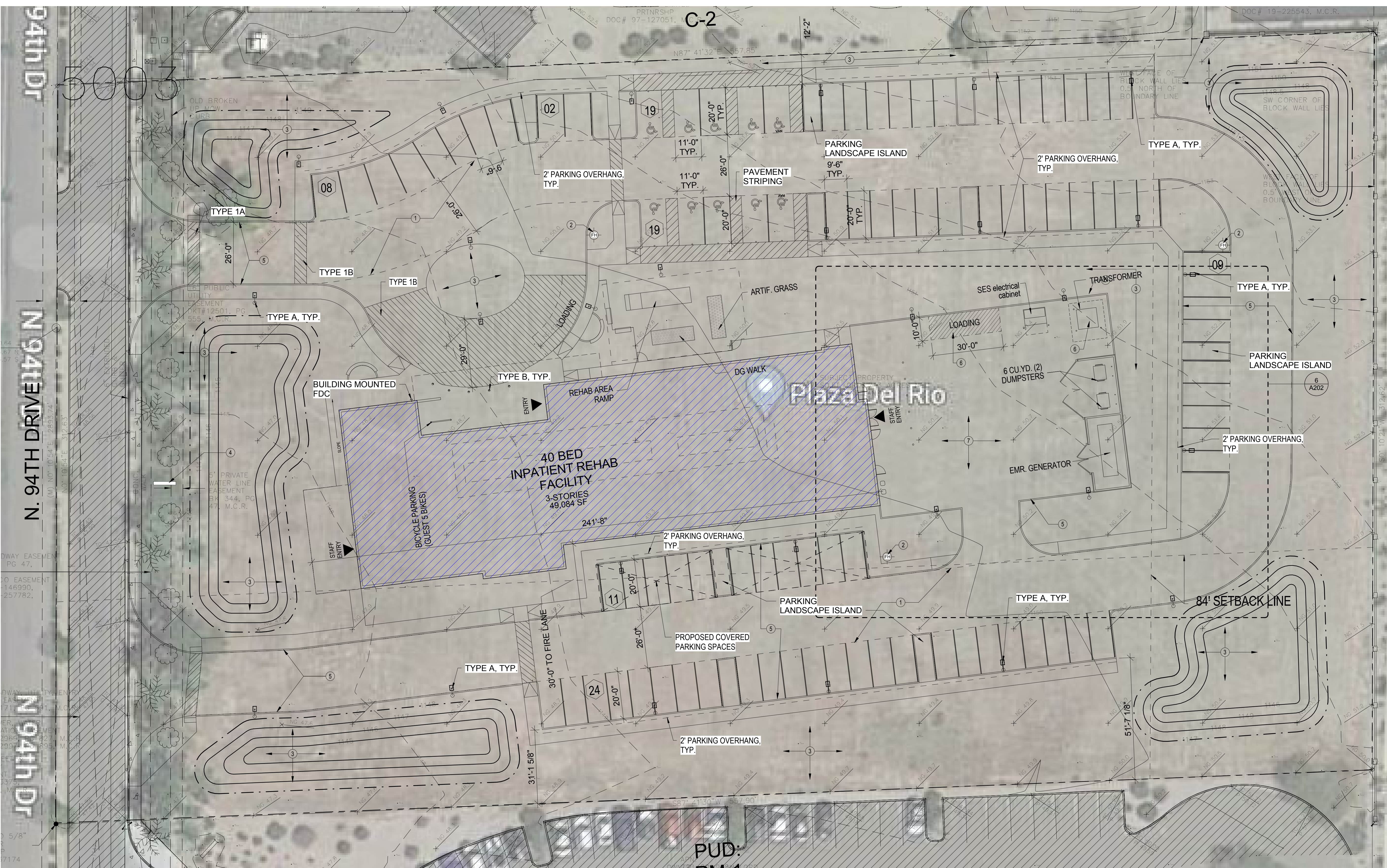
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CONTEXT PLAN

A100
 JOB NO: 19062.03

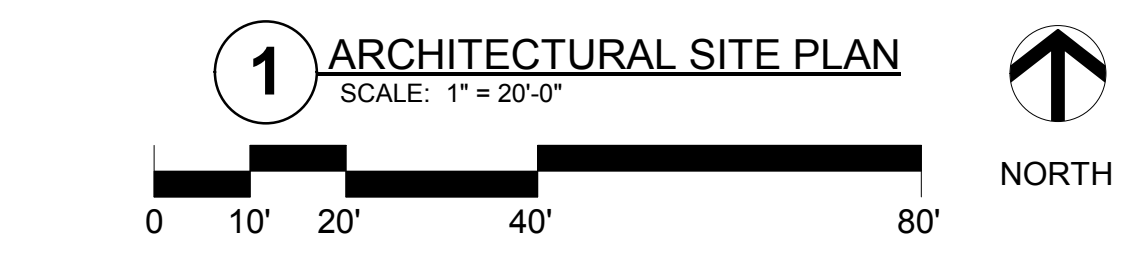
Exhibit 7



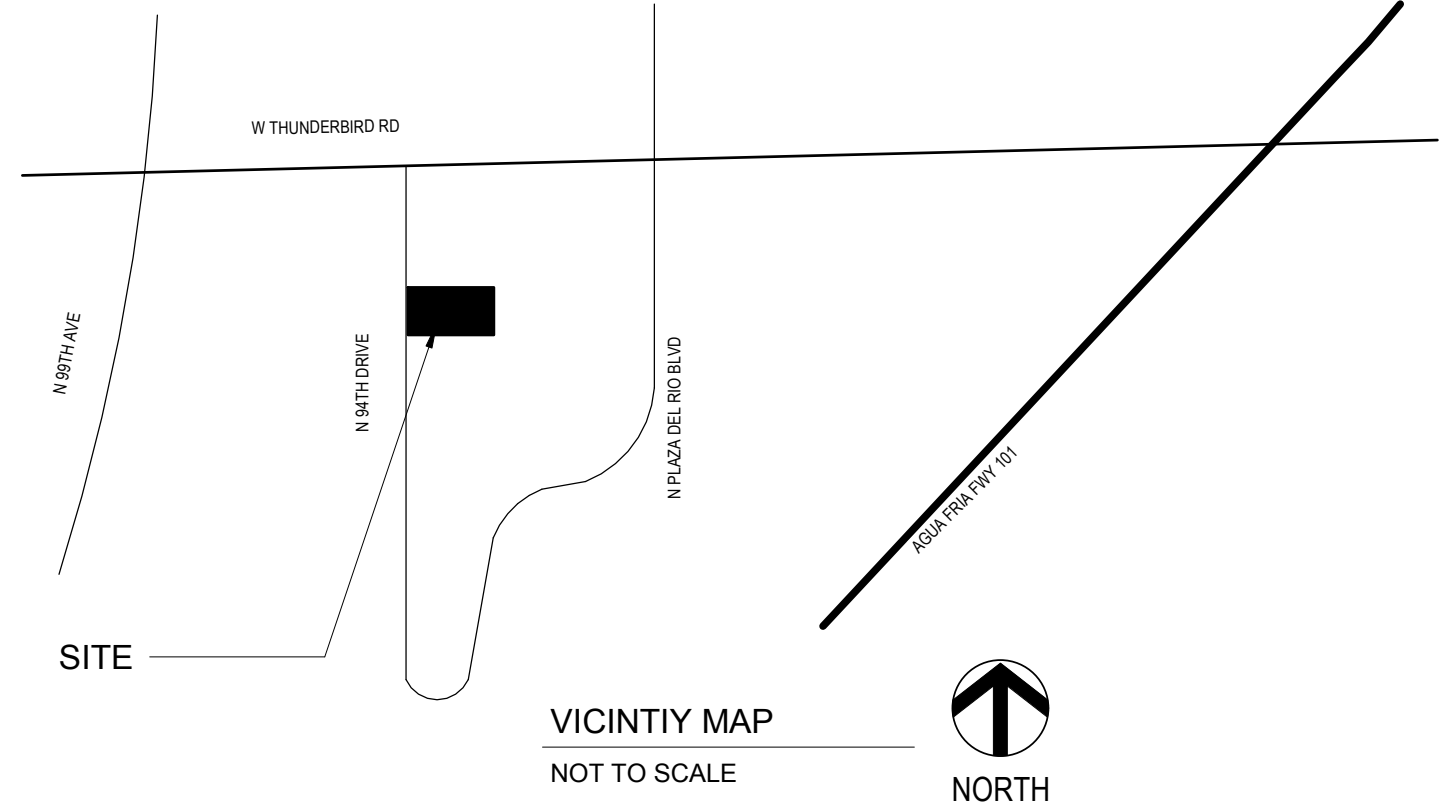
- ### GENERAL SITE NOTES
- DO NOT SCALE DRAWINGS.
 - DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
 - OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
 - REFER TO LANDSCAPE PLANS FOR PLANTING LAYOUT - I.E. SPECIES, SIZE, AND QUANTITIES.
 - STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAX. HEIGHT OF 3'.
 - STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33x33' ALONG THE PROPERTY LINES AT THE STREET CORNER INTERSECTION WILL BE MAINTAINED AT A MAX. HEIGHT OF 3'.
 - ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
 - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 - FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THE MINIMUM STANDARDS SHALL COMPLY WITH SECTION 503.1 AND 503.2 OF THE INTL. FIRE CODE WITH CITY OF PEORIA AMENDMENTS. PER SECTION 503.3 PROVIDE A SIGN AT ENTRANCE TO THE PROPERTY DURING CONSTRUCTION. THIS SIGN SHALL BE 48"x48" WITH RED LETTERING ON A WHITE BACKGROUND STATING: FIRE ACCESS ROAD - NO PARKING (JOB ADDRESS).
 - ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
 - ALL SITE LIGHTING SHALL MEET PEORIA'S DARK SKY ORDINANCE (CH. 20-60 THROUGH 20-67 OF MUNICIPAL CODE) AND WITH THE LIGHTING REGULATIONS OF SECTION 21-802 OF THE ZONING ORDINANCE.
 - REFER TO CIVIL ENGINEERING DOCUMENTS FOR ADDITIONAL INFORMATION AND DIMENSION CONTROL.
 - IN NO INSTANCE SHALL PAVING OR FLATWORK DIRECTLY ADJACENT TO THE BUILDING BE HIGHER IN ELEVATION THAN FINISH FLOOR, OR OTHERWISE SLOPE (DRAIN) TO THE BUILDING.
 - IN NO INSTANCE SHALL THE ACCESSIBLE PARKING STALLS, ACCESS AISLES, OR ACCESS ROUTES EXCEED A MAX. SLOPE OF 2% IN ANY DIRECTION UNLESS NOTED OTHERWISE.
 - PROVIDE FIRE LANE STRIPING AS REQUIRED BY THE FIRE MARSHALL OR LOCAL FIRE AFD.
 - SPACE SIDEWALK/FLATWORK CONTROL JOINTS @ 5'-0" O.C., TYPICAL (U.N.O.) AND EXPANSION JOINTS @ 20'-0" O.C. MAX. (U.N.O.).
 - TYPICAL PARKING AREA PAINTED STRIPING SHALL BE 4" WIDE STRIPING, PAINTED WITH TWO (2) COATS TRAFFIC WHITE WITH 7 MIL DRY FILM THICKNESS PER COAT.

SITE LEGEND

	TYPE A: POLE LIGHT @ 20' HEIGHT REF: GEN. NOTE "M"
	TYPE B: BOLLARD LIGHT @ 3' HEIGHT
	SITE PROPERTY LINE, R/W
	PARKING/BUILDING SETBACKS
	EXISTING STREET LIGHT
	ADJACENT PROPERTY BY OTHERS
	STRIPED PEDESTRIAN WALK, TYP. UNO (SEE BELOW FOR CROSSWALKS)
	1A - HERRINGBONE BRICK PATTERN, WITH THERMOPLASTIC REFLECTIVE STRIPING
	1B - STAMPED CONCRETE IN HERRINGBONE PATTERN, WITH STANDARD ROAD PAINT STRIPING



- ### KEYED NOTES: "X"
- FIRE LANE ACCESS ROAD. SEE GEN. SITE NOTE "K".
 - NEW FIRE HYDRANT, REF: CIVIL PLANS.
 - REFER TO LANDSCAPE SHEETS FOR COMPLETE LANDSCAPE AND PLANTING DESIGN.
 - MONUMENT SIGN, FINAL LOCATION TO BE COORDINATED.
 - 6" VERT. CURB
 - EQUIPMENT SCREENED VIA LANDSCAPING, REF: LANDSCAPE PLANS.
 - CONCRETE PAVING, REF: CIVIL PLANS



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SITE PLAN

ASP1
JOB NO: 19062.03

Exhibit 7