



HonorHealth Outpatient Medical Center- Shea

Planned Unit Development

Approximately 400 feet west of the northwest corner of 54th Street and Shea Boulevard.

Case #: Z-41-20

1st Submittal: July 29, 2020

2nd Submittal: October 14, 2020

Hearing Draft: January 6, 2021

City Council Adopted: April 21, 2021

CITY OF PHOENIX

MAY 21 2021

**Planning & Development
Department**

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.

PRINCIPALS AND DEVELOPMENT TEAM

Property Owner

5316 E Shea Boulevard, LLC

Steve Addison
130 Jill Ct.
Oregon, WI 53575

Developer

Anchor Health Properties

Sean Miller
4323 E. Whitton Avenue
Phoenix, AZ 85018

Architecture

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Patrick Fate
201 W. Indian School Road
Phoenix, Arizona 85013

Landscape Design

Norris Design

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Phoenix, AZ 85034

Engineering/Civil

Wood Patel

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2051 W. Northern Avenue
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A. PURPOSE AND INTENT

The purpose of this application is to rezone an approximate 3.19-acre parcel located approximately 400 feet west of the northwest corner of 54th Street and Shea Boulevard (the "Site") from Planned Area Development-Two, Special Permit (PAD-2 SP) to Planned Unit Development ("PUD") to allow for a 24-hour hybrid outpatient medical center. The Site consists of one parcel, APN 167-76-055D, and is currently vacant. The Site is designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map and is located within the Paradise Valley Village.



The PUD zoning district is being proposed based on the ability to tailor development standards and restrict specific uses, which will provide certainty to the adjacent residential neighborhood. Additionally, a PUD will allow for a hospital use with the establishment of a variety of enhanced development standards that more closely respond to the surrounding context than a base commercial district. Now more than ever, this amenity will provide a needed service to the surrounding community and complement the existing mix of commercial uses.

The development standards of this PUD are based on the C-1 district standards, with various additional requirements such as increased setbacks, reduced height, and enhanced design requirements that ensure the building will be a valued addition to the community and respectful of the adjacent residential neighbors.

B. LAND USE PLAN

This development involves an approximate 25,000 square foot hybrid free-standing emergency center (“FSED”), coupled with medical office, creating an innovative value-based health model to be developed on a 3.19-acre site. Approximately 13,500 square feet of the building will be utilized for imaging, labs, urgent/ emergent care and approximately 11,500 square feet will be utilized for HonorHealth physical therapy and primary care.

This 24-hour model will orient emergency services and urgent care in the same building so that patients, while under stress caused by illness or injury, do not have to decide which is most appropriate for them. We have found the majority of the patients who go to the ER could have been served by an urgent care, yet they are charged ER prices. Here, patients will only receive a bill reflecting the level of care and resources they received. It is better for the patient, and ultimately better for the community. Ambulance pick-up will occur on the east side of the building, as shown on the submitted site plan. Patients may be transferred based on need via ambulance to the most appropriate medical facility. In the unlikely event the hospital is not constructed, C-O (Major Office) uses will be permitted on site as listed in permitted list of uses, and subject to the development standards.

The Site is adjacent to Shea Boulevard, a major arterial, and has cross access to the adjacent properties. Through the cross-access easement, the site has access to 54th Street to the east.

Respectful of the desert night skies, the Site will feature low-level wall pack lighting mounted around the building, screened and shielded. Free standing LED lights will be provided in the parking lot areas and oriented in such a manner that will prevent light-spillage into the adjacent residential neighborhood.

Surrounding Existing Land Uses		
Location	Zoning	Land Use
Site	PAD-2 SP	Vacant, formerly La Camarilla Tennis Club
North	PAD-2	Single Family Residential
East	PAD-2- SP	Mountainside Fitness
West	C-O	Offices
South (across Shea Blvd.)	R-2	Condominiums

C. LIST OF USES

1. Permitted Uses

- a. Hospital, as defined by Section 202 of the Phoenix Zoning Ordinance.
- b. C-O (Commercial Office), M-O option uses as outlined in and subject to all conditions in Section 621 of the Phoenix Zoning Ordinance.

2. Prohibited Uses

- a. RV Parking
- b. Helistop

3. Temporary Uses Per Section 708

4. Any use permitted by a Use Permit in Section 621 of the Phoenix Zoning Ordinance shall require a Use Permit by this PUD.

Any property owner of the Site may request an interpretation of analogous uses to the defined list from the City of Phoenix Zoning Ordinance. The Zoning Administrator may administratively approve a use analogous to those uses listed above.

D. DEVELOPMENT STANDARDS

The development standards are based upon the C-1 Zoning District with some modifications where appropriate for this context. Development standards not modified by this PUD shall comply with the C-1 Zoning District, Section 622 of the Phoenix Zoning Ordinance.

LOT DEVELOPMENT STANDARDS

	PUD STANDARD
Maximum Height- Roof Deck	Maximum of 18 feet
Maximum Height- Top of Parapet	Maximum of 28 feet
Minimum Height- Generator Enclosure	Minimum of 11 feet
Maximum Lot Coverage	Maximum 20%
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Building Setbacks	
North	Minimum 100 feet
East	Minimum 15 feet
South	Minimum 40 feet
West	Minimum 50 feet
Parking Standards	
Vehicular	1 space per 250 square feet
Bicycle	Bicycle racks shall consist of artistic design and installed per the requirements of Section 1307. H.
Detached Sidewalk	
Shea Blvd.	There shall be a minimum 5-foot planting strip between the sidewalk and back of curb. The sidewalk width shall be a minimum of 5 feet.

SHADE STANDARDS

	PUD STANDARD
Shea Blvd. Sidewalk	Minimum of 75%
Parking Lot	Minimum of 25%
Open Space (including private walkways)	Minimum of 50%

LANDSCAPING STANDARDS

	PUD STANDARD
Landscape Setbacks	
North	Minimum of 30 feet
West	Minimum 6 feet
South	Minimum 25 feet
East	Minimum 0 feet

Landscape Plantings	
Streetscape and Perimeter * **	Min. 1 tree and 6 shrubs planted 20 foot on center or equivalent groupings
Adjacent to Building	Min. 35% of the exterior wall length shall be treated with either a landscaped planter a min. 5' in width or an arcade of equivalent feature.
Minimum Planting Sizes	
Streetscape	
Trees*	Min. 3- inch caliper –75% of required Min. 4- inch caliper – 25% of required
Shrubs**	Min. six (6) 5-gallon shrubs per tree and 75% shall be 5-gallon and 25% shall be 15-gallon containers
Perimeter Property Lines	
Trees*	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper (50% of required trees)
Shrubs**	Min. six (6) 5-gallon shrubs per tree and 75% shall be 5-gallon and 25% shall be 15-gallon containers.
Minimum Planting Sizes - Parking Lot Area	
Trees	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper (50% of required trees)
Shrubs**	Min. six (6) 5-gallon shrubs per tree and 75% shall be 5-gallon and 25% shall be 15-gallon containers
Parking Lot Area	
Interior Surface Area (exclusive of perimeter landscaping and all required setbacks)	Minimum 10%
Trees	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper (50% of required trees)
Shrubs**	Min. six (6) 5-gallon shrubs per tree and 75% shall be 5-gallon and 25% shall be 15-gallon containers
Parking Lot Diamond Planters	Minimum of three (3) landscape diamonds to be provided in the north parking lot that measure a maximum of 5-feet by 5-feet. Minimum of one (1) 3-inch caliper tree and four (4) 5-gallon shrubs per tree.
Adjacent to Building	
Trees	Min. 2-inch caliper – 40% of required Min. 3-inch caliper – 60% of required
Shrubs	Min. six (6) 5-gallon shrubs per tree and 75% shall be 5-gallon and 25% shall be 15-gallon containers

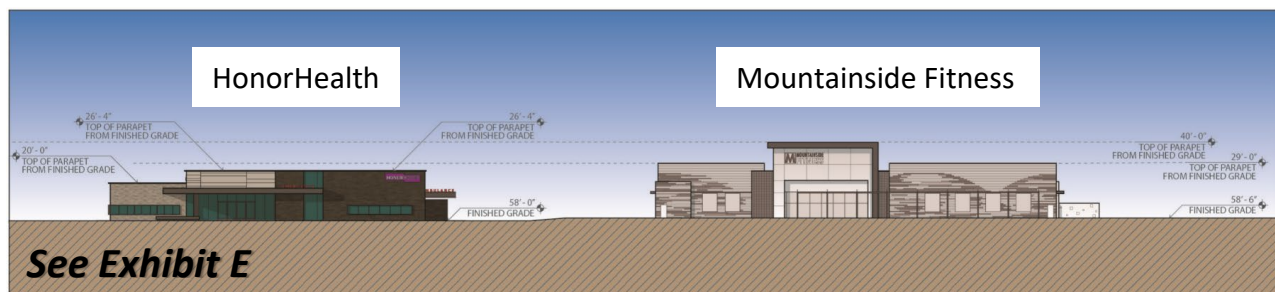
* Trees min. 20 feet on center or equivalent groupings.

**Min. 50% vegetation coverage by a combination of shrubs, groundcovers, grasses, and accent plantings.

HEIGHT AND MAXIMUM ELEVATION STANDARD

The overall building height of this facility was determined based on of several design and construction factors, including the intent to be good neighbors to the adjacent existing residential development. Among these considerations was a desire to create a beautifully proportioned building form of varied heights and a desire to fully screen the required roof-top mechanical units from view in a way that is integral to the building design. To preserve the views for our neighbors to the north, the building heights were also intentionally restricted to minimum heights for buildings of this type.

Medical buildings of this kind typically operate with large, high-efficiency mechanical units which can add significant height and visually distracting mechanical screening to the structure. Given the stated project goals, this design team worked to select a shorter unit type that could be elegantly screened from view and still meet the performance requirements for the building.



No portion of any building, including but not limited to, parapet walls, equipment, antennae, signs, etc., shall be above elevation 1358.00 or 28 feet as measured from finished grade to the tallest point of the building, whichever is lower.

E. DESIGN GUIDELINES

The physical building design of the HonorHealth Outpatient Medical Center will be visible statement of HonorHealth’s commitment to serve the surrounding community. In all respects, the guidelines governing the design of the building meet or exceed those of the comparable C-1 zoning. This building shall be designed with contemporary four-sided, quality architecture to create visual interest for adjacent residents and special emphasis on passing traffic on Shea Blvd. Generous building setbacks and rich landscape design soften the visual impact of the structure and respect the surrounding neighbors. The build form, proportions, façade articulation, and materials palette complement and enhance the surrounding built environment.

Design Guidelines not modified by this PUD shall comply with Section 507 Tab A Guidelines for Design Review of the Phoenix Zoning Ordinance.



a. Architectural Design Elements

Main Entrance	<ul style="list-style-type: none"> • The main entrance of the building is clearly defined and identifiable from Shea Blvd. • Entrances to separate tenants shall be articulated in a way as to create a singular unified main entrance. • Building entry is clearly identifiable through the use of canopies, a change in building material and color, transparency to interior reception spaces. • Pedestrian entrances and public pedestrian accessible ways shall be defined by the use of distinctive paving that visually contract with the adjacent parking and drive aisles surfaces.
Exterior Materials	<ul style="list-style-type: none"> • A minimum of 33% of each building elevation shall include the following materials: <ul style="list-style-type: none"> ○ Integral color dimensional concrete masonry block with honed finish ○ Stone Tile ○ Metal Paneling ○ Glazing ○ Exterior Insulated Finish System with reveal pattern

	<ul style="list-style-type: none"> ○ Integral color dimension concrete masonry block with smooth finish ● Use building materials listed above to enhance the entry experience where pedestrians directly interface with the building. ● Glass reflectivity shall not exceed 10%. ● All building colors shall be neutral and non-reflective. ● Predominant exterior building materials shall not include the following: <ul style="list-style-type: none"> ○ Wood ○ Highly reflective glass ○ Colored plastic ○ Untextured concrete
<p>Building Form</p>	<ul style="list-style-type: none"> ● Building façades shall not extend beyond fifty linear feet in any direction without being interrupted by a change in architectural element such as: <ul style="list-style-type: none"> A. Material B. Architectural variety created by a change in plane such as awning, window, window detailing or pillar C. Wall plane projections and recesses ● Air conditioning, heating or environmental enhancement devices shall be roof-mounted and screened from view using parapet walls and building form rather than stand-alone roof-top screen walls. ● The parapet height may extend to maximum height of rooftop mechanical units if the parapet design is integrated into the overall building design. This height shall not exceed 1358.00 above sea level or 28 feet as measured from finished grade to the tallest point of the building, whichever is lower.
<p>Detailing</p>	<ul style="list-style-type: none"> ● Windows/trim as well as accent detailing shall be incorporated and vary from the primary color and materials of the building. ● Projected coping details, window trim, and door casing create additional definition and visual interest.

b. Landscaping Standards

The landscaping plan was thoughtfully designed to incorporate drought tolerant plants while complimenting the contemporary building design. The landscaping sizing has been increased above Zoning Ordinance requirements throughout the site to provide a lush tree canopy. In addition to the increased caliper sizing, additional shrubs will be provided per tree to create a lush groundcover.

The building entry landscaping, which is visible from Shea Boulevard, will incorporate upgraded cast in place raised planters, lush with low water use plant material, and a pedestrian seat wall, bollard lighting and artistic bike racks. To add to the inviting entry ambiance, a modern water feature will be placed among the landscaping and adjacent the front entrance to provide cooling and an inviting sound.

The north landscape setback incorporates a double row of multi-trunk trees to provide open space between the parking lot and existing adjacent neighborhood.



c. Shade Standards

Shade on site will be accomplished with large shade trees and building canopies. The site will be heavily landscaped with a variety of multi-trunk shade trees to provide thermal comfort to pedestrians. A double row of trees along the detached sidewalk along Shea Blvd. provides abundant shade for pedestrians in the public right-of-way and a double row of trees at the north edge of the site provide a shady open space area for gathering if desired. The shade coverage in the parking lot shall be vegetative shade.

SHADE STANDARDS

	PUD STANDARD
Shea Blvd. Sidewalk	Minimum of 75%
Parking Lot	Minimum of 25%
Open Space (including private walkways)	Minimum of 50%

d. Lighting Standards

The lighting design for this site was driven by the desire to minimize glare and light spill onto the adjacent residential property while providing a safe and secure parking environment. All fixtures are both “dark sky compliant”, which means no light can exit the fixture above 90° from the ground, and are also “full cutoff” which requires the source to be tucked up or shielded so as not to be seen from 90°.

The Zoning Ordinance allows no more than 1 foot-candle to spill over a property line. In this instance we spill 0.1 foot-candle or less along the entire property line to the north. To minimize the amount of glare from the northern perspective, we have used a maximum of 15’ tall light poles which is required by the city within 150’ of residential property. To minimize “high angle” glare from the fixtures, we opted for tighter pole spacing, utilizing a beam that is more narrow meaning there will be less light/glare in the 60-90° angle from the ground.

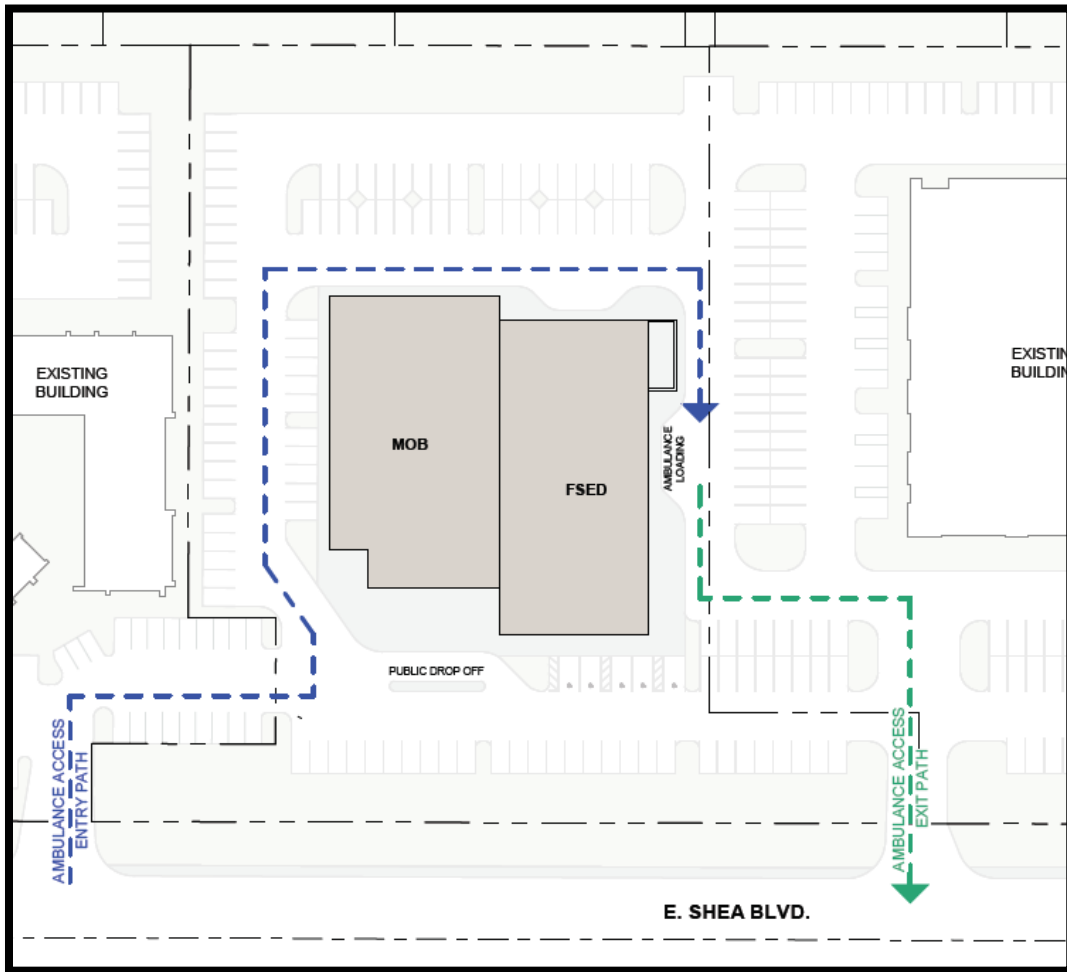
Exterior lighting shall comply with Section 507 Tab A, Section 23-100 and 704 of the Zoning Ordinance, and the City Code.

- a. All on-site lighting is to be shielded to prevent direct visibility of the light source from adjacent property.
- b. Parking lot and security lighting shall not exceed a maximum of fifteen (15) feet in height including lamp, pole, and base within one hundred fifty (150) feet of a residential district.
- c. Lighting fixtures and illumination should be of similar design and character as the project’s building components.

e. Emergency Vehicles

Non-emergent patients may be transported to the facility by ambulance without the use of lights and sirens on occasion. This type of transport is projected to occur less than two times daily, based on consistent trends at similar facilities. Those patients requiring extended or additional critical care and the use of lights and sirens will not be transported to this facility.

There may be extremely rare events where a patient deteriorates or develops a life-threatening condition after entering the facility for care, requiring immediate transport to a hospital. In that very rare case, lights and sirens may be used by the ambulance as they exit the center and turn onto Shea Blvd. to ensure timely critical care. Based on other similar facilities, there are approximately two events of this nature that occur annually.



F. SIGNS

All signage shall comply with Section 705 of the Zoning Ordinance for commercial development, unless otherwise noted by this development narrative. No sign will be located on the north side of the building.

Design of Permanent Signs

All permanent signs shall be compatible with the design of buildings, reflecting the architectural style, building materials, textures, colors, and landscape elements of the overall project.

G. SUSTAINABILITY GUIDELINES

The development is planned as a sustainable development within the community. Energy efficiency in design and long-term operation, coupled with thermal comfort in building design, create a superior experience for customers, employees, property owners and residents.

At a minimum, consideration and implementation of at least three (3) of the following enforceable Design Review Standards or other sustainability principles as approved by the Planning and Development Department shall be incorporated into the development.

- A. The proposed drought tolerant vegetation will integrate trees and shade into the design of the development.
- B. The development will minimize surface parking area and provide an abundance of shade throughout the building overhang on all planned parking areas.
- C. Sidewalks will be shaded with the building overhang elements, awnings and landscaping.
- D. Building entrances will be shaded with architectural building elements and awnings.
- F. The “Heat Island” effect will be reduced by providing a light-colored roof to provide a minimum roof SRI (Solar Reflectance Index) rating of 75% of the roof surface area.

The following sustainable practices will be incorporated by the developer.

- A. This PUD will regularly adopt the latest energy and building codes that encourage the use of light colored roofing materials and will minimize heat island effects.
- B. Architectural building elements through building overhangs and plan variation simulate the flow of air around pedestrian areas and throughout the Site.

- C. The development will provide a safe, reliable, and efficient storm water management system that preserves the existing drainage ways and protects both human health and the natural environment.
- D. The development's interior lighting will be controlled by motion sensors to reduce energy consumption.
- E. Low flow fixtures will be used throughout the building to reduce water consumption.
- F. Low 'e' double pane glazing will be used.

H. INFRASTRUCTURE

Circulation Systems

Direct vehicular ingress and egress to the medical facility will occur from Shea Boulevard. There is cross access between the parcels to the east and west so there is accessibility to 54th Street. All roadways have been coordinated with adjacent circulation patterns and developments to ensure appropriate access and traffic control.

The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

Grading and Drainage

Grading for the project site will be designed to direct storm water runoff away from the building and towards a series of catch basins. Storm water collected by the catch basins will be distributed to underground HDPE retention pipes. The underground retention will be designed to retain the first flush storm event and is anticipated to be drained via drywell within the required 36 hours. In the event of a storm in excess of the first flush event, site will be graded to route the runoff around the building and into the right of way, while maintaining a maximum of 6" of ponding in the parking and driveway areas.

Water and Wastewater Services

Domestic water service, landscape service, fire sprinkler services, and fire hydrants are anticipated to be connected to the existing 8" water main in the northern portion of Shea Boulevard. The building sewer service is anticipated utilize an existing service stub from the 8" City of Phoenix sewer main that is located within the project boundary along the south portion of the site.

I. COMPARATIVE ZONING STANDARDS TABLE

LOT DEVELOPMENT STANDARDS

	PUD STANDARD	C-1 STANDARD
Maximum Height	18' – 0", plus up to 10 feet for a parapet wall	30' – 0", plus up to a 7 foot parapet wall
Maximum Lot Coverage	20%	50%
Building Setbacks		
North	100'	40'
East	15'	15'
South	40'	40'
West	50'	40'
Parking		
Vehicular	103	125
Bicycle	Bicycle racks shall consist of artistic design and installed per the requirements of Section 1307. H.	n/a

LANDSCAPING STANDARDS

	PUD STANDARD	C-1 STANDARD
Landscape Setbacks		
North	30'	10'
West - (C-O)	6'	10'
South	25'	25'
East - (PAD 2 Zone)	0'	0'
Planting Standards		
North	<p>Trees: Min. 2" Caliper – 50% of required Min. 3" Caliper – 50% of required</p> <p>Shrubs: Min. six (6) 5-gallon shrubs per tree and 75% shall be 5-gallon and 25% shall be 15-gallon containers.</p>	<p>Trees: Min. 1" Caliper – 40% of required Min. 2" Caliper – 60% of required</p> <p>Shrubs: Min. five (5) 5-gallon shrubs per tree</p>
East – (PAD 2 Zone)	n/a	n/a
South	<p>Min. 3" Caliper – 75% of required Min. 4" Caliper – 25% of required</p> <p>Shrubs: Min. six (6) 5-gallon shrubs per tree and 75% shall be 5-gallon and 25% shall be 15-gallon containers.</p>	<p>Trees: Min. 1" Caliper – 40% of required Min. 2" Caliper – 60% of required</p> <p>Shrubs: Min. five (5) 5-gallon shrubs per tree</p>

West – (C-O)	<p>Trees: Min. 2” Caliper – 50% of required Min. 3” Caliper – 50% of required</p> <p>Shrubs: Min. six (6) 5-gallon shrubs per tree and 75% shall be 5-gallon and 25% shall be 15-gallon containers.</p>	<p>Trees: Min. 1” Caliper – 40% of required Min. 2” Caliper – 60% of required</p> <p>Shrubs: Min. five (5) 5-gallon shrubs per tree</p>
Parking Lot Area		
Interior Surface Area (exclusive of perimeter landscaping and all required setbacks)	<p>10% Min.</p> <p>Trees: 1 tree for every island min. Min. 2” Caliper – 50% of required Min. 3” Caliper – 50% of required</p> <p>Shrubs: Min. six (6) 5-gallon shrubs per tree and 75% shall be 5-gallon and 25% shall be 15-gallon containers.</p>	<p>10% Min.</p> <p>Trees: Min. 1” Caliper – 40% of required Min. 2” Caliper – 60% of required</p> <p>Shrubs: Min. five (5) 5-gallon shrubs per tree</p>
Adjacent to Building		
	<p>Min. 35% of the exterior wall length shall be treated with either a landscaped planter a min. 5’ in width or an arcade of equivalent feature.</p> <p>Trees: Min. 2-inch caliper – 40% of required Min. 3-inch caliper – 60% of required</p> <p>Shrubs: Min. six (6) 5-gallon shrubs per tree and 75% shall be 5-gallon and 25% shall be 15-gallon containers.</p>	<p>Min. 25% of the exterior wall length shall be treated with either a landscaped planter a min. 5’ in width or an arcade of equivalent feature.</p> <p>Trees: Min. 1” Caliper – 40% of required Min. 2” Caliper – 60% of required</p> <p>Shrubs: Min. five (5) 5-gallon shrubs per tree</p>

J. LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 20, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER BEARS SOUTH 89 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 2638.35 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 498.89 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF LOT SPLIT "MOUNTAINSIDE FITNESS" RECORDED IN BOOK 1483, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 40.11 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 94.31 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 65.25 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 17 SECONDS WEST, A DISTANCE OF 45.24 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 02 SECONDS EAST, A DISTANCE OF 294.64 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 267.48 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 343.28 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 107.50 FEET;

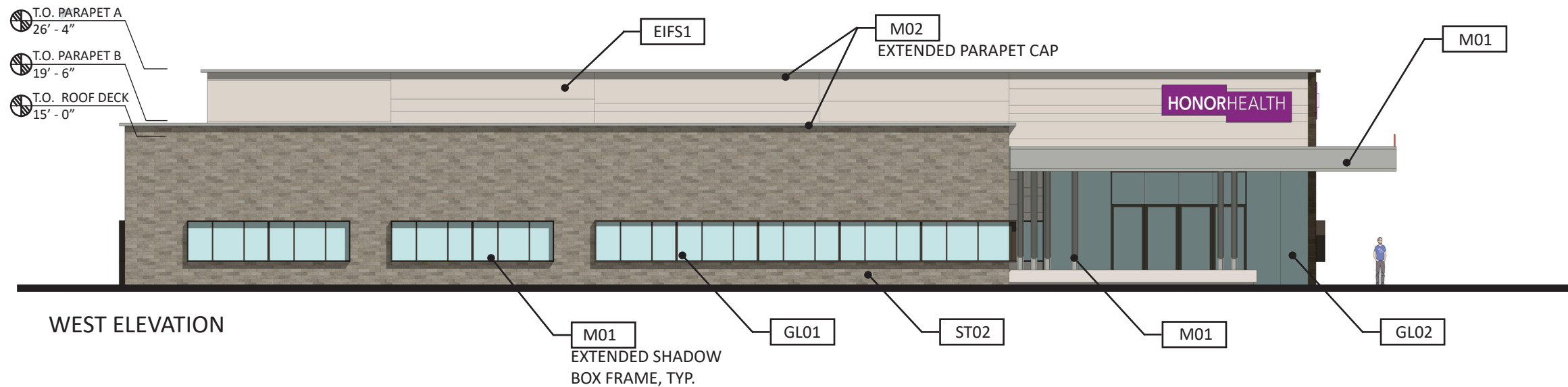
THENCE SOUTH 00 DEGREES 03 MINUTES 36 SECONDS EAST, A DISTANCE OF 56.72 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF LOT SPLIT "MOUNTAINSIDE FITNESS" RECORDED IN BOOK 1483, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA;

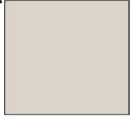



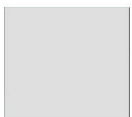


THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, A DISTANCE OF 60.00 FEET;

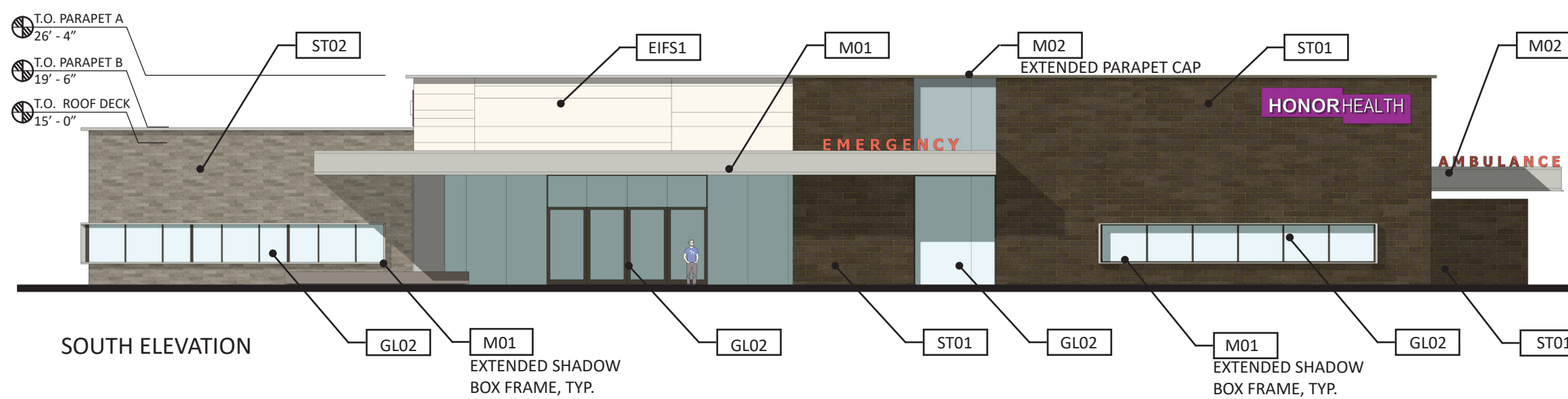
THENCE NORTH 89 DEGREES 51 MINUTES 17 SECONDS WEST, ALONG SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 425.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 137,958 SQUARE FEET OR 3.167 ACRES, MORE OR

EXHIBIT A
Conceptual Elevations



	EIFS 1 PRODUCT: EIFS SIGNATURE BRANDED FINISH MANUF: DRYVIT COLOR: SW7009 - PEARLY WHITE
	ST01 PRODUCT: STONE TILE MANUF: TBD FINISH: TBD
	ST02 PRODUCT: DIMENSIONAL CMU MANUF: TBD FINISH: HONED FACED
	M01 PRODUCT: METAL COPING MANUF: FIRESTONE PTCF FINISH: DARK BRONZE AB-7
	M02 PRODUCT: METAL PARAPET CAP MANUF: TBD FINISH: ALUMINUM
	GL01 PRODUCT: SPANDREL GLASS MANUF: GUARDIAN COLOR: CRYSTAL BLUE TINT
	GL02 PRODUCT: CLEAR VISION GLASS MANUF: GUARDIAN COLOR: CRYSTAL BLUE TINT



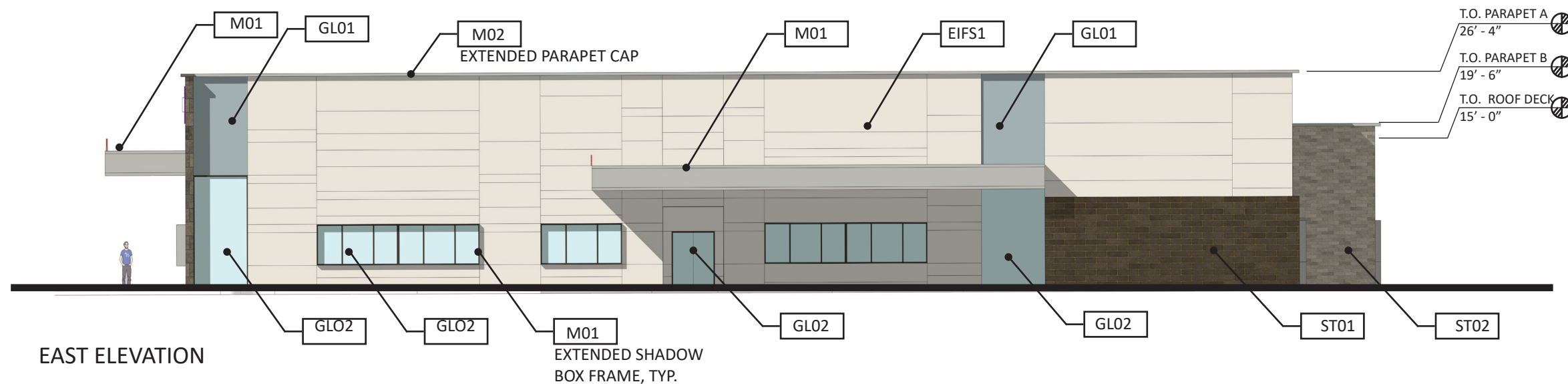
EXTERIOR ELEVATIONS

HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

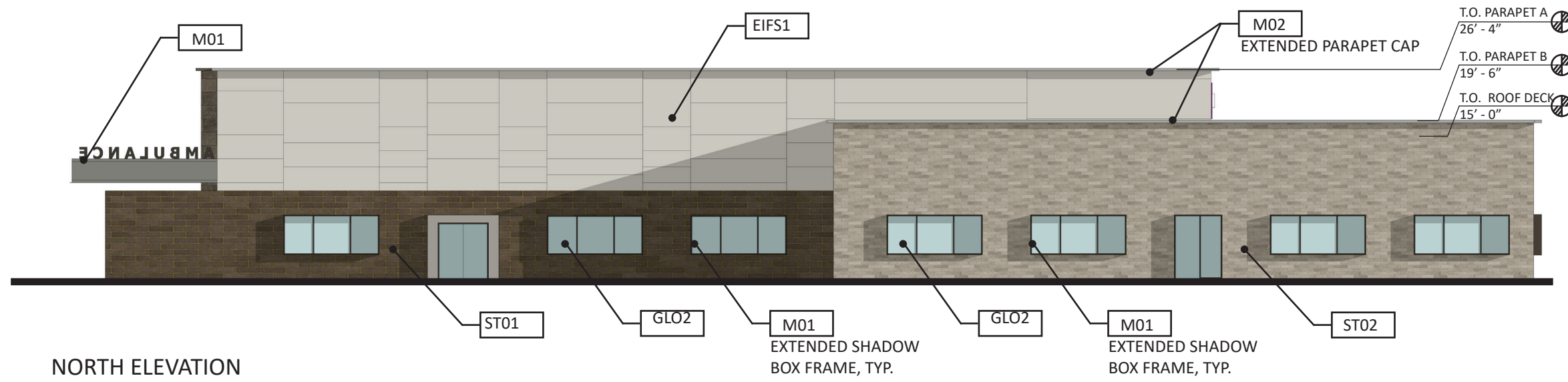
5316 E SHEA BOULEVARD, PHOENIX, AZ
01.04.2021

PUD SUBMITTAL





- EIFS 1
PRODUCT: EIFS SIGNATURE BRANDED FINISH
MANUF: DRYVIT
COLOR: SW7009 - PEARLY WHITE
- ST01
PRODUCT: STONE TILE
MANUF: TBD
FINISH: TBD
- ST02
PRODUCT: DIMENSIONAL CMU
MANUF: TBD
FINISH: HONED FACED
- M01
PRODUCT: METAL COPING
MANUF: FIRESTONE PTCF
FINISH: DARK BRONZE AB-7



- M02
PRODUCT: METAL PARAPET CAP
MANUF: TBD
FINISH: ALUMINUM
- GLO1
PRODUCT: SPANDREL GLASS
MANUF: GUARDIAN
COLOR: CRYSTAL BLUE TINT
- GLO2
PRODUCT: CLEAR VISION GLASS
MANUF: GUARDIAN
COLOR: CRYSTAL BLUE TINT

EXTERIOR ELEVATIONS

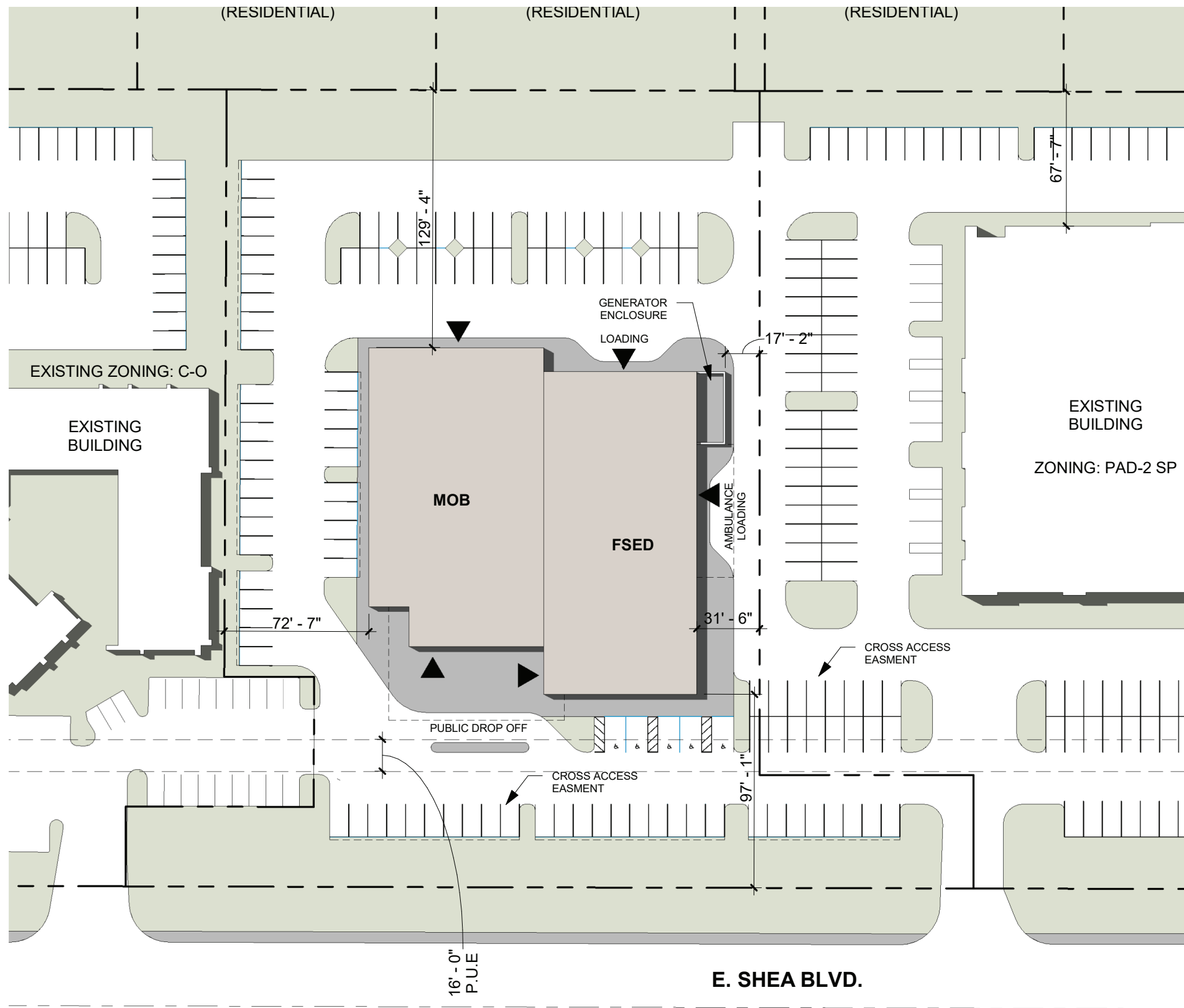
HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

5316 E SHEA BOULEVARD, PHOENIX, AZ
01.04.2021

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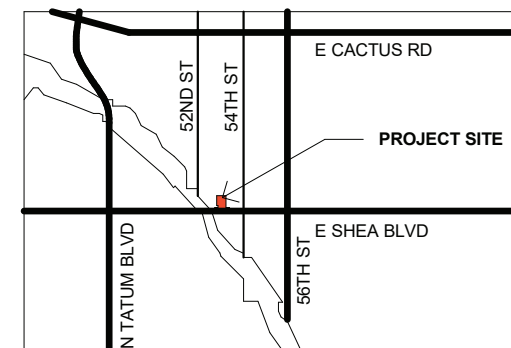


EXHIBIT B
Conceptual Site Plan



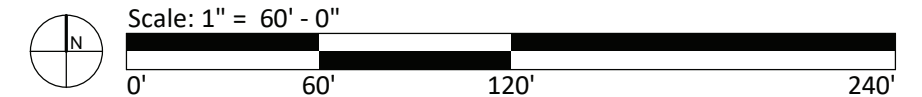
PARCEL # :	167-76-055D
PARCEL ACREAGE:	3.19 AC (138,956 SF)
CURRENT ZONING:	PAD-2 SP
PROPOSED ZONING:	PUD
BUILDING:	MOB / FSED
	1 STORY - 24,900 SF
MOB:	12,725 SF
FSED:	12,175 SF
PARKING PROVIDED:	103 SPACES
PROPOSED SETBACKS:	(BUILDING / LANDSCAPE)
FRONT:	40' / 25'
ADJACENT C-O ZONE:	50' / 6'
ADJACENT PAD-2 SP ZONE:	15' / 0'
REAR:	100' / 30'
ROOF DECK:	MAX OF 18'-0"
TOP OF PARAPET:	MAX OF 28'-0"
TOTAL LOT COVERAGE:	20%

VICINITY MAP



LEGEND

- ENTRANCE
- BUILDING SETBACK
- LANDSCAPE SETBACK



SITE PLAN - CONCEPTUAL

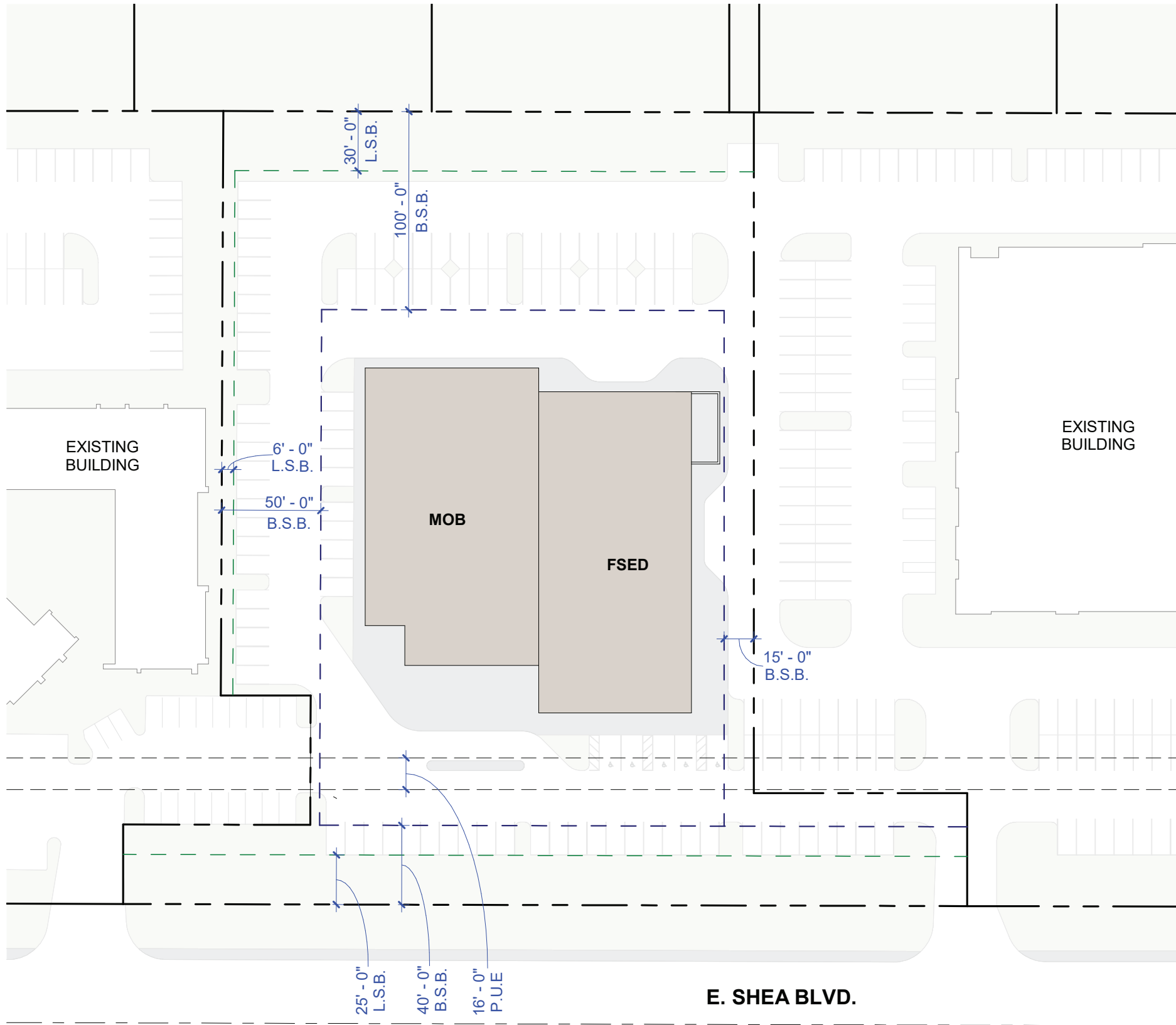
HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

5316 E SHEA BOULEVARD, PHOENIX, AZ
01.04.2021

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EXHIBIT C
Setback Exhibit

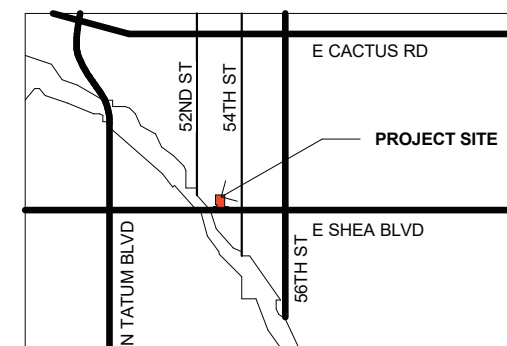


SITE PLAN - SETBACK EXHIBIT

SITE INFORMATION

PARCEL # :	167-76-055D
PARCEL ACREAGE:	3.19 AC (138,956 SF)
PROPOSED SETBACKS:	(BUILDING / LANDSCAPE)
FRONT:	40' / 25'
ADJACENT C-O ZONE:	50' / 6'
ADJACENT PAD-2 SP ZONE:	15' / 0'
REAR:	100' / 30'

VICINITY MAP



Scale: 1" = 60' - 0"



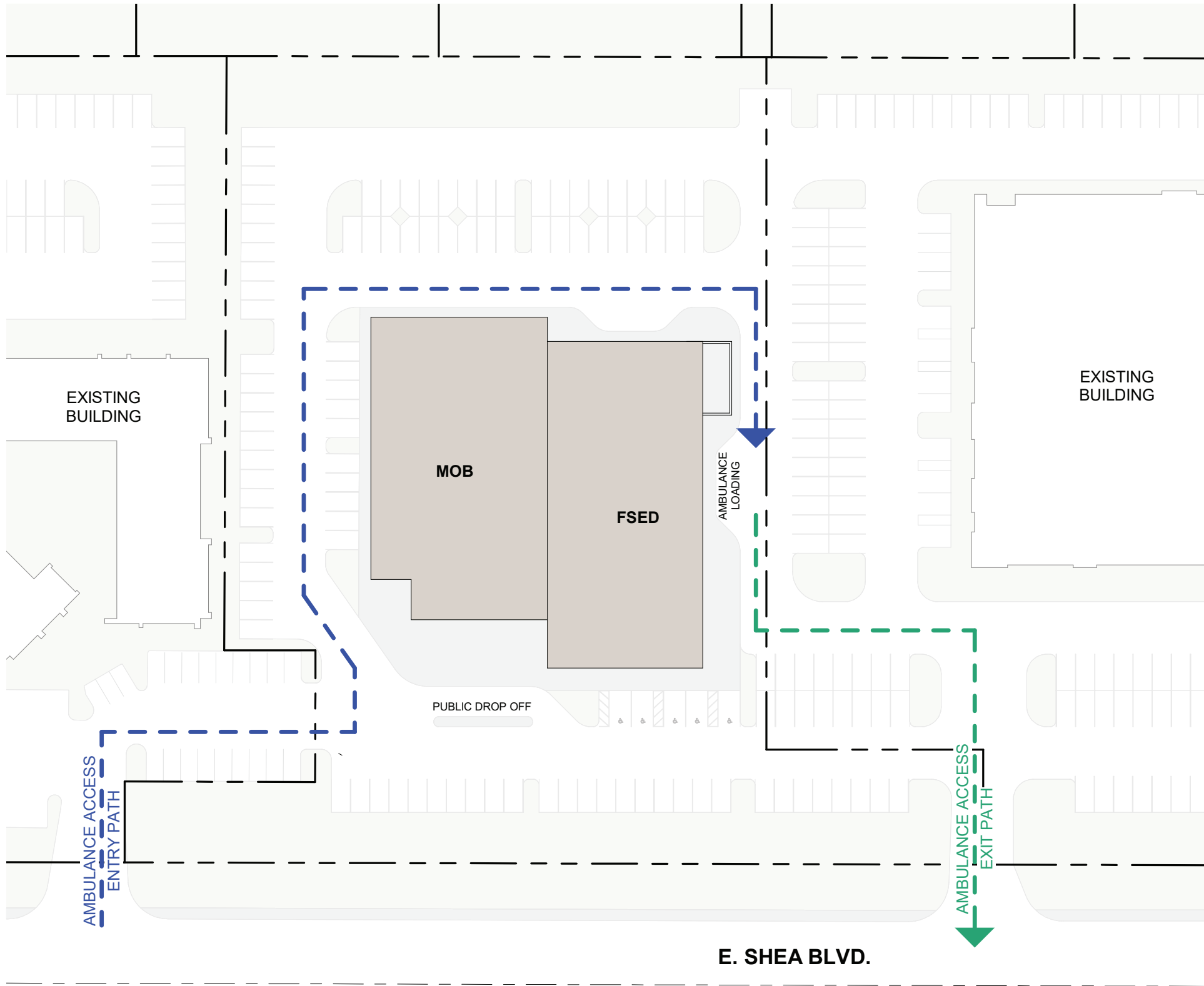
HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

5316 E SHEA BOULEVARD, PHOENIX, AZ
01.04.2021

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EXHIBIT D
Emergency Vehicle Circulation

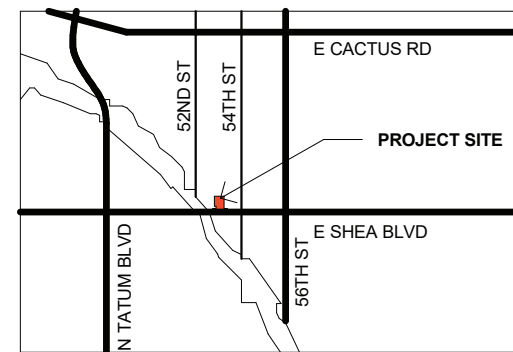


SITE INFORMATION

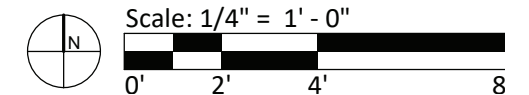
PARCEL # :

167-76-055D

VICINITY MAP



SITE PLAN - EMERGENCY VEHICLE CIRCULATION



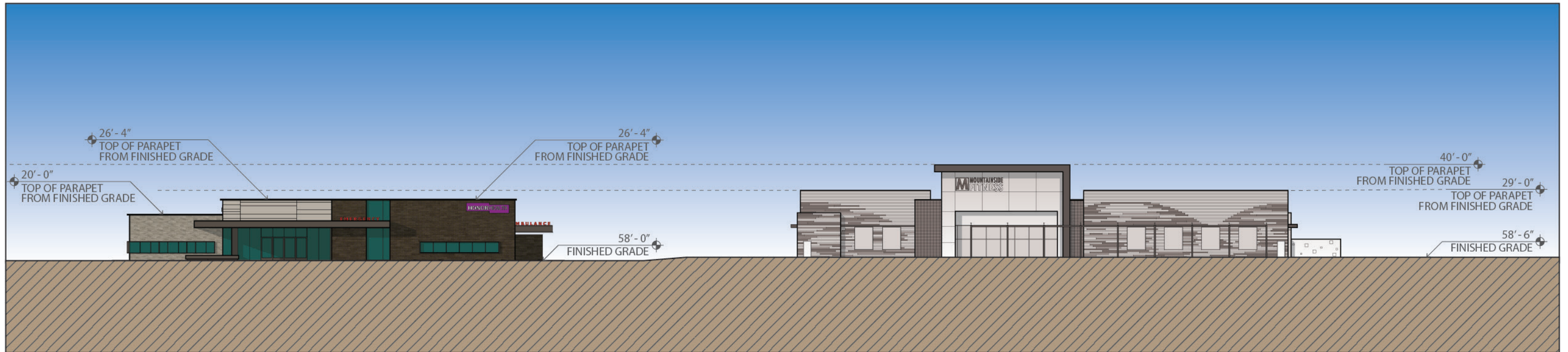
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EXHIBIT E
Site Section



CROSS SECTION : ENLARGED

SITE SECTION

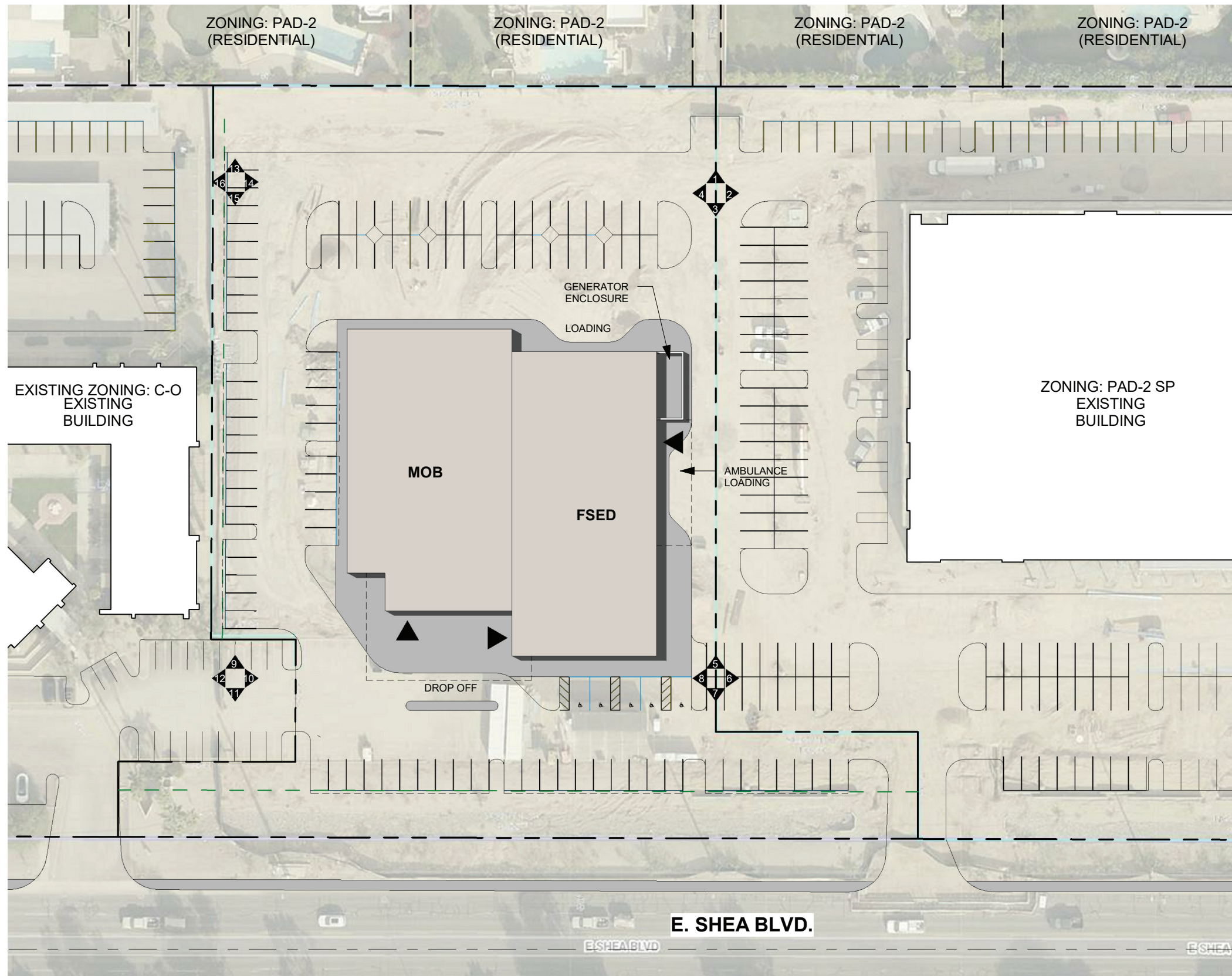
HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

5316 E SHEA BOULEVARD, PHOENIX, AZ
01.04.2021

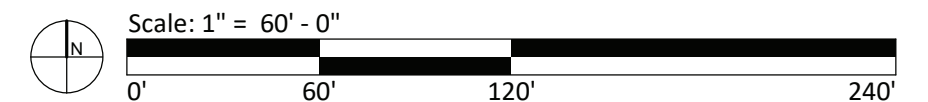
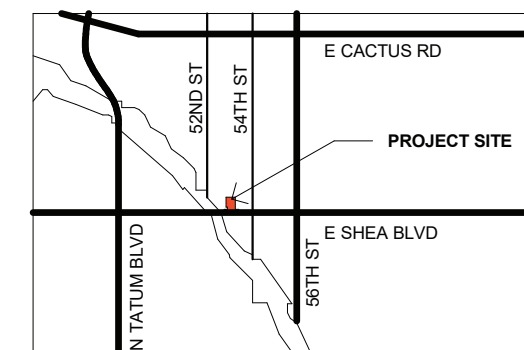
PUD SUBMITTAL



EXHIBIT F
Context Plan



VICINITY MAP



CONTEXT PLAN

HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

5316 E SHEA BOULEVARD, PHOENIX, AZ
01.04.2021

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1. NORTH



2. EAST



3. SOUTH



4. WEST



5. NORTH



6. EAST



7. SOUTH



8. WEST



9. NORTH



10. EAST



11. SOUTH



12. WEST



13. NORTH



14. EAST



15. SOUTH



16. WEST

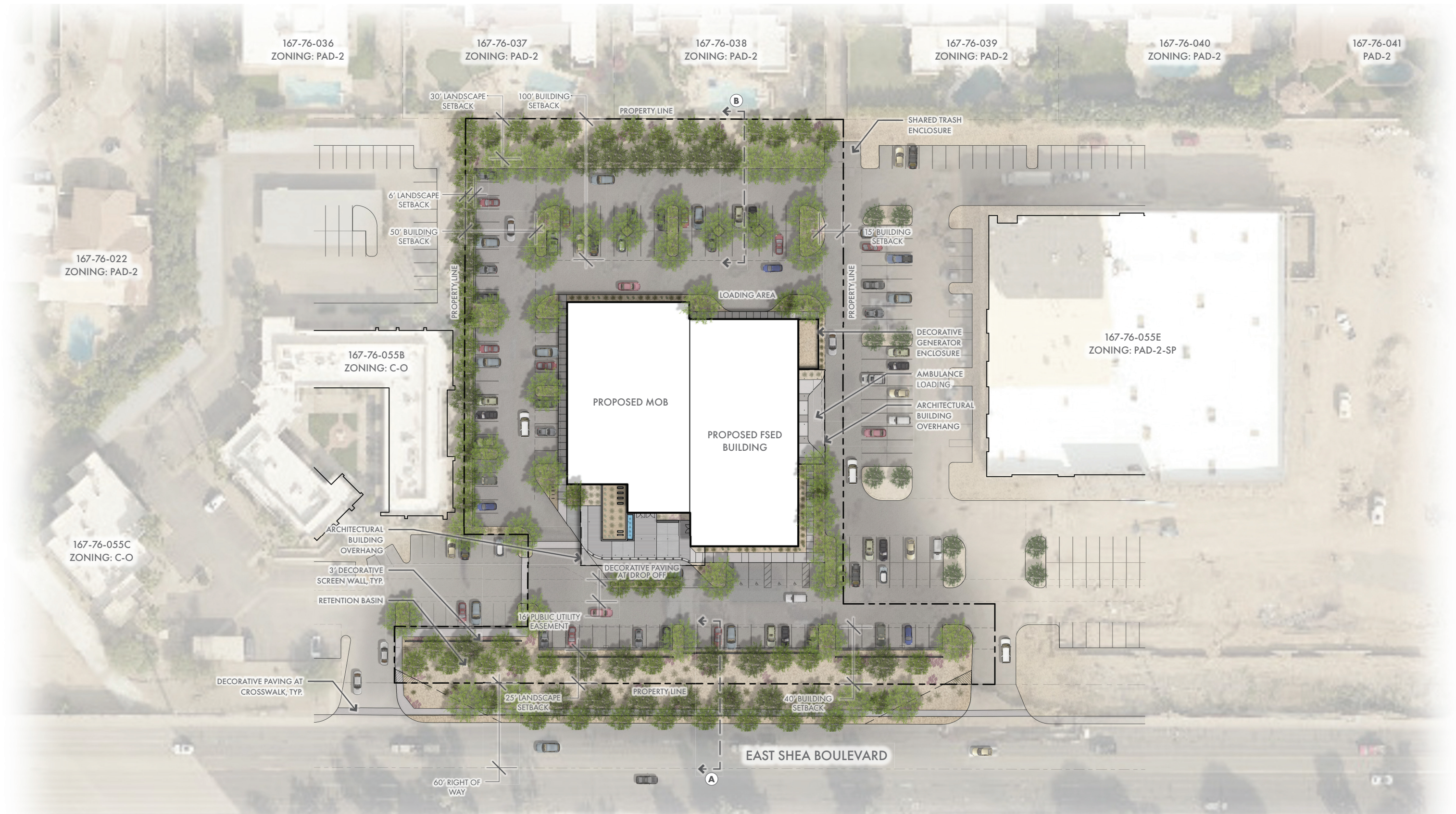
HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

5316 E SHEA BOULEVARD, PHOENIX, AZ
01.04.2021

PUD SUBMITTAL



EXHIBIT G
Illustrative Landscape Plan



ILLUSTRATIVE LANDSCAPE PLAN

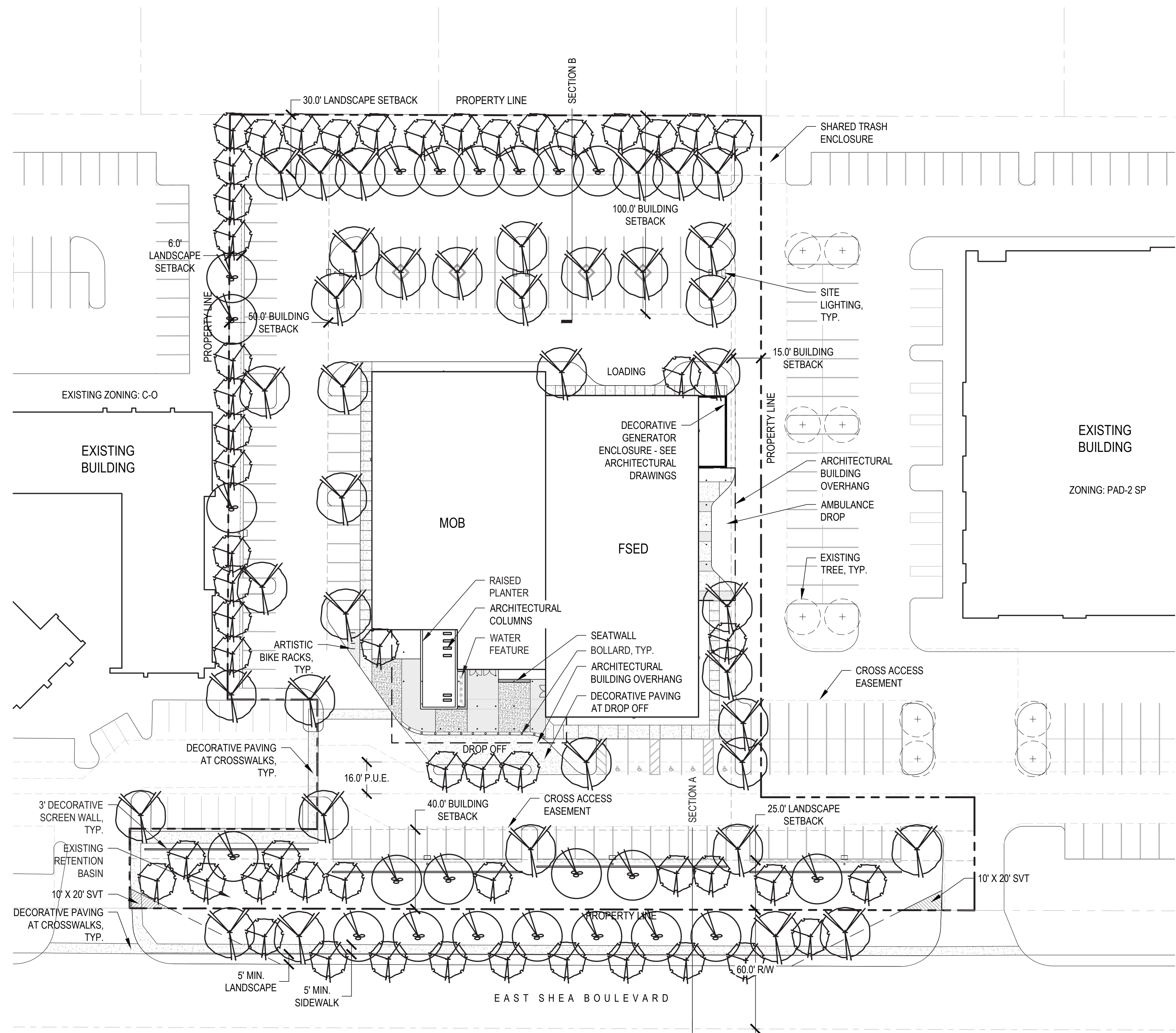
HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

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01.04.2021

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EXHIBIT H
Conceptual Landscape Plan



PARKING LOT LANDSCAPE	
LANDSCAPE AREA: 10% OF PAVED PARKING MIN.	LANDSCAPE AREA PROVIDED: ±5,128 SF (10%)
PAVED PARKING = ±51,288 SF	
TREES	
1 TREE FOR EVERY ISLAND MIN. TREES TO BE PROVIDED: 1 TREE FOR EVERY ISLAND = 25 TREES	
MIN. 2" CALIPER - 50% OF PROVIDED = 13	
MIN. 3" CALIPER - 50% OF PROVIDED = 12	
SHRUBS** - 6 SHRUBS / TREE (75% 5-GAL. & 25% 15-GAL. CONTAINERS)	
TREES PROVIDED: 25	SHRUBS PROVIDED (15-GALLON): 37
SHRUBS PROVIDED (5-GALLON): 113	

ADJACENT TO BUILDING LANDSCAPE	
TREES*** - MIN. 1 TREE FOR EVERY 500 SQ. FT.	
MIN. 2" CALIPER - 40% OF PROVIDED = 2	
MIN. 3" CALIPER - 60% OF PROVIDED = 3	
SHRUBS** - MIN. 6 SHRUBS / TREE (75% 5-GAL. & 25% 15-GAL. CONTAINERS)	
TREES PROVIDED: 5	SHRUBS PROVIDED (15-GALLON): 7
SHRUBS PROVIDED (5-GALLON): 23	

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
TREES				
	<i>Cercidium 'Desert Museum'</i> Desert Museum Palo Verde	36" BOX MULTI	8' X 5' 3" CAL MIN	
	<i>Chilopsis linearis</i> Desert Willow	36" BOX MULTI	7' X 4' 3" CAL MIN	
	<i>Prosopis 'AZT Seedless'</i> 'AZT Seedless' Mesquite	36" BOX MULTI	10' X 8' 3" CAL MIN	
SHRUBS, ACCENTS, GRASSES, AND GROUNDCOVERS				
	<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	15 GAL.		
	<i>Justicia spicigera</i> Mexican Honeysuckle	15 GAL.		
	<i>Larrea tridentata</i> Creosote	5 GAL./ 15 GAL.		
	<i>Leucophyllum langmaniae</i> Chihuahuan Sage	5 GAL.		
	<i>Leucophyllum langmaniae 'Rio Bravo'</i> Rio Bravo Sage	5 GAL.		
	<i>Simmondsia chinensis</i> Jojoba	5 GAL./ 15 GAL.		
	<i>Tecoma x Sunrise</i> Sunrise Esperanza	15 GAL.		
	<i>Agave desmettiana</i> Smooth Agave	15 GAL.		
	<i>Agave parryi truncata</i> Parry's Agave	5 GAL.		
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL.		
	<i>Dasyliiron wheeleri</i> Desert Spoon	15 GAL.		
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	5 GAL./ 15 GAL.		
	<i>Euphorbia antisiphilitica</i> Candelia	5 GAL.		
	<i>Hesperaloe funifera</i> Giant Hesperaloe	15 GAL.		
	<i>Hesperaloe parviflora 'Brakelights'</i> Brakelights Red Yucca	5 GAL.		
	<i>Hesperaloe parviflora 'Yellow'</i> Yellow Hesperaloe	5 GAL.		
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Pink Muhly	5 GAL.		
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL.		
	<i>Opuntia santa-rita Tubac</i> Purple Prickly Pear	5 GAL.		
	<i>Lantana 'Dallas Red'</i> Dallas Red Lantana	5 GAL.		
	<i>Lantana 'New Gold'</i> New Gold Trailing Lantana	5 GAL.		

LANDSCAPE SETBACKS	
BORDER	PROVIDED
FRONT: (SOUTH)	25'
ADJACENT C-O ZONE: (WEST)	6'
ADJACENT PAD-2-SP ZONE: (EAST)	0'
BACK: (NORTH)	30'

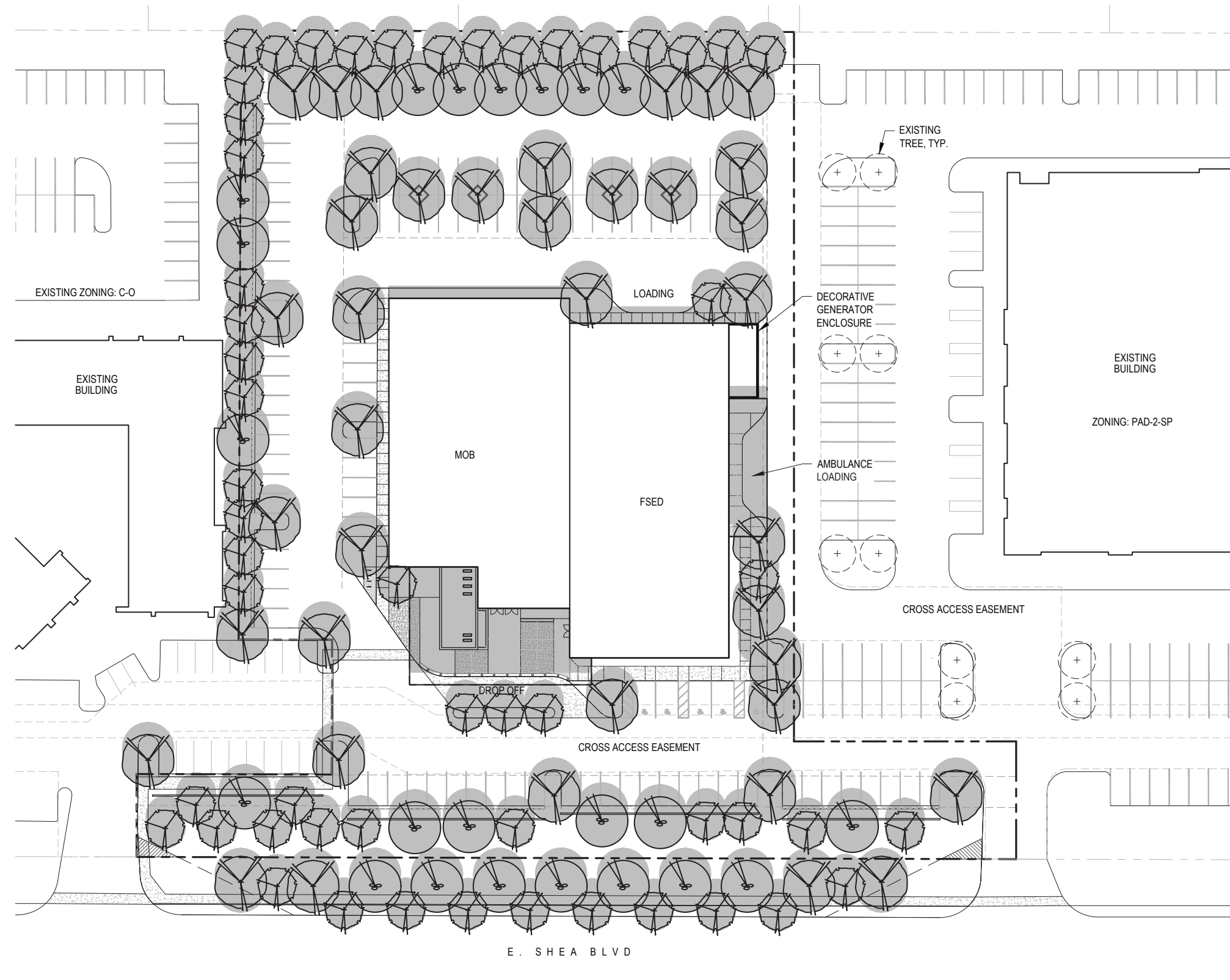
TREES* - MIN. 1 TREE / 20 FEET ON CENTER OR EQUIVALENT GROUPINGS REQUIRED FOR ALL PERIMETERS		
PERIMETER	LENGTH OF BORDER	TREES PROVIDED
ADJACENT C-O ZONE: (WEST)	294'	15
ADJACENT PAD-2-SP ZONE: (EAST)	N/A	5
REAR: (NORTH)	270'	25
STREETSCAPE:	408'	39

PERIMETER	SIZES PROVIDED
ADJACENT C-O ZONE: (WEST)	MIN. 2" CALIPER - 50% OF PROVIDED = 8 MIN. 3" CALIPER - 50% OF PROVIDED = 7
REAR: (NORTH)	MIN. 2" CALIPER - 50% OF PROVIDED = 13 MIN. 3" CALIPER - 50% OF PROVIDED = 12
STREETSCAPE:	MIN. 3" CALIPER - 75% OF PROVIDED = 30 MIN. 4" CALIPER - 25% OF PROVIDED = 10

SHRUBS** - 6 SHRUBS / TREE (75% 5-GAL. & 25% 15-GAL. CONTAINERS) REQUIRED FOR ALL BORDERS			
PERIMETER	TREES PROVIDED	SHRUBS TO BE PROVIDED (5-GALLON)	SHRUBS TO BE PROVIDED (15-GALLON)
ADJACENT C-O ZONE: (WEST)	15	72	18
ADJACENT PAD-2-SP ZONE: (EAST)	4	18	6
REAR: (NORTH)	25	113	37
STREETSCAPE:	40	180	60

ADDITIONAL REQUIREMENTS/NOTES:
 * TREES MIN. 20' ON CENTER OR EQUIVALENT GROUPINGS
 ** MIN. 50% VEGETATION COVERAGE BY A COMBINATION OF SHRUBS, GROUNDCOVERS, GRASSES, AND ACCENT PLANTINGS.
 *** MIN. 1 TREE FOR EVERY 500 SQ. FEET.

EXHIBIT I
Shade Study



SHADE STUDY

TOTAL AREAS	
AREA	SQUARE FEET
RIGHT OF WAY SIDEWALK:	2,005 SF
OPEN SPACE:	32,623 SF
PARKING:	51,288 SF
SHADE ON SIDEWALKS	
AREA	PROVIDED
RIGHT OF WAY:	75%
SHADE ON OPEN SPACE	
TYPE	PROVIDED
TOTAL:	50%
VEGETATIVE:	50%
SHADE ON PARKING	
TYPE	PROVIDED
TOTAL:	25%

*SHADE STUDY WAS TAKEN ON THE SUMMER SOLSTICE AT NOON.

- NOTES:
1. PARKING LOT SHADE INCLUDES ALL SHADE THAT FALLS ON THE ASPHALT ONLY AND EXCLUDES PARKING LOT ISLANDS.
 2. OPEN SPACE SHADE INCLUDES ALL SHADE THAT FALLS WITHIN THE PROPERTY LINE IN A LANDSCAPE PLANTER OR AROUND THE BUILDING AND EXCLUDES THE ASPHALT PARKING LOT AND R.O.W. PLANTER AREAS.

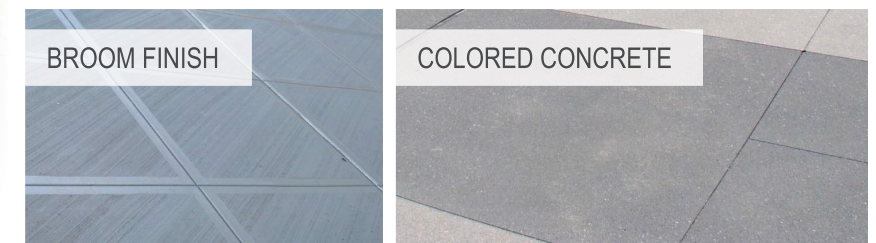
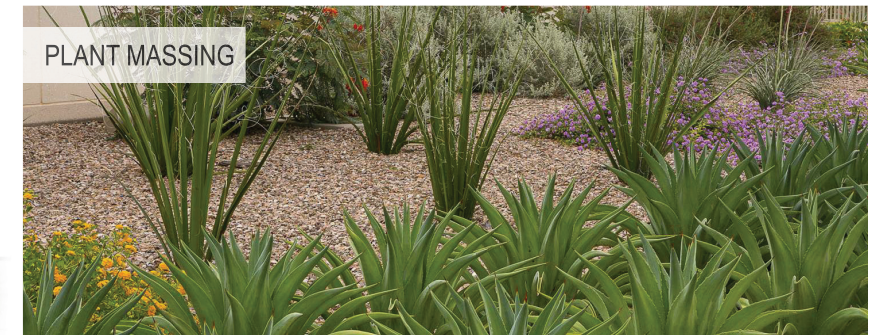
SHADE STUDY

HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA
 5316 E SHEA BOULEVARD, PHOENIX, AZ
 01.04.2021

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EXHIBIT J
Entry Landscape Feature



ENTRY LANDSCAPE FEATURE

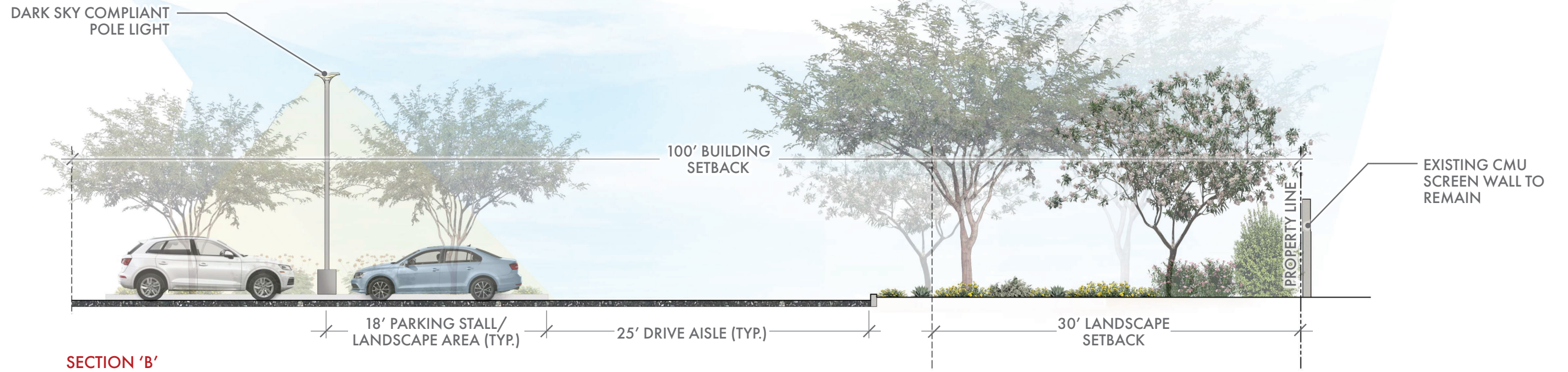
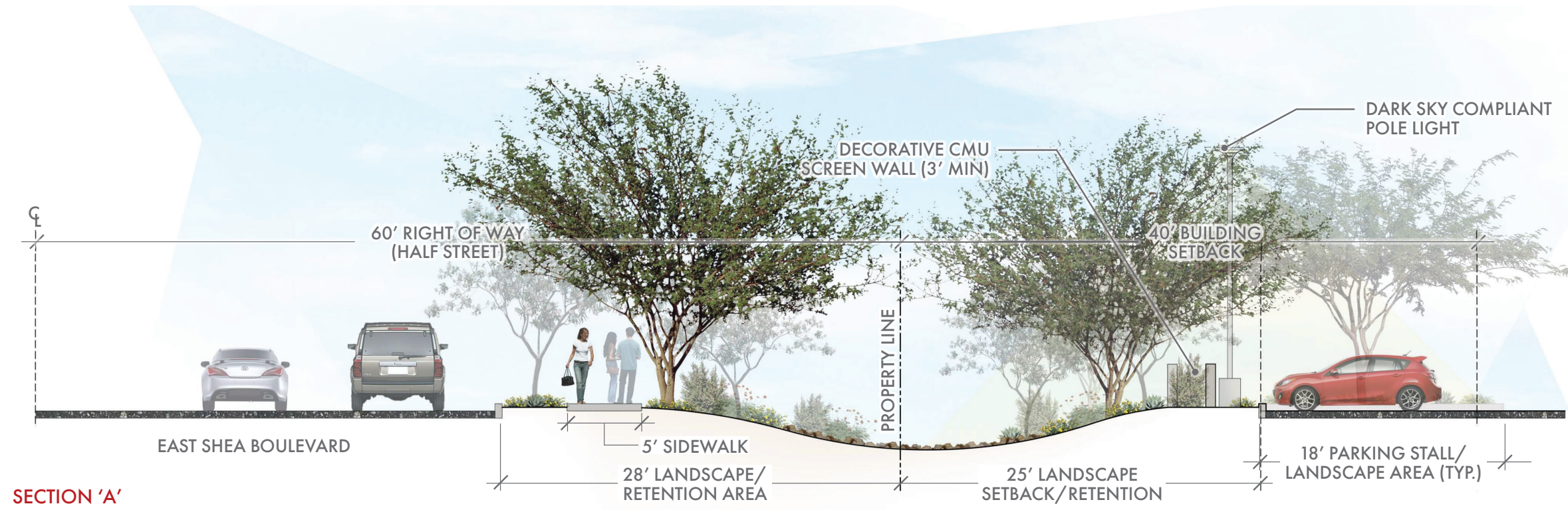
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EXHIBIT K
Parking Sections



PARKING SECTIONS

HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

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01.04.2021

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EXHIBIT L
Plant Selections and Site Accessories

TREES



Prosopis 'AZT Seedless'
'AZT SEEDLESS' HYBRID MESQUITE



Chilopsis linearis
DESERT WILLOW



Parkinsonia 'Desert Museum'
DESERT MUSEUM PALO VERDE

ACCENTS



Agave desmettiana
SMOOTH AGAVE



Agave parryi var. truncata
PARRY'S AGAVE



Aloe barbadensis
ALOE VERA



Dasylirion wheeleri
DESERT SPOON



Echinocactus grusonii
GOLDEN BARREL CACTUS

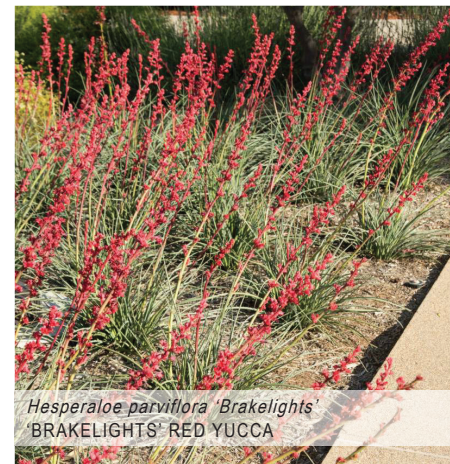


Euphorbia antisyphilitica
CANDELILLA

ACCENTS



Hesperaloe funifera
GIANT HESPERALOE



Hesperaloe parviflora 'Brakelights'
'BRAKELIGHTS' RED YUCCA



Hesperaloe parviflora 'Yellow'
YELLOW HESPERALOE

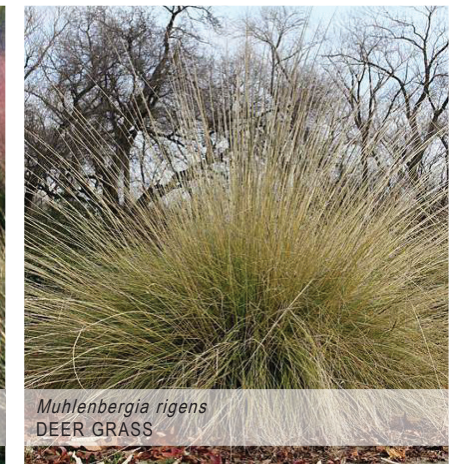


Opuntia santa-rita Tubac
PURPLE PRICKLY PEAR

GRASSES



Muhlenbergia capillaris 'Regal Mist'
REGAL MIST MUHLY GRASS



Muhlenbergia rigens
DEER GRASS

PLANT SELECTIONS

HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

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SHRUBS



Caesalpinia pulcherrima
MEXICAN BIRD OF PARADISE



Justicia spicigera
MEXICAN HONEYSUCKLE



Larrea tridentata
CREOSOTE



Leucophyllum langmaniae
CHIUAHUAN SAGE



Leucophyllum langmaniae Rio Bravo®
RIO BRAVO® SAGE

SHRUBS



Simmondsia chinensis
JOJOBA

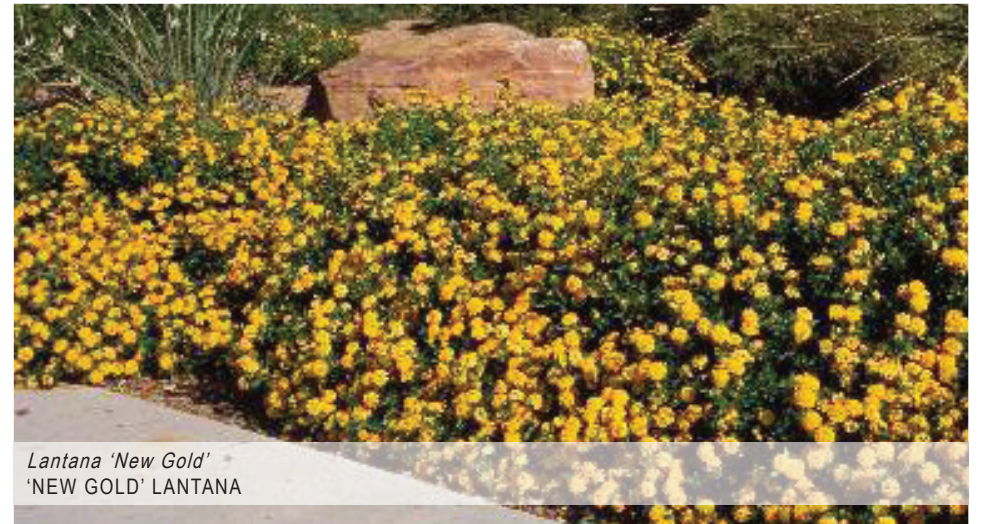


Tecoma x sunrise
SUNRISE ESPERANZA

GROUNDCOVERS



Lantana 'Dallas Red'
DALLAS RED LANTANA



Lantana 'New Gold'
'NEW GOLD' LANTANA

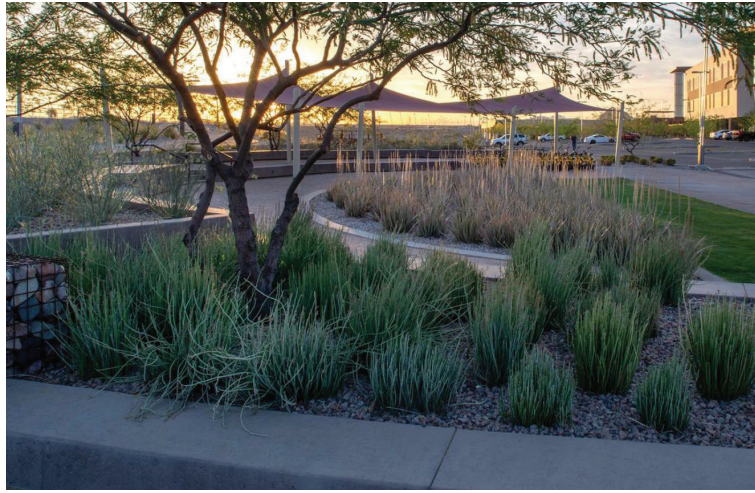
PLANT SELECTIONS

HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

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PLANT SELECTIONS

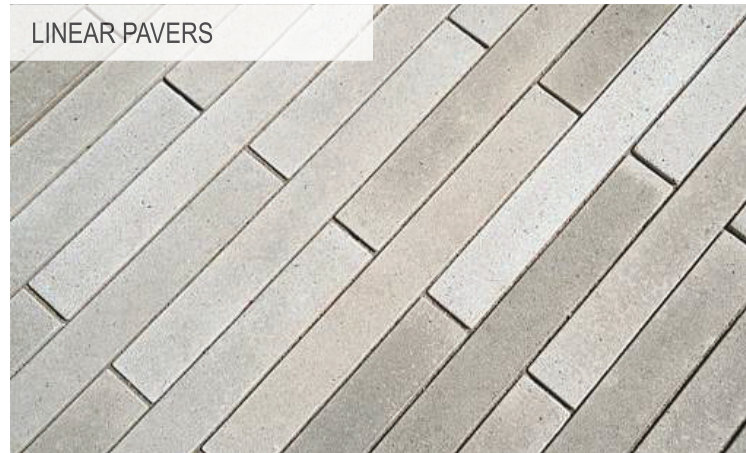
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01.04.2021

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DECORATIVE CONCRETE



LINEAR PAVERS



LITTER BIN



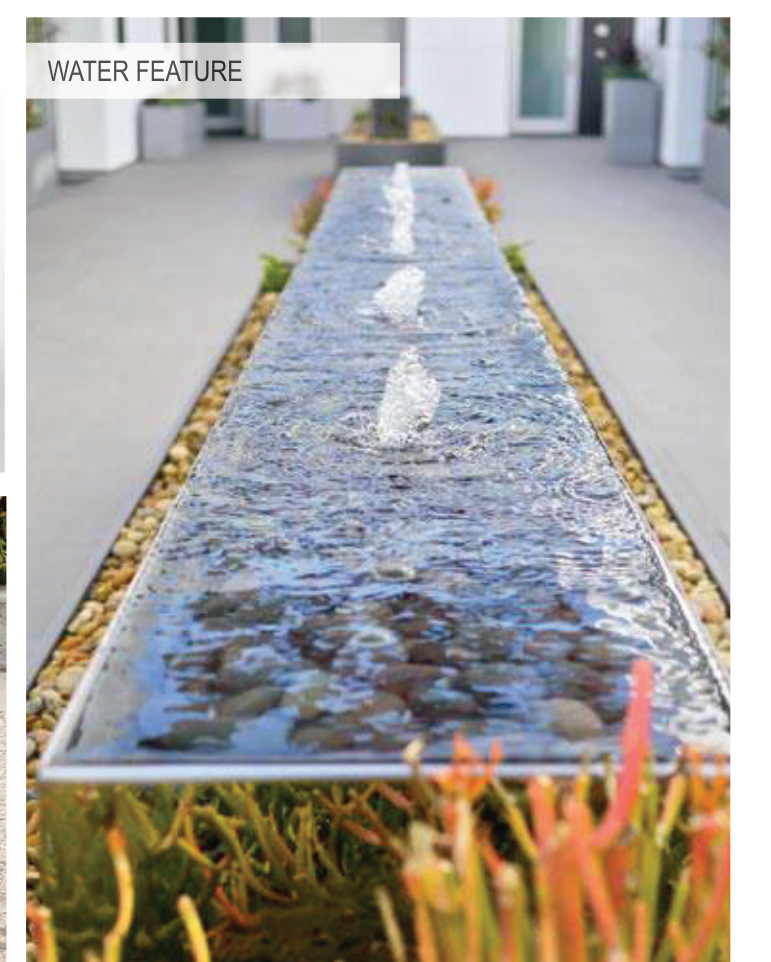
CAST IN PLACE RAISED PLANTER



CMU SCREEN WALL



LIGHT BOLLARD



WATER FEATURE



CAST IN PLACE SEATWALL



BIKE RACK

SITE ACCESSORIES

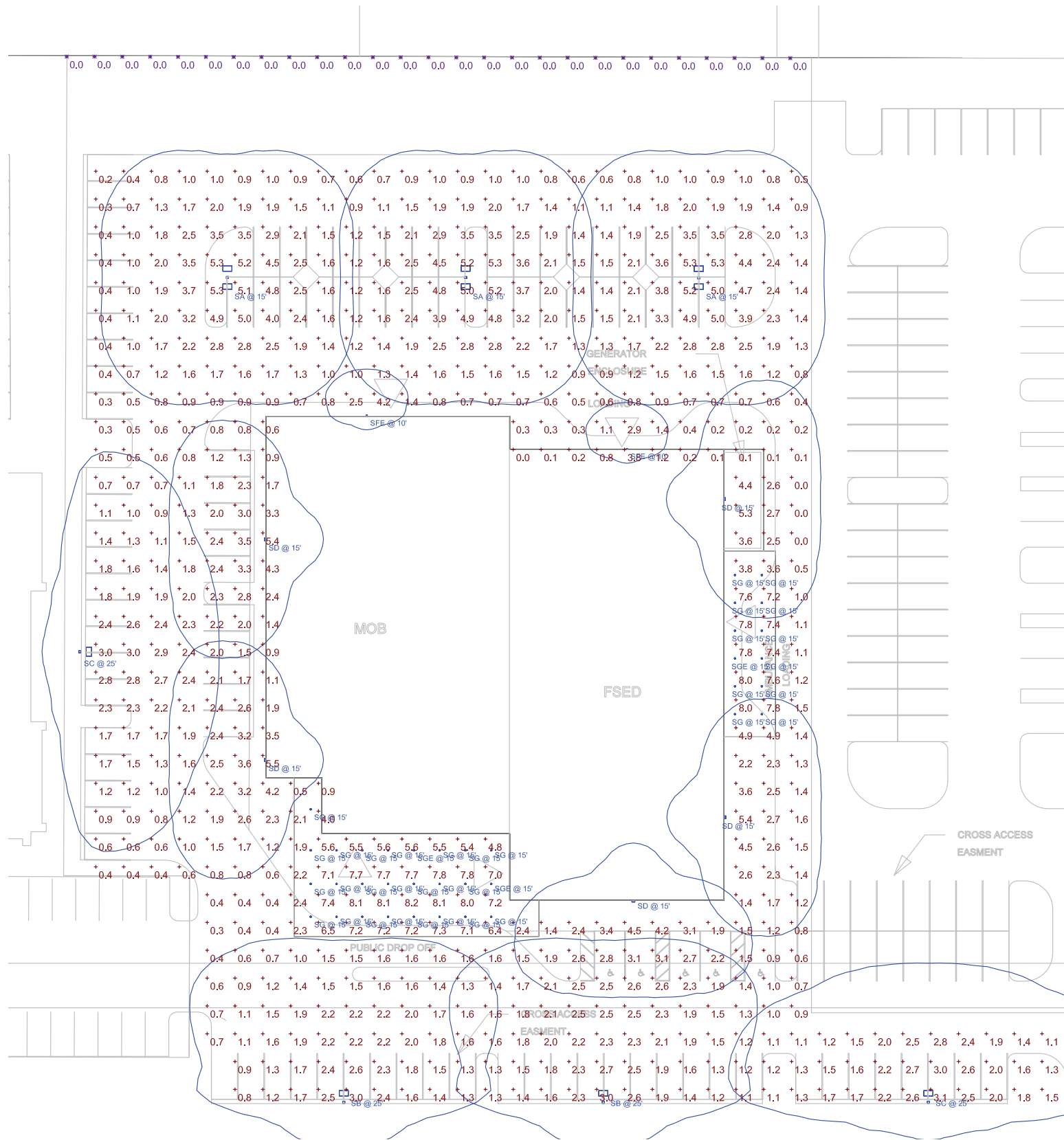
HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

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01.04.2021

PUD SUBMITTAL



EXHIBIT M
Site Photometrics



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage
SA	SA	3	Lithonia Lighting	DSX0 LED P3 40K T5M MVOLT SPA (FINISH) / SSS 12.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P3 40K T5M MVOLT	LED	DSX0_LED_P3_40K_T5M_MVOLT.lvs	8770	0.91	142
SB	SB	2	Lithonia Lighting	DSX0 LED P6 40K TFTM MVOLT SPA HS (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED P6 40K TFTM MVOLT with houseside shield	LED	DSX0_LED_P6_40K_TFTM_MVOLT_HS.lvs	12465	0.91	134
SC	SC	2	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA HS (FINISH) / SSS 22.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT with houseside shield	LED	DSX0_LED_P6_40K_T2M_MVOLT_HS.lvs	13054	0.91	134
SD	SD	5	Lithonia Lighting	WDGE3 LED P1 40K 70CRI R3 MVOLT (FINISH)	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	LED	WDGE3_LED_P1_70CRL_R3_40K.lvs	7523	0.91	51.1717
SFE	SFE	2	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VW MVOLT (FINISH)	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC, EM ON GENERATOR	LED	WDGE1_LED_P1_40K_80CRL_VW.lvs	1229	0.91	10.0002
SG	SG	34	Lithonia Lighting	LDN6 40/10 LO6AR LSS MVOLT EZ10	6IN LDN, 4000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	LED	LDN6_40_10_LO6AR_LSS.lvs	952	0.91	10.44
SGE	SGE	3	Lithonia Lighting	LDN6 40/10 LO6AR LSS MVOLT EZ10	6IN LDN, 4000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80, EM ON GENERATOR	LED	LDN6_40_10_LO6AR_LSS.lvs	952	0.91	10.44

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE NORTH - FC @ GRADE	X	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
PROPERTY LINE SOUTH - FC @ GRADE	X	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	2.1 fc	8.2 fc	0.0 fc	N/A	N/A

SITE PLAN PHOTOMETRY - HORIZONTAL ILLUMINANCE

HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

5316 E SHEA BOULEVARD, PHOENIX, AZ
01.04.2021

PUD SUBMITTAL



EXHIBIT N
Lighting Specifications



D-Series Size 0 LED Area Luminaire



Specifications

EPA: 0.95 ft²
(.09 m²)

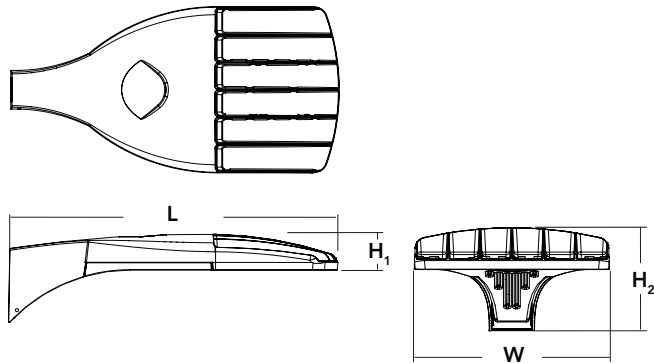
Length: 26"
(66.0 cm)

Width: 13"
(33.0 cm)

Height₁: 3"
(7.62 cm)

Height₂: 7"
(17.8 cm)

Weight (max): 16 lbs
(7.25 kg)



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C. Accommodates 12"-24" joist spacing. Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling. Max ceiling thickness 1-1/2".

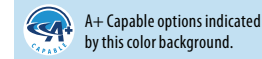
OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional. LED light source concealed with diffusing optical lens. General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image. Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available. 0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled. 70% lumen maintenance at 60,000 hours.

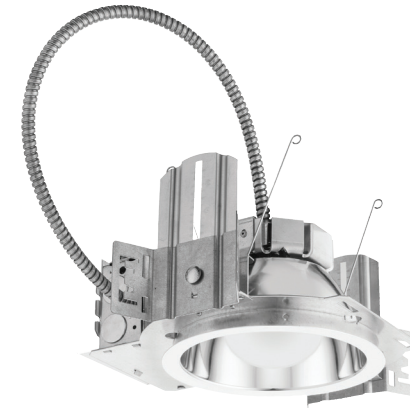
LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



Catalog Number
Notes
Type



LDN6

6" OPEN and WALLWASH LED
Non-IC
New Construction Downlight



WDGE3 LED Architectural Wall Sconce



Specifications

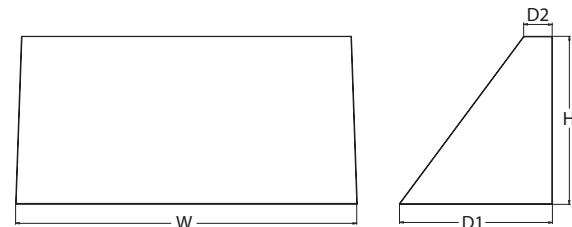
Depth (D1): 8"

Depth (D2): 1.5"

Height: 9"

Width: 18"

Weight: 19.5 lbs
(without options)



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.



WDGE1 LED Architectural Wall Sconce



Specifications

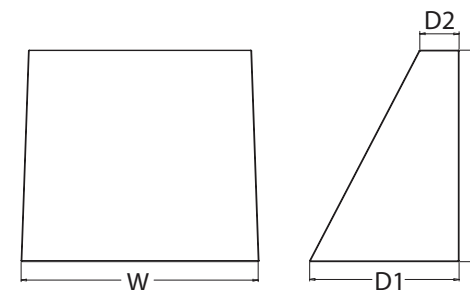
Depth (D1): 5.5"

Depth (D2): 1.5"

Height: 8"

Width: 9"

Weight: 9 lbs
(without options)



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

LIGHTING SPECIFICATIONS

HONORHEALTH OUTPATIENT MEDICAL CENTER - SHEA

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01.04.2021

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