

Care Meridian – Thomas Creek

Application to Washoe County for an:

Administrative Permit

Prepared by:



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Prepared for:
HealthCap Partners
Attn: Keith Underwood
910 N. Central Expressway, Suite 1000
Dallas, TX 75206

November 3, 2014

Table of Contents

Project Request.....1
Property Location.....1
Figure 1 - Vicinity Map1
Figure 2 - Site Plan2
Figure 3 - Character Management Area.....3
Figure 4 – Existing Regulatory Zone Map4
Project Description.....5
Project Summary.....5
 Business Operation.....5
 Employees/Hours of Operation.....5
 Parking5
 Access6
 Residential Adjacency.....6
 Signs6
Photos 1 thru 47 – 10

Appendix:

- Washoe County Development Application
- Administrative Permit Supplemental Information
- Owner Affidavit
- Preliminary Title Report
- Trip Generation Letter

List of Maps/Drawings:

- Architecture Drawings
 - Exterior Elevations - Page 1
 - Exterior Elevations - Page 2
 - Floor Plan
 - Lighting Plan
 - Monument Sign Elevations
 - Signage Plan
- Civil Drawings
 - C1 – Preliminary Site & utility Plan
 - C2 – Preliminary Grading Plan
- Preliminary Landscape Plan
- Lighting Plans
 - Parking Lot Fixture
 - Full Cutoff LED Bollard
 - Full Cutoff LED wall mount
 - Wall Mount Up-down light
 - Signage Flood Light

Project Request - This application is for an Administrative Permit (AP) to:

- Establish a Congregate Care Facility at Thomas Creek Drive on three parcels in Washoe County, Nevada. The parcel is located within the General Commercial zone which allows for the use with an AP. This site is located in the SW Truckee Meadows Area Plan.

Property Location

The site is located on Thomas Creek Road and includes three parcels parcel totaling 2.96 acres which are APN 005-052-03.

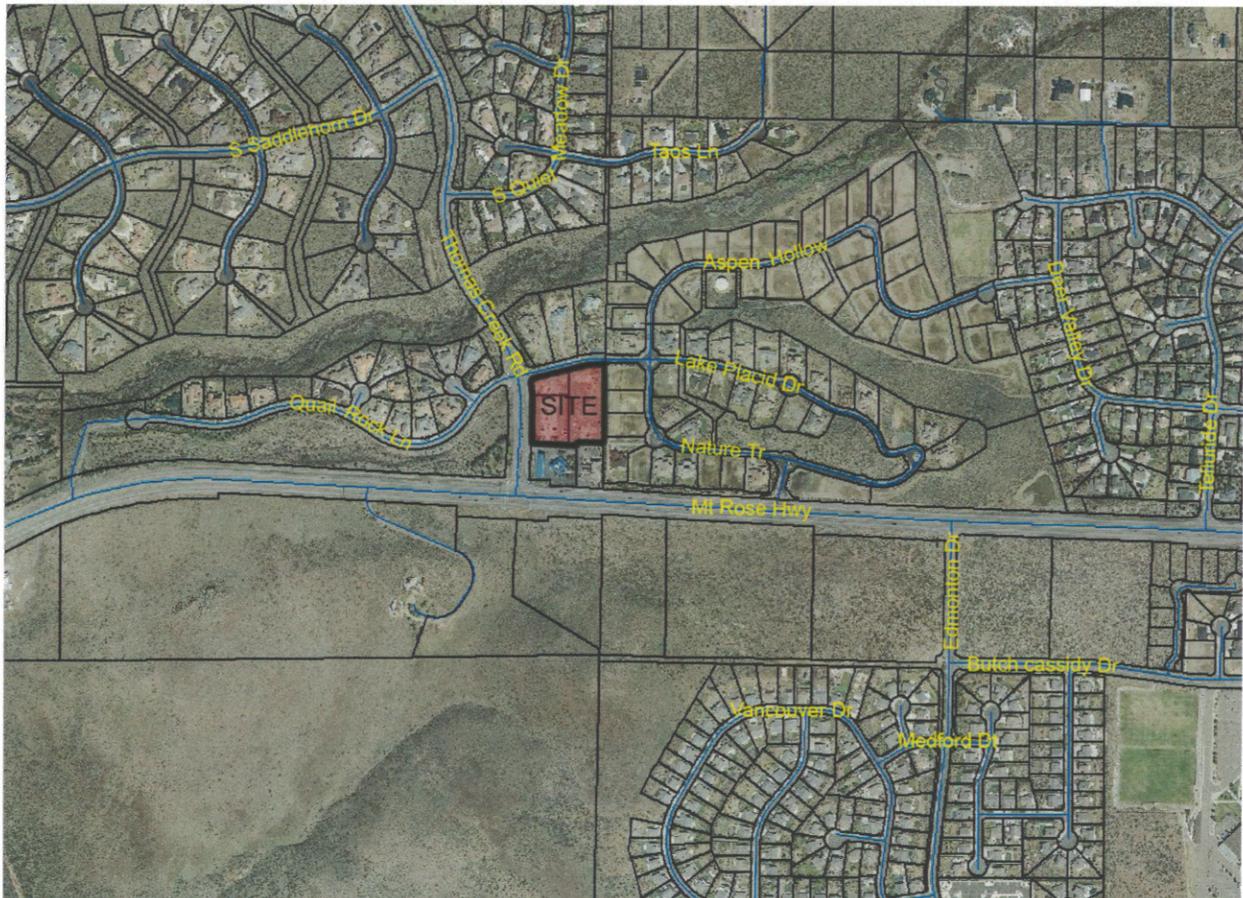


Figure 1 – Vicinity Map



Figure 2 – Proposed Site Plan

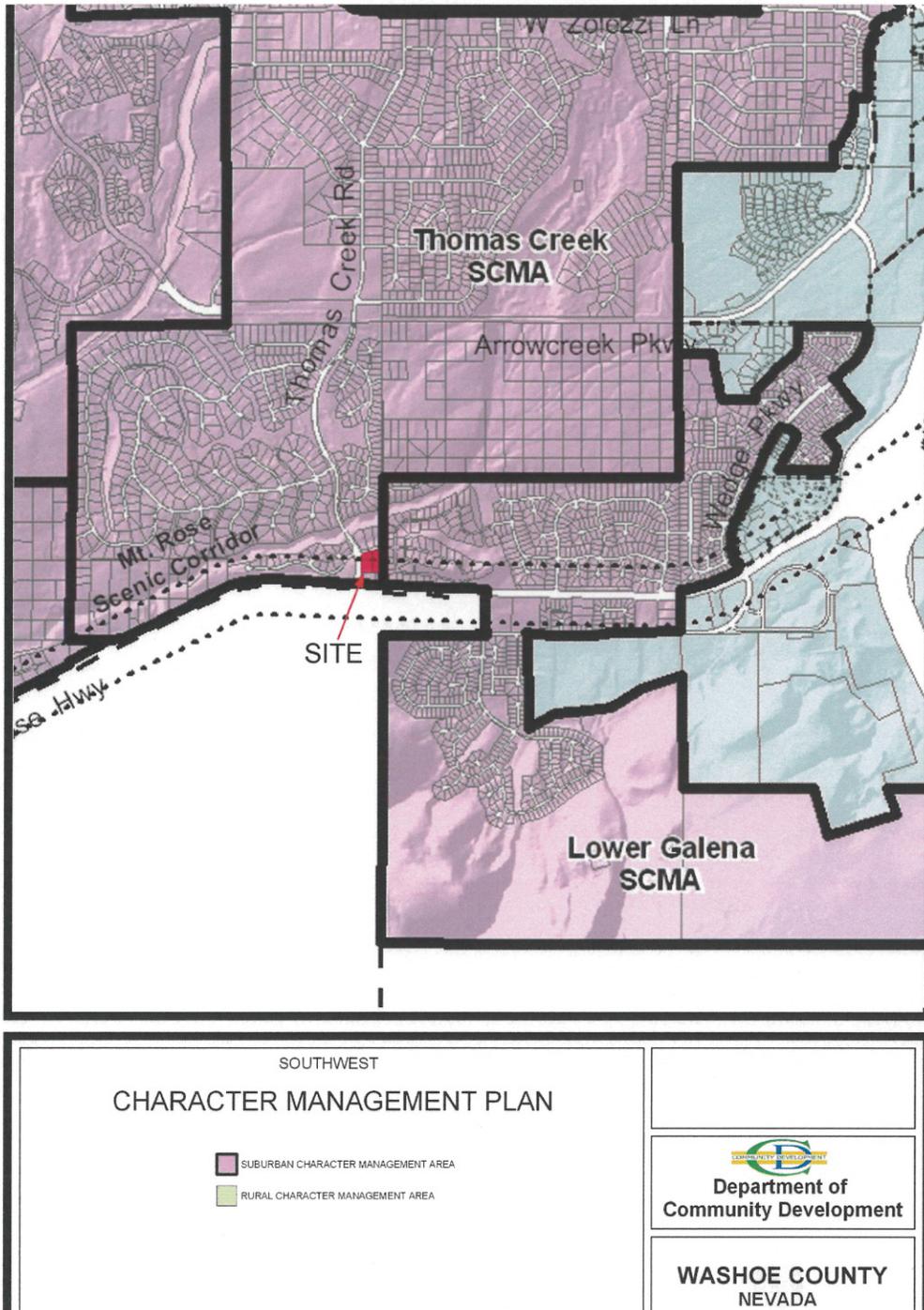


Figure 3 - Existing Character Management Area

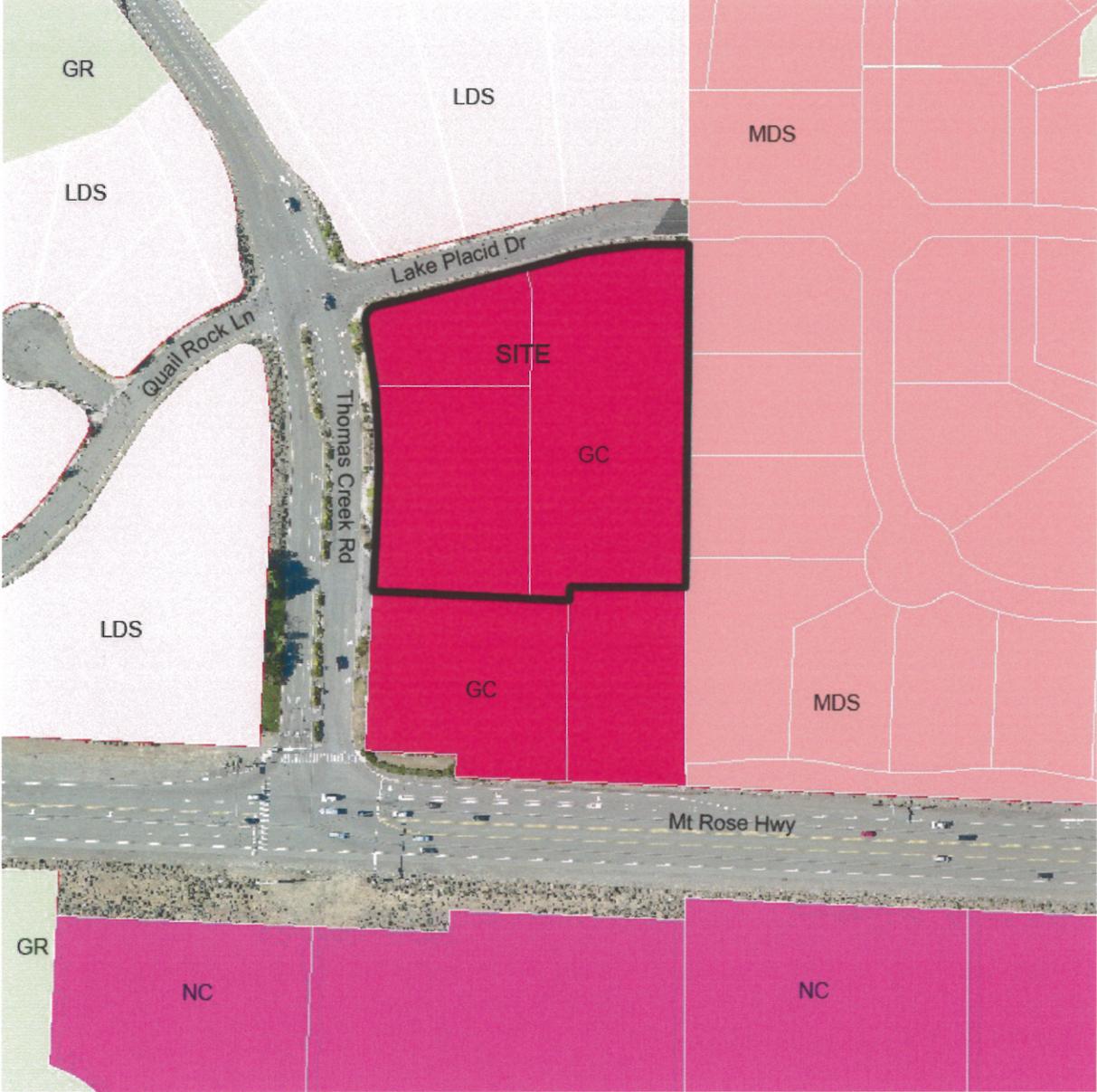


Figure 4 – Existing Regulatory Zone Map

Project Description

Care Meridian is a 36 room inpatient medical facility that provides long term care for patients needing physical therapy and rehabilitation with skilled nursing. Care Meridian is not a nursing home or convalescent home in a traditional sense. A simple description of the operation is a skilled nursing facility that provides long term therapy and care, mostly for injured patients. The type of therapy rendered includes physical, speech, occupational, and respiratory therapy.

The operation involves admitting patients directly from a hospital via non nonemergency ambulance or patient transport van once they have been stabilized. Admissions and discharges are generally scheduled during day time hours Monday through Friday. Emergency ambulance visits are infrequent as the majority of patient concerns can be handled onsite by the nursing staff. Patients do have the ability to transport from the facility on a regular basis via patient transport van, which is typically scheduled for one or two departures daily. Nursing is provided on a full time 24/7 basis.

Project Summary

The following were items evaluated for impact assessment:

Business Operation – The business will operate as a single occupant in a single tenant building that totals 24,100 square feet. Basic elements of the operation for the patients include patient rooms, therapy rooms, dining areas, a courtyard, and medical treatment areas. There will typical building features for employees including a work area, a break room, office area, storage, and restrooms. This is expected to be a very low intensity operation in terms of parking, traffic volume and activity.

Employees/Hours of Operation - There will a total of 18 to 20 full time employees working at the location. The hours of operation are 24/7/365 with two 12 hour shifts for the employees. The employee types include facilities (maintenance and janitorial) and dietary staff. Administration support for the facility consists of a facility Administrator, Director of Nursing, Case Manager(s), and a Patient Activity Director

Parking – Parking code for this section of code is 1 space per employees plus .25 spaces per bed. The entire building is programmed at the convalescent cares in the code as shown in the parking analysis table below. There are 36 improved parking spaces designed for the site that serve this building.

Parking Analysis

<i>Use</i>	<i>Rate</i>	<i># Beds/ employees</i>	<i>Required Spaces</i>	<i>Provided Spaces</i>
Proposed Convalescent use	.25 per bed	36 beds	9	16
	1 per emp	20 emp	20	20
Total	--	---	29	36

Access – There is good vehicle access to the building with singular access driveway between Lake Placid and the shared access road on the south

Residential Adjacency - There are single family homes adjacent to the site on the north and east. The applicant is sensitive to the adjacent use and there are several features about the use and design that ensure this is compatibility. Those features are;

- Proposed use is very low intensity with respect to site coverage, traffic, parking, lighting, and noise, and building height (single story).
- Excellent separation of the building and parking away from the residential
- An existing landscape buffer and screen is already established along the shared property line. In addition, that buffer will be enhanced where the new parking area is being added (see landscape plan)
- Given the broad list of allowed uses in General Commercial, this is a very low intensity use in that regulatory zone. This should be a highly desired use at this location for compatibility reasons. .

Signs – There is one proposed monument sign for the site (see Monument Sign figure). The applicant is proposing the sign near the intersection of Lake Placid and Thomas Creek Road which is near the entry to the site.



Photo 1 – East side of site (facing west)



Photo 2 – Shared driveway (south end) Facing West



Photo 3 – South end of site facing north



Photo 4 – East property line buffer (next to SF residential)

Appendix A

Washoe County Development Application
Administrative Permit Supplemental Information
Owner Affidavit
Preliminary Title Report
Trip Generation Letter

List of Maps/Drawings:

Architecture Drawings

- Exterior Elevations - Page 1
- Exterior Elevations - Page 2
- Floor Plan
- Lighting Plan
- Monument Sign Elevations
- Signage Plan

Civil Drawings

- C1 – Preliminary Site & utility Plan
- C2 – Preliminary Grading Plan

Preliminary Landscape Plan

Lighting Plans

- Parking Lot Fixture
- Full Cutoff LED Bollard
- Full Cutoff LED wall mount
- Wall Mount Up-down light
- Signage Flood Light

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Care Meridian – Thomas Creek			
Project Description: A request for a 36 bed Skilled Nursing facility proposed by HealthCap Partners as the developer and owner of this project. This is located on a 2.96 acre site in a General Commerical zone.			
Project Address: SE corner of the intersection of Lake Placid Drive and Thomas Creek Road			
Project Area (acres or square feet): 2.96 acres			
Project Location (with point of reference to major cross streets AND area locator): Major intersection to the south is Mt Rose Highway and Thomas Creek Road. Lake Placid Drive is abutting the project to the north and the existing Monte Rosa community is abutting to the east.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-012-04	.95 ac	150-012-06	1.54 ac
150-012-05	.47 ac		
Section(s)/Township/Range: Section 25 Township 18N, Range 19E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: Western Alliance Bancorp		Name: KLS Planning & Design Group	
Address: 2700 West Sahara Blvd		Address: 9480 Double Diamond Parkway	
Las Vegas, NV	Zip: 89102	Suite 299, Reno, NV	Zip: 89521
Phone: 702 248 4200	Fax: N/A	Phone: 775-852-7606	Fax: 852-7609
Email: ABerg@torreypinesbank.com		Email: johnk@klsdesigngroup.com	
Cell: 619-997-0248 Other: N/A		Cell: 775-857-7710 Other: N/A	
Contact Person: Anne Marie Berg		Contact Person: John F Krmptotic, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Healthcap Partners		Name: Jason Gilles, P.E.	
Address: 5910 N Central Expressway, Ste 1000		Address: TEC Engineering Consultants	
Dallas, TX	Zip: 75206	9480 Double Diamond Parkway Zip: 89521	
Phone: 480 286 5550	Fax: n/a	Phone: 352 7800	Fax: N/A
Email: KU@healthcappartners.com		Email: jasong@tecreno.com	
Cell: 480 286 5550	Other: N/A	Cell: 846 0164	Other: N/A
Contact Person: Keith Underwood		Contact Person: Jason Gilles	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

1. What is the type of project or use being requested?

This project is a 36 room inpatient medical facility that is classified as Convalescent Services in the Washoe County Development code. Care Meridian is not a nursing home or convalescent home in a traditional sense. It only fits the definition of such a use for land use classification purposes. The simplest description of the operation is a skilled nursing facility that provides long term therapy and care for patients that were injured. The type of therapy rendered includes physical, speech, occupational, and respiratory therapy.

The business operation is to admit patients directly from a hospital via non-emergency ambulance or patient transport van once they have been stabilized. Admissions and discharges are generally scheduled during day time hours Monday through Friday. Emergency ambulance visits are infrequent as the majority of patient concerns can be handled onsite by the nursing staff. Patients do have the ability to transport from the facility on a regular basis via patient transport van, which is typically scheduled for one or two departures daily. Nursing will be provided on a full time 24/7 basis.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

There are no developed portions of the site. This is vacant undeveloped land consisting of three parcels.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

The improvements will consist of a new building that includes 36 rooms and all of the amenities and related elements totaling 24,405 sq ft, a parking lot consisting of 36 spaces, a new north/south drive aisle connecting between the existing shared access road on the south and Lake Placid Drive to the north. Utilities being extended to the site are sanitary sewer, water, and electric. A small monument sign is being proposed at the northwest corner of the site near the intersection of Lake Placid Drive with Thomas Creek Road.

The Construction timeframe is to begin as soon as permitting is complete and be prepared for occupancy with 6 months of pulling a grading and/or building permit.

4. What is the intended phasing schedule for the construction and completion of the project?

The first phase will consist of 24 rooms and 19,100 square feet which is about 80% of the total structure. The 2nd and final phase will add the patient wing toward the south end of the site that includes 12 more beds. All of the site improvements including parking, circulation, and landscaping will be completed with the first phase.

The Construction timeframe is to begin as soon as permitting is complete and be prepared for occupancy with 6 months of pulling a grading and/or building permit. The 2nd phase is based entirely on when Care Meridian determines the demand is adequate to expand the nursing facility.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The size of the site, location of the site, shape of the site, relatively flat topography, and surrounding uses make this location ideal for the proposed use in terms of physical characteristic. The low intensity nature of the project makes it ideal in terms of blending in with surrounding uses and ensuring compatibility with the adjacent uses. Traffic for example, is about 8 pm peak trips per day and 85 ADT. That is only 10% of the threshold that triggers any further traffic study.

They predict deliveries to be a maximum of 10 per week in single axle box trucks.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

Probably compatibility is the key beneficial aspect of the project on adjacent uses. The use is very specialized and likely has neutral impact to most people in the immediate area. But, the intensity of the site given the single family adjacency in three directions (to the north, west, and east) make for a good project and use of the site.

The architecture is carefully done to blend well with the primary use in the area being residential. The architect uses wood and stone elements as required in the Mt Rose Scenic Corridor standards that make the building look like one large single family residence.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

The only expected negative impact is the perception that something is being developed on the property and that project will create some impact. We have proposed a denser landscape screen along the east side of the site. However, it is noted that an existing screen is already in place in addition to good separation of the building and the parking from that residential. Also, there is significant grade separation to help with visual impact.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

The voluntary operational parameter and design condition are the dark sky lights with very subtle light standards, the primary parking area be located maximum distance from the residential, and the landscape screening along the east side of the site.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

There will be 36 parking spaces provided with the project. It is expected to be excessive based on demand created by employees and visitors but, it does meet the code. The WC Development code requires .25 spaces per bed and 1 per employee. The operator projects a maximum of 20 employees for the 36 bed facility in the peak employment period for the 12 hour daytime shift. That yield is roughly 29 spaces.

As a practical measure of parking demand, they expect on average about 25-30% of the patient population would receive a visitor on any given day. It would be unusual for each patient to receive visitors every day. That means about 9 total visitor trips per day plus employee parking.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

There is a broad mix of landscaping material proposed as typical for a development project in Washoe county these include a mix of evergreen and deciduous trees and a mix of shrubs types that in total will exceed code requirements.

There is no fencing being proposed with the project.

Please see the preliminary landscape plan for details on plant material.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Signs: There is one monument sign being proposed that is 4½' in height and 7' in length.

Parking lot lighting, types SA1, SA2, & SA3 are proposed using 150 watt high pressure sodium vapor lamped fixtures with 90 degree cut-off, flat lens, dark bronze finish and fixture heads are to be pole mounted at 12 feet in height. The parking lot fixtures are specified to provide various light distribution to avoid spillover beyond the property line, except onto public thoroughfares.

Walkways and site lighting use LED bollard light fixture for the front walkway, type SB, that are 42 inches in height, 8 inches wide, 31 watt, full cut-off, and dark bronze finish. The bollard LED's will be 3000 K color temperature to match the high pressure sodium pole lights and to replicate natural light as much as possible.

Building mounted light fixtures are type SC with a decorative arm mounted, full cut-off, 3000 K color temperature, 21 watt LED fixtures with dark bronze finish and are intended to provide building accent lighting as well as emergency egress at specific locations. The building mounted light fixtures installed under the front canopy, type SD, are 70W halogen, cylinder with up and down light to accent canopy architectural features.

Monument sign lighting will be externally illuminate with, type SE, LED flood lights that are 19 watts with an output of 1316 lumens and dark bronze finish. The flood lights feature an LED reflector system that produces low field-to-beam ratios for minimal spill light and visor for shielding.

All lighting has been designed to be installed as to reflect away from adjoining properties and with no lamps extending below the bottom of the cover to avoid glare.

Refer to the attached Light Pole Detail and Light Fixture Cut-Sheets for additional information.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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13. Utilities:

a. Sewer Service	Existing 15" sewer line in easement east of the building
b. Electrical Service	NV Energy – Service from Lake Placid Drive
c. Telephone Service	ATT
d. LPG or Natural Gas Service	NV Energy - Service from Lake Placid Drive
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Cable
g. Water Service	Washoe County DWR

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #	None	acre-feet per year	
i. Certificate #	None	acre-feet per year	
j. Surface Claim #	None	acre-feet per year	
k. Other, #	None	acre-feet per year	

l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Not applicable as there are no water rights tied to this property.
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14. Community Services (provided and nearest facility):

a. Fire Station	TM Station 36 (Thomas Creek and Arrowcreek Parkway)
b. Health Care Facility	ST Mary's Galena Medical Facility
c. Elementary School	Hunsberger Elementary School
d. Middle School	Pine Middle School
e. High School	Galena High School
f. Parks	Whites Creek Park & Saddlehorn Park
g. Library	South Valleys
h. Citifare Bus Stop	Damonte Ranch Parkway/S. Virginia Street (Route 56)



October 16, 2014

Keith Underwood
Senior Vice President
HealthCap Partners
#468
3217 E. Shea Blvd
Phoenix, AZ 85028

Trip Generation Letter for a Proposed Skilled Nursing Facility (19900 Thomas Creek Rd)

Dear Mr. Underwood,

This letter provides an overview of the anticipated trip generation for a 36 bed skilled nursing facility that specializes in traumatic brain and spine rehabilitation. The project site is located in the southeast quadrant of the Thomas Creek Road/Lake Placid Drive intersection. The initial phase of the project is expected to include 24 beds, with possible later expansion to 36 beds. We have presented trip generation values for the build-out scenario since there is little difference between the two scenarios.

Trip Generation

The proposed skilled nursing facility is anticipated to generate 85 total weekday daily trips which consists of 43 inbound and 42 outbound trips, 6 total weekday AM peak hour trips which include 3 inbound and 3 outbound trips, and 8 total weekday PM peak hour trips which include 3 inbound and 5 outbound trips. These trip generation estimates were calculated based on the ITE Trip Generation Manual, 8th Edition. Nursing Home (Lane Use Code 620) was used to calculate the trip generation as it is most similar data available for the proposed land use. **Table 1** provides the Daily, AM Peak Hour, and PM Peak Hour trip generation estimates.

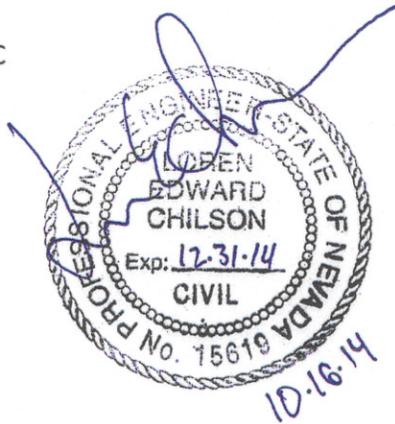
Table 1. Trip Generation Estimates

Nursing Home (36 beds)	Trip Generation Rate (per Bed)	Total Trips		
		Total	In	Out
Daily Trips	2.37	85	43	42
AM Peak Trips	0.17	6	3	3
PM Peak Trips	0.22	8	3	5

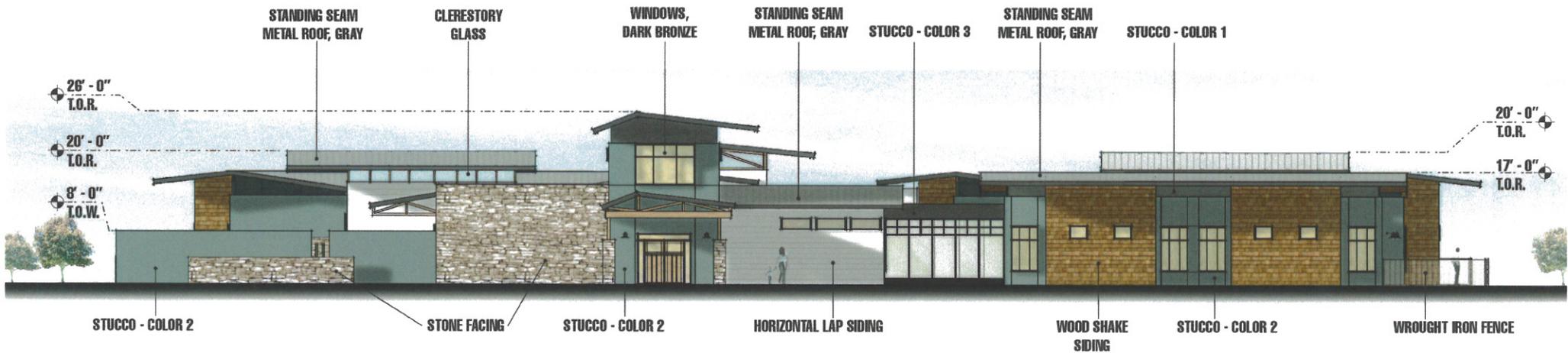
Washoe County requires a Traffic Impact Study when the proposed development generates 80 or more weekday peak hour trips. Since this project generates less than 10 peak hour trips, the developer is not required to provide a Traffic Impact Study. We would not anticipate any notable traffic impacts at nearby intersections with a peak hour trip generation of less than 10 trips.

Please do not hesitate to contact us at (775) 322-4300 with any questions.

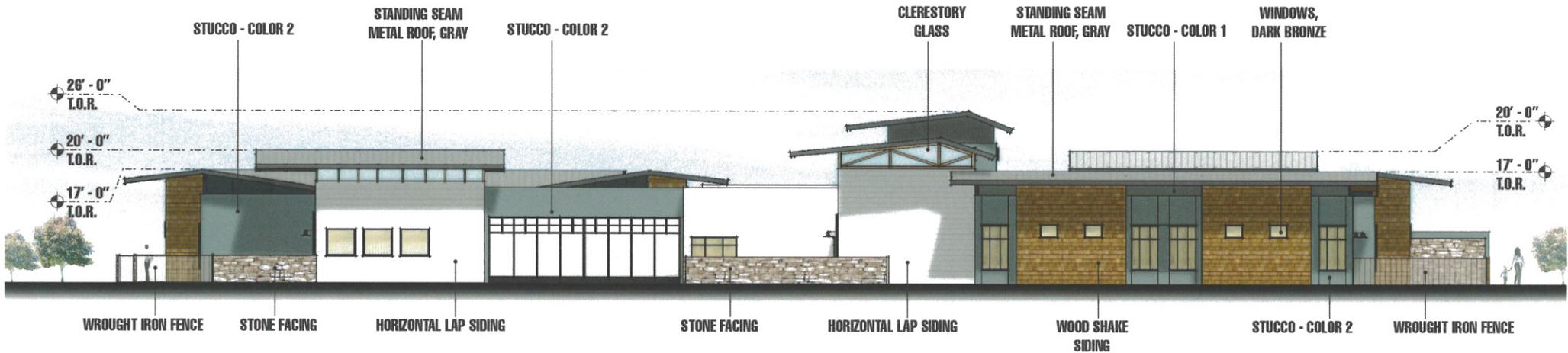
Sincerely,
TRAFFIC WORKS, LLC



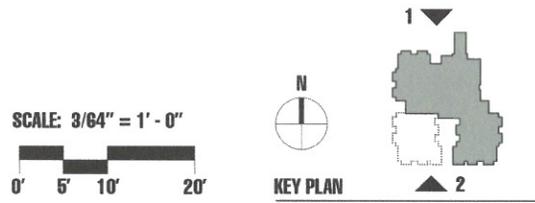
Loren E. Chilson, PE
Principal



1. NORTH ELEVATION



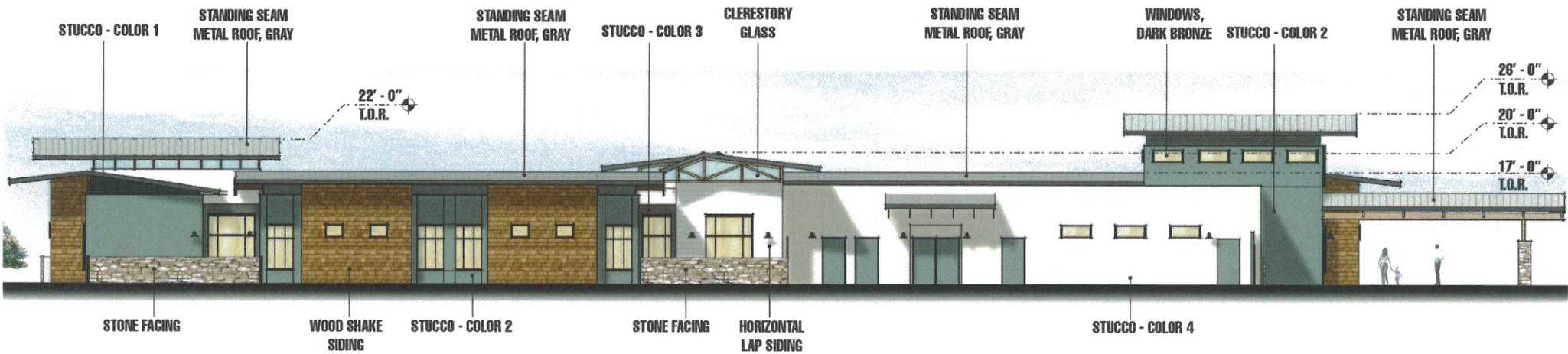
2. SOUTH ELEVATION



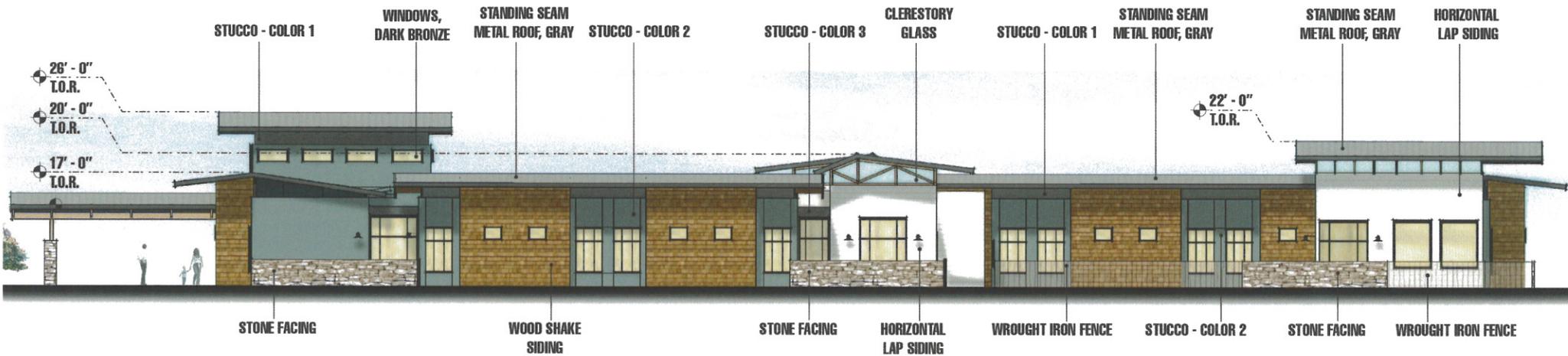
CARE MERIDIAN

THOMAS CREEK ROAD EXTERIOR ELEVATIONS



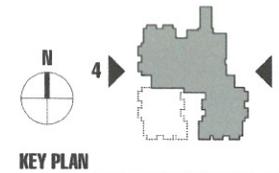


3. EAST ELEVATION



4. WEST ELEVATION

SCALE: 3/64" = 1' - 0"



CARE MERIDIAN

THOMAS CREEK ROAD EXTERIOR ELEVATIONS

Devenney
GROUP



1

OVERALL FLOOR PLAN

1/32" = 1'-0"

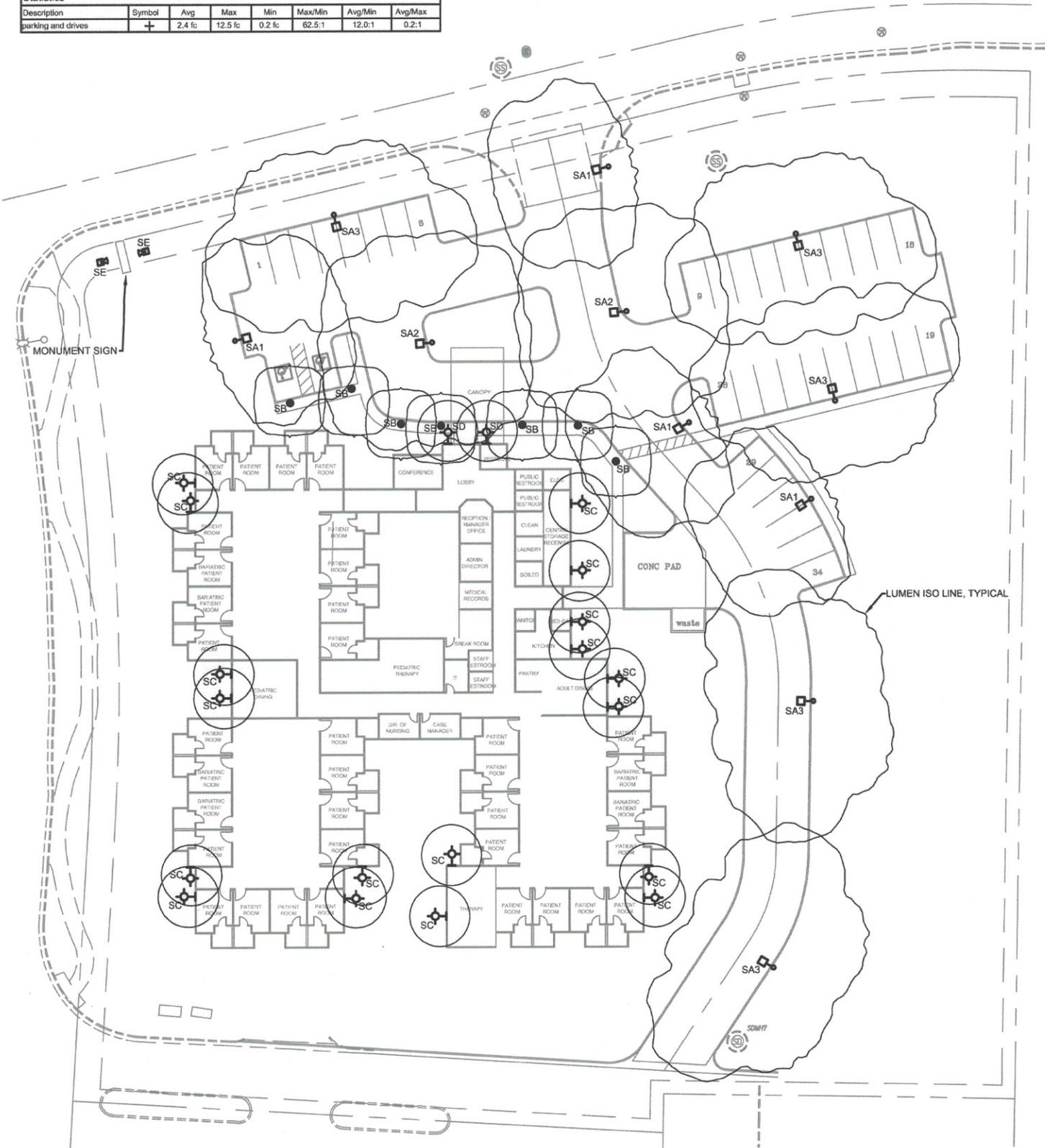


CARE MERIDIAN

THOMAS CREEK ROAD PHASING PLAN

DG
ARCHITECTURE

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
parking and drives	+	2.4 fc	12.5 fc	0.2 fc	62.5:1	12.0:1	0.2:1



LUMEN ISO LINE, TYPICAL

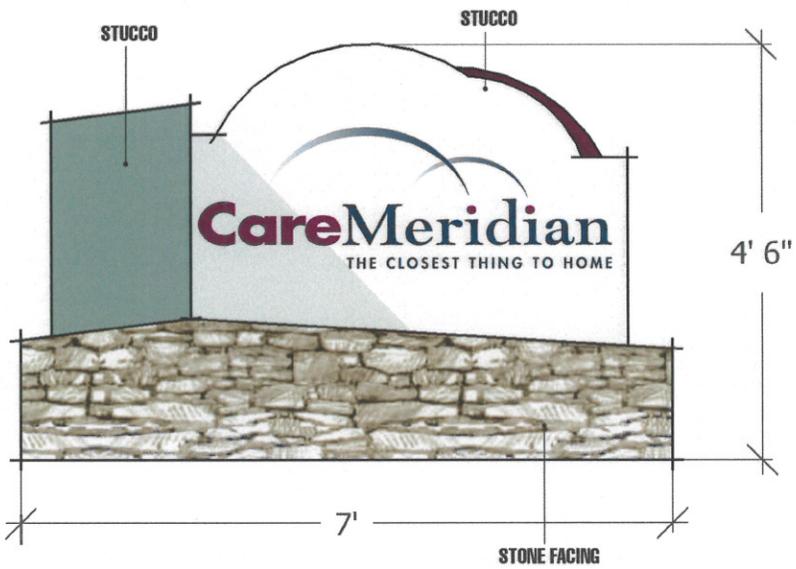


SCALE: 1" = 50' - 0"

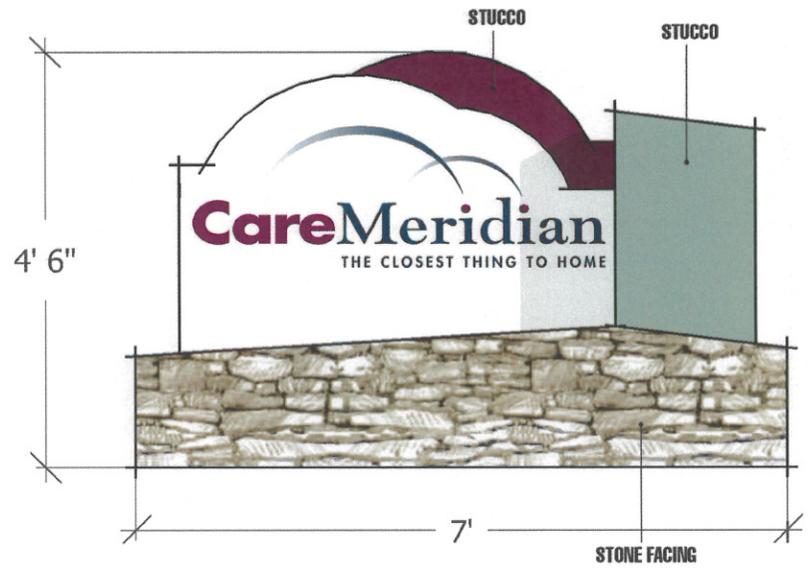


CARE MERIDIAN
THOMAS CREEK ROAD LIGHTING PLAN

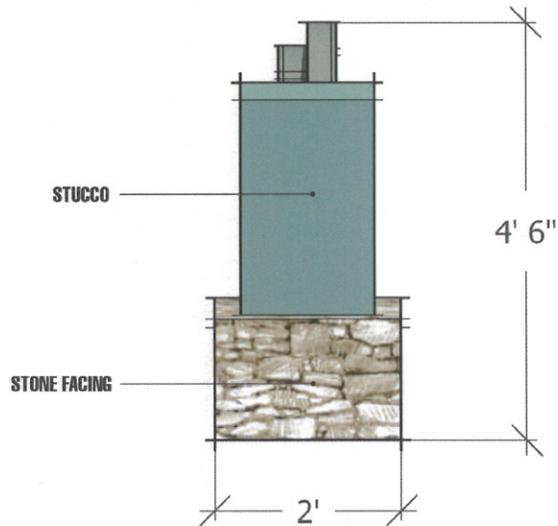




1. FRONT ELEVATION



2. BACK ELEVATION

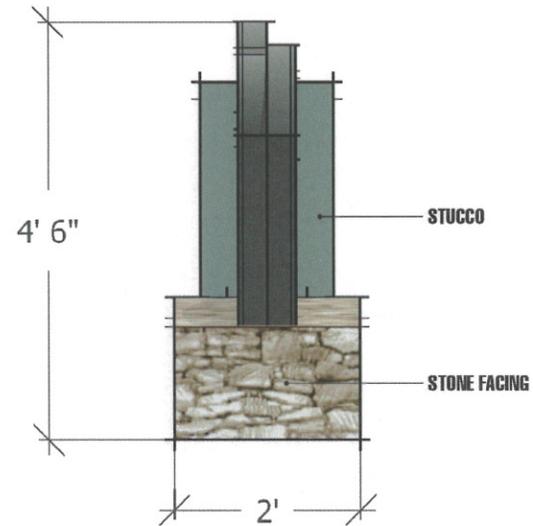


3. SIDE ELEVATION

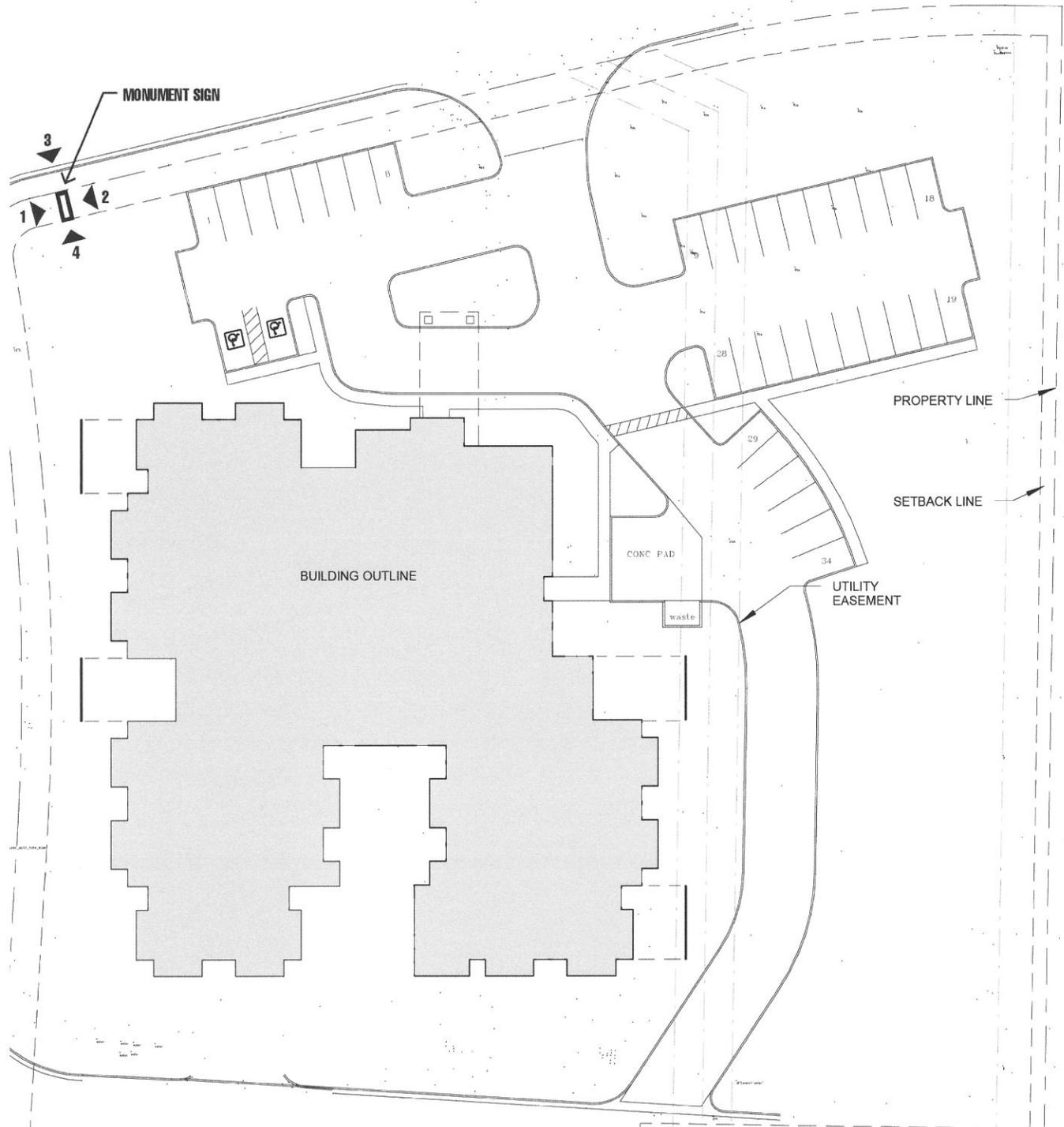
SIGNAGE NOTE:

- SIGNAGE TO BE LIT WITH LED FLOOD LIGHTS AT GROUND LEVEL
- LED FLOOD LIGHTS ARE 19-WATTS EACH WITH AN OUTPUT OF 1,316 LUMENS, FEATURE AN LED REFLECTOR SYSTEM WITH A LOW FIELD-TO-BEAM RATIO FOR MINIMAL SPILL LIGHT AND A VISOR FOR SHIELDING

SCALE: 1/2" = 1' - 0"



4. SIDE ELEVATION



SIGNAGE NOTE:

- SIGNAGE TO BE LIT WITH AT GROUND LEVEL.
- LED FLOOD LIGHTS ARE AN OUTPUT OF 1,316 L REFLECTOR SYSTEM WITH RATIO FOR MINIMAL SP FOR SHIELDING



SCALE: 1



DMAS CREEK ROAD SIGNAGE PLAN

D



LANDSCAPE LEGEND:

DECIDUOUS SHADE/STREET TREES: Qty: 19

(50% LARGE TREES @ 2" Cal. & 50% SMALL TREES @ 1" Cal.)
IRRIGATED with AUTOMATIC DRIP IRRIGATION SYSTEM

BOTANICAL NAME COMMON NAME

FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH
GLEDITSIA TRIACANTHOS SHADEMASTER	SHADEMASTER HONEYLOCUST
QUERCUS PALUSTRIS	PIN OAK
QUERCUS RUBRA	RED OAK

FLOWERING/ACCENT TREES: Qty: 8

(50% LARGE TREES @ 2" Cal. & 50% SMALL TREES @ 1" Cal.)
IRRIGATED with AUTOMATIC DRIP IRRIGATION SYSTEM

BOTANICAL NAME COMMON NAME

ACER GINNALA	AMUR MAPLE
MALUS PRARIFIRE	PRARIFIRE CRABAPPLE
PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PLUM

EVERGREEN TREES: Qty: 19

(50% LARGE TREES @ 7' Ht. & 50% SMALL TREES @ 5' Ht.)
IRRIGATED with AUTOMATIC DRIP IRRIGATION SYSTEM

BOTANICAL NAME COMMON NAME

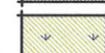
JUNIPERUS SCOPULORUM	ROCY MOUNTAIN JUNIPER
PINUS NIGRA	AUSTRIAN PINE
PINUS FLEXILIS 'VANDEWOLF'	VANDEWOLF'S PINE



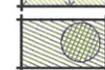
LAWN AREA - (Approx. 12,775 S.F.) IRRIGATED with TURF SPRAY IRRIGATION SYSTEM



PLANTING AREA with SHRUBS/GROUNDCOVERS/ORNAMENTAL GRASSES/PERENNIALS, ROCK MULCHES and BOULDERS - (Approx. 29,185 S.F.) IRRIGATED with DRIP IRR. SYSTEM



NON-IRRIGATED NATIVE REVEGETATION AREA - (Approx. 17,856 S.F.) SEED AREA with DRY LAND/ NATIVE SEED MIX



EXISTING STREETScape and LANDSCAPE SCREEN/BUFFER PRESERVE and PROTECT EXISTING TREES and SHRUBS - EXISTING DRIP SYSTEM TO BE PROTECTED INTACT, REPAIRED as NECESSARY

LANDSCAPE CALCULATIONS:

SITE AREA: 2.96 AC. ± (128,938 S.F.)

ZONE DESIGNATION: GENERAL COMMERCIAL

LANDSCAPE SUMMARY:

TOTAL IRRIGATED LANDSCAPE AREA PROVIDED = 41,960 S.F. (32.5% SITE COVERAGE)

PRELIMINARY LANDSCAPE PLAN



LEGEND

- PROPERTY BOUNDARY
- STORM DRAIN W/ SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- SANITARY SEWER W/ SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- CATCH BASIN (HOLLOW IF EXISTING)
- MANHOLE (HOLLOW IF EXISTING)
- SINGLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- FLUSH VALVE ASSEMBLY (HOLLOW IF EXISTING)
- WATER LINE (DASHED IF EXISTING)
- PROPOSED A.C. PAVEMENT AREA
- PROPOSED CONCRETE AREA
- PROPOSED ELEV. ● FRONT FACE TOP OF CURB
- PROPOSED ELEVATION ● FINISHED GRADE
- PROPOSED ELEVATION ● GRADE BREAK
- PROPOSED ELEVATION ● HIGH POINT
- PROPOSED ELEVATION ● BACK FACE OF CURB
- PROPOSED FINISH GRADE ELEVATION
- EXISTING CONTOUR LINE (BY OTHERS)
- FINISH GRADE CONTOUR (ADD 5100 FT)
- HANDICAP RAMP

NOTES:

- 1) ADD 5100 TO ALL SPOT ELEVATIONS.

REUSE OF DOCUMENTS

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NO.	DATE	REVISIONS	DESCRIPTION

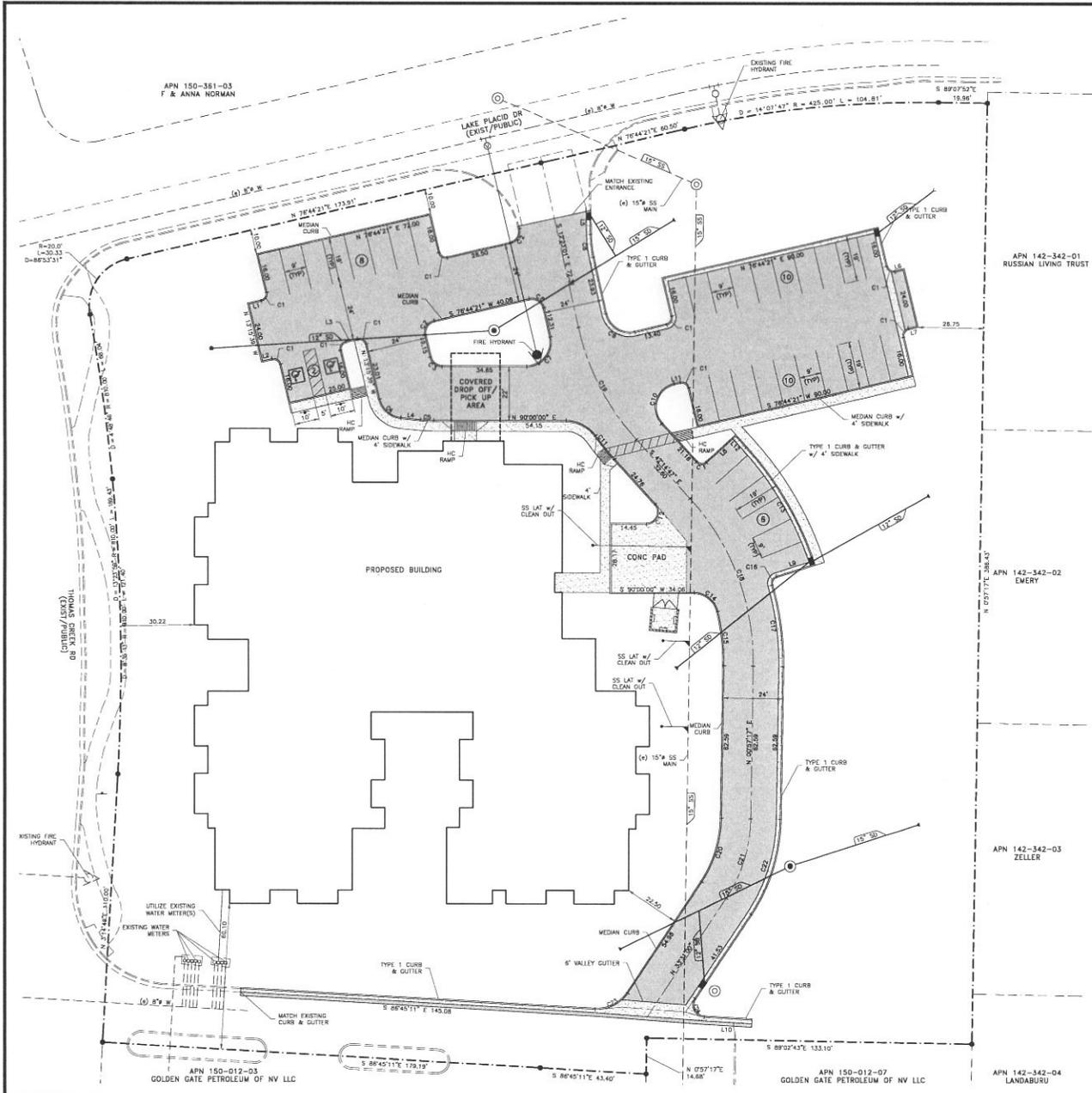
CIVIL ENGINEERING CONSULTANTS

1000 W. WASHINGTON STREET, SUITE 200
 LAS VEGAS, NEVADA 89102
 PHONE: (702) 333-7888
 FAX: (702) 333-7889



SPECIAL USE PERMIT FOR CARE MERIDIAN
 THOMAS CREEK HEALTH CARE PARTNERS
PRELIMINARY GRADING PLAN
 WASHOE COUNTY NEVADA

JOB No.	CAREMERIDIAN.01
DATE	11/29/14
DRAWN BY	SK
CHECKED BY	JAS
APPROVED BY	JAS
SHEET	2
OF	2
SHEETS	2



SHEET INDEX

1 of 2 PRELIMINARY SITE & UTILITY PLAN
 2 of 2 GRADING PLAN

PARKING DATA

REQUIRED
 1-STALL/ EMPLOYEE (MAX SHIFT) 20
 20-EMPLOYEES 20
 0.25/PATIENT 9
 35-PATIENT 29
 TOTAL PARKING STALLS REQUIRED 29
 REQUIRED HC ACCESSIBLE STALLS 2
 PROVIDED
 STANDARD PARKING STALLS PROVIDED 34
 HC PARKING STALLS PROVIDED 2
 TOTAL PARKING STALLS PROVIDED 36

LINE	BEARING	DISTANCE
L1	N 78°42'21" E	5.23
L2	N 78°42'21" E	4.00
L3	S 78°42'21" W	3.00
L4	S 83°50'01" E	6.02
L5	N 01°19'26" W	9.25
L6	N 78°42'21" W	3.50
L7	S 78°42'21" W	3.50
L8	N 77°45'13" E	16.00
L9	S 72°02'24" W	16.04
L10	S 88°78'00" E	18.98
L11	N 78°42'21" E	2.58
L12	S 42°14'47" E	6.31

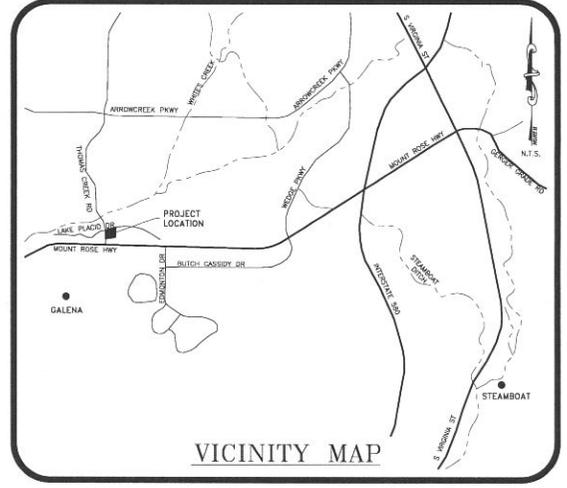
CURVE	DELTA	RADIUS	CHORD	CHORD
C1	90°00'00"	5.00	4.71	4.74
C2	90°00'00"	5.00	7.85	7.97
C3	78°42'21"	5.00	6.70	6.71
C4	78°33'22"	10.00	13.31	13.35
C5	08°10'00"	90.00	8.40	5.99
C6	97°52'18"	5.00	7.83	7.12
C7	102°23'01"	10.00	17.87	15.26
C8	115°03'35"	50.00	9.65	9.64
C9	97°52'18"	10.00	15.88	14.25
C10	118°30'08"	10.00	20.77	17.63
C11	08°30'02"	112.00	12.38	12.37
C12	132°14'47"	50.00	11.84	8.14
C13	24°24'11"	131.00	55.79	55.37
C14	78°18'40"	10.00	13.38	12.36
C15	143°37'37"	88.00	22.47	22.40
C16	86°30'19"	3.00	4.63	4.79
C17	17°18'11"	112.00	33.69	33.70
C18	42°13'04"	100.00	25.40	23.63
C19	28°31'48"	100.00	52.73	51.53
C20	33°33'43"	48.00	27.28	26.31
C21	33°33'43"	80.00	34.50	33.84
C22	33°33'43"	72.00	40.92	40.37
C23	38°24'48"	15.00	15.84	14.94
C24	120°00'00"	5.00	10.47	8.66

LEGEND

- - - - - PROPERTY BOUNDARY
- + - - - - SIGN (SEE DESCRIPTION)
- (S) - - - - - PARKING STALL COUNT
- PROPOSED A.C. AREA
- PROPOSED CONCRETE AREA

NOTES:

- 1) ALL CURB DIMENSIONS ARE FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
- 2) ALL SIGNS AND STERNS TO CONFORM WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



VICINITY MAP

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NO.	DATE	REVISIONS	DESCRIPTION

CIVIL
 ENGINEERING
 CONSULTANTS
 1000 W. WASHINGTON AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: (303) 733-1000 FAX: (303) 733-1001



SPECIAL USE PERMIT FOR CARB MERIDIAN
 THOMAS CREEK HEALTH CARE PARTNERS
 PRELIMINARY SITE & UTILITY PLAN
 WASHOE COUNTY NEVADA

JOB No. CARRMERIDIAN01
 DATE 11/2/24
 PLOT SCALE 8" = 1'-0"
 MODEL SCALE 1" = 1'-0"
 DRAWN BY: JAG
 CHECKED BY: JAG
 APPROVED BY: JAG
 SHEET 1
 OF 2 SHEETS

Catalog Number	SA1 - MRI 150S SR4SC TB RPA SF LPI SA2 - MRI 150S SR5S TB RPA SF LPI SA3 - MRI 150S SR3 TB RPA SF LPI
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION — Rugged, die-cast, single piece aluminum housing with nominal wall thickness of 1/8". Die-cast doorframe has impact-resistant, tempered, glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

FINISH — Standard finish is dark bronze (DDB) corrosion-resistant polyester powder finish, with other architectural colors available.

OPTICAL SYSTEM — MIRO finish, segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fastener and are rotatable and interchangeable. Four full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV sharp cutoff (forward throw) and Type V (symmetric square).

ELECTRICAL SYSTEM — 50W-150W utilizes a high reactance, high power factor ballast. 35S utilizes a reactance high power factor ballast. 175W metal halide utilizes a constant-wattage auto transformer ballast. CSA, NOM or INTL required for probe start shipments outside of the US for 175M. Not available with 175M SCWA. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired. Ballasts are 100% factory tested.

Socket: Porcelain, medium-base socket with copper alloy, nickel-plated screw shell and center contact.

LISTING — Listed and labeled to UL standards for wet locations. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 Rated. U.S. Patent No. D556,357.

WARRANTY — 1-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

OMERO
Architectural Area & Roadway Lighting



MR1

METAL HALIDE 50W-175W
HIGH PRESSURE SODIUM 35W - 150W

Specifications

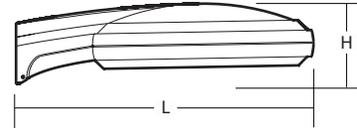
Length: 24-1/2 (62.2)

Dia: 18-5/8 (47.3)

Overall Height: 6-3/8 (16.2)

*Weight: 27 lbs (12.2 kg)

EPA: 0.54 ft² (0.05m²)



All dimensions are inches (centimeters) unless otherwise indicated.

*Weight as configured in example below.



ORDERING INFORMATION

For shortest lead times, configure products using standard options (shown in bold).

Example: MR1 100M SR3 TB SPA LPI

Series	Wattage	Distribution	Voltage	Ballast	Mounting	Options	Finish ¹⁶	Lamp ¹⁷				
MR1	Metal halide 50M ¹ 70M ¹ 100M 150M 175M ² Ceramic metal halide 50MHC ¹ 70MHC ¹ 100MHC 150MHC High pressure sodium 35S ³ 50S 70S 100S 150S	SR2 Segmented type II roadway	120 208 ⁴ 240 ⁴ 277 347 480⁴ TB⁵ 23050HZ ⁶	(blank) Magnetic CWI Constant wattage isolated Pulse Start SCWA Super CWA pulse start ballast ⁷	SPA Square pole mounting RPA Round pole mounting WBA Wall bracket (up or down) ⁸ Shipped separately ^{9,10}	Shipped installed in fixture SF Single fuse (120, 277, 347) ¹¹ DF Double fuse (208, 240, 480V) ¹¹ PER NEMA twist-lock receptacle only (no photocell) QRS Quartz restrike system ^{12,13} HS Houseside shield ^{9,14} EC Emergency circuit ^{12,13} CSA Listed and labeled to comply with Canadian Standards NOM NOM certified ⁶ INTL International shipment for 175M Shipped separately ⁹ PE1 NEMA twist-lock PE (120, 208, 240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shorting cap for PER option VG Vandal guard ¹⁵	(blank) Dark bronze DBL Black DWH White DNA Natural aluminum <u>Super Durable Finishes</u> DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBL BXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	LPI Lamp included L/LP Less lamp				
									SR3 Segmented type III asymmetric	SR4SC Segmented type IV forward throw, sharp cutoff	SR5S Segmented type V symmetric square	DCMR1 Decorative curved arm, (square pole only) DCMR1R Decorative curved arm, (round pole only) SPA19/AS Square pole adaptor (DM19 to SPA) RPA19/AS Round pole adaptor (DM19 to RPA)

Notes:

- 1 Not available with 480V.
- 2 These wattages do not comply with California Title 20 regulations.
- 3 120V only.
- 4 Must specify CWI for use in Canada.
- 5 Optional multi-tap ballast (120, 208, 240, 277V); (120, 277, 347V in Canada).
- 6 Consult factory for available wattages.
- 7 SCWA available with 150M or 150MHC only.
- 8 Mounted in lens up orientation, fixture is damp location rated.
- 9 May be ordered as an accessory.
- 10 Must specify finish when ordered as an accessory.
- 11 Must specify voltage. Not available with TB.
- 12 EC and QRS options cannot be ordered together.
- 13 Maximum allowable wattage lamp included.
- 14 Order MR1SR2/3HS U as an accessory.
- 15 Order MR1VG U as an accessory.
- 16 See www.lithonia.com/archcolors for additional color options.
- 17 Must be specified. L/LP not available with MHC.

When ordering poles, specify the appropriate drilling pattern. See below example.

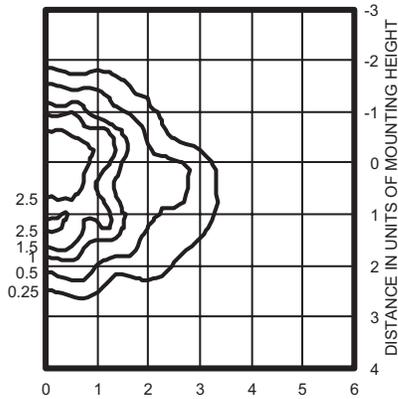
Example: **SSA 20 4C DM19AS**
DM19AS 1 at 90 degrees
DM28AS 2 at 180 degrees
DM29AS 2 at 90 degrees
DM39AS 3 at 90 degrees
DM49AS 4 at 90 degrees
DM32AS 3 at 120 degrees (round poles only)

Accessories: Tenon Mounting Slipfitter						
Order as separate catalog number. Must be used with pole mounting (RPA).						
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

MR1 Metal Halide, High Pressure Sodium

SA1 - MRI 150S SR4SC TB RPA SF LPI
 SA2 - MRI 150S SR5S TB RPA SF LPI
 SA3 - MRI 150S SR3 TB RPA SF LPI

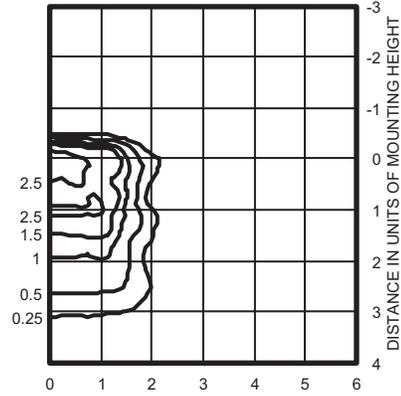
MR1 150MHC SR3 TEST NO: LTL10087P



150W lamp, rated 14000 lumens. Footcandle values based on 20' mounting height.
 Classification: Type III, Medium, Full Cutoff

MR1 150MHC SR4SC TEST NO: LTL10088P

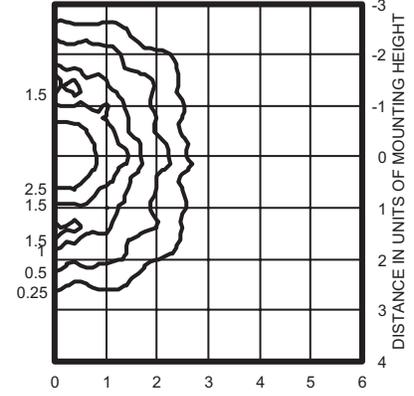
ISOILLUMINANCE PLOT (Footcandle)



150W lamp, rated 14000 lumens. Footcandle values based on 20' mounting height.
 Classification: Type IV, Short, Full Cutoff

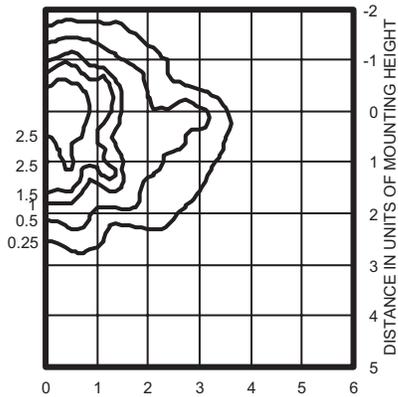
MR1 150MHC SR5S TEST NO: LTL10089P

ISOILLUMINANCE PLOT (Footcandle)



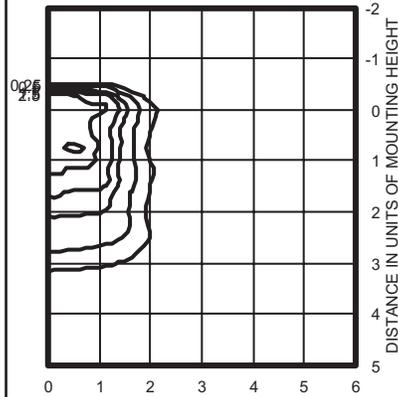
150W lamp, rated 14000 lumens. Footcandle values based on 20' mounting height.
 Classification: Unclassified (Type III, Very Short), Full Cut

MR1 150S SR3 TEST NO: LTL10091



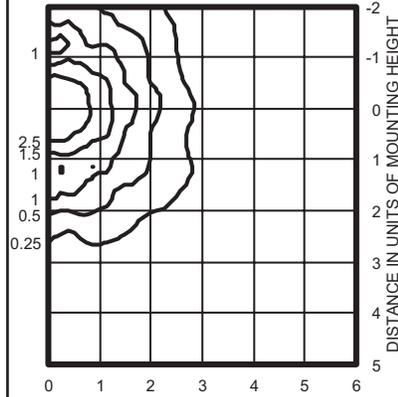
150W lamp, rated 15800 lumens. Footcandle values based on 20' mounting height.
 Classification: Type III, Medium, Full Cutoff

MR1 150S SR4SC TEST NO: LTL10092



150W lamp, rated 15800 lumens. Footcandle values based on 20' mounting height.
 Classification: Unclassified (Type IV, Very Short), Full Cutoff

MR1 150S SR5S TEST NO: LTL10093

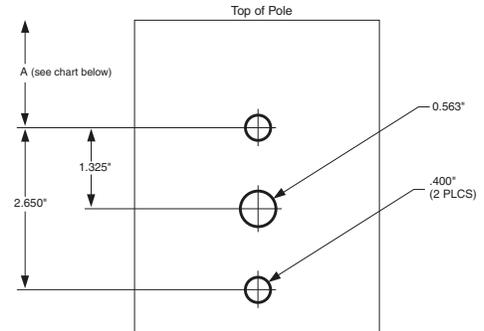


150W lamp, rated 15800 lumens. Footcandle values based on 20' mounting height.
 Classification: Type III, Medium, Full Cutoff

DRILLING TEMPLATE # 8

AERIS™

Pole-Mounted Luminaire (not for suspend)



A recommended dimension
 Aluminum Poles Only 1.750"
 All Other Pole Types 2.750"

Note: Dimension varies by pole type to allow clearance for pole cap. Check pole cap depth if field drilling poles.

NOTE: This drawing is NOT to scale and should be used for dimensional purposes only.

Notes

- 1 Photometric data for other distributions can be accessed from the Lithonia Lighting web site (www.lithonia.com).
- 2 For electrical characteristics consult outdoor technical data specification sheets on www.lithonia.com.
- 3 Tested to current IESNA and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current data and are subject to change.



MR1-M-S



D-Series LED Bollard



d#series

Specifications

Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Catalog
Number

Notes

Type

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

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish <i>(required)</i>		
DSXB LED	Asymmetric	12C 12 LEDs ¹	350 350 mA	30K 3000 K	ASY Asymmetric ¹	MVOLT ⁵	Shipped installed	Shipped installed	DWHXD White		
			450 450 mA ^{3,4}	40K 4000 K					DNAXD Natural aluminum		
	Symmetric	16C 16 LEDs ²	530 530 mA	50K 5000 K	SYM Symmetric ²				PE Photoelectric cell, button type	SF Single fuse (120, 277, 347V) ^{4,7}	DDBXD Dark bronze
			700 700 mA	AMBPC Amber phosphor converted					DMG 0-10V dimming driver (no controls)	DF Double fuse (208, 240V) ^{4,7}	DBLXD Black
			AMBLW Amber limited wavelength ^{3,4}		ELCW Emergency battery backup ⁶	H24 24" overall height	DDBTXD Textured dark bronze				
						H30 30" overall height	DBLBXD Textured black				
						H36 36" overall height	DNATXD Textured natural aluminum				
						FG Ground-fault festoon outlet	L/AB Without anchor bolts	DWHGXD Textured white			
						L/AB4 4-bolt retrofit base without anchor bolts ⁸					

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB⁸

NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber					
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	
Asymmetric 3 Engines (12 LEDs)	350	16	715	45	1	0	1	889	56	1	0	1	953	60	1	0	1						
	530	22	985	45	1	0	1	1,239	56	1	0	1	1,334	61	1	0	1						
	700	31	1,263	41	1	0	1	1,588	51	1	0	1	1,712	55	1	0	1						
	Amber 450	16																348	22	1	0	1	
Symmetric 4 Engines (16 LEDs)	350	20	923	46	1	0	1	1,161	58	1	0	1	1,251	63	1	0	1						
	530	28	1,274	46	1	0	1	1,603	57	1	0	1	1,726	62	1	0	1						
	700	39	1,634	42	1	0	1	2,055	53	1	0	1	2,215	57	1	0	1						
	Amber 450	20																419	21	1	0	1	

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

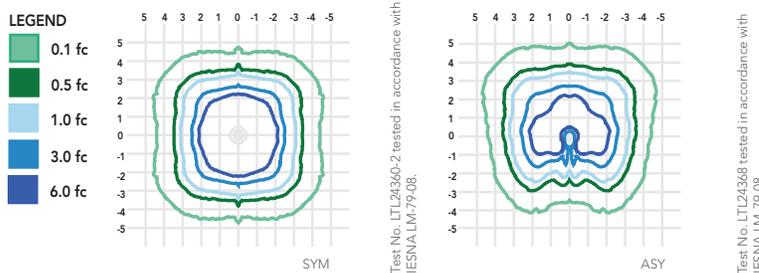
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Bollard homepage](#).

Isfootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.





DC12/52/B12/52



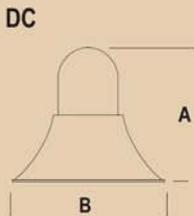
DCS20/53/PM70/53/FR4



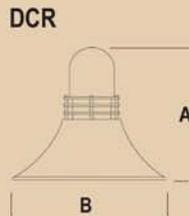
DCR20/86/WM18/86/FR4



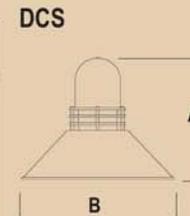
DCS16/87/WM14/87/FR4



MODEL	A (HEIGHT)	B (DIM.)
DC12	10"	12"
DC18	15"	18"
DC20	16"	20"



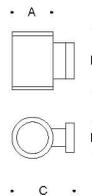
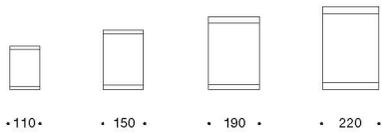
MODEL	A (HEIGHT)	B (DIM.)
DCR14	12"	14"
DCR16	14"	16"
DCR18	16"	18"
DCR20	18"	20"



MODEL	A (HEIGHT)	B (DIM.)
DCS16	13"	16"
DCS18	14"	18"
DCS20	15"	20"

MODEL	COLOR	MOUNTING SOURCE	LIGHT SOURCE				NOTES
			Inc	CF	HID (MH & HPS)	LED	
DC12	40, 41, 42, 43, 44,	Page 55-58 for arm extension	100W	26, 32 or 42W*	50 or 70W**		*See page 65 for REMOTE BALLASTS
DCR14	45, 46, 48, 49, 50,	Page 59-63 for post mts. & poles	200W	26, 32 or 42W*	50, 70, 100 or 150W**		
DC16 DCR16 DCS16	51, 52, 53, 54, 55,	Page 66 for stems, cords & canopies	200W	26, 32 or 42W*	50, 70, 100 or 150W**	21W	**See page 64 for REMOTE BALLASTS
DC18 DCR18 DCS18	57, 58, 59, 60, 61,	Page 66 for cable & chain	200W	26, 32 or 42W*	50, 70, 100 or 150W**	21W	See page 67 for ACCESSORIES
DC20 DCR20 DCS20	62, 63, 85, 86, 87	Page 66 for mounting hubs	200W	26, 32 or 42W*	50, 70, 100 or 150W**	21W	See page 68 for GLASS OPTIONS

TYPE SD - 6617



Wall luminaires
with light emission on **two sides**
for discharge lamps and halogen lamps

Protection class IP 65
6610 · 6615 Protection class IP 44
Cast aluminium, aluminium and stainless steel
Safety glass
Lens made of optical glass
Reflector made of pure anodised aluminium

Luminaire colour optionally graphite, white or silver
Graphite – Article number
White – Article number + **W**
Silver – Article number + **A**

narrow or very narrow beam in both directions

narrow beam	very narrow beam	Lamp	Base	Lumen	β	A	B	C	D
6616	6801	1 HIT-CE 35 W	G 12	3600	13°/5°	190	270	290	170
6617	6802	1 HIT-CE 70 W	G 12	7300	15°/5°	190	270	290	170
6621	6803	1 HIT-CE 150 W	G 12	15000	12°/5°	220	320	345	190
6610	–	1 QT 18 100 W	B 15 d	1470	14°/–	110	160	165	90
6615	–	1 QT 32 250 W	E 27	4210	12°/–	150	220	215	110

narrow and very narrow beam

narrow beam downwards	narrow beam upwards	Lamp	Base	Lumen	β	A	B	C	D
6601	6701	1 HIT-CE 35 W	G 12	3600	13°/5°	190	270	290	170
6602	6702	1 HIT-CE 70 W	G 12	7300	15°/5°	190	270	290	170
6603	6703	1 HIT-CE 150 W	G 12	15000	12°/5°	220	320	345	190

β = half beam angle



d[®]series

D-Series Size 1 LED Flood Luminaire



Catalog
Number

DSXF1LED 1 A530/40K MFL
MVOLT IS PE UBV DDBXD

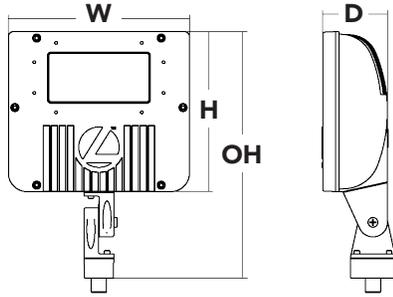
Notes

Type

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

Specifications

EPA:	0.6 ft ² (0.05 m ²)
Depth:	3-1/8" (8.0 cm)
Width:	8-7/8" (22.4 cm)
Height:	7-3/4" (19.8 cm)
Overall Height:	12" (30.5 cm)
Weight:	7.2 lbs (3.3 kg)



Introduction

The D-Series Size 1 Flood features precision optics to beautifully illuminate a variety of applications while its sleek, compact styling blends seamlessly with the environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce low field-to-beam ratios for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 50 - 150W metal halide floods, with typical energy savings of 72% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSXF1 LED 2 A530/40K MSP MVOLT THK DDBXD

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options	Finish <i>(required)</i>
DSXF1 LED	1 One COB engine 2 Two COB engines	530 mA options: A530/30K 3000K A530/40K 4000K A530/50K 5000K	NSP Narrow spot MSP Medium spot MFL Medium flood FL Flood WFL Wide flood WFR Wide flood, rectangular HMF Horizontal flood	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹	Shipped included THK Knuckle with 1/2" NPS threaded pipe IS Integral slipfitter (fits 2-3/8" O.D. tenon) Shipped separately ² DSXF1/2TS Tenon slipfitter (2-3/8" O.D. THK required)	Shipped installed PE Photocontrol, button style ³ SF Single fuse (120, 277V) ⁴ Shipped separately ² UBV Upper/bottom visor (universal) FV Full visor VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
DSXF1 LED 1 A530/40K WFL MVOLT THK DDBXD	DSXF1 LED 1 40K
DSXF1 LED 1 A530/50K WFL MVOLT THK DDBXD	DSXF1 LED 1 50K
DSXF1 LED 2 A530/40K WFL MVOLT THK DDBXD	DSXF1 LED 2 40K
DSXF1 LED 2 A530/50K WFL MVOLT THK DDBXD	DSXF1 LED 2 50K

Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" O.D. tenons; mates with 1/2" threaded knuckle (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" O.D. tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" O.D. tenon (specify finish)
DSXF1UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF1FV DDBXD U	Full visor accessory (specify finish)
DSXF1VG U	Vandal guard accessory

For more mounting options, visit our [Floodlighting Accessories](#) pages.

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF option) or photocontrol (PE).
- Also available as separate accessories; see Accessories information at left.
- Photocontrol (PE) requires 120, 208, 240 or 277 voltage option.
- Single fuse (SF) requires 120 or 277 voltage option.



Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)			
					°H	°V	°H	°V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	
1	530	A530/-K	19W	MFL	NSP	48	49	19	19	7062	1408	74	7300	1692	89	7277	1700	89
					MSP	50	48	24	23	6782	1541	81	6740	1923	101	6719	1916	101
					MFL	60	60	47	46	2249	1316	69	2806	1581	83	2797	1588	84
					FL	85	84	63	62	1845	1752	92	1855	2105	111	1849	2115	111
					WFL	106	106	71	72	1301	1739	92	1391	1995	105	1387	2099	110
					WFR	107	88	85	64	1279	1764	93	1386	2119	112	1381	2129	112
					HMF	100	62	80	13	1445	771	41	1259	927	49	1255	931	49
2	530	A530/-K	37W	MFL	NSP	48	49	19	19	13,379	2668	72	13,803	3206	87	13,760	3221	87
					MSP	50	48	24	23	12,850	2920	79	12,744	3643	98	12,704	3631	98
					MFL	60	60	47	46	4260	2493	67	5305	2995	81	5288	3009	81
					FL	85	84	63	62	3496	3320	90	3507	3989	108	3496	4008	108
					WFL	106	106	71	72	2465	3294	89	2630	3958	107	2622	3977	107
					WFR	107	88	85	64	2422	3342	90	2620	4015	109	2612	4034	109
					HMF	100	62	80	13	2738	1462	40	2381	1756	47	2374	1764	48

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.07
10°C	1.04
20°C	1.02
25°C	1.00
30°C	0.98
40°C	0.95

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXF1 LED 2 A530 platform based on 8400 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.80

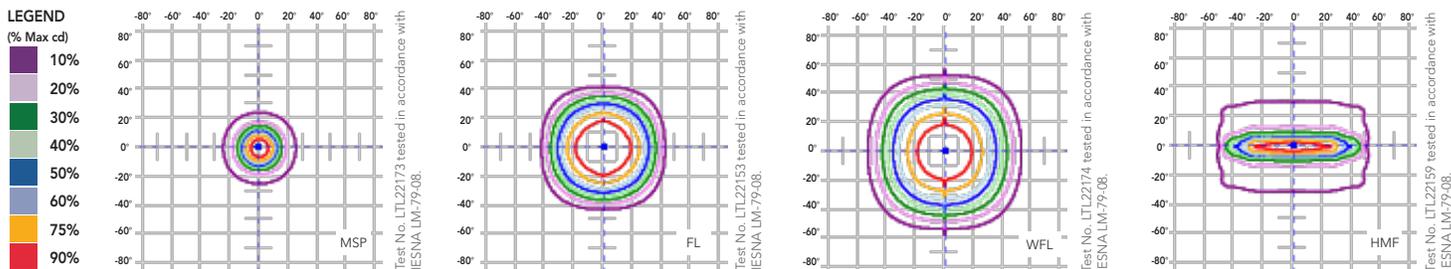
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	530	19W	0.16	0.1	0.09	0.08	-	-
2	530	37W	0.32	0.19	0.17	0.15	-	-

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Flood Size 1 homepage.

Isocandela plots for the DSXF1 LED 2 A530/40K.



Mounting, Options and Accessories



INTENDED USE

The sleek design of the D-Series Size 1 Flood reflects the embedded high performance LED technology. It is ideal for landscape, signage and accent lighting in many commercial and residential applications.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.6 ft²) for optimized wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

A variety of precision-molded vacuum-metallized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000K (70 CRI min.), 4000K (70 CRI min.) or 5000K (70 CRI min.) configurations. Optional visors offer additional versatility.

ELECTRICAL

Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (100,000 hrs, L80). Single-engine unit uses a Class 2 electronic driver; dual-engine unit uses a Class 1 electronic driver. Both drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours. Surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral adjustable knuckle with 1/2-14NPS threaded pipe, tenon slipfitter, or integral slipfitter, facilitates quick and easy installation to a variety of mounting accessories. This secure connection enables the D-Series Size 1 to withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.



WESTERN ALLIANCE
BANCORPORATION™

Robert K. Casey
Vice President & Corporate Counsel
rcasey@westernalliancebank.com

Mr. Keith Underwood
Senior Vice President
HealthCap Partners
5910 North Central Expressway, Suite 1000
Dallas, TX 75206

Re: Use Permit Application for HealthCap Care Facility Administrative Permit
 (“**Permit**”) for the property located at the southeast corner of Thomas Creek Road
 and Lake Placid Drive (Assessor’s Parcel Numbers 150-012-04, 150-012-05, and
 150-012-06)

Mr. Underwood,

On behalf of Western Alliance Bancorporation, a Delaware corporation (the “**Bank**”),
 you are hereby authorized to submit the referenced Permit to the Washoe County
 Community Services Department Planning and Development in the form previously
 reviewed and approved in writing by the Bank. The authority given hereunder is
 expressly limited solely to submittal of the Permit and for no other purposes whatsoever.

Feel free to contact me should you have any questions.

Sincerely,

Robert K. Casey

cc: Ms. Anne Marie Berg (*via e-mail*)