

1 WEST ELEVATION
1/8" = 1'-0"



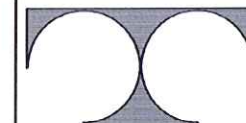
2 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

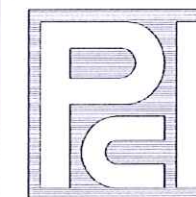


4 EAST ELEVATION
1/8" = 1'-0"



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401



PROFESSIONAL
CONSULTANTS, INC.

300 COTTONWOOD AVE # 7
HARTLAND, WISCONSIN 53029
(262) 367-6080

RUSS DARROW NISSAN
METRO AUTO PARK

WEST METRO BOULEVARD
MILWAUKEE, WISCONSIN

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Sheet Title
ELEVATIONS

Issued For: _____ Date: _____

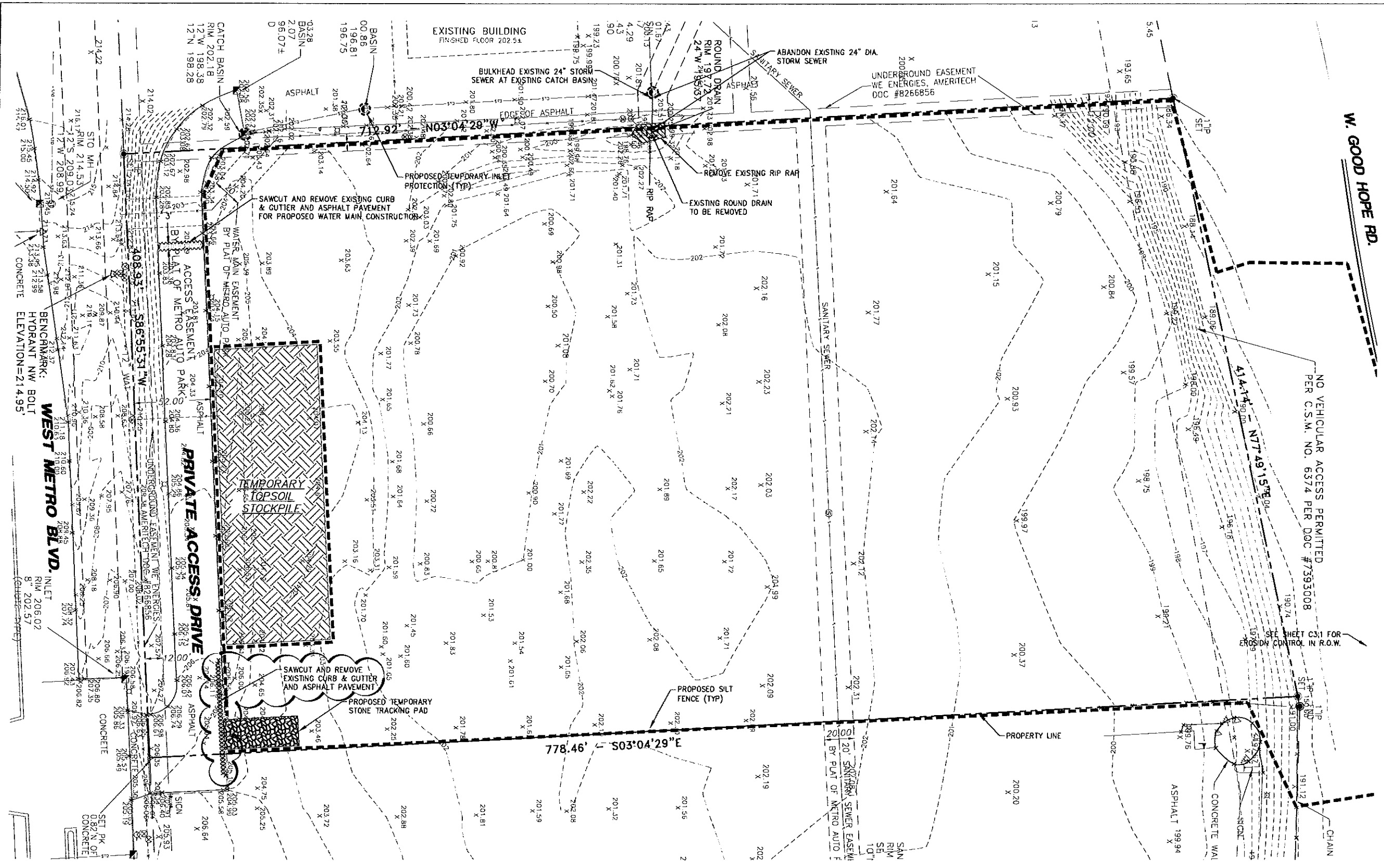
Date: 10-10-2011

Job NO.: 11172.000

Drawn By: RJH

Sheet No.

A2.1



W. GOOD HOPE RD.

DATE	DESCRIPTION
01-20-12	REV. ADD. FILL IN ROW/CHG TO ROAD & DRIVES
02-02-12	REV. CHANGE IN SITE PLAN & POND DESIGN

R.A. Smith National
Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield, WI 53005-5688
 262-761-1300 Fax 262-761-4488, www.ra-smithnational.com
 Appleton, WI Onnepe County, CA Pittsburgh, PA

RUSS DARROW NISSAN
 CITY OF MILWAUKEE, WISCONSIN

**DEMOLITION & INITIAL
 EROSION CONTROL PLAN**

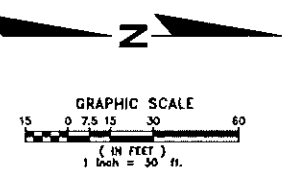
© COPYRIGHT 2011 R.A. Smith National, Inc.
DATE: 12-19-11
SCALE: 1" = 30'
JOB NO. 3020273.04
PROJECT MANAGER: RYAN LANCOUR, P.E.
DESIGNED BY: RTP
CHECKED BY: R.JL
SHEET NUMBER C-1.1

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DIGGERS HOTLINE

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 or Toll Free (800) 242-4511
 Hearing Impaired TDD (800) 842-2289
 www.DiggersHotline.com



NO VEHICULAR ACCESS PERMITTED
 PER C.S.M. NO. 6374 PER DOC #7393008

SEE SHEET C-3.1 FOR
 EROSION CONTROL P.R.O.W.

778.46' S03°04'29"E

PROPOSED TEMPORARY INLET
 PROTECTION (TYP)

TEMPORARY
 TOPSOIL
 STOCKPILE

SAWCUT AND REMOVE
 EXISTING CURB & GUTTER
 AND ASPHALT PAVEMENT

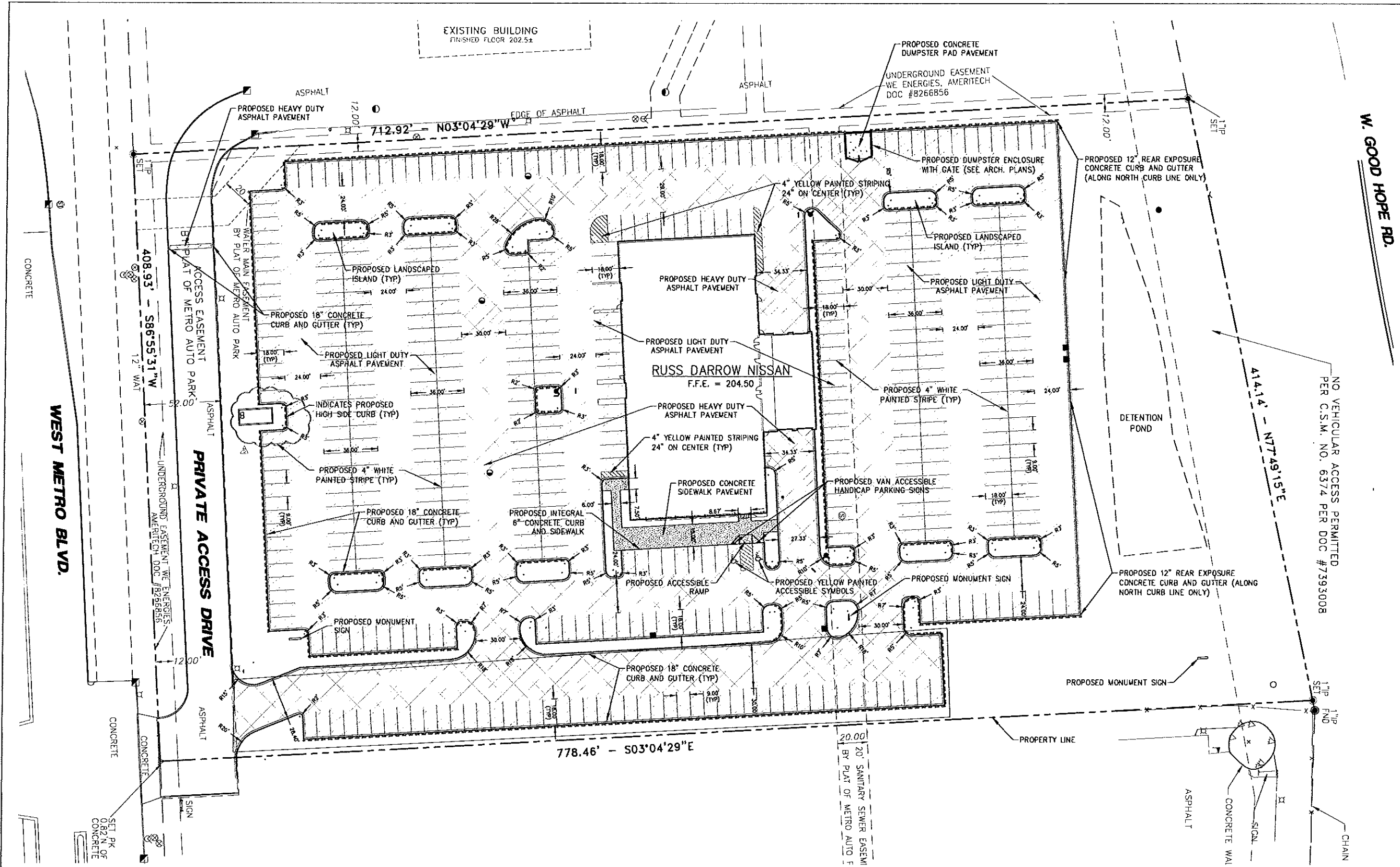
PROPOSED TEMPORARY
 STONE TRACKING PAD

2

PRIVATE ACCESS DRIVE

WEST METRO BLVD.

BENCHMARK:
 HYDRANT NW BOLT
 ELEVATION=214.95'



W. GOOD HOPE RD.

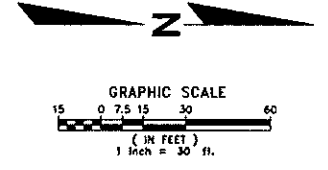
WEST METRO BLVD.

PRIVATE ACCESS DRIVE

RUSS DARROW NISSAN
F.F.E. = 204.50

NO VEHICULAR ACCESS PERMITTED
PER C.S.M. NO. 6374 PER DOC #7393008

NOTES:
1. ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ACCESSIBLE ROUTES ARE PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.



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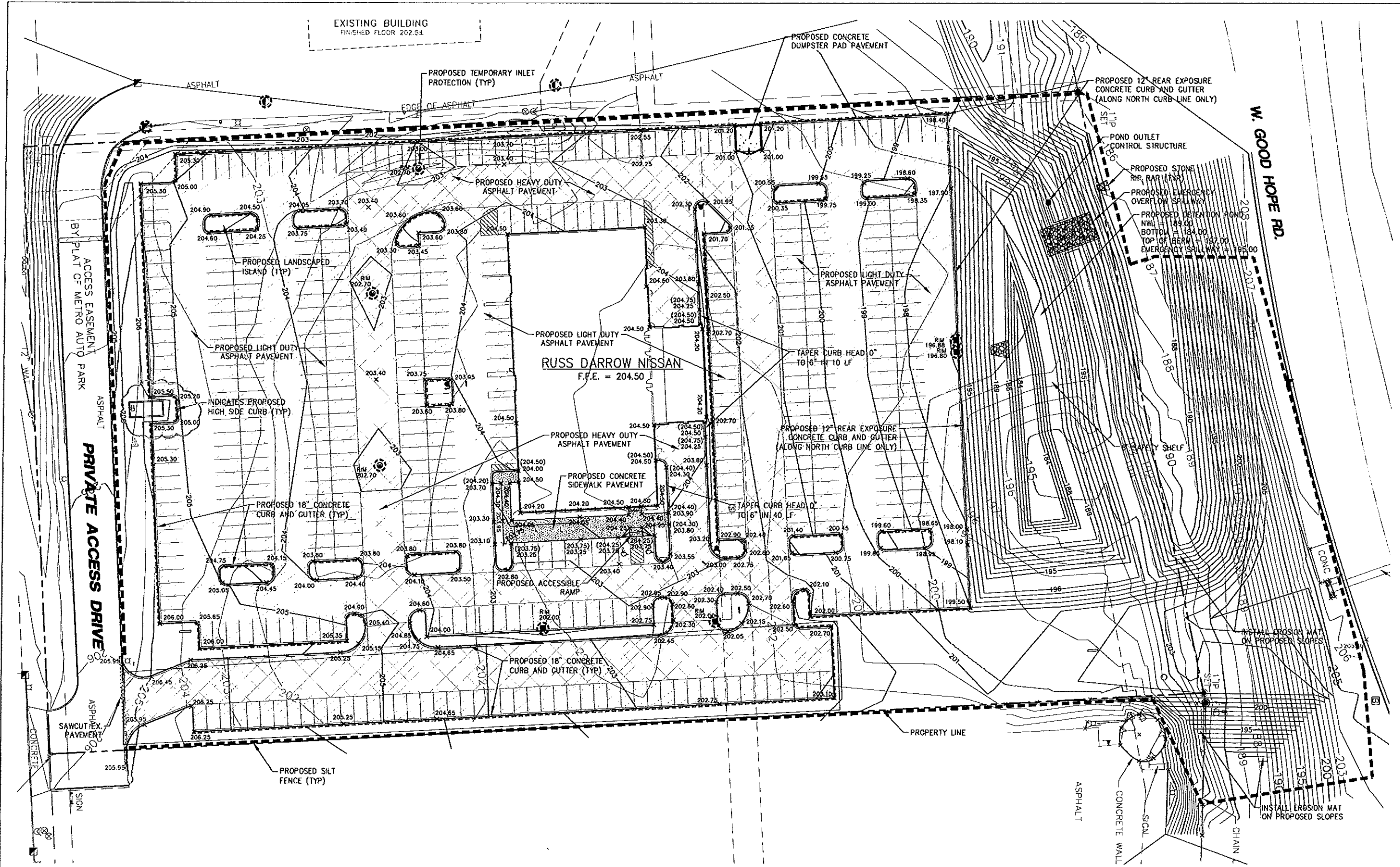
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DATE	DESCRIPTION
02-02-12	REV#1: CHANGE IN SITE PLAN & POND DESIGN
03-02-12	REV#2: ENTRANCE REVISION
03-16-12	REV#4: OWNER CHANGE
03-23-12	REV#5: WATER LINE RELOCATION

R.A. Smith National
Beyond Surveying
and Engineering
16745 W. Blumound Road, Brookfield, WI 53005-5608
262-761-1000 Fax 262-761-8466, www.rasmithnational.com
Appleton, WI Champaign County, CA Pittsburgh, PA

RUSS DARROW NISSAN
CITY OF MILWAUKEE, WISCONSIN
SITE PLAN

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R.A. Smith National, Inc.
DATE: 12-19-11
SCALE: 1" = 30'
JOB NO. 3020273.04
PROJECT MANAGER:
RYAN LANCOUR, P.E.
DESIGNED BY: RTP
CHECKED BY: RJL
SHEET NUMBER
C-2.1



DATE	DESCRIPTION
01-20-12	REV: ADD FILL IN ROW/ DRG TO ROAD & DRIVES
02-02-12	REV: CHANGE IN SITE PLAN & POND DESIGN
03-02-12	REV: ENTRANCE REVISION
03-16-12	REV: OWNER CHANGE
03-23-12	REV: WATER LINE RELOCATION

R.A. Smith National
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 and Engineering*

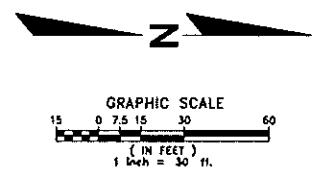
16745 W. Bluemound Road, Brookfield, WI 53005-5638
 262-791-1000 Fax 262-791-9498, www.nsmithnational.com
 Appleton, WI Chicago County, CA Pittsburgh, PA

RUSS DARROW NISSAN
 CITY OF MILWAUKEE, WISCONSIN

**PAVING, GRADING & FINAL
 EROSION CONTROL PLAN**

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DATE: 12-19-11
SCALE: 1" = 30'
JOB NO. 3020273.04
PROJECT MANAGER: RYAN LANCOUR, P.E.
DESIGNED BY: RTP
CHECKED BY: RJL
SHEET NUMBER C-3.1

NOTES:
 CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MATTING ON ALL SLOPES 4:1 AND GREATER.

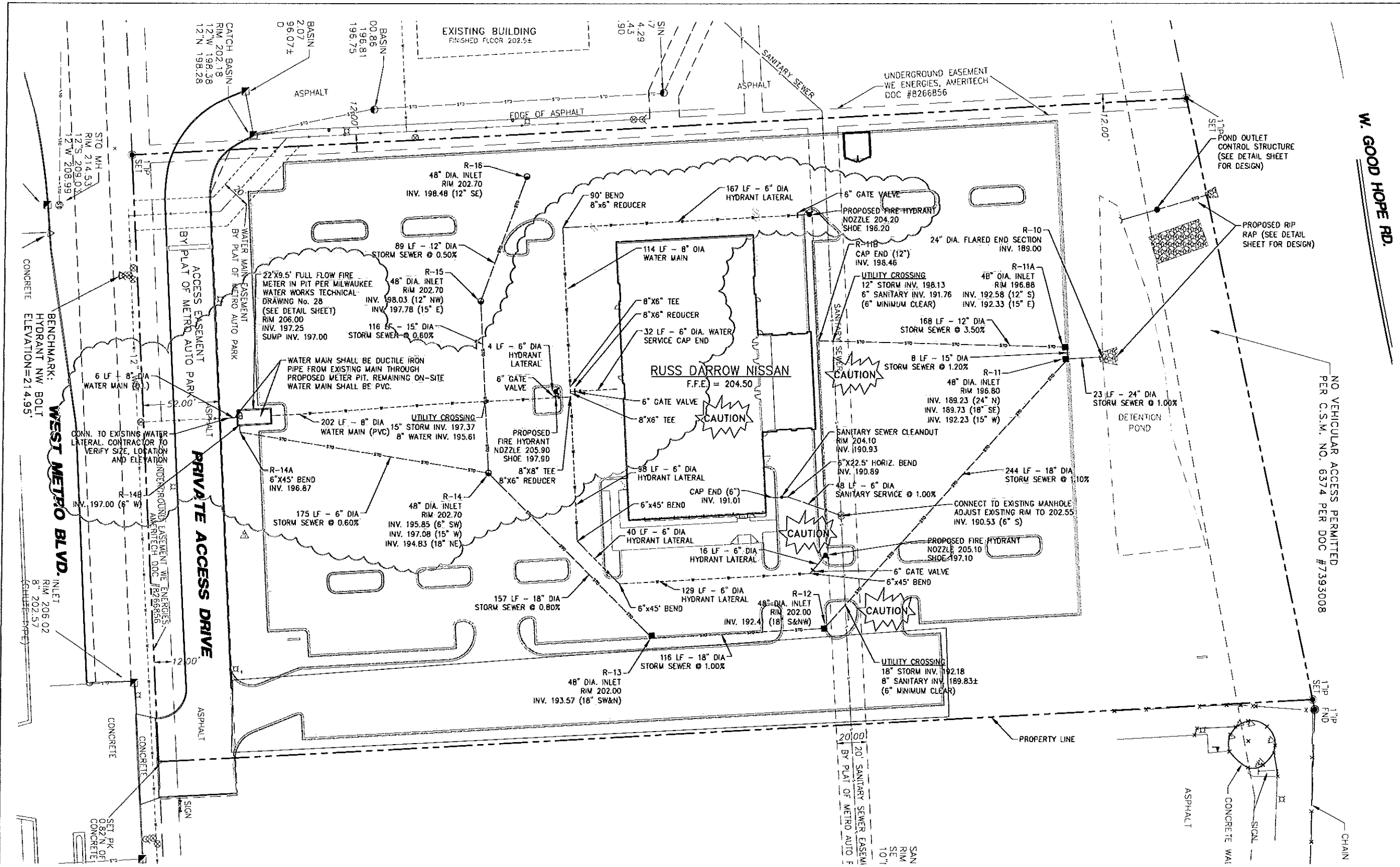


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W. GOOD HOPE RD.

NO VEHICULAR ACCESS PERMITTED
PER C.S.M. NO. 6374 PER DOC #7393008

DATE	DESCRIPTION
02-02-12	REVISED CHANGE IN SITE PLAN & POND DESIGN
03-02-12	REVISED ENTRANCE REGION
03-16-12	REVISED OWNER CHANGE
03-23-12	REVISED WATER LINE RELOCATION

R.A. Smith National
Beyond Surveying
and Engineering

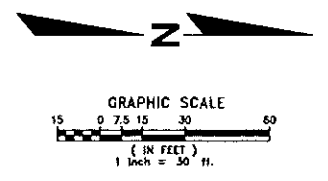
16745 W. Blumound Road, Brookfield, WI 53005-5638
262-781-1000 Fax 262-781-9486, www.rasmithnational.com
Appleton, WI Chicago County, CA Pittsburgh, PA

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CITY OF MILWAUKEE, WISCONSIN

UTILITY PLAN

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DATE: 12-19-11
SCALE: 1" = 30'
JOB NO. 3020275.04
PROJECT MANAGER: RYAN LANCOUR, P.E.
DESIGNED BY: RTP
CHECKED BY: RJL
SHEET NUMBER C-4.1

NOTES:
ALL PIPE LENGTHS ARE TO CENTER OF EXISTING OR PROPOSED STRUCTURES.
ALL PROPOSED WATER MAINS, HYDRANT LATERALS AND WATER SERVICES ARE TO BE INSTALLED WITH A MINIMUM OF 6" OF COVER OVER TOP OF PIPE.

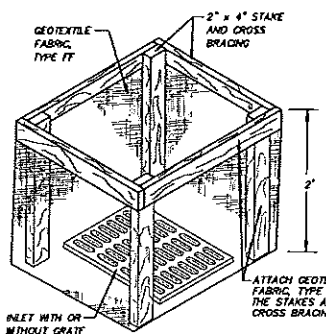
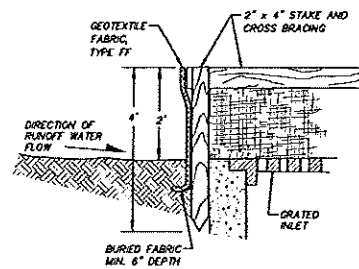


DIGGERS HOTLINE

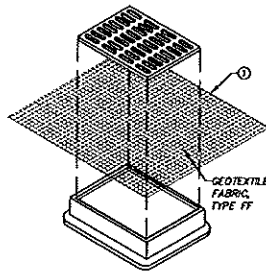
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Hearing Impaired TDD (800) 542-2289
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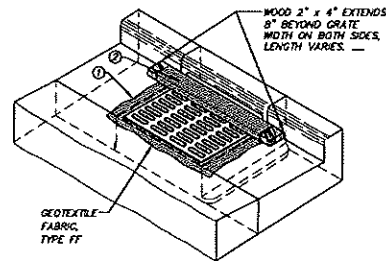
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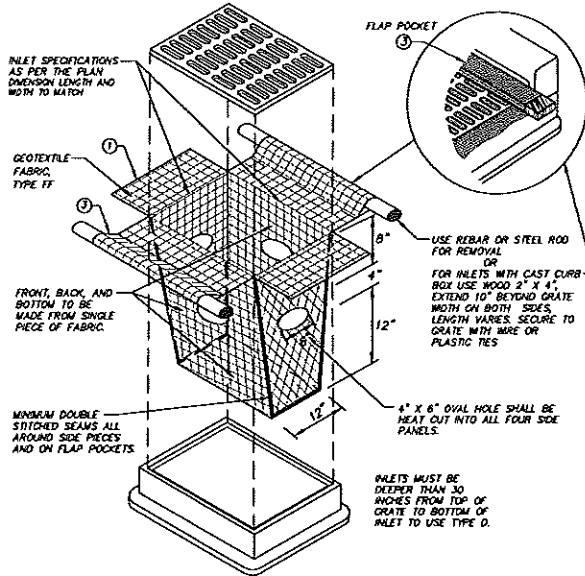
INLET PROTECTION TYPE A



INLET PROTECTION TYPE B (WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION TYPE C (WITH CURB BOX)



INLET PROTECTION TYPE D (CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

TYPE A IS TO BE USED PRIOR TO PAVING AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE.

TYPE C SHALL BE USED ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS).

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2. FOR INLET PROTECTION TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE CURB AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX DRAINAGE.

3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH MOHR OPS TECHNICAL STANDARD 1060.

INSTALLATION NOTES

TYPE B & C: TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEAM FLAP, HAND HELDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D: DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLE, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL OUCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

MAINTENANCE

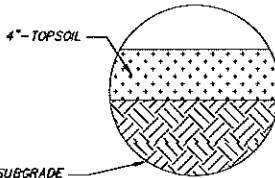
A. REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS AREA.

B. INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

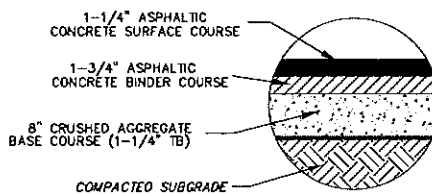
C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICES RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND INSIDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED.

STORM DRAIN INLET PROTECTION DETAILS
NOT TO SCALE

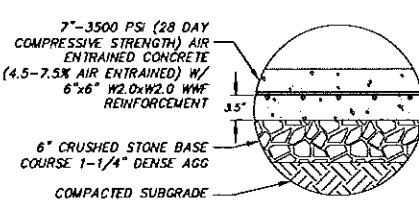


LANDSCAPED AREAS (ALL NON-PAVED AREAS)



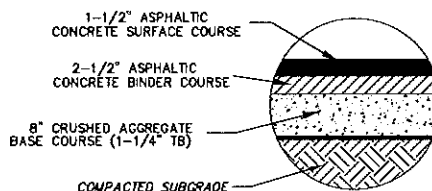
NOTES:
1. CONSTRUCTION MATERIALS AND PROCEDURES SHOULD BE IN ACCORDANCE WITH SECTION 460, TYPE E-G.3 AND SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
2. DEPTH OF PROPOSED CRUSHED AGGREGATE BASE COURSE WAS PROVIDED BY AND DIRECTED TO USE BY OWNER.

LIGHT DUTY ASPHALT PAVEMENT SECTION



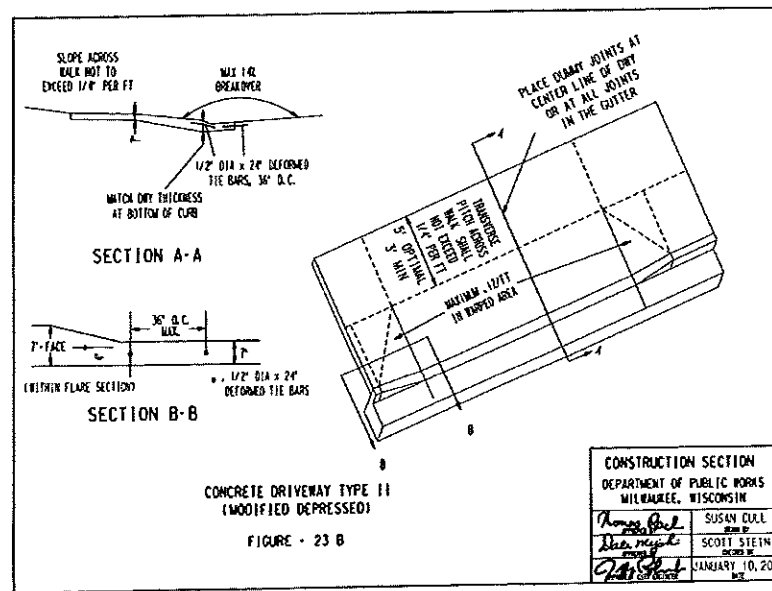
NOTES:
1. CONSTRUCTION MATERIALS AND PROCEDURES SHOULD BE IN ACCORDANCE WITH SECTION 305 AND 415 OF THE WISDOT STANDARD SPECIFICATIONS.

CONCRETE DUMPSTER PAD PAVEMENT SECTION



NOTES:
1. CONSTRUCTION MATERIALS AND PROCEDURES SHOULD BE IN ACCORDANCE WITH SECTION 460, TYPE E-G.3 AND SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
2. DEPTH OF PROPOSED CRUSHED AGGREGATE BASE COURSE WAS PROVIDED BY AND DIRECTED TO USE BY OWNER.

HEAVY DUTY ASPHALT PAVEMENT SECTION

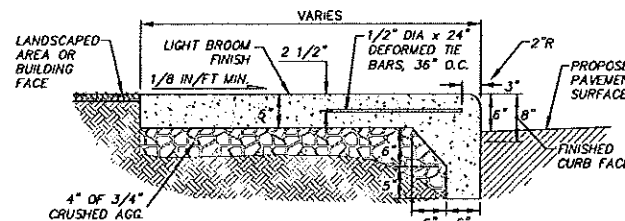


CONCRETE DRIVEWAY TYPE II (MODIFIED DEPRESSED)

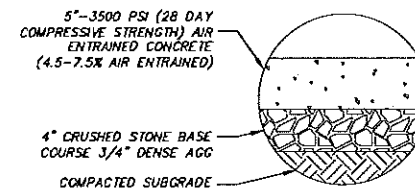
FIGURE - 23 B

CONSTRUCTION SECTION	
DEPARTMENT OF PUBLIC WORKS	
MILWAUKEE, WISCONSIN	
Project No.	SUSAN CULL
Drawn by	SCOTT STEIN
Checked by	JANUARY 10, 2007

CITY OF MILWAUKEE DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

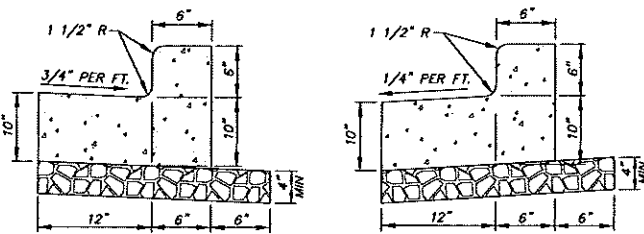


CONCRETE WALK W/ INTEGRAL CURB DETAIL



NOTES:
1. CONSTRUCTION MATERIALS AND PROCEDURES SHOULD BE IN ACCORDANCE WITH SECTION 305 AND 415 OF THE WISDOT STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK PAVEMENT SECTION



LOW-SIDE CURB

HIGH-SIDE CURB

NOTES:

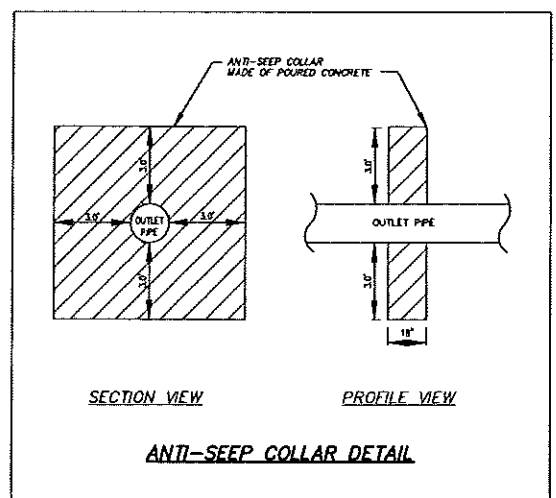
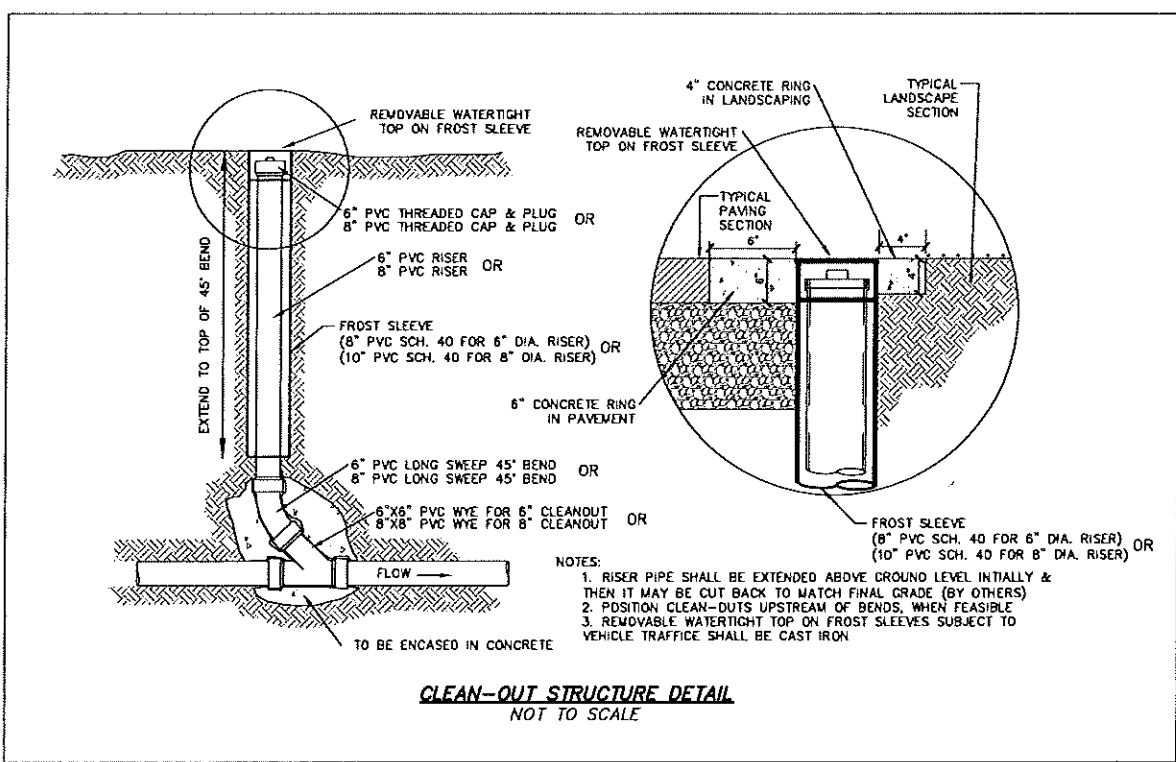
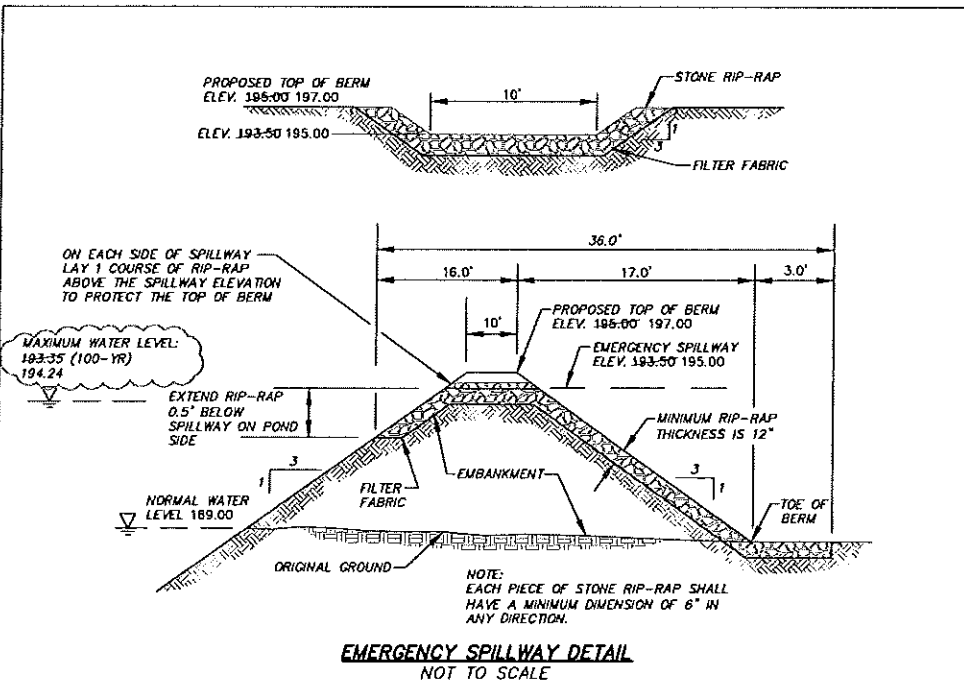
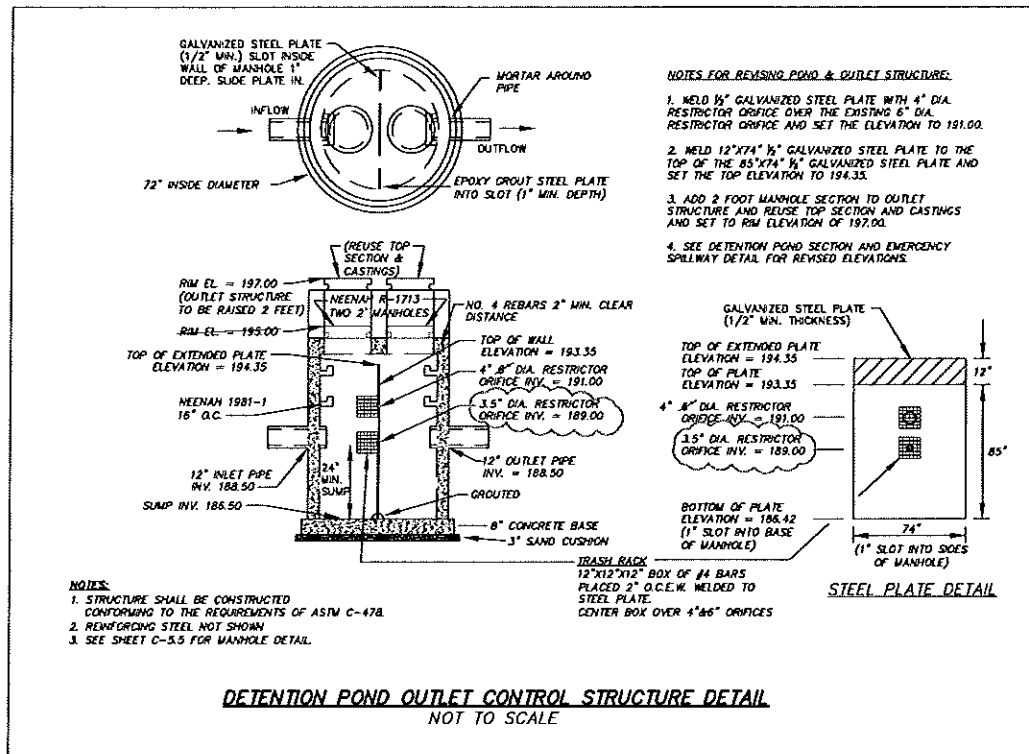
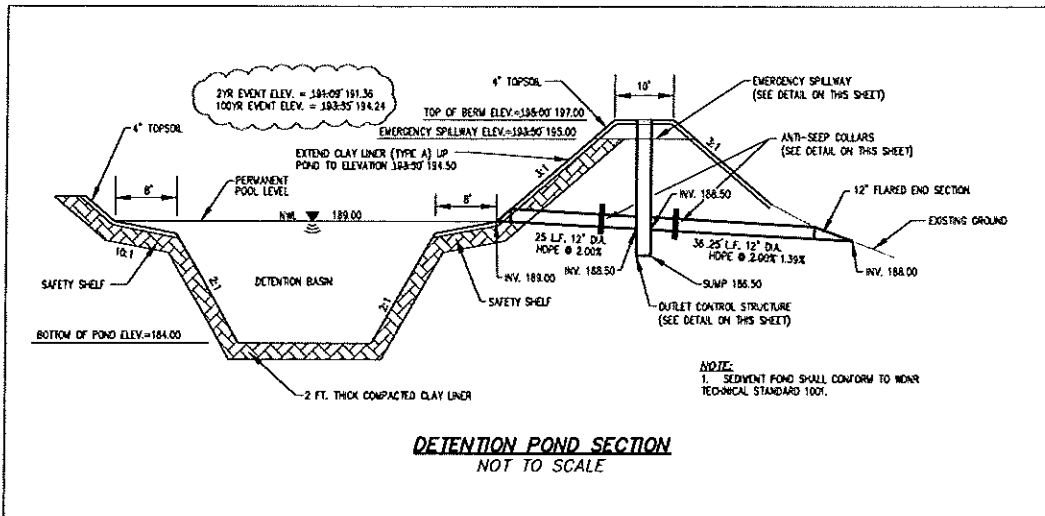
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & CUTTER. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE CUTTER PAN. 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1.) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2.) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
3.) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

18" CONCRETE CURB & GUTTER

NOT TO SCALE

DESCRIPTION	
DATE	
R.A. Smith National <i>Beyond Surveying and Engineering</i>	
10148 W. Bluemound Road, Brookfield, WI 53005-6908 262-781-0000 Fax: 262-781-0464 www.ra-smithnational.com	
RUSS DARROW NISSAN	CITY OF MILWAUKEE, WISCONSIN
DETAILS	
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DATE: 12-19-11	
SCALE: NOT TO SCALE	
JOB NO. 3020273.04	
PROJECT MANAGER: RYAN LANCOUR, P.E.	
DESIGNED BY: RTP	
CHECKED BY: RJL	
SHEET NUMBER	
C-5.3	

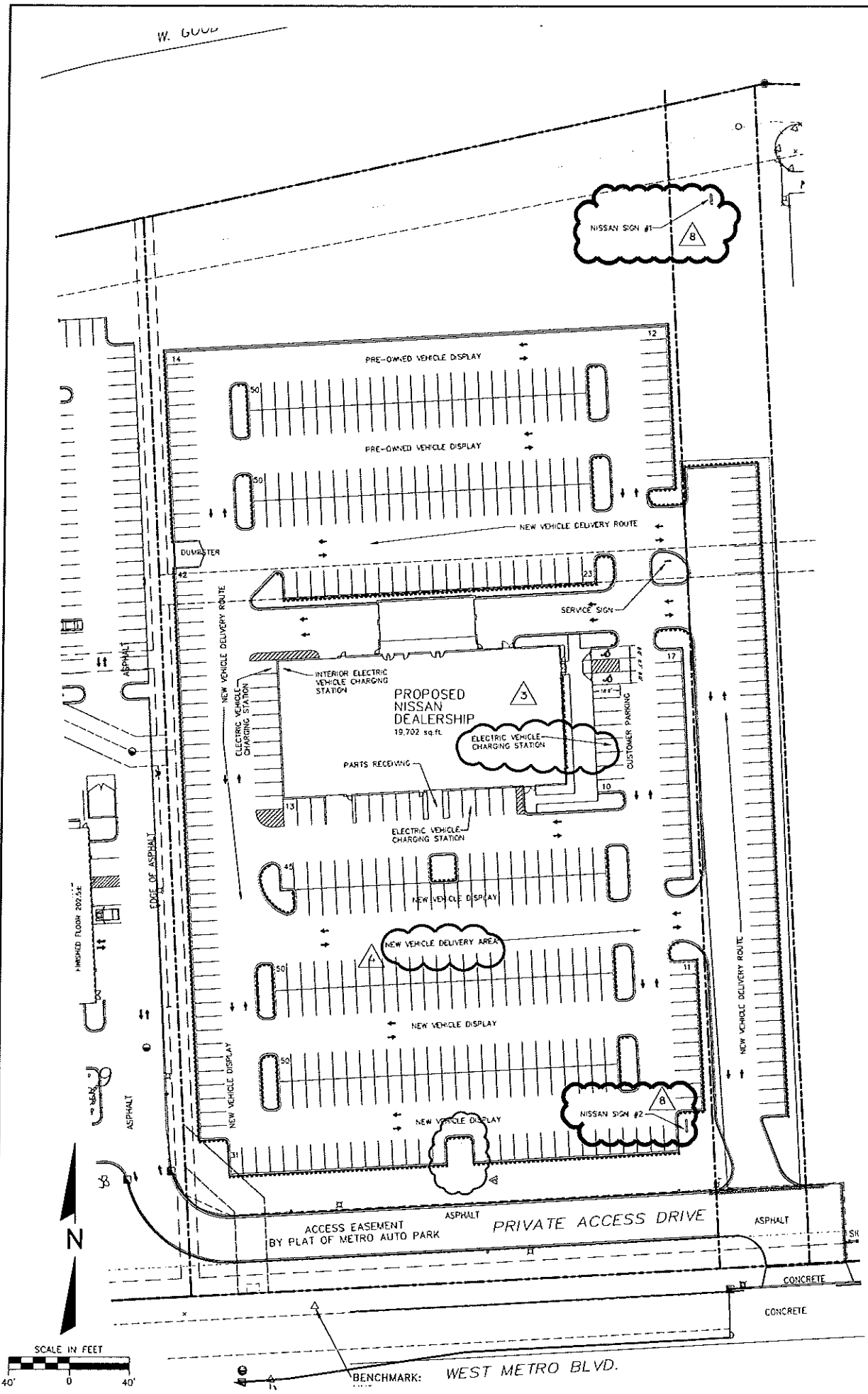
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DESCRIPTION	12-01-11	REV. #1: POND DETAIL REVISION
DATE	02-02-12	REV. #2: CHANGE IN SITE PLAN & POND DESIGN
	03-23-12	REV. #3: WATER LINE RELOCATION
R.A. Smith National Beyond Surveying and Engineering		
RUSS DARROW NISSAN CITY OF MILWAUKEE, WISCONSIN		
DETAILS		
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DATE: 12-19-11		
SCALE: NOT TO SCALE		
JOB NO. 3020273.04		
PROJECT MANAGER: RYAN LANCOUR, P.E.		
DESIGNED BY: RTP		
CHECKED BY: RJL		
SHEET NUMBER C-5.4		

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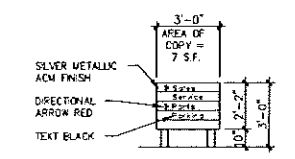
F:\11100\11172 Nissan Milwaukee\CURRENT\11172C.dwg, 24X36SD-1.0, 5/4/2012 9:18:43 AM, Williams



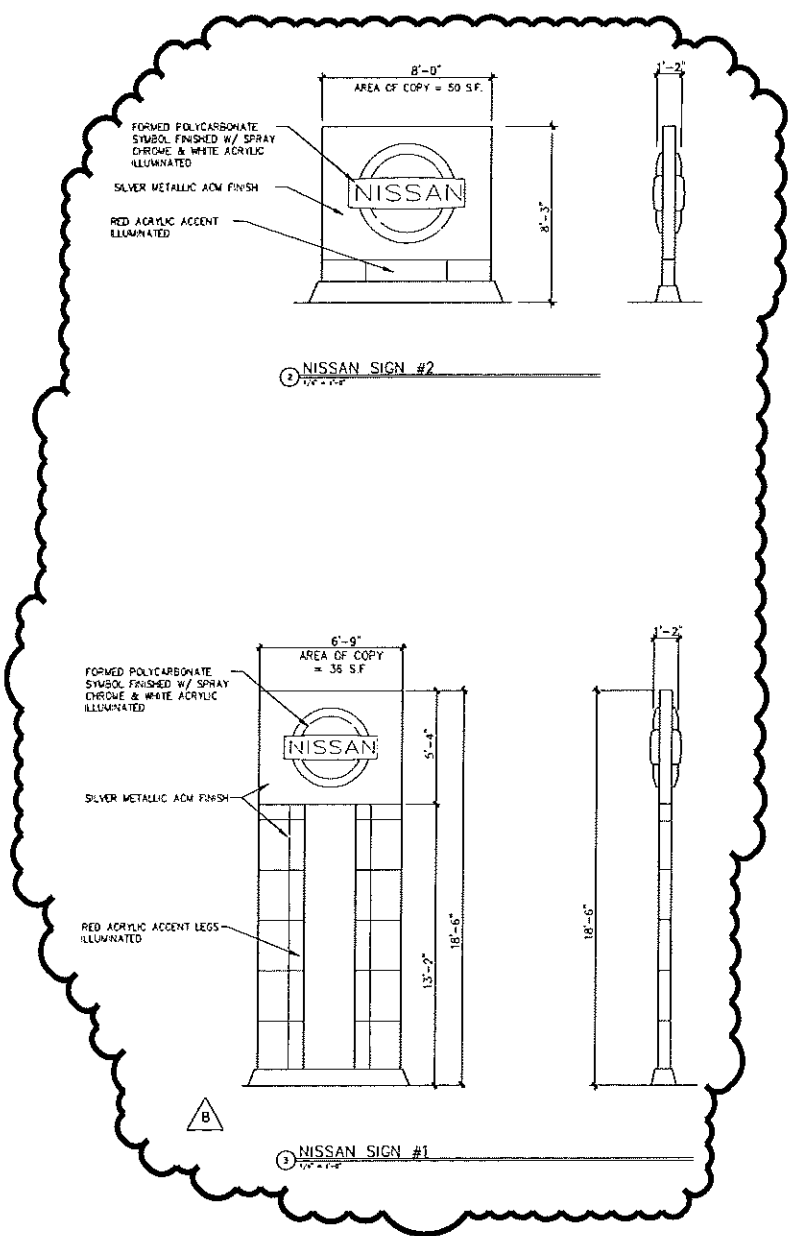
PARKING SPACE TABULATION	
CUSTOMER PARKING=	10 SPACES
INVENTORY / SERVICE PARKING =	438 SPACES
TOTAL PARKING =	448 SPACES

SIGN COPY AREA TABULATION	
SERVICE SIGN COPY AREA=	7 S.F.
PRE-OWNED SIGN COPY AREA =	80 S.F.
NISSAN SIGN COPY AREA =	23 S.F.
TOTAL COPY AREA =	110 S.F.

SITE AREA = 7 ACRES



1 SERVICE MONUMENT SIGN



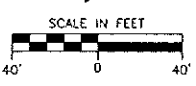
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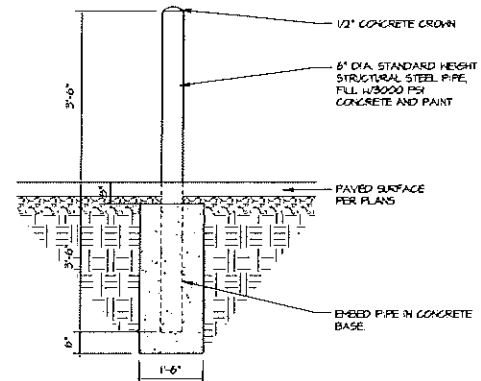
3 NISSAN SIGN #1

3
PAINT NOTE:
 ALL LOT LIGHTING TO BE GRAY, SILVER, OR WHITE

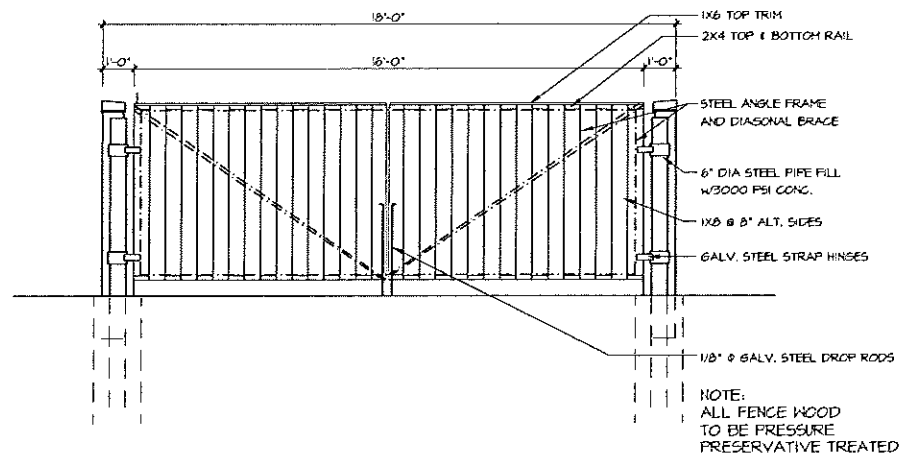
REVISIONS:		TOI ASSOCIATES, INC. All Rights Reserved 140 HAZENWOOD AVENUE, SUITE 84 MILWAUKEE, WISCONSIN 53226 PHONE 262-437-0400 FAX 262-437-0411	 TOI ASSOCIATES, INC. ARCHITECTS ENGINEERS PLANNERS	OWNERS OF DOCUMENTS <small>This document and the ideas and designs contained herein, are the intellectual property of TOI Associates, Inc. and shall remain the property of TOI Associates, Inc. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of TOI Associates, Inc.</small>
NOTE	DATE			
REV. 2	01-17-12			
REV. 3	02-01-12			
REV. 4	02-10-12			
REV. 6	02-21-12			
REV. 8	05-03-12			

CITY OF MILWAUKEE, WI		
DARROW NISSAN		
SITE DEVELOPMENT PLAN		
SCALE: 1" = 40'-0"	JOB NO: 11-172.000	DATE: 11-07-11
DESIGNED BY: ROB	DRAWN BY: ROB	CHECKED BY:
APPROVED BY:	ENGINEER	DATE

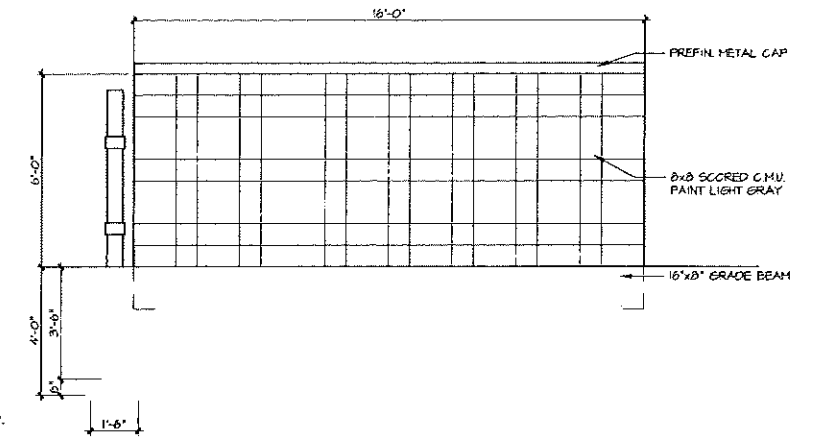




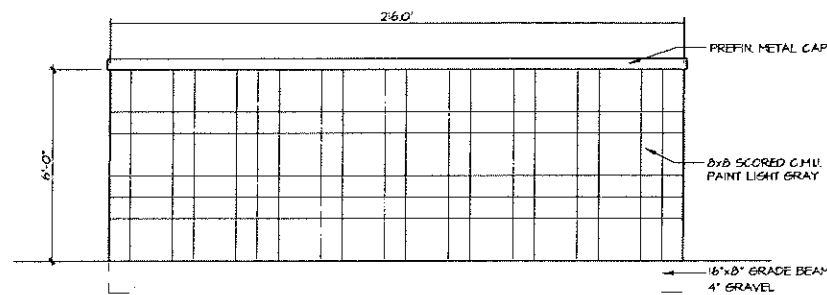
⑥ PIPE BOLLARD DETAIL
3/8" = 1'-0"



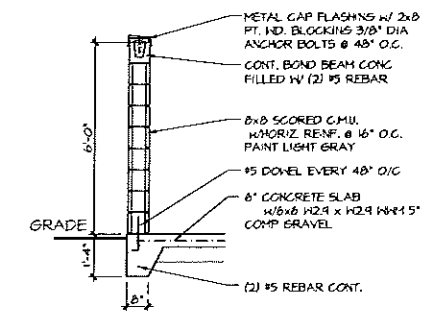
③ DUMPSTER ENCLOSURE FRONT
3/8" = 1'-0"



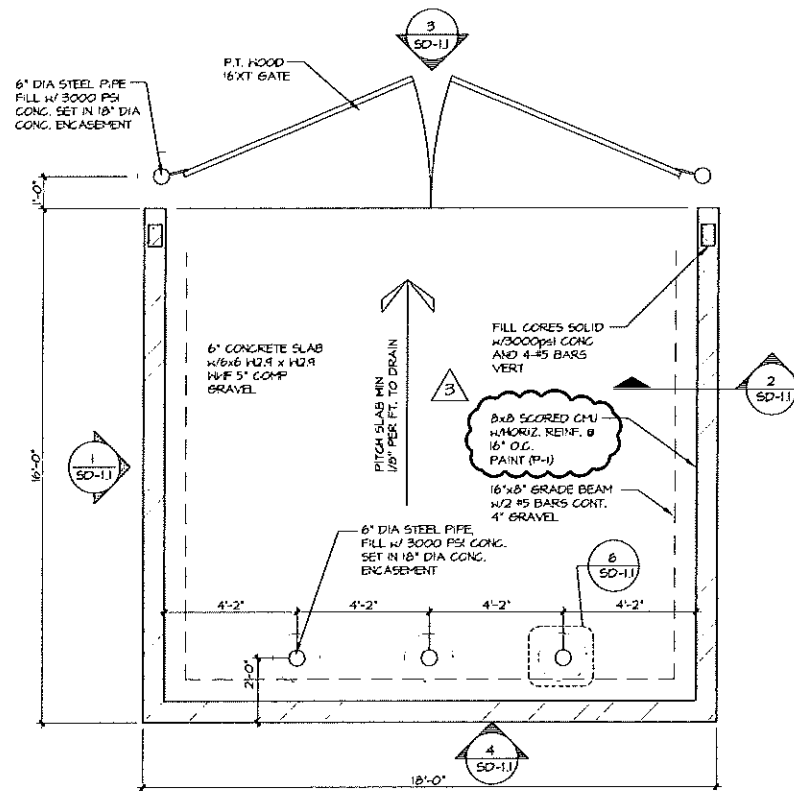
① DUMPSTER ENCLOSURE SIDE
3/8" = 1'-0"



④ DUMPSTER ENCLOSURE REAR
3/8" = 1'-0"



② DUMPSTER SECTION
3/8" = 1'-0"



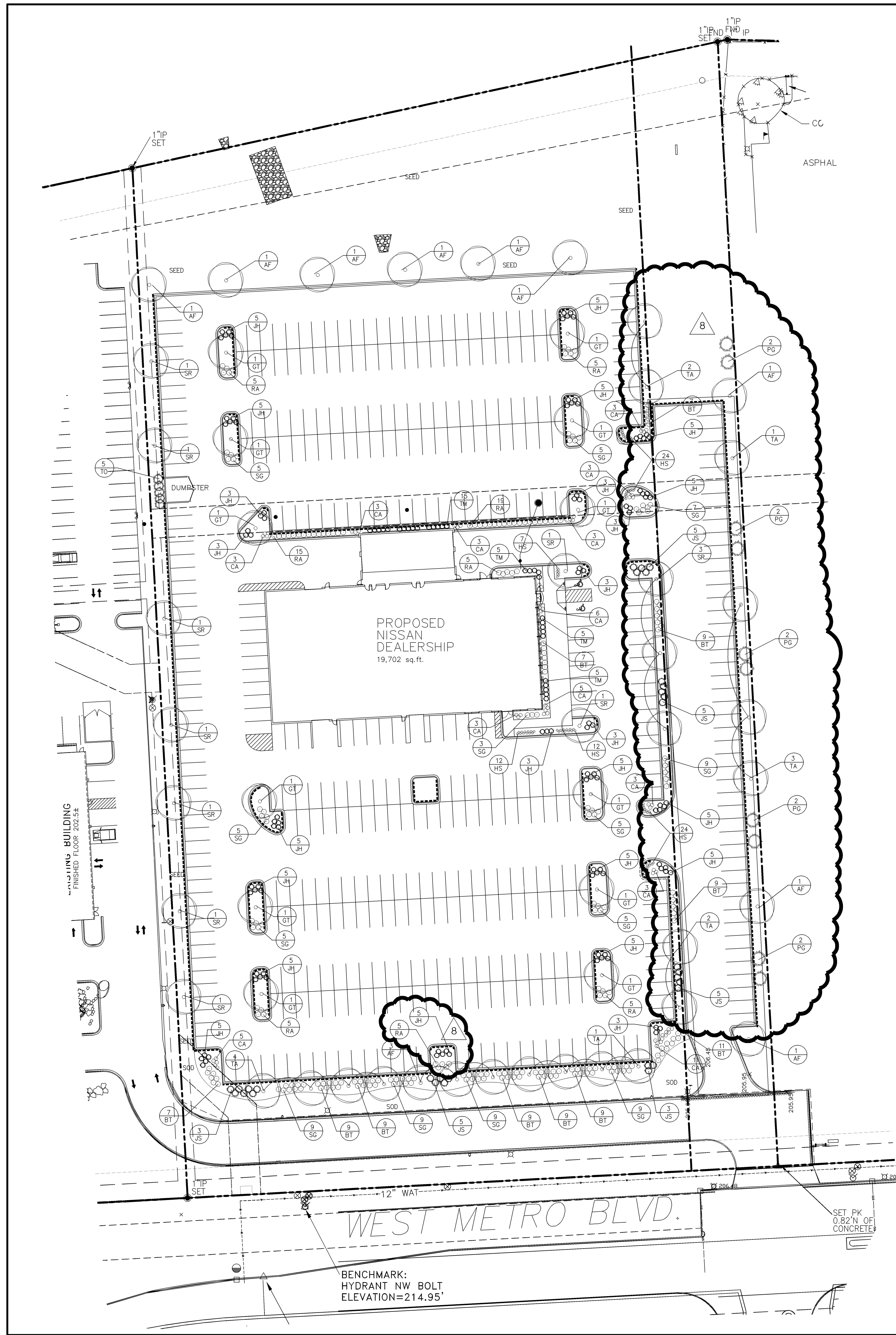
⑤ DUMPSTER ENCLOSURE PLAN
3/8" = 1'-0"

PAINT KEY

TAG	COLOR & MATERIAL SPECIFICATIONS	MANUFACTURER/SPECIFICATIONS	MANUFACTURER/SUPPLIER
P-3	DARK GRAY PAINT	STEEL HOOD 2121-20 LOW LUSTRE	BENJAMIN MOORE & CO.

PAINT NOTE:
PAINT ALL TRASH ENCLOSURES WALLS, GATES, FENCES, & BOLLARDS (P-3)

REVISIONS:		TDI ASSOCIATES, INC. All Rights Reserved 18 W2250 JOHNSON DRIVE, SUITE 84 MILWAUKEE, WISCONSIN 53218 PHONE: 262.341.0000 FAX: 262.437.0411	 ARCHITECTS ENGINEERS PLANNERS	<small>OWNERSHIP OF DOCUMENTS</small> This document, including all drawings and designs, is the property of TDI Associates, Inc. and shall remain the property of TDI Associates, Inc. until such time as the client has paid for any other part of a project which is separate from this project. © 1999 TDI Associates, Inc.
NOTE	DATE			
REV. 3	02-01-12			
		CITY OF MILWAUKEE, WI DARROW NISSAN		
		SITE DEVELOPMENT DETAILS		
SCALE: 1" = 4'-0"-0"		JOB NO: 11-172.000	DATE: 11-07-11	
DESIGNED BY: ROB	DRAWN BY: ROB	CHECKED BY:		
APPROVED BY:	ENGINEER	DATE	SHEET SD-1.1	



PLANT SCHEDULE (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)							
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
11	AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	45'-60'	B / B	2 1/2"	Shade Tree
12	GT	Gleditsia triacanthos 'Impcole'	Imperial Honeylocust	35'-40'	B / B	2 1/2"	Shade Tree
16	TA	Tilia americana 'Redmond'	Redmond Linden	35'-40'	B / B	2 1/2"	Shade Tree
12	SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	15'-20'	B / B	2"	Ornamental Tree
10	PG	Picea glauca var. densata	Black Hills Spruce	25'-30'	B / B	5'	Evergreen Tree
5	TO	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	12'-15'	B / B	5'	Evergreen Tree
77	BT	Berberis thunbergii 'Rose Glo'	Rose Glo Barberry	3' x 3'	POT	2 Gal	Deciduous Shrub
64	RA	Rhus aromatica 'Gro-low'	Grow Low Sumac	1'-2'	POT	2 Gal	Deciduous Shrub
85	SG	Spiraea x 'Goldflame'	Goldflame Spiraea	3' x 3'	POT	2 Gal	Deciduous Shrub
104	JH	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	1' x 4'	POT	2 Gal	Evergreen Shrub
34	JS	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	2' x 4'	POT	5 Gal	Evergreen Shrub
30	TM	Taxus x media 'Runyan'	Runyan Yew	3' x 5'	POT	18"	Evergreen Shrub
54	CA	Calamagrostis oculiflora 'Karl Foerster'	Karl Foerster Grass	42"-48"	POT	1 Gal	Ornamental Grass
79	HS	Hemerocallis x 'Stella D'oro'	Stella D'oro Daylily	18"-24"	POT	1 Gal	Perennial

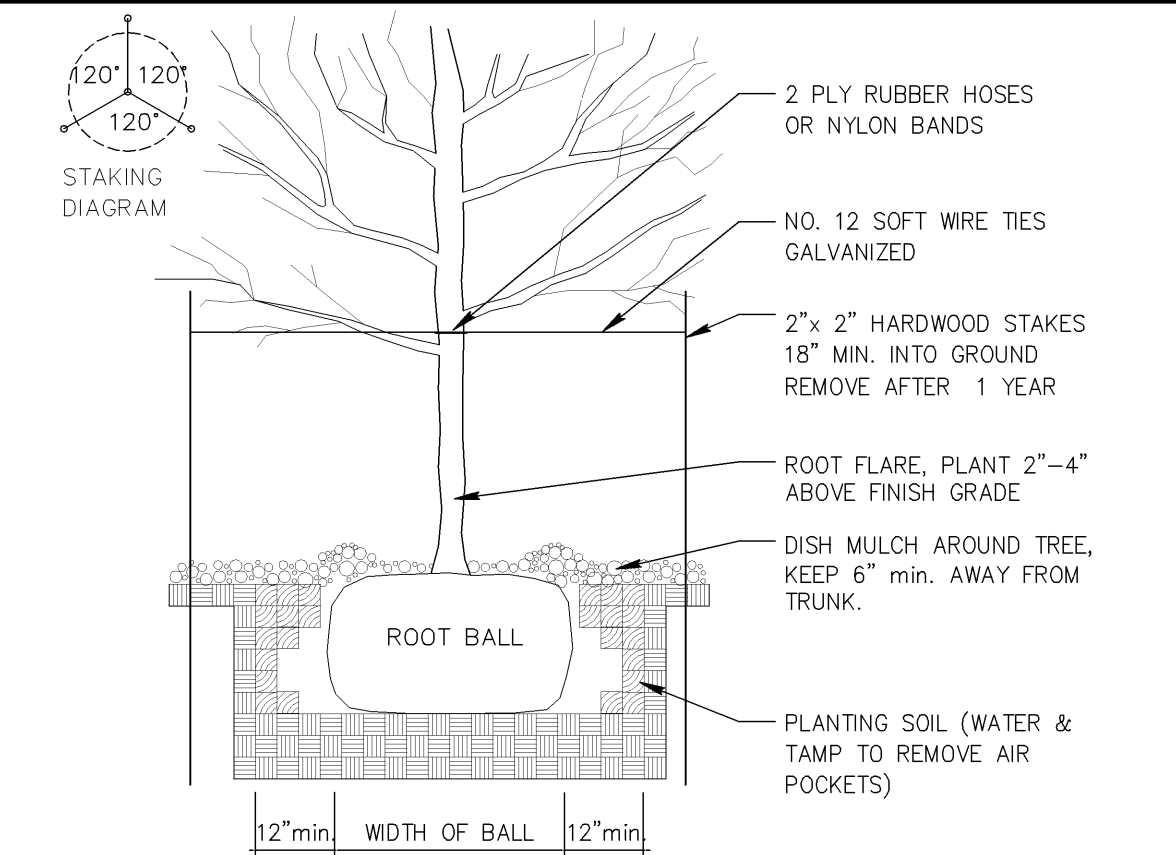
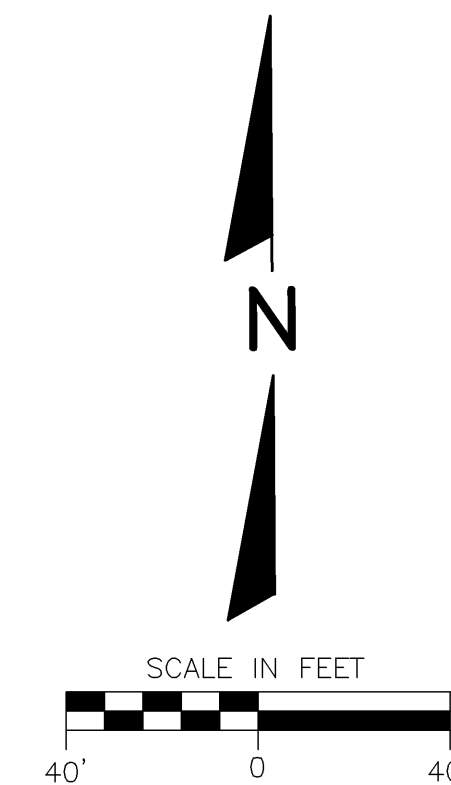
GENERAL NOTES:

- 1.) ALL FINISHED GRADES TO BE 1" BELOW TOP OF CURBS OR PAVEMENT.
- 2.) BACKFILL AND GRADE ALL PLANTING AREAS WITH MIN. 12" BLENDED TOPSOIL.
- 3.) ALL LAWN AREAS TO BE SEED UNLESS OTHERWISE NOTED.
- 4.) ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
- 5.) ALL TREES NOT IN A PLANTING BED SHALL BE MULCHED WITH A MINIMUM 1' RADIUS FOR EACH 1 INCH CALIPER. USE SHREDDED HARDWOOD MULCH AT 2" DEPTH.
- 6.) PROVIDE MIN. 2 YEAR WARRANTY ON ALL PLANT MATERIAL.
- 7.) ALL PLANTING BEDS TO BE EDGED WITH COMMERCIAL GRADE PLASTIC EDGING.
- 8.) ALL PLANTING BEDS TO BE MULCHED AT 2" DEPTH WITH STONE MULCH

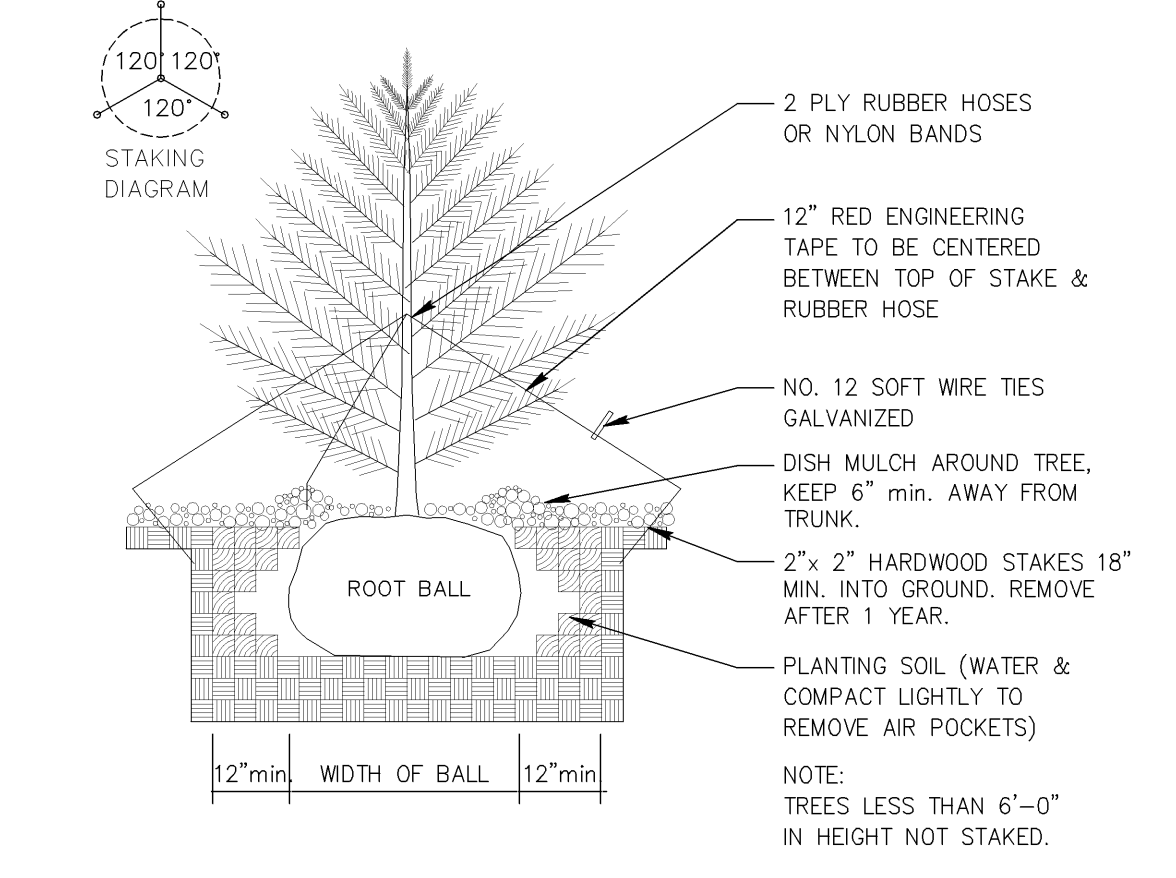
LANDSCAPE PLANTINGS PER TABLE 295-405 TYPE A: ALONG STREET

SEED MIX # 1 (Lawn)
 35% KENTUCKY BLUEGRASS
 20% CREEPING RED FESCUE
 20% IMPROVED HARD FESCUE
 25% IMPROVED FINE PERENNIAL RYEGRASS

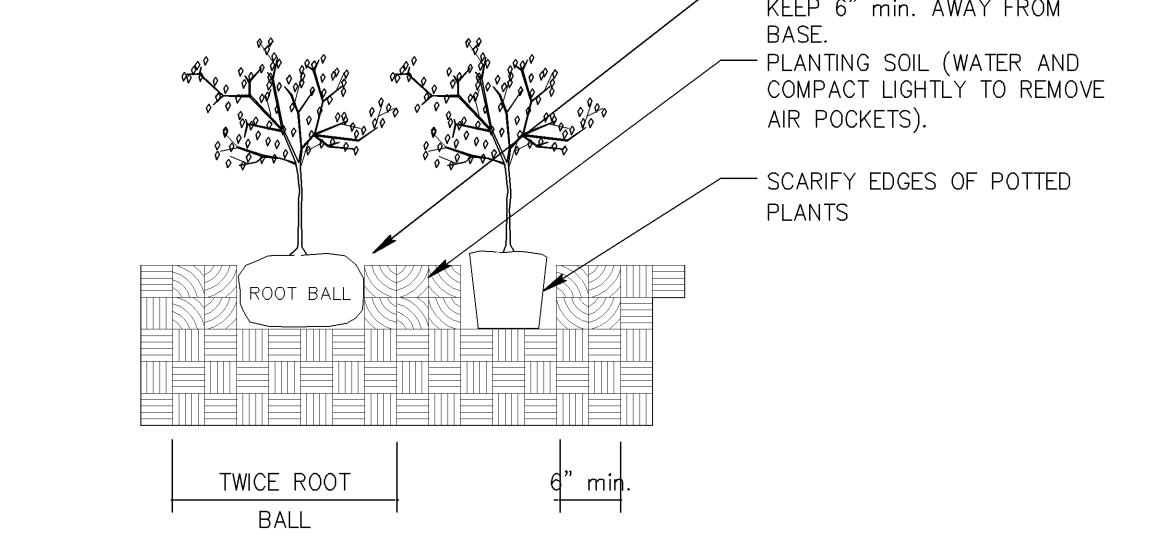
APPLICATION RATE: 2lbs/1000 Sq. Ft. *
 APPLY STRAW MULCH IMMEDIATELY AFTER SEEDING
 TURF STARTER FERTILIZER: 20-10-10
 APPLICATION RATE: 5lbs/1000 Sq. Ft.



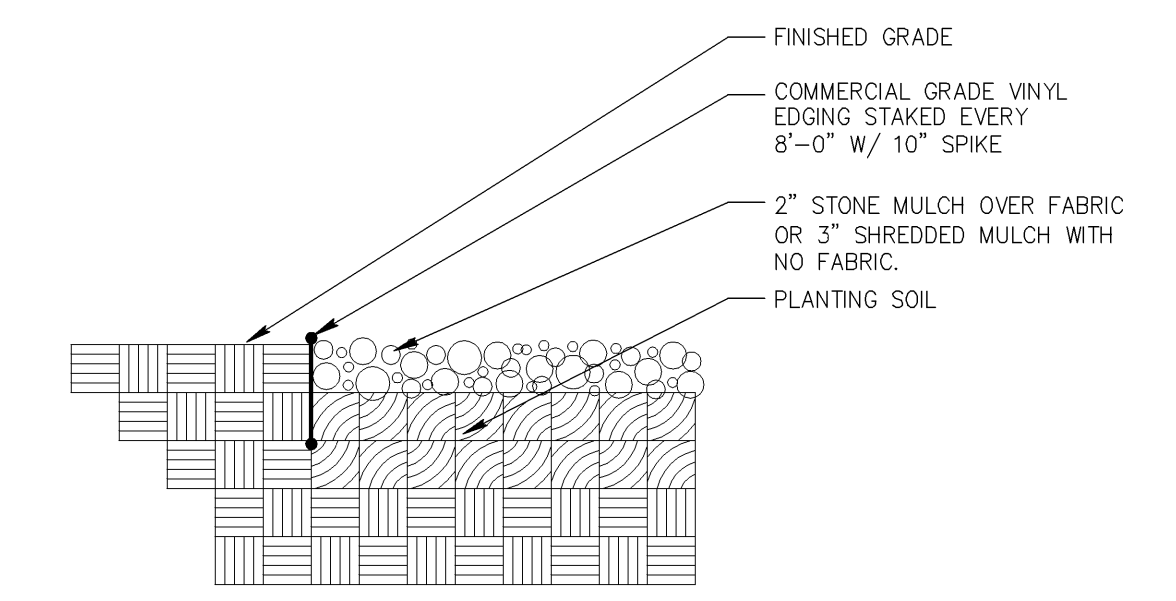
1 DECIDUOUS TREE
N.T.S.



2 CONIFEROUS TREE
N.T.S.



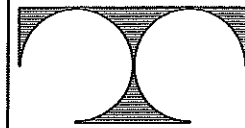
3 SHRUB PLANTING
N.T.S.



4 PLANTING EDGE
N.T.S.

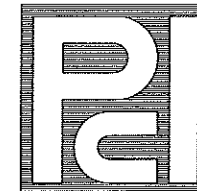
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REV. 8	05-15-12		
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SCALE: 1"= 40'-0"		JOB NO: 11-172.000	DATE: 01-17-12
DESIGNED BY: ROB	DRAWN BY: ROB	CHECKED BY:	
APPROVED BY:	ENGINEER	DATE	SHEET L-1.0

F:\1100\11172 Nissan Milwaukee\CURRENT\11172C.dwg, 24X36L1, 5/15/2012 3:32:01 PM, rwilliams



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

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WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401



**PROFESSIONAL
CONSULTANTS, INC.**

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(262) 367-6080

**RUSS DARROW NISSAN
METRO AUTO PARK**
11212 WEST METRO BOULEVARD
MILWAUKEE, WISCONSIN

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**Sheet Title
FLOOR PLAN**

Issued For:	Date:
REV - 1	01-06-2012
REV - 2	01-17-2012
REV - 3	02-01-2012
REV - 4	02-10-2012
REV - 7	04-11-2012

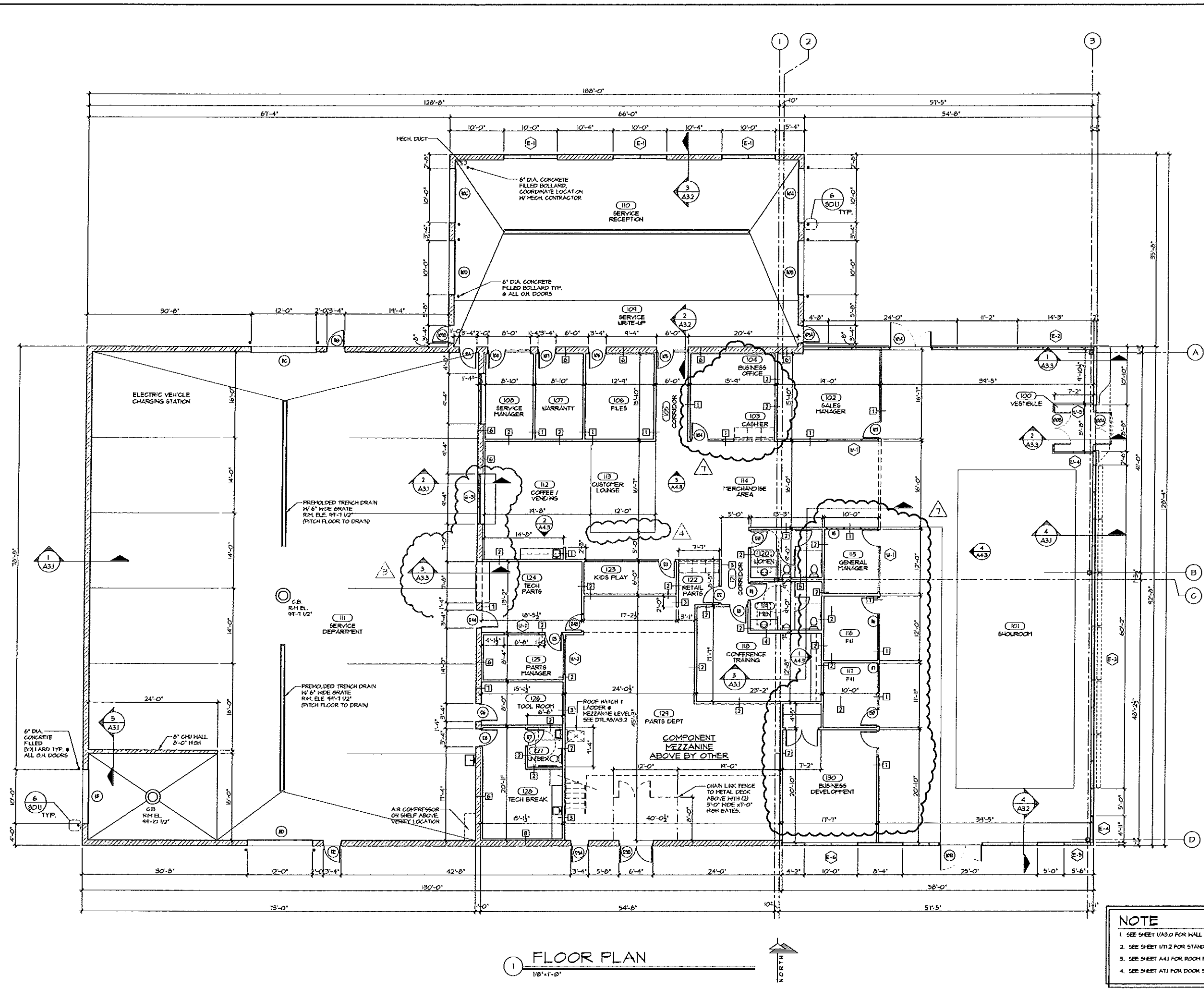
Date: 11-07-2011

Job NO.: 11172.000

Drawn By: R.J.H.

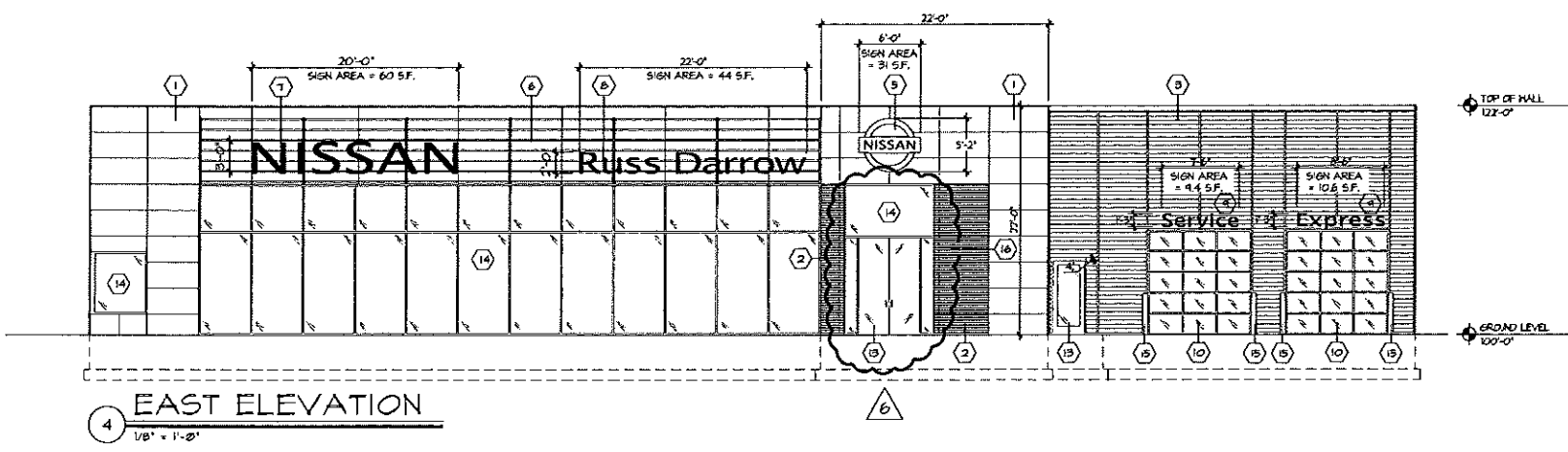
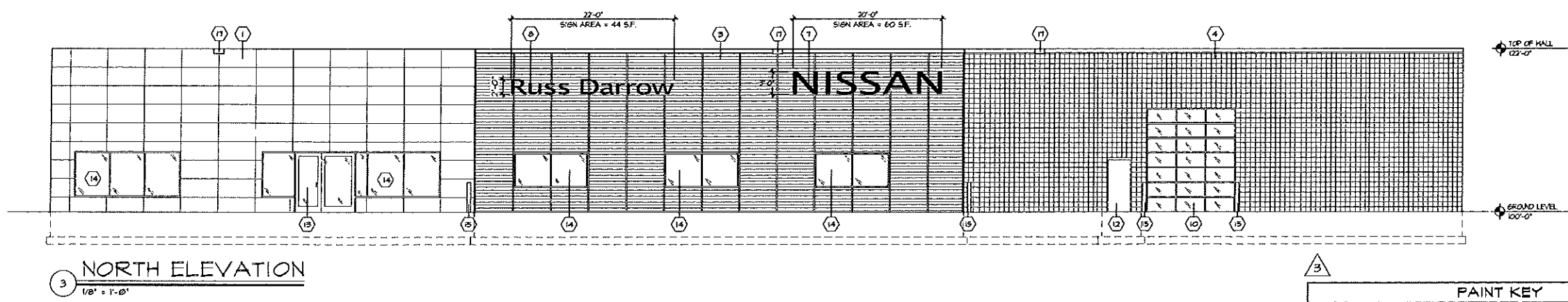
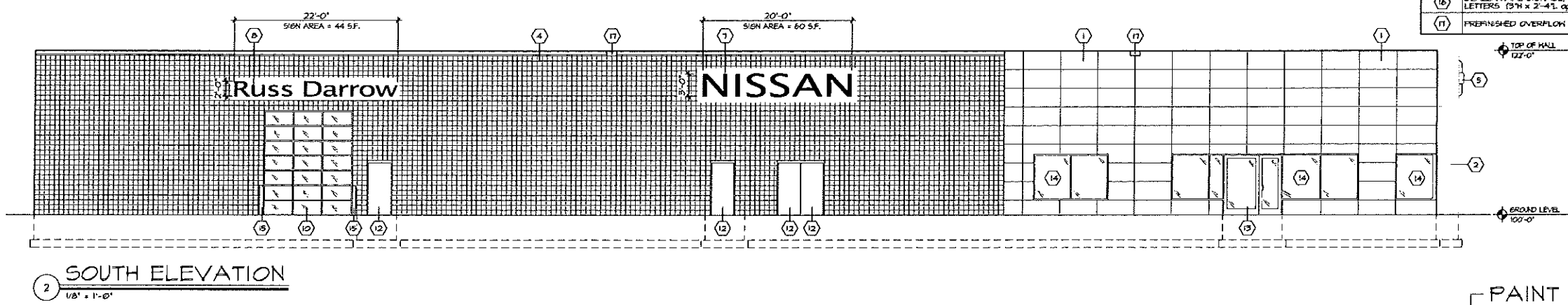
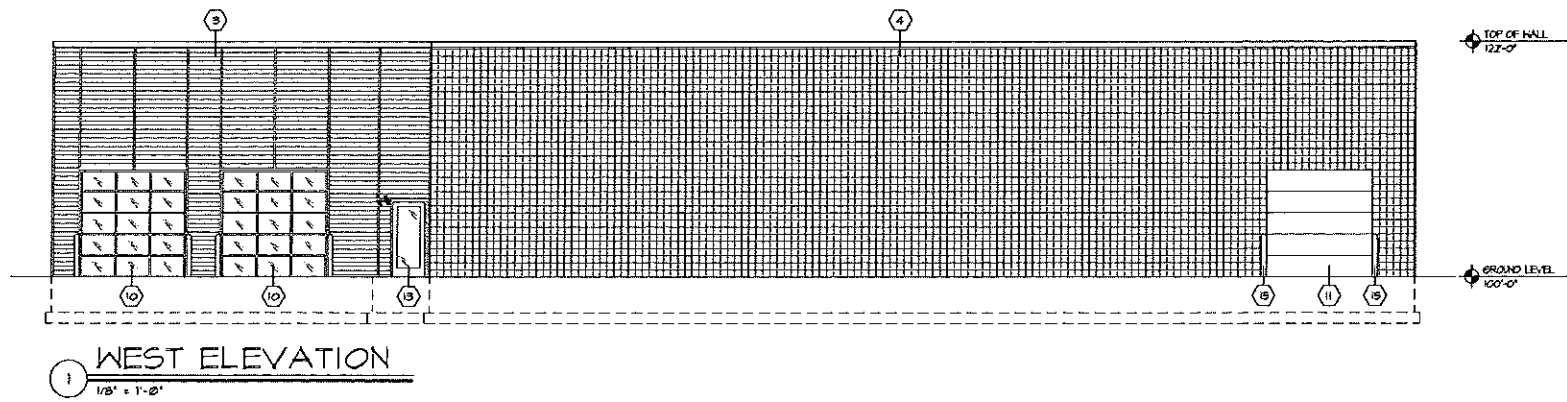
Sheet No.

A1.1



1 FLOOR PLAN
1/8" = 1'-0"

NOTE
1. SEE SHEET A33.0 FOR WALL TYPES.
2. SEE SHEET A33.2 FOR STANDARD MOUNTING HEIGHTS
3. SEE SHEET A41 FOR ROOM FINISH SCHEDULE
4. SEE SHEET A11 FOR DOOR SCHEDULE

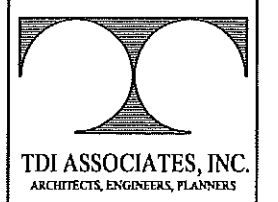


MATERIAL KEY	
TAG	DESCRIPTION
1	AGM-1 SILVER AGM METALLIC PANELS
2	AGM-2 RED AGM TO MATCH NISSAN PANELS (ENTRANCE ELEMENT ONLY)
3	AGM-4 SILVER METALLIC RIBBED METAL PANELS
4	8 x 8 SCOURED GUN MALL PAINTED LIGHT GRAY (PAINT P-2)
5	SHOWROOM ENTRY NISSAN BRAND SYMBOL SIGNAGE
6	SILVER METALLIC LOWER FASCIA (SIZE 10')
7	NISSAN CHANNEL LETTERS SIGNAGE, RED ACRYLIC FACE, I.E.D. INTERNAL ILLUMINATION (36"H x 22'-0"L approx.)
8	DEALER NAME SIGNAGE, WHITE ACRYLIC FACE, I.E.D. INTERNAL ILLUMINATION (24"H x 22'-0"L approx.)
9	SERVICE CHANNEL LETTERS SIGNAGE, WHITE ACRYLIC FACE, I.E.D. INTERNAL ILLUMINATION (18"H)
10	OVERHEAD DOOR WITH VISION GLAZING IN ALUMINUM FRAMES
11	INSULATED OVERHEAD DOOR, PAINTED LIGHT GRAY TO MATCH GUN MALLS (PAINT P-2)
12	INSULATED HOLLOW METAL DOOR (PAINT P-2)
13	REFINISHED CLEAR ANODIZED ALUMINUM DOOR W/ LITE
14	1" CLEAR INSULATED GLASS W/ CLEAR ANODIZED ALUMINUM MULLIONS THERMALLY BROKEN
15	6" PIPE BOLLARD, PAINTED DARK GRAY (PAINT P-3)
16	DEALER NAME SIGNAGE, LETTERS (3"H x 2'-4"L approx.)
17	REFINISHED OVERFLOW SCUPPER

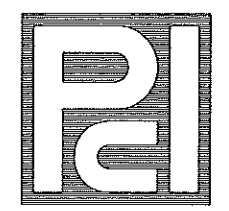
PAINT NOTE:
ALL LOT LIGHTING TO BE GRAY, SILVER, OR WHITE

PAINT KEY			
TAG	COLOR & MATERIAL SPECIFICATIONS	MANUFACTURER/ SPECIFICATIONS	MANUFACTURER/ SUPPLIER
P-1	LIGHT GRAY PAINT	SILVER HALF DOLLAR 2121-40 LOW LUSTRE	BENJAMIN MOORE & CO.
P-2	LIGHT GRAY PAINT	SILVER HALF DOLLAR 2121-40 SEMI GLOSS	BENJAMIN MOORE & CO.
P-3	DARK GRAY PAINT	STEEL HOOL 2121-20 LOW LUSTRE	BENJAMIN MOORE & CO.

WALL SIGNAGE AREA	
NISSAN SIGN EAST ELEVATION:	60 SF.
RUSS DARRROW SIGN EAST ELEVATION:	44 SF.
NISSAN BRAND SYMBOL SIGN EAST ELEVATION:	31 SF.
SERVICE SIGN EAST ELEVATION:	9.4 SF.
EXPRESS SIGN EAST ELEVATION:	10.6 SF.
RUSS DARRROW SIGN @ ENTRANCE EAST ELEVATION:	0.5 SF.
NISSAN SIGN NORTH ELEVATION:	60 SF.
RUSS DARRROW SIGN NORTH ELEVATION:	44 SF.
NISSAN SIGN SOUTH ELEVATION:	60 SF.
RUSS DARRROW SIGN SOUTH ELEVATION:	44 SF.
TOTAL SIGN AREA =	363.5 SF.



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(262) 367-6680

RUSS DARRROW NISSAN METRO AUTO PARK
11212 WEST METRO BOULEVARD
MILWAUKEE, WISCONSIN

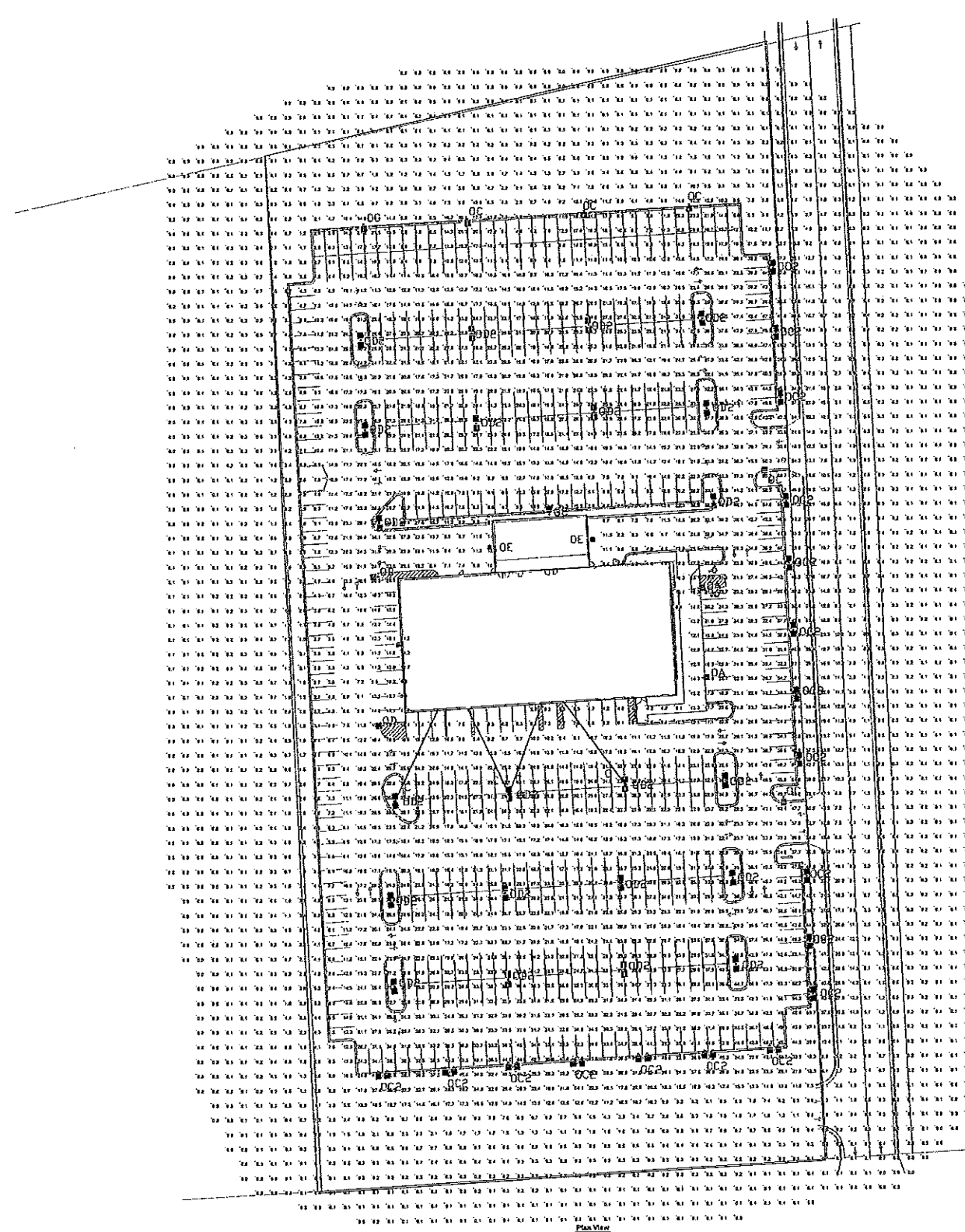
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Sheet Title
EXTERIOR ELEVATIONS

Issued For:	Date:
REV - 2	01-17-2012
REV - 3	02-01-2012
REV - 4	02-10-2012
REV - 6	02-21-2012

Date: 11-07-2011
Job NO.: 11172.000
Drawn By: R.J.H.
Sheet No.

A2.1



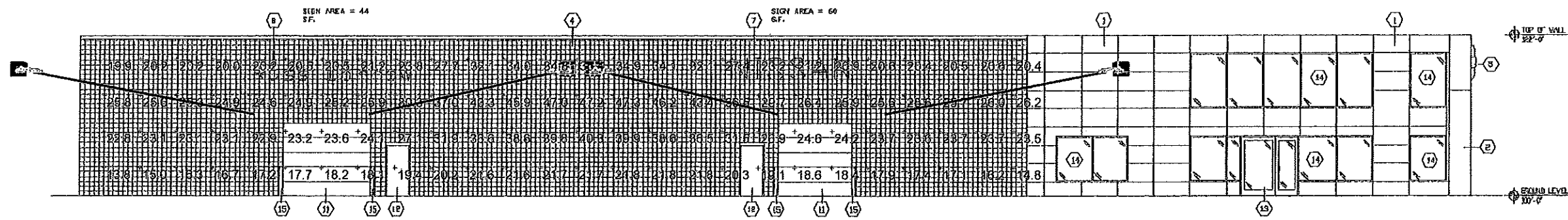
Category	Height	Arg	Max	Min	Max/Min	Arg/Min
Canopy Ht	+ 11.8 ft	43.7 ft	5.2 ft	N/A	N/A	N/A
Facade Row	+ 42.8 ft	43.7 ft	27.2 ft	2.3 ft	1.1 ft	1.1 ft
ECFOOT	+ 22.8 ft	43.7 ft	2.6 ft	25.4 ft	1.1 ft	1.1 ft

Symbol	Label	Qty	Code	Manufacturer	Description	Height	Foot	Lumens	LLF	RA24
■	CA	2	EC43-124	1200MH	SCOLLINE CLEAR HORIZONTAL RECESSED LUMINAIRE	1200	1200	19000	0.72	1000
■	OC	7	EC423-174	1200MH	SCOLLINE CLEAR HORIZONTAL RECESSED LUMINAIRE	1200	1200	19000	0.72	1000
■	OC	14	EC423-174	1200MH	SCOLLINE CLEAR HORIZONTAL RECESSED LUMINAIRE	1200	1200	19000	0.72	1000
■	OC	2	EC423-174	1200MH	SCOLLINE CLEAR HORIZONTAL RECESSED LUMINAIRE	1200	1200	19000	0.72	1000
■	OC	22	EC423-174	1200MH	SCOLLINE CLEAR HORIZONTAL RECESSED LUMINAIRE	1200	1200	19000	0.72	1000
■	OC	2	EC423-174	1200MH	SCOLLINE CLEAR HORIZONTAL RECESSED LUMINAIRE	1200	1200	19000	0.72	1000
■	A	4	FELUMEN	1200MH	DAWBYTE LARGE FLOODLIGHT	1200	1200	19000	0.72	1000

No.	Label	X	Y	Z	Wt	Groundline	Yt	X	Y	Z
1	OC1	308.0	426.0	28.0	28.0	177.0	0.0			
2	OC2	328.0	426.0	28.0	28.0	177.0	0.0			
3	OC3	328.0	378.0	28.0	28.0	177.0	0.0			
4	OC4	308.0	378.0	28.0	28.0	177.0	0.0			
5	OC5	328.0	329.0	28.0	28.0	177.0	0.0			
6	OC6	308.0	329.0	28.0	28.0	177.0	0.0			
7	OC7	258.0	426.0	28.0	28.0	177.0	0.0			
8	OC8	258.0	378.0	28.0	28.0	177.0	0.0	281.0	374.0	0.0
9	OC9	258.0	329.0	28.0	28.0	177.0	0.0	176.0	325.0	0.0
10	OC10	208.0	426.0	28.0	28.0	177.0	0.0	176.0	421.0	0.0
11	OC11	208.0	378.0	28.0	28.0	177.0	0.0	176.0	374.0	0.0
12	OC12	208.0	329.0	28.0	28.0	177.0	0.0	176.0	325.0	0.0
13	OC13	158.0	426.0	28.0	28.0	177.0	0.0			
14	OC14	158.0	378.0	28.0	28.0	177.0	0.0			
15	OC15	158.0	329.0	28.0	28.0	177.0	0.0			
16	OC16	108.0	426.0	28.0	28.0	177.0	0.0			
17	OC17	108.0	378.0	28.0	28.0	177.0	0.0	154.0	374.0	0.0
18	OC18	108.0	329.0	28.0	28.0	177.0	0.0			
19	OC19	58.0	426.0	28.0	28.0	177.0	0.0			
20	OC20	58.0	378.0	28.0	28.0	177.0	0.0			
21	OC21	58.0	329.0	28.0	28.0	177.0	0.0			
22	OC22	8.0	426.0	28.0	28.0	177.0	0.0			
23	OC23	8.0	378.0	28.0	28.0	177.0	0.0			
24	OC24	8.0	329.0	28.0	28.0	177.0	0.0			
25	CA	208.0	345.0	18.0	18.0	168.0	0.0	201.0	341.0	0.0
26	CA	208.0	406.0	18.0	18.0	168.0	0.0	152.0	402.0	0.0
27	OC	158.0	443.0	28.0	28.0	186.0	0.0	153.0	439.0	0.0
28	OC	118.0	443.0	28.0	28.0	186.0	0.0	113.0	439.0	0.0
29	OC	78.0	443.0	28.0	28.0	186.0	0.0	73.0	439.0	0.0
30	OC	38.0	443.0	28.0	28.0	186.0	0.0	33.0	439.0	0.0
31	OC	-2.0	443.0	28.0	28.0	186.0	0.0	-3.0	439.0	0.0
32	OC	-62.0	443.0	28.0	28.0	186.0	0.0	-67.0	439.0	0.0
33	OC	-102.0	443.0	28.0	28.0	186.0	0.0	-107.0	439.0	0.0
34	OC	-142.0	443.0	28.0	28.0	186.0	0.0	-147.0	439.0	0.0
35	OC	-182.0	443.0	28.0	28.0	186.0	0.0	-187.0	439.0	0.0
36	OC	-222.0	443.0	28.0	28.0	186.0	0.0	-227.0	439.0	0.0
37	OC	-262.0	443.0	28.0	28.0	186.0	0.0	-267.0	439.0	0.0
38	OC	-302.0	443.0	28.0	28.0	186.0	0.0	-307.0	439.0	0.0
39	OC	-342.0	443.0	28.0	28.0	186.0	0.0	-347.0	439.0	0.0
40	OC	-382.0	443.0	28.0	28.0	186.0	0.0	-387.0	439.0	0.0
41	OC	-422.0	443.0	28.0	28.0	186.0	0.0	-427.0	439.0	0.0
42	OC	-462.0	443.0	28.0	28.0	186.0	0.0	-467.0	439.0	0.0
43	OC	-502.0	443.0	28.0	28.0	186.0	0.0	-507.0	439.0	0.0
44	OC	-542.0	443.0	28.0	28.0	186.0	0.0	-547.0	439.0	0.0
45	OC	-582.0	443.0	28.0	28.0	186.0	0.0	-587.0	439.0	0.0
46	OC	-622.0	443.0	28.0	28.0	186.0	0.0	-627.0	439.0	0.0
47	OC	-662.0	443.0	28.0	28.0	186.0	0.0	-667.0	439.0	0.0
48	OC	-702.0	443.0	28.0	28.0	186.0	0.0	-707.0	439.0	0.0
49	OC	-742.0	443.0	28.0	28.0	186.0	0.0	-747.0	439.0	0.0
50	OC	-782.0	443.0	28.0	28.0	186.0	0.0	-787.0	439.0	0.0
51	OC	-822.0	443.0	28.0	28.0	186.0	0.0	-827.0	439.0	0.0
52	OC	-862.0	443.0	28.0	28.0	186.0	0.0	-867.0	439.0	0.0
53	OC	-902.0	443.0	28.0	28.0	186.0	0.0	-907.0	439.0	0.0
54	OC	-942.0	443.0	28.0	28.0	186.0	0.0	-947.0	439.0	0.0
55	A	48.0	293.0	28.0	28.0	18.0	85.0	76.0	286.0	14.0
56	A	122.0	293.0	28.0	28.0	18.0	84.0	24.0	326.0	14.0
57	A	196.0	293.0	28.0	28.0	18.0	84.0	150.0	326.0	14.0
58	A	270.0	293.0	28.0	28.0	18.0	85.0	186.0	326.0	14.0

DARROW NISSAN
MILWAUKEE, WI

Designer
EH
Date
Oct 11 2011
Scale
3/8"X48" PAPER
Drawing No.



SOUTH ELEVATION
1/8" = 1'-0"

South Elevation
Scale 1" = 16'

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	26.1 fc	47.3 fc	13.8 fc	3.4:1	1.9:1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	C	4	FSL10XM-MHP	DAYBRITE LARGE FLOODLIGHT	1000MH	FSL1MMHP.ies	110000	0.72	1100

LUMINAIRE LOCATIONS										
No.	Label	Location			MH	Orientation	Tilt	Aim		
		X	Y	Z				X	Y	Z
1	C	691.0	-484.0	20.0	20.0	28.1	85.0	723.0	-424.0	14.0
2	C	766.0	-484.0	20.0	20.0	-24.2	84.8	739.0	-424.0	14.0
3	C	842.0	-484.0	20.0	20.0	-28.1	85.0	810.0	-424.0	14.0
4	C	770.0	-484.0	20.0	20.0	22.6	84.7	795.0	-424.0	14.0

DARROW NISSAN
BUILDING FLOODLIGHTING

Designer

Date
Oct 10 2011

Scale
11X17 PAPER

Drawing No.

Job:
Type:
Notes:

Emco

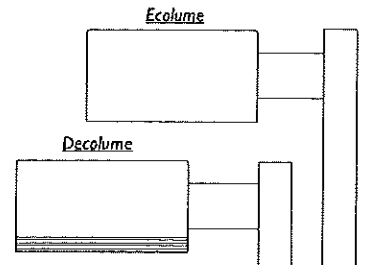
Ecolume and Decolume

Page 1 of 3

Arm Mount and Wall Mount

Ecolume and Decolume are rectilinear arm-mounted area luminaires, also suitable for wall mounting. The precision segmented optical systems provide required light levels, even illumination, wide pole spacings and glare control. The housing is dieformed and the door frame is extruded aluminum. The luminaire is completely sealed and gasketed, preventing intrusion from moisture, insects and contaminants. Decolume luminaires feature three (3) decorative ribs along the lower portion of the housing. The ribs are permanent design elements, an integral part of the dieformed housing. Decolume luminaires may be specified with factory applied color accents which nest in the twin reveals at the lower end of the housing.

Flat glass lens luminaires provide full cutoff performance. Sag lens Luminaires using 3V/QV optics set to lower socket position or Mallmaster® optics provide semi-cutoff performance. Other sag lens luminaires provide cutoff performance.



PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

	Ecolume	Decolume	
Arm Mount to Pole*	ECA14	DECA14	14" Square Luminaire
	ECA18	DECA18	18" Square Luminaire
	ECA23	DECA23	23" Square Luminaire
Direct Wall Mount	ECW14	DECW14	14" Square Luminaire
	ECW18	DECW18	18" Square Luminaire
	ECW23	DECW23	23" Square Luminaire
Wall Mount with Arm	ECWA14	DECWA14	14" Square Luminaire
	ECWA18	DECWA18	18" Square Luminaire
	ECWA23	DECWA23	23" Square Luminaire

*Arm mounting on round poles is designed to mount to poles measuring 3.5" OD or larger only.

MOUNTING

- 1 Single Pole Mount
- 2 Twin Pole Mount at 180°
- 2@90° Twin Pole Mount at 90°
- 3 3-way Pole Mount at 90°
- 3@120° 3-way Pole Mount at 120°
- 4 4-way Pole Mount

Use "1" for wall mounted units.

DISTRIBUTION

Horizontal Lamp

- 2H Type II
- 3H Type III
- FH Type IV Forward Throw
- BLC Backlight Control (18" only. 400MH/PSMH requires BT28/E28 lamp.)
- QH Type V

Vertical Lamp

- 3V^{1,2,3} Type III Vertical Lamp
- FV^{1,3} Type IV Forward Throw Vertical Lamp
- QV^{1,2,3} Type V Vertical Lamp

- 3V-RNC^{1,2} Type III Vertical Lamp, Reduced Nadir Candlepower (23" only)
- QV-RNC^{1,2} Type V Vertical Lamp, Reduced Nadir Candlepower (23" only)

RNC (Reduced Nadir Candlepower) optics should be specified only in applications requiring extreme maximum to minimum uniformity ratios (5 to 1 or lower). Reduced luminaire efficiency with RNC optics will result in lower average footcandle levels.

- 3SV¹ Type III Vertical Lamp Mallmaster® Semi-cutoff (23" only)
- QSV¹ Type V Vertical Lamp Mallmaster® Semi-cutoff (23" only)

1. 14" and 18" luminaires with vertical lamp optics are supplied standard with high temperature resistant thermoplastic sag lens. 23" luminaires with vertical lamp optics are supplied standard with a sag glass lens.

2. 18" and 23" 3V/QV optical systems feature an upper (factory set) cutoff socket position. For wider spacings, a lower (field adjustable) semi-cutoff socket position may be set.

3. 14" vertical lamp optics require a medium base lamp. Not Available with 480V.

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

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Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

79215-50/0811

PHILIPS

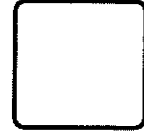


Job:
Type:
Notes:

Poles

5" / 6" Straight Square Steel

The Philips Gardco SSS straight steel pole consists of a one-piece square fabricated steel lighting standard. The carbon steel base plate is secured to the shaft with a continuous circumferential weld providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat. All poles include anchor bolts, full base cover, hand hole, ground lug and top cap.



PREFIX	HEIGHT	SIZE	GAUGE	DRILLING	FINISH	OPTIONS
Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.						

PREFIX	HEIGHT	SIZE	GAUGE	DRILLING
SSS5	20'	5"	7	D1 1 Way
SSS6	25'	6"	11	D2 2 Way
	30'			D2@90 2 Way at 90°
	35'			D3 3 Way
	40'			D4 4 Way
				T2 2 3/8" OD Tenon
				T4 4" OD Tenon

FINISH

<p>PP Prime Painted</p> <p>BRP Bronze Paint</p> <p>BLP Black Paint</p> <p>WP White Paint</p> <p>NP Natural Aluminum Paint</p> <p>GV Galvanized (No Paint)</p> <p>FPGV Finished Paint over Galvanized (specify color)</p> <p>OC Optional Color Paint Specify RAL designation ex: OC-RAL7024.</p> <p>SC Special Color Paint Specify. Must supply color chip.</p>

OPTIONS

<p>FES Festoon Outlet</p> <p>AHH Additional Hand Hole</p> <p>Couplings Indicate size (1/2", 3/4", 1", 1 1/4", 1 1/2".) Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 4.</p> <p>CL Coupling - Internal thread</p> <p>Single Mount Bullhorn Brackets Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 4.</p> <p>GM-080-19 Single - 1.9" OD</p> <p>GM-080-24 Single - 2.4" OD</p>	<p><i>For Festoon Outlets and Additional Hand Holes, indicate height above base and orientation to original hand hole. See Pole Orientation Information on Page 4.</i></p> <p>Motion Response Provisions</p> <p>GMR Provision for Gardco HID Motion Response System <i>Minimum Pole Height is 18'. Includes a 1/2" coupling placed 180° to the hand hole, 12' above the pole base.</i></p> <p>MSM Motion Sensor Mounting Provision for LED Luminaires available with Motion Response <i>Minimum Pole Height is 18'. Includes a special hand hole with 1/2" coupling placed in the cover plate, 180° to the hand hole, 15' above the pole base.</i></p>
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Refer to Steel Pole Accessories sheet 79415-26 for additional accessories.