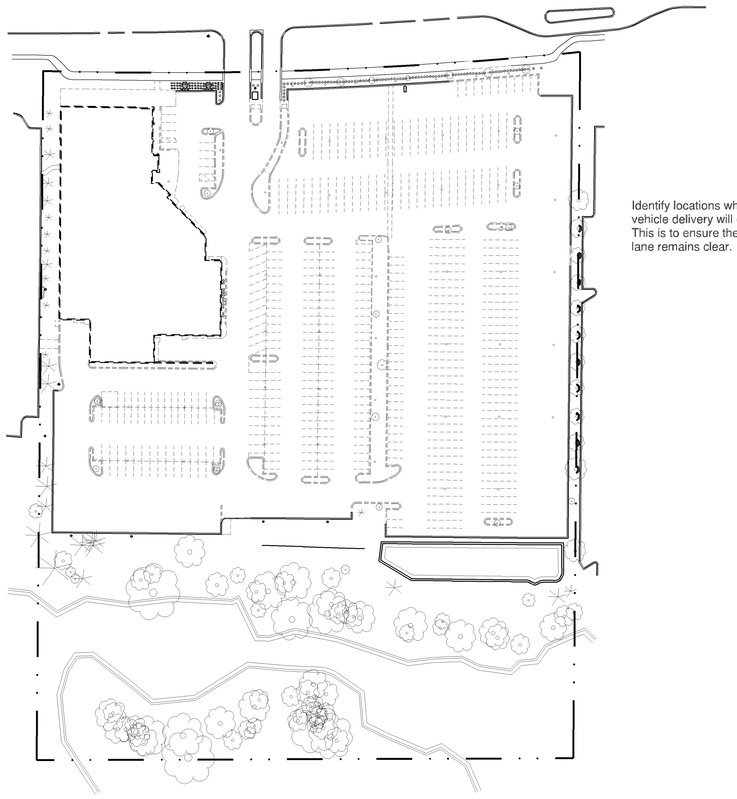

Identify locations where vehicle delivery will occur. This is to ensure the fire lane remains clear.

NORTH

2 / A1 DEMOLITION PLAN
SCALE: 1" = 80'-0"

SITE DATA

LOT AREA – 464,226 S.F. = 10.66 ACRES
ZONING – PD, PLANNED DEVELOPMENT
MAJOR DEVELOPMENT CHANGE REQUIRES CITY APPROVAL
C.U.P. REQUIRED FOR CAR SALES
BUILDING – 229,634 S.F.
5– STORIES
FLOOR AREA RATIO
229,634 S.F./ 464,226 S.F. = 0.49 < 0.50

PARKING DATA

RETAIL – 8,459 S.F. AT 5.5/1000 = 47 STALLS
WAREHOUSE – 8,933 S.F. AT 1/1000 = 9 STALLS
OFFICE – 4,677 S.F. AT 1/285 = 16 STALLS
SERVICE – 3,004 S.F. (EXCL BAYS) AT 1/300 S.F. = 10 STALLS
49 SERVICE BAYS AT 3/BAY = 147 STALLS
TOTAL PARKING REQUIRED = 229 STALLS

TOTAL PARKING PROVIDED
SURFACE PARKING
CUSTOMER – 45 STALLS
EMPLOYEE – 72 STALLS
SERVICE – 146 STALLS
INVENTORY – 217 STALLS
SURFACE PARKING = 480 STALLS
RAMPED PARKING
INVENTORY – 513 STALLS
993 STALLS

NORTH

1 / A1 SITE PLAN
SCALE: 1" = 40'-0"

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A1

75'-0"

This is a significant redevelopment and the islands must all be 8 feet wide, including the two at the main entrance.

show full extends of rain garden

AMERICAN BOULEVARD WEST

20'-0" PARKING SETBACK

10'-0" DRAINAGE UTILITY EASEMENT

EXISTING ACCESS

CURB TO REMAIN SO FAR AS POSS

Curbline and median island on proposed easterly driveway will need to be extended to the north to avoid confusion with Utilities driveway

Hydrant locations to be review by the Utility and Fire Prevention Divisions.

(23) CUSTOMER PARKING

CUSTOMER PARKING 45 STALLS

(22) CUSTOMER PARKING

(15) EMPLOYEE PARKING

(14) EMPLOYEE PARKING

EMPLOYEE PARKING 43 STALLS

(13) (13) EMPLOYEE PARKING

BICYCLE RACK FOR (4) BICYCLES

Insure emergency vehicle turning radius throughout the property. Provide autoturn calcs using Ladder 1 dimensions.

Outdoor loudspeakers of public address systems are prohibited. (Section 21.301.01(b))

TYPE OF CONSTRUCTION?
https://www.bloomingtonmn.gov/building-codes-governing-city-bloomington

PROPOSED BUILDING
229,634 S.F.
5–STORIES
480 SURFACE STALLS
513 RAMPED STALLS

Sprinkler protection shall be provided throughout.

Standpipe hose valves to be located in/at the stairwells. Any additional required hose valves shall be approved by Fire Prevention prior to the building permit being issued.

Parking ramp must be labeled either open or closed parking structure.

Intermittent island required when interior parking (including sales and service) are greater than 200 feet along property lines. There are several location where they must be added.

The car wash location on the south side of the structure along the residential is a concern. Staff would prefer a location be along the north face of the structure. If it is approved in the proposed location, condition requiring no operation while the doors are open and insurance the equipment noise rating is as quiet as possible.

(10) SERVICE STAGING

(36) SERVICE STAGING

(20) SERVICE STAGING

(21) SERVICE STAGING

(38) SERVICE STAGING

CURB TO REMAIN SO FAR AS POSS

BUILDING HEIGHT SETBACK LINE

5'-0" DRAINAGE UTILITY EASEMENT PARKING SETBACK

DRAINAGE/UTILITY EASEMENT

End of tier islands missing in two locations. (See plan markup)

EXISTING PONDING

EXISTING POND

290'-0"

300'-0"

198'-0"

60'-0"

452'-2"

75'-0"

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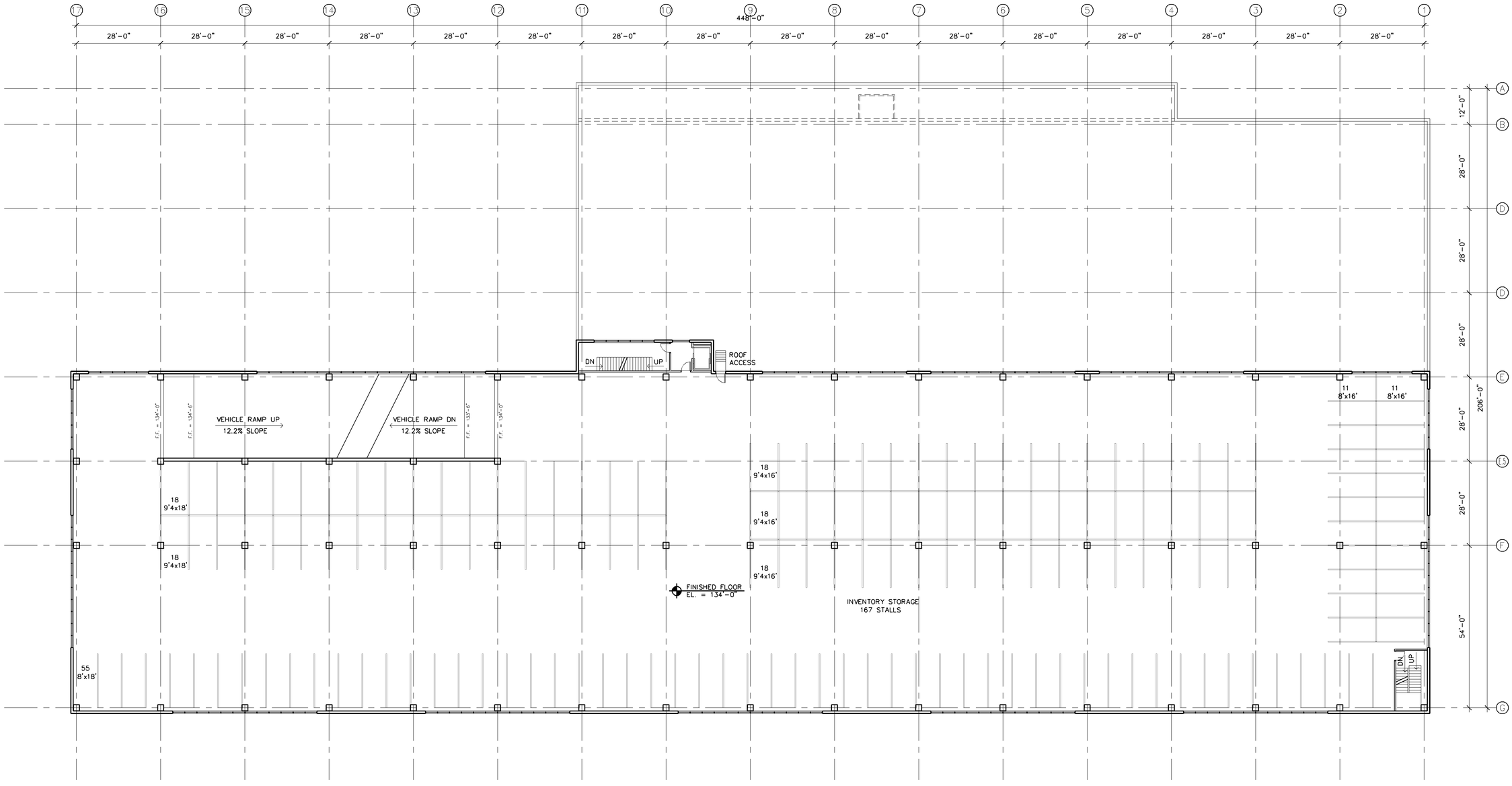
SITE PLAN

Sheet Number

A1

Project No. 160122-1



1 / A5 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0" 48,001 S.F.

NORTH

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A5

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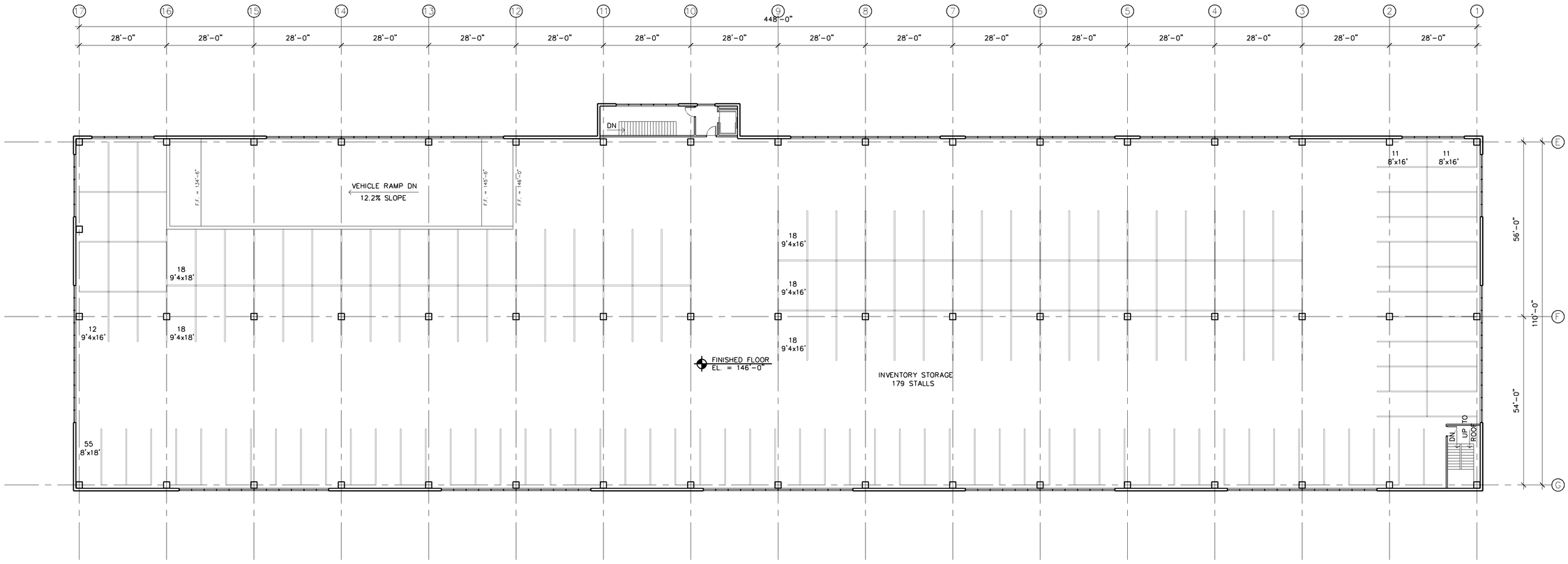
FOURTH FLOOR PLAN

Sheet Number

A5

Project No. 160122-1



1 A6 FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"
48,001 S.F.

NORTH

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A6

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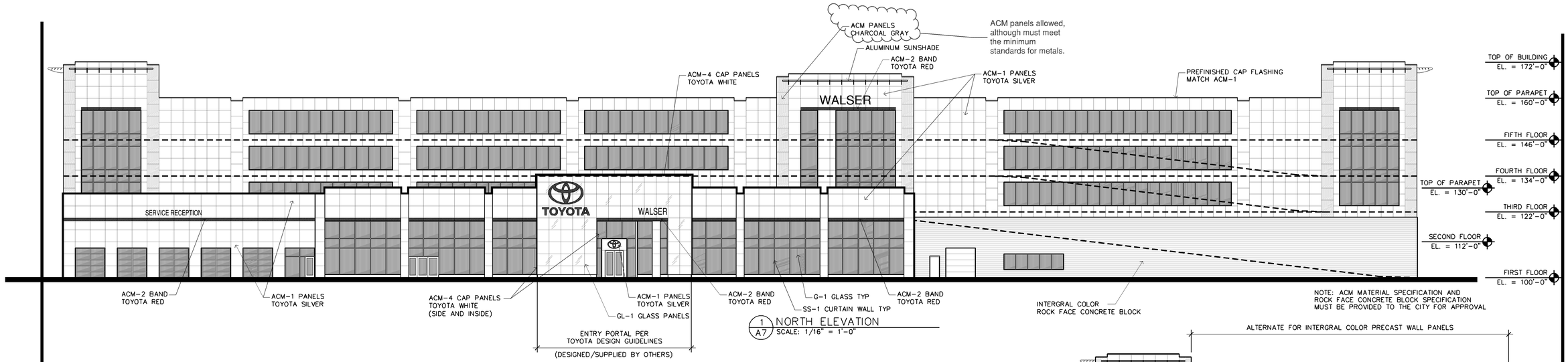
FIFTH FLOOR PLAN

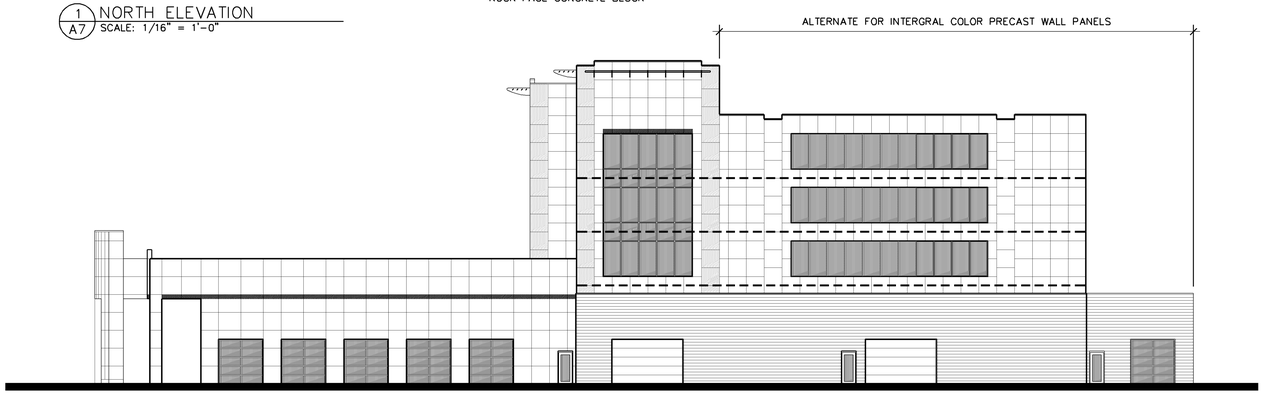
Sheet Number

A6

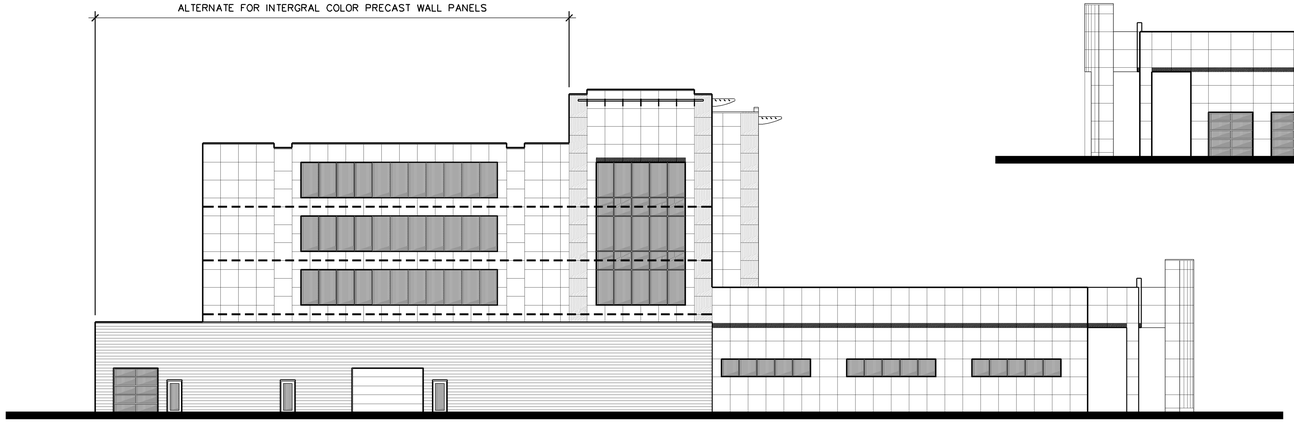
Project No. 160122-1



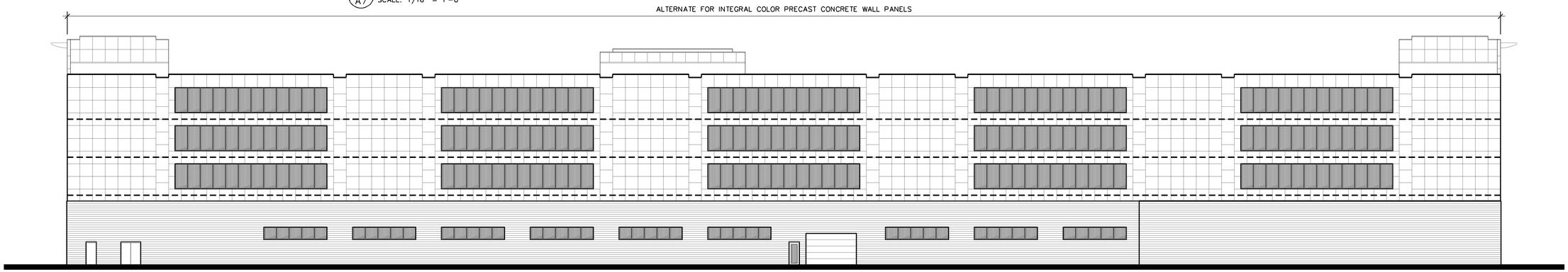
1 A7 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 A7 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 A7 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 A7 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A7

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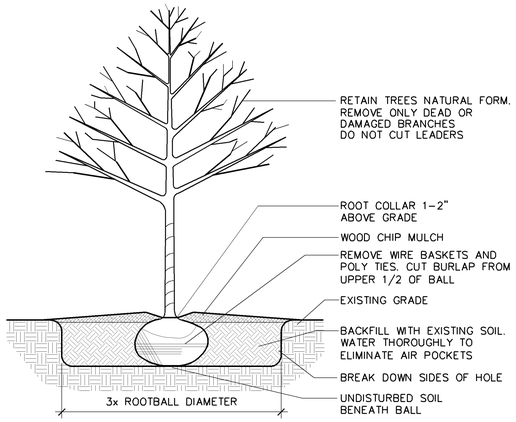
BUILDING ELEVATIONS

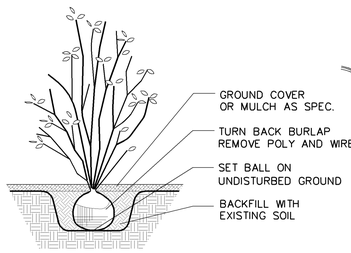
Sheet Number

A7

Project No. 160122-1



2 / L1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



3 / L1 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

Some of the trees are placed adjacent to proposed lighting. The growth will engulf the lights, long term. Be sure the lighting designer reviews the landscape plan and vice versa.

PLANTING SCHEDULE

	QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
TREES	10	HI	BITTERNUT HICKORY	CARYA CORDIFORMIS	2.5"	BB	TO MATCH EXISTING TREES
	8	PO	PIN OAK	QUARCUS PALUSTRIS	2.5"	BB	–
	12	HL	THORNLESS HONEYLOCUST	GELDITSIA TRICANTHOS 'INERMIS'	2.5"	BB	–
	16	AB	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.5"	BB	–
	13	RB	RIVER BIRCH	BETULA NIGRA	2.5"	BB	3 TRUNK CLUMP
	8	CS	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	2.5"	BB	–
SHRUBS	118	TH	'TIDE HILL' BOXWOOD	BUXUS MICROPHYLLA 'TIDE HILL'	#5	CONT.	–
	26	SC	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	#5	CONT.	
	22	RD	RED TWIGGED DOGWOOD	CORNUS BAILEYI 'CARDINAL'	#5	CONT.	
	46	BB	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5	CONT.	
	24	JB	JAPANESE BARBERRY	BERBERIS THUNBERGII	#5	CONT.	
PERENNIALS	42	DL	ORIENTAL RUBY DAYLILLY	HERMEROCALLIS 'ORIENTAL RUBY'	#5	CONT.	–
	36	LB	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#5	CONT.	–
	28	RF	RED FLAME MISCANTHUS	MISCANTHUS 'PURPURASCENS'	#5	CONT.	–
	72	BE	BLACK EYE SUSAN	RUDBECKIA HIRTA	#5	CONT.	–

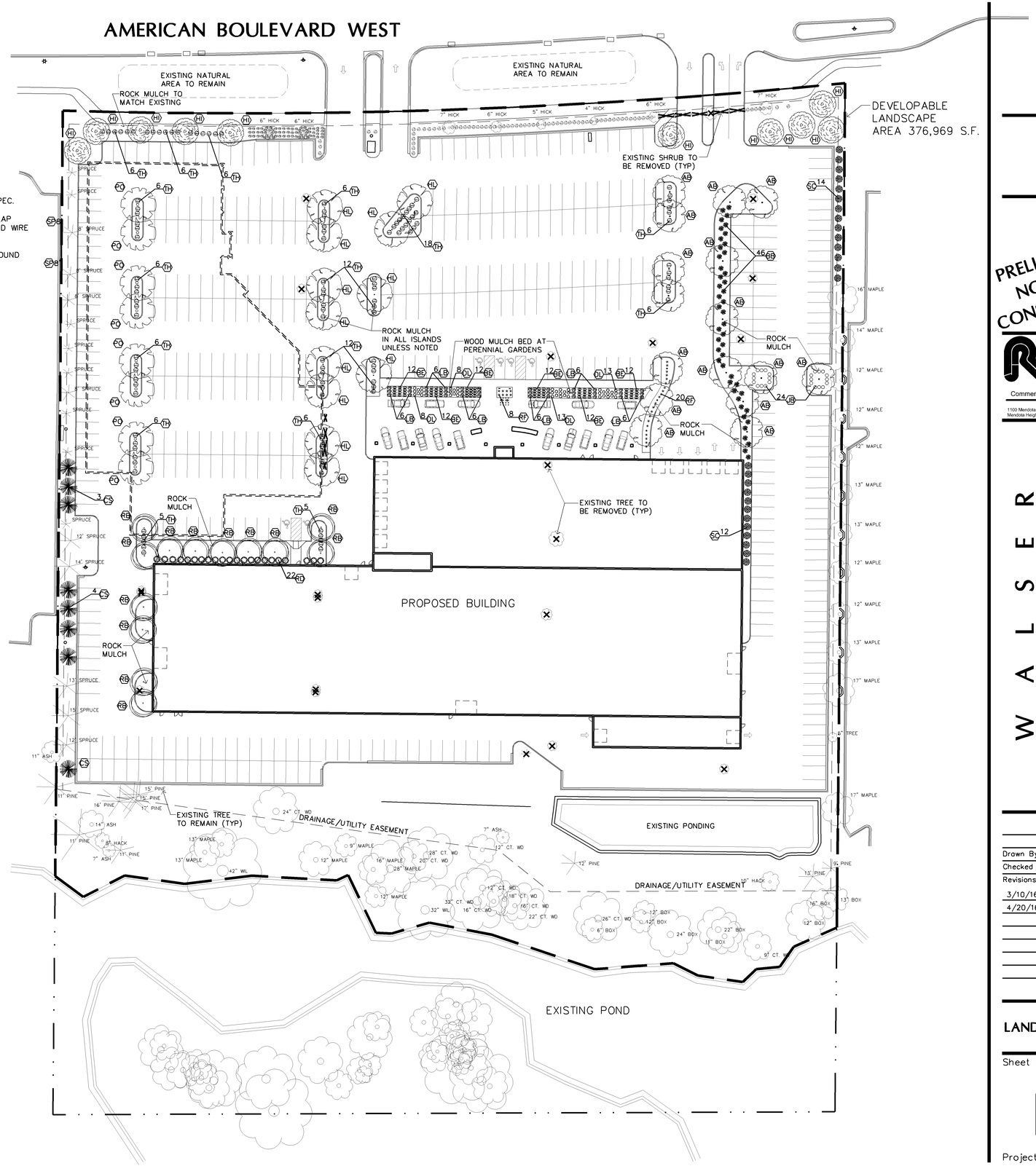
NOTES
1. PROVIDE UNDERGROUND IRRIGATION FOR ALL SODDED PLANT AREAS
2. PROVIDE BLACK VINYL EDGER AT ALL TRANSITIONS FROM ROCK MULCH TO GROUND COVER
3. SOD ALL AREAS UNLESS NOTED UP TO BACK OF CURB OR SIDEWALK
4. LANDSCAPE QUANTITIES BASED ON 376,969 S.F. DEVELOPABLE LAND AREA

1. (1) TREE PER 2,500 S.F. DEVELOPABLE LAND = 151 TREES
   - EXISTING TREES TO REMAIN: 84 EXISTING
   - PROPOSED TREES: 67 PROVIDED
   - TOTAL TREES PROVIDED: 151 TREES
2. (1) SHRUB PER 1,000 S.F. DEVELOPABLE LAND = 377 SHRUBS
   - EXISTING SHRUBS TO REMAIN: 142 EXISTING
   - PROPOSED SHRUBS: 236 PROVIDED
   - TOTAL SHRUBS PROVIDED: 378 SHRUBS

1 / L1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

NORTH

AMERICAN BOULEVARD WEST



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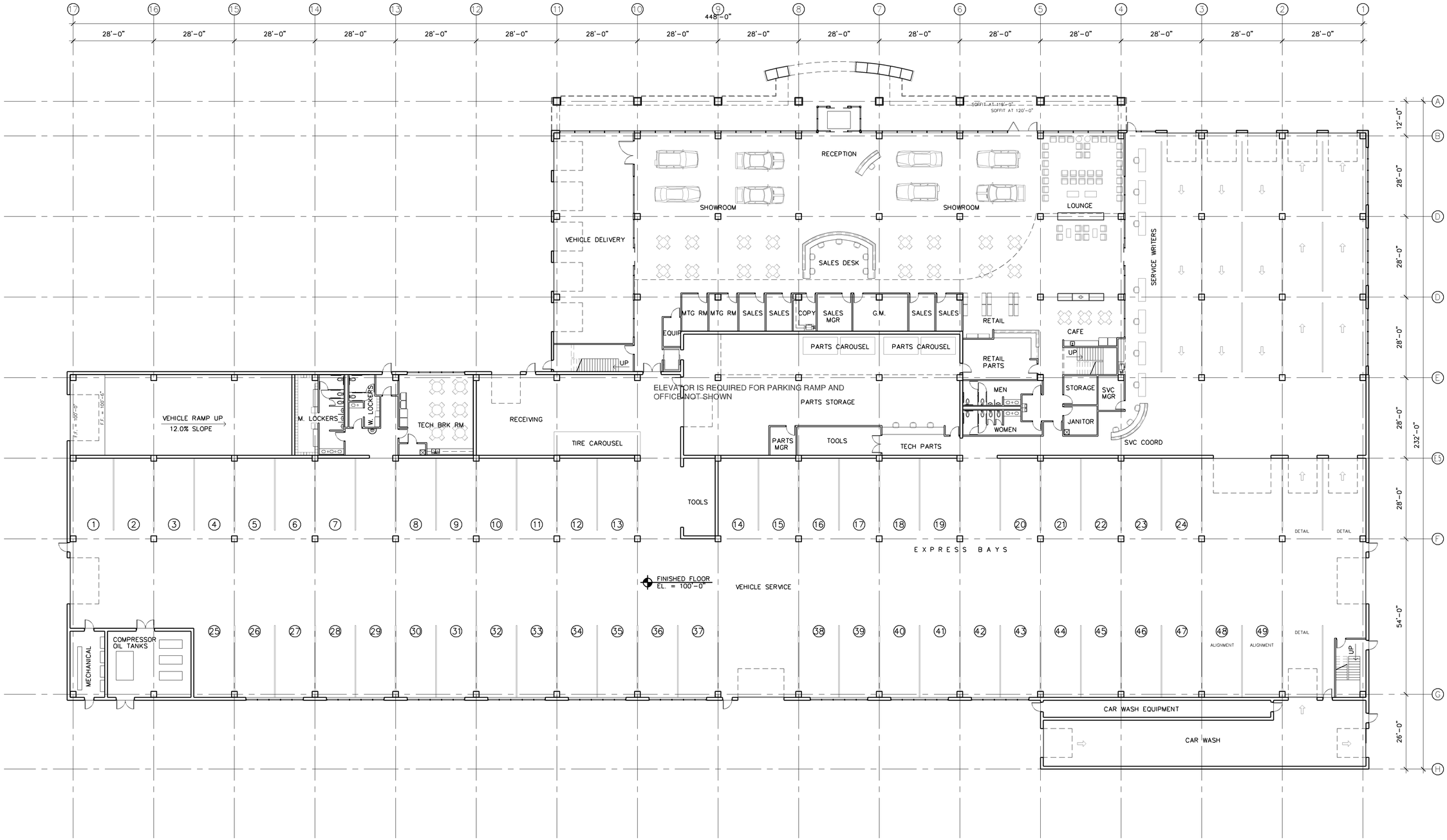
LANDSCAPE PLAN

Sheet Number

L1

Project No. 160122-1



1 / A2 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"
78,241 S.F.

NORTH

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A2

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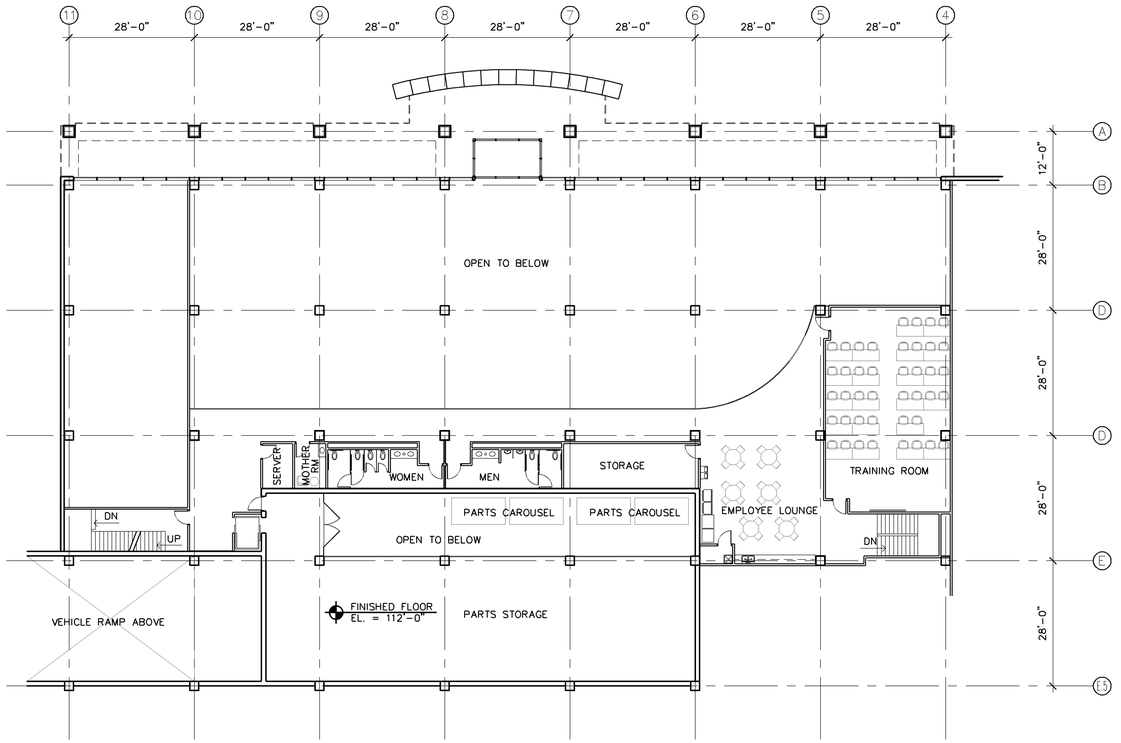
FIRST FLOOR PLAN

Sheet Number

A2

Project No. 160122-1



1 / A3 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0" 9,175 S.F.

NORTH

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A3

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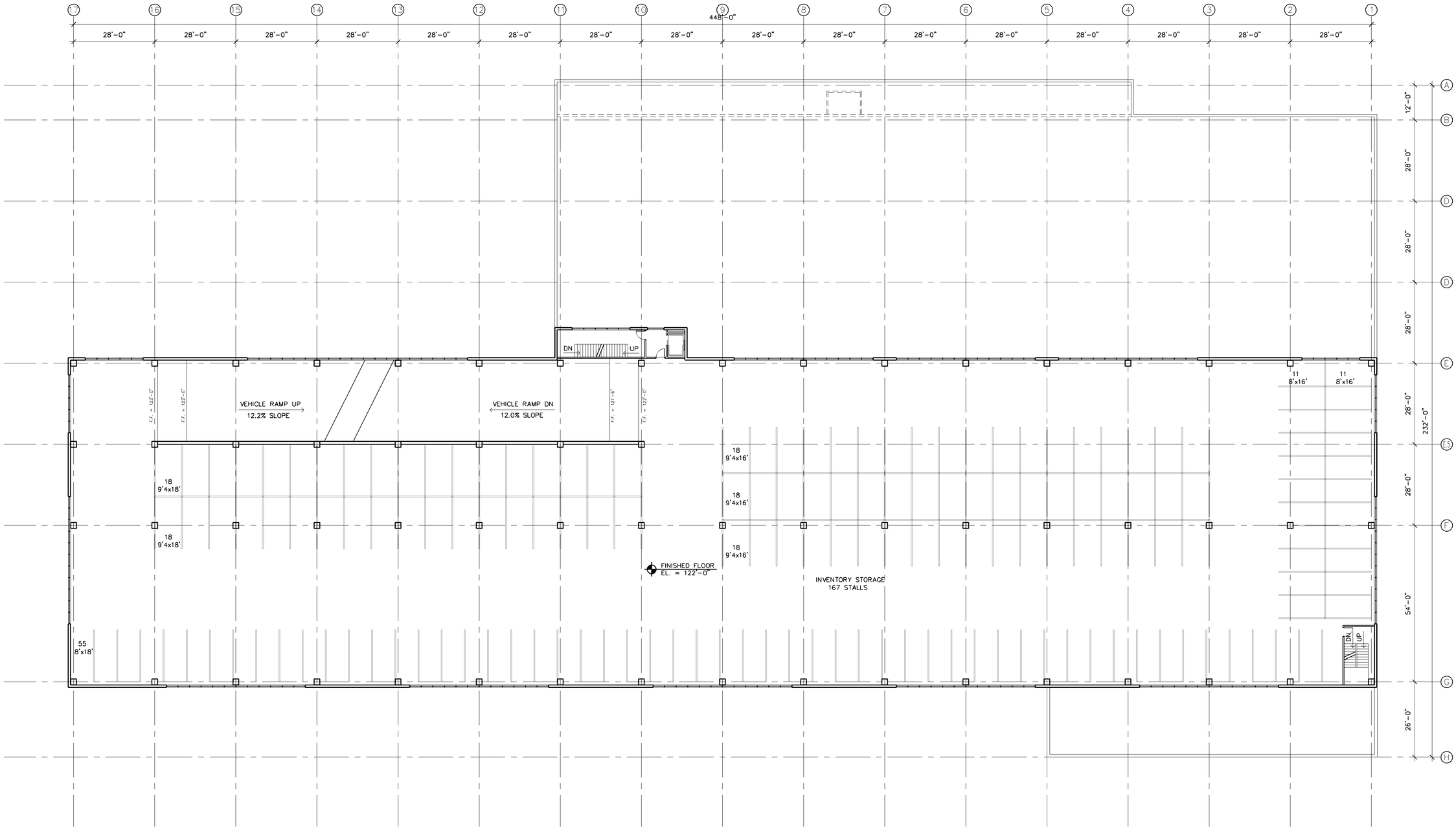
SECOND FLOOR PLAN

Sheet Number

A3

Project No. 160122-1



1 / A4 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0" 46,216 S.F.

NORTH

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A4

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THIRD FLOOR PLAN

Sheet Number

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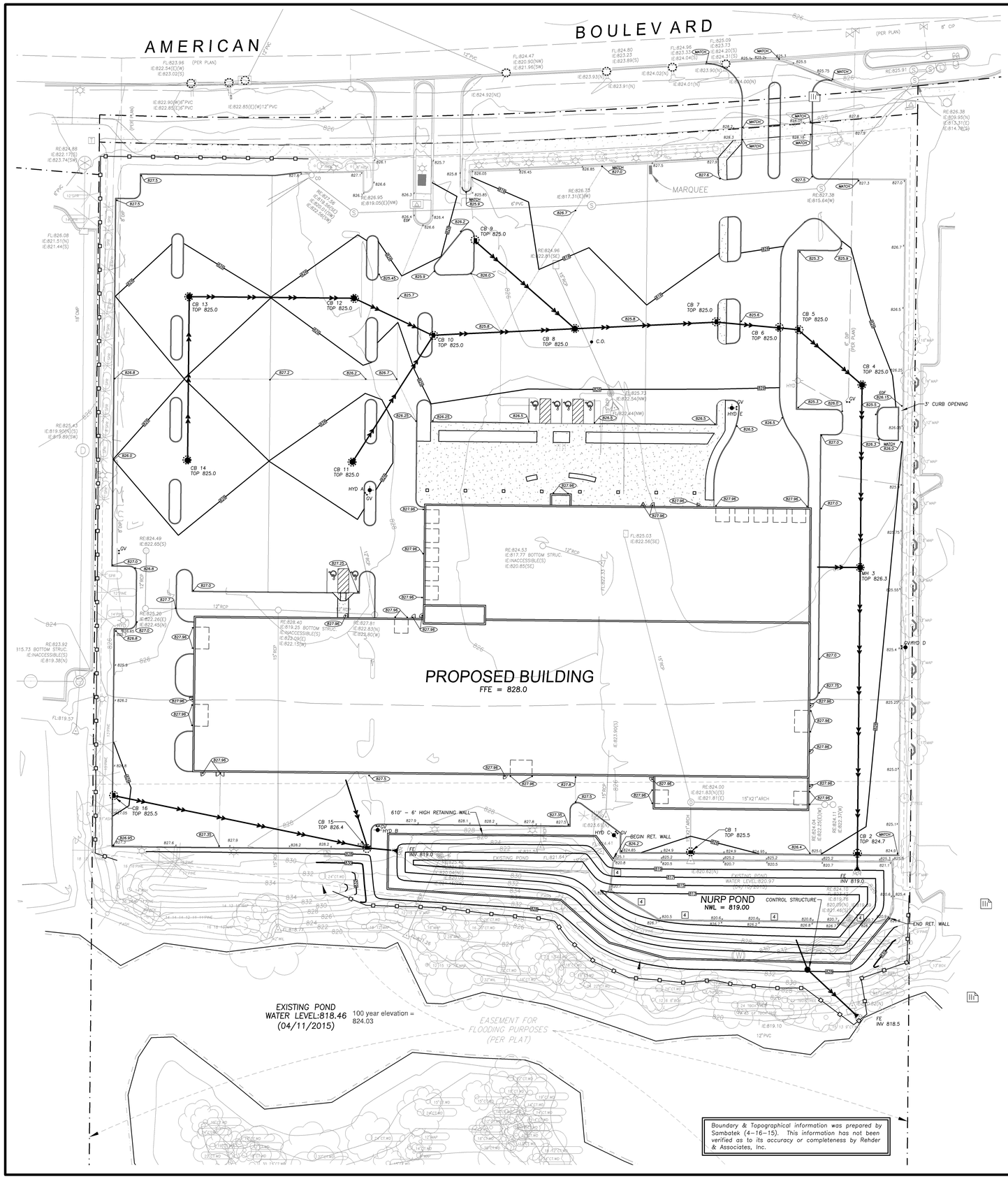
Project No. 160122-1



Boundary & Topographical information was prepared by Sambatek (4–16–15). This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

CITY OF BLOOMINGTON STANDARD NOTES

1. NO PARKING ON PUBLIC STREETS AND RIGHT–OF–WAY. CIRCULATION DRIVES, OR FIRE LANES. PREPARE ON–SITE CONSTRUCTION MANAGEMENT SPACE FOR EMPLOYEE PARKING, MATERIALS, EQUIPMENT, FIELD SHACK, AND OTHER CONSTRUCTION RELATED ITEMS. ALL CONSTRUCTION RELATED LOADING, UNLOADING, AND STOCKPILING TO OCCUR ON–SITE AND OFF OF PUBLIC STREETS AND RIGHT–OF–WAY. Temporary street signs, lighting, and addresses shall be provided during construction.

2. Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within the Right–of–Way. Permit is required prior to removals or installation. Contact Brian Hansen at 952–563–4543 or bhansen@ci.bloomington.mn.us for permit application and fee information.

3. Public Works permit application for underground work within the right–of–way is required prior to removal or installation of sanitary sewer, water or storm work within the public right–of–way. Contact Utilities at 952–563–4568 for permit application and for fee information.

4. Use approved inlet protection at all active storm sewer inlets; no bales allowed for inlet protection and/or ditch checks.

5. Utility service additions/removals to be at the Developer's expense.

6. Designate all approved parking stalls with white 4" wide striping.

7. All public sidewalks shall not be obstructed.

8. Street lighting and interconnect conduit must be exposed for City inspection prior to pouring concrete or backfilling excavations in the City right–of–way.

9. Storage of materials or equipment shall not be allowed on public streets or within public right–of–way.

10. Restore City street by complying with the City Street Improvement Policy; contact Utilities (952–563–4568) for the requirements.

11. Temporary street signs, lighting, and addresses shall be provided during construction.

GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
3 – See landscape plan for tree removals.
4 – Remove existing retaining wall.

EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited.
4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
7 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

INSPECTION AND MAINTENANCE

– The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
– All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
– Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
– All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
– Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.
– Construction site vehicle exit locations must have sediment removed from off–site paved surfaces within 24 hours of discovery.
– Infiltration areas shall be graded to finished grade when all contributing drainage areas have been stabilized. Protect infiltration area from sediment and heavy equipment compaction during/after construction with silt fence.

POLLUTION PREVENTION MANAGEMENT

– All solid waste must be disposed of off–site per the MPCA disposal requirements.
– All hazardous waste must be properly stored with restricted access to storage areas to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA Regulations.

LEGEND

- PROPOSED MANHOLE/CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- EXISTING CONTOUR
- EXISTING ELEVATION

N

0 15 30 60 90
Scale in Feet

Rehder & Associates, Inc.
Civil Engineers, Planners and Land Surveyors
3440 Federal Drive, Eagan, Minnesota 55122
651-452-5601 • Fax 651-452-9707 • email: mb@rehder.com

PROJECT NO.: 161–0348.070 DRAWING FILE: 0348070.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

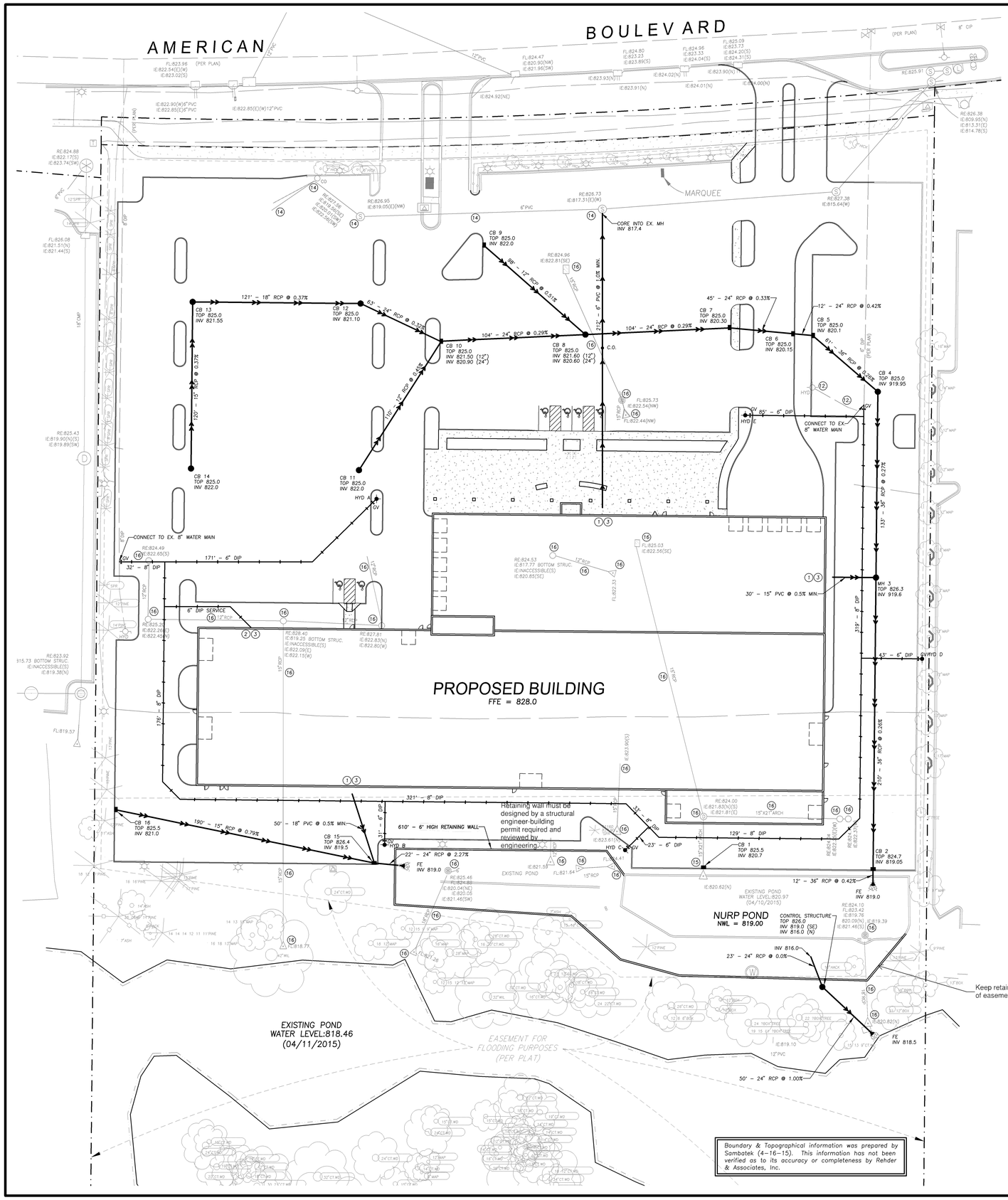
PRELIMINARY

Name _____ Date _____ Reg. No. _____

Issued	
CITY SUBMITTAL	4–20–16

GRADING, DRAINAGE & EROSION CONTROL PLAN
WALSER TOYOTA
CITY OF BLOOMINGTON

SHEET NUMBER
C1



UTILITY NOTES

1. Bring sewer services all the way into the proposed building to acommodate City inspection and testing.
2. Bring water main all the way into the proposed building (i.e. up to meters and/or fire service equipment) to accommodate City inspection and testing.
3. Verify all service locations and inverts with mechanical engineer before construction.
4. All watermain to have a minimum of 8' and maximum of 10' of cover.
5. Taps of live water mains to be done by City forces; however, they shall be paid for and coordinated by the Contractor.
6. Combination Fire and Domestic services must terminate with a thread on flange or an MJ to flange adapter.
7. There shall be at least a 10-foot horizontal separation between water and sewer lines.
8. Water mains crossing storm or sanitary sewers shall have a minimum of 18-inch vertical separation.
9. Wrap DIP water main with 8 mil minimum poly.
10. All water main pipe 12" in diameter and smaller shall be Class 52 DIP.
11. Coordinate tap and water valve cut in with City of Bloomington Utilities.
12. Remove existing water main and hydrant.
13. PVC Pipe connections into all concrete structures shall be made with water tight materials, utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 waterstop sealant, or approved equal will only be allowed as approved by the Engineer.
14. Remove existing manhole, cleanouts, sanitary sewer pipe to the west and bulkhead ex. manhole.
15. Construct CB over existing storm sewer pipe and remove remaining pipe tp north.
16. Remove existing storm sewer manholes, catch basin, flared end sections & pipe.
17. Prior to issuance of the Certificate of Occupancy, the developer/contractor must submit electronic utility as-builts to the Public Works Department. Contact Jen Desrude (952-563-4862) for requirements.

LEGEND

- PROPOSED MANHOLE/CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

N

0 15 30 60 90
Scale in Feet

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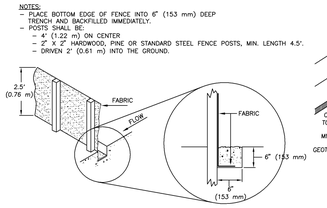
PRELIMINARY

Name _____ Date _____
Reg. No. _____

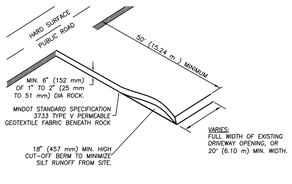
Issued
CITY SUBMITTAL
4-20-16

UTILITY PLAN
WALSER TOYOTA
CITY OF BLOOMINGTON

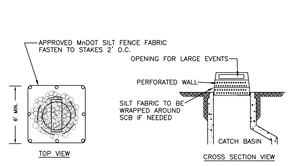
SHEET NUMBER
C2



1 C3 SILT FENCE
NO SCALE

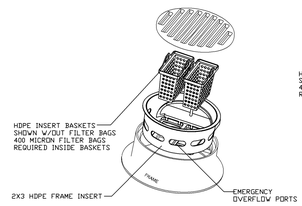


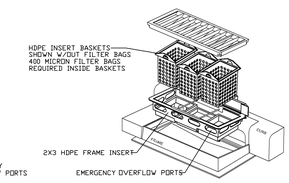
2 C3 ROCK CONSTRUCTION ENTRANCE
NO SCALE



NOTE: USE THIS TYPE OF INLET PROTECTION BEFORE THE CASTING IS INSTALLED.

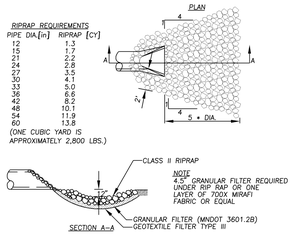
3 C3 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE



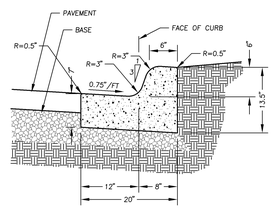


NOTE: USE THIS TYPE OF INLET PROTECTION AFTER THE CASTING IS INSTALLED.

4 C3 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE

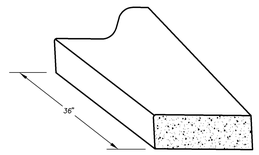


5 C3 RIPRAP DETAIL
NO SCALE



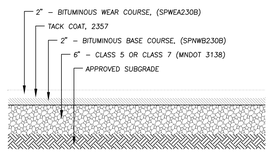
Note: Where contours indicate, ignore 0.75"/ft slope indicated above and match adjoining pavement slope to prevent gutter from "ponding".

6 C3 B612 CONCRETE CURB & GUTTER
NO SCALE



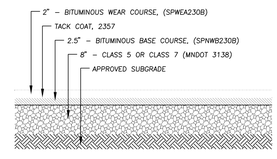
Note: Curb type B612 shown; similar for other curb types.

7 C3 CURB & GUTTER BEAVERTAIL
NO SCALE



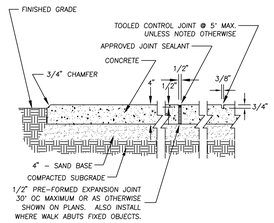
NOTE: VERIFY ADEQUACY OF PAVEMENT SECTION WITH ENGINEER AFTER SUBGRADE SOILS ARE EXPOSED AND BEFORE BITUMINOUS PAVEMENT IS PLACED.

8 C3 STANDARD DUTY PAVEMENT SECTION
NO SCALE

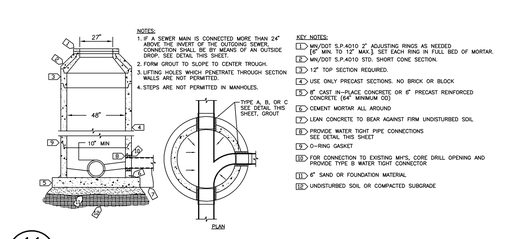


NOTE: VERIFY ADEQUACY OF PAVEMENT SECTION WITH ENGINEER AFTER SUBGRADE SOILS ARE EXPOSED AND BEFORE BITUMINOUS PAVEMENT IS PLACED.

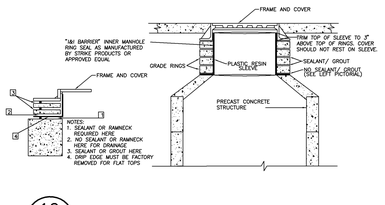
9 C3 HEAVY DUTY PAVEMENT SECTION
NO SCALE



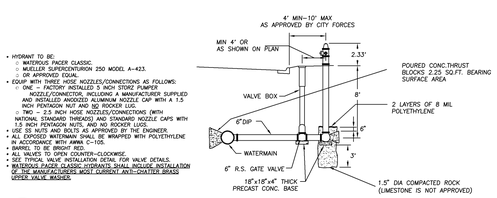
10 C3 CONCRETE SIDEWALK
NO SCALE



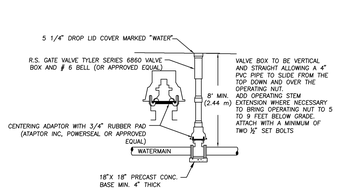
11 C3 STD. SANITARY SEWER MH
NO SCALE



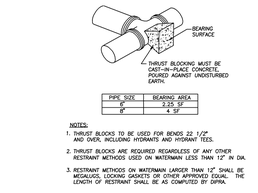
12 C3 INTERNAL CHIMNEY SEAL
NO SCALE



13 C3 TYPICAL HYDRANT INSTALLATION
NO SCALE



14 C3 TYPICAL VALVE INSTALLATION
NO SCALE



PIPE SIZE	BEARING AREA
6"	2.25 SF
8"	4 SF

NOTES:
1. THRUST BLOCKS TO BE USED FOR BENDS 22 1/2° AND OVER, INCLUDING HYDRANTS AND HYDRANT TEES.
2. THRUST BLOCKS ARE REQUIRED REGARDLESS OF ANY OTHER RESTRAINT METHODS USED ON WATERMAIN LESS THAN 12" IN DIA.
3. RESTRAINT METHODS ON WATERMAIN LARGER THAN 12" SHALL BE MEGALUGS, LOCKING GASKETS OR OTHER APPROVED EQUAL. THE LENGTH OF RESTRAINT SHALL BE AS COMPUTED BY DIPRA.

15 C3 TYPICAL THRUST BLOCK
NO SCALE

Rehder & Associates, Inc.
Civil Engineers, Planners and Land Surveyors
5446 Federal Drive, Suite 310 • Fort Myers, FL 33912
631-452-5501 • Fax: 631-432-9797 • email: info@rehder.com

PROJECT NO.: 161–0348.070 DRAWING FILE: 0348070.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

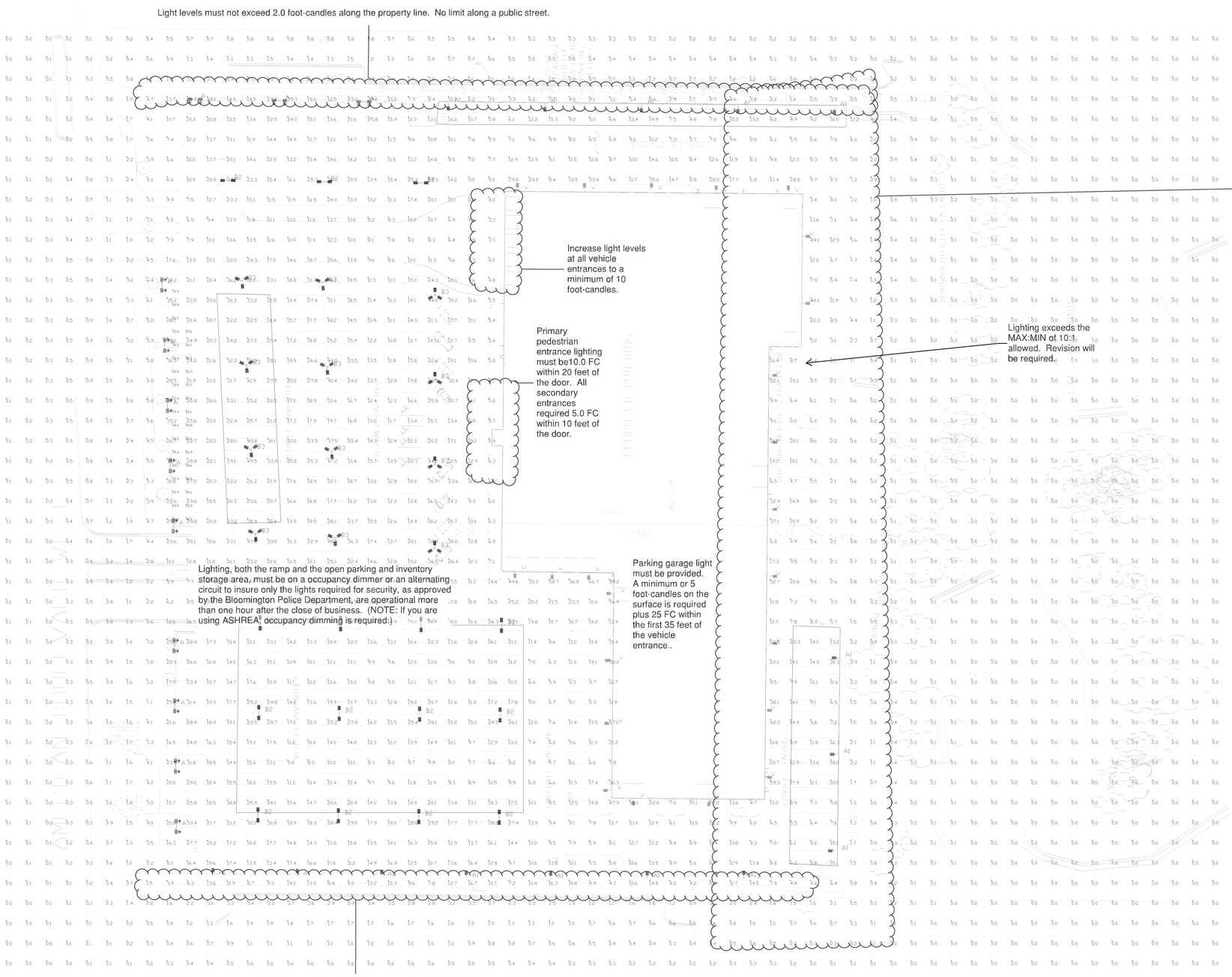
PRELIMINARY

Name _____ Reg. No. _____ Date _____

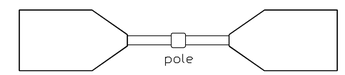
Issued	
CITY SUBMITTAL	4–20–16

DETAILS & SPECIFICATIONS PLAN
WALSER TOYOTA
CITY OF BLOOMINGTON

SHEET NUMBER
C3



AREA TO BE ILLUMINATED



Use Type FT-L (Left)

Use Type FT-R (Right)

Optics are not field-rotatable. For D180 Forward Throw installations, specify left (FT-L) and/or right (FT-R) side mounting. Orientation is based on standing at the pole and looking out at the area to be lit.

Fixture Type A

XLCM
LED Area Light

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ 4' ABOVE GRADE	Illuminance	Fc	6.80	66.7	0.0	N.A.	N.A.
FRONT LINE TYPICAL	Illuminance	Fc	30.04	40.1	22.3	1.35	1.80
FRONT INTERIOR ROW TYPICAL	Illuminance	Fc	28.29	52.9	18.4	1.54	2.88
FRONT SIDE INTERIOR LOT	Illuminance	Fc	14.77	29.7	7.7	1.92	3.86
REAR SERVICE STAGING	Illuminance	Fc	10.61	18.3	5.5	1.93	3.33
SERVICE AREA PERIMETER ROW	Illuminance	Fc	9.99	16.0	4.8	2.08	3.33

Testing for the LSI Slice will be required. Please provide the LM-79, LM-80 and full IN-SITU reports for review and approval or select an alternative fixture.

All exterior or parking garage lighting plans must be signed by a registered Electrical Engineer or a Lighting Certified (LC) professional certified by the National Council on Qualifications for the Lighting Professions.

Energy use calculations showing compliance with the Minnesota Energy Code, without exemptions is required. All parking lots regulated by this Section are considered public parking lots in the Minnesota State Energy Code.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	12	A	D180° 2RTD	XLCM-(X)F-L(C)FT-R-LED-HO-CW-D180ROT-30.5' MH	1.000	N.A.	61874	551.2
	15	A1	SINGLE	XLCM-FT-LED-HO-CW-SINGLE-30.5' MH	1.000	N.A.	30937	275.6
	23	W	SINGLE	XLCM-FT-LED-HO-CW-WALL MOUNT @ 18' MH	1.000	N.A.	30937	275.6
	15	B2	D180°	XLCM-5-LED-HO-CW-D180-30.5' MH	1.000	N.A.	62284	552.8
	12	B3	3 @ 120 DEGREES	XLCM-5-LED-HO-CW-T120-30.5' MH	1.000	N.A.	93426	829.2

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts
Total Watts = 35329.63

3000 ALLIANCE RD. CINCINNATI, OHIO 45241 USA
(513) 793-3200 • FAX (513) 793-4003

LIGHTING PROPOSAL LO-132243A

WALSER TOYOTA
AMERICAN BOULEVARD WEST

BY: SMB	DATE: 4/5/2016	REV:	SHEET 1 OF 1

SCALE: 1"=40' 0 40