

LEGEND

STO	PROPOSED STORM SERVICE
S	PROPOSED SANITARY SERVICE
W	PROPOSED WATER SERVICE
T	PROPOSED TELEPHONE SERVICE
E	PROPOSED ELECTRIC SERVICE
G	PROPOSED GAS SERVICE
	PROPOSED FINGER DRAIN
STO	EXISTING STORM SERVICE
S	EXISTING SANITARY SERVICE
W	EXISTING WATER SERVICE
T	EXISTING TELEPHONE SERVICE
E	EXISTING ELECTRIC SERVICE
G	EXISTING GAS SERVICE
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
	PROPOSED SANITARY CLEANOUT
	PROPOSED SANITARY MANHOLE

GENERAL NOTES:

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN
WATER LATERAL CROSSES UNDER SEWER. MAINTAIN MINIMUM 12"
CLEARANCE WHEN WATER LATERAL CROSSES OVER SEWER.
PROVIDE INSULATION BETWEEN WATER MAIN & LATERALS AND
SEWER CROSSINGS WHERE THE VERTICAL SEPARATION IS LESS
THAN 2.0'.

WATER SERVICE AND ASSOCIATED STRUCTURES ARE TO CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

ROVIDE GRANULAR BACKFILL FOR WATER MAIN IN ALL PAVED REAS. PROVIDE SPOIL BACKFILL FOR WATER MAIN OUTSIDE OF PAVED AREAS.

ALL WATER SERVICE JOINTS SHALL BE RESTRAINED WITH
EQUALLY SIZED

ALL WORK IN THE PUBLIC ROW SHALL BE PERFORMED BY A
CITY-LICENSED CONTRACTOR

OR SHALL PROVIDE EROSION CONTROL FACILITIES IN
CONFORMANCE WITH THE CITY OF MADISON EROSION CONTROL
AND THE WISCONSIN DNR STORMWATER CONSTRUCTION
CONSTRUCTION TECHNICAL STANDARDS, THESE

INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES,
OR COSTS RESULTING FROM CHANGES OR
ADDITIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED
CONSENT OF R.A. SMITH, INC.

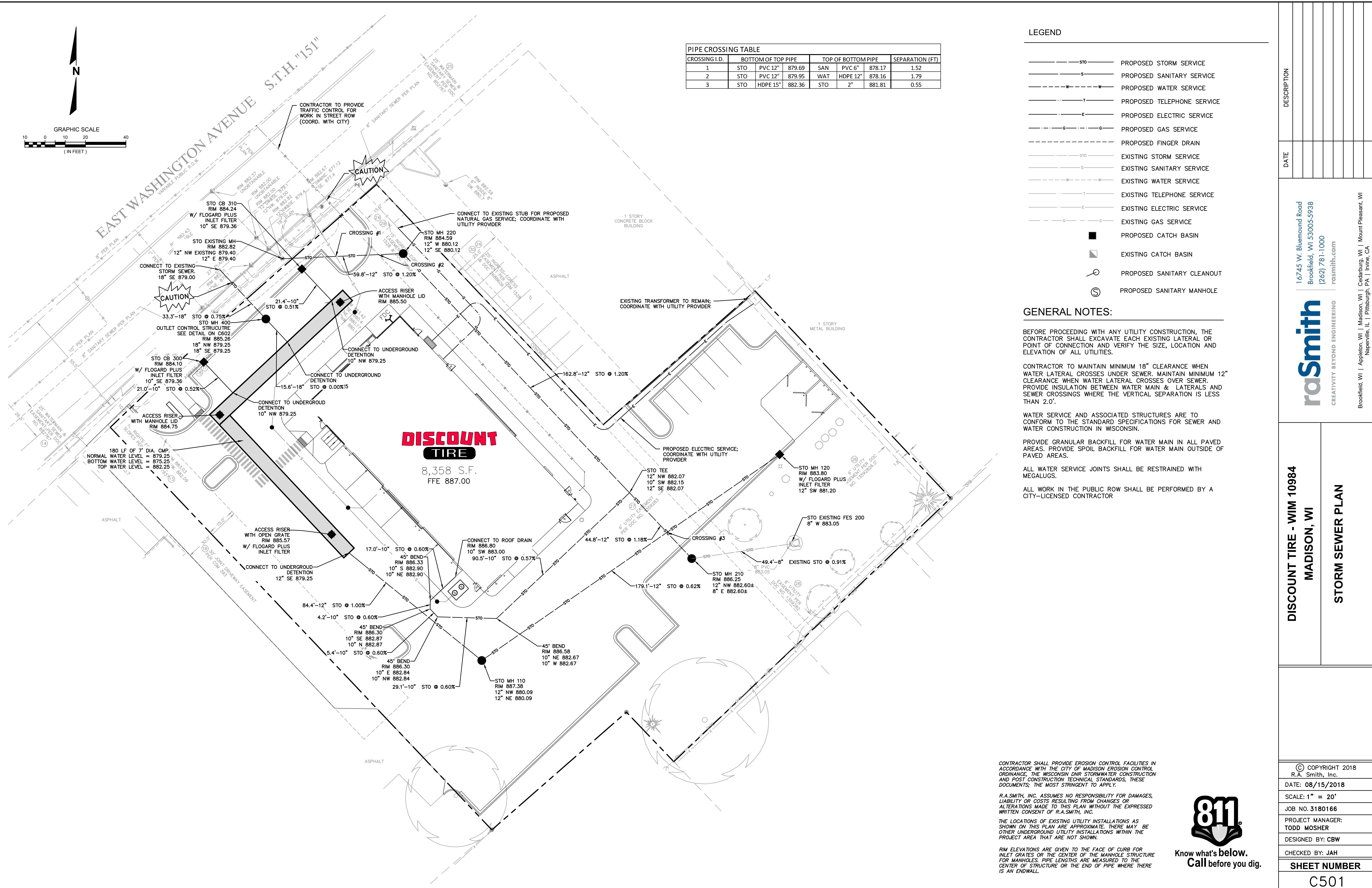
ONS OF EXISTING UTILITY INSTALLATIONS AS
THIS PLAN ARE APPROXIMATE. THERE MAY BE
UNDERGROUND UTILITY INSTALLATIONS WITHIN THE

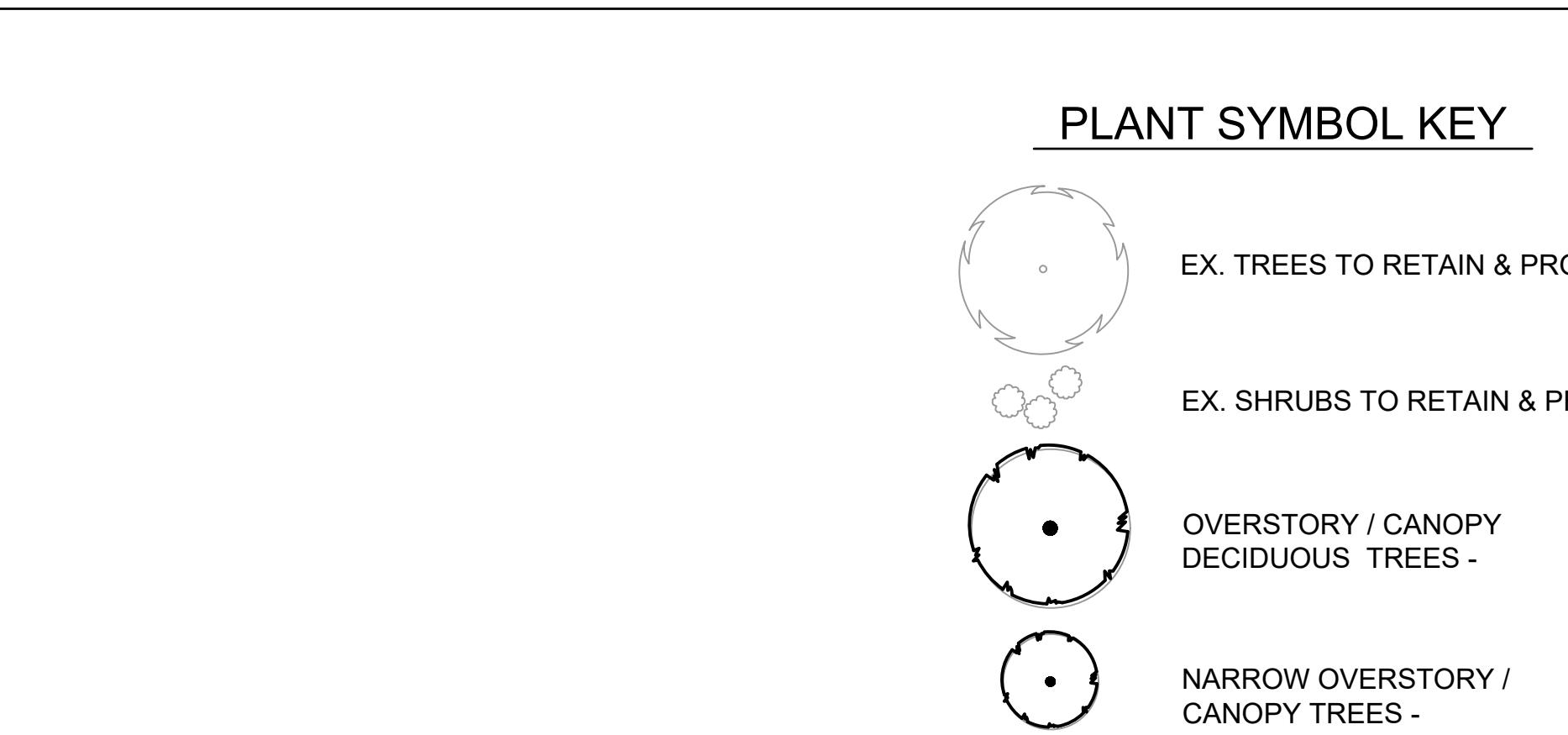
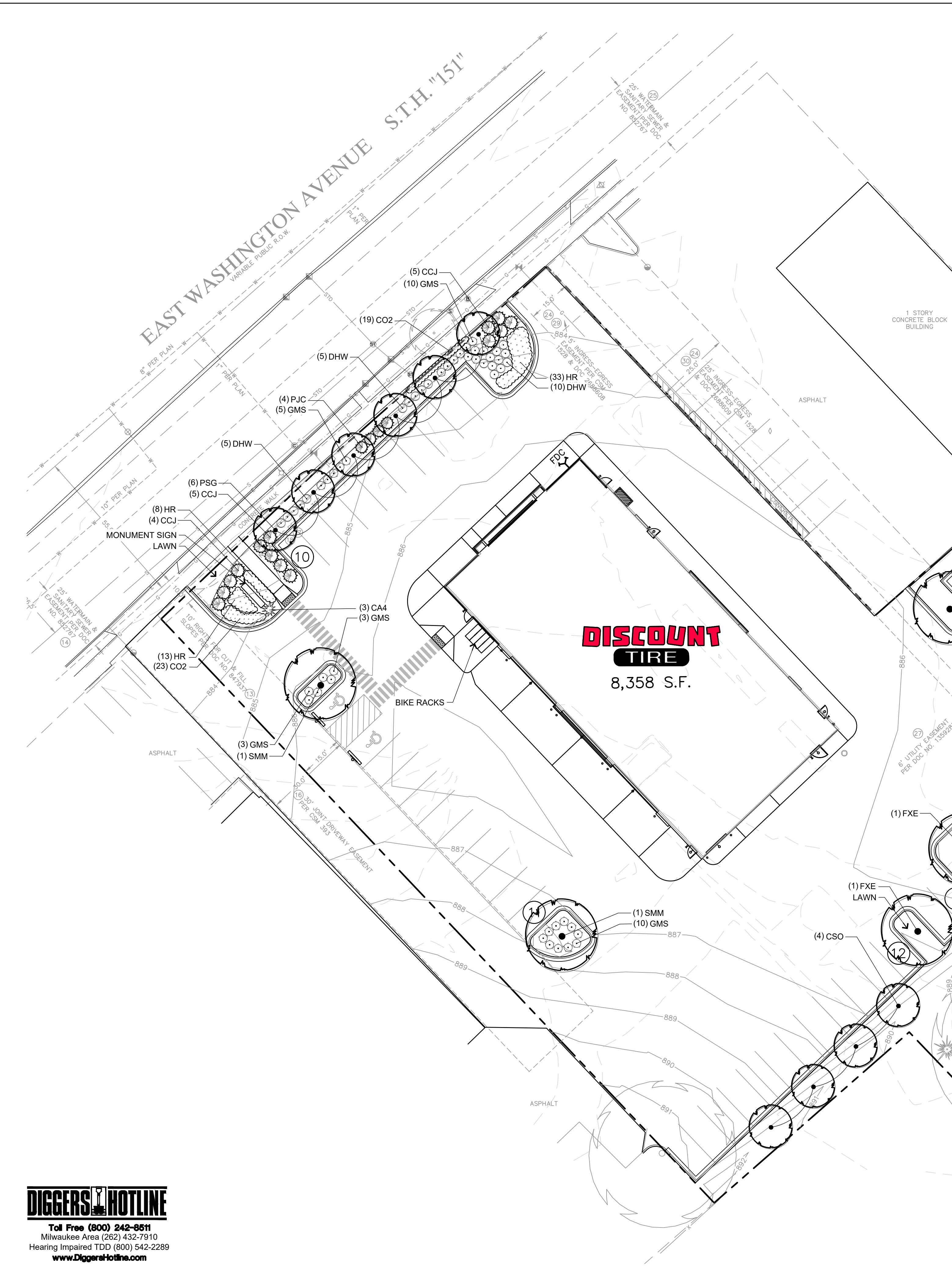
CTIONS ARE GIVEN TO THE FACE OF CURB FOR
TES OR THE CENTER OF THE MANHOLE STRUCTURE
OLES. PIPE LENGTHS ARE MEASURED TO THE
STRUCTURE OR THE END OF PIPE WHERE THERE
WALL

811

Call 811
to know what's below.
Call before you dig.

C500





PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SMM	4	State Street Miyabei Maple	Acer miyabei 'Morton' TM	3" CAL	B&B	Full, matching heads
PSG	6	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	3" CAL	B&B	Full, matching heads
CSO	4	Crimson Spire Oak	Quercus 'Crimschmidt'	3" CAL	B&B	Full, matching heads
FXE	5	Frontier Elm	Ulmus x 'Frontier'	3" CAL	B&B	Full, matching heads

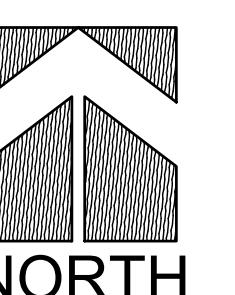
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PJC	4	Kalay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	18" SPD	CONT.	
CCJ	14	Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet' TM	18" SPD	CONT.	
GMS	31	Goldmound Spirea	Spiraea japonica 'Goldmound'	15" HT	CONT.	
DHW	20	Red Prince Weigela	Weigela florida 'Dark Horse'	15" HT	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	3	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	POT	24" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CO2	42	Early Sunrise Coreopsis	Coreopsis grandiflora 'Early Sunrise'	4 1/2"	POT	18" Spacing
HR	54	Ruby Stella Daylily	Hemerocallis x 'Ruby Stella'	4 1/2"	POT	24" Spacing

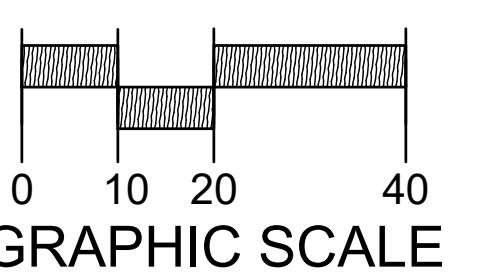
GENERAL LANDSCAPE NOTES

- SEE SHEET L200 FOR ALL DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TREE REMOVALS, LISTED ON THE PLAN.
- FINAL STREET TREE SPECIES, LOCATION AND INSTALLATION SPECIFICATIONS TO BE COORDINATED WITH THE CITY OF MADISON FORESTRY DEPARTMENT.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A DESIGN / BUILD IRRIGATION CONSTRUCTION PLAN TO THE OWNER AND MUNICIPALITY (IF REQUIRED), SEE NOTE #16 ON SHEET L200.



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GRAPHIC SCALE

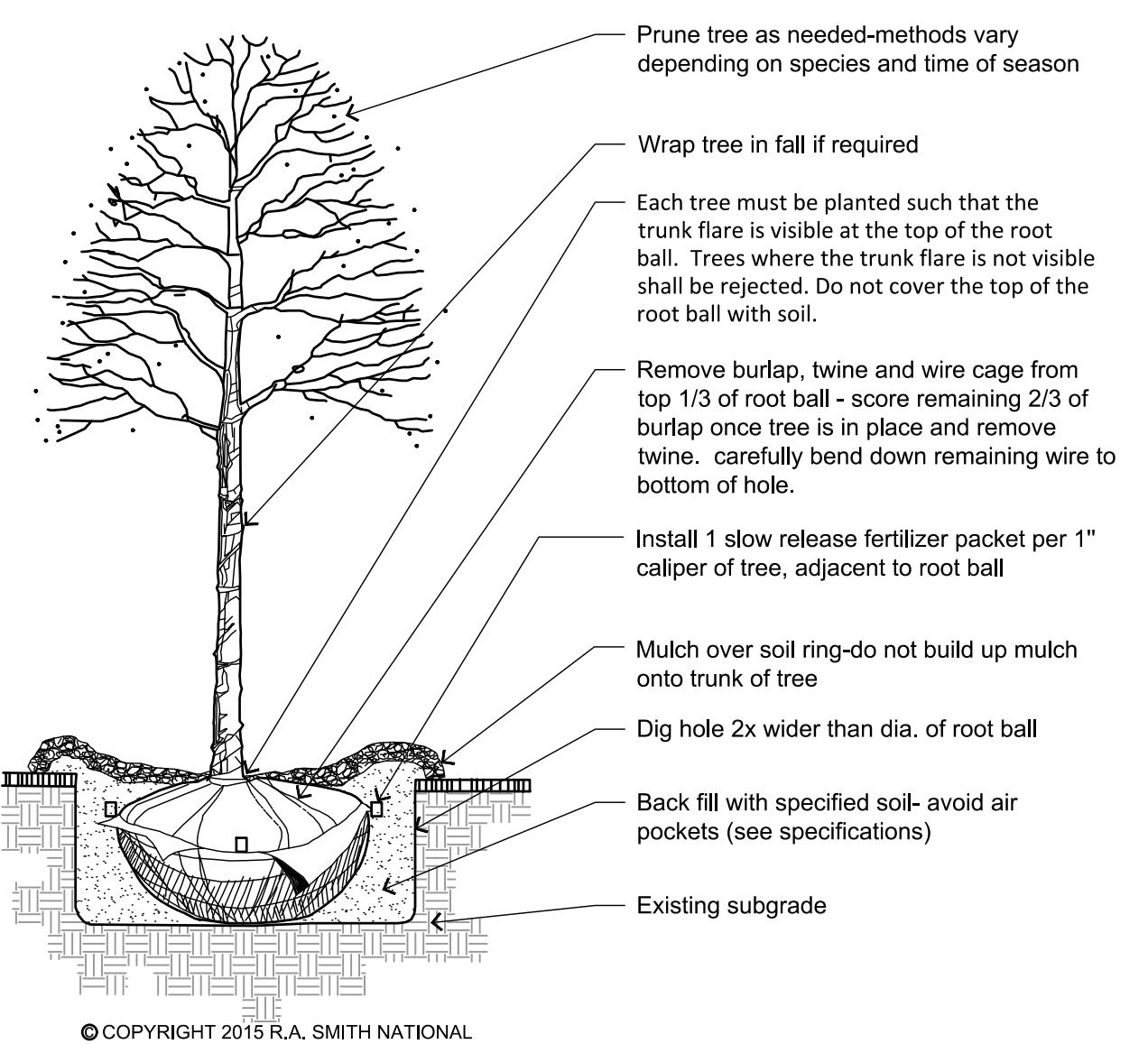
DISCOUNT TIRE - WIM 10984
MADISON, WI
LANDSCAPE PLAN

raSmith
CREATIVITY BEYOND ENGINEERING
Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Haverhill, IL | Pittsburgh, PA | Irvine, CA
16745 W. Bluemound Road
Brookfield, WI 53045-5938
(262) 781-1000
raSmith.com

DATE	DESCRIPTION

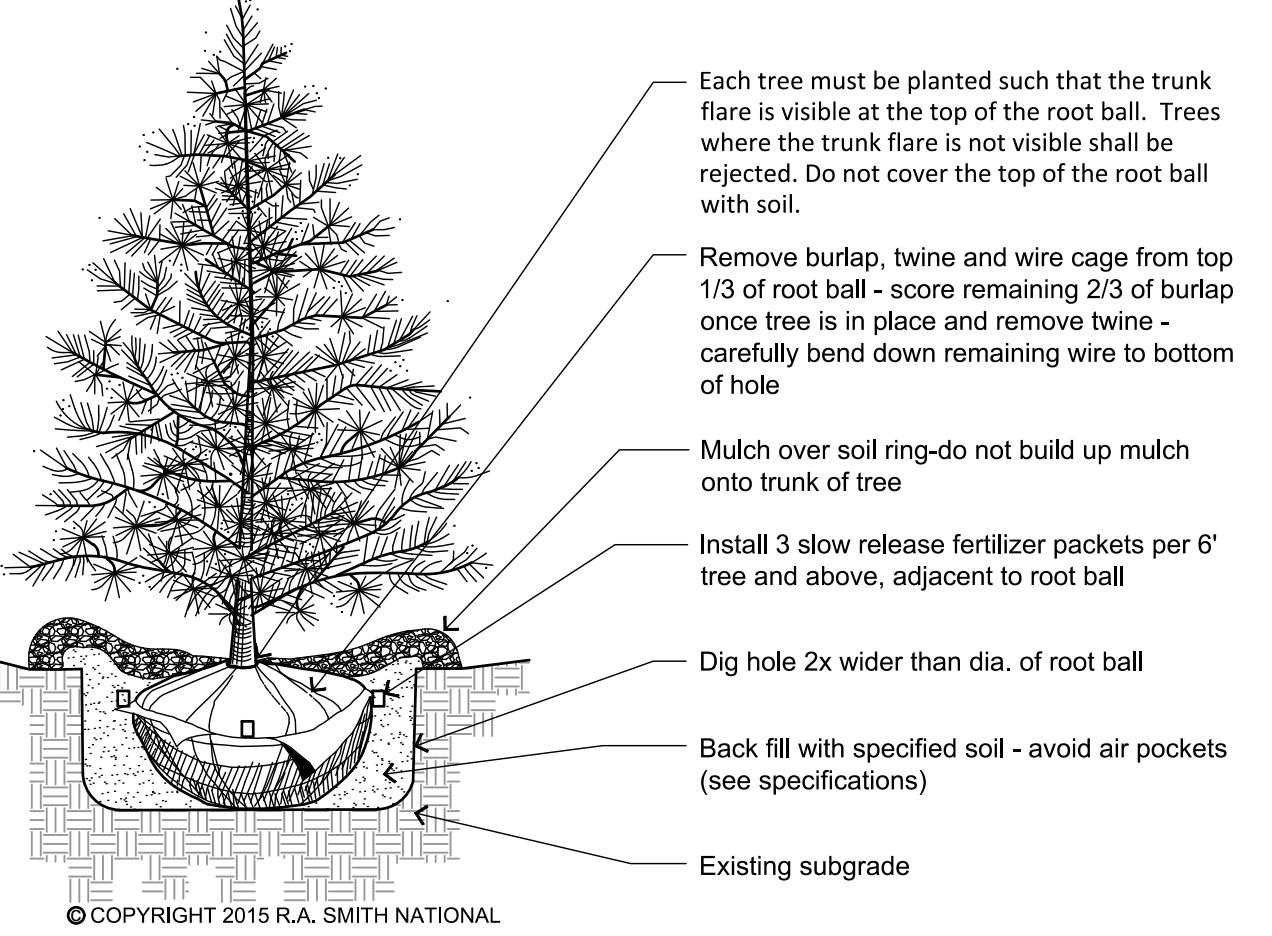
© COPYRIGHT 2018
R.A. Smith, Inc.
DATE: 08/15/2018
SCALE: 1" = 20'
JOB NO. 3180166
PROJECT MANAGER:
TODD MOSHER
DESIGNED BY: ALS
CHECKED BY: LJH
SHEET NUMBER
L100

PLANTING DETAILS



1 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

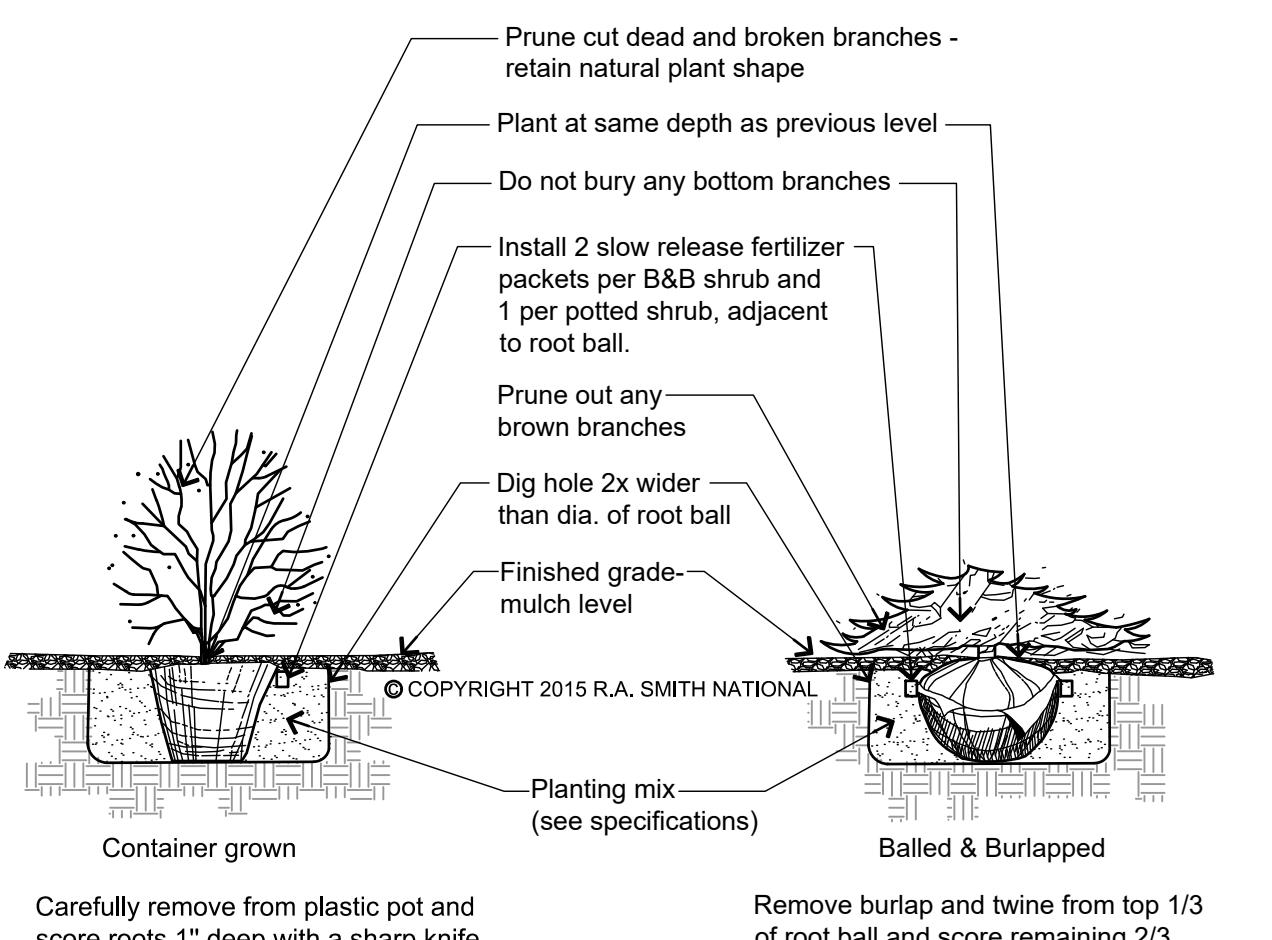


2 DECIDUOUS TREE STAKING DETAIL

NOT TO SCALE

3 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



4 EVERGREEN STAKING DETAIL

NOT TO SCALE

5 SHRUB PLANTING DETAIL

NOT TO SCALE

6 SHOVEL CUT PLANT BED EDGING DETAIL

NOT TO SCALE

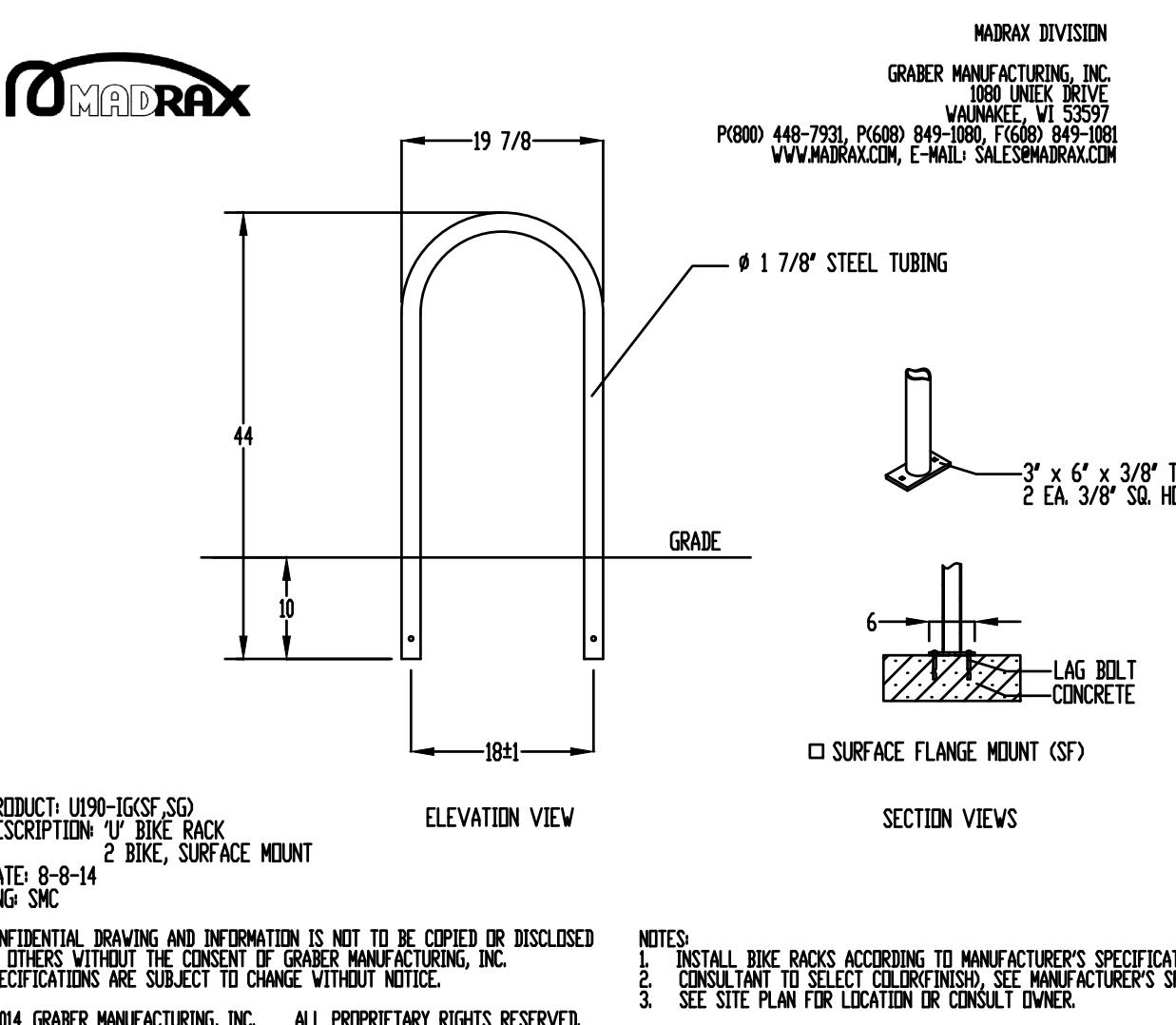
GENERAL LANDSCAPE NOTES

- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
 - Bike Racks: (2) Madrax 'U' Bike Rack, 1.90" Tubing 20" Long, Surface Mount, Galvanized - Black
 - 4' Bench: Powder coated aluminum or equivalent. Surface Mount. Final model and color to be determined by owner.
 - Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
 - All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
 - Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
 - Topsoil should be placed to within 3" of finish grade by general / grading contractor during rough grading operations. All parking lot islands and planting beds to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to provide proper drainage (unless otherwise specified) by grading contractor to insure long term plant health.
 - The landscape contractor to be responsible for the fine grading of all landscaped areas. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all seeded areas. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
 - Tree planting (see planting detail): Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Scuff side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of root ball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding. Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
 - Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
 - Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
 - Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
 - Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -
- Per every 100 square feet of bed area add:
- 2 cu. ft. of peat moss
 - 2 lbs. of 5-10-5 slow release fertilizer
 - 1/4 cu. yard of composted manure
- Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage.
 - An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas
 - Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
 - The landscape contractor shall provide a design / build irrigation construction plan to the owner and municipality (if required) that complies with State and local code requirements for review and approval prior to construction. The irrigation designer shall be certified by The Irrigation Association as a Commercial Irrigation Designer and have at least 5 years' experience designing irrigation systems of similar size and scope. The irrigation system shall be metered to meet the requirements of the State and local codes; be fully automatic utilizing a weather based controller with rain/moisture sensors; zoned to water the turf and shrubs separately with minimum over throw on hardscapes, buildings and other structures; coverage of all plant / turf areas with head to head watering and be operational from a domestic water source provided by the owner. Turf areas shall be irrigated with pop-up rotary heads and all shrub / perennial beds shall be irrigated with a drip system. Contractor may use the following approved manufacturers Hunter, Rainbird or Toro. Provide first year winterization and following spring startup. Landscape contractor shall provide a complete set of "As-Built" plans of the installed irrigation system to the owner.
 - Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
 - The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting, throughout construction and for a period of 60 days after the substantial completion of the installation. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, meadow grass and wildflower areas. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
 - Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
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DISCOUNT TIRE - WIM 10984
MADISON, WI
LANDSCAPE
NOTES AND DETAILS



7 BIKE RACK DETAIL

NOT TO SCALE

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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R.A. Smith, Inc.

DATE: 08/15/2018
SCALE: NOT TO SCALE

JOB NO. 3180166
PROJECT MANAGER:
TODD MOSHER

DESIGNED BY: ALS
CHECKED BY: LJH

SHEET NUMBER
L101

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EAST ELEVATION

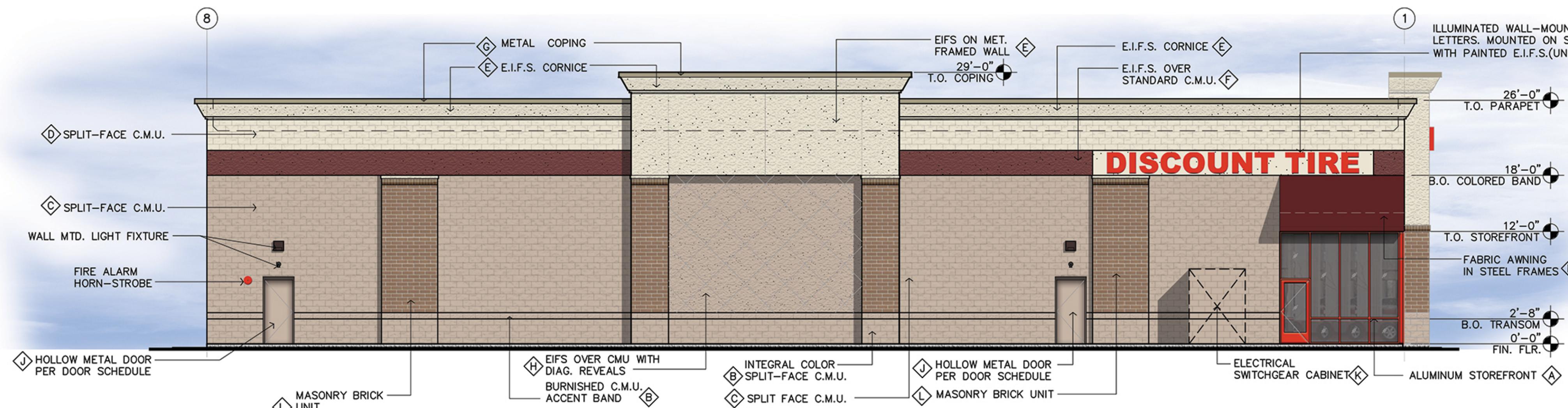
SCALE: 1/8" = 1'-0"



WEST ELEVATION (E. Washington Ave)

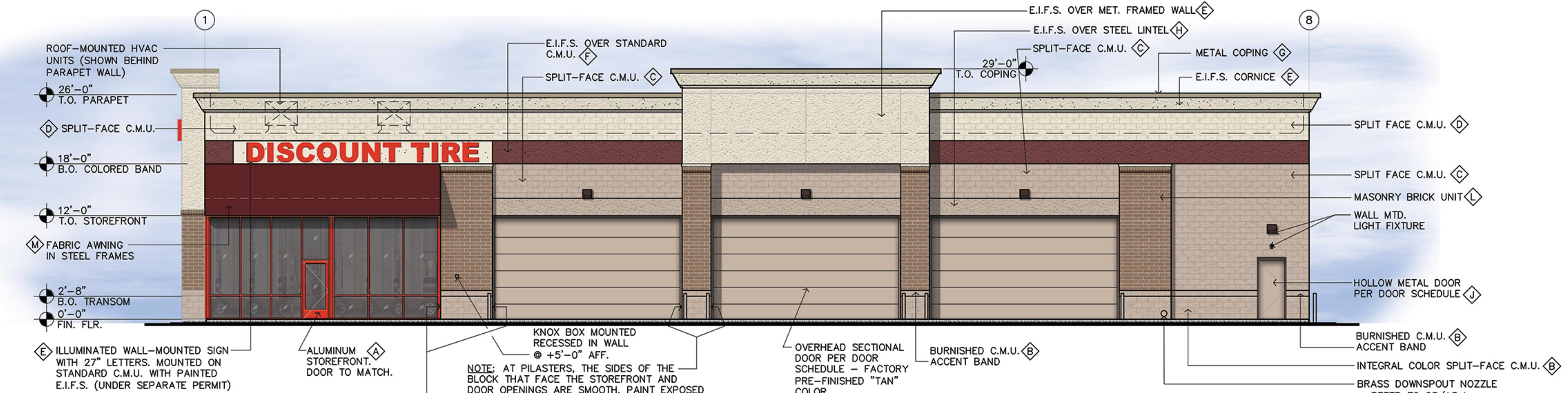
SCALE: 1/8" = 1'-0"

FINISH LEGEND	
◆	ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
◆	INTEGRAL COLOR CMU. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "OAK BARREL"
◆	GRAY SPLIT-FACE CMU - PAINTED SHERWIN WILLIAMS #7714 "OAK BARREL"
◆	GRAY SPLIT-FACE CMU - PAINT SHERWIN WILLIAMS "ANTIQUE WHITE"
◆	PAINT - SHERWIN WILLIAMS #6119 "ANTIQUE WHITE"
◆	E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
◆	METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
◆	EXPOSED STEEL / E.I.F.S. - PAINTED TO MATCH "OAK BARREL"
◆	STEEL BOLLARDS - PAINTED TO MATCH "OAK BARREL"
◆	HOLLOW METAL DOORS - PAINTED TO MATCH "OAK BARREL"
◆	ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "OAK BARREL"
◆	STRUCTURAL MASONRY BRICK UNIT BY QUIK-BrICK, 4" HIGH UNITS COLOR: "SANDALWOOD" WITH STD. GRAY GROUT COLOR
◆	FABRIC AWNING IN STEEL FRAMES - SUNBRELLA "BURGUNDY" COLOR.



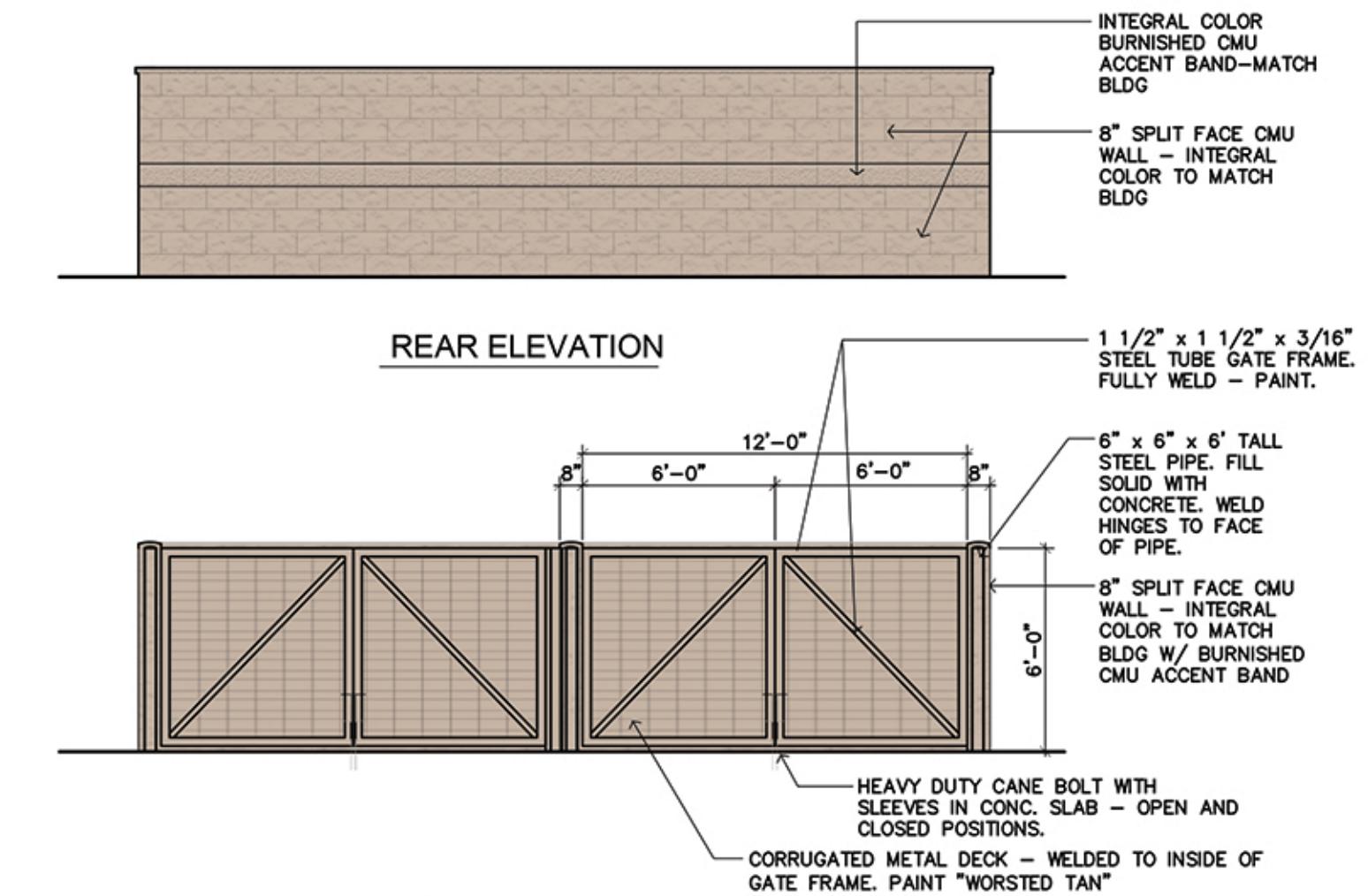
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

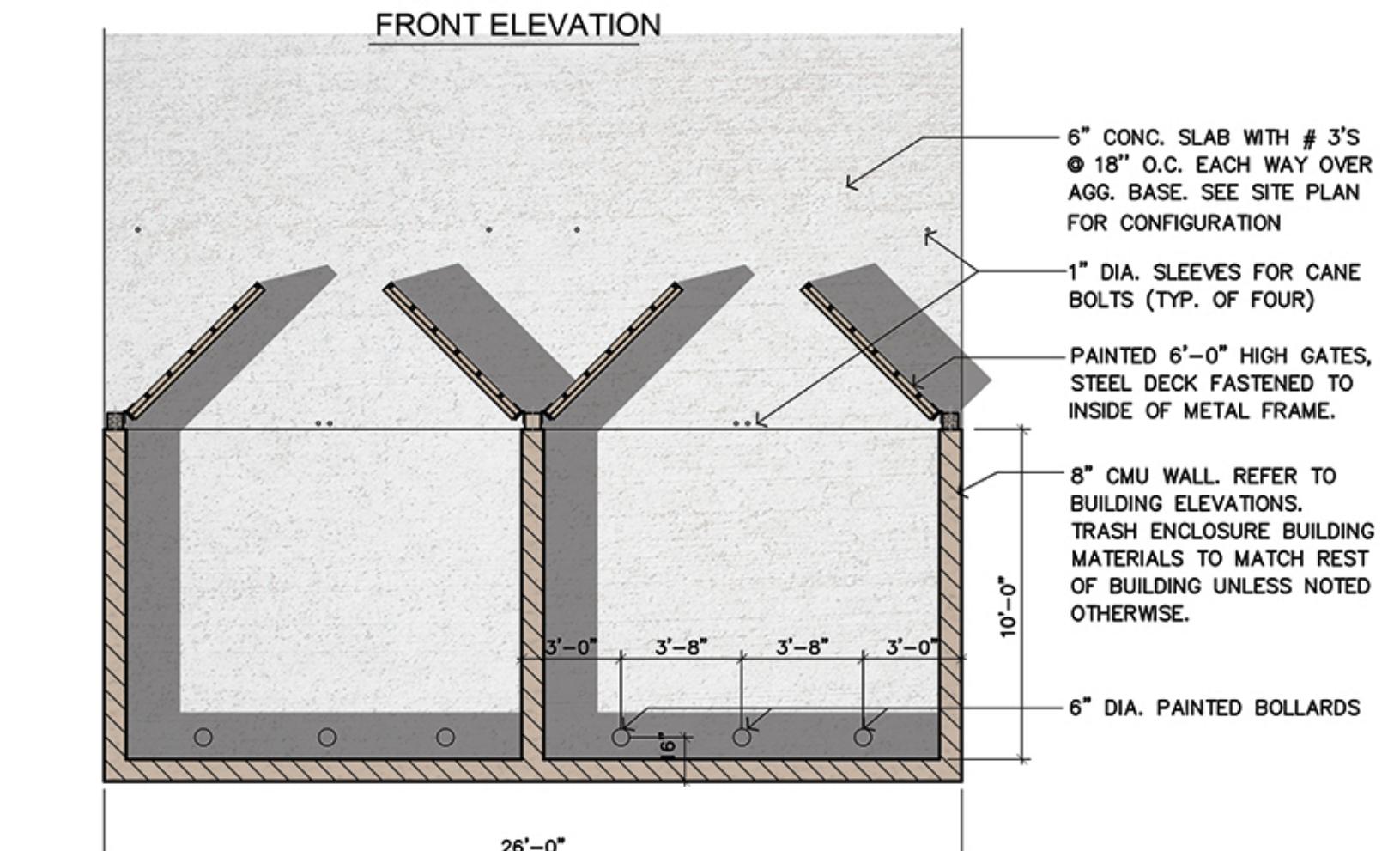


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION



FRONT ELEVATION

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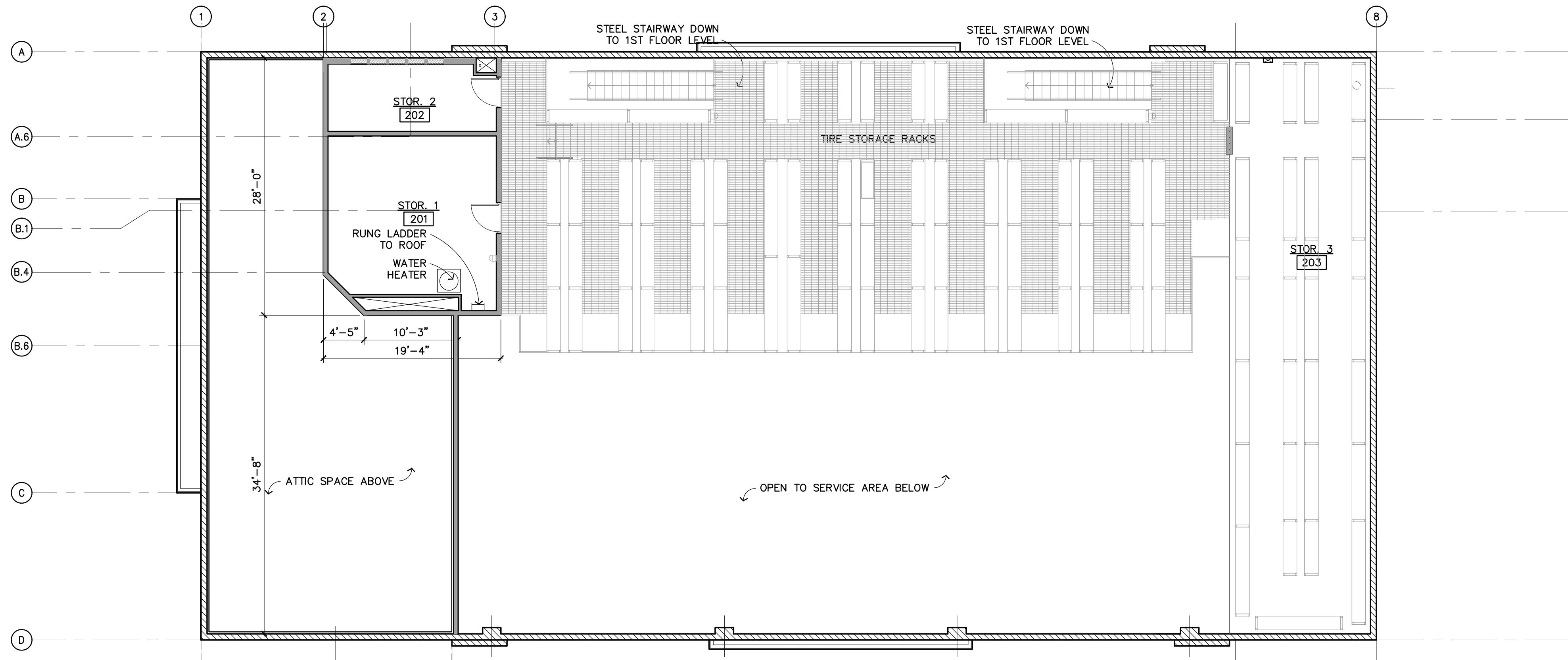
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BUILDING DATA

Building Area Breakdown

GROUND FLOOR AREA	
'M' OCCUPANCY:	
SALES / DISPLAY	1,278.96 S.F.
OFFICE	115.30 S.F.
COMPUTER	26.68 S.F.
HALL	62.68 S.F.
MEN	65.86 S.F.
WOMEN	59.12 S.F.
EMPLOYEE	59.12 S.F.
JANITOR ROOM:	25.40 S.F.
'S-1' OCCUPANCY:	
SERVICE	5128.10 S.F.
RECYCLE TIRE	674.67 S.F.
COMPRESSOR ROOM	136.89 S.F.
FIRE RISER ROOM	88.00 S.F.
7,720.78 S.F. (NET AREA / USABLE)	

TOTAL GROUND FLOOR AREA: 8,192 S.F. (BLDG FOOTPRINT)

MEZZANINE LEVEL AREA:
'S-1' OCCUPANCY:
STORAGE # 1: 320.14 S.F.
STORAGE # 2: 131.32 S.F.
STORAGE # 3: 919.27 S.F.
WALKING GRATE: 1379.48 S.F.

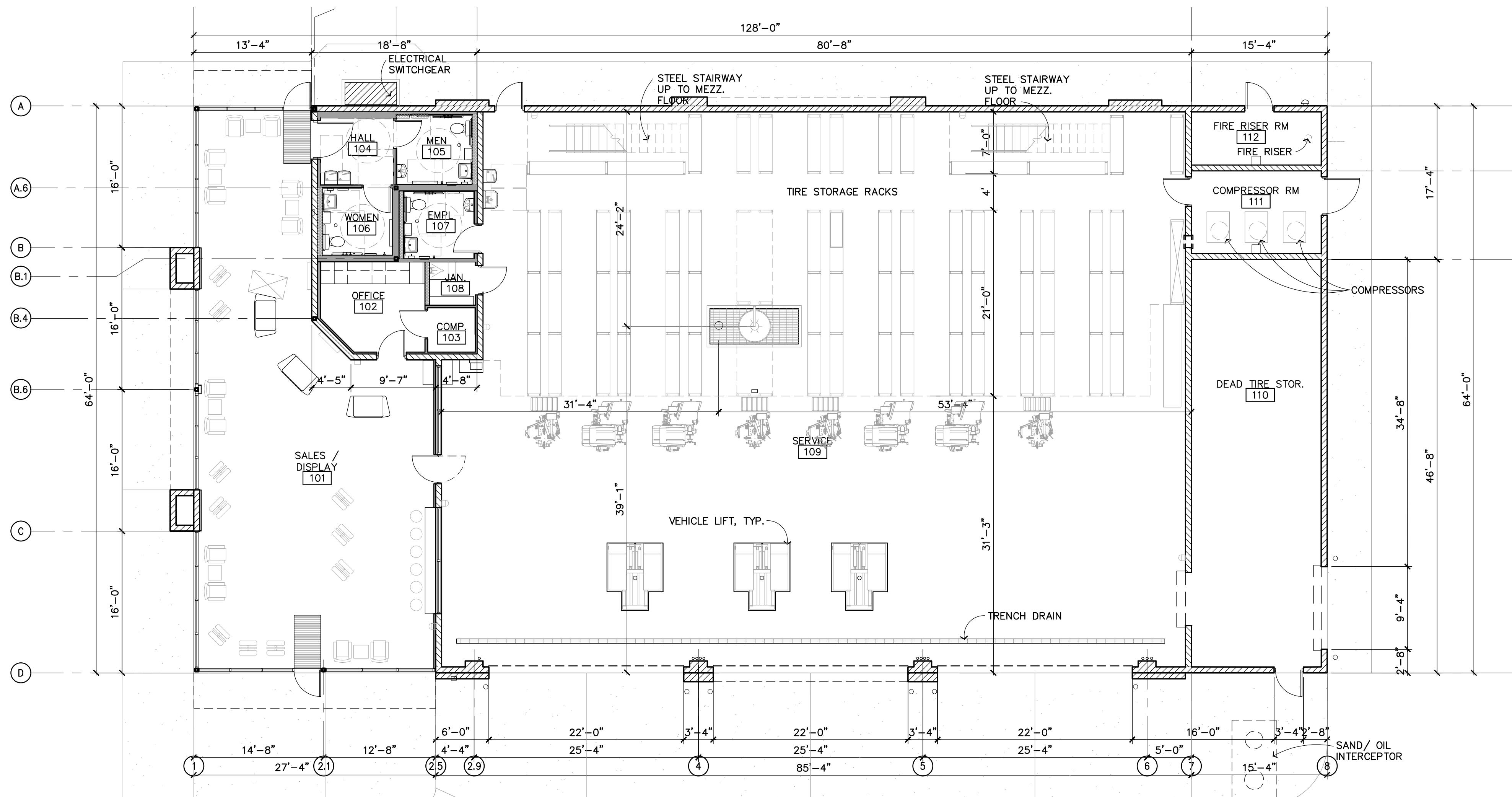
TYPE OF CONSTRUCTION: II-B (Fully Sprinklered)

OCCUPANCY GROUP: M-Retail / S-1 (Service & Storage)

SPRINKLER TYPE: ESFR Sprinkler System (Wet)

<div

<divCONCEPTUAL MEZZ. FLOOR PLAN!



<divCONCEPTUAL 1ST FLOOR PLAN!

CONCEPTUAL FLOOR PLANS

**3729 E. Washington Ave.
MADISON, WI 53704**

DISCOUNT[®] TIRE

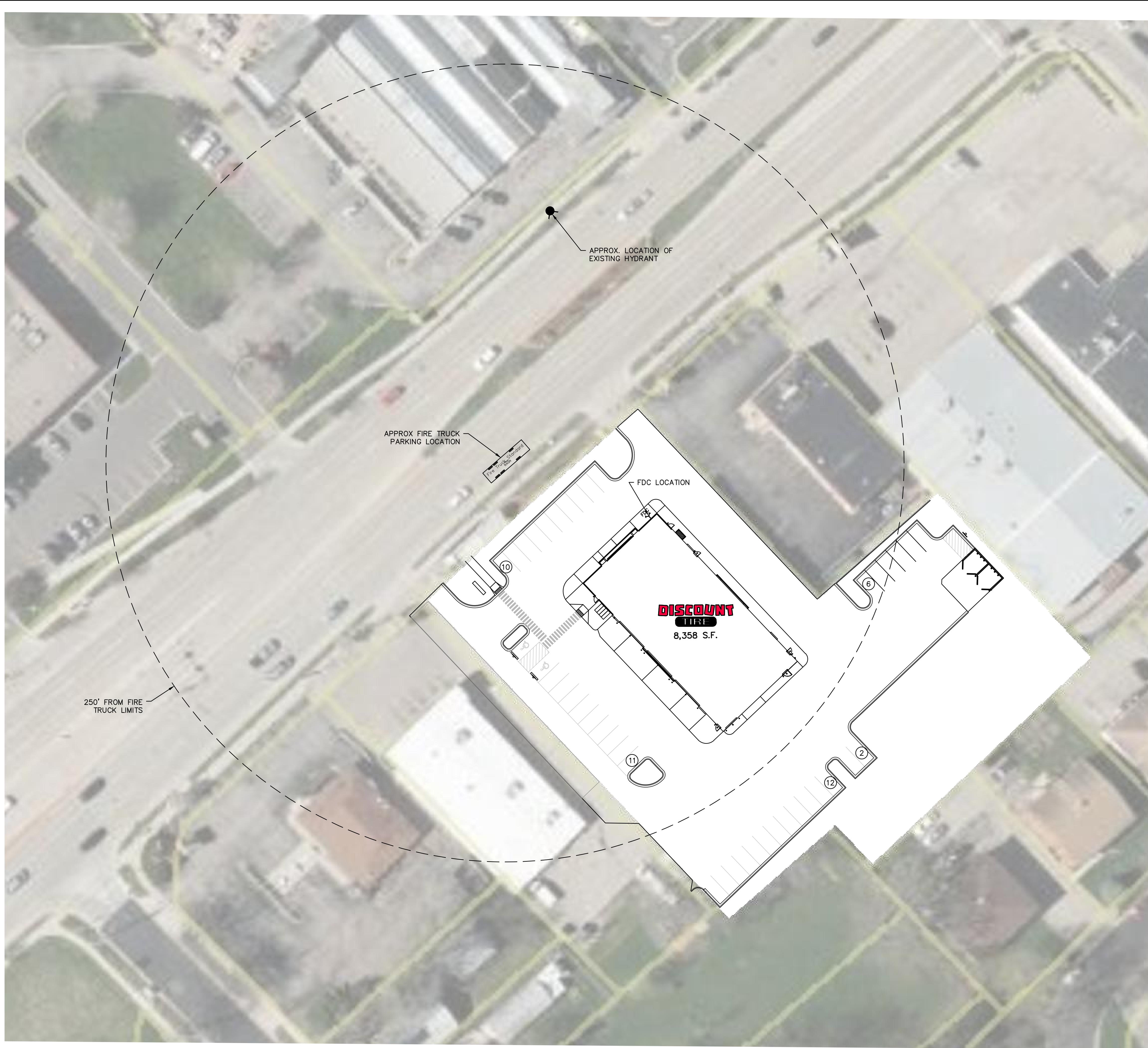
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PROJECT NUMBER 2018070132

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