

LEGEND

- PROPERTY LINE
- PROPOSED HIGH-SIDE CONCRETE CURB & GUTTER
- PROPOSED LOW-SIDE CONCRETE CURB & GUTTER
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCESSIBLE STALL
- STALL PARKING COUNT
- OFFSITE GRADING AREA

PARKING CALCULATIONS

PARKING REQUIREMENTS (MIN.)
1 STALL PER 2,000 SF OF FLOOR AREA + 2 STALLS PER SERVICE BAY
(10,200 SF / 2,000 = 5.1) + (6 BAYS x 2 = 12) = 17.1

PARKING REQUIREMENTS (MAX.)
1 STALL PER 1,000 SF OF FLOOR AREA + 2 STALLS PER SERVICE BAY
EXTRA 20 STALLS PER STAFF LEVEL ADJUSTMENT
(10,200 SF / 1,000 = 10.2) + (6 BAYS x 2 = 12) + (20 STAFF AD.) = 42.2

PARKING PROVIDED	
STANDARD SPACES	39
ACCESSIBLE SPACES	2
TOTAL PARKING SPACES	41

BIKE PARKING REQUIREMENTS
1 BIKE RACK PER 5 EMPLOYEES
15 EMPLOYEES = 3 BIKE RACKS

BIKE PARKING PROVIDED
BIKE RACKS 4

GENERAL NOTES:

EXISTING TOPOGRAPHY OBTAINED BY raSmith., DATED 5/23/2018.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.

ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.

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.

ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

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

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER OF THE CONDITION EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION.

ALL DAMAGED PAVEMENT DUE TO CONSTRUCTION RELATED ACTIVITIES IN VERONA ROAD FRONTAGE ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH CITY'S PAVEMENT PATCHING CRITERIA.

SITE STATISTICS

PARCEL AREA	SQFT	AC	COVERAGE
	66,397	1.52	
EXISTING BUILDING AREA	14,152	0.32	21.3%
EXISTING PERVIOUS AREA	17,865	0.41	26.9%
EXISTING IMPERVIOUS AREA	34,380	0.79	51.8%
PROPOSED BUILDING AREA	8,358	0.19	12.6%
PROPOSED PERVIOUS	18,172	0.42	27.4%
PROPOSED IMPERVIOUS	39,867	0.91	60.0%

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.

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

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.



DESCRIPTION

DATE

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

DISCOUNT TIRE - WIM 10984
MADISON, WI

DIMENSIONED SITE PLAN

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DATE: 08/15/2018

SCALE: 1" = 20'

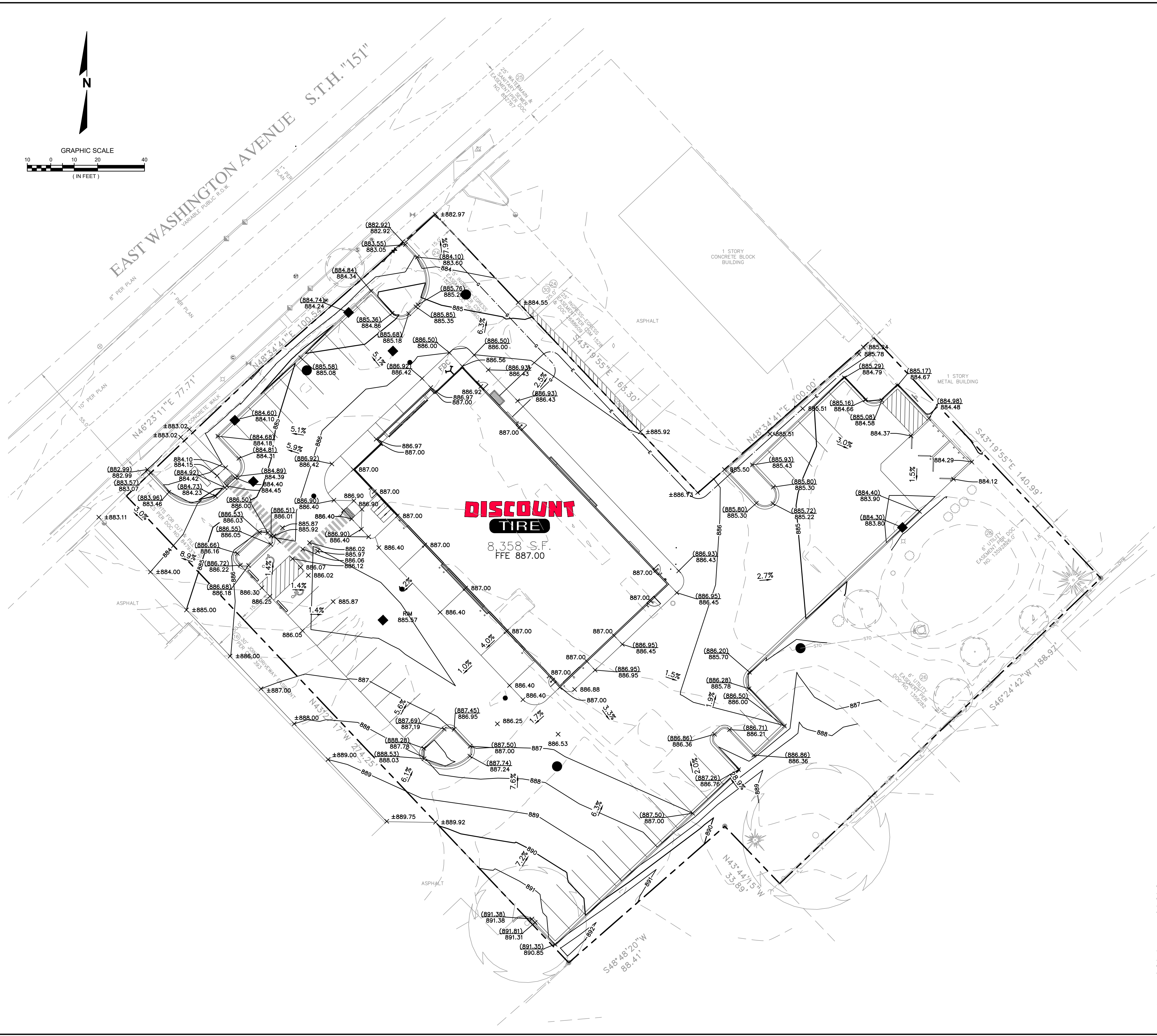
JOB NO. 3180166

PROJECT MANAGER:
TODD MOSHER

DESIGNED BY: CBW

CHECKED BY: JAH

SHEET NUMBER
C300




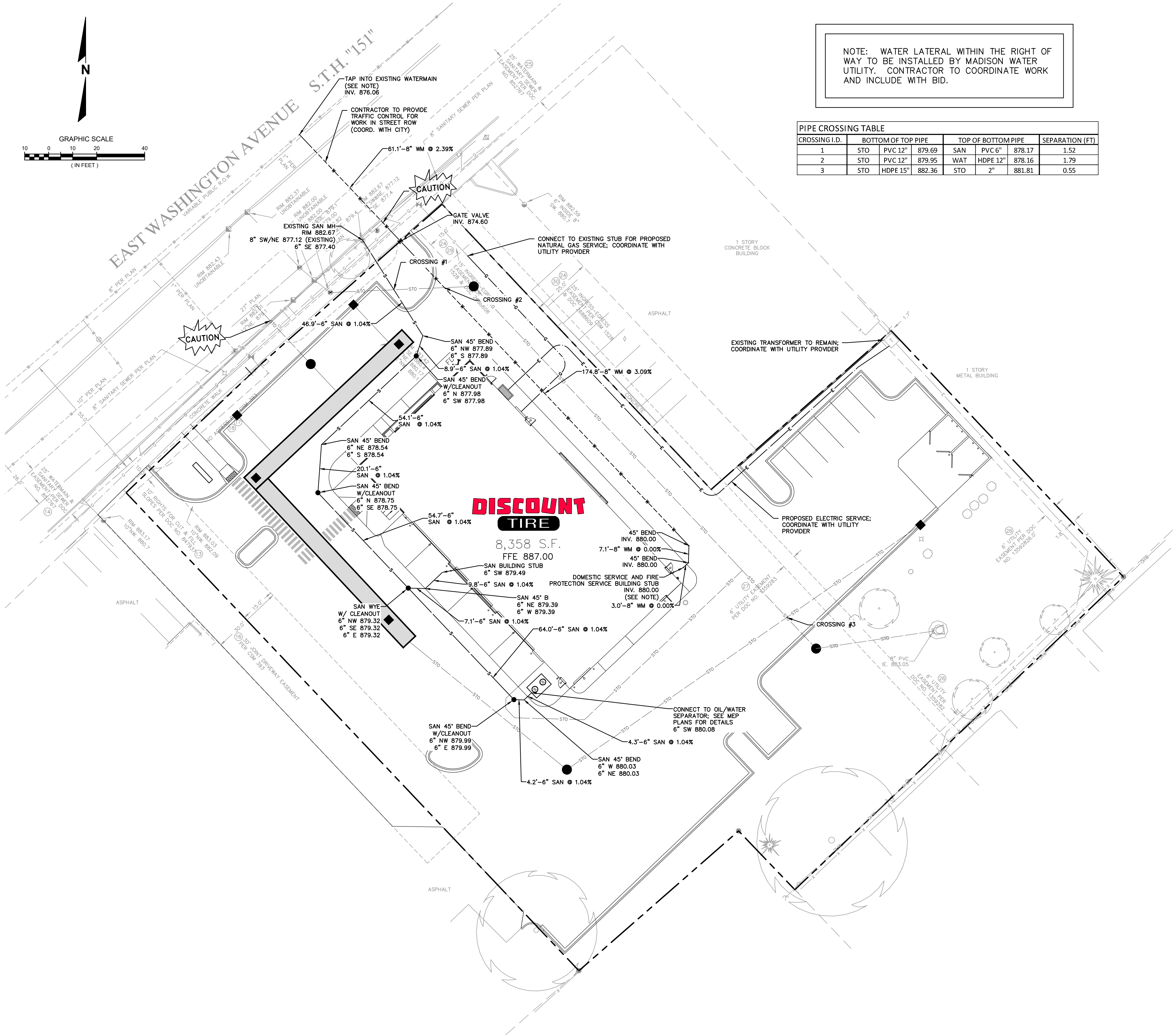
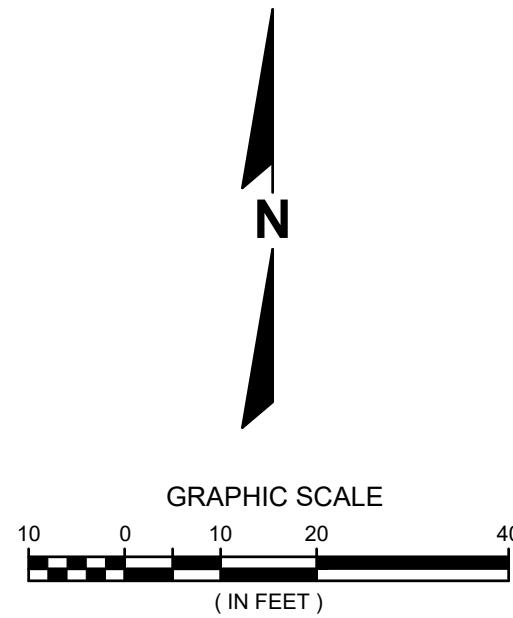
	PROPERTY LINE
	EXISTING 5-FT CONTOUR
	EXISTING 1-FT CONTOUR
	PROPOSED 5-FT CONTOUR
	PROPOSED 1-FT CONTOUR
834.50 X	PROPOSED SPOT GRADE AT GUTTER OR SPOT GRADE ON PAVEMENT
(834.50) X	PROPOSED SPOT GRADE AT TOP OF CURB
834.50± X	MATCHING GRADES INTO EXISTING
3.4%	PROPOSED DIRECTIONAL SLOPE ARROW

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED BEFORE CONSTRUCTION BEGINS. EROSION AND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING THE TRENCH SIDEWALKS. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCALING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
8. 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.
9. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE.
10. ALL STAIRS, RAILS & RETAINING WALLS SHOWN ON THESE PLANS ARE FOR LOCATION AND MATERIAL REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONSULTING WITH A GEOTECHNICAL ENGINEER AND/OR STRUCTURAL ENGINEER FOR APPROPRIATE DESIGN CERTIFICATION PRIOR TO CONSTRUCTION, DEPENDING ON THE TYPE OF STAIR OR WALL. FOR ALL CONCRETE BLOCK, THE CONTRACTOR, GEOTECHNICAL ENGINEER, AND INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ALL NECESSARY GEGRID, REINFORCEMENT, BACKFILL, COMPACTION AND DRAIN TILE ARE TO BE COORDINATED BETWEEN THE CONTRACTOR, GEOTECHNICAL ENGINEER, AND INSTALLATION. FOR ALL NATURAL STONE RETAINING WALLS, THE CONTRACTOR IS RESPONSIBLE FOR USING ALL NECESSARY MEANS TO INSURE PROPER SUB-BASE, BACKFILL, DRAIN TILE AND STABILITY. RSMTH ASSUMES NO RESPONSIBILITY FOR THE INSTALLATION, GEOTECHNICAL INTEGRITY, OR STABILITY OF THE STAIRS, RAILINGS OR RETAINING WALLS.
11. ALL WORK IN THE PUBLIC ROW SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR

RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.



<p>DISCOUNT TIRE - WIM 10984</p> <p>MADISON, WI</p>		<p>SITE GRADING AND DRAINAGE PLAN</p>	 <p>16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com</p> <p>CREATIVITY BEYOND ENGINEERING</p>	<p>DATE</p> <p>DESCRIPTION</p>
<p>© COPYRIGHT 2018 R.A. Smith, Inc.</p>		<p>Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI Naperville, IL Pittsburgh, PA Irvine, CA</p>		
<p>DATE: 08/15/2018</p>				
<p>SCALE: 1" = 20'</p>				
<p>JOB NO. 3180166</p>				
<p>PROJECT MANAGER: TODD MOSHER</p>				
<p>DESIGNED BY: CBW</p>				
<p>CHECKED BY: JAH</p>				
<p>SHEET NUMBER</p>				
<p>C400</p>				



NOTE: WATER LATERAL WITHIN THE RIGHT OF WAY TO BE INSTALLED BY MADISON WATER UTILITY. CONTRACTOR TO COORDINATE WORK AND INCLUDE WITH BID.

PIPE CROSSING TABLE						
CROSSING I.D.	BOTTOM OF TOP PIPE		TOP OF BOTTOM PIPE		SEPARATION (FT)	
1	STO	PVC 12"	879.69	SAN PVC 6"	878.17	1.52
2	STO	PVC 12"	879.95	WAT HDPE 12"	878.16	1.79
3	STO	HDPE 15"	882.36	STO 2"	881.81	0.55

- 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
 - 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:

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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.

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

ALL WATER SERVICE JOINTS SHALL BE RESTRAINED WITH MEGALUGS.

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

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DISCOUNT TIRE - WIM 10984
MADISON, WI

SANITARY SEWER AND
WATER MAIN PLAN

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DATE: 08/15/2018

SCALE: 1" = 20'

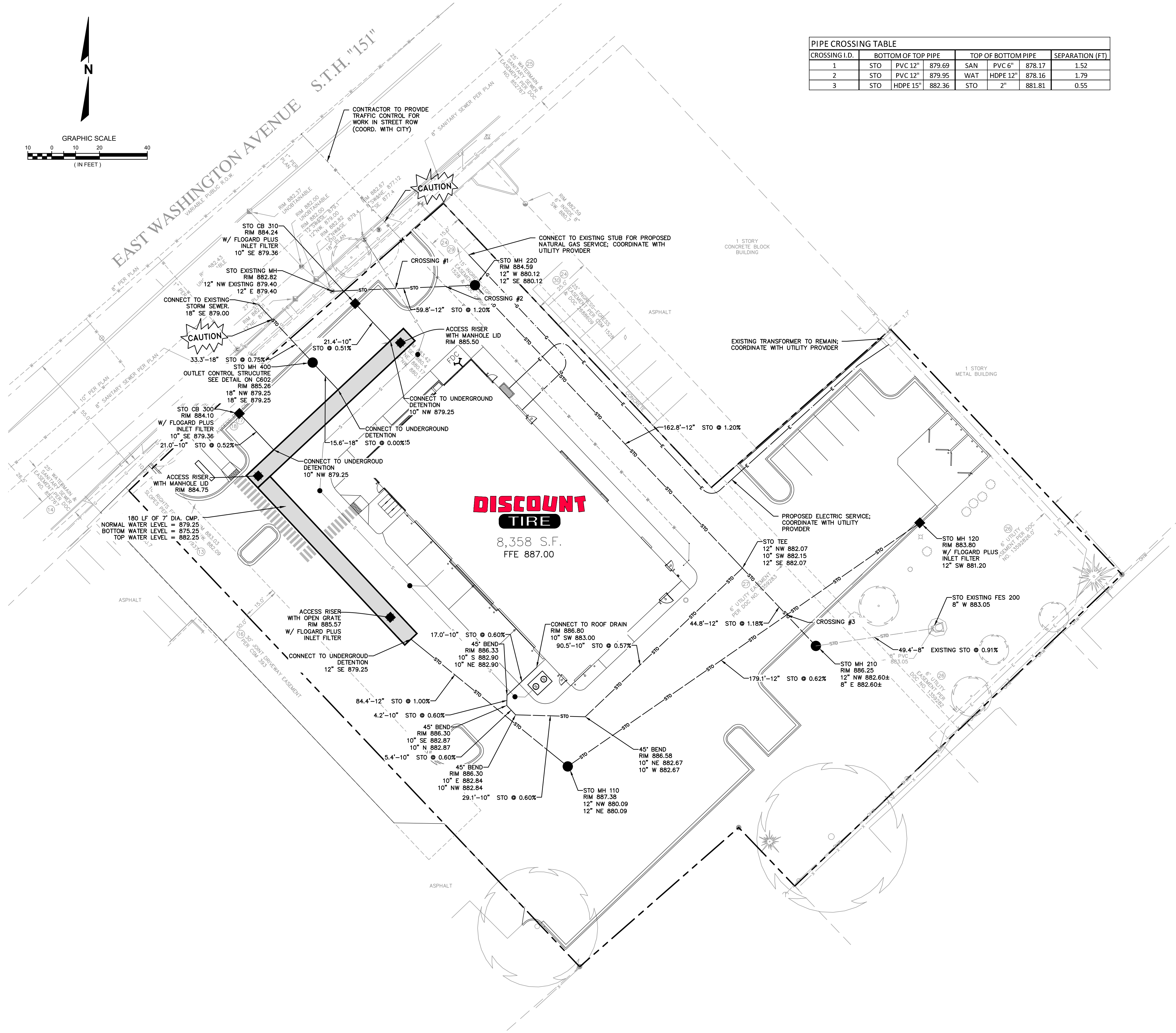
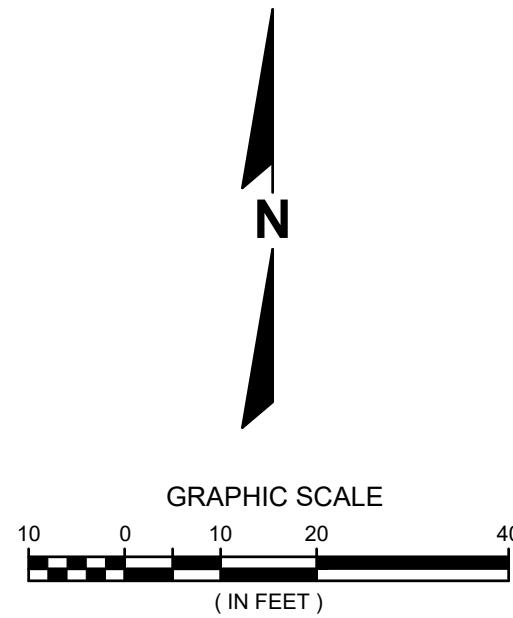
JOB NO. 3180166

PROJECT MANAGER:
TODD MOSHER

DESIGNED BY: CBW

CHECKED BY: JAH

SHEET NUMBER
C500



PIPE CROSSING TABLE						
CROSSING I.D.	BOTTOM OF TOP PIPE		TOP OF BOTTOM PIPE		SEPARATION (FT)	
1	STO	PVC 12"	879.69	SAN PVC 6"	878.17	1.52
2	STO	PVC 12"	879.95	WAT HDPE 12"	878.16	1.79
3	STO	HDPE 15"	882.36	STO 2"	881.81	0.55

- LEGEND
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 - 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

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CREATIVITY BEYOND ENGINEERING

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Naperville, IL | Pittsburgh, PA | Irvine, CA

DISCOUNT TIRE - WIM 10984
MADISON, WI

STORM SEWER PLAN

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DATE: 08/15/2018

SCALE: 1" = 20'

JOB NO. 3180166

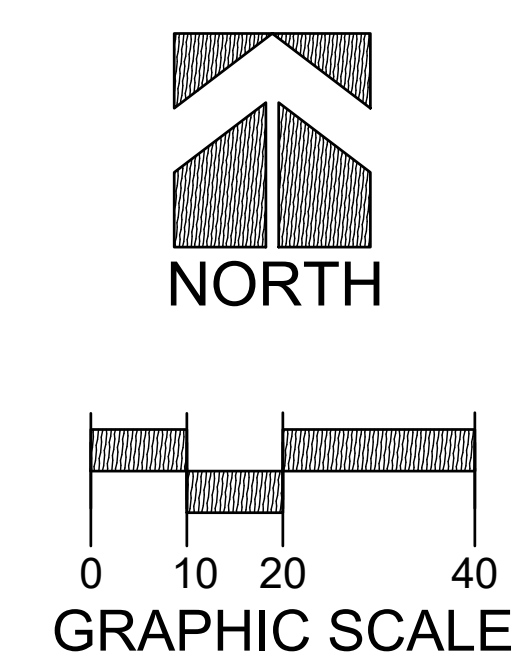
PROJECT MANAGER:
TODD MOSHER


DESIGNED BY: CBW

CHECKED BY: JAH

SHEET NUMBER

C501



DISCOUNT TIRE - WIM 10984 MADISON, WI		 CREATIVITY BEYOND ENGINEERING 16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI Naperville, IL Pittsburgh, PA Irvine, CA	DATE	DESCRIPTION
LANDSCAPE PLAN				
<div>© COPYRIGHT 2018 R.A. Smith, Inc.</div> <div>DATE: 08/15/2018</div> <div>SCALE: 1" = 20'</div> <div>JOB NO. 3180166</div> <div>PROJECT MANAGER: TODD MOSHER</div> <div>DESIGNED BY: ALS</div> <div>CHECKED BY: LJH</div> <div>SHEET NUMBER</div> <div>L100</div>				

Prune tree as needed-methods vary depending on species and time of season

Wrap tree in fall if required

Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the root ball with soil.

Remove burlap, twine and wire cage from top 1/3 of root ball - score remaining 2/3 of burlap once tree is in place and remove twine - carefully bend down remaining wire to bottom of hole.

Install 1 slow release fertilizer packet per 1" caliper of tree, adjacent to root ball

Mulch over soil ring-do not build up mulch onto trunk of tree

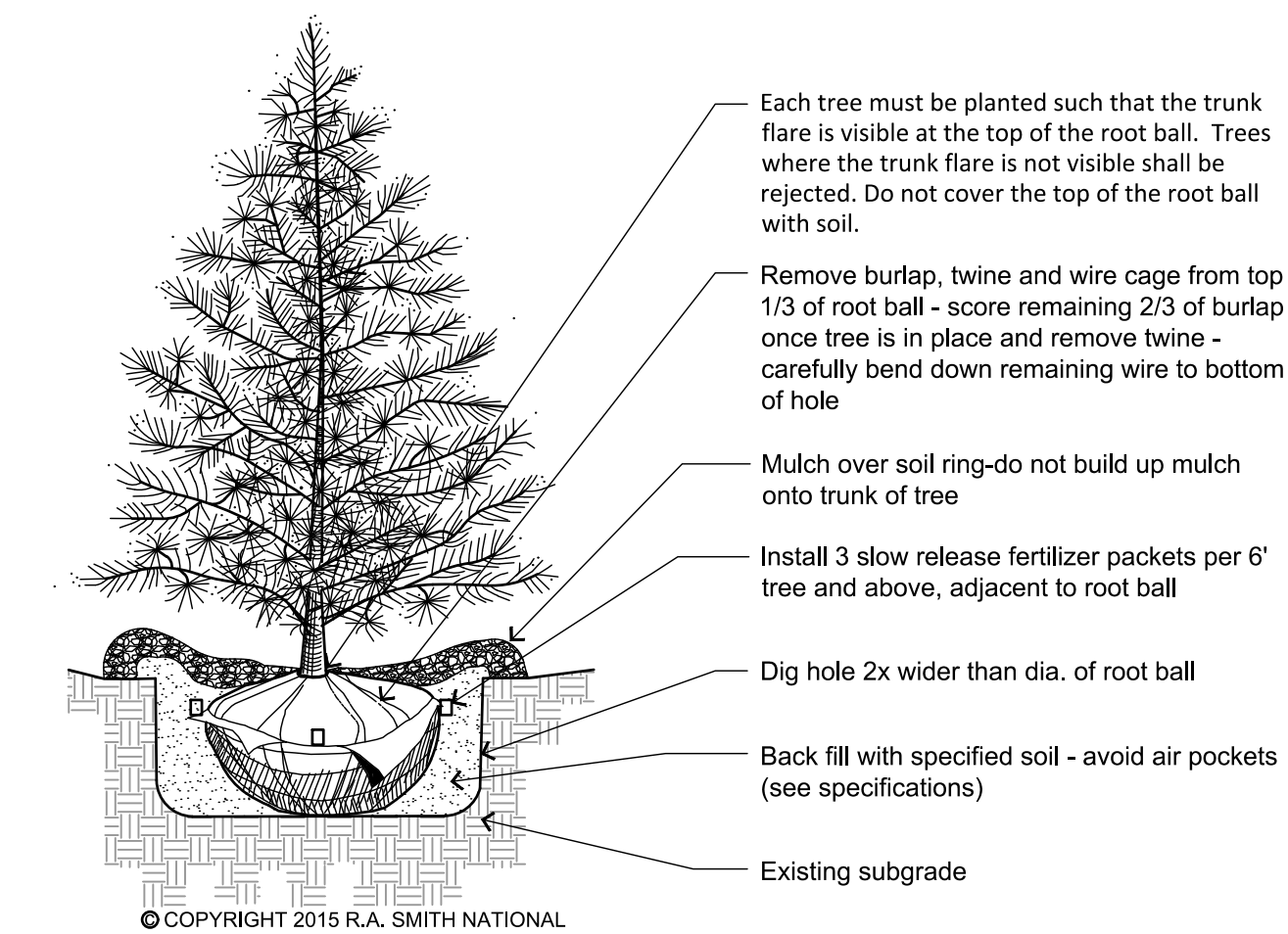
Dig hole 2x wider than dia. of root ball

Back fill with specified soil- avoid air pockets (see specifications)

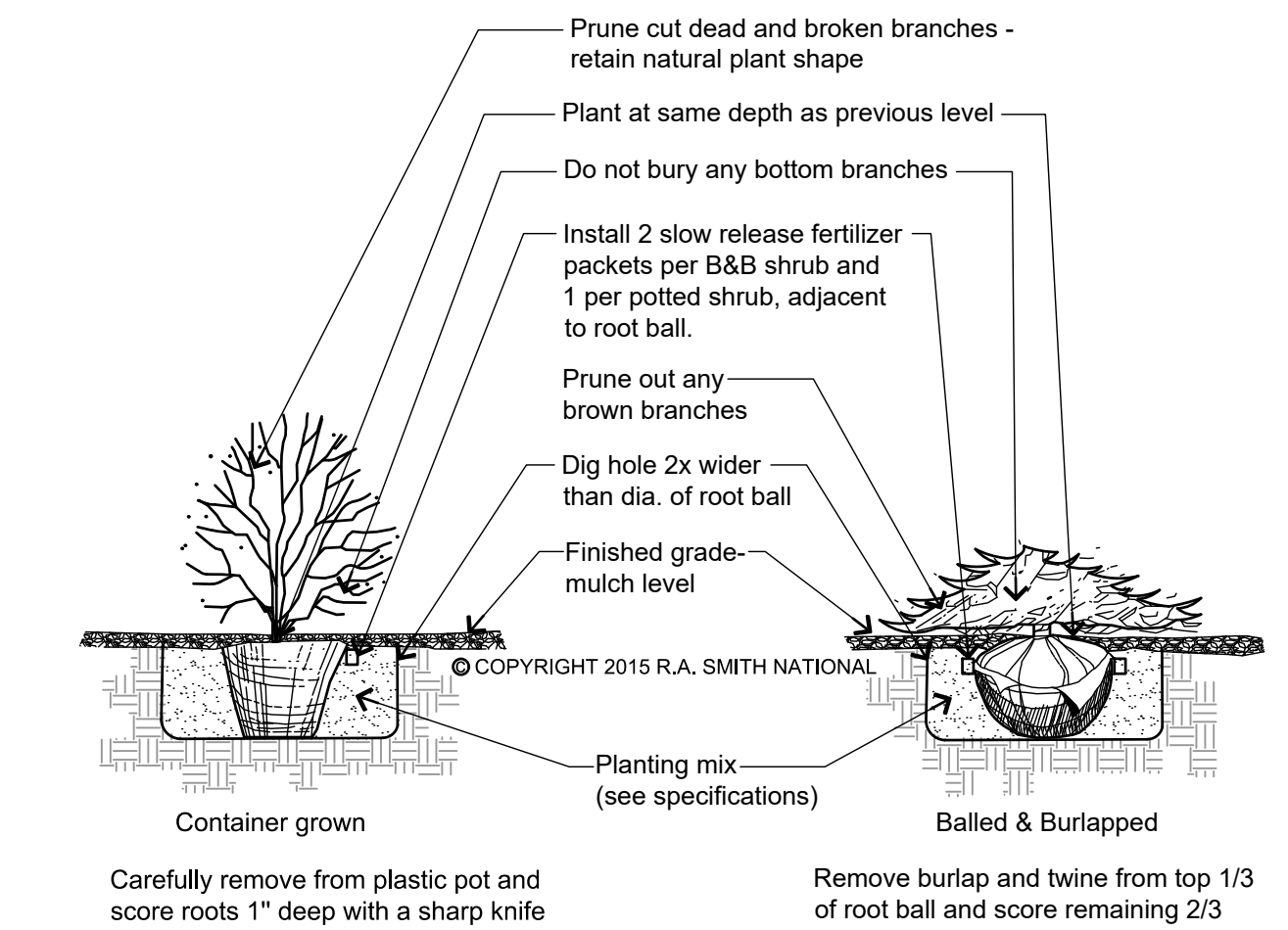
Existing subgrade

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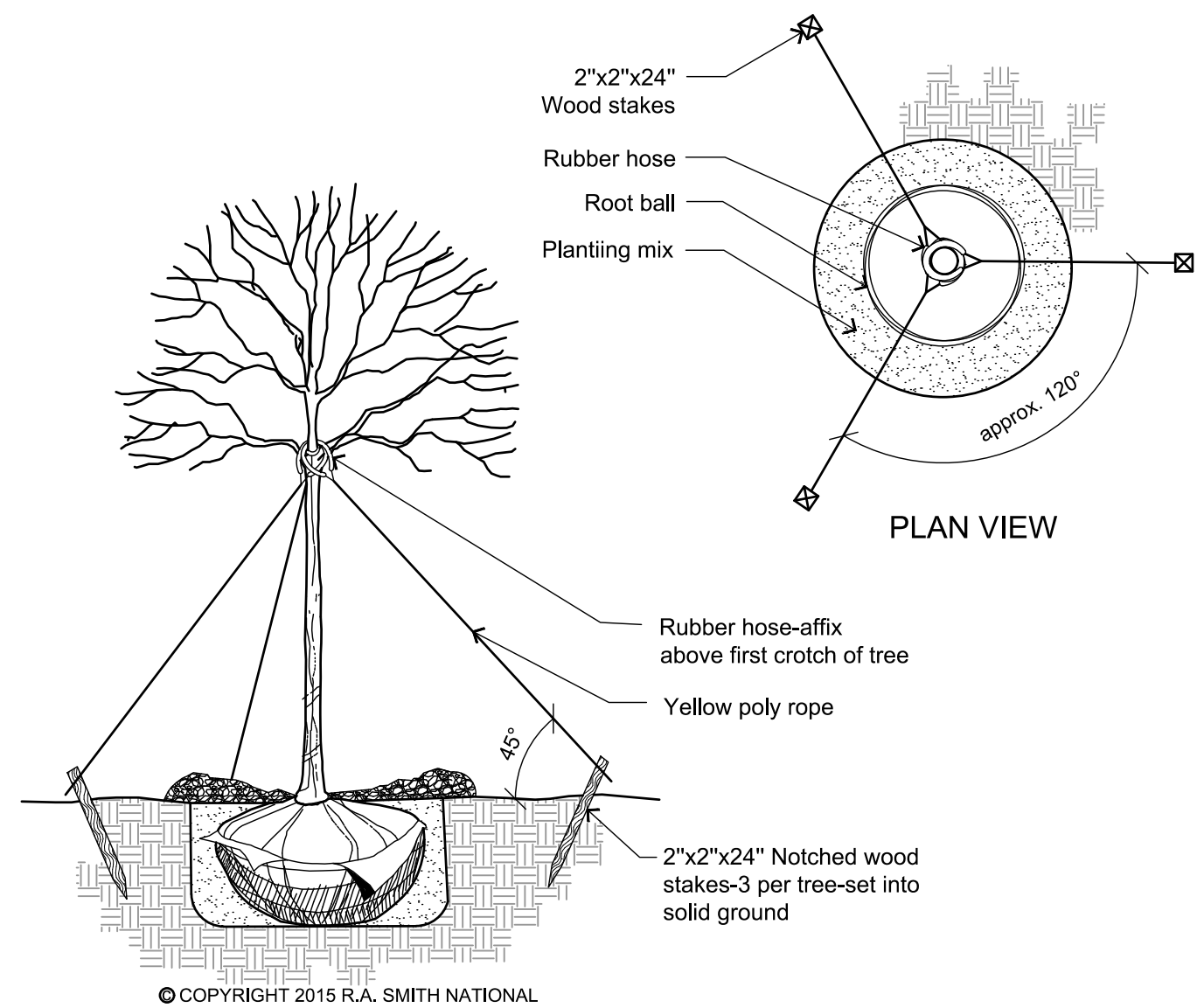
NOT TO SCALE



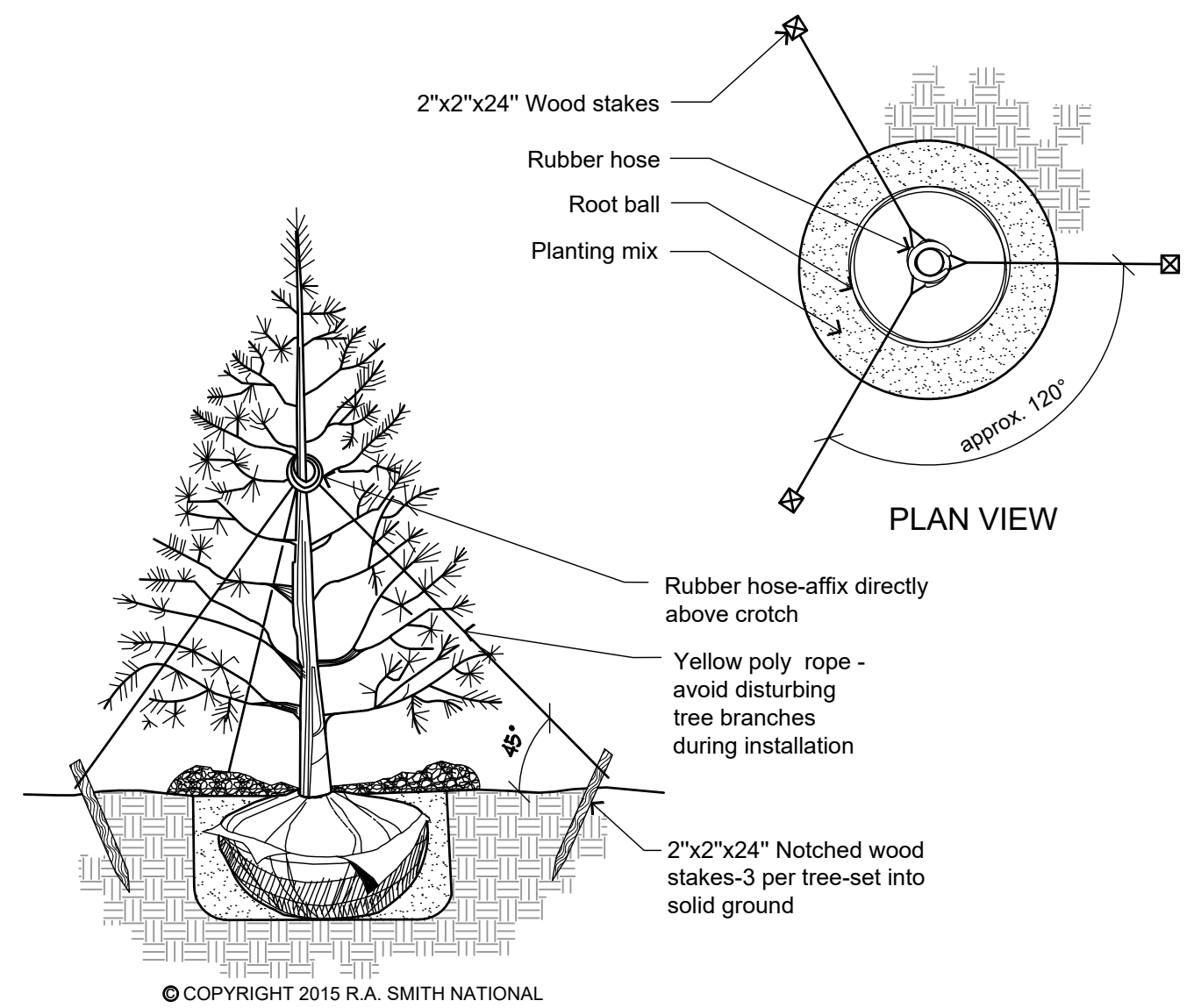
3 NOT TO SCALE



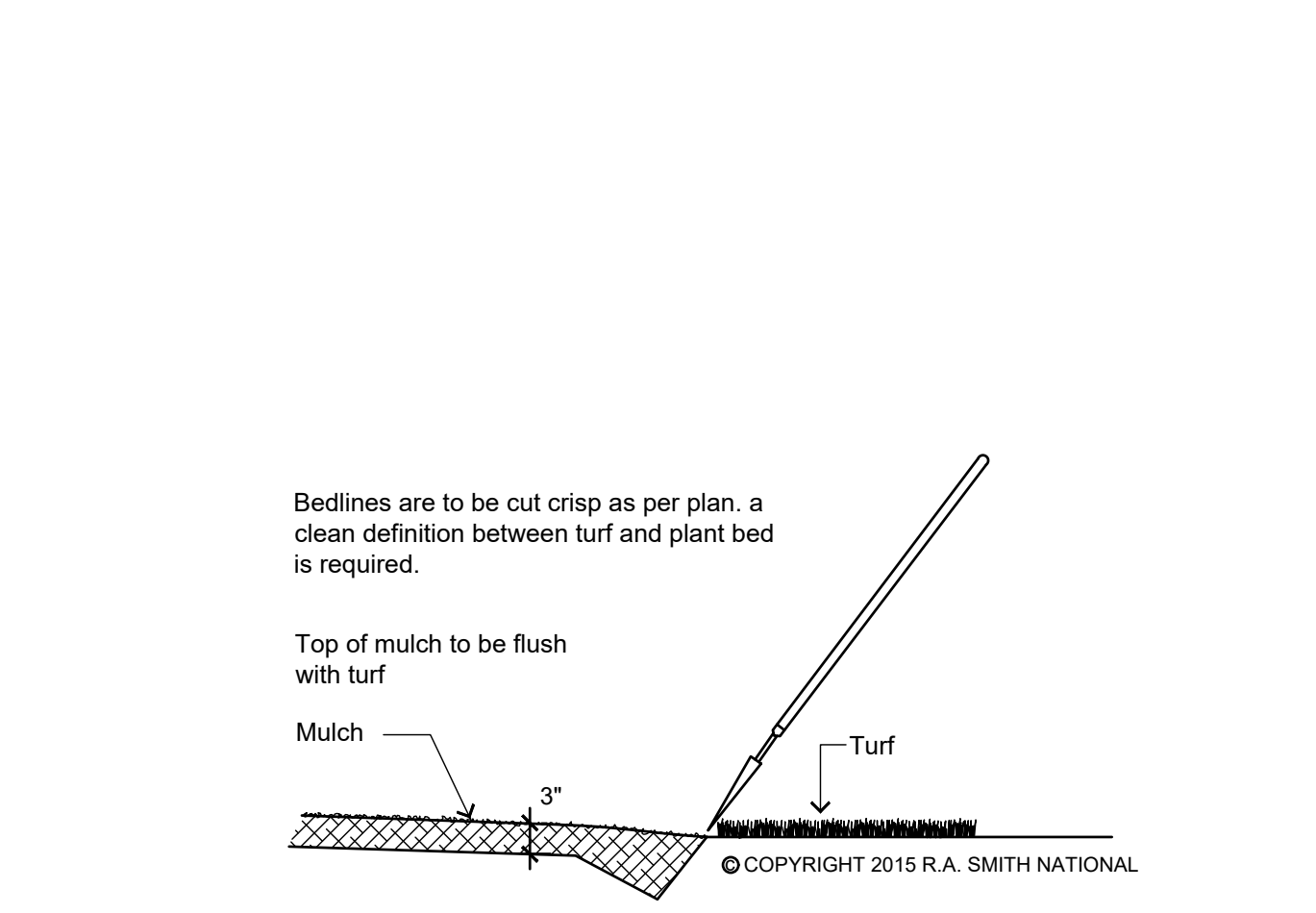
5 NOT TO SCALE



2 NOT TO SCALE



4 NOT TO SCALE



6 NOT TO SCALE

1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.

2. Bike Racks: (2) Madrax 'U' Bike Rack, 1.90" Tubing 20" Long, Surface Mount, Galvanized - Black

3. 4' Bench: Powder coated aluminum or equivalent. Surface Mount. Final model and color to be determined by owner.

4. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.

5. 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.

6. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.

7. 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 a planting islands and beds a minimum of 6" to provide proper drainage (unless otherwise specified) by grading contractor to insure long term plant health.

8. 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.

9. 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. Scarify 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 rootball. 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.

10. 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.

11. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not environmental). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not install annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

12. 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.

13. Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas 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. bale of peat moss
2 lbs. of 5-10-5 slow release fertilizer
1/4 cu. yard of composted manure

14. 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. Marsh hay containing red canary grass is not acceptable as a mulch covering.

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

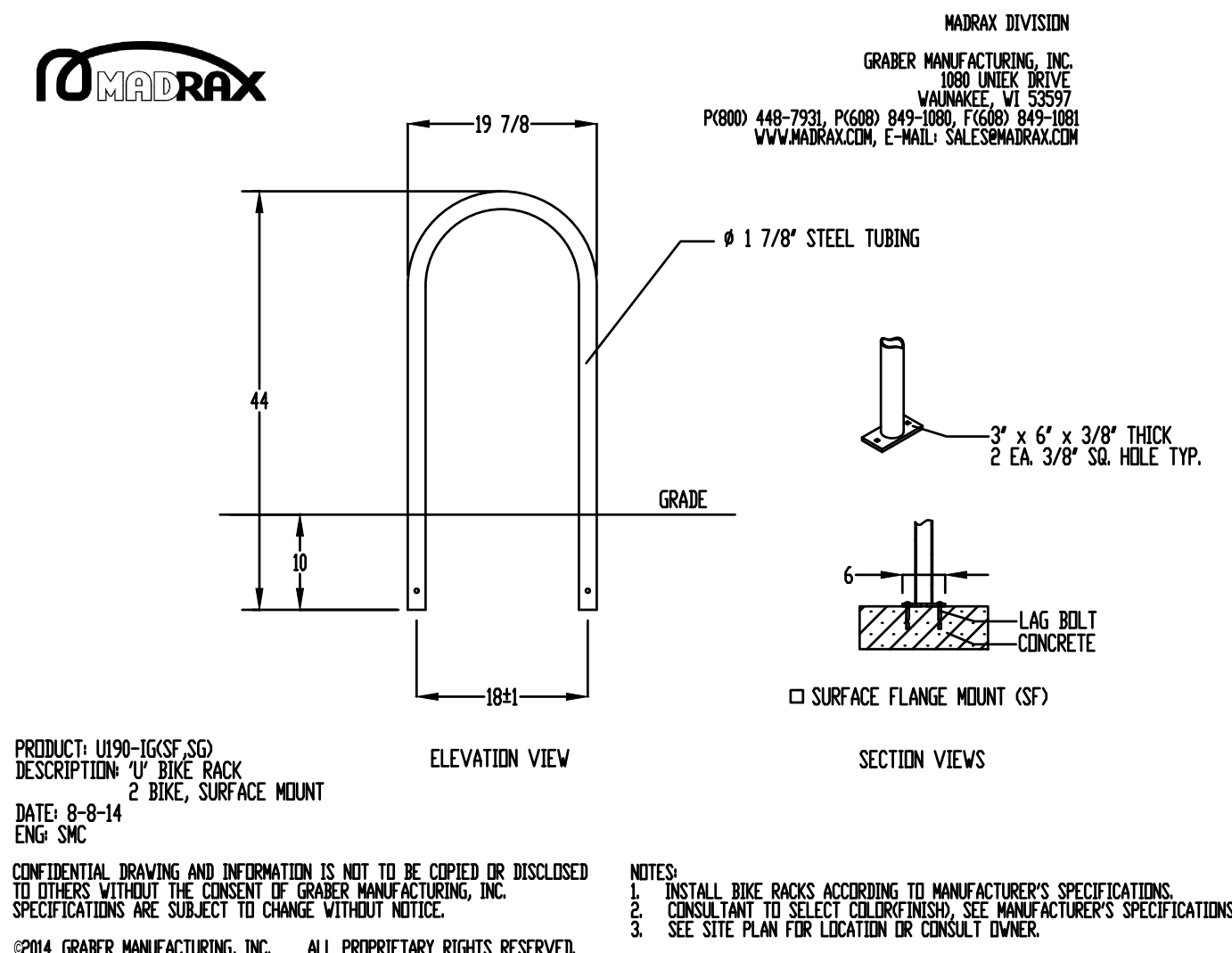
15. Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.

16. 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 hardscape, 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.

17. 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.

18. 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.

19. 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.




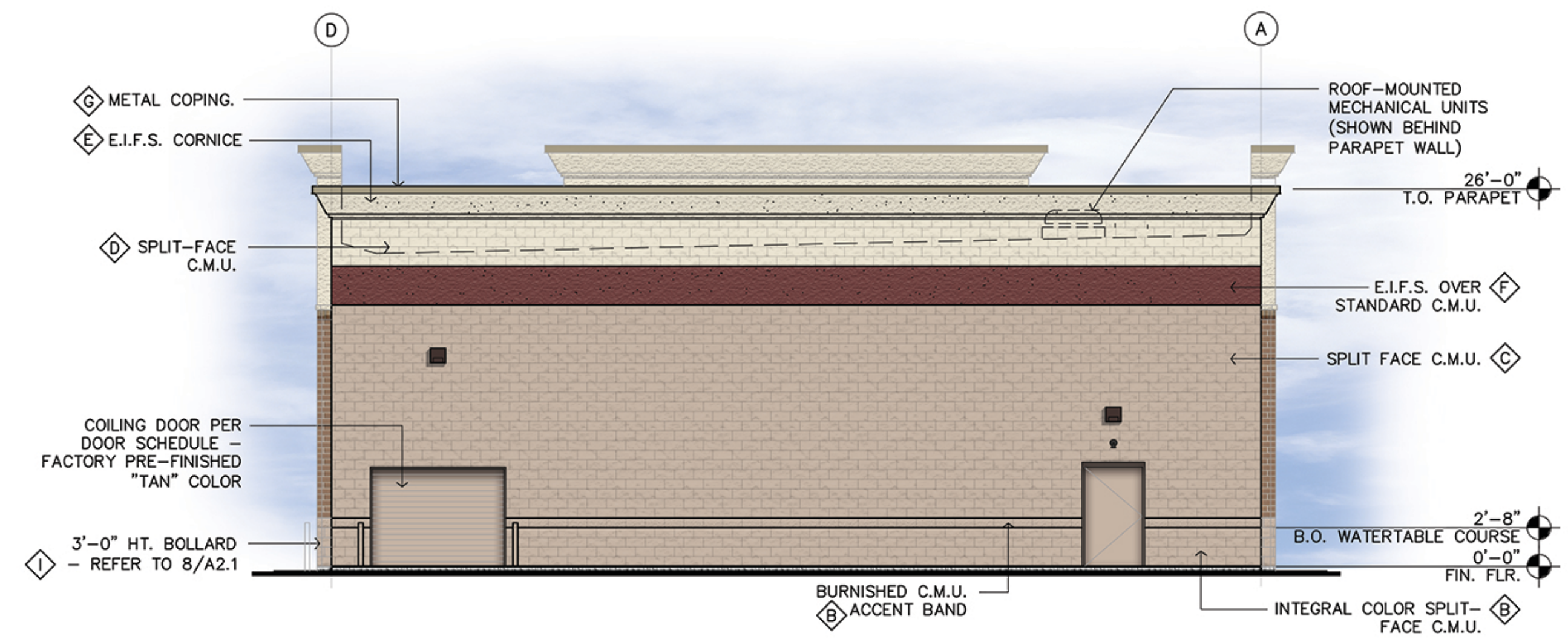
NOT TO SCALE



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

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<div> <div>  <div> <div>CREATIVITY BEYOND ENGINEERING</div> <div>rasmith.com</div> </div> </div> <div> 16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 </div> </div>		DATE		DESCRIPTION	
<div> <div>DISCOUNT TIRE - WIM 10984</div> <div>MADISON, WI</div> <div>LANDSCAPE</div> <div>NOTES AND DETAILS</div> </div>		<div> <div>Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI</div> <div>Naperville, IL Pittsburgh, PA Irvine, CA</div> </div>			
<div> <div>© COPYRIGHT 2018</div> <div>R.A. Smith, Inc.</div> <div>DATE: 08/15/2018</div> <div>SCALE: NOT TO SCALE</div> <div>JOB NO. 3180166</div> <div>PROJECT MANAGER: TODD MOSHER</div> <div>DESIGNED BY: ALS</div> <div>CHECKED BY: LJH</div> <div>SHEET NUMBER</div> <div>L101</div> </div>					



EAST ELEVATION

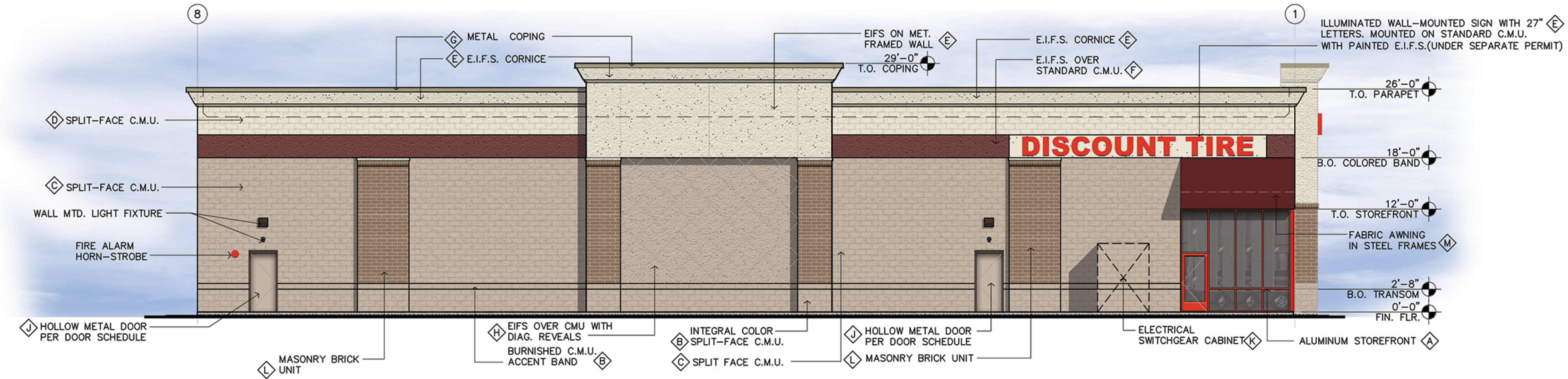
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WEST ELEVATION (E. Washington Ave)

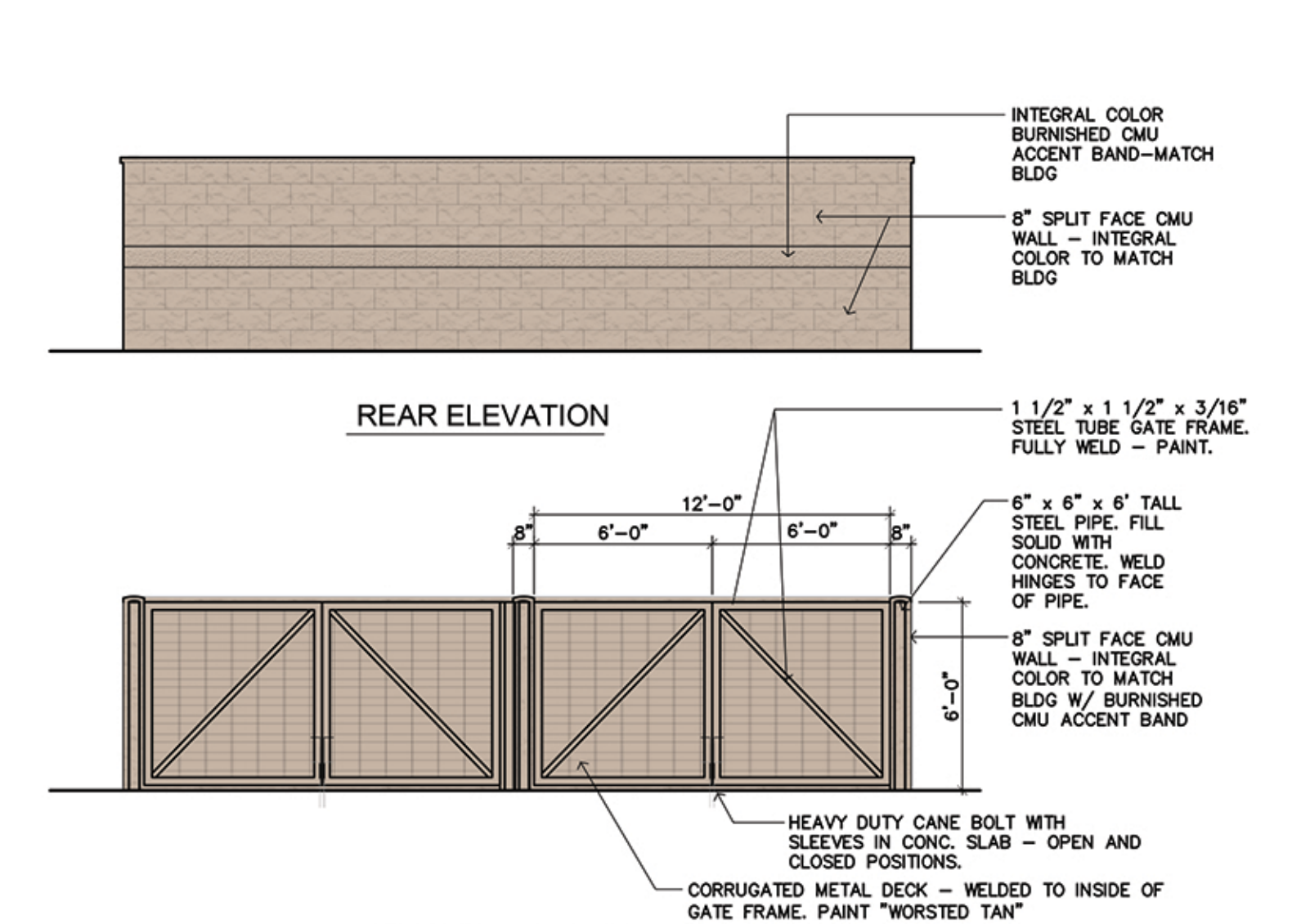
SCALE: 1/8" = 1'-0"

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

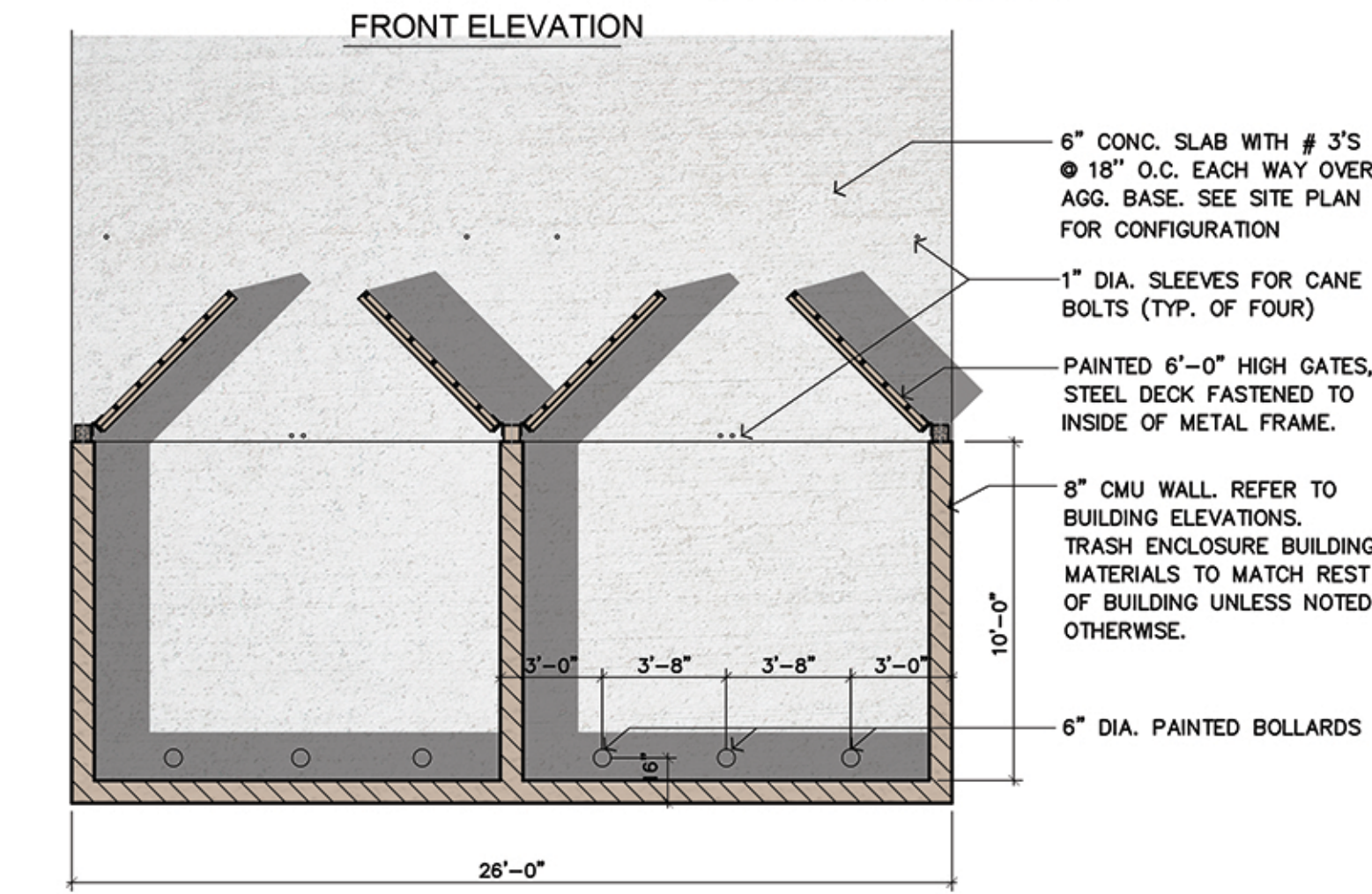


NORTH ELEVATION

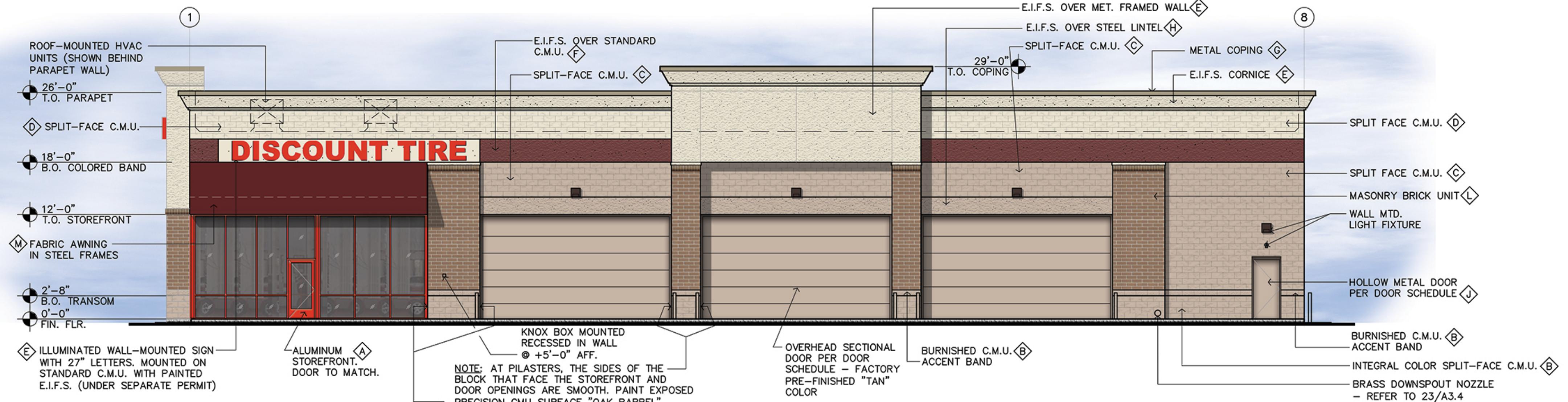
SCALE: 1/8" = 1'-0"



REAR ELEVATION



FRONT ELEVATION



SOUTH ELEVATION

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

TRASH ENCLOSURE PLAN / ELEVATIONS

1/8" = 1'-0"



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COLOR ELEVATIONS

3729 E. Washington Ave.

MADISON, WI 53704



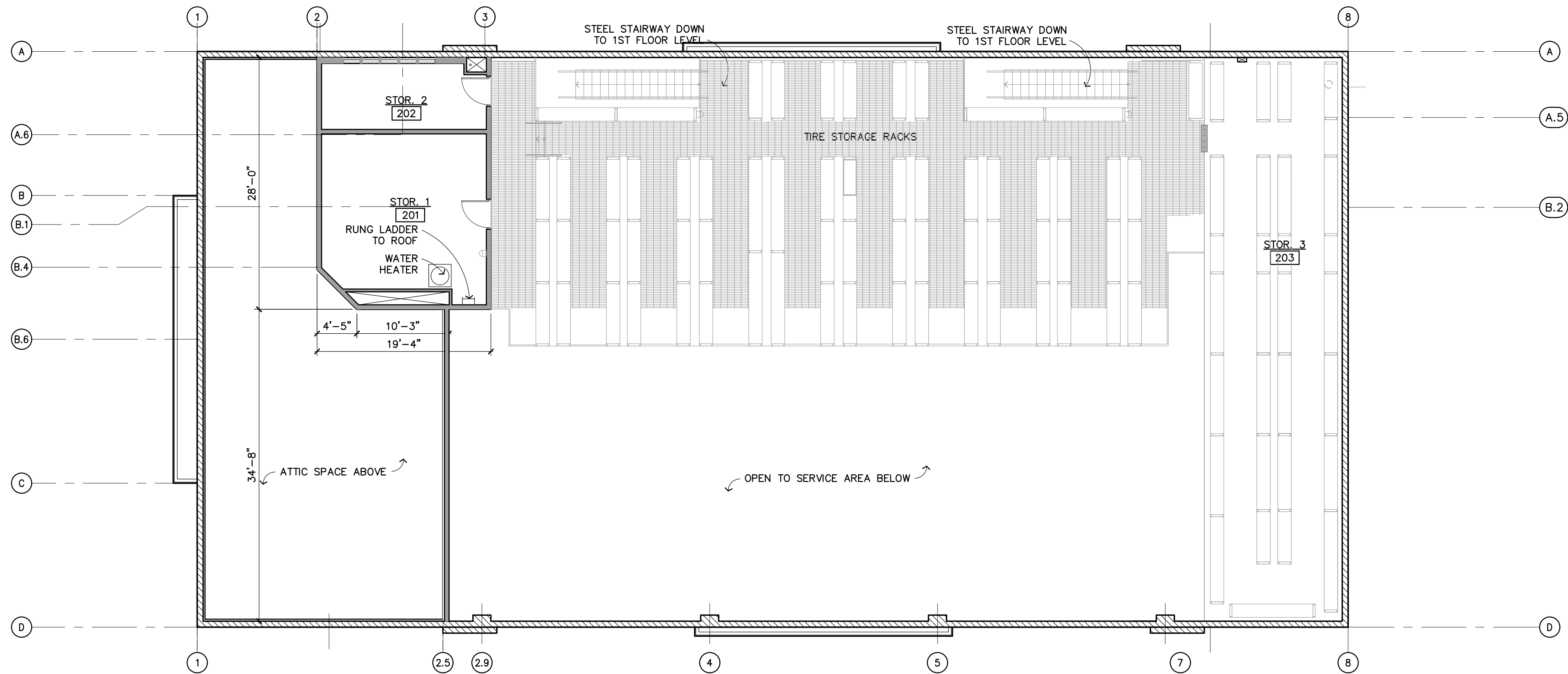
Ei Design Inc.

1260 Corona Pointe,
Suite 301
Corona, CA 92879
951-444-5642 (T)
eidesigninc.com

BUILDING MODEL	ALT - 1L
REVISION	-
DATE	07.20.18
SCALE	AS NOTED
PROJECT NUMBER	2018060075

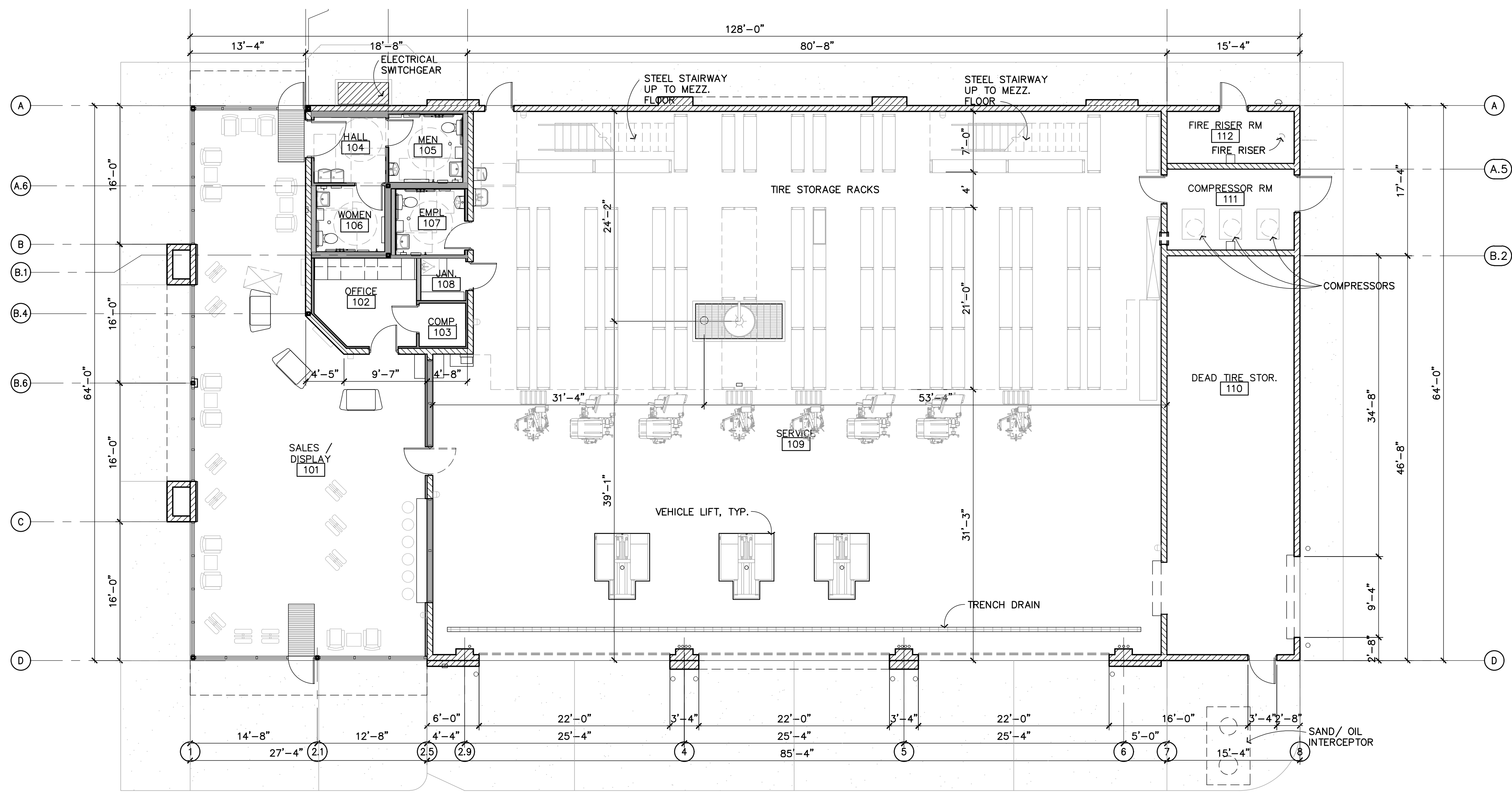
Sheet No.

A.3



CONCEPTUAL MEZZ. FLOOR PLAN

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



CONCEPTUAL 1ST FLOOR PLAN

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

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.
2,750.21 S.F. (NET AREA / USABLE)	
TYPE OF CONSTRUCTION: II-B (Fully Sprinklered)	
OCCUPANCY GROUP: M-Retail / S-1 (Service & Storage)	
SPRINKLER TYPE: ESFR Sprinkler System (Wet)	

**DISCOUNT
TIRE**

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CONCEPTUAL FLOOR PLANS

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



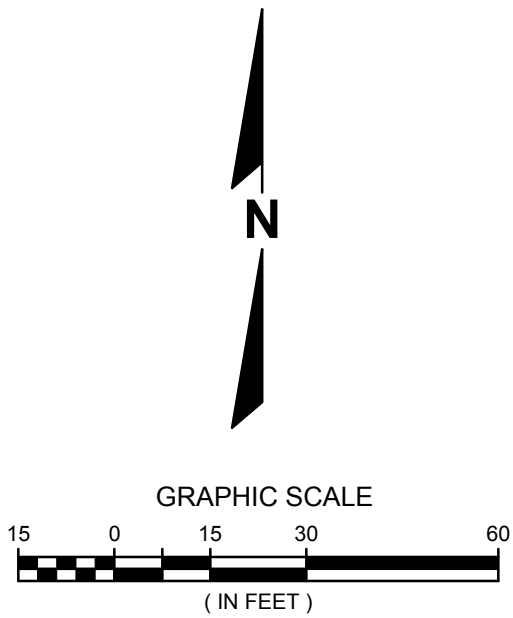
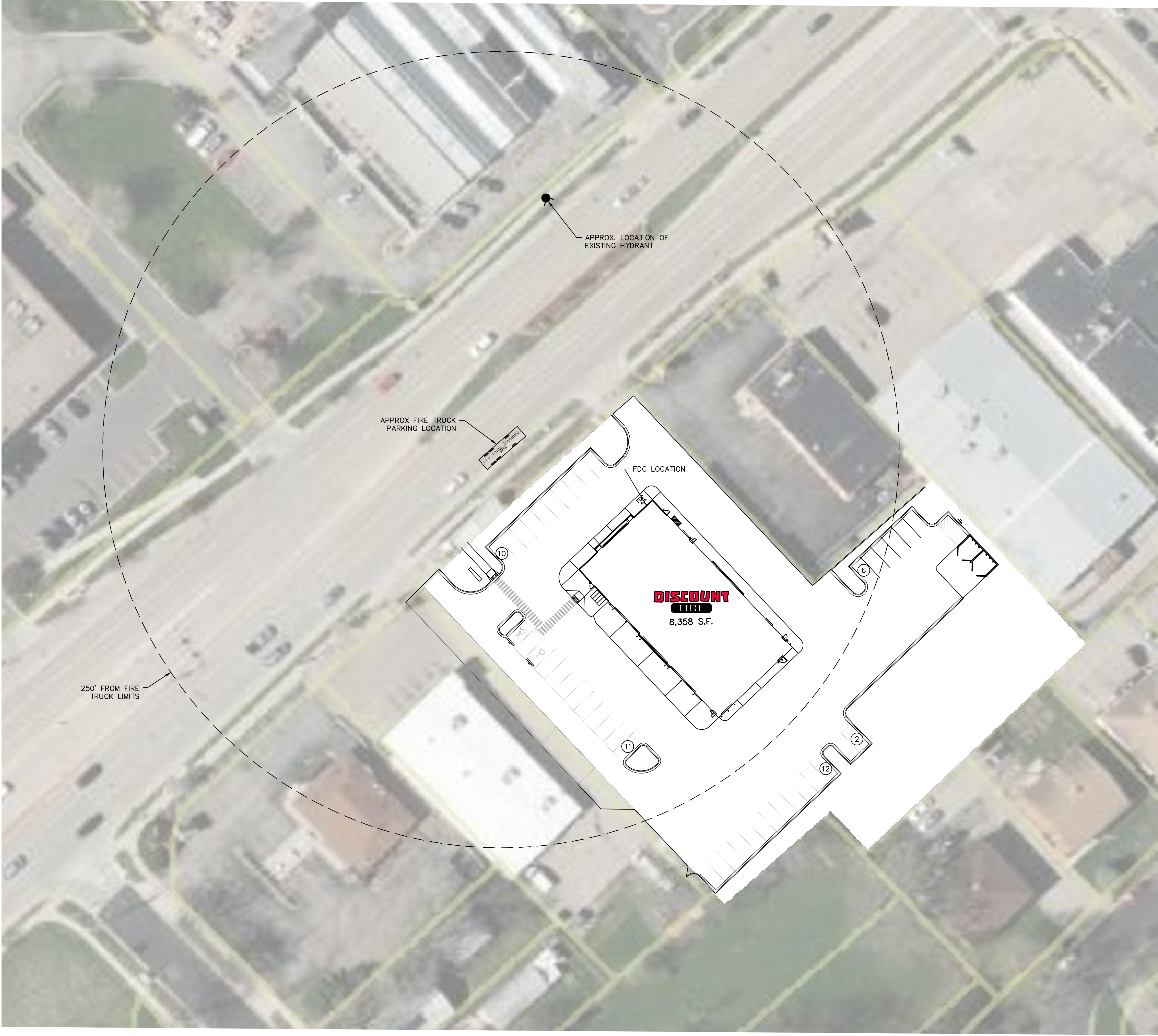
Ei Design Inc.
1260 Corona Pointe,
Suite 301
Corona, CA 92879
951-444-5642 (T)
eidesigninc.com

BUILDING MODEL	ALT - 1L
REVISION	-
DATE	07.20.18
SCALE	AS NOTED
PROJECT NUMBER	2018070132

Sheet No.

A.1

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CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.

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RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.



DISCOUNT TIRE - WIM 10984 MADISON, WI		 CREATIVITY BEYOND ENGINEERING 16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	DATE	DESCRIPTION
FIRE LINE HOSE EXHIBIT				
				</