

KEYNOTES

- 1 SMALL PARKING STALL SIGNAGE. DETAIL SIMILAR TO 2/C000
- 2 ADA PARKING STALL SEE DETAIL 2/C000

GENERAL NOTES

- 1. AN EASEMENT AGREEMENT EXISTS WITH THE VFW TO ALLOW USE OF THE DRIVE BETWEEN THE TWO BUILDINGS.
- 2. THE SITE TO BE REWORKED TO PROVIDE 3,658 SF (17% OF TOTAL SITE) FOR GREEN SPACE.
- 3. THE TOTAL DISTURBED AREA ON THE SITE 3,184 SF.
- 4. **THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.**
- 5. **NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN HEIGHTS OF 30' AND 10'.**

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS: 219 COTTAGE GROVE RD.
SITE ACREAGE (TOTAL): .50

NUMBER OF BUILDING STORIES (ABOVE GRADE): 1
BUILDING HEIGHT: 16'-4"
TYPE OF CONSTRUCTION: 2B
TOTAL SQUARE FOOTAGE OF BUILDING: 3,857 SF

USE OF PROPERTY: MERCANTILE & RESTAURANT
GROSS SQUARE FEET OF RETAIL AREA: 3,200 SF
GROSS SQUARE FEET OF RESTAURANT AREA: 657

CAPACITY:
BAR AREA: 80 PERSONS POSTED
BUCK'S PIZZA: 20 PERSONS

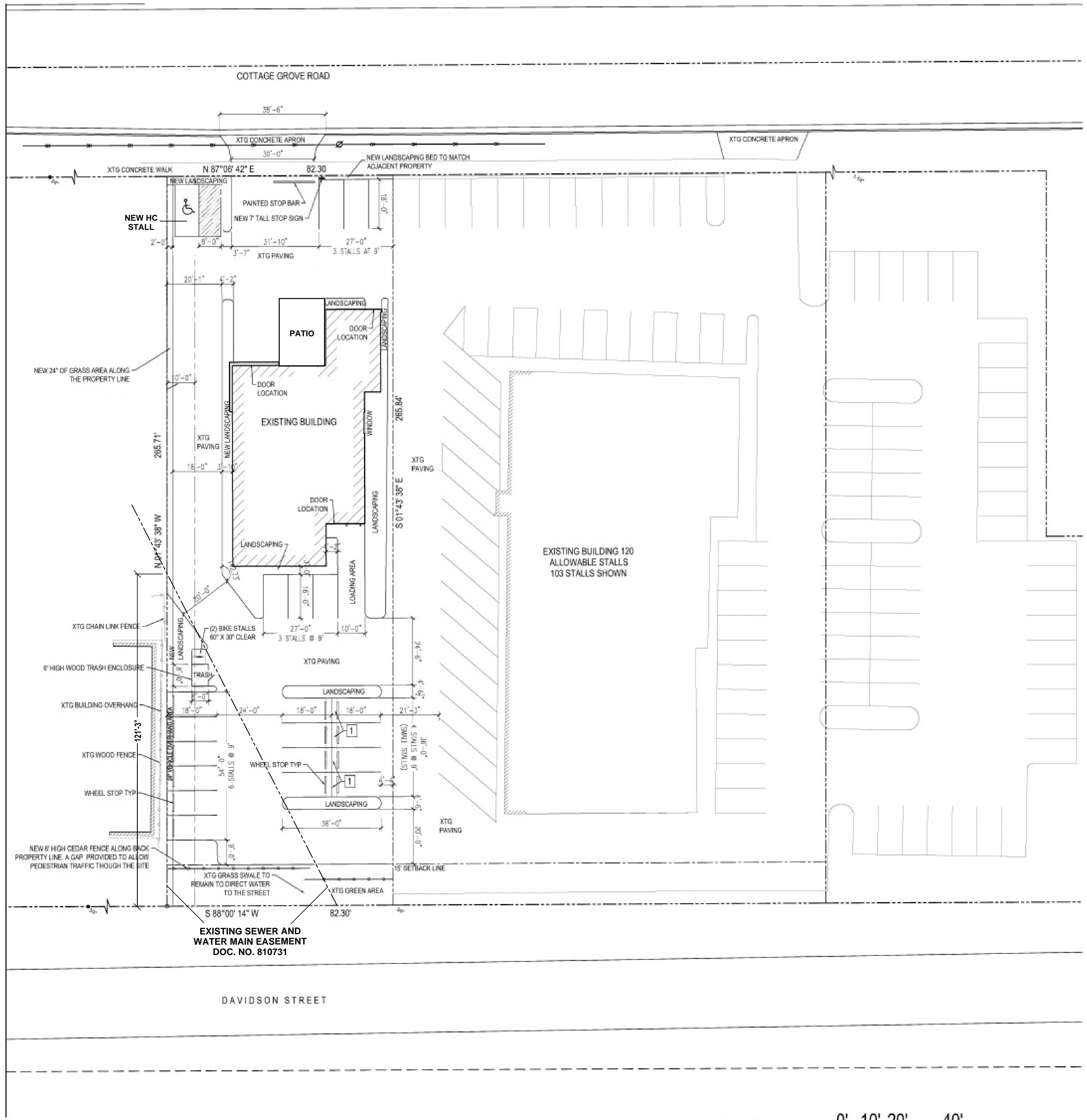
NUMBER OF BICYCLE STALLS SHOWN: 2
1.6 FOR THE RETAIL AREA & .4 FOR THE RESTAURANT AREA

REQUIRED PARKING COUNTS:
MERCANTILE: 16 STALLS MAX (1 PER 200 SF)
RESTAURANT: 5 STALLS MAX

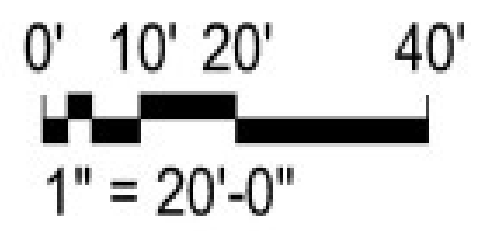
NUMBER OF PARKING STALLS:

SHOWN	
SMALL CAR	4
LARGE CAR	16
ACCESSIBLE	1
TOTAL	21

NOTES
INCREASE OVER MAX IS LESS THAN 5 STALLS OR 10% AS ALLOWED PER 28.141(6)(B)1.



1 SITE PLAN
1" = 20'



JSS Consulting, LLC
9214 Hauke Nest Dr.
Verona, WI 53593
PH: (608) 332-8148
E-MAIL: jsmarker@gmail.com

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REVISIONS	DATE	BY	DESCRIPTION
PATIO ADDED	2 / 25 / 20		
REVISED GENERAL NOTES	3 / 3 / 20		

CLIENT: MADE MONKEY
219 COTTAGE GROVE RD., MADISON, WI

TITLE: SITE PLAN

DATE: 3 / 3 / 20

SCALE: 1" = 20'-0"

NO. FEET: N/A

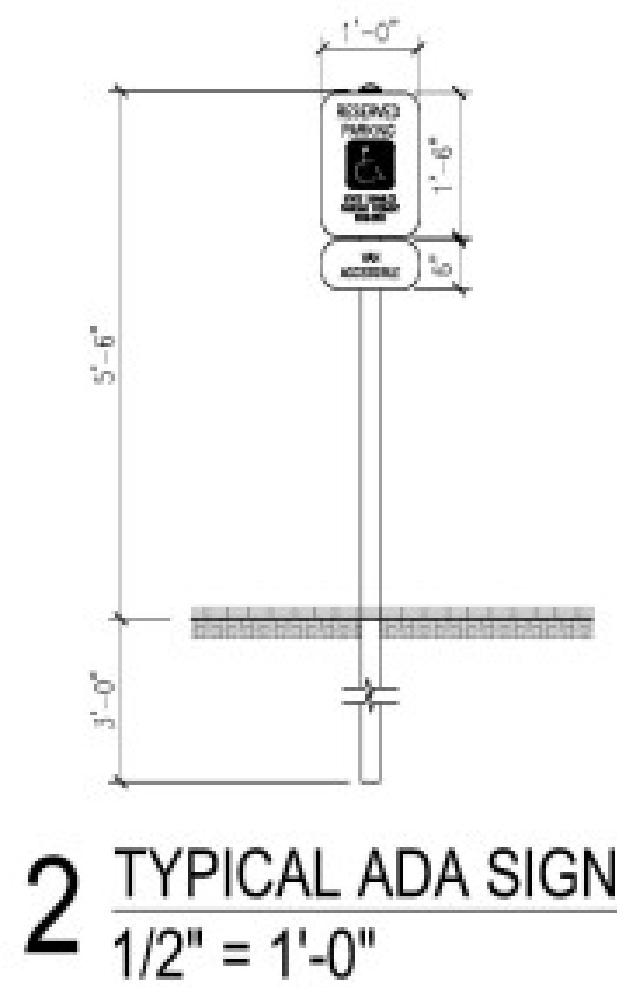
SHEET #: 1 of 3

DATE: 2 / 25 / 20

BY: PATTO ADDED

DESCRIPTION: REVISED GENERAL NOTES

APRVD:



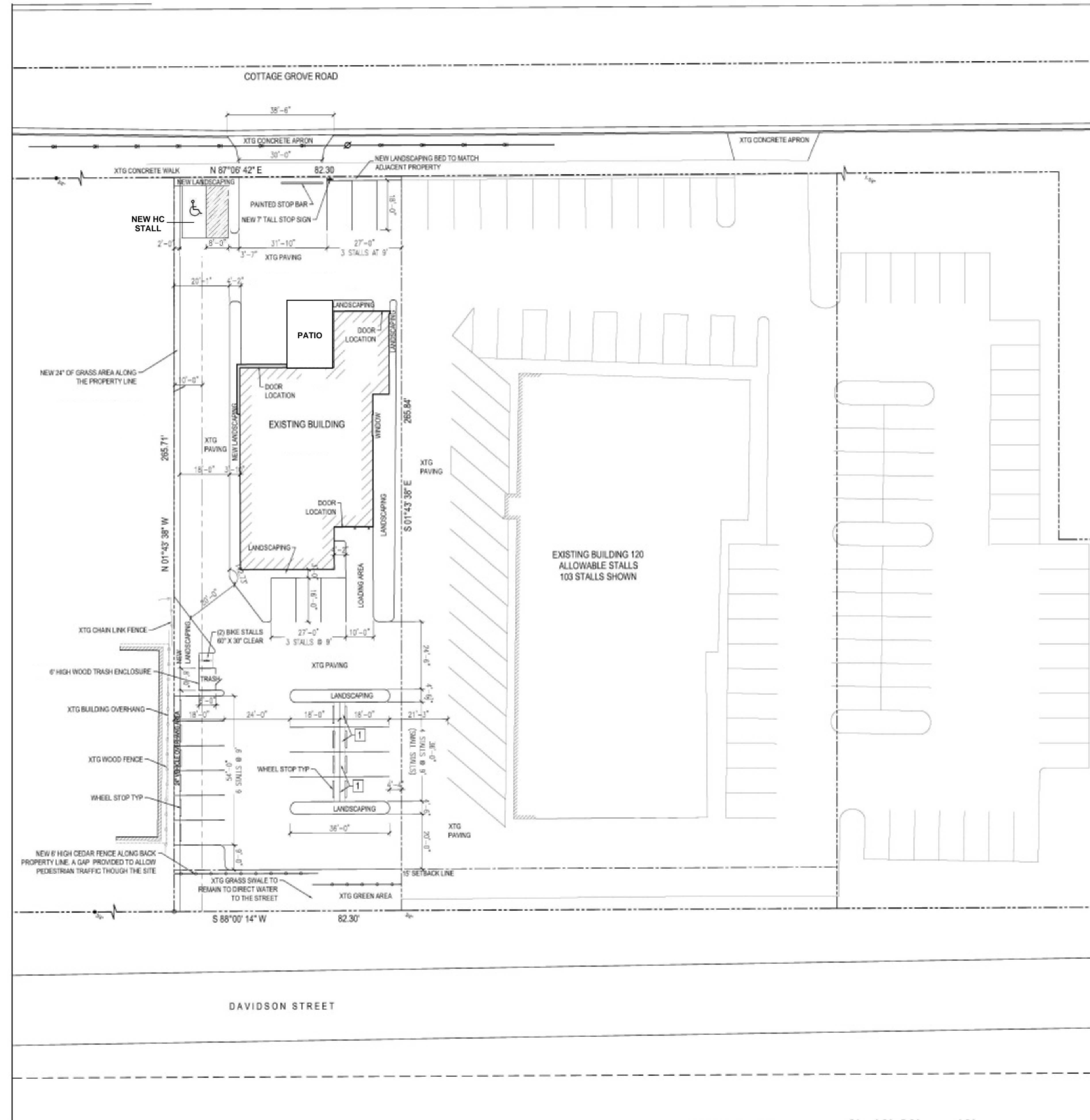
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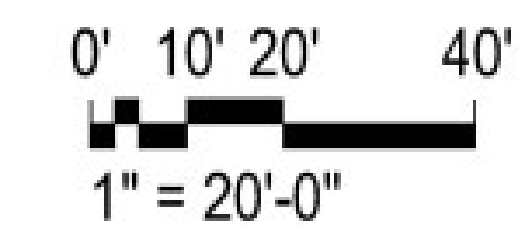
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USE OF PROPERTY: MERCANTILE & RESTAURANT GROSS SQUARE FEET OF RETAIL AREA: 3,200 SF GROSS SQUARE FEET OF RESTAURANT AREA: 657	
CAPACITY: BAR AREA: 80 PERSONS POSTED BUCK'S PIZZA: 20 PERSONS	
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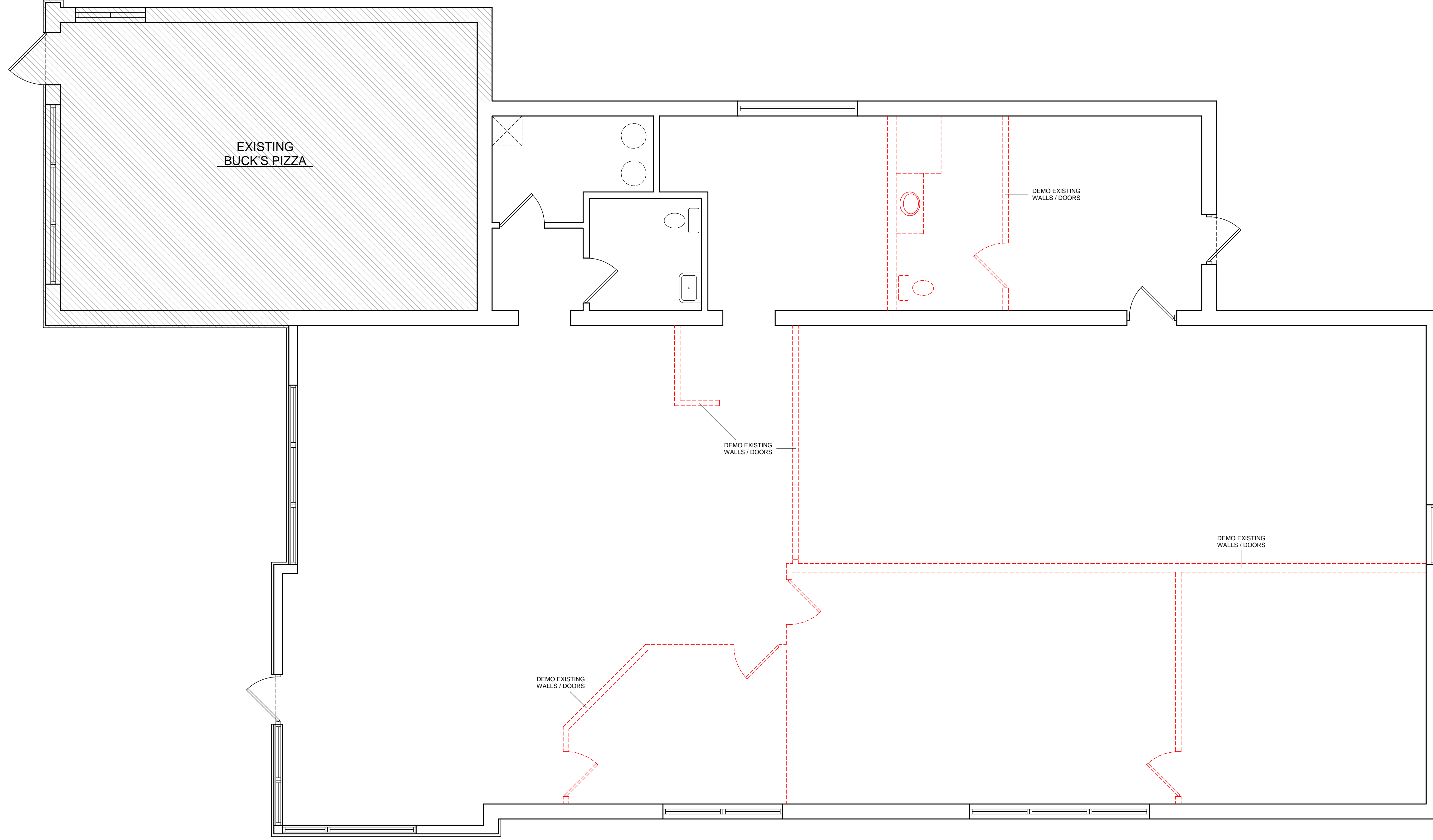


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CLIENT: JADE MONKEY 219 COTTAGE GROVE RD., MADISON, WI	DATE: 2 / 25 / 20	BY: PATTO ADDED	APRVD:
TITLE: SITE PLAN	DATE: 2 / 25 / 20	NO. FEET: N/A	
PRINT #:	SCALE: 1" = 20'-0"	SHEET #: 1 of 3	
DRAWN BY: DF			

JSS Consulting, LLC
9214 Hauke Nest Dr.
Verona, WI 53593
PH: (608) 332-8148
E-MAIL: jsmarker@gmail.com

DEMOLITION PLAN

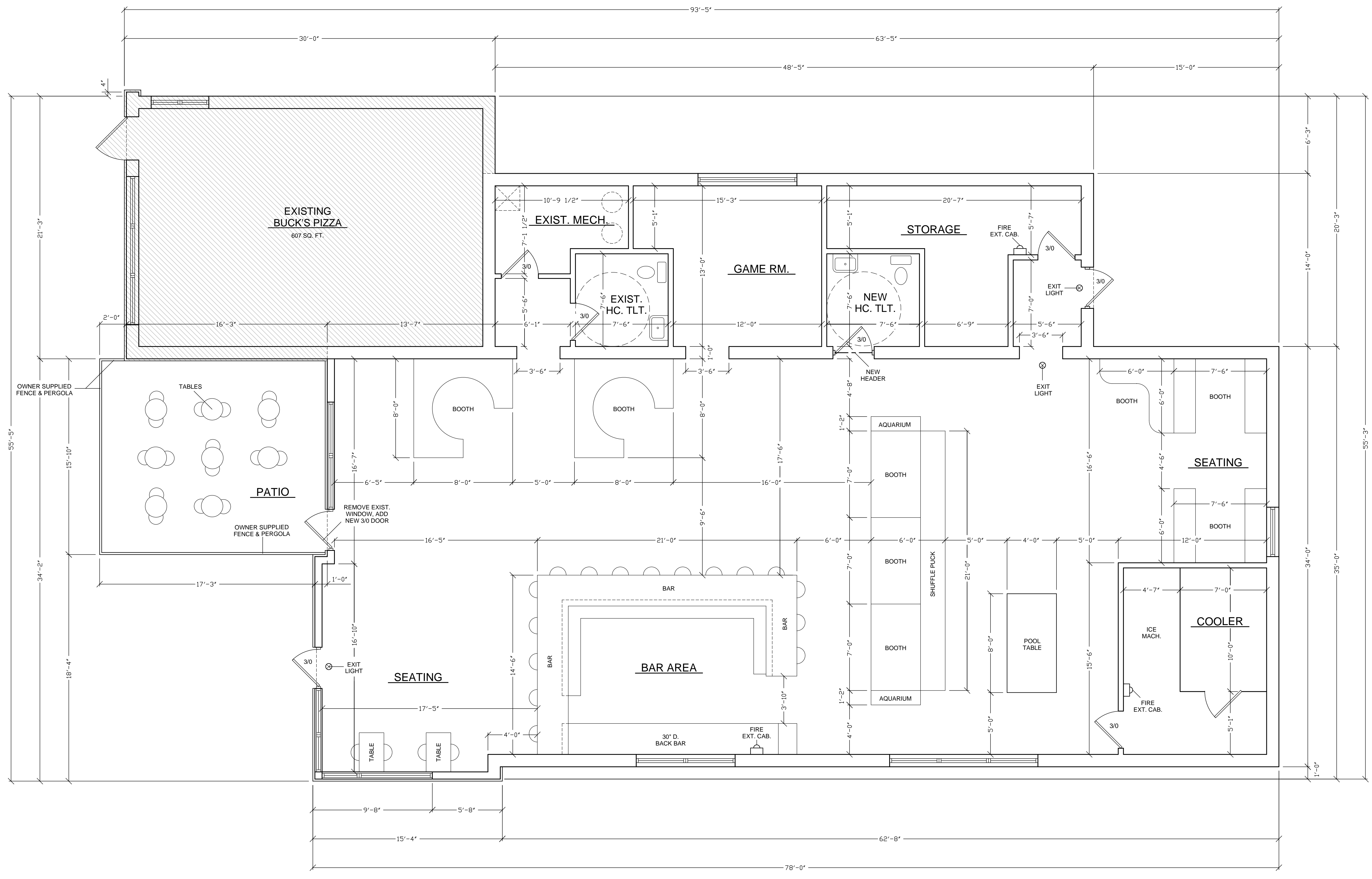


JSS Consulting, LLC
 9814 Hawks Nest Dr.
 Verona, WI 53593
 PH: (608) 332-8148
 E-MAIL: jsmركة@gmail.com

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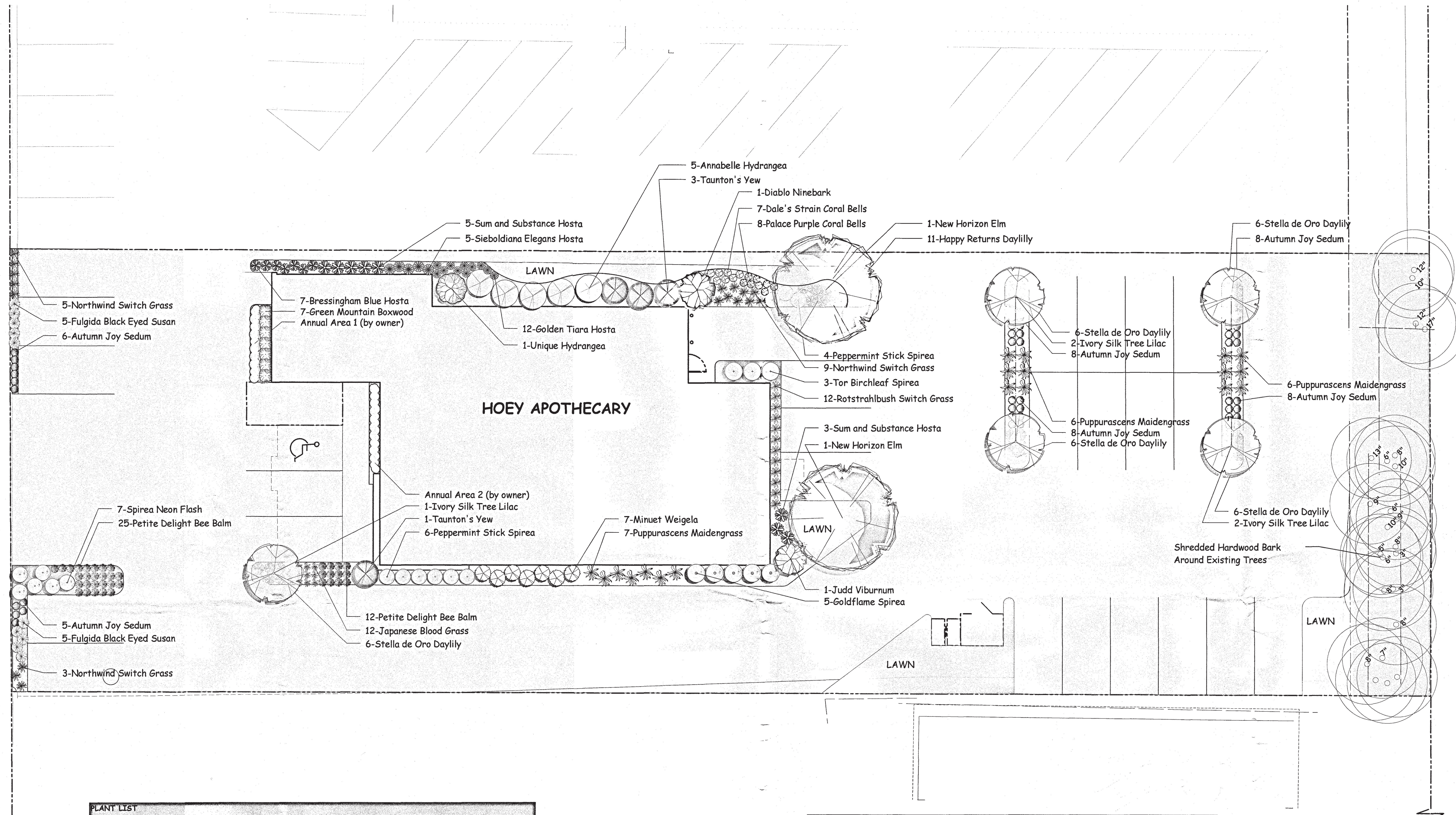
CLIENT: JADE MONKEY
 219 COTTAGE GROVE RD., MADISON, WI
 TITLE: DEMOLITION PLAN
 DATE: 2 / 25 / 20
 SCALE: 1/4" = 1'-0"
 PRINT #: DF
 \$0 FEET: N / A
 SHEET #: 2 of 3

REVISIONS	DATE	BY	DESCRIPTION
	2 / 25 / 20		PATIO ADDED



PROPOSED FLOOR PLAN
3,326 SQ. FT.

<p>JSS Consulting, LLC 9814 Hauke Nest Dr. Verona, WI 53593 PH: (608) 332-8148 E-MAIL: jsmركة@gmail.com</p>		<p>THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION BELONGING TO JSS CONSULTING, LLC. NEITHER THIS DOCUMENT NOR THE INFORMATION HEREIN IS TO BE REPRODUCED, DISTRIBUTED, USED, COPIED, OR DISCLOSED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF JSS CONSULTING, LLC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY & CONFIRM COMPLIANCE WITH ALL LOCAL CODES AND CONDITIONS. EXTREME CARE HAS BEEN TAKEN BY JSS CONSULTING, LLC TO PROVIDE AN ACCURATE AND COMPLETE SET OF PLANS AS A RESULT OF UNFORSEEN SITE AND/OR EXISTING BUILDING CONDITIONS. FOR ANY ENGINEERING AND REVISIONS TO PLANS AS A RESULT OF UNFORSEEN SITE AND/OR EXISTING BUILDING CONDITIONS, ALLIANY SUCH ENGINEERING AND REVISIONS SHALL INCORPORATE ACTUAL SITE CONDITIONS.</p>	
CLIENT:	JADE MONKEY 219 COTTAGE GROVE RD., MADISON, WI	TITLE:	PROPOSED FLOOR PLAN
DATE:	2 / 25 / 20	DATE:	2 / 25 / 20
BY:		SCALE:	1/4" = 1'-0"
DATE:	2 / 25 / 20	NO. FEET:	3,326
DESCRIPTION:	PATIO ADDED	SHEET #:	3 of 3
APRVD:		PRINT #:	DF



LANDSCAPE PLAN

HOEY APOTHECARY
 219 COTTAGE GROVE ROAD
 MADISON, WISCONSIN

Latin Name	Common Name	Quantity	Scheduled Size
Hemerocallis 'Happy Returns'	Happy Returns Daylily	11	4.5in Pot
Physocarpus opulifolius 'Diablo'	Diablo Ninebark	1	2-3ft
Taxus x media 'Tauntonii'	Taunton's Yew	4	#5
Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea	5	#1 Grade
Hydrangea paniculata 'Unique'	Unique Hydrangea	1	18-24in
Spirea japonica 'Shirobi'	Peppermint Stick Spirea	10	15-18in
Ulmus x 'New Horizon'	New Horizon Elm	2	2in BB
Sedum 'Autumn Joy'	Autumn Joy Sedum	43	4.5in Pot
Panicum virgatum 'Northwind'	Northwind Switch Grass	17	1 Gal
Rudbeckia fulgida var. fulgida	Fulgida Black Eyed Susan	10	4.5in Pot
	Common Name	0	Scheduled Size
Buxus x 'Green Mountain'	Green Mountain Boxwood	7	#2
Hosta 'Bressingham Blue'	Bressingham Blue Hosta	7	1 Gal
Hosta 'Sum and Substance'	Sum and Substance Hosta	8	1 Gal
Hosta sieboldiana 'Elegans'	Sieboldiana Elegans Hosta	5	1 Gal
Hosta 'Golden Tiara'	Golden Tiara Hosta	12	4.5in Pot
Weigela florida 'Minuet'	Minuet Weigela	7	12-15in
Spirea japonica 'Goldflame'	Goldflame Spirea	5	15-18in
Viburnum x juddii	Judd Viburnum	1	#5
Spirea betulifolia 'Tor'	Tor Birchleaf Spirea	3	15-18in
Imperata cylindrica 'Red Baron'	Japanese Blood Grass	12	1 Gal
Monarda 'Petite Delight'	Petite Delight Bee Balm	37	4.5in Pot
Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	30	4.5in Pot
Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	5	2in BB
Heuchera acutiloba 'Dale's Strain'	Dale's Strain Coral Bells	7	4.5in Pot
Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	8	4.5in Pot
Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Switch Grass	12	1 Gal
Miscanthus sinensis var. purpurascens	Purpurascens Maidengrass	19	1 Gal
Spirea bumalda 'Neon Flash'	Spirea Neon Flash	7	15-18in

CITY OF MADISON LANDSCAPE WORKSHEET
 Landscape Calculations and Distribution

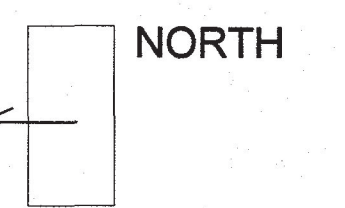
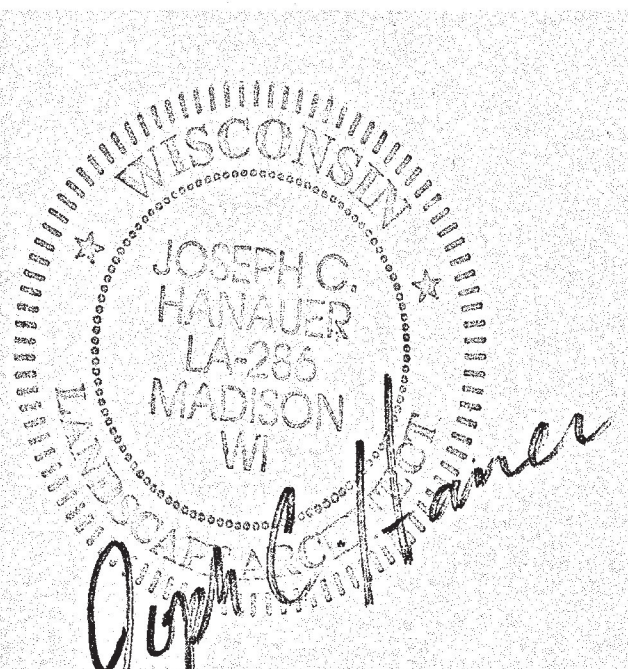
(a) One (1) landscape unity shall be provided for each three hundred (300) square feet of developed area, with the exception of the IL and IG districts as specified in (b) below.
 Total square footage of developed area = 21,873
 Developed area divided by 300 square feet = 73 Landscape Units

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one landscape unity shall be provided for every 600 square feet of developed area.
 Total square footage of developed area =
 Developed area divided by 600 square feet = 0 Landscape Units

(c) One landscape unity consists of 5 landscape points. Landscape points are calculated as shown in the Tabulation of Points and Credits table.
 Landscape units multiplied by 5 landscape points = 365 Total Points Required

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35	21	735	2	70
Ornamental Tree	1 1/2 inch caliper	15		0	5	75
Evergreen Tree	18" or 3 gallon	15		0	0	0
Shrub, deciduous	18" or 3 gallon	2		0	42	84
Shrub, evergreen	18" or 3 gallon	3		0	11	33
Ornamental Grass	18" or 3 gallon	2		0	60	120
Ornamental/ decorative fencing	n/a	4 per 10 lineal ft.		0		0
Sub Totals				735		382

Total Points Provided = 1117



SCALE

1" = 10'

DATE
 DESIGN
 REVISION

MARCH 15, 2013
 jch
 April 5, 2013