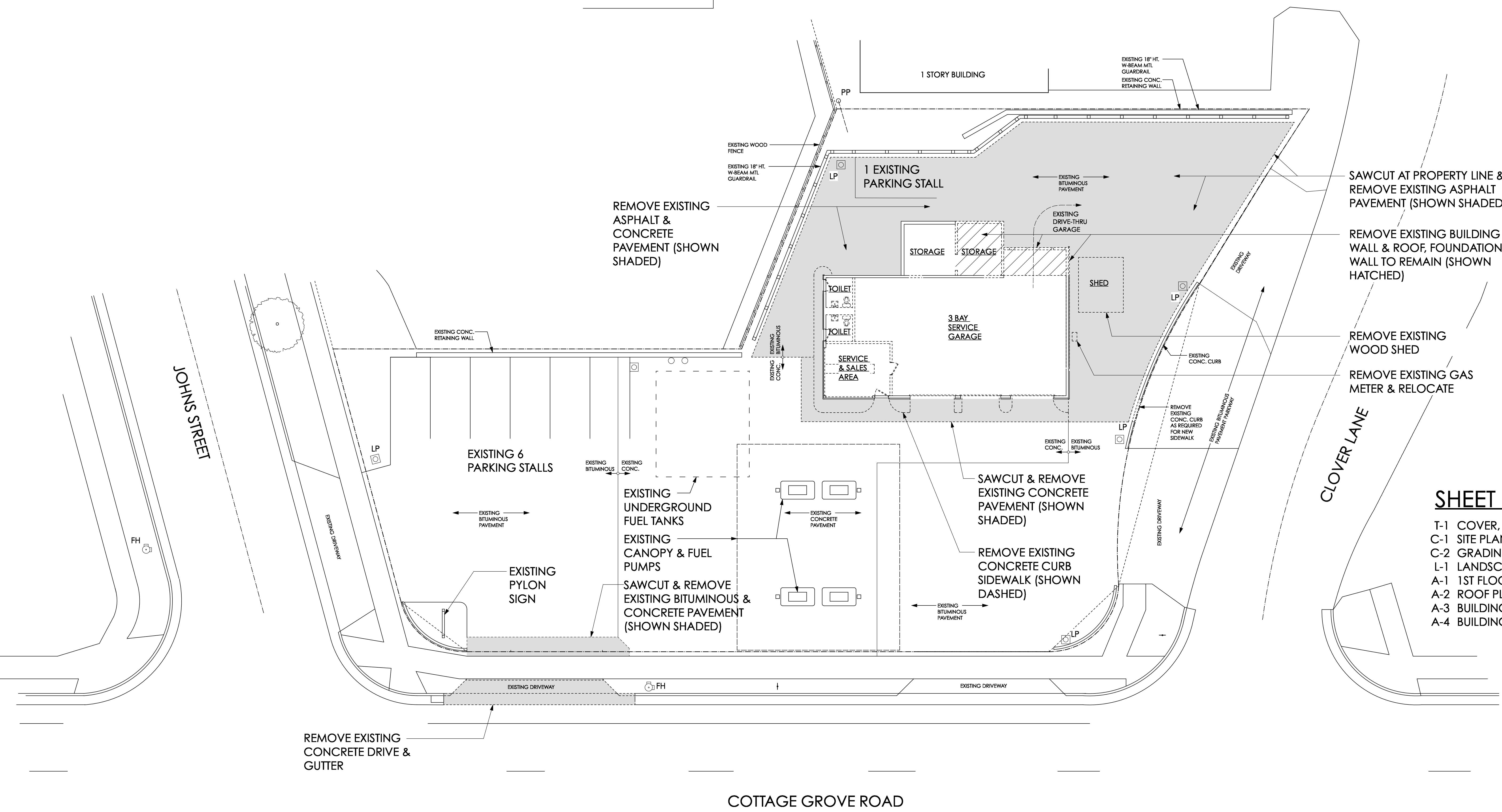


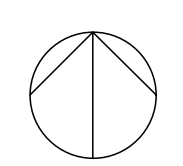
DATE	REVISIONS
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2/8/2023	
3/1/2023	



SHEET INDEX

- T-1 COVER, SITE DEMOLITION PLAN
- C-1 SITE PLAN
- C-2 GRADING & UTILITY PLAN
- L-1 LANDSCAPE PLAN
- A-1 1ST FLOOR PLAN
- A-2 ROOF PLAN
- A-3 BUILDING ELEVATIONS
- A-4 BUILDING ELEVATIONS

**EXISTING CONDITIONS &
SITE DEMOLITION PLAN**



0 10' 20' 40' 60'
SCALE: 1" = 10'-0"

PROJECT:



J J Mart

REMODEL & ADDITION

220 Cottage Grove Rd,
Madison, WI 53716

SHEET
SITE DEMOLITION
PLAN

T-1

SITE STATISTICS

LOT DESCRIPTION: ACCESSOR PLAT #7 BLOOMING GROVE PART OF LOTS 25, 27, & 28, IN THE CITY OF MADISON, IN THE CITY OF MADISON.

SITE ACREAGE: 16,025 sq. ft. (0.36 acres)

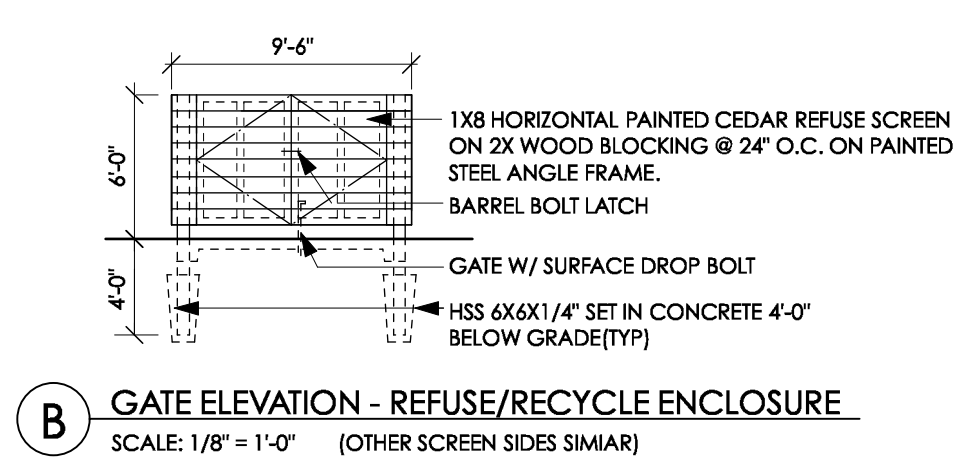
SITE AREA: (WITH NEW ADDITION)
 BUILDING FOOTPRINT (W/ NEW ADDITION) 2,268 sq. ft. 14.2%
 PAVEMENT 10,200 sq. ft. 63.6%
 PERVIOUS AREA 3,557 sq. ft. 22.2%
 (MAX. LOT COVERAGE = 77.8 sq. ft. < 85% allowed)

PARKING REQUIRED (Auto Convenience Store): 2,268 /1,000 = 3 STALLS

PARKING PROVIDED: 5 STALLS

BIKE PARKING REQUIRED: 2,268 /1,000 sq. ft. = 3 STALLS

BIKE PARKING PROVIDED: 4 STALLS

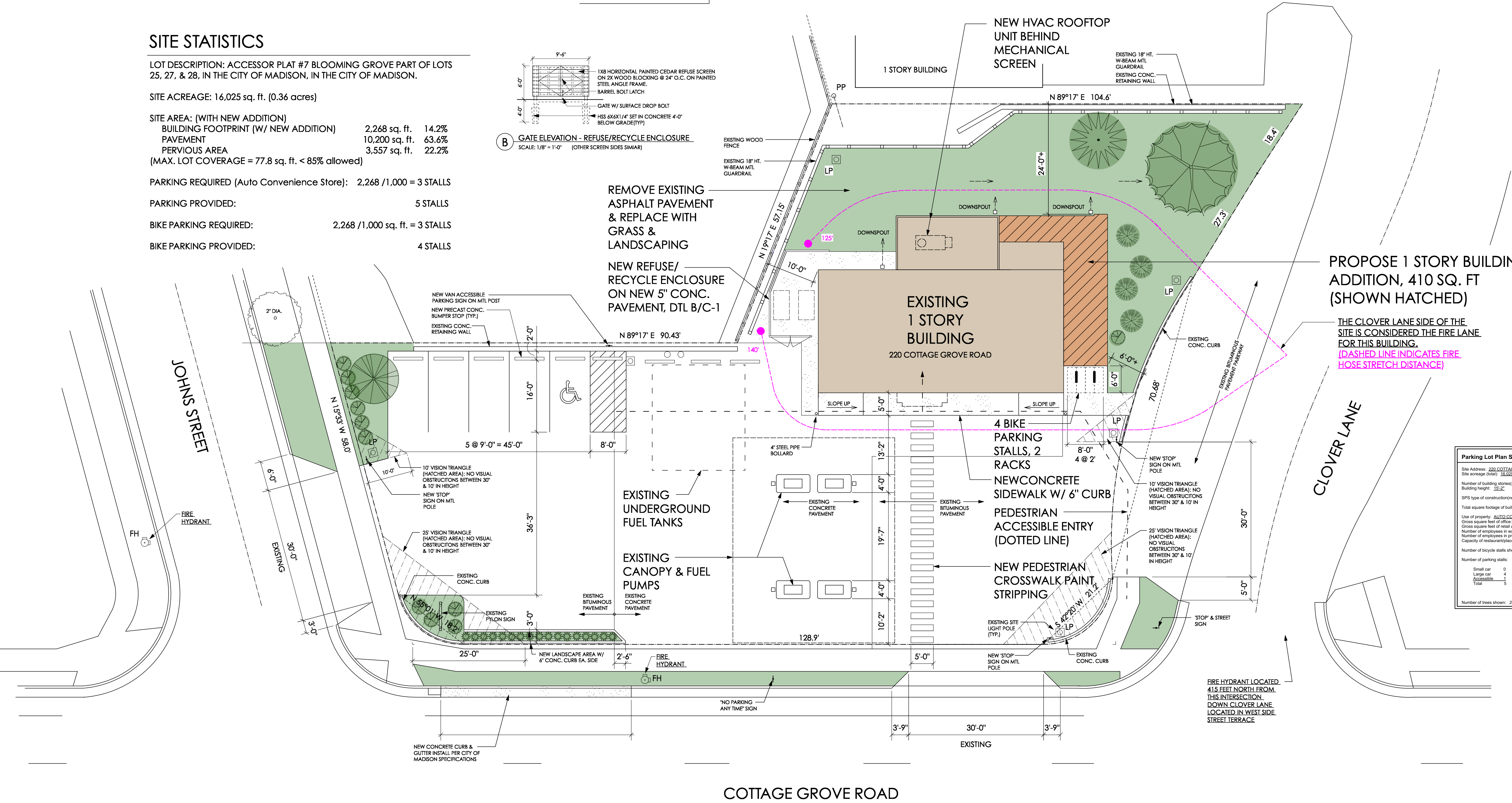


B GATE ELEVATION - REFUSE/RECYCLE ENCLOSURE
 SCALE: 1/8" = 1'-0" (OTHER SCREEN SIDES SIMILAR)

FERCH ARCHITECTURE

2704 Gregory Street,
 Madison, WI 53711
 608-238-6900
 david@fercharchitecture.com

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PROPOSE 1 STORY BUILDING ADDITION, 410 SQ. FT (SHOWN HATCHED)

THE CLOVER LANE SIDE OF THE SITE IS CONSIDERED THE FIRE LANE FOR THIS BUILDING. (DASHED LINE INDICATES FIRE HOSE STRETCH DISTANCE)

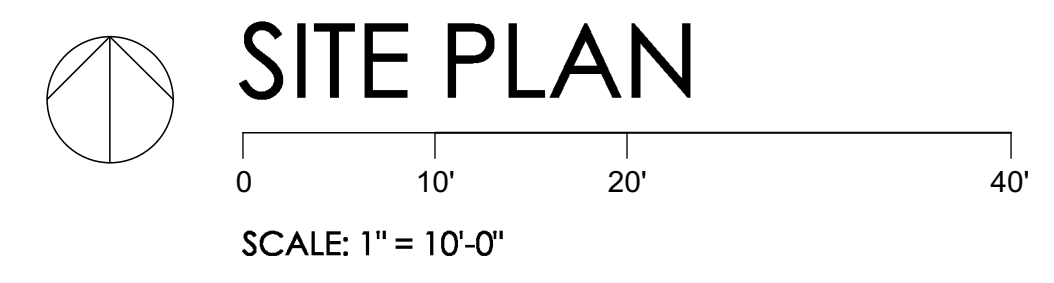


Parking Lot Plan Site Information Block	
Site Address:	220 COTTAGE GROVE ROAD
Site acreage (total):	16,025 SQ. FT. = 0.36 ACRES
Number of building stories (above grade):	1
Building height:	15'-2"
SPS type of construction (new structures or additions):	TYPE SB, UNINSURABLE/ENLED
Total square footage of building:	2,268 SF
Use of property:	AUTO CONVENIENCE STORE
Gross square feet of office:	N/A
Gross square feet of retail area:	N/A
Number of employees in warehouse:	N/A
Number of employees in production area:	N/A
Capacity of restaurant/place of assembly:	N/A
Number of bicycle stalls shown:	4
Number of parking stalls:	
Small car:	0
Large car:	4
Accessible:	1
Total:	5
Number of trees shown:	2

FIRE HYDRANT LOCATED 415 FEET NORTH FROM THIS INTERSECTION DOWN CLOVER LANE. LOCATED IN WEST SIDE STREET TERRACE

COTTAGE GROVE ROAD

General Note: 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.



PROJECT:



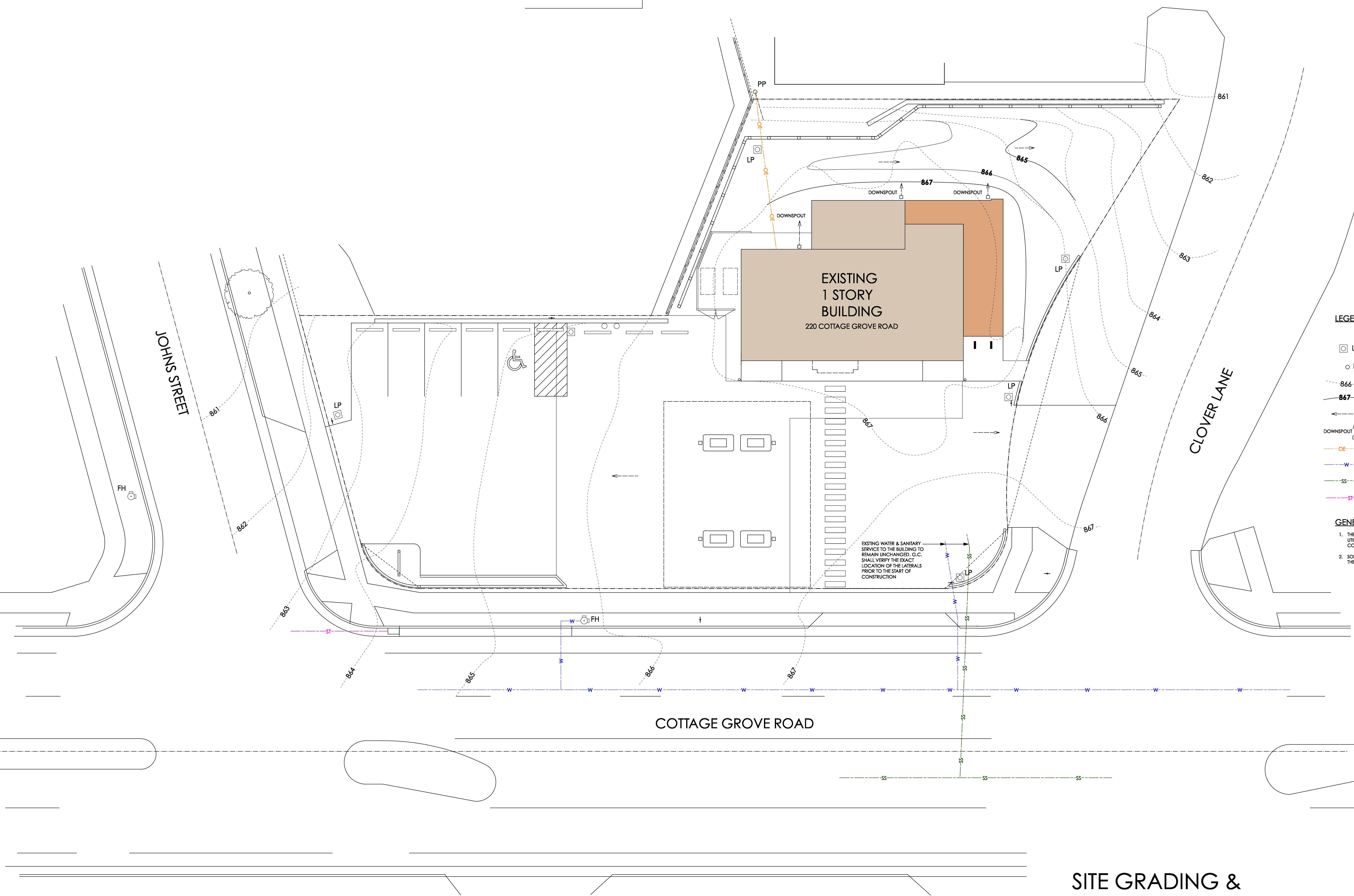
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SHEET
 SITE PLAN

C-1

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LEGEND:

- LP EXISTING LIGHT POLE
- PP EXISTING POWER POLE
- 866 EXISTING GRADING CONTOUR
- 867 NEW GRADING CONTOUR
- DIRECTION OF SURFACE DRAINAGE
- DOWNSPOUT DISCHARGE
- OVERHEAD ELECTRIC
- WATER MAIN
- SANITARY SEWER
- STORM SEWER

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY EXCAVATION WORK. CONTACT DIGGERS HOTLINE: 800-242-6511.
2. SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY EXCAVATION WORK.

PROJECT:



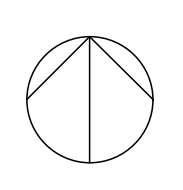
REMODEL & ADDITION

220 Cottage Grove Rd,
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SHEET
SITE GRADING &
UTILITY PLAN

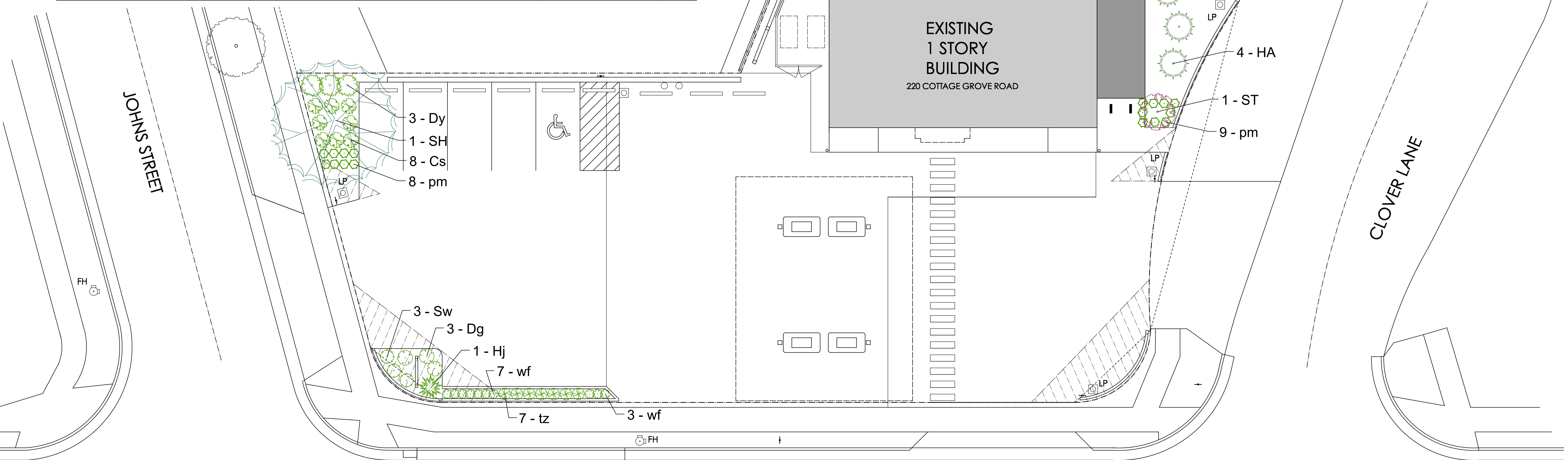
C-2

**SITE GRADING &
UTILITY PLAN**



SCALE: 1" = 10'-0"

Quantity	Symbol	LATIN PLANT NAME	COMMON PLANT NAME	B&B or POT	PLANT SIZE	Points
Shade Trees						
1	SH	Gleditsia triacanthus inermis 'Draves'	Street Keeper Honeylocust	B&B	2.5" cal.	35
1	HO	Quercus x macdanielii 'Clemons'	Heritage Oak	B&B	2.5" cal.	35
Ornamental Trees						
1	ST	Malus sargentii 'Tina'	Sargent Tina Crab	B&B	1.5"	15
Upright Evergreen Shrub						
4	HA	Thuja occidentalis 'Hetz Wintergreen'	Hetz Wintergreen Arborvitae	B&B	5'	40
Deciduous Shrub						
8	Cs	Diervilla sessilifolia 'LPDC Podaras'	Cool Splash Diervilla	Cont.	#3	24
3	Dg	Spiraea japonica 'Yan'	Double Play Gold Spiraea	Cont.	#3	9
3	Sw	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	Cont.	#3	9
Evergreen Shrub						
1	Hj	Juniperus horizontalis 'Hughes'	Hughes Juniper	Cont.	#5	4
3	Dy	Taxus x media 'Densifomis'	Densifomis Yew	Cont.	#5	12
Ornamental Grasses & Perennials						
10	wf	Achillea millefolium 'Walther Funcke'	Walther Funcke Yarrow	Cont.	#1	20
17	pm	Hemerocallis 'Pardon Me'	Pardon Me Daylily	Cont.	#1	34
7	tz	Schizachyrium scoparium 'Twilight Zone'	Twilight Zone Little Bluestem	Cont.	#1	14
Point Calculations - Total Developed Area 12,468 SF/300 = 42x5 = 210 Points Required				Total Points on Plan	251	
				Total Points Required	210	



FERCH ARCHITECTURE

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Landscape:



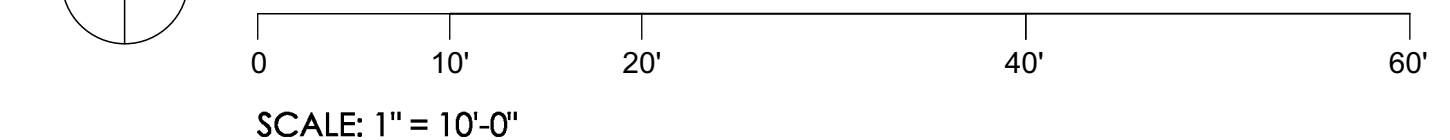
Outdoor Arts
Madison, WI
(608) 395-1510
outdoorartslandscape.com

Landscape Notes:

- All planting areas to receive min. 12" depth of suitable organic topsoil, free of rocks and other debris.
- All disturbed and new lawn areas to receive min. 6" depth of suitable organic topsoil free of rocks and other debris
- Lawn areas to be fine graded, Madison Parks seed, application rate per manufacturer, raked into soil, starter fertilizer, application rate per manufacturer, covered with double net straw erosion control mat.
- All planting beds to be #2 local washed stone over weed barrier fabric
- All planting beds abutting lawn areas to be edged with commercial grade black plastic edging. Ace of Diamonds or equal.
- All plants in lawn areas to receive 36" diameter hardwood bark mulch ring
- All plants to include one year warranty from acceptance
- All trees to receive tree watering bag until establishment

COTTAGE GROVE ROAD

LANDSCAPE PLAN



PROJECT:

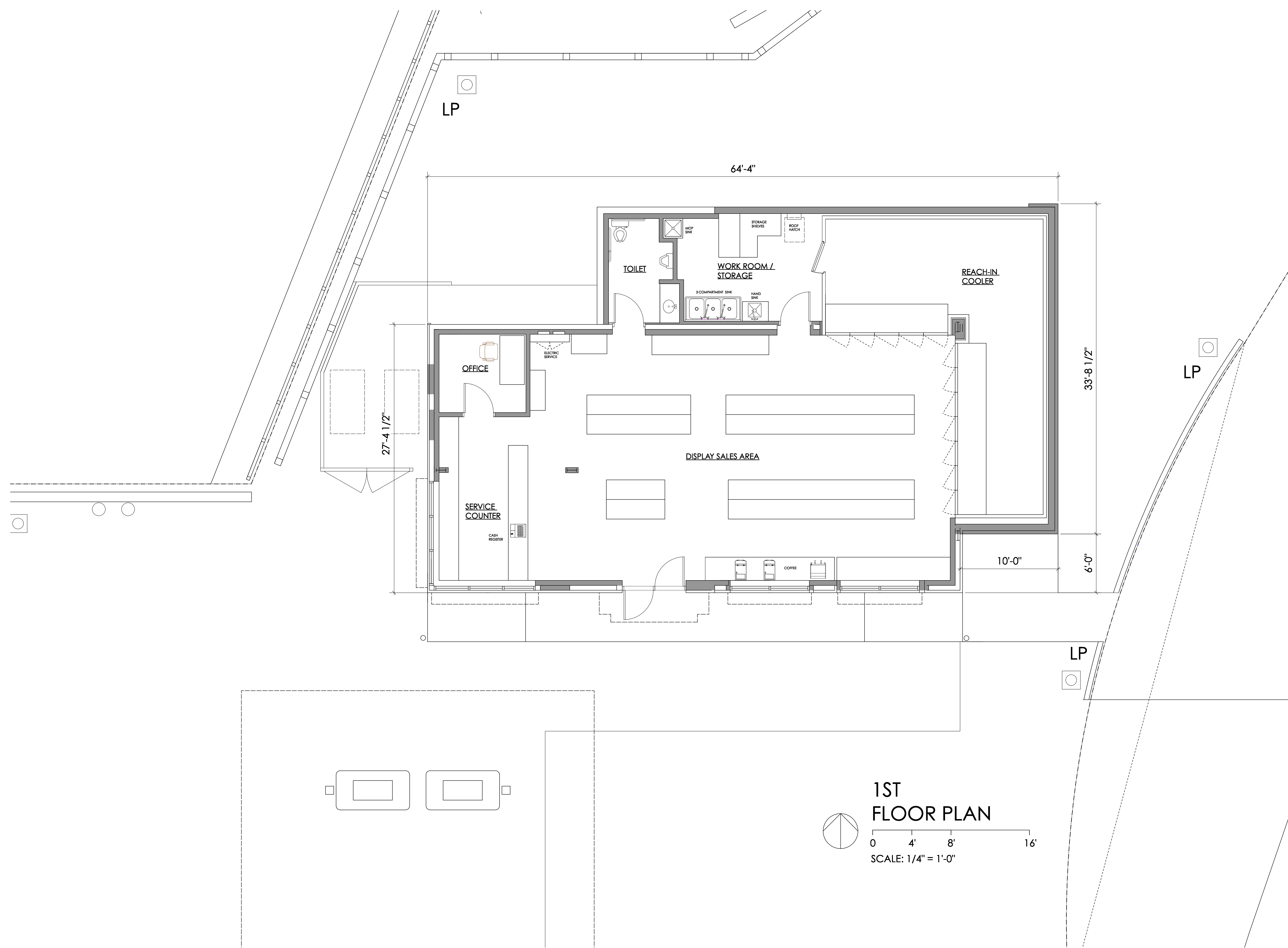


REMODEL & ADDITION

220 Cottage Grove Rd,
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SHEET
LANDSCAPE
PLAN

L-1



**1ST
FLOOR PLAN**
SCALE: 1/4" = 1'-0"

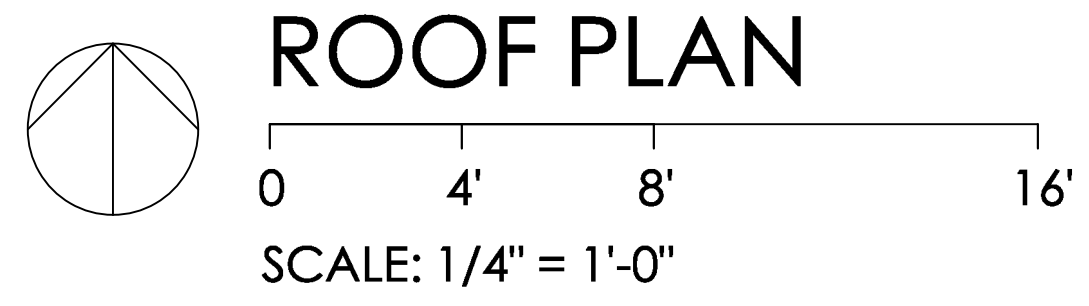
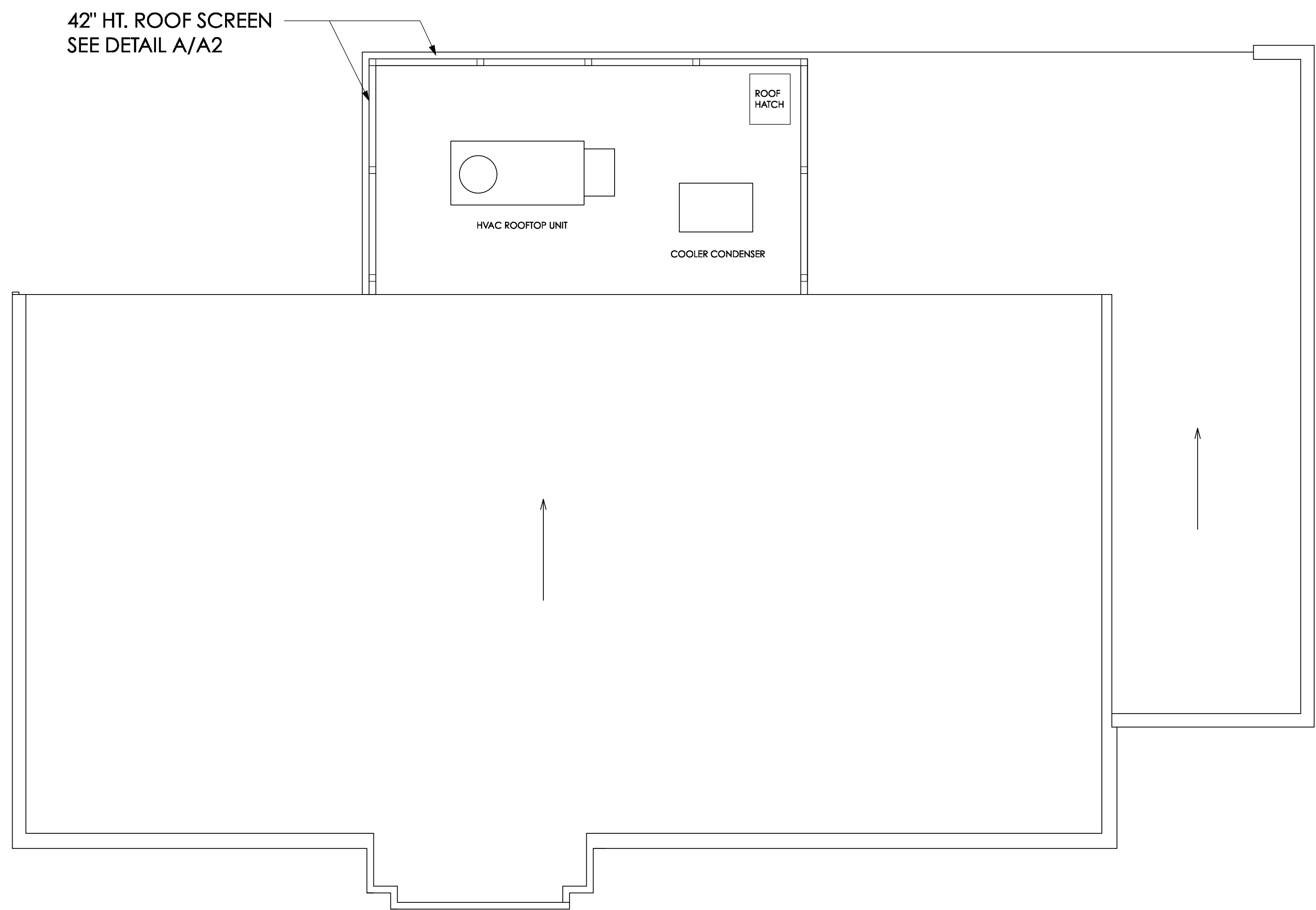
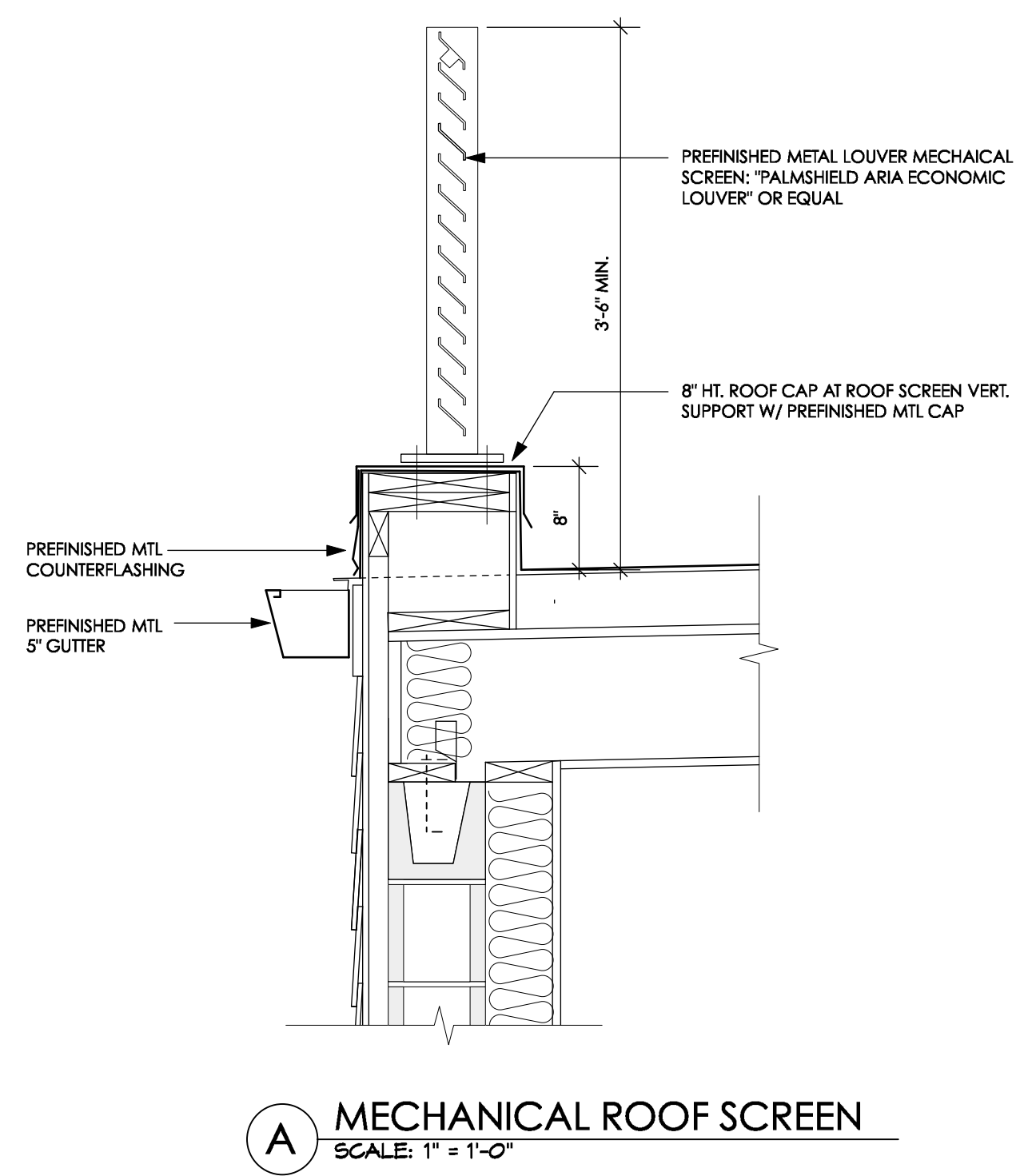
PROJECT:



REMODEL & ADDITION

220 Cottage Grove Rd,
Madison, WI 53716

SHEET
1ST FLOOR PLAN



**FERCH
ARCHITECTURE**

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Madison, WI 53711
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EXISTING METAL
CANOPY PAINTED



FIBER CEMENT PANEL
OR SYNTHETIC STUCCO

PREFINISHED
HORIZONTAL FIBER
CEMENT OR METAL
PANEL SIDING

FLAME RESISTANT
CANVAS AWNING IN
ALUM FRAME

1" INSULATED GLASS IN
ALUM. STOREFRONT
FRAME

FACE BRICK OR
VENEER STONE

SOUTH ELEVATION (COTTAGE GROVE ROAD)



HORIZONTAL METAL
PANEL MECHANICAL
ROOF SCREEN

PROJECT:



J J Mart

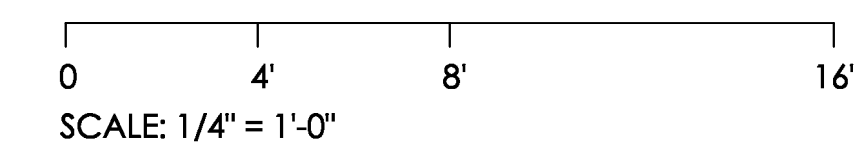
REMODEL & ADDITION

220 Cottage Grove Rd,
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SHEET
EXTERIOR
ELEVATIONS

A-3

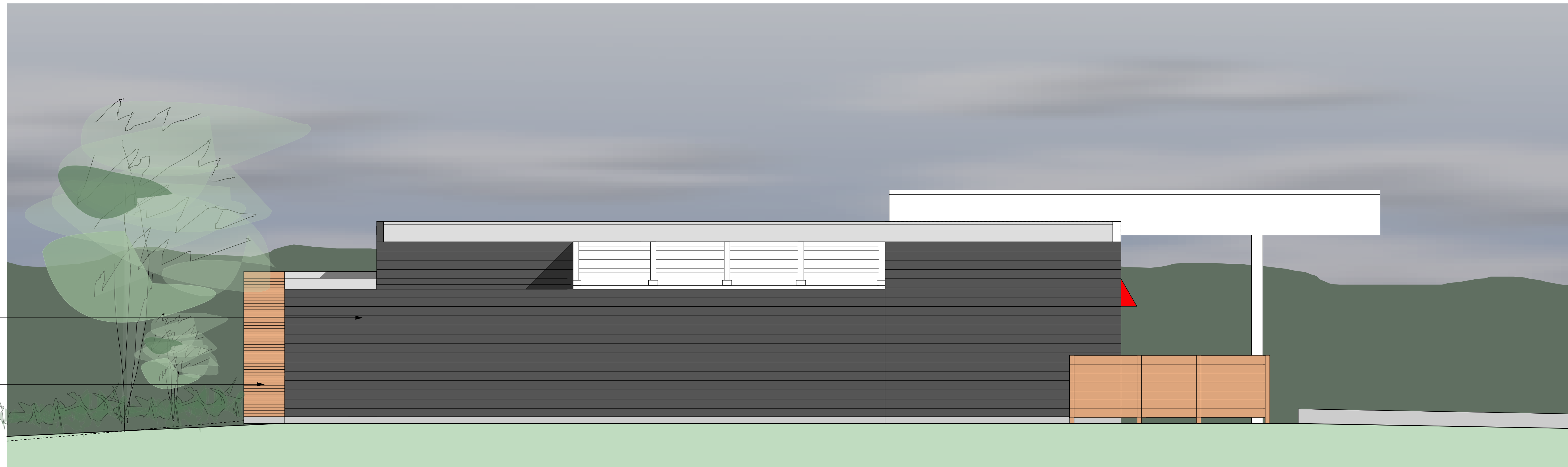
EAST ELEVATION (CLOVER LANE)



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PREFINISHED
HORIZONTAL FIBER
CEMENT OR METAL
PANEL SIDING

FACE BRICK OR
VENEER STONE



NORTH ELEVATION

HORIZONTAL METAL
PANEL MECHANICAL
ROOF SCREEN



WEST ELEVATION

0 4' 8' 16'
SCALE: 1/4" = 1'-0"

PROJECT:



J J Mart

REMODEL & ADDITION

220 Cottage Grove Rd,
Madison, WI 53716

SHEET
EXTERIOR
ELEVATIONS

A-4