

Notes

1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPES OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COMM 62.0500(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.

7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (3)(a) AND (3)(12a)). BIKE RACKS SHALL BE SINGLE POLE "CLASSIC BOLLARD" STYLE BY MADROX OR EQUIVALENT.

9. ALL SIDEWALK, CURB, AND GUTTER ABUTTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

10. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

11. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (3)(a) AND (3)(12a)). BIKE RACKS SHALL BE SINGLE POLE "CLASSIC BOLLARD" STYLE BY MADROX OR EQUIVALENT.

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13. ALL SIDEWALK, CURB, AND GUTTER ABUTTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

Revisions

GDP Submittal - October 14, 2009

Project Title

1012 Fish Hatchery Road

Drawing Title

Site Plan

Project No.

0928

Drawing No.

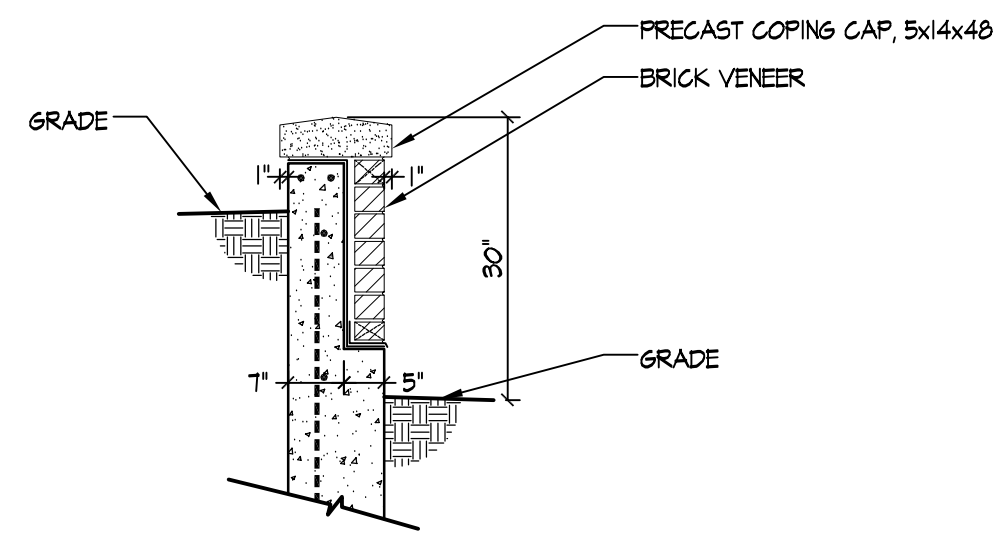
C-1.1

SHEET INDEX:

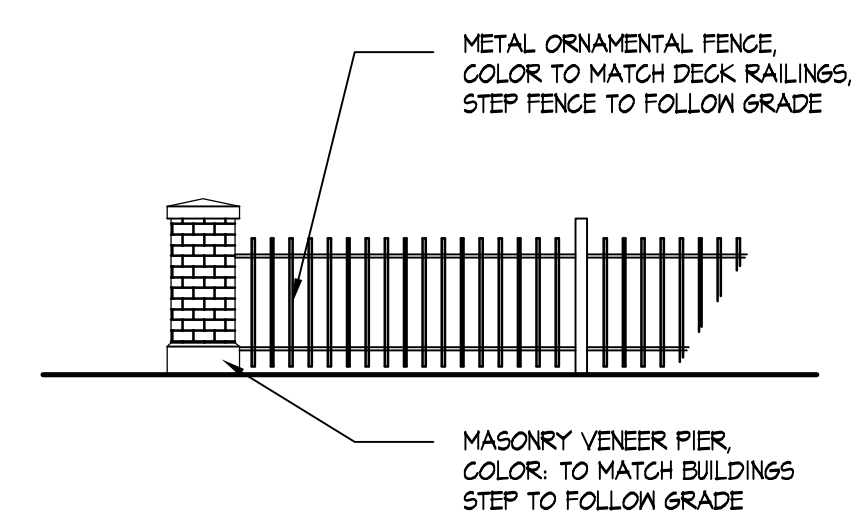
SITE	ARCHITECTURAL
C-1.1	1. BASEMENT PLAN
C-1.2	2. FIRST FLOOR PLAN
C-2.1	3. SECOND-FOURTH FLOOR PLANS
C-3.1	4. ELEVATIONS
L-4.1	

SITE DEVELOPMENT DATA:

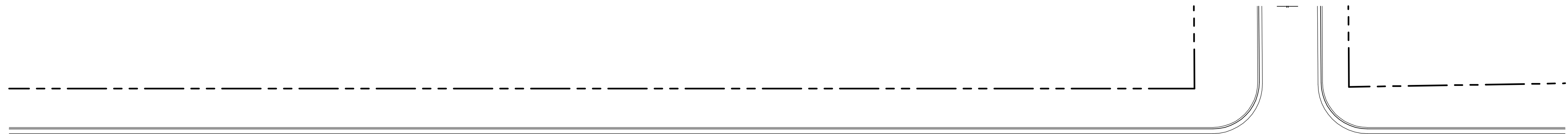
DENSITIES:	
LOT AREA	33,000 Sq.Ft./ 0.75 ACRE
DWELLING UNITS	62 UNITS
LOT AREA / D.U.	532.2 Sq.Ft. / UNIT
DENSITY	80 UNITS / ACRE
DWELLINGS UNIT MIX:	
ONE BEDROOM	36
TWO BEDROOM	26
TOTAL	62
BUILDING HEIGHT:	
	4 STORIES (54' HIGH)
FLOOR AREA:	
Gross Floor Area	62,932 S.F.
(Excludes underground parking)	
FLOOR AREA RATIO =	1.90
VEHICLE PARKING STALLS:	
SURFACE	3
UNDERGROUND	44
TOTAL	47
RATIO	0.75 STALLS / UNIT
BICYCLE PARKING STALLS:	
SURFACE (2'x6')	20
UNDERGROUND (2'x6')	36
TOTAL (2'x6')	56 (50 units + 5(12 units) = 56 required)



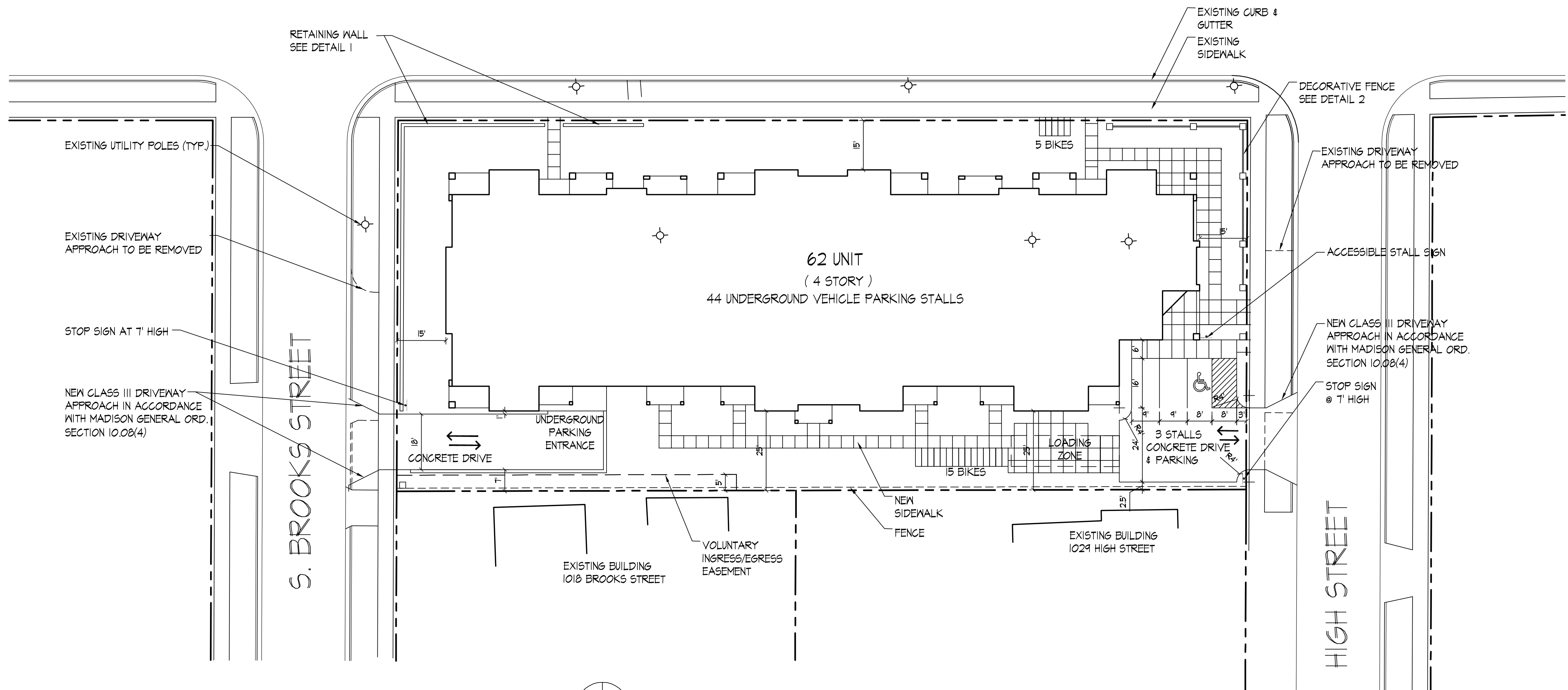
1 RETAINING WALL SECTION
1/2" = 1'-0"



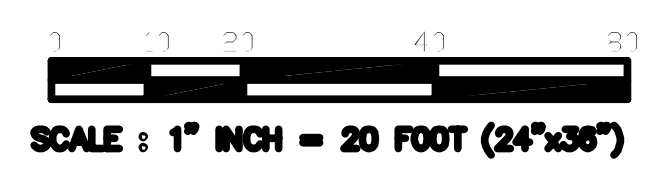
2 DECORATIVE FENCE DETAIL
NTS.



FISH HATCHERY ROAD

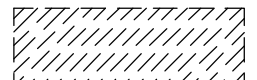



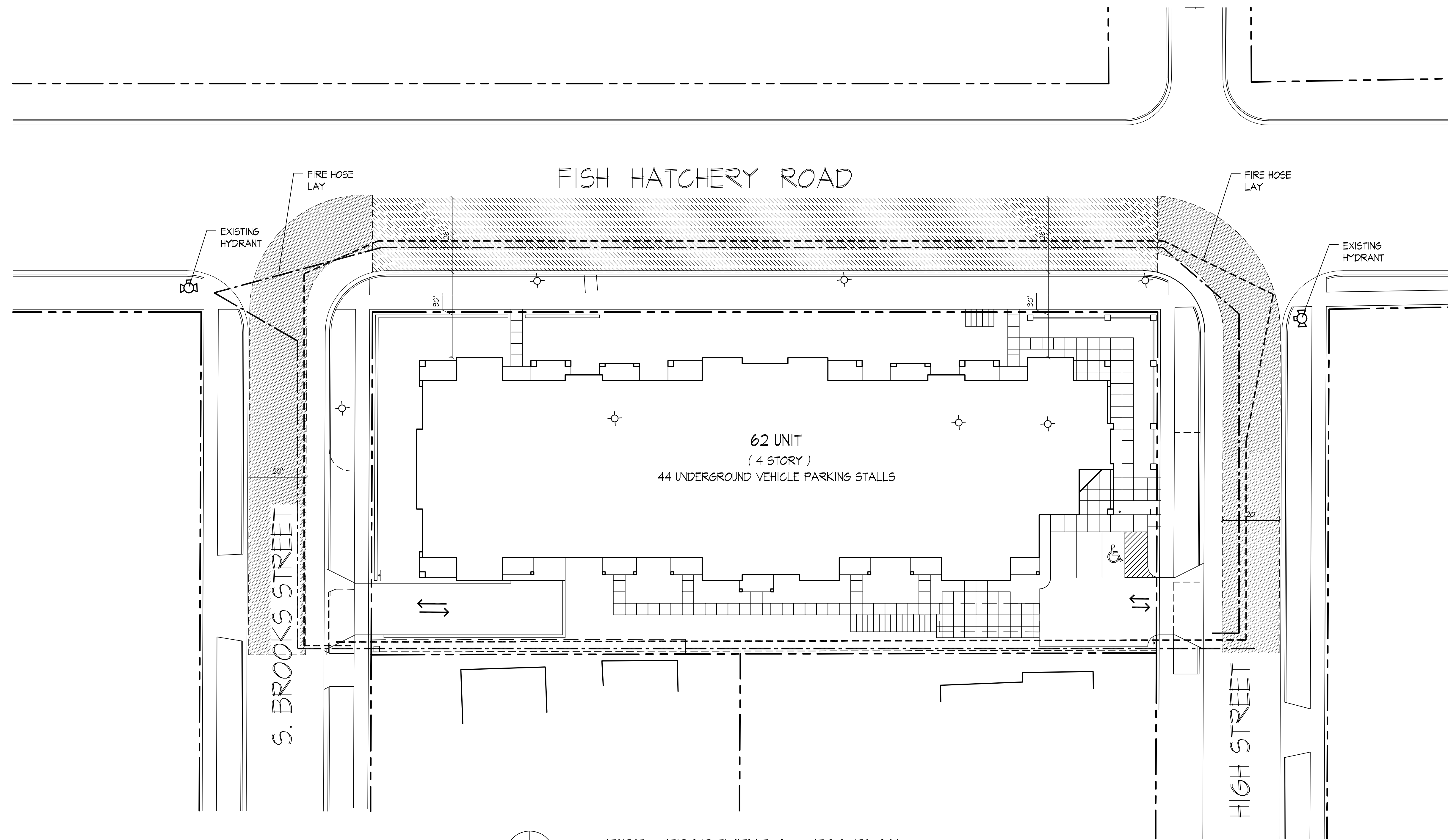
SITE PLAN
1" = 20'-0"



Consultant

Notes

1.  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
2.  = 20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH)




Revisions
GDP Submittal - October 14, 2009

Project Title
1012 Fish Hatchery Road

Drawing Title
Fire Dept. Access Plan

Project No. Drawing No.
0928 C-1.2

 **FIRE DEPARTMENT ACCESS PLAN**
1" = 20'-0"


SCALE : 1" INCH = 20 FOOT (24"x36")

Consultant

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
7530 Westwood Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 09-03-105

Notes

Revisions

GDP Submittal- October 14, 2009

Project Title

1012 Fish Hatchery Road

Drawing Title

Preliminary Site Grading Plan

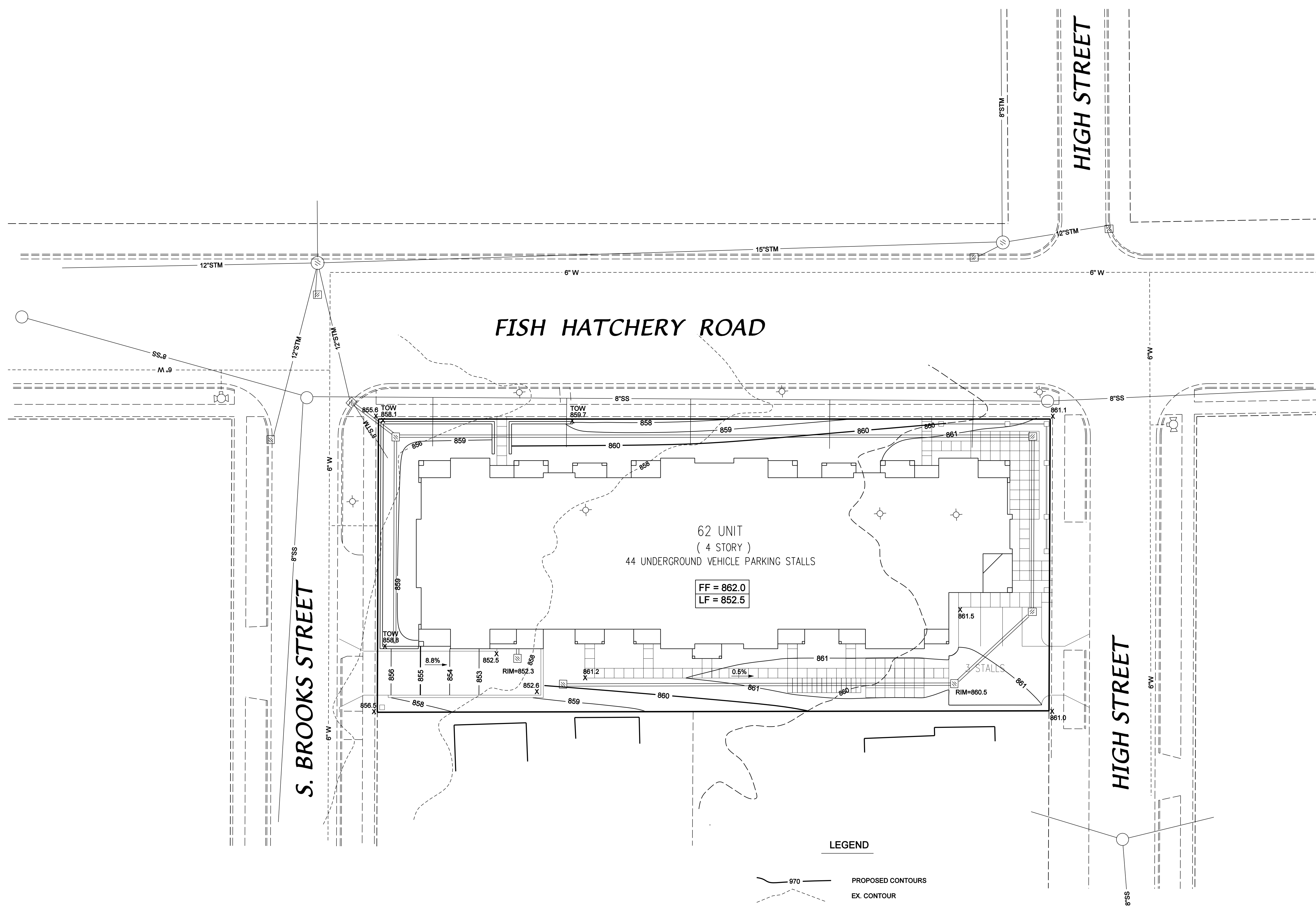
Project No.

0928


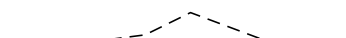

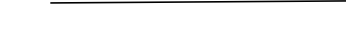
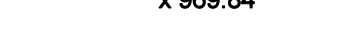

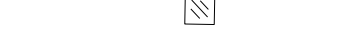
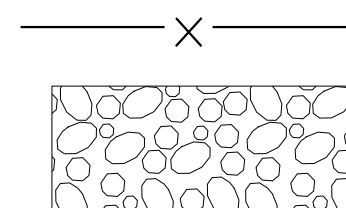
Drawing No.

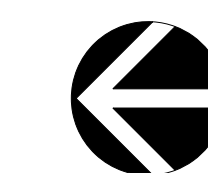
C-2.1

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LEGEND

-  PROPOSED CONTOURS
-  EX. CONTOUR
-  STORM SEWER
-  SPOT GRADE
-  TOP OF WALL
-  CATCH BASIN & INLET
-  SILT FENCE
-  STONE TRACKING PAD



SCALE: 1" = 20'

Consultant

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 09-03-105

Notes

Revisions

GDP Submittal- October 14, 2009

Project Title

1012 Fish Hatchery Road

Drawing Title

Preliminary Site Utility Plan

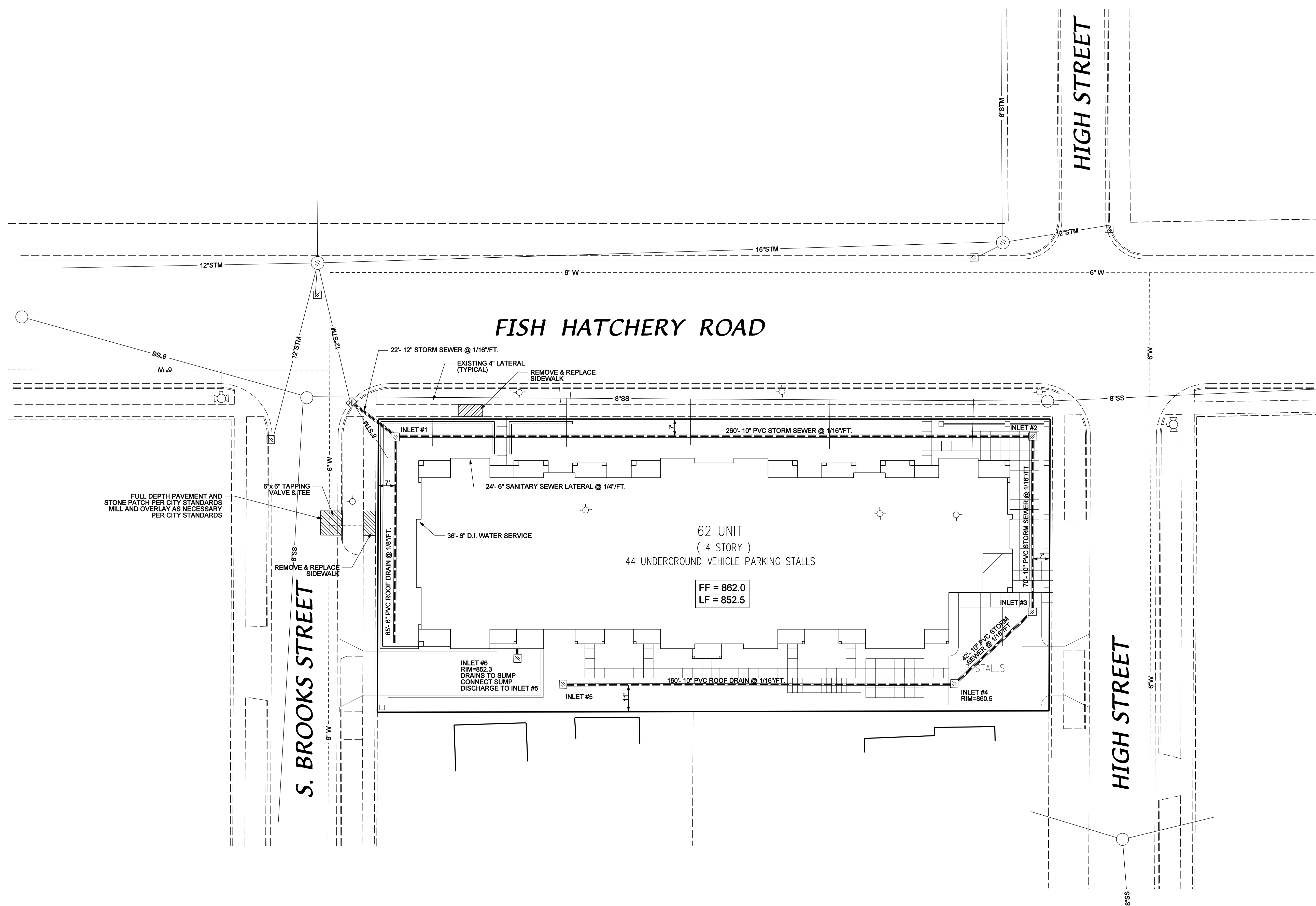
Project No.

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Drawing No.

C-3.1

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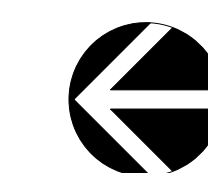


SITE UTILITY NOTES

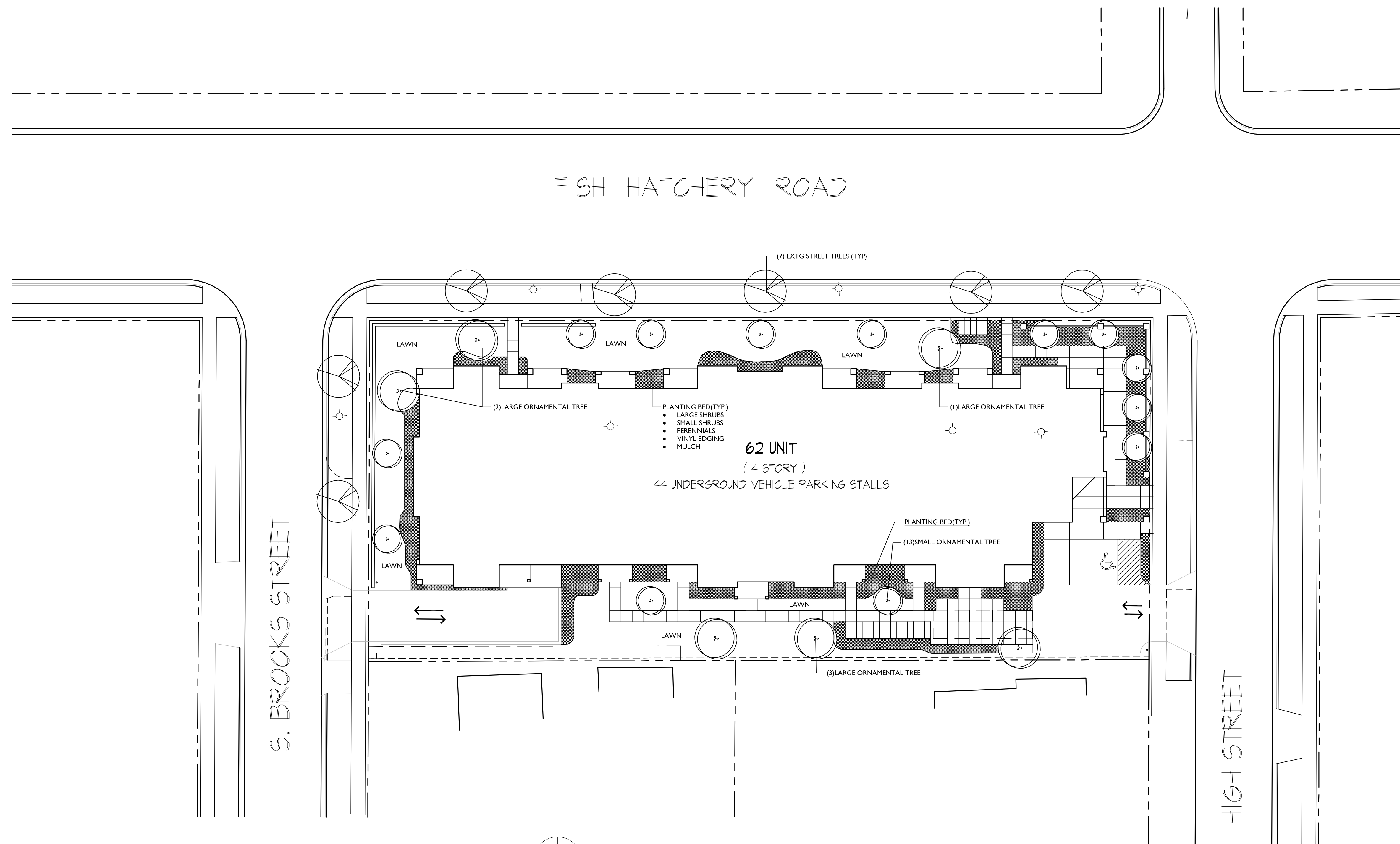
- 1) The location of existing utilities shown on the plans are approximate. Protection of existing utilities is the Contractor's responsibility.
- 2) All sanitary sewer, water main and storm sewer work shall conform with the City of Madison Standard Specifications.
- 3) All roof drains to be connected to the storm sewer with 6" PVC @ 1/4" per foot slope.

LEGEND

- SANITARY SEWER
- - - WATER MAIN
- STORM SEWER
- /○ STORM INLET



SCALE: 1" = 20'



Revisions
GDP Submittal - October 14, 2009

Project Title
1012 Fish Hatchery Road

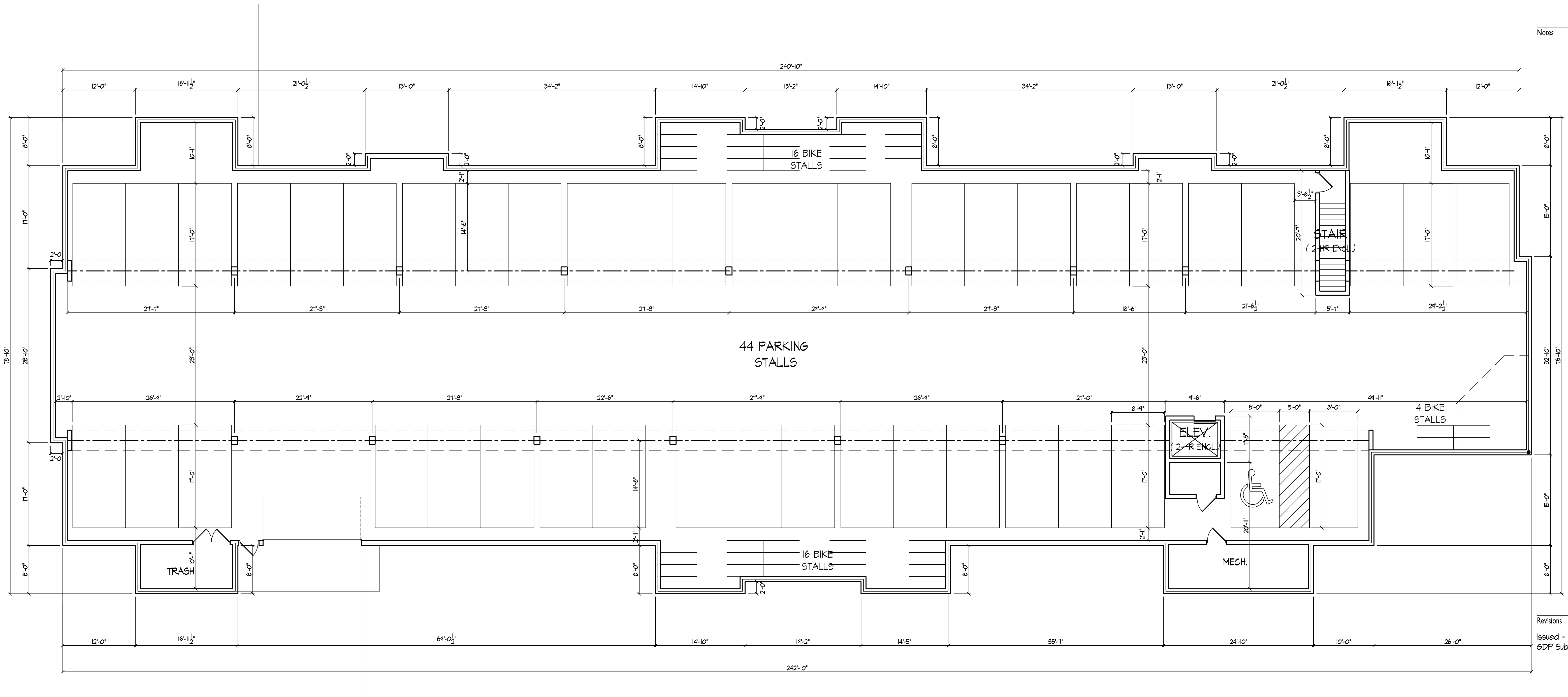
Drawing Title
Landscape Plan

Project No. Drawing No.

0928

L-4.1

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Revisions
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GDP Submittal - October 14, 2009

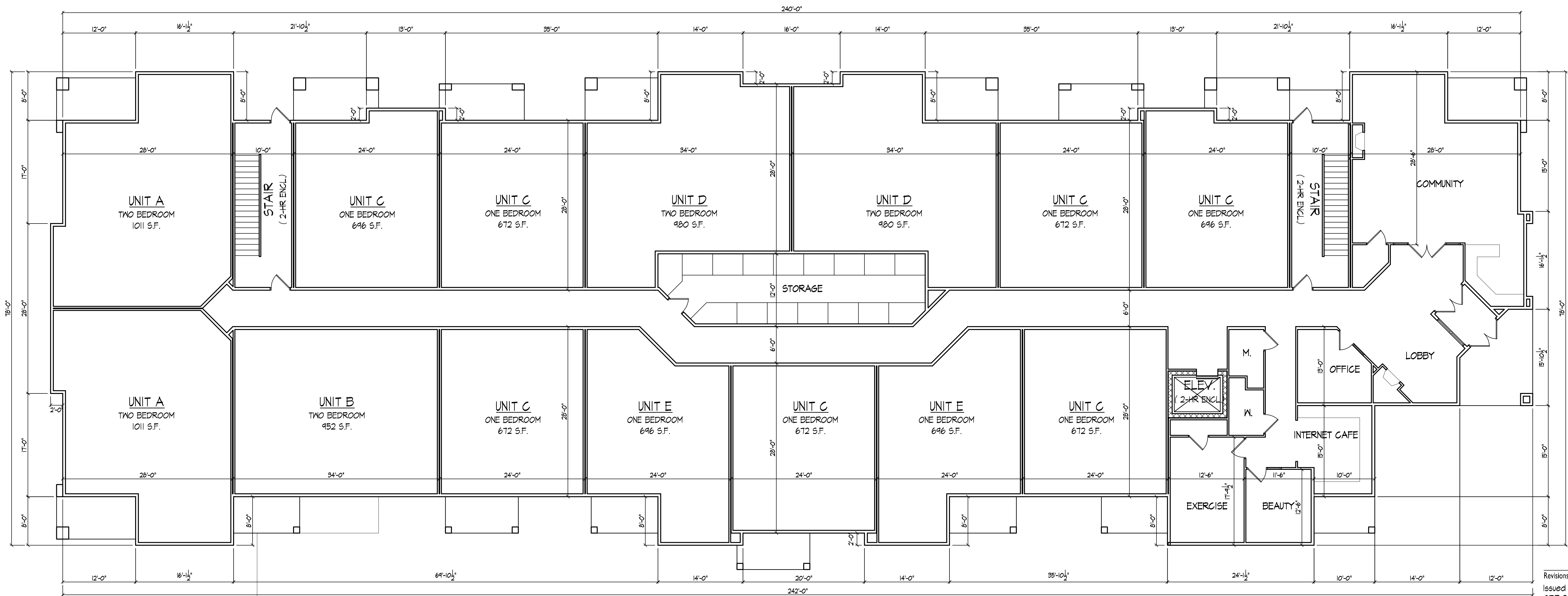
BASEMENT FLOOR PLAN
1/8" = 1'-0"

Project Title
1012 Fish Hatchery Road

Drawing Title
First Floor Plan

Project No. Drawing No.
0928 |

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FIRST FLOOR PLAN
1/8" = 1'-0"

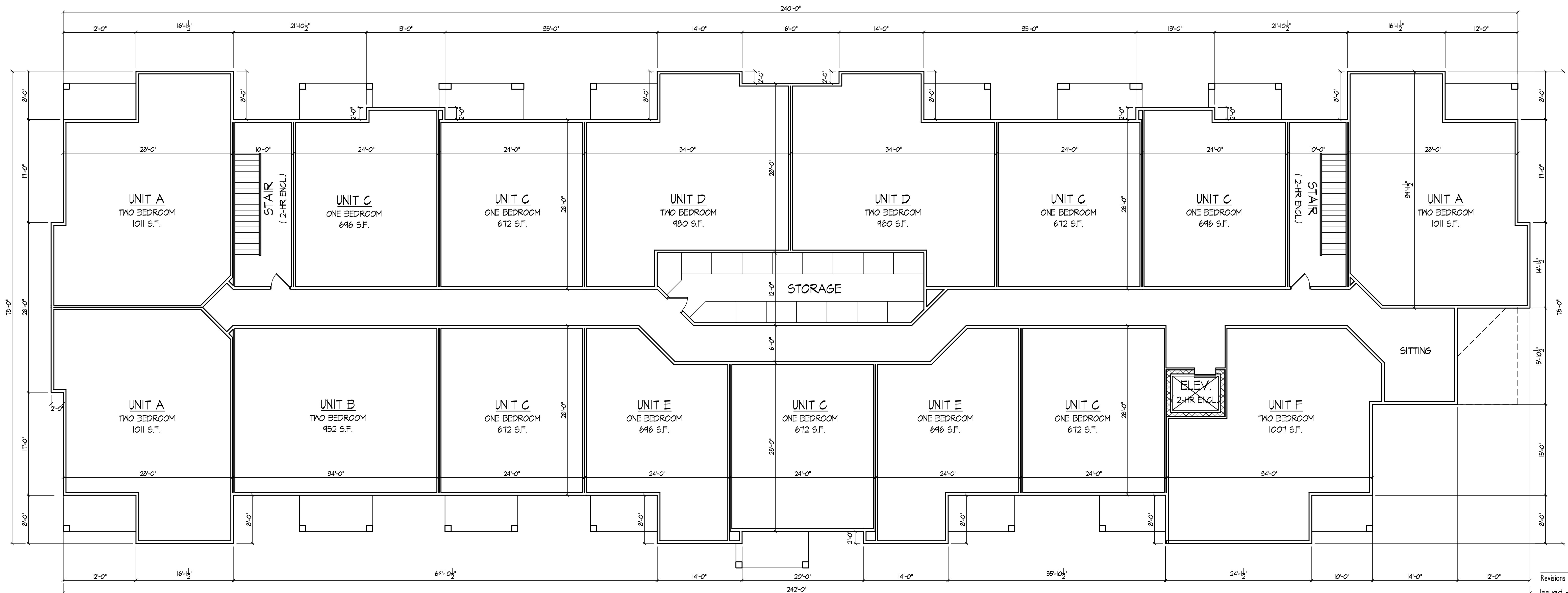
Project Title
1012 Fish Hatchery Road

Drawing Title
First Floor Plan

Project No. Drawing No.

0928

2



Revisions
Issued - Sept. 29, 2009
GDP Submittal - October 14, 2009

Project Title
1012 Fish Hatchery Road

SECOND-FOURTH FLOOR PLAN
1/8" = 1'-0"

Drawing Title
**Second-Fourth
Floor Plan**

Project No. Drawing No.

0928

3

Consultant

Notes



ELEVATION ALONG HIGH STREET
3/8" = 1'-0"



- TYPICAL MATERIALS**
- ASPHALT SHINGLES
 - PAINTED COMPOSITE SIDING
 - PAINTED COMPOSITE TRIM
 - BRICK VENEER
 - ALUMINUM RAILINGS
 - PRECAST HEADS
 - PRECAST SILLS
 - PRECAST BAND

ELEVATION ALONG FISH HATCHERY
3/8" = 1'-0"

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1012 Fish Hatchery Road

Drawing Title
Elevations

Project No. Drawing No.

0928 4

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