5567 ODANA ROAD

MADISON, WI

LAND USE UDC FINAL

MARCH 04, 2020

JLA ARCHITECTS

JLA PROJECT NUMBER: 19-1212

JLA ARCHITECTS

5567 ODANA ROAD

SITE LOCATOR MAP

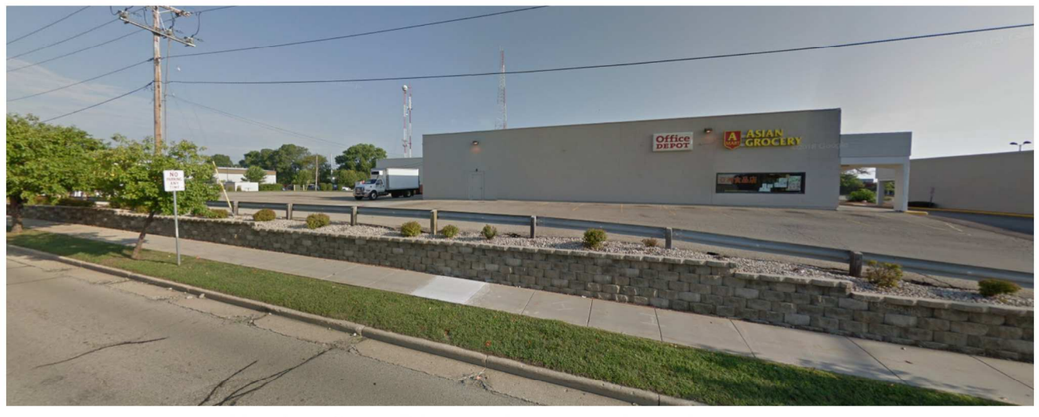
MARCH 4, 2020

View from Odana Rd looking at the existing building to be removed

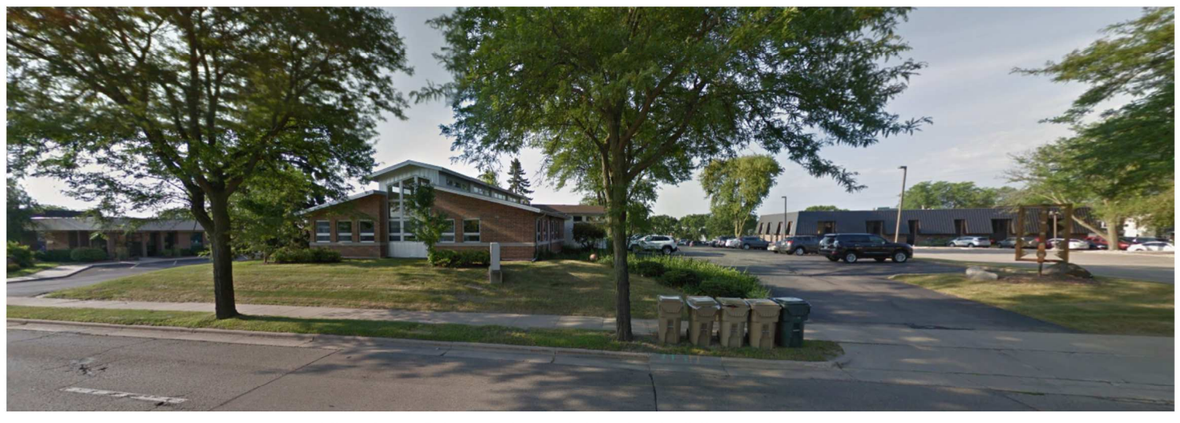
View from Odana Rd looking at the existing parking lot to be redeveloped

View from Odana Rd at neighboring building to the east

View from existing parking lot of fence along property line into rear neighbor's lot



View from Odana Rd across the street to the north



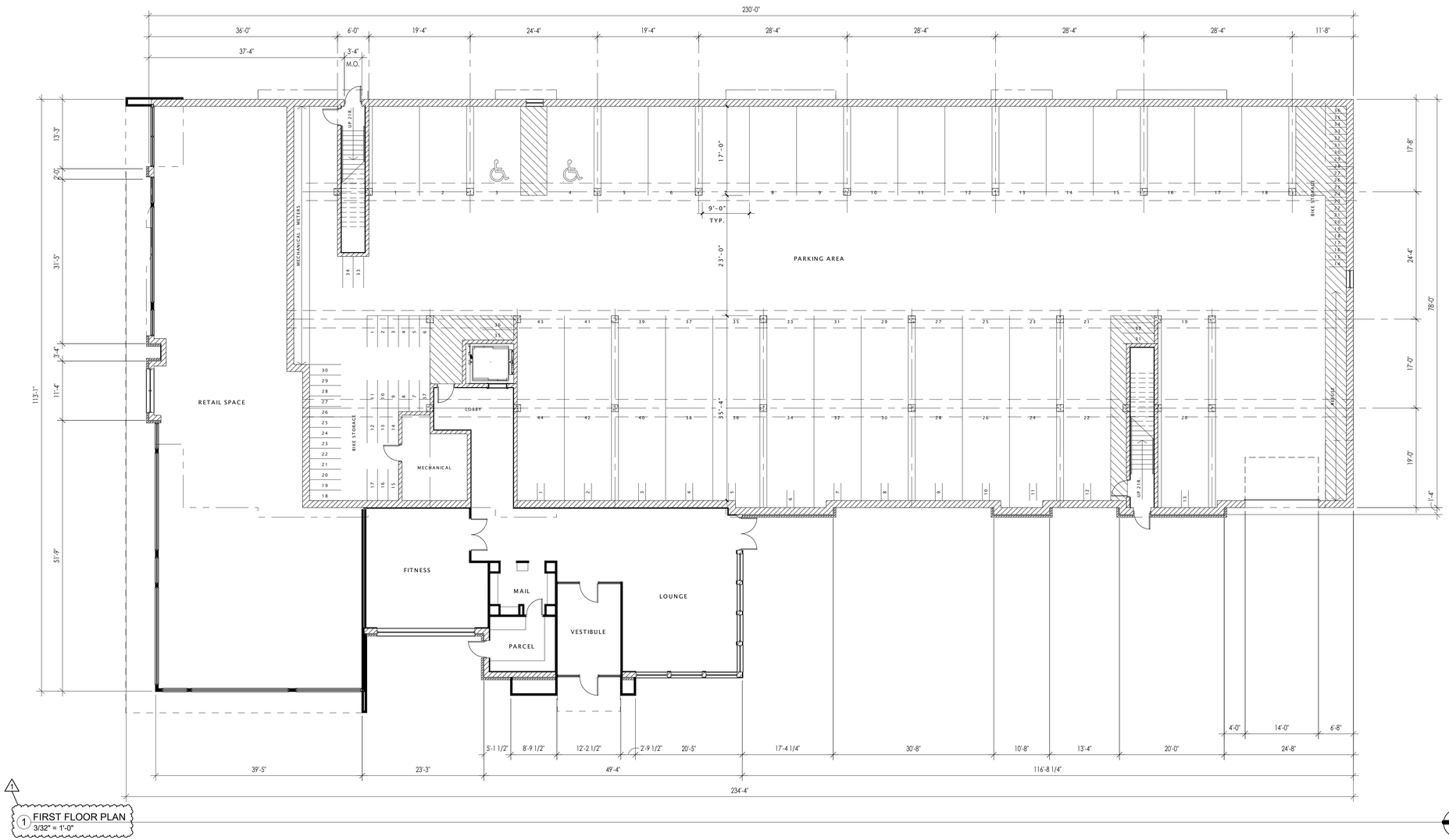
View from Odana Rd at neighboring building to the west

JLA ARCHITECTS

5567 ODANA ROAD

SITE PHOTOS

MARCH 4, 2020



1 FIRST FLOOR PLAN
3/32" = 1'-0"

3/5/2020 12:42:53 PM

JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-1212

McGRATH PROPERTY GROUP

5567 ODANA ROAD

LAND USE UDC FINAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 04, 2020

REVISION SCHEDULE

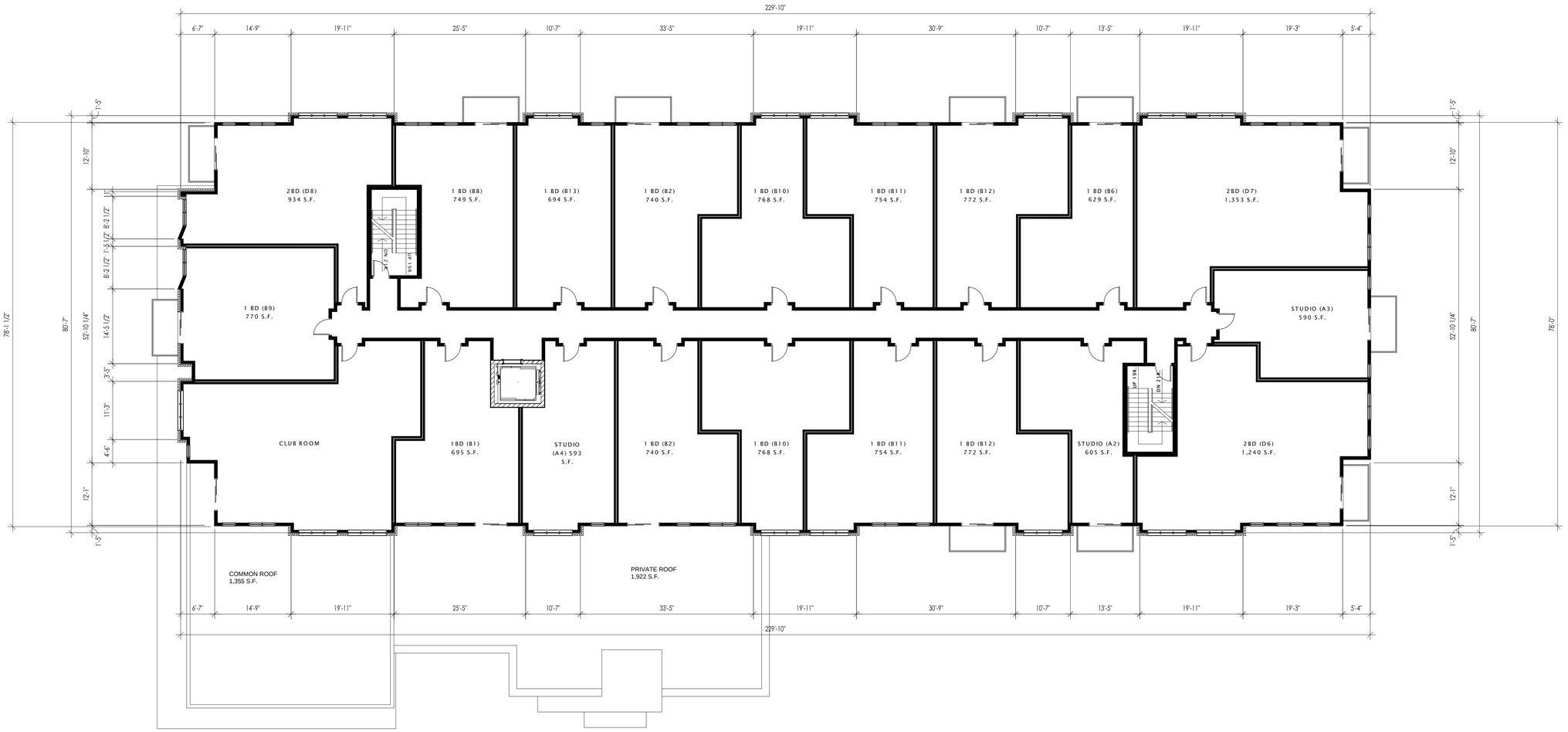
Mark	Description	Date
1	FLOOR PLAN CHANGES	03/06/2020

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101



1 SECOND FLOOR PLAN
3/32" = 1'-0"

3/5/2020 12:46:51 PM

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-1212

McGRATH PROPERTY GROUP

5567 ODANA ROAD

LAND USE UDC FINAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 04, 2020

REVISION SCHEDULE

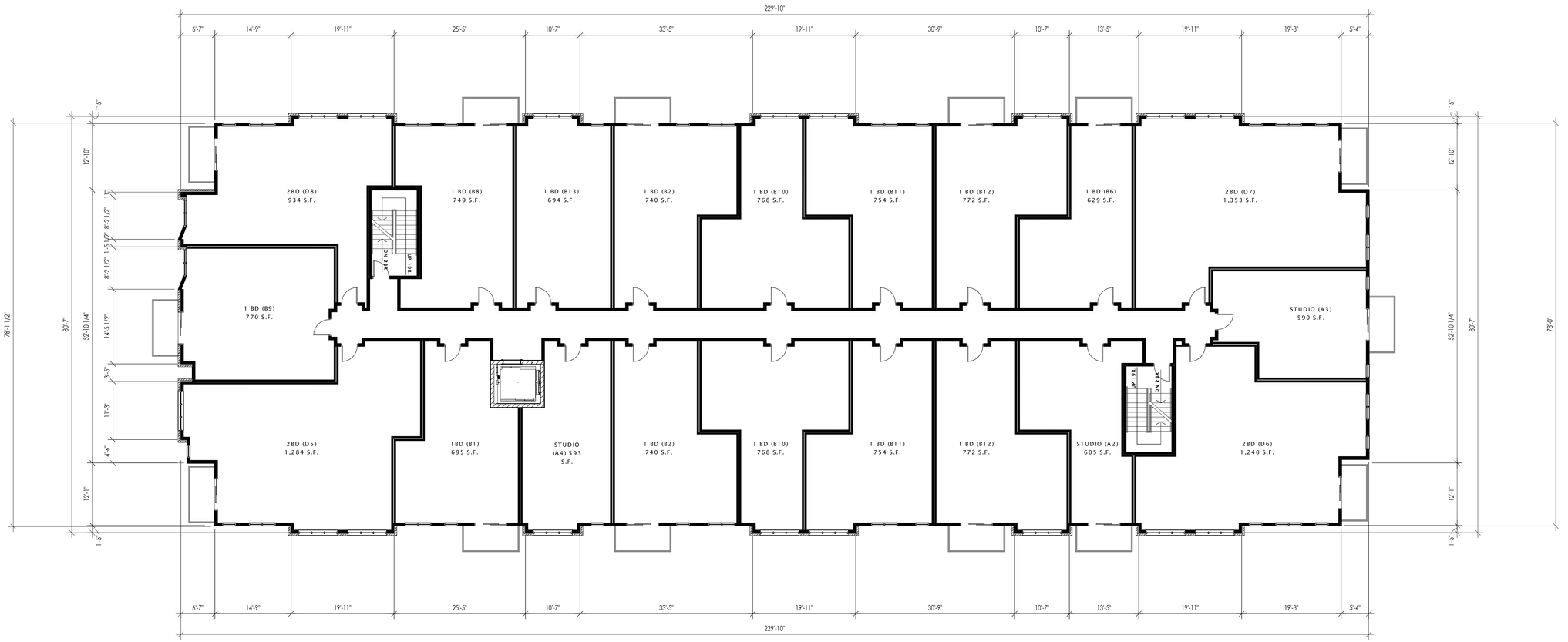
Mark	Description	Date
1	FLOOR PLAN CHANGES	03/06/2020

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102



1 THIRD FLOOR PLAN
3/32" = 1'-0"

3/5/2020 12:48:14 PM

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-1212

McGRATH PROPERTY GROUP

5567 ODANA ROAD

LAND USE UDC FINAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 04, 2020

REVISION SCHEDULE

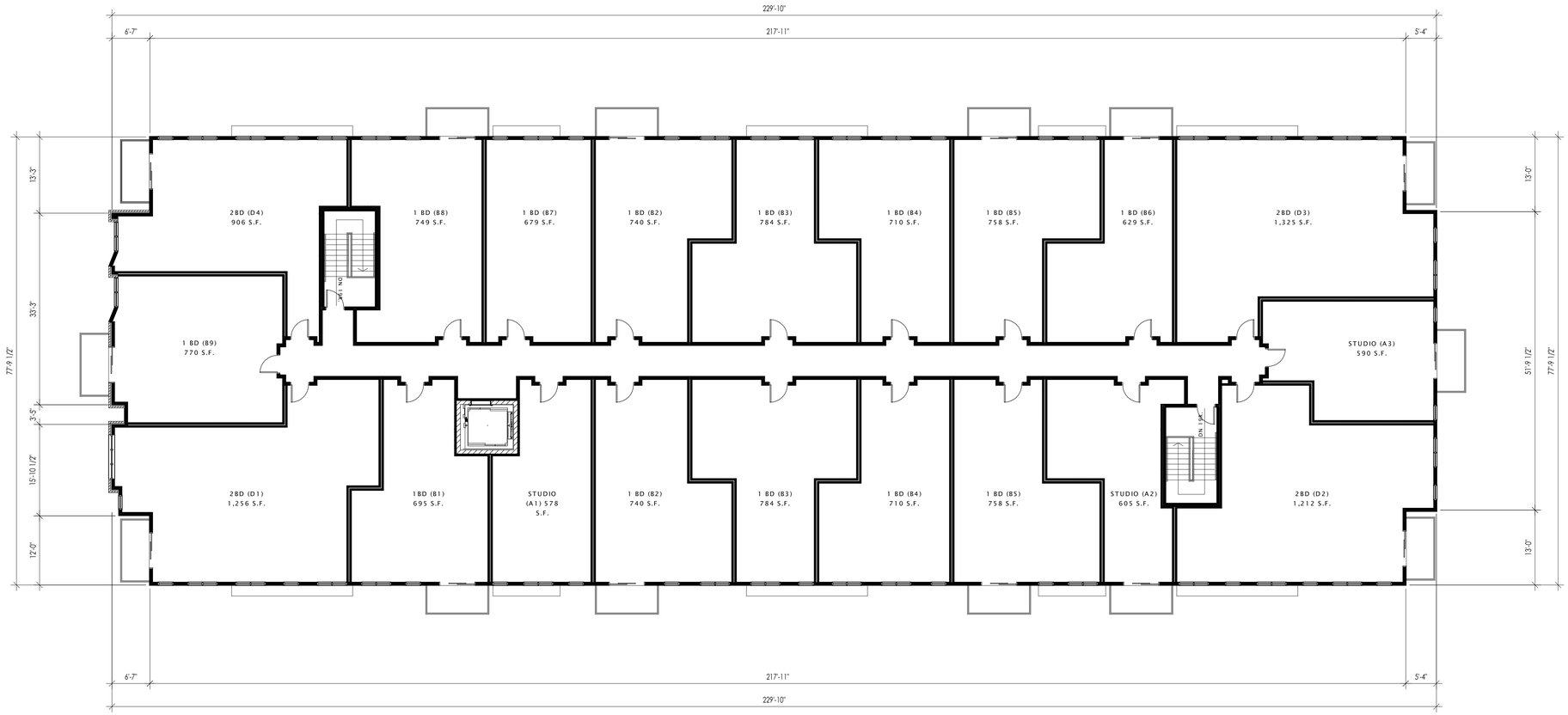
Mark	Description	Date
1	FLOOR PLAN CHANGES	03/06/2020

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103



1 FOURTH & FIFTH FLOOR PLAN
3/32" = 1'-0"

3/5/2020 12:48:59 PM

JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-1212

5567 ODANA ROAD

LAND USE UDC FINAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 04, 2020

REVISION SCHEDULE

Mark	Description	Date
1	FLOOR PLAN CHANGES	03/06/2020

SHEET TITLE

FOURTH & FIFTH FLOOR PLAN

SHEET NUMBER

A104

1 SKETCHUP NORTH ELEVATION
3/32" = 1'-0"

5567 ODANA ROAD
03/04/2020 Material Selection

	color/#
MASONRY	
BRICK VENEER #1	WARM LIGHT GREY
BRICK VENEER #2	WARM DARK GREY
BURNISHED BLOCK #1	WARM LIGHT GREY
COMPOSITE LAP SIDING	
COMPOSITE LAP SIDING #1	DARK GREY
COMPOSITE LAP SIDING - TRIM	
COMPOSITE TRIM #1	MATCH COMPOSITE LAP SIDING #1
COMPOSITE PANEL	
COMPOSITE PANEL #1	RUSTIC GRAIN - GOLDEN SPUR
WINDOWS/PATIO DOORS	
RETAIL / COMMERCIAL - ALUMINUM WINDOW WITH ANODIZED FINISH	DARK GREY
RETAIL / COMMERCIAL - ALUMINUM DOORS WITH ANODIZED FINISH	DARK GREY
RESIDENTIAL - VINYL WINDOWS	DARK GREY
RESIDENTIAL - VINYL PATIO DOOR	DARK GREY
OVERHEAD DOOR	
INSULATED FIBERGLASS WITH GLAZING	DARK GREY
GUARDRAILS/HANDRAILS	
PRE-FINISHED ALUMINUM	DARK GREY
ROOFING	
STANDING SEAM METAL ROOF	COPPER PENNY
FLAT LOCK METAL WALL / ROOF PANELS	
FLAT LOCK WALL PANEL #1	COPPER PENNY
FLAT LOCK WALL PANEL #2	PRE-WEATHERED COPPER
FLAT LOCK ROOF PANEL #2	PRE-WEATHERED COPPER

2 SKETCHUP NORTH ELEVATION BW
3/32" = 1'-0"

3/4/2020 8:16:39 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-1212

McGRATH PROPERTY GROUP

5567 ODANA ROAD

LAND USE UDC FINAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 04, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

NORTH ELEVATIONS

SHEET NUMBER

A200

1 SKETCHUP SOUTH ELEVATION
3/32" = 1'-0"

5567 ODANA ROAD
03/04/2020 Material Selection

	color/#
MASONRY	
BRICK VENEER #1	WARM LIGHT GREY
BRICK VENEER #2	WARM DARK GREY
BURNISHED BLOCK #1	WARM LIGHT GREY
COMPOSITE LAP SIDING	
COMPOSITE LAP SIDING #1	DARK GREY
COMPOSITE LAP SIDING - TRIM	
COMPOSITE TRIM #1	MATCH COMPOSITE LAP SIDING #1
COMPOSITE PANEL	
COMPOSITE PANEL #1	RUSTIC GRAIN - GOLDEN SPUR
WINDOWS/PATIO DOORS	
RETAIL / COMMERCIAL - ALUMINUM WINDOW WITH ANODIZED FINISH	DARK GREY
RETAIL / COMMERCIAL - ALUMINUM DOORS WITH ANODIZED FINISH	DARK GREY
RESIDENTIAL - VINYL WINDOWS	DARK GREY
RESIDENTIAL - VINYL PATIO DOOR	DARK GREY
OVERHEAD DOOR	
INSULATED FIBERGLASS WITH GLAZING	DARK GREY
GUARDRAILS/HANDRAILS	
PRE-FINISHED ALUMINUM	DARK GREY
ROOFING	
STANDING SEAM METAL ROOF	COPPER PENNY
FLAT LOCK METAL WALL / ROOF PANELS	
FLAT LOCK WALL PANEL #1	COPPER PENNY
FLAT LOCK WALL PANEL #2	PRE-WEATHERED COPPER
FLAT LOCK ROOF PANEL #2	PRE-WEATHERED COPPER

2 SKETCHUP SOUTH ELEVATION BW
3/32" = 1'-0"

3/4/2020 8:17:37 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-1212

McGRATH PROPERTY GROUP

5567 ODANA ROAD

LAND USE UDC FINAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 04, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
SOUTH ELEVATIONS

SHEET NUMBER
A201

1 SKETCHUP EAST ELEVATION
3/32" = 1'-0"

2 SKETCHUP EAST ELEVATION BW
3/32" = 1'-0"

3/4/2020 8:18:21 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-1212

McGRATH PROPERTY GROUP

5567 ODANA ROAD

LAND USE UDC FINAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 04, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EAST ELEVATIONS

SHEET NUMBER

A202

1 SKETCHUP WEST ELEVATION
3/32" = 1'-0"

2 SKETCHUP WEST ELEVATION BW
3/32" = 1'-0"

3/4/2020 8:19:11 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-1212

McGRATH PROPERTY GROUP

5567 ODANA ROAD

LAND USE UDC FINAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 04, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

WEST ELEVATIONS

SHEET NUMBER

A203

1 SOUTHEAST PERSPECTIVE
1" = 20'-0"

2 SOUTHWEST PERSPECTIVE
1" = 20'-0"

3/4/2020 8:26:03 AM

JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-1212

McGRATH PROPERTY GROUP

5567 ODANA ROAD

LAND USE UDC FINAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 04, 2020

REVISION SCHEDULE

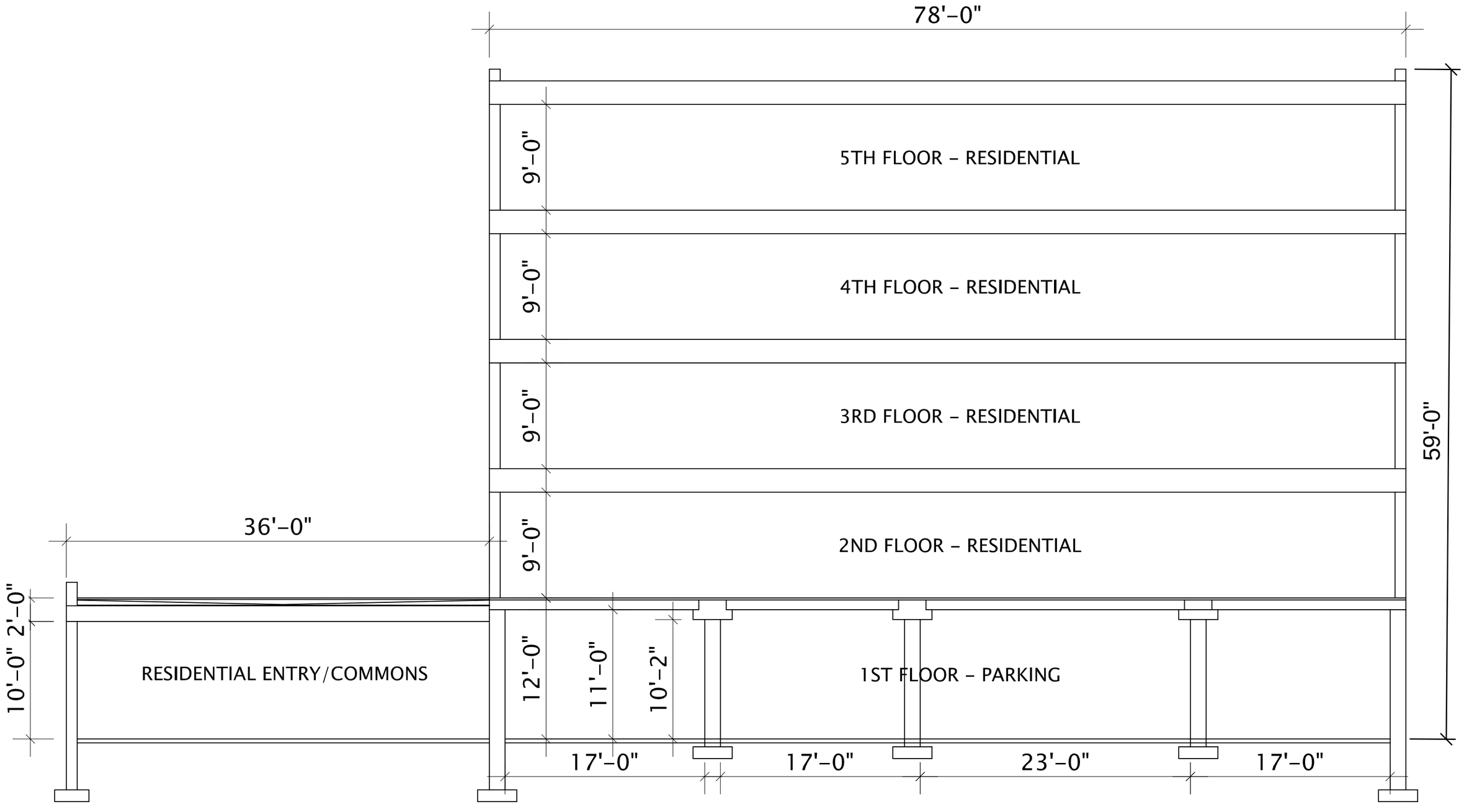
Mark	Description	Date

SHEET TITLE

PERSPECTIVES

SHEET NUMBER

A204



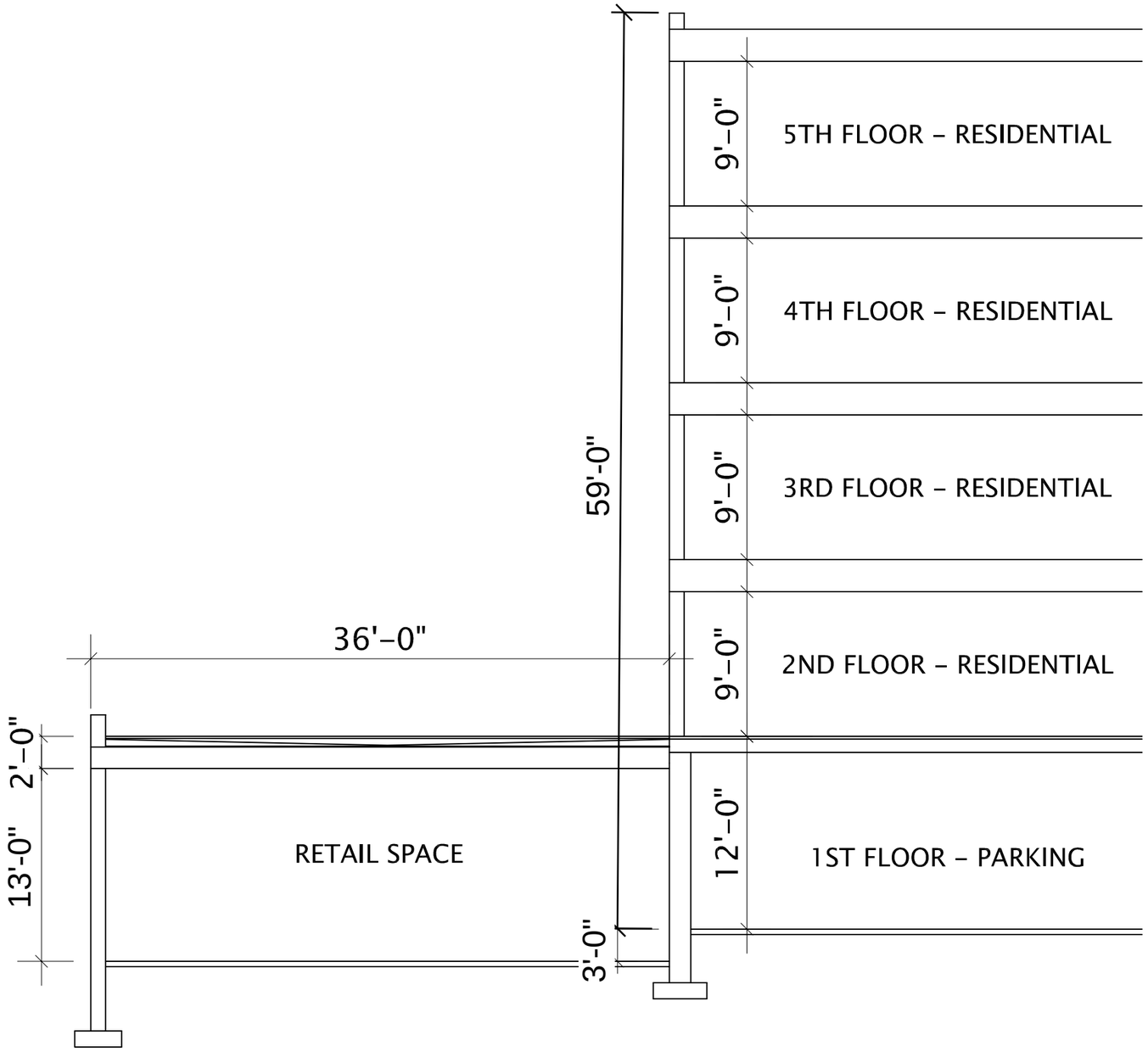
JLA ARCHITECTS

5567 ODANA ROAD

SCHEMATIC BUILDING SECTION @ RESIDENTIAL ENTRY

MARCH 4, 2020

1/8"=1' @ 11x17



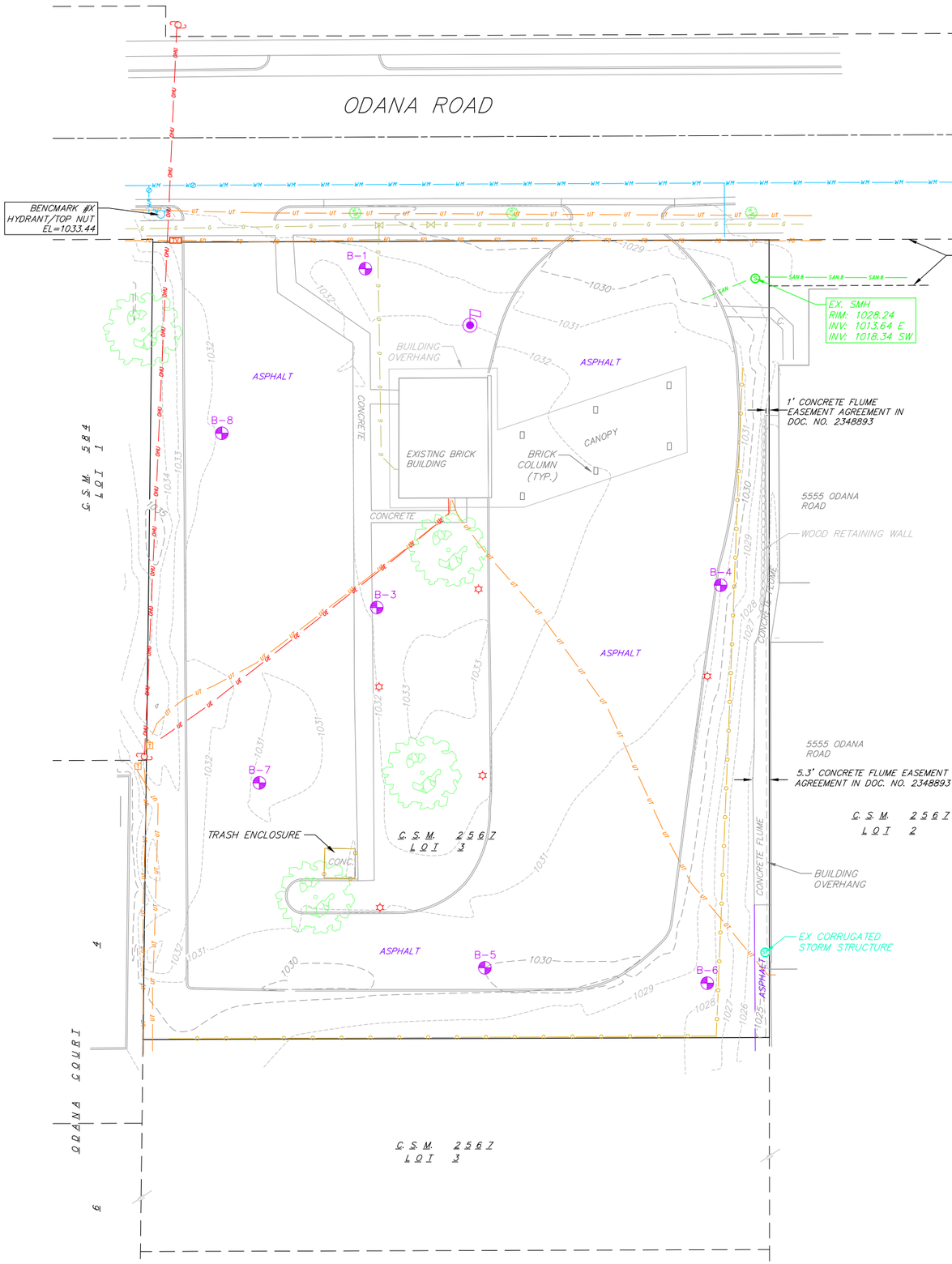
JLA ARCHITECTS

5567 ODANA ROAD

SCHEMATIC BUILDING SECTION @ RETAIL

MARCH 4, 2020

1/8"=1' @ 11x17



N

W E

S

GRAPHIC SCALE FEET

0 10 20 40

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

NOTES:

1. TOPOGRAPHIC MAP WAS PREPARED ON FEBRUARY 11, 2020 BY ISTHMUS SURVEYING, LLC.

2. BUILDING DIMENSIONS AND ASSOCIATED OFFSET DISTANCES WERE MEASURED ALONG THE OUTSIDE OF THE SIDING.

3. THIS PARCEL MAY BE SUBJECT TO, OR BENEFIT FROM, EASEMENTS OR AGREEMENTS, WRITTEN OR OTHERWISE, NOT SHOWN HEREON.

4. SIZE AND LOCATION OF PUBLIC AND PRIVATE UTILITIES ARE BASED ON FIELD MARKINGS AND MAPS PROVIDED BY THE CITY OF MADISON AND PRIVATE UTILITIES. ALL EFFORT HAS BEEN MADE TO ACCURATELY PORTRAY THESE FEATURES, BUT THIS DRAWING SHOULD NOT BE USED FOR DIGGING PURPOSES. CONTACT DIGGER'S HOTLINE PRIOR TO EXCAVATIONS (811). INVERTS OF PIPES SHOWN ARE TO BE CONSIDERED APPROXIMATE DUE TO THE FACT THAT THEY ARE NOT FULLY VISIBLE, AND INVERTS IN MANHOLES ARE EITHER FIELD MEASURED OR VERIFIED FROM UTILITY MAPS.

5. PROJECT BENCHMARK IS THE HYDRANT (TOP NUT) NORTH OF THE NW CORNER OF THIS PROPERTY IN THE TERRACE OF ODANA ROAD, USGS NAVD 88(12) DATUM.

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Existing Conditions Plan

5567 Odana Road
City of Madison
Dane County, WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
3/4/2020

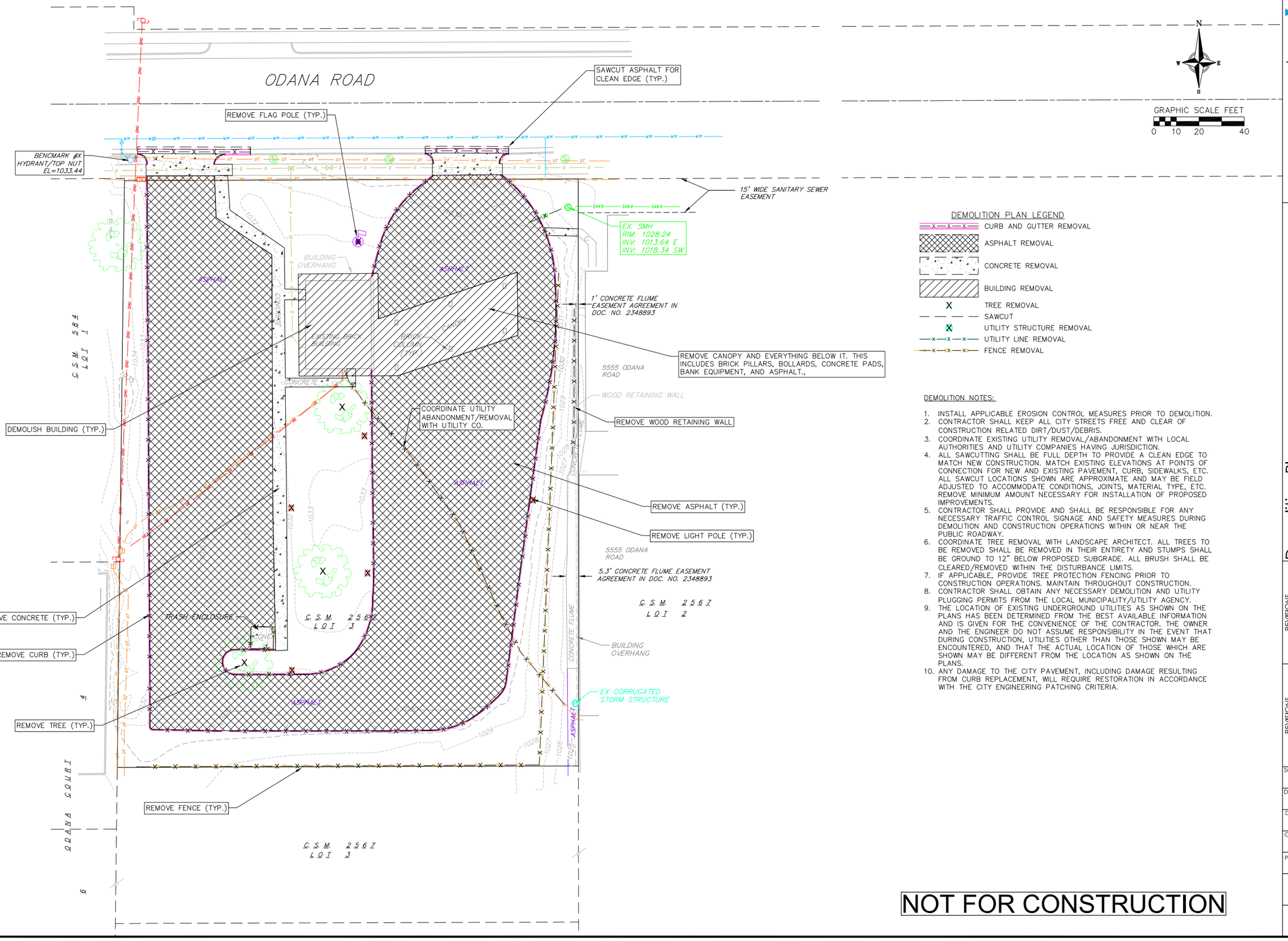
DRAFTER
SCHR/CLAN

CHECKED
MSCH/TSCH

PROJECT NO.
200052

C
001

03 Mar 2020 - 4:42p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_ExCon.dwg by: schr



DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL
- FENCE REMOVAL

DEMOLITION NOTES:

1. INSTALL APPLICABLE EROSION CONTROL MEASURES PRIOR TO DEMOLITION.
2. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
6. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE. ALL BRUSH SHALL BE CLEARED/REMOVED WITHIN THE DISTURBANCE LIMITS.
7. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS FROM THE LOCAL MUNICIPALITY/UTILITY AGENCY.
9. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Demolition Plan

5567 Odana Road
City of Madison
Dane County, WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
3/4/2020

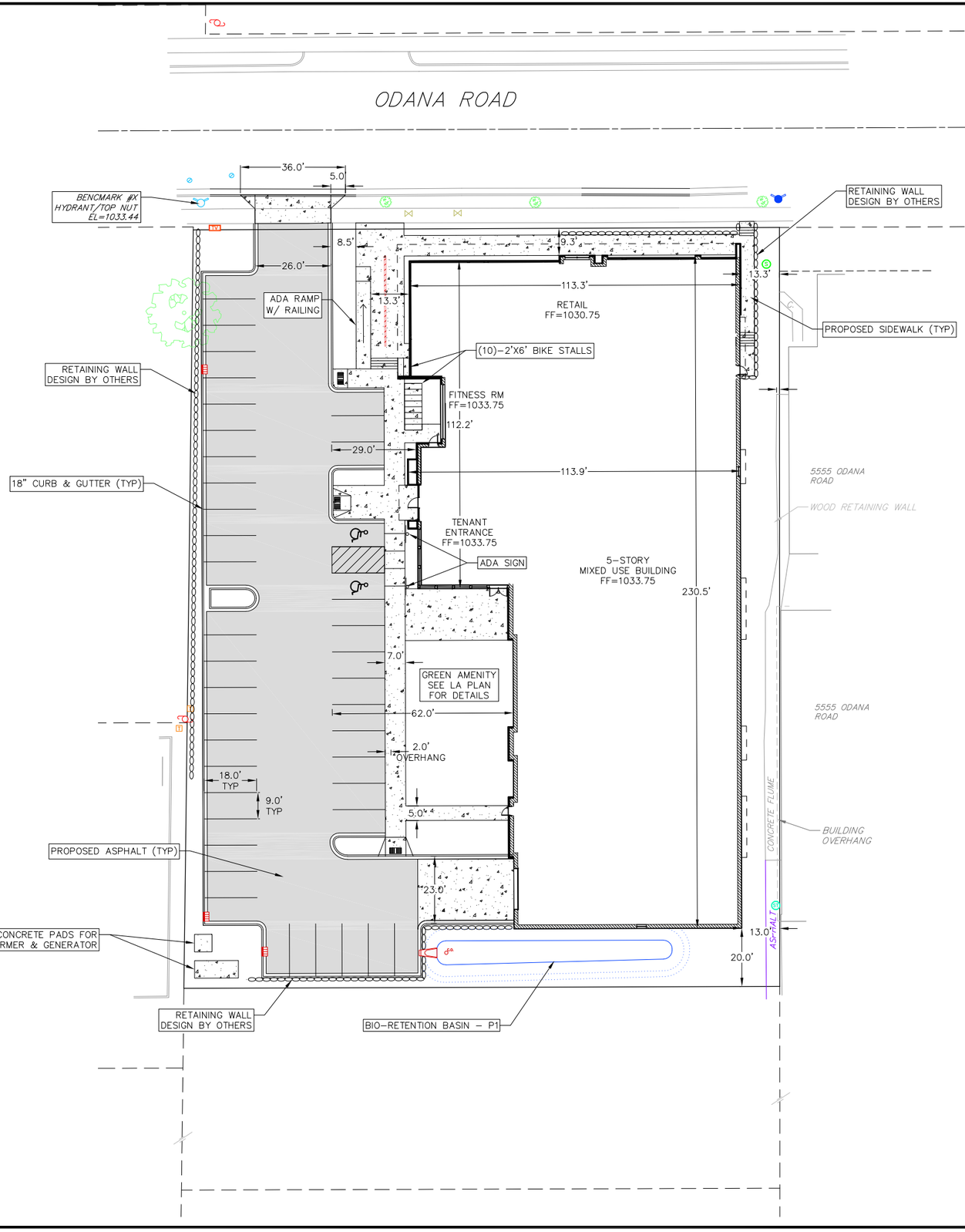
DRAFTER
SCHR/CLAN

CHECKED
MSCH/TSCH

PROJECT NO.
200052

C
101

03 Mar 2020 - 4:42p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_ExCon.dwg by: schr



N
W E
S

GRAPHIC SCALE FEET
0 10 20 40

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

SITE NOTES:

1. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT–OF–WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF SITE RELATED ITEMS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.

Parking Lot Plan Site Information Block

Site Address: 5567 Odana Road

Site acreage (total) = 1.21 ACRES

Number of building stories (above grade): 5
Building height: Average Existing Grade to Top of Building = 56' – 8"

DILHR type of construction (new structures): 5A

Use of property: Mixed Use – Multi–Family Residential & Retail
Gross square feet of building: 91,562 GSF
Gross square feet of retail area: 3,524 GSF
Number of employees: N/A
Number of employees in production area: N/A
Capacity of restaurant/place of assembly: N/A

Number of bicycle stalls shown: 30 floor mounted internal stalls
36 internal vertical stalls
10 external stalls

Number of parking stalls:

Proposed (Site)	42 Large + 0 Compact = 42
Proposed (Covered)	42 Large + 0 Compact = 42
Accessible	0 (Site) + 2 (Covered) = 2
Van Accessible	2 (Site) + 0 (Covered) = 2
Total	88

Number of trees shown: See Landscape Plan

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Site Plan
5567 Odana Road
City of Madison
Dane County, WI

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

SCALE
AS SHOWN

DATE
3/4/2020

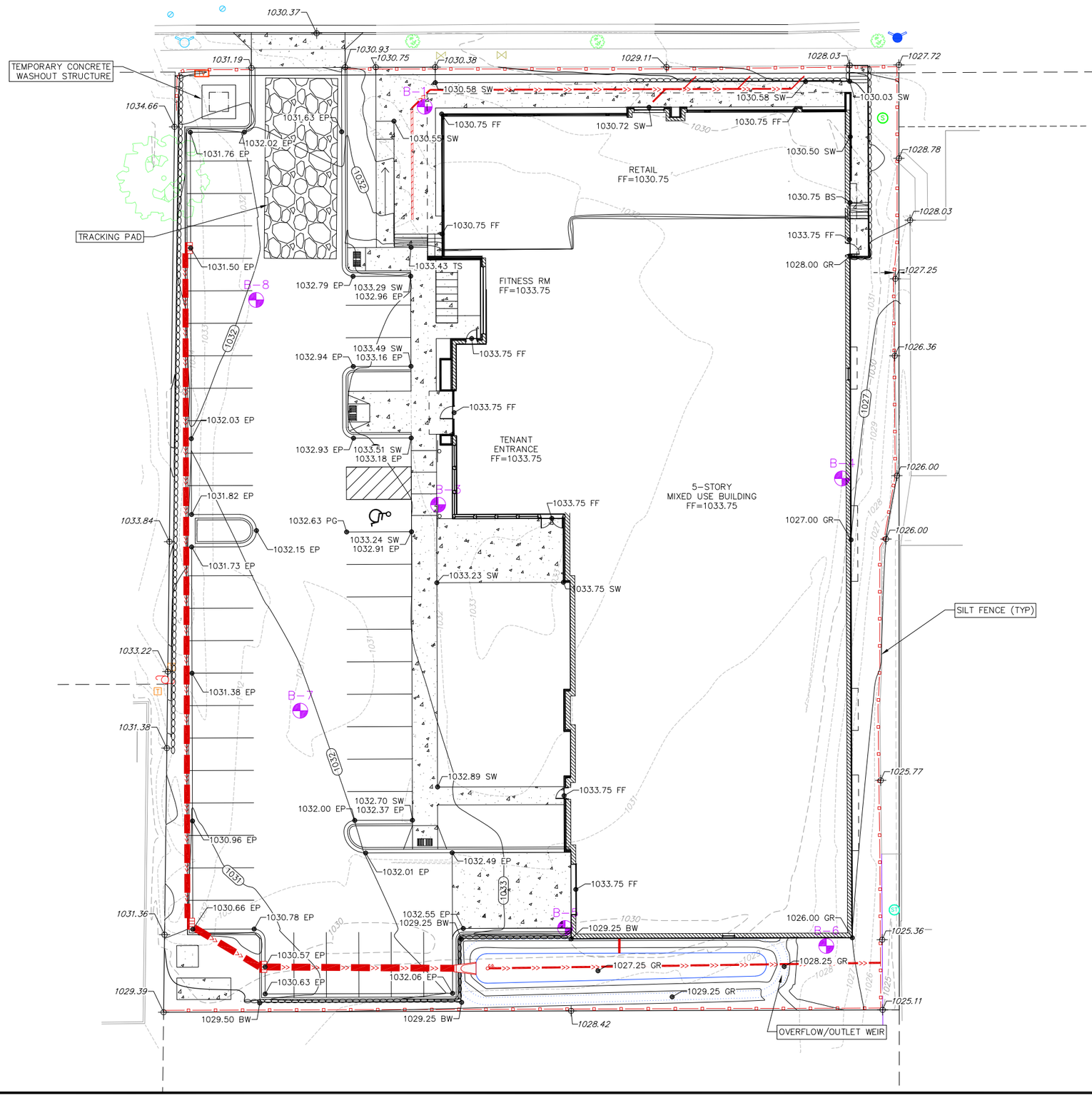
DRAFTER
SCHR/CLAN

CHECKED
MSCH/TSCH

PROJECT NO.
200052

C
201

05 Mar 2020 - 4:48p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_Base.dwg by: schr



N
W E
S

GRAPHIC SCALE FEET
0 7.5 15 30

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- TRACKING PAD

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
LP – LOW POINT
SW – TOP OF WALK
TW – FINISHED GRADE AT TOP OF WALL
BW – FINISHED GRADE AT BOTTOM OF WALL
EP – EDGE OF PAVEMENT
TS – TOP OF STEP
BS – BOTTOM OF STEP

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADES SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. CROSS-SLOPE OF SITE SIDEWALKS SHALL BE 2% UNLESS OTHERWISE NOTED.
3. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Grading & Erosion Control Plan

5567 Odana Road
City of Madison
Dane County, WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
3/4/2020

DRAFTER
SCHR/CLAN

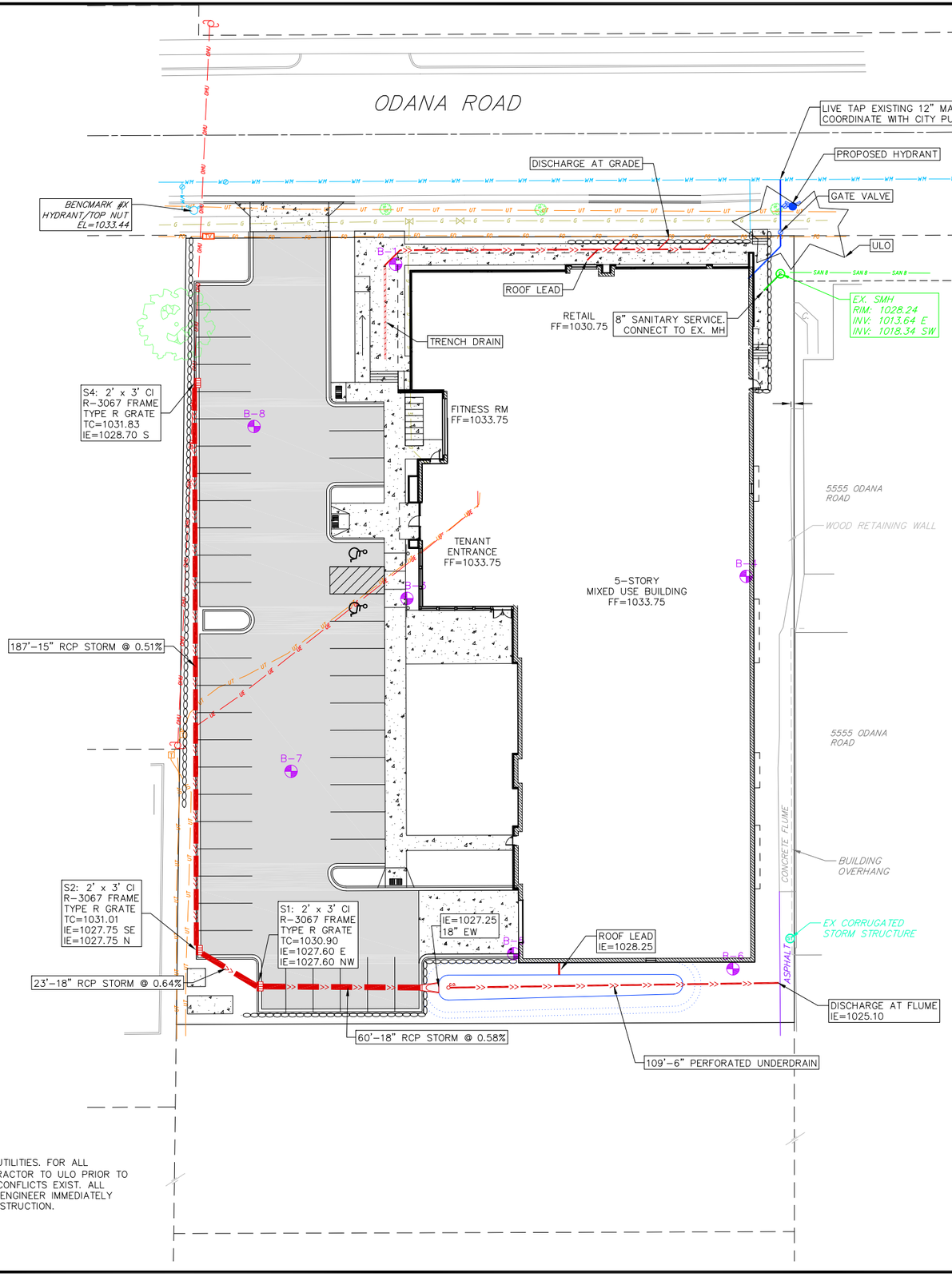
CHECKED
MSCH/TSCH

PROJECT NO.
200052

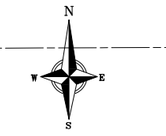
C
301

05 Mar 2020 - 4:41p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_Base.dwg by: schr

NOT FOR CONSTRUCTION



ULO – CAUTION UNDERGROUND UTILITIES. FOR ALL LOCATIONS MARKED "ULO" CONTRACTOR TO ULO PRIOR TO CONSTRUCTION TO CONFIRM NO CONFLICTS EXIST. ALL CONFLICTS TO BE REPORTED TO ENGINEER IMMEDIATELY PRIOR TO START OF UTILITY CONSTRUCTION.



GRAPHIC SCALE FEET

0 10 20 40

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER SERVICE LATERAL PIPE
- WATER VALVE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

UTILITY NOTES:

1. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
5. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
6. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
7. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
8. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
9. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
10. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
13. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
14. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
16. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
17. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
18. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
19. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
20. INSTALL WATER MAIN AT ADEQUATE DEPTH (MIN 6.5' OF COVER) TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER PER DNR STANDARDS EXCEPT WHERE NOTED ON THE PLANS. MAINTAIN MINIMUM 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
21. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
22. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
23. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
24. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Utility Plan

5567 Odana Road
City of Madison
Dane County, WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
3/4/2020

DRAFTER
SCHR/CLAN

CHECKED
MSCH/TSCH

PROJECT NO.
200052

C

401

05 Mar 2020 - 4:37p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_Base.dwg by: schr

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.

2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.

4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.

7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.

8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.

9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).

10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.

11. SEE GRADING AND EROSION CONTROL PLAN FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".

12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE BOTH 70% RESTORED AND PAVED.

13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.

14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.

15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.

16. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.

17. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.

18. EROSION MAT (CLASS I, TYPE B PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.

19. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.

20. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.

21. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.

22. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.

23. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.

24. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.

25. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY AND STATE.

26. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

27. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

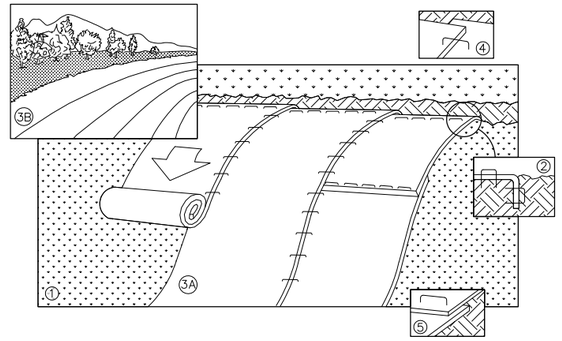
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

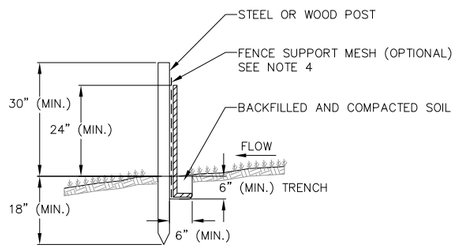
TEMPORARY AND PERMANENT:
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1/1 EROSION MAT
NOT TO SCALE



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

1/1 SILT FENCE
NOT TO SCALE

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Construction Details - 1
5567 Odana Road
City of Madison
Dane County, WI

REVISIONS
NO. | DATE | REMARKS

REVISIONS
NO. | DATE | REMARKS

SCALE
AS SHOWN

DATE
3/4/2020

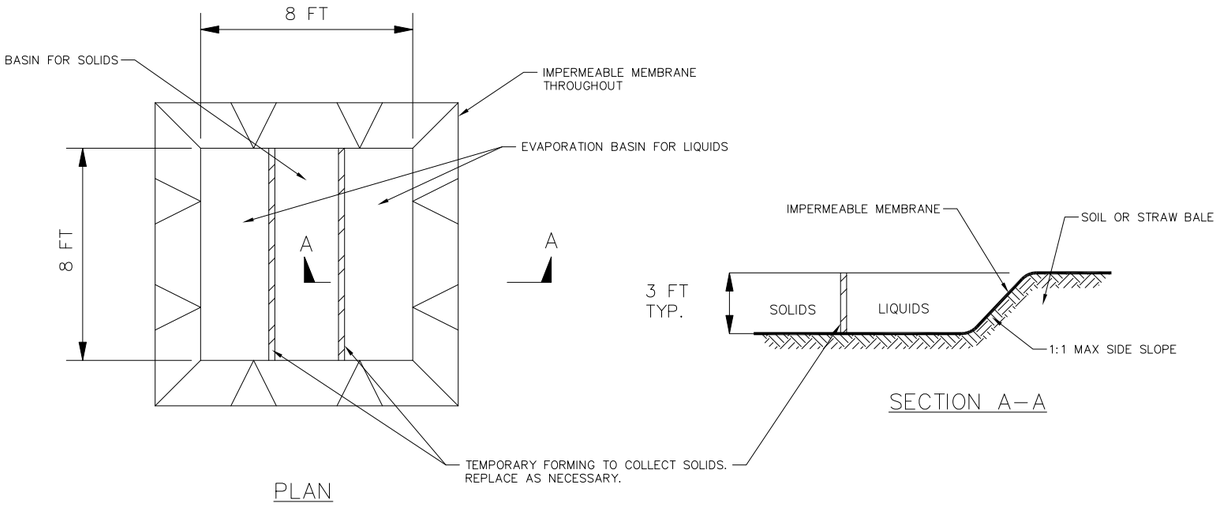
DRAFTER
SCHR/CLAN

CHECKED
MSCH/TSCH

PROJECT NO.
200052

C
501

03 Mar 2020 - 4:55p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_Details.dwg by: schr



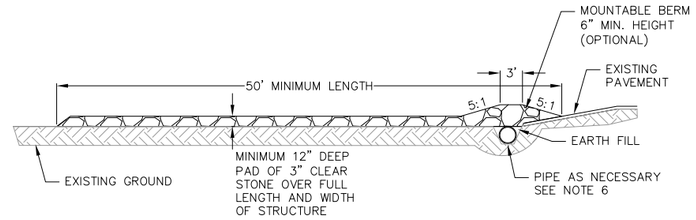
CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.

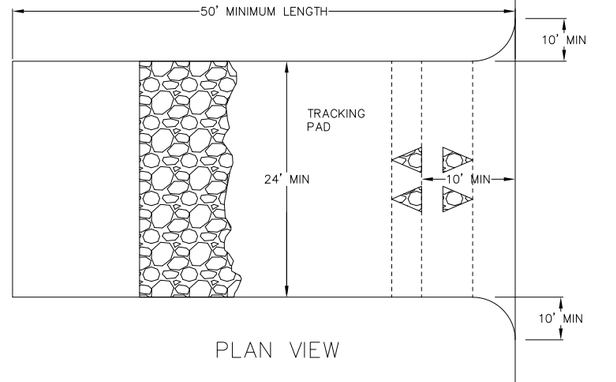
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.

3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET–VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

1/1 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE



PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.

2. LENGTH – MINIMUM OF 50'.

3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

4. ON SITES WITH A HIGH GROUNDWATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE–HR GEOTEXTILE FABRIC.

5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.

6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.

7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1/1 TRACKING PAD
NOT TO SCALE

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Construction Details - 2
5567 Odana Road
City of Madison
Dane County, WI

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

SCALE
AS SHOWN

DATE
3/4/2020

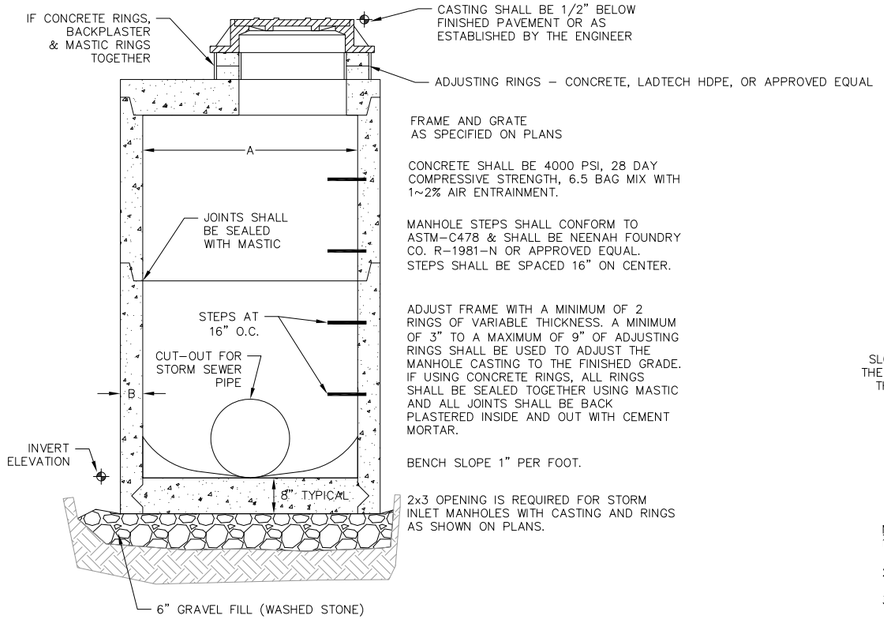
DRAFTER
SCHR/CLAN

CHECKED
MSCH/TSCH

PROJECT NO.
200052

C
502

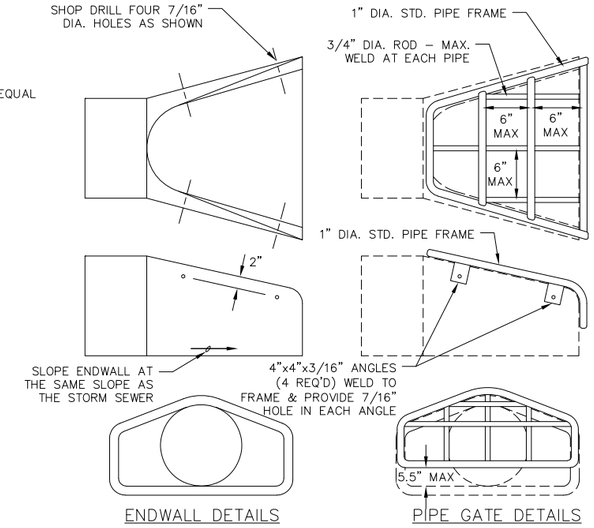
03 Mar 2020 - 4:56p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_Details.dwg by: schr



STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1/1 STORM SEWER MANHOLE
NOT TO SCALE

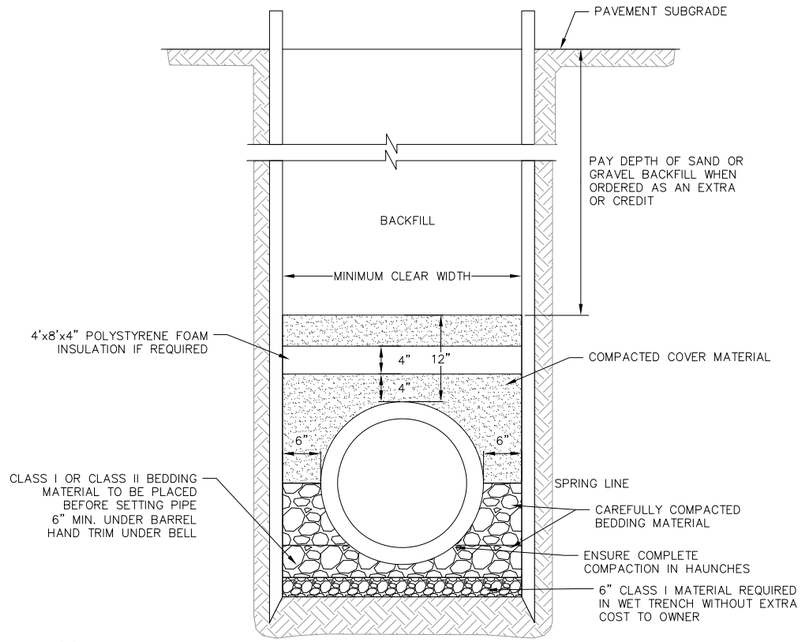


NOTES:
1. THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
2. MANUFACTURER RECOMMENDED FRAME/ROD DIAMETER, BOLTS, AND ATTACHMENT MECHANISM MAY BE USED IF APPROVED BY ENGINEER.
3. GRATES SHALL MEET SPS382.36(9)(B)3E SO AS NOT TO PERMIT PASSAGE OF A 6" SPHERE.

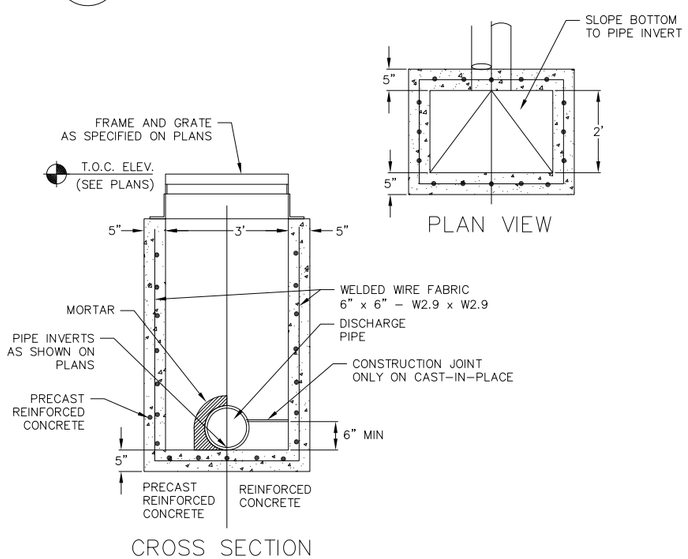
PAINTING SPECIFICATIONS:
THE PIPE GATE SHALL RECEIVER THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS–OLEUM X–60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUST–OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS–OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

PREPARATION STEPS:
1. BARE METAL SURFACES – TREAT WITH THE THREE–COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24–48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

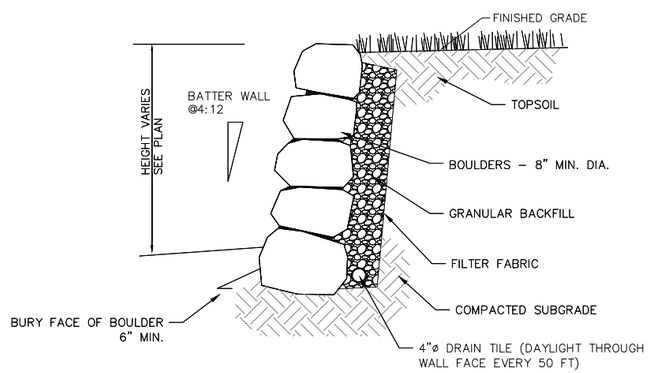
1/1 STANDARD ENDWALL
NOT TO SCALE



1/1 CLASS B RIGID PIPE TRENCH SECTION
NOT TO SCALE



1/1 CURB INLET – TYPE 3, 2' x 3' BASIN
NOT TO SCALE



1/1 BOULDER WALL
NOT TO SCALE

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Construction Details - 3

5567 Odana Road
City of Madison
Dane County, WI

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

SCALE
AS SHOWN

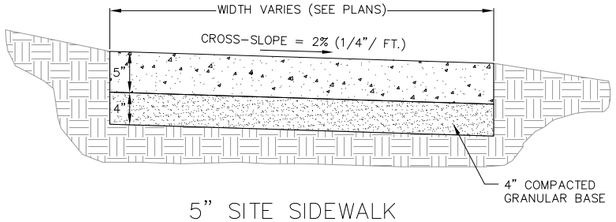
DATE
3/4/2020

DRAFTER
SCHR/CLAN

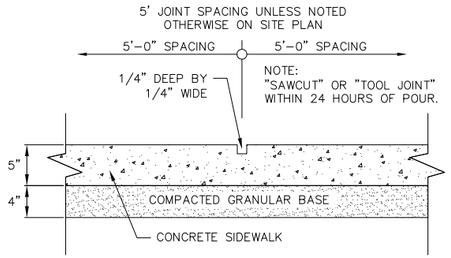
CHECKED
MSCH/TSCH

PROJECT NO.
200052

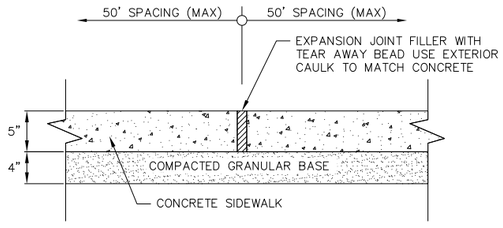
C
503



5" SITE SIDEWALK

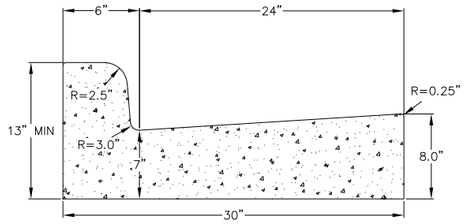


SIDEWALK CONTROL JOINT

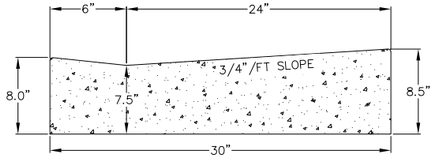


SIDEWALK EXPANSION JOINT

1/1 5" SIDEWALK
NOT TO SCALE

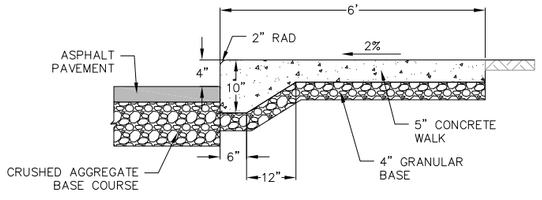


CURB AND GUTTER
CROSS SECTION

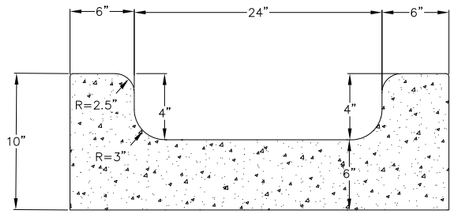


DRIVEWAY AND GUTTER
CROSS SECTION

1/1 30" CONCRETE CURB AND GUTTER
NOT TO SCALE

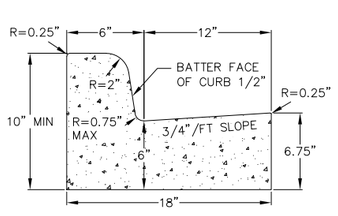


1/1 CURBED SIDEWALK SITE DETAIL
NOT TO SCALE

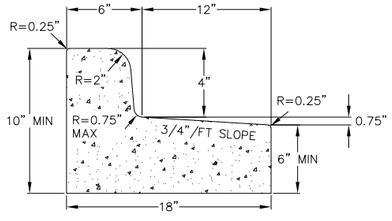


CHANNEL GUTTER SECTION

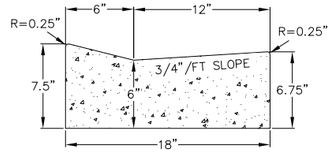
1/1 CHANNEL GUTTER
NOT TO SCALE



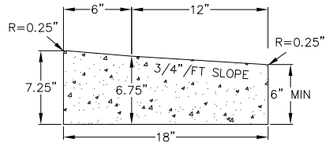
CURB AND GUTTER
CROSS SECTION



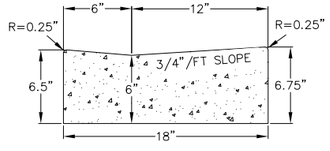
CURB AND GUTTER
REJECT SECTION



GRAVEL DRIVEWAY
GUTTER
CROSS SECTION



ACCESS RAMP
GUTTER REJECT SECTION



ACCESS RAMP
GUTTER CROSS SECTION

1/1 18" CONCRETE CURB AND GUTTER
NOT TO SCALE

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Construction Details - 4

5567 Odana Road
City of Madison
Dane County, WI

REVISIONS
NO. | DATE | REMARKS

REVISIONS
NO. | DATE | REMARKS

SCALE
AS SHOWN

DATE
3/4/2020

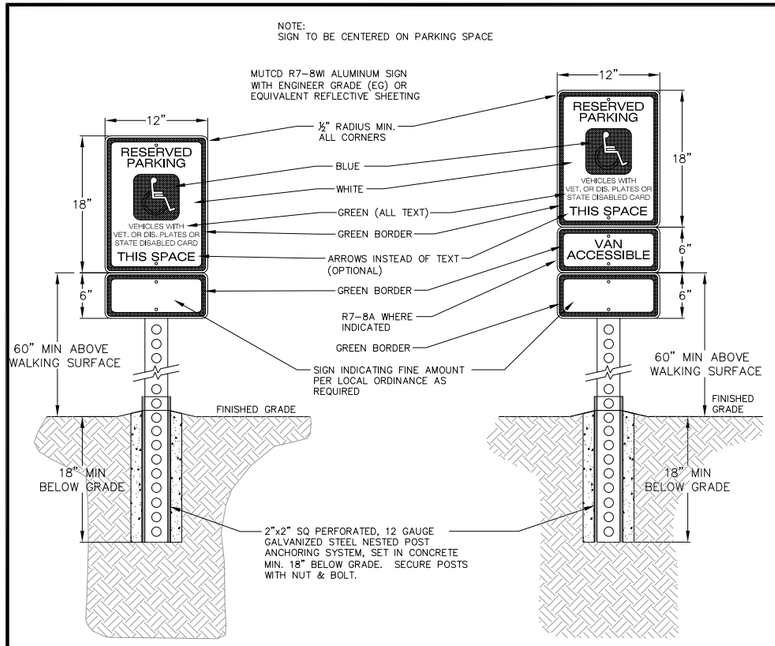
DRAFTER
SCHR/CLAN

CHECKED
MSCH/TSCH

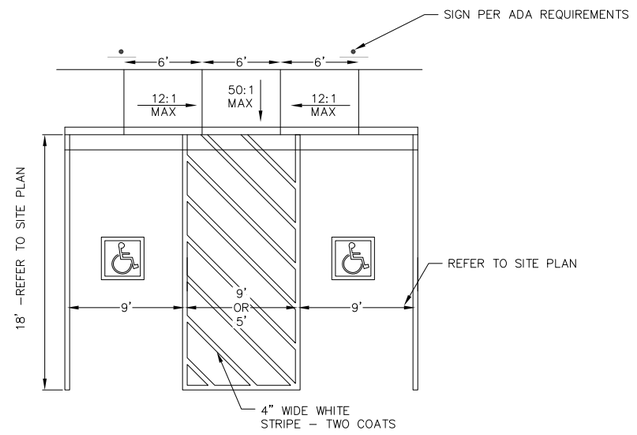
PROJECT NO.
200052

C
504

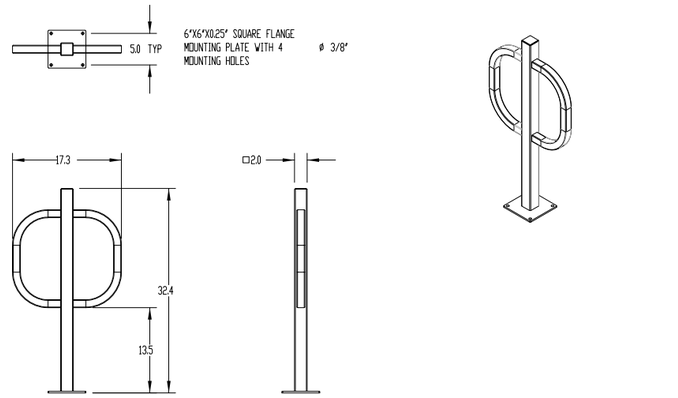
03 Mar 2020 - 4:56p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_Details.dwg by: schr



1/1 ADA SIGN
NOT TO SCALE



1/1 ADA STRIPING
NOT TO SCALE



NOTES:

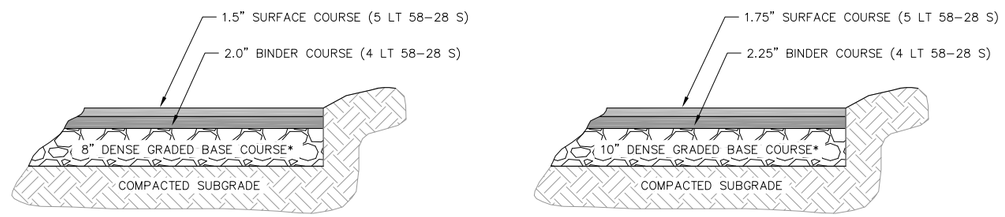
1. DO NOT SCALE DRAWING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. TOTAL WEIGHT: 21.98LBS

SARIS
5253 VERONA ROAD, MADISON WI. 53711
1-800-783-7257 / WWW.SARIS.COM

SARIS CYCLING GROUP, INC.
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE CONFIDENTIAL PROPERTY OF SARIS CYCLING GROUP AND SUBMISSION TO ANY PART OF SARIS, WITHOUT THE WRITTEN PERMISSION OF SARIS CYCLING GROUP IS PROHIBITED

TITLE: POST AND RING RACK

1/1 BIKE RACK DETAIL
NOT TO SCALE



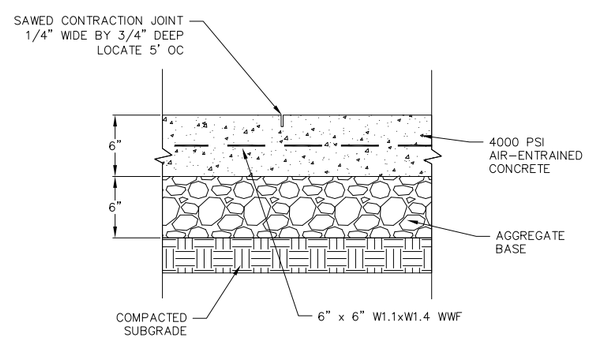
*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE

LIGHT DUTY
BITUMINOUS PAVEMENT

*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE

HEAVY DUTY
BITUMINOUS PAVEMENT

1/1 SITE PAVEMENT
NOT TO SCALE



1/1 CONCRETE PAD
NOT TO SCALE

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Construction Details - 5

5567 Odana Road
City of Madison
Dane County, WI

REVISIONS

NO.	DATE	REMARKS

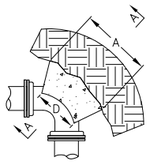
REVISIONS

NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 3/4/2020
DRAFTER: SCHR/CLAN
CHECKED: MSCH/TSCH
PROJECT NO.: 200052

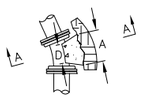
C
505

03 Mar 2020 - 4:56p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_Details.dwg by: schr

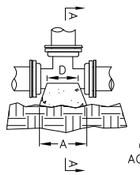


90° BEND

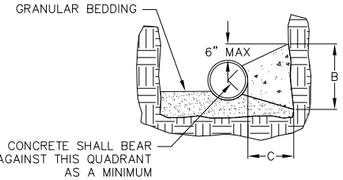
45° BEND



22½° BEND



TEE



SECTION A–A

DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

CONCRETE SHALL BE CLASS "C", SEE SECTION 03301

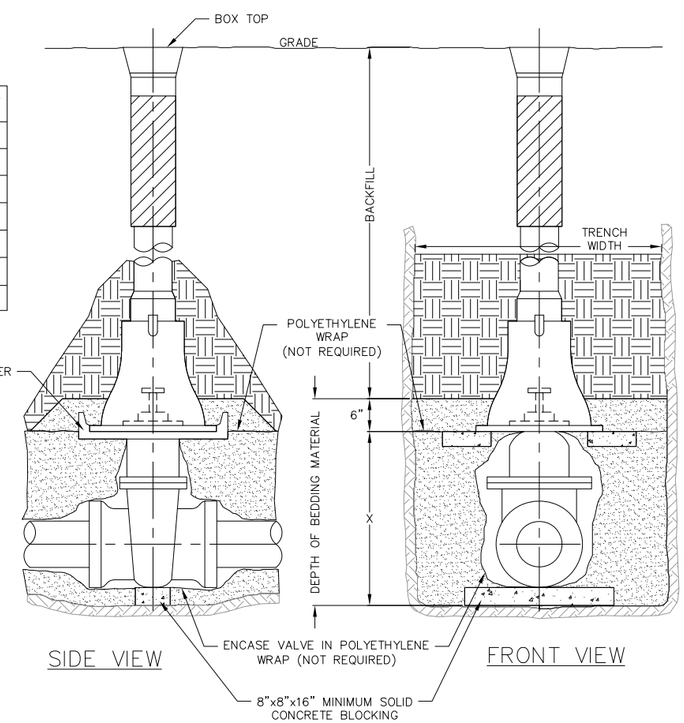
BUTTRESS DIMENSIONS								
PIPE SIZE*	TEES		22.5° BEND		45° BEND		90° BEND	
	A	B	A	B	A	B	A	B
4	0'-10"	1'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
6	1'-6"	1'-8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
8	1'-9"	2'-4"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
10	1'-9"	2'-4"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
12	2'-3"	1'-7"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
16	3'-8"	2'-10"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
20	5'-0"	3'-10"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"
24	5'-4"	4'-8"						

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS/SQ FT

* = FOR TEE THIS WILL BE THE BRANCH PIPE

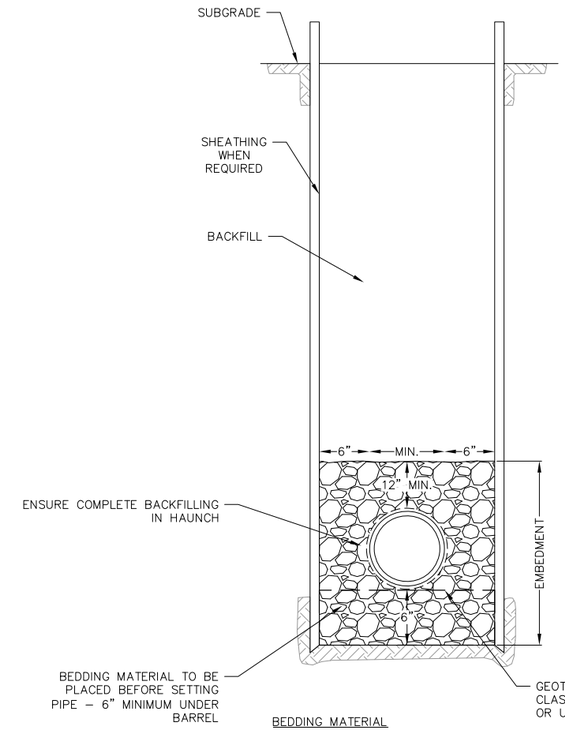
1/1 BUTTRESS FOR BENDS
NOT TO SCALE

PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30



SIDE VIEW FRONT VIEW

1/1 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE



BEDDING MATERIAL

CLASS I, II, OR III FOR BURY DEPTH </= 15'
CLASS I OR II FOR BURY DEPTH >/= 15'
CLASS I OR II IN WET OR UNSTABLE CONDITIONS

1/1 STANDARD SANITARY TRENCH SECTION
NOT TO SCALE

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Construction Details - 6
5567 Odana Road
City of Madison
Dane County, WI

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

SCALE
AS SHOWN

DATE
3/4/2020

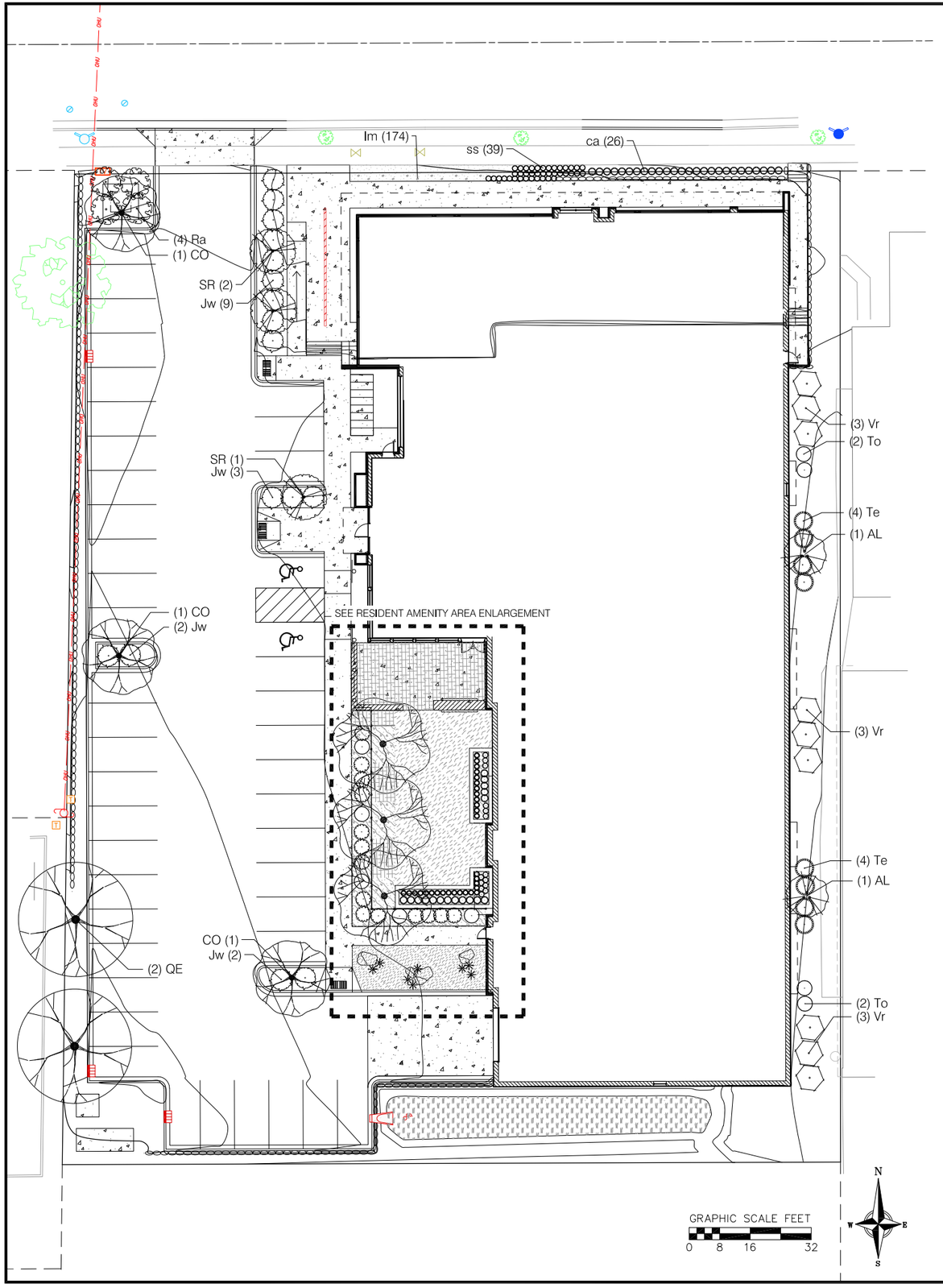
DRAFTER
SCHR/CLAN

CHECKED
MSCH/TSCH

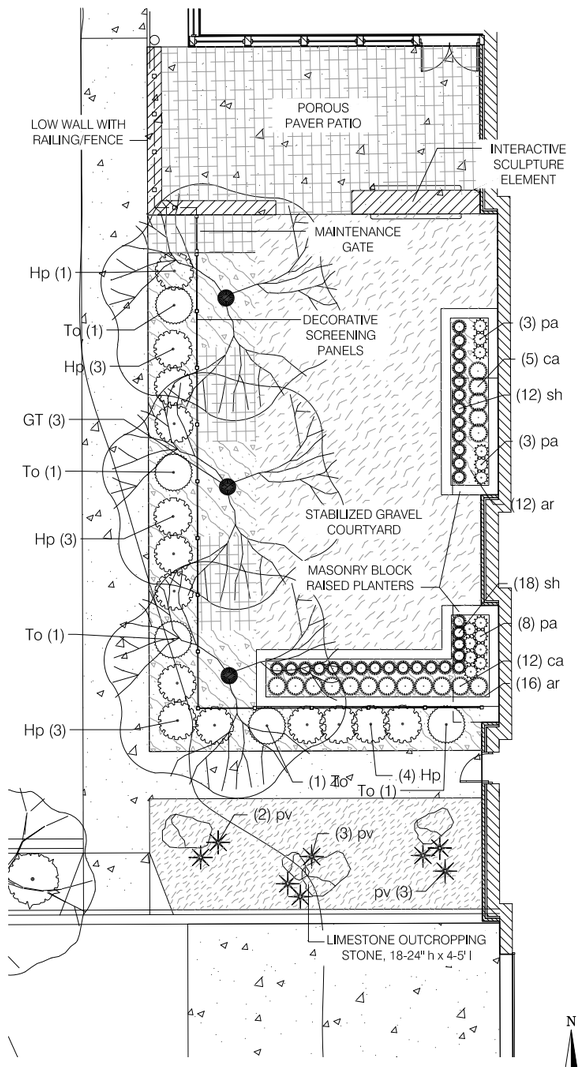
PROJECT NO.
200052

C
506

03 Mar 2020 - 4:56p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_Details.dwg by: schr



RESIDENT AMENITY AREA



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
CO	Celtis occidentalis / Common Hackberry	15 gal			3
GT	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2.5\"Cal		3
QE	Quercus ellipsoidalis / Northern Pin Oak	B & B	2.5\"Cal		2

FLOWERING TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
AL	Amelanchier laevis / Allegheny Serviceberry	B & B		6` ht. multi stem	2
SR	Syringa reticulata `Ivory Pillar` / Ivory Pillar Japanese Tree Lilac	B & B	2\"Cal		3

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
Hp	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	5 gal	Cont		14
Ra	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	3 gal			4
Vr	Viburnum rafinesquianum / Downy Arrowwood	5 gal			9

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
Jw	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	5 gal			16
Te	Taxus x media `Everlow` / Yew	5 gal			8
To	Thuja occidentalis `Holmstrup` / Holmstrup Cedar	7 gal	Cont		9

PERENNIALS	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
ca	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal			43
pv	Panicum virgatum `Shenandoah` / Shenandoah Red Switch Grass	1 gal			8
pa	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage	1 gal			14
ss	Schizachyrium scoparium / Little Bluestem Grass	1 gal			39
sh	Sporobolus heterolepis `Tara` / Prairie Dropseed	4\" pot			30

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
ar	Ajuga reptans `Chocolate Chip` / Chocolate Chip Bugleweed	flat			18" o.c.	197
lm	Liriope muscari / Lilyturf	flat			12" o.c.	174

DECORATIVE PAVING/GROUNDCOVER SCHEDULE

	POROUS PAVERS -	709 sf
	STABILIZED GRAVEL -	1,416 sf
	BIORETENTION AREA	869 sf
	Asclepias incarnata / Swamp Milkweed	64
	Carex comosa / Bottlebrush Sedge	64
	Carex cristatella / Crested Oval Sedge	64
	Carex lurida / Lurid Sedge	64
	Coreopsis tripteris / Tall Coreopsis	64
	Elymus virginicus / Virginia Wild Rye	91
	Iris virginica / Blue Flag Iris	64
	Liatris spicata / Spike Gayfeather	64
	Lobelia cardinalis / Cardinal Flower	64
	Panicum virgatum / Switch Grass	91
	Rudbeckia triloba / Browneyed Susan	64
	Spartina pectinata / Prairie Cordgrass	91
	Symphyotrichum novae-angliae / New England Aster	64

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by LaCrosse Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply ½" water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging, Permaloc CleanLine $\frac{3}{16}$" x 4" or equal, color black anodized .

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

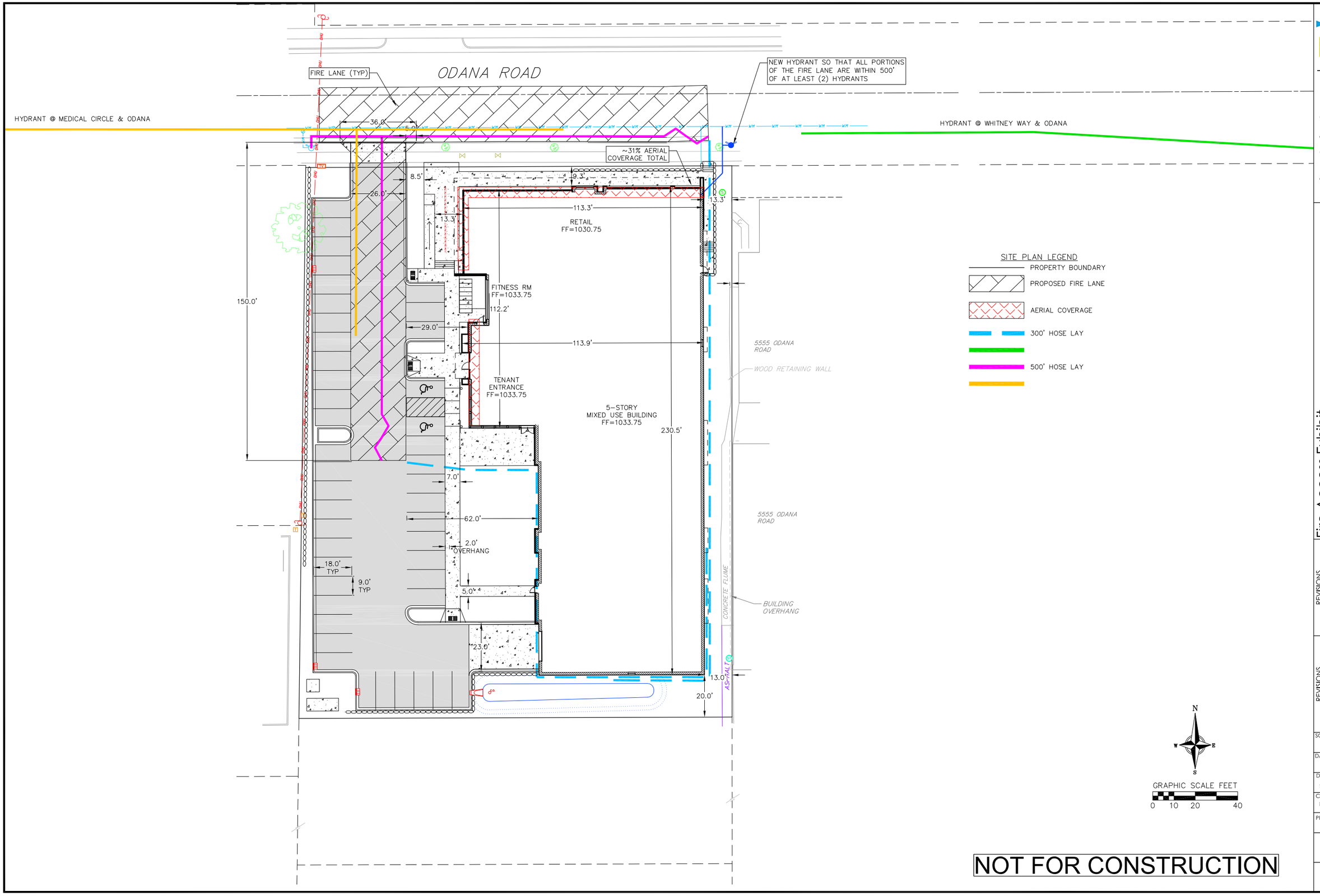
Landscape Plan
5567 Odana Road
City of Madison
Dane County, WI

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

SCALE: AS SHOWN
DATE: 3/4/2020
DRAFTER: SVIN
CHECKED: MSCH/TSCH
PROJECT NO.: 200052

L
101

05 Mar 2020 - 4:44p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_Landscape.dwg by: schr



NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Fire Access Exhibit

5567 Odana Road
City of Madison
Dane County, WI

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

SCALE
AS SHOWN

DATE
3/4/2020

DRAFTER
SCHR/CLAN

CHECKED
MSCH/TSCH

PROJECT NO.
200052

C
X

05 Mar 2020 - 4:37p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_Base.dwg by: schr

Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFG	Description	Lum. Watts	Total Watts	Lum. Lumens
1	O3H	SINGLE	0.950	LITHONIA	DSX1 LED P1 XXK T3M MVOLT HS (14.5 FT POLE 6 IN BASE)	54	54	5481
3	O4H	SINGLE	0.950	LITHONIA	DSX1 LED P2 XXK TFTM MVOLT HS (25 FT POLE 3 FT BASE)	70	210	6945
6	OB	SINGLE	0.950	LITHONIA	RADB LED P2 XXK ASY	8	48	559
7	OS	SINGLE	0.950	FC	FCSL2040XXK5L	3.631	25.417	466
0	S1	SINGLE	0.000	FC	FCF1103	0	0	466
0	S2	SINGLE	0.000	FC	FCF1105	0	0	466
1	W15	SINGLE	0.950	BARRON	WLZ1-3-XK +REMOTE IOTA ILBCP10	15.1239	15.1239	1509
1	W45	SINGLE	0.950	BARRON	WLZ4-3-XK-BBIH	40.9964	40.9964	4615
1	XB	GROUP	0.000	LLI	LLI-ELF-SF-XX-IP65-XX-FLAT CORNER-INSIDE CORNER-LENGTH TBD	N.A.	519.2336	N.A.
1	XC	GROUP	0.000	LLI	LLI-ELF-SF--XX-IP65-XX-(2) FLAT CORNER-LENGTH TBD	N.A.	72.62	N.A.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.09	14.6	0.0	N.A.	N.A.
TRESPASS LIGHT	Illuminance	Fc	0.13	0.5	0.0	N.A.	N.A.
PARKING DRIVE	Illuminance	Fc	1.17	3.6	0.3	3.90	12.00

ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : A.S.

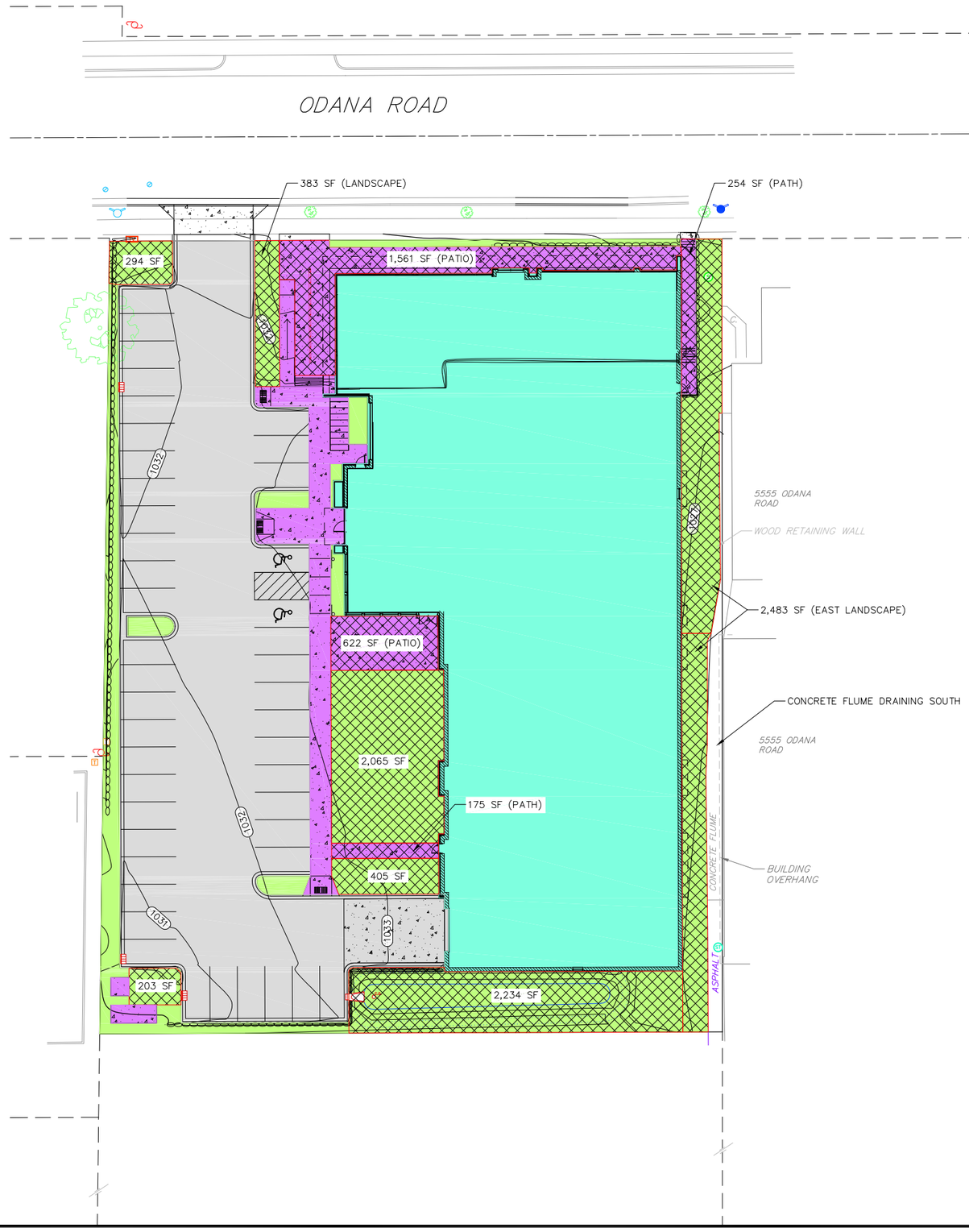
DATE : 03-03-2020

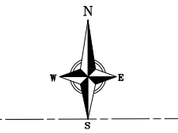
SCALE : 1/16" = 1'-0"

5567 ODANA RD

MADISON, WI

SITE LIGHTING





STORMWATER LEGEND

- PARKING
- LANDSCAPE
- ROOF
- SIDEWALK

SITE OPEN SPACE (SF)

	294
	203
	1,561
	622
	2,065
	175
	405
	2,234
	2,483
+	254
TOTAL =	10,296 SF

vierbicher | planners | engineers | advisors
Phone: (800) 261-3898

Site Open Space Exhibit

5567 Odana Road
City of Madison
Dane County, WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 3/4/2020
DRAFTER: SCHR/CLAN
CHECKED: MSCH/TSCH
PROJECT NO.: 200052

C
X

05 Mar 2020 - 4:53p M:\McGrath Property Group\200052_5567 Odana Road\CADD\200052_Stormwater.dwg by: schr

CONCEPTUAL BUILDING DATA - 5 STORIES

1.20 ACRES (+/-) = 65.8 UNITS/ACRE

FLOOR	GROSS AREA		UNITS							PARKING PROVIDED				
	FINISHED	PARKING	STUDIO	1BR		2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS	
5	17,640		3	13		4	0	20	24					
4	17,640		3	13		4	0	20	24					
3	17,957		3	13		4	0	20	24					
2	17,957		3	13		3	0	19	22					
1	21,703	15,906 *	2,655 S.F. LOBBY & COMMON AREAS											
			3,346 S.F. RETAIL SPACE											
T.	92,897	15,906 *	12	52		15	0	79	94	44	44	88	1.11 / U	0.94 / BR
			15%	66%		19%	0%							

*PARKING AREA INCLUDES BIKE ROOM & EGRESS STAIRS.

JLA ARCHITECTS

5567 ODANA ROAD

SCHEMATIC DATA

MARCH 6, 2020

1"=30' @ 11x17