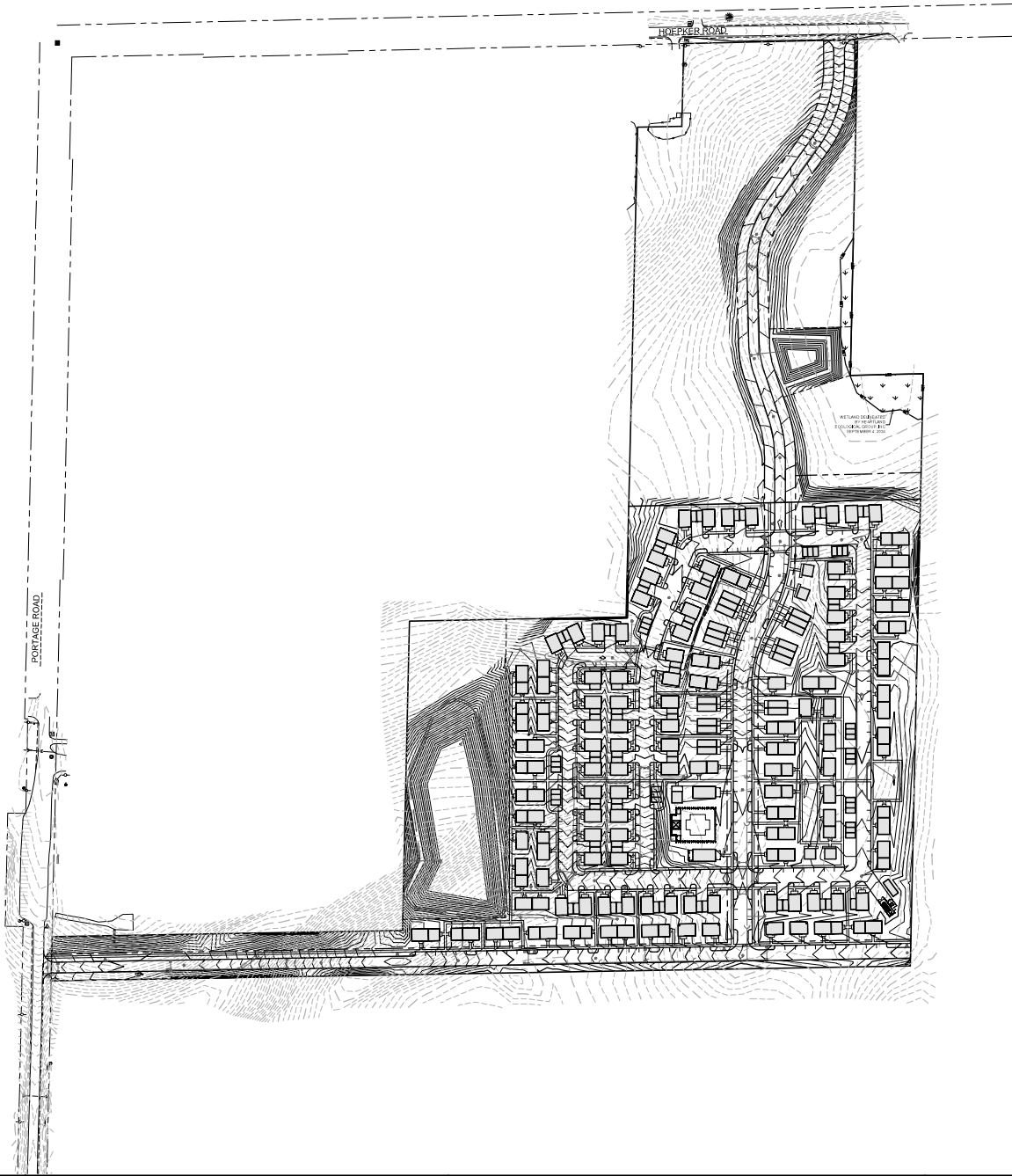


OVERALL SITE PLAN

REG JOB NO. 551120
 REG. NO. A/E/K
 START DATE 1-6-25
 SCALE 1" = 100'

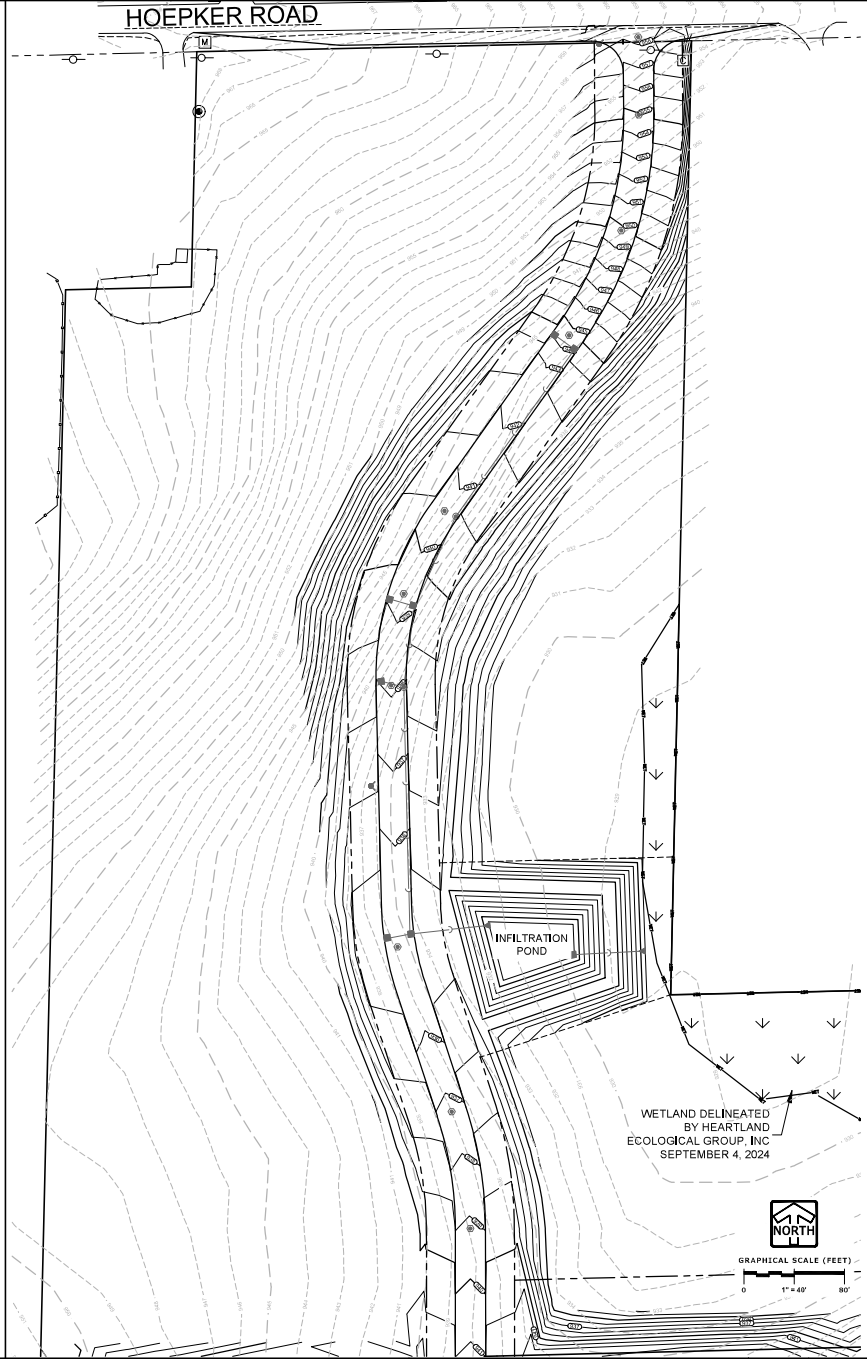
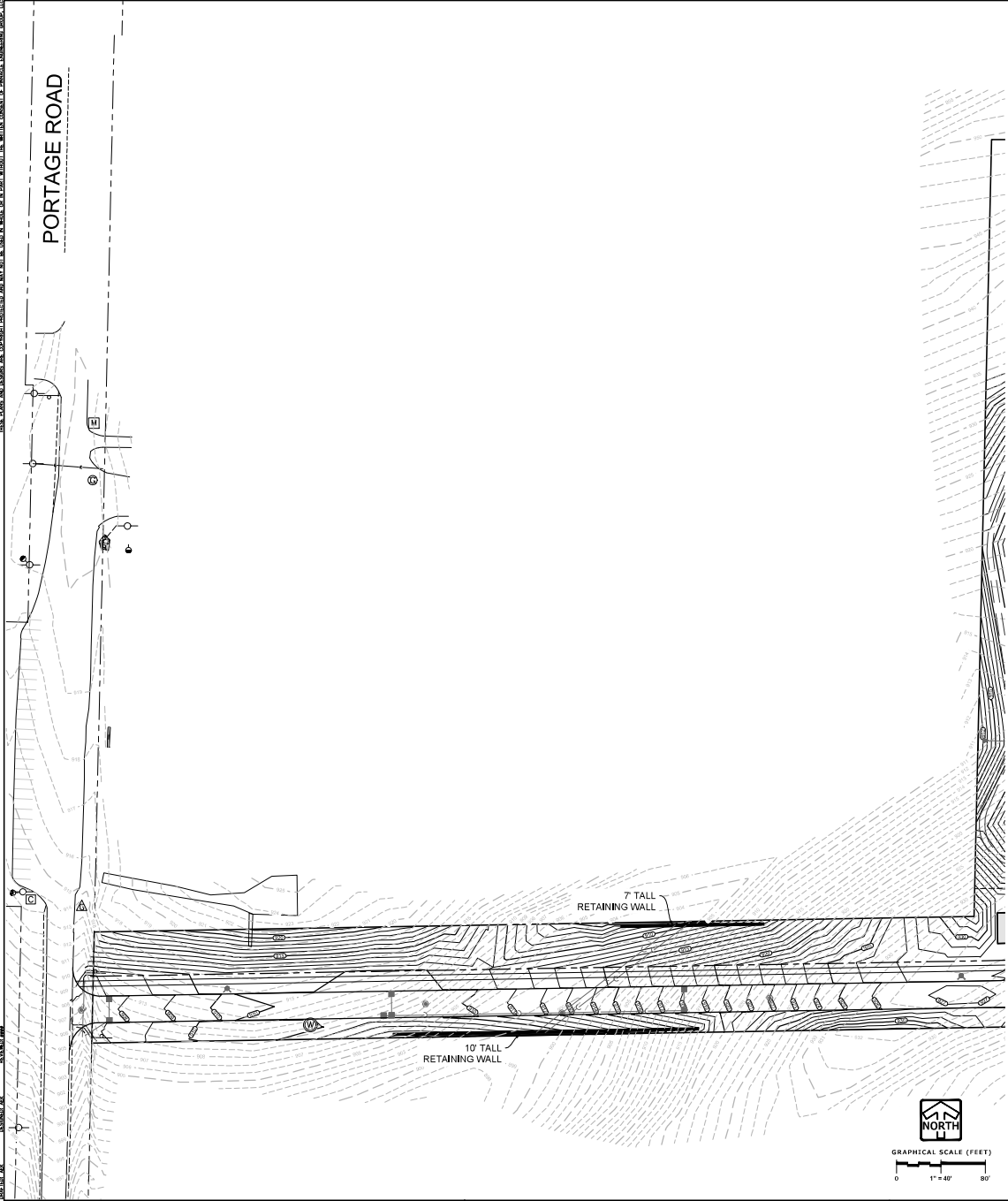
SHEET
C-1
 of

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central@pinnacle-engr.com

LEO LIVING
CITY OF MADISON, WISCONSIN

GRADING - NORTH & WEST

REVISIONS	

DESIGNED BY 2024.08	CHECKED BY 2024.08
DRAWN BY 2024.08	SCALE 1" = 40'

SHEET
C-5

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DATE: 10/14/2024
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN

PROJECT: 2304/0511.00-W/CAD/SHEETS/ROADWAY PLAN & PROFILE - SOUTH TO NORTH ROAD.DWG

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(608) 795-4889

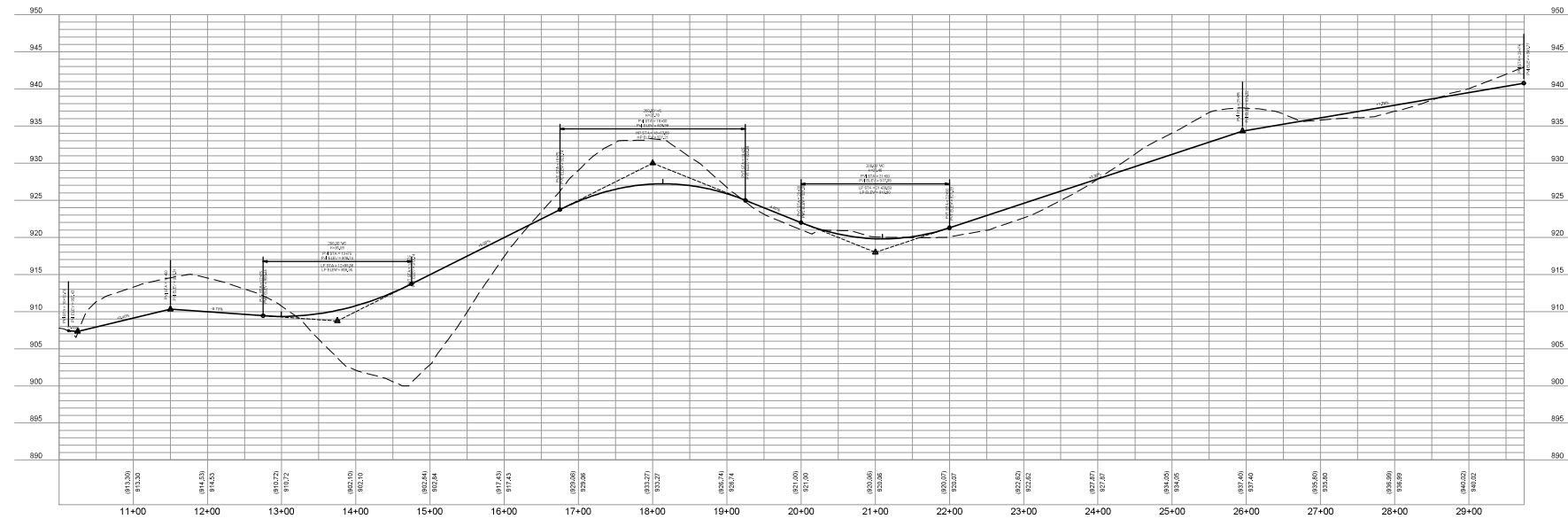
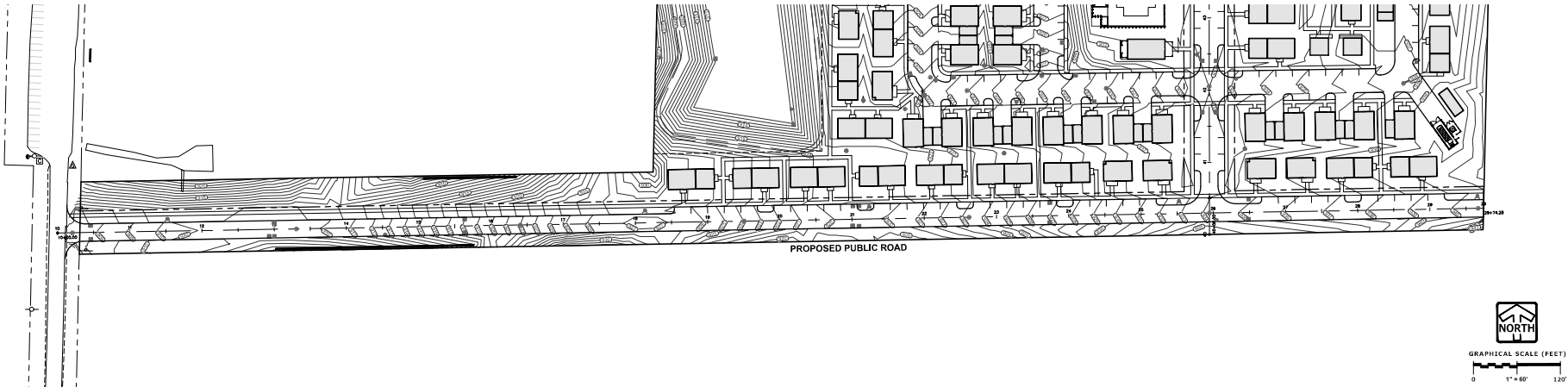
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CITY OF MADISON, WISCONSIN

ROADWAY PLAN & PROFILE - WEST TO EAST ROAD

REVISIONS	
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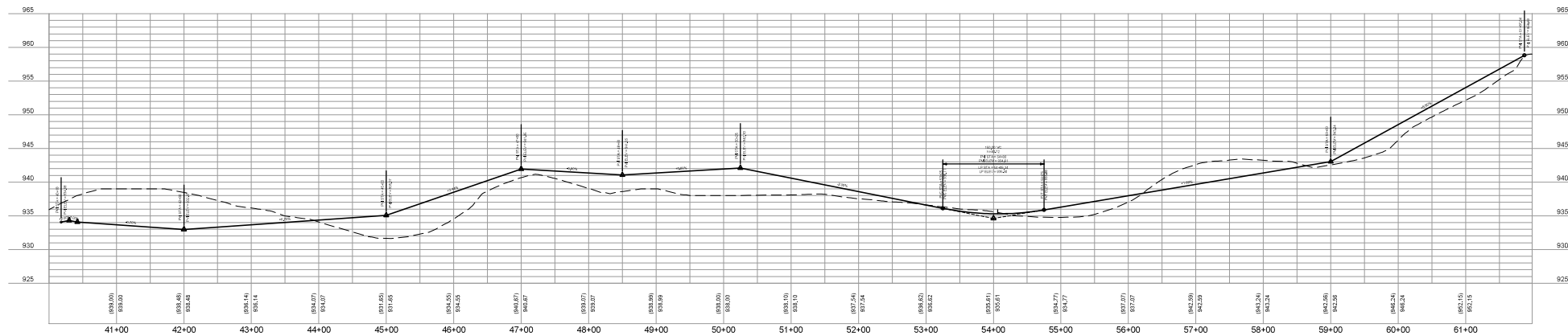
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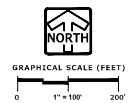
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C-6



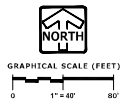
ROADWAY PLAN & PROFILE - WEST TO EAST ROAD

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UTILITY PLAN - OVERALL





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central@pinnacle-engr.com

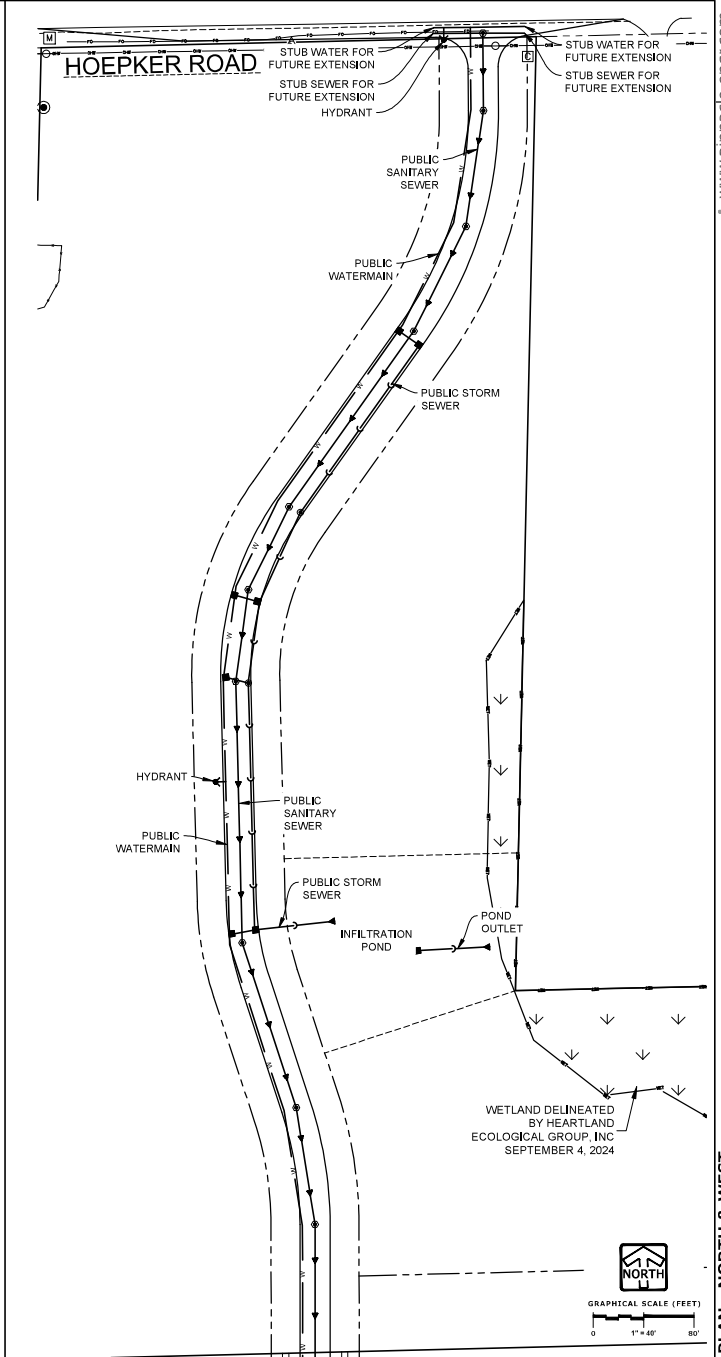
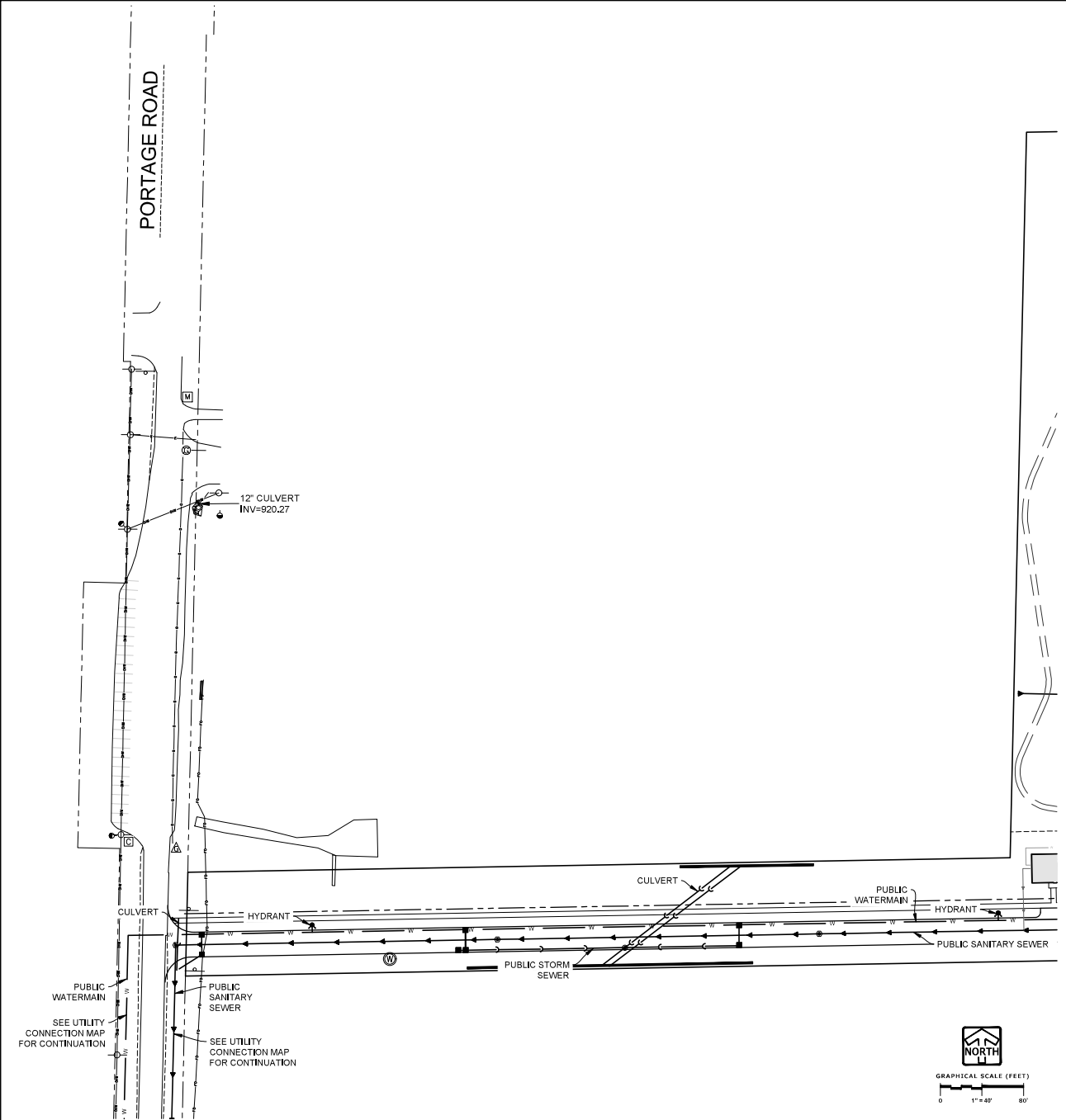
LEO LIVING
CITY OF MADISON, WISCONSIN

UTILITY PLAN - CENTRAL

REVISIONS	

DATE: 01/11/2024	BY: JMM
DESIGN: JMM	CHECK: JMM
SCALE: 1" = 40'	SHEET: C-9

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UTILITY PLAN - NORTH & WEST

REVISIONS	

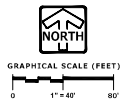
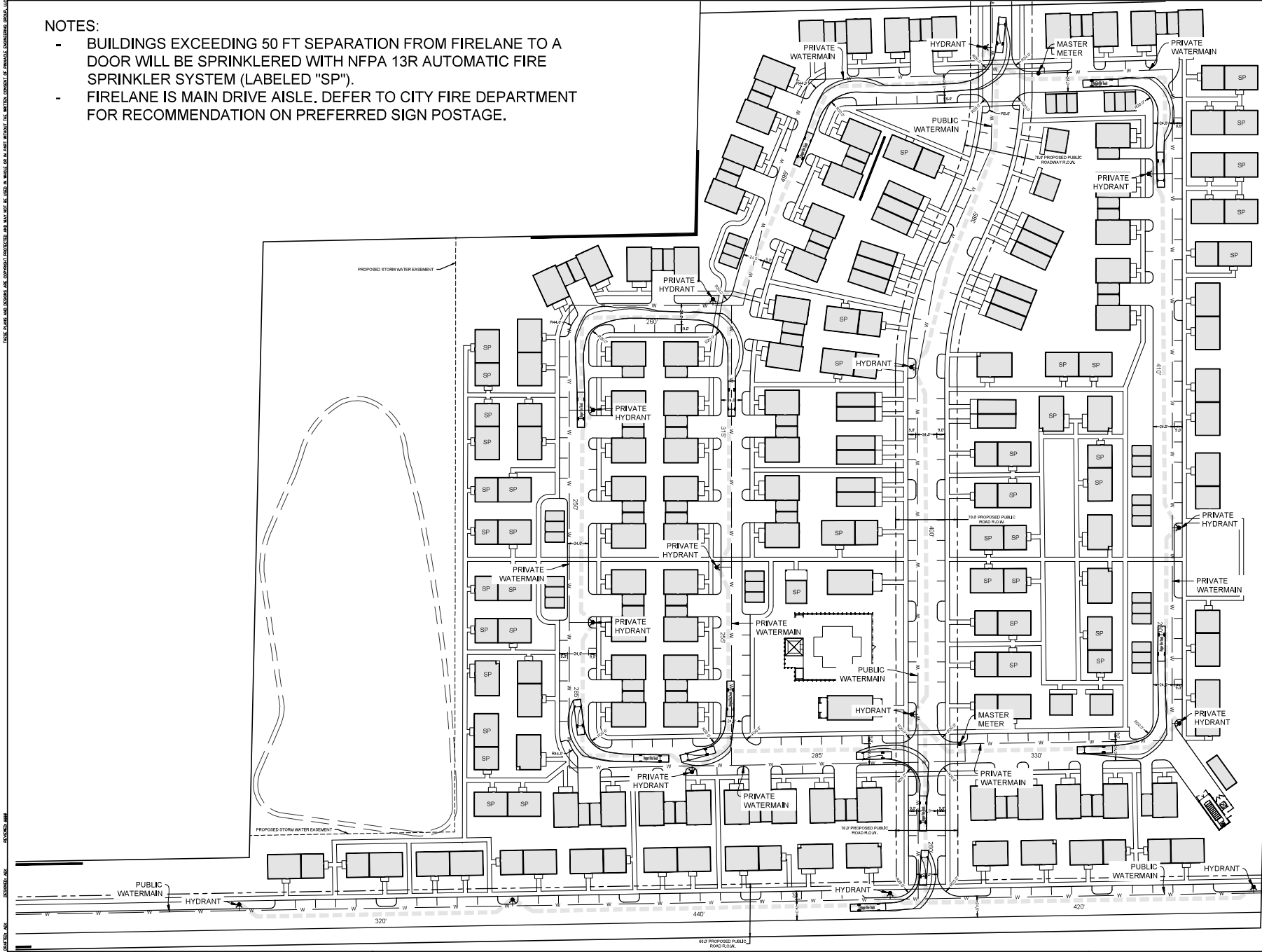
DESIGNER P. J. JONES	CHECKED J. M. JONES	DATE 1-1-25
DRAWN P. J. JONES	SCALE AS SHOWN	

SHEET
C-10

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NOTES:

- BUILDINGS EXCEEDING 50 FT SEPARATION FROM FIRELANE TO A DOOR WILL BE SPRINKLERED WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM (LABELED "SP").
- FIRELANE IS MAIN DRIVE AISLE. DEFER TO CITY FIRE DEPARTMENT FOR RECOMMENDATION ON PREFERRED SIGN POSTAGE.



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FIRE DEPARTMENT ACCESS PLAN

REVISIONS	

SHEET
C-12

SHEET
L-1

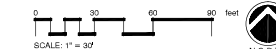


SITE LIGHTING PLAN



LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONARE LIGHTING	ODEN-L-T3-10L3K-AM--C5H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L FSA
Y3	VISIONARE LIGHTING	VSX-B-T3-10L3K-AM--CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L FSA

221149



SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow
Portage Road
Madison, Wisconsin

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML
ISSUED	
DATE	DESCRIPTION

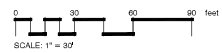
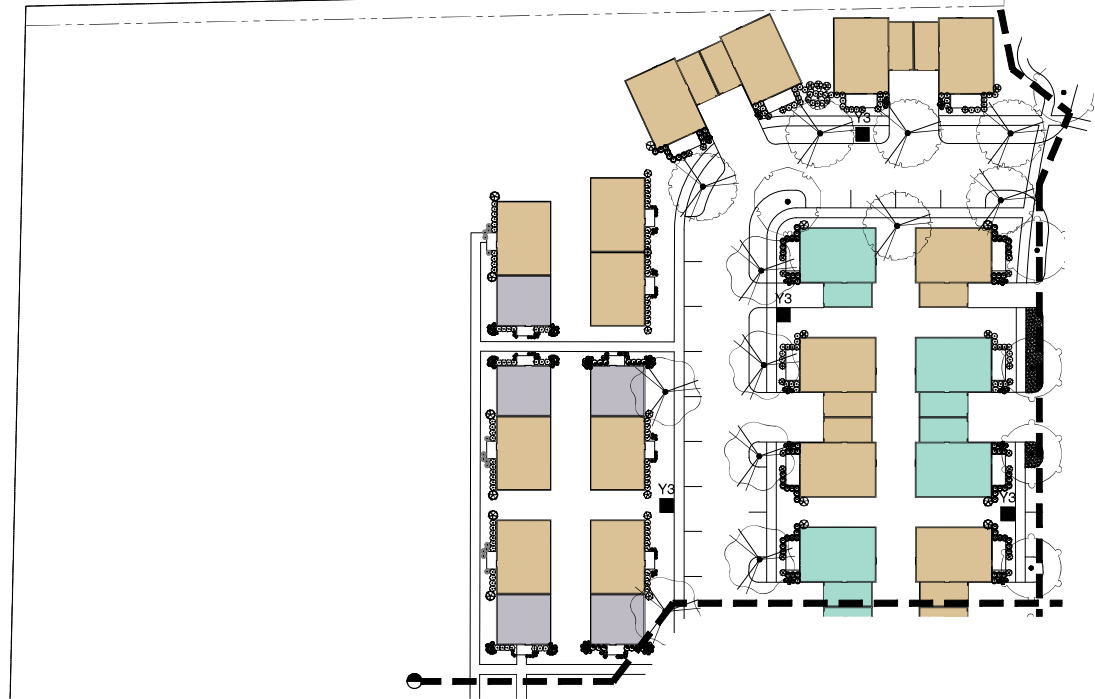
REVISIONS

SHEET
SL-2

LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONARE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5H1 VA100-S-S1	240	65	8,574	LED 3000K		MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA
Y3	VISIONARE LIGHTING	VSX-8-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K		MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA

LIGHTING FIXTURE SCHEDULE KEYED NOTES:
 FSA PROVIDE FINISH AS SELECTED BY ARCHITECT
 L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"

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SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow
Portage Road
Madison, Wisconsin

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION

REVISIONS

SHEET
SL-3

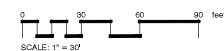


LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONARE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5H1 VA100-S-S1	240	65	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
Y3	VISIONARE LIGHTING	VSX4-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA

LIGHTING FIXTURE SCHEDULE KEYED NOTES:

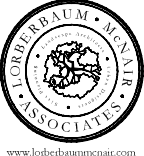
FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.
L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH WITH GRADE POLE BASE PER DETAIL "E-4P2" WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-4P1"

221149



SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow
 Portage Road
 Madison, Wisconsin

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML
ISSUED	
DATE	DESCRIPTION

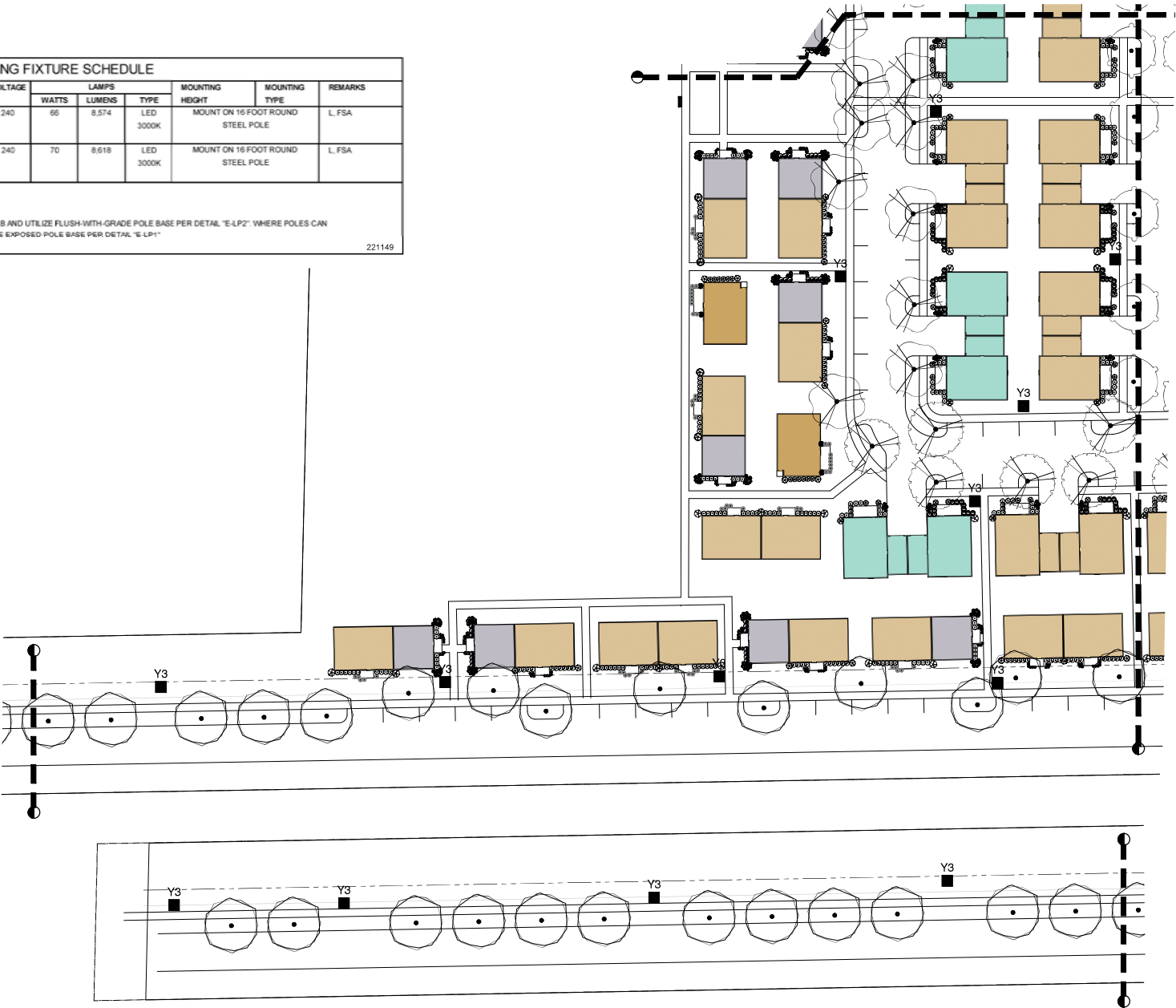
REVISIONS

SHEET
SL-4

LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
Y3	VISIONAIRE LIGHTING	VS-X-3-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA

LIGHTING FIXTURE SCHEDULE KEYED NOTES:
 FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.
 L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH WITH GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1".

221149



0 30 60 90 feet
SCALE: 1" = 30'

SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR

LEO - Pumpkin Hollow

Portage Road
Madison, Wisconsin

PROJ. CODE	24-044
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REVIEWED BY	DML
ISSUED	
DATE	DESCRIPTION
REVISIONS	

SHEET
SL-5



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 4821 HOEPKER ROAD & 6303 PORTAGE ROAD

Contact Name & Phone #: Joann Rubio - (702) 499-0150

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

SEE FIRE ACCESS PLAN.

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 06/2022



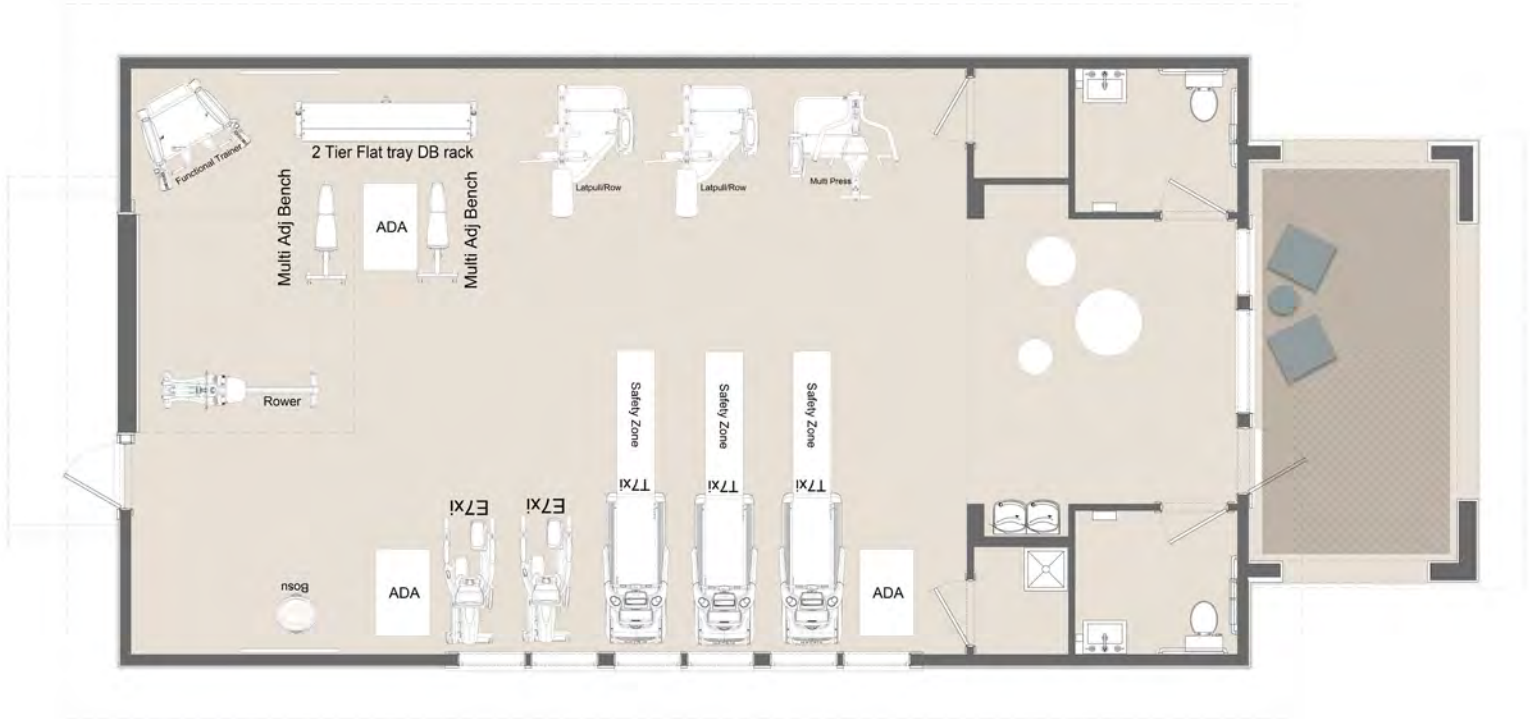
Elevation



Floor Plan



Elevation



Floor Plan

COTTAGE STACK - 1 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

624 SF LOWER UNIT /
624 SF UPPER UNIT

NEED NOT BE BUILT

COTTAGE TWIN - 1 / 2 BEDROOM



ELEVATION



FLOOR PLAN

728 SF 1BR / 1,064 SF 2BR

NEED NOT BE BUILT

COTTAGE STACK- 2 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

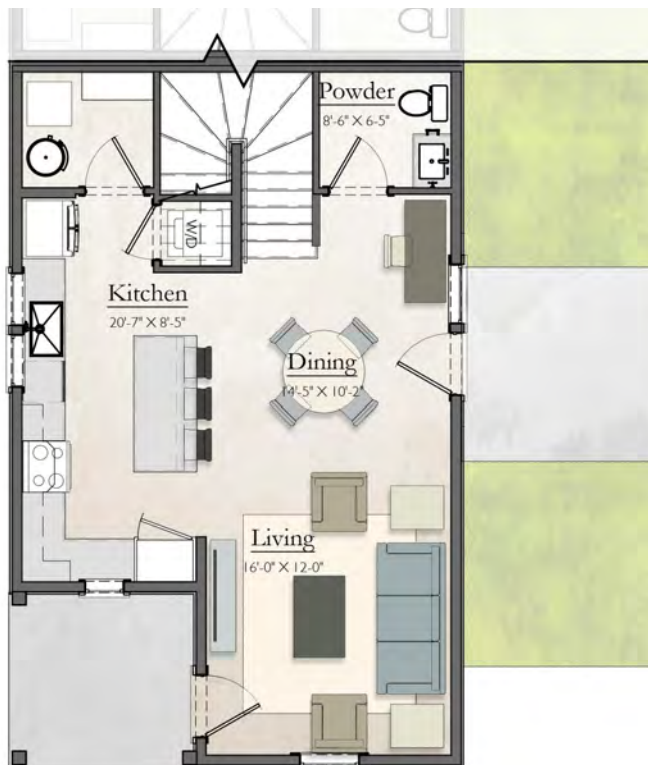
1,053 SF LOWER UNIT /
1,107 SF UPPER UNIT

NEED NOT BE BUILT

ROWHOUSE - 2 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

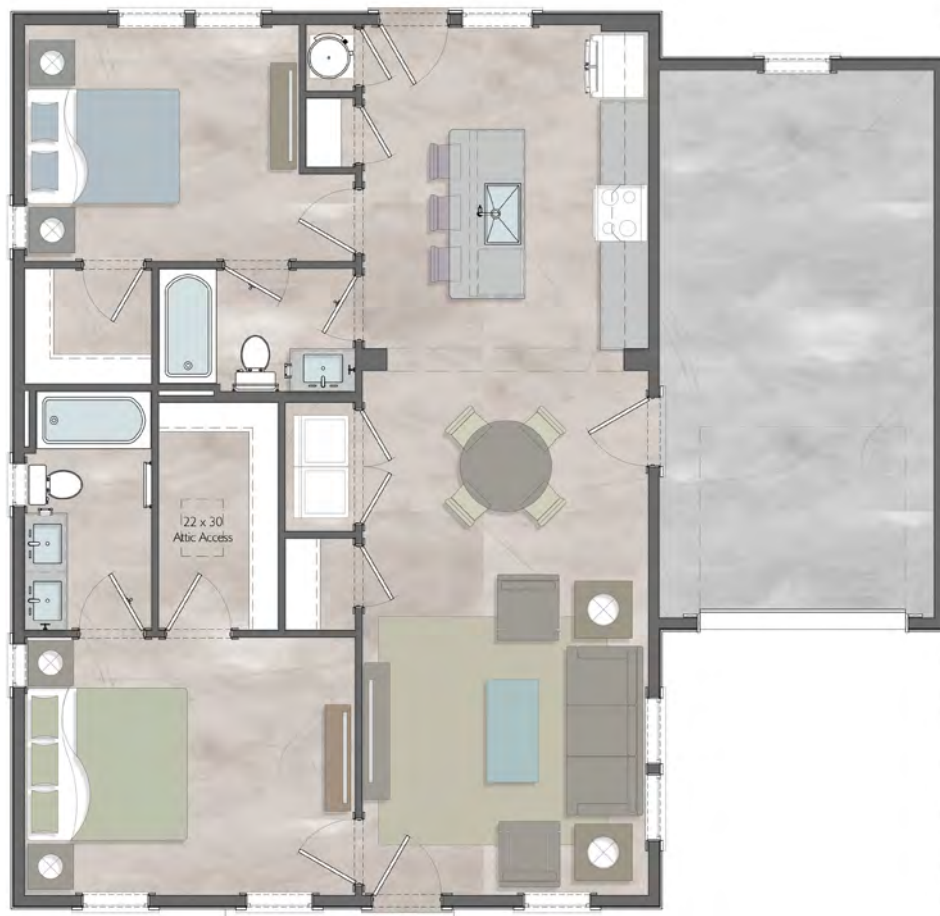
1,365 SQ FT

NEED NOT BE BUILT

COTTAGE W/GARAGE - 2 BEDROOM



ELEVATION



FLOOR PLAN

1,109 SQ FT

NEED NOT BE BUILT

COTTAGE W/GARAGE (ALT) - 2 BEDROOM



ELEVATION



FLOOR PLAN

1,109 SQ FT

NEED NOT BE BUILT

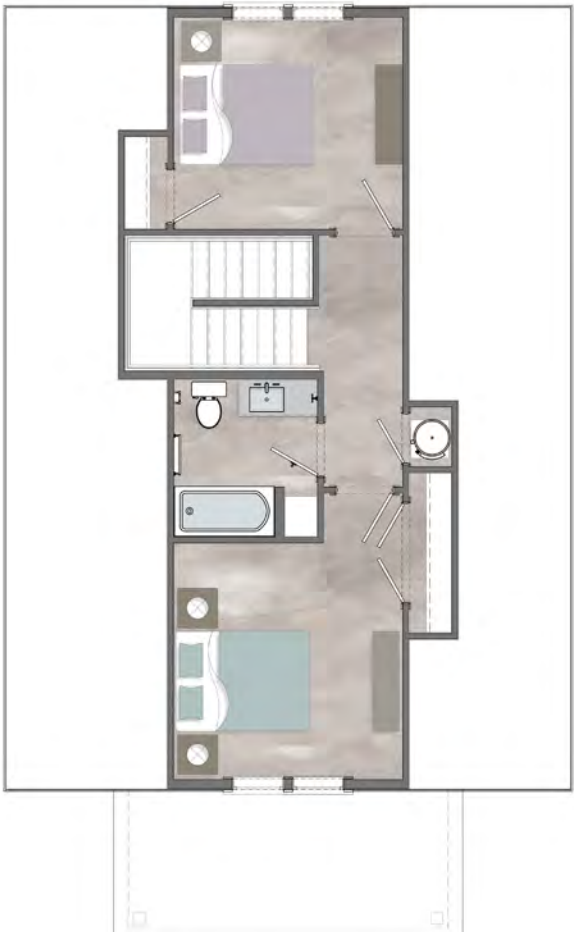
COTTAGE W/GARAGE - 3 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

1,647 SQ FT

NEED NOT BE BUILT

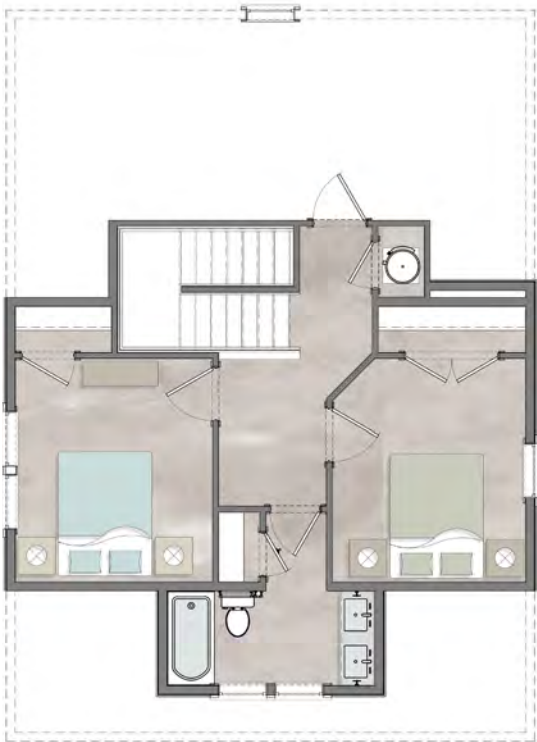
COTTAGE W/GARAGE (ALT) - 3 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

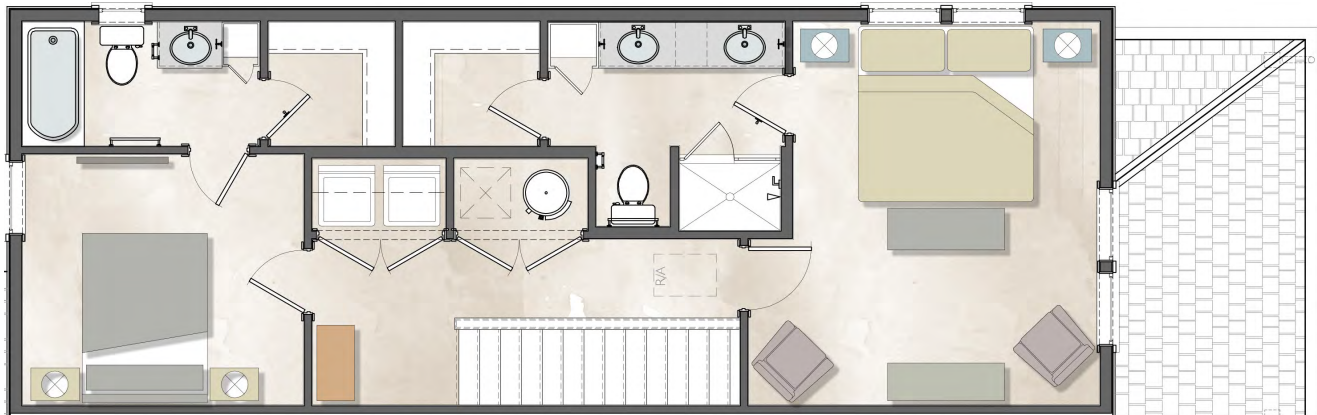
1,697 SQ FT

NEED NOT BE BUILT

ROWHOUSE - 3 BEDROOM



ELEVATION



UPPER FLOOR PLAN



LOWER FLOOR PLAN

1,430 SQ FT

NEED NOT BE BUILT

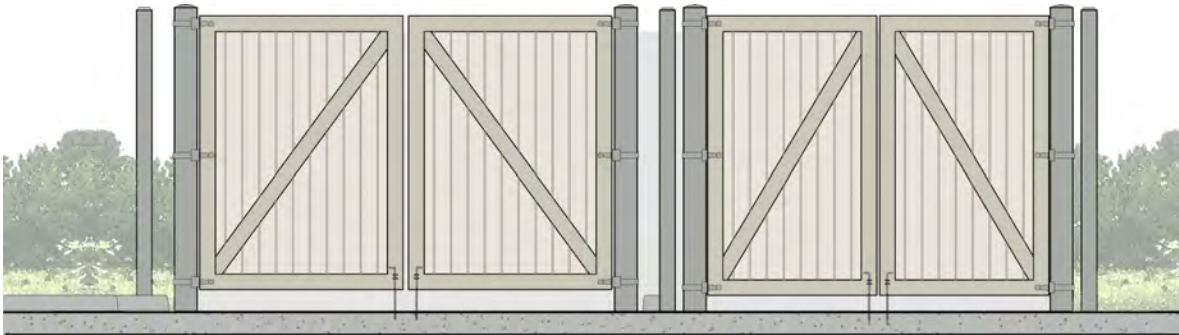


Elevation

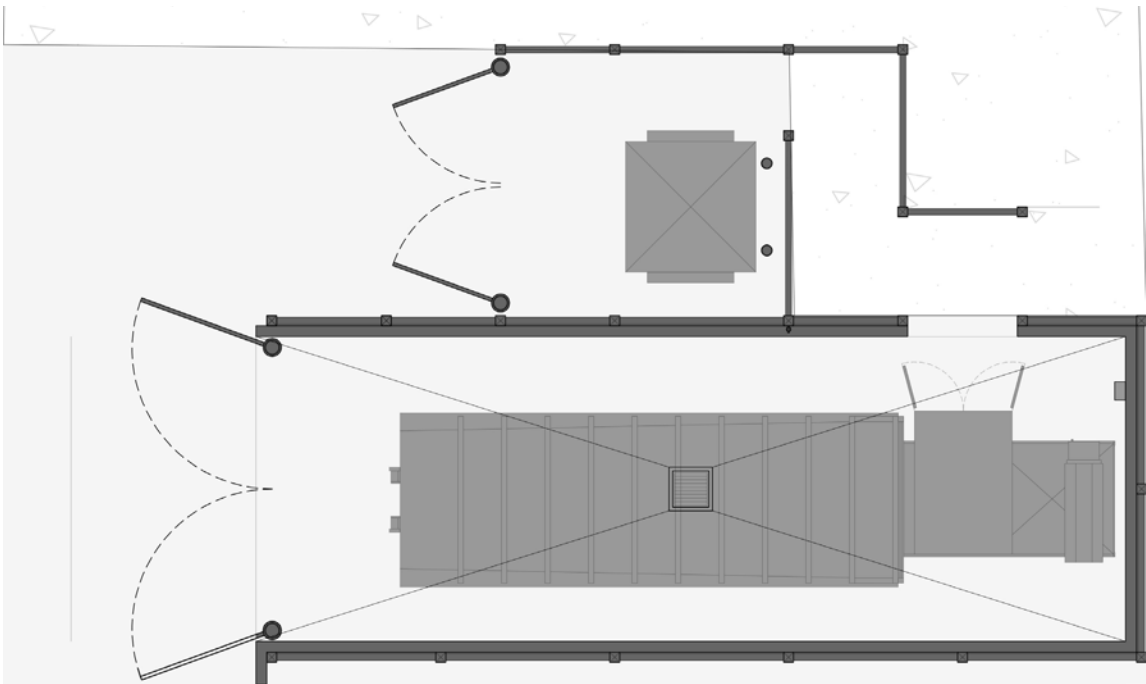


Floor Plan

TRASH ENCLOSURE



Elevation



Floor Plan



NEED NOT BE BUILT