

5555 ODANA ROAD

5555 ODANA ROAD & 5534 MEDICAL CIRCLE
MADISON, WISCONSIN 53719



5534 MEDICAL CIRCLE



5555 ODANA ROAD

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.



5555 ODANA COVER SHEET

JLA PROJECT No: W25-0507

U000

2/6/2026

BEAR - 5555 ODANA RD. - BLDG A

January 5, 2026



UNIT NAME	1 BEDROOM		2 BEDROOMS				(1) TOTAL UNITS	(1) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	RESIDENTIAL NET AREA LEASABLE	(3) GROSS AREA (S.F.)	EFFICIENCY	PARKING AREA (S.F.)	COVERED PARKING	SURFACE PARKING	PARKING RATIO		
	B1	B2	D1	D2	D3	D4											D6	
BEDROOMS	1	1	2	2	2	2	2											
AREA (S.F.)	651	747	998	940	940	955	955											
6 (2)	23	2	1	1	1	1	0	29	33	-	20,300	25,635	79.2%					
5	23	2	1	1	1	1	1	30	35	-	21,255	25,635	82.9%					
4	23	2	1	1	1	1	1	30	35	-	21,255	25,635	82.9%					
3	23	2	1	1	1	1	1	30	35	-	21,255	25,635	82.9%					
2	23	2	1	1	1	1	1	30	35	-	21,255	25,635	82.9%					
1 (P1) (7)	3	1	0	0	1	0	0	5	6	1,300	3,640	9,394	52.6%	16,636	40	45		
LL (P2)														26,656	58	0		
TOTALS	118	11	5	5	6	5	4	154	179	1,300	108,960	137,577	79.2%	43,292	98	45	0.93	0.80
PERCENT	76.6%	7.1%	3.2%	3.2%	3.9%	3.2%	2.6%											

708 Average N.S.F. per unit
 666 Average G.S.F. per unit
 (only gross areas of floors 2-6)
 442 Average S.F. per space

- NOTES:
- TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT FROM FLOORS 2 THRU 5.
 - TABLE ABOVE ASSUMES 1,025 S.F. OF COMMON AMENITY SPACE ON 6TH FLOOR. ADDITIONAL COMMON AMENITY SPACE WOULD REDUCE NET LEASABLE S.F. OF THE BUILDING.
 - GROSS AREA DOES NOT INCLUDE PARKING AREAS.
 - 1st FLOOR CONTAINS THE MAIN ENTRY LOBBY.
 - PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.
 - NET AREAS ARE MEASURED TO OUTSIDE FACE OF STUDS (EXTERIOR WALLS), CENTERLINE OF DEMISING WALLS, INSIDE FACE OF STUDS (CORRIDORS)

BEAR - 5555 ODANA RD. - BLDG B

January 5, 2026



UNIT NAME	1 BEDROOM		2 BEDROOMS				(1) TOTAL UNITS	(1) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	RESIDENTIAL NET AREA LEASABLE	(3) GROSS AREA (S.F.)	EFFICIENCY	PARKING AREA (S.F.)	COVERED PARKING	SURFACE PARKING	PARKING RATIO		
	B1	B2	D1	D2	D3	D4											D5	
BEDROOMS	1	1	2	2	2	2	2											
AREA (S.F.)	651	747	998	940	940	955	955											
5	11	2	1	1	1	0	1	17	21	-	12,488	15,292	81.7%					
4	11	2	1	1	1	0	1	17	21	-	12,488	15,292	81.7%					
3	11	2	1	1	1	0	1	17	21	-	12,488	15,292	81.7%					
2	11	2	1	1	1	0	1	17	21	-	12,488	15,292	81.7%					
1 (2)	5	0	0	0	0	0	0	5	5	6,445	3,255	15,240	63.6%					
LL (P1)														16,358	36	30		
TOTALS	49	8	4	4	4	0	4	73	89	6,445	53,207	76,416	78.1%	16,358	36	30	0.90	0.74
PERCENT	67.1%	11.0%	5.5%	5.5%	5.5%	0.0%	5.5%											

729 Average N.S.F. per unit
 629 Average G.S.F. per unit
 (only gross areas of floors 2-5)
 454 Average S.F. per space

- NOTES:
- TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT FROM FLOORS 2 THRU 5.
 - TABLE ABOVE ASSUMES 3,400 S.F. OF COMMON AMENITY SPACE ON 1ST FLOOR. ADDITIONAL COMMON AMENITY SPACE WOULD REDUCE NET LEASABLE S.F. OF THE BUILDING.
 - GROSS AREA DOES NOT INCLUDE PARKING AREAS.
 - 1st FLOOR CONTAINS THE MAIN ENTRY LOBBY.
 - PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.
 - NET AREAS ARE MEASURED TO OUTSIDE FACE OF STUDS (EXTERIOR WALLS), CENTERLINE OF DEMISING WALLS, INSIDE FACE OF STUDS (CORRIDORS)

5555 ODANA ROAD MIXED-USE DEVELOPMENT - BICYCLE PARKING (REQUIRED)						
Required Bicycle Parking (Per Unit Type)	Required Bicycle Parking (Per Building)			TOTALS	PER UNIT	PER BR
	A	B	TOTALS			
Studio	1.0 per Unit	-	-	-	-	-
1BR	1.0 per Unit	129	-	57	-	186
1BR+Den	1.0 per Unit	-	-	-	-	-
2BR	1.0 per Unit	25	-	16	-	41
3BR	1.5 per Unit	-	-	-	-	-
Guest Parking	1.0 per 10 units	15	-	7	-	23
TOTAL REQUIRED BICYCLE PARKING		169	80	250		250
Guest - Exterior (Min.)		15	0	7	0	23
Residential Short Term - Exterior (10% Max)		15	0	8	0	23
Residential Long Term - Wall (Max.)		41	0	21	0	62
Residential Long Term - Floor (Min)		98	0	44	0	142

5555 ODANA ROAD MIXED-USE DEVELOPMENT - BICYCLE PARKING (PROPOSED)						
BUILDING	Required Bicycle Parking (Per Building)			TOTALS	PER UNIT	PER BR
	A	B	TOTALS			
Guest - Exterior (Min.)	12	0	4	0	0	16
Residential Short Term - Exterior (10% Max)	0	0	8	0	0	8
Residential Long Term - Wall (Max.)	25	0	47	0	0	72
Residential Long Term - Floor (Min)	133	0	26	0	0	159
TOTAL PROPOSED BICYCLE PARKING	170	85	255			255



EXISTING SITE PLAN



PROJECT LOCATOR MAP

PROGRESS DOCUMENTS

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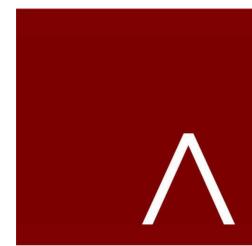
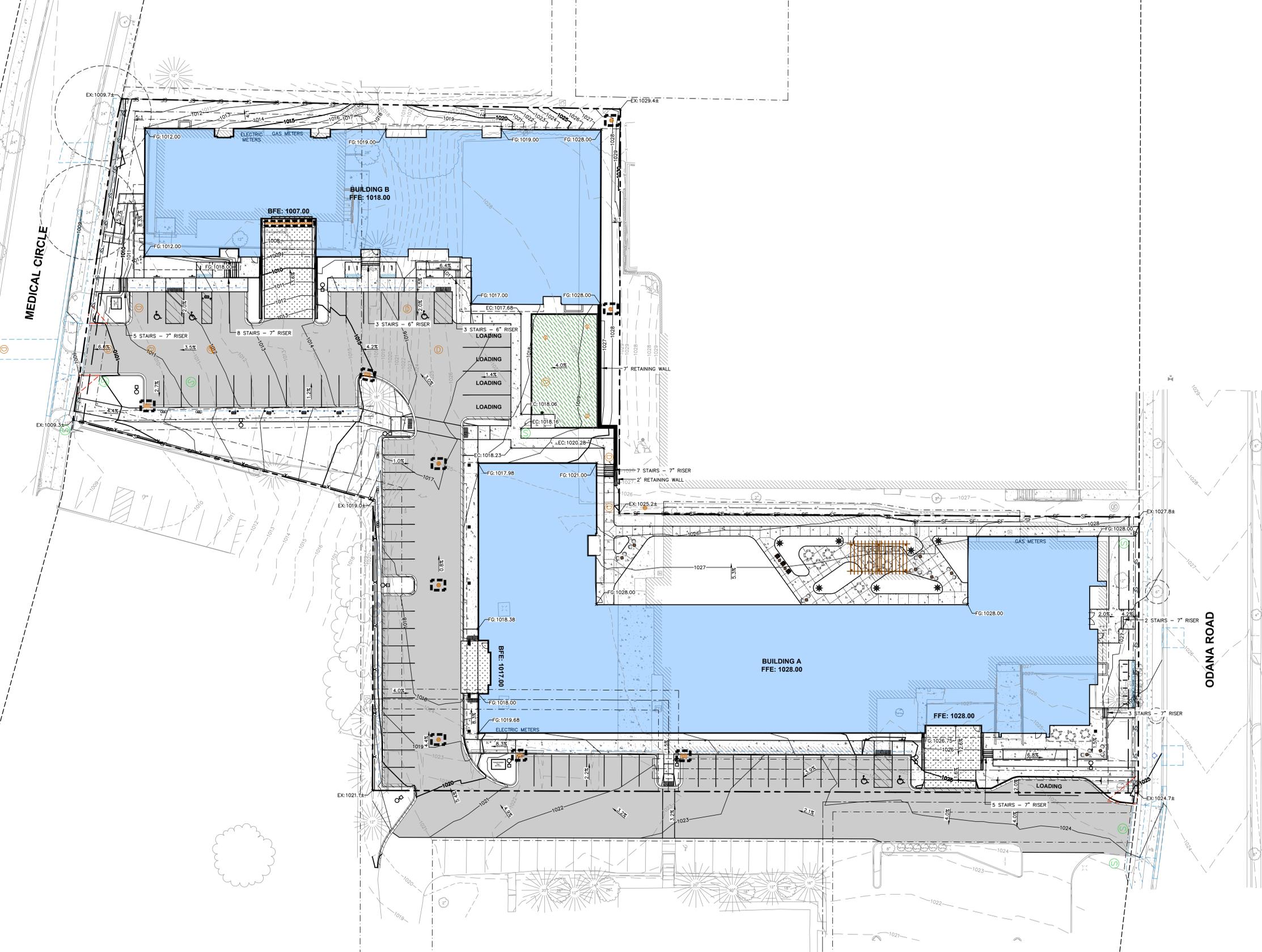
5555 ODANA SITE CONTEXT

JLA PROJECT No: W25-0507

U001

2/6/2026

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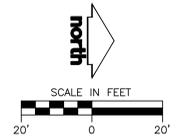


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ARCHITECTS
MADISON | MILWAUKEE | DENVER
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JLA PROJECT NUMBER: W25-0507-01

JSD
CREATE THE VISION TELL THE STORY
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5555 ODANA ROAD



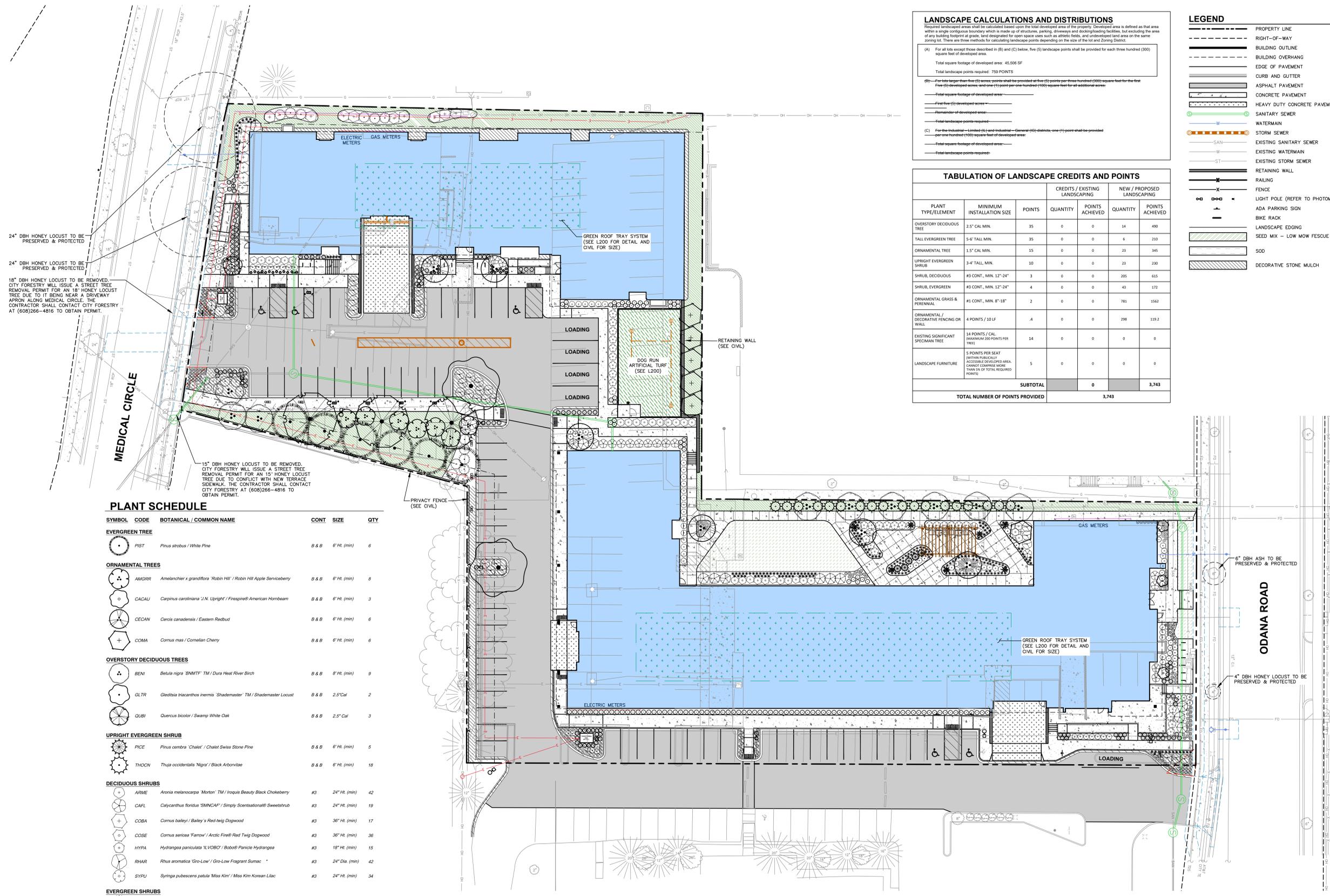
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LAND USE/UDC: INITIAL - FINAL 01/05/2026
50% DD SUBMITTAL 02/04/2026

SHEET TITLE
GRADING AND EROSION CONTROL

SHEET NUMBER
C400

File: \\USJINC\projects\2025\2515509\DWG\1 Landscape Sheets\2515509 Landscape.dwg Layout: L100 User: matt.lammel Plotted: Feb 09, 2026 - 10:45am Xref's: 2515509 5555 Odana Rd



LANDSCAPE CALCULATIONS AND DISTRIBUTIONS
 Required landscape area shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.
 (A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
 Total square footage of developed area: 45,508 SF
 Total landscape points required: 759 POINTS
 (B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres and one (1) point per one hundred (100) square feet for all additional acres.
 Total square footage of developed area:
 Total landscape points required:
 (C) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
 Total square footage of developed area:
 Total landscape points required:

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- RETAINING WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- BIKE RACK
- LANDSCAPE EDGING
- SEED MIX - LOW MOW FESCUE
- SOD
- DECORATIVE STONE MULCH

TABULATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	14	490
TALL EVERGREEN TREE	5'-6" TALL MIN.	35	0	0	5	210
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	23	345
UPRIGHT EVERGREEN SHRUB	3'-4" TALL, MIN.	10	0	0	23	230
SHRUB, DECIDUOUS	#3 CONT., MIN. 12" x 24"	3	0	0	205	615
SHRUB, EVERGREEN	#3 CONT., MIN. 12" x 24"	4	0	0	43	172
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8" x 18"	2	0	0	781	1562
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	298	119.2
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS.	5	0	0	0	0
SUBTOTAL			0	0	3,743	3,743
TOTAL NUMBER OF POINTS PROVIDED					3,743	

PLANT SCHEDULE

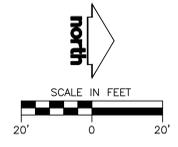
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
PIST		<i>Pinus strobus</i> / White Pine	B & B	6' Ht. (min)	6
ORNAMENTAL TREES					
AMGR		<i>Amelanchier x grandiflora</i> 'Robin Hill' / Robin Hill Apple Serviceberry	B & B	6' Ht. (min)	8
CACAU		<i>Carpinus caroliniana</i> 'J.N. Upright' / Firespire® American Hornbeam	B & B	6' Ht. (min)	3
CECAN		<i>Cercis canadensis</i> / Eastern Redbud	B & B	6' Ht. (min)	6
COMA		<i>Cornus mas</i> / Cornelian Cherry	B & B	6' Ht. (min)	6
OVERSTORY DECIDUOUS TREES					
BENI		<i>Betula nigra</i> 'BNMTF'™ / Dura Heat River Birch	B & B	8' Ht. (min)	9
GLTR		<i>Gleditsia triacanthos inermis</i> 'Shademaster'™ / Shademaster Locust	B & B	2.5" Cal	2
QUBI		<i>Quercus bicolor</i> / Swamp White Oak	B & B	2.5" Cal	3
UPRIGHT EVERGREEN SHRUB					
PICE		<i>Pinus strobus</i> 'Châlet' / Châlet Swiss Stone Pine	B & B	6' Ht. (min)	5
THOCN		<i>Thuja occidentalis</i> 'Nigra' / Black Arborvitae	B & B	6' Ht. (min)	18
DECIDUOUS SHRUBS					
ARME		<i>Aronia melanocarpa</i> 'Morton'™ / Inquis Beauty Black Chokeberry	#3	24" Ht. (min)	42
CALF		<i>Calycanthus floridus</i> 'SMNCAF' / Simply Scentsational® Sweetshrub	#3	24" Ht. (min)	19
COBA		<i>Cornus baileyi</i> / Bailey's Red-twig Dogwood	#3	36" Ht. (min)	17
COSE		<i>Cornus sericea</i> 'Farrow' / Arctic Fire® Red Twig Dogwood	#3	36" Ht. (min)	36
HYPH		<i>Hydrangea paniculata</i> 'L'VOROV' / Bobo® Panicle Hydrangea	#3	18" Ht. (min)	15
RHAR		<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	#3	24" Dia. (min)	42
SYPU		<i>Syringa pubescens patula</i> 'Miss Kim' / Miss Kim Korean Lilac	#3	24" Ht. (min)	34
EVERGREEN SHRUBS					
JUCH		<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	#3	24" Ht. (min)	20
JUSA		<i>Juniperus sabinna</i> 'Mini-Arcadia' / Mini Arcadia Juniper	#3	24" Dia. (min)	12
TACU		<i>Taxus cuspidata</i> 'Densiformis' / Dense Japanese Yew	#3	24" Ht. (min)	11
PERENNIALS & GRASSES					
CAAC		<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8"-18"	150
CANE		<i>Calamagrostis repens</i> 'Montrose White' / Montrose White Catmint	#1	Min. 8"-18"	125
DECE		<i>Deschampsia cespitosa</i> 'Goldtau' / Gold Dew Tufted Hair Grass	#1	Min. 8"-18"	28
GETM		<i>Geranium x 'Tiny Monster'</i> / Tiny Monster Geranium	#1	Min. 8"-18"	84
MOCAM		<i>Molinia caerulea</i> 'Moonhexe' / Moor Witch Moor Grass	#1	Min. 8"-18"	84
PAVI		<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	118
RUAG		<i>Rudbeckia x 'American Gold Rush'</i> / American Gold Rush Coneflower	#1	Min. 8"-18"	39
SCSCJ		<i>Schizachyrium scoparium</i> 'Jazz' / Jazz Little Bluestem	#1	Min. 8"-18"	13
SPHET		<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	140



JLA PROJECT NUMBER: W25-0507-01



5555 ODANA ROAD



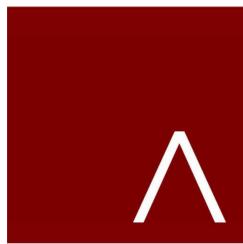
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LAND USE/UDC INITIAL - FINAL 01/05/2026
 50% DD SUBMITAL 02/06/2026

SHEET TITLE
Landscape Overall

SHEET NUMBER
L100

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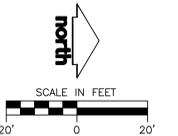
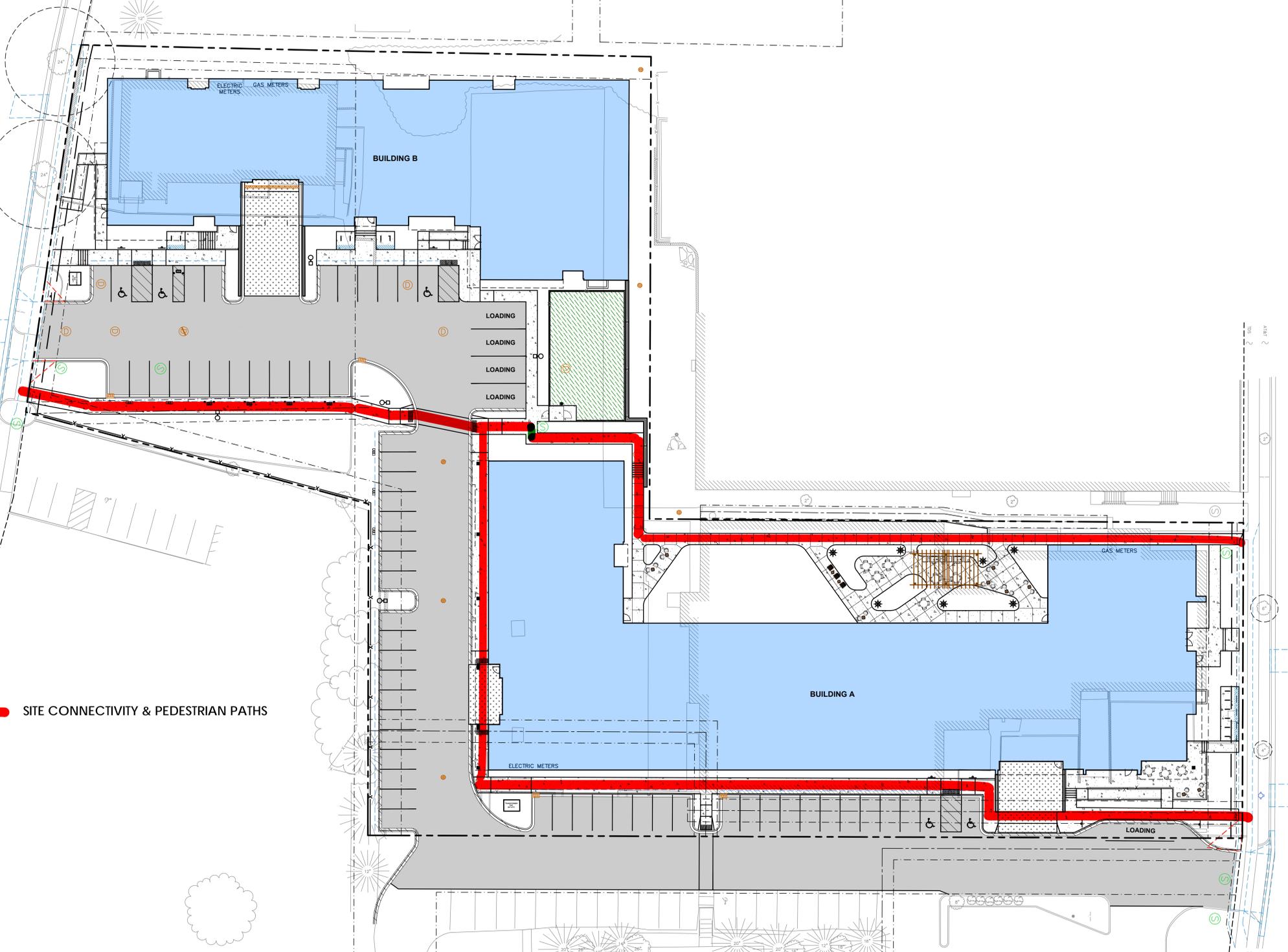
JLA PROJECT NUMBER: W25-0507-01

5555 ODANA ROAD

MEDICAL CIRCLE

ODANA ROAD

 SITE CONNECTIVITY & PEDESTRIAN PATHS



PROGRESS DOCUMENTS

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LAND USE/UDC INITIAL - FINAL 01/05/2026
50% DD SUBMITTAL 02/04/2026

SHEET TITLE

**SITE
CONNECTIVITY**

SHEET NUMBER

A320

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN
(CONTRACT NO. ###, PROJECT NO. ####)

BIKE STALL PARKING SCHEDULE		
Level	Count	Type
FIRST FLOOR - A	85	Floor Mount Bicycle Stall - 20' x 60'
FIRST FLOOR - A: 85		
Grand total:	85	

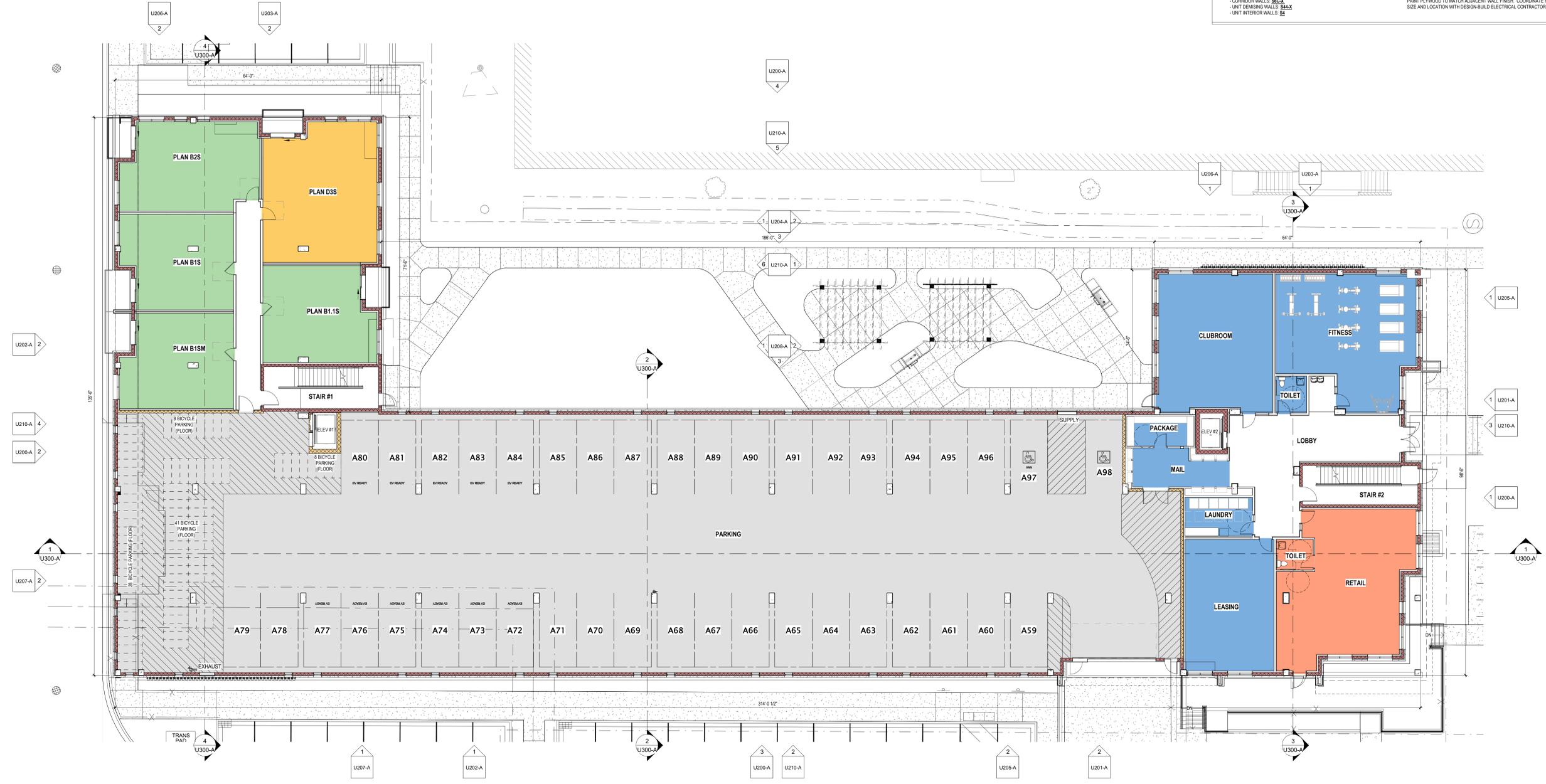
PARKING STALL SCHEDULE		
Level	Count	Type
FIRST FLOOR - A	2	PARKING STALL - ADA 9'0" x 18'0"
FIRST FLOOR - A	37	PARKING STALL - STANDARD 9'0" x 18'0"
FIRST FLOOR - A	1	PARKING STALL - STANDARD EV 9'0" x 18'0"
FIRST FLOOR - A: 40		
Grand total:	40	

**EV AND EV READY PARKING - BUILDING A
FIRST FLOOR**

NUMBER OF EV SPACES REQUIRED = 20% EVR, 4% EV
BUILDING A PARKING PROVIDED:
INDOOR = 98
OUTDOOR = 45
TOTAL PROVIDED = 143
REQUIRED EV = 8 SPACES
REQUIRED EVR = 28 SPACES
NUMBER OF 1ST FLR EV SPACES PROVIDED = 2
NUMBER OF 1ST FLR EV READY SPACES PROVIDED = 11

- PARKING LEVEL FLOOR PLAN NOTES**
- PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO VERIFY REQUIREMENTS OF ALL TRADES INCLUDING PRECAST, PLUMBING, SPRINKLERS, HVAC, ELEVATOR & ELECTRICAL.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL PENETRATION AND OPENINGS THROUGH PRECAST PLANK WITH PRECAST PLANK PROVIDER, MEP CONTRACTORS, AND ARCHITECT.
 - COORDINATE LOCATION OF PRECAST PLANK DEPTHS W/ PRECAST SHOP DRAWINGS PRIOR TO POURING WALLS.
 - CONTRACTOR TO VERIFY LOCATIONS OF GAS METER, ELECTRICAL METERS, AND THEIR SPACE REQUIREMENTS PRIOR TO CONSTRUCTION.
 - EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED.
 - INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
 - WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
 - VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
 - ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
 - ANY EXPOSED STEEL THAT SUPPORTS LOAD-BEARING WALLS OR FLOORS SHALL BE PROTECTED BY MEANS OF SPRAY-FIREPROOFING. GENERAL CONTRACTOR TO COORDINATE WITH FINAL DESIGN AND INSTALLATION OF PRECAST CONCRETE STRUCTURAL MEMBERS.
 - INTERIOR DOORS SHALL BE LOCATED 4" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE NOTED.
 - INTERIOR WALLS AT PARKING LEVEL FLOORS SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:
- CMU WALLS: ~~MC-X~~
- CONCRETE WALLS: ~~CE~~ (SEE STRUCTURAL FOR THICKNESS)
- CORRIDOR WALLS: ~~SC-X~~
- UNIT DEMISING WALLS: ~~SALX~~
- UNIT INTERIOR WALLS: ~~SI~~
 - DESIGN-BUILD MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS SHALL MAINTAIN A CLEAR HEIGHT OF 7'0" MINIMUM IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS PER 2015 IBC 406.
 - VERIFY QUANTITY AND LOCATION OF INTERIOR AND EXTERIOR HOSE BIBBS WITH OWNER.
 - VERIFY QUANTITY, LOCATION, AND TYPE OF ELECTRICAL OUTLETS IN PARKING AREA WITH OWNER.
 - PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1" AFF TO CEILING FLOOR SYSTEM ABOVE. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.
 - PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS.
 - VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
 - INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE 0300 SERIES SHEETS.
 - PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
 - FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
 - CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDE SPLASHES.
 - PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS, CLOSETS, MECHANICAL ROOMS, CLOSETS, AND OTHER PLUMBING WALLS.
 - PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.

- PLAN KEY**
- AMENITIES
 - CIRCULATION
 - ONE BEDROOM
 - PARKING
 - RETAIL
 - TWO BEDROOM



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

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5555 ODANA
FIRST FLOOR PLAN - BUILDING A

JLA PROJECT No: W25-0507

U101-A

2/6/2026



1 OVERALL NORTH ELEVATION - BUILDING A
1/16" = 1'-0"



2 OVERALL SOUTH ELEVATION - BUILDING A
1/16" = 1'-0"



3 OVERALL EAST ELEVATION - BUILDING A
1/16" = 1'-0"



4 OVERALL WEST ELEVATION - BUILDING A
1/16" = 1'-0"

	MATERIAL	COLOR	MANUFACTURER	FINISH/TEXTURE
1	COMPOSITE PANEL SIDING	MONTEREY TAUPE(JH)	HARDIE	SMOOTH
2	COMPOSITE LAP SIDING	LIGHT MIST (JH)	HARDIE	SMOOTH
3	COMPOSITE LAP SIDING	EVENING BLUE (JH)	HARDIE	SMOOTH
4	BRICK MASONRY VENEER	HERITAGE - SLATE	COUNTY MATERIALS	UTILITY
5	BRICK MASONRY VENEER	HERITAGE - ASH BLEND	COUNTY MATERIALS	UTILITY
6	CONCRETE MASONRY UNIT	STEEL GRAY	COUNTY MATERIALS	SPLIT FACE
7	SINGLE HUNG VINYL WINDOW	WHITE		
8	FIXED VINYL WINDOW	WHITE		
9	PRE-MANUFACTURED ALUMINUM BALCONY	BLACK/DARK BRONZE	SUPERIOR	6'X9'
10	ALUMINUM STOREFRONT WINDOW	ANODIZED	KAWNEER	
11	PRECAST CONCRETE BANDING	GRAY		
12	ALUMINUM GARAGE DOOR	GRAY	WAYNE DALTON (/EQ)	
13	COMPOSITE PANEL	ARCTIC WHITE	HARDIE	SMOOTH
14	COMPOSITE PANEL	IRON GRAY	HARDIE	SMOOTH
15	COMPOSITE PANEL	LIGHT MIST	HARDIE	SMOOTH
16	COMPOSITE PANEL	EVENING BLUE	HARDIE	SMOOTH



1. COMPOSITE PANEL SIDING



2. COMPOSITE LAP SIDING



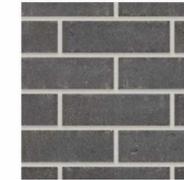
3. COMPOSITE LAP SIDING



9. ALUMINUM BALCONY



10. ANODIZED ALUMINUM



4. BRICK VENEER - DARK



5. BRICK VENEER - LIGHT



6. SPLIT FACE CMU



12. GARAGE DOOR



14. COMPOSITE PANEL SIDING

EXTERIOR ELEVATION NOTES

- COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
- COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS. GC SHALL INCLUDE DIMENSIONED JOINT LOCATIONS AS PART OF SHOP DRAWINGS.
- EXTERIOR MATERIALS TO BE BID AND INSTALLED AS SHOWN IN DRAWINGS WITH REGARDS TO SIZE, LOCATION, AND COLOR.

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.



5555 ODANA
OVERALL EXTERIOR ELEVATIONS - BUILDING A

JLA PROJECT No: W25-0507

U200-A

2/19/2026

INFORMATIONAL UDC RENDERING



BUILDING A - NORTHEAST CORNER

PROGRESS DOCUMENTS

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5555 ODANA
3D VIEW - BUILDING A

JLA PROJECT No: W25-0507

U400-A

2/6/2026



BUILDING A - SOUTHWEST CORNER

BUILDING A - NORTHWEST CORNER



PROGRESS DOCUMENTS

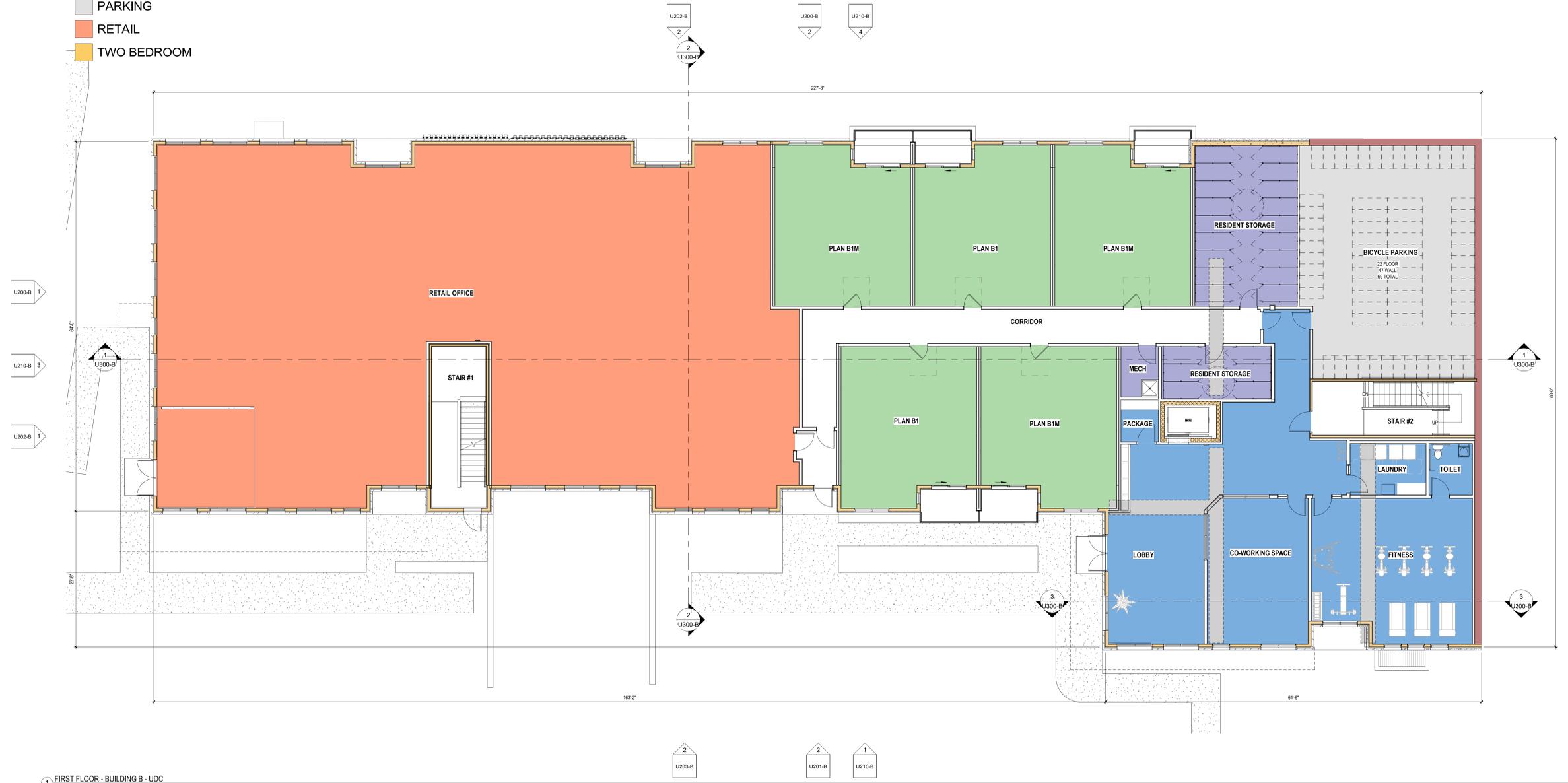
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BIKE STALL PARKING SCHEDULE		
Level	Count	Type
FIRST FLOOR - B	22	Post Mount Bicycle Stall - 20 x 60
FIRST FLOOR - B	47	Wall Mount Bicycle Stall - 20 x 40
Grand Total: 69		

- OVERALL FLOOR PLAN NOTES**
- EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
 - INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
 - INTERIOR WALLS AT WOOD STUD FLOORS SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:
- CORRIDOR WALLS: ~~W44~~
- UNIT DIVIDING WALLS: ~~W44~~
- UNIT INTERIOR WALLS: ~~W44~~
 - WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
 - ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
 - ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.
 - VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
 - ANY EXPOSED STEEL THAT SUPPORTS LOAD-BEARING WALLS OR FLOORS SHALL BE PROTECTED BY MEANS OF SPRAY-FIREPROOFING. GENERAL CONTRACTOR TO COORDINATE WITH FINAL DESIGN AND INSTALLATION OF PRECAST CONCRETE STRUCTURAL MEMBERS.
 - PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS.
 - VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
 - INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE CDD SERIES SHEETS.
 - PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FUTURE WALLS.
 - INTERIOR DOORS SHALL BE LOCATED 4" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE NOTED.
 - FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
 - CALL AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CALL AT PERIMETER OF ALL COUNTERTOP BACKSPASHES & SIDE SPLASHES.
 - PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS, CLOSETS, MECHANICAL ROOMS, CLOSETS, AND OTHER PLUMBING WALLS.
 - PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1/2" AIR TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.

PLAN KEY

- AMENITIES
- BUILDING SUPPORT
- CIRCULATION
- ONE BEDROOM
- PARKING
- RETAIL
- TWO BEDROOM



1 FIRST FLOOR - BUILDING B - UDC
1/8" = 1'-0"

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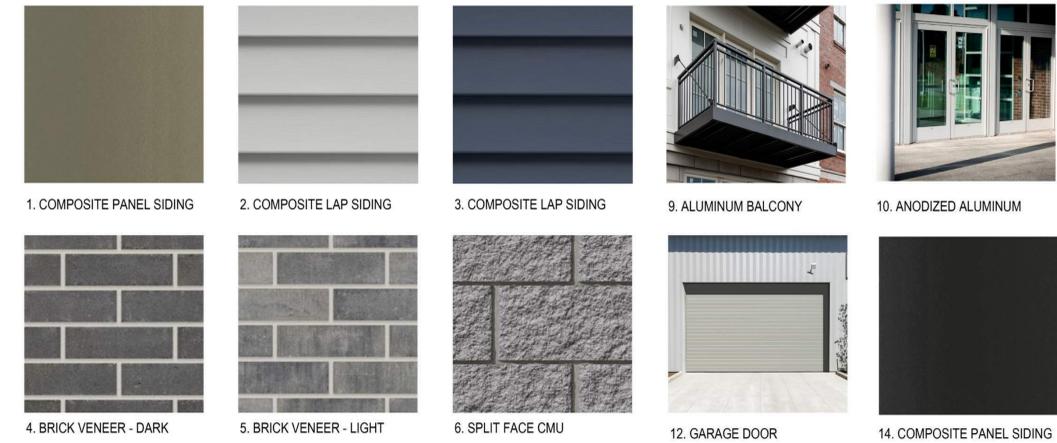
5555 ODANA
FIRST FLOOR PLAN - BUILDING B

U101-B



1 SOUTH ELEVATION - BUILDING B
1/8" = 1'-0"

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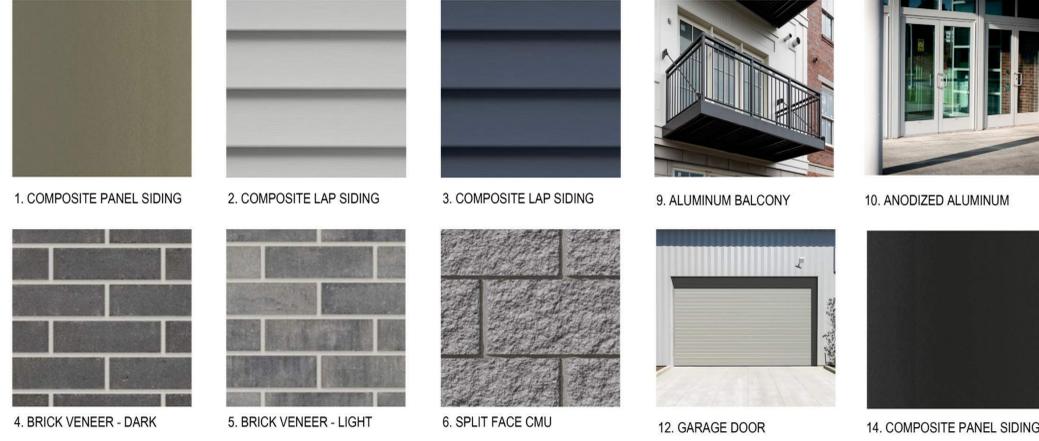


2 WEST ELEVATION - BUILDING B
1/8" = 1'-0"

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1 NORTH ELEVATION - BUILDING B
1/8" = 1'-0"



EXTERIOR ELEVATION NOTES

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2 EAST ELEVATION - BUILDING B
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5555 ODANA
EXTERIOR ELEVATIONS - BUILDING B

JLA PROJECT No: W25-0507

U201-B

2/6/2026



BUILDING B - SOUTHWEST VIEW

PROGRESS DOCUMENTS

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5555 ODANA
3D VIEW - BUILDING B

JLA PROJECT No: W25-0507

U400-B



BUILDING B - NORTHEAST VIEW FROM DOG AREA

BUILDING B - SOUTHEAST CORNER



PROGRESS DOCUMENTS

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