Docusign Envelope ID: D9994D66-9AEA-4E63-AAAE-1960B2566363

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Date Received __1/5/26 ___11:54 a.m.___ ☐

Initial Submittal Paid _____ ☐

Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 5555 Odana Road & 5534 Medical Circle

Title: 5555 Odana Road & 5534 Medical Circle

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 2/18/2026

☑ New development ☐ Alteration to an existing or previously-approved development

☐ Informational ☑ Initial Approval ☑ Final Approval

3. Project Type

☑ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Modifications of Height, Area, and Setback

☐ Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Odana Apartments, LLC Company Bear Development, LLC

Street address 4011 80th Street City/State/Zip Kenosha, WI 53142

Telephone 262-308-2656 Email northmann@beardevelopment.com

Project contact person Nick Orthmann Company Bear Development, LLC

Street address 4011 80th Street City/State/Zip Kenosha, WI 53142

Telephone 262-308-2656 Email northmann@beardevelopment.com

Property owner (if not applicant) BPH, LLC

Street address 634 Struck Street City/State/Zip Madison, WI 53713

Telephone 608-273-9390 Email stacyb@brunerrealty.com

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URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

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URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☒ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☒ Grading Plan
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☒ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☒ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials
- ☒ Proposed sign areas and types (if applicable)

4. Signage Approval *(Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

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5. Required Submittal Materials

☑ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☑ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☑ **Development Plans** (Refer to checklist on Page 4 for plan details)

☑ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

☑ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☑ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 12/2/2025.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Odana Apartments, LLC Relationship to property Developer/Purchaser

Authorizing signature of property owner Signed by: Stacy Brunner 79CD73EB2AF3452... Date 1/5/2026

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

☑ Urban Design Districts: $350 *(per §33.24(6) MGO)*.

☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*

☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*

☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*

☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

— Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

— Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

— Planned Multi-Use Site or Residential Building Complex

February 9, 2026

Mr. Colin Punt
Planner
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53703

Re: Letter of Intent- 5555 Odana Road & 5534 Medical Cricle Land Use Application

Mr. Punt:

Odana Apartments, LLC c/o Bear Development, LLC ("Bear") is pleased to submit this Land Use Application for our proposed project at 5555 Odana Road and 5534 Medical Circle. This application package includes the required development plans, LND-A, LND-B, Demolition Permit Application / Landmarks Review, Urban Design Commission, and Subdivision/CSM applications (please note that the Subdivision/CSM application for this project was submitted by JSD on December 15, 2025 under separate cover, however it should be reviewed in tandem with balance of the applications listed above).

February 9, 2026 Plan Updates:

After several discussions with immediate neighbors of the project site, city staff, and the district alderperson, the project team made updates to the proposed plans to incorporate feedback. Most notably, after discussion with the neighboring Montessori School located at 5530 Medical Circle, the dog park area was relocated from the property line shared with the school to the area between the two proposed buildings. With the reconfiguration of this area, four loading parking stalls were also added near the dog park to help facilitate resident move ins and move outs as well as parcel delivery. Along the property line where the dog park was formerly located, additional landscaping has been provided to create additional screening and buffer with the school property.

Introduction:

Bear is proposing to acquire and redevelop 5555 Odana Road and 5534 Medical Circle into a mixed used development. The development will include two mixed-use buildings, one five-story and one six-story, containing a total of 227-dwelling units, and approximately 7,745 square feet of commercial space. The existing, commercial buildings and site improvements will be demolished as part of the project, and we anticipated starting construction in July 2026. 5555 Odana Road is approximately 1.80-acres, and 5534 Medical Circle is approximately 0.58 acres totaling 2.38 acres for the development site. The site has frontage on Odana Road and Medical Circle.

The proposed unit mix consists of 186 one-bedroom units and 41-two-bedroom units. On-site parking includes 75 surface stalls and 133-structured parking stalls. The building includes several resident amenities such as a co-working space, community room, fitness center, on-site management office, resident storage lockers and a dedicated bike storage area. The northern building along Odana Road will contain 1,300 SF of commercial space, and the southern building along Medical Circle will contain 6,445 SF of commercial space.

Project Team:

Applicant/Developer:
Odana Apartments, LLC
c/o Bear Development, LLC
4011 80th Street
Kenosha, WI 53142
Contact: Nick Orthmann
Phone: 262-308-2656
Email: northmann@beardevelopment.com

Civil Engineer/Landscape Architect/Surveyor:
JSD Professional Services, Inc.
161 Horizon Dr Suite 101
Verona, WI 53593
Contact: Kevin Yeska
Phone: 608-609-6794
Email: Kevin.Yeska@JSDinc.com

Architect:
JLA Architects
800 W Broadway, Suite 200
Monona, WI 53713
Contact: Patrick Terry
Phone: 608-442-3823
Email: Pterry@jla-ap.com

Project & Site Details:

- Parcel ID: 251/0709-303-0299-1 / 251/0709-303-0213-1 / 251/0709-303-0216-5 & 251/0709-303-0206-6 (the Odana Road parcel has multiple PINs due to existing condo plat which will be removed)
- Zoning: Commercial Corridor- Transitional (CC-T)
- Land Use: Community Mixed-Use (CMU) & Employment (E)
- Urban Design District: Urban Design District 3
- Aldermanic District: District 19
- Neighborhood: NA
- Business Association NA
- Lot Area: 103,672 SF / 2.38 Acres
- Building Gross Square Footage: 273,643 SF
- Building Height: 5-stories and 6-stories
- Dwelling Units: 227 units
    - 1 Bedrooms: 186 units
    - 2 Bedrooms: 41 units
    - Density: 95.4 units / acre
- Parking Stalls: 201 stalls (67 Surface / 134 structured)
    - EV Ready: 42 stalls
    - EV Installed: 7 stalls
- Bike Parking: 265 stalls
    - Long-Term 241 stalls
    - Short-Term 24 stalls

Requested Approvals:

Conditional Use Permit: the property is zoned CCT; per table 28D-2 of the Zoning Ordinance a Conditional Use Permit is required for mixed-use buildings with >60 units. Building A is six stories; per 28.067 3D of the Zoning Ordinance, a Conditional Use Permit is required for building heights >5 stories and approval to exceed 5-stories is being requested.

Demolition Permit: we are requesting approval of a Demolition Permit to raze the existing commercial buildings on site, which would be done as part of the overall construction of the newly proposed mixed-use buildings. The site was filed on the City's Demolition List Serv on December 5, 2025. The development team does not believe that the either of the buildings have historic relevance.

Urban Design Commission: the property is in Urban Design District 3 therefore we are requesting the Urban Design Commission review the plans as part of this Land Use Application. Prior to submission of the full Land Use Application, Bear made an informational presentation to the Urban Design Commission on September 17th, 2025.

Subdivision / CSM: the site is currently two single tax parcels and we are requesting the approval of a Certified Survey Map to combine the lots. The existing condominium plat on the 5555 Odana Road parcel will be terminated by the current owner prior to the start of the project.

Proposed Meeting Schedule:

- Application Submittal — January 5, 2026
- Landmarks Commission — February 9, 2026
- Urban Design Commission (initial & final) — February 18, 2026
- Planning Commission — March 2, 2026
- Common Council — March 10, 2026

Project Phasing & Schedule:

Demolition of the existing buildings and construction of the proposed buildings will start at the same time with Building B along Medical Circle currently anticipated to be completed first and Building A along Odana Road to be completed second. Construction/demolition is expected to commence in July 2026 and is anticipated to be completed in the third quarter of 2028.

City & Neighborhood Input:

During the pre-submittal process the development team met with a variety of stakeholders whose input has helped shape the proposal:

- City of Madison Staff- Bear has consulted with City Staff several times during the pre-submittal process including a pre-development meeting, a Development Assistance Team Meeting, and several informal consultations.
- Urban Design Commission- The development team gave an informational presentation to the UDC on September 17, 2025.
- Aldermanic, Neighborhood, and Business Association Outreach- Bear has provided all necessary notice emails for the approvals requested in this application. The sites are not located in a Neighborhood Associate or Business Association. District 19 Alderman gave an all-district neighborhood meeting on October 21, 2025 which included a project overview for the development. Additionally, direct outreach has been made to the immediate neighbors of the project site, which are all commercial or multifamily uses.

Management / Operating Plan:

The project will be financed primarily with Tax-Exempt Bonds and 4% Low-Income Housing Tax Credits issued by WHEDA. All 227 dwelling units will be rent- and income-restricted with an average AMI not to exceed 60%, which will be evidenced by a Land Use Restriction Agreement. Bear, via Odana Apartments, LLC will be the long-term (minimum 15-years) owner. Bear will be responsible for asset management of the property and Bear Property Management, Inc. (part of the Bear Real Estate Group of Companies) will handle day-to-day property management activities. Construction of the project will be managed by Construction Management Associates, Inc. (also part of the Bear Real Estate Group of Companies).

A detailed management plan can be provided upon request.

Public Subsidy:

Bear has requested Tax Incremental Financing (TIF) assistance for the project. A new TID will be created specific to the project, and we have completed the City's "free look" process and have been working closely with staff on the approval process.

Reuse & Recycling Plan:

Bear acknowledges that approval of a Reuse & Recycling Plan will be required prior to the issuance of permits. We plan to complete this during the Site Plan Verification stage.

Transportation Demand Management Plan:

A Transportation Demand Management (TDM) Plan has been provided with this application.

Tree Report:

A Street Tree Report has been provided with this application.

Stormwater Report:

Bear acknowledges that a Stormwater Management Report will be required prior to the issuance of permits. We plan to complete this during the Site Plan Verification stage.

Urban Design District 3:

An informational presentation to Urban Design Commission took place on September 17, 2025. The building received favorable. Notable items that were discussed include:

Pedestrian Connectivity Enhancements

We have addressed the Commission's concerns regarding pedestrian connectivity between Odana Road and Medical Circle. A new ground-level sidewalk connection now links these two roads, significantly improving walkability. While grading remains a challenge due to the approximately 18-foot topographic drop from north to south, the proposed design carefully optimizes this terrain to ensure connectivity and safety.

Building Articulation and Material Transitions

We have incorporated the Commission's feedback to refine the building's architectural expression:

- Accent Colors: Excessive use of accent colors has been eliminated, while preserving the building's character and original design intent. The exterior architecture continues to reflect the interior spatial organization authentically.
- Material Transitions: Previous concerns about material changes occurring on the same plane have been resolved. All material transitions now include a minimum 4-foot depth variation, creating a more dynamic and visually engaging façade. Vertically, materials transition from masonry at the lower levels to cementitious panels above, highlighted by a distinctive concrete banding.
- Ground-Level Transparency: Street-facing edges have been designed to maximize transparency, enhancing pedestrian engagement. This creates a clear distinction between the active ground level and the residential levels above, which feature more traditional punched openings.

- Roofline Articulation: The roof level incorporates varied parapet heights to provide visual interest while maintaining the minimalist, contemporary design intent.

An explanation of how the proposal addresses each of the required design criteria is below:

- Public Right-of-Way: Public rights-of-way will include appropriate trees and shrubs and provide a degree of visual continuity per UDD 3.
- Off-Street parking is structured within the building footprint in the lower-level and ground level garages and compliant with UDD 3. Surface parking is situated throughout the site and screened by landscaping in most locations.
- Signs: Sign plans need to be developed but will conform to Madison Ordinances and be integrated with the architecture of the building per UDD 3 requirements.
- Building Design / Relationships: Design is consistent with UDD 3 requirements. Exterior building materials are low maintenance and harmonious with the neighborhood. Street facing building facades have been broken up or oriented to reduce the massing per UDD 3 requirements. A section of the building on the west side adjacent to the multi family has been distanced to further break up the façade and create separation. Balconies are included to further create variation in the building's façade. The development will be high-quality that creates and sustains long-term economic vitality.
- Lighting: A full lighting plan has not been developed but will comply with UDD 3 requirements.
- Landscaping: The landscape design is functional decorative, and is used to enhance the design of the site as well as to differentiate and create a buffer from neighboring properties.
- The site has been chosen and designed to provide increased mobility choices with access to public transit and location to amenities.
- Primary street-facing building facades utilize minimal front yard setbacks from the primary street (Odana Rd.) to promote an improved urban design and pedestrian experience. Ground level amenities and commercial space are included which activate the street and provide an enhanced pedestrian experience.
- The principal building entrance has been oriented with the lobby at the center of the building, on Odana Rd. The elevation articulation, including the corner, is designed to clearly establish and distinguish the building entrance on Odana Rd.
- The development includes activated street facing ground floor space with building amenities, building entrance lobbies.

Our team is excited about the prospect of providing much-needed quality workforce housing in a prominent location in the City. We look forward to working with City staff and elected officials to bring the project to fruition. Should you have any questions, please feel free to contact me at any time.

Sincerely,



Nick Orthmann
Project Manager
Bear Development, LLC

5555 ODANA ROAD

5555 ODANA ROAD & 5534 MEDICAL CIRCLE

MADISON, WISCONSIN 53719



5534 MEDICAL CIRCLE



5555 ODANA ROAD

UDC SHEET INDEX	
SHEET DISCIPLINE AND NUMBER	**DESCRIPTION**
ALL	
U000	COVER SHEET
ALL	
U001	SITE CONTEXT
U002	EXISTING SITE PLAN
ALL	
1 OF 1	ALTA/NSPS LAND TITLE SURVEY
1 OF 2	ALTA/NSPS LAND TITLE SURVEY
2 OF 2	ALTA/NSPS LAND TITLE SURVEY
ALL	
C100	NOTES AND LEGEND
C200	DEMOLITION PLAN
C300	SITE PLAN - ANNOTATED
C301	SITE PLAN - DIMENSIONED
C400	GRADING AND EROSION CONTROL
C500	UTILITY PLAN
C600	DETAILS - EROSION CONTROL
C601	DETAILS - SITE
C602	DETAILS - UTILITIES
C603	DETAILS - UTILITIES
EXHIBIT	FIRE ACCESS
ALL	
L100	LANDSCAPE OVERALL
L101	LANDSCAPE BUILDIGN A
L102	LANDSCAPE BUILDING B
L200	LANDSCAPE NOTES & DETAILS
ALL	
L-1	SITE LIGHTING MASTERPLAN
A	
U005-A	USABLE OPEN SPACE PLANS - BUILDING A
U100-A	LOWER LEVEL PLAN - BUILDING A
U101-A	FIRST FLOOR PLAN - BUILDING A
U102-A	SECOND FLOOR PLAN - BUILDING A
U103-A	THIRD FLOOR PLAN - BUILDING A
U104-A	FOURTH FLOOR PLAN - BUILDING A
U105-A	FIFTH FLOOR PLAN - BUILDING A
U106-A	SIXTH FLOOR PLAN - BUILDING A
U107-A	ROOF PLAN - BUILDING A
U200-A	OVERALL EXTERIOR ELEVATIONS - BUILDING A
U201-A	EXTERIOR ELEVATIONS - BUILDING A
U202-A	EXTERIOR ELEVATIONS - BUILDING A
U203-A	EXTERIOR ELEVATIONS - BUILDING A
U204-A	EXTERIOR ELEVATIONS - BUILDING A
U205-A	EXTERIOR ELEVATIONS - B&W - BUILDING A
U206-A	EXTERIOR ELEVATIONS - B&W - BUILDING A
U207-A	EXTERIOR ELEVATIONS - B&W - BUILDING A
U208-A	EXTERIOR ELEVATIONS - B&W - BUILDING A
U210-A	BIRD GLASS ELEVATIONS - BUILDING A
U300-A	BUILDING SECTIONS - BUILDING A
U400-A	3D VIEW - BUILDING A
U401-A	3D VIEW - BUILDING A
B	
U005-B	USABLE OPEN SPACE PLANS - BUILDING B
U100-B	LOWER LEVEL PLAN - BUILDING B
U101-B	FIRST FLOOR PLAN - BUILDING B
U102-B	SECOND FLOOR PLAN - BUILDING B
U103-B	THIRD FLOOR PLAN - BUILDING B
U104-B	FOURTH FLOOR PLAN - BUILDING B
U105-B	FIFTH FLOOR PLAN - BUILDING B
U106-B	ROOF PLAN - BUILDING B
U200-B	EXTERIOR ELEVATIONS - BUILDING B
U201-B	EXTERIOR ELEVATIONS - BUILDING B
U202-B	EXTERIOR ELEVATIONS - B&W - BUILDING B
U203-B	EXTERIOR ELEVATIONS - B&W - BUILDING B
U210-B	BIRD GLASS ELEVATIONS - BUILDING B
U300-B	BUILDING SECTIONS - BUILDING B
U400-B	3D VIEW - BUILDING B
U401-B	3D VIEW - BUILDING B
BOTH	
U460	CONTEXT PHOTOS
U461	CONTEXT PHOTOS
U500	BUILDING DETAILS

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.

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

2/4/2026 4:27:52 PM

5555 ODANA

COVER SHEET

U000

JLA PROJECT No: W25-0507

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	PER UNIT	PER BR
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%											
	83.8%		16.2%															

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:

1 TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT FROM FLOORS 2 THRU 5.
2 TABLE ABOVE ASSUMES 1,025 S.F. OF COMMON AMENITY SPACE ON 6TH FLOOR. ADDITIONAL COMMON AMENTIY SPACE WOULD REDUCE NET LEASABLE S.F. OF THE BUILDING.
3 GROSS AREA DOES NOT INCLUDE PARKING AREAS.
4 1st FLOOR CONTAINS THE MAIN ENTRY LOBBY.
5 PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.
6 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	PER UNIT	PER BR
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%											
	78.1%		21.9%															

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:

1 TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT FROM FLOORS 2 THRU 5
2 TABLE ABOVE ASSUMES 3,400 S.F. OF COMMON AMENITY SPACE ON 1ST FLOOR. ADDITIONAL COMMON AMENTIY SPACE WOULD REDUCE NET LEASABLE S.F. OF THE BUILDING.
3 GROSS AREA DOES NOT INCLUDE PARKING AREAS.
4 1st FLOOR CONTAINS THE MAIN ENTRY LOBBY.
5 PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.
6 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)							
			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
Guest - Exterior (Min.)			15	0	0	7	0	0	0	23
Residential Short Term - Exterior (10 % Max)			15	0	0	8	0	0	0	23
Residential Long Term - Wall (Max.)			41	0	0	21	0	0	0	62
Residential Long Term - Floor (Min)			98	0	0	44	0	0	0	142

5555 ODANA ROAD MIXED-USE DEVELOPMENT - BICYCLE PARKING (PROPOSED)

BUILDING	A			B				TOTALS
Guest - Exterior (Min.	12	0		4	0	0	0	16
Residential Short Term - Exterior (10 % Max)	0	0	0	8		0		8
Residential Long Term - Wall (Max.)	25	0	0	47	0	0	0	72
Residential Long Term - Floor (Min)	133	0	0	26	0	0	0	159
TOTAL PROPOSED BICYCLE PARKING	170	-	-	85	-	-	-	255



PROJECT LOCATOR MAP

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.

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

5555 ODANA

SITE CONTEXT

U001

JLA PROJECT No: W25-0507

2/6/2026



EXISTING SITE PLAN
1" = 40'-0"

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.

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

5555 ODANA

EXISTING SITE PLAN

U002

JLA PROJECT No: W25-0507

2/6/2026

2/6/2026 4:17:34 PM

ALTA/NSPS LAND TITLE SURVEY

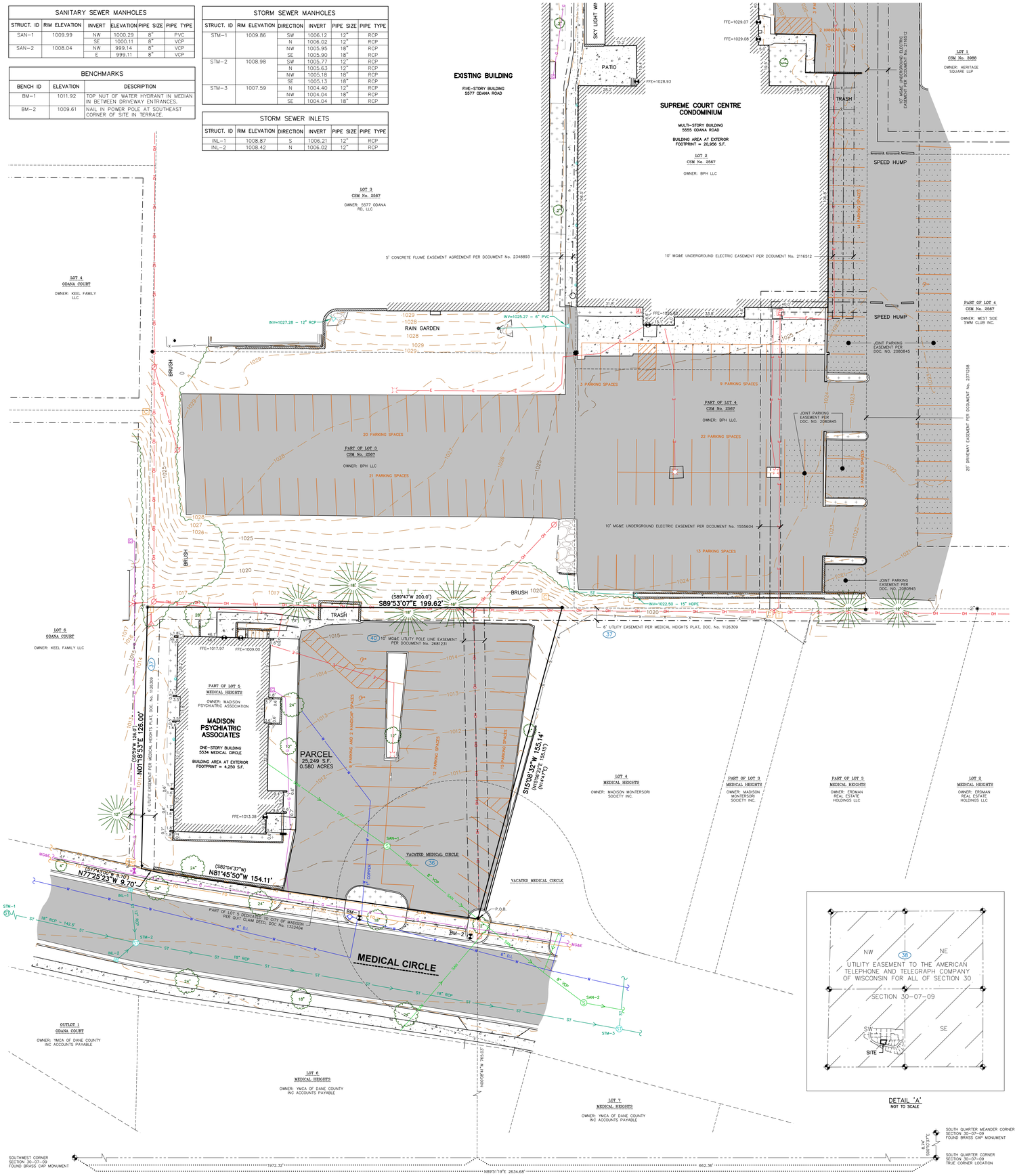
LOT 2 AND PART OF LOT 4, CERTIFIED SURVEY MAP No. 2567, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS, PAGE 139–143, AS DOCUMENT No. 1536975, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN–1	1009.99	NW	1000.29	8"	PVC
		SE	1000.11	8"	VCP
SAN–2	1008.04	NW	999.14	8"	VCP
		E	999.11	8"	VCP

BENCHMARKS		
BENCH ID	ELEVATION	DESCRIPTION
BM–1	1011.92	TOP NUT OF WATER HYDRANT IN MEDIAN IN BETWEEN DRIVEWAY ENTRANCES.
BM–2	1009.61	NAIL IN POWER POLE AT SOUTHEAST CORNER OF SITE IN TERRACE.

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE	PIPE TYPE
STM–1	1009.86	SW	1006.12	12"	RCP
		N	1006.02	12"	RCP
		NW	1005.95	18"	RCP
		SE	1005.90	18"	RCP
STM–2	1008.98	SW	1005.77	12"	RCP
		N	1005.63	12"	RCP
		NW	1005.18	18"	RCP
		SE	1005.13	18"	RCP
STM–3	1007.59	N	1004.40	12"	RCP
		NW	1004.04	18"	RCP
		SE	1004.04	18"	RCP

STORM SEWER INLETS					
STRUCT. ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE	PIPE TYPE
INL–1	1008.87	S	1006.21	12"	RCP
INL–2	1008.42	N	1006.02	12"	RCP



LEGEND

- GOVERNMENT CORNER
- COTTON SPINDLE FOUND
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- SIGN
- ROCK
- SANITARY MANHOLE
- WATER VALVE
- SQUARE CASTED INLET
- GAS REGULATOR/METER
- ELECTRIC TRANSFORMER
- AIR CONDITION UNIT
- LIGHT POLE
- POWER POLE W/GUY
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- HANDICAP PARKING
- PLAT BOUNDARY
- SECTION LINE
- RIGHT–OF–WAY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- JOINT PARKING EASEMENT AGREEMENT
- LANDSCAPE LIMITS
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SAN — SANITARY SEWER
- ST — STORM SEWER
- G — NATURAL GAS
- OH — OVERHEAD LINE
- FO — FIBER OPTIC
- E — UNDERGROUND ELECTRIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- 875 — INDEX CONTOUR
- 874 — INTERMEDIATE CONTOUR
- LANDSCAPE AREA
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- GRAVEL
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



VICINITY MAP
NOT TO SCALE

NOTES

1. FIELD WORK PERFORMED ON JUNE 16 & 24, 2025.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, T07N, R09E, RECORDED AS N89°51'19"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP WITNESSING THE SOUTH QUARTER CORNER OF SECTION 30, T07N, R09E, ELEVATION = 990.47'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20252414694, 20252414700, 20252414756 AND 20252414787, WITH A CLEAR DATE OF JUNE 16, 2025.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CITY OF MADISON ENGINEERING
   - CHARTER COMMUNICATIONS
   - TDS METROCOM
   - MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
   - AMERICAN TRANSMISSION COMPANY
   - AT&T DISTRIBUTION
   - EVERSTREAM
   - METROPOLITAN UNIFIED NETWORK CONSORTIUM
   - LEVEL 3 NOW LUMEN
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
9. NO TELECOMMUNICATION LINES WERE MARKED BY DIGGERS HOTLINE AND NO RECORD MAPPING WAS SUPPLIED SHOWING TELECOMMUNICATION LINE CONNECTIONS TO PEDESTALS LOCATED WITHIN THE SUBJECT PROPERTY.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 2 ADDRESS IS 5534 MEDICAL CIRCLE, MADISON, WI.

ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA MAP NUMBER 55025C0415G, EFFECTIVE DATE JANUARY 02, 2009.

ITEM 6(b) CURRENT ZONING CLASSIFICATION WAS REQUESTED BUT NOT PROVIDED BY THE INSURER AT THE TIME OF THE SURVEY.

ITEM 9 THERE ARE 36 PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 38 PARKING SPACES.

ITEM 11(b) NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEM 14 SUBJECT PARCEL IS 893' FROM ODANA ROAD AND MEDICAL CIRCLE INTERSECTION.

ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT–OF–WAY LINES PER CITY OF MADISON ENGINEERING DEPARTMENT. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.

ITEM 18 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR

ITEM 20 OFF SITE UTILITY LOCATE IN ADJACENT RIGHT–OF–WAY AND MAPPING OF RIGHT–OF–WAY IMPROVEMENTS.

NOTES CORRESPONDING TO SCHEDULE B–SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS–1263518–MAD, COMMITMENT DATE: MAY 22, 2025 AT 7:30 AM)

(35) PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(36) RIGHTS FOR ENTRANCE TO, MAINTENANCE, CONSTRUCTION, OR REPAIR OF ANY UTILITY STRUCTURES, IMPROVEMENTS OR SERVICES WHICH MAY BE UNDER THE SURFACE OF THE PORTION OF THE INSURED PREMISES LAYING WITHIN VACATED MEDICAL CIRCLE, PURSUANT TO SECTION 66.1005(2) (A) WISCONSIN STATUTES. RESOLUTION RECORDED SEPTEMBER 20, 1972, IN VOLUME 380 OF RECORDS, PAGE 236, AS DOCUMENT NO. 1341356.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(37) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MEDICAL HEIGHTS, AS RECORDED IN VOLUME 29, PAGE 23 AS DOCUMENT NO. 1126309 ON MARCH 18, 1965, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND PLOTTED HEREON.

(38) UTILITY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WISCONSIN, DATED NOVEMBER 11, 1929, RECORDED/FILED JULY 17, 1930 IN VOLUME 92 OF MISCELLANEOUS, PAGE 285 AS DOCUMENT NO. 518042.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE WHICH IS PLOTTED IN DETAIL 'A'.

(39) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED ON OCTOBER 21, 1959 IN VOLUME 701, PAGE 213 AS DOCUMENT NO. 990578, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(40) UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED DECEMBER 09, 1994, RECORDED/FILED JUNE 12, 1995 IN VOLUME 30037 OF RECORDS, PAGE 56 AS DOCUMENT NO. 2681231.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON

(41) MORTGAGE DATED NOVEMBER 06, 2024 AND RECORDED NOVEMBER 07, 2024 AS DOCUMENT NO. 5995238, MADE BY BPH LLC, A WISCONSIN LIMITED LIABILITY COMPANY, TO ONE COMMUNITY BANK, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF $650,000.00, AND THE TERMS AND CONDITIONS THEREOF.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(42) ASSIGNMENT OF RENTS MADE BY BPH LLC, A WISCONSIN LIMITED LIABILITY COMPANY TO ONE COMMUNITY BANK RECORDED NOVEMBER 07, 2024 AS DOCUMENT NO. 5995239.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(43) LIENS, HOOK–UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND.

THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(44) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

DETAIL 'A'
NOT TO SCALE

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS–1263518–MAD, COMMITMENT DATE: MAY 22, 2025 AT 7:30 AM)

PARCEL A:

LOT 5, MEDICAL HEIGHTS, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THAT PORTION DEEDED TO THE CITY OF MADISON FOR HIGHWAY PURPOSES RECORDED IN VOLUME 335 OF RECORDS, PAGE 177, AS DOCUMENT NO. 1323404.

TOGETHER WITH THAT PART OF VACATED MEDICAL CIRCLE DESCRIBED IN RESOLUTION RECORDED IN VOLUME 380 OF RECORDS, PAGE 236 AS DOCUMENT NO. 1341365.

FOR INFORMATIONAL PURPOSES ONLY:

TAX KEY NUMBER: 251/0709–303–0206–6

PROPERTY ADDRESS: 5534 MEDICAL CIRCLE, MADISON

SURVEYOR'S CERTIFICATE

TO:
- i) BEAR CAPITAL, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,
- ii) BPH LLC,
- iii) FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON

Todd J. Buhr — 08-06-2025

TODD J. BUHR, S–2614
PROFESSIONAL LAND SURVEYOR
Email: todd.buhr@jsdinc.com
Website: www.jsdinc.com

DATE

WISCONSIN — TODD J. BUHR — S–2614 — DEFOREST, WI — LAND SURVEYOR

north
SCALE IN FEET
20' 0 20'

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
BEAR DEVELOPMENT, LLC

CLIENT ADDRESS:
4011 88TH STREET
KENOSHA, WI 53142-4955

PROJECT:
5555 ODANA ROAD

PROJECT LOCATION:
5555 ODANA ROAD
MADISON, WI
DANE COUNTY

MODIFICATIONS:

#	Date:	Description:
1	08-06-2025	Added Detail A
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: JK 07/15/25

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 25-15509

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

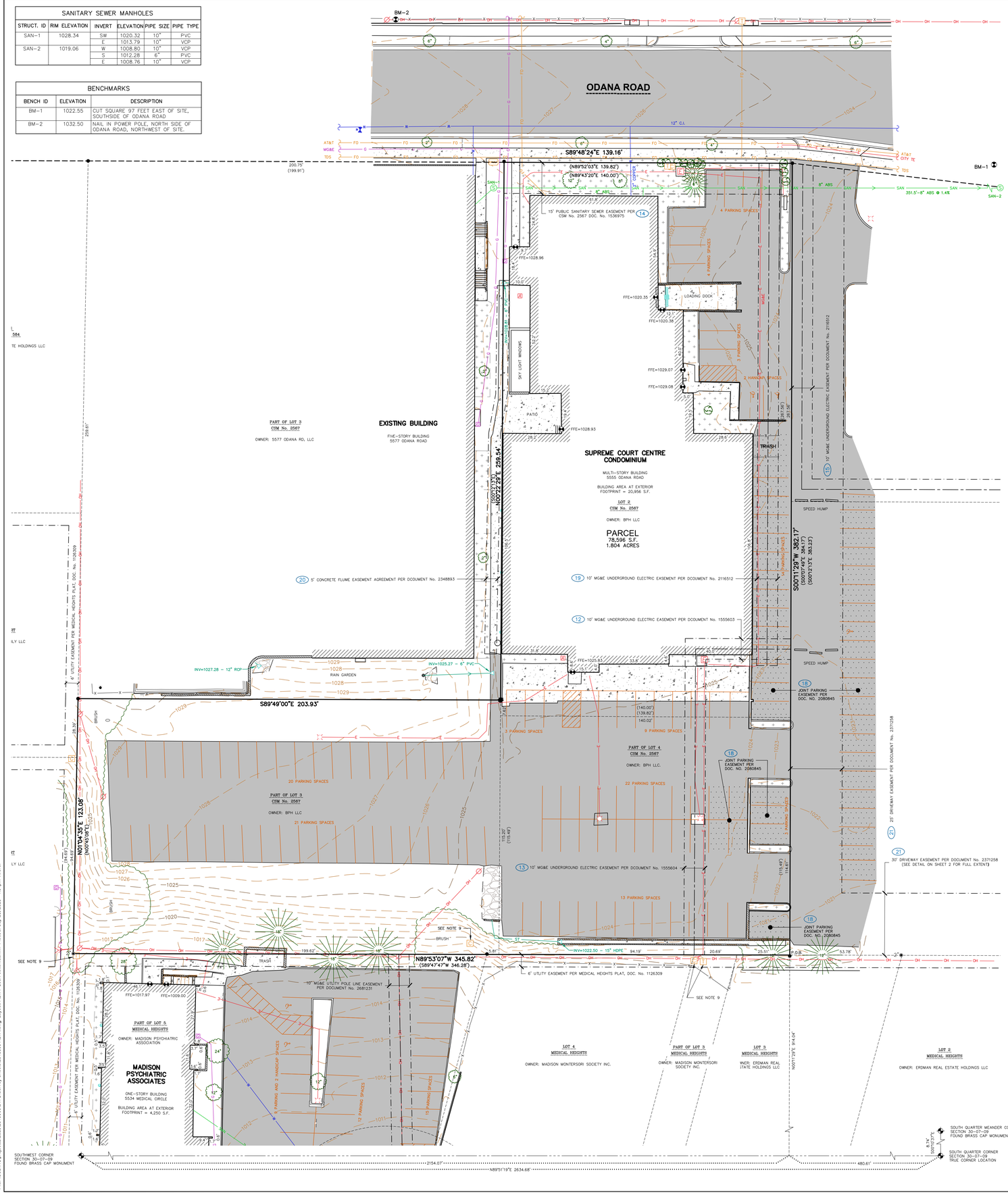
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ALTA/NSPS LAND TITLE SURVEY

LOT 2 AND PART OF LOT 4, CERTIFIED SURVEY MAP No. 2567, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS, PAGE 139–143, AS DOCUMENT No. 1536975, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

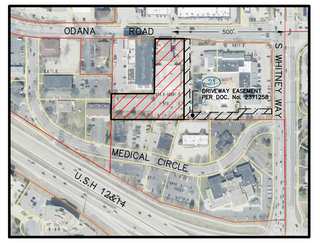
SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN–1	1028.34	SW	1020.32	10"	PVC
		E	1013.79	10"	VCP
SAN–2	1019.06	W	1008.80	10"	VCP
		S	1012.28	6"	PVC
		E	1008.76	10"	VCP

BENCHMARKS		
BENCH ID	ELEVATION	DESCRIPTION
BM–1	1022.55	CUT SQUARE 97 FEET EAST OF SITE, SOUTHSIDE OF ODANA ROAD
BM–2	1032.50	NAIL IN POWER POLE, NORTH SIDE OF ODANA ROAD, NORTHWEST OF SITE.



LEGEND

- GOVERNMENT CORNER
- COTTON SPINDLE FOUND
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- SIGN
- ROCK
- SANITARY MANHOLE
- WATER VALVE
- SQUARE CASTED INLET
- GAS REGULATOR/METER
- ELECTRIC TRANSFORMER
- AIR CONDITION UNIT
- LIGHT POLE
- POWER POLE W/GUY
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- HANDICAP PARKING
- PLAT BOUNDARY
- SECTION LINE
- RIGHT–OF–WAY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- JOINT PARKING EASEMENT AGREEMENT
- LANDSCAPE LIMITS
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- FIBER OPTIC
- UNDERGROUND ELECTRIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- LANDSCAPE AREA
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- GRAVEL
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



VICINITY MAP
NOT TO SCALE

NOTES

1. FIELD WORK PERFORMED ON JUNE 16 & 24, 2025.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, T07N, R09E, RECORDED AS N89°51'19"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP WITNESSING THE SOUTH QUARTER CORNER OF SECTION 30, T07N, R09E, ELEVATION = 990.47'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20252414694, 20252414700, 20252414756 AND 20252414787, WITH A CLEAR DATE OF JUNE 16, 2025.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CITY OF MADISON ENGINEERING
   - CHARTER COMMUNICATIONS
   - TDS METROCOM
   - MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
   - AMERICAN TRANSMISSION COMPANY
   - AT&T DISTRIBUTION
   - EVERSTREAM
   - METROPOLITAN UNIFIED NETWORK CONSORTIUM
   - LEVEL 3 NOW LUMEN
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
9. NO TELECOMMUNICATION LINES WERE MARKED BY DIGGERS HOTLINE AND NO RECORD MAPPING WAS SUPPLIED SHOWING TELECOMMUNICATION LINE CONNECTIONS TO PEDESTALS LOCATED WITHIN THE SUBJECT PROPERTY.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 2 ADDRESS IS 5555 ODANA ROAD, MADISON, WI.

ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA MAP NUMBER 55025C0415G, EFFECTIVE DATE JANUARY 02, 2009.

ITEM 6(b) CURRENT ZONING CLASSIFICATION WAS REQUESTED BUT NOT PROVIDED BY THE INSURER AT THE TIME OF THE SURVEY.

ITEM 9 THERE ARE 116 PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 118 PARKING SPACES.

ITEM 11(b) NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEM 14 500' WEST OF ODANA RD AND S WHITNEY WAY INTERSECTION

ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT–OF–WAY LINES PER CITY OF MADISON ENGINEERING DEPARTMENT. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.

ITEM 18 THERE ARE OFFSITE PARKING EASEMENTS AND JOINT DRIVEWAY AGREEMENTS FOR THE SUBJECT PROPERTY DISCLOSED IN DOCUMENTS PROVIDED TO AND OBTAINED BY THE SURVEYOR.

ITEM 20 OFF SITE UTILITY LOCATE IN ADJACENT RIGHT–OF–WAY AND MAPPING OF RIGHT–OF–WAY IMPROVEMENTS.

NOTES CORRESPONDING TO SCHEDULE B–SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS–1263518–MAD, COMMITMENT DATE: MAY 22, 2025 AT 7:30 AM)

(10) PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(11) EASEMENT FOR COMMON DRIVEWAY RECORDED ON JUNE 23, 1961, IN VOLUME 363, PAGE 479 AS DOCUMENT No. 1027132.
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: FIRST AMENDMENT TO EASEMENT, RECORDING INFORMATION: FEBRUARY 21, 1986, IN VOLUME 7813, PAGE 68, AS DOCUMENT No. 1922512.
TERMINATION OF INGRESS AND EGRESS EASEMENT RECORDED ON APRIL 07, 1987, IN VOLUME 9794, PAGE 31, AS DOCUMENT No. 2008960.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(12) RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED JANUARY 12, 1978, IN VOLUME 904 OF RECORDS, PAGE 195, AS DOCUMENT No. 1555603.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(13) RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED JANUARY 12, 1978, IN VOLUME 904 OF RECORDS, PAGE 197, AS DOCUMENT No. 1555604.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(14) EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP No. 2567, SUPREME COURT CENTRE CONDOMINIUM PLAT FIRST ADDENDUM REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. AFFIDAVIT RECORDED AUGUST 05, 1981, IN VOLUME 3002 OF RECORDS, PAGE 61, AS DOCUMENT No. 1715250.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(15) UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, DATED JANUARY 05, 1982, RECORDED/FILED MARCH 05, 1982, IN VOLUME 3440, PAGE 22, AS DOCUMENT No. 1733914.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(16) UTILITY EASEMENT TO SWIM CLUB, ITS SUCCESSORS AND ASSIGNS, DATED NOVEMBER 06, 1985, RECORDED/FILED FEBRUARY 14, 1986 IN VOLUME 7795, PAGE 1 AS DOCUMENT No. 1921781.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(17) PARKING EASEMENT RECORDED FEBRUARY 21, 1986, IN VOLUME 7813 OF RECORDS, PAGE 66, AS DOCUMENT No. 1922511.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(18) SECOND JOINT PARKING AGREEMENT RECORDED MAY 12, 1988, IN VOLUME 11417 OF RECORDS, PAGE 59, AS DOCUMENT No. 2080845.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(19) RIGHT–OF–WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED NOVEMBER 30, 1988, IN VOLUME 122244 OF RECORDS, PAGE 83, AS DOCUMENT No. 2116512.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(20) CONCRETE FLUME EASEMENT AGREEMENT RECORDED APRIL 30, 1992, IN VOLUME 18737 OF RECORDS, PAGE 34, AS DOCUMENT No. 2348893.
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: FIRST AMENDMENT TO CONCRETE FLUME EASEMENT AGREEMENT, RECORDING INFORMATION: SEPTEMBER 16, 2020 AS DOCUMENT No. 5637510.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(21) DRIVEWAY EASEMENT AGREEMENT RECORDED ON JULY 09, 1992, IN VOLUME 19444 OF RECORDS, PAGE 21, AS DOCUMENT No. 2371259.
ACKNOWLEDGEMENT AND CONSENT RECORDED NOVEMBER 09, 1992, IN VOLUME 20824 OF RECORDS, PAGE 4, AS DOCUMENT No. 2411023.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(22) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIMITATIONS, RESERVATIONS, TERMS, LIEN RIGHTS, PROVISIONS AND CHARGES, INCLUDING, BUT NOT LIMITED TO, THE USE OF, AND THE RIGHTS OF OTHERS IN AND TO THE USE OF THE LIMITED COMMON ELEMENTS, CONTAINED IN DECLARATION OF CONDOMINIUM OF SUPREME COURT CENTRE CONDOMINIUM, RECORDED JULY 13, 1992, IN VOLUME 19468 OF RECORDS, PAGE 53, AS DOCUMENT No. 2372107, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO.
SAID DOCUMENT, AMONG OTHER THINGS, PROVIDES FOR RIGHTS OF FIRST REFUSAL TO PURCHASE.

FIRST AMENDMENT TO DECLARATION OF SUPREME COURT CENTRE CONDOMINIUM RECORDED OCTOBER 01, 2015, AS DOCUMENT No. 5187966.

SUPREME COURT CENTRE CONDOMINIUM RECORDED JULY 13, 1992, AS DOCUMENT No. 2372108.

SUPREME COURT CENTRE CONDOMINIUM, FIRST ADDITION RECORDED OCTOBER 01, 2015, AS DOCUMENT No. 5187967.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(23) PROVISIONS OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(24) TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED JUNE 08, 1992, BY AND BETWEEN SUPREME COURT, LTD., A WISCONSIN CORPORATION AS LESSOR AND SUPREME ATHLETIC CLUB, INC., A WISCONSIN CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JULY 13, 1992 IN VOLUME 19469, PAGE 1 AS DOCUMENT No. 2372110 OF OFFICIAL RECORDS.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(29) ASSIGNMENT OF RENTS MADE BY BPH LLC, A WISCONSIN LIMITED LIABILITY COMPANY TO CAPITOL BANK, ORGANIZED AND EXISTING UNDER THE LAWS OF WISCONSIN RECORDED FEBRUARY 25, 2020 AS DOCUMENT No. 5565225.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(32) ASSIGNMENT OF RENTS MADE BY BPH LLC, A WISCONSIN LIMITED LIABILITY COMPANY TO ONE COMMUNITY BANK RECORDED APRIL 02, 2025 AS DOCUMENT No. 6018978.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(43) LIENS, HOOK–UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND.
THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(44) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS–1263518–MAD, COMMITMENT DATE: MAY 22, 2025 AT 7:30 AM)

PARCEL A:

UNITS 1 AND 2 IN THE SUPREME COURT CENTRE CONDOMINIUM CREATED BY A "DECLARATION OF CONDOMINIUM" RECORDED ON JULY 13, 1992 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, IN VOLUME 19468, PAGE 53, AS DOCUMENT No. 2372107, AND ANY AMENDMENTS THERETO, AND BY ITS CONDOMINIUM PLAT RECORDED ON JULY 13, 1992.

FOR INFORMATIONAL PURPOSES ONLY:

TAX KEY NUMBER: 251/0709–303–0213–1 (UNIT 2) AND 251/0709–303–0216–5 (UNIT 1)

PROPERTY ADDRESS: 5555 ODANA ROAD, MADISON, WI

SURVEYOR'S CERTIFICATE

TO:
i) BEAR CAPITAL, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,
ii) BPH LLC,
iii) FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 16 & 24, 2025

Todd J. Buhr — 09-23-2025

TODD J. BUHR, S–2614 — DATE
PROFESSIONAL LAND SURVEYOR
Email: todd.buhr@jsdinc.com
Website: www.jsdinc.com

WISCONSIN — TODD J. BUHR — S–2614 — DEFOREST, WI — AND SURVEYOR

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
BEAR DEVELOPMENT, LLC

CLIENT ADDRESS:
4011 88TH STREET
KENOSHA, WI 53142-4955

PROJECT:
5555 ODANA ROAD

PROJECT LOCATION:
5555 ODANA ROAD
MADISON, WI
DANE COUNTY

north
SCALE IN FEET
20' 0 20'

MODIFICATIONS:

#	Date:	Description:
1	08-06-2025	Revised Exception Wording
2	09-04-2025	Exception 21 Visual
3	09-23-2025	Exception 21 Detail Page
4		
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Prepared By: CMD 07/15/25

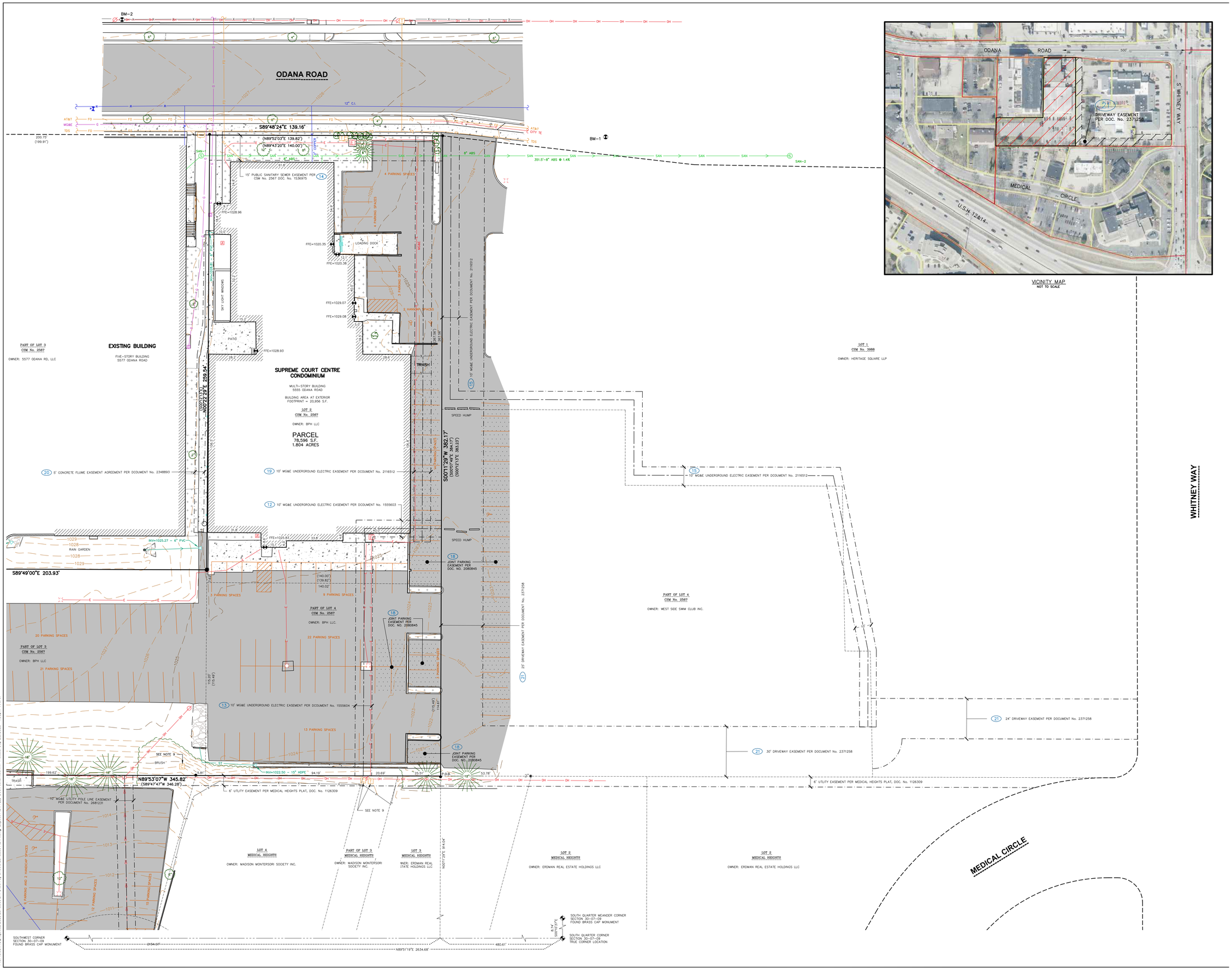
SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 2

PROJECT NO: 25-15509

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

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VICINITY MAP
NOT TO SCALE

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
BEAR DEVELOPMENT, LLC

CLIENT ADDRESS:
4011 88TH STREET
KENOSHA, WI 53142-4955

PROJECT:
5555 ODANA ROAD

PROJECT LOCATION:
5555 ODANA ROAD
MADISON, WI
DANE COUNTY

north
SCALE IN FEET
20' 0 20'

MODIFICATIONS:

#	Date:	Description:
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Prepared By: CMD 07/15/25

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
2 OF 2

PROJECT NO: 25-15509

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File: \JSD\INC\projects\2025\25-15509\DWG\Survey Sheet\25155090WGSurvey Sheet.dwg Layout: ALTA (3) User: colton.olerwin Plotted: Sep 23, 2025 - 1:53pm Xref's:

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
9. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 9.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY
   - 9.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 9.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 9.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
   - 9.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
   - 9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
11. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
12. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR IMPROVED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
13. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
14. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
15. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
16. BUILDING REMOVALS SHALL BE PREFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
17. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
18. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
7. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

   CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY POINT OF BEGINNING, TITLED "GEOTECHNICAL ENGINEERING REPORT", ISSUE DATE JANUARY 29, 2026. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
10. SOIL MATERIAL SPECIFICATIONS:
    - 10.1. FILL AND BACKFILL MATERIALS
      - 10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
    - 10.2. IMPORTED FILL MATERIAL
      - 10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6" .
    - 10.3. GRANULAR FILL
      - 10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.

PAVING NOTES

1. GENERAL:
   - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY POINT OF BEGINNING, TITLED "GEOTECHNICAL ENGINEERING REPORT", ISSUE DATE JANUARY 29, 2026. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
   - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
   - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
   - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. WEATHER LIMITATIONS:
     - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
     - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
     - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
     - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
     - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
   - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 3.4. BINDER COURSE AGGREGATE:
     - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.5. SURFACE COURSE AGGREGATE
     - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.6. ASPHALTIC MATERIALS
     - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
   - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER FOR APPROVAL. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
   - 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
   - 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 90'.
   - 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
   - 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
   - 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
5. PAVEMENT MARKING SPECIFICATIONS:
   - 5.1. ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
   - 5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, FIRE PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

SEEDING AND RESTORATION NOTES

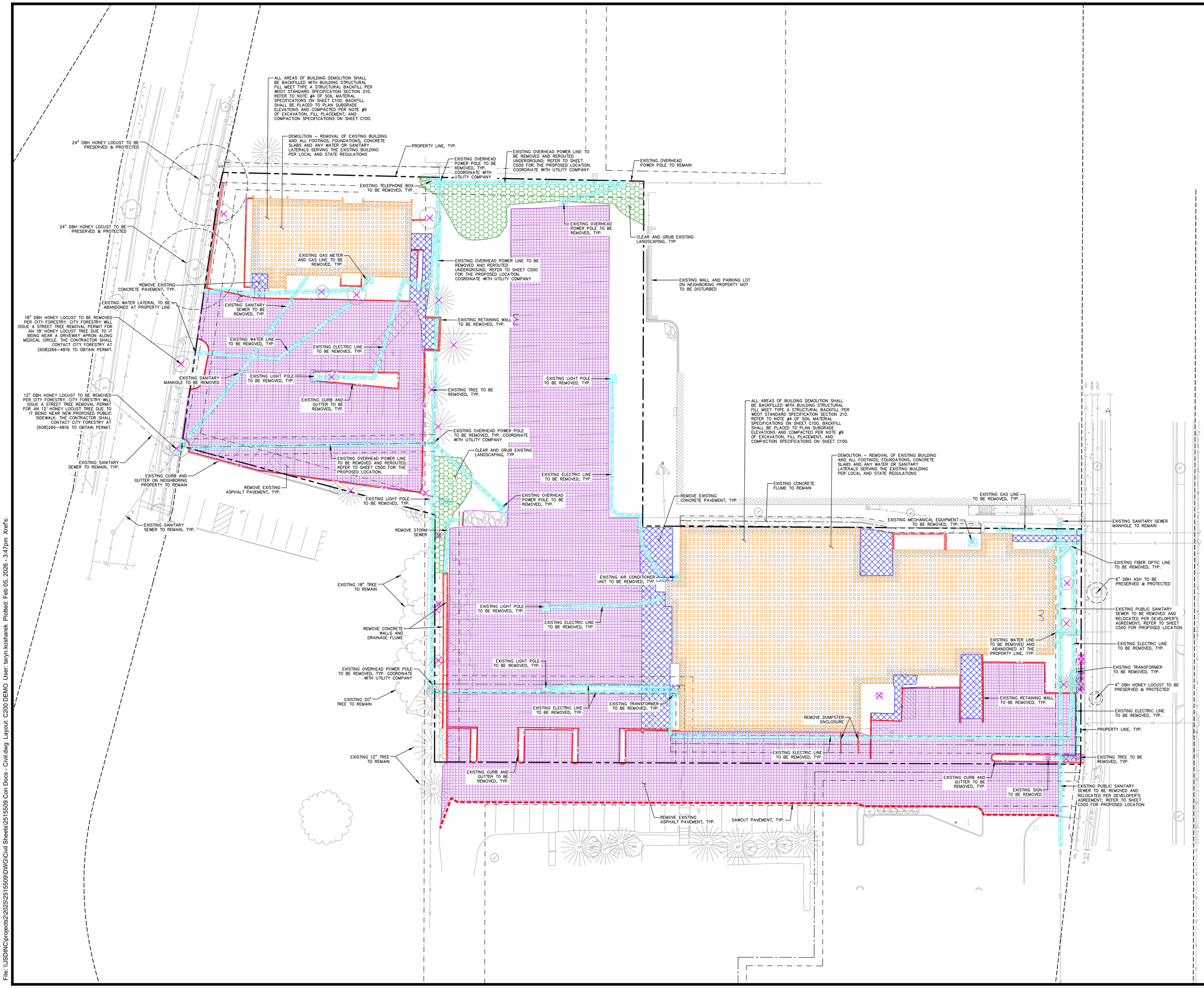
1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
5. SEEDING SPECIFICATIONS:
   - 5.1. TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS
   - 5.2. LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 5.3. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURE'S RECOMMENDATIONS.
6. SEED PREPARATION SPECIFICATIONS:
   - 6.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
   - 6.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
   - 6.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.
   - 6.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
7. SEED MULCHING/EROSION MATTING SPECIFICATIONS:
   - 7.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 7.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

CONSTRUCTION SITE DEWATERING NOTES

1. ALL CONSTRUCTION SITE DEWATERING PRACTICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 FOR PUMPING DISCHARGE RATES OF LESS THAN 70 GPM. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLICABLE JURISDICTIONAL DEWATERING PERMITS. FOR DISCHARGE RATES EXCEEDING 70 GPM, CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING OF DEWATERING SYSTEM AS A HIGH CAPACITY DEWATERING WELL WITH WDNR AND LOCAL JURISDICTIONS.
2. CONTRACTOR SHALL DISCHARGE TREATED EFFLUENT FROM DEWATERING SYSTEM TO LOCATIONS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. CONTRACTOR SHALL OBTAIN APPROVAL FROM LOCAL JURISDICTION OR ADJACENT PRIVATE PROPERTY OWNERS FOR ALL DISCHARGES TO JURISDICTION'S PUBLIC INFRASTRUCTURE OR PRIVATE PROPERTY.
3. IN THE EVENT OF DIRTY/UNCLEAR DISCHARGE, CONTRACTOR SHALL HALT PUMPING OPERATIONS AND EVALUATE THE DEWATERING TREATMENT/FILTERING SYSTEM.
4. IN THE EVENT CONTRACTOR FINDS SIGNS OF CONTAMINATION IN THE GROUNDWATER OR SITE SOILS, ALL DEWATERING PRACTICES SHALL BE HALTED AND CONTAMINATION SHALL BE EVALUATED BY A QUALIFIED PROFESSIONAL TO PREVENT TRANSPORTATION OF CONTAMINATES DOWNSTREAM OF DISCHARGES.
   - 4.1. IF DEWATERING PRACTICES CONTINUE WITH CONTAMINATED GROUNDWATER OR SOIL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS TO CONTINUE OPERATION OF DEWATERING SYSTEMS.
   - 4.2. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR DISCHARGE CONSTRUCTION SITE DEWATERING PRACTICES TO THE SANITARY SEWER WITHOUT AUTHORIZATION AND PERMIT APPROVALS FROM THE LOCAL JURISDICTION.

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED BY THE PROPOSED WORK TO OBTAIN OCCUPANCY.
   - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - 2.6. COORDINATION RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DISPOSAL AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION AREAS WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
12. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISD



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jsdinc.com
MADISON REGIONAL OFFICE
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VERONA, WISCONSIN 53593
P. 608.848.5060

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north

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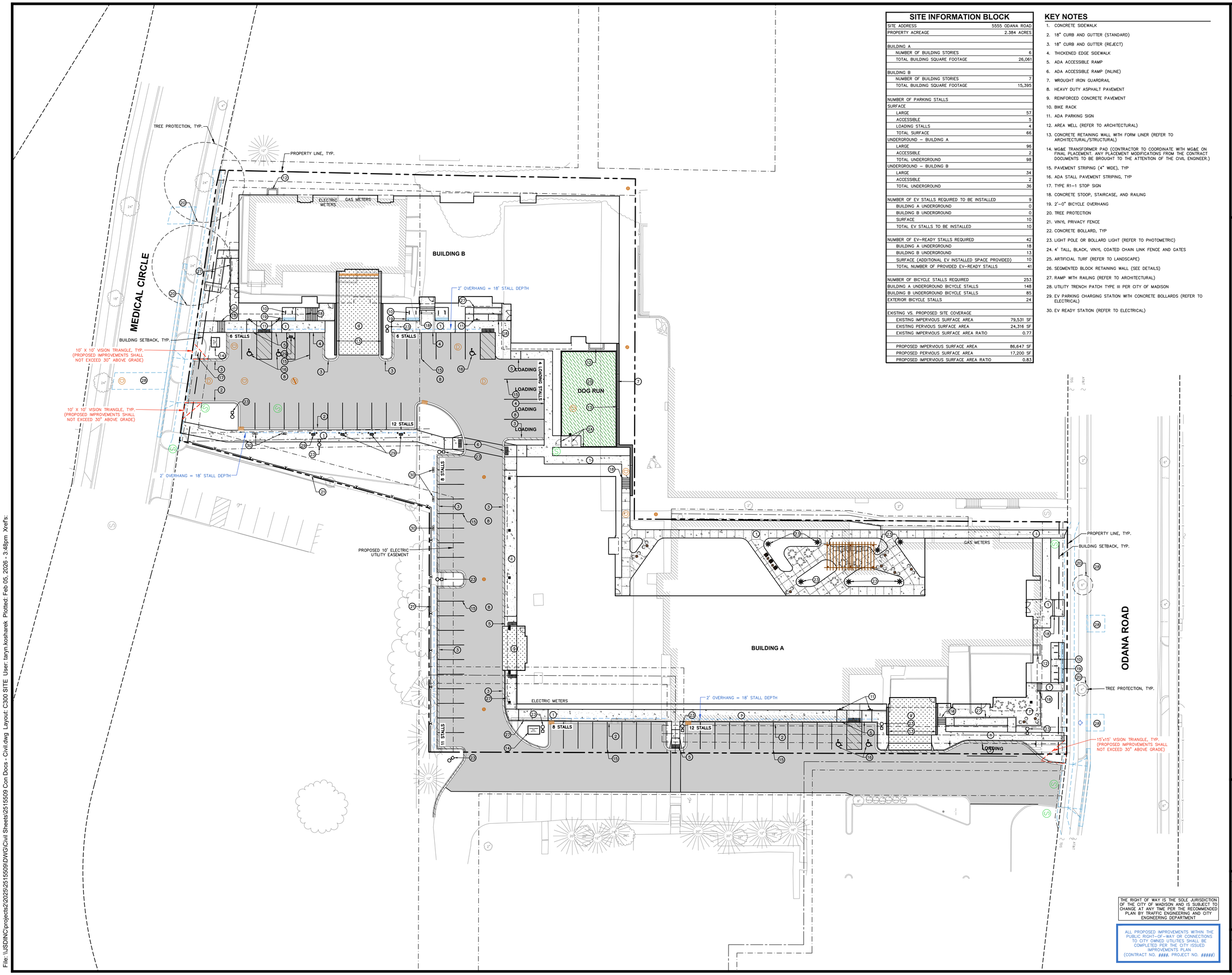
LAND USE/UDC INITIAL - FINAL	01/05/2026
50% DD SUBMITTAL	02/06/2026

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C200



SITE INFORMATION BLOCK

SITE ADDRESS	5555 ODANA ROAD
PROPERTY ACREAGE	2.384 ACRES
BUILDING A	
NUMBER OF BUILDING STORIES	6
TOTAL BUILDING SQUARE FOOTAGE	26,061
BUILDING B	
NUMBER OF BUILDING STORIES	7
TOTAL BUILDING SQUARE FOOTAGE	15,395
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	57
ACCESSIBLE	5
LOADING STALLS	4
TOTAL SURFACE	66
UNDERGROUND – BUILDING A	
LARGE	96
ACCESSIBLE	2
TOTAL UNDERGROUND	98
UNDERGROUND – BUILDING B	
LARGE	34
ACCESSIBLE	2
TOTAL UNDERGROUND	36
NUMBER OF EV STALLS REQUIRED TO BE INSTALLED	9
BUILDING A UNDERGROUND	0
BUILDING B UNDERGROUND	0
SURFACE	10
TOTAL EV STALLS TO BE INSTALLED	10
NUMBER OF EV-READY STALLS REQUIRED	42
BUILDING A UNDERGROUND	18
BUILDING B UNDERGROUND	13
SURFACE (ADDITIONAL EV INSTALLED SPACE PROVIDED)	10
TOTAL NUMBER OF PROVIDED EV-READY STALLS	41
NUMBER OF BICYCLE STALLS REQUIRED	253
BUILDING A UNDERGROUND BICYCLE STALLS	148
BUILDING B UNDERGROUND BICYCLE STALLS	85
EXTERIOR BICYCLE STALLS	24
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	79,531 SF
EXISTING PERVIOUS SURFACE AREA	24,316 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.77
PROPOSED IMPERVIOUS SURFACE AREA	86,647 SF
PROPOSED PERVIOUS SURFACE AREA	17,200 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.83

KEY NOTES

1. CONCRETE SIDEWALK
2. 18" CURB AND GUTTER (STANDARD)
3. 18" CURB AND GUTTER (REJECT)
4. THICKENED EDGE SIDEWALK
5. ADA ACCESSIBLE RAMP
6. ADA ACCESSIBLE RAMP (INLINE)
7. WROUGHT IRON GUARDRAIL
8. HEAVY DUTY ASPHALT PAVEMENT
9. REINFORCED CONCRETE PAVEMENT
10. BIKE RACK
11. ADA PARKING SIGN
12. AREA WELL (REFER TO ARCHITECTURAL)
13. CONCRETE RETAINING WALL WITH FORM LINER (REFER TO ARCHITECTURAL/STRUCTURAL)
14. MG&E TRANSFORMER PAD (CONTRACTOR TO COORDINATE WITH MG&E ON FINAL PLACEMENT. ANY PLACEMENT MODIFICATIONS FROM THE CONTRACT DOCUMENTS TO BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.)
15. PAVEMENT STRIPING (4" WIDE), TYP
16. ADA STALL PAVEMENT STRIPING, TYP
17. TYPE R1-1 STOP SIGN
18. CONCRETE STOOP, STAIRCASE, AND RAILING
19. 2'-0" BICYCLE OVERHANG
20. TREE PROTECTION
21. VINYL PRIVACY FENCE
22. CONCRETE BOLLARD, TYP
23. LIGHT POLE OR BOLLARD LIGHT (REFER TO PHOTOMETRIC)
24. 4' TALL, BLACK, VINYL COATED CHAIN LINK FENCE AND GATES
25. ARTIFICIAL TURF (REFER TO LANDSCAPE)
26. SEGMENTED BLOCK RETAINING WALL (SEE DETAILS)
27. RAMP WITH RAILING (REFER TO ARCHITECTURAL)
28. UTILITY TRENCH PATCH TYPE III PER CITY OF MADISON
29. EV PARKING CHARGING STATION WITH CONCRETE BOLLARDS (REFER TO ELECTRICAL)
30. EV READY STATION (REFER TO ELECTRICAL)

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. #####)

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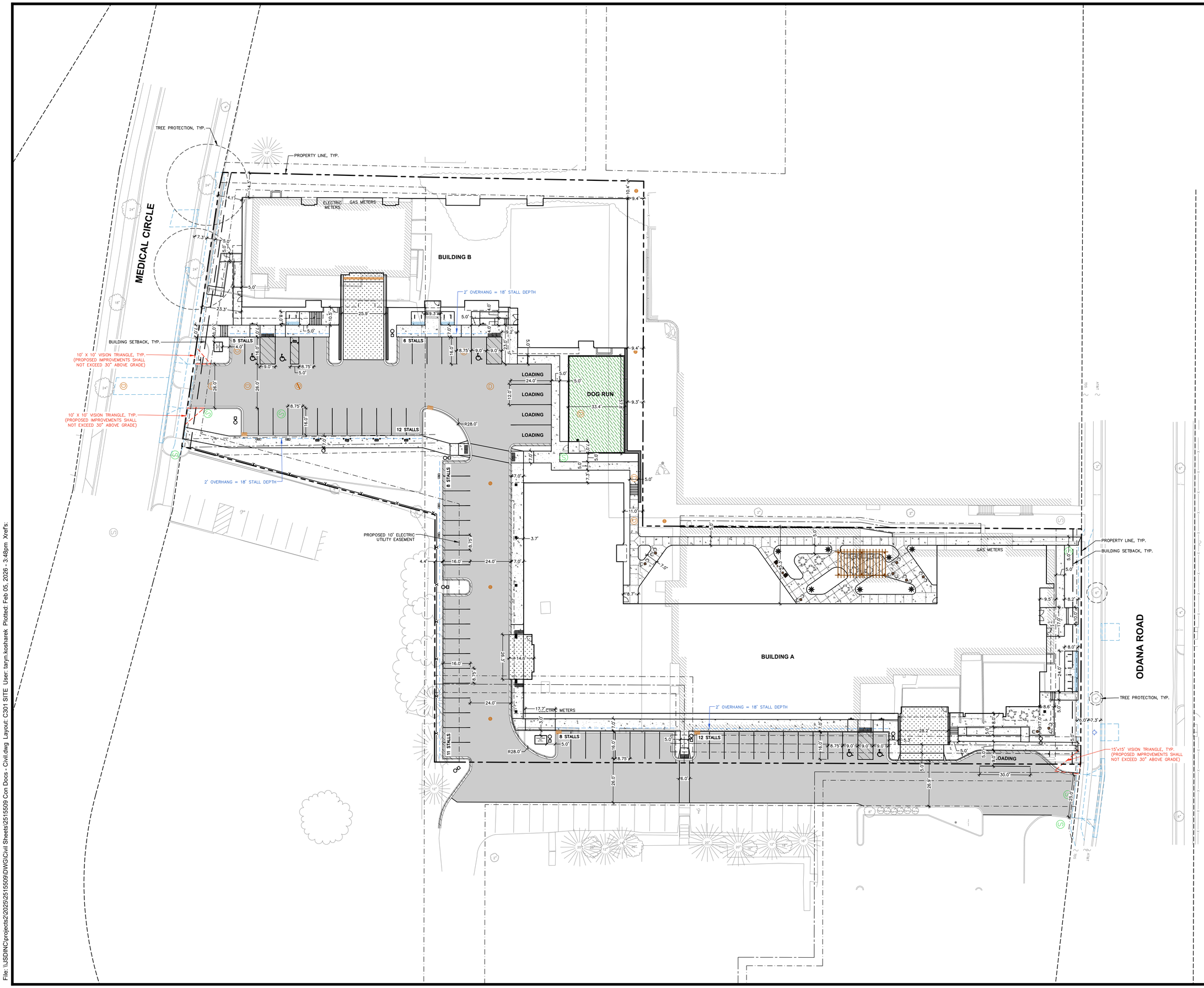
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SITE PLAN - ANNOTATED

SHEET NUMBER

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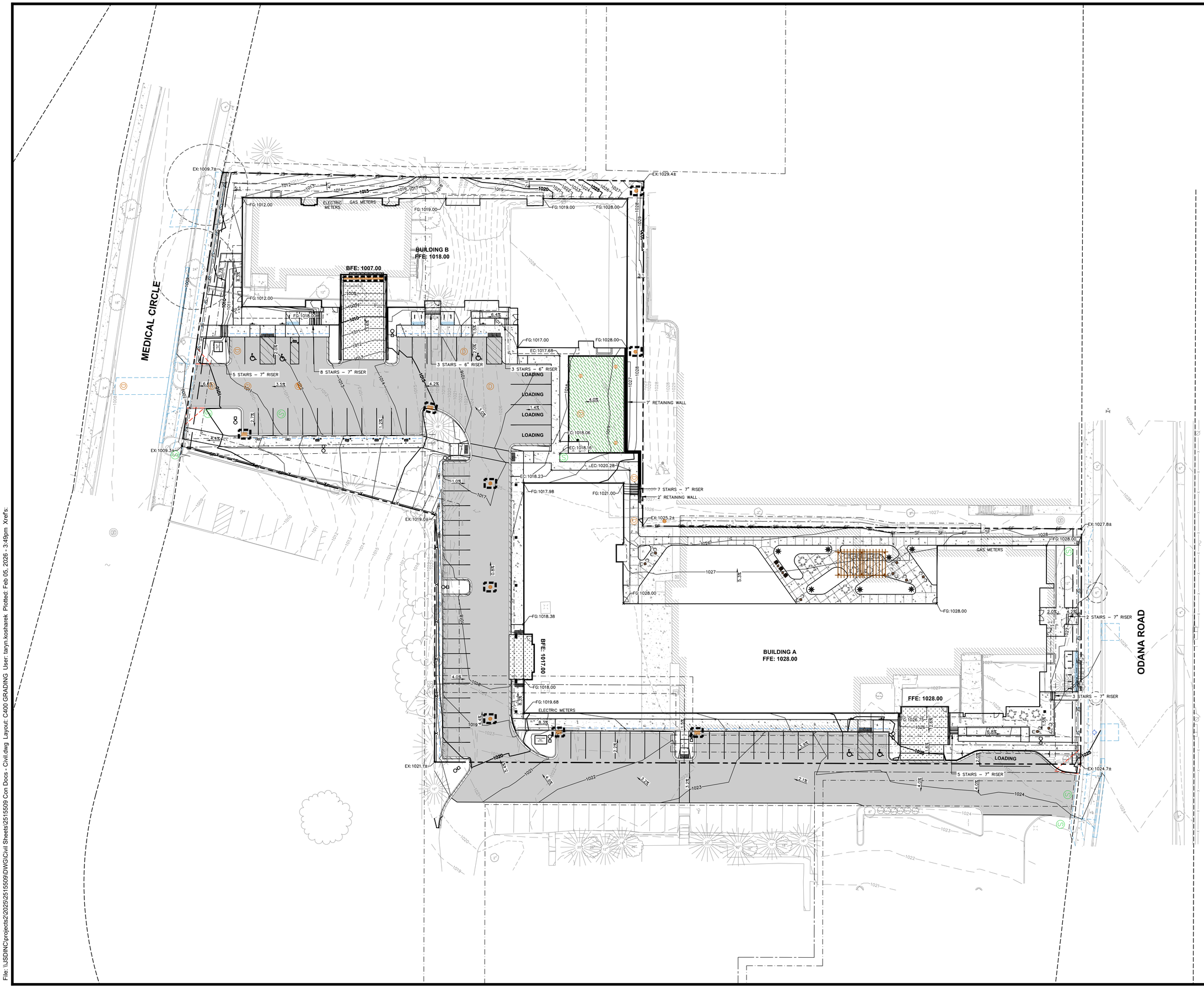
LAND USE/UDC INITIAL - FINAL	01/05/2026
50% DD SUBMITTAL	02/06/2026

SHEET TITLE

SITE PLAN - DIMENSIONED

SHEET NUMBER

C301



File: \\JSDINC\projects2020\2025\25155009\DWG\Civil Sheets\25155009 Con Docs - Civil.dwg Layout: C400 GRADING User: taryn.kosharek Plotted: Feb 05, 2026 - 3:49pm Xrefs:

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MADISON | MILWAUKEE | DENVER

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JLA PROJECT NUMBER: W25-0507-01

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

5555 ODANA ROAD

North

SCALE IN FEET

20' 0 20'

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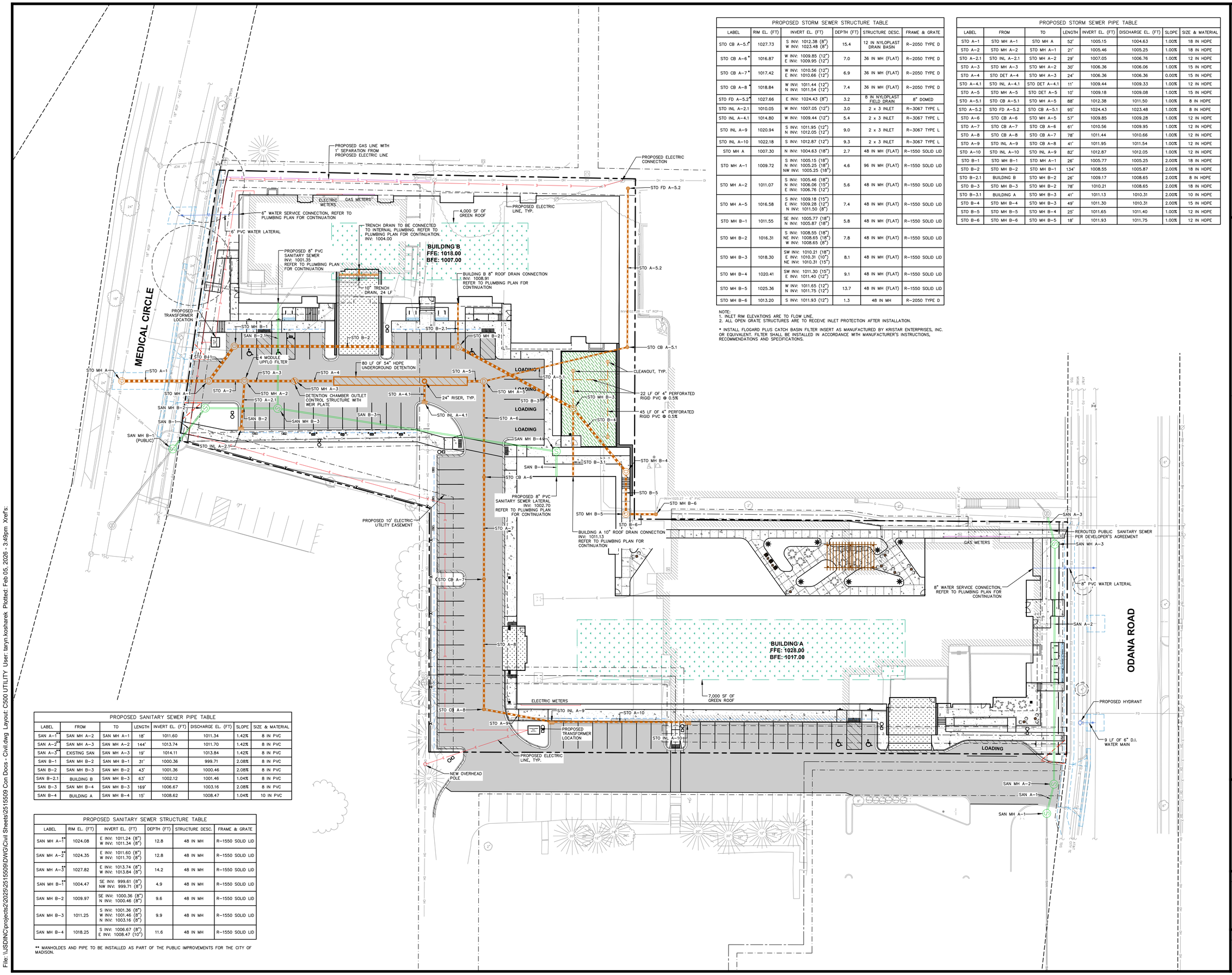
LAND USE/UDC INITIAL - FINAL	01/05/2026
50% DD SUBMITTAL	02/06/2026

SHEET TITLE

GRADING AND EROSION CONTROL

SHEET NUMBER

C400



PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO CB A-5.1*	1027.73	S INV: 1012.38 (8") W INV: 1023.48 (8")	15.4	12 IN NYLOPLAST DRAIN BASIN	R-2050 TYPE D
STO CB A-6*	1016.87	W INV: 1009.85 (12") E INV: 1009.95 (12")	7.0	36 IN MH (FLAT)	R-2050 TYPE D
STO CB A-7*	1017.42	W INV: 1010.56 (12") E INV: 1010.66 (12")	6.9	36 IN MH (FLAT)	R-2050 TYPE D
STO CB A-8*	1018.84	W INV: 1011.44 (12") N INV: 1011.54 (12")	7.4	36 IN MH (FLAT)	R-2050 TYPE D
STO FD A-5.2*	1027.66	E INV: 1024.43 (8")	3.2	8 IN NYLOPLAST FIELD DRAIN	8" DOMED
STO INL A-2.1	1010.05	W INV: 1007.05 (12")	3.0	2 x 3 INLET	R-3067 TYPE L
STO INL A-4.1	1014.80	W INV: 1009.44 (12")	5.4	2 x 3 INLET	R-3067 TYPE L
STO INL A-9	1020.94	S INV: 1011.95 (12") N INV: 1012.05 (12")	9.0	2 x 3 INLET	R-3067 TYPE L
STO INL A-10	1022.18	S INV: 1012.87 (12")	9.3	2 x 3 INLET	R-3067 TYPE L
STO MH A	1007.30	N INV: 1004.63 (18")	2.7	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-1	1009.72	S INV: 1005.15 (18") N INV: 1005.25 (18") NW INV: 1005.25 (18")	4.6	96 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-2	1011.07	S INV: 1005.46 (18") N INV: 1006.06 (15") E INV: 1006.76 (12")	5.6	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-5	1016.58	S INV: 1009.18 (15") E INV: 1009.28 (12") N INV: 1011.50 (8")	7.4	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH B-1	1011.55	SE INV: 1005.77 (18") N INV: 1005.87 (18")	5.8	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH B-2	1016.31	S INV: 1008.55 (18") NE INV: 1008.65 (18") W INV: 1008.65 (8")	7.8	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH B-3	1018.30	SW INV: 1010.21 (18") E INV: 1010.31 (10") NE INV: 1010.31 (15")	8.1	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH B-4	1020.41	SW INV: 1011.30 (15") E INV: 1011.40 (12")	9.1	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH B-5	1025.36	W INV: 1011.65 (12") N INV: 1011.75 (12")	13.7	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH B-6	1013.20	S INV: 1011.93 (12")	1.3	48 IN MH	R-2050 TYPE D

NOTE:
1. INLET RIM ELEVATIONS ARE TO FLOW LINE.
2. ALL OPEN GRATE STRUCTURES ARE TO RECEIVE INLET PROTECTION AFTER INSTALLATION.

* INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS.

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-1	STO MH A-1	STO MH A	52'	1005.15	1004.63	1.00%	18 IN HDPE
STO A-2	STO MH A-2	STO MH A-1	21'	1005.46	1005.25	1.00%	18 IN HDPE
STO A-2.1	STO INL A-2.1	STO MH A-2	29'	1007.05	1006.76	1.00%	12 IN HDPE
STO A-3	STO MH A-3	STO MH A-2	30'	1006.36	1006.06	1.00%	15 IN HDPE
STO A-4	STO DET A-4	STO MH A-3	24'	1006.36	1006.36	0.00%	15 IN HDPE
STO A-4.1	STO INL A-4.1	STO DET A-4.1	11'	1009.44	1009.33	1.00%	12 IN HDPE
STO A-5	STO MH A-5	STO DET A-5	10'	1009.18	1009.08	1.00%	15 IN HDPE
STO A-5.1	STO CB A-5.1	STO MH A-5	88'	1012.38	1011.50	1.00%	8 IN HDPE
STO A-5.2	STO FD A-5.2	STO CB A-5.1	95'	1024.43	1023.48	1.00%	8 IN HDPE
STO A-6	STO CB A-6	STO MH A-5	57'	1009.85	1009.28	1.00%	12 IN HDPE
STO A-7	STO CB A-7	STO CB A-6	61'	1010.56	1009.95	1.00%	12 IN HDPE
STO A-8	STO CB A-8	STO CB A-7	78'	1011.44	1010.66	1.00%	12 IN HDPE
STO A-9	STO INL A-9	STO CB A-8	41'	1011.95	1011.54	1.00%	12 IN HDPE
STO A-10	STO INL A-10	STO INL A-9	82'	1012.87	1012.05	1.00%	12 IN HDPE
STO B-1	STO MH B-1	STO MH A-1	26'	1005.77	1005.25	2.00%	18 IN HDPE
STO B-2	STO MH B-2	STO MH B-1	134'	1008.55	1005.87	2.00%	18 IN HDPE
STO B-2.1	BUILDING B	STO MH B-2	26'	1009.17	1008.65	2.00%	8 IN HDPE
STO B-3	STO MH B-3	STO MH B-2	78'	1010.21	1008.65	2.00%	18 IN HDPE
STO B-3.1	BUILDING A	STO MH B-3	41'	1011.13	1010.31	2.00%	10 IN HDPE
STO B-4	STO MH B-4	STO MH B-3	49'	1011.30	1010.31	2.00%	15 IN HDPE
STO B-5	STO MH B-5	STO MH B-4	25'	1011.65	1011.40	1.00%	12 IN HDPE
STO B-6	STO MH B-6	STO MH B-5	18'	1011.93	1011.75	1.00%	12 IN HDPE

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN A-1**	SAN MH A-2	SAN MH A-1	18'	1011.60	1011.34	1.42%	8 IN PVC
SAN A-2**	SAN MH A-3	SAN MH A-2	144'	1013.74	1011.70	1.42%	8 IN PVC
SAN A-3**	EXISTING SAN	SAN MH A-3	19'	1014.11	1013.84	1.42%	8 IN PVC
SAN B-1	SAN MH B-2	SAN MH B-1	31'	1000.36	999.71	2.08%	8 IN PVC
SAN B-2	SAN MH B-3	SAN MH B-2	43'	1001.36	1000.46	2.08%	8 IN PVC
SAN B-2.1	BUILDING B	SAN MH B-3	63'	1002.12	1001.46	1.04%	8 IN PVC
SAN B-3	SAN MH B-4	SAN MH B-3	169'	1006.67	1003.16	2.08%	8 IN PVC
SAN B-4	BUILDING A	SAN MH B-4	15'	1008.62	1008.47	1.04%	10 IN PVC

PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN MH A-1**	1024.08	E INV: 1011.24 (8") W INV: 1011.34 (8")	12.8	48 IN MH	R-1550 SOLID LID
SAN MH A-2**	1024.35	E INV: 1011.60 (8") W INV: 1011.70 (8")	12.8	48 IN MH	R-1550 SOLID LID
SAN MH A-3**	1027.82	E INV: 1013.74 (8") W INV: 1013.84 (8")	14.2	48 IN MH	R-1550 SOLID LID
SAN MH B-1**	1004.47	SE INV: 999.61 (8") NW INV: 999.71 (8")	4.9	48 IN MH	R-1550 SOLID LID
SAN MH B-2	1009.97	SE INV: 1000.36 (8") N INV: 1000.46 (8")	9.6	48 IN MH	R-1550 SOLID LID
SAN MH B-3	1011.25	S INV: 1001.36 (8") W INV: 1001.46 (8") N INV: 1003.16 (8")	9.9	48 IN MH	R-1550 SOLID LID
SAN MH B-4	1018.25	S INV: 1006.67 (8") E INV: 1008.47 (10")	11.6	48 IN MH	R-1550 SOLID LID

** MANHOLDES AND PIPE TO BE INSTALLED AS PART OF THE PUBLIC IMPROVEMENTS FOR THE CITY OF MADISON.

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JLA PROJECT NUMBER: W25-0507-01

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SHEET TITLE

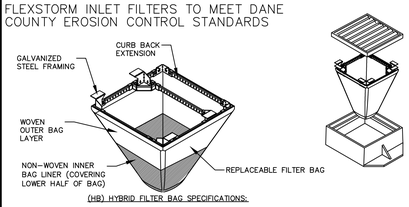
UTILITY PLAN

SHEET NUMBER

C500

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FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



(HB) HYBRID FILTER BAG SPECIFICATIONS:

INSTALLATION INSTRUCTIONS:
1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
3. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

MAINTENANCE GUIDELINES:
1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
3. DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft³)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3087	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3616HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)

PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4632	350 x 225 Lbs	100 Lbs
ELONGATION	ASTM D4632	25% x 15%	50%
CBR PUNCTURE	ASTM D6241	1000 Lbs	45 Lbs
TRAPEZOIDAL TEAR	ASTM D4533	120 x 75 Lbs	45 Lbs
UV RESISTANCE	ASTM D4355	90%	70%
OPENING SIZE (AOS)	ASTM D4751	20 US STD SIEVE	40 US STD SIEVE
PERMITTIVITY	ASTM D4491	$1.5 sec^{-1}$	$3.05 sec^{-1}$
WATER FLOW RATE	ASTM D4491	200 gal/min/ft²	185 gal/min/ft²
MINIMUM FILTER BAG VOLUME		3 CUBIC FT	

TEMPORARY FRAMED INLET PROTECTION

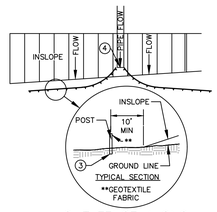
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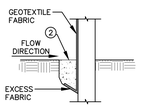
FLEXSTORM CATCH IT INLET FILTERS

C | 1 | TPP Flexstorm HD Specification

SHEET 1 OF 1

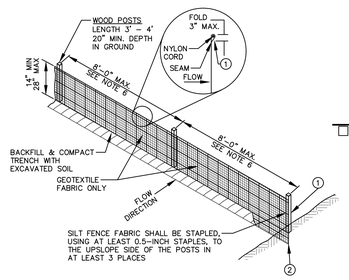


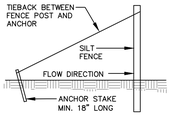
SILT FENCE ALONG SLOPES & OUTFALLS



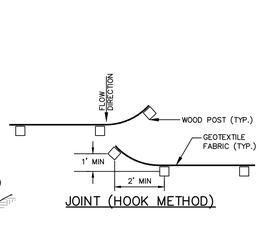
NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL

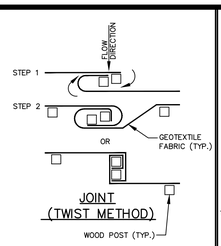




SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (HOOK METHOD)



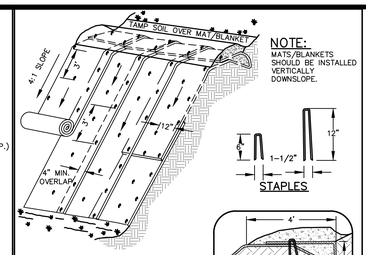
JOINT (TWIST METHOD)

SILT FENCE

N.T.S.

GENERAL NOTES:
1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

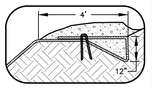
REV. 7-01-2019



ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION

NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

STAPLES



BERM

GENERAL NOTES:
1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION MATTING

N.T.S.

REV. 11-19-2018

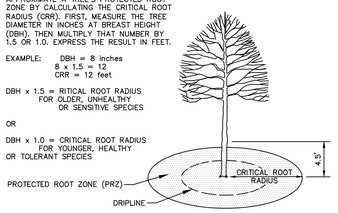
APPROXIMATE A TREE'S PROTECTED ROOT ZONE BY CALCULATING THE CRITICAL ROOT RADIUS (CRR). FIRST, MEASURE THE TREE DIAMETER IN INCHES AT BREAST HEIGHT (DBH). THEN MULTIPLY THAT NUMBER BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

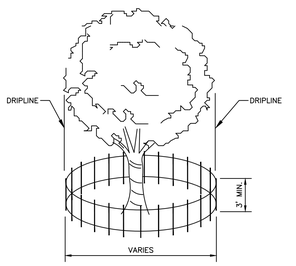
EXAMPLE: DBH = 8 inches
8 x 1.5 = 12
CRR = 12 feet

DBH x 1.5 = RITICAL ROOT RADIUS FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES

OR

DBH x 1.0 = CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES



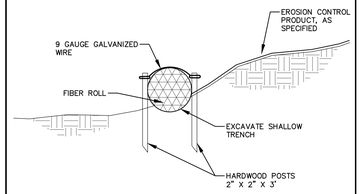


NOTE:
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS
2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS
3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PROTECTION DETAIL

N.T.S.

REV. 01-04-2019

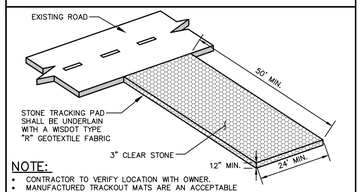


GENERAL NOTES:
1. EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
2. PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" X 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED LATERALLY ON 2' TO 4' CENTERS. TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
3. NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1/8" DIAMETER BRAIDED NYLON ROPE.
4. PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP. PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED.

FIBER SILT SOCK

N.T.S.

REV. 12-7-2018



NOTE:
- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.

CONSTRUCTION ENTRANCE

N.T.S.

REV. 04-24-2024

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W25-0507-01

JSD
CREATE THE VISION | TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

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.

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

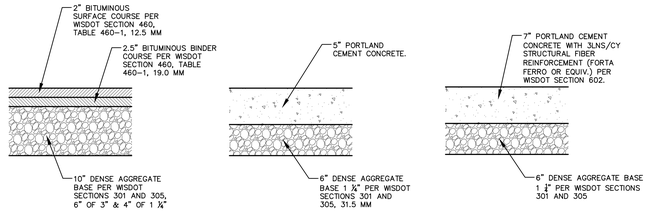
SHEET TITLE

DETAILS - EROSION CONTROL

SHEET NUMBER

C600

File: \\JSDINC\projects2\2025\2515509\DWG\Civil Sheets\2515509 Con Docs - Civil.dwg Layout: C600 DETAILS EC User: tanyn.kosharek Plotted: Feb 05, 2026 - 3:49pm Xref's:



HEAVY DUTY ASPHALT PAVEMENT SECTION

CONCRETE SIDEWALK SECTION

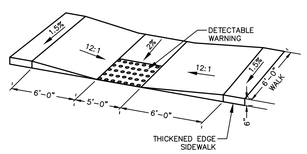
REINFORCED HEAVY DUTY CONCRETE PAVEMENT SECTION

GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY POINT OF BEGINNING TITLED "GEOTECHNICAL ENGINEERING REPORT" DATED JANUARY 29, 2026. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS SHALL BE A 8" CONCRETE SLAB WITH WIRE REINFORCEMENT MEST (W2.9XW2.9) OVER 8" OF 1-1/4" DGB PER WISDOT SECTION 305.

REV. 7-01-2019

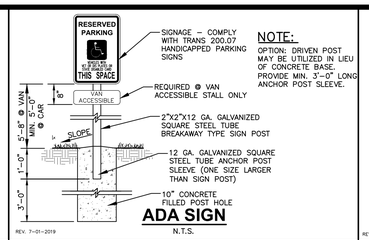
PAVEMENT SECTIONS



ADA ACCESSIBLE RAMP

N.T.S.

REV. 11-20-2018

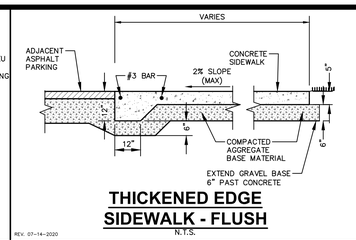


NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.

ADA SIGN

N.T.S.

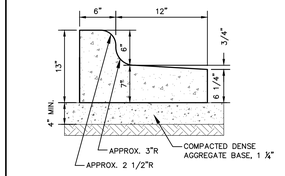
REV. 7-01-2019



THICKENED EDGE SIDEWALK - FLUSH

N.T.S.

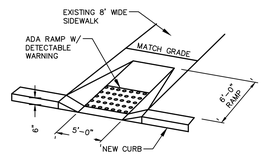
REV. 07-14-2020



18" REJECT CURB & GUTTER

N.T.S.

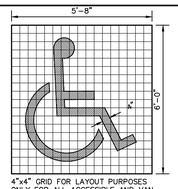
REV. 12-17-2018



ADA ACCESSIBLE RAMP - INLINE

N.T.S.

REV. 11-20-2018

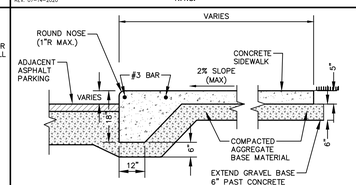


NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

ADA PARKING STALL MARKING

N.T.S.

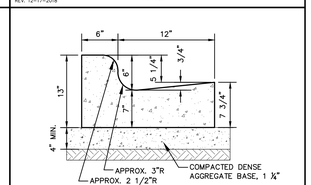
REV. 11-20-2018



THICKENED EDGE SIDEWALK

N.T.S.

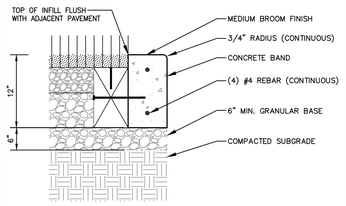
REV. 07-14-2020



18" STANDARD CURB & GUTTER

N.T.S.

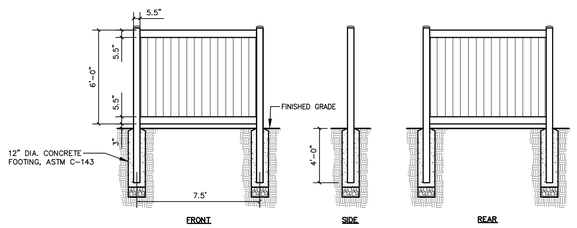
REV. 12-17-2018



CONCRETE BAND (SYNTHETIC TURF)

N.T.S.

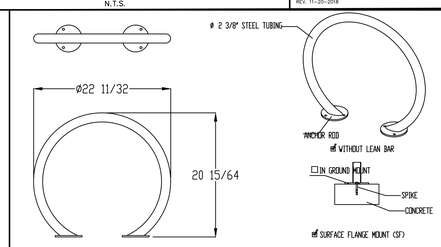
REV. 04/15/2021



NOTE:
1. COLOR TO BE BROWN/TAN
2. FENCING DETAIL PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL SELECT SUPPLIER THAT BEST MATCHES THE DETAIL PROVIDED
3. INSTALL PER MANUFACTURERS RECOMMENDATIONS

VINYL PRIVACY FENCE

N.T.S.

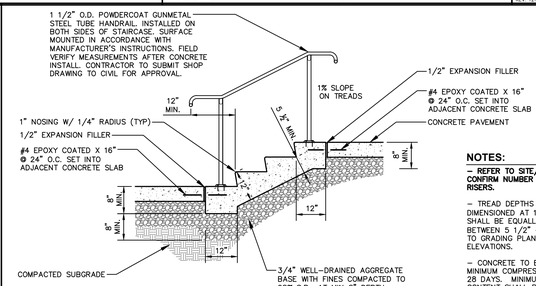


PRODUCT: MADRAX ORN-2(LB)-SF(IG (OR EQUAL)
DESCRIPTION: ORION BIKE RACK, 2 BIKE, SURFACE MOUNT W/OUT LEAN BAR

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. POWDER COATED FINISH: COLOR: MIDNIGHT BLUE
3. SEE SITE PLAN FOR LOCATION.

BIKE RACK

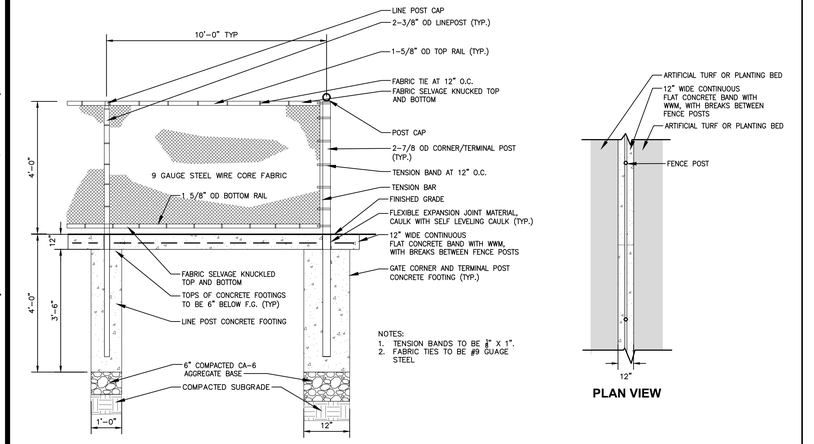
N.T.S.



NOTES:
- REFER TO SITE/GRADING PLAN TO CONFIRM NUMBER AND HEIGHT OF RISERS.
- TREAD DEPTHS SHALL BE EQUALLY DIMENSIONED AT 12" AND RISERS SHALL BE EQUALLY DIMENSIONED BETWEEN 5 1/2" - 7 3/4". REFER TO GRADING PLAN FOR DETAILED ELEVATIONS.
- CONCRETE TO BE 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. MINIMUM CEMENT CONTENT SHALL BE 564 LBS, EXCEPT FOR CONCRETE MIXES WITH FLY ASH. CONCRETE SHALL BE AIR ENTRAINED 7% (+/- 1.5%). SLUMP TO BE NOT LESS THAN 2" OR MORE THAN 4".

CONCRETE STAIRS W/ RAILING

N.T.S.



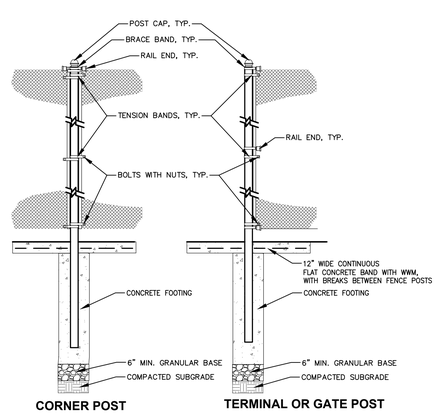
PLAN VIEW

NOTES:
1. TENSION BANDS TO BE ¼" X 1".
2. FABRIC TIES TO BE #9 GUAGE STEEL

4' BLACK VINYL COATED CHAIN LINK FENCE WITH CONCRETE BAND

N.T.S.

REV. 02-03-2022



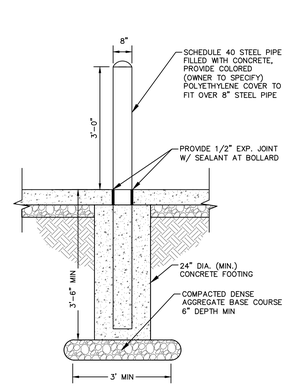
CORNER POST

TERMINAL OR GATE POST

TERMINAL OR GATE POST WITH CONCRETE BAND

N.T.S.

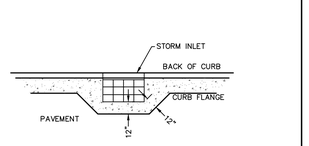
REV. 11/11/2021



CONCRETE BOLLARD

N.T.S.

REV. 12-17-2018



CONCRETE INLET COLLAR

N.T.S.

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W25-0507-01

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5555 ODANA ROAD

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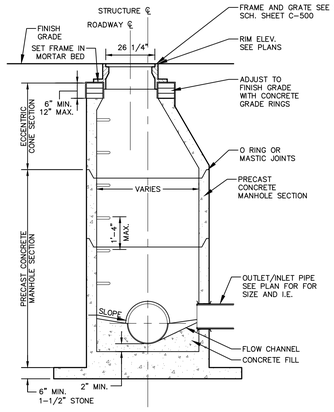
SHEET TITLE

DETAILS - SITE

SHEET NUMBER

C601

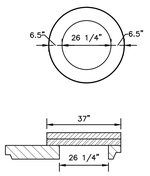
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STORM SEWER MANHOLE

N.T.S.

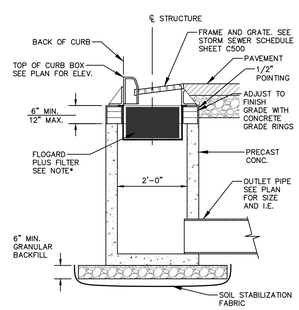
REV. 12-07-2018



FLAT TOP SLAB

GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.
6. USE NEENAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS.

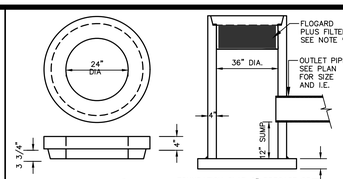


NOTE:
*INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS.

STORM INLET W/ OIL & GREASE FILTER

N.T.S.

REV. 11-26-2018



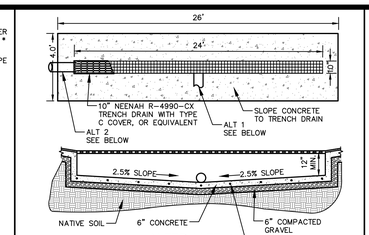
GENERAL NOTES:

1. GRATE SHALL BE IN BELL FITTING TO THE PRECAST STRUCTURE SPECIFICATIONS
2. GRATES SHALL BE AASHTO H20 LOAD RATED
3. GRATE SHALL SET FLUSH WITH TOP OF CATCH BASIN BELL
4. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS
5. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0"
6. STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED
7. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990
8. PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923
9. *INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS DETAIL INFORMATION REGARDING MAINTENANCE AND FILTER REPLACEMENT CAN BE FOUND AT WWW.KRISTAR.COM OR BY CALLING KRISTAR INDUSTRIES AT (800) 579-8819.

36" DIA. STORM INLET W/ OIL & GREASE FILTER

N.T.S.

REV. 12-7-2018



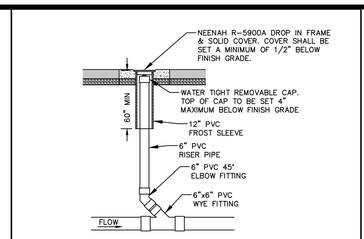
NOTE:
FOR FURTHER DETAILS AND INFORMATION, REFER TO NEENAH FOUNDRY FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES.

**REFER TO NEENAH FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES FOR FURTHER DETAILS AND INFORMATION.
NOTE: INSTALL CATCH-ALL MB-1 ABSORBENT BOOM BY MARATHON MATERIALS, INC. WITHIN TRENCH DRAIN.

TRENCH DRAIN (CAST-IN-PLACE)

N.T.S.

REV. 12-7-2018



Comm Table 82.35		
Dia of Lateral	Min Dia of Cleanout Riser	Min Dia of Riser Cap
1.5	1.5	1.5
2	1.5	1.5
3	3	2.5
4	4	3.5
5	5	4
6	6	5
8+	6	6

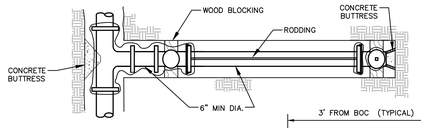
Neenah Grates
R-5900A 12-Inch Pipe

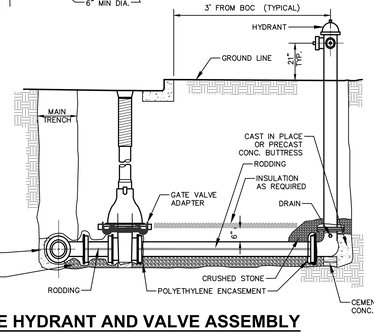
NOTE:
CLEANOUT PIPING AND FITTINGS SHALL MATCH SANITARY SEWER LATERAL MATERIAL

SEWER CLEANOUT

N.T.S.

REV. 12-6-2018





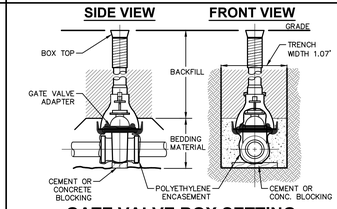
GENERAL NOTES:

1. JOINT RESTRAINTS: RODDING AND CONCRETE BUTTRESSES MAY BE USED IN LIEU OF MEG-A-LUGS IF APPROVED BY THE ENGINEER. PROVIDE RODDING PER DETAIL FOR STRAPPING WATER MAIN OFFSETS.
2. WHEN HYDRANT LEAD CROSSES A DITCH & A 7' TRENCH DEPTH CANNOT BE MAINTAINED, 2" OF STYROFOAM INSULATION 6' WIDE SHALL BE PLACED 6" ABOVE THE PIPE UNTIL 7' TRENCH DEPTH CAN BE MAINTAINED.

FIRE HYDRANT AND VALVE ASSEMBLY

N.T.S.

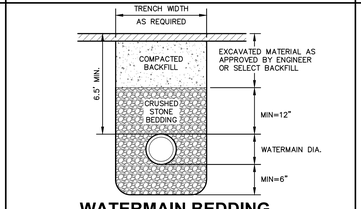
REV. 12-03-2018



GATE VALVE BOX SETTING

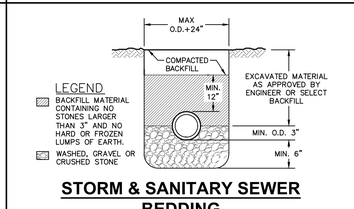
N.T.S.

REV. 12-04-2018



WATERMAIN BEDDING

N.T.S.



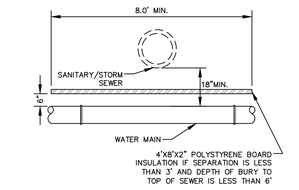
STORM & SANITARY SEWER BEDDING

N.T.S.

REV. 12-05-2018

NOTE:
AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATER MAIN SHALL BE CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

WATER MAIN OVER SANITARY/STORM SEWER

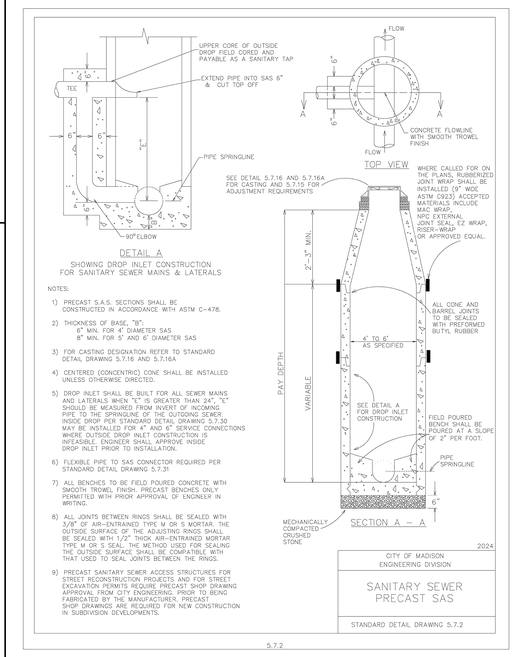


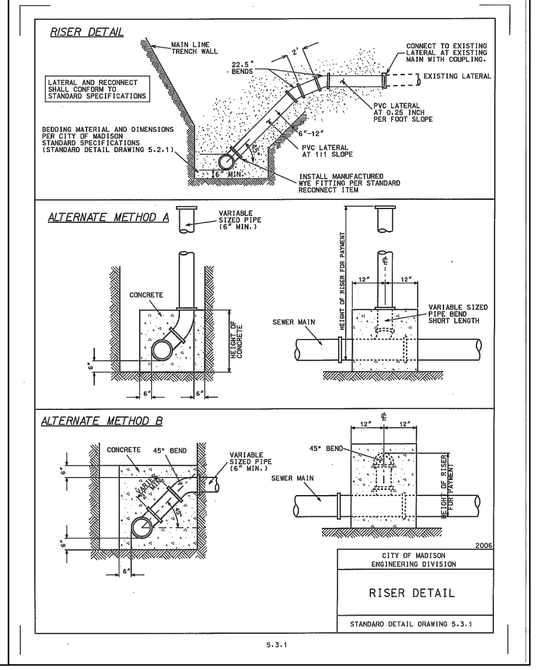
SANITARY/STORM SEWER OVER WATER MAIN

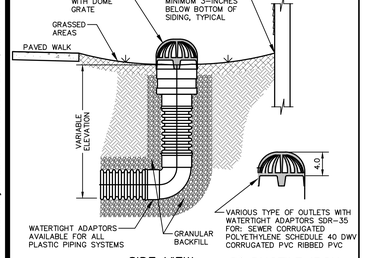
SEWER - WATER MAIN SEPARATION

N.T.S.

REV. 7-01-2019

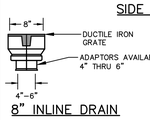






SIDE VIEW

8" DUCTILE IRON DOME GRATE



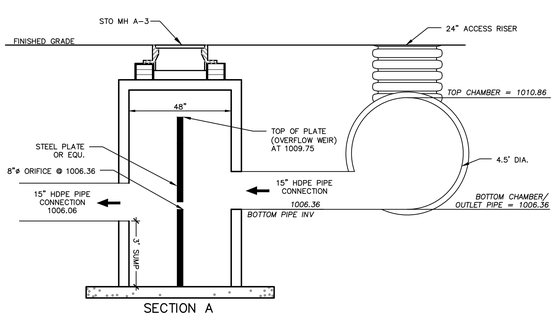
8" INLINE DRAIN

NOTE:
TYPICAL INSTALLATION OF NYLOPLAST DRAIN BASIN AND INLINE DRAIN.

FIELD DRAIN

N.T.S.

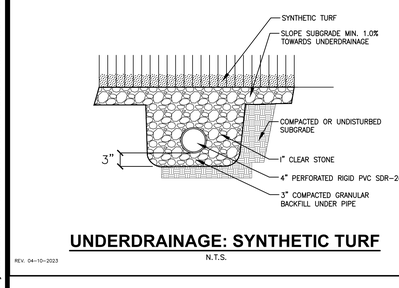
REV. 12-07-2018



SECTION A

DETENTION OUTLET CONTROL STRUCTURE

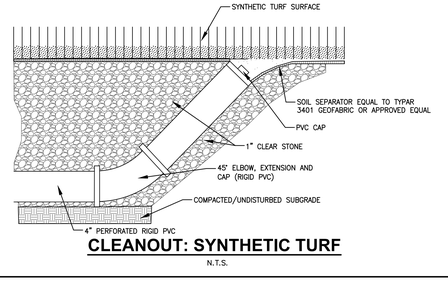
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UNDERDRAINAGE: SYNTHETIC TURF

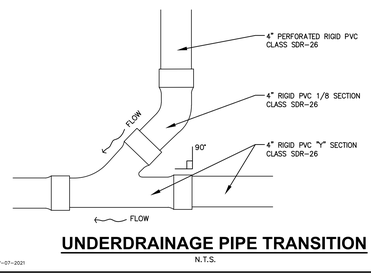
N.T.S.

REV. 04-10-2023



CLEANOUT: SYNTHETIC TURF

N.T.S.



UNDERDRAINAGE PIPE TRANSITION

N.T.S.

REV. 7-07-2021

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JLA PROJECT NUMBER: W25-0507-01

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jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

5555 ODANA ROAD

PROGRESS DOCUMENTS

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50% DD SUBMITTAL	02/06/2026

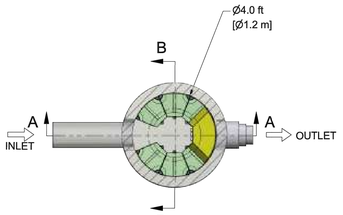
SHEET TITLE

DETAILS -UTILITIES

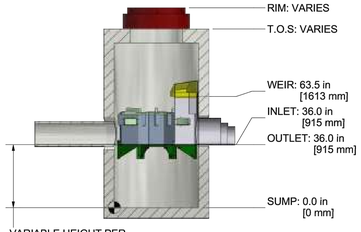
SHEET NUMBER

C602

File: \\JSDINC\projects2020\2515509\DWG\Civil Sheets\2515509 Con Docs - Civil.dwg Layout: C602 DETAILS UTIL User: taryn.kosharek Plotted: Feb 05, 2026 - 3:49pm Xref's:



SECTION B-B



SECTION A-A

CAPACITIES:

- Minimum performance: 80% removal. Washington DOE/NJCAT verified at the peak treatment flow.
- Peak treatment flow:
  .033 CFS (0.9 LPS) (15 GPM) per module (Ribbons)
  .022 CFS (0.6 LPS) (10 GPM) per module (Long Ribbons)
  .056 CFS (1.6 LPS) (25 GPM) per module (CPZ)
- Maximum number of ribbon modules per outlet module: 36
- Maximum number of CPZ modules per outlet module: 18
  (contract Hydro if more are required)

ADDITIONAL DESIGN INFORMATION:

- Normal operating W.S.E. is 26-30" (660-762mm) above the outlet invert
- Media Types Available: Ribbons, CPZ

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DO NOT SCALE DRAWING

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.

TOLERENCES ARE:
FRACTIONS ± 1/16
DECIMALS:
XX ± .06
XXX ± .030
XXXX ± .015
ANGLES ± 5°

WEIGHT: N/A	MATERIAL:
NEXT ASSEMBLY: 4 MH-1	
DRAWING NO.: 4 MH-UFF-1	
SHEET SIZE: B	SHEET: 1 OF 1
	Rev: -

PROJECTION

COMMENTS:
1. STRUCTURE WALL AND SLAB THICKNESSES ARE NOT TO SCALE
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING THE STRUCTURE
3. NOT FOR CONSTURCION CONTACT HYDRO FOR SITE SPECIFIC DRAWING
4. NOT ALL SIZES AVAILABLE IN ALL AREAS
5. SUMP DEPTH AVAILABLE IN 24" (610mm) CPZ, RIBBONS AND 36" (914mm) LONG RIBBONS DEPTH

REVISION HISTORY

REV	BY	DESCRIPTION	DATE
-	ER	FIRST RELEASE	6/17/2019

DATE: 6/17/2019 SCALE: NTS

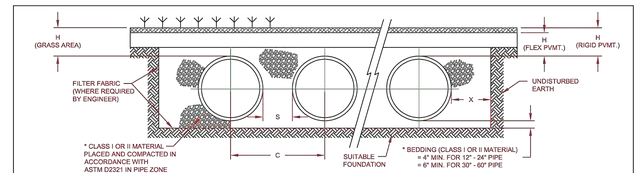
DRAWN BY: ER CHECKED BY: APPROVED BY

Title:
UP-FLO FILTER
4ft Manhole

6 MODULES MAX

Sizing Tool

Hydro International
94 Hutchins Drive
Portland, ME 04102
Tel: +1 (207) 756-6200
Fax: +1 (207) 756-6212
hydro-int.com



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	14.5" (368mm)	11" (279mm)	35.5" (848mm)	8" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18" (457mm)	11.3" (292mm)	29.0" (737mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	17.0" (432mm)	38.0" (965mm)	9" (229mm)	12" (305mm)	12" (305mm)
24" (600mm)	28" (711mm)	14.0" (356mm)	41.5" (1054mm)	10" (254mm)	12" (305mm)	12" (305mm)
30" (750mm)	36" (914mm)	18" (457mm)	53.5" (1340mm)	12" (305mm)	12" (305mm)	12" (305mm)
36" (900mm)	43" (1067mm)	24" (610mm)	63.0" (1600mm)	18" (457mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	24" (610mm)	72.0" (1829mm)	18" (457mm)	12" (305mm)	24" (610mm)
48" (1200mm)	54" (1372mm)	25" (635mm)	78.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)
60" (1500mm)	67" (1702mm)	24" (610mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (610mm)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJK	02/19/19	

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION, IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET OR EXCEED ALL APPLICABLE FEDERAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

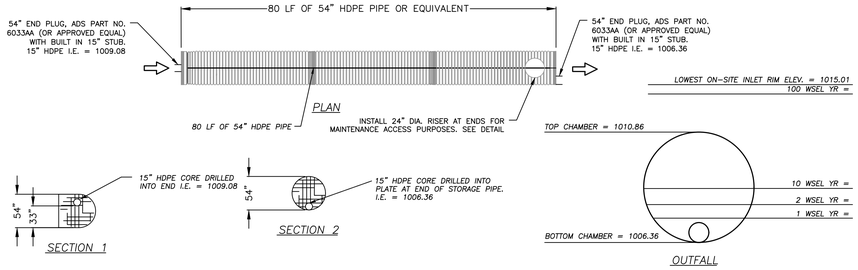
RETENTION-DETENTION SYSTEM (CROSS-SECTION)

DRAWING NUMBER: STD-702

ADS
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

SCALE: NONE
DATE: 07.25.06
DES: NTS
DR: NTS
CK: OF

PROPOSED ELEVATIONS
TOP OF STONE: 1012.86
TOP OF CHAMBER: 1010.86
BOTTOM OF CHAMBER: 1006.36
BOTTOM OF STONE: 1005.36



ADS UNDERGROUND CHAMBER (54" HDPE PIPE)
N.T.S.

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JLA PROJECT NUMBER: W25-0507-01

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P. 608.848.5060

5555 ODANA ROAD

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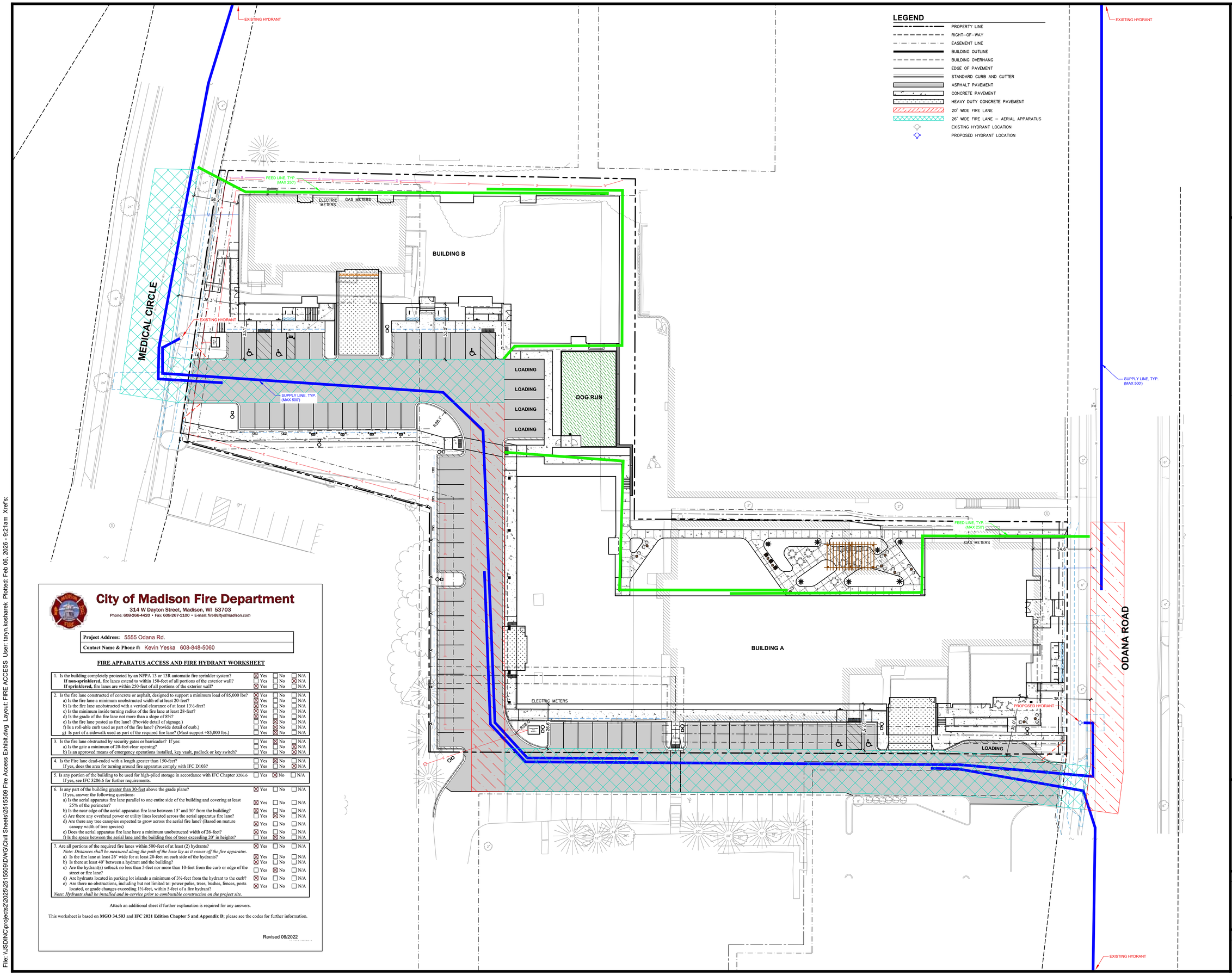
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DETAILS -UTILITIES

SHEET NUMBER

C603

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LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 20' WIDE FIRE LANE
- 26' WIDE FIRE LANE – AERIAL APPARATUS
- EXISTING HYDRANT LOCATION
- PROPOSED HYDRANT LOCATION

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:	5555 Odana Rd.
Contact Name & Phone #:	Kevin Yeska 608-848-5060

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ 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.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☒ Yes	☐ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ Yes	☒ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
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?	☐ Yes	☒ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ 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

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MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W25-0507-01

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VERONA, WISCONSIN 53593
P. 608.848.5060

5555 ODANA ROAD

north
SCALE IN FEET
20' 0 20'

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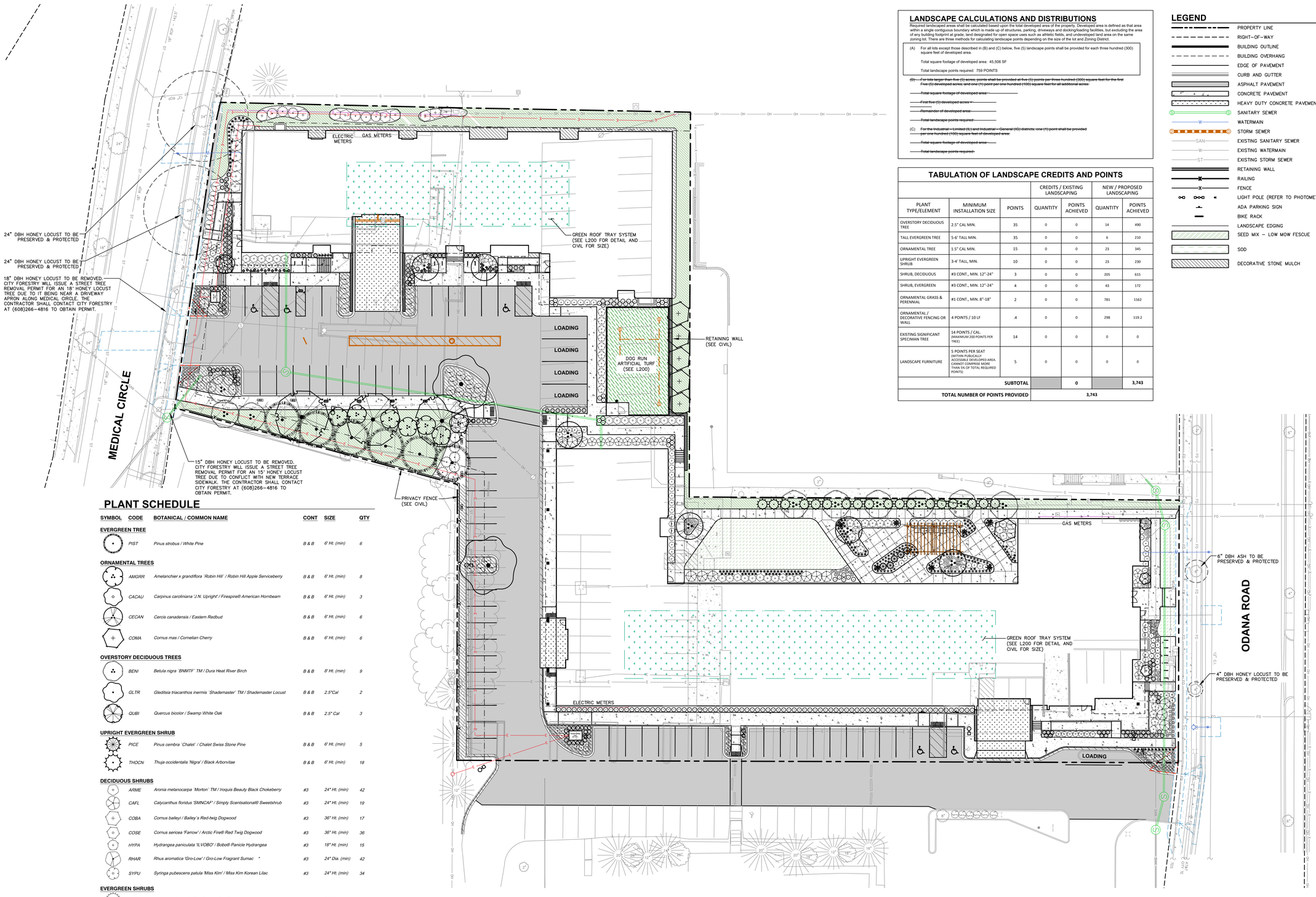
SHEET TITLE

FIRE ACCESS

SHEET NUMBER

EXHIBIT

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PLANT SCHEDULE

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

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

Required landscaped areas 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: 45,506 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:~~

~~First five (5) developed acres =~~

~~Remainder 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:~~

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	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	6	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"-24"	3	0	0	205	615
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	43	172
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-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**		**3,743**
		TOTAL NUMBER OF POINTS PROVIDED		**3,743**		

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)
- ADA PARKING SIGN
- BIKE RACK
- LANDSCAPE EDGING
- SEED MIX – LOW MOW FESCUE
- SOD
- DECORATIVE STONE MULCH

north

SCALE IN FEET

20' 0 20'

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.

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

SHEET TITLE

Landscape Overall

SHEET NUMBER

L100

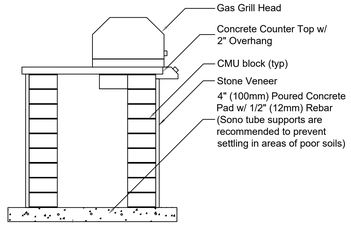
JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W25-0507-01

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

5555 ODANA ROAD

File: \\JSDINC\projects\2025\25155509\DWG\Landscape Sheets\25155509 Landscape.dwg Layout: L100 User: matt.ammel Plotted: Feb 09, 2026 - 10:45am Xref's: 25155509 5555 Odana Rd



1 GRILL STATION

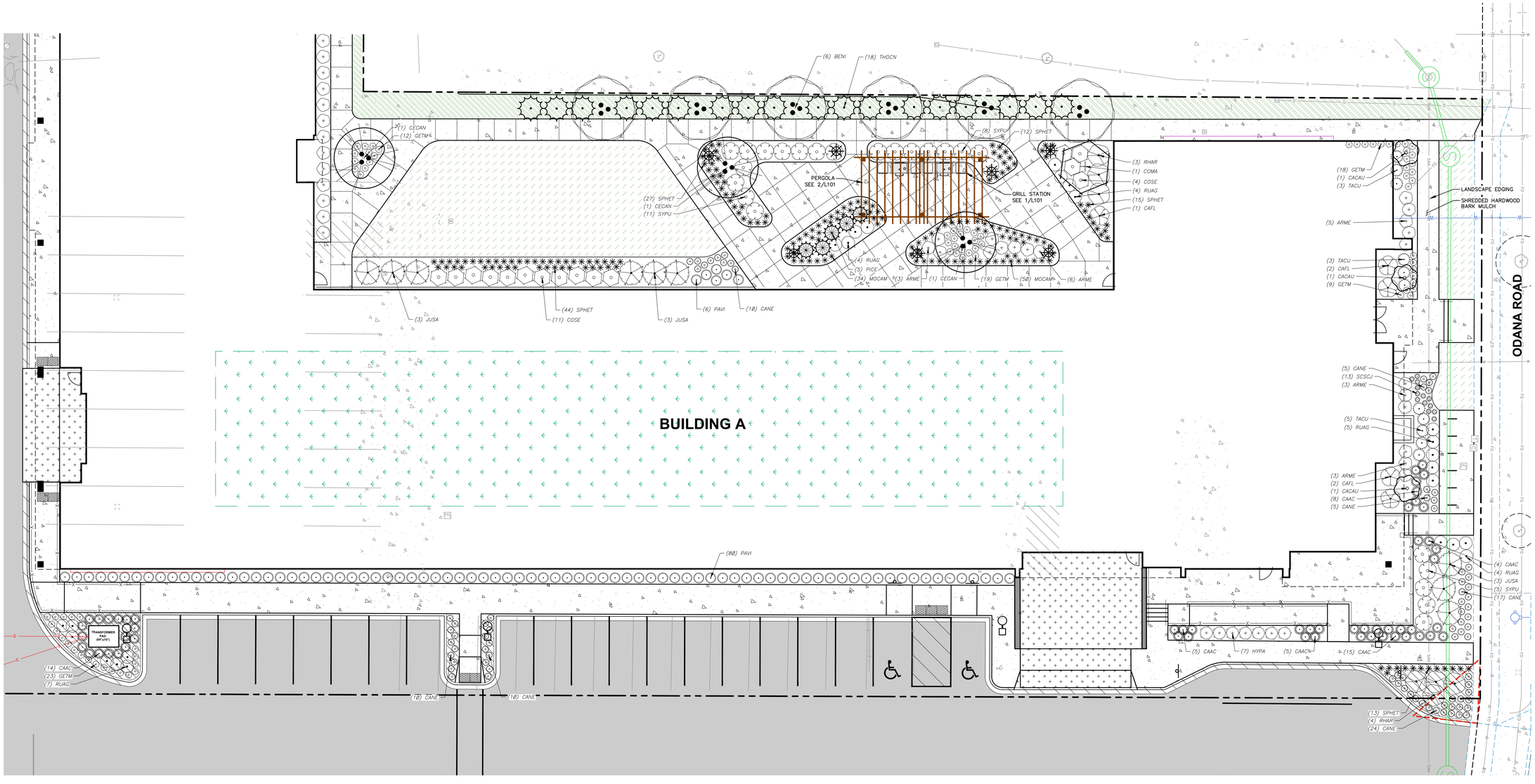


STRUCTURE WORKS "STRATUS" ALUMINUM PERGOLA (OR APPROVED EQUAL)
WWW.STRUCTUREWORKS.COM

2 PERGOLA

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
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5555 ODANA ROAD

North

SCALE IN FEET
10' 0 10'

PROGRESS DOCUMENTS

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

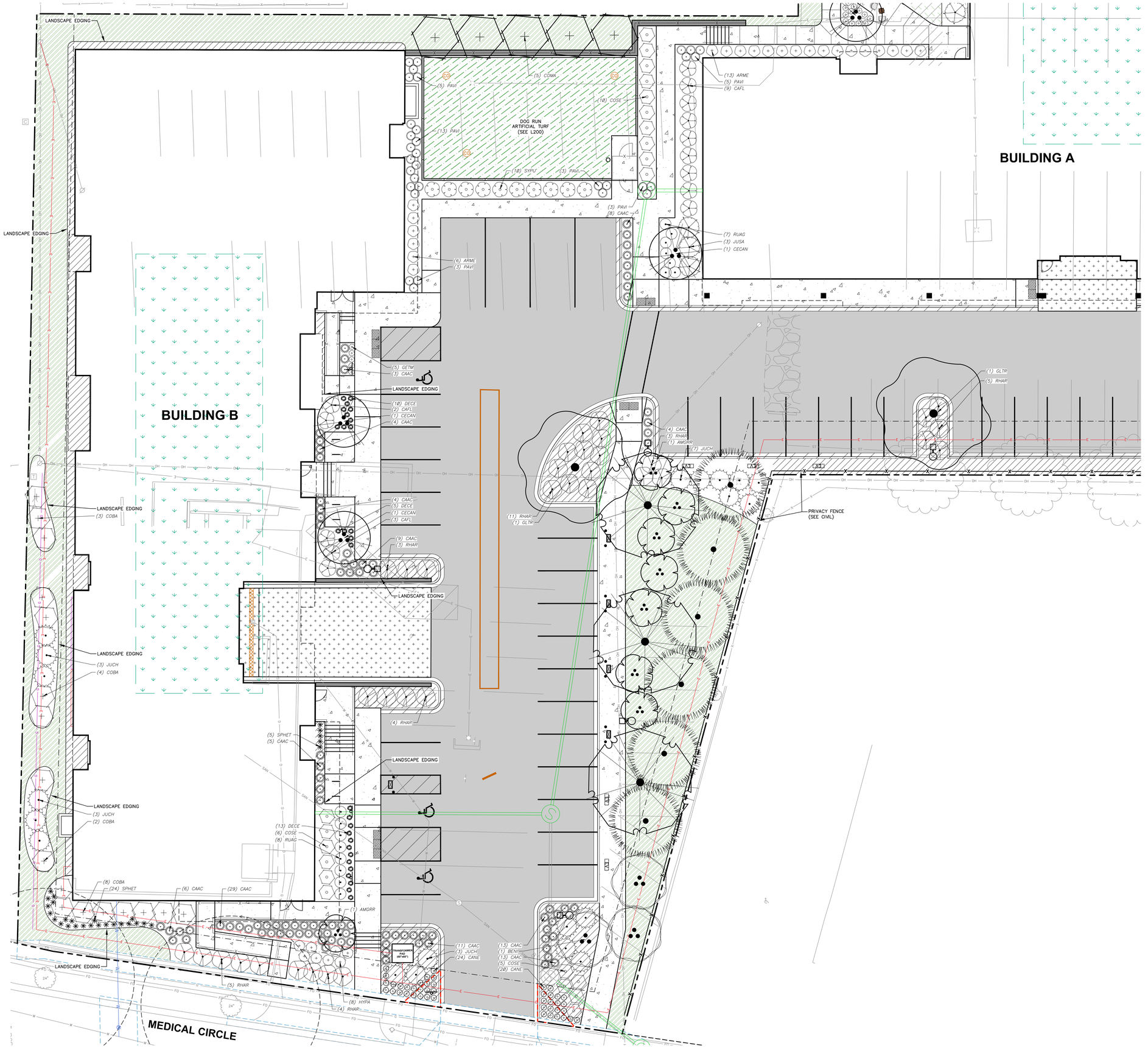
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Landscape Building A

SHEET NUMBER

L101

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LEGEND

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north

SCALE IN FEET

10' 0 10'

PROGRESS DOCUMENTS

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

SHEET TITLE

Landscape
Building B

SHEET NUMBER

L102

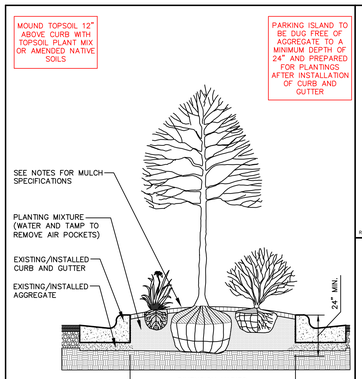
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JLA PROJECT NUMBER: W25-0507-01

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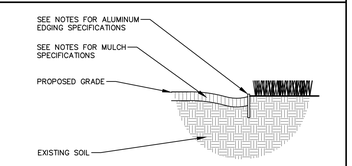
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PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV. 01-03-2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

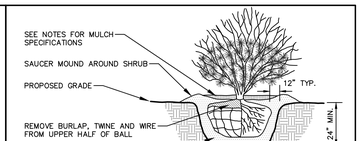
NOTE:

1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019



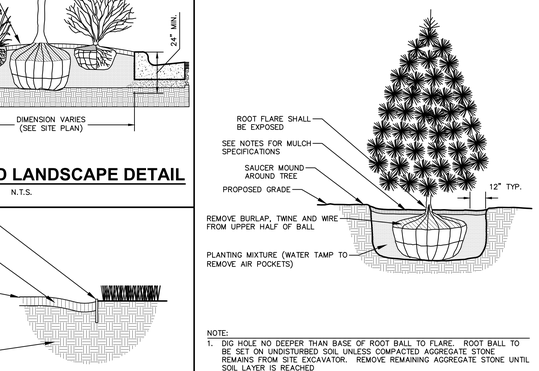
NOTE:

1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019



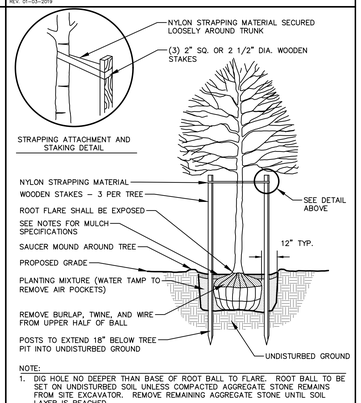
NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:

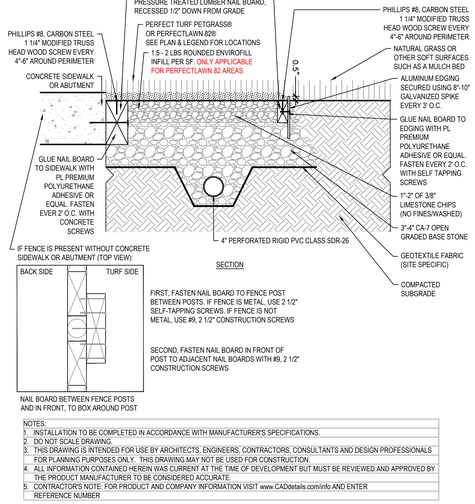
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019

PERFECT TURF LLC
5540 MEADOWBROOK COURT
ROLLING MEADOWS, IL 60008
TOLL FREE: 1-888-796-8873
www.perfectturf.com



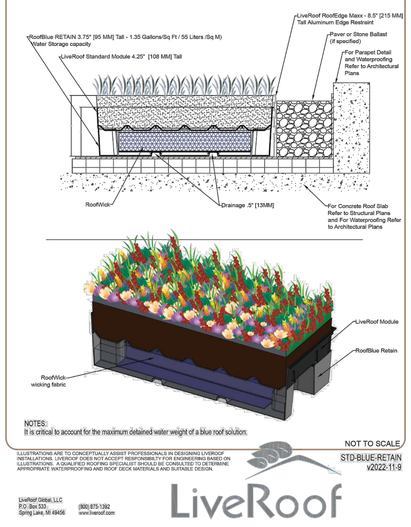
SECTION

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

DOG RUN ARTIFICIAL TURF

RoofBlue® RETAIN Stormwater Retention System with LiveRoof Standard Modules



NOTES:
It is critical to account for the maximum detained water weight of a blue roof solution.

NOT TO SCALE

STD-BLUE-RETAIN v2022-11-9

ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

LiveRoof Global, LLC
P.O. Box 332
Spring Lake, MI 49456

(800) 875-1392
www.liveroof.com

LiveRoof

GREEN ROOF TRAY SYSTEM

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
9. ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
10. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
11. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
12. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. TOPPING SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
13. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
14. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
15. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS EXCEPT THOSE SPECIFICALLY DESIGNATED FOR STONE MULCH SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – DECORATIVE STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN VIA HATCHING (REFER TO LEGEND) SHALL RECEIVE 1–1/2" HERITAGE WASHED STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 4' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – LANDSCAPE EDGING: 1/8" X 5", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
8. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG, PRODUCT NO. 98183–R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

SEED & SOD NOTES

1. MATERIALS – "NO–MOW" SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1–1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
2. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE
3. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

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JLA PROJECT NUMBER: W25-0507-01

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST MONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

5555 ODANA ROAD

North

SCALE IN FEET
20' 0 20'

PROGRESS DOCUMENTS

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

SHEET TITLE

Landscape Notes & Details

SHEET NUMBER

L200

File: \\JSDINC\projects2\2025\2515509\DWG\Landscape Sheets\2515509 Landscape.dwg Layout: L200 User: matt.ammel Plotted: Feb 09, 2026 - 10:47am Xref's: 2515509 5555 Odana Rd

NOTES:

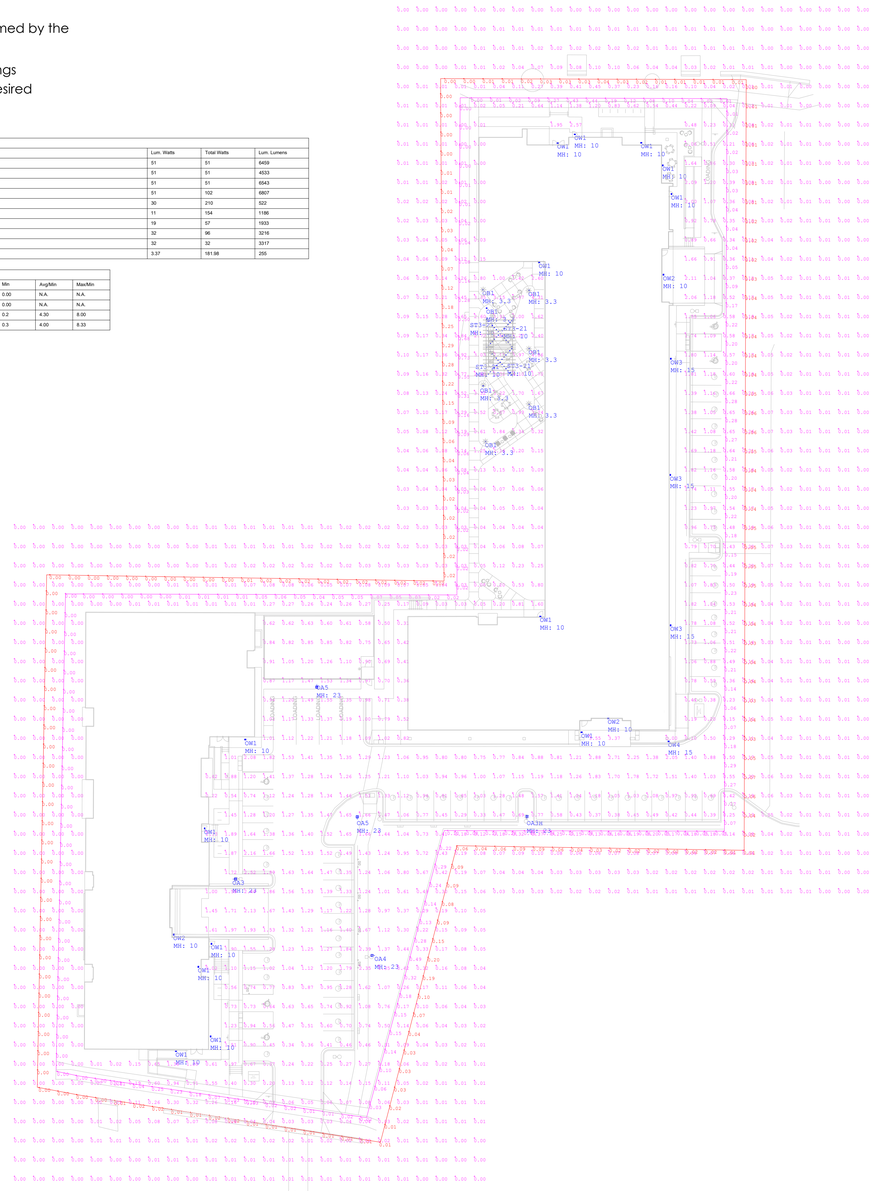
- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Luminaire Schedule

Qty	Label	LLF	MFG	Description	Lum. Watts	Total Watts	Lum. Lumens
1	OA3	0.950	LITHONIA	RSX1 LED P1 xxK R3 MVOLT SPA + 20' POLE + 3' BASE	51	51	6459
1	OA3H	0.950	LITHONIA	RSX1 LED P1 xxK R3 MVOLT SPA HS + 20' POLE + 3' BASE	51	51	4533
1	OA4	0.950	LITHONIA	RSX1 LED P1 xxK R4 MVOLT SPA + 20' POLE + 3' BASE	51	51	6543
2	OA5	0.950	LITHONIA	RSX1 LED P1 xxK RSS MVOLT SPA + 20' POLE + 3' BASE	51	102	6807
7	OB1	0.950	FC LTG	FCB6C-36NG2-UNV-39-xxK-SL-(finish)	30	210	522
14	OW1	0.950	LITHONIA	WDGE2 LED P1 xxK 80CRI TFTM MVOLT	11	154	1196
3	OW2	0.950	LITHONIA	WDGE2 LED P2 xxK 80CRI TFTM MVOLT	19	57	1633
3	OW3	0.950	LITHONIA	WDGE2 LED P3 xxK 80CRI TJM MVOLT	32	96	3216
1	OW4	0.950	LITHONIA	WDGE2 LED P3 xxK 70CRI TFTM MVOLT	32	32	3317
4	ST3-21	0.950	ALUZ	AD-ZIZ03-STN-18IN-xxK-GSFL-DM-WET-21FT	5.37	181.98	255

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Presumed Property Line	Illuminance	Fc	0.11	0.73	0.00	N.A.	N.A.
Presumed Property Linexxt 10FT	Illuminance	Fc	0.03	0.29	0.00	N.A.	N.A.
BLDG A Parking Lot	Illuminance	Fc	0.86	1.6	0.2	4.30	8.00
BLDG B Parking Lot	Illuminance	Fc	1.20	2.5	0.3	4.00	8.33



ENTERPRISE Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : JT

DATE : FEB 4, 2026

SCALE : 1/32" = 1'

5555 ODANA ROAD

MADISON, WISCONSIN

SITE LIGHTING LAYOUT

PROGRESS DOCUMENTS

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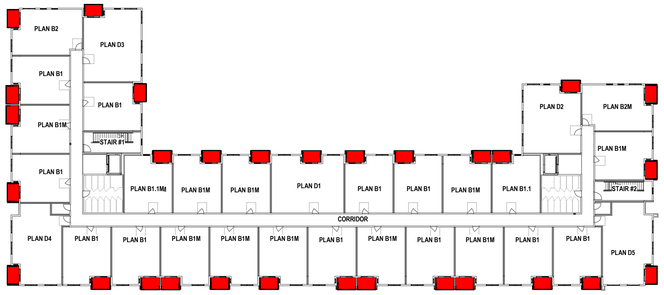
SITE LIGHTING MASTERPLAN

L-1

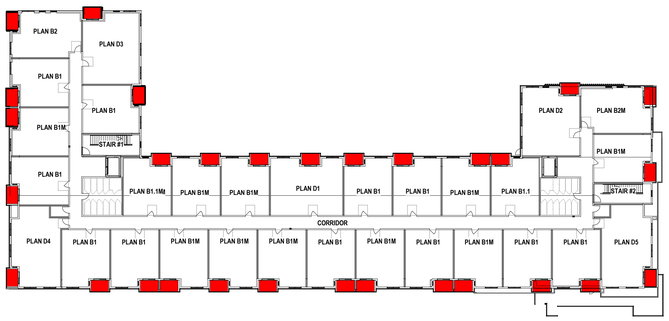
JLA PROJECT No: W25-0507

2/6/2026

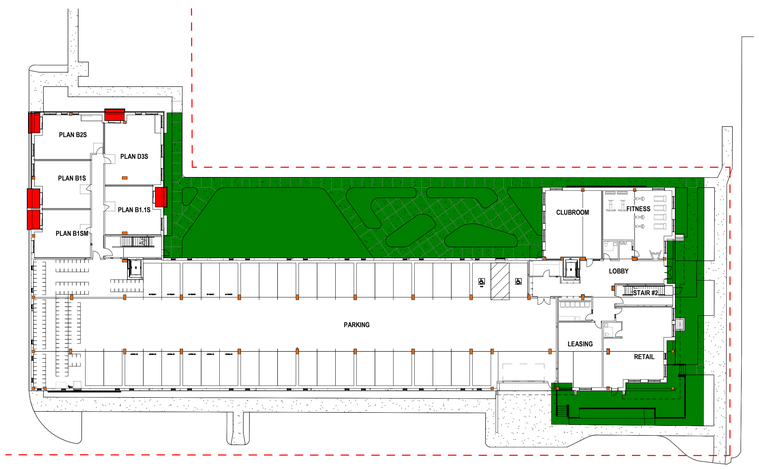
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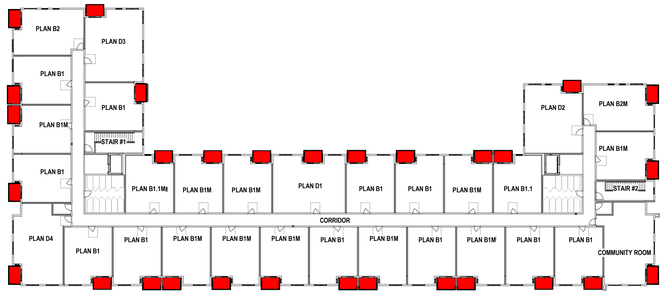
3 THIRD FLOOR BLG A - USABLE SPACE PLAN
1" = 30'-0"



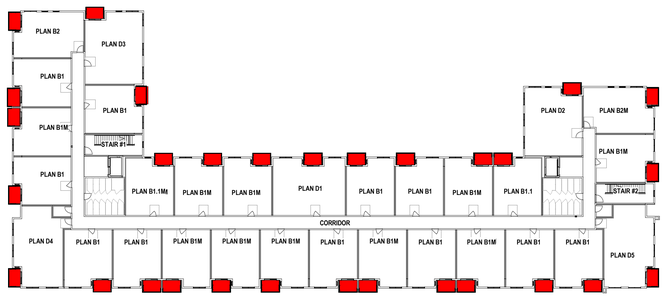
2 FLOORS 2 - 5 BLG A - USABLE SPACE PLAN
1" = 30'-0"



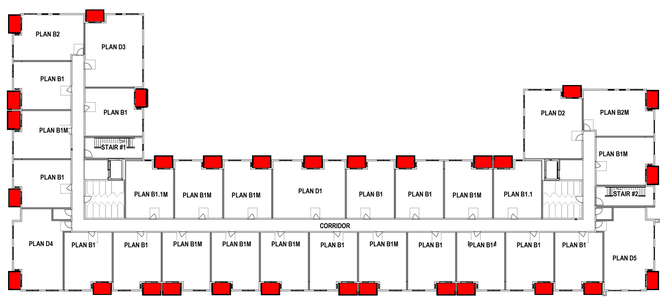
1 FIRST FLOOR BLG A - USABLE SPACE PLAN
1" = 30'-0"



6 SIXTH FLOOR BLG A - USABLE SPACE PLAN
1" = 30'-0"



5 FIFTH FLOOR BLG A - USABLE SPACE PLAN
1" = 30'-0"



4 FOURTH FLOOR BLG A - USABLE SPACE PLAN
1" = 30'-0"

USABLE SPACE PLAN KEY

DASHED LINES REPRESENT APPROXIMATE PROPERTY LINE LOCATION

DENOTES USABLE OPEN AREA - ON PLAN
= 10,817 S.F.

DENOTES USABLE OPEN AREA - PRIVATE BALCONIES
= 7,754 S.F.

DENOTES USABLE OPEN AREA - TENANT COMMON AREA BALCONIES
= 48 S.F.

REQUIRED USABLE OPEN AREA:
40 S.F. X 154 DWELLING UNITS
= 6,160 S.F.

TOTAL USABLE OPEN AREA PROVIDED:
= 18,619 S.F.

PROGRESS DOCUMENTS

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USABLE OPEN SPACE PLANS - BUILDING A

U005-A

JLA PROJECT No: W25-0507

2/6/2026

2/6/2026 4:17:39 PM

BIKE STALL PARKING SCHEDULE		
Level	Count	Type
LOWER LEVEL - A	47	Floor Mount Bicycle Stall - 2/0 x 6/0
LOWER LEVEL - A	25	Wall Mount Bicycle Stall - 2/0 x 4/0
LOWER LEVEL - A: 72		
Grand total: 72		

PARKING STALL SCHEDULE		
Level	Count	Type
LOWER LEVEL - A	4	PARKING STALL - COMPACT 8'-0" x 18'-0"
LOWER LEVEL - A	1	PARKING STALL - COMPACT 8'-6" x 18'-0"
LOWER LEVEL - A	49	PARKING STALL - STANDARD 9'-0" x 18'-0"
LOWER LEVEL - A	4	PARKING STALL - STANDARD EV 9'-0" x 18'-0"
LOWER LEVEL - A: 58		
Grand total: 58		

EV AND EV READY PARKING - BUILDING A LOWER LEVEL

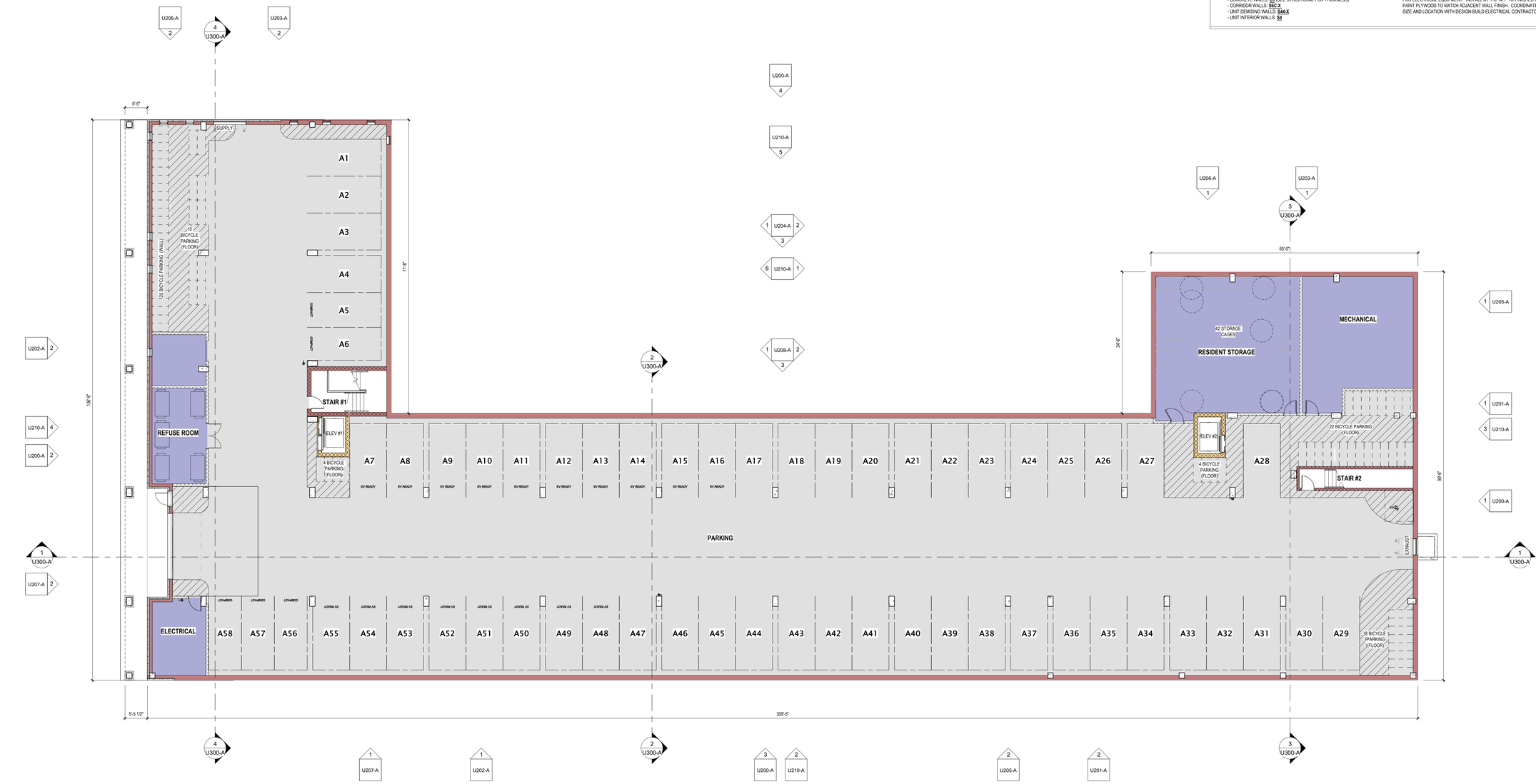
NUMBER OF EV SPACES REQUIRED = 20% EVR, 4% EV
BUILDING A PARKING PROVIDED:
INDOOR = 98
OUTDOOR = 45
TOTAL PROVIDED = 143
REQUIRED EV = 6 SPACES
REQUIRED EVR = 29 SPACES
NUMBER OF LL EV SPACES PROVIDED = 4
NUMBER OF LL EV READY SPACES PROVIDED = 18

PARKING LEVEL FLOOR PLAN NOTES

1. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO VERIFY REQUIREMENTS OF ALL TRADES INCLUDING: PRECAST, PLUMBING, SPRINKLERS, HVAC, ELEVATOR & ELECTRICAL.
2. GENERAL CONTRACTOR SHALL COORDINATE ALL PENETRATION AND OPENINGS THROUGH PRECAST PLANK WITH PRECAST PLANK PROVIDER, MEP CONTRACTORS, AND ARCHITECT.
3. COORDINATE LOCATION OF PRECAST PLANK DEPTHS W/ PRECAST SHOP DRAWINGS PRIOR TO POURING WALLS.
4. CONTRACTOR TO VERIFY LOCATIONS OF GAS METER, ELECTRICAL METERS, AND THEIR SPACE REQUIREMENTS PRIOR TO CONSTRUCTION.
5. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED.
6. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
7. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
8. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
9. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
10. 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.
11. INTERIOR DOORS SHALL BE LOCATED 4" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE NOTED.
12. INTERIOR WALLS AT PARKING LEVEL FLOORS SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:
    - CMU WALLS: **M9-X**
    - CONCRETE WALLS: **C1** (SEE STRUCTURAL FOR THICKNESS)
    - CORRIDOR WALLS: **S6C-X**
    - UNIT DEMISING WALLS: **S44-X**
    - UNIT INTERIOR WALLS: **S4**
13. 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.
14. VERIFY QUANTITY AND LOCATION OF INTERIOR AND EXTERIOR HOSE BIBBS WITH OWNER.
15. VERIFY QUANTITY, LOCATION, AND TYPE OF ELECTRICAL OUTLETS IN PARKING AREA WITH OWNER.
16. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO CEILING FLOOR SYSTEM ABOVE. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.
17. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS.
18. VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
19. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
20. PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
21. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
22. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDE SPLASHES.
23. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
24. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.

PLAN KEY

- BUILDING SUPPORT
- CIRCULATION
- PARKING



1 LOWER LEVEL PLAN - BUILDING A - UDC
3/32" = 1'-0"

PROGRESS DOCUMENTS

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LOWER LEVEL PLAN - BUILDING A

U100-A

JLA PROJECT No: W25-0507

2/6/2026

2/4/2026 4:47:42 PM

BIKE STALL PARKING SCHEDULE		
Level	Count	Type
FIRST FLOOR - A	85	Floor Mount Bicycle Stall - 2'0 x 6'0
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

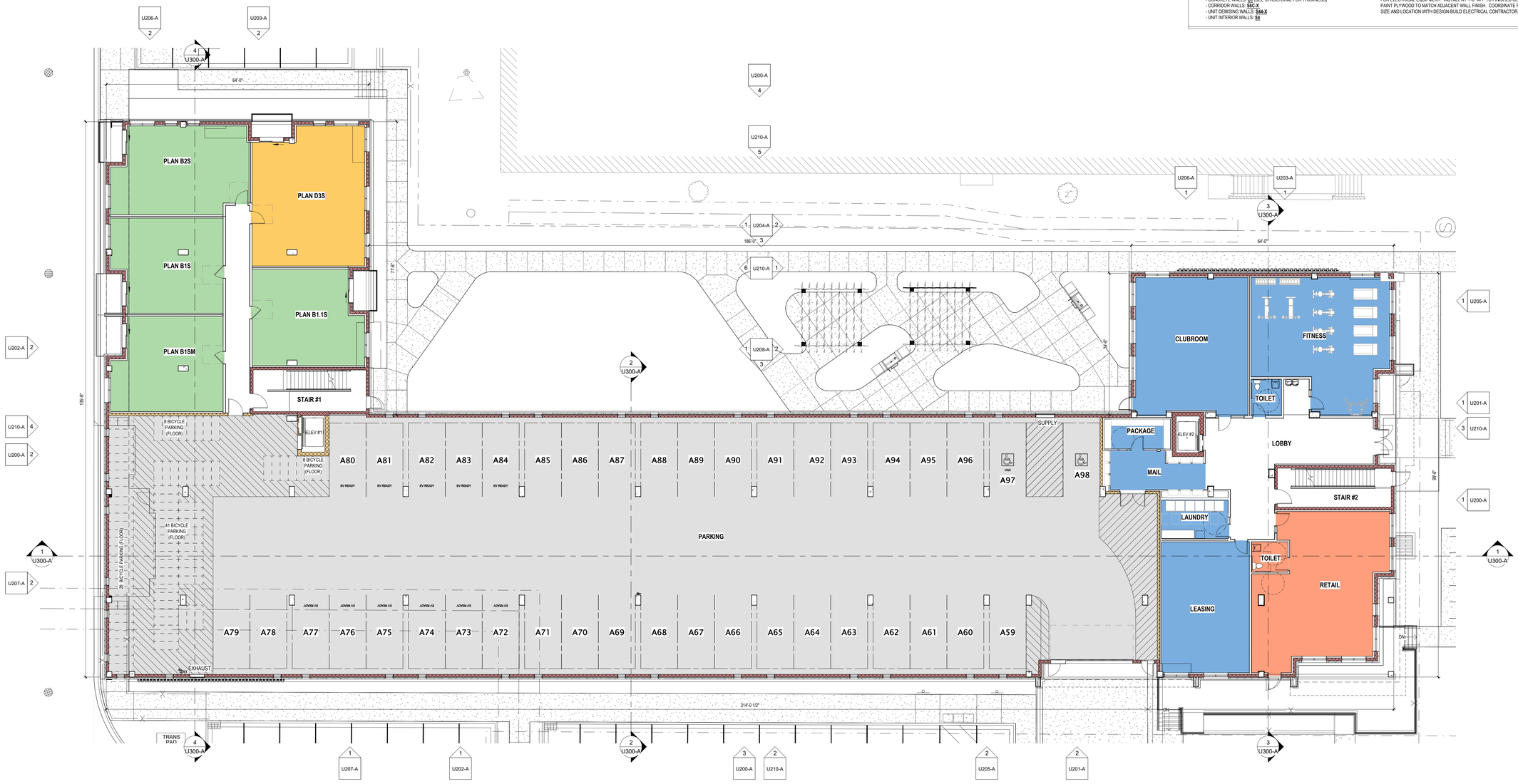
NUMBER OF EV SPACES REQUIRED = 20% EVR, 4% EV
BUILDING A PARKING PROVIDED:
INDOOR = 98
OUTDOOR = 45
TOTAL PROVIDED = 143
REQUIRED EV = 6 SPACES
REQUIRED EVR = 29 SPACES
NUMBER OF 1ST FLR EV SPACES PROVIDED = 2
NUMBER OF 1ST FLR EV READY SPACES PROVIDED = 11

PARKING LEVEL FLOOR PLAN NOTES

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15. VERIFY QUANTITY, LOCATION, AND TYPE OF ELECTRICAL OUTLETS IN PARKING AREA WITH OWNER.
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18. VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
19. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
20. PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
21. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
22. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDE SPLASHES.
23. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
24. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" 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"

PROGRESS DOCUMENTS

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FIRST FLOOR PLAN - BUILDING A

U101-A

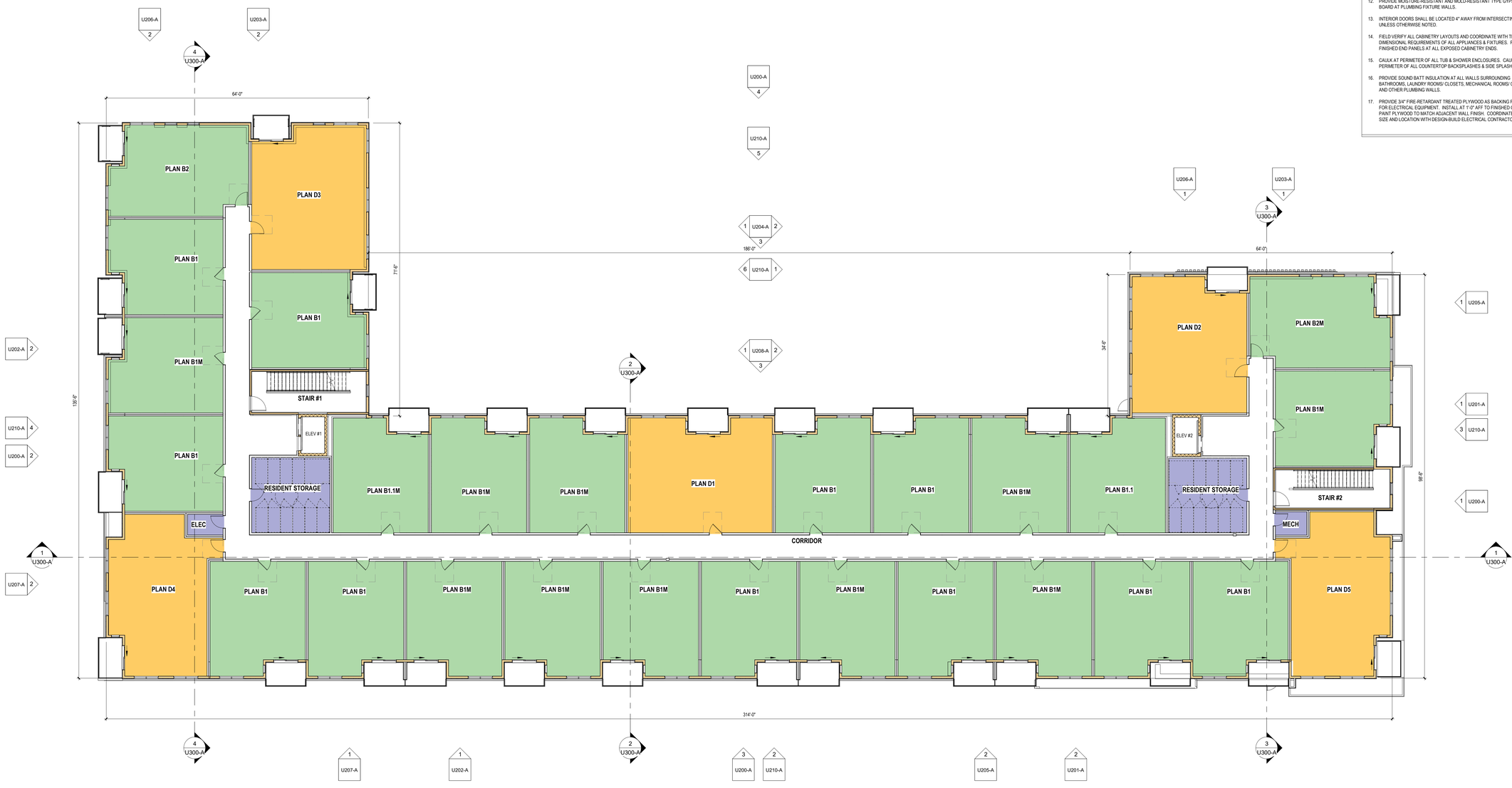
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PLAN KEY

- BUILDING SUPPORT
- CIRCULATION
- ONE BEDROOM
- TWO BEDROOM



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

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
3. INTERIOR WALLS AT WOOD STUD FLOORS SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:
   - CORRIDOR WALLS: **W6C-X**
   - UNIT DEMISING WALLS: **W44-X**
   - UNIT INTERIOR WALLS: **W4**
4. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
5. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
6. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
7. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
8. 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.
9. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS.
10. VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
12. PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
13. INTERIOR DOORS SHALL BE LOCATED 4" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE NOTED.
14. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
15. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDE SPLASHES.
16. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
17. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.

PROGRESS DOCUMENTS

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SECOND FLOOR PLAN - BUILDING A

U102-A

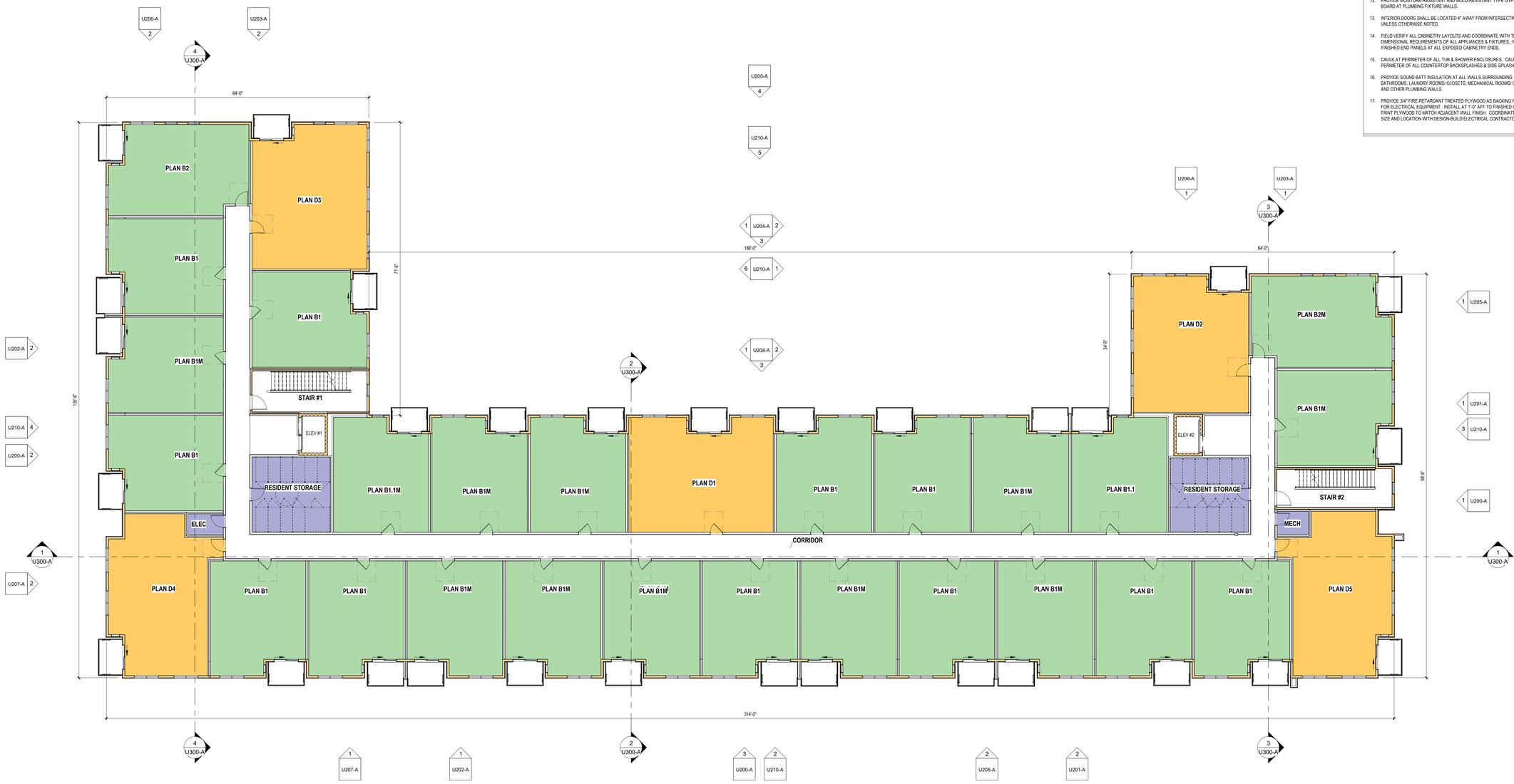
JLA PROJECT No: W25-0507

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PLAN KEY

- BUILDING SUPPORT
- CIRCULATION
- ONE BEDROOM
- TWO BEDROOM



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

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
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   - UNIT INTERIOR WALLS: **W4**
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THIRD FLOOR PLAN - BUILDING A

U103-A

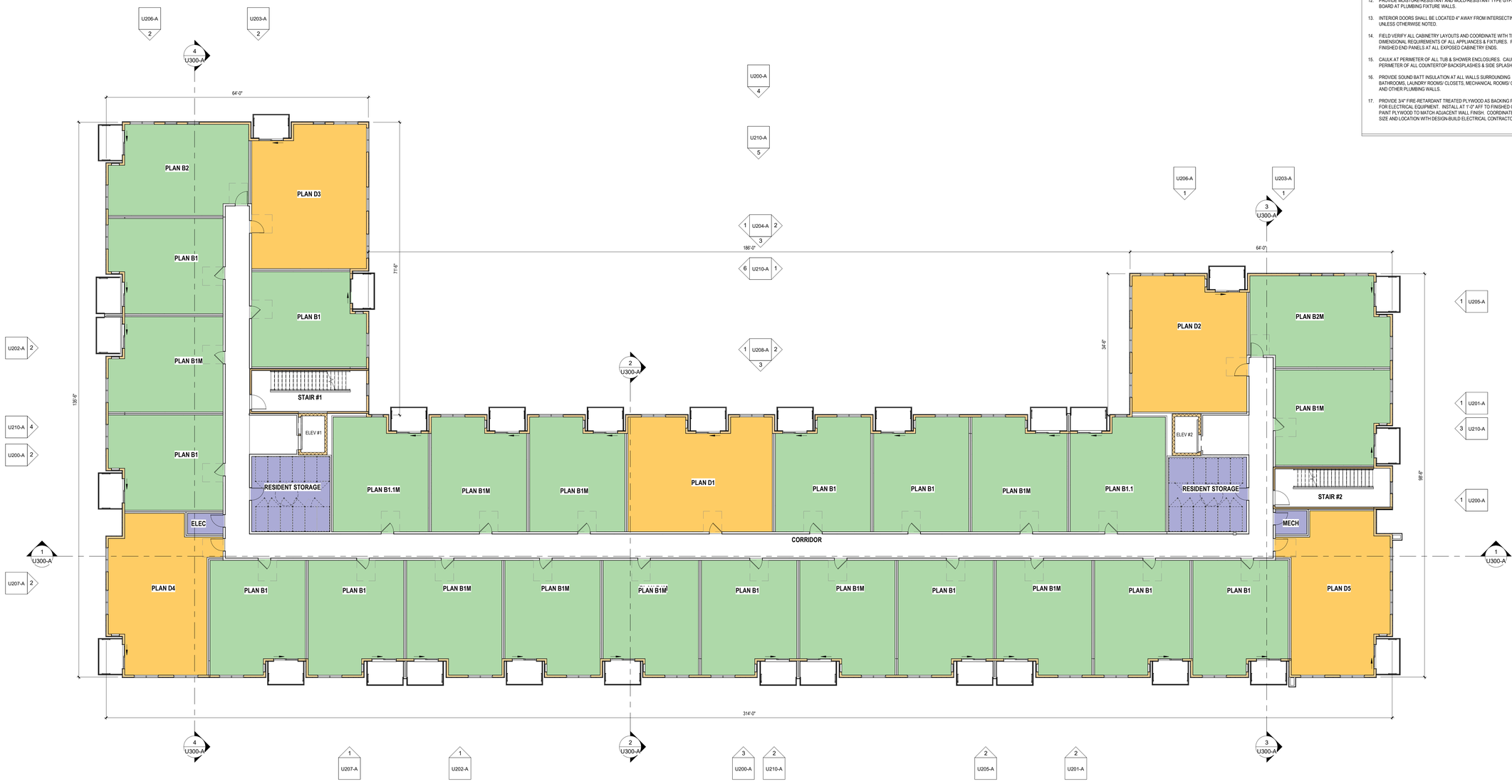
JLA PROJECT No: W25-0507

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PLAN KEY

- BUILDING SUPPORT
- CIRCULATION
- ONE BEDROOM
- TWO BEDROOM



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

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
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FOURTH FLOOR PLAN - BUILDING A

U104-A

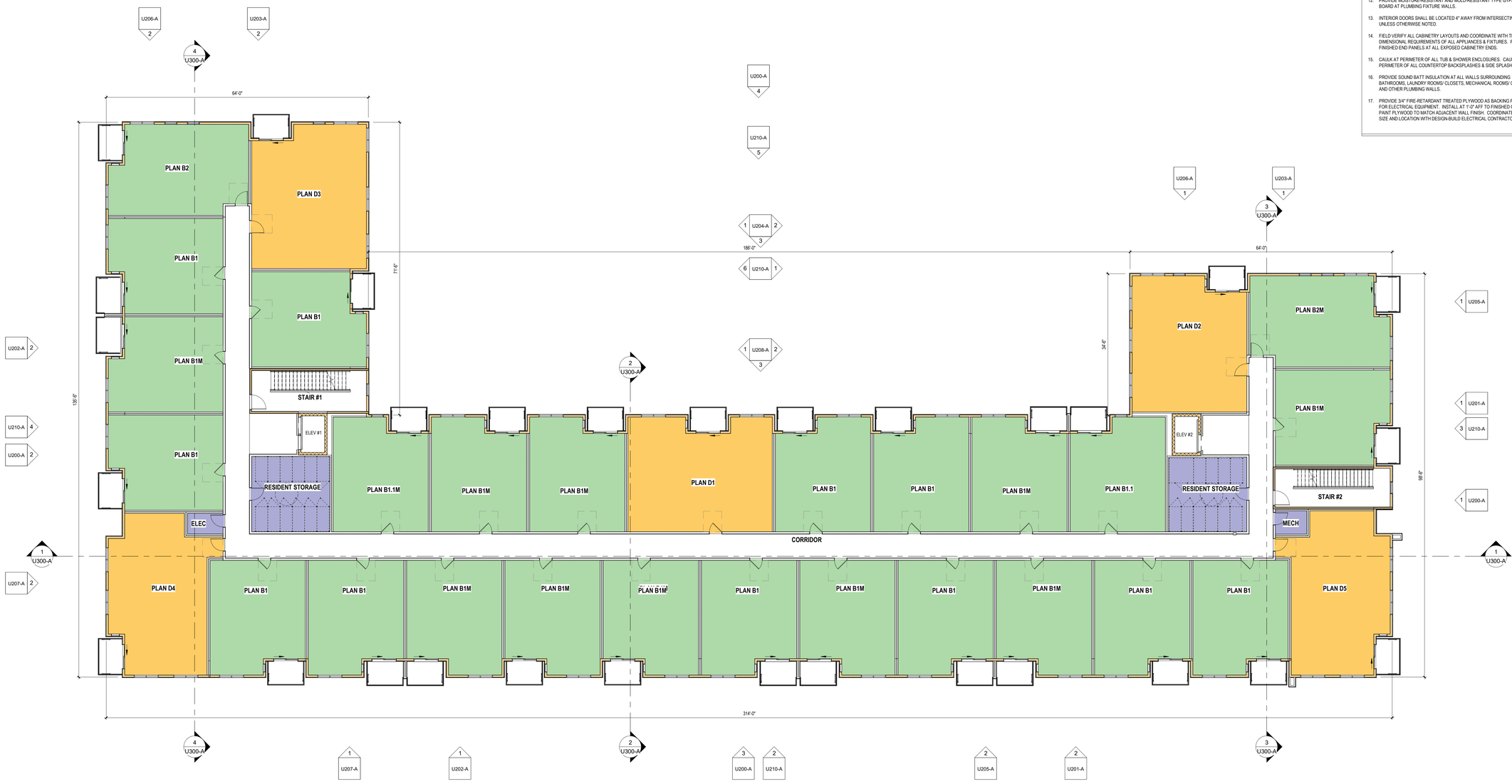
JLA PROJECT No: W25-0507

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PLAN KEY

- BUILDING SUPPORT
- CIRCULATION
- ONE BEDROOM
- TWO BEDROOM



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

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
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FIFTH FLOOR PLAN - BUILDING A

U105-A

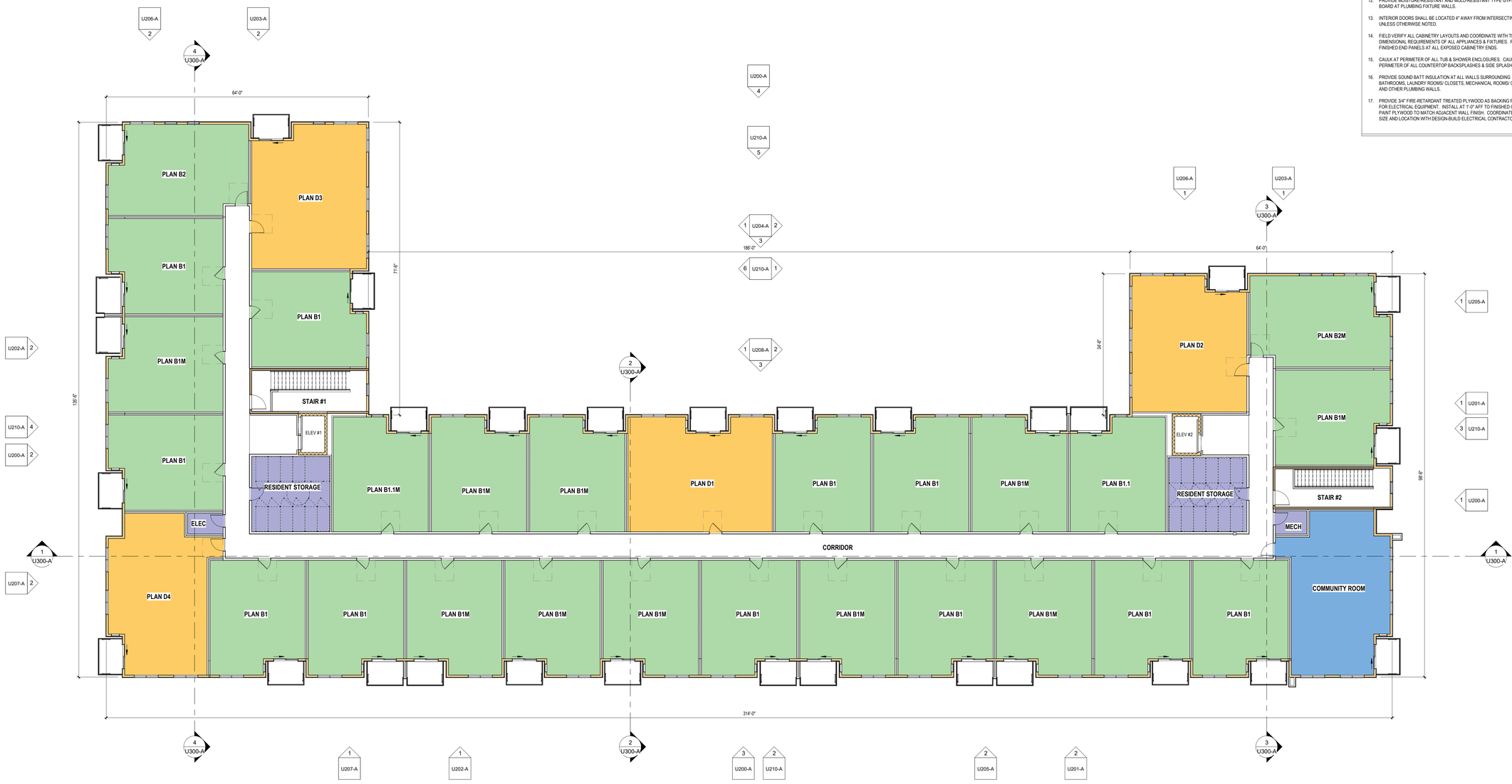
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PLAN KEY

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



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

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
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   - UNIT DEMISING WALLS: **W44-X**
   - UNIT INTERIOR WALLS: **W4**
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9. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS.
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16. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
17. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.

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SIXTH FLOOR PLAN - BUILDING A

U106-A

JLA PROJECT No: W25-0507

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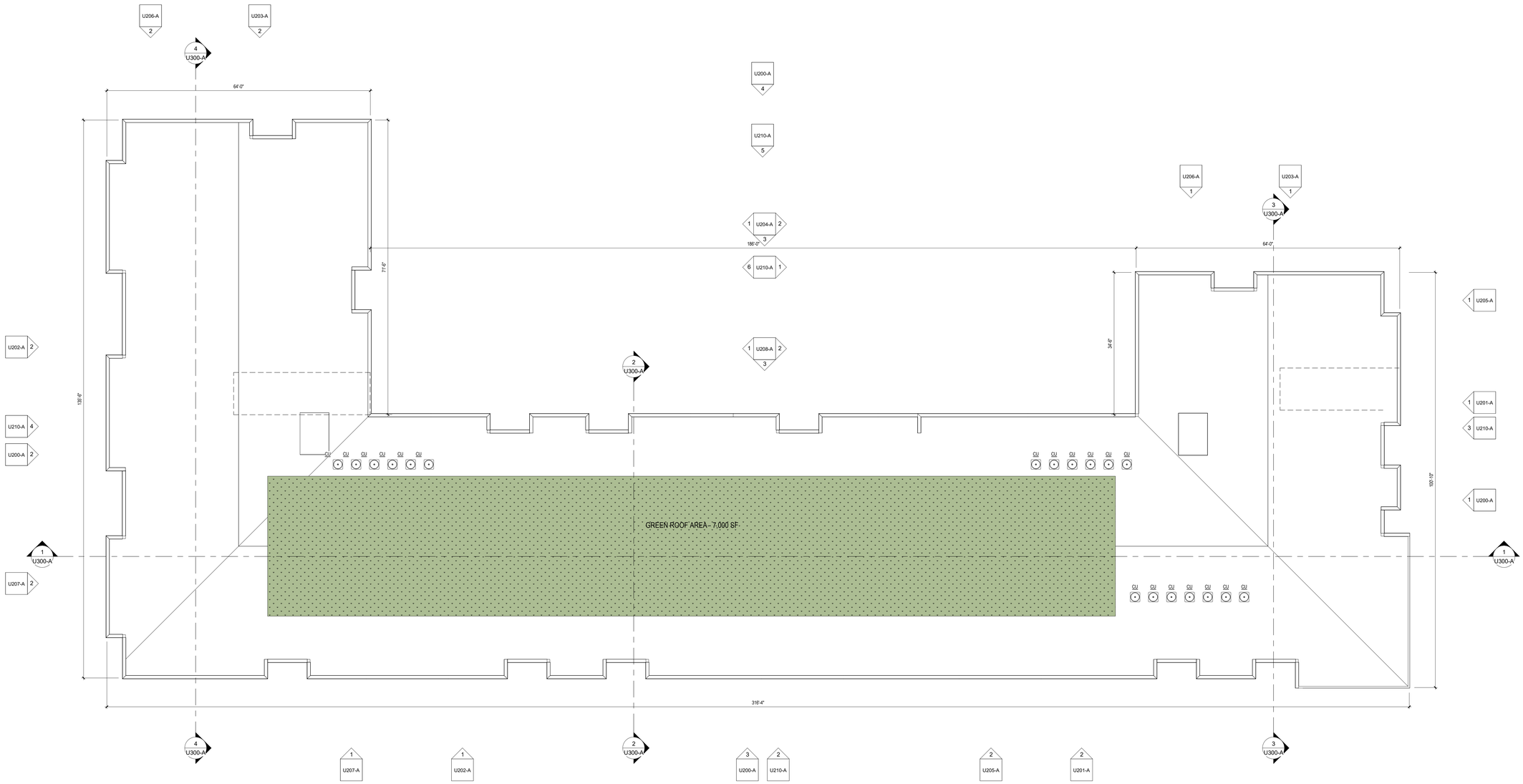
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ROOF PLAN KEY

- TAPERED INSULATION, 1/4 INCH PER 1 FOOT PITCH MINIMUM (IN ADDITION TO MINIMUM BASE LAYER OF INSULATION)
- GREEN ROOF AREAS
- DIRECTION OF STRUCTURE SLOPE OR TAPERED INSULATION SLOPE
- X.X" — HEIGHT OF TAPERED INSULATION (IN ADDITION TO MINIMUM BASE LAYER OF INSULATION)
- CU — CONDENSING UNITS
- RD — PRIMARY ROOF DRAIN
- OD — OVERFLOW ROOF DRAIN
- DS — DOWNSPOUT

ROOF PLAN NOTES

1. DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. ROOF SHALL BE ROOF ASSEMBLY - WR1-X, UNLESS NOTED OTHERWISE. TOP CHORDS OF TRUSSES SHALL BE PITCHED AT 1/4" PER FOOT (MINIMUM) TO PROVIDE ROOF DRAINAGE.
3. PROVIDE TAPERED INSULATION BOARD WHERE NECESSARY OVER ROOF ASSEMBLY TO MAINTAIN A 1/4" PER FOOT MINIMUM PITCH TO ROOF DRAINS. PROVIDE A 3/16" PER FOOT MINIMUM PITCH FOR TAPERED INSULATION SADDLES AND/ OR CRICKETS WHERE NECESSARY.
4. ROOF DRAINS AND OVERFLOW DRAINS ARE SHOWN FOR INTENT ONLY. DESIGN / BUILD PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS TO DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF ROOF DRAINS AND OVERFLOW DRAINS. COORDINATE ALL ROOF DRAINS WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE. DESIGN / BUILD PLUMBING CONTRACTOR TO COORDINATE SEPARATE OVERFLOW DRAIN ROUTE AND LAMBS TONGUE LOCATIONS WITH BUILDING PLANS.
5. PROVIDE WATERTIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURER'S STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
6. VERIFY ANY ROOFTOP EQUIPMENT AND PENETRATIONS WITH OWNER'S DESIGN / BUILD MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
7. DESIGN / BUILD CONTRACTORS PROVIDING ROOF PENETRATIONS MUST PROVIDE TEMPORARY WEATHERTIGHT COVERS FOR OPENING UNTIL PLACEMENT OF FINISHED WORK OR COVERING.
8. ALL DRYERS SHALL BE VENTED WITH U.L. CLASSIFIED DRYER BOX & VENT. PROVIDE POWER BOOSTER FAN: VENT IF VENT RUN EXCEEDS 25'-0".
9. PLUMBING DESIGN / BUILD CONTRACTOR SHALL COORDINATE THE LOCATION OF ROOF FROST-PROOF HOSE BIB WITH OWNER. COORDINATE LOCATION WITH TRUSS LAYOUT AND UNIT LAYOUT BELOW.
10. PROVIDE PREFINISHED SHEET METAL COPINGS AND/ OR GRAVEL STOPS PER PLANS. REFER TO EXTERIOR ELEVATIONS MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS.
11. PROVIDE PREFINISHED SHEET METAL DOWNSPOUTS WHERE INDICATED. REFER TO EXTERIOR ELEVATIONS MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS. DESIGN / BUILD PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS AND DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF DOWNSPOUTS AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE.



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

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ROOF PLAN - BUILDING A

U107-A

JLA PROJECT No: W25-0507

2/6/2026

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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



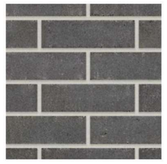
3. COMPOSITE LAP SIDING



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

1. COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
2. 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.
3. EXTERIOR MATERIALS TO BE BID AND INSTALLED AS SHOWN IN DRAWINGS WITH REGARDS TO SIZE, LOCATION, AND COLOR.

PROGRESS DOCUMENTS

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OVERALL EXTERIOR ELEVATIONS - BUILDING A

JLA PROJECT No: W25-0507

U200-A

2/6/2026



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



2 EAST ELEVATION AREA 2 - BUILDING A
1/8" = 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

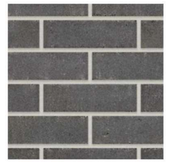

1. COMPOSITE PANEL SIDING


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

1. COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
2. 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.
3. EXTERIOR MATERIALS TO BE BID AND INSTALLED AS SHOWN IN DRAWINGS WITH REGARDS TO SIZE, LOCATION, AND COLOR.

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EXTERIOR ELEVATIONS - BUILDING A

JLA PROJECT No: W25-0507

U201-A

2/6/2026

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1 EAST ELEVATION AREA 1 - BUILDING A
1/8" = 1'-0"



2 SOUTH ELEVATION - BUILDING A
1/8" = 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

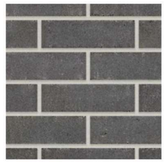

1. COMPOSITE PANEL SIDING


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

1. COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
2. COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS. QC SHALL INCLUDE DIMENSIONED JOINT LOCATIONS AS PART OF SHOP DRAWINGS.
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EXTERIOR ELEVATIONS - BUILDING A

JLA PROJECT No: W25-0507

U202-A

2/6/2026

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



2 WEST ELEVATION AREA 1 - BUILDING A
1/8" = 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

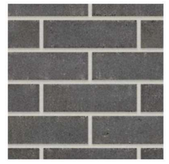

1. COMPOSITE PANEL SIDING


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

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EXTERIOR ELEVATIONS - BUILDING A

JLA PROJECT No: W25-0507

U203-A

2/6/2026

2/6/2026 4:18:39 PM



1 SOUTH COURTYARD ELEVATION - BUILDING A
1/8" = 1'-0"



2 NORTH COURTYARD ELEVATION - BUILDING A
1/8" = 1'-0"



3 EAST COURTYARD ELEVATION - BUILDING A
1/8" = 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
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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	
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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

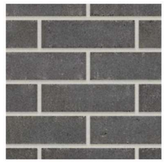

1. COMPOSITE PANEL SIDING


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

1. COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
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EXTERIOR ELEVATIONS - BUILDING A

JLA PROJECT No: W25-0507

U204-A

2/6/2026

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



2 EAST ELEVATION AREA 2 B&W - BUILDING A
1/8" = 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
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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

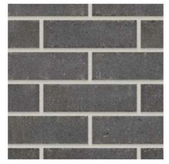

1. COMPOSITE PANEL SIDING


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

1. COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
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EXTERIOR ELEVATIONS - B&W - BUILDING A

U205-A

JLA PROJECT No: W25-0507

2/6/2026

2/4/2026 4:17:43 PM



1 WEST ELEVATION AREA 2 B&W - BUILDING A
1/8" = 1'-0"



2 WEST ELEVATION AREA 1 B&W - BUILDING A
1/8" = 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
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11	PRECAST CONCRETE BANDING	GRAY		
12	ALUMINUM GARAGE DOOR	GRAY	WAYNE DALTON (/EQ)	
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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



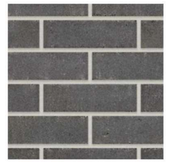
3. COMPOSITE LAP SIDING



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

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EXTERIOR ELEVATIONS - B&W - BUILDING A

U206-A

JLA PROJECT No: W25-0507

2/6/2026



1 EAST ELEVATION AREA 1 B&W - BUILDING A
1/8" = 1'-0"



2 SOUTH ELEVATION B&W - BUILDING A
1/8" = 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
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8	FIXED VINYL WINDOW	WHITE		
9	PRE-MANUFACTURED ALUMINUM BALCONY	BLACK/DARK BRONZE	SUPERIOR	6'X9'
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11	PRECAST CONCRETE BANDING	GRAY		
12	ALUMINUM GARAGE DOOR	GRAY	WAYNE DALTON (/EQ)	
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16	COMPOSITE PANEL	EVENING BLUE	HARDIE	SMOOTH

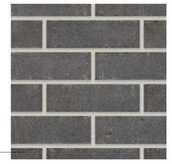

1. COMPOSITE PANEL SIDING


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

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EXTERIOR ELEVATIONS - B&W - BUILDING A

U207-A

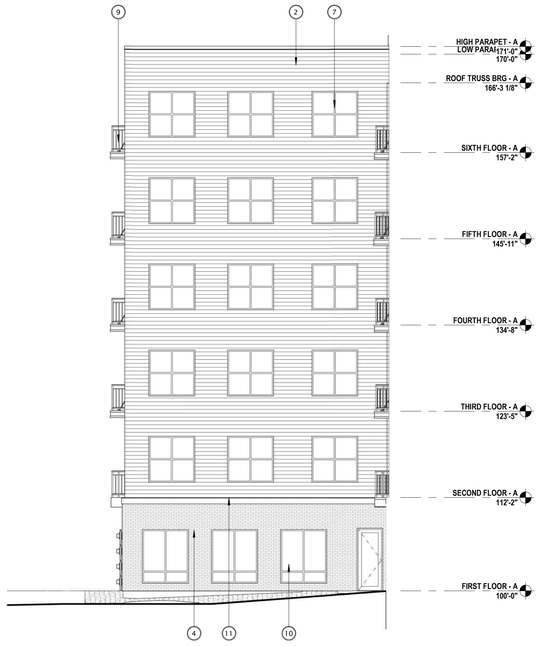
JLA PROJECT No: W25-0507

2/6/2026

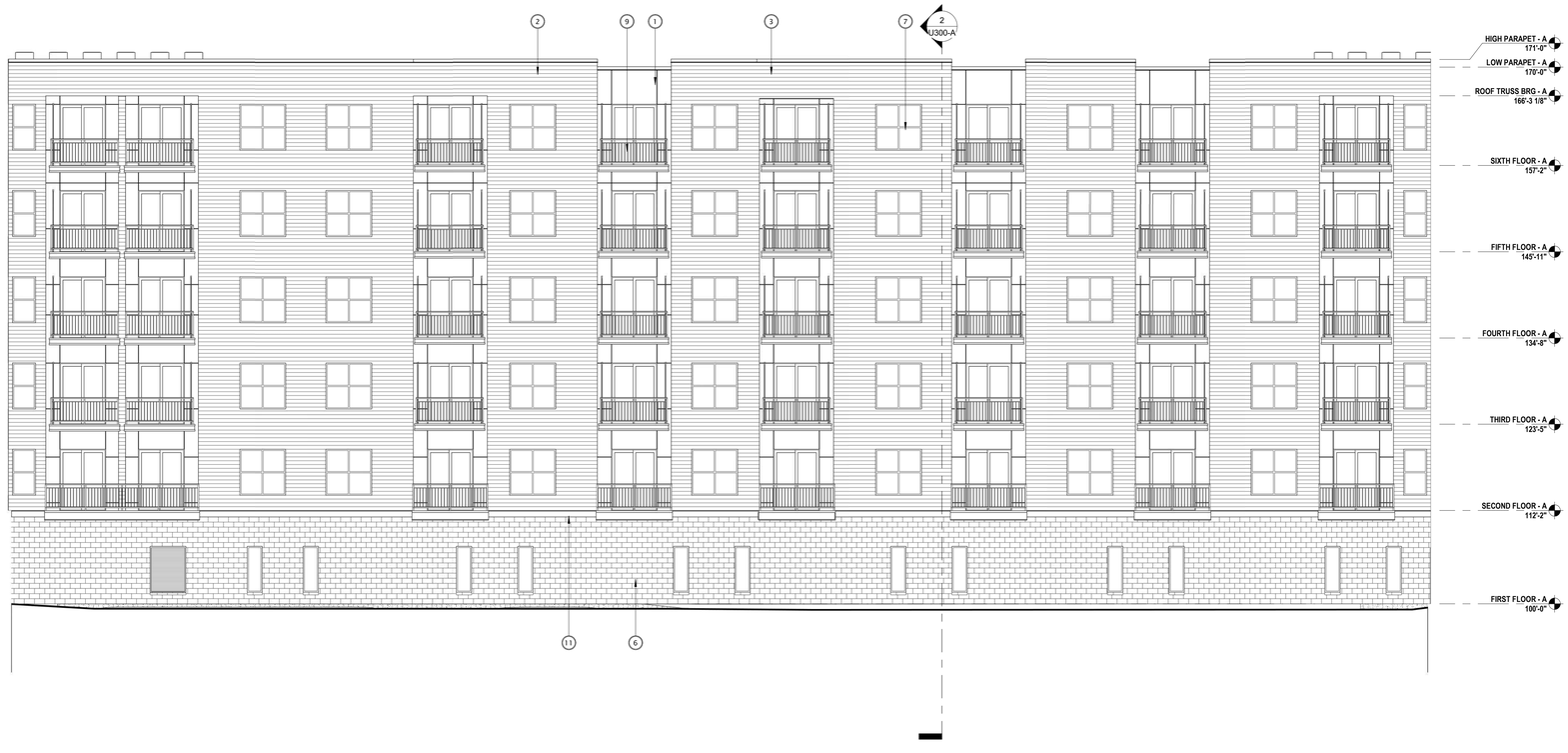
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1 SOUTH COURTYARD ELEVATION B&W - BUILDING A
1/8" = 1'-0"



2 NORTH COURTYARD ELEVATION B&W - BUILDING A
1/8" = 1'-0"



3 EAST COURTYARD ELEVATION B&W - BUILDING A
1/8" = 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



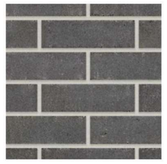
3. COMPOSITE LAP SIDING



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

1. COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
2. 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.
3. EXTERIOR MATERIALS TO BE BID AND INSTALLED AS SHOWN IN DRAWINGS WITH REGARDS TO SIZE, LOCATION, AND COLOR.

PROGRESS DOCUMENTS

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EXTERIOR ELEVATIONS - B&W - BUILDING A

U208-A

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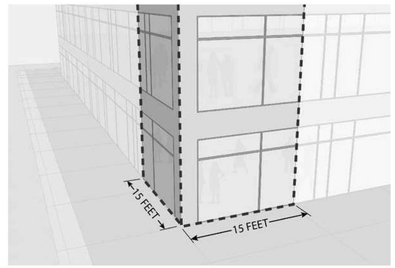


2 EAST BIRD GLASS ELEVATION - BUILDING A
1/16" = 1'-0"

5555 ODANA ROAD - BUILDING A
BIRD GLASS CALCULATIONS
1/30/2026

***50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING**

					WALL DESIGNATION											
					NORTH ELEVATION		SOUTH ELEVATION		EAST ELEVATION		WEST ELEVATION		COURTYARD NORTH		COURTYARD SOUTH	
WINDOW/ STOREFRONT DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
A -WINDOW - 2'-0"x 3'-0"	1.7	2.7	1.0	4.4	0.0	0.0	0.0	0.0	0.0	0.0	13.3	3.0	0.0	0.0	4.4	1.0
B -WINDOW - 2'-0"x 6'-0"	1.7	5.7	1.0	9.4	0.0	0.0	94.5	10.0	151.2	16.0	132.3	14.0	0.0	0.0	0.0	0.0
C-WINDOW -3'-0" x 6'-0"	2.7	5.7	2.0	15.1	75.6	5.0	0.0	0.0	0.0	0.0	649.9	43.0	0.0	0.0	75.6	5.0
D -WINDOW - 6'-0" X 6'-0"	5.7	5.7	4.0	32.1	642.3	20.0	1059.8	33.0	2890.3	90.0	1830.5	57.0	481.7	15.0	770.8	24.0
E -STOREFRONT - 6'-0" X 7'-0"	5.7	6.7	4.0	37.8	226.7	6.0	0.0	0.0	151.1	4.0	75.6	2.0	113.3	3.0	0.0	0.0
F -PATIO DOOR - 6'-0"x 8'-0"	5.2	7.2	2.0	37.0	555.5	15.0	1036.9	28.0	0.0	55.0	1888.6	51.0	0.0	0.0	222.2	6.0
G -ENTRANCE - 6'-0" X 8'-0"	4.3	7.2	2.0	31.1	31.1	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
H -ENTRANCE - 3'-0" X 8'-0"	2.7	7.2	2.0	19.1	19.1	1.0	0.0	0.0	19.1	1.0	0.0	0.0	19.1	1.0	0.0	0.0
I - STOREFRONT - 2'-0" X 6'-0"	1.7	5.7	2.0	9.4	9.4	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
					1559.7	TOTAL GLZ	2,191.2	TOTAL GLZ	3,211.7	TOTAL GLZ	4,590.2	TOTAL GLZ	614.2	TOTAL GLZ	1073.0	TOTAL GLZ
					7,064	WALL AREA	10,825.2	WALL AREA	23,182.9	WALL AREA	22,806.1	WALL AREA	2428.3	WALL AREA	5474.92	WALL AREA
					22.08%	% GLAZING	20.24%	% GLAZING	13.85%	% GLAZING	20.13%	% GLAZING	25.29%	% GLAZING	19.60%	% GLAZING



CITY OF MADISON ORDINANCE - 28.129

28.129 BIRD-SAFE GLASS REQUIREMENTS:

(1) Statement of Purpose: The Bird-Safe Glass Requirements in this section are intended to reduce the heightened risk for bird collisions with glass on specified building designs and configurations.

(2) Applicability: Subsection (4) applies to all exterior construction and development activity, including the expansion of existing buildings and structures, as specified therein.

(3) Measuring Glass Area: Under this Ordinance, glass area shall be measured as one (1) continuous panel of glass or other transparent material, or a set of two (2) or more such panels divided by mullions of six (6) inches in width or narrower. Panels surrounded on all sides by solid walls or mullions wider than six (6) inches shall be considered individual windows. Spandrel or opaque reflectivity of 14% or less shall not be included in the calculation of glass area. See Revised Figure 1.

(4) Bird-Safe Glass Treatment Requirements: Glass areas on the following buildings or structures shall be treated to reduce the risk of bird collision by incorporating a pattern of visual markers that are either; a) dots or other isolated shapes that are 1/4" in diameter or larger and spaced at not more than a two-inch (2") by two-inch (2") pattern; or b) lines that are 1/8" in width or greater and spaced no more than 2" apart; low reflective opaque materials; building-integrated structures like non-glass double-skin facades, metal screens, fixed solar shading, exterior insect screens, and other features that cover the glass surface; or other similar mitigation treatments approved by the Zoning Administrator.

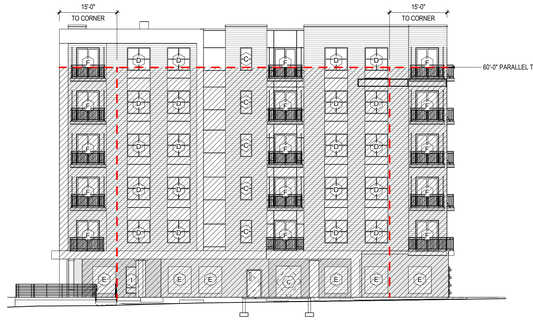
(a) Buildings or structures over 10,000 square feet: For any building or structure over 10,000 square feet in size (floor area of above-grade stories), bird-safe glass treatment is required as follows:

1. For building facades where the first sixty (60) feet (See REVISED Figure 2) from grade are comprised of greater than or equal to fifty percent (50%) glass:
   a. At least eighty-five percent (85%) of the glass must be treated; and
   b. All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. See Figure 3.
2. For building facades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass;
   a. At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
   b. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.
3. All glass railings must be treated.
4. All glass on enclosed building connections shall be treated up to sixty (60) feet above grade.

(b) Sky-bridges: For buildings and structures of any size, all glass on above-ground bridges must be treated.

(c) At grade glass: For buildings and structures of any size, all at grade glass features such as sound walls or glass screens must be treated.

(5) This Ordinance shall become effective October 1, 2020.



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



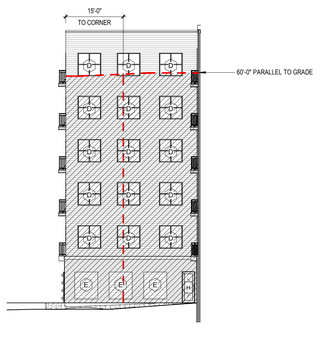
4 SOUTH BIRD GLASS ELEVATION - BUILDING A
1/16" = 1'-0"



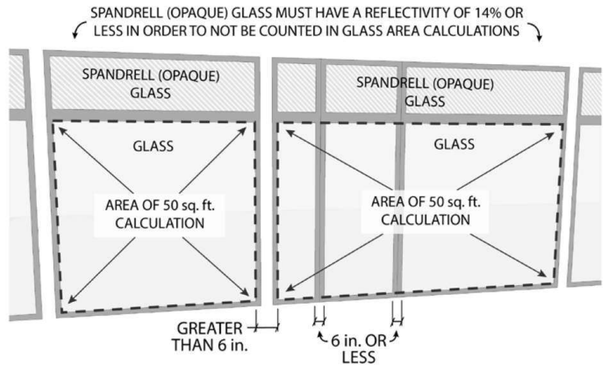
6 SOUTH COURTYARD BIRD GLASS ELEVATION - BUILDING A
1/16" = 1'-0"

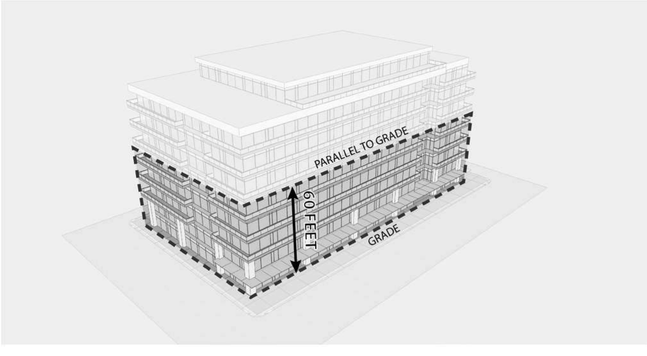


5 WEST BIRD GLASS ELEVATION - BUILDING A
1/16" = 1'-0"



1 NORTH COURTYARD BIRD GLASS ELEVATION - BUILDING A
1/16" = 1'-0"





PROGRESS DOCUMENTS

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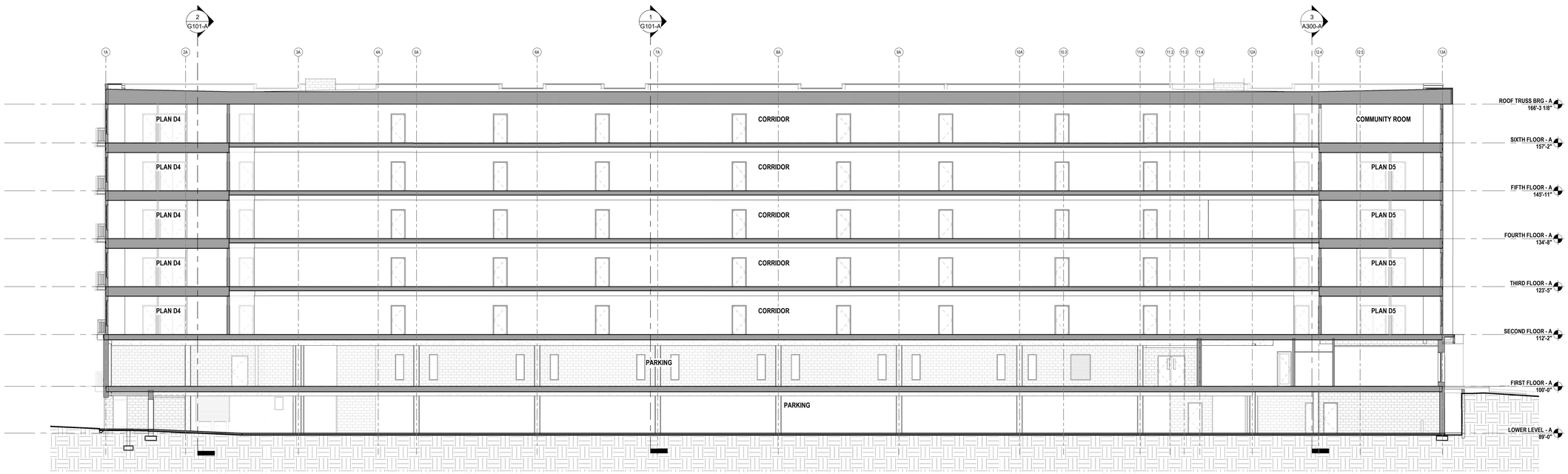
BIRD GLASS ELEVATIONS - BUILDING A

U210-A

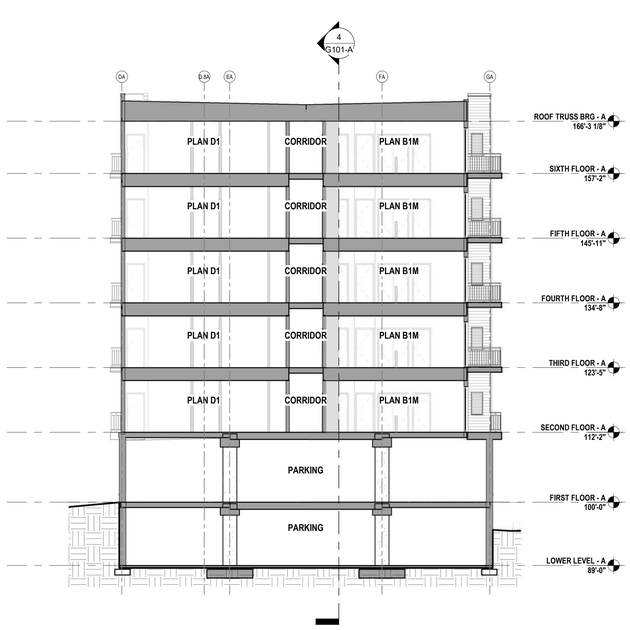
JLA PROJECT No: W25-0507

2/6/2026

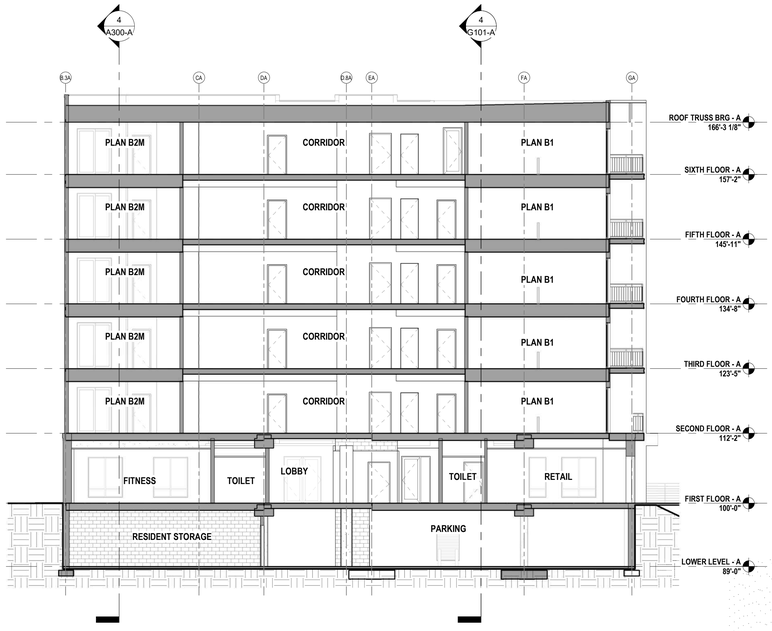
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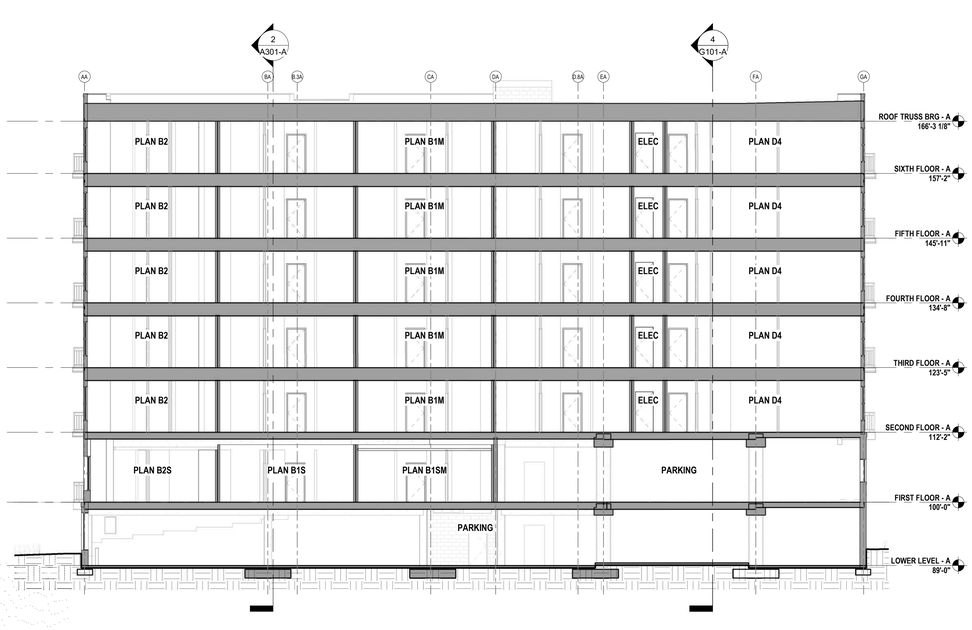
1 BUILDING SECTION - BUILDING A MAIN (N-S) - UDC
3/32" = 1'-0"



2 BUILDING SECTION - BUILDING A MAIN (E-W) - UDC
3/32" = 1'-0"



3 BUILDING SECTION - BUILDING A NORTH WING (E-W) - UDC
3/32" = 1'-0"



4 BUILDING SECTION - BUILDING A SOUTH WING (E-W) - UDC
3/32" = 1'-0"

PROGRESS DOCUMENTS

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BUILDING SECTIONS - BUILDING A

U300-A

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BUILDING A - NORTHEAST CORNER

PROGRESS DOCUMENTS

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3D VIEW - BUILDING A

U400-A

JLA PROJECT No: W25-0507

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BUILDING A - SOUTHWEST CORNER

BUILDING A - NORTHWEST CORNER



PROGRESS DOCUMENTS

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3D VIEW - BUILDING A

U401-A

JLA PROJECT No: W25-0507

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USABLE SPACE PLAN KEY

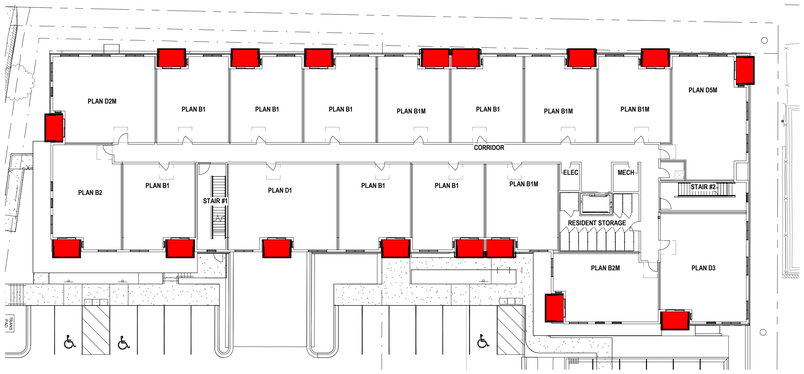
DASHED LINES REPRESENT APPROXIMATE PROPERTY LINE LOCATION

DENOTES USABLE OPEN AREA - ON PLAN
= 5,394 S.F.

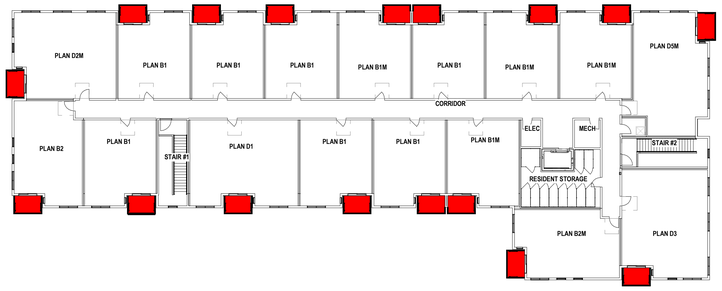
DENOTES USABLE OPEN AREA - PRIVATE BALCONIES
= 3,556 S.F.

REQUIRED USABLE OPEN AREA:
40 S.F. X 73 DWELLING UNITS
= 2,920 S.F.

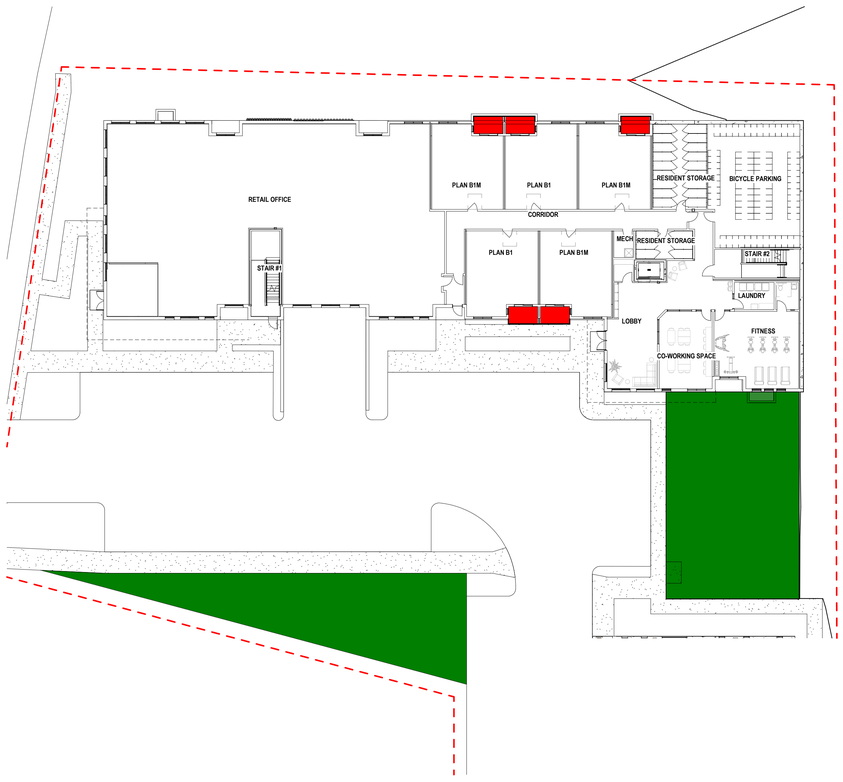
TOTAL USABLE OPEN AREA PROVIDED:
= 8,950 S.F.



2 SECOND FLOOR BLG B - USABLE SPACE PLAN
1" = 20'-0"

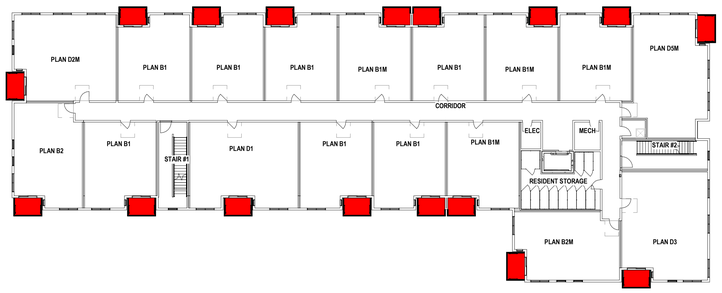


5 FIFTH FLOOR BLG B - USABLE SPACE PLAN
1" = 20'-0"



1 FIRST FLOOR BLG B - USABLE SPACE PLAN
1" = 20'-0"

4 FOURTH FLOOR BLG B - USABLE SPACE PLAN
1" = 20'-0"



3 THIRD FLOOR BLG B - USABLE SPACE PLAN
1" = 20'-0"

PROGRESS DOCUMENTS

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USABLE OPEN SPACE PLANS - BUILDING B

U005-B

JLA PROJECT No: W25-0507

2/6/2026

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BIKE STALL PARKING SCHEDULE

Level	Count	Type
LOWER LEVEL - B	4	Floor Mount Bicycle Stall - 2/0 x 6/0

LOWER LEVEL - B: 4

Grand total: 4

PARKING STALL SCHEDULE

Level	Count	Type
LOWER LEVEL - B	2	PARKING STALL - ADA 9'-0" x 18'-0"
LOWER LEVEL - B	3	PARKING STALL - COMPACT 8'-0" x 18'-0"
LOWER LEVEL - B	1	PARKING STALL - COMPACT 8'-2" x 18'-0"
LOWER LEVEL - B	1	PARKING STALL - COMPACT 8'-6" x 18'-0"
LOWER LEVEL - B	1	PARKING STALL - COMPACT 8'-10" x 18'-0"
LOWER LEVEL - B	27	PARKING STALL - STANDARD 9'-0" x 18'-0"
LOWER LEVEL - B	1	PARKING STALL - STANDARD EV 9'-0" x 18'-0"

LOWER LEVEL - B: 36

Grand total: 36

EV AND EV READY PARKING - BUILDING B LOWER LEVEL

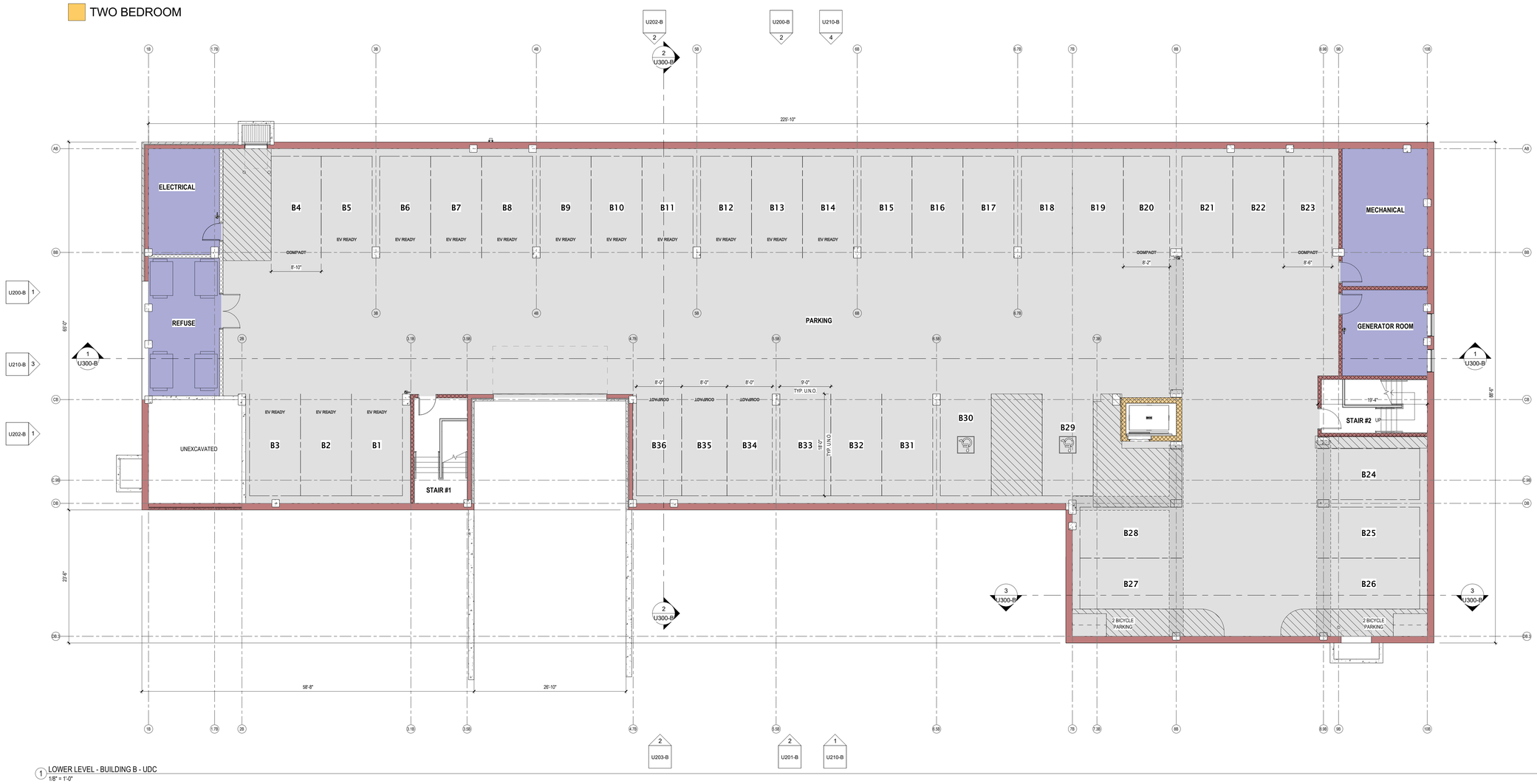
NUMBER OF EV SPACES REQUIRED = 20% EVR, 4% EV
BUILDING B PARKING PROVIDED:
INDOOR = 36
OUTDOOR = 30
TOTAL PROVIDED = 66
REQUIRED EV = 3 SPACES
REQUIRED EVR = 13 SPACES
NUMBER OF 1ST FLR EV SPACES PROVIDED = 3
NUMBER OF 1ST FLR EV READY SPACES PROVIDED = 13

PARKING LEVEL FLOOR PLAN NOTES

1. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO VERIFY REQUIREMENTS OF ALL TRADES INCLUDING: PRECAST, PLUMBING, SPRINKLERS, HVAC, ELEVATOR & ELECTRICAL.
2. GENERAL CONTRACTOR SHALL COORDINATE ALL PENETRATION AND OPENINGS THROUGH PRECAST PLANK WITH PRECAST PLANK PROVIDER, MEP CONTRACTORS, AND ARCHITECT.
3. COORDINATE LOCATION OF PRECAST PLANK DEPTHS W/ PRECAST SHOP DRAWINGS PRIOR TO POURING WALLS.
4. CONTRACTOR TO VERIFY LOCATIONS OF GAS METER, ELECTRICAL METERS, AND THEIR SPACE REQUIREMENTS PRIOR TO CONSTRUCTION.
5. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED.
6. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
7. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
8. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
9. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
10. 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.
11. INTERIOR DOORS SHALL BE LOCATED 4" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE NOTED.
12. INTERIOR WALLS AT PARKING LEVEL FLOORS SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:
    - CMU WALLS: **M9.X**
    - CONCRETE WALLS: **C1** (SEE STRUCTURAL FOR THICKNESS)
    - CORRIDOR WALLS: **S6C.X**
    - UNIT DEMISING WALLS: **S44.X**
    - UNIT INTERIOR WALLS: **S4**
13. 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.
14. VERIFY QUANTITY AND LOCATION OF INTERIOR AND EXTERIOR HOSE BIBBS WITH OWNER.
15. VERIFY QUANTITY, LOCATION, AND TYPE OF ELECTRICAL OUTLETS IN PARKING AREA WITH OWNER.
16. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO CEILING FLOOR SYSTEM ABOVE. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.
17. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS.
18. VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
19. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
20. PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
21. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
22. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDE SPLASHES.
23. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
24. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.

PLAN KEY

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



1 LOWER LEVEL - BUILDING B - UDC
1/8" = 1'-0"

PROGRESS DOCUMENTS

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LOWER LEVEL PLAN - BUILDING B

U100-B

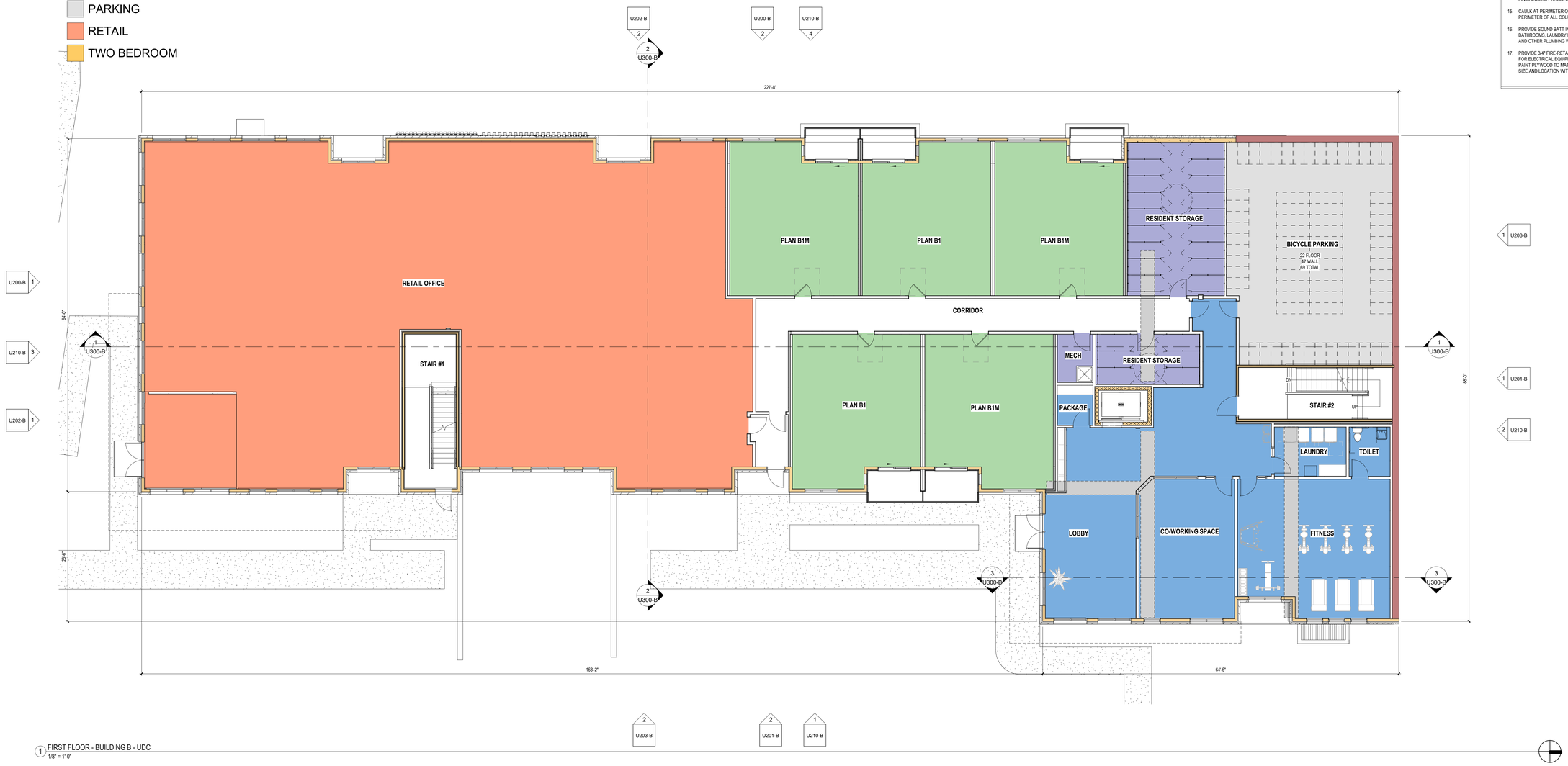
JLA PROJECT No: W25-0507

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PLAN KEY

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



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

BIKE STALL PARKING SCHEDULE

Level	Count	Type
FIRST FLOOR - B	22	Floor Mount Bicycle Stall - 2'0 x 6'0
FIRST FLOOR - B	47	Wall Mount Bicycle Stall - 2'0 x 4'0
FIRST FLOOR - B: 69		
Grand total: 69		

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
3. INTERIOR WALLS AT WOOD STUD FLOORS SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:
   - CORRIDOR WALLS: **W6C-X**
   - UNIT DEMISING WALLS: **W44-X**
   - UNIT INTERIOR WALLS: **W4**
4. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
5. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
6. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
7. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
8. 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.
9. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS.
10. VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
12. PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
13. INTERIOR DOORS SHALL BE LOCATED 4" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE NOTED.
14. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
15. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDE SPLASHES.
16. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
17. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.

PROGRESS DOCUMENTS

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FIRST FLOOR PLAN - BUILDING B

U101-B

JLA PROJECT No: W25-0507

2/6/2026

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PLAN KEY

- BUILDING SUPPORT
- CIRCULATION
- ONE BEDROOM
- TWO BEDROOM



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

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
3. INTERIOR WALLS AT WOOD STUD FLOORS SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:
   - CORRIDOR WALLS: **W6C-X**
   - UNIT DEMISING WALLS: **W44-X**
   - UNIT INTERIOR WALLS: **W4**
4. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
5. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
6. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
7. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
8. 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.
9. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS.
10. VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
12. PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
13. INTERIOR DOORS SHALL BE LOCATED 4" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE NOTED.
14. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
15. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDE SPLASHES.
16. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
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SECOND FLOOR PLAN - BUILDING B

U102-B

JLA PROJECT No: W25-0507

2/6/2026

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PLAN KEY

- BUILDING SUPPORT
- CIRCULATION
- ONE BEDROOM
- TWO BEDROOM



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

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
3. INTERIOR WALLS AT WOOD STUD FLOORS SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:
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8. 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.
9. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS.
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11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
12. PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
13. INTERIOR DOORS SHALL BE LOCATED 4" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE NOTED.
14. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
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17. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.

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THIRD FLOOR PLAN - BUILDING B

U103-B

JLA PROJECT No: W25-0507

2/6/2026

2/6/2026 4:23:19 PM

PLAN KEY

- BUILDING SUPPORT
- CIRCULATION
- ONE BEDROOM
- TWO BEDROOM



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

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
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   - CORRIDOR WALLS: **W6C-X**
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17. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.

PROGRESS DOCUMENTS

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FOURTH FLOOR PLAN - BUILDING B

U104-B

JLA PROJECT No: W25-0507

2/6/2026

2/6/2026 4:20:13 PM

PLAN KEY

- BUILDING SUPPORT
- CIRCULATION
- ONE BEDROOM
- TWO BEDROOM



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

OVERALL FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
3. INTERIOR WALLS AT WOOD STUD FLOORS SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:
   - CORRIDOR WALLS: **W6C-X**
   - UNIT DEMISING WALLS: **W44-X**
   - UNIT INTERIOR WALLS: **W4**
4. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
5. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
6. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
7. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
8. 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.
9. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS.
10. VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
12. PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
13. INTERIOR DOORS SHALL BE LOCATED 4" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE NOTED.
14. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
15. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDE SPLASHES.
16. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
17. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.

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FIFTH FLOOR PLAN - BUILDING B

U105-B

JLA PROJECT No: W25-0507

2/6/2026

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ROOF PLAN KEY

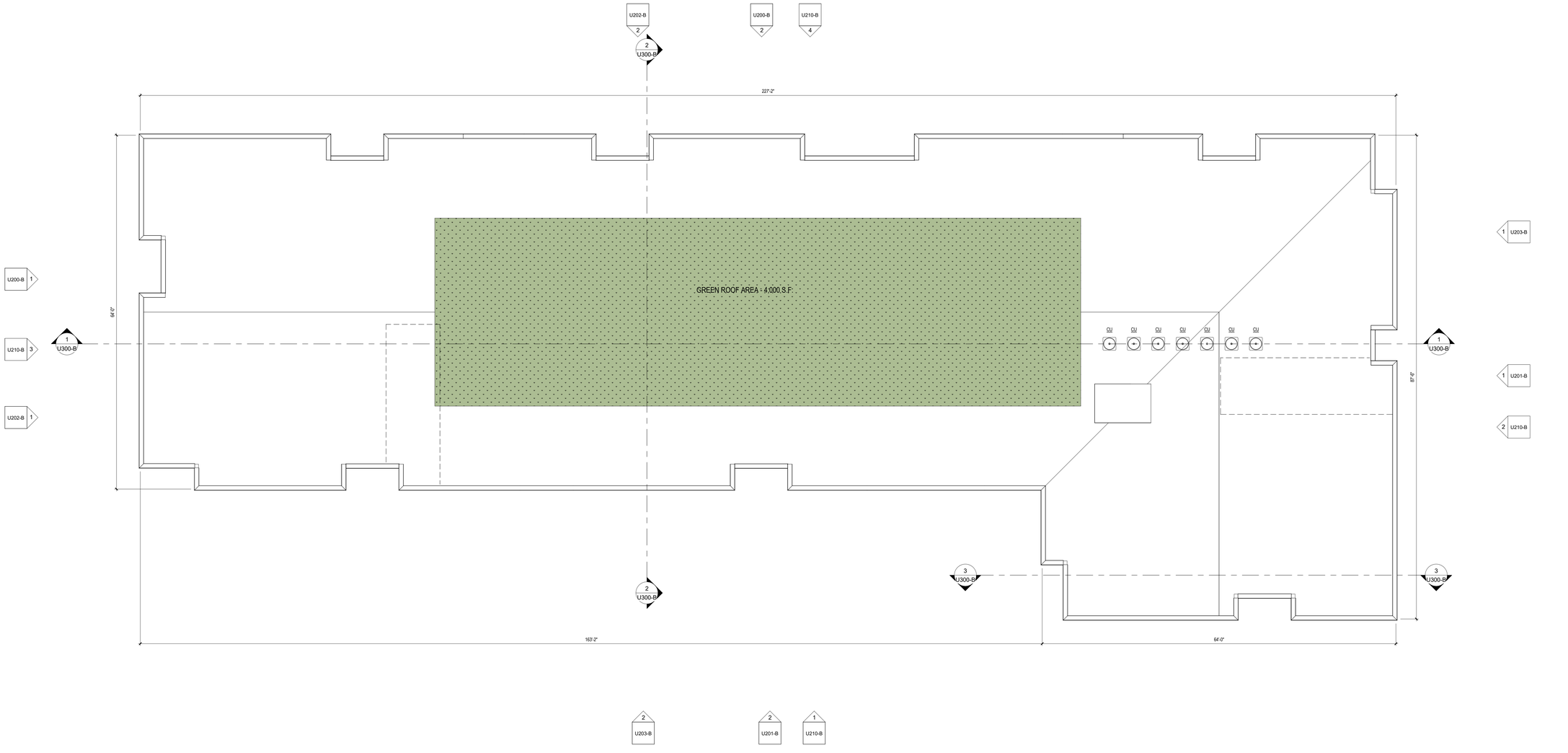
- TAPERED INSULATION, 1/4 INCH PER 1 FOOT PITCH MINIMUM (IN ADDITION TO MINIMUM BASE LAYER OF INSULATION)
- GREEN ROOF AREAS
- DIRECTION OF STRUCTURE SLOPE OR TAPERED INSULATION SLOPE
- X.X" — HEIGHT OF TAPERED INSULATION (IN ADDITION TO MINIMUM BASE LAYER OF INSULATION)
- CU — CONDENSING UNITS
- RD — PRIMARY ROOF DRAIN
- OD — OVERFLOW ROOF DRAIN
- DS — DOWNSPOUT

ROOF PLAN NOTES

1. DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. ROOF SHALL BE ROOF ASSEMBLY - WR1-X, UNLESS NOTED OTHERWISE. TOP CHORDS OF TRUSSES SHALL BE PITCHED AT 1/4" PER FOOT (MINIMUM) TO PROVIDE ROOF DRAINAGE.
3. PROVIDE TAPERED INSULATION BOARD WHERE NECESSARY OVER ROOF ASSEMBLY TO MAINTAIN A 1/4" PER FOOT MINIMUM PITCH TO ROOF DRAINS. PROVIDE A 3/16" PER FOOT MINIMUM PITCH FOR TAPERED INSULATION SADDLES AND/ OR CRICKETS WHERE NECESSARY.
4. ROOF DRAINS AND OVERFLOW DRAINS ARE SHOWN FOR INTENT ONLY. DESIGN / BUILD PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS TO DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF ROOF DRAINS AND OVERFLOW DRAINS. COORDINATE ALL ROOF DRAINS WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE. DESIGN / BUILD PLUMBING CONTRACTOR TO COORDINATE SEPARATE OVERFLOW DRAIN ROUTE AND LAMBS TONGUE LOCATIONS WITH BUILDING PLANS.
5. PROVIDE WATERTIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURER'S STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
6. VERIFY ANY ROOFTOP EQUIPMENT AND PENETRATIONS WITH OWNER'S DESIGN / BUILD MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
7. DESIGN / BUILD CONTRACTORS PROVIDING ROOF PENETRATIONS MUST PROVIDE TEMPORARY WEATHERTIGHT COVERS FOR OPENING UNTIL PLACEMENT OF FINISHED WORK OR COVERING.
8. ALL DRYERS SHALL BE VENTED WITH U.L. CLASSIFIED DRYER BOX & VENT. PROVIDE POWER BOOSTER FAN: VENT IF VENT RUN EXCEEDS 25'-0".
9. PLUMBING DESIGN / BUILD CONTRACTOR SHALL COORDINATE THE LOCATION OF ROOF FROST-PROOF HOSE BIB WITH OWNER. COORDINATE LOCATION WITH TRUSS LAYOUT AND UNIT LAYOUT BELOW.
10. PROVIDE PREFINISHED SHEET METAL COPINGS AND/ OR GRAVEL STOPS PER PLANS. REFER TO EXTERIOR ELEVATIONS MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS.
11. PROVIDE PREFINISHED SHEET METAL DOWNSPOUTS WHERE INDICATED. REFER TO EXTERIOR ELEVATIONS MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS. DESIGN / BUILD PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS AND DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF DOWNSPOUTS AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE.

KEYNOTE SCHEDULE

MARK	NOTE



1 ROOF PLAN - BUILDING B - UDC
1/8" = 1'-0"

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ROOF PLAN - BUILDING B

U106-B

JLA PROJECT No: W25-0507

2/6/2026

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



2 WEST ELEVATION - BUILDING B
1/8" = 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

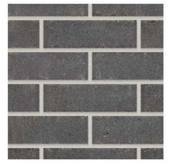

1. COMPOSITE PANEL SIDING


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

1. COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
2. 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.
3. EXTERIOR MATERIALS TO BE BID AND INSTALLED AS SHOWN IN DRAWINGS WITH REGARDS TO SIZE, LOCATION, AND COLOR.

PROGRESS DOCUMENTS

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EXTERIOR ELEVATIONS - BUILDING B

JLA PROJECT No: W25-0507

U200-B

2/6/2026

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



2 EAST ELEVATION - BUILDING B
1/8" = 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

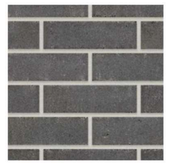

1. COMPOSITE PANEL SIDING


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

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EXTERIOR ELEVATIONS - BUILDING B

U201-B

JLA PROJECT No: W25-0507

2/6/2026

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1 SOUTH ELEVATION B&W - BUILDING B
1/8" = 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

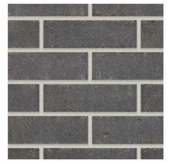

1. COMPOSITE PANEL SIDING


2. COMPOSITE LAP SIDING


3. COMPOSITE LAP SIDING


9. ALUMINUM BALCONY


10. ANODIZED ALUMINUM

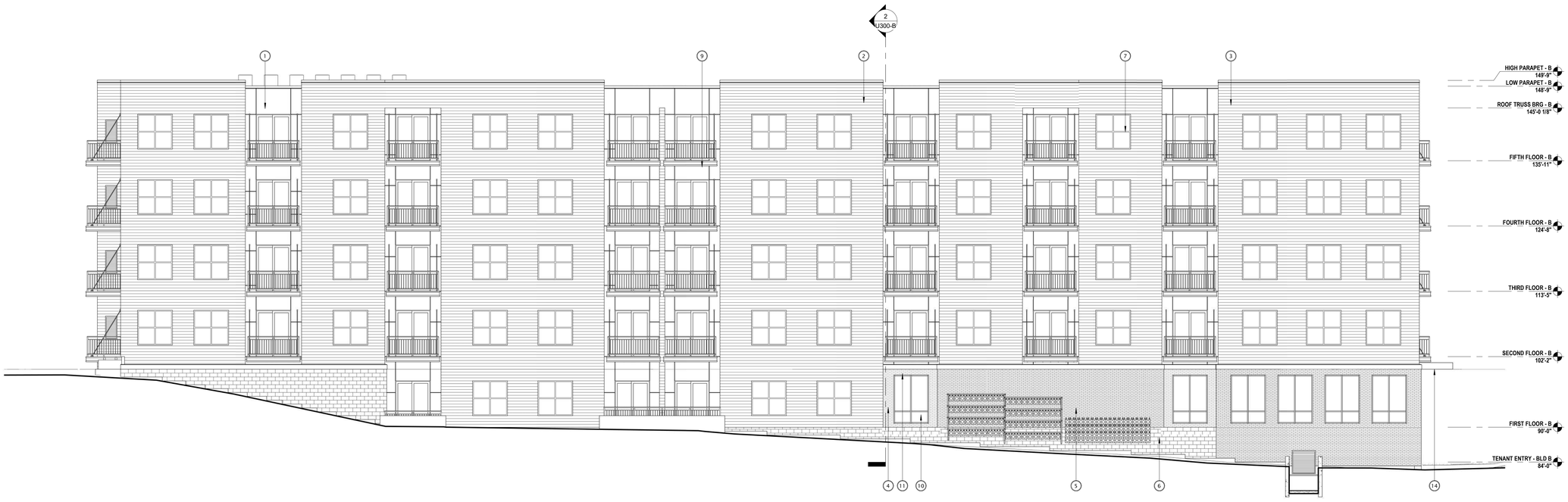

4. BRICK VENEER - DARK


5. BRICK VENEER - LIGHT


6. SPLIT FACE CMU


12. GARAGE DOOR


14. COMPOSITE PANEL SIDING



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

EXTERIOR ELEVATION NOTES

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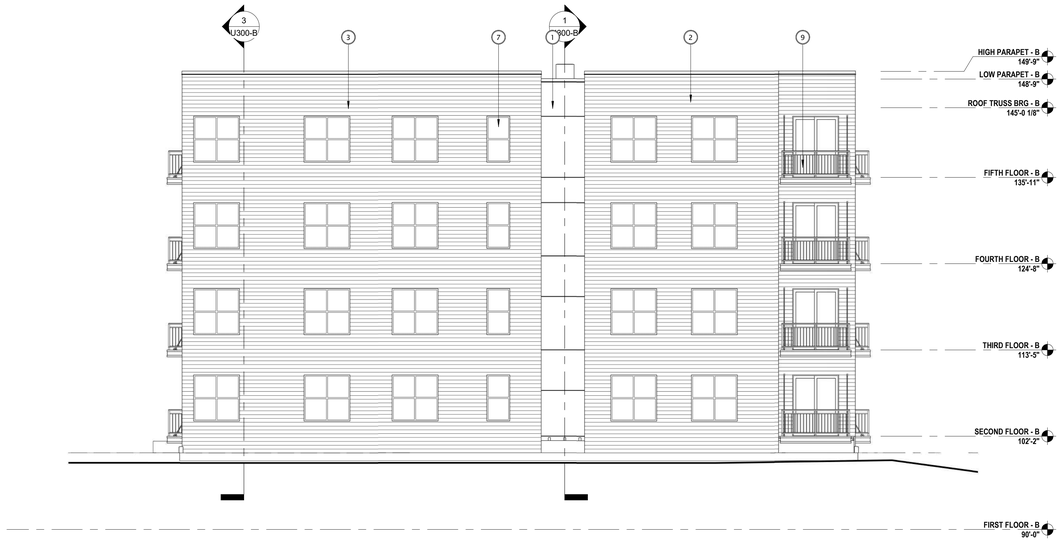
EXTERIOR ELEVATIONS - B&W - BUILDING B

U202-B

JLA PROJECT No: W25-0507

2/6/2026

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



2 EAST ELEVATION B&W - BUILDING B
1/8" = 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
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7	SINGLE HUNG VINYL WINDOW	WHITE		
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11	PRECAST CONCRETE BANDING	GRAY		
12	ALUMINUM GARAGE DOOR	GRAY	WAYNE DALTON (/EQ)	
13	COMPOSITE PANEL	ARCTIC WHITE	HARDIE	SMOOTH
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15	COMPOSITE PANEL	LIGHT MIST	HARDIE	SMOOTH
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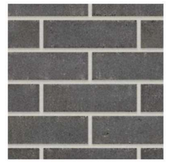

1. COMPOSITE PANEL SIDING

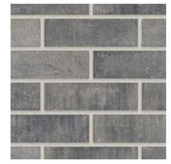

2. COMPOSITE LAP SIDING


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

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EXTERIOR ELEVATIONS - B&W - BUILDING B

U203-B

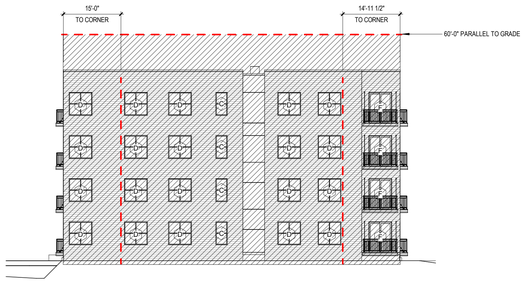
JLA PROJECT No: W25-0507

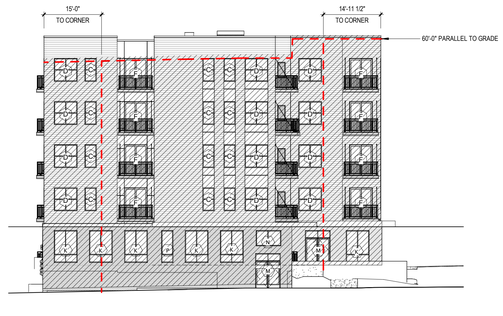
2/6/2026

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1 EAST BIRD GLASS ELEVATION - BUILDING B
1/16" = 1'-0"





2 NORTH BIRD GLASS ELEVATION - BUILDING B
1/16" = 1'-0"

3 SOUTH BIRD GLASS ELEVATION - BUILDING B
1/16" = 1'-0"



4 WEST BIRD GLASS ELEVATION - BUILDING B
1/16" = 1'-0"

5555 ODANA ROAD - BUILDING B
BIRD GLASS CALCULATIONS
1/30/2026

***50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING**

					WALL DESIGNATION							
					NORTH ELEVATION		SOUTH ELEVATION		EAST ELEVATION		WEST ELEVATION	
WINDOW/ STOREFRONT DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
A -WINDOW - 2'-0"x 3'-0"	1.7	2.7	1.0	4.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
B -WINDOW - 2'-0"x 6'-0"	1.7	5.7	1.0	9.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
C-WINDOW -3'-0" x 6'-0"	2.7	5.7	2.0	15.1	60.5	4.0	181.4	12.0	302.3	20.0	0.0	0.0
D -WINDOW - 6'-0" x 6'-0"	5.7	5.7	4.0	32.1	642.3	20.0	385.4	12.0	1284.6	40.0	1670.0	52.0
E -STOREFRONT - 6'-0" X 7'-0"	5.7	6.7	4.0	37.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
F -PATIO DOOR - 6'-0"x 8'-0"	5.2	7.2	2.0	37.0	148.1	4.0	148.1	4.0	0.0	30.0	1148.0	31.0
G -ENTRANCE - 6'-0" X 8'-0"	4.3	7.2	2.0	31.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
H - ENTRANCE - 3'-0" X 8'-0"	2.2	7.2	1.0	15.5	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0
J - STOREFRONT - 6'-0" X 7'-4"	5.7	7.0	4.0	39.7	0.0	0.0	0.0	0.0	79.3	2.0	0.0	0.0
K - STOREFRONT - 6'-0" X 8'-4"	5.7	8.0	4.0	45.3	0.0	0.0	272.0	6.0	317.4	7.0	272.0	6.0
L - STOREFRONT - 6'-0" X 4'-0"	5.7	3.7	2.0	20.8	0.0	0.0	0.0	0.0	41.6	2.0	0.0	0.0
M - ENTRANCE / TRANSOM - 6'-6" X 9'-0"	5.7	8.0	4.0	45.3	0.0	0.0	90.7	2.0	0.0	0.0	0.0	0.0
N - STOREFRONT - 6'-6" X 4'-0"	6.2	3.7	1.0	22.6	0.0	0.0	22.6	1.0	0.0	0.0	0.0	0.0
P - STOREFRONT - 3'-0" X 4'-0"	2.7	8.0	1.0	21.3	0.0	0.0	21.3	1.0	106.7	5.0	0.0	0.0
					850.9	TOTAL GLZ	714.9	TOTAL GLZ	1,586.9	TOTAL GLZ	2,818.0	TOTAL GLZ
					4,277	WALL AREA	5,512.7	WALL AREA	13,775.9	WALL AREA	13,425.3	WALL AREA
					19.90%	% GLAZING	12.97%	% GLAZING	11.52%	% GLAZING	20.99%	% GLAZING

CITY OF MADISON ORDINANCE - 28.129

28.129 BIRD-SAFE GLASS REQUIREMENTS:

(1) Statement of Purpose: The Bird-Safe Glass Requirements in this section are intended to reduce the heightened risk for bird collisions with glass on specified building designs and configurations.

(2) Applicability: Subsection (4) applies to all exterior construction and development activity, including the expansion of existing buildings and structures, as specified therein.

(3) Measuring Glass Area: Under this Ordinance, glass area shall be measured as one (1) continuous panel of glass or other transparent material, or a set of two (2) or more such panels divided by mullions of six (6) inches in width or narrower. Panels surrounded on all sides by solid walls or mullions wider than six (6) inches shall be considered individual windows. Spandrel or opaque reflectivity of 14% or less shall not be included in the calculation of glass area. See Revised Figure 1.

(4) Bird-Safe Glass Treatment Requirements: Glass areas on the following buildings or structures shall be treated to reduce the risk of bird collision by incorporating a pattern of visual markers that are either; a) dots or other isolated shapes that are 1/4" in diameter or larger and spaced at not more than a two-inch (2") by two-inch (2") pattern; or b) lines that are 1/8" in width or greater and spaced no more than 2" apart; low reflective opaque materials; building-integrated structures like non-glass double-skin facades, metal screens, fixed solar shading, exterior insect screens, and other features that cover the glass surface; or other similar mitigation treatments approved by the Zoning Administrator.

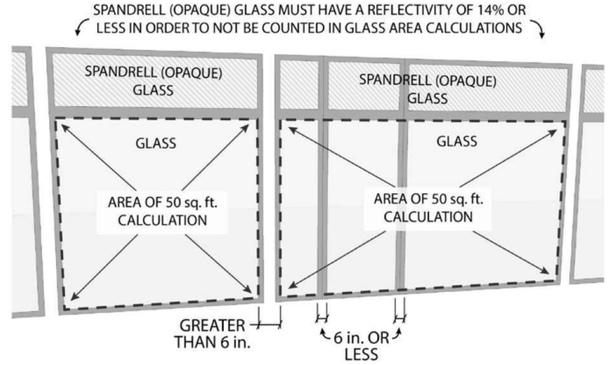
(a) Buildings or structures over 10,000 square feet: For any building or structure over 10,000 square feet in size (floor area of above-grade stories), bird-safe glass treatment is required as follows:

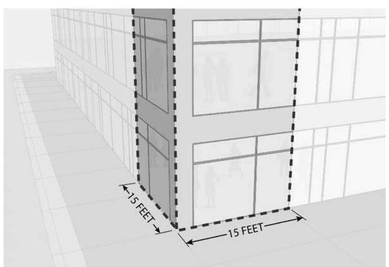
1. For building facades where the first sixty (60) feet (See REVISED Figure 2) from grade are comprised of greater than or equal to fifty percent (50%) glass:
   a. At least eighty-five percent (85%) of the glass must be treated; and
   b. All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. See Figure 3.
2. For building facades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass;
   a. At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
   b. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.
3. All glass railings must be treated.
4. All glass on enclosed building connections shall be treated up to sixty (60) feet above grade.

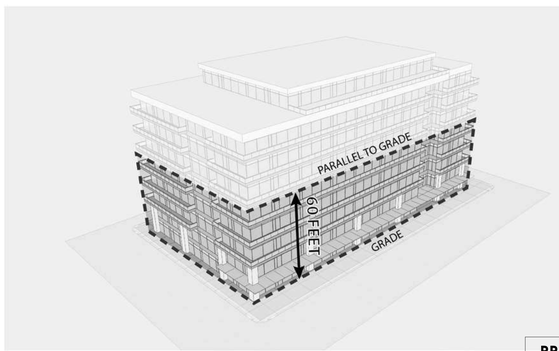
(b) Sky-bridges: For buildings and structures of any size, all glass on above-ground bridges must be treated.

(c) At grade glass: For buildings and structures of any size, all at grade glass features such as sound walls or glass screens must be treated.

(5) This Ordinance shall become effective October 1, 2020.







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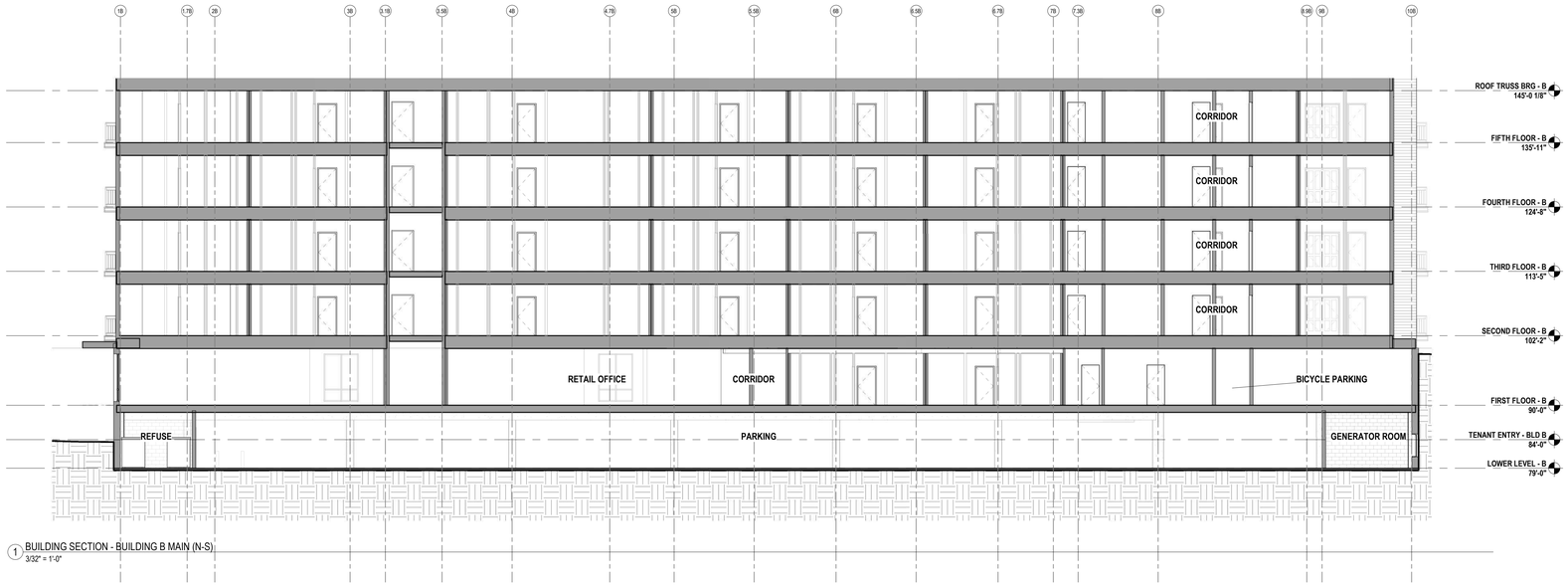
BIRD GLASS ELEVATIONS - BUILDING B

U210-B

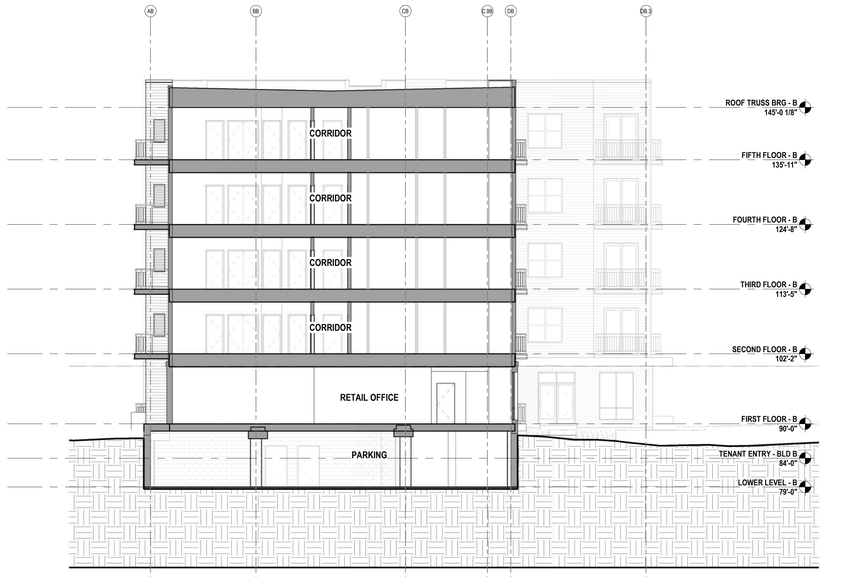
JLA PROJECT No: W25-0507

2/6/2026

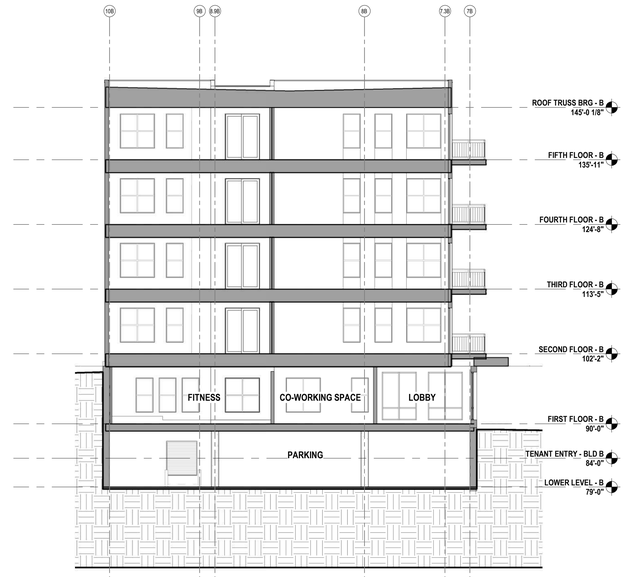
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1 BUILDING SECTION - BUILDING B MAIN (N-S)
3/32" = 1'-0"



2 BUILDING SECTION - BUILDING B MAIN (E-W)
3/32" = 1'-0"



3 BUILDING SECTION - BUILDING B NORTH WING (N-S)
3/32" = 1'-0"

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BUILDING SECTIONS - BUILDING B

JLA PROJECT No: W25-0507

U300-B

2/6/2026

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BUILDING B - SOUTHWEST VIEW

PROGRESS DOCUMENTS

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3D VIEW - BUILDING B

U400-B

JLA PROJECT No: W25-0507

2/6/2026

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BUILDING B - NORTHEAST VIEW FROM DOG AREA

BUILDING B - SOUTHEAST CORNER



PROGRESS DOCUMENTS

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3D VIEW - BUILDING B

U401-B

JLA PROJECT No: W25-0507

2/6/2026

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EXISTING BUILDING FROM CENTER OF PROPERTY



EXISTING BUILDING FROM ODANA ROAD LOOKING EAST



EXISTING BUILDING FROM ODANA ROAD LOOKING WEST

PROGRESS DOCUMENTS

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CONTEXT PHOTOS

U460

JLA PROJECT No: W25-0507

1/5/2026



EXISTING BUILDING
FROM MEDICAL CIRCLE
LOOKING WEST



VIEW TOWARDS
MADISON SWIM CLUB



EXISTING BUILDING
FROM MEDICAL CIRCLE
LOOKING EAST

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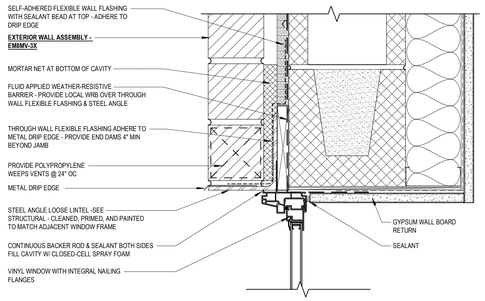
CONTEXT PHOTOS

U461

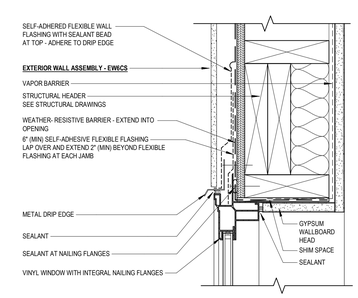
JLA PROJECT No: W25-0507

1/5/2026

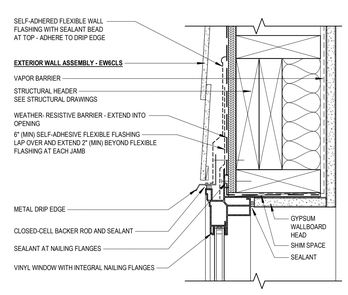
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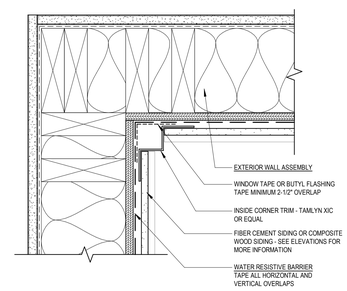
1 WINDOW HEAD AT MASONRY - CMU WALL
3" = 1'-0"



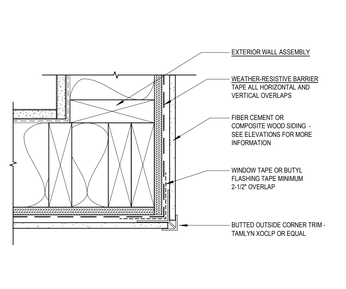
2 WINDOW HEAD AT COMPOSITE PANEL
3" = 1'-0"



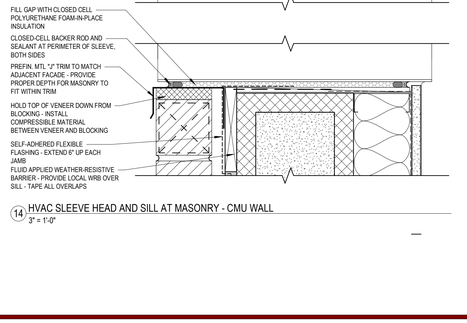
3 WINDOW HEAD AT COMPOSITE LAP SIDING - WOOD WALL
3" = 1'-0"



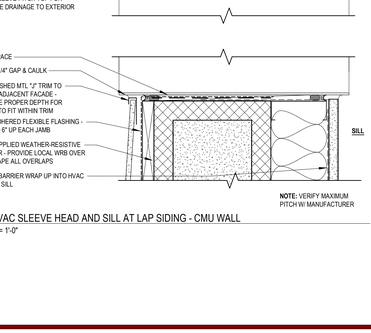
4 TYPICAL INSIDE CORNER - COMPOSITE SIDING
3" = 1'-0"



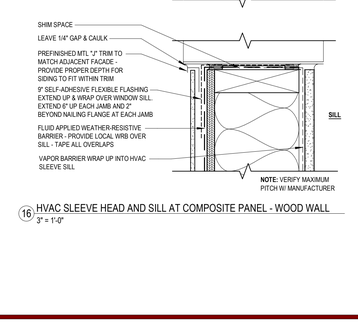
5 TYPICAL OUTSIDE CORNER - COMPOSITE SIDING/ WOOD STUD - PLAN DETAIL
3" = 1'-0"



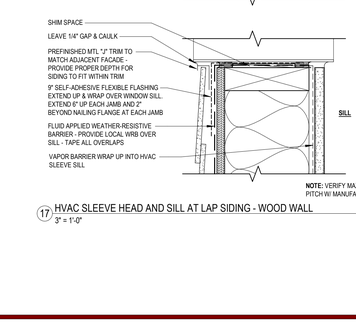
6 WINDOW SILL AT MASONRY - CMU WALL
3" = 1'-0"



7 WINDOW SILL AT COMPOSITE PANEL - WOOD WALL
3" = 1'-0"



8 WINDOW SILL AT COMPOSITE LAP SIDING - WOOD WALL
3" = 1'-0"



9 MATERIAL TRANSITION - BRICK VENEER/PRECAST TO COMPOSITE PANEL
3" = 1'-0"

10 HVAC SLEEVE JAMB AT MASONRY - CMU WALL
3" = 1'-0"

11 HVAC SLEEVE JAMB AT LAP SIDING - CMU WALL
3" = 1'-0"

12 HVAC SLEEVE JAMB AT COMPOSITE PANEL - WOOD WALL
3" = 1'-0"

13 HVAC SLEEVE JAMB AT LAP SIDING - WOOD WALL
3" = 1'-0"

14 HVAC SLEEVE HEAD AND SILL AT MASONRY - CMU WALL
3" = 1'-0"

15 HVAC SLEEVE HEAD AND SILL AT LAP SIDING - CMU WALL
3" = 1'-0"

16 HVAC SLEEVE HEAD AND SILL AT COMPOSITE PANEL - WOOD WALL
3" = 1'-0"

17 HVAC SLEEVE HEAD AND SILL AT LAP SIDING - WOOD WALL
3" = 1'-0"

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.

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

5555 ODANA

BUILDING DETAILS

JLA PROJECT No: W25-0507

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