



OUR MISSION

THE ANNEX GROUP®
ENCOMPASSES A
VAST PORTFOLIO
OF COMMUNITIES.

OUR MISSION IS TO CREATE A POSITIVE IMPACT WITH THE PEOPLE WHO LIVE, WORK, AND ARE INVOLVED IN OUR COMMUNITIES.

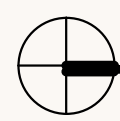
The Annex Group® develops properties that enhance or serve as a catalyst to communities.

The Annex Group® is an Indiana based multi-family housing developer, general contractor, and owner with a portfolio of communities valued at more than \$600 million. Combining the career experience of its entire leadership team, The Annex Group has overseen more than \$1.1 billion in single family, multi-family, mixed-use, and other commercial projects including redevelopment and ground-up construction. Our developments create community and improve quality of life. We are proud that each of our developments to date has lived up to its purpose. Each community is strategically planned and executed to ensure a finished product that is cohesive with the goals and values of the constituencies and communities we serve. Our strategy is to position each project as the most exciting new address to live, work, or play.

REACHING 12,031 LIVES, 6,374 HOUSEHOLDS, 43 COMMUNITIES, AND COUNTING



theannexgrp.com



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

JLA PROJECT NUMBER: W24-0805

CENTRAL AT THE FORGE
UDC SUBMITTAL

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.

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
ASP-100

GENERAL PLAN NOTES

1. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.

2. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.

3. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.

4. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

5. VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
6. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.

7. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS - INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.

8. PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 - TYPICAL THROUGHOUT ENTIRE BUILDING.

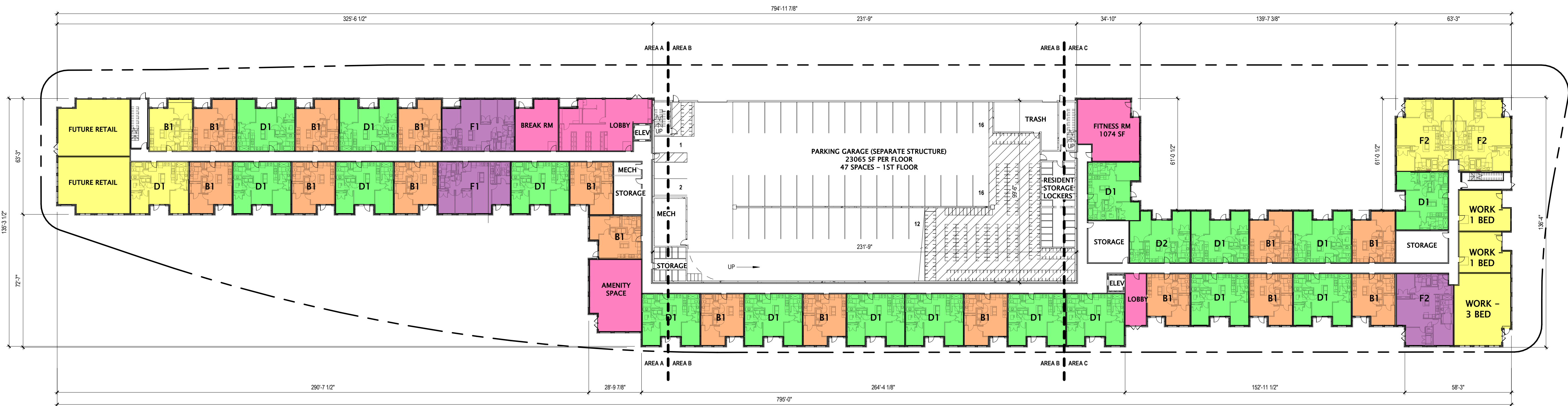
9. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.

10. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPASHES & SIDESPLASHES.
11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.

12. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.

BUILDING AREA LEGEND

- RETAIL, LIVE/WORK
- AMENITIES
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



16 FIRST FLOOR PLAN - OVERALL
1" = 30'-0"



JLA
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MADISON | MILWAUKEE | DENVER
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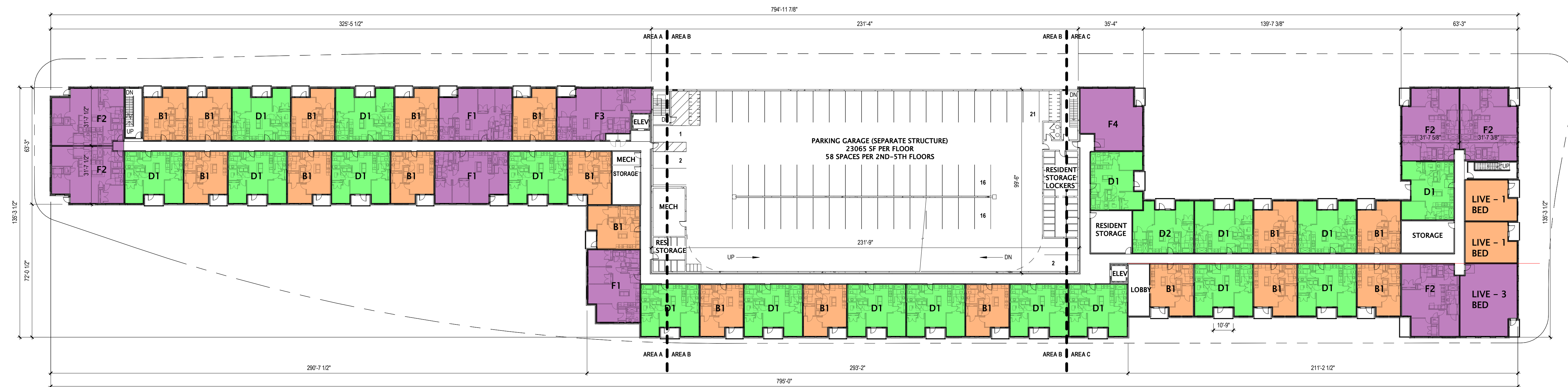
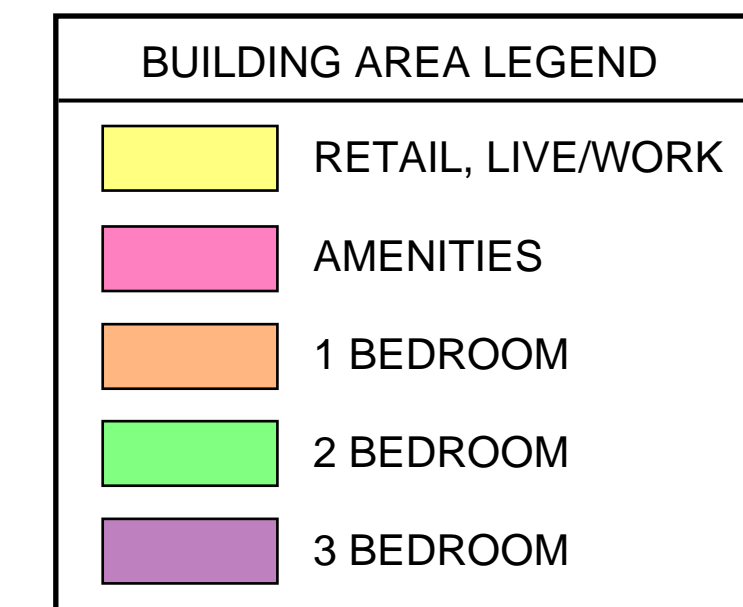
SHEET TITLE

FIRST FLOOR PLAN -
OVERALL

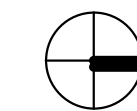
SHEET NUMBER

A101

1.	BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.	6.	PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/CLOSETS, MECHANICAL ROOMS/CLOSETS, AND OTHER PLUMBING WALLS.	11.	INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
2.	WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.	7.	PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.	12.	ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
3.	VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.	8.	PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 - TYPICAL THROUGHOUT ENTIRE BUILDING.		
4.	ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.	9.	FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.		
5.	VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.	10.	CALLK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CALLK AT PERIMETER OF ALL COUNTERTOP BACKSPASHES & SIDESPASHES.		



16 SECOND FLOOR PLAN - OVERALL
1" = 30'-0"



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND-FOURTH FLOOR PLANS - OVERALL

SHEET NUMBER

A102



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
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LA PROJECT NUMBER: W24-0805

CENTRAL AT THE
FORGE

IDC SUBMITTAL

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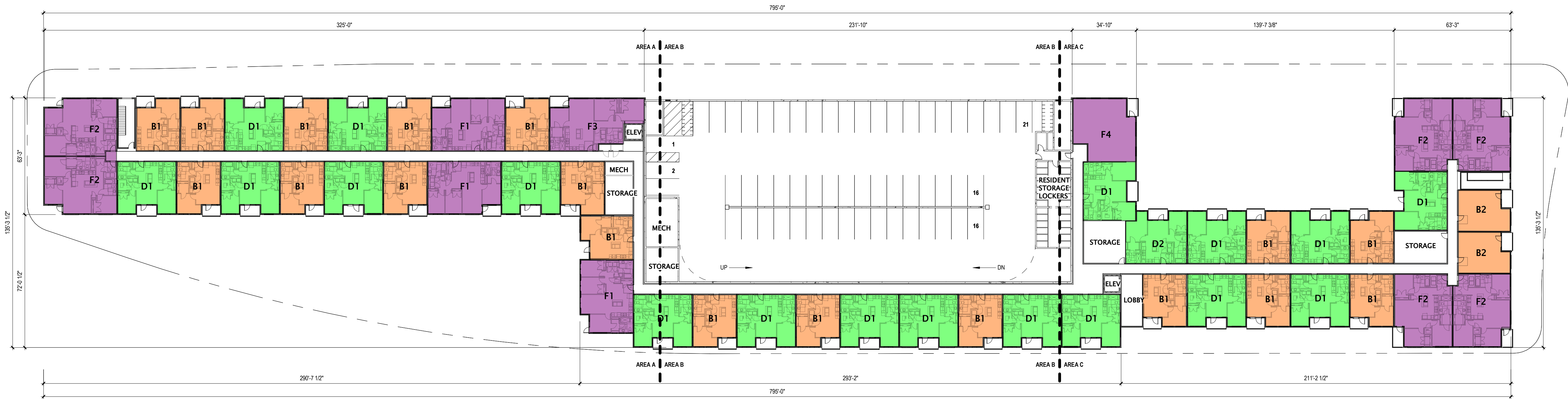
CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
11.

INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
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BUILDING AREA LEGEND

- RETAIL, LIVE/WORK
- AMENITIES
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



16 FIFTH FLOOR PLAN - OVERALL
1" = 30'-0"

CENTRAL AT THE FORGE

UDC SUBMITTAL

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SHEET TITLE

FIFTH FLOOR PLAN - OVERALL

SHEET NUMBER

A105



NORTHEAST ELEVATION VIEW

CENTRAL AT THE FORGE
UDC SUBMITTAL

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REVISION SCHEDULE		
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SHEET TITLE
3D EXTERIOR VIEW

SHEET NUMBER
A950



NORTHWEST ELEVATION VIEW



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
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JLA PROJECT NUMBER: W24-0805

CENTRAL AT THE FORGE
UDC SUBMITTAL

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SHEET TITLE
3D EXTERIOR VIEW

SHEET NUMBER
A952



SOUTHWEST ELEVATION VIEW



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JLA-AP.COM

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SHEET TITLE
3D EXTERIOR VIEW

SHEET NUMBER
A953



WEST ELEVATION VIEW



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
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SHEET TITLE
3D EXTERIOR VIEW

SHEET NUMBER
A955



WEST ELEVATION WALK-UP UNITS



JLA
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JLA-AP.COM

JLA PROJECT NUMBER: W24-0805

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SHEET TITLE

3D EXTERIOR VIEW

SHEET NUMBER

A956



EAST ELEVATION WALK-UP UNITS



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

JLA PROJECT NUMBER: W24-0805

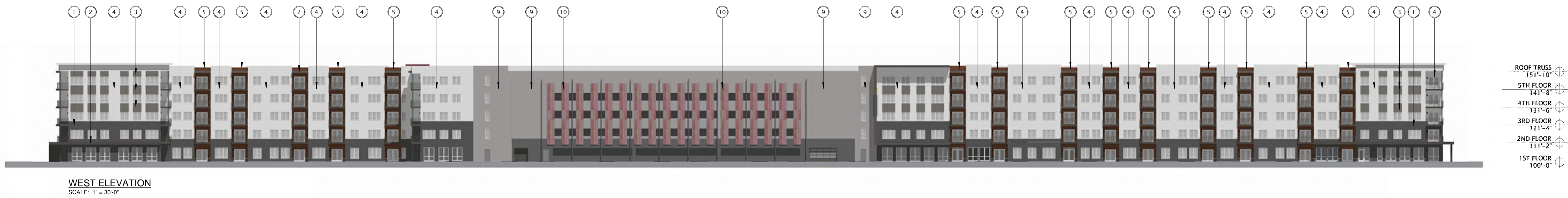
CENTRAL AT THE FORGE
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SHEET TITLE
3D EXTERIOR VIEW

SHEET NUMBER
A957



WEST ELEVATION
SCALE: 1" = 30'-0"



EAST ELEVATION
SCALE: 1" = 30'-0"



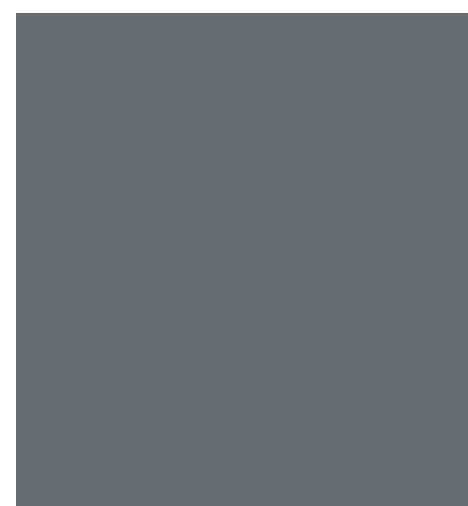
NORTH ELEVATION
SCALE: 1" = 30'-0"



SOUTH ELEVATION
SCALE: 1" = 30'-0"



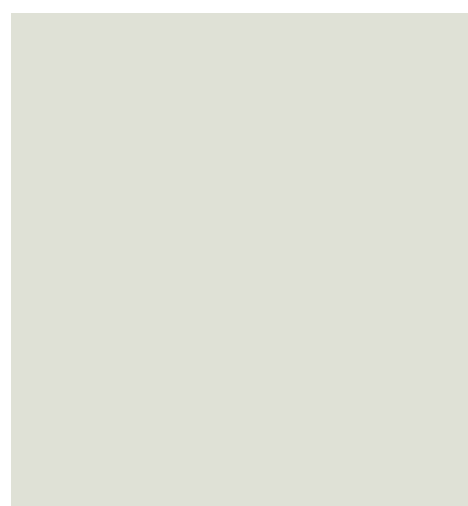
CHARCOAL VELLOUR
(YANKEE HILL BRICK) 1



FIBER-CEMENT PANEL
NIGHT GRAY (SMOOTH) 2



FIBER-CEMENT PANEL
AGED PEWTER (SMOOTH) 3



FIBER-CEMENT PANEL
ARCTIC WHITE (SMOOTH) 4



FIBER-CEMENT PANEL
RUSTIC ROSEWOOD (TEXTURED) 5

NORTH/SOUTH BUILDINGS



PIONEER BLEND
(BOWERSTON BRICK) 6



FIBER-CEMENT PANEL
TIMBER BARK (SMOOTH) 7

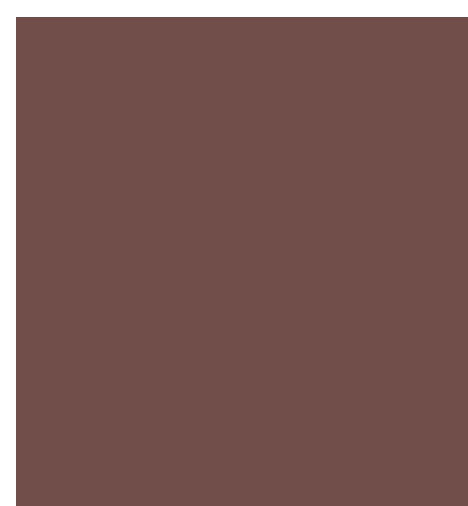


FIBER-CEMENT SIDING
MONTEREY TAUPE (SMOOTH) 8

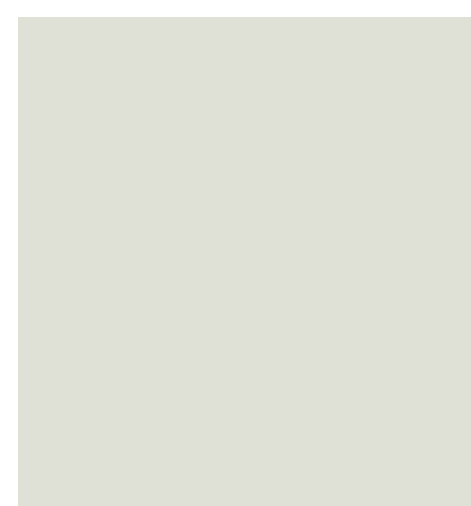
MIDDLE BUILDING



FIBER-CEMENT PANEL
RUSTIC ROSEWOOD (TEXTURED) 5



FIBER-CEMENT PANEL
COUNTRYLANE RED (SMOOTH) 11

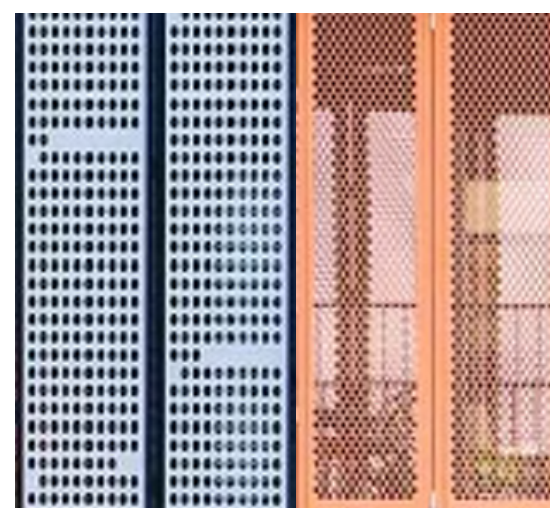


FIBER-CEMENT PANEL
ARCTIC WHITE (SMOOTH) 4

ENTRANCE CANOPY

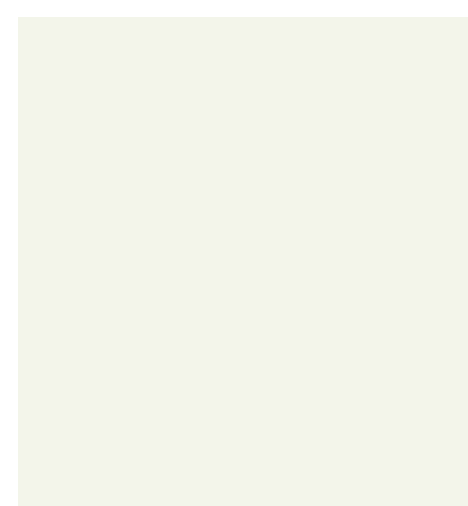


PRECAST CONCRETE
PANEL (SMOOTH) 9



PERFORATED METAL PANEL 10

PARKING STRUCTURE



VINYL WINDOW/DOOR FRAME
(STONE WHITE/SMOOTH)

WINDOW/DOOR FRAME



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

JLA PROJECT NUMBER: W24-0805

CENTRAL AT THE FORGE

CITY OF MADISON LAND USE & UDC
SUBMITTAL

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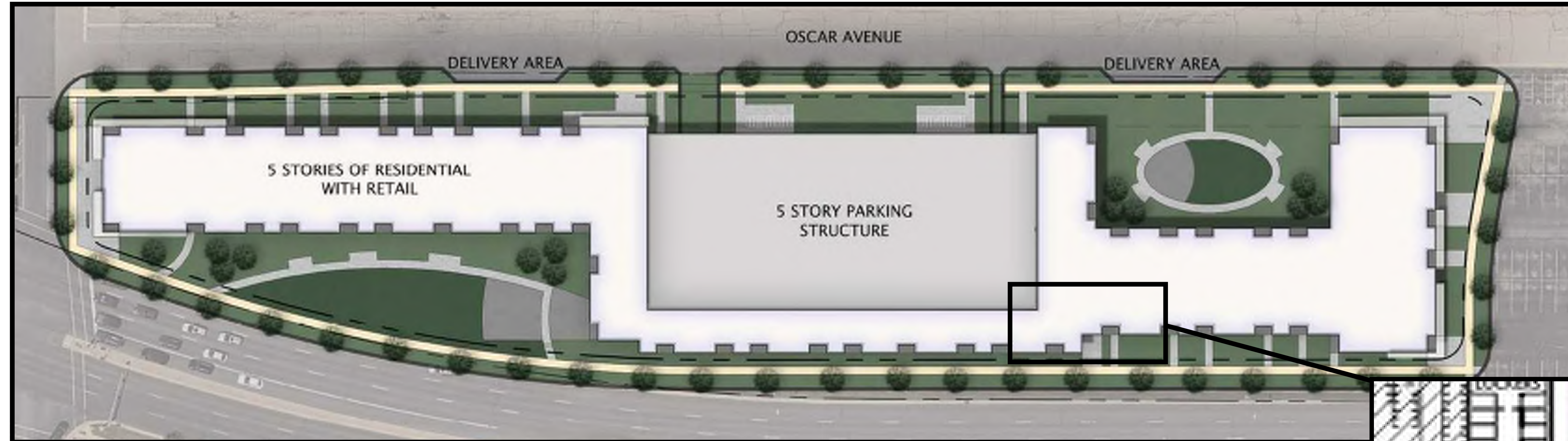
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS (COLORED)

SHEET NUMBER

A201



PREVIOUSLY SUBMITTED



NEW RECESSED LOBBY



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

JLA PROJECT NUMBER: W24-0805

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ARCHITECTURAL SITE
PLAN

SHEET NUMBER

ASP-100



NORTHEAST ELEVATION VIEW

NEW RECESSED LOBBY

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SHEET TITLE
3D EXTERIOR VIEW

SHEET NUMBER
A950



EAST ELEVATION WALK-UP UNITS

NEW RECESSED LOBBY

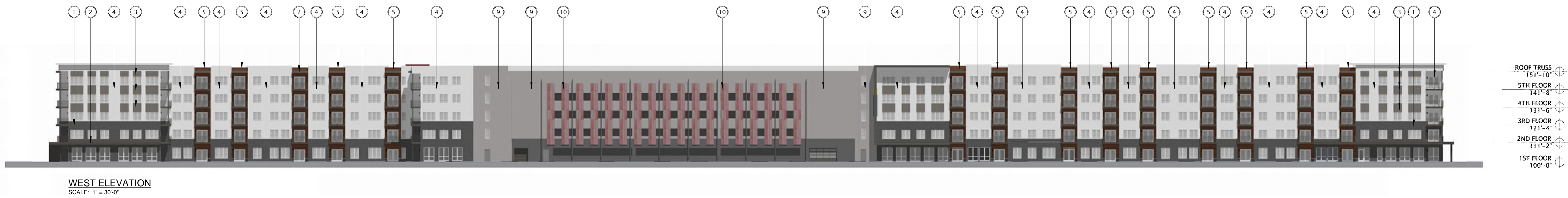
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3D EXTERIOR VIEW

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A957



WEST ELEVATION
SCALE: 1" = 30'-0"



EAST ELEVATION
SCALE: 1" = 30'-0"



NORTH ELEVATION
SCALE: 1" = 30'-0"



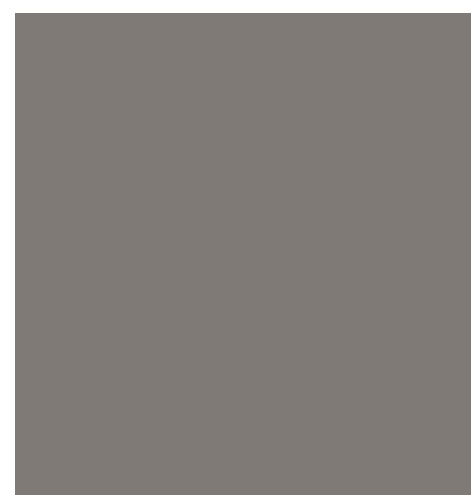
SOUTH ELEVATION
SCALE: 1" = 30'-0"



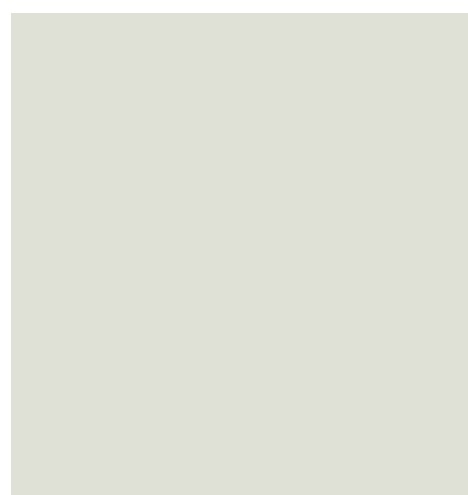
CHARCOAL VELLOUR
(YANKEE HILL BRICK) 1



FIBER-CEMENT PANEL
NIGHT GRAY (SMOOTH) 2



FIBER-CEMENT PANEL
AGED PEWTER (SMOOTH) 3



FIBER-CEMENT PANEL
ARCTIC WHITE (SMOOTH) 4



FIBER-CEMENT PANEL
RUSTIC ROSEWOOD (TEXTURED) 5

NORTH/SOUTH BUILDINGS



PIONEER BLEND
(BOWERSTON BRICK) 6



FIBER-CEMENT PANEL
TIMBER BARK (SMOOTH) 7

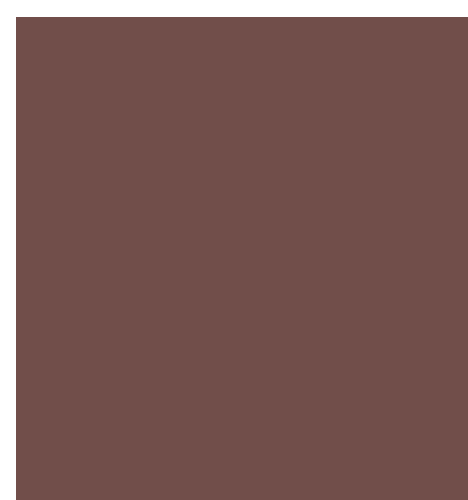


FIBER-CEMENT SIDING
MONTEREY TAUPE (SMOOTH) 8

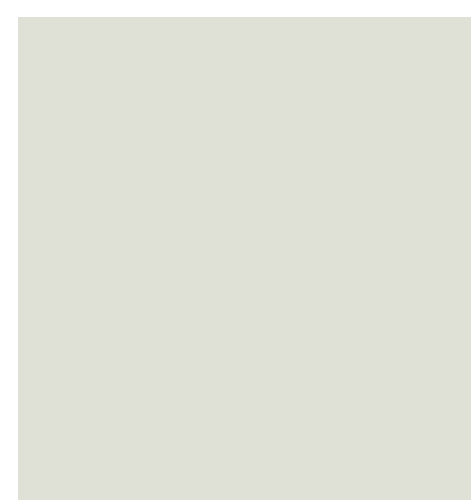
MIDDLE BUILDING



FIBER-CEMENT PANEL
RUSTIC ROSEWOOD (TEXTURED) 5



FIBER-CEMENT PANEL
COUNTRYLANE RED (SMOOTH) 11

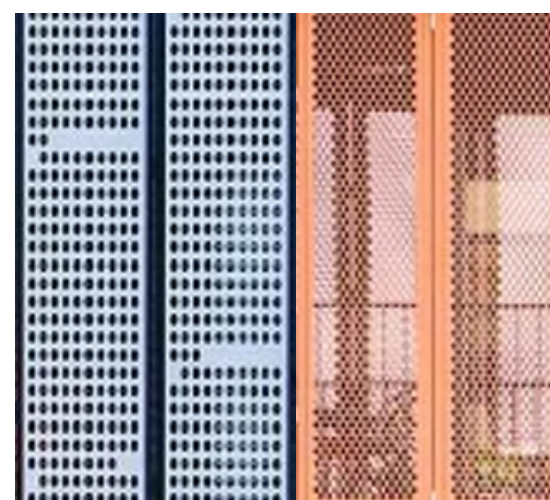


FIBER-CEMENT PANEL
ARCTIC WHITE (SMOOTH) 4

ENTRANCE CANOPY

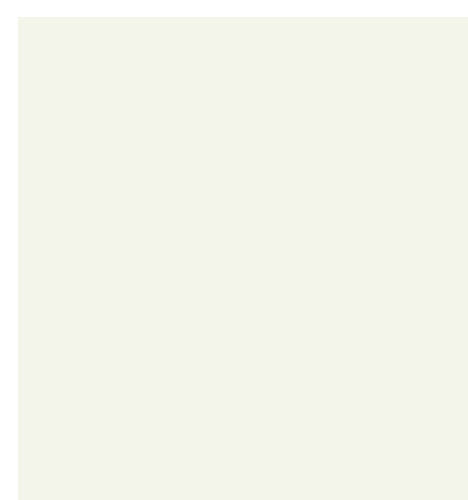


PRECAST CONCRETE
PANEL (SMOOTH) 9



PERFORATED METAL PANEL 10

PARKING STRUCTURE



VINYL WINDOW/DOOR FRAME
(STONE WHITE/SMOOTH)

WINDOW/DOOR FRAME



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