



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>June 3, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>June 10, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 5422 Portage Road
Project Title (if any): Portage Road Apartments

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee)
- Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: 5422 Portage Road, LLC
Street Address: 7609 Elmwood Ave., Suite 201
Telephone: (608) 826-4000 Fax: () _____

Company: 5422 Portage Road, LLC
City/State: Middleton/WI Zip: 53562
Email: zi@twallenterprises.com +terrence@twallenterprises.com

Project Contact Person: John Schmied
Street Address: 2418 Crossroads Rd., Suite 2300
Telephone: (608) 442.3863 Fax: () _____

Company: JLA Architects
City/State: Madison/WI Zip: 53718
Email: jschmied@jla-ap.com

Project Owner (if not applicant): Duaine R. Boehm
Street Address: 5422 Portage Rd.
Telephone: () _____ Fax: () _____

City/State: Madison/WI Zip: 53704
Email: _____


4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stouder/Matt Tucker on 2/5/15.
(name of staff person) (date of meeting)

B. 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 5422 Portage Road, LLC

Relationship to Property Developer

Authorized Signature 
Terrence R. Wall, President of
its Manager

Date 2/27/15



JOSEPH LEE + ASSOCIATES, LLC

2418 Crossroads Drive, Suite 2300

Madison, Wisconsin 53718

608.241.9500

Letter of Intent Portage Road Apartments Land Use Application

Portage Road Apartments Master Plan is being submitted to the City of Madison in conjunction with the Land Use Application for the Portage Road Apartments multi-family development. The following is the Letter of Intent for the Land Use Application.

Portage Road Apartments is a multi-family residential development to be located at 5422 Portage Road on the city's east side. The proposed project consists of (3) multi-family buildings, 280 dwelling units in total, one Clubhouse building, and a dedicated public road along the north side of the property to be roughly aligned with Diloreto Avenue as allowed by property constraints. Buildings 'A1' and 'A2' contain 97 dwelling units each and are approximately 111,075 SF (33 studio apartments, 46 one bedroom apartments, 2 one bedroom apartments with den, and 16 two bedroom apartments). Building 'B1' contains 86 dwelling units and is approximately 99,003 SF (44 studio apartments, 30 one bedroom apartments, 6 one bedroom apartments with den, and 10 two bedroom apartments). All three building types are four stories in height with lower level parking. All buildings shall be wood framed and shall have exterior materials consisting of brick stone veneer, fiber cement siding, and vinyl windows & doors. Parking for the project includes 291 automobile spaces (160 covered/131 surface) and 321 bicycle spaces for a parking ratio of 1.04/unit and 1.15/unit respectively.

The project team currently consists of 5422 Portage Road, LLC (developer), JLA Architects + Planners (architecture/design), Vierbicher Associates, Inc. (civil engineering), and The Bruce Company (landscape architecture).

The existing site consists of two parcels, the northern parcel is currently an agricultural field. The northern portion of the southern parcel contains an existing single family dwelling, shed, various concrete slabs and walls, and an associated gravel drive and surface parking area all of which will be removed as part of the project. The southern portion of the southern parcel contains an existing navigable stream bed (part of the Starkweather Creek watershed area), a floodway, floodplain, and wetland, and an existing water and sewer easement which run roughly parallel to the stream crossing the stream from south to north approximately halfway through the property.

As part of the project the existing parcels will be reconfigured into three parcels and an area dedicated to the public for roadway purposes by separate CSM submittal. The three new parcels will house the new buildings, associated drives and surface parking, storm water retention areas, greenspaces, and landscaping. The total area of the project site is approximately 635,278 SF, or 14.58 acres.

The proposed project schedule has construction commencing approximately 2015 with three phases of construction and a total project completion of approximately July 2018. The construction of each building will be slightly staggered, and the completion of total project build-out shall depend on market conditions.

Regards,

Joseph M. Lee, AIA
JLA Architects + Planners

PORTAGE ROAD RESIDENCES

Madison, Wisconsin

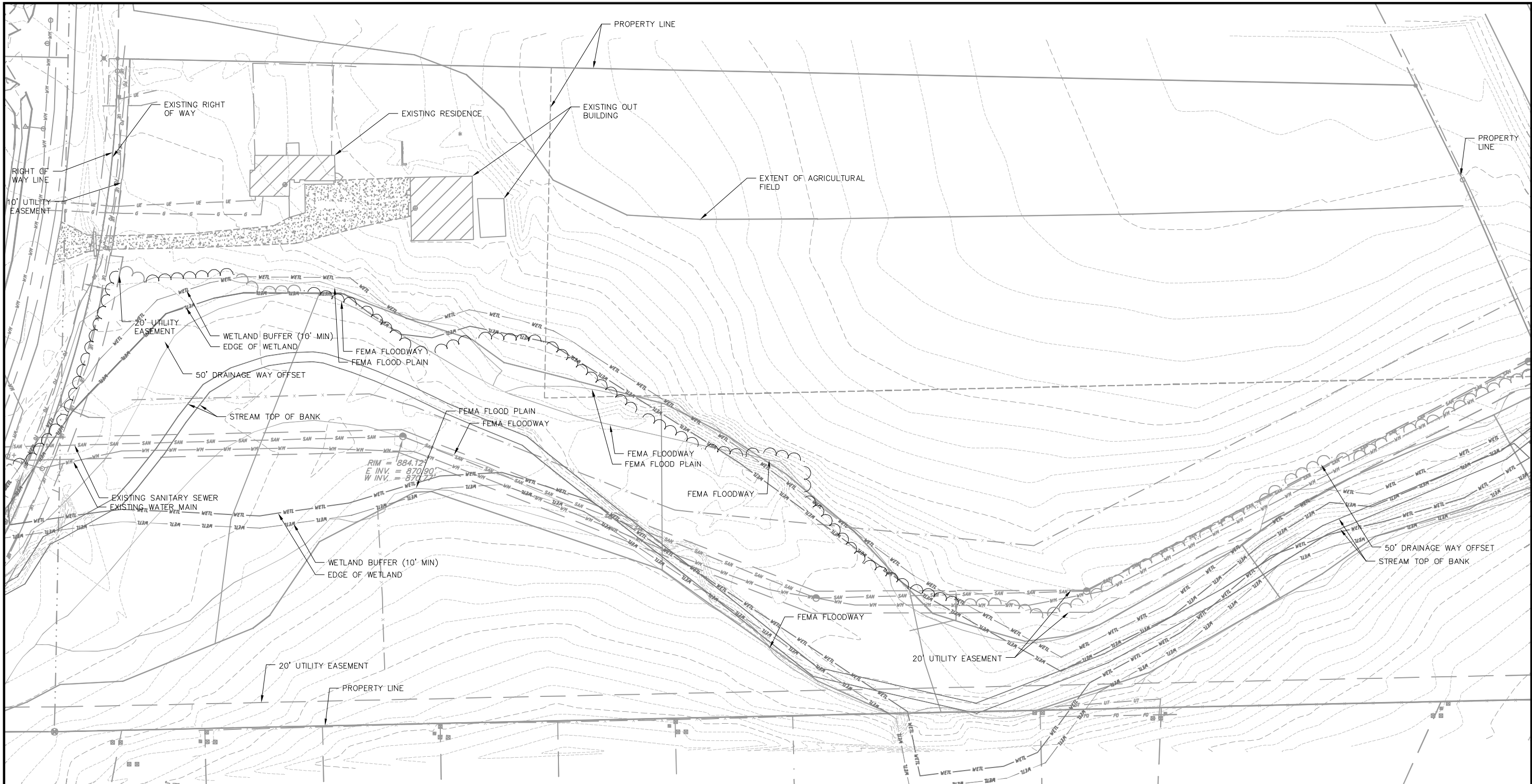


PC SUBMITTAL

JLA
architects

JLA PROJECT NUMBER: 14-0314-01

JUNE 3, 2015



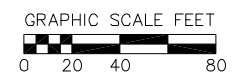
SYMBOL LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- ⌘ = SET CHISELED "X"
- = FOUND 3/4" REBAR
- ⊕ = FOUND 1 1/4" REBAR
- ⊗ = FOUND 1 1/2" PIPE
- ⊙ = FOUND SECTION CORNER
- (#) = RECORDED AS
- ⊕ = MANHOLE
- ▲ = FIRE HYDRANT

- = WATER VALVE
- ⊠ = UTILITY PEDESTAL
- = UTILITY BOX
- = UTILITY TRANSFORMER
- ⊗ = STORM INLET/ GRATE INLET
- ⊕ = STREET/PARKING SIGN
- * = ELECTRIC OUTLET
- ⊠ = BOX CULVERT
- ⊕ = SPOT ELEVATION
- = ROCKS

LINE LEGEND

- SAN — = SANITARY SEWER
- ST — = STORM SEWER
- FO — = FIBER OPTIC
- WM — = WATER MAIN
- UT — = UNDERGROUND COMMUNICATION
- UE — = UNDERGROUND ELECTRIC
- G — = UNDERGROUND GAS MAIN
- X — = FENCE
- C — = CURB



EXISTING CONDITIONS

5422 PORTAGE ROAD
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE:
1"=40' (24"x36")
1"=80' (11"x17")

DATE: 03/31/15

DRAFTER: TVAN

CHECKED: []

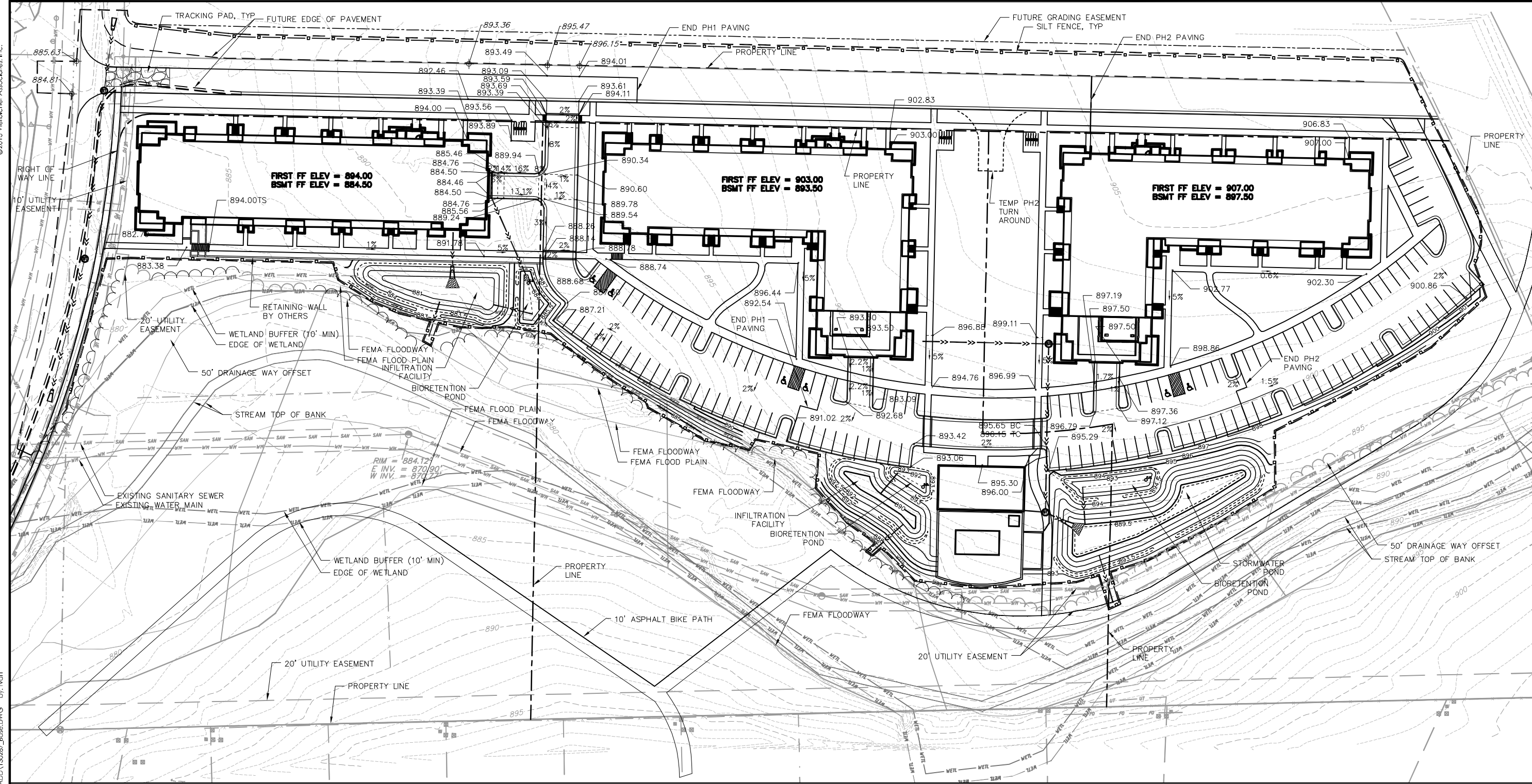
PROJECT NO.: 130287

SHEET: 1 OF 3

DWG. NO.: C-1.01

©2013 Vieblicher Associates, Inc.

28 May 2015 - 3:54p M:\T Wall Enterprises LLC\130287_5422 Portage Rd\CADD\130287_Base.DWG By: tvan



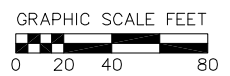
FIRST FF ELEV = 894.00
BSMT FF ELEV = 884.50

FIRST FF ELEV = 903.00
BSMT FF ELEV = 893.50

FIRST FF ELEV = 907.00
BSMT FF ELEV = 897.50

GRADING LEGEND

- - - 820 - - - EXISTING MAJOR CONTOURS
- - - 818 - - - EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- - - - - DITCH CENTERLINE
- - - - - DISTURBED LIMITS
- - - - - SILT FENCE
- ⇒ DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
- [Pattern] TRACKING PAD



GRADING PLAN
5422 PORTAGE ROAD
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE
1"=40' (24"x36")
1"=80' (11"x17")

DATE
03/31/15

DRAFTER
TVAN

CHECKED

PROJECT NO.
130287

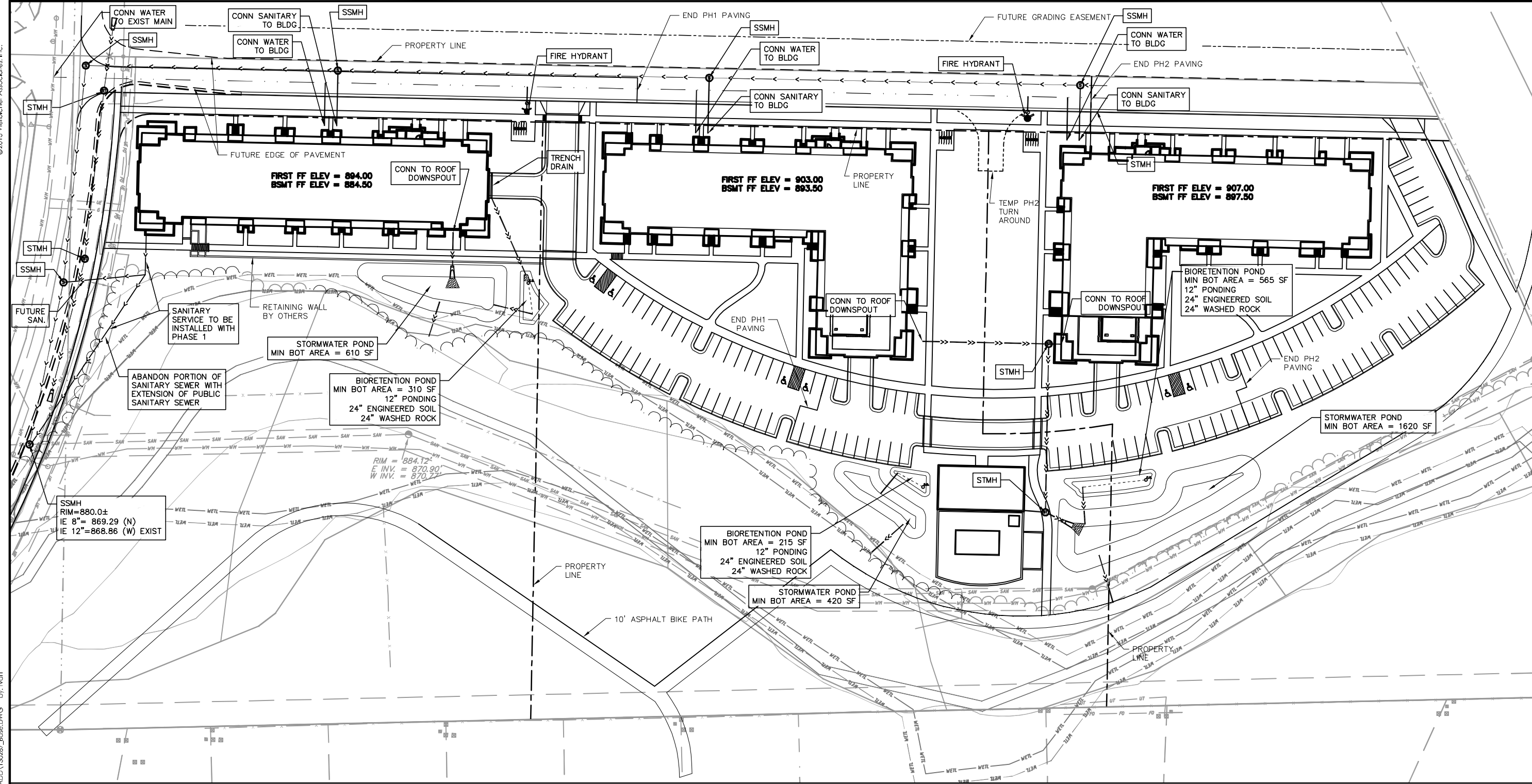
SHEET
2 OF 3

DWG. NO.
C-2.01

vieblicher
planners | engineers | advisors
REEDSBURG - MADISON - FRAIRIE DU CHIEN
999 Parkland Drive, Suite 200
Phone: (608) 824-6532 Fax: (608) 824-6530

©2013 Vieblicher Associates, Inc.

28 May 2015 - 3:54p M:\T Wall Enterprises LLC\130287_5422 Portage Rd\CADD\130287_Base.DWG By: tvan



CALL DIGGER'S HOTLINE
 1-800-242-8511
 TOLL FREE
 TELEFAX: 1-800-338-3860
 TDC (FOR HEARING IMPAIRED):
 1-800-542-2289
 WS. STATUTE 182.0175 (1979)
 REQUIRES MINIMUM OF 3 WORKING DAYS
 NOTICE BEFORE YOU EXCAVATE.

PROPOSED UTILITY LEGEND

	PROPOSED CONCRETE		STORM SEWER PIPE
	PROPOSED LIGHT-DUTY ASPHALT		STORM SEWER MANHOLE
	PROPOSED HEAVY-DUTY ASPHALT		STORM SEWER ENDWALL
			STORM SEWER CURB INLET
			STORM SEWER CURB INLET W/MANHOLE
			STORM SEWER FIELD INLET
			ROOF DRAIN CLEANOUT
			SANITARY SEWER PIPE (GRAVITY)
			SANITARY SEWER LATERAL PIPE
			SANITARY SEWER MANHOLE
			WATER MAIN
			WATER SERVICE LATERAL PIPE
			FIRE HYDRANT
			WATER VALVE
			WATER VALVE MANHOLE
			RIP RAP

ABBREVIATIONS

STMH - STORM MANHOLE
 FI - FIELD INLET
 CI - CURB INLET
 CB - CATCH BASIN
 EW - ENDWALL
 SSMH - SANITARY MANHOLE

GRAPHIC SCALE FEET
 0 20 40 80

REVISIONS	NO.	DATE	REMARKS

SCALE
 1"=40' (24"x36")
 1"=80' (11"x17")

DATE
 03/31/15

DRAFTER
 TVAN

CHECKED

PROJECT NO.
 130287

SHEET
 3 OF 3

DWG. NO.
 C-3.01

Quantity	Code Name	Common Name	Scientific Name	Planting Size
6	TCH	Thorns Cockspur Hawthorn (cp)	Crataegus Crus-Galli Var Iner	6' B&B
7	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
6	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
10	AHH	Amer Hornbeam	Carpinus Caroliniana	2" B&B
4	FFM	Fall Fiesta Sugar Maple	Acer Saccharum 'ballista'	2" B&B
2	GMM	Green Mountain Sugar Maple	Acer Saccharum 'green Mountain'	2" B&B
4	GLL	Glenleven Littleleaf Linden	Tilia Cordata 'glenleven'	2" B&B
13	SWO	Swamp White Oak	Quercus Bicolor	2" B&B
11	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	2" B&B
6	WBC	Whitespire Gray Birch (cp)	Betula Populifolia 'whitespire' (dp)	6' B&B
12	RBC	River Birch (cp)	Betula Nigra (cp)	6' B&B
9	ADC	Adirondack Crabapple	Malus 'adirondack'	2" B&B
16	ABS	Autumn Brill Serviceberry	Aamelanchier X Grand 'autumn Brill'	6' B&B
4	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
6	NHE	New Horizon Elm	Ulmus 'new Horizon'	2" B&B
4	PO	Pin Oak	Quercus Palustris	2" B&B
10	RSSM	Royal Star Star Magnolia	Magnolia Stellata 'royal Star'	5' B&B
6	SHL	Skyline Thins Honeylocust	Gleditsia Triacna Iner 'skycole'	1 1/2" B&B

Quantity	Code Name	Common Name	Scientific Name	Planting Size
21	BHS	Black Hills Spruce	Picea Ghuca Var Densata	5' B&B
14	EWP	Eastern White Pine	Pinus Strobus	5' B&B
24	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	5' B&B
22	TMA	Techny/mission Arborvitae	Thuja Occidentalis 'techny'	5' B&B
4	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	4' B&B
21	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
58	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	4' B&B
11	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
7	MGJ	Moon Glow Spiral Juniper	Juniperus Scopulorum 'moonglow'	4' B&B

Quantity	Code Name	Common Name	Scientific Name	Planting Size
104	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
7	PRD	Prairie Dropseed	Sporobolus Heterotepis	#1 CONT.
57	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
15	MINMS	May Night Sage	Salvia Nemorosa 'mainacht'	#1 CONT.

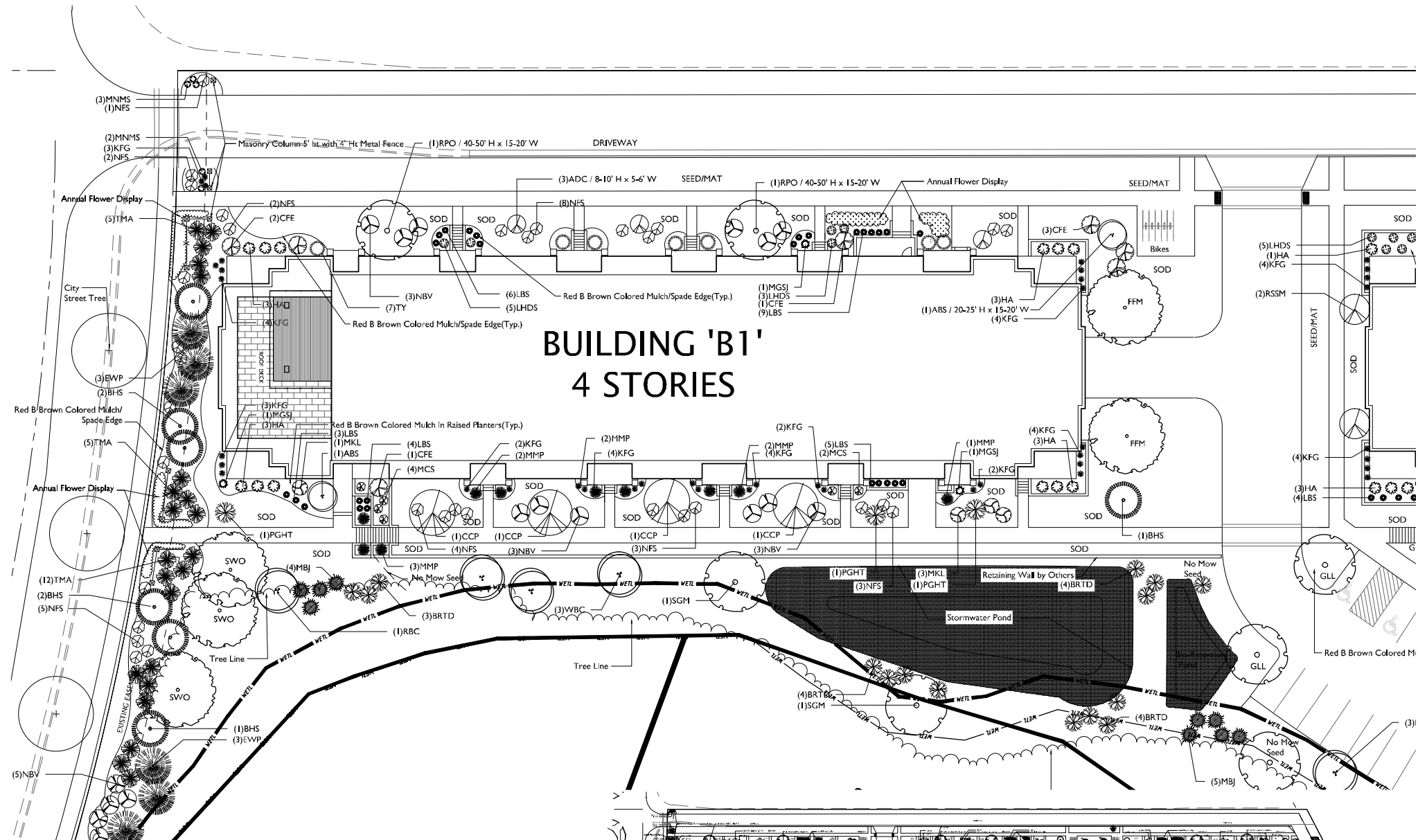
Quantity	Code Name	Common Name	Scientific Name	Planting Size
64	NFS	Neon Flash Spirea	Spiraea Japonica 'neon Flash'	#2 CONT.
14	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#2 CONT.
19	MCS	Magic Carpet Spirea	Spiraea Japonica 'walburna'	#2 CONT.
28	LHDS	Little Henry Dwarf Sweetspire	Itea Virginia 'sprich'	#2 CONT.
54	BRTD	Bailey Red Twigg Dogwood	Cornus Bailey	#5 CONT.
7	PGHT	Peegee Hydrangea (tf)	Hydrangea Paniculata 'grandiflora' (tf)	1 1/2" B&B
12	DBH	Dwl Bush-Honeysuckle	Diervilla Lonicera	#2 CONT.
22	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	3' B&B
3	DKOR	Double Knock Out Rose	Rosa 'radtko'	#3 CONT.
36	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3' B&B
92	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'morton'	4' B&B

LANDSCAPE WORKSHEET

Zoning district is SR-V2
Total square footage of developed area271,411 SF
Total square footage of first 5 acres of developed area ÷ 300 square feet =726 Landscape Units
Total square footage of 53,611 for additional acres of developed area ÷ 100 square feet =536 Landscape Units

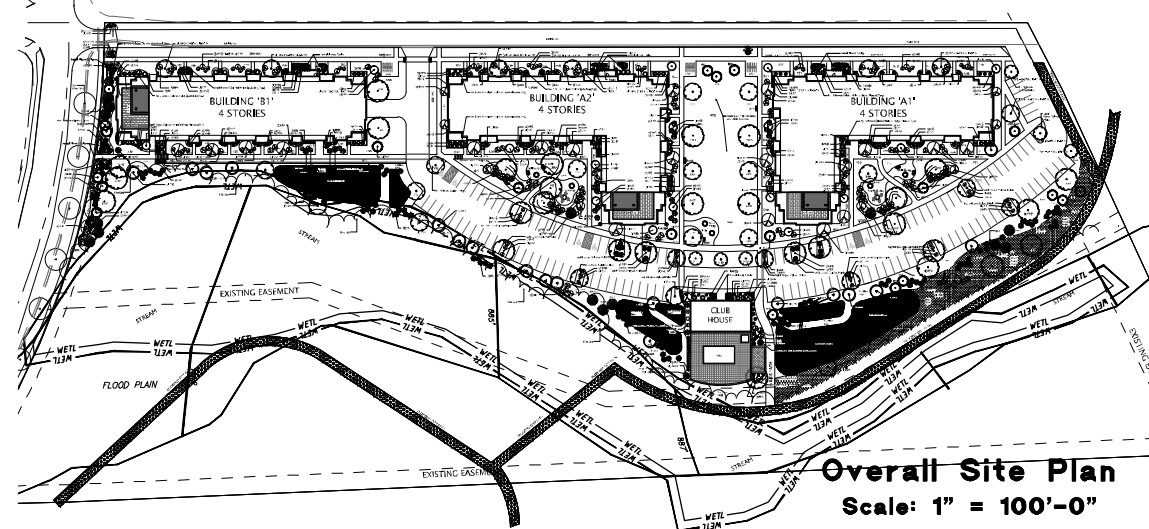
NUMBER OF LANDSCAPE POINT REQUIRED
726 Landscape Units x 5 landscape points for first 5 acres.....3,630 points
536 Landscape Units x 1 landscape point for additional 1.23 acres.....536 points
TOTAL LANDSCAPE POINTS REQUIRED.....4,166 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	97	3,395			7,902
Tall Evergreen Tree : 5-6 feet tall	35	35	1,225			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	39	585			
Upright Evergreen Shrub : 3-4 feet tall	10	115	1,150			
Shrub, deciduous : 3 gallon / 12"-24"	3	351	1,053			
Shrub, evergreen : 3 gallon / 12"-24"	4	32	128			
Ornamental grass/perennial : 1gallon / 8"-18"	2	183	366			
Ornamental / Decorative fencing or wall	4 per 10 l.f.		--			
Existing significant specimen tree	14 per Cal. In.		--			
Landscape furniture for public seating and /or transit connections	5 per 'seat'		--			
Sub Totals			7,902	+	= 7,902	



GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Spaded Edge" to be hand or machine troweled to 4" depth.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
10% Palmer IV Perennial Ryegrass
20% Dragon Kentucky Bluegrass
20% Diva Kentucky Bluegrass
20% Foxy II Creeping Red Fescue
15% Val II Perennial Ryegrass
15% Ginny Kentucky Bluegrass
- G) No Mow Mixture shall consist of the following:
34% Sheep Fescue
33% Hard Fescue
33% Chewing Fescue
- H) Areas labeled "Seed/Mat" and areas with slope 3:1 or steeper shall be seeded with the above-noted no mow seed mixture and overlaid with D575 straw erosion control netting that is then pegged into the soil with metal staples. Street terrace areas shall receive a class I erosion mat that is 100% biodegradable including biodegradable staples.
- I) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- J) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
- K) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction.
<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part 1.pdf>.
- L) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



SCALE: 1"=20'-0"



LANDSCAPE ARCHITECTS
2830 PARKER STREET
P.O. BOX 620330
MIDDLETON, WI 53560-0330
TEL (608) 836-7041
FAX (608) 831-6266

PORTAGE ROAD APARTMENTS
5422 PORTAGE ROAD
MADISON, WISCONSIN

Checked By: SS
Drawn By: 2-13-15 RS

Revised: 3/31/15 RS
Revised: 4/28/15 RS
Revised: 6/03/15 RS
Revised:
Revised:
Revised:
Revised:

Building B1

This plan was prepared for the purpose shown on the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.



Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
6	TCH	Thin's Cockspur Hawthorn (cp)	Crataegus Crus-Galli Var Iner	6' B&B
7	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
6	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
10	AHH	Amer Hornbeam	Carpinus Caroliniana	2" B&B
4	FFM	Fall Fiesta Sugar Maple	Acer Saccharum 'balata'	2" B&B
2	GMM	Green Mountain Sugar Maple	Acer Saccharum 'green Mountain'	2" B&B
4	GLL	Glenleven Luteleaf Linden	Tilia Cordata 'glenleven'	2" B&B
13	SVO	Swamp White Oak	Quercus bicolor	2" B&B
11	SGM	Sienna Glen Maple	Acer X Froemanii 'sienna'	2" B&B
6	WBC	Whitespire Gray Birch (cp)	Betula Populifolia 'whitespire' (cp)	6' B&B
12	RBC	River Birch (cp)	Betula Nigra (cp)	6' B&B
9	ADC	Adirondack Crabapple	Malus 'adirondack'	2" B&B
16	ABS	Autumn Brill Serviceberry	Ambelochier X Grand 'autumn Brill'	6' B&B
4	CCP	Chantideer Gallery Pear	Pyrus Calleryana 'chantideer'	2 1/2" B&B
6	NHE	New Horizon Elm	Ulmus 'new Horizon'	2" B&B
4	PO	Pin Oak	Quercus Palustris	2" B&B
10	RSSM	Royal Star Star Magnolia	Magnolia Stellata 'royal Star'	5" B&B
6	SHL	Skyline Thin's Honeylocust	Gleditsia Triacanth Iner 'skyline'	1 1/2" B&B

Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
21	BHS	Black Hills Spruce	Picea Glauca Var Densata	5" B&B
14	EVP	Eastern White Pine	Pinus Strobus	5" B&B
24	MBJ	Mountain Juniper	Juniperus Chinensis 'mountain'	5" B&B
22	TMA	Technymission Arborvitae	Thuja Occidentalis 'techny'	5" B&B
4	EA	Emerald Arborvitae	Thuja Occidentalis 'emerald'	4" B&B
21	TY	Taunton Yew	Taxus X Media 'tauntoni'	18" B&B
58	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	4" B&B
11	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
7	MGSJ	Moon Glow Spiral Juniper	Juniperus Scopulorum 'moon glow'	4" B&B

Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
104	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
7	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
57	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
15	MNMS	May Night Sage	Salvia Nemerosa 'mairachi'	#1 CONT.

Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
64	NFS	Neon Flash Spirea	Spiraea Japonica 'neon Flash'	#2 CONT.
14	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#2 CONT.
19	MCS	Magic Carpet Spirea	Spiraea Japonica 'walburna'	#2 CONT.
28	LHDS	Little Henry Dwarf Sweetspire	Itea Virginica 'sprich'	#2 CONT.
54	BRTD	Bailey Red Twigged Dogwood	Cornus Baileyi	#5 CONT.
7	PGHT	Paegge Hydrangea (tf)	Hydrangea Paniculata 'grandiflora' (tf)	1 1/2" B&B
12	DBH	Dwarf Bush-Honeysuckle	Diervilla Lonicera	#2 CONT.
22	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Pastula 'miss Kim'	3" B&B
3	DKOR	Double Knock Out Rose	Rosa 'radiko'	#3 CONT.
36	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'imber Creek'	3" B&B
92	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'mortor'	4" B&B

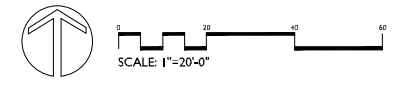
Short Prairie for Medium Soils #5002

- | | |
|-------------------------|----------------------|
| Wildflowers | Meadow Blazingstar |
| Lavender Hyssop | Prairie Blazingstar |
| Nodding Pink Onion | Wild Quinine |
| Butterfly Weed for Clay | Smooth Penstemon |
| Sky Blue Aster | Great Solomon's Seal |
| Smooth Aster | Meadow Rose |
| Canada Milk Vetch | Black Eyed Susan |
| Lanceleaf Coreopsis | Brown Eyed Susan |
| White Prairie Clover | Stiff Goldenrod |
| Purple Prairie Clover | Ohio Spiderwort |
| Shootingstar | |
| Pale Purple Coneflower | |
| Purple Coneflower | Grasses |
| Rattlesnake Master | Sideoats Grama |
| Roundhead Bushclover | Little Bluestem |
| Rough Blazingstar | Prairie Dropseed |

Contains at least 18 wildflowers and 2 or more grasses.

BIO-RETENTION DEVICE PLANT LIST

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing (Total Basin Area = 1,200 SF)
GRASSES AND SEDGES				
160	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing
160	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing
160	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2.5" POT	12" O.C. Rect. Spacing
160	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing
FORBS				
64	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing
64	PURPLE CONEFLOWER	ECHINACEA PURPUREA	2.5" POT	12" O.C. Rect. Spacing
64	FALSE SUNFLOWER	HELIOPSIS HELIANTHODIES	2.5" POT	12" O.C. Rect. Spacing
64	WILD IRIS	IRIS VIRGINIANA SREVEI	2.5" POT	12" O.C. Rect. Spacing
64	BERGAMOT	MONARDA RUSTULOSA	2.5" POT	12" O.C. Rect. Spacing
64	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTUMTOSA	2.5" POT	12" O.C. Rect. Spacing
32	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing



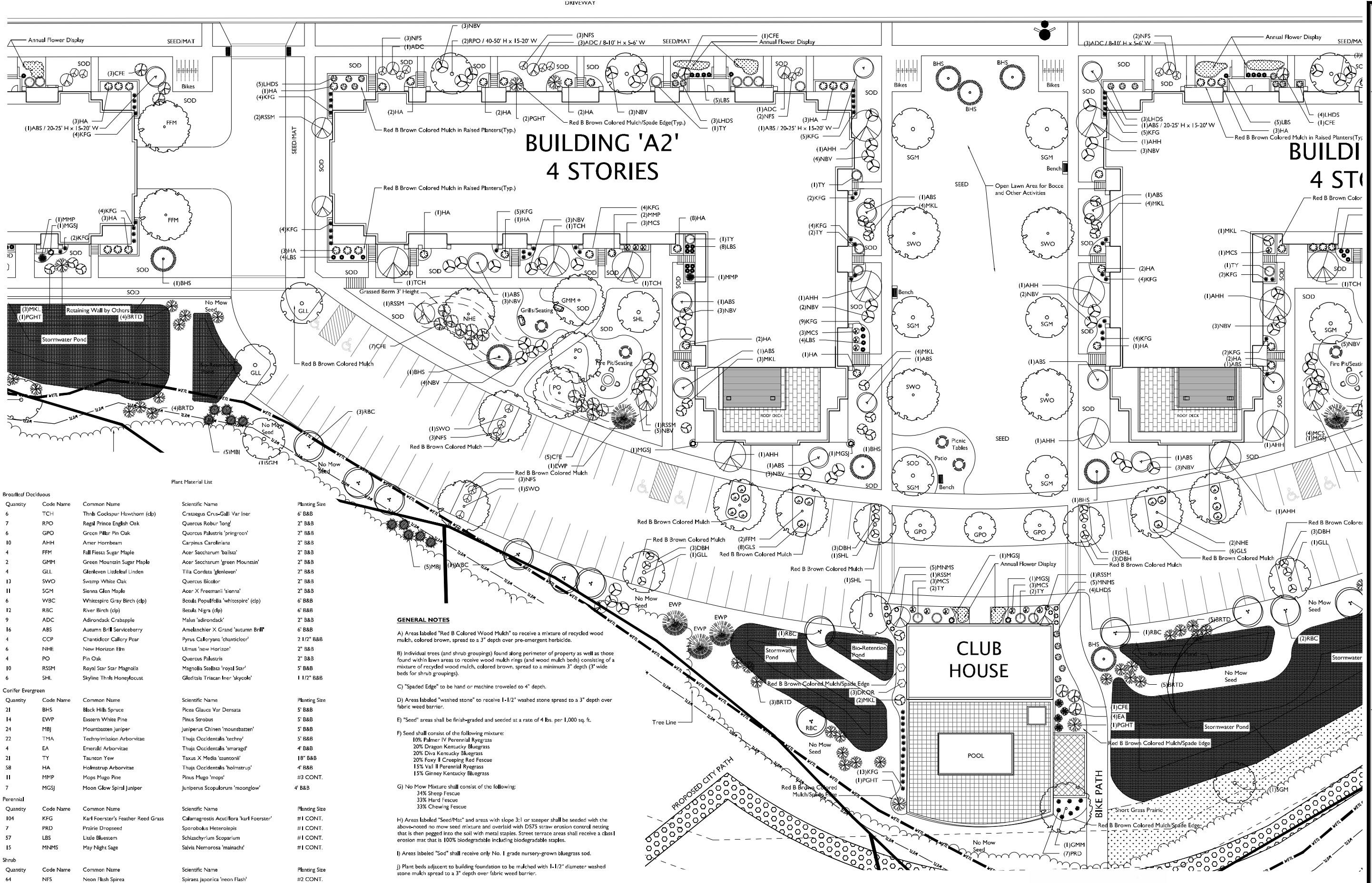
the bruce company
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARKER STREET
P.O. BOX 620330
MIDDLETON, WI 53560-0330
TEL (608) 836-7041
FAX (608) 831-6266

PORTAGE ROAD APARTMENTS
5422 PORTAGE ROAD
MADISON, WISCONSIN

Checked By: SS
Drawn By: 2-13-15 RS
Revised: 3/31/15 RS
Revised: 4/28/15 RS
Revised: 6/03/15 RS
Revised:
Revised:
Revised:
Revised:
Revised:

L2 Building A1
This plan was prepared for the party named in the title block. It contains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or in part without the prior written consent of The Bruce Company of Wisconsin, Inc.

12/2015 CADSWEST/SHORTPORTAGE ROAD APARTMENTS/PORTAGE APPTS LSK4/DWG. Created: 4/12/2015, Saved: 4/27/2015, Plotted: 6/27/2015



Plant Material List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
6	TCH	Thick Cocksbur Hawthorn (db)	Crataegus Crus-Galli Var Iner	6" B&B
7	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
6	GPO	Green Pillar Pin Oak	Quercus Palustris 'bringreen'	2" B&B
10	AHH	Amer Hornbeam	Carpinus Caroliniana	2" B&B
4	FFM	Fall Fiesta Sugar Maple	Acer Saccharum 'ballsa'	2" B&B
2	GMM	Green Mountain Sugar Maple	Acer Saccharum 'green Mountain'	2" B&B
4	GLL	Glennleaf Littleleaf Linden	Tilia Cordata 'glennleaf'	2" B&B
13	SWO	Swamp White Oak	Quercus Bicolor	2" B&B
11	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	2" B&B
6	WBC	Whitespire Gray Birch (db)	Betula Populifolia 'whitespire' (db)	6" B&B
12	RBC	River Birch (db)	Betula Nigra (db)	6" B&B
9	ADC	Adirondack Crabapple	Malus 'adirondack'	2" B&B
16	ABS	Autumn Brill Serviceberry	Aamelanchier X Grand 'autumn Brill'	6" B&B
4	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
6	NHE	New Horizon Elm	Ulmus 'new Horizon'	2" B&B
4	PO	Pin Oak	Quercus Palustris	2" B&B
10	RSSM	Royal Star Star Magnolia	Magnolia Stellata 'royal Star'	5" B&B
6	SHL	Skyline Thins Honeylocust	Gleditsia Triacanth Iner 'skyline'	1 1/2" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
21	BHS	Black Hills Spruce	Picea Glauca Var Densata	5" B&B
14	EWP	Eastern White Pine	Pinus Strobus	5" B&B
24	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	5" B&B
22	TMA	Techny/mission Arborvitae	Thuja Occidentalis 'techny'	5" B&B
4	EA	Emerald Arborvitae	Thuja Occidentalis 'emerald'	4" B&B
21	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
58	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	4" B&B
11	MPP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
7	MGSJ	Moon Glow Spiral Juniper	Juniperus Scopulorum 'moonglow'	4" B&B
Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
104	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
7	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
57	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
15	MNMS	May Night Sage	Salvia Nemerosa 'mainacht'	#1 CONT.
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
64	NFS	Neon Flash Spirea	Spiraea japonica 'neon Flash'	#2 CONT.
14	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#2 CONT.
19	MCS	Magic Carpet Spirea	Spiraea japonica 'walburna'	#2 CONT.
28	LHDS	Little Henry Dwarf Sweetspire	Itea Virginica 'spich'	#2 CONT.
54	BRTD	Bailey Red Twigg Dogwood	Cornus Baileyi	#5 CONT.
7	PGHT	Peegee Hydrangea (df)	Hydrangea Paniculata 'grandiflora' (df)	1 1/2" B&B
12	DBH	Dwarf Bush-Honeysuckle	Dierflla Lonicera	#2 CONT.
22	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	3" B&B
3	DKQR	Double Knock Out Rose	Rosa 'radtko'	#3 CONT.
36	CFE	Chicago Fire Winged Eonymus	Eosonymus Alatus 'timber Creech'	3" B&B

GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3" wide beds for shrub groupings).

C) "Spaced Edge" to be hand or machine troweled to 4" depth.

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

E) "Seed" areas shall be final-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Val II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass

G) No Mow Mixture shall consist of the following:
 34% Sheep Fescue
 33% Hard Fescue
 33% Chewing Fescue

H) Areas labeled "Seed/Mat" and areas with slope 3:1 or steeper shall be seeded with the above-noted no mow seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples. Street terrace areas shall receive a class I erosion mat that is 100% biodegradable including biodegradable staples.

I) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

J) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

K) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction-
<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.

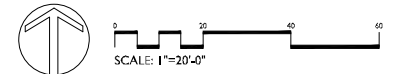
L) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.

PORTAGE ROAD APARTMENTS
 5422 PORTAGE ROAD
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: 2-13-15 RS
 Revised: 3/31/15 RS
 Revised: 4/28/15 RS
 Revised: 6/03/15 RS
 Revised:
 Revised:
 Revised:
 Revised:

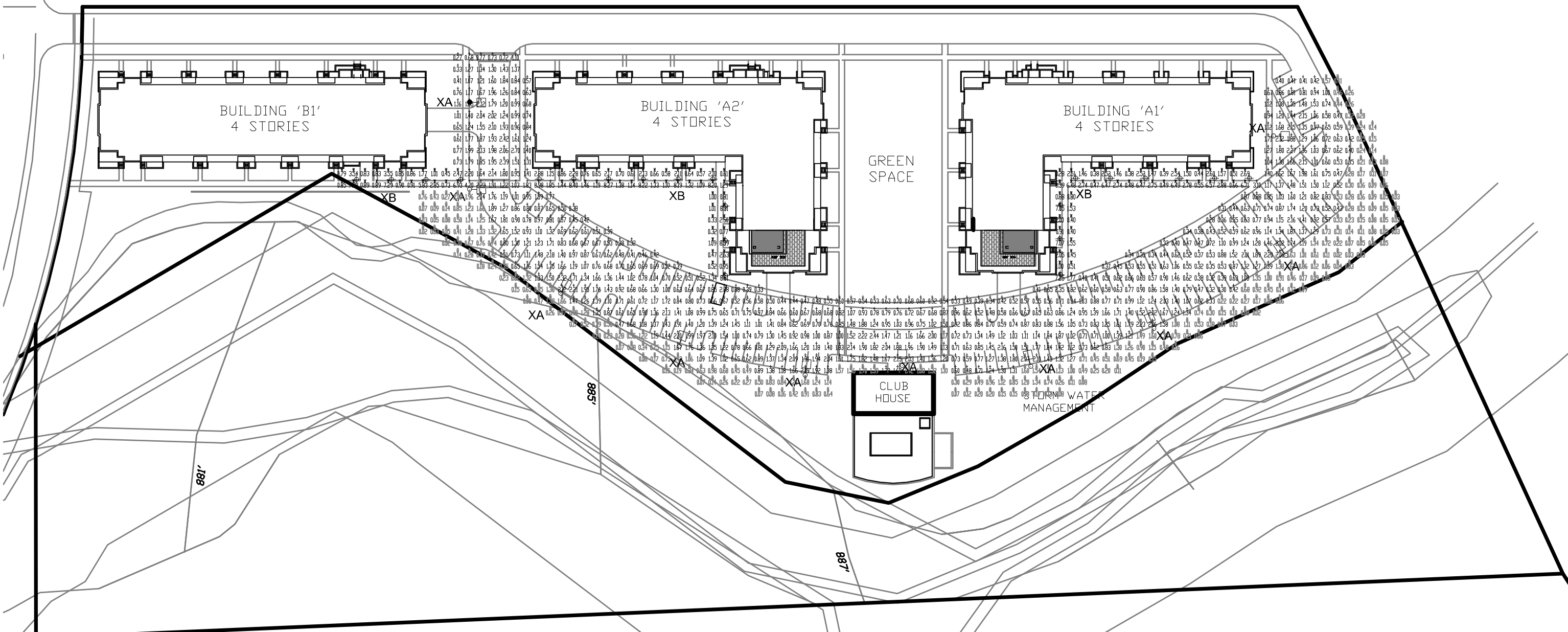
L3 Building A2

This plan was prepared for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or in part without the prior written consent of The Bruce Company of Wisconsin, Inc.



CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	
SITE	1525.60x689.10ft	GRD / H-H	663	10.00	(+) PARKING	1.12	8.98	0.27	
			103	10.00	(*) WALK	2.41	8.61	0.28	
			257	10.00	(#) GRASS	0.52	2.00	0.02	

LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LUMENS	MOUNTING/BALLAST	LLF	QTY
XA	☐	CREE LED DSQ A DA 4ME A 57K-UL w/DSQ-BLSMF	14437	25 FEET POLE 2 FEET BASE	1.00	10
XB	⊕	CREE LED PVY-EDG-5M-P4-02-J-UL-350	1531	42' BOLLARD	1.00	22



Electric Construction Inc
 Electrical Design, Contracting & Consulting

2861 Index Road
 Madison WI 53713
 (608) 271-2046
 (608) 271-0160 FAX
 www.ecdesign.com

PORTAGE ROAD - RESIDENTIAL DEVELOPMENT
 LIGHTING PHOTOMETRIC PLAN

1" = 80'
 FEBRUARY 17, 2015



Cree Edge™ Series

LED Pathway Luminaire

Product Description

Durable die-cast aluminum luminaire housing mounts directly to a 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16" anchor bolts (provided). Note: 145 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications: Landscape, walk-ways and general site lighting

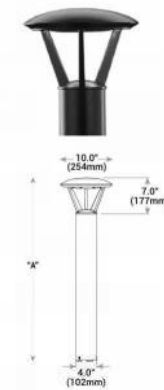
Performance Summary

- Utilizes BetaLED™ Technology
- Patented NanoOptic™ Product Technology
- Made in the USA of U.S. and imported parts
- CRI: Minimum 70 CRI
- CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
- Limited Warranty*: 10 years on luminaires/10 years on ColorCast DeltaGuard® finish

Accessories

- Upgrade Kit**
- XA-3SPB80V XA-3SPB80H XA-3SPB80S
 - XA-3SPB80K XA-3SPB80Z
- * Used for replacement of existing ballasts

TYPE XB
42 INCH BELLARD



Model	Dim. "K"
Landscape (P0)	12" (304mm)
Landscape (P1)	18" (457mm)
Pathway (P2)	30" (762mm)
Pathway (P4)	42" (1067mm)
Pedestrian (P3)	50" (1270mm)

Ordering Information

Example: PWY ED2M P0 02 D UL SV 350

Product	Cycle	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
PWY EDG	24	P0	02	1	UL	SV	350	40K, 4000K Color Temperature
PWY EDG	Type II Medium	P1	12" (304mm) Landscape	02	1	SV	350	40K, 4000K Color Temperature
								5700K
	Type V Medium	P1	18" (457mm) Landscape	02	1	SV	350	40K, 4000K Color Temperature
								5700K
	Type V Short	P1	30" (762mm) Pathway	02	1	SV	350	40K, 4000K Color Temperature
								5700K
	Type V Short	P1	42" (1067mm) Pathway	02	1	SV	350	40K, 4000K Color Temperature
								5700K
	Type V Short	P1	50" (1270mm) Pedestrian	02	1	SV	350	40K, 4000K Color Temperature
								5700K

* See www.cree.com/lighting/products/warranty for warranty terms
 † Available with P1, P2, P3, P4 mounting options
 ‡ Available with P1, P2, P3, P4 mounting options



Rev. Date: V1 10/22/2014



US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Cree Edge™ LED Pathway Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Durable die-cast aluminum luminaire housing mounts directly to a 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance
- Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16" anchor bolts (provided)
- Note: 145 Torx 3/8" socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Exclusive ColorCast DeltaGuard® finish features an E-Coat epoxy primer with an ultrathin powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, white, and platinum finishes are available
- Weight: 10-277V P0 - 12.7 lbs. (5.8kg); P1 - 13.3 lbs. (6.0kg); P2 - 17.9 lbs. (8.1kg); P4 - 18.6 lbs. (8.4kg); P3 - 28.4 lbs. (12.9kg); 347-480V: Add 4.5 lbs. (2.0kg)

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drive
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 1kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Consult factory for CE Certified products
- 10kV surge suppression protection tested in accordance with IEC/ANSI CS2-41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient air fog conditions as defined in ASTM Standard B 11
- Meets for American requirements within ANZA

Electrical Data*								
LED Count (x10)	System Watts 120-480V	System Watts 347-480V	Total Current					
			120V	208V	240V	277V	347V	480V
350mA								
02	22	28	0.18	0.12	0.10	0.08	0.13	
525mA								
02	34	40	0.28	0.18	0.17	0.15	0.12	0.13

Recommended Cree® Outdoor Luminaire Lumen Maintenance Factors (LMF)†					
Ambient (°C / °F)	Initial LMF	25K hr Projected LMF	50K hr Projected LMF	75K hr Projected LMF	100K hr Calculated LMF
0°C (32°F)	1.00	1.03	1.00	1.01	1.00
10°C (50°F)	1.03	1.01	1.00	0.99	0.98
15°C (59°F)	1.02	1.00	0.99	0.98	0.97
20°C (68°F)	1.01	0.99	0.98	0.97	0.96
25°C (77°F)	1.00	0.98	0.97	0.96	0.95

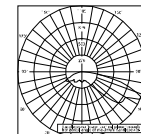
* Lumen maintenance values at 25°C (77°F) calculated per TM-21 based on LM-79 data and 1% lumen depreciation for the first 1000 hours. † Lumen maintenance values are based on the lumen depreciation rate within the first 1000 hours. ‡ Lumen maintenance values are based on the lumen depreciation rate within the first 1000 hours. †† Lumen maintenance values are based on the lumen depreciation rate within the first 1000 hours. ††† Lumen maintenance values are based on the lumen depreciation rate within the first 1000 hours.

Cree Edge™ LID Pathway Luminaire

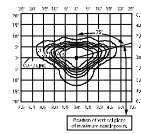
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>

2M



TL Test Report #: 71100
 PWY EDG 2M = 02 D UL 350
 Initial Delivered Lumens: 1,432



TL Test Report #: 71100
 PWY EDG 2M = 02 D UL 350
 Mounting Height: 2' (0.6m) A.F.G.
 Initial Delivered Lumens: 1,407
 Initial FC at grade

Type II Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings† Per TM-15-11	Initial Delivered Lumens*	BUG Ratings† Per TM-15-11
350mA				
12	1,297	B1 U1 G1	1,407	B1 U1 G1
525mA				
12	1,816	B1 U1 G1	1,570	B1 U1 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between +4 and +10% of initial delivered lumens
 † For more information on the BUG (Beam Use Grade) Rating system visit: www.cree.com/lighting/bug

Cree Edge™ LED Pathway Luminaire

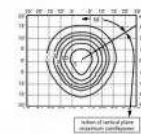
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>

3M



TL Test Report #: 70714
 PWY EDG 3M = 02 D UL 350
 Initial Delivered Lumens: 1,530

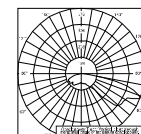


TL Test Report #: 70714
 PWY EDG 3M = 02 D UL 350
 Mounting Height: 2' (0.6m) A.F.G.
 Initial Delivered Lumens: 1,458
 Initial FC at grade

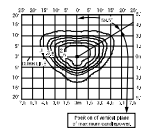
Type V Short Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings† Per TM-15-11	Initial Delivered Lumens*	BUG Ratings† Per TM-15-11
350mA				
12	1,369	B1 U1 G1	1,498	B1 U1 G1
525mA				
12	1,932	B1 U1 G1	2,067	B2 U1 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between +4 and +10% of initial delivered lumens
 † For more information on the BUG (Beam Use Grade) Rating system visit: www.cree.com/lighting/bug

3M



TL Test Report #: 71148
 PWY EDG 3M = 02 D UL 350 40K
 Initial Delivered Lumens: 1,531

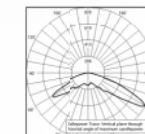


TL Test Report #: 71148
 PWY EDG 3M = 02 D UL 350 40K
 Mounting Height: 2' (0.6m) A.F.G.
 Initial Delivered Lumens: 1,248
 Initial FC at grade

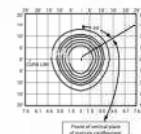
Type II Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings† Per TM-15-11	Initial Delivered Lumens*	BUG Ratings† Per TM-15-11
350mA				
12	1,150	B1 U1 G1	1,248	B1 U1 G1
525mA				
12	1,610	B1 U1 G1	1,747	B1 U1 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between +4 and +10% of initial delivered lumens
 † For more information on the BUG (Beam Use Grade) Rating system visit: www.cree.com/lighting/bug

55



TL Test Report #: 71137
 PWY EDG 55 = 02 D UL 350
 Initial Delivered Lumens: 1,675



TL Test Report #: 71137
 PWY EDG 55 = 02 D UL 350
 Mounting Height: 2' (0.6m) A.F.G.
 Initial Delivered Lumens: 1,575
 Initial FC at grade

Type V Short Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings† Per TM-15-11	Initial Delivered Lumens*	BUG Ratings† Per TM-15-11
350mA				
12	1,548	B1 U1 G0	1,679	B1 U1 G0
525mA				
12	2,111	B1 U1 G0	2,247	B1 U1 G0

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between +4 and +10% of initial delivered lumens
 † For more information on the BUG (Beam Use Grade) Rating system visit: www.cree.com/lighting/bug



PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

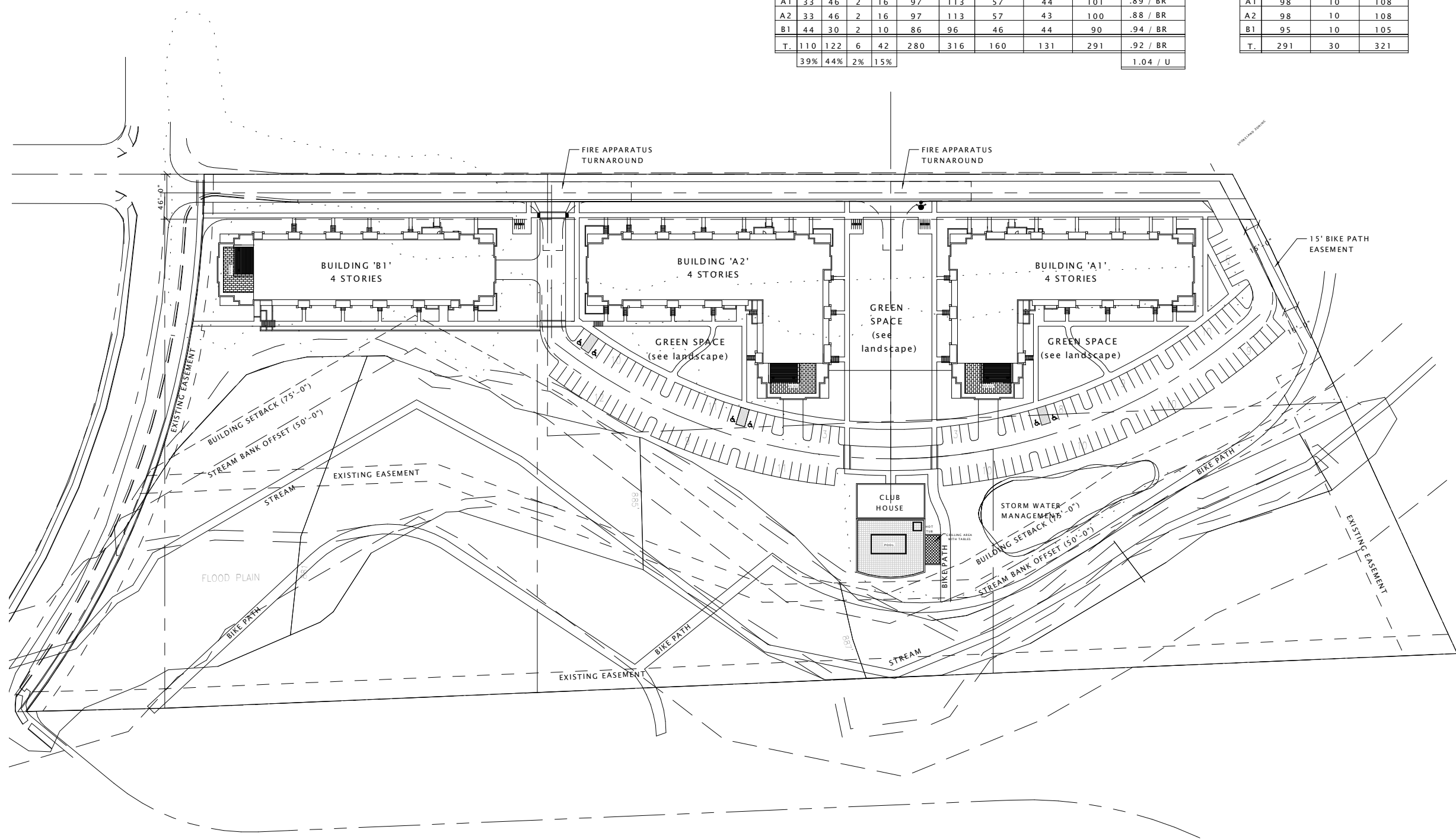
ARCHITECTURAL SITE
PLAN - OVERALL

SHEET NUMBER

ASP-100

BLDG	UNITS					PARKING				
	ST	1BR	BR+	2BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	RATIO
A1	33	46	2	16	97	113	57	44	101	.89 / BR
A2	33	46	2	16	97	113	57	43	100	.88 / BR
B1	44	30	2	10	86	96	46	44	90	.94 / BR
T.	110	122	6	42	280	316	160	131	291	.92 / BR
	39%	44%	2%	15%						1.04 / U

BLDG	BICYCLE PARKING		
	COVERED	SURFACE	TOTAL
A1	98	10	108
A2	98	10	108
B1	95	10	105
T.	291	30	321



1 ARCHITECTURAL SITE PLAN
1" = 50'-0"



PORTAGE ROAD
 RESIDENCES, LLC

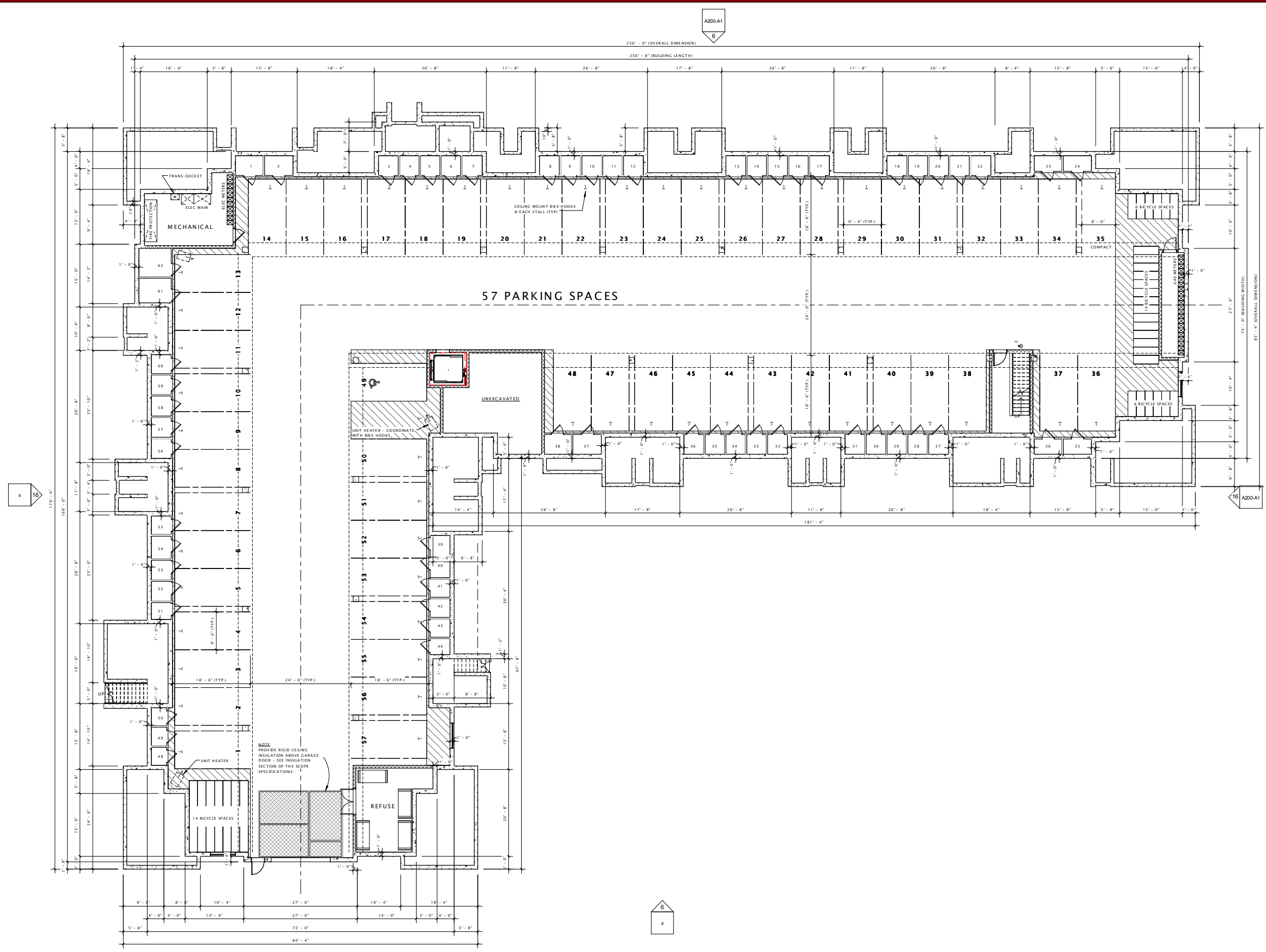
PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
 LOWER LEVEL PLAN

SHEET NUMBER
 A100-A1



PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE JUNE 3, 2015

REVISION SCHEDULE

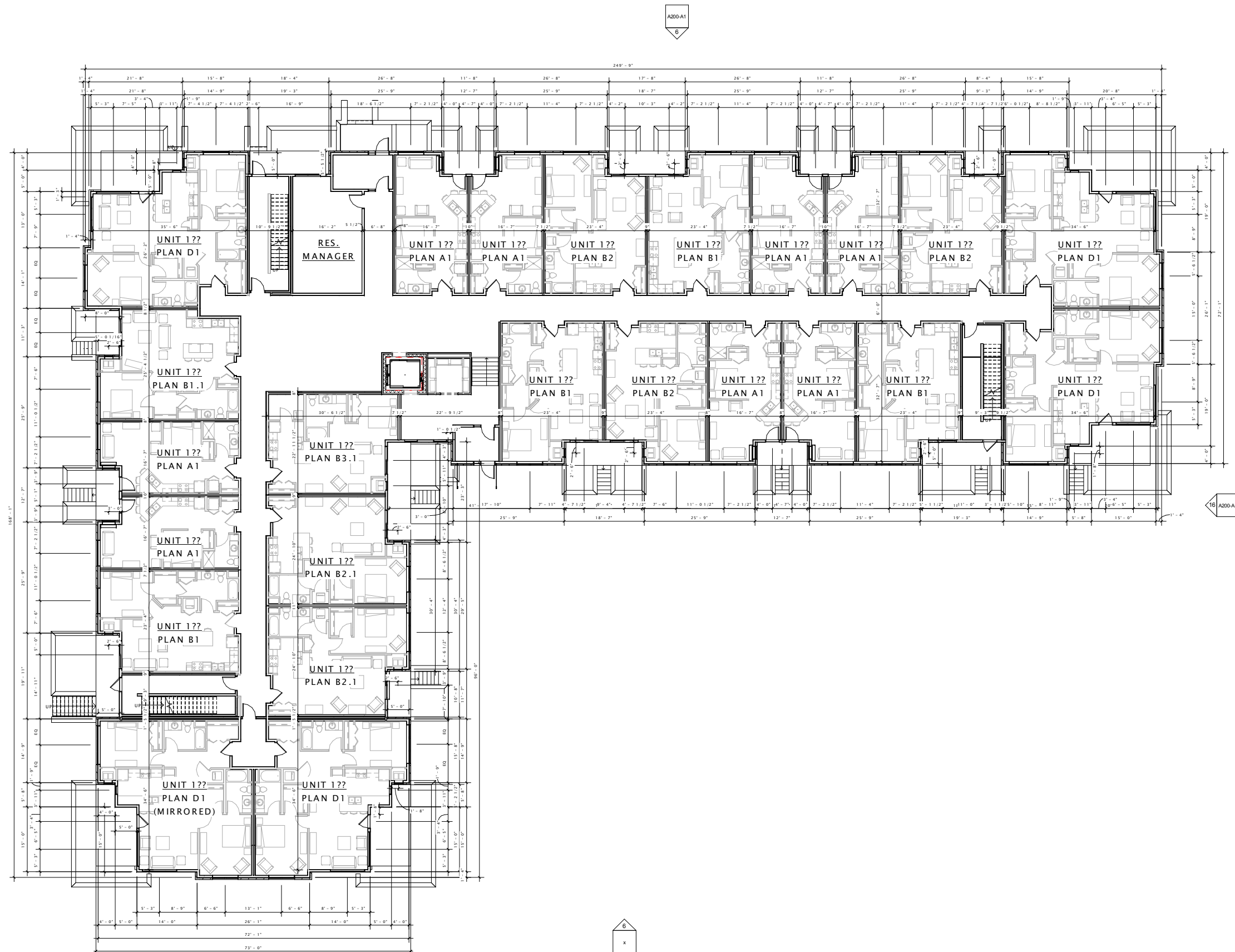
Mark	Description	Date

SHEET TITLE

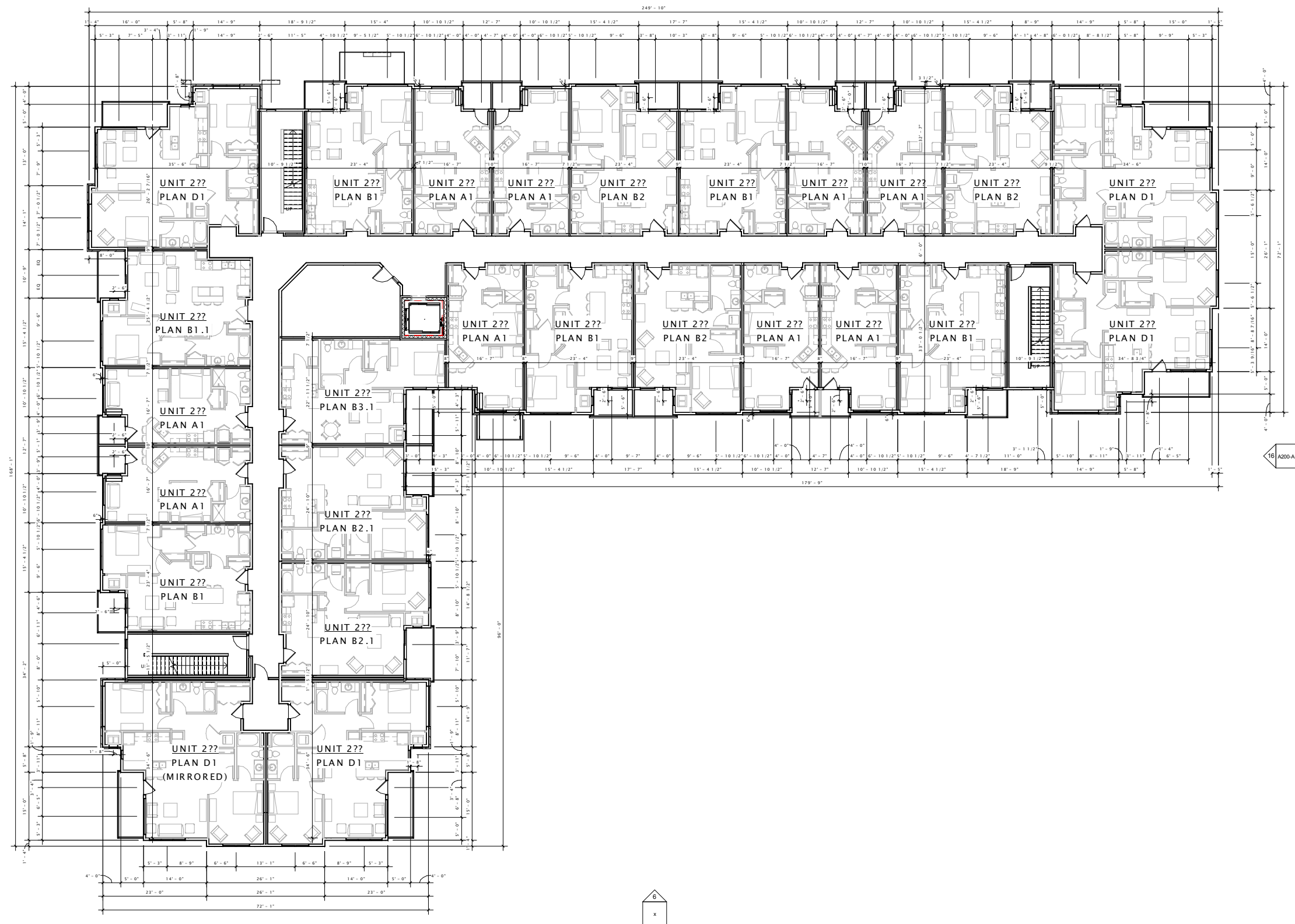
FIRST FLOOR PLAN

SHEET NUMBER

A101-A1



A200-A1
6



JLA

architects + planners

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2100
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 14-0314-01

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102-A1

16 BUILDING 'A1' - SECOND FLOOR PLAN
3/32" = 1'-0"



6
x

A200-A1
6



JLA

architects + planners

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2100
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 14-0314-01

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103-A1

16 BUILDING 'A1' - THIRD FLOOR PLAN
3/32" = 1'-0"



6
x

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104-A1



16 BUILDING A1 - FOURTH FLOOR PLAN
 3/32" = 1'-0"

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200B-A1



⑦ A1 West
3/32" = 1'-0"



⑩ A1 North
3/32" = 1'-0"

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200B-A1.1



② A1 West Alt
3/32" = 1'-0"



① A1 North Alt
3/32" = 1'-0"



⑦ A1 East
3/32" = 1'-0"



⑩ A1 South
3/32" = 1'-0"

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201B-A1

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

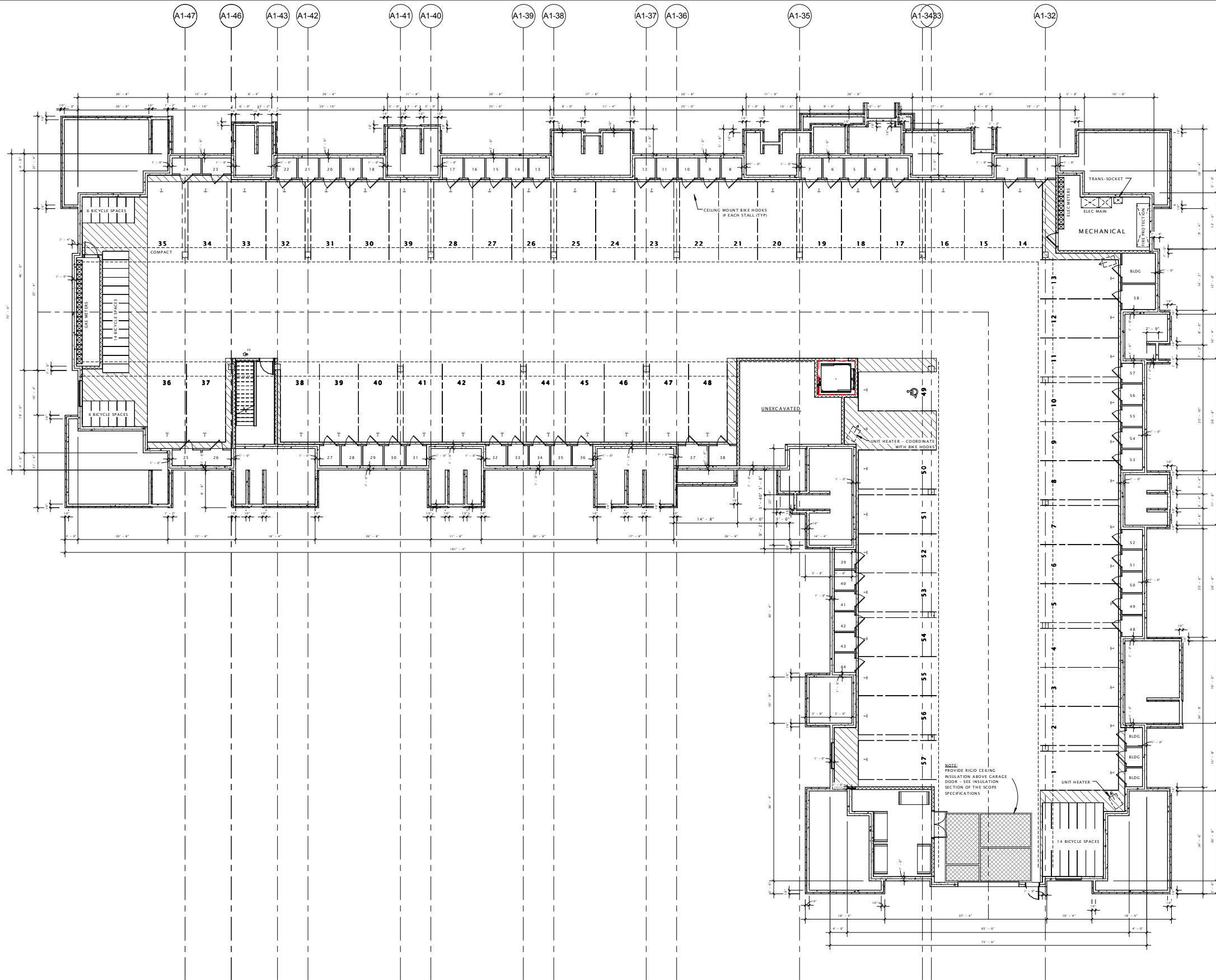
SHEET NUMBER
A201B-A1.1



② A1 East - Alt
3/32" = 1'-0"



① A1 South Alt
3/32" = 1'-0"



PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

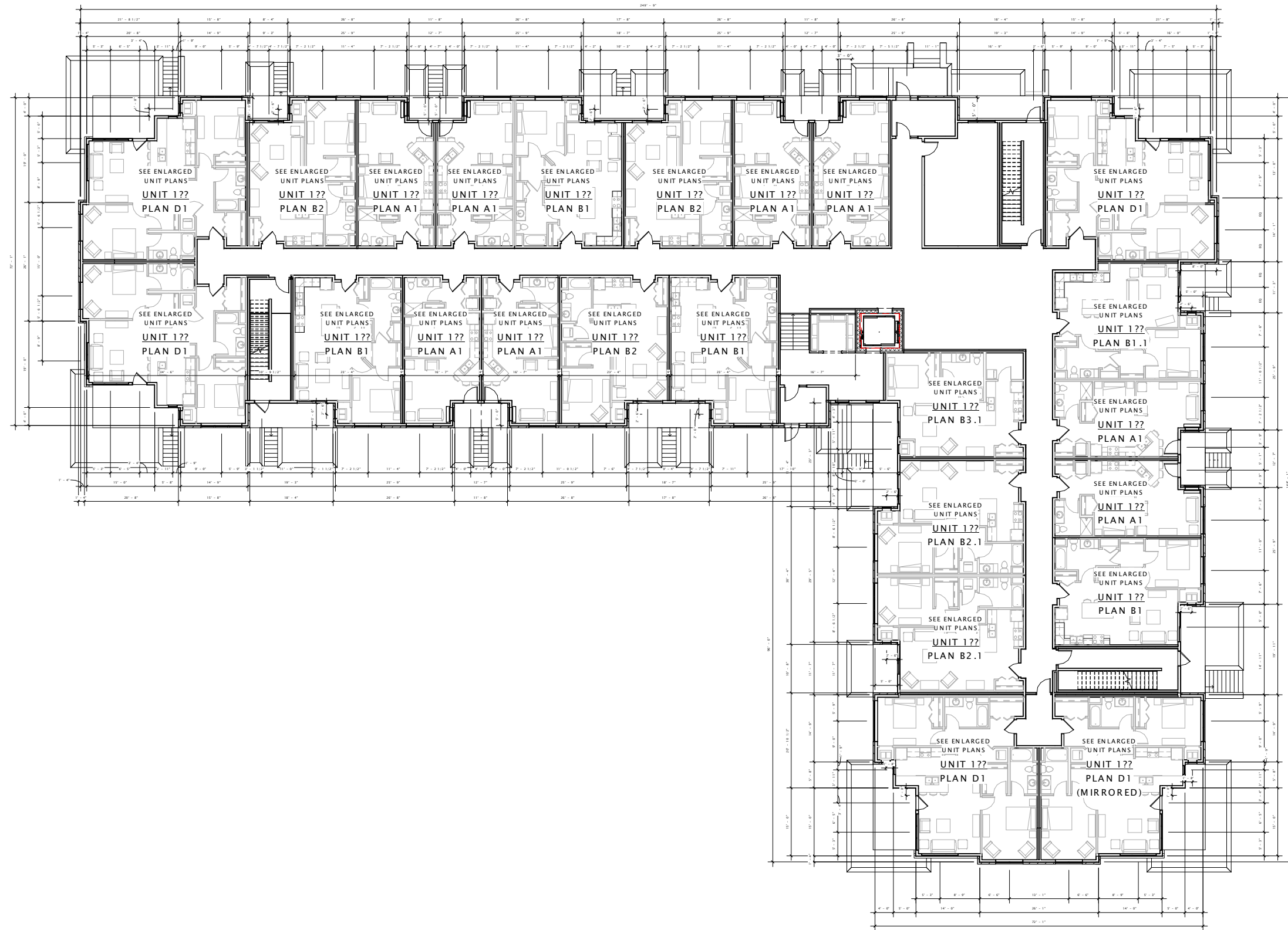
Mark	Revision Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100-A2



PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

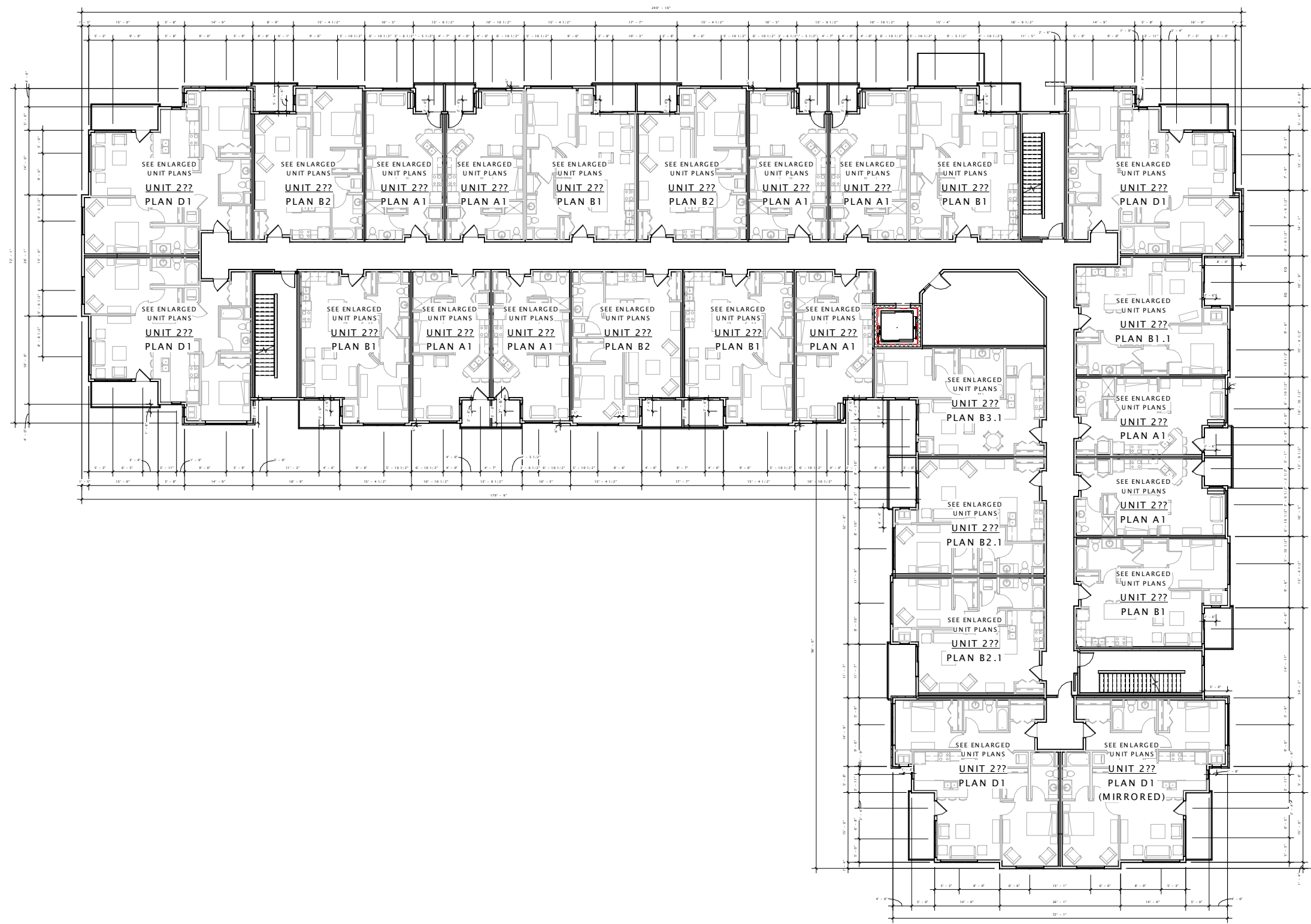
Mark	Revision Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101-A2



① BUILDING 'A2' - SECOND FLOOR PLAN
 3/32" = 1'-0"



JOSEPH LEE + ASSOCIATES
 102 alwood avenue - suite 4
 madison, wisconsin 53704
 608.241.9500

JLA PROJECT NUMBER: 14-0314-01

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

Mark	Revision Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102-A2

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

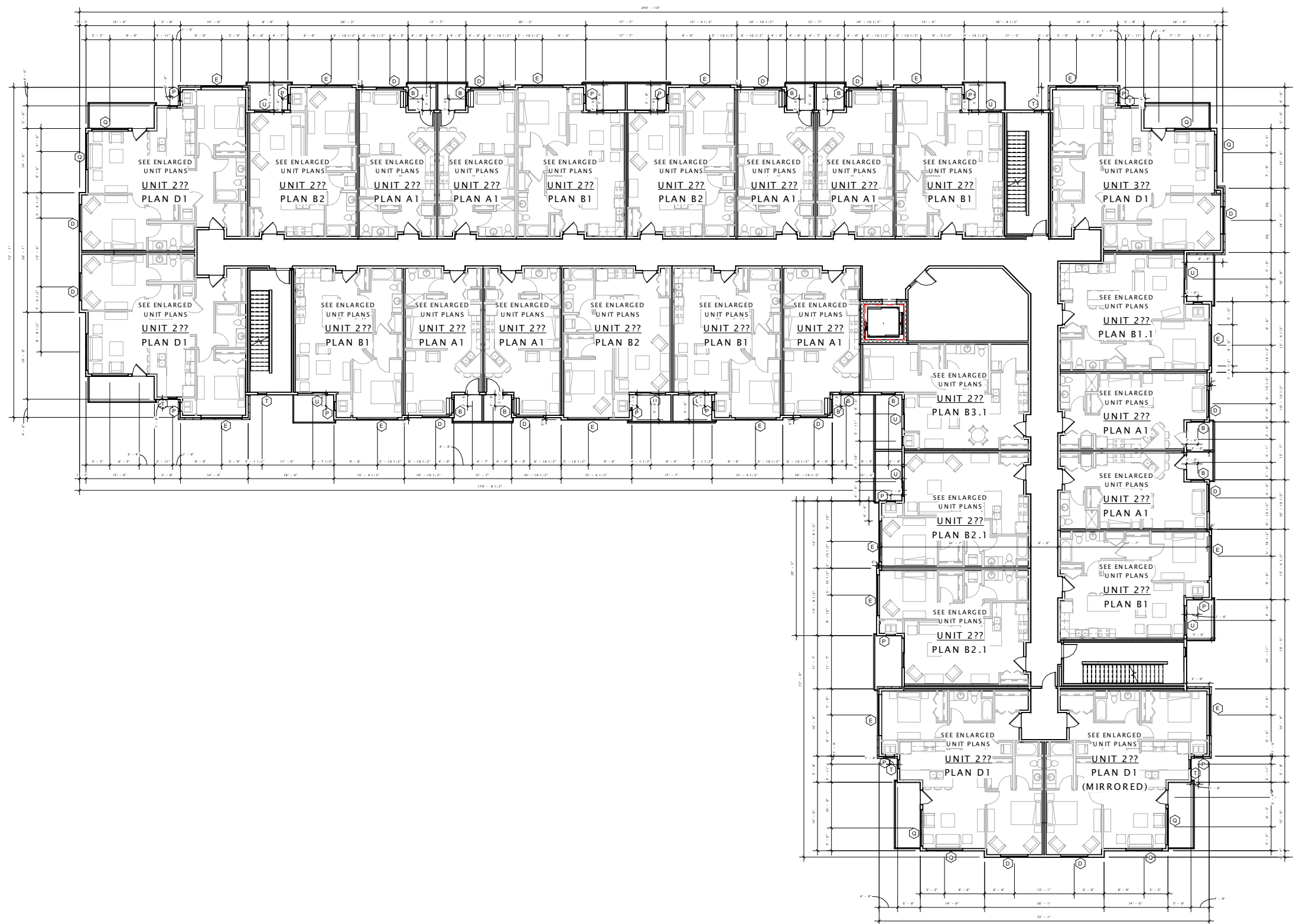
Mark	Revision Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103-A2



PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

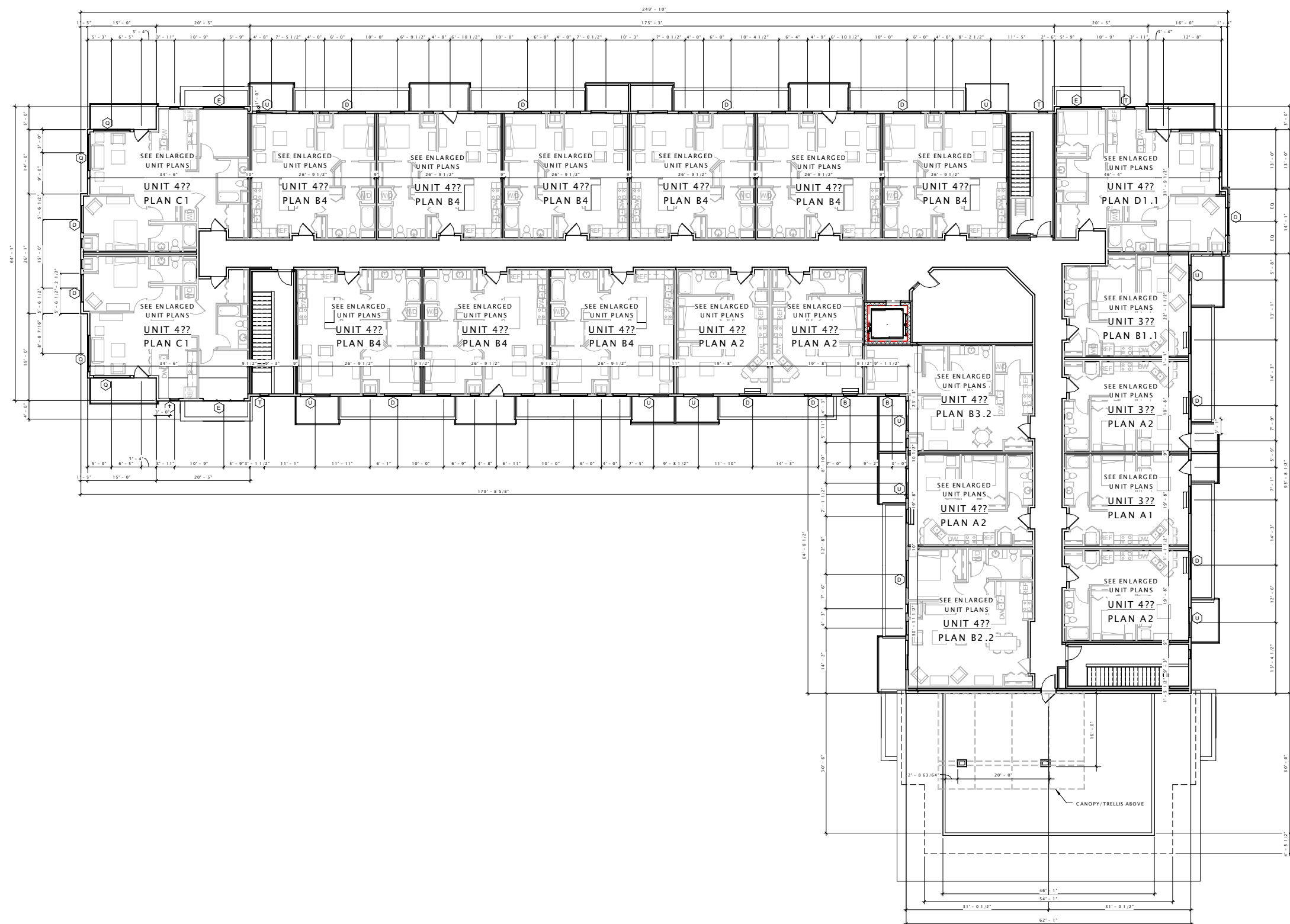
Mark	Revision Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104-A2



PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200B-A2



⑦ A2 West
3/32" = 1'-0"



⑩ A2 North
3/32" = 1'-0"

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200B-A2.1



① A2 West Alt
3/32" = 1'-0"



② A2 North Alt
3/32" = 1'-0"



⑦ A2 East
3/32" = 1'-0"



⑩ A2 South
3/32" = 1'-0"

JLA
architects + planners

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2100
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 14-0314-01

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201B-A2



JLA
architects + planners

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2100
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 14-0314-01

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201B-A2.1

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

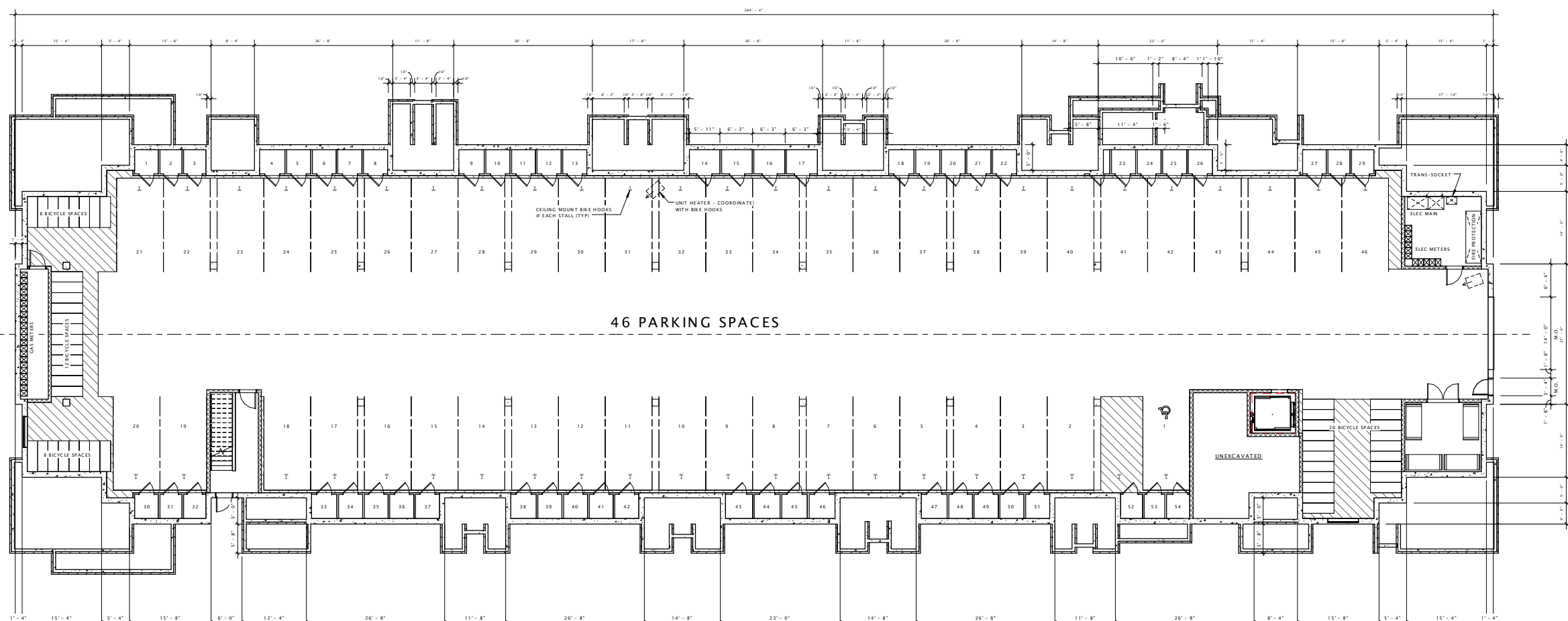
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100-B1



1 BUILDING 'B1' - LOWER LEVEL PLAN
 3/32" = 1'-0"

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

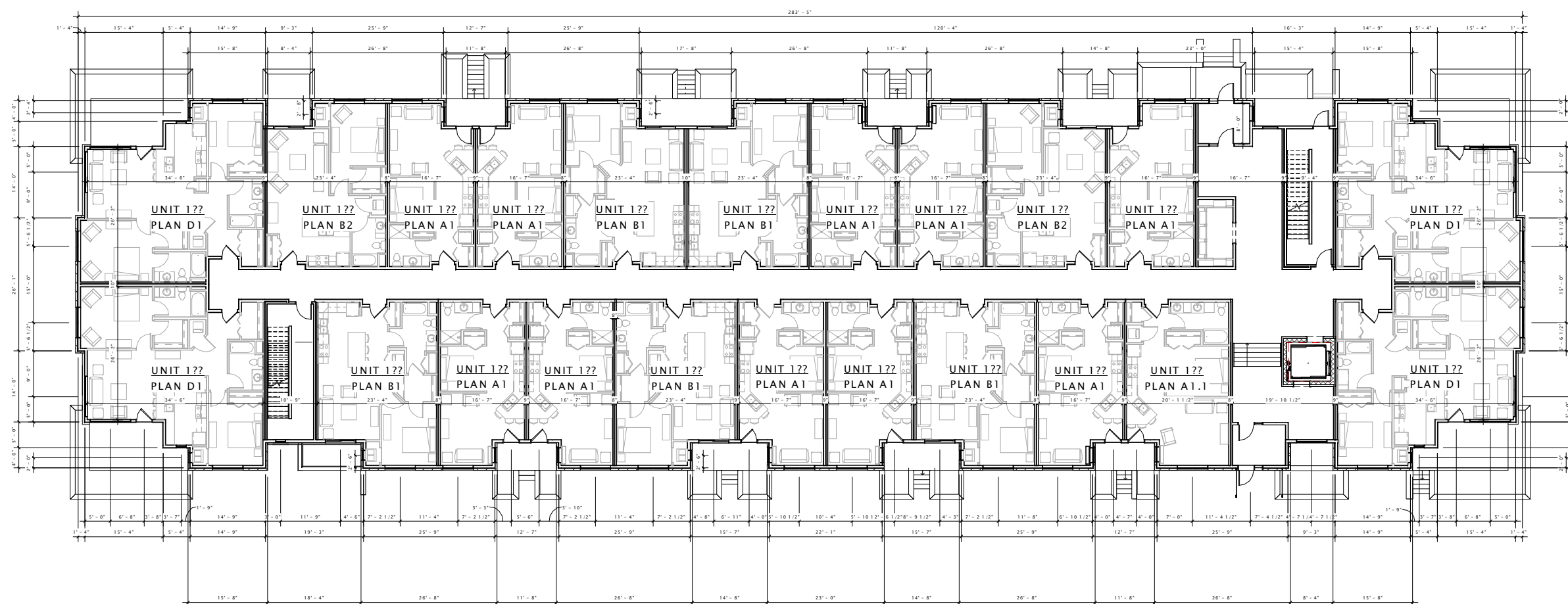
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

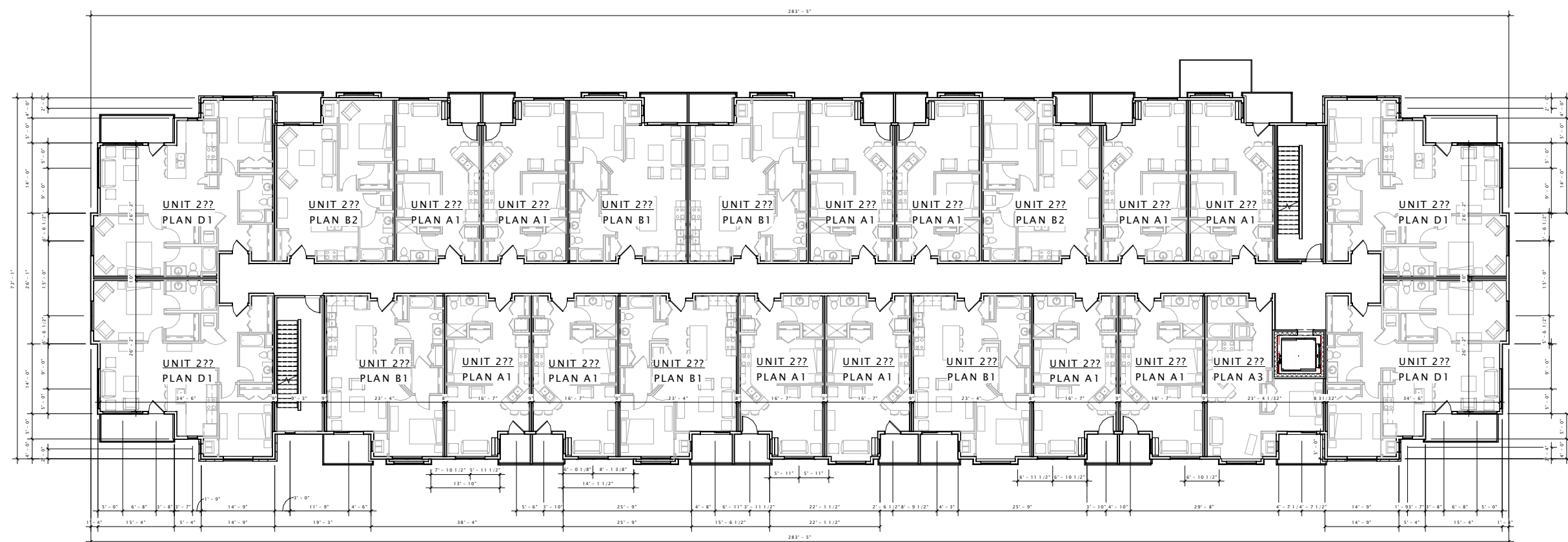
A101-B1



① BUILDING 'B1' - FIRST FLOOR PLAN
 3/32" = 1'-0"

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES



① BUILDING 'B1' - SECOND FLOOR PLAN
 3/32" = 1'-0"

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102-B1

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

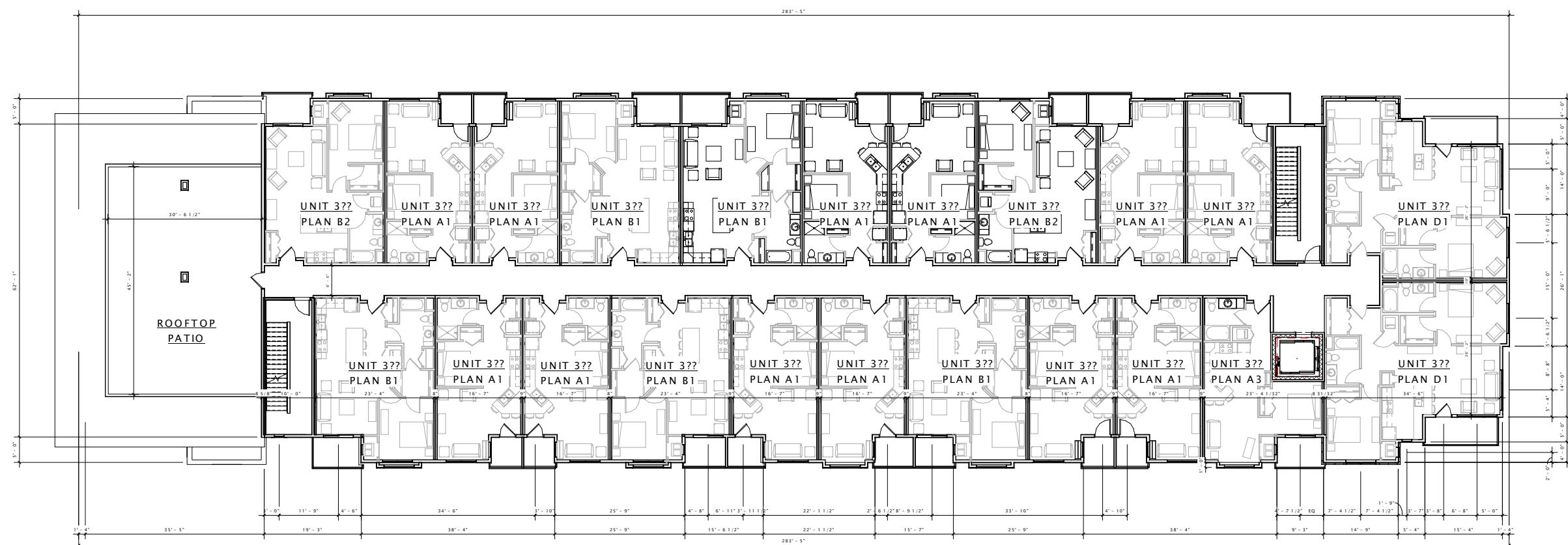
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

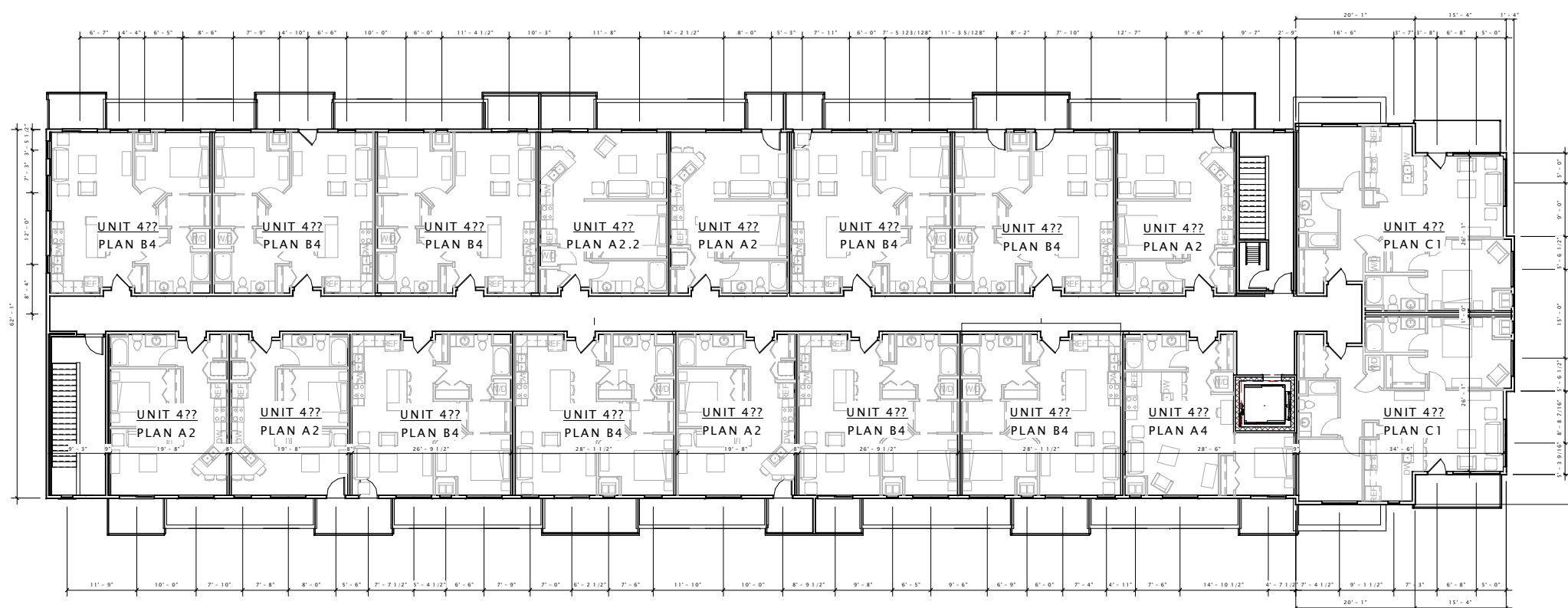
A103-B1



① BUILDING 'B1' - THIRD FLOOR PLAN
 3/32" = 1'-0"

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES



① B1 - FOURTH FLOOR PLAN
 3/32" = 1'-0"

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104-B1

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER
 A200B-B1



⑦ B1 East
 3/32" = 1'-0"



⑩ B1 North
 3/32" = 1'-0"

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

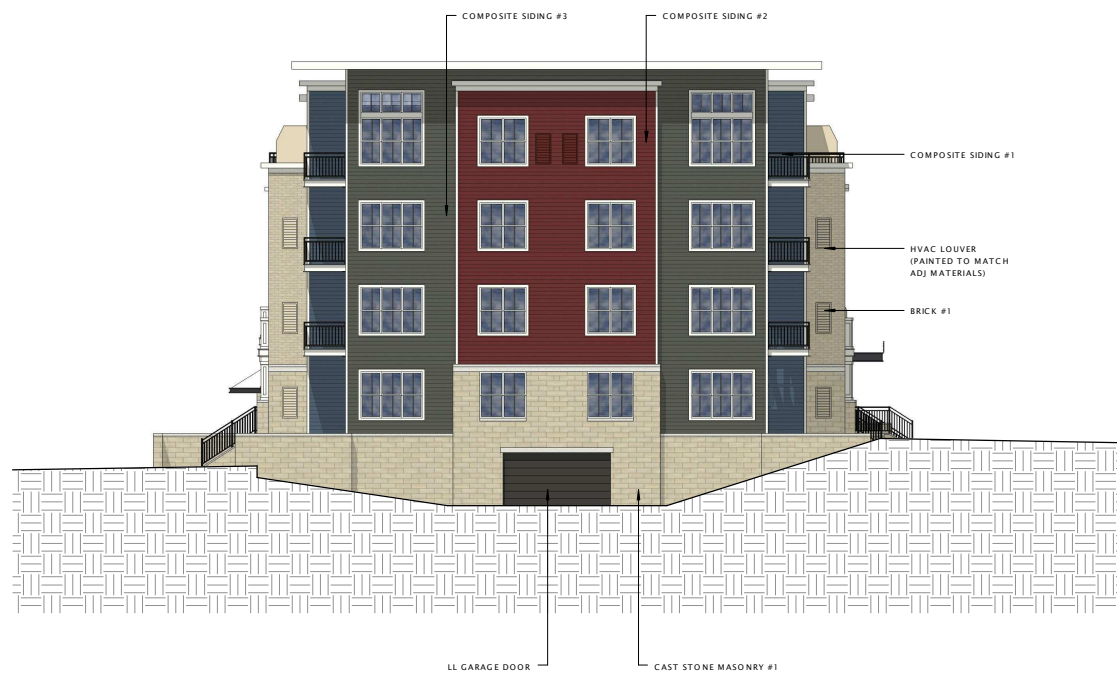
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200B-B1.1



① B1 East Alt
3/32" = 1'-0"



② B1 North Alt
3/32" = 1'-0"

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER
 A201B-B1



⑦ B1 West
 3/32" = 1'-0"



⑩ B1 South
 3/32" = 1'-0"

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE: JUNE 3, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER
A201B-B1.1



① B1 West Alt
 3/32" = 1'-0"



② B1 South Alt
 3/32" = 1'-0"