



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>July 22, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>July 29, 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 4103-4119 Portage Road on the city's east side. The proposed project consists of (3) multi-family buildings, 276 dwelling units in total, one Clubhouse building, a dedicated public road along the north side of the property to be aligned with Diloreto Avenue, an easement for a public bike path within the environmental corridor, and a bike path easement along the eastern edge side of the property. 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 82 dwelling units and is approximately 95,003 SF (44 studio apartments, 30 one bedroom apartments, and 8 two bedroom apartments). All three building types are four stories in height with lower level parking. The southernmost wing of buildings 'A1 & 'A2 will be stepped back at the fourth floor in order to provide a fourth floor roof deck with views of the wooded environmental corridor to the south. Building 'B1' will have both the third and fourth floors stepped back with third floor roof decks at both ends. The Clubhouse will consist of a community room, library, fitness room, game room, pool, and leasing office. 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 339 bicycle spaces for a parking ratio of 1.05/unit and 1.23/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 with an area dedicated to the public for roadway purposes, and areas dedicated for bicycle paths 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 August 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



UDC SUBMITTAL

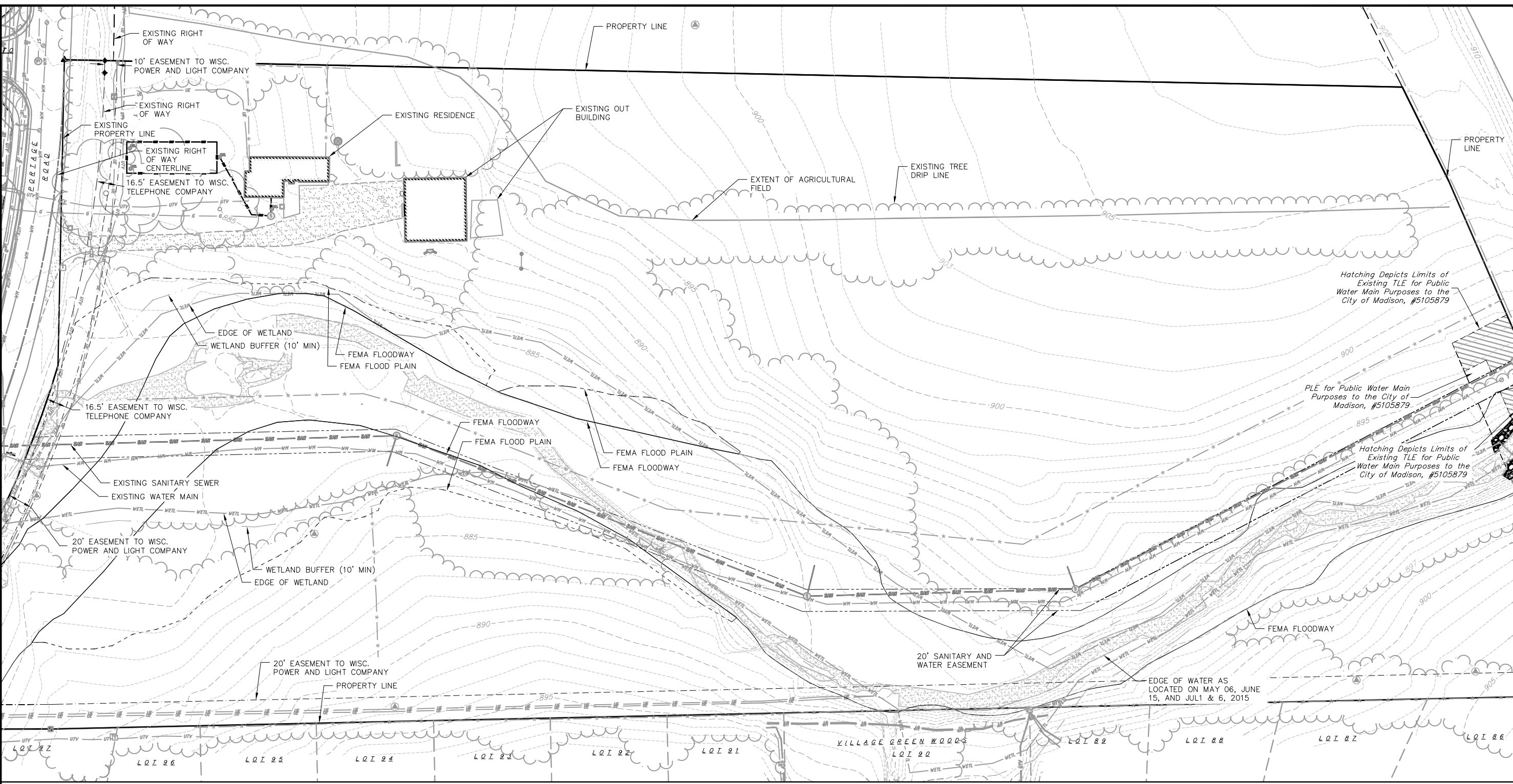


JLA PROJECT NUMBER: 14-0314-01

JULY 22, 2015

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21 Jul 2015 - 4:58p M:\T Wall Enterprises, LLC\130287_Portage_Rd\CADD\5422_Bases.DWG by: CGUY

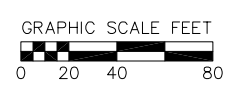


TOPOGRAPHIC SYMBOL LEGEND

- EXISTING POST
- ⊕ EXISTING SIGN (TYPE NOTED)
- ⊔ EXISTING ENDWALL
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING SEPTIC VENT
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING STANDPIPE
- ⊙ EXISTING WATER MAIN VALVE
- ⊙ EXISTING WELL
- ⊙ EXISTING TRANSFORMER
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING TELEPHONE PEDESTAL
- ⊙ EXISTING MAILBOX

LINE LEGEND

- SAN — = SANITARY SEWER
- ST — = STORM SEWER
- FO — = FIBER OPTIC
- WM — = WATER MAIN
- UT — = UNDERGROUND COMMUTATION
- UE — = UNDERGROUND ELECTRIC
- G — = UNDERGROUND GAS MAIN
- * — = FENCE
- WETL — = EDGE OF WETLAND
- WETL B — = WETLAND BUFFER
- FLDW — = FLOODWAY
- FLDPL — = FLOODPLAIN
- 820 — = EXISTING MAJOR CONTOUR
- 818 — = EXISTING MINOR CONTOUR
- (CLOUD) — = EXISTING TREE DRIP LINE
- (CLOUD) — = EXISTING TREE



REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 7/22/2015

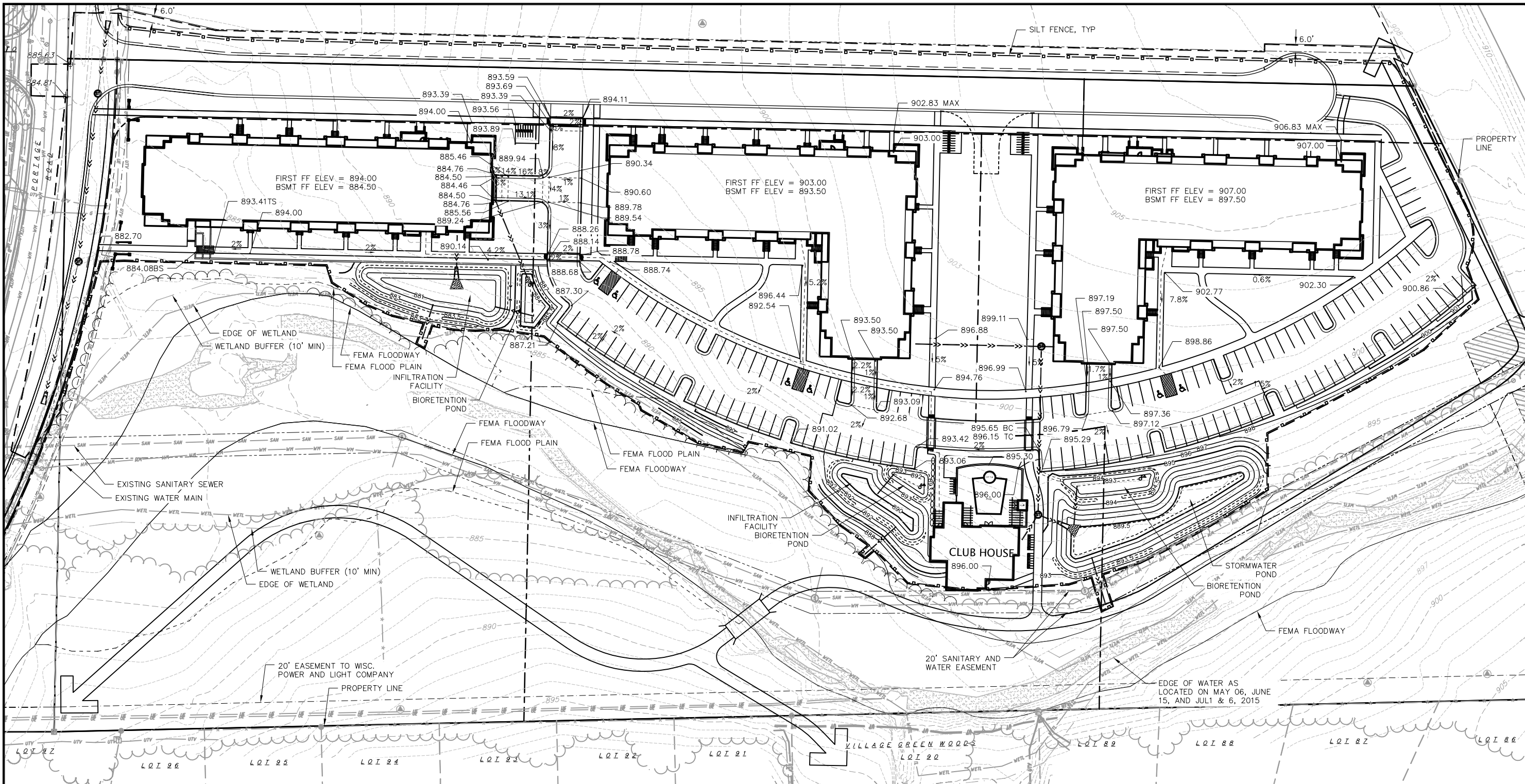
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PROJECT NO.: 140245

SHEET: 1 OF 4

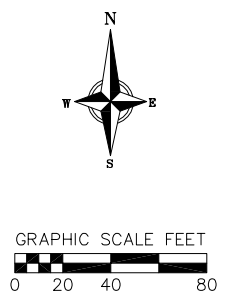
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REVISIONS	NO.	DATE	REMARKS

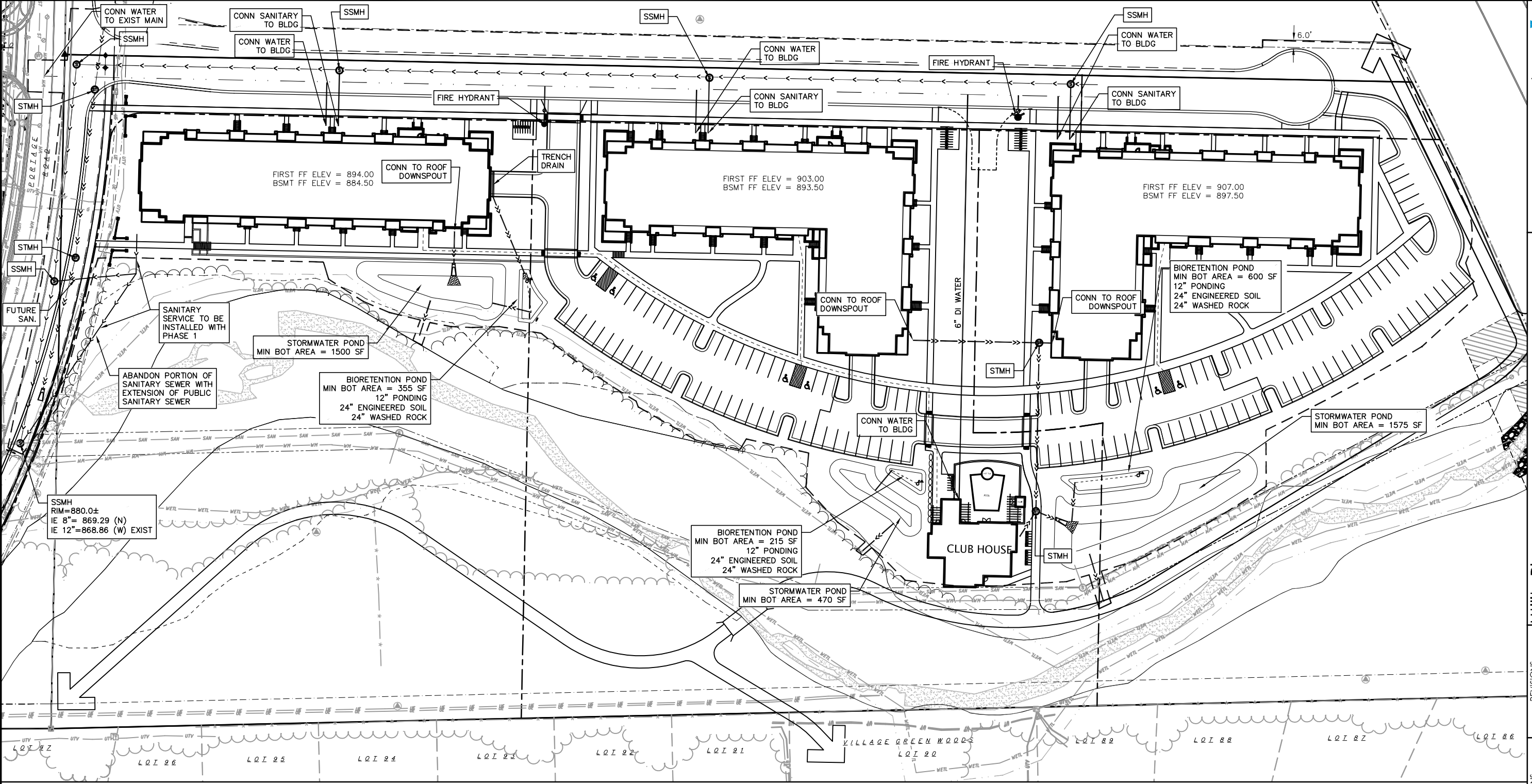
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DATE	7/22/2015
DRAFTER	CGUY
CHECKED	JDOY
PROJECT NO.	140245
SHEET	2 OF 4
DWG. NO.	C-2.0

- GRADING LEGEND**
- 820 — EXISTING MAJOR CONTOURS
 - - 818 - - EXISTING MINOR CONTOURS
 - 820 — PROPOSED MAJOR CONTOURS
 - 818 — PROPOSED MINOR CONTOURS
 - — — — — DITCH CENTERLINE
 - - - - - DISTURBED LIMITS
 - — — — — SILT FENCE
 - — — — — EXISTING PROPERTY LINE
 - — — — — FUTURE PROPERTY LINE
 - — — — — ADA ROUTE
 - 2.92% PROPOSED SLOPE ARROWS
 - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
 - ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
 - [Pattern] TRACKING PAD



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21 Jul 2015 - 4:56p M:\T Wall Enterprises, LLC\130287_Portage_Rd\CADD\5422_Portage_Rd\DWG by: cguy



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
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- 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

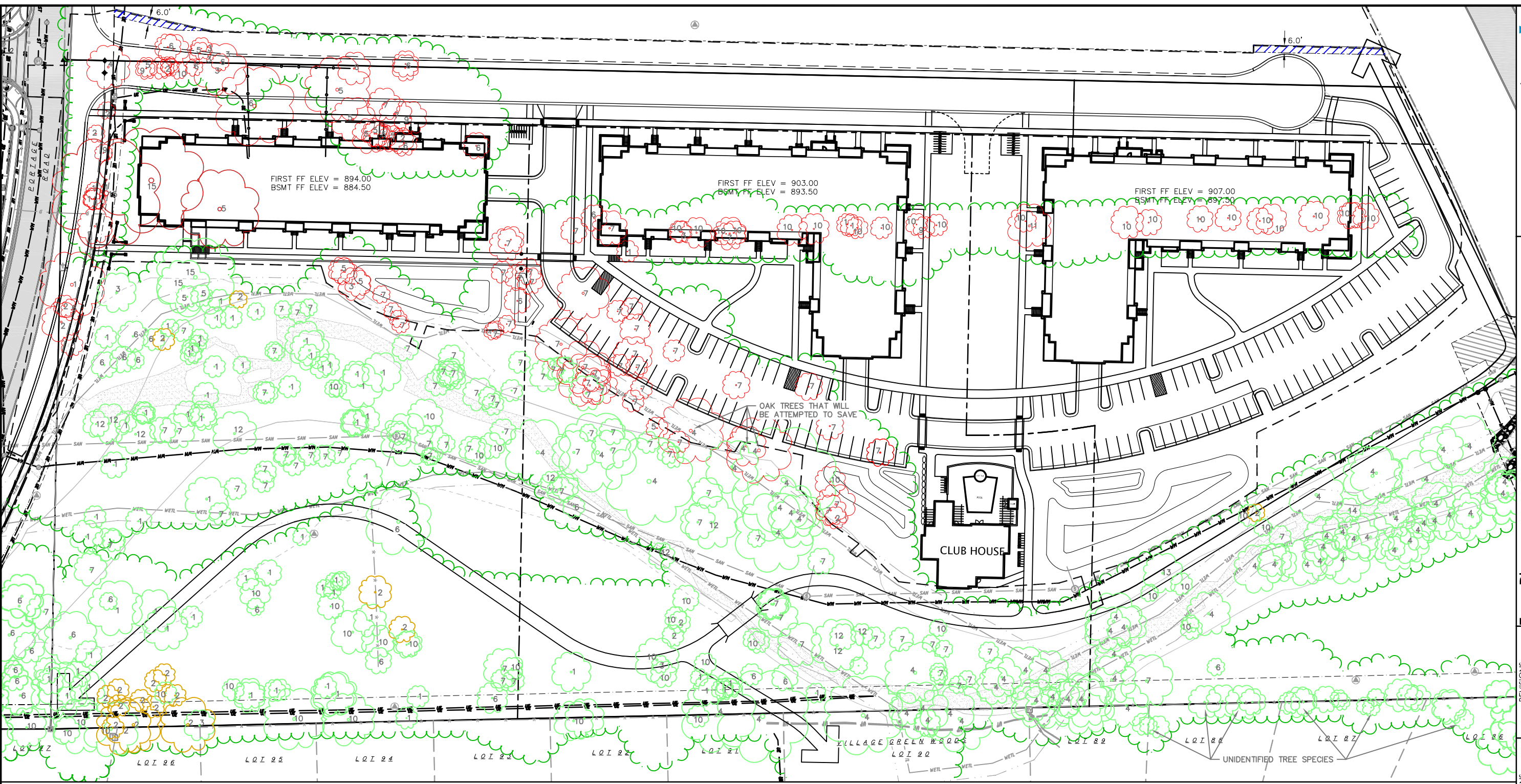
ABBREVIATIONS

- 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

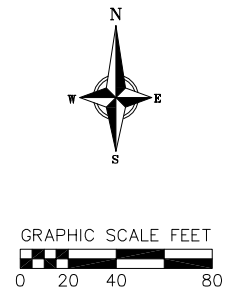
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 DATE: 7/22/2015
 DRAFTER: CGUY
 CHECKED: JDOY
 PROJECT NO.: 140245
 SHEET: 3 OF 4
 DWG. NO.: C-3.0



- WETL — = EDGE OF WETLAND
- WETL — = WETLAND BUFFER
- FLOODWAY
- FLOODPLAIN
- - - = LIMITS OF DISTURBANCE
- = EXISTING TREE DRIP LINE
- = EXISTING TREE TO REMAIN
- = EXISTING TREE TO BE REMOVED
- = EXISTING RESTRICTED TREE TO REMAIN

- = 8" TREE
- = 12" TREE
- = 18" TREE
- = 24" TREE
- = 30" TREE
- = 36" TREE
- = 42" TREE

TREE SPECIES LEGEND			
#	ARBORIST CLASSIFICATION	#	ARBORIST CLASSIFICATION
1	GREEN ASH	9	WHITE MULBERRY (RESTRICTED)
2	SIBERIAN ELM (RESTRICTED)	10	BLACK CHERRY
3	COMMON HACKBERRY	11	COMMON BUCKTHORN (RESTRICTED)
4	WHITE OAK	12	COTTONWOOD
5	NORWAY MAPLE	13	RED OAK
6	BLACK WALNUT	14	SILVER MAPLE
7	BOX ELDER	15	BUR OAK
8	APPLE		



REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 7/22/2015

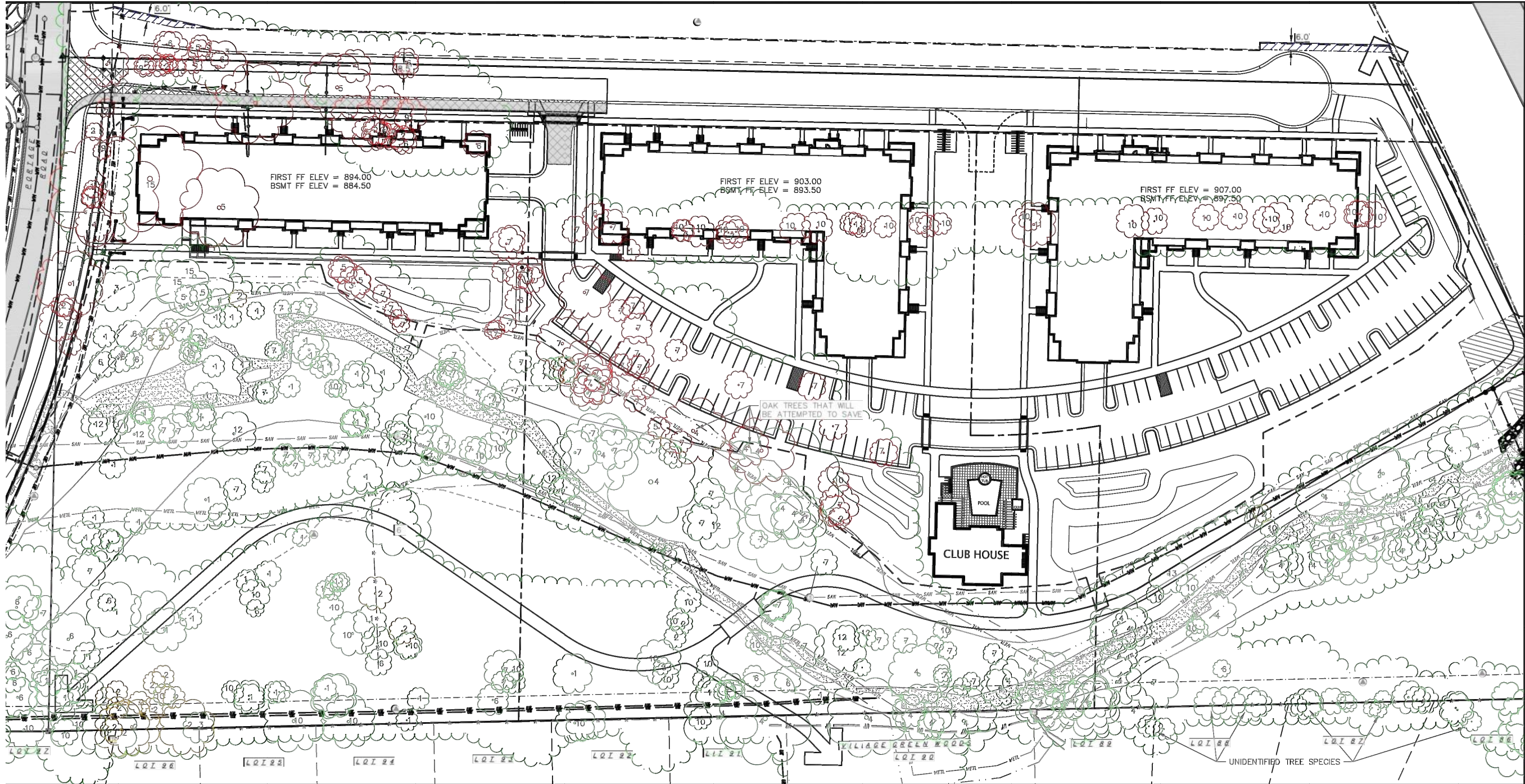
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CHECKED: JDOY

PROJECT NO.: 130287

SHEET: 4 OF 4

DWG. NO.: C-4.0

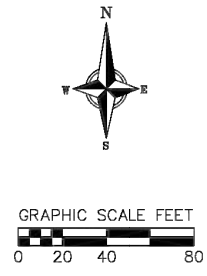


- WETL — = EDGE OF WETLAND
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- - - - = FLOODPLAIN
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NOTE: ALL EXISTING TREES SHOWN ON PLAN WILL BE PRESERVED UNLESS SHOWN IN RED OR NOTED AS 'ATTEMPT TO SAVE'



Tree Exhibit
5422 Portage Road
City of Madison
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 7/16/2015

DRAFTER AMEA

CHECKED JOY

PROJECT NO. 130267

SHEET 4 OF 4

DWG. NO. C-4.0

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: 6/16/15 RS
Revised: 7/21/15 RS
Revised:
Revised:
Revised:

LO

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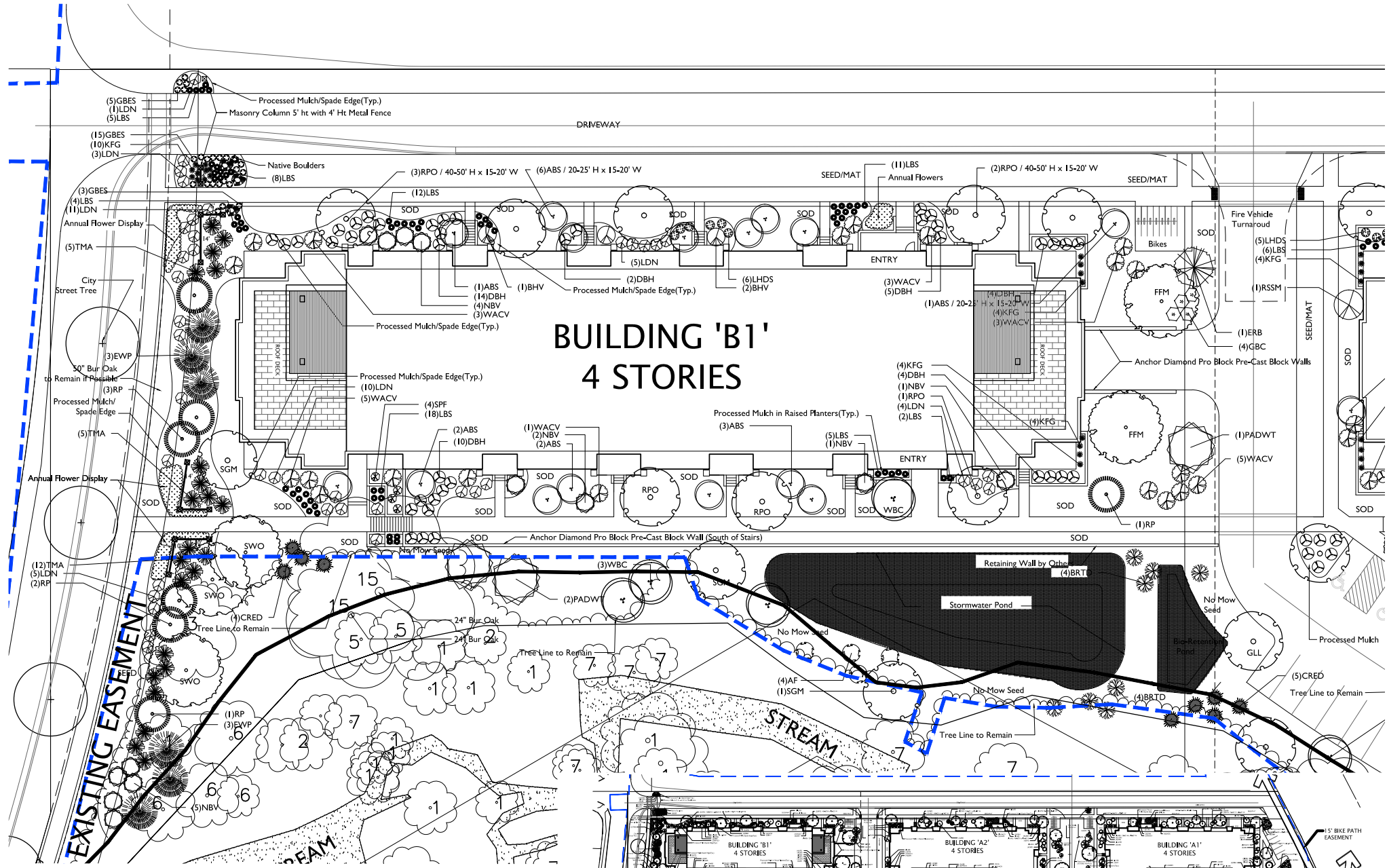
Plant Material List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	FFM	Fall Fiesta Sugar Maple	Acer Saccharum 'baibsta'	2'-3" B&B
3	GMM	Green Mountain Sugar Maple	Acer Saccharum 'green Mountain'	2'-3" B&B
11	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	2'-3" B&B
42	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6'-10" B&B
18	RBC	River Birch (clp)	Betula Nigra (clp)	6'-10" B&B
4	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)	6'-10" B&B
9	AHH	Amer Hornbeam	Carpinus Caroliniana	2'-3" B&B
5	ERB	Eastern Redbud	Cercis Canadensis	5'-8" B&B
6	PADWWT	Pagoda Dogwood (tf)	Cornus Alternifolia (tf)	5'-8" B&B
3	TCH	Thrills Cockspar Hawthorn (clp)	Crataegus Crus-Galli Var Iner	6'-8" B&B
6	SHL	Skyline Thins Honeylocust	Gleditsia Triacan Iner 'skycote'	2'-3" B&B
4	RSSM	Royal Star Star Magnolia	Magnolia Stellata 'royal Star'	5' B&B
15	SWO	Swamp White Oak	Quercus Bicolor	2'-3" B&B
4	PO	Pin Oak	Quercus Palustris	2'-3" B&B
11	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2'-3" B&B
16	RPO	Regal Prince English Oak	Quercus Robur 'long'	2'-3" B&B
4	GLL	Glenleven Littleleaf Linden	Tilia Cordata 'glenleven'	2'-3" B&B
6	NHE	New Horizon Elm	Ulmus 'new Horizon'	2'-3" B&B

Quantity	Code Name	Common Name	Scientific Name	Planting Size
35	CRED	Canaert Redcedar	Juniperus Virginiana 'canaertii'	5' B&B
17	RP	Red Pine	Pinus Resinosa	4'-8" B&B
14	EVP	Eastern White Pine	Pinus Strobus	4'-8" B&B
4	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	4' B&B
22	TMA	Techny/mission Arborvitae	Thuja Occidentalis 'techny'	4'-8" B&B

Quantity	Code Name	Common Name	Scientific Name	Planting Size
9	SFF	Starlite Prairieblues False Indigo	Baptisia X Bicolor 'starlite'	#1 CONT.
49	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
39	GBES	Goldsturm Black-Eyed Susan	Rudbeckia Ful Var Sullivan 'goldsturm'	#1 CONT.
126	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
19	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

Quantity	Code Name	Common Name	Scientific Name	Planting Size
19	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
29	BRTD	Bailey Red Twigg Dogwood	Cornus Baileyi	#5 CONT.
16	GD	Gray Dogwood	Cornus Racemosa	#5 CONT.
28	AF	Amer Filbert	Corylus Americana	#5 CONT.
130	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#2 CONT.
2	CWH	Common Witchhazel	Hamamelis Virginiana	4' B&B
26	LHDS	Little Henry Dwf Sweetspire	Itea Virginica 'sprich'	#2 CONT.
55	LDN	Little Devil Ninebark	Physocarpus Opulifolius 'donna May'	#2 CONT.
21	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#2 CONT.
82	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'morton'	4' B&B
3	BHV	Blackhaw Viburnum	Viburnum Prunifolium	5' B&B
71	WACV	Wentworth Amer Crnby Viburnum	Viburnum Trilobum 'wentworth'	#5 CONT.



- GENERAL NOTES**
- A) Areas labeled "Processed Mulch" to receive natural hardwood mulch, 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 natural hardwood mulch, 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% Vail 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 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) 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>.
 - K) 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.

EXISTING TREE SPECIES LEGEND

#	ARBORIST CLASSIFICATION	#	ARBORIST CLASSIFICATION
1	GREEN ASH	9	WHITE MULBERRY (RESTRICTED)
2	SIBERIAN ELM (RESTRICTED)	10	BLACK CHERRY
3	COMMON HACKBERRY	11	COMMON BUCKTHORN (RESTRICTED)
4	WHITE OAK	12	EASTERN COTTONWOOD
5	NORWAY MAPLE	13	RED OAK
6	BLACK WALNUT	14	SILVER MAPLE
7	BOX ELDER	15	BUR OAK
8	APPLE		

NOTE: ALL EXISTING TREES SHOWN ON PLAN WILL BE PRESERVED UNLESS NOTED AS 'ATTEMPT TO SAVE'

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

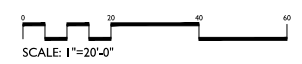
PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	115	4,025			
Tall Evergreen Tree : 5-6 feet tall	35	31	1,085			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	56	840			
Upright Evergreen Shrub : 3-4 feet tall	10	61	610			
Shrub, deciduous : 3 gallon / 12"-24"	3	485	1,455			
Shrub, evergreen : 3 gallon / 12"-24"	4	0	0			
Ornamental grass/perennial : 1 gallon / 8"-18"	2	245	490			
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		8,505	+			= 8,505

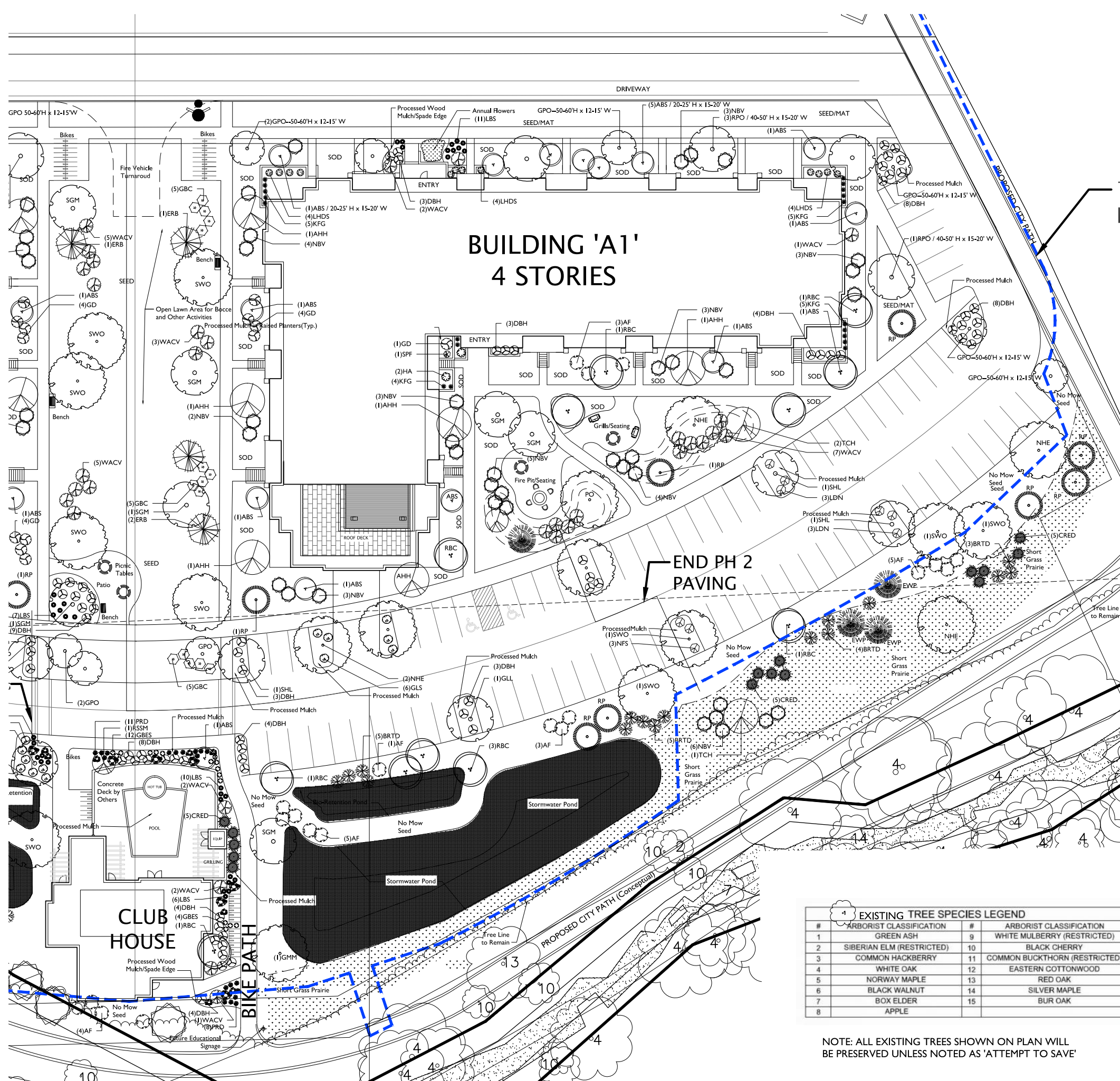
PORTAGE ROAD APARTMENTS
 5422 PORTAGE ROAD
 MADISON, WISCONSIN

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: 6/16/15 RS
 Revised: 7/21/15 RS
 Revised:
 Revised:

Building B1
 This plan made available to 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 part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.





BUILDING 'A1' 4 STORIES

END PH 2
PAVING

CLUB HOUSE

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 SHREVEI	2.5" POT	12" O.C. Rect. Spacing
64	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing
64	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA	2.5" POT	12" O.C. Rect. Spacing
32	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing

EXISTING TREE SPECIES LEGEND

#	ARBORIST CLASSIFICATION	#	ARBORIST CLASSIFICATION
1	GREEN ASH	9	WHITE MULBERRY (RESTRICTED)
2	SIBERIAN ELM (RESTRICTED)	10	BLACK CHERRY
3	COMMON HACKBERRY	11	COMMON BUCKTHORN (RESTRICTED)
4	WHITE OAK	12	EASTERN COTTONWOOD
5	NORWAY MAPLE	13	RED OAK
6	BLACK WALNUT	14	SILVER MAPLE
7	BOX ELDER	15	BUR OAK
8	APPLE		

NOTE: ALL EXISTING TREES SHOWN ON PLAN WILL BE PRESERVED UNLESS NOTED AS 'ATTEMPT TO SAVE'

Plant Material List

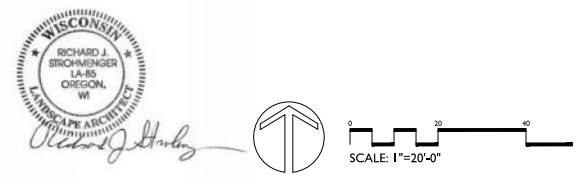
Quantity	Code Name	Common Name	Scientific Name	Planting Size
Broadleaf Deciduous				
4	FFM	Fall Fiesta Sugar Maple	Acer Saccharum 'balta'	2'-3" B&B
3	GMM	Green Mountain Sugar Maple	Acer Saccharum 'green Mountain'	2'-3" B&B
11	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	2'-3" B&B
42	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6'-10" B&B
18	RBC	River Birch (dp)	Betula Nigra (dp)	6'-10" B&B
4	WBC	Whitespire Gray Birch (dp)	Betula Populifolia 'whitespire' (dp)	6'-10" B&B
9	AHH	Amer Hornbeam	Carpinus Caroliniana	2'-3" B&B
5	ERB	Eastern Redbud	Cercis Canadensis	5'-8" B&B
6	PADWT	Pagoda Dogwood (rf)	Cornus Alternifolia (rf)	5'-8" B&B
3	TCH	Thins Cockspar Hawthorn (dp)	Crataegus Crus-Galli Var Iner	6'-8" B&B
6	SHL	Skyline Thins Honeylocust	Gleditsia Triacan Iner 'skycote'	2'-3" B&B
4	RSSM	Royal Star Star Magnolia	Magnolia Stellata 'royal Star'	5' B&B
15	SWO	Swamp White Oak	Quercus Bicolor	2'-3" B&B
4	PO	Pin Oak	Quercus Palustris	2'-3" B&B
11	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2'-3" B&B
16	RPO	Regal Prince English Oak	Quercus Robur 'long'	2'-3" B&B
4	GLL	Glenleven Littleleaf Linden	Tilia Cordata 'glenleven'	2'-3" B&B
6	NHE	New Horizon Elm	Ulmus 'new Horizon'	2'-3" B&B
Conifer Evergreen				
35	CRED	Canaret Redcedar	Juniperus Virginiana 'canaret'	5' B&B
17	RP	Red Pine	Pinus Resinosa	4'-8" B&B
14	EWP	Eastern White Pine	Pinus Strobus	4'-8" B&B
4	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	4' B&B
22	TMA	Technymission Arborvitae	Thuja Occidentalis 'techny'	4'-8" B&B
Perennial				
9	SPF	Starlike Prairieblues False Indigo	Baptisia X Bicolor 'starlike'	#1 CONT.
49	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
39	GBES	Goldsturm Black-Eyed Susan	Rudbeckia Ful Var Sullivan 'goldsturm'	#1 CONT.
126	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
19	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
Shrub				
19	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
29	BRTD	Bailey Red Twigg'd Dogwood	Cornus Bailey	#5 CONT.
16	GD	Gray Dogwood	Cornus Racemosa	#5 CONT.
28	AF	Amer Filbert	Corylus Americana	#5 CONT.
130	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#2 CONT.
2	CWH	Common Witchazel	Hamamelis Virginiana	4' B&B
26	LHDS	Little Henry Dwf Sweetspire	Itea Virginica 'sprich'	#2 CONT.
55	LDN	Little Devil Ninebark	Physocarpus Opuifolius 'donna May'	#2 CONT.
21	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#2 CONT.
82	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'morton'	4' B&B
3	BHV	Blackhaw Viburnum	Viburnum Prunifolium	5' B&B
71	WACV	Wentworth Amer Crnby Viburnum	Viburnum Trilobum 'wentworth'	#5 CONT.



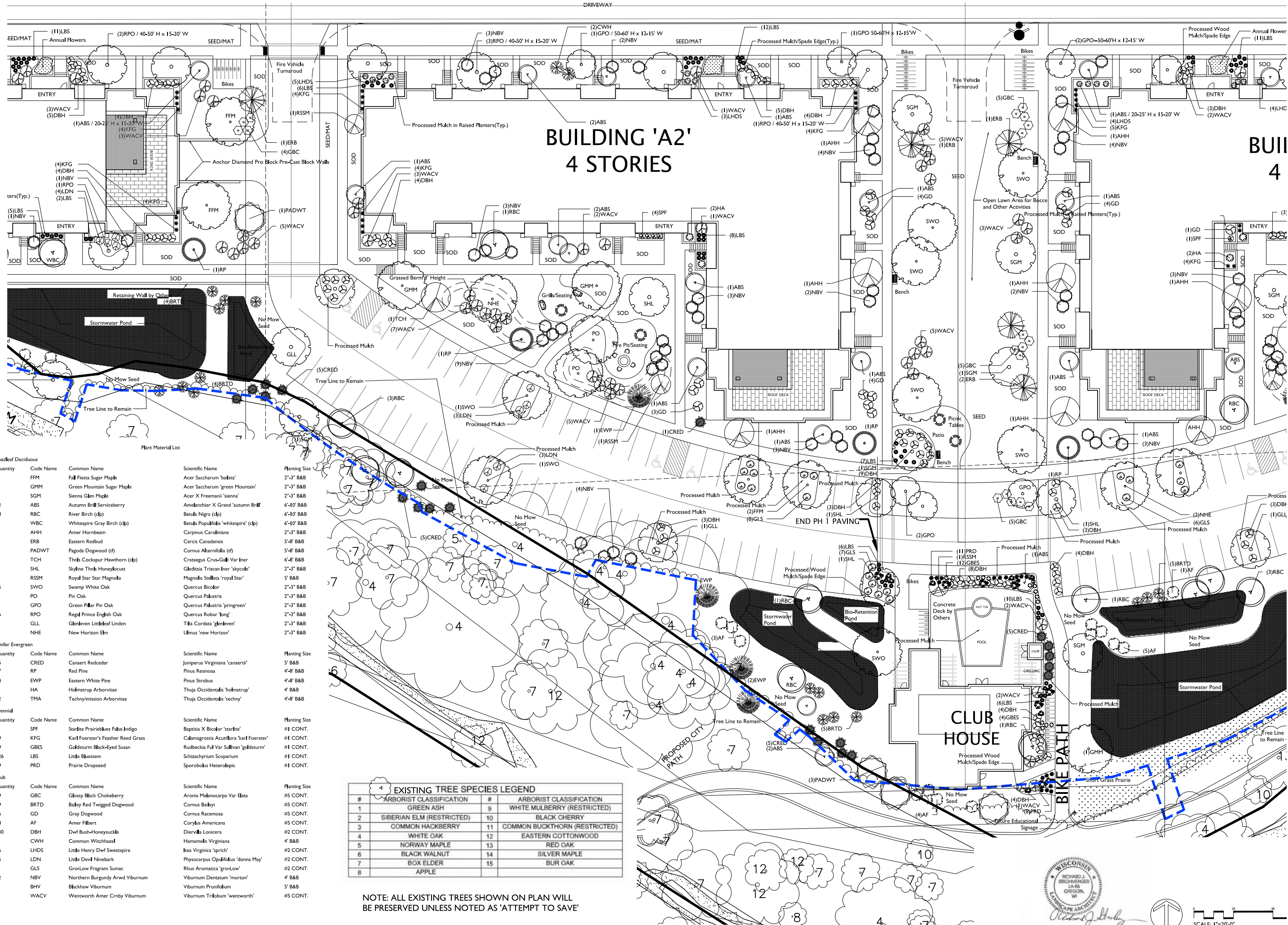
PORTAGE ROAD APARTMENTS
 5422 PORTAGE ROAD
 MADISON, WISCONSIN

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L2 Building A1
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BUILDING 'A2' 4 STORIES

BUILDING 4

Plant Material List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	FFM	Fall Fiesta Sugar Maple	Acer Saccharum 'ballista'	2'-3" B&B
3	GMM	Green Mountain Sugar Maple	Acer Saccharum 'green Mountain'	2'-3" B&B
11	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	2'-3" B&B
42	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6'-10' B&B
18	RBC	River Birch (dp)	Betula Nigra (dp)	6'-10' B&B
4	WBC	Whitespire Gray Birch (dp)	Betula Populifolia 'whitespire' (dp)	6'-10' B&B
9	AHH	Amer Hornbeam	Carpinus Caroliniana	2'-3" B&B
5	ERB	Eastern Redbud	Cercis Canadensis	5'-8" B&B
6	PADWDT	Papoda Dogwood (rf)	Cornus Alternifolia (rf)	5'-8" B&B
3	TCH	Thunb Cockspar Hawthorn (dp)	Crataegus Crus-Galli Var Iner	6'-8" B&B
6	SHL	Skyline Thunb Honeylocust	Gleditsia Triacanth Iner 'skycode'	2'-3" B&B
4	RSSM	Royal Star Star Magnolia	Magnolia Stellata 'royal Star'	5' B&B
15	SWO	Swamp White Oak	Quercus Bicolor	2'-3" B&B
4	PO	Pin Oak	Quercus Palustris	2'-3" B&B
11	GPO	Green Pillar Pin Oak	Quercus Palustris 'springgreen'	2'-3" B&B
16	RPO	Regal Prince English Oak	Quercus Robur 'long'	2'-3" B&B
4	GLL	Glenleven Littleleaf Linden	Tilia Cordata 'glenleven'	2'-3" B&B
6	NHE	New Horizon Elm	Ulmus 'new Horizon'	2'-3" B&B

Quantity	Code Name	Common Name	Scientific Name	Planting Size
35	CREd	Canaert Redcedar	Juniperus Virginiana 'canaertii'	5' B&B
17	RP	Red Pine	Pinus Resinosa	4'-8" B&B
14	EWP	Eastern White Pine	Pinus Strobus	4'-8" B&B
4	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	4' B&B
22	TMA	Techny/Mission Arborvitae	Thuja Occidentalis 'techny'	4'-8" B&B

Quantity	Code Name	Common Name	Scientific Name	Planting Size
9	SPF	Starlite Prairieblues False Indigo	Baptisia X Bicolor 'starlite'	#1 CONT.
49	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
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126	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
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Quantity	Code Name	Common Name	Scientific Name	Planting Size
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29	BRtd	Bailey Red Twigg Dogwood	Cornus Baileyi	#5 CONT.
16	GD	Gray Dogwood	Cornus Racemosa	#5 CONT.
28	AF	Amer Filbert	Corylus Americana	#5 CONT.
130	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#2 CONT.
2	CWH	Common Witchazel	Hamamelis Virginiana	4' B&B
26	LHDS	Little Henry Dwf Sweetspire	Itea Virginia 'sprich'	#2 CONT.
55	LDN	Little Devil Ninebark	Physocarpus Opulifolius 'donna May'	#2 CONT.
21	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#2 CONT.
82	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'morton'	4' B&B
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71	WACV	Wentworth Amer Crnby Viburnum	Viburnum Trilobum 'wentworth'	#5 CONT.

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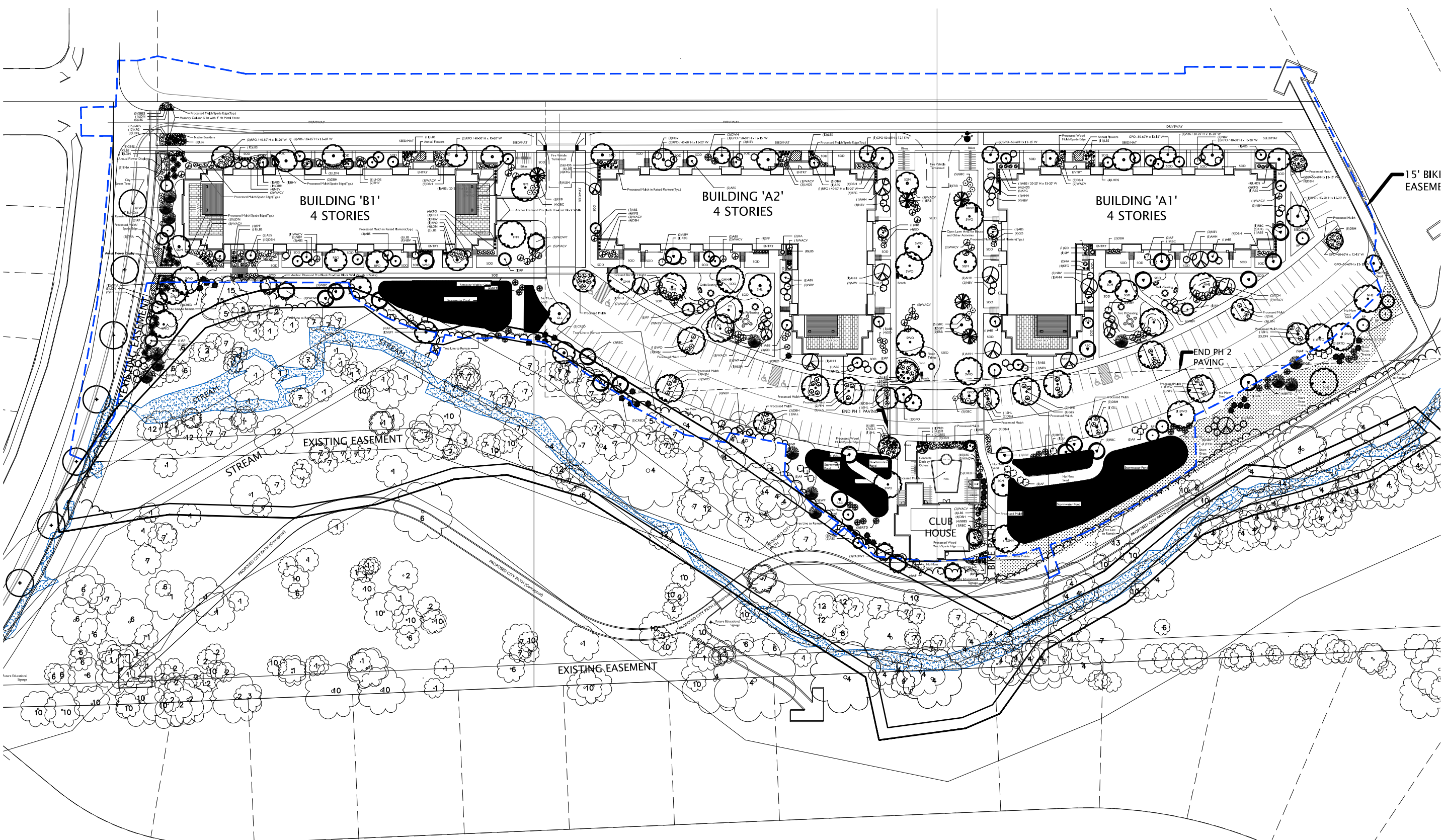
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 5422 PORTAGE ROAD
 MADISON, WISCONSIN

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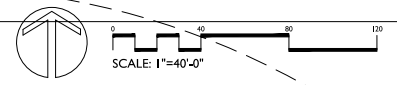
L3 Building A2
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SCALE: 1"=20'-0"



PORTAGE ROAD – RESIDENTIAL DEVELOPMENT
 masterplan
OVERALL SITE LANDSCAPE PLAN



PORTAGE ROAD APARTMENTS
 5422 PORTAGE ROAD
 MADISON, WISCONSIN

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L4
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the bruce company
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARKER STREET
P.O. BOX 620530
MIDDLETON, WI 53562-0530
TEL (608) 836-7041
FAX (608) 831-6266

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5422 PORTAGE ROAD
MADISON, WISCONSIN

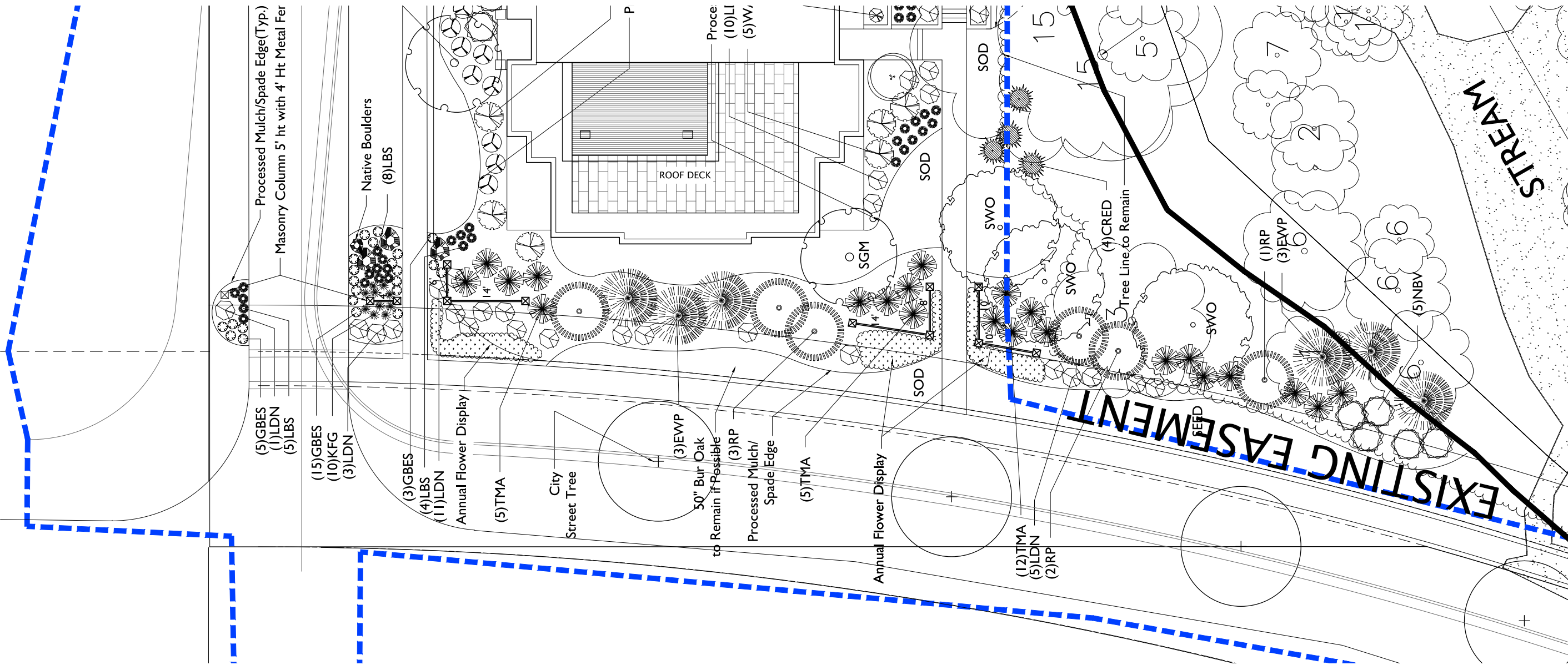
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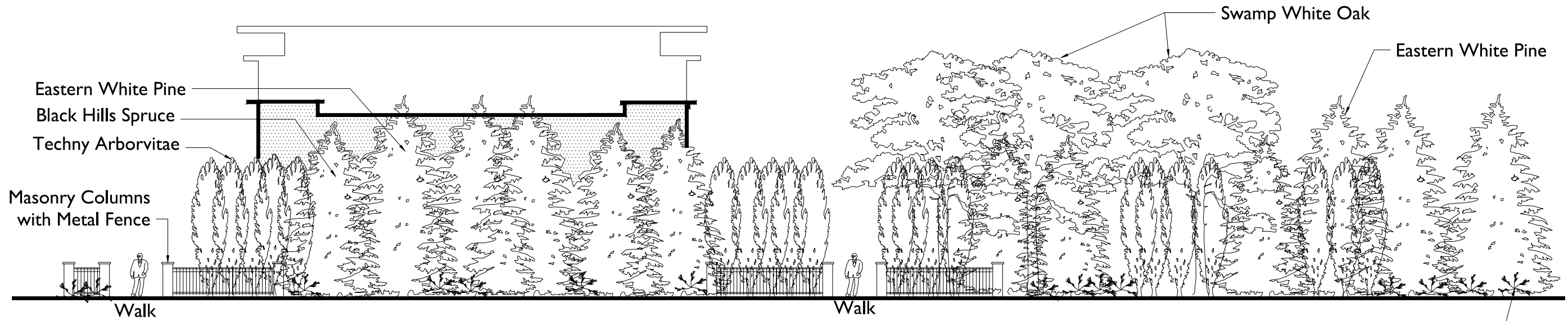
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L5

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BLACK HILLS SPRUCE



EASTERN WHITE PINE



COLUMN and METAL FENCE
 (Brick to Match Building)



NINEBARK SHRUB



TECHNY ARBORVITAE



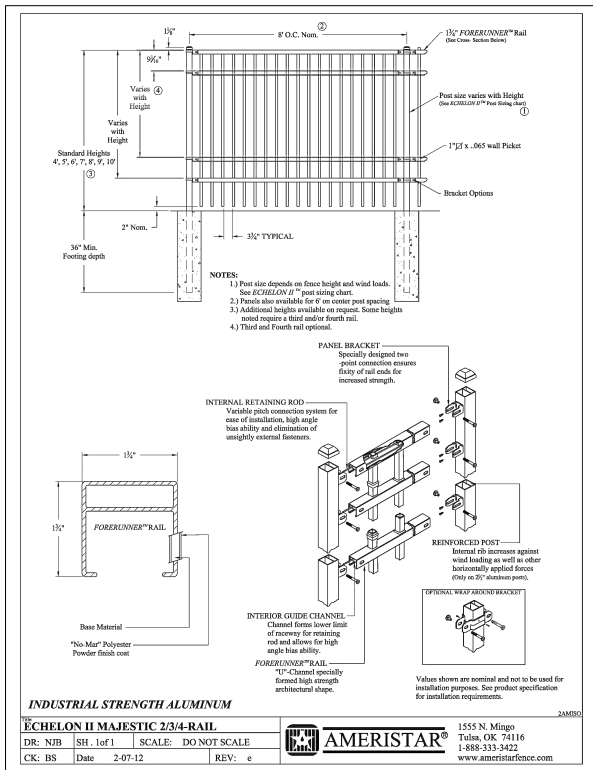
SWAMP WHITE OAK

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 5422 PORTAGE ROAD
 MADISON, WISCONSIN

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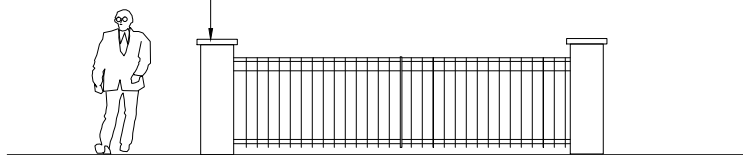
L6

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Masonry Columns(20"x20"x60")
with 4' Height
Decorative Metal Fence

NOTE: Brick To
Match Building



No Mow Lawn Seed Mix

- 34% Sheep Fescue
- 33% Hard Fescue
- 33% Chewing Fescue



- Short Prairie for Medium Soils #50002**
- Wildflowers**
- Lavender Hyssop
 - Nodding Pink Onion
 - Butterfly Weed for Clay
 - Sky Blue Aster
 - Smooth Aster
 - Canada Milk Vetch
 - Lanceleaf Coreopsis
 - White Prairie Clover
 - Purple Prairie Clover
 - Shootingstar
 - Pale Purple Coneflower
 - Purple Coneflower
 - Rattlesnake Master
 - Roundhead Bushclover
 - Rough Blazingstar
- Grasses**
- Meadow Blazingstar
 - Prairie Blazingstar
 - Wild Quinine
 - Smooth Penstemon
 - Great Solomon's Seal
 - Meadow Rose
 - Black Eyed Susan
 - Brown Eyed Susan
 - Stiff Goldenrod
 - Ohio Spiderwort
 - Sideoats Grama
 - Little Bluestem
 - Prairie Dropseed

Contains at least 18 wildflowers and 2 or more grasses.

Diamond Pro Stone Cut
RETAINING WALL SYSTEM

PRODUCT INFORMATION

See anchorwall.com for installation instructions.

Units	Stretcher	Cap	Corner
Approximate Dimensions*	8" x 16" x 12"	Front: 4" x 13 1/2" x 10 1/4" Back: 4" x 12" x 10 1/4"	8" x 16" x 9" 8" x 16" x 9"
Approximate Weight*	77 lbs.	47 lbs.	101 lbs.
Coverage	1.00 sq. ft.	1.22 lin. ft.	1.50 sq. ft.
Setback/System Batter	1" / 7 1/2"		

*Product dimensions are height by face length by depth. Actual dimensions and weights may vary from these approximate values due to variations in manufacturing processes. Specifications may change without notice. See your Anchor representative for details, color options, block dimensions and additional information.

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Anchor Wall Systems, Inc., 5959 Baker Road, Suite 200, Minnetonka, MN 55345. 73.30671 08/11 4015 AAB090

ANCHOR
BUILD SOMETHING BEAUTIFUL

Details

PORTAGE ROAD APARTMENTS
5422 PORTAGE ROAD
MADISON, WISCONSIN

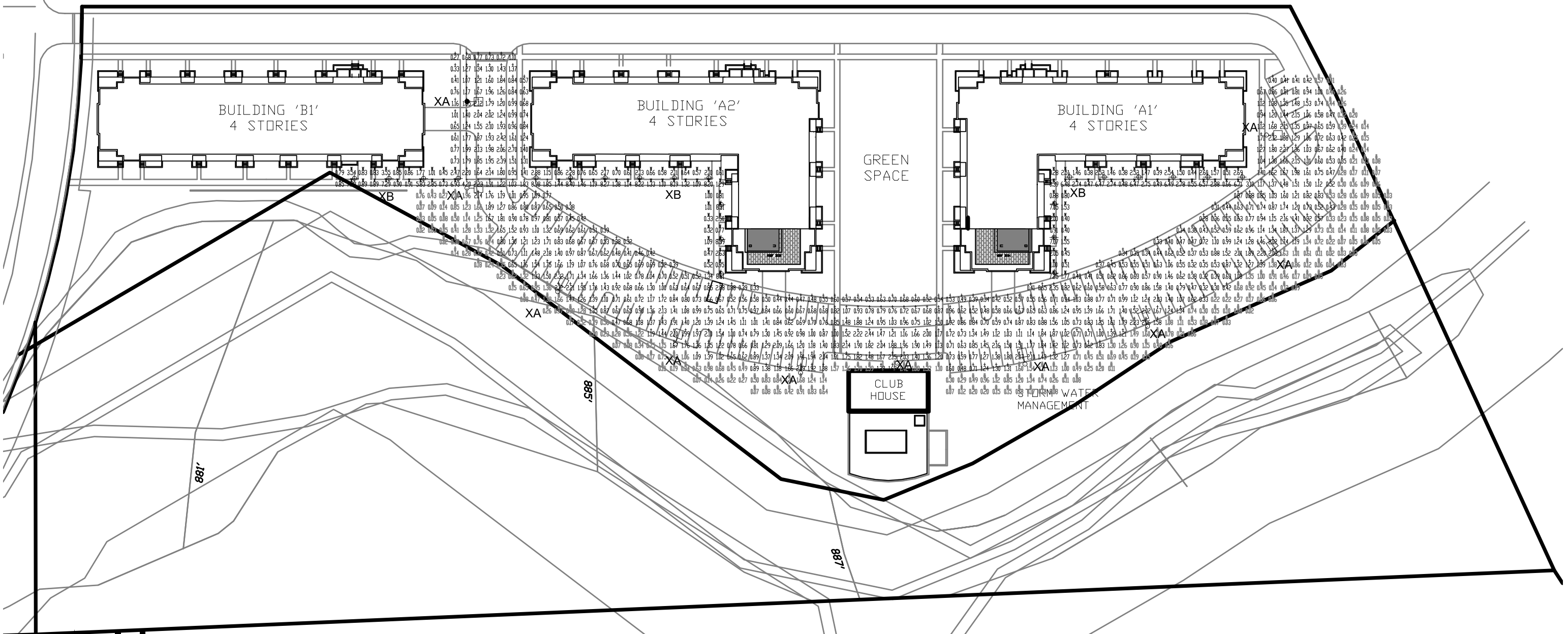
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Revised: 6/16/15 RS
Revised: 7/21/15 RS
Revised:
Revised:
Revised:

L7

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-D-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



OSQ Series LED Area/Flood Luminaire - Medium

Product Description

The OSQ™ Area/flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. X input power designator is a suitable upgrade for HID applications up to 250 Watt. J input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Paving lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

- Utilizes BetaLED™ Technology
NanoOptic™ Precision Delivery Grid™ optic
Made in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI (4000K & 5700K), 80 CRI (3000K)
CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

Accessories

Table with 2 columns: Part Name and Color Option. Includes Backlight Shield, OSQ-BA Mount, and OSQ-BA Mount Arm.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately. Example: Mount: OSQ-AA + Luminaire: OSQ-A MM 3ME A 40K/L 5V

Table for Mount (Luminaires be ordered separately) with columns for OSQ, A, MM, and various options like Color and Voltage.

Luminaire (Mount not be ordered separately)

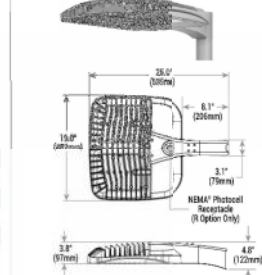
Large table for Luminaire options with columns for Product, Version, Mounting, Optic, Input Power Designator, CCT, Voltage, and various Options (Beam, Flicker, etc.).

Rev. Date: 04/08/22/2014

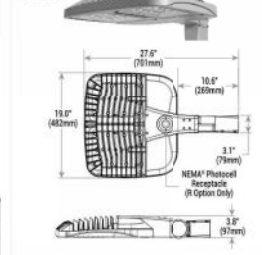


TYPE XA WITH 25 FEET POLE

DA Mount



AA Mount



OSQ Series - Medium

Product Specifications

- Construction & Materials: Slim, low profile design minimizes wind load requirements. Luminaire housing is rugged die cast aluminum with an integral, weatherlight LED driver compartment and performance heat sink. Convection interlocking venting method on direct arm mount. Mounting adapter is rugged die cast aluminum and mounts to 2 1/2 inch diameter square or round pole, secured by two S16-18UNC bolts spaced on 2 inch centers.

- Electrical System: Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers. Power Factor: > 0.9 at all load. Total Harmonic Distortion: < 20% at full load. Integral 1KV surge suppression protection standard.

- Regulatory & Voluntary Qualifications: UL listed. Suitable for wet location. Enclosure rated IP66 per IEC 60529 when ordered without R option. Comply factory CE Certified products. Pending certification to IEC 60529-1, 301, DCI bridge and overpass vibration standards.

- 100V surge suppression capacitor is included in an enclosure with IFF/AFMSI F50 4 1/2. Luminaires and finish maintenance tested for withstanding 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117. Meets Bay Area requirements within AB94. DLC qualified when ordered with 30K (3ME, 5SH) optics, 40K (2ME, 3ME, 4ME, 5ME, 5SH) optics, or 57K (2ME, 3ME, 4ME, 5ME, 5SH) optics. Please refer to http://www.cree.com/lighting/qual for most current information.

Electrical Data table with columns for Input Power Designator, System Watts, Total Current, and ratings for 120V, 200V, 240V, 277V, X7V, and 480V.

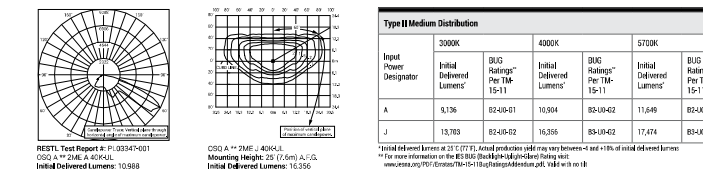
Recommended Cree® Outdoor Luminaire Lumen Maintenance Factors (LMF) table with columns for Ambient, Input Power Designator, Initial LMF, 25K hr Projected LMF, 50K hr Projected LMF, 75K hr Projected LMF, and 100K hr Projected LMF.

OSQ Series - Medium

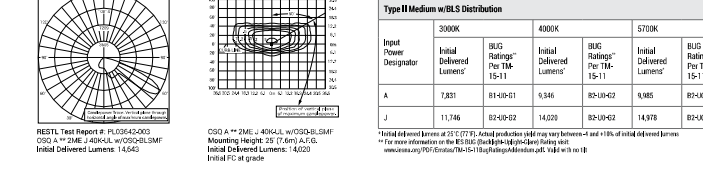
Photometry

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

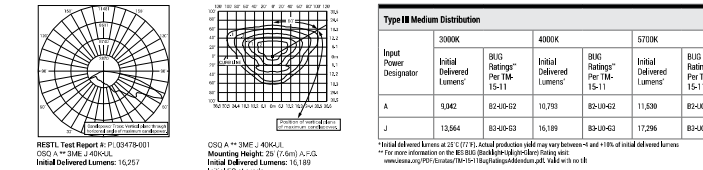
2ME



3ME



5ME

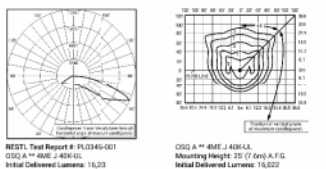


OSQ Series - Medium

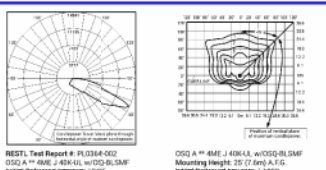
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All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: http://www.cree.com/lighting

4ME

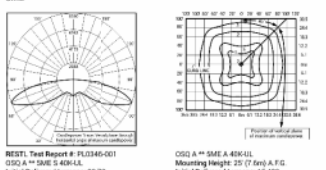


Typ IV Medium Distribution table for OSQ 4ME luminaire with columns for Input Power Designator, Initial Delivered Lumens, and other metrics.



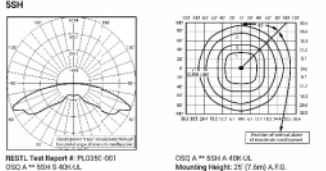
Typ IV Medium w/BS Distribution table for OSQ 4ME luminaire with columns for Input Power Designator, Initial Delivered Lumens, and other metrics.

5ME



Typ IV Medium Distribution table for OSQ 5ME luminaire with columns for Input Power Designator, Initial Delivered Lumens, and other metrics.

5SH



Typ V Short Distribution table for OSQ 5SH luminaire with columns for Input Power Designator, Initial Delivered Lumens, and other metrics.

OSQ Series - Medium

Luminaire EPA

Fixed Arm Mount - OSQ-A Weight: 26.5 lbs. (12kg) table showing beam spread configurations and illuminance values.

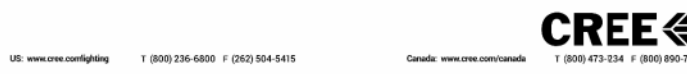
Adjustable Arm Mount - OSQ-AA Weight: 26.5 lbs. (12kg) table showing tenon configurations (EPA, TBA) and their corresponding beam spread and illuminance values.

OSQ Series - Medium

Tenon EPA

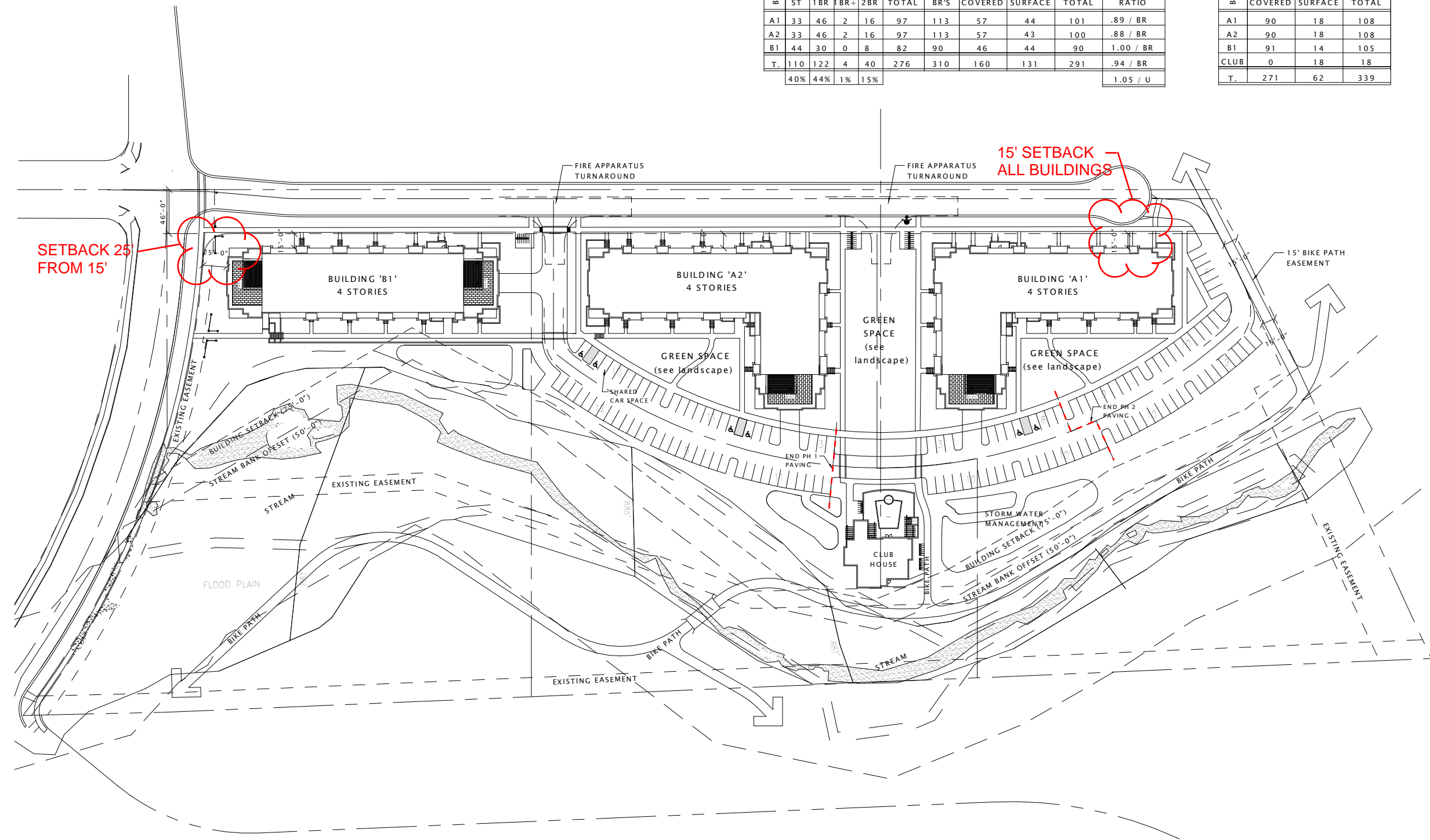
Table of Tenons and Brackets listing part numbers, descriptions, and dimensions for various mounting options.

* Down pipe size: 3/4", 1 1/4", 1 3/4", or 2" for single, double or triple tenon connection or 1 1/2", 2", or 2 1/2" for quad tenon connection. ** Down pipe value not to include the down pipe. Consult factory regarding required pipe length, specify pole size: 3/4", 1 1/4", 1 3/4", or 2".



BLDG	UNITS					PARKING				
	ST	1BR	1BR+	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	0	8	82	90	46	44	90	1.00 / BR
T.	110	122	4	40	276	310	160	131	291	.94 / BR
	40%	44%	1%	15%						1.05 / U

BLDG	BICYCLE PARKING		
	COVERED	SURFACE	TOTAL
A1	90	18	108
A2	90	18	108
B1	91	14	105
CLUB	0	18	18
T.	271	62	339



5422 PORTAGE ROAD,
LLC

PORTAGE ROAD
RESIDENCES

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 17, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE
PLAN - OVERALL

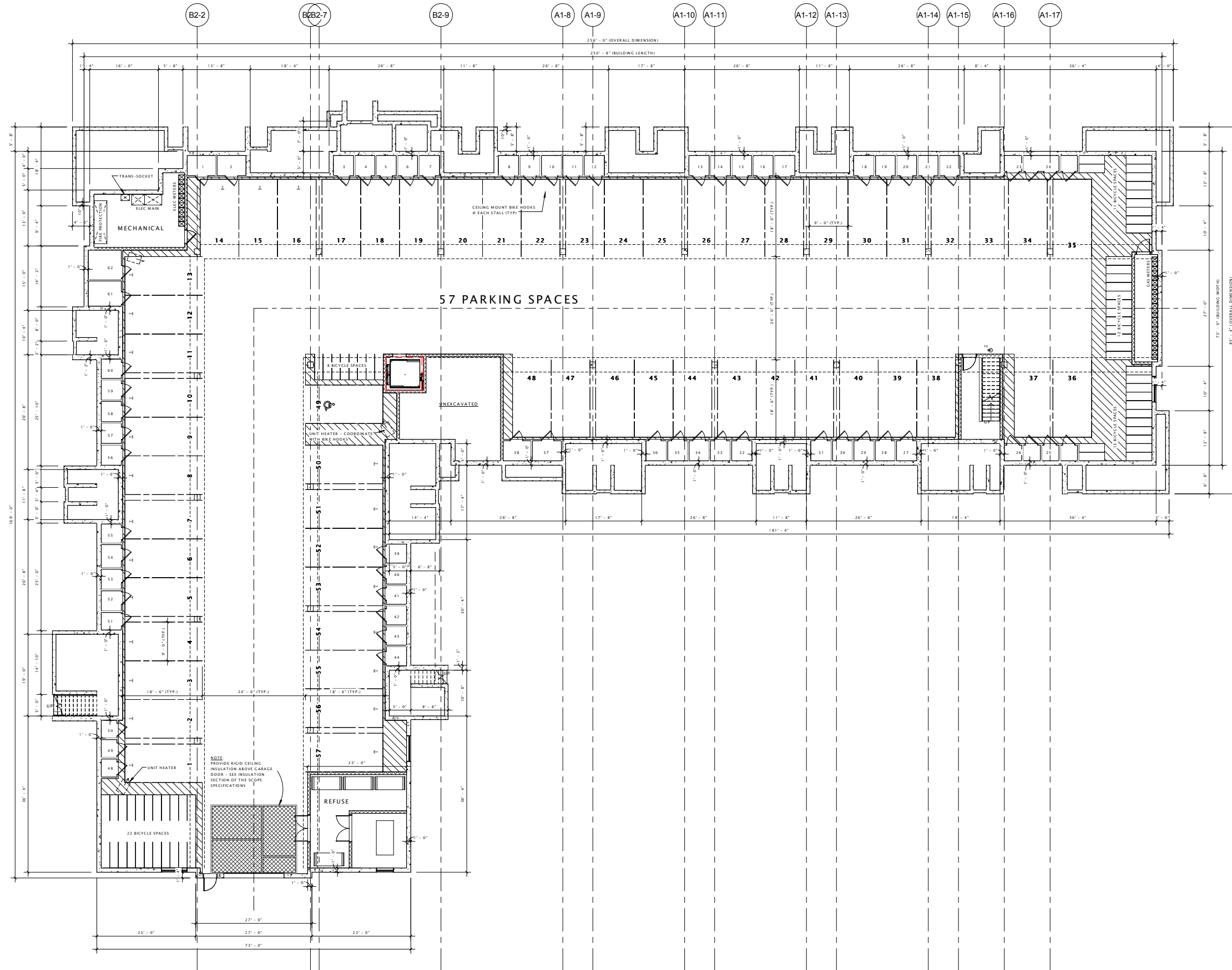
SHEET NUMBER

ASP-100



PORTAGE ROAD
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PORTAGE ROAD
RESIDENCES



DATE OF ISSUANCE

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

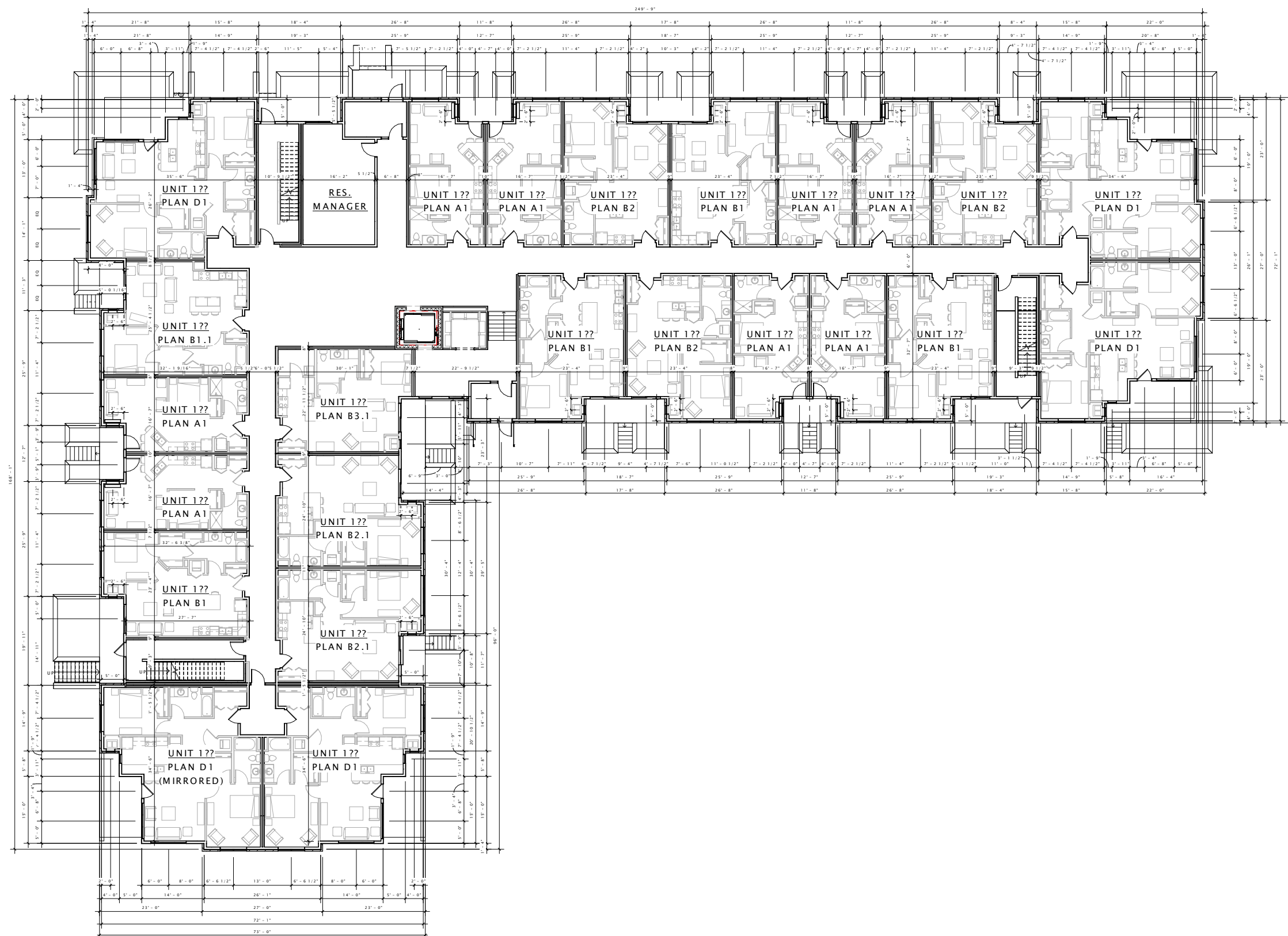
LOWER LEVEL PLAN

SHEET NUMBER

A100-A1

PORTAGE ROAD
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PORTAGE ROAD
RESIDENCES



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

DATE OF ISSUANCE

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

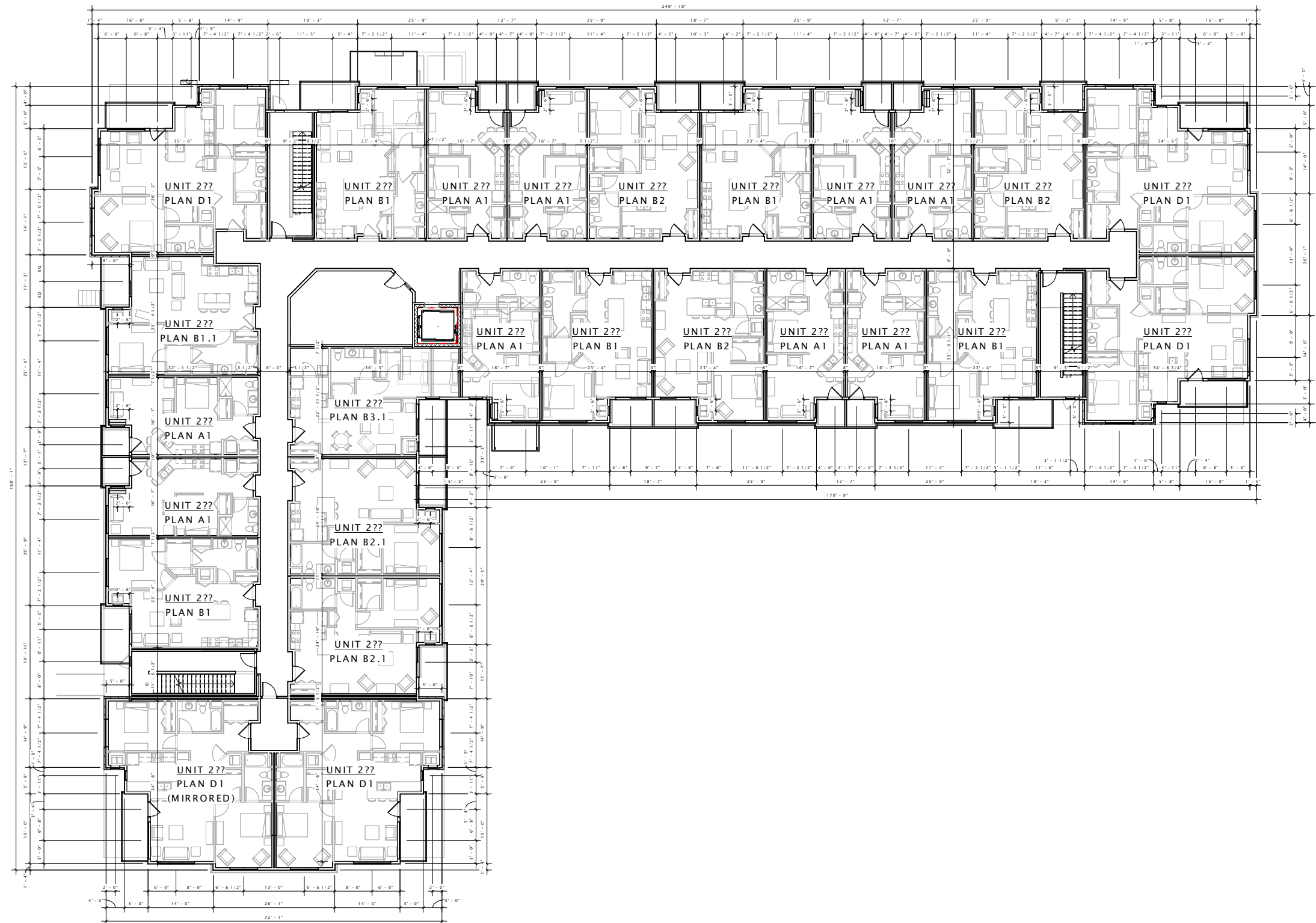
FIRST FLOOR PLAN

SHEET NUMBER

A101-A1

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES



DATE OF ISSUANCE		
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A102-A1

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 22, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103-A1



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PORTAGE ROAD
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PROGRESS DOCUMENTS

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DATE OF ISSUANCE: JULY 22, 2015

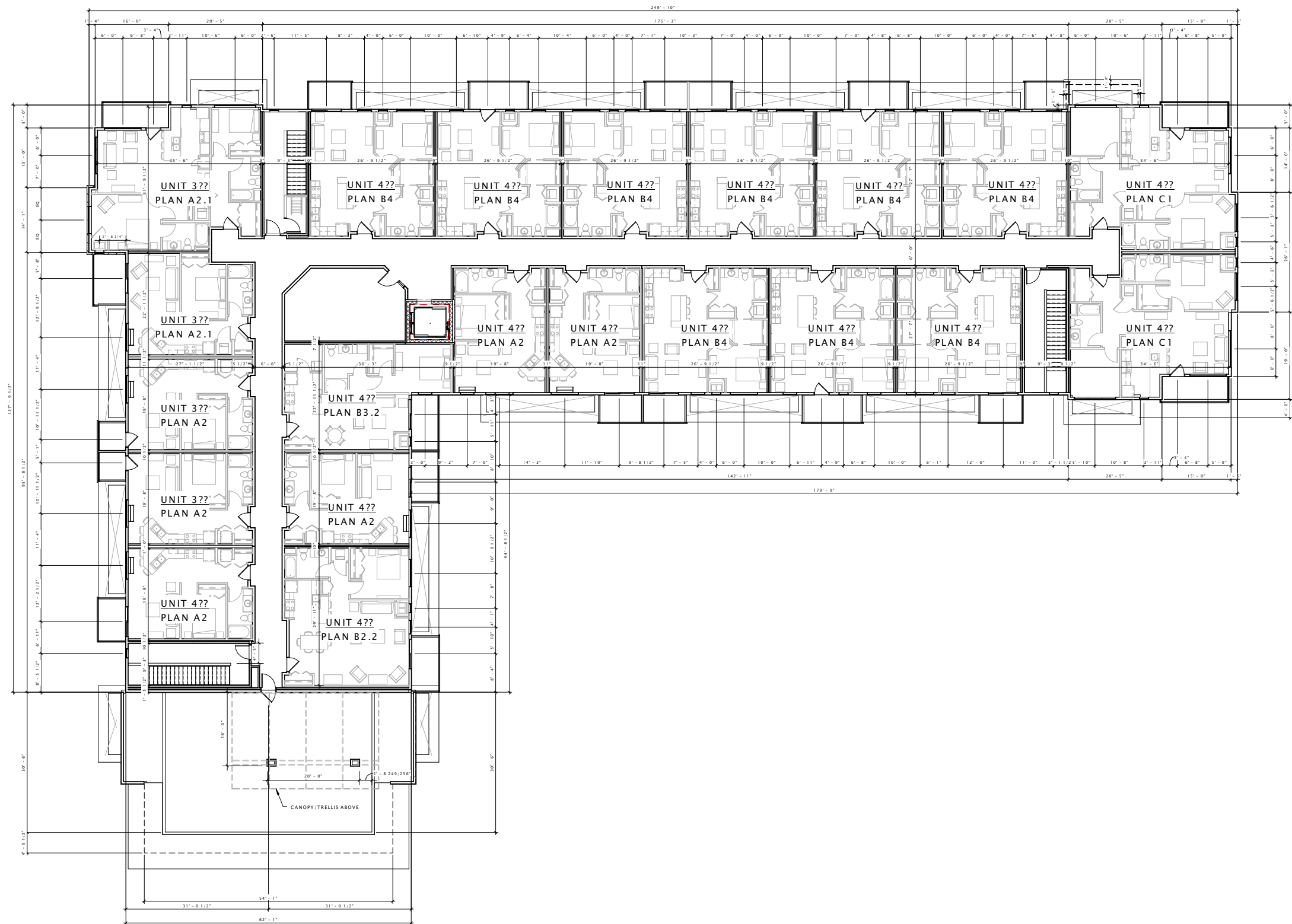
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104-A1



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LLC

PORTAGE ROAD
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PROGRESS DOCUMENTS

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DATE OF ISSUANCE: JULY 22, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200B-A1



② A1 West Elev
3/32" = 1'-0"



① A1 North Elev
3/32" = 1'-0"

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PORTAGE ROAD
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PROGRESS DOCUMENTS

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DATE OF ISSUANCE: JULY 22, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

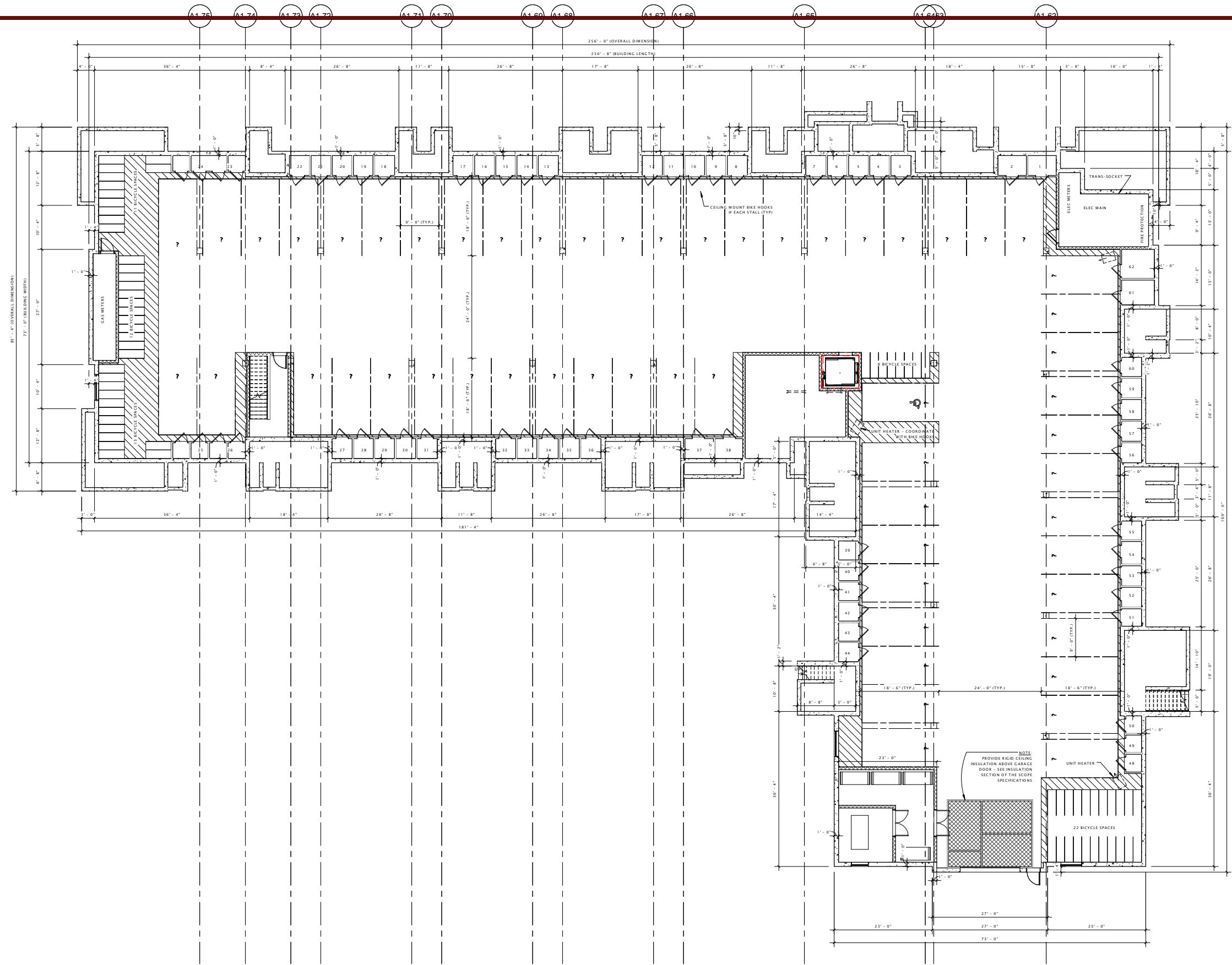
SHEET NUMBER
A201B-A1



② A1 East Elev
3/32" = 1'-0"



① A1 South Elev
3/32" = 1'-0"



PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE

Mark	Revision Description	Date

SHEET TITLE
LOWER LEVEL PLAN

SHEET NUMBER

A100-A2



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LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE JULY 22, 2015

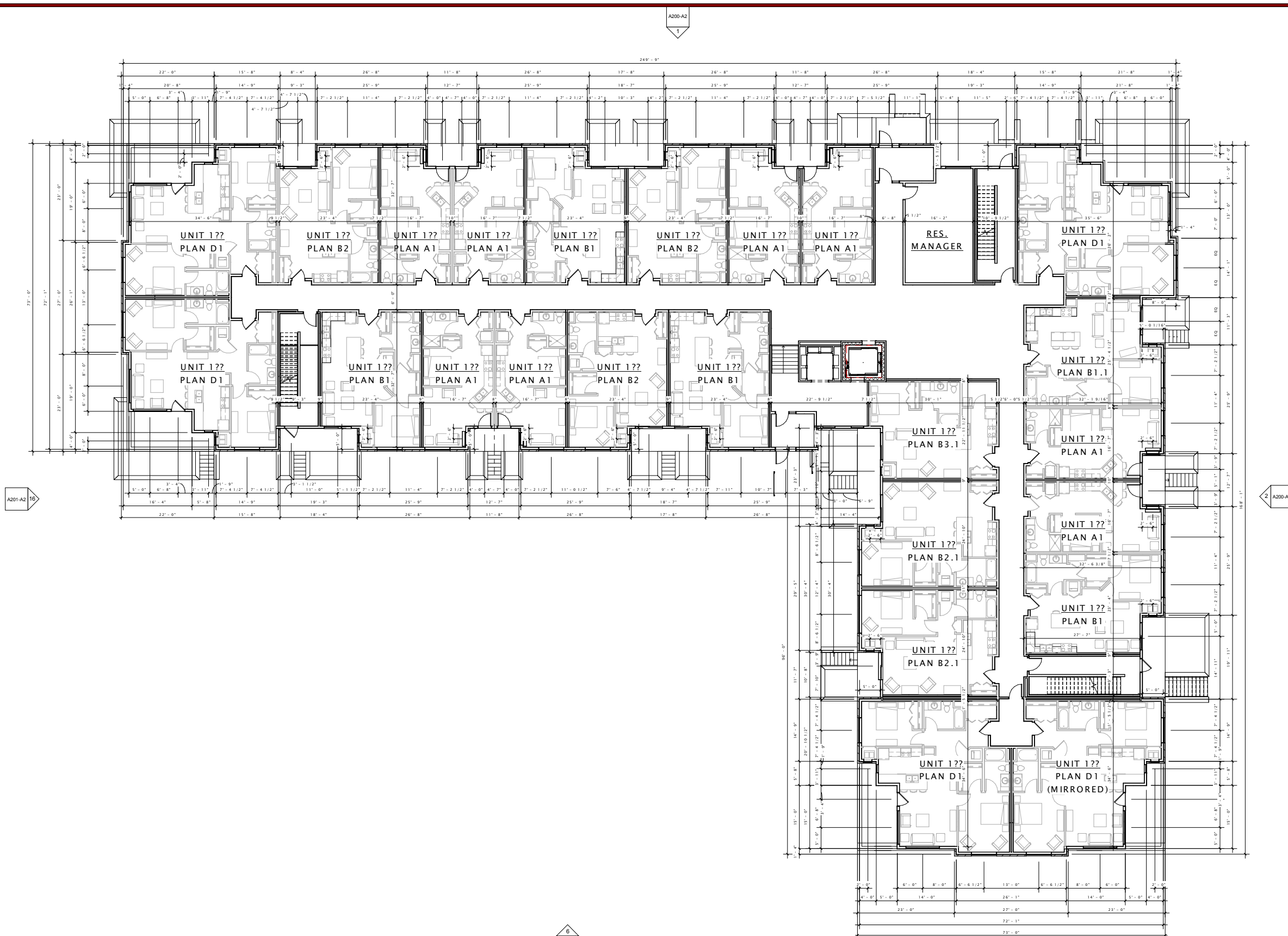
Mark	Revision Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101-A2



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





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LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE JULY 22, 2015

Mark	Revision Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102-A2





5422 PORTAGE ROAD,
LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE JULY 22, 2015

Mark	Revision Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103-A2



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LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE JULY 22, 2015

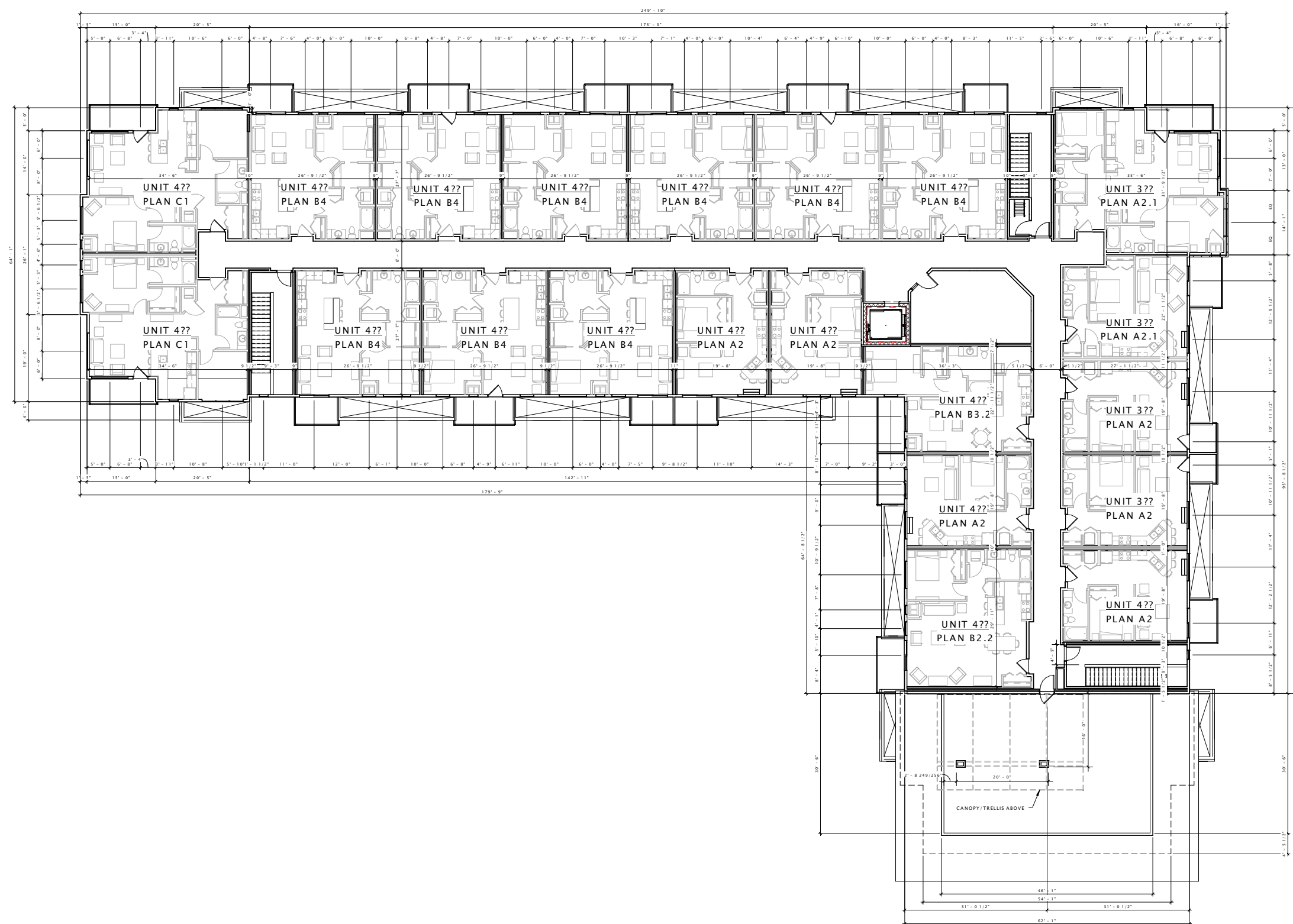
Mark	Revision Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104-A2



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LLC

PORTAGE ROAD
RESIDENCES

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: JULY 22, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A200B-A2



① A2 West Elev
3/32" = 1'-0"



② A2 North Elev
3/32" = 1'-0"

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PROGRESS DOCUMENTS

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201B-A2



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PORTAGE ROAD
RESIDENCES

PROGRESS DOCUMENTS

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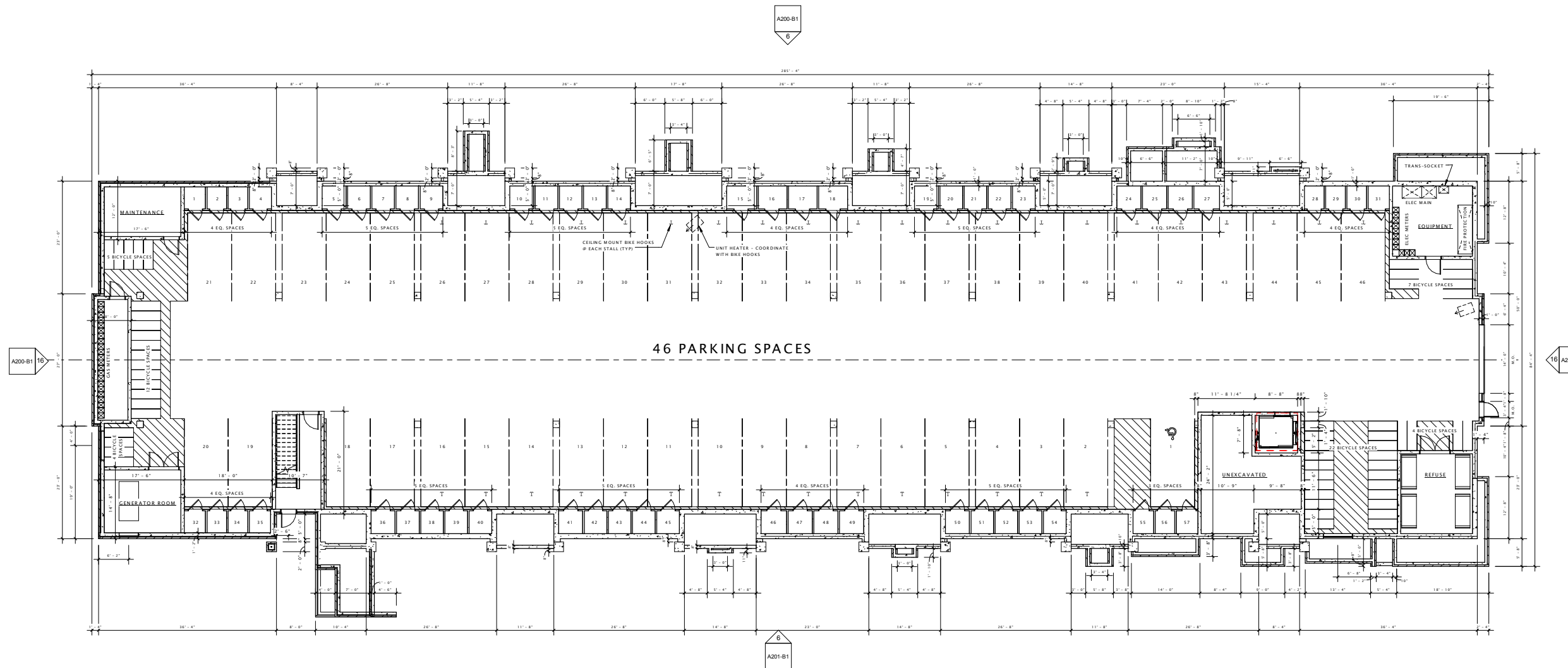
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100-B1



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

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LLC

PORTAGE ROAD
RESIDENCES

PROGRESS DOCUMENTS

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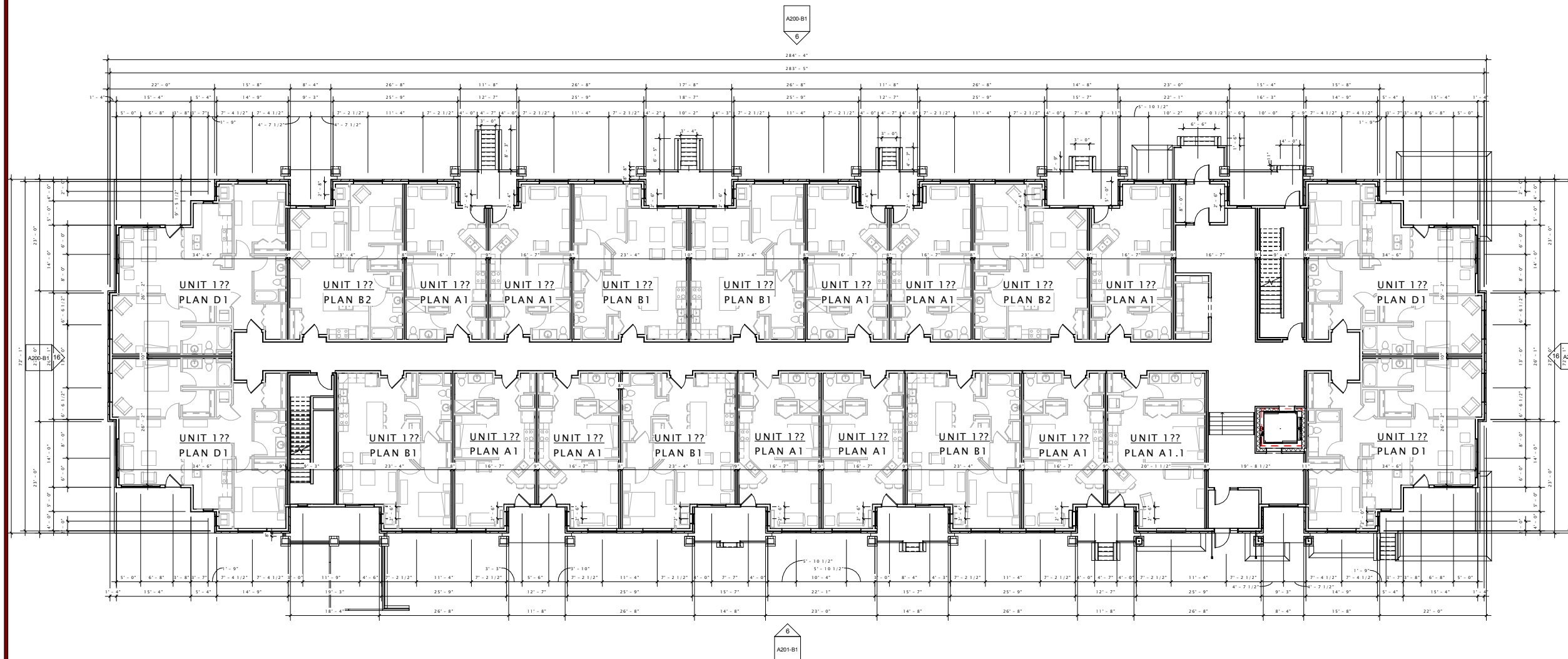
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101-B1



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

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LLC

PORTAGE ROAD
RESIDENCES

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 22, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102-B1



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

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PORTAGE ROAD
RESIDENCES

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 22, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103-B1

THIRD FLOOR STEPBACKS
ON EACH END WITH
ROOFTOP DECK EACH END



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

5422 PORTAGE ROAD,
LLC

PORTAGE ROAD
RESIDENCES

PROGRESS DOCUMENTS

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REVISION SCHEDULE		
Mark	Description	Date

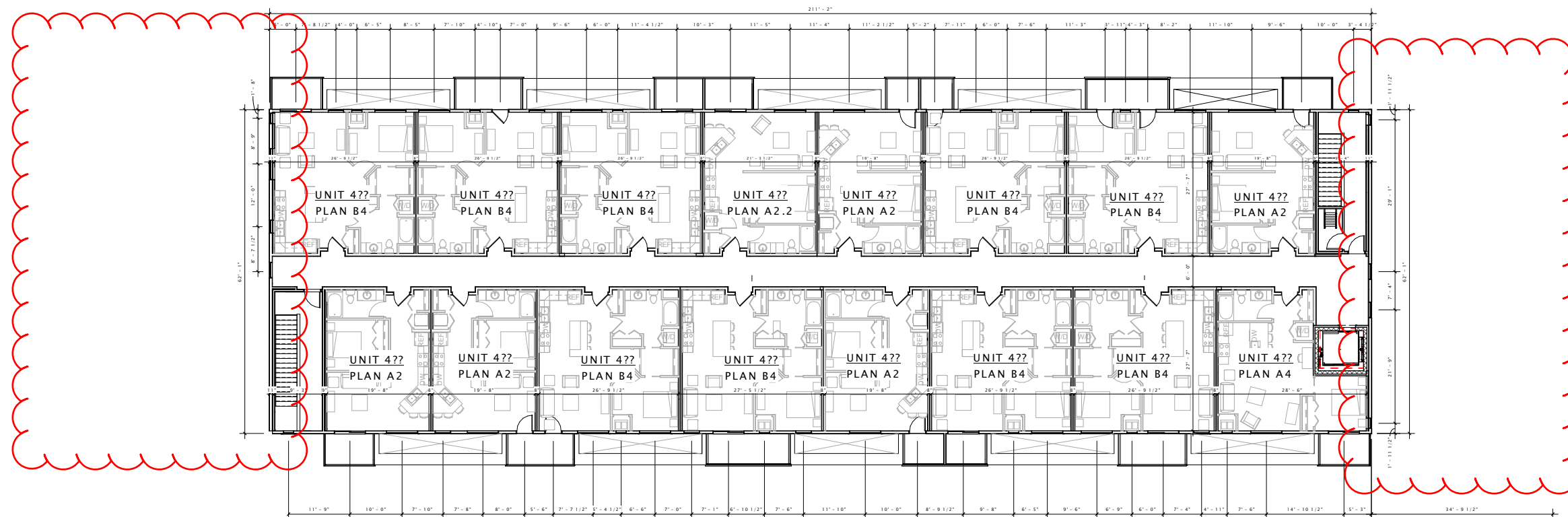
SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104-B1

FOURTH FLOOR STEPS
BACK ON BOTH SIDES



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

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PORTAGE ROAD
RESIDENCES

PROGRESS DOCUMENTS

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DATE OF ISSUANCE

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200B-B1



① B1 East Elev
3/32" = 1'-0"



② B1 North Elev
3/32" = 1'-0"

5422 PORTAGE ROAD,
 LLC

PORTAGE ROAD
 RESIDENCES

PROGRESS DOCUMENTS

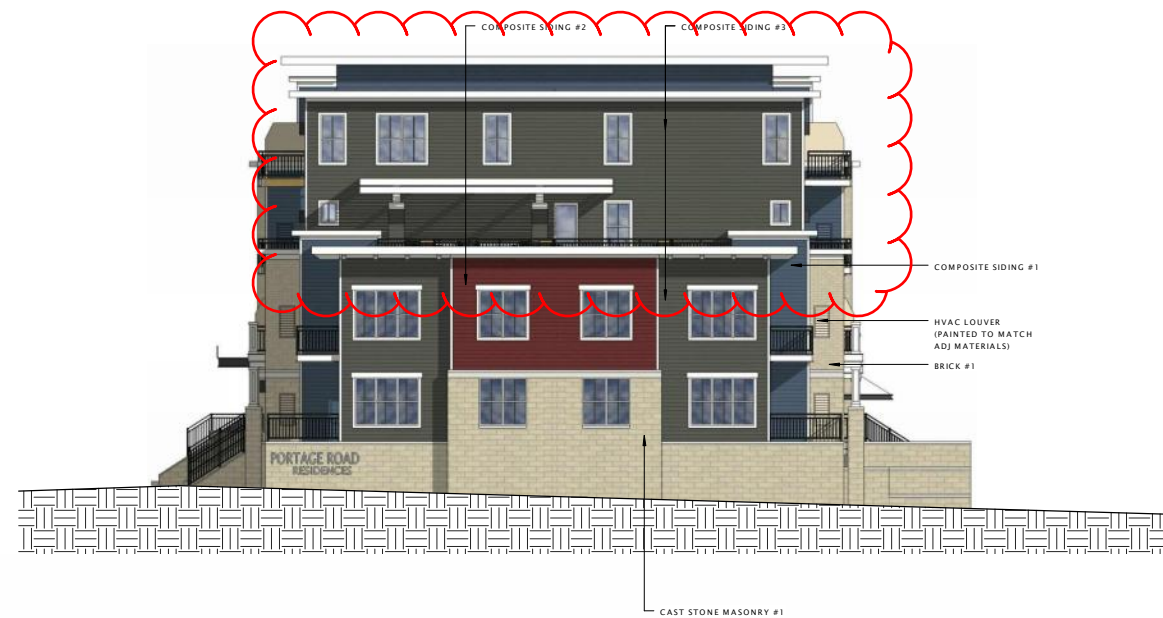
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DATE OF ISSUANCE: JULY 22, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201B-B1



① B1 West Elev
 3/32" = 1'-0"



② B1 South Elev
 3/32" = 1'-0"

PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

DATE OF ISSUANCE JULY 21, 2015

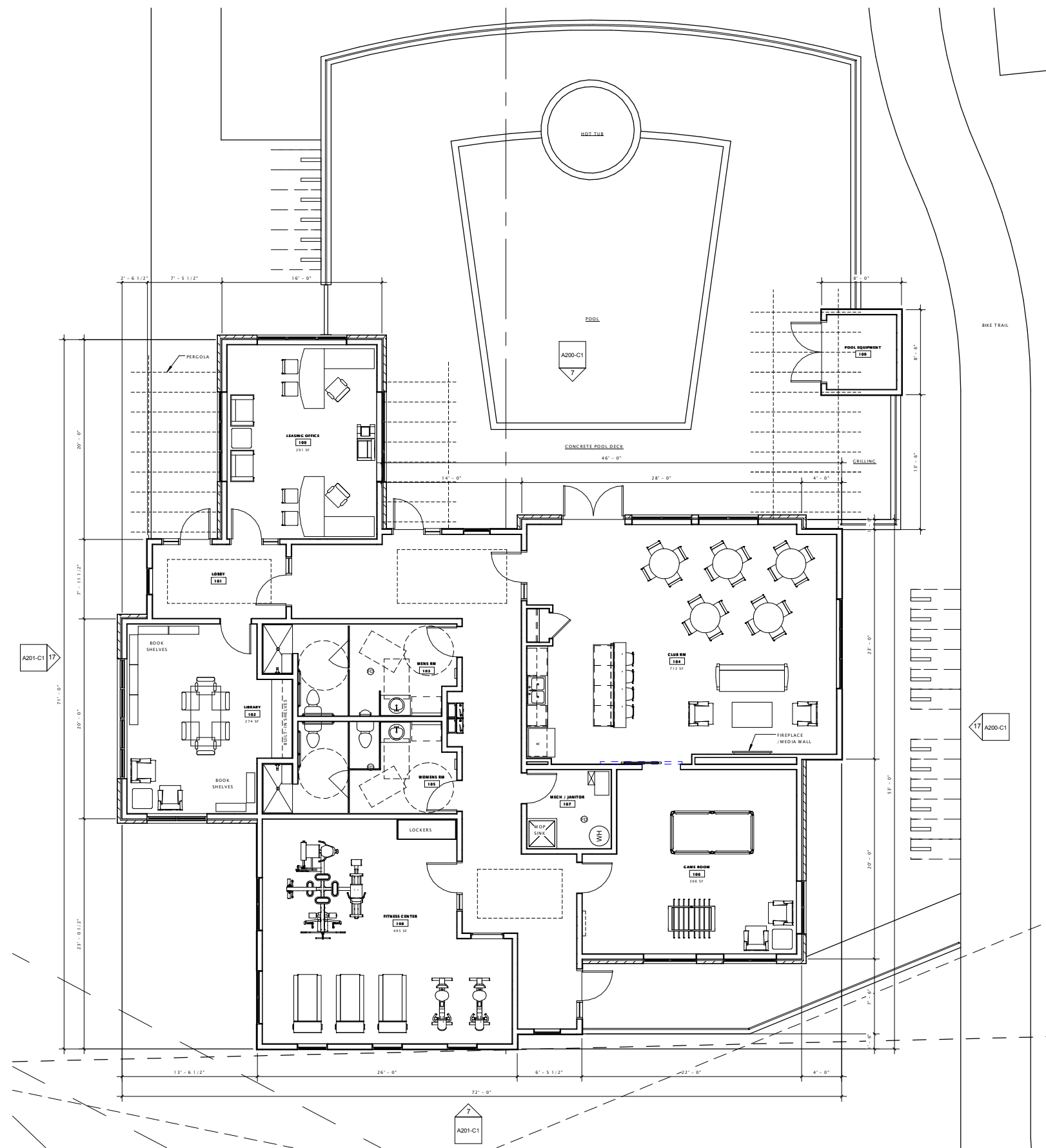
Mark	Revision Description	Date

SHEET TITLE

CLUB HOUSE FLOOR
PLAN

SHEET NUMBER

A101-C1



17 FIRST FLOOR PLAN
3/16" = 1'-0"

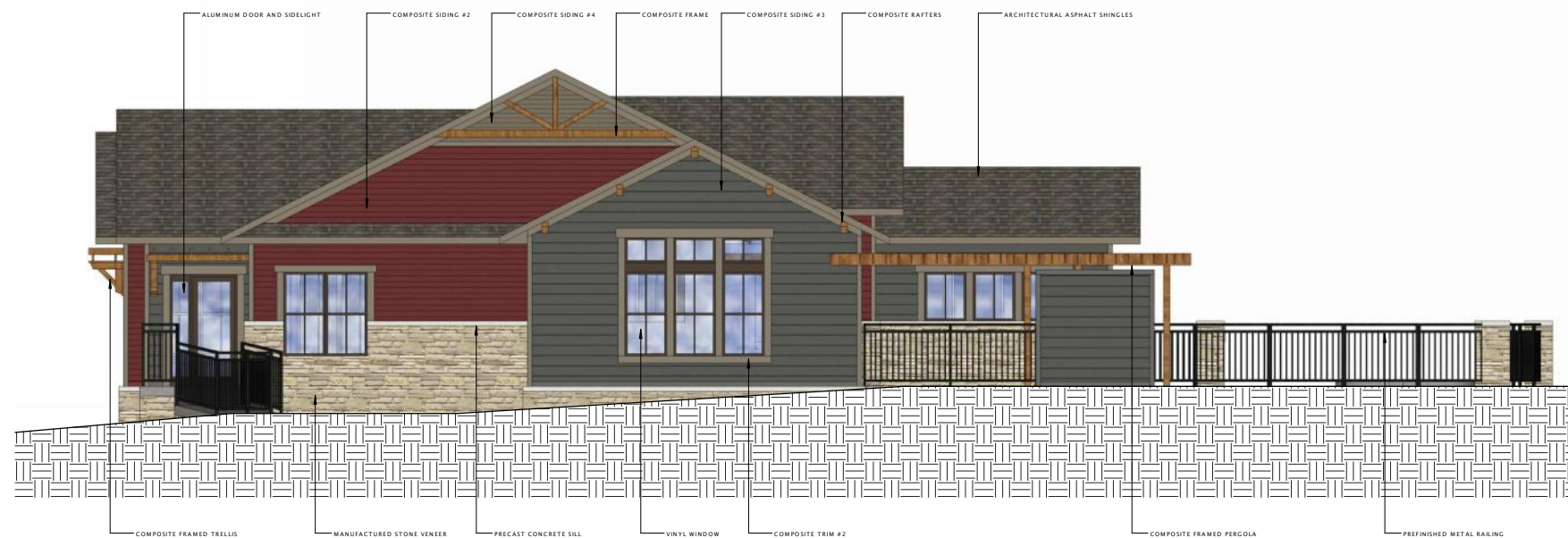


PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES



⑦ CLUB HOUSE NORTH ELEVATION
 3/16" = 1'-0"



⑰ CLUB HOUSE EAST ELEVATION
 3/16" = 1'-0"

DATE OF ISSUANCE JULY 21, 2015

Mark	Revision Description	Date

SHEET TITLE

CLUB HOUSE
 EXTERIOR ELEVATIONS

SHEET NUMBER

A200-C1

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE JULY 21, 2015

Mark	Revision Description	Date

SHEET TITLE

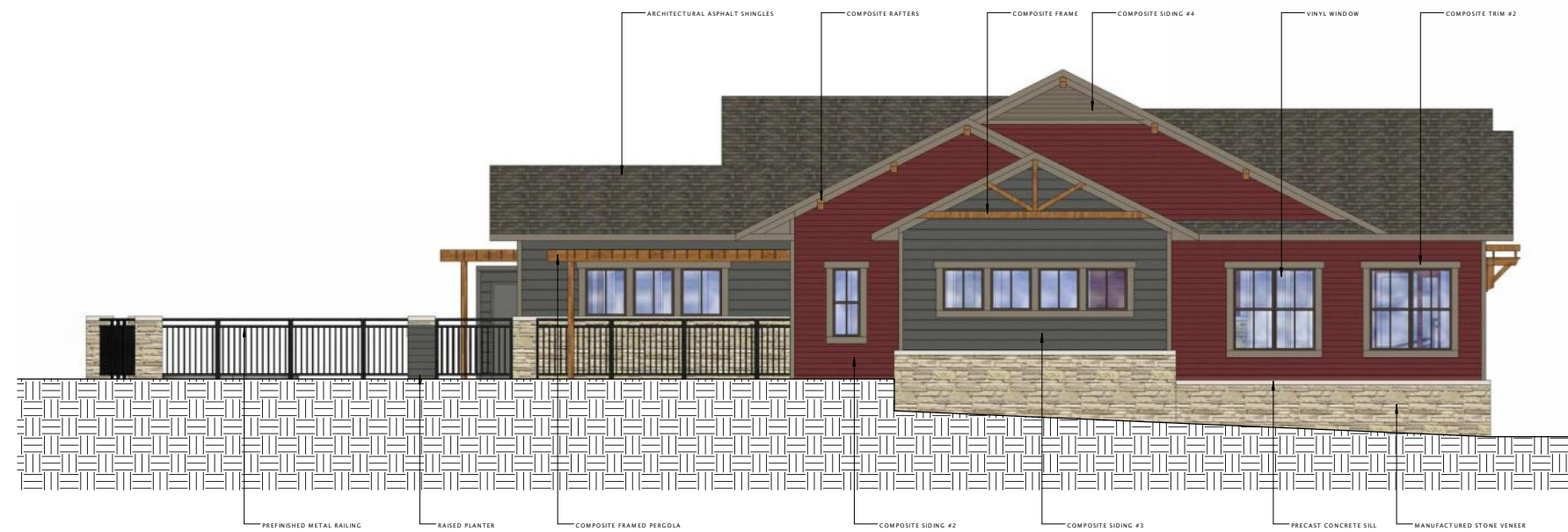
CLUB HOUSE
 EXTERIOR ELEVATIONS

SHEET NUMBER

A201-C1



7 CLUB HOUSE SOUTH ELEVATION
 3/16" = 1'-0"



17 CLUB HOUSE WEST ELEVATION
 3/16" = 1'-0"