



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>April 29, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>May 6, 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 for Conditional Use, Request for Demolition Permit, and Zoning Map Amendment.

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, 284 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 90 dwelling units and is approximately 99,003 SF (44 studio apartments, 30 one bedroom apartments, 8 one bedroom apartments with den, and 12 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 1.02/unit and 1.13/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 demolished as part of the project for which a demolition permit will be required. 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 two parcels with a total area of approximately 635,278 SF, or 14.58 acres will be reconfigured into three parcels with a portion dedicated to the public for roadway purposes by separate CSM submittal. The project, currently zoned Agricultural, will be rezoned to SR-V2 Suburban Residential and the three new parcels will house the new buildings, associated drives, fire lane, surface parking, storm water retention areas, greenspaces, and landscaping.

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



UDC SUBMITTAL

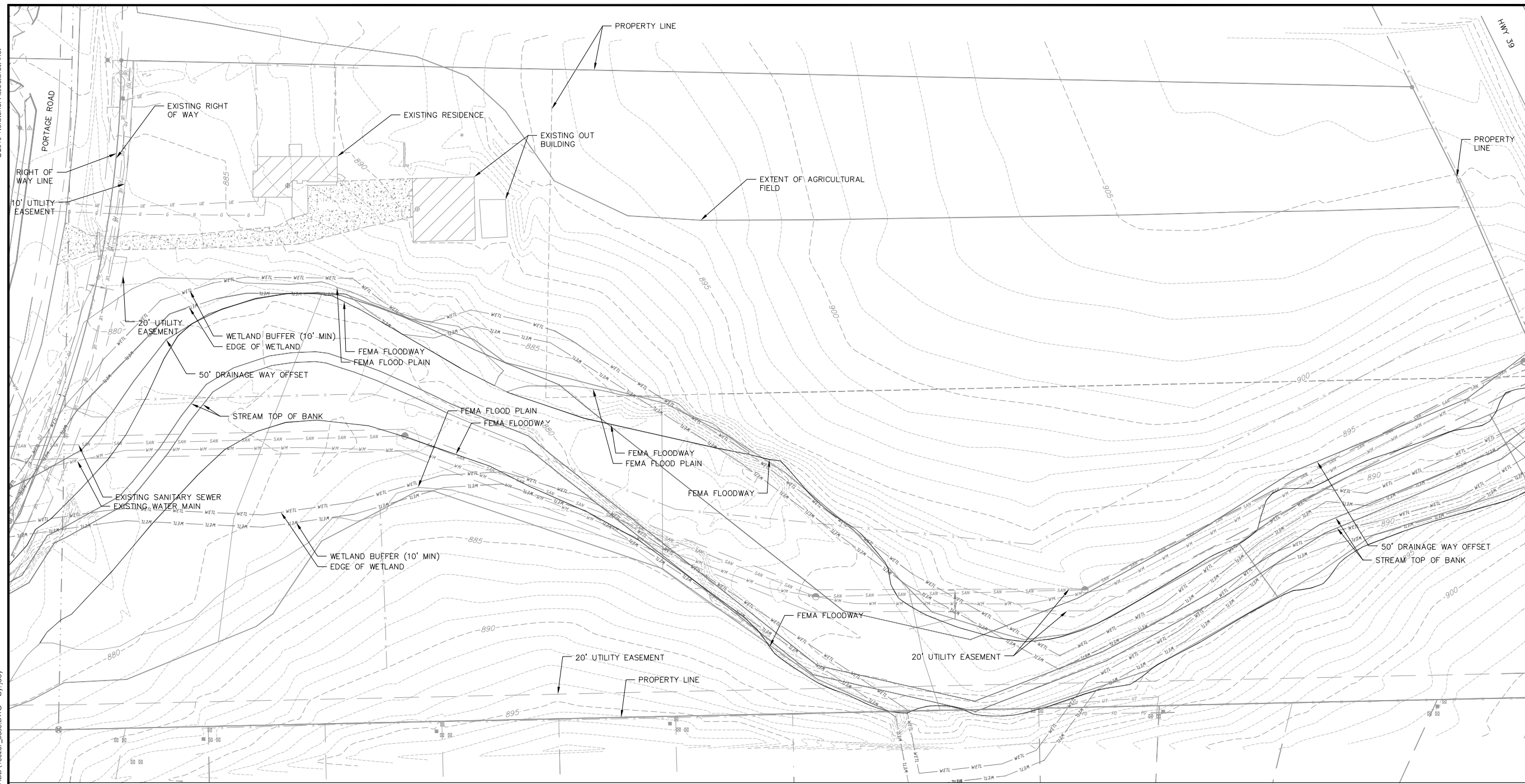
JLA
architects

JLA PROJECT NUMBER: 14-0314-01

April 29, 2015

©2013 Vierbicher Associates, Inc.

31 Mar 2015 - 2:34p M:\T Wall Enterprises LLC\130287_5422 Portage Rd\CADD\130287_Base.DWG by:jdoy

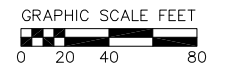


SYMBOL LEGEND

- = 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
- (R) = 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
- — = CURB



vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Foutler Drive, Suite 201 | Madison, Wisconsin 53717
Phone: (608) 824-0332 Fax: (608) 824-0330

EXISTING CONDITIONS
5422 PORTAGE ROAD
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS	
NO.	DATE

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

DATE
03/31/15

DRAFTER
TVAN

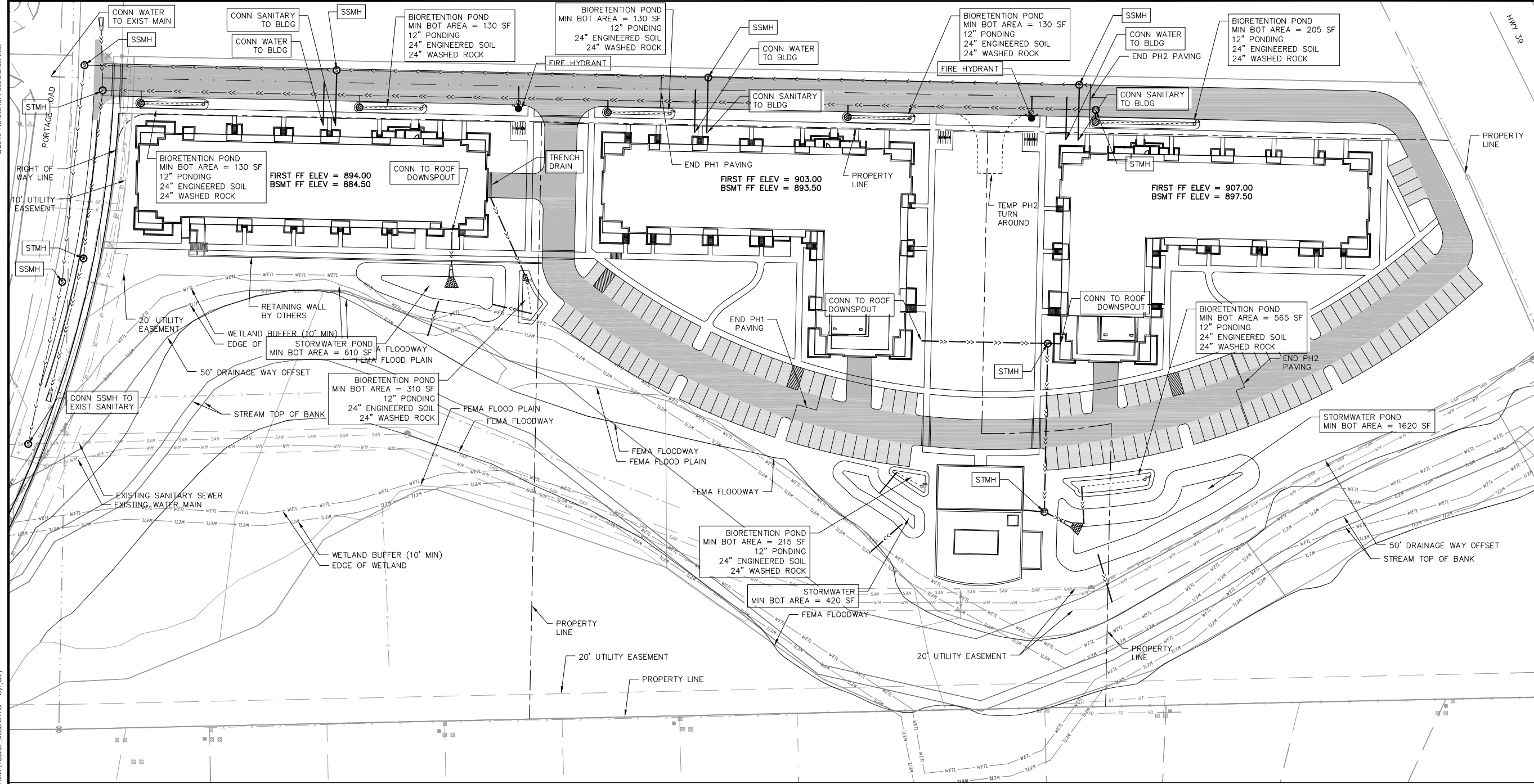
CHECKED

PROJECT NO.
130287

SHEET
1 OF 3

DWG. NO.
C-1.01

© 2013 Vriehar Associates, Inc.
31 Mar 2015 - 2:37p M:\T Wall Enterprises LLC\130287_5422 Portage Rd\CADD\130287_Base.DWG by:jdy



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WIS. 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

vierbicher planners | engineers | advisors
REEDSBLURG • MADISON • PRARIE DU CHIEN
999 Foutler Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 824-0332 Fax: (608) 824-0330

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

REVISIONS	
NO.	DATE

REVISIONS	
NO.	DATE

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

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

Quantity	Code Name	Common Name	Scientific Name	Planting Size
99	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
7	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
71	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
10	MNMS	May Night Sage	Salvia Nemorosa 'mainacht'	#1 CONT.

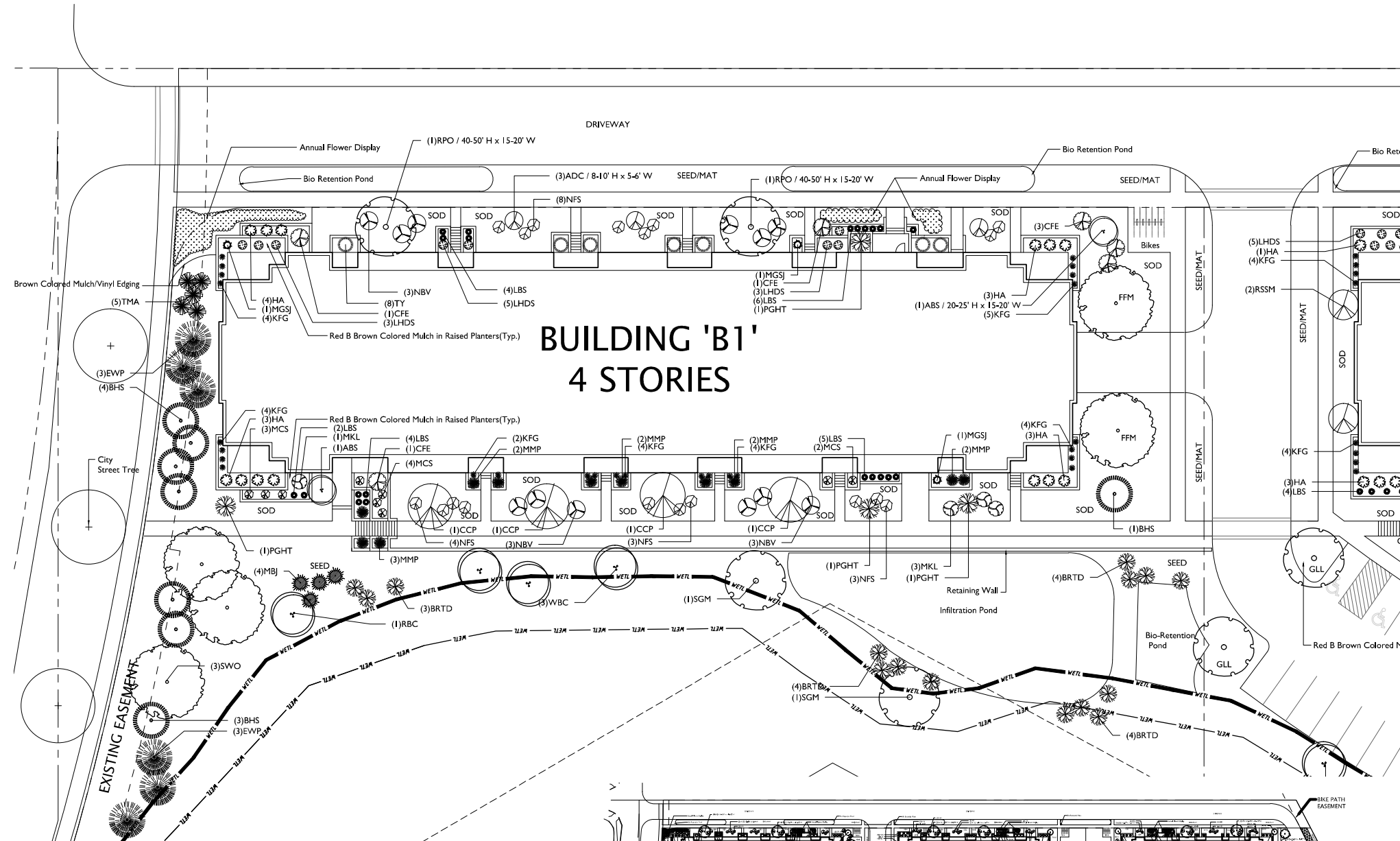
Quantity	Code Name	Common Name	Scientific Name	Planting Size
50	BRTD	Bailey Red Twigged Dogwood	Cornus Baileyi	#5 CONT.
46	MCS	Magic Carpet Spirea	Spiraea Japonica 'walbuma'	#2 CONT.
22	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	3" B&B
12	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera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

LANDSCAPE WORKSHEET

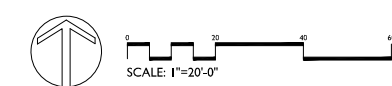
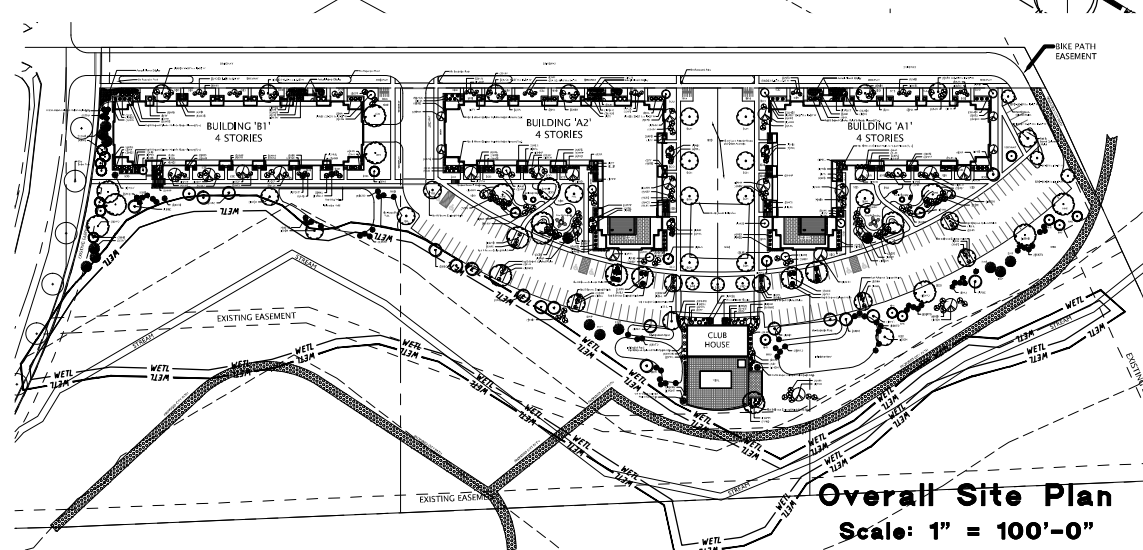
Zoning district is SR-V2
 Total square footage of developed area271,411 SF
 Total square footage of first 5 acres of developed area + 300 square feet =726 Landscape Units
 Total square footage of 53,611 for additional acres of developed area + 100 square feet =536 Landscape Units

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

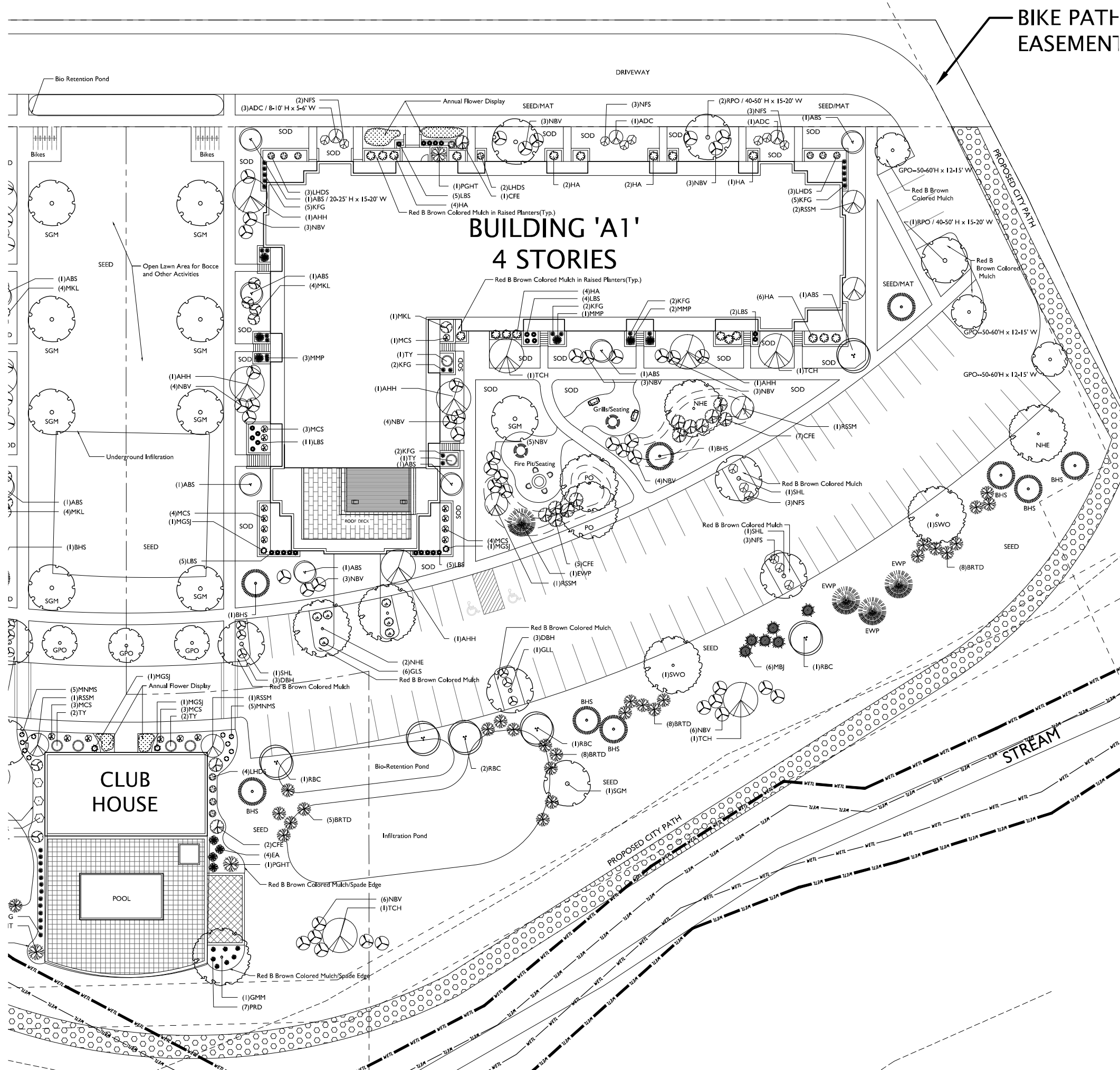
PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	83	2,905			
Tall Evergreen Tree : 5-6 feet tall	35	33	1,155			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	46	690			
Upright Evergreen Shrub : 3-4 feet tall	10	72	720			
Shrub, deciduous : 3 gallon / 12"-24"	3	362	1,086			
Shrub, evergreen : 3 gallon / 12"-24"	4	45	180			
Ornamental grass/perennial : 1gallon / 8"-18"	2	187	374			
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			7,110	+		= 7,110



- 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% Oregon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Vail II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass
 - G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn 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.
 - H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
 - I) 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.
 - 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/PartI.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.



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



BIKE PATH EASEMENT

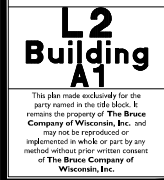
Plant Material List -- Entire Site

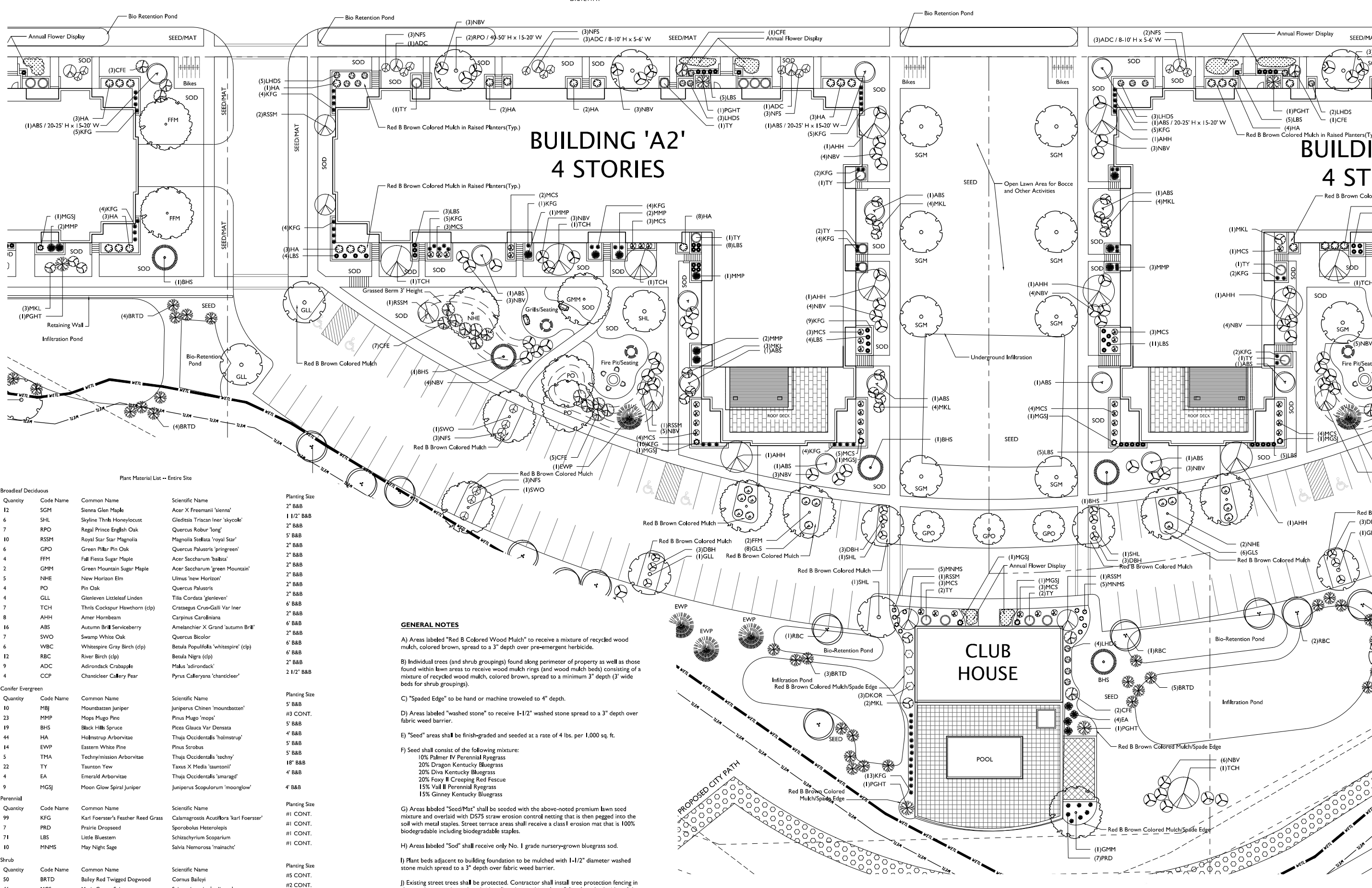
Quantity	Code Name	Common Name	Scientific Name	Planting Size
Broadleaf Deciduous				
12	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	2' B&B
6	SHL	Skyline Thin Honeylocust	Gleditsia Triacanth Iner 'skyloc'	1 1/2" B&B
7	RPO	Regal Prince English Oak	Quercus Robur 'long'	2' B&B
10	RSSM	Royal Star Star Magnolia	Magnolia Stellata 'royal Star'	5' B&B
6	GPO	Green Pillar Pin Oak	Quercus Palustris 'bringreen'	2' B&B
4	FFM	Fall Fiesta Sugar Maple	Acer Saccharum 'baista'	2' B&B
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5	NHE	New Horizon Elm	Ulmus 'new Horizon'	2' B&B
4	PO	Pin Oak	Quercus Palustris	2' B&B
4	GLL	Glenleven Littleleaf Linden	Tilia Cordata 'glenleven'	2' B&B
7	TCH	Thels Cocksbur Hawthorn (clp)	Crataegus Crus-Galli Var Iner	6' B&B
8	AHH	Amer Hornbeam	Carpinus Caroliniana	2' B&B
16	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
7	SWO	Swamp White Oak	Quercus Bicolor	2' B&B
6	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)	6' B&B
12	RBC	River Birch (clp)	Betula Nigra (clp)	6' B&B
9	ADC	Adirondack Crabapple	Malus 'adirondack'	2' B&B
4	CCP	Chanticleer Calery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
Conifer Evergreen				
10	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	5' B&B
23	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
19	BHS	Black Hills Spruce	Picea Glauca Var Densata	5' B&B
44	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	4' B&B
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71	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
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14	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#2 CONT.
8	PGHT	Peegee Hydrangea (tf)	Hydrangea Paniculata 'grandiflora' (tf)	1 1/2" B&B
98	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'morton'	4' B&B
3	DKOR	Double Knock Out Rose	Rosa 'radtko'	#3 CONT.
47	NFS	Neon Flash Spirea	Spiraea Japonica 'neon Flash'	#2 CONT.
28	LHDS	Little Henry Dwarf Sweetspire	Itea Virginica 'sprich'	#2 CONT.



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:
Revised:
Revised:
Revised:
Revised:
Revised:





Plant Material List -- Entire Site

Quantity	Code Name	Common Name	Scientific Name	Planting Size
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6	SHL	Skyline Thins Honeylocust	Gleditsia Tricain Iner 'skycole'	1 1/2" B&B
7	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
10	RSSM	Royal Star Star Magnolia	Magnolia Stellata 'royal Star'	5" B&B
6	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
4	FFM	Fall Fiesta Sugar Maple	Acer Saccharum 'balsata'	2" B&B
2	GMM	Green Mountain Sugar Maple	Acer Saccharum 'green Mountain'	2" B&B
5	NHE	New Horizon Elm	Ulmus 'new Horizon'	2" B&B
4	PO	Pin Oak	Quercus Palustris	2" B&B
4	GLL	Glenleven Littleleaf Linden	Tilia Cordata 'glenleven'	2" B&B
7	TCH	Thins Cocksbur Hawthorn (clp)	Crataegus Crus-Galli Var Iner	6" B&B
8	AHH	Amer Hornbeam	Carpinus Caroliniana	2" B&B
16	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6" B&B
7	SWO	Swamp White Oak	Quercus Bicolor	2" B&B
6	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)	6" B&B
12	RBC	River Birch (clp)	Betula Nigra (clp)	6" B&B
9	ADC	Adirondack Crabapple	Malus 'adirondack'	2" B&B
4	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
10	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	5" B&B
23	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
19	BHS	Black Hills Spruce	Picea Glauca Var Densata	5" B&B
44	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	4" B&B
14	EVP	Pinus Strobus	Pinus Strobus	5" B&B
5	TMA	Techny/mission Arborvitae	Thuja Occidentalis 'techny'	5" B&B
22	TY	Taunton Yew	Taxus X Media 'tauntoni'	18" B&B
4	EA	Emerald Arborvitae	Thuja Occidentalis 'samaragd'	4" B&B
9	MGSJ	Moon Glow Spiral Juniper	Juniperus Scopulorum 'moon glow'	4" B&B
Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
99	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
7	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
71	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
10	MNMS	May Night Sage	Salvia Nemorososa 'mainacht'	#1 CONT.
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
50	BRTD	Bailey Red Twigg Dogwood	Cornus Baileyi	#5 CONT.
46	MCS	Magic Carpet Spirea	Spiraea Japonica 'walbuma'	#2 CONT.
22	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	3" B&B
12	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#2 CONT.
34	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3" B&B
14	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#2 CONT.
8	PGHT	Peegee Hydrangea (rf)	Hydrangea Paniculata 'grandiflora' (rf)	1 1/2" B&B
98	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'morron'	4" B&B
3	DKOR	Double Knock Out Rose	Rosa 'radiko'	#3 CONT.
47	NFS	Neon Flash Spirea	Spiraea Japonica 'neon Flash'	#2 CONT.
28	LHDS	Little Henry Dwf Sweetspire	Ita Virginica 'sprich'	#2 CONT.

GENERAL NOTES

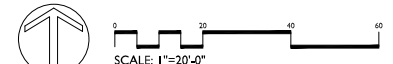
- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (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% Vail II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn 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.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) 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.
- 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/PartI.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.

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:
 Revised:
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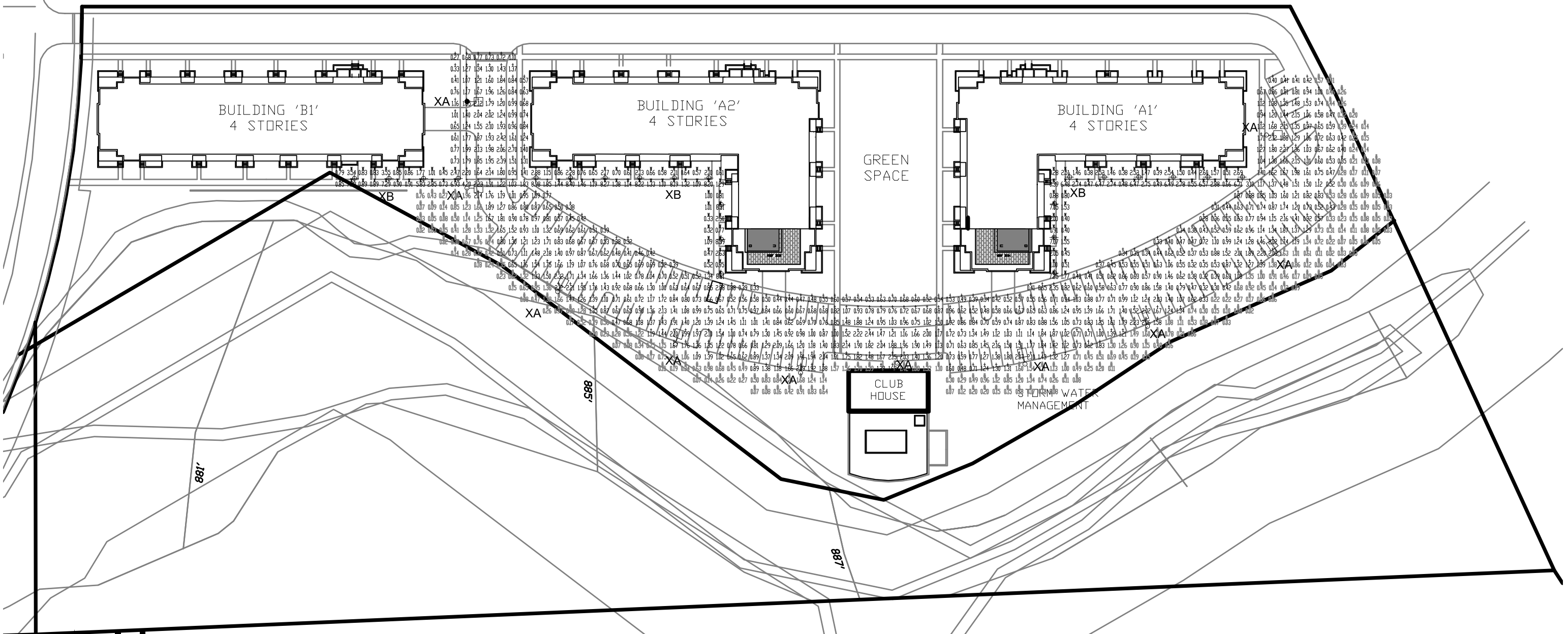
L3 Building A2

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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



Cree Edge™ Series

LED Pathway Luminaire

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 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" x 16" anchor bolts (provided). Note: T45 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

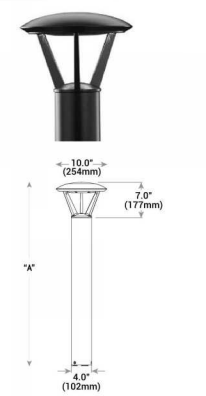
- Utilizes BetaLED™ Technology
- Patented NanoOptic™ Product Technology
- Made in the U.S.A. of U.S. and imported parts
- CRI: Minimum 70 CRI
- CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
- Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

Accessories

Field-Installed		
Upgrade Kit		
XA-XP8RSV	XA-XP8RBM	XA-XP8RFB
XA-XP8RKB	XA-XP8RZ	

* Used for replacement of existing bollards

TYPE XB
42 INCH BOLLARD



Model	Dim. "A"
Landscape (P0)	13" (330mm)
Landscape (P1)	18" (457mm)
Pathway (P2)	30" (762mm)
Pathway (P4)	42" (1068mm)
Pedestrian (P6)	60" (1524mm)

Ordering Information

Example: PWY EDG 2M P0 02 D UL SV 350

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
PWY EDG	2M Type II Medium 3M Type III Medium SM Type V Medium Type V Short	P0 12" (330mm) landscape P1 18" (457mm) landscape P2 30" (762mm) pathway P4 42" (1068mm) pathway P6 60" (1524mm) pedestrian	02	D	UL 120-277V ULH Universal 347-480V 120V 240V 277V 347V 480V	SV Silver SL Black BZ Bronze PB Platinum Bronze WH White	350 350mA 525 525mA	40K 4000K Color Temperature - Minimum 70 CRI F Fence - Color temperature per luminaire - When code dictates fencing, see time delay fuse not available with all M.O. options. Refer to M.O. spec sheet for availability with M.O. options HL M.O. Level (175K/350/525 w/ Dual Circuit Input) - Refer to M.O. spec sheet for details - General not included TL Two-Level (175K/525 w/ integrated sensor control) - Refer to M.O. spec sheet for details TL2 Two-Level (525/525 w/ integrated sensor control) - Refer to M.O. spec sheet for details TL3 Two-Level (525/525 w/ integrated sensor control) - Refer to M.O. spec sheet for details WB Welded Base Plate - Standard on P6 mounting option, available with P2 and P4 mounting options - Includes welded base cover

* See www.cree.com/lighting/products/warranty for warranty terms
 - Available with P1, P4 and P6 mounting options
 - Available with P1, P2, P4 and P6 mounting options



Rev. Date: V1 10/22/2014



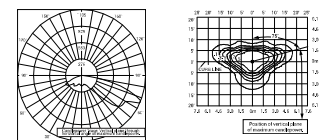
US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Cree Edge™ LED Pathway Luminaire

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

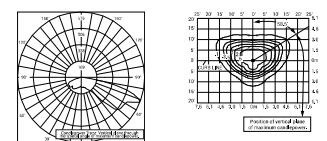


ITL Test Report #: 71100
 PWY EDG 2M = 02 D UL 350
 Initial Delivered Lumens: 1,432

Type II Medium Distribution				
LED Count (x10)	4000K Initial Delivered Lumens*	BUG Rating** Per TM-15-11	5700K Initial Delivered Lumens*	BUG Rating** Per TM-15-11
350mA				
12	1,297	B1 U1 G1	1,407	B1 U1 G1
525mA				
12	1,816	B1 U1 G1	1,970	B1 G1 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 Rating (See IESNA Lighting Handbook) visit: www.cree.com/PDF/Entra-TM-15-11/bugRatingAddendum.pdf. Valid with no 08

3M



ITL Test Report #: 71648
 PWY EDG 3M = 02 D UL 350 40K
 Initial Delivered Lumens: 1,101

Type III Medium Distribution				
LED Count (x10)	4000K Initial Delivered Lumens*	BUG Rating** Per TM-15-11	5700K Initial Delivered Lumens*	BUG Rating** 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 G1 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 Rating (See IESNA Lighting Handbook) visit: www.cree.com/PDF/Entra-TM-15-11/bugRatingAddendum.pdf. Valid with no 08

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 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" x 16" anchor bolts (provided)
 - Note: T45 Torx 3/8" socket required for head installation
 - Top mounted LEDs for superior optical performance and light control
 - Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, white, and platinum bronze are available
 - Weight: 120-277V P0 - 12.7 lbs. (5.8kg); P1 - 13.3 lbs. (6.0kg); P3 - 17.9 lbs. (8.1kg); P4 - 18.6 lbs. (8.4kg); P6 - 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 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV 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 IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Bay Area requirements within ARRA

Electrical Data*								
LED Count (x10)	System Watts		Total Current					
	120-480V	347-480V	120V	208V	240V	277V	347V	480V
350mA								
02	22	28	0.18	0.12	0.10	0.10	0.09	0.13
525mA								
02	34	40	0.29	0.19	0.17	0.15	0.12	0.13

* Electrical data at 25°C (77°F)

Recommended Cree® Outdoor Luminaire Lumen Maintenance Factors (LMF) ¹					
Ambient	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² LMF	100K hr Calculated ² LMF
5°C (41°F)	1.05	1.03	1.02	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

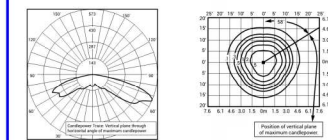
¹ Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and 0-hr lumen testing in accordance with IESNA TM-21-11. Projected values represent extrapolated values based on time duration that are within six times (6X) the IESNA LM-80-08 test duration (in hours) for the Arranger testing (TM11) or the packaged LED chip. For more information on the IESNA TM-21-11, calculated values represent line quantities that exceed six times (6X) the IESNA LM-80-08 test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.

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>

5M

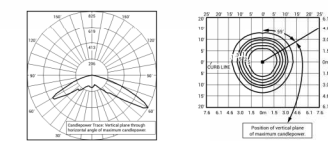


ITL Test Report #: 70714
 PWY EDG 5M = 02 D UL 350
 Initial Delivered Lumens: 1,530

Type V Medium Distribution				
LED Count (x10)	4000K Initial Delivered Lumens*	BUG Rating** Per TM-15-11	5700K Initial Delivered Lumens*	BUG Rating** Per TM-15-11
350mA				
12	1,380	B1 U1 G1	1,498	B1 U1 G1
525mA				
12	1,932	B1 U1 G1	2,287	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 Rating (See IESNA Lighting Handbook) visit: www.cree.com/PDF/Entra-TM-15-11/bugRatingAddendum.pdf. Valid with no 08

5S



ITL Test Report #: 71337
 PWY EDG 5S = 02 D UL 350
 Initial Delivered Lumens: 1,845

Type V Short Distribution				
LED Count (x10)	4000K Initial Delivered Lumens*	BUG Rating** Per TM-15-11	5700K Initial Delivered Lumens*	BUG Rating** Per TM-15-11
350mA				
12	1,548	B1 U1 G0	1,679	B1 U1 G0
525mA				
12	2,167	B1 U1 G0	2,351	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 Rating (See IESNA Lighting Handbook) visit: www.cree.com/PDF/Entra-TM-15-11/bugRatingAddendum.pdf. Valid with no 08

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



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. 'A' 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: Parking 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

Field-Installed	Color Options
Backlight Shield OSQ-BLSMF – Front facing optics	SF Silver BK Black BZ Bronze PB Platinum Bronze WH White

Ordering Information

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

Mount (Luminaire must be ordered separately)

OSQ - DA	Color Options
OSQ-AA Adjustable Arm OSQ-DA Direct Arm	SF Silver BK Black BZ Bronze PB Platinum Bronze WH White

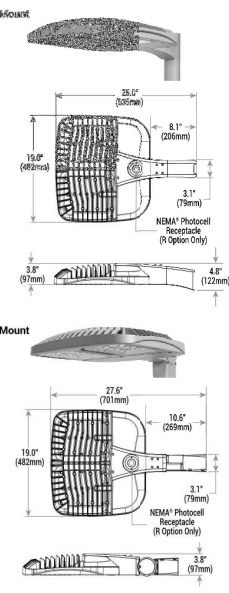
Luminaire (Mount must be ordered separately)

OSQ	A	NM	4ME1	A	57K	LIS	UL	Color Options	Options
OSQ	A	NM	4ME1	A	57K	LIS	UL	SF Silver BK Black BZ Bronze PB Platinum Bronze WH White	0-10V Dimming Control by others Refer to Dimming spec sheet for details NEMA Photocell Receptacle Can mount adapter of specified input power designator Free When code denotes lenses, use lower order lens Multi-Level Refer to ML spec sheet for details High 100%, Low 50% Intended for downlight applications at 0° tilt

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

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

TYPE XA WITH 25 FEET POLE



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 high performance heat sink
 - Convenient interlocking mounting method on direct arm mount. Mounting adapter is rugged die cast aluminum and mounts to 2" x 4" (51x127mm) square or round pole, secured by two 5/16-18UNC bolts spaced on 2" (51mm) centers
 - Mounting for the adjustable arm mount adapter is rugged die cast aluminum and mounts to 2" (51mm) x 2.375" (60mm) O.D. tube
 - Adjustable arm mount can be adjusted 180° in 2.5° increments
 - Designed for uplight and downlight applications
 - Exclusive ColorFast DeltaGuard™ finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, white, and platinum bronze are available
 - Weight: 26.5 lbs. (12kg)
- ELECTRICAL SYSTEM**
 - Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
 - Power Factor: > 0.9 at full load
 - Total Harmonic Distortion: < 20% at full load
 - Integral 10kV surge suppression protection standard
 - To address small current, slow blow fuse or type C/D breaker should be used
- REGULATORY & VOLUNTARY QUALIFICATIONS**
 - UL818 Listed
 - Substantially for wet locations
 - Enclosure rated IP66 per IEC 60529 when ordered without R option
 - Consult factory for CE Certified products
 - Pending certification to ANSI C136.31-2001, 3G bridge and overpass vibration standards
 - 10kV surge suppression protection tested in accordance with IEEE/ANSI C92.41.2
 - Luminaire and finish enclosure tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
 - Meets Buy American requirements within ABRA
 - DLC qualified when ordered with 30K (SME, SSH optics), 40K (2ME, 3ME, 4ME, 5ME, SSH optics), or 57K (2ME, 3ME, 4ME, 5ME, SSH optics). Please refer to <http://www.designlights.org/QPL> for most current information

Electrical Data*		Total Current					
Input Power Designator	System Watts 120-480V	120V	208V	240V	277V	547V	480V
A	112	0.97	0.56	0.49	0.43	1.34	0.25
J	168	1.47	0.85	0.74	0.64	1.90	0.36

*Electrical data at 25°C (77°F)

Recommended Cree® Outdoor Luminaire Maintenance Factors (LMF)						
Ambient	Input Power Designator	Initial LMF	25k hr Projected LMF	50k hr Projected LMF	75k hr Projected LMF	100k hr Projected LMF
5°C (41°F)	A	1.04	0.99	0.94	0.88	0.84
	J	1.03	0.98	0.93	0.88	0.83
10°C (50°F)	A	1.02	0.97	0.92	0.87	0.83
	J	1.01	0.96	0.91	0.86	0.82
15°C (59°F)	A	1.00	0.95	0.90	0.85	0.81
	J	1.00	0.95	0.90	0.85	0.81

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

REBTL Test Report # PL03042-001
OSQ A ** 3ME A 40K/L
Mounting Height: 25 (7.6m) A.F.G.
Initial Delivered Lumens: 10,988

Type II Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	9,136	B2-U0-G2	16,904	B2-U0-G2	11,649	B2-U0-G2
J	13,763	B2-U0-G2	16,356	B2-U0-G2	17,474	B2-U0-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 (Backlight Glare) Rating visit: www.nrel.gov/TF/ETimes/79-05-18/backlightglare/index.html. Valid with 0° tilt. Initial FC at grade.

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>

4ME

REBTL Test Report # PL03045-001
OSQ A ** 4ME A 40K/L
Mounting Height: 25 (7.6m) A.F.G.
Initial Delivered Lumens: 16,293

Type IV Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	9,949	B2-U0-G2	10,882	B2-U0-G2	11,412	B2-U0-G3
J	13,424	B2-U0-G3	16,822	B2-U0-G3	17,117	B2-U0-G3

*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 (Backlight Glare) Rating visit: www.nrel.gov/TF/ETimes/79-05-18/backlightglare/index.html. Valid with 0° tilt. Initial FC at grade.

OSQ Series – Medium

Luminaire EPA

Fixed Arm Mount – OSQ-AA Weight: 26.5 lbs. (12kg)	1 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Single	0.74	1.48	1.19	1.93	1.63	3.33	2.38

Adjustable Arm Mount – OSQ-AA Weight: 26.5 lbs. (12kg)	1 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Single	0.74	1.48	1.19	1.93	1.63	3.33	2.38

OSQ Series – Medium

Tenon EPA

Tenon	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A(180)	2.22
PB-4A(90)	1.11
PB-2B(375)	0.92
PB-3B(375)	1.62
PB-4B(375)	2.32
PT Series Tenons	0.09
PT Series Tenons	0.10
PW-1A**	0.47
PW-2A**	0.94
WA-2	0.18
WA-4	0.25

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

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

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

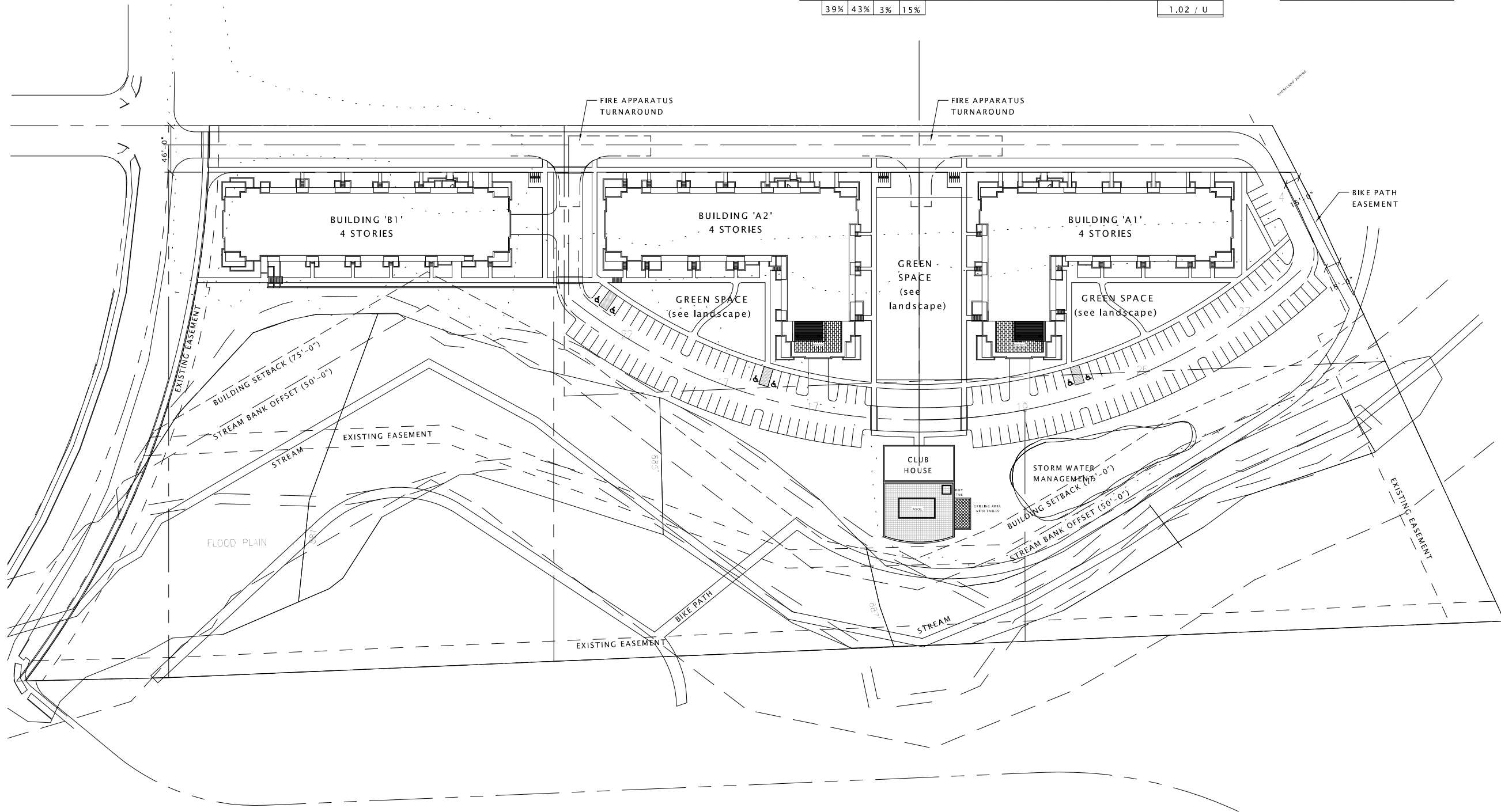
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

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

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

SITE DATA										
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	4	12	90	102	46	44	90	.88 / BR
T.	110	122	8	44	284	328	160	131	291	.89 / BR
	39%	43%	3%	15%						1.02 / U

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



PORTAGE ROAD
RESIDENCES, LLC

PORTAGE ROAD
RESIDENCES

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

DATE OF ISSUANCE April 29, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

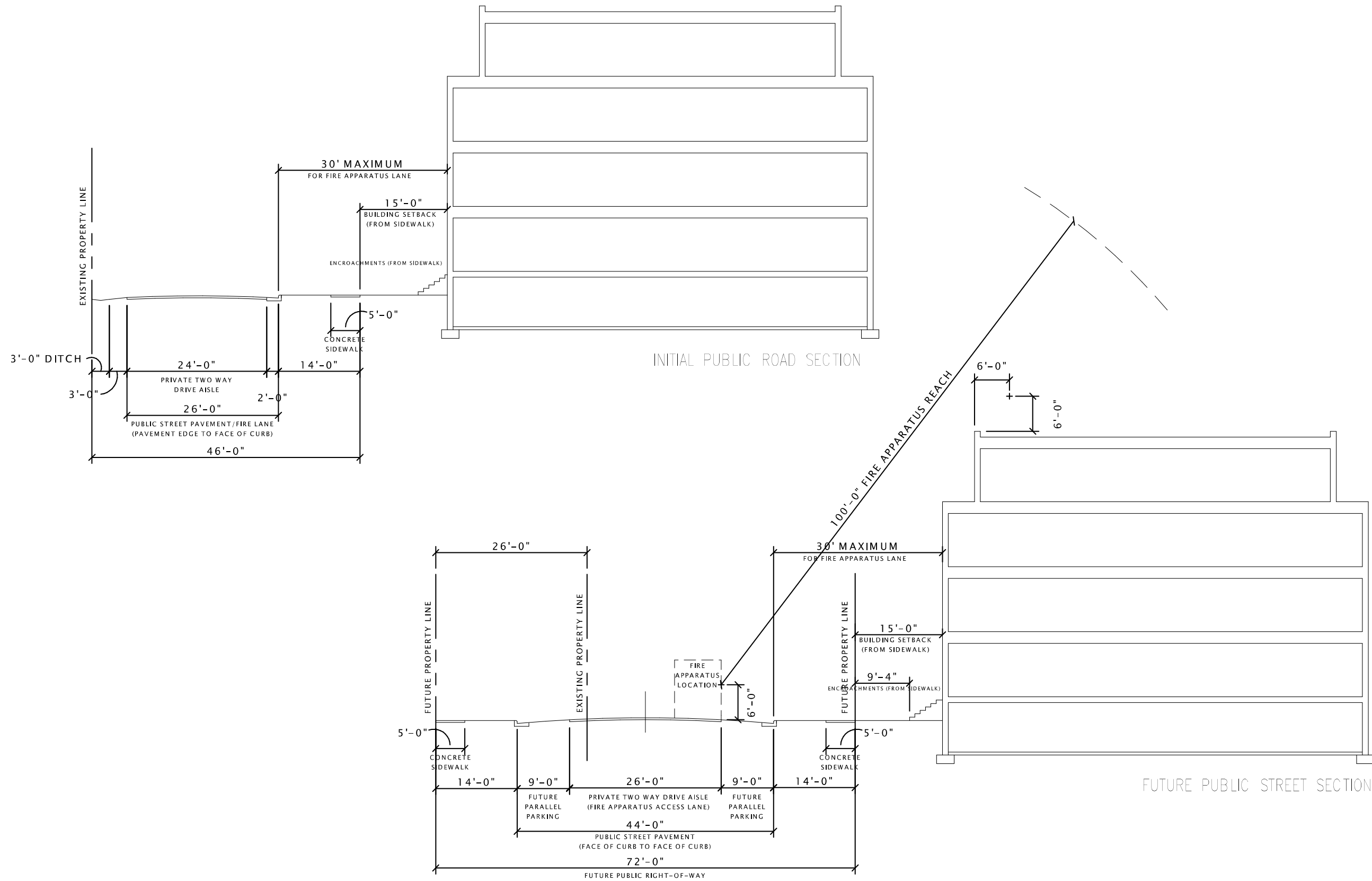
ARCHITECTURAL SITE
PLAN - OVERALL

SHEET NUMBER

ASP-100

TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS



① ARCHITECTURAL SITE PLAN - STREET SECTION
1/8" = 1'-0"

DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE		
Mark	Description	Date

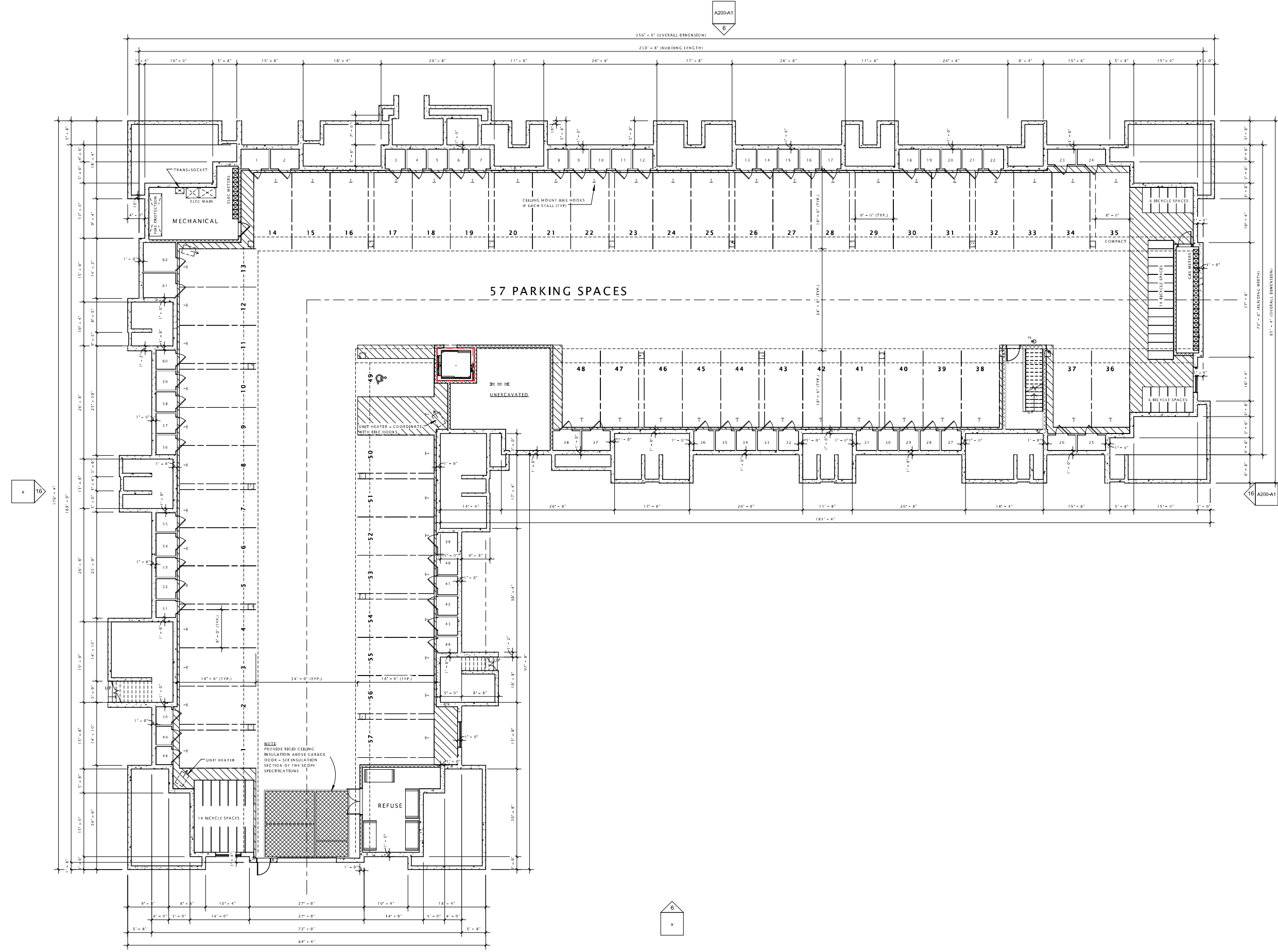
SHEET TITLE

ARCHITECTURAL SITE PLAN - STREET SECTION

SHEET NUMBER

ASP-101

A200-A1
6



JLA
architects + planners

JOSEPH LEE & ASSOCIATES
2418 CROSSROADS DRIVE SUITE 2300
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 14-0314-01

TWALL ENTERPRISES

PORTAGE ROAD
APARTMENTS

DATE OF ISSUANCE: APRIL 29, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100-A1



TWALL ENTERPRISES

PORTAGE ROAD
APARTMENTS

DATE OF ISSUANCE: APRIL 29, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

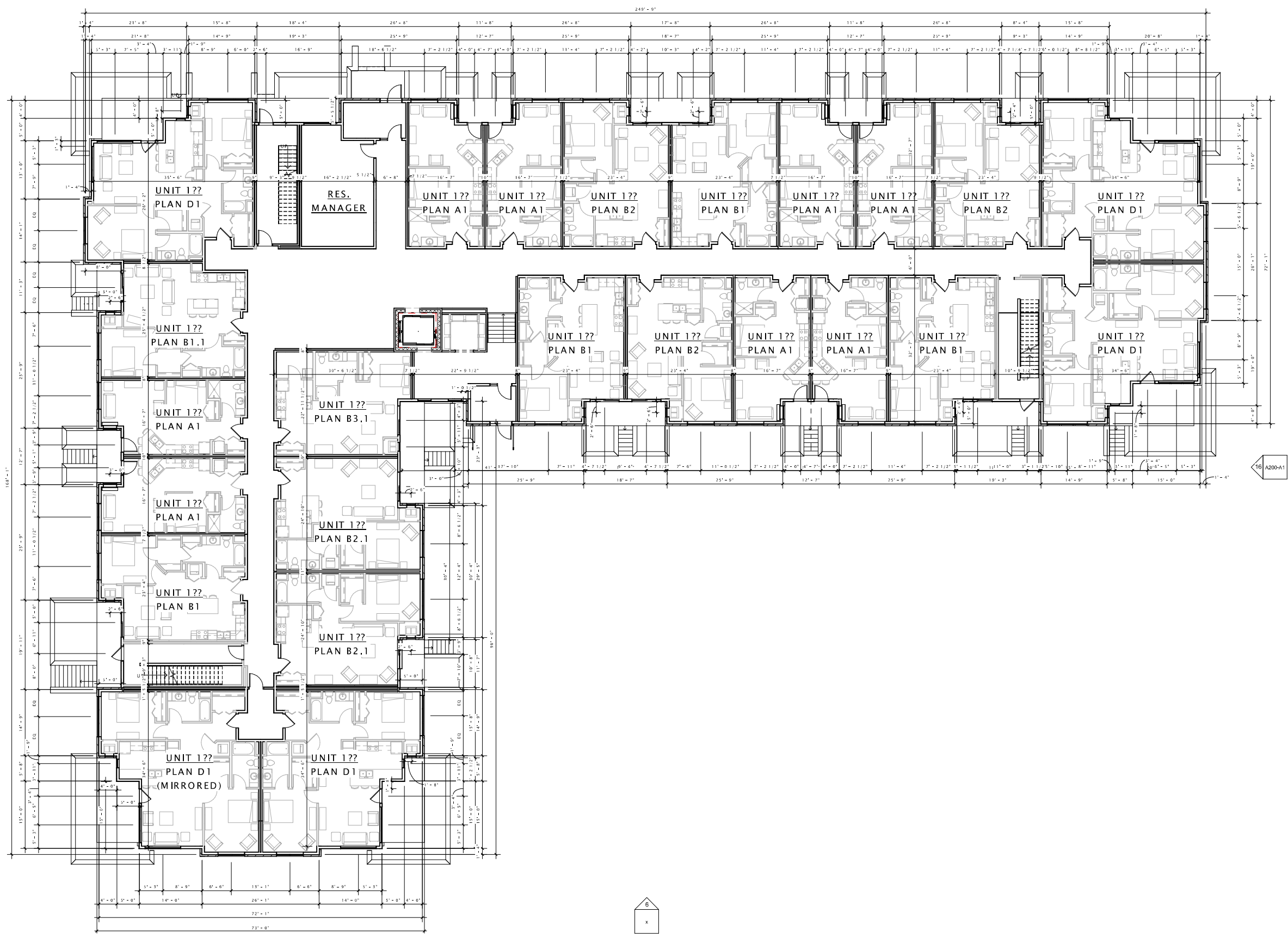
FIRST FLOOR PLAN

SHEET NUMBER

A101-A1

A200-A1
6

6
X



A200-A1
6

JLA

architects + planners

JOSEPH LEE & ASSOCIATES
2418 CROSSROADS DRIVE, SUITE 2300
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 14-0314-01

TWALL ENTERPRISES

PORTAGE ROAD
APARTMENTS

DATE OF ISSUANCE: APRIL 29, 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"



TWALL ENTERPRISES

PORTAGE ROAD
APARTMENTS

DATE OF ISSUANCE: APRIL 29, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103-A1



TWALL ENTERPRISES

PORTAGE ROAD
APARTMENTS

DATE OF ISSUANCE APRIL 29, 2015

REVISION SCHEDULE

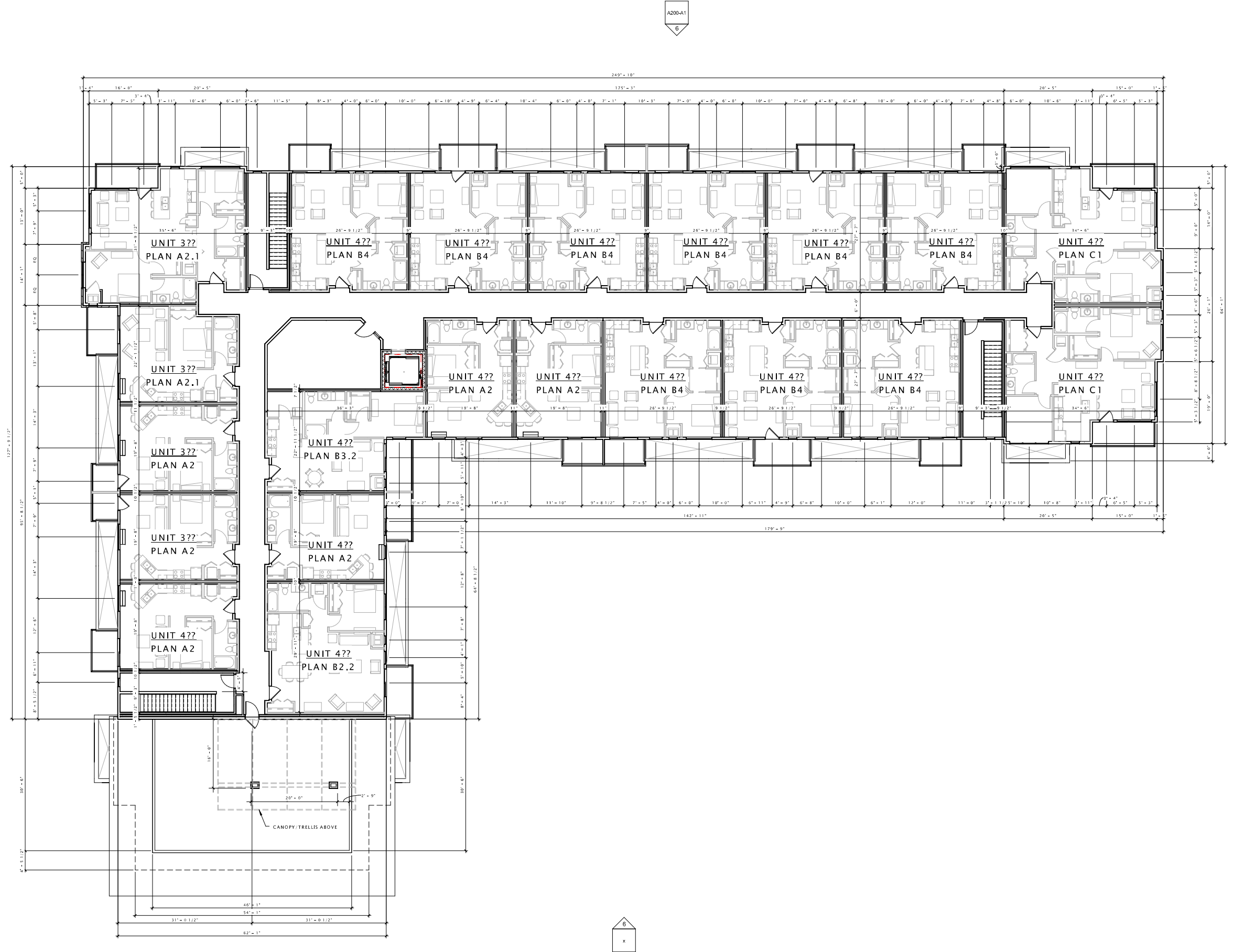
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104-A1



PORTAGE ROAD
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⑦ A1 West
 3/32" = 1'-0"



⑩ A1 North
 3/32" = 1'-0"

DATE OF ISSUANCE APRIL 29, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

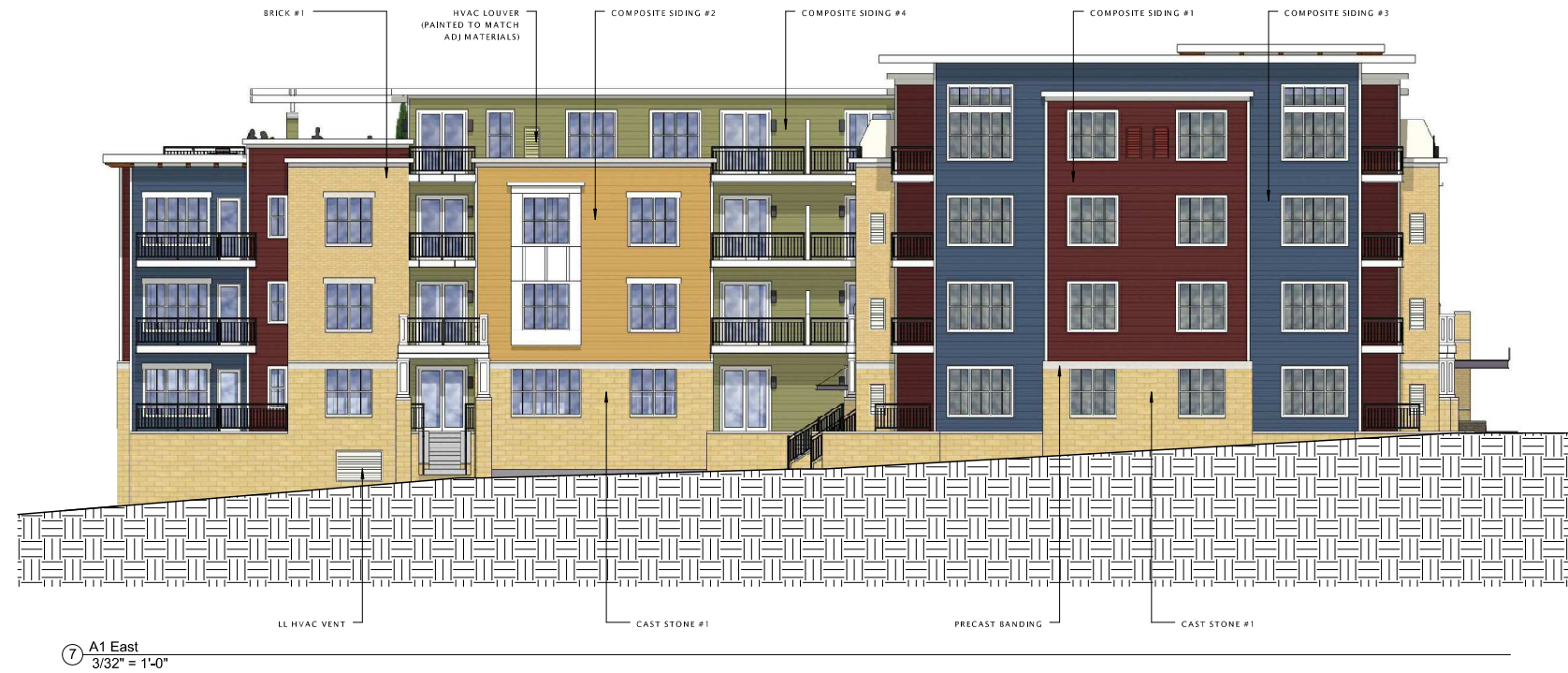
EXTERIOR ELEVATIONS

SHEET NUMBER

A200B - A1

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES



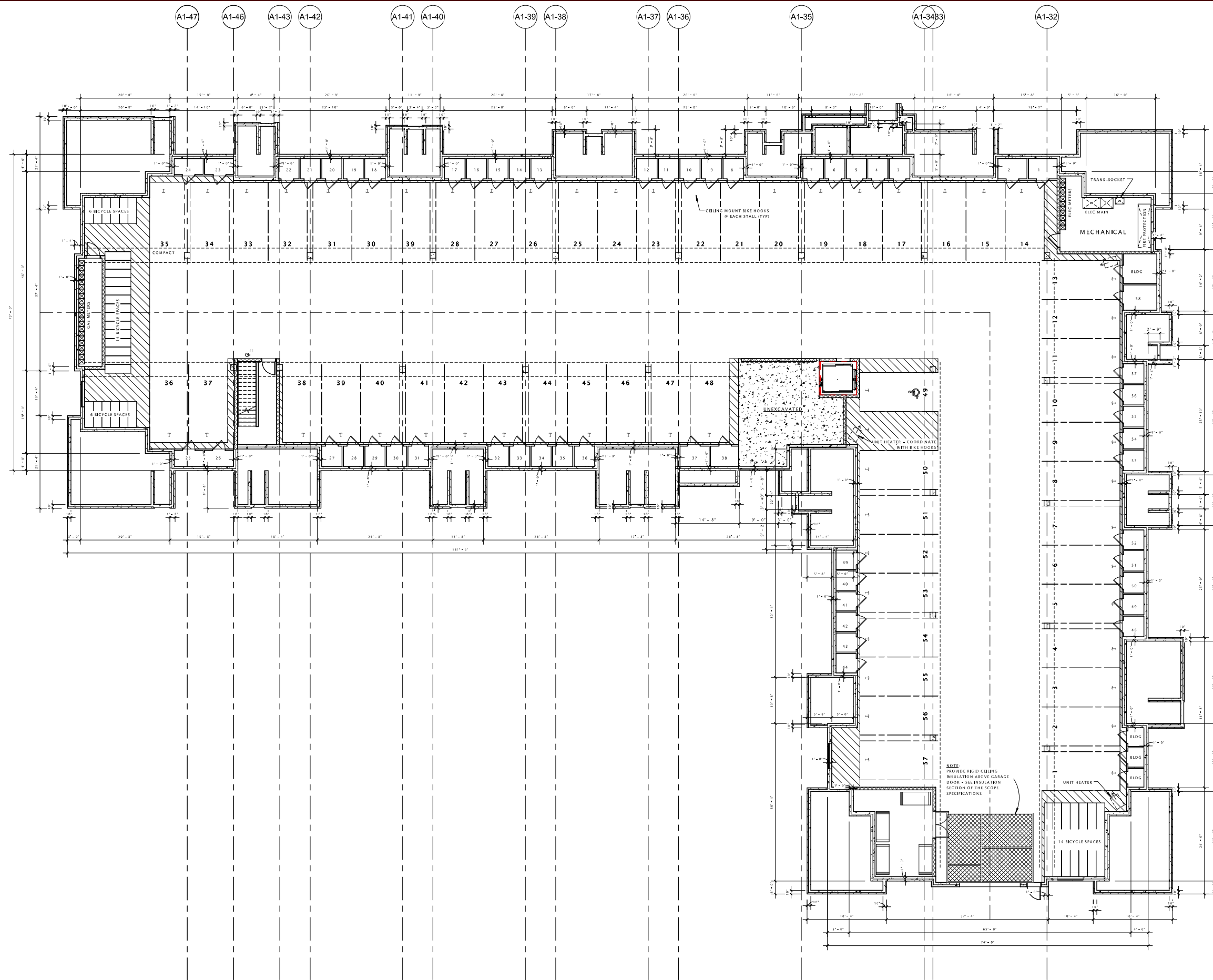
DATE OF ISSUANCE APRIL 29, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
 EXTERIOR ELEVATION

SHEET NUMBER
 A201B - A1



TWALL ENTERPRISES

PORTAGE ROAD
APARTMENTS

DATE OF ISSUANCE APRIL 29, 2015

Mark	Revision Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100-A2

TWALL ENTERPRISES

PORTAGE ROAD
APARTMENTS

DATE OF ISSUANCE APRIL 29, 2015

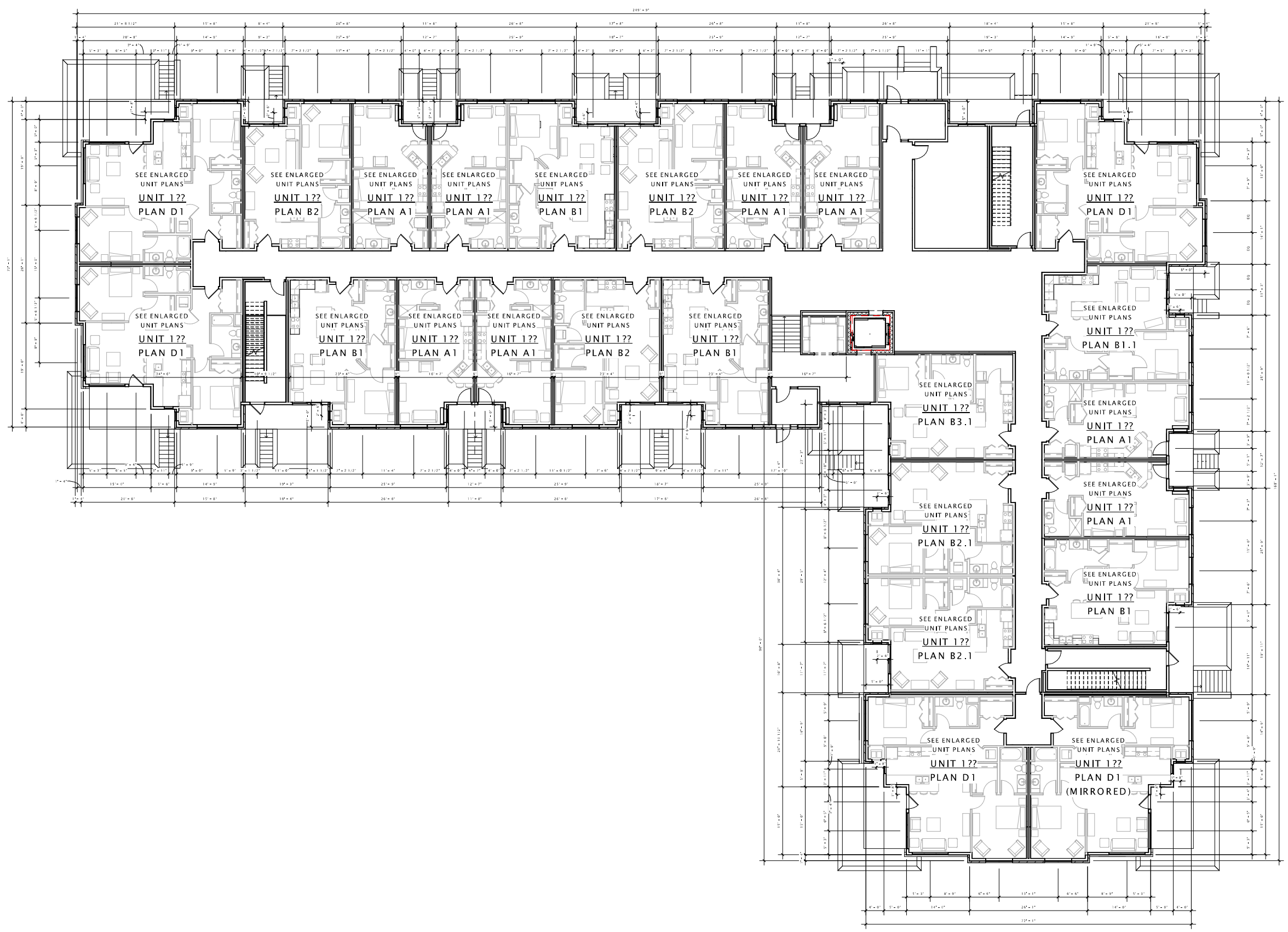
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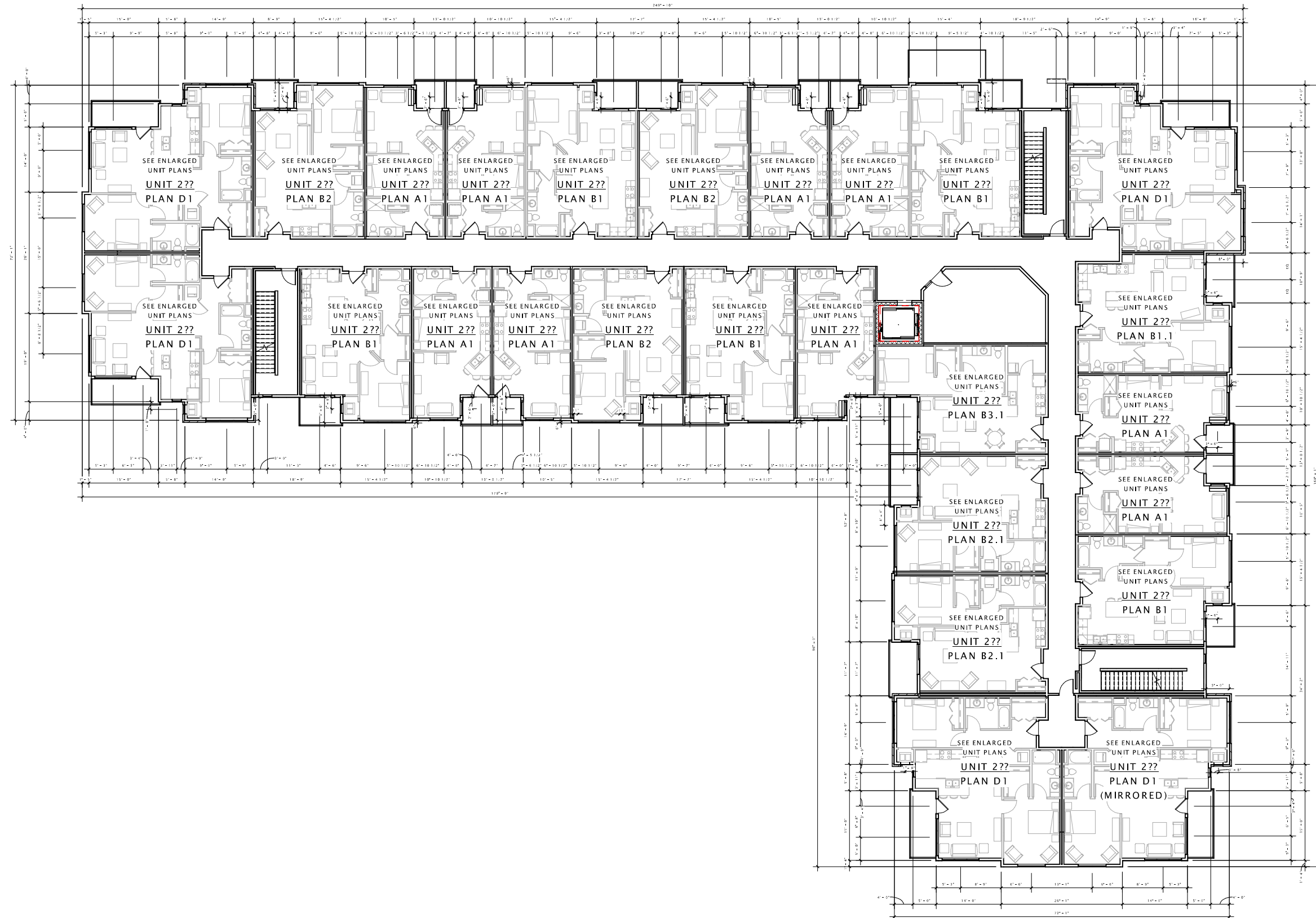
SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101-A2





TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS

DATE OF ISSUANCE APRIL 29, 2015

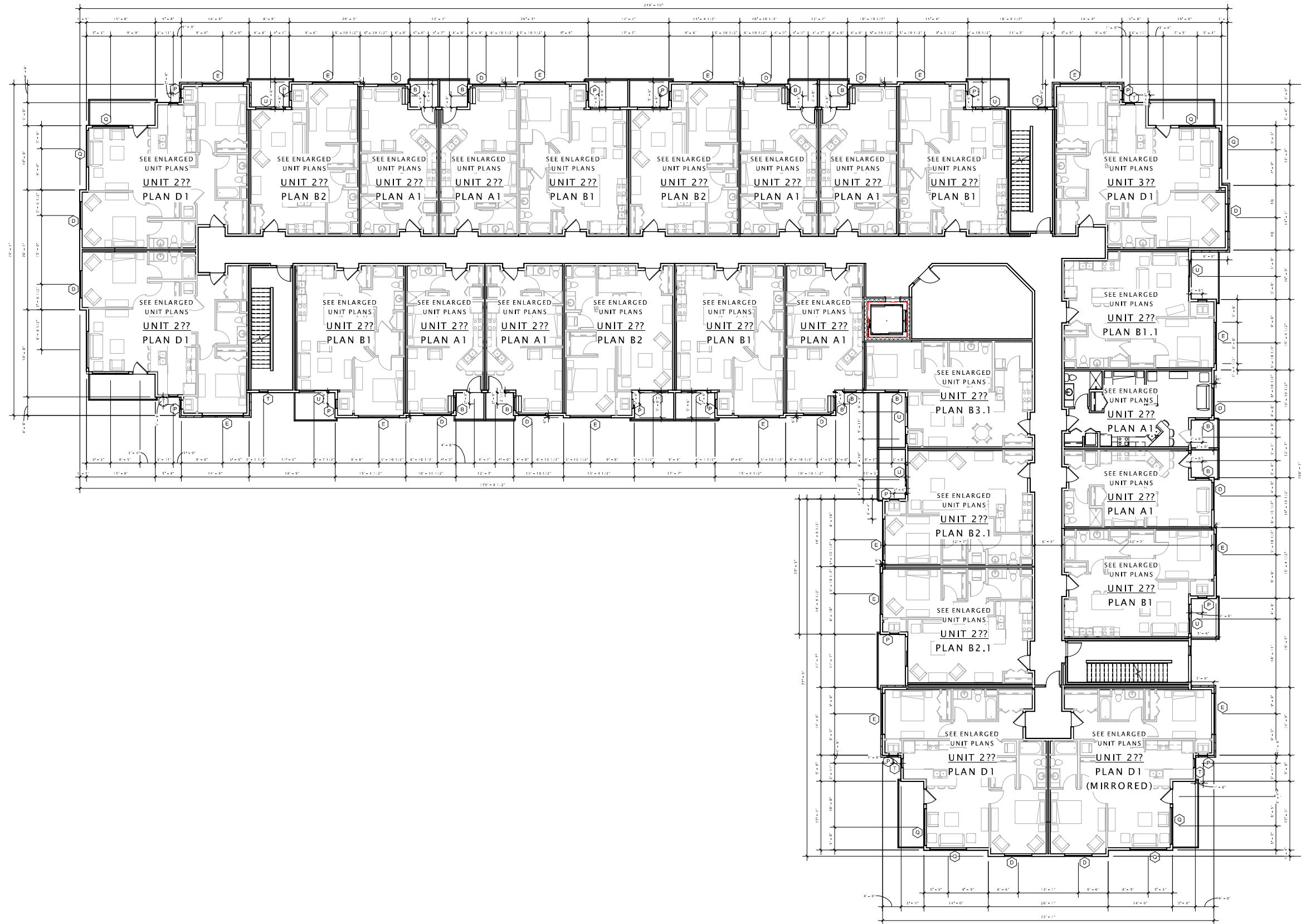
Mark	Revision Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102-A2



TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS

DATE OF ISSUANCE APRIL 29, 2015

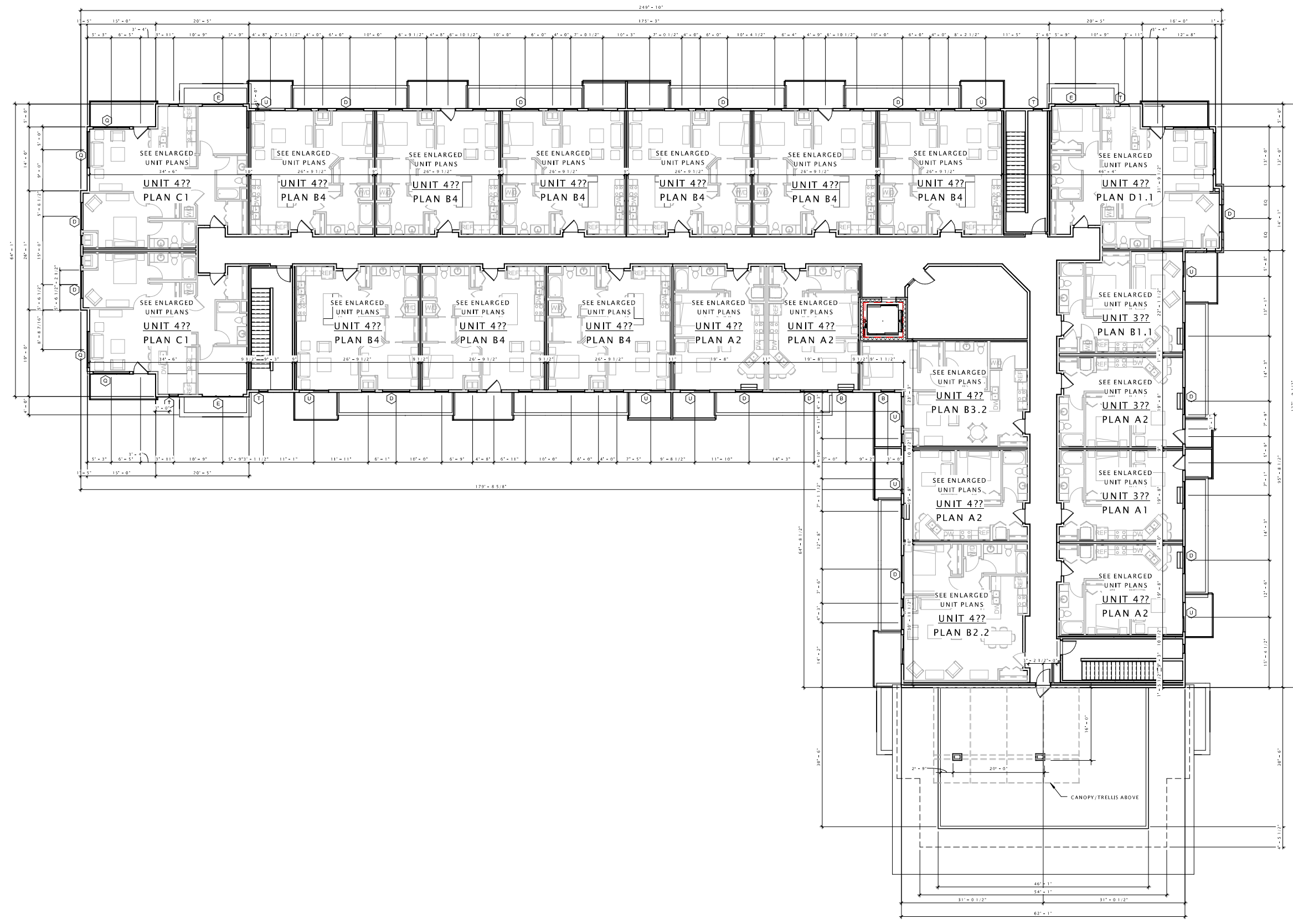
Mark	Revision Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103-A2



TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS

DATE OF ISSUANCE APRIL 29, 2015

Mark	Revision Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104-A2

PORTAGE ROAD
 RESIDENCES, LLC

PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE APRIL 29, 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
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PORTAGE ROAD
 RESIDENCES

DATE OF ISSUANCE APRIL 29, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201B - A2



⑦ A2 East
 3/32" = 1'-0"



⑩ A2 South
 3/32" = 1'-0"

PREFINISHED ALUM RAILING (TYP.)

PRECAST BANDING

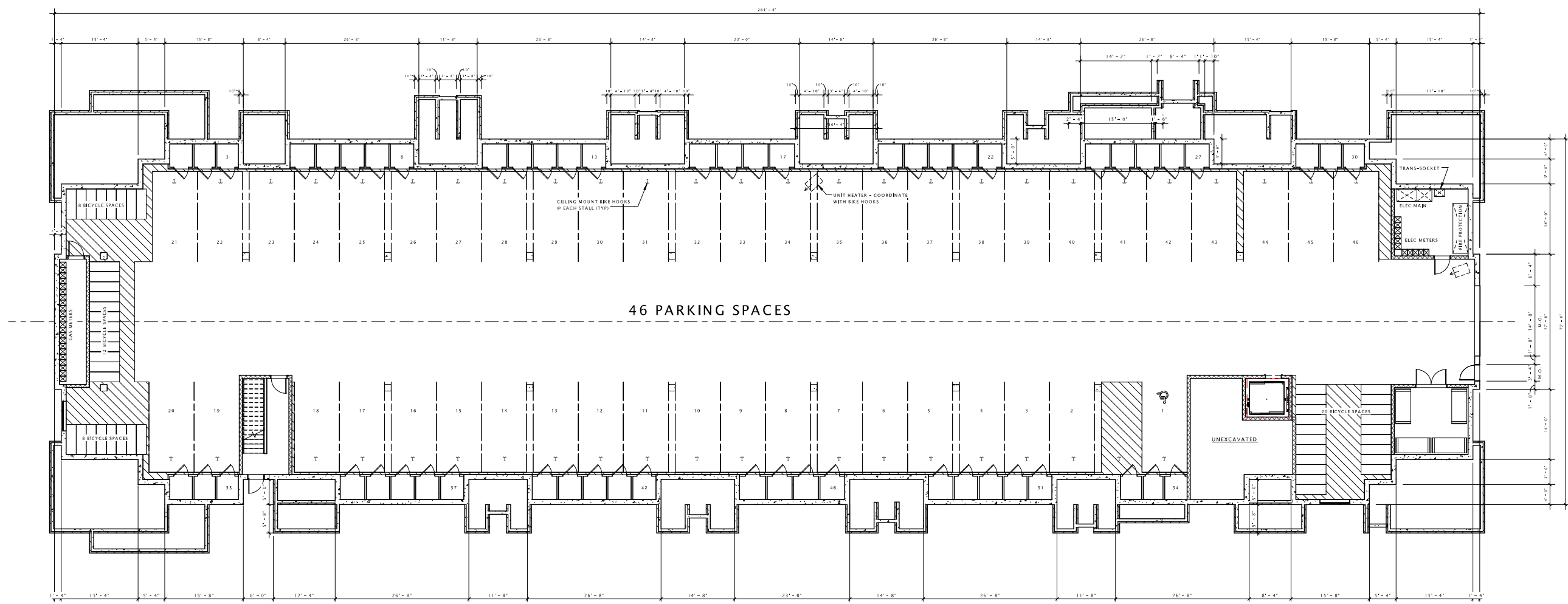
CAST STONE #1

1L GARAGE DOOR

VINYL WINDOWS (TYP.)

TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS



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

DATE OF ISSUANCE APRIL 29, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

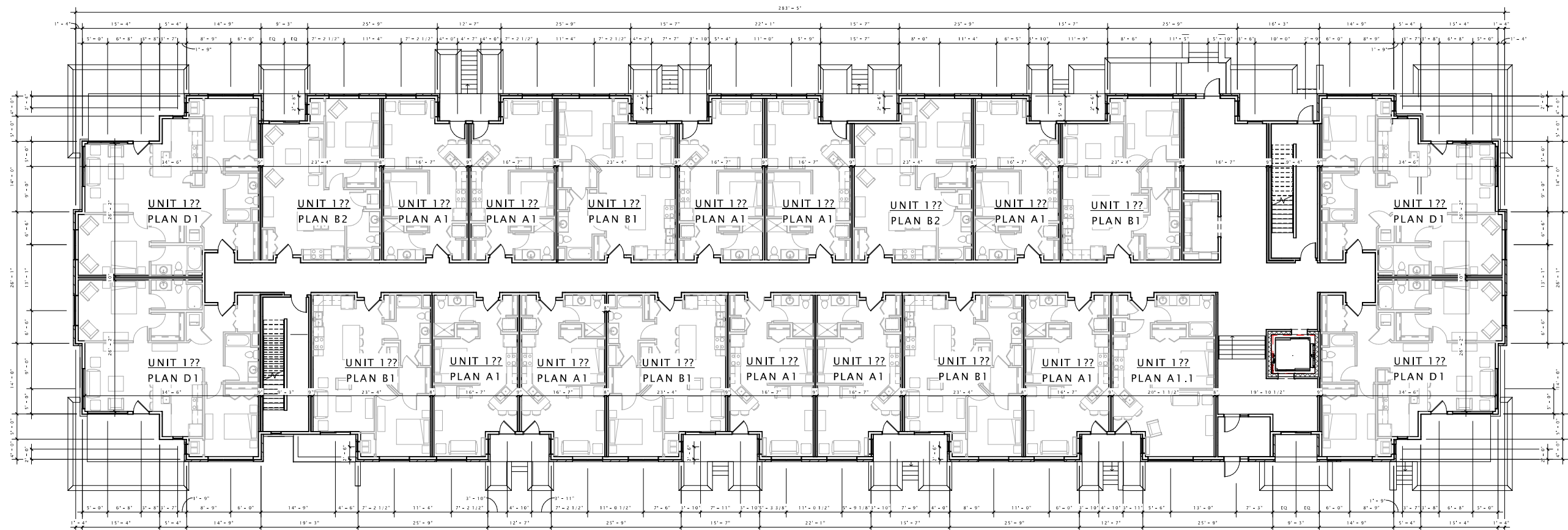
LOWER LEVEL PLAN

SHEET NUMBER

A100-B1

TWALL ENTERPRISES

PORTAGE ROAD
APARTMENTS



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

DATE OF ISSUANCE APRIL 29, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

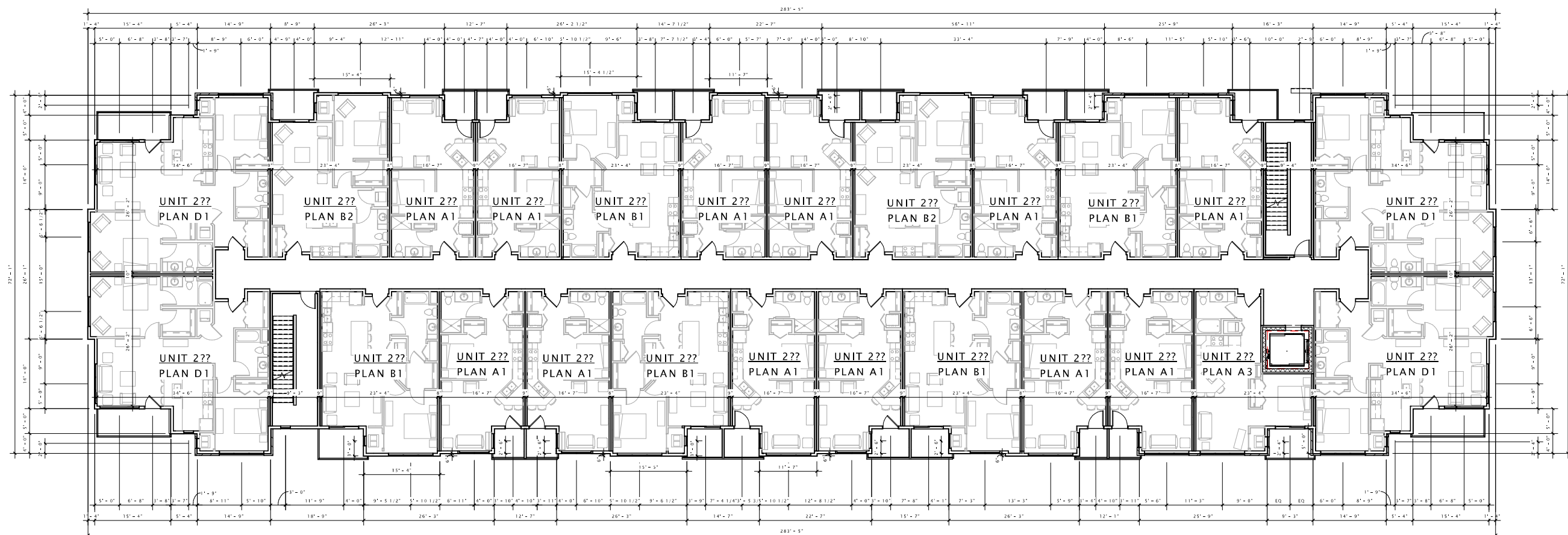
FIRST FLOOR PLAN

SHEET NUMBER

A101-B1

TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS



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

DATE OF ISSUANCE: APRIL 29, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

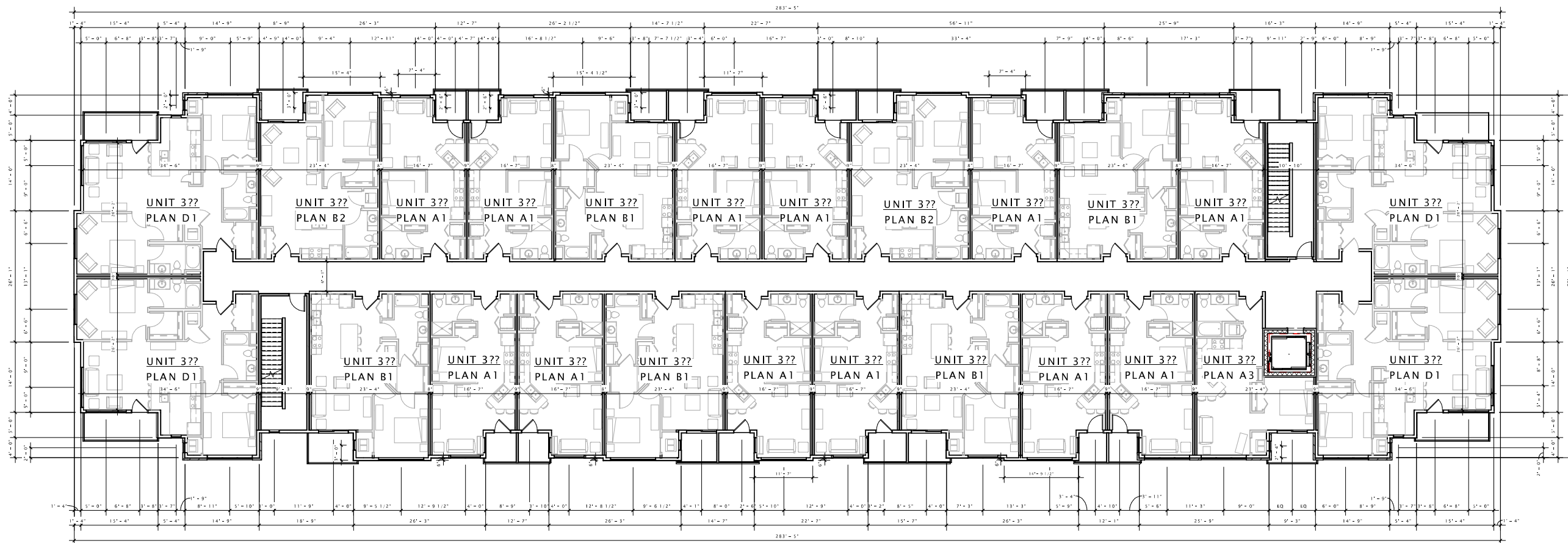
SECOND FLOOR PLAN

SHEET NUMBER

A102-B1

TWALL ENTERPRISES

PORTAGE ROAD
APARTMENTS



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

DATE OF ISSUANCE APRIL 29, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

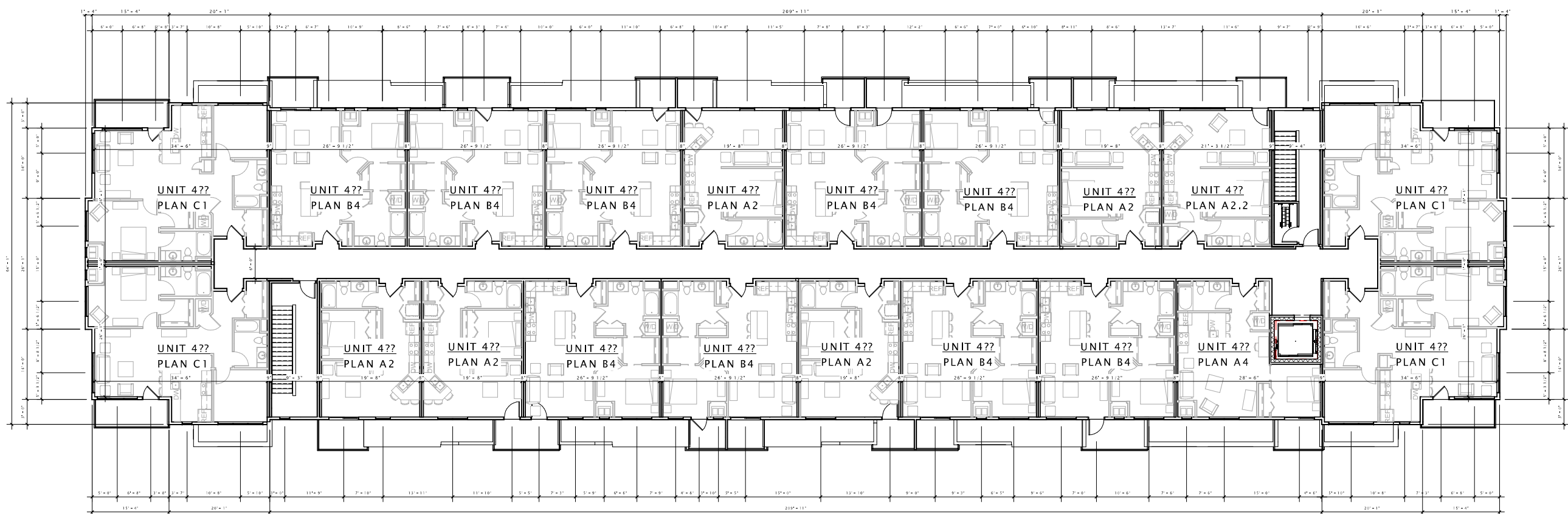
THIRD FLOOR PLAN

SHEET NUMBER

A103-B1

TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS



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

DATE OF ISSUANCE APRIL 29, 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 APRIL 29, 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 APRIL 29, 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"