

# PORTAGE ROAD APARTMENTS

Madison, Wisconsin



CUP Submittal Set

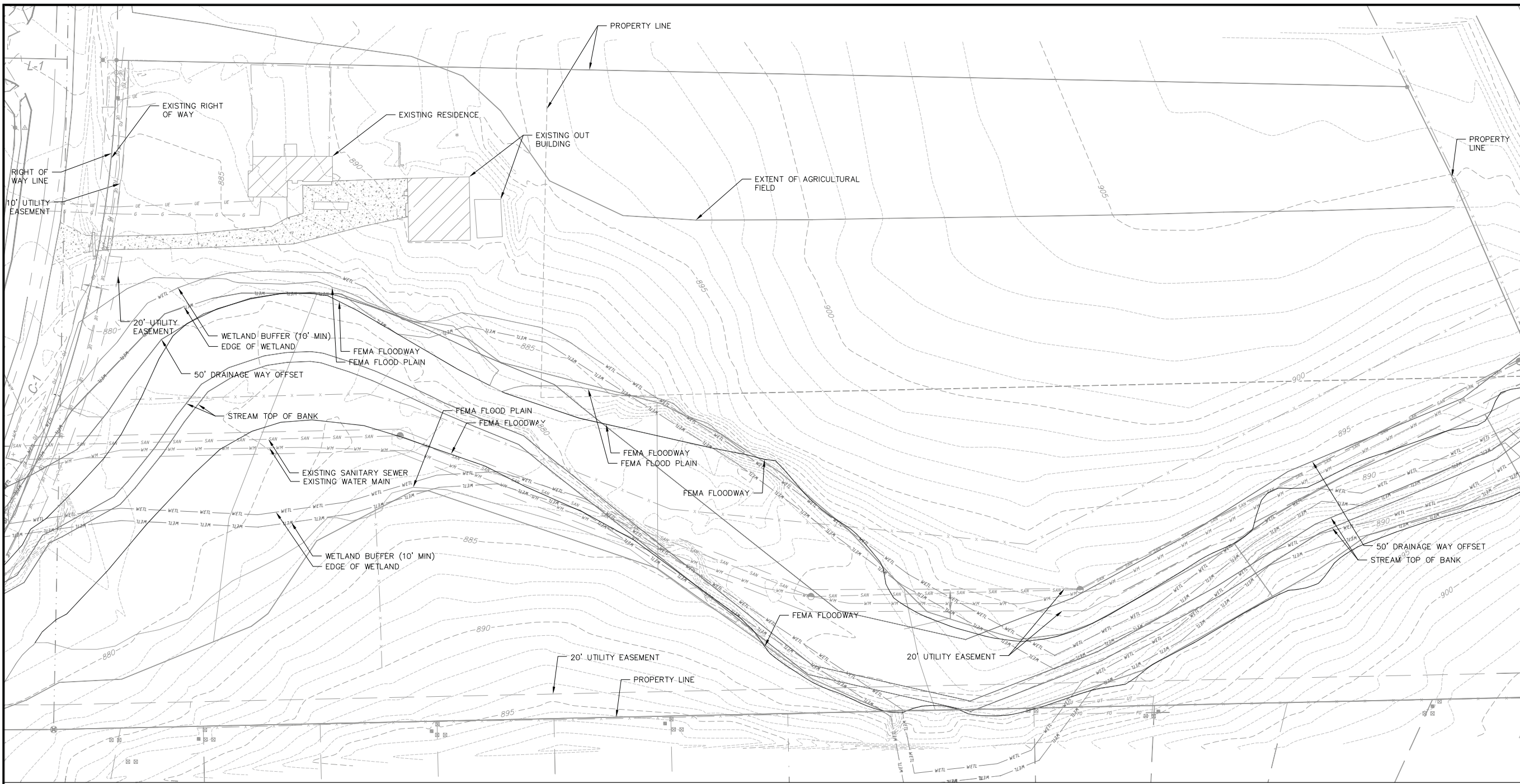
**JLA**  
architects

JLA PROJECT NUMBER: 14-0314-01

February 18, 2015

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17 Feb 2015 - 1:06p M:\T Wall Enterprises LLC\130287\_5422 Portage Rd\CADD\130287\_Base.dwg by: tvan

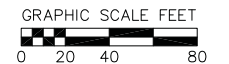
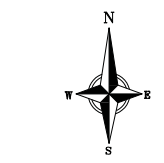


**SYMBOL LEGEND**

- = 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
- (RP) = RECORDED AS
- ⊙ = MANHOLE
- △ = FIRE HYDRANT
- ⊙ = WATER VALVE
- ⊗ = UTILITY PEDESTAL
- = UTILITY BOX
- = UTILITY TRANSFORMER
- ⊙ = STORM INLET/ GRATE INLET
- ⊕ = STREET/PARKING SIGN
- \* = ELECTRIC OUTLET
- ⊗ = BOX CULVERT
- ⊕ = SPOT ELEVATION
- = ROCKS

**LINE LEGEND**

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



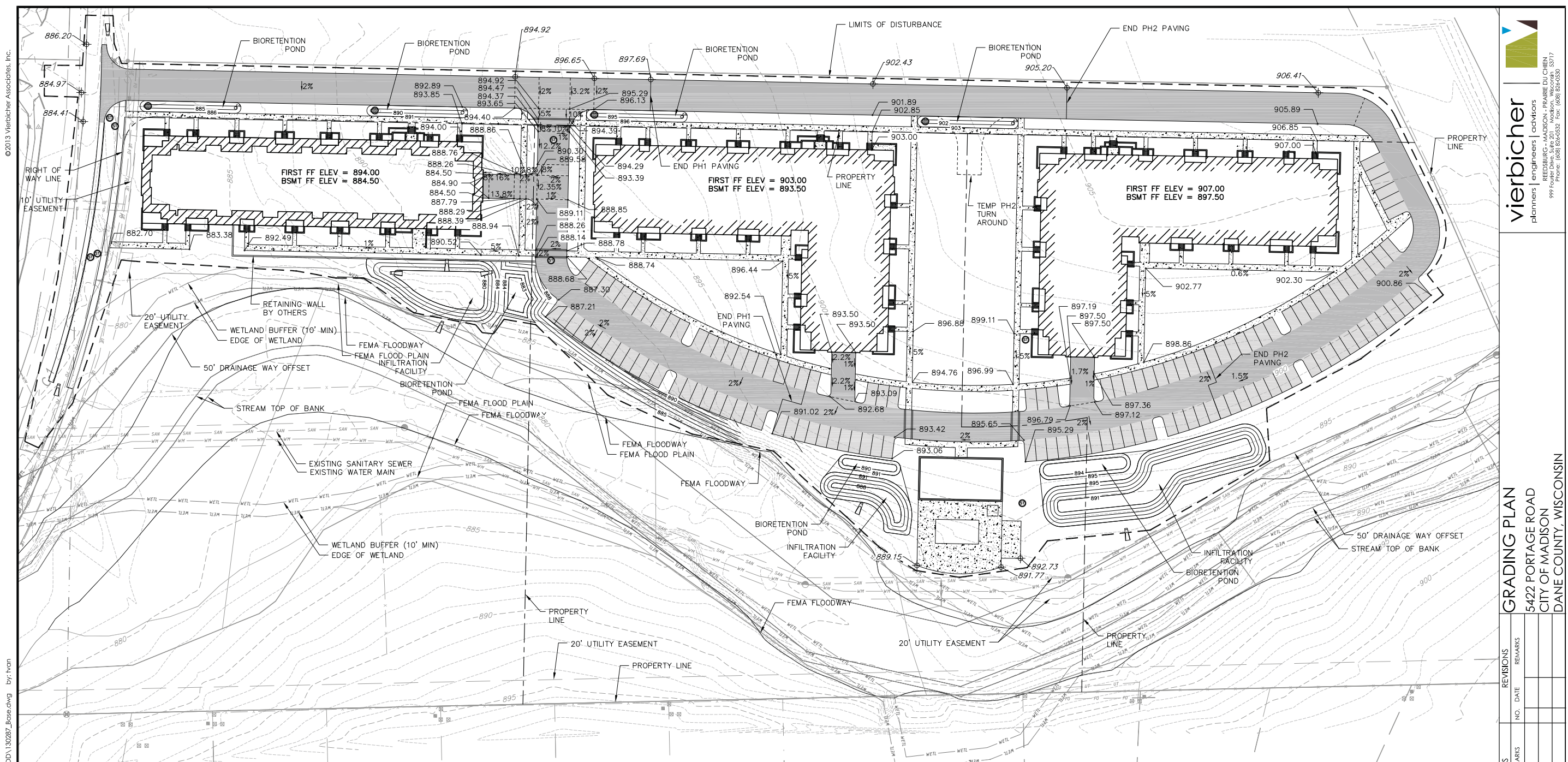
**EXISTING CONDITIONS**

5422 PORTAGE ROAD  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

SCALE	1"=40' (24"x36") 1"=80' (11"x17")
DATE	02/18/15
DRAFTER	TVAN
CHECKED	
PROJECT NO.	130287
SHEET	1 OF 3
DWG. NO.	C-1.01

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



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 REEDSBURG - MADISON - WAUKESHA - WAUWATOSA  
 999 Foster Drive, Suite 201, Madison, Wisconsin 53717  
 Phone: (608) 824-0332 Fax: (608) 824-0330

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

- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
  - - - 818 - - - EXISTING MINOR CONTOURS
  - ( 820 ) - - - PROPOSED MAJOR CONTOURS
  - ( 818 ) - - - PROPOSED MINOR CONTOURS
  - - - - - DITCH CENTERLINE
  - - - - - DISTURBED LIMITS
  - DRAINAGE DIRECTION
  - 2.92% PROPOSED SLOPE ARROWS
  - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
  - ⊕ 1048.61 PROPOSED SPOT ELEVATIONS



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

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DATE  
 02/18/15

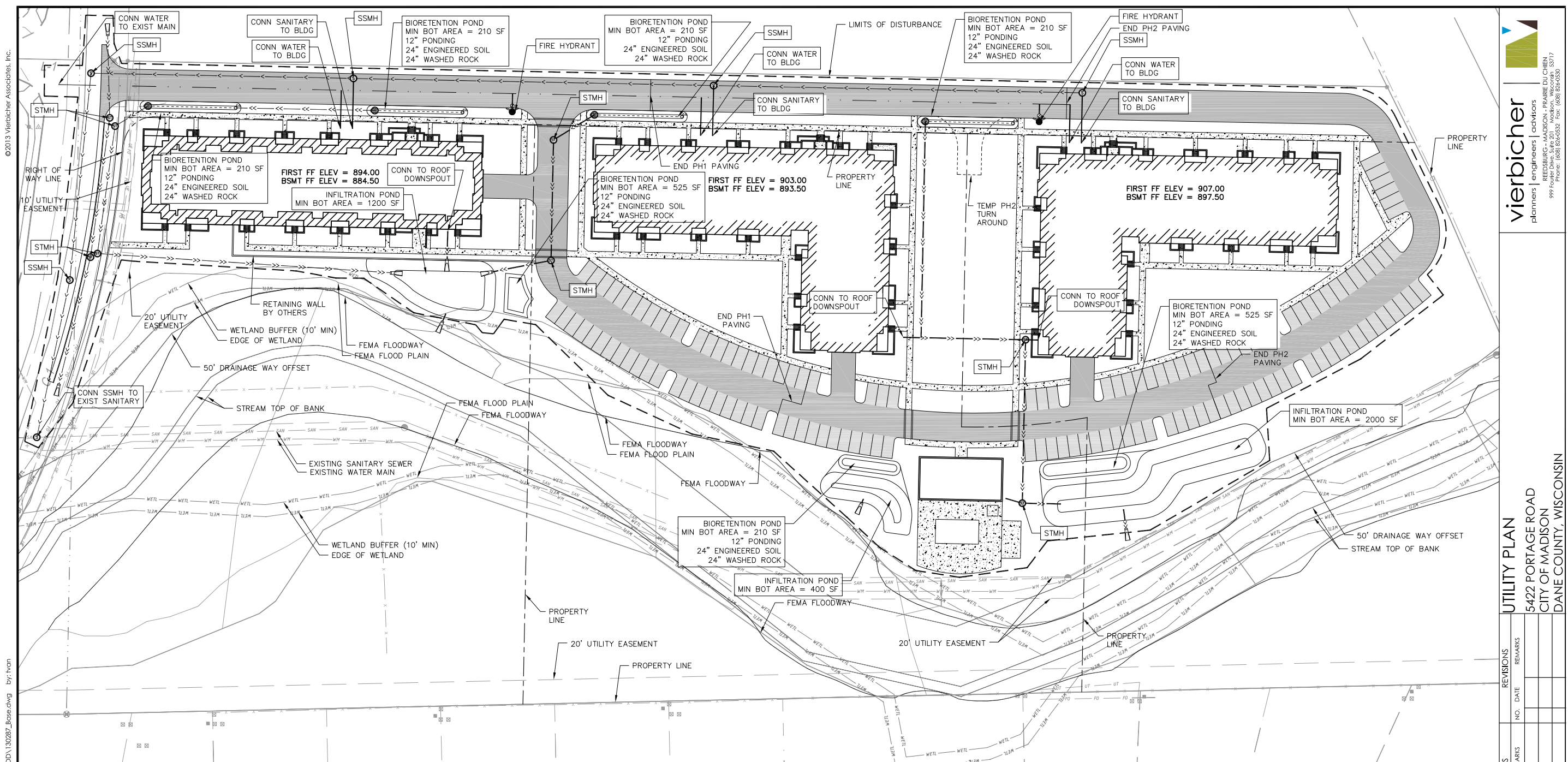
DRAFTER  
 TVAN

CHECKED

PROJECT NO.  
 130287

SHEET  
 2 OF 3

DWG. NO.  
 C-2.01



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 999 Foster 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  
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 1"=80' (11"x17")

DATE  
 02/18/15

DRAFTER  
 TVAN

CHECKED




PROJECT NO.  
 130287

SHEET  
 3 OF 3

DWG. NO.  
 C-3.01

  
 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


**ABBREVIATIONS**

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

**PROPOSED UTILITY LEGEND (continued)**

-  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

**GRAPHIC SCALE FEET**  
 0 20 40 80



Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	SWO	Swamp White Oak	Quercus bicolor	2" B&B
12	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
10	ADC	Adirondack Crabapple	Malus 'adironack'	2" B&B
2	RSSM	Royal Star Star Magnolia	Magnolia Stellata 'royal Star'	5' B&B
6	GPO	Green Pillar Pin Oak	Quercus palustris 'pringreen'	2" B&B
7	RPO	Regal Prince English Oak	Quercus robur 'long'	2" B&B
4	FFM	Fall Fiesta Sugar Maple	Acer saccharum 'balista'	2" B&B
2	NHE	New Horizon Elm	Ulmus 'new horizon'	2" B&B
2	SHL	Skyline Thins Honeylocust	Gleditsia triacanthos 'skycolor'	1 1/2" B&B
8	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	2" B&B
4	CCP	Chantideer Gallery Pear	Pyrus calleryana 'chantideer'	2 1/2" B&B
1	RBC	River Birch (clp)	Betula nigra (clp)	6' B&B
2	PO	Pin Oak	Quercus palustris	2" B&B
1	WBC	Whitespire Gray Birch (clp)	Betula populifolia 'whitespire' (clp)	6' B&B
3	GMM	Green Mountain Sugar Maple	Acer saccharum 'green mountain'	2" B&B
3	GLL	Glenleven Littleleaf Linden	Tilia cordata 'glenleven'	2" B&B

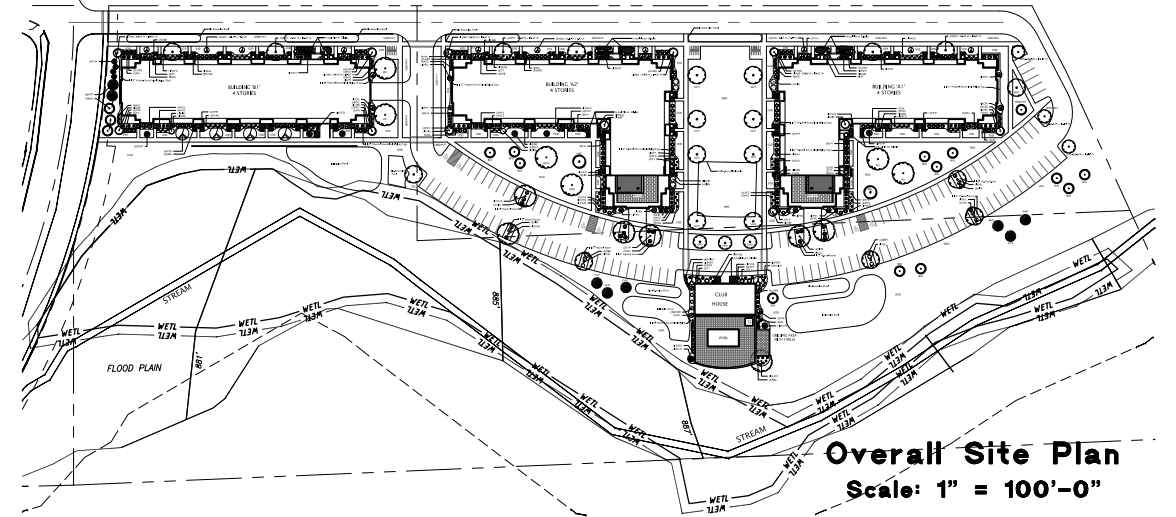
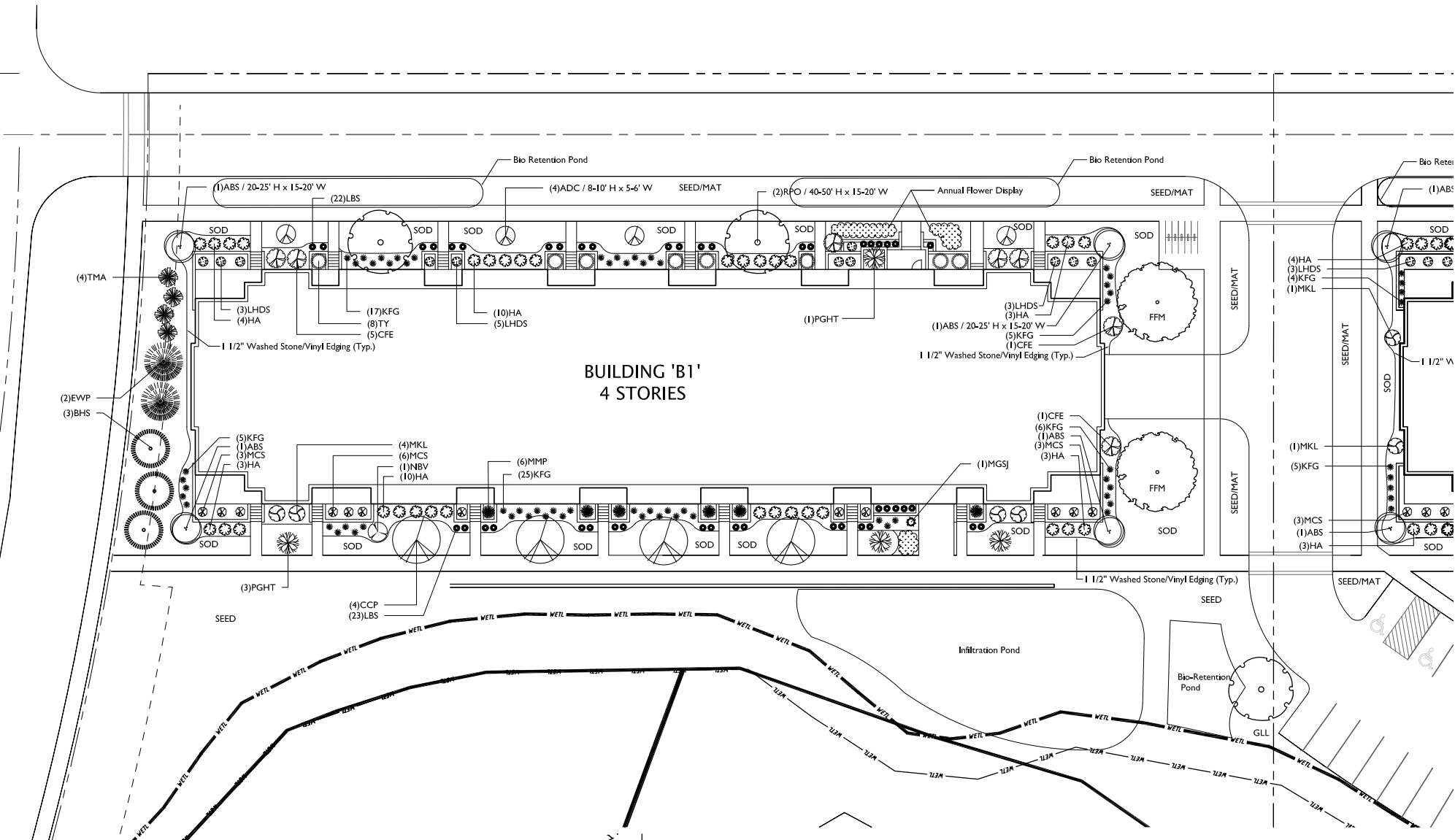
Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	EA	Emerald Arborvitae	Thuja occidentalis 'smaragd'	4' B&B
125	HA	Holmstrup Arborvitae	Thuja occidentalis 'holmstrup'	4' B&B
16	BHS	Black Hills Spruce	Picea glauca var densata	5' B&B
4	TMA	Techy/mission Arborvitae	Thuja occidentalis 'techy'	5' B&B
8	EWP	Eastern White Pine	Pinus strobus	5' B&B
31	TY	Taunton Yew	Taxus X media 'tauntonii'	18" B&B
17	MMP	Mops Mugo Pine	Pinus mugo 'mops'	#3 CONT.
7	MGSJ	Moon Glow Spiral Juniper	Juniperus scopulorum 'moonglow'	4' B&B

Quantity	Code Name	Common Name	Scientific Name	Planting Size
189	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis acutiflora 'karl foerster'	#1 CONT.
7	PRD	Prairie Dropseed	Sporobolus heterolepis	#1 CONT.
10	MNMS	May Night Sage	Salvia nemorosa 'mainacht'	#1 CONT.
125	LBS	Little Bluestem	Schizachyrium scoparium	#1 CONT.

Quantity	Code Name	Common Name	Scientific Name	Planting Size
21	MKL	Miss Kim Lilac	Syringa pubescens subsp. patula 'miss kim'	3' B&B
50	MCS	Magic Carpet Spirea	Spiraea japonica 'walburna'	#2 CONT.
3	DKOR	Double Knock Out Rose	Rosa 'radtko'	#3 CONT.
13	GLS	Gro-Low Fragrant Sumac	Rhus aromatica 'gro-low'	#2 CONT.
8	NBV	Northern Burgundy Arwd Viburnum	Viburnum dentatum 'morton'	4' B&B
6	DBH	Dwf Bush-Honeysuckle	Diervilla lonicera	#2 CONT.
33	LHDS	Little Henry Dwf Sweetspire	Itea virginica 'sprich'	#2 CONT.
18	CFE	Chicago Fire Winged Euonymus	Euonymus alatus 'timber creek'	3' B&B
12	NFS	Neon Flash Spirea	Spiraea japonica 'neon flash'	#2 CONT.
11	PGHT	Peegee Hydrangea (tf)	Hydrangea paniculata 'grandiflora' (tf)	1 1/2" B&B



- GENERAL NOTES**
- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
  - B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
  - C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
  - 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 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.
  - 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/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.

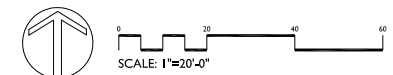
**LANDSCAPE WORKSHEET**

Zoning district is SR-V2  
 Total square footage of developed area .....271,411 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 0 acres .....536 points  
**TOTAL LANDSCAPE POINTS REQUIRED.....4,166 points**

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING	
		Qty.	Points Achieved	Qty.	Points Achieved
Overstory Deciduous Tree : 2-1/2" (dbh)	35	341	1,435		
Tall Evergreen Tree : 5-6 feet tall	35	24	840		
Ornamental Tree : 1-1/2" Calliper (dbh)	15	28	420		
Upright Evergreen Shrub : 3-4 feet tall	10	133	1,330		
Shrub, deciduous : 3 gallon / 12"-24"	3	175	525		
Shrub, evergreen : 3 gallon / 12"-24"	4	55	220		
Ornamental grass/perennial : 3gallon / 8"-18"	2	345	690		
Ornamental / Decorative fencing or wall	4 per 10 lf.		-		
Existing significant specimen tree	14 per Cal. In.		-		
Landscape furniture for public seating and /or transit connections	5 per 'seat'		-		
<b>Sub Totals</b>			<b>5,460</b>	<b>+</b>	<b>5,460</b>

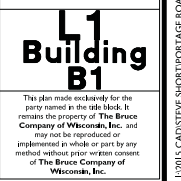
**TOTAL POINTS PROVIDED = 5,460**

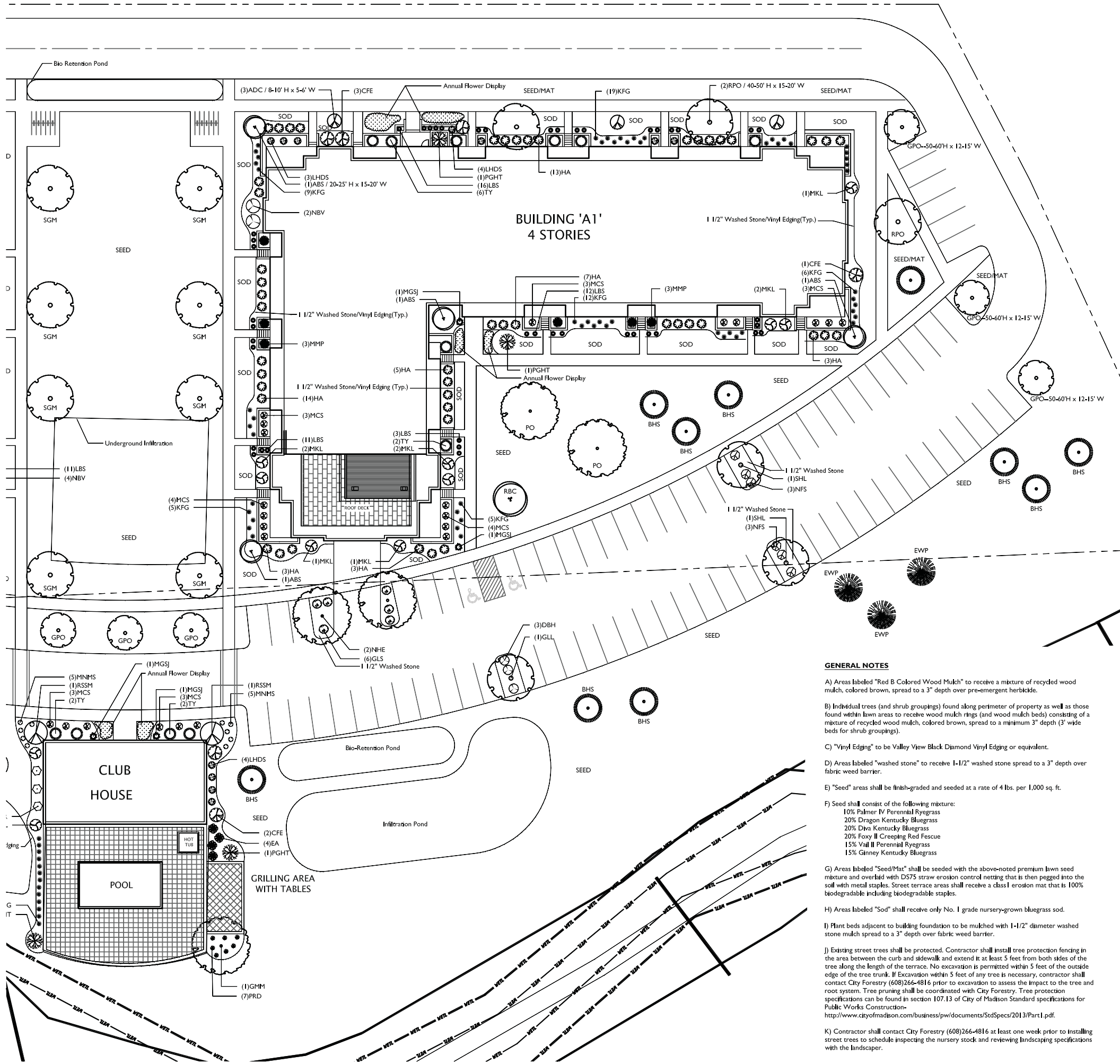


**PORTAGE ROAD APARTMENTS**  
 PORTAGE ROAD  
 MADISON, WISCONSIN

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

Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:





Plant Material List -- Entire Site

Quantity	Code Name	Common Name	Scientific Name	Planting Size
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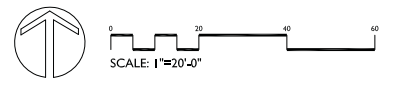
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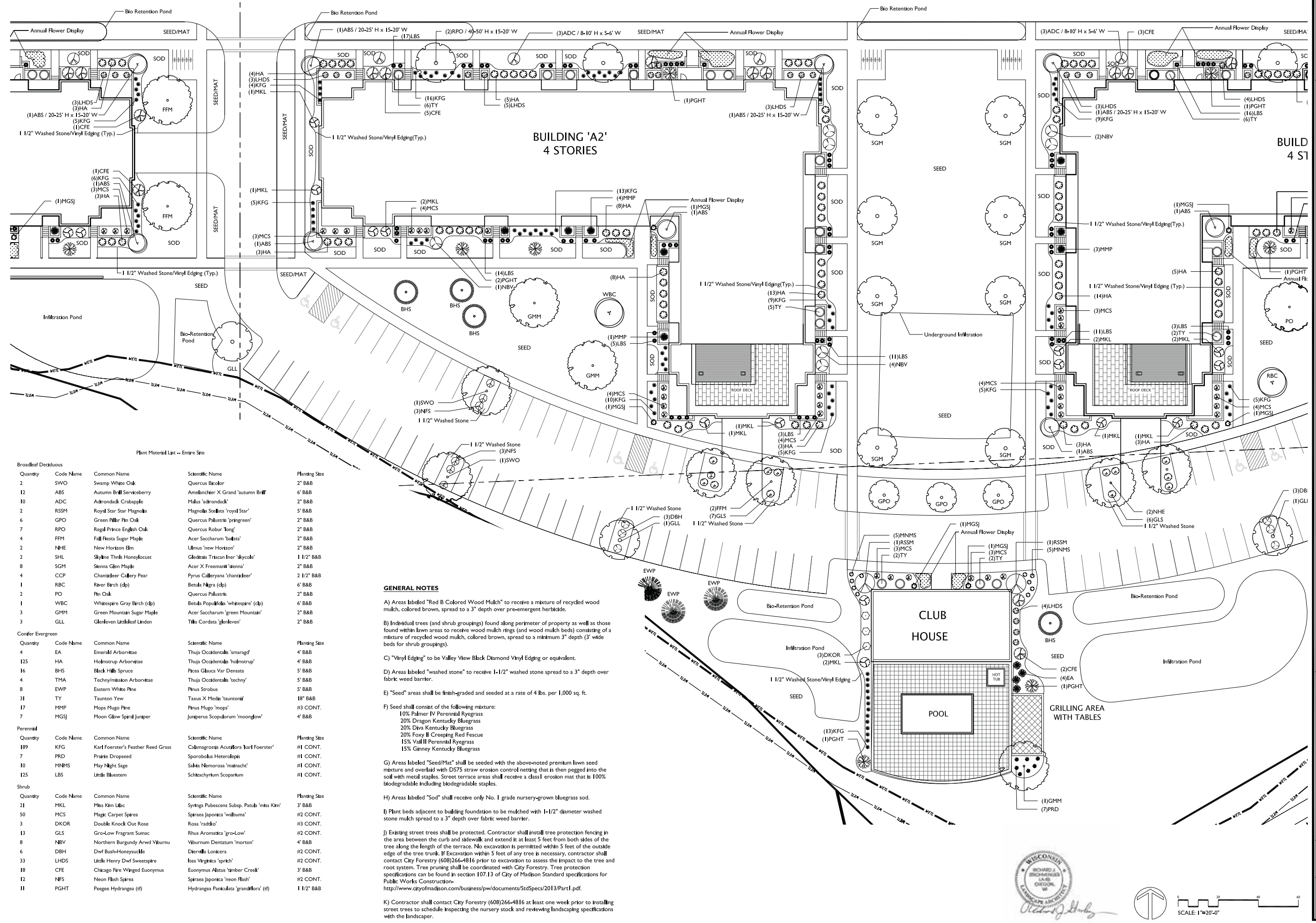
**PORTAGE ROAD APARTMENTS**  
 PORTAGE ROAD  
 MADISON, WISCONSIN

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

Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

**L2 Building A1**

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**Plant Material List -- Entire Site**

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4	FFM	Fall Fiesta Sugar Maple	Acer saccharum 'balata'	2" B&B
2	NHE	New Horizon Elm	Ulmus 'new Horizon'	2" B&B
2	SHL	Skyline Thins Honeylocust	Gleditsia trixan Iner 'skycote'	1 1/2" B&B
8	SGM	Stenna Glen Maple	Acer X Freemanii 'stenna'	2" B&B
4	CCP	Chanticleer Callery Pear	Pyrus calleryana 'chanticleer'	2 1/2" B&B
1	RBC	River Birch (dp)	Betula nigra (dp)	6" B&B
2	PO	Pin Oak	Quercus palustris	2" B&B
1	WBC	Whitespire Gray Birch (dp)	Betula populifolia 'whitespire' (dp)	6" B&B
3	GMM	Green Mountain Sugar Maple	Acer saccharum 'green Mountain'	2" B&B
3	GLL	Glenleven Littleleaf Linden	Tilia cordata 'glenleven'	2" B&B
<b>Conifer Evergreen</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	EA	Emerald Arborvitae	Thuja occidentalis 'smaragd'	4" B&B
125	HA	Holmstrup Arborvitae	Thuja occidentalis 'holmstrup'	4" B&B
16	BHS	Black Hills Spruce	Picea glauca Var densata	5" B&B
4	TMA	Technymission Arborvitae	Thuja occidentalis 'techny'	5" B&B
8	EWP	Eastern White Pine	Pinus strobus	5" B&B
31	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
17	MMP	Mops Mugo Pine	Pinus mugo 'mops'	#3 CONT.
7	MGSJ	Moon Glow Spiral Juniper	Juniperus scopulorum 'moonglow'	4" B&B
<b>Perennial</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
189	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis acutiflora Karl Foerster'	#1 CONT.
7	PRD	Prairie Dropseed	Sporobolus heterolepis	#1 CONT.
10	MNMS	May Night Sage	Salvia nemorosa 'mainacht'	#1 CONT.
125	LBS	Little Bluestem	Schizachyrium scoparium	#1 CONT.
<b>Shrub</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
21	MKL	Mrs Kim Lilac	Syringa pubescens subsp. patula 'mrs Kim'	3" B&B
50	MCS	Magic Carpet Spirea	Spiraea japonica 'walbuma'	#2 CONT.
3	DKOR	Double Knock Out Rose	Rosa 'radtko'	#3 CONT.
13	GLS	Gro-Low Fragrant Sumac	Rhus aromatica 'gro-Low'	#2 CONT.
8	NBV	Northern Burgundy Arnd Viburnum	Viburnum dentatum 'morton'	4" B&B
6	DBH	Dw Bush-Honeyyuicle	Diervilla lonicera	#2 CONT.
33	LHDS	Little Henry Dwarf Sweetspire	Itea virginica 'sprich'	#2 CONT.
18	CFE	Chicago Fire Winged Euonymus	Euonymus alatus 'timber Creek'	3" B&B
12	NFS	Neon Flash Spirea	Spiraea japonica 'neon Flash'	#2 CONT.
11	PGHT	Peegee Hydrangea (rf)	Hydrangea paniculata 'grandiflora' (rf)	1 1/2" B&B

**GENERAL NOTES**

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

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

C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.

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

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

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

G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn 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.

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.

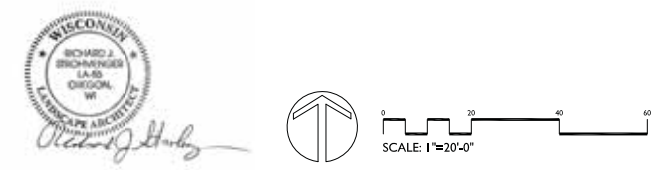
**PORTAGE ROAD APARTMENTS**  
 PORTAGE ROAD  
 MADISON, WISCONSIN

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

Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

**L3 Building A2**

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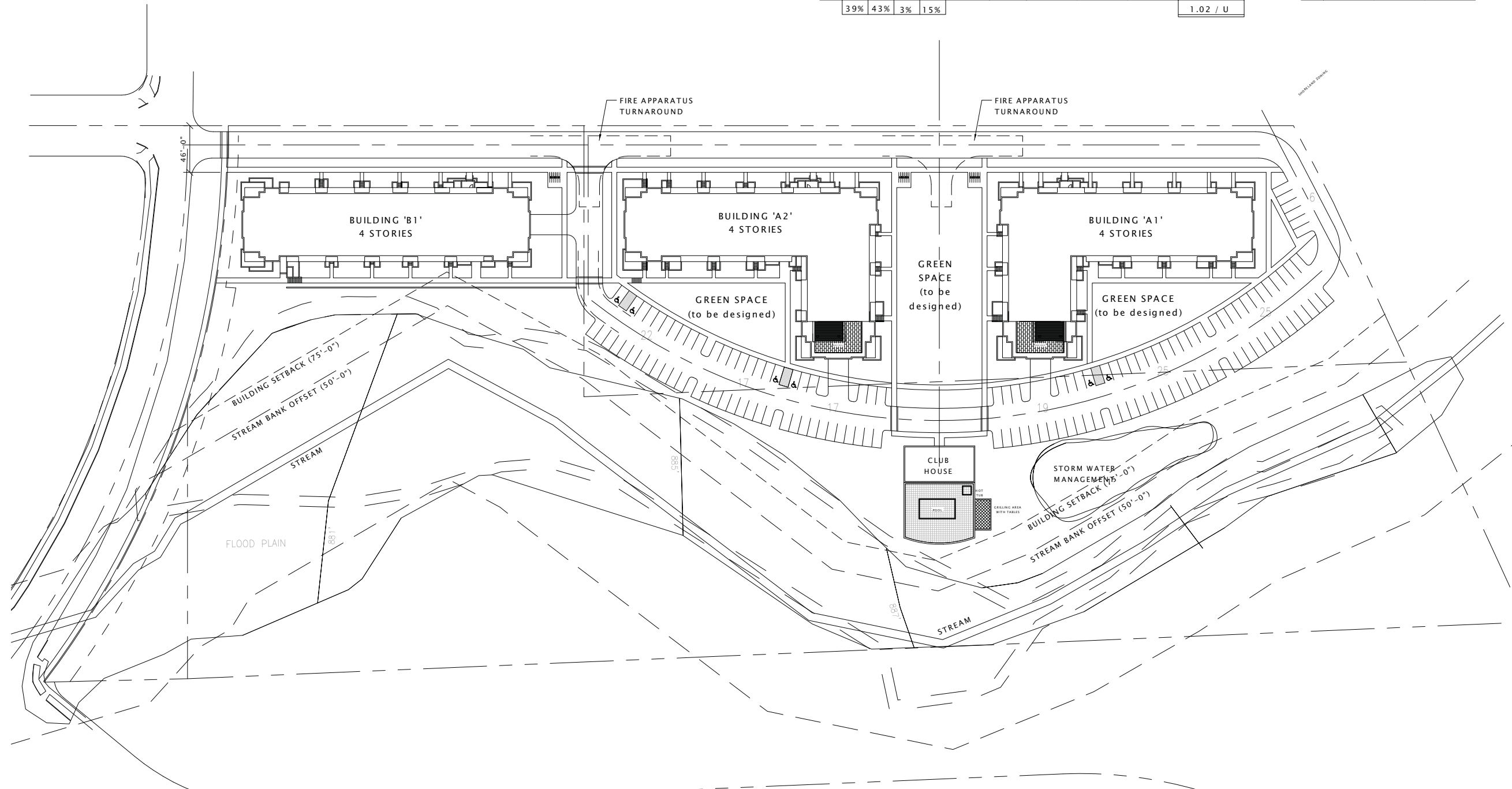


SITE DATA										
BLDG	UNITS					PARKING				
	ST	1BR	1BR+	2BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	RATIO
A1	33	46	2	16	97	113	57	44	101	.89 / BR
A2	33	46	2	16	97	113	57	43	100	.88 / BR
B1	44	30	4	12	90	102	46	44	90	.88 / BR
T.	110	122	8	44	284	328	160	131	291	.89 / BR
	39%	43%	3%	15%						1.02 / U

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

TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS



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

DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE PLAN - OVERALL

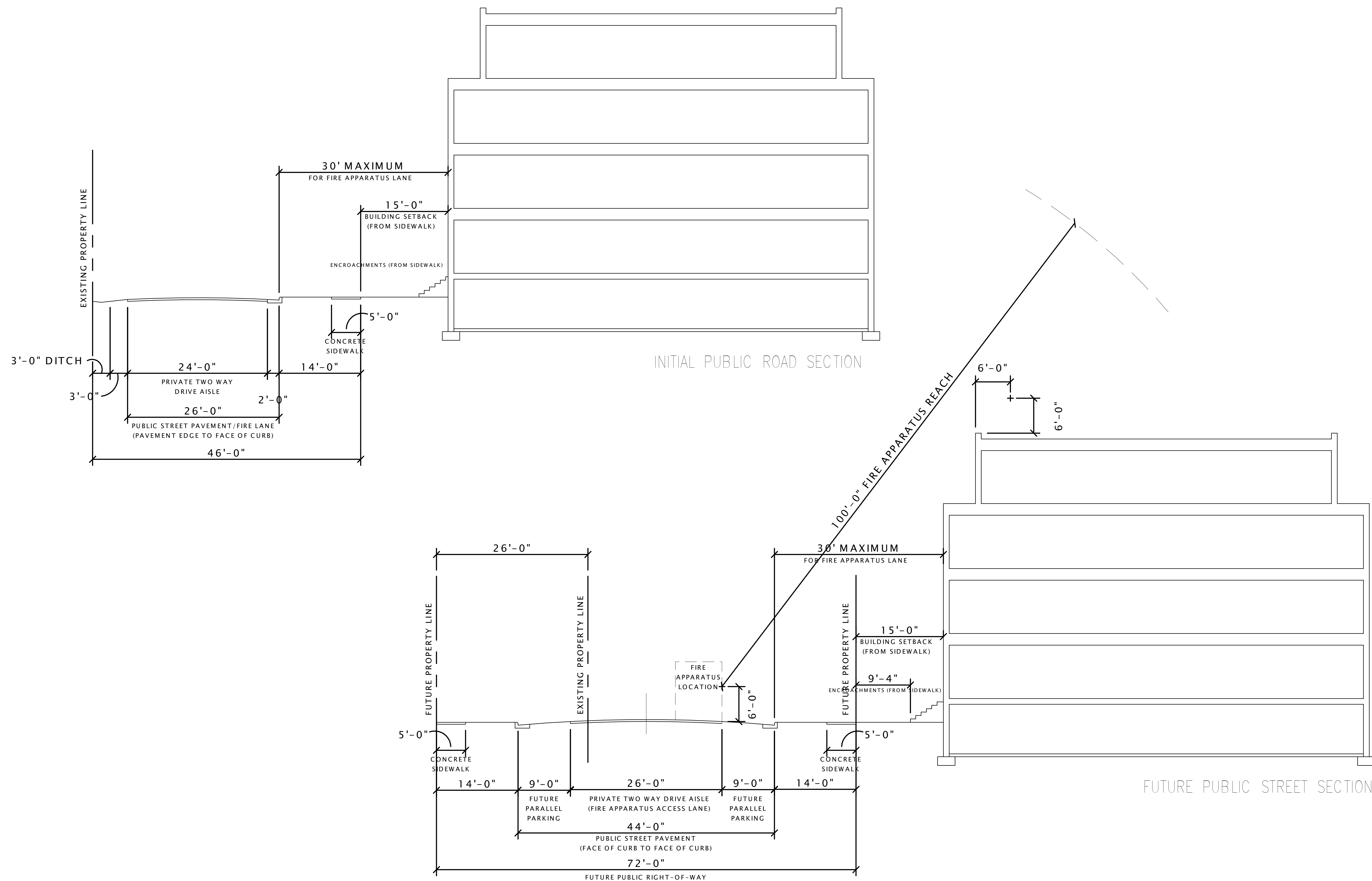
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ASP-100

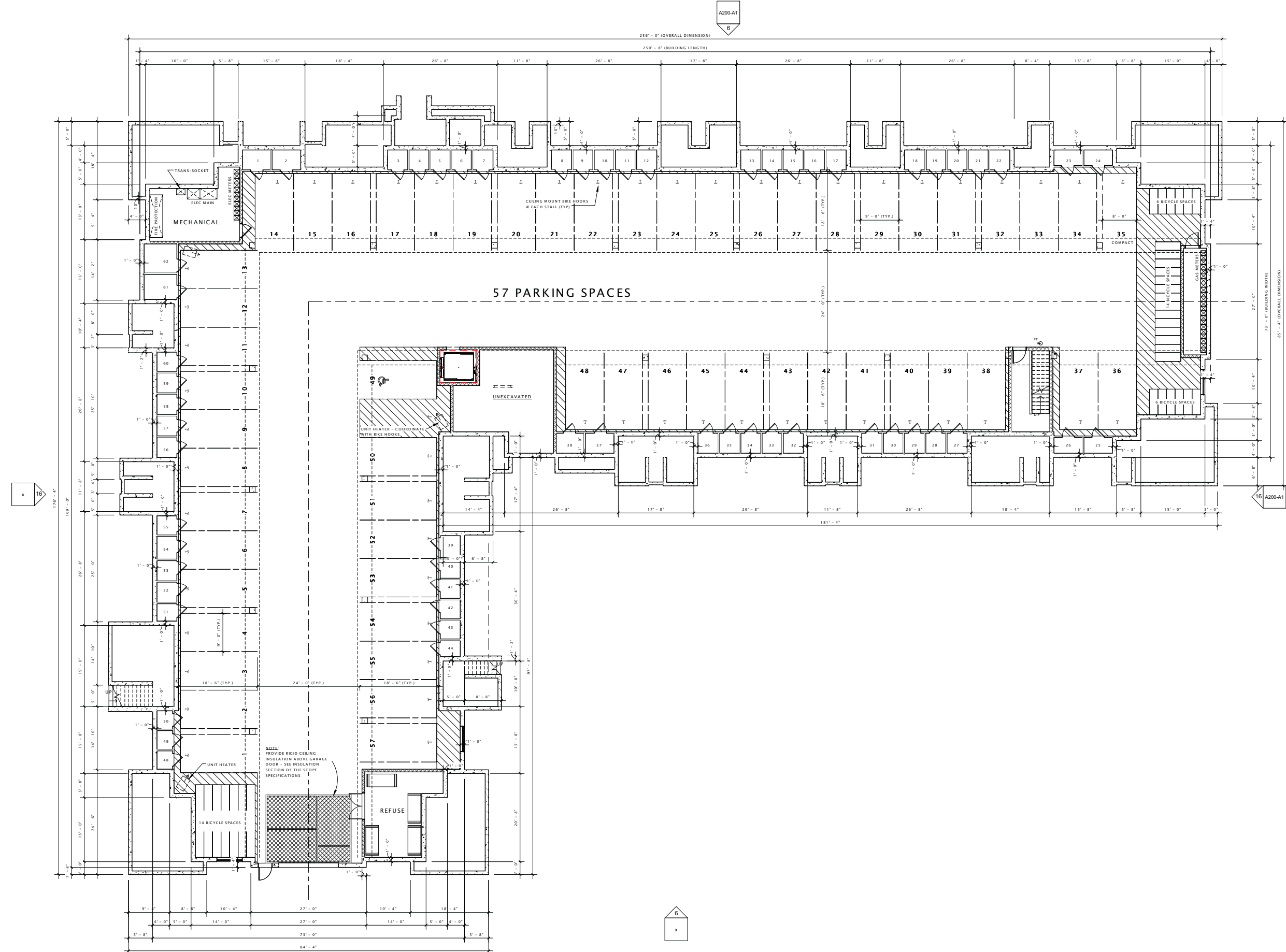


TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS



A200-A1  
6



# JLA

JOSEPH LEE & ASSOCIATES  
2418 CROSSROADS DRIVE, SUITE 2100  
MADISON, WISCONSIN 53718  
608.241.9100

JLA PROJECT NUMBER: 14-0314-01

TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS

DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100-A1



TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS

DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101-A1

16

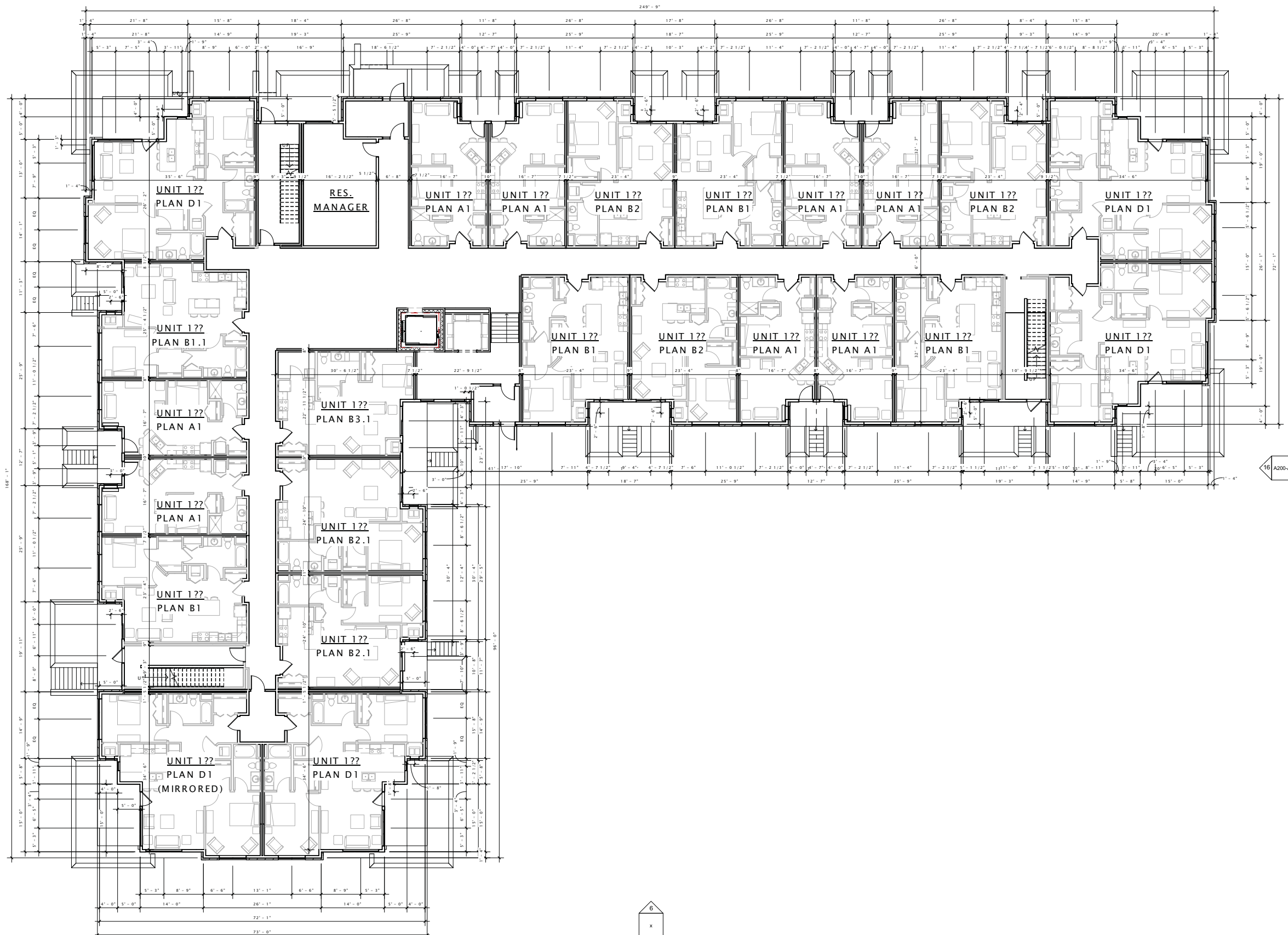
A200-A1

6

A200-A1

6

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A200-A1  
6

# JLA

JOSEPH LEE & ASSOCIATES  
2418 CROSSROADS DRIVE, SUITE 2100  
MADISON, WISCONSIN 53718  
608.241.9100

JLA PROJECT NUMBER: 14-0314-01

TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS

DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE

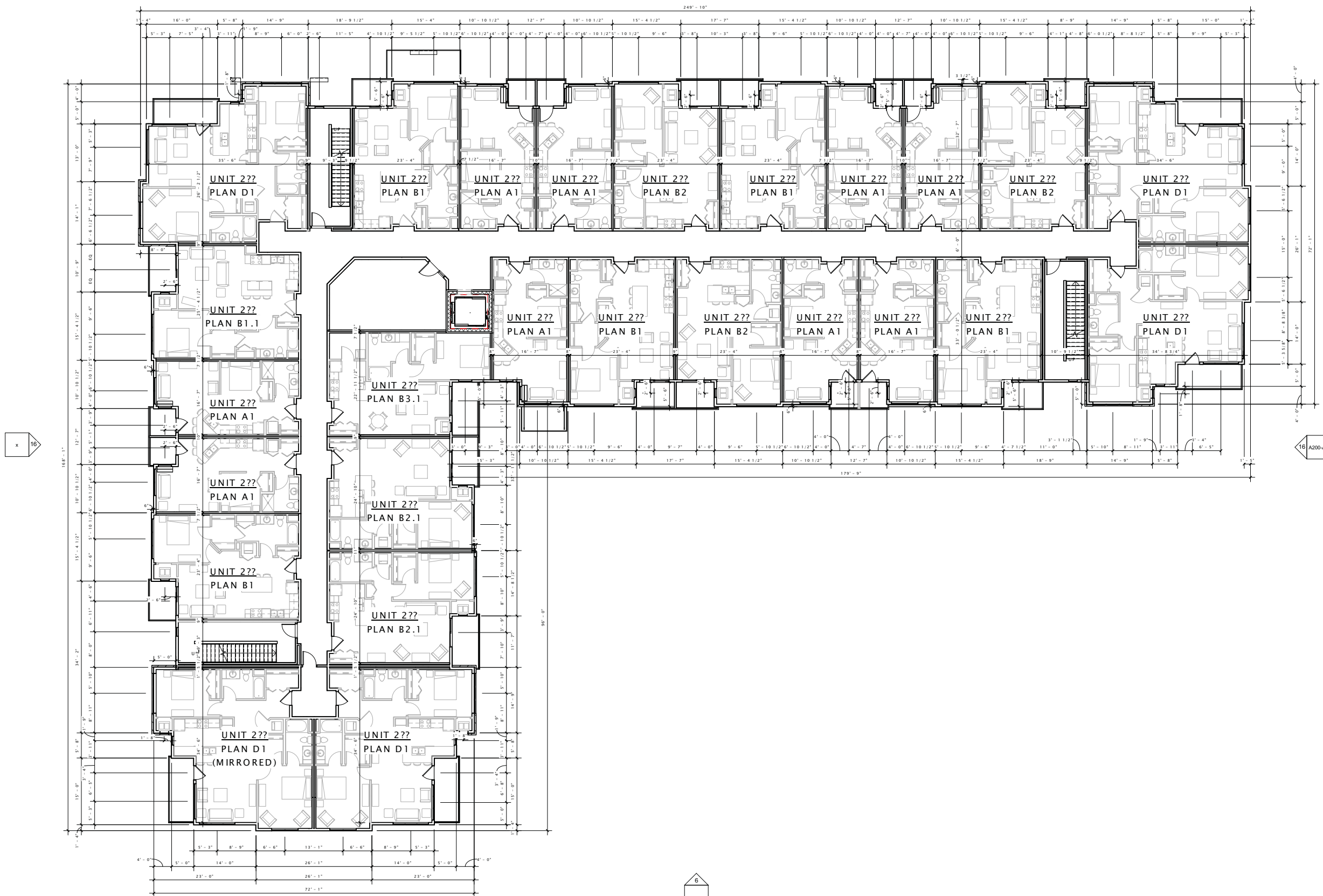
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SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102-A1



TWALL ENTERPRISES

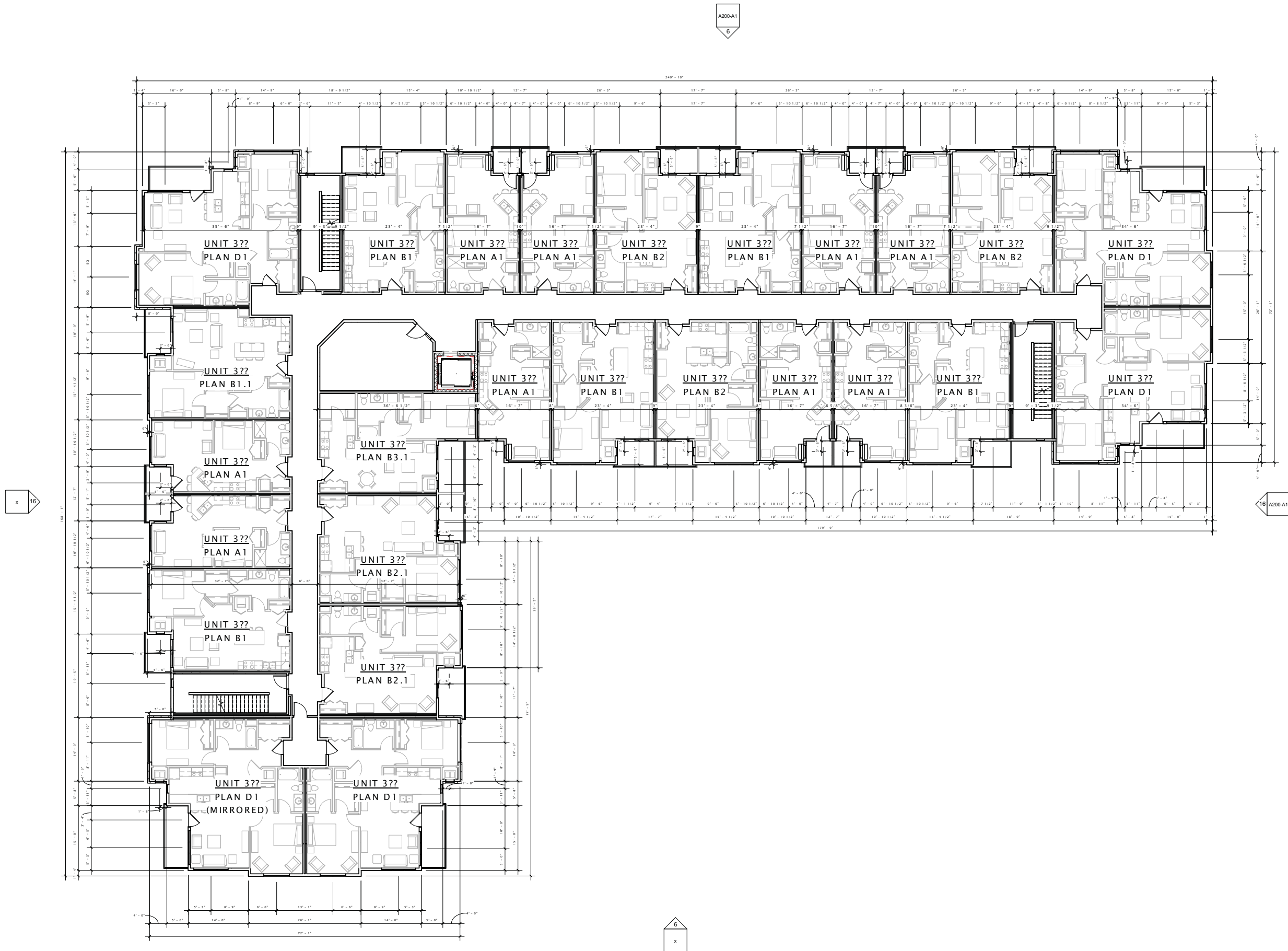
PORTAGE ROAD  
APARTMENTS

DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**THIRD FLOOR PLAN**

SHEET NUMBER  
**A103-A1**



TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS

DATE OF ISSUANCE February 18, 2015

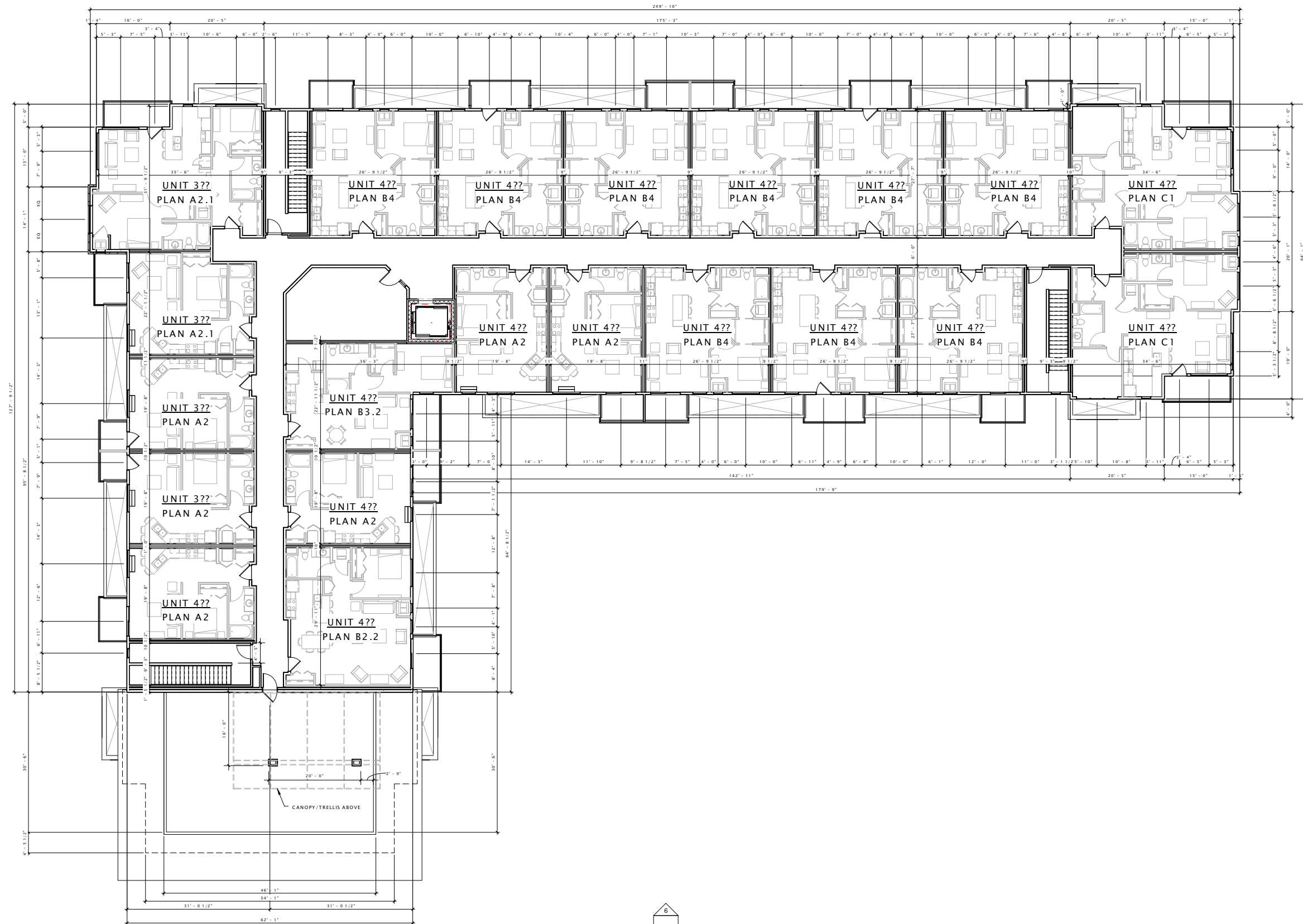
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

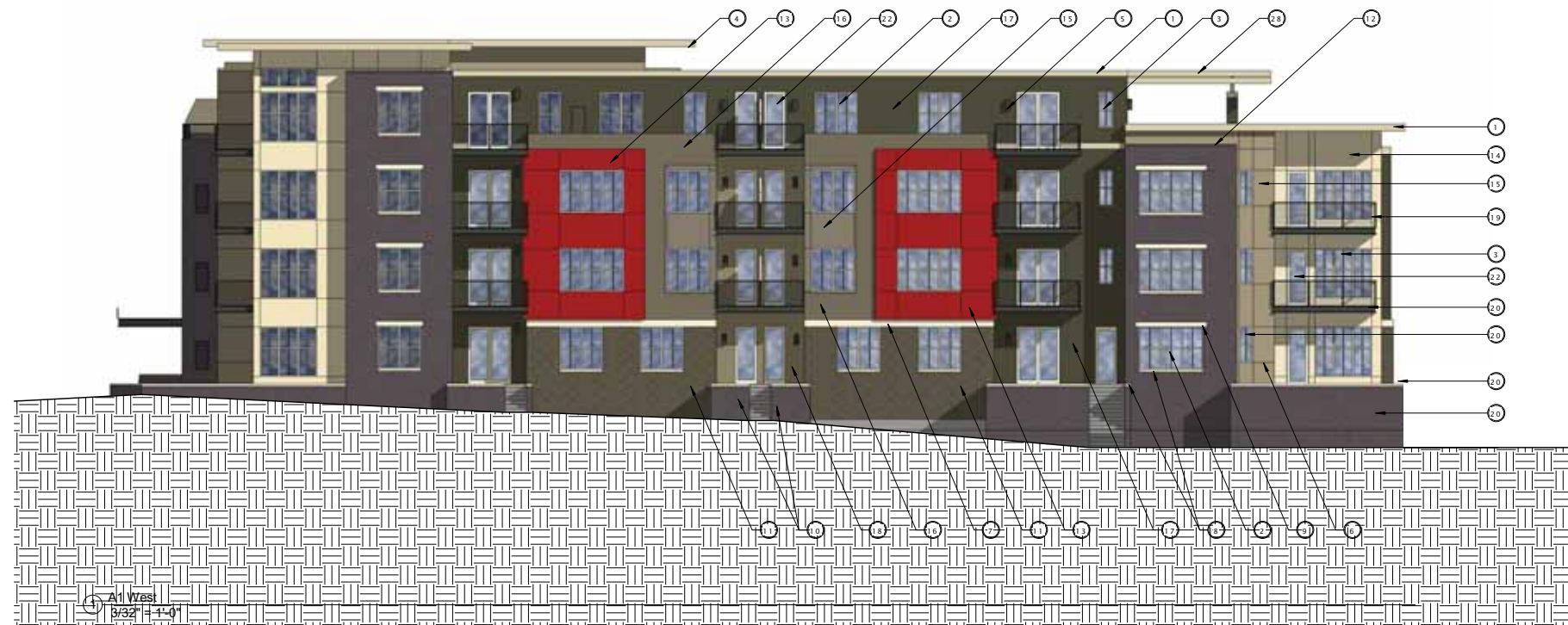
SHEET NUMBER

A104-A1



TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS



All Work  
8/3/14-1-01

EXTERIOR MATERIALS SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES	
1	TYPICAL FASCIA	ROLLER - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	CLAY		
2	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE		
3	VINYL WINDOWS (FIXED)	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE		
4	SOFFIT	ROLLER - OR EQUAL	VENTED		CLAY		
5	EXTERIOR LIGHT	TBD	SEE SCHEDULE	TBD			
6	REVEAL (FABRICATED)		REVEAL	1/4" x 1/4"	GRAHAM		
7	PRECAST CONCRETE BANDING	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM		
8	PRECAST CONCRETE SILL	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM		
9	PRECAST CONCRETE LINTEL	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM		
10	MASONRY - 1 (THIN-SET STONE)	DUTCH QUALITY	MANUFACTURED STONE VENEER	VARIES (2" NOMINAL)	NATURAL BLEND - WEATHER LEDGE		
11	MASONRY - 2 (BRICK)	BELOIR	STYLISH BRICK	UTILITY SIZE	CANYON VELVET 4"		
12	METAL WALL CAP (FABRICATED)		PREFINISHED ALUMINUM	SEE BAY BUILD-OUT DETAIL	MATCH ADJACENT SIDING	COLOR MORTAR TO MATCH BRICK	
13	COMPOSITE SIDING - 1 (RED)	LP	COMPOSITE	SEE PLANS	RED		
14	COMPOSITE SIDING - 2 (LT. TAN)	LP	COMPOSITE	SEE PLANS	LIGHT TAN		
15	COMPOSITE SIDING - 3 (DK. TAN)	LP	COMPOSITE	SEE PLANS	DARK TAN		
16	LAP SIDING - 1 (LIGHT)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 0205 (4-28-5) WOOD SHADOW		
17	LAP SIDING - 2 (DARK)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 0206 (4-25-5) THATCHED COTTAGE		
18	LAP SIDING - 3 (ACCENT)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 1012 (2-17-2) HAMPTON BEACH		
19	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE		
20	BALCONY / DECK	TANKO EVERGRAIN	COMPOSITE	1x6	CAPE COD GREY		
21	ENTRY CANOPY (FABRICATED)		STEEL CHANNEL	5/8x10, 1x3 T & B	MATCH RAILINGS	INSTALL 1x3 TRIM TOP & BOTTOM	
22	VINYL PATIO DOORS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE PLANS	SEE WINDOW SCHEDULE		
23	STEEL ENTRY DOOR	THERMA TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1		
24	ALUMINUM ENTRANCE DOOR(S)	KAWNEER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	BIEGE		
25	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES - INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1		
26	RESIDENTIAL HVAC LOUVER / CRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS		
27	PAINTED STEEL CHANNEL (FABRICATED)		STEEL CHANNEL	SEE STRUCTURAL	MATCH RAILINGS		
28	PERGOLA	TBD	PREFINISHED ALUMINUM	SEE PLAN	TBD		



All Work  
8/3/14-1-01

DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NUMBER  
A200B - A1

TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS

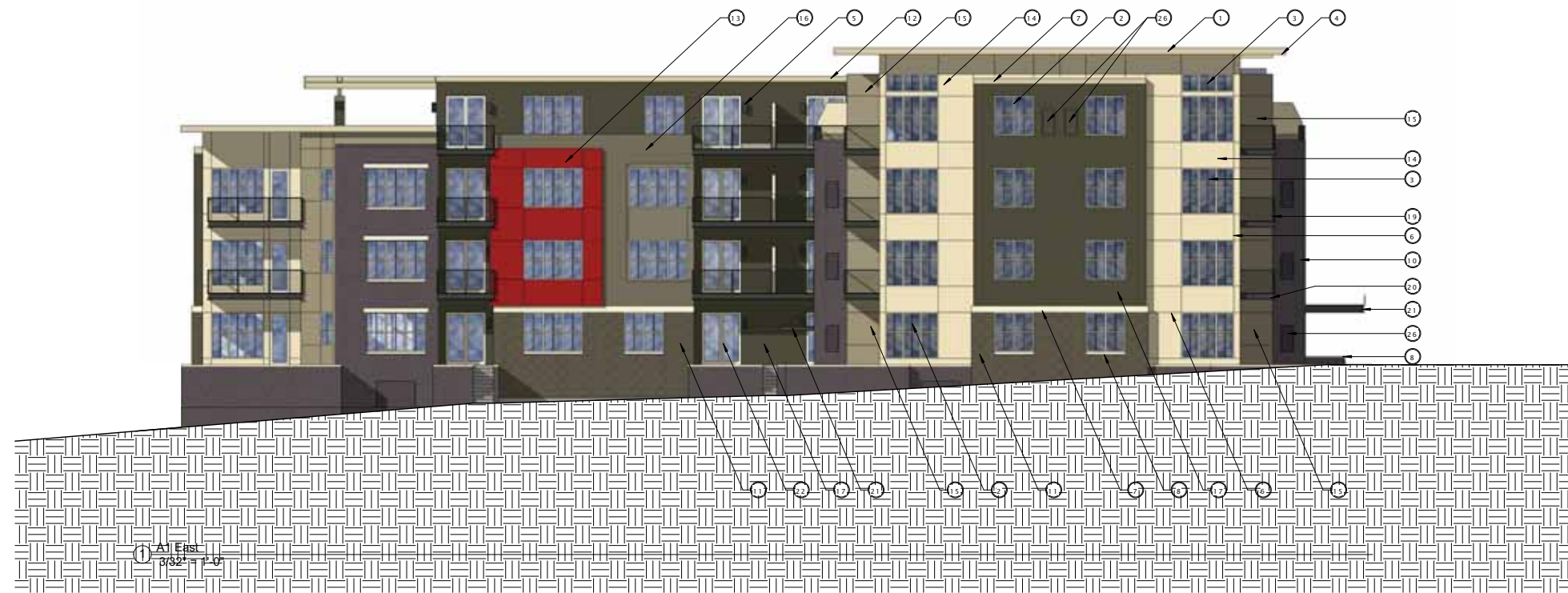
DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE  
EXTERIOR ELEVATION

SHEET NUMBER  
A201B - A1



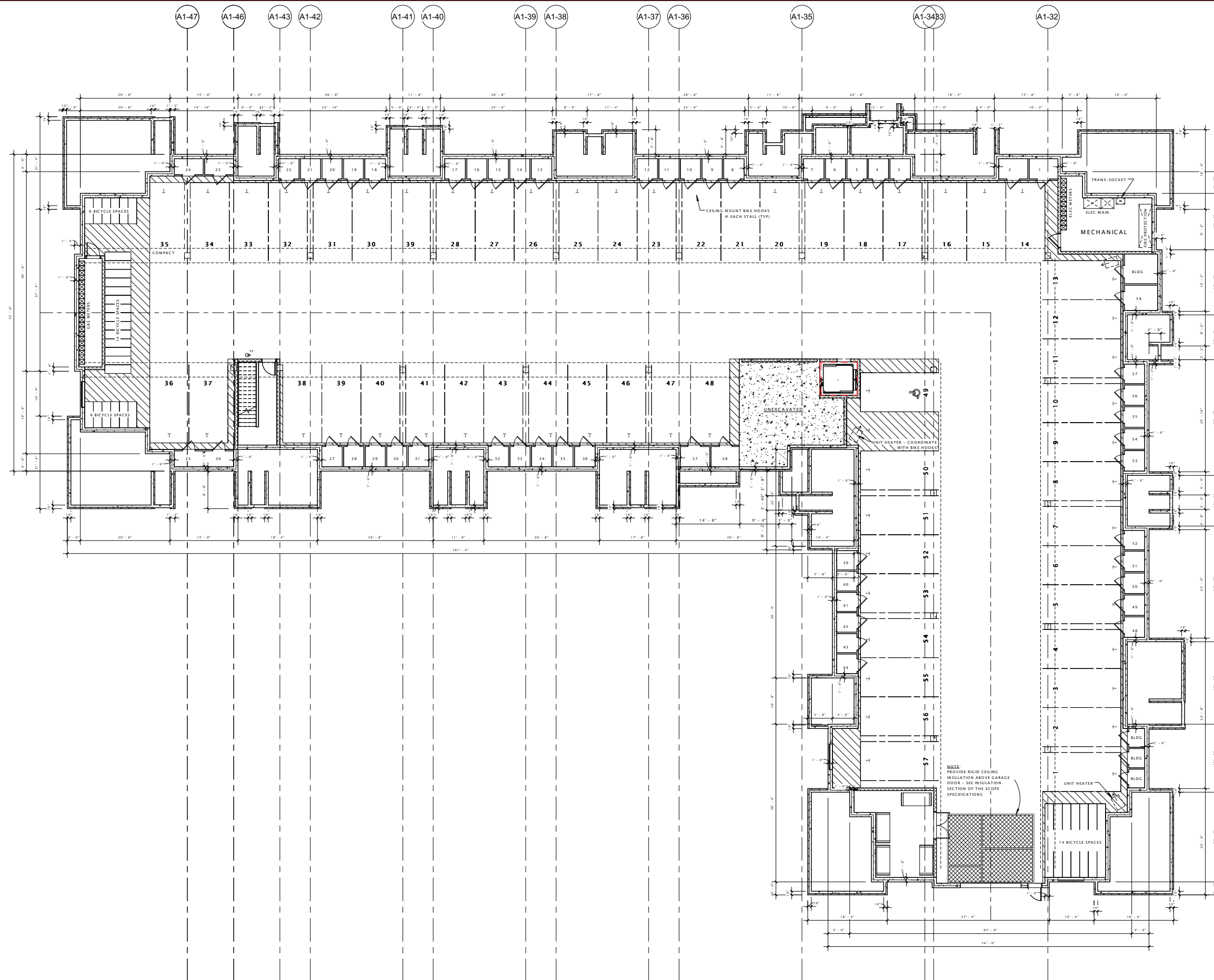
① All East  
3/32" = 1'-0"

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	CLAY	
2	VINYL WINDOWS AND DOORS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
3	VINYL WINDOWS (FIXED)	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
4	SOFFIT	ROLLEX - OR EQUAL	VENTED		CLAY	
5	EXTERIOR LIGHT	TBD	SEE SCHEDULE	TBD		
6	REVEAL	(FABRICATED)	REVEAL	1/4" X 1/4"	GRAHAM	
7	PRECAST CONCRETE BANDING	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM	
8	PRECAST CONCRETE SILL	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM	
9	PRECAST CONCRETE LINTEL	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM	
10	MASONRY - 1 (THIN-SET STONE)	DUTCH QUALITY	MANUFACTURED STONE VENEER	VARIES (2" NOMINAL)	NATURAL BLEND - WEATHER LEDGE	
11	MASONRY - 2 (BRICK)	BELDEN	UTILITY BRICK	UTILITY SIZE	CANYON VELOUR 'A'	COLOR MORTAR TO MATCH BRICK
12	METAL WALL CAP	(FABRICATED)	PREFINISHED ALUMINUM	SEE BAY BUILD-OUT DETAIL	MATCH ADJACENT SIDING	
13	COMPOSITE SIDING - 1 (RED)	LP	COMPOSITE	SEE PLANS	RED	
14	COMPOSITE SIDING - 2 (LT. TAN)	LP	COMPOSITE	SEE PLANS	LIGHT TAN	
15	COMPOSITE SIDING - 3 (Dk. TAN)	LP	COMPOSITE	SEE PLANS	DARK TAN	
16	LAP SIDING - 1 (LIGHT)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 0205 (4-26-5) WOOD SHADOW	
17	LAP SIDING - 2 (DARK)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 0306 (4-23-5) THATCH COTTAGE	
18	LAP SIDING - 3 (ACCENT)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 1012 (2-17-2) HAMPTON BEACH	
19	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	
20	BALCONY / DECK	TAMKO EVERGRAIN	COMPOSITE	1x6	CAPE COD GREY	
21	ENTRY CANOPY	(FABRICATED)	STEEL CHANNEL	3/4x10, 1-1/2 T & B	MATCH RAILINGS	INSTALL 1-1/2 TRM TOP & BOTTOM
22	VINYL PATIO DOORS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE PLANS	SEE WINDOW SCHEDULE	
23	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
24	ALUMINUM ENTRANCE DOOR(S)	LAWNER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	BIRCH	
25	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	150 SERIES - INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
26	RESIDENTIAL HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	
27	PAINTED STEEL CHANNEL	(FABRICATED)	STEEL CHANNEL	SEE STRUCTURAL	MATCH RAILINGS	
28	PERGOLA	TBD	PREFINISHED ALUMINUM	SEE PLAN	TBD	



② All South  
3/32" = 1'-0"





TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS

DATE OF ISSUANCE February 18, 2015

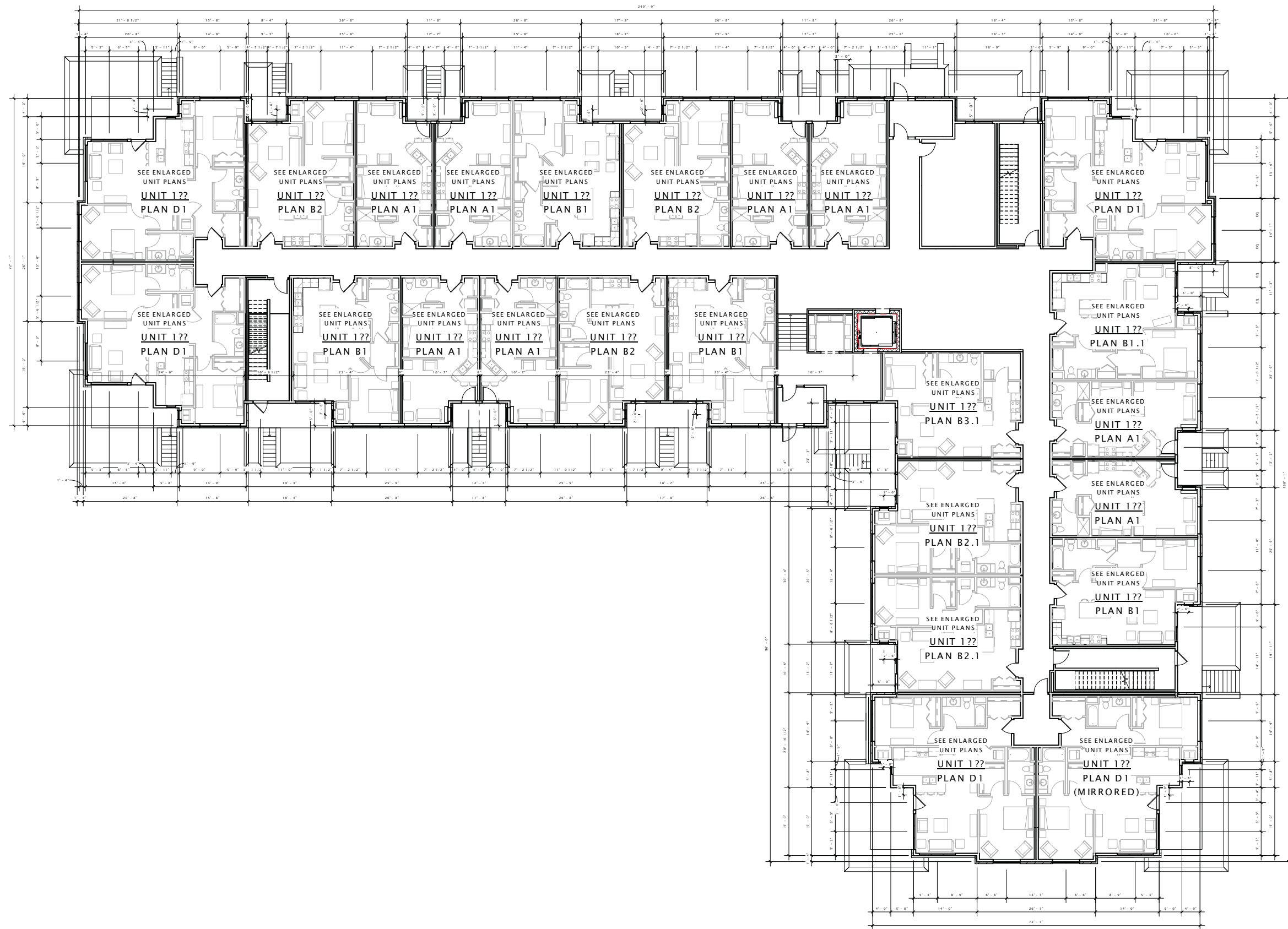
Mark	Revision Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100-A2



TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS

DATE OF ISSUANCE February 18, 2015

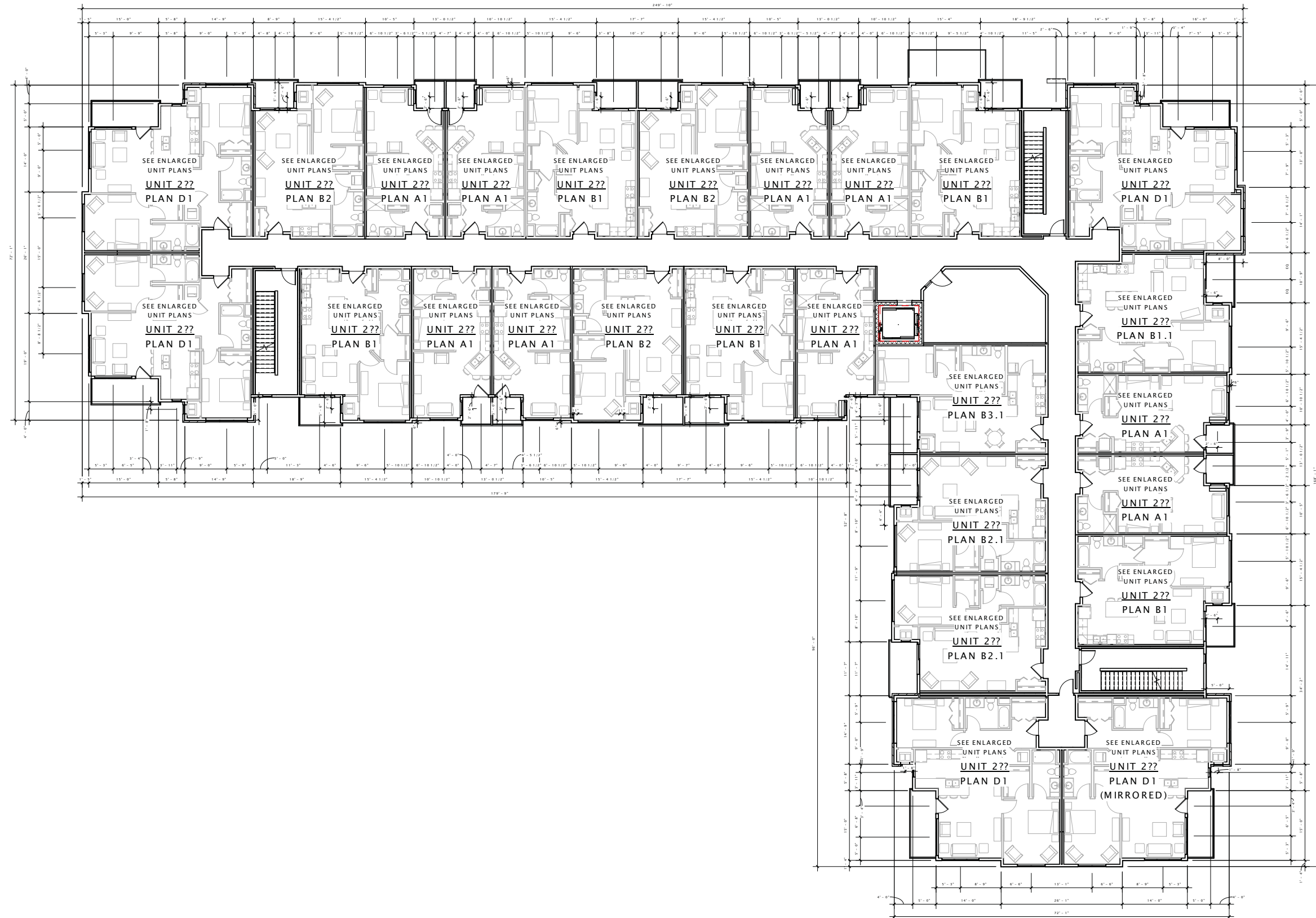
Mark	Revision Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101-A2



TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS

DATE OF ISSUANCE February 18, 2015

Mark	Revision Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102-A2



TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS

DATE OF ISSUANCE February 18, 2015

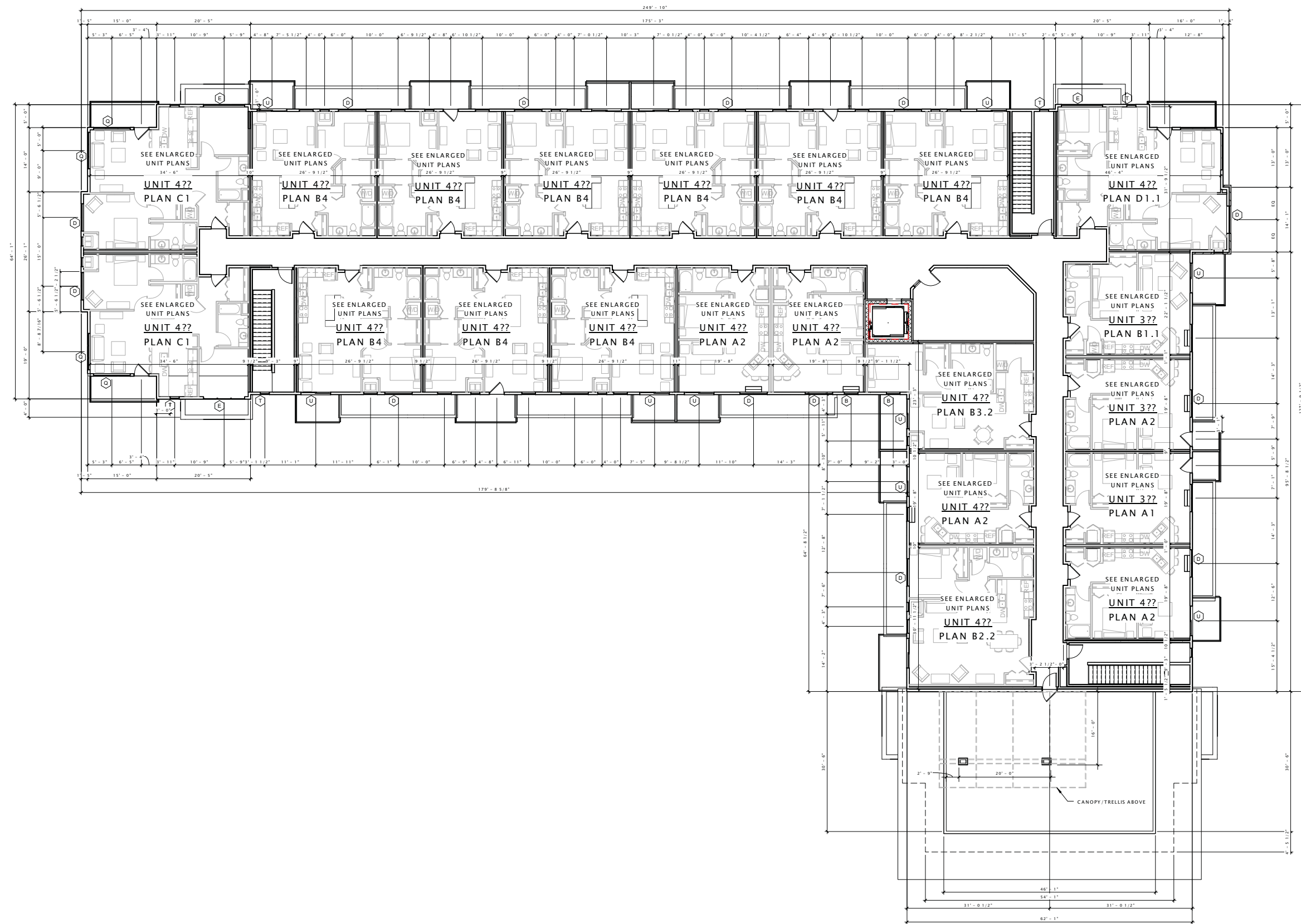
Mark	Revision Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103-A2



TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS

DATE OF ISSUANCE February 18, 2015

Mark	Revision Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104-A2

TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS

DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NUMBER

A200B - A2

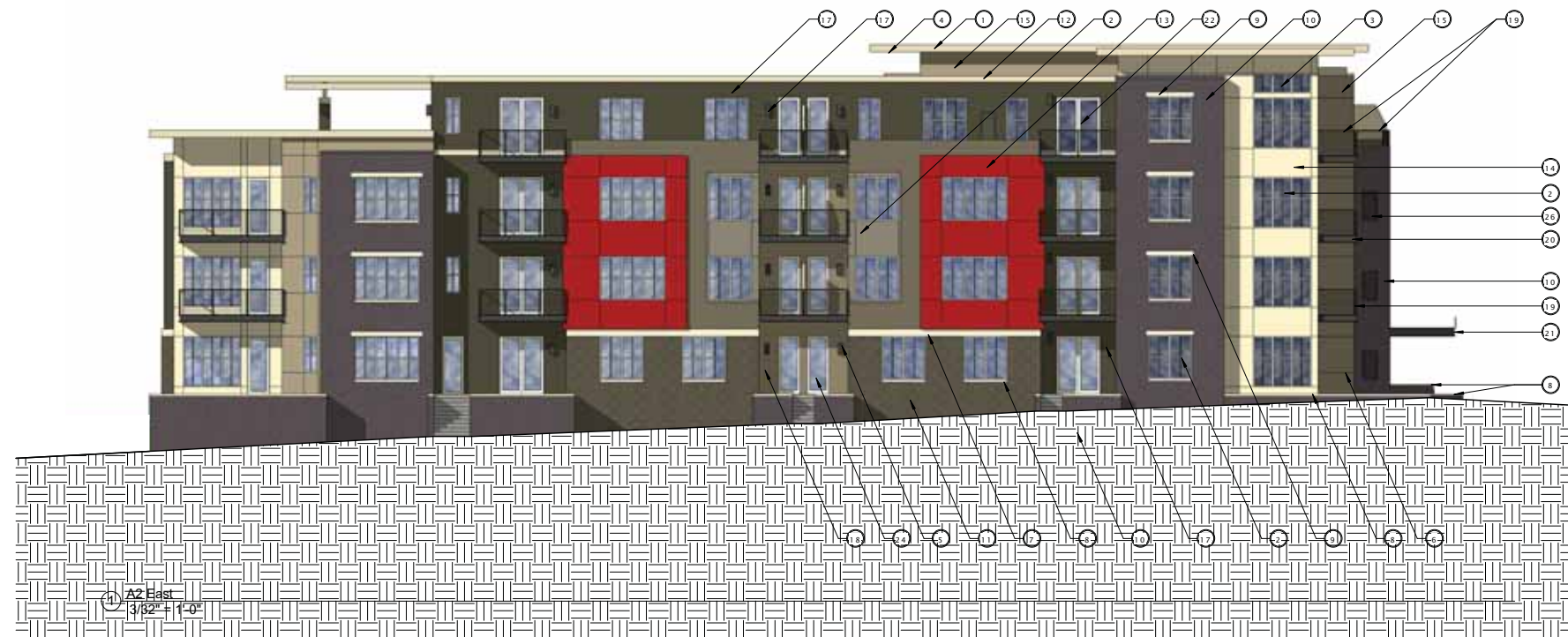


EXTERIOR MATERIALS SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES	
1	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	CLAY		
2	VINYL WINDOWS (FIXED)	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE		
3	VINYL WINDOWS (FIXED)	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE		
4	SOFFIT	ROLLEX - OR EQUAL	VENTED		CLAY		
5	EXTERIOR LIGHT	TBD	SEE SCHEDULE	TBD			
6	REVEAL (FABRICATED)		REVEAL	1/4" X 1/4"	GRAHAM		
7	PRECAST CONCRETE BANDING	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM		
8	PRECAST CONCRETE SILL	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM		
9	PRECAST CONCRETE LINTEL	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM		
10	MASONRY - 1 (THIN-SET STONE)	DUTCH QUALITY	MANUFACTURED STONE VENEER	VARIES (2" NOMINAL)	NATURAL BLEND - WEATHER LEDGE		
11	MASONRY - 2 (BRICK)	BELDEN	UTILITY BRICK	UTILITY SIZE	CANYON VELOUR 'A'	COLORS MORTAR TO MATCH BRICK	
12	METAL WALL CAP	(FABRICATED)	PREFINISHED ALUMINUM	SEE BAY BUILD-OUT DETAIL	MATCH ADJACENT SIDING		
13	COMPOSITE SIDING - 1 (RED)	LP	COMPOSITE	SEE PLANS	RED		
14	COMPOSITE SIDING - 2 (LT. TAN)	LP	COMPOSITE	SEE PLANS	LIGHT TAN		
15	COMPOSITE SIDING - 3 (DK. TAN)	LP	COMPOSITE	SEE PLANS	DARK TAN		
16	LAP SIDING - 1 (LIGHT)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 0205 (4-26-5) WOOD SHADOW		
17	LAP SIDING - 2 (DARK)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 9006 (4-25-5) THATCHED COITAGE		
18	LAP SIDING - 3 (ACCENT)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 1012 (2-17-2) HAMPTON BEACH		
19	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE		
20	BALCONY / DECK	TAMKO EVERGRAIN	COMPOSITE	1x6	CAPE COD GREY		
21	ENTRY CANYOPY	(FABRICATED)	STEEL CHANNEL	1/4"10: 1x3 T & B	MATCH RAILINGS	INSTALL 1x3 TRIM TOP & BOTTOM	
22	VINYL PATIO DOORS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE PLANS	SEE WINDOW SCHEDULE		
23	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1		
24	ALUMINUM ENTRANCE DOOR(S)	KAWNEER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	BEIGE		
25	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	TRU SERIES - INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1		
26	RESIDENTIAL HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS		
27	PAINTED STEEL CHANNEL	(FABRICATED)	STEEL CHANNEL	SEE STRUCTURAL	MATCH RAILINGS		
28	PERGOLA	TBD	PREFINISHED ALUMINUM	SEE PLAN	TBD		



TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS



EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	CLAY	
2	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
3	VINYL WINDOWS (FIXED)	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
4	SOFFIT	ROLLEX - OR EQUAL	VENTED		CLAY	
5	EXTERIOR LIGHT	TBD	SEE SCHEDULE	TBD		
6	REVEAL	(FABRICATED)	REVEAL	1/4" X 1/4"	GRAHAM	
7	PRECAST CONCRETE BANDING	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM	
8	PRECAST CONCRETE SILL	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM	
9	PRECAST CONCRETE LINTEL	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM	
10	MASONRY - 1 (THIN-SET STONE)	DUTCH QUALITY	MANUFACTURED STONE VENEER	VARIES (2" NOMINAL)	NATURAL BLEND - WEATHER LEDGE	
11	MASONRY - 2 (BRICK)	BELEN	UTILITY BRICK	UTILITY SIZE	CANYON VELOUR 'A'	COLORED MORTAR TO MATCH BRICK
12	METAL WALL CAP	(FABRICATED)	PREFINISHED ALUMINUM	SEE BAY BUILD-OUT DETAIL	MATCH ADJACENT SIDING	
13	COMPOSITE SIDING - 1 (RED)	LP	COMPOSITE	SEE PLANS	RED	
14	COMPOSITE SIDING - 2 (LT. TAN)	LP	COMPOSITE	SEE PLANS	LIGHT TAN	
15	COMPOSITE SIDING - 3 (DK. TAN)	LP	COMPOSITE	SEE PLANS	DARK TAN	
16	LAP SIDING - 1 (LIGHT)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 0295 (4-26-5) WOOD SHADOW	
17	LAP SIDING - 2 (DARK)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 0296 (4-25-5) THATCHED COTTAGE	
18	LAP SIDING - 3 (ACCENT)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 1012 (2-17-2) HAMPTON BEACH	
19	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	
20	BALCONY DECK	TARKO EVERGRAIN	COMPOSITE	1/4"	CAPE COD GREY	
21	ENTRY CANOPY	(FABRICATED)	STEEL CHANNEL	5/4x10, 1x3 T & B	MATCH RAILINGS	INSTALL 1x3 TRIM TOP & BOTTOM
22	VINYL PATIO DOORS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE PLANS	SEE WINDOW SCHEDULE	
23	STEEL ENTRY DOOR	THERMA-TBD - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
24	ALUMINUM ENTRANCE DOOR(S)	RAMBER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	BRICE	
25	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
26	RESIDENTIAL HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	
27	PAINTED STEEL CHANNEL	(FABRICATED)	STEEL CHANNEL	SEE STRUCTURAL	MATCH RAILINGS	
28	PERGOLA	TBD	PREFINISHED ALUMINUM	SEE PLAN	TBD	



DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE

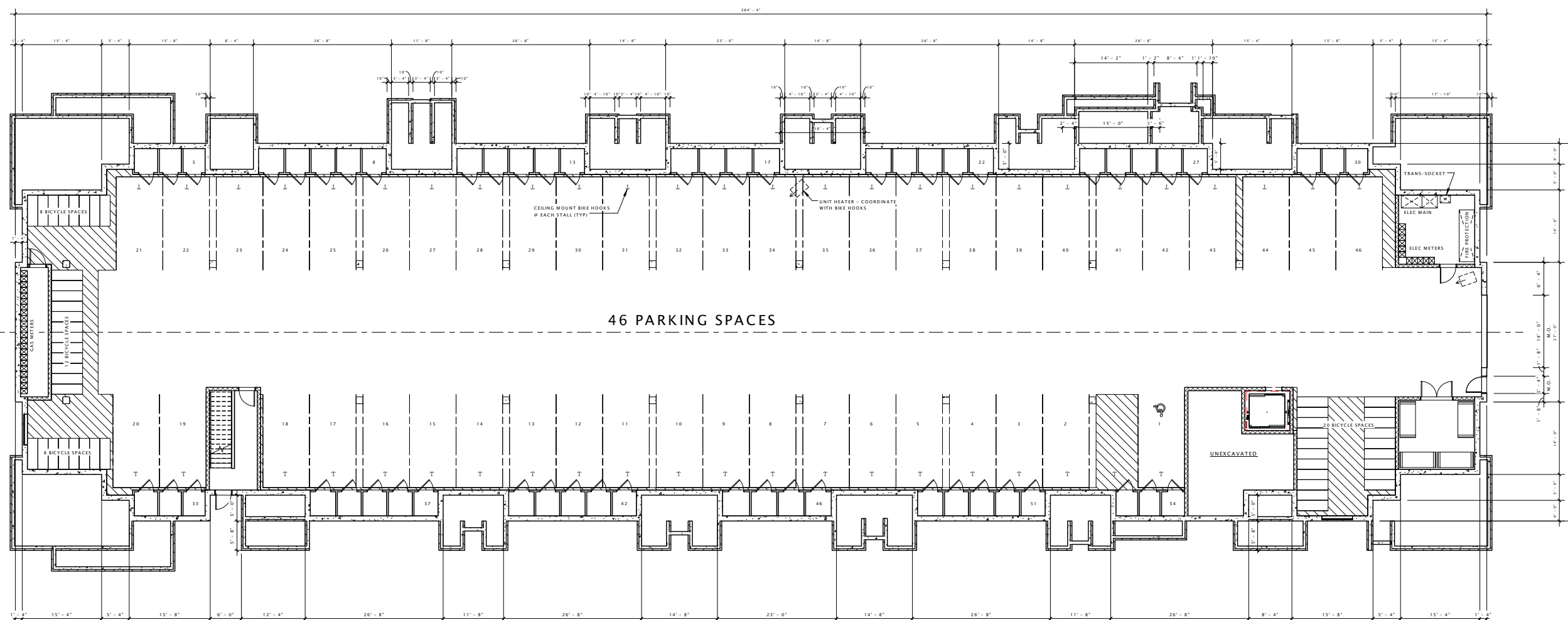
Mark	Description	Date

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NUMBER  
A201B - A2

TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS



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

DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

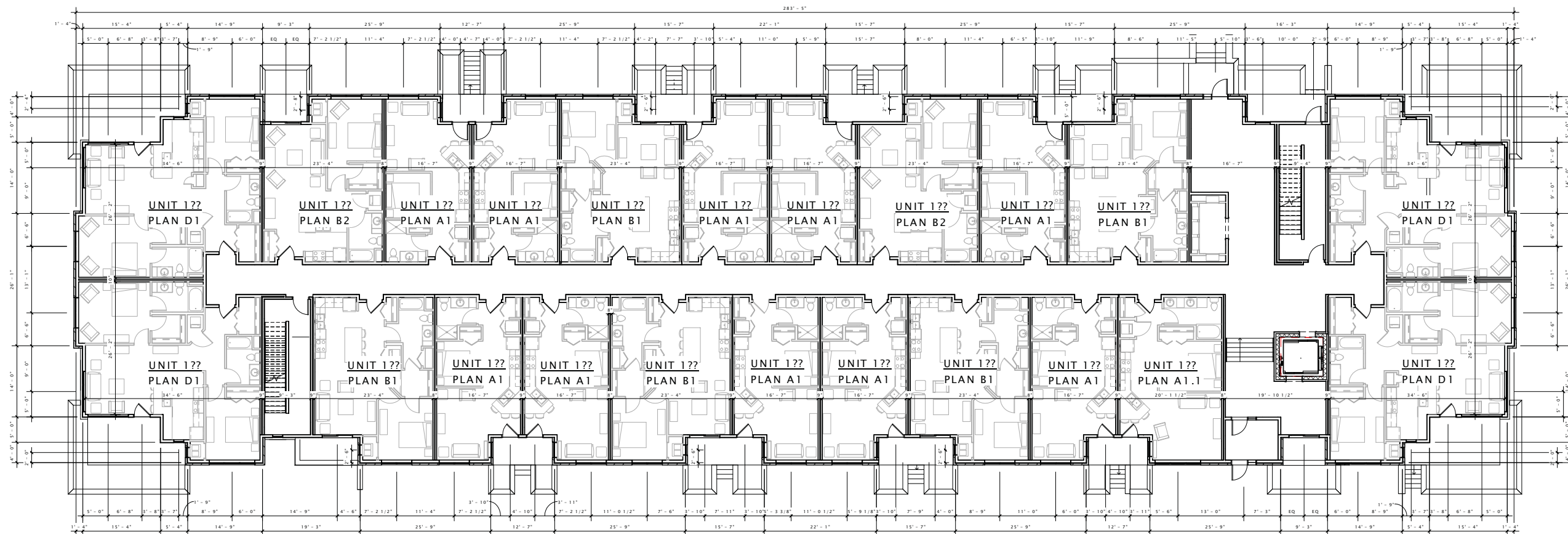
SHEET NUMBER

A100-B1



TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS



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

DATE OF ISSUANCE February 18, 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 February 18, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

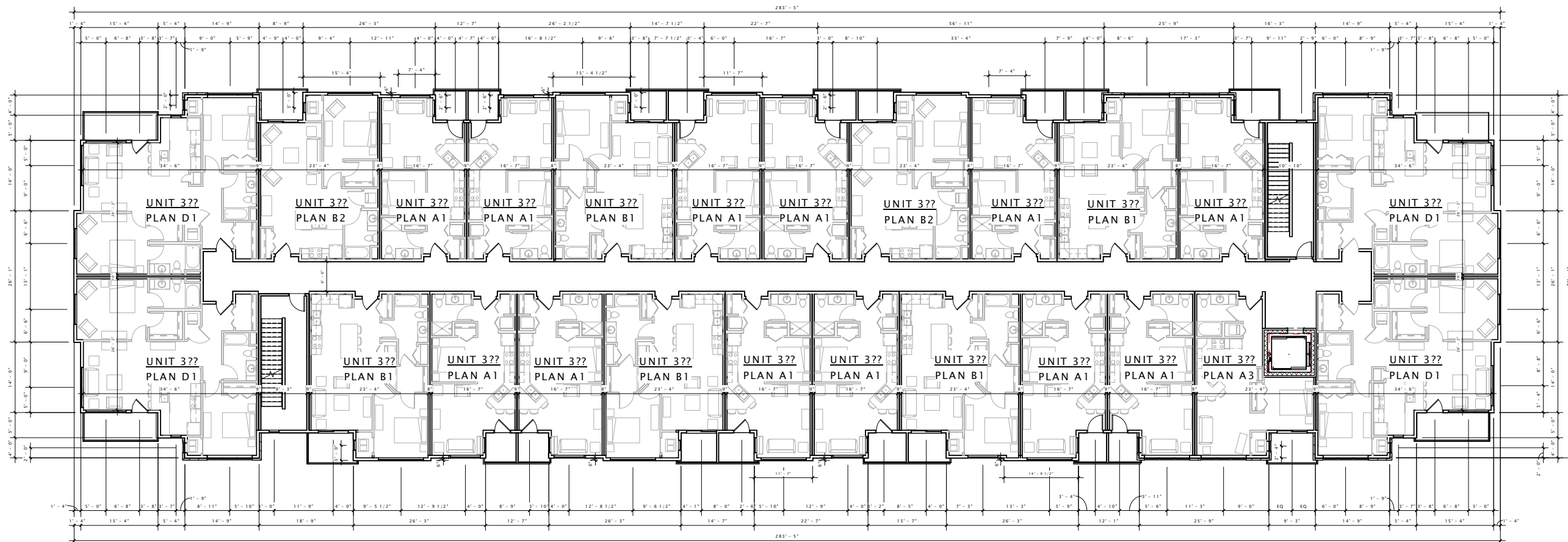
SECOND FLOOR PLAN

SHEET NUMBER

A102-B1

TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS



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

DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103-B1

TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS

DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE

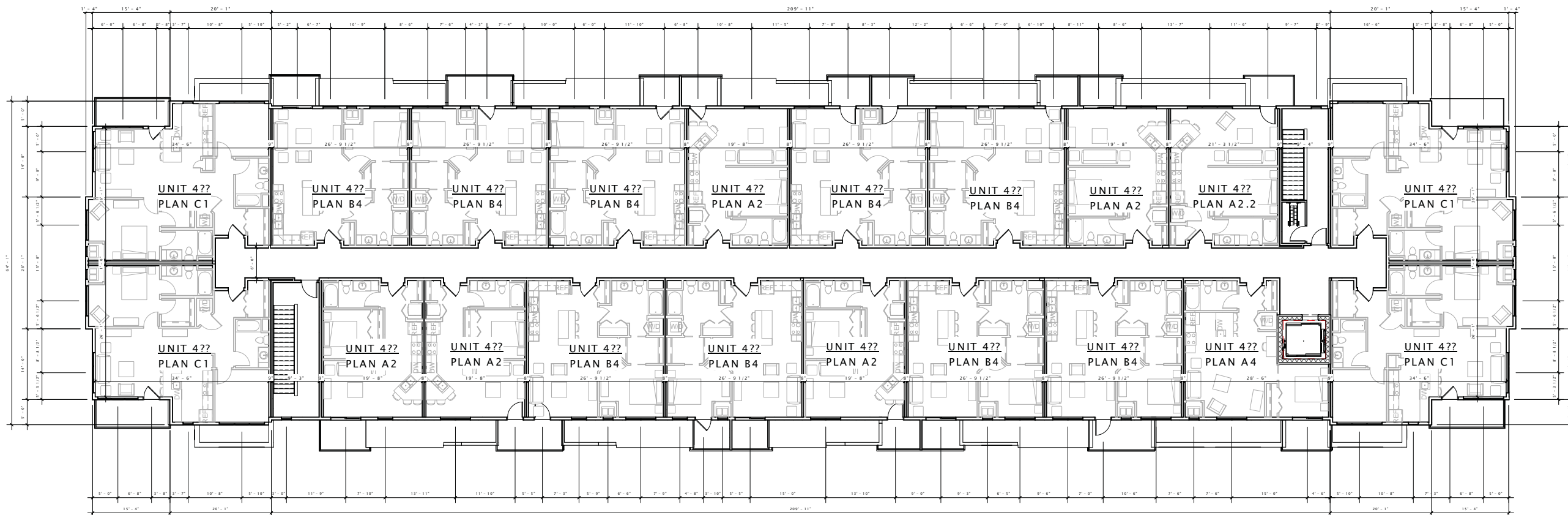
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

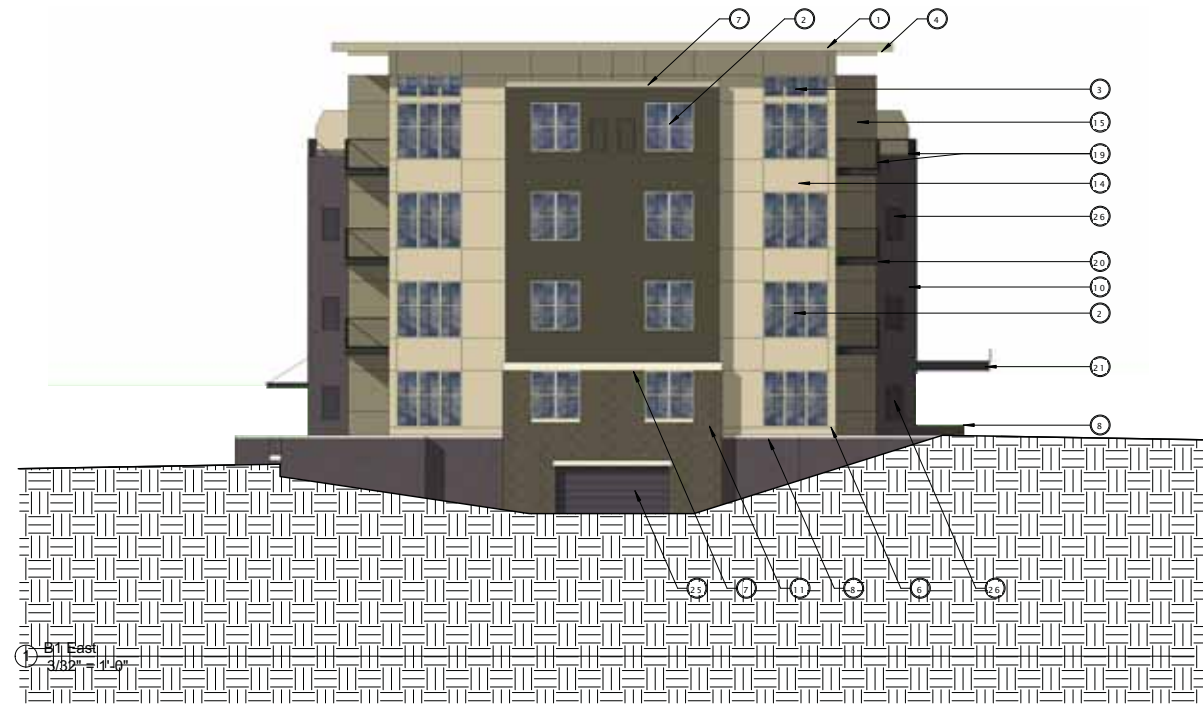
A104-B1



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

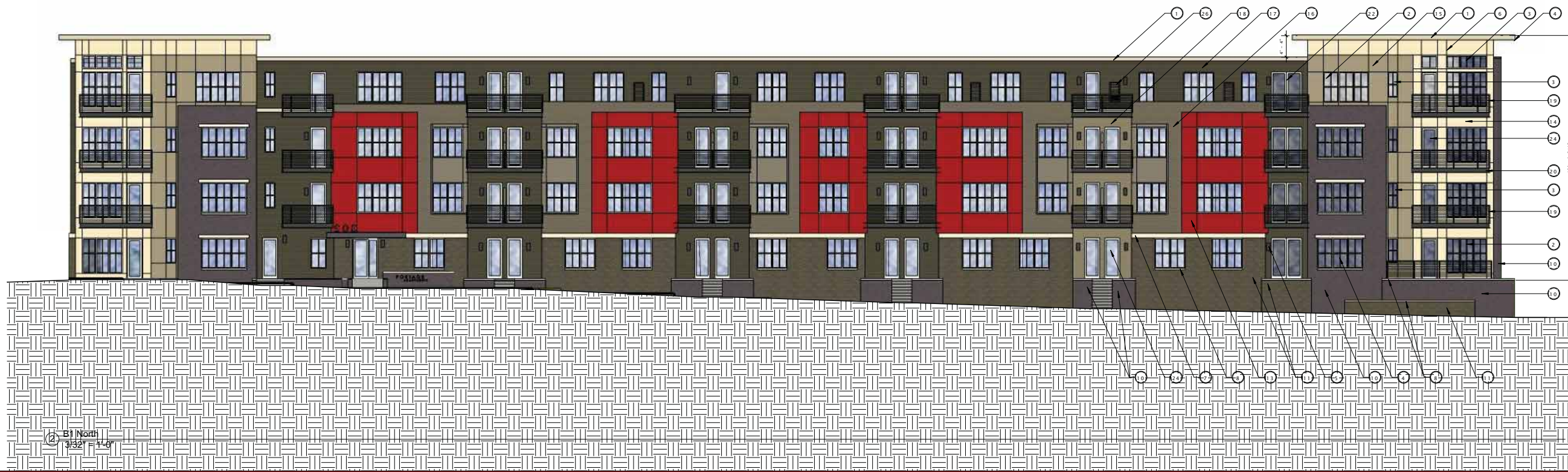
TWALL ENTERPRISES

PORTAGE ROAD  
APARTMENTS



① B1 East  
3/32" = 1'-0"

EXTERIOR MATERIALS SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES	
1	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	CLAY		
2	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE		
3	VINYL WINDOWS (FIXED)	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE		
4	SOFFIT	ROLLEX - OR EQUAL	VENTED		CLAY		
5	EXTERIOR LIGHT	TBD	SEE SCHEDULE	TBD			
6	REVEAL	(FABRICATED)	REVEAL	1/4" X 1/4"	GRAHAM		
7	PRECAST CONCRETE BANDING	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM		
8	PRECAST CONCRETE SILL	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM		
9	PRECAST CONCRETE LINTEL	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM		
10	MASONRY - 1 (THIN-SET STONE)	DUTCH QUALITY	MANUFACTURED STONE VENEER	VARIES (2" NOMINAL)	NATURAL BLEND - WEATHER LEDGE		
11	MASONRY - 2 (BRICK)	BELEN	UTILITY BRICK	UTILITY SIZE	CANYON VELOUR 'A'	COLORED MORTAR TO MATCH BRICK	
12	METAL WALL CAP	(FABRICATED)	PREFINISHED ALUMINUM	SEE BAY BUILD-OUT DETAIL	MATCH ADJACENT SIDING		
13	COMPOSITE SIDING - 1 (RED)	LP	COMPOSITE	SEE PLANS	RED		
14	COMPOSITE SIDING - 2 (LT. TAN)	LP	COMPOSITE	SEE PLANS	LIGHT TAN		
15	COMPOSITE SIDING - 3 (DK. TAN)	LP	COMPOSITE	SEE PLANS	DARK TAN		
16	LAP SIDING - 1 (LIGHT)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 0206 (4-26-5) WOOD SHADOW		
17	LAP SIDING - 2 (DARK)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 0206 (4-26-5) THATCHED COTTAGE		
18	LAP SIDING - 3 (ACCENT)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 1012 (2-17-2) HAMPTON BEACH		
19	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE		
20	BALCONY / DECK	TANKO EVERGRAIN	COMPOSITE	1x6	CAPE COD GREY		
21	ENTRY CANOPY	(FABRICATED)	STEEL CHANNEL	5/4x10, 1x3 T & B	MATCH RAILINGS	INSTALL 1x3 TRIM TOP & BOTTOM	
22	VINYL PATIO DOORS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE		
23	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1		
24	ALUMINUM ENTRANCE DOOR(S)	KAWNEER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	BRICE		
25	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	100 SERIES - INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1		
26	RESIDENTIAL HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS		
27	PAINTED STEEL CHANNEL	(FABRICATED)	STEEL CHANNEL	SEE STRUCTURAL	MATCH RAILINGS		
28	PERGOLA	TBD	PREFINISHED ALUMINUM	SEE PLAN	TBD		



② B1 North  
3/32" = 1'-0"

DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

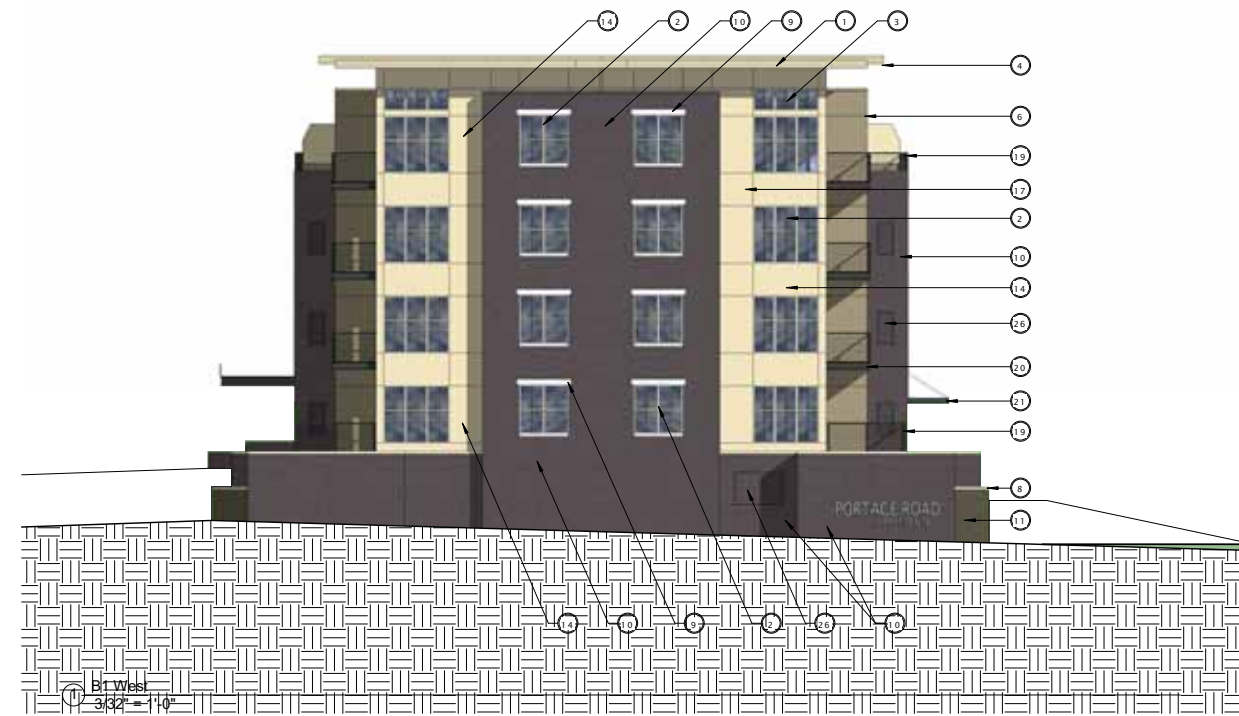
EXTERIOR ELEVATIONS

SHEET NUMBER

A200B - B1

TWALL ENTERPRISES

PORTAGE ROAD APARTMENTS



EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	CLAY	
2	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
3	VINYL WINDOWS (FKID)	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
4	SOFFIT	ROLLEX - OR EQUAL	VENTED		CLAY	
5	EXTERIOR LIGHT	TBD	SEE SCHEDULE	TBD		
6	REVEAL	(FABRICATED)	REVEAL	1/4" X 1/4"	GRAHAM	
7	PRECAST CONCRETE BANDING	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM	
8	PRECAST CONCRETE SILL	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM	
9	PRECAST CONCRETE LINTEL	HERITAGE CAST STONE	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM	
10	MASONRY - 1 (THIN-SET STONE)	DUTCH QUALITY	MANUFACTURED STONE VENEER	VARIES (2" NOMINAL)	NATURAL BLEND - WEATHER LEDGE	
11	MASONRY - 2 (BRICK)	BELDEN	UTILITY BRICK	UTILITY SIZE	CANYON VELOUR 'A'	COLORLED MORTAR TO MATCH BRICK
12	METAL WALL CAP	(FABRICATED)	PREFINISHED ALUMINUM	SEE BAY BUILD-OUT DETAIL	MATCH ADJACENT SIDING	
13	COMPOSITE SIDING - 1 (RED)	LP	COMPOSITE	SEE PLANS	RED	
14	COMPOSITE SIDING - 2 (LT. TAN)	LP	COMPOSITE	SEE PLANS	LIGHT TAN	
15	COMPOSITE SIDING - 3 (DK. TAN)	LP	COMPOSITE	SEE PLANS	DARK TAN	
16	LAP SIDING - 1 (LIGHT)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 0205 (4-26-5) WOOD SHADOW	
17	LAP SIDING - 2 (DARK)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 0306 (4-29-5) THATCHED COTTAGE	
18	LAP SIDING - 3 (ACCENT)	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	8" NOMINAL	PAINTED: HL 1012 (2-17-2) HAMPTON BEACH	
19	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	
20	BALCONY / DECK	TAMKO EVERGRAIN	COMPOSITE	1x6	CAPE COD GREY	
21	ENTRY CANOPY	(FABRICATED)	STEEL CHANNEL	5/4x10, 1-1/3 T & B	MATCH RAILINGS	INSTALL 1x3 TRIM TOP & BOTTOM
22	VINYL PATIO DOORS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE PLANS	SEE WINDOW SCHEDULE	
23	STEEL ENTRY DOOR	THERMA-TBU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
24	ALUMINUM ENTRANCE DOOR(S)	KAWNEER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	BIRCH	
25	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	TBD SERIES - INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
26	RESIDENTIAL HVAC LOUISER / GRILLE	TBD	EXTENDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	
27	PAINTED STEEL CHANNEL	(FABRICATED)	STEEL CHANNEL	SEE STRUCTURAL	MATCH RAILINGS	
28	PERGOLA	TBD	PREFINISHED ALUMINUM	SEE PLAN	TBD	



DATE OF ISSUANCE February 18, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NUMBER  
A201B - B1