

COPY

**Planned Development District
Specific Implementation Plan
Zoning for Lot 1 CSM 13418**



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**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5056205**

03/03/2014 11:32 AM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 3

Legal Description: Lot 1 CSM 13418

Return to: Fitchburg City Clerk
5520 Lacy Road
Fitchburg, WI 53711

Parcel No: 060903171352

Plan Commission
Initiated By

Thomas D. Hovel
Drafted By

12/10/2013
Date

**ORDINANCE NO. 2014-O-03
ZONING ORDINANCE AMENDMENT
AMEND SPECIFIC IMPLEMENTATION PLAN ZONING
FOR LOT 1 CSM 13418**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 3, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, FRED-The Vue, LLC has submitted an application (RZ-1987-13) to amend Planned Development District Specific Implementation Plan (PDD-SIP) zoning for lot 1 CSM 13418. and

WHEREAS, the original PDD-SIP zoning was granted by Ordinance No. 2012-O-15 (Rezoning request RZ-1931-12, recorded as Document # 4925731), and the applicant now desires to amend the zoning to divide the existing lot into three parcels, and to codify sign requirements for the VUE apartment project as identified in the The Post Road Apartment Homes, Specific Implementation Plan, amended December 4, 2013. and

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

(A) PDD-SIP zoning is hereby amended in accord with submitted plans and information dated December 4, 2013, which is hereby made a part of this ordinance, and with the following additional requirements:

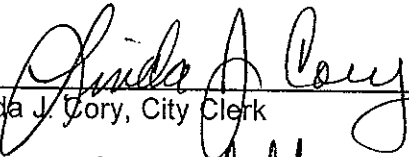
1. No other permit or approval is waived or deemed satisfied except for the approval herein provided.

2. Other than allowing for three lots, which requires amendments to maximum density and other factors, and signage program, no other amendments are allowed and the maximum allowed dwelling units for all three lots shall be no greater than 286.
3. Public Works approval of a storm water maintenance agreement and after City staff approval, the maintenance agreement shall be recorded with the recording of the CSM.
4. Approval is conditioned upon approval and recording of CS-1988-13 within 90 days of Council approval.

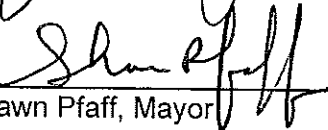
(B) This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22.92 of the zoning code, owners shall consent within 30 days of approval for the PDD-SIP zoning to take effect.

(C) Applicant shall pay cost of publication to avoid a two Council meeting approval process.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 14th day of January, 2014.

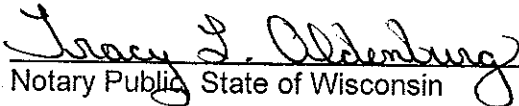

Linda J. Cory, City Clerk

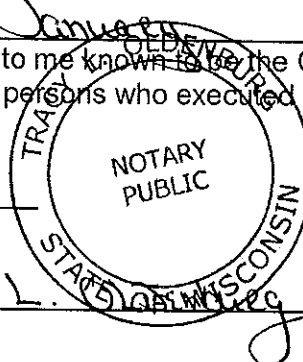
Approved: January 21, 2014
Published: January 22, 2014


Shawn Pfaff, Mayor

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 21st day of January, 2014, the above named Linda J. Cory, and Shawn Pfaff to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin



Printed Name of Notary Public Tracy L. Aldenburg
My Commission Expires: Dec. 18, 2016

Consent of the Property Owner

By: FRED - The Vine, LLC

BY: FIDUCIARY REAL ESTATE DEVELOPMENT, INC.,

Brett K. Miller its
By: Brett K. Miller, President manager

Date: 1/30/14

STATE OF WISCONSIN)ss.

COUNTY OF DANE MILWAUKEE

Personally came before me this 30th day of January, 2014, the

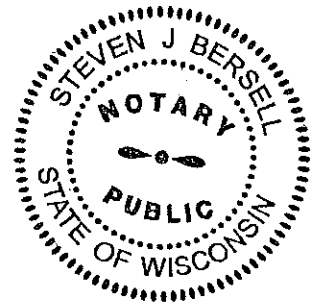
above named Brett K. Miller to me known to be President of

Fiduciary Real Estate Development, Inc. and the person who executed the foregoing instrument and acknowledged the same.

Steven Bersell
Notary Public, State of Wisconsin

Printed Name of Notary Public Steven Bersell

My Commission Expires: is permanent



Consent of Mortgage Holder:

Alicia Kopp
Mortgage Holder

Date: 2/14/14

Alicia Kopp, Vice President
Bmo Harris Bank

STATE OF WISCONSIN)ss.

COUNTY OF DANE MILWAUKEE

Personally came before me this 14th day of February, 2014, the above named

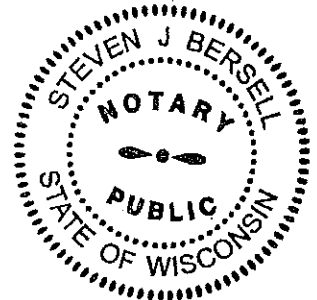
Alicia Kopp to me known to be the Vice President

of BMO Harris Bank and the person who executed the foregoing instrument and acknowledged the same.

Steven Bersell
Notary Public, State of Wisconsin

Printed Name of Notary Public Steven Bersell

My Commission Expires: is permanent





City of Fitchburg
Planning/zoning Department
5520 Lacy Road
Fitchburg, WI 53711 (608-270-4200)

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the PDD-SIP district to the PDD-SIP district the following described property:

1. Location of Property / Street Address: 225/0609-031-7135-2 2961 + 2971 INDEX ROAD
1220, 1300, and 1400 POST ROAD

Legal Description - (Metes & Bounds, or Lot No. And Plat):

Lot 1 of CSM 13418

***Also submit in electronic format (MS WORD or plain text) by email to: planning@city.fitchburg.wi.us

2. Proposed Use of Property - Explanation of Request:

See attached amended PDD-SIP document

3. Proposed Development Schedule: See attached amended PDD-SIP document

4. Future Land Use Plan Classification: High Density Residential

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@city.fitchburg.wi.us. Additional information may be requested.

Type of Residential Development (If Applicable): Multi-Family

Total Dwelling Units Proposed: no change: 286

No. Of Parking Stalls: no change: 453

Type of Non-residential Development (If Applicable):

Proposed Hours of Operation:

No. Of Employees:

Floor Area:

No. Of Parking Stalls:

Sewer: Municipal ☒

Private ☐

Water: Municipal ☒

Private ☐

Current Owner of Property: FRED-The Vue, LLC

Address: 789 North Water St. Suite 200, Milwaukee, WI 53202

Phone No: 414-226-4535

Contact Person: Craig Raddatz

Email: craddatz@fred-inc.com

Address: same

Phone No: 414-274-8226

Respectfully Submitted By: Craig A. Raddatz

Owner's or Authorized Agent's Signature

Craig A. Raddatz

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: _____ Publish: _____ and _____

Ordinance Section No. _____ Fee Paid: _____

Permit Request No. _____

THE POST ROAD
APARTMENT HOMES
FITCHBURG, WISCONSIN



SPECIFIC IMPLEMENTATION PLAN

CONTENTS :

- PROJECT LOCATION & GENERAL DESCRIPTION
- RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT
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- BENEFITS OF USING PLANNED DEVELOPMENT ZONING
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- PROJECT IMPLEMENTATION
- NEIGHBORHOOD INPUT
- APPENDIX 'A' - Certified Survey Map
- APPENDIX 'B' - Original Boundary & Topographic Survey
- APPENDIX 'C' - General Development Plan Recording
- APPENDIX 'D' - Specific Implementation Plans
 - SIP Civil Plans
 - SIP Landscape Plans
 - SIP Architectural Plans
 - SIP Site Lighting Plans
- APPENDIX 'E' - Anticipated Project Phasing Plan
- APPENDIX 'F' - Neighborhood Input Information
- **APPENDIX 'G' Master Sign Program**

PREVIOUS GENERAL IMPLEMENTATION PLANS

THIS DOCUMENT SHALL SERVE AS THE SPECIFIC IMPLEMENTATION PLAN TO THE PREVIOUS GENERAL DEVELOPMENT PLANS:

- THE POST ROAD APARTMENTS HOMES GENERAL DEVELOPMENT PLAN DATED MAY 2, 2012 AND APPROVED BY THE FITCHBURG COMMON COUNCIL ON MAY 22, 2012.
- THE POST ROAD APARTMENTS HOMES GENERAL DEVELOPMENT PLAN AMENDMENT DATED AUGUST 7, 2012 **AND APPROVED BY THE FITCHBURG COMMON COUNCIL.**

IN ADDITION, THIS DOCUMENT SHALL SERVE AS AN AMENDMENT TO THE SPECIFIC IMPLEMENTATION PLAN DATED AUGUST 7, 2012 AND APPROVED BY THE FITCHBURG COMMON COUNCIL.

THE SUBSTANTIVE & REGULATING TEXT OF THIS SPECIFIC IMPLEMENTATION DOCUMENT IS EXACTLY AS IT APPEARS IN THE GENERAL IMPLEMENTATION PLAN AMENDMENT DATED AUGUST 7, 2012. **THE DIFFERENCES BETWEEN THIS DOCUMENT AND THE SPECIFIC IMPLEMENTATION DOCUMENT DATED AUGUST 7, 2012 ARE HIGHLIGHTED IN YELLOW.**

ADDITIONAL INFORMATION SUCH AS MORE DETAILED CIVIL ENGINEERING PLANS, ARCHITECTURAL PLANS, AND LANDSCAPE PLANS ARE CONTAINED IN APPENDIX 'D' OF THIS DOCUMENT.

PROJECT TEAM:

FIDUCIARY REAL ESTATE DEVELOPMENT, INC
 789 North Water Street - Suite 200
 Milwaukee, Wisconsin 53202
 Contact: Craig Raddatz
 414.226.4535



JLA ARCHITECTS + PLANNERS
 5325 Wall Street - Suite 2700
 Madison, Wisconsin 53718
 Contact: Joseph Lee
 608.241.9500



D'ONOFRIO, KOTKE, AND ASSOCIATES, LLC
 7530 Westward Way
 Madison, Wisconsin 53717
 Contact: Bruce J Hollar
 608.833.7530



THE BRUCE COMPANY
 2830 Parmenter Street
 Middleton, Wisconsin 53562
 Contact: Rich Strohmenger
 608.836.7041

PROJECT LOCATION & GENERAL DESCRIPTION

The Post Road Apartment Homes will be a quality residential community to serve the increased demand for housing in the Fitchburg area over the next five years and beyond. It will be located on a 9.84 acre site at the future intersection of Post Road and Index Road - just east of Fish Hatchery Road. The Post Road & Index Road Extension Project - that creates this intersection - is to be constructed in 2012. This Road Extension Project will divide the Project Site into **five** separate parcels:

- Lot 1 - The 6.30 acre parcel for residential uses of this project.
- Lot 2 - The 1.75 acre parcel for residential uses of this project.
- Lot 3 - The 1.79 acre parcel for residential uses of this project.
- Outlot 1 - To be dedicated to the City of Fitchburg for Parkland.
- Outlot 2 - To be used as vacant open space & reserved for future development.

Surrounding Context

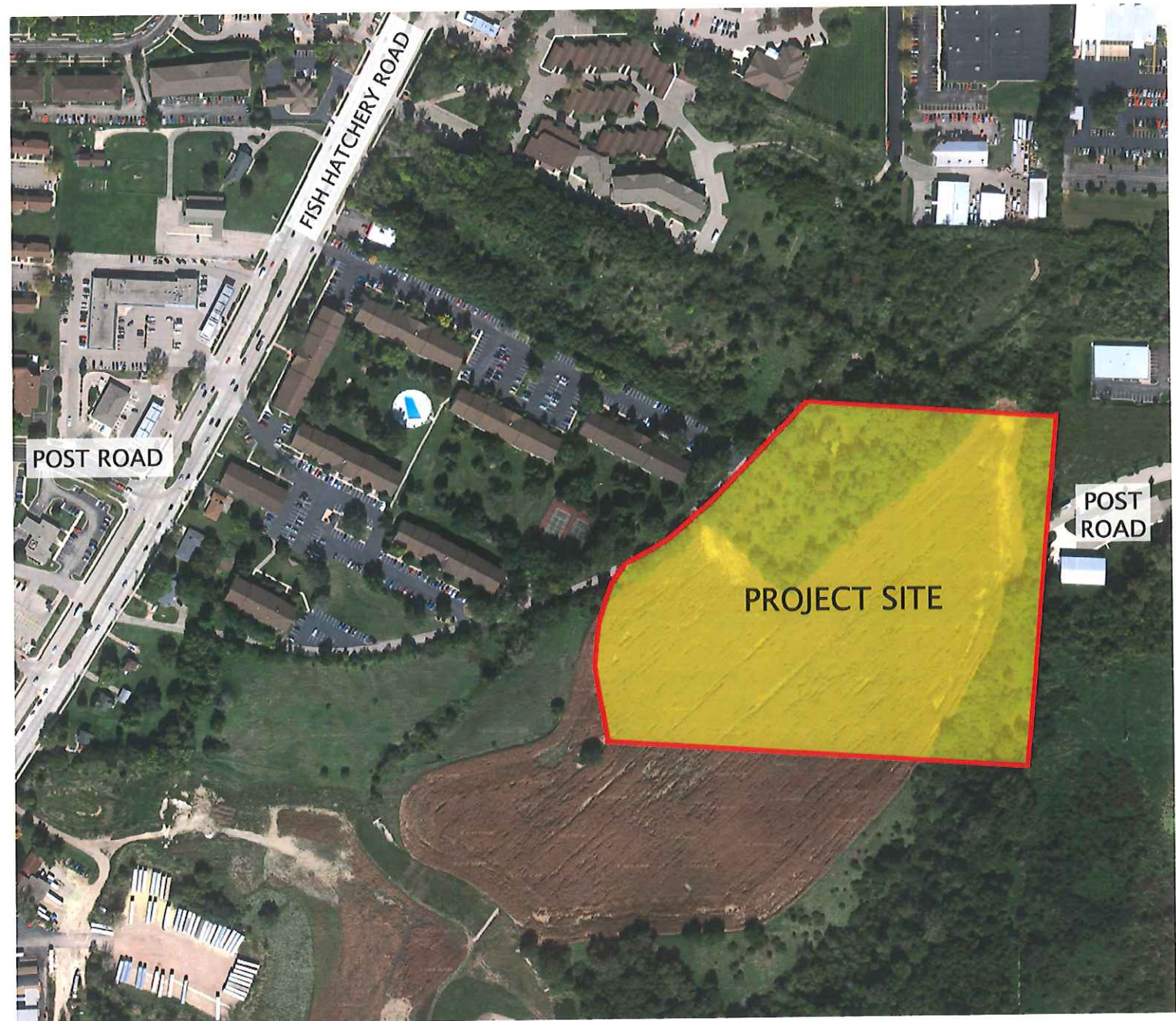
The project site is surrounded by existing residential uses to the immediate west with retail/commercial uses further west (Fish Hatchery Road corridor), light industrial uses to the east (City of Madison), undeveloped land to the immediate north with residential & light industrial uses further north, and undeveloped land - including an environmental corridor - to the south.

Existing Topography & Wetlands

The project site has considerable topographical relief - with about 40 feet of grade drop from the northwest portion of the site to the southeast portion of the site. The southeast portion of the site is the low point of the site - with a small area of wetlands that continue on to the adjacent properties.

Existing Vegetation

The northern portion of the site currently contains the majority of the site's vegetation - with various trees and considerable underbrush. The western property line also contains a tree line down to the southern property line where it widens slightly to the east - in direct relation with the location of the wetlands. There are no known landmark or heritage trees on the property.



Legal Description - Lots 1, 2, and 3

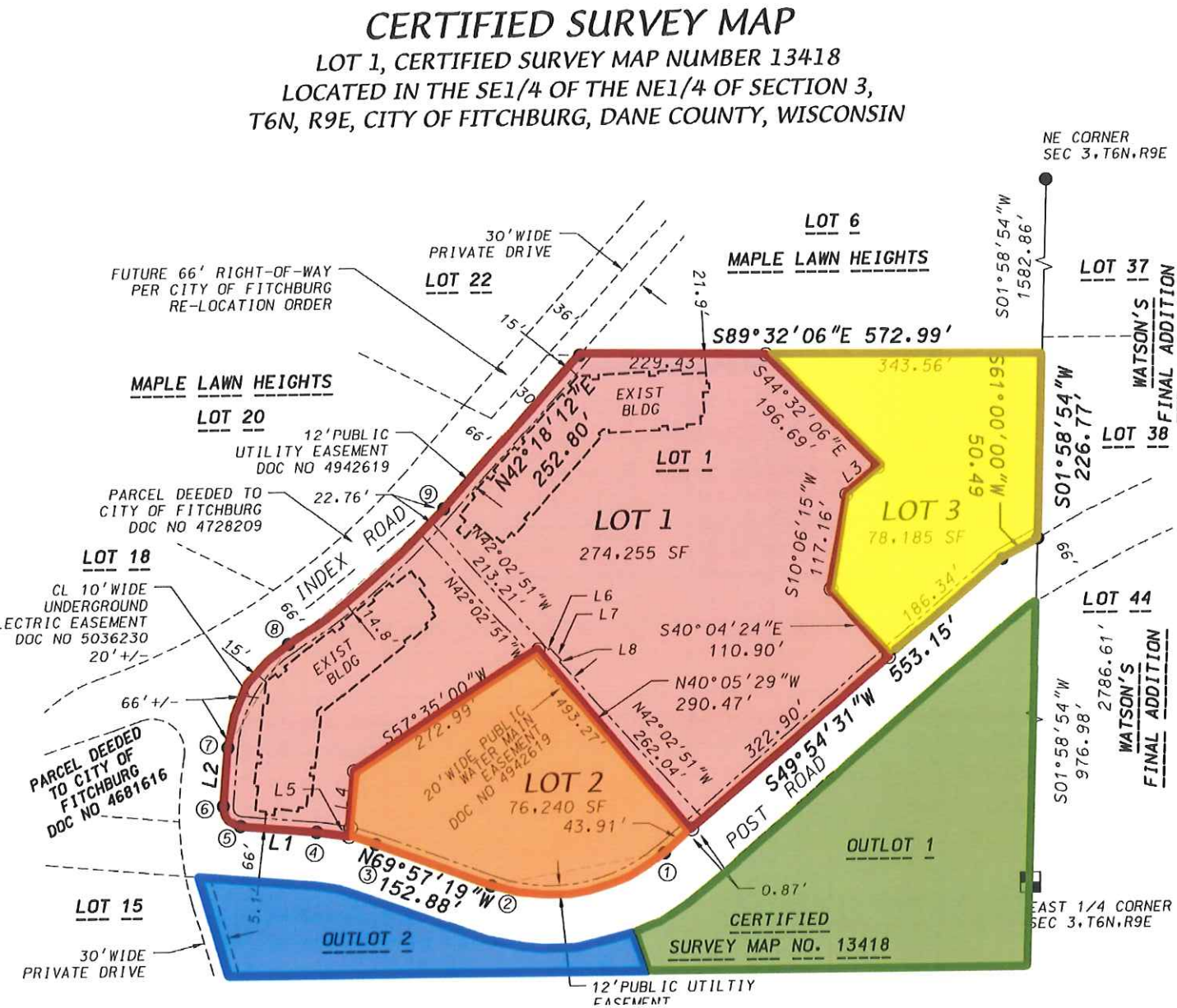
A parcel of land located in the SE1/4 of the NE1/4 of Section 3, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, to-wt: Commencing at the northeast corner of said Section 3; thence S01°58'54"W, 1582.86 feet to the point of beginning; thence continuing S01°58'54"W, 226.77 feet; thence S61°00'00"W, 50.49 feet; thence S49°54'31"W, 553.15 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 217.00 feet and a chord which bears S79°58'36"W, 217.45 feet; thence N69°57'19"W, 152.88 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 283.00 feet and a chord which bears N77°27'19"W, 73.88 feet; thence N84°57'19"W, 94.00 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 23.00 feet and a chord which bears N39°57'19"W, 32.53 feet; thence N05°02'41"E, 71.82 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 167.00 feet and a chord which bears N31°11'19"E, 147.17 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 970.36 feet and a chord which bears N49°49'04"E, 253.80 feet; thence N42°18'12"E, 252.80 feet; thence S89°32'06"E, 572.99 feet to the point of beginning. Containing 428,680 square feet (9.84 acres).

Legal Description - Outlot 1

A part of Lots 8 and 9, Maple Lawn Heights, located in the SE1/4 of the NE1/4 of Section 3, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, to-wt: Commencing at the east quarter corner of said Section 3; thence N01°58'54"E, 447.68 feet along the east line of said NE1/4 to the point of beginning; thence N89°32'06"W, 471.06 feet; thence N20°46'04"W, 49.04 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 283.00 feet and a chord which bears N59°34'13"E, 94.99 feet; thence N49°54'31"E, 546.74 feet; thence N61°00'00"E, 4.46 feet; thence S01°58'54"W, 452.32 feet along said east line of the NE1/4 to the point of beginning. Containing 117,176 square feet (2.69 acres).

Legal Description - Outlot 2

A part of Lot 9, Maple Lawn Heights, located in the SE1/4 of the NE1/4 of Section 3, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, to-wt: Commencing at the east quarter corner of said Section 3; thence N01°58'54"E, 447.68 feet along the east line of said NE1/4; thence N89°32'06"W, 471.06 feet to the point of beginning; thence continuing N89°32'06"W, 522.22 feet; thence N16°09'16"W, 91.57 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 374.48 feet and a chord which bears N13°49'22"W, 30.47 feet; thence S84°57'19"E, 141.86 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 217.00 feet and a chord which bears S77°27'19"E, 56.65 feet; thence S69°57'19"E, 152.88 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 283.00 feet and a chord which bears N89°38'18"E, 197.35 feet; thence S20°46'04"E, 49.04 feet to the point of beginning. Containing 36,136 square feet (0.83 acres).



RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

As confirmed by the City Plan Commission at their February 21, 2012 meeting, in which they expressed a "preference for the applicant to use PDD zoning for this project", this project will utilize the City's PD Planned Development District instead of the City's R-H High Density District. As this land is adjacent to, and we participated in the City's North Fish Hatchery Road Opportunity Analysis and Concept Planning Report, we feel several items from this report are applicable.

From the executive summary:

"With its location in the heart of the greater metropolitan area and Dane County, the north Fish Hatchery corridor presents many opportunities for new development, redevelopment and infill in a segment of the City that is extremely well served by existing infrastructure and services"

And the first goal of the design guidelines is:

"Improve the visual character of the north Fish Hatchery Road corridor to reflect its role as one of the major entrances to the City of Fitchburg and to encourage high quality infill and redevelopment projects in this centrally located urban corridor."

Specifically, in order to accomplish the goals of *The North Fish Hatchery Road Opportunity Analysis and Concept Planning Report* and to provide a quality high-density infill development with first class amenities, we reference the City's Ordinance with the following reasons:

- Section 22-144 – Permitted Uses (3): This section only permits up to 8 units per building without a Conditional Use Permit. With the recent change of Land Use for this parcel to High Density Residential, and the location near the Fish Hatchery Road/Post Road intersection, the goals could not be achieved with this requirement.
- Section 22-146 – Dimensional Standards (1): This sections does not allow more than two multiple family dwelling unit structures per lot.

We are proposing five multiple family dwelling unit structures on one lot. To make this an integrated, vibrant community, we must have the design flexibility afforded in the PD zoning for the drives, parking lots, and walking connections between buildings.

- Section 22-146 – Dimensional Standards (2) b: With an allowed credit of 500 square feet for each structured parking stall, this section requires a minimum of 1,500 square feet of lot area per each Studio unit, 1,700 square feet of lot area per each 1BR unit, and 1,900 square feet per each 2BR unit. Although our final unit mix is not yet determined, our current projection is 10% Studios, 30% 1BR, and 60% 2BR (an average of 1,800 square feet of lot area required per unit). This provision would limit the density of the project to approximately 238 units, which would render the project economically unfeasible. We are proposing a total of 286 units.
- Section 22-146 – Dimensional Standards (2) c: Restricts lot size to a maximum of 90,000 square feet. We are proposing one developable lot for this project with an area of 428,680 square feet.
- Section 22-146 – Dimensional Standards (4-7): These sections require minimum dimensions for front, side, and rear setbacks. To resolve grading issues on the site as well as to create a more urban public realm (i.e. - buildings placed closer to the street, etc.), more flexibility with building placement and the ability to provide setbacks that are less than those stated in 22-146 would be required.
- Section 22-146 – Dimensional Standards (8): This section restricts the maximum building height to 35 feet. We are planning 3-stories of multi-family residential use over underground parking for each building. Given the site topography and the need to work with the land, the maximum building height will be exceeded.

ECONOMIC & SOCIAL IMPACTS

We believe that this project will have positive economic & social impacts on the area.

Property Values and Tax Revenue

At total completion, it is estimated that this project would have a total value of approximately \$35,000,000. At this value, using the City's 2011 property tax rate the following tax receipts to the community could be realized annually:

State of Wisconsin:	\$6,000
Dane County:	\$100,000
City of Fitchburg:	\$260,000
Madison Metro School District:	\$327,000
Madison Area Tech. College:	\$60,000
Total Projected Annual Property Tax:	\$753,000

In addition to the value of this specific project, the surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Public Infrastructure Funding

The Post Road/Index Road Extension Project will not only allow this project to occur, but it will also allow additional improvements & development projects to occur along the corridor. These additional investments could also result in additional tax revenues. Based on the most recent Assessment Estimates (3/6/12), this project is projected to fund a total of 30% of the Post Road/Index Road Extension Project costs – nearly \$1,000,000 - which is nearly 50% more than the next-highest entity.

Impact Fees

This project should generate the following estimated Impact Fees to the City (2012 fees listed):

Park Improvement Fee	286 units x \$127 =	\$36,322
Fire Protection Fee	286 units x \$502 =	\$143,572
Water Impact Fee:	286 units x \$673 =	\$192,478
Total Projected Impact Fees:		\$372,372

Social Impacts

Although social impacts cannot be predicted or quantified, we believe that this project will also have a positive social impact on the area.

- The addition of this quality residential community should improve the perceived image of the immediate area.
- The addition of this quality residential community will help to keep existing residents in Fitchburg and bring new residents into Fitchburg.
- The addition of this quality residential community could serve as a catalyst for other uses - such as retail & commercial - to locate in the immediate area.
- The addition of this quality residential community could serve as an example for future development - creating higher standards in design & quality.
- The addition of this quality residential community will provide an additional 19.04 acres of dedicated parkland and/or open space at strategic locations around the Fitchburg area. This will help serve area's recreation & natural preservation needs as well as add to the 'quality of living' in Fitchburg.

CONSISTENCY WITH COMPREHENSIVE PLAN

This project complies with the City of Fitchburg's Comprehensive Plan. On September 27, 2011, the Fitchburg City Council unanimously approved an Amendment to the City's Comprehensive Plan to change the land-use of this area to High Density Residential (HDR) - which expects a residential density of nine or more dwelling units per acre. The primary support for this change was that it met the intent and planning concepts of the *North Fish Hatchery Road Opportunity Analysis and Concept Planning Report*.

Specifically, the following is an analysis of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan.

Land Use Goal 1:

This project preserves and enhances the natural features of the City as follows:

Objective 1: This project is consistent with the long term urban growth map and related phasing plan.

Policies: (2) This project will be served by gravity flow sanitary sewer
(3) This project is being developed in the urban growth boundary
(5) This project (growth) is consistent with the neighborhood plan

Objective 2: This project is protecting environmental resources by using high density, sustainable development and revitalization of underutilized land.

Policies: (2) We have provided a minimum 75 foot buffer zone from the delineated wetland boundary
(7) This project is not within or near identified floodplains

Land Use Goal 2:

This project is a compact urban community that is visually and functionally distinct from the rural and agricultural community.

Objective 1: This is an infill project that is a significant reinvestment in the community as a redevelopment of underutilized land in the heart of the North Fish Hatchery Road corridor.

Policies: (1) This is an infill project within the "North Fish Hatchery Road Opportunity Analysis and Concept Planning" plan.
(2) This project is located close to Fish Hatchery Road, which has mass transit – a bus shelter is located at the northeast corner of the Post Road/Fish Hatchery Road intersection.

Objective 3: This is a compact development that, when incorporated into the entire North Fish Hatchery Road corridor, will have a logical and sustainable mix of uses and building types.

Policies: (1) This project provides needed residential rental units.
(2) This project fits in well with the existing and planned infrastructure and land uses.
(3) In this high-density area, our residents will be able to utilize the existing near-by commercial uses for their day-to-day needs.

Objective 5: Utilities and infrastructure are being extended to this infill project in an efficient manner. This project is the catalyst for the Post Road/Index Road extension project.

Policies: (1) This project is within the urban growth area.
(2) This high-density project makes use of the location near busy Fish Hatchery Road (48,600 cars per day) and the expected Post Road (12, 000 cars per day).

Objective 6: This project is very close to Fish Hatchery Road which has an alternative transit mode – bus service.

Policies: (1) This project is along an existing bus route and near to the transit stop at the intersection of Post Road and Fish Hatchery Road.
(3) Sidewalks on both sides of Post Road and Index Road will connect pedestrians to our project and the transit along Fish Hatchery Road.

Objective 7: This project is within the urban service area.

Policies: (3) This project is within the urban service area.
(4) This project is contiguous with existing urban development, is adjacent to existing sanitary sewer and watermain, is easily served by police, fire, EMS, etc. and there is a high demand for new, market-rate residential rental units.

Objective 8: This project is consistent with the recently amended map – High Density Residential.

Policies: (1) PDD zoning is consistent with the High Density Residential land use designation.

Natural Resources Goal 1:

This project will protect the natural environment.

Objective 3: This project will protect natural resources

Policies: (1) This project will meet all current City stormwater control requirements.
(2) This project will meet all current City erosion control requirements.
(3) This project will meet all current Floodplain and Wetland ordinances. There is no floodplain within the project boundary,

and the wetlands will be preserved via dedication as part of the City Park (Outlot 1).

(5) This project is not developed on private septic.

(7) This project features stormwater infiltration.

Natural Resources Goal 2:

This project provides public access to unique natural areas

Objective 1: This project will dedicate sufficient land acreage for recreational purposes.

Policies: (1) An on-site neighborhood park (2.69-acres) will be dedicated. This park will have a direct connection to the Jenni & Kyle Preserve to the east. In addition, 16.55 acres will be dedicated off-site. Although final location of this off-site land has yet to be determined, the City's top priority is Moraine Edge Park North, which would be a catalyst for the assembly of this large park.

Housing Goal 1:

This project will provide a much in-demand housing choice: Market-rate rental units.

Objective 1: After engaging nationally recognized residential experts Tracy Cross and Associates of Schaumburg, IL to perform a market study of alternative uses, they proposed a first class apartment home community. The three stories over underground parking, with 52 to 60 unit buildings, feature average residences of 980 square feet and average rent of \$1,170 per month. This market study and our business experiences of 25 years owning in excess of 4,000 apartment residences have determined this will be highly demanded, bring quality residents and a benefit to the City of Fitchburg.

Policies: (1) This project is an efficient use of land in the urban service area and provides for multi-modal friendly densities.
(4) This project will meet the demand of new employees within the Fitchburg/Verona area which is experiencing a significant influx of \$45,000 to \$80,000 per year jobs.

Objective 3: This is an infill residential project within an established neighborhood.

Policies: (2) This project is in the targeted North Fish Hatchery Road corridor and also facilitates the larger City goal of building the Post Road and Index Road connections.

Housing Goal 2:

This project makes efficient use of land for housing.

Objective 1: This project is a compact neighborhood.

Policies: (1) This project is efficient to serve and this preserves rural land resources.
(2) In order to provide a variety of housing units, we will be offering studio, one-bedroom, two-bedroom, and three-bedroom units.
(3) We are preserving the wetlands and associated environmental corridor by donating those lands to the City for parkland.
(4) This infill project makes wise use of land in the current urban service area, where service provisions already occur.
(5) We are proposing higher but livable residential density, which promotes wise use of the land resource and reduces land located elsewhere required to meet housing demand. This helps to preserve agricultural and other open space land outside the urban service area.
(6) By utilizing the PDD design review process, the City will be allowed to ensure sound sustainable housing design.

Objective 2: This residential development is occurring in an area with existing infrastructure and sewer.

Policies: (1) This residential housing project is located in an area served by full urban services, including sanitary sewers and public water within convenient access to community facilities, employment centers, and to arterial highways.
(2) This project is not an unsewered subdivision

Utilities Goal 2:

Existing urban services will be extended within the urban development boundary area as part of this project.

Objective 1: This project will improve the condition of the existing sanitary sewer and water infrastructure.

Policies: (1) As part of the Index Road extension project, the existing private lift station serving several of the Valley View Apartment buildings will be replaced with gravity sanitary sewer.
(4) Our entire project will be served with gravity flow sanitary sewer.

Objective 2: This project is being developed within the existing urban service area and adjacent to existing public infrastructure.

Policies: (1) Utilities will not be extended across substantial vacant land.
(2) Water and sewer will be extended concurrently with new streets.
(3) Utilities will not be placed in wetlands or other environmentally sensitive areas.

Utilities Goal 4:

This project will allow the improvement of the City's park and open space system.

Objective 1: Additional parks will be acquired as part of this project.

Policies: (1) We have worked with the City's Park Commission to dedicate a 2.69-acre on-site park and to acquire another 16.55 acres according to their parameters.
(3) In combination with on-site and off-site dedication, we will be fulfilling the City's parkland dedication requirements.

Transportation Goal 1:

This project is part of a coordinated land use and transportation system.

Objective 1: This project is a compact, urban development that is the catalyst for the Post Road and Index Road extension projects.

Policies: (1) This project features buildings closer to the sidewalks, street trees, street lighting, lower parking ratios, structured parking, and parking behind buildings.

Objective 3: In conjunction with this project, the City has been coordinating with the City of Madison and Dane County on the roadway connections to Fish Hatchery Road (CTH D) and Post Road within the City of Madison.

Policies: (1) The City has been coordinating with Dane County Highways to ensure a coherent regional design of the Post Road/Fish Hatchery Road intersection.
(4) This project allows Post Road and Index Road to be extended and connected to the existing transportation facilities in neighboring City of Madison.

Transportation Goal 2:

In conjunction with this project, a safe and efficient transportation system will be provided for the North Fish Hatchery Road corridor.

Objective 1: In conjunction with this project, the overall safety of the transportation system in the North Fish Hatchery Road corridor will be improved.

Objective 2: In conjunction with this project, proper traffic management and travel time reliability will be improved in the North Fish Hatchery Road corridor.

Policies: (2) The pattern of streets and sidewalks in the project area will maximize the connectivity of land uses within the neighborhood and to areas outside the neighborhood.
(3) While accommodating the terrain, Post Road runs generally east-west and Index Road runs generally north-south.
(4) In conjunction with this project, the public streets will provide a continuous interconnected roadway system, which will preserve mobility and avoid travel delays.
(5) As part of the design process, we were able to provide input into the specific roadway layout that ended up being sensitive to our land use context.

Objective 3: By connecting Post Road and Index Roads with Fish Hatchery Road, the City is maximizing the use of existing transportation investments.

Policies: (1) The completion of Post Road and Index Road will allow the existing transportation facilities to be utilized much more efficiently.
(4) In addition to the sidewalks along Post Road to connect to the existing transit along Fish Hatchery Road, we will be incorporating both outdoor and indoor bicycle parking into our project.

LAND USE

When complete, this project will contain multi-family residential & recreational uses.

Lots 1, 2, and 3 Land Use

These three parcels that total 9.84 acres will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. They will have 286 residential apartment units along with their associated common amenity spaces. At the time of this Specific Implementation Plan, the mix of residential units is as follows:

- Studio Units: 10%
- 1 or 1 Bedroom+Den Units: 43%
- 2 or 3 Bedroom Units: 47%

Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 980 square feet. This mix of unit types & sizes will serve a variety of potential residents.

In addition to the residential units themselves, Lots 1, 2, and 3 will contain various common space amenities integrated within the buildings or around the site. At the time of this Specific Implementation Plan, the anticipated common amenities are:

- Pool with sundeck, outdoor fireplace, and grill/entertainment area
- Business Center
- Fitness Center
- Clubroom with Kitchenette
- Walking Paths with Dog Stations
- Other Green and/or Open Space for passive and active activities

Note:

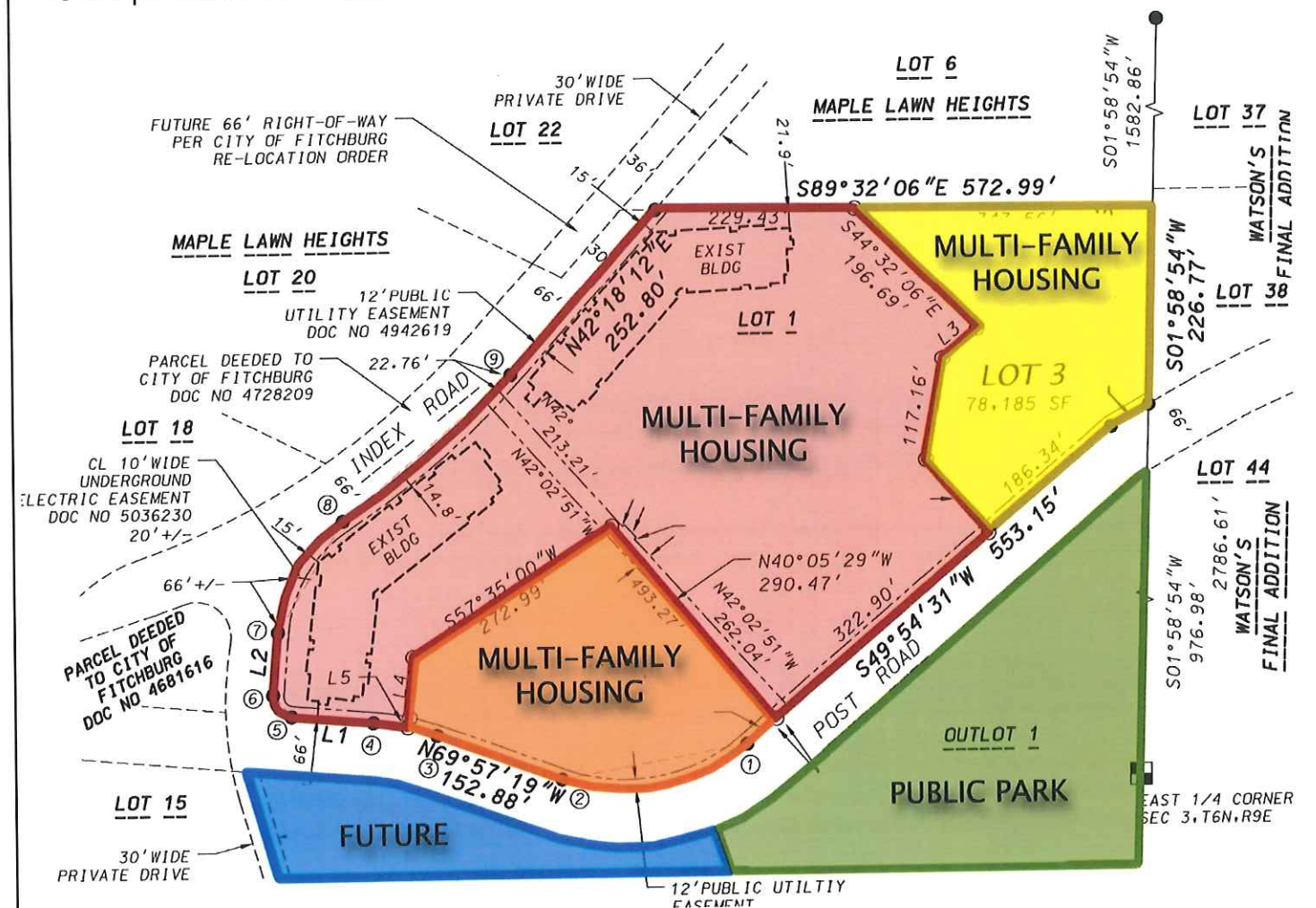
The unit mix and common space amenities will be developed as the project's design is further developed. Final unit mix and specific common space amenities are subject to change. However, the overall unit count and general unit mix will comply with this Specific Implementation Plan.

Outlot 1

As part of this project, Outlot 1 will be dedicated to the City of Fitchburg for Public Parkland as part of the required parkland dedication for this project. This 2.69 acre parcel will be designed, improved, and maintained by the City of Fitchburg.

Outlot 2

This 0.83 acre parcel will be used as topsoil stockpiling during construction of the project. After this, the parcel will be temporarily used as Vacant Open Space until such a time that the Planned Development District is amended to specify its final land use which shall be consistent with the City of Fitchburg Comprehensive Plan.



SITE DESIGN & ZONING STANDARDS

The Masterplan of **Lots 1, 2, and 3** has been thoughtfully designed to address numerous site challenges including the existing topography, storm water management, and project identity. See the following page and Appendix 'D' for the Specific Implementation Plans.

Masterplan Design Highlights:

- To work with the existing topography of the site, building pads are kept higher along Index Road, and lower along Post Road - stepping down to the south & east.
- Storm Water Management Facilities are located to allow storm water to be collected on site - allowing Outlot 1 to be dedicated & utilized as usable local parkland.
- The buildings are located & orientated to address the street edge and to help define the public realm.
- Surface parking is kept to the interior of the site to reduce its visual impact from the public streets.
- The centralized location of the storm water management pond works with the parkland across the street to help make connections between the two sites.
- Incorporating the storm water management pond as an amenity adjacent to the project's other common space amenities help give the project a distinct entry & identity.
- Pedestrian pathways not only connect the site internally, but also connect the project site with adjacent parcels.

Off Street Vehicular Parking:

The City's typical parking requirements require two parking stalls per residential dwelling unit. Based on our extensive experience in owning & managing large multi-family communities, and considering the above-mentioned unit mix, we find that this requirement would be excessive. Therefore, we are proposing a total of 1.5 parking stalls per dwelling unit - with each unit having one parking stall within the underground parking structure. We believe that providing this level of parking will be appropriate for this project, will allow the site to have less impervious area, and will minimize the visual impact of surface parking lots on the site and the surrounding areas.

Open Space & Recreational Space:

In addition to the open space located on **Lots 1, 2, and 3** to be used for active & passive recreation, our plan includes park land dedication of 2.69 acres in the southeast corner of the project (Outlot 1).

Per Section 24-2 (d)(2)c of the Land Division Ordinance, for the remaining 16.55 acres of off-site parkland dedication required, we are currently working with the Park Commission to identify parkland to acquire that would be acceptable by the Park Commission. This is detailed in a draft report entitled "*Fiduciary Parkland Dedication Parameters and Priorities*", prepared by the City's Parks, Recreation & Forestry Department and dated February 16, 2012.

The specific parkland calculations are as follows:

Required Parkland Dedication:

286 units x 2,900 square feet/unit = 829,400 s.f. or 19.04 acres

On-Site Park Dedication: 2.69 acres, less 0.20 acres wetland = 2.49 acres

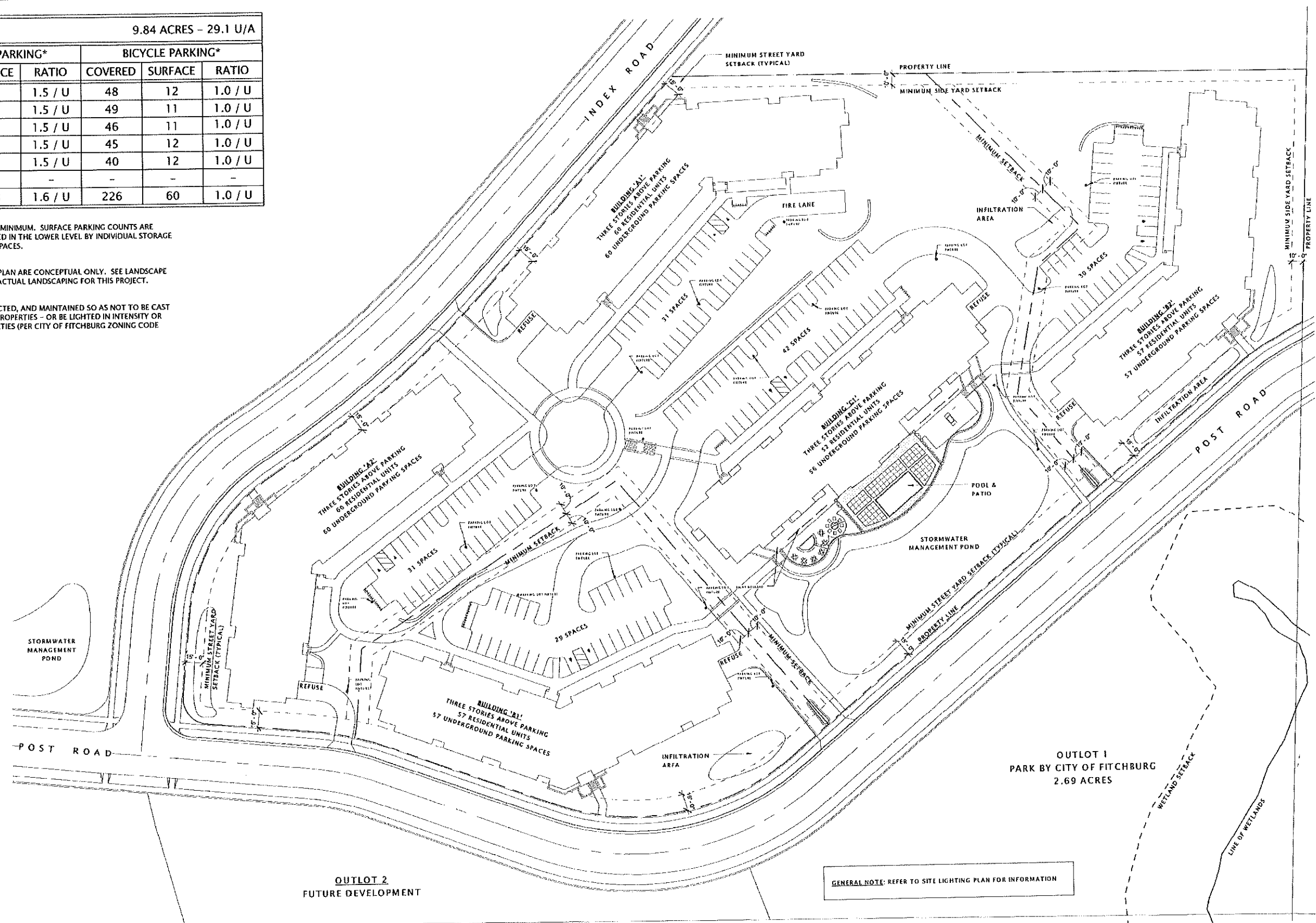
Off-Site Parkland Dedication: 19.04 ac – 2.49 ac = 16.55 acres

MASTERPLAN DATA							
9.84 ACRES - 29.1 U/A							
BUILDING		VEHICULAR PARKING*			BICYCLE PARKING*		
NAME	UNITS	COVERED	SURFACE	RATIO	COVERED	SURFACE	RATIO
A1	60	60	31	1.5 / U	48	12	1.0 / U
A2	60	60	31	1.5 / U	49	11	1.0 / U
B1	57	57	29	1.5 / U	46	11	1.0 / U
B2	57	57	30	1.5 / U	45	12	1.0 / U
C1	52	56	22	1.5 / U	40	12	1.0 / U
	CLUBHOUSE	-	20	-	-	-	-
TOTALS	286	290	163	1.6 / U	226	60	1.0 / U

*PARKING NOTES:
1) VEHICULAR & BICYCLE COVERED PARKING COUNTS ARE MINIMUM. SURFACE PARKING COUNTS ARE MAXIMUM. COVERED BICYCLE PARKING SHALL BE PROVIDED IN THE LOWER LEVEL BY INDIVIDUAL STORAGE LOCKERS OR WALL/CEILING HOOKS ABOVE AUTOMOBILE SPACES.

LANDSCAPING NOTE:
1) ALL LANDSCAPING ELEMENTS SHOWN ON THIS MASTERPLAN ARE CONCEPTUAL ONLY. SEE LANDSCAPE PLANS FOR INFORMATION AND DETAILS REGARDING THE ACTUAL LANDSCAPING FOR THIS PROJECT.

EXTERIOR SITE LIGHTING:
1) ALL EXTERIOR LIGHTING SHALL BE ESTABLISHED, DIRECTED, AND MAINTAINED SO AS NOT TO BE CAST DIRECTLY ON PUBLIC RIGHTS-OF-WAY OR NEIGHBORING PROPERTIES - OR BE LIGHTED IN INTENSITY OR COLORS SERIOUSLY DISTURBING TO NEIGHBORING PROPERTIES (PER CITY OF FITCHBURG ZONING CODE SECTION 22-607 (B)10).



Storm Water Management Overview:

The following items are highlights of the Storm Water Management Design for the project:

- Storm water management will address peak control, water quality and infiltration. Runoff from the adjacent lands to the north will be diverted to the east side of the project site where it will be routed under Post Road via a culvert.
- Peak control and water quality control from the dirty parking lots will occur within the wet detention pond which will also double as an attractive water feature for the development.
- Infiltration will be accomplished with a number of rain garden/infiltration beds located throughout the site. Each infiltration bed will be enhanced with native prairie plantings and flowers.
- All storm water management measures will meet or exceed the City of Fitchburg's ordinance requirements.
- The maintenance of all storm water management on Lots 1, 2, and 3 devices will be the responsibility of the Owner.

Landscape Design:

The City of Fitchburg has bid out and has executed the contract for the grading of our entire parcel. With this work, no existing vegetation located on Lots 1, 2, and 3 shall remain, with the sole exception of the area labeled "protect existing trees" on Sheet L10.

The new landscape design for Lots 1, 2, and 3 of this project will meet all City of Fitchburg landscape design requirements. Please see Appendix 'D' for the Specific Implementation Landscape Plans.

Planned Development Zoning Standards

Under the proposed Planned Development Zoning, Lots 1, 2, and 3 shall meet the following Zoning Standards:

- Residential Density: 33 units per acre (maximum)
- Building Height: Maximum of 4 Stories and Maximum 60 feet (to highest roof ridge)
- Street Setback: 15' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 10' (minimum)
- Rear Yard Setback: 10' (minimum)
- Building Coverage: 35% of Parcel Area (maximum)
- Floor Area Ratio: 1.00 (maximum)
- Impervious Surface Ratio: 60% of Parcel Area (maximum)
- Off-Street Parking: 1.5 Auto Spaces per Dwelling Unit (minimum)
1.0 Bike Spaces per Dwelling Unit (minimum)

Specific Implementation Plan Data

At the time of this Specific Implementation Plan, the Masterplan Data for Lots 1, 2, and 3 is as follows. The exact data (below) is subject to change slightly as the project's design is further developed. However, the final data shall meet all Specific Implementation Plan Zoning Standards (above).

SPECIFIC IMPLEMENTATION PLAN DATA - ALL LOTS								
BUILDING					PARKING			
NAME	FOOTPRINT	FLOOR AREA	UNITS		COVERED	SURFACE	TOTAL	RATIO
A1	24,000 S.F.	72,000 S.F.	60		60	31	91	1.5 PER UNIT
A2	24,000 S.F.	72,000 S.F.	60		60	31	91	1.5 PER UNIT
B1	22,300 S.F.	66,900 S.F.	57		57	29	86	1.5 PER UNIT
B2	22,300 S.F.	66,900 S.F.	57		57	30	87	1.5 PER UNIT
C1	22,750 S.F.	68,250 S.F.	52		56	42	98	1.9 PER UNIT
TOTALS	115,350 S.F.	346,050 S.F.	286		290	163	453	1.6 PER UNIT

ZONING REQUIREMENT	SIP DESIGN VALUE	CALCULATIONS	
PARCEL DENSITY	29.06 Units/Acre	286 Units /	9.84 AC. = 29.06
BUILDING COVERAGE	26.9% of Parcel	115,350 S.F. /	428,680 S.F. = 26.9%
FLOOR AREA RATIO	80.7% of Parcel	346,050 S.F. /	428,680 S.F. = 80.7%
IMPERVIOUS SURFACE RATIO	53.4% of Parcel	228,850 S.F. /	428,680 S.F. = 53.4%

SPECIFIC IMPLEMENTATION PLAN DATA - LOT 1							
BUILDING				PARKING			
NAME	FOOTPRINT	FLOOR AREA	UNITS	COVERED	SURFACE	TOTAL	RATIO
A1	24,000 S.F.	72,000 S.F.	60	60	31	91	1.5 PER UNIT
A2	24,000 S.F.	72,000 S.F.	60	60	31	91	1.5 PER UNIT
C1	22,750 S.F.	68,250 S.F.	52	56	42	98	1.9 PER UNIT
TOTALS	70,750 S.F.	212,250 S.F.	172	176	104	280	1.6 PER UNIT
ZONING REQUIREMENT		SIP DESIGN VALUE		CALCULATIONS			
PARCEL DENSITY		27.32 Units/Acre		172 Units / 6.30 AC. = 27.32			
BUILDING COVERAGE		25.8% of Parcel		70,750 S.F. / 274,255 S.F. = 25.8%			
FLOOR AREA RATIO		77.4% of Parcel		212,250 S.F. / 274,255 S.F. = 77.4%			
IMPERVIOUS SURFACE RATIO		53.2% of Parcel		145,950 S.F. / 274,255 S.F. = 53.2%			

SPECIFIC IMPLEMENTATION PLAN DATA - LOT 2							
BUILDING				PARKING			
NAME	FOOTPRINT	FLOOR AREA	UNITS	COVERED	SURFACE	TOTAL	RATIO
B1	22,300 S.F.	66,900 S.F.	57	57	29	86	1.5 PER UNIT
TOTALS	22,300 S.F.	66,900 S.F.	57	57	29	86	1.5 PER UNIT
ZONING REQUIREMENT		SIP DESIGN VALUE		CALCULATIONS			
PARCEL DENSITY		32.57 Units/Acre		57 Units / 1.75 AC. = 32.57			
BUILDING COVERAGE		29.2% of Parcel		22,300 S.F. / 76,240 S.F. = 29.2%			
FLOOR AREA RATIO		87.7% of Parcel		66,900 S.F. / 76,240 S.F. = 87.7%			
IMPERVIOUS SURFACE RATIO		58.6% of Parcel		44,700 S.F. / 76,240 S.F. = 58.6%			

SPECIFIC IMPLEMENTATION PLAN DATA - LOT 3							
BUILDING				PARKING			
NAME	FOOTPRINT	FLOOR AREA	UNITS	COVERED	SURFACE	TOTAL	RATIO
B2	22,300 S.F.	66,900 S.F.	57	57	30	87	1.5 PER UNIT
TOTALS	22,300 S.F.	66,900 S.F.	57	57	30	87	1.5 PER UNIT
ZONING REQUIREMENT		SIP DESIGN VALUE		CALCULATIONS			
PARCEL DENSITY		31.76 Units/Acre		57 Units / 1.79 AC. = 31.76			
BUILDING COVERAGE		28.5% of Parcel		22,300 S.F. / 78,185 S.F. = 28.5%			
FLOOR AREA RATIO		85.6% of Parcel		66,900 S.F. / 78,185 S.F. = 85.6%			
IMPERVIOUS SURFACE RATIO		48.9% of Parcel		38,200 S.F. / 78,185 S.F. = 48.9%			

MASTER SIGN PROGRAM

In addition to address signage which will be mounted on each respective building, the exterior signage for the project will consist of ten (10) exterior signs that total 228 square feet of signage area at project completion. During the phasing of the project, there will be twelve (12) signs used. The location and design of these signs are specifically illustrated in Appendix 'G' – Master Sign Program. In summary, they will be made up of the following:

- 1.) One (1) Off-Site Directory/Directional Sign that will be located at the corner of Fish Hatchery Road & Post Road. This sign will be 32 square feet (See sign #1 in Appendix 'G').
- 2.) Ten (10) Auxiliary Signs to provide direction to & from various parts of the site. Each of these signs will have a signage area of 12 square feet – for a total of 120 square feet of signage area. Please note that this square footage does not include the mounting posts below the sign areas (See signs #2a, 2b, 3, 4, 5, 6, 7, 9, 10, and 11 in Appendix 'G'). Also note that signs #2a and #2b are temporary and will removed by project completion.
- 3.) One (1) Monument Sign that will be mounted to the landscape wall in front of the 'C1' Building along Post Road. This sign will be 100 square feet (See sign #8 in Appendix 'G').

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

The Environmental Benefits of using Planned Development District Zoning for this project come from the greater flexibility in both density & zoning standards that is allowed under PDD Zoning than would be allowed under the City's High Density Residential Zoning.

Reduction of Sprawl

Because of PDD Zoning, more units can be developed on this site. Therefore, this development can help meet the increasing need for residential units on less land area than would be otherwise be required under the City's High Density Residential Zoning. This helps to reduce the need to develop lands in other areas of the City - including the development of lands on the fringes that contribute to urban sprawl. In addition, this infill project is close to public transit, thus reducing the overall automobile trips generated by the residents.

Less Impervious Surface Area

Because of PDD Zoning, there is greater flexibility in the amount of vehicular parking that must be provided on site. In our Development Team's experience, the parking requirements of the City's High Density Residential Zoning District are excessive for this project - and would result in more impervious surface area across the site than what our plan proposes. Utilizing PDD Zoning for this project will decrease run-off and allow additional landscaped areas.

Enhanced Public Realm

With PDD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PDD Zoning, the building setbacks can be reduced to allow the buildings to be located & orientated to address the street edge and to help define the public realm. This also provides additional land area behind the buildings - so surface parking can be kept to the interior of the site and reduce its visual impact on the public streets.

ORGANIZATIONAL STRUCTURE

This project will be professionally owned and managed by an entity controlled by Fiduciary Real Estate Development, Inc.

At Fiduciary, we have a long track-record of successful property development & management throughout Wisconsin - including Fitchburg. We take pride in our great reputation, and the relationships we have with our employees, our residents, and the communities in which we are located.

Supervision

We have the most experienced, well-trained supervisory employees.

- We have Corporate reviews for each property on a bi-monthly basis – and are updated daily on emergency maintenance issues.
- Each Regional Supervisor oversees 3 to 5 properties and visits each property at least once per week. This keeps them in touch with their properties and holds each on-site Property Manager accountable.
- Each on-site Property Manager conducts a daily staff meeting and is the key contact person for each property.
- We maintain continual maintenance personnel communication so we are on top of all existing or potential maintenance issues.
- We implement thorough bi-monthly property inspections for each property.

Training

We implement a proven training program for our employees to make sure everyone knows their role and performs their responsibilities as expected.

- We maintain a 300-page manual for property management. It is a 'living document' that is updated at semi-annual manager meetings.
- We employ onsite training by both Regional supervisor and property managers.

Applicant Screening

To help ensure that we are attracting quality residents, we obtain the following information from prospective residents:

- Criminal background checks
- Credit checks
- Recommendations/Referrals of previous landlords
- Income qualifications & verifications

Track-Record of Success

We have a long track-record of successful property development & management. The key to our long-term success of multi-family residential communities is the continual reinvestment in the properties. We continually evaluate the need to upgrade & improve our properties - to maintain them as highly desirable communities that attract quality residents. For example, in the past five years at our Valley View Apartment project in Fitchburg, we have spent \$1,400,000 on roofing, siding, pool improvements, a Wi-Fi Café, and a Fitness Center. This year we are working on upgrading individual units and common area carpets.

According to Kathy Nettesheim, Vice President of Property Management, another key to success is having excellent relationships with the communities in which we are located. We have found that the City of Fitchburg is one of the best communities that we work with – our communication is often and thorough.

PROJECT IMPLEMENTATION

The public improvements for this project will be completed with the City's Post Road and Index Road Extension Project in 2012.

The construction of the apartment buildings is anticipated to follow the following schedule (see Appendix 'E').

<u>Phase</u>	<u>Buildings</u>	<u>Year</u>	
Phase 1	'A1' & 'A2'	Year 1	(2013)
Phase 2	'C1'	Year 2	(2014)
Phase 3	'B1'	Year 2 or 3	(anticipated for 2014 or 2015)
Phase 4	'B2'	Year 3 or 4	(anticipated for 2015 or 2016)

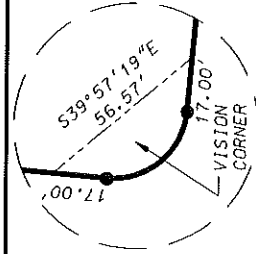
However, the residential market demand will ultimately drive the overall schedule and could speed-up or slow down the timeline for full build-out.

NEIGHBORHOOD INPUT

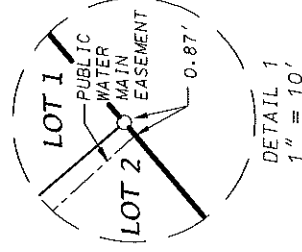
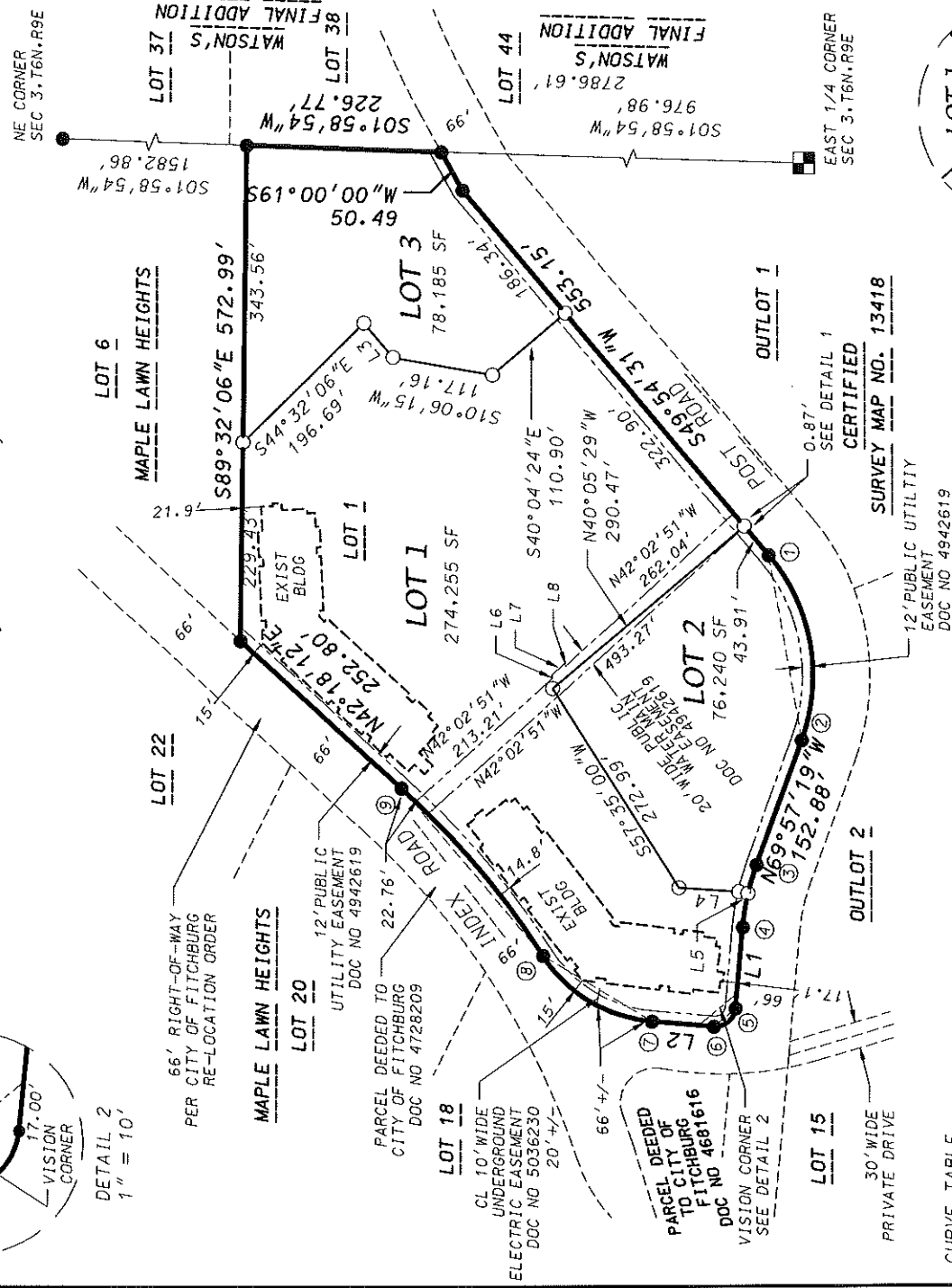
Prior to submitting the General Development Plan for Approval, we mailed out a letter and an area map (an example of each is attached in Appendix 'F') to all owners of property within 300 feet of our project. The letter invited comment, as well as attendance at a meeting held at City Hall (Community Center) on Wednesday, April 25, 2012 at 5 PM. At this meeting we had four people, representing three neighboring properties (see the meeting sign-in sheet in Appendix 'F'). We provided a brief overview of our project and answered questions. We did not receive any negative feedback.

APPENDIX 'A'
CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP
LOT 1, CERTIFIED SURVEY MAP NUMBER 13418
LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 3,
T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



DETAIL 2
1" = 10'



DETAIL 1
1" = 10'

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2		217.00	217.45	227.76	S79°58'36"W	60°08'10"	
3-4	2	283.00	73.88	74.09	N77°27'19"W	15°00'00"	
	1		34.85	34.87	N73°29'08"W	07°03'38"	
5-6		23.00	39.18	39.22	N80°59'08"W	07°56'22"	
7-8		167.00	32.53	36.13	N39°57'19"W	90°00'00"	
8-9		970.36	147.17	152.40	N31°11'19"E	52°17'16"	8-N57°19'57"E
			253.80	254.53	N49°49'04"E	15°01'44"	

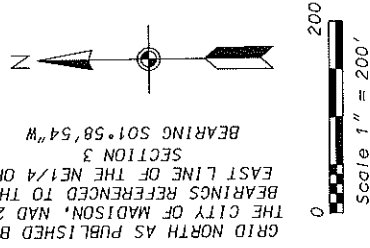
LINE TABLE

NOTE:

- L1: N84°57'19"W - 94.00'
L2: N05°02'41"E - 71.82'
L3: S49°54'45"W - 52.00'
L4: S04°19'41"W - 69.32'
L5: S10°45'10"W - 10.75'
L6: S47°57'09"W - 3.00'
L7: N42°02'51"W - 20.00'
L8: N47°57'09"E - 3.00'
1. This CSM is subject to a Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc No 4969249.
2. This CSM is subject to a Shared Access Easement and Maintenance Agreement recorded by separate documents.

LEGEND

- PLACED 3/4" X 18" IRON REBAR (WT = 1.5LB/FT)
● FOUND 3/4" IRON REBAR
■ FOUND BRASS CAP CONCRETE MONUMENT



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: DECEMBER 3, 2013
F.N.: 13-07-119
C.S.M. NO.:
DOC. NO.:
VOL. SHEET

SHEET 1 OF 4

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Registered Land Surveyor, S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Fitchburg, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Being Lot 1, Certified Survey Map No. 13418, located in the SE1/4 of the NE1/4 of Section 3, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, Containing 428.680 square feet (9.841 AC)

Dated this _____ day of _____, 20____.

Kevin J. Pape, S-2568

OWNER'S CERTIFICATE

FRED-The Vue, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

FRED-The Vue, LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Fitchburg for approval:

IN WITNESS WHEREOF, the said FRED-The Vue, LLC has caused these presents to be signed by said member, this _____ day of _____, 20____.

BY: FIDUCIARY REAL ESTATE DEVELOPMENT, INC., its MANAGER

By: _____
Brett K. Miller, PRESIDENT

STATE OF WISCONSIN)
COUNTY OF _____)S.S.

Personally came before me this _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin
My commission expires _____



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: _____ DECEMBER 3, 2013
F.N.: _____ 13-07-119
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

SHEET 2 OF 4

CERTIFIED SURVEY MAP

CONSENT OF CORPORATE MORTGAGEE

BMO Harris Bank N.A., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this map, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said BMO Harris Bank N.A. has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

BMO Harris Bank N.A.

Print name and title

STATE OF WISCONSIN)
COUNTY OF _____)S.S.

Personally came before me this _____ day of _____, 20____, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, _____ County, Wisconsin
My commission expires _____


D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: _____ DECEMBER 3, 2013
F.N.: _____ 13-07-119
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

CITY OF FITCHBURG APPROVAL

This Certified Survey Map, including any dedications shown thereon, has been duly filed with and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

Dated this _____ day of _____, 20____.

Linda Cory
Clerk, City of Fitchburg

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____ at
_____ o'clock _____.M. and recorded in Volume _____ of Certified Survey
Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: _____ DECEMBER 3, 2013
F.N.: _____ 13-07-119
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

SHEET 4 OF 4

APPENDIX 'B'
ORIGINAL BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

Lots 7, 8 and 9, Maple Lawn Heights,
City of Fitchburg, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor, S-1561, hereby certify that I have surveyed
the land described hereon and that the map hereon is a correct representation of that
survey to the best of my knowledge and belief.

Dated this _____ day of _____, 2011.

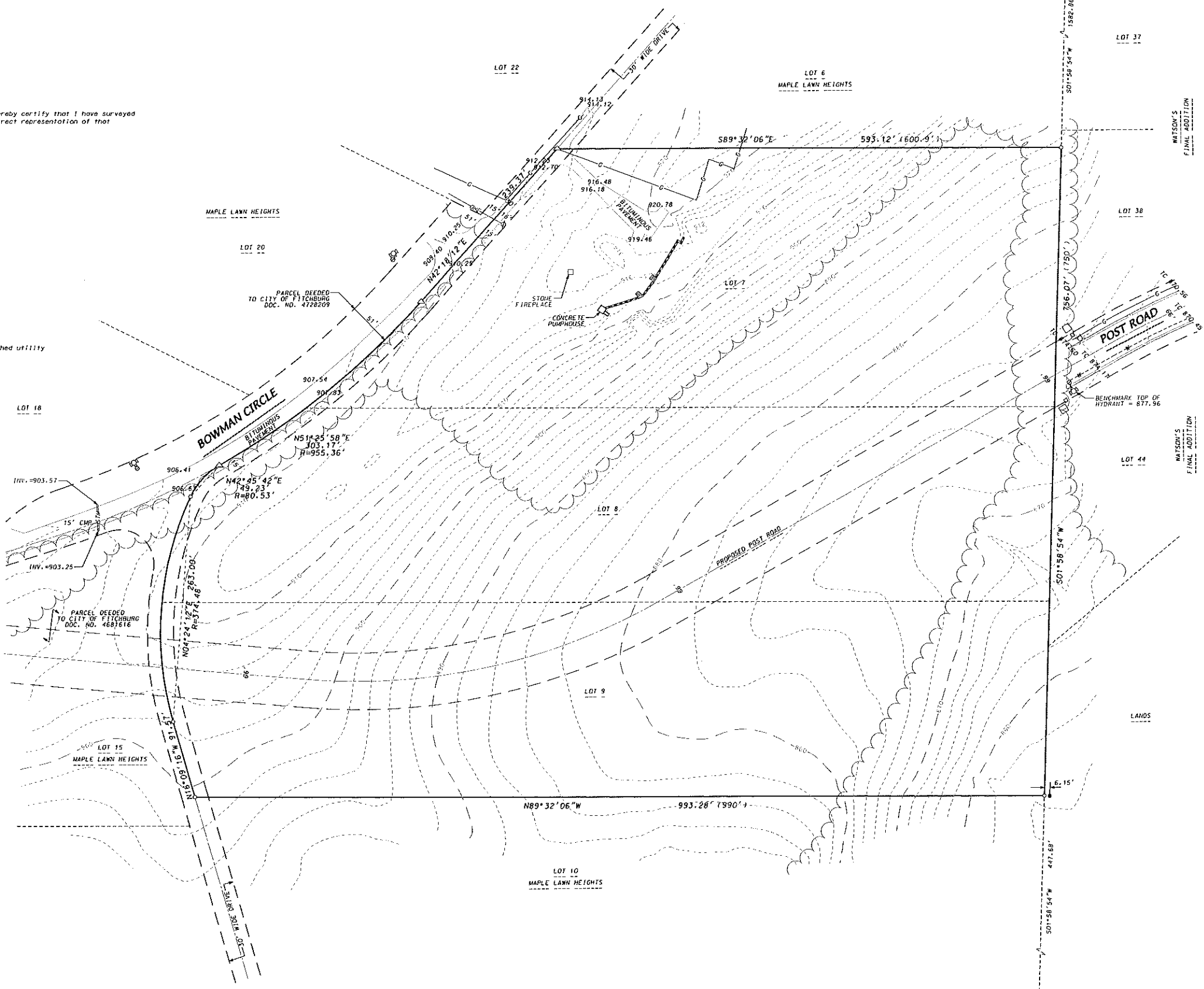
Wayne D. Barsness, Registered Land Surveyor, S-1561.

NOTES

1. Surveyed for: Fiduciary Real Estate Development
789 North Water St.
Milwaukee, WI 53202
2. Elevations based on NAVD 88 Vertical Datum.
3. Parcel Area: 677,565 S.F. (15.555 acres)
4. Utility locations based on field location and/or furnished utility
company maps.

LEGEND

- FOUND 1" IRON PIPE
- △ PLACED PK NAIL
- PLACED 3/4" SOLID ROUND IRON STAKE
- GAS LINE
- WATER MAIN
- OVERHEAD ELECTRIC
- STW STORM SEWER
- ELECTRIC TRANSFORMER
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER VALVE
- ⊙ HYDRANT
- () "RECORDED AS" INFORMATION
- CONCRETE/ROCK WALL
- CONC. CURB
- EXIST. CONTOUR
- 918.32 SPOT ELEVATION (@ DECIMAL PT.)
- TC 11.16 TOP OF CURB ELEVATION
- EDGE OF TREES



D'ONOFRIO KOTKE AND ASSOCIATES, INC.
7530 Watward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

BOUNDARY & TOPOGRAPHIC SURVEY
LOTS 7, 8 & 9 MAPLE LAWN HEIGHTS
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 3, T6N, R9E
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

GRID NORTH AS PUBLISHED BY
THE CITY OF MADISON, MAD 27
BEARINGS REFERENCED TO THE
EAST LINE OF THE NE 1/4 OF
SECTION 3
BEARING 501°58'54"W

SCALE: 1" = 60'

DATE: 06-27-11
REVISED:

DRAWN BY: RJS

FN: 11-02-113

Sheet Number:
1 of 1

APPENDIX 'C'
GENERAL IMPLEMENTATION PLAN RECORDING

**Planned Development District
General Implementation Plan zoning
for Lots 7, 8 and 9 Maple Lawn Heights**



**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
4881668**

06/19/2012 11:01 AM

**Trans. Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 3**

5520 Lacy Road
Fitchburg, WI 53711
return to: Fitchbox City Clerk

Parcel No's:
060903171071
060903172089
060903173097

Legal Description: Lots 7, 8 and 9 Maple Lawn Heights, more specifically described as:

A parcel of land located in the SE1/4 of the NE1/4 of Section 3, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, to-wit:
Commencing at the northeast corner of said Section 3; thence S01°58'54"W, 1582.86 feet to the point of beginning; thence continuing S01°58'54"W, 756.07 feet;
Thence N89°32'06"W, 993.28 feet; thence N16°09'16"W, 91.57 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 374.48 feet and a chord which bears N04°24'12"E, 263.00 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 80.53 feet and a chord which bears N42°45'42"E, 49.24 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 955.36 feet and a chord which bears N51°25'58"E, 303.17 feet; thence N42°18'12"E, 239.37 feet; thence S89°32'06"E, 593.12 feet to the point of beginning. Containing 677,565 square feet (15.56 acres).

Plan Commission
Initiated By

Thomas D. Hovel
Drafted By

5/3/2012
Date

**ORDINANCE NO. 2012-O-07
ZONING ORDINANCE AMENDMENT
GRANTING PLANNED DEVELOPMENT DISTRICT GENERAL IMPLEMENTATION PLAN for
MULTI-FAMILY PROJECT ON POST ROAD**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 3, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, B&C Investments, LLC (B&C) has submitted an application (RZ-1924-12) for a Planned Development District General Implementation Plan (PDD-GIP) zoning for what are currently known as all or parts of lots 7, 8, and 9 Maple Lawn Heights, and

WHEREAS, the proposal is described in information in a document dated May 2, 2012 and titled "The Post Road Apartment Homes, General Implementation Plan", as well as responses to staff comments in a letter and supplemental information dated May 2, 2012

WHEREAS, the Plan Commission considered the request to grant PDD-GIP zoning on May 15, 2012 and has reviewed the application according to the standards outlined in the ordinance, and has determined that the request, in conjunction with the proposed conditions, meets said criteria, and the Plan Commission has recommended approval, with conditions.

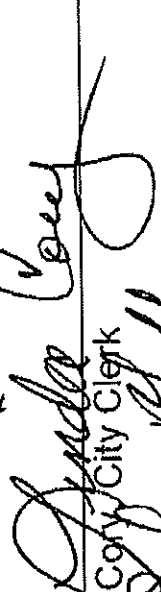
NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain that:

(A) PDD-GIP zoning is hereby approved for that portion of lots 7, 8 and 9 Maple Lawn Heights as more fully described above, as outlined in plans dated May 2, 2012, and including responses to staff comments with attached information dated May 2, 2012. The approval is subject to the following:

1. No other permit or approval is waived or deemed satisfied except for the approval herein provided.
2. This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22.92 of the zoning code, owners shall consent within 30 days of approval for the PDD-GIP zoning to take effect.
3. Applicant shall pay cost of publication to avoid a two Council meeting approval process.
4. The development of lot 1 of the proposed certified survey map (see condition 5) shall be allowed a maximum of 286 dwelling units in five buildings, with a maximum impervious surface ratio of 60%, and a minimum open space ratio of 35%. The project shall provide 286 parking stalls understructure, and 164 exterior on-site parking stalls. A project clubhouse is permitted within what is identified as building C1 on the project site plan.
5. The project is subject to a certified survey map being approved by the Common Council which will dedicate an outlot (proposed outlot 1) at 2.69 acres, and which due to wetlands of .20 acres, 2.49 acres will count toward park dedication. Remaining park dedication for the development (16.55 acres) shall occur either from off-site provision of 16.55 acres, or a fee-in-lieu of dedication in accord with the conditions of the certified survey map approval. If the CSM is not approved, this approval shall cease and be null and void.
6. Outlot 1 of the proposed CSM shall be used for municipal park facilities. Outlot 2 of the proposed CSM is allowed to be used to store topsoil, and then will remain vacant until development of land to the south occurs.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 22nd day of May, 2012.

Approved: May 24, 2012


Linda Coffey, City Clerk

Shawn Pfaff, Mayor

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 24th day of May, 2012, the
above named Linda Cory, and Shawn Pfaff to me known to be the City Clerk and Mayor
(respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument
and acknowledged the same.

Rosemary D'Amour
Notary Public, State of Wisconsin

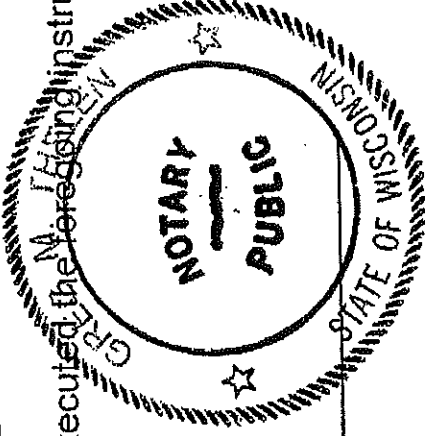
Printed Name of Notary Public Tracey L. Mergen
My Commission Expires: Dec. 2, 2013

Consent of the Property Owner

[Signature] Date: 5/29/12

Personally came before me this 29th day of MAY, 2012, the
above named BRETT K. MERCE to me known to be VICE PRESIDENT & COO of
FLORISSANT RISE ESTATE DEVELOPMENT, INC.
the sole member of BLC ESTATES, LLC, and the person who executed the foregoing instrument
and acknowledged the same. LLC

[Signature]
Notary Public, State of Wisconsin



Printed Name of Notary Public Brett K. Mergen
My Commission Expires: 03/17/13

Consent of Mortgage Holder:

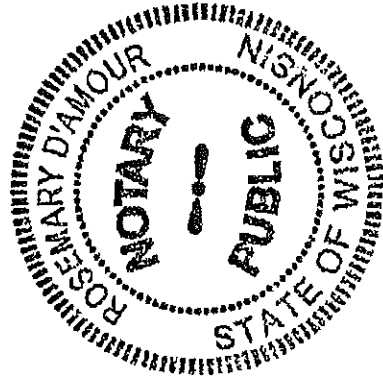
Tracy Mergen Date: 6/1/12
Mortgage Holder

Personally came before me this 1st day of June, 2012, the above named
TRACY MERGEN to me known to be the VICE PRESIDENT

of ANOTHERBANK and the person who executed the foregoing instrument
and acknowledged the same.

Rosemary D'Amour
Notary Public, State of Wisconsin

Printed Name of Notary Public ROSEMARY D'AMOUR
My Commission Expires: 12/2/12



APPENDIX 'D'
SPECIFIC IMPLEMENTATION PLANS

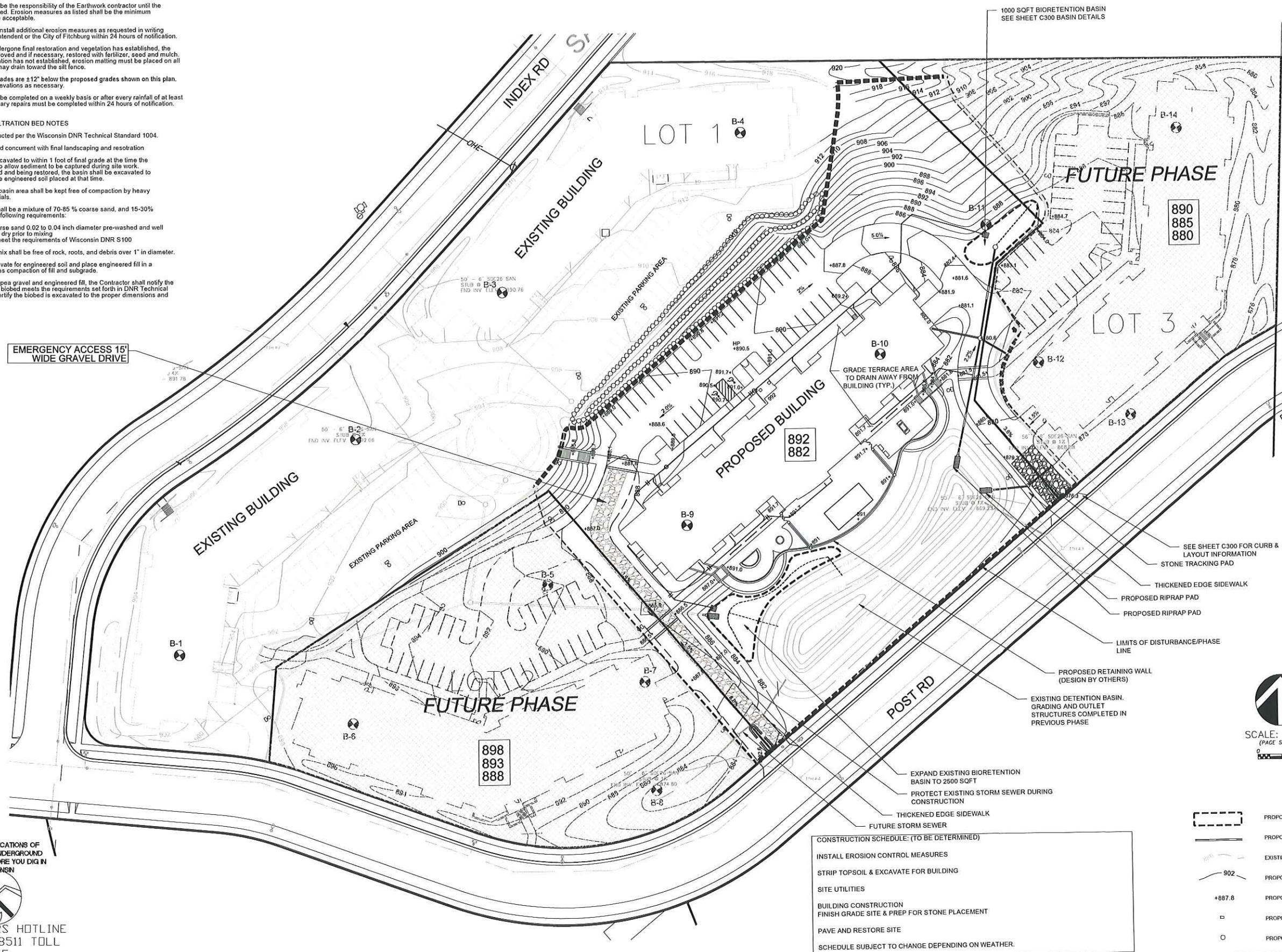
SITE GRADING AND EROSION CONTROL NOTES

- 1) All site grading and erosion control shall conform with the City of Fitchburg Erosion Control Ordinance, Chapter 30 and any addendums issued prior to the contract bid date.
- 2) Stone tracking pads and silt fence shall be installed at the start of site grading and maintained until the site has been stabilized. All inlets on Post Rd and Index Rd that are adjacent to the work area shall receive Type D inlet filter bags prior to site disturbance and maintained throughout construction.
- 3) Disturbed areas within the City ROW shall be restored with seed, fertilizer and mulch in accordance with the City specifications. All disturbed areas on site shall be restored in accordance with the approved landscape plan. Any disturbed slopes 4:1 or steeper shall be restored with Class 1, Type A erosion matting within 48 hrs of final topsoil placement on the banks. Erosion matting to extend 1-foot below permanent water elevation in the detention pond.
- 4) Erosion control shall be the responsibility of the Earthwork contractor until the site has been stabilized. Erosion measures as listed shall be the minimum measures that will be acceptable.
- 5) The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Fitchburg within 24 hours of notification.
- 6) Once the site has undergone final restoration and vegetation has established, the silt fence shall be removed and if necessary, restored with fertilizer, seed and mulch. Alternatively, if vegetation has not established, erosion matting must be placed on all disturbed areas that may drain toward the silt fence.
- 7) Existing parking lot grades are $\pm 12"$ below the proposed grades shown on this plan. Contractor to verify elevations as necessary.
- 8) Site inspections shall be completed on a weekly basis or after every rainfall of at least 0.5 inches. All necessary repairs must be completed within 24 hours of notification.

BIORETENTION & INFILTRATION BED NOTES

- A) Beds shall be constructed per the Wisconsin DNR Technical Standard 1004.
- B) Beds shall be installed concurrent with final landscaping and restoration.
- C) Each bed shall be excavated to within 1 foot of final grade at the time the site is rough graded to allow sediment to be captured during site work. Once the site is paved and being restored, the basin shall be excavated to finished grade and the engineered soil placed at that time.
- D) During construction, basin area shall be kept free of compaction by heavy equipment and materials.
- E) The engineered fill shall be a mixture of 70-85 % coarse sand, and 15-30% compost meeting the following requirements:
Sand - USDA coarse sand 0.02 to 0.04 inch diameter pre-washed and well drained or dry prior to mixing
Compost - shall meet the requirements of Wisconsin DNR S100
- F) The engineered soil mix shall be free of rock, roots, and debris over 1" in diameter.
- G) Contractor shall excavate for engineered soil and place engineered fill in a manner that minimizes compaction of fill and subgrade.
- H) Prior to placement of pea gravel and engineered fill, the Contractor shall notify the Engineer to verify the biobed meets the requirements set forth in DNR Technical Standard 1004 and certify the biobed is excavated to the proper dimensions and constructed per plan.

892 — FIRST FLOOR ELEVATION
882 — LOWER LEVEL ELEVATION



JLA
ARCHITECTS & PLANNERS

JOSEPH LEE + ASSOCIATES
5223 WEST STREET, SUITE 2200
MADISON, WISCONSIN 53718
608.241.6500

JLA PROJECT NUMBER: 11-0601



FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

POST ROAD APARTMENTS BUILDING 'C1'



SCALE: 1" = 40'
(PAGE SIZE: 24x36)

- PROPOSED BIORETENTION AREA
- PROPOSED STORM SEWER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED INLET BOX
- PROPOSED CATCH BASIN

DATE OF ISSUANCE November 19, 2013

Revision Schedule

Mark Date

SHEET TITLE

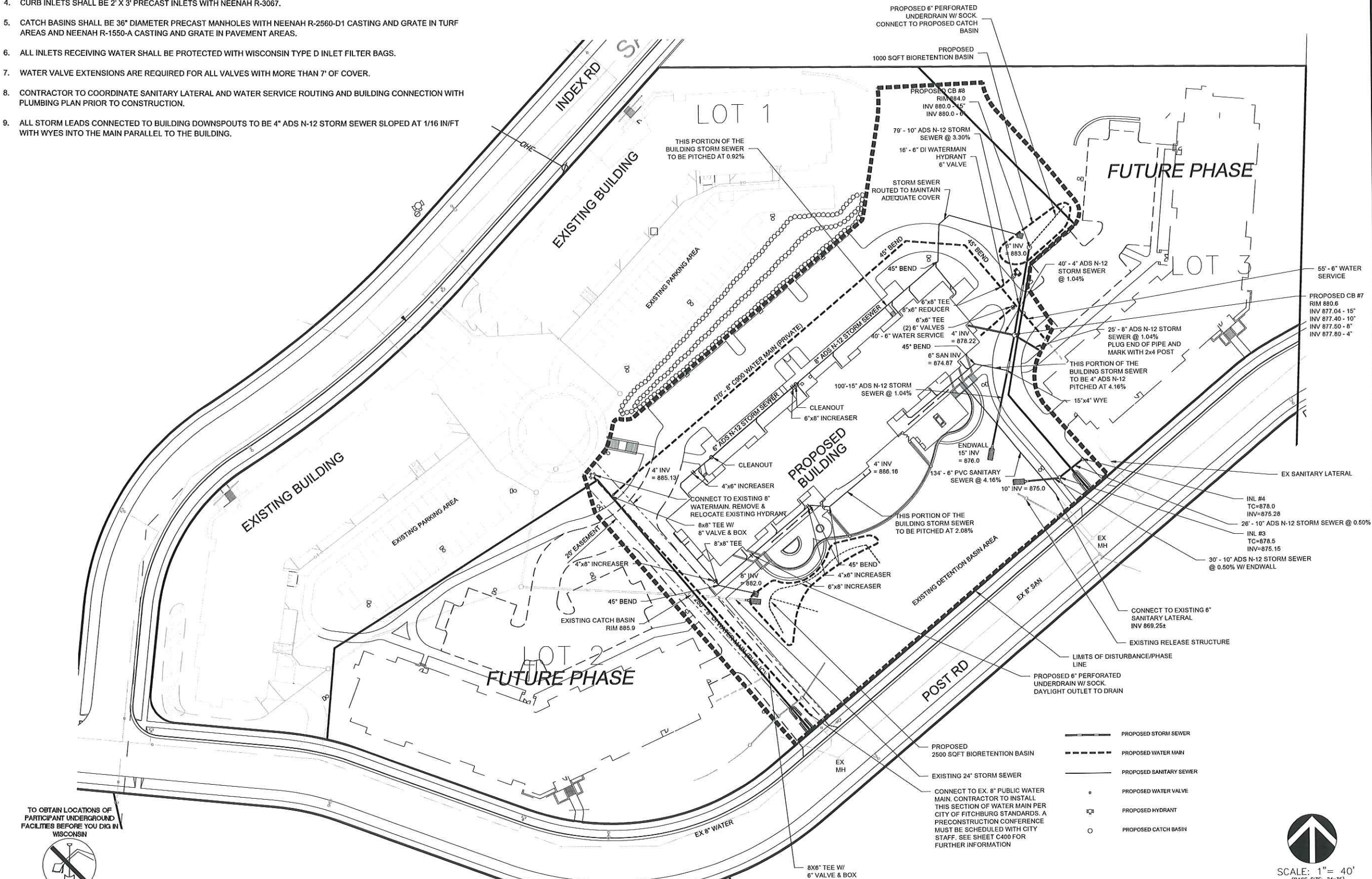
SITE GRADING PLAN

SHEET NUMBER

C100

NOTES

1. ALL STORM SEWER AND SANITARY SEWER SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION, INCLUDING ALL ADDENDUMS.
2. WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF FITCHBURG AND DNR STANDARDS.
3. WATER MAIN SHALL HAVE A MINIMUM 6.5' OF BURY TO TOP OF PIPE.
4. CURB INLETS SHALL BE 2' X 3' PRECAST INLETS WITH NEENAH R-3067.
5. CATCH BASINS SHALL BE 36" DIAMETER PRECAST MANHOLES WITH NEENAH R-2560-D1 CASTING AND GRATE IN TURF AREAS AND NEENAH R-1550-A CASTING AND GRATE IN PAVEMENT AREAS.
6. ALL INLETS RECEIVING WATER SHALL BE PROTECTED WITH WISCONSIN TYPE D INLET FILTER BAGS.
7. WATER VALVE EXTENSIONS ARE REQUIRED FOR ALL VALVES WITH MORE THAN 7' OF COVER.
8. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION.
9. ALL STORM LEADS CONNECTED TO BUILDING DOWNSPOUTS TO BE 4" ADS N-12 STORM SEWER SLOPED AT 1/16 IN/FT WITH WYES INTO THE MAIN PARALLEL TO THE BUILDING.



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL
FREE

JLA
ARCHITECTURAL PLANNERS

JOSEPH LEE + ASSOCIATES
525 WEST WISCONSIN AVENUE, SUITE 2100
MADISON, WISCONSIN 53718
608.241.2500

JLA PROJECT NUMBER: 11-0601

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY REAL
ESTATE
DEVELOPMENT, INC.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

POST ROAD
APARTMENTS
BUILDING 'C1'

DATE OF ISSUANCE November 19, 2013

Revision Schedule

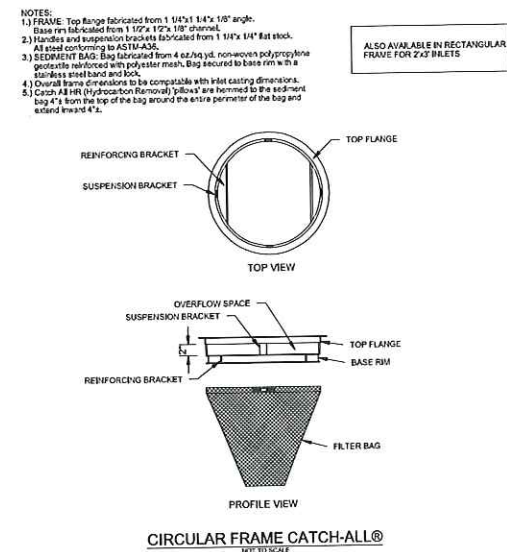
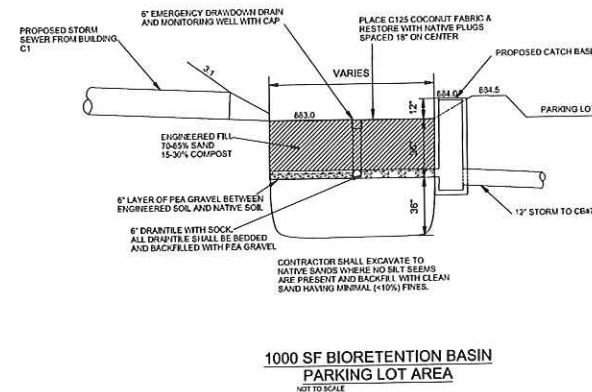
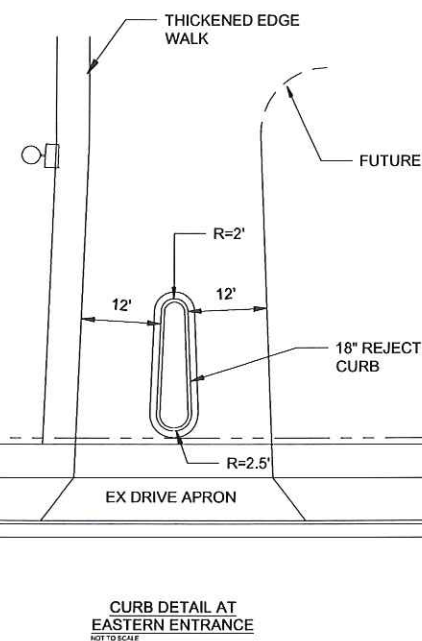
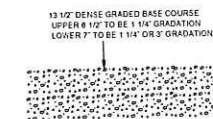
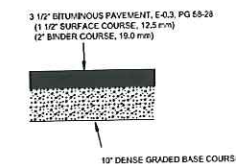
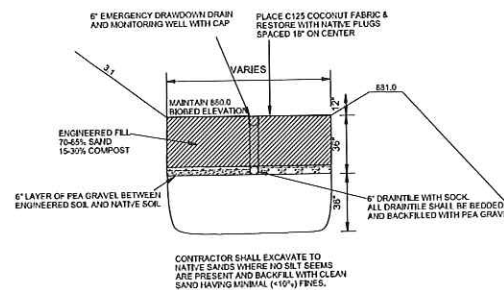
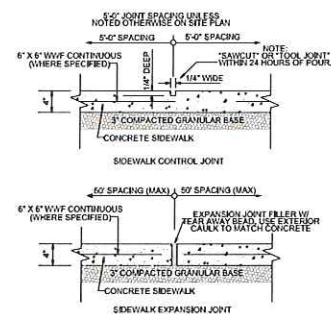
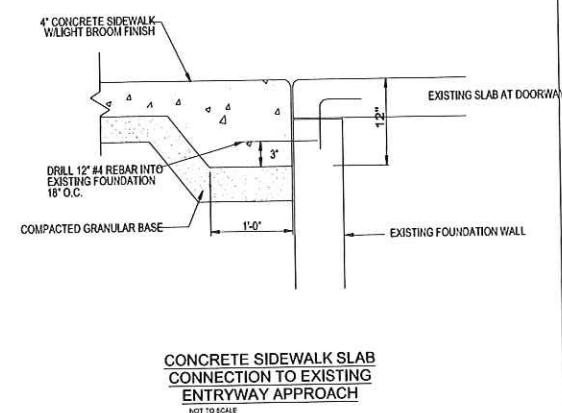
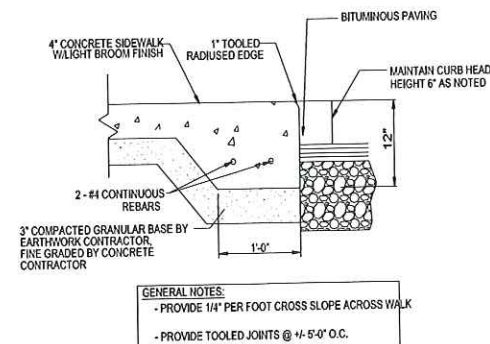
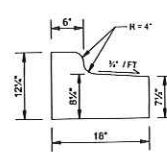
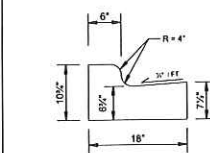
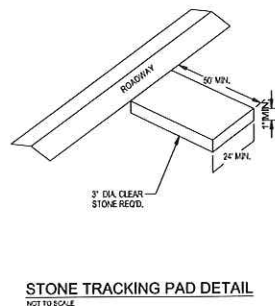
Mark	Date

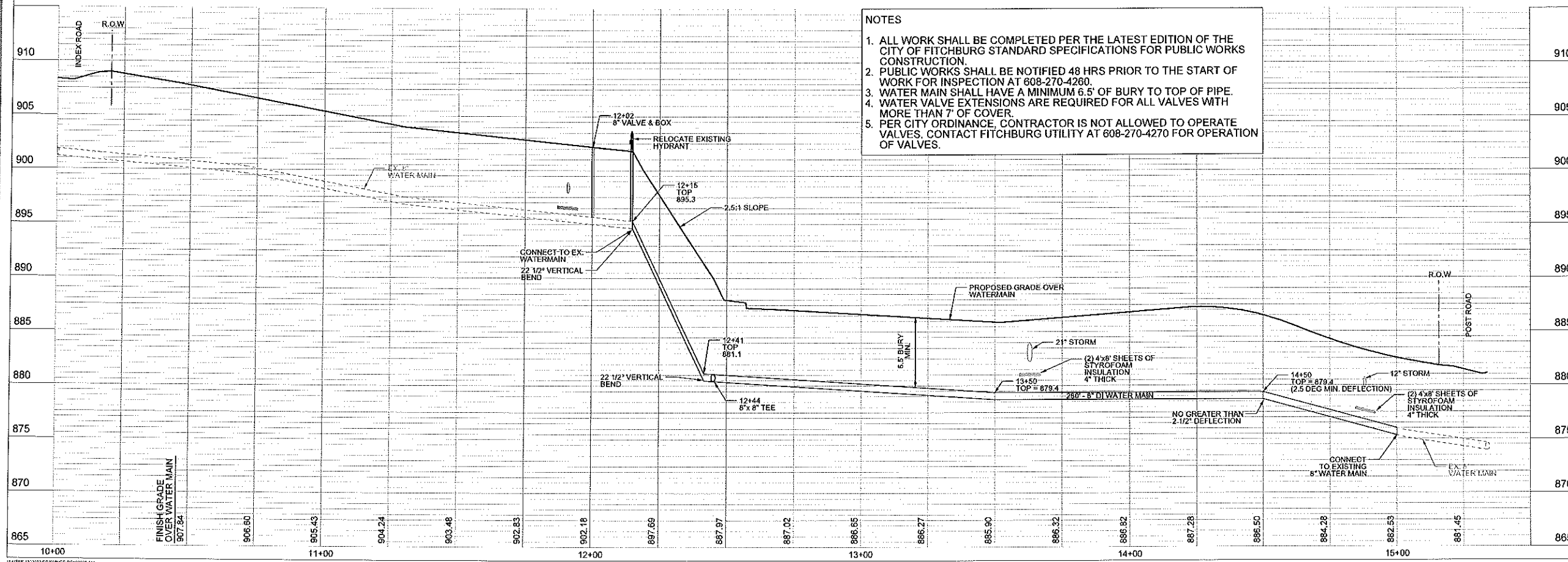
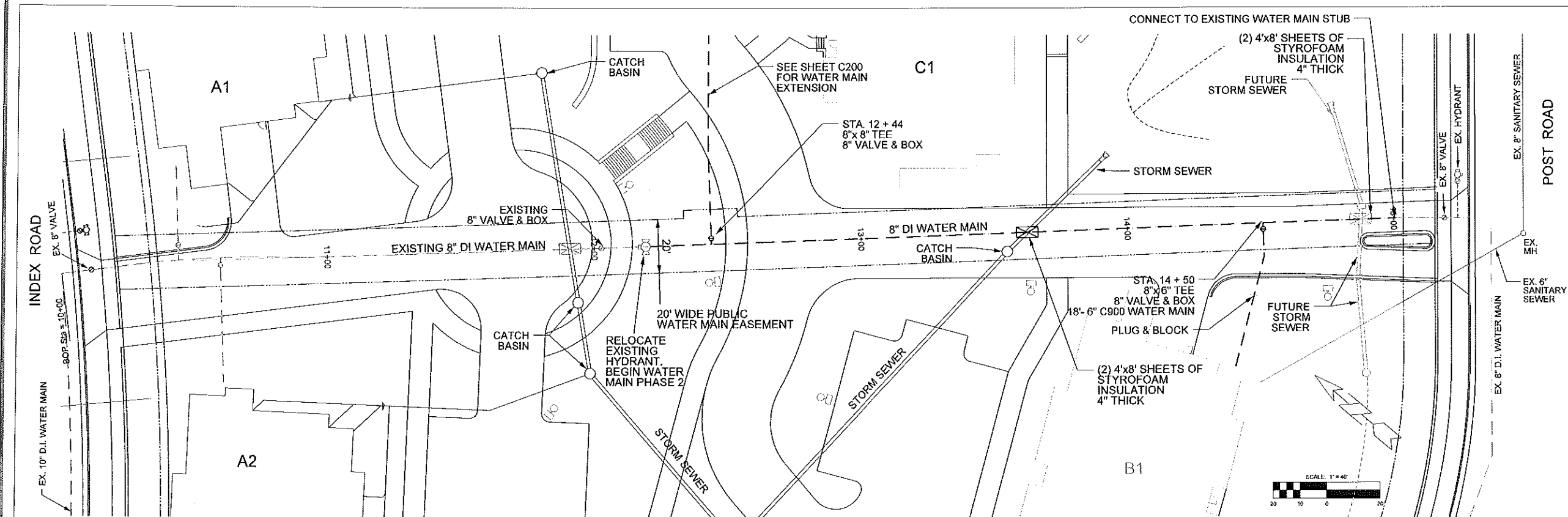
SHEET TITLE

SITE UTILITY PLAN

SHEET NUMBER

C200





JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

THE VUE
AT
PINNACLE PARK

DATE OF ISSUANCE November 19, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

WATER MAIN
LOOP

SHEET NUMBER

C400

Quantity	Code	Name	Scientific Name	Pricing Size
8	ABH	Autumn Balm	<i>Autumn Balm</i>	2" B&B
10	ABS	Autumn Bell Strawberry	<i>Autumn Bell Strawberry</i>	6" B&B
1	CCF	Cherry Cakes	<i>Cherry Cakes</i>	2" B&B
6	GLB	Grapevine Gumbo	<i>Grapevine Gumbo</i>	2" B&B
6	NHE	New Horizons Elm	<i>New Horizons Elm</i>	2" B&B
13	RAC	Royal Raintree	<i>Royal Raintree</i>	2" B&B
4	SHL	Shiny Horned	<i>Shiny Horned</i>	2" B&B
8	SSC	Spring Snow	<i>Spring Snow</i>	2" B&B
6	SWG	White Willow	<i>White Willow</i>	2" B&B
2	TCH	Tree Cock	<i>Tree Cock</i>	2" B&B
8	TCH	Tree Cock	<i>Tree Cock</i>	2" B&B
10	WBC	Whispering Birch	<i>Whispering Birch</i>	8" B&B

Quantity	Code Name	Scientific Name	Phytol Site
9	BHS	Black Hills Spruce	5' BAS
8	BGS	Blue Colorado Spruce	5' BAS
16	EWV	Eastern White Pine	5' BAS
6	GCS	Green Colorado Spruce	5' BAS
39	BJJ	Ice Blue Juniper	HS CONT.
88	TY	Taunton Yew	18' BAS
62	WGA	Woodward Globe Arborvitae	HS CONT.

Quarry	Code Name	Scientific Name	Planting Size
70	PLW	Purpleleaf Wintercreeper	#1 CONT.

Quantity	Code Name	Scientific Name	Phrasing Style
43	BMAY	Blue Muffin And Viburnum	#1 CONT.
39	DKR	Double Knock Out Rose	#1 CONT.
23	DMH	Dwarf Bush-honeyuckle	#1 CONT.
51	GFS	Goldflame Spines	#1 CONT.
8	GFS	Goldflame Spines	#2 CONT.
42	GVB	Green Values Rosewood	#1 CONT.
19	GLS	Goodbye Fragrant Snow	#1 CONT.
19	GLT	Good-Sill Japanese Tree Lilac (b)	#2 CONT.
39	LHDS	Little Harry Dog Fescuepine	#1 CONT.
95	NBS	Nova Bush Spines	#1 CONT.
8	PLST	Pinkish Lilac (end)	1 1/4" BAR
46	SVNH	Summer Wind Neriolum	#1 CONT.
74	TBS	Tier-Bercham Spines	#2 CONT.

GENERAL NOTES

A) Areas labeled "Red B Brown Colored Wood Mulch" and Bio Retention areas to receive a mixture of recycled wood mulch colored brown and 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) "Spade Edge" to be a 3" deep trench spade cut by hand or mechanical bed edger.

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

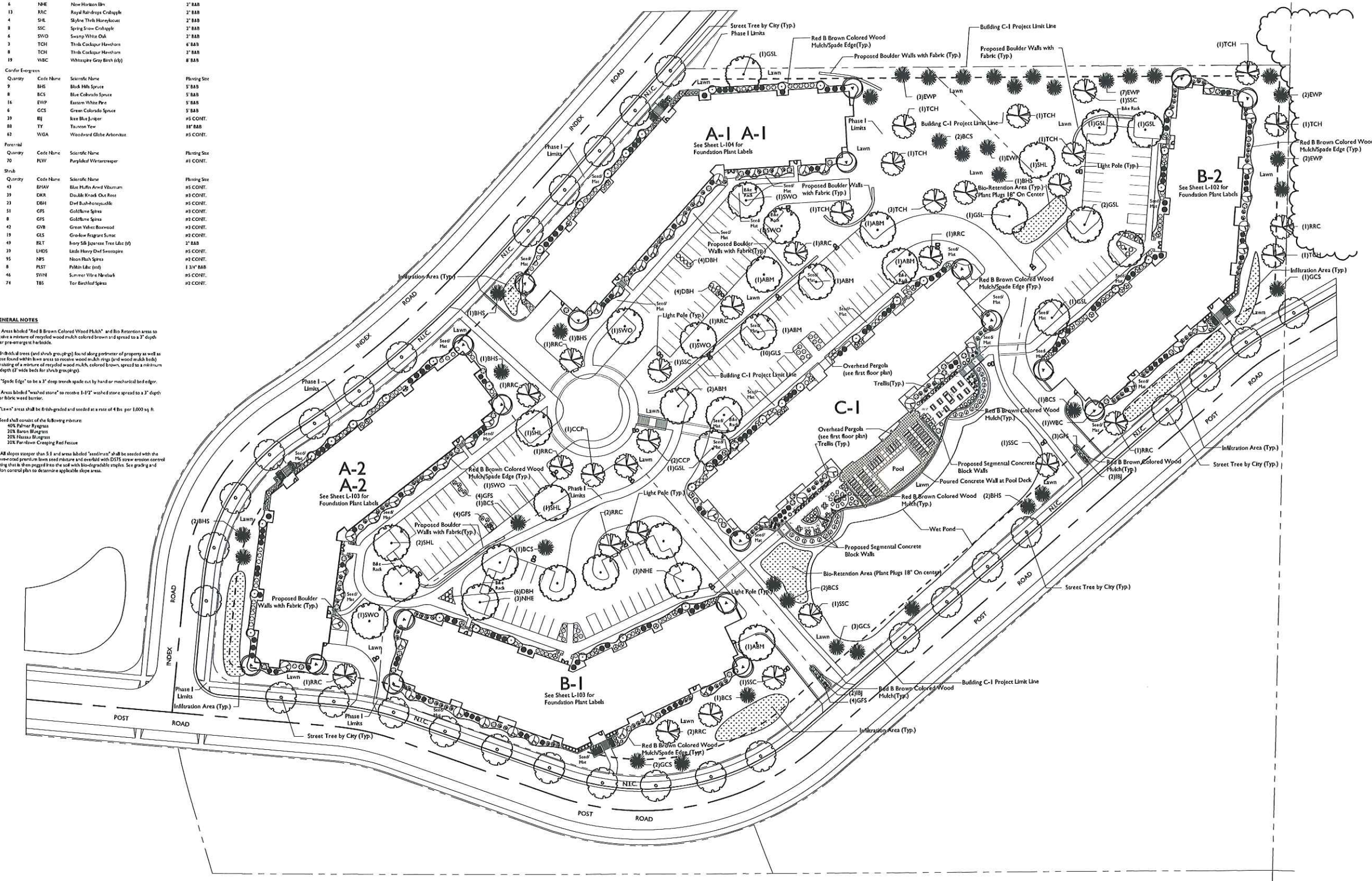
f) "Lawn" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Seed shall consist of the following mixture:

40% Palmer Ryegrass
20% Baron Bluegrass
20% Mexican Bluegrass

20% Pennsawn Creeping Red Fescue

G) All slopes steeper than 5:1 and areas labeled "seed/matt" shall be seeded with the above-noted premium lawn seed mixture and overlaid with D575 straw erosion controlling matting that is then pegged into the soil with bio-degradable staples. See grading and erosion control plan to determine applicable slope areas.



ILA PROJECT NUMBER



Fiduciary

REAL ESTATE DEVELOPMENT, INC.

**FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.**

LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS

2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330

TEL (608) 836-7041
FAX (608) 831-6266

THE VUE AT PINNACLE PARK

SIP Submittal

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE		August 7, 2012
Revision Schedule		
Mark	Description	Date
	Revised	12/12/11
	Bid Document Set	01/02/12
	State of WI	03/27/12
	Plan Review Set	04/17/12
	Construction Set	11/16/12
	SIP Submittal	

SHEET TITLE

Landscape Plan

SHEET NUMBER

L-101



664.5 14-10/ 91

PAGE SIZE 24X36

Building C-1 Plant Material List

Quantity	Code Name	Scientific Name	Planting Size
4	ABM	Autumn Blaze Maple	2" B&B
9	ABS	Autumn Brill Sconceberry	6" B&B
2	CCP	Chardonnay Callery Pear	2" B&B
2	GSL	Greenspire Umbellifer Umbellifer	2" B&B
1	RRC	Royal Raindrops Crabapple	2" B&B
1	SHL	Skyline Thru Honeylocust	2" B&B
2	SSC	Spring Snow Crabapple	2" B&B
3	TCH	Thick Cockspur Hawthorn	2" B&B
3	WBC	Whitespire Gray Birch (dp)	8" B&B

Quantity	Code Name	Scientific Name	Planting Size
3	BHS	Black Hills Spruce	5" B&B
4	BCS	Blue Colorado Spruce	5" B&B
4	EWV	Eastern White Pine	5" B&B
3	GCS	Green Colorado Spruce	5" B&B
13	IBJ	Ice Blue Juniper	#5 CONT.
20	TY	Taunton Yew	18" B&B
10	WGA	Woodward Globe Arborvitae	#5 CONT.

Quantity	Code Name	Scientific Name	Planting Size
34	GBD	Golfing Barons Dryfly	#1 CONT.
12	JC	Jackman Clematis	#1 CONT.

Quantity	Code Name	Scientific Name	Planting Size
11	BMAV	Blue Muffs Anem Viburum	#5 CONT.
29	DKR	Double Knock Out Rose	#3 CONT.
29	GFS	Goldflame Spirea	#3 CONT.
10	GLS	Grow-Long Fragrant Sunac	#2 CONT.
7	ISLT	Ivory Silk Japanese Tree Lilac (d)	2" B&B
18	LHDS	Lilac Honey Duff Sweetcypre	#5 CONT.
19	NFS	Neon Flash Spirea	#2 CONT.
1	PLST	Pinkish Lilac (sd)	1 3/4" B&B
12	SWN	Summer Wine Nishark	#5 CONT.
4	TBS	Tor Birdleaf Spirea	#2 CONT.

INFILTRATION AREA AND BIO-RETENTION AREA PLANT LIST

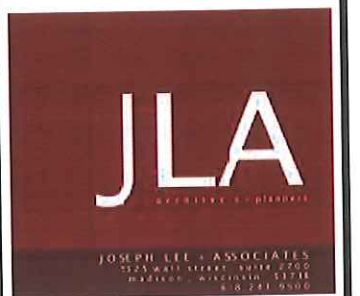
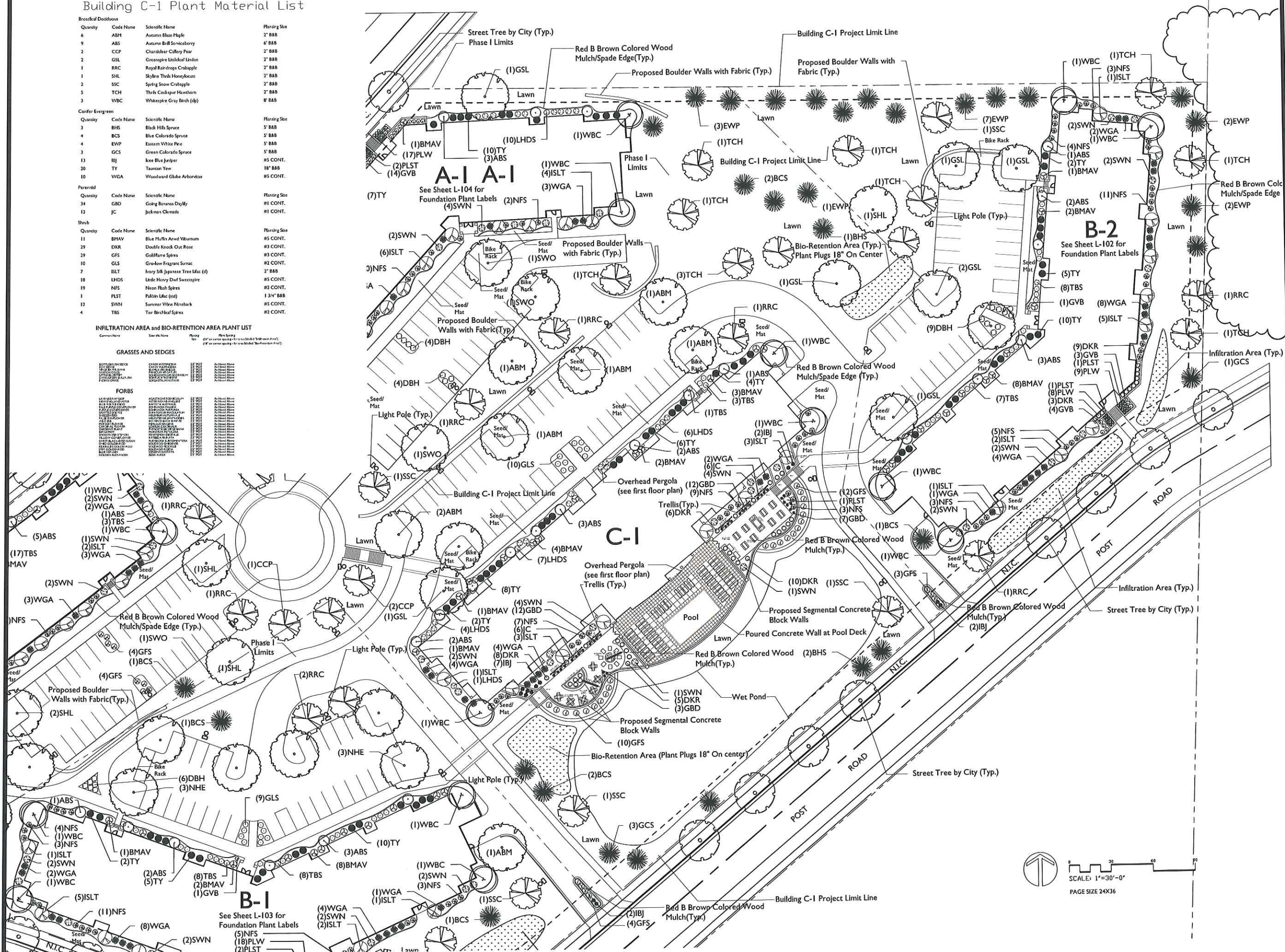
Common Name Scientific Name Planting Size Planting Notes (If no common name is listed, use the scientific name.) (If no common name is listed, use the scientific name.)

GRASSES AND SEDGES

Common Name	Scientific Name	Planting Size	Planting Notes
Blue Fescue	Festuca ovina	1" B&B	As noted above
Bluegrass	Poa annua	1" B&B	As noted above
Bluegrass	Poa annua	1" B&B	As noted above
Bluegrass	Poa annua	1" B&B	As noted above
Bluegrass	Poa annua	1" B&B	As noted above

FORBS

Common Name	Scientific Name	Planting Size	Planting Notes
Blue Fescue	Festuca ovina	1" B&B	As noted above
Bluegrass	Poa annua	1" B&B	As noted above
Bluegrass	Poa annua	1" B&B	As noted above
Bluegrass	Poa annua	1" B&B	As noted above
Bluegrass	Poa annua	1" B&B	As noted above



JLA PROJECT NUMBER:



**FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.**

the bruce company
OF ARCHITECTS
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARKWAY STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

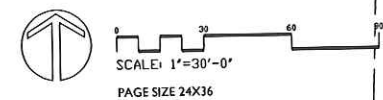
**THE VUE AT
PINNACLE PARK-
BUILDINGS C1,B2**

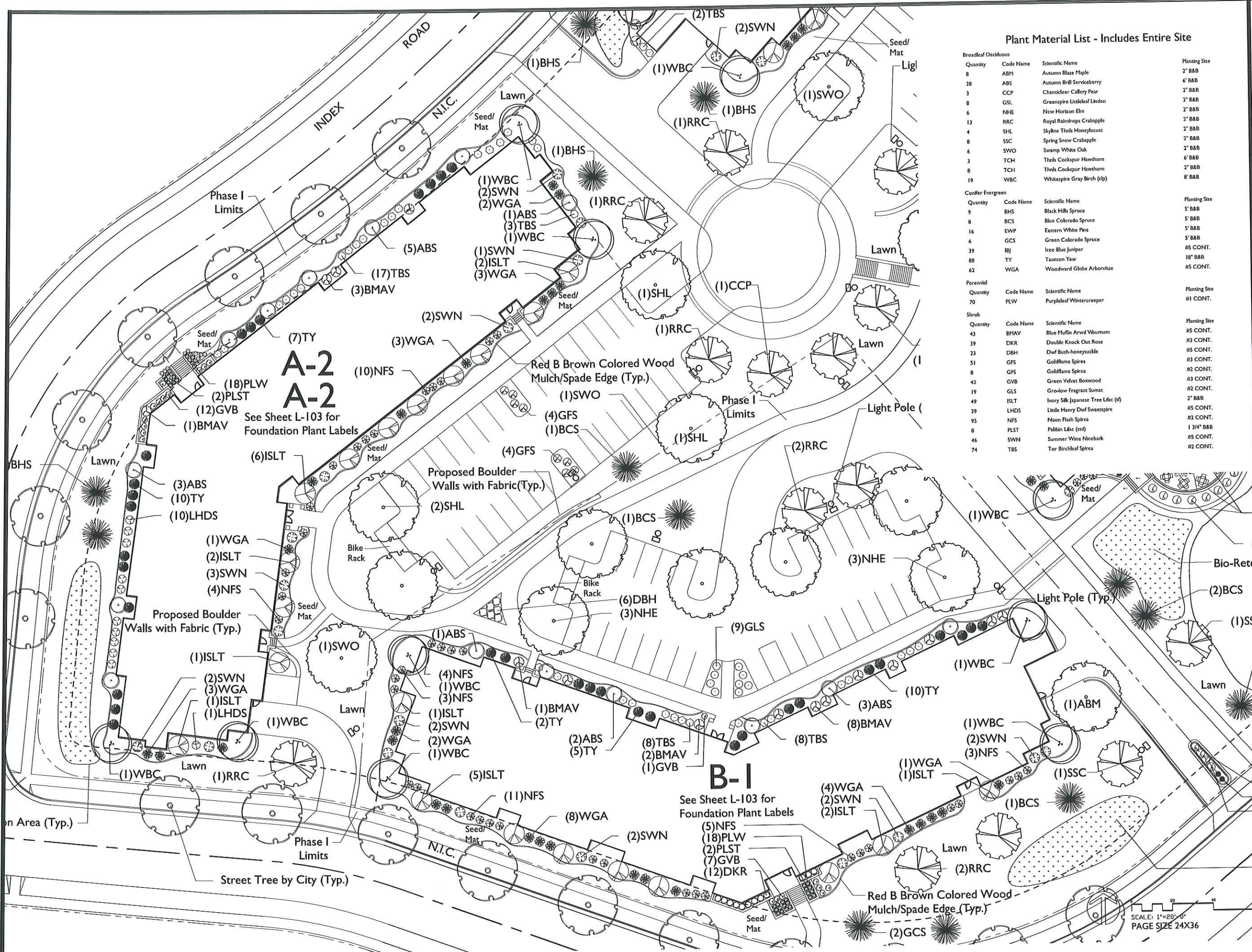
SIP Submittal
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DATE OF ISSUANCE		August 30, 2013
Revision Schedule		
Mark	Description	Date
Phase Line Correction		October 9, 2013
SIP Submittal		Nov. 19, 2013

**Landscape Plan
Buildings C1, B-2**

SHEET NUMBER
L-102







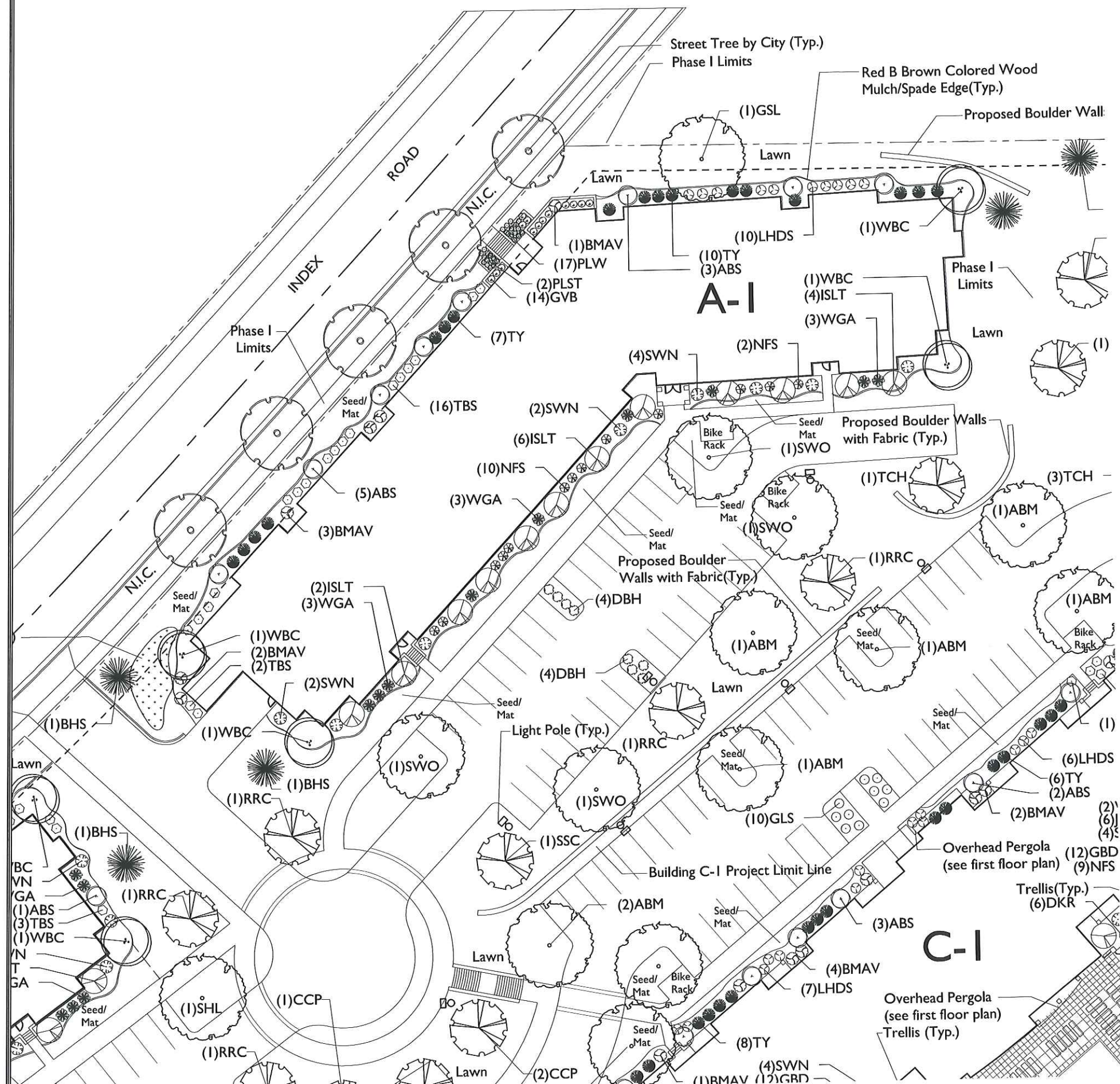
SIP Submittal

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DATE OF ISSUANCE		August 7, 2012
Revision Schedule		
Mark	Description	Date
	Revised	12/12/11
	Bld Document Set	01/02/12
	State of WI	03/27/13
	Plan Review Set	
	Construction Set	04/17/13
	SIP Submittal	11/19/13

SHEET NUMBER

L-104



Plant Material List - Includes Entire Site

Broadleaf Deciduous			Planting Size
Quantity	Code Name	Scientific Name	
8	ABM	Autumn Blaze Maple	2" B&B
38	ABS	Autumn Brill Serviceberry	6' B&B
3	CCP	Chanticleer Callery Pear	2" B&B
8	GSL	Greenspire Littleleaf Linden	2" B&B
6	NHE	New Horizon Elm	2" B&B
13	RRC	Royal Raindrops Crabapple	2" B&B
4	SHL	Skyline Thnls Honeylocust	2" B&B
8	SSC	Spring Snow Crabapple	2" B&B
6	SWO	Swamp White Oak	2" B&B
3	TCH	Thnls Cockspur Hawthorn	6' B&B
8	TCH	Thnls Cockspur Hawthorn	2" B&B
19	WBC	Whitespire Gray Birch (clp)	8' B&B
Conifer Evergreen			
Quantity	Code Name	Scientific Name	Planting Size
9	BHS	Black Hills Spruce	5' B&B
8	BCS	Blue Colorado Spruce	5' B&B
16	EWP	Eastern White Pine	5' B&B
6	GCS	Green Colorado Spruce	5' B&B
39	IBJ	Icee Blue Juniper	#5 CONT.
88	TY	Taunton Yew	18" B&B
62	WGA	Woodward Globe Arborvitae	#5 CONT.
Perennial			
Quantity	Code Name	Scientific Name	Planting Size
70	PLW	Purpleleaf Wintercreeper	#1 CONT.
Shrub			
Quantity	Code Name	Scientific Name	Planting Size
43	BMAV	Blue Muffin Arwd Viburnum	#5 CONT.
39	DKR	Double Knock Out Rose	#3 CONT.
23	DBH	Dwf Bush-honeysuckle	#5 CONT.
51	GFS	Goldflame Spirea	#3 CONT.
8	GFS	Goldflame Spirea	#2 CONT.
42	GVB	Green Velvet Boxwood	#3 CONT.
19	GLS	Gro-low Fragrant Sumac	#2 CONT.
49	ISLT	Ivory Silk Japanese Tree Lilac (tf)	2" B&B
39	LHDS	Little Henry Dwf Sweetspire	#5 CONT.
95	NFS	Neon Flash Spirea	#2 CONT.
8	PLST	Palibin Lilac (std)	1 3/4" B&B
46	SWN	Summer Wine Ninebark	#5 CONT.
74	TBS	Tor Birchleaf Spirea	#2 CONT.



POST ROAD APARTMENTS BUILDINGS 'A1' & 'A2'

POST ROAD & INDEX ROAD
FITCHBURG, WISCONSIN



specific implementation plan
approval set

PROGRESS DOCUMENTS
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Fiduciary
REAL ESTATE DEVELOPMENT, INC

JLA PROJECT NUMBER: 11-0601

JULY 24, 2012

[illegible]

VIEW NUMBER
19

TITLE → **VIEW NAME**
1/2" = 1' - 0"

VIEW SCALE

WALL TAG
0
A000

CASEWORK TAG (PLAN OR ELEVATION)
600
6'0" x 4'0" x 0"

DETAIL CALLOUT
00
A000

DOOR TAG
000

KEYNOTE TAG
000.000

FINISH PLAN TAG
FLOOR
BASE
WALL
REMARKS

SECTION CALLOUT
00
A000

REVISION TAG
0

FURNITURE TAG
000

ELEVATION CALLOUT
2
A000
1 3

EQUIPMENT TAG
000

Ceiling Tag
TYPE
HEIGHT

ELEVATION DATUM
Level
0' - 0"

ROOM TAG
NAME
0600

NORTH ARROW

EXISTING CONSTRUCTION

DEMOLITION

NEW CONSTRUCTION

Room Tags:
A, B
1, 2

POST ROAD APARTMENTS BUILDINGS 'A1' & 'A2'
POST ROAD & INDEX ROAD
FITCHBURG, WISCONSIN

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
STREET ADDRESS
CITY, STATE ZIP
CONTACT: NAME
EMAIL
608.554.0287 FAX: 877.839.8908

GENERAL CONTRACTOR

STREET ADDRESS
CITY, STATE ZIP
CONTACT: NAME
EMAIL
608.241.9500 FAX:608.241.9800

JOSEPH LEE & ASSOCIATES, LLC
5325 WALL STREET - SUITE 2700
MADISON, WISCONSIN 53718
CONTACT: JOSEPH LEE
JLEE@JLA-AP.COM
608.241.9500 FAX: 608.241.9800

COMPANY NAME
STREET ADDRESS
CITY, STATE ZIP
CONTACT: NAME
EMAIL
608.241.9500 FAX:608.241.9800

	COMPANY NAME
	STREET ADDRESS
	CITY, STATE ZIP
	CONTACT: NAME
	EMAIL
	608.241.9500 FAX:608.241.9800

specific implementation plan approval set
07/24/12

General	
G000	COVER
G001	INDEX
Civil	
C100	SITE GRADING PLAN
C200	SITE UTILITY PLAN
C300	SITE DETAILS
Landscape	
L101	OVERALL LANDSCAPE PLAN
L102	LANDSCAPE PLAN BUILDINGS A1 & C
L103	LANDSCAPE PLAN BUILDINGS A2 & B1
Architectural	
A100-A1	LOWER LEVEL PLAN - A1 BUILDING
A100-A2	LOWER LEVEL PLAN - A2 BUILDING
A101-A1	FIRST FLOOR PLAN - A1 BUILDING
A101-A2	FIRST FLOOR PLAN - A2 BUILDING
A102-A1	SECOND FLOOR PLAN - A1 BUILDING
A102-A2	SECOND FLOOR PLAN - A2 BUILDING
A103-A1	THIRD FLOOR PLAN - A1 BUILDING
A103-A2	THIRD FLOOR PLAN - A2 BUILDING
A109-A1	ROOF PLAN - A1 BUILDING
A109-A2	ROOF PLAN - A2 BUILDING
A200-A1	EXTERIOR ELEVATIONS - A1 BUILDING
A200-A2	EXTERIOR ELEVATIONS - A2 BUILDING
A201-A1	EXTERIOR ELEVATIONS - A1 BUILDING
A201-A2	EXTERIOR ELEVATIONS - A2 BUILDING
A202-A1	EXTERIOR ELEVATIONS - A1 BUILDING
A202-A2	EXTERIOR ELEVATIONS - A2 BUILDING
A205	EXTERIOR ELEVATIONS
A300	TYPICAL BUILDING SECTION
ASP-100	OVERALL MASTER PLAN
ASP-100-A1	ARCHITECTURAL SITE PLAN BUILDING
ASP-100-A2	ARCHITECTURAL SITE PLAN BUILDING

JOSEPH LEE & ASSOCIATES
1000 15th Street, N.W.
Washington, D.C. 20004
Tel. (202) 462-1111
JLA PROJECT NUMBER: 11-0601

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'A1' & 'A2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE		JULY 24, 2012	
Revision Schedule			
Mark	Description	Date	

SHEET TITLE

INDEX

SHEET NUMBER

G 0 0 1

MASTERPLAN DATA								9.84 ACRES - 29.1 U/A	
BUILDING		VEHICULAR PARKING*			BICYCLE PARKING*				
NAME	UNITS	COVERED	SURFACE	RATIO	COVERED	SURFACE	RATIO		
A1	60	60	31	1.5 / U	48	12	1.0 / U		
A2	60	60	31	1.5 / U	49	11	1.0 / U		
B1	57	57	29	1.5 / U	46	11	1.0 / U		
B2	57	57	30	1.5 / U	45	12	1.0 / U		
C1	52	56	22	1.5 / U	40	12	1.0 / U		
	CLUBHOUSE	-	20	-	-	-	-		
TOTALS	286	290	163	1.6 / U	226	60	1.0 / U		

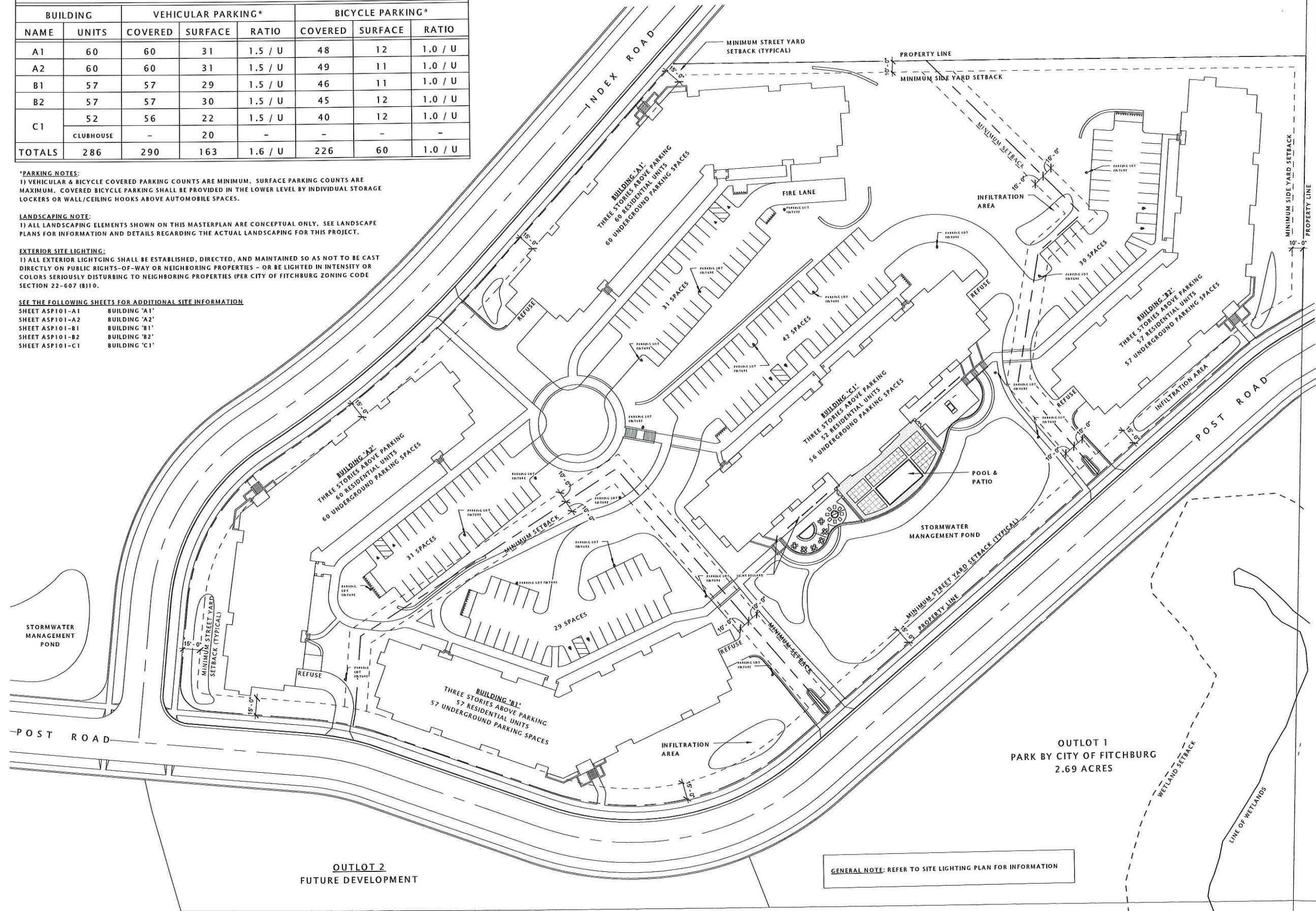
***PARKING NOTES:**
 1) VEHICULAR & BICYCLE COVERED PARKING COUNTS ARE MINIMUM. SURFACE PARKING COUNTS ARE MAXIMUM. COVERED BICYCLE PARKING SHALL BE PROVIDED IN THE LOWER LEVEL BY INDIVIDUAL STORAGE LOCKERS OR WALL/CEILING HOOKS ABOVE AUTOMOBILE SPACES.

LANDSCAPING NOTE:
 1) ALL LANDSCAPING ELEMENTS SHOWN ON THIS MASTERPLAN ARE CONCEPTUAL ONLY. SEE LANDSCAPE PLANS FOR INFORMATION AND DETAILS REGARDING THE ACTUAL LANDSCAPING FOR THIS PROJECT.

EXTERIOR SITE LIGHTING:
 1) ALL EXTERIOR LIGHTING SHALL BE ESTABLISHED, DIRECTED, AND MAINTAINED SO AS NOT TO BE CAST DIRECTLY ON PUBLIC RIGHTS-OF-WAY OR NEIGHBORING PROPERTIES - OR BE LIGHTED IN INTENSITY OR COLORS SERIOUSLY DISTURBING TO NEIGHBORING PROPERTIES (PER CITY OF FITCHBURG ZONING CODE SECTION 22-607 (B)10).

SEE THE FOLLOWING SHEETS FOR ADDITIONAL SITE INFORMATION

SHEET ASP101-A1	BUILDING 'A1'
SHEET ASP101-A2	BUILDING 'A2'
SHEET ASP101-B1	BUILDING 'B1'
SHEET ASP101-B2	BUILDING 'B2'
SHEET ASP101-C1	BUILDING 'C1'



JLA
architects

JOSEPH LEE + ASSOCIATES
112 ALBION AVENUE, SUITE 2
MADISON, WISCONSIN 53704
608.231.2300

JLA PROJECT NUMBER: 11-0601

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

THE VUE AT PINNACLE
PARK

DATE OF ISSUANCE December 4, 2013

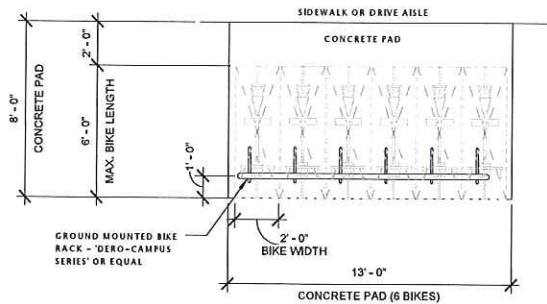
Mark	Revision Description	Date

SHEET TITLE

OVERALL
MASTERPLAN

SHEET NUMBER

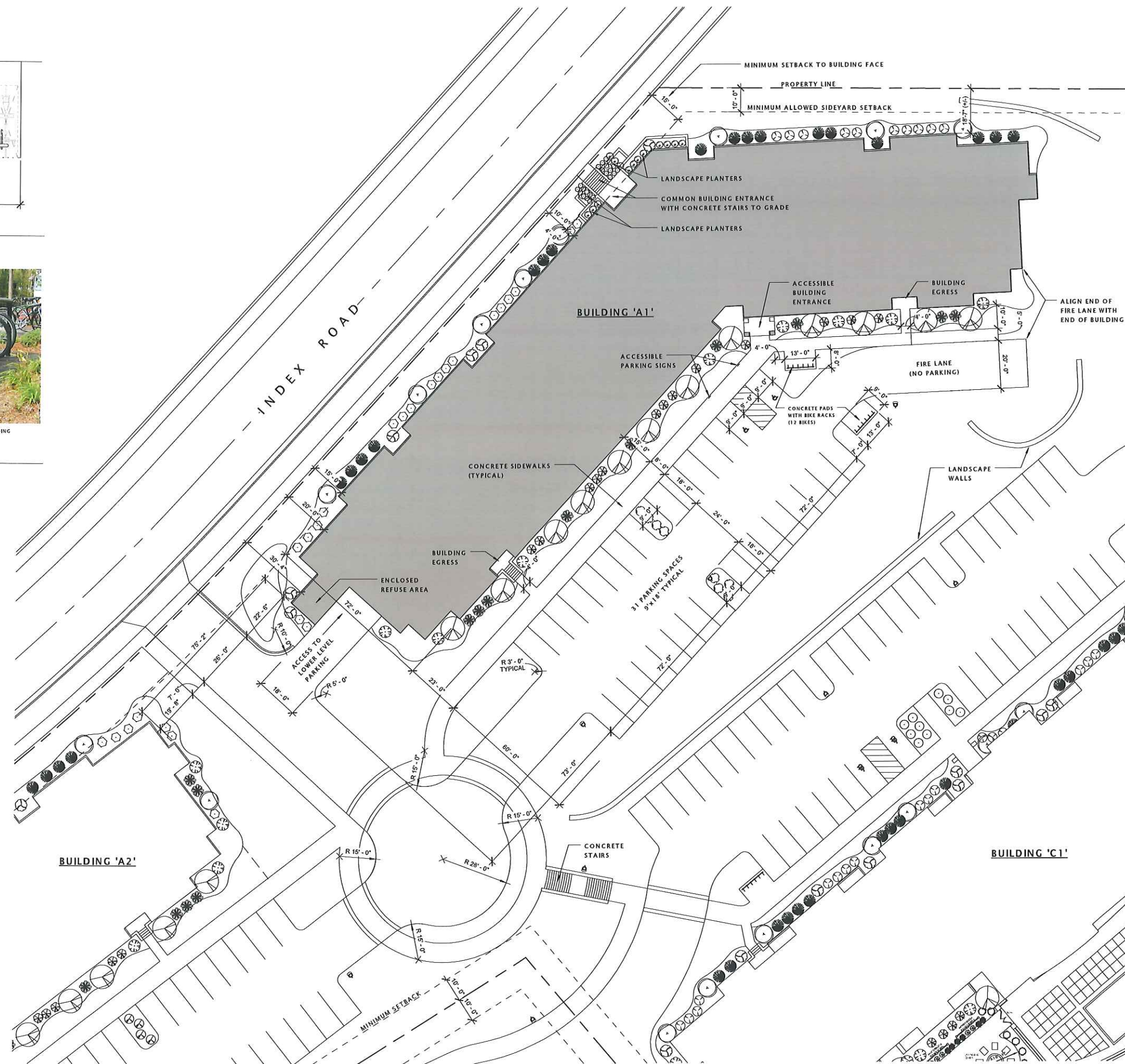
ASP100



1 EXTERIOR BIKE PARKING - A1
1/4" = 1'-0"



6 EXTERIOR BIKE RACK STYLE - A1
1/8" = 1'-0"



17 SITE PLAN - BUILDING 'A1'
1" = 20'-0"

JLA
architects

JOSEPH LEE + ASSOCIATES
112 ALBANY STREET, SUITE 4
MADISON, WISCONSIN 53704
608.251.9500

JLA PROJECT NUMBER: 11-0601

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REAL ESTATE DEVELOPMENT, INC.

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REAL ESTATE
DEVELOPMENT, INC.

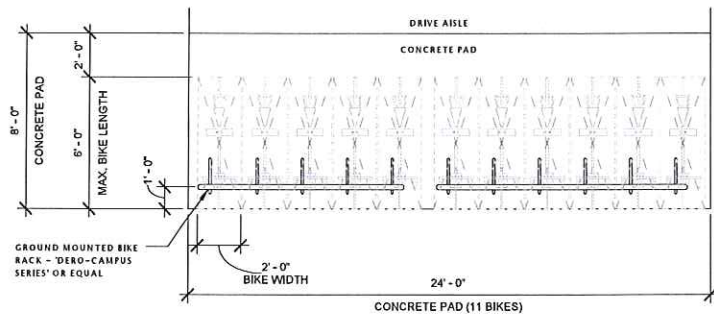
THE VUE AT PINNACLE
PARK

DATE OF ISSUANCE December 4, 2013

Mark	Revision Description	Date

SHEET TITLE
ARCHITECTURAL SITE
PLAN - 'A1' BUILDING

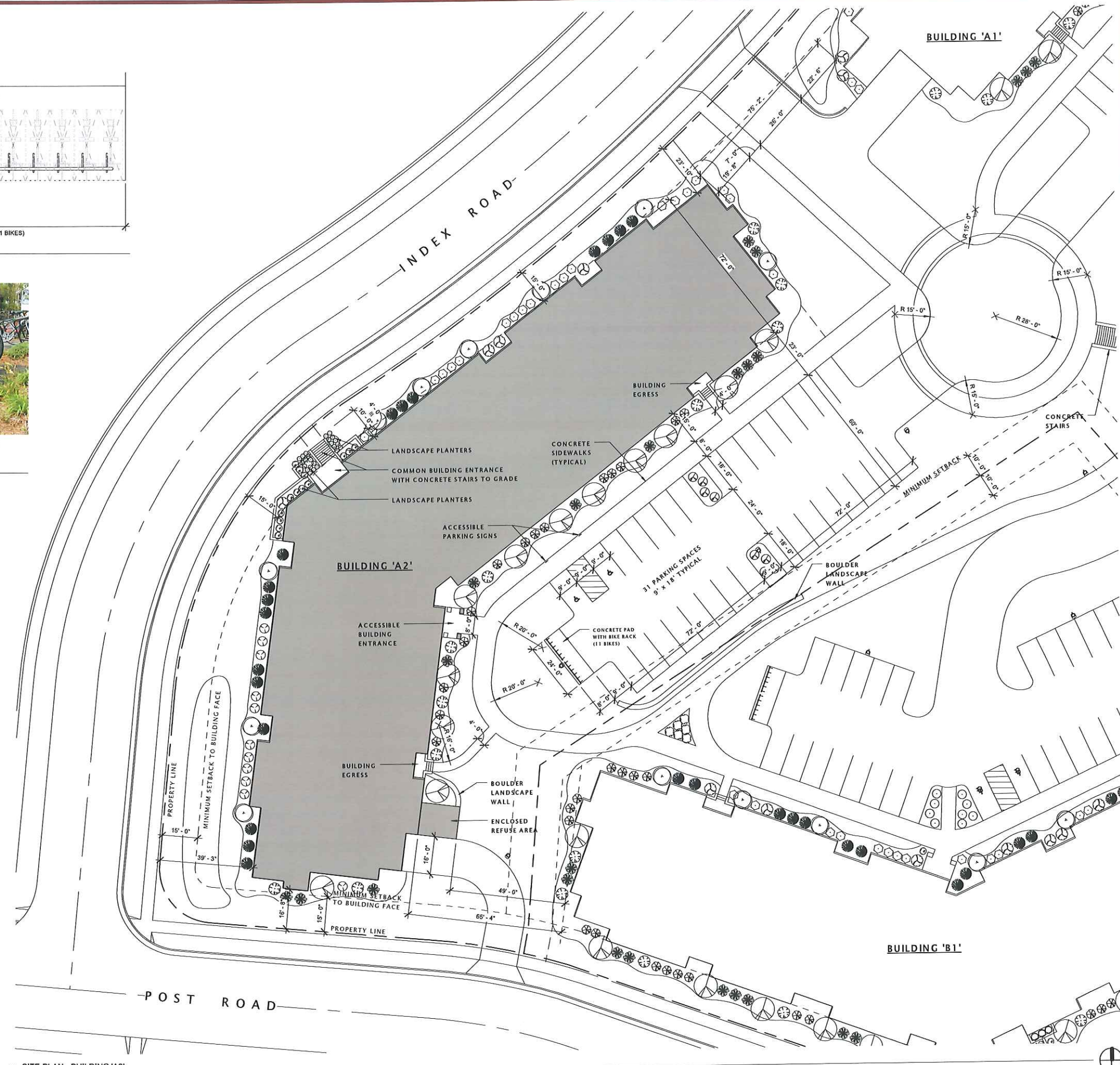
SHEET NUMBER
ASP101-A1



1 EXTERIOR BIKE PARKING - A2
1/4" = 1'-0"



6 EXTERIOR BIKE RACK STYLE - A2
1/8" = 1'-0"



17 SITE PLAN - BUILDING 'A2'
1" = 20'-0"

JLA
architects

JOSEPH LEE + ASSOCIATES
100 ALCOCK AVENUE, SUITE 2
MADISON, WISCONSIN 53704
608.241.9400

JLA PROJECT NUMBER: 11-0601

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

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REAL ESTATE
DEVELOPMENT, INC.

THE VUE AT PINNACLE
PARK

DATE OF ISSUANCE December 4, 2013

Mark	Revision Description	Date

SHEET TITLE

ARCHITECTURAL SITE
PLAN - 'A2' BUILDING

SHEET NUMBER

ASP101-A2

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

JLA

JOSEPH LEE & ASSOCIATES
1500 WEST 10TH AVENUE, SUITE 200
DENVER, COLORADO 80202
303.733.1000

JLA PROJECT NUMBER: 11-0401



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'A1' & 'A2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

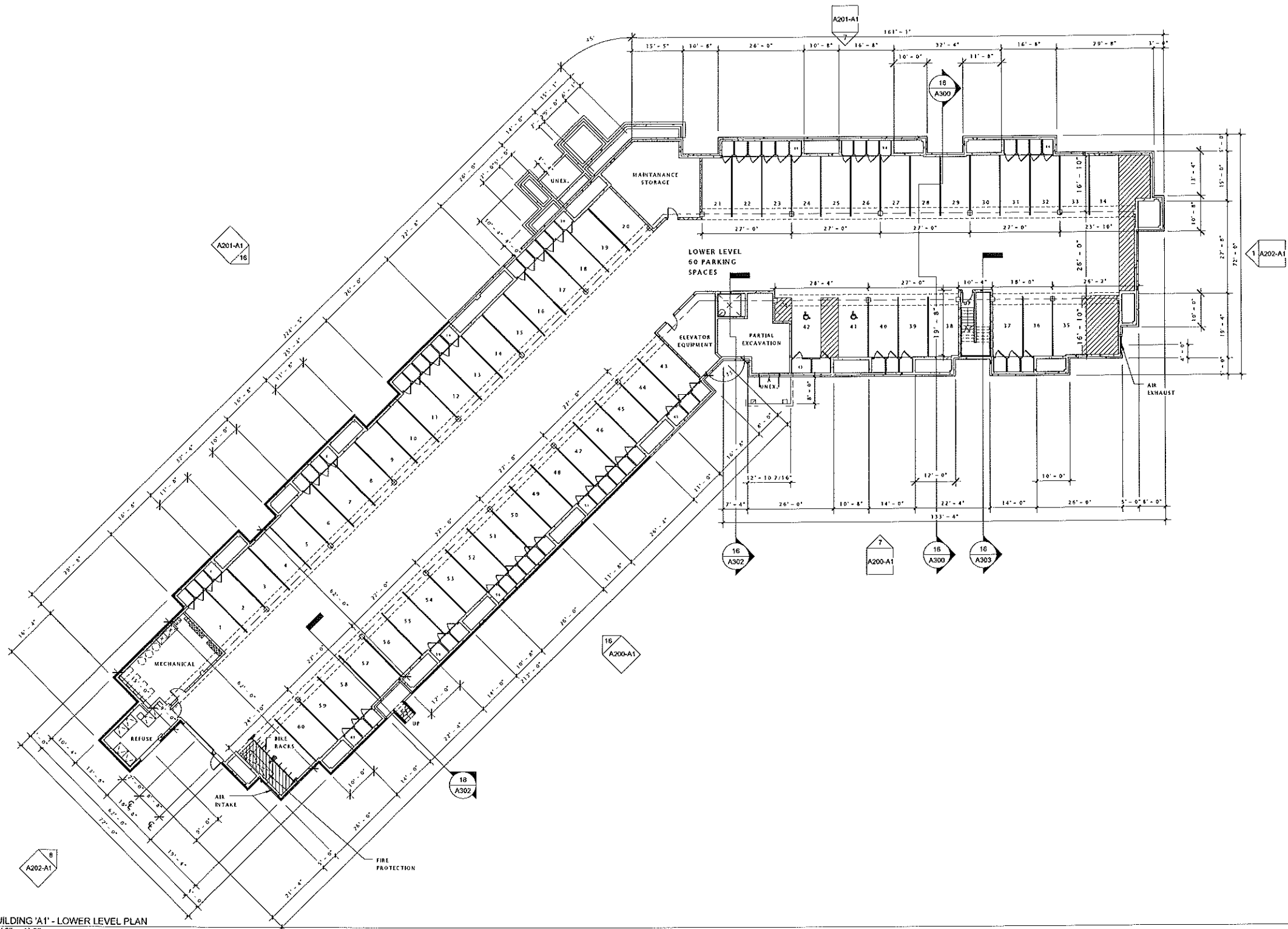
Revision Schedule		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN -
A1 BUILDING

SHEET NUMBER

A100-A1



16 BUILDING 'A1' - LOWER LEVEL PLAN
1/16" = 1'-0"



NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

JLA

JOSEPH LEE & ASSOCIATES
ARCHITECTS
1000 WEST BROADWAY, SUITE 2000
DENVER, COLORADO 80202
TEL: 303.733.0000
WWW.JLA-ARCHITECTS.COM

JA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'A1' & 'A2'

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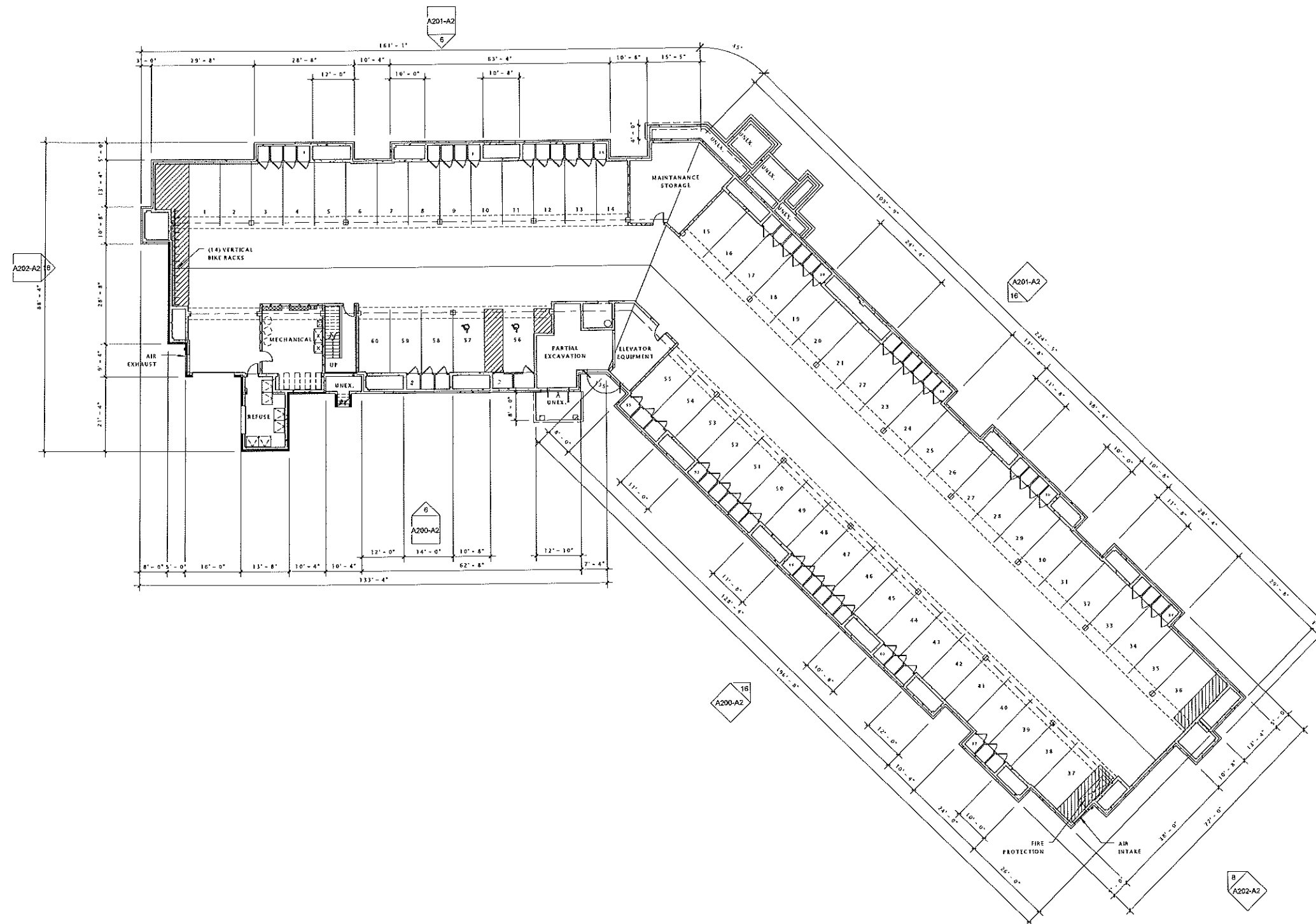
Revision Schedule		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN -
A2 BUILDING

SHEET NUMBER

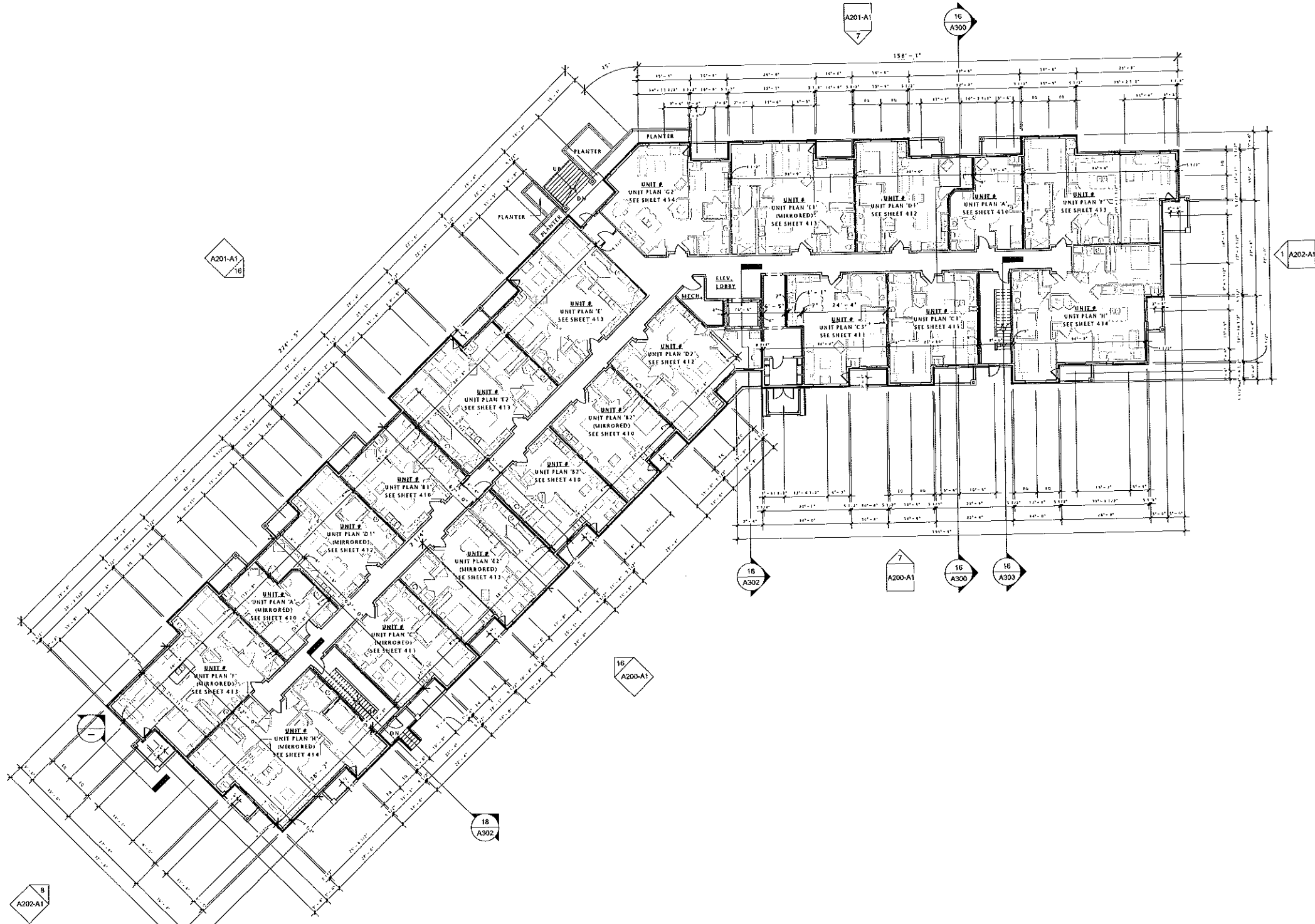
A100-A2



NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

- NOTE:
1. ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.80
 2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

Window Schedule							
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color	Type Comments
48	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern
57	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
61	Vinyl Single Vent Awning Window	3' - 0"	3' - 0"	Quaker Windows & Doors	Unit #3030		Grid Pattern As Shown
67	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060		Victorian Grid Pattern
83	Vinyl Triple Single Hung Window	8' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3-2860		Victorian Grid Pattern
84	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2803 Series - Triple		Victoriana Grid Pattern
130	HVAC Louver	5' - 0"	6' - 0"				
131	HVAC Louver	2' - 6"	2' - 6"	Majik Pak			
135	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG6		No Grids
138	HVAC Louver	1' - 0"	4' - 0"	Majik Pak			
139	HVAC Louver	0' - 9"	3' - 0"	Majik Pak			
140	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180		
149	HVAC Louver	2' - 0"	4' - 0"	Majik Pak			



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

JLA

JOSEPH LEE & ASSOCIATES
1120 WEST 14TH AVENUE, SUITE 2100
DENVER, COLORADO 80202
TEL: 303.733.1100
FAX: 303.733.1101

JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'A1' & 'A2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

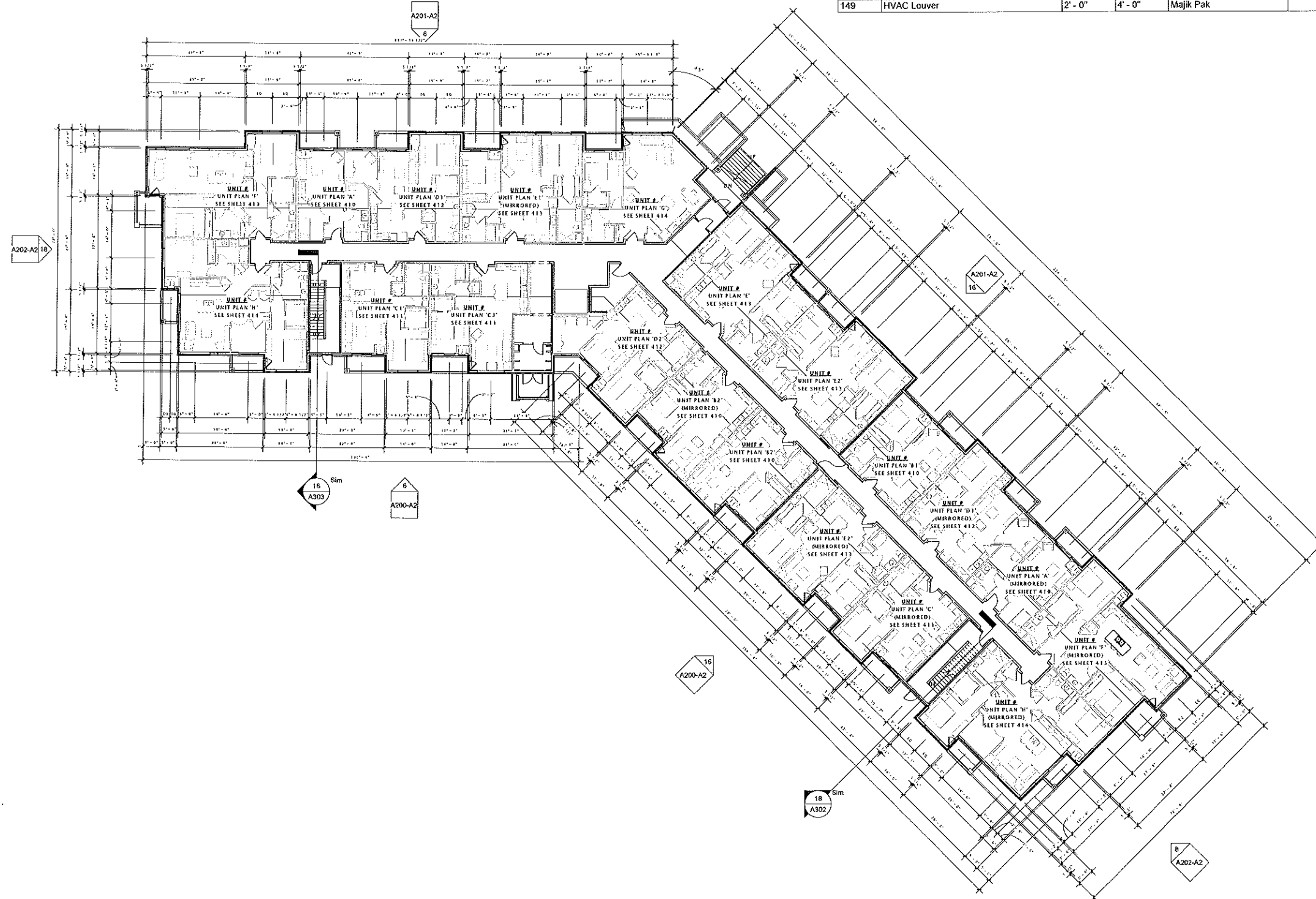
SHEET TITLE
FIRST FLOOR PLAN -
A1 BUILDING

SHEET NUMBER
A101-A1

NOTE:

1. ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.80
2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

Window Schedule							
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color	Type Comments
48	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern
57	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
61	Vinyl Single Vent Awning Window	3' - 0"	3' - 0"	Quaker Windows & Doors	Unit #3030		Grid Pattern As Shown
67	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060		Victorian Grid Pattern
83	Vinyl Triple Single Hung Window	8' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3-2860		Victorian Grid Pattern
84	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple		Victorian Grid Pattern
130	HVAC Louver	5' - 0"	6' - 0"				
131	HVAC Louver	2' - 6"	2' - 6"	Majik Pak			
135	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG6		No Grids
138	HVAC Louver	1' - 0"	4' - 0"	Majik Pak			
139	HVAC Louver	0' - 9"	3' - 0"	Majik Pak			
140	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180		
149	HVAC Louver	2' - 0"	4' - 0"	Majik Pak			



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

JLA

JOSEPH E. L. & ASSOCIATES

ILA PROJECT NUMBER: 11-06



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'A1' & 'A2'

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN -
A2 BUILDING

SHEET NUMBER

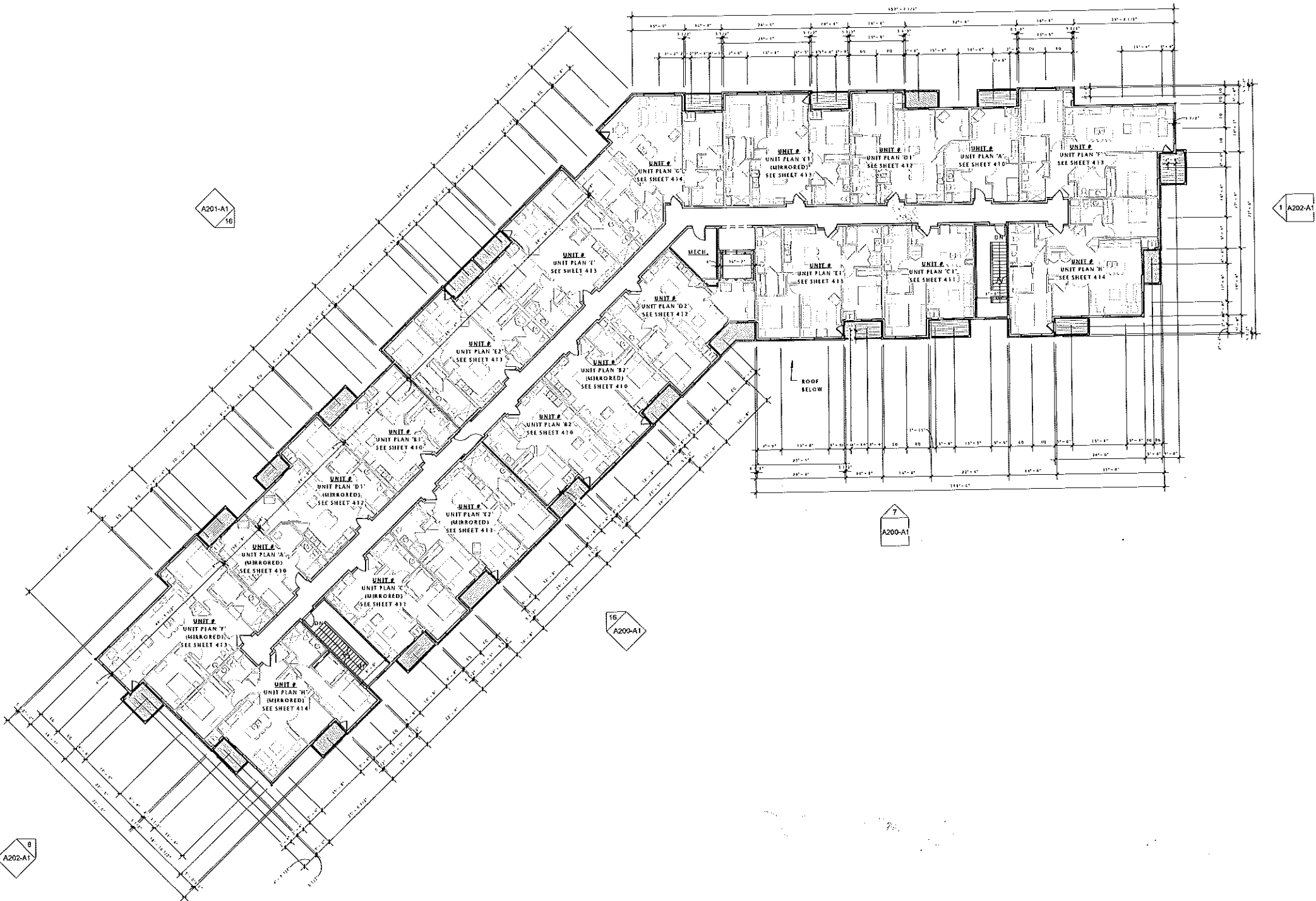
A101-A2

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 7009 IBC - NFPA 13 AND NFPA 13R

- NOTE:
- ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.40
 - WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

Window Schedule							
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color	Type Comments
48	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern
57	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
61	Vinyl Single Vent Awning Window	3' - 0"	3' - 0"	Quaker Windows & Doors	Unit #3030		Grid Pattern As Shown
67	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060		Victorian Grid Pattern
83	Vinyl Triple Single Hung Window	8' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3-2860		Victorian Grid Pattern
84	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple		Victorian Grid Pattern
130	HVAC Louver	5' - 0"	6' - 0"				
131	HVAC Louver	2' - 6"	2' - 6"	Majik Pak			
135	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG6		No Grids
138	HVAC Louver	1' - 0"	4' - 0"	Majik Pak			
139	HVAC Louver	0' - 9"	3' - 0"	Majik Pak			
140	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180		
149	HVAC Louver	2' - 0"	4' - 0"	Majik Pak			

A201-A1
7



MIRROR POINT

JLA

JOSEPH LEE & ASSOCIATES
3325 West Street, Suite 2700
Madison, Wisconsin 53718
608.241.4500

JLA PROJECT NUMBER: 11-0601

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'A1' & 'A2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN
- A1 BUILDING

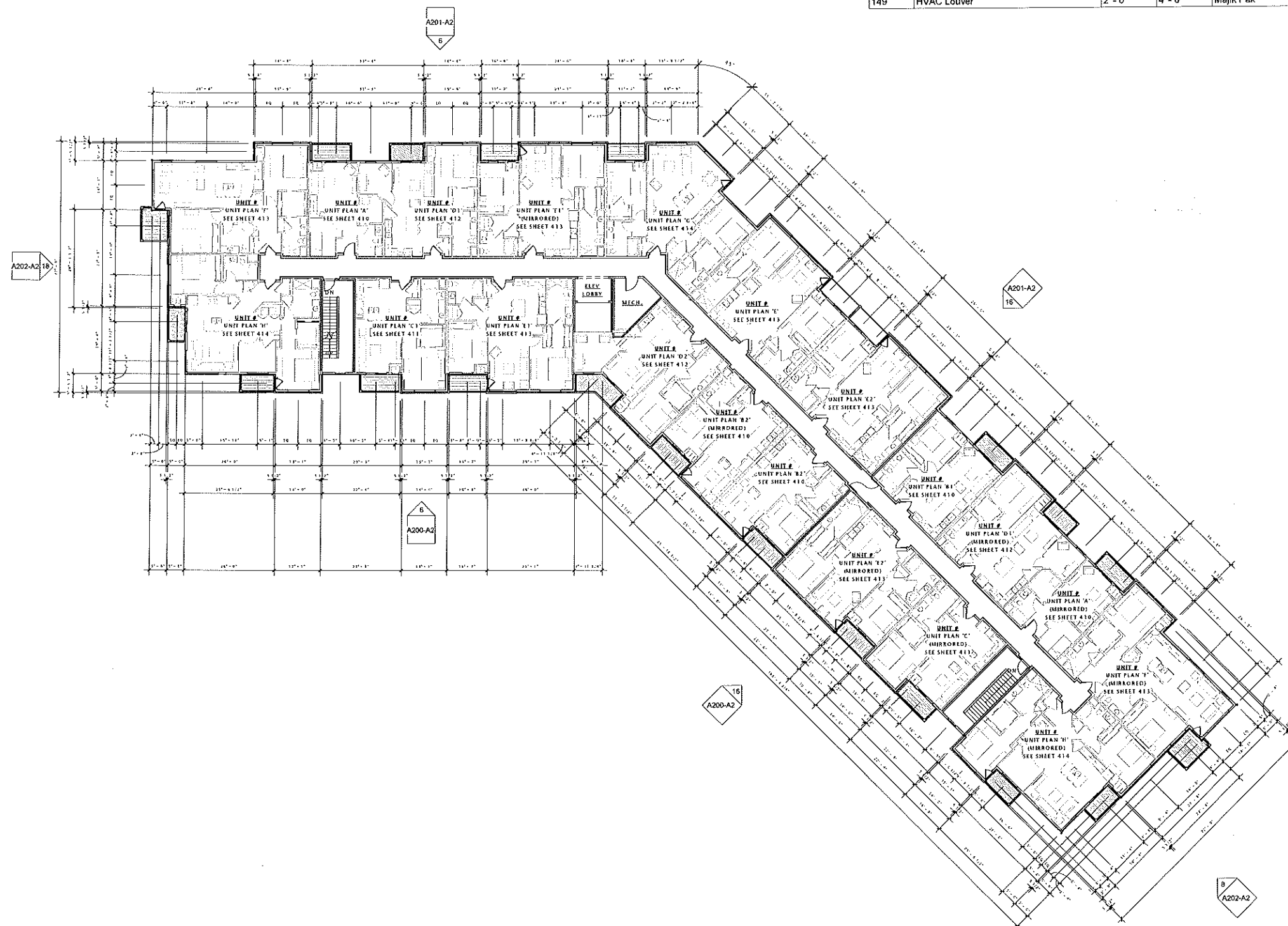
SHEET NUMBER

A102-A1

NOTE:

1. ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.80
2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

Window Schedule							
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color	Type Comments
48	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern
57	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
61	Vinyl Single Vent Awning Window	3' - 0"	3' - 0"	Quaker Windows & Doors	Unit #3030		Grid Pattern As Shown
67	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060		Victorian Grid Pattern
83	Vinyl Triple Single Hung Window	8' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3-2860		Victorian Grid Pattern
84	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple		Victorian Grid Pattern
130	HVAC Louver	5' - 0"	6' - 0"				
131	HVAC Louver	2' - 6"	2' - 6"	Majik Pak			
135	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG5		No Grids
138	HVAC Louver	1' - 0"	4' - 0"	Majik Pak			
139	HVAC Louver	0' - 9"	3' - 0"	Majik Pak			
140	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180		
149	HVAC Louver	2' - 0"	4' - 0"	Majik Pak			



① BUILDING 'A2' - SECOND FLOOR PLAN
1/16" = 1'-0"

JLA

1051 平井 圭子氏 - ASO さん

ILA PROJECT NUMBER: 11-0



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'A1' & 'A2'

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DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN
- A2 BUILDING

SHEET NUMBER

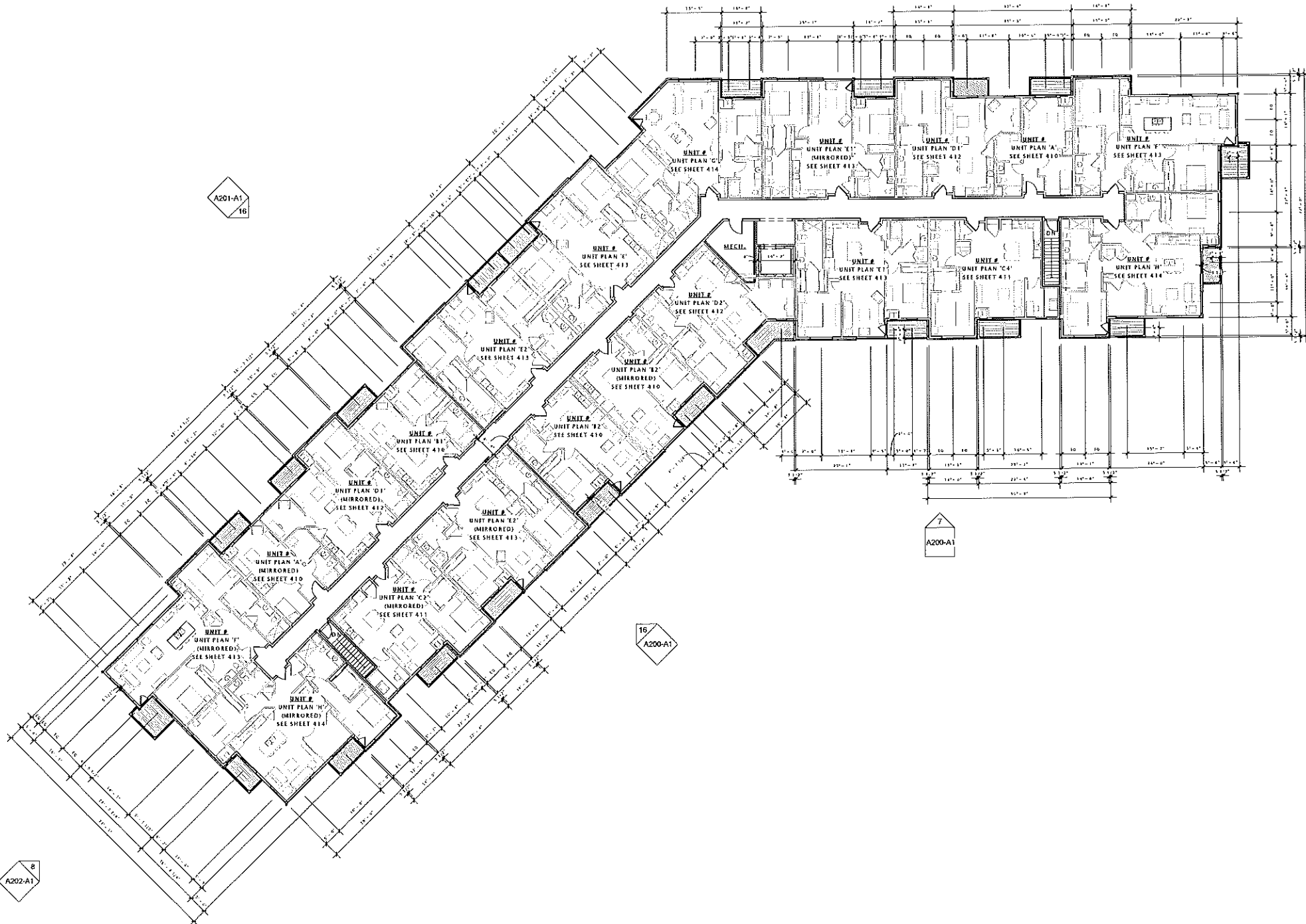
A102-A2

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2005 IBC - NFPA 13 AND NFPA 13R

- NOTE:
1. ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.60
 2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

Window Schedule							
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color	Type Comments
48	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern
57	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
61	Vinyl Single Vent Awning Window	3' - 0"	3' - 0"	Quaker Windows & Doors	Unit #3030		Grid Pattern As Shown
67	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060		Victorian Grid Pattern
83	Vinyl Triple Single Hung Window	8' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3-2860		Victorian Grid Pattern
84	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2803 Series - Triple		Victoriana Grid Pattern
130	HVAC Louver	5' - 0"	6' - 0"				
131	HVAC Louver	2' - 6"	2' - 6"	Majik Pak			
135	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG6		No Grids
138	HVAC Louver	1' - 0"	4' - 0"	Majik Pak			
139	HVAC Louver	0' - 9"	3' - 0"	Majik Pak			
140	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180		
149	HVAC Louver	2' - 0"	4' - 0"	Majik Pak			

A201-A1
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FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'A1' & 'A2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN -
A1 BUILDING

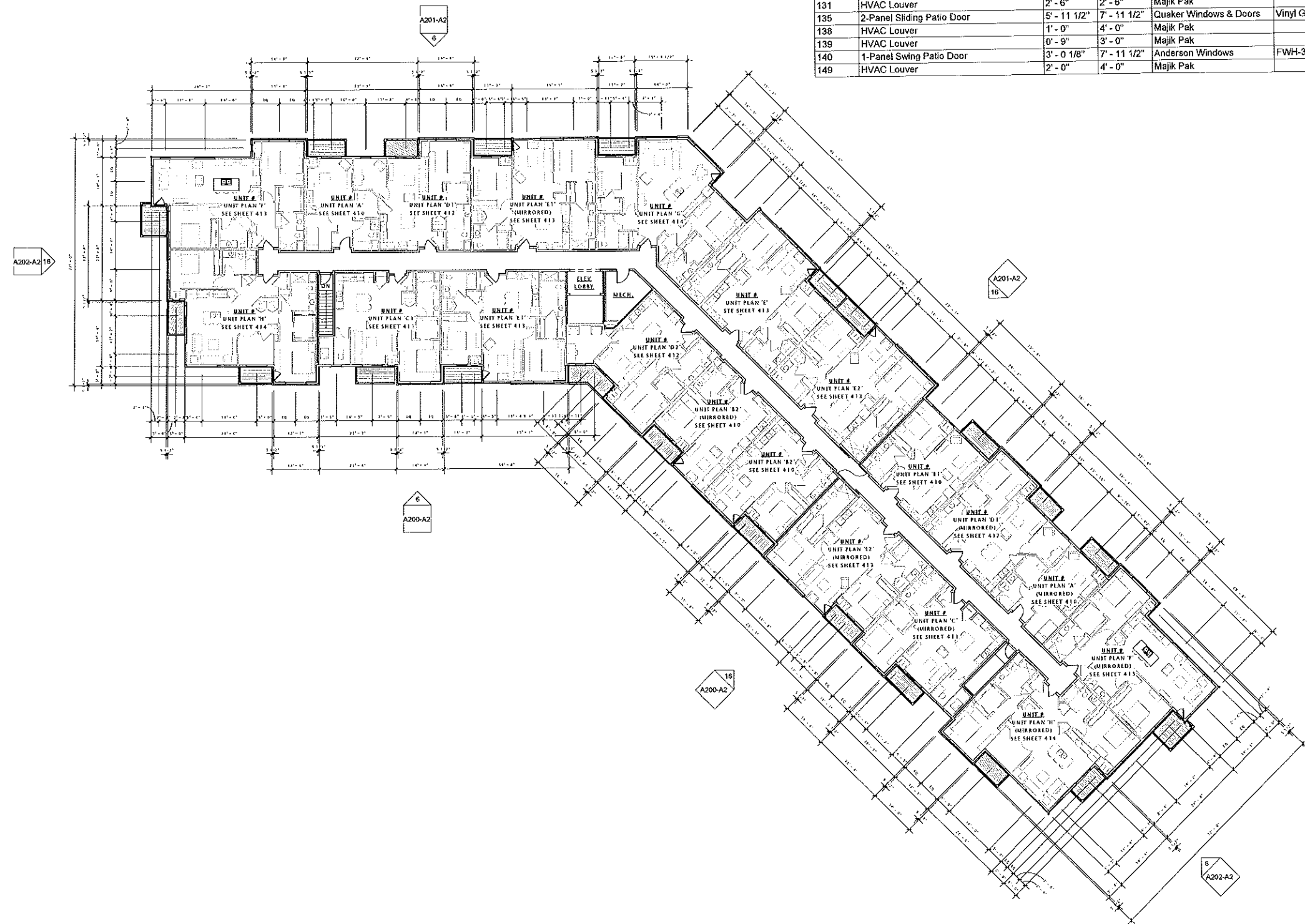
SHEET NUMBER

A103-A1

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

- NOTE:
1. ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.60
 2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

Window Schedule							
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color	Type Comments
48	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern
57	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
61	Vinyl Single Vent Awning Window	3' - 0"	3' - 0"	Quaker Windows & Doors	Unit #3030		Grid Pattern As Shown
67	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060		Victorian Grid Pattern
83	Vinyl Triple Single Hung Window	8' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3-2860		Victorian Grid Pattern
84	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple		Victoriana Grid Pattern
130	HVAC Louver	5' - 0"	6' - 0"				
131	HVAC Louver	2' - 6"	2' - 6"	Majik Pak			
135	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG6		No Grids
138	HVAC Louver	1' - 0"	4' - 0"	Majik Pak			
139	HVAC Louver	0' - 9"	3' - 0"	Majik Pak			
140	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180		
149	HVAC Louver	2' - 0"	4' - 0"	Majik Pak			



1 BUILDING 'A2' - THIRD FLOOR PLAN
1/16" = 1'-0"

JLA

JOSEPH LEE & ASSOCIATES
ARCHITECTS
1000 WEST STREET, SUITE 200
PHILADELPHIA, PA 19107
TEL: 215-592-7274 FAX: 215-592-7275

JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'A1' & 'A2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN -
A2 BUILDING

SHEET NUMBER

A103-A2

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

JLA

JOSEPH LEE & ASSOCIATES
5121 West 100th Street, Suite 200
Overland Park, Kansas 66204
Tel: 913.241.4500

JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'A1' & 'A2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

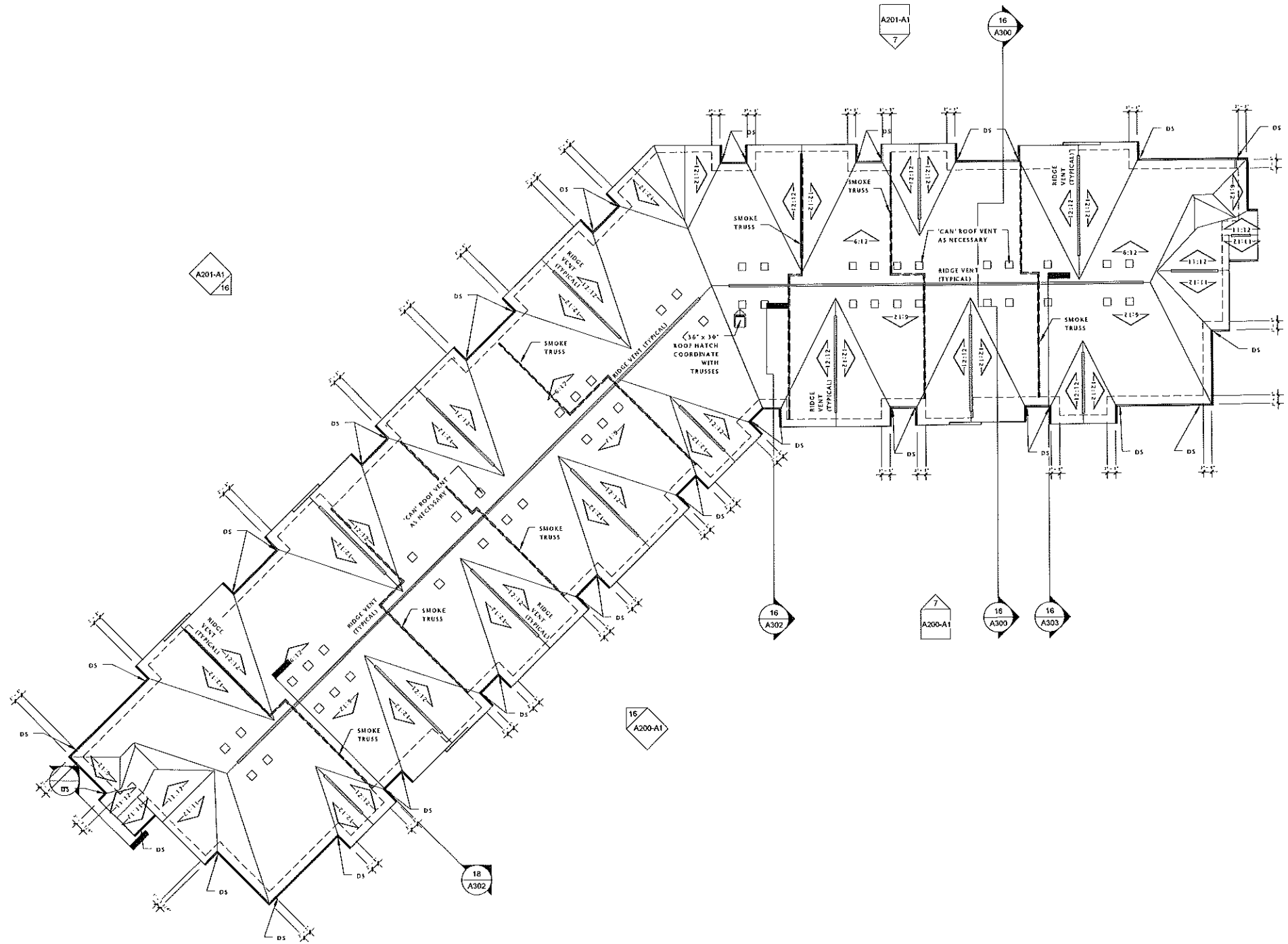
Revision Schedule		
Mark	Description	Date

SHEET TITLE

ROOF PLAN - A1
BUILDING

SHEET NUMBER

A109-A1



NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2005 IBC - NFPA 13 AND NFPA 13A

JLA

JOSEPH LEE & ASSOCIATES
222 WEST WYOMING - SUITE 2100
DENVER, COLORADO 80202
TEL: 303.733.8200 FAX: 303.733.8201

RA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'A1' & 'A2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

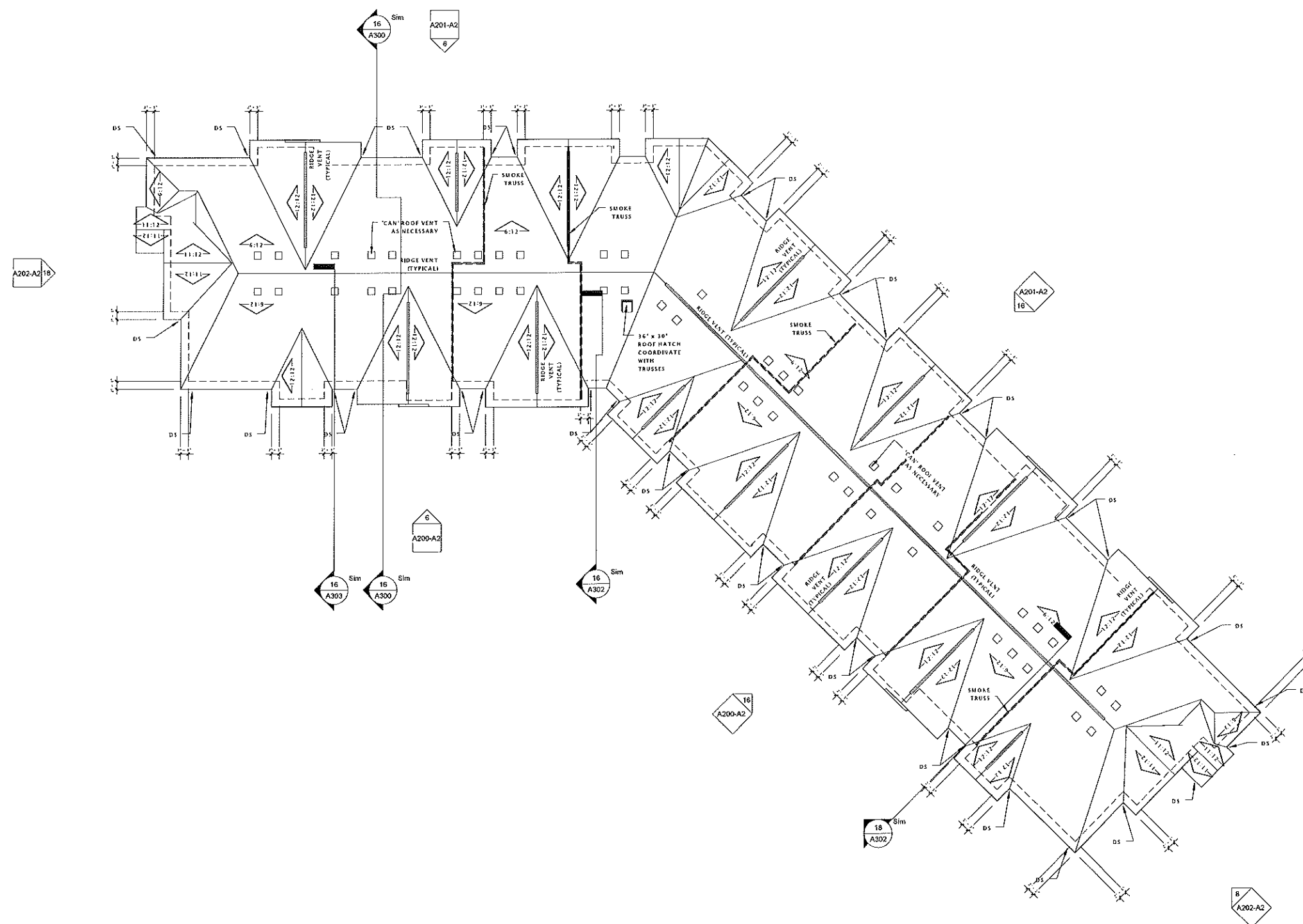
Revision Schedule		
Mark	Description	Date

SHEET TITLE

ROOF PLAN - A2
BUILDING

SHEET NUMBER

A109-A2



JLA

JOSEPH LEE & ASSOCIATES
ARCHITECTS - INTERIORS - LANDSCAPE ARCHITECTS
1525 WEST AVENUE, SUITE 2000
DENVER, COLORADO 80202-3293, USA

JLA PROJECT NUMBER: 11-0601



FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

POST ROAD APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 10, 2012

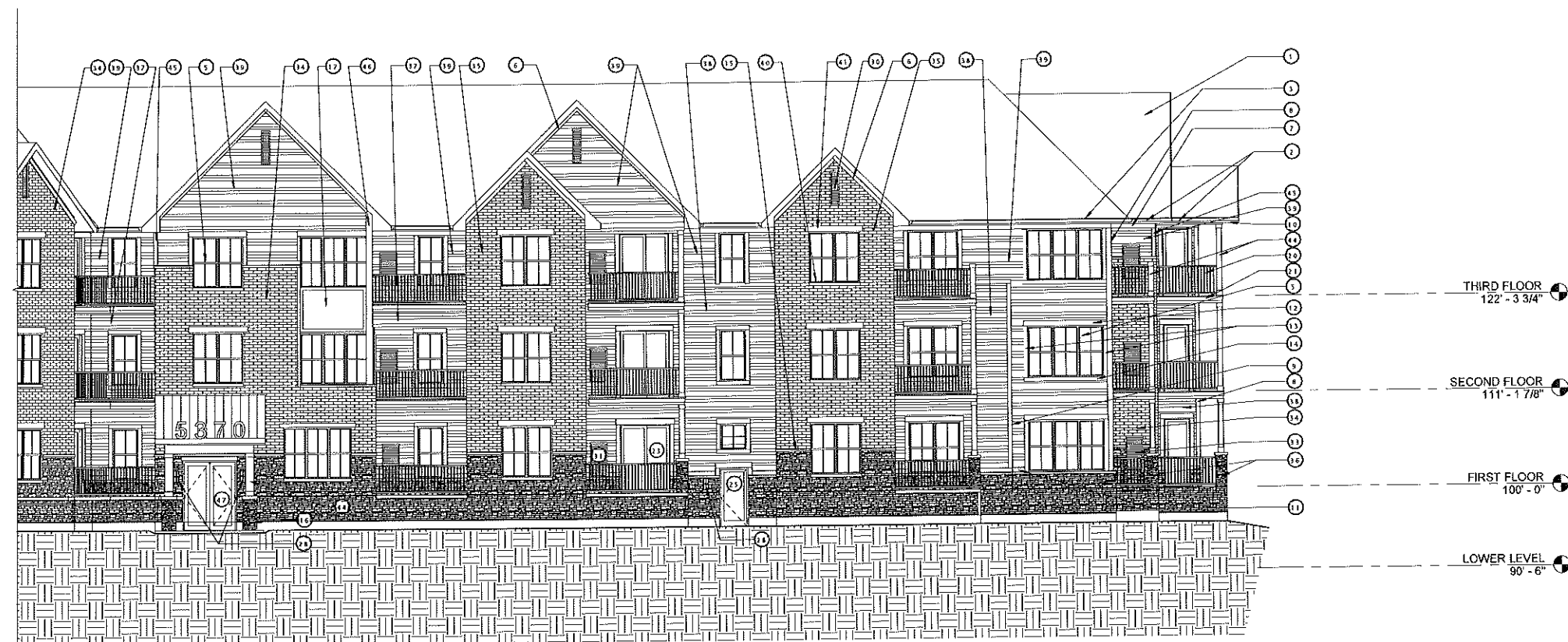
Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- A1 BUILDING

SHEET NUMBER

A200-A1



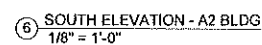
7 SOUTH ELEVATION
1/8" = 1'-0"

BRICK CONTROL JOINTS:
PROVIDE VERTICAL EXPANSION JOINTS WITH COMPRESSION FILLER AT THE FOLLOWING AREAS:

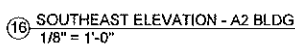
- 1) AT 20'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITH OPENINGS
- 2) AT 7'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITHOUT OPENINGS
- 3) AT ALL INTERIOR CORNERS
- 4) ADDITIONAL JOINTS SHALL BE LOCATED PER THE RECOMMENDATIONS OF THE BRICK INDUSTRY ASSOCIATIONS TECHNICAL NOTES 1AA DATED NOVEMBER 2004.



16 SOUTHEAST ELEVATION
1/8" = 1'-0"



- 1) AT 20'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITH OPENINGS
- 2) AT 25'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLAN WITHOUT OPENINGS
- 3) AT ALL INTERIOR CORNERS
- 4) ADDITIONAL JOINTS SHALL BE LOCATED PER THE RECOMMENDATIONS OF THE IBA DATED NOVEMBER 2008.



A200-A2



FIDUCIARY REAL
ESTATE
DEVELOPMENT, INC.

POST ROAD APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 10, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- A1 BUILDING

SHEET NUMBER

A201-A1

THIRD FLOOR
122'-3 3/4"

SECOND FLOOR
111'-1 7/8"

FIRST FLOOR
100'-0"

LOWER LEVEL
90'-6"

7 NORTH ELEVATION
1/8" = 1'-0"

BRICK CONTROL JOINTS:
PROVIDE VERTICAL EXPANSION JOINTS WITH COMPRESSION FILLER AT THE FOLLOWING AREAS:

- 1) AT 20'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITH OPENINGS
- 2) AT 25'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITHOUT OPENINGS
- 3) AT ALL INTERIOR CORNERS
- 4) ADDITIONAL JOINTS SHALL BE LOCATED PER THE RECOMMENDATIONS OF THE BRICK INDUSTRY ASSOCIATIONS TECHNICAL NOTES 18A DATED NOVEMBER 2006.



8 NORTHWEST ELEVATION
1/8" = 1'-0"



THIRD FLOOR
122' - 3 3/4"

SECOND FLOOR
111' - 1 7/8"

FIRST FLOOR
100' - 0"

LOWER LEVEL
90' - 6"

6 NORTH ELEVATION - A2 BLDG
1/8" = 1'-0"



THIRD FLOOR
122' - 3 3/4"

SECOND FLOOR
111' - 1 7/8"

FIRST FLOOR
100' - 0"

LOWER LEVEL
90' - 6"

16 NORTHEAST ELEVATION - A2 BLDG
1/8" = 1'-0"

JLA

JOSEPH LEE & ASSOCIATES
2001 WEST CRYSTAL AVENUE, SUITE 200
CHICAGO, ILLINOIS 60658
TEL: 312.284.1900

JLA PROJECT NUMBER: 11-0501



FIDUCIARY REAL
ESTATE
DEVELOPMENT, INC.

POST ROAD APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 10, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

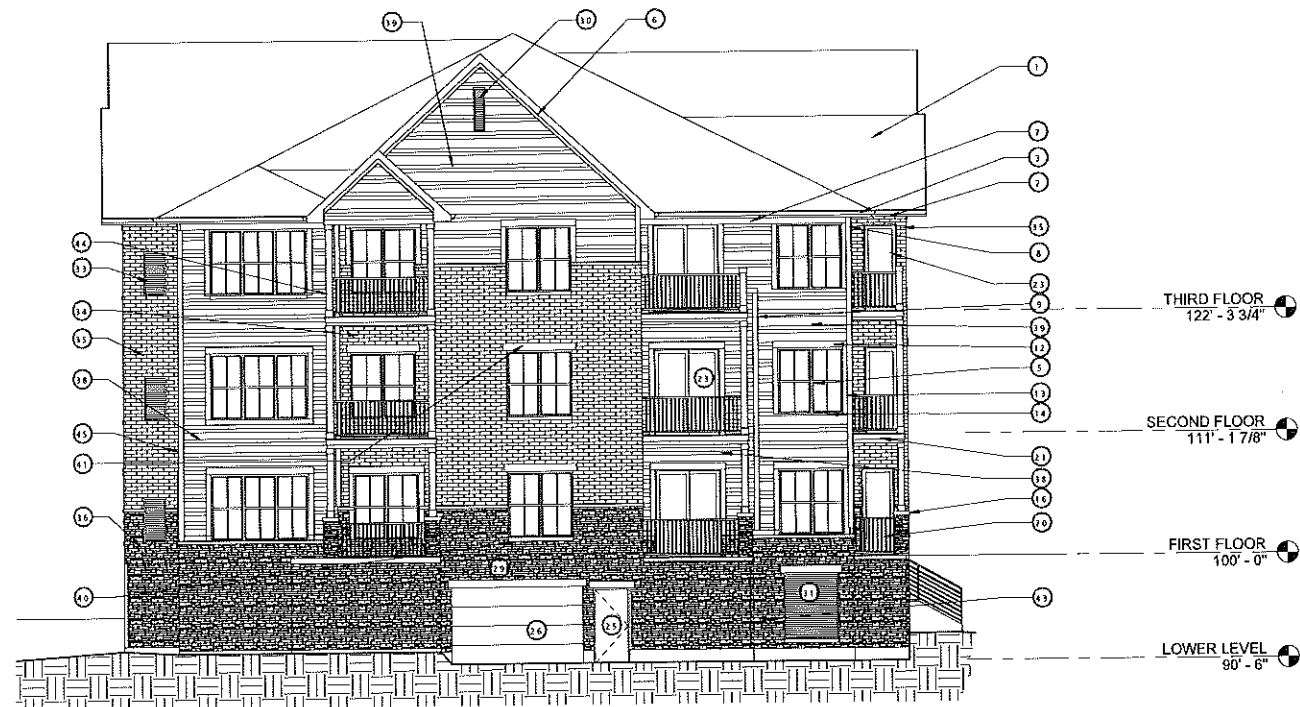
EXTERIOR ELEVATIONS
- A2 BUILDING

SHEET NUMBER

A201-A2

BRICK CONTROL JOINTS:
PROVIDE VERTICAL EXPANSION JOINTS WITH COMPRESSION FILLER AT THE FOLLOWING AREAS:

- 1) AT 20'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITH OPENINGS
- 2) AT 25'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITHOUT OPENINGS
- 3) AT ALL INTERIOR CORNERS
- 4) ADDITIONAL JOINTS SHALL BE LOCATED PER THE RECOMMENDATIONS OF THE BRICK INDUSTRY ASSOCIATIONS TECHNICAL NOTES 18A DATED NOVEMBER 2006.



8 WEST ELEVATION (BUILDING END)
1/8" = 1'-0"



1 EAST ELEVATION (BUILDING END)
1/8" = 1'-0"

JLA

JOSEPH LEE & ASSOCIATES
333 EAST HANCOCK AVENUE, SUITE 2000
MADISON, WISCONSIN 53703
TEL: 608.241.9600 FAX: 608.241.9601

JLA PROJECT NUMBER: 11-0601



FIDUCIARY REAL
ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 10, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- A1 BUILDING

SHEET NUMBER

A202-A1

BRICK CONTROL JOINTS:
PROVIDE VERTICAL EXPANSION JOINTS WITH COMPRESSION FILLER AT THE FOLLOWING AREAS:

- 1) AT 20'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITH OPENINGS
- 2) AT 25'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITHOUT OPENINGS
- 3) AT ALL INTERIOR CORNERS
- 4) ADDITIONAL JOINTS SHALL BE LOCATED PER THE RECOMMENDATIONS OF THE BRICK INDUSTRY ASSOCIATIONS TECHNICAL NOTES 1SA DATED NOVEMBER 2006.



18 EAST ELEVATION (BUILDING END) - A2
BLDG
1/8" = 1'-0"



18 WEST ELEVATION (BUILDING END) - A2
BLDG
1/8" = 1'-0"

JLA

JOSEPH SEE & ASSOCIATES
ARCHITECTS
1000 WEST 10TH AVENUE, SUITE 200
DENVER, COLORADO 80202
TEL: 303.733.8888 FAX: 303.733.8889

JLA PROJECT NUMBER: 11-0601



FIDUCIARY REAL
ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 10, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- A2 BUILDING

SHEET NUMBER

A202-A2

EXTERIOR MATERIAL LEGEND						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTE
1	FIBERGLASS SHINGLES	TBD	DIMENSIONAL - 30 YEAR		TBD	
2	TYPICAL FASCIA	TBD	PREFINISHED ALUMINUM	6" TRADITIONAL	TBD	
3	PREFINISHED ALUMINUM GUTTERS	TBD	'OG' OR 'K' STYLE	5"	TBD	
4	PREFINISHED ALUMINUM DOWNSPOUTS	TBD	CORRUGATED RECTANGLE	3"x4"	TBD	
5	VINYL WINDOWS	TBD	TBD	SEE WINDOW SCHEDULE	TBD	
6	RAKE FRIEZE TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
7	FRIEZE TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
8	CORNERBOARD TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
9	LINEAL TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
10	PREFINISHED ALUMINUM SOFFIT	TBD	ALUMA-GUARD FULLY VENTED	12" - TRIPLE 4	TBD	
11	7 1/2" LINEAL TRIM	TBD	FIBER CEMENT - SMOOTH	7 1/2"	TBD	
12	WINDOW/DOOR HEAD TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
13	WINDOW/DOOR JAMB TRIM	TBD	FIBER CEMENT - SMOOTH	3-1/2"	TBD	
14	WINDOW/DOOR SILL TRIM	TBD	FIBER CEMENT - SMOOTH	3-1/2"	TBD	
15	PRECAST CONCRETE BANDING	TBD		SEE PLANS	TBD	
16	PRECAST CONCRETE CAP	TBD		18"(w)x18"(d)x2"(h)	TBD	
17	HORIZONTAL SIDING	TBD	TBD	TBD	TBD	
20	BALCONY RAILING	N/A	P.T. WOOD	SEE PLANS	TBD	
21	BALCONY/DECK	N/A	P.T. WOOD	SEE PLANS	TBD	
23	VINYL PATIO DOORS	TBD	S700 SERIES - SLIDING	SEE PLANS	TBD	
25	STEEL ENTRY DOOR	TBD	SMOOTH PRO SERIES	SEE PLANS	TBD	
26	OVERHEAD GARAGE DOOR	TBD	VANTAGE SERIES: INSULATED STEEL	9'(w)x7'(h)	TBD	
29	WALL MOUNTED EXTERIOR LIGHT	TBD	TBD	TBD	TBD	
30	POLYURETHANE GABLE VENT	TBD	TRLV60X25	60"(w)x25"(h)	TBD	
31	HVAC GRILLE	TBD	TBD	TBD	TBD	
33	RESIDENTIAL HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	24 X 48"	TBD	
34	MASONRY #1	TBD	UTILITY STYLE	UTILITY SIZE	TBD	
35	MASONRY #2	TBD	UTILITY STYLE	UTILITY SIZE	TBD	
36	MASONRY #3	TBD	STONE VENEER	UTILITY SIZE	TBD	
37	SIDING #1	TBD	FIBER CEMENT - SMOOTH	TBD	TBD	
38	SIDING #2	TBD	FIBER CEMENT - SMOOTH	TBD	TBD	
39	SIDING #3	TBD	FIBER CEMENT - SMOOTH	TBD	TBD	
40	STONE WINDOW SILL	TBD	SILL	TBD	TBD	
41	STONE WINDOW LINTEL	TBD	WINDOW LINTEL	TBD	TBD	
42	METAL ROOF HATCH	TBD		30" X 36"	TBD	
43	FIRE DEPARTMENT CONNECTION	TBD	TBD	TBD	TBD	
44	ENGINEERED WOOD COLUMN	TBD	REALPOST 8X8 - SMOOTH	SEE PLANS	TBD	
45	CORNERBOARD TRIM	TBD	FIBER CEMENT - SMOOTH	5-1/2" (w) x 1" (TH.)	TBD	
46	CORNERBOARD TRIM	TBD	FIBER CEMENT - SMOOTH	9-1/2" (w) x 1" (TH.)	TBD	
47	ALUMINUM ENTRANCE DOOR	TBD	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	TBD	

EXTERIOR MATERIAL NOTE:
FINAL MATERIALS & COLOR SELECTIONS SHALL BE SUBMITTED SEPARATELY FOR PLAN COMMISSION & COMMON COUNCIL APPROVAL - ALONG WITH COLORED ELEVATIONS AND THREE DIMENSIONAL VIEWS.

JLA

JOSEPH LEE & ASSOCIATES
500 WEST KERRICK AVENUE, SUITE 200
CHICAGO, ILLINOIS 60610-2216
TEL: 312.584.4800

JLA PROJECT NUMBER: 11-0801



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'A1' & 'A2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A205



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD APARTMENTS BUILDINGS 'A1' & 'A2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

TYPICAL BUILDING
SECTION

SHEET NUMBER

A300

ATTIC ACCESS
PROVIDE STEEL SHIP LADDER AT ATTIC ACCESS AREAS AT ALL STAIRS. PROVIDE ROOF HATCHES AT ONE STAIR. PROVIDE CATWALK ACCESS TO ALL.

ROOF ASSEMBLY 'W1'
PROVIDE INSULATION BAFFLES BETWEEN TRUSSES AND PROVIDE ICE & WATER SHIELD PER ROOF NOTES ON SHEET A100.

PREFINISHED GUTTERS & DOWNSPOUTS (TYP)

VINYL SINGLE-HUNG WINDOW (TYPICAL)

EXTERIOR WALL ASSEMBLY - 7

EXTERIOR WALL ASSEMBLY - 7

FOUNDATION WALL - 1
SEE STRUCTURAL FOR ADDITIONAL INFORMATION

TYPICAL FOOTING
REINFORCED CONCRETE FOOTING (SEE STRUCTURAL)

PERIMETER DRAINAGE SYSTEM (TYP)
PERFORATED DRAIN TILE WITH PVC BLEEDERS. PROVIDE 6" (MIN) FREE DRAINING AGGREGATE ABOVE FOOTING & DRAIN TILE. LINE AGGREGATE WITH NON-WOVEN GEOTEXTILE LINER.

CATWALK
3/4" OSB SHEATHING ON 2X WOOD FRAMING. CONTINUE TO ALL ATTIC ACCESS AREAS.

ROOF TRUSS BEARING
131' - 4 7/8"

THIRD FLOOR
122' - 3 3/4"

THIRD FLOOR TRUSS BEARING
120' - 3"

SECOND FLOOR
111' - 1 7/8"

SECOND FLOOR TRUSS BEARING
109' - 1 1/8"

FIRST FLOOR
100' - 0"

TOP OF WALL
100' - 0"

LOWER LEVEL
90' - 6"

TOP OF FOOTING
SEE FOUNDATION PLAN 90' - 0"



POST ROAD APARTMENTS BUILDINGS 'B1' & 'B2'

XXXX INDEX ROAD
FITCHBURG, WISCONSIN

JLA
architects

specific implementation plan
approval set

PROGRESS DOCUMENTS

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Fiduciary
REAL ESTATE DEVELOPMENT, INC

JLA PROJECT NUMBER: 11-0601

JULY 24, 2012

[illegible]

VIEW NUMBER
19

TITLE — **VIEW NAME**
1/2" = 1' - 0"

VIEW SCALE

WALL TAG
000
W' x H' x D'

CASEWORK TAG (PLAN OR ELEVATION)

DOOR TAG
000

KEYNOTE TAG
000, 000

REVISION TAG
0

FURNITURE TAG
000

EQUIPMENT TAG
000

WINDOW TAG
XX
000

FLOOR
BASE
WALL
REMARKS

FINISH PLAN TAG

TYPE
HEIGHT

CEILING TAG

NAME
ROOM TAG
0000

DETAIL CALLOUT
SIM
00
A000

SECTION CALLOUT
SIM
00
A000

ELEVATION CALLOUT
2
1
A000
3
4

ELEVATION DATUM
Level
0' - 0"

NORTH ARROW

EXISTING CONSTRUCTION

DEMOLITION

NEW CONSTRUCTION

EXISTING CONSTRUCTION
1
2
A
B

NEW CONSTRUCTION

[illegible]

POST ROAD APARTMENTS BUILDINGS 'B1' & 'B2'
XXXX INDEX ROAD
FITCHBURG, WISCONSIN

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
5944 SEMINOLE CENTRE COURT, SUITE 130
FITCHBURG, WISCONSIN 53711
CONTACT: MR. JOSH BIEBER
247DESIGNBUILD@GMAIL.COM
608.554.0287 FAX: 877.839.8908

GENERAL CONTRACTOR

COMPANY NAME
STREET ADDRESS
CITY, STATE ZIP
CONTACT: NAME
EMAIL
608.241.9500 FAX:608.241.9800

JOSEPH LEE & ASSOCIATES, LLC
5325 WALL STREET - SUITE 2700
MADISON, WISCONSIN 53718
CONTACT: JOSEPH LEE
JLEE@JLA-AP.COM
608.241.9500 FAX: 608.241.9800

COMPANY NAME
STREET ADDRESS
CITY, STATE ZIP
CONTACT: NAME
EMAIL
608.241.9500 FAX:608.241.9800

COMPANY NAME
STREET ADDRESS
CITY, STATE ZIP
CONTACT: NAME
EMAIL
608.241.9500 FAX:608.241.9800

specific implementation plan approval set
07/24/12

General	
G000	COVER
G001	INDEX
Civil	
C100	SITE GRADING PLAN
C200	SITE UTILITY PLAN
C300	SITE DETAILS
Landscape	
L100	OVERALL LANDSCAPE PLAN
L103	LANDSCAPE PLAN BUILDINGS A2 & B
L104	LANDSCAPE PLAN BUILDING B2
Architectural	
A100-B1	LOWER LEVEL PLAN - B1 BUILDING
A100-B2	LOWER LEVEL PLAN - B2 BUILDING
A101-B1	FIRST FLOOR PLAN - B1 BUILDING
A101-B2	FIRST FLOOR PLAN - B2 BUILDING
A102-B1	SECOND FLOOR PLAN - B1 BUILDING
A102-B2	SECOND FLOOR PLAN - B2 BUILDING
A103-B1	THIRD FLOOR PLAN - B1 BUILDING
A103-B2	THIRD FLOOR PLAN - B2 BUILDING
A109-B1	ROOF PLAN - B1 BUILDING
A109-B2	ROOF PLAN - B2 BUILDING
A200-B1	EXTERIOR ELEVATIONS - B1 BUILDING
A200-B2	EXTERIOR ELEVATIONS - B2 BUILDING
A201-B1	EXTERIOR ELEVATIONS - B1 BUILDING
A201-B2	EXTERIOR ELEVATIONS - B2 BUILDING
A202-B1	EXTERIOR ELEVATIONS - B1 BUILDING
A202-B2	EXTERIOR ELEVATIONS - B2 BUILDING
A205	EXTERIOR ELEVATIONS
A300	TYPICAL BUILDING SECTION
ASP-100	OVERALL MASTER PLAN
ASP-100-B1	ARCHITECTURAL SITE PLAN BUILDING
ASP-100-B2	ARCHITECTURAL SITE PLAN BUILDING

1978年10月1日、大分県立大分大学
経済学部の学生が、大分県立大分大学の
校舎前で、大分県立大分大学の校旗を
掲げ、大分県立大分大学の校歌を
歌唱した。

JLA PROJECT NUMBER: 11-0601

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

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DATE OF ISSUANCE JULY 24, 2012

Number	Description	Date
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SHEET TITLE

INDEX

SHEET NUMBER

G001

MASTERPLAN DATA								9.84 ACRES - 29.1 U/A	
BUILDING		VEHICULAR PARKING*			BICYCLE PARKING*				
NAME	UNITS	COVERED	SURFACE	RATIO	COVERED	SURFACE	RATIO		
A1	60	60	31	1.5 / U	48	12	1.0 / U		
A2	60	60	31	1.5 / U	49	11	1.0 / U		
B1	57	57	29	1.5 / U	46	11	1.0 / U		
B2	57	57	30	1.5 / U	45	12	1.0 / U		
C1	52	56	22	1.5 / U	40	12	1.0 / U		
	CLUBHOUSE	-	20	-	-	-	-		
TOTALS	286	290	163	1.6 / U	226	60	1.0 / U		

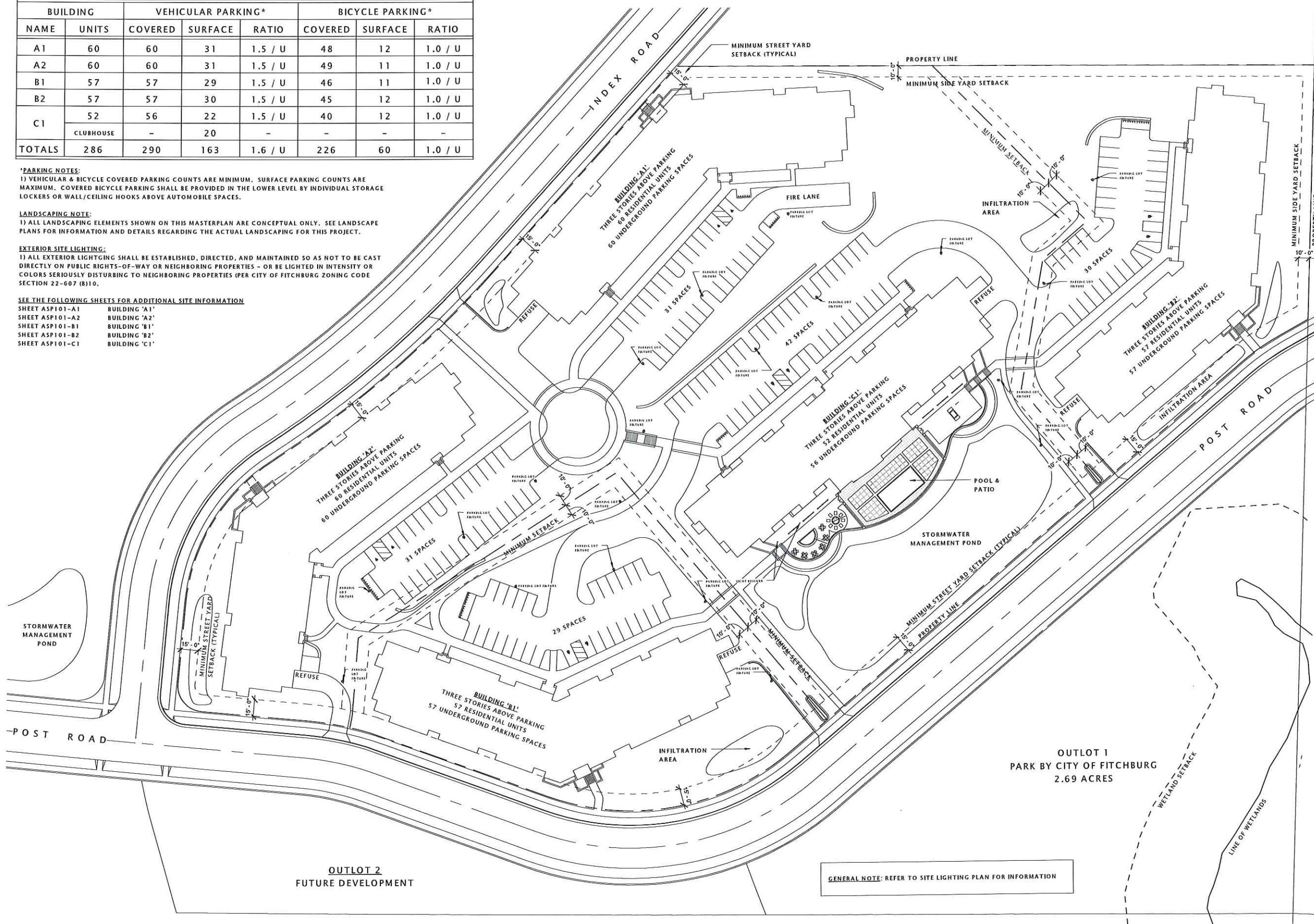
*PARKING NOTES:
1) VEHICULAR & BICYCLE COVERED PARKING COUNTS ARE MINIMUM. SURFACE PARKING COUNTS ARE MAXIMUM. COVERED BICYCLE PARKING SHALL BE PROVIDED IN THE LOWER LEVEL BY INDIVIDUAL STORAGE LOCKERS OR WALL/CEILING HOOKS ABOVE AUTOMOBILE SPACES.

LANDSCAPING NOTE:
1) ALL LANDSCAPING ELEMENTS SHOWN ON THIS MASTERPLAN ARE CONCEPTUAL ONLY. SEE LANDSCAPE PLANS FOR INFORMATION AND DETAILS REGARDING THE ACTUAL LANDSCAPING FOR THIS PROJECT.

EXTERIOR SITE LIGHTING:
1) ALL EXTERIOR LIGHTING SHALL BE ESTABLISHED, DIRECTED, AND MAINTAINED SO AS NOT TO BE CAST DIRECTLY ON PUBLIC RIGHTS-OF-WAY OR NEIGHBORING PROPERTIES - OR BE LIGHTED IN INTENSITY OR COLORS SERIOUSLY DISTURBING TO NEIGHBORING PROPERTIES (PER CITY OF FITCHBURG ZONING CODE SECTION 22-607 (B)10).

SEE THE FOLLOWING SHEETS FOR ADDITIONAL SITE INFORMATION

SHEET ASP101-A1 BUILDING 'A1'
SHEET ASP101-A2 BUILDING 'A2'
SHEET ASP101-B1 BUILDING 'B1'
SHEET ASP101-B2 BUILDING 'B2'
SHEET ASP101-C1 BUILDING 'C1'



JLA
architects

JOSEPH LEE & ASSOCIATES
111 ACQUAD AVENUE, SUITE 2
MIDDLEBOROUGH, MASSACHUSETTS 01901
603.241.9100

JLA PROJECT NUMBER: 11-0601

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

THE VUE AT PINNACLE
PARK

DATE OF ISSUANCE December 4, 2013

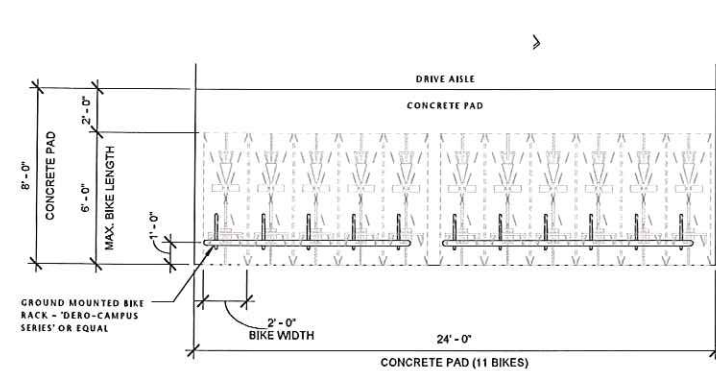
Mark	Revision Description	Date

SHEET TITLE

OVERALL
MASTERPLAN

SHEET NUMBER

ASP100

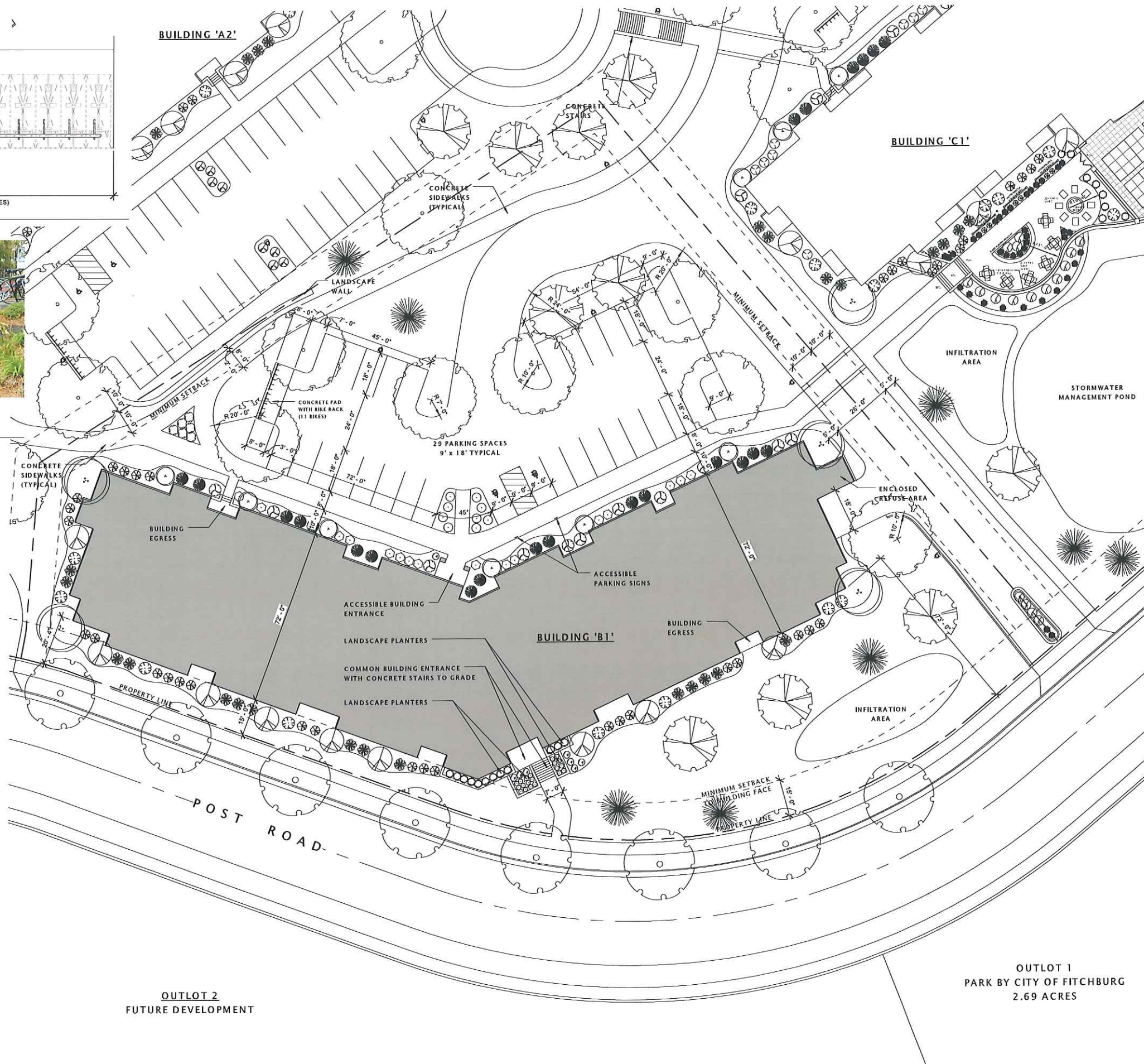


1 EXTERIOR BIKE PARKING - B1
1/4" = 1'-0"



EXAMPLE OF THE STYLE OF BIKE RACK TO BE LOCATED AT THE EXTERIOR OF EACH BUILDING (SEE SITE PLANS FOR LOCATIONS).

6 EXTERIOR BIKE RACK STYLE - B1
1/8" = 1'-0"



17 SITE PLAN - BUILDING 'B1'
1" = 20'-0"

JLA
architects

JOSEPH LEE + ASSOCIATES
100 ALBION AVENUE, SUITE 2
WALTON, MASSACHUSETTS 01886
508.241.9300

JLA PROJECT NUMBER: 11-0601

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

THE VUE AT PINNACLE
PARK

PROGRESS DOCUMENTS

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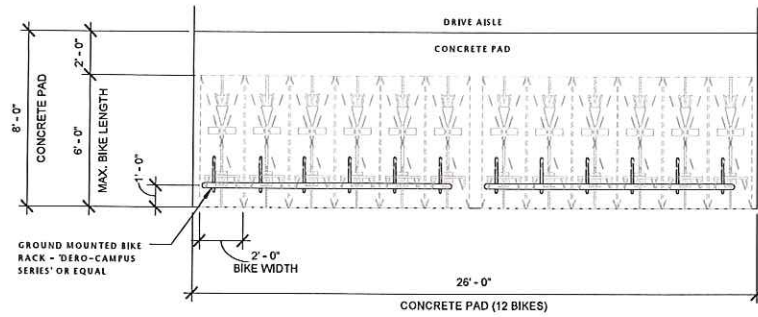
Mark	Revision Description	Date

SHEET TITLE

ARCHITECTURAL SITE
PLAN - 'B1' BUILDING

SHEET NUMBER

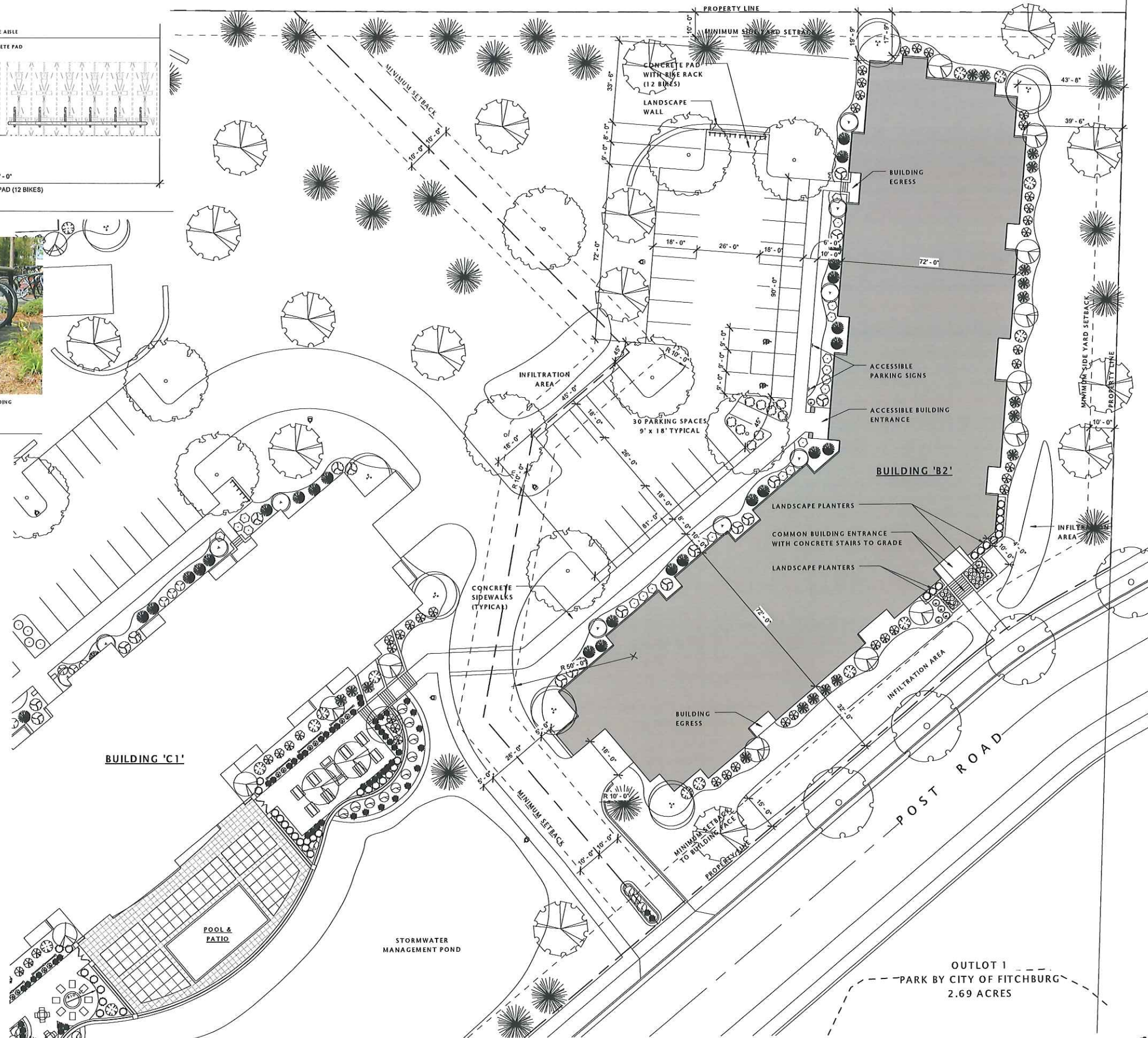
ASP101-B1



1 EXTERIOR BIKE PARKING - B2
1/4" = 1'-0"



6 EXTERIOR BIKE RACK STYLE - B2
1/8" = 1'-0"



17 SITE PLAN - BUILDING 'B2'
1" = 20'-0"

JLA
architects

JOSEPH LEE + ASSOCIATES
101 ALWOOD AVENUE, SUITE 2
MADISON, WISCONSIN 53704
608.241.9400

JLA PROJECT NUMBER: 11-0691

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

THE VUE AT PINNACLE
PARK

PROGRESS DOCUMENTS

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DATE OF ISSUANCE December 4, 2013

Mark	Revision Description	Date

SHEET TITLE

ARCHITECTURAL SITE
PLAN - BUILDING 'B2'

SHEET NUMBER

ASP101-B2

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13A

JLA

JOSEPH LEE & ASSOCIATES
3322 WEST 10TH AVENUE, SUITE 2000
DENVER, COLORADO 80202
TEL: 303.733.8800 FAX: 303.733.8801
JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

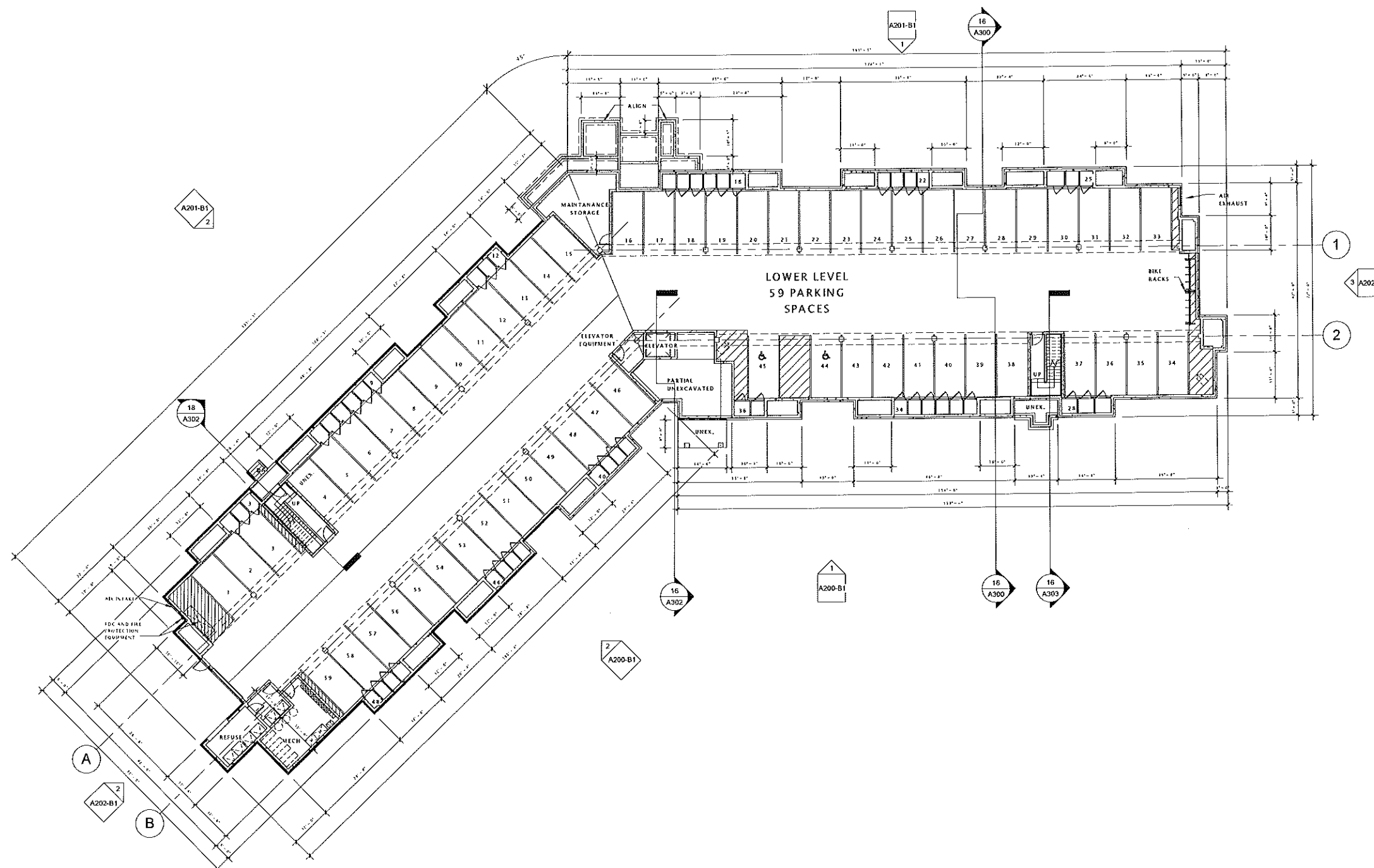
Revision Schedule		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN -
B1 BUILDING

SHEET NUMBER

A100-B1



NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

JLA

JOSEPH LEE & ASSOCIATES
1111 WEST STREET, SUITE 2000
ANN ARBOR, MICHIGAN 48106-1500
PHONE: 313.963.1400
FAX: 313.963.1400

JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1'B2'B2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

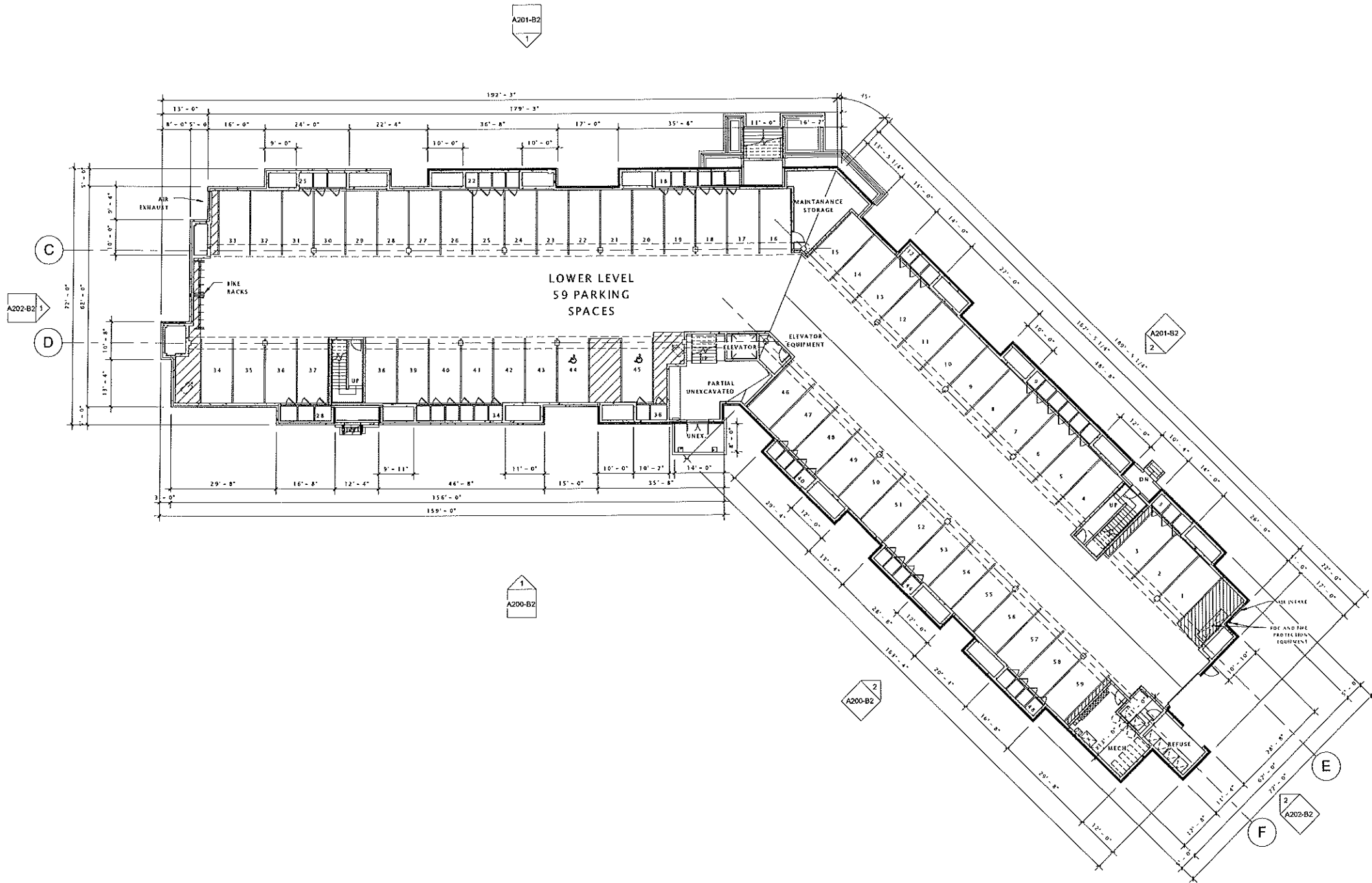
Revision Schedule		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN -
B2 BUILDING

SHEET NUMBER

A100-B2



NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

- NOTE:
- ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.40
 - WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

Window Schedule							
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color	Type Comments
E1	Vinyl Single Vent Awning Window	3' - 0"	3' - 0"	Quaker Windows & Doors	Unit #3030		Grid Pattern As Shown
A	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern
B	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
C	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060		Victorian Grid Pattern
D	Vinyl Triple Single Hung Window	8' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3-2860		Victorian Grid Pattern
E	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple		Victorian Grid Pattern
F	HVAC Louver	5' - 0"	6' - 0"				
G	HVAC Louver	2' - 6"	2' - 6"	Majik Pak			
H	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG6		No Grids
J	HVAC Louver	1' - 0"	4' - 0"	Majik Pak			
K	HVAC Louver	0' - 9"	3' - 0"	Majik Pak			
L	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180		
M	HVAC Louver	2' - 0"	4' - 0"	Majik Pak			

JLA

JOSEPH LEE & ASSOCIATES
3320 West Street - Suite 200
Madison, Wisconsin 53703
TEL: 608-261-1000 FAX: 608-261-1001

JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

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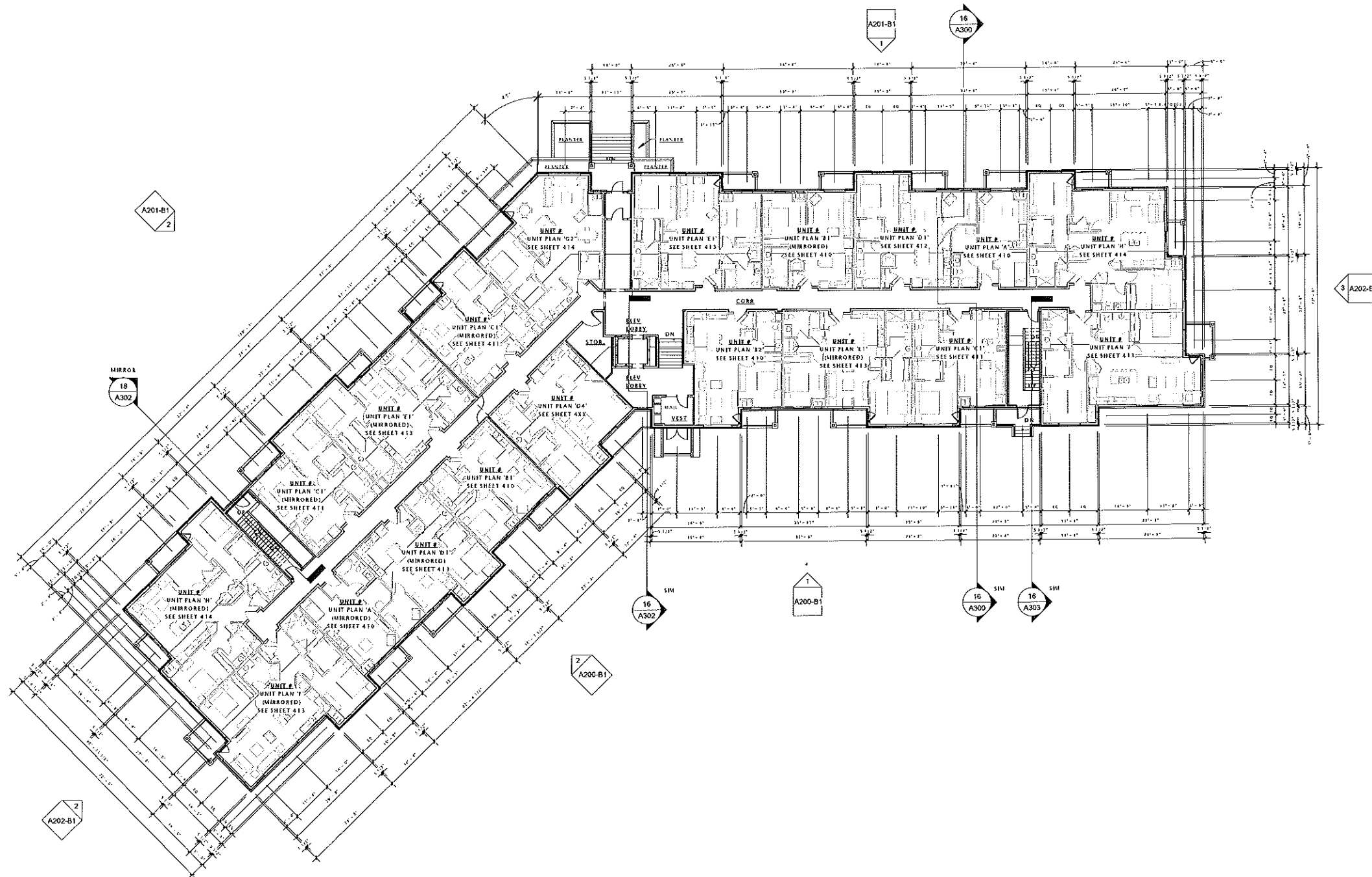
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN -
B1 BUILDING

SHEET NUMBER

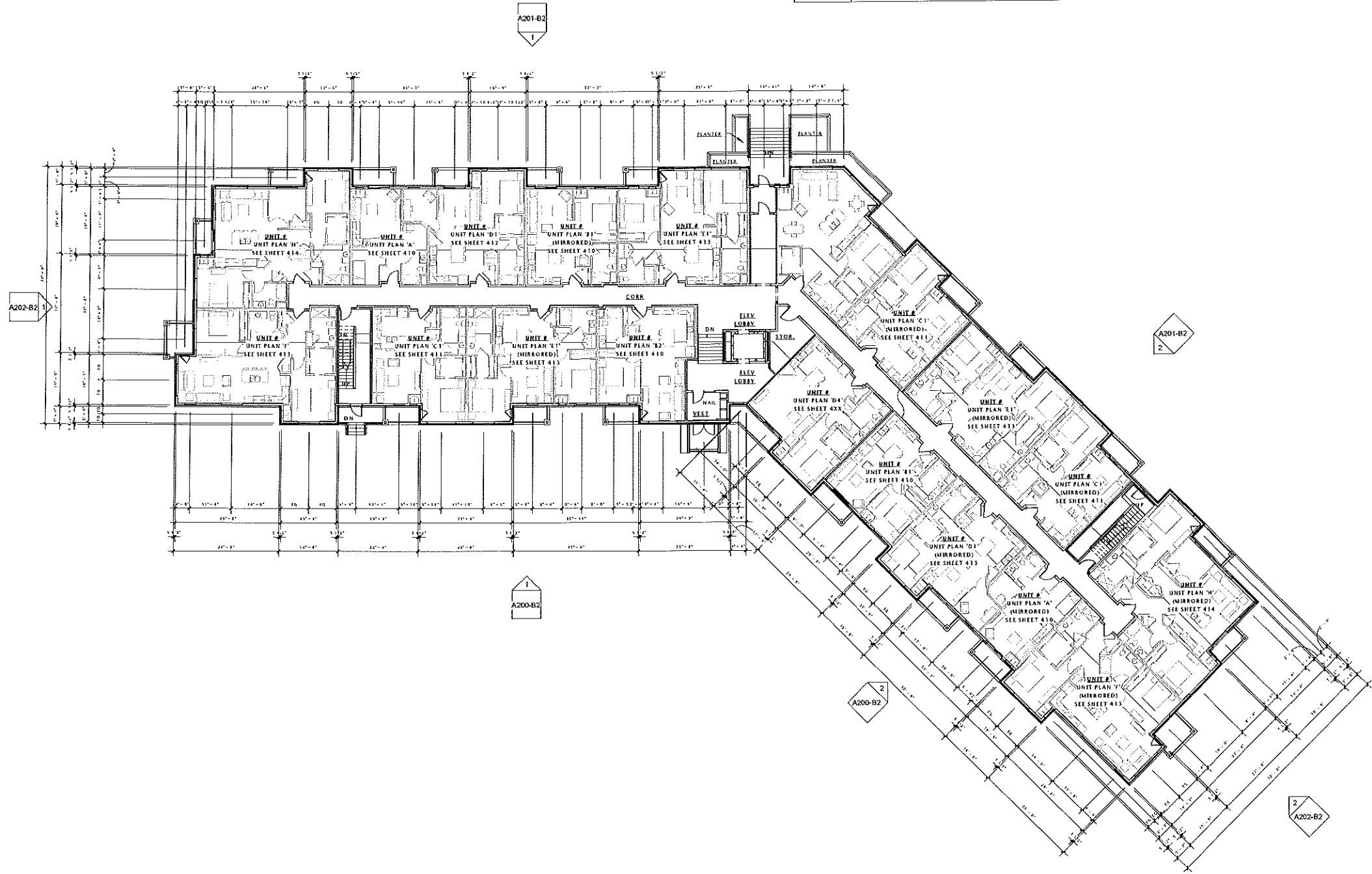
A101-B1



NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

- NOTE:
- ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.80
 - WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

Window Schedule						
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color
6I	Vinyl Single Vent Awning Window	3' - 0"	3' - 0"	Quaker Windows & Doors	Unit #3030	
A	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	
B	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	
C	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060	
D	Vinyl Triple Single Hung Window	8' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3-2860	
E	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple	
F	HVAC Louver	5' - 0"	6' - 0"			
G	HVAC Louver	2' - 6"	2' - 6"	Majik Pak		
H	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG6	No Grids
J	HVAC Louver	1' - 0"	4' - 0"	Majik Pak		
K	HVAC Louver	0' - 9"	3' - 0"	Majik Pak		
L	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180	
M	HVAC Louver	2' - 0"	4' - 0"	Majik Pak		



JLA

JOSEPH LEE & ASSOCIATES
3120 EAST GARDEN AVENUE, SUITE 200
DENVER, COLORADO 80231
(303) 733-1100 FAX (303) 733-1101

RA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN -
B2 BUILDING

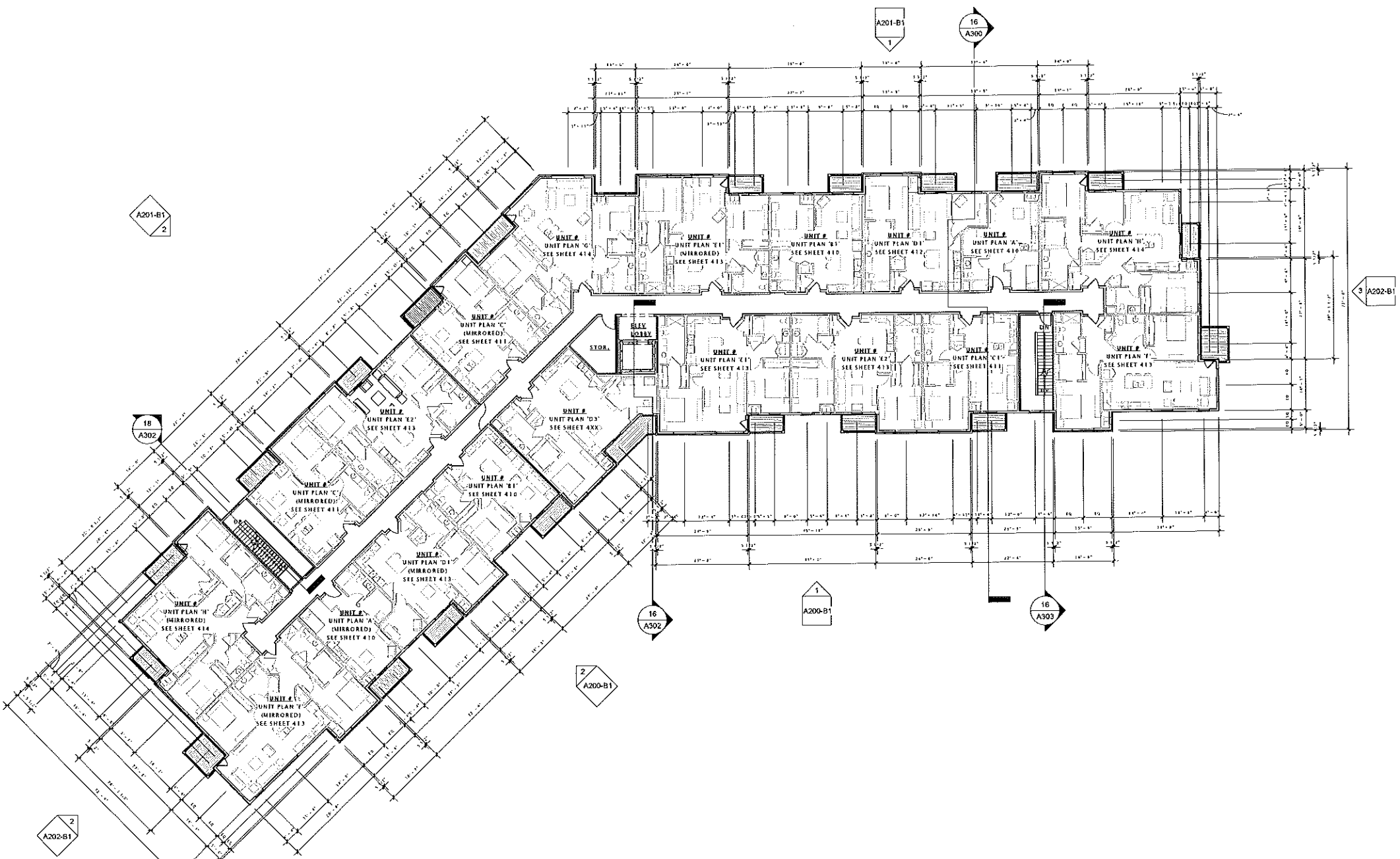
SHEET NUMBER

A101-B2

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 138

- NOTE:
1. ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.80
 2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

Window Schedule							
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color	Type Comments
G1	Vinyl Single Vent Awning Window	3' - 0"	3' - 0"	Quaker Windows & Doors	Unit #3030		Grid Pattern As Shown
A	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern
B	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
C	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060		Victorian Grid Pattern
D	Vinyl Triple Single Hung Window	8' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3-2860		Victorian Grid Pattern
E	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple		Victoriana Grid Pattern
F	HVAC Louver	5' - 0"	6' - 0"				
G	HVAC Louver	2' - 6"	2' - 6"	Majik Pak			
H	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VGG		No Grids
J	HVAC Louver	1' - 0"	4' - 0"	Majik Pak			
K	HVAC Louver	0' - 9"	3' - 0"	Majik Pak			
L	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180		
M	HVAC Louver	2' - 0"	4' - 0"	Majik Pak			



JLA

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JLA PROJECT NUMBER: 11-0601

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

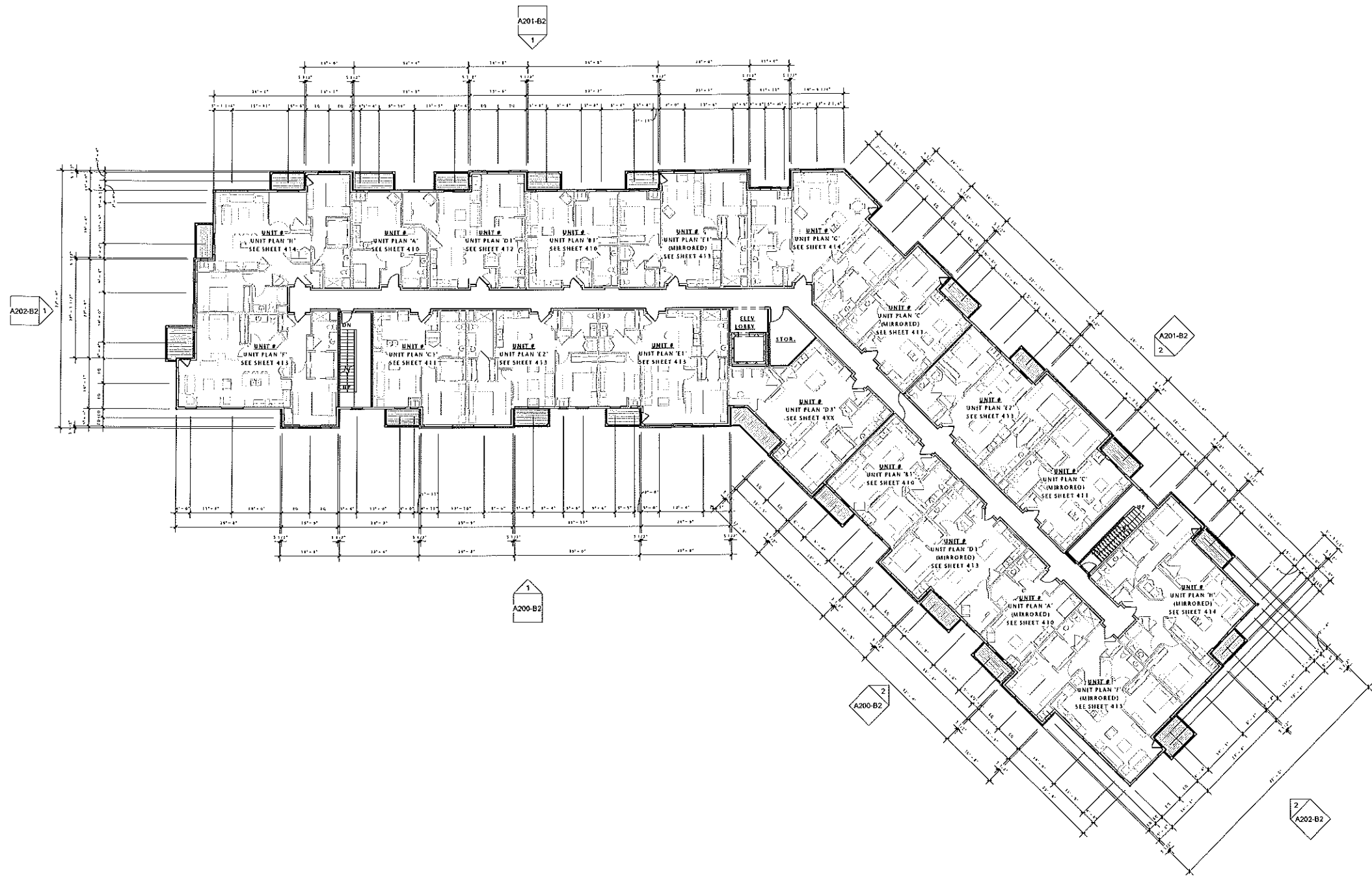
SHEET TITLE
SECOND FLOOR PLAN
- B1 BUILDING

SHEET NUMBER
A102-B1

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

- NOTE:
1. ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.60
 2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

Window Schedule						
Type Mark	Description	Width	Height	Manufacturer	Model	Type Comments
G1	Vinyl Single Vent Awning Window	3' - 0"	3' - 0"	Quaker Windows & Doors	Unit #3030	Grid Pattern As Shown
A	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	Victorian Grid Pattern
B	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	Victorian Grid Pattern - Top Sash Only
C	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060	Victorian Grid Pattern
D	Vinyl Triple Single Hung Window	8' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3-2860	Victorian Grid Pattern
E	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple	Victorina Grid Pattern
F	HVAC Louver	5' - 0"	6' - 0"			
G	HVAC Louver	2' - 6"	2' - 6"	Majik Pak		
H	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG6	No Grids
J	HVAC Louver	1' - 0"	4' - 0"	Majik Pak		
K	HVAC Louver	0' - 9"	3' - 0"	Majik Pak		
L	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180	
M	HVAC Louver	2' - 0"	4' - 0"	Majik Pak		



JLA

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JLA PROJECT NUMBER: 11-0501



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN
- B2 BUILDING

SHEET NUMBER

A102-B2

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

NOTE:

1. ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.40.
2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

Window Schedule						
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color
61	Vinyl Single Vent Awning Window	3' - 0"	3' - 0"	Quaker Windows & Doors	Unit #3030	
A	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	
B	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	
C	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060	
D	Vinyl Triple Single Hung Window	8' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3-2860	
E	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple	
F	HVAC Louver	5' - 0"	6' - 0"			
G	HVAC Louver	2' - 6"	2' - 6"	Majik Pak		
H	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VC6	
J	HVAC Louver	1' - 0"	4' - 0"	Majik Pak		
K	HVAC Louver	0' - 9"	3' - 0"	Majik Pak		
L	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180	
M	HVAC Louver	2' - 0"	4' - 0"	Majik Pak		

JLA

JOSEPH LEE & ASSOCIATES
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JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

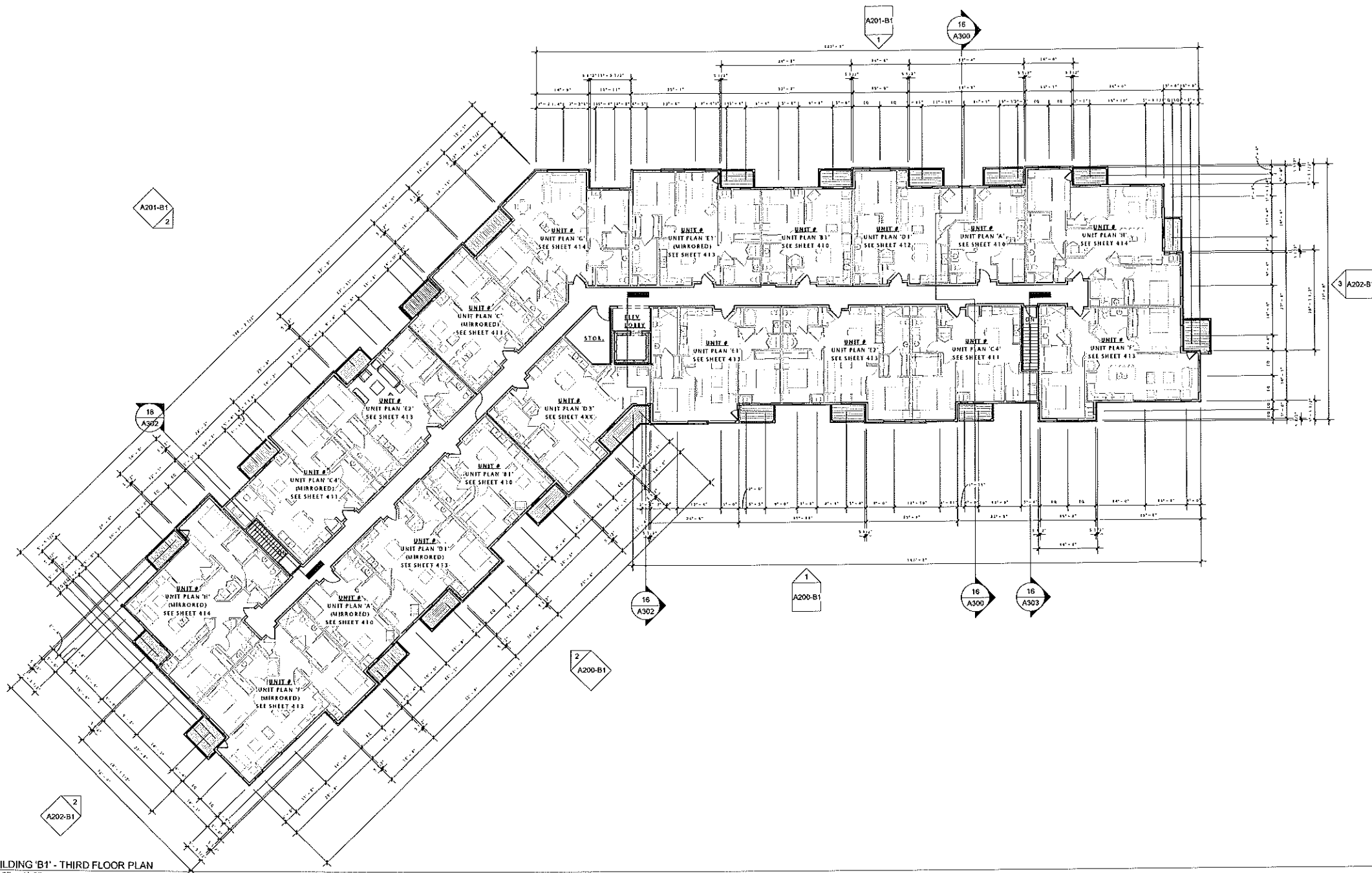
Revision Schedule		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN -
B1 BUILDING

SHEET NUMBER

A103-B1

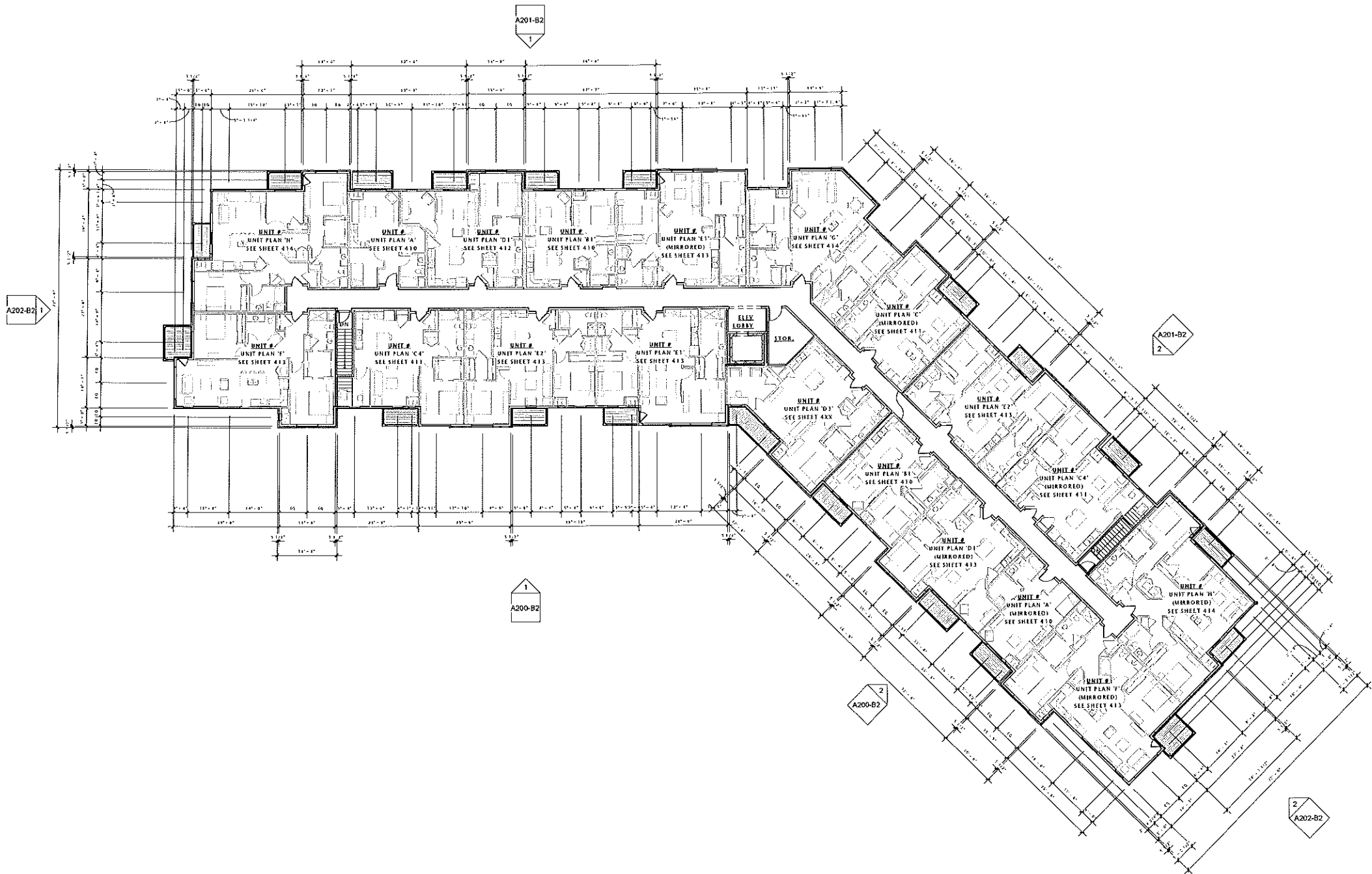


NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13A

NOTE:

1. ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.80
2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

Window Schedule						
Type Mark	Description	Width	Height	Manufacturer	Model	Type Comments
6I	Vinyl Single Vent Awning Window	3' - 0"	3' - 0"	Quaker Windows & Doors	Unit #3030	Grid Pattern As Shown
A	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	Victorian Grid Pattern
B	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	Victorian Grid Pattern - Top Sash Only
C	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060	Victorian Grid Pattern
D	Vinyl Triple Single Hung Window	8' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3-2860	Victorian Grid Pattern
E	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2003 Series - Triple	Victorina Grid Pattern
F	HVAC Louver	5' - 0"	6' - 0"			
G	HVAC Louver	2' - 6"	2' - 6"	Majik Pak		
H	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG6	No Grids
J	HVAC Louver	1' - 0"	4' - 0"	Majik Pak		
K	HVAC Louver	0' - 8"	3' - 0"	Majik Pak		
L	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180	
M	HVAC Louver	2' - 0"	4' - 0"	Majik Pak		



JLA

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JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN -
B2 BUILDING

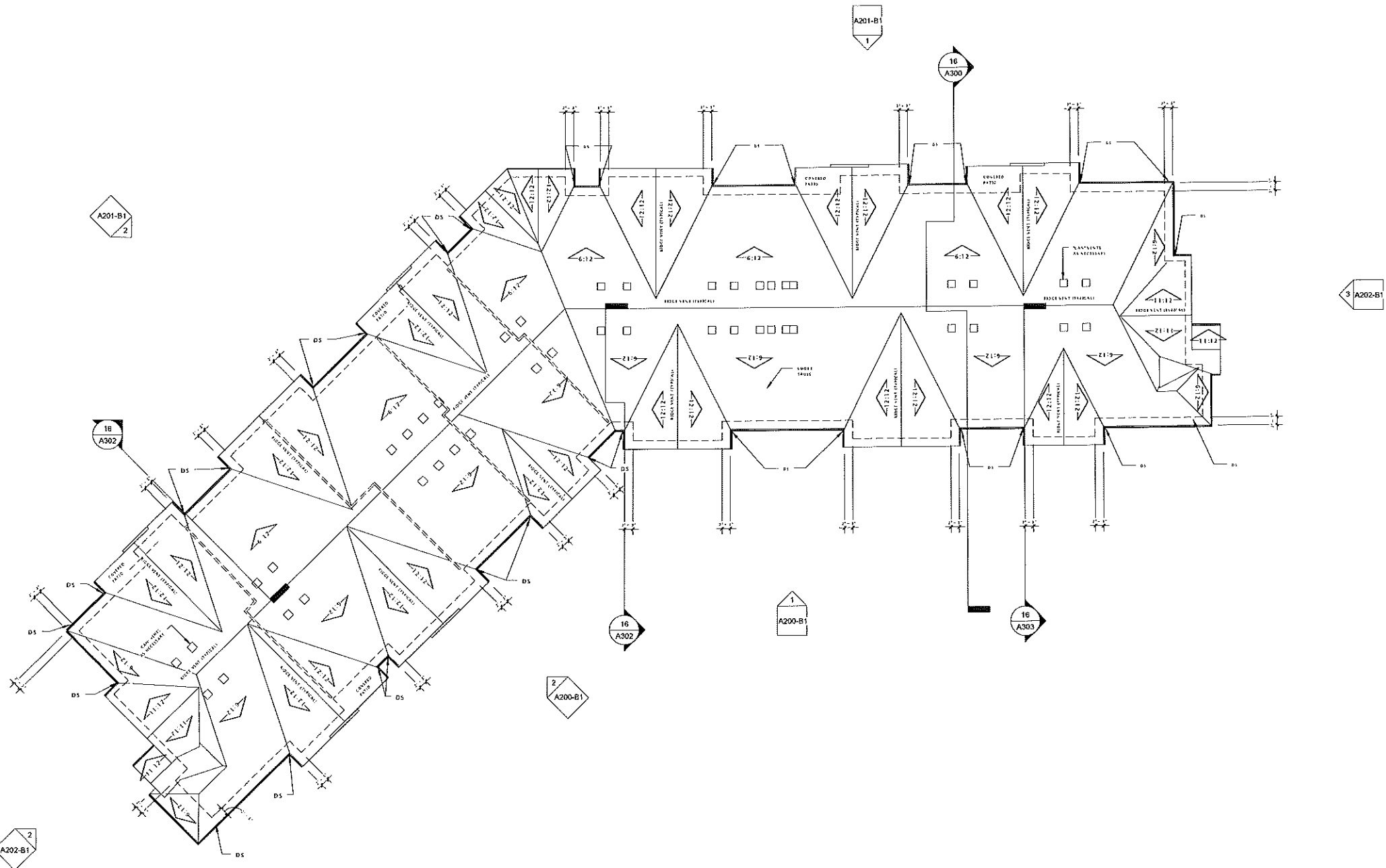
SHEET NUMBER

A103-B2

ROOF NOTES

- 1) ALL ROOF SLOPES SHALL BE 8:12
- 2) TYPICAL EAVE OVERHANG = 2'-0"
TYPICAL RAKE OVERHANG = 2'-0"
(UNLESS NOTED OTHERWISE)
- 3) PROVIDE ICE & WATER SHIELD AT THE FOLLOWING LOCATIONS (SEE SHADED AREAS ON ROOF PLAN):
ALL EAVES:
RUN FROM EDGE OF EAVE TO 3'-0" (MIN.) PAST FACE OF EXTERIOR WALLS.
ALL VALLEYS:
RUN FROM VALLEY TO 3'-0" (MIN.) EACH SIDE OF VALLEY.
INSTALL UNDER METAL FLASHINGS AT VALLEYS.
ALL ROOF/WALL INTERSECTIONS:
RUN 3'-0" (MIN.) HORIZONTALLY FROM FACE OF WALL
RUN 1'-6" (MIN.) VERTICALLY UP FACE OF WALL.
ALL ROOF PENETRATIONS:
RUN 3'-0" (MIN.) FROM PENETRATIONS
- 4) PROVIDE CONTINUOUS ATTIC DRAFTSTOPPING AT LOCATIONS NOTED ON ROOF PLAN. DRAFTSTOP SHALL EXTEND FULLY INTO SOFFITS AND ALL PENETRATIONS SHALL BE CAULKED. SEE 5/A104 FOR ADDITIONAL INFORMATION.
- 5) ALL OPENINGS IN ATTIC DRAFTSTOPPING SHALL BE PROTECTED WITH SELF-CLOSING DOORS. FRAMING CONTRACTOR SHALL LABEL DOORS/COMPARTMENTS WITH NUMBERS.
- 6) INSTALL ROOF/ATTIC VENTING TO PROVIDE 15% OF VENT AREA PER 300 SF OF ATTIC AREA. HALF OF THE REQUIRED VENTING SHALL OCCUR AT RIDGE AND HALF SHALL OCCUR AT EAVE. PROVIDE 'CAN' VENTS ONLY WHEN NECESSARY. ROOFING CONTRACTOR SHALL PROVIDE CALCULATIONS SHOWING FINAL VENTING PRIOR TO INSTALLATION.
- 7) PROVIDE 220V OUTLETS AT ALL EAVES AS NECESSARY FOR HEAT TAPE. PROVIDE 110V AT ENTRY CANOPY.
- 8) PROVIDE METAL FLASHING AT ALL VALLEYS AND ALL ROOF/WALL INTERSECTIONS.
- 9) ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED PER MANUFACTURER'S RECOMMENDATIONS.
- 10) ALL VENT CAPS SHALL BE PREFINISHED METAL TO MATCH ROOF COLOR.
- 11) ALL DRYERS SHALL BE VENTED WITH U.L. CLASSIFIED DRYER BOX & VENT. PROVIDE POWER BOOSTER FAN/VENT IF VENT RUN EXCEEDS 25'-0".
- 12) PROVIDE 5" 'K' STYLE OR 'OG' STYLE PREFINISHED ALUMINUM RAIN CUTTERS AND 3"x4" CORRUGATED RECTANGULAR PREFINISHED ALUMINUM DOWNSPOUTS UNLESS OTHERWISE NOTED.
- 13) CARE MUST BE TAKEN TO ENSURE THAT THE GUTTERS, DOWNSPOUTS, AND ALL PREFINISHED ACCESSORIES MATCH IN COLOR & STYLE AND ARE LOCATED CLEAR OF ALL DOORS, WINDOWS, BALCONIES, BAYS, ETC.
- 14) PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.

NOTE:
BUILDING TO BE FULLY SPANNALED PER 2005 IBC - NFPA 13 AND NFPA 13A



ROOF NOTES

- 1) ALL ROOF SLOPES SHALL BE 8:12
- 2) TYPICAL EAVE OVERHANG = 2'-0"
TYPICAL RAKE OVERHANG = 2'-0"
(UNLESS NOTED OTHERWISE)
- 3) PROVIDE ICE & WATER SHIELD AT THE FOLLOWING LOCATIONS (SEE SHADED AREAS ON ROOF PLAN):

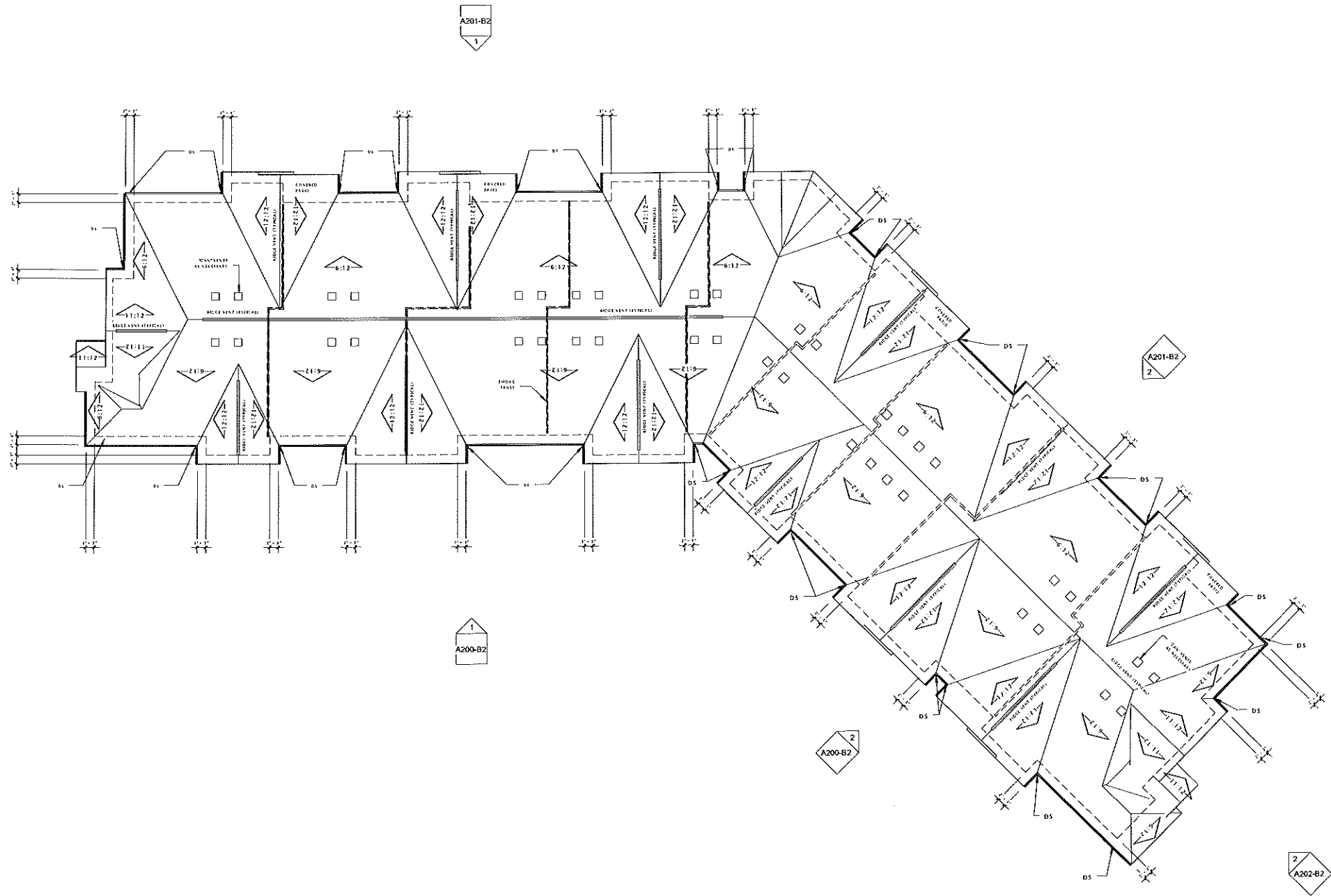
ALL EAVES:
RUN FROM EDGE OF EAVE TO 3'-0" (MIN.) PAST FACE OF EXTERIOR WALLS.

ALL VALLEYS:
RUN FROM VALLEY TO 3'-0" (MIN.) EACH SIDE OF VALLEY.
INSTALL UNDER METAL FLASHINGS AT VALLEYS.

ALL ROOF/WALL INTERSECTIONS:
RUN 3'-0" (MIN.) HORIZONTALLY FROM FACE OF WALL
RUN 1'-6" (MIN.) VERTICALLY UP FACE OF WALL.

ALL ROOF PENETRATIONS:
RUN 3'-0" (MIN.) FROM PENETRATIONS
- 4) PROVIDE CONTINUOUS ATTIC DRAFTSTOPPING AT LOCATIONS NOTED ON ROOF PLAN. DRAFTSTOP SHALL EXTEND FULLY INTO SOFFITS AND ALL PENETRATIONS SHALL BE CAULKED. SEE 5/A104 FOR ADDITIONAL INFORMATION.
- 5) ALL OPENINGS IN ATTIC DRAFTSTOPPING SHALL BE PROTECTED WITH SELF-CLOSING DOORS. FRAMING CONTRACTOR SHALL LABEL DOORS/COMPARTMENTS WITH NUMBERS.
- 6) INSTALL ROOF/ATTIC VENTING TO PROVIDE 1SF OF VENT AREA PER 300 SF OF ATTIC AREA. HALF OF THE REQUIRED VENTING SHALL OCCUR AT RIDGE AND HALF SHALL OCCUR AT EAVE. PROVIDE 'CAN' VENTS ONLY WHEN NECESSARY. ROOFING CONTRACTOR SHALL PROVIDE CALCULATIONS SHOWING FINAL VENTING PRIOR TO INSTALLATION.
- 7) PROVIDE 220V OUTLETS AT ALL EAVES AS NECESSARY FOR HEAT TAPE. PROVIDE 110V AT ENTRY CANOPY.
- 8) PROVIDE METAL FLASHING AT ALL VALLEYS AND ALL ROOF/WALL INTERSECTIONS.
- 9) ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED PER MANUFACTURER'S RECOMMENDATIONS.
- 10) ALL VENT CAPS SHALL BE PREFINISHED METAL TO MATCH ROOF COLOR.
- 11) ALL DRYERS SHALL BE VENTED WITH U.L. CLASSIFIED DRYER BOX & VENT. PROVIDE POWER BOOSTER FAN/VENT IF VENT RUN EXCEEDS 25'-0".
- 12) PROVIDE 5" X" STYLE OR 'OG' STYLE PREFINISHED ALUMINUM RAIN GUTTERS AND 3"x4" CORRUGATED RECTANGULAR PREFINISHED ALUMINUM DOWNSPOUTS UNLESS OTHERWISE NOTED.
- 13) CARE MUST BE TAKEN TO ENSURE THAT THE GUTTERS, DOWNSPOUTS, AND ALL PREFINISHED ACCESSORIES MATCH IN COLOR & STYLE AND ARE LOCATED CLEAR OF ALL DOORS, WINDOWS, BALCONIES, BAYS, ETC.
- 14) PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13B



JLA

JOSEPH LEE & ASSOCIATES

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DOWNTOWN, MINNEAPOLIS, MN 55425
TEL: 612.344.9000

JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

ROOF PLAN - B2
BUILDING

SHEET NUMBER

A109-B2



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD APARTMENTS BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 6, 2012		
Revision Schedule		
Mark	Description	Date

SHEET TITLE
**EXTERIOR ELEVATIONS
- B1 BUILDING**

SHEET NUMBER
A200-B1



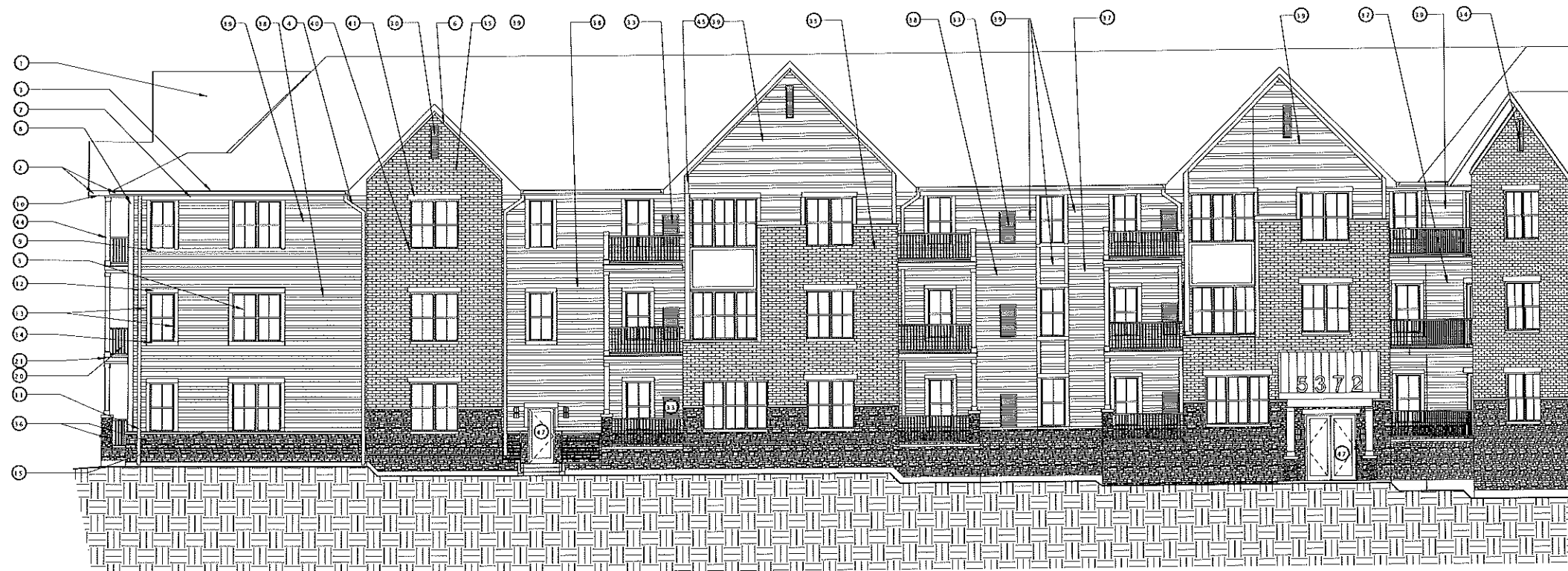
① NORTH ELEVATION
1/8" = 1'-0"

BRICK CONTROL JOINTS:
PROVIDE VERTICAL EXPANSION JOINTS WITH COMPRESSION FILLER AT THE FOLLOWING AREAS:

- 1) AT 20'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITH OPENINGS
- 2) AT 25'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITHOUT OPENINGS
- 3) AT ALL INTERIOR CORNERS
- 4) ADDITIONAL JOINTS SHALL BE LOCATED PER THE RECOMMENDATIONS OF THE BRICK INDUSTRY ASSOCIATIONS TECHNICAL NOTES 18A DATED NOVEMBER 2006.



② NORTHEAST ELEVATION
1/8" = 1'-0"



① WEST ELEVATION - B2 BLDG
1/8" = 1'-0"

BRICK CONTROL JOINTS:
PROVIDE VERTICAL EXPANSION JOINTS WITH COMPRESSION FILLER AT THE FOLLOWING AREAS:

- 1) AT 20'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITH OPENINGS
- 2) AT 25'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITHOUT OPENINGS
- 3) AT ALL INTERIOR CORNERS
- 4) ADDITIONAL JOINTS SHALL BE LOCATED PER THE RECOMMENDATIONS OF THE BRICK INDUSTRY ASSOCIATIONS TECHNICAL NOTES 18A DATED NOVEMBER 2006.



② SOUTHWEST ELEVATION - B2 BLDG
1/8" = 1'-0"

JLA

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JLA PROJECT NUMBER: 11-0401



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 6, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- B2 BUILDING

SHEET NUMBER

A200-B2



① SOUTH ELEVATION
1/8" = 1'-0"

THIRD FLOOR
122' - 3 3/4"

SECOND FLOOR
111' - 1 7/8"

FIRST FLOOR
100' - 0"

LOWER LEVEL
90' - 6"

BRICK CONTROL JOINTS:
PROVIDE VERTICAL EXPANSION JOINTS WITH COMPRESSION FILLER AT THE FOLLOWING AREAS:

- 1) AT 20'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITH OPENINGS
- 2) AT 25'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITHOUT OPENINGS
- 3) AT ALL INTERIOR CORNERS
- 4) ADDITIONAL JOINTS SHALL BE LOCATED PER THE RECOMMENDATIONS OF THE BRICK INDUSTRY ASSOCIATIONS TECHNICAL NOTES 18A DATED NOVEMBER 2006.



② SOUTHEAST ELEVATION
1/8" = 1'-0"

THIRD FLOOR
122' - 3 3/4"

SECOND FLOOR
111' - 1 7/8"

FIRST FLOOR
100' - 0"

LOWER LEVEL
90' - 6"

JLA

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303.733.1000

JLA PROJECT NUMBER: 11-0601

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: AUGUST 6, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- B1 BUILDING

SHEET NUMBER

A201-B1



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REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 6, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- B2 BUILDING

SHEET NUMBER

A201-B2



① EAST ELEVATION - B2 BLDG
1/8" = 1'-0"

BRICK CONTROL JOINTS:
PROVIDE VERTICAL EXPANSION JOINTS WITH COMPRESSION FILLER AT THE FOLLOWING AREAS:

- 1) AT 20'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITH OPENINGS
- 2) AT 25'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITHOUT OPENINGS
- 3) AT ALL INTERIOR CORNERS
- 4) ADDITIONAL JOINTS SHALL BE LOCATED PER THE RECOMMENDATIONS OF THE BRICK INDUSTRY ASSOCIATIONS TECHNICAL NOTES 18A DATED NOVEMBER 2005.



② SOUTHEAST ELEVATION - B2 BLDG
1/8" = 1'-0"

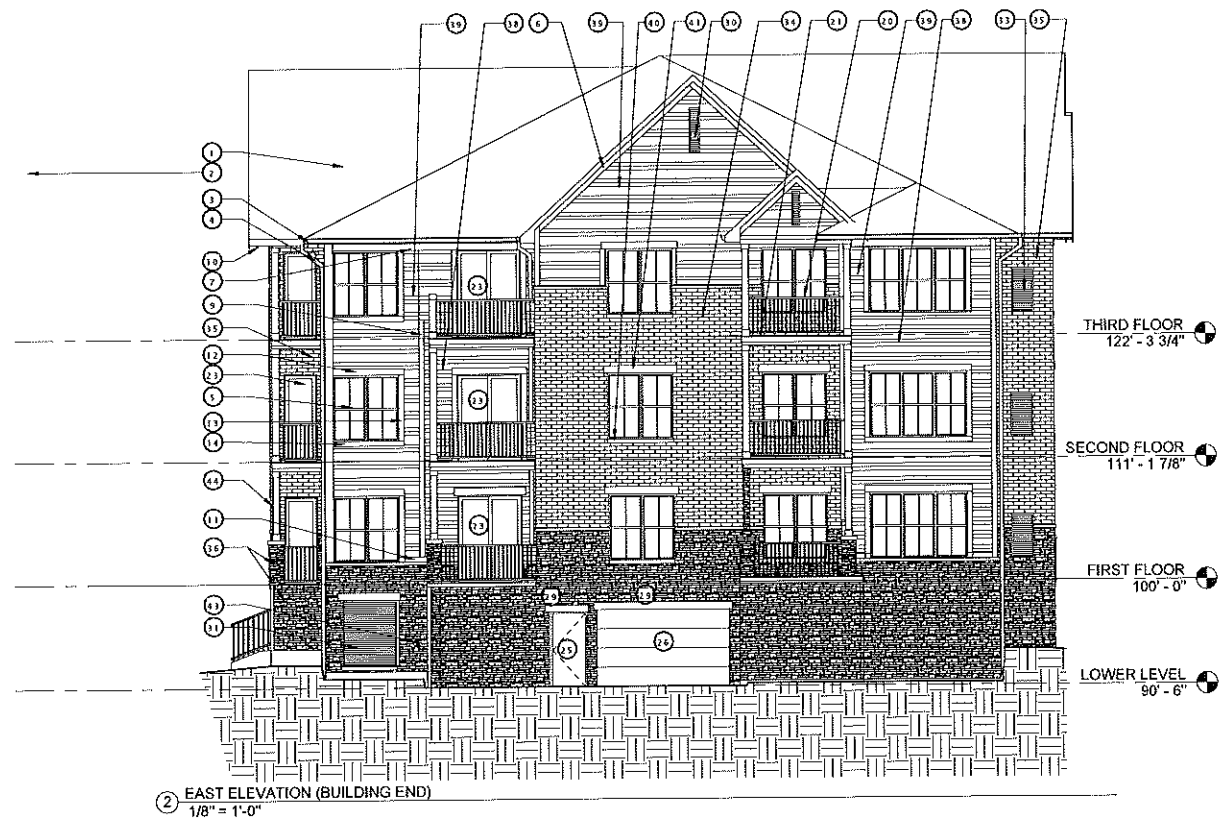
BRICK CONTROL JOINTS:
PROVIDE VERTICAL EXPANSION JOINTS WITH COMPRESSION FILLER AT THE FOLLOWING AREAS:

1) AT 20'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITH OPENINGS

2) AT 25'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITHOUT OPENINGS

3) AT ALL INTERIOR CORNERS

4) ADDITIONAL JOINTS SHALL BE LOCATED PER THE RECOMMENDATIONS OF THE BRICK INDUSTRY ASSOCIATIONS TECHNICAL NOTES 18A DATED NOVEMBER 2006.



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JLA PROJECT NUMBER: 11-0001

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REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

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DATE OF ISSUANCE AUGUST 6, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

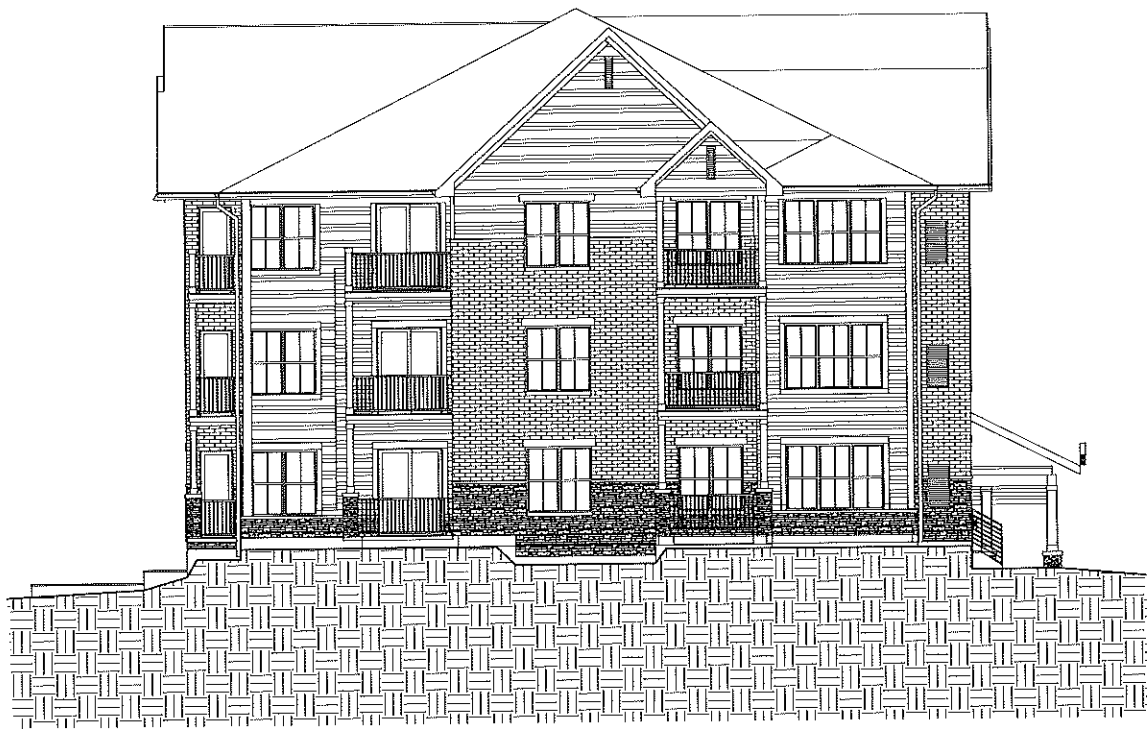
EXTERIOR ELEVATIONS
- B1 BUILDING

SHEET NUMBER

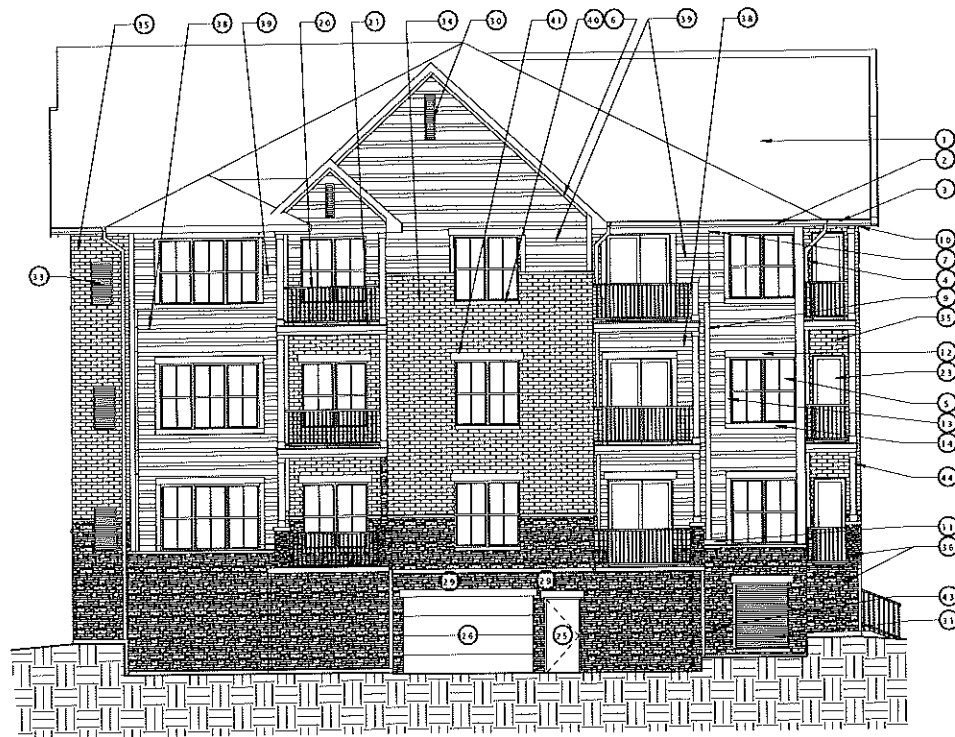
A202-B1

BRICK CONTROL JOINTS:
PROVIDE VERTICAL EXPANSION JOINTS WITH COMPRESSION FILLER AT THE FOLLOWING AREAS:

- 1) AT 20'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITH OPENINGS
- 2) AT 25'-0" O.C. (MAXIMUM) ACROSS A SINGLE WALL PLANE WITHOUT OPENINGS
- 3) AT ALL INTERIOR CORNERS
- 4) ADDITIONAL JOINTS SHALL BE LOCATED PER THE RECOMMENDATIONS OF THE BRICK INDUSTRY ASSOCIATIONS TECHNICAL NOTES 1&A DATED NOVEMBER 2006.



NORTH ELEVATION (BUILDING END) - B2
BLDG
1/8" = 1'-0"



SOUTH ELEVATION (BUILDING END) - B2
BLDG
1/8" = 1'-0"

JLA
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WWW.JLA-ARCH.COM

JLA PROJECT NUMBER: 11-0001

Fiduciary
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FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE AUGUST 6, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- B2 BUILDING

SHEET NUMBER

A202-B2

EXTERIOR MATERIAL LEGEND						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTE
1	FIBERGLASS SHINGLES	TBD	DIMENSIONAL - 30 YEAR		TBD	
2	TYPICAL FASCIA	TBD	PREFINISHED ALUMINUM	8" TRADITIONAL	TBD	
3	PREFINISHED ALUMINUM GUTTERS	TBD	'OG' OR 'X' STYLE	5"	TBD	
4	PREFINISHED ALUMINUM DOWNSPOUTS	TBD	CORREGATED RECTANGLE	3"x4"	TBD	
5	VINYL WINDOWS	TBD	TBD	SEE WINDOW SCHEDULE	TBD	
6	RAKE FRIEZE TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
7	FRIEZE TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
8	CORNERBOARD TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
9	LINEAL TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
10	PREFINISHED ALUMINUM SOFFIT	TBD	ALUMA-GUARD FULLY VENTED	12" - TRIPLE 4	TBD	
11	7 1/2" LINEAL TRIM	TBD	FIBER CEMENT - SMOOTH	7 1/2"	TBD	
12	WINDOW/DOOR HEAD TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
13	WINDOW/DOOR JAMB TRIM	TBD	FIBER CEMENT - SMOOTH	3-1/2"	TBD	
14	WINDOW/DOOR SILL TRIM	TBD	FIBER CEMENT - SMOOTH	3-1/2"	TBD	
15	PRECAST CONCRETE BANDING	TBD		SEE PLANS	TBD	
16	PRECAST CONCRETE CAP	TBD		18"(w)x18"(d)x2"(h)	TBD	
17	HORIZONTAL SIDING	TBD	TBD	TBD	TBD	
20	BALCONY RAILING	N/A	P.T. WOOD	SEE PLANS	TBD	
21	BALCONY/DECK	N/A	P.T. WOOD	SEE PLANS	TBD	
23	VINYL PATIO DOORS	TBD	S700 SERIES - SLIDING	SEE PLANS	TBD	
25	STEEL ENTRY DOOR	TBD	SMOOTH PRO SERIES	SEE PLANS	TBD	
26	OVERHEAD GARAGE DOOR	TBD	VANTAGE SERIES: INSULATED STEEL	9'(w)x7'(h)	TBD	
29	WALL MOUNTED EXTERIOR LIGHT	TBD	TBD	TBD	TBD	
30	POLYURETHANE GABLE VENT	TBD	TRLV60X25	60"(w)x25"(h)	TBD	
31	HVAC GRILLE	TBD	TBD	TBD	TBD	
33	RESIDENTIAL HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	24 X 48"	TBD	
34	MASONRY #1	TBD	UTILITY STYLE	UTILITY SIZE	TBD	
35	MASONRY #2	TBD	UTILITY STYLE	UTILITY SIZE	TBD	
36	MASONRY #3	TBD	STONE VENEER	UTILITY SIZE	TBD	
37	SIDING #1	TBD	FIBER CEMENT - SMOOTH	TBD	TBD	
38	SIDING #2	TBD	FIBER CEMENT - SMOOTH	TBD	TBD	
39	SIDING #3	TBD	FIBER CEMENT - SMOOTH	TBD	TBD	
40	STONE WINDOW SILL	TBD	SILL	TBD	TBD	
41	STONE WINDOW LINTEL	TBD	WINDOW LINTEL	TBD	TBD	
42	METAL ROOF HATCH	TBD		30" X 36"	TBD	
43	FIRE DEPARTMENT CONNECTION	TBD	TBD	TBD	TBD	
44	ENGINEERED WOOD COLUMN	TBD	REALPOST 8X8 - SMOOTH	SEE PLANS	TBD	
45	CORNERBOARD TRIM	TBD	FIBER CEMENT - SMOOTH	5-1/2" (w) X 1" (TH.)	TBD	
46	CORNERBOARD TRIM	TBD	FIBER CEMENT - SMOOTH	9-1/2" (w) X 1" (TH.)	TBD	
47	ALUMINUM ENTRANCE DOOR	TBD	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	TBD	

EXTERIOR MATERIAL NOTE:
FINAL MATERIALS & COLOR SELECTIONS SHALL BE SUBMITTED SEPARATELY FOR PLAN COMMISSION & COMMON COUNCIL APPROVAL - ALONG WITH COLORED ELEVATIONS AND THREE DIMENSIONAL VIEWS.

JLA

JOSEPH LEE - ASSOCIATES
3525 WEST ALBERTA, SUITE 2000
DENVER, COLORADO 80231
TEL: 303.733.9900 FAX: 303.733.9900

JLA PROJECT NUMBER: 11-0601

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'B1' & 'B2'

PROGRESS DOCUMENTS

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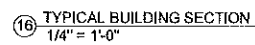
DATE OF ISSUANCE JULY 24, 2012		
Revision Schedule		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A205



A 300





POST ROAD APARTMENTS BUILDING 'C1'

XXXX INDEX ROAD
FITCHBURG, WISCONSIN

JLA
architects

specific implementation plan
approval set

PROGRESS DOCUMENTS

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Fiduciary
REAL ESTATE DEVELOPMENT, INC.

JLA PROJECT NUMBER: 11-0601

JULY 24, 2012

[illegible]

VIEW NUMBER
19

TITLE → **VIEW NAME**
1/2" = 1' - 0"

VIEW SCALE

WALL TAG
0
XXXX

DOOR TAG
000

CASEWORK TAG (PLAN OR ELEVATION)
500
W x H x D

DETAIL CALLOUT
00
A000

SECTION CALLOUT
00
A000

ELEVATION CALLOUT
2
A000

ELEVATION DATUM
Level 0' - 0"

NORTH ARROW

EXISTING CONSTRUCTION

DEMOLITION

NEW CONSTRUCTION

KEYNOTE TAG
000,000

REVISION TAG
0

FURNITURE TAG
000

EQUIPMENT TAG
000

WINDOW TAG
XX
00

FINISH PLAN TAG
FLOOR
BASE
WALL
REMARKS

CEILING TAG
TYPE
HEIGHT

ROOM TAG
NAME
0000

ROOM NO.	ROOM NAME	AREA
1	101	100
2	102	100

POST ROAD APARTMENTS BUILDING 'C1'
XXXX INDEX ROAD
FITCHBURG, WISCONSIN

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
5944 SEMINOLE CENTRE COURT, SUITE 130
FITCHBURG, WISCONSIN 53711
CONTACT: MR. JOSH BIEBER
247DESIGNBUILD@GMAIL.COM
608.554.0287 FAX: 877.839.8908

GENERAL CONTRACTOR

	COMPANY NAME
	STREET ADDRESS
	CITY, STATE ZIP
	CONTACT: NAME
	EMAIL
	608.241.9500 FAX:608.241.9800

JOSEPH LEE & ASSOCIATES, LLC
5325 WALL STREET - SUITE 2700
MADISON, WISCONSIN 53718
CONTACT: JOSEPH LEE
JLEE@JLA-AP.COM
608.241.9500 FAX:608.241.9800

	COMPANY NAME
	STREET ADDRESS
	CITY, STATE ZIP
	CONTACT: NAME
	EMAIL
	608.241.9500 FAX:608.241.9800

	COMPANY NAME
	STREET ADDRESS
	CITY, STATE ZIP
	CONTACT: NAME
	EMAIL
	608.241.9500 FAX:608.241.9800

specific implementation plan approval set
07/24/12

General	
G000	COVER
G001	INDEX
Civil	
C100	SITE GRADING PLAN
C200	SITE UTILITY PLAN
C300	SITE DETAILS
Landscape	
L101	OVERALL LANDSCAPE PLAN
L102	LANDSCAPE PLAN BUILDING A1-C1
Architectural	
A100	LOWER LEVEL PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A109	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A205	EXTERIOR ELEVATIONS
A300	TYPICAL BUILDING SECTION
ASP-100	OVERALL MASTER PLAN
ASP-100-C1	ARCHITECTURAL SITE PLAN BUILDING C1

ASP-100-L1 ARCHITECTURAL SITE PLAN BUILDING CT

PROGRESS DOCUMENTS

OWNER SIGN-OFF
DESIGN DEVELOPMENT
DOCUMENTS

THE UNDERSIGNED CLIENT
APPROVES THE FINAL DESIGN
CONCEPT ON ALL UNIT PLANS,
ALL FLOOR PLANS, ROOF PLAN,
ALL EXTERIOR ELEVATIONS AND
MATERIALS, MEP SYSTEMS AND
STRUCTURAL DESIGN.

DATE OF ISSUANCE		JULY 06, 2012
Number	Description	Date

IF THERE ARE SUBSTANTIAL
CHANGES TO THE PROJECT SCOPE
AFTER CLIENT SIGN-OFF,
CHANGES WILL BE SUBJECT TO
ADDITIONAL SERVICES.

THE ARCHITECT IS HEREBY
AUTHORIZED TO PROCEED INTO
CONSTRUCTION DOCUMENTS.

INDEX

JOSEPH LEE + ASSOCIATES, LLC.

CLIENT SIGNATURE _____
DATE _____

SHEET NUMBER _____

	G001
--	------

JLA

JOSEPH LEE & ASSOCIATES
10000 W. 16th Ave., Suite 200
Denver, CO 80202
Tel: 303.751.1000

JLA PROJECT NUMBER: 11-0601

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDING 'C1'

PROGRESS DOCUMENTS

ect to change, including additional detail. These
(final) construction documents and should not be
or final bidding or construction-related purposes.

ISSUANCE JULY 06, 2012

r	Description	Date
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LE

INDEX

NUMBER

G 0 0 1

MASTERPLAN DATA								9.84 ACRES - 29.1 U/A	
BUILDING		VEHICULAR PARKING*			BICYCLE PARKING*				
NAME	UNITS	COVERED	SURFACE	RATIO	COVERED	SURFACE	RATIO		
A1	60	60	31	1.5 / U	48	12	1.0 / U		
A2	60	60	31	1.5 / U	49	11	1.0 / U		
B1	57	57	29	1.5 / U	46	11	1.0 / U		
B2	57	57	30	1.5 / U	45	12	1.0 / U		
C1	52	56	22	1.5 / U	40	12	1.0 / U		
	CLUBHOUSE	-	20	-	-	-	-		
TOTALS	286	290	163	1.6 / U	226	60	1.0 / U		

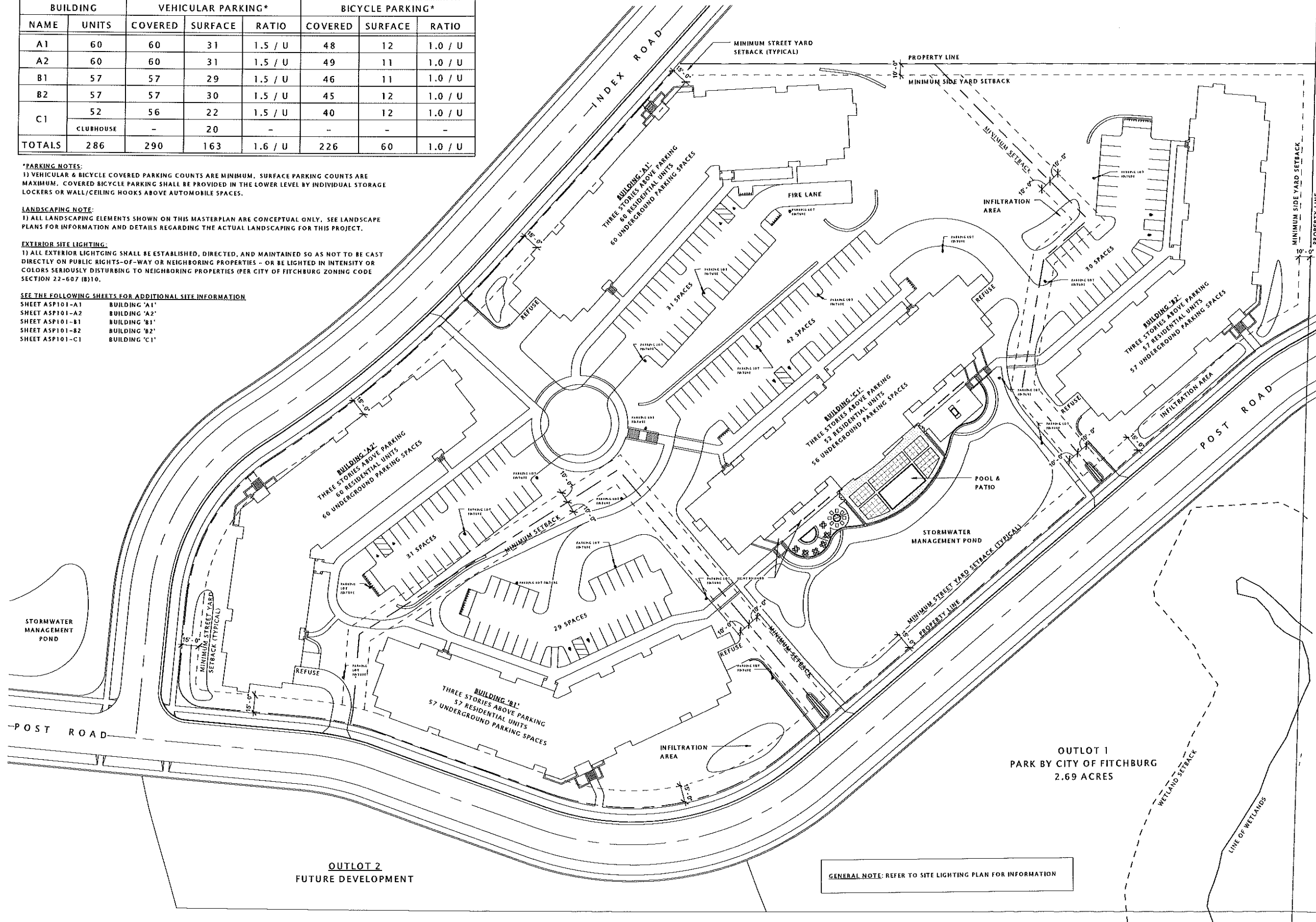
*PARKING NOTES:
1) VEHICULAR & BICYCLE COVERED PARKING COUNTS ARE MINIMUM. SURFACE PARKING COUNTS ARE MAXIMUM. COVERED BICYCLE PARKING SHALL BE PROVIDED IN THE LOWER LEVEL BY INDIVIDUAL STORAGE LOCKERS OR WALL/CEILING HOOKS ABOVE AUTOMOBILE SPACES.

LANDSCAPING NOTE:
1) ALL LANDSCAPING ELEMENTS SHOWN ON THIS MASTERPLAN ARE CONCEPTUAL ONLY. SEE LANDSCAPE PLANS FOR INFORMATION AND DETAILS REGARDING THE ACTUAL LANDSCAPING FOR THIS PROJECT.

EXTERIOR SITE LIGHTING:
1) ALL EXTERIOR LIGHTING SHALL BE ESTABLISHED, DIRECTED, AND MAINTAINED SO AS NOT TO BE CAST DIRECTLY ON PUBLIC RIGHTS-OF-WAY OR NEIGHBORING PROPERTIES - OR BE LIGHTED IN INTENSITY OR COLORS SERIOUSLY DISTURBING TO NEIGHBORING PROPERTIES (PER CITY OF FITCHBURG ZONING CODE SECTION 22-607 (B)10).

SEE THE FOLLOWING SHEETS FOR ADDITIONAL SITE INFORMATION

SHEET ASP101-A1 BUILDING 'A1'
SHEET ASP101-A2 BUILDING 'A2'
SHEET ASP101-B1 BUILDING 'B1'
SHEET ASP101-B2 BUILDING 'B2'
SHEET ASP101-C1 BUILDING 'C1'



GENERAL NOTE: REFER TO SITE LIGHTING PLAN FOR INFORMATION

JLA
architects

JOSEPH LEE - ASSOCIATES
137 WASHINGTON STREET, SUITE 2
FITCHBURG, MASSACHUSETTS 01525
TEL: 978.251.8000 FAX: 978.251.8001

JLA PROJECT NUMBER: 13-0801

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

THE VUE AT PINNACLE
PARK

DATE OF ISSUANCE December 4, 2013

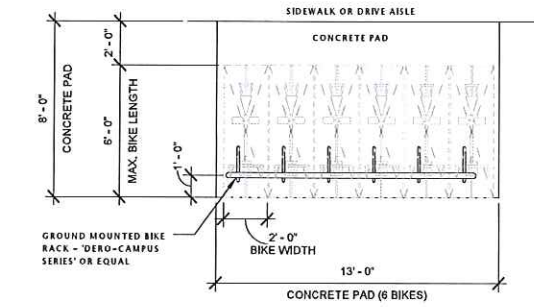
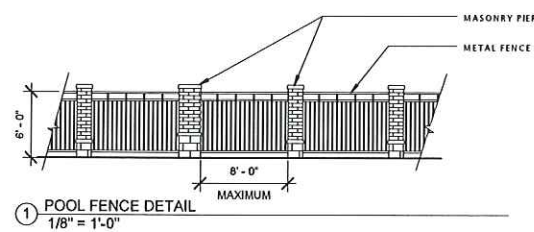
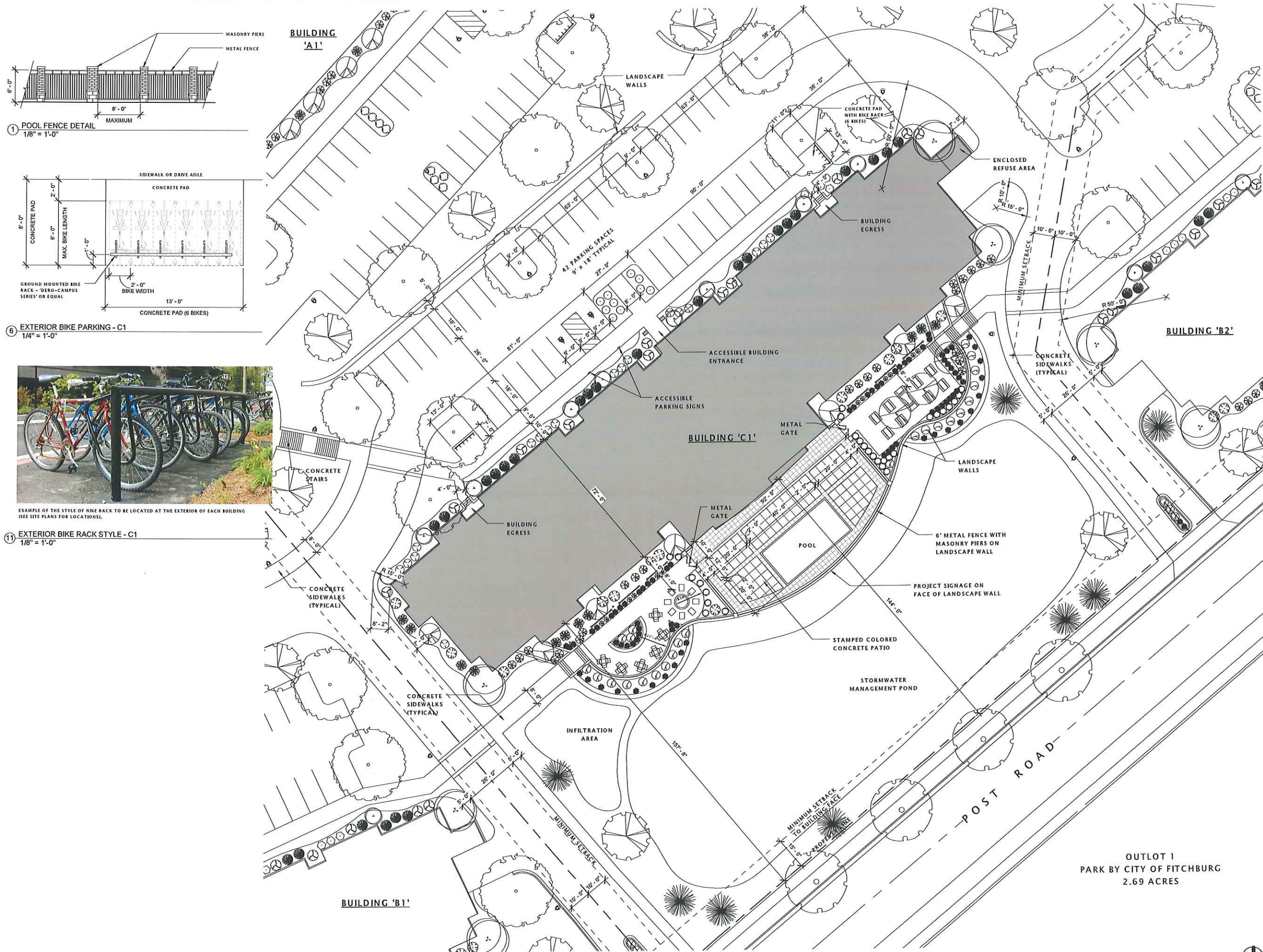
Mark	Revision Description	Date

SHEET TITLE

OVERALL
MASTERPLAN

SHEET NUMBER

ASP100



EXAMPLE OF THE STYLE OF BIKE RACK TO BE LOCATED AT THE EXTERIOR OF EACH BUILDING (SEE SITE PLANS FOR LOCATIONS).

11 EXTERIOR BIKE RACK STYLE - C1
1/8" = 1'-0"

17 SITE PLAN - BUILDING 'C1'
1/4" = 1'-0"

JLA
architects

JOSEPH LEE + ASSOCIATES
1112 ALBION AVENUE, SUITE 2
MADISON, MASSACHUSETTS 02148
TEL: 617.251.9300

JLA PROJECT NUMBER: 11-0601

 **Fiduciary**
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

THE VUE AT PINNACLE
PARK

DATE OF ISSUANCE December 4, 2013

Mark	Revision	Description	Date

SHEET TITLE

ARCHITECTURAL SITE
PLAN - BUILDING 'C1'

SHEET NUMBER

ASP101-C1

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

JLA

JOSEPH LEE & ASSOCIATES
1325 EAST STREET - SUITE 2100
MILWAUKEE, WISCONSIN 53214
414.223.9200

JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDING 'C1'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 06, 2012

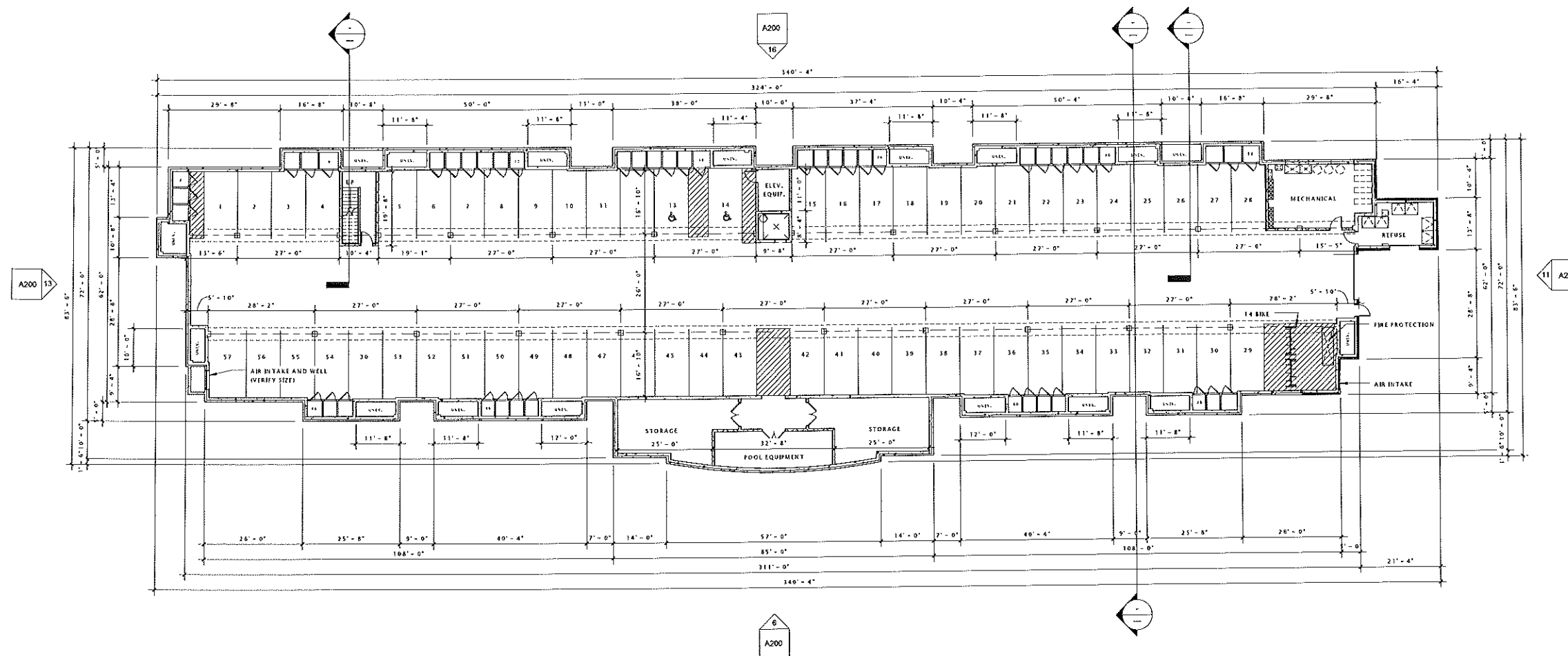
Revision Schedule		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100

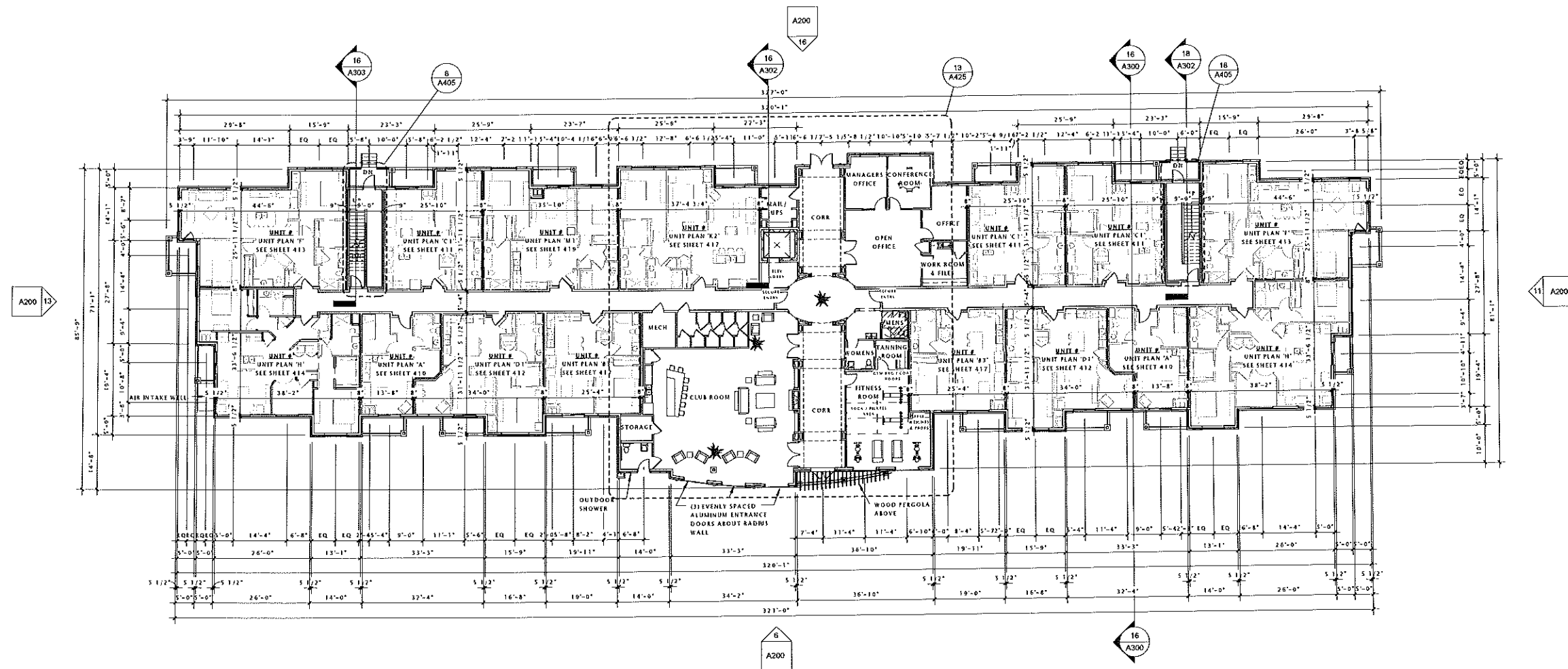


16 BUILDING 'C1' - LOWER LEVEL PLAN
1/16" = 1'-0"

BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

1. ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE GLASS, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.80.
2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

Window Schedule							
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color	Type Comments
A	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern
B	Vinyl Twin Single Hung Window	5' - 4"	6' - 0"	Quaker Windows & Doors	Unit #2-2860		Victorian Grid Pattern
C	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
D	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060		Victorian Grid Pattern
E	HVAC Louver	5' - 0"	6' - 0"				
F	HVAC Louver	2' - 0"	4' - 0"	Majik Pak			
G	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG6		No Grids
H	HVAC Louver	1' - 0"	4' - 0"	Majik Pak			
J	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180		
K		3' - 0"	7' - 0"				
L		2' - 6"	7' - 0"				
M	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple		Victorina Grid Pattern
N	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern
O	Vinyl Twin Single Hung Window	7' - 4"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
P	Vinyl Twin Single Hung Window	6' - 8"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
Q	Vinyl Triple Single Hung Window	10' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple		Victorina Grid Pattern
R	HVAC Louver	0' - 10"	3' - 0"	Majik Pak			
S	HVAC Louver	0' - 10"	3' - 6"	Majik Pak			
U	Vinyl Twin Single Hung Window	6' - 0"	4' - 4"	Quaker Windows & Doors	Unit #2-3052		Victorian Grid Pattern - Top Sash Only



16 BUILDING 'C1' - FIRST FLOOR PLAN
1/16" = 1'-0"

JLA

JOSEPH E. ASSOCIAT

11A PROJECT NUMBER: 11-00



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC

POST ROAD
APARTMENTS
BUILDING 'C1'

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DATE OF ISSUANCE AUGUST 06, 20

Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

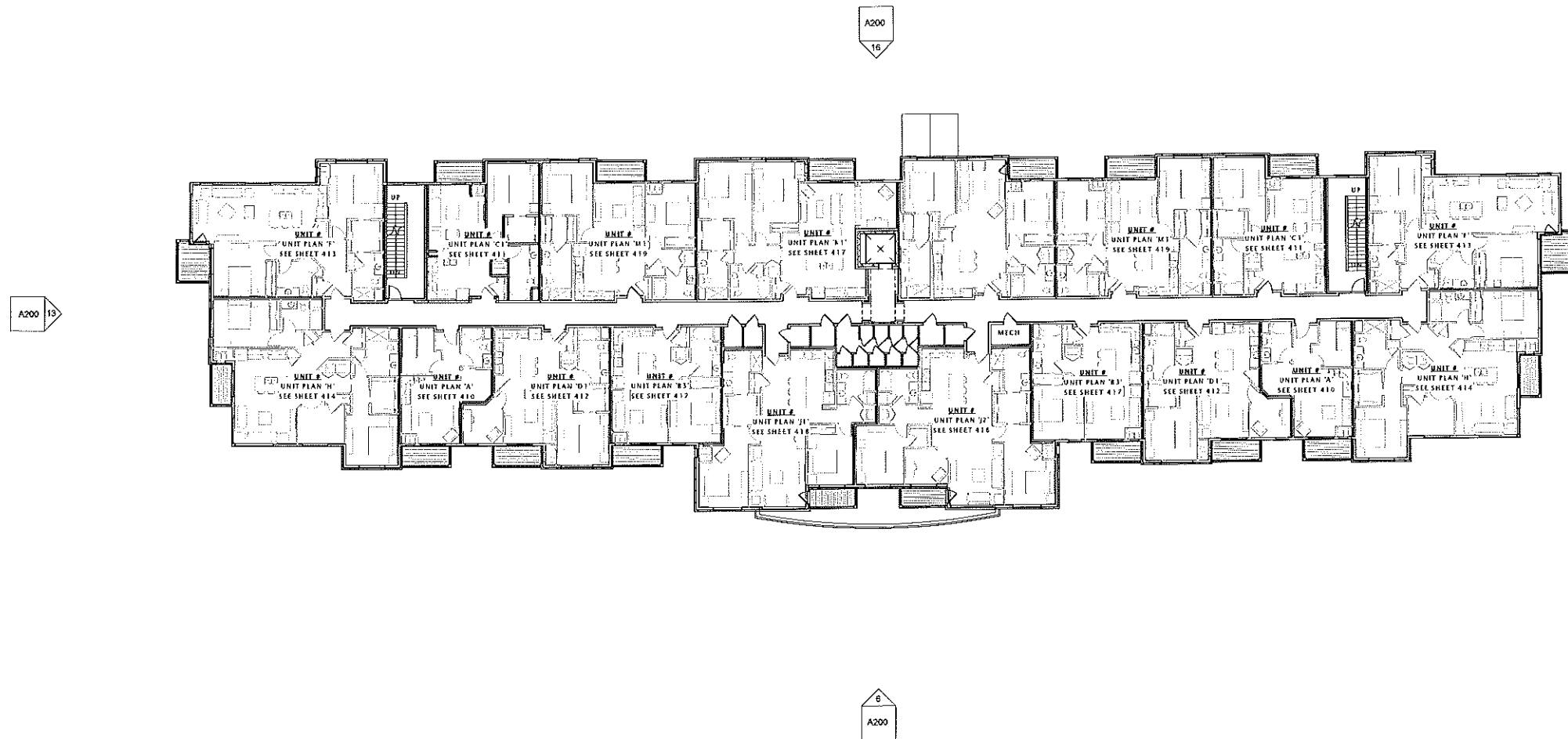
SHEET NUMBER

A101

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13B

- NOTE:
1. ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.80.
 2. WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

Window Schedule						
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color Type Comments
48	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	Victorian Grid Pattern
57	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	Victorian Grid Pattern - Top Sash Only
67	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060	Victorian Grid Pattern
130	HVAC Louver	5' - 0"	6' - 0"			
131	HVAC Louver	2' - 0"	4' - 0"	Majik Pak		
135	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG6	No Grids
138	HVAC Louver	1' - 0"	4' - 0"	Majik Pak		
140	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180	
149		3' - 0"	7' - 0"			
150		2' - 6"	7' - 0"			
152	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple	Victorina Grid Pattern
161	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	Victorian Grid Pattern
174	Vinyl Twin Single Hung Window	7' - 4"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	Victorian Grid Pattern - Top Sash Only
175	Vinyl Twin Single Hung Window	6' - 8"	6' - 0"	Quaker Windows & Doors	Unit #2-3060	Victorian Grid Pattern - Top Sash Only
176	Vinyl Triple Single Hung Window	10' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple	Victorina Grid Pattern
177	HVAC Louver	0' - 10"	3' - 0"	Majik Pak		
179	HVAC Louver	0' - 10"	3' - 6"	Majik Pak		
180	Vinyl Twin Single Hung Window	6' - 0"	4' - 8"	Quaker Windows & Doors	Unit #2-3052	Victorian Grid Pattern - Top Sash Only



JLA

JOSEPH LEE & ASSOCIATES
1125 West Street - Suite 2700
San Jose, CA 95128-1028
Phone: 408.243.4500

JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDING 'C1'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 06, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN

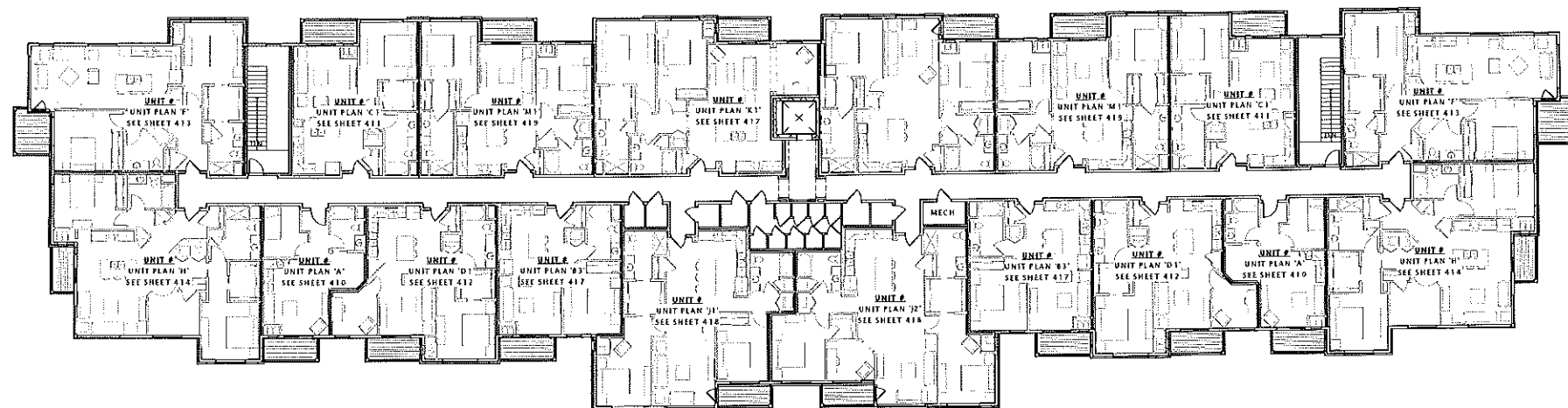
SHEET NUMBER

A102

NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

- NOTE:
- ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE, CLEAR GLASS. WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35 AND MAXIMUM SOLAR HEAT GAIN CO-EFFICIENT OF 0.46.
 - WINDOW SIZES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

Window Schedule							
Type Mark	Description	Width	Height	Manufacturer	Model	Window Frame Color	Type Comments
48	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern
57	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
67	Vinyl Single Hung Window	3' - 0"	6' - 0"	Quaker Windows & Doors	Unit #3060		Victorian Grid Pattern
130	HVAC Louver	5' - 0"	6' - 0"				
131	HVAC Louver	2' - 0"	4' - 0"	Majik Pak			
135	2-Panel Sliding Patio Door	5' - 11 1/2"	7' - 11 1/2"	Quaker Windows & Doors	Vinyl Glide - VG6		No Grids
138	HVAC Louver	1' - 0"	4' - 0"	Majik Pak			
140	1-Panel Swing Patio Door	3' - 0 1/8"	7' - 11 1/2"	Anderson Windows	FWH-3180		
149		3' - 0"	7' - 0"				
150		2' - 6"	7' - 0"				
152	Vinyl Triple Single Hung Window	9' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple		Victorina Grid Pattern
161	Vinyl Twin Single Hung Window	6' - 0"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern
174	Vinyl Twin Single Hung Window	7' - 4"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
175	Vinyl Twin Single Hung Window	6' - 8"	6' - 0"	Quaker Windows & Doors	Unit #2-3060		Victorian Grid Pattern - Top Sash Only
176	Vinyl Triple Single Hung Window	10' - 0"	6' - 0"	Quaker Windows & Doors	2903 Series - Triple		Victorina Grid Pattern
177	HVAC Louver	0' - 10"	3' - 0"	Majik Pak			
179	HVAC Louver	0' - 10"	3' - 0"	Majik Pak			
180	Vinyl Twin Single Hung Window	6' - 0"	4' - 8"	Quaker Windows & Doors	Unit #2-3052		Victorian Grid Pattern - Top Sash Only



A200 13

11 A200

A200
16

6
A200



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDING 'C1'

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE JULY 06, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A103



NOTE:
BUILDING TO BE FULLY SPRINKLERED PER 2009 IBC - NFPA 13 AND NFPA 13R

JLA

JOSEPH LEE & ASSOCIATES
10275 West Everett Avenue, Suite 200
Denver, CO 80231-4012, USA
303.754.4500

JLA PROJECT NUMBER: 11-0601



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDING 'C1'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 06, 2012

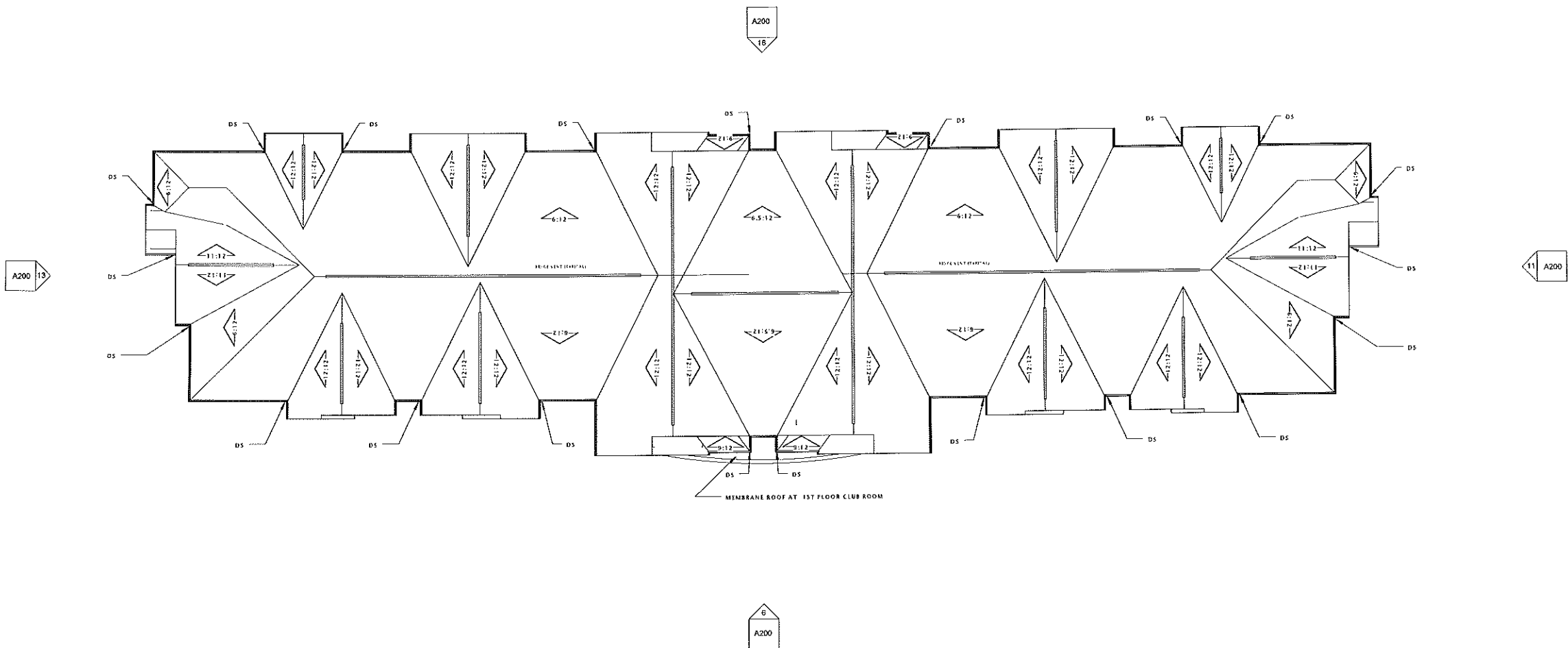
Revision Schedule		
Mark	Description	Date

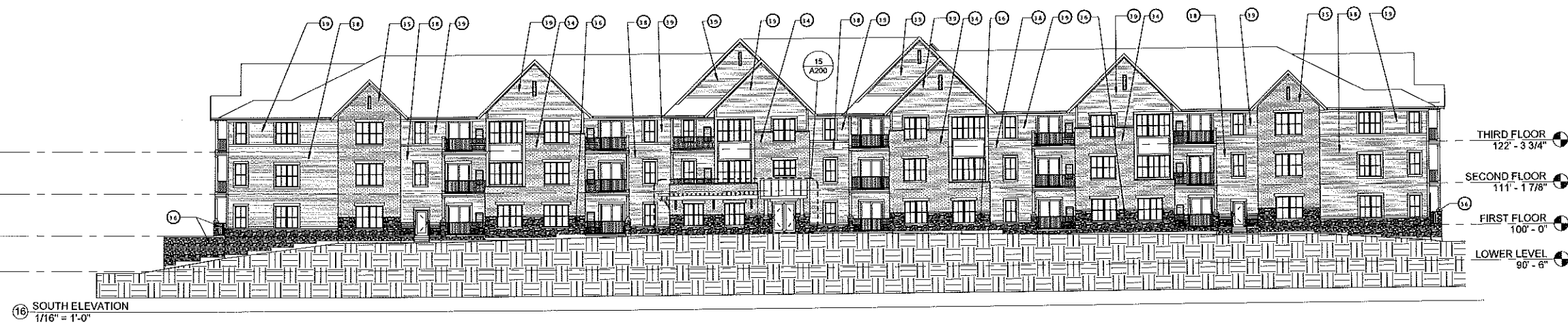
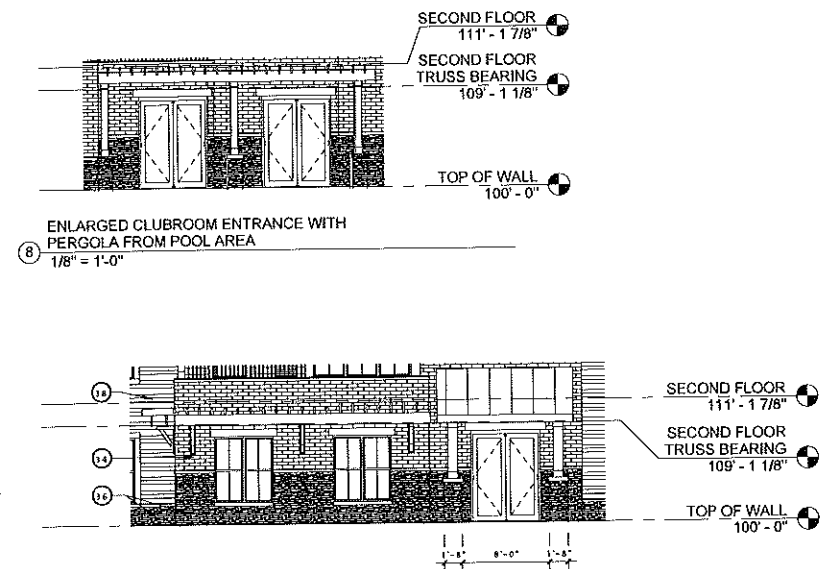
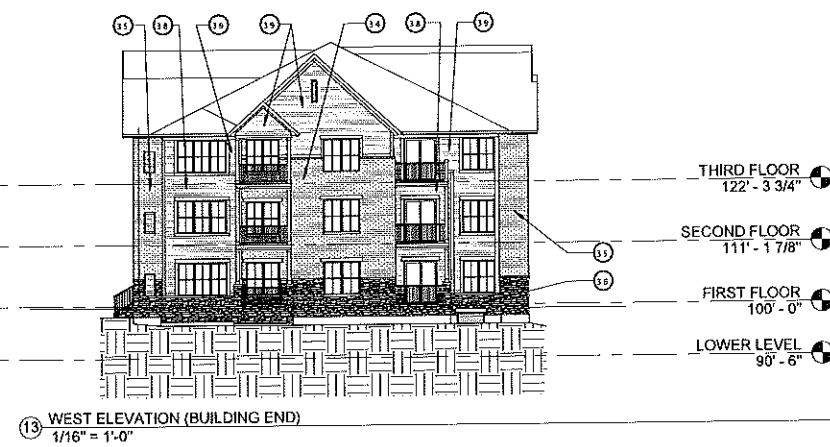
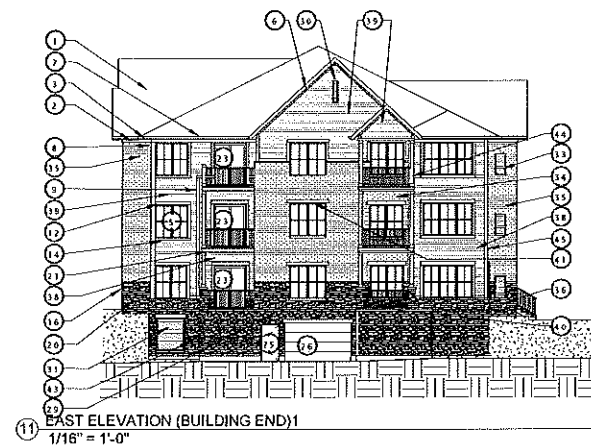
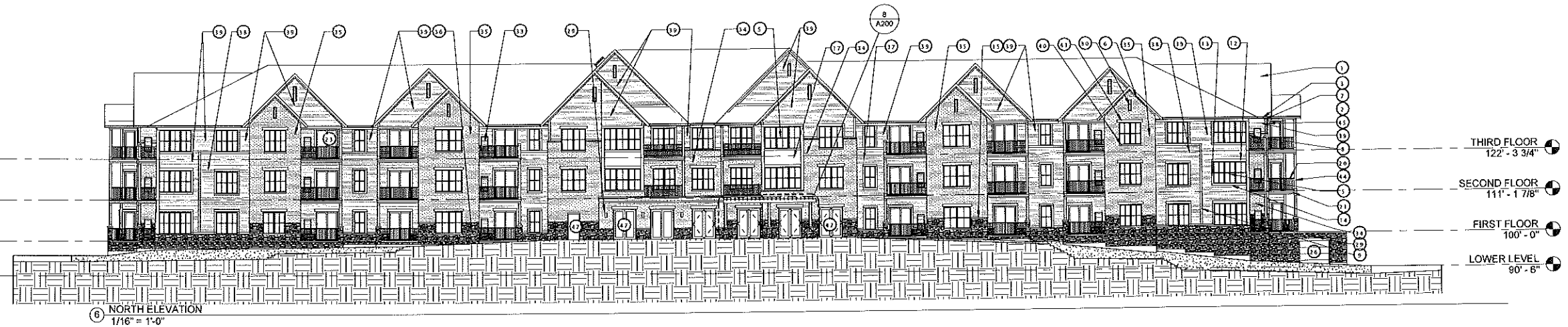
SHEET TITLE

ROOF PLAN

SHEET NUMBER

A109





EXTERIOR MATERIAL LEGEND						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTE
1	FIBERGLASS SHINGLES	TBD	DIMENSIONAL - 30 YEAR		TBD	
2	TYPICAL FASCIA	TBD	PREFINISHED ALUMINUM	8" TRADITIONAL	TBD	
3	PREFINISHED ALUMINUM GUTTERS	TBD	'OG' OR 'K' STYLE	5"	TBD	
4	PREFINISHED ALUMINUM DOWNSPOUTS	TBD	CORREGATED RECTANGLE	3"x4"	TBD	
5	VINYL WINDOWS	TBD	TBD	SEE WINDOW SCHEDULE	TBD	
6	RAKE FRIEZE TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
7	FRIEZE TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
8	CORNERBOARD TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
9	LINEAL TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
10	PREFINISHED ALUMINUM SOFFIT	TBD	ALUMA-GUARD FULLY VENTED	12" - TRIPLE 4	TBD	
11	7 1/2" LINEAL TRIM	TBD	FIBER CEMENT - SMOOTH	7 1/2"	TBD	
12	WINDOW/DOOR HEAD TRIM	TBD	FIBER CEMENT - SMOOTH	5"	TBD	
13	WINDOW/DOOR JAMB TRIM	TBD	FIBER CEMENT - SMOOTH	3-1/2"	TBD	
14	WINDOW/DOOR SILL TRIM	TBD	FIBER CEMENT - SMOOTH	3-1/2"	TBD	
15	PRECAST CONCRETE RANDING	TBD		SEE PLANS	TBD	
16	PRECAST CONCRETE CAP	TBD		18"(w)x18"(d)x2"(h)	TBD	
17	HORIZONTAL SIDING	TBD	TBD	TBD	TBD	
20	BALCONY RAILING	N/A	P.T. WOOD	SEE PLANS	TBD	
21	BALCONY/DECK	N/A	P.T. WOOD	SEE PLANS	TBD	
23	VINYL PATIO DOORS	TBD	S700 SERIES - SLIDING	SEE PLANS	TBD	
25	STEEL ENTRY DOOR	TBD	SMOOTH PRO SERIES	SEE PLANS	TBD	
26	OVERHEAD GARAGE DOOR	TBD	VANTAGE SERIES: INSULATED STEEL	9'(w)x7'(h)	TBD	
29	WALL MOUNTED EXTERIOR LIGHT	TBD	TBD	TBD	TBD	
30	POLYURETHANE GABLE VENT	TBD	TRLV60X25	60"(w)x25"(h)	TBD	
31	HVAC GRILLE	TBD	TBD	TBD	TBD	
33	RESIDENTIAL HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	24 X 48"	TBD	
34	MASONRY #1	TBD	UTILITY STYLE	UTILITY SIZE	TBD	
35	MASONRY #2	TBD	UTILITY STYLE	UTILITY SIZE	TBD	
36	MASONRY #3	TBD	STONE VENEER	UTILITY SIZE	TBD	
37	SIDING #1	TBD	FIBER CEMENT - SMOOTH	TBD	TBD	
38	SIDING #2	TBD	FIBER CEMENT - SMOOTH	TBD	TBD	
39	SIDING #3	TBD	FIBER CEMENT - SMOOTH	TBD	TBD	
40	STONE WINDOW SILL	TBD	SILL	TBD	TBD	
41	STONE WINDOW LINTEL	TBD	WINDOW LINTEL	TBD	TBD	
42	METAL ROOF HATCH	TBD		30" X 36"	TBD	
43	FIRE DEPARTMENT CONNECTION	TBD	TBD	TBD	TBD	
44	ENGINEERED WOOD COLUMN	TBD	REALPOST 8X8 - SMOOTH	SEE PLANS	TBD	
45	CORNERBOARD TRIM	TBD	FIBER CEMENT - SMOOTH	5-1/2" (w) x 1" (TH.)	TBD	
46	CORNERBOARD TRIM	TBD	FIBER CEMENT - SMOOTH	9-1/2" (w) x 1" (TH.)	TBD	
47	ALUMINUM ENTRANCE DOOR	TBD	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	TBD	

EXTERIOR MATERIAL NOTE:

FINAL MATERIALS & COLOR SELECTIONS SHALL BE SUBMITTED SEPARATELY FOR PLAN COMMISSION & COMMON COUNCIL APPROVAL - ALONG WITH COLORED ELEVATIONS AND THREE DIMENSIONAL VIEWS.

JLA

JOSEPH LEE & ASSOCIATES

1000 West Street - Suite 2000

Chattanooga, Tennessee 37403

Phone: 423-241-9500 Fax: 423-241-9500

JLA PROJECT NUMBER: 11-0401



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD
APARTMENTS
BUILDINGS 'C1'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A205



FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

POST ROAD APARTMENTS BUILDINGS 'C1'

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: JULY 24, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

TYPICAL BUILDING
SECTION

SHEET NUMBER

A300

ATTIC ACCESS
PROVIDE STEEL SHIP LADDER AT ATTIC ACCESS AREAS AT ALL STAIRS. PROVIDE ROOF HATCHES AT ONE STAIR. PROVIDE CATWALK ACCESS TO ALL.

ROOF ASSEMBLY 'W1'
PROVIDE INSULATION BAFFLES BETWEEN TRUSSES AND PROVIDE ICE & WATER SHEILD PER ROOF NOTES ON SHEET A109.

PREFINISHED GUTTERS & DOWNSPOUTS (TYP)

VINYL SINGLE-HUNG WINDOW (TYPICAL)

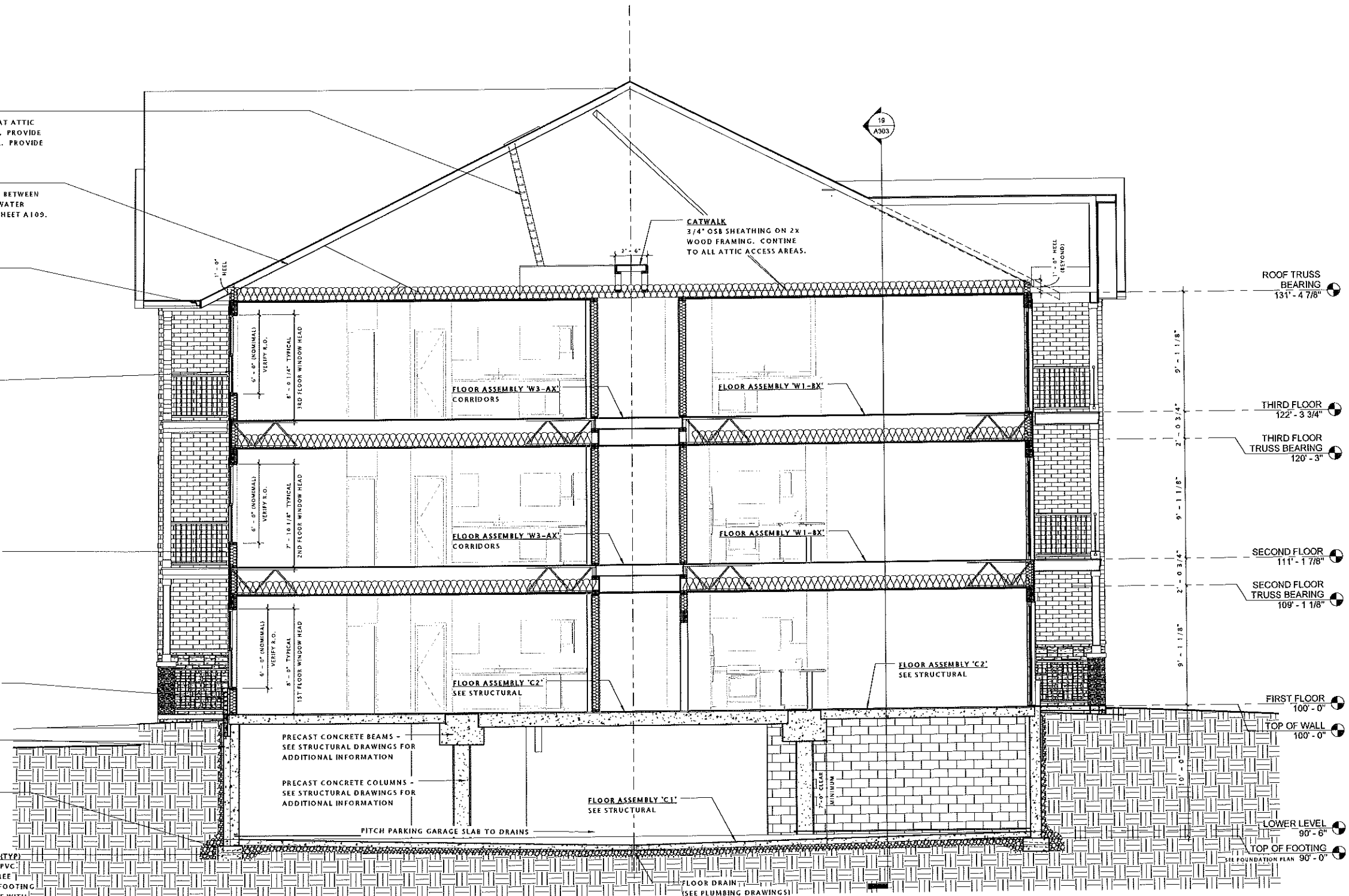
EXTERIOR WALL ASSEMBLY - 7

EXTERIOR WALL ASSEMBLY - 7

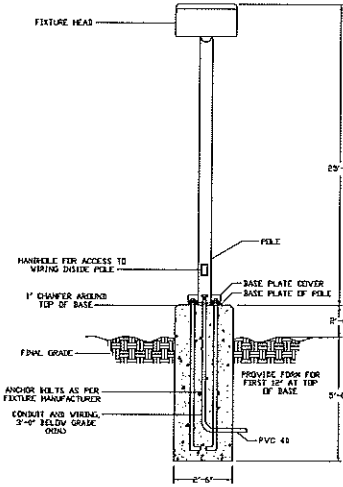
FOUNDATION WALL - 1
SEE STRUCTURAL FOR ADDITIONAL INFORMATION

TYPICAL FOOTING
REINFORCED CONCRETE FOOTING (SEE STRUCTURAL)

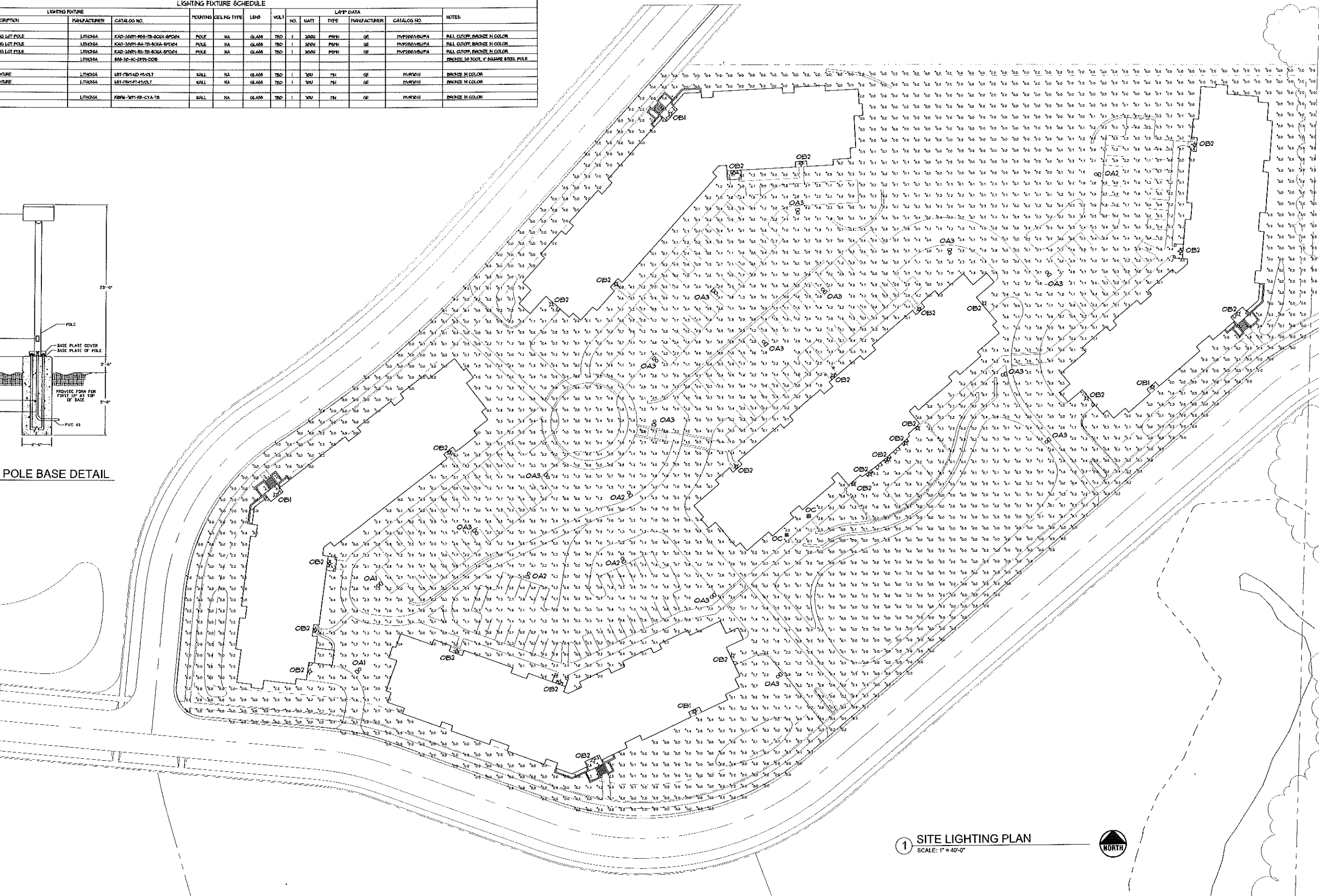
PERIMETER DRAINAGE SYSTEM (TYP)
PERFORATED DRAIN TILE WITH PVC BLEEDERS. PROVIDE 6" (MIN) FREE DRAINING AGGREGATE ABOVE FOOTING & DRAIN TILE. LINE AGGREGATE WITH NON-WOVEN GEOTEXTILE LINER.



LIGHTING FIXTURE SCHEDULE												
TYPE	LIGHTING FIXTURE			MOUNTING			LAMP DATA			NOTES		
	DESCRIPTION	MANUFACTURER	CATALOG NO.	HEIGHT	CEILING TYPE	LENS	VOLT	NO.	WATT	TYPE	MANUFACTURER	CATALOG NO.
OA1	SINGLE HEAD PARKING LOT POLE	LITONIA	KAD-3001-14-18-200A-SP004	POLE	NA	GLASS	TRD	1	300W	PAR38	GE	HYPERVOLTURA
OA2	SINGLE HEAD PARKING LOT POLE	LITONIA	KAD-3001-14-18-200A-SP004	POLE	NA	GLASS	TRD	1	300W	PAR38	GE	HYPERVOLTURA
OA3	SINGLE HEAD PARKING LOT POLE	LITONIA	KAD-3001-14-18-200A-SP004	POLE	NA	GLASS	TRD	1	300W	PAR38	GE	HYPERVOLTURA
OB1	CUTOFF WALLPACK FIXTURE	LITONIA	MT-1014D-15-VOLT	WALL	NA	GLASS	TRD	1	150W	TH	GE	HYPERVOLTURA
OB2	CUTOFF WALLPACK FIXTURE	LITONIA	MT-1014D-15-VOLT	WALL	NA	GLASS	TRD	1	150W	TH	GE	HYPERVOLTURA
OC	BOLLARD	LITONIA	1004-101-15-CY-15	BOLLARD	NA	GLASS	TRD	1	150W	TH	GE	HYPERVOLTURA



2 LIGHTING POLE BASE DETAIL
SCALE: NONE



1 SITE LIGHTING PLAN
SCALE: 1" = 40'-0"

REVISIONS

8-1-2012 SUBMITTAL

BackGround Date

7-20-2012

Schultz

ELECTRIC

8491 Murphy Dr.

Madison, WI 53712

PH: 608-816-7071

FAX: 608-816-7109

PROJECT INFORMATION:

POST ROAD APARTMENTS

FITCHBURG, WISCONSIN

SCALE: AS NOTED

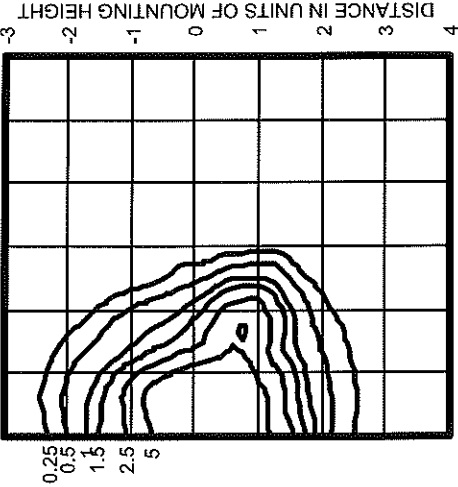
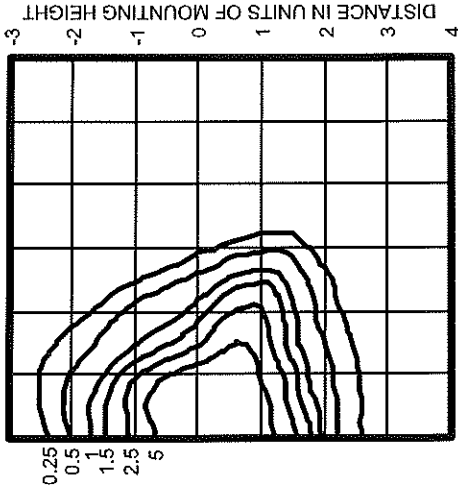
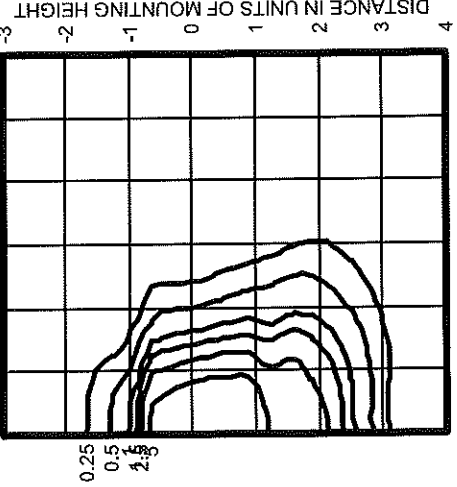
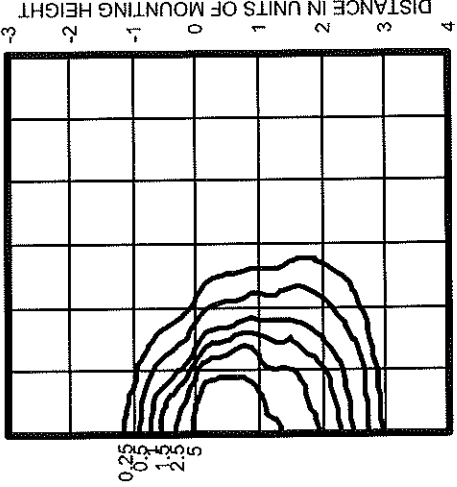
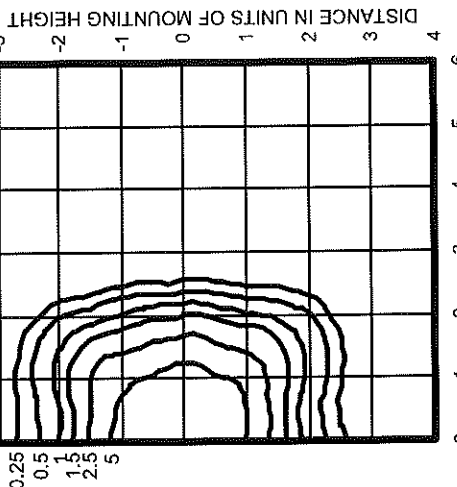
DATE: 8/1/2012

ES-1

1 OF 1 SHEETS

KAD Metal Halide, Arm-mounted Soft Square Cutoff

Coefficient of Utilization _____
Initial Footcandles _____

KAD 400M R2 Test no. 1193083101P ISOILLUMINANCE PLOT (Footcandle)  400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height. Classification: Type II, Short, Full Cutoff	KAD 400M R3 Test no. 1192040902P ISOILLUMINANCE PLOT (Footcandle)  400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height. Classification: Type II, Short, Full Cutoff
KAD 400M R4 Test no. 1191110101P ISOILLUMINANCE PLOT (Footcandle)  400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height. Classification: Unclassified (Type III, Very Short), Full Cutoff	KAD 400M R4HS Test no. 1192061101P ISOILLUMINANCE PLOT (Footcandle)  400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height. Classification: Unclassified (Type III, Very Short), Full
KAD 400M R5 Test no. 1194040801P ISOILLUMINANCE PLOT (Footcandle)  400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height. Classification: Unclassified (Type NC, Very Short), Full Cutoff	

Notes

- 1. Photometric data for other distributions can be accessed at www.lithonia.com.
- 2. Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.
- 3. For electrical characteristics, consult outdoor technical data specification sheets on www.lithonia.com.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25 ft. = 0.64

35 ft. = 0.32

40 ft. = 0.25

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$



FEATURES & SPECIFICATIONS

CONSTRUCTION — Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), or 50,000 psi (7-gauge). Uniform wall thickness of .125" or .188". Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4, 5 and 6 inches.

Anchor base is fabricated from hot-rolled carbon steel plate conforming to ASTM A36, that meets or exceeds a minimum-yield strength of 36,000 psi. Base plate and shaft are circumferentially welded top and bottom. Base cover is finished to match pole.

A handhole having nominal dimensions of 3" x 5" for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount poles.

Fasteners are high-strength galvanized, zinc-plated or stainless steel.
Finish: Must specify finish.

Grounding: Provision located immediately inside handhole rim. Grounding hardware is not included (provided by others).

Anchor Bolts: Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

Catalog Number	
Notes	Type

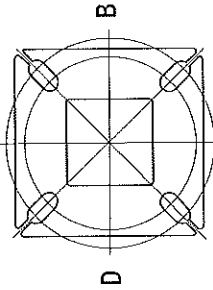
ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.
Example: SSS 20 5C DM19 DDB

SSS						
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹	Options	Finish ⁷	
SSS	10 – 39 feet (see back page.)	(See back page.)	Tenon mounting	Shipped installed	Standard colors	
			PT Open top	L/AB Less anchor bolts	DDB Dark bronze	
			T20 2-3/8" O.D. (2" NPS)	VD Vibration damper	DWH White	
			T25 2-7/8" O.D. (2-1/2" NPS)	TP Tamper proof	DBL Black	
			T30 3-1/2" O.D. (3" NPS)	H1-18Sxx Horizontal arm bracket (1 fixture) ^{4,5}	DMB Medium bronze	
			T35 4" O.D. (3-1/2" NPS)	FDLxx Festoon outlet less electrical ⁴	DNA Natural aluminum	
			Drill mounting ²		GALV Galvanized finish	
			DM19 1 at 90°	CPL12xx 1/2" coupling ⁴	Classic colors	
			DM28 2 at 180°	CPL34xx 3/4" coupling ⁴	DSS Sandstone	
			DM28PL 2 at 180° with one side plugged	CPL1xx 1" coupling ⁴	DGC Charcoal gray	
			DM29 2 at 90°	NPL12xx 1/2" threaded nipple ⁴	DTG Tennis green	
			DM39 3 at 90°	NPL34xx 3/4" threaded nipple ⁴	DBR Bright red	
			DM49 4 at 90°	NPL1xx 1" threaded nipple ⁴	DSB Steel blue	
				EHHxx Extra handhole ^{4,6}	Architectural colors (powder finish) ⁷	
			AERIS™/OMERO™ Drill mounting ²			
			DM19AS 1 at 90°			
			DM28AS 2 at 180°			
			DM29AS 2 at 90°			
			DM39AS 3 at 90°			
			DM49AS 4 at 90°			
			AERIS™ Suspend drill mounting ^{2,3}			
			DM19AST_ 1 at 90°			
			DM28AST_ 2 at 180°			
			DM29AST_ 2 at 90°			
			DM39AST_ 3 at 90°			
			DM49AST_ 4 at 90°			
			OMERO™ Suspend drill mounting ^{2,3}			
			DM19MRT_ 1 at 90°			
			DM28MRT_ 2 at 180°			
			DM29MRT_ 2 at 90°			
			DM39MRT_ 3 at 90°			
			DM49MRT_ 4 at 90°			

HANDHOLE ORIENTATION

20 C 4C



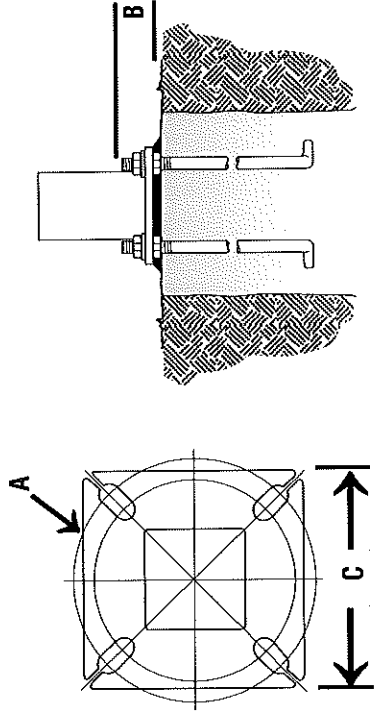
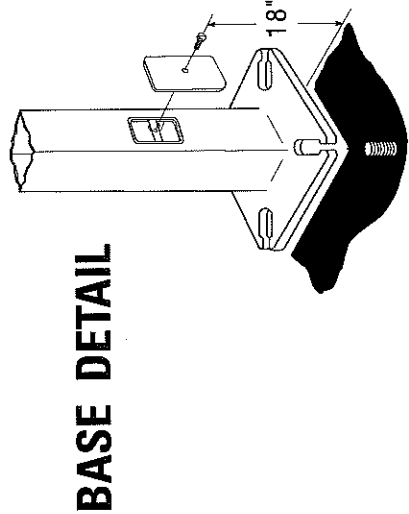
Handhole

NOTES:

- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- Specify location and orientation when ordering option.
For 1st "x": Specify the height in feet above base of pole.
Example: 5ft = 5 and 20ft = 20
For 2nd "x": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram above.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount includes extra handhole.
- Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Powder finish standard.

SSS Square Straight Steel Poles

TECHNICAL INFORMATION													
				EPA (ft²) with 1.3 gust									
Catalog Number	Nominal shaft length (feet)	Pole Shaft Size (in x ft)	Wall Thickness (inches)	Gauge	80 mph	Max. weight	90 mph	Max. weight	100 mph	Max. weight	Bolt Circle (inches)	Bolt Size (in. x in. x in.)	Approximate ship weight (pounds)
SSS 10 4C	10	4.0 x 10.0	0.125	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.125	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.125	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.125	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.125	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.125	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.188	7	14.0	350	11.0	275	8.0	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.125	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.188	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.125	11	4.8	150	2.6	100	1.0	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.188	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.125	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.188	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.188	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.125	11	4.7	150	2.0	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.188	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.188	7	19.0	475	13.2	330	9.0	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.188	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.188	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.188	7	7.2	180	3.0	75	--	--	11--13	1 x 36 x 4	605



- IMPORTANT INSTALLATION NOTES:**
- Do not erect poles without having fixtures installed.
 - Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
 - If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
 - Lithonia Lighting is not responsible for the foundation design.
- IMPORTANT:**
- These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

Pole Data					Anchor bolt and template number	
Shaft base size	Bolt circle A	Bolt projection B	Base square	Template description	Anchor bolt description	Anchor bolt and template number
4"C	8-1/2"	2-3/4"-4"	8"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C
4"G	8-1/2"	2-3/4"-4"	8"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G
5"	10"-12"	3-3/8"-4"	11"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5
6"	11"-13"	3-3/8"-4"	12-1/2"	ABTEMPLATE PJ50011	AB36-0	N/A



FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone.

OPTICS — Segmented reflectors for superior uniformity and control. Reflectors are interchangeable. Three full cutoff distributions available: FT (forward throw), MD (medium throw) and WT (wide throw).

ELECTRICAL — Ballast: 50W-150W utilizes a high reactance, high power factor ballast. Metal halide 150W and below are standard with pulse-start technology. 35S utilizes a reactance high power factor ballast. 175W utilizes a constant-wattage autotransformer ballast. CSA, NOM or INTL required for probe start shipments outside of the US for 175M. Not available 175M SCWA. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired.

Quick disconnect plug easily disconnects reflector from ballast. Ballasts are 100% factory-tested.

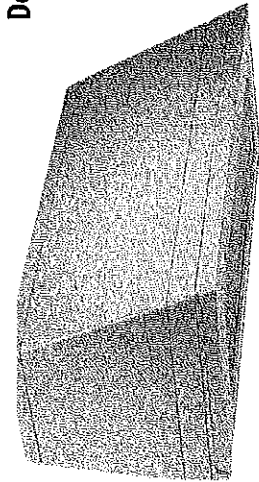
Socket: Porcelain, medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 660W, 600V 4KV pulse rated.

Finish: Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish. Additional architectural colors are available. Striping is also available.

INSTALLATION — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

LISTINGS — UL Listed (standard). CSA Certified (see Options). Suitable for wet locations (see Options) in lens-up orientation). WLU option offers wet location listing in up orientation (see Options). 175M rated 23°C ambient. ELED: U.S. Patent No. 7,737,640.

Note: Specifications subject to change without notice.



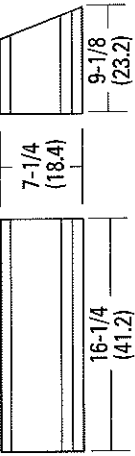
Decorative Wall-Mounted Lighting

WST

METAL HALIDE: 50W-175W
HIGH PRESSURE SODIUM: 35W-150W

Specifications

Length: 16-1/4 (41.2)
Depth: 9-1/8 (23.2)
Overall Height: 7-1/4 (18.4)
*Weight: 30 lbs (13.6 kg)



All dimensions are inches (centimeters) unless otherwise indicated.
*Weight as configured in example below.

ORDERING INFORMATION For shortest lead times, configure product using standard options (shown in bold).

Example: WST 100M FT TB LPI

WST						
WST	High pressure sodium 35S ¹ 50S 70S 100S 150S	Metal halide 50M 70M 100M 150M 175M ²	Ceramic metal halide 50MHC 70MHC 100MHC 150MHC	FT MD WT	Forward throw Medium throw (coated lamp std.) Wide throw	120 208 ³ 240 ³ 277 347 TB⁴ 23050HZ ⁵
			(blank) Magnetic ballast CWL Pulse Start SCWA Super CSA pulse start ballast ⁶	(blank) Surface mount Shipped separately ⁷ BBW UTS		Shipped installed in fixture SF DF DC12 2DC12 DC2012 2DC2012 included ⁹

ELED	Emergency LED secondary source battery pack with time delay (-4°F min. operating temperature) ¹⁰	QRS WLU CSA NOM INTL	Quartz restrrike system ^{11, 15} Wet location door for up orientation CSA certified NOM certified ⁵ International shipment for 175M	Shipped separately ¹⁴ WG VG	Dark bronze, textured Sandstone, textured Natural aluminum, textured White, textured Black, textured Corrosion-resistance Non-stick protective coating ¹⁷	LPI L/LP Lamp included Less lamp
2ELED	Emergency LED secondary source (two modules) battery pack with time delay (-4°F min. operating temperature) ¹⁰					
DFL	Diffusing lens					
EC	Emergency circuit ^{11, 12}					
IBS	Internal backlight shield ¹³					
PE	Photoelectric cell-button type (n/a TB) ¹⁴					

Notes

- 120V.
- These wattages do not comply with California Title 20 regulations.
- Must specify CWL for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V); (120, 277, 347V in Canada; ships as 120V/347V).
- Consult factory for available wattages.
- Available with 150M or 150MHC only.
- May be ordered as an accessory with prefix "WS". Must specify finish.
- Not available with DC options.
- Not available with ELED, SF, DF, EC or QRS.
- Maximum wattage 100M, 70S. Must specify 120V or 277V.
- Not available with QRS, EC or DC.
- Maximum allowable wattage lamp included.
- Not available with ELED, QRS or DCs.

- 13 Not available with medium throw (MD, MDU, MDUS) distributions.
- 14 Must be ordered with fixture; cannot be field installed.
- 15 Not available with ELED, EC or DCs.
- 16 See www.lithonia.com/archcolors for additional color options.
- 17 Black finish only.
- 18 Must be specified. L/LP not available with MHC.



WST Metal Halide, High Pressure Sodium Wall Mounted

WST 150MHC FT LTL11069P ISOILLUMINANCE PLOT (Footcandle)	WST 150MHC MD LTL11068P ISOILLUMINANCE PLOT (Footcandle)	WST 150MHC WT LTL11070P ISOILLUMINANCE PLOT (Footcandle)
150W pulse start metal halide lamp, horizontal lamp orientation Footcandle values based on 12' mounting height, 14000 rated lumens. Luminaire Efficiency: 52.9%	150W pulse start metal halide lamp, horizontal lamp orientation Footcandle values based on 12' mounting height, 12500 rated lumens. Luminaire Efficiency: 60.2%	150W pulse start metal halide lamp, horizontal lamp orientation Footcandle values based on 12' mounting height, 14000 rated lumens. Luminaire Efficiency: 62.5%

Lamp	Initial lumens	Mounting height				
		10'	12'	14'	16'	
Metal Halide						
50W MH	3,900	0.43	0.30	0.22	0.17	
70W MH	5,500	0.62	0.43	0.31	0.24	
100W MH	8,500	0.95	0.66	0.48	0.37	
150W MH	12,500	1.41	0.98	0.72	0.55	
175W MH	12,800	1.44	1.0	0.73	0.56	
High Pressure Sodium						
35W HPS	1,250	0.26	0.18	0.13	0.10	
50W HPS	4000	0.45	0.31	0.23	0.17	
70W HPS	6,400	0.72	0.50	0.37	0.28	
100W HPS	9,500	1.07	0.74	0.54	0.41	
150W HPS	16,000	1.80	1.25	0.91	0.70	

Lamp options	DC12	2DC12	DC2012	2DC2012	EC	ELED	2ELED
# of lamps/wattage							
35S	■	■	■	■	■	■	■
50S	■	■	■	■	■	■	■
70S	■	■	■	■	■	■	■
100S	■	■	■	■	■		
150S	■	■	■	■	■		
50M	■	■	■	■	■	■	■
70M	■	■	■	■	■	■	■
100M	■	■	■	■	■	■	■
150M	■	■	■	■	■		
175M	■	■	■	■	■		



FEATURES & SPECIFICATIONS

INTENDED USE — For walkways, plazas or pedestrian areas. **Certain airborne contaminants can diminish integrity of acrylic.** [Click here for Acrylic Environmental Compatibility table for suitable uses.](#)

CONSTRUCTION — Extruded one-piece aluminum, 0.125" wall thickness. Top cover is 0.156" wall cast aluminum. 42" overall height standard. Closed-cell EPDM gasketing is included.

Finish: Standard finish is dark bronze (DDB) polyester powder, electrostatically applied and oven-cured. Other colors available as options.

OPTICS — Hydroformed, fluted, anodized, aluminum upper reflector combined with spun aluminum, anodized, flared cone is standard. Cylindrical lower reflectors or cast-aluminum louvers also available. Lens is clear, seamless 100% virgin acrylic, 1/4" wall, flush fitting.

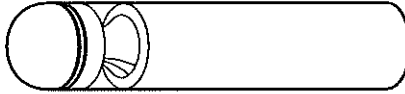
ELECTRICAL — High pressure sodium and metal halide are high-reactance, high-power-factor ballasts. Ballasts are 100% factory-tested for reliable operation. Electrical components are tray-mounted with quick-disconnect plug and are accessible through bottom of bollard.

Socket: Porcelain, vertically oriented, medium-base pulse-rated porcelain socket with copper alloy, nickel-plated shell and center contact.

INSTALLATION — Four 1/2" x 11" anchor bolts with double nuts and washers (shipped separately). 4-1/2" bolt circle template included.

LISTINGS — UL listed for wet locations. Listed and labeled to comply with Canadian standards (see Options).

NOTE: Specifications subject to change without notice.



KBA



KBK



KBD



KBR



*Weight: 15.9-26.6 lbs. (7.2-12.1 kgs.)
*Weight as configured in example below.
All dimensions are inches (centimeters) unless otherwise specified.

Architectural Bollard

KB6

6" Round
High Pressure Sodium
Metal Halide
Incandescent

Catalog Number
Notes
Type

Example: KBA6 35S R5 120 SF LPI

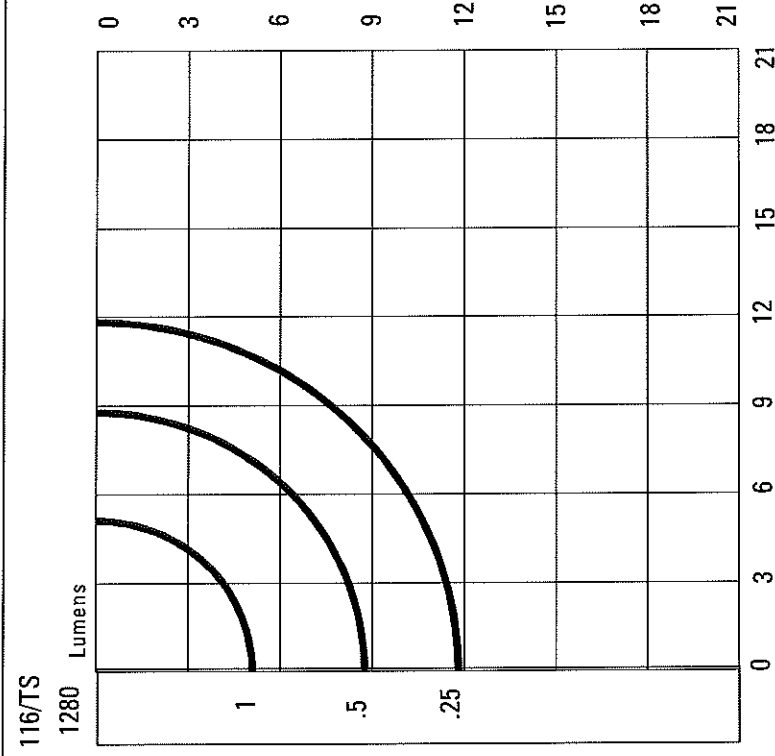
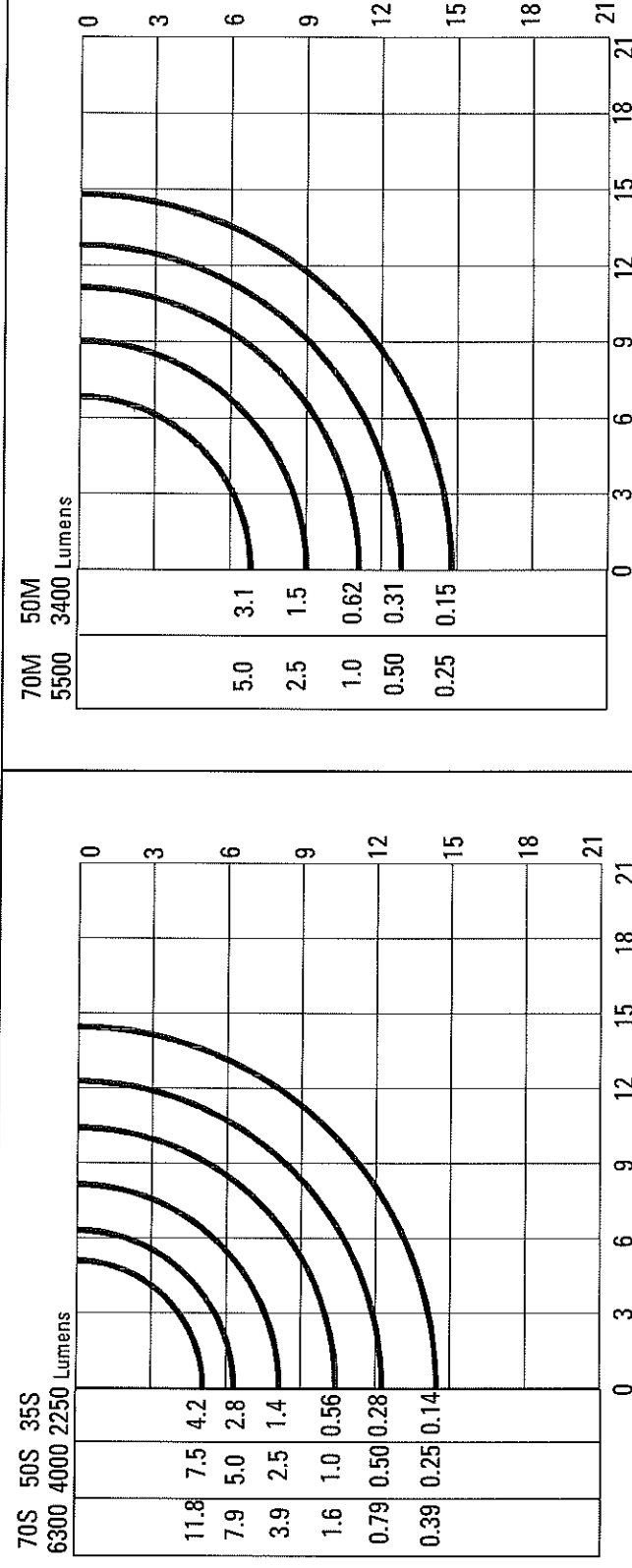
ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

KBA6	High pressure sodium	Standard flared cone	120	HID (blank)	Shipped installed in fixture	(blank)	Dark bronze	Striping ⁸	LPI Lamp included
KBC6	35S ¹	R5	208	Magnetic	SF Single fuse (120, 277, 347V; N/A TB)	DBL Black	Black	SDDB Dark bronze	L/LP Less lamp
KBD6	50S	Type V distribution	240	Incandescent (blank)	DF Double fuse (208, 240V; N/A TB)	DMB Medium aluminum	Medium aluminum	SDWH White	
KBR6	70S	Optional cylindrical reflectors	277	None	H24 24" overall height	DNA Natural aluminum	Natural aluminum	SDBL Black	
	Metal halide ²	CYA Specular	347 ⁴		H30 30" overall height	DSS Sandstone	Sandstone	SDNA Natural aluminum	
	50M	CYB Black	TB ⁵		H36 36" overall height	DGC Charcoal gray	Charcoal gray	SDTG Tennis green	
	70M	CYG Gold			FD Festoon outlet	CR Enhanced corrosion resistance	Enhanced corrosion resistance	SDBR Bright red	
	Incandescent ^{1,3}	CYF Flat black			XT Ground-fault festoon outlet Diode (incandescent only)			SDBUA Dark blue	
					CSA Listed and labeled to comply with Canadian standards (120, 277, 347V only)			SDYLB Yellow	
					Shipped separately ⁶				
					R6S Half-shield for 6" round				

Notes

- 1 120V only.
- 2 Use coated lamp with metal halide sources.
- 3 116W/TS maximum. Not available with LPI.
- 4 347V available in 50W or 70W only.
- 5 Optional multi-tap ballast (120V, 208V, 240V, 277V; 120V, 277V, 347V in Canada).
- 6 May be ordered as an accessory. Must specify finish.
- 7 See www.lithonia.com/archcolors for additional color options.
- 8 Striping is available only on KBA6 or KBC6, and only in the colors listed.
- 9 Must be specified.

KB6 6" Round Bollard



Notes:

- 1 For electrical characteristics, consult outdoor technical data specification sheets on www.lithonia.com.
- 2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.



PHONIA LIGHTING®
An **Acuity** Brands Company

KB6-M-S-I-ROUND

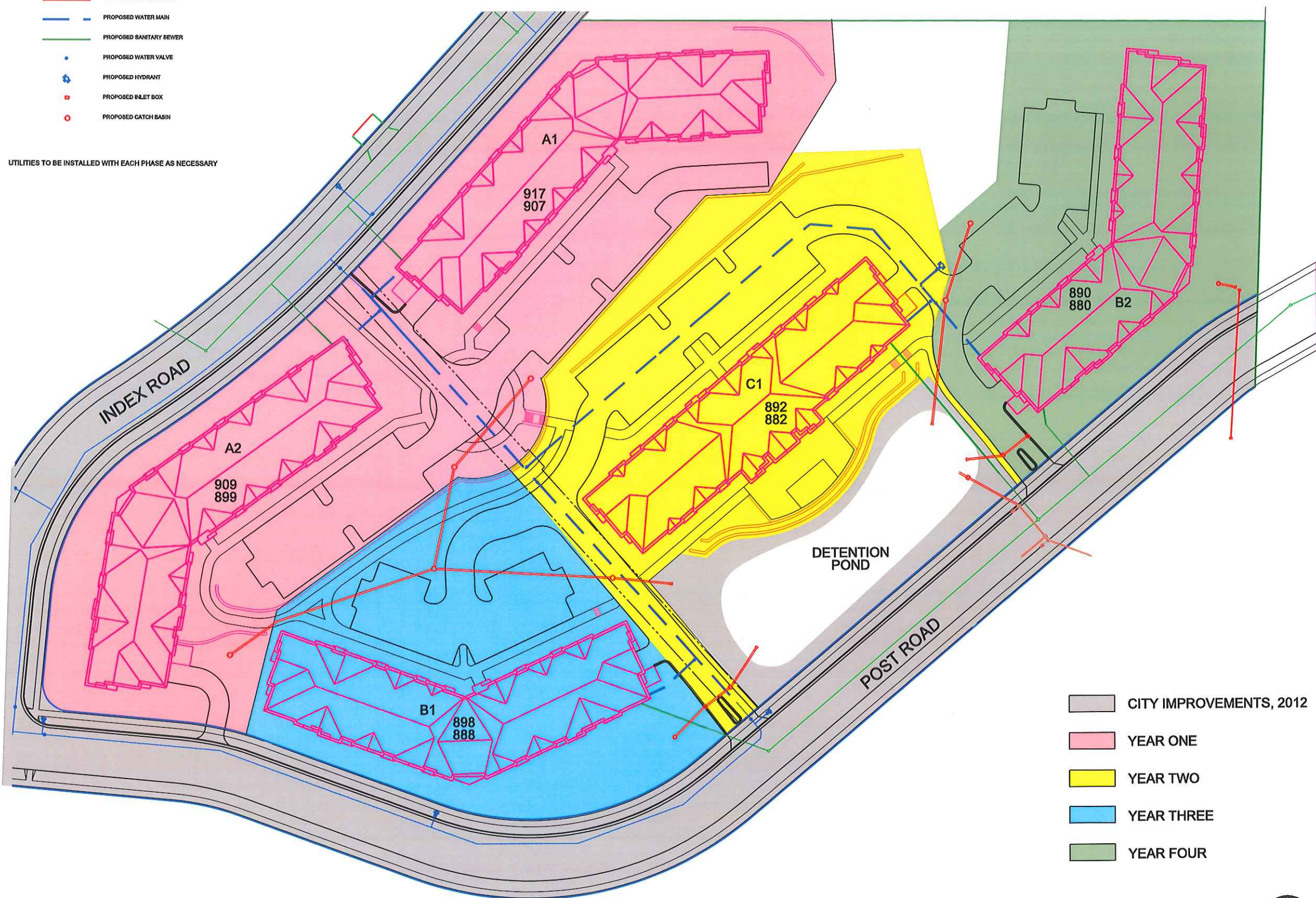
OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 770.922.9000 Fax: 770-918-1209 www.lithonia.com ©2001-2010 Acuity Brands Lighting, Inc. All rights reserved. Rev. 12/15/10

APPENDIX 'E'
ANTICIPATED PROJECT PHASING PLAN

LEGEND

- PROPOSED WET DETENTION POND
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED INLET BOX
- PROPOSED CATCH BASIN

UTILITIES TO BE INSTALLED WITH EACH PHASE AS NECESSARY



- CITY IMPROVEMENTS, 2012
- YEAR ONE
- YEAR TWO
- YEAR THREE
- YEAR FOUR

SCALE: 1" = 40'
(PAGE SIZE: 24x36)

JOSEPH LEE & ASSOCIATES
ARCHITECTS + PLANNERS
JLA PROJECT NUMBER: 11-0601

FIDUCIARY
REAL ESTATE
DEVELOPMENT, INC.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

POST ROAD
APARTMENTS

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE May 2, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

Phasing
Plan

SHEET NUMBER

APPENDIX 'F'
NEIGHBORHOOD INPUT INFORMATION

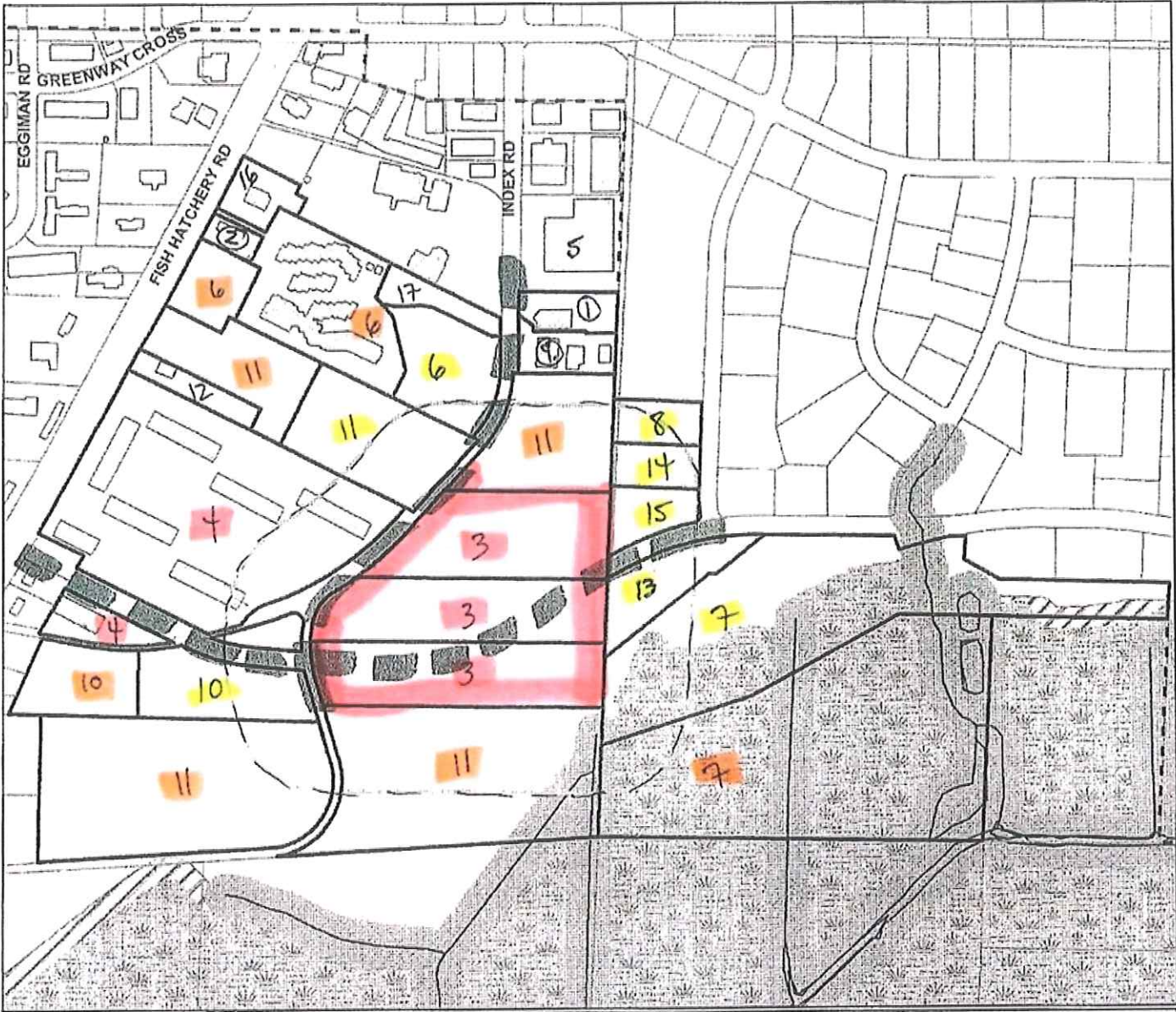
NEIGHBORHOOD NOTIFICATION MAILING LIST

Fiduciary Real Estate Development
Neighbor Notification
B&C Investments - Apartment Homes

4/13/2012

<u>Key</u>		<u>ConctOwner</u>	<u>BillingStr</u>	<u>BillingCty</u>	<u>Method</u>
4T	Tenants	Valley View Apartments	2925 Fish Hatchery Road, #101	Fitchburg, WI 53713	to resrepresentative, via email
6	Owner	HOMEVILLE FITCHBURG LLC	PO BOX 457	WAUNAKEE WI 53597	mailed
6T	Tenants	Avalon Assisted-Living	2875 Fish Hatchery Road	Fitchburg WI 53713	mailed
7	Owner	DANE COUNTY	210 MARTIN LUTHER KING BLVD RM 114	MADISON WI 53703-3342	mailed
7A	Tenants		1003 Post Road	Madison, WI 53713	mailed
8	Owner	RONALD LONGUA	5386 BLUE BILL DR	MADISON WI 53704	mailed
8T	Tenants		3302 Latham Drive	Madison, WI 53713	mailed
10	Owner	BARBARA A SKOLASKI & MARY JANE SIMON	3027 FISH HATCHERY RD	FITCHBURG WI 53713	to resrepresentative, via email
11	Owner	BOWMAN FARMS INC	2934 FISH HATCHERY RD	FITCHBURG WI 53713-3175	to resrepresentative, via email
13	Owner	WISC OPRTV PLSTRERS &CMNT MSNS JNYMN & APP TRN FUND	2901 W BELTLINE HWY #100	MADISON WI 53713	mailed
13T	Tenants		1201 Post Road	Madison, WI 53713	mailed
14	Owner	WORLD DAIRY EXPO INC # 101	3310 LATHAM DR	MADISON WI 53713-4634	mailed
15	Owner	M R PARTNERSHIP LLP c/o Lori Laplant	705 WOODLAWN DR	MADISON WI 53716	mailed
15T	Tenants		3318 Latham Drive	Madison, WI 53713	mailed

PARCELS FOR NEIGHBORHOOD NOTIFICATION



Parcel No.
06090317208

Dane Situs:

	Curr. Yr.	Prev. Assess.
Land:	1,200	1,200
Improv.:	0	0
Total:	1,200	1,200
Net Tax:		25.11

Acres: 4.8
Rubbish: 0
Brush: 0
Spec. Assess.: Yes
Class: G4
School: MADISON
Refuse: TUESDAY
USA: Yes
City Limit: Yes
Ward: 12
Aldermanic: 4
Supervisory: 33
Senate: 27
Assembly: 79
Congress: 2
Station: Station 1
Electric: MADISON G & E
Block: 1018
Tract: 55025001403

Mailing Area

Created By:
Jason J. Schmidt
Department
Planning & Zoning Department
Date:
Map Created on 09/02/11



Scale:
1 in. = 500 ft.



City of Fitchburg
Department
5520 Lacy Road
Fitchburg, WI 53711-5318
(608)278-4200

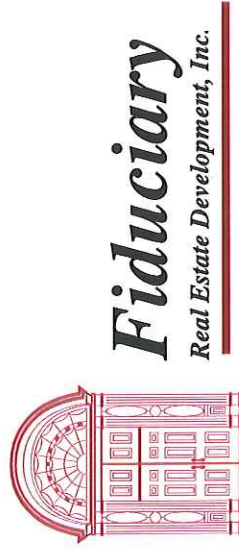
Owner:
B&C INVESTMENTS LLC
789 N WATER ST STE 200
MILWAUKEE WI 53202

Plat Name: MAPLE LAWN HEIGHTS, LOTS 1 TO 28 INCLUSIVE
Plat No.:
Lot Type: LOT
Lot: 8

■ = FRED managed

■ = Primary

■ = Secondary (multiple)



April 16, 2012

Ronald Longua
5386 Blue Bill Drive
Madison, WI 53704

RE: Proposed 286-unit Apartment Home Project
B&C Investments, LLC lands
Lots 7, 8, and 9 of Maple Lawn Heights
SE ¼ of the NE ¼ of Section 3

Dear Neighbor,

This letter is in regards to our proposed Apartment Home development located in the City of Fitchburg, near your property at 3302 Latham Drive in the City of Madison. Please find the following:

- Location map depicting our property and your property
- 11"x17" color rendered Concept Plan of our project

We will be submitting our full General Implementation Plan (GIP) for the project by the City's Tuesday April 17, 2012 deadline in order to be on the City Plan Commission meeting agenda on Tuesday, May 15, 2012. In conjunction with our project, the City of Fitchburg will be constructing Post and Index Roads this year. The City is currently out to bid on that project, with a bid opening of April 18, a start date of May 16, and a completion date of October 31.

In order to solicit your input on the proposed design, we would like to invite you to an Open House:

Wednesday, April 25, 2012 from 5 to 6 PM

The open house will be held at the Prairie View Room in the City of Fitchburg Community Center (City Hall), located at 5520 Lacy Road, Fitchburg, WI 53711.

Again, we would appreciate any input you have on our plans and please do not hesitate to contact me (information below) if you have any questions or need additional information.

Sincerely,

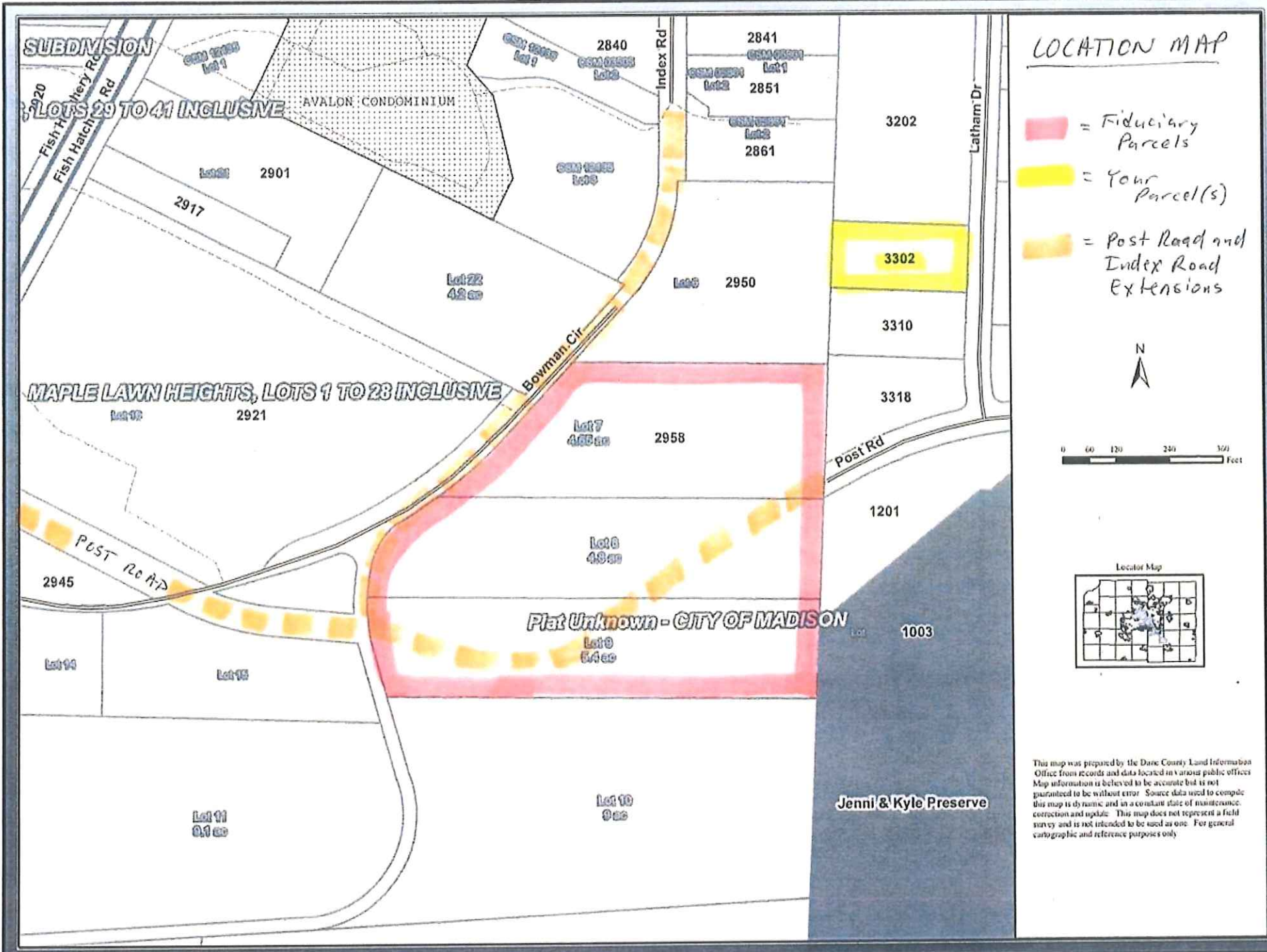
Fiduciary Real Estate Development, Inc.

William F. Ohm
Project Manager
Direct line 414-274-8212
Email bohmf@fred-inc.com

cc: Tenant at 3302 Latham Drive, Madison, WI 53713

789 North Water Street • Milwaukee, Wisconsin 53202 • (414) 226-4535 • Facsimile: (414) 226-4549 • www.fred-inc.com

SAMPLE ATTACHMENT TO NEIGHBORHOOD NOTIFICATION LETTER



APPENDIX 'G'
MASTER SIGN PROGRAM

The Vue / Fitchburg, WI

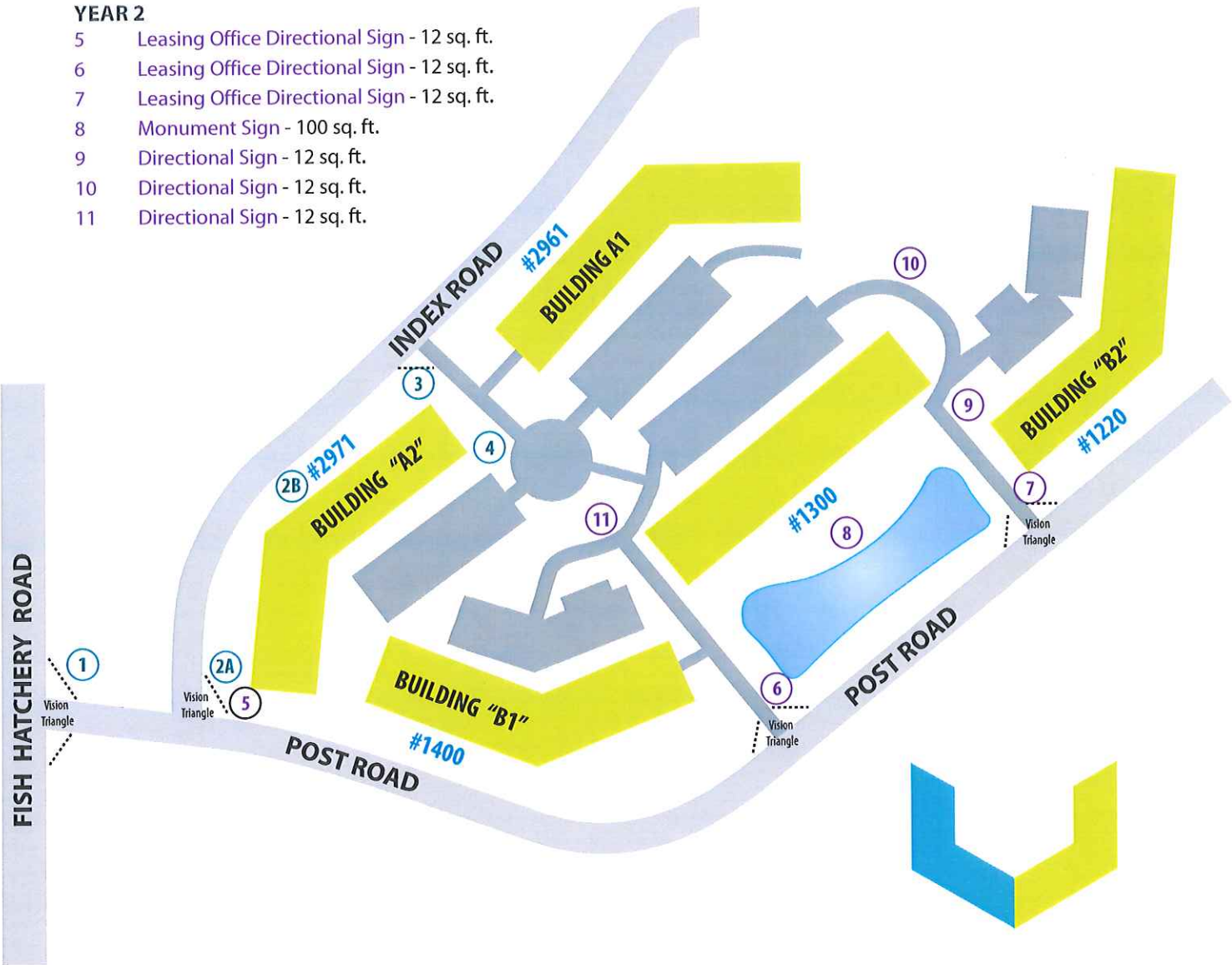
SIGNAGE MAP

YEAR 1

- 1 Fish Hatchery Rd. Sign - 32 sq.ft
- 2A Leasing Office Sign - 12 sq. ft.
- 2B Leasing Office Sign - 12 sq. ft.
- 3 Directional Sign - 12 sq. ft.
- 4 Directional Sign - 12 sq. ft.

YEAR 2

- 5 Leasing Office Directional Sign - 12 sq. ft.
- 6 Leasing Office Directional Sign - 12 sq. ft.
- 7 Leasing Office Directional Sign - 12 sq. ft.
- 8 Monument Sign - 100 sq. ft.
- 9 Directional Sign - 12 sq. ft.
- 10 Directional Sign - 12 sq. ft.
- 11 Directional Sign - 12 sq. ft.



1

4" deep channel letter
Acrylic face with Translucent
Avery A65437-T Light Baby
Blue and White Led Trim Cap
Match Blue Film

4" deep channel letter
Acrylic face with
Translucent 3M 3630-115
Light Lemon Yellow and White
Led Trim Cap Match Yellow Film

29 11/13"

2"

30"

24"

1 3/8"

1 3/8"

12"

5"

2 1/8"

2"

10 1/4"

14 3/8"

72"

1 3/8"

5.5"

4 1/4"

THE VUE
at pinnacle park

Leasing Office →

44 11/16"

53"

56 1/2"

62 1/2"

	3M 230-115 Light Lemon Yellow Translucent
	Avery A6537-T Light Baby Blue Translucent
	3M Light Smoked Day/Night Film

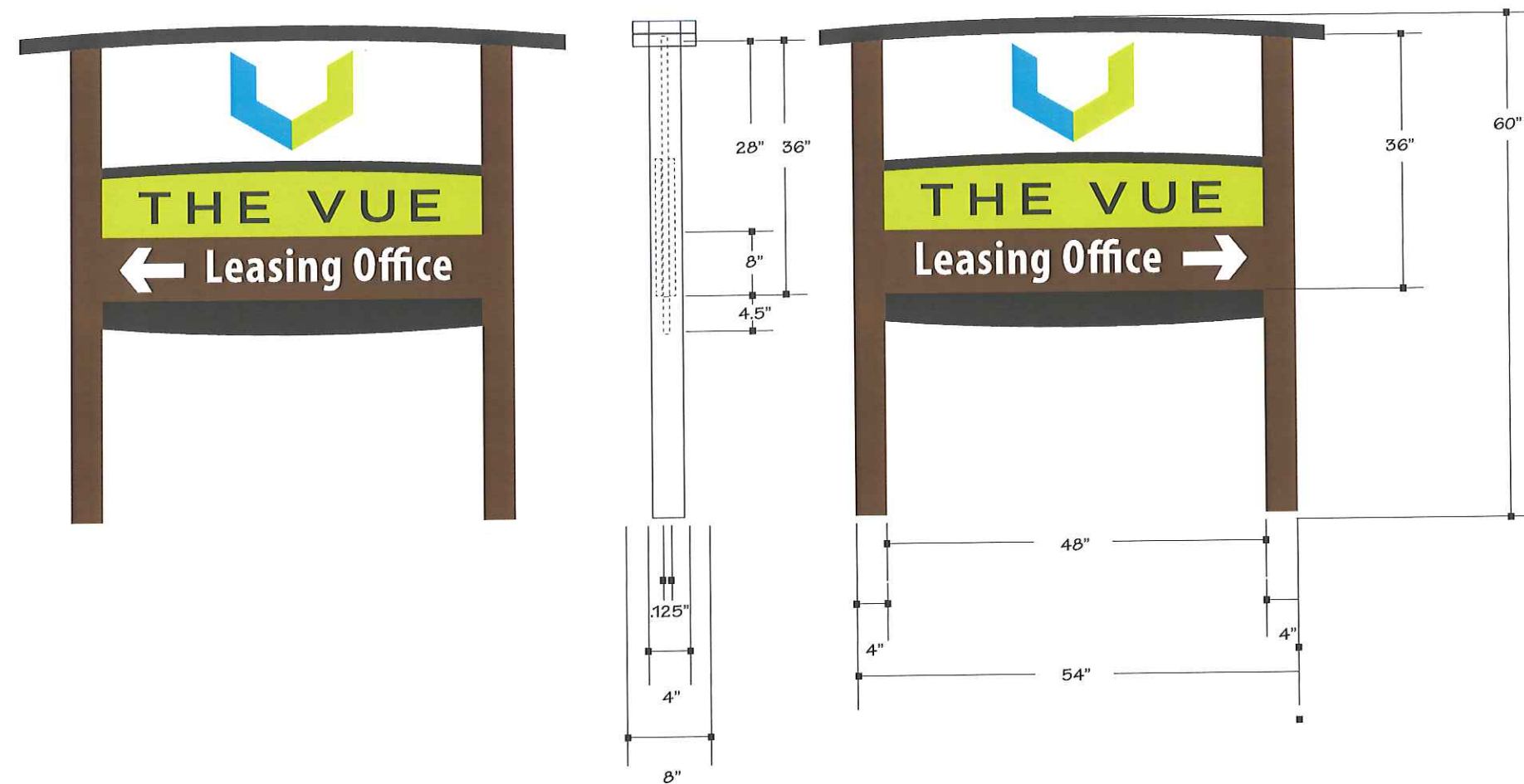
Sign Installed on
(1) 6" Pipe direct
Buried with Concrete

	MAP 41335SP Dark Bronze
	MAP MP 0060B Raw Brown
	Match PMS 3965 (trans Light Yellow)
	Match PMS 298 (trans Light Baby Blue)

All Illumination by GE White Led Modules
and 60W 12V Power Supplies
120 Volt Primary Power

The Vue / Fitchburg, WI

2A Leasing Office Sign – Double Sided Directional – Year 1



Front

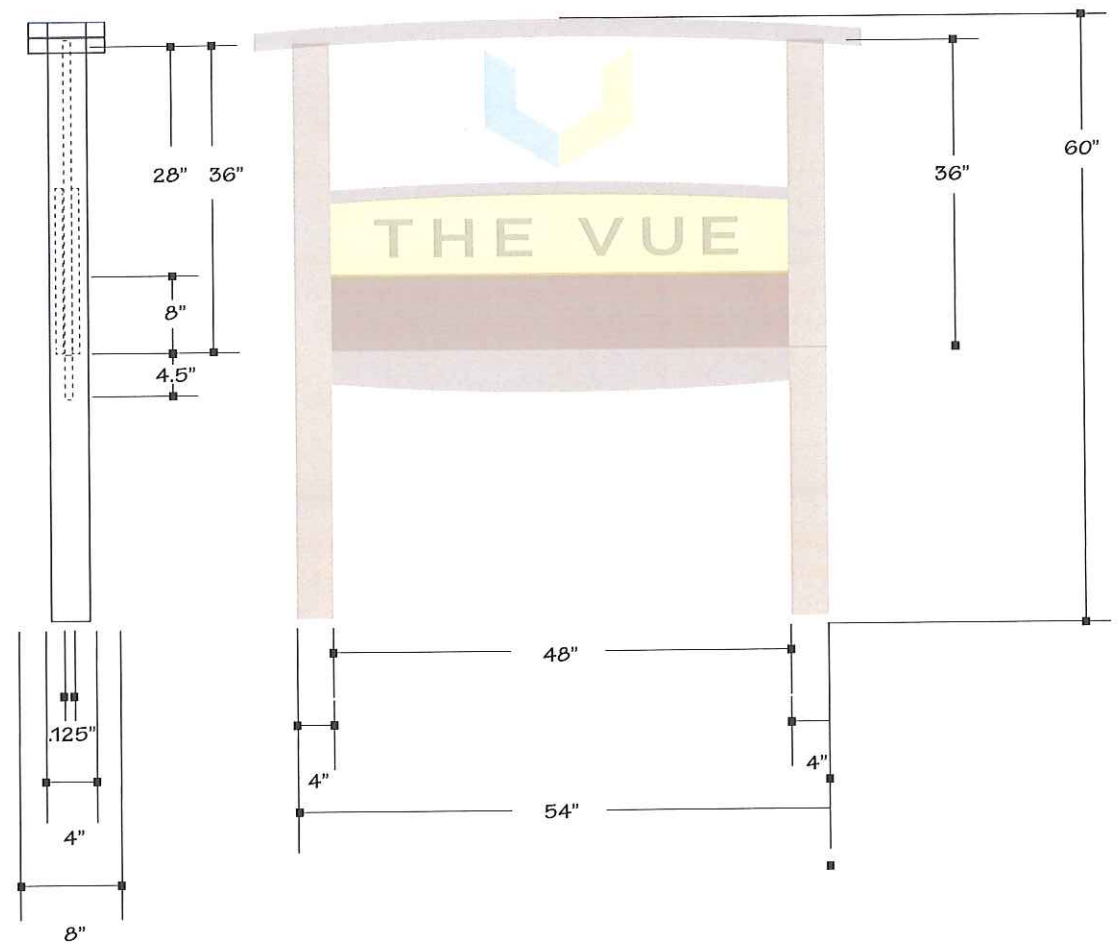
Back

The Vue / Fitchburg, WI

2B Leasing Office Sign – Single Sided – Year 1



Front

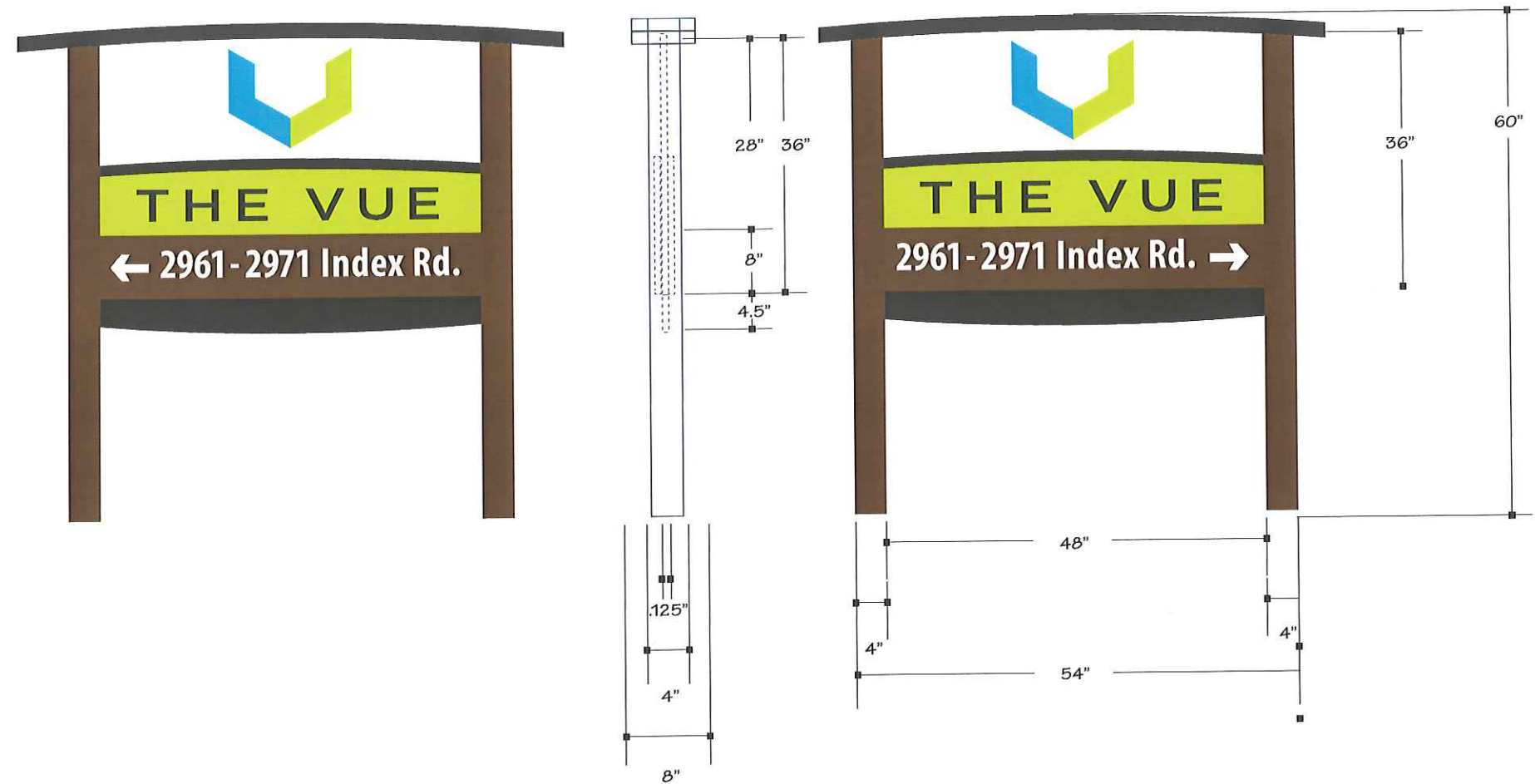


Back

The Vue / Fitchburg, WI

3

Directional Sign – Double Sided – Year 1



Front

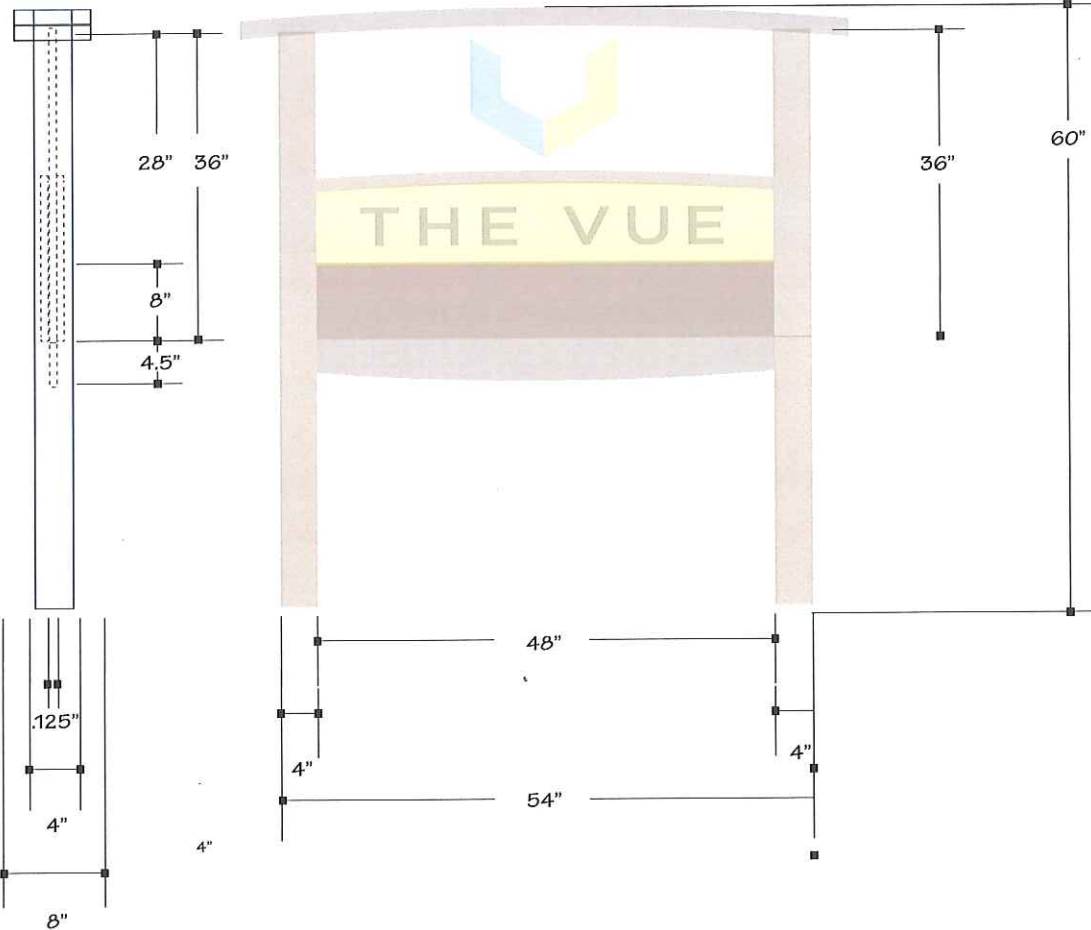
Back

The Vue / Fitchburg, WI

4



Front

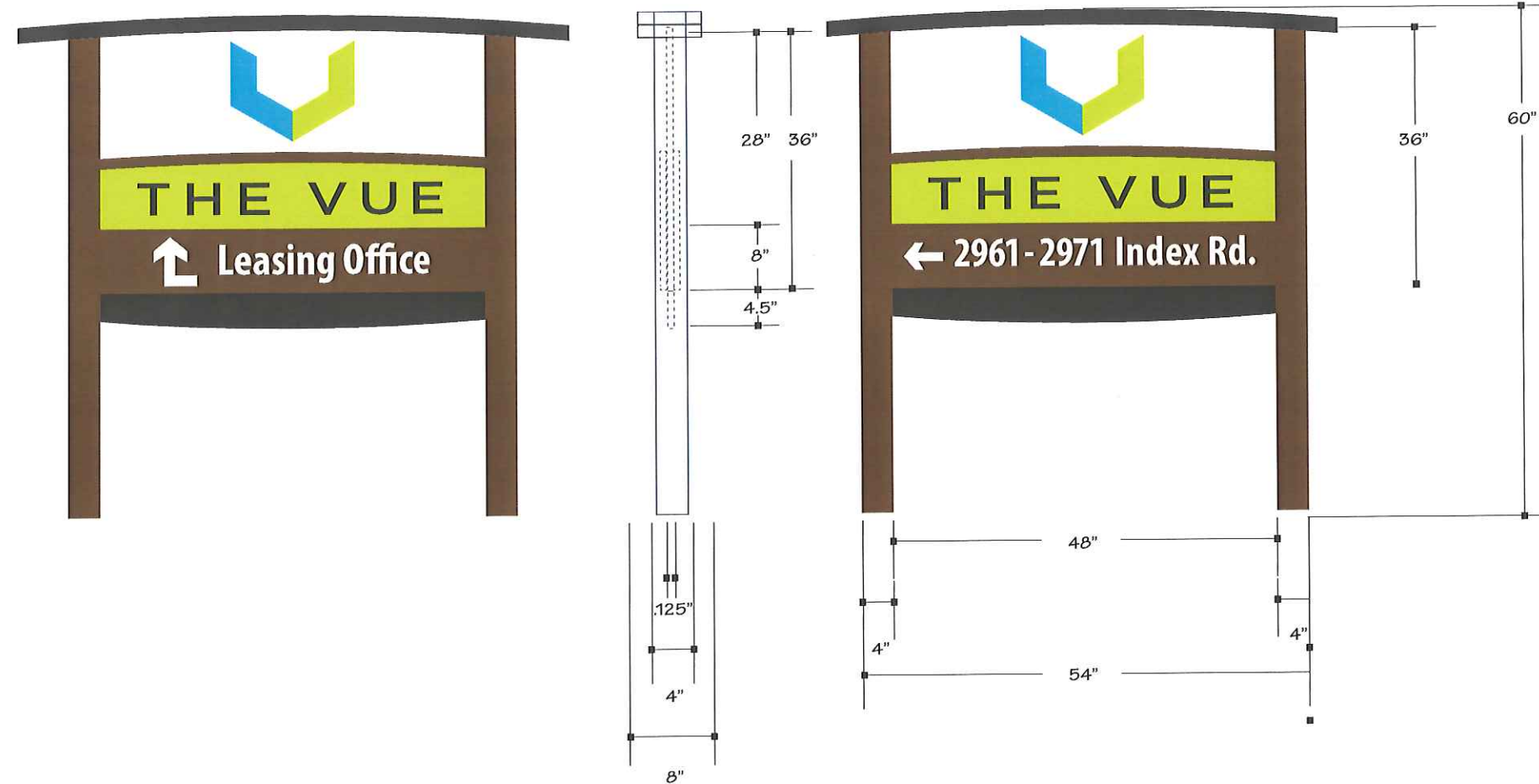


Back

The Vue / Fitchburg, WI

5

Directional Sign – Double Sided – Year 2



Front

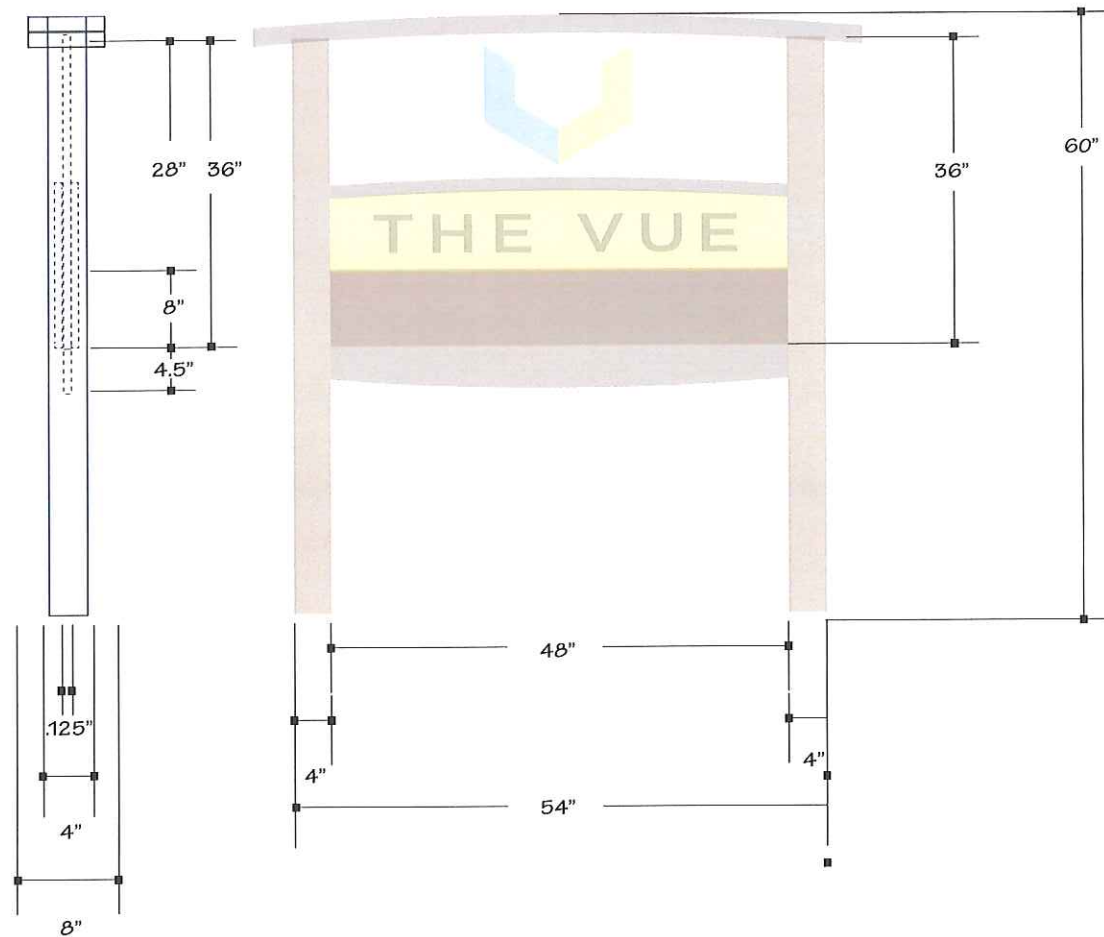
Back

The Vue / Fitchburg, WI

6 Leasing Office Sign – Single Sided – Year 2



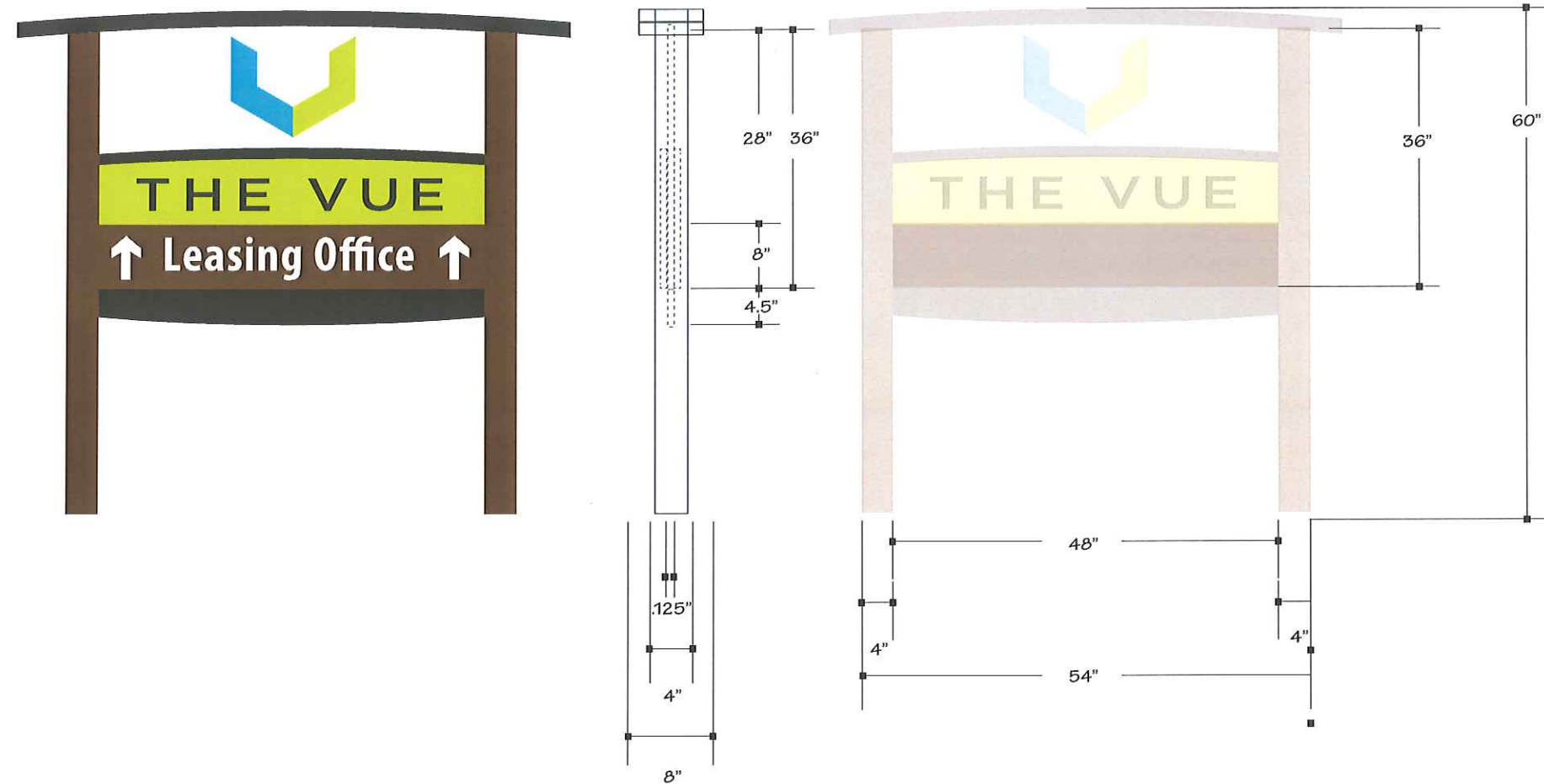
Front



Back

The Vue / Fitchburg, WI

7 Leasing Office Sign – Single Sided – Year 2



Front

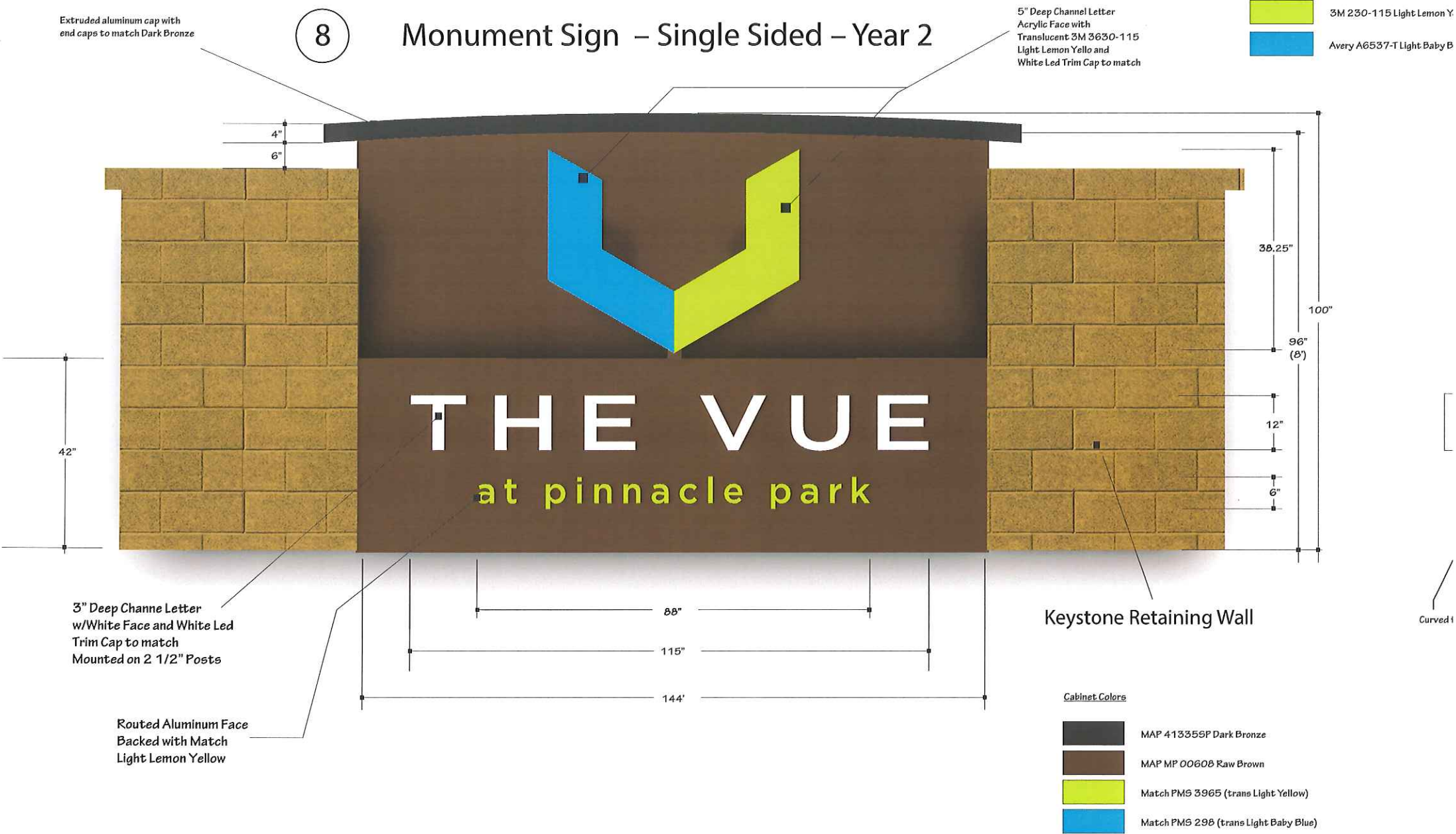
Back

The Vue / Fitchburg, WI

All Illumination by GE White Led Mod
and 60W 12V Power Supplies

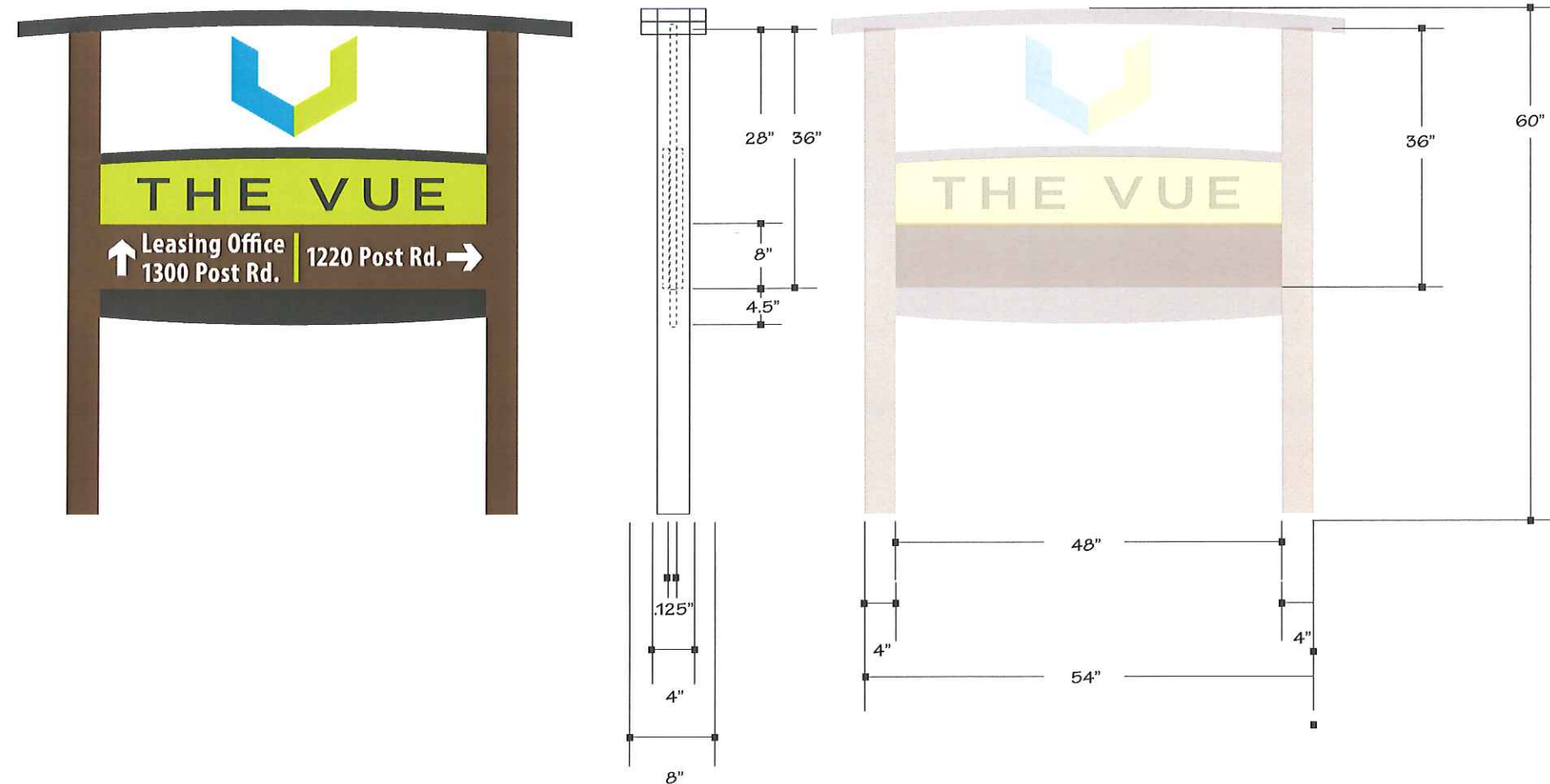
Illuminated Face Colors

	3M 230-115 Light Lemon Y
	Avery A6537-T Light Baby B



The Vue / Fitchburg, WI

9 Leasing Office Sign – Single Sided – Year 2

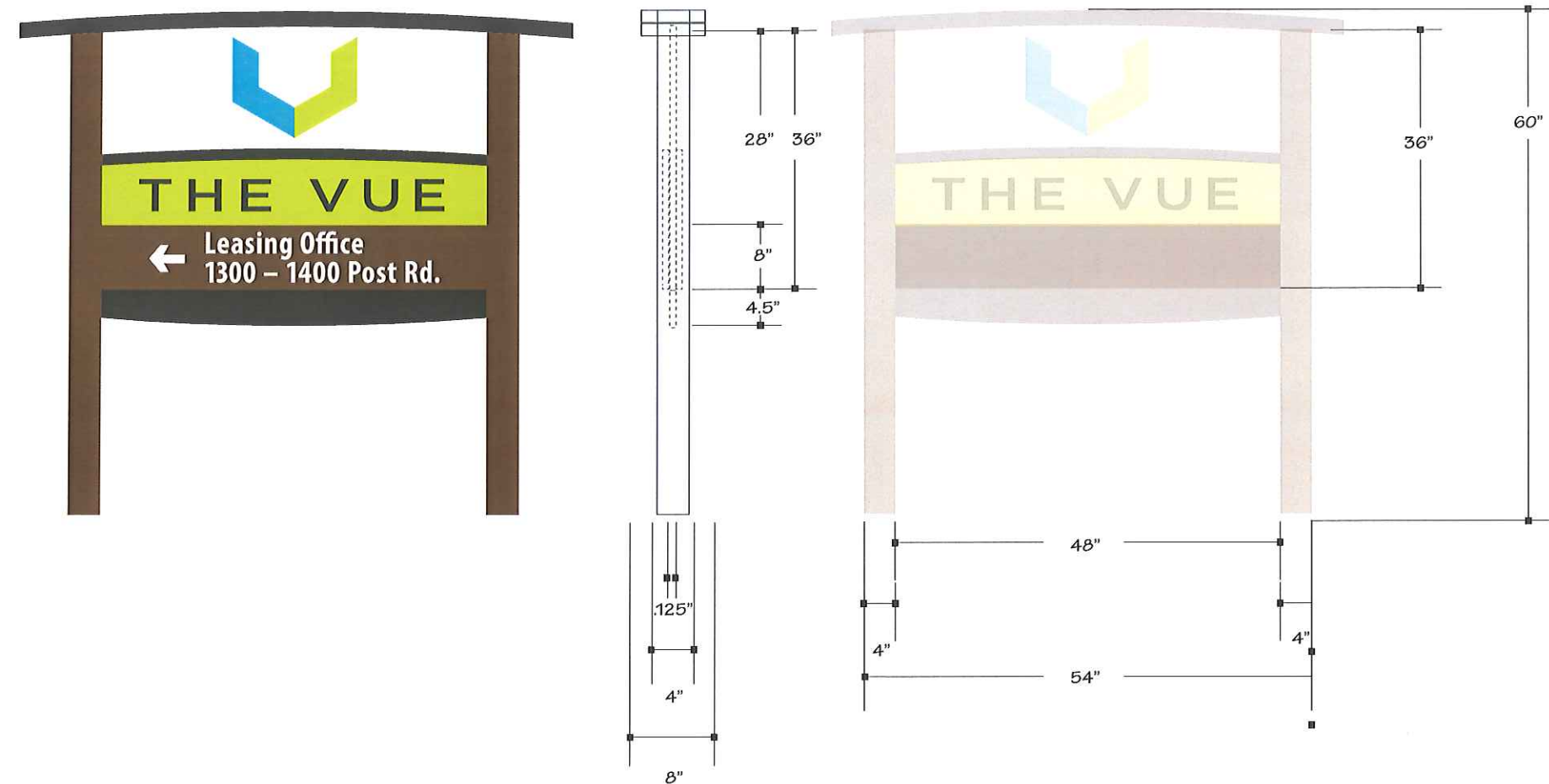


Front

Back

The Vue / Fitchburg, WI

10 Leasing Office Sign – Single Sided – Year 2

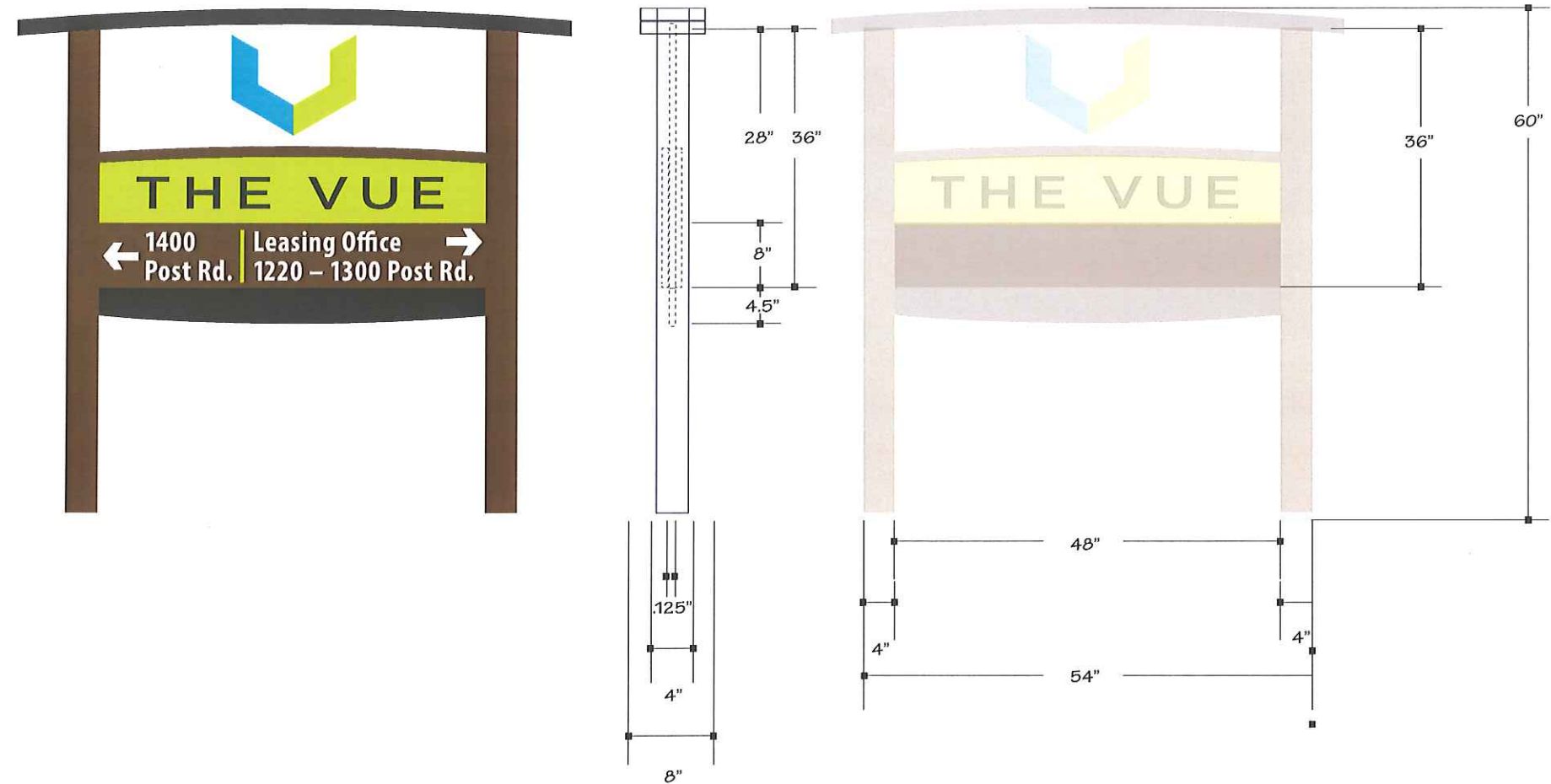


Front

[Back](#)

The Vue / Fitchburg, WI

11 Leasing Office Sign – Single Sided – Year 2



Front

Back