

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submission reviewed by _____ 8.23.22
10:49 a.m. **received**

Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 4205 Portage Rd

Title: The Winston

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested October 12

- ☒ New development ☐ Alteration to an existing or previously-approved development
☐ Informational ☐ Initial approval ☒ Final approval

3. Project Type

- ☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☒ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)
☐ Signage Exception

Other

☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Nick Patterson
Street address 1818 Parmenter Street, Ste. 400
Telephone 608-220-8940

Project contact person Nick Patterson
Street address 1818 Parmenter Street, Ste. 400
Telephone 608-220-8940

Property owner (if not applicant) Winston at Churchill, LLC
Street address 1818 Parmenter Street, Ste. 400
Telephone 608-826-4000

Company T. Wall Enterprises Development, LLC
City/State/Zip Middleton, WI 53562
Email nick@twallenterprises.com

Company T. Wall Enterprises Development, LLC
City/State/Zip Middleton, WI 53562
Email nick@twallenterprises.com

City/State/Zip Middleton, WI 53562
Email terrence@twallenterprises.com

5. Required Submittal Materials

☒ Application Form☒ Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

☒ Development Plans (Refer to checklist on Page 4 for plan details)☒ Filing fee☒ Electronic Submittal*☒ Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized and legible. Please refrain from using plastic covers or spiral binding.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn, Jenny Kirchgatter, Kevin Firchow on June 2, 2022.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Nick Patterson Relationship to property Owner's Representative

Authorizing signature of property owner [Signature]

By: Terrance R. Wall, President of T. Wall Enterprises
Manager, LLC Its Manager

Date 8/23/22

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- ☒ Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS



Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST



The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☒ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- ☒ Grading Plan
- ☒ Proposed Signage (if applicable)
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☒ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



City of Madison
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

August 23, 2022

RE: The Winston – Conditional Use for a Multi-Family Development

Dear Commission and Committee Member:

Winston at Churchill, LLC (“The Winston”) is pleased to present a proposal for a multi-family development located at 4205 Portage Road, in East Madison. The Winston is hereby requesting a conditional-use permit to develop a multi-family community at a time when the City of Madison is desperately short of housing.

The Winston is proposing the following for the neighborhood and the city:

1. **Additional Housing:** This development will provide 484 units. This proposal is the missing middle-income housing; it is not low income, but it is not high income either. This development will contain units that are of high quality with a variety of unit types. Plenty of studios for individuals on a budget, but also one’s, two’s, and three-bedroom units for people who need more space.
2. **Tax Base:** The property, which was formerly located in the Town of Burke, is now serviced by the City of Madison. The property is currently not an income producing property for the City of Madison but when developed will provide an additional \$50 million in additional tax base. Which equates to more than \$1 million in taxes per year that go to the City and school district.
3. **Revitalize East Madison:** The Winston will create a diverse community which will bring in individuals that will help to build up East Madison. Individuals that will bolster the local workforce of American Center, UW Health, East Towne Mall, and the East Washington corridor. In turn, The Winston will bring millions of dollars of discretionary income to support local businesses that have been struggling from the aftermath of Covid.
4. **Thoughtful Design:** An incredible amount of thought and design has been placed to ensure the development is respectful to the scale and character of a traditional urban district. The earth tone color palette, traditional and

contemporary materials, and arrangement defines the scale and aesthetic that is complementary to the overall context and urban district design approach. The development received great feedback from Urban Design Committee in an informational meeting. The development has addressed that feedback with a more simplified façade, reduced material variations, and reduced the size of timbers and brackets at the corner elements. Natural stone, wood, fiber cement siding, and architectural metal panels will contribute to the overall quality of construction and design. The overall master plan focuses on creating an inner courtyard with greenspace and screened parking. This design approach creates a street friendly presence and additional screening of parking areas.

5. **Signage:** Each building is proposed with mounted vertical and/or horizontal signage. The signage will be a complimentary material to the building façade and materials. A monument sign is shown on the corner of Portage Road and Diloreto Avenue and another monument sign on the corner of Portage Road and West Creekwood Lane.

Development Overview

Building Name	STUDIO	1 BD / 1 BATH	2 BD / 2 BATH	3 BD / 2 BATH	Total Units	Total Parking
Building A	40	49	25	4	118	94
Building B	32	39	28	3	106	96
Building C	35	32	12	8	93	113
Building D	31	32	19	1	87	119
Building E	35	36	20	3	83	143
Total	173	188	104	19	484	565



Project Team

Owner/Developer:

Interstate Overlook, LLC
1818 Parmenter St., Ste 400
Middleton, WI 53562

Architect:

JLA Architects
800 W Broadway, Ste 200
Monona, WI 53713

Civil Engineer:

Vierbicher Associates
999 Fourier Dr, Ste 201
Madison, WI 53717

Geotechnical Engineer:

CGC, Inc
2921 Perry St
Madison, WI 53713

Landscape Architect:

Bruce Company
2830 Parmenter St.
Middleton, WI 53562

This is a very exciting undertaking and is a step in the right direction to close the housing gap in the City of Madison. The Winston is a major investment in the community that will provide benefits to East Madison and the greater community.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Patterson'.

Nick Patterson
Project Manager
T. Wall Enterprises Development, LLC

North Overhead View



Northwest Corner Facing East



Southeast Corner Facing West



Southwest Corner Facing East



Southwest Corner Facing North



THE WINSTON

MADISON, WI



CONDITIONAL USE SUBMITTAL

SEPTEMBER 7, 2022



JLA
ARCHITECTS

JLA PROJECT NUMBER:

19-1104

WINSTON @ CHURCHILL

CONCEPTUAL BUILDING DATA

August 8, 2022

OVERALL SITE																																														
WEST PARCEL	BUILDING NAME	(A) STUDIO					(B) 1 BEDROOM					(C) 1 BEDROOM +					(D) 2 BEDROOM					(E) 2 BEDROOM +					(F) 3 BEDROOM					(1) TOTAL UNITS	(1) TOTAL BEDROOMS	NET LEASABLE AREA			COMMON (S.F.)	(4) GROSS AREA (S.F.)	EFFICIENCY	(5) PARKING AREA (S.F.)	(6) COVERED PARKING	SURFACE PARKING	PARKING RATIO			
		A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	C1	C2	C3	C4	C5	D1	D2	D3	D4	D5	E1	E2	E3	E4	E5	F1	F2	F3	F4	F5			RESIDENTIAL	COMMERCIAL	TOTAL										
	AREAS (S.F.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3															
	BLDG A	40	0	0	0	0	0	44	0	0	0	5	0	0	0	0	1	4	6	3	6	5	0	0	0	0	0	4	0	0	0	0	118	151	95,413	0	95,413	19,661	115,074	82.9%	22,742	62	32	0.80	0.62	
	BLDG B	32	0	0	0	0	0	35	0	0	0	4	0	0	0	0	9	3	9	2	1	4	0	0	0	0	0	3	0	0	0	0	102	136	83,972	0	83,972	16,874	100,846	83.3%	25,013	64	32	0.94	0.71	
SUB-TOTAL	72	0	0	0	0	0	79	0	0	0	9	0	0	0	0	10	7	15	5	7	9	0	0	0	0	0	7	0	0	0	0	220	287	179,385	0	179,385	36,535	215,920	83.1%	47,755	126	64	0.86	0.66		
EAST PARCEL	BLDG C	32	0	3	0	0	0	28	0	0	0	4	0	0	0	0	12	0	0	0	0	0	0	0	0	8	0	0	0	0	87	115	66,712	0	66,712	12,608	79,320	84.1%	19,467	52	61	1.30	0.98			
	BLDG D	31	0	0	0	0	0	28	0	0	0	4	0	0	0	0	16	0	0	0	0	3	0	0	0	1	0	0	0	0	83	104	15,046	77,268	80.5%	18,953	47	72	1.43	1.14						
	BLDG E	32	0	3	0	0	0	32	0	0	0	4	0	0	0	0	8	4	1	2	1	4	0	0	0	3	0	0	0	0	94	120	17,839	91,780	78.3%	22,742	62	81	1.52	1.19						
	SUB-TOTAL	95	0	6	0	0	0	88	0	0	0	12	0	0	0	0	36	4	1	2	1	7	0	0	0	0	12	0	0	0	0	264	339	200,773	0	200,773	47,595	248,368	80.8%	61,162	161	214	1.42	1.11		
TOTAL		167	0	6	0	0	0	167	0	0	0	21	0	0	0	46	11	16	7	8	16	0	0	0	0	12	7	0	0	0	484	626	380,158	0	380,158	84,130	464,288	81.9%	108,917	287	278	1.17	0.90			
PERCENT		34.5%	0.0%	1.2%	0.0%	0.0%	0.0%	34.5%	0.0%	0.0%	0.0%	4.3%	0.0%	0.0%	0.0%	9.5%	2.3%	3.3%	1.4%	1.7%	3.3%	0.0%	0.0%	0.0%	0.0%	2.5%	1.4%	0.0%	0.0%	0.0%															PER UNIT	PER BR
		35.7%					34.5%					4.3%					18.2%					3.3%					3.9%																			

WEST PARCEL 3.18 Acres
ALLOWABLE DENSITY 70 Units Per Acre
ALLOWABLE UNITS 222.6
DESIGN DENSITY 69.18

EAST PARCEL 6.65 Acres
ALLOWABLE DENSITY 40 Units Per Acre
ALLOWABLE UNITS 266
DESIGN DENSITY 39.70

785	Average N.S.F. per unit
959	Average G.S.F per unit
[gross areas of above grade levels only]	

380	Average S.F. per space
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BIKE PARKING DATA

Building	Total Bike Parking Stalls	Interior Bike Parking (Floor)	Interior Bike Parking (Hanging)	Exterior Bike Parking
A	95	13	58	24
B	115	71	22	22
C	100	27	52	21
D	91	70	3	18
E	90	13	58	19

OPEN SPACE CALCULATION

	# of Units	Required Open Space* (sq ft)	Actual Open Space (sq ft)
Lot 1, Building A			
Open Space	118	18,880	21,205
Roof Deck			1,160
Balconies & Patios**			5,871
Lot 2, Building B			
Open Space	102	16,320	22,919
Roof Deck			1,160
Balconies & Patios**			4,302
Lot 3, Building C & Clubhouse			
Open space	87	13,920	31,668
Balconies & Patios**			2,573
Pool Deck			7,100
Dog Run			1,200
Lot 4, Building D & E			
Open Space		28,320	23,076
Building D	83	13,280	
Balconies & Patios**			2,755
Building E	94	15,040	
Roof Deck			1,160
Balconies & Patios**			4,028

* Required Open Space = # of Units X 160 sq/ft/unit
** Balconies and patios are no less than 10'-0" x 5'-0"

SHEET DISCIPLINE AND NUMBER	
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GENERAL	
G200	COVER
G301	BUILDING DATA MATRIX & INDEX

CIVIL	
C1	TITLE SHEET
C2	NOTES & LEGENDS
C3	EXISTING CONDITIONS
C4	DEMOLITION PLAN
C5	OVERALL SITE & UTILITY PLAN
C6	SITE PLAN - BUILDING A
C7	SITE PLAN - BUILDING B
C8	SITE PLAN - BUILDING C
C9	SITE PLAN - BUILDING D & CLUBHOUSE
C10	SITE PLAN - BUILDING E
C11	UTILITY PLAN - BUILDING A
C12	UTILITY PLAN - BUILDING B
C13	UTILITY PLAN - BUILDING C
C14	UTILITY PLAN - BUILDING D & CLUBHOUSE
C15	UTILITY PLAN - BUILDING E
C16	OVERALL GRADING & EROSION CONTROL PLAN
C17	GRADING PLAN - BUILDING A
C18	GRADING PLAN - BUILDING B
C19	GRADING PLAN - BUILDING C
C20	GRADING PLAN - BUILDING D & CLUBHOUSE
C21	GRADING PLAN - BUILDING E
C22	SITE DETAILS
C23	SITE DETAILS
C24	SITE DETAILS
C25	SITE DETAILS
C26	SITE DETAILS

LANDSCAPE	
L1	OVERALL LANDSCAPE
L2	WEST QUADRANT
L3	NORTH QUADRANT
L4	SOUTHEAST QUADRANT
L5	SCHEDULES AND NOTES
L6	PLANT PICTURES
L7	OVERALL LANDSCAPE COLOR
L8	ELEVATION PLANTING KEY

ARCHITECTURAL SITE	
ASP-100	ARCHITECTURAL SITE PLAN

ARCHITECTURAL - BLDG A	
SD100-A	BUILDING A - LL FLOOR PLAN
SD101-A	BUILDING A - 1ST FLOOR PLAN
SD102-A	BUILDING A - 2ND-4TH FLOOR PLAN
SD103-A	BUILDING A - 3RD FLOOR PLAN
SD104-A	BUILDING A - 5TH FLOOR PLAN
SD105-A	BUILDING A - ROOF PLAN
SD200-A	BUILDING A - EXTERIOR ELEVATIONS
SD201-A	BUILDING A - EXTERIOR ELEVATIONS
SD202-A	BUILDING A - EXTERIOR ELEVATIONS B&W
SD203-A	BUILDING A - EXTERIOR ELEVATIONS B&W
SD300-A	BUILDING SECTIONS

SHEET DISCIPLINE AND NUMBER	
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ARCHITECTURAL - BLDG B	
SD100-B	BUILDING B - LL FLOOR PLAN
SD101-B	BUILDING B - 1ST FLOOR PLAN
SD102-B	BUILDING B - 2ND-3RD FLOOR PLAN
SD103-B	BUILDING B - 4TH FIRST FLOOR PLAN
SD104-B	BUILDING B - ROOF PLAN
SD200-B	BUILDING B - EXTERIOR ELEVATIONS
SD201-B	BUILDING B - EXTERIOR ELEVATIONS
SD202-B	BUILDING B - EXTERIOR ELEVATIONS B&W
SD203-B	BUILDING B - EXTERIOR ELEVATIONS B&W
SD300-B	BUILDING B SECTIONS

ARCHITECTURAL - BLDG C	
SD100-C	BUILDING C - LL FLOOR PLAN
SD101-C	BUILDING C - FIRST FLOOR PLAN
SD102-C	BUILDING C - 2ND-4TH FLOOR PLAN
SD103-C	BUILDING C - ROOF PLAN
SD200-C	BUILDING C - EXTERIOR ELEVATIONS
SD201-C	BUILDING C - EXTERIOR ELEVATIONS
SD202-C	BUILDING C - EXTERIOR ELEVATIONS
SD203-C	BUILDING C - EXTERIOR ELEVATIONS
SD300-C	BUILDING C SECTIONS

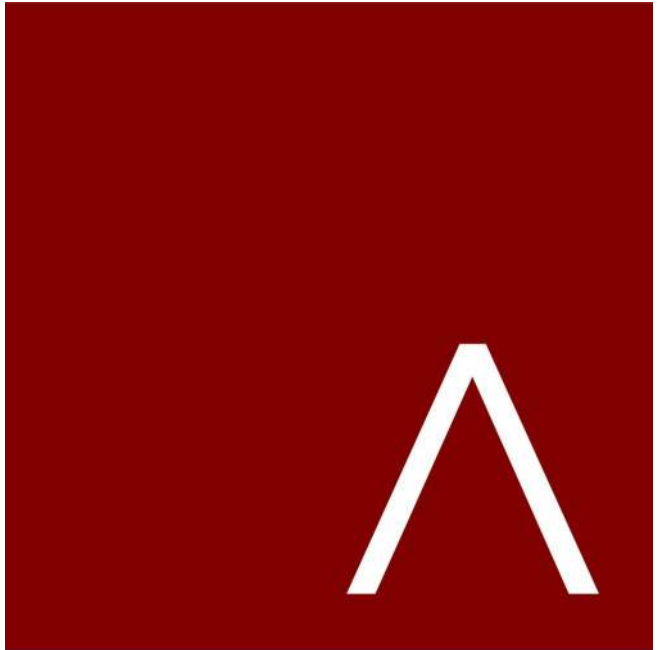
ARCHITECTURAL - BLDG D	
SD100-D	BUILDING D - FIRST FLOOR PLAN
SD101-D	BUILDING D - 2ND FLOOR PLAN
SD102-D	BUILDING D - 3RD FLOOR PLAN
SD103-D	BUILDING D - 4TH FLOOR PLAN
SD105-D	BUILDING D - ROOF PLAN
SD200-D	BUILDING D - EXTERIOR ELEVATIONS
SD201-D	BUILDING D - EXTERIOR ELEVATIONS
SD202-D	BUILDING D - EXTERIOR ELEVATIONS
SD203-D	BUILDING D - EXTERIOR ELEVATIONS B&W
SD204-D	BUILDING D - EXTERIOR ELEVATIONS B&W
SD205-D	BUILDING D - EXTERIOR ELEVATIONS B&W
SD300-D	BUILDING D SECTIONS

ARCHITECTURAL - CLUBHOUSE	
SD100-CH	CLUBHOUSE - FLOOR PLAN
SD200-CH	CLUBHOUSE - EXTERIOR ELEVATIONS
SD201-CH	CLUBHOUSE - EXTERIOR ELEVATIONS
SD202-CH	CLUBHOUSE - EXTERIOR ELEVATIONS B&W
SD203-CH	CLUBHOUSE - EXTERIOR ELEVATIONS B&W
SD300-CH	CLUBHOUSE - BUILDING SECTIONS

ARCHITECTURAL - BLDG E	
SD100-E	BUILDING E - FIRST FLOOR PLAN
SD101-E	BUILDING E - 2ND FLOOR PLAN
SD102-E	BUILDING E - 3RD FLOOR PLAN
SD103-E	BUILDING E - 4TH FLOOR PLAN
SD105-E	BUILDING E - ROOF PLAN
SD200-E	BUILDING E - EXTERIOR ELEVATIONS
SD201-E	BUILDING E - EXTERIOR ELEVATIONS
SD202-E	BUILDING E - EXTERIOR ELEVATIONS
SD203-E	BUILDING E - EXTERIOR ELEVATIONS
SD300-E	BUILDING E SECTIONS

ARCHITECTURAL	
SD400	EXTERIOR MATERIALS BOARD

LIGHTING	
	SITE LIGHTING LAYOUT



JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 19-1104

THE WINSTON

CONDITIONAL USE SUBMITTAL

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 8, 2022

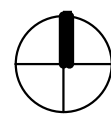
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING DATA

SHEET NUMBER

G001



JLA
ARCHITECTS
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JLA PROJECT NUMBER: 19-1104

THE WINSTON
CONDITIONAL USE SUBMITTAL

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 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE
PLAN

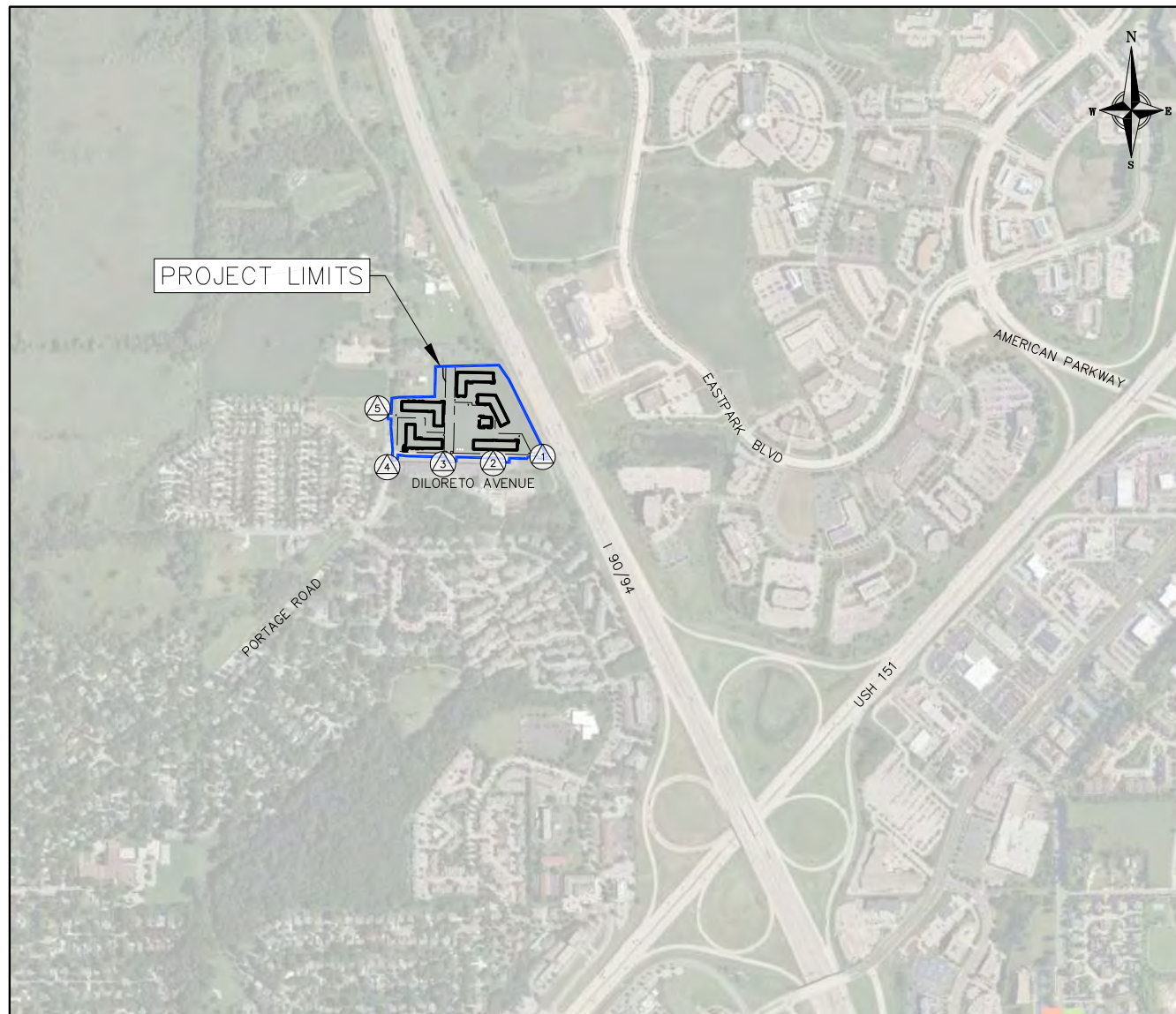
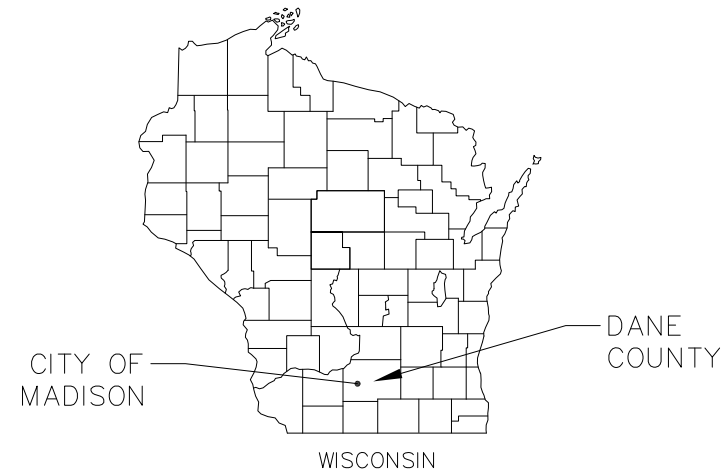
SHEET NUMBER

ASP-100






THE WINSTON

SITE IMPROVEMENTS

CITY OF MADISON



PROJECT BENCHMARKS:

-  **BENCHMARK 1 - ELEV. = 909.58';**
 TOP NUT OF FIRE HYDRANT LOCATED IN THE CUL-DE-SAC AT THE EAST END OF DILORETO AVE.
-  **BENCHMARK 2 - ELEV. = 906.02';**
 TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF DILORETO AVE. 740'± EAST OF THE INTERSECTION WITH PORTAGE ROAD.
-  **BENCHMARK 3 - ELEV. = 896.19';**
 TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF DILORETO AVE. 380'± EAST OF THE INTERSECTION WITH PORTAGE ROAD.
-  **BENCHMARK 4 - ELEV. = 887.87';**
 TOP NUT OF FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF DILORETO AVE. AND PORTAGE ROAD.
-  **BENCHMARK 5 - ELEV. = 902.20';**
 TOP NUT OF FIRE HYDRANT LOCATED ON THE WESTERLY R/W OF PORTAGE RD. 400'± NORTH OF THE INTERSECTION WITH DILORETO AVE.


























THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511









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SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	NOTES & LEGENDS
C3	EXISTING CONDITIONS
C4	DEMOLITION PLAN
C5	OVERALL SITE & UTILITY PLAN
C6	SITE PLAN – BUILDING A
C7	SITE PLAN – BUILDING B
C8	SITE PLAN – BUILDING C
C9	SITE PLAN – BUILDING D & CLUBHOUSE
C10	SITE PLAN – BUILDING E
C11	UTILITY PLAN – BUILDING A
C12	UTILITY PLAN– BUILDING B
C13	UTILITY PLAN – BUILDING C
C14	UTILITY PLAN – BUILDING D & CLUBHOUSE
C15	UTILITY PLAN – BUILDING E
C16	OVERALL GRADING & EROSION CONTROL PLAN
C17	GRADING PLAN – BUILDING A
C18	GRADING PLAN – BUILDING B
C19	GRADING PLAN – BUILDING C
C20	GRADING PLAN – BUILDING D & CLUBHOUSE
C21	GRADING PLAN – BUILDING E
C22–C26	SITE DETAILS

[illegible]

	EXISTING UNDERGROUND CABLE TV
	EXISTING OVERHEAD CABLE TV
	EXISTING FIBER OPTIC LINE
	EXISTING OVERHEAD TELEPHONE LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING RETAINING WALL
	EXISTING CHAIN LINK FENCE
	EXISTING GENERAL FENCE
	EXISTING WIRE FENCE
	EXISTING WOOD FENCE
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING GUY LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING OVERHEAD GENERAL UTILITIES
	EXISTING SANITARY FORCE MAIN (SIZE NOTED)
	EXISTING SANITARY SEWER LINE (SIZE NOTED)
	EXISTING STORM SEWER LINE (SIZE NOTED)
	EXISTING EDGE OF TREES
	EXISTING WATER MAIN (SIZE NOTED)
	EXISTING WETLAND DELINEATION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

- Ⓢ BENCHMARK
- ✕ FOUND CHISELED "X"
- Ⓢ PUBLIC LAND CORNER AS NOTED
- Ⓢ FOUND NAIL
- Ⓢ FOUND 1" \varnothing IRON PIPE
- Ⓢ FOUND 2" \varnothing IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 1 1/4" \varnothing IRON ROD
- FOUND 3/4" \varnothing IRON ROD
- ✕ SET RAILROAD SPIKE
- ✕ SET CHISELED "X"
- Ⓢ SET NAIL
- △ SET P.K. NAIL
- SET 1 1/4" \varnothing IRON ROD
- SET 3/4" \varnothing IRON ROD
- ✕ SET RAILROAD SPIKE
- Ⓢ GENERAL CONTROL POINT

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CHAIN LINK FENCE
	PROPOSED WOOD FENCE
	PROPOSED CONCRETE
	PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED HEAVY-DUTY ASPHALT
	PROPOSED SIGN
	PROPOSED LIGHT POLE
	PROPOSED BOLLARD
	PROPOSED ADA DETECTABLE WARNING FIELD
	PROPOSED HANDICAP PARKING

ABBRE

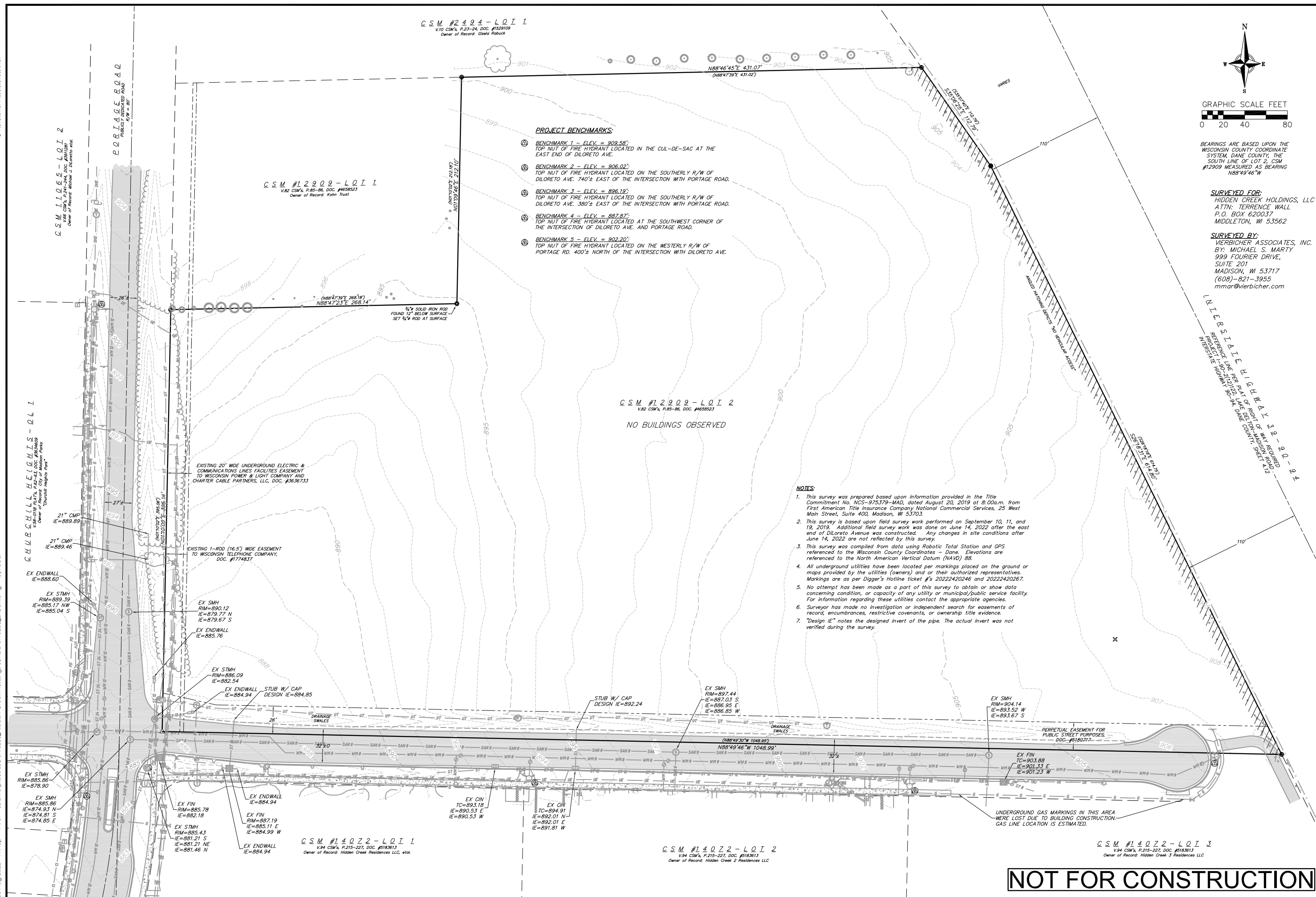
TC	- TOP
FF	- FINISH
FL	- FLOW
SW	- TOP
TW	- TOP
BW	- BOT

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

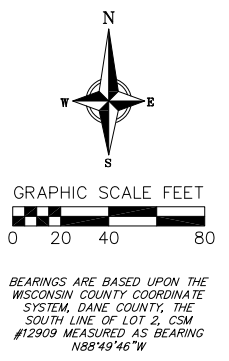
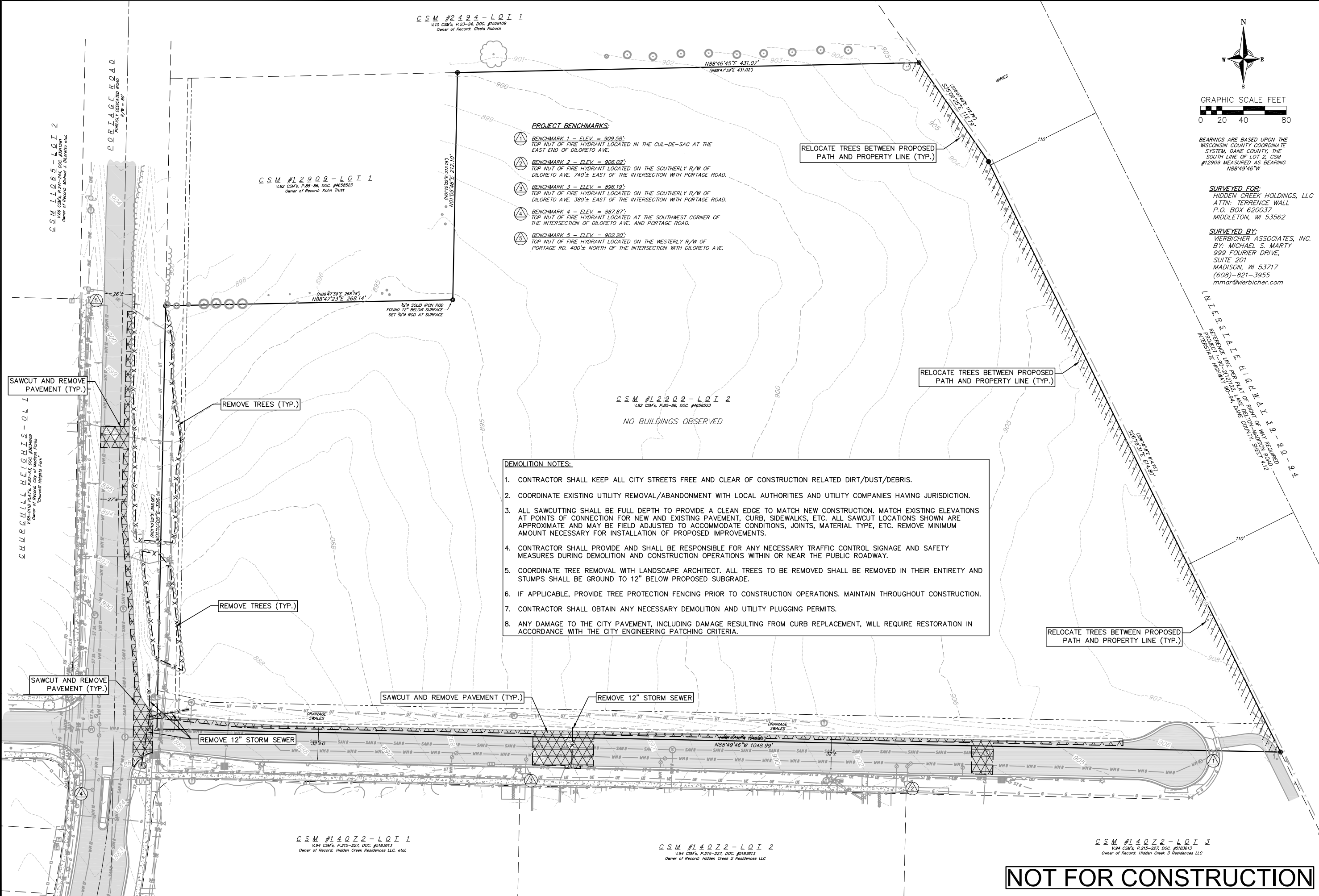
1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
12. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
13. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
14. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN.
15. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.




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Demolition Plan
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
8/8/2022

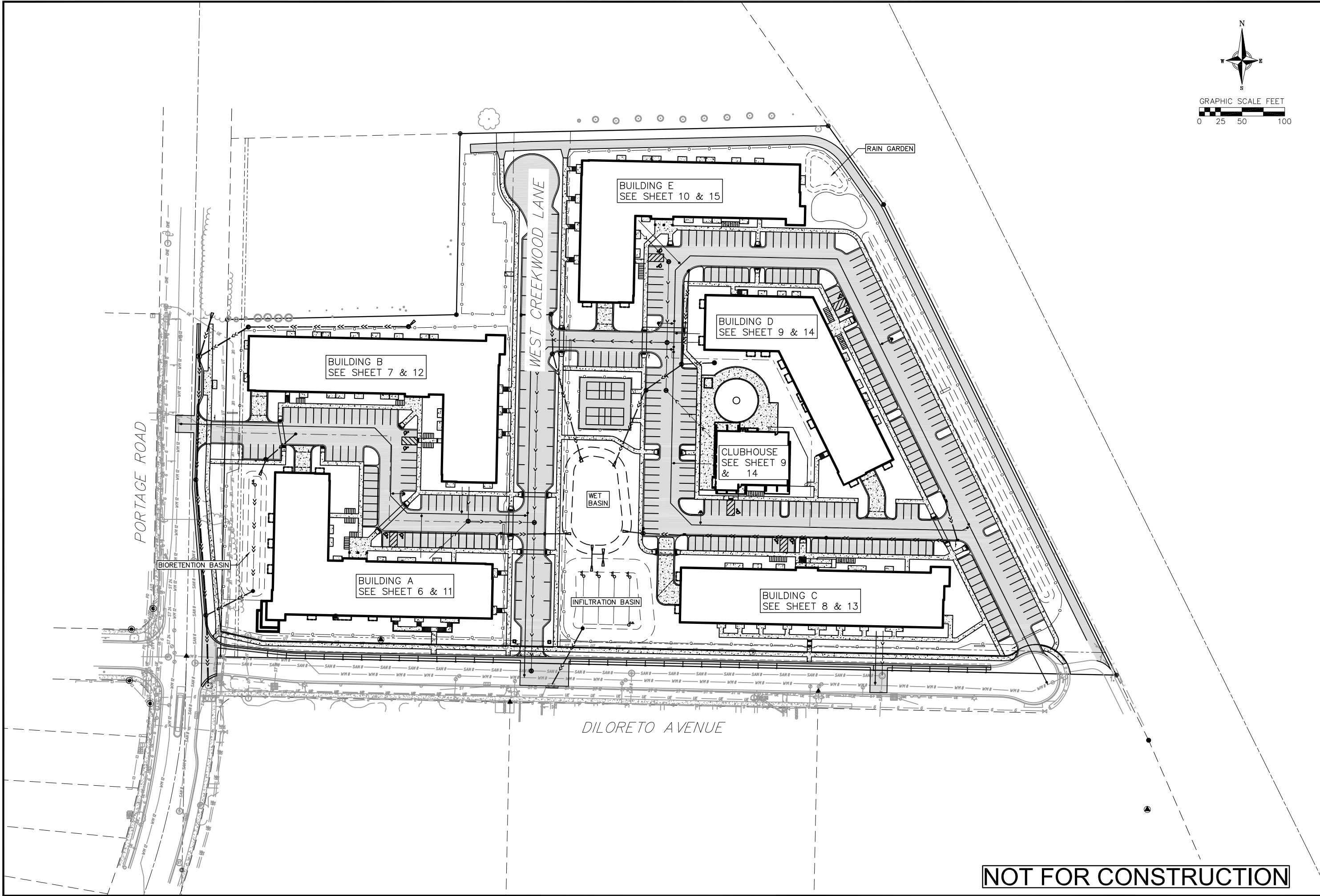
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PROJECT NO.
190233

C4

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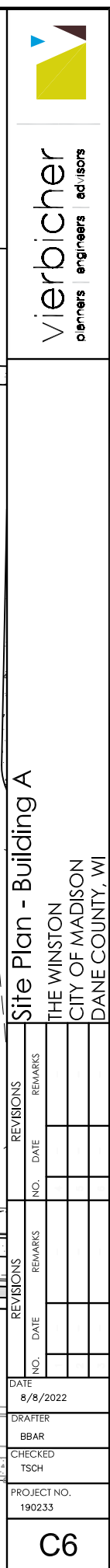


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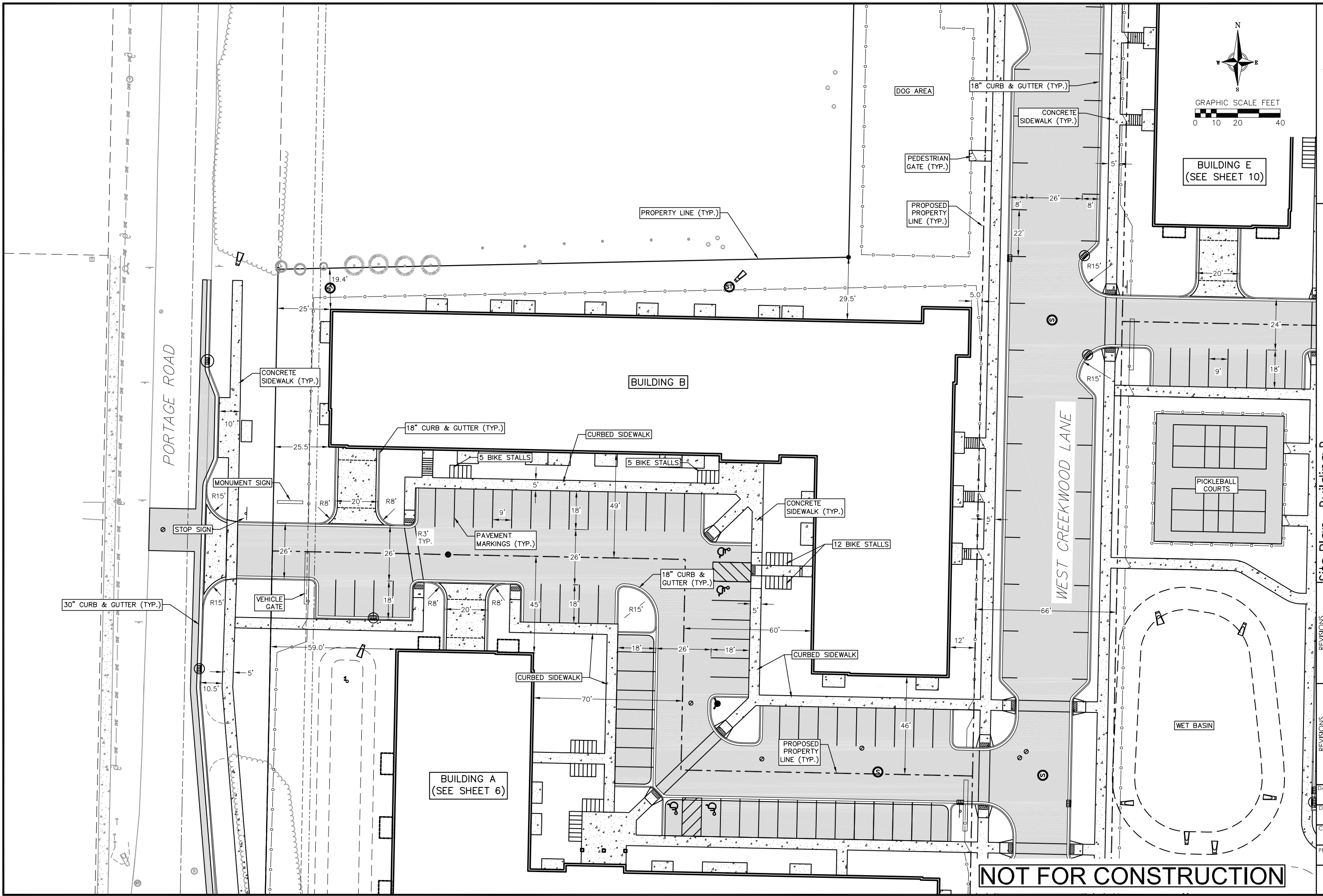


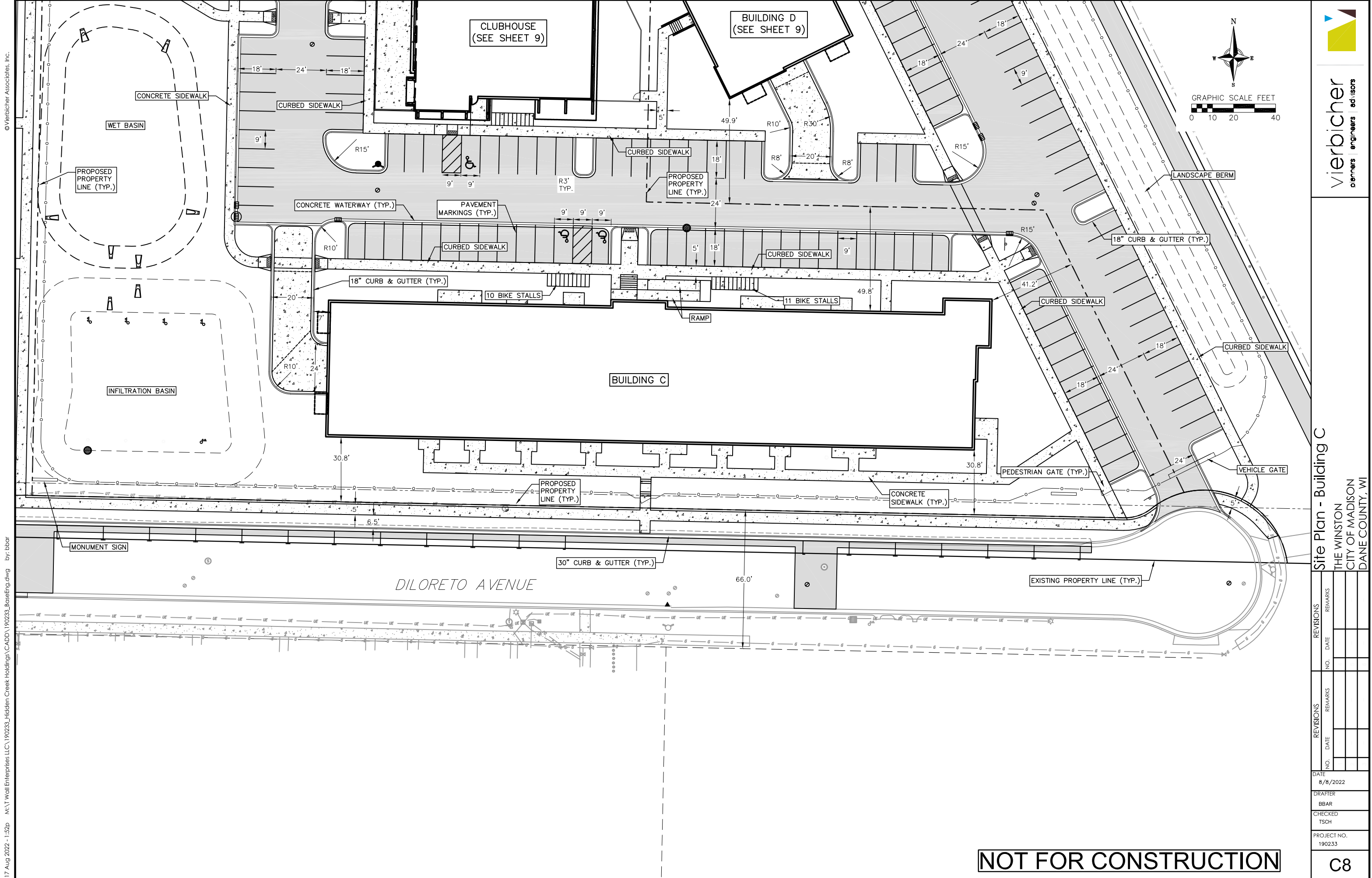
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Overall Site & Utility Plan			
THE WINSTON CITY OF MADISON DANE COUNTY, WI			
REVISIONS		REVISIONS	
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C6





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Site Plan - Building C

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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NO.	DATE	NO.	DATE

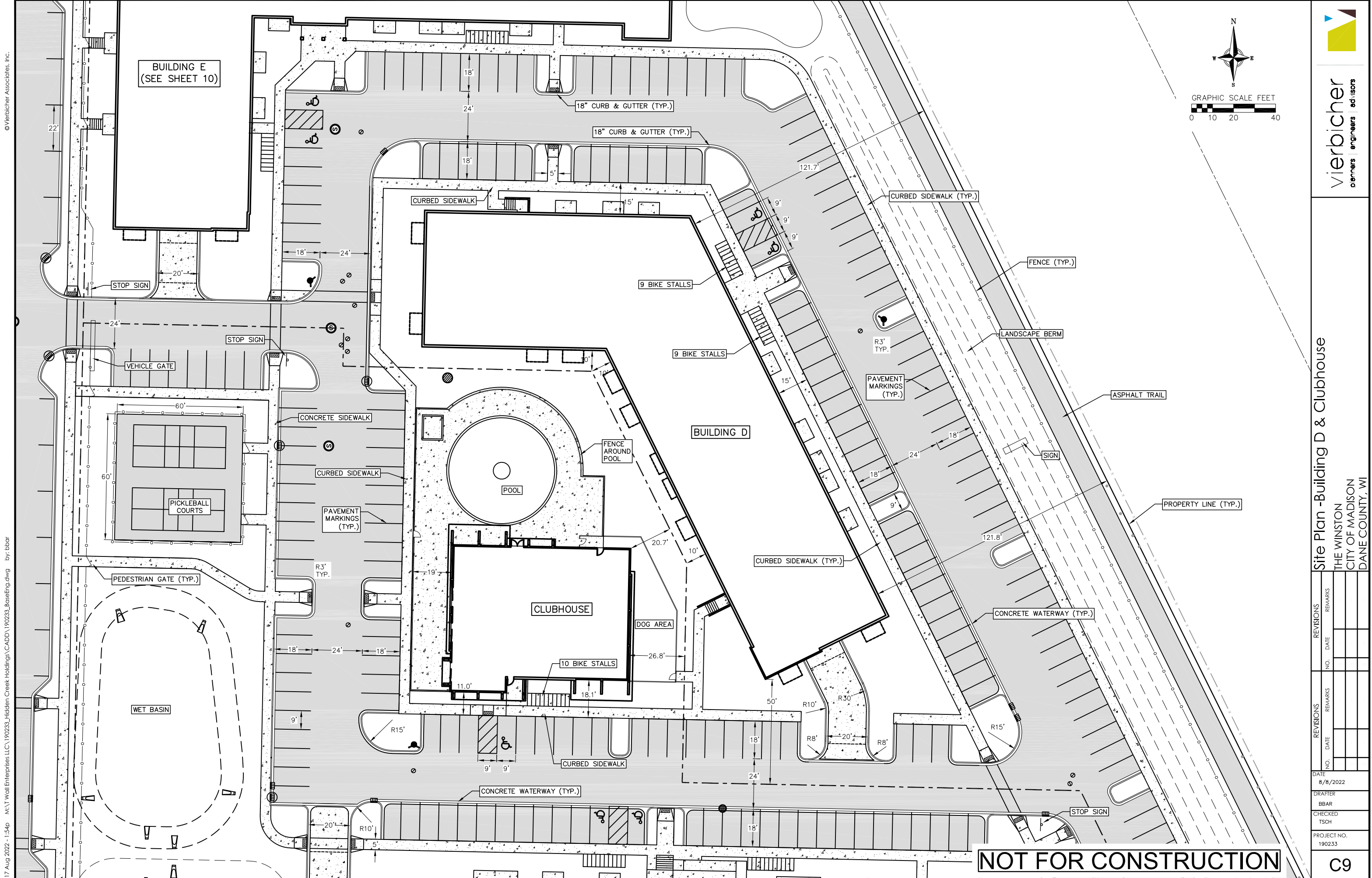
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BBAR

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TSCH

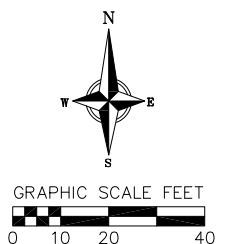
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190233

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Site Plan - Building D & Clubhouse
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

NO.	DATE	REVISIONS	
		NO.	DATE

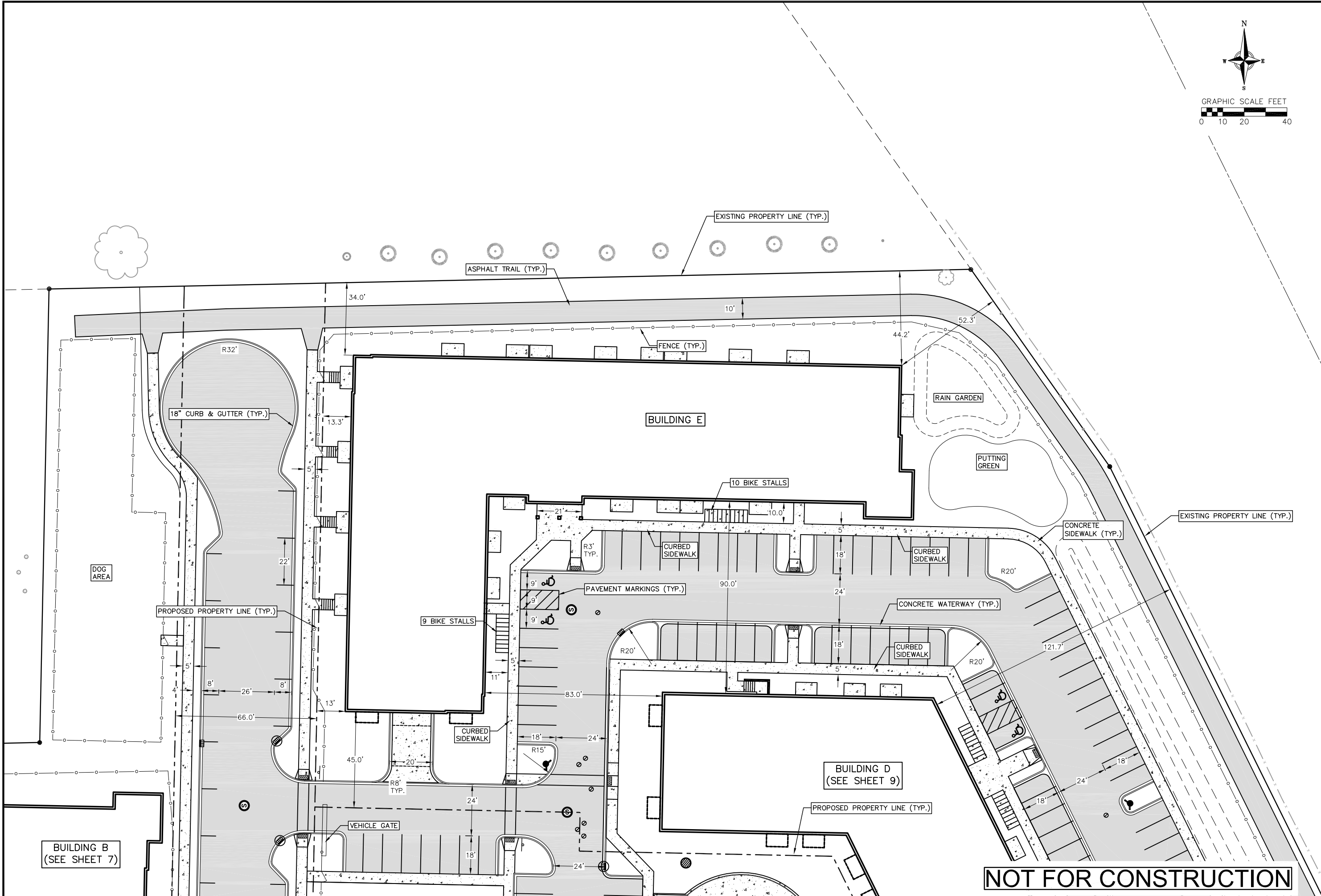
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PROJECT NO.: 190233

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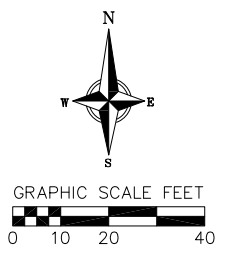
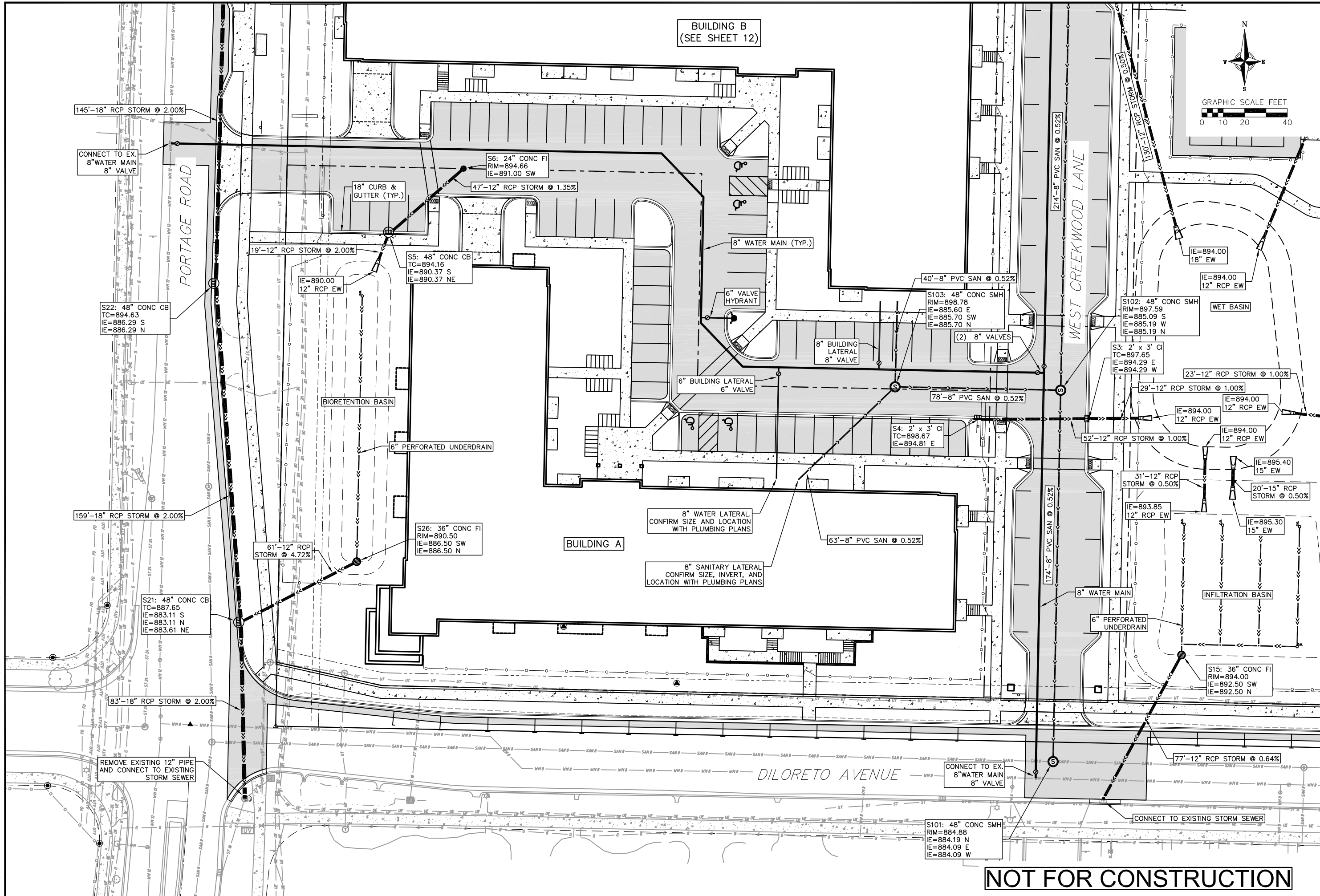


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Site Plan - Building E			
THE WINSTON			
CITY OF MADISON			
DANE COUNTY, WI			
REVISIONS	NO.	DATE	REMARKS
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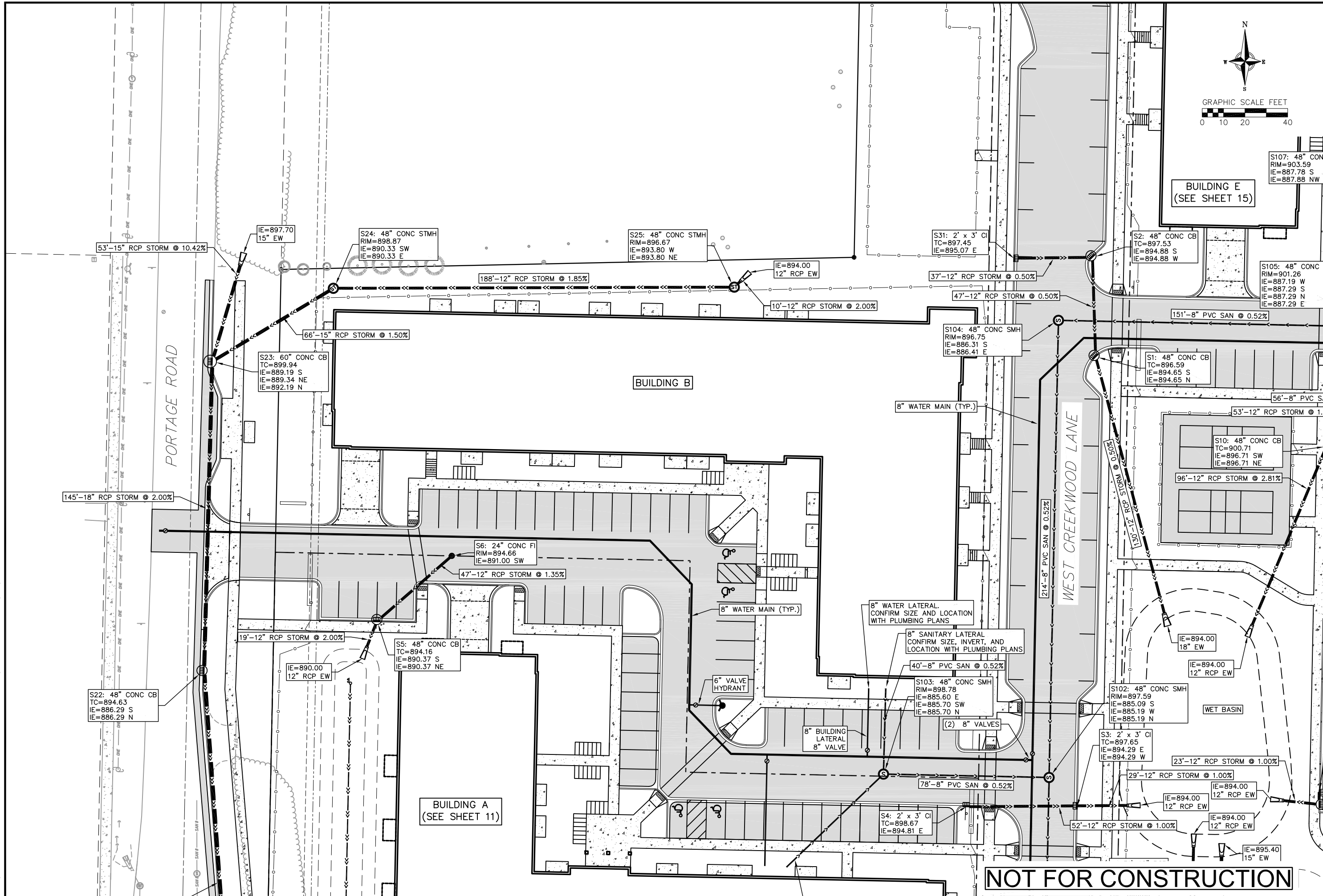
Utility Plan - Building A

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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C11



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Utility Plan - Building B
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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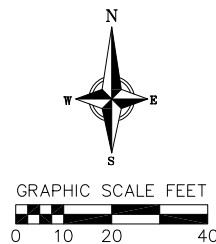
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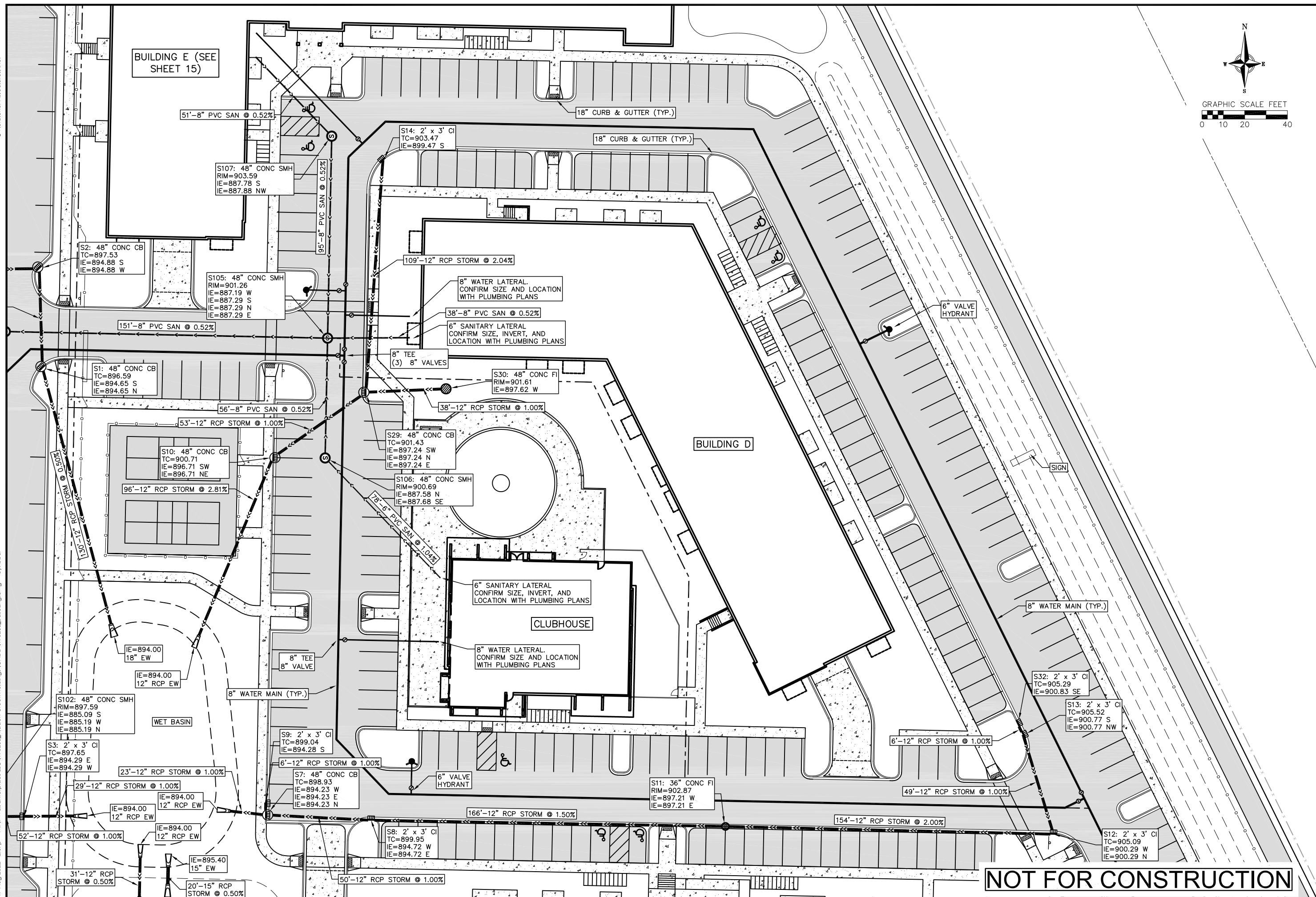
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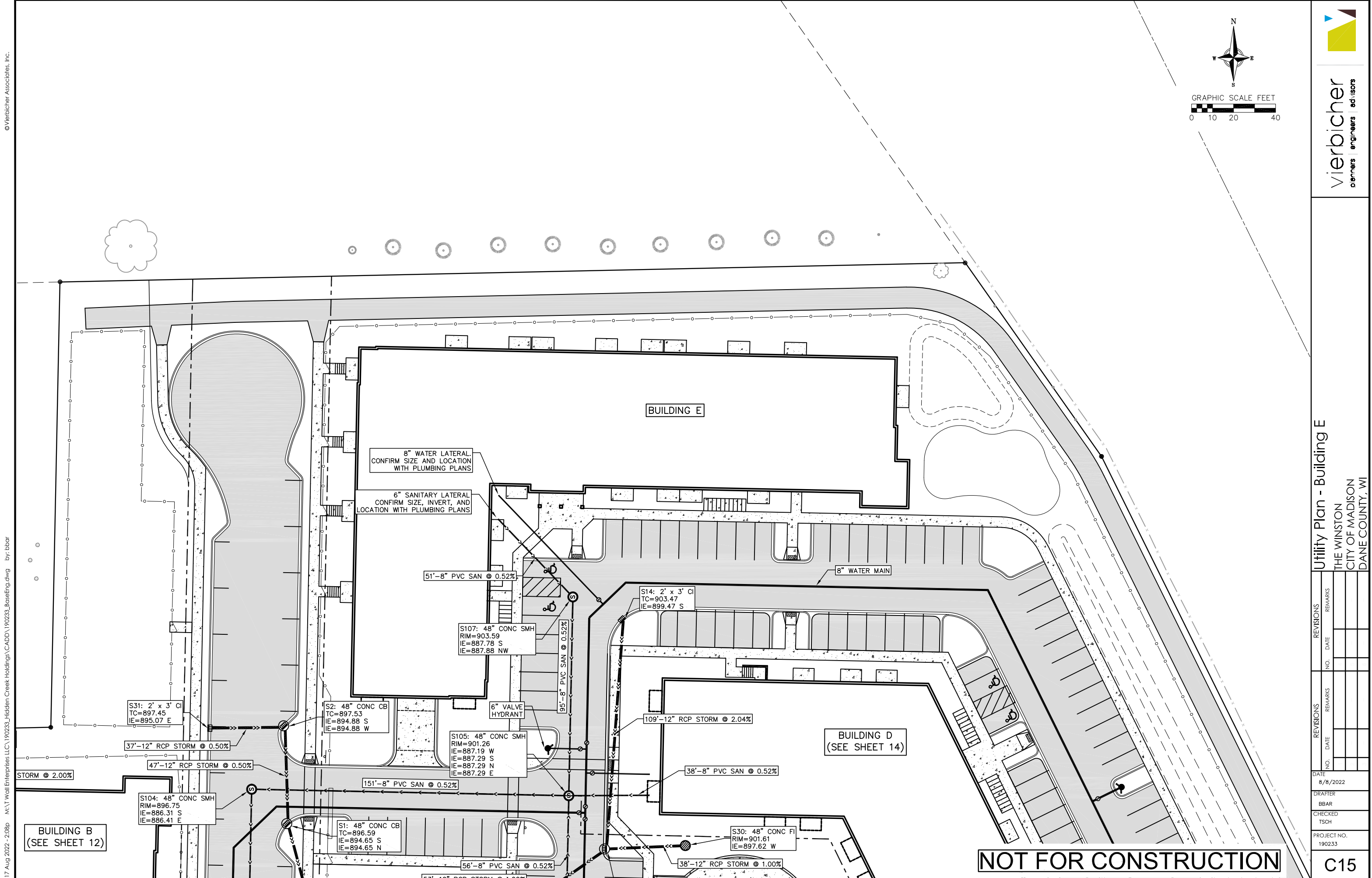
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Utility Plan - Building E

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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DATE
8/8/2022

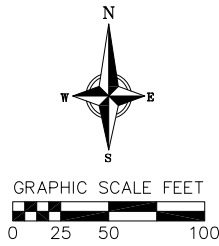
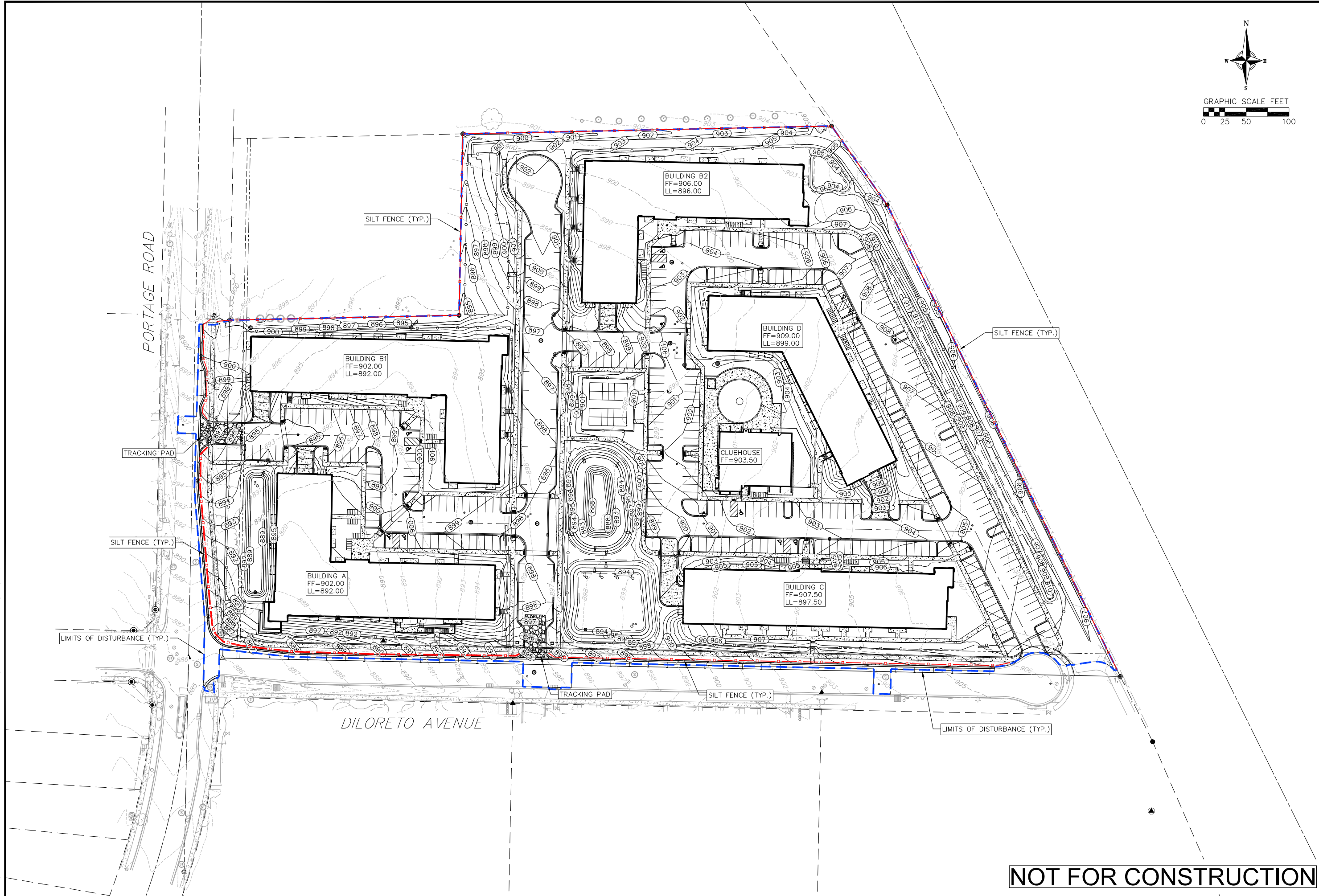
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PROJECT NO.
190233

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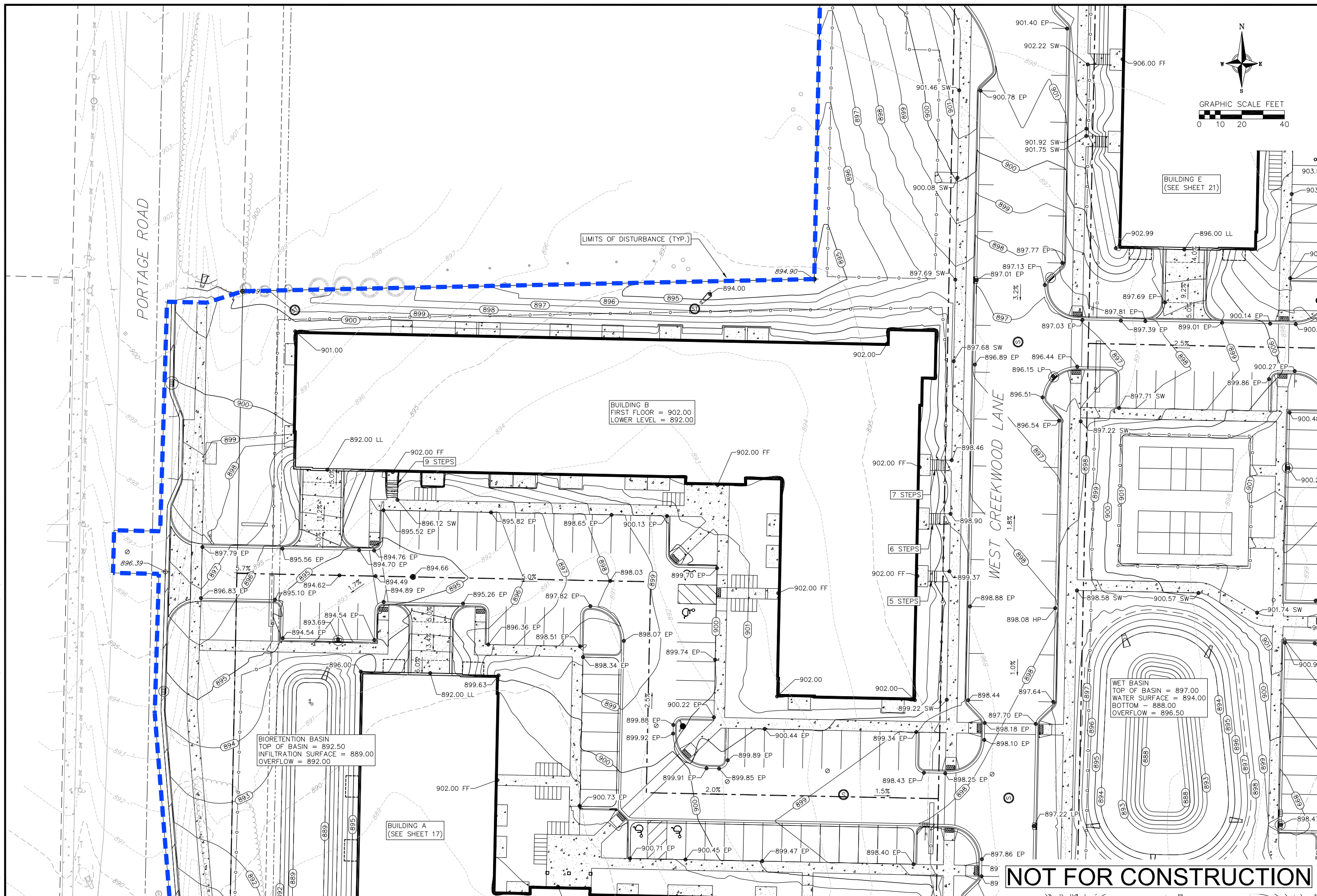
Overall Grading & Erosion Control Plan

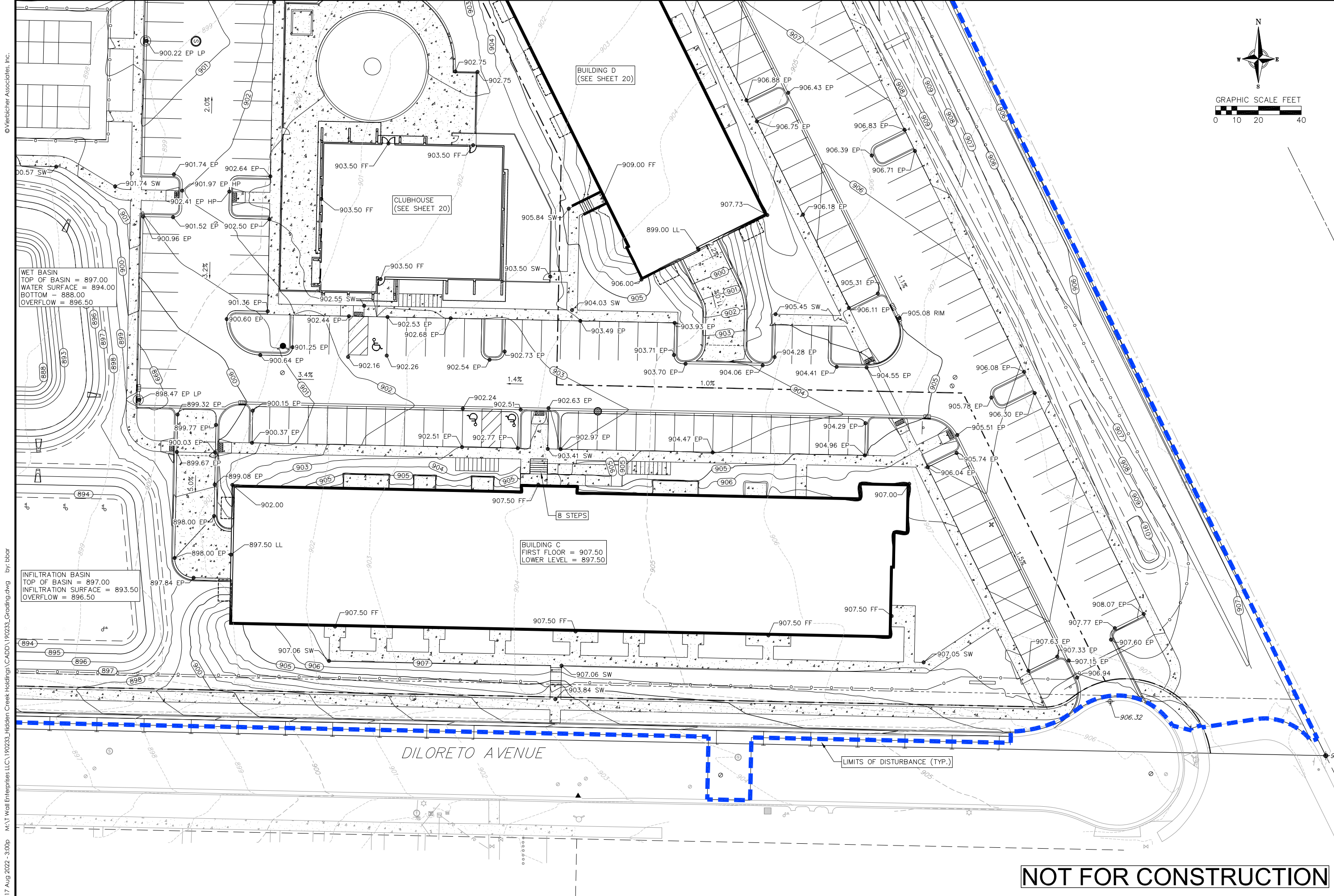
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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Building C Grading Plan
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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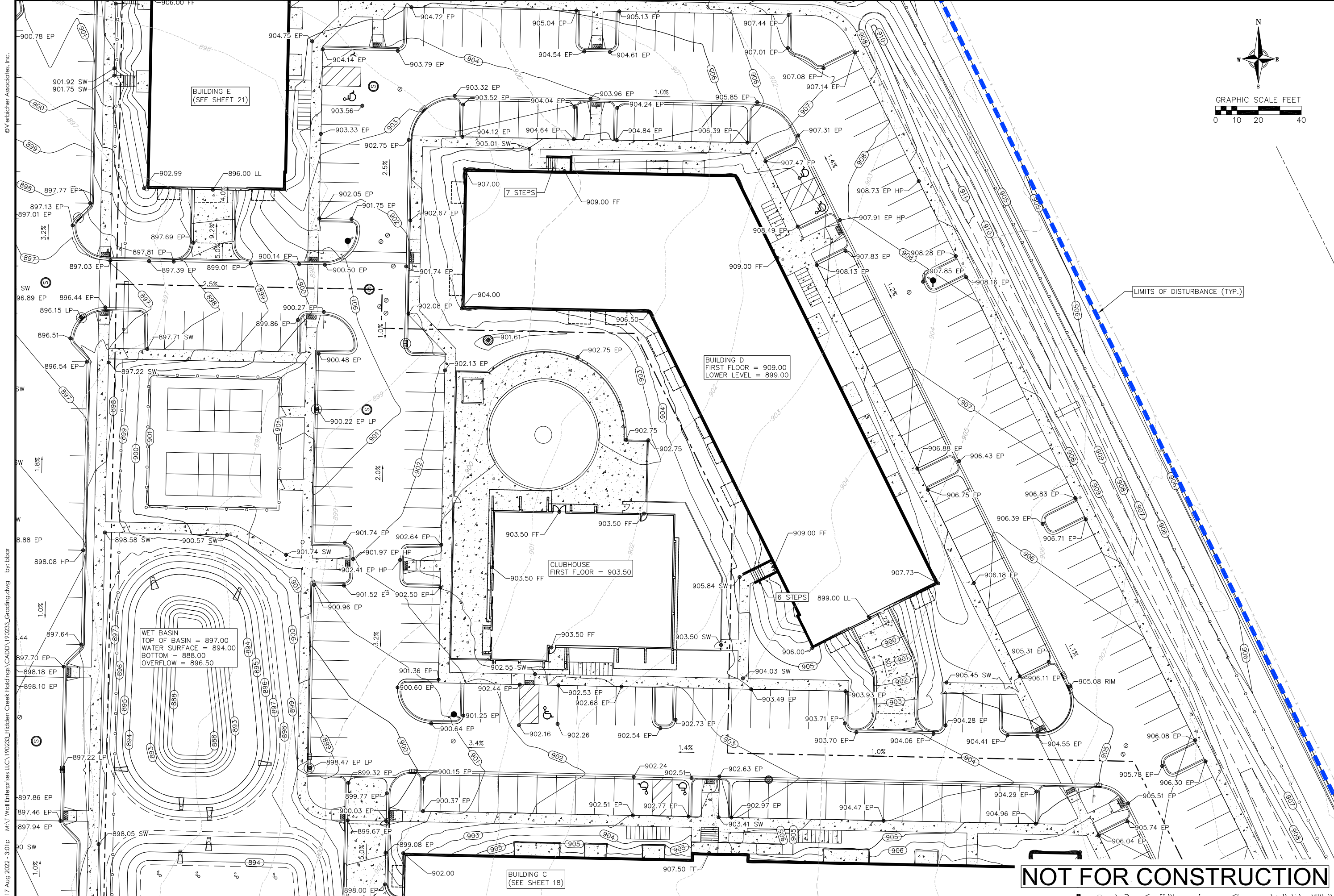
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Building D & Clubhouse Grading Plan

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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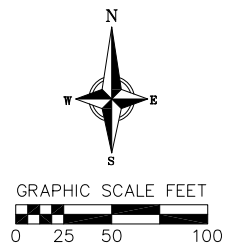
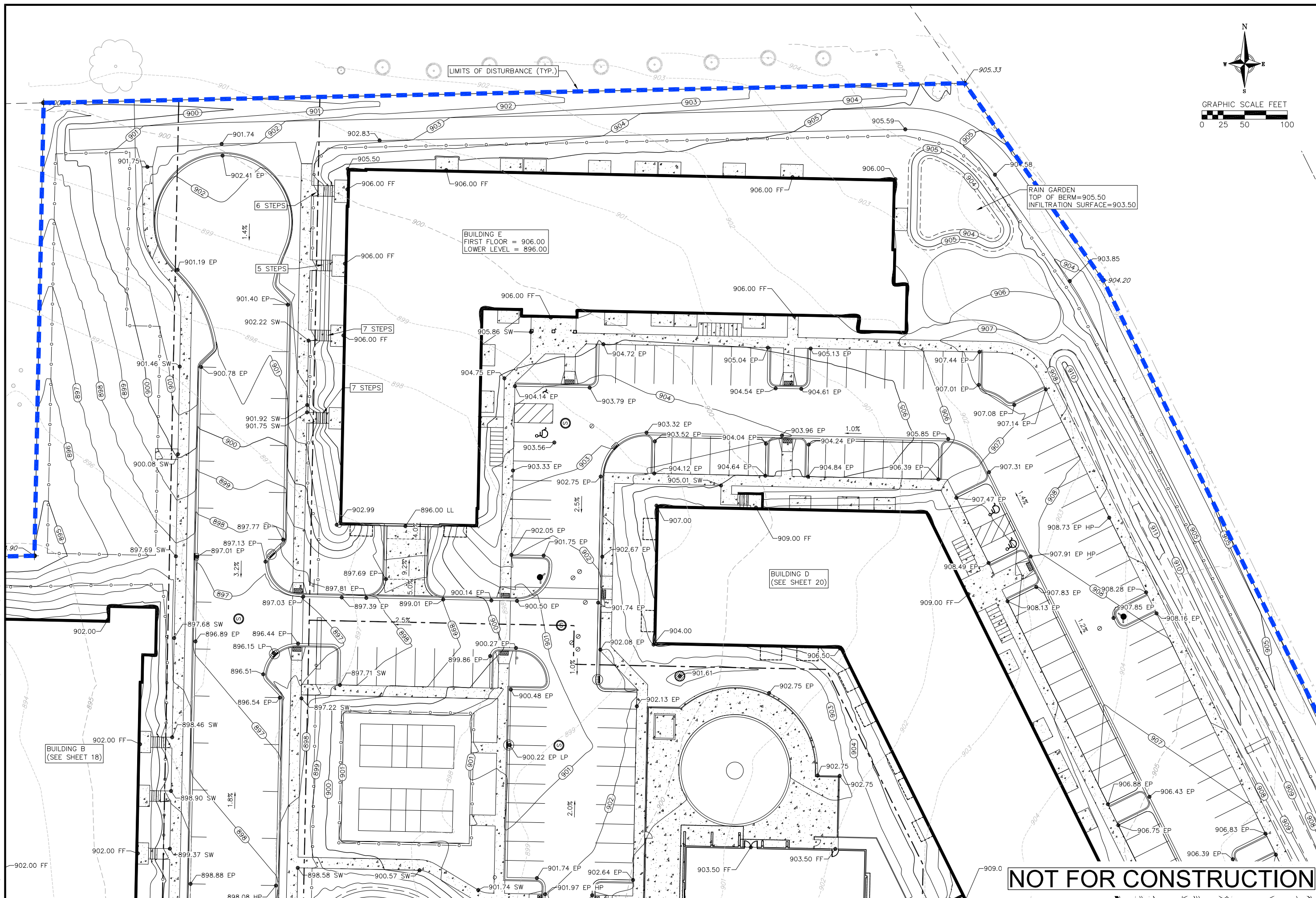
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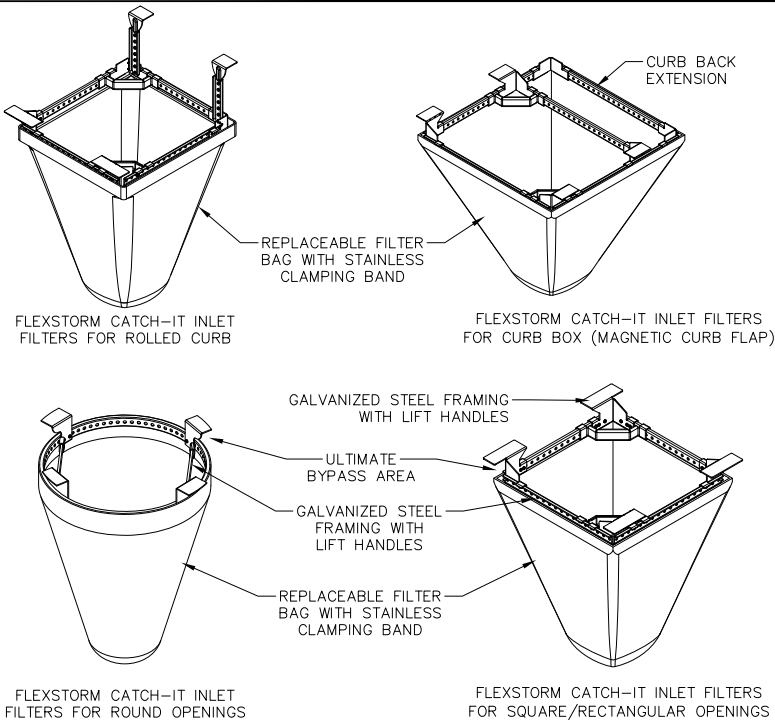
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PROJECT NO.		190233	
C21			

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY & COUNTY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF, FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER, AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE TOWN HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
17. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
19. CHANNEL EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
20. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
21. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
22. SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
23. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
24. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
25. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION.
26. THE COUNTY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

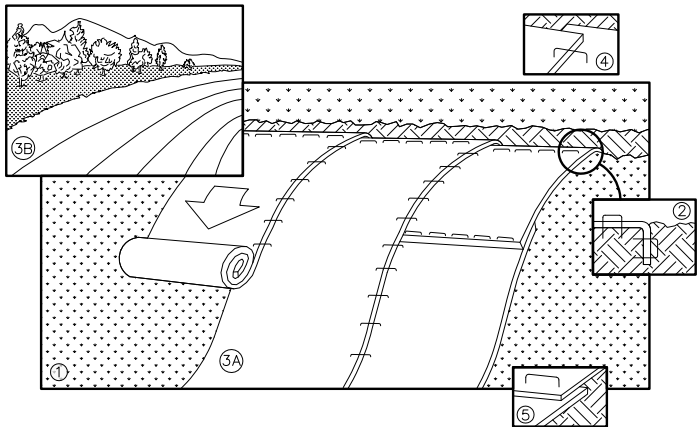
NOT FOR CONSTRUCTION



NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

1 FRAMED INLET PROTECTION
1 NOT TO SCALE



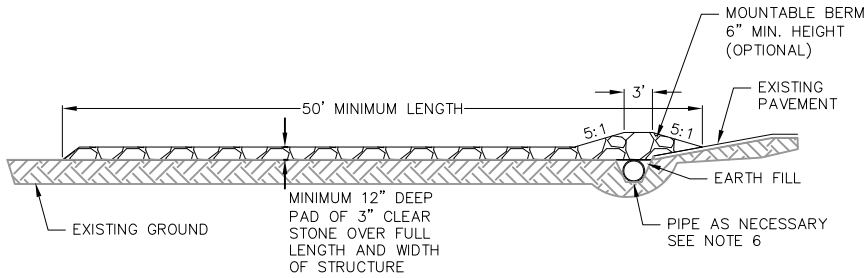
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

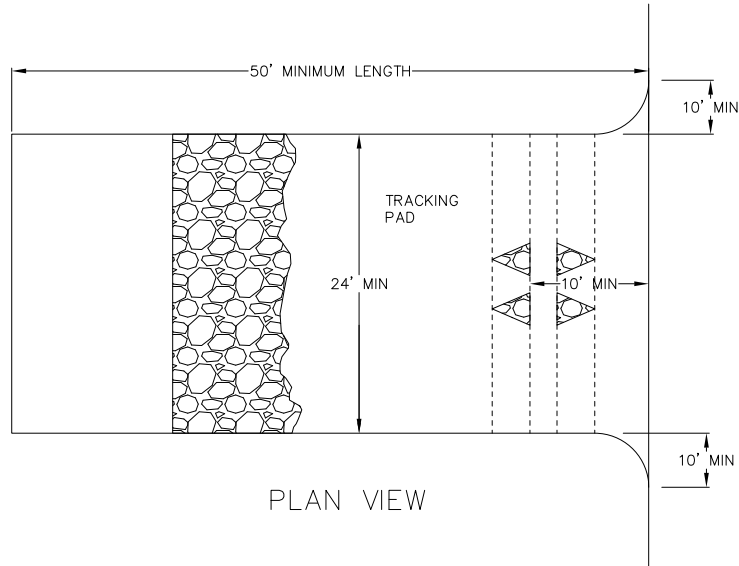
1 EROSION MAT
1 NOT TO SCALE

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-DETENTION BASINS
3. ROUGH GRADE DETENTION BASINS
4. SEED DETENTION BASINS
5. STRIP TOPSOIL-STREETS & LOTS
6. ROUGH GRADE STREETS & LOTS
7. SEED LOT AREAS
8. CONSTRUCT UNDERGROUND UTILITIES
9. INSTALL INLET PROTECTION
10. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK).
11. RESTORE TERRACES
12. REMOVE TRACKING PAD, AND SILT FENCE AFTER DISTURBED AREAS ARE RESTORED



PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1 TRACKING PAD
1 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS
1			
2			
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4			
5			

DATE	8/8/2022
DRAFTER	BBAR
CHECKED	TSCH
PROJECT NO.	190233

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

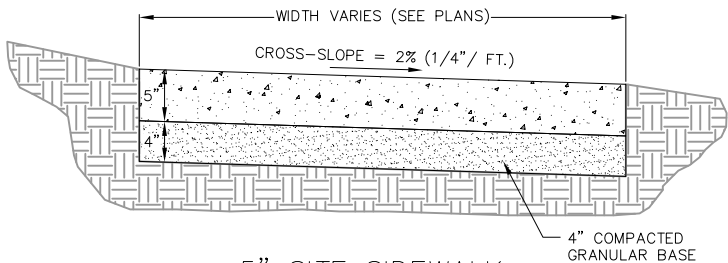
TEMPORARY AND PERMANENT:

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

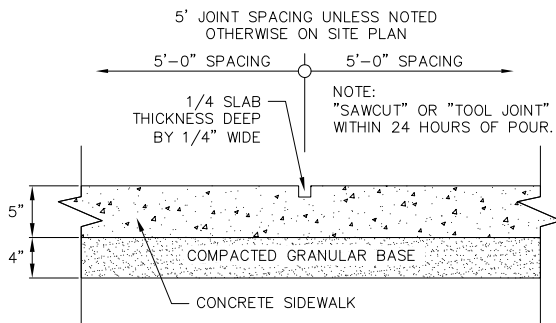
MULCHING RATES:

TEMPORARY AND PERMANENT:

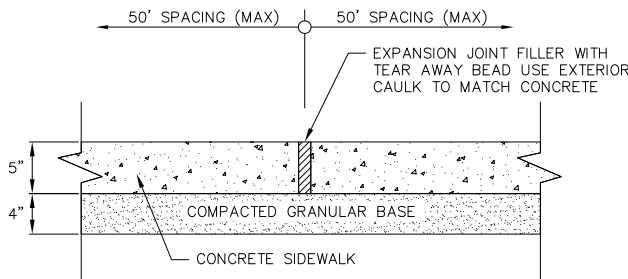
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



5" SITE SIDEWALK



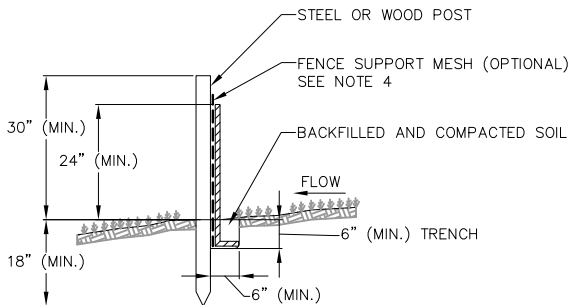
SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

1 5" SIDEWALK
1 NOT TO SCALE

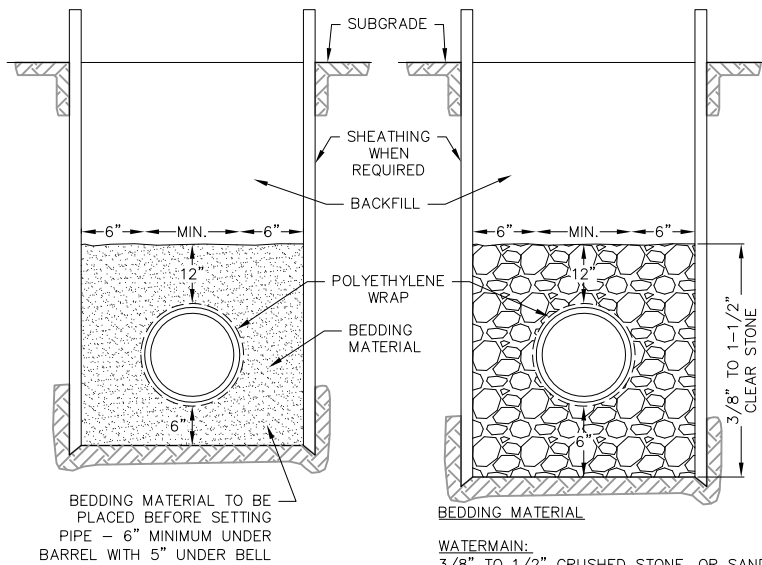
NOT FOR CONSTRUCTION



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

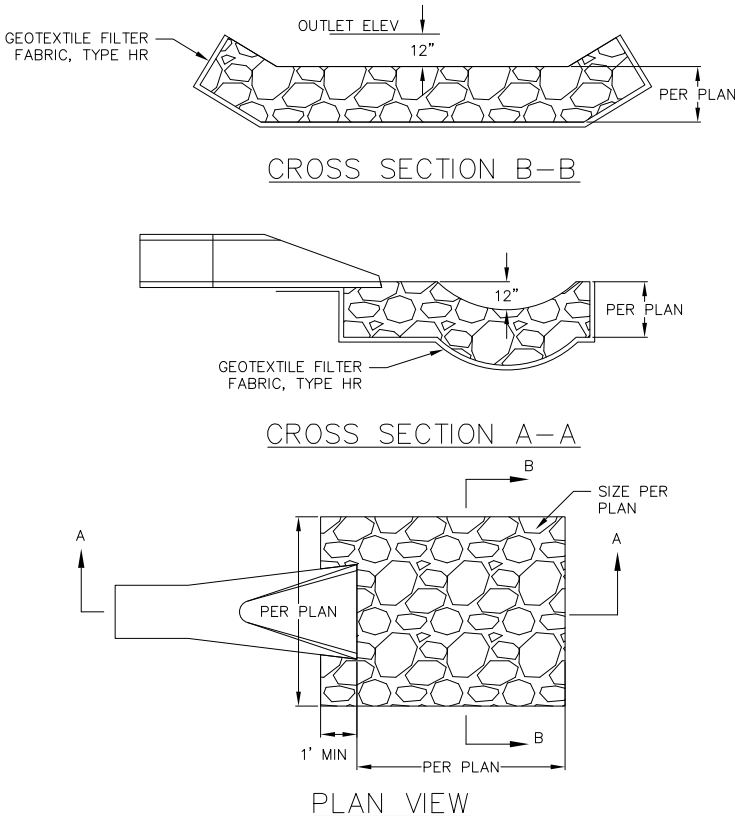
1 SILT FENCE
1 NOT TO SCALE



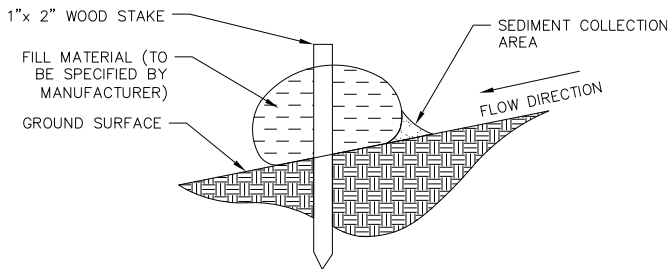
DRY TRENCH CONDITION

WET OR UNSTABLE CONDITION

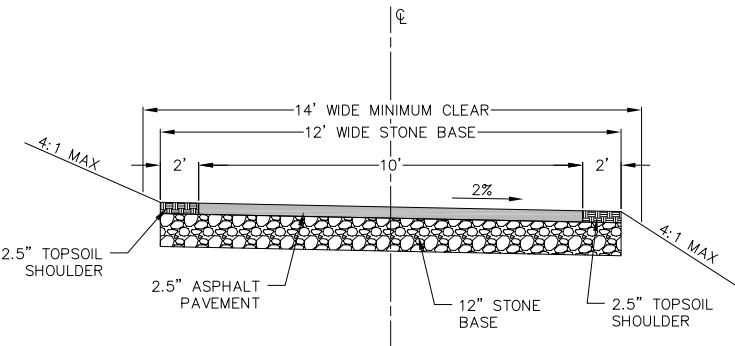
1 STANDARD TRENCH SECTION
1 NOT TO SCALE



1 RIP-RAP OUTLET
1 NOT TO SCALE

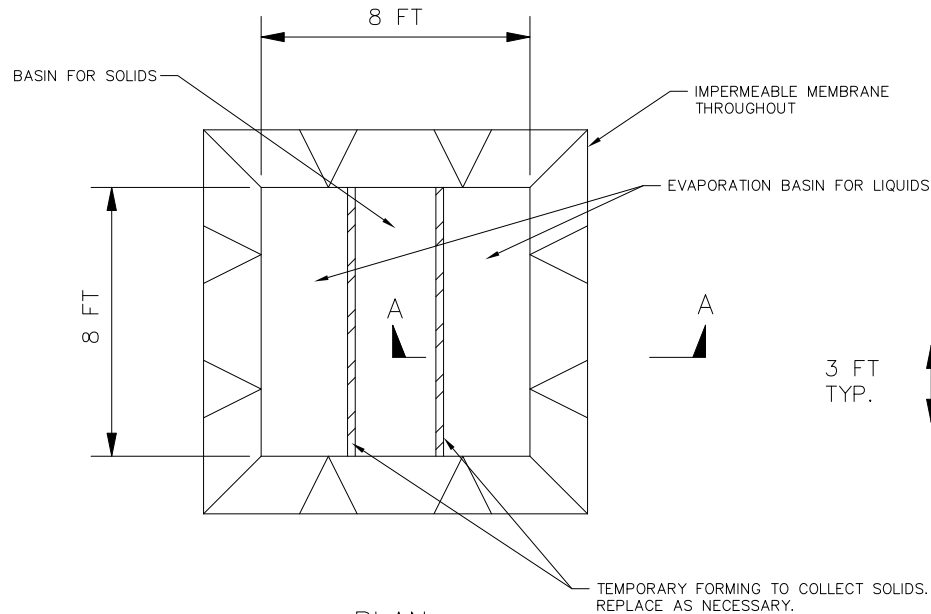


1 SILT SOCK
1 NOT TO SCALE



1 TRAIL TYPICAL SECTION
1 NOT TO SCALE

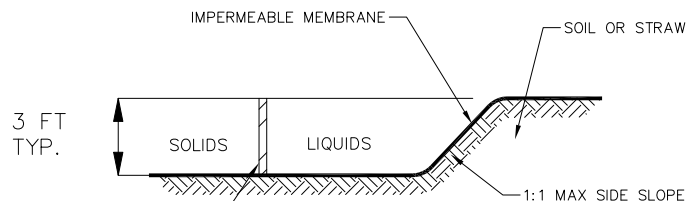
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PLAN

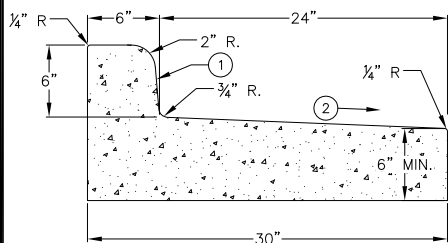
CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

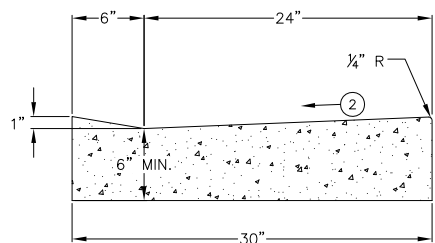


SECTION A-A

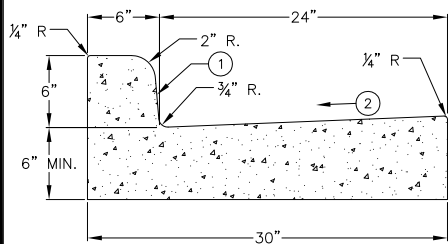
1 1 TEMPORARY CONCRETE WASHOUT
1 NOT TO SCALE



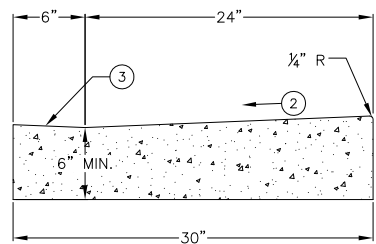
REJECT CROSS SECTION



DRIVEWAY CROSS SECTION



STANDARD CROSS SECTION

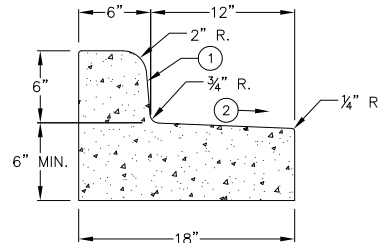


SIDEWALK RAMP CROSS SECTION

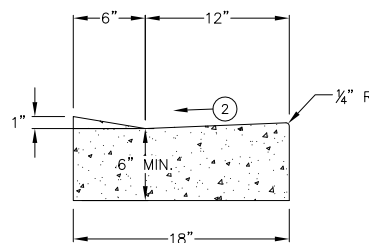
NOTES:

1. BATTER FACE OF CURB 1/2".
2. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
3. USE 4% SLOPE UNLESS OTHERWISE NOTED. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11% MAXIMUM.

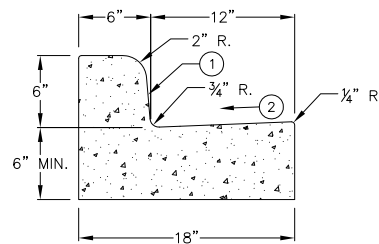
1 1 30" CONCRETE CURB AND GUTTER
1 NOT TO SCALE



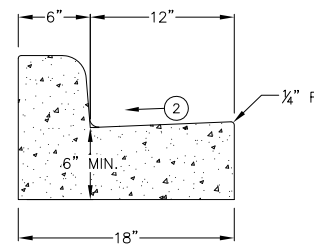
REJECT CROSS SECTION



DRIVEWAY CROSS SECTION



STANDARD CROSS SECTION

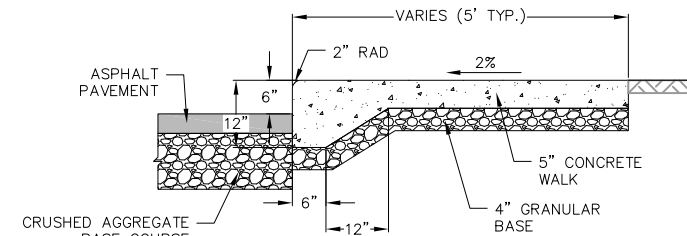


SIDEWALK RAMP CROSS SECTION

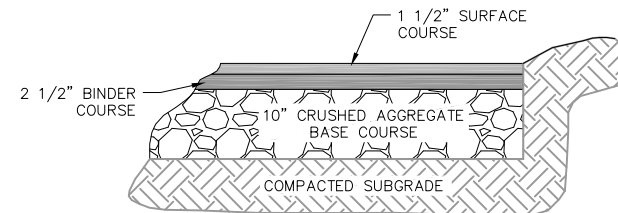
NOTES:

1. BATTER FACE OF CURB 1/2".
2. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
3. USE 4% SLOPE UNLESS OTHERWISE NOTED. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11% MAXIMUM.

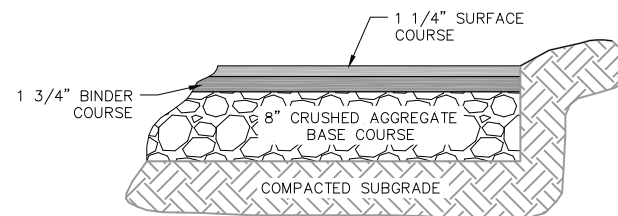
1 1 18" CONCRETE CURB AND GUTTER
1 NOT TO SCALE



1 1 CURBED SIDEWALK SITE DETAIL
1 NOT TO SCALE



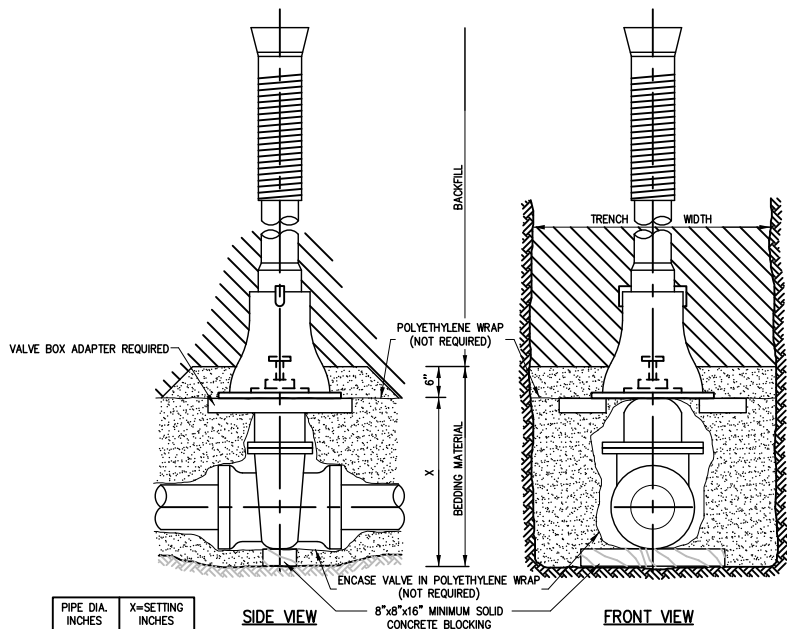
BITUMINOUS PAVEMENT DRIVES



BITUMINOUS PAVEMENT PARKING LOT

1 1 SITE PAVEMENT
1 NOT TO SCALE

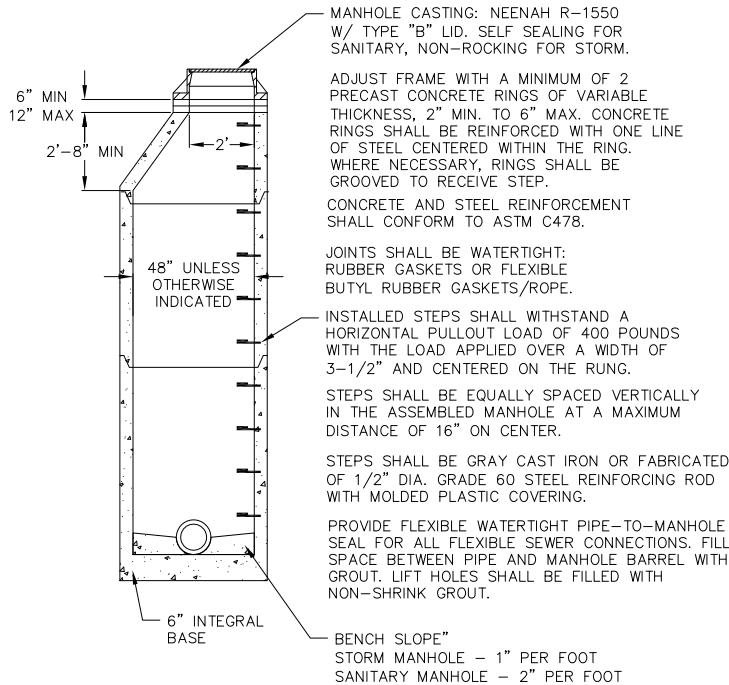
NOT FOR CONSTRUCTION



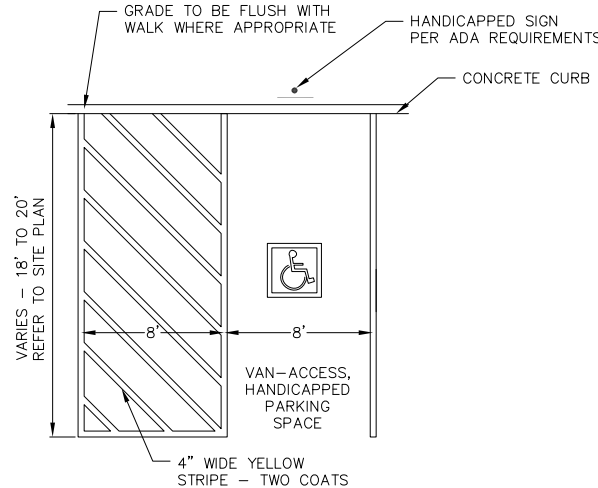
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

VALVES SHALL BE AMERICAN FLOW CONTROL'S SERIES 2500 DUCTILE IRON, RESILIENT WEDGE, OR EQUAL. VALVE BOXES SHALL CONFORM TO CHAPTER 8.29.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION, SPECIFIED FOR 7-FOOT BURY (OR AS REQUIRED FOR VARYING DEPTHS), AND INCLUDE A VALVE BOX ADAPTOR, ADAPTOR INC, OR EQUAL. VALVE BOX COVER SHALL BE MARKED "WATER."

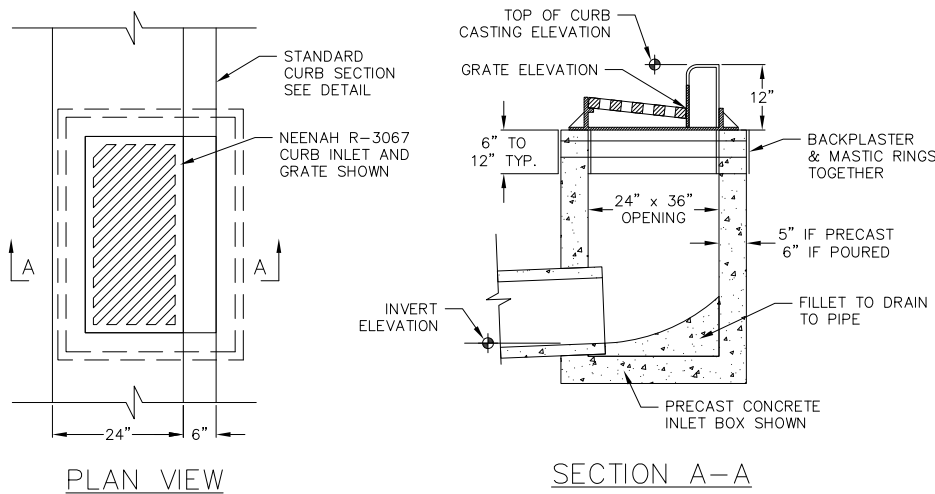
1 STANDARD GATE VALVE BOX SETTING
1 NOT TO SCALE



1 PRECAST CONCRETE MANHOLE
1 NOT TO SCALE

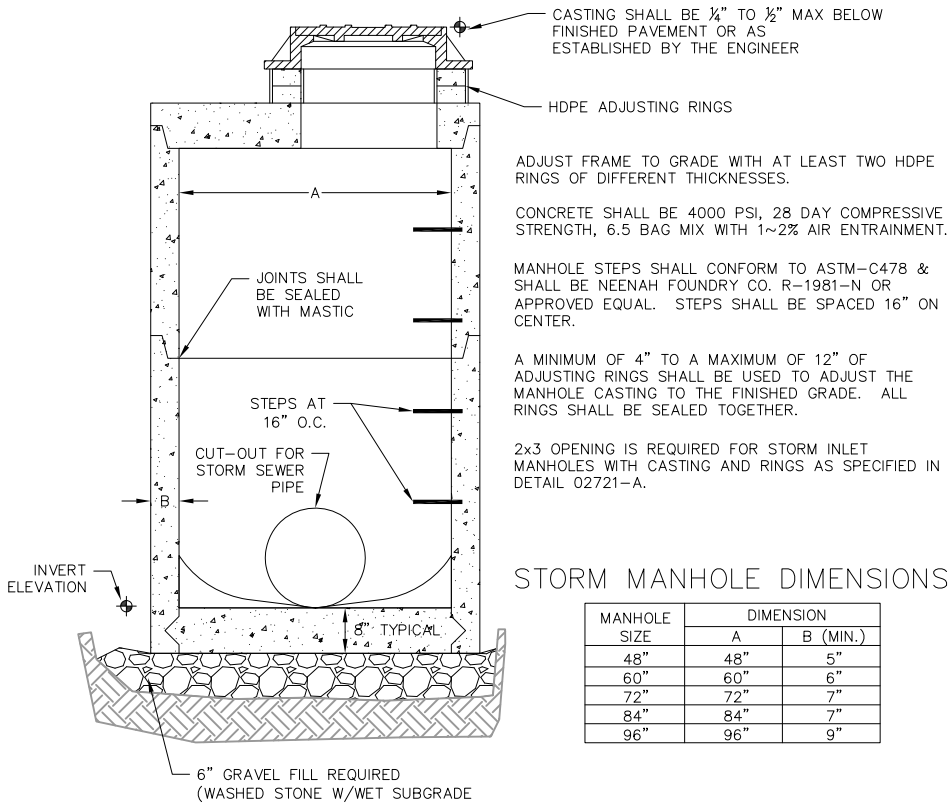


1 HANDICAP STRIPING
1 NOT TO SCALE



- NOTES:
- TOP OF CURB AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.
 - THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.
 - THE CASTING SHALL BE NEENAH FOUNDRY R-3067 CURB INLET WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE STREET INLET.
 - FRAME ADJUSTING RINGS SHALL BE AT LEAST TWO CONCRETE RINGS OF VARIABLE THICKNESS. MASTIC BETWEEN RINGS AND BACKPLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.
 - INLETS WITH SUMPS REQUIRE A 4" DIA HOLE IN THE CENTER OF THE BOTTOM FLOOR ON THE STRUCTURE

1 RECTANGULAR STREET INLET
1 NOT TO SCALE

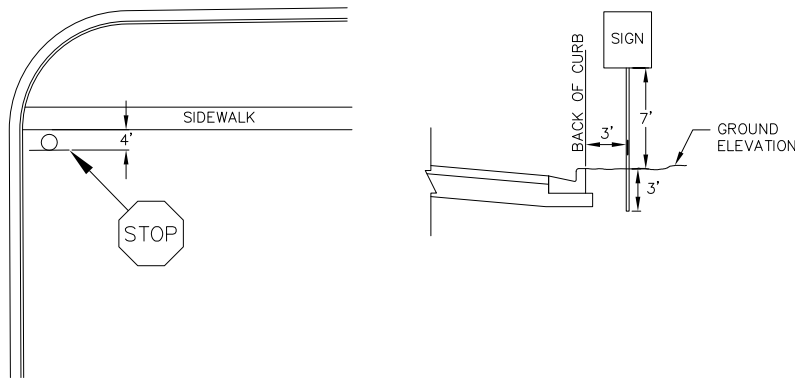


MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1 STORM SEWER MANHOLE
1 NOT TO SCALE

SIGNAGE NOTES:

1. ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS SHALL BE A DISTANCE OF 7' FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB.
3. STREET NAME SIGNS SHALL HAVE WHITE LETTERS AND GREEN BACKGROUND.
4. SIGN POSTS SHALL BE 2-3/8" O.D., GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS. MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3' DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE, POURING IT AROUND THE POST BELOW THE GROUND BEFORE COVERING WITH 8" OF TOPSOIL.

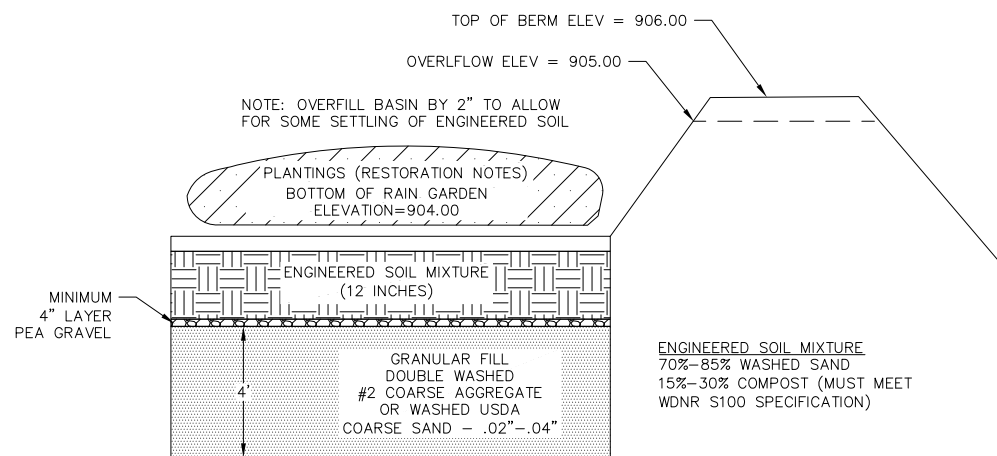


1 STOP SIGN
1 NOT TO SCALE

NOT FOR CONSTRUCTION

REVISONS	NO.	DATE	REMARKS

DATE	8/8/2022
DRAFTER	BBAR
CHECKED	TSCH
PROJECT NO.	190233



RAIN GARDEN AREA RESTORATION SPECIFICATIONS:

NOTE: RAIN GARDEN AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

RAIN GARDEN AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1009 (RAIN GARDEN)

USE RAINWATER SEED MIX FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE), OR OTHER QUALITY, DEEP-ROOTED SEED MIX FROM A LICENSED LOCAL NURSERY, AS APPROVED BY ENGINEER OR OWNER.

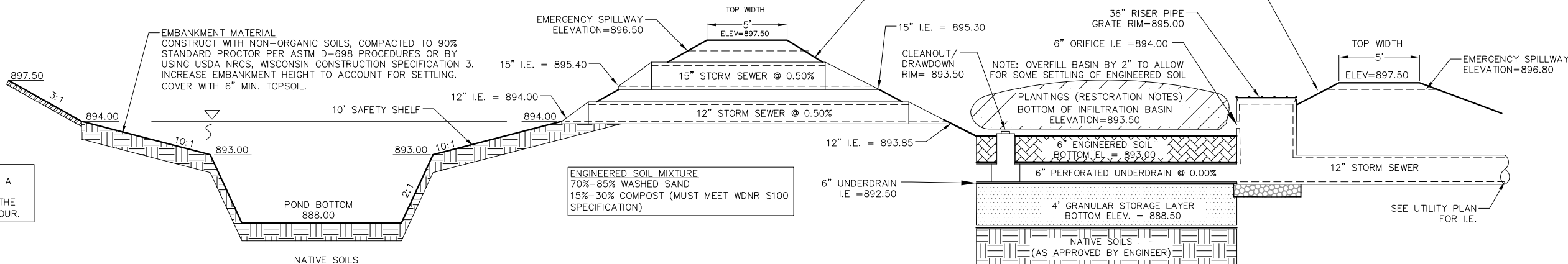
PLANTING, MULCH, AND MAINTENANCE NOTES:

PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):

1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW SURFACE (IF REQUIRED).
4. PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
 - 70-85% WASHED SAND
 - 15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)
5. SEED, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.

1 RAIN GARDEN
1 NOT TO SCALE



INFILTRATION AREA SPECIFICATIONS:

INFILTRATION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1003 (INFILTRATION BASIN).

HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM INFILTRATION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.

NATIVE SEEDING -NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS.

CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).

1
1

WET POND/INFILTRATION FACILITY CROSS-SECTION

NOT TO SCALE

BIORETENTION AREA SPECIFICATIONS:

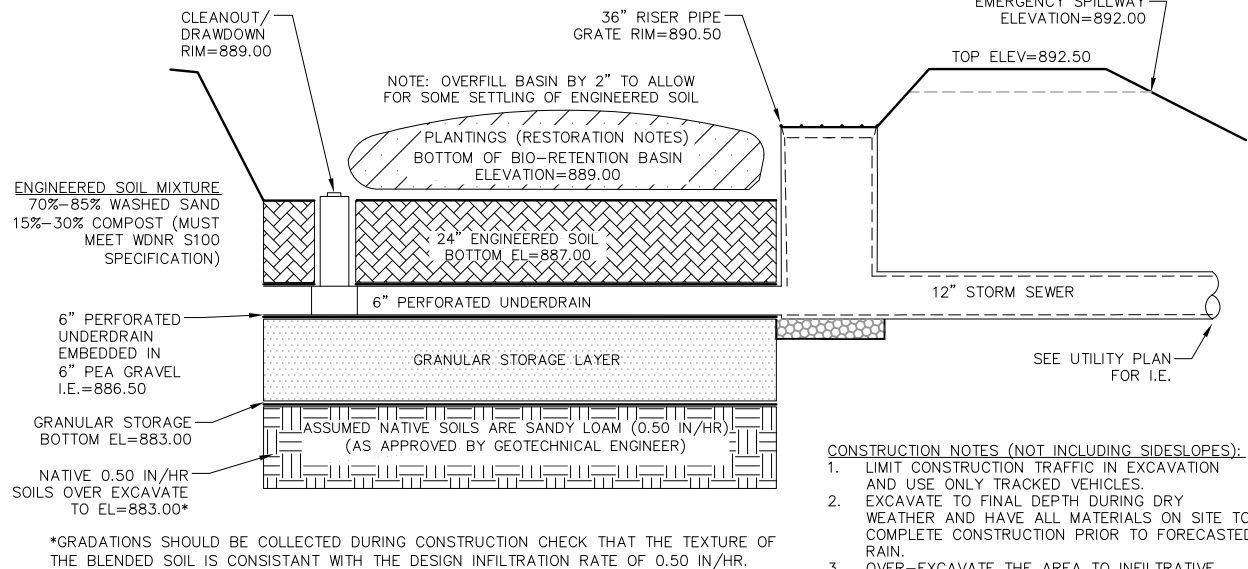
1. BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
2. HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM BIORETENTION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
3. USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE), OR OTHER QUALITY, DEEP-ROOTED PLANTS FROM A LICENSED LOCAL NURSERY, AS APPROVED BY ENGINEER OR OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).

RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

1. PLANTING IS RECOMMENDED TO TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT SHOULD BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY).
2. EROSION MAT CLASS II SHALL CONFORM TO THE CRITERIA LOCATED IN DNR TECHNICAL STANDARD 1052 (NON-CHANNEL EROSION MAT). DO NOT USE WOOD CHIPS, UNLESS EROSION MAT IS PLACED OVER TOP TO PREVENT FLOATING.
3. DO NOT FERTILIZE NATIVE PLANTINGS, UNLESS DIRECTED BY NURSERY.
4. 4. WATER PLANTS AS NECESSARY, DEPENDING ON WEATHER. TREAT DISEASED OR DISTRESSED PLANTS. SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

NOTE:

TEST PITS SHALL BE COMPLETED BY A GEOTECHNICAL ENGINEER TO VERIFY NATIVE SOLS. IT IS ASSUMED THAT THE INFILTRATION RATE IS 0.5 INCHES/HOUR.



STORAGE LAYER
SAND OR GRAVEL

SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:

- USDA COARSE SAND (0.02 – 0.04 INCHES)
- ASTM C33 (FINE AGGREGATE CONCRETE SAND)
- WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY

GRAVEL SHALL MEET:

- COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 203 EDITION OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

1. LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
2. EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
3. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY DESIGN ENGINEER IN THE FIELD AFTER THE AREA IS EXCAVATED.
4. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
5. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
6. PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
7. PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF BIORETENTION AREA

1. REFER TO DNR TECHNICAL STANDARD 1004

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

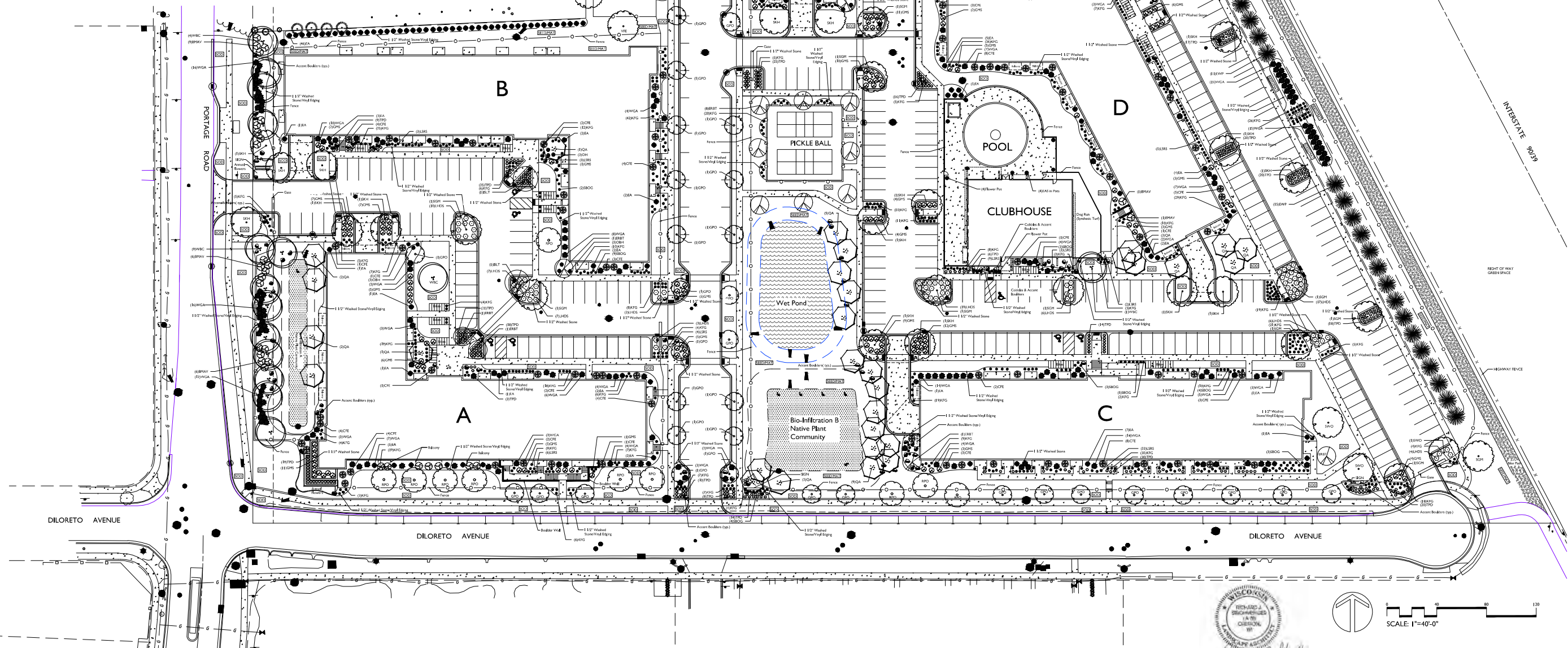
NOT FOR CONSTRUCTION

Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
8	RPM	Redpointe Red Maple	Acer Rubrum 'frank Jr.'	3" B&B
13	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	3" B&B
15	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)	10' B&B
15	ERBT	Eastern Redbud (tf)	Cercis Canadensis (tf)	2" B&B
20	SKH	Street Keeper Honeylocust	Gleditsia Triacan 'draves'	3" B&B
38	QA	Quaking Aspen	Populus Tremuloides	8' B&B
8	SWO	Swamp White Oak	Quercus Bicolor	3" B&B
40	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
10	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
4	ISLT	Ivory Silk Japanese Lilac (tf)	Syringa Reticulata 'ivory Silk' (tf)	2" B&B
1	VFE	Valley Forge Amer Elm	Ulmus Americana 'valley Forge'	3" B&B

Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
26	EWP	Eastern White Pine	Pinus Strobus	6' B&B
111	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5' B&B
4	EAS	Emerald Arborvitae (spl)	Thuja Occidentalis 'smaragd' (spl)	#20 CONT.
229	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.

Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
687	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
42	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphirsprudel'	#1 CONT.
15	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
93	LSRS	Little Spire Russian Sage	Perovskia Atriplicifolia 'little Spire'	#1 CONT.
337	TPD	Tara Prairie Dropseed	Sporobolus Heterolepis 'tara'	#1 CONT.

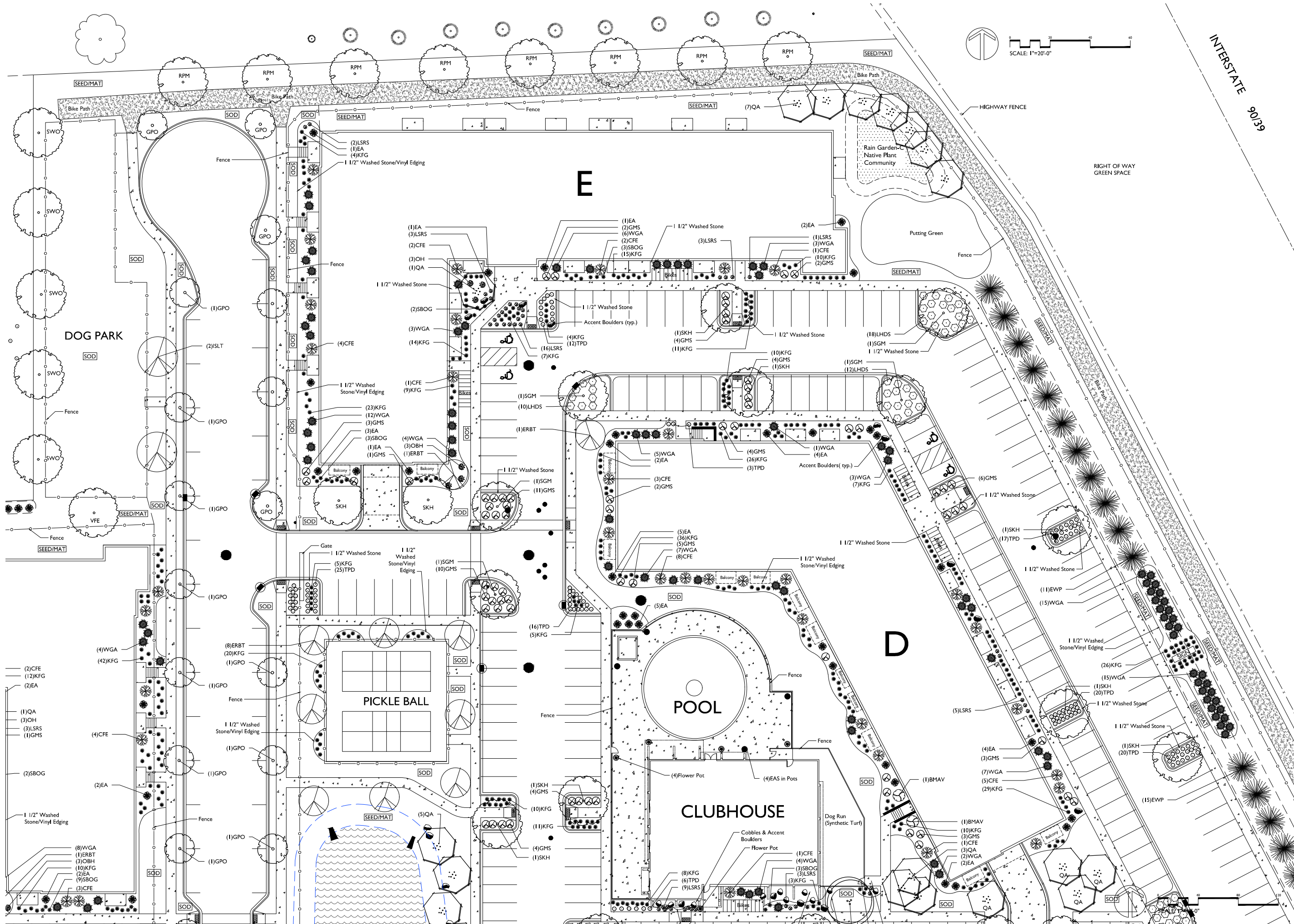
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
78	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3' B&B
125	LHDS	Little Henry Dwarf Sweetspire	Itea Virginica 'sprich'	#3 CONT.
149	GMS	Gold Mound Spirea	Spiraea Japonica 'gold Mound'	#3 CONT.
30	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.



[illegible]

L2
WEST

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the bruce company
OF MICHIGAN, 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 WINSTON
CREKESIDE DRIVE
MADISON, WISCONSIN

Checked By: SS
Drawn By: 8/18/22 RS

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

L3
NORTH

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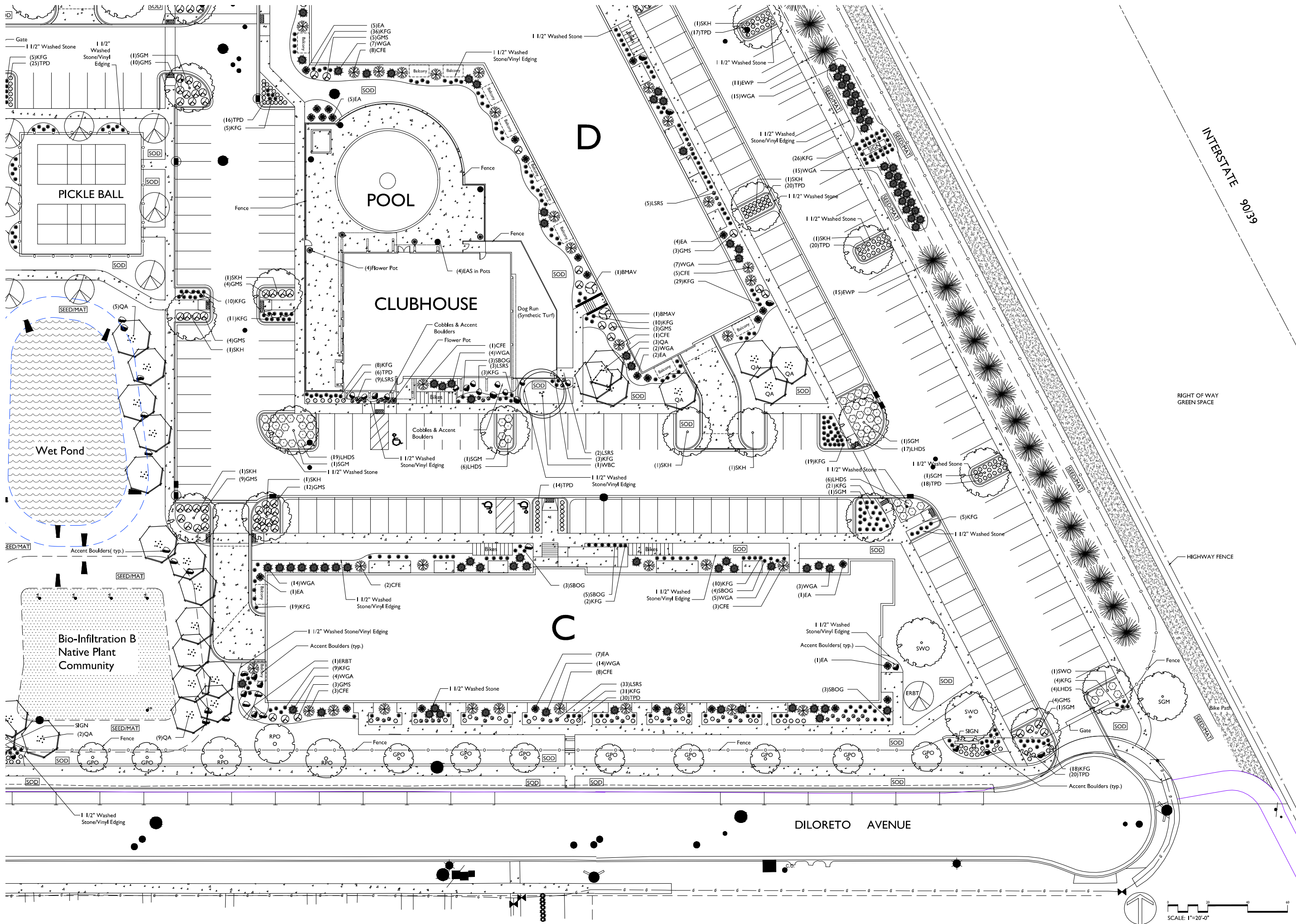
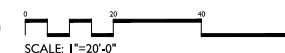
THE WINSTON
CREEKSIDE DRIVE
MADISON, WISCONSIN

Checked By: SS
Drawn By: 8/18/22 RS

[illegible]

L4
SOUTHEAST

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BIO-RETETION / INFILTRATION DEVICE A PLANT LIST					
Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing	
(Total Basin Area = 1,940 SF)					
(Planting schedule based on 12" on center spacing)					
GRASSES AND SEDGES					
288	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing	
288	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing	
288	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2.5" POT	12" O.C. Rect. Spacing	
288	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing	
FORBS					
96	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing	
96	PURPLE CONEFLOWER	ECHINACIA PURPUREA	2.5" POT	12" O.C. Rect. Spacing	
96	FALSE SUNFLOWER	HELIOPSIS HELIANTHOIDES	2.5" POT	12" O.C. Rect. Spacing	
96	WILD IRIS	IRIS VIRGINIANA SHREVEI	2.5" POT	12" O.C. Rect. Spacing	
96	CARDINAL FLOWER	LOBELIA CARDINALIS	2.5" POT	12" O.C. Rect. Spacing	
96	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing	
96	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA	2.5" POT	12" O.C. Rect. Spacing	
96	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing	

BIO-RETETION / INFILTRATION DEVICE B PLANT LIST					
Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing	
(Total Basin Area = 4,893 SF)					
(Planting schedule based on 12" on center spacing)					
GRASSES AND SEDGES					
704	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing	
736	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing	
736	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2.5" POT	12" O.C. Rect. Spacing	
704	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing	
FORBS					
256	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing	
256	PURPLE CONEFLOWER	ECHINACIA PURPUREA	2.5" POT	12" O.C. Rect. Spacing	
256	FALSE SUNFLOWER	HELIOPSIS HELIANTHOIDES	2.5" POT	12" O.C. Rect. Spacing	
256	WILD IRIS	IRIS VIRGINIANA SHREVEI	2.5" POT	12" O.C. Rect. Spacing	
124	CARDINAL FLOWER	LOBELIA CARDINALIS	2.5" POT	12" O.C. Rect. Spacing	
256	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing	
256	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA	2.5" POT	12" O.C. Rect. Spacing	
336	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing	

Rain Garden C PLANT LIST					
Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing	
(Total Basin Area = 4,893 SF)					
(Planting schedule based on 12" on center spacing)					
GRASSES AND SEDGES					
128	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing	
128	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing	
128	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2.5" POT	12" O.C. Rect. Spacing	
128	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing	
FORBS					
64	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing	
64	PURPLE CONEFLOWER	ECHINACIA PURPUREA	2.5" POT	12" O.C. Rect. Spacing	
32	FALSE SUNFLOWER	HELIOPSIS HELIANTHOIDES	2.5" POT	12" O.C. Rect. Spacing	
32	WILD IRIS	IRIS VIRGINIANA SHREVEI	2.5" POT	12" O.C. Rect. Spacing	
32	CARDINAL FLOWER	LOBELIA CARDINALIS	2.5" POT	12" O.C. Rect. Spacing	
64	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing	
64	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA	2.5" POT	12" O.C. Rect. Spacing	
32	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing	

MADISON LANDSCAPE WORKSHEET

Zoning district is SR-V2

Total square footage of developed area 130,292 SF

Total square footage of first 5 acres of developed area ÷ 300 square feet =434 Landscape Units

Total square footage of 0 additional acres of developed area ÷ 100 square feet =0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED

434 Landscape Units x 5 landscape points for first 5 acres.....3,472 points

0 Landsce Units x 1 landscape point for additional 0 acres..... 0 points

TOTAL LANDSCAPE POINTS REQUIRED.....3,472 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	153	5,355			
Tall Evergreen Tree : 5-6 feet tall	35	26	910			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	19	285			
Upright Evergreen Shrub : 3-4 feet tall	10	115	1,150			
Shrub, deciduous : 3 gallon / 12"-24"	3	382	1,146			
Shrub, evergreen : 3 gallon / 12"-24"	4	233	932			
Ornamental grass/perennial : 1gallon / 8"-18"	2	1,174	2,348			
Ornamental / Decorative fencing	4 per 10 l.f.	4,043	1,616			
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals			13,742	+	NA	TOTAL POINTS PROVIDED = 13,742

Street Frontage Landscape Required

Street Frontage = 1,443 LF

Canopy Trees Required: 1 per 30 LF Frontage = 48

Shrubs Required : 5 per 30 LF Frontage = 240

Street Frontage Landscape Supplied

Proposed Canopy Trees = 48

Proposed Shrubs = 173 Shrubs and 1,226 LF of Ornamental Fence

GENERAL NOTES

A) Individual trees 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).

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

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

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

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

F) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

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

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

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
8	RPM	Redpointe Red Maple	Acer Rubrum 'frank Jr.'	3" B&B
13	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	3" B&B
15	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)	10' B&B
15	ERBT	Eastern Redbud (tf)	Cercis Canadensis (tf)	2" B&B
20	SKH	Street Keeper Honeylocust	Gleditsia Triacan 'draves'	3" B&B
38	QA	Quaking Aspen	Populus Tremuloides	8' B&B
8	SWO	Swamp White Oak	Quercus Bicolor	3" B&B
40	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
10	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
4	ISLT	Ivory Silk Japanese Lilac (tf)	Syringa Reticulata 'ivory Silk' (tf)	2" B&B
1	VFE	Valley Forge Amer Elm	Ulmus Americana 'valley Forge'	3" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
26	EWP	Eastern White Pine	Pinus Strobus	6' B&B
111	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5' B&B
4	EAS	Emerald Arborvitae (spl)	Thuja Occidentalis 'smaragd' (spl)	#20 CONT.
229	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
687	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
42	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphirsprudel'	#1 CONT.
15	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
93	LSRS	Little Spire Russian Sage	Perovskia Atriplicifolia 'little Spire'	#1 CONT.
337	TPD	Tara Prairie Dropseed	Sporobolus Heterolepis 'tara'	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
78	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3' B&B
125	LHDS	Little Henry Dwf Sweetspire	Itea Virginica 'sprich'	#3 CONT.
149	GMS	Gold Mound Spirea	Spiraea Japonica 'gold Mound'	#3 CONT.
30	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.

Checked By: SS
Drawn By: 8/18/22 RS

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

Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
8	RPM	Redpointe Red Maple	Acer Rubrum 'Frank Jr.'	3" B&B
13	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	3" B&B
15	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)	10' B&B
15	ERBT	Eastern Redbud (tf)	Cercis Canadensis (tf)	2" B&B
20	SKH	Street Keeper Honeylocust	Gleditsia Triacan 'draves'	3" B&B
38	QA	Quaking Aspen	Populus Tremuloides	8" B&B
8	SWO	Swamp White Oak	Quercus Bicolor	3" B&B
40	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
10	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
4	ISLT	Ivory Silk Japanese Lilac (tf)	Syringa Reticulata 'Ivory Silk' (tf)	2" B&B
1	VFE	Valley Forge Amer Elm	Ulmus Americana 'valley Forge'	3" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
26	EWP	Eastern White Pine	Pinus Strobus	6" B&B
111	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5" B&B
4	EAS	Emerald Arborvitae (spl)	Thuja Occidentalis 'smaragd' (spl)	#20 CONT.
229	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
687	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
42	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphirsprudel'	#1 CONT.
15	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
93	LSRS	Little Spire Russian Sage	Perovskia Atriplicifolia 'little Spire'	#1 CONT.
337	TPD	Tara Prairie Dropseed	Sporobolus Heterolepis 'tara'	#1 CONT.
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
78	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3" B&B
125	LHDS	Little Henry Dwarf Sweetspire	Itea Virginica 'sprich'	#3 CONT.
149	GMS	Gold Mound Spirea	Spiraea Japonica 'gold Mound'	#3 CONT.
30	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.

Plant Material List



RPM-Red Pointe Red Maple (Fall)



SGM-Sienna Glen Maple (Fall)



QA-Quaking Aspen (Fall)



SKH-Street Keeper Honeylocust



SWO-Swamp White Oak



VFE-Valley Forge Amer Elm



WBC-Whitespire Birch



ERBT-Eastern Redbud



GPO-Green Pillar Pin Oak



RPO-Regal Prince English Oak



ISLT-Ivory Silk Tree Lilac Tree Form



EWP-Eastern White Pine



EA-Emerald Arborvitae



EAS-Emerald Arborvitae (split)



LHDS-Little Henry Dwarf Sweetspire



GMS-Gold Mound Spirea



SBOG-Sapphire Blue Oat Grass



TPD-Tara Prairie Dropseed



WGA-Woodward Globe Arborvitae



CFE-Chicago Fire Winged Euonymus



BMAV-Blue Muffin Arrowwood Viburnum



KFG-Karl Foerster's Feather Reed Grass



LSRS-Little Spire Russian Sage

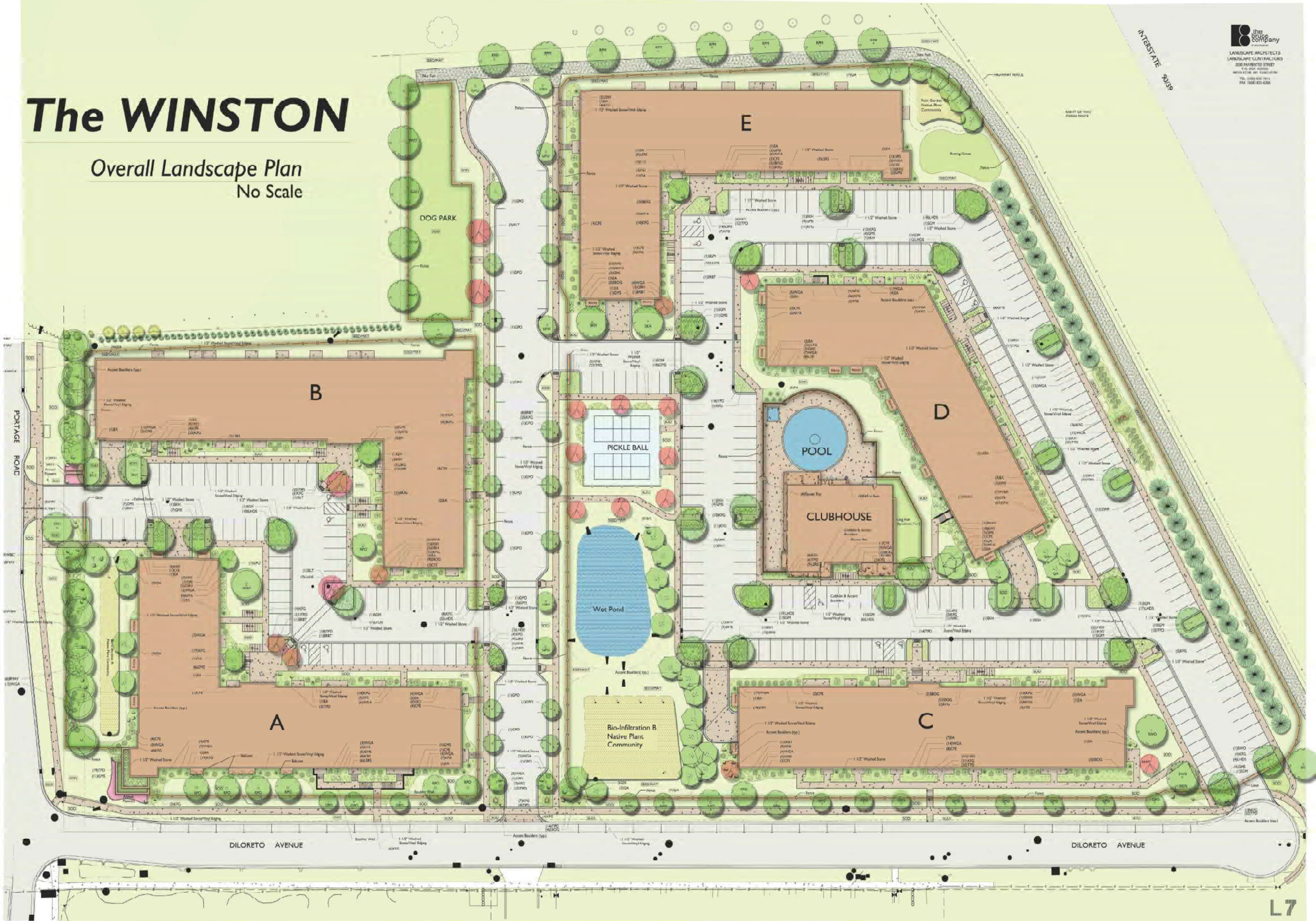


OBH-Olive Bailey Langdon Hosta

The WINSTON

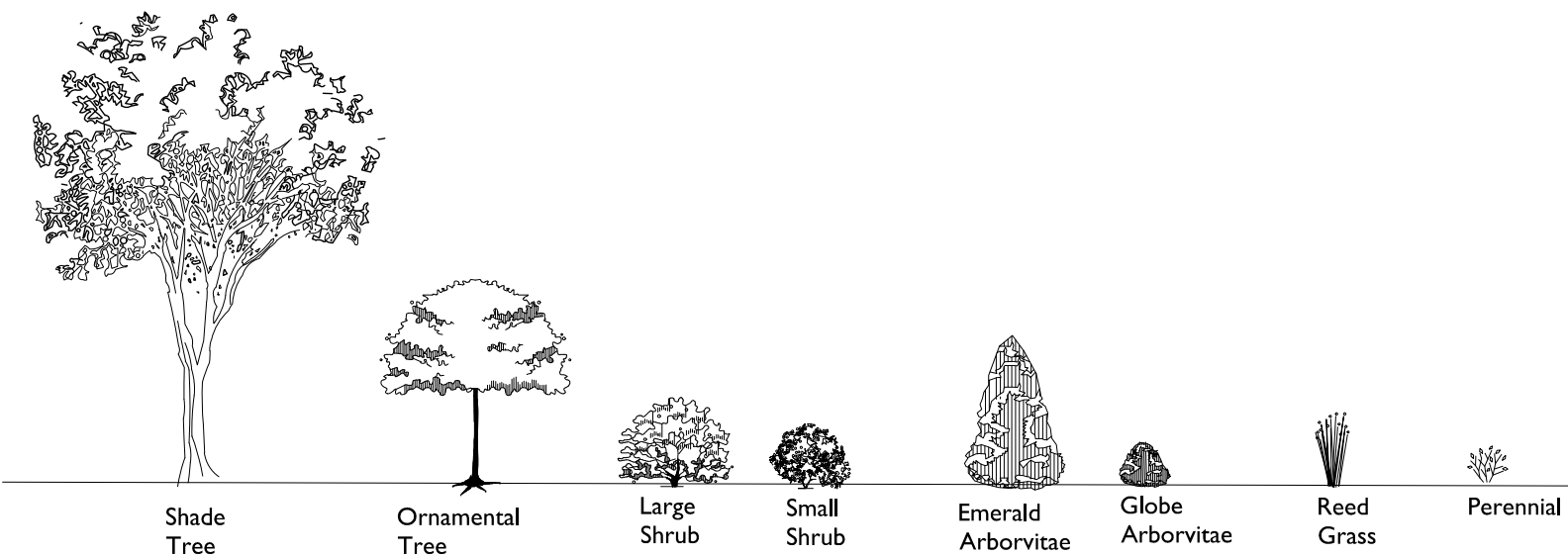
Overall Landscape Plan
No Scale

the
bruce
company
LANDSCAPE ARCHITECTS
2830 PARKVIEW STREET
P.O. BOX 10000
NEWARK, NJ 07102
TEL: (201) 582-1000
FAX: (201) 582-1000





TYPICAL BUILDING ELEVATION with PLANTINGS
BUILDING C - SOUTH



ELEVATION PLANTING KEY

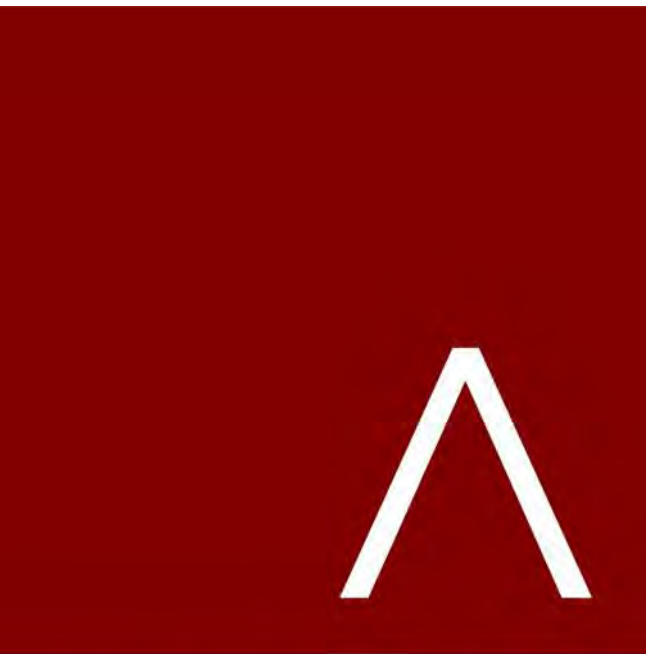
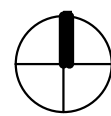
THE WINSTON
CREEKSIDE DRIVE
MADISON, WISCONSIN

Checked By: SS
Drawn By: 8/18/22 RS

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

L8

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THE WINSTON

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE

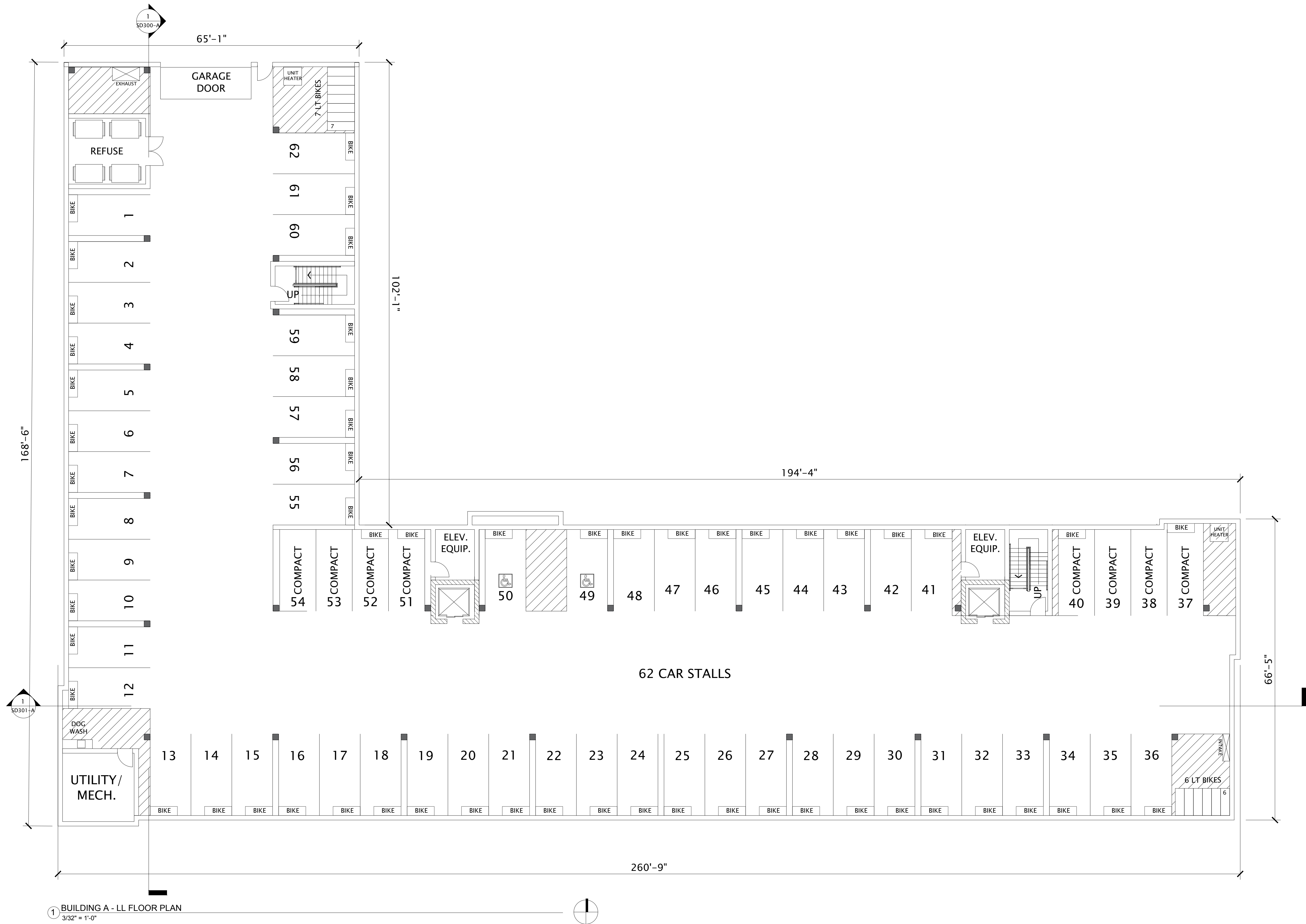
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SHEET TITLE

ARCHITECTURAL SITE
PLAN

SHEET NUMBER

ASP-100



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SUBMITTAL

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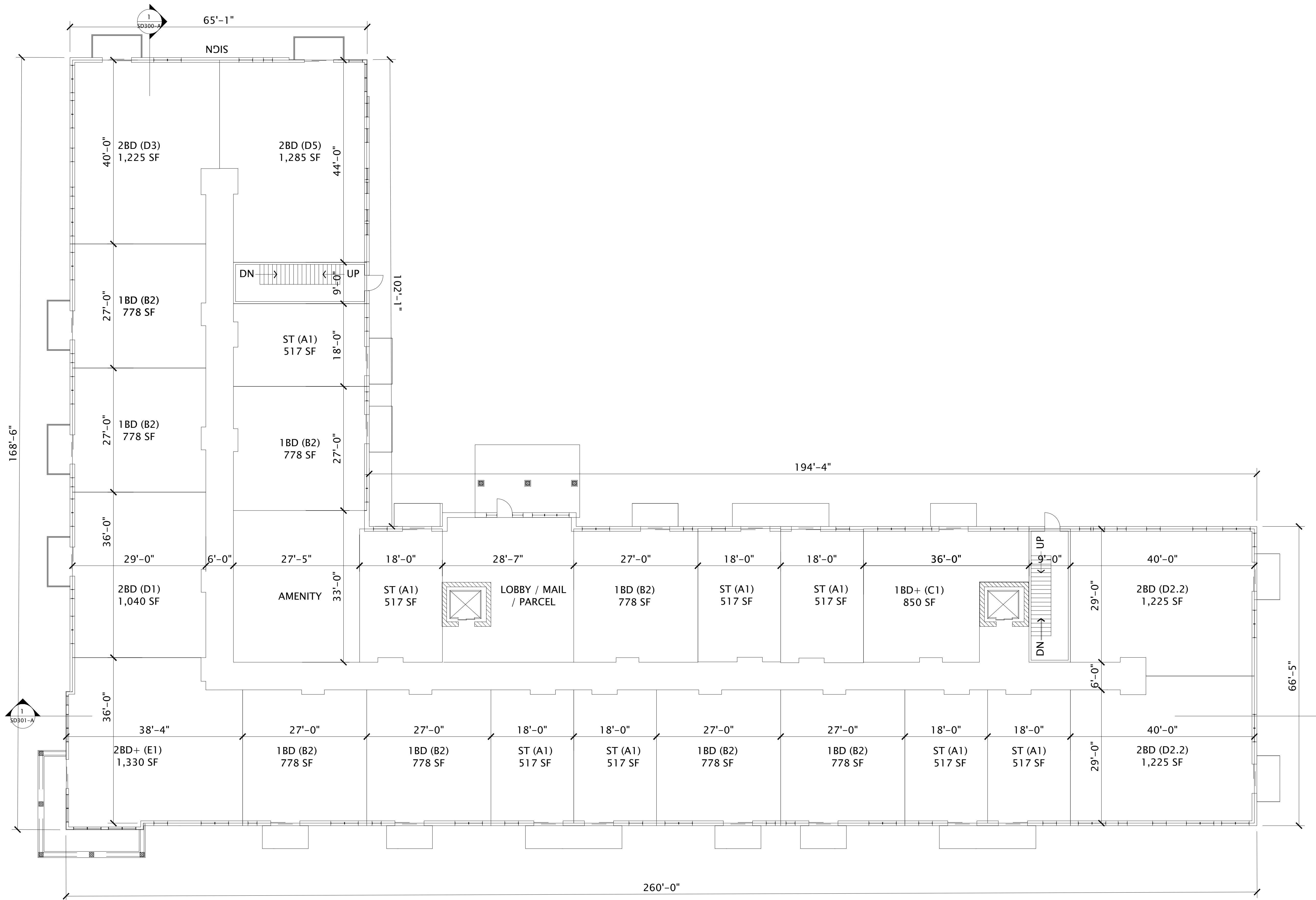
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Mark	Description	Date

SHEET TITLE

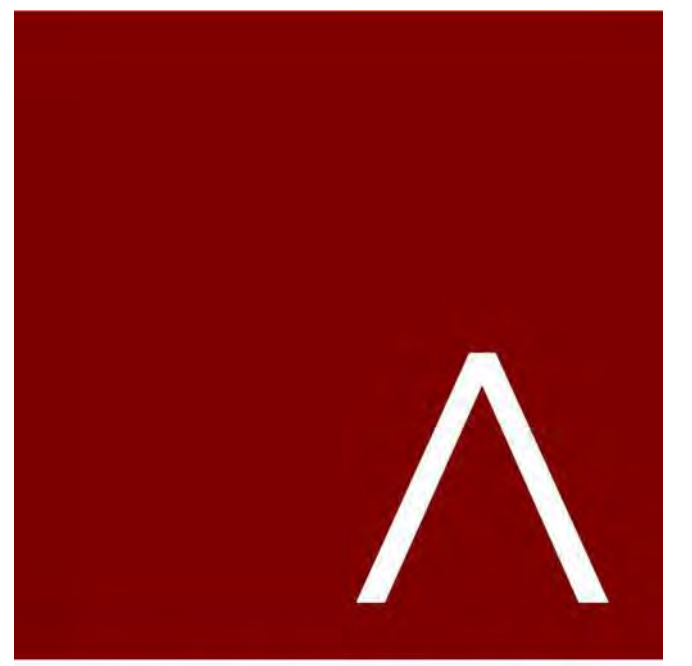
BUILDING A -
LL FLOOR PLAN

SHEET NUMBER

SD100-A



1 BUILDING A - 1ST FLOOR PLAN
3/32" = 1'-0"



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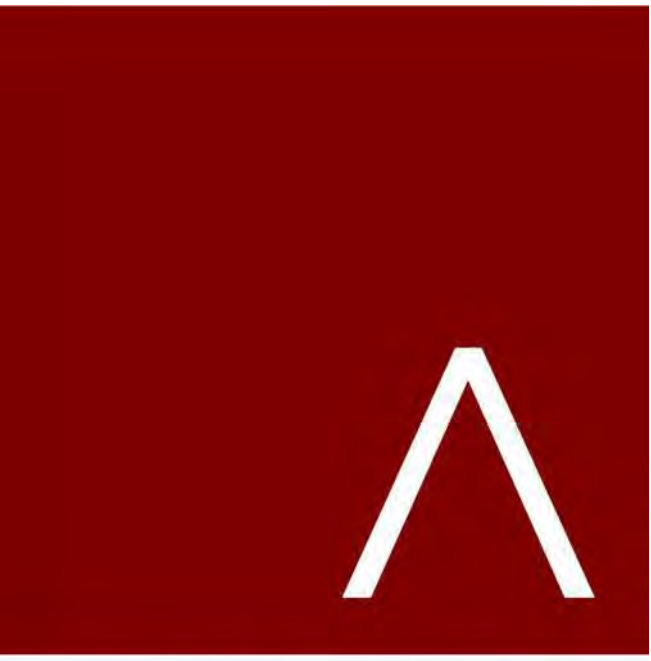
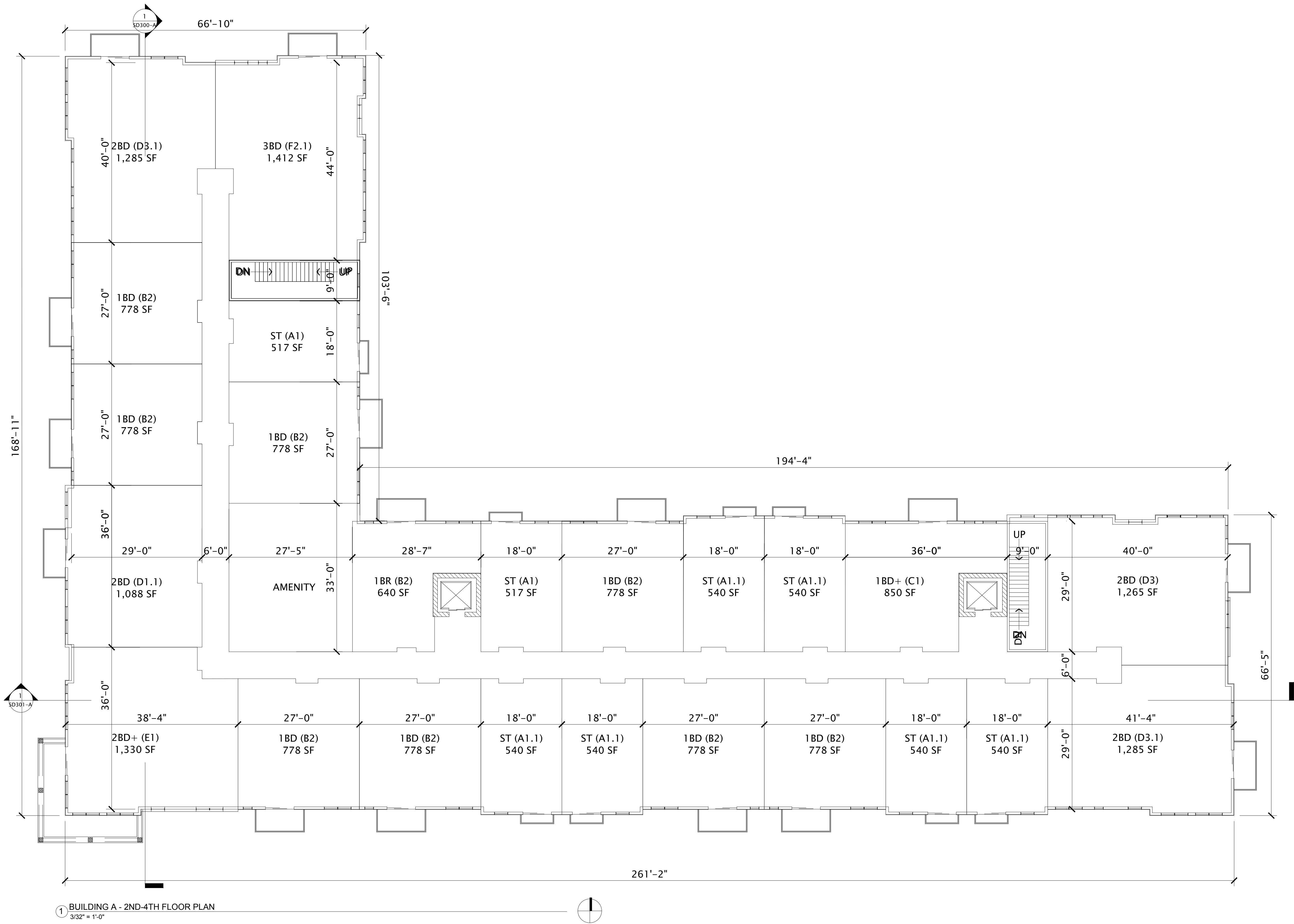
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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
BUILDING A -
1ST FLOOR PLAN

SHEET NUMBER
SD101-A



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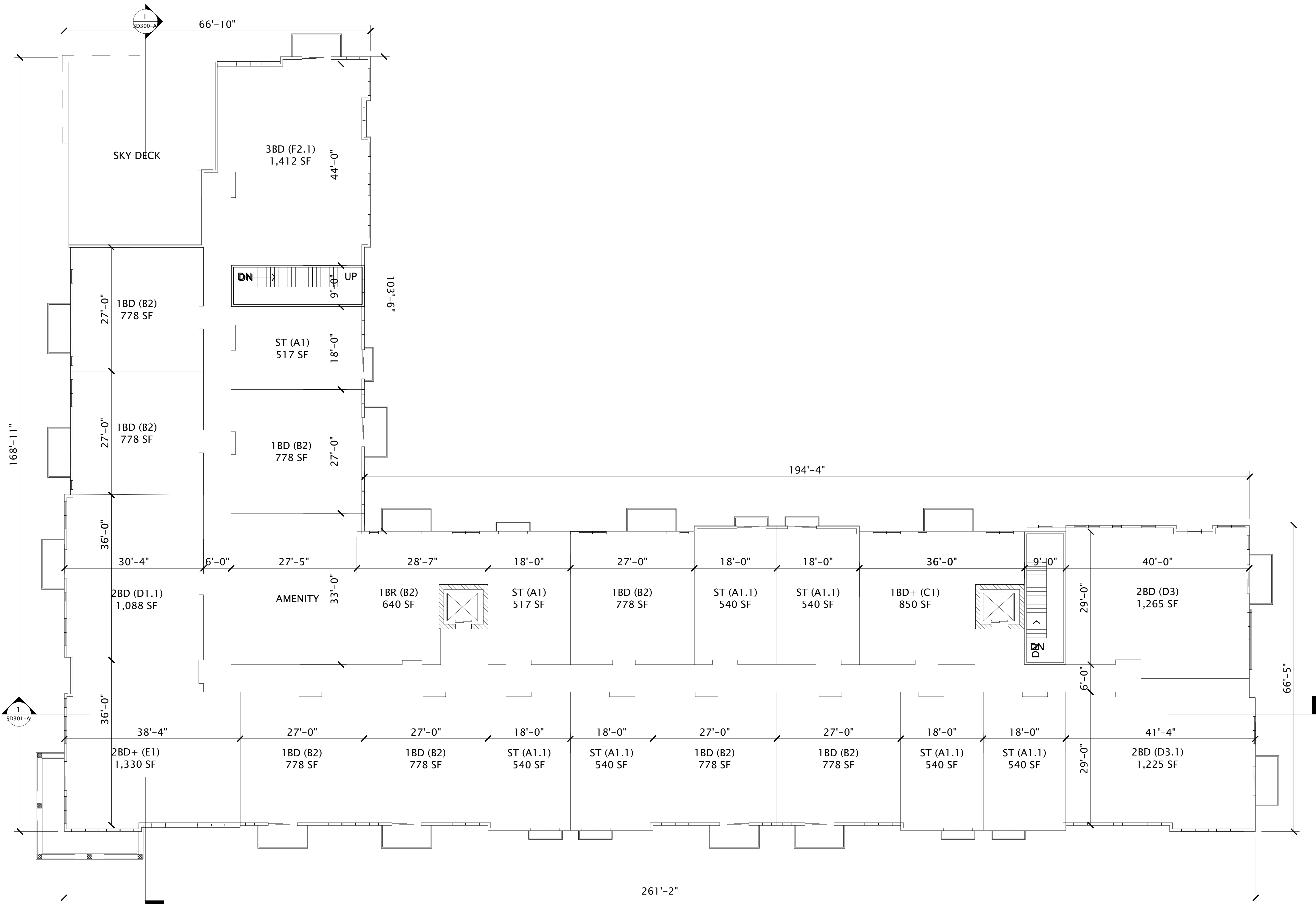
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SHEET TITLE

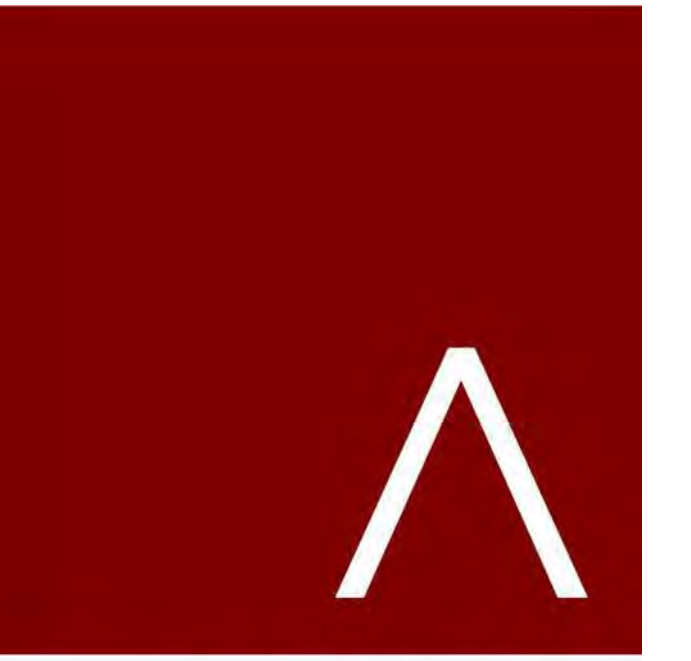
BUILDING A -
2ND-4TH FLOOR
PLAN

SHEET NUMBER

SD102-A



1 BUILDING A - 5TH FLOOR PLAN
3/32" = 1'-0"



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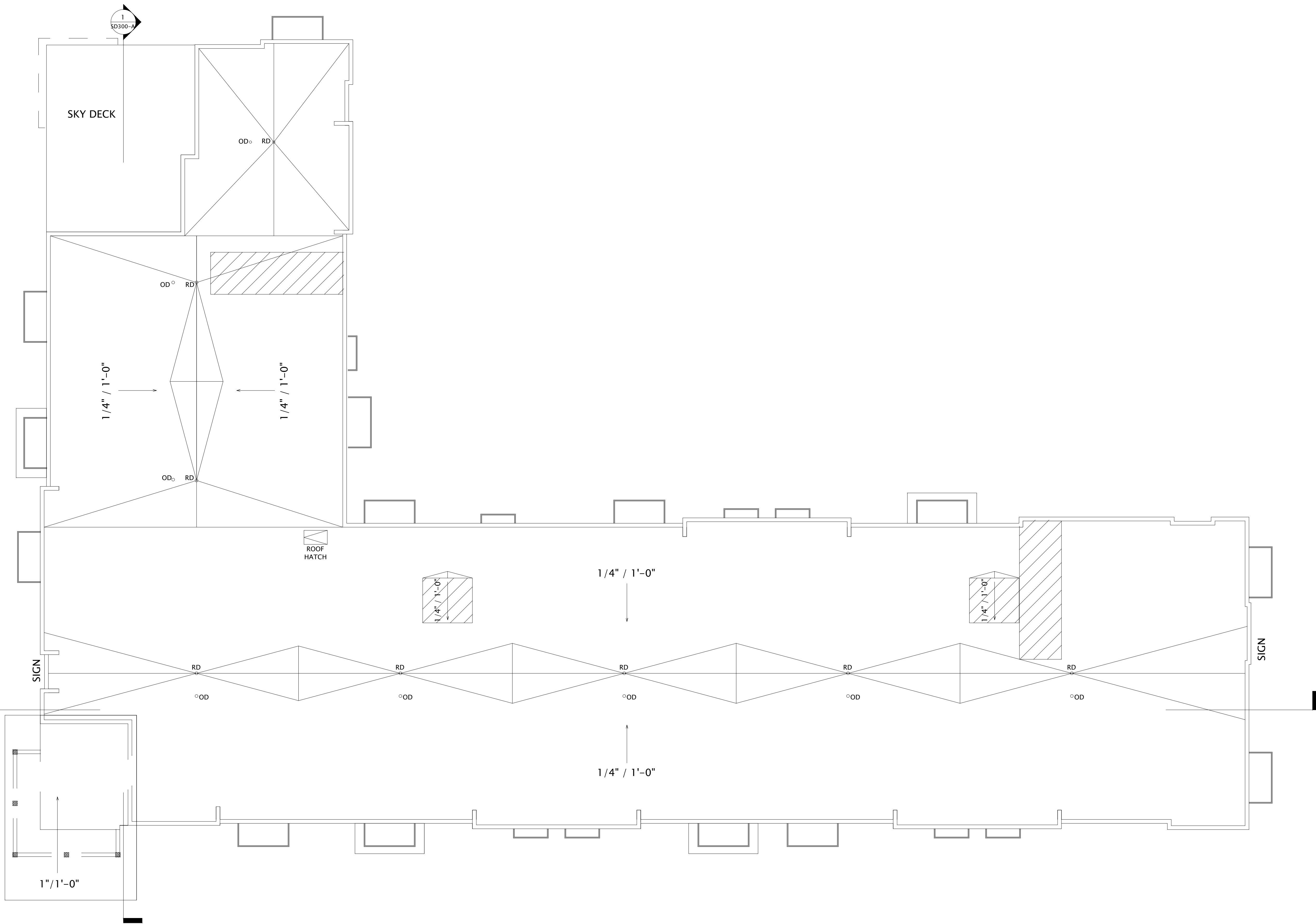
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING A -
5TH FLOOR PLAN

SHEET NUMBER

SD103-A



1 BUILDING A - ROOF PLAN
3/32\"/>



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING A -
ROOF PLAN

SHEET NUMBER

SD104-A

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAIN TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	48" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK

BUILDING A - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



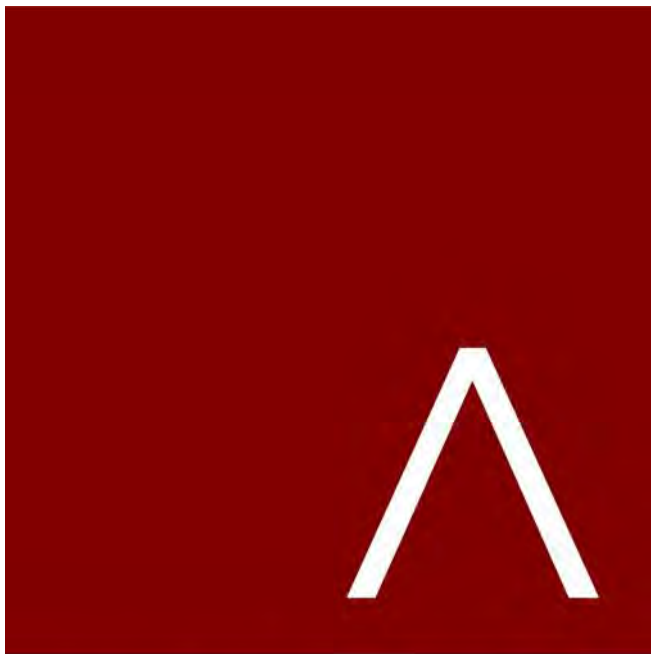
1 BUILDING A - NORTH
3/32" = 1'-0"



2 BUILDING A - SOUTH
3/32" = 1'-0"

- ROOF TRUSS BRG
153'-8 5/8"
- FIFTH FLOOR
144'-7 1/2"
- FOURTH FLOOR
133'-5 5/8"
- THIRD FLOOR
122'-3 3/4"
- SECOND FLOOR
111'-1 7/8"
- FIRST FLOOR
100'-0"

- ROOF TRUSS BRG
153'-9 3/8"
- FIFTH FLOOR
144'-7 1/2"
- FOURTH FLOOR
133'-5 5/8"
- THIRD FLOOR
122'-3 3/4"
- SECOND FLOOR
111'-1 7/8"
- FIRST FLOOR
100'-0"



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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING A -
EXTERIOR ELEVATIONS

SHEET NUMBER

SD200-A

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAIN TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	48" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK

BUILDING A - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING A - EAST
3/32" = 1'-0"



2 BUILDING A - WEST
3/32" = 1'-0"



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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE

Mark	Description	Date
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SHEET TITLE

BUILDING A -
EXTERIOR ELEVATIONS

SHEET NUMBER

SD201-A

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAIN TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	48" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK

BUILDING A - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING A - NORTH 1
3/32" = 1'-0"



2 BUILDING A - SOUTH 1
3/32" = 1'-0"

ROOF TRUSS BRG
153'-8 5/8"

FIFTH FLOOR
144'-7 1/2"

FOURTH FLOOR
133'-5 5/8"

THIRD FLOOR
122'-3 3/4"

SECOND FLOOR
111'-1 7/8"

FIRST FLOOR
100'-0"

ROOF TRUSS BRG
153'-9 3/8"

FIFTH FLOOR
144'-7 1/2"

FOURTH FLOOR
133'-5 5/8"

THIRD FLOOR
122'-3 3/4"

SECOND FLOOR
111'-1 7/8"

FIRST FLOOR
100'-0"



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PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE

Mark	Description	Date
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SHEET TITLE

BUILDING A -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

SD202-A

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	48" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK

BUILDING A - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



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PROGRESS DOCUMENTS
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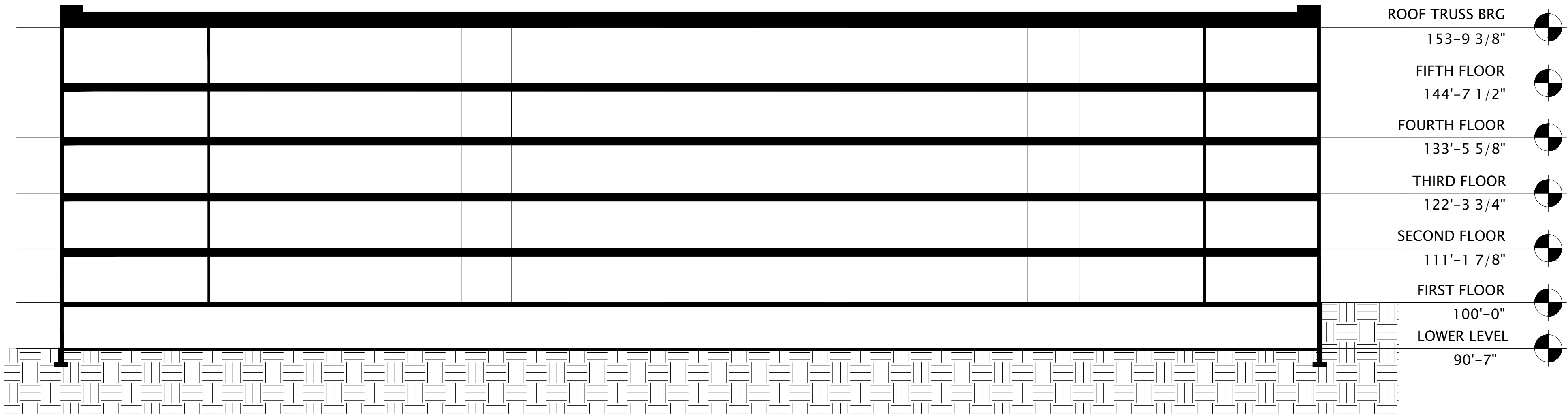
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Mark	Description	Date

SHEET TITLE

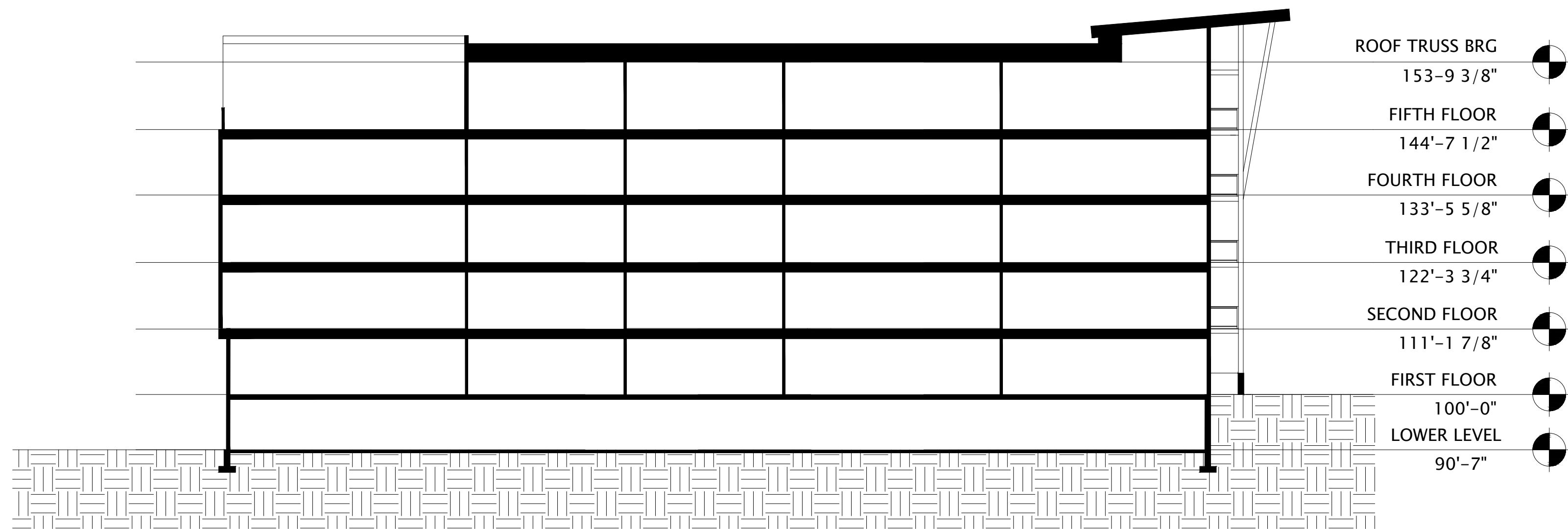
BUILDING A -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

SD203-A



1 BUILDING A - SECTION 1
1/16" = 1'-0"



2 BUILDING A - SECTION 2
1/16" = 1'-0"



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PROGRESS DOCUMENTS

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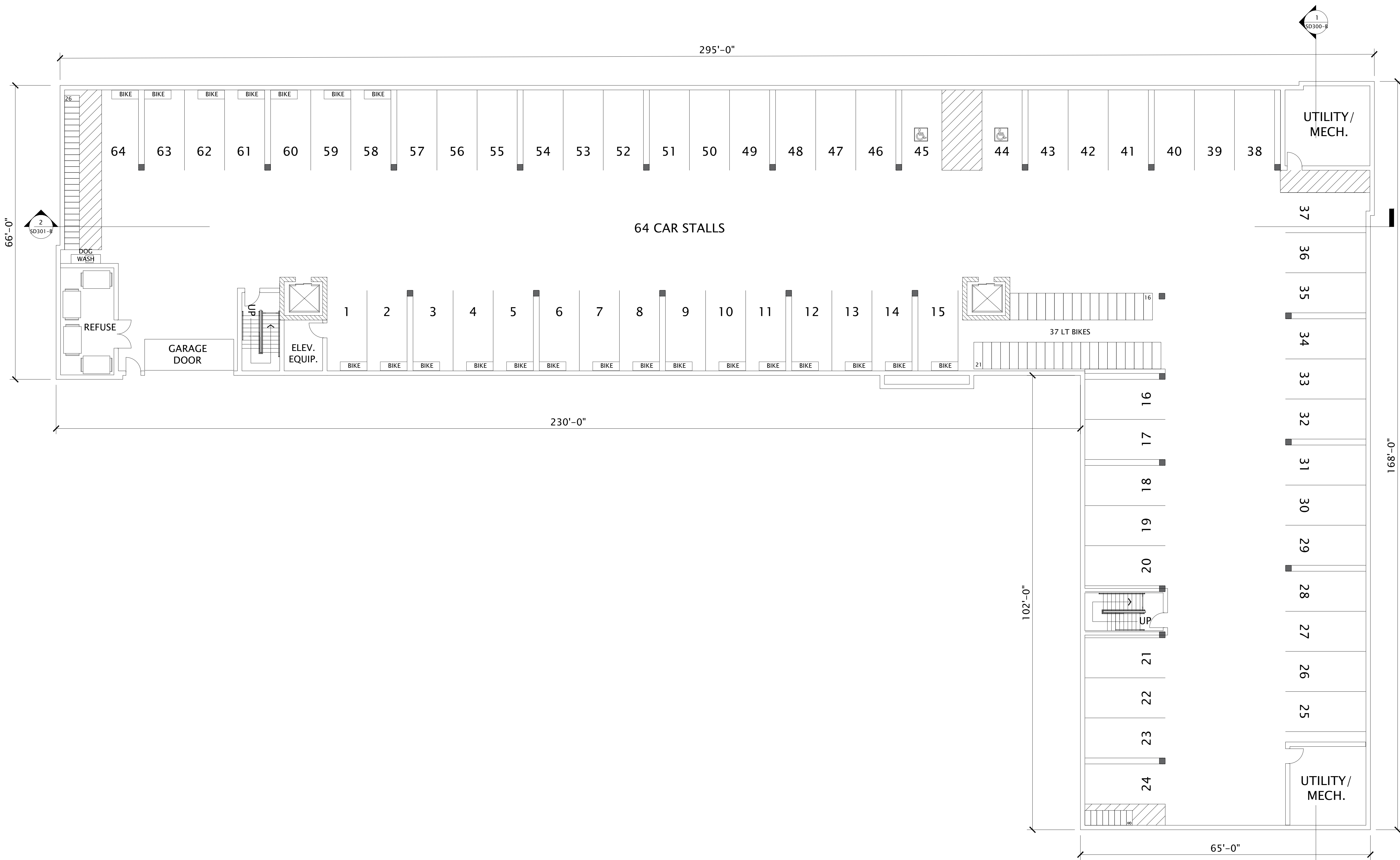
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING A -
SECTIONS

SHEET NUMBER

SD300-A



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REVISION SCHEDULE		
Mark	Description	Date

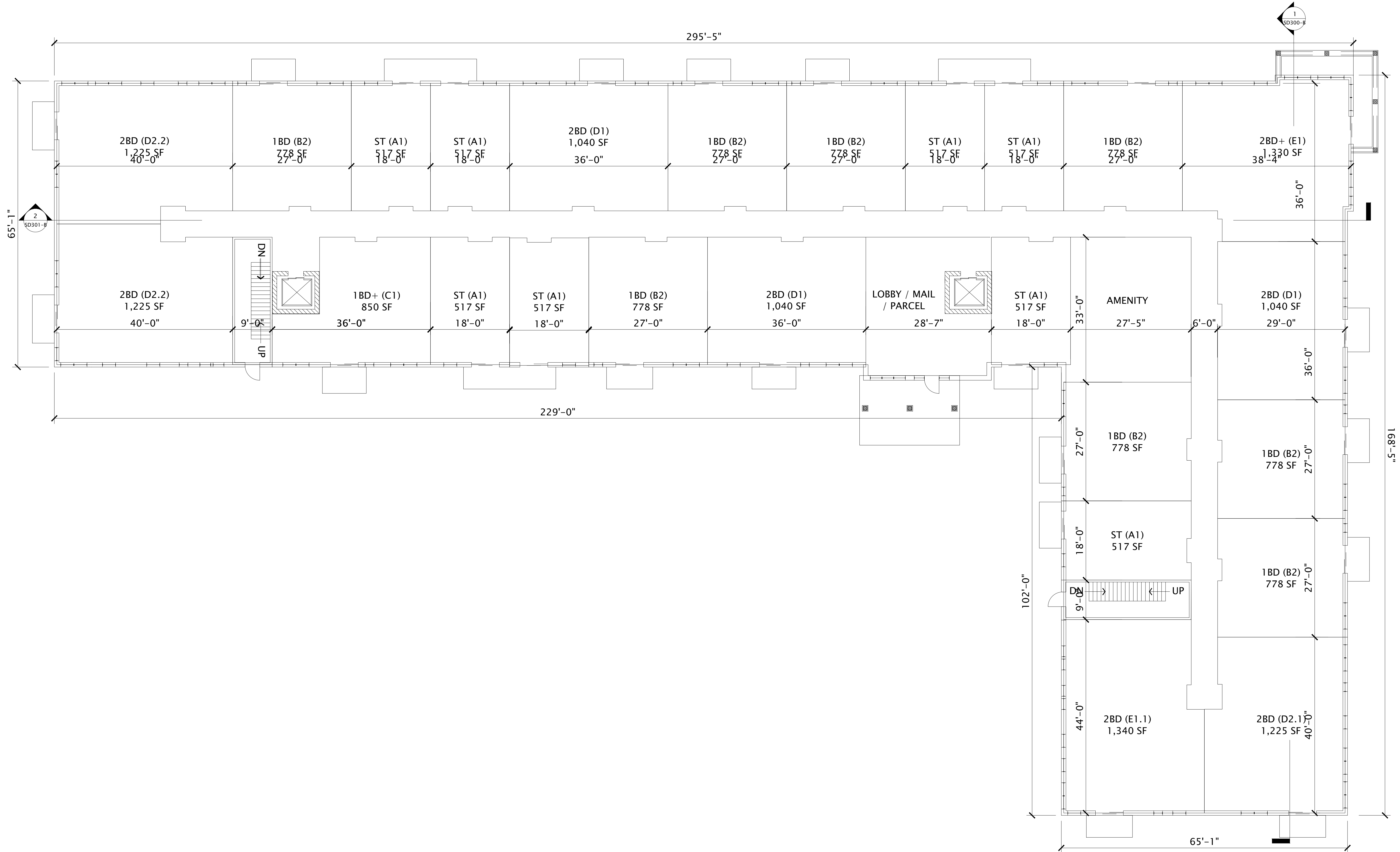
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BUILDING B -
LL FLOOR PLAN

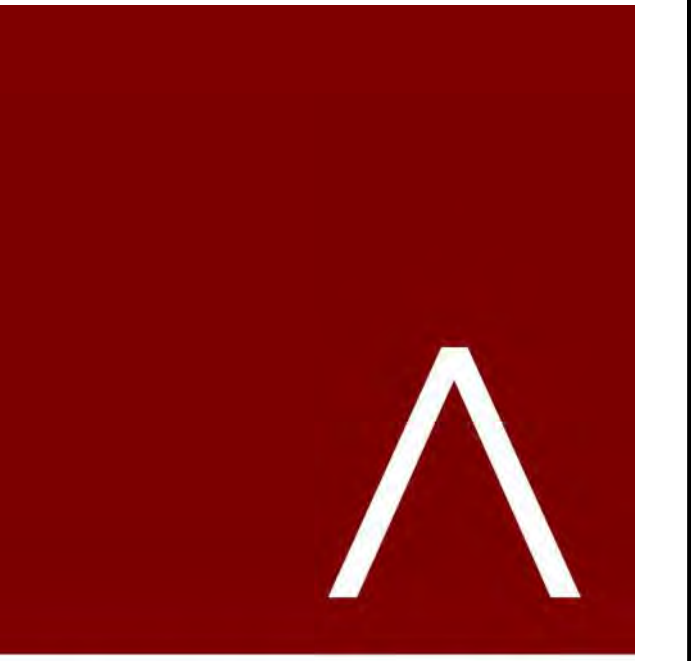
SHEET NUMBER

SD100-B

1 BUILDING B - LL FLOOR PLAN
3/32" = 1'-0"



1 BUILDING B - 1ST FLOOR PLAN
3/32" = 1'-0"



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THE WINSTON

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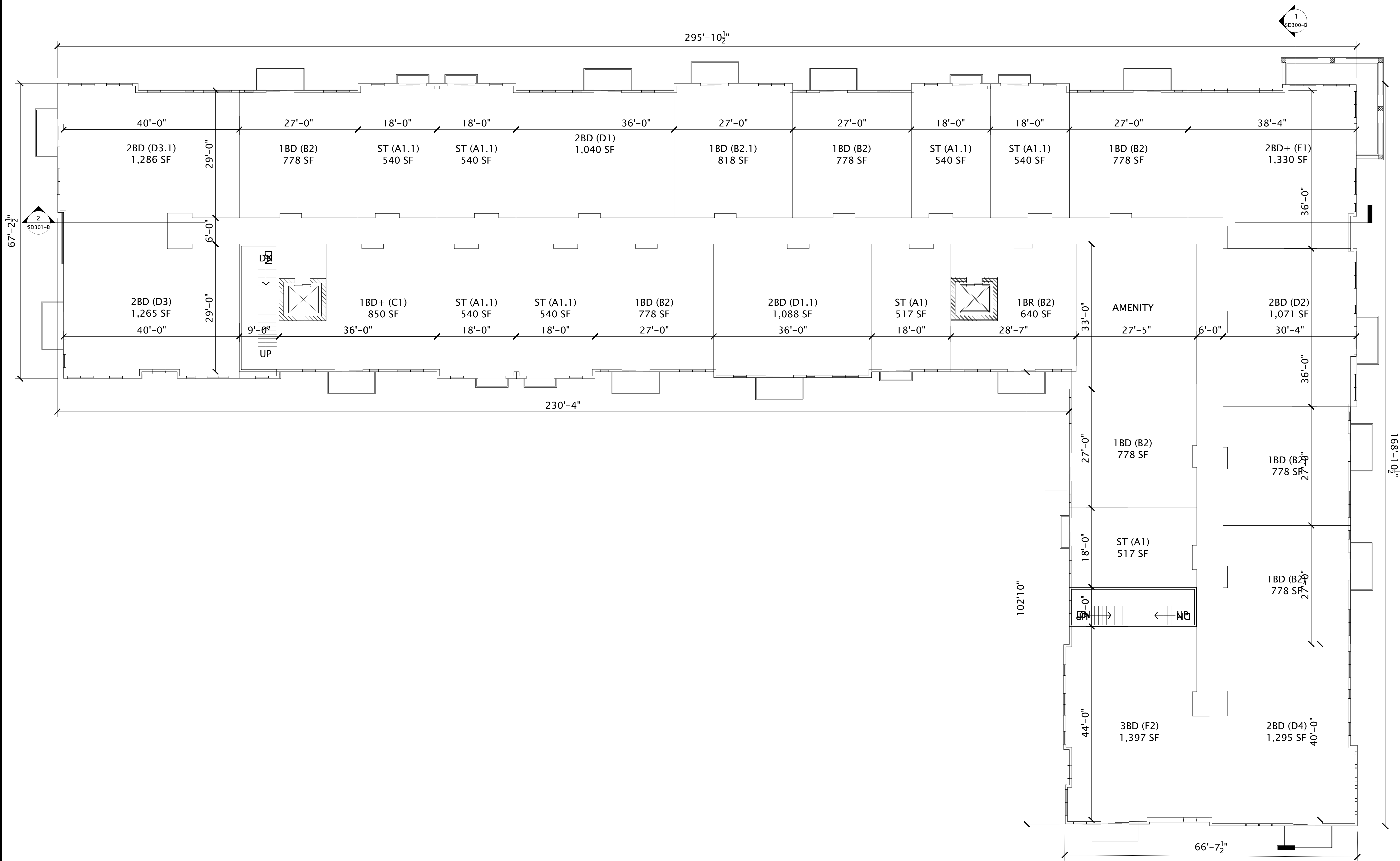
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING B -
FIRST FLOOR PLAN

SHEET NUMBER

SD101-B



1 BUILDING B - 2ND-3RD FLOOR PLAN
3/32" = 1'-0"



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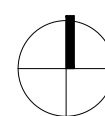
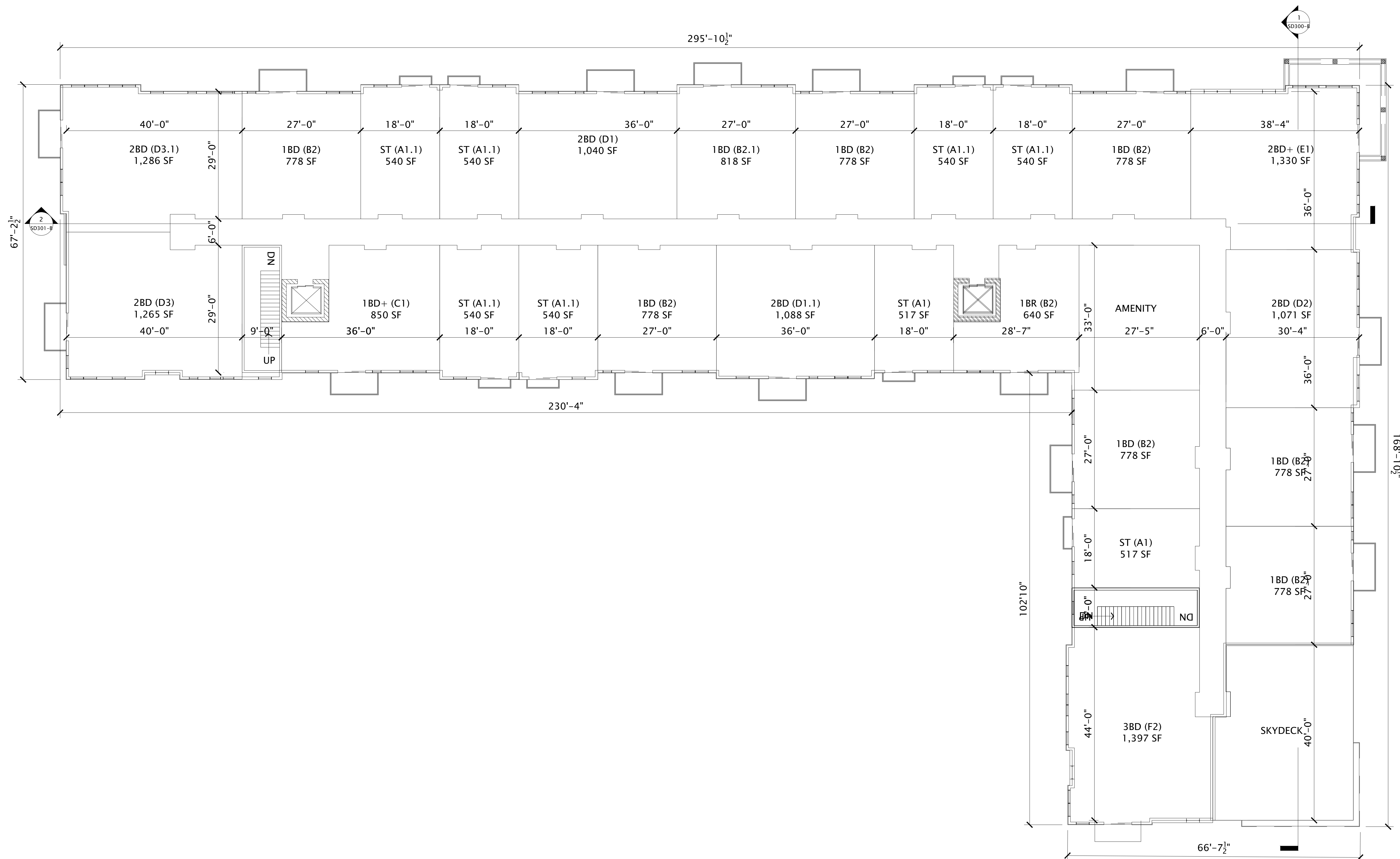
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING B -
2ND-3RD FLOOR
PLAN

SHEET NUMBER

SD102-B



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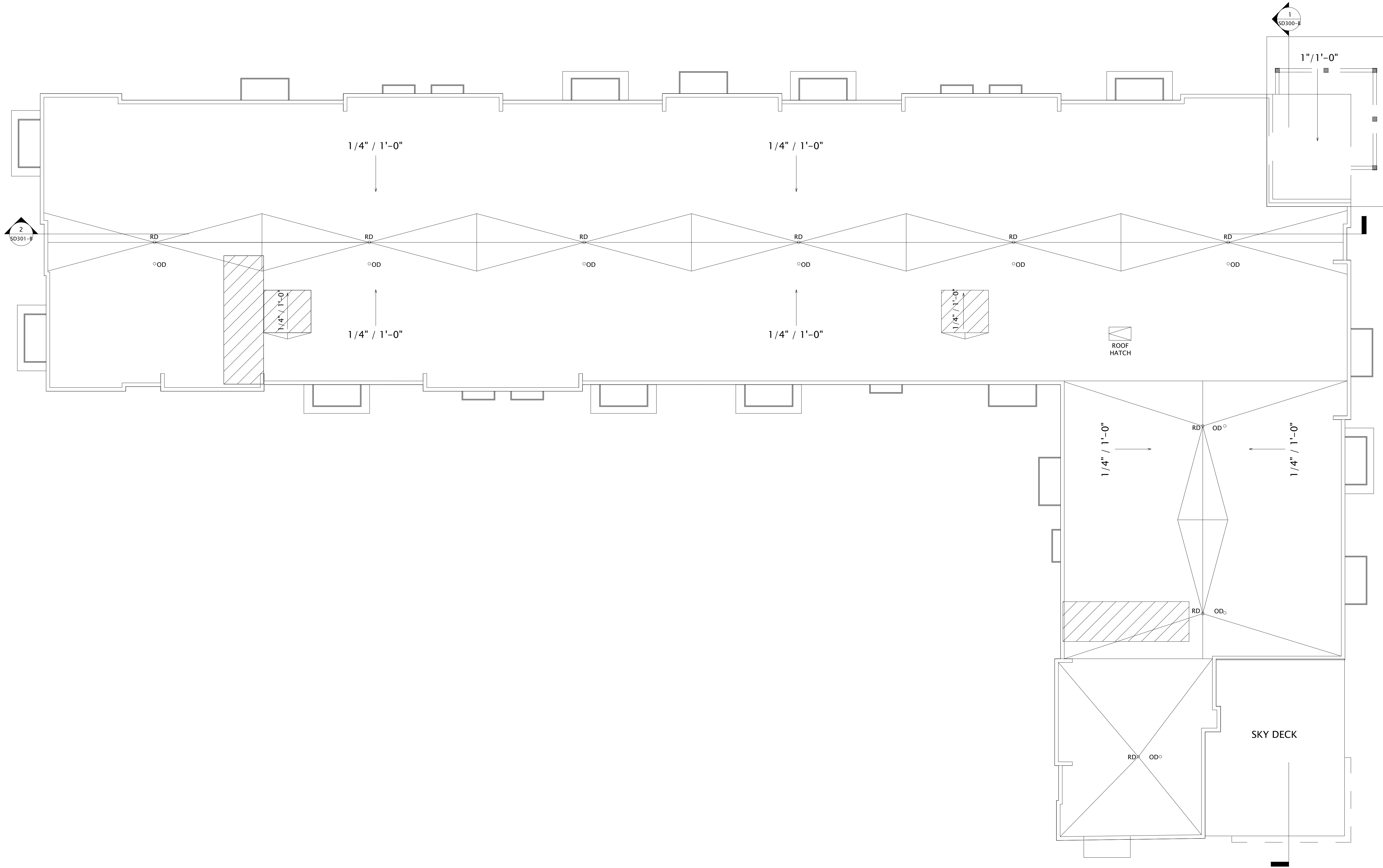
THE WINSTON

PROGRESS DOCUMENTS

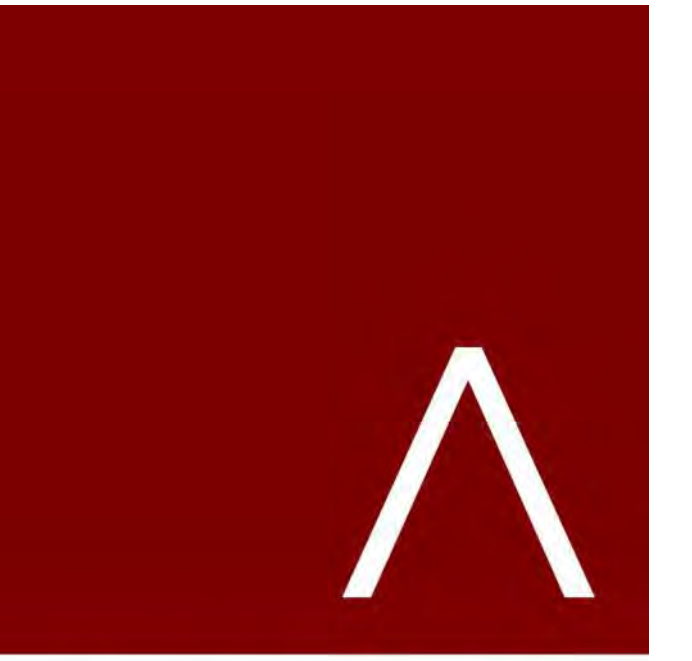
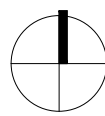
DATE OF ISSUANCE	AUGUST 17, 2022
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SHEET TITLE

SHEET NUMBER



1 BUILDING B - ROOF PLAN
3/32" = 1'-0"



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CONDITIONAL USE
SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING B -
ROOF PLAN

SHEET NUMBER

SD104-B

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

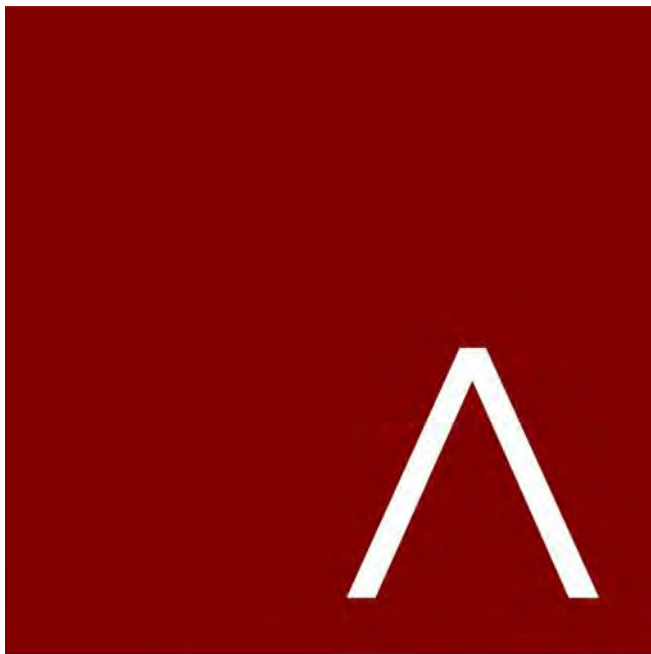
BUILDING B - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING B - NORTH
3/32" = 1'-0"



2 BUILDING B - SOUTH
3/32" = 1'-0"



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CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS
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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
BUILDING B - EXTERIOR ELEVATIONS

SHEET NUMBER
SD200-B

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

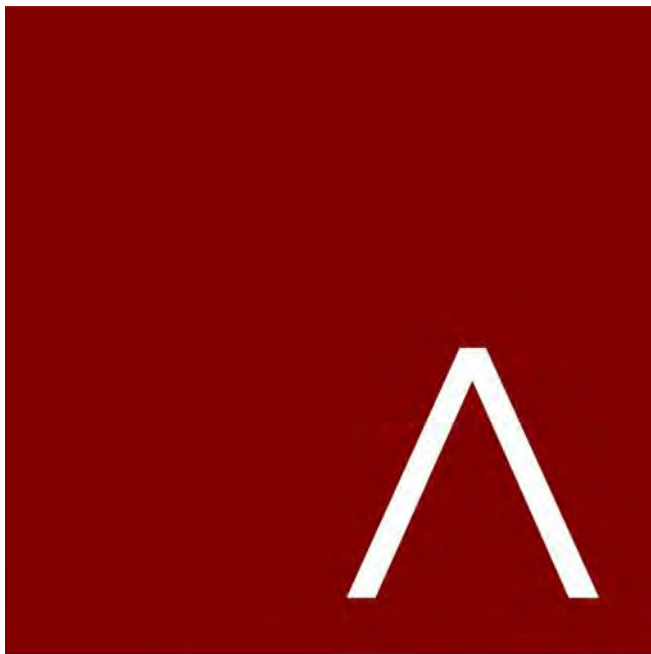
BUILDING B - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING B - EAST
3/32" = 1'-0"



2 BUILDING B - WEST
3/32" = 1'-0"



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PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING B - EXTERIOR
ELEVATIONS B&W

SHEET NUMBER

SD201-B

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

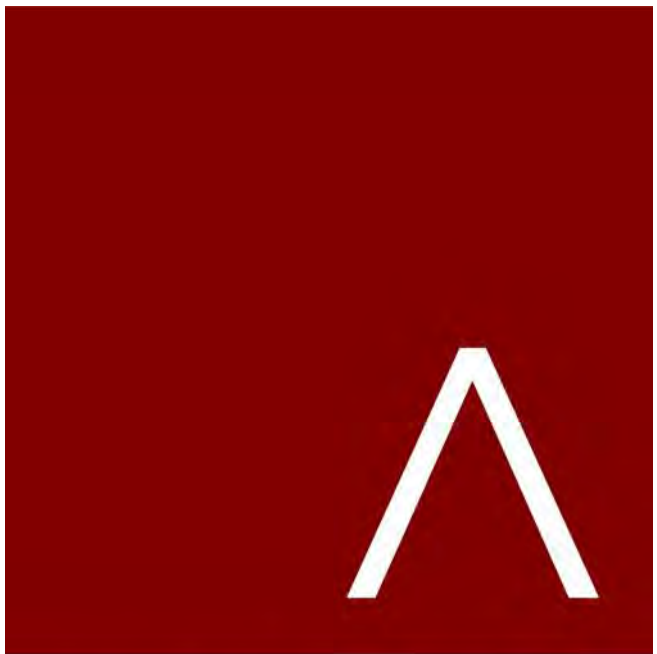
BUILDING B - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING B - NORTH 1
3/32" = 1'-0"



2 BUILDING B - SOUTH 1
3/32" = 1'-0"



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REVISION SCHEDULE		
Mark	Description	Date

THIRD FLOOR 122'-3 3/4"		
SECOND FLOOR 111'-1 7/8"		
FIRST FLOOR 100'-0"		

SHEET TITLE
BUILDING B - EXTERIOR ELEVATIONS

SHEET NUMBER
SD202-B

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

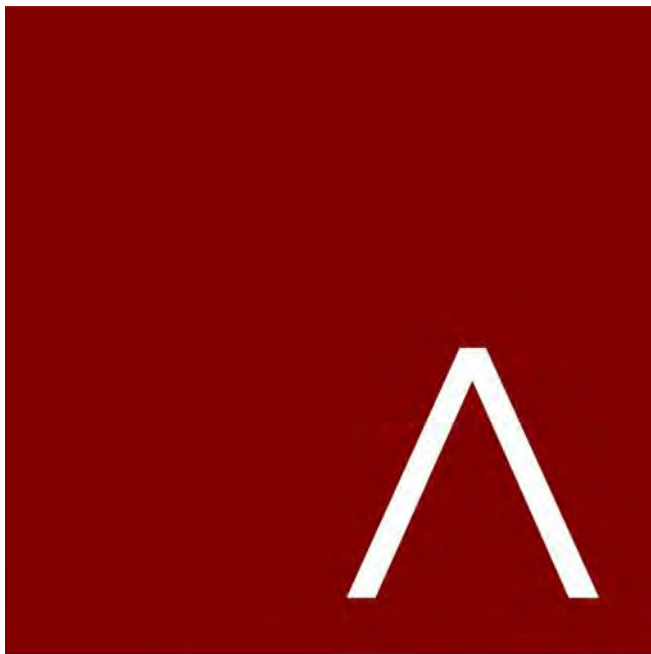
BUILDING B - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING B - EAST 1
3/32" = 1'-0"



2 BUILDING B - WEST 1
3/32" = 1'-0"



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PROGRESS DOCUMENTS

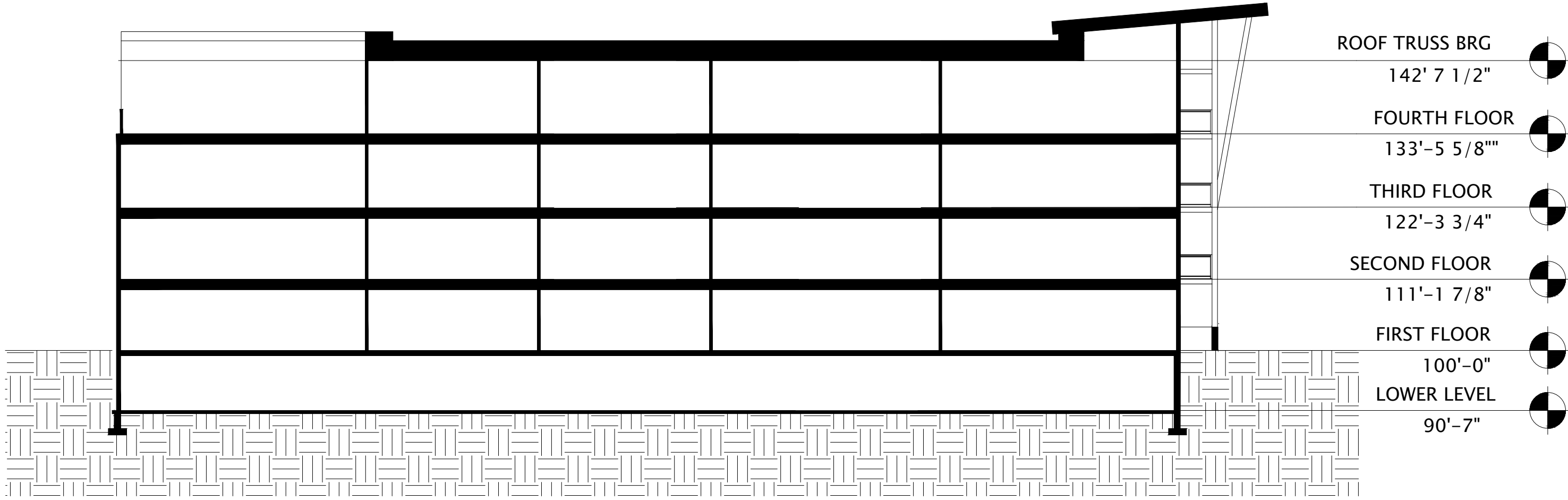
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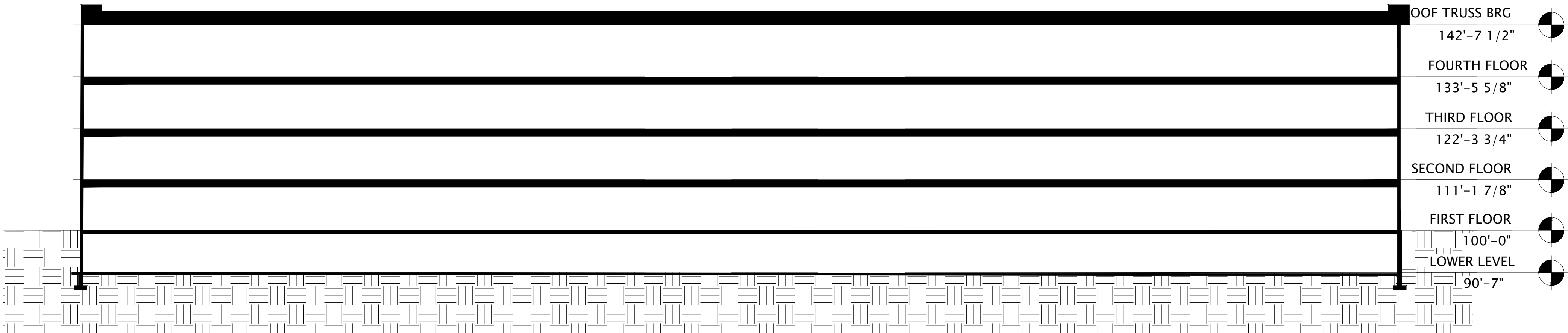
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
BUILDING B - EXTERIOR
ELEVATIONS BW

SHEET NUMBER
SD203-B



1 BUILDING B - SECTION 1
1/16" = 1'-0"



2 BUILDING B - SECTION 2
1/16" = 1'-0"



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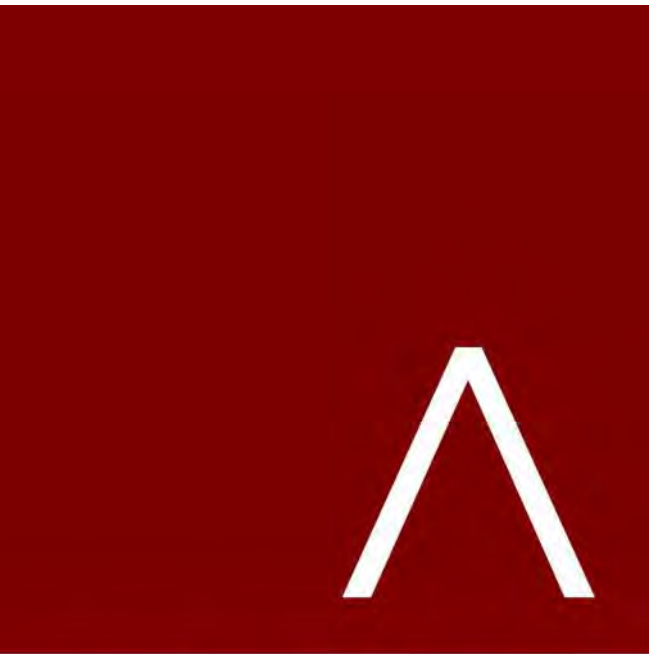
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING B -
SECTIONS

SHEET NUMBER

SD300-B



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PROGRESS DOCUMENTS

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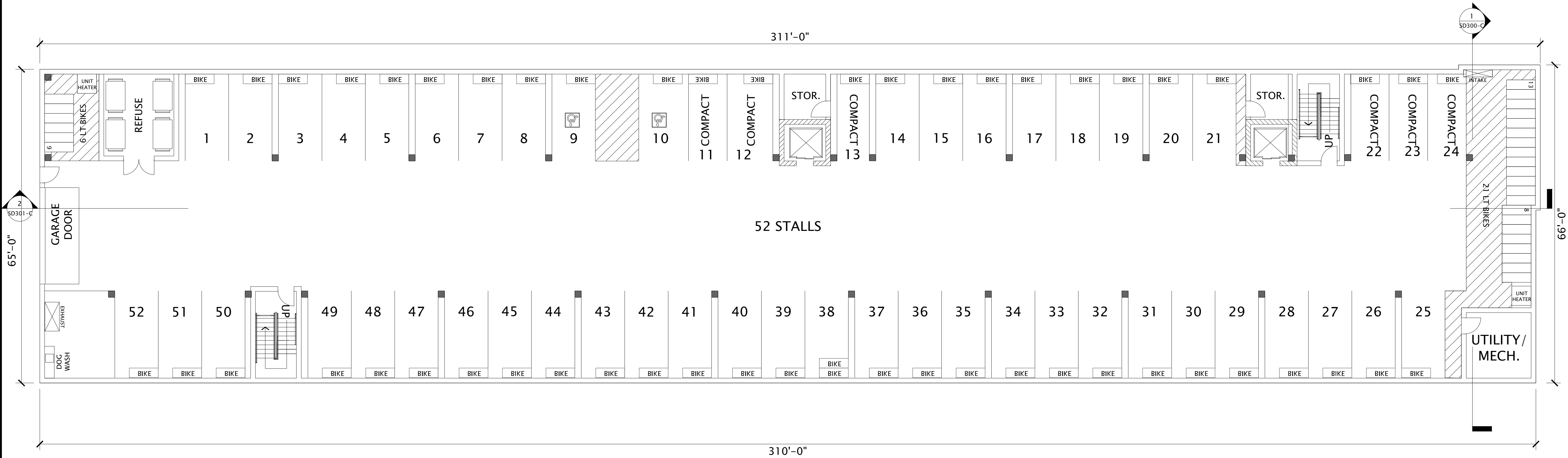
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

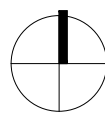
BUILDING C -
LL FLOOR PLAN

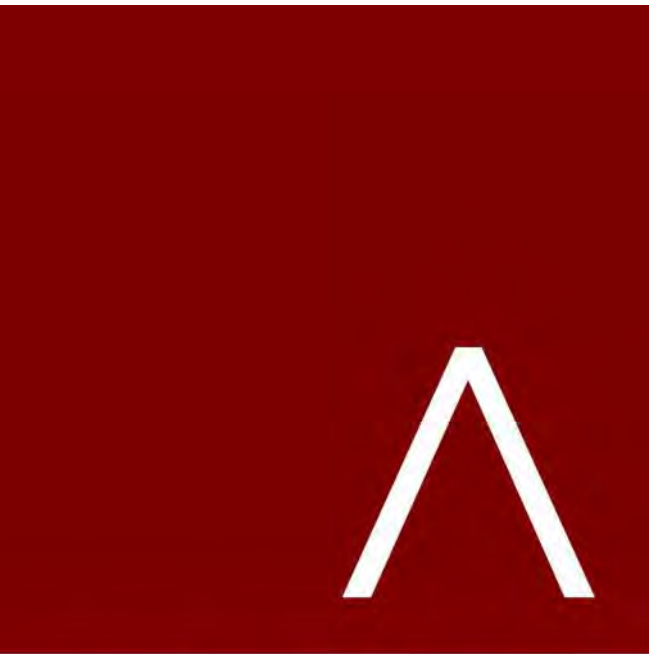
SHEET NUMBER

SD100-C



1 BUILDING C - LL FLOOR PLAN
3/32" = 1'-0"





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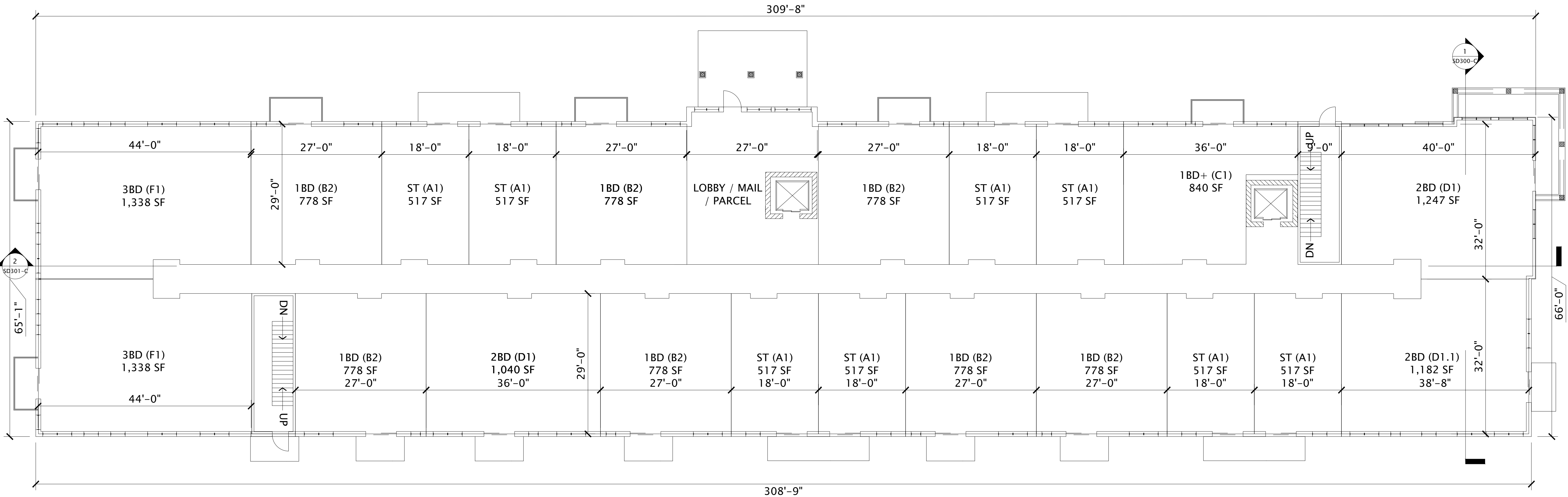
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

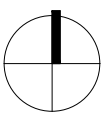
BUILDING C -
FIRST FLOOR PLAN

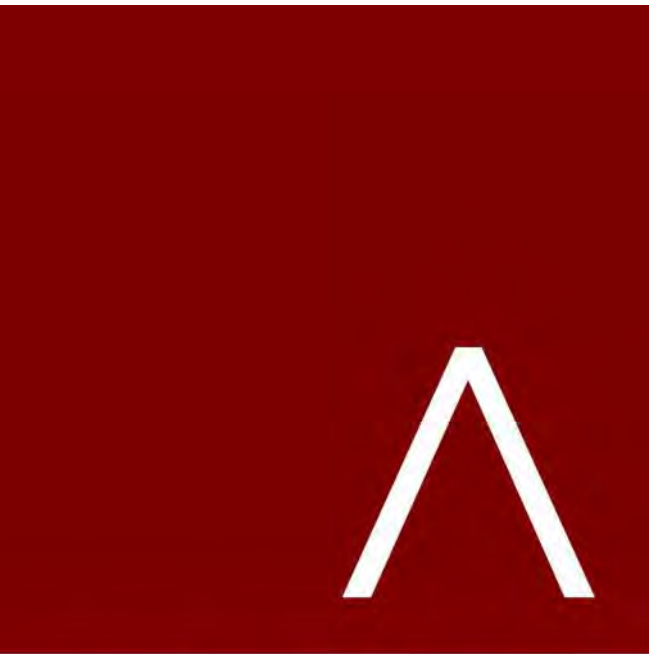
SHEET NUMBER

SD101-C



1 BUILDING C - 1ST FLOOR PLAN
3/32" = 1'-0"





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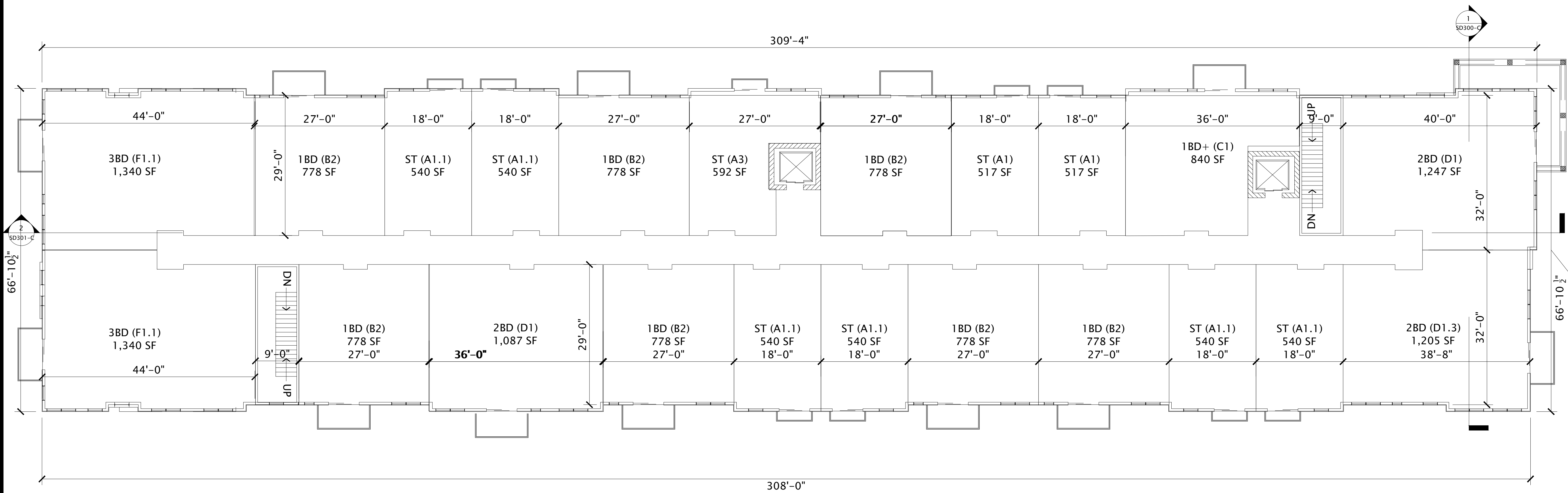
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING C -
2ND-4TH FLOOR
PLAN

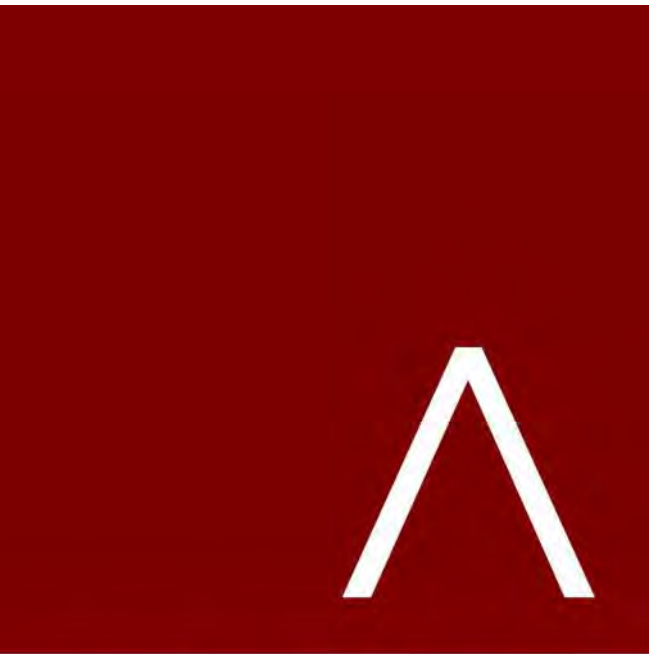
SHEET NUMBER

SD102-C



1 BUILDING C - 2ND-4TH FLOOR PLAN
3/32" = 1'-0"

7/28/2022 10:32:24 AM



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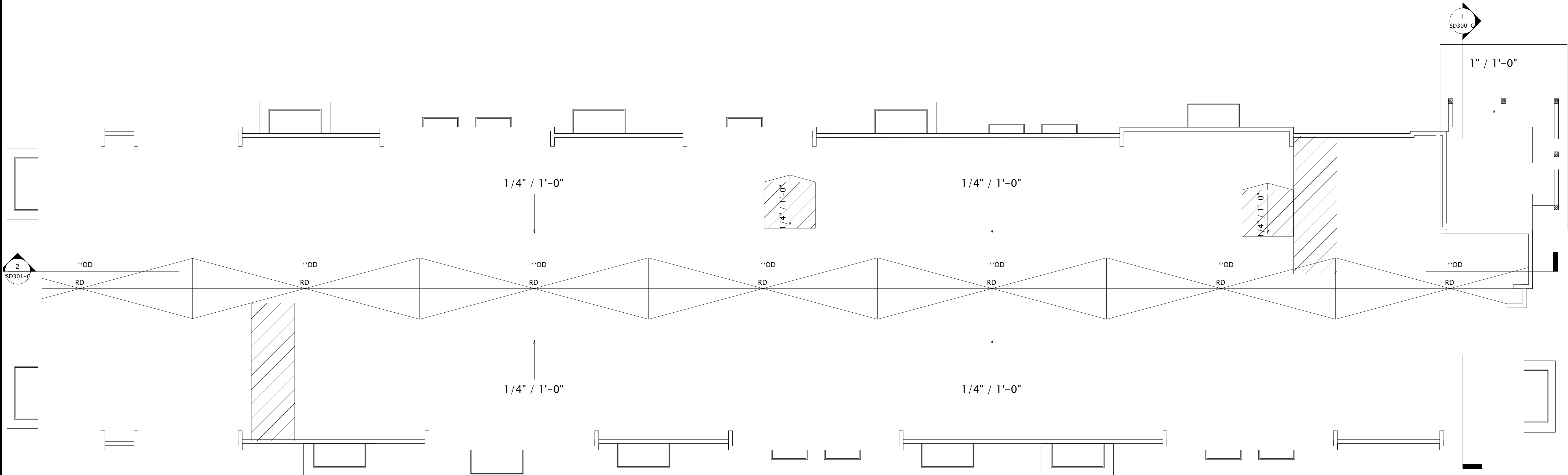
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

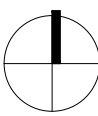
BUILDING C -
ROOF PLAN

SHEET NUMBER

SD103-C



1 BUILDING C - ROOF PLAN
3/32" = 1'-0"



EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	48" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK

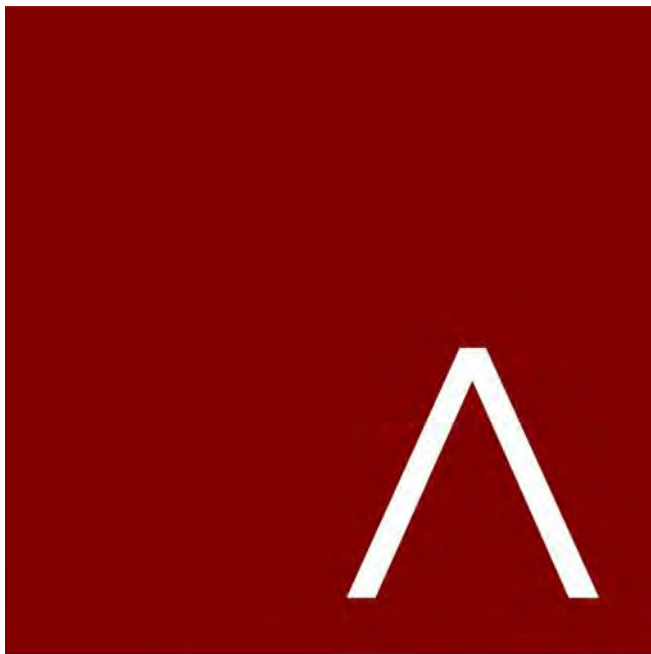
BUILDING C - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING C - NORTH
1/16" = 1'-0"



2 BUILDING C - SOUTH
1/16" = 1'-0"



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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
BUILDING C -
EXTERIOR ELEVATIONS

SHEET NUMBER
SD200-C

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINIT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	48" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK

BUILDING C - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



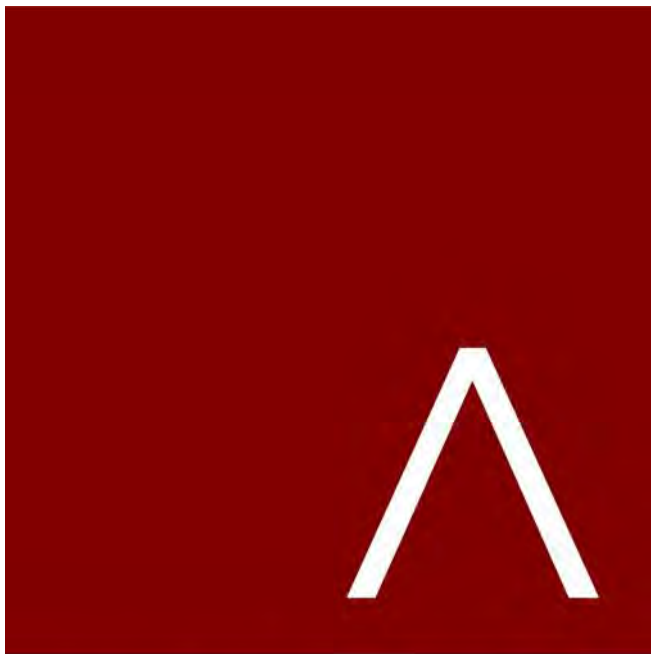
1 BUILDING C - WEST

1/16" = 1'-0"



2 BUILDING C - EAST

1/16" = 1'-0"



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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING C -
EXTERIOR ELEVATIONS

SHEET NUMBER

SD201-C

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

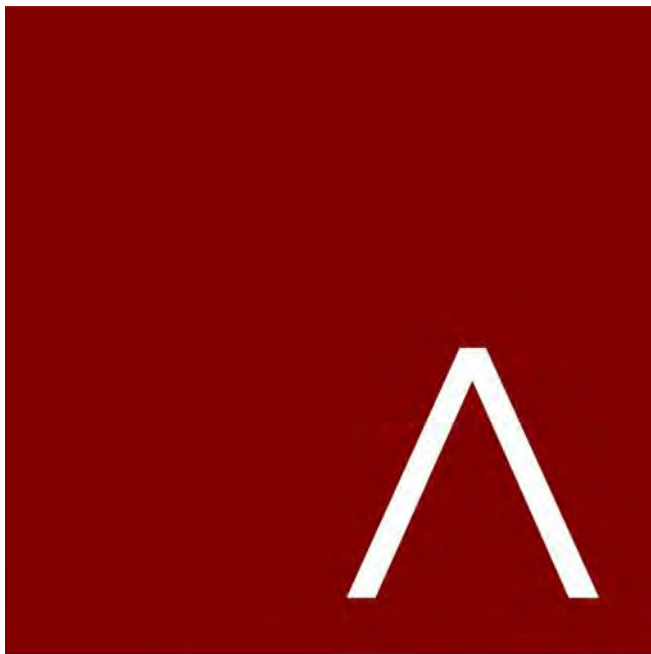
BUILDING C - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



2 BUILDING C - NORTH 1
1/16" = 1'-0"



1 BUILDING C - SOUTH 1
1/16" = 1'-0"



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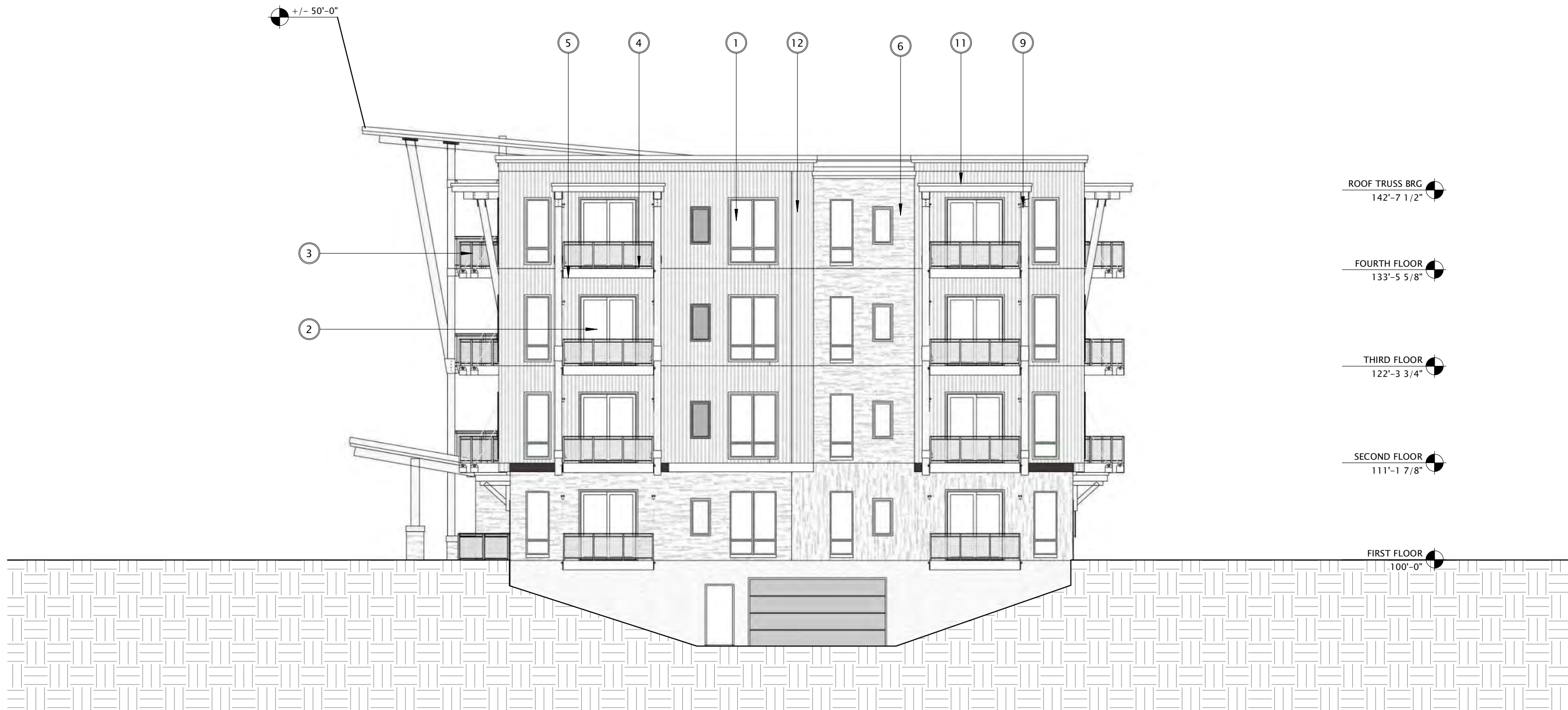
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
BUILDING C -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER
SD202-C

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

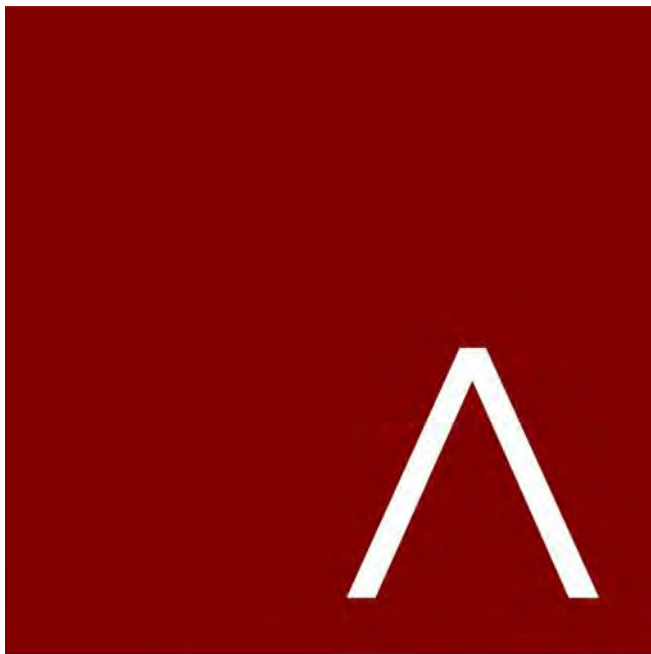
BUILDING C - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



2 BUILDING C - WEST 1
3/32" = 1'-0"



1 BUILDING C - EAST 1
3/32" = 1'-0"



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THE WINSTON
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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 17, 2022

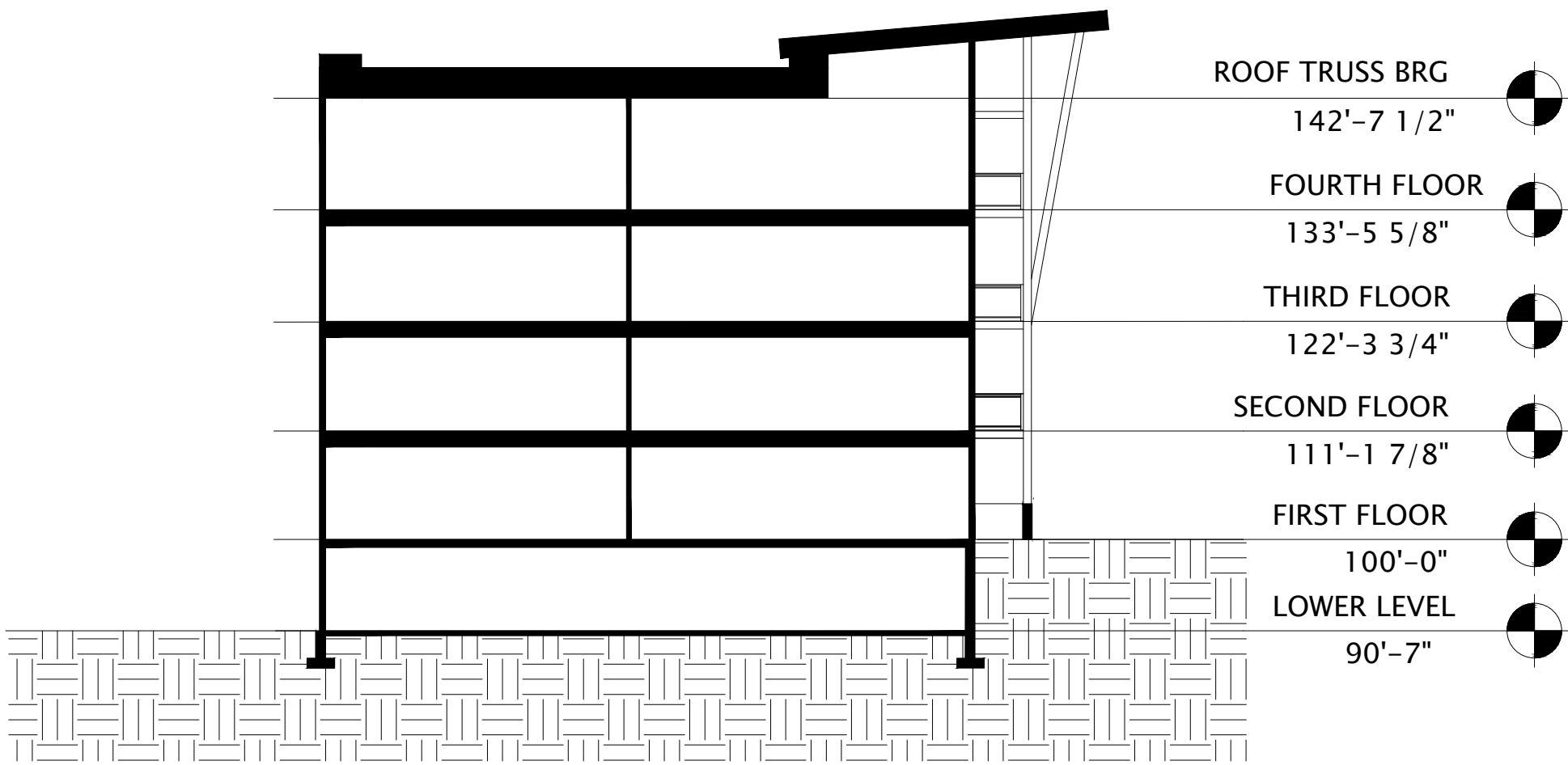
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

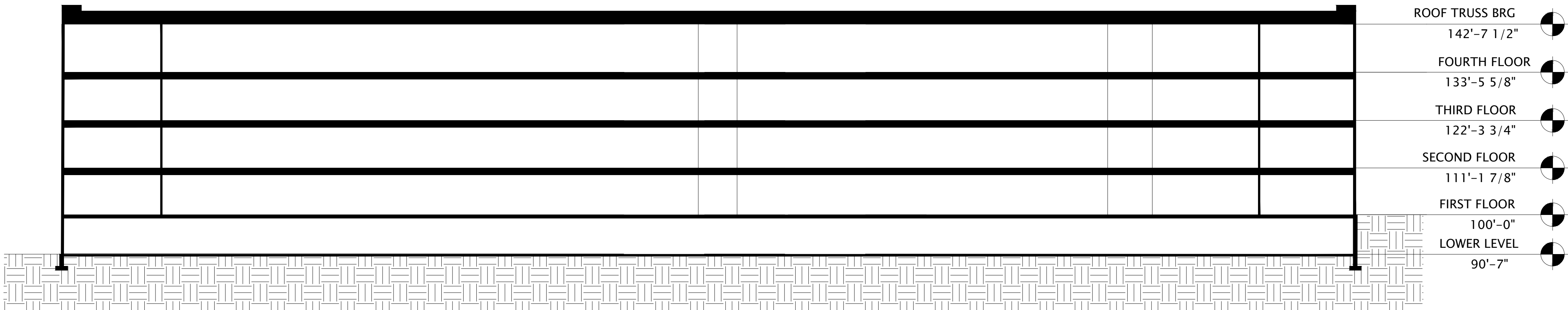
BUILDING C -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

SD203-C



1 BUILDING C - SECTION 1
1/16" = 1'-0"



2 BUILDING C - SECTION 2
1/16" = 1'-0"



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PROGRESS DOCUMENTS

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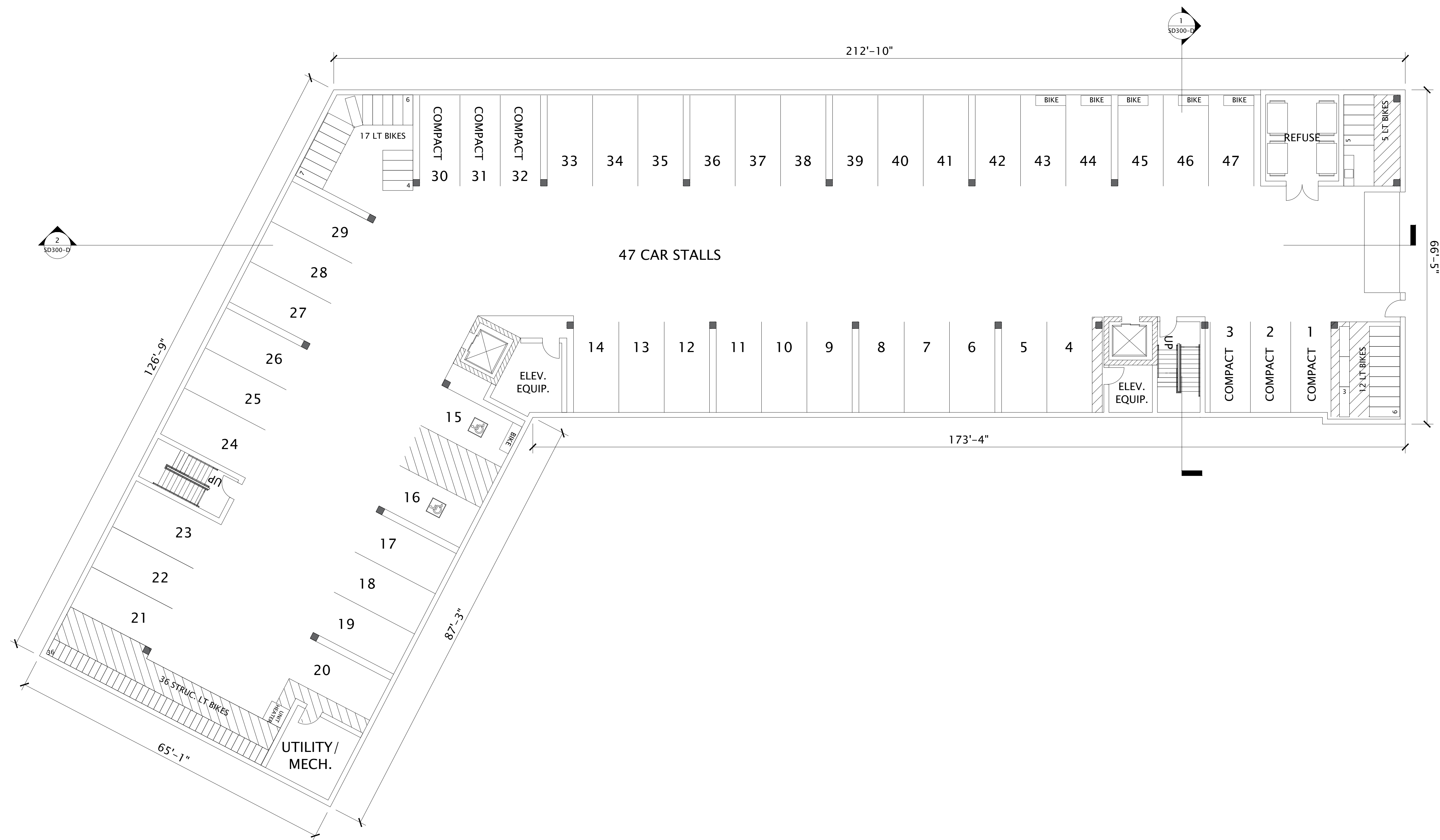
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING C -
SECTIONS

SHEET NUMBER

SD300-C



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REVISION SCHEDULE

Mark	Description	Date
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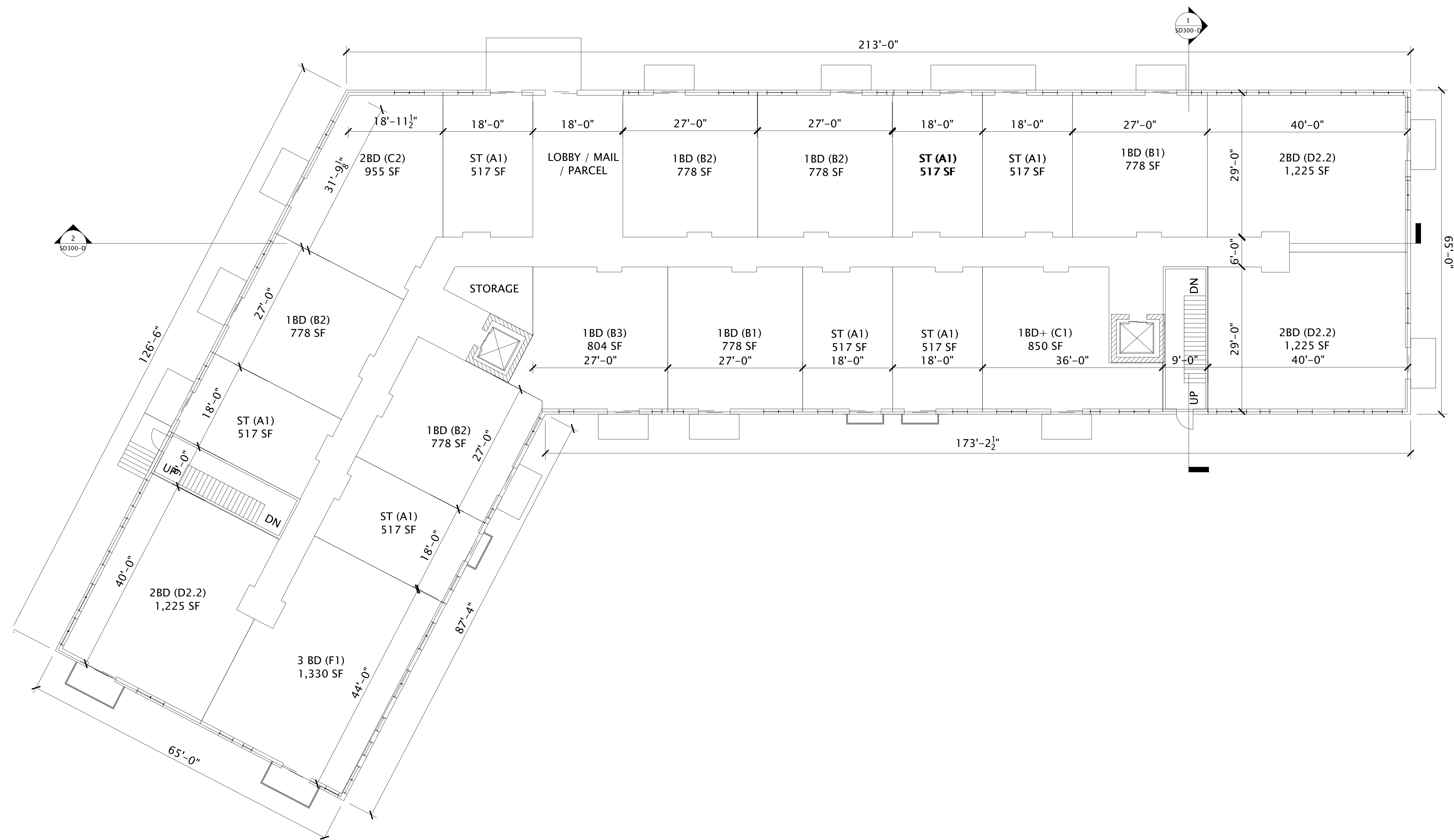
SHEET TITLE

BUILDING D -
LL FLOOR PLAN

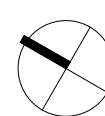
SHEET NUMBER

SD100-D

1 BUILDING D - LL FLOOR PLAN
3/32" = 1'-0"



1 BUILDING D - 1ST FLOOR PLAN
3/32" = 1'-0"



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CONDITIONAL USE
SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE	AUGUST 17, 2021
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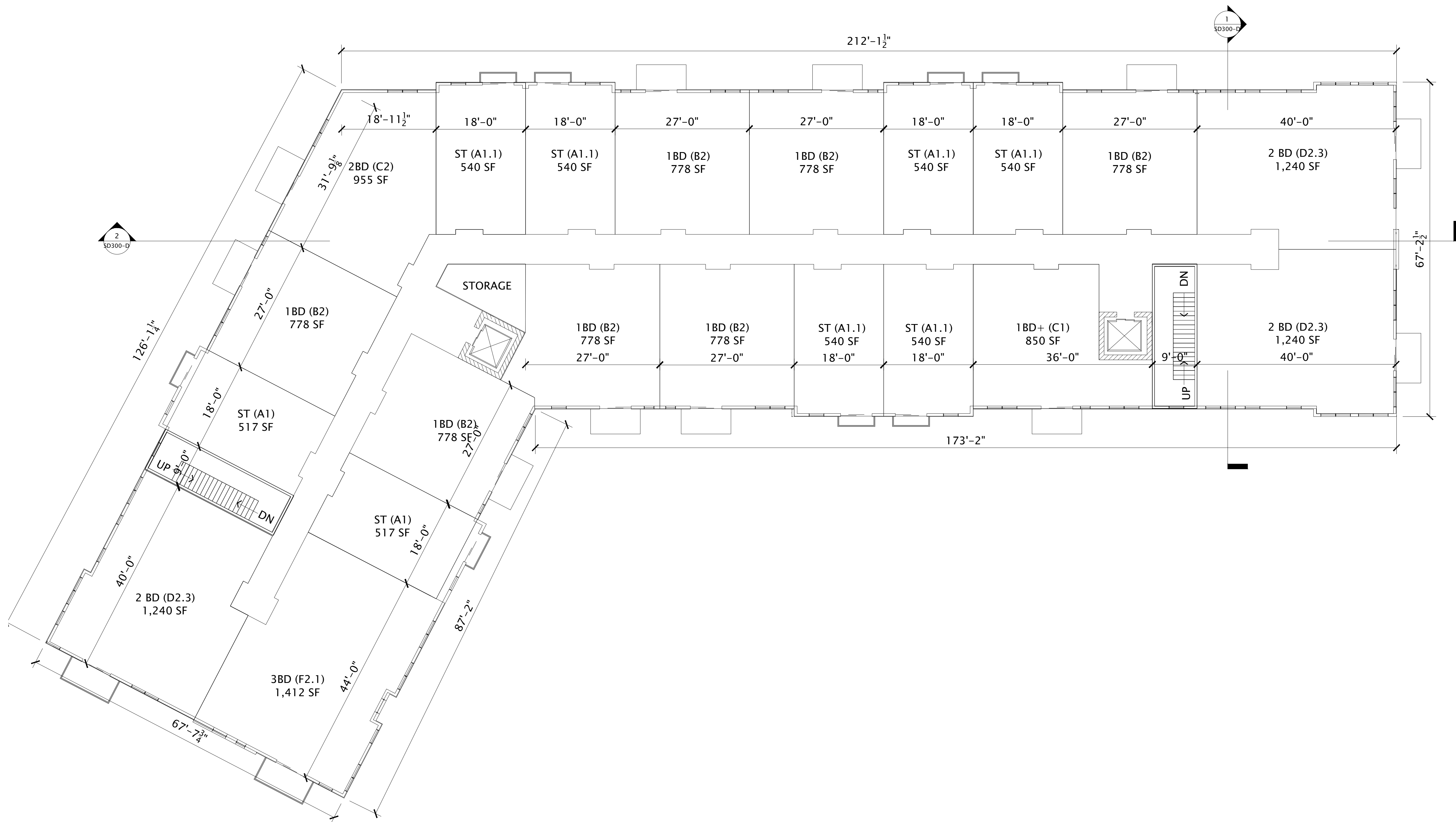
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING D -
1ST FLOOR PLAN

SHEET NUMBER

SD101-D



1 BUILDING D - 2ND-4TH FLOOR PLAN
3/32" = 1'-0"



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CONDITIONAL USE
SUBMITTAL

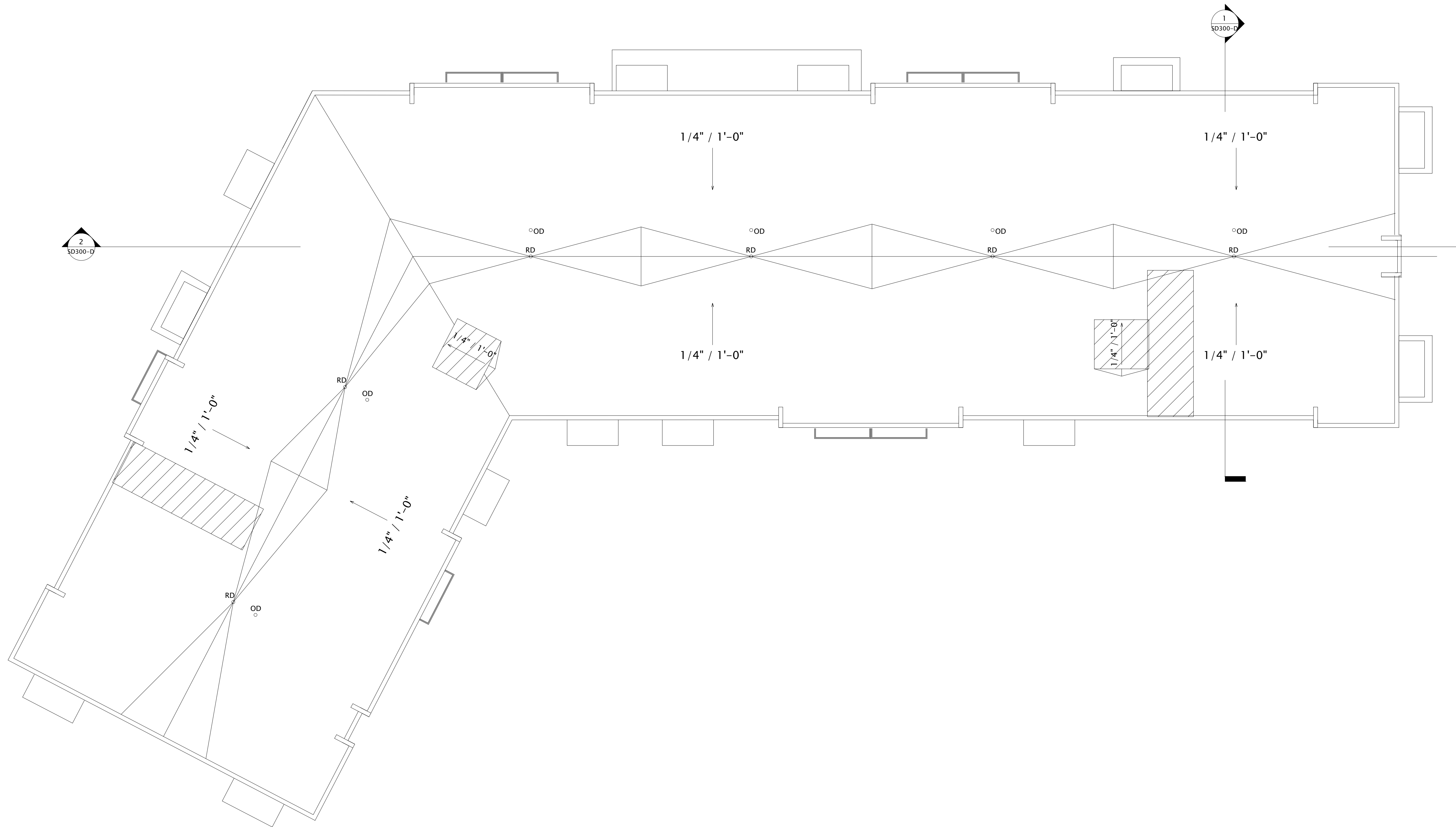
PROGRESS DOCUMENTS
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DATE OF ISSUANCE AUGUST 17, 2022

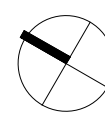
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
**BUILDING D -
2ND-4TH FLOOR
PLAN**

SHEET NUMBER
SD102-D



1 BUILDING D - ROOF PLAN
3/32" = 1'-0"



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PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING D -
ROOF PLAN

SHEET NUMBER

SD103-D

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINIUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINIUM	BLACK

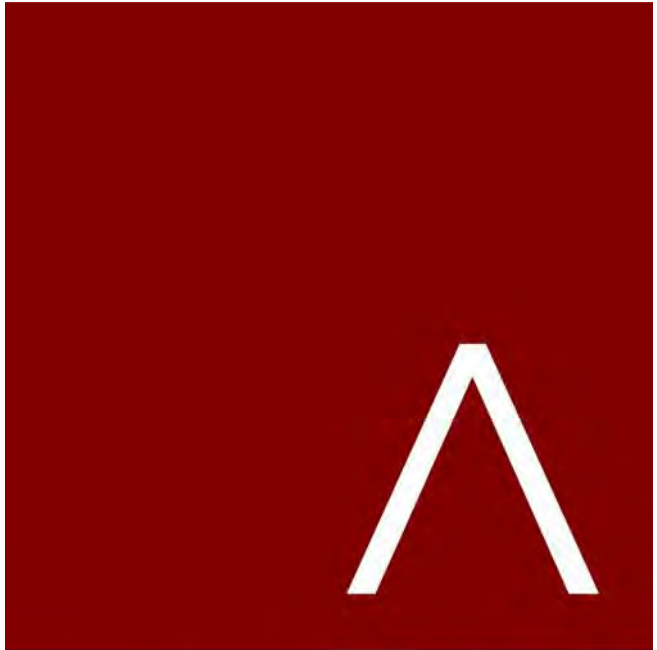
BUILDING D - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
CANOPY - RAISED	208 SF



1 BUILDING D - SOUTH LONG
3/32" = 1'-0"



2 BUILDING D - SOUTH SHORT
3/32" = 1'-0"



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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE

Mark	Description	Date
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SHEET TITLE

BUILDING D -
EXTERIOR ELEVATIONS

SHEET NUMBER

SD200-D

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

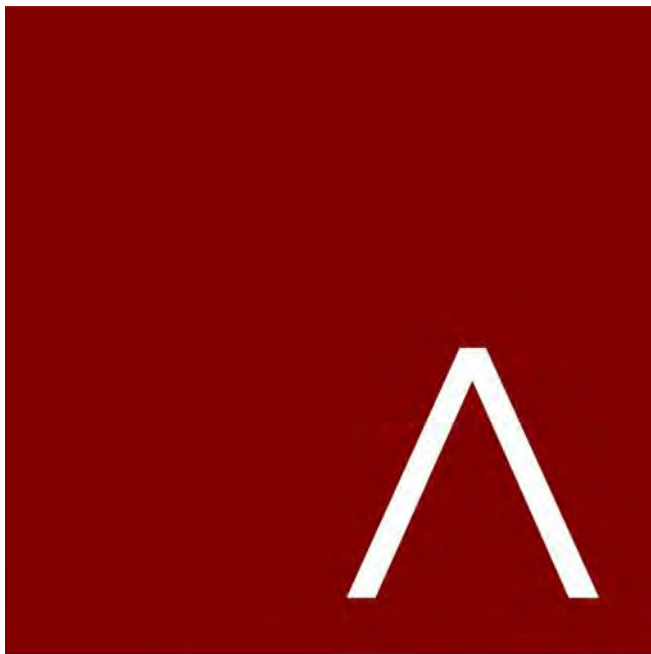
BUILDING D - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
CANOPY - RAISED	208 SF



2 BUILDING D - WEST LONG
3/32" = 1'-0"



3 BUILDING D - WEST SHORT
3/32" = 1'-0"



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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
BUILDING D -
EXTERIOR ELEVATIONS

SHEET NUMBER
SD201-D

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

BUILDING D - SIGNAGE AREA

SIGNAGE TYPE	AREA
EAST ELEVATION	
CANOPY - RAISED	208 SF



ROOF TRUSS BRG
142'-7 1/2"

FOURTH FLOOR
133'-5 5/8"

THIRD FLOOR
122'-3 3/4"

SECOND FLOOR
111'-1 7/8"

FIRST FLOOR
100'-0"

1 BUILDING D - EAST
3/32" = 1'-0"



ROOF TRUSS BRG
142'-7 1/2"

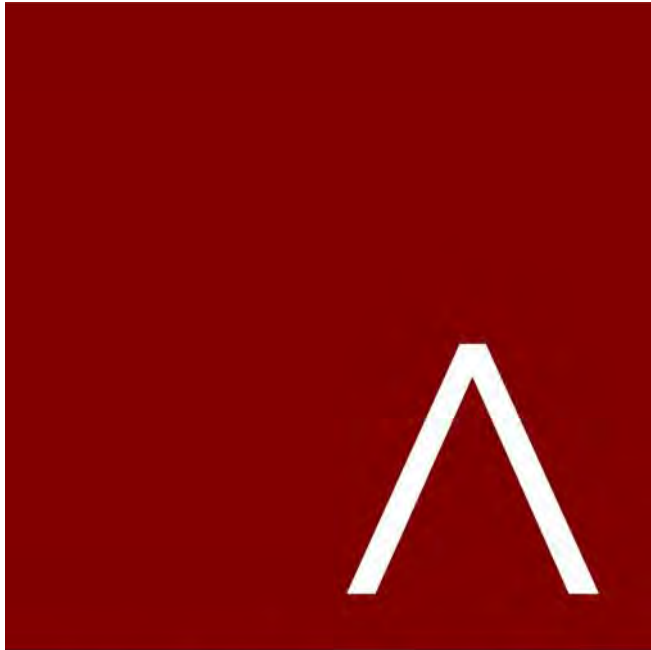
FOURTH FLOOR
133'-5 5/8"

THIRD FLOOR
122'-3 3/4"

SECOND FLOOR
111'-1 7/8"

FIRST FLOOR
100'-0"

2 BUILDING D - NORTH
3/32" = 1'-0"



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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE

Mark	Description	Date
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SHEET TITLE

BUILDING D -
EXTERIOR ELEVATIONS

SHEET NUMBER

SD202-D

EXTERIOR MATERIALS SCHEDULE 2			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINIT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

BUILDING D - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
CANOPY - RAISED	208 SF



ROOF TRUSS BRG
142'-7 1/2"

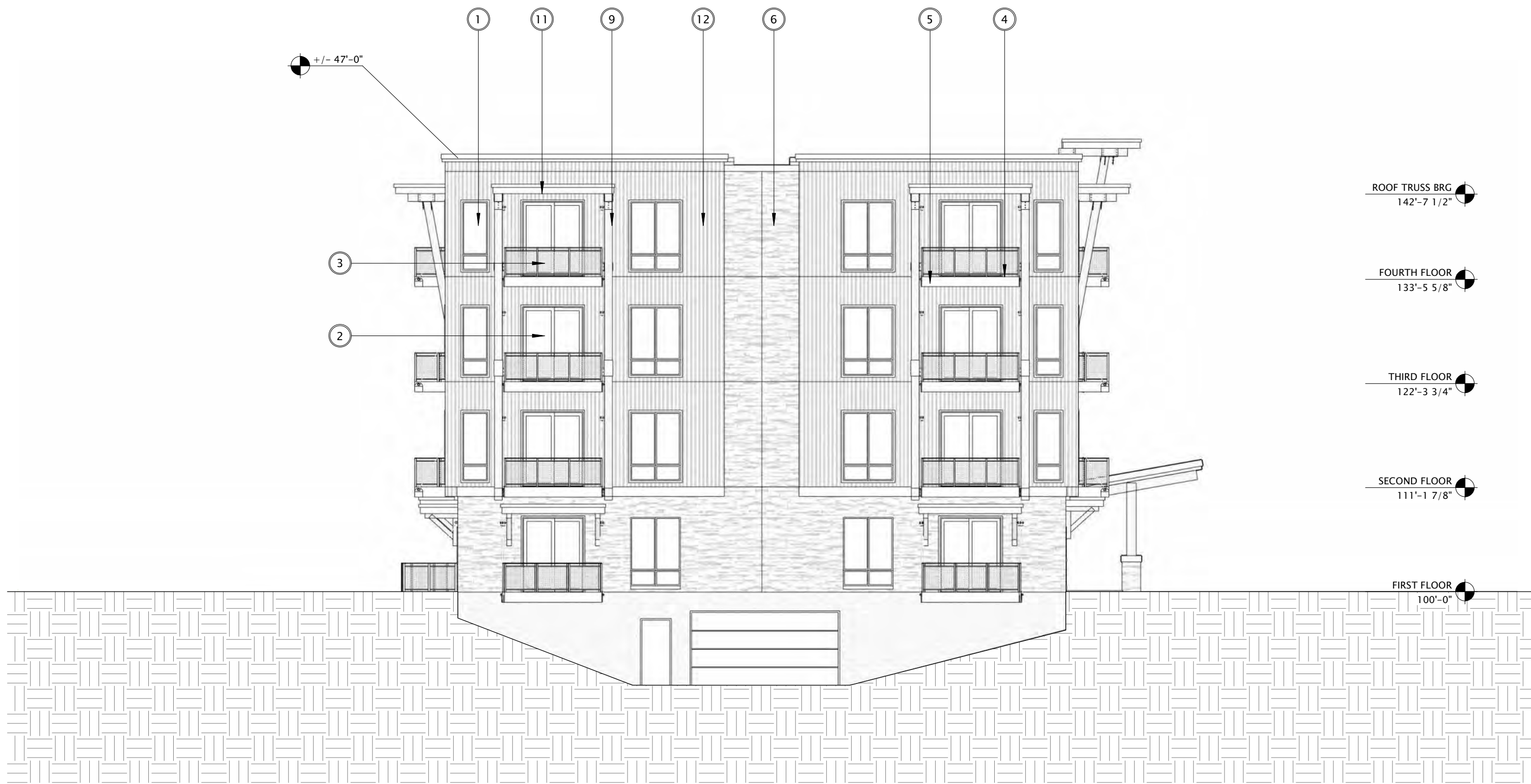
FOURTH FLOOR
133'-5 5/8"

THIRD FLOOR
122'-3 3/4"

SECOND FLOOR
111'-1 7/8"

FIRST FLOOR
100'-0"

2 BUILDING D - SOUTH LONG 1
3/32" = 1'-0"



ROOF TRUSS BRG
142'-7 1/2"

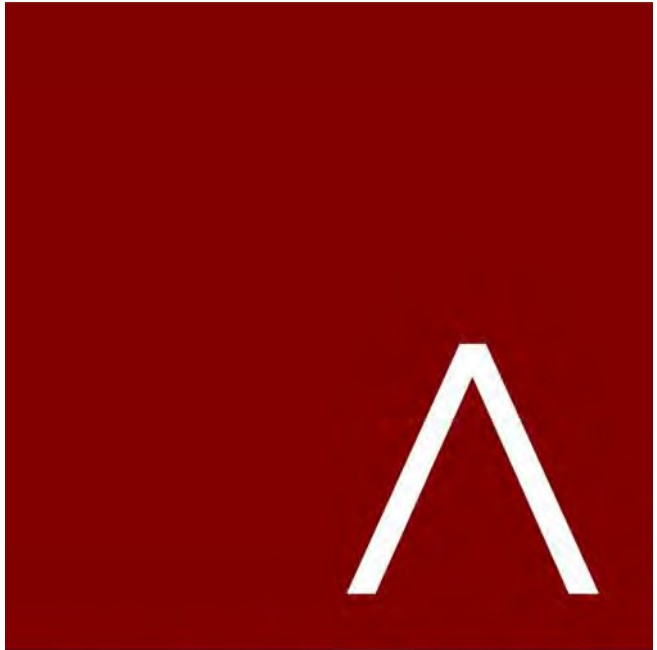
FOURTH FLOOR
133'-5 5/8"

THIRD FLOOR
122'-3 3/4"

SECOND FLOOR
111'-1 7/8"

FIRST FLOOR
100'-0"

3 BUILDING D - SOUTH SHORT 1
3/32" = 1'-0"



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING D -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

SD203-D

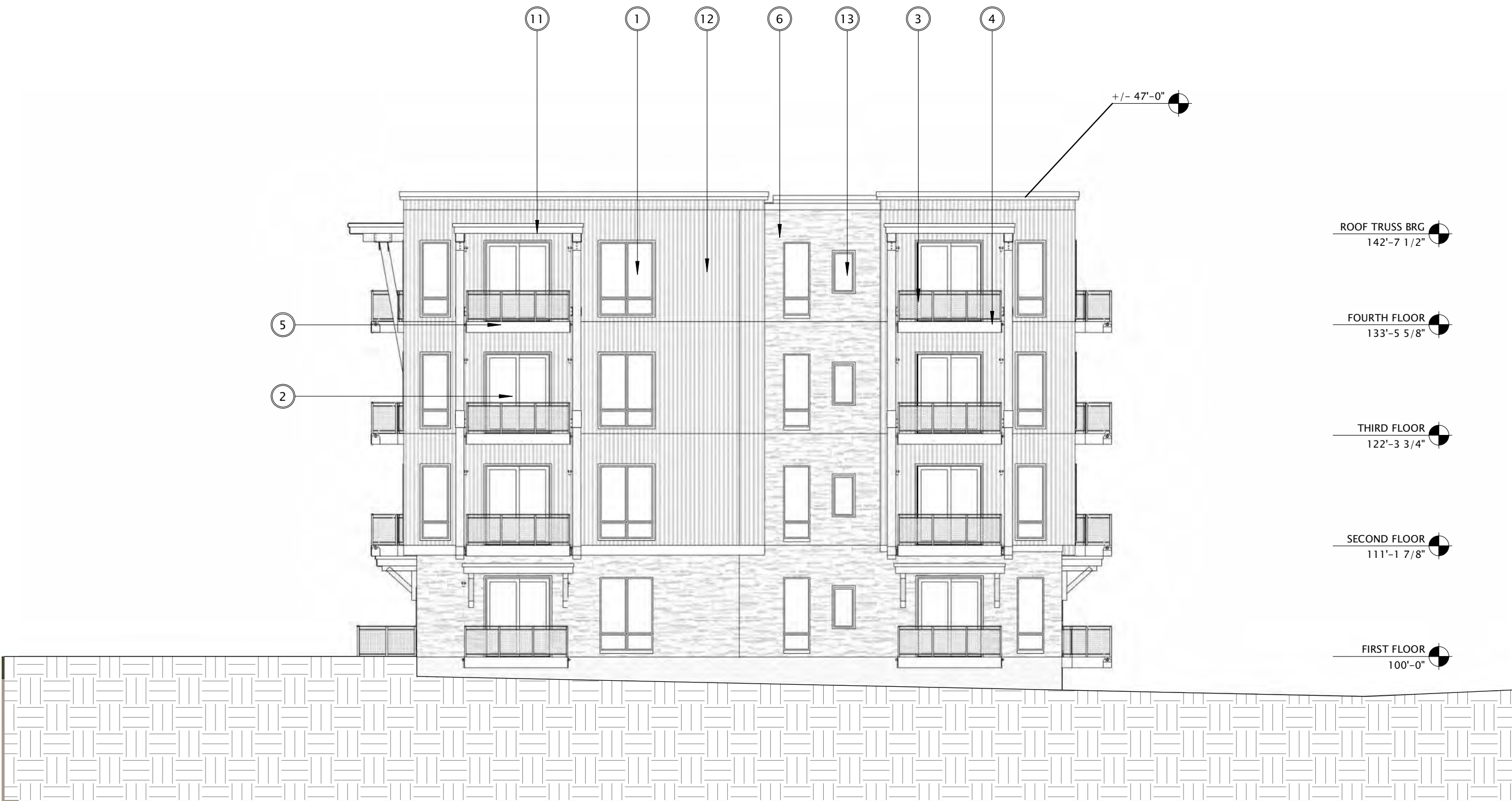
EXTERIOR MATERIALS SCHEDULE 3			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

BUILDING D - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
CANOPY - RAISED	208 SF

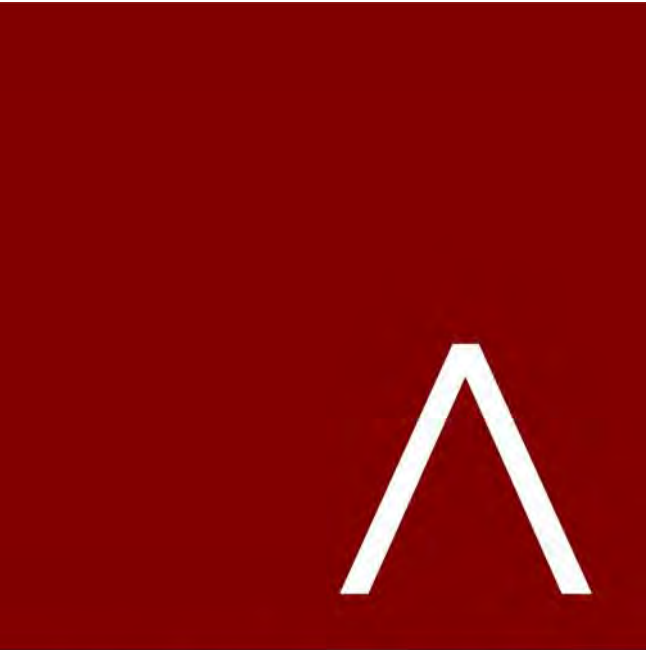


- ROOF TRUSS BRG
142'-7 1/2"
- FOURTH FLOOR
133'-5 5/8"
- THIRD FLOOR
122'-3 3/4"
- SECOND FLOOR
111'-1 7/8"
- FIRST FLOOR
100'-0"

2 BUILDING D - WEST LONG 1
3/32" = 1'-0"



3 BUILDING D - WEST SHORT 1
3/32" = 1'-0"



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING D -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

SD204-D

EXTERIOR MATERIALS SCHEDULE 3			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

BUILDING D - SIGNAGE AREA

SIGNAGE TYPE	AREA
EAST ELEVATION	
CANOPY - RAISED	208 SF



1 BUILDING D - EAST 1
3/32" = 1'-0"



2 BUILDING D - NORTH 1
3/32" = 1'-0"



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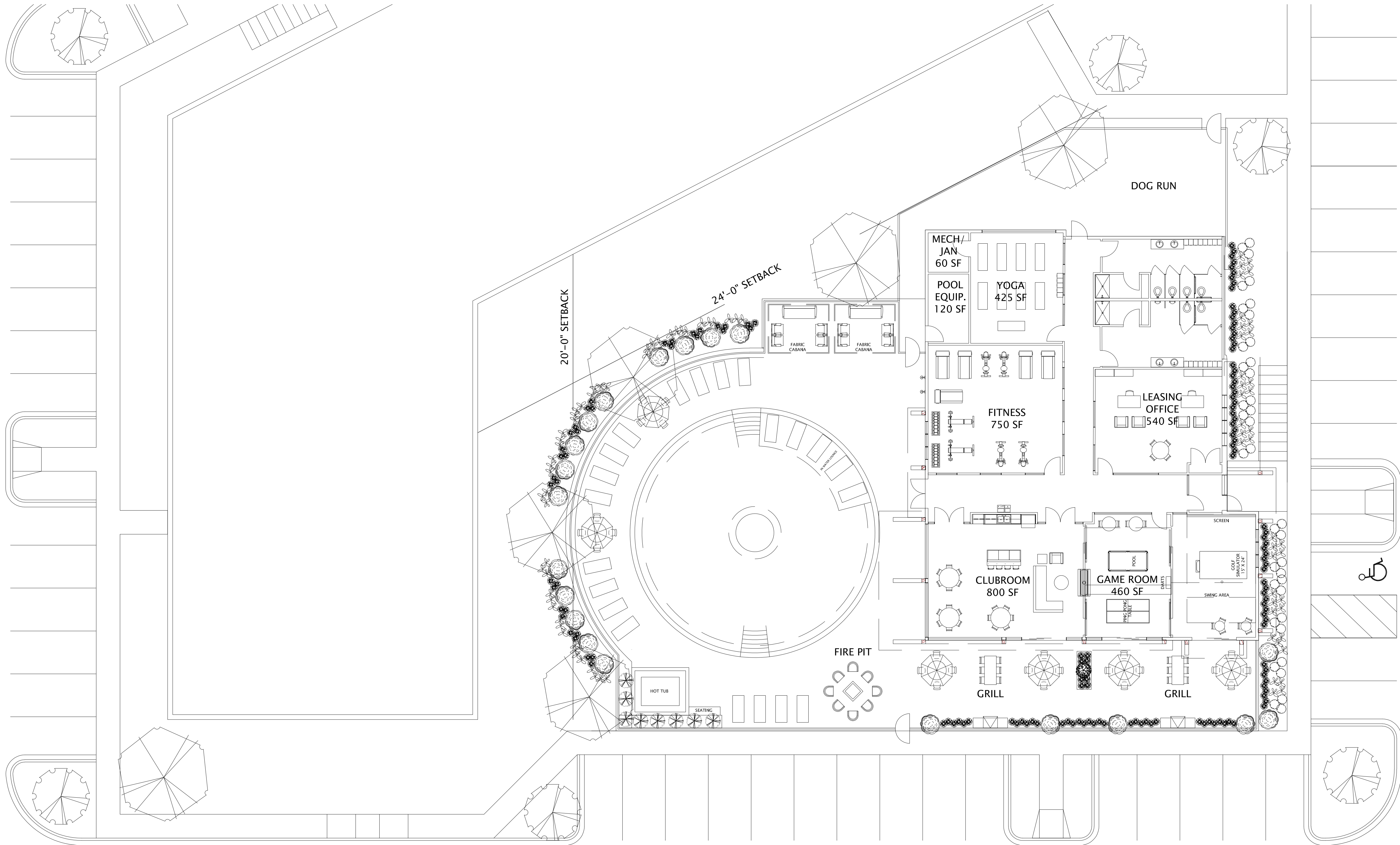
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Mark	Description	Date

SHEET TITLE

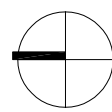
BUILDING D -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

SD205-D



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



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THE WINSTON

CITY OF MADISON
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DATE OF ISSUANCE AUGUST 1, 2022

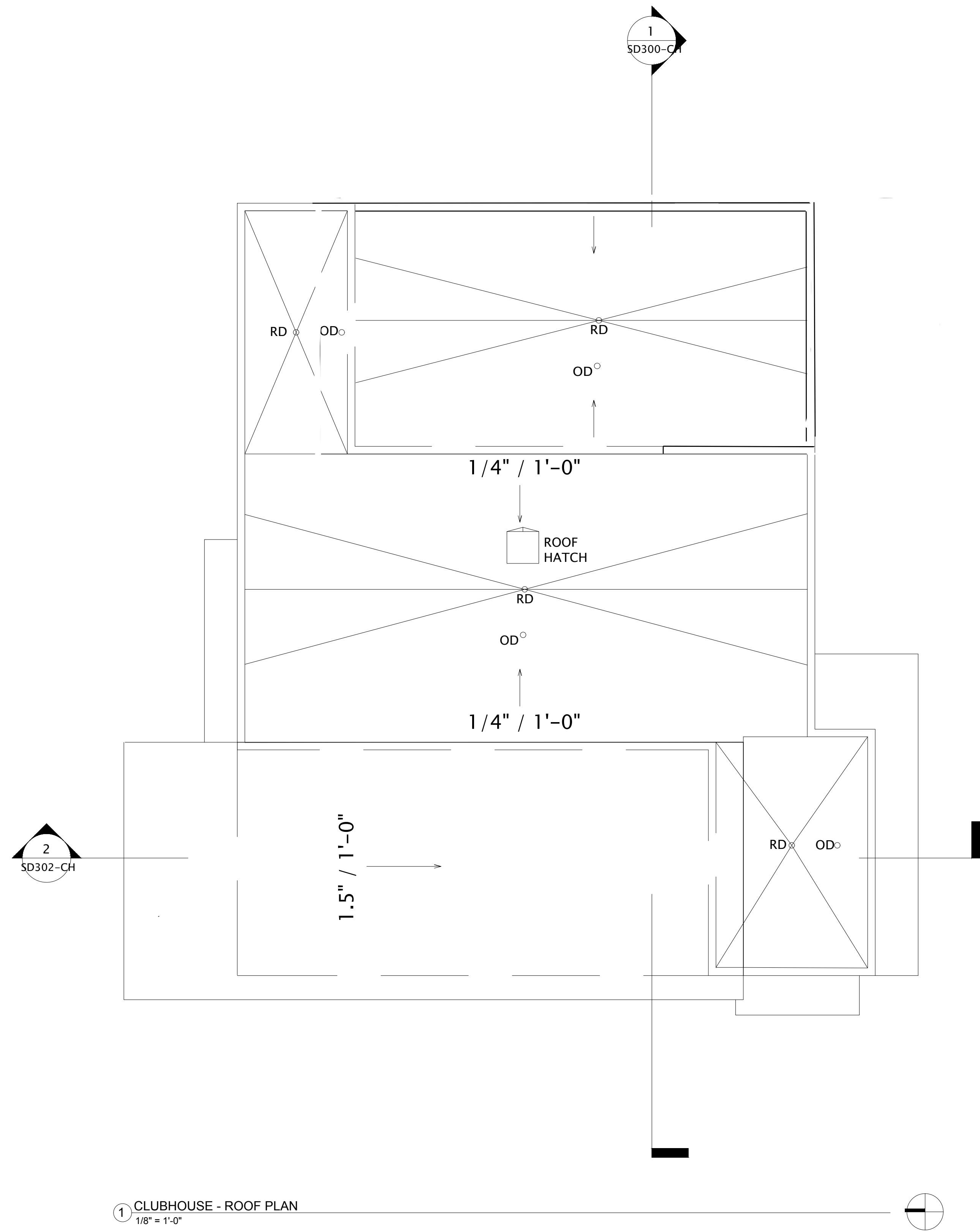
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

CLUBHOUSE -
FLOOR PLAN

SHEET NUMBER

SD100-CH



1 CLUBHOUSE - ROOF PLAN
1/8" = 1'-0"



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PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 1, 2022

REVISION SCHEDULE		
Mark	Description	Date

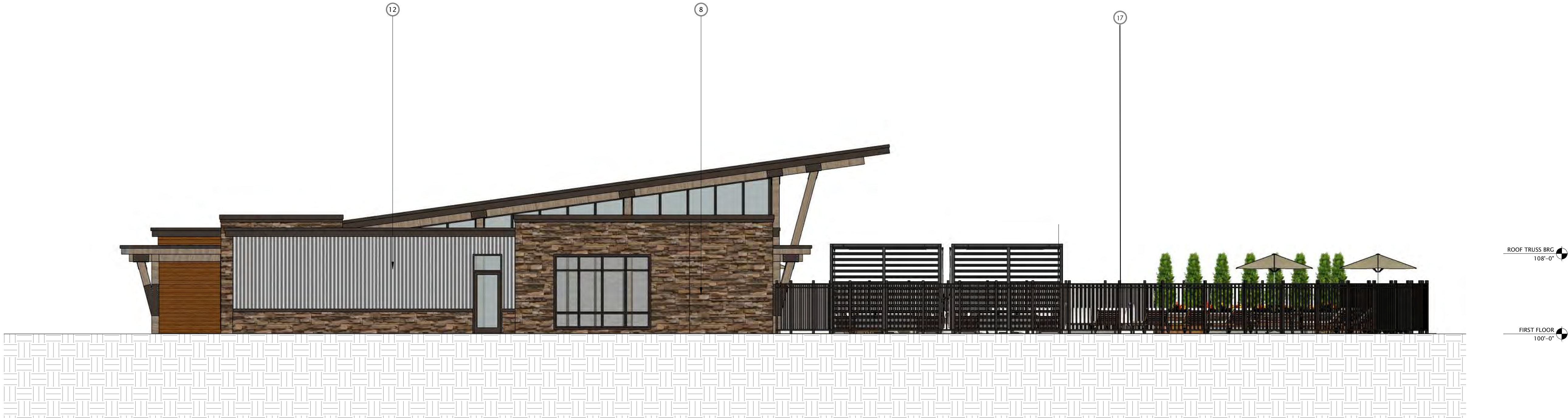
SHEET TITLE

CLUBHOUSE -
ROOF PLAN

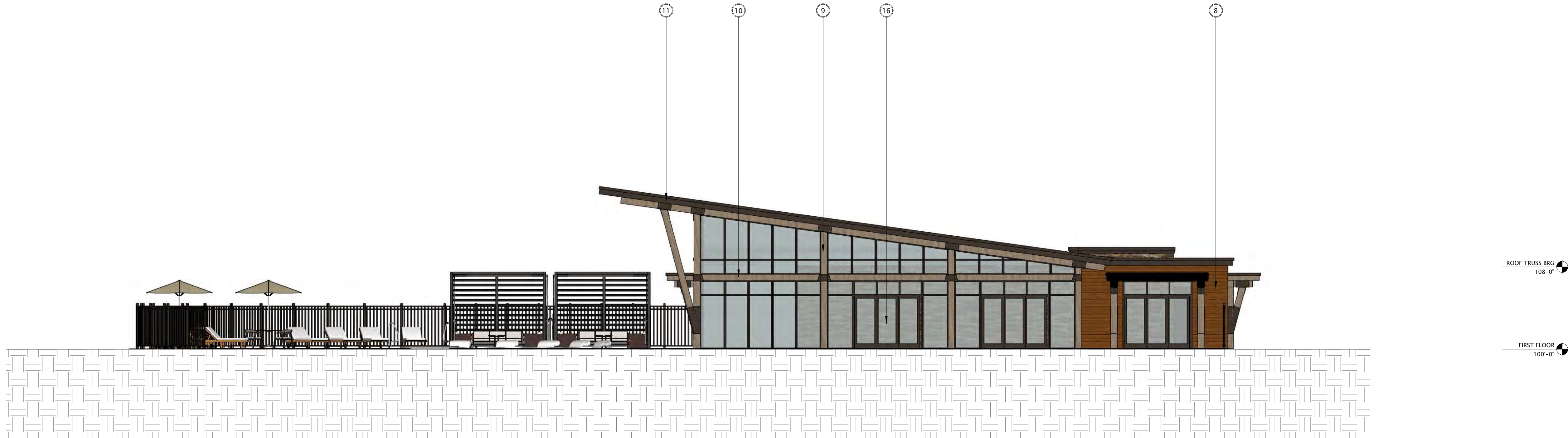
SHEET NUMBER

SD101-CH

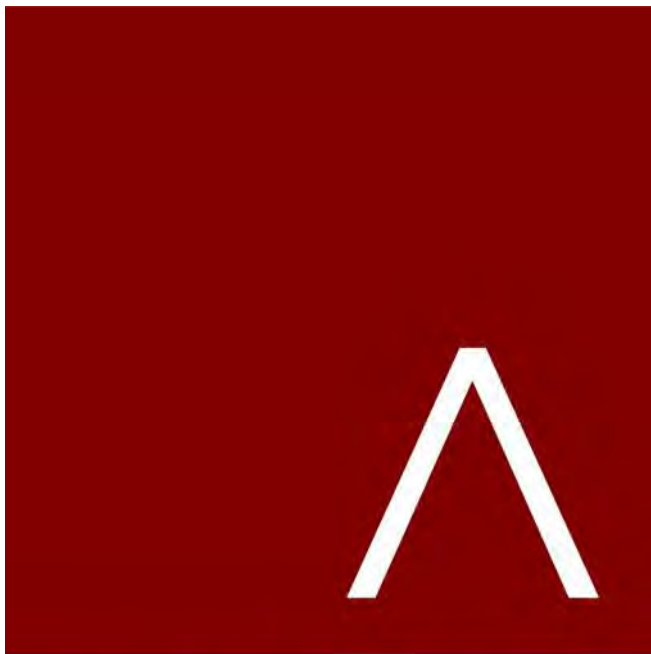
EXTERIOR MATERIALS SCHEDULE 1			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STACKEDGE
7	SIDING - 1 (LIGHT)	ULTRASHELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	60" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK



1 CLUBHOUSE - EAST 1
1/8" = 1'-0"



2 CLUBHOUSE - WEST 1
1/8" = 1'-0"



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THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE

Mark	Description	Date
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SHEET TITLE

CLUBHOUSE -
EXTERIOR ELEVATIONS

SHEET NUMBER

SD200-CH

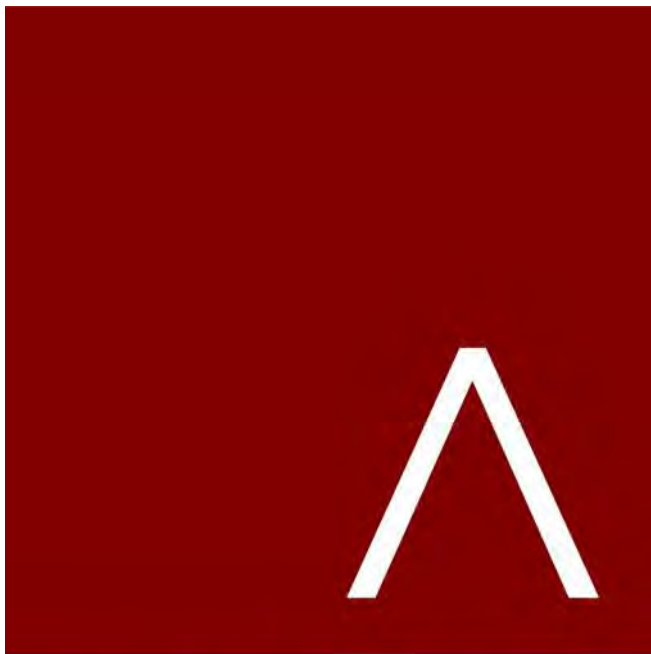
EXTERIOR MATERIALS SCHEDULE 1			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	60" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK



1 CLUBHOUSE - NORTH 1
3/16" = 1'-0"



2 CLUBHOUSE - SOUTH 1
3/16" = 1'-0"



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REVISION SCHEDULE

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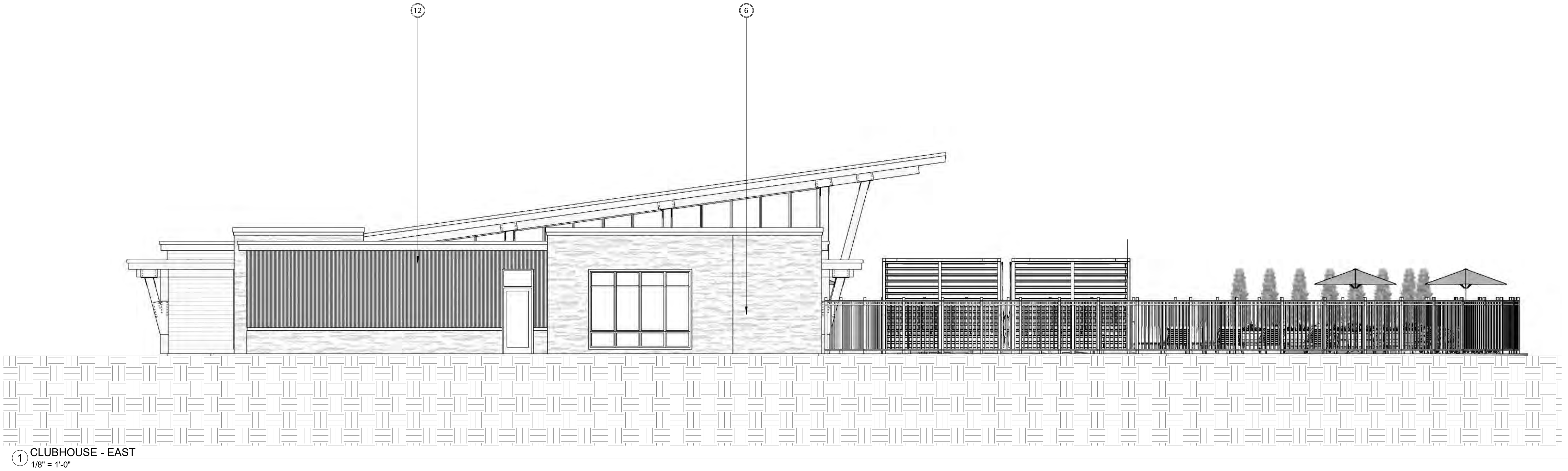
SHEET TITLE

CLUBHOUSE -
EXTERIOR ELEVATIONS

SHEET NUMBER

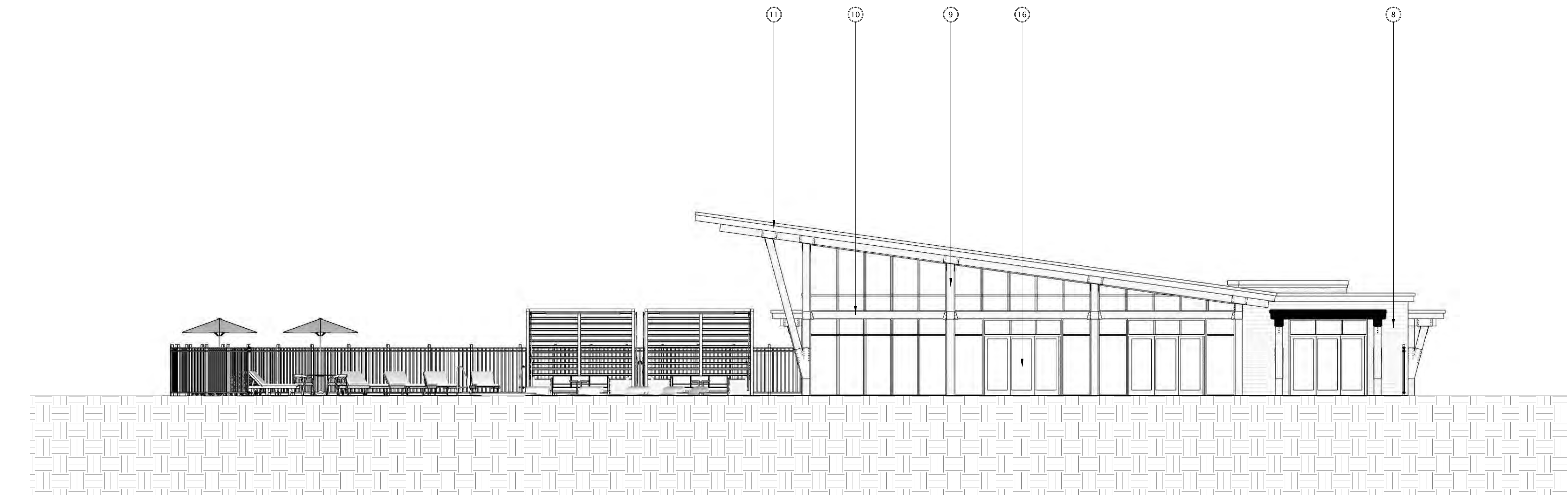
SD201-CH

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	60" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK



ROOF TRUSS BAY
108'-0"

FIRST FLOOR
100'-0"



ROOF TRUSS BAY
108'-0"

FIRST FLOOR
100'-0"



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Mark	Description	Date

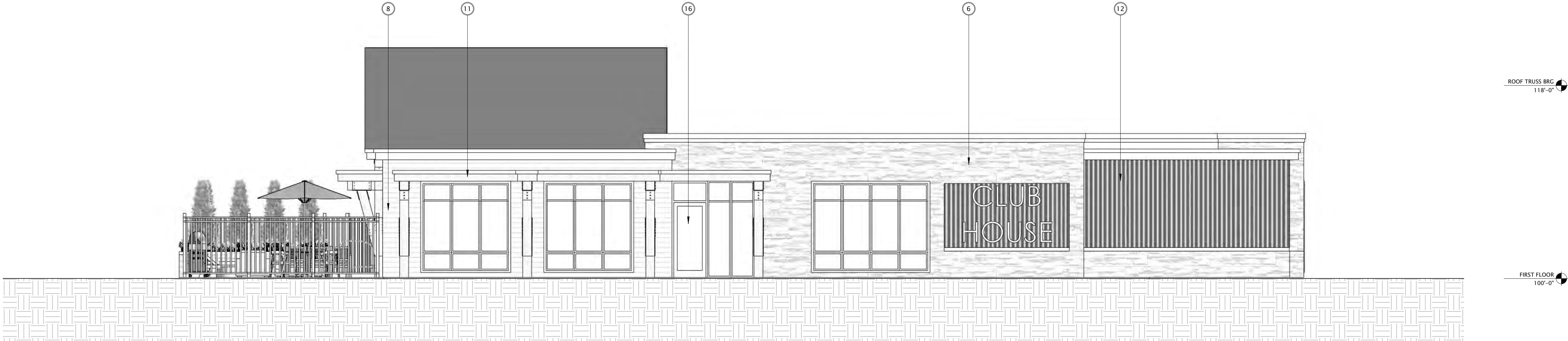
SHEET TITLE

CLUBHOUSE -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

SD202-CH

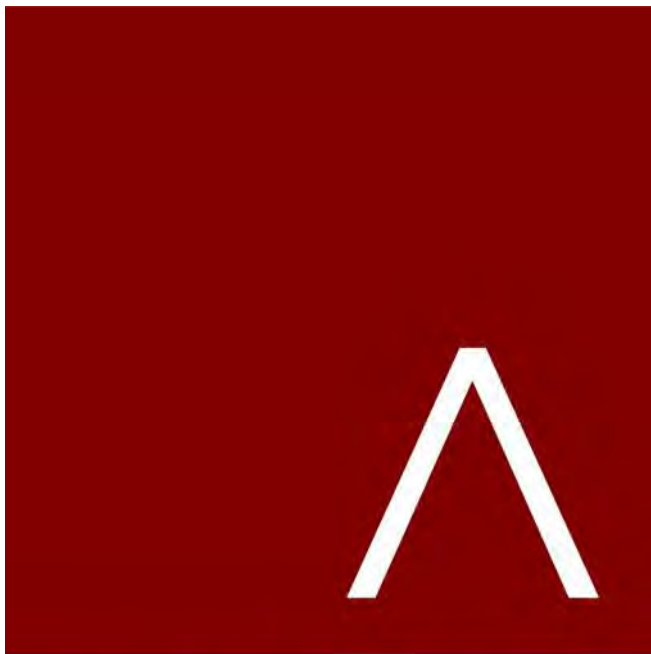
EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAIN TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	60" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK



1 CLUBHOUSE - NORTH
3/16" = 1'-0"



2 CLUBHOUSE - SOUTH
3/16" = 1'-0"



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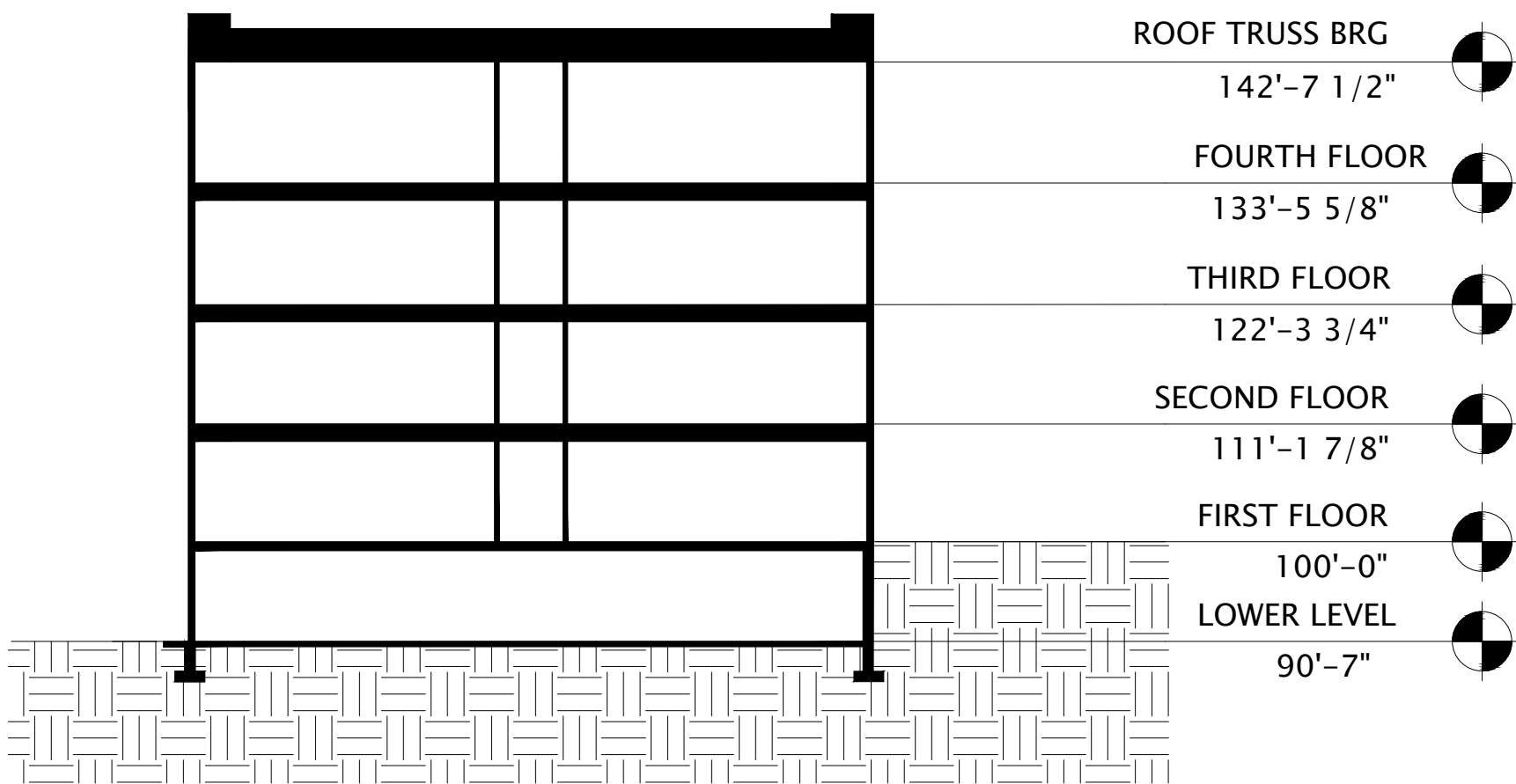
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

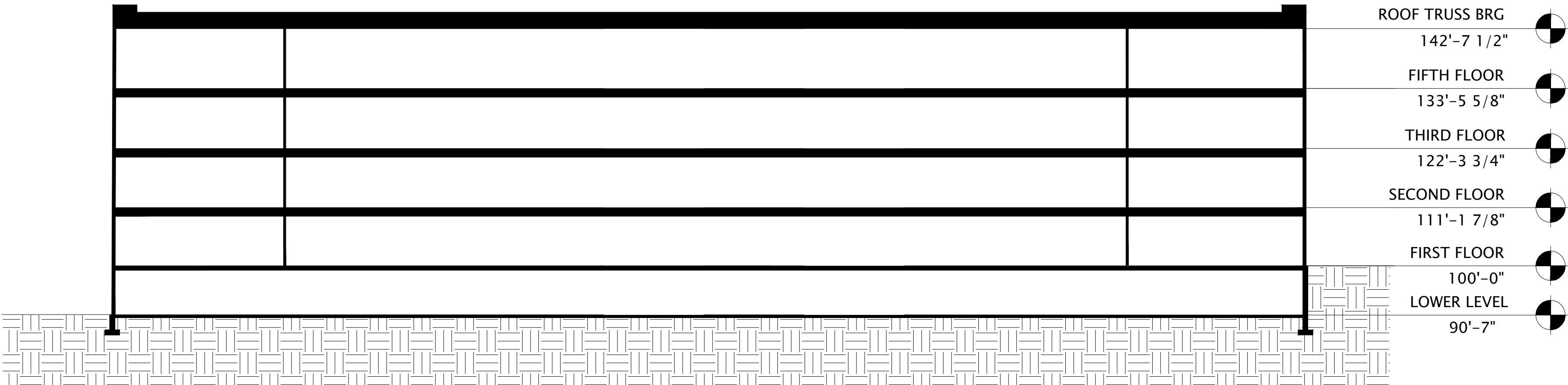
CLUBHOUSE -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

SD203-CH



1 BUILDING D - SECTION 1
1/16" = 1'-0"



2 BUILDING D - SECTION 2
1/16" = 1'-0"



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SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING D -
SECTIONS

SHEET NUMBER

SD300-D



JLA PROJECT NUMBER: 19-1104-0

CONDITIONAL USE SUBMITTAL

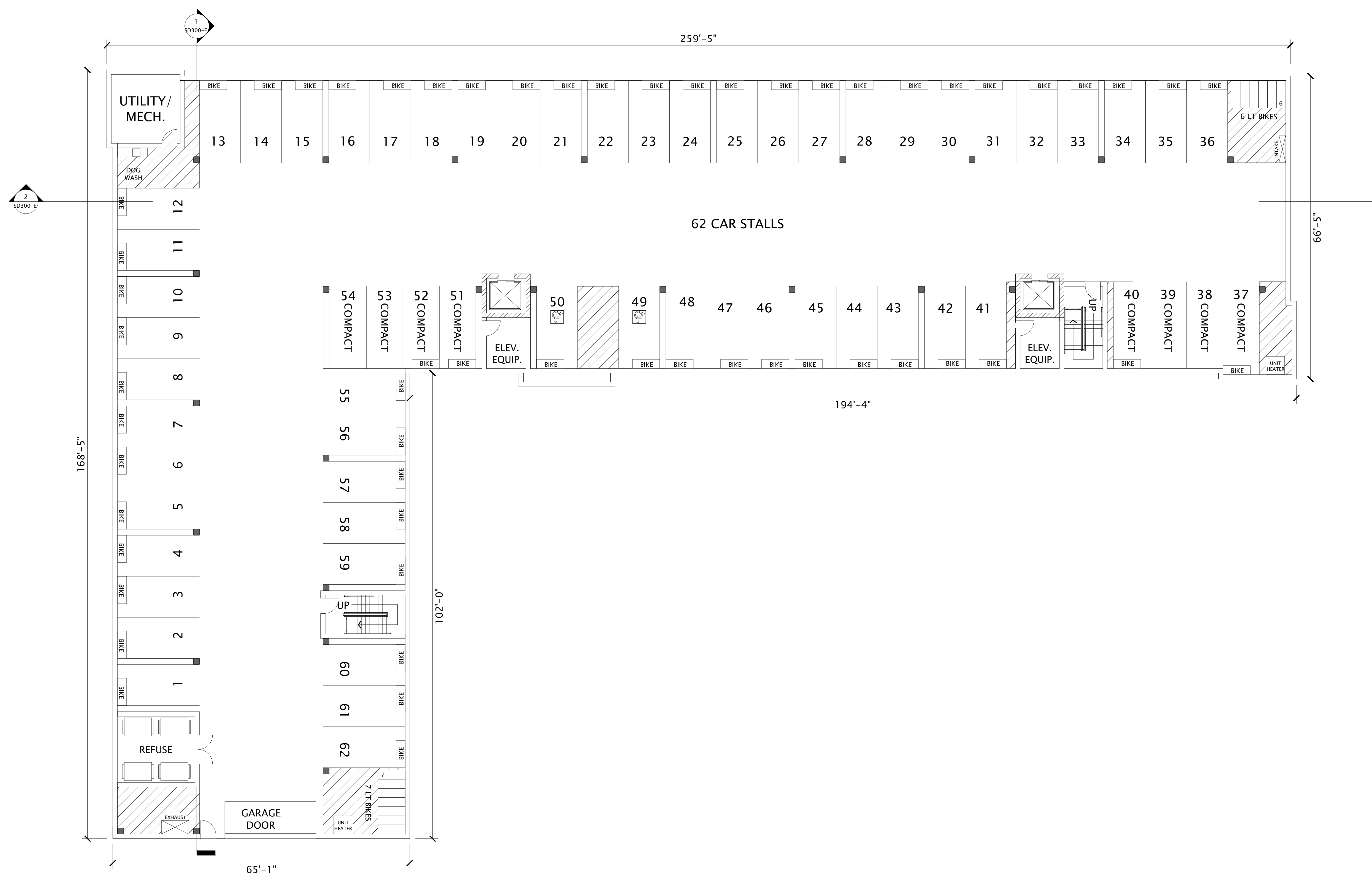
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DATE OF ISSUANCE	AUGUST 17, 2022
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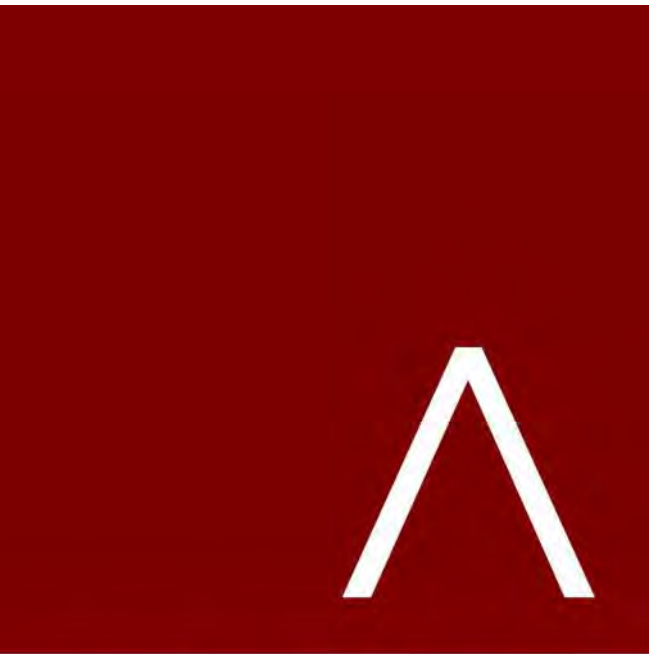
SHEET TITLE

SHEET NUMBER

SD 100-E



1 BUILDING E - LL FLOOR PLAN
3/32" = 1'-0"



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PROGRESS DOCUMENTS

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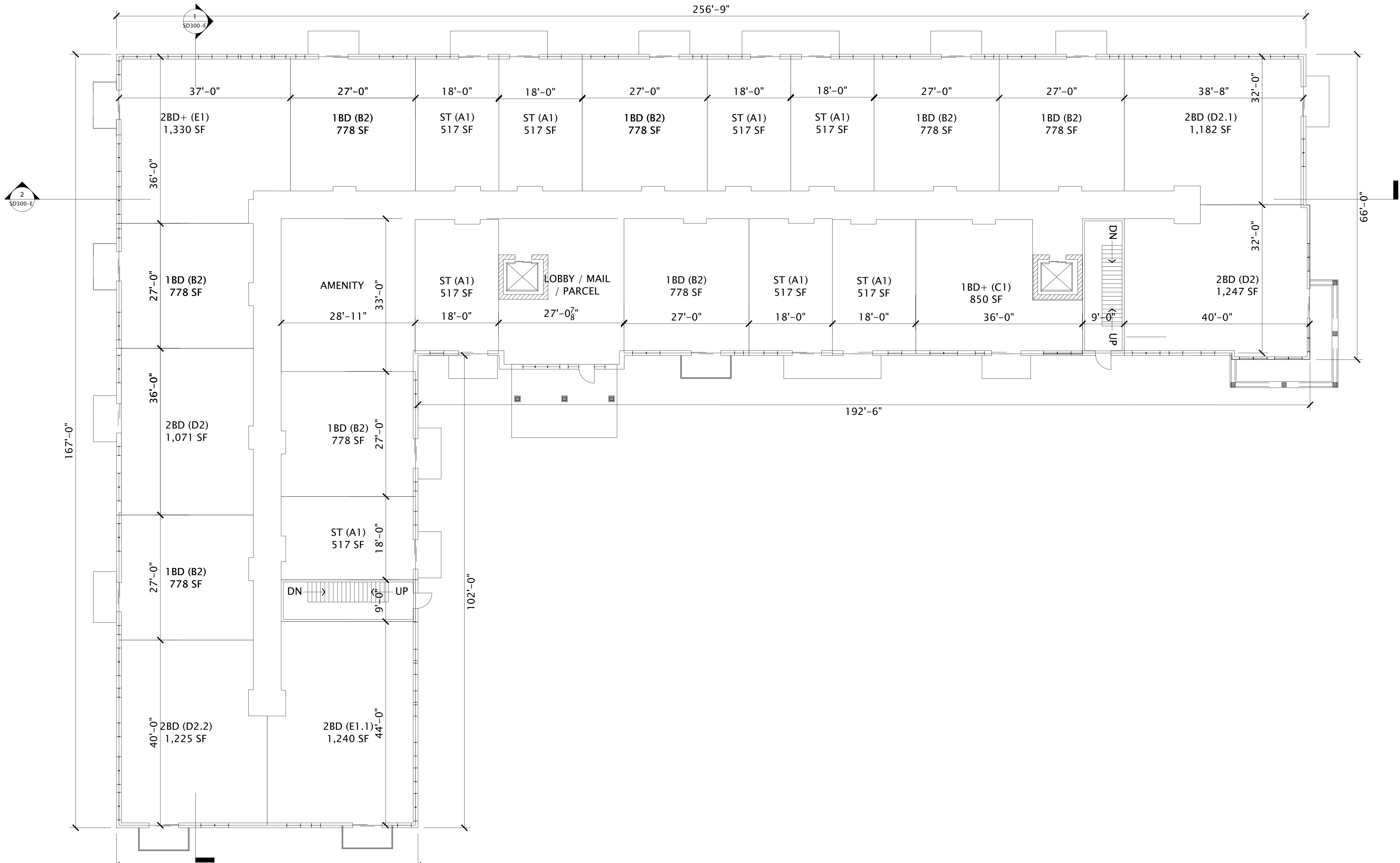
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

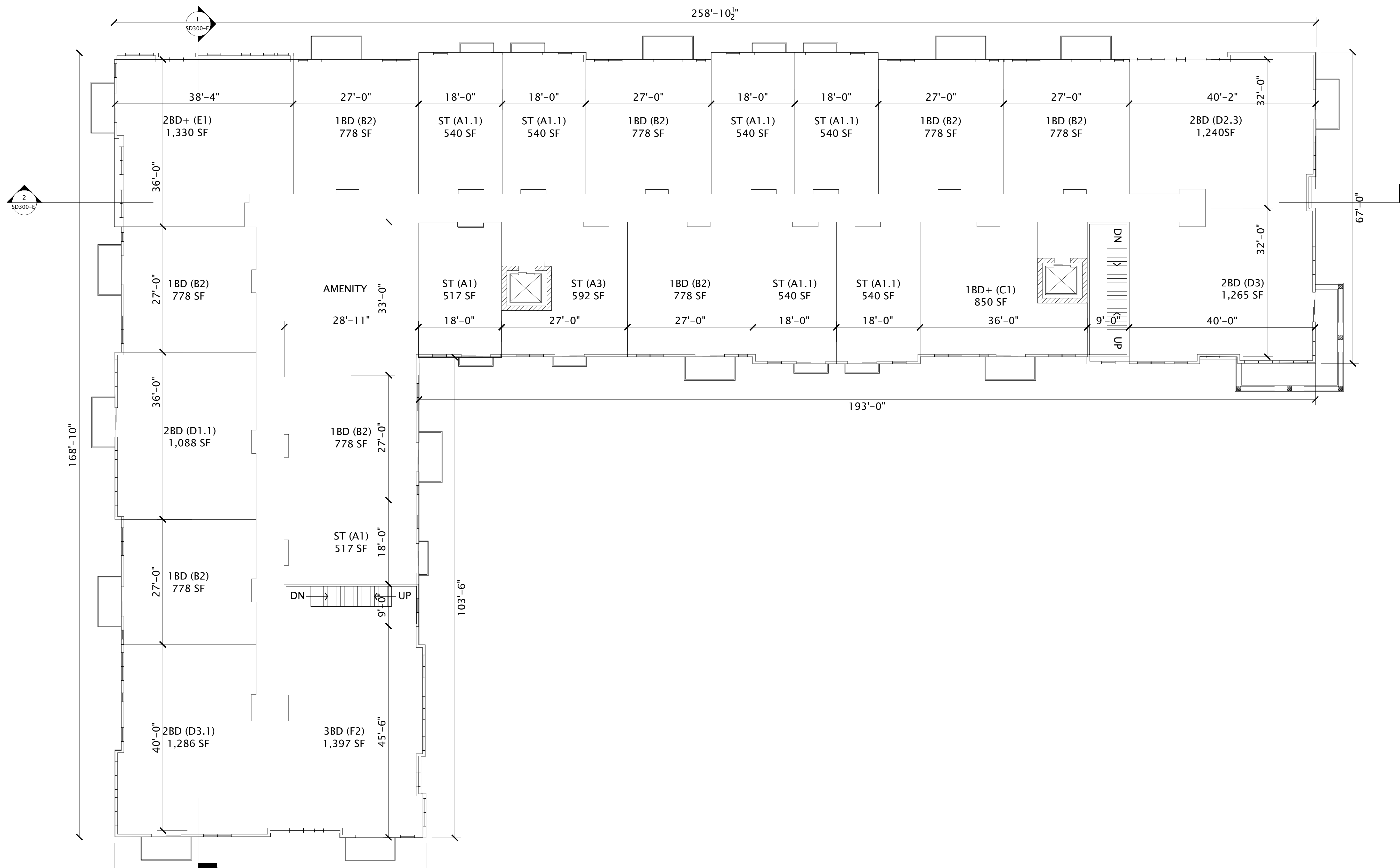
BUILDING E -
1ST FLOOR PLAN

SHEET NUMBER

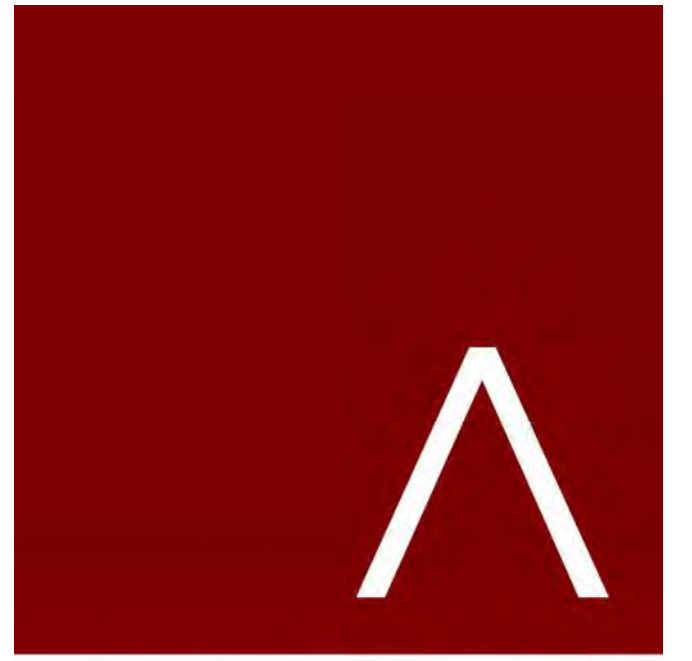
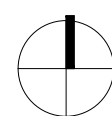
SD101-E



1 BUILDING E - 1ST FLOOR PLAN
3/32" = 1'-0"



1 BUILDING E - 2ND-3RD FLOOR PLAN
3/32" = 1'-0"



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PROGRESS DOCUMENTS

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DATE OF ISSUANCE	AUGUST 17, 2022
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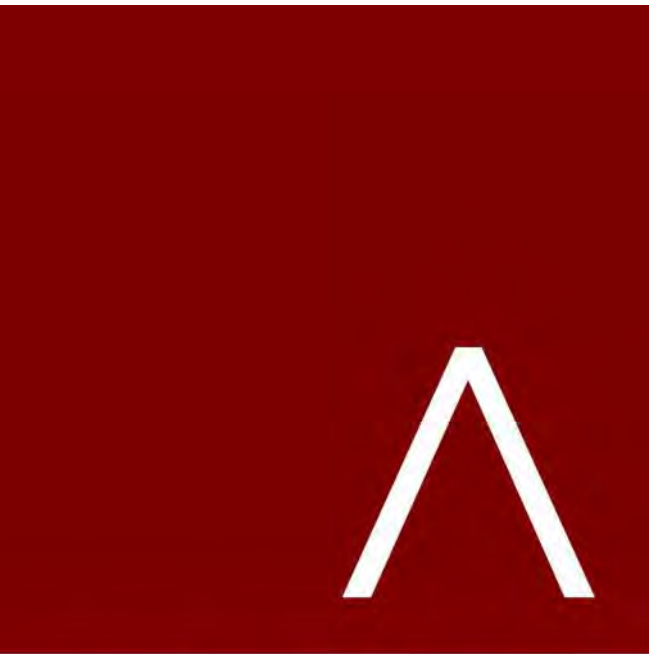
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING E -
2ND-3RD FLOOR
PLAN

SHEET NUMBER

SD102-E



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PROGRESS DOCUMENTS

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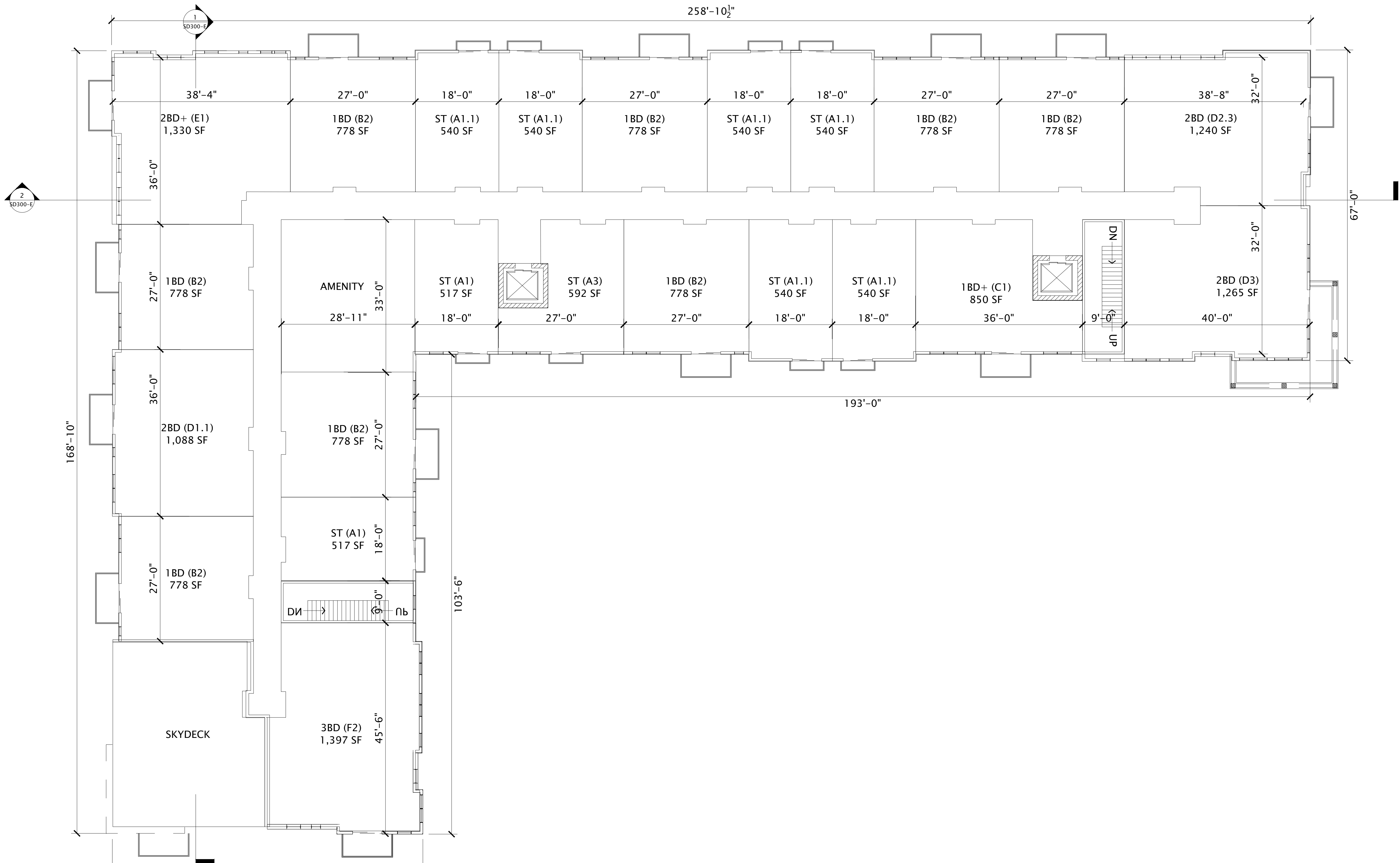
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

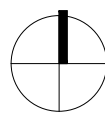
BUILDING E -
FOURTH FLOOR
PLAN

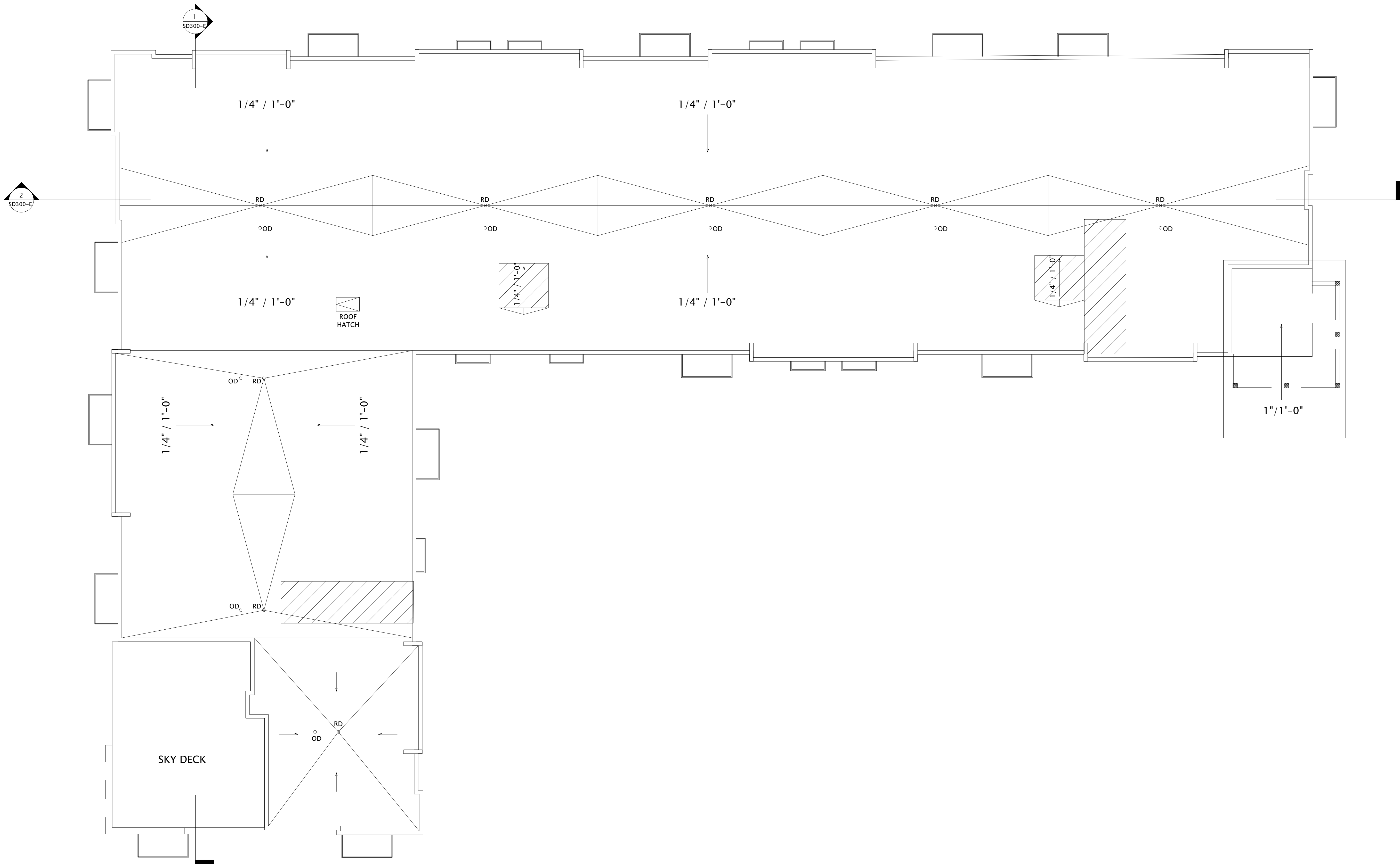
SHEET NUMBER

SD103-E

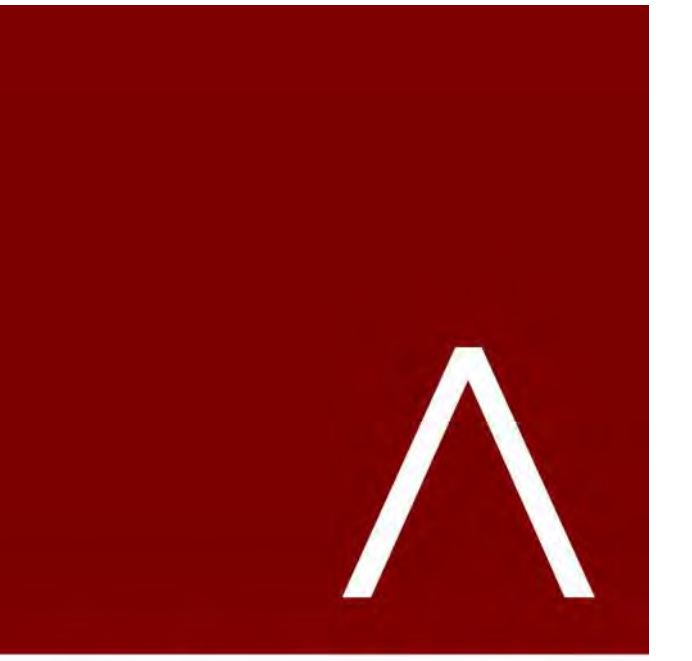


1 BUILDING E - 4TH FLOOR PLAN
3/32" = 1'-0"





1 BUILDING E - ROOF PLAN
3/32" = 1'-0"



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PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING E -
ROOF PLAN

SHEET NUMBER

SD104-E

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAIN TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

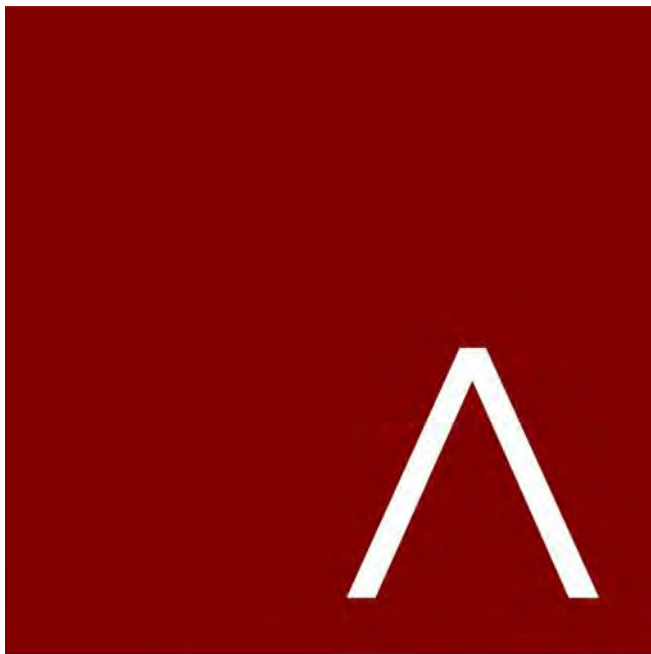
BUILDING E - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING E - NORTH
3/32" = 1'-0"



2 BUILDING E - SOUTH
3/32" = 1'-0"



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
BUILDING E - EXTERIOR
ELEVATIONS

SHEET NUMBER
SD200-E

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

BUILDING E - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



ROOF TRUSS BRG
142'-7 1/2"

FOURTH FLOOR
133'-5 5/8"

THIRD FLOOR
122'-3 3/4"

SECOND FLOOR
111'-1 7/8"

FIRST FLOOR
100'-0"

1 BUILDING E - EAST
3/32" = 1'-0"



ROOF TRUSS BRG
142'-7 1/2"

FOURTH FLOOR
133'-5 5/8"

THIRD FLOOR
122'-3 3/4"

SECOND FLOOR
111'-1 7/8"

FIRST FLOOR
100'-0"

2 BUILDING E - WEST
3/32" = 1'-0"



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING E - EXTERIOR
ELEVATIONS

SHEET NUMBER

SD201-E

EXTERIOR MATERIALS SCHEDULE 4			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAIN TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

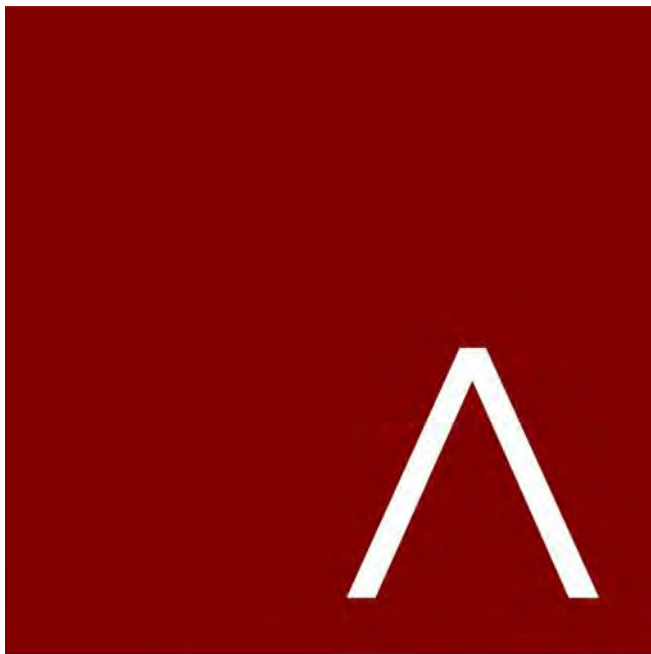
BUILDING E - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



2 BUILDING E - NORTH 1
3/32" = 1'-0"



1 BUILDING E - SOUTH 1
3/32" = 1'-0"



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
BUILDING E - EXTERIOR
ELEVATIONS B&W

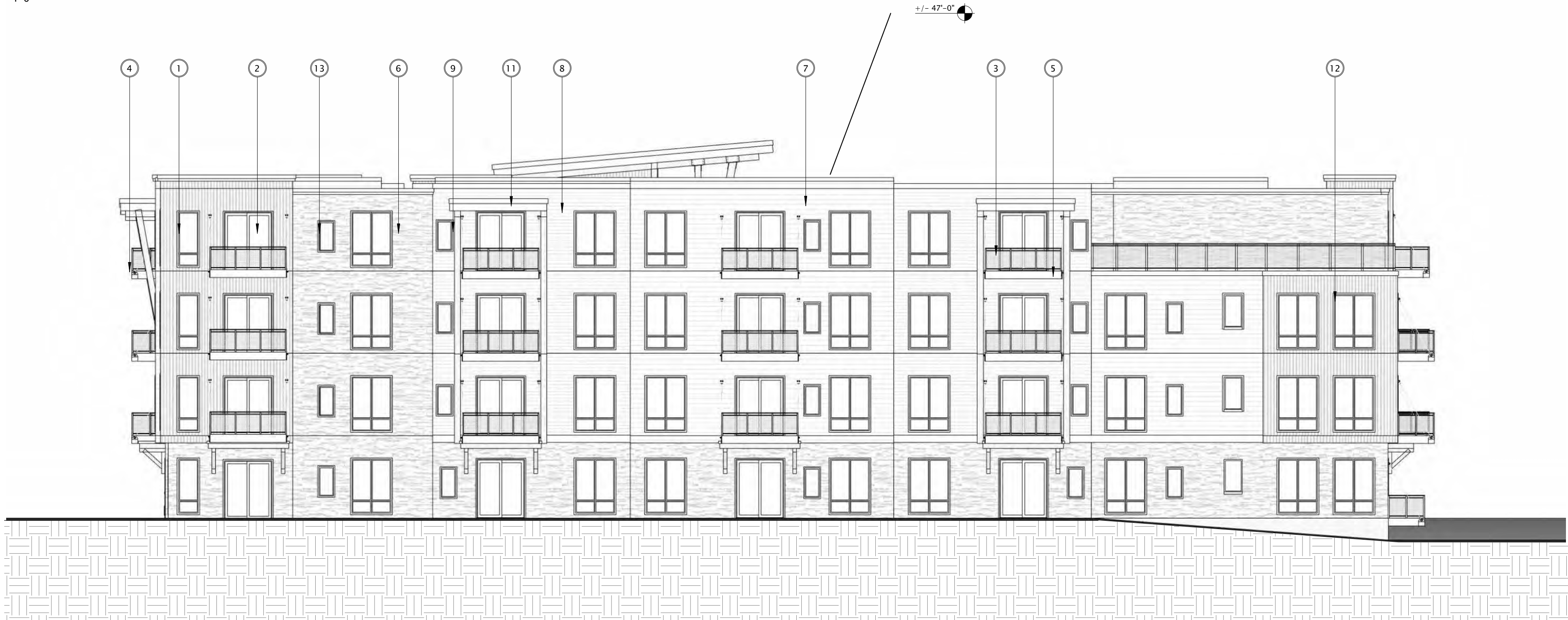
SHEET NUMBER
SD202-E

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAIN TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

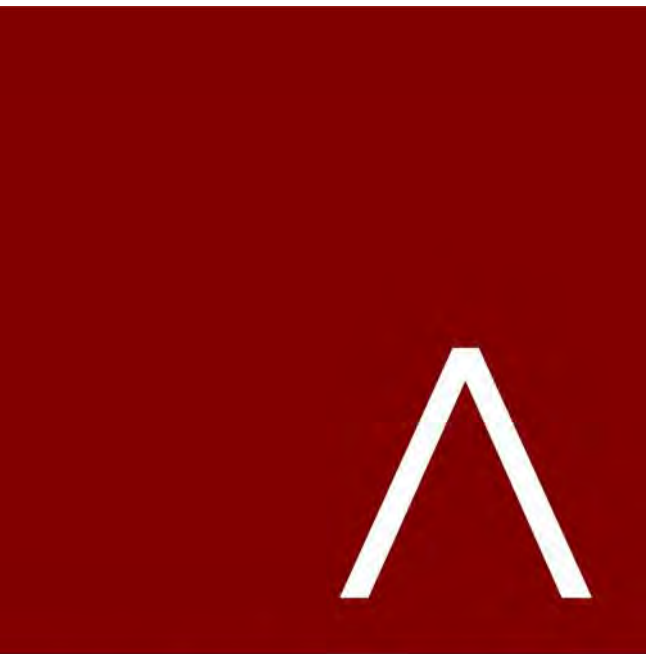
BUILDING E - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING E - EAST 1
3/32" = 1'-0"



2 BUILDING E - WEST 1
3/32" = 1'-0"



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THE WINSTON

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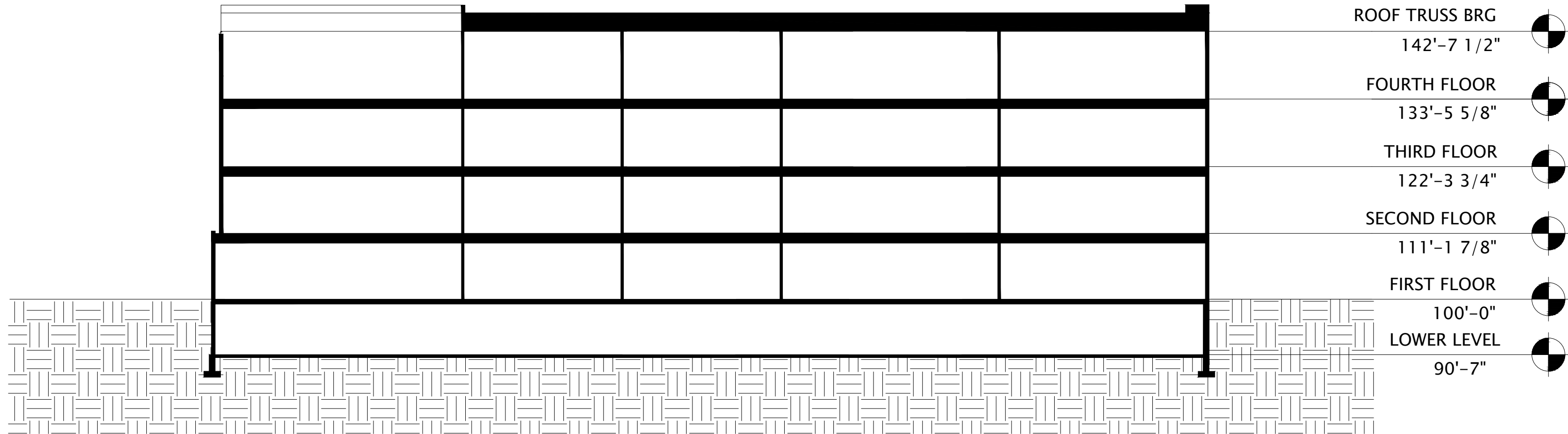
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SHEET TITLE

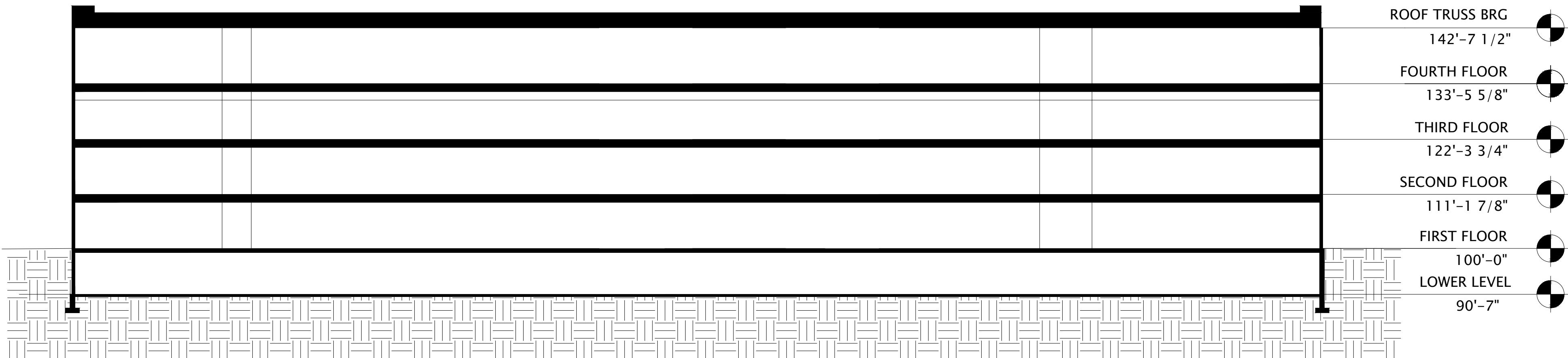
**BUILDING E - EXTERIOR
ELEVATIONS B&W**

SHEET NUMBER

SD203-E



1 BUILDING E - SECTION 1
1/16" = 1'-0"



2 BUILDING E - SECTION 2
1/16" = 1'-0"



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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 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

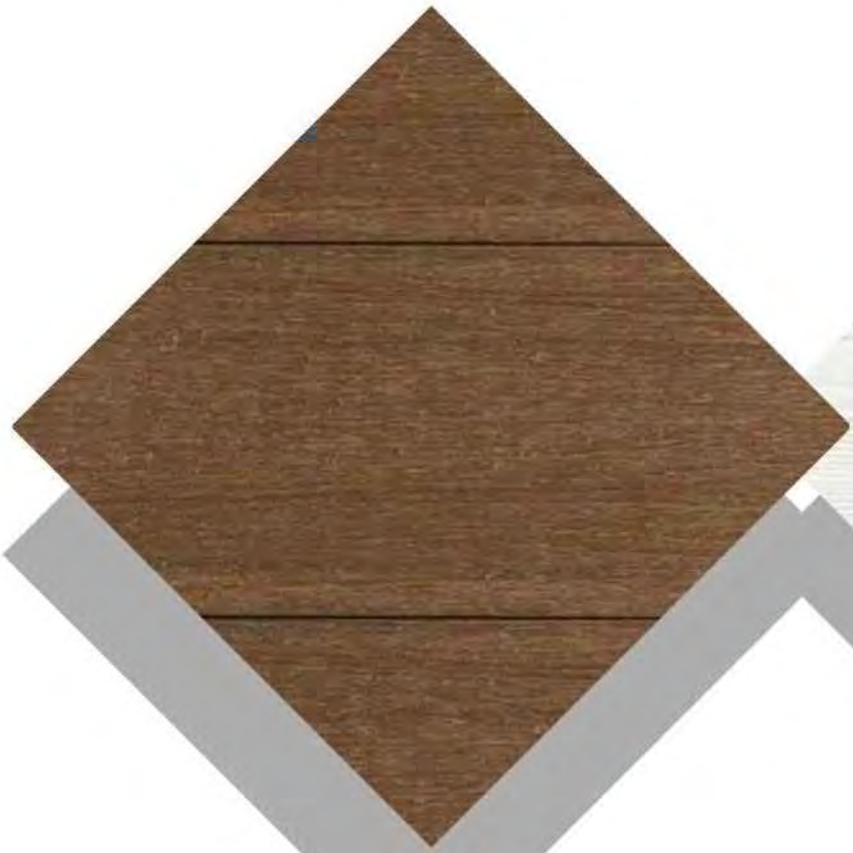
BUILDING E -
SECTIONS

SHEET NUMBER

SD300-E



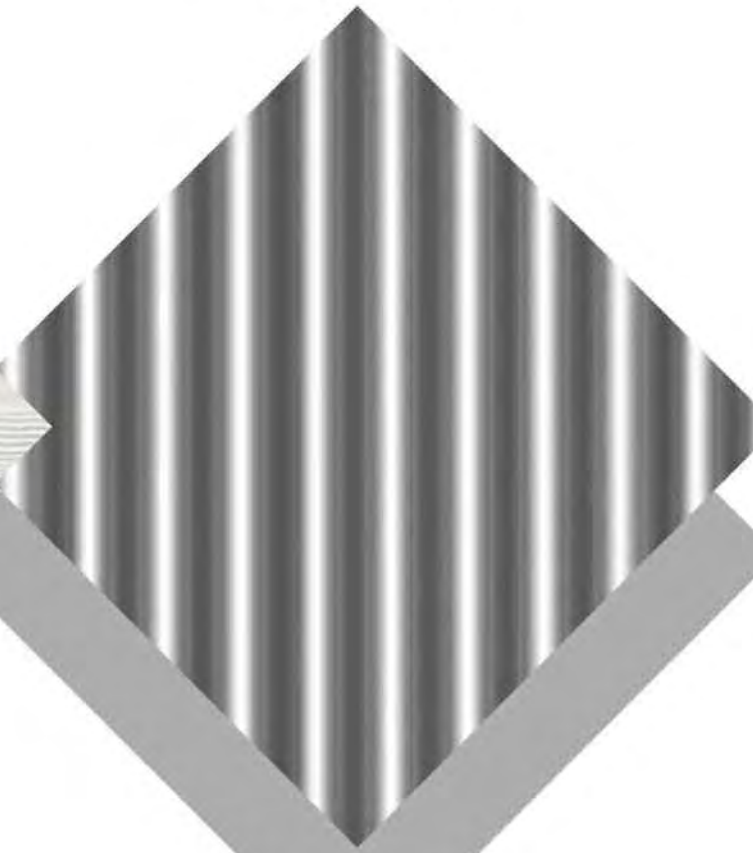
TEAK SIDING
ULTRASHIELD



ARCTIC WHITE SIDING
JAMESHARDIE



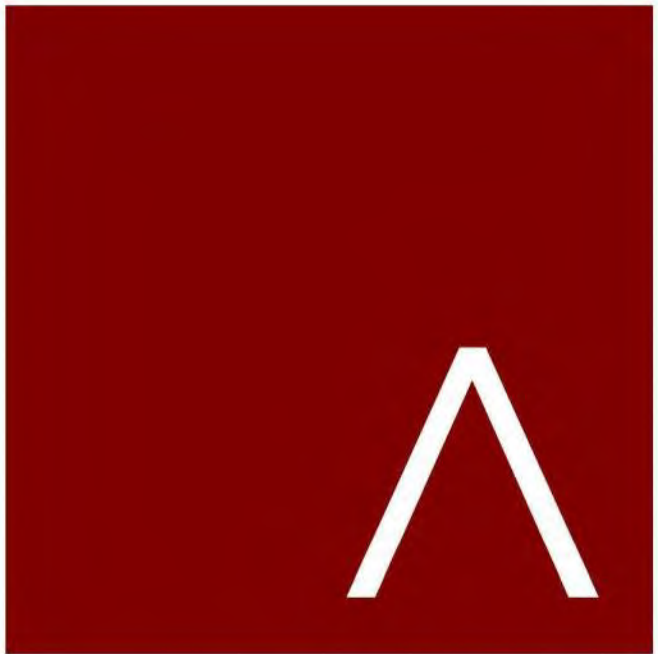
SILVER CORRUGATED PANEL
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DATE OF ISSUANCE AUGUST 8, 2022

REVISION SCHEDULE

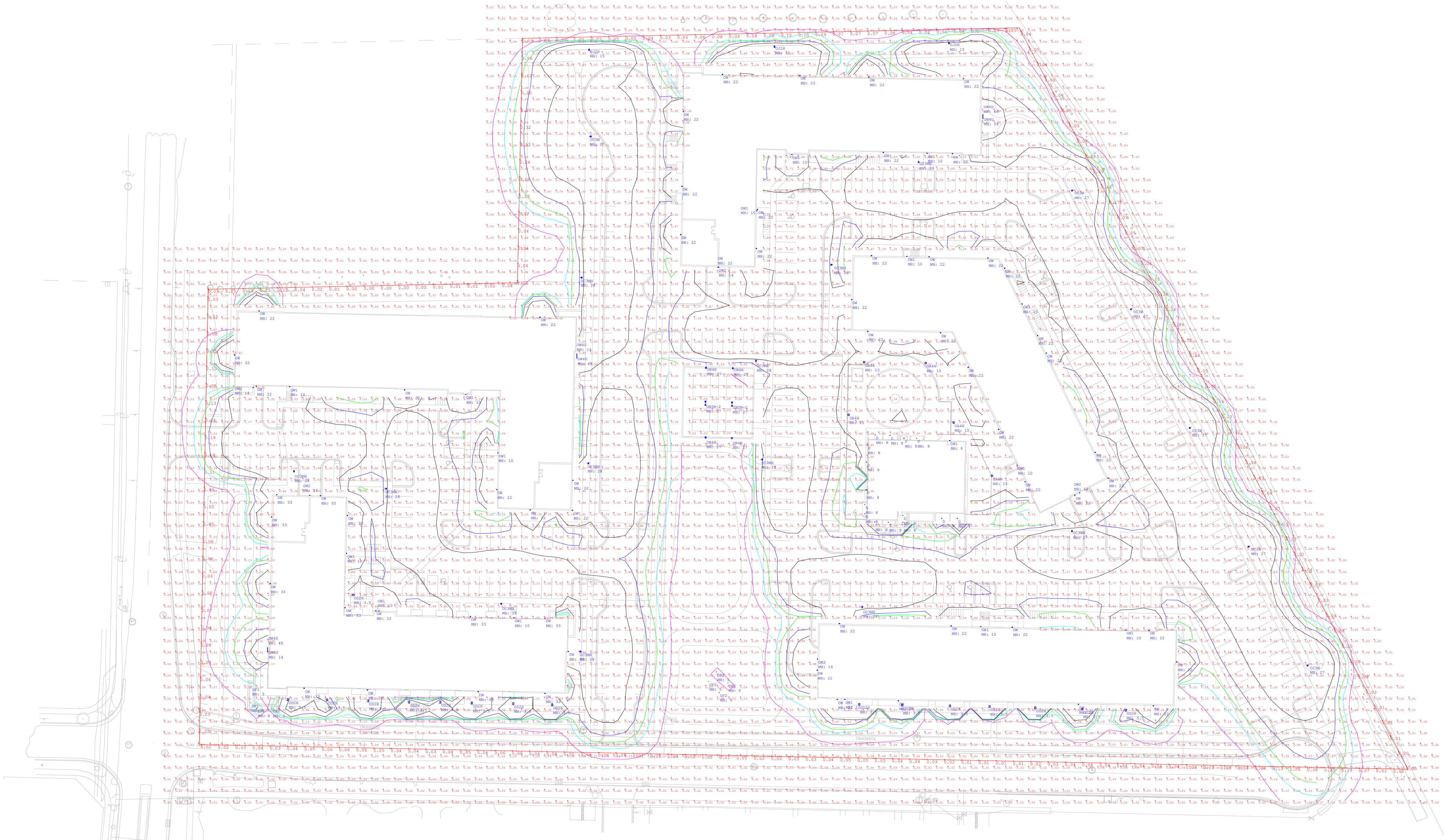
Mark	Description	Date
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SHEET TITLE

MATERIALS
BOARD

SHEET NUMBER

SD400



Luminaire Schedule					
Qty	Label	MFG	Description	LLF	Lum. Watts
15	D	LITHONIA	LDN4 AL01 SWW1 L04AR LSS MOVLT (driver) (500 lumens)	0.950	6
5	OA4H	LITHONIA	RADPT P2 xxK ASY MVOLT (mounting) HS (finish) + 12' RND POLE + 1' BASE	0.950	38
4	OB4H	US ARCH	VLL-PLED-IV-FT-80LED-1050mA-xxK-(volt)-(finish)-HS + 25' POLE + 2' BASE	0.950	256.4
2	OBSN-2	US ARCH	(2) VLL-PLED-VSQ-N-80LED-1050mA-xxK-(volt)-(finish) + 25' POLE + 2' BASE	0.950	256.4
11	OC3MH	US ARCH	VLL-PLED-III-M-40LED-1050mA-xxK-(volt)-(finish)-HS+ 25' POLE + 3' BASE	0.950	128.2
5	OC3W	US ARCH	VLL-PLED-III-W-40LED-1050mA-xxK-(volt)-(finish) + 25' POLE + 3' BASE	0.950	128.2
1	OC3WH	US ARCH	VLL-PLED-III-W-40LED-1050mA-xxK-(volt)-(finish)-HS+ 25' POLE + 3' BASE	0.950	128.2
1	OC5M	US ARCH	VLL-PLED-VSQ-M-40LED-1050mA-xxK-(volt)-(finish) + 25' POLE + 3' BASE	0.950	128.2
16	OD2H	US ARCH	RZRB1-PLED-II-20LED-175mA-xxK-(finish)-HS	0.950	12
4	OF1	WAC	5222-xx-(finish)	0.010	25
4	OF2	HYDREL	4426-B-18LED-WHTxxK-120-xxx-FLC-(mounting)	0.010	44
3	OJ2H	US ARCH	VLL-PLED-II-40LED-350mA-xxK-(volt)-(finish) + 12' POLE + 3' BASE	0.950	42.7
60	OW	FC	FCC618W UNV 9xx 50L (finish) D15 U15 (dim) (CV option)	0.950	54
16	OW1	LITHONIA	WPX1 LED P1 xxK MVOLT (finish)	0.950	11
5	OW2	LITHONIA	WPX1 LED P2 xxK MVOLT (finish)	0.950	24
3	OW4D	SSL	CVLWET1.5 4 xxK 80CRI 10 CA2-18	0.950	N.A.
3	OW4U	SSL	CVLWET1.4 4 xxK 80CRI 10 CA2-18	0.950	N.A.

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Pickleball Court @ 3'	Fc	0.05	0.20	0.03	6.67	1.67
Presumed Property Line	Fc	0.07	0.49	0.00	N.A.	N.A.
A-B Parking Lot	Fc	1.37	2.6	0.3	8.67	4.57
C-D Parking Lot	Fc	1.01	2.5	0.2	12.50	5.05
E Parking Lot	Fc	1.35	2.7	0.3	9.00	4.50
East Parking Lot	Fc	1.32	2.5	0.3	8.33	4.40
Pickleball Court Parking	Fc	1.51	2.3	0.6	3.83	2.52
West Creekwood Lane	Fc	1.16	2.2	0.4	5.50	2.90



COMMENTS				
DATE				
#				
REVISIONS				

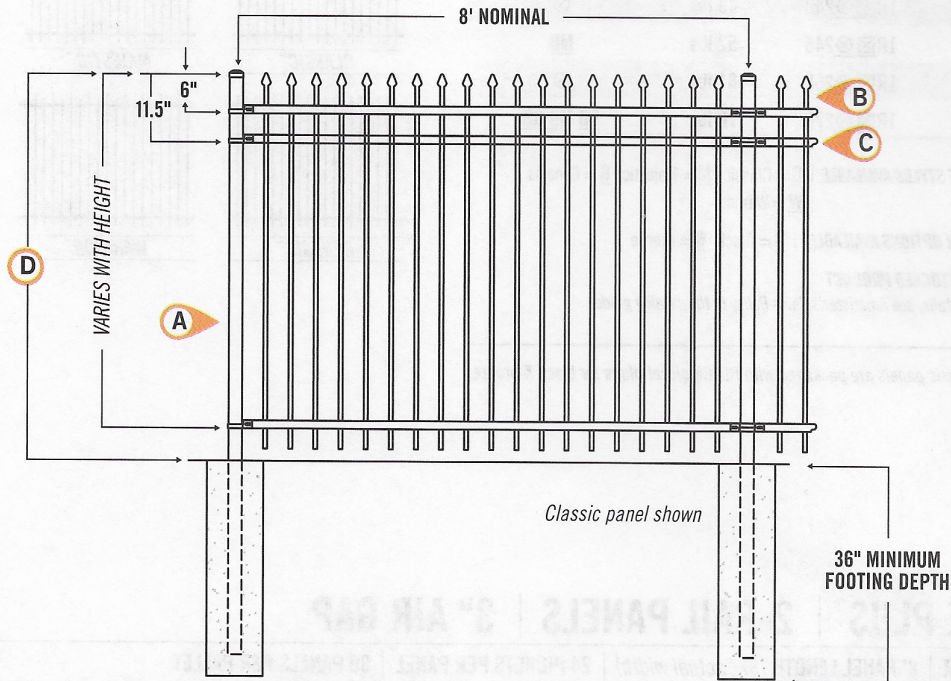
DRAWN BY : JT	DATE : 8-4-2022	SCALE : 1" = 50'
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WINSTON @ CHURCHILL	MADISON, WI	SITE LIGHTING LAYOUT
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MONTAGE PLUS[®] | 2 & 3-RAIL OPTIONS | 3" & 4" AIR-SPACE OPTIONS

STANDARD BOTTOM & FLUSH BOTTOM OPTIONS AVAILABLE

PATENT NUMBERS: 7071439, 7282659, 7621510, 7896318,
7980534, 8523150, 9840854, 10538939



- (A) 2.5"sq x 16ga POSTS
- (B) 0.75"sq x 18ga PICKETS
- (C) 1.4375"w x 1.5"h x 14ga RAILS
- (D) 3', 3.5', 4', 4.5', 5' & 6' PANEL HEIGHTS

Refer to construction specification & tables within this section for recommended post space by bracket type

Effective: 04/01/20

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