

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 _____

Submittal reviewed by 8.23.22

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		Company	T. Wall Enterprises Development, LLC
Street address	1818 Parmenter Street, Ste. 400		City/State/Zip	Middleton, WI 53562
Telephone	608-220-8940		Email	nick@twallenterprises.com
Project contact person	Nick Patterson		Company	T. Wall Enterprises Development, LLC
Street address	1818 Parmenter Street, Ste. 400		City/State/Zip	Middleton, WI 53562
Telephone	608-220-8940		Email	nick@twallenterprises.com
Property owner (if not applicant)	Winston at Churchill, LLC		City/State/Zip	Middleton, WI 53562
Street address	1818 Parmenter Street, Ste. 400		Email	terrence@twallenterprises.com
Telephone	608-826-4000			

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.

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.

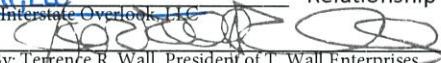
Both the paper copies and electronic copies **must** be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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.*

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  Date 8/23/22
 By: Terrence R. Wall, President of T. Wall Enterprises
 Manager, LLC Its Manager

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**

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

UDC

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 that reads '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																																									
BUILDING NAME	(A) STUDIO					(B) 1 BEDROOM					(C) 1 BEDROOM +					(D) 2 BEDROOM					(E) 2 BEDROOM +					(F) 3 BEDROOM															
	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	(I) TOTAL UNITS	(I) TOTAL BEDROOMS	NET LEASABLE AREA			COMMON (S.F.)	GROSS AREA (S.F.)	EFFICIENCY	(B) PARKING AREA (S.F.)	(B) COVERED PARKING	SURFACE PARKING
WEST PARCEL	BEDROOMS	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	3	3	3	3	3	3	3	3	RESIDENTIAL		COMMERCIAL	TOTAL								
	AREA (S.F.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95,413	19,661	115,074	82.9%	22,742	62	32	0.80	0.62				
	BLDG A	40	0	0	0	0	0	44	0	0	0	0	0	0	0	1	4	6	3	6	5	0	0	0	0	0	0	0	118	151	95,413	19,661	22,742	62	32	0.80	0.62				
EAST PARCEL	BLDG B	32	0	0	0	0	0	35	0	0	0	4	0	0	0	9	3	9	2	1	4	0	0	0	3	0	0	0	102	136	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	0	0	0	0	10	7	15	5	7	9	0	0	0	0	0	0	220	287	179,385	36,535	215,920	83.1%	47,755	126	64	0.84	0.66			
	BLDG C	32	0	3	0	0	0	28	0	0	0	4	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	87	115	66,712	12,608	79,320	84.1%	19,467	52	61	1.30	0.98			
WEST PARCEL	BLDG D	31	0	0	0	0	0	28	0	0	0	4	0	0	0	16	0	0	0	0	0	0	1	0	0	0	0	83	104	62,222	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	8	4	1	2	1	4	0	0	0	3	0	0	94	120	71,839	19,941	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	36	4	1	2	1	7	0	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	0	0	0	484	626	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%	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%	2.5%	1.4%	0.0%	0.0%	0.0%	PER UNIT	PER SF												

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

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

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	118	18,880	21,205
Open Space			14,174
Roof Deck			1,160
Balconies & Patios**			5,871
Lot 2, Building B	102	16,320	22,919
Open Space			17,457
Roof Deck			1,160
Balconies & Patios**			4,302
Lot 3, Building C & Clubhouse	87	13,920	31,668
Open space			20,795
Balconies & Patios**			2,573
Pool Deck			7,100
Dog Run			1,200
Lot 4, Building D & E	28,320	23,076	
Open Space			19,157
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"

785	Average N.S.F. per unit
595	Average G.S.F. per unit

380 | Average S.F. per space

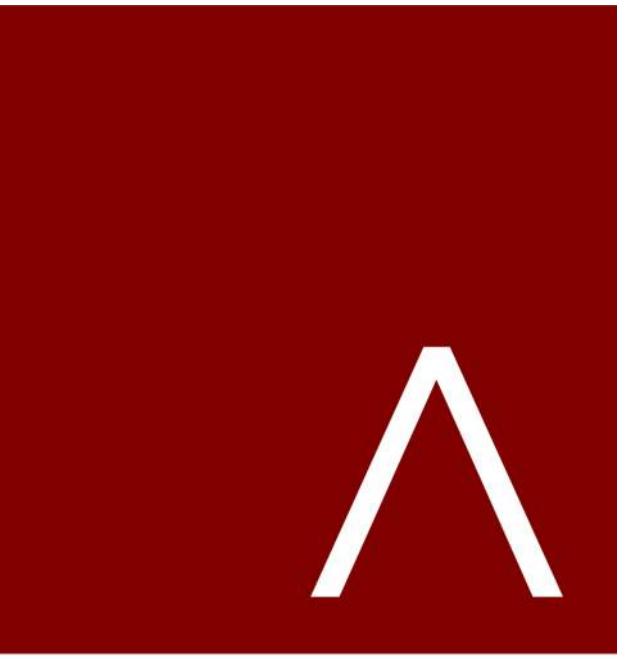
(gross areas of above grade levels only)

SHEET DISCIPLINE AND NUMBER	
GENERAL	

G000	COVER
G001	BUILDING DATA MATRIX & INDEX

SHEET DISCIPLINE AND NUMBER	
CIVIL	

C1	TITLE SHEET
C2	NOTES & LEGENDS



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.

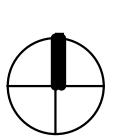
DATE OF ISSUANCE	AUGUST 17, 2022
REVISION SCHEDULE	
Mark	Description

SHEET TITLE

ARCHITECTURAL SITE
PLAN

SHEET NUMBER

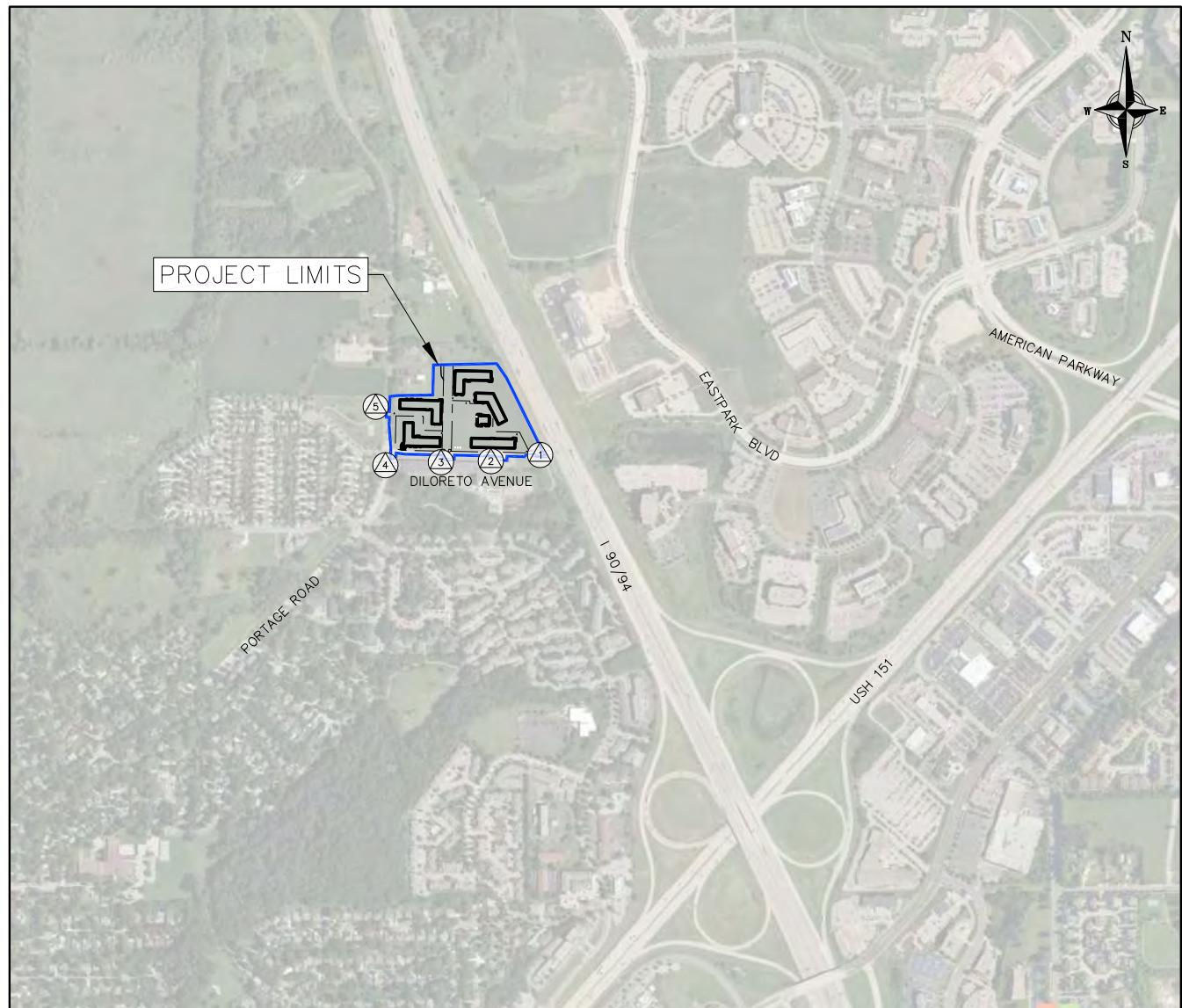
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THE WINSTON

SITE IMPROVEMENTS

CITY OF MADISON



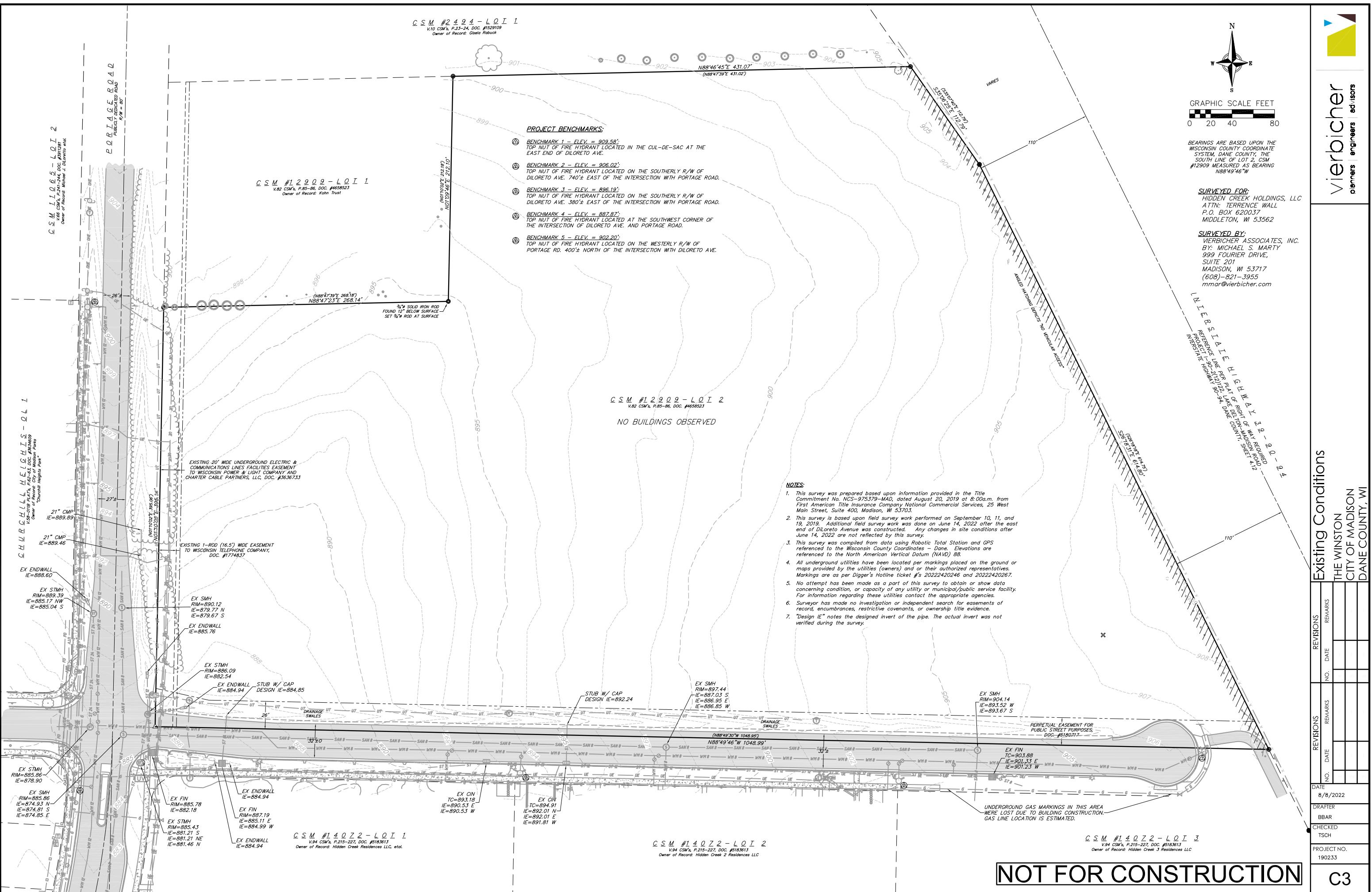
THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES NOT SHOWN ON THESE PLANS OR NOT, BEFORE 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

NOT FOR CONSTRUCTION

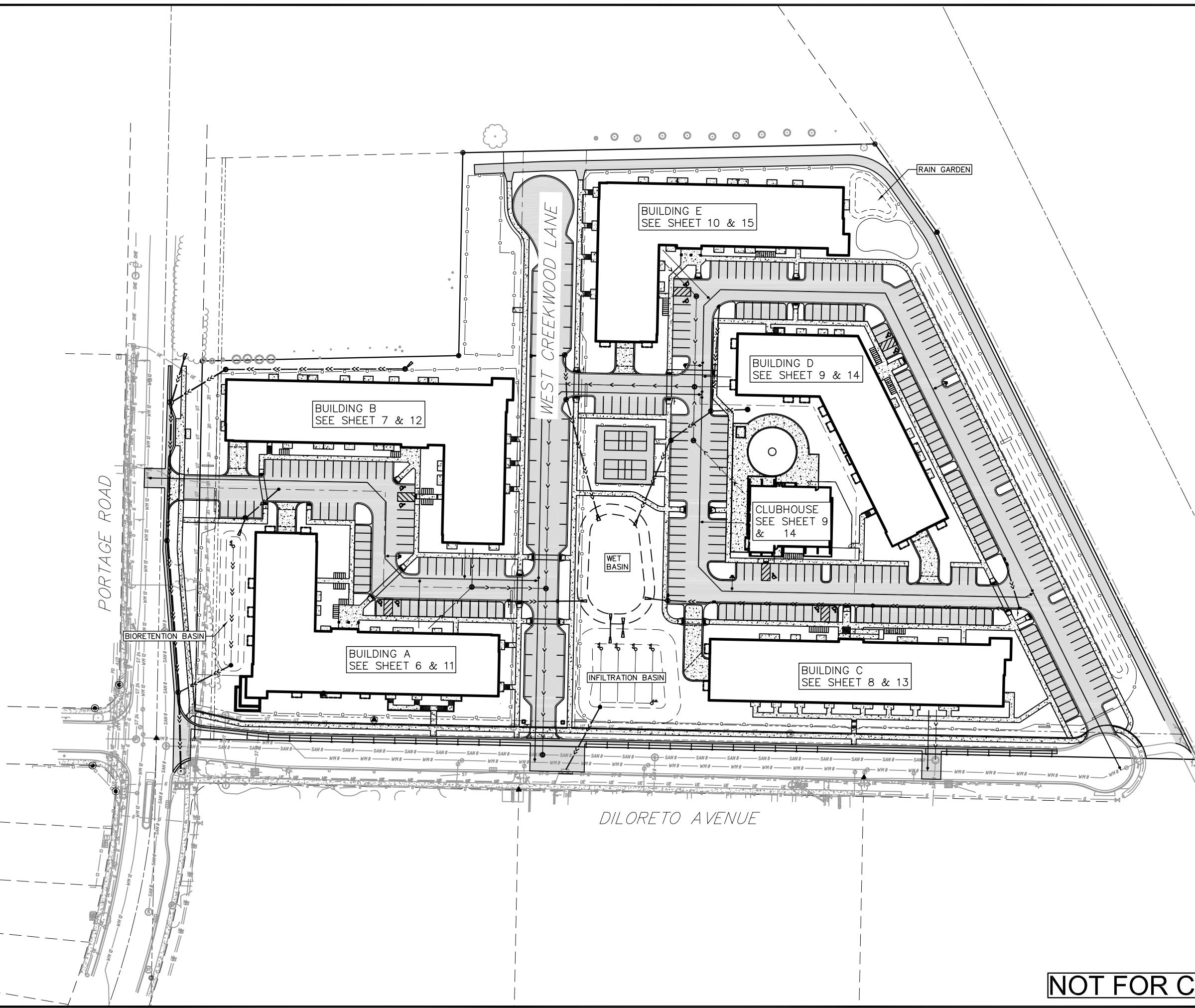


Title Sheet		REVISIONS	REMARKS	NO.	DATE																
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NOT FOR CONSTRUCTION

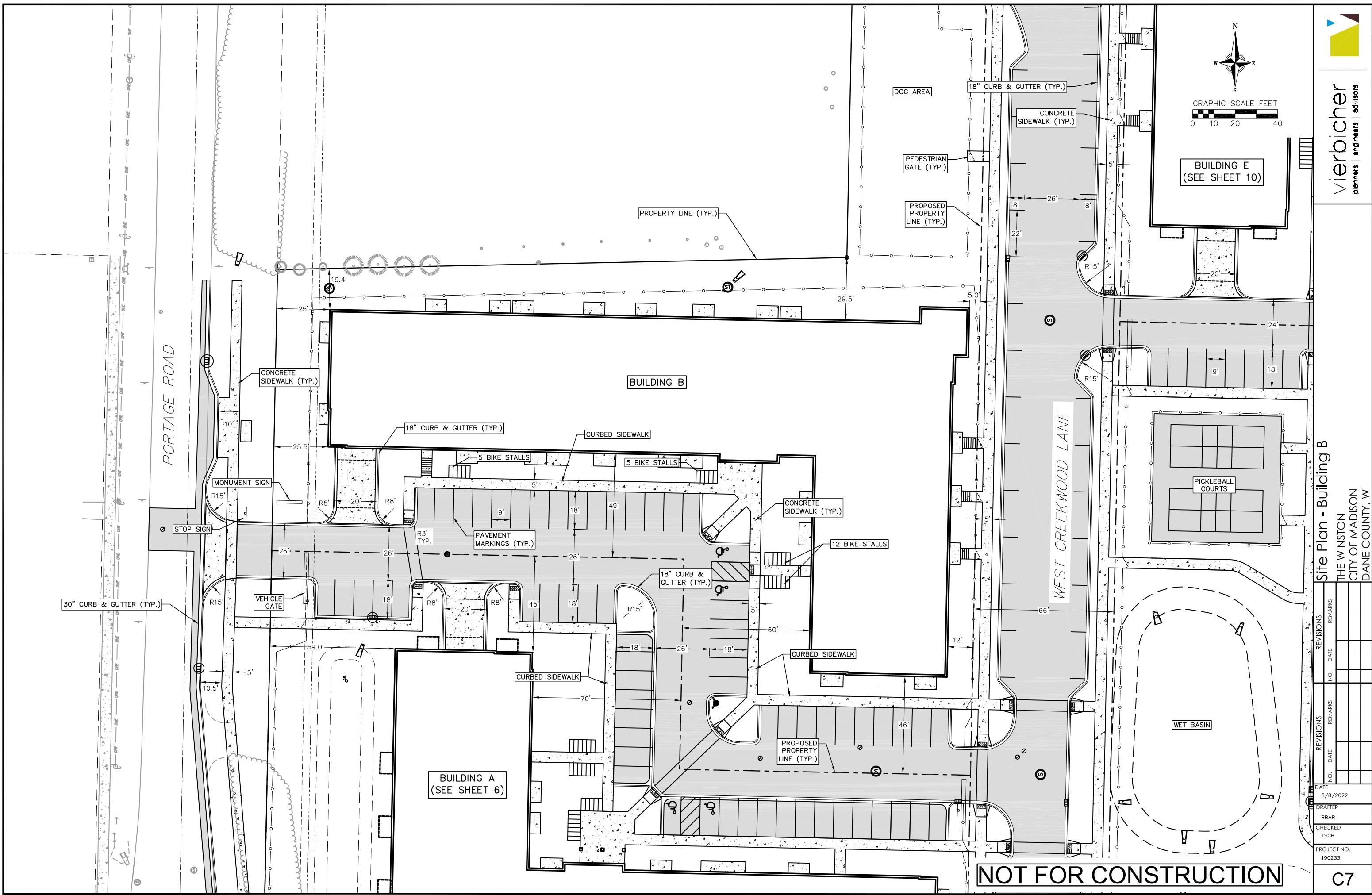
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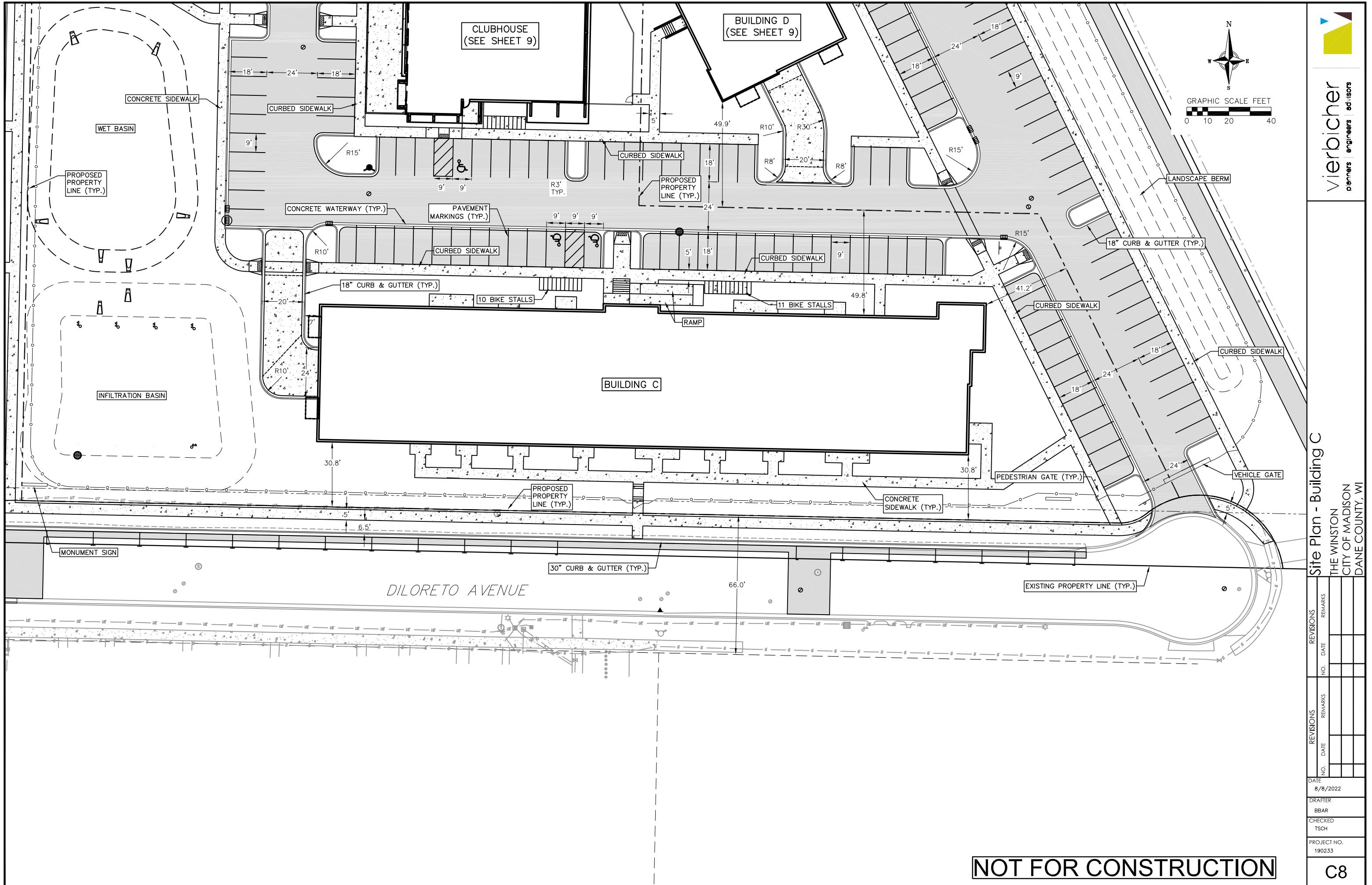


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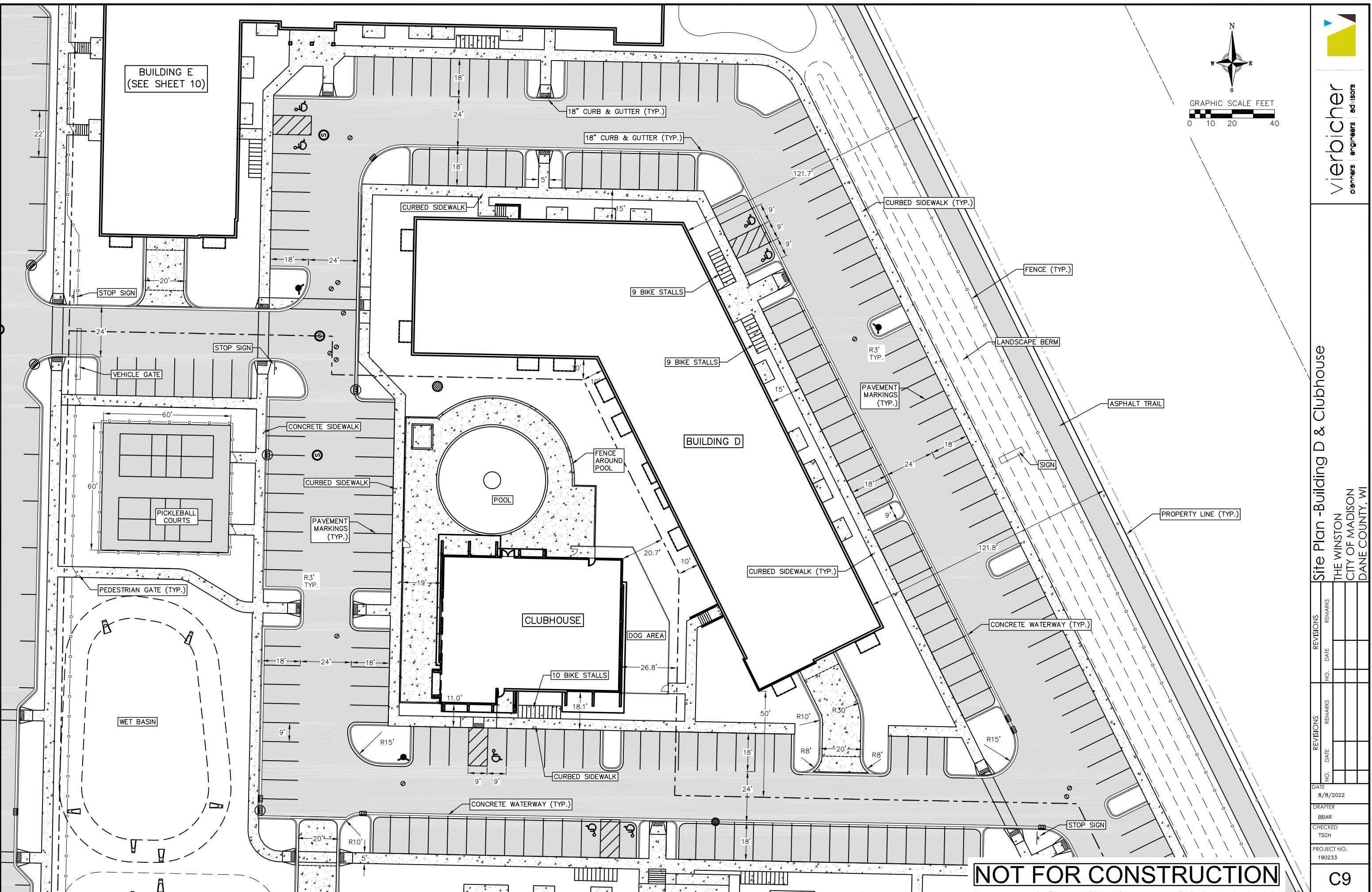
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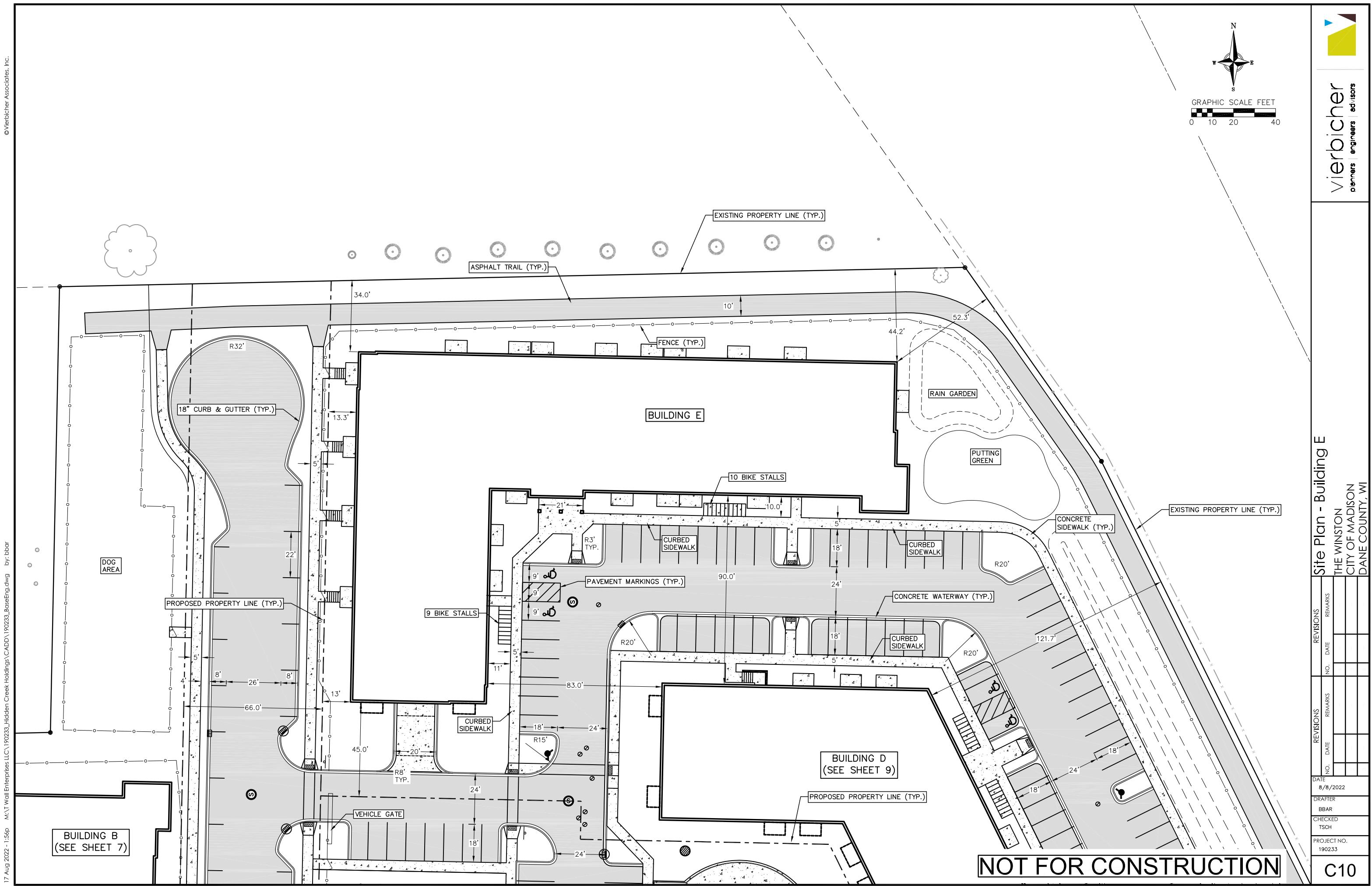
NOT FOR CONSTRUCTION

C8



NOT FOR CONSTRUCTION

C9



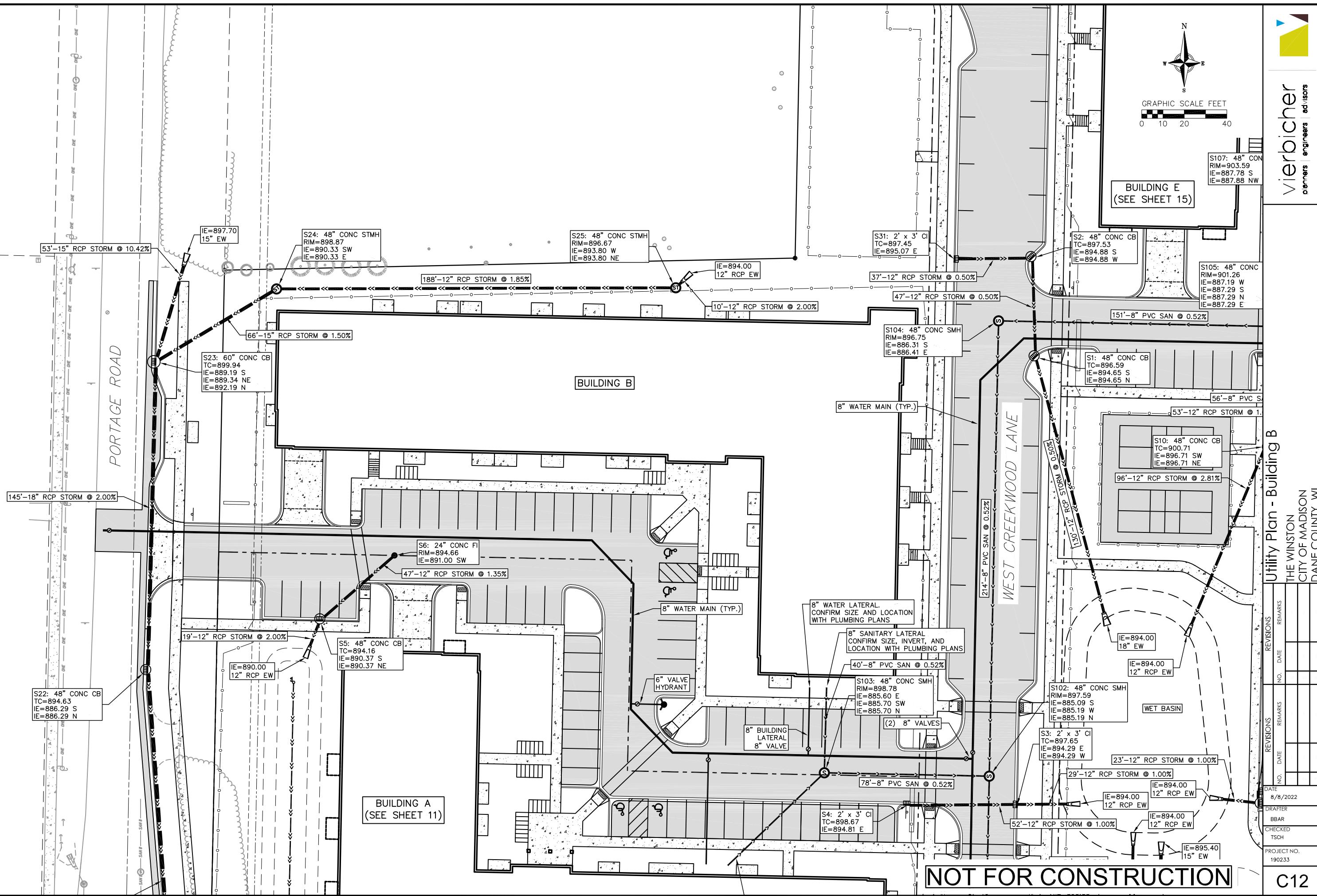
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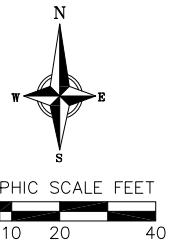
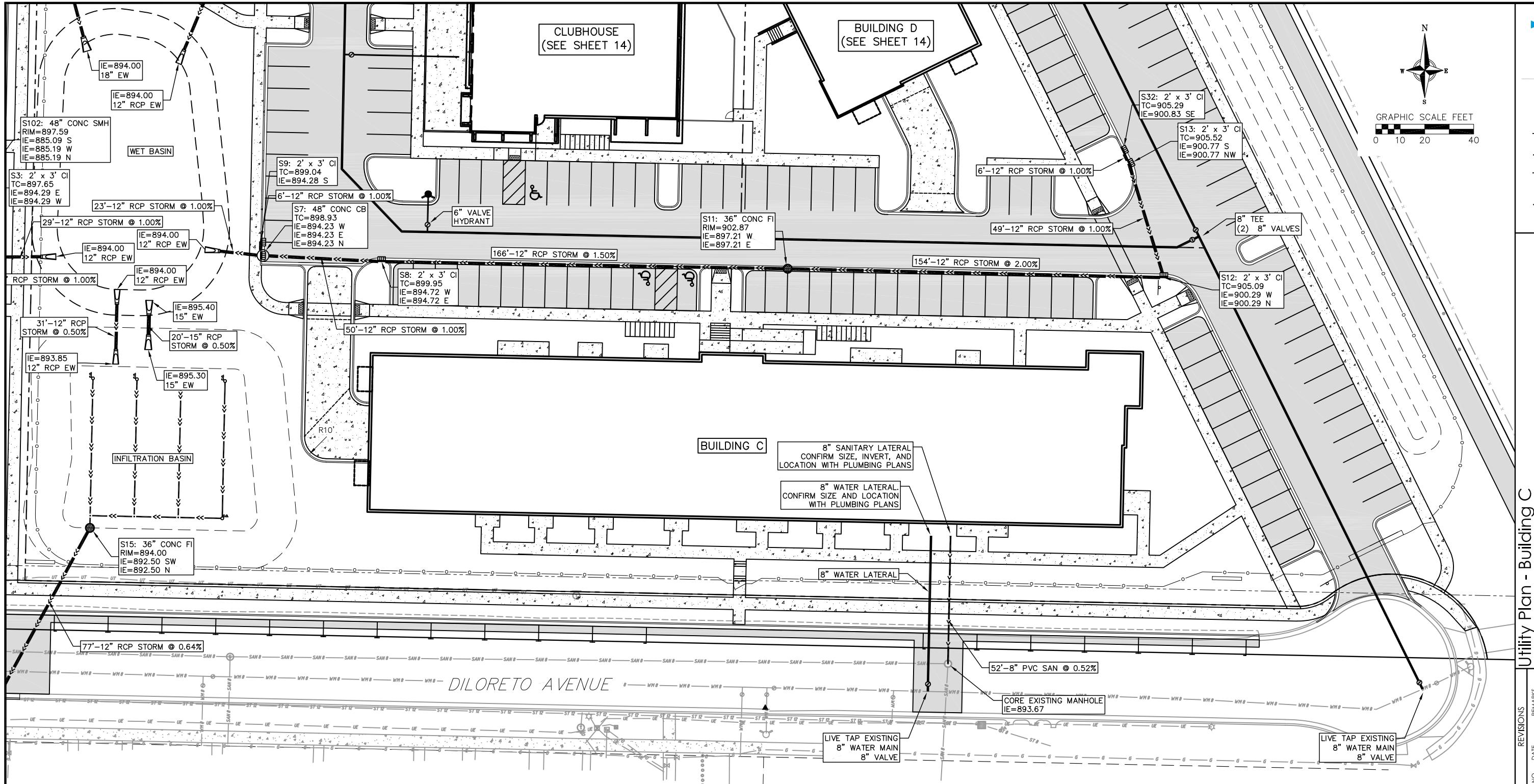
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BUILDING B
(SEE SHEET 12)

NOT FOR CONSTRUCTION

C11

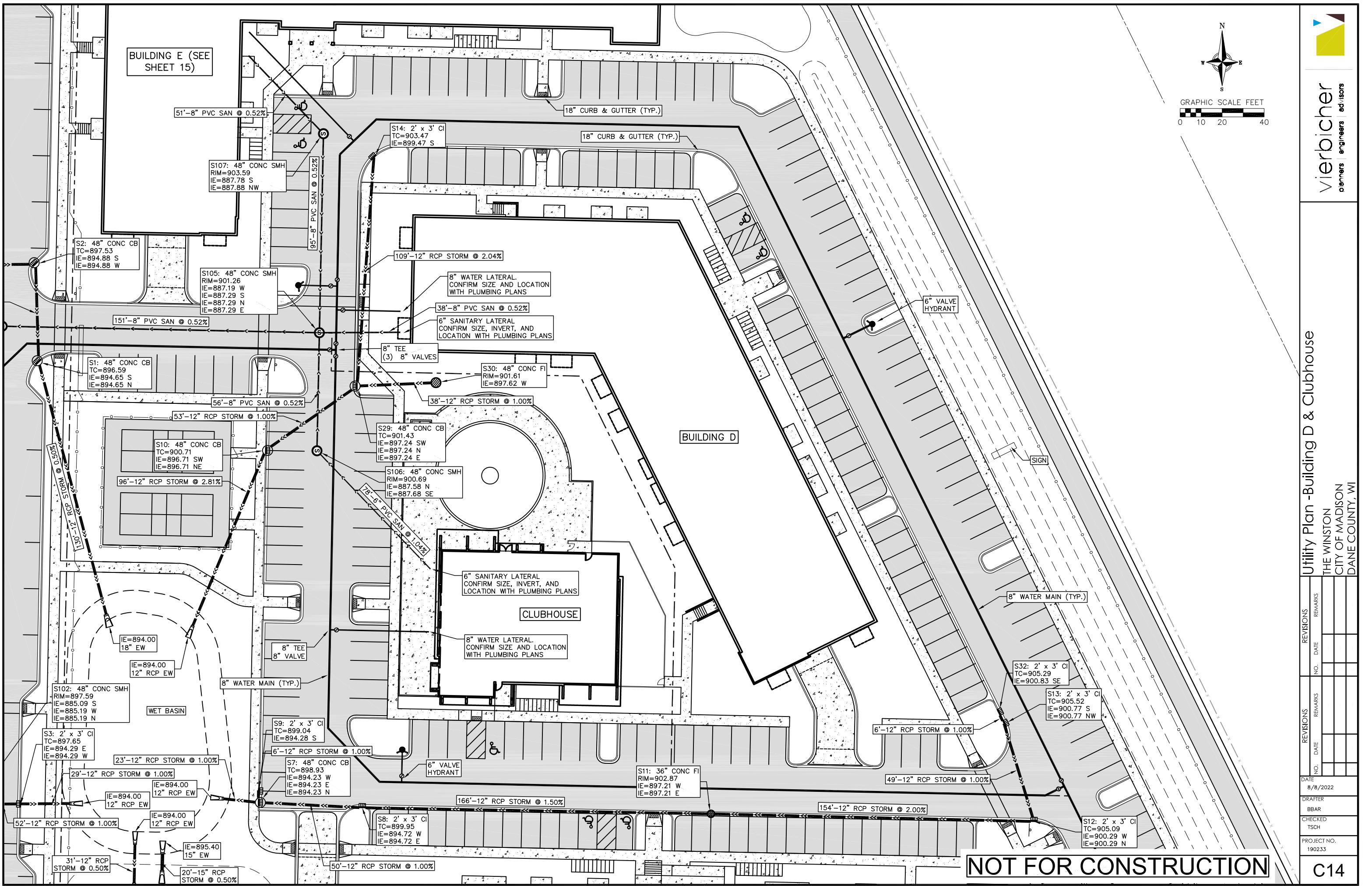


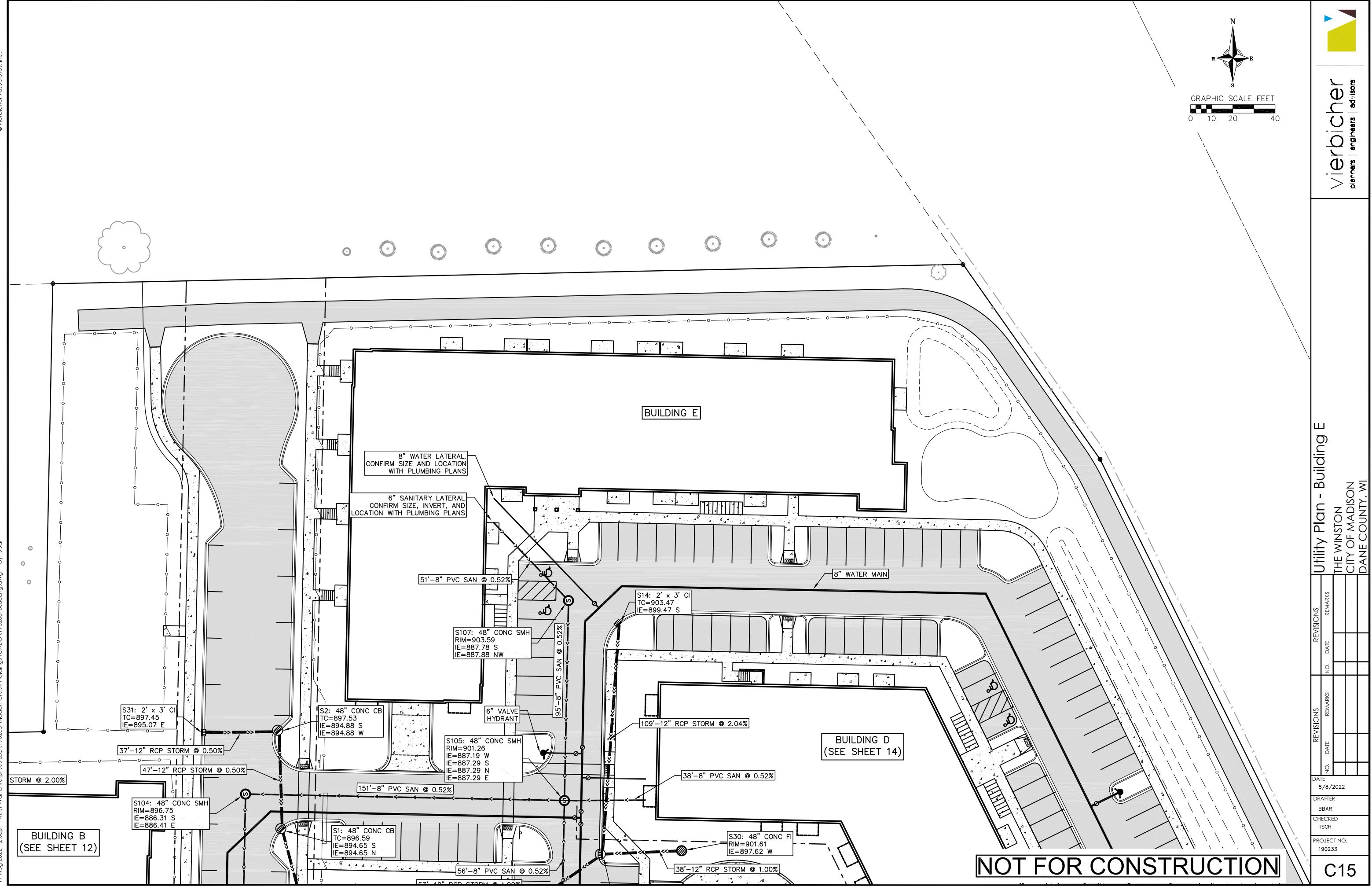


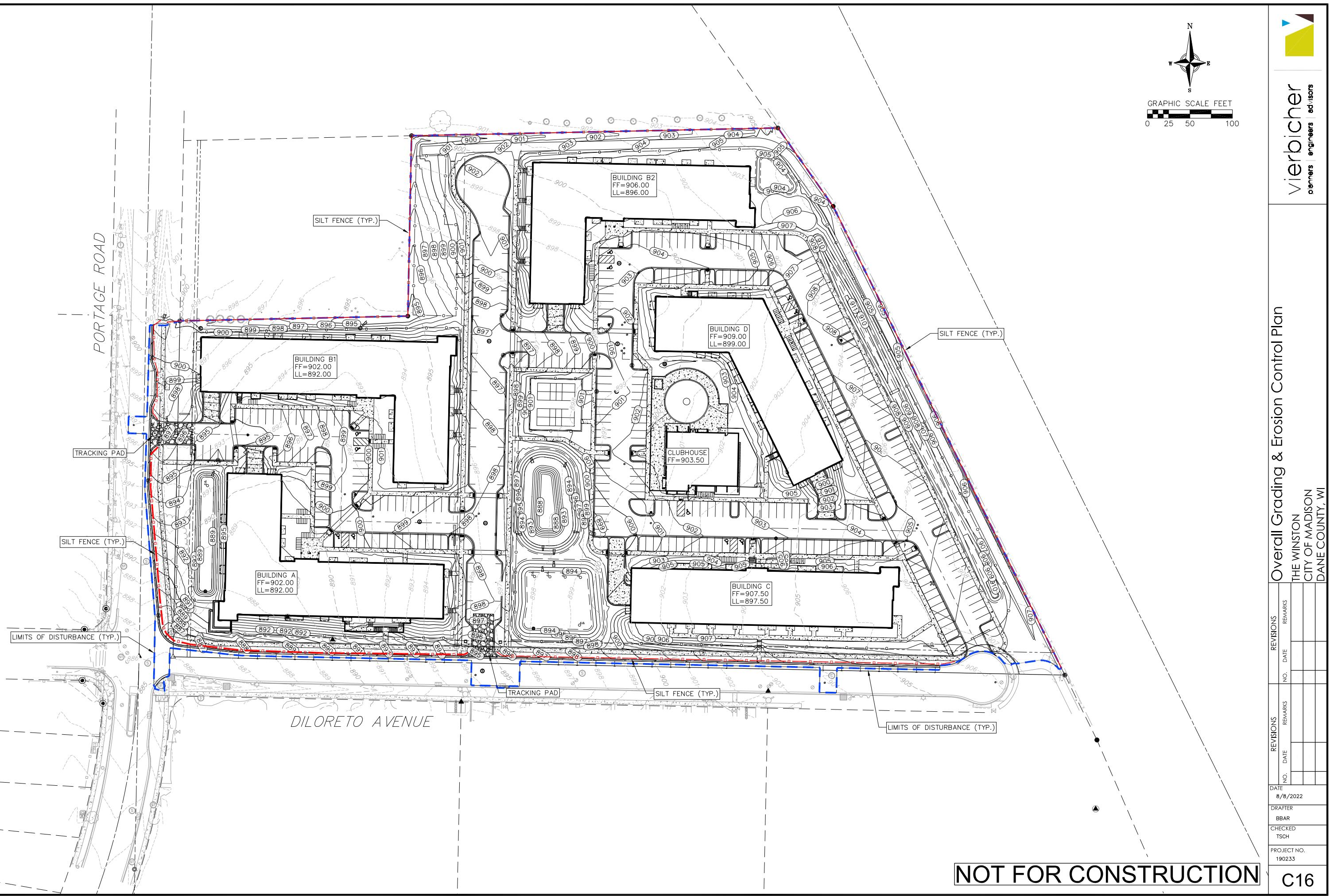
Utility Plan - Building C
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

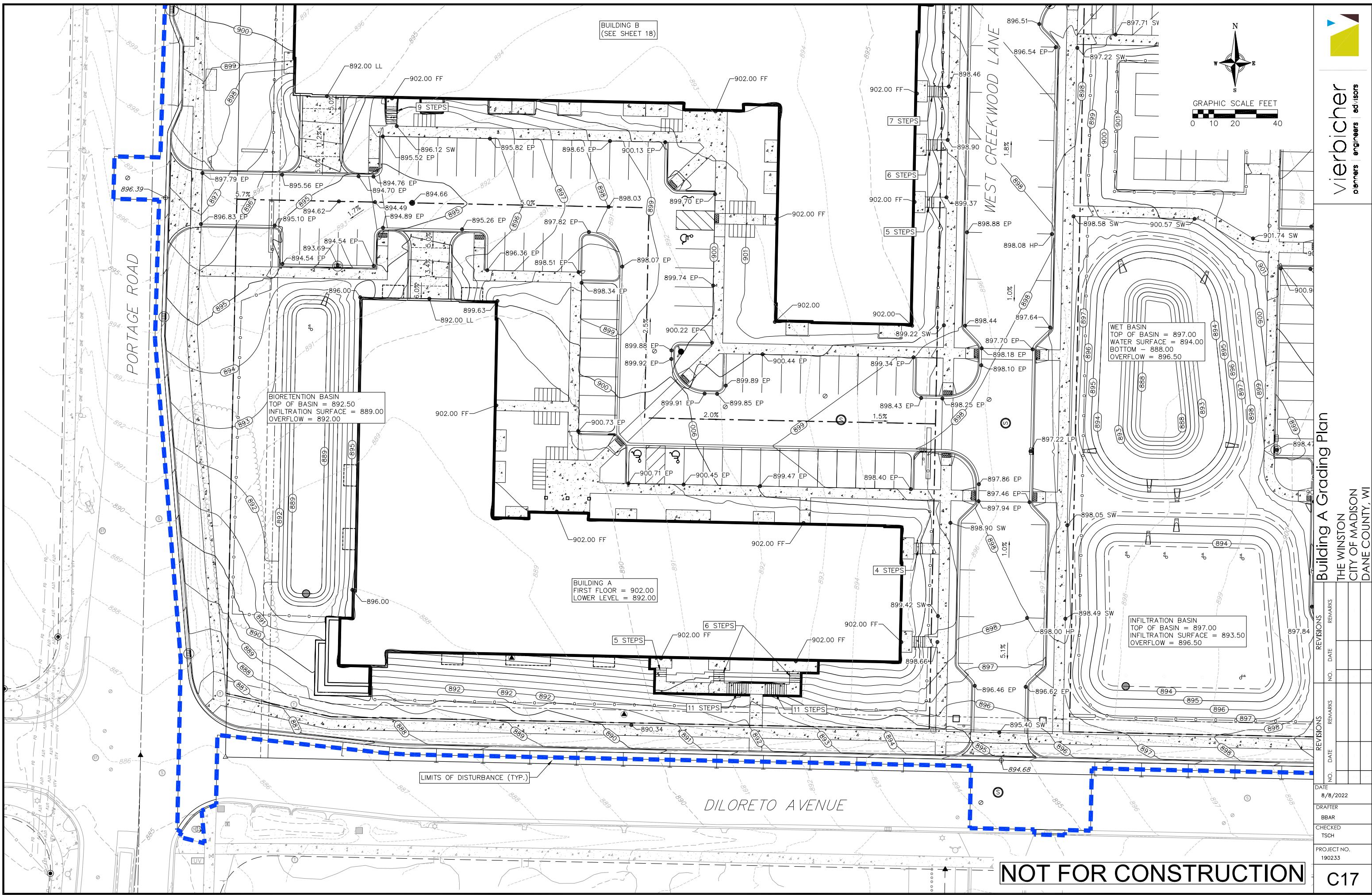
DATE
8/8/2022
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PROJECT NO.
190233

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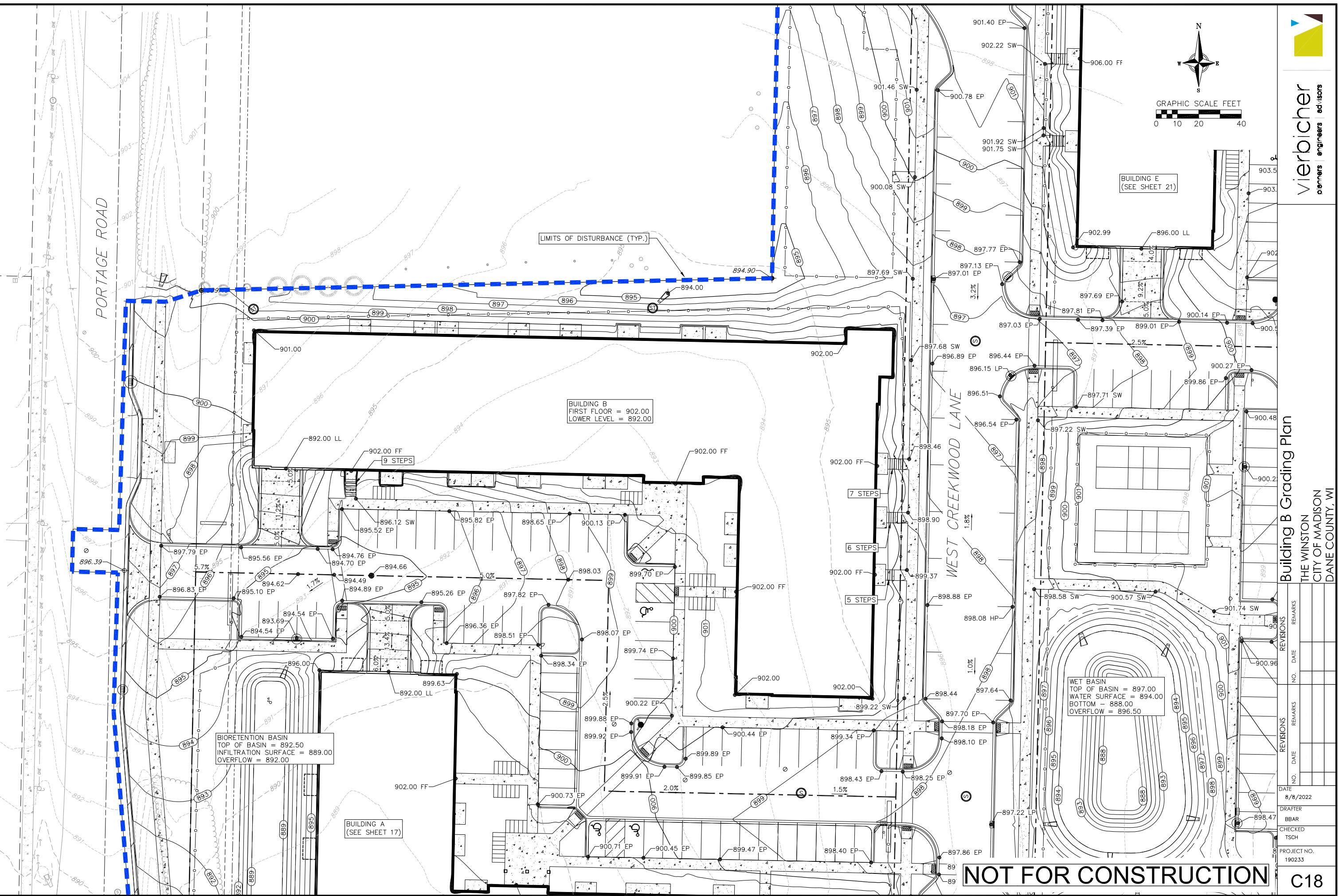


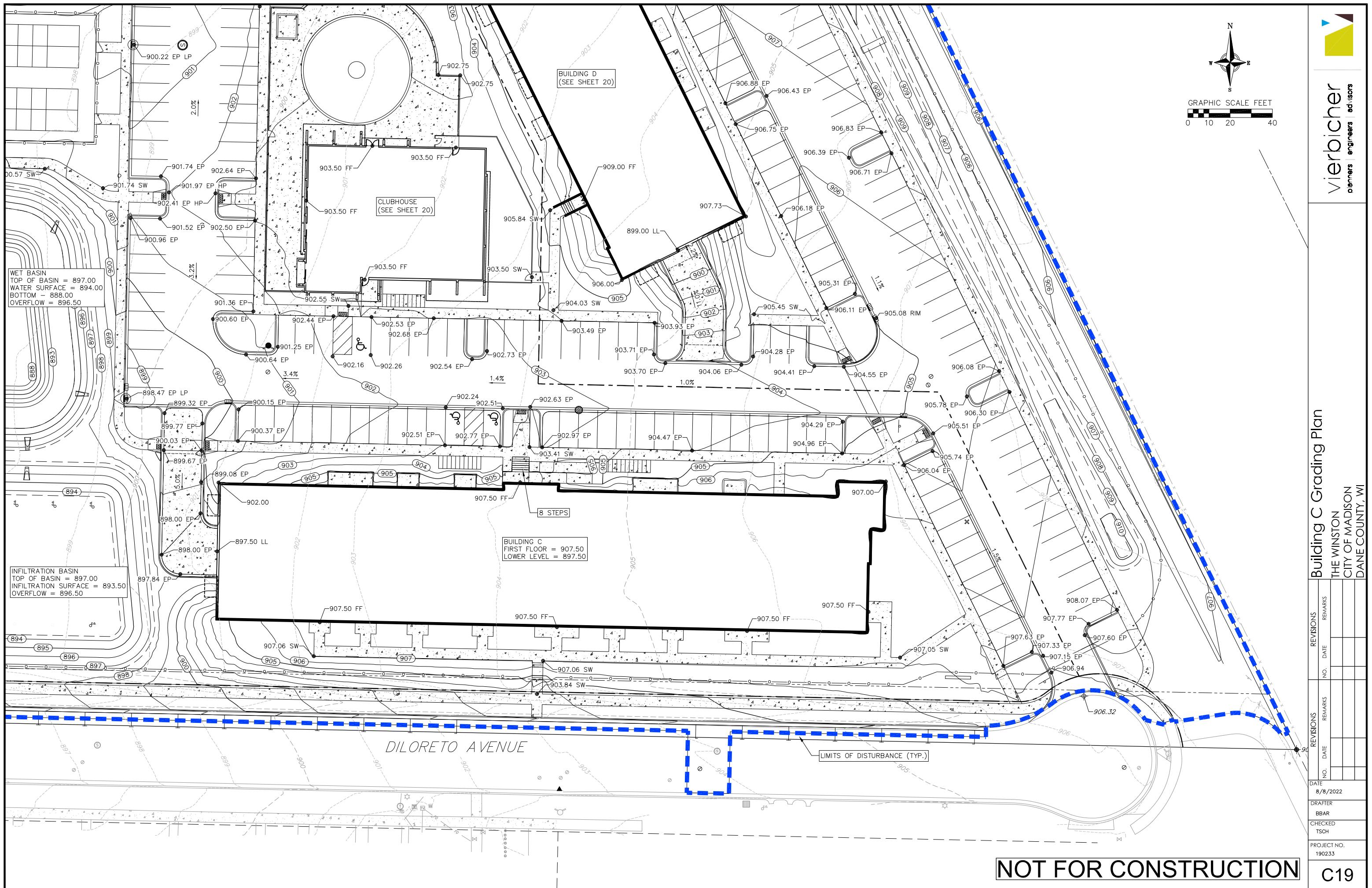




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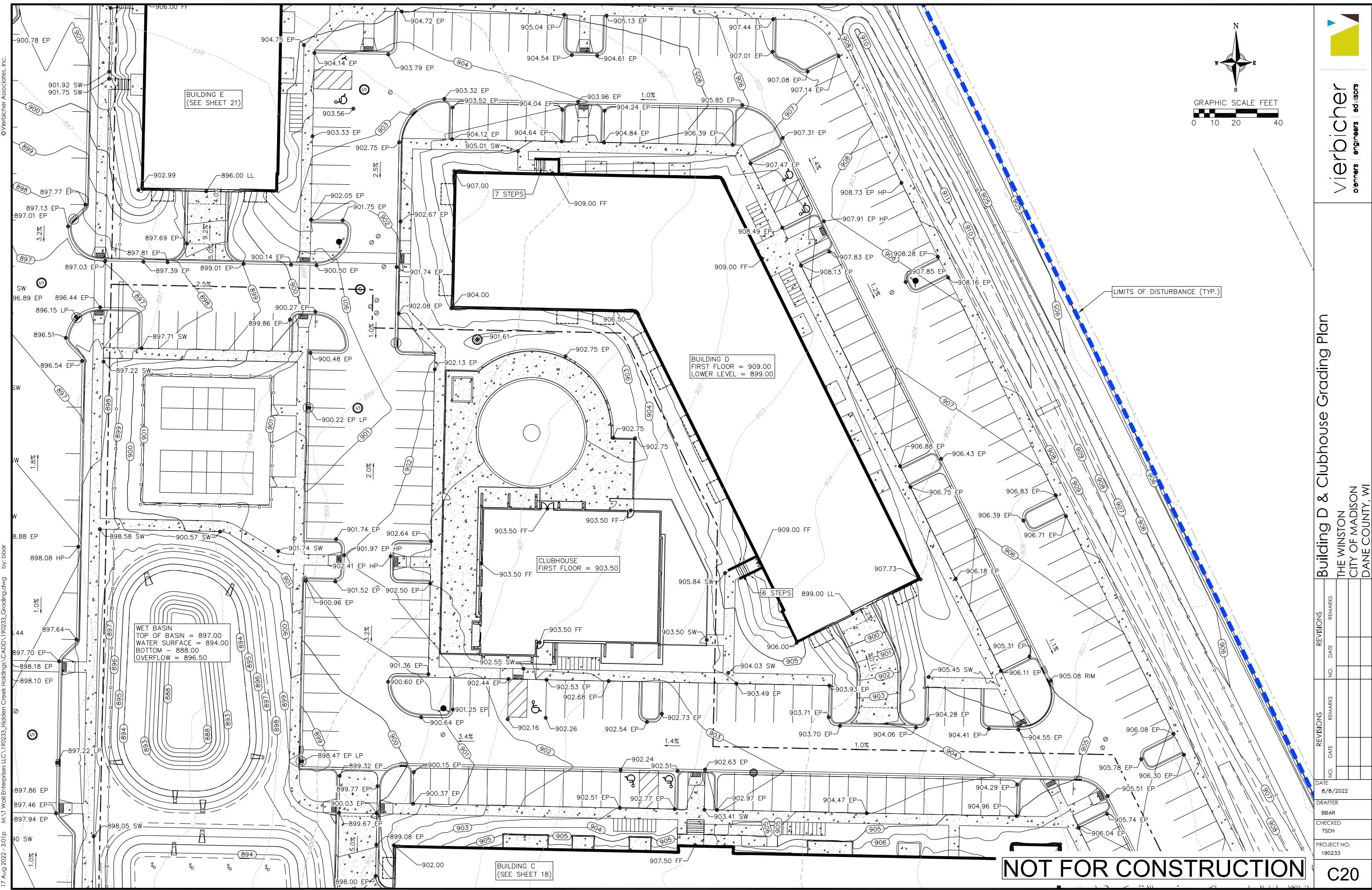
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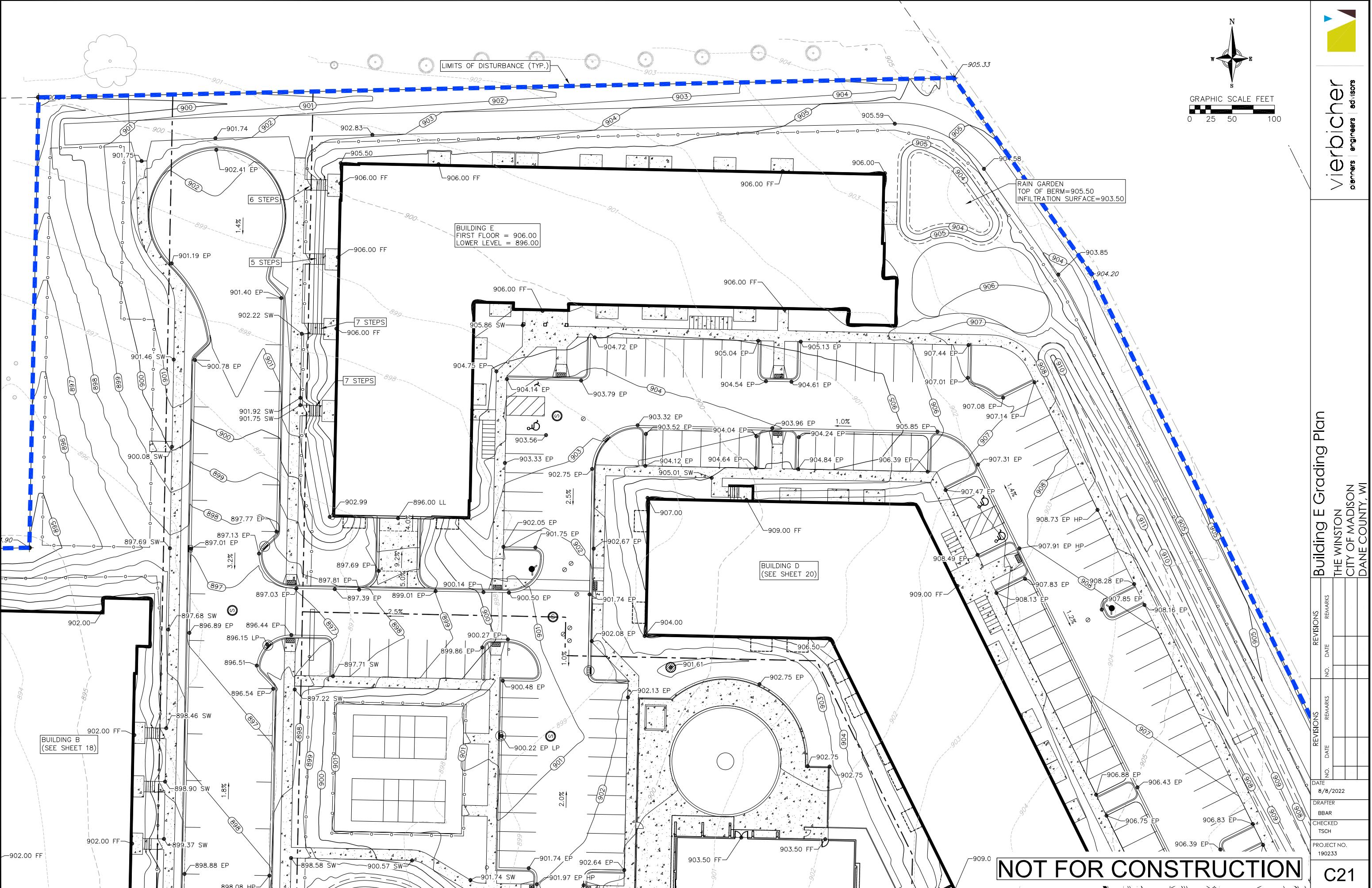




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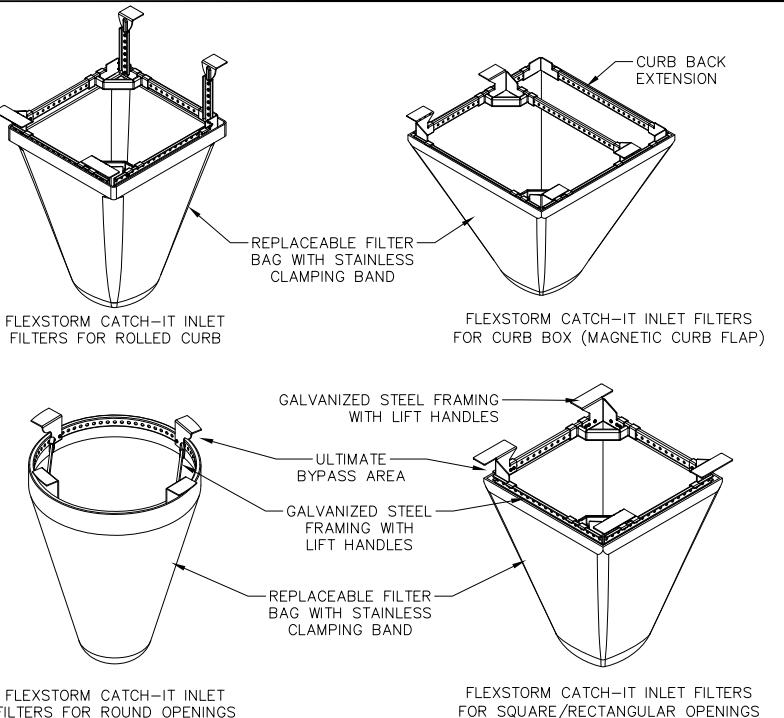




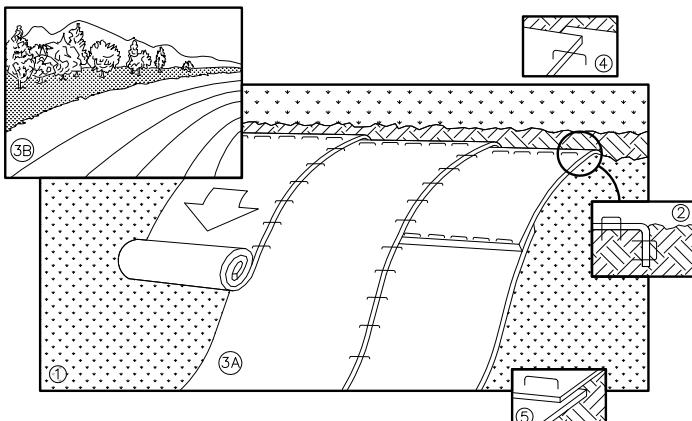
EROSION CONTROL MEASURES

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 SEDED 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



1 FRAMED INLET PROTECTION
NOT TO SCALE



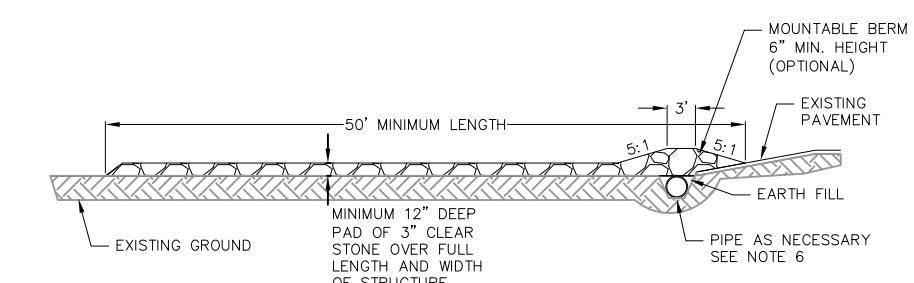
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

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 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.

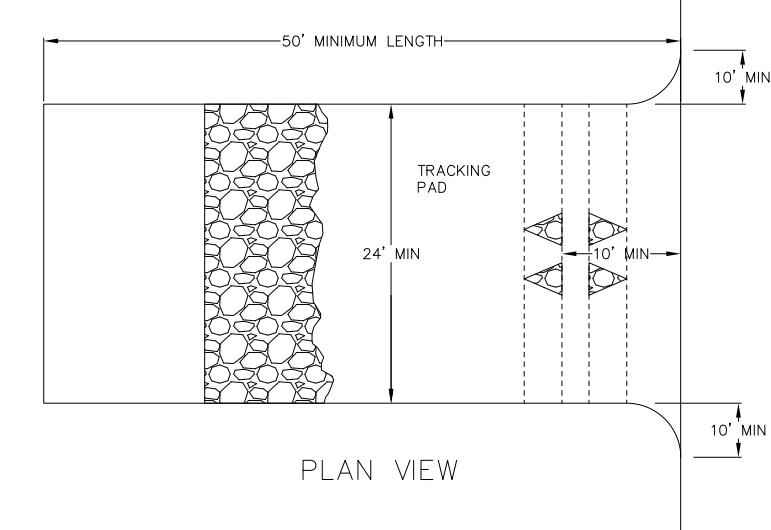
1 EROSION MAT
NOT TO SCALE

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
NOT TO SCALE

Site Details
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

DATE
8/8/2022

DRAFTER
BBAR

CHECKED
TSCH

PROJECT NO.
190233

C22

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:

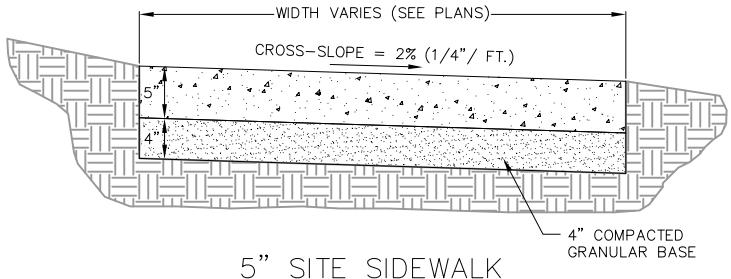
TEMPORARY AND PERMANENT:

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

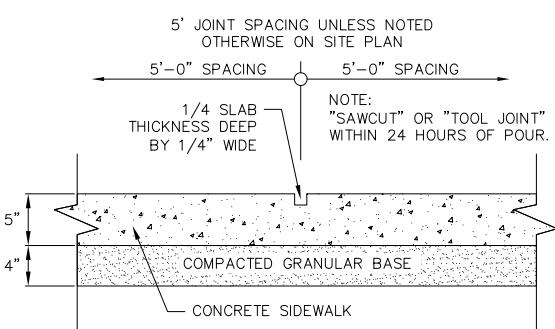
MULCHING RATES:

TEMPORARY AND PERMANENT:

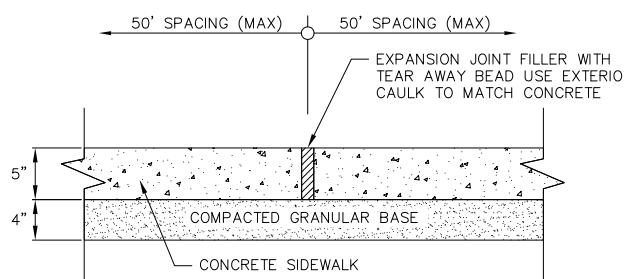
USE $\frac{1}{2}$ " TO $1\frac{1}{2}$ " STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



5" SITE SIDEWALK



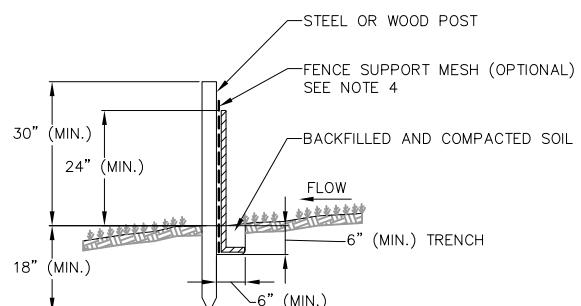
SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

1 5" SIDEWALK
1 NOT TO SCALE

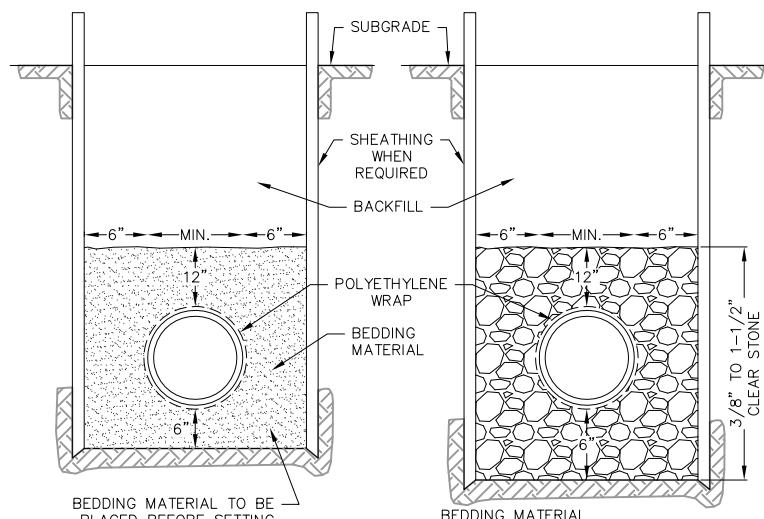
NOT FOR CONSTRUCTION



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

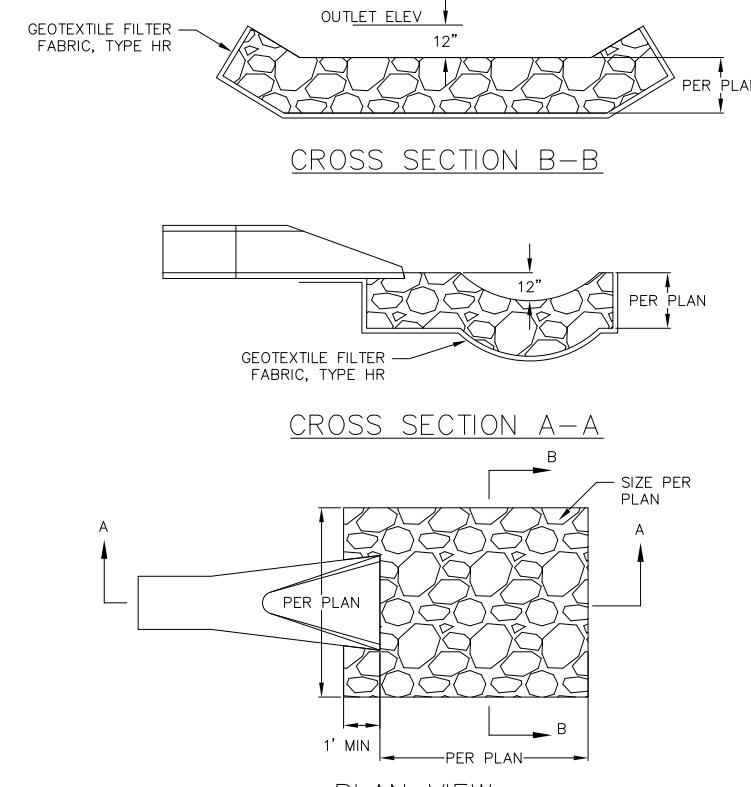
A circular diagram with a horizontal line through the center. The top half contains the text "SILT FENCE" and the bottom half contains "NOT TO SCALE". A vertical line on the left side of the circle has the number "1" at the top and "1" at the bottom, indicating a scale of 1:1.



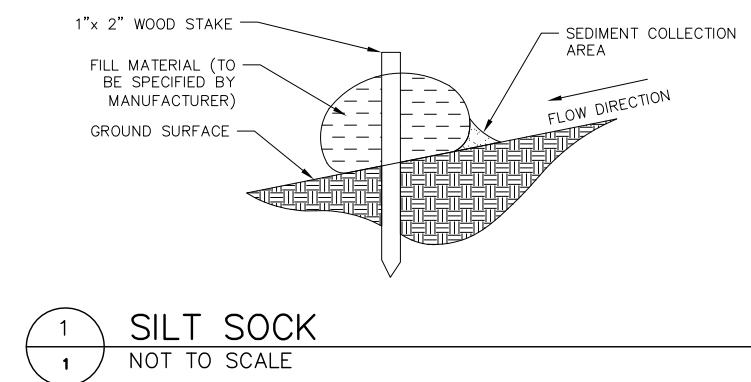
DRY TRENCH CONDITION

WET OR UNSTABLE CONDITION

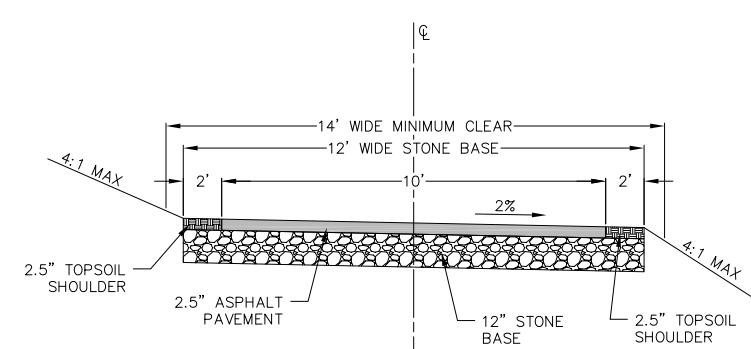
1 STANDARD TRENCH SECTION
1 NOT TO SCALE



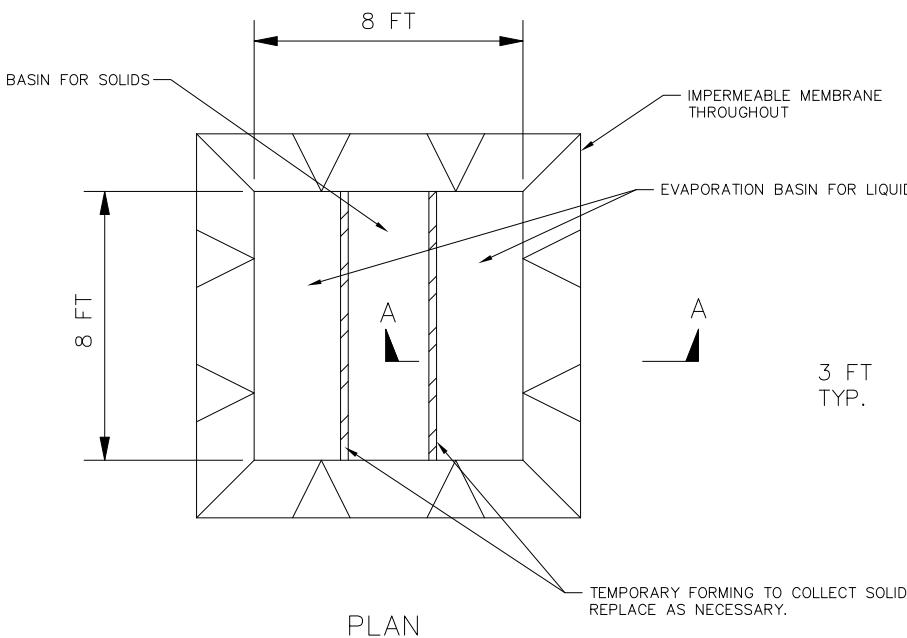
RIP-RAP OUTLET
NOT TO SCALE



1 SILT SOCK
1 NOT TO SCALE

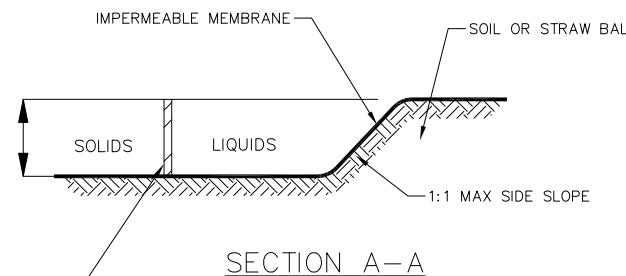


1 TRAIL TYPICAL SECTION
1 NOT TO SCALE

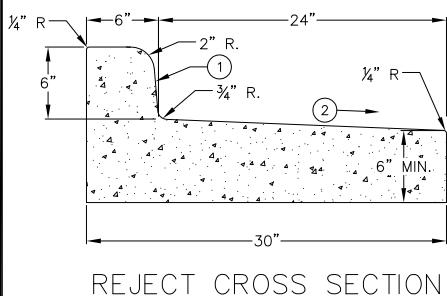


CONSTRUCTION SPECIFICATIONS

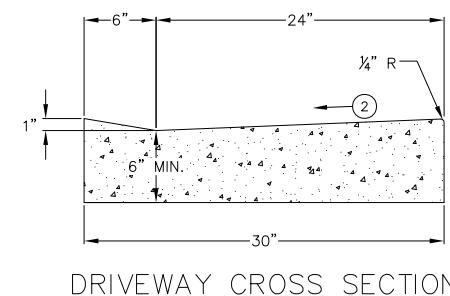
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR 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.



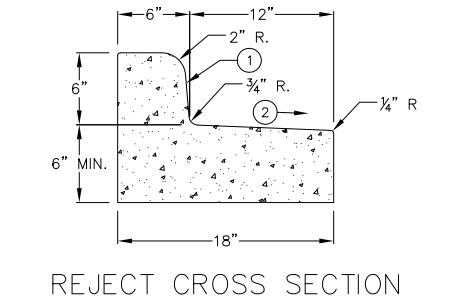
1 1 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE



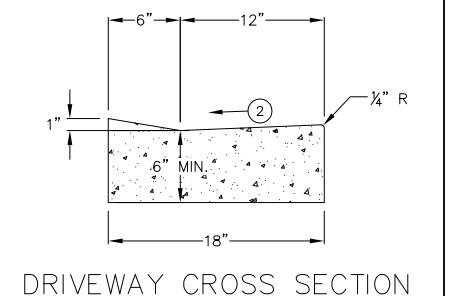
REJECT CROSS SECTION



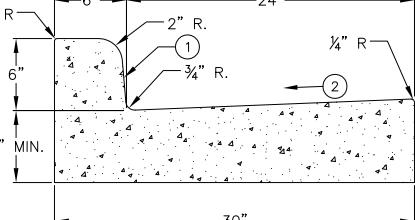
DRIVEWAY CROSS SECTION



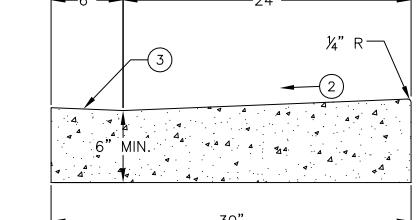
REJECT CROSS SECTION



DRIVEWAY CROSS SECTION



STANDARD CROSS SECTION



SIDEWALK RAMP CROSS SECTION

NOTES:

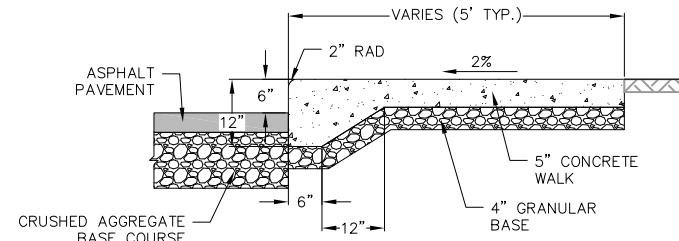
1. BATTER FACE OF CURB $\frac{1}{2}$ ".
2. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
3. USE 4% SLOPE UNLESS OTHERWISE NOTED. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11% MAXIMUM.

1 1 30" CONCRETE CURB AND GUTTER
NOT TO SCALE

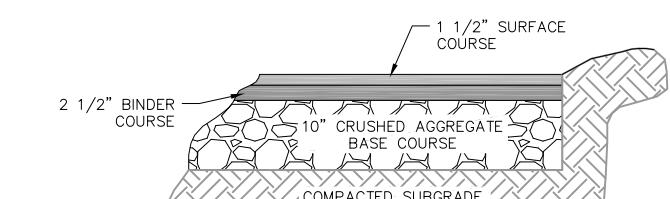
NOTES:

1. BATTER FACE OF CURB $\frac{1}{2}$ ".
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.

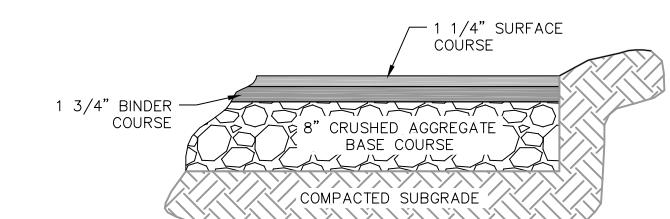
1 1 18" CONCRETE CURB AND GUTTER
NOT TO SCALE



1 1 CURBED SIDEWALK SITE DETAIL
NOT TO SCALE

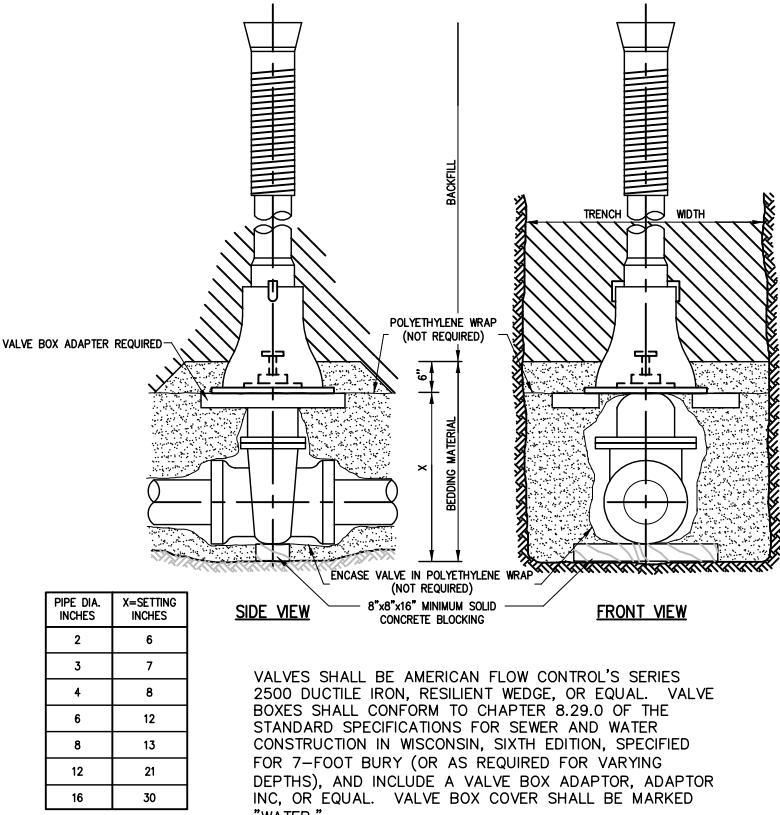


BITUMINOUS PAVEMENT DRIVES

BITUMINOUS PAVEMENT
PARKING LOT

1 1 SITE PAVEMENT
NOT TO SCALE

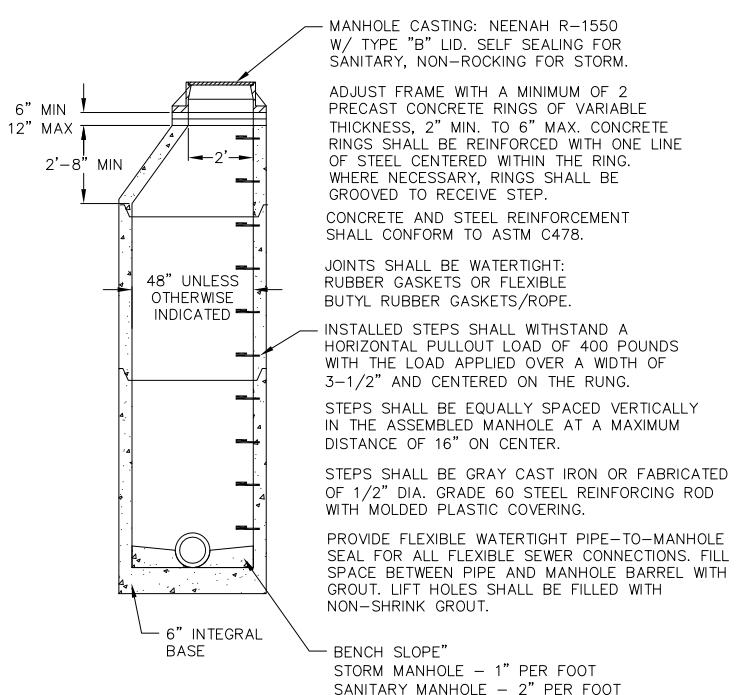
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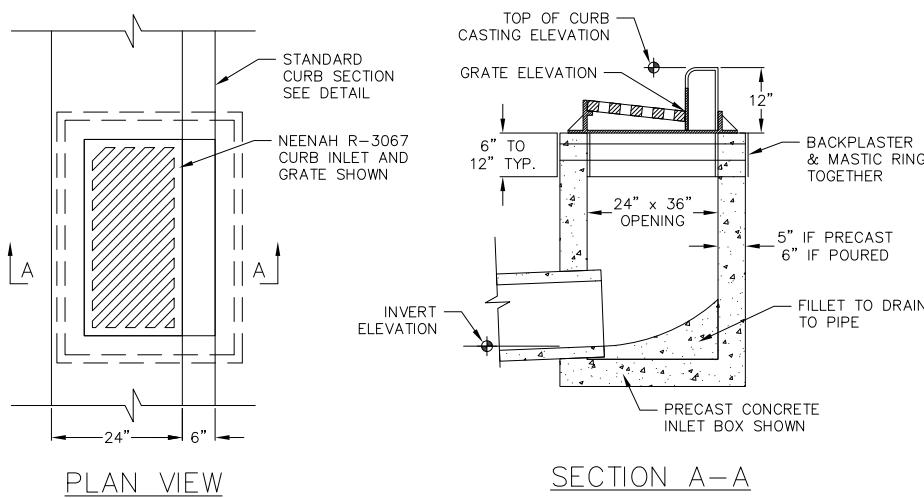
1 STANDARD GATE VALVE BOX SETTING
1 NOT TO SCALE

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 IN, OR EQUAL. VALVE BOX COVER SHALL BE MARKED "WATER".



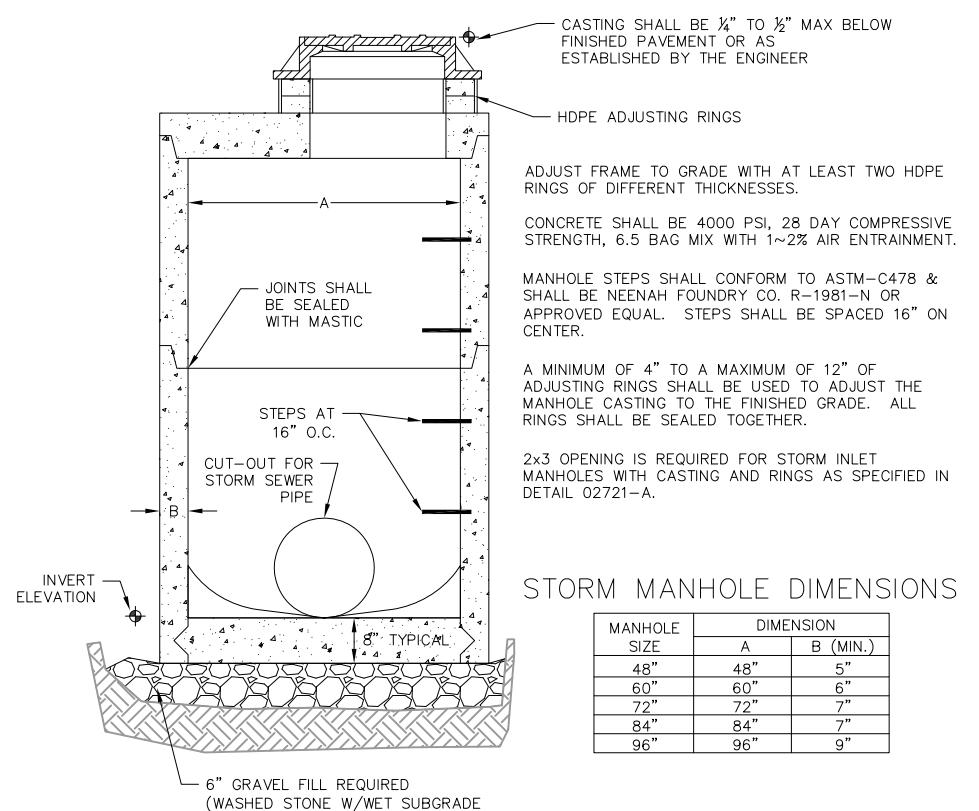
1 PRECAST CONCRETE MANHOLE
1 NOT TO SCALE



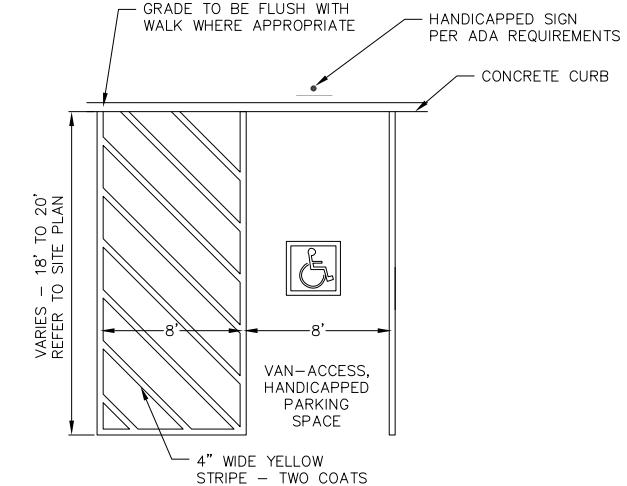
NOTES:

- 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 NEEAH 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 NEEAH 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

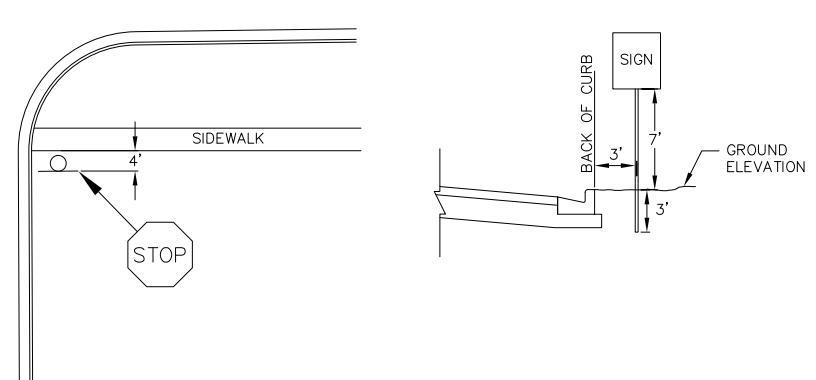
1
1
RECTANGULAR STREET INLET
NOT TO SCALE

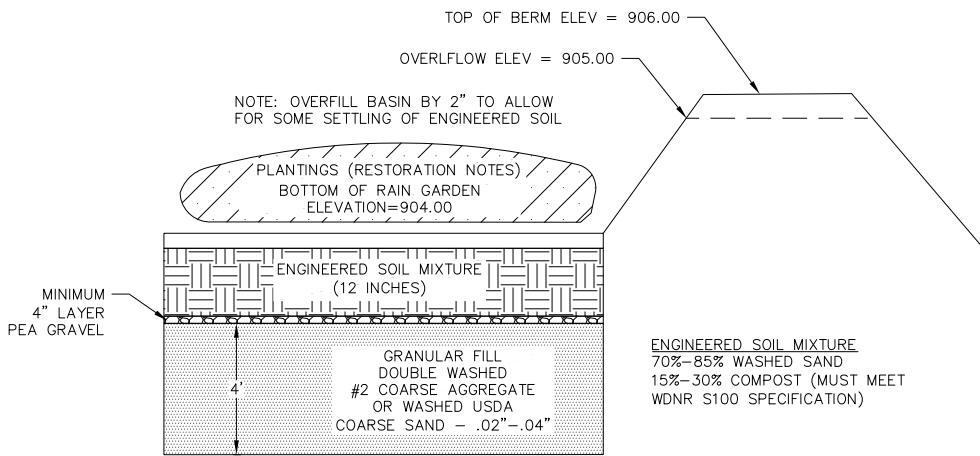


1 STORM SEWER MANHOLE
1 NOT TO SCALE



HANDICAP STRIPING
NOT TO SCALE





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 GROUND SURFACE (IF REQUIRED).
4. PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF: 70-85% WASHED SAND
5. 15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)
6. SEED, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.

1
1
RAIN GARDEN
NOT TO SCALE

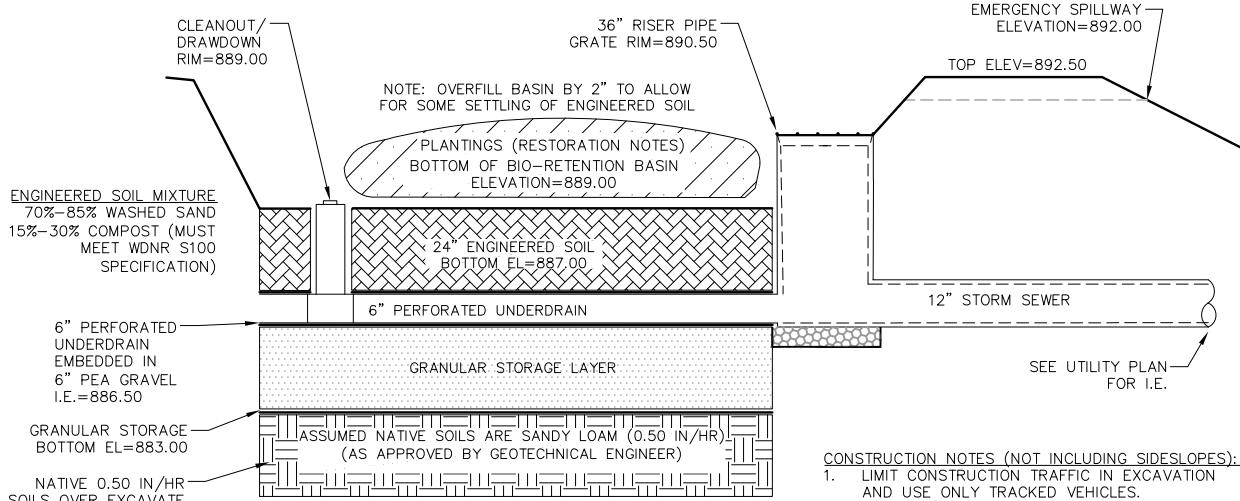
BIORETENTION AREA SPECIFICATIONS:

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 INFILTRATION 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. 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.



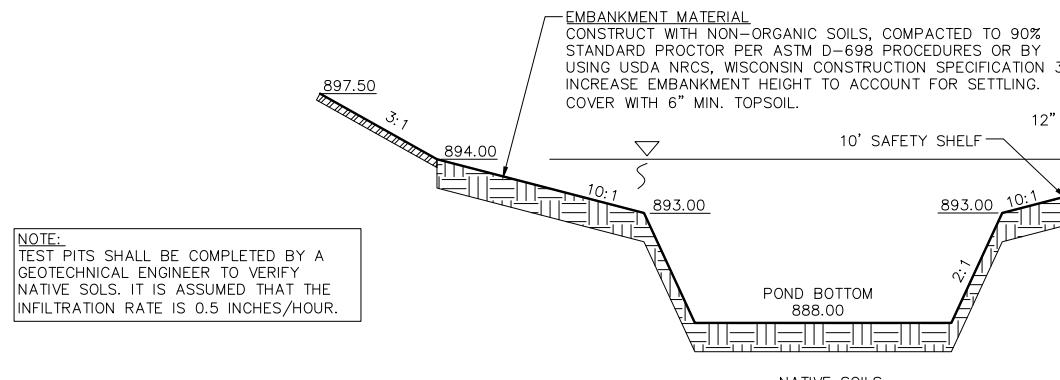
CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

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

1
1
BIO-RETENTION BASIN
NOT TO SCALE



INFILTRATION AREA SPECIFICATIONS:

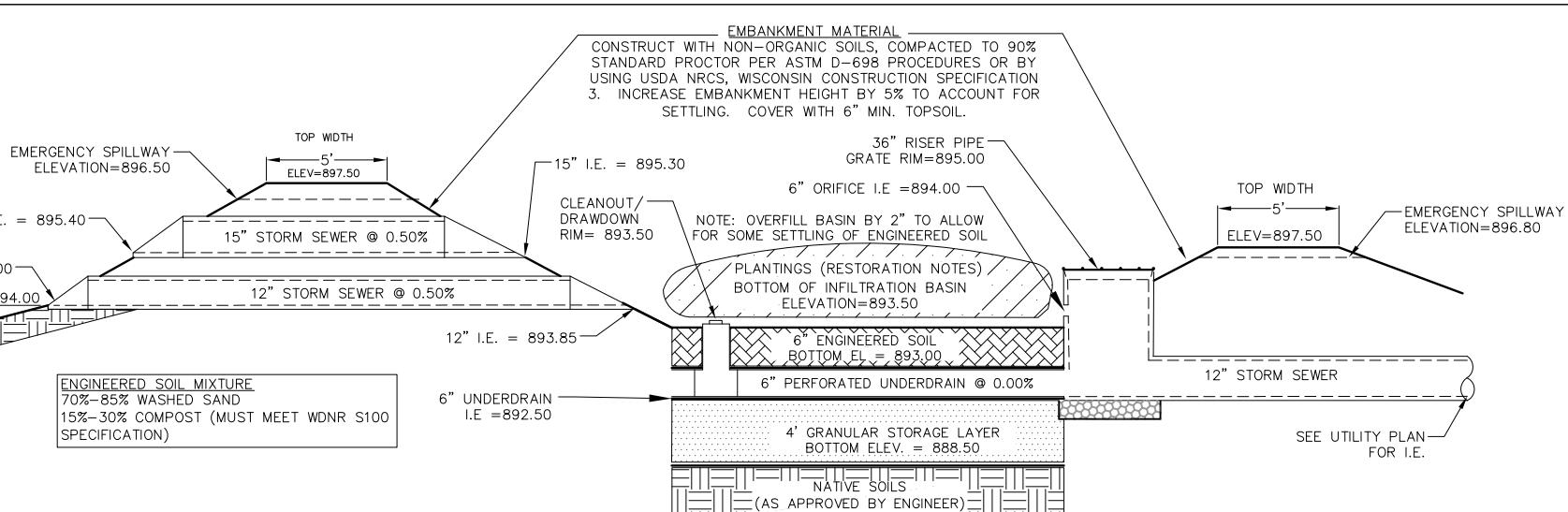
INFILTRATION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1003 (INFILTRATION BASIN).

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



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

1. NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.
2. FERTILIZER -SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN NRCS CONSERVATION PRACTICE STANDARD, CRITICAL AREA PLANTING (342) OR WDNR TECHNICAL STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).
3. MULCH OR EROSION MAT -MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR TECHNICAL STANDARD MULCHING FOR CONSTRUCTION SITES (1058). EROSION MAT SHALL BE CLASS II AND PLACED ON THE SURFACE OF THE INFILTRATION AREA.
4. WATER AS NECESSARY, DEPENDING ON WEATHER. RE-MULCH VOID AREAS, 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.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

1. 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.
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
4. 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)
5. PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF INFILTRATION AREA:

1. REFER TO DNR TECHNICAL STANDARD 1003

NOT FOR CONSTRUCTION

Site Details
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

DATE
8/8/2022

DRAFTER
BBAR

CHECKED
TSCH

PROJECT NO.
190233

C26

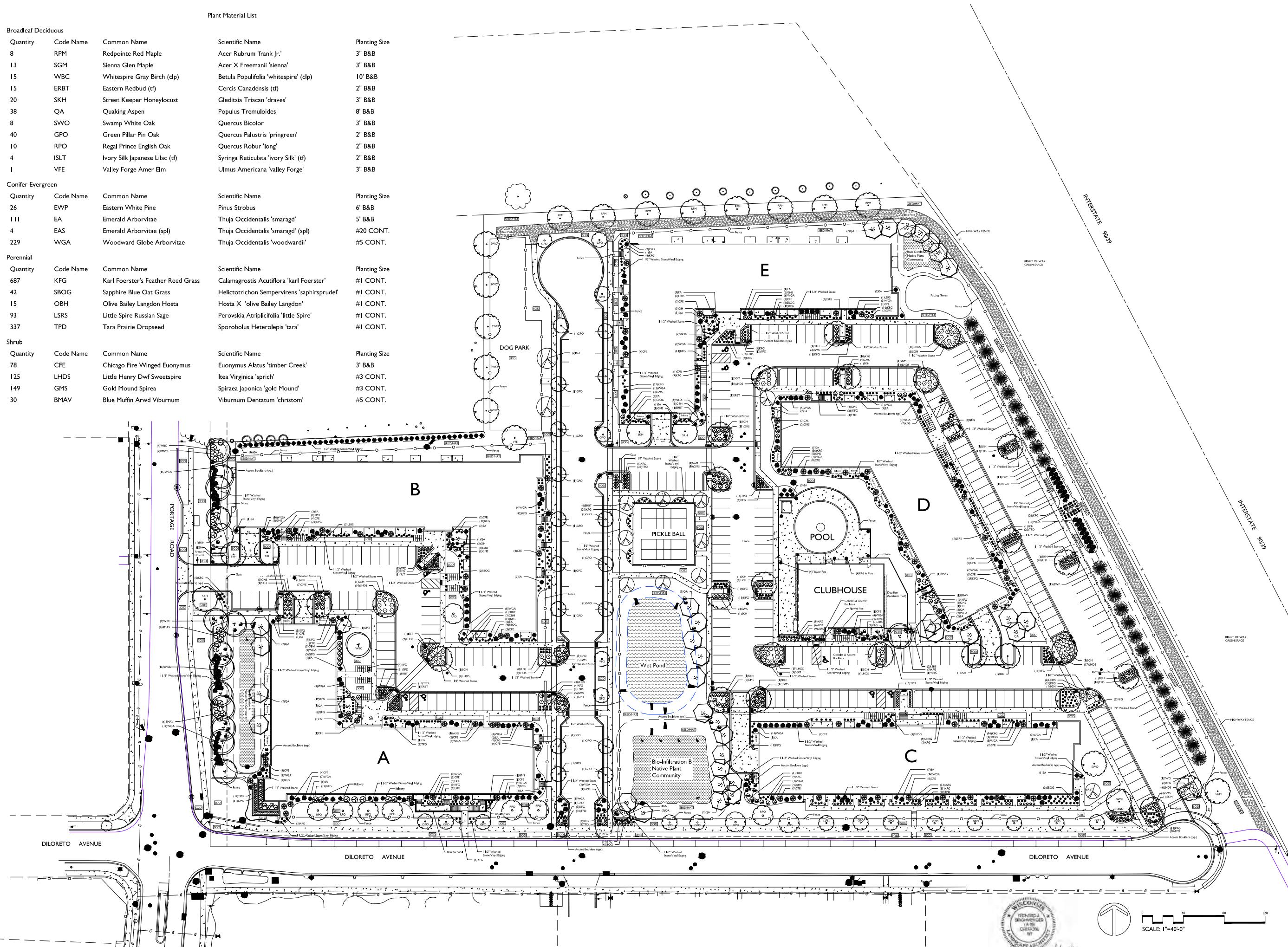
Plant Material List

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	SVO	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	EVP	Eastern White Pine	<i>Pinus Strobus</i>	6' B&B
111	EA	Emerald Arborvitae	<i>Thuja Occidentalis 'smaragd'</i>	5' B&B
4	EAS	Emerald Arborvitae (spl)	<i>Thuja Occidentalis 'smaragd'</i> (spl)	#20 CONT.
229	WGA	Woodward Globe Arborvitae	<i>Thuja Occidentalis 'woodwardi'</i>	#5 CONT.

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

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



THE WINSTON

CREEKSIDE DRIVE
MADISON, WISCONSIN

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

L1
ERALL LANDSCAPE
HORTWINSTON

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E:\2022 CAD\STEVE SHORT\WINSTON 22\1.DWG Created: 6/23/2022, Saved: 8/18/2022, Printed: 8/18/2022

THE WINSTON

CREEKSIDE DRIVE
MADISON, WISCONSIN

THE WINS

CREEKSIDE DRIVE
MADISON, WISCONSIN

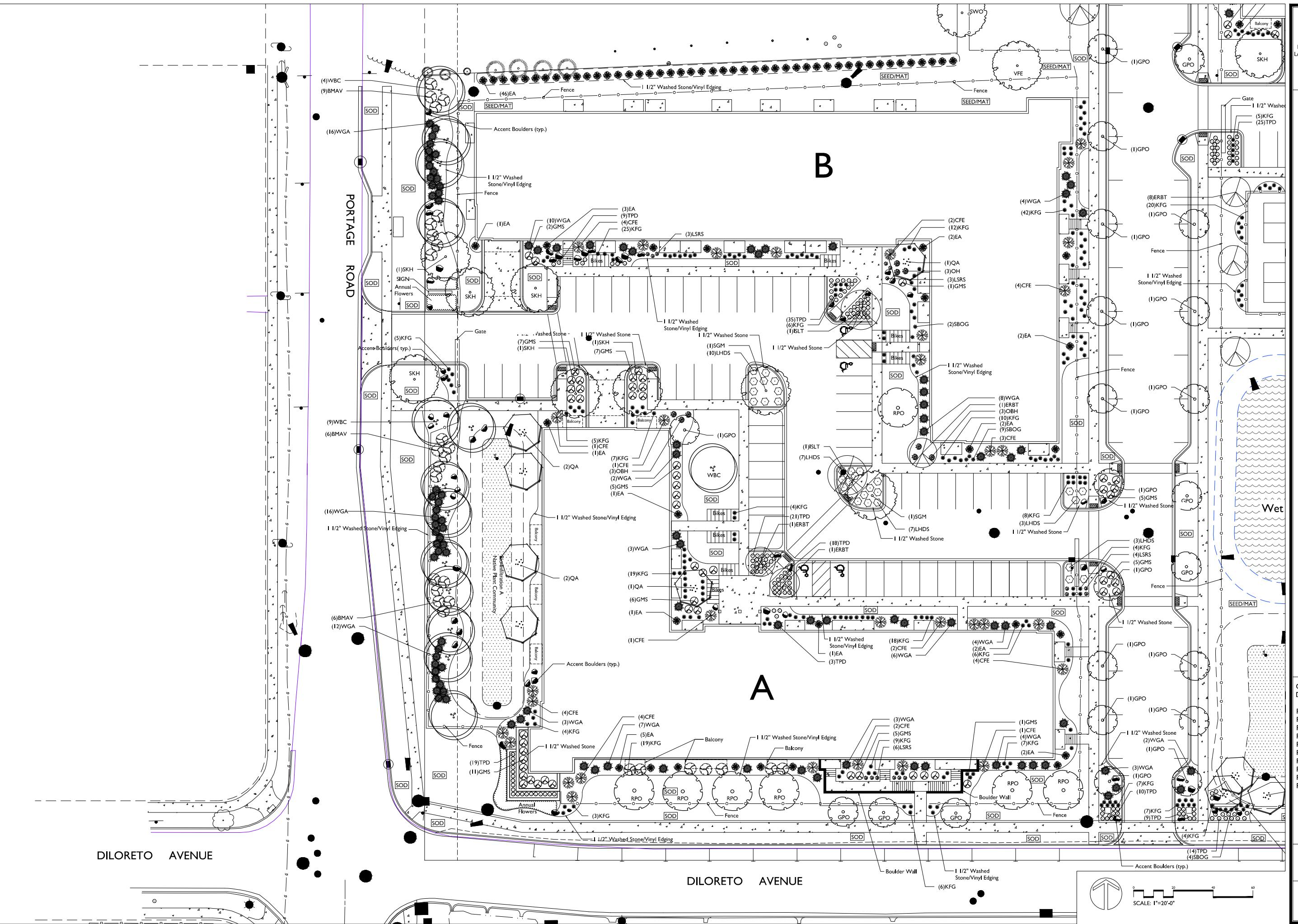
Checked By: SS
Drawn By: 8/18/22 RS

DWC_CanoeF_6/13/2002_Swift_River_007

L2
WEST

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THE WINSTON

CREEKSIDE DRIVE
MADISON, WISCONSIN

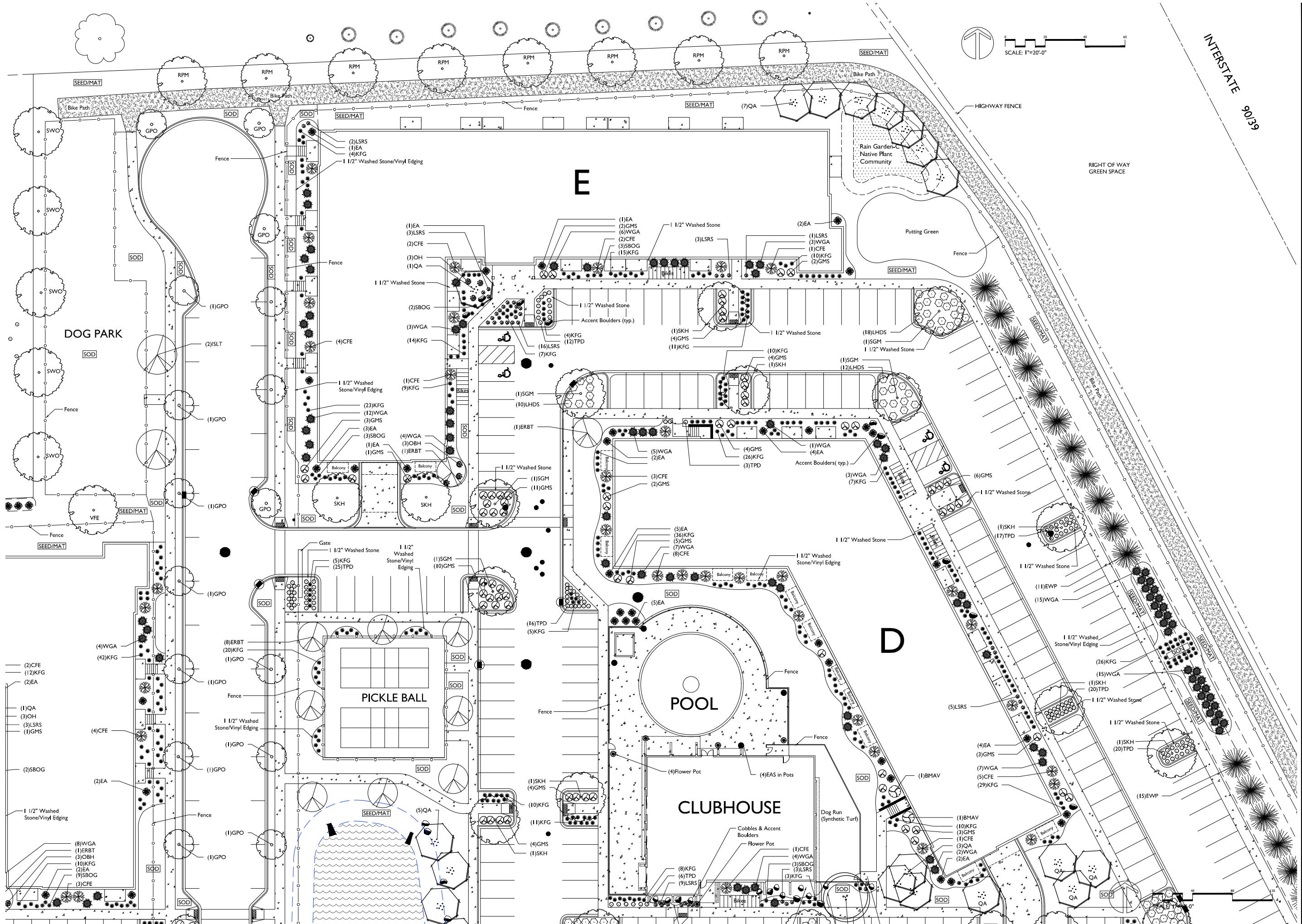
CREEKSIDE DRIVE
MADISON, WISCONSIN

By: SS
y: 8/18/22 RS

1 C:\DWG\Created 6/23/2022, Saved: 8/18/2022

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MADISON LANDSCAPE WORKSHEET

BIO-RETENTION / INFILTRATION DEVICE A PLANT LIST					
Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing	(Total Basin Area = 1,940 SF)
GRASSES AND SEDGES					
(Planting schedule based on 12" on center spacing)					
288	VIRGINIA WILD RYE	LYMUS 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	FALSE SUNFLOWER	ECCLIAEAE 'Purpurea'	2.5" POT	12" O.C. Rect. Spacing	
96	WILD IRIS	HELIOPSIS MELANTHOIDES	2.5" POT	12" O.C. Rect. Spacing	
96	LOOSESTRIFE FLOWER	IRIS VIRGINIANA 'SHREVEI'	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-RETENTION / INFILTRATION DEVICE B PLANT LIST					
Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing	(Total Basin Area = 4,893 SF)
GRASSES AND SEDGES					
(Planting schedule based on 12" on center spacing)					
704	VIRGINIA WILD RYE	LYMUS 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	FALSE SUNFLOWER	ECCLIAEAE 'Purpurea'	2.5" POT	12" O.C. Rect. Spacing	
256	WILD IRIS	HELIOPSIS MELANTHOIDES	2.5" POT	12" O.C. Rect. Spacing	
256	LOOSESTRIFE FLOWER	IRIS VIRGINIANA 'SHREVEI'	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	
256	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)
GRASSES AND SEDGES					
(Planting schedule based on 12" on center spacing)					
128	VIRGINIA WILD RYE	LYMUS 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	FALSE SUNFLOWER	ECCLIAEAE 'Purpurea'	2.5" POT	12" O.C. Rect. Spacing	
32	WILD IRIS	HELIOPSIS MELANTHOIDES	2.5" POT	12" O.C. Rect. Spacing	
32	LOOSESTRIFE FLOWER	IRIS VIRGINIANA 'SHREVEI'	2.5" POT	12" O.C. Rect. Spacing	
64	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing	
64	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA	2.5" POT	12" O.C. Rect. Spacing	
32	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing	

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 'pringle'	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	Thuya Occidentalis 'smaragd'	5' B&B
4	EAS	Emerald Arborvitae (spl)	Thuya Occidentalis 'smaragd' (spl)	#20 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 Semperflorens '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.

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

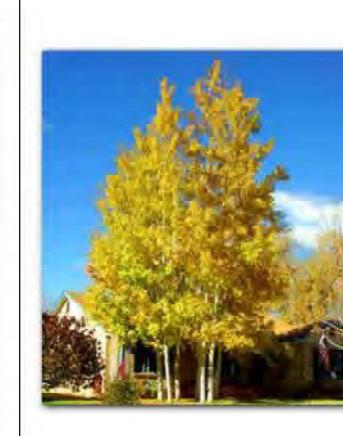
TOTAL LANDSCAPE POINTS REQUIRED..... 3,472 points

PLANT TYPE or ELEMENT	Point Value
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Plant Material List

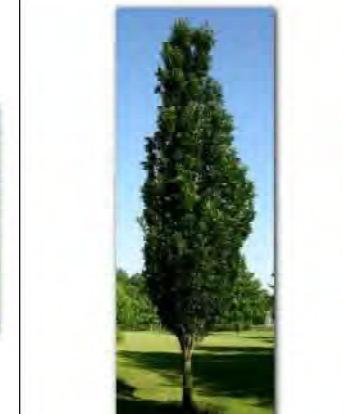
Broadleaf Deciduous

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



Conifer Evergreen

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

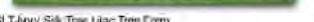


Perennial

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

Shrub

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



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

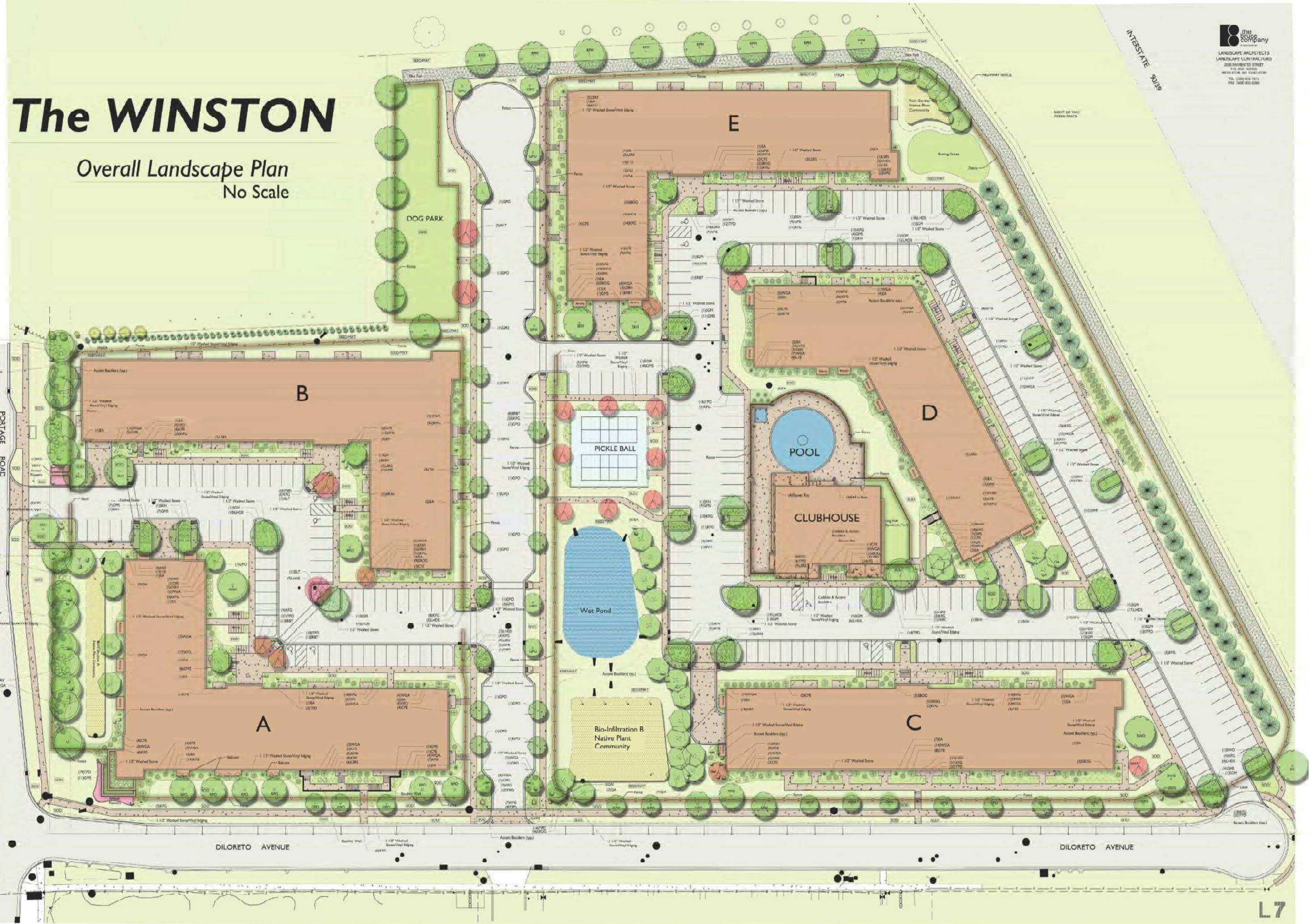
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L6
PLANT PICTURES

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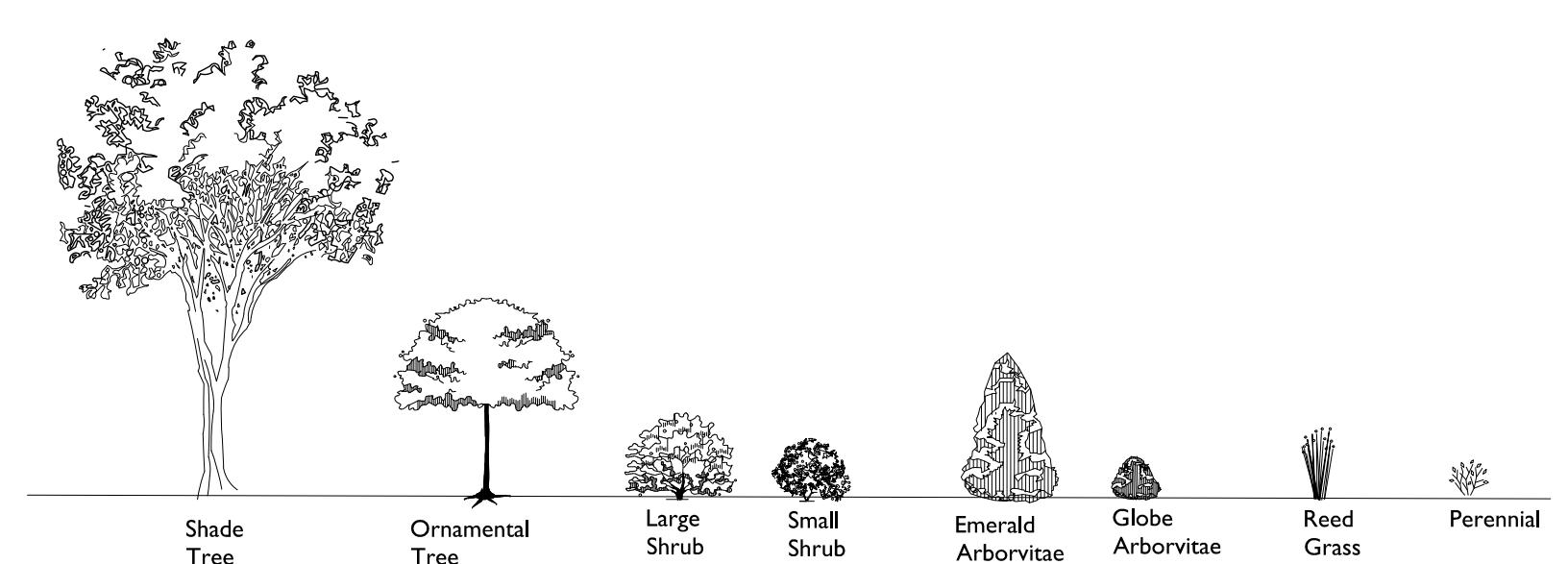
The WINSTON

Overall Landscape Plan No Scale



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Drawn By: 8/18/22 RS

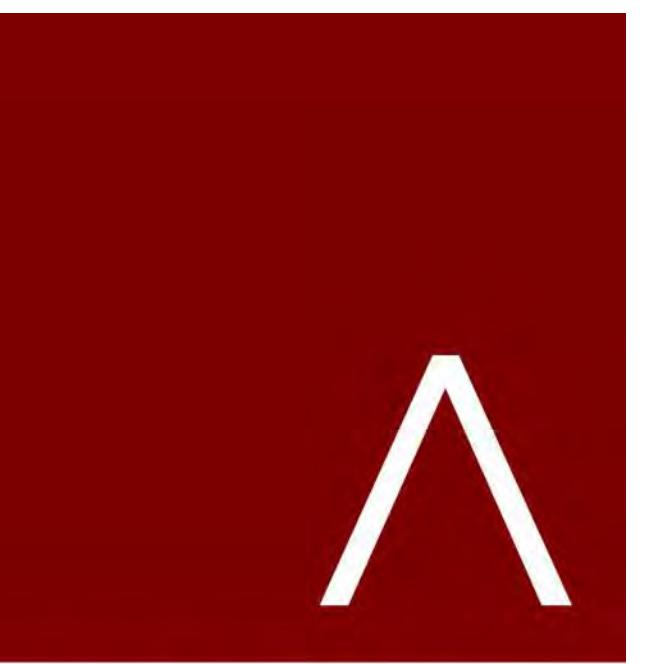
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ELEVATION PLANTING KEY

L8





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THE WINSTON

CONDITIONAL USE
SUBMITTAL

PROGRESS DOCUMENTS

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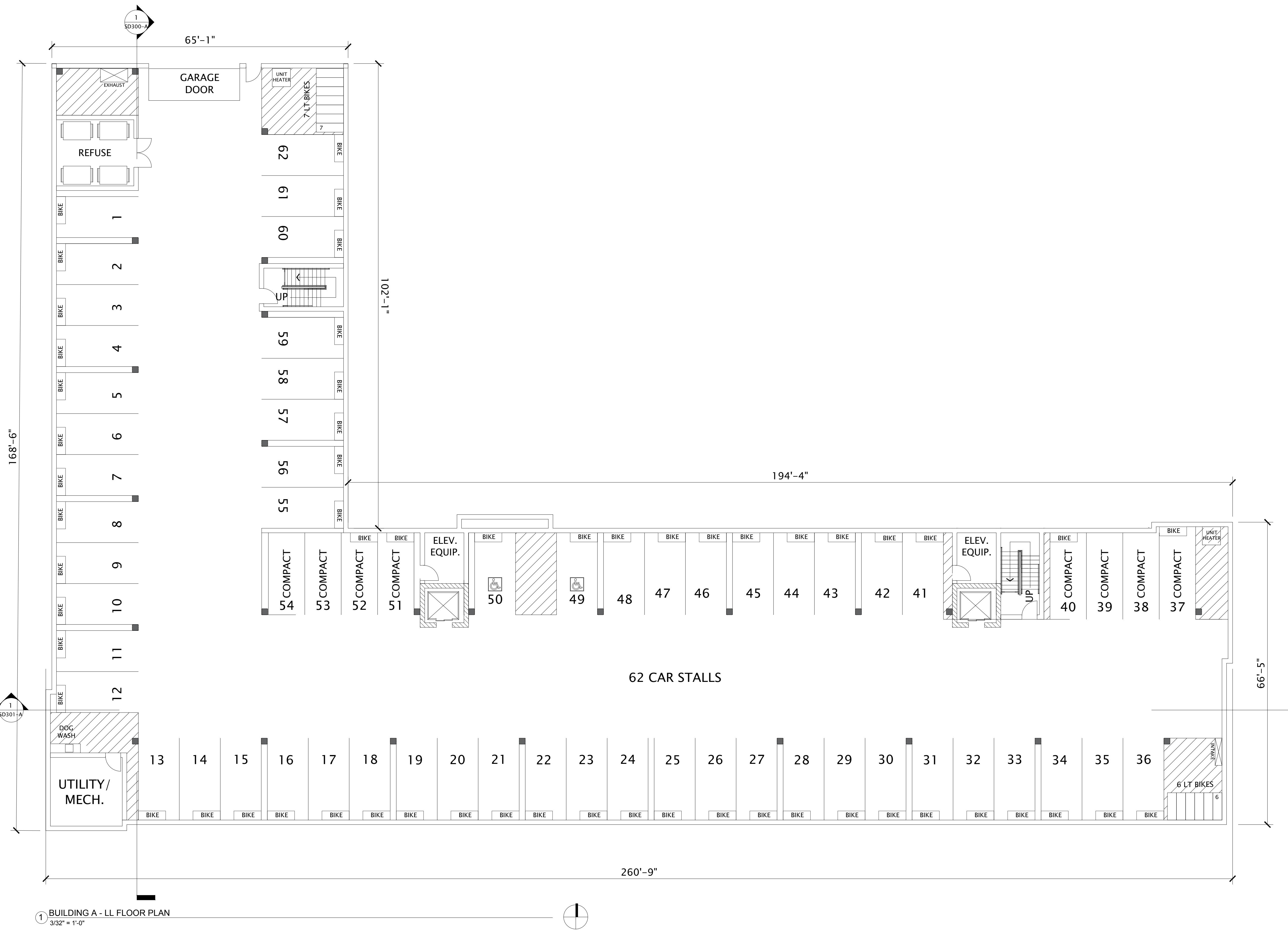
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING A - LL FLOOR PLAN

SHEET NUMBER

SD100-A





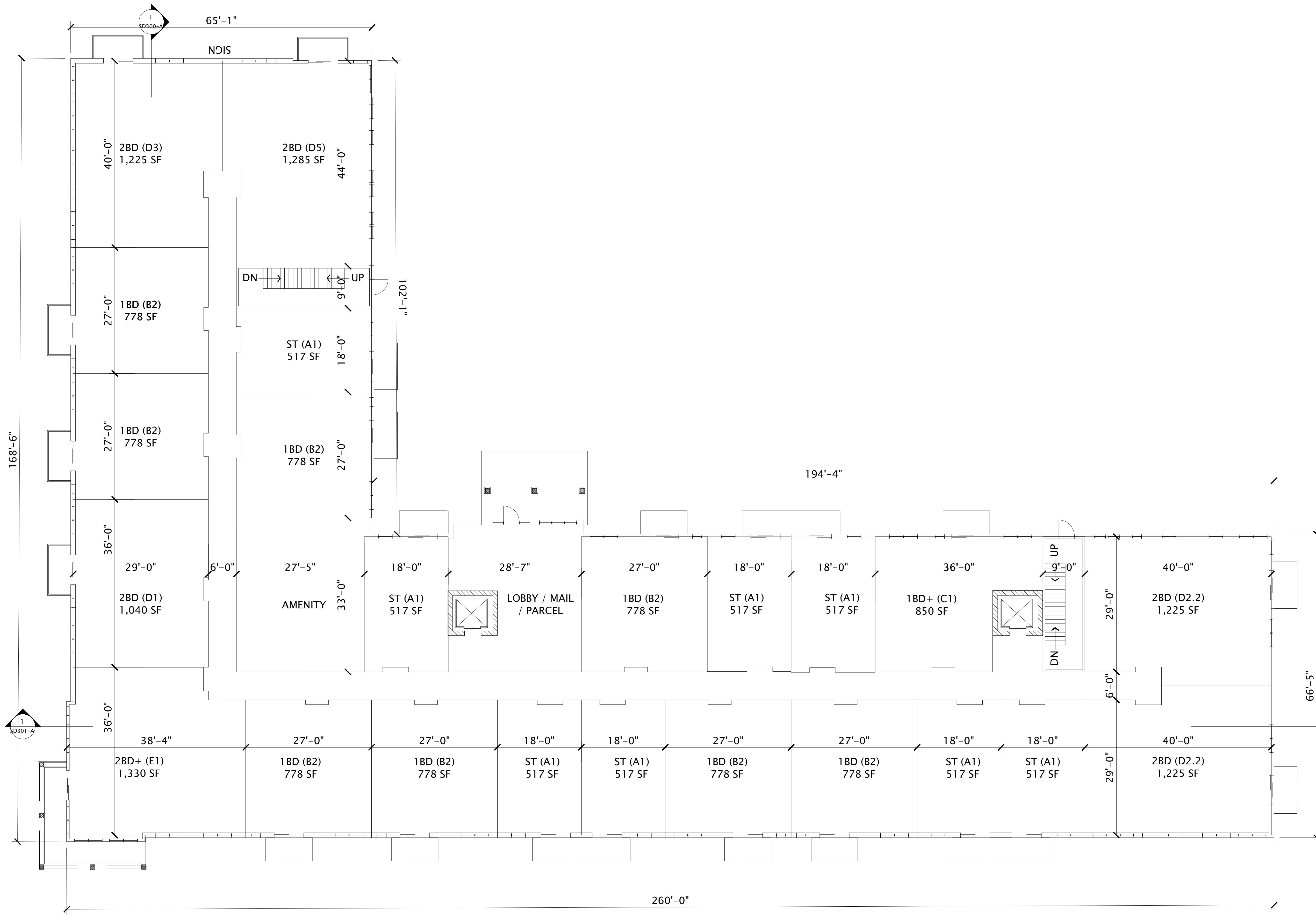
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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING A -
1ST FLOOR PLAN

SHEET NUMBER

SD101-A



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PROGRESS DOCUMENTS

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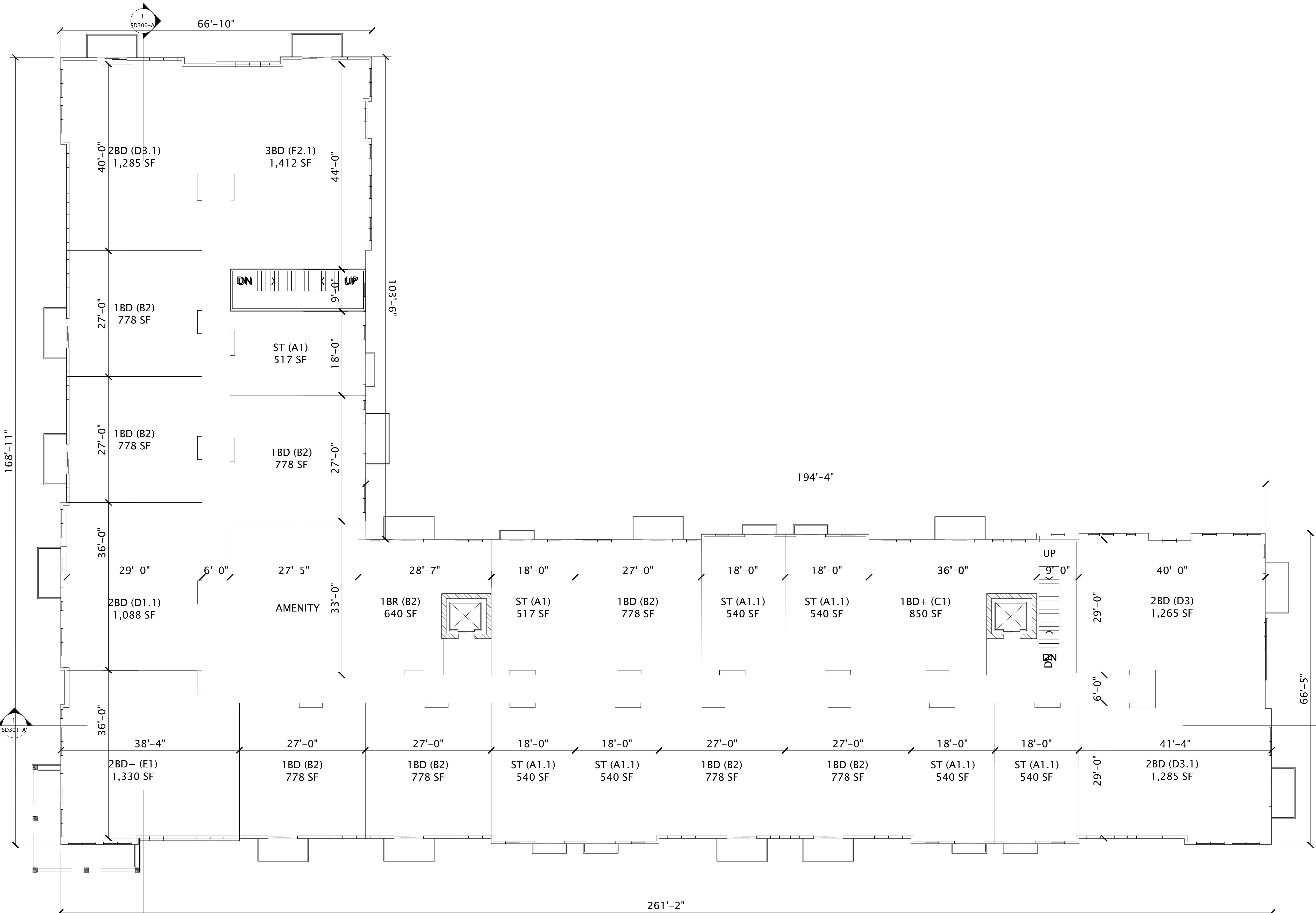
VISION SCHEDULE

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Mark	Description	Date

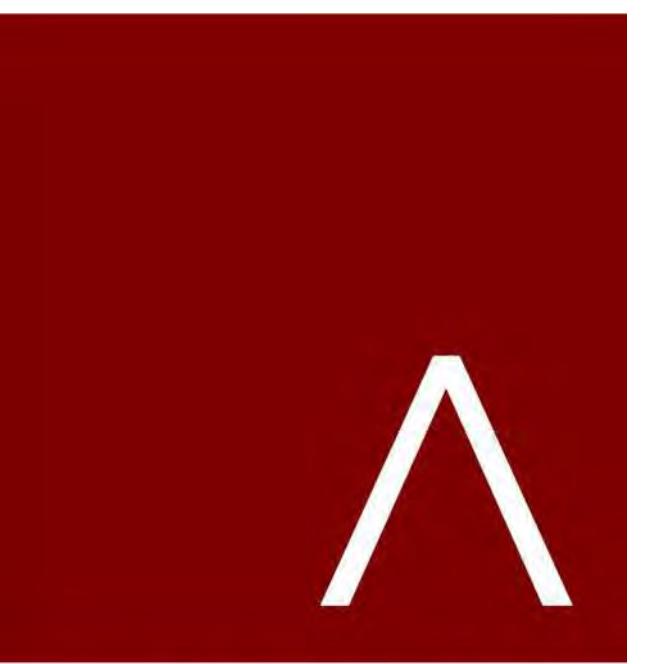
BUILDING A - 2ND-4TH FLOOR PLAN

STREET NUMBER

SD102-A



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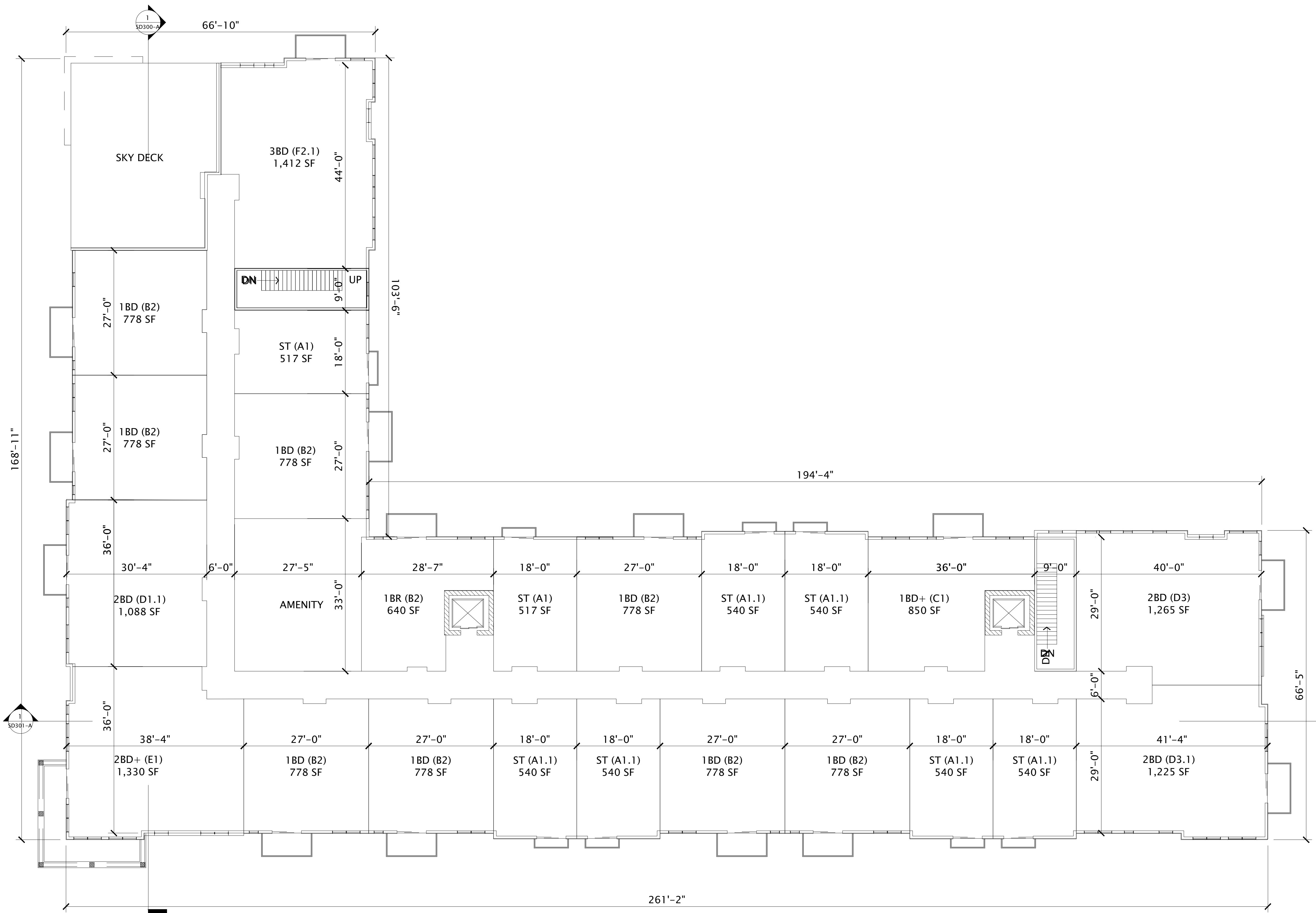
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① BUILDING A - 5TH FLOOR PLAN
3/32" = 1'-0"

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DATE OF ISSUANCE AUGUST 17, 2022
REVISION SCHEDULE

Mark | Description | Date

SHEET TITLE

BUILDING A -
5TH FLOOR PLAN

SHEET NUMBER

SD103-A



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PROGRESS DOCUMENTS

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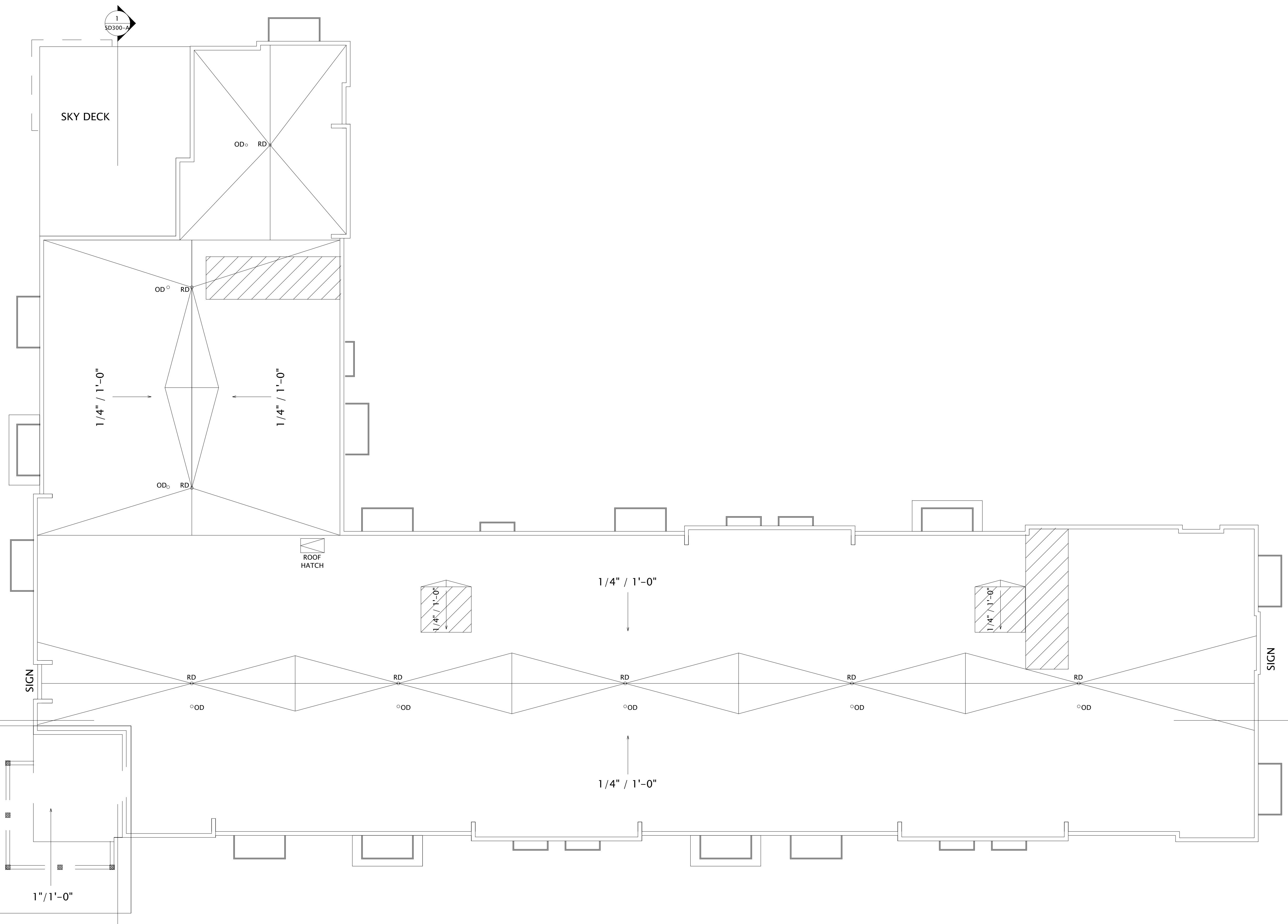
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING A - ROOF PLAN

SHEET NUMBER

SD104-A



A

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

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"

PROGRESS DOCUMENTS
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DATE OF ISSUANCE AUGUST 17, 2022
REVISION SCHEDULE

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

SHEET TITLE

BUILDING A - EXTERIOR ELEVATIONS

SHEET NUMBER

SD200-A



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JLA PROJECT NUMBER: 19-1104

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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
15	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
16	48" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK
17			

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"

ROOF TRUSS BRC
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"

ROOF TRUSS BRC
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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REVISION SCHEDULE		
Mark	Description	Date

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	DRY STACKED STONE	WALNUT
6	MASONRY / STONE	ULTRASHIELD	STAKLEGE
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
15	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"

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② BUILDING A - SOUTH 1
3/32" = 1'-0"

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DATE OF ISSUANCE AUGUST 17, 2022
REVISION SCHEDULE

Mark	Description	Date

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"

SHEET TITLE

BUILDING A -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

SD202-A



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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING A - EXTERIOR ELEVATIONS B&W

SHEET NUMBER

SD203-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	STAKELIDGE
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	WALNUT
11	ACCENT CANOPY / ROOF	STANDING SEAM	GALVANIZED
12	METAL PANEL	CORRUGATED	PAINT TO MATCH ADJACENT MATERIALS
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	TBD
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	BLACK
15	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
16	48" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK

BUILDING A - SIGNAGE AREA

SIGNAGE TYPE	AREA
WEST ELEVATION WALL - RAISED	208 SF



① BUILDING A - EAST 1

3/32" = 1'-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"



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"

② BUILDING A - WEST 1

3/32" = 1'-0"



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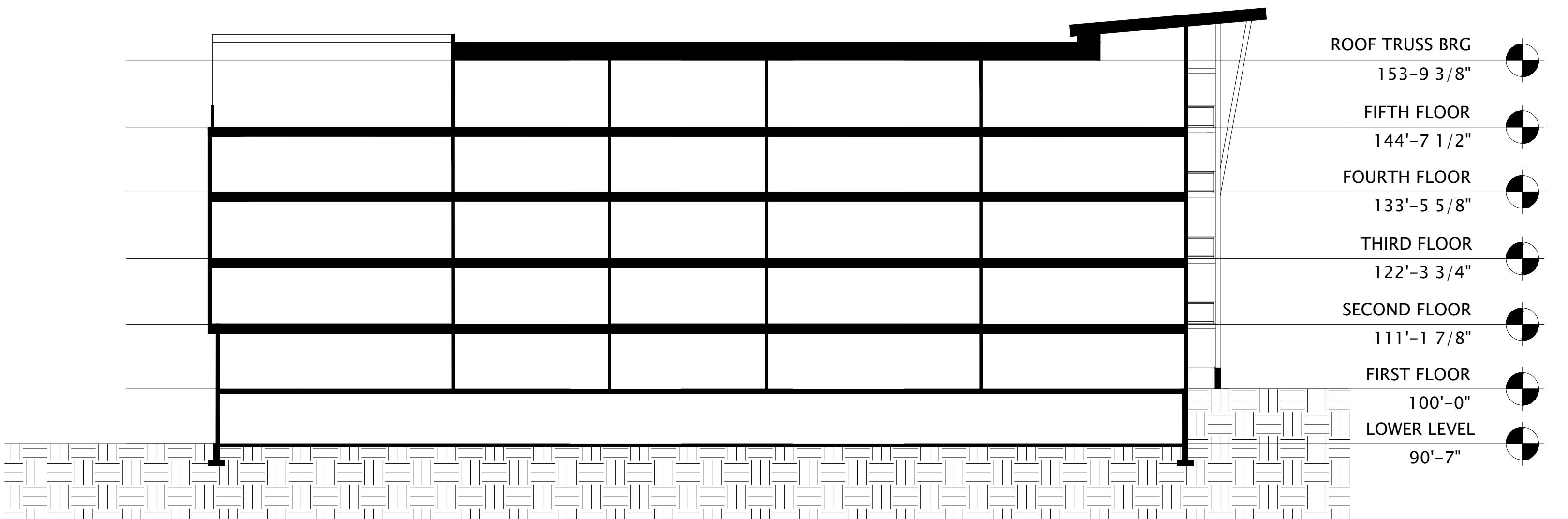
JLA PROJECT NUMBER: 19-1104-01



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

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

PROGRESS DOCUMENTS

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING A -
SECTIONS

SHEET NUMBER

SD300-A



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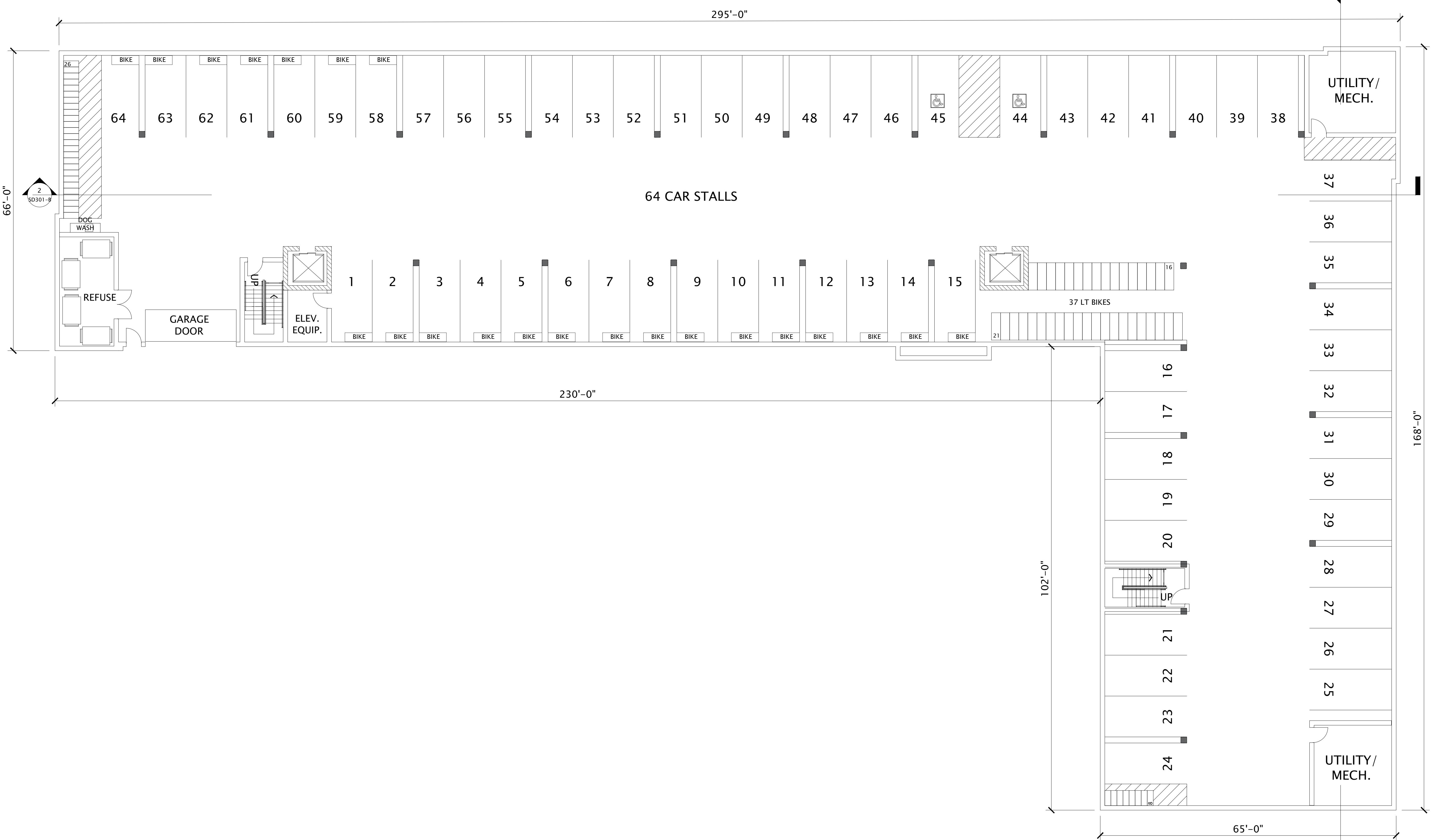
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LE

BUILDING B - LL FLOOR PLAN

NUMBER

SD100-B



1 BUILDING B - LL FLOOR PLAN

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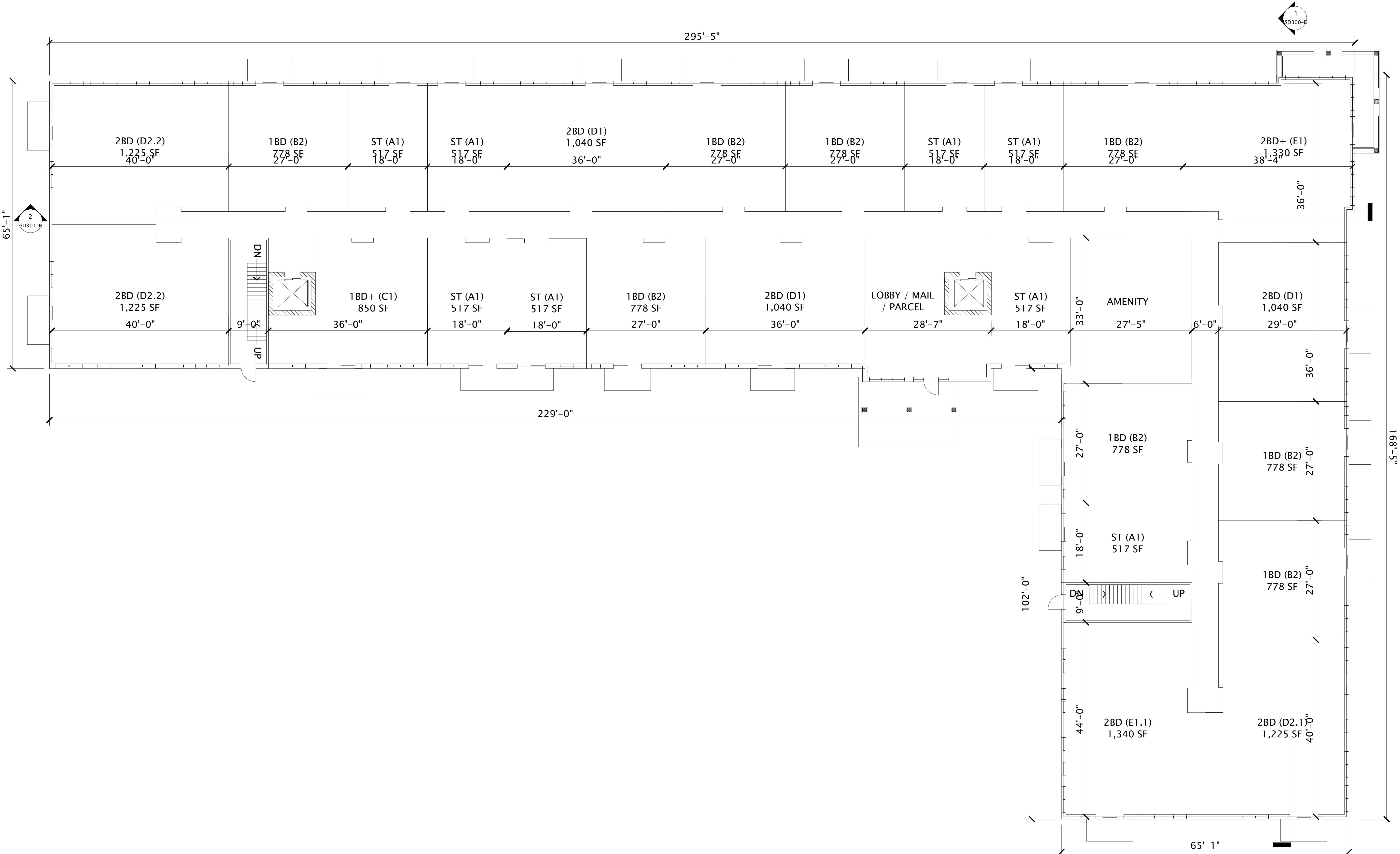


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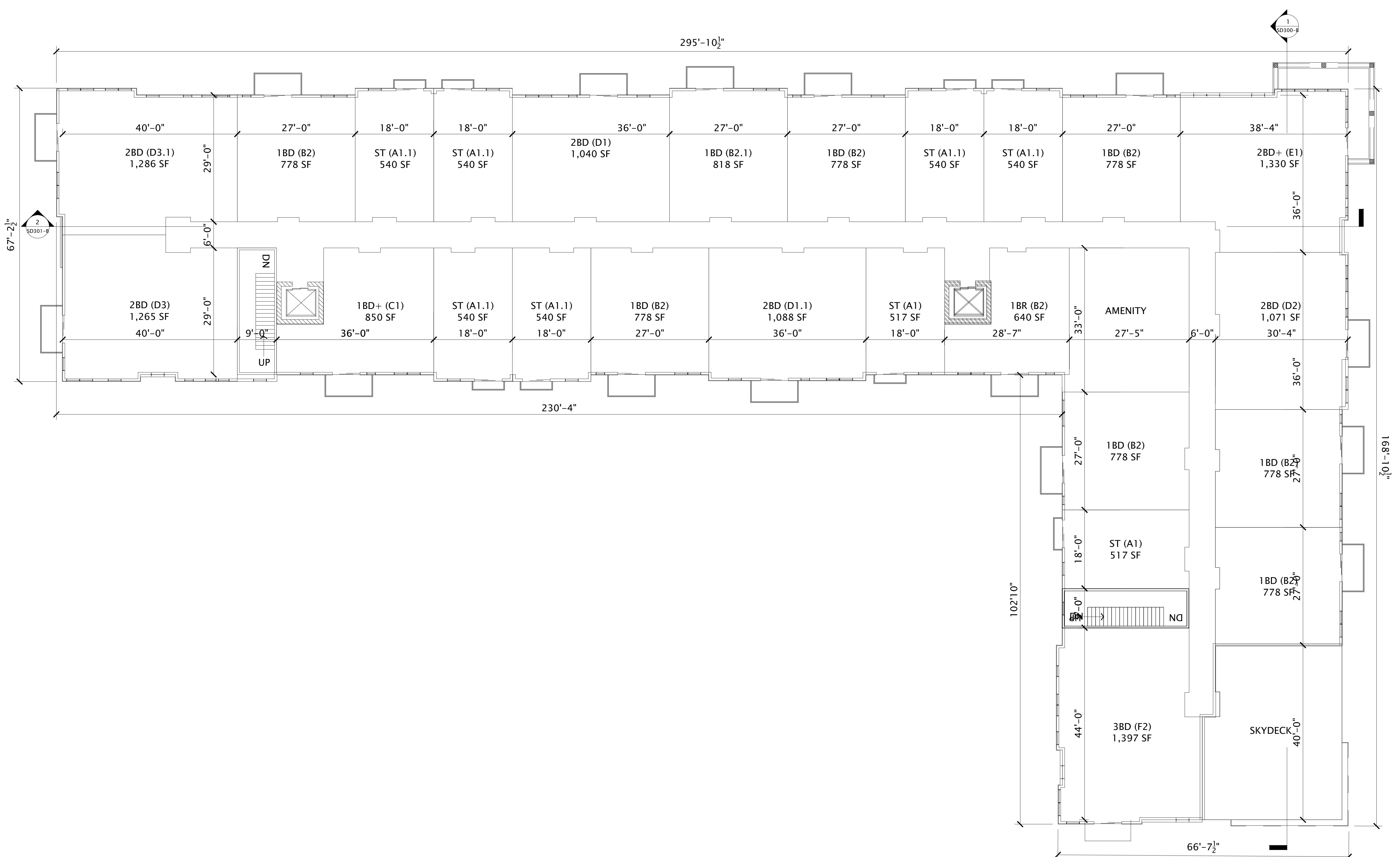
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING B - FIRST FLOOR PLAN

SHEET NUMBER

SD101-B



The logo for JLA Architects. The letters 'J', 'L', and 'A' are stacked vertically. 'J' is black, 'L' is black, and 'A' is red. Below the letters, the word 'ARCHITECTS' is written in a smaller, black, sans-serif font. At the bottom, the city names 'MADISON | MILWAUKEE | DENVER' are listed in a black, sans-serif font, with vertical lines separating the three cities.

JLA PROJECT NUMBER: 19-1104-01

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

SCHEDULE

Mark	Description	Date
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SHEET TITLE

BUILDING B - 4TH FLOOR PLAN

SHEET NUMBER

SD103-B



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PROGRESS DOCUMENTS

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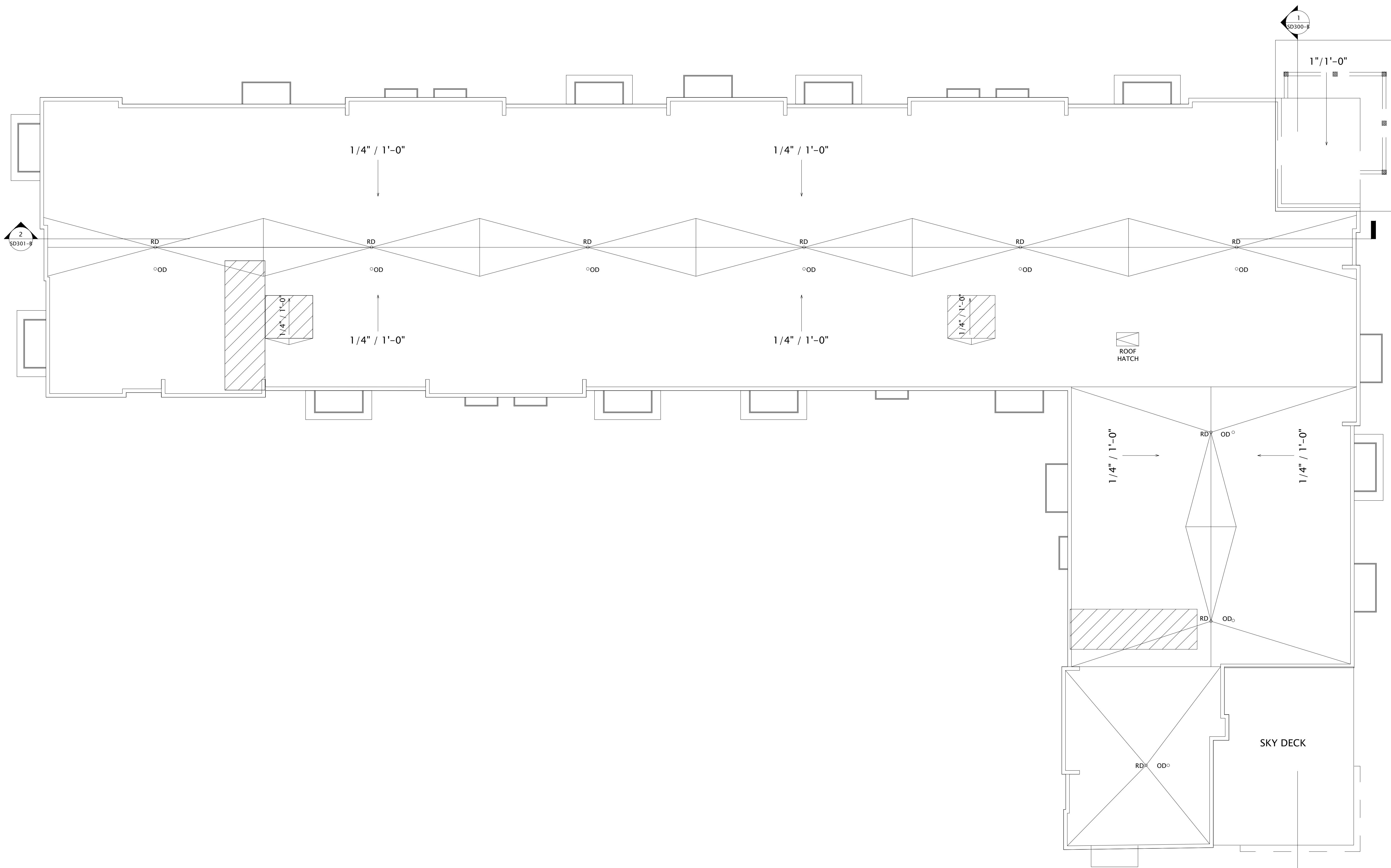
REVISION SCHEDULE		
Mark	Description	Date

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
15	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

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



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JLA PROJECT NUMBER: 19-1104



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

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

PROGRESS DOCUMENTS

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DATE OF ISSUANCE	AUGUST 17, 2022
REVISION SCHEDULE	
Mark	Description

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)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	WALNUT
11	ACCENT CANOPY / ROOF	STANDING Seam	TBD
12	ACCENT CANOPY	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"

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② BUILDING B - SOUTH 1
3/32" = 1'-0"

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

THIRD FLOOR REVISION SCHEDULE

Mark | Description | Date

SECOND FLOOR 111'-1 7/8"

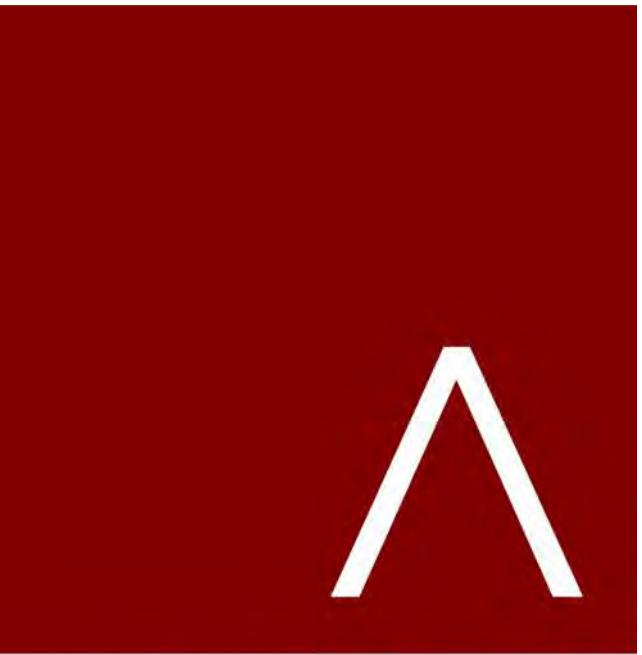
FIRST FLOOR 100'-0"

SHEET TITLE

BUILDING B - EXTERIOR ELEVATIONS

SHEET NUMBER

SD202-B



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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
15	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"

PROGRESS DOCUMENTS

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DATE OF ISSUANCE	AUGUST 17, 2022
REVISION SCHEDULE	
Mark	Description

SHEET TITLE

BUILDING B - EXTERIOR
ELEVATIONS BW

SHEET NUMBER

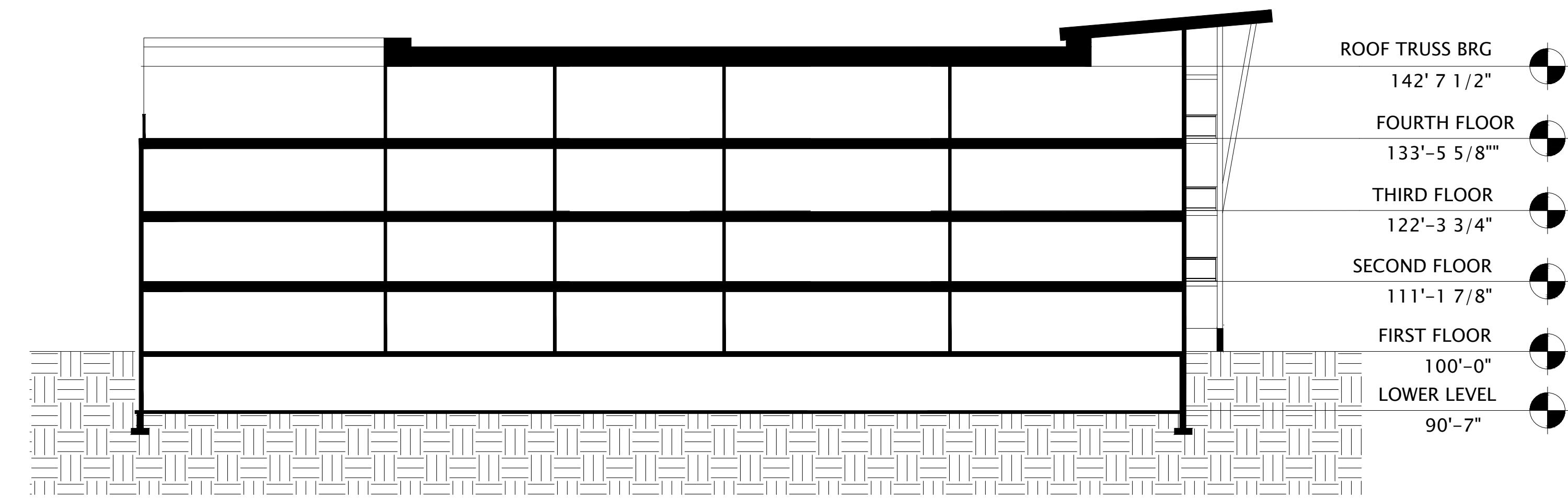
SD203-B



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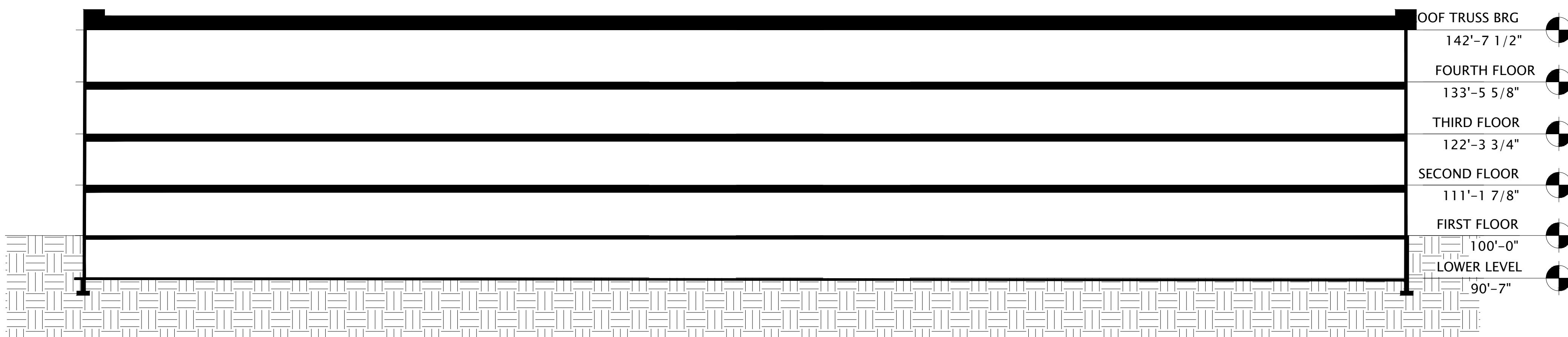
JLA PROJECT NUMBER: 19-1104-01



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

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

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

SHEET TITLE
**BUILDING B -
SECTIONS**

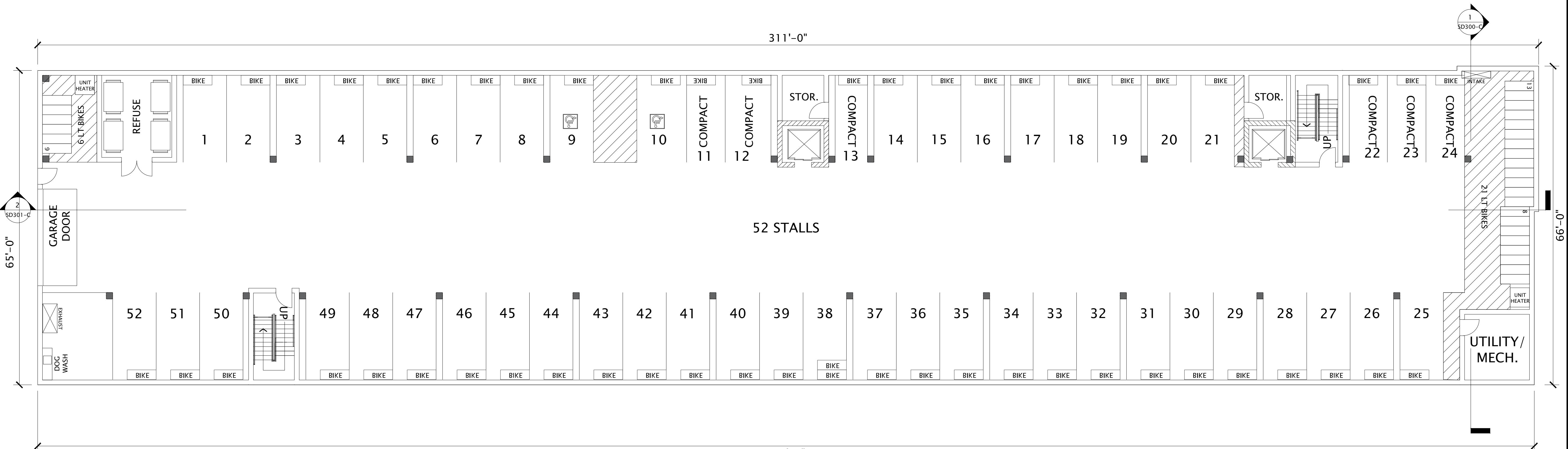
SHEET NUMBER
SD300-B



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

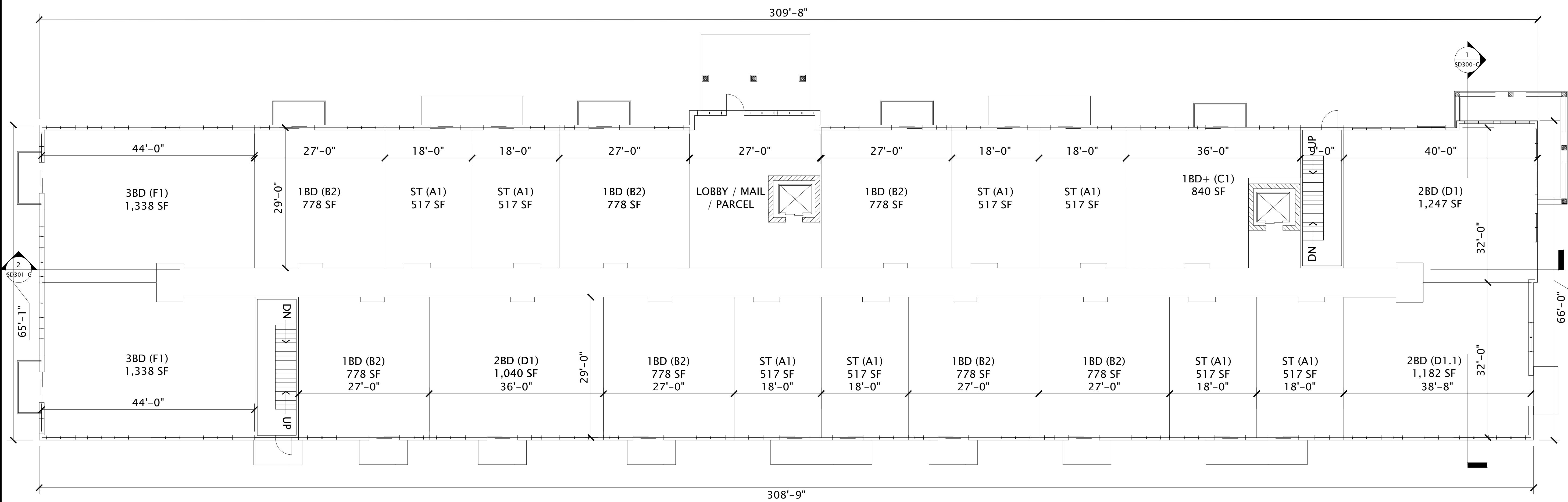
SHEET TITLE	BUILDING C - LL FLOOR PLAN	
SHEET NUMBER	SD100-C	
SD100-C		



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PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING C - FIRST FLOOR PLAN

SHEET NUMBER

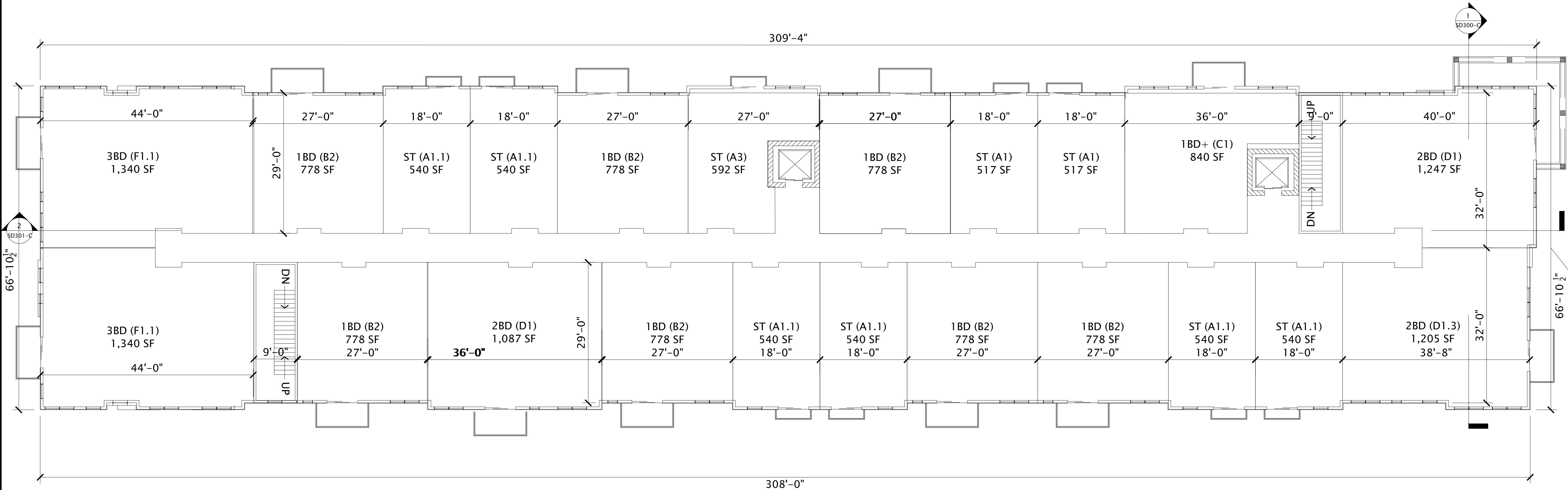
SD101-C



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ISSUANCE AUGUST 17, 2022

ON SCHEDULE

	Description	Date
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YLE

BUILDING C - 2ND-4TH FLOOR PLAN

NUMBER

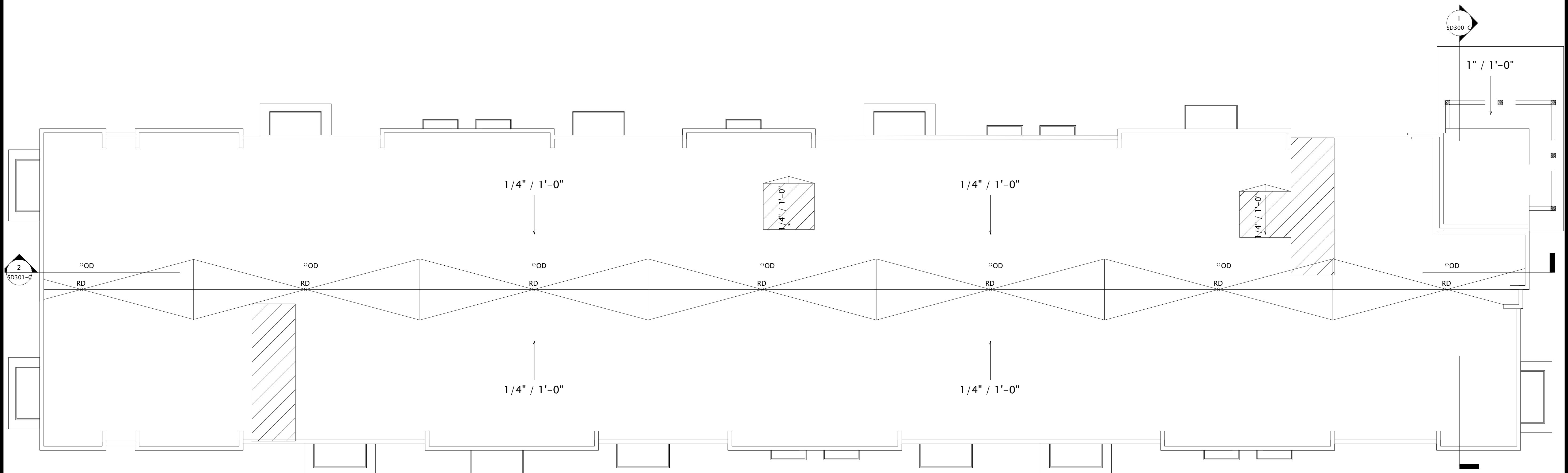
SD102-C



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PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING C - ROOF PLAN

SHEET NUMBER

SD103-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
15	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



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① BUILDING C - NORTH
1/16" = 1'-0"



PROGRESS DOCUMENTS

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING C -
EXTERIOR ELEVATIONS

SHEET NUMBER

SD200-C

② BUILDING C - SOUTH
1/16" = 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 STONE & TRIM	DRY STACKED STONE	WALNUT
6	MASONRY - STONE	ULTRASHIELD	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
15	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	48" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK

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



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① BUILDING C - WEST

1/16" = 1'-0"



② BUILDING C - EAST

1/16" = 1'-0"

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CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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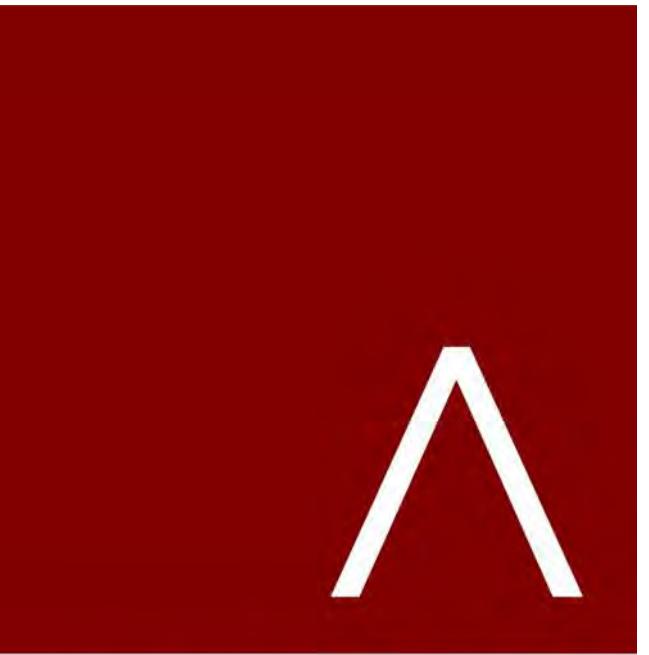
DATE OF ISSUANCE	AUGUST 17, 2022
REVISION SCHEDULE	
Mark	Description

SHEET TITLE

BUILDING C - EXTERIOR ELEVATIONS

SHEET NUMBER

SD201-C



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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
15	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"

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

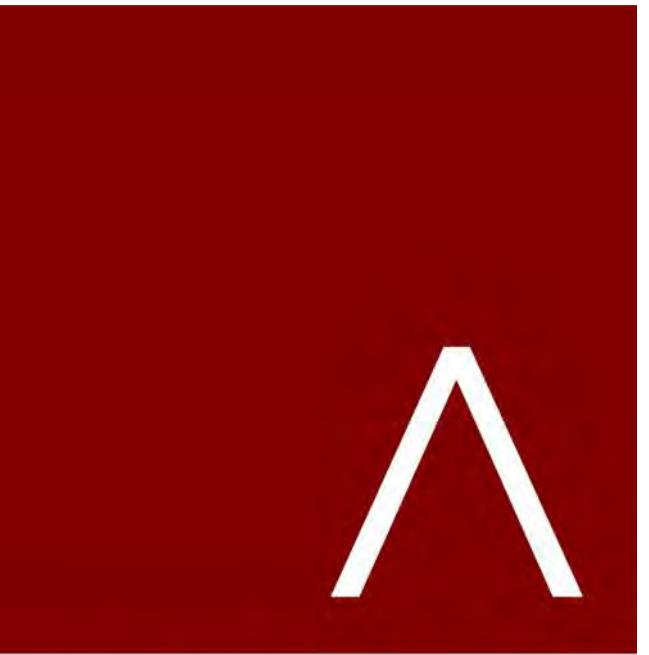
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING C -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

SD202-C



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PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE

Mark | Description | Date

SHEET TITLE

BUILDING C -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

SD203-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 - STONE & TRIM	DRY STACKED STONE	WALNUT
6	MASON - STONE	ULTRASHIELD	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



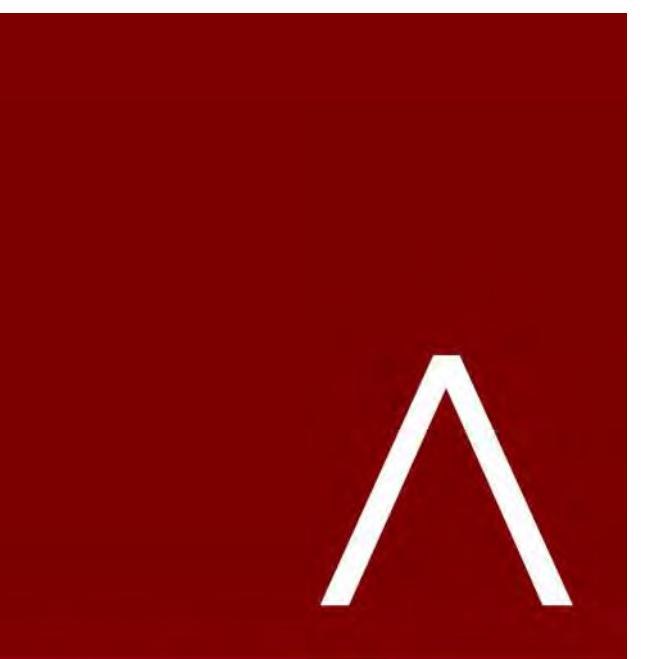
② BUILDING C - WEST 1

3/32" = 1'-0"



① BUILDING C - EAST 1

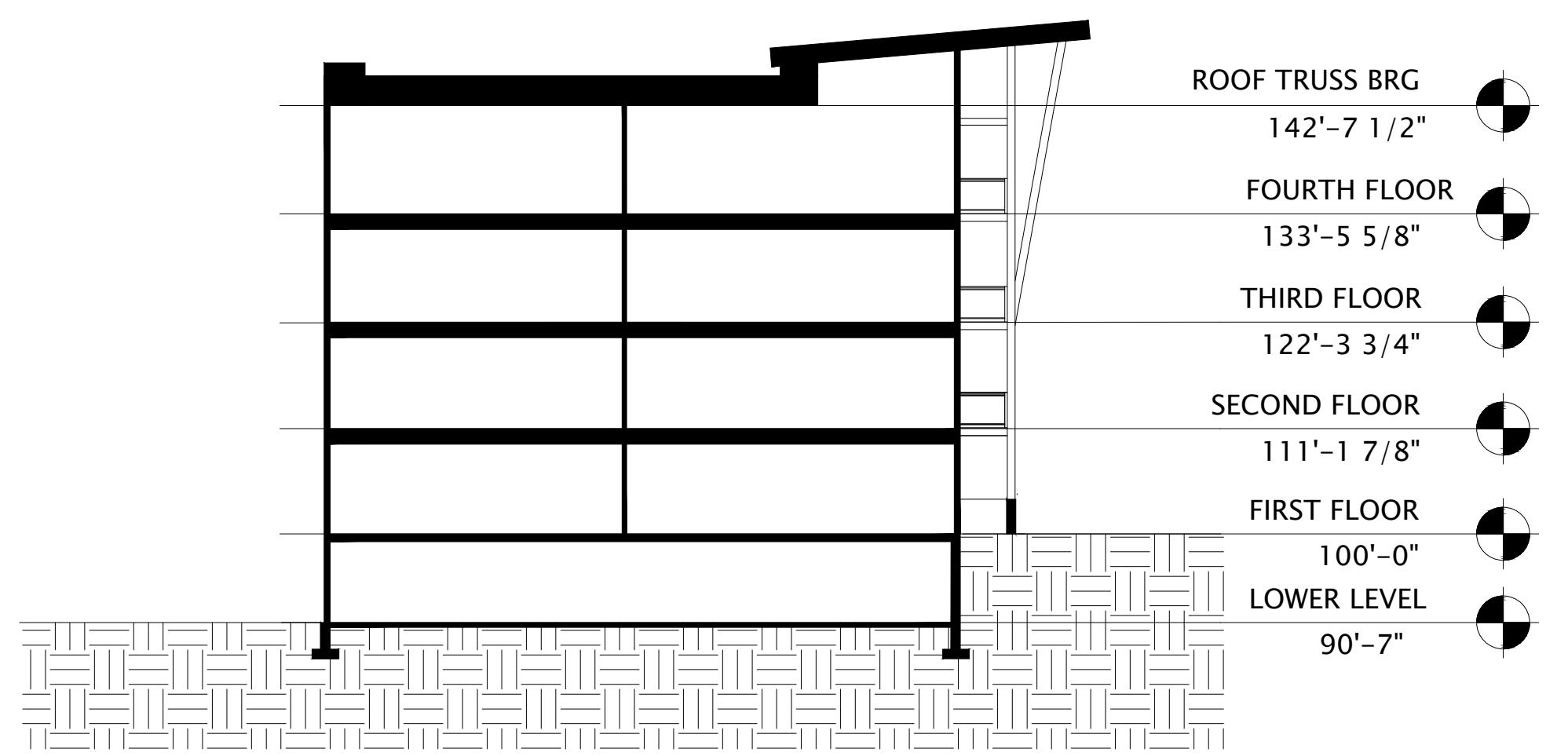
3/32" = 1'-0"



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① BUILDING C - SECTION 1

$1/16'' = 1'-0''$

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

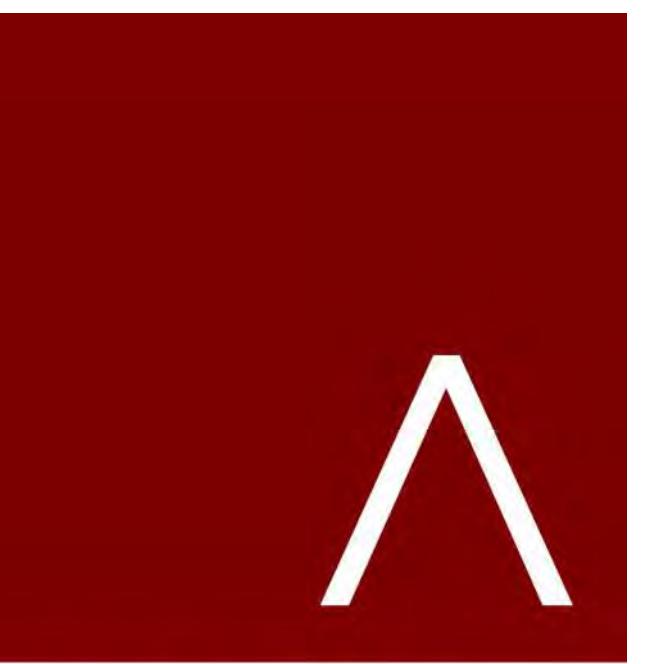
BUILDING C - SECTIONS

SHEET NUMBER

SD300-C

② BUILDING C - SECTION 2

$1/16'' = 1'-0''$

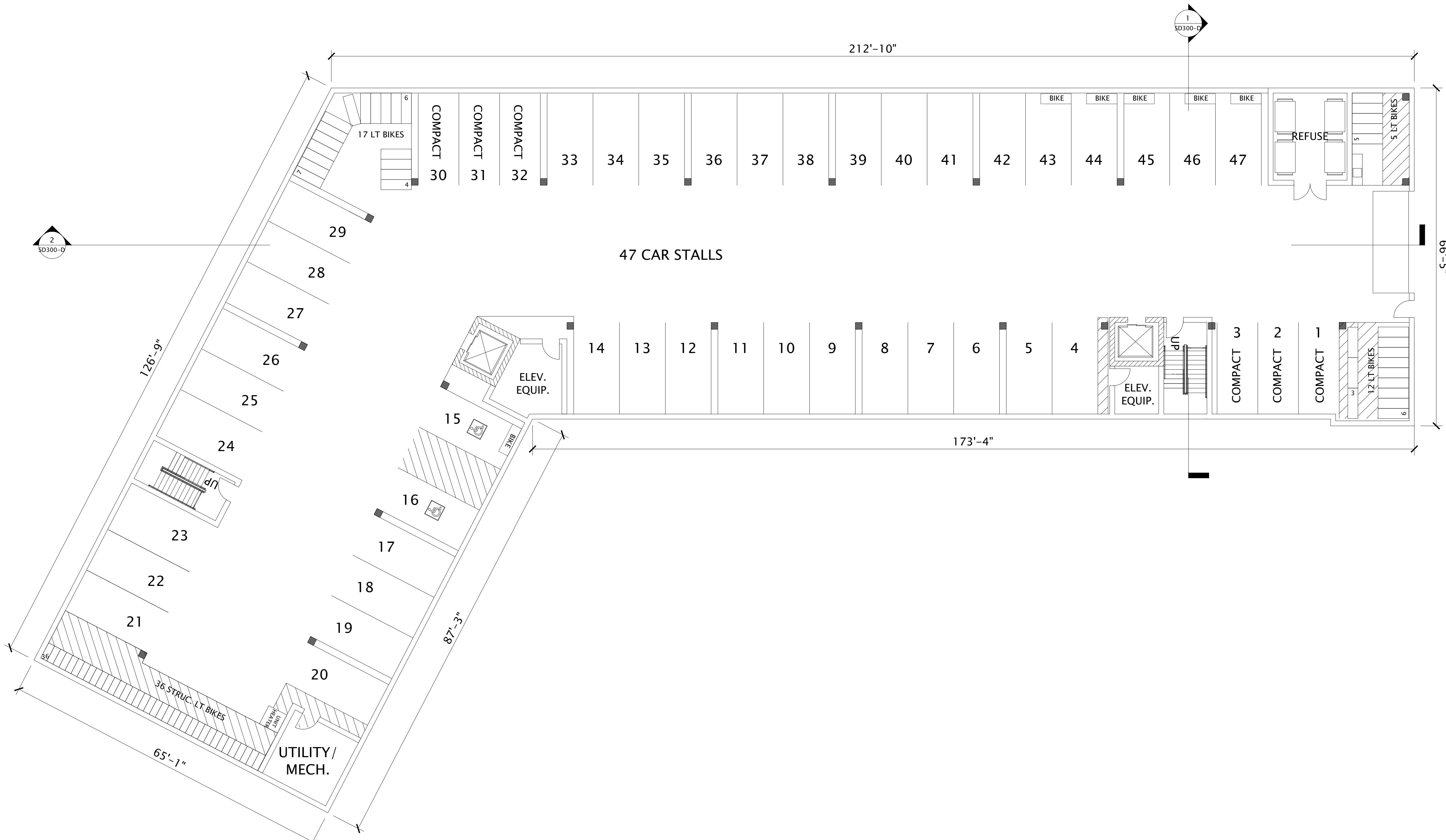


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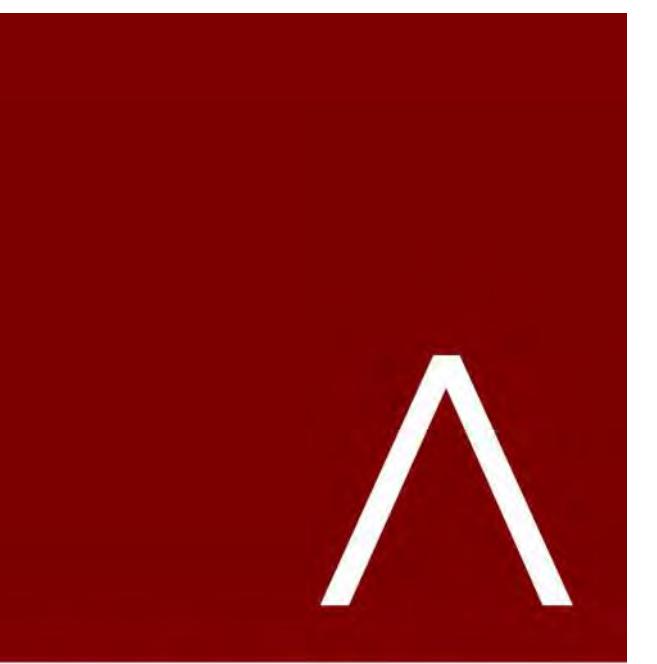
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING D - LL FLOOR PLAN

SHEET NUMBER

SD100-D



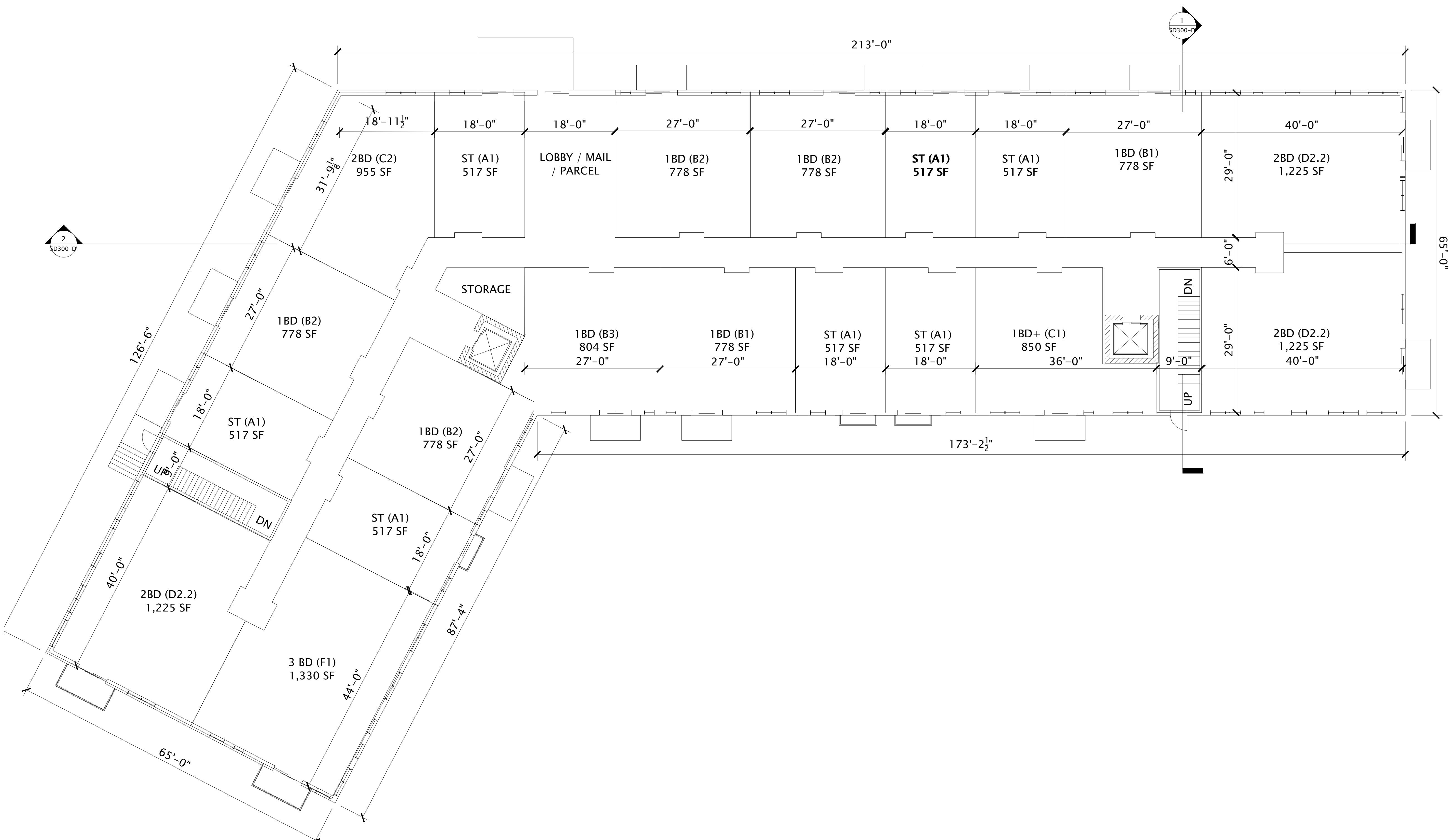
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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING D - 1ST FLOOR PLAN

SHEET NUMBER

SD101-D

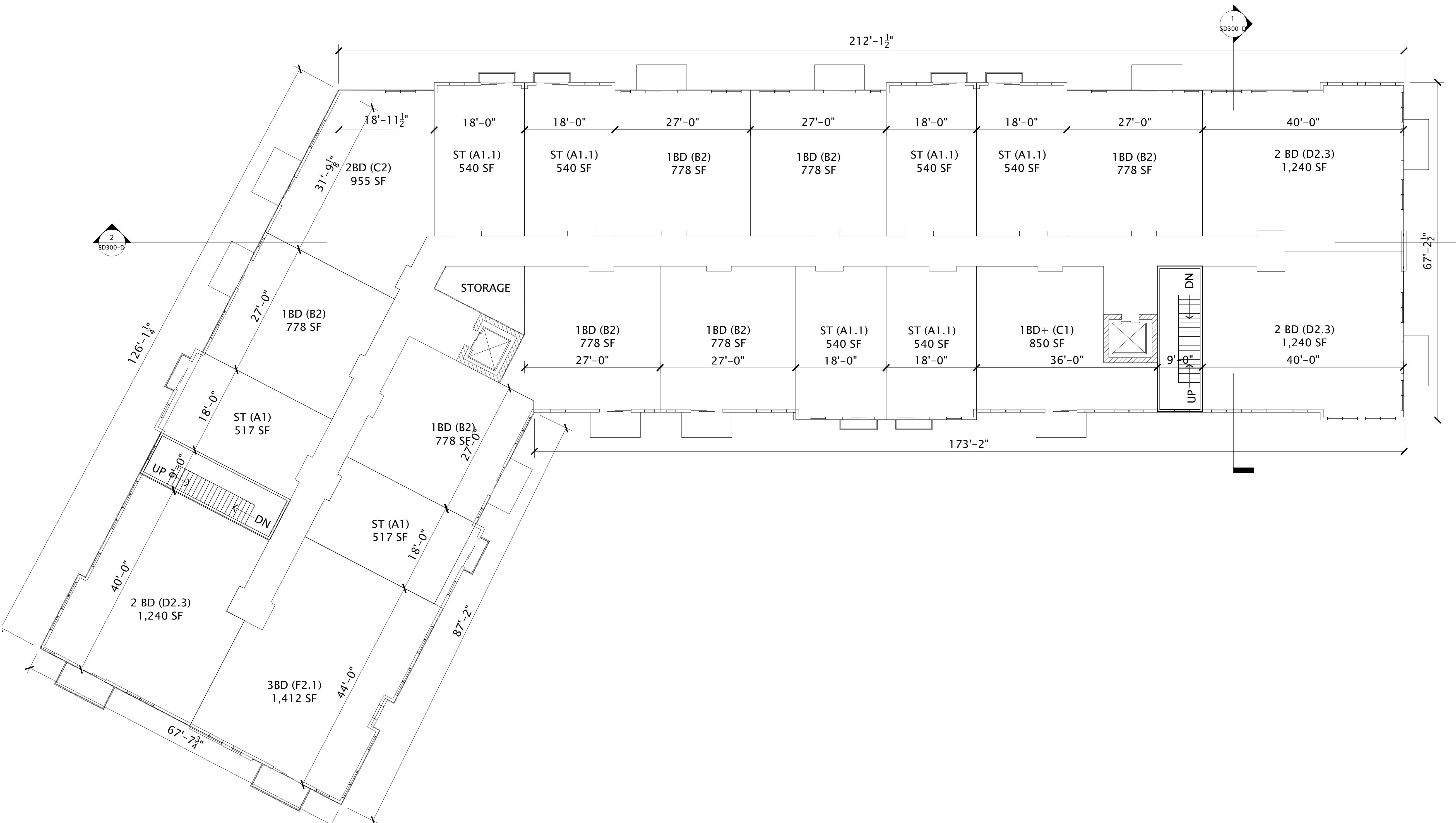


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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING D - 2ND-4TH FLOOR PLAN

SHEET NUMBER

SD102-D



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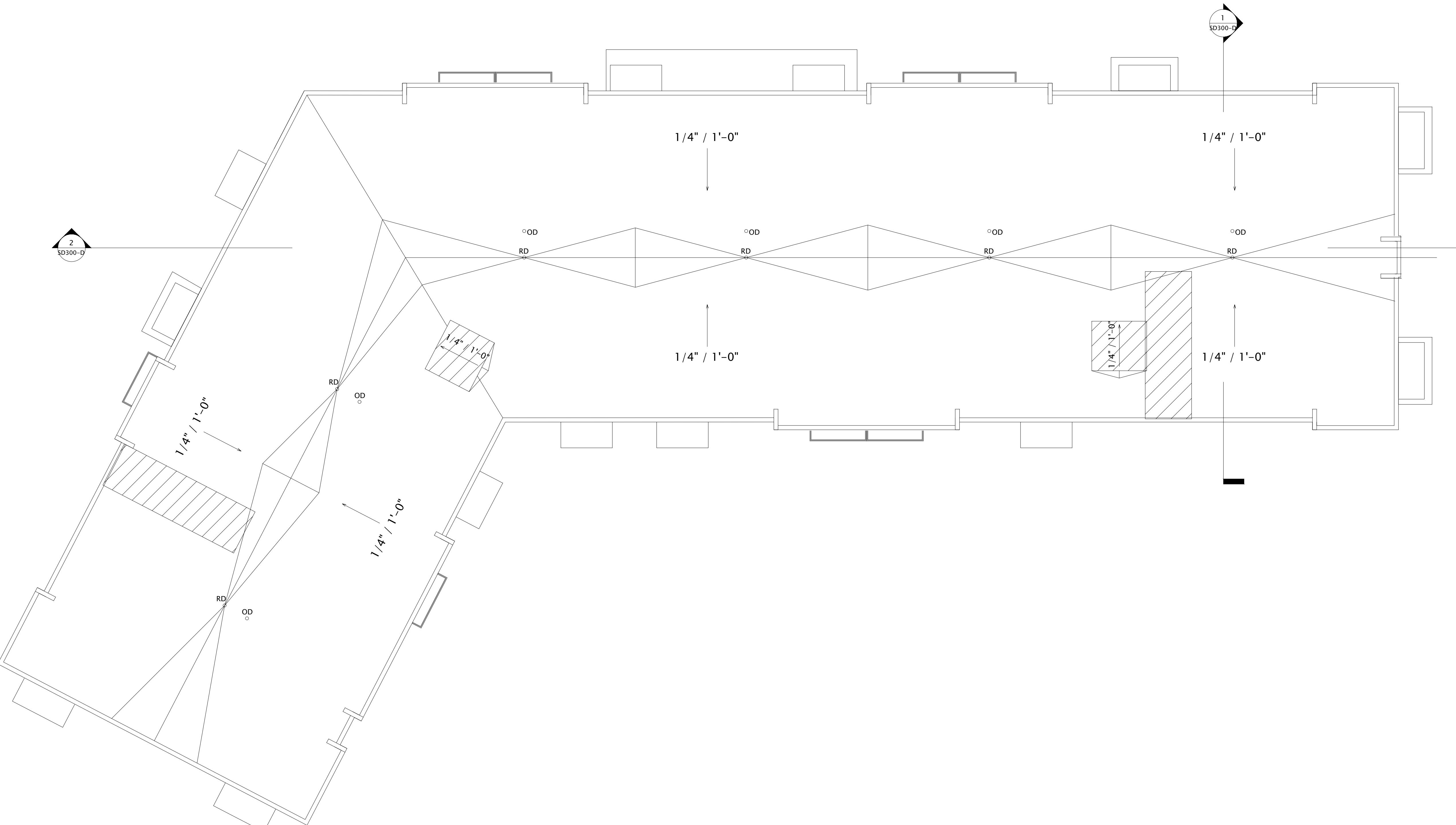
REVISION SCHEDULE		
Mark	Description	Date

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	DRY STACKED STONE	WALNUT
6	MASONRY - STONE	ULTRASHIELD	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	WOOD/WOOD COMPOSITE	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	STANDING SEAM	WALNUT
11	ACCENT CANOPY / ROOF	CORRUGATED	GALVANIZED
12	METAL PANEL	PRECAST CONCRETE - SMOOTH FACE	PAINT TO MATCH ADJACENT MATERIALS
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	TBD
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	BLACK
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	PREFINISHED ALUMINUM

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"

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"

THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE	AUGUST 17, 2022
REVISION SCHEDULE	
Mark	Description

SHEET TITLE

BUILDING D -
EXTERIOR ELEVATIONS

SHEET NUMBER

SD200-D

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JLA PROJECT NUMBER: 19-1104



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ARCHITECTS



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JLA PROJECT NUMBER: 19-1104

THE WINSTON

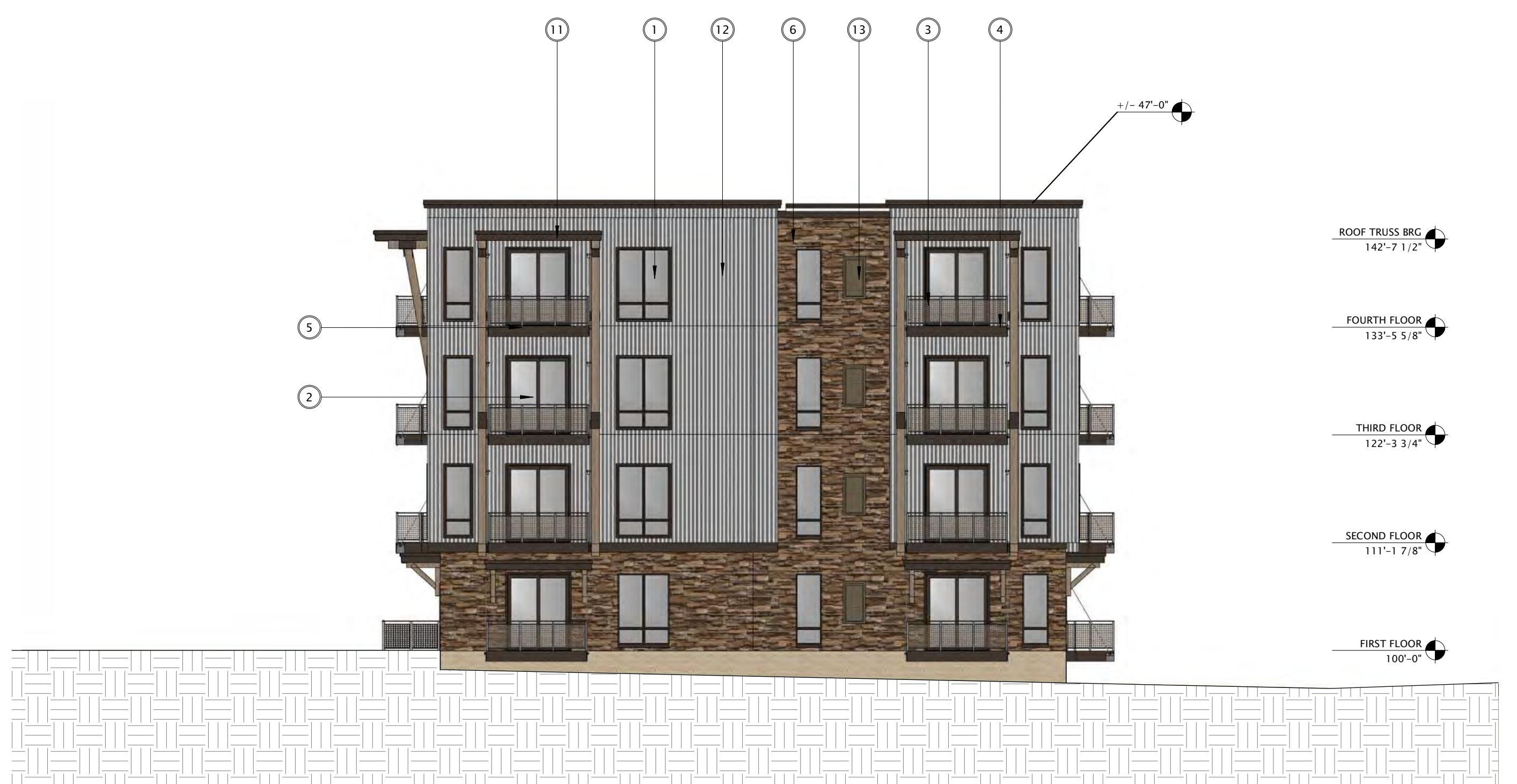
CONDITIONAL USE SUBMITTAL

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

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"

PROGRESS DOCUMENTS

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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	WALNUT
11	ACCENT CANOPY / ROOF	STANDING SEAM	GALVANIZED
12	METAL PANEL	CORRUGATED	PAINT TO MATCH ADJACENT MATERIALS
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	TBD
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	BLACK
15	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

BUILDING D - SIGNAGE AREA

EAST ELEVATION
CANOPY - RAISED
208 SF



① BUILDING D - EAST
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 - EXTERIOR ELEVATIONS

SHEET NUMBER

SD202-D



② BUILDING D - NORTH
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 B&W

SHEET NUMBER

SD203-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	PANNELED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	DRY STACKED STONE	WALNUT
6	MASONRY - STONE	ULTRASHIELD	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	WOOD/WOOD COMPOSITE	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
15	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

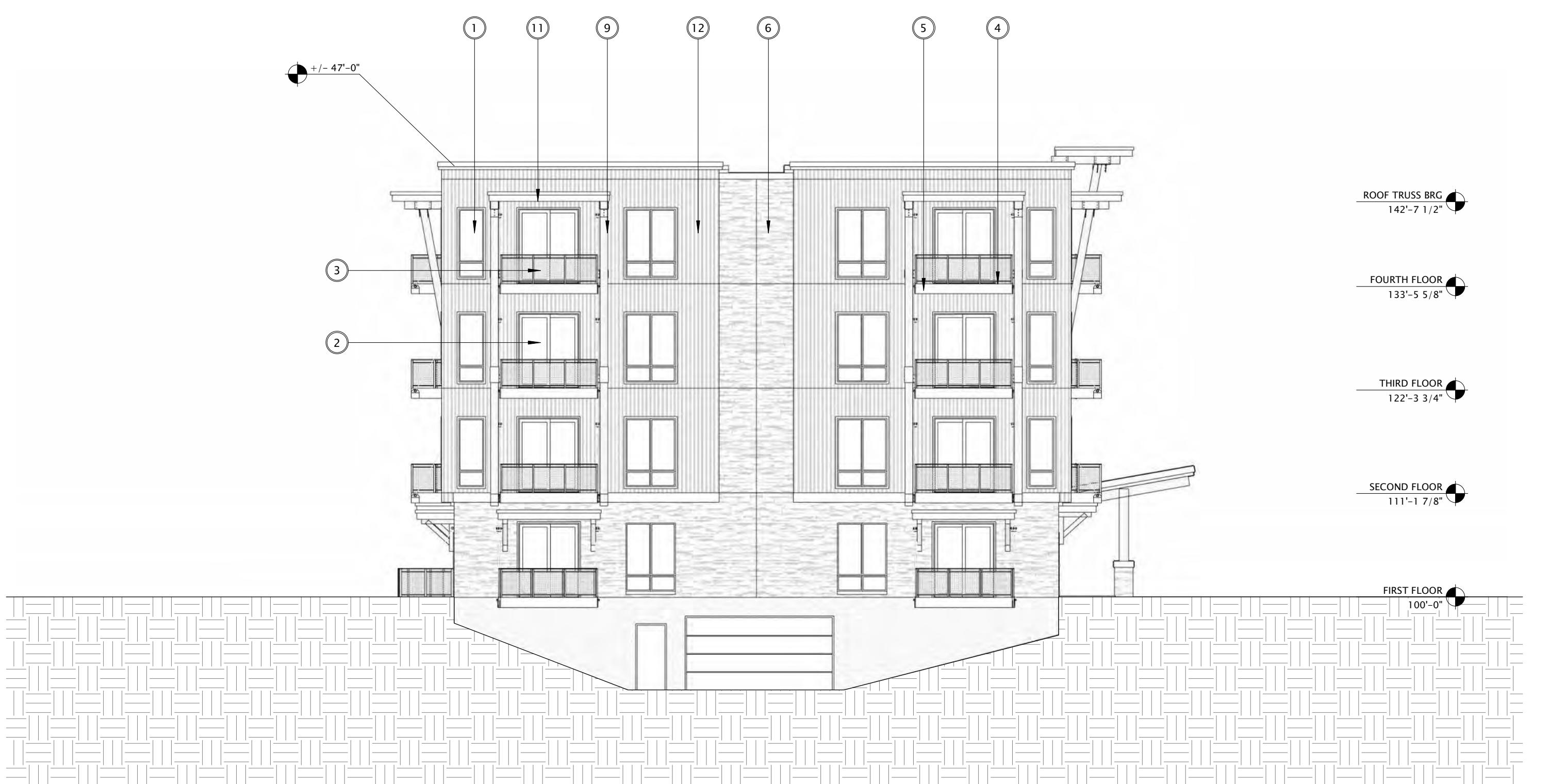
BUILDING D - SIGNAGE AREA

SIGNAGE TYPE	AREA
EAST ELEVATION CANOPY - RAISED	208 SF



② BUILDING D - SOUTH LONG 1

3/32" = 1'-0"



③ BUILDING D - SOUTH SHORT 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"

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"

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"



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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"

THE WINSTON

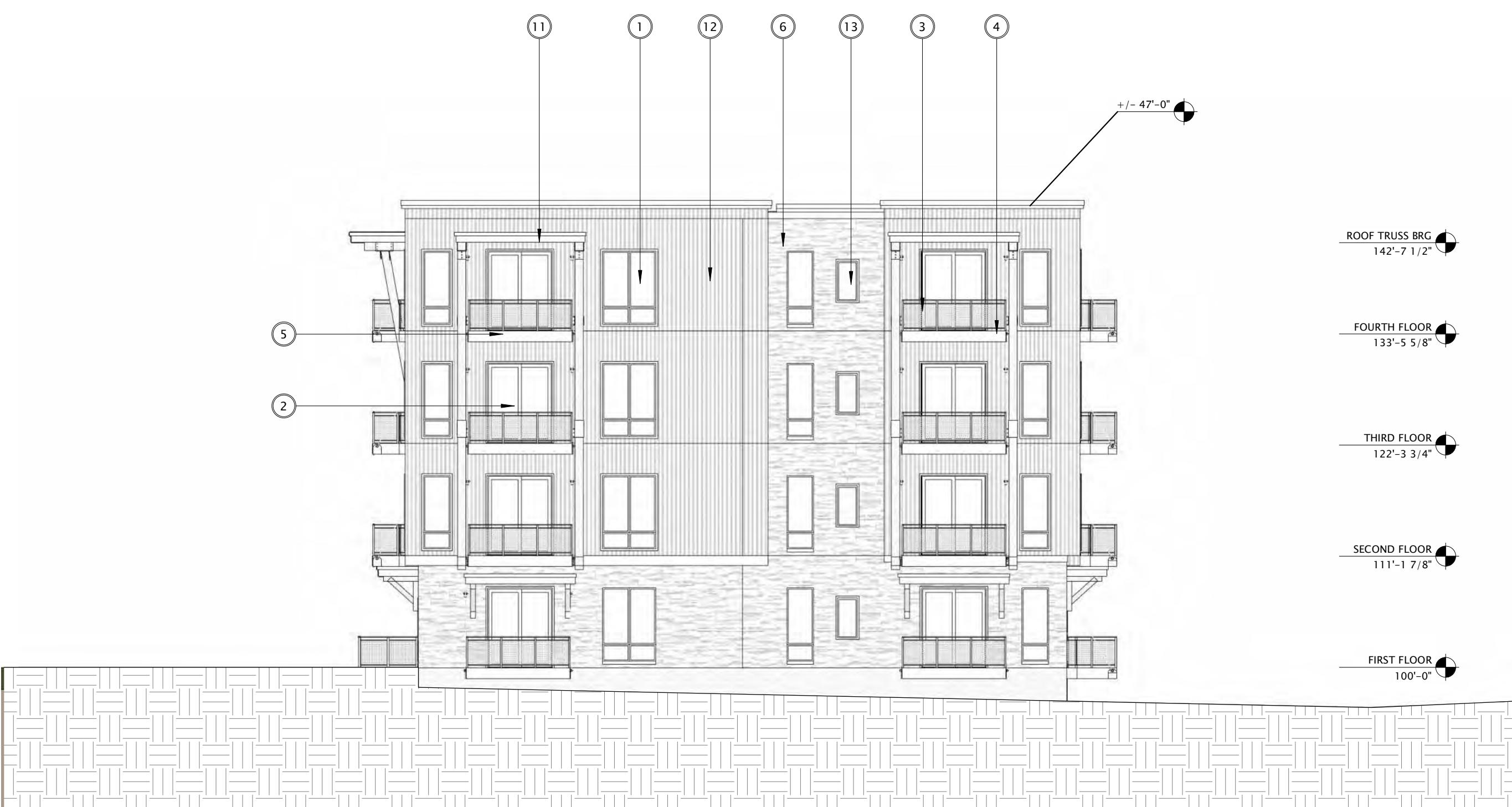
CONDITIONAL USE SUBMITTAL

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
15	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 1
3/32" = 1'-0"



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

PROGRESS DOCUMENTS
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DATE OF ISSUANCE	AUGUST 17, 2022
REVISION SCHEDULE	
Mark	Description

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	WALNUT
11	ACCENT CANOPY / ROOF	STANDING SEAM	GALVANIZED
12	METAL PANEL	CORRUGATED	PAINT TO MATCH ADJACENT MATERIALS
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	TBD
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	BLACK
15	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK

BUILDING D - SIGNAGE AREA

EAST ELEVATION
CANOPY - RAISED
208 SF



① BUILDING D - EAST 1

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
B&W

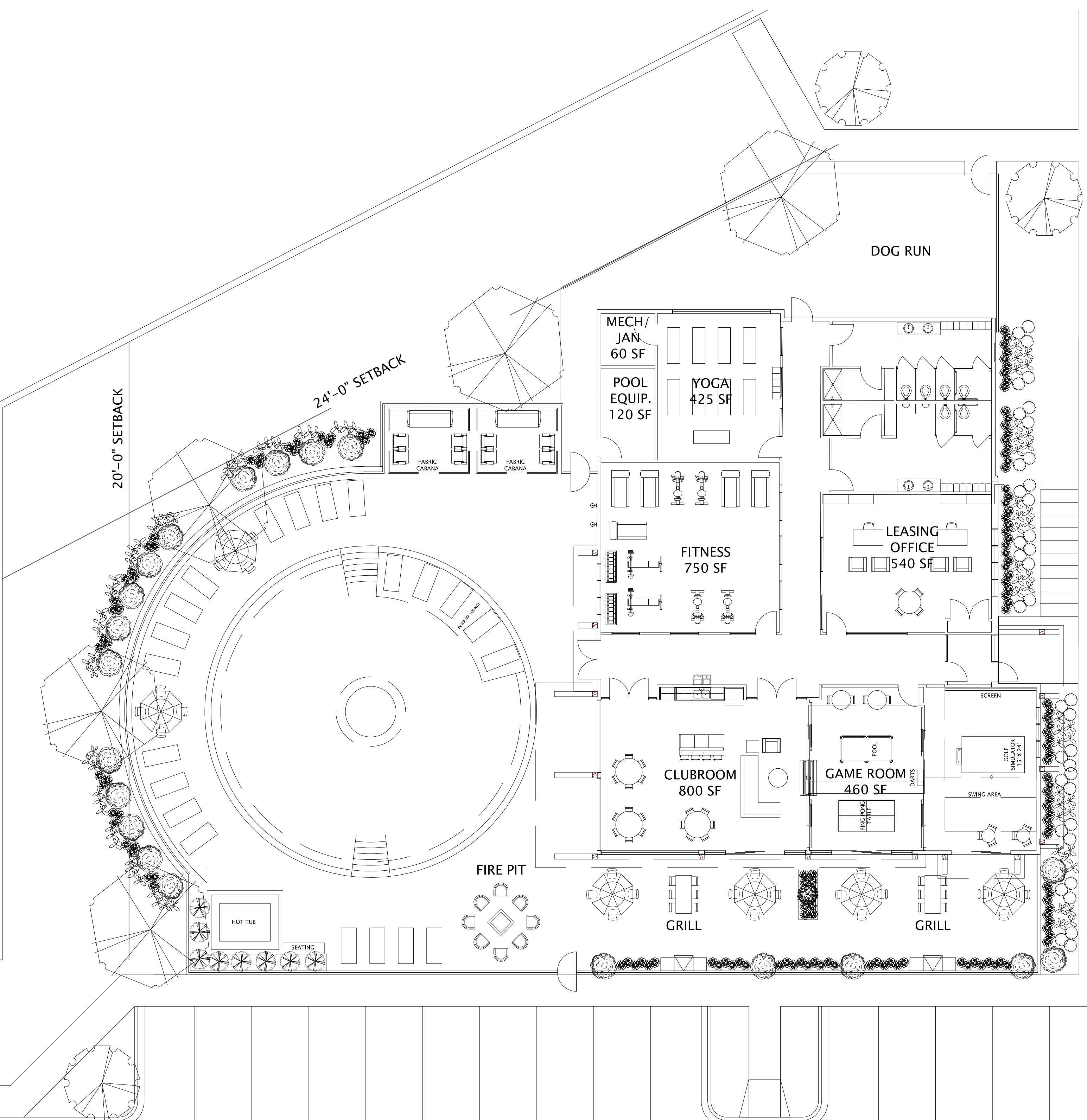
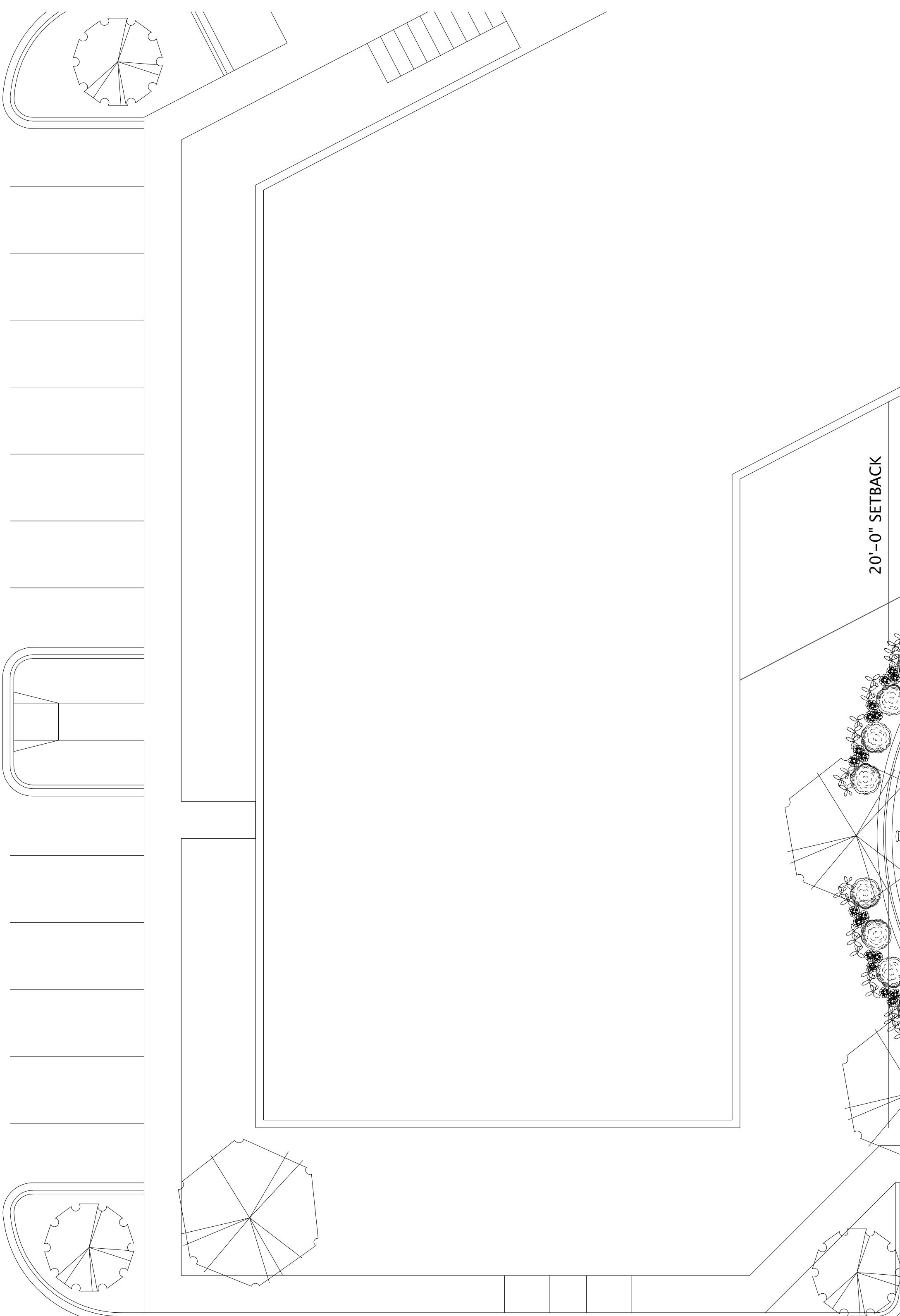
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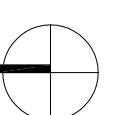


② BUILDING D - NORTH 1

3/32" = 1'-0"



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



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

CLUBHOUSE - FLOOR PLAN

SHEET NUMBER

SD100-CH

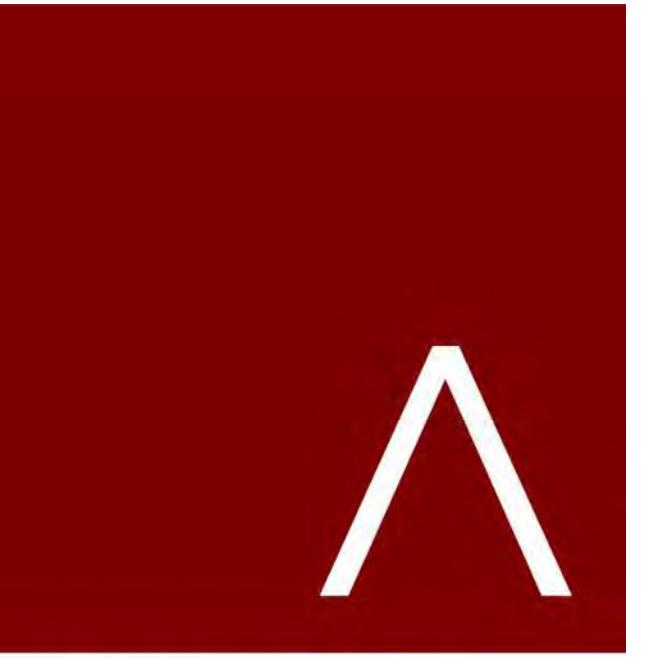
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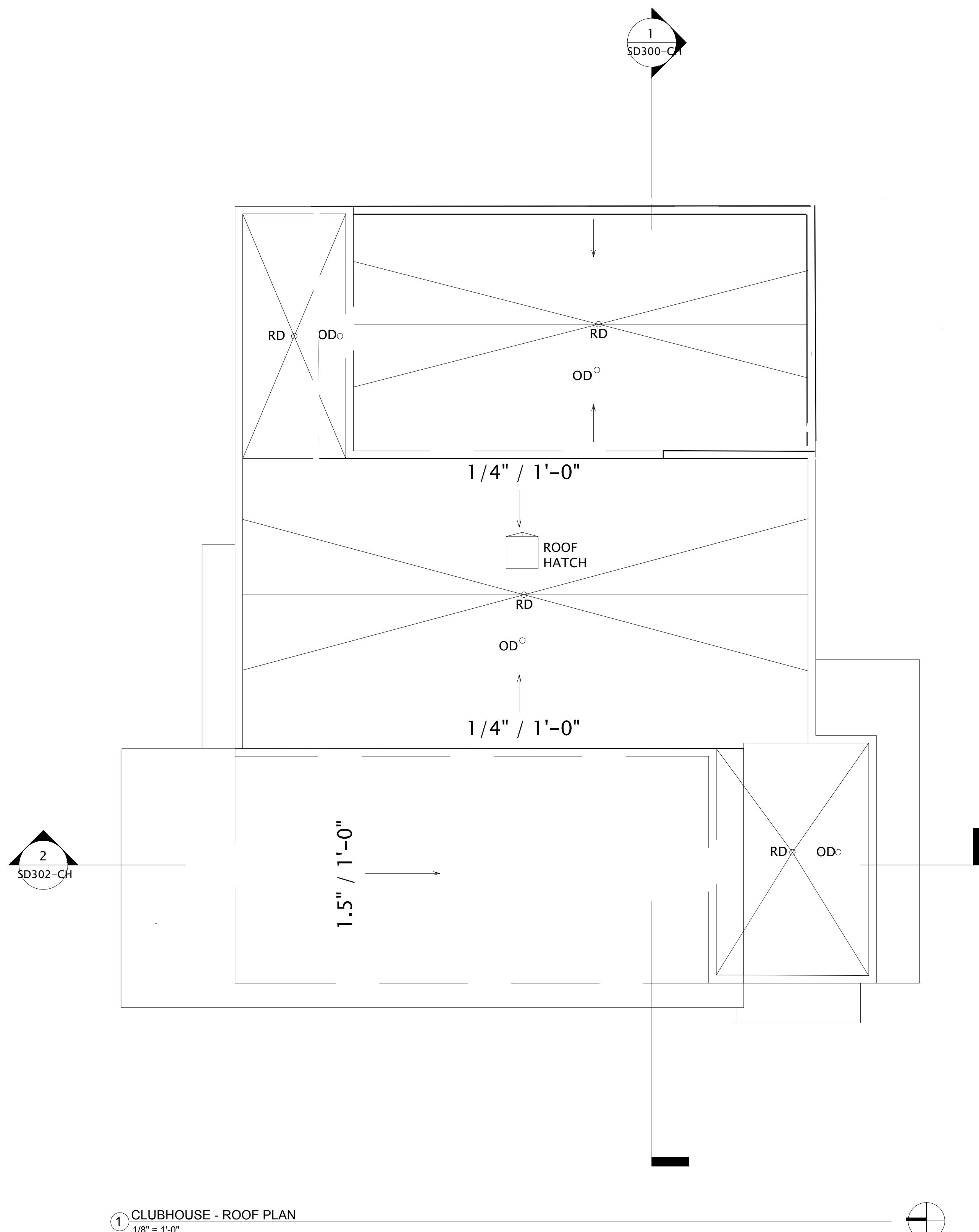
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DATE OF ISSUANCE AUGUST 1, 2022
REVISION SCHEDULE

Mark	Description	Date
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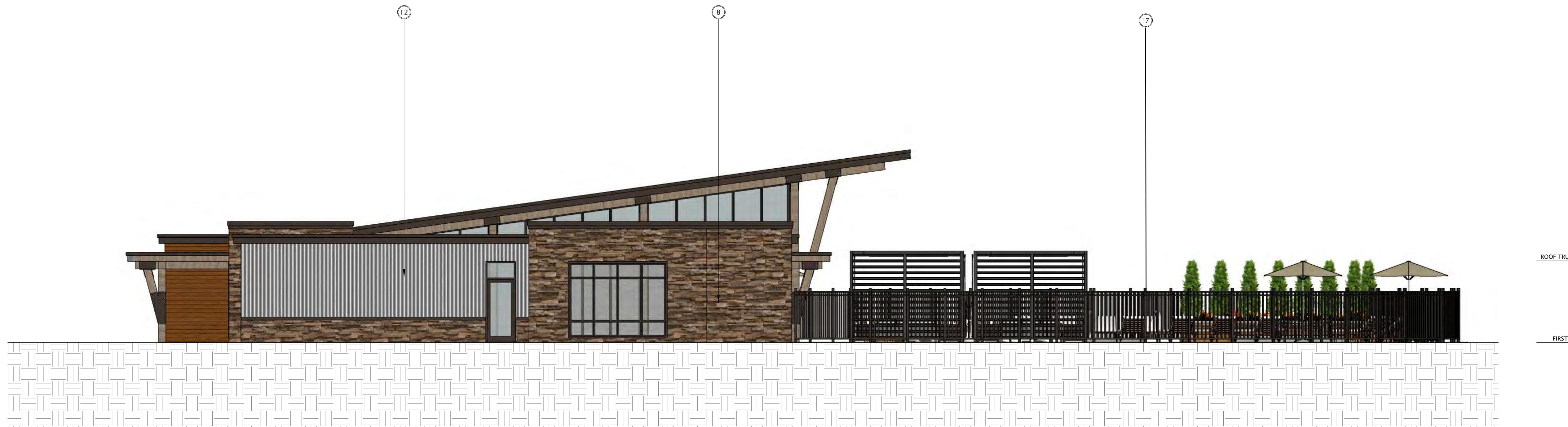
SHEET TITLE

CLUBHOUSE -
ROOF PLAN

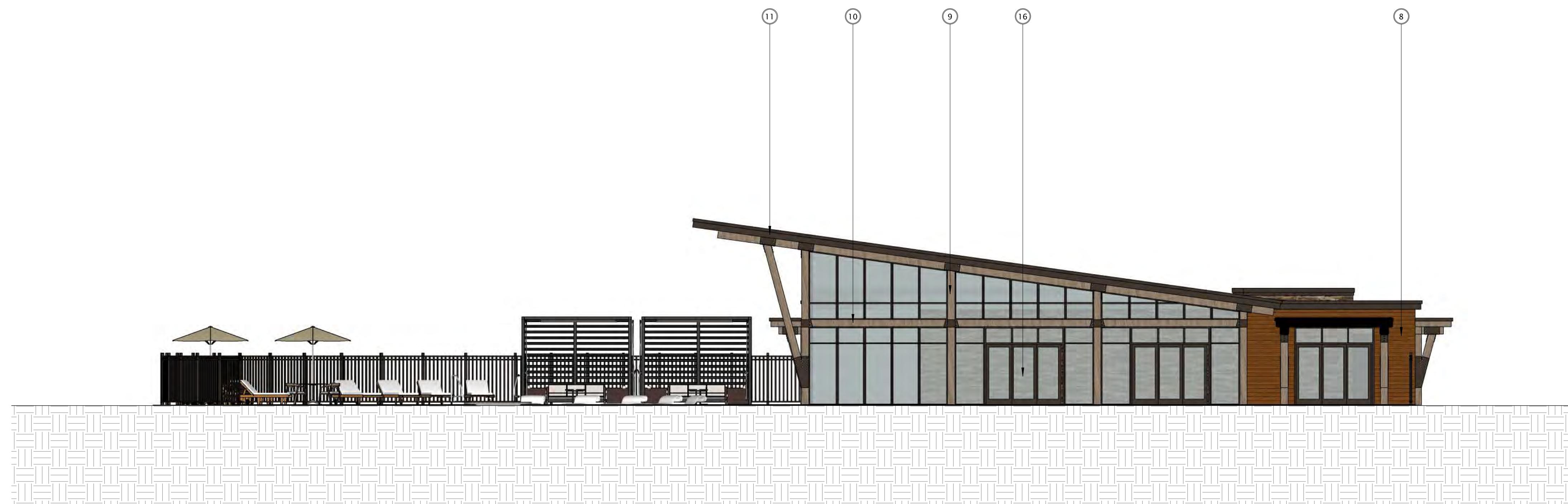
SHEET NUMBER

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	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	ACRYLIC CANOPY / ROOF	STAINLESS STEEL	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PREFCAST CONCRETE BANDING	PREFCAST CONCRETE - SMOOTH FACE	TBD
15	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
16	60" ALUMINUM FENCE	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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PROGRESS DOCUMENTS

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DATE OF ISSUANCE	AUGUST 17, 2022
REVISION SCHEDULE	
Mark	Description

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)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACRYLIC CANOPY / ROOF	STAINLESS STEEL	WALNUT
12	METAL PANEL	CORRUGATED	GAZANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PREFCAST CONCRETE BANDING	PREFCAST CONCRETE - SMOOTH FACE	TBD
15	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	60" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK



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① CLUBHOUSE - NORTH 1
3/16" = 1'-0"



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

CLUBHOUSE - EXTERIOR ELEVATIONS

SHEET NUMBER

SD201-CH

② CLUBHOUSE - SOUTH 1
3/16" = 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	ACRYLIC CANOPY / ROOF	STAINLESS STEEL	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
15	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	60" ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK

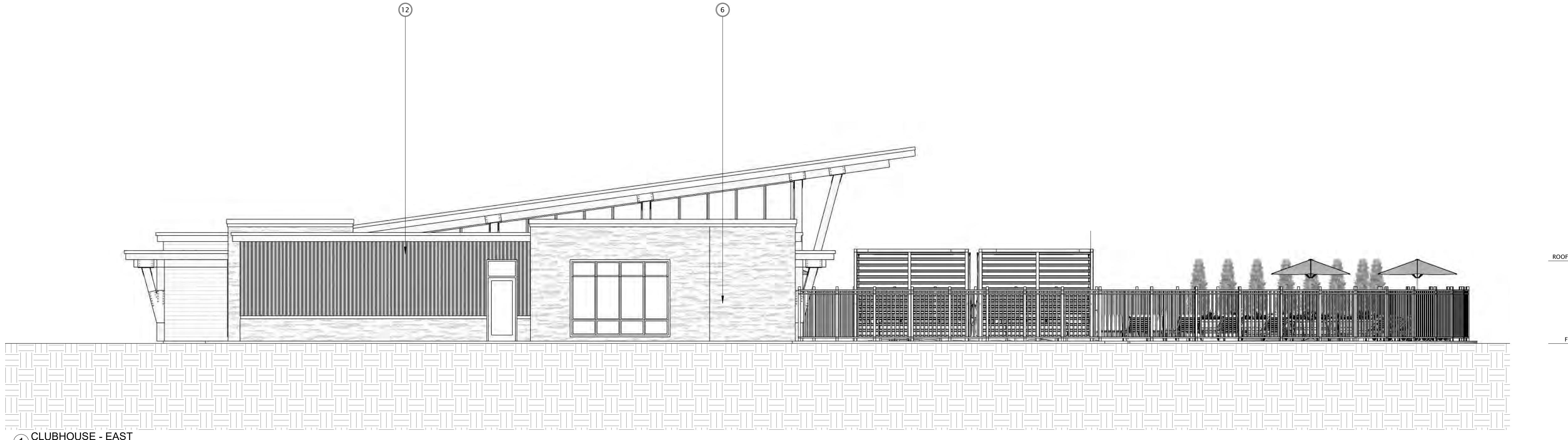
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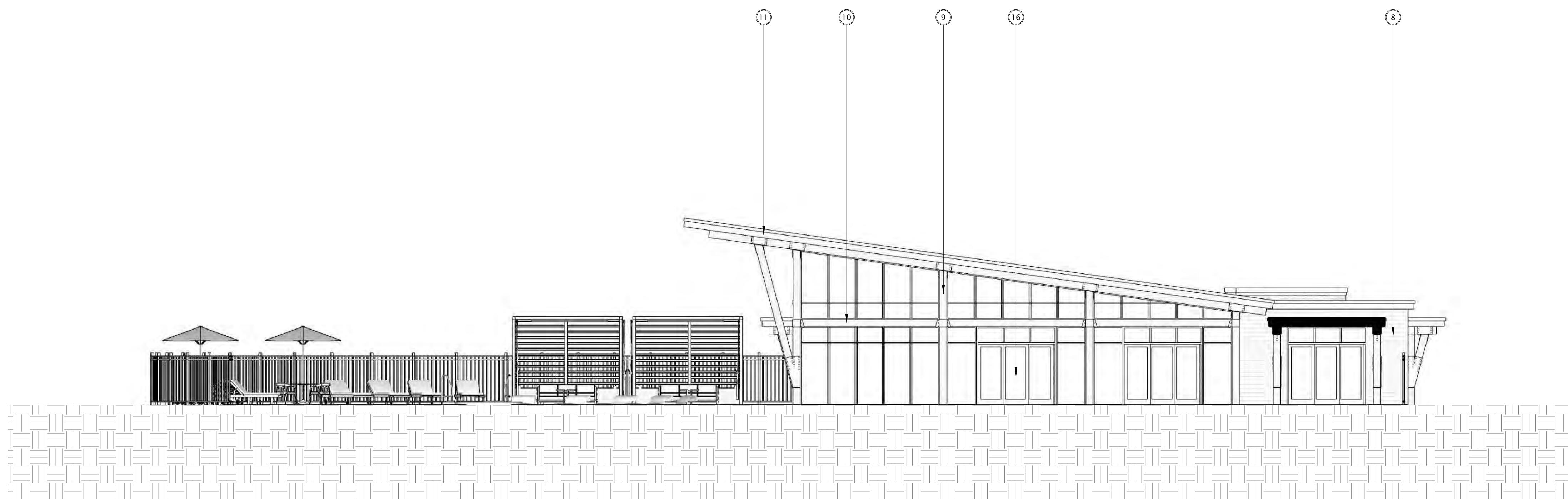
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

CLUBHOUSE -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

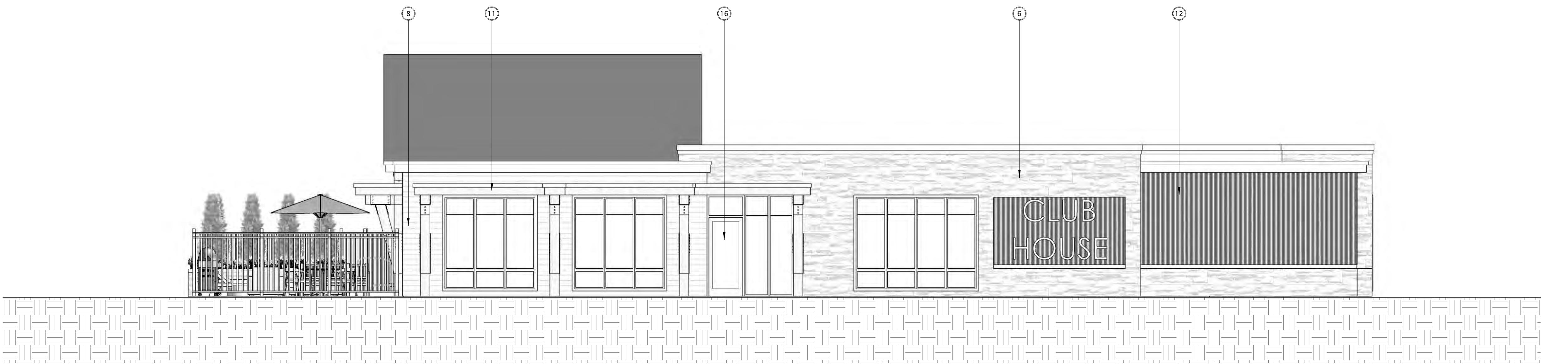
SD202-CH



CLUBHOUSE - WEST

1/8" = 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	ACRYLIC CANOPY / ROOF	STAINLESS STEEL	WALNUT
12	METAL PANEL	CORRUGATED	GAZANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PREFCAST CONCRETE BANDING	PREFCAST CONCRETE - SMOOTH FACE	TBD
15	PREFCAST CONCRETE BANDING	PREFINISHED ALUMINUM	BLACK
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
17	60' ALUMINUM FENCE	PREFINISHED ALUMINUM	BLACK



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① CLUBHOUSE - NORTH
3/16" = 1'-0"



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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE

Mark	Description	Date

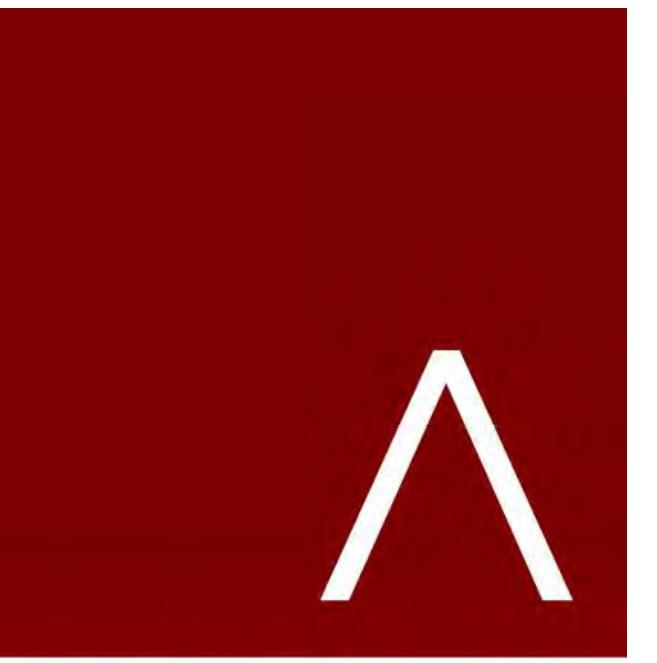
SHEET TITLE

CLUBHOUSE -
EXTERIOR ELEVATIONS
B&W

SHEET NUMBER

SD203-CH

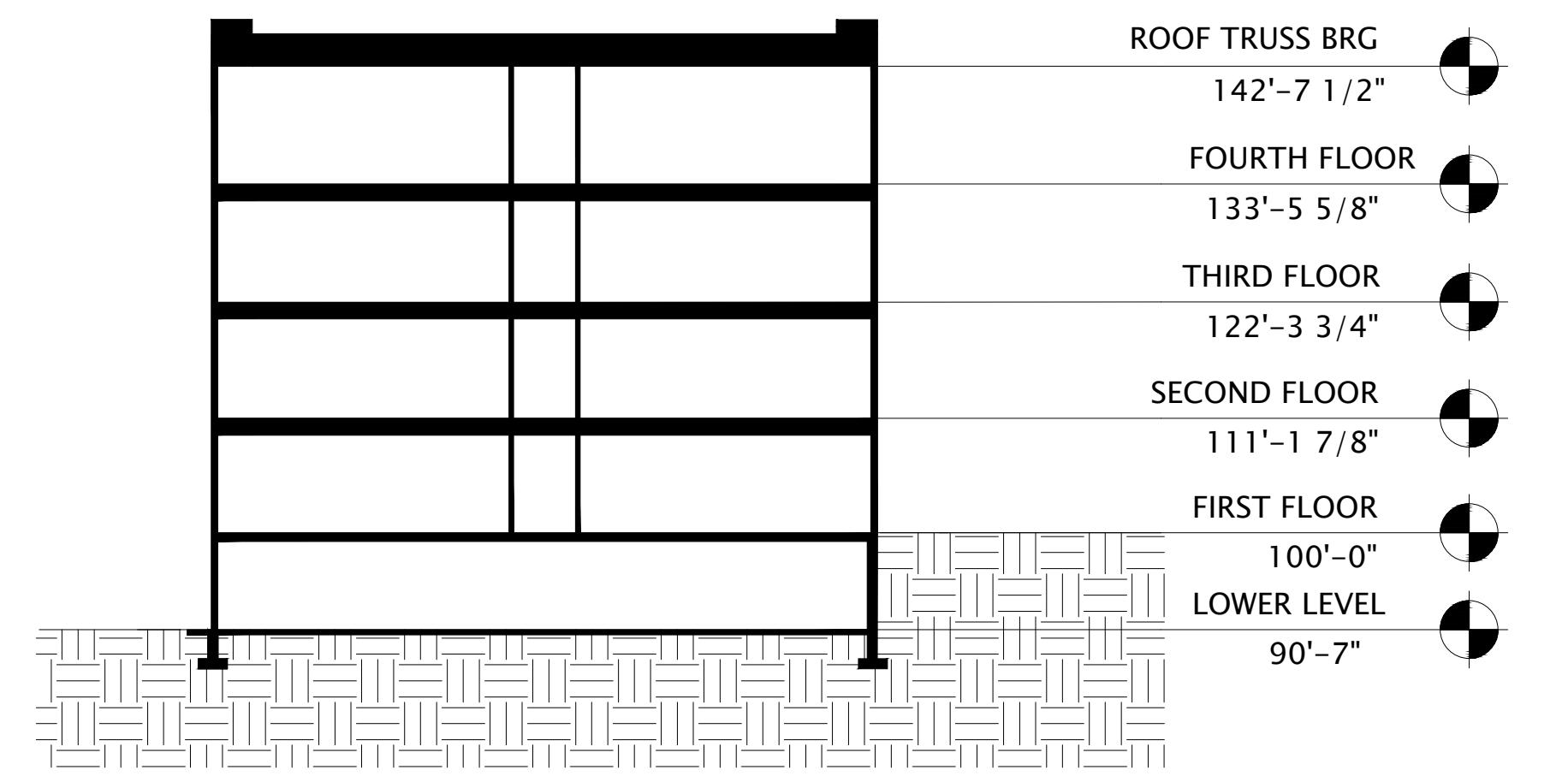
② CLUBHOUSE - SOUTH
3/16" = 1'-0"



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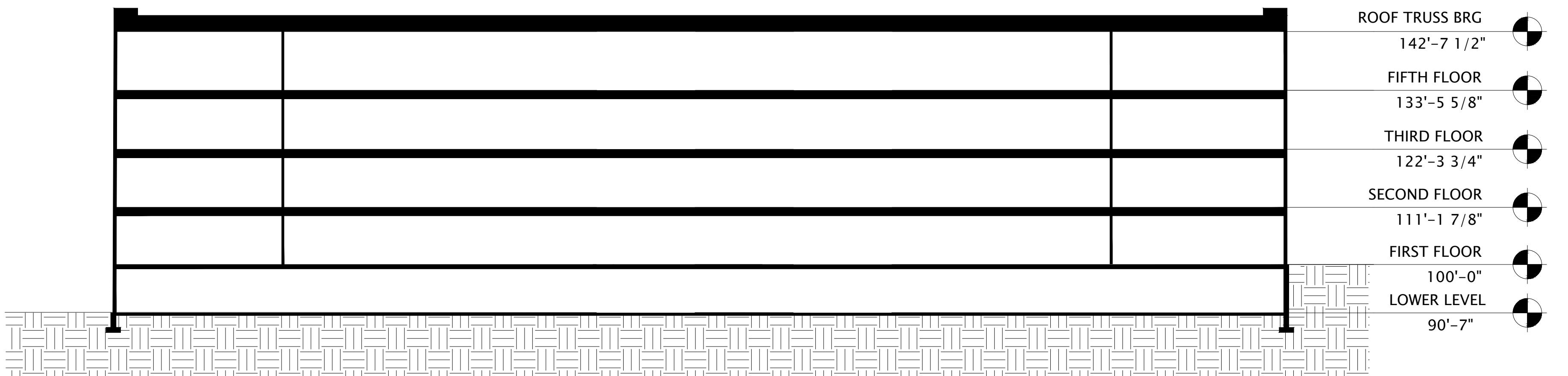
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① BUILDING D - SECTION 1
1/16" = 1'-0"

THE WINSTON

CONDITIONAL USE
SUBMITTAL



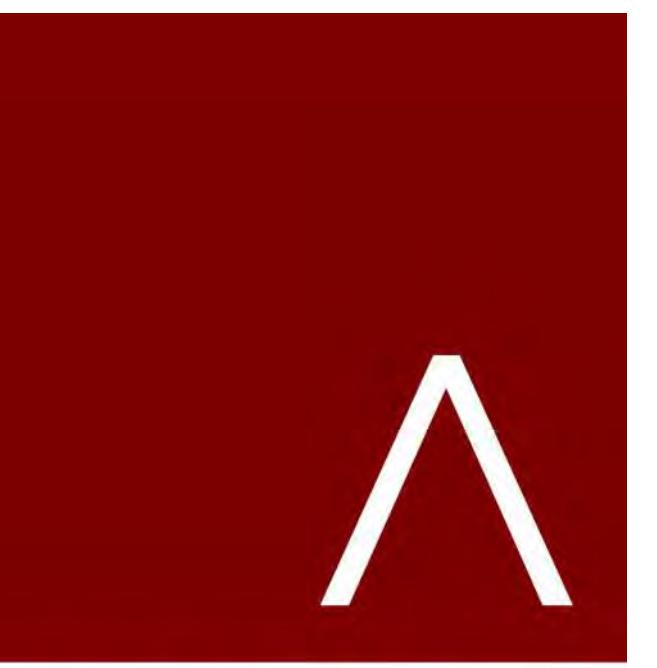
② BUILDING D - SECTION 2
1/16" = 1'-0"

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



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PROGRESS DOCUMENTS

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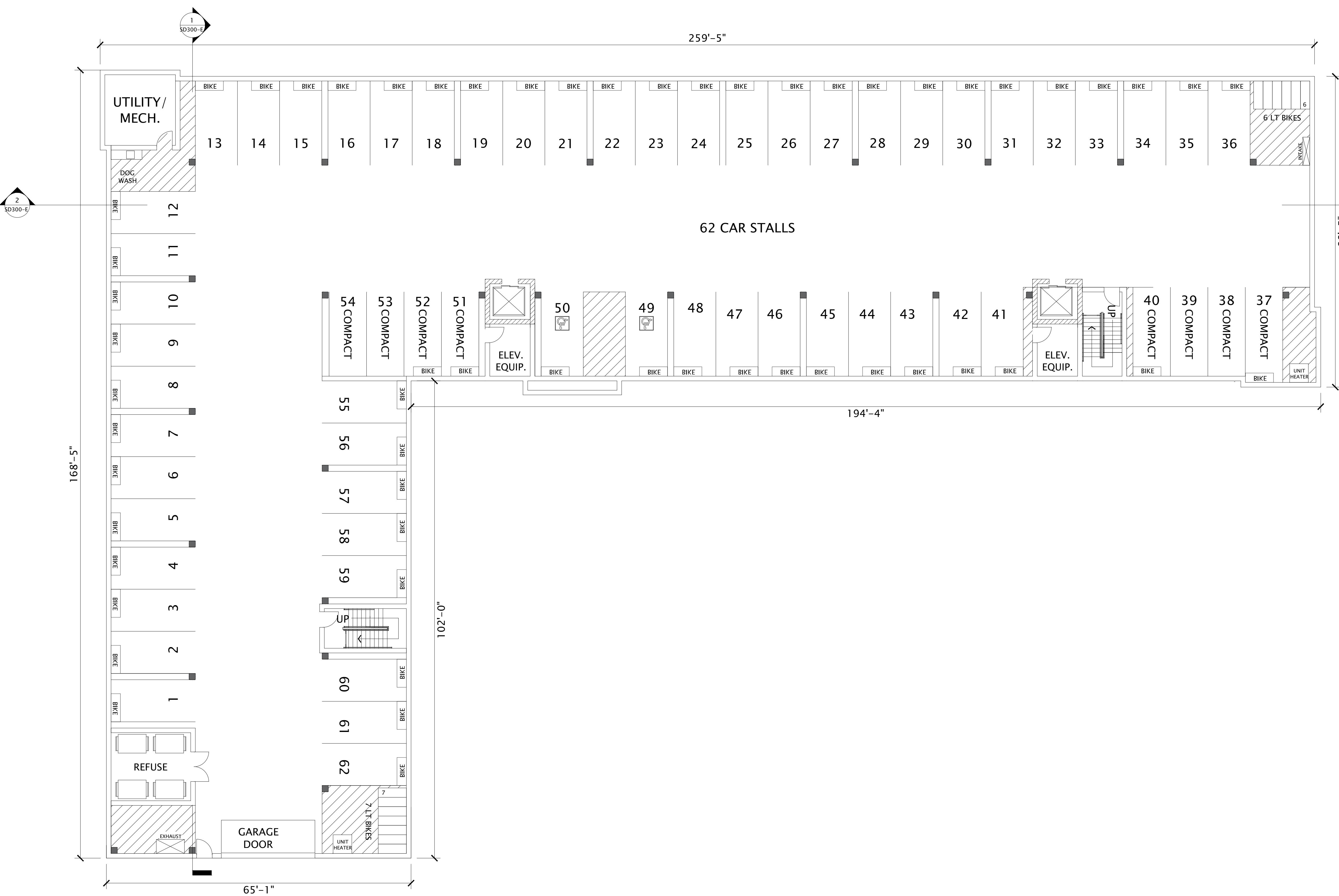
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING E - LL FLOOR PLAN

SHEET NUMBER

SD100-E





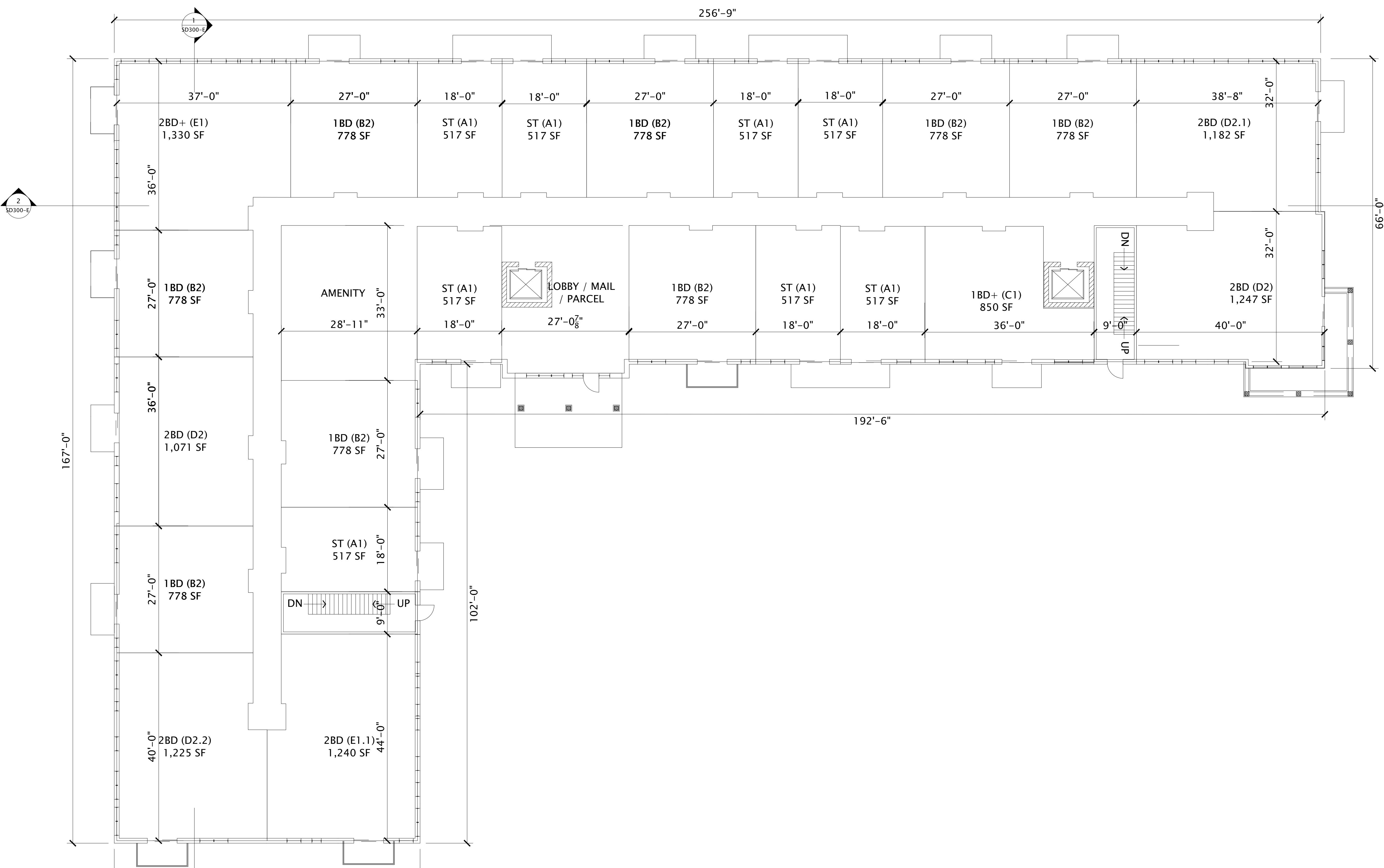
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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING E -
1ST FLOOR PLAN

SHEET NUMBER

SD101-E



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PROJECT NUMBER: 19-1104-01

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.

ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE

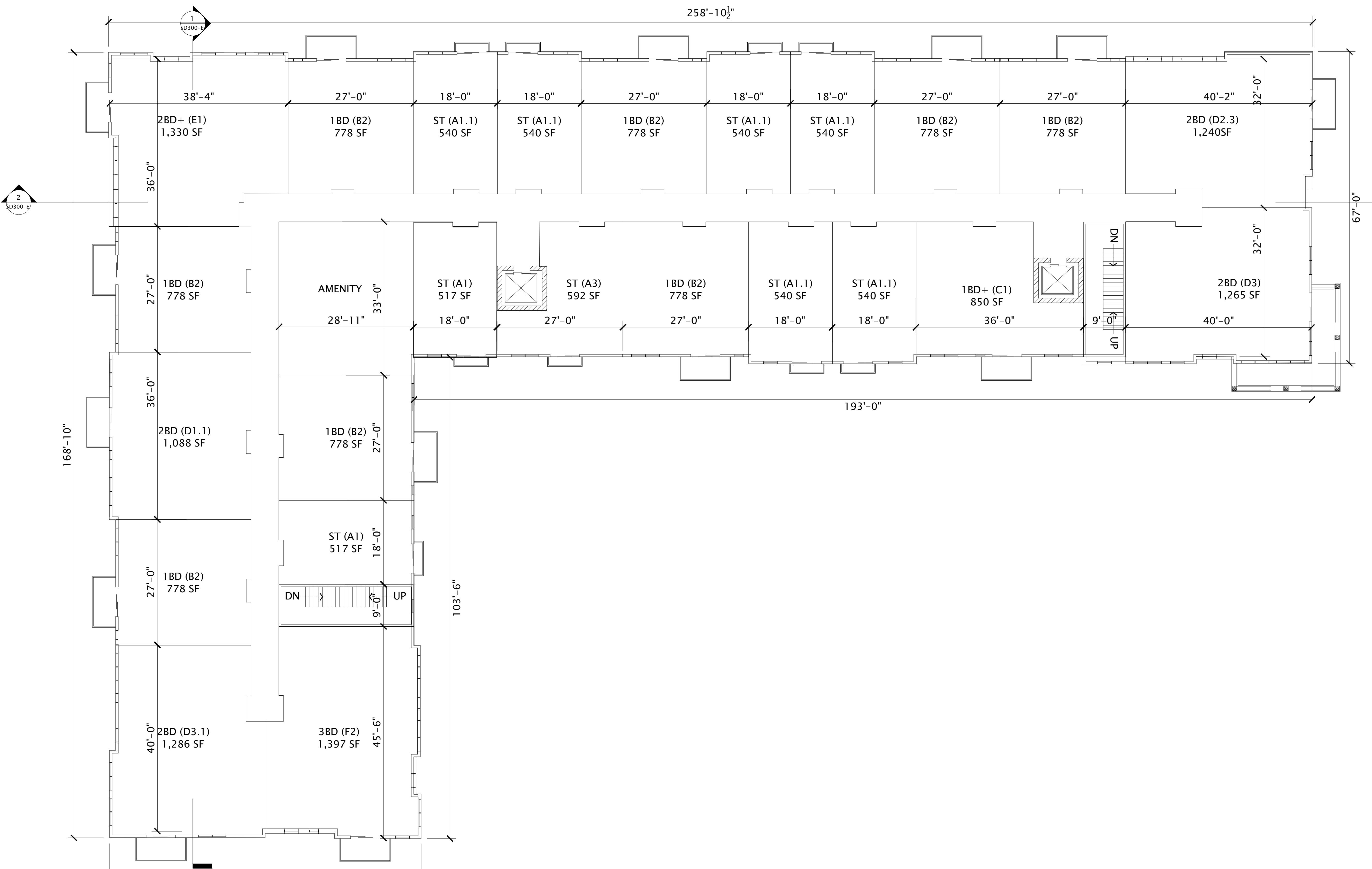
	Description	Date
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FILE

BUILDING E - ND-3RD FLOOR PLAN

NUMBER

SD102-E



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



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PROGRESS DOCUMENTS

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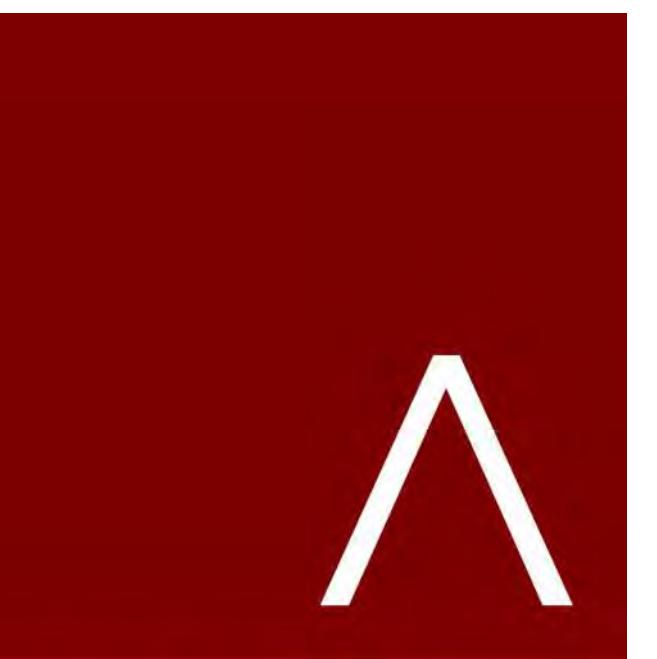
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING E -
FOURTH FLOOR
PLAN

SHEET NUMBER

SD103-E



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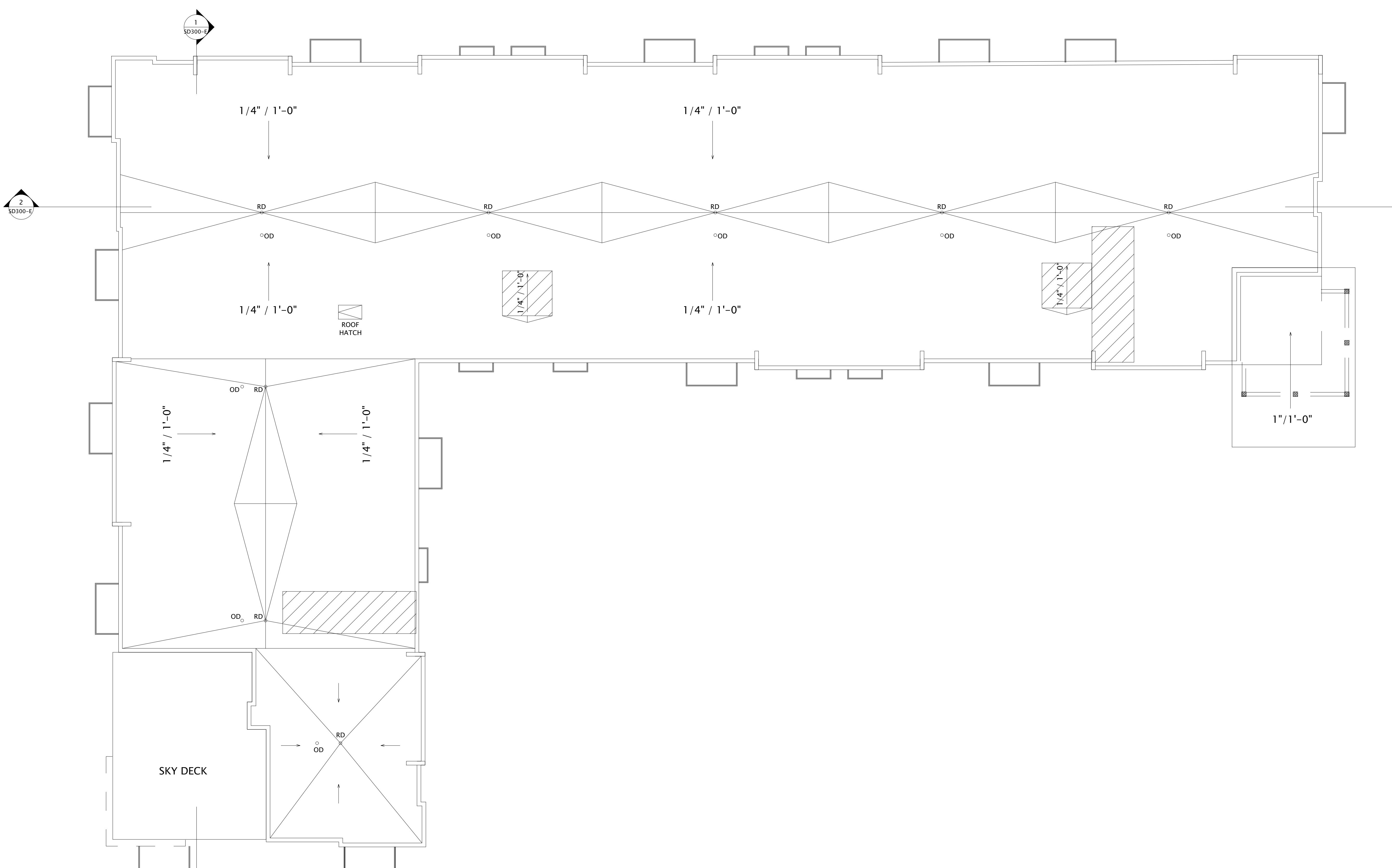
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING E - ROOF PLAN

SHEET NUMBER

SD104-E



EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	UNISAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	UNISAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	WALNUT	WALNUT
6	MASONRY - STONE	STAKLEDGE	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



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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 E - EXTERIOR ELEVATIONS

SHEET NUMBER

SD200-E

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	UNDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	UNDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	COMPOSITE	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



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"

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"

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CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE	AUGUST 17, 2022
REVISION SCHEDULE	
Mark	Description

SHEET TITLE

BUILDING E - EXTERIOR ELEVATIONS

SHEET NUMBER

SD201-E

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JLA PROJECT NUMBER: 19-1104

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CONDITIONAL USE SUBMITTAL

EXTERIOR MATERIALS SCHEDULE 4			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	UNISAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	UNISAY 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



② BUILDING E - NORTH 1
3/32" = 1'-0"



① BUILDING E - SOUTH 1
3/32" = 1'-0"

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

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	UNDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	UNDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	ULTRASHIELD	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"

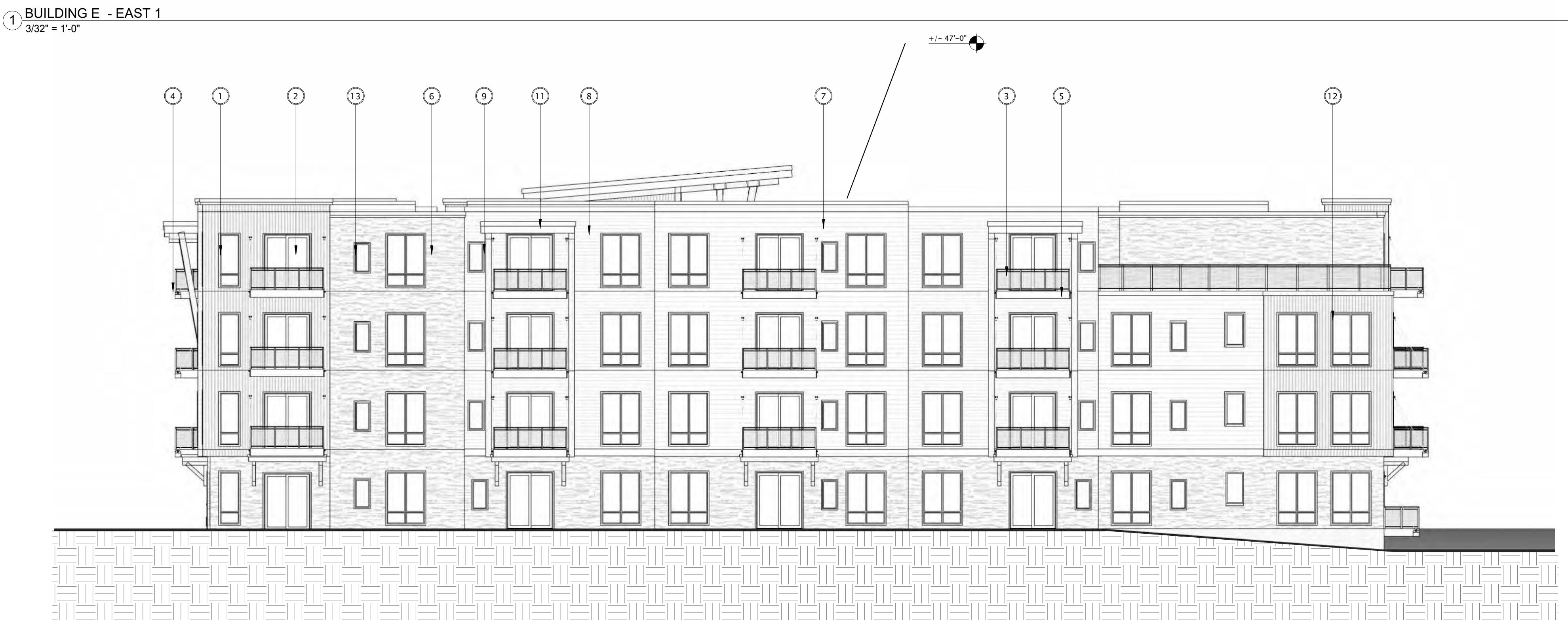
SECOND FLOOR
111'-1 7/8"

FIRST FLOOR
100'-0"

JLA PROJECT NUMBER: 19-1104

THE WINSTON

CONDITIONAL USE SUBMITTAL



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"

PROGRESS DOCUMENTS

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DATE OF ISSUANCE	AUGUST 17, 2022
REVISION SCHEDULE	
Mark	Description

SHEET TITLE

BUILDING E - EXTERIOR
ELEVATIONS B&W

SHEET NUMBER

SD203-E

② BUILDING E - WEST 1

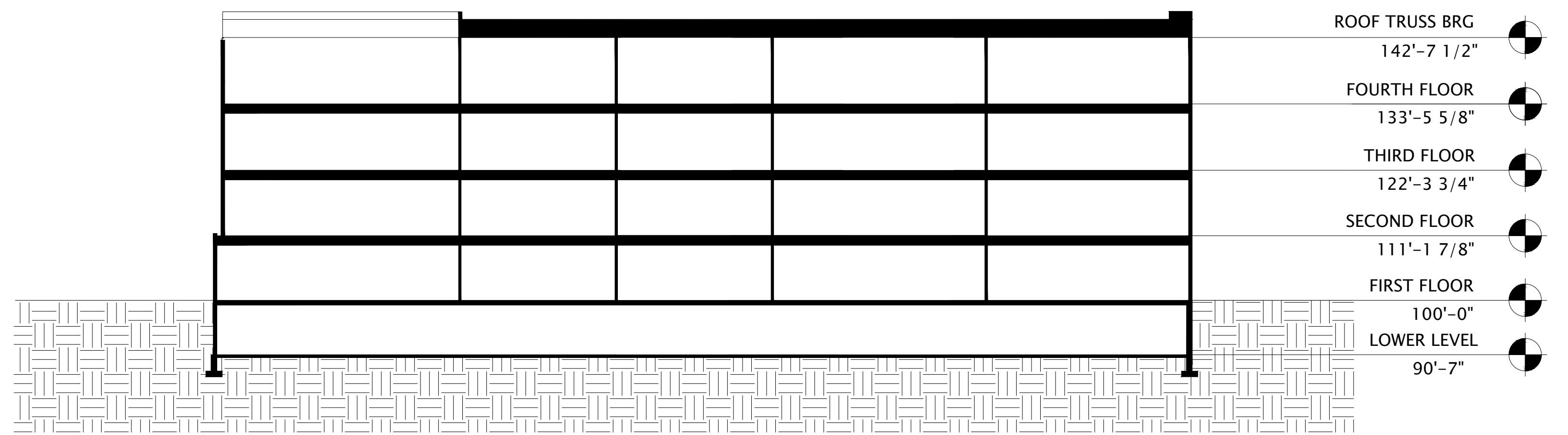
3/32" = 1'-0"



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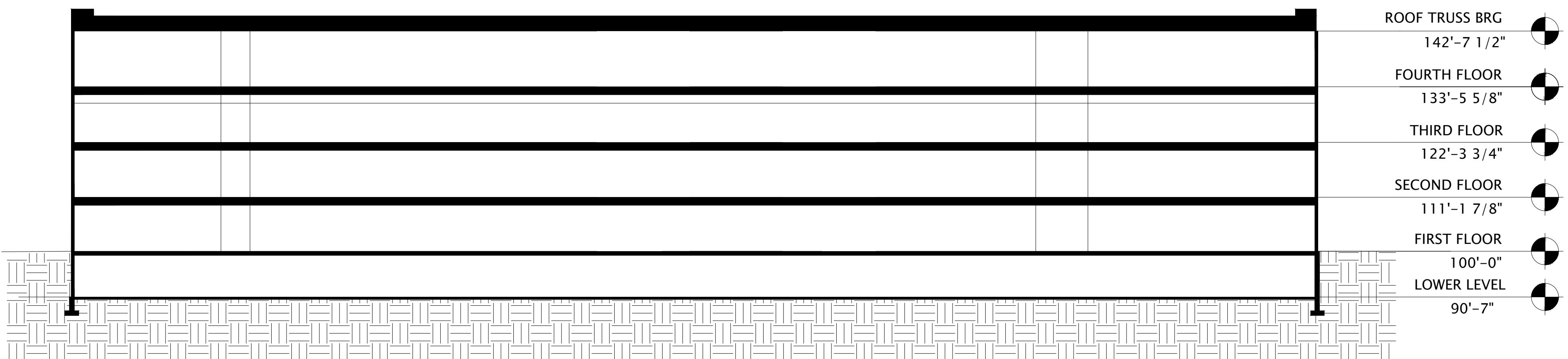
JLA PROJECT NUMBER: 19-1104-01



THE WINSTON

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

CONDITIONAL USE
SUBMITTAL



PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING E -
SECTIONS

SHEET NUMBER

SD300-E

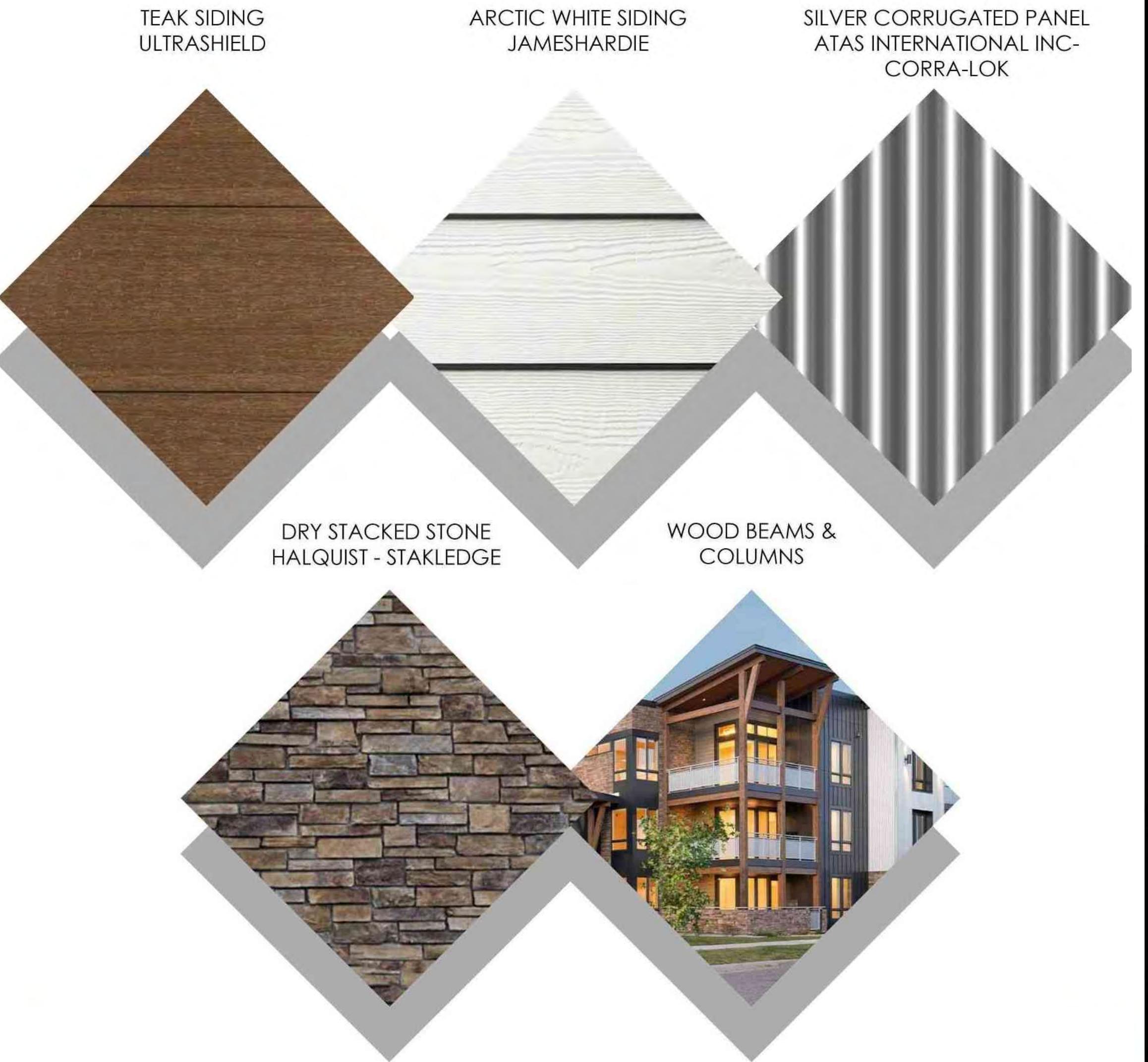
② BUILDING E - SECTION 2
1/16" = 1'-0"



JLA PROJECT NUMBER: 19-1104-01

THE WINSTON

CONDITIONAL USE
SUBMITTAL



PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 8, 2022

REVISION SCHEDULE

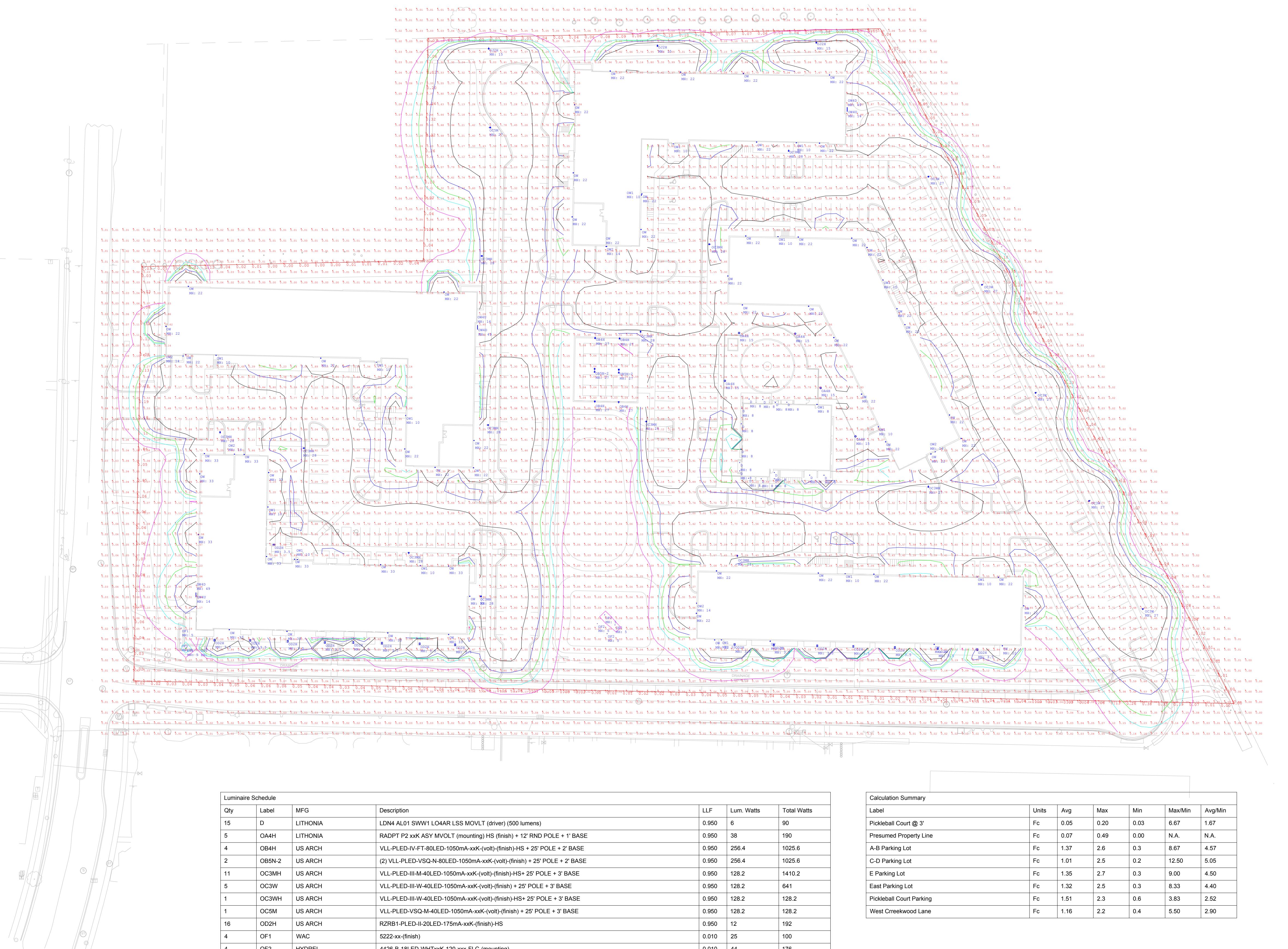
Mark	Description	Date

SHEET TITLE

MATERIALS BOARD

SHEET NUMBER

SD400



Luminaire Schedule

Qty	Label	MFG	Description	LLF	Lum. Watts	Total Watts
15	D	LITHONIA	LDN4 AL01 SWW1 L04AR LSS MOVLT (driver) (500 lumens)	0.950	6	90
5	OA4H	LITHONIA	RADPT P2 xxK ASY MVOLT (mounting) HS (finish) + 12' RND POLE + 1' BASE	0.950	38	190
4	OB4H	US ARCH	VLL-LED-IV-FT-80LED-1050mA-xxK-(volt)-(finish)-HS + 25' POLE + 2' BASE	0.950	256.4	1025.6
2	OB5N-2	US ARCH	(2) VLL-LED-VSQ-N-80LED-1050mA-xxK-(volt)-(finish) + 25' POLE + 2' BASE	0.950	256.4	1025.6
11	OC3MH	US ARCH	VLL-LED-III-M-40LED-1050mA-xxK-(volt)-(finish)-HS+ 25' POLE + 3' BASE	0.950	128.2	1410.2
5	OC3W	US ARCH	VLL-LED-III-W-40LED-1050mA-xxK-(volt)-(finish)-HS+ 25' POLE + 3' BASE	0.950	128.2	641
1	OC3WH	US ARCH	VLL-LED-III-W-40LED-1050mA-xxK-(volt)-(finish)-HS+ 25' POLE + 3' BASE	0.950	128.2	128.2
1	OC5M	US ARCH	VLL-LED-VSQ-M-40LED-1050mA-xxK-(volt)-(finish) + 25' POLE + 3' BASE	0.950	128.2	128.2
16	OD2H	US ARCH	RZR81-LED-II-20LED-175mA-xxK-(finish)-HS	0.950	12	192
4	OF1	WAC	5223-xx-(finish)	0.010	25	100
4	OF2	HYDREL	4426-B-18LED-WHTxxK-120-xxx-FLC-(mounting)	0.010	44	176
3	OJ2H	US ARCH	VLL-LED-II-40LED-350mA-xxK-(volt)-(finish) + 12' POLE + 3' BASE	0.950	42.7	128.1
60	OW	FC	FCC616W UNV 9xx 50L (finish) D15 U15 (dim) (CV option)	0.950	54	3240
16	OW1	LITHONIA	WPX1 LED P1 xxK MVOLT (finish)	0.950	11	176
5	OW2	LITHONIA	WPX1 LED P2 xxK MVOLT (finish)	0.950	24	120
3	OW4D	SSL	CVLWET1.5 4 xxK 80CRI 10 CA2-18	0.950	N.A.	108
3	OW4U	SSL	CVLWET1.5 4 xxK 80CRI 10 CA2-18	0.950	N.A.	108

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

ENTERPRISE
Lighting & Control

DATE COMMENTS

DRAWN BY: JT DATE : 8-4-2022

SCALE : 1" = 50'

WINSTON @ CHURCHILL

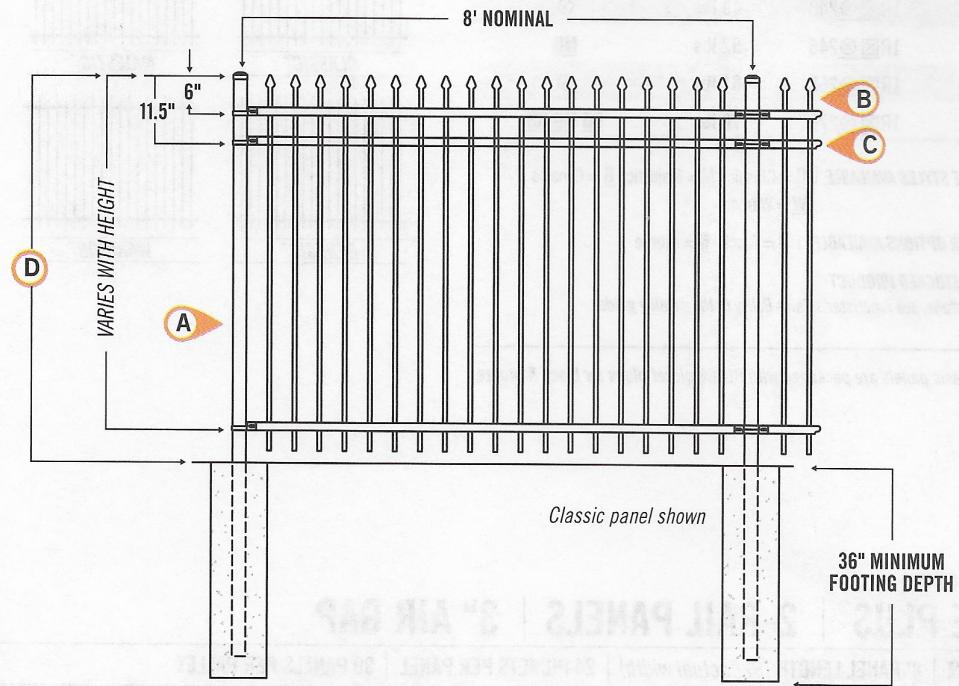
MADISON, WI

SITE LIGHTING LAYOUT

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



- Ⓐ 2.5"sq x 16ga POSTS
- Ⓑ 0.75"sq x 18ga PICKETS
- Ⓒ 1.4375"w x 1.5" h x 14ga RAILS
- Ⓓ 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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