

[illegible]TORQUE
COMPANIES

139 W. WILSON

Enter address here

Location Map

Project Status	
Project number	Project Number
Date	Issue Date



VIEW NE ALONG WILSON STREET



VIEW NE ALONG WILSON STREET



VIEW SOUTH ONTO WILSON FROM WILSON AND HAMILTON



VIEW LOOKING SW ALONG WILSON STREET



VIEW LOOKING NORTH AT HAMILTON STREET



VIEW LOOKING SW ALONG WILSON STREET

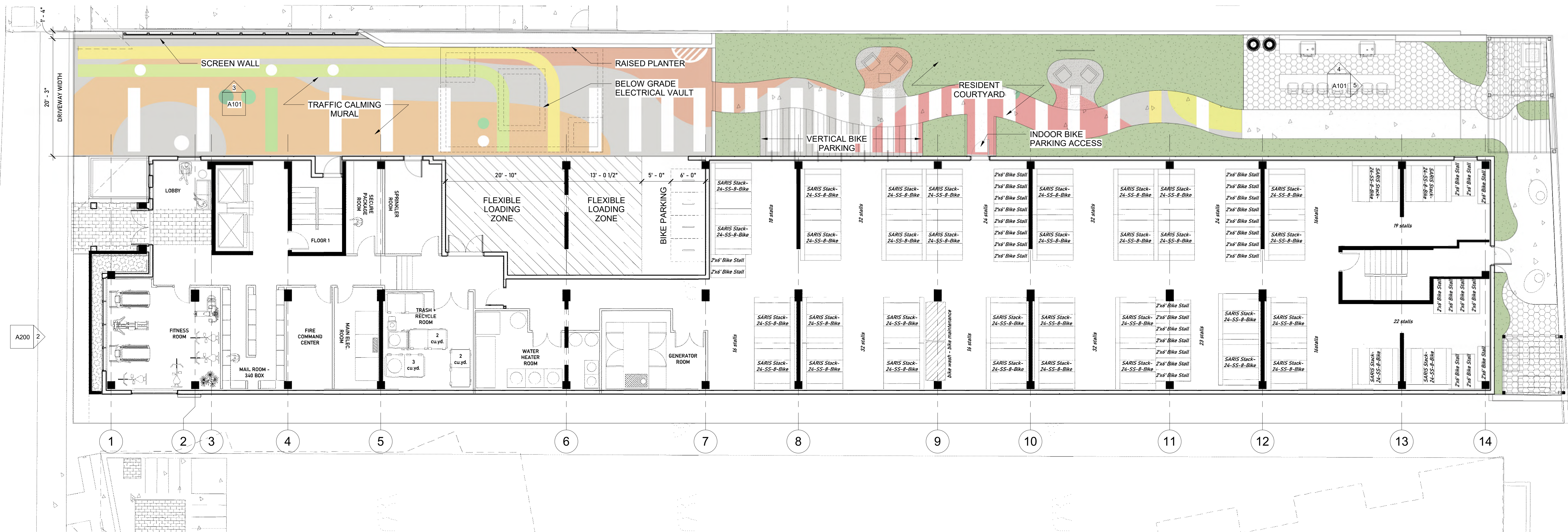
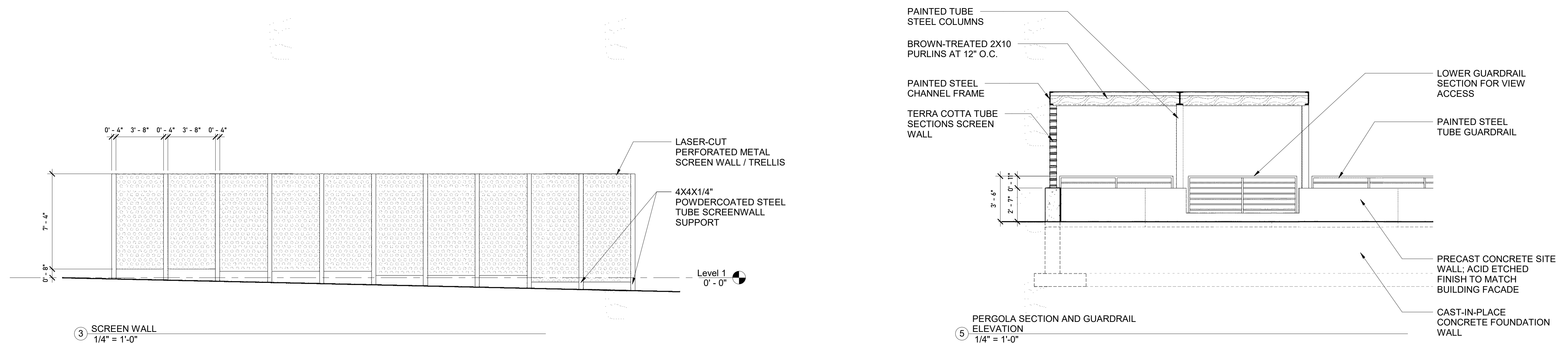
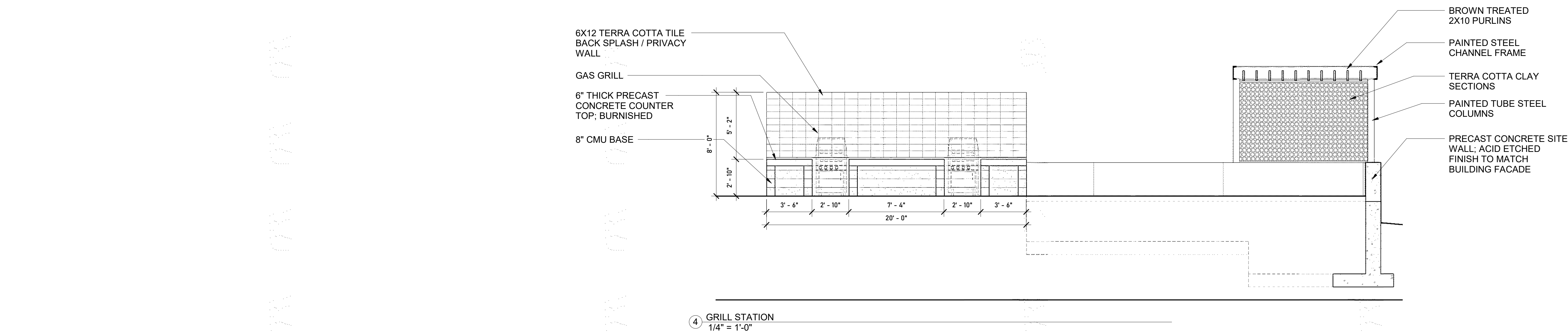
No.	Description	Date

TORQUE COMPANIES

139 W. WILSON

Enter address here
Context Photos

Project Status	Project Number
Project number	Project Number
Date	Issue Date

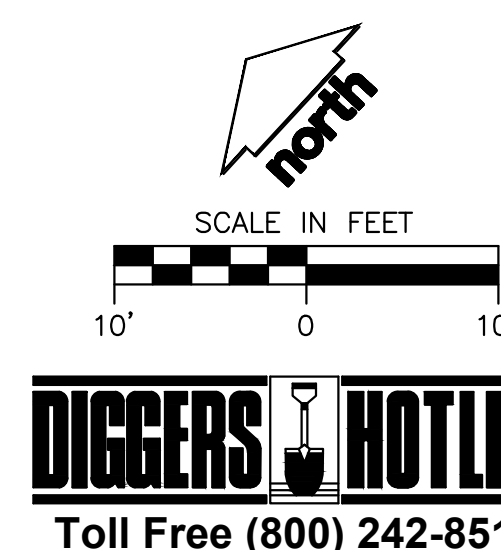


No.	Description	Date

TORQUE
COMPANIES
139 W. WILSON
Enter address here
SITE PLAN AND SITE
DETAILS

Project Status	Project Number
Project number	Project Number
Date	Issue Date

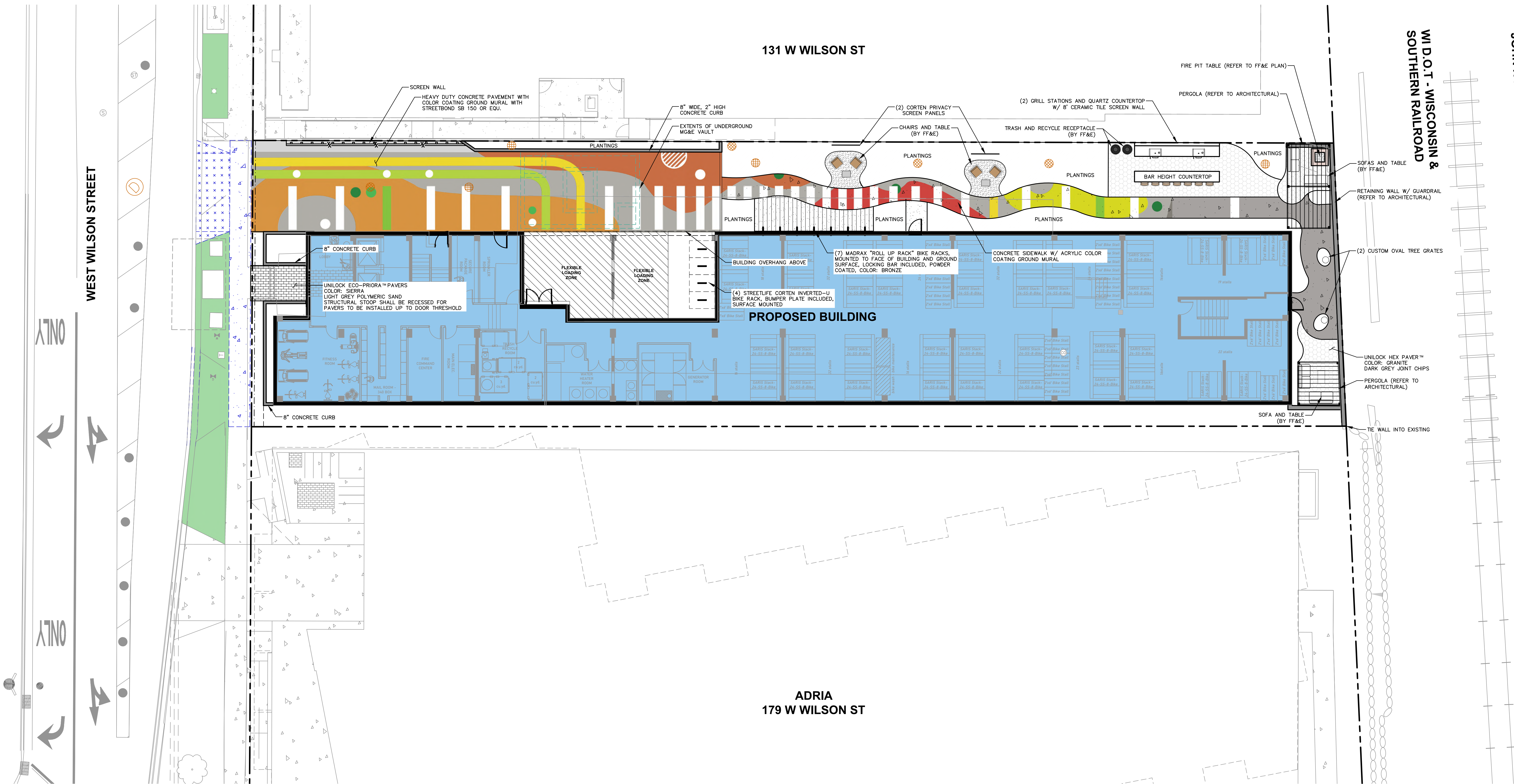
A101



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	ANNUAL PLANTINGS BY OWNER
	DECORATIVE STONE MULCH
	DECOMPOSED GRANITE
	GREEN ROOF
	RETAINING WALL
	TREE UPLIGHTING
	BIKE RACK
	ALUMINUM FENCING

- ## GENERAL NOTES
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PLANTING AND WORK CONSTRUCTION.
 3. SSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
 6. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
 7. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE) AND FINISH GRADING ARE COMPLETE.



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
TORQUE COMPANIES

PROJECT:
139 WEST WILSON ST
REDEVELOPMENT

PROJECT LOCATION:
139 WEST WILSON ST
MADISON, WI 53703

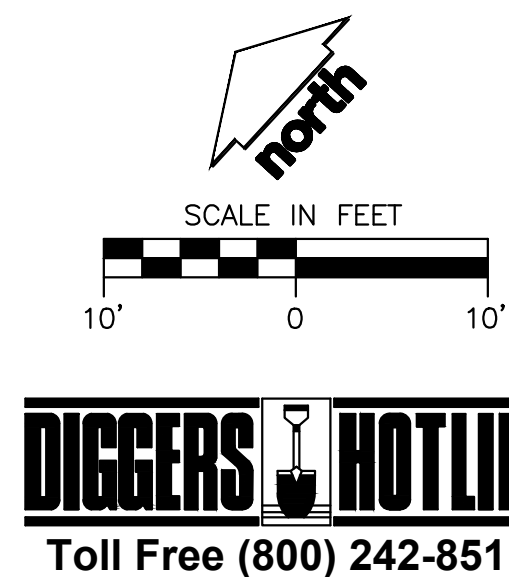
PLAN MODIFICATIONS:		
#	Date:	Description:
1	08.04.2025	MUNICIPAL SUBMITTAL
2	10.13.2025	UDC SUBMITTAL
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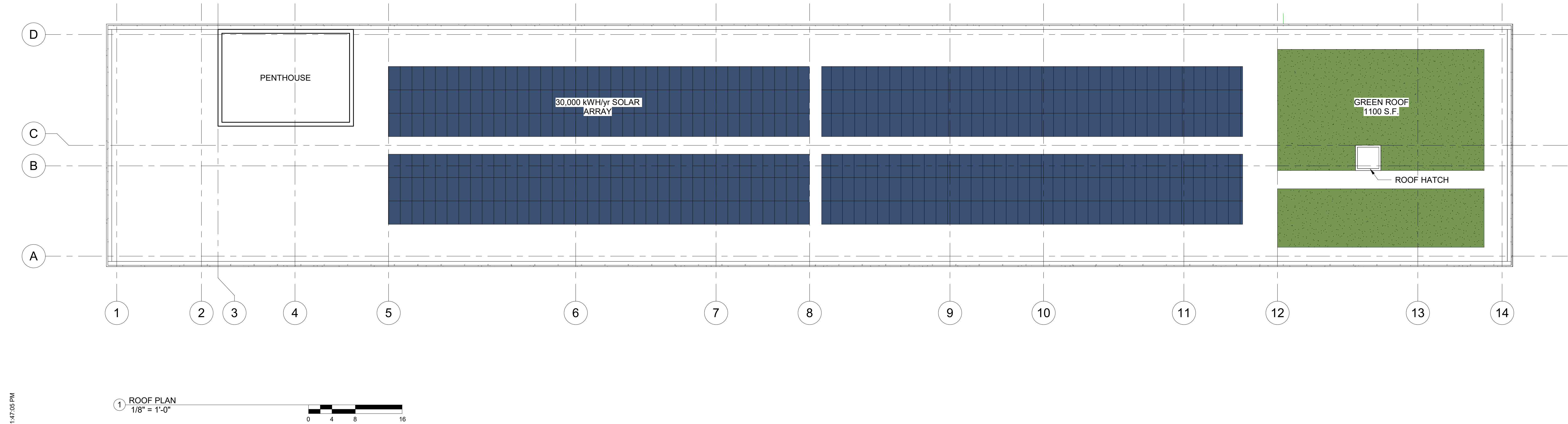
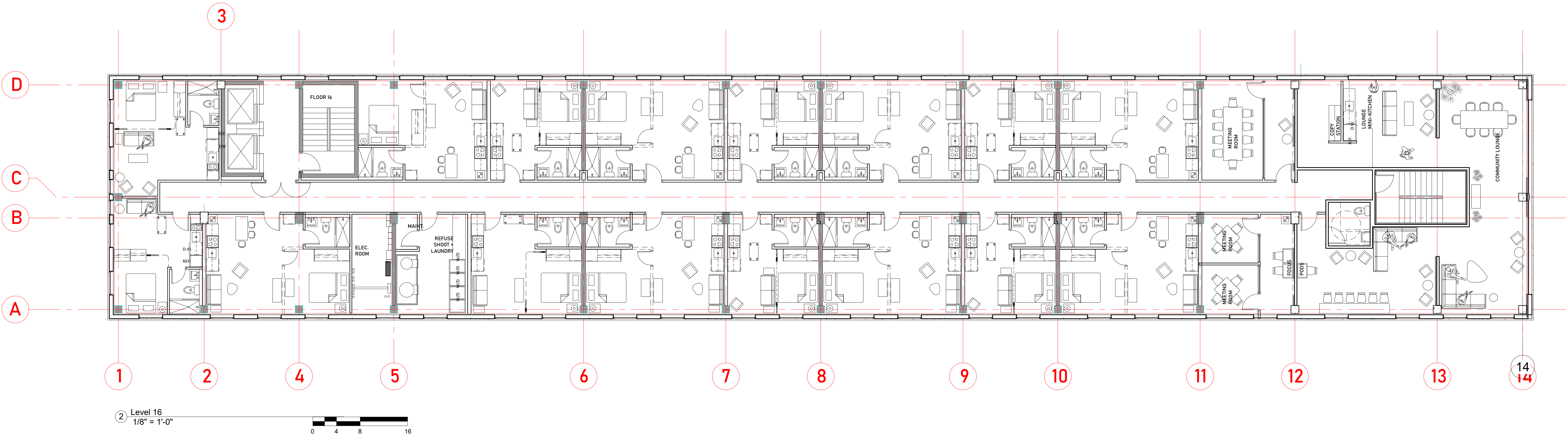
Designed By: MAS
Reviewed By: KJN
Approved By:

SHEET TITLE:
SITE PLAN -
ANNOTATED

SHEET NUMBER:
C3.0

JSD PROJECT NO: 22-11487





No.	Description	Date

TORQUE
COMPANIES

139 W. WILSON

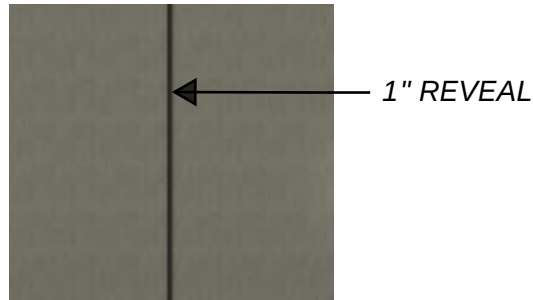
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ROOF PLAN

Project Status	Project Number
Project number	Issue Date
Date	

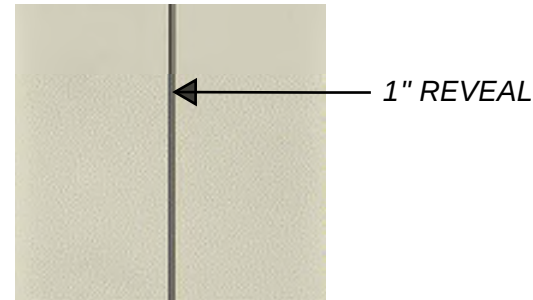
A103

MATERIALS LEGEND

GRAY PRECAST
CONCRETE



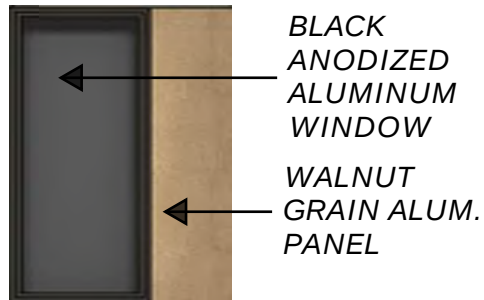
OFF-WHITE
PRECAST
CONCRETE



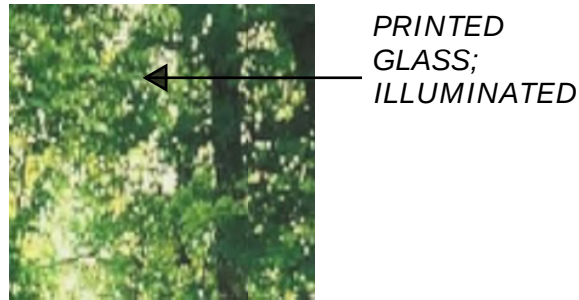
EMBOSSED
GEOMETRIC PRECAST
CONCRETE



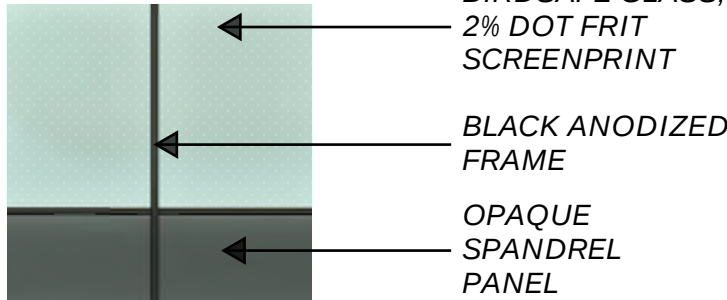
WINDOW / ACCENT
PANEL



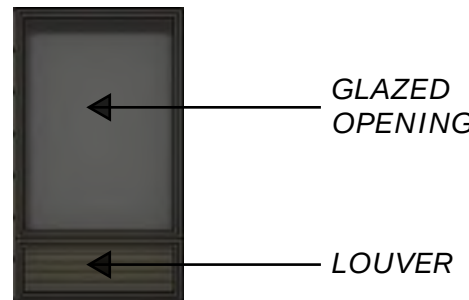
ILLUMINATED GRAPHIC
FEATURE WALL



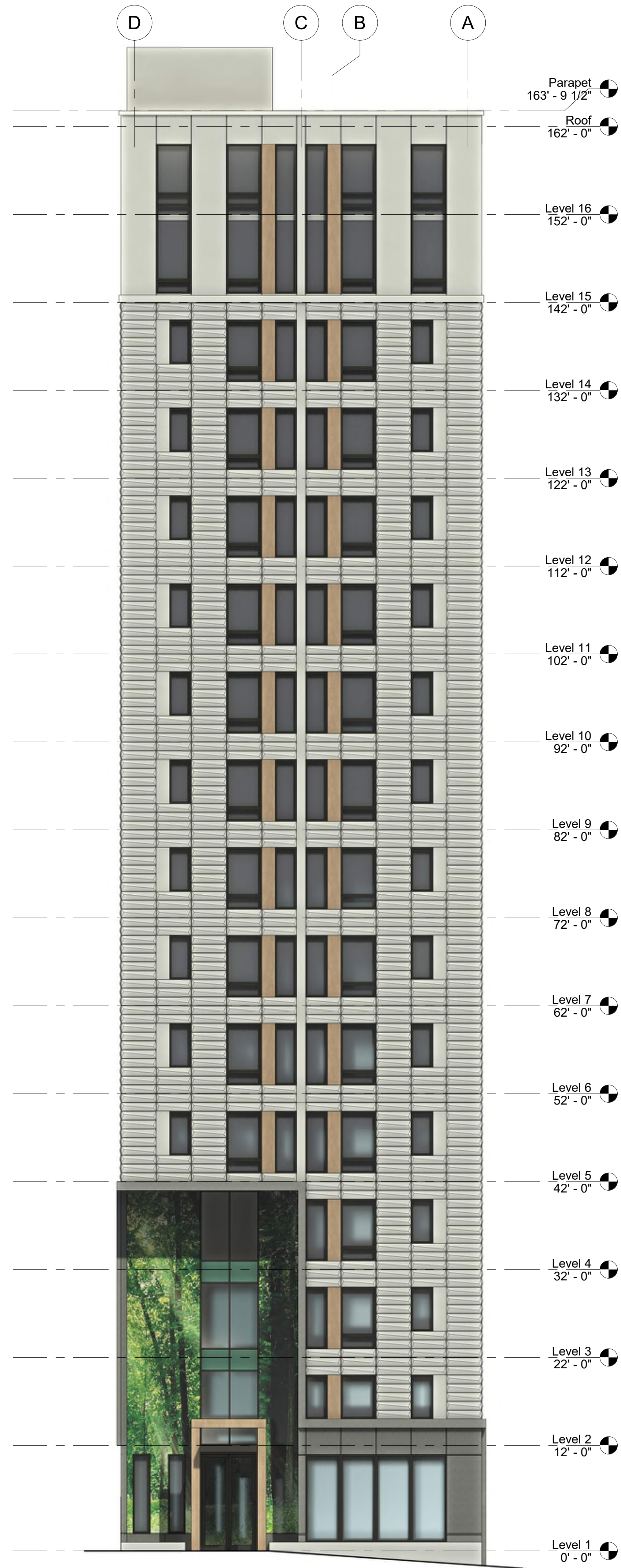
ALUMINUM
STOREFRONT



WINDOW WITH
LOUVER



① South
1/8" = 1'-0"



② North
1/8" = 1'-0"



No.	Description	Date

TORQUE
COMPANIES

139 W. WILSON

Enter address here

North & South
Elevations

Project Status	
Project number	Project Number
Date	Issue Date

A200

MATERIALS LEGEND

GRAY PRECAST CONCRETE

1" REVEAL

OFF-WHITE PRECAST CONCRETE

1" REVEAL

EMBOSSED GEOMETRIC PRECAST CONCRETE

WINDOW / ACCENT PANEL

BLACK ANODIZED ALUMINUM WINDOW

WALNUT GRAIN ALUM. PANEL

ILLUMINATED GRAPHIC FEATURE WALL

PRINTED GLASS; ILLUMINATED

ALUMINUM STOREFRONT

BIRDSAFE GLASS; 2% DOT FRIT SCREENPRINT

BLACK ANODIZED FRAME

OPAQUE SPANDREL PANEL

WINDOW WITH LOUVER

GLAZED OPENING

LOUVER

No.	Description	Date

TORQUE
COMPANIES

139 W. WILSON

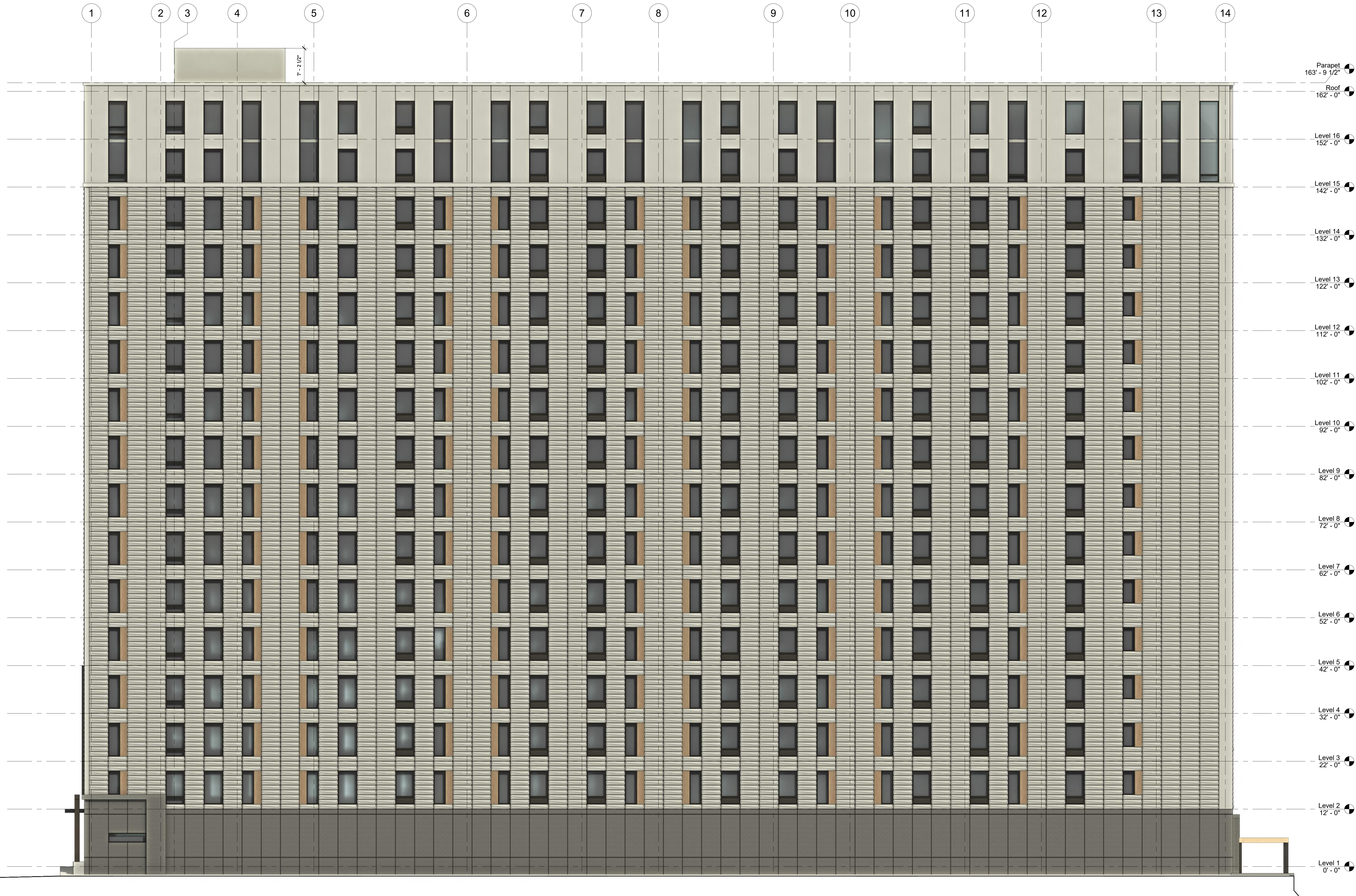
Enter address here

East Elevation

Project Status	
Project number	Project Number
Date	Issue Date

A201

10/10/2025 11:33:22 AM



No.	Description	Date

TORQUE
COMPANIES

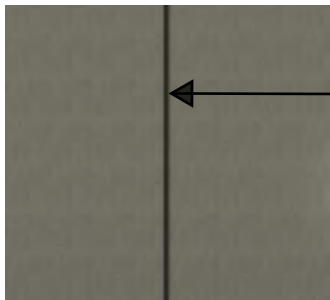
139 W. WILSON

Enter address here
West Elevation

Project Status	
Project number	Project Number
Date	Issue Date

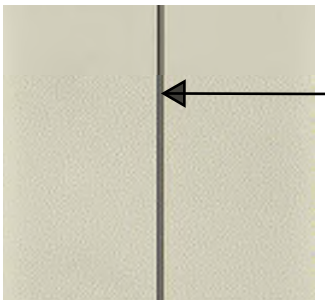
A202

GRAY PRECAST CONCRETE



1" REVEAL

OFF-WHITE PRECAST CONCRETE

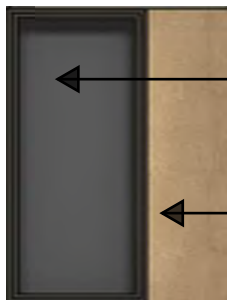


1" REVEAL

EMBOSSED GEOMETRIC PRECAST CONCRETE



WINDOW / ACCENT PANEL



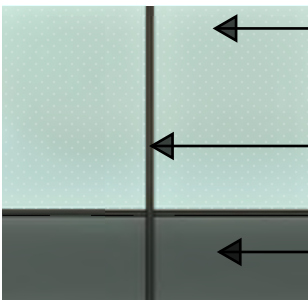
BLACK ANODIZED ALUMINUM WINDOW
WALNUT GRAIN ALUM. PANEL

ILLUMINATED GRAPHIC FEATURE WALL

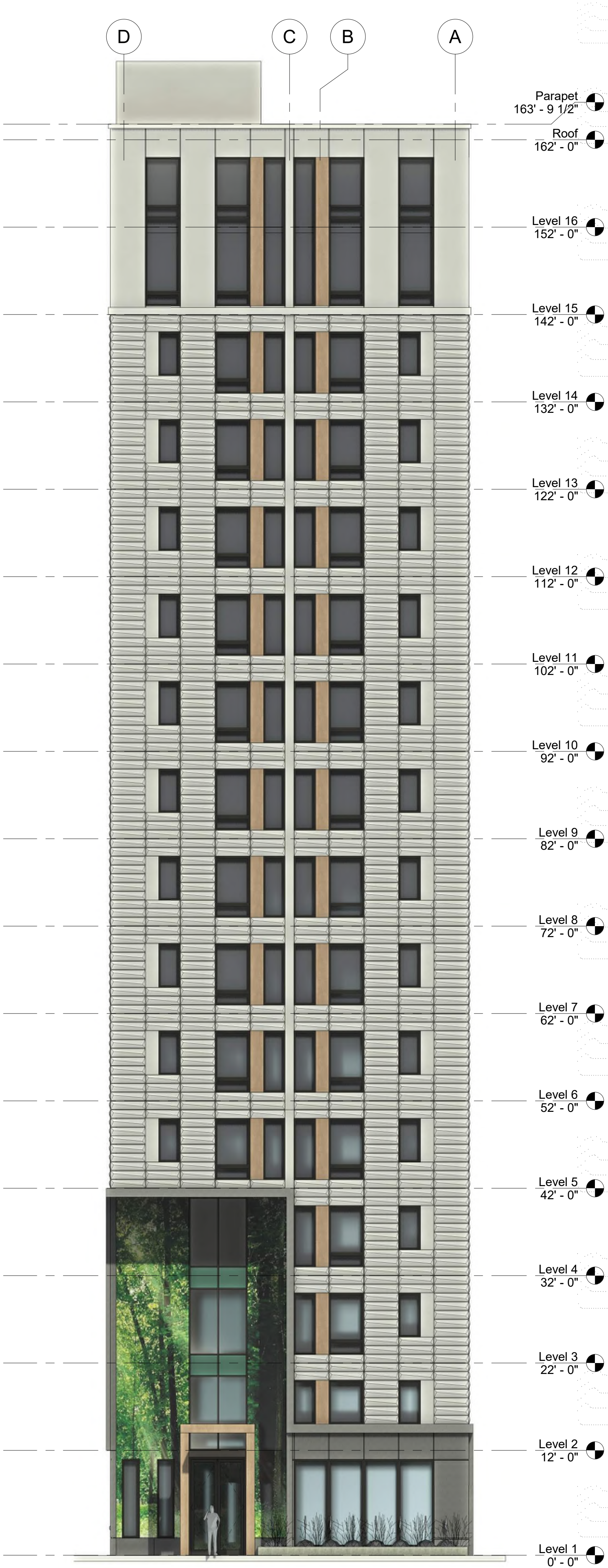


PRINTED GLASS; ILLUMINATED

ALUMINUM STOREFRONT

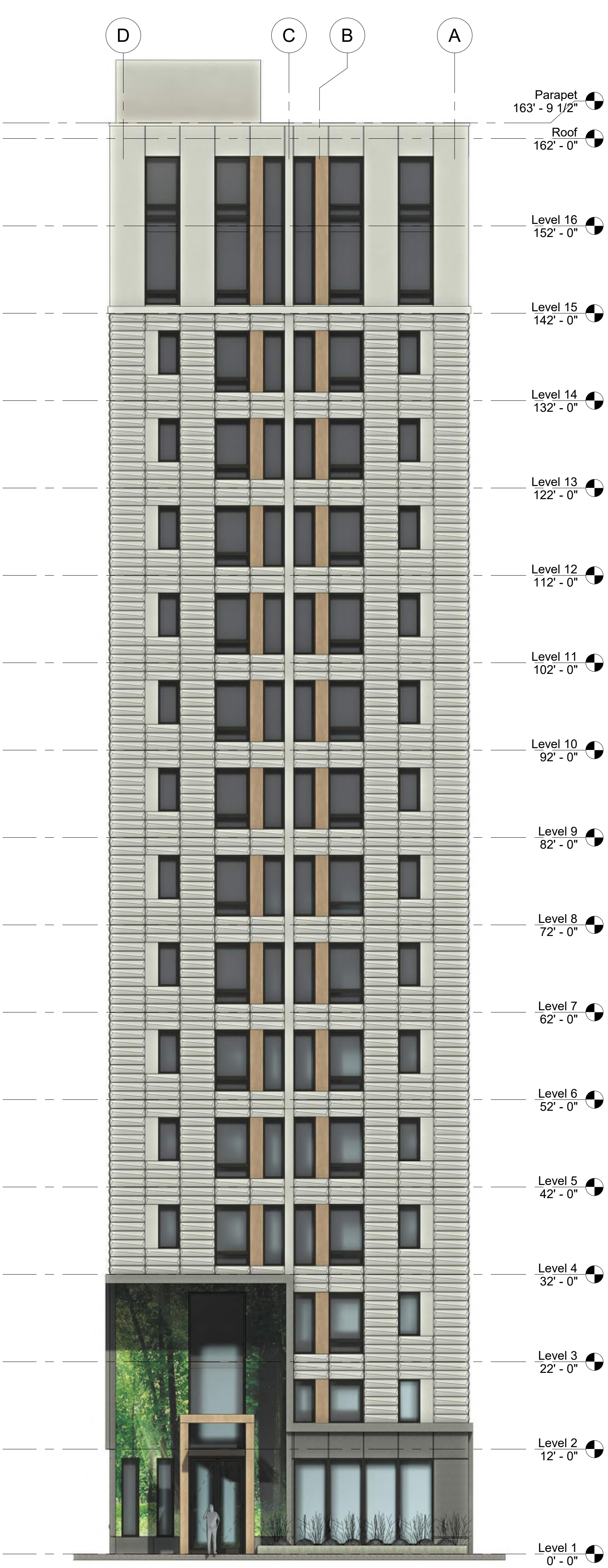


BIRDSAFE GLASS: 2% DOT FRIT SCREENPRINT
BLACK ANODIZED FRAME
OPAQUE SPANDREL PANEL



4 LEVELS (AS SHOWN
IN RENDERINGS)

② North
1/8" = 1'-0"



3 LEVELS

② North
1/8" = 1'-0"

No.	Description	Date

TORQUE
COMPANIES

139 W WILSON

Enter address here

ELEVATION
OPTIONS

Project Status	Project Number
Project number	Project Number
Date	Issue Date

A203



NE CORNER VIEW

139 WEST WILSON

LAND USE APPLICATION
08/04/2025



NW CORNER VIEW

139 WEST WILSON

LAND USE APPLICATION
08/04/2025



NW CORNER VIEW

139 WEST WILSON

LAND USE APPLICATION
08/04/2025



SW AERIAL VIEW

139 WEST WILSON

LAND USE APPLICATION
08/04/2025



ENTRY OPTION 1



139 WEST WILSON

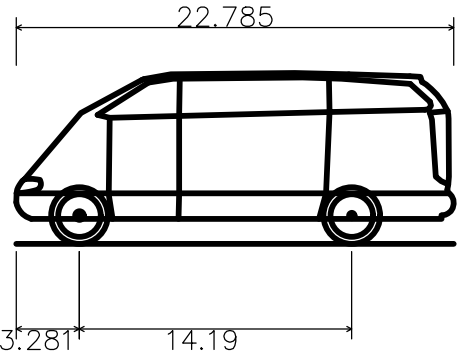
LAND USE APPLICATION
08/04/2025



ENTRY OPTION 2



JOHN NOLEN DRIVE
WI D.O.T. - WISCONSIN &
SOUTHERN RAILROAD



Mercedes Sprinter Traveliner Van 315CDI Long High Roo
Overall Length 22.785ft
Overall Width 6.539ft
Overall Body Height 8.909ft
Min Body Ground Clearance 1.312ft
Track Width 6.539ft
Lock-to-lock time 5.00s
Wall to Wall Turning Radius 25.591ft

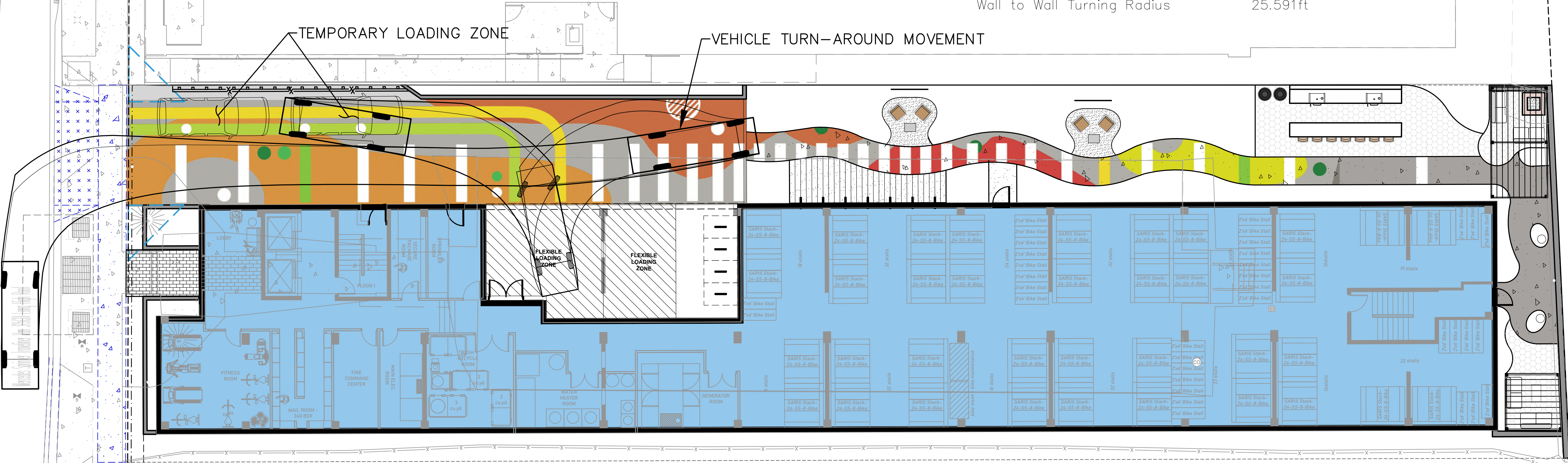
131 W WILSON ST

TEMPORARY LOADING ZONE

VEHICLE TURN-AROUND MOVEMENT

WEST WILSON STREET

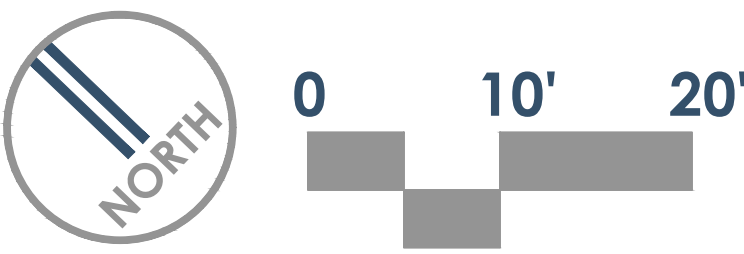
ADRIA
179 W WILSON ST



File: I:\USDIN\Projects\2022\2211487\DWG\Civil Sheets\Exhibits\22-11487 Turn Movements - Movement 3 - Copy.dwg Layout: 22X34 PLANNING SHEET User: matt.saunders Plotted: Oct 10, 2025 - 2:45pm Xref's:

139 WEST WILSON
MADISON, WI

SITE CIRCULATION AND LOADING EXHIBIT



PLAN MODIFICATIONS:

#	Date	Description
1	08.04.2025	MUNICIPAL SUBMITTAL
2	10.13.2025	UDC SUBMITTAL
3		
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14		
15		

Designed By: MAM
Reviewed By: KJL
Approved By:SHEET TITLE:
GRADING, EROSION
CONTROL, AND UTILITY
PLAN

SHEET NUMBER:

C4.0

JSD PROJECT NO:

22-11487
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131 W WILSON ST

179 W WILSON ST

PROPOSED BUILDING
FFE: 867.67

868.75

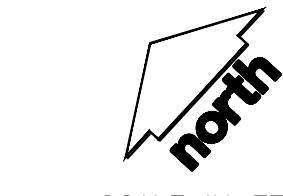
TOP OF PLANTER WALLS
(8" ABOVE FFE): 869.41REFER TO INTERIOR
PLUMBING FOR
CONTINUATIONREFER TO INTERIOR
PLUMBING FOR
CONTINUATION

PROPOSED STORM SEWER STRUCTURE TABLE

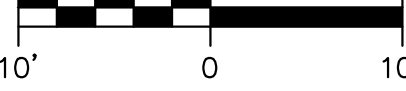
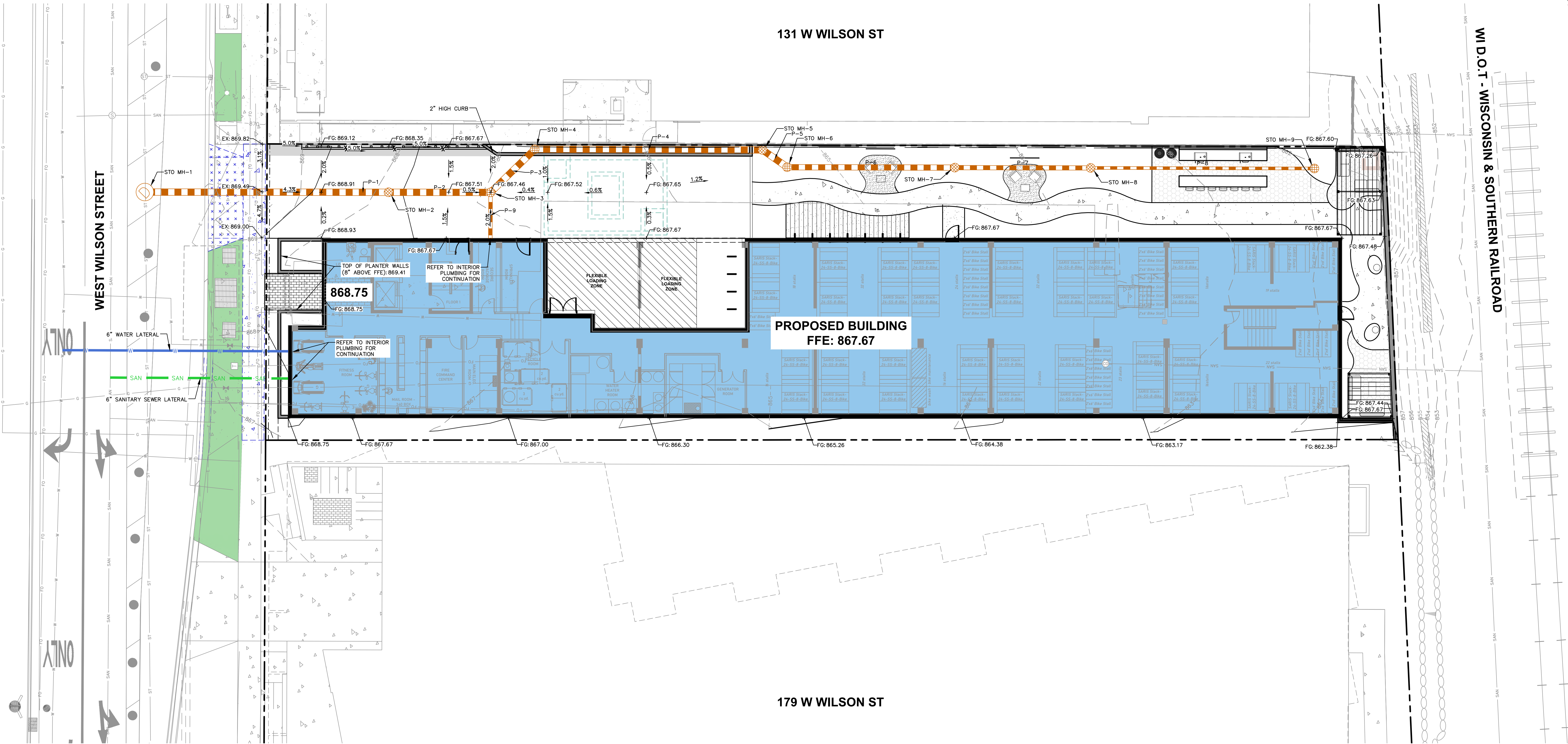
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO MH-1	869.13	EX SW INV: 862.09 (24") SE INV: 863.36 (18") EYNE INV: 862.09 (24")	7.0	48 IN MH	R-1550 SOLID GRATE
STO MH-2	868.14	NW INV: 863.64 (18") SE INV: 863.78 (18")	4.5	24 IN DB	DOMO GRATE
STO MH-3	867.46	E INV: 863.06 (18") NW INV: 863.96 (18") SW INV: 865.06 (10")	3.5	24 IN DB	DOMO GRATE
STO MH-4	867.62	SE INV: 864.03 (18") W INV: 864.03 (18")	3.6	24 IN DB	DOMO GRATE
STO MH-5	867.46	NW INV: 864.50 (18") S INV: 864.50 (18")	3.0	24 IN DB	DOMO GRATE
STO MH-6	867.04	N INV: 864.55 (18") SE INV: 864.55 (15")	2.5	24 IN DB	DOMO GRATE
STO MH-7	867.11	NW INV: 864.84 (15") SE INV: 864.84 (12")	2.3	12 IN DB	DOMO GRATE
STO MH-8	867.10	NW INV: 865.08 (12") SE INV: 865.08 (8")	2.0	12 IN DB	DOMO GRATE
STO MH-9	867.46	NW INV: 865.44 (8")	2.0	12 IN DB	DOMO GRATE

PROPOSED STORM SEWER PIPE TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-1	STO MH-2	STO MH-1	55'	863.64	863.36	0.50%	18 IN RCP
P-2	STO MH-3	STO MH-2	23'	863.96	863.78	0.75%	18 IN HDPE
P-3	STO MH-3	STO MH-4	14'	863.96	864.03	0.54%	18 IN HDPE
P-4	STO MH-5	STO MH-4	52'	864.50	864.03	0.90%	18 IN HDPE
P-5	STO MH-6	STO MH-5	7'	864.55	864.50	0.78%	18 IN HDPE
P-6	STO MH-7	STO MH-6	38'	864.84	864.55	0.76%	15 IN HDPE
P-7	STO MH-8	STO MH-7	31'	865.08	864.84	0.76%	12 IN HDPE
P-8	STO MH-9	STO MH-8	51'	865.44	865.08	0.70%	8 IN HDPE
P-9	ROOF	STO MH-3	10'	865.27	865.06	2.00%	10 IN HDPE



SCALE IN FEET

DIGGERS HOTLINE
Toll Free (800) 242-8511



GLOBE LIGHTS



OBLONG TREE GRATES



PERGOLA WITH SCREEN WALL



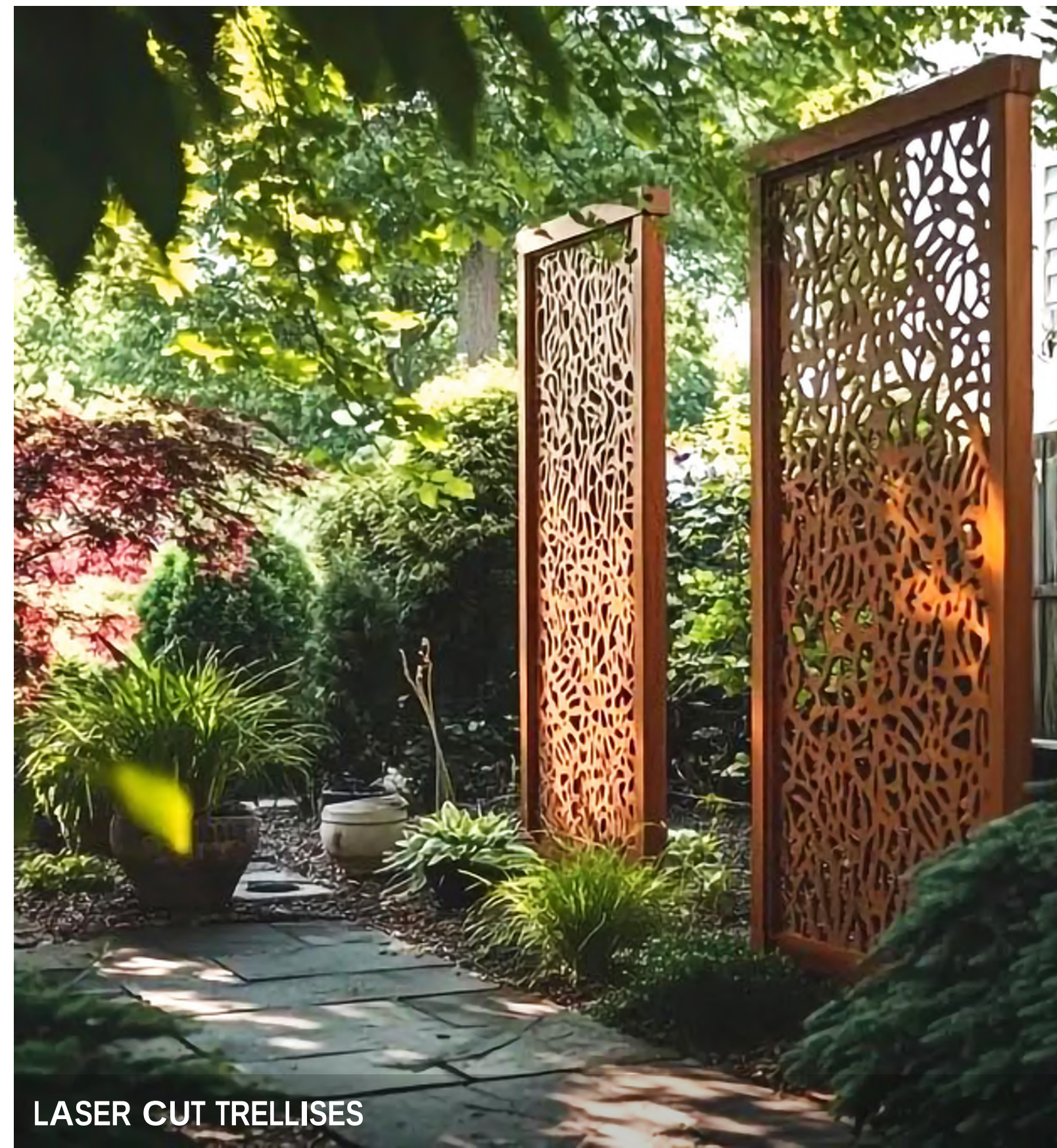
GRILL STATIONS, CERAMIC TILE WALL, & BAR-HEIGHT DINING



SURFACE MOUNTED BIKE RACKS



ROLL UP BIKE RACKS

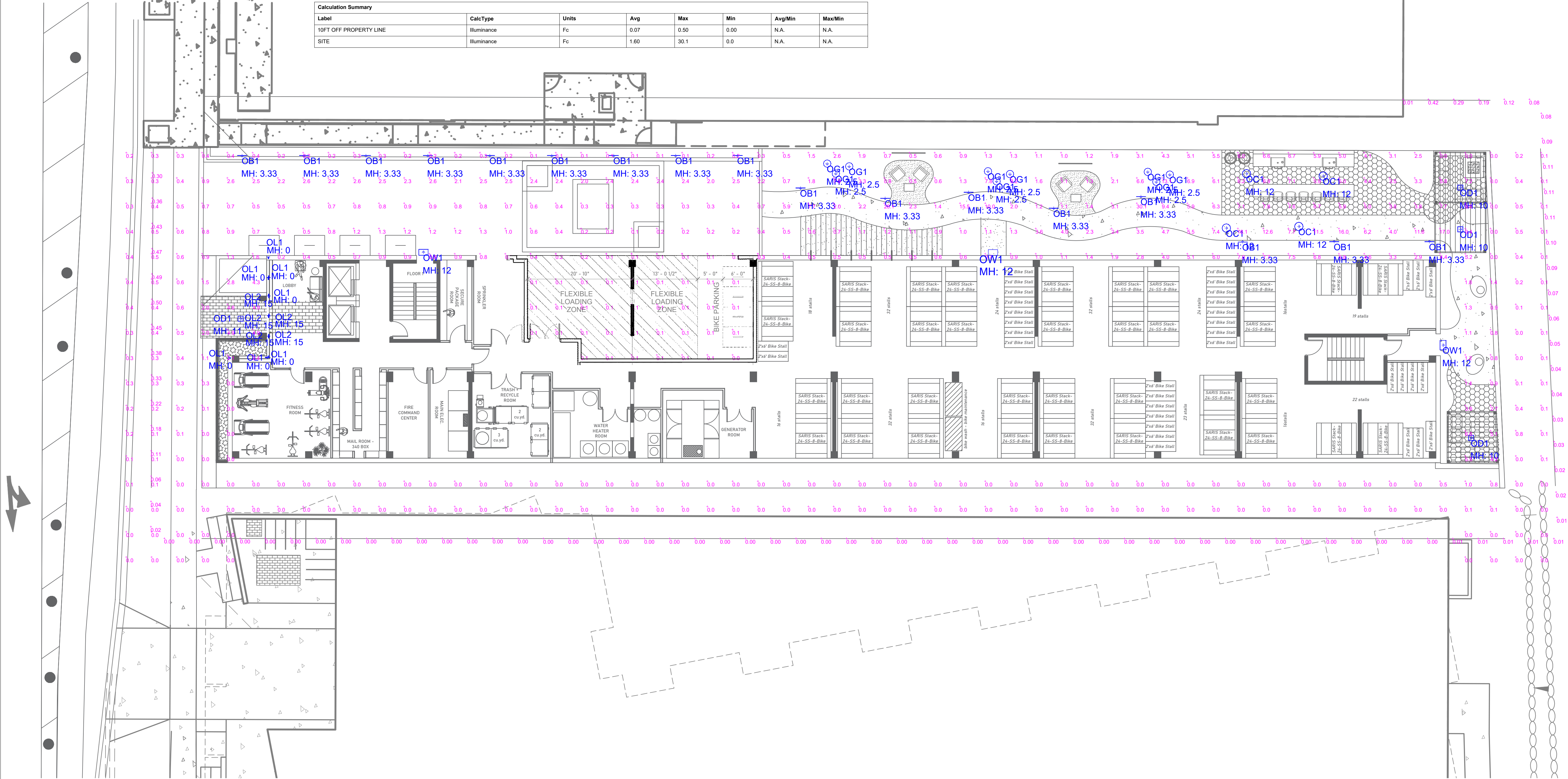


LASER CUT TRELLISES



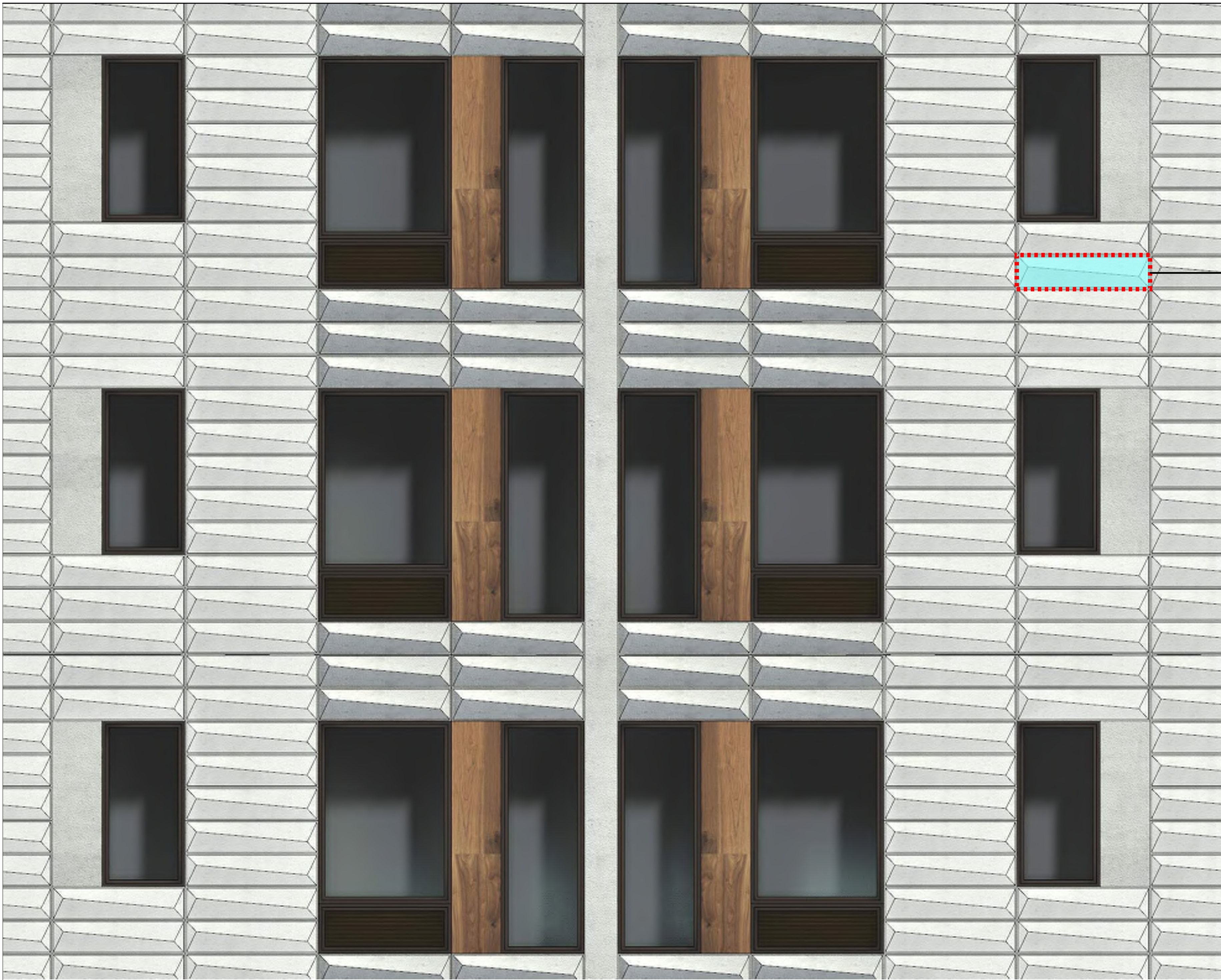
- NOTES:
- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
 - Mounting height (MH) is measured from the bottom of the fixture to the floor.
 - This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
 - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
 - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Luminaire Schedule						Lum. Watts	Total Watts	Lum. Lumens		
Qty	Label	Arrangement	LLF	MFR	Description					
17	OB1	Single	0.950	TARGETTI	ZPB 41 40 WD L4 XXX XX	15.6	265.2	443		
4	OC1	Single	0.950	ANP	EQ101 4 E030LDS T5 XXX	30.62	122.48	3331		
4	OD1	SINGLE	0.950	LITHONIA	LDN4SQ xx10 L54AR LSS	10.58	42.32	877		
9	OG1	Single	0.950	DELTA LIGHT	OONO P70 930 DIM8 CR180 XXX	11	99	543		
7	OL1	GROUP	0.950	ACOLYTE	NLC-3.0xx-42FT	N.A.	933.94	N.A.		
5	OL2	GROUP	0.950	ACOLYTE	NLC-3.0xx-25FT	N.A.	381.2	N.A.		
2	OW1	SINGLE	0.950	LITHONIA	WDGE2 LED P0 xxK 80CRI T1S	6.8946	13.789	699		
Calculation Summary										
Label				CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10FT OFF PROPERTY LINE				Illuminance	Fc	0.07	0.50	0.00	N.A.	N.A.
SITE				Illuminance	Fc	1.60	30.1	0.0	N.A.	N.A.

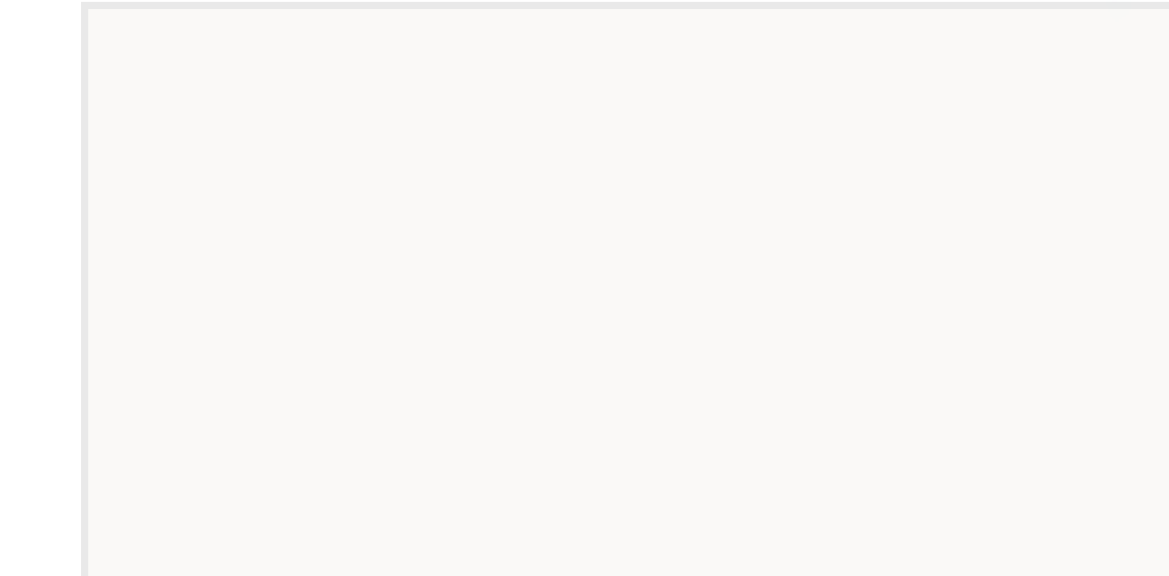
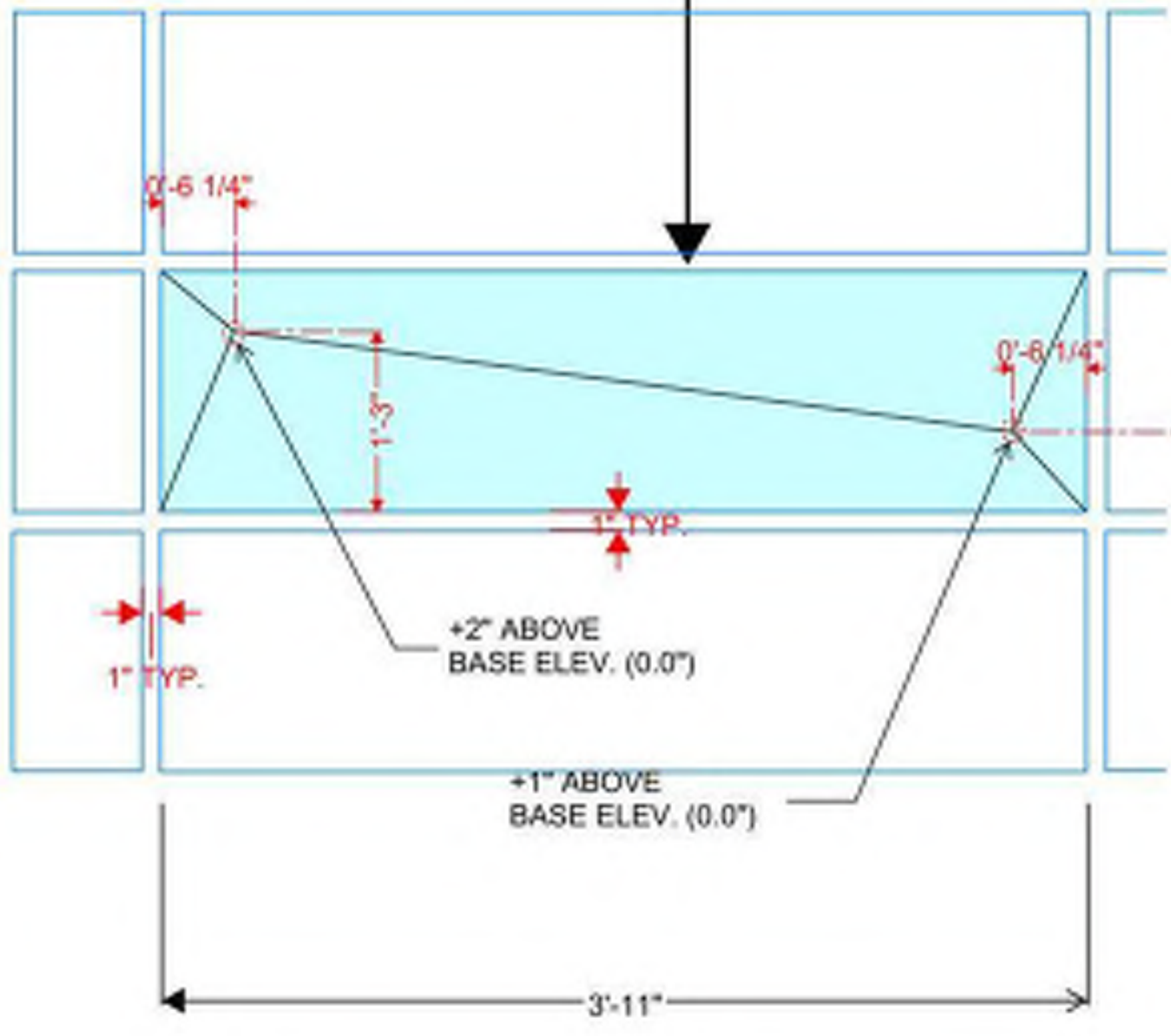




COMMENTS		#	DATE				
REVISIONS							
DRAWN BY : BB		DATE : SEPT 4 2025					
139 WEST WILSON		SCALE : 3/32" = 1'-0"					



Typical 1' x 4' faceted unit



Acid etched concrete wall panel. Color: PEARL WHITE

PRIMARY EXTERIOR MATERIAL:

Factory fabricated concrete skin wall panels whose primary sizes are 10' H x 24' W and 32' W.

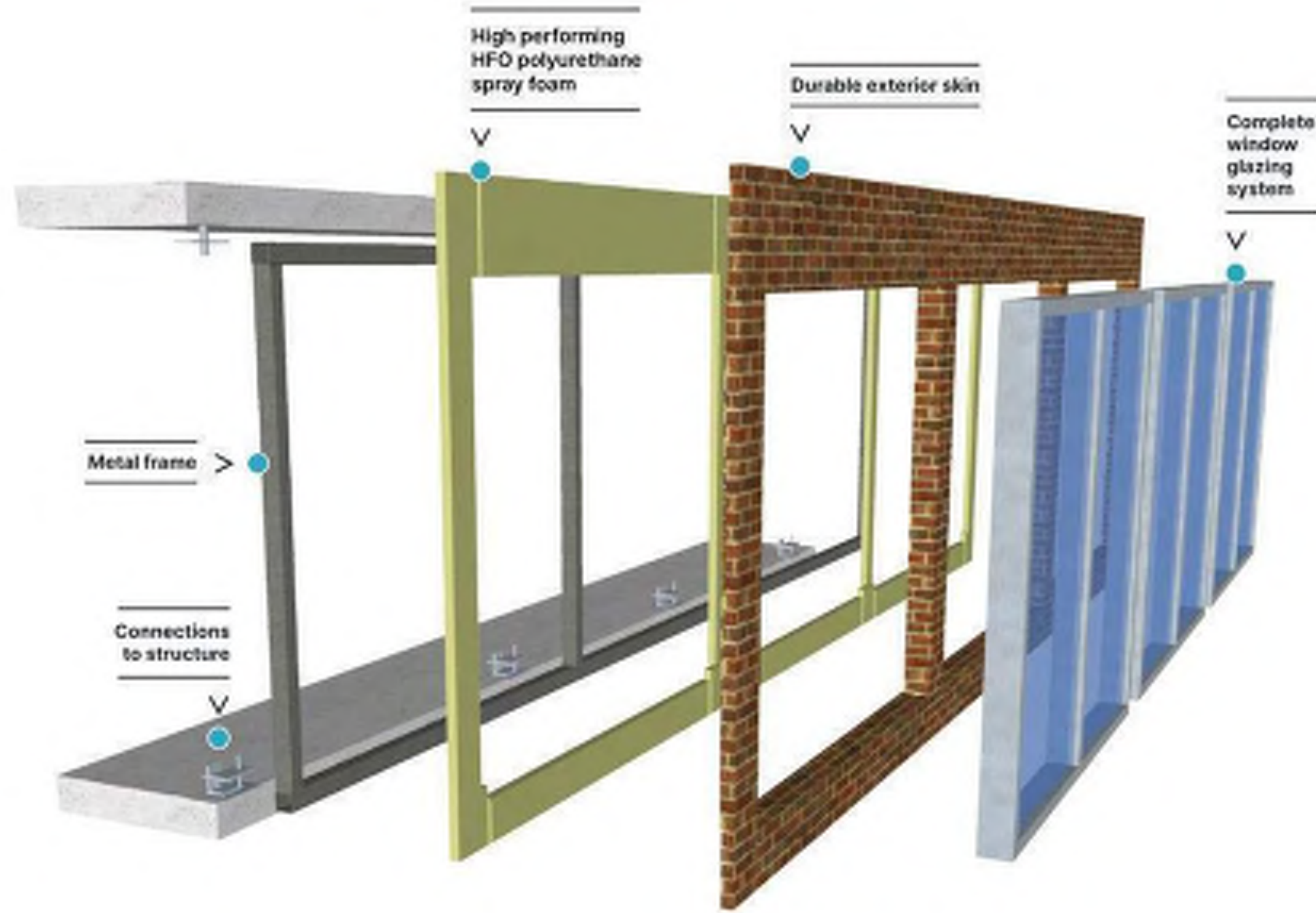
Within each large panel the surface contains multiple custom formed 1' H x 4' W facets.

The concrete has a fine acid etched finish with pearl white color.

Wall panel manufacture is Wells Infinite Facade.
www.infinitefacade.com
Project manager is Dan Stenzel (dan.stenzel@wellsconcrete.com)



3 | An Introduction to Infinite Facade



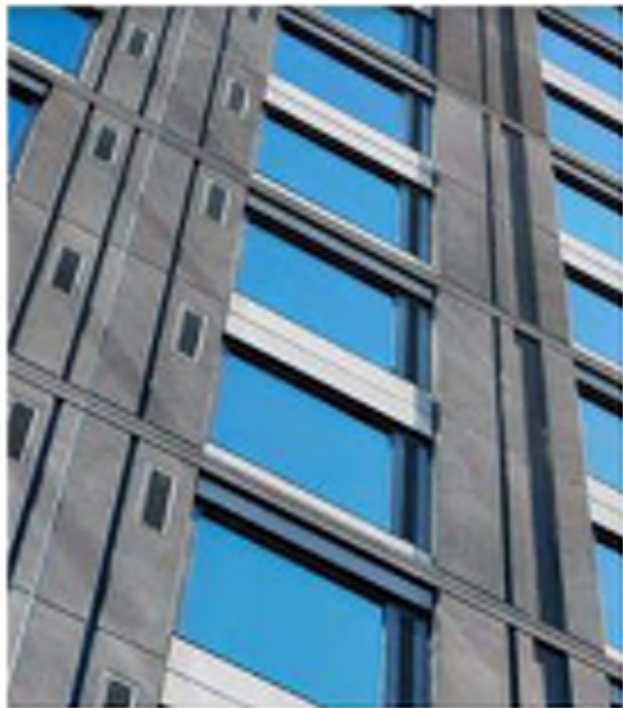
Complete wall shipped to site, craned in place and attached to structure, maximizing schedule efficiency.



WELLS
PRECAST | INNOVATORS

BENEFITS OF PREFABRICATION

- Reduces site impacts
- Accelerates construction schedules
- Ensures constructability
- Provides budget certainty
- Factory quality
- Reduces risk
- Streamlined logistics and shipping processes



4 | An Introduction to Infinite Facade

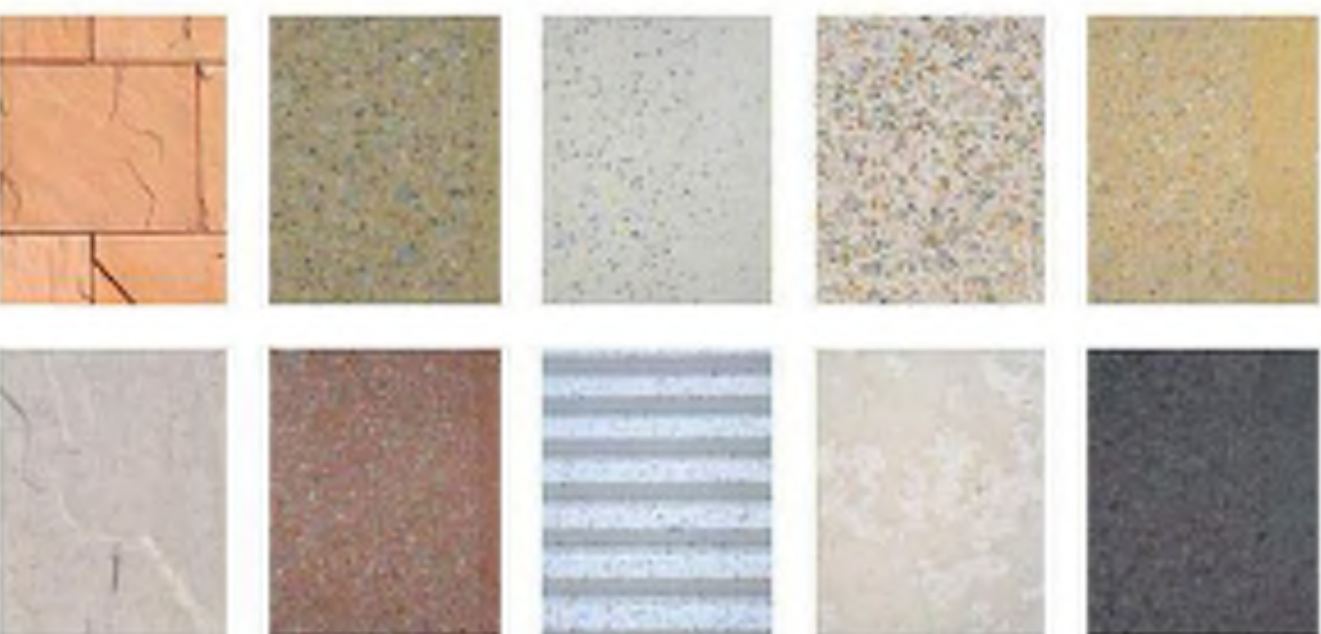


Finishes

Our exterior finish options are limitless. In addition to the wide variety of colors and textures currently available in traditional precast, other materials can be cast into the exterior veneer – such as brick, terracotta, and stone. The use of form liners also allows for an endless number of geometric patterns and reveals to be incorporated into the design.

Aesthetic Customization

- 1 Pick the texture you like. x 2 Choose your color scheme. x 3 Select your finish style.



No.	Description	Date

TORQUE COMPANIES

139 W. WILSON

Enter address here

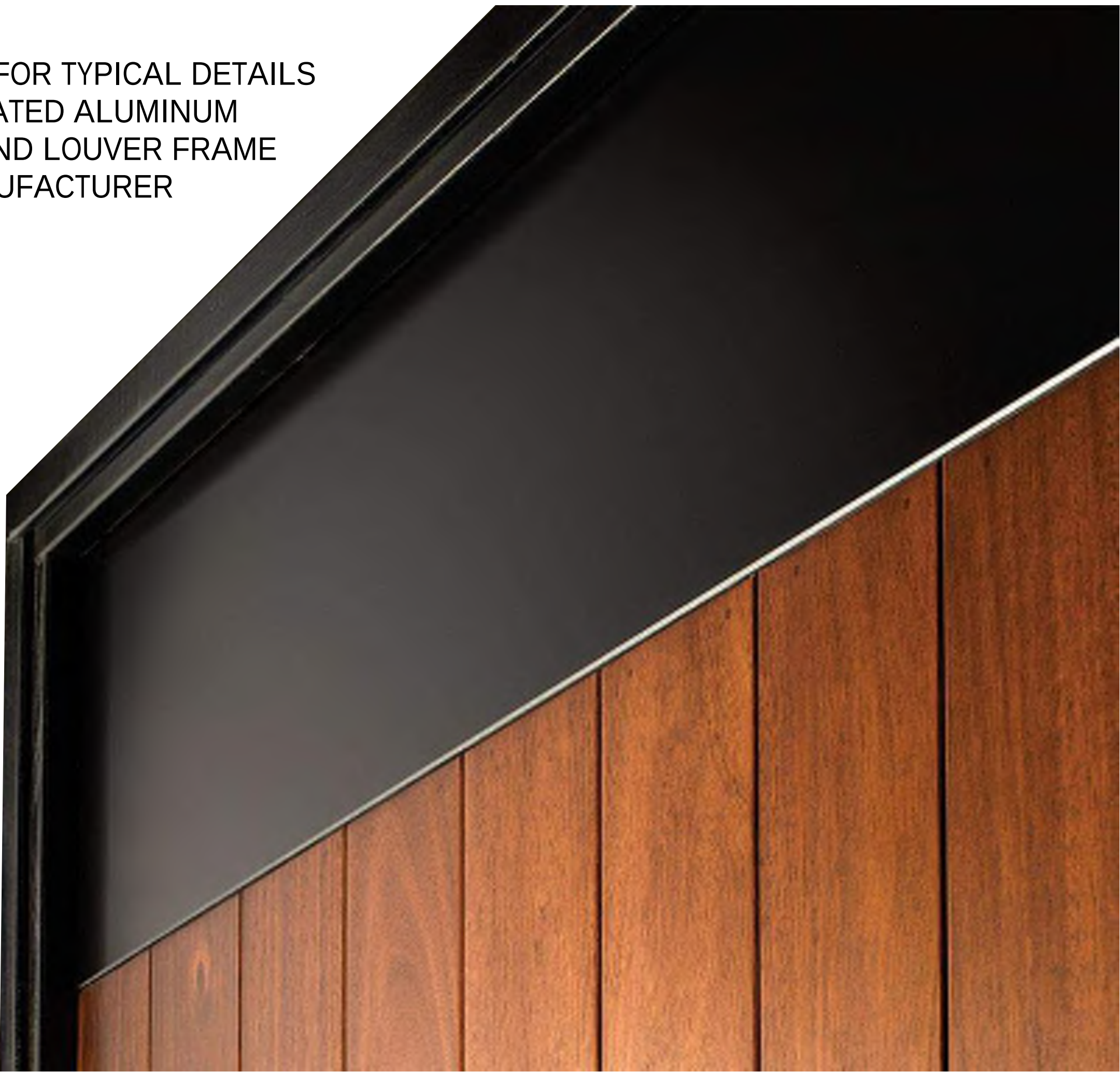
MATERIAL DATA

Project Status	
Project number	Project Number
Date	Issue Date



ENLARGED PARTIAL NORTH FACADE SHOWING TYPICAL WINDOW - LOUVER - LONGBOARD CONFIGURATION AND SIZES

SEE A301.1 FOR TYPICAL DETAILS OF INTEGRATED ALUMINUM WINDOW AND LOUVER FRAME FROM MANUFACTURER



DARK BRONZE ALUMINUM NEXT TO TABLE WALNUT - 1 VERTICAL LONGBOARD

LONGBOARD ARCHITECTURAL PRODUCTS - TONGUE AND GROOVE CLADDING SYSTEM - 4" WIDE (4V) VERTICAL ORIENTATION. COLOR: TABLE WALNUT -1



1" INSULATED CLEAR GLASS - SLIM PROFILE ALUMINUM STOREFRONT WINDOW SYSTEM.



DARK BRONZE ANODIZED ALUMINUM FINISH AT ALL EXTERIOR WINDOWS, DOORS AND INTEGRSL WINDOW LOUVERS.

TONGUE & GROOVE CLADDING SYSTEM

March 2023

TYPICAL ISOMETRIC

PROFILES

V-Groove: 2-1/2", 4", 6"
Smooth: 6"
Channel: 6"
Standard Lengths: 24"
96 SQ FT/box

COMPONENTS - Standard Lengths: 12"

Trademarks: Starter Strip, Back-to-Back Starter Strip, 2" Corner Set, 1-3/8" Tee Piece J Track, 1-3/8" Termination Set, Compression Joint (2x), 1-1/2" Flat Reveal Set, 1-1/2" U-Reveal Set, 1-1/2" T&G U-Reveal, 2" Offset Flat Reveal

Craftsmen: 3/4" Inside Corner, 1" Outside Corner, 3/4" U-Reveal Set, 3/4" T&G U-Reveal

Profiles: 5/8" Starter, 3/4" Track, 3/4" Outside Corner, 5/8" J Track, 5/8" Tee Piece J Track, 5/8" Termination Set, 1/2" Flat Reveal, 1/2" T&G Flat Reveal, T&G, IS, RS, VS

FINISHES

Woodgrains, solid color, naturally aged metal, custom solid colour matching (additional lead times apply)

ATTACHMENT

Planks: Quick-screen clips w. #8 screws* @ 32" o.c. (standard). Quick-screen clips included: 135 pcs/4" box, 90 pcs/6" box. Trims: hard fasten w. #8 screws* @ 16" o.c. *Screws not included.

BIM & CAD

RVT & DWG files available, see website for details

LEAD TIME

3-6 business days + shipping (subject to change)

TECHNICAL SPECIFICATIONS

PHYSICAL DATA

6063-T5 Extruded Aluminum
100% Recyclable
Warranty: 15 year (standard)/20 year* (ultra) (*10 week lead time);
Aluminum: 50 year
Weight (bs/sgt): ~1.5

TESTING

ICC-ES Evaluation Report - Division: 07 00 00 Thermal and Moisture Protection
Section 07 46 00 - Siding
AAMA 609 RainSCREEN, W1, V2
LAFIR - Los Angeles Department of Building Safety (LADBS) accepts ICC-ES reports as proof of compliance
Florida Product Code: FL200375
Miami Dade, Florida, Notice of Acceptance(NOA): NOA No. 22-0209.01
-Expiration Date: January 26, 2028
Impact testing: TAS 201
WUI (The Wildland-Urban Interface) - California Department of Forestry & Fire Protection Office of the State Fire Marshal Listing No. 8240-2205/0500

Fire Rating: Class A Non-Combustible by ASTM E136 & ASTM E84, A2-s1.00 by EN 13501-1
Light Reflectance: 5% (black) up to 73.2% (Ultra White)
Wind load: Up to 121 psf (\$794 Pn) TAS 202, TAS 203

LONGBOARD
ARCHITECTURAL PRODUCTS

info@longboardproducts.com
longboardproducts.com
800 604 0343

No.	Description	Date

TORQUE COMPANIES

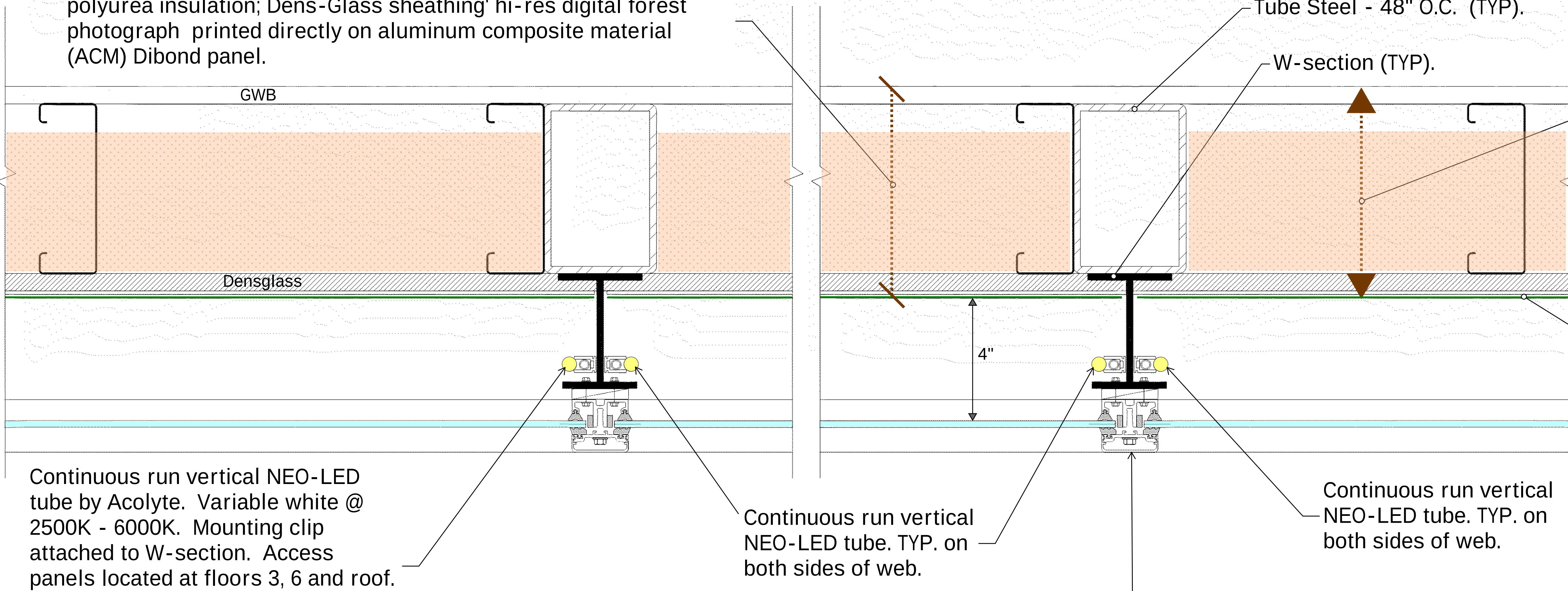
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MATERIAL DATA

Project Status	Project Number
Project number	Issue Date
Date	

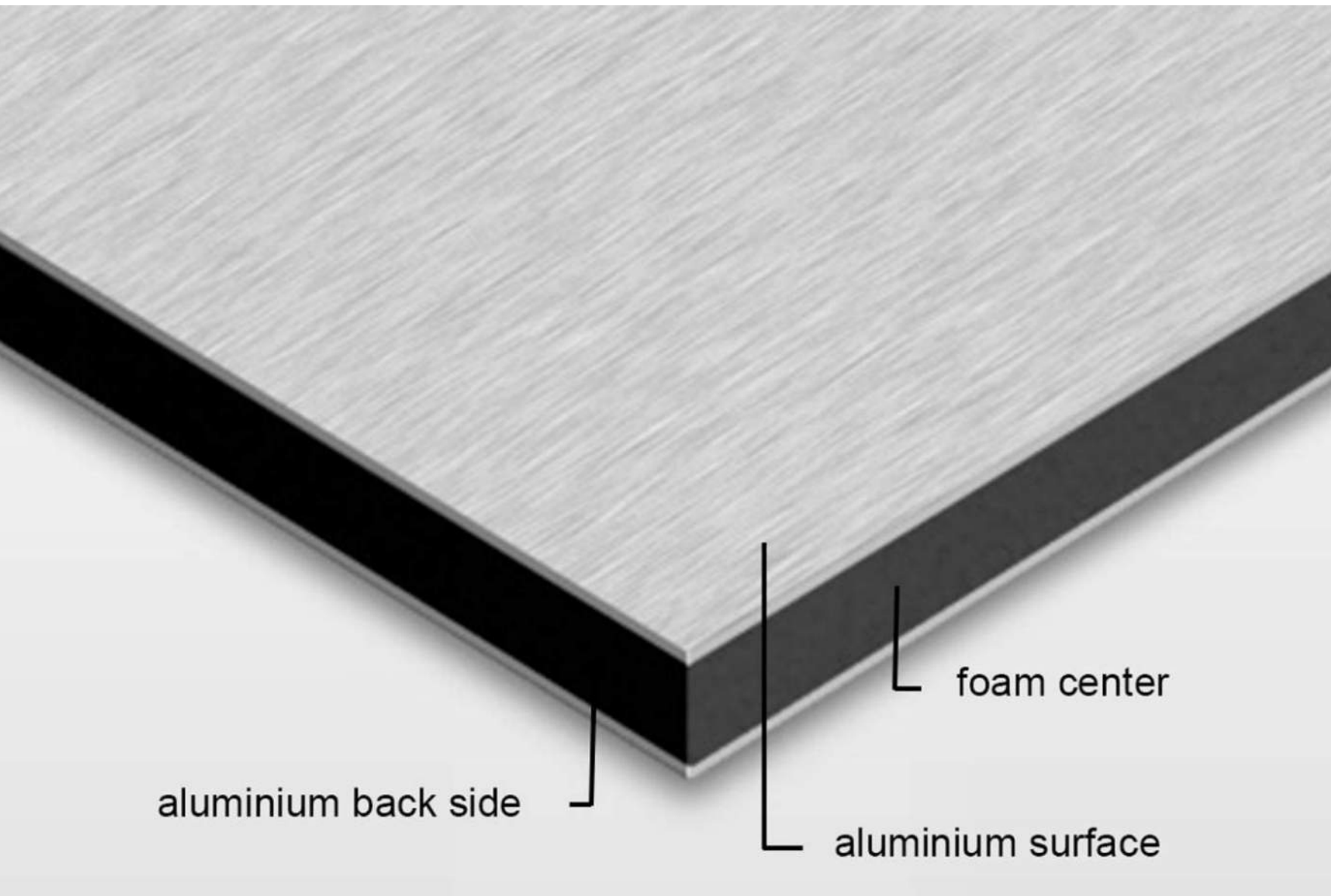
EXTERIOR WALL ASSEMBLY: 5/8" Type 'X' GWB" 6" metal studs; polyurea insulation; Dens-Glass sheathing' hi-res digital forest photograph printed directly on aluminum composite material (ACM) Dibond panel.



Window systems located within this portion of the overall curtain wall assembly. Where occurs on all elevations. (TYP).

1 Exterior art wall - Plan detail (TYP)

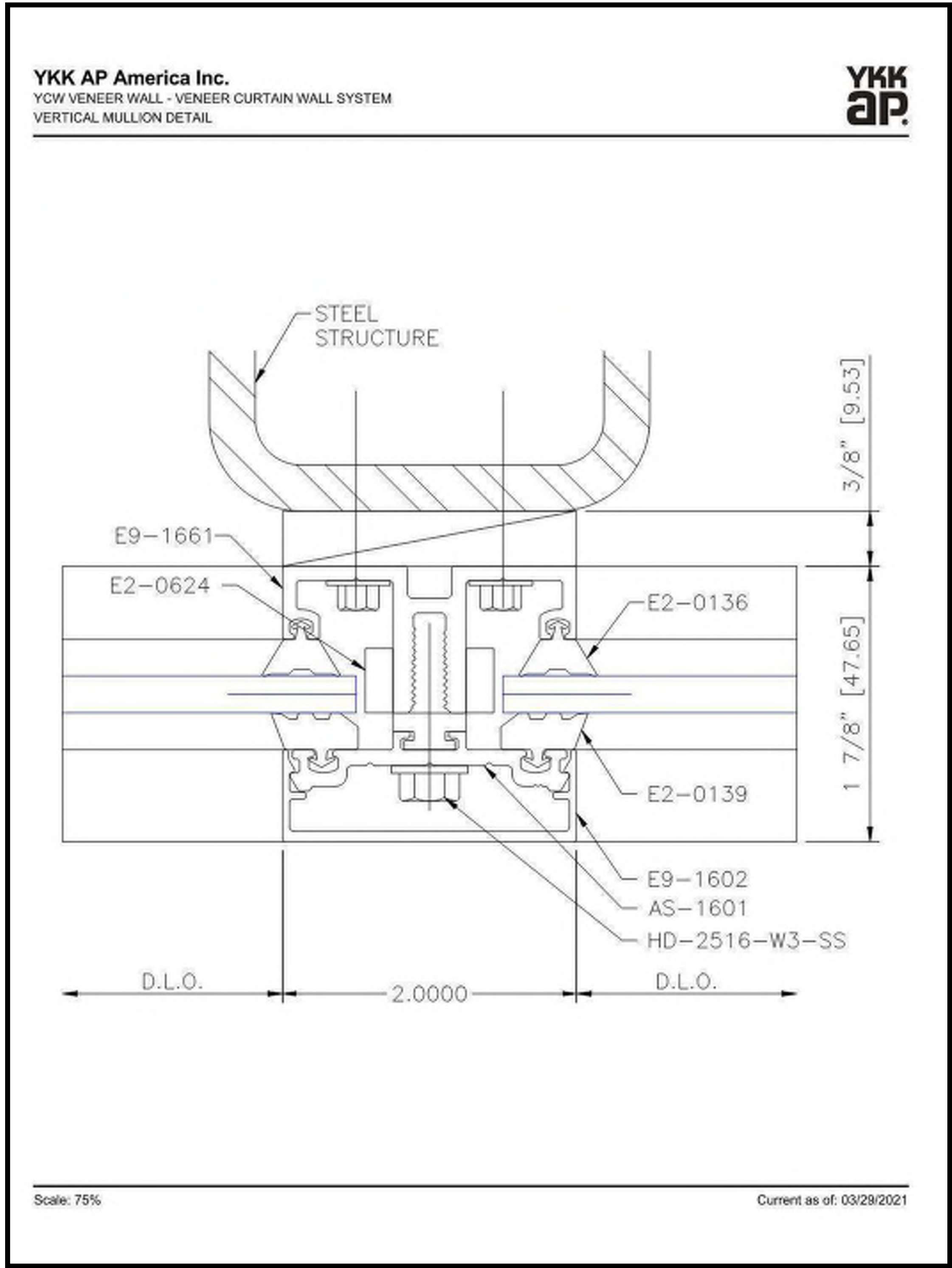
3mm Di-bond panel with forest graphic printed directly on aluminum using waterproof, UV-cured inks.



3 3mm (1/8").DiBond-Aluminum Composite material (ACM).



4 Example of direct print (ACM).



YCW Veneer curtain wall system by YKK AP America. 48" x 120" 1/4" clear tempered glass panels set in vertical and horizontal 2" wide black anodized aluminum capture system as shown.

NOTE:

Internally lit wall to use Acolyte LED neon tubes. proposed in variable white (2400K - 6000K) for flexibility in final effect.

See Sheet A302.1 and A300 for more information on design proposal.

2 Curtain wall - Mullion detail (TYP)

No.	Description	Date

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ILLUMINATED GRAPHIC DETAIL

Project Status	Project Number
Project number	Issue Date
Date	

FINAL DESIGN AND PHOTOMETRICS PENDING ENTRY
OPTION SELECTION

2" wide curtain
wall Mullions.
See details 1 and 2,
sheet A302

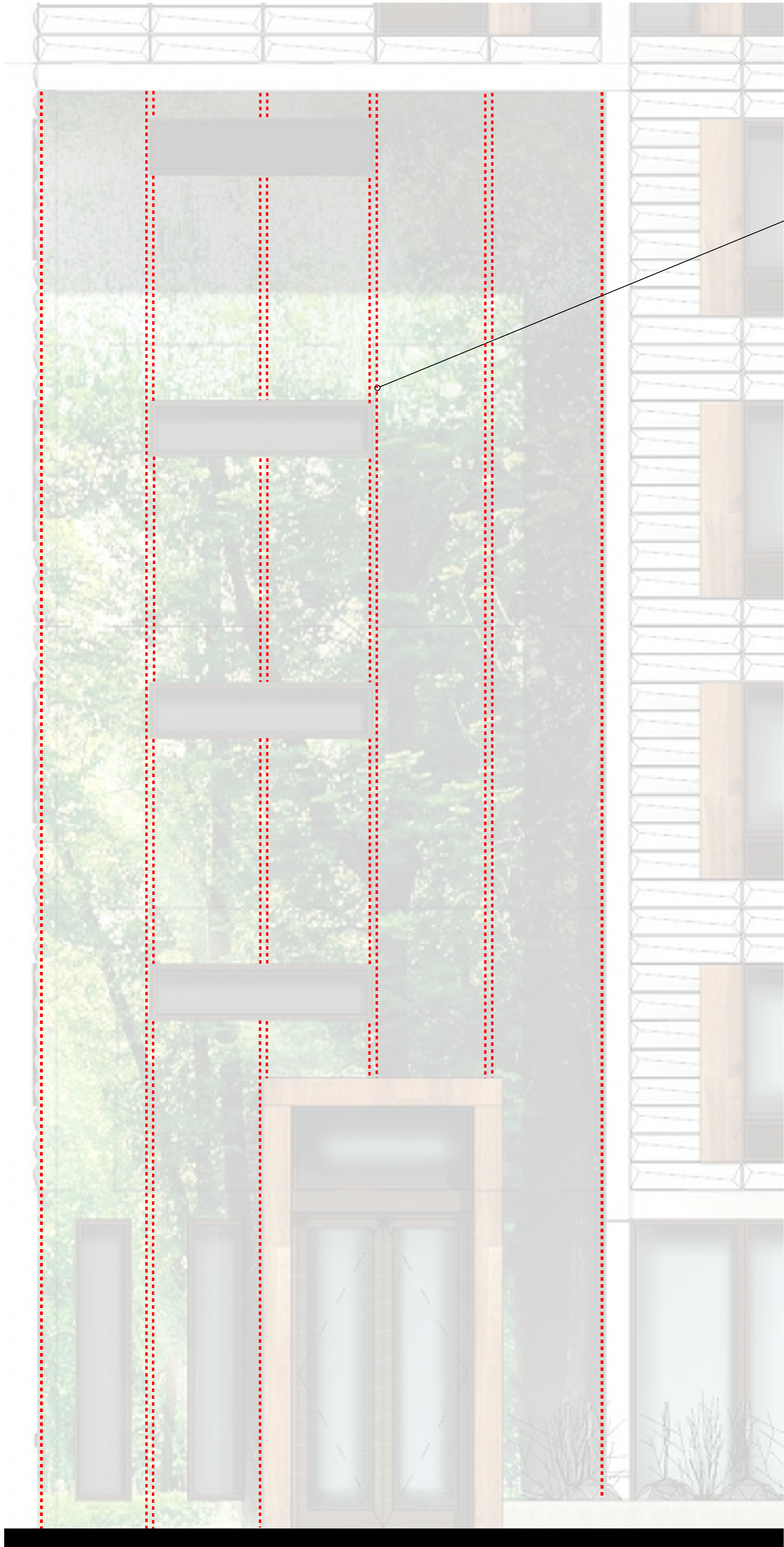


1

North Curtain wall Elevation

Location of concealed
NEON LED tubes shown in
red dash. See detail
1/A302.

GENERAL NOTE:
Glass curtain wall and
illuminated art wall
assemblies as shown
on East Elevation to
follow same detail
and lighting
configurations.



2

North Curtain wall LED light locations

No.	Description	Date

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ILLUMINATED
GRAPHIC DETAIL

Project Status	
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