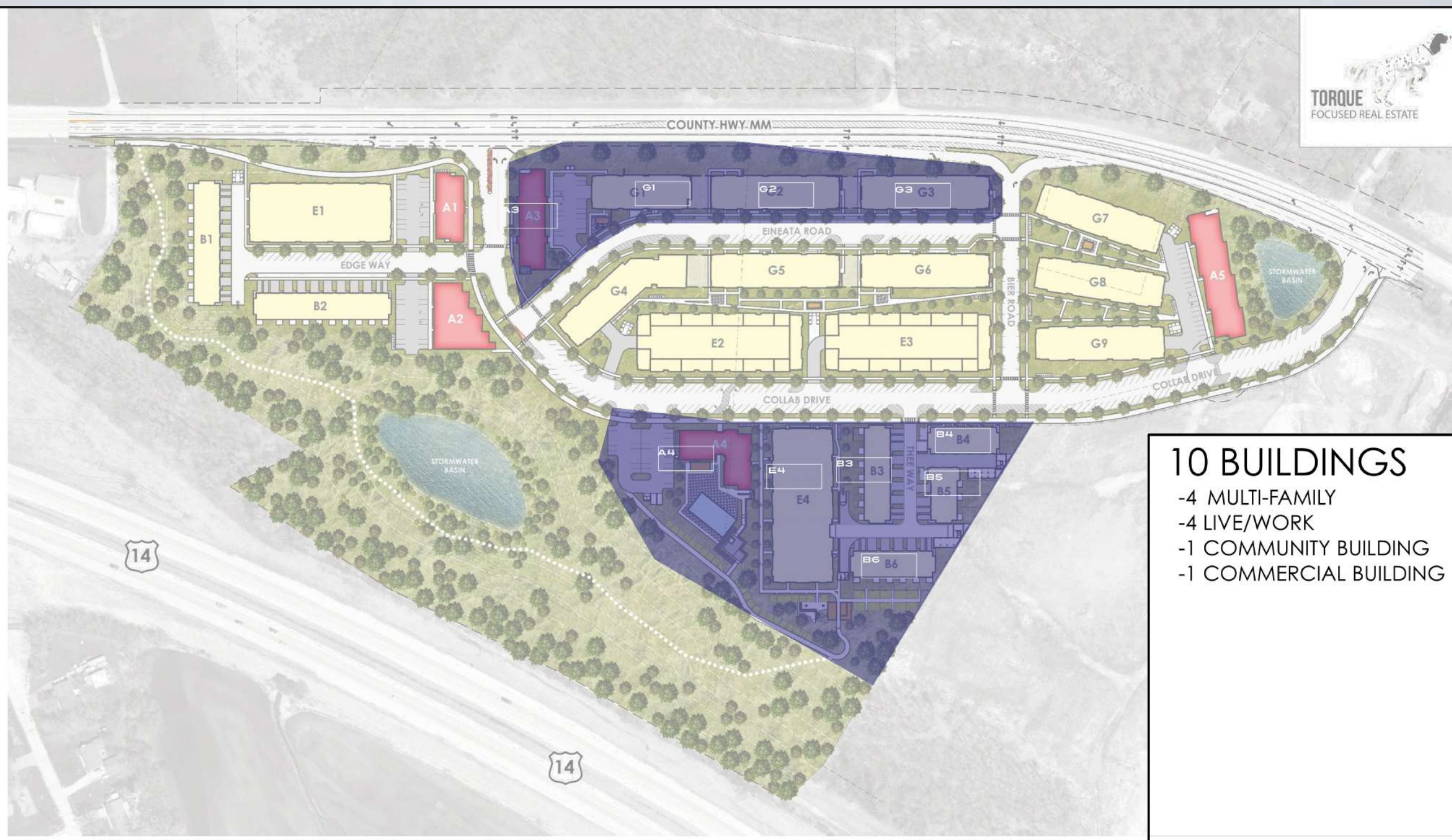




OVERALL SITE PLAN
NORTH



- 10 BUILDINGS**
- 4 MULTI-FAMILY
 - 4 LIVE/WORK
 - 1 COMMUNITY BUILDING
 - 1 COMMERCIAL BUILDING

PHASE I

PLACEMAKING FOR THE PUBLIC GOOD

Create an integrated community



PLACEMAKING FOR THE PUBLIC GOOD

Create an integrated community

Art, Culture, Commerce, Design

Streets, sidewalks public, and private spaces working together

Resident interaction and collaboration

Amenities for entrepreneurs

Artwork in collaboration with local Artists and Schools

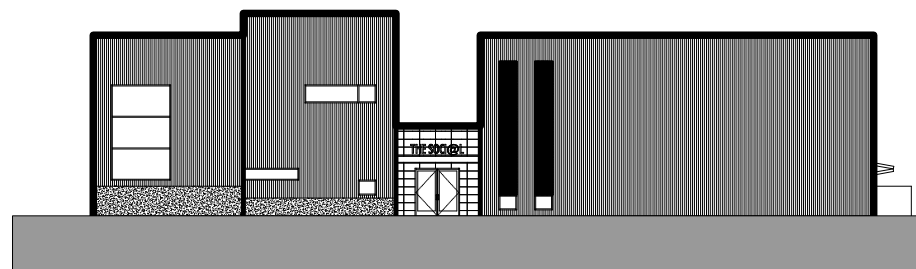
Housing and Workplace variety

Gardens, trails, and outdoor community gathering spaces

BUILDING MASSING

Similar Materials create an overall site identity

Building identity created through varied massing



Social Building



B Buildings
(Residential)



G Buildings
(Residential)

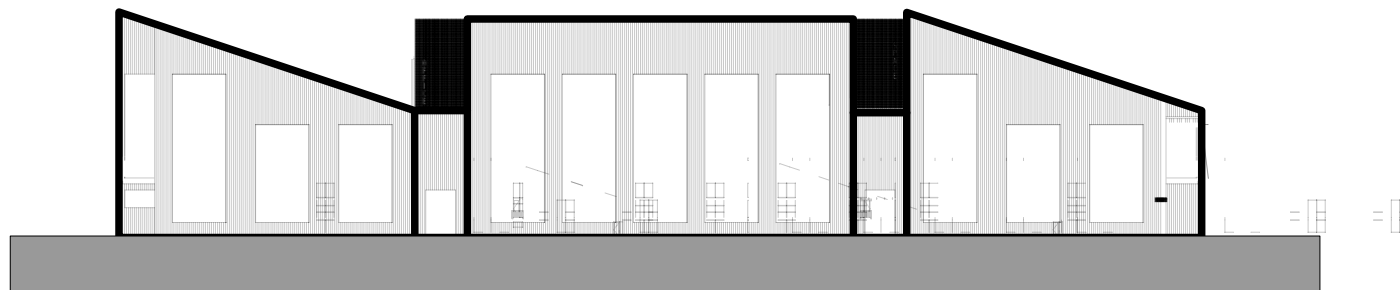
BUILDING MASSING

Similar Materials create an overall site identity

Building identity created through varied massing



E Building
(Residential)



Commercial Building

TYPICAL BUILDING MATERIAL PALETTE



INSULATED METAL PANELS

SALVAGED WOOD ACCENTS

HIGH EFFICIENCY WINDOWS

ARTIFICIAL TURF

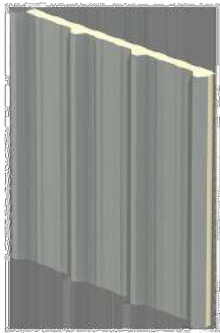
PERFORATED AND
SOLID METAL SHEETS

BUILDING GRAPHICS



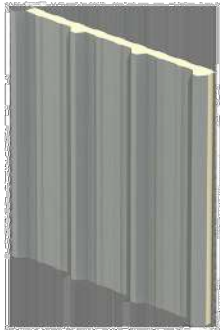
TYPICAL BUILDING MATERIAL PALETTE

METAL SIDING
M1



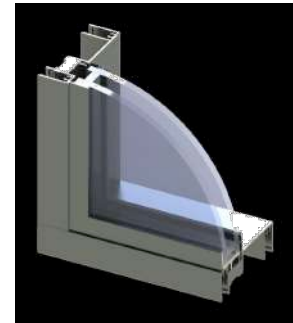
MANUFACTURER:
METL-SPAN
FINISH:
INSULATED METAL PANEL
COLOR:
SIZE:
VARIES
LOCATIONS:
EXTERIOR; RE: ELEVATIONS

METAL ROOF
M2



MANUFACTURER:
METL-SPAN
FINISH:
INSULATED METAL PANEL
COLOR:
SIZE:
VARIES
LOCATIONS:
EXTERIOR; RE: ELEVATIONS

WINDOWS
M3



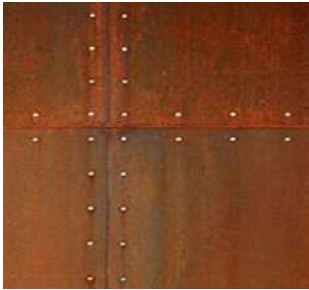
MANUFACTURER:
FIBREFRAME
FINISH:
PREFINISHED ALUMINUM TO
MATCH ADJACENT
METAL PANEL
SIZE:
VARIES
LOCATIONS:
EXTERIOR; RE: ELEVATIONS

LOUVER
M4



MANUFACTURER:
BY HVAC
FINISH:
PREFINISHED TO MATCH ADJACENT
METAL PANEL
SIZE:
28" W
LOCATIONS:
GROUPED VERTICALLY @
EXTERIOR; RE: ELEVATIONS

CLADDING
M5



MATERIAL:
COR-TEN STEEL
W/STAINLESS STEEL
EXPOSED FASTENERS
FINISH:
NATURAL FINISH
LOCATIONS:
ACCENT LOCATIONS

CLADDING
M6



MATERIAL:
SHOU SUGI BAN
or WALNUT
W/STAINLESS STEEL
EXPOSED FASTENERS
FINISH:
CHARRED CEDAR
OR STAINED
LOCATIONS:
ACCENT LOCATIONS

CLADDING
M7



MATERIAL:
POLYCARBONATE PANELS
FINISH:
OBSCURE
LOCATIONS:
ACCENT LOCATIONS,
ACCESSORY BUILDING ROOFS

DRYER VENT
M8



MANUFACTURER:
SEIHO
MODEL:
SFX
FINISH:
BRUSHED ALUMINUM
SIZE:
5.3" DIA.
LOCATIONS:
WALL MOUNTED
GROUPED; RE: ELEVATIONS

TYPICAL BUILDING MATERIAL PALETTE

STAINED WOOD

M13



MATERIAL:
STAINED WOOD
W/STAINLESS STEEL
EXPOSED FASTENERS

FINISH:
STAINED

LOCATIONS:
ACCESSORY BUILDINGS
AND CARPORTS

OVERHEAD DOOR

M9



MANUFACTURER:
CLOPAY

FINISH:
PREFINISHED
ALUMINUM FRAME
OBSCURE GLASS

SIZE:
VARIES

LOCATIONS:
AT GARAGE ENTRIES

PERFORATED METAL PANEL

M14



MATERIAL:
PERFORATED METAL PANEL

FINISH:
ALUMINUM

LOCATIONS:
ACCESSORY BUILDINGS
SCREENS

OVERHEAD DOOR

M10



MANUFACTURER:
CLOPAY

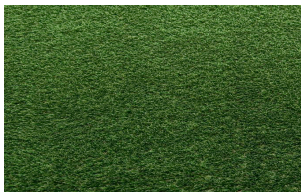
FINISH:
PREFINISHED
ALUMINUM FRAME
OBSCURE GLASS

SIZE:
VARIES

LOCATION:
AT COMMUNITY BUILDING

CLADDING

M11



MATERIAL:
ARTIFICIAL TURF

FINISH:
TURF COLOR

LOCATIONS:
ACCENT LOCATIONS
AT GARAGE ENTRIES

CONCRETE
RETAINING WALL

M15



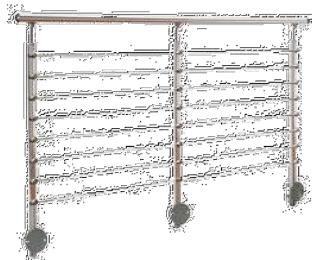
FINISH:
FORMED CONCRETE

SIZE:
VARIOUS

LOCATIONS:
RE: SITE PLAN

EXTERIOR RAILINGS

M12



MATERIAL:
ALUMINUM AND
STAINLESS STEEL
CABLE RAILINGS

FINISH:
SILVER

LOCATIONS:
ACCENT LOCATIONS
AND EXTERIOR STAIRS

GABION
RETAINING WALL

M16



FINISH:
STEEL BASKET WITH
LARGE STONES

SIZE:
VARIOUS

LOCATIONS:
RE: SITE PLAN

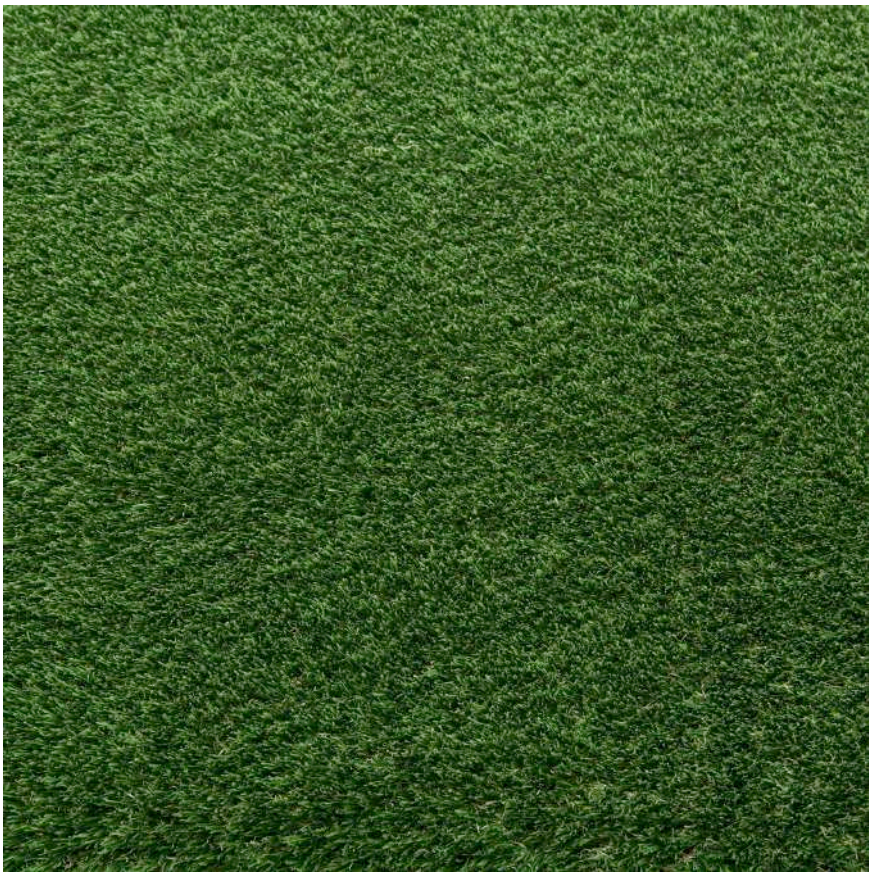
TYPICAL BUILDING MATERIAL PALETTE

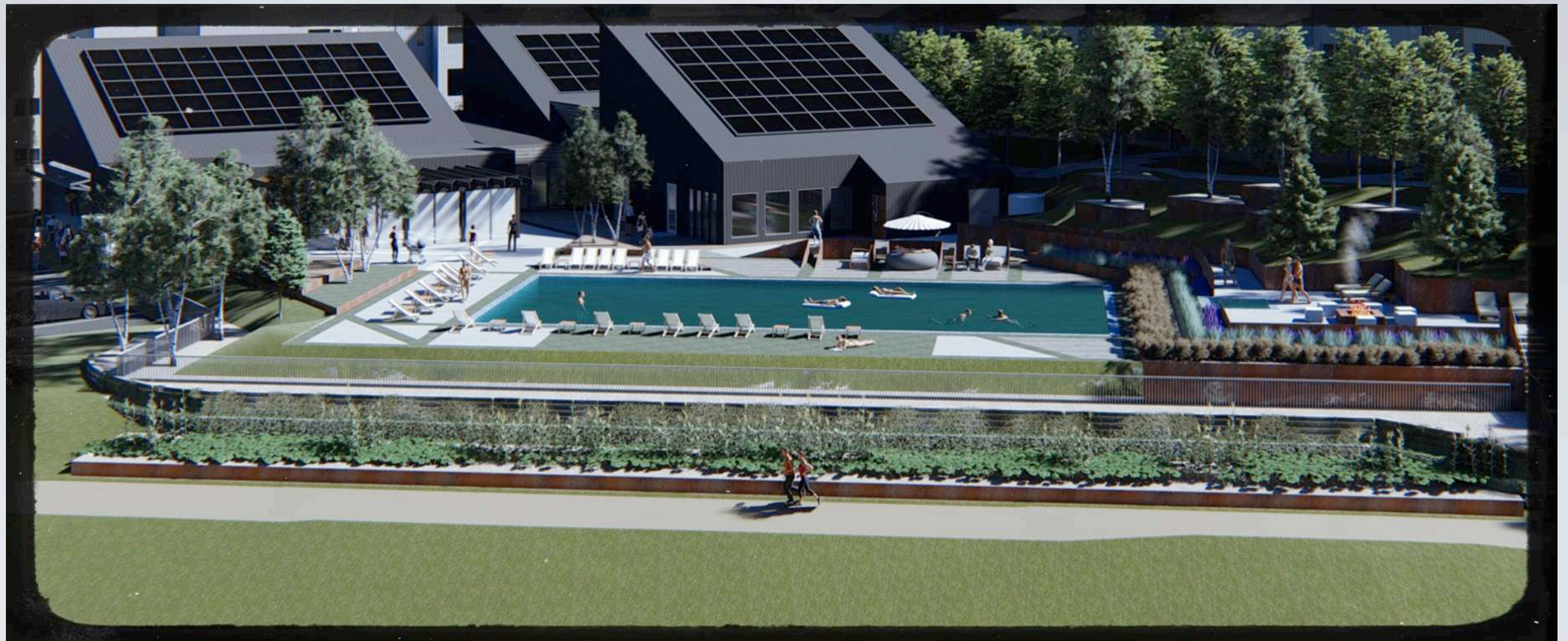


TURE CLADDING EXAMPLE
CONTEXT PHOTOS



Artificial Plants Unlimited





View from Pool

Social Building

Pool
 Outdoor Kitchen
 Community Space
 Workout Room
 Community Kitchen
 Business Center
 Conference Room
 Dog Wash
 Bike Center



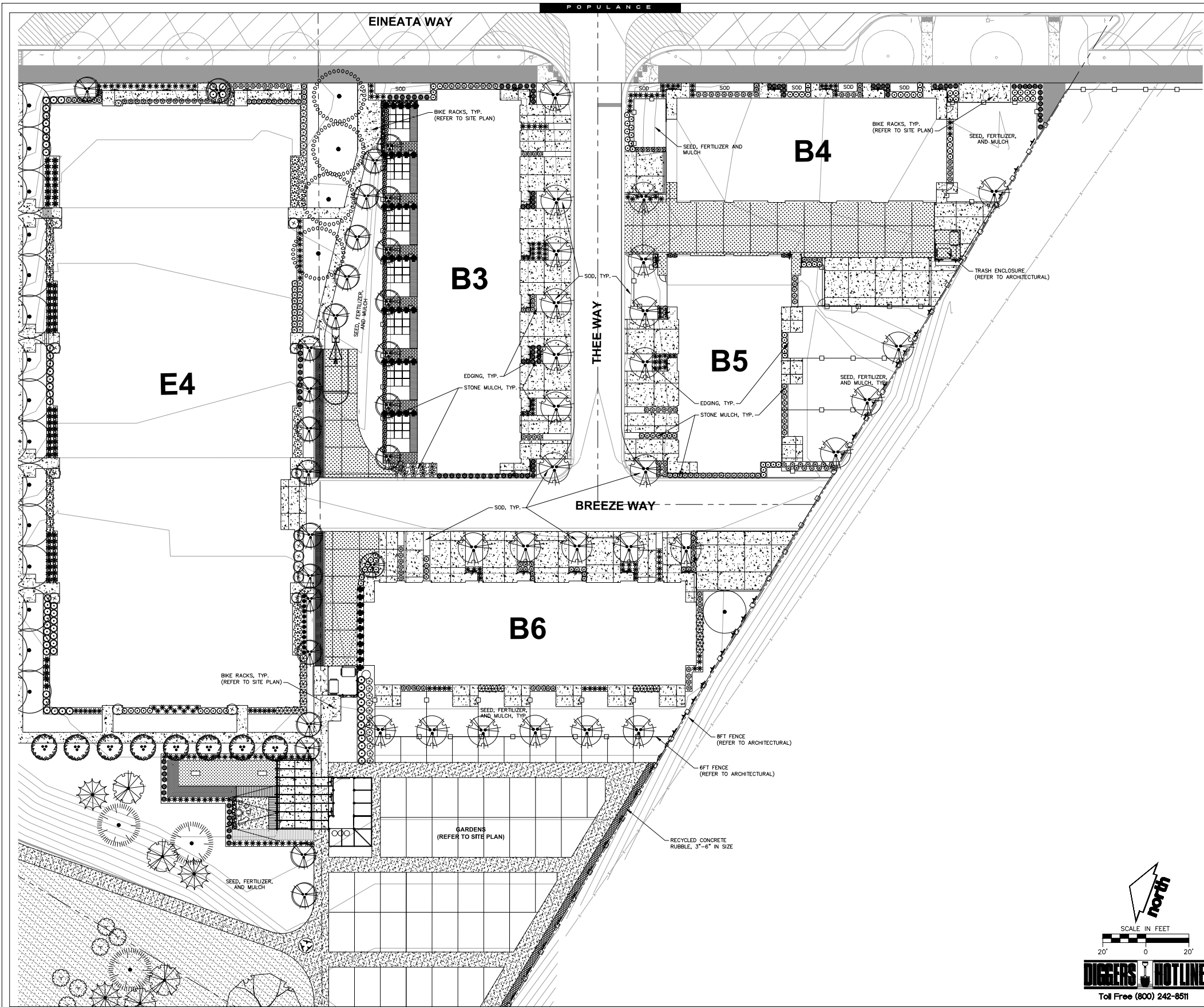
View from Pool



Entry off MM



E4



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- 30" STANDARD CURB AND GUTTER
- 30" REJECT CURB AND GUTTER
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- SILT FENCE
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- ELECTRIC
- GAS
- CORTEN STEEL RETAINING WALL
- V-BEAM FRAMED GARDEN FENCE LINE
- V-BEAM FRAMED GARDEN FENCE LINE
- ENVIROLOK RETAINING WALL
- GABION WALL
- RECYCLED CONCRETE COBBLES (3"-6" SIZE)
- INFILTRATION BASIN PLUG PLANTINGS
- PRAIRIE SEED MIX
- LIMESTONE AGGREGATE GARDEN PATH
- COMPOSITE WOOD DECKING
- LANDSCAPE PAVERS 1
- STREET LIGHT
- STREET LIGHT WITH SIGN
- STREET LIGHT WITH ROADWAY NAMES
- SIGN
- BIKE RACK
- STREET TERRACE PAVERS
- DETECTABLE WARNING
- WATER CATCHMENT (REFER TO ARCHITECTURAL)

GENERAL NOTES:

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
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- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
- REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.

JSD Professional Services, Inc.
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 VERONA, WISCONSIN 53593
 P. 608.848.8060

TORQUE
 FOCUSED REAL ESTATE
 PLAN COMMISSION
 PHASE 1 ADR
 SUBMITTAL

TORQUE COMPANIES

COUNTY HIGHWAY MM
 FITCHBURG, WI

LANDSCAPE PLAN
 BLDG B3, B4, B5 & B6

L206

DATE
 01.23.18

www.poplance.com
 studio@poplance.com
 608.333.1926

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POPULANCE

B



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	30" STANDARD CURB AND GUTTER
	30" REJECT CURB AND GUTTER
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SILT FENCE
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	ELECTRIC
	GAS
	CORTEN STEEL RETAINING WALL
	V-BEAM FRAMED GARDEN FENCE LINE
	V-BEAM FRAMED GARDEN FENCE LINE
	ENVIROLOK RETAINING WALL
	GABION WALL
	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
	INFILTRATION BASIN PLUG PLANTINGS
	PRAIRIE SEED MIX
	LIMESTONE AGGREGATE GARDEN PATH
	COMPOSITE WOOD DECKING
	LANDSCAPE PAVERS 1
	STREET LIGHT
	STREET LIGHT WITH SIGN
	STREET LIGHT WITH ROADWAY NAMES
	SIGN
	BIKE RACK
	STREET TERRACE PAVERS
	DETECTABLE WARNING
	WATER CATCHMENT (REFER TO ARCHITECTURAL)

GENERAL NOTES:

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 VERONA, WISCONSIN 53593
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TORQUE
 FOCUSED REAL ESTATE
 PLAN COMMISSION
 PHASE 1 ADR
 SUBMITTAL

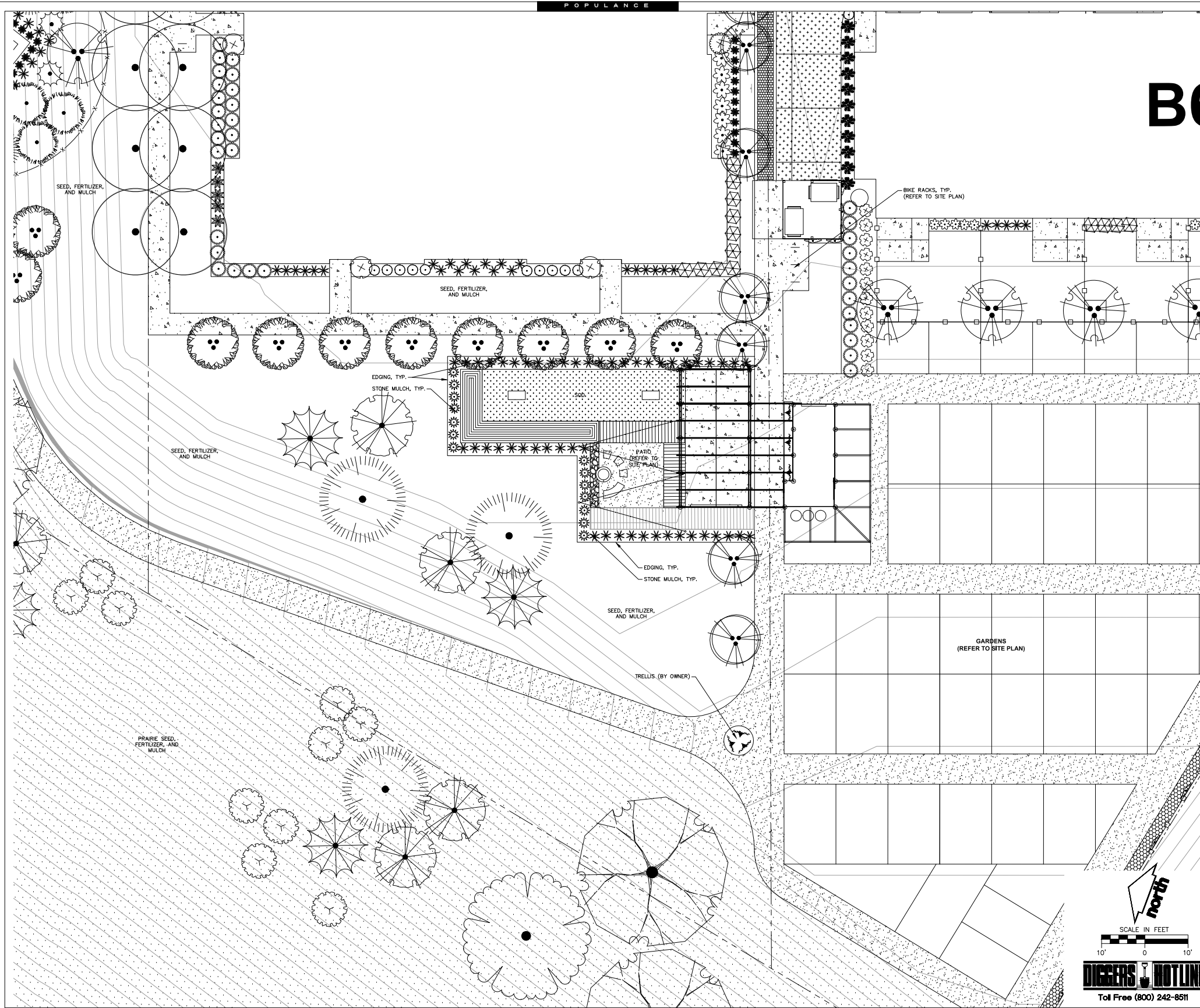
TORQUE COMPANIES

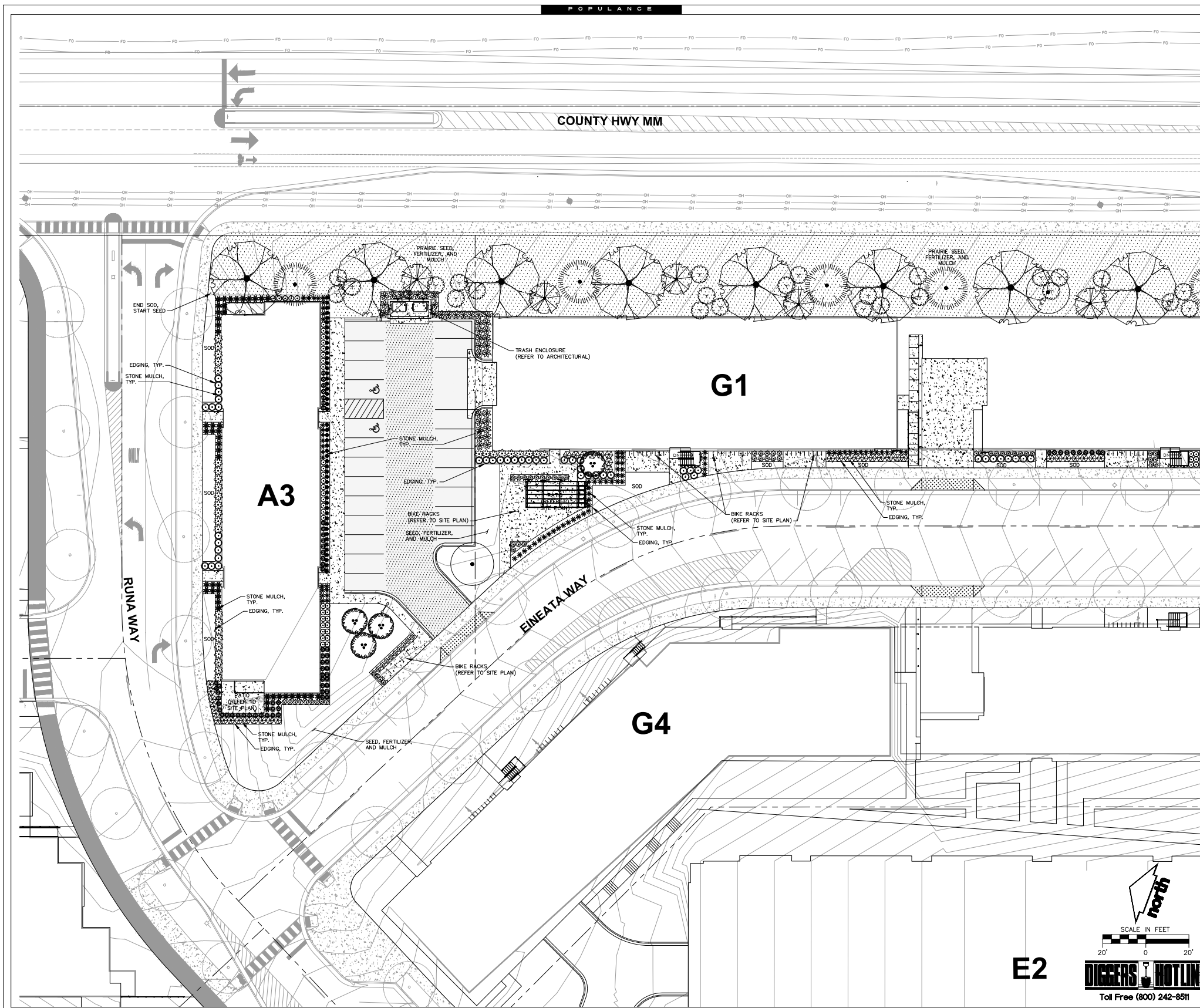
COUNTY HIGHWAY MM
 FITCHBURG, WI
 LANDSCAPE PLAN
 BLDG E4 PAVILION

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 STUDIO@POPULANCE.COM
 608.333.1926
 DATE
 01.23.18

L205.1

SCALE IN FEET
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LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	30" STANDARD CURB AND GUTTER
---	30" REJECT CURB AND GUTTER
---	18" STANDARD CURB AND GUTTER
---	18" REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	STORMWATER MANAGEMENT AREA
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	SILT FENCE
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	ELECTRIC
---	GAS
---	CORTEN STEEL RETAINING WALL
---	V-BEAM FRAMED GARDEN FENCE LINE
---	V-BEAM FRAMED GARDEN FENCE LINE
---	ENVIROLOK RETAINING WALL
---	GABION WALL
---	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
---	INFILTRATION BASIN PLUG PLANTINGS
---	PRAIRIE SEED MIX
---	LIMESTONE AGGREGATE GARDEN PATH
---	COMPOSITE WOOD DECKING
---	LANDSCAPE PAVERS 1
---	STREET LIGHT
---	STREET LIGHT WITH SIGN
---	STREET LIGHT WITH ROADWAY NAMES
---	SIGN
---	BIKE RACK
---	STREET TERRACE PAVERS
---	DETECTABLE WARNING
---	WATER CATCHMENT (REFER TO ARCHITECTURAL)

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TORQUE COMPANIES
PLAN COMMISSION
PHASE 1 ADR
SUBMITTAL

TORQUE COMPANIES

COUNTY HIGHWAY MM
FITCHBURG, WI

LANDSCAPE PLAN
BLDG A3 & G1

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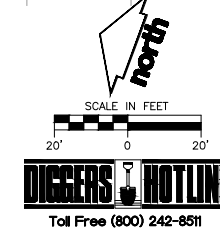
608.333.1926

DATE

01.23.18

L201

E2



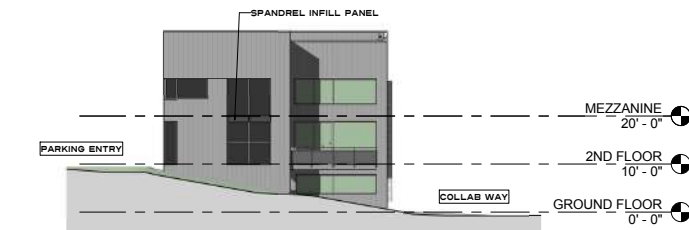
GENERAL NOTES

REFER TO SHEET A6.1 FOR TYPICAL METAL PANEL CONNECTION DETAILS AT BUILDING CORNERS, WINDOWS, ROOFS, ETC.

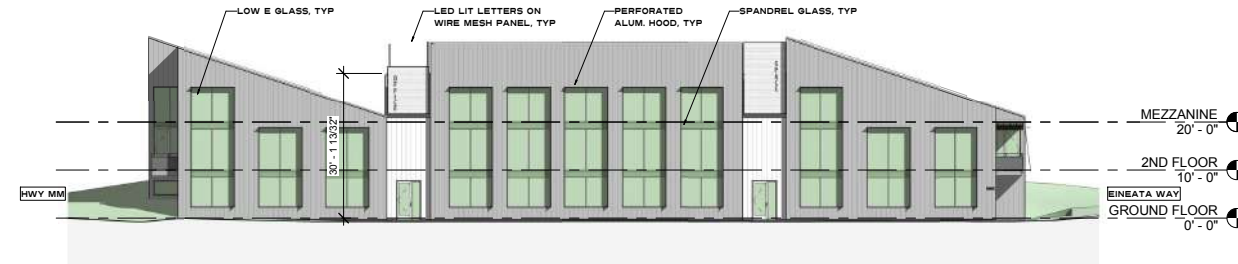
DRAWING NOTES



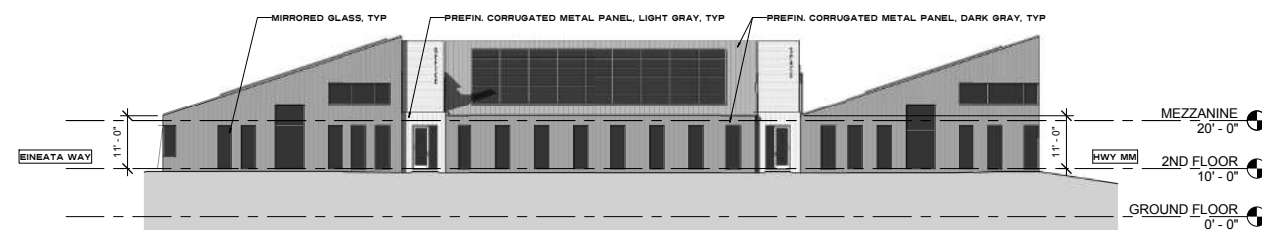
CODE NOTES



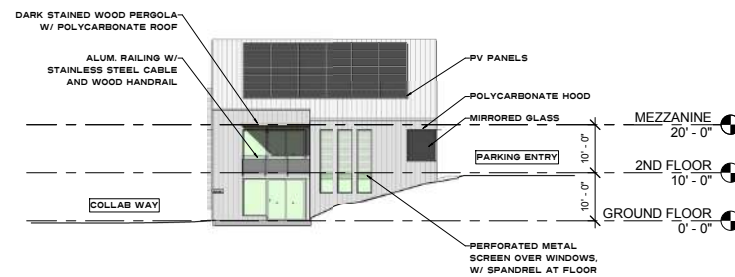
1 EAST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"



5 COLLAB TO EAST



6 PARKING ENTRY TO NE



7 VIEW FROM COLLAB & MM



**PLAN COMMISSION
PHASE I ADR
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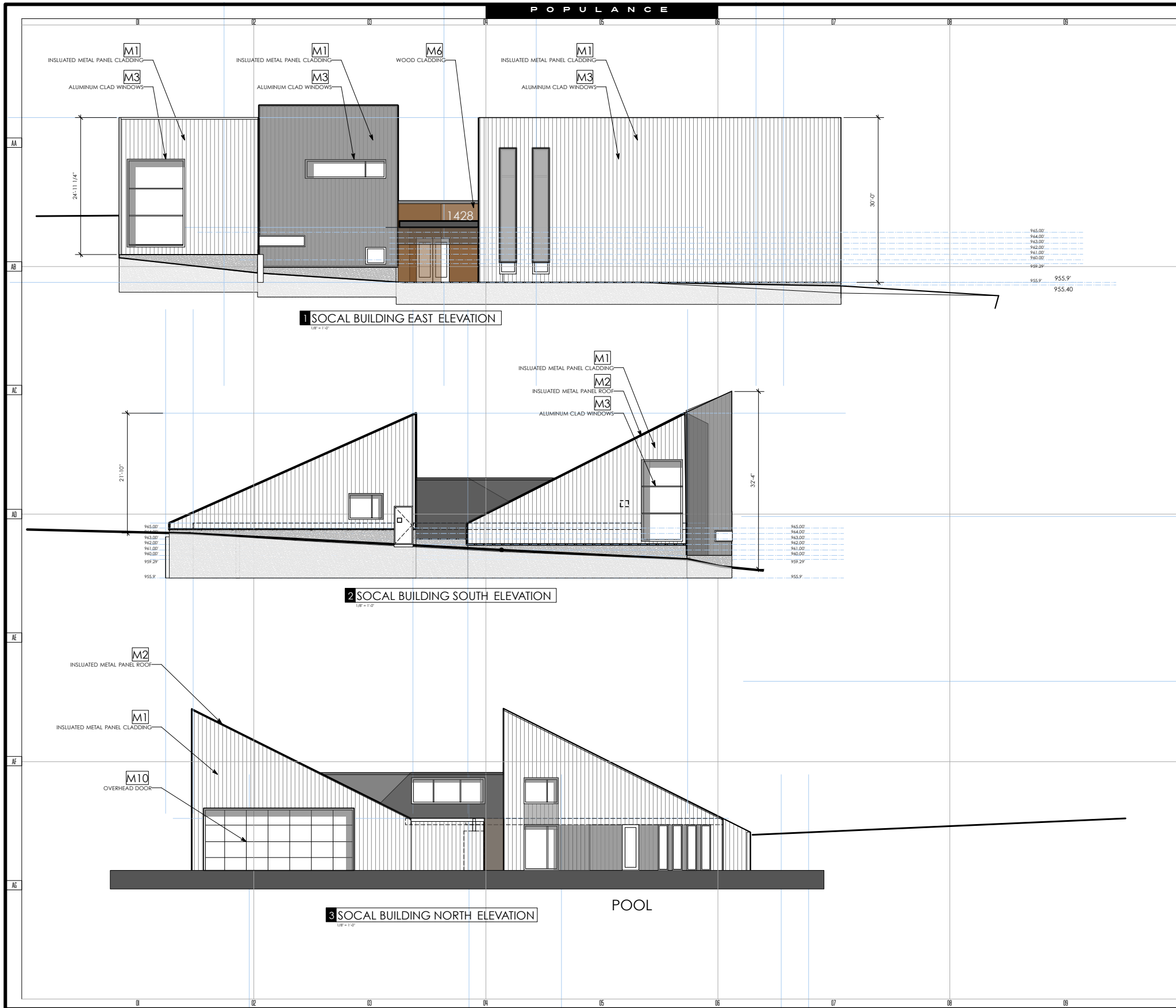
**TORQUE
COMPANIES**

DATE
01.23.18

COUNTY HIGHWAY MM
FITCHBURG, WI

**BUILDING A3-
ELEVATIONS**
SCALE 1/16" = 1'-0"


A3-A401



GENERAL NOTES

DRAWING NOTES

CODE NOTES



**PLAN COMMISSION
PHASE I ADR
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WWW.POPULANCE.COM STUDIOS@POPULANCE.COM 608.333.1926		DATE 01.23.18
TORQUE COMPANIES		A4-A401
@EDGE COUNTY HIGHWAY MM FITCHBURG, WI		
A4- SOCIAL BUILDING		

GENERAL NOTES

REFER TO SHEET A6.1 FOR TYPICAL METAL PANEL CONNECTION DETAILS AT BUILDING CORNERS, WINDOWS, ROOFS, ETC.

DRAWING NOTES



CODE NOTES



PLAN COMMISSION
PHASE I ADR
SUBMITTAL

TORQUE
COMPANIES

DATE
01.23.18

NORTH

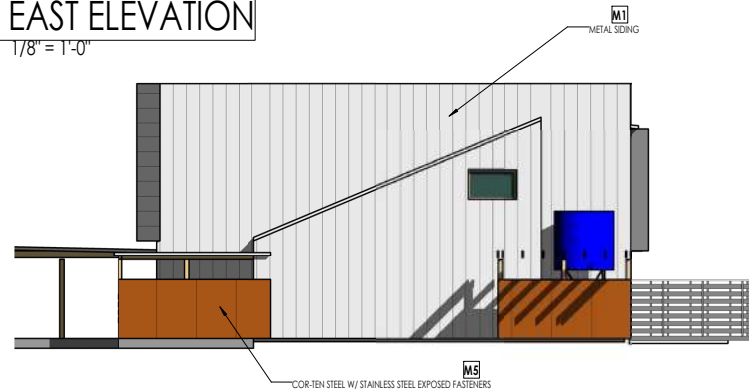
COUNTY HIGHWAY MM
FITCHBURG, WI

BUILDING B6
ELEVATIONS
SCALE 1/8" = 1'-0"

B6-A401

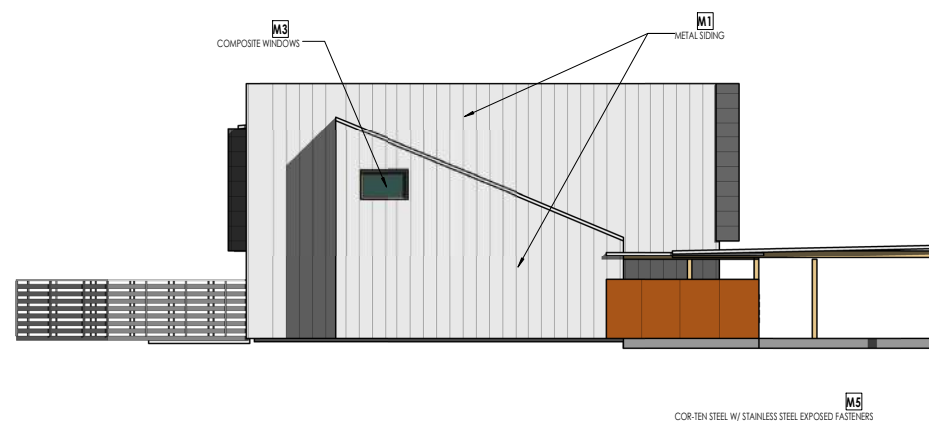


1 EAST ELEVATION
1/8" = 1'-0"



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

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



4 WEST ELEVATION
1/8" = 1'-0"



5 3D View 1



6 3D View 3



7 3D View 5

GENERAL NOTES

FINAL EXTERIOR COLOR SELECTIONS
TO BE REVIEWED BY CITY OF
FITCHBURG PLANNING STAFF,
ARCHITECT, AND DEVELOPER

DRAWING NOTES



CODE NOTES

3 SOUTH ELEVATION



2 NORTH ELEVATION



1 EAST ELEVATION



4 WEST ELEVATION



5 VIEW FROM RUNA WAY



**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

TORQUE COMPANIES

COUNTY HIGHWAY MM
FITCHBURG, WI

**E4- BUILDING
ELEVATIONS**
SCALE 1/16" = 1'-0"

E4-A401

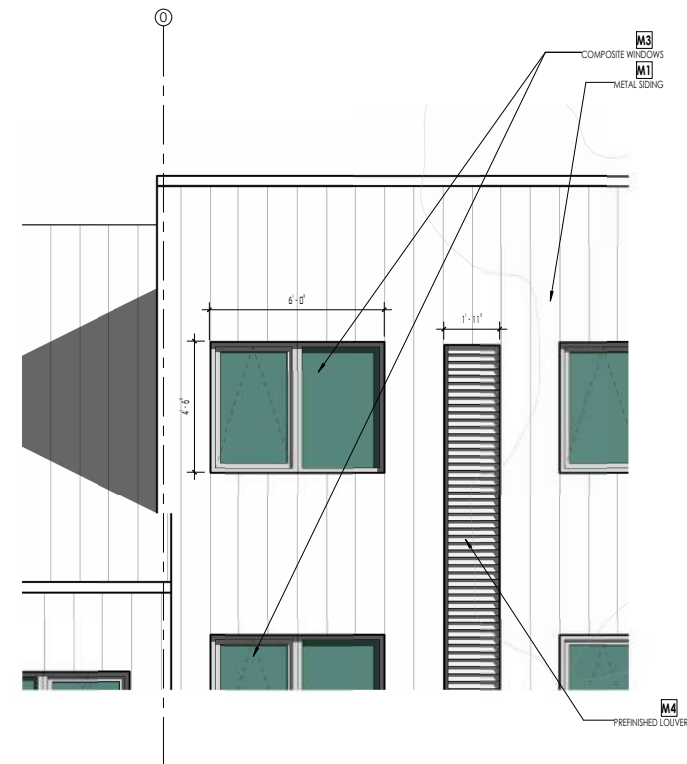
DATE
01.23.18



1 NORTH ELEVATION - Callout 1



2 NORTH ELEVATION - Callout 2



3 NORTH ELEVATION - Callout 3



5 EAST ELEVATION - Callout 1

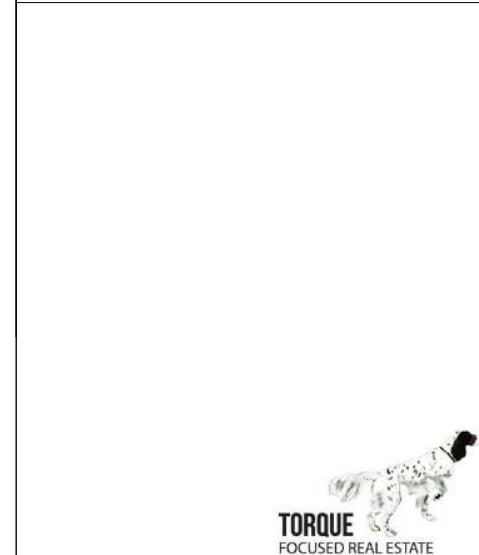
@EDGE LIVE WORK **E4** **GENERAL NOTES**

REFER TO SHEET A6.1 FOR TYPICAL METAL PANEL CONNECTION DETAILS AT BUILDING CORNERS, WINDOWS, ROOFS, ETC.

DRAWING NOTES



CODE NOTES



PLAN COMMISSION **PHASE I ADR** **SUBMITTAL**

TORQUE COMPANIES		DATE
COUNTY HIGHWAY MM FITCHBURG, WI		01.23.18
E4 EXTERIOR DETAILS		E4-A501
SCALE 3/8" = 1'-0"		



4 G2 EAST ELEVATION

1/16" = 1'-0"



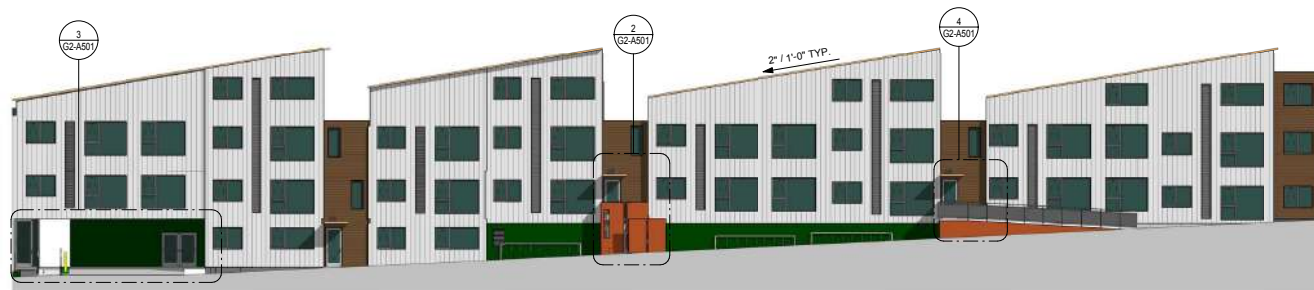
3 G3 EAST ELEVATION

1/16" = 1'-0"



2 G3 WEST ELEVATION

1/16" = 1'-0"



1 G2 WEST ELEVATION

1/16" = 1'-0"

DRAWING NOTES



CODE NOTES



**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

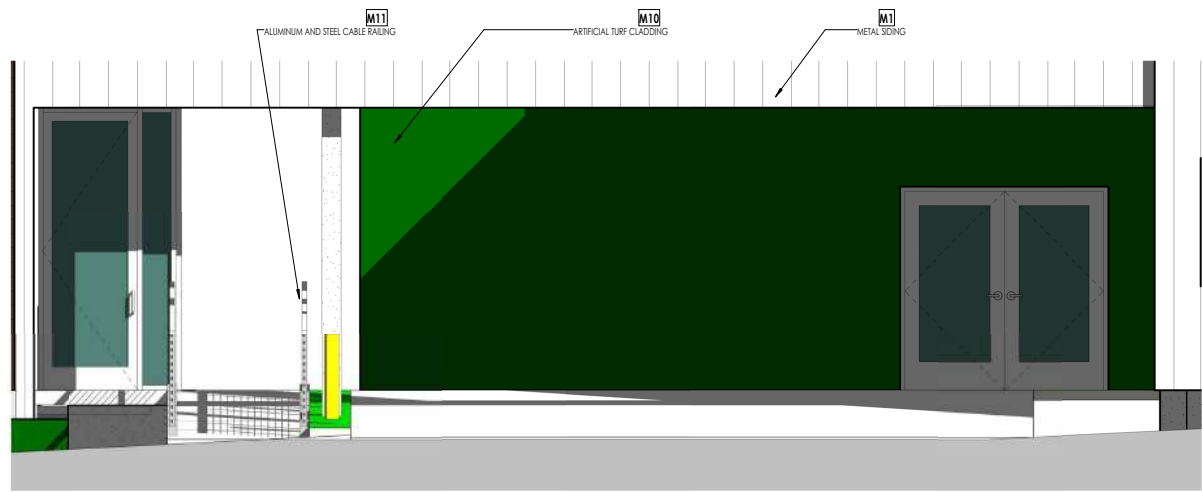
**TORQUE
COMPANIES**

DATE
01.23.18

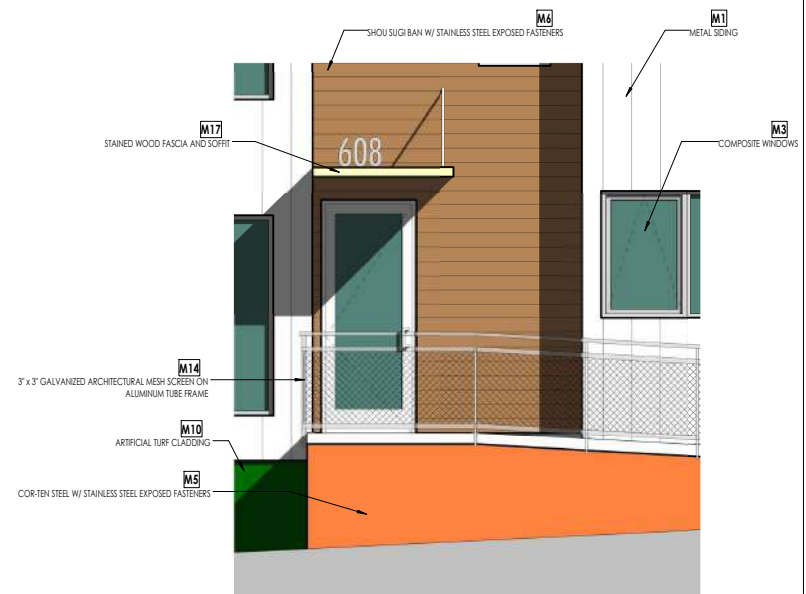
COUNTY HIGHWAY MM
FITCHBURG, WI

**G2 & G3
ELEVATIONS**
SCALE 1/16" = 1'-0"

G2/3-A401



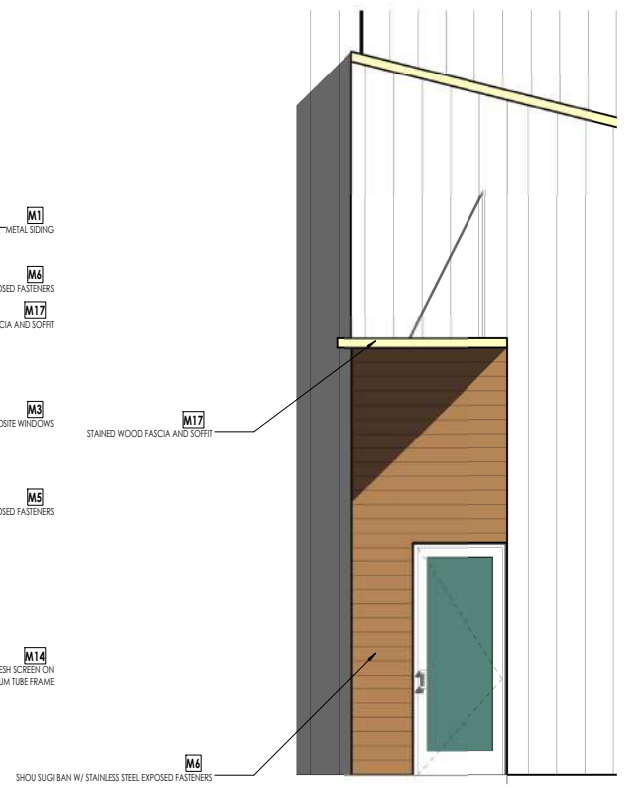
3 ENLARGED UNIT & PARKING GARAGE ENTRY
3/8" = 1'-0"



4 ENLARGED RAMP ELEVATION
3/8" = 1'-0"



2 ENLARGED STAIR ELEVATION
3/8" = 1'-0"



1 SOUTH ENTRY ELEVATION
3/8" = 1'-0"

@EDGE LIVE WORK G2-G3
GENERAL NOTES

REFER TO SHEET A6.1 FOR TYPICAL METAL PANEL CONNECTION DETAILS AT BUILDING CORNERS, WINDOWS, ROOFS, ETC.

DRAWING NOTES



CODE NOTES

TORQUE FOCUSED REAL ESTATE

PLAN COMMISSION PHASE I ADR SUBMITTAL

TORQUE COMPANIES	DATE 01.23.18
COUNTY HIGHWAY MM FITZBURG, WI	G2-A501
BUILDING G2 & G3 DETAILS SCALE 3/8" = 1'-0"	