

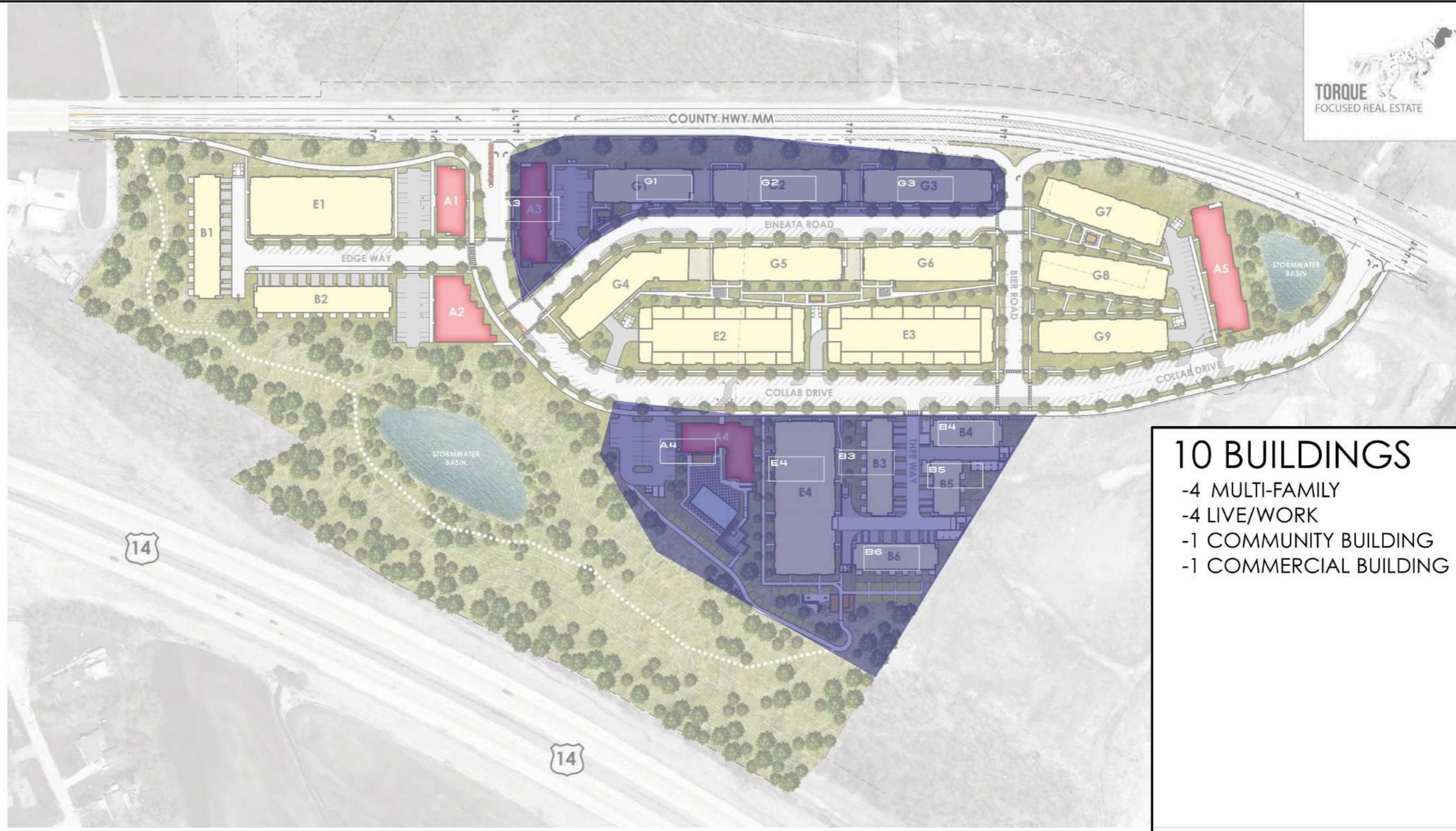


OVERALL SITE PLAN



**@EDGE LIVE/WORK**  
CITY OF FITCHBURG, WISCONSIN  
JANUARY, 2017

**MASTER PLAN**



- 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

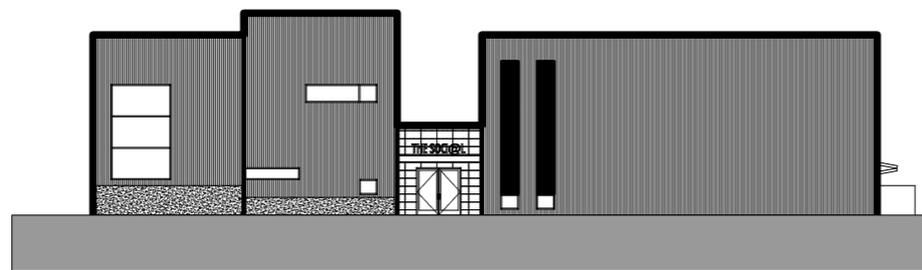
Housing and Workplace variety

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

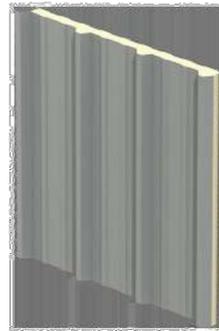
BUILDING GRAPHICS



FOR REFERENCE ONLY

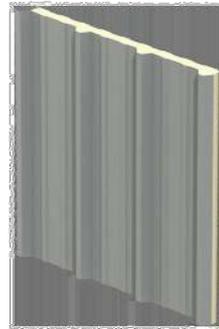
# TYPICAL BUILDING MATERIAL PALETTE

**METAL SIDING**  
**M1**



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

**METAL ROOF**  
**M2**



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

**WINDOWS**  
**M3**



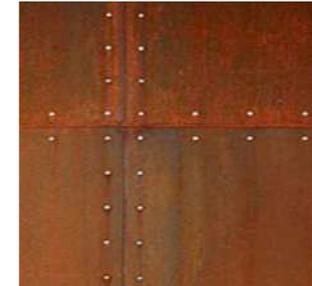
*MANUFACTURER:*  
FIBREFRAME  
*FINISH:*  
PREFINISHED ALUMINUM TO  
MATCH ADJACENT  
METAL PANEL  
*SIZE:*  
VARIES  
*LOCATIONS:*  
EXTERIOR; RE: ELEVATIONS

**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

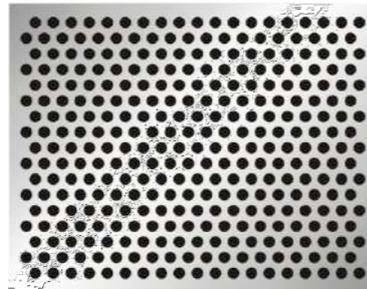
*FINISH:*  
PREFINISHED  
ALUMINUM FRAME  
OBSCURE GLASS

*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**



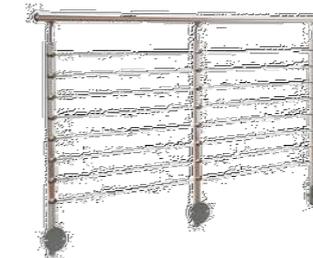
*FINISH:*  
FORMED CONCRETE

*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

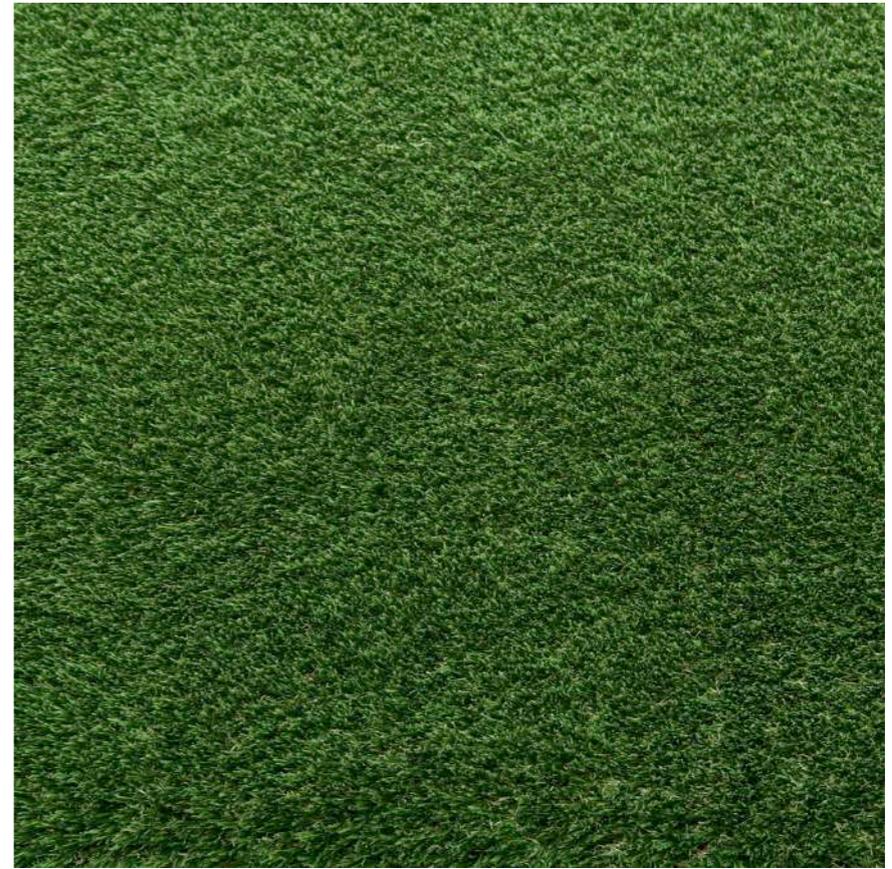
*SIZE:*  
VARIOUS

*LOCATIONS:*  
RE: SITE PLAN

# TYPICAL BUILDING MATERIAL PALETTE



TURE CLADDING EXAMPLE  
CONTEXT PHOTOS





View from Pool

## Social Building

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



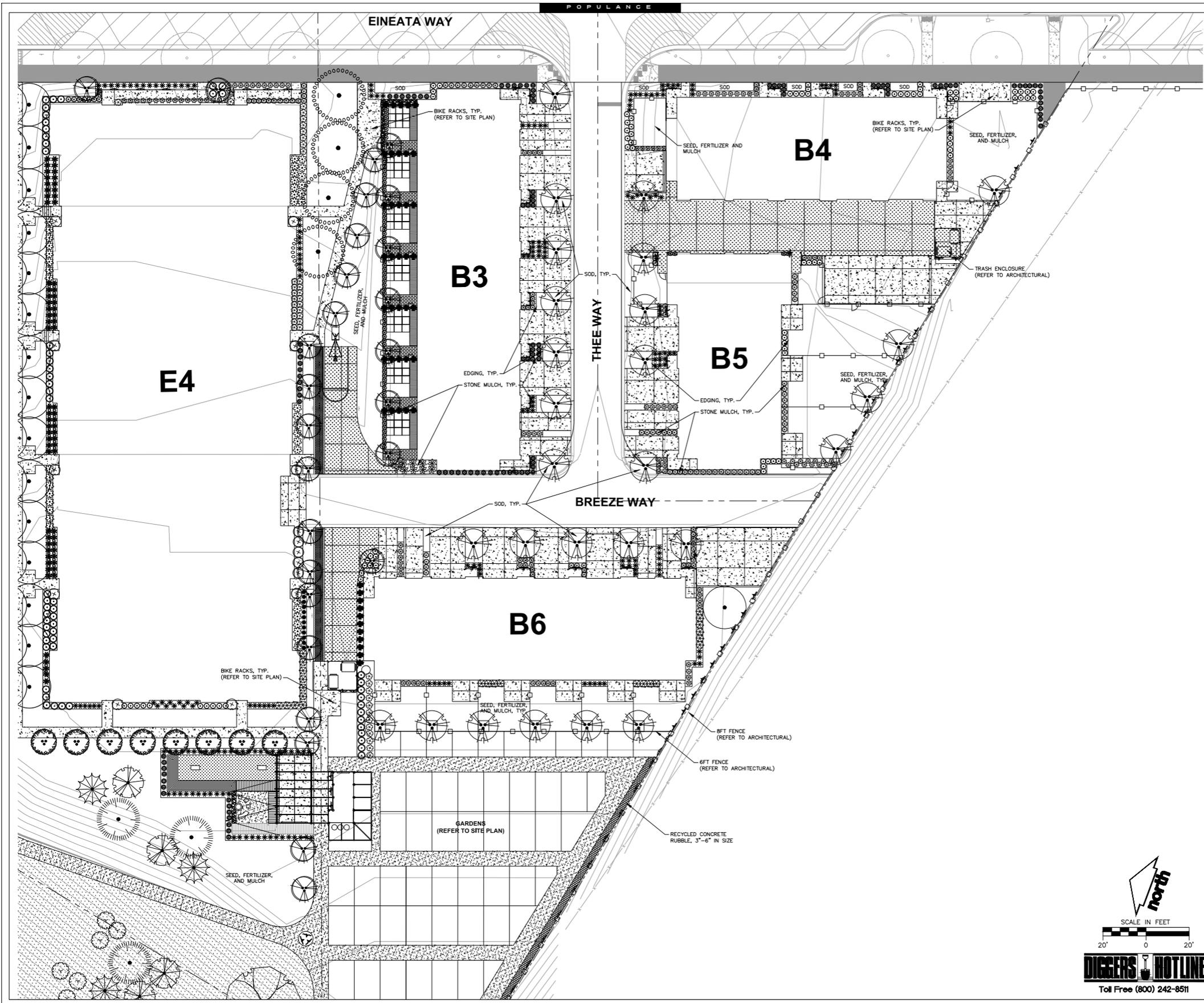
View from Pool



**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.
  - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - JSD 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.
  - 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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 MADISON REGIONAL OFFICE  
 101 WASHINGTON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 P. 608.848.8666



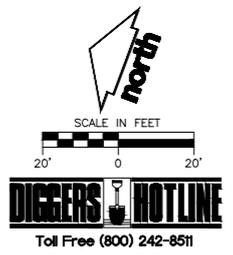
**PLAN COMMISSION  
 PHASE 1 ADR  
 SUBMITTAL**

**TORQUE  
 COMPANIES**

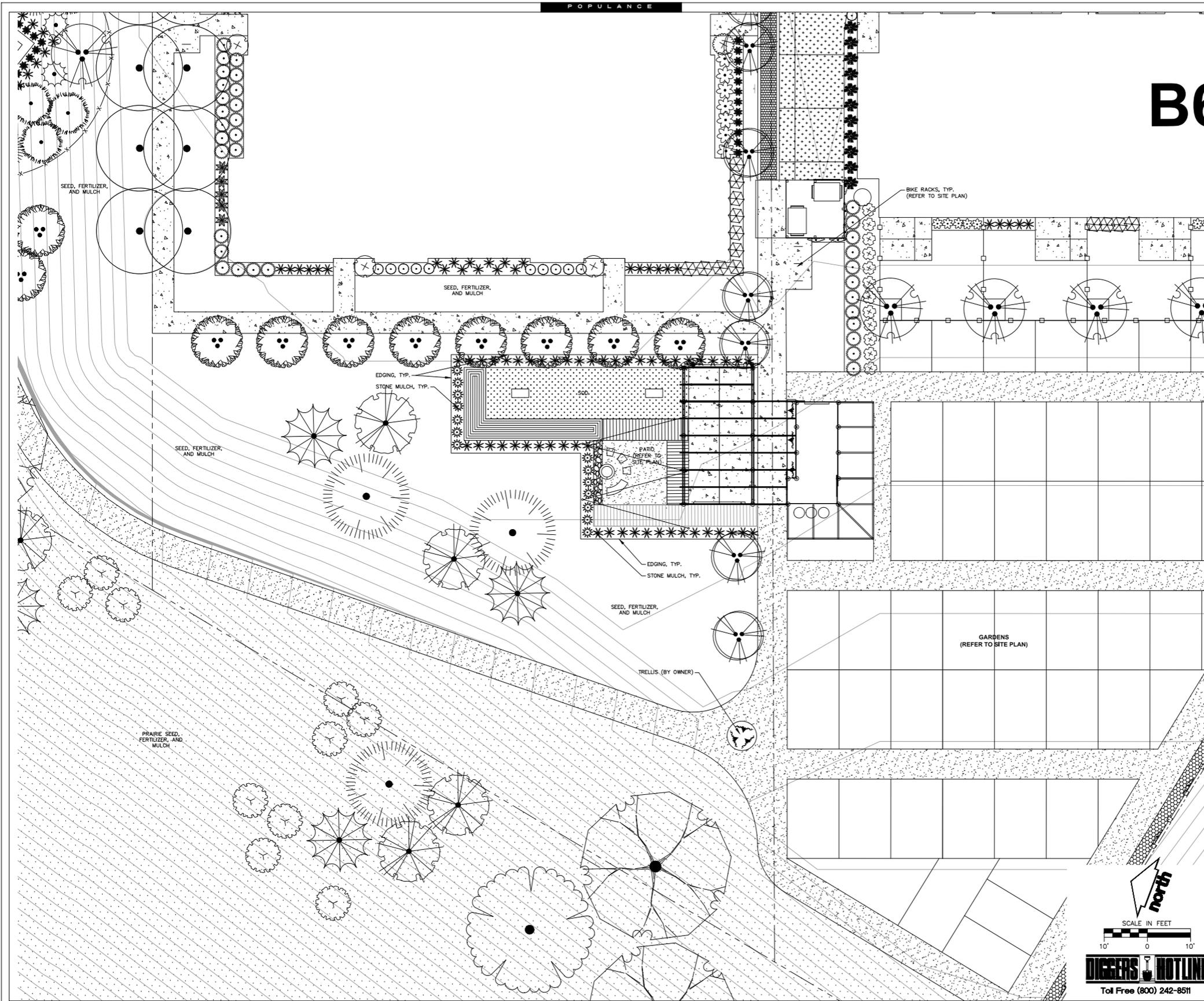
COUNTY HIGHWAY MM  
 FITCHBURG, WI

LANDSCAPE PLAN  
 BLDG B3, B4, B5 & B6

**L206**



**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511



Bldg E4 Pavilion

**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
---	CORTEX 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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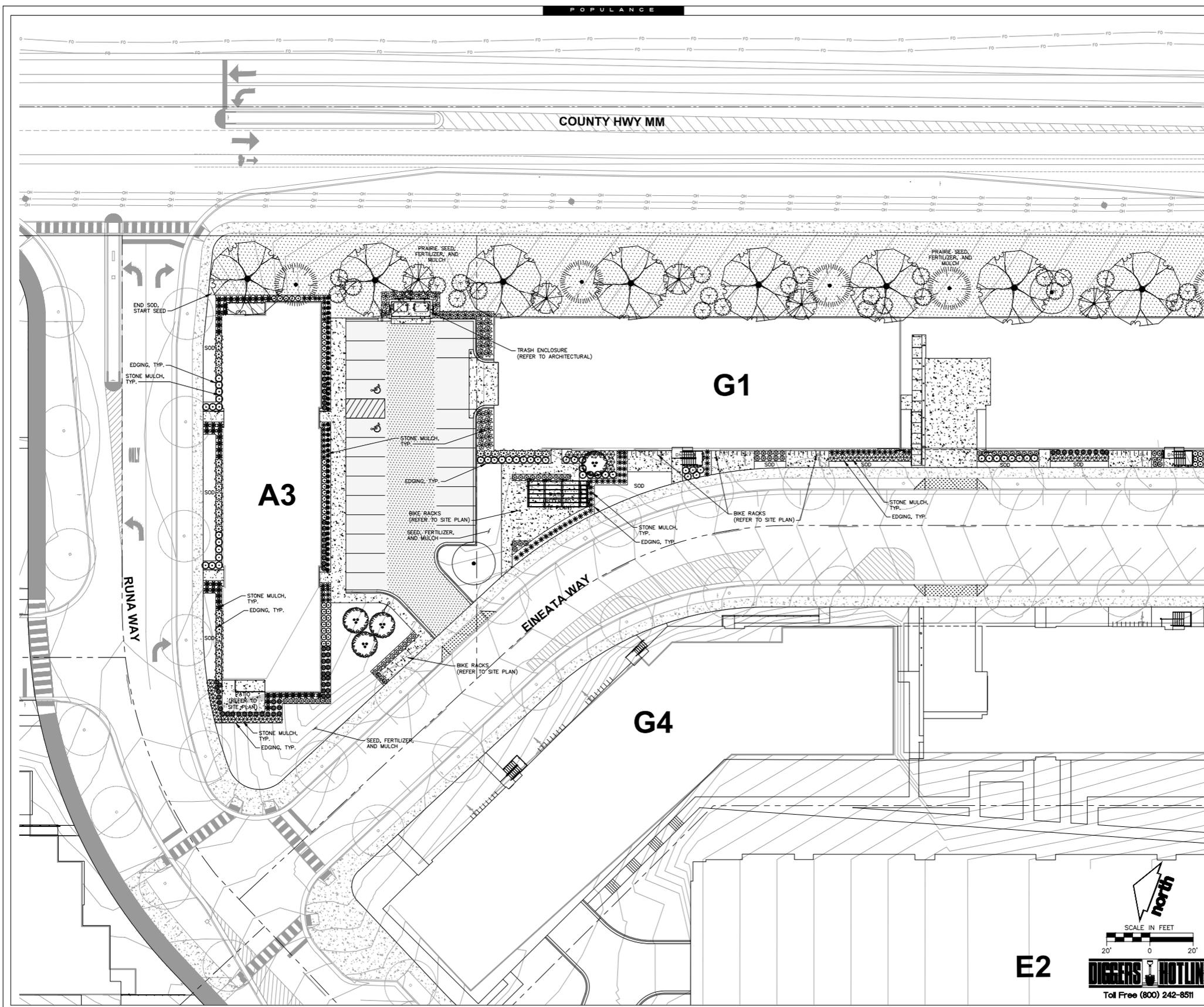
**PLAN COMMISSION  
 PHASE 1 ADR  
 SUBMITTAL**

<p><b>TORQUE COMPANIES</b></p> <p>COUNTY HIGHWAY MM          FITCHBURG, WI</p> <p>LANDSCAPE PLAN          BLDG E4 PAVILION</p>	<p>www.POPULANCE.COM          studio@POPULANCE.COM          608.333.1926</p>
	<p>DATE          01.23.18</p>

**L205.1**

SCALE IN FEET  
 10' 0 10'

**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511



**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
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 958 EXISTING 1 FOOT CONTOUR
- 960 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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 181 HARRISON AVENUE, SUITE 101  
 FITCHBURG, WISCONSIN 53538  
 P. 608.848.8060



**TORQUE COMPANIES**  
 LANDSCAPE PLAN  
 BLDG A3 & G1

DATE  
 01.23.18

COUNTY HIGHWAY MM  
 FITCHBURG, WI  
 LANDSCAPE PLAN  
 BLDG A3 & G1

**L201**

SCALE IN FEET  
 20' 0 20'  
  
 Toll Free (800) 242-8511

**E2**

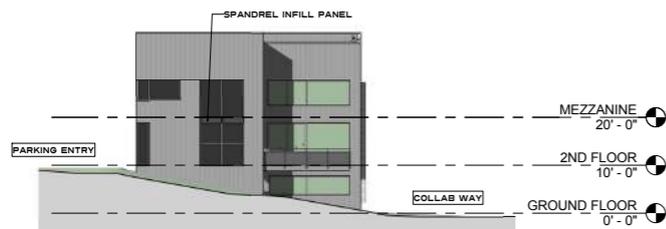
GENERAL NOTES

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

DRAWING NOTES

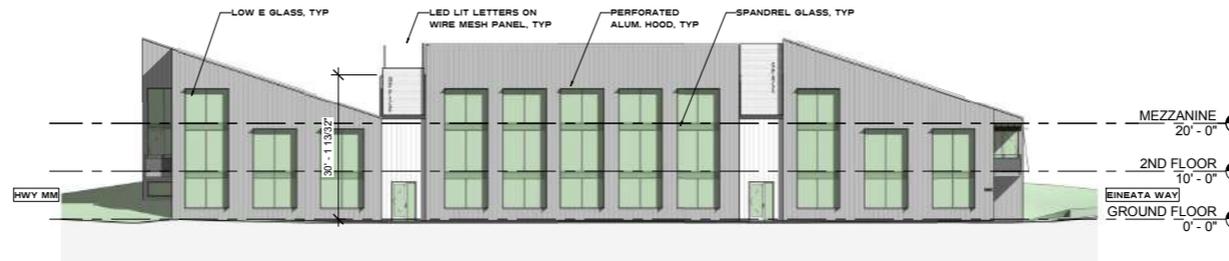


CODE NOTES



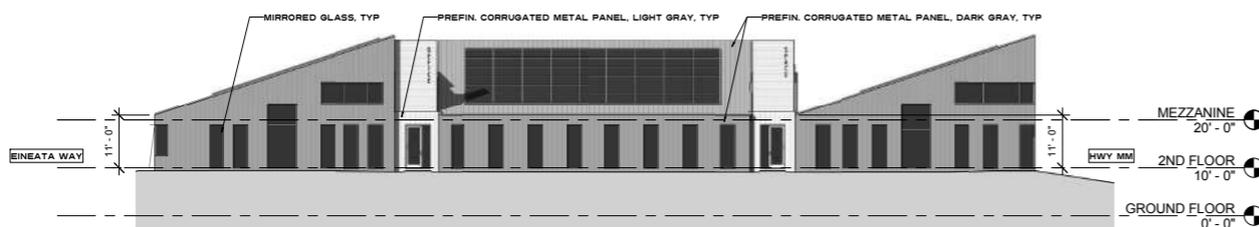
1 EAST ELEVATION

1/16" = 1'-0"



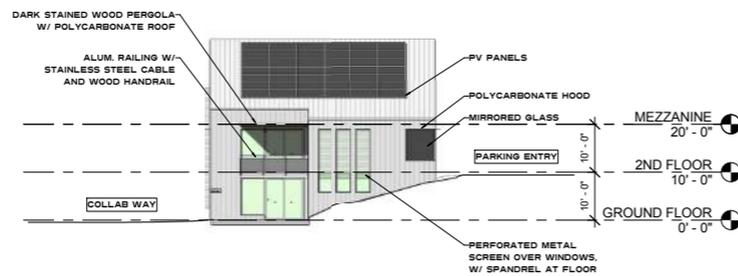
2 NORTH ELEVATION

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  
SUBMITTAL

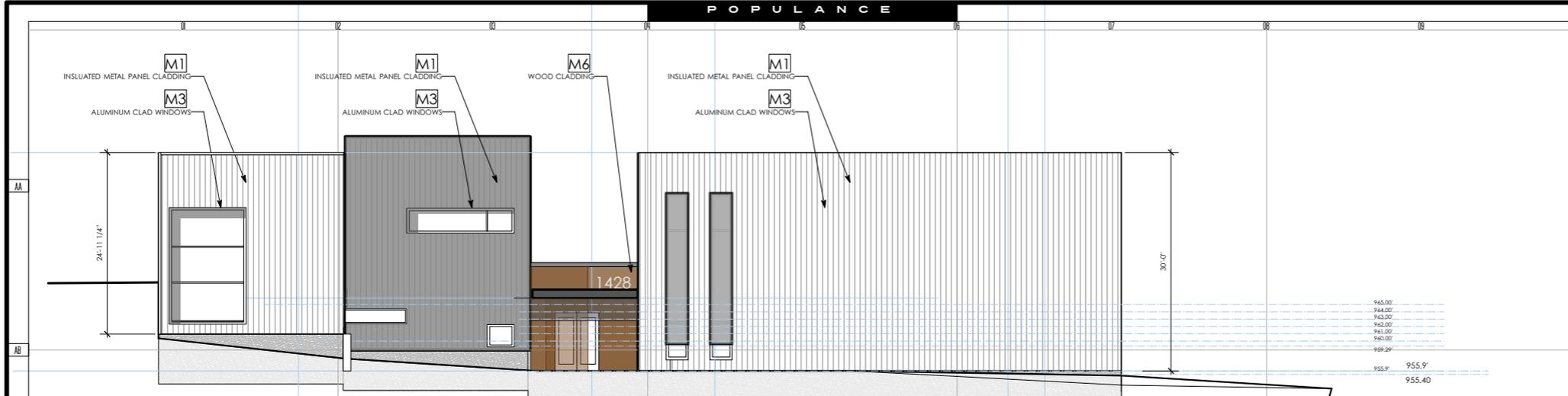
TORQUE  
COMPANIES

DATE  
01.23.18

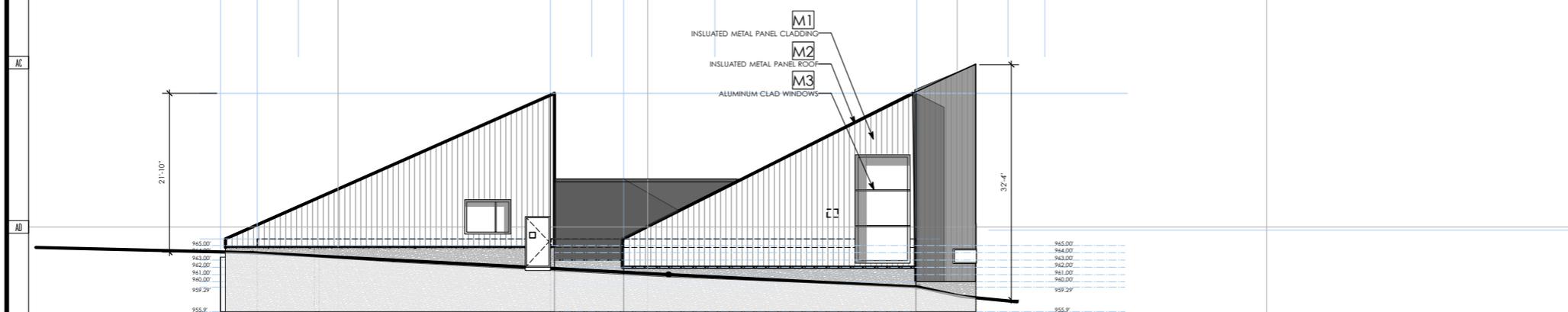
COUNTY HIGHWAY MM  
FITCHBURG, WI

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

A3-A401



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



2 SOCIAL BUILDING SOUTH ELEVATION  
1/8" = 1'-0"



3 SOCIAL BUILDING NORTH ELEVATION  
1/8" = 1'-0"

DRAWING NOTES

CODE NOTES



PLAN COMMISSION  
PHASE I ADR  
SUBMITTAL

TORQUE COMPANIES		WWW.POPULANCE.COM STUDIOS@POPULANCE.COM 608.333.1926
@EDGE COUNTY HIGHWAY MM FITCHBURG, WI		DATE 01.23.18
A4- SOCIAL BUILDING		<b>A4-A401</b>

**GENERAL NOTES**

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

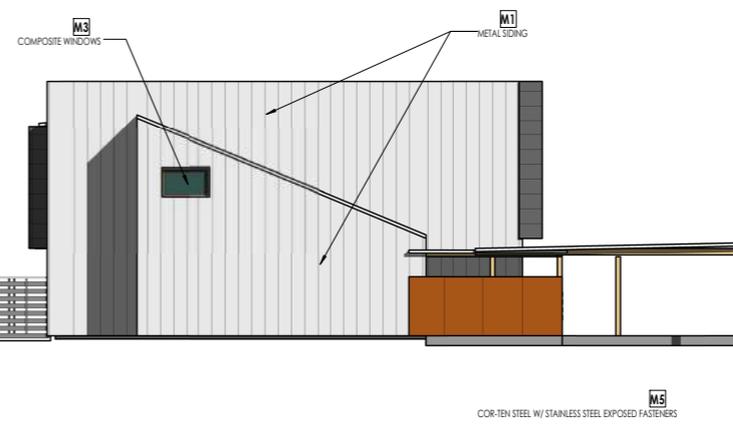
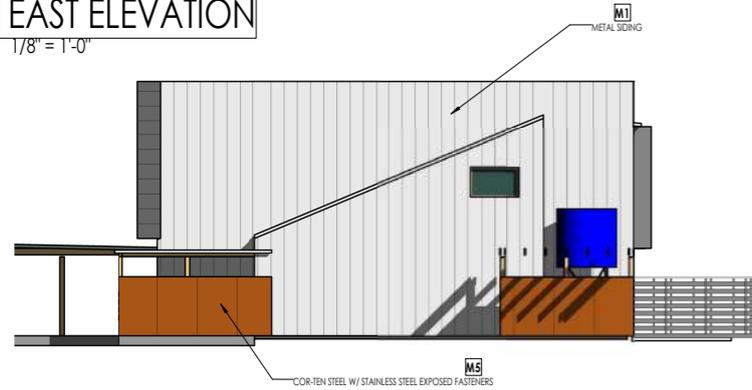
**DRAWING NOTES**



**CODE NOTES**



**1 EAST ELEVATION**  
1/8" = 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**



**PLAN COMMISSION  
PHASE I ADR  
SUBMITTAL**

**TORQUE  
COMPANIES**

DATE  
01.23.18

COUNTY HIGHWAY MM  
FITZBURG, WI  
**BUILDING B6  
ELEVATIONS**  
SCALE 1/8" = 1'-0"

**B6-A401**

**GENERAL NOTES**

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

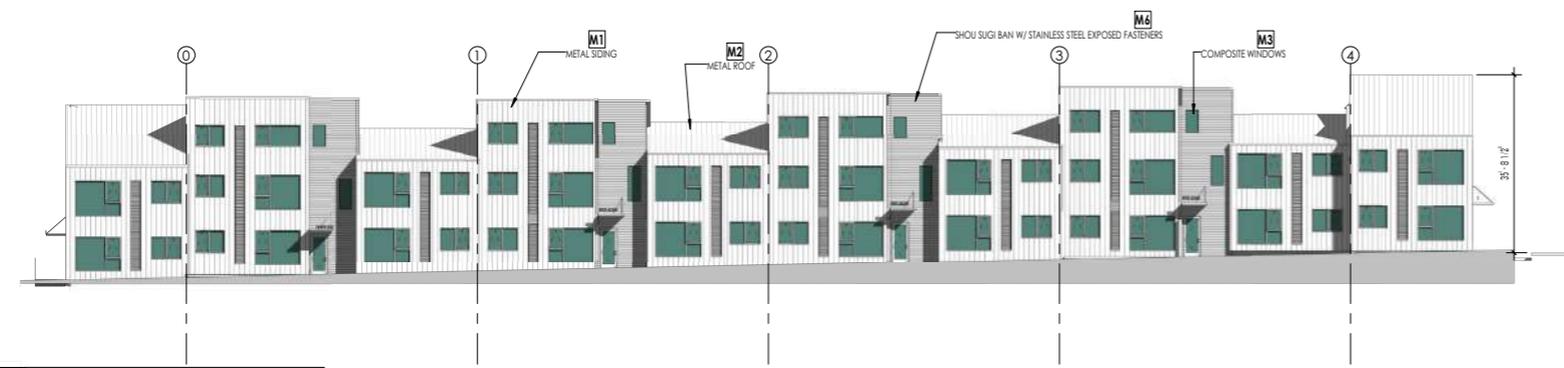
**DRAWING NOTES**



**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**

<b>TORQUE COMPANIES</b>		DATE 01.23.18
COUNTY HIGHWAY MM FITCHBURG, WI		<b>E4-A401</b>
<b>E4- BUILDING ELEVATIONS</b> SCALE 1/16" = 1'-0"		

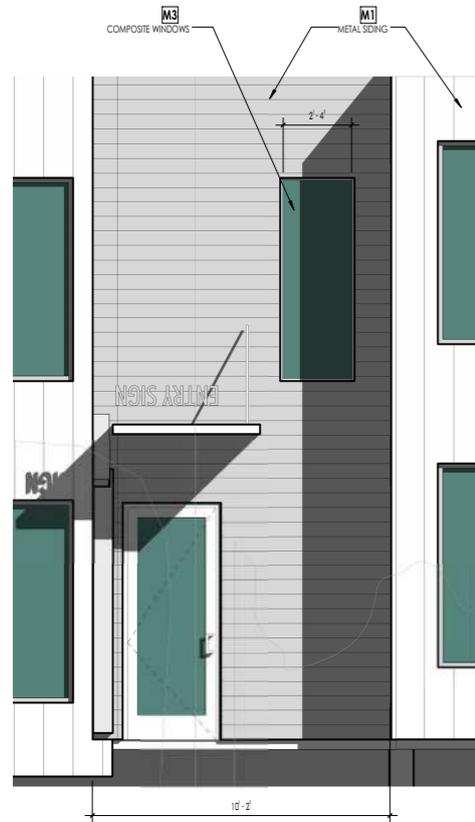
**GENERAL NOTES**

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

**DRAWING NOTES**



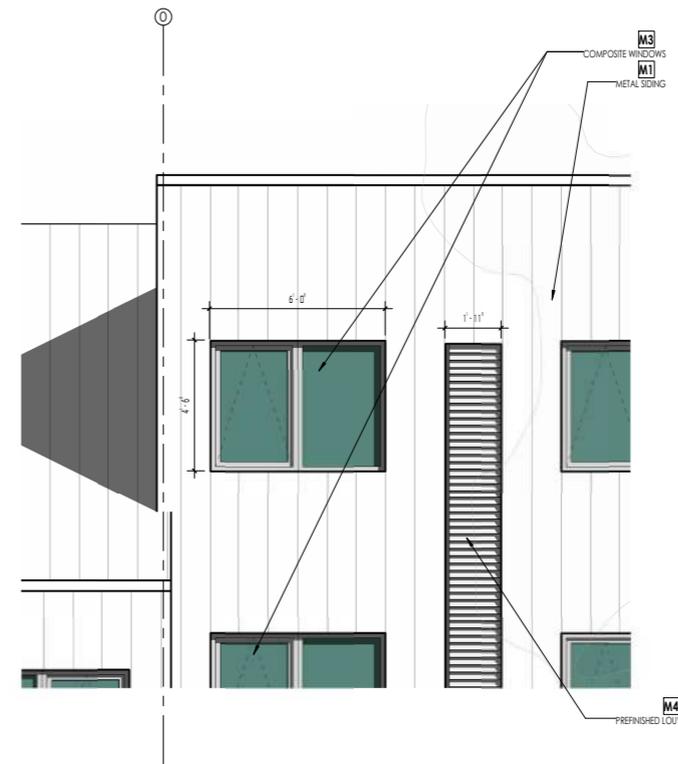
**CODE NOTES**



**1** NORTH ELEVATION - Callout 1



**2** NORTH ELEVATION - Callout 2



**3** NORTH ELEVATION - Callout 3



**5** EAST ELEVATION - Callout 1



**PLAN COMMISSION  
PHASE I ADR  
SUBMITTAL**

**TORQUE COMPANIES**

COUNTY HIGHWAY MM  
FITCHBURG, WI

**E4 EXTERIOR  
DETAILS**  
SCALE 3/8" = 1'-0"

DATE  
01.23.18

**E4-A501**

**GENERAL NOTES**

**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**



**4 G2 EAST ELEVATION**

1/16" = 1'-0"



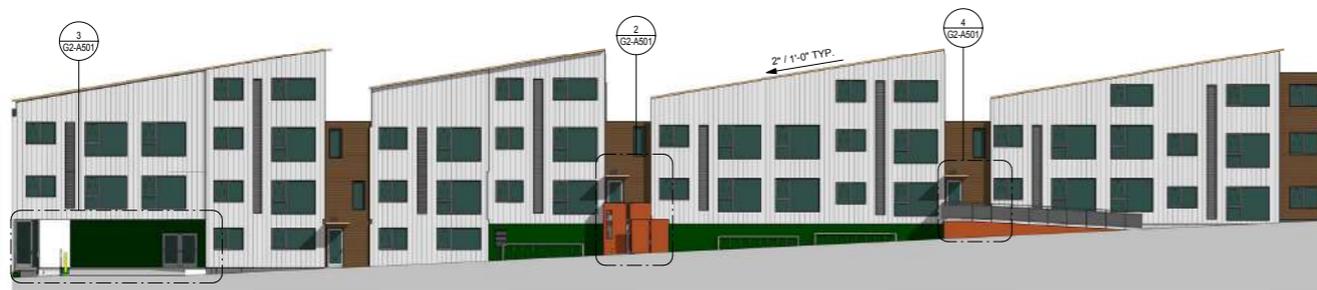
**3 G3 EAST ELEVATION**

1/16" = 1'-0"



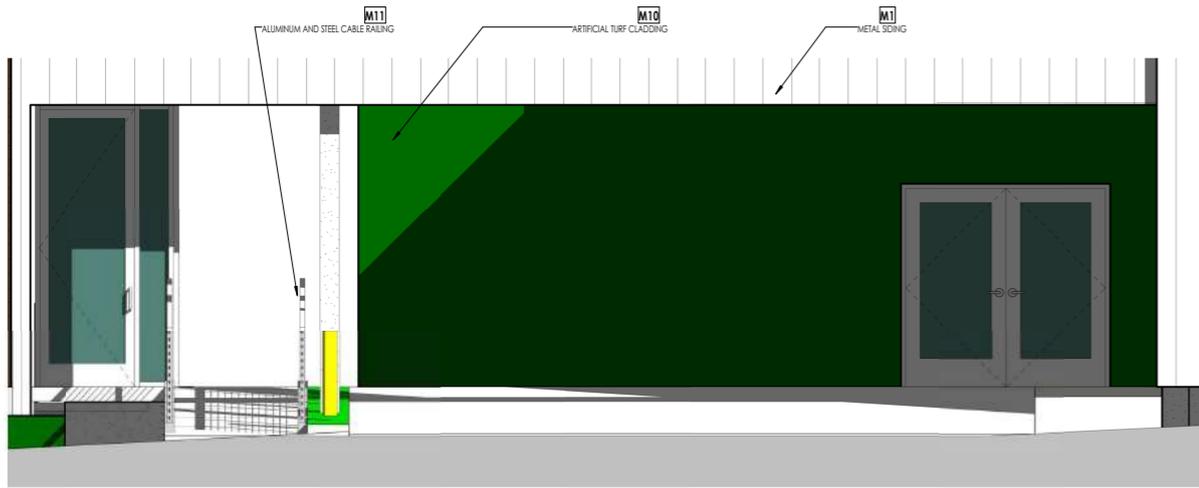
**2 G3 WEST ELEVATION**

1/16" = 1'-0"



**1 G2 WEST ELEVATION**

1/16" = 1'-0"



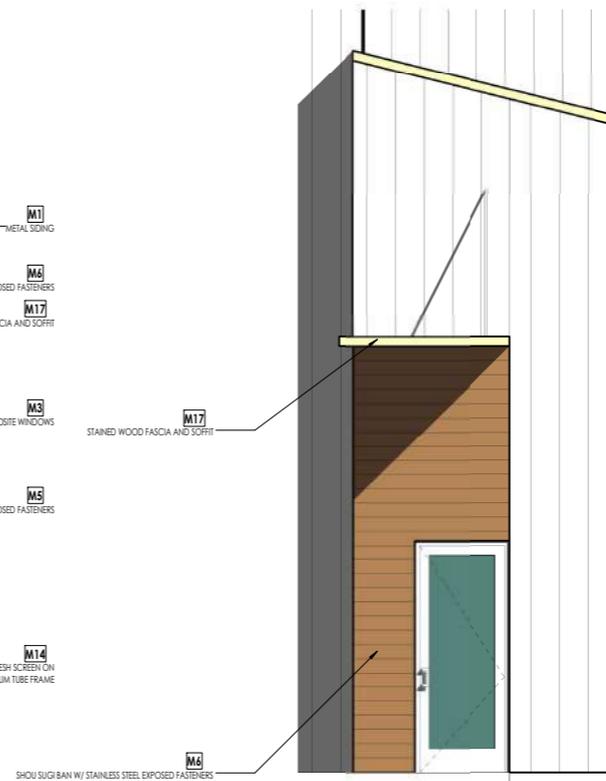
**3 ENLARGED UNIT & PARKING GARAGE ENTRY**  
3/8" = 1'-0"



**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**



**PLAN COMMISSION PHASE I ADR SUBMITTAL**

**TORQUE COMPANIES**

DATE  
01.23.18

COUNTY HIGHWAY MM  
FITCHBURG, WI

**BUILDING G2 & G3**

**G2-A501**

**DETAILS**  
SCALE 3/8" = 1'-0"