

# 5033-5069 TRADEWINDS PKWY

## 5033-5069 TRADEWINDS PKWY MADISON, WI

### PROJECT DATA

**LOCATION:**  
5033-5069 TRADEWINDS PKWY  
MADISON, WI

**REGULATING MUNICIPALITIES:**  
CITY OF MADISON  
DANE COUNTY  
STATE OF WISCONSIN

**BUILDING CODE:**  
CITY OF MADISON ZONING ORDINANCES  
DANE COUNTY ZONING ORDINANCES  
WISCONSIN ADMINISTRATIVE CODE  
2015 INTERNATIONAL BUILDING CODE  
ACCESSIBILITY ANSI A117.1 - 2009

**ZONING:**  
LIMITED INDUSTRIAL (IL)

**PROJECT DESCRIPTION:**  
NEW (1) STORY, MULTI-TENANT, TILT-UP, SPECULATIVE BUILDING  
WITH LOADING DOCKS AND DELIVERY ACCESS

**OCCUPANCY TYPE:**  
PRIMARY: BUSINESS "B", AND AS ALLOWED BY ZONING  
SECONDARY: STORAGE "S" AND AS ALLOWED BY ZONING

**CONSTRUCTION TYPE:**  
IB

**ALLOWABLE BUILDING AREA & HEIGHT:**

MAXIMUM HEIGHT ABOVE GRADE PLANE (IBC TABLE 504.3)	= 75 FEET
MAXIMUM STORIES ALLOWED (IBC TABLE 504.4)	= 4 STORIES
MAXIMUM AREA ALLOWED PER FLOOR (IBC TABLE 506.2)	= 92,000 SF
AREA MODIFICATIONS (IBC SECTION 506)	= N/A SF
TOTAL MAXIMUM ALLOWABLE AREA PER FLOOR (IBC SECTION 506)	= 92,000 SF

**ACTUAL BUILDING AREA & HEIGHT:**

HEIGHT ABOVE GRADE PLANE	= 24 FEET
STORIES	= 1 STORY
TOTAL BUILDING AREA	= 36,282 SF

**NUMBER OF OCCUPANTS (TABLE 1004.1.2):**

B OCCUPANCY = 18,141 SF/ 100 GROSS	= 182 OCC
S OCCUPANCY = 18,141 SF/ 500 GROSS	= 36 OCC
TOTAL AREA = 36,282 SF	

**PLUMBING:**  
**TBD BY TENANT**  
ALL FIXTURES TO COMPLY WITH ICC A117.1

**FIRE CONTROL:**  
FULLY SPRINKLERED BUILDING: NFPA 13  
PORTABLE FIRE EXTINGUISHERS (IBC SECTION 906.3.1): ADJUST PER NEW TENANT

HAZARD TYPE	= LOW
MAXIMUM AREA	= 3,000 SF PER "A"
MAXIMUM DISTANCE (TYPE [A OR B])	= 75 FEET
EXTINGUISHER RATING	= 2-A-5-B-C
NUMBER REQUIRED AT ABOVE RATING	= 2 PER TENANT

**EXITS:**  
EXIT(S) REQUIRED TO MEET EXITING DISTANCES = 2  
EXIT(S) PROVIDED TO MEET DISTANCES = 2  
MIN 60% OF PUBLIC EXTERIOR DOORS TO BE ON ACCESSIBLE ROUTE

**ACCESSIBILITY:**  
FOLLOW IBC 2015 AND ANSI 117.1 (2009)

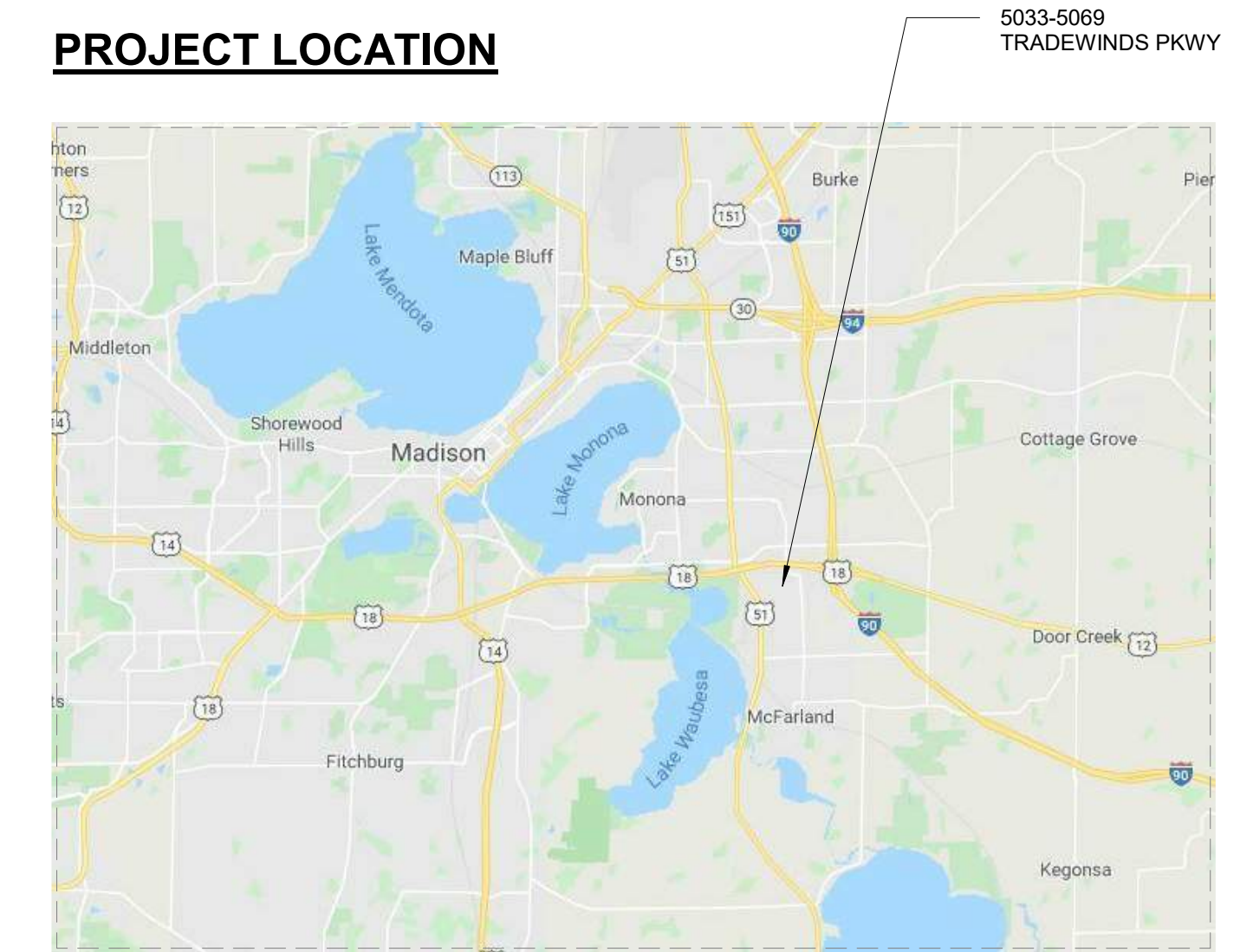
### PROJECT GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEPED AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION (MEP & FP) DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH.
- ALL EXPOSED WOOD AND/OR WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED BY IEC.
- PROVIDE FIRE BLOCKING THROUGHOUT BUILDING PER IBC 717.2.
- SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL.

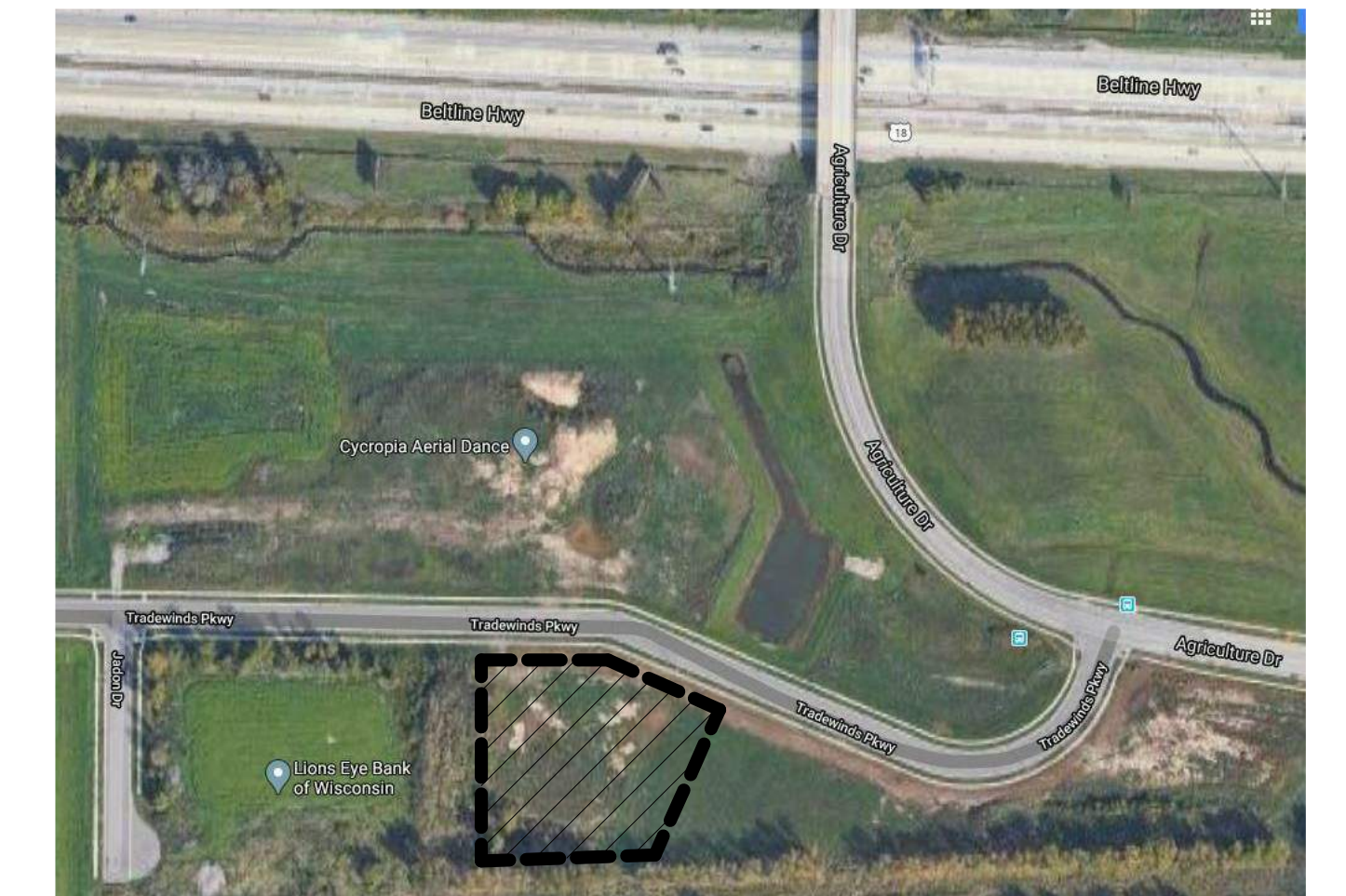
### SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISIONS	
		MARK	DATE
<b>GENERAL</b>			
G001	COVER SHEET		
G003	3D RENDERINGS		
<b>CIVIL</b>			
C100	SITE PLAN		
C200	GRADING AND EROSION CONTROL PLAN		
C201	DETAIL GRADING PLAN		
C300	UTILITY PLAN		
C302	EROSION CONTROL PLAN		
C400	DETAILS		
C401	DETAILS		
<b>LANDSCAPE</b>			
L100	LANDSCAPING PLAN		
L101	LANDSCAPE DETAILS		
<b>ARCHITECTURAL</b>			
A101	FIRST FLOOR PLAN		
A103	ROOF PLAN		
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS		
<b>ELECTRICAL</b>			
ES101	ELECTRICAL SITE PLAN		
<b>M100</b>			
M100	SITE PLAN		

### PROJECT LOCATION



### BUILDING LOCATION



**5033-5069 TRADEWINDS PKWY**

**NEW BUILDING**  
**5033-5069 TRADEWINDS PKWY**  
**MADISON, WI**

### Project Status

2020/06/18	UDC REVIEW
2020/06/24	UDC FINAL REV
2020/06/25	UDC UPDATE

PROJ. #: 20058-01

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ARCHITECTURE 2020

**COVER SHEET**

**G001**

**PRELIMINARY**

### PROJECT CONTACTS:

**OWNER:**  
**NEWCOMB TRADEWINDS LLC**  
999 FOURIER DR, STE 102  
MADISON, WI 53717

**CONTACT:**  
**BRET NEWCOMB (OWNER)**  
608-833-5220

**ARCHITECT:**  
**SKETCHWORKS ARCHITECTURE, LLC**  
7780 ELMWOOD AVE., STE 208  
MIDDLETON, WI 53562

**CONTACT:**  
**STEVE SHULFER (ARCHITECT)**  
**KIRK BIODROWSKI (PM)**  
608-836-7570

**GENERAL CONTRACTOR:**  
**NEWCOMB CONSTRUCTION**  
999 FOURIER DR STE 102  
MADISON, WI 53717

**CONTACT:**  
**BRET NEWCOMB (OWNER)**  
608-8335220





1. View of the site from the north.
2. View of the site from the west.
3. View of the site from the east.
















**GENERAL PLAN NOTES:**

- A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILT, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MECHANICAL DESIGN BUILT CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- B. PROVIDE SOUND INSULATION IN ALL OF MISSING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.
- C. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.
- D. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A002.
- E. PROVIDE 2x 4x 8 PLANKING AT ALL GRAB BAR LOCATIONS PER ADA 117.1 2009.
- F. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- G. ALL EXITS SHALL BE ACCESSIBLE, INCLUDING A MAXIMUM OF 1/4" VERTICAL RISE, UP TO 1/2" IF BEVELLED AT DOOR THRESHOLDS.
- H. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- I. INTERIOR DIMENSIONS ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE.
- J. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- K. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- L. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.
- M. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- N. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNER'S REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- O. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

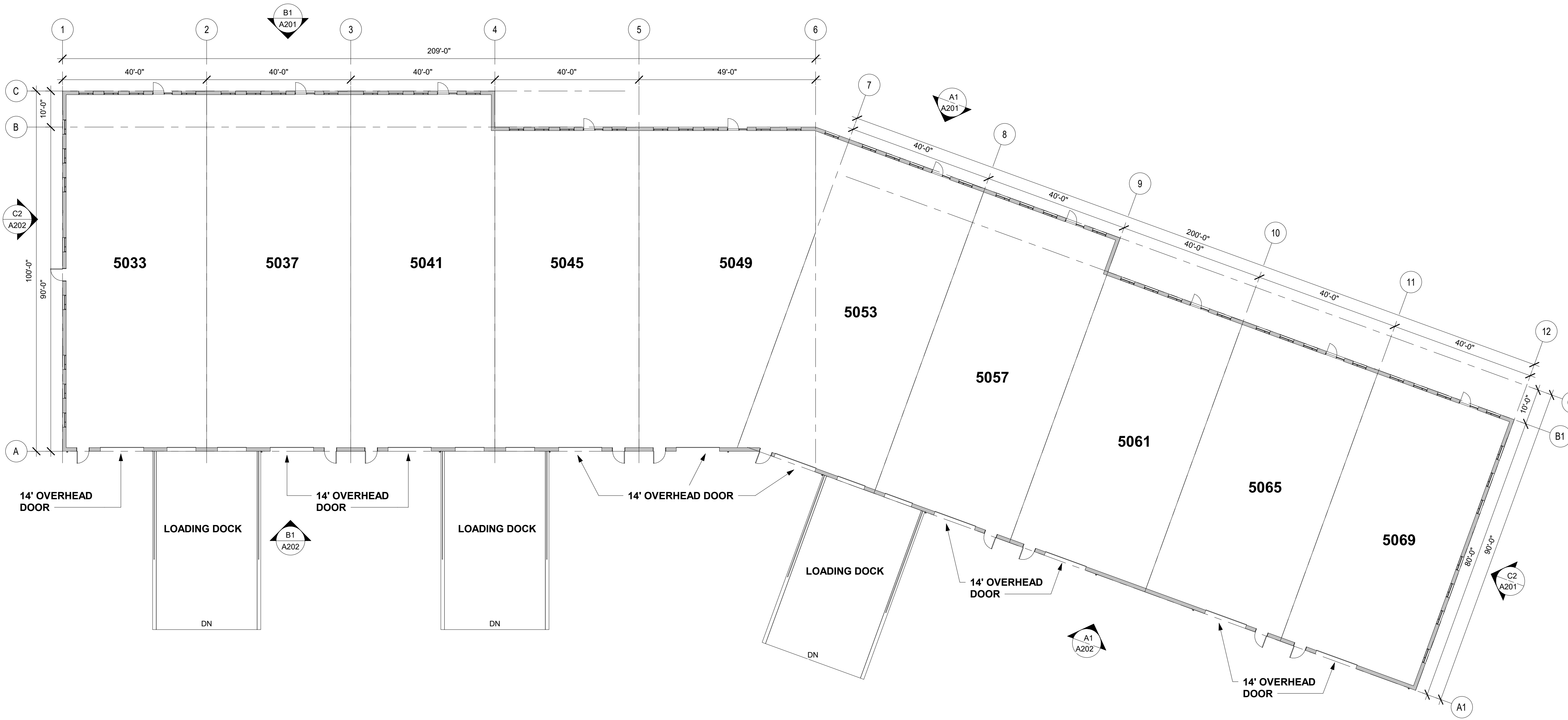
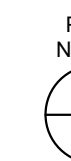
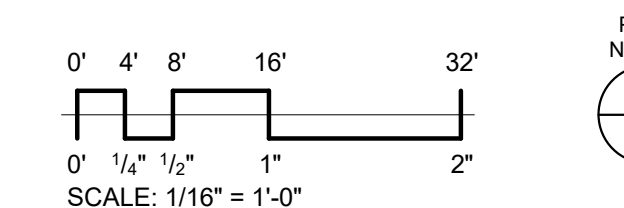
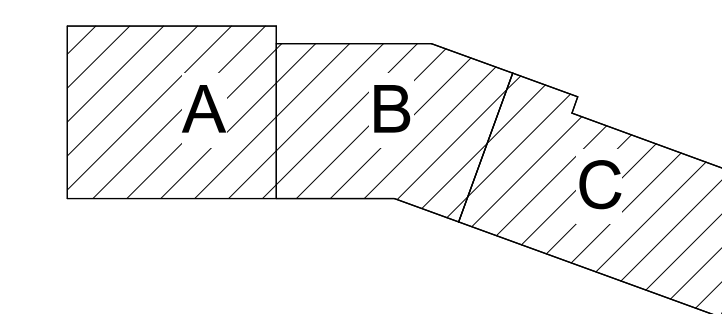
**HATCH PATTERN KEY:**

-  NEW CONSTRUCTION
-  EXISTING CONSTRUCTION

**PLAN KEYNOTES:**

- 1 ABC (1)

**KEY PLAN**



**A1 FIRST FLOOR PLAN REFERENCE**  
1/16" = 1'-0"

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NEW BUILDING

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**FIRST FLOOR PLAN**

**A101**

**PRELIMINARY**

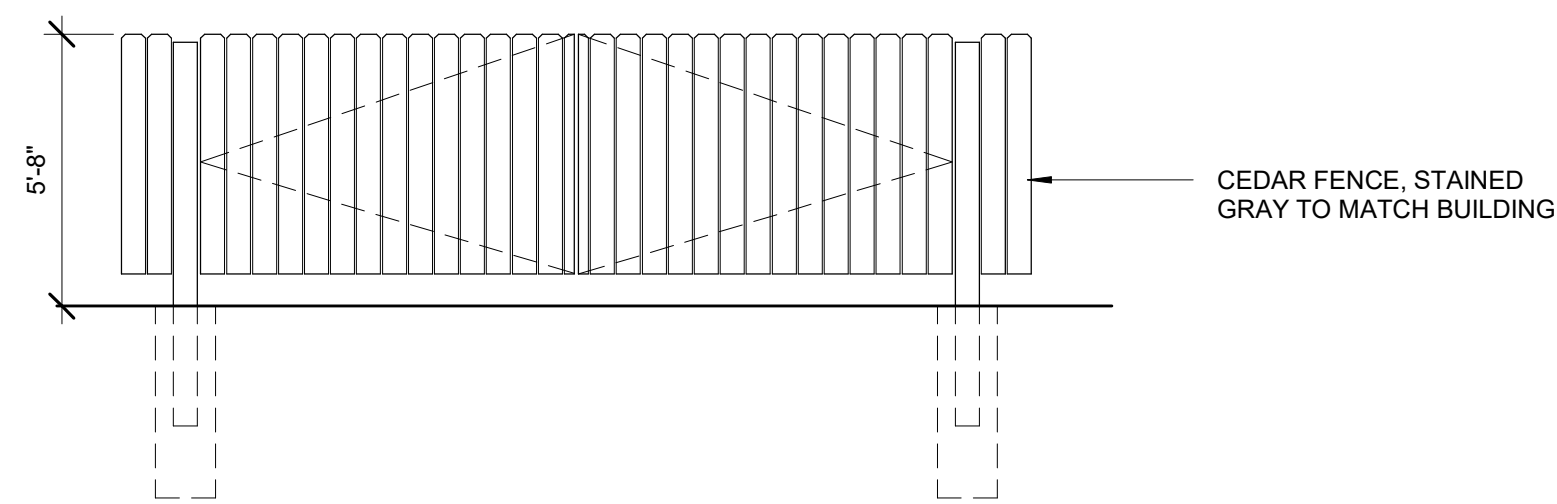


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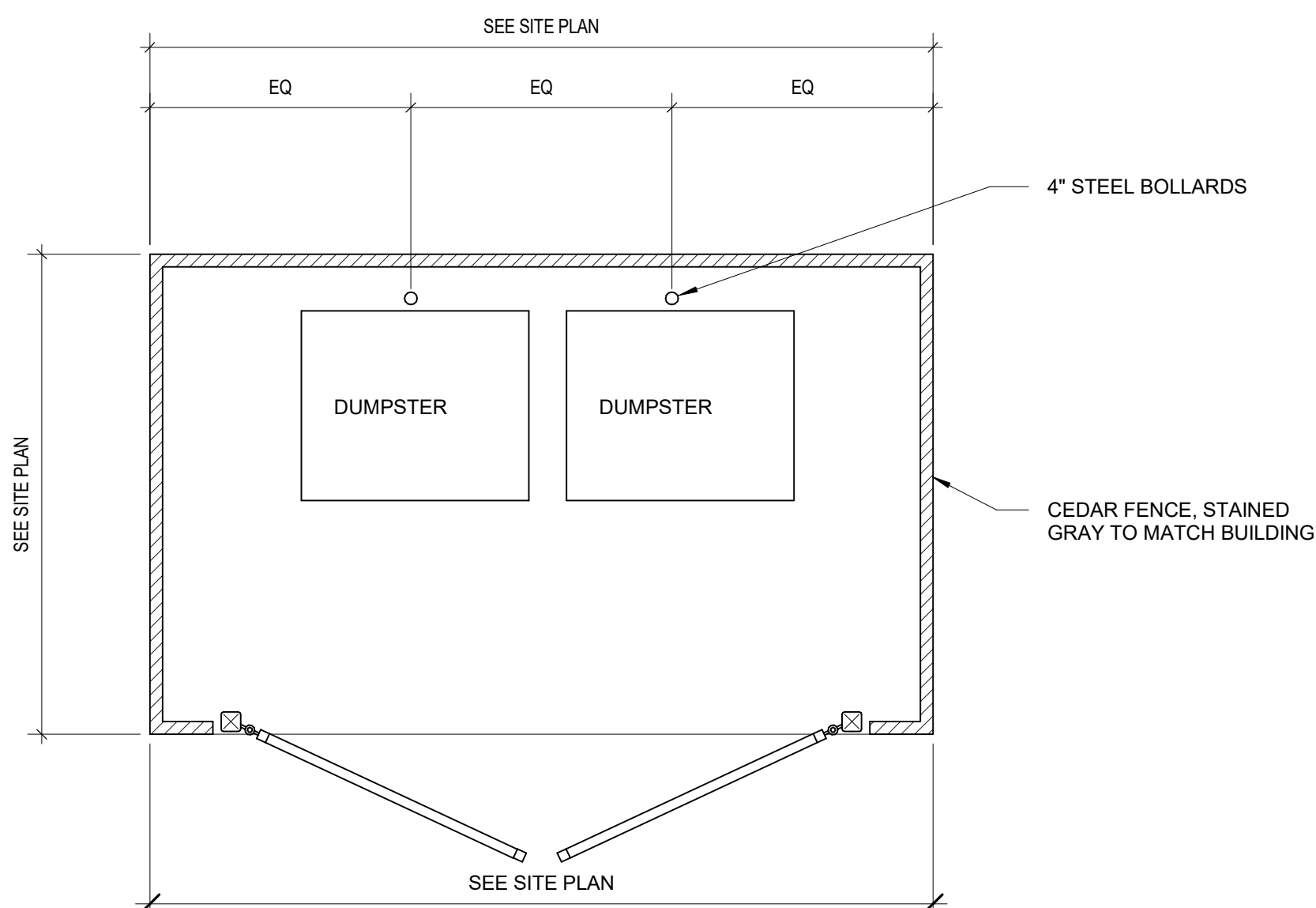
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3

4



CEDAR FENCE, STAINED GRAY TO MATCH BUILDING



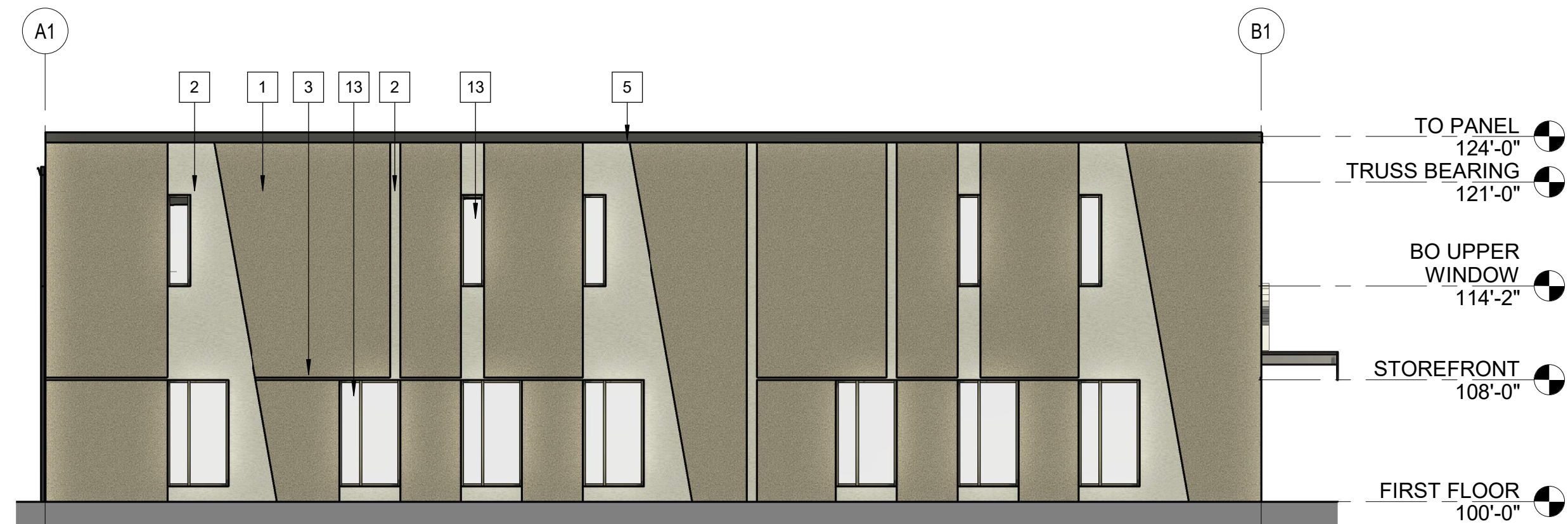
4" STEEL BOLLARDS

CEDAR FENCE, STAINED GRAY TO MATCH BUILDING

**C1 SITE - TRASH ENCLOSURE - PLAN**  
1/4" = 1'-0"

**EXTERIOR MATERIAL SCHEDULE**

#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1	CONCRETE TILT-UP	NA	SANDBLASTED	WHITE			
2	RECESSED BOARD FORMED CONCRETE	NA	BOARD FORMED	GRAY			MATCH PACCLAD CHARCOAL COLOR
3	DEEP REVEAL	NA		WHITE	2 1/2"		3/4" DEPTH
4	PANEL JOINT	NA		WHITE			
5	METAL ROOF EDGE	PACCLAD	PRE-FINISHED MTL	CHARCOAL			WITH BALLAST STOP
6	PANEL JOINT	NA		WHITE			
7	INSULATED OVERHEAD SECTIONAL DOOR	TBD	INSULATED METAL	CHARCOAL GRAY	14'-0"	12'-0"	MATCH PACCLAD CHARCOAL COLOR
8	METAL CANOPY	CUSTOM	METAL	CHARCOAL GRAY			MATCH PACCLAD CHARCOAL COLOR
9	INSULATED OVERHEAD SECTIONAL DOOR	TBD	INSULATED METAL	CHARCOAL GRAY	9'-0"	8'-0"	MATCH PACCLAD CHARCOAL COLOR
10	SKYLIGHT	TBD		CHARCOAL GRAY			
11	METAL GUTTER	CUSTOM	PRE-FINISHED MTL	CHARCOAL GRAY			
12	METAL DOWNSPOUT	CUSTOM	PRE-FINISHED MTL	CHARCOAL GRAY			
13	STOREFRONT GLAZING	TBD	ALUM FRAMED	CLEAR			THERMALLY IMPROVED LOW-E



**C2 EAST ELEVATION**  
1/8" = 1'-0"



**B1 NORTH ELEVATION**  
1/8" = 1'-0"



**A1 NORTHEAST ELEVATION**  
1/8" = 1'-0"

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**EXTERIOR ELEVATIONS**

**PRELIMINARY**

**A201**



1

2

3

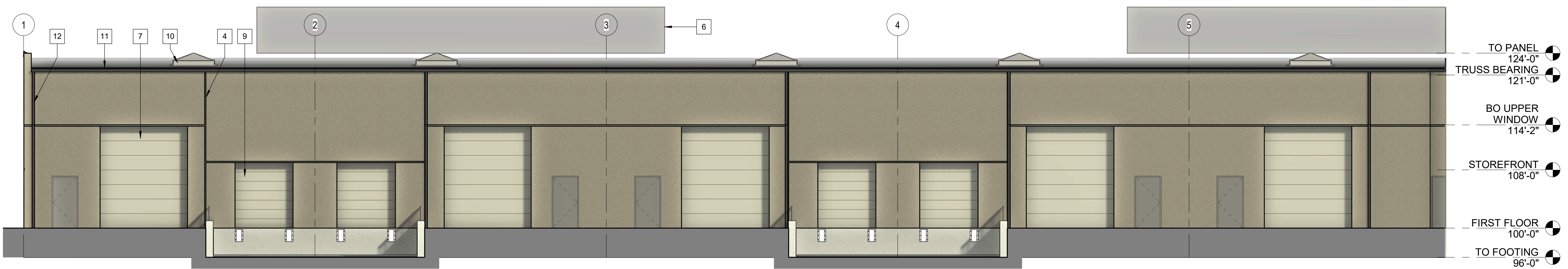
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EXTERIOR MATERIAL SCHEDULE

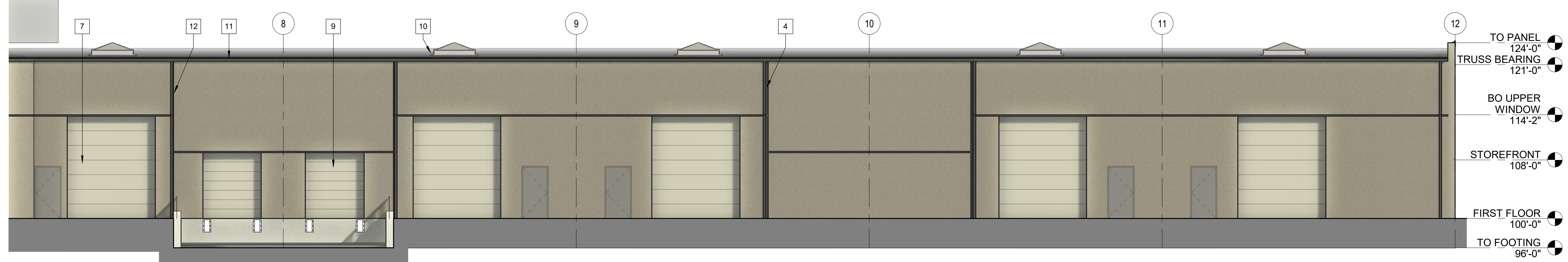
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3	DEEP REVEAL	NA		WHITE	2 1/2"		3/4" DEPTH
4	PANEL JOINT	NA		WHITE			
5	METAL ROOF EDGE	PACCLAD	PRE-FINISHED MTL	CHARCOAL			WITH BALLAST STOP
6	PANEL JOINT	NA		WHITE			
7	INSULATED OVERHEAD SECTIONAL DOOR	TBD	INSULATED METAL	CHARCOAL GRAY	14'-0"	12'-0"	MATCH PACCLAD CHARCOAL COLOR
8	METAL CANOPY	CUSTOM	METAL	CHARCOAL GRAY			MATCH PACCLAD CHARCOAL COLOR
9	INSULATED OVERHEAD SECTIONAL DOOR	TBD	INSULATED METAL	CHARCOAL GRAY	9'-0"	8'-0"	MATCH PACCLAD CHARCOAL COLOR
10	SKYLIGHT	TBD		CHARCOAL GRAY			
11	METAL GUTTER	CUSTOM	PRE-FINISHED MTL	CHARCOAL GRAY			
12	METAL DOWNSPOUT	CUSTOM	PRE-FINISHED MTL	CHARCOAL GRAY			
13	STOREFRONT GLAZING	TBD	ALUM FRAMED	CLEAR			THERMALLY IMPROVED LOW-E



C2 WEST ELEVATION  
1/8" = 1'-0"



B1 SOUTH ELEVATION  
1/8" = 1'-0"



A1 SOUTHEAST ELEVATION  
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A202

PRELIMINARY





1. Existing Tradewinds Flex-Space Buildings, completed June 2019.
2. Canopy style and color to be identical at proposed building under consideration by UDC.
3. Sandblasted white concrete to be identical at proposed building under consideration by UDC.