

- SHEET INDEX -			
SHEET NUMBER	SHEET NAME	REVISIONS	
		MARK	DATE
GENERAL			
G101	COVER SHEET		
G102	CONTEXT		
CIVIL			
C200	EXISTING SITE PLAN		
C300	SITE PLAN		
C400	GRADING PLAN		
C401	EROSION CONTROL PLAN		
C402	UTILITY PLAN		
EXTERIOR ELECTRICAL			
ES101	SITE LIGHTING PLAN		
LANDSCAPE			
L100	LANDSCAPE NOTES		
L101	LANDSCAPE DETAILS		
L200	PLANTING PLAN		
ARCHITECTURAL			
A101	FLOOR PLAN		
A103	ROOF PLAN		
A201	EXTERIOR ELEVATIONS - COLOR		
A202	EXTERIOR ELEVATIONS - COLOR		
A203	EXTERIOR PERSPECTIVES		



PROJECT LOCATION

BUILDING LOCATION



4846 TRADEWINDS
PARKWAY
MADISON, WI 53718



2501 PARMENTER STREET, SUITE 300A ◊ MIDDLETON, WI 53562 ◊ 608-836-7570
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TRADEWINDS FLEX BUILDING

COVER SHEET



PARKING LOT ADJACENT TO PROPOSED BUILDING - EAST SIDE



FRONT OF PROPOSED BUILDING



BUILDING ADJACENT TO PROPOSED BUILDING - WEST SIDE



TRADEWINDS PRWY - LOOKING WEST

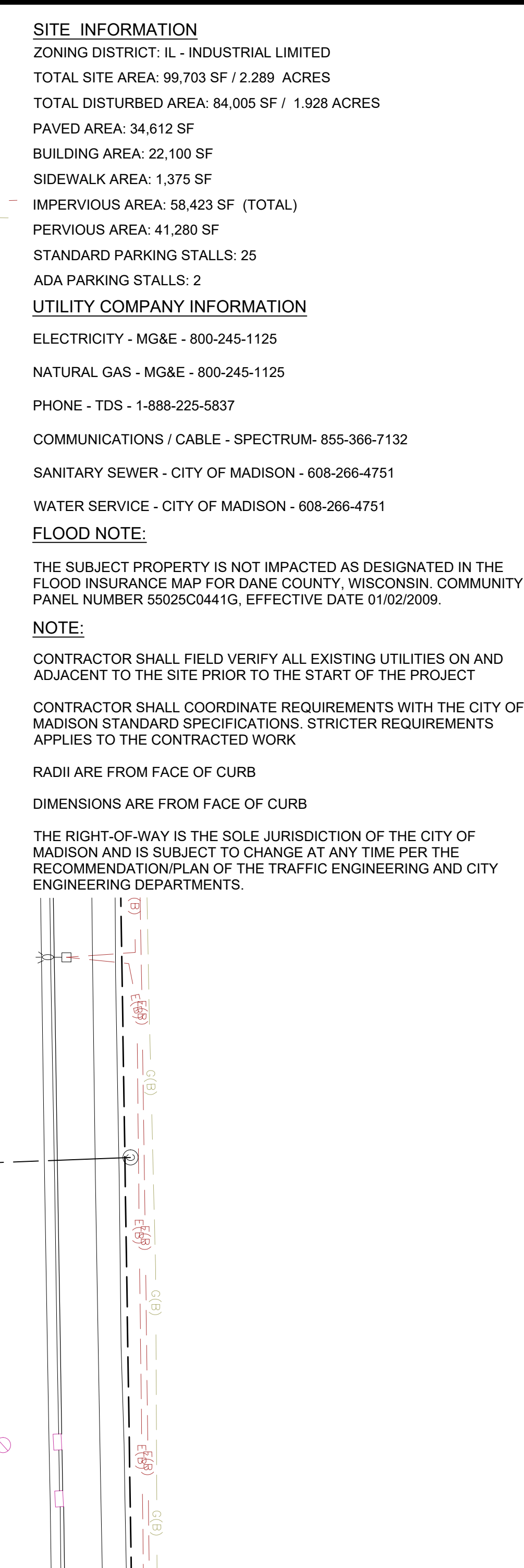
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TRADEWINDS FLEX BUILDING

CONTEXT



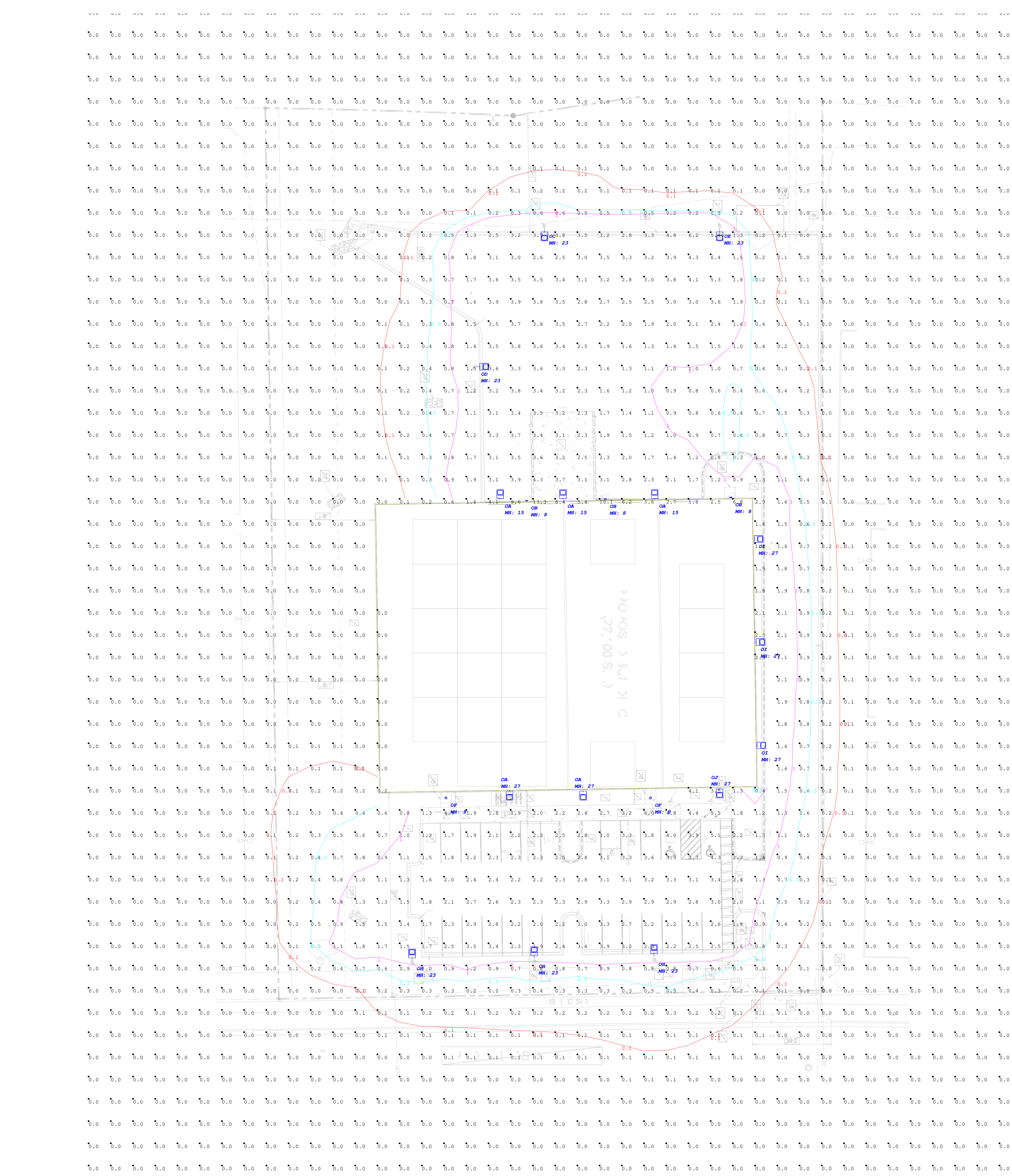
10. TRASH ENCLOSURE

25. 10' X 10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" TO 10'

26. CONCRETE STOOP
27. RELOCATED EXISTING UTILITIES, SEE SHEET C 402 FOR MORE INFORMATION
28. 48" HT BOLLARD, SEE DETAIL ON SHEET C 501

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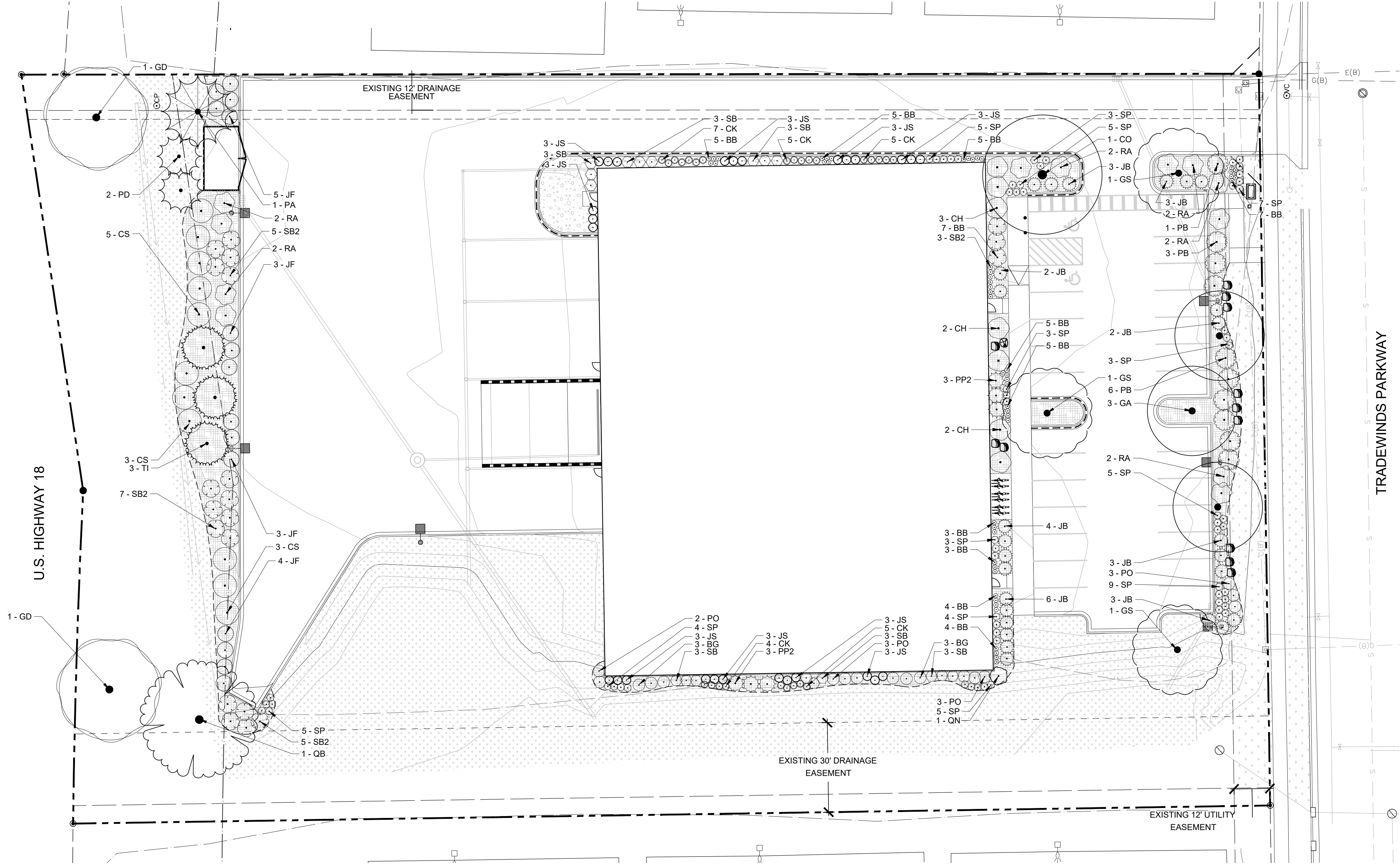


1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0' A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Calculation Summary								
Label			CalcType	Units	Avg	Max	Min	Avg/Min
SITE			Illuminance	Fc	0.45	13.3	0.0	N.A.
Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	5	OA	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA1A-740-U-T4FT-WM-WH	Single	4617	33	0.900
	3	OB	MULE LIGHTING, INC.	MERU-LED-ACEM-WH-IH	Single	1581	16.4	0.900
	1	OC	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA3B-740-U-T4FT-HSS-SA-WH	Single	12232	121	0.900
	1	OD	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA3B-740-U-T4W-HSS-SA-WH	Single	12288	121	0.900
	1	OE	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA3B-740-U-SLR-HSS-SA-WH	Single	12199	121	0.900
	2	OF	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	HC610D010-HM60525840-61W	Single	1195	9.9	0.900
	3	OH	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA2B-740-U-T4FT-HSS-SA-WH	Single	8240	82	0.900
	3	OI	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA1A-740-U-T1-WM-WH	Single	4619	33	0.900
	1	OJ	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA3B-740-U-SLR-HSS-WM-WH	Single	12199	121	0.900

RLMA Project #: 179096
Drawn By: EP
Date: 6/10/2026
Scale: 1" = 20'

V:\Projects\4846\4846-124-0351-30\CADD\1240351 LAND PLAN.dwg ALEXANDER KEEFE PLANTING PLAN 2025/09/05 11:20 AM, ANS FULL BLEED (0.30.00 X 22.00 INCHES)



PLANT SCHEDULE		
SYMBOL	BOTANICAL NAME	COMMON NAME
GROUND COVERS		
	Rock Mulch	Rock Mulch - See Notes for Type
	Turf Seed Drought Tolerant Dwarf Fescue Blend	Seed - See Notes for Type
	Turf Sod Bluegrass	Sod - See Notes for Type
	Wood Mulch	Wood Mulch - See Notes for Type

LANDSCAPE LEGEND

- SPADE CUT EDGE, RE: DETAIL 4/L101
- LANDSCAPE BOULDER: DETAIL 5/L101

LANDSCAPE CONSTRUCTION NOTES:

- PROVIDE 3" DEPTH ROCK MULCH IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. ROCK MULCHED LANDSCAPE BEDS SHALL HAVE A SPADE CUT EDGER WHEN PERIMETER IS NOT A CURB. SEE PLAN FOR EDGER LOCATION. ROCK MULCH SHALL BE AMERICAN WASH ROUNDS 1 1/2" PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (<https://circlebonline.com/>) OR APPROVED EQUAL.
- TURF SEED SHALL BE SUN AND SHADE PARK MIX GRASS PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (<https://circlebonline.com/>) OR APPROVED EQUAL.
- SOD: BLACK BEAUTY - TALL FESCUE KENTUCKY BLUEGRASS (TKFB SOD) BY PAUL'S TURF AND TREE NURSERY (<https://www.paulsturfandtree.com/>) OR APPROVED EQUAL.
- PROVIDE 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADE CUT EDGER WHEN PERIMETER IS NOT A CURB. SEE PLAN FOR EDGER LOCATION. MULCH PROVIDED BY PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (<https://circlebonline.com/>) OR APPROVED EQUAL.
- BOULDERS SHALL BE SHIST BOULDERS PROVIDED BY DVORAK LANDSCAPE (<https://www.dvoraklandscape.com/>) OR APPROVED EQUAL. REFER TO DETAIL FOR INSTALLATION.

PLANT SCHEDULE

CODE	COMMON NAME
TREES	
GA	Autumn Gold Maidenhair Tree
CO	Common Hackberry
GD	Kentucky Coffeetree
QN	Kindred Spirit® Oak
GS	Shademaster Honey Locust
QB	Swamp White Oak
EVERGREEN TREES	
PD	Black Hills White Spruce
TI	Green Giant Arborvitae
PA	Norway Spruce
JS	Skyrocket Juniper
SHRUBS	
JB	Bar Harbor Creeping Juniper
SB2	Bridal Wreath Spirea
PB	Diabolo® Ninebark
PP2	Dwarf Mugo Pine
SB	Glow Girl Birchleaf Spirea
BG	Green Gem Boxwood
RA	Gro-Low Fragrant Sumac
PO	Little Devil Dwarf Ninebark
CS	Redbark Dogwood
CH	Rockspray Cotoneaster
JF	Sea Green Juniper
GRASSES	
BB	Blonde Ambition Blue Grama
CK	Karl Foerster Feather Reed Grass
SP	Prairie Dropseed

4846 TRADEWINDS PARKWAY

PLANTING PLAN

MADISON, WISCONSIN



Project No: 124.0351.30

Sheet L 200

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MADISON, WISCONSIN

PLANTING PLAN

4846 TRADEWINDS PARKWAY

Sheet L 200

Project No: 124.0351.30

MADISON, WISCONSIN

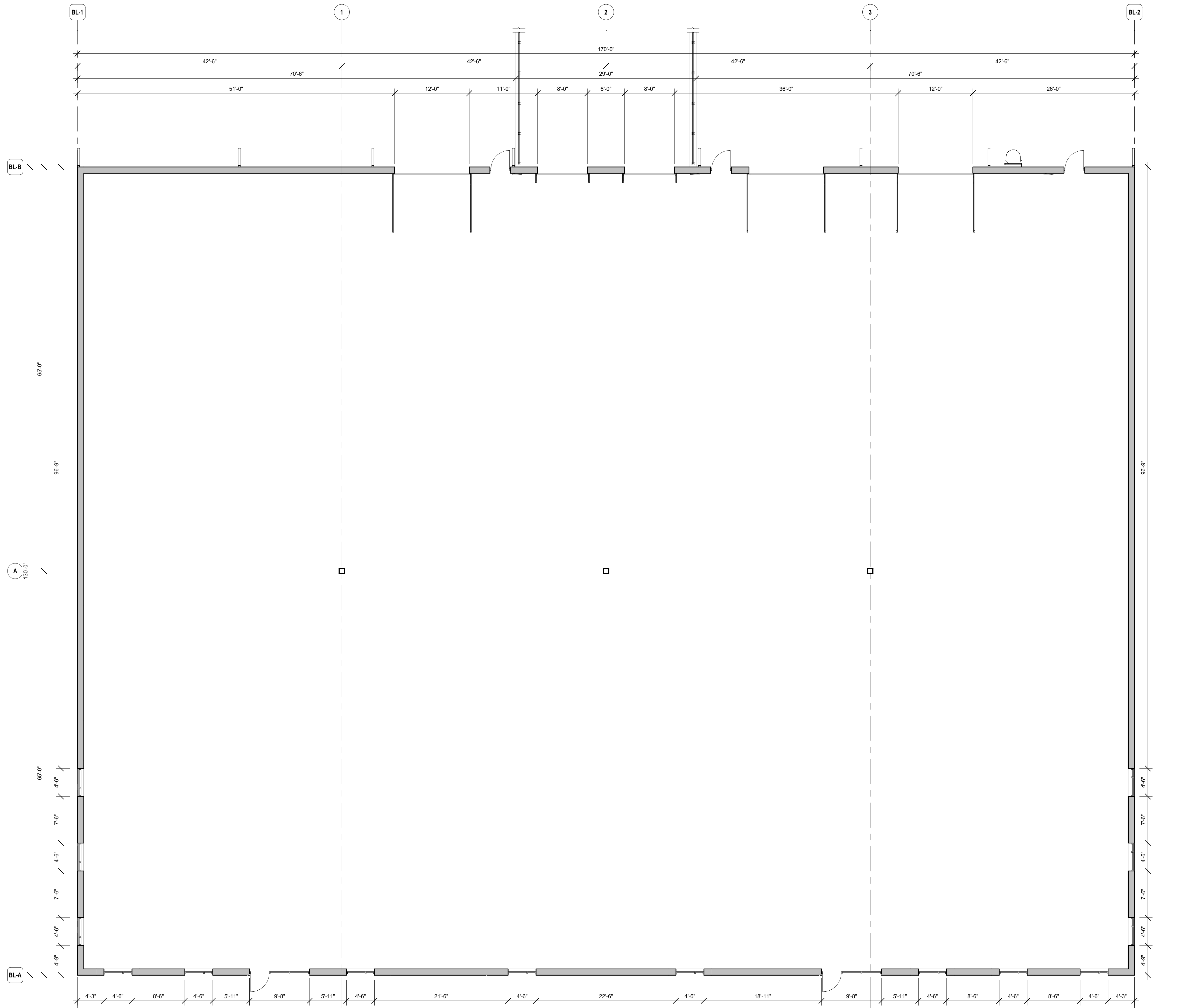
PLANTING PLAN

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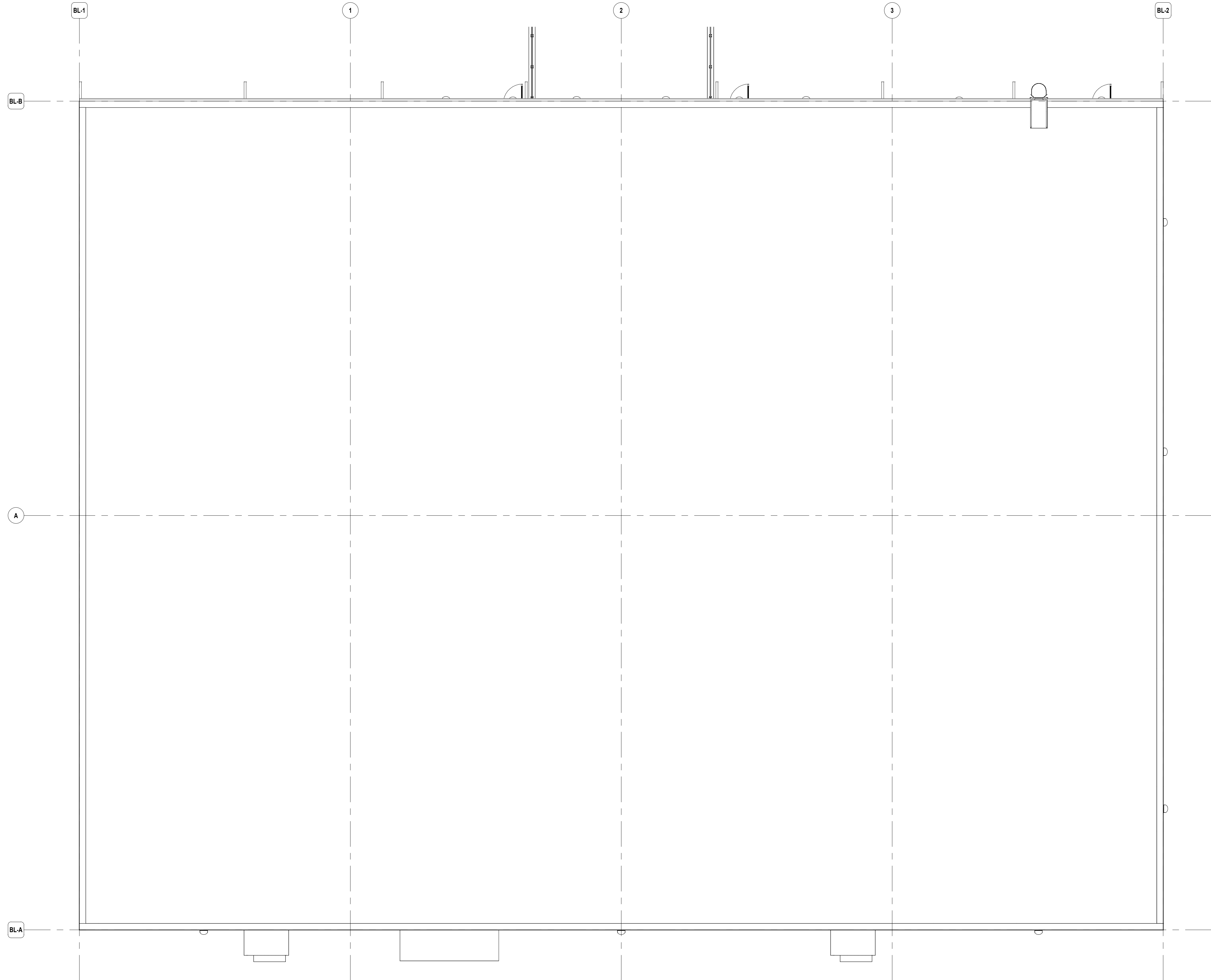
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TRADEWINDS FLEX BUILDING

FLOOR PLAN



DATE: 6/15/2026 A101



CITYSCAPES:
ROOFTOP SCREENING



SLIDING DOOR

CURB MOUNTED ROOFTOP EQUIPMENT SCREENING

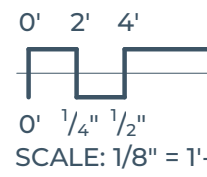
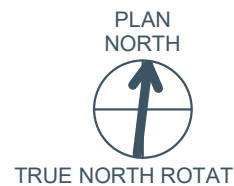
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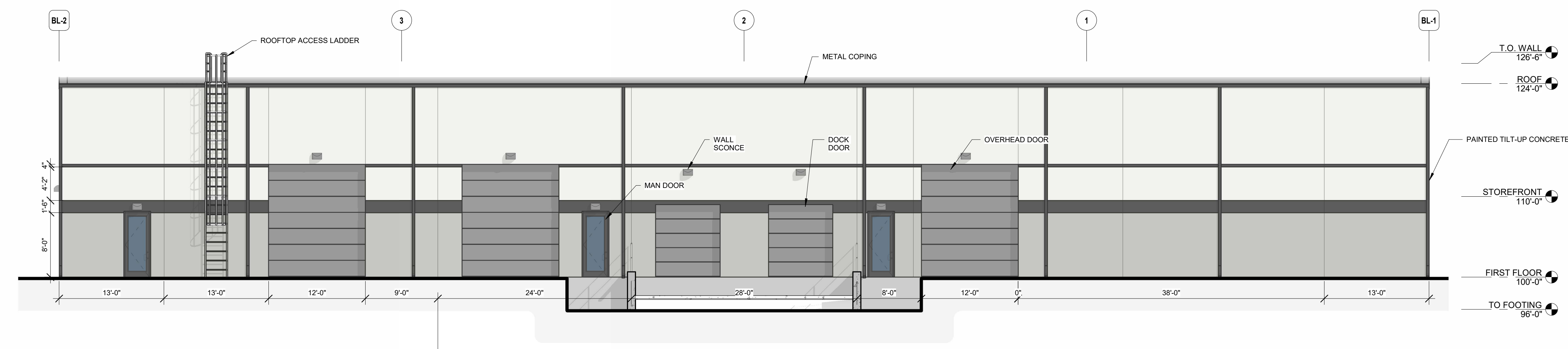
TRADEWINDS FLEX BUILDING

ROOF PLAN

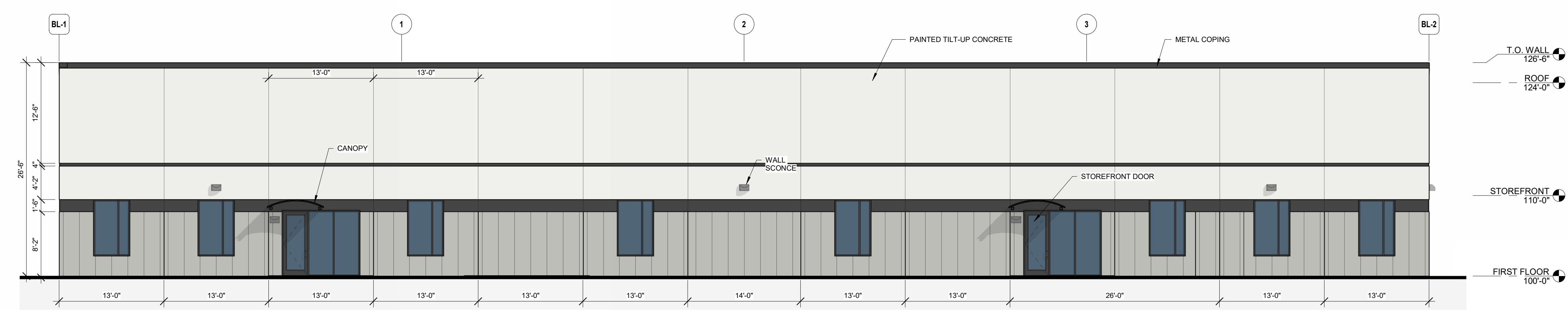


DATE: 6/15/2026

A103



NORTH ELEVATION - COLOR



SOUTH ELEVATION - COLOR



ENLARGED SOUTH ENTRY - COLOR

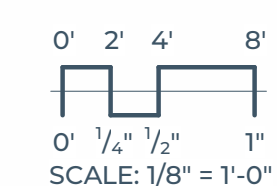
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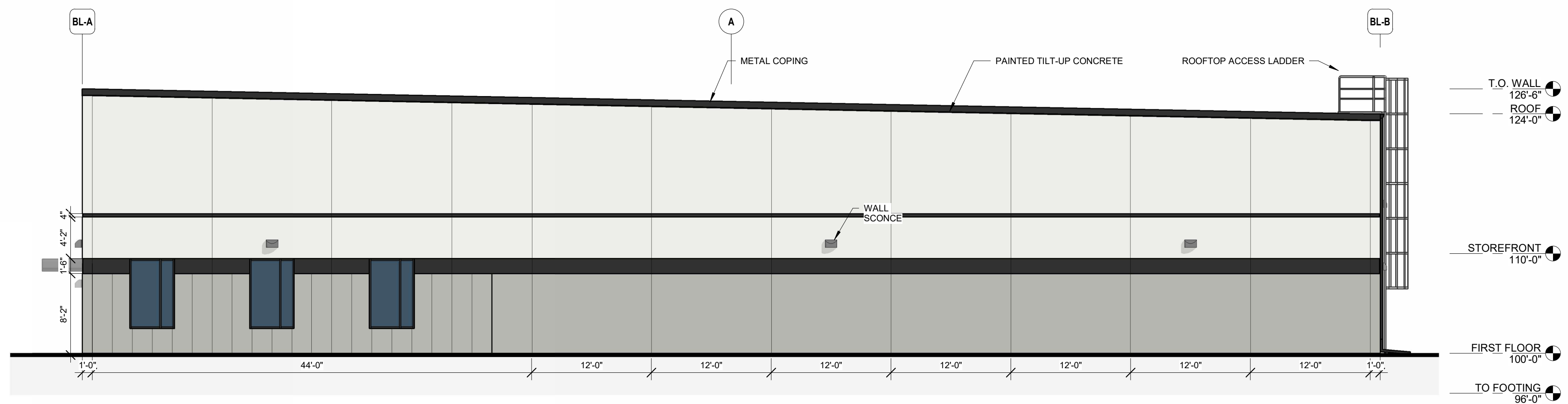
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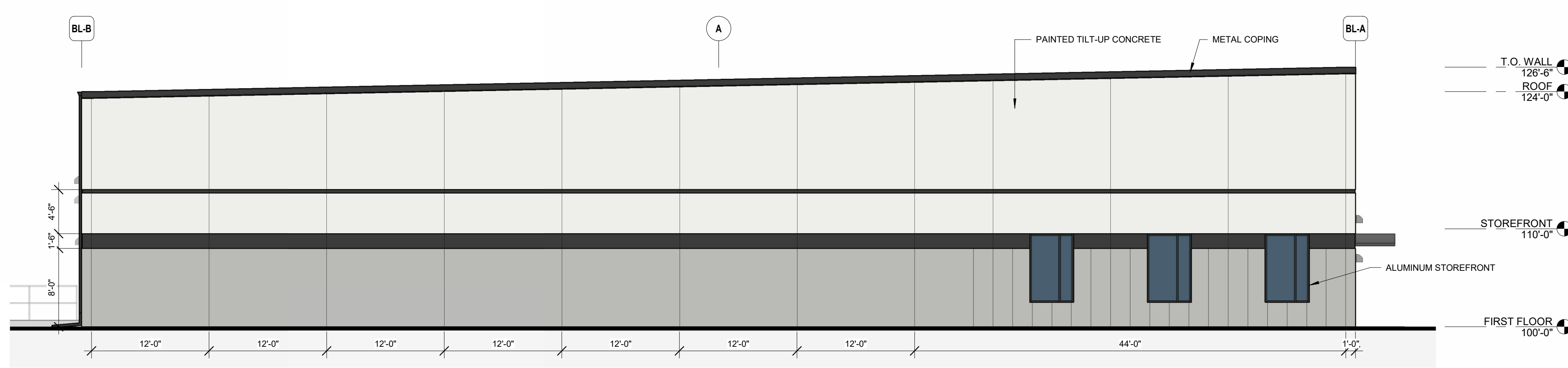
TRADEWINDS FLEX BUILDING

EXTERIOR ELEVATIONS - COLOR





EAST ELEVATION - COLOR



WEST ELEVATION - COLOR

SW 7006
Extra White

Designer
Color
Collection

SW 7658
Gray Clouds

SW 6991
Black Magic

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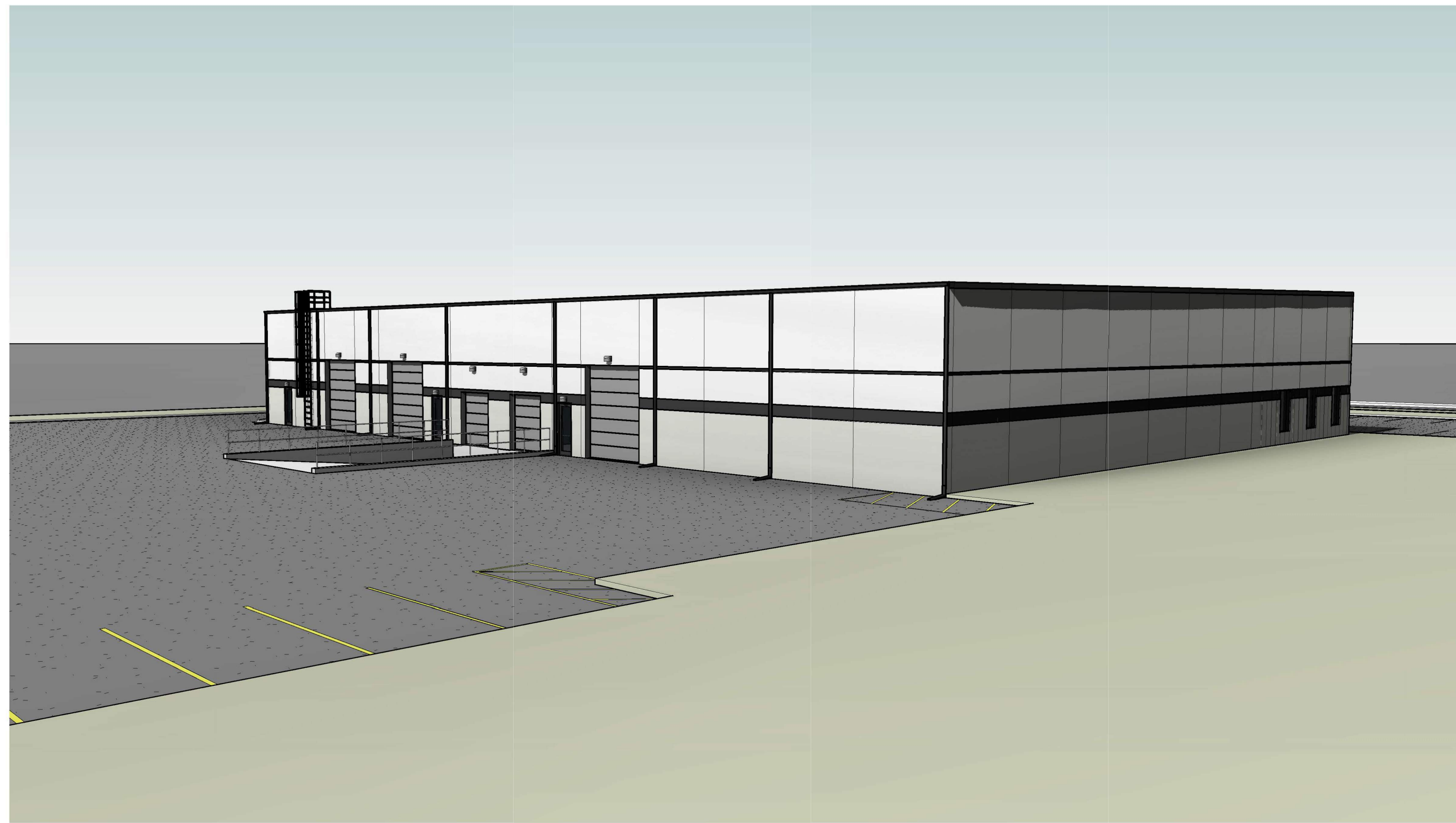
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TRADEWINDS FLEX BUILDING

EXTERIOR ELEVATIONS - COLOR

0' 2' 4' 8'
0' 1/4" 1/2" 1"
SCALE: 1/8" = 1'-0"



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TRADEWINDS FLEX BUILDING

EXTERIOR PERSPECTIVES