

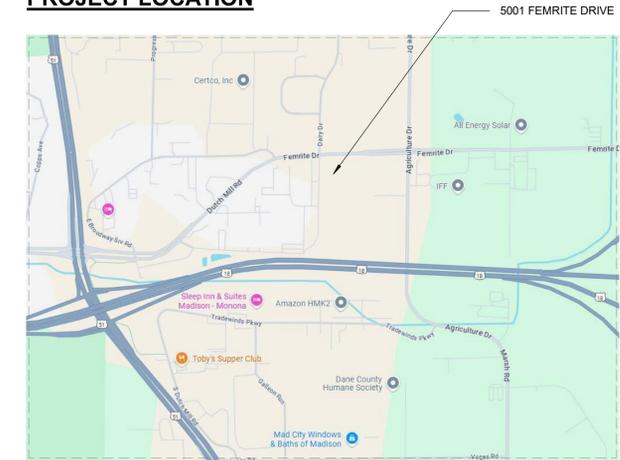
FEMRITE FLEX BUILDING

5001 FEMRITE DRIVE
MADISON, WI

SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISIONS	
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PROJECT LOCATION



BUILDING LOCATION



FEMRITE FLEX BUILDING

TENANT IMPROVEMENT
5001 FEMRITE DRIVE
MADISON, WI

Project Status

2025.02.03	UDC SUBMITTAL
2025.03.26	UDC SUBMITTAL - FINAL

PROJ. #: 24185-01

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COVER SHEET

G001

PROJECT CONTACTS:

OWNER:
WISCONSIN DEVELOPMENT PARTNERS
3351 DAIRY DRIVE
MADISON, WI 53716

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
2501 PARMENTER STREET, SUITE 300A
MIDDLETON, WI 53562

GENERAL CONTRACTOR:
LIONSHARE GROUP
7818 BIG SKY DRIVE
MADISON, WI 53719

CONTACT:
TYLER MARKS (OWNER)
866-432-1711

CONTACT:
STEVE SHULFER (ARCHITECT)
IAN LUECHT (DESIGNER / CONTACT)
608-836-7570

CONTACT:
JAMES SPAHR (OWNER)
608-235-6499

D



NEIGHBORING BUILDING AT 3351 DAIRY DRIVE

C



CAPITAL CITY SHEET METAL FACING FEMRITE

B



DANISCO INDUSTRIAL BUILDING FACING OUR SITE



ECLIPSE BUILDING FACING FEMRITE



DANISCO INDUSTRIAL BUILDING FACING FEMRITE

A



EXISTING BUILDINGS AT 5001 FEMRITE DRIVE (TAKEN FROM DAIRY DRIVE)



INDUSTIRAL FLEX BUILDING FACING DAIRY DRIVE



INDUSTIRAL FLEX BUILDING FACING FEMRITE

FEMRITE FLEX BUILDING
TENANT IMPROVEMENT
5001 FEMRITE DRIVE
MADISON, WI

Project Status	
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2025.03.26	UDC SUBMITTAL - FINAL

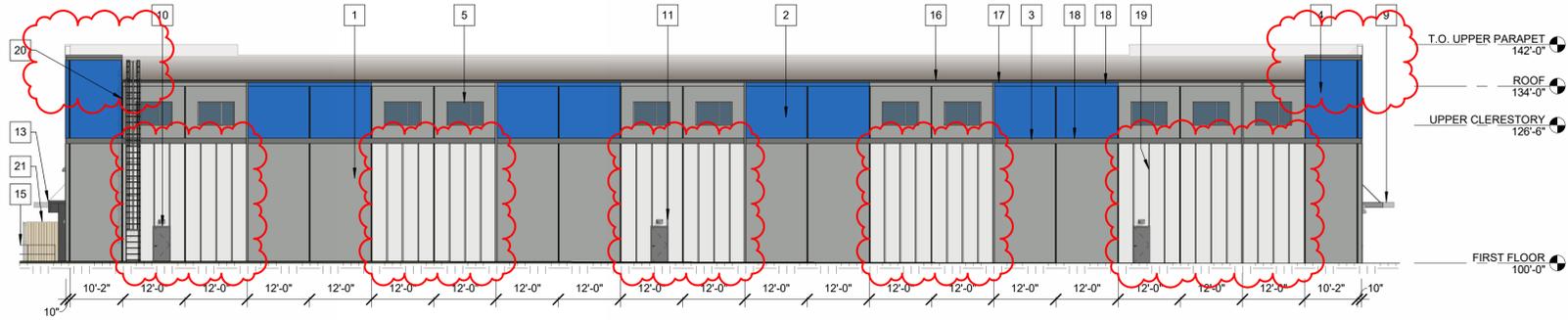
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CONTEXT PHOTOS

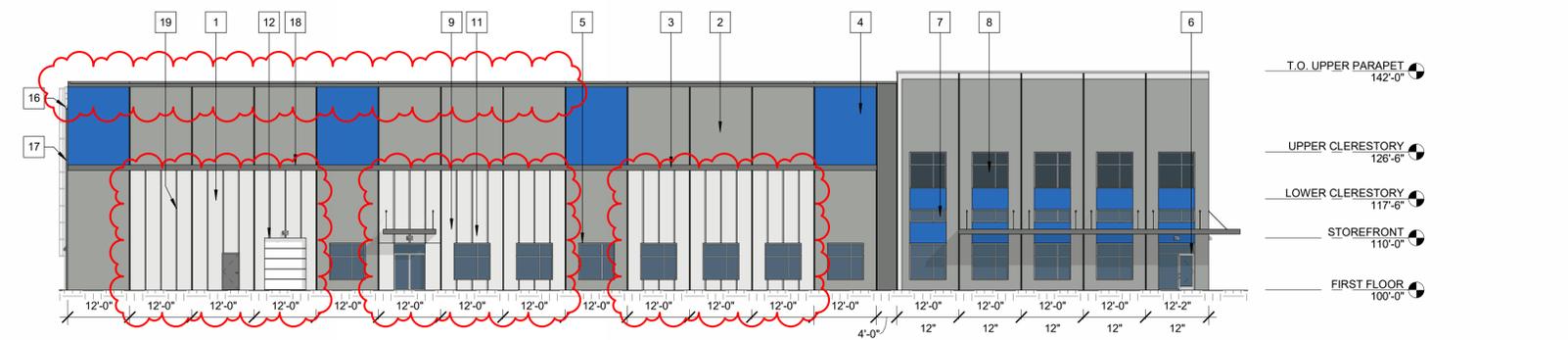
G003

EXTERIOR ELEVATIONS KEYNOTE SCHEDULE

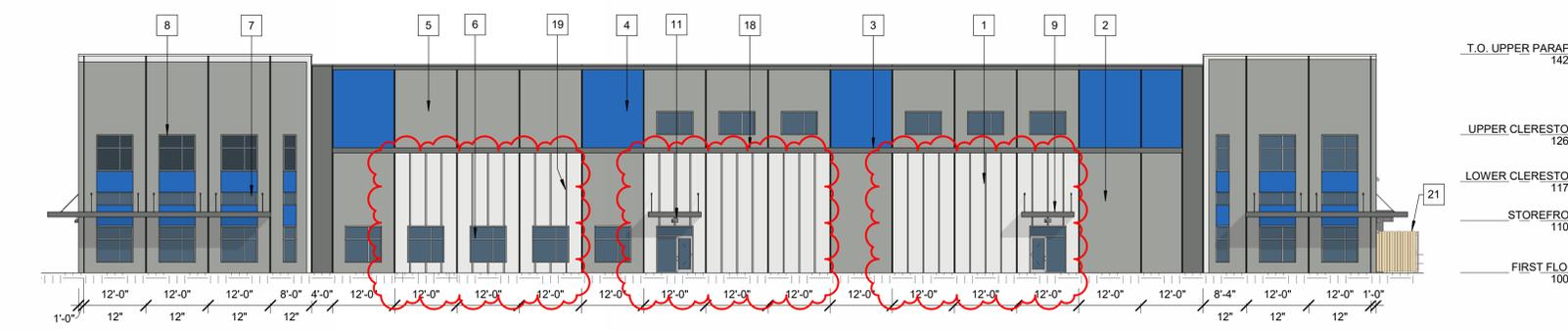
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	COMMENTS
1	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED - SW7063 NEBULOUS WHITE	10" THICK SANDWICH PANEL UNLESS NOTED OTHERWISE
2	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED - SW7674 TIN LIZZIE	10" THICK SANDWICH PANEL UNLESS NOTED OTHERWISE
3	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED - SW6258 GRIZZLE GRAY	10" THICK SANDWICH PANEL UNLESS NOTED OTHERWISE
4	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED - SW 6971 MORNING GLORY	10" THICK SANDWICH PANEL UNLESS NOTED OTHERWISE
5	ALUMINUM STOREFRONT SYSTEM	KAWNEER OR EQUAL	451T OR EQUAL	CLEAR ANNOZIDED	
6	ALUMINUM STOREFRONT DOOR	KAWNEER OR EQUAL	500T INSULPOUR OR EQUAL	CLEAR ANNOZIDED	
7	VISION GLASS			CLEAR	
8	SPANDREL GLASS				
9	PREFABRICATED ALUMINUM CANOPY SYSTEM	MASA OR SIMILAR	EXTRUDECK OR SIMILAR	PAINTED - SW7063 NEBULOUS WHITE	WITH INTEGRATED GUTTER
10	INSULATED METAL DOOR			PAINTED TO MATCH ADJACENT WALL	
11	WALL SCOSCE				
12	INSULATED OVERHEAD DOOR				
13	DOCK SHELTER				
14	DOCK LEVER				
15	GUARD RAIL				
16	METAL GUTTER SYSTEM				
17	METAL DOWNSPOUT				
18	REVEAL	MID-STATES CONCRETE		PAINTED - SW6258 GRIZZLE GRAY	1'-0" WIDE BY 1" DEEP
19	REVEAL	MID-STATES CONCRETE		PAINTED - SW6258 GRIZZLE GRAY	2-1/2" WIDE BY 1" DEEP
20	SEVICE LADDER				
21	WOOD DUMPSTER ENCLOSURES				STEEL TUBE STRUCTURE



D1 EAST ELEVATION - COLOR
1/16" = 1'-0"



C1 NORTH ELEVATION - COLOR
1/16" = 1'-0"



B1 WEST ELEVATION - COLOR
1/16" = 1'-0"



A1 SOUTH ELEVATION - COLOR
1/16" = 1'-0"

PAINT SCHEME

SW 9163 Tin Lizzie	SW 7063 Nebulous White
SW 7068 Grizzle Gray	SW 6971 Morning Glory

WOOD DUMPSTER ENCLOSURE



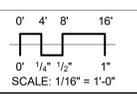
FEMRITE FLEX BUILDING

TENANT IMPROVEMENT
5001 FEMRITE DRIVE
MADISON, WI

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2025.03.26	UDC SUBMITTAL - FINAL

PROJ. #: 24185-01
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EXTERIOR ELEVATIONS - COLOR

A202

D



C



B



A



FEMRITE FLEX BUILDING
TENANT IMPROVEMENT
5001 FEMRITE DRIVE
MADISON, WI

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2025.02.03	UDC SUBMITTAL
2025.03.26	UDC SUBMITTAL - FINAL

PROJ. #: 24185-01

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EXTERIOR PERSPECTIVES

A203

D



C



B

A

FEMRITE FLEX BUILDING

TENANT IMPROVEMENT
5001 FEMRITE DRIVE
MADISON, WI

Project Status

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2025.03.26	UDC SUBMITTAL - FINAL

PROJ. #: 24185-01

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EXTERIOR PERSPECTIVES (BEFORE/AFTER)

A204

1

2

3

4

D



C



B

A

FEMRITE FLEX BUILDING

TENANT IMPROVEMENT
5001 FEMRITE DRIVE
MADISON, WI

Project Status

2025.02.03	UDC SUBMITTAL
2025.03.26	UDC SUBMITTAL - FINAL

PROJ. #: 24185-01

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EXTERIOR PERSPECTIVES (BEFORE/AFTER)

A205

D



C



B

A

FEMRITE FLEX BUILDING
TENANT IMPROVEMENT
5001 FEMRITE DRIVE
MADISON, WI

Project Status

2025.02.03	UDC SUBMITTAL
2025.03.07	UDC SUBMITTAL - FINAL

PROJ. #: 24185-01
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EXTERIOR PERSPECTIVES (BEFORE/AFTER)

A206

D



C



B

A

FEMRITE FLEX BUILDING

TENANT IMPROVEMENT
5001 FEMRITE DRIVE
MADISON, WI

Project Status

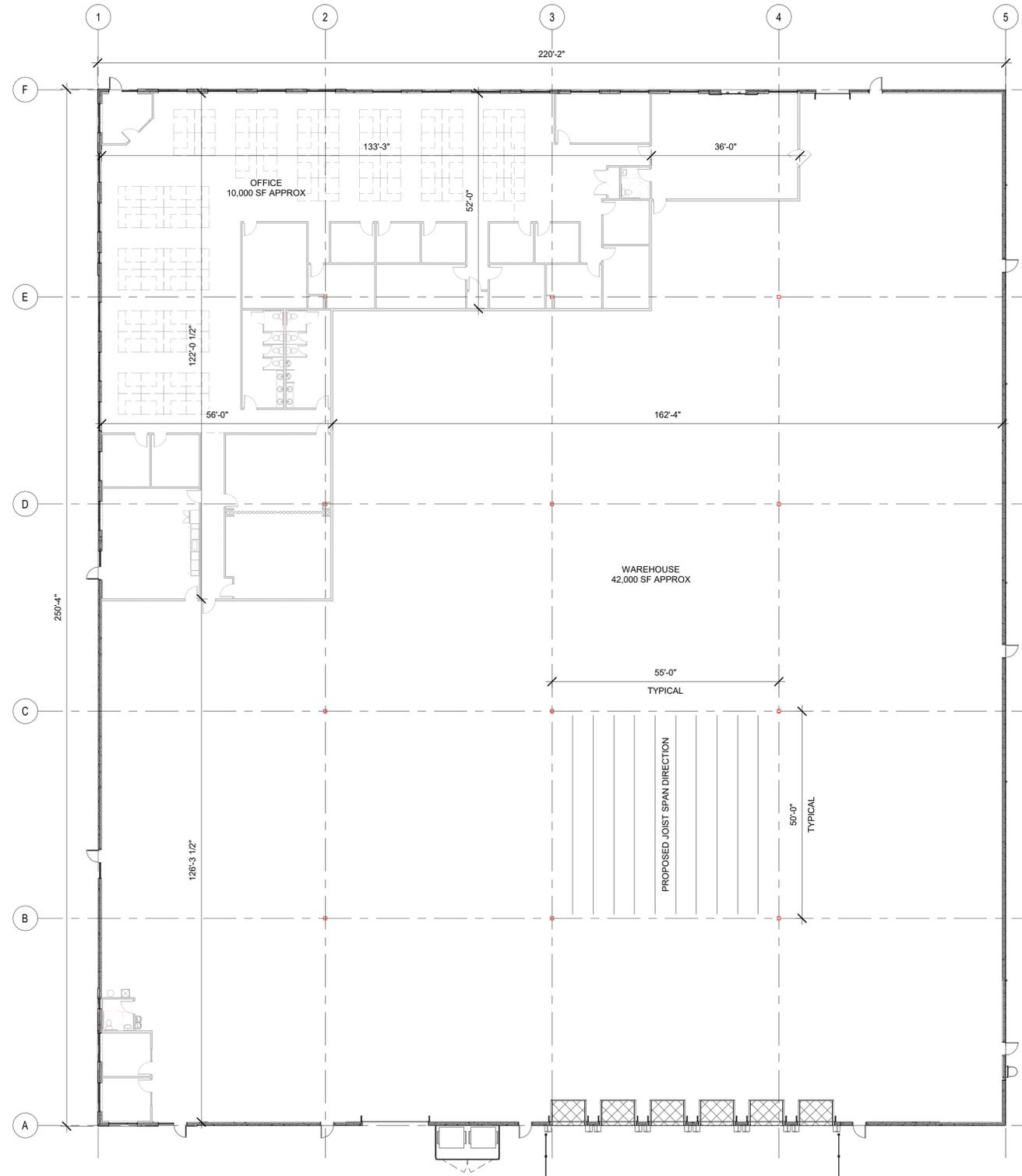
2025.02.03	UDC SUBMITTAL
2025.03.26	UDC SUBMITTAL - FINAL

PROJ. #: 24185-01

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EXTERIOR PERSPECTIVES (BEFORE/AFTER)

A207

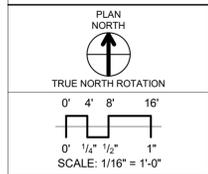


A1 FIRST FLOOR PLAN
1/16" = 1'-0"

FEMRITE FLEX BUILDING
TENANT IMPROVEMENT
5001 FEMRITE DRIVE
MADISON, WI

Project Status	
2025.02.03	UDC SUBMITTAL
2025.03.26	UDC SUBMITTAL - FINAL

PROJ. #: 24185-01
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FLOOR PLAN

A101

1

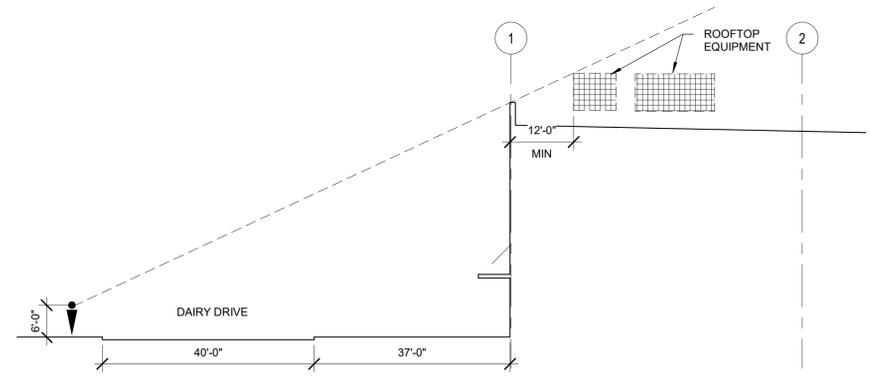
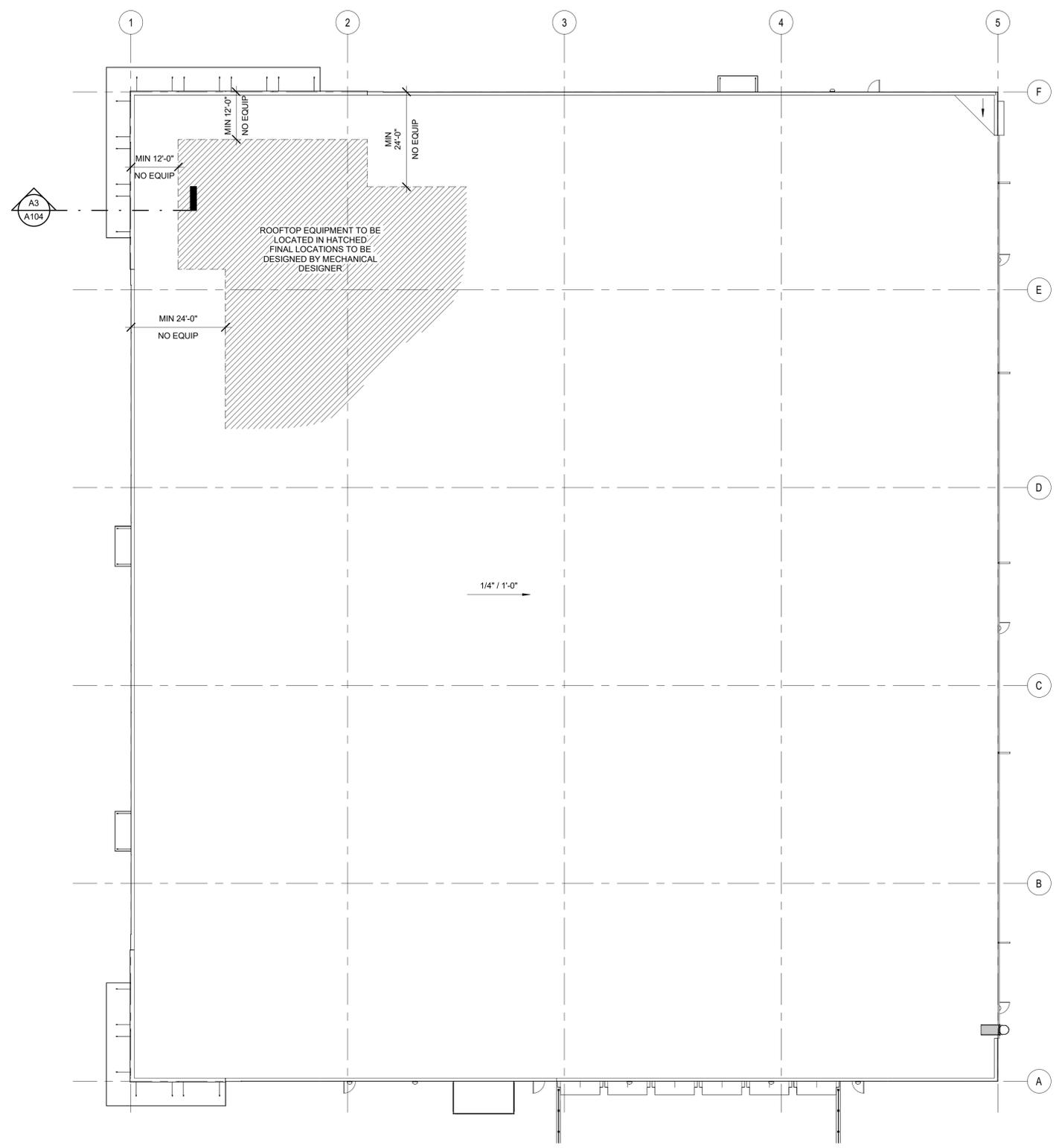
2

3

4

ROOF PLAN GENERAL NOTES:

- A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- B. DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- C. FINAL DOWNSPOUT / SCUPPER LOCATION(S) SHOULD BE COORDINATED BETWEEN THE ROOFING CONTRACTOR, THE ARCHITECT AND THE CIVIL ENGINEER, VERIFY LOCATION OF DOWNSPOUTS.



A1 ROOF PLAN
1/16" = 1'-0"

A3 ROOFTOP EQUIPMENT SCREENING
1/16" = 1'-0"

FEMRITE FLEX BUILDING

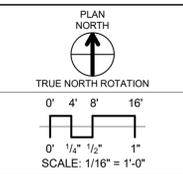
TENANT IMPROVEMENT
5001 FEMRITE DRIVE
MADISON, WI

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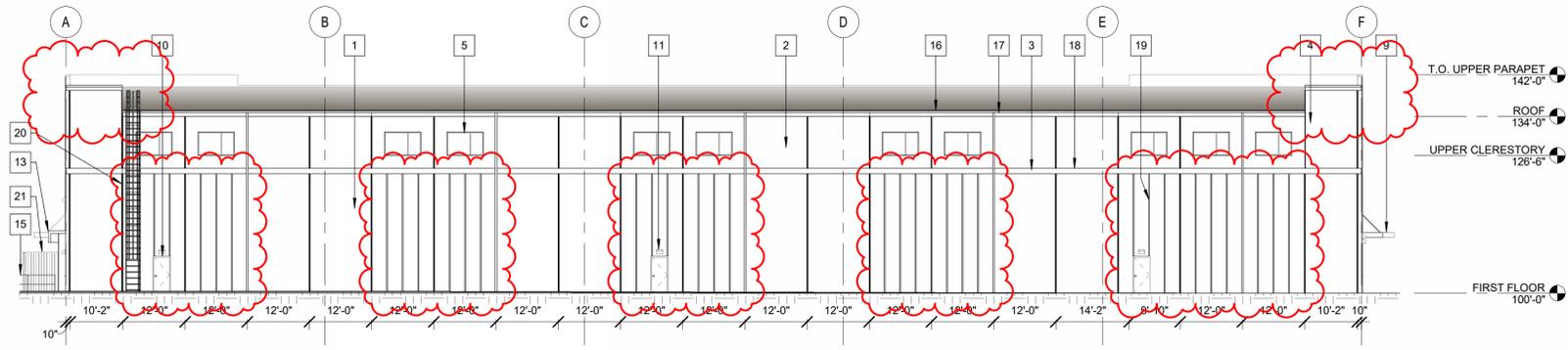


ROOF PLAN

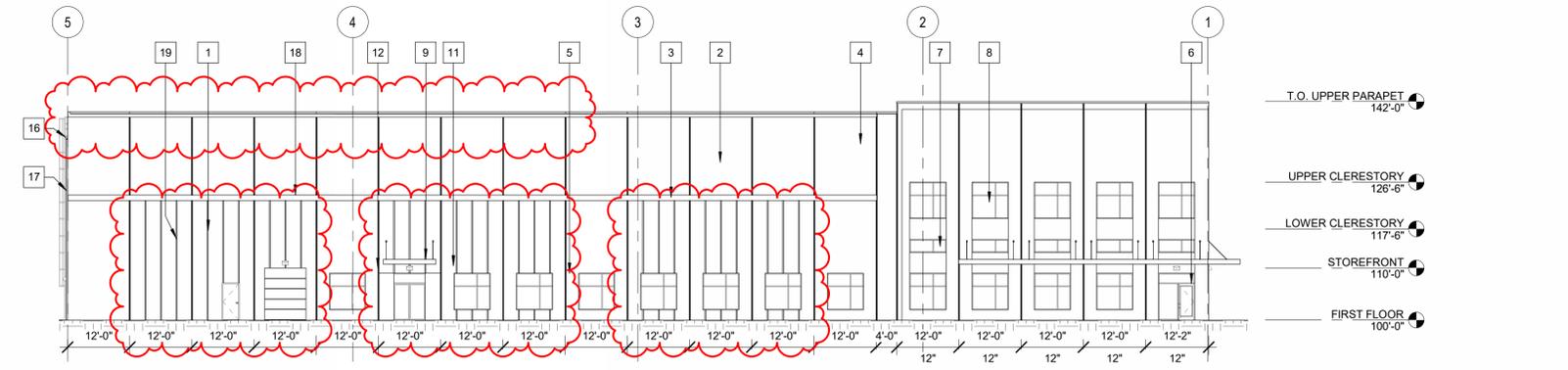
A104

EXTERIOR ELEVATIONS KEYNOTE SCHEDULE

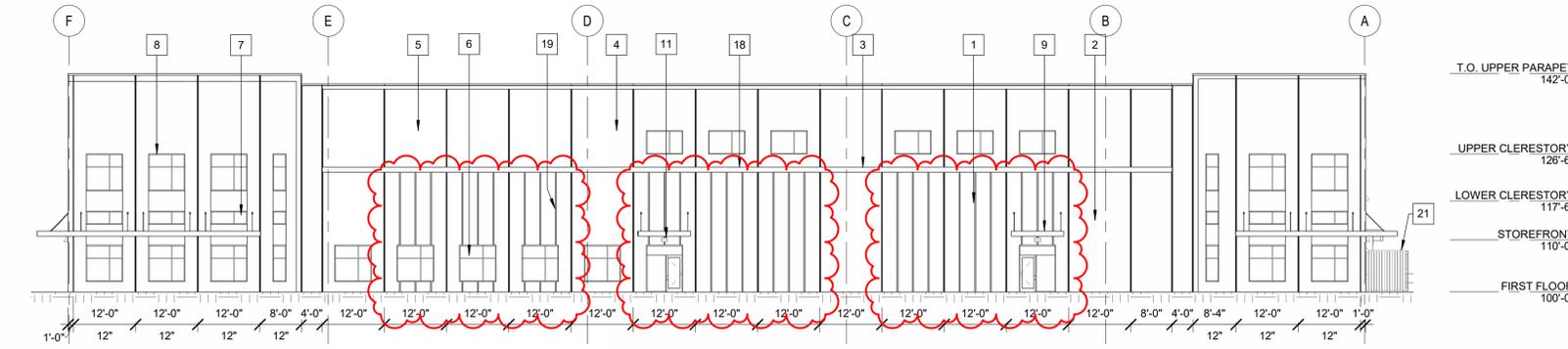
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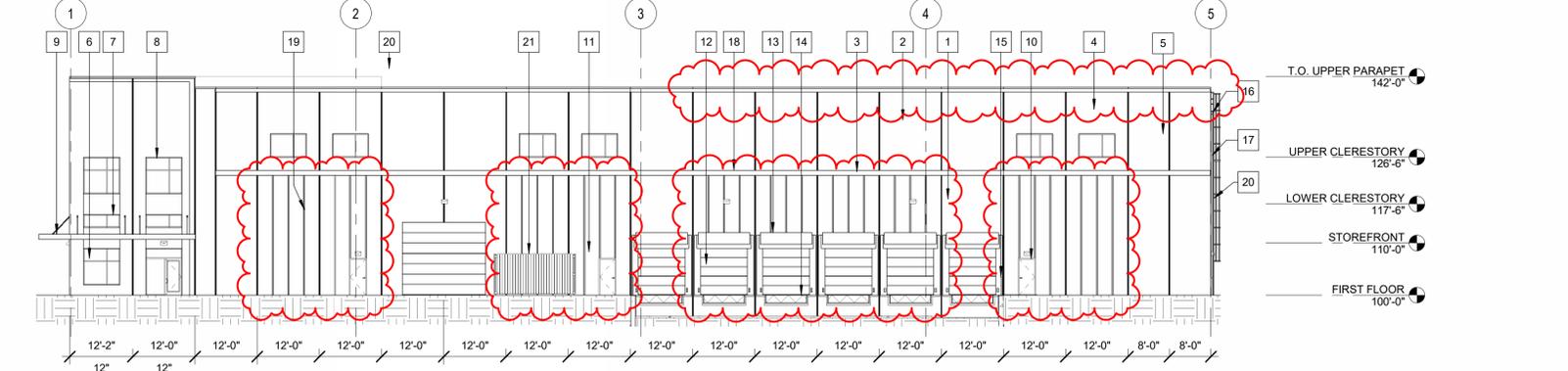
D1 EAST ELEVATION
1/16" = 1'-0"



C1 NORTH ELEVATION
1/16" = 1'-0"



B1 WEST ELEVATION
1/16" = 1'-0"



A1 SOUTH ELEVATION
1/16" = 1'-0"

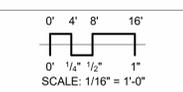
FEMRITE FLEX BUILDING
TENANT IMPROVEMENT
5001 FEMRITE DRIVE
MADISON, WI

Project Status

2025.02.03	UDC SUBMITTAL
2025.03.26	UDC SUBMITTAL - FINAL

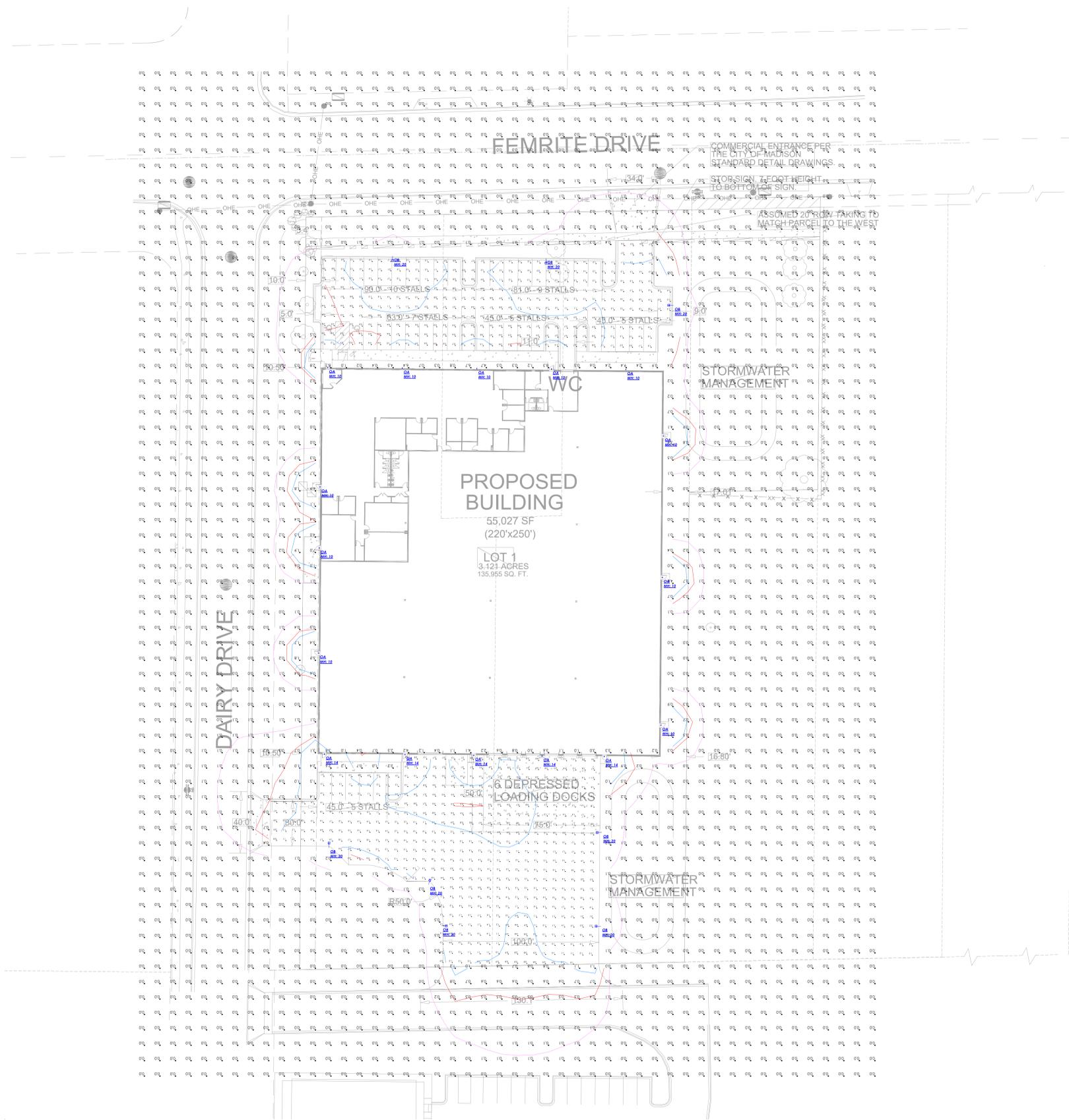
PROJ. #: 24185-01

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EXTERIOR ELEVATIONS

A201



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOADING DOCK - DRIVE	illuminance	Fc	1.36	4.4	0.3	4.53	14.67
PARKING LOT	illuminance	Fc	1.04	2.2	0.4	2.60	5.50
SITE	illuminance	Fc	0.12	9.4	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	16	OA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR2B	Single	2135	18.2	0.900
	8	OB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1B-740-U-T4W-HSS	Single	6423	74	0.900

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

#	Date	Comments

Revisions	

RLMA Project #: 167219
 Drawn By: EP
 Date: 1/7/2025
 Scale: 1" = 30' 0"

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Catalog #		Type
Project		
Comments		Date
Prepared by		

electrical wiring compartment.

Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

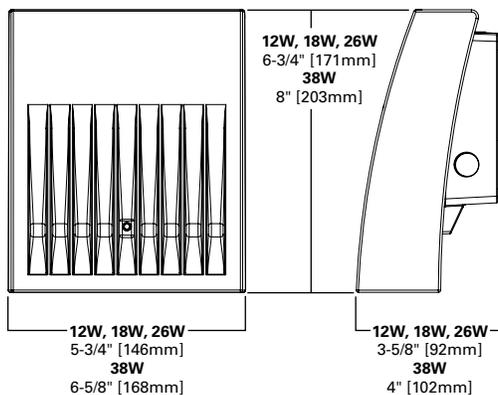
Five-year warranty.



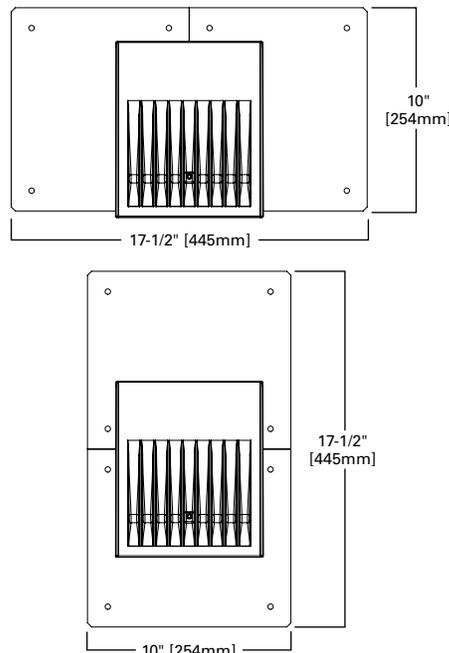
XTOR CROSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3, 4](#)
- Optical Configurations [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 8](#)

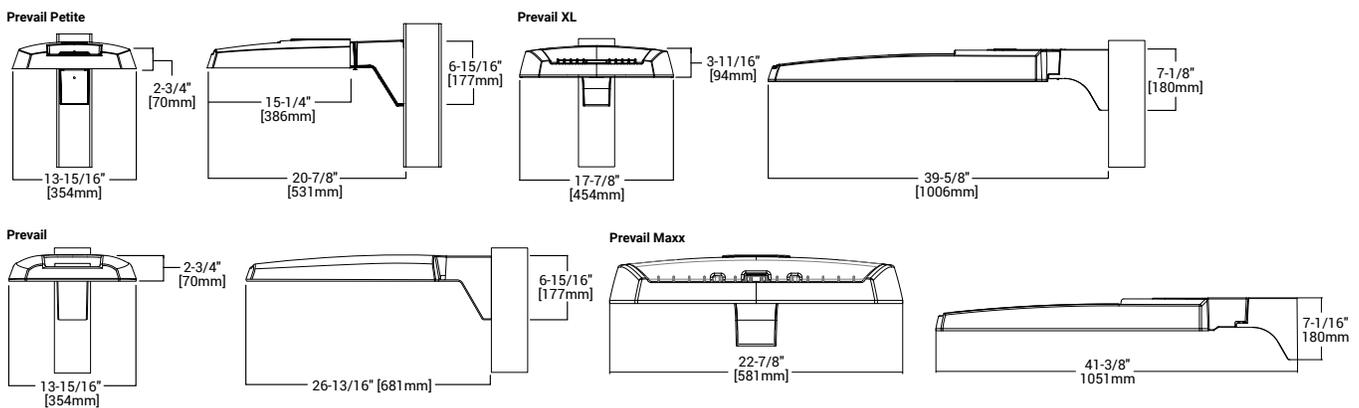
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
 2. IDA Certified for 3000K CCT and warmer only.