

<u>- SHEET INDEX -</u>			
SHEET NUMBER	SHEET NAME	REVISIONS	
		MARK	DATE
GENERAL			
G101	COVER SHEET		
G102	CONTEXT		
CIVIL			
C100	TITLE SHEET		
C200	EXISTING SITE PLAN		
C300	SITE PLAN		
C400	GRADING PLAN		
C401	EROSION CONTROL PLAN		
C402	UTILITY PLAN		
C500	EROSION CONTROL DETAILS		
C501	MISC. DETAILS		
SITE LIGHTING			
ES101	PHOTOMETRIC SITE PLAN		
LANDSCAPE			
L100	LANDSCAPE NOTES		
L101	LANDSCAPE DETAILS		
L200	PLANTING PLAN		
ARCHITECTURAL			
A101	FLOOR PLAN		
A103	ROOF PLAN		
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS		
A203	EXTERIOR ELEVATIONS - COLOR		
A204	EXTERIOR ELEVATIONS - COLOR		
A205	EXTERIOR PERSPECTIVES		



PROJECT LOCATION



BUILDING LOCATION

4846 TRADEWINDS
PARKWAY
MADISON, WI 53718



2501 PARMENTER STREET, SUITE 300A • MIDDLETON, WI 53562 • 608-836-7570
© SKETCHWORKS ARCHITECTURE, LLC, 2025

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

4846 TRADEWINDS
PARKWAY
MADISON, WI 53718

Sketchworks
architecture llc

2501 PARMENTER STREET, SUITE 300A • MIDDLETON, WI 53562 • 608-836-7570
© SKETCHWORKS ARCHITECTURE, LLC, 2025

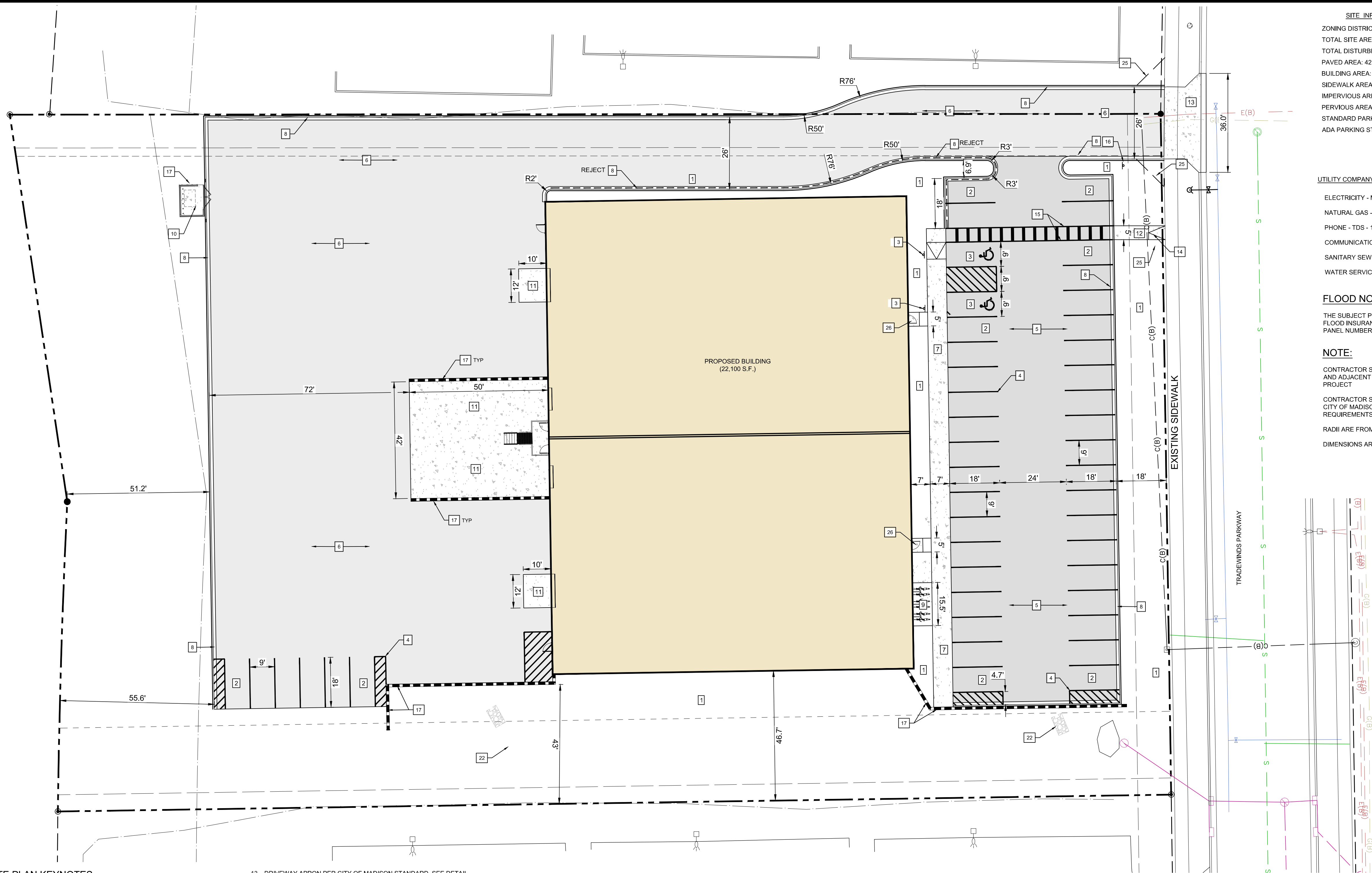
TRADEWINDS FLEX BUILDING

CONTEXT

\\proj01\dwg\2024\124.0351\306-ADD\124.0351\PLAN\486 SITE PLAN_2025.01.08_2.12 PL ANSI FULL BLEED D (34.00 X 22.00 INCHES)

SITE PLAN KEYNOTES

- LANDSCAPE AREA. SEE SHEET L101.
- OFF-STREET PARKING STALLS STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY YELLOW PAINT. SPACES PROVIDED:
(49) 9'-0" X 18'-0" GENERAL PARKING
(2) 9'-0" X 18'-0" ACCESSIBLE PARKING
- A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING, SIGNAGE, AND PAVEMENT MARKINGS
- 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: YELLOW
PAINT SHALL BE SHERWIN WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT
- 4" DEPTH ASPHALT PAVEMENT SEE DETAIL ON C 501
- 5" DEPTH ASPHALT PAVEMENT SEE DETAIL ON C 501
- THICKENED EDGE SIDEWALK
- CONCRETE CURB AND GUTTER PER DETAIL ON C 501
- BIKE RACKS
- TRASH ENCLOSURE
- 7" THICK CONCRETE SEE DETAIL ON C 501
- 5" CONCRETE SIDEWALK PER CITY OF MADISON STANDARD
- DRIVEWAY APRON PER CITY OF MADISON STANDARD. SEE DETAIL
- ADA RAMP PER CITY OF MADISON STANDARD
- PAINTED CROSSWALK PER CITY OF MADISON STANDARD
- STOP SIGN, SEE DETAIL ON C 501
- BLOCK RETAINING WALL, DESIGN BY OTHERS
- NOT USED
- NOT USED
- APPROXIMATE DOWNSPOUT / SPLASH BLOCK LOCATIONS
- 2' X 8' RIP-RAP PAD, SEE DETAIL ON C 500
- NOT USED
- CONCRETE LIGHT POLE BASE
- 10' X 10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" TO 10'
- CONCRETE STOOP



SITE INFORMATION

ZONING DISTRICT: IL - INDUSTRIAL LIMITED
TOTAL SITE AREA: 99,703 SF / 2.289 ACRES
TOTAL DISTURBED AREA: 84,962 SF / 1.950 ACRES
PAVED AREA: 42,093 SF
BUILDING AREA: 22,100 SF
SIDEWALK AREA: 3,846 SF
IMPERVIOUS AREA: 68,039 SF (TOTAL)
PERVIOUS AREA: 31,664 SF
STANDARD PARKING STALLS: 43
ADA PARKING STALLS: 2

UTILITY COMPANY INFORMATION

ELECTRICITY - MG&E - 800-245-1125
NATURAL GAS - MG&E - 800-245-1125
PHONE - TDS - 1-888-225-5837
COMMUNICATIONS / CABLE - SPECTRUM- 855-366-7132
SANITARY SEWER - CITY OF MADISON - 608-266-4751
WATER SERVICE - CITY OF MADISON - 608-266-4751

FLOOD NOTE:

THE SUBJECT PROPERTY IS NOT IMPACTED AS DESIGNATED IN THE FLOOD INSURANCE MAP FOR DANE COUNTY, WISCONSIN, COMMUNITY PANEL NUMBER 55025C0441G, EFFECTIVE DATE 01/02/2009.

NOTE:

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT

CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. STRICTER REQUIREMENTS APPLIES TO THE CONTRACTED WORK

RADI ARE FROM EDGE OF PAVEMENT

DIMENSIONS ARE FROM EDGE OF PAVEMENT

4846 TRADEWINDS PARKWAY

SITE PLAN

MADISON, WISCONSIN

SNYDER & ASSOCIATES, INC. |

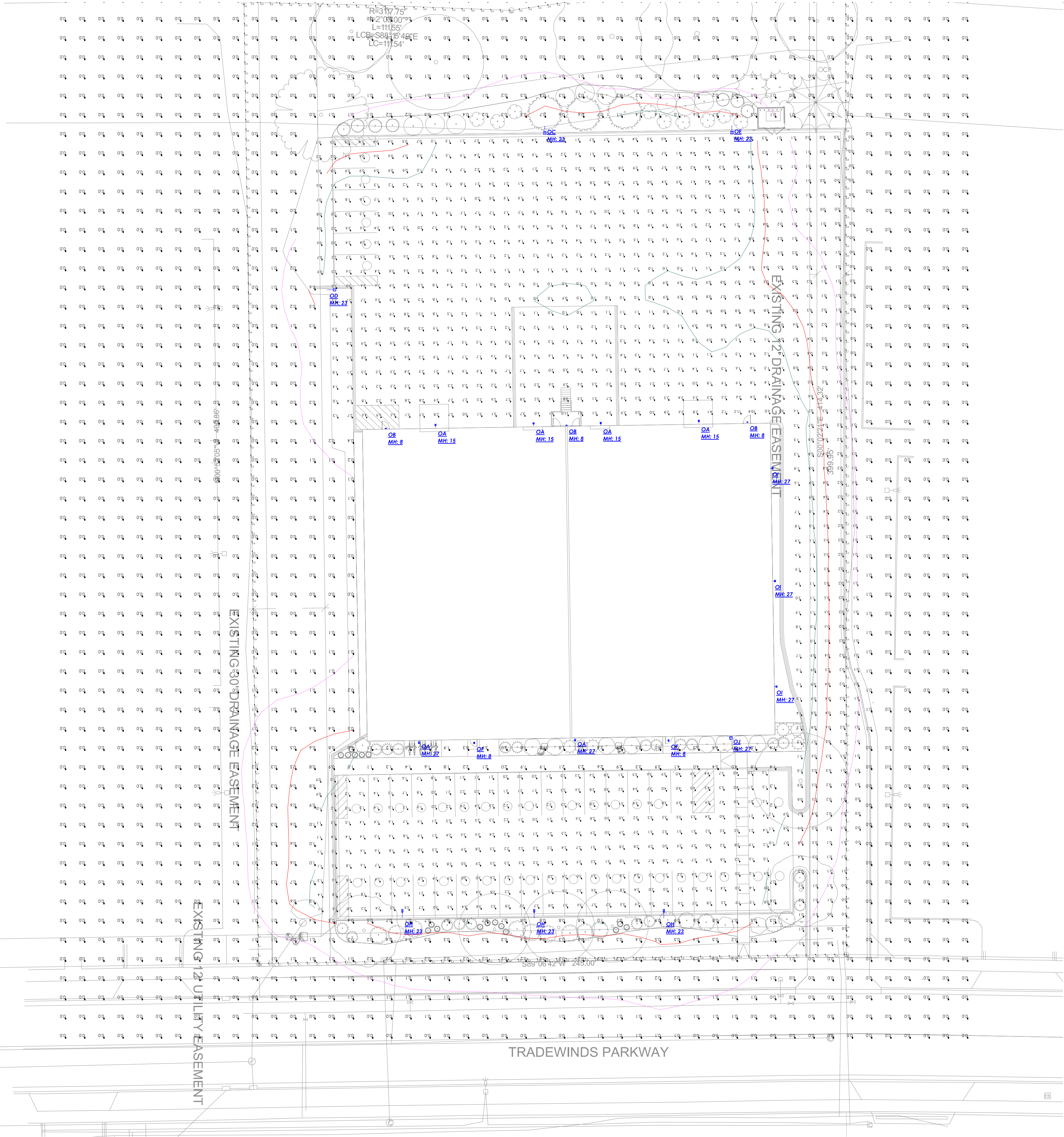


Project No: 124.0351.30

Sheet C 300

5010 VOICES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

MARK: _____
Engineer: SJA
Technician: MW
REVISION: _____
Checked By: SJA
Date: 10/03/2025
BY: _____
DATE: _____
Scale: 1" = _____
T-R-S: T7N-R10E-S27
Project No: 124.0351.30
Sheet: 300



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOADING DOCK - DRIVE	Illuminance	Fc	1.48	11.2	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	2.40	5.7	0.8	3.00	7.13
PROPERTY LINE	Illuminance	Fc	0.07	0.4	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.13	8.3	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
OA	6	OA	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA1A-740-U-T4FT-WM-WH	Single	4617	33	0.900
OB	3	OB	MULE LIGHTING, INC.	MERU-LED-ACEM-WH-IH	Single	1581	16.4	0.900
OC	1	OC	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA3B-740-U-T4FT-HSS-SA-WH	Single	12232	121	0.900
OD	1	OD	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA3B-740-U-T4W-HSS-SA-WH	Single	12288	121	0.900
OE	1	OE	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA3B-740-U-SLR-HSS-SA-WH	Single	12199	121	0.900
OF	2	OF	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	HC610D010-HM60525840-61WDW	Single	1195	9.9	0.900
OH	3	OH	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA2B-740-U-T4FT-HSS-SA-WH	Single	8240	82	0.900
OI	3	OI	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA1A-740-U-T1-WM-WH	Single	4619	33	0.900
OJ	1	OJ	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA3B-740-U-SLR-HSS-WM-WH	Single	12199	121	0.900

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.

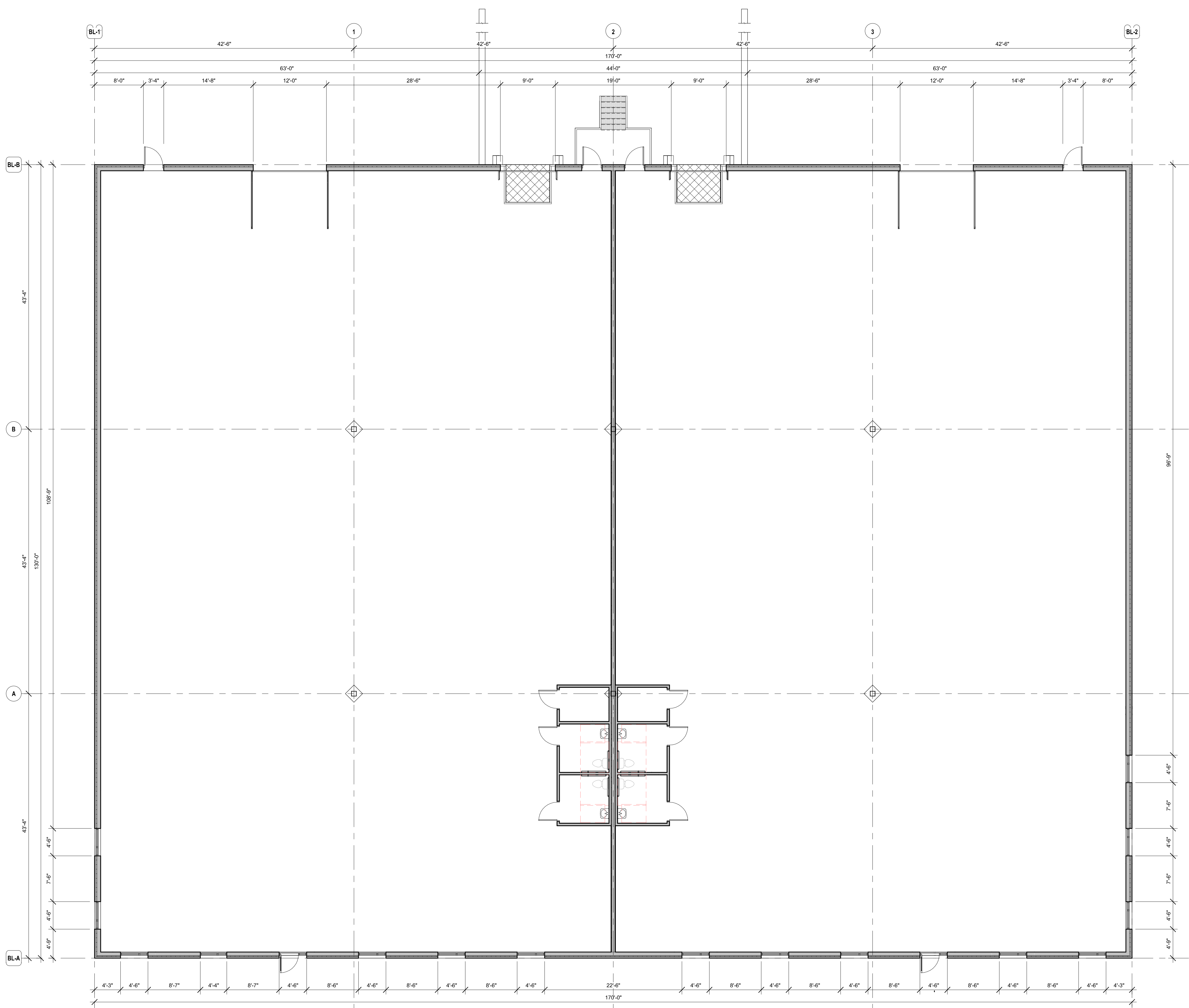
#	Date	Comments
Revisions		

RLMA Project #: 179096
Drawn By: EP
Date: 10/20/2025
Scale: 1" = 25' 0"



— — — — SPADE CUT EDGE
LANDSCAPE BOULDER

1. PROVIDE 3" DEPTH SHREDDED ROCK MULCH AROUND ALL IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. MULCHED LANDSCAPE BEDS SHALL HAVE A SPACE 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.
2. TURF SEED SHALL BE SUN AND SHADE PARK MIX GRASS PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (<https://circlebonline.com/>) OR APPROVED EQUAL.
3. SOD: BLACK BEAUTY - TALL FESCUE KENTUCKY BLUEGRASS (TKFB SOD) BY PAUL'S TURF AND TREE NURSERY (<https://www.paulsturfandtree.com/>) OR APPROVED EQUAL.
4. 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 GROUND COVER 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.
5. BOULDERS SHALL BE SHIST BOULDERS PROVIDED BY DVORAK LANDSCAPE (<https://www.dvoraklandscapes.com/>) OR APPROVED EQUAL. REFER TO DETAIL FOR INSTALLATION.



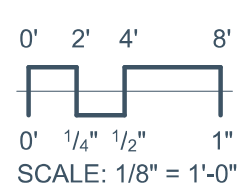
4846 TRADEWINDS
PARKWAY
MADISON, WI 53718



2501 PARMENTER STREET, SUITE 300A • MIDDLETON, WI 53562 • 608-836-7570
© SKETCHWORKS ARCHITECTURE, LLC, 2025

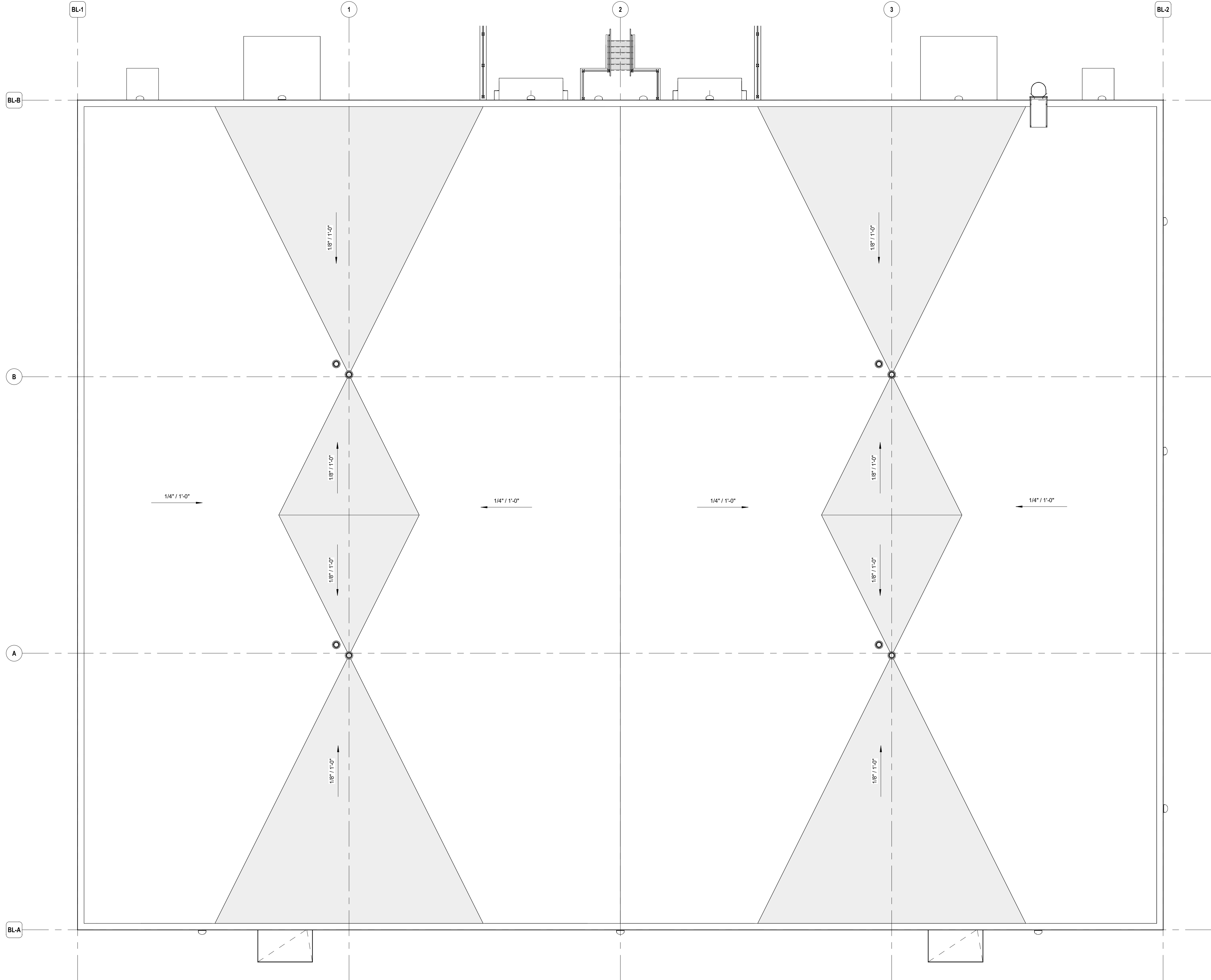
TRADEWINDS FLEX BUILDING

FLOOR PLAN



DATE: 10/20/2025

A101



CITYSCAPES:
ROOFTOP SCREENING



SLIDING DOOR

CURB MOUNTED ROOFTOP EQUIPMENT SCREENING

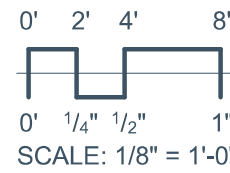
4846 TRADEWINDS
PARKWAY
MADISON, WI 53718



2501 PARMENTER STREET, SUITE 300A • MIDDLETON, WI 53562 • 608-836-7570
© SKETCHWORKS ARCHITECTURE, LLC, 2025

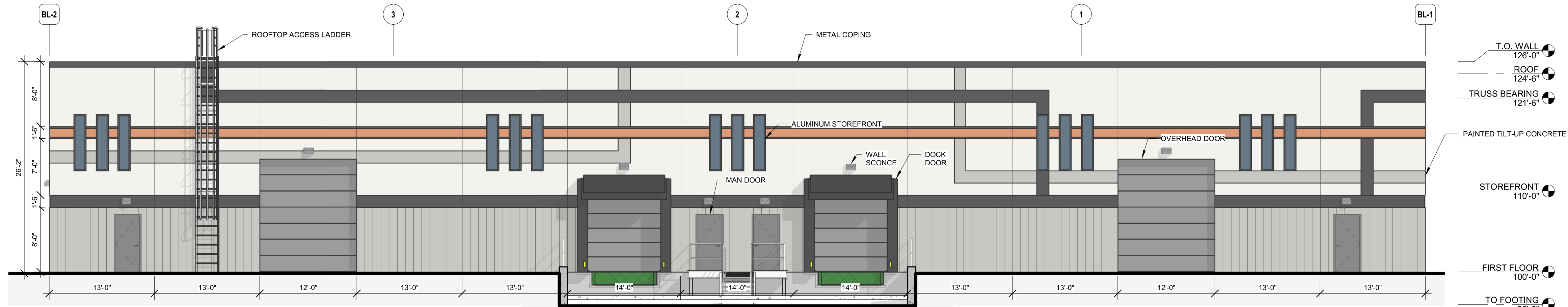
TRADEWINDS FLEX BUILDING

ROOF PLAN

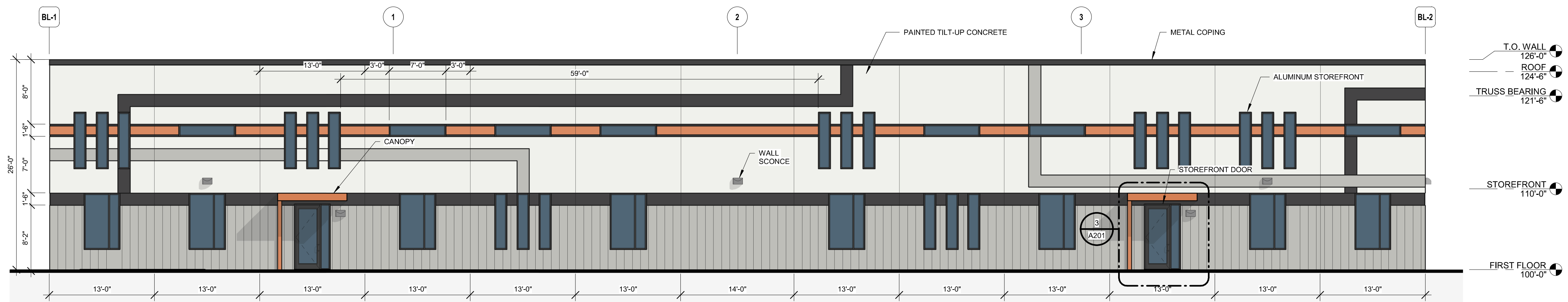


DATE: 10/20/2025

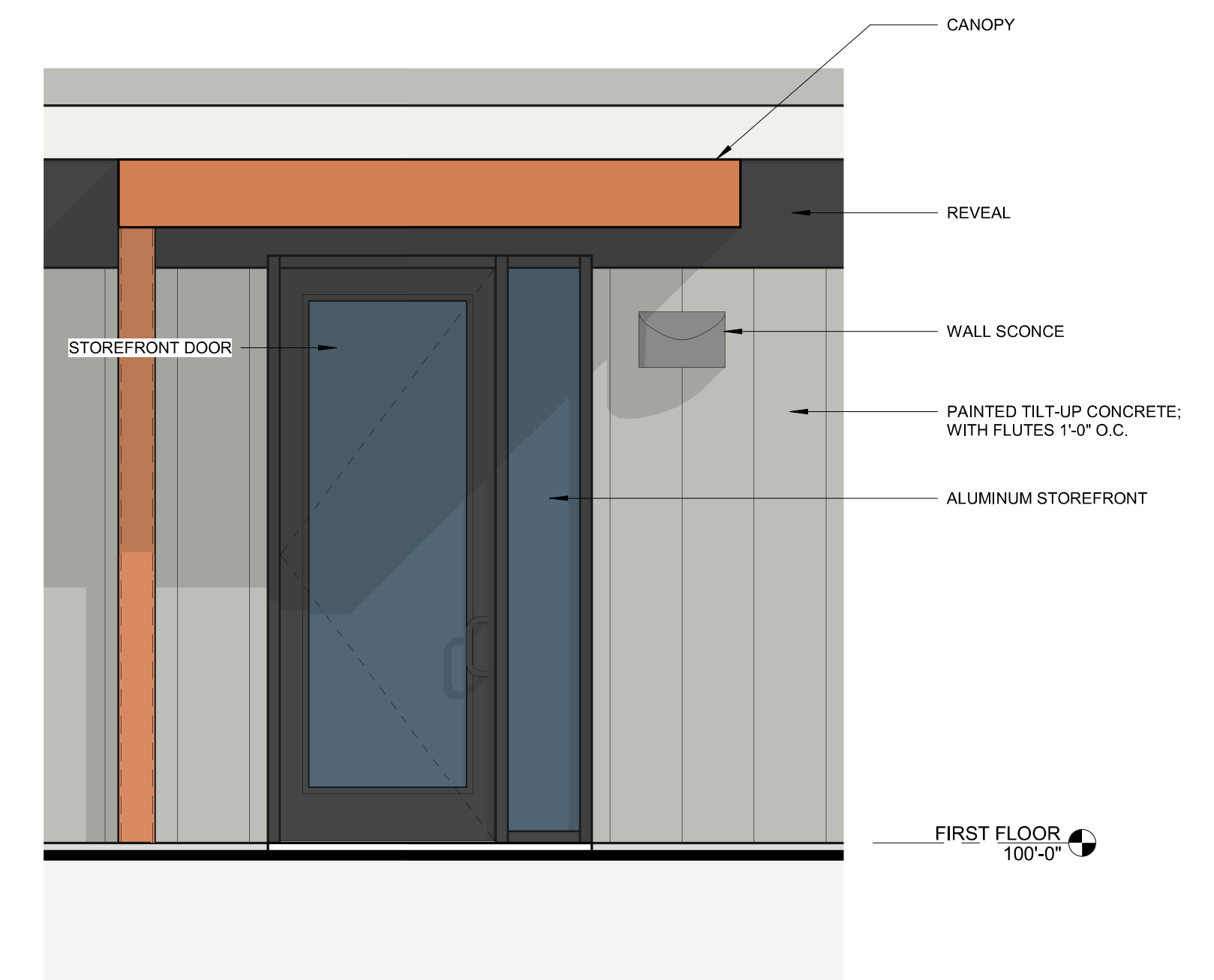
A103



NORTH ELEVATION - COLOR



SOUTH ELEVATION - COLOR



ENLARGED SOUTH ENTRY - COLOR

4846 TRADEWINDS
PARKWAY
MADISON, WI 53718

Sketchworks
architecture llc

2501 PARKMETER STREET, SUITE 300A • MIDDLETON, WI 53562 • 608-836-7570
© SKETCHWORKS ARCHITECTURE, LLC, 2025

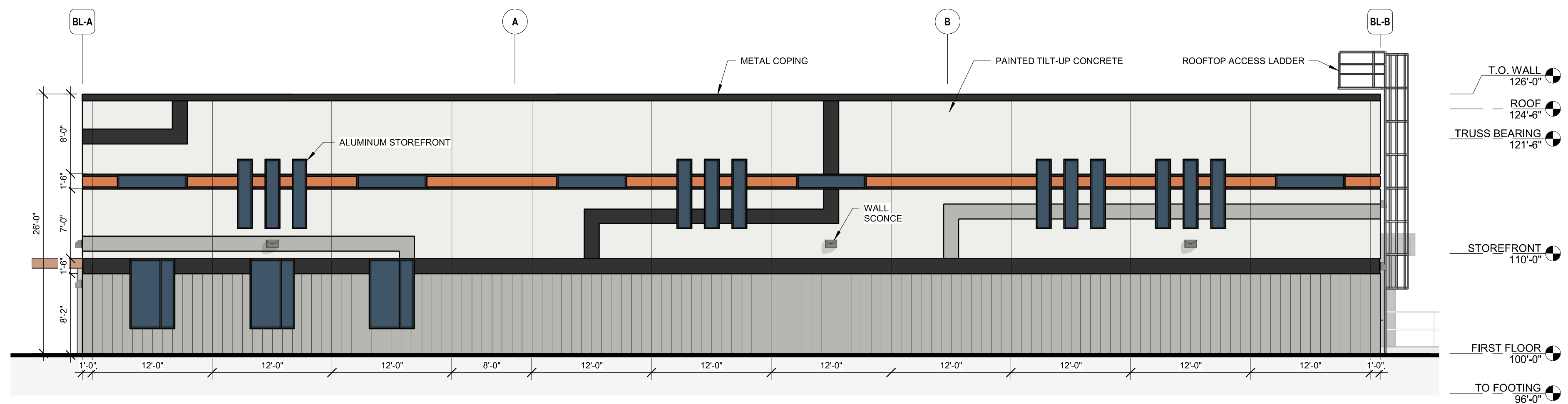
TRADEWINDS FLEX BUILDING

EXTERIOR ELEVATIONS - COLOR

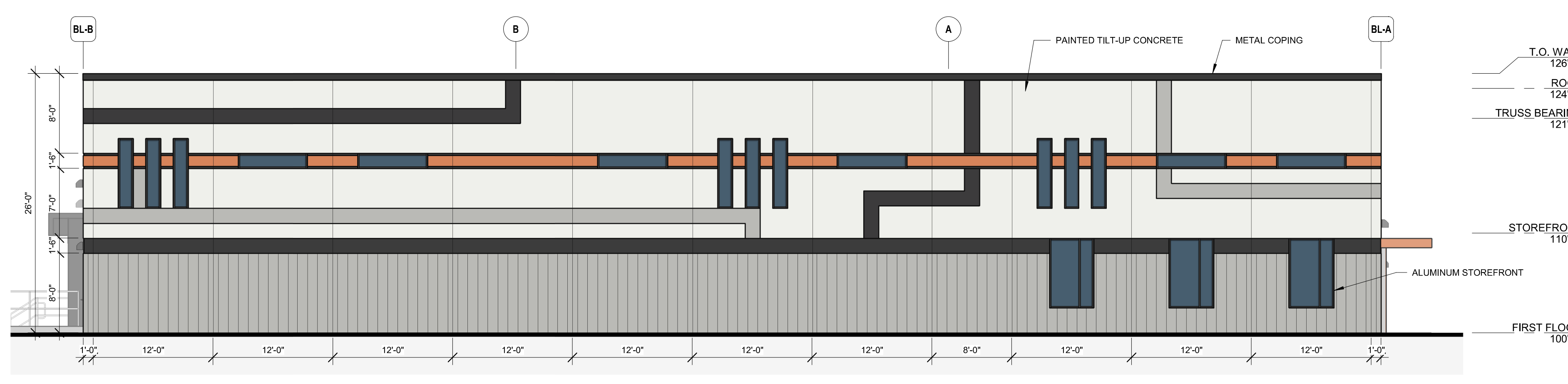
0' 2' 4' 8'
0' 1/2" 1" 1"
SCALE: 1/8" = 1'-0"

DATE: 10/20/2025

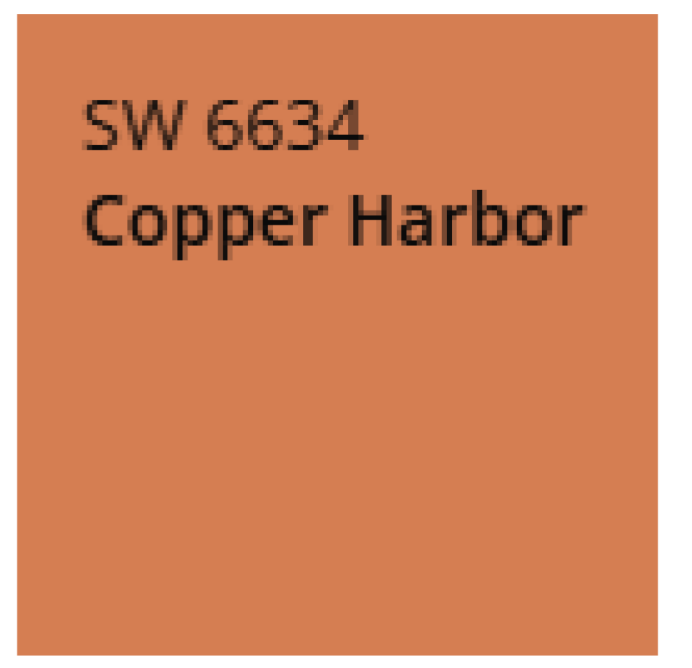
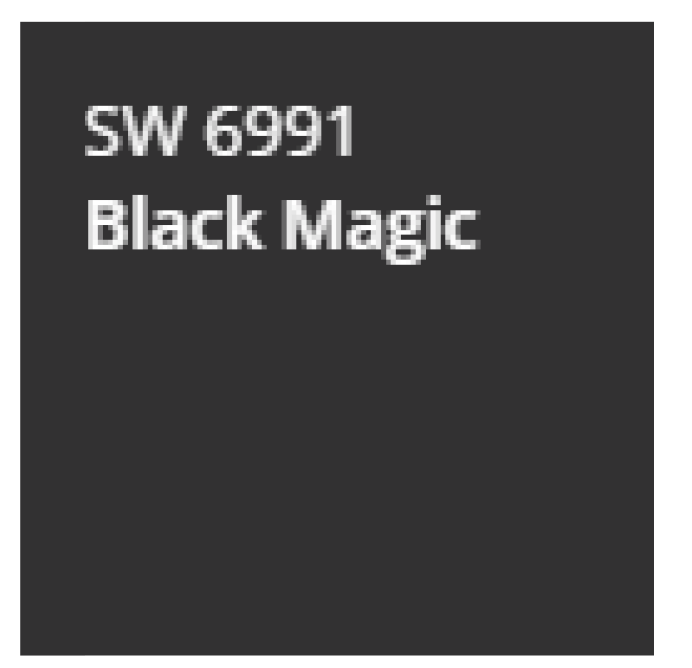
A203



EAST ELEVATION - COLOR



WEST ELEVATION - COLOR



WOOD DUMPSTER ENCLOSURE



4846 TRADEWINDS
PARKWAY
MADISON, WI 53718



TRADEWINDS FLEX BUILDING

EXTERIOR ELEVATIONS - COLOR



4846 TRADEWINDS
PARKWAY
MADISON, WI 53718

TRADEWINDS FLEX BUILDING

EXTERIOR PERSPECTIVES