

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 4928, 5002, 5026, 5104 Tradewinds Parkway

Title: Tradewinds Flex Building

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested June 6, 2018

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or **Employment Campus District (EC)**
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex
- Signage**
 Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)
- Other**
 Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Bret Newcomb Company Newcomb Construction
Street address 999 Fourier Drive, Suite 102 City/State/Zip Madison, WI 53717
Telephone (608) 833-5220 Email bret@newcombbuilds.com

Project contact person Doug Hursh Company Potter Lawson, Inc.
Street address 749 University Row, Suite 300 City/State/Zip Madison, WI 53705
Telephone (608) 274-2741 Email dough@potterlawson.com

Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee**
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser at the DAT meeting on March 22, 2018.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Doug Hursh Relationship to property Architect

Authorized signature of Property Owner Date May 1, 2018

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or **Employment Campus District (EC)**
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

**** All plans must be legible; including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



Urban Design Informational Narrative – Letter of Intent

Tradewinds Parkway Flex Buildings – Newcomb Construction

May 1, 2018

2018.07.00

The project consists of 2 Flex/Warehouse buildings on Tradewinds Parkway. The buildings will have office entrances facing south on Tradewinds Parkway, and loading docks facing north towards the South Beltline highway. The building is designed for 40 foot tenant bays, but tenant layouts may vary and tenants may take more than one bay. Each of the building is approximately 35,000 SF for a total of 70,000 SF. The buildings will be constructed out of tilt-up concrete and the exterior walls are approximately 26 feet tall. 8' tall tilt-up concrete walls segments will be used to provide screening of the loading area. On the loading dock side of the building, each bay has a semi-truck loading dock door, a drive through garage door and person door. 135 parking stalls are shown on the site.

The owner is exploring the idea of working with artists to paint on the screen walls. A mock up of the art walls are included in the packet for discussion.

Team:

Newcomb Construction will develop, own and construct the project – Bret Newcomb

Architect: Potter Lawson Inc – Doug Hursh

Civil Engineer: Vierbicher & Associates – Gary Blazek

Landscape Architect: Bruce Company – Rich Strohmenger

Urban Design District One - Narrative

1. Site Planning

- a. The site was developed to provide one location for ingress & egress to the site which will be a benefit for traffic along Tradewinds Parkway.
- b. The site was developed to allow for a 75-foot wetland buffer on the west end.
- c. The site was developed to allow runoff to be captured within a storm sewer system and drained to the existing regional detention basin that will provide peak runoff attenuation and water quality benefits (Total Suspended Solids).
- d. Utilities to serve the buildings shall be underground (no overhead services planned).

2. Parking Lots / Loading Docks

- a. Parking lots were designed to provide landscaped islands - a maximum of 7 parking stalls between islands.
 - b. Trash collection areas will be screened from adjacent properties with a combination of screen walls and landscaping.
 - c. Screen walls and landscaping are proposed along the back property line to screen the rear loading docks.
3. Landscaping
- a. Landscaping includes both functional and decorative purposes. Screening of cars and the loading area from the street and shading of parking lot pavement.
 - b. A variety of trees and shrubs are proposed with the majority being native species native to lowland environment
 - c. Medium size shrubs are proposed to screen parking along Tradewinds Parkway
 - d. Random tree groupings (shade trees, ornamental trees and evergreens) are proposed for the periphery areas
 - e. Additional plant screening is used between the proposed 8' walls along the highway, while still allowing space for snow storage
 - f. Shrub massings are used along the front of the buildings. Stone maintenance strips are proposed along the building sides.
 - g. An undulating ribbon of short prairie grasses and flowers are proposed in much of the disturbed land area to the north and west. This planting is intended to enhance the linkage to the adjacent existing 'wetlands' and meadow type vegetation growing there. The flowers in this mix grow only one-to-three feet high (a few may grow higher under optimal conditions). The grasses stay at waist height or less, allowing the flowers to really show off.
4. Rich Building Relationships
- a. The buildings follow the shape of the site and are oriented on an east west axis with the offices and office entrances facing Tradewinds Parkway and the loading docks facing the South Beltline.
5. Lighting
- a. Lighting is placed to minimize light pollution and light spilling onto adjacent properties.
 - b. Lighting will be designed to minimize glare to the Beltline traffic. Pole lights are planned for the perimeter of the car parking lot and wall mounted fixtures are mounted near the top of the building wall to light the loading area.
 - c. Building Facades: wall lights are shown on the loading dock building facade and soffit lights are planned at the office entries
6. Utility Service
- a. The utilities are underground on this site
7. Signs

- a. There are no ground signs
 - b. Wall signs are shown on both the beltline side and the Tradewinds side of the building.
 - c. Since this is a multi-tenant building, each bay may have a tenant sign. Some tenants may elect to not have a sign on the building and simply identify themselves on the glass of the entrance doors. Some tenants will take more than one bay and then may only have one sign on each side of the building.
 - d. The signable area on the Beltline side of the building is: 266 SF, 40% of this area allows a sign of 106 SF. The ordinance has a maximum of 80 SF. 106 SF would need to be approved by UDC. Since we would like to have the signs be legible from the beltline which is over 300 feet away we are requesting a size variance to allow for the larger 106 SF sign.
 - e. Also, the height of the wall signs is limited to 18 feet in the UDC guidelines, although UDC can allow an exception for both legibility from the roadway at prevailing speeds and if the height will result in a superior overall design. We are showing the wall signs closer to the top of the walls, and above 18 feet, the walls are 26' tall, and the garage doors are 14' tall, as this results in a better composition as well as better legibility from the beltline.
 - f. Tenants may want to be identified on the south façade as well, we are showing a smaller signage area over the entrance doors of approximately 104 SF, 40% of this area would allow a sign of 40 SF which is allowed in the ordinance.
 - g. Tenant signs are not available at this time and will be submitted later.
8. Parking and Service Areas; Screening
- a. The screening of the loading dock side of the building is screened with a combination of segments of an 8' tall tilt up concrete wall with angled reveals that recall the angles on the building, as well as plantings.
 - b. Trash storage will take place behind the concrete screening walls
 - c. The loading area is required for semi-truck turning radius at the rear of the building, we have added tree islands between the loading bays to help to break up the paved area.
9. Building Design:
- a. The cast in place tilt up concrete walls create a durable, low maintenance façade.
 - b. The building will have roof top mechanical equipment that will be screened by corrugated gray metal panels.
 - c. The building architecture is designed to express the vertical nature of the tilt up concrete process with vertical reveals and window proportions. Angled reveal elements are also included to reference the tilting-up of the concrete panels.
 - d. The concrete will have a white cement matrix to lighten the exterior walls from the typical gray cement concrete and will be sandblasted to expose the aggregate. Accent bands of gray and yellow add color and interest while referencing the industrial nature of the building. Yellow and gray are also used to paint some of the metal elements including the garage doors and entrance canopies.

- e. The 2 buildings have been broken up in length by varying the depths of the bays creating a central recessed element at the office entrance side, and one shift in each of the facades on the beltline side.
- f. Clerestory windows are shown around the building to provide natural daylight into the warehouse areas and to reduce the need for electric light.

10. Community Art Wall Concept:

- a. The owner is interested in working with local artists to paint the concrete screen walls that face the beltline. We are including this as an option for discussion with UDC and the city. The logistics of the art walls will need to be worked out. The inspiration for these walls comes from urban street art, an example can be seen at the Winwood Walls in Miami Florida, these walls have become a popular iconic destination for the city.





Site Locator Map
Tradewinds Parkway - 2018.07.00
April 04, 2018

vierbicher
planners | engineers | advisors



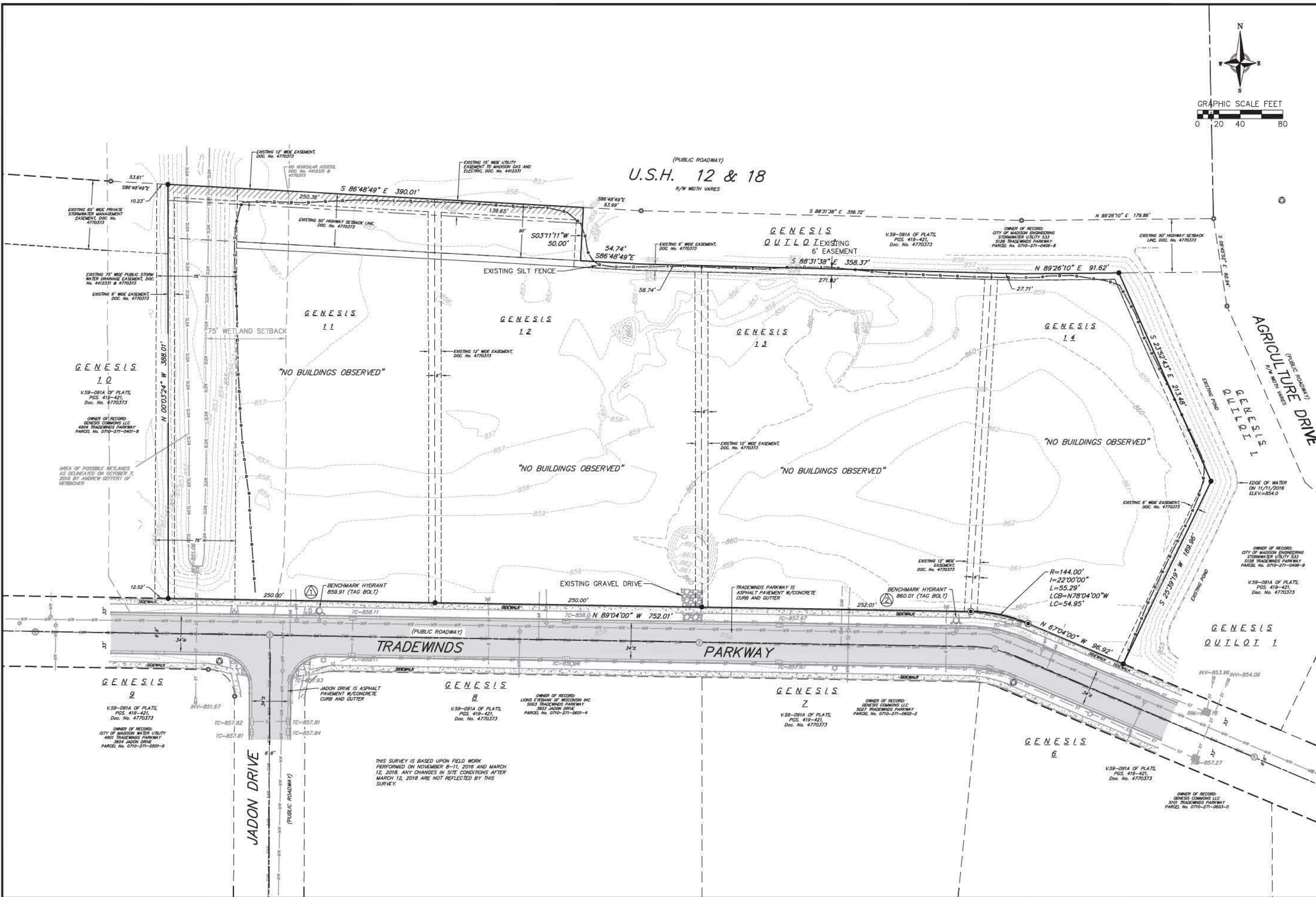
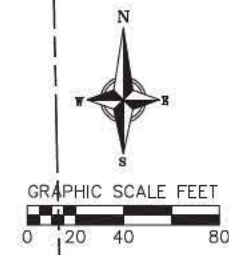
NEWCOMB

Potter
Lawson
Success by Design



Context Site Images
Tradewinds Parkway - 2018.07.00
April 04, 2018





THIS SURVEY IS BASED UPON FIELD WORK PERFORMED ON NOVEMBER 8-11, 2016 AND MARCH 12, 2018. ANY CHANGES IN SITE CONDITIONS AFTER MARCH 12, 2018 ARE NOT REFLECTED BY THIS SURVEY.

EXISTING CONDITIONS
TRADEWINDS PARKWAY
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN
 DATE: 5/1/2018
 DRAFTER: JMAH
 CHECKED: KJEN
 PROJECT NO.: 180026

C
1.0

Short Prairie for Medium Soils #50002

Wildflowers

Lavender Hyssop
 Nodding Pink Onion
 Butterfly Weed for Clay
 Sky Blue Aster
 Smooth Aster
 Canada Milk Vetch
 Lanceleaf Coreopsis
 White Prairie Clover
 Purple Prairie Clover
 Shootingstar
 Pale Purple Coneflower
 Purple Coneflower
 Rattlesnake Master
 Roundhead Bushclover
 Rough Blazingstar

Meadow Blazingstar
 Prairie Blazingstar
 Wild Quinine
 Smooth Penstemon
 Great Solomon's Seal
 Meadow Rose
 Black Eyed Susan
 Brown Eyed Susan
 Stiff Goldenrod
 Ohio Spiderwort

Grasses
 Sideoats Grama
 Little Bluestem
 Prairie Dropseed

Contains at least 18 wildflowers and 2 or more grasses.

GENERAL NOTES

- A) Areas labeled "Brown Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3" wide beds for shrub groupings).
- C) "Aluminum Edging" to be Curv Rite Black or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Vail II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass
- G) Areas labeled "Seed/ Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/PartI.pdf>.
- J) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.

Broadleaf Deciduous

Quantity	Code Name	Common Name
1	RPM	Redpointe Red Maple
3	FFM	Fall Fiesta Sugar Maple
8	ABS	Autumn Brill Serviceberry
4	HRBC	Heritage River Birch (cp)
5	CHB	Common Hackberry
6	TCH	Thick Cockspur Hawthorn (cp)
10	SKH	Street Keeper Honeylocust
6	SHL	Skyline Thin Honeylocust
4	CCP	Chanticleer Gallery Pear
7	SWO	Swamp White Oak
3	GPO	Green Pillar Pin Oak
7	PAE	Princeton Amer Elm

Conifer Evergreen

Quantity	Code Name	Common Name
16	MBJ	Mountbatten Juniper
9	MAJ	Mini Arcadia Juniper
7	JL	Japanese Larch
4	EWP	Eastern White Pine
69	TY	Taunton Yew
23	TMA	Technymission Arborvitae
27	WGA	Woodward Globe Arborvitae
7	CNH	Canadian Hemlock

Perennial

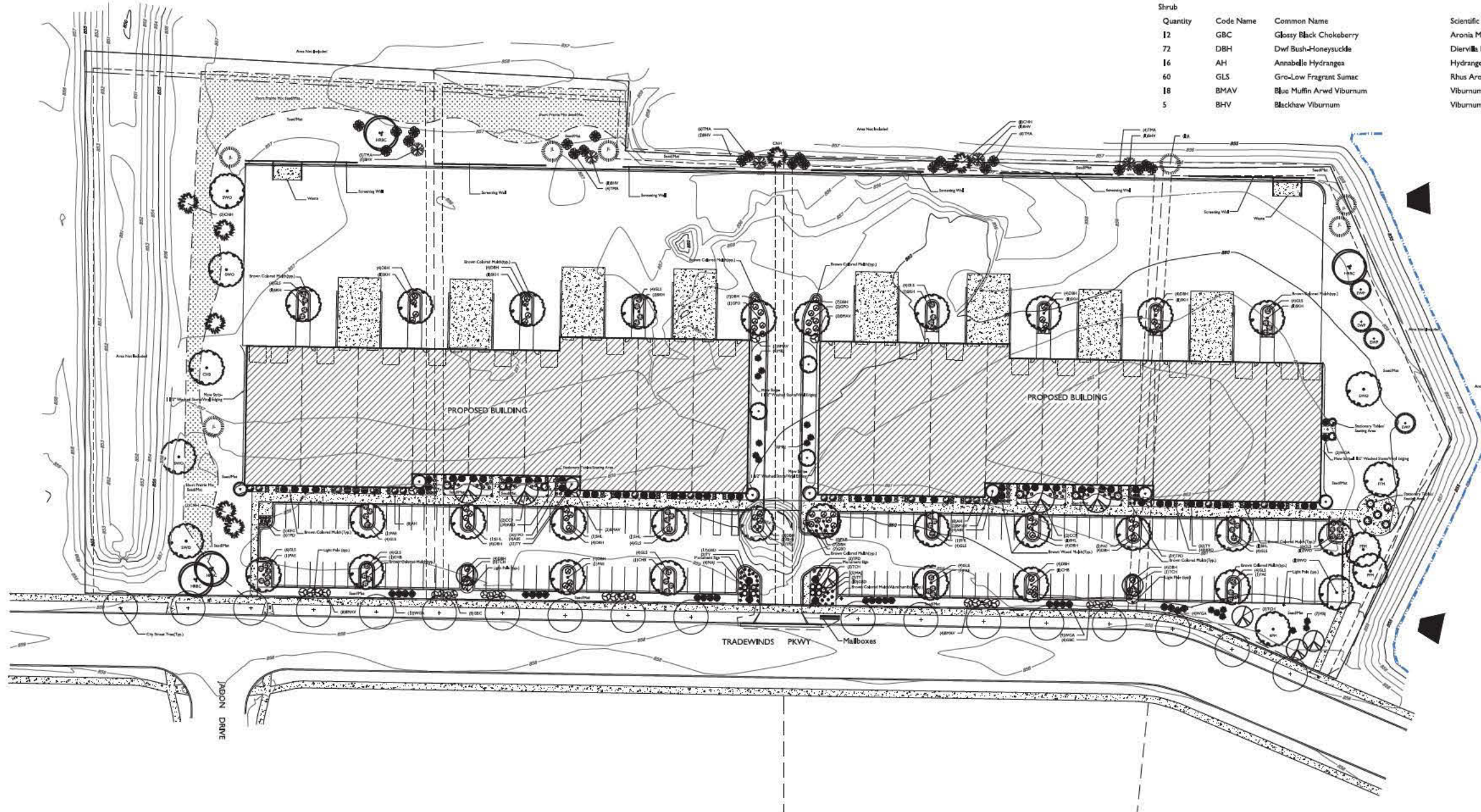
Quantity	Code Name	Common Name
5	KFG	Karl Foerster's Feather Reed G
34	GBD	Going Bananas Daylily
79	RRD	Rosy Returns Daylily
50	TPD	Tara Prairie Dropseed

Shrub

Quantity	Code Name	Common Name
12	GBC	Glossy Black Chokeberry
72	DBH	Dwarf Bush-Honeysuckle
16	AH	Annabelle Hydrangea
60	GLS	Gro-Low Fragrant Sumac
18	BMAV	Blue Muffin Arwd Viburnum
5	BHV	Blackhaw Viburnum

Plant Material List

Scientific Name	Planting Size
Acer Rubrum 'Frank Jr.'	3" B&B
Acer Saccharum 'balata'	2" B&B
Amelanchier X Grand 'autumn Brill'	6" B&B
Betula Nigra 'colly' (cp)	10" B&B
Celtis Occidentalis	3" B&B
Crataegus Crus-Galli Var Iner	2" B&B
Gleditsia Triacanth 'draves'	0
Gleditsia Triacanth Iner 'skycole'	2" B&B
Pyrus Calleryana 'chanticleer'	2 1/2" B&B
Quercus Bicolor	3" B&B
Quercus Palustris 'pringreen'	2" B&B
Ulmus Americana 'princeton'	2" B&B
Juniperus Chinen 'mountbatten'	5" B&B
Juniperus Sabina 'mini Arcadia'	#3 CONT.
Larix Kaempferi	5" B&B
Pinus Strobus	5" B&B
Taxus X Media 'tauntonii'	18" B&B
Thuja Occidentalis 'techny'	6" B&B
Thuja Occidentalis 'woodwardii'	3" B&B
Tsuga Canadensis	5" B&B
Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
Hemerocallis 'going Bananas'	#1 CONT.
Hemerocallis 'rosy Returns'	#1 CONT.
Sporobolus Heterolepis 'tara'	#1 CONT.
Aronia Melanocarpa Var Bata	#5 CONT.
Diervilla Lonicera	#5 CONT.
Hydrangea Arborescens 'annabelle'	#5 CONT.
Rhus Aromatica 'gro-Low'	#2 CONT.
Viburnum Dentatum 'christom'	#5 CONT.
Viburnum Prunifolium	4" B&B



Checked By: SS
 Drawn By: 4/4/18 RS
 Revised: 5/1/18 RS
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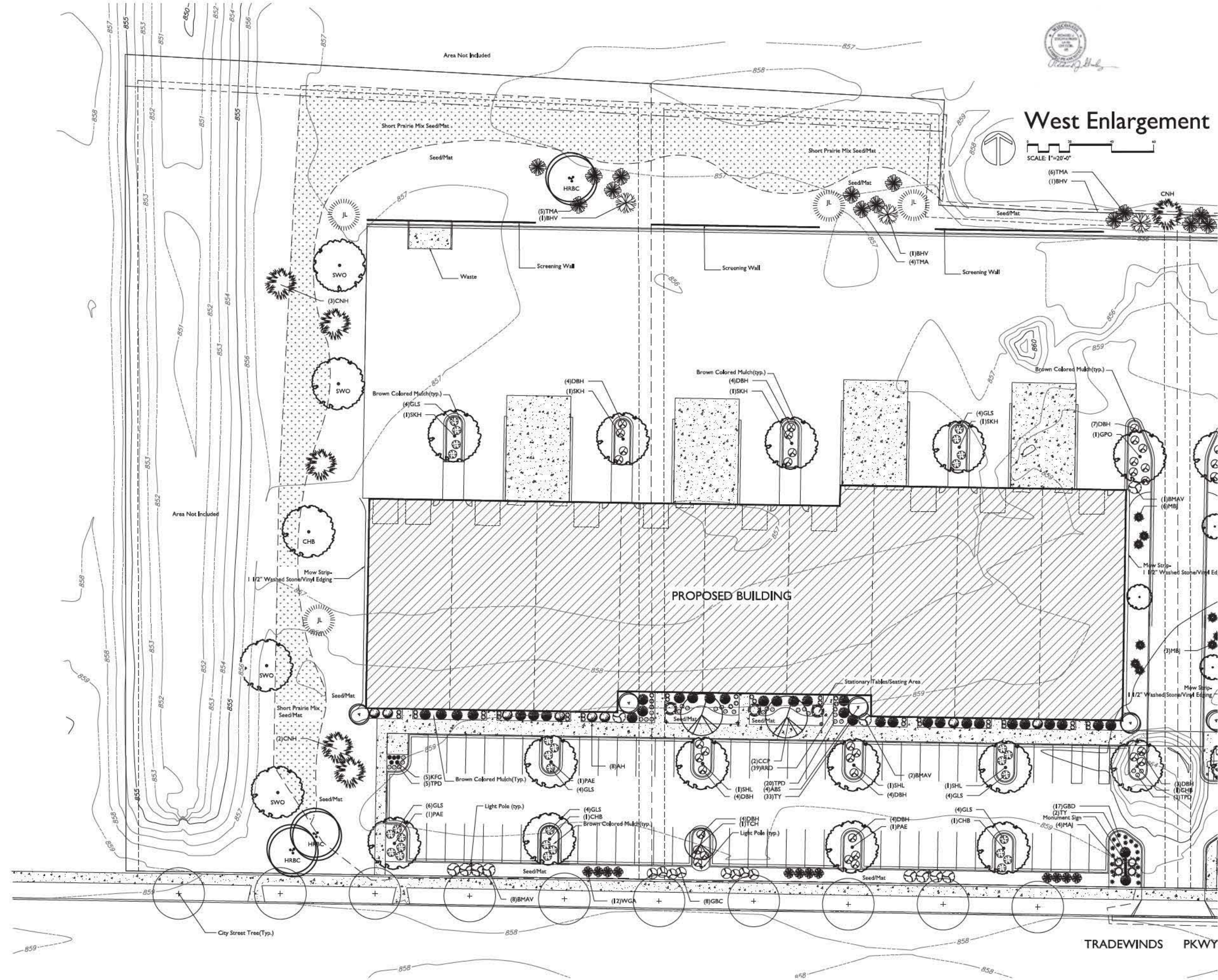
L1

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Overall Landscape Plan
 SCALE: 1"=40'-0"

West Enlargement

SCALE: 1"=20'-0"



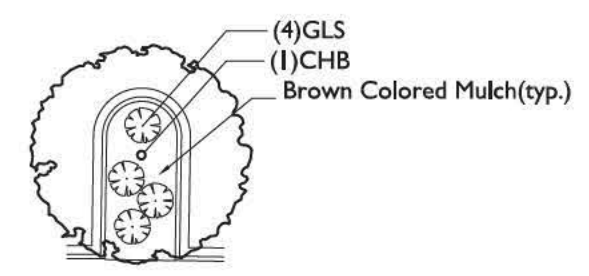
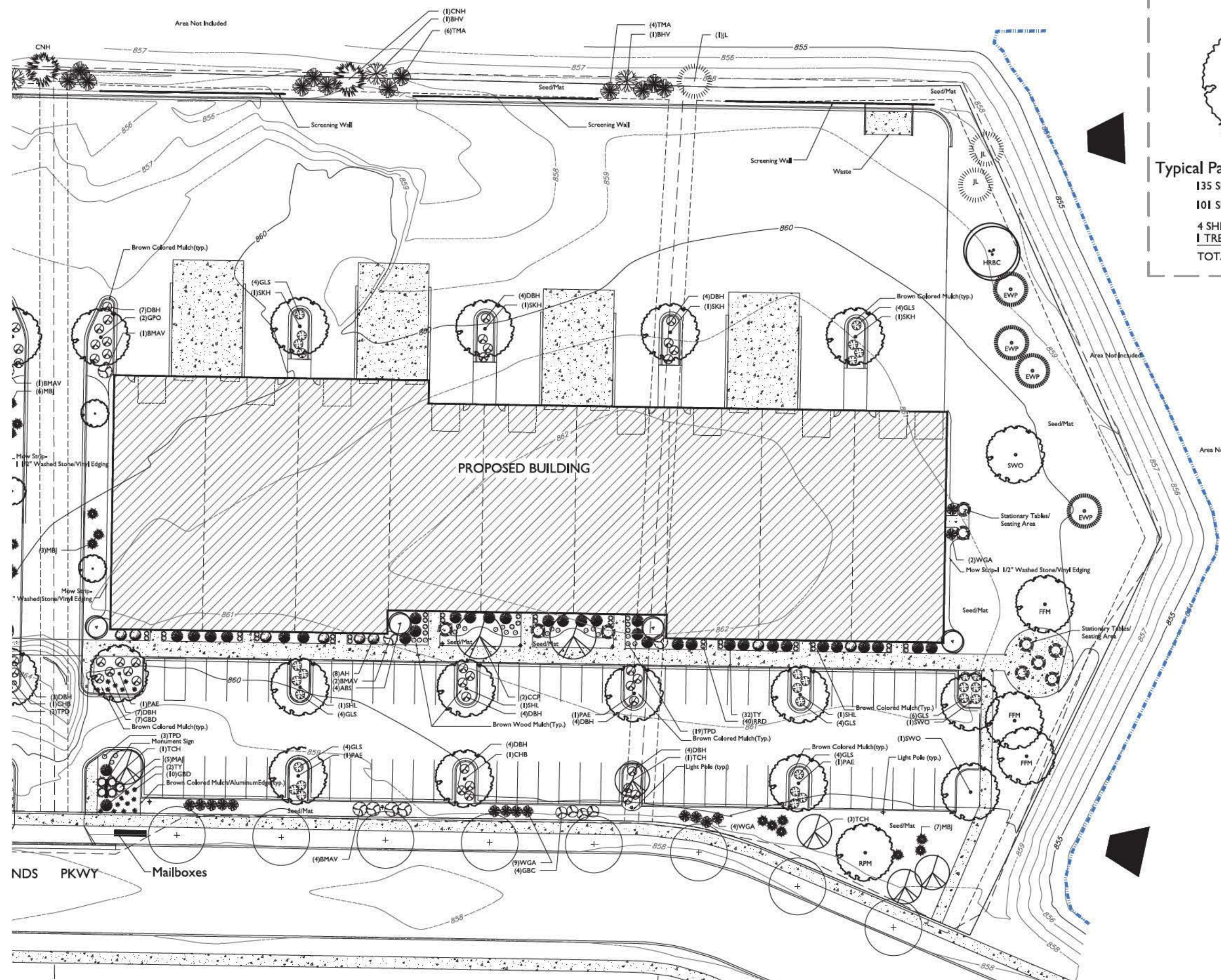
TRADEWINDS PARKWAY
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: 4/4/18 RS
 Revised: 5/1/18 RS
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L1

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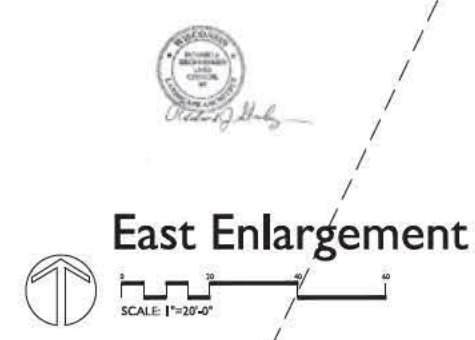
TRADEWINDS PKWY



Typical Parking Island with 75% Vegetative Cover
 135 SF TOTAL ISLAND
 101 SF TOTAL VEGETATED COVER NEEDED
 4 SHRUBS @ 25 SF ea. = 100 SF
 1 TREES @ 1 SF ea. = 1 SF
 TOTAL COVERAGE = 101 SF

TRADEWINDS PARKWAY
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: 4/4/18 RS
 Revised: 5/1/18 RS
 Revised:
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 Revised:



L3

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LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS

2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

MADISON LANDSCAPE WORKSHEET

Zoning district is IL
 Total square footage of developed area 164,725 SF
 Total square footage of developed area ÷ 100 square feet = 1,647 Landscape Units
 Total square footage of 0 additional acres of developed area ÷ 100 square feet = 0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
 1,647 Landscape Units x 1 landscape points 1,647 points
 0 Landscape Units x 1 landscape point for additional _____ acres 0 points
TOTAL LANDSCAPE POINTS REQUIRED..... 1,647 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	46	1,610			
Tall Evergreen Tree : 5-6 feet tall	35	18	630			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	18	270			
Upright Evergreen Shrub : 3-4 feet tall	10	66	660			
Shrub, deciduous : 3 gallon / 12"-24"	3	183	549			
Shrub, evergreen : 3 gallon / 12"-24"	4	105	420			
Ornamental grass/perennial : 1gallon / 8"-18"	2	168	336			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals			4,475	+	NA	= 4,475

Street Frontage Landscape Required

Street Frontage = 904 LF
 Canopy Trees Required: 1 per 30 LF Frontage = 30
 Shrubs Required : 5 per 30 LF Frontage = 150

Street Frontage Landscape Supplied

Proposed Canopy Trees = 33
 Proposed Shrubs = 212

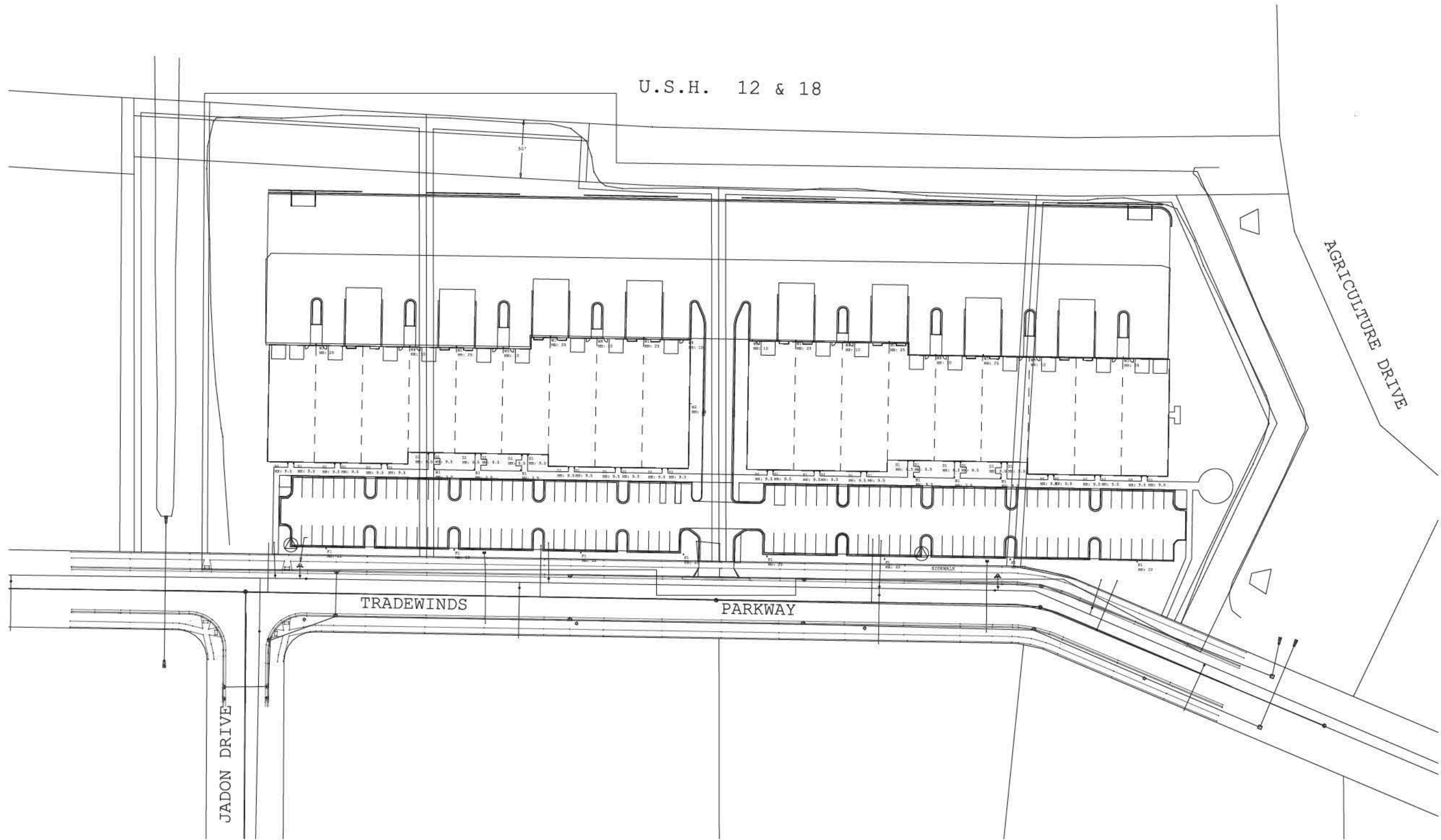
TRADEWINDS PARKWAY
MADISON, WISCONSIN

Checked By: SS
 Drawn By: 4/4/18 RS

Revised: 5/1/18 RS
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L4

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U.S.H. 12 & 18

AGRICULTURE DRIVE

JADON DRIVE

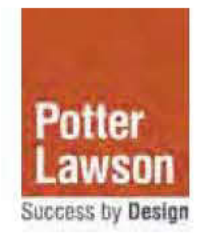
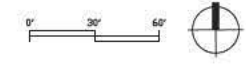
TRADEWINDS

PARKWAY

Parking	Loading Docks
Illuminance (Fc)	Illuminance (Fc)
Average = 1.11	Average = 1.31
Maximum = 2.3	Maximum = 5.0
Minimum = 0.3	Minimum = 0.3
Avg/Min Ratio = 3.70	Avg/Min Ratio = 4.37
Max/Min Ratio = 7.67	Max/Min Ratio = 16.67

Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
○	36	D1	ML5606830-692H	Halo 6 inch downlight	9	655	0.900
○	6	B1	PWY-EDC-5M-xx-02-E-UL-350-40K	Cree 42 inch full cutoff bollard	21.3	1779	0.900
○	8	E1	GLEON-AF-02-LED-E1-SL4-7030-H	McGraw Edison Galleon Pole mounted full cutoff type 4 with house side shield	113	8749	0.900
○	8	W1	GLEON-AF-02-LED-E1-T4FT-7030	McGraw Edison Galleon Wall mounted full cutoff type 4 area light	113	10845	0.900
○	1	W2	GLEON-AF-02-LED-E1-SL3-7030-H	McGraw Edison Galleon Wall mounted type 3 area light	113	9211	0.900
○	8	W3	GWC-AF-01-LED-E1-T4FT-7030-60	McGraw Edison Galleon Wall mount full cutoff type 4	34	3730	0.900

Site Lighting - Overall
 TradewindsFlex Building
 May 05, 2018



U.S.H. 12 & 18

AGRICULTURE DRIVE

TRADEWINDS

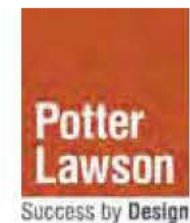
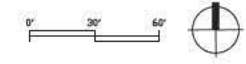
PARKWAY

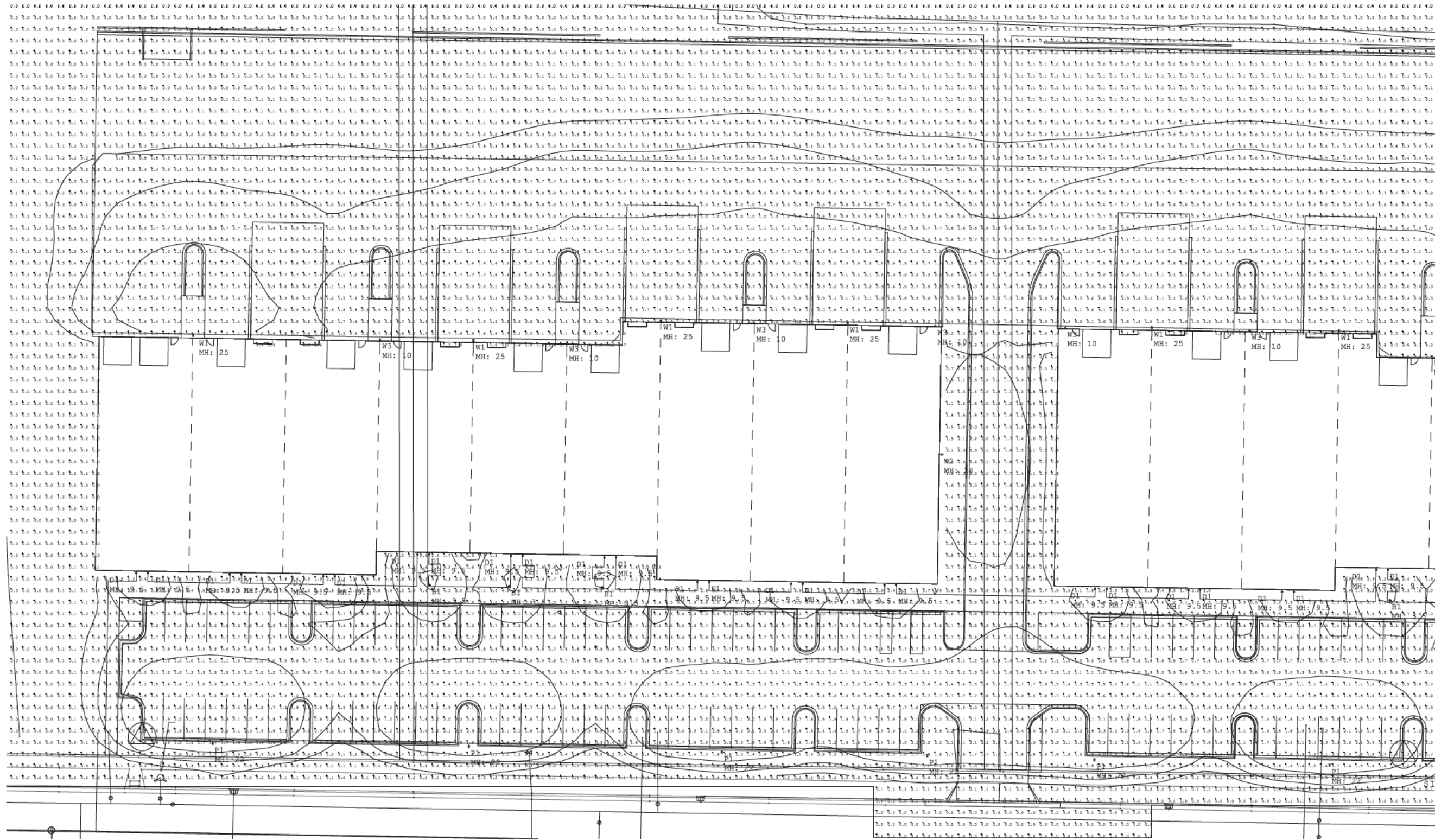
JADON DRIVE

Parking	Loading Docks
Illuminance (Fc)	Illuminance (Fc)
Average = 1.11	Average = 1.31
Maximum = 2.3	Maximum = 5.0
Minimum = 0.3	Minimum = 0.3
Avg/Min Ratio = 3.70	Avg/Min Ratio = 4.37
Max/Min Ratio = 7.67	Max/Min Ratio = 16.67

Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
○	36	D1	ML5606830-692H	Halo 6 inch downlight	9	655	0.900
○	6	B1	PWY-EDC-5M-xx-02-E-UL-350-40K	Cree 42 inch full cutoff bollard	21.3	1779	0.900
○	8	P1	GLEON-AF-02-LED-E1-SL4-7030-H	McGraw Edison Galleon Pole mounted full cutoff type 4 with house side shield	113	8749	0.900
○	8	W1	GLEON-AF-02-LED-E1-T4FT-7030	McGraw Edison Galleon Wall mounted full cutoff type 4 area light	113	10845	0.900
○	1	W2	GLEON-AF-02-LED-E1-SL3-7030-H	McGraw Edison Galleon Wall mounted type 3 area light	113	9211	0.900
○	8	W3	GWC-AF-01-LED-R1-T4FT-7030-60	McGraw Edison Galleon Wall mount full cutoff type 4	34	3730	0.900

Site Lighting - Overall
 TradewindsFlex Building
 May 05, 2018



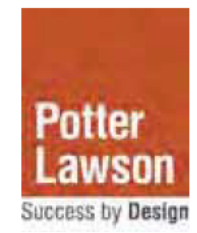


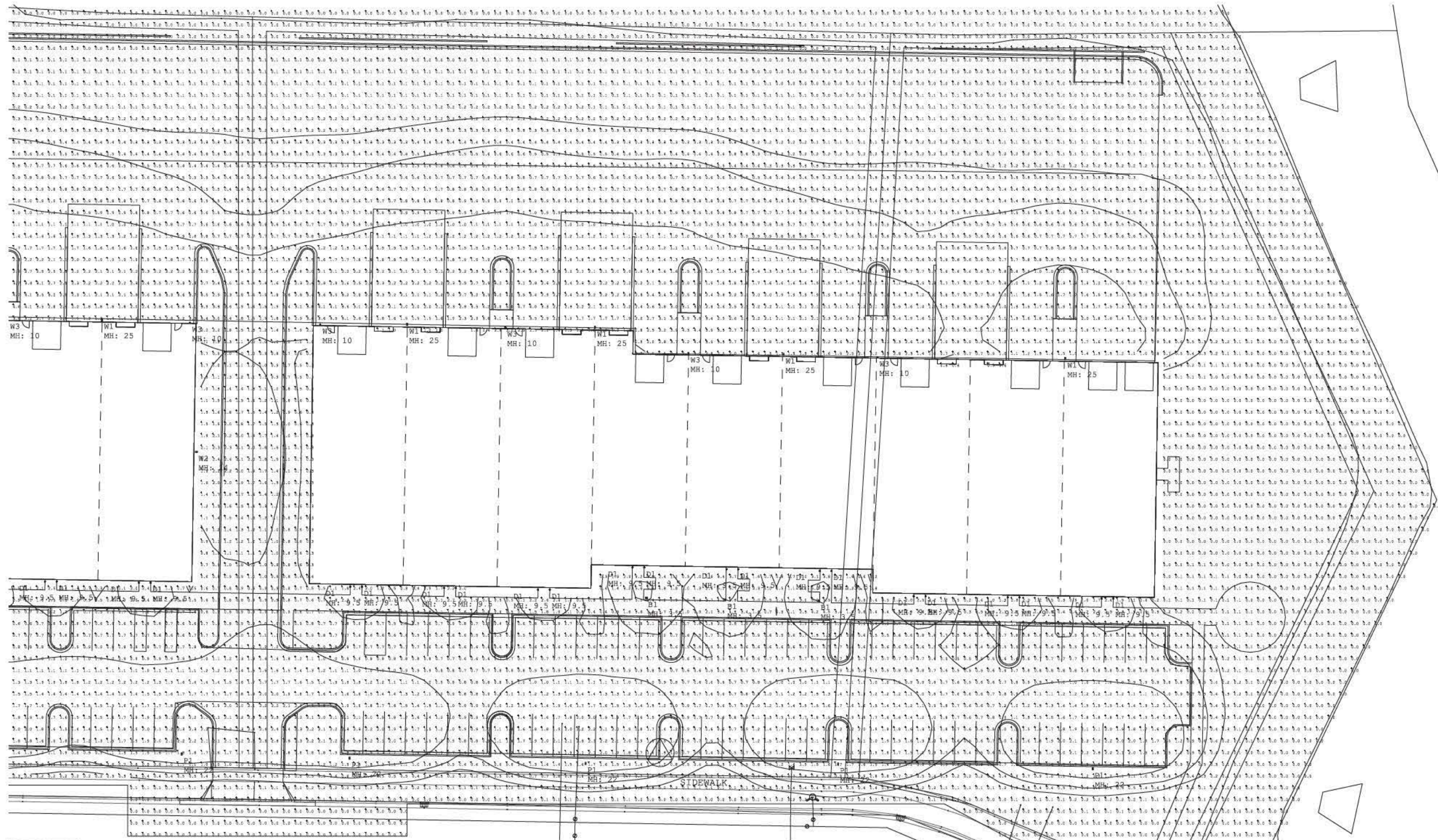
Parking
 Illuminance (Fc)
 Average = 1.11
 Maximum = 2.3
 Minimum = 0.3
 Avg/Min Ratio = 3.70
 Max/Min Ratio = 7.67

Loading Docks
 Illuminance (Fc)
 Average = 1.31
 Maximum = 5.0
 Minimum = 0.3
 Avg/Min Ratio = 4.37
 Max/Min Ratio = 16.67

Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
⊙	36	D1	ML5606830-692H	Halo 6 inch downlight	9	655	0.900
⊙	6	B1	PWY-EDC-5M-xx-02-E-UL-350-40K	Cree 42 inch full cutoff bollard	21.3	1779	0.900
+	8	P1	GLEON-AF-02-LED-E1-SL4-7030-H	McGraw Edison Galleon Pole mounted full cutoff type 4 with house side shield	113	8749	0.900
+	8	W1	GLEON-AF-02-LED-E1-T4FT-7030	McGraw Edison Galleon Wall mounted full cutoff type 4 area light	113	10845	0.900
+	1	W2	GLEON-AF-02-LED-E1-SL3-7030-H	McGraw Edison Galleon Wall mounted type 3 area light	113	9211	0.900
+	8	W3	GWC-AF-01-LED-E1-T4FT-7030-60	McGraw Edison Galleon Wall mount full cutoff type 4	34	3730	0.900

Site Lighting - Enlarged
 TradewindsFlex Building
 May 05, 2018

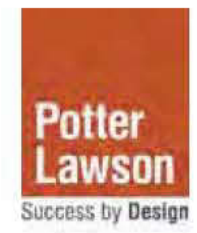
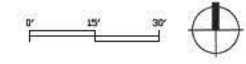




Parking	Loading Docks
Illuminance (Fc)	Illuminance (Fc)
Average = 1.11	Average = 1.31
Maximum = 2.3	Maximum = 5.0
Minimum = 0.3	Minimum = 0.3
Avg/Min Ratio = 3.70	Avg/Min Ratio = 4.37
Max/Min Ratio = 7.67	Max/Min Ratio = 16.67

Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
○	36	D1	ML5606830-692H	Halo 6 inch downlight	9	655	0.900
○	6	B1	PWY-EDG-5M-xx-02-E-UL-350-40K	Cree 42 inch full cutoff bollard	21.3	1779	0.900
+	8	P1	GLRON-AF-02-LED-E1-SL4-7030-H	McGraw Edison Galleon Pole mounted full cutoff type 4 with galleon side shield	113	8749	0.900
○	8	W1	GLRON-AF-02-LED-E1-T4FT-7030	McGraw Edison Galleon Wall mounted full cutoff type 4 area light	113	10845	0.900
+	1	W2	GLRON-AF-02-LED-E1-SL3-7030-H	McGraw Edison Galleon Wall mounted type 3 area light	113	9211	0.900
○	8	W3	GWC-AF-01-LED-E1-T4FT-7030-60	McGraw Edison Galleon Wall mount full cutoff type 4	34	3730	0.900

Site Lighting - Enlarged
TradewindsFlex Building
 May 05, 2018



Cree Edge™ Series

LED Pathway Luminaire

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications: Landscape, walk-ways and general site lighting

Performance Summary

Patented NanoOptic® Product Technology
Made in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed
Upgrade Kit - Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm)
XA-XBP8RSV XA-XBP8RWH XA-XBP8RBK XA-XBP8RBZ

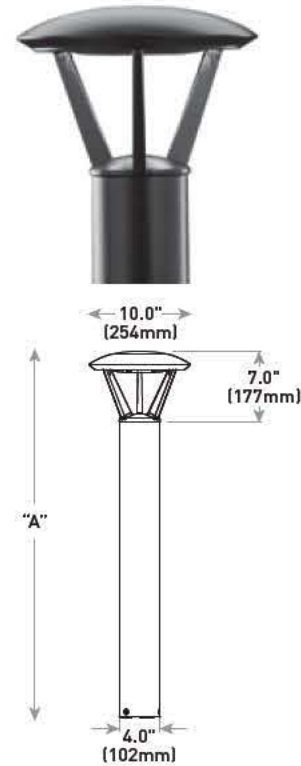
Ordering Information

Example: PWY-EDG-2M-P0-02-E-UL-SV-350

PWY-EDG	Product	Optic	Mounting	LED Count (x9)	Series	Voltage	Color Options	Drive Current	Options
PWY-EDG	2M Type II Medium	2M	P0 13" (330mm) landscape	02	E	UL Universal 120-277V	BK Black BZ Bronze	350 350mA 525 525mA	F Fuse - When code dictates fusing, use time delay fuse - Refer to ML spec sheet for availability with ML options HL Hi/Low (Dual Circuit Input) - Available with UL voltage and 525mA driver current only - Refer to HL spec sheet for details - Sensor not included TL Two-Level (175/525 w/integrated sensor control) - Available with 12 or 27 voltages only - Refer to TL spec sheet for details TL2 Two-Level (0/350 w/integrated sensor control) - Available with 12 or 27 voltages only - Refer to TL spec sheet for details TL3 Two-Level (0/525 w/integrated sensor control) - Available with 12 or 27 voltages only - Refer to TL spec sheet for details WB Welded Base Plate - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
	3M Type III Medium	3M	P1 18" (457mm) landscape			UH* Universal 347-480V - Available with P3, P4, and P8 mounts only	SV Silver WH White		
	5M Type V Medium	5M	P3 36" (914mm) pathway						
	5S Type V Short	5S	P4 42" (1067mm) pathway P8 96" (2438mm) pedestrian			12 120V 27 277V			

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

B-1



Model	Dim. "A"	Weight*
Landscape (P0)	13" (330mm)	12.7 lbs. (5.8kg)
Landscape (P1)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (P3)	36" (914mm)	17.9 lbs. (8.1kg)
Pathway (P4)	42" (1068mm)	18.6 lbs. (8.4kg)
Pedestrian (P8)	96" (2438mm)	28.4 lbs (12.9kg)

* Add 4.5 lbs. (2.0kg) for 347-480V

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

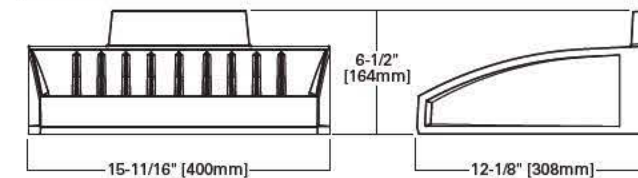
Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

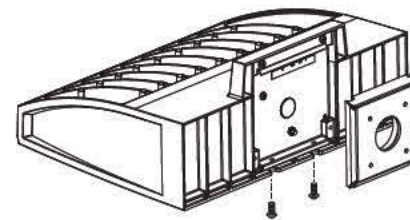
Warranty

Five-year warranty.

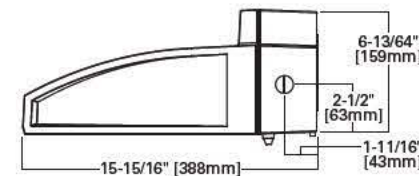
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



McGraw-Edison

Catalog #		Type	
Project		W-3	
Comments		Date	
Prepared by			



GWC GALLEON WALL

1-2 Light Squares
Solid State LED

WALL MOUNT LUMINAIRE



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)



TD514017EN
March 14, 2018 2:09 PM



US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Rev. Date: V5 08/11/2016



Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507



*www.designlights.org

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #	Type
Project	P-1 W-1 W-2
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

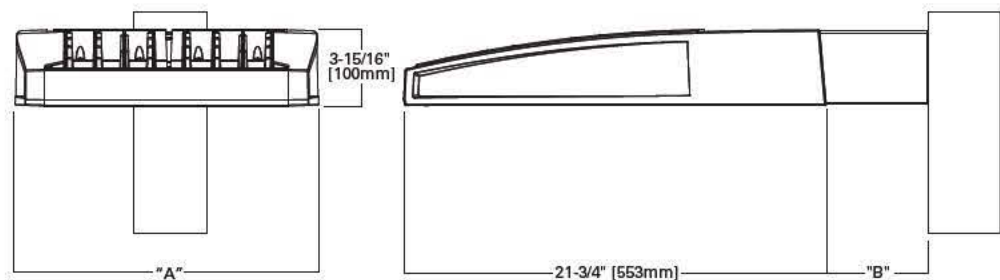


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

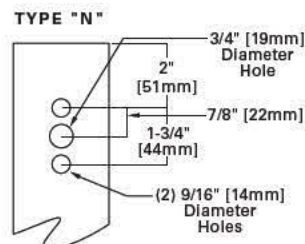


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LMB0 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA

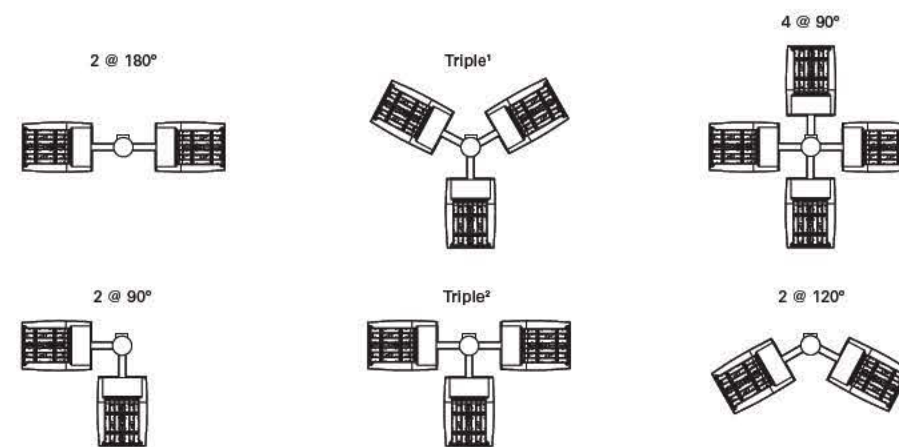
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



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March 12, 2018 4:50 PM

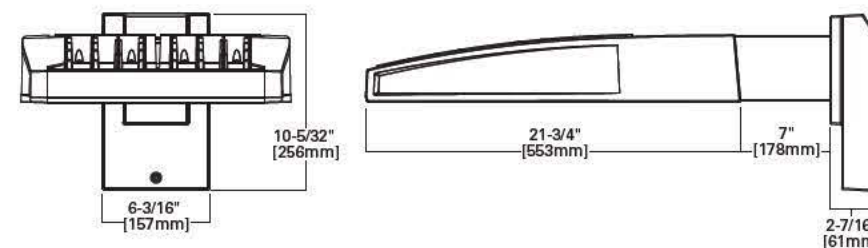
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

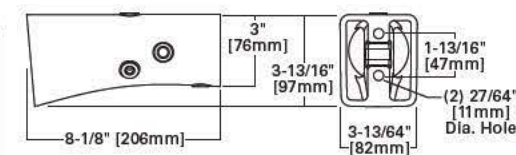


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

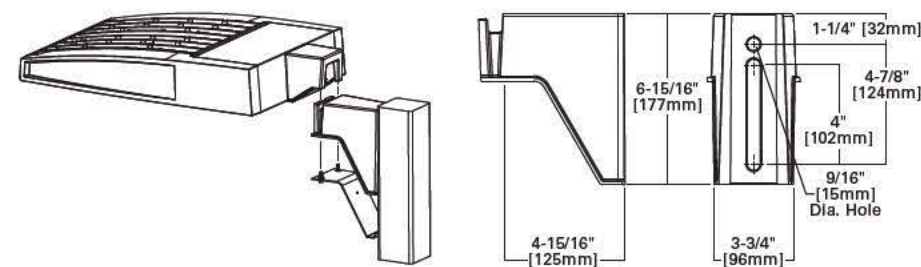
STANDARD WALL MOUNT



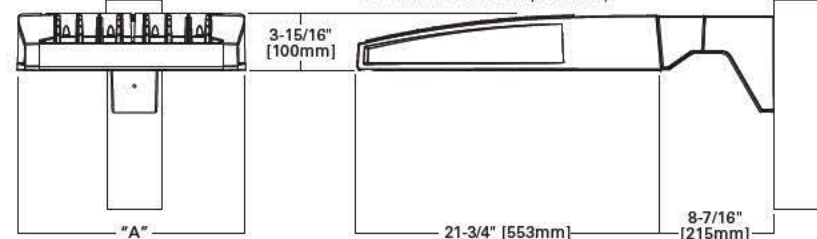
MAST ARM MOUNT



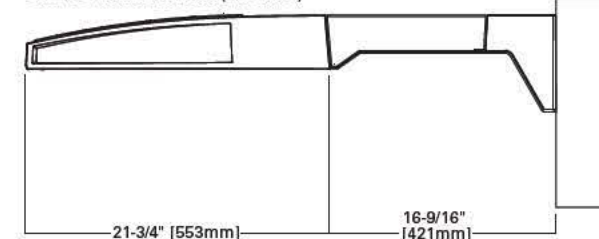
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



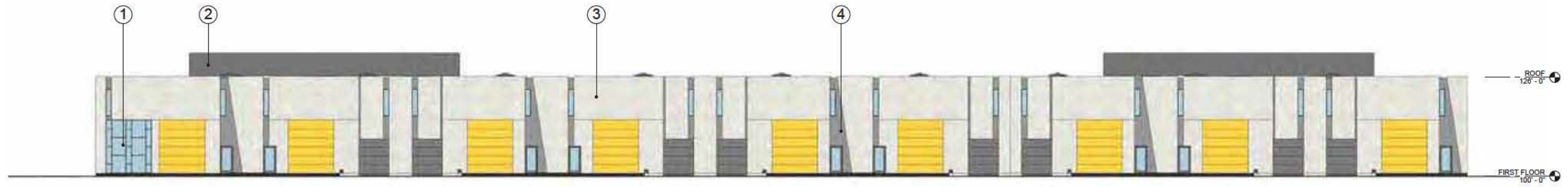
QMEA Quick Mount Arm (Extended)



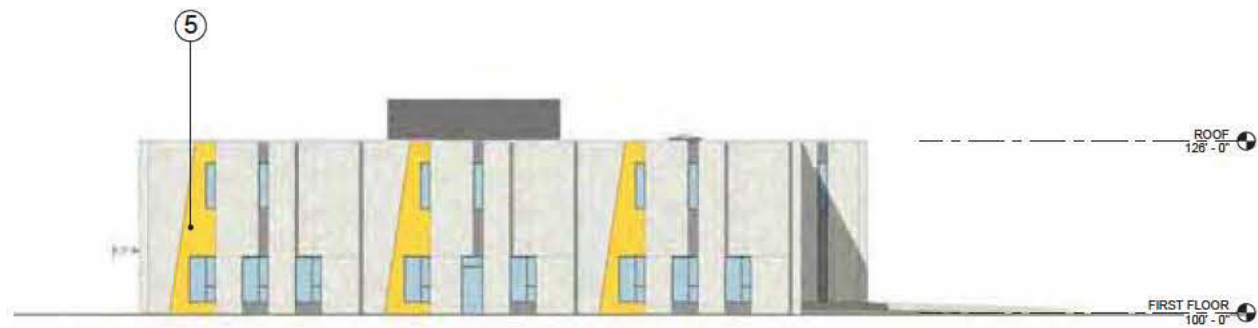
QUICK MOUNT ARM DATA

Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.



1 North Elevation
A201
3/32" = 1'-0"



2 East Elevation
A201
3/32" = 1'-0"



3 West Elevation
A201
3/32" = 1'-0"



4 South Elevation
A201
3/32" = 1'-0"

Building Elevations

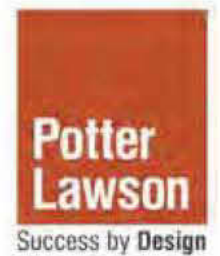
Tradewinds Flex Building
May 05, 2018

General Notes:

Building elevations of the east building. Building elevations of the west building are mirrored.

Elevation Keynotes

- ① Optional windows in lieu of overhead door
- ② Rooftop mechanical screen: gray corrugated metal panels
- ③ Tilt-up concrete: sandblasted
- ④ Concrete reveal recessed 3/4" - textured and painted gray
- ⑤ Concrete reveal recessed painted accent color: yellow
- ⑥ Steel awning painted accent colors: gray and yellow





Overall View of Front



Overall View of Back



Perspective View of Front



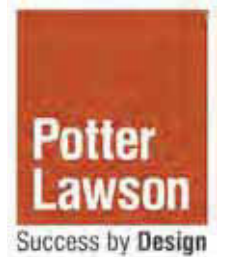
Perspective View of Side



Perspective View of Loading Docks

Building Perspectives

Tradewinds Flex Building
May 05, 2018





Screen Wall - Option 1: Sandblasted Tilt-Up 8' Tall Concrete Screen Wall



Screen Wall - Option 2: Art Wall



Aerial Perspective of Screen Walls and Loading Docks - Option 1



Aerial Perspective of Screen Walls and Loading Docks - Option 2



Detail Perspective of Screen Walls - Option 1



Detail Perspective of Screen Walls - Option 2

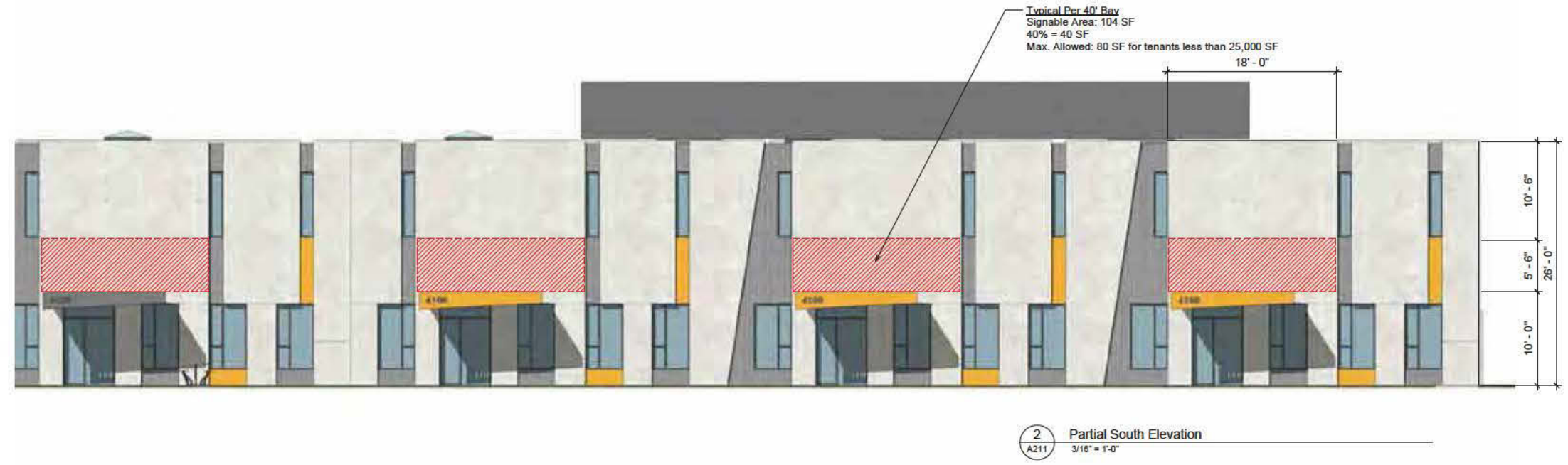
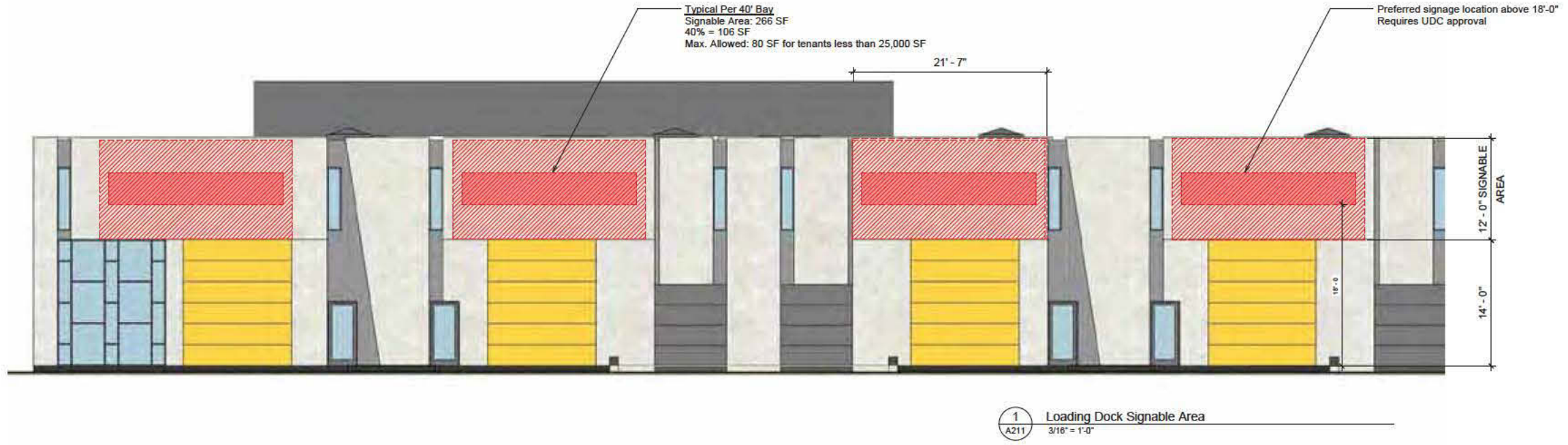
Building Perspectives

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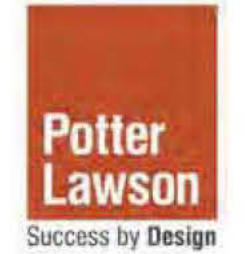
General Notes:

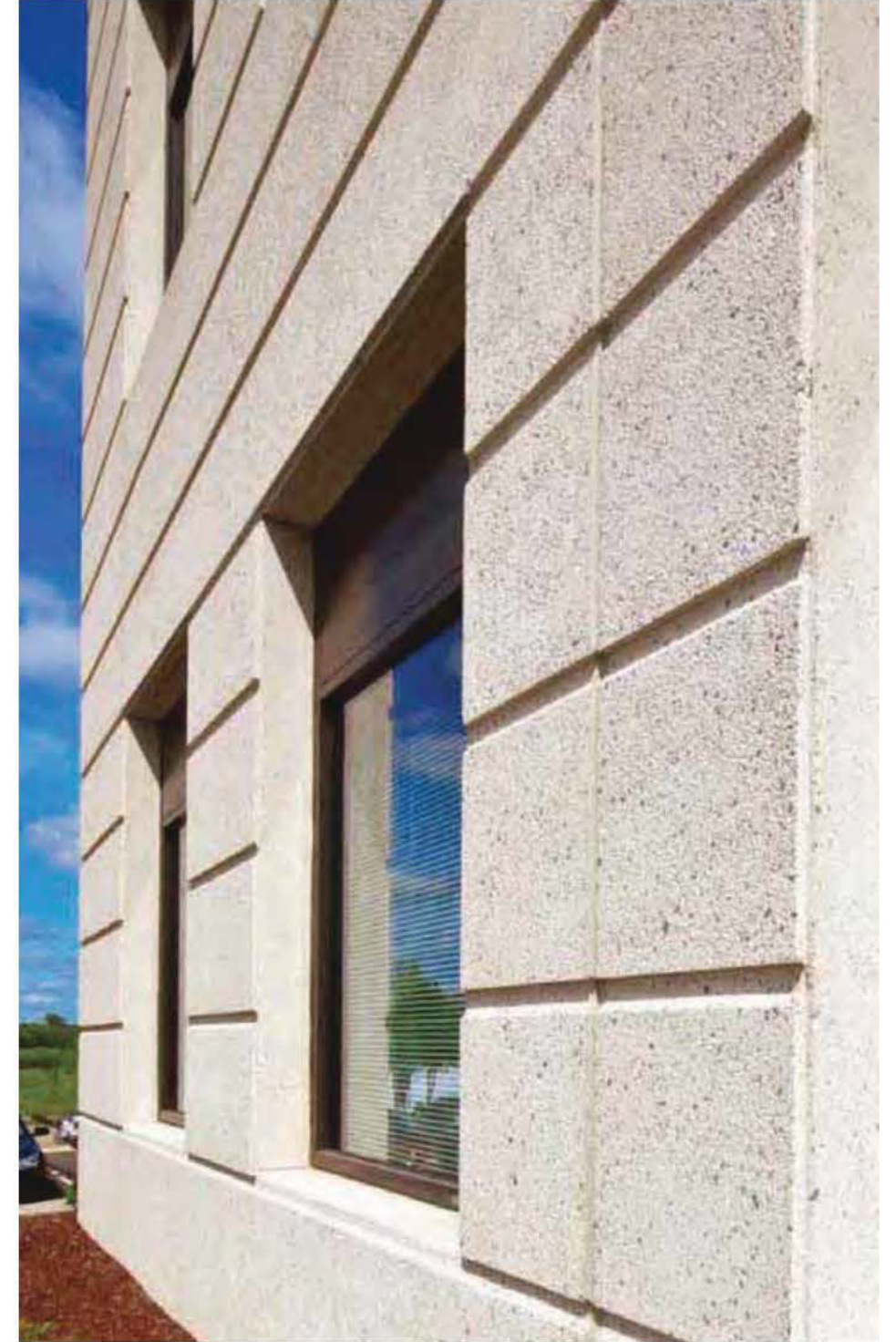
Owner is exploring working with local artist to paint screen walls.





Enlarged Building Elevations - Signable Areas
Tradewinds Flex Building
May 05, 2018





Examples of Tilt-up Concrete
Tradewinds Flex Building
May 5, 2018