

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: February 15, 2006	Action Requested
UDC MEETING DATE: March 8, 2006	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4801 Tradewinds Parkway, Madison, WI 53718

ALDERMANIC DISTRICT: 16

OWNER/DEVELOPER (Partners and/or Principals): B&R Enterprises of Madison LLC	ARCHITECT/DESIGNER/OR AGENT: Kahler Slater Architects, Inc.
5513 Femrite Drive	111 W. Wisconsin Avenue
Madison, WI 53718	Milwaukee, WI 53203

CONTACT PERSON: Dennis Bauer
Address: 5513 Femrite Drive
Madison, WI 53718
Phone: (608) 222-8941
Fax:
E-mail address: dbauer@chorus.net



- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
 - Planned Commercial Site

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

KahlerSlater

B&R Enterprises of Madison, LLC

Project Narrative

March 1, 2006

Kahler Slater Project 205079

Overall Description

This project is the first of several new developments planned by B&R Enterprises of Madison, LLC for the new Tradewinds Business Centre, located at the southeast corner of the Beltline and HWY 51, in the southeast part of Madison. It is an office/commercial development that will be the headquarters for Bauer Raether Builders, as well as other office/commercial tenants. One of those is the State of Wisconsin Metrology Lab. The development includes buildings, parking lots for employees and customers, and drive areas for various vehicles related to both the Metrology Lab and Bauer Raether Builders.

Site Description

The site is 323' x 446' and is approximately 3.3 acres in size.

The site is organized into 3 zones (see site diagram):

- The front public area, including drives and public/guest parking.
- The one and two-story building mass.
- The service drive/truck loading area.

The building is intended to screen the service drive/truck loading areas in back from the public areas in front. Groups of trees are introduced to break apart the public parking areas. The project also intends to explore ways of reducing storm water run-off from the buildings and paved areas.

Building Description

The focal point of the building development is the two-story office building which houses the Bauer Raether Builders offices on the second floor. This is the most prominent corner of the building and site. It can easily be seen from the Beltline to the northwest. This will be true even after future buildings are constructed on the north side of Tradewinds Parkway.

The remaining building is single story construction. The Bauer Raether Builders' shop area, located along the southern side of the property to reduce its size impact, will have a high clearance to accommodate trucks and material storage. The State of Wisconsin Metrology Lab will have several mezzanines for equipment and mechanical equipment. It will have the appearance of a two-story building.

Exterior materials include stone, face brick, architectural concrete, and painted cement board. The roofs are envisioned to be flat (gently sloping to allow for water run-off), with overhangs for sun control.

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Tenants

Tenant	GSF
Bauer Raether Builders Office Area	5,550
Bauer Raether Builders Shop Area	18,000
State of WI Metrology Lab	4,750
State of WI Metrology Lab Garage	2,500
Leased Space	11,800
Total	42,600

Site Statistics

Total Site - 3.3 Acres / 144,327 SF

Building - 37,845 SF

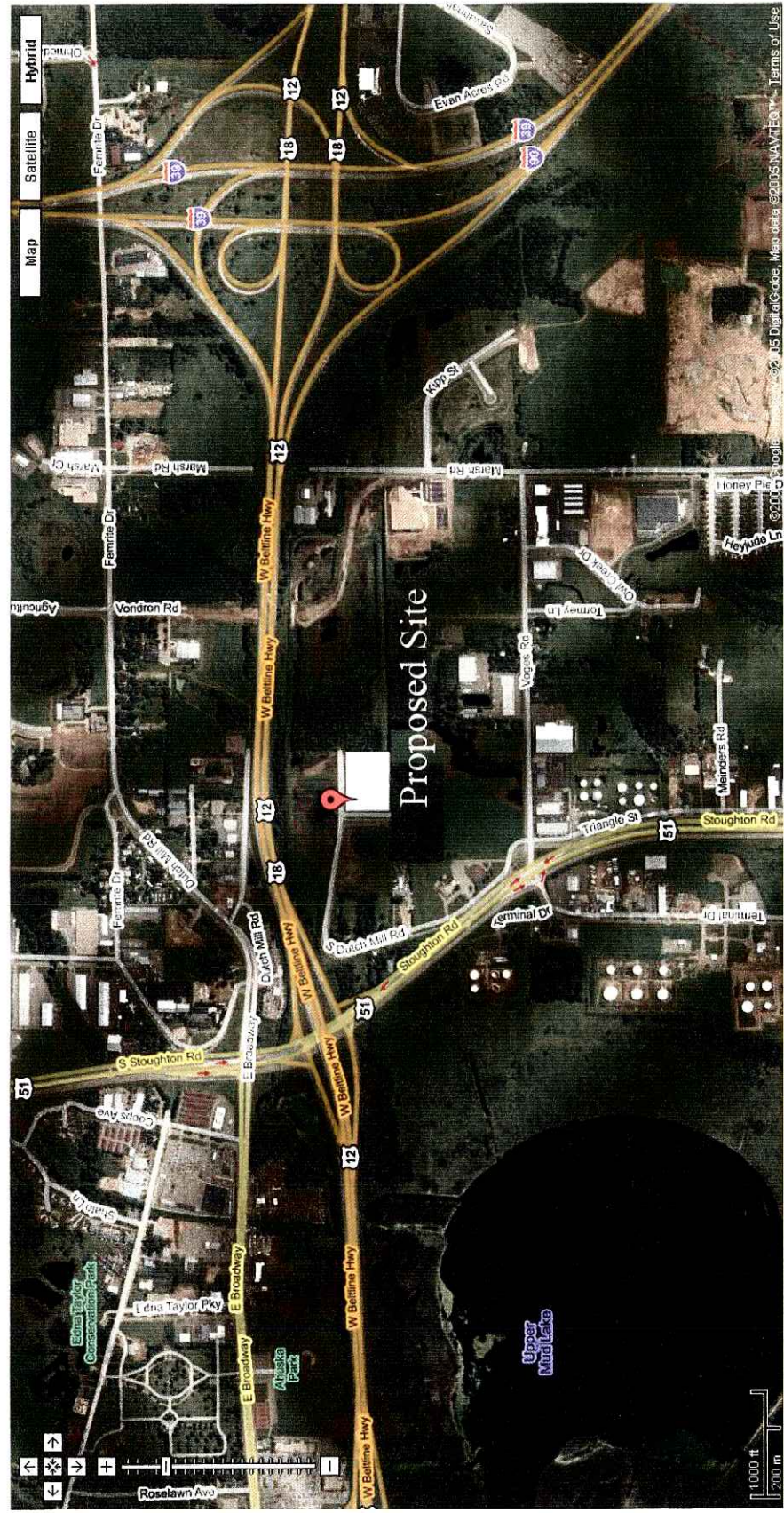
Asphalt / Sidewalk - 55,247 SF

Total Impervious Area - 93,092 SF (64%)

Total Green Area - 51,235 SF (36%)

Parking Stalls - 56

Bike Stalls - 10



LOCATOR MAP



Applications Department
 1611 Clovis Barker Rd.
 San Marcos, TX 78666
 Phone: 512-753-1000
 Fax: 512-753-1241
 Email: apps@sitelighting.com

Project: Bauer Raether Builders Project # 302-5296-R1
 Specifier: Nels Modsen - Westphal & Co. Inc.
 Agent: Bill Cunningham - Spectrum Lighting
 Calculations By: Joseph Garcia - Gardco Lighting
 Date: February 27, 2006
 Scale: 1 : 1
 Filename: W:\Private\apps\2006\Spectrum#302\BRB\302-5296-R1A32
 Photometric data used is based on established IES procedures and published lamp ratings.
 Pt. x pt. values shown are horizontal illuminance at grade (single-plane), in footcandles.
 Orange Pt. x pt. values shown are horizontal illuminance at 4 AFG (single-plane), in footcandles.
 LLF used is essentially industry standard. A more project-specific value may be required.
 Field performance will depend on actual lamp, ballast, electrical, and site characteristics.
 Luminaire height shown is approximate overall mounting height above finished grade. (UNID)

Luminaire Schedule

Project: BAUER RAETHER BUILDERS

Symbol	Qty	Label	Description	Arrangement	Lumens	LLF	Filename
—■—>	15	SA	Gardco G18-1-4XL-175MH-HS @ 20'	SINGLE	12800	0.720	GW4X17MS.ies
—■—>	2	SB	Gardco G18-1-4XL-250MH-HS @ 20'	SINGLE	23000	0.720	GW4X25MS.ies
—■—>	3	WA	Gardco 107-WT-175MH @ 20'	SINGLE	12800	0.720	M1V17M.ies
—■—>	3	WB	Gardco 107-FT-175MH @ 20'	SINGLE	12800	0.720	M1F17M.ies
—■—>	12	SC	Gardco BR820-100MH @ 35'	SINGLE	8500	0.720	B8R1H.ies

Statistical Area Summary

Project: BAUER RAETHER BUILDERS

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Units
Typical Parking Area	0.87	3.87	0.45	1.93	8.60	107	Fc
Typical Drive Lane	1.47	5.80	0.48	3.06	12.08	516	Fc
CalcPts 4' AFG	0.02	0.44	0.00	0.00	0.00	2598	Fc

Gullwing G18 Specifications



GENERAL DESCRIPTION: The Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

HOUSING: A one-piece diecast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 square feet.

LENS ASSEMBLY: A single-piece diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with eight retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow-core EPDM gasket to prevent intrusion by moisture, dust, and insects.

OPTICAL SYSTEMS: The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL), III (3XL), IV (4XL), and V (Q). With the 2XL, 3XL and 4XL luminaries, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

The lampholder is glazed porcelain with a nickel plated screw shell. Position-oriented mogul base sockets to accept high output horizontal metal halide lamps are supplied standard.

ELECTRICAL: All electrical components are UL recognized, factory tested, and mounted on a unitized plate with quick electrical disconnects. Each high power factor ballast is the separate component type capable of providing reliable lamp starting down to -20(F).

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Units are thoroughly cleaned and provided with a patented chromate acid pretreatment. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specifications on optional or custom colors.

LABELS: All fixtures bear UL or CSA/CUL (where applicable) Wet Location labels.

Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

Gardco's segmented reflector optical system has been awarded U.S. Patent #3746854. Form XL optical system has been awarded U.S. patent #5690422. The Gullwing design is protected by U.S. Patent # DES. 391,659

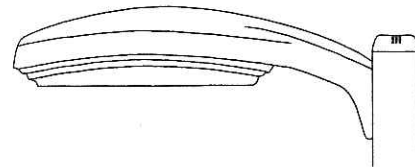
Notes:

Job:

Type:

GULLWING

G18 AREA LUMINAIRES



GENERAL DESCRIPTION: The Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

ORDERING Flat glass lens luminaires meet IESNA Full Cutoff criteria. Sag lens luminaires meet IESNA Cutoff criteria.

PREFIX	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

G18 18" Gullwing Luminaire

CONFIGURATION

1	Single Assembly	3@120	Triple at 120° <i>Not available with PTF Option</i>
2	Twin Assembly	4	Quad Assembly
2@90	Twin Assembly at 90°	W	Wall Mount, Recessed J-Box
3	Triple at 90°	WS	Wall Mount, Surface Conduit

DISTRIBUTION

1 Type I, Horizontal Lamp (*N/A above 400w*)
2XL Type II, Horizontal Lamp
3XL Type III, Horizontal Lamp
4XL Type IV, Horizontal Lamp
Q Type V, Horizontal Lamp (*N/A above 400w*)

WATTAGE

100MH³	250PSMH⁴	150HPS	
150MH³	320PSMH⁵	250HPS	<i>MH Metal Halide</i>
175MH	350PSMH	400HPS	<i>PSMH Pulse Start Metal Halide</i>
250MH	400PSMH^{1,8}	600HPS	<i>HPS High Pressure Sodium</i>
400MH¹	750PSMH^{2,7}	750HPS²	
1000MH^{2,9}	1000PSMH^{2,9}		

VOLTAGE

120
208
240
277
347
480

1. Requires ED28 or BT28 reduced jacketed lamp
 2. Furnished with sag glass lens only
 3. Venture mogul base lamps required
 4. M138 or M153
 5. M132 or M154
 6. M135 or M155
 7. M149 only. Requires MS750/PS/BU-HOR/BT37 lamp.

Notes 8 and 9:

For 1000 Metal Halide, use:

Brand	Product Code	Catalog Number
Venture	53702	MS1000W/HOR/BT37/3K
G.E.	18205	MVR1000/U/BT37
Venture	15332	MH1000W/U/BT37

For 1000 Pulse Start, use:

Brand	Product Code	Catalog Number
G.E.	10389	MVR1000/U/BT37/PA
Venture	49111	MS1000W/HOR/T25/PS

WARNING: Use of other lamps voids warranty

FINISH

BRP Bronze Paint
BLP Black Paint
WP White Paint
NP Natural Aluminum Paint
OC Optional Color Paint
*Specify RAL designation
 ex: OC-RAL7024*
SC Special Color Paint
(Specify. Must supply color chip)

OPTIONS

F	Fusing (<i>In Head</i>) <i>(N/A with 750w and 1000w)</i>	RPA1	3" Round Pole Adapter <i>(Required for 3" OD round or tapered round poles where top OD is less than 4".)</i>
LF	In-Line/In-Pole Fusing	RPA2	4" and 5" Round Pole Adapter <i>(Required for 4"-5" OD round poles)</i>
PC	Photocontrol and Receptacle <i>(N/A with 480V.)</i>	PTF2*	Pole Top Fitter - 2 3/8" Dia. Tenon
PCR	Photocontrol Receptacle only	PTF3*	Pole Top Fitter - 3-3 1/2" Dia. Tenon
POLY	Polycarbonate Sag Lens (<i>250w max</i>)	PTF4*	Pole Top Fitter - 3 1/2-4" Dia. Tenon <i>*PTF n/a with 120° mounting configurations</i>
HS	Internal Houseside Shield	SQPTF	Square Pole Top Fitter
QS	Quartz Standby (<i>400w max</i>)		
SG	Sag Glass Lens (<i>In lieu of flat glass</i>) <i>(Supplied standard with 750w and 1000w)</i>		

Gardco Lighting reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program. The Gullwing design is protected by U.S. patent number DES.391.659. The XL optical system is protected by U.S. patent number 5690422.

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A Genlyte Company

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www.sitelighting.com



79115-85/0105

GULLWING

G18 AREA LUMINAIRES

SPECIFICATIONS

GENERAL DESCRIPTION: The Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

HOUSING: A one-piece diecast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 ft².

LENS ASSEMBLY: A single-piece diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with eight retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow-core EPDM gasket to prevent intrusion by moisture, dust, and insects.

OPTICAL SYSTEMS: The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL), III (3XL), IV (4XL), and V (Q). With the 2XL, 3XL and 4XL luminaires, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

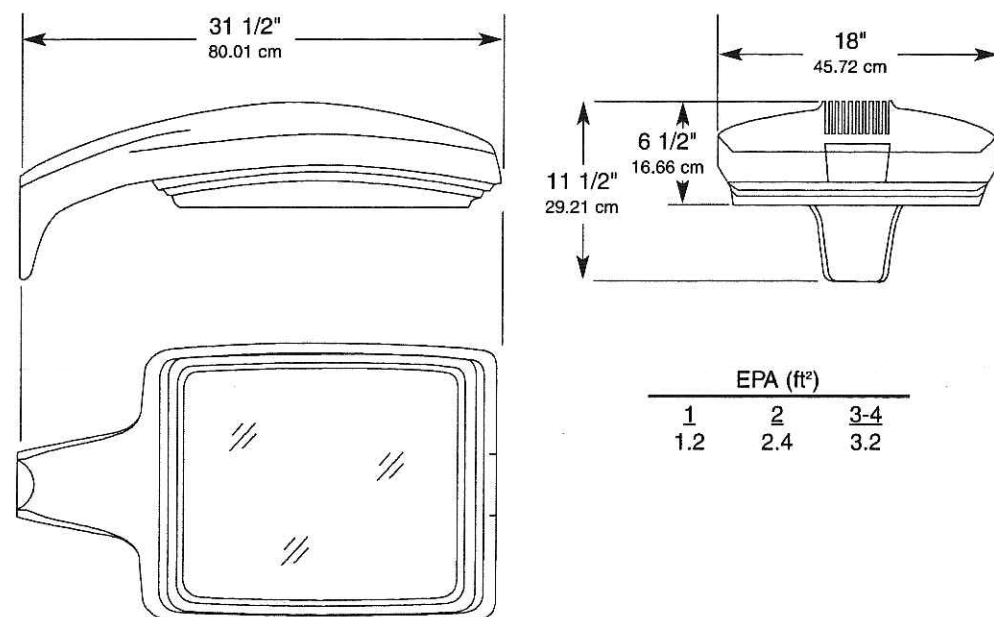
The lampholder is glazed porcelain with a nickel plated screw shell. Position-oriented mogul base sockets to accept high output horizontal metal halide lamps are supplied standard.

ELECTRICAL: All electrical components are UL recognized, factory tested, and mounted on a unitized plate with quick electrical disconnects. Each high power factor ballast is the separate component type capable of providing reliable lamp starting down to -20(F).

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

LABELS: All fixtures bear UL or CUL (where applicable) Wet Location labels.

DIMENSIONS



Gardco Lighting reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program. The Gullwing design is protected by U.S. patent number DES.391.659. The XL optical system is protected by U.S. patent number 5590422.

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BRM820 Dome Top Louver Bollard Specifications



UPPER HOUSING: Diecast aluminum dome top secures to one piece louver casting with three (3) concealed tamper resistant screws.

LOWER HOUSING: Luminaire features a cylindrical .125 wall 6063T5 extruded aluminum base housing. Bottom section has a welded-in cast ring for attachment to base assembly with four (4) hex head set screws.

OPTICAL SYSTEM: Louvers are angled to provide maximum spacings while shielding the source to 90°. Upper louver features concealed hammertoned anodized aluminum reflector to increase luminaire efficiency and generate unstriated beam patterns. Fully gasketed Pyrex vessel enshrouds lamp envelope and is secured with stainless steel spring.

SOCKET: Medium base pulse rated lampholder is glazed porcelain with nickel plated reinforced screw shell and spring loaded contact.

ANCHORAGE: Base assembly consists of a cast aluminum platform and ballast mounting bracket. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" x 1 1/2" anchor bolts on a 4 3/4" bolt circle. Ballast is prewired with quick electrical disconnects and mounting bracket is secured with two (2) Phillips head screws for ease of installation and servicing.

ELECTRICAL: Each high power factor ballast is the separate component type, capable of providing reliable lamp starting down to -20° F. High Pressure Sodium ballasts operate lamps within ANSI trapezoidal limits. Metal Halide and Mercury Vapor ballasts are medium regulation auto transformer providing +10% (MH) and +15% (MV) power regulation with a +5% variation from rated input voltage. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

LUMINAIRE FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), natural aluminum (NP) and verde green (VP). Consult factory for specs on custom colors.

LABELS: All fixtures bear UL wet location CSA and I B E W labels.

Factory supplied template must be used when setting anchor bolts. Gardco Lighting will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

Notes:

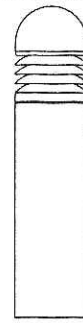
Job:

Type:

BOLLARD

BRM820/821/823 DOME TOP LOUVER

GENERAL DESCRIPTION: Gardco's dome top Louver Bollard provides uniform illumination, superior spacings and solid vandal resistance. Rugged extruded and cast construction with silicone seals and gasketing assure years of trouble free service. The BRM820 is a complete assembly with an aluminum base. BRM821 head only unit affixes to custom architectural elements. The BRM 823 luminaire includes a concrete base assembly. Each Gardco BRM820/821/823 utilizes 35W through 100w high intensity discharge or 32w triple tube fluorescent lamps.



ORDERING

PREFIX	HEIGHT	WATTAGE	VOLTAGE	FINISH	OPTIONS
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

PREFIX	DESCRIPTION	HEIGHT
BRM820	with Cast Aluminum Base	42" 36" 30" 24"
BRM821	Head Only	11"
BRM823	with Natural Concrete Base	42"
BRM823B	with Beige Concrete Base	42"
BRM823G	with Grey Concrete Base	42"

HEIGHT

WATTAGE

WATTAGE	DESCRIPTION	VOLTAGE
50MH ¹	35HPS ²	120
70MH	50HPS ¹	208
100MH	70HPS	240
	100HPS	277
	MH HPS INC	Metal Halide High Pressure Sodium Incandescent

VOLTAGE

1. 120/277V Primary only.
2. 120V Primary only.
3. 32TRF type features an electronic fluorescent ballast that accepts 120V through 277V, 50hz or 60hz input. 0°F starting temperature.

FINISH

BRP	Bronze Paint	OC	Optional Color Paint
BLP	Black Paint		Specify RAL designation ex: OC-RAL7024
WP	White Paint	SC	Special Color Paint
NP	Natural Aluminum Paint		Specify. Must supply color chip
VP	Verde Green Paint		

OPTIONS

F	Fusing
SHD	Internal 180° Shield
DUP	Duplex Receptacle <i>BRM820 only. Available in 36" and 42" heights only. Weathertight, flush mounted in lower housing, and located a minimum of 18" above grade.</i>
GFCI	GFCI Receptacle <i>BRM820 only. Available in 36" and 42" heights only. Weathertight, flush mounted in lower housing, and located a minimum of 18" above grade.</i>

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GARDCO
LIGHTING

79115-35/0805

BOLLARD

BRM820/821/823 DOME TOP LOUVER

SPECIFICATIONS

UPPER HOUSING: Diecast aluminum dome top secures to one-piece louvered casting with three (3) concealed tamper resistant screws.

LOWER HOUSING:

BRM820

Luminaire features a cylindrical .125 wall 6063-T5 extruded aluminum base housing. Bottom section has a welded-in cast ring for attachment to base assembly with four (4) hex head set screws.

BRM821

Louver head assembly is affixed to ballast mounting bracket which is suitable for insertion into architectural elements (by others).

BRM 823

Luminaire includes a pre-cast concrete base constructed with steel molds and wire reinforcing. Base is acid-etched to provide a smooth textured aggregate finish.

OPTICAL SYSTEM: Louvers are angled to provide maximum spacings while shielding the source to 90°. Upper louver features a concealed hammer-toned anodized aluminum reflector to increase luminaire efficiency and generate unstriated beam patterns. A fully gasketed Pyrex vessel enshrouds the lamp envelope and is secured with a stainless steel spring.

SOCKET: Medium base pulse-rated lampholder is glazed porcelain with nickel plated reinforced screw shell and spring loaded contact.

ANCHORAGE:

BRM820

Base assembly consists of a cast aluminum platform and ballast mounting bracket. Assembly is secured and leveled to the mounting foundation with four

(4) 3/8" X 8" x 1 1/2" anchor bolts on a 4 3/4" bolt circle. Ballast is prewired with quick electrical disconnects and mounting bracket is secured with two (2) Phillips head screws for ease of installation and servicing.

BRM 821

Mounting plate is cast aluminum with slots to accept anchor bolts (by others) at 90° on a 6 1/4" diameter bolt circle. A 4 1/2" diameter opening is required to house ballast assembly.

BRM823

Base assembly consists of four (4) galvanized steel base tabs fastened to pre-cast concrete base. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" X 1 1/2" anchor bolts on a 9 1/2" bolt circle. Base is designed for 5" direct burial.

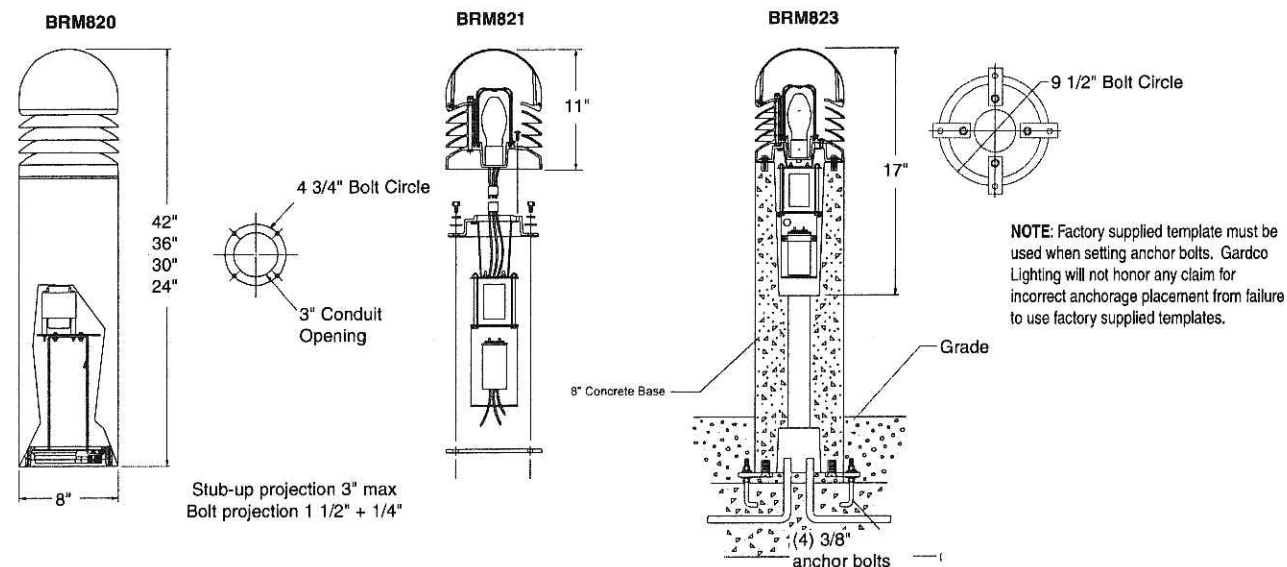
ELECTRICAL: Each high power factor ballast is the separate component type, capable of providing reliable lamp starting down to -20° F. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

All fluorescent luminaires utilize electronic ballasts that are high power factor and designed for reliable lamp starting to 0°F. Smart fluorescent ballasts accept 32w in all voltages from 120 to 277, 50/60Hz. Sockets are high temperature PBT with brass contacts.

LUMINAIRE FINISH: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured textured powdercoat finish.

LABELS: All fixtures bear UL or CUL (where applicable) Wet Location labels.

DIMENSIONS



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79115-35/0805



UDC SUBMITTAL PACKAGE
FOR

TRADEWINDS BUSINESS CENTRE

4801 TRADEWINDS PARKWAY
MADISON, WISCONSIN 53718

PROJECT NUMBER: 205079
MARCH 1, 2006



LIST OF DRAWINGS:

ARCHITECTURAL

- T-1 TITLE SHEET / INDEX SHEET / LOCATOR MAP
- C-1 EXISTING SITE PLAN
- C-2 SITE PLAN
- C-3 GRADING PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 ELEVATIONS
- A-4 ELEVATIONS
- A-5 SITE PHOTOS
- A-6 ROOF PLAN
- A-7 LANDSCAPE PLAN

UDC SUBMITTAL PACKAGE

Drawing Date
MARCH 1, 2006

TRADEWINDS BUSINESS
CENTRE

4801 TRADEWINDS PARKWAY
MADISON, WISCONSIN 53718

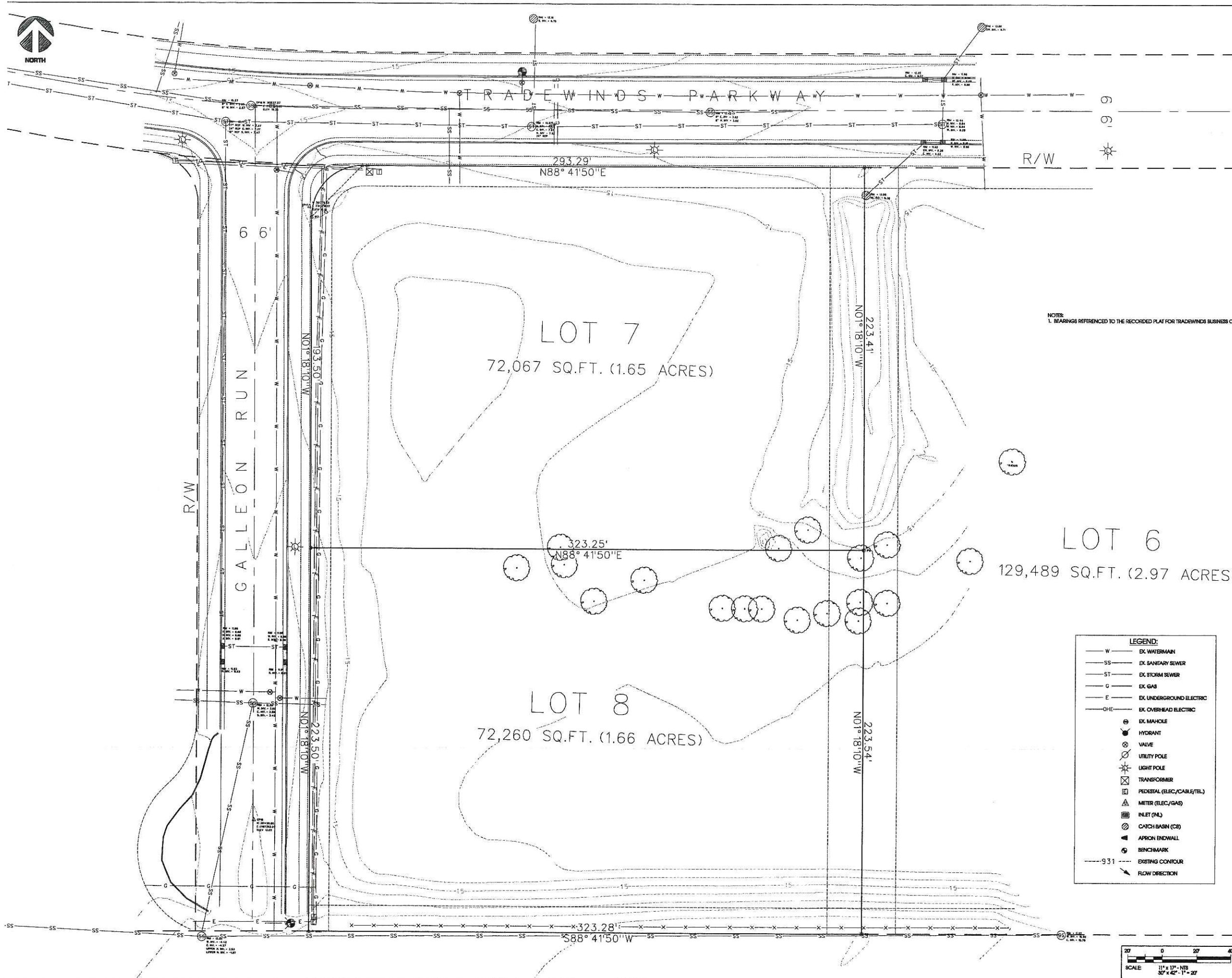
Project No.
205079.00

Sheet Title
TITLES SHEET /
SHEET INDEX /
LOCATOR MAP

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53233
Telephone 414.272.2800 Fax 414.272.2801
119 King Street, Madison, Wisconsin 53703
Telephone 608.253.5500 Fax 608.253.5517

Sheet No.
T-1

P:\2005\205079\MAPS\LOCATOR.MXD, 03/01/2006 09:47:41 AM



NOTES
1. BEARINGS REFERENCED TO THE RECORDED PLAT FOR TRADEWINDS BUSINESS CENTRE.

LEGEND:

— W	EX WATERMAIN
— SS	EX SANITARY SEWER
— ST	EX STORM SEWER
— G	EX GAS
— E	EX UNDERGROUND ELECTRIC
— OHE	EX OVERHEAD ELECTRIC
⊙	EX MANHOLE
⊕	HYDRANT
⊗	VALVE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	TRANSFORMER
⊙	PEDESTAL (ELEC./CABLE/TEL)
⊙	METER (ELEC./GAS)
⊙	INLET (P/L)
⊙	CATCH BASIN (CB)
⊙	APPRON ENDWALL
⊙	BENCHMARK
— 931	EXISTING CONTOUR
→	FLOW DIRECTION

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Madison, Wisconsin 53718
www.edgecon.com

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MARCH 1, 2006

TRADEWINDS BUSINESS CENTRE

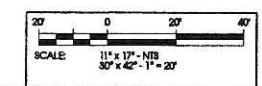
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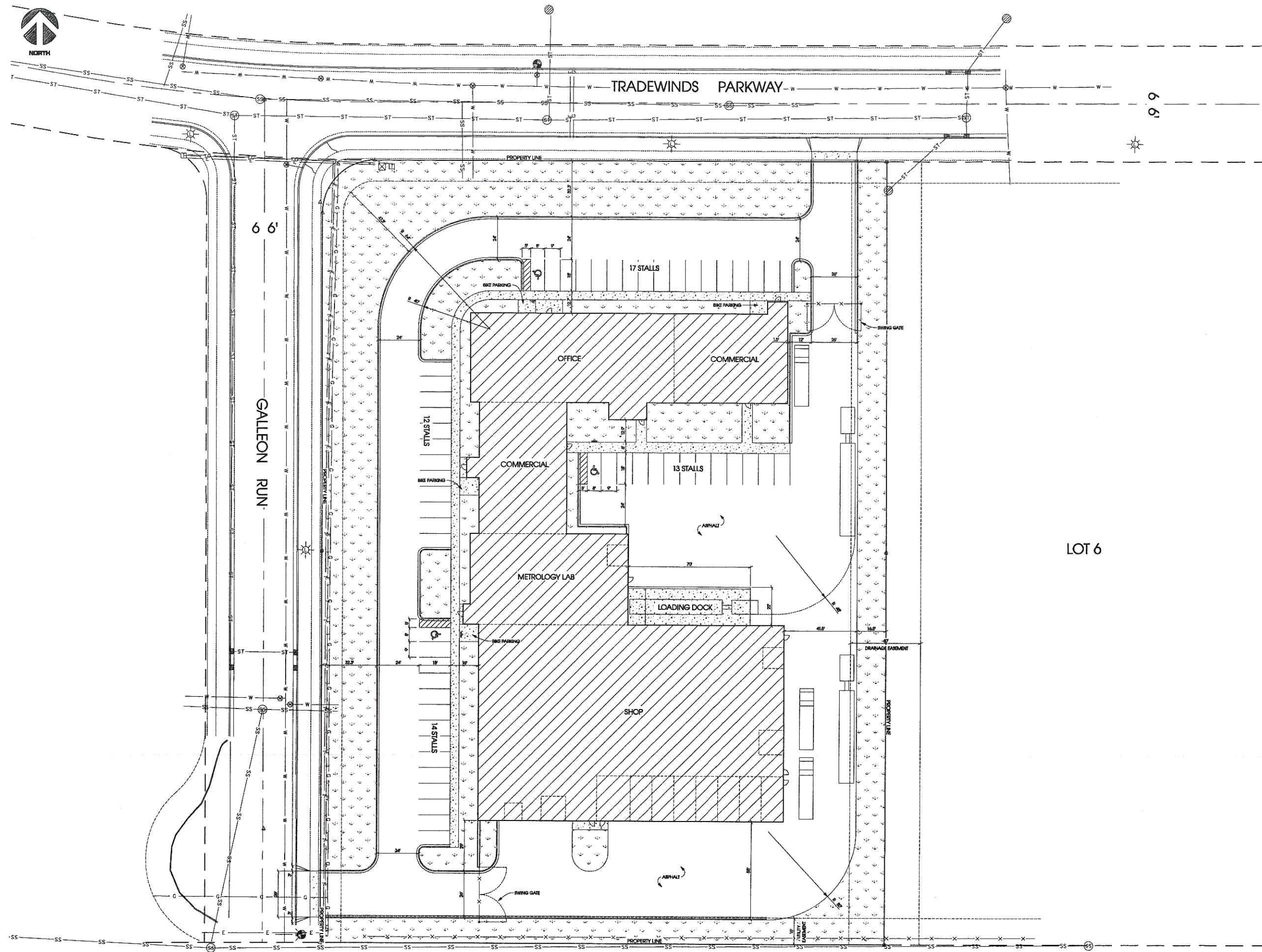
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Sheet Title
EXISTING SITE PLAN

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C-1





LOT 6

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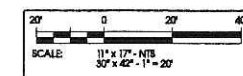
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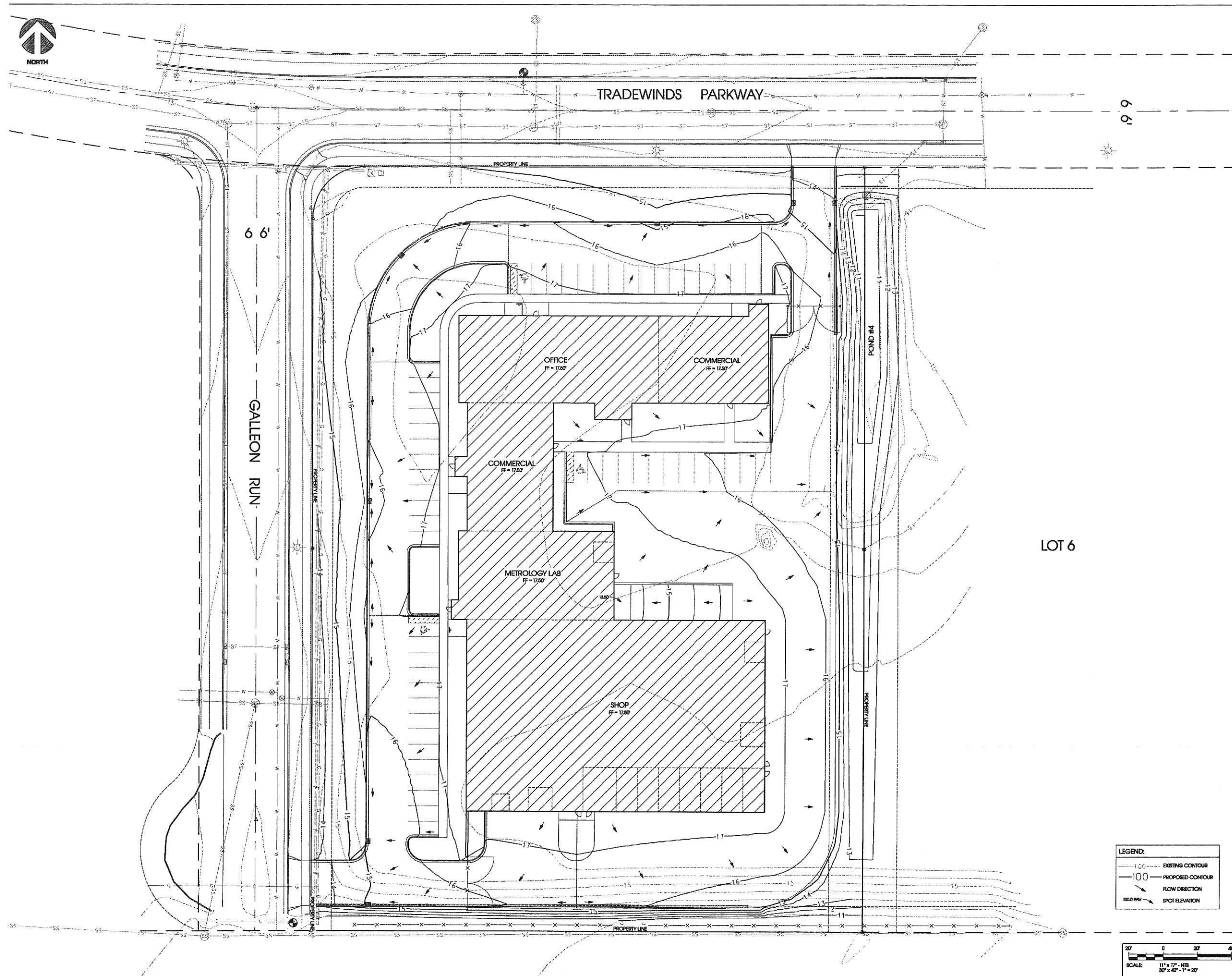
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SITE PLAN

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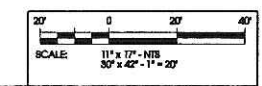
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LEGEND:

	EXISTING CONTOUR
	PROPOSED CONTOUR
	FLOW DIRECTION
	SPOT ELEVATION



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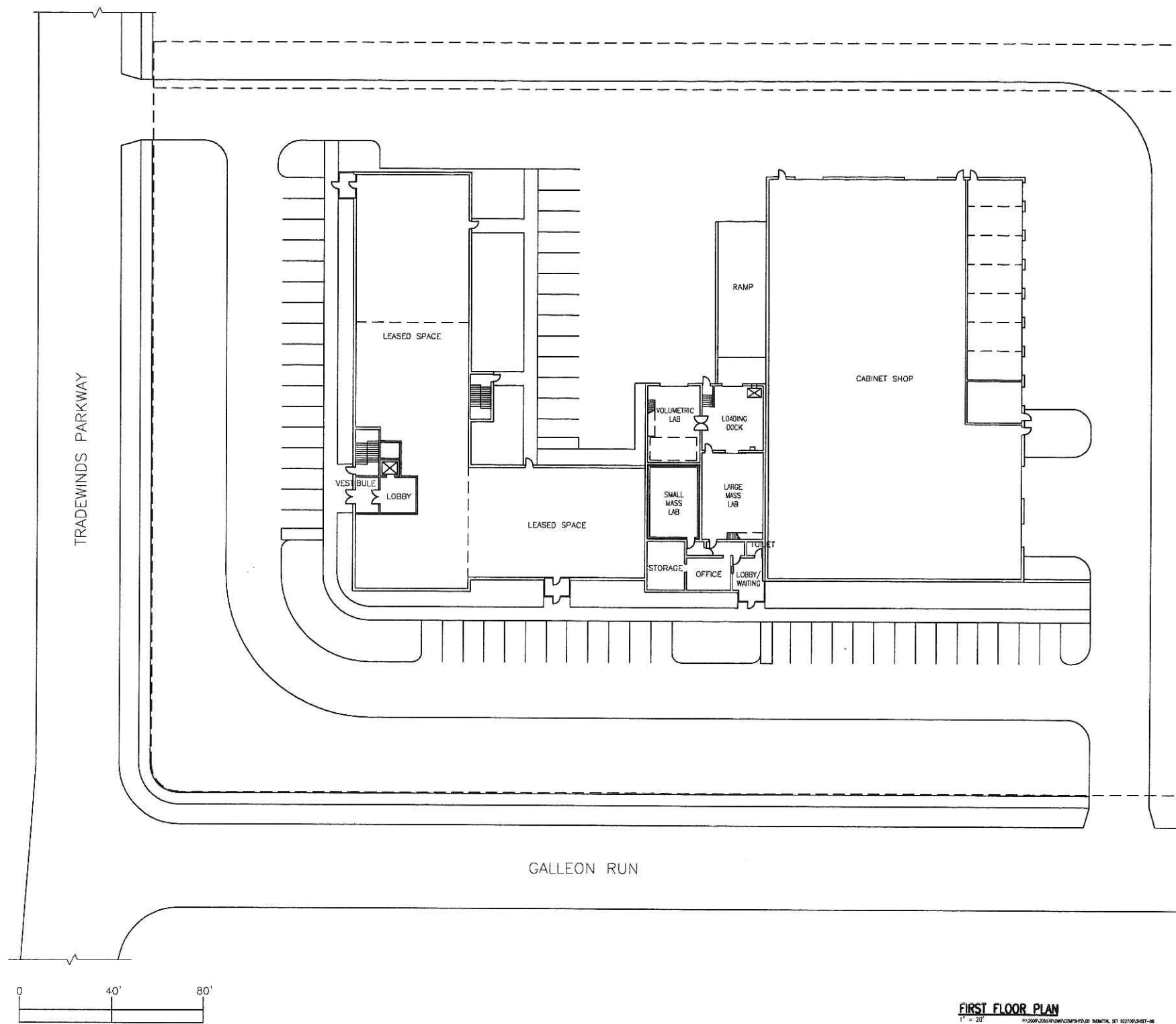
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GRADING PLAN

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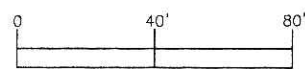
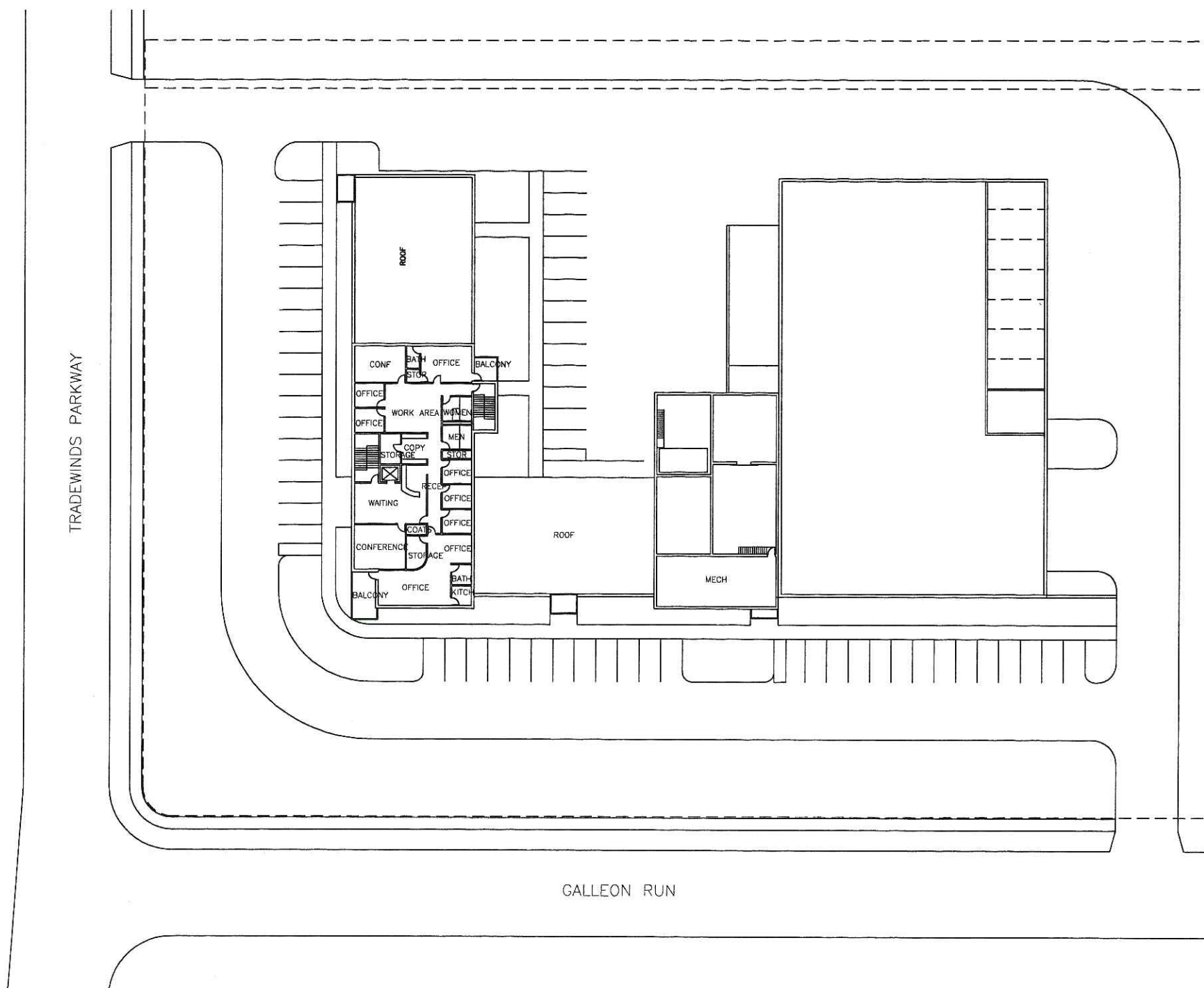
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FIRST FLOOR PLAN

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FIRST FLOOR PLAN
1" = 20'





SECOND FLOOR PLAN
1" = 20'



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TRADEWINDS BUSINESS CENTRE

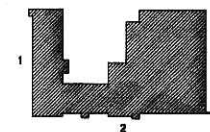
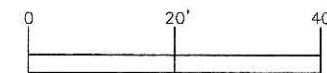
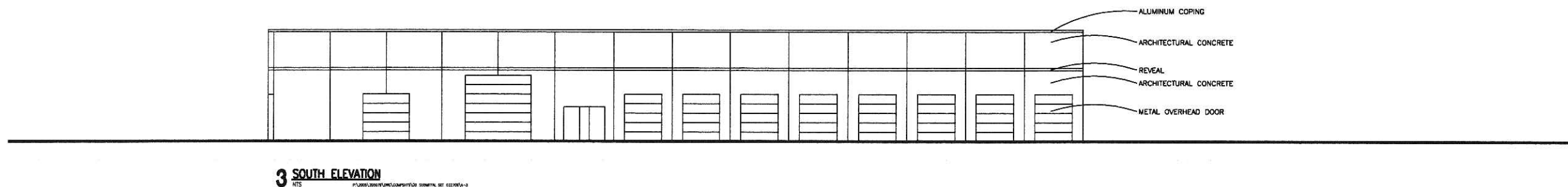
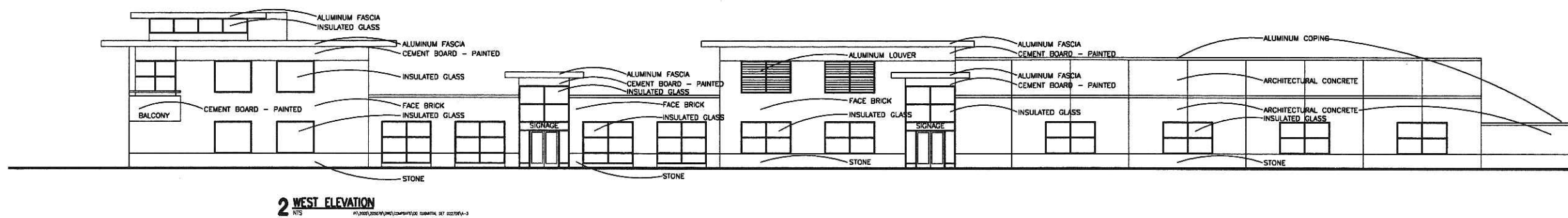
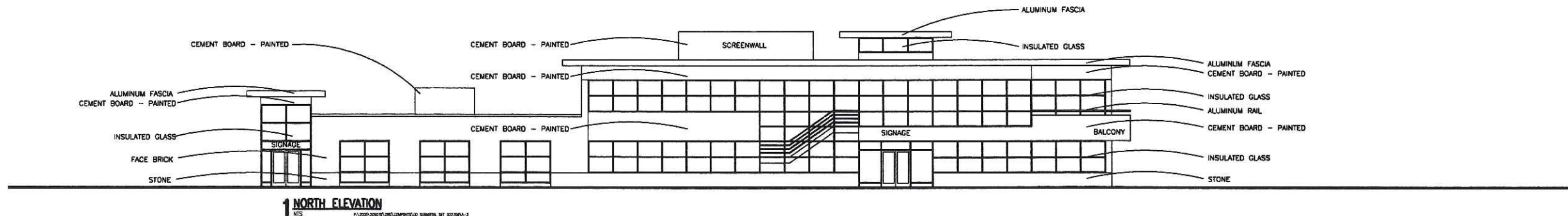
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SECOND FLOOR PLAN

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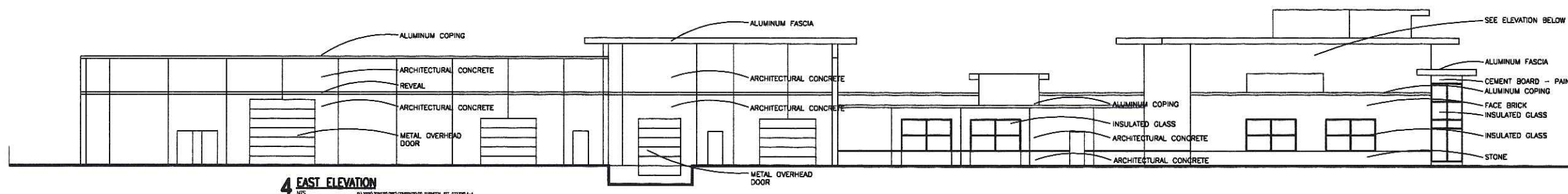
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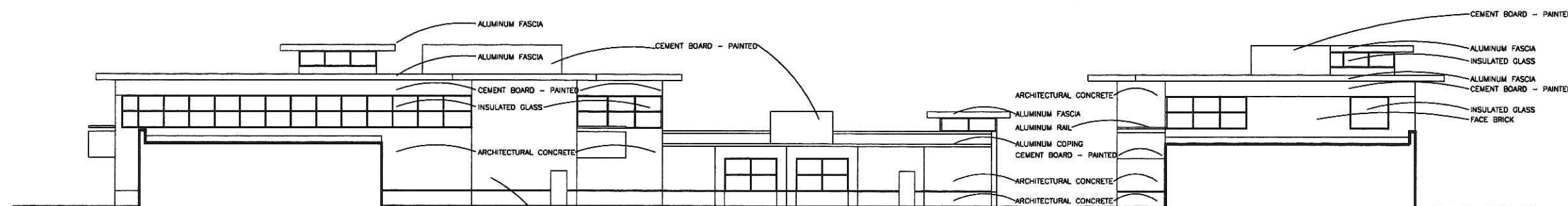
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ELEVATIONS

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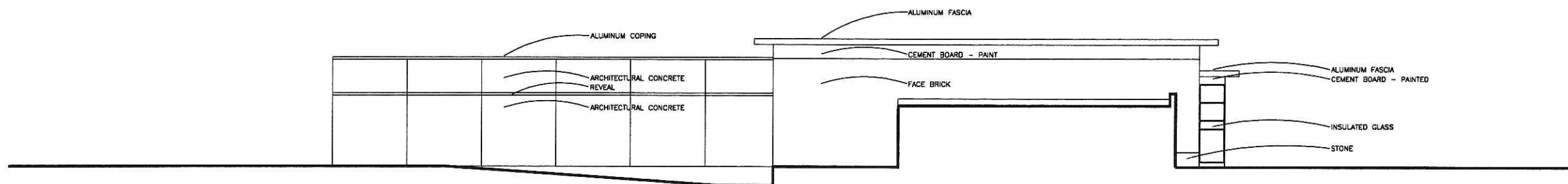


4 EAST ELEVATION
NTS

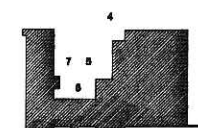
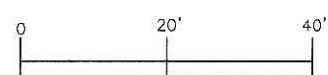


5 SOUTH ELEVATION - COURTYARD
NTS

6 PARTIAL EAST ELEVATION
NTS



7 NORTH ELEVATION - COURTYARD
NTS



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VIEW LOOKING SOUTHEAST AT CORNER OF GALLEON RUN AND TRADEWINDS PARKWAY



VIEW LOOKING SOUTHWEST FROM DRAINAGE EASEMENT



VIEW LOOKING WEST FROM TRADEWINDS PARKWAY

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Drawing Date
MARCH 1, 2006

TRADEWINDS BUSINESS
CENTRE

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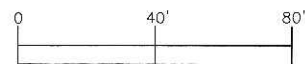
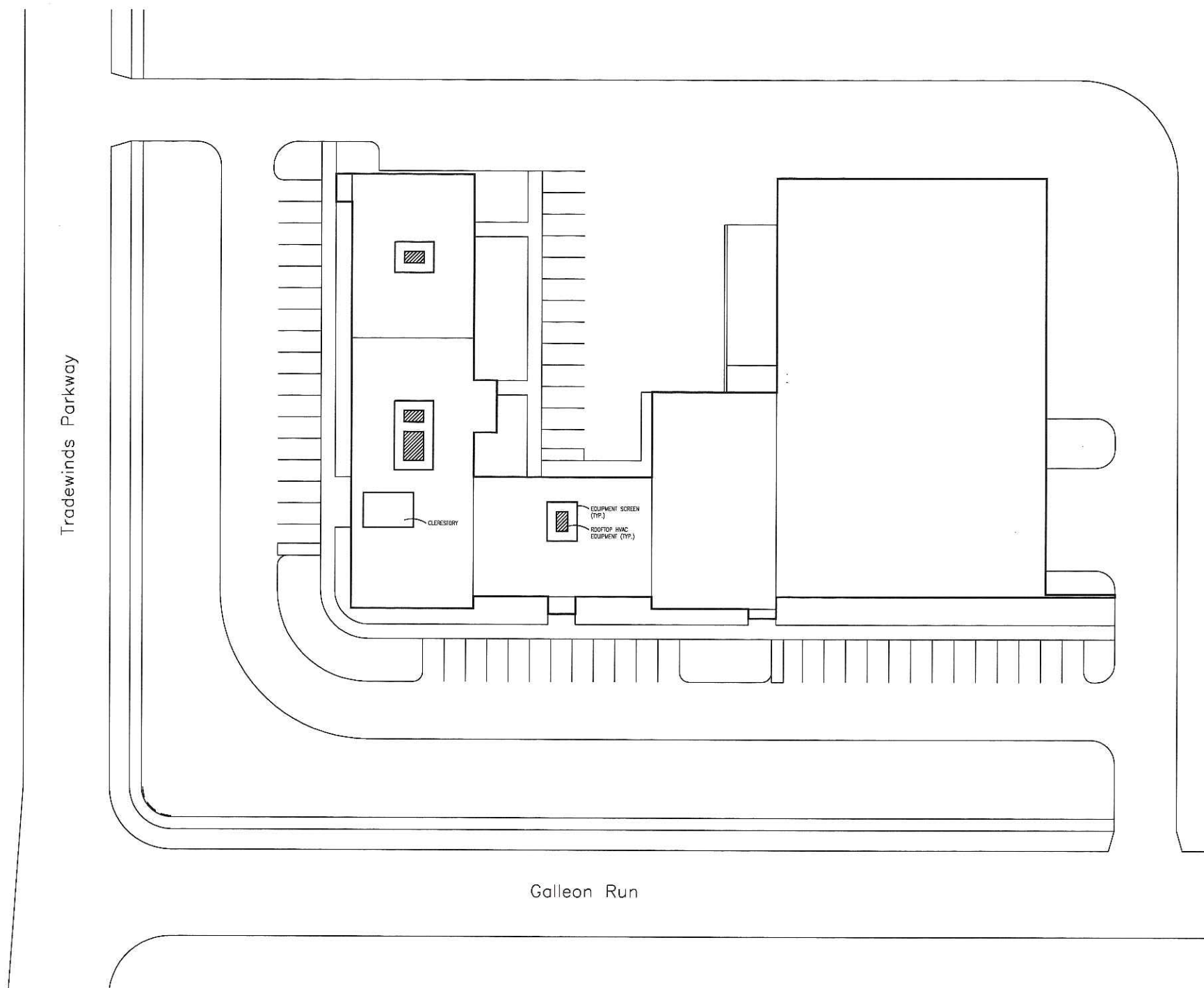
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SITE PHOTOS

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PHOTOS COURTESY OF KAHLER SLATER ARCHITECTS



ROOF PLAN
1" = 20'



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MARCH 1, 2006

TRADEWINDS BUSINESS CENTRE

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MADISON, WISCONSIN 53718

Project No.
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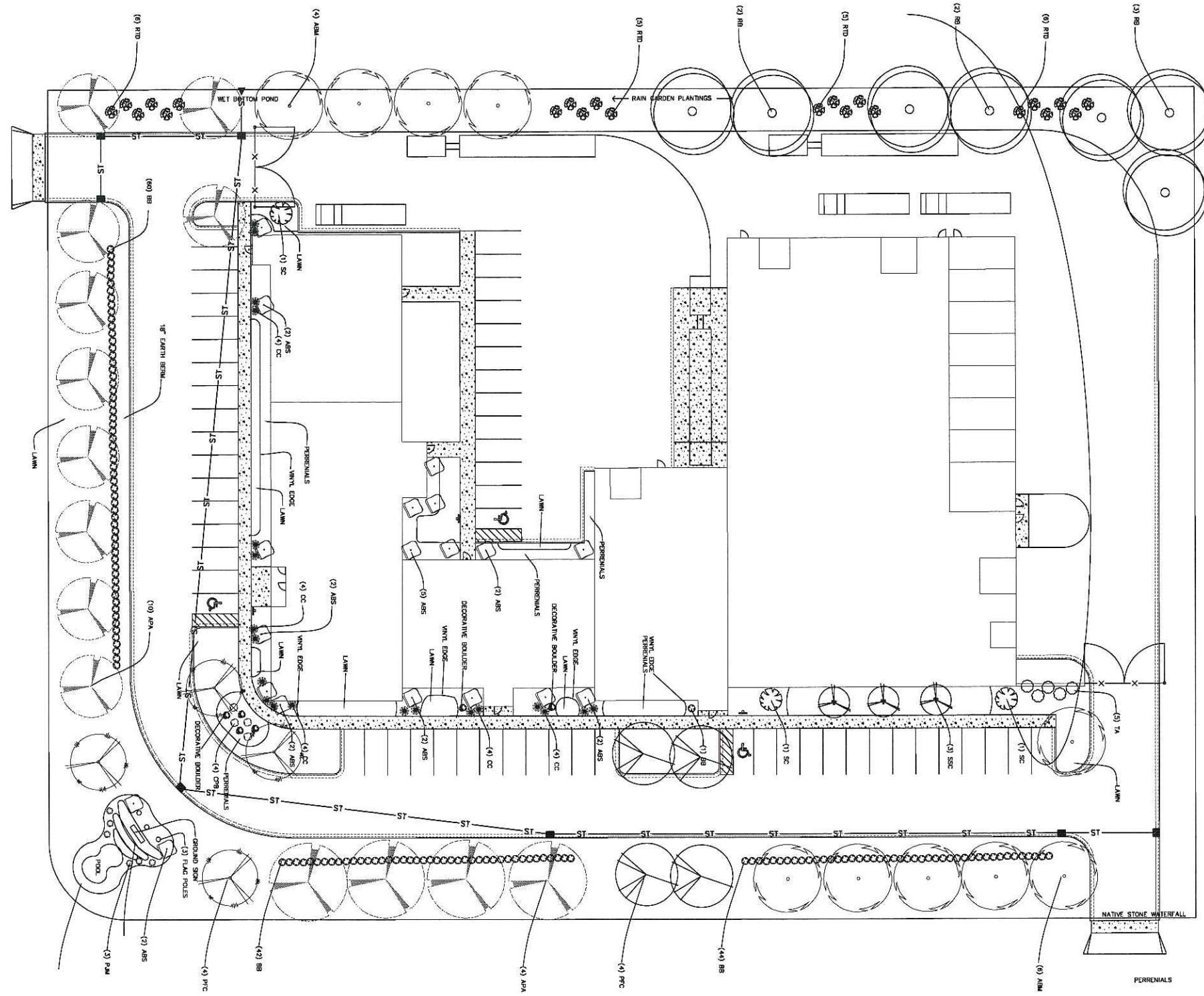
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ROOF PLAN

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P:\2005\205079\UDC\SUBMITTAL SET\ROOF PLAN

BARNES
6435 NESBITT RD.
MADISON, WI 53719
PH. 608.845.3230
FX. 608.845.6339



PLANT LIST		
DECIDUOUS TREES		
KEY COMMON NAME	QTY	SIZE
ABM AUTUMN BLAZE MAPLE	10	2'-2 1/2"
ST1 SKYLINE HONEY LOCUST	4	12'-2 1/2"
BB RIVER BIRCH	7	10'-12"
APA AUTUMN PURPLE ASH	14	2'-2 1/2"
PRC PRAIRIE TREE CRABAPPLE	8	11.5'-2"
SC SARGENT CRABAPPLE	3	11.5'-2"
SSC SPRING SNOW CRABAPPLE	3	11.5'-2"
EVERGREEN TREES		
KEY COMMON NAME	QTY	SIZE
TA TECHNY ARBORVITAE	5	5'
DECIDUOUS SHRUBS		
KEY COMMON NAME	QTY	SIZE
BB COMPACT BURNING BUSH	151	24"
ABS AUTUMN BRILLIANCE SERVICEBERRY	16	4"
CPB CRANBERRY FROMY BARBERRY	16	15"
CC CRANBERRY COTONEASTER	4	15"
RTD RED TWIG DOGWOOD	22	24"
EVERGREEN SHRUBS		
KEY COMMON NAME	QTY	SIZE
PJM P.J.M. RHODODENDRON	6	18"

LANDSCAPE PLAN
1" = 20'



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TRADEWINDS BUSINESS CENTRE

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Sheet Title
LANDSCAPE PLAN

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A-7

TRADEWINDS BUSINESS CENTRE UDC SUBMITTAL PACKAGE SHEET A-7

