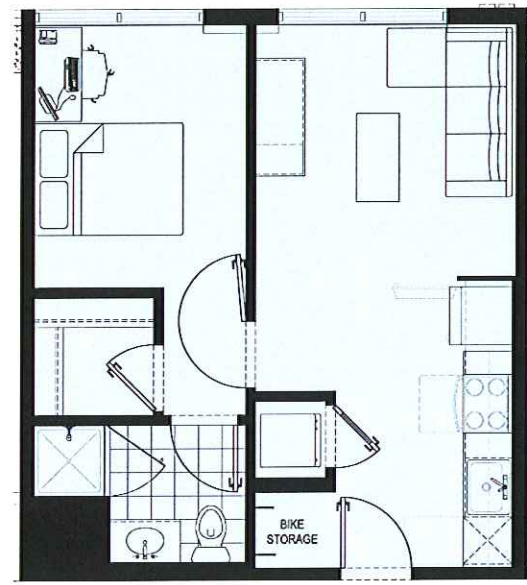
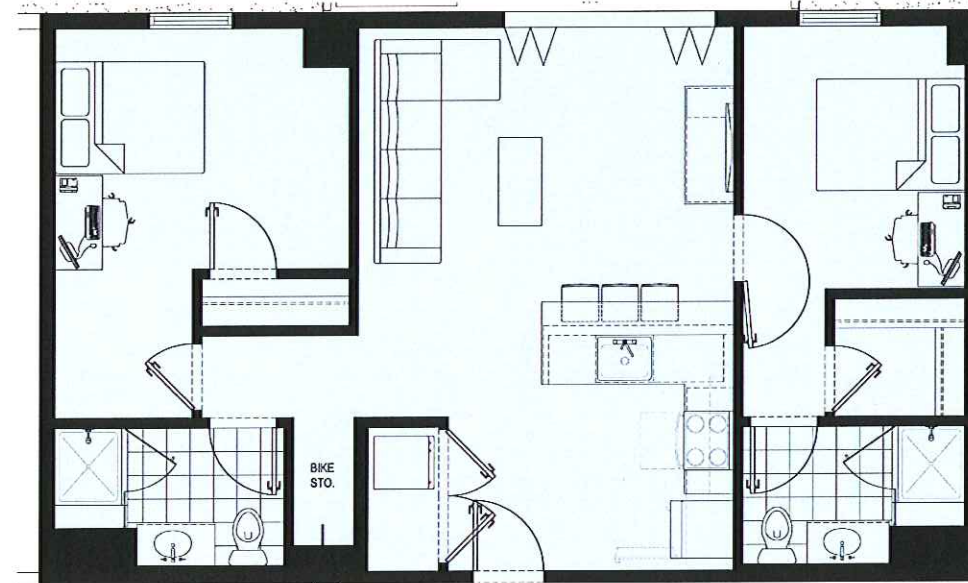


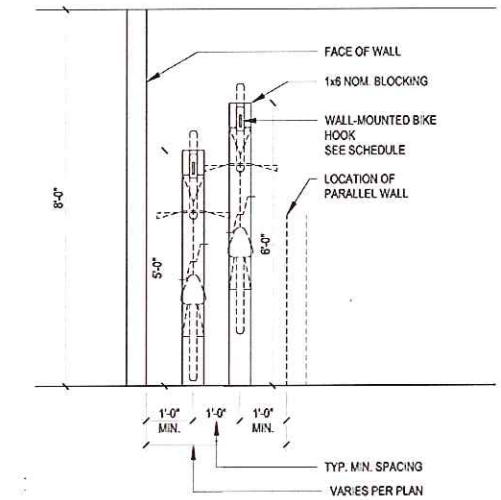
STUDIO



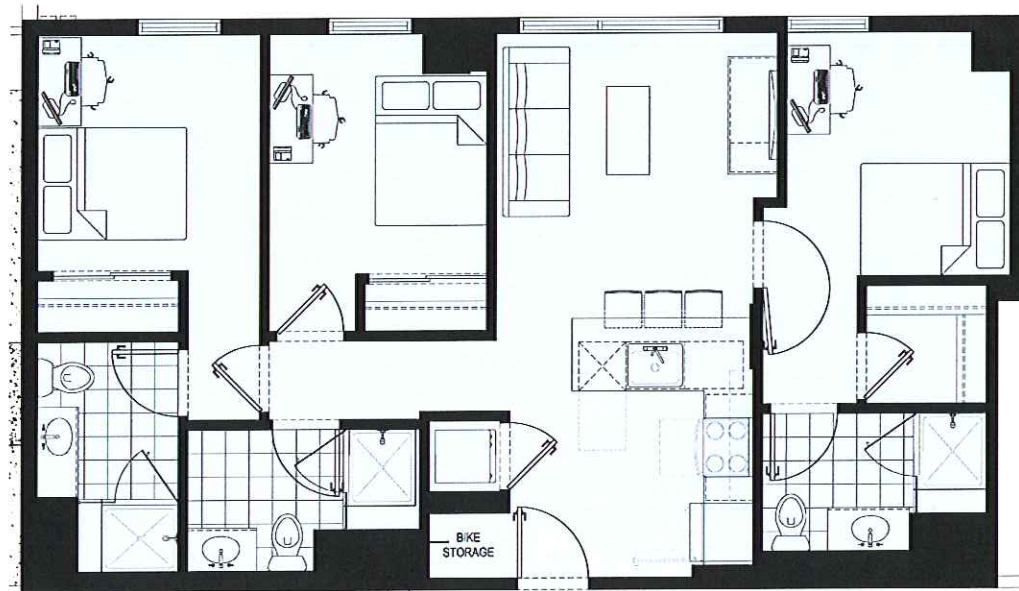
1 BED



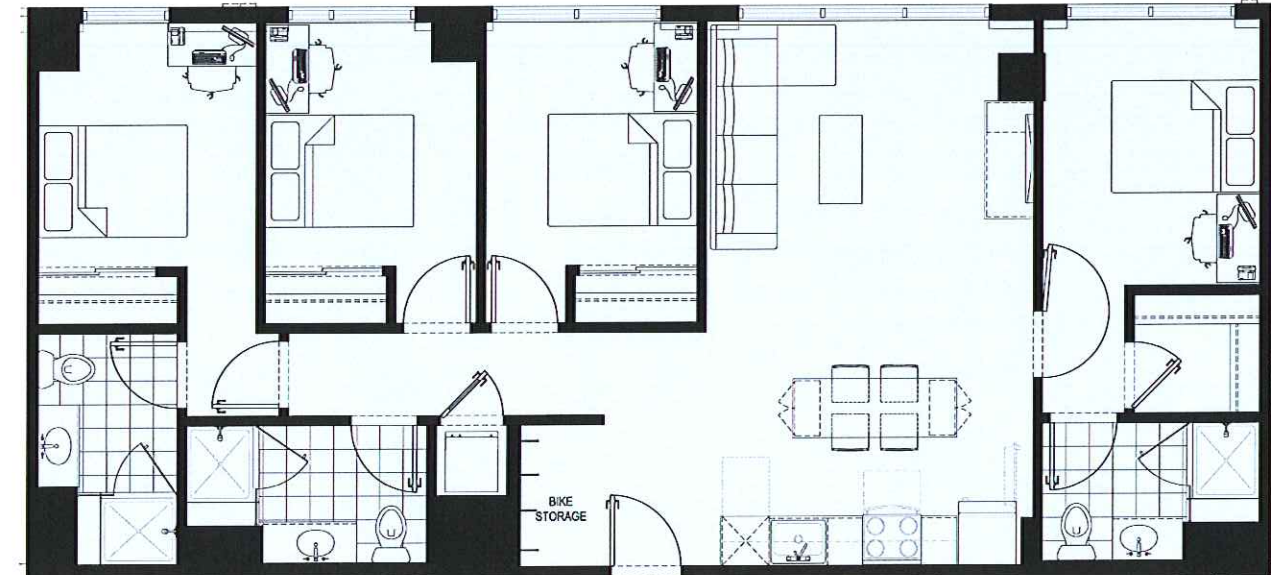
2 BED



TYPICAL BICYCLE CLOSET ELEVATION

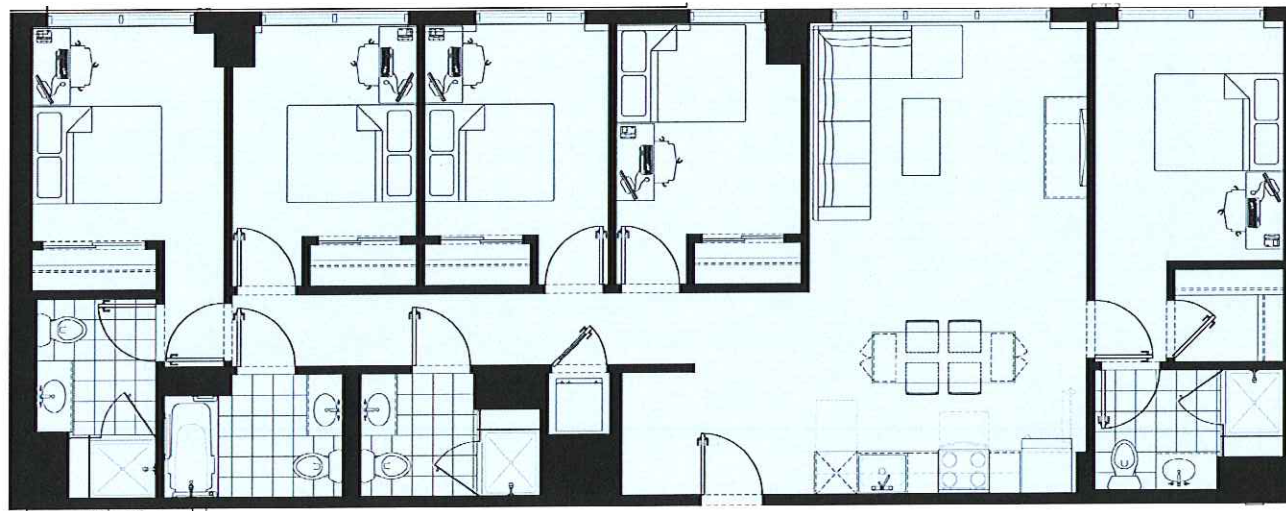


3 BED

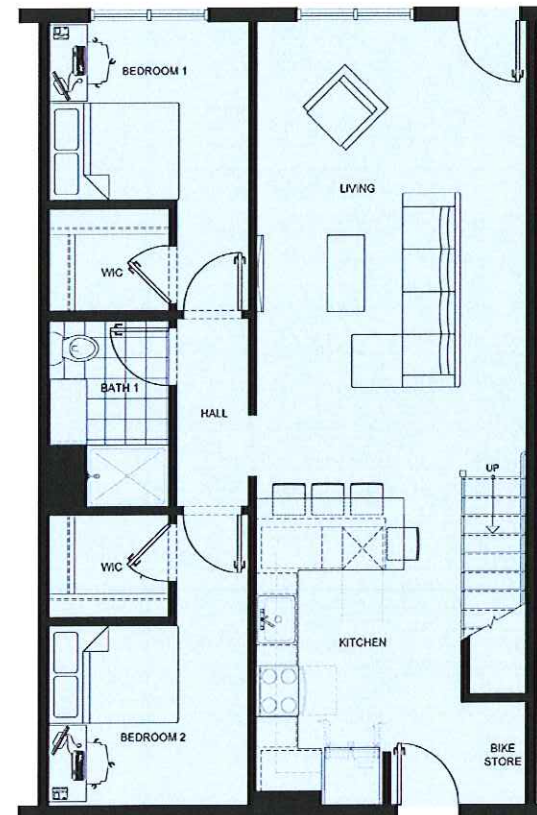


4 BED



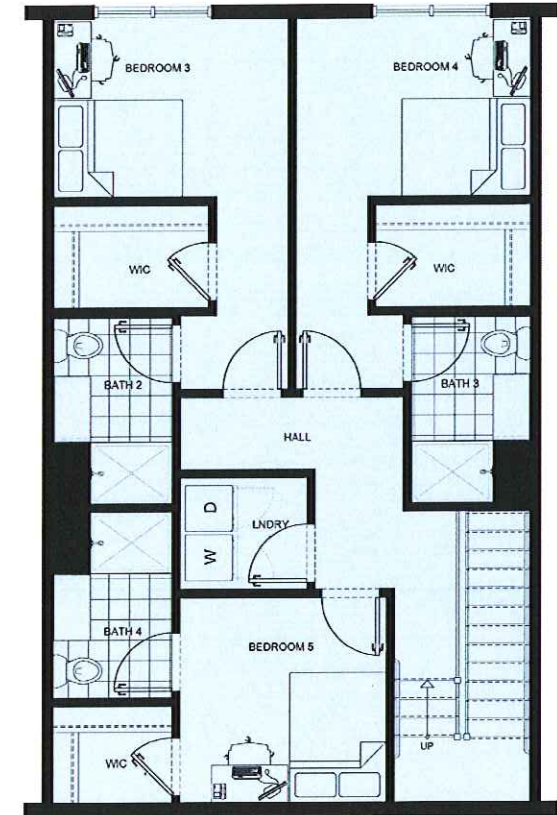


5 BED

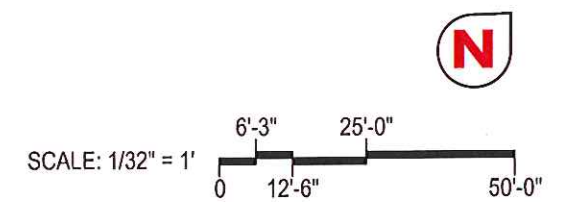


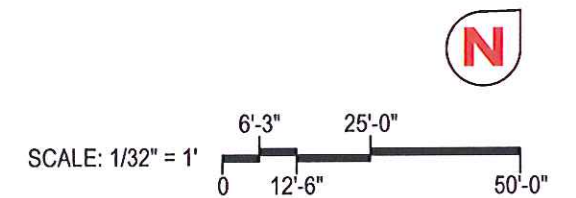
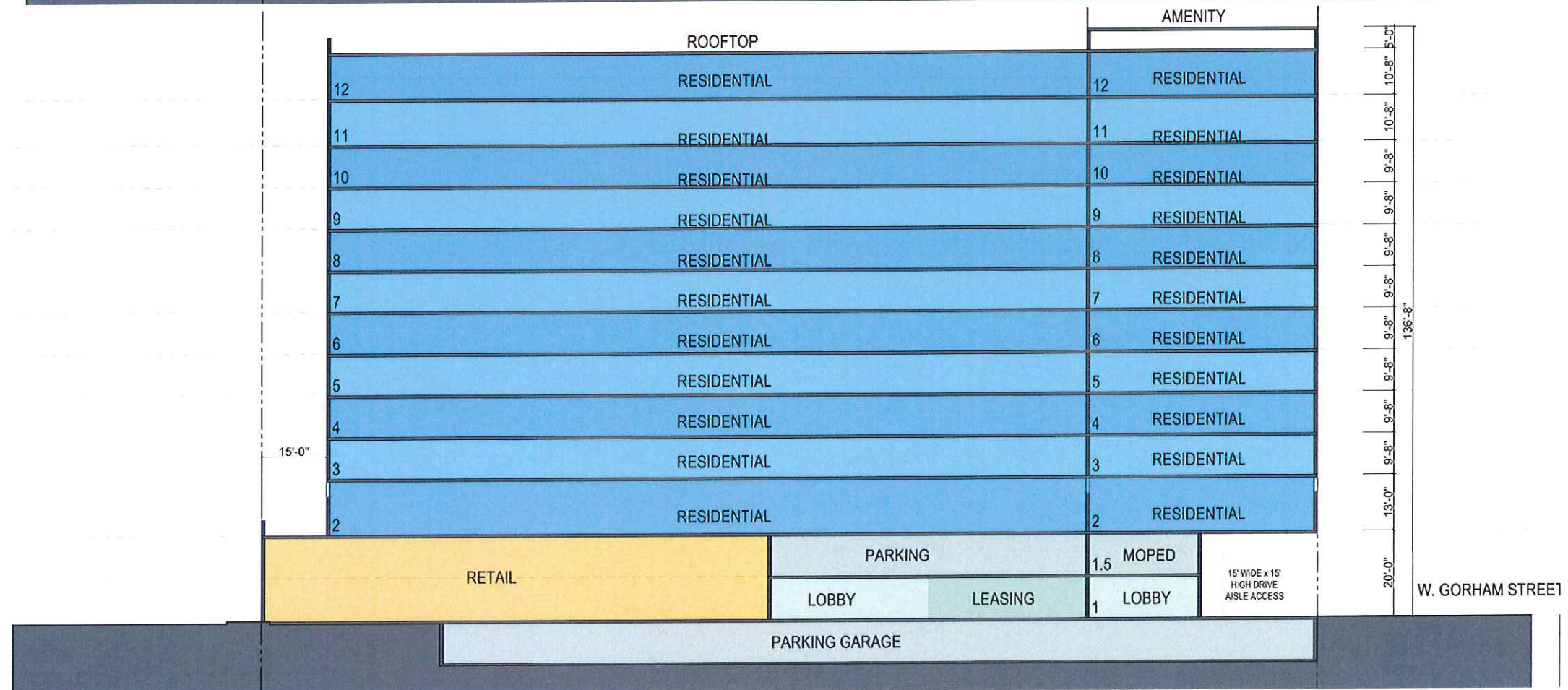
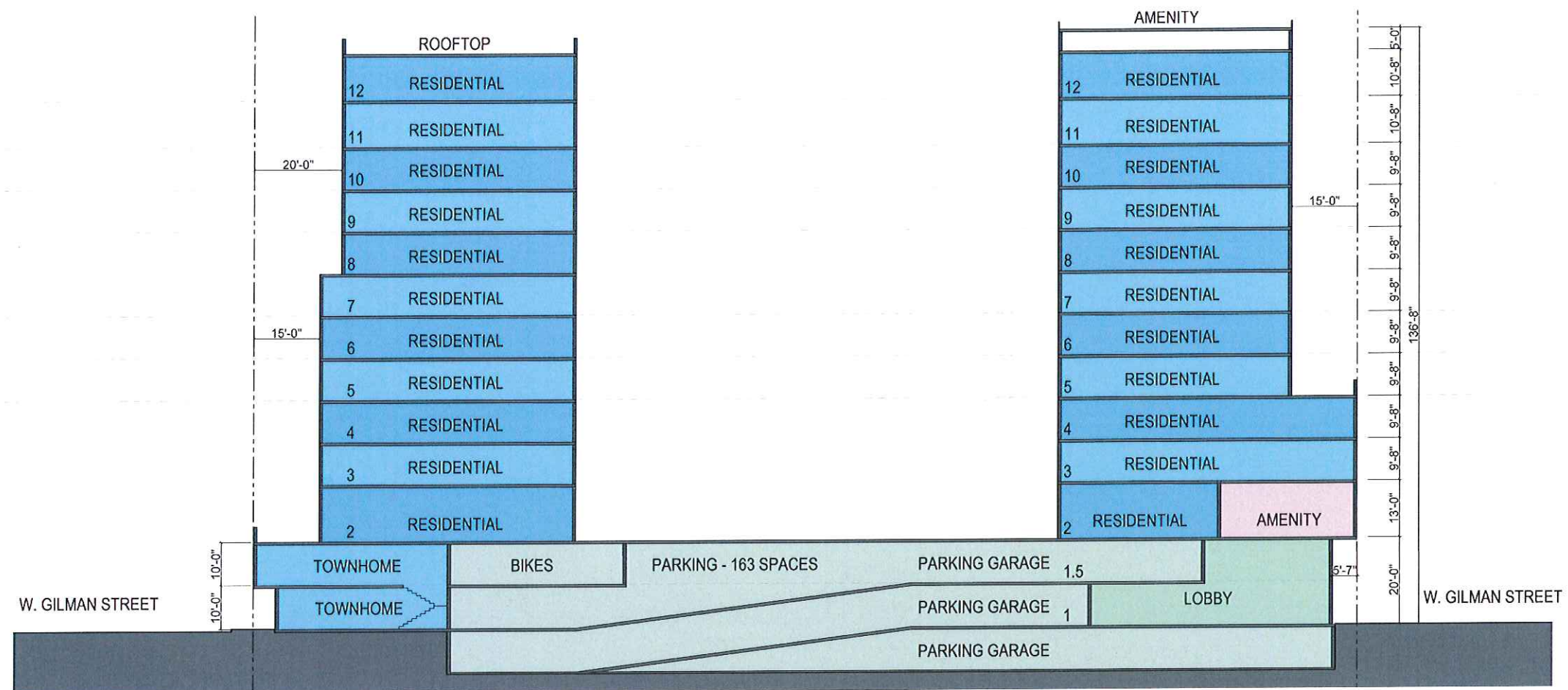
2nd FLOOR

5 BED TOWNHOME



1st FLOOR



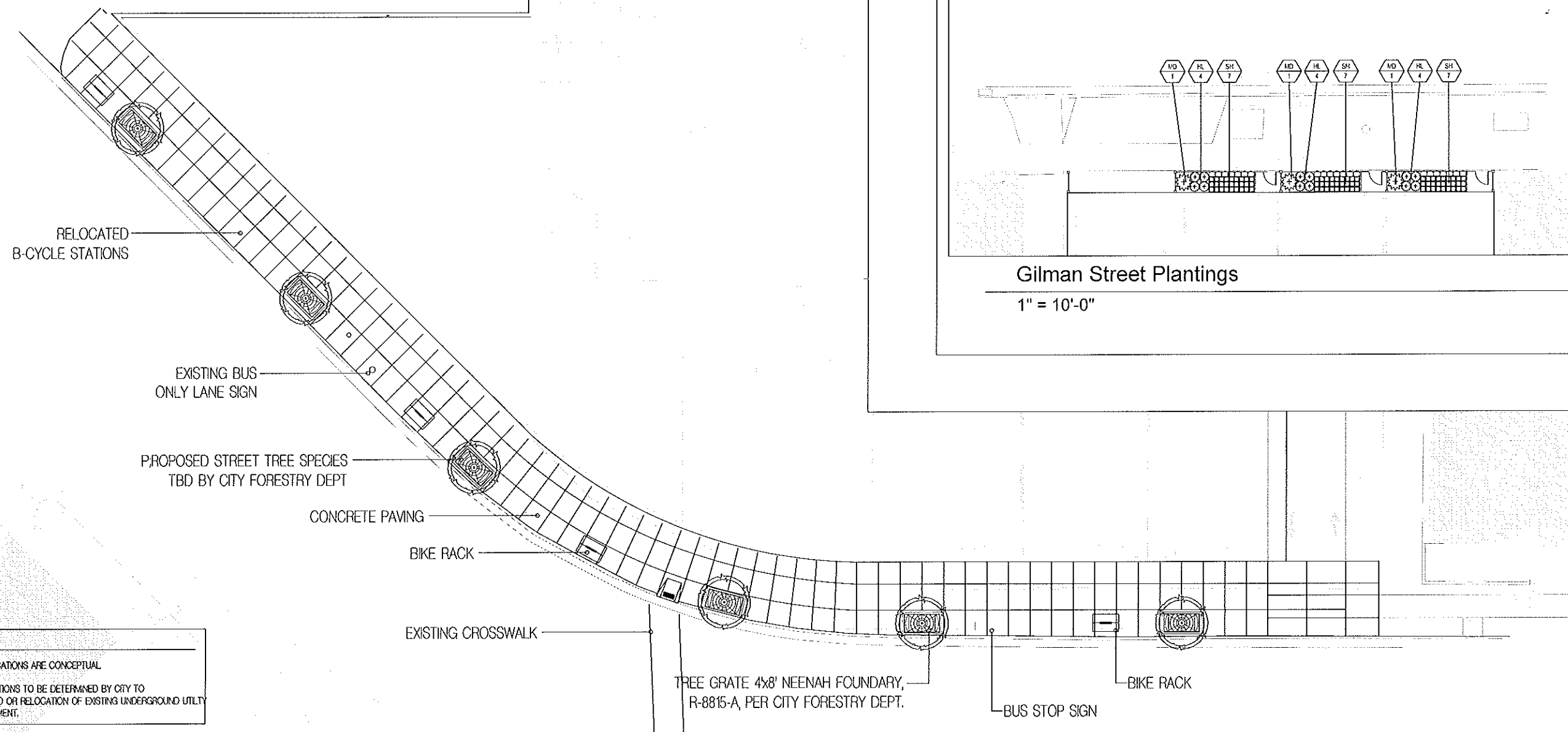


The Hub at Madison II - Revised UDC Submittal

The Hub at Madison II- Area Analysis - 05/06/2015																								
SCHEME 1																								
FLOOR	Town Home			Student Residence					Young Professional					RETAIL AREA	Common			Parking				Building Total		
	UNITS	BEDS	AREA	ROOMS	BEDS	RENTABLE AREA	COMMON AREA	BALCONY/ TERRACE AREA	ROOMS	BEDS	RENTABLE AREA	COMMON AREA	BALCONY/ TERRACE AREA		LOADING	COMMON	MECH	PARKING AREA	SPACES	MOPED	BIKES	GROSS AREA	GROSS MINUS BALCONY/ TERRACE AREA	F.A.R. AREA
13	-	-	-	-	-	-	1,078	10,138	-	-	-	533	5,070	-	-	-	3,439	-				20,258	5,050	1,611
12	-	-	-	23	56	14,182	4,114	2,157	10	15	6,447	1,503	119	-	-	-	-	-				28,522	26,246	26,246
11	-	-	-	22	51	17,455	2,928	66	10	15	6,447	1,503	119	-	-	-	-	-				28,518	28,333	28,333
10	-	-	-	26	70	17,455	2,928	66	10	15	6,447	1,503	119	-	-	-	-	-				28,518	28,333	28,333
9	-	-	-	22	51	17,455	2,928	66	10	15	6,447	1,503	119	-	-	-	-	-				28,518	28,333	28,333
8	-	-	-	26	70	17,455	2,928	396	10	15	6,447	1,503	119	-	-	-	-	-				28,848	28,333	28,333
7	-	-	-	23	53	17,687	3,026	66	10	15	6,447	1,503	119	-	-	-	-	-				28,848	28,663	28,663
6	-	-	-	27	72	17,687	3,026	66	10	15	6,447	1,503	119	-	-	-	-	-				28,848	28,663	28,663
5	-	-	-	23	53	17,687	3,026	3,713	10	15	7,950	1,503	119	-	-	-	-	-				33,998	30,166	30,166
4	-	-	-	30	82	20,223	3,075	183	12	17	7,200	1,503	310	-	-	-	-	-				32,494	32,001	32,001
3	-	-	-	27	67	20,223	3,075	2,225	12	17	7,200	1,503	310	-	-	-	-	-				34,536	32,001	32,001
2	-	-	-	27	68	16,765	8,036	7,243	12	16	7,494	1,503	310	-	-	-	-	-				41,351	33,798	33,798
1.5	-	-	3,399	0	0	0	862	0	0	0	0	510	0	-	-	-	-	20,091	38	45	171	24,862	24,862	4,771
1	3	15	2,852	0	0	0	3,704	0	0	0	0	2,592	0	8,740	776	536	457	18,817	35	12	61	38,474	38,474	17,888
LL	-	-	-	0	0	0	860	0	0	0	0	487	0	-	-	-	1,116	34,031	79	9	176	36,494	36,494	0
TOTAL	3	15	6,251	276	693	194,274	45,594	26,385	116	170	74,973	20,655	6,952	8,740	776	536	5,012	72,939	152	66	408	463,087	429,750	349,140
Site Area (sf)				42,615.00																				
FAR				8.19																				

Unit Mix & Bed Analysis 4/28/2015																																																	
Level	Market Rate								Student																												Totals												
	Micro	Beds	Studio	Beds	1 Bed/ 1 Bath	Beds	2 Bed/ 2 Bath	Beds	Micro	Beds	Studio	Beds	1 Bed/ 1 Bath	Beds	2 Bed/ 1 Bath	Beds	2 Bed/ 2 Bath	Beds	2+1 Db// 2 Bath	Beds	2+2 Db// 2 Bath	Beds	3 Bed/ 2 Bath	Beds	3+1 Bed/ 2 Bath	Beds	3+1 Bed/ 3 Bath	Beds	4 Bed/ 2 Bath	Beds	4 Bed/ 4 Bath	Beds	4+1 Bed/ 3 Bath	Beds	5 Bed/ 3 Bath	Beds	5 Bed/ 4 Bath	Beds	4/4 Duplex	Beds	5/5 Duplex	Beds	Town home	Beds	Total	Total			
Level 12	2	2	0	0	3	3	5	10	5	5	3	3	1	1	2	4	0	0	0	0	6	24	0	0	0	0	1	4	2	8	0	0	0	0	1	5	0	0	0	0	0	0	0	0	0	0	0	31	69
Level 11	2	2	0	0	3	3	5	10	5	5	3	3	1	1	2	4	0	0	0	0	2	8	1	3	0	0	1	4	3	12	1	4	0	0	1	5	0	0	0	0	0	0	0	0	0	30	64		
Level 10	2	2	0	0	3	3	5	10	5	5	3	3	1	1	2	4	0	0	0	0	2	8	1	3	0	0	1	4	3	12	1	4	0	0	1	5	0	0	0	1	4	3	15	34	83				
Level 9	2	2	0	0	3	3	5	10	5	5	3	3	1	1	2	4	0	0	0	0	2	8	1	3	0	0	1	4	3	12	1	4	0	0	1	5	0	0	0	0	0	0	0	0	30	64			
Level 8	2	2	0	0	3	3	5	10	5	5	3	3	1	1	2	4	0	0	0	0	2	8	1	3	0	0	1	4	3	12	1	4	0	0	1	5	0	0	1	4	3	15	34	83					
Level 7	2	2	0	0	3	3	5	10	6	6	3	3	1	1	2	4	0	0	0	0	3	12	0	0	1	4	1	4	3	12	0	0	0	0	1	5	0	0	0	0	0	0	0	31	66				
Level 6	2	2	0	0	3	3	5	10	6	6	3	3	1	1	2	4	0	0	0	0	3	12	0	0	1	4	1	4	3	12	0	0	0	0	1	5	0	0	1	4	3	15	35	85					
Level 5	2	2	0	0	3	3	5	10	6	6	3	3	1	1	2	4	0	0	0	0	3	12	0	0	1	4	1	4	3	12	0	0	0	0	1	5	0	0	0	0	0	0	31	66					
Level 4	4	4	2	2	1	1	5	10	5	5	3	3	2	2	0	0	0	0	1	3	2	8	2	6	0	0	1	4	2	8	0	0	2	10	1	5	1	5	1	4	3	15	38	95					
Level 3	4	4	2	2	1	1	5	10	5	5	3	3	2	2	0	0	0	0	1	3	3	12	2	6	0	0	1	4	2	8	0	0	2	10	1	5	1	5	0	0	0	0	35	80					
Level 2	4	4	3	3	1	1	4	8	6	6	2	2	2	2	0	0	1	2	1	3	2	8	0	0	0	0	1	4	2	8	0	0	1	5	1	5	1	4	2	10	35	80							
Level 1.5															0	0	0	0	0																							3	15	3	15				
Total Mix	28	28	7	7	27	27	54	108	59	59	32	32	14	14	16	32	1	2	3	9	30	120	8	24	3	12	11	44	29	116	4	16	5	25	11	55	3	15	5	20	14	70	3	15	367	850			
Percentages	24%		6%		23%		47%		24%		13%		6%		6%		0%		2%		12%		3%		1%		4%		12%		2%		2%		4%		1%		2%		6%		1%						
Total	Units 116		Beds 170					Units 251																																			Beds 680						
Project Total	Units 367		Beds 850																																														
Percentages	8%		2%		7%		15%		16%		9%		4%		4%		0%		1%		8%		2%		1%		3%		8%		1%		1%		3%		1%		1%		4%		1%		100%				
Target Goal	%																																												340 830				

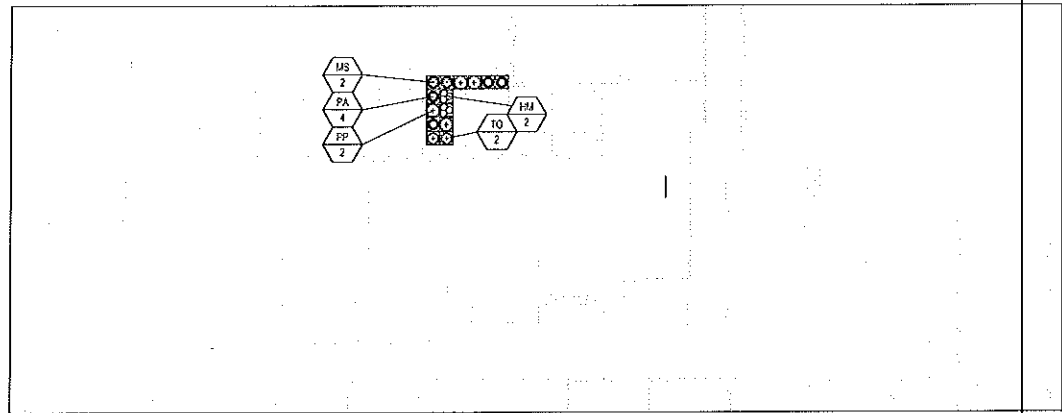




University Avenue Streetscape
1" = 10'-0"

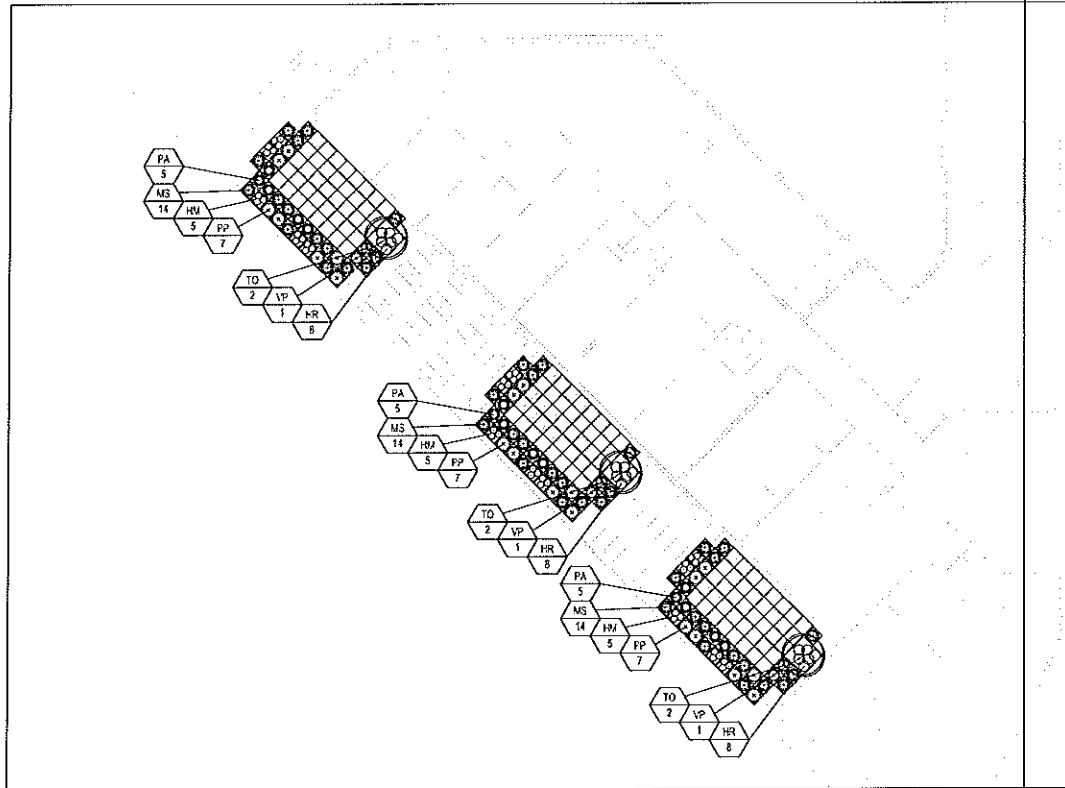
NOTES:
STREET TREE LOCATIONS ARE CONCEPTUAL.
FINAL TREE LOCATIONS TO BE DETERMINED BY CITY TO AVOID DAMAGE TO OR RELOCATION OF EXISTING UNDERGROUND UTILITY LINES AND EQUIPMENT.





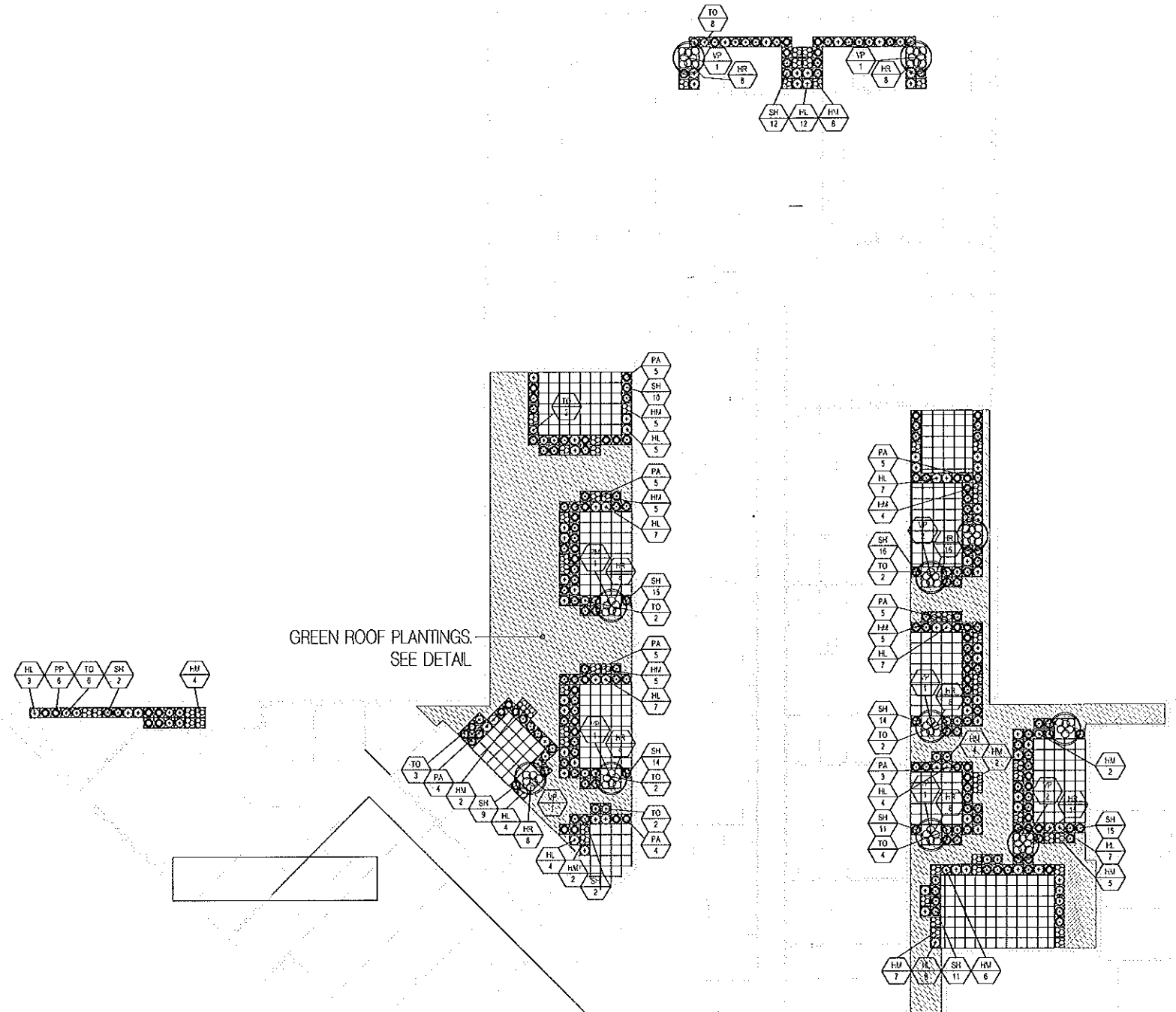
3rd Floor

1" = 10'-0"



3rd Floor

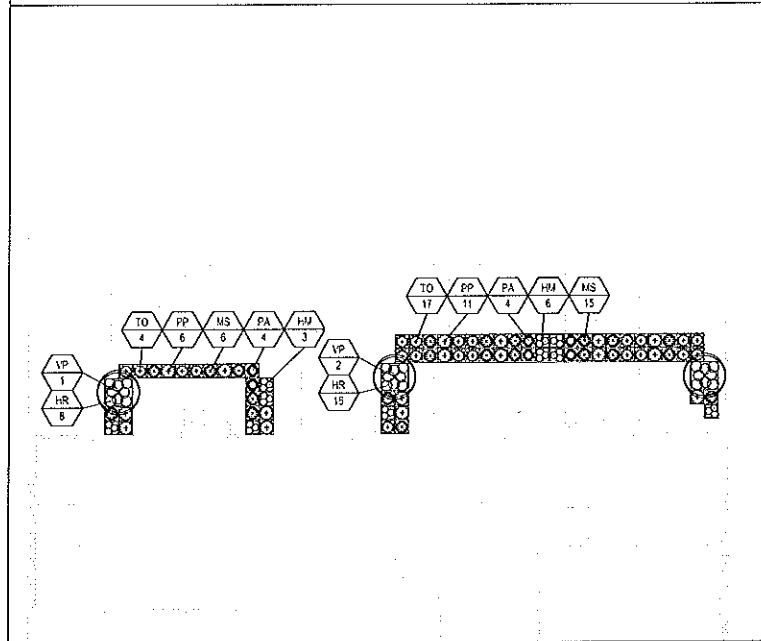
1" = 10'-0"



2nd Floor, South

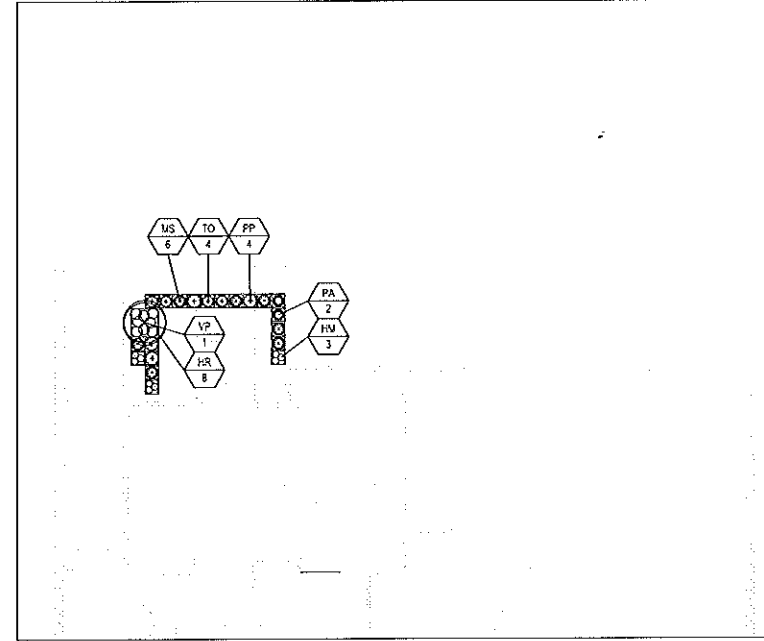
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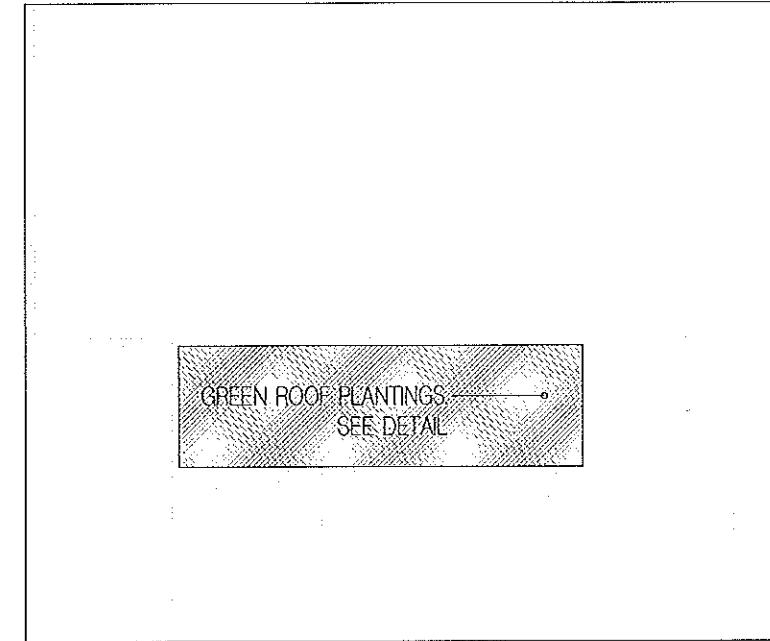
12th Floor

1" = 10'-0"



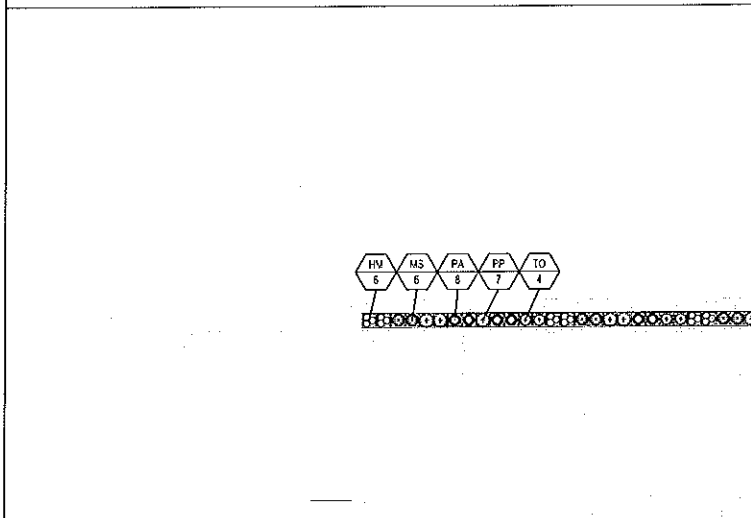
5th Floor

1" = 10'-0"



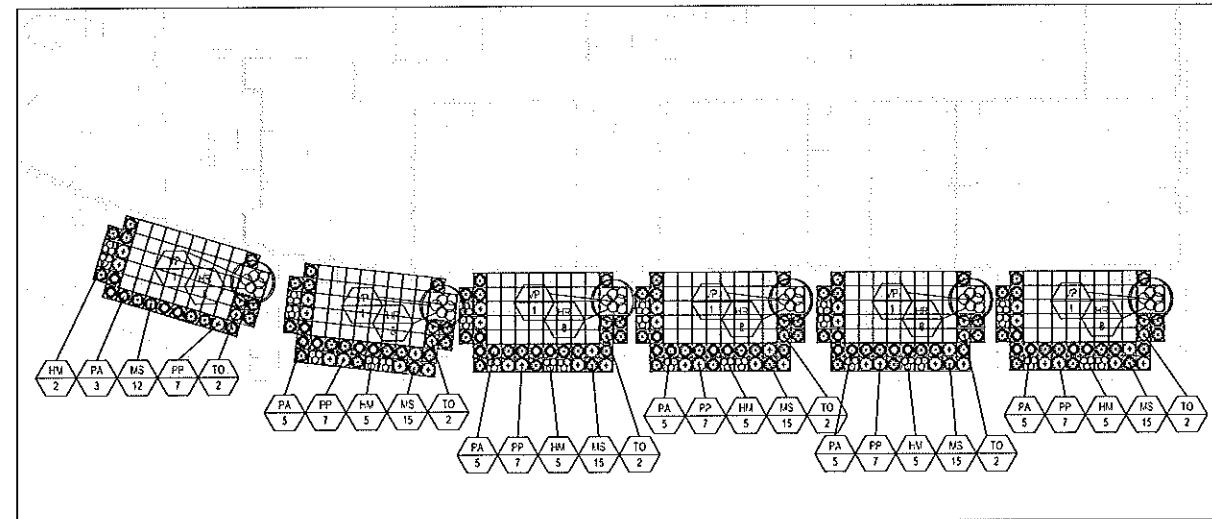
Roof Level

1" = 10'-0"



8th Floor

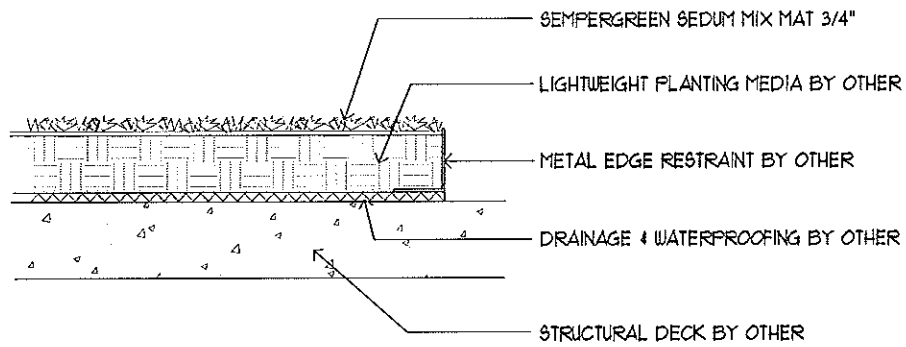
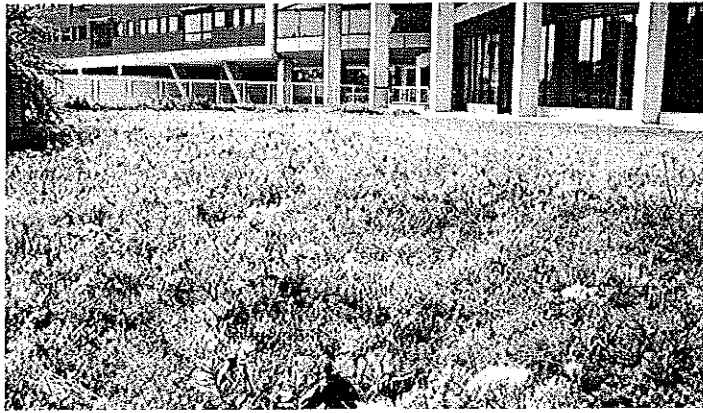
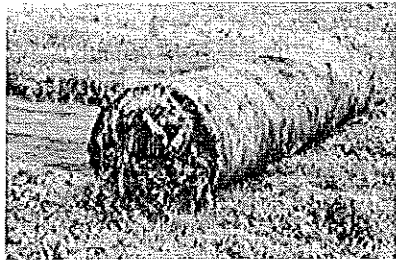
1" = 10'-0"



5th Floor

1" = 10'-0"





Green Roof Plantings

1/2" = 1'-0"

Plant Schedule

Street Trees						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
	TBD by City Forestry		6	3' cal.	B/B	In Grates
Ornamental Trees						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
PM	Prunus maackii	Amur Chokecherry	7	8' Ht. Multi	B/B	As shown
VP	Viburnum prunifolium	Blackhaw Viburnum	18	6' Ht. Multi	B/B	As shown
Shrubs						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
MD	Microbiota decussata	Siberian Cypress	3	2 Gal.	Container	60" o.c.
PP	Picea pungens 'Globosa'	Dwarf Globe Blue Spruce	101	24" Ht.	B/B	As shown
TO	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	81	48" Ht.	B/B	48" o.c.
Perennials						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
HA	Hosta 'August Moon'	August Moon Hosta	25	1 Gal.	Container	30" o.c.
HL	Hosta 'Love Pat'	Love Pat Hosta	87	1 Gal.	Container	30" o.c.
HM	Heuchera macrantha 'Palace Purple'	Coral Bells 'Palace Purple'	126	1 Gal.	Container	18" o.c.
HR	Hemerocallis 'Rosy Returns'	Pink Daylily	144	1 Gal.	Container	18" o.c.
MS	Miscanthus sinensis 'Red Flame'	Red Flame Miscanthus	175	1 Gal.	Container	30" o.c.
PA	Pennisetum alopecuroides 'Hamlet'	Hamlet Dwarf Fountain Grass	106	1 Gal.	Container	18" o.c.
SM	Salvia x 'May Night'	May Night Salvia	15	1 Gal.	Container	18" o.c.
SH	Sporobolus heterolepis	Prairie Dropseed	152	1 Gal.	Container	18" o.c.





Amur Chokecherry (PM)
Prunus maackii 8' Ht. Multi



Blackhaw Viburnum (VP)
Viburnum prunifolium 6' Ht. Multi



Siberian Cypress (MD)
Mircobiota decussata 2 Gal.



Dwarf Globe Blue Spruce (PP)
Picea pungens 'Globosa' 24" Ht.



Little Giant Arborvitae (TO)
Thuja occidentalis 'Little Giant' 48" Ht.



August Moon Hosta (HA)
Hosta 'August Moon' 1 Gal.



Love Pat Hosta (HL)
Hosta 'Love Pat' 1 Gal.



Coral Bells 'Palace Purple' (HM)
Heuchera macrantha 'Palace Purple' 1



Pink Daylily (HR)
Hemerocallis 'Rosy Returns' 1 Gal.



Red Flame Miscanthus (MS)
Miscanthus sinensis 'Red Flame' 1 Gal.



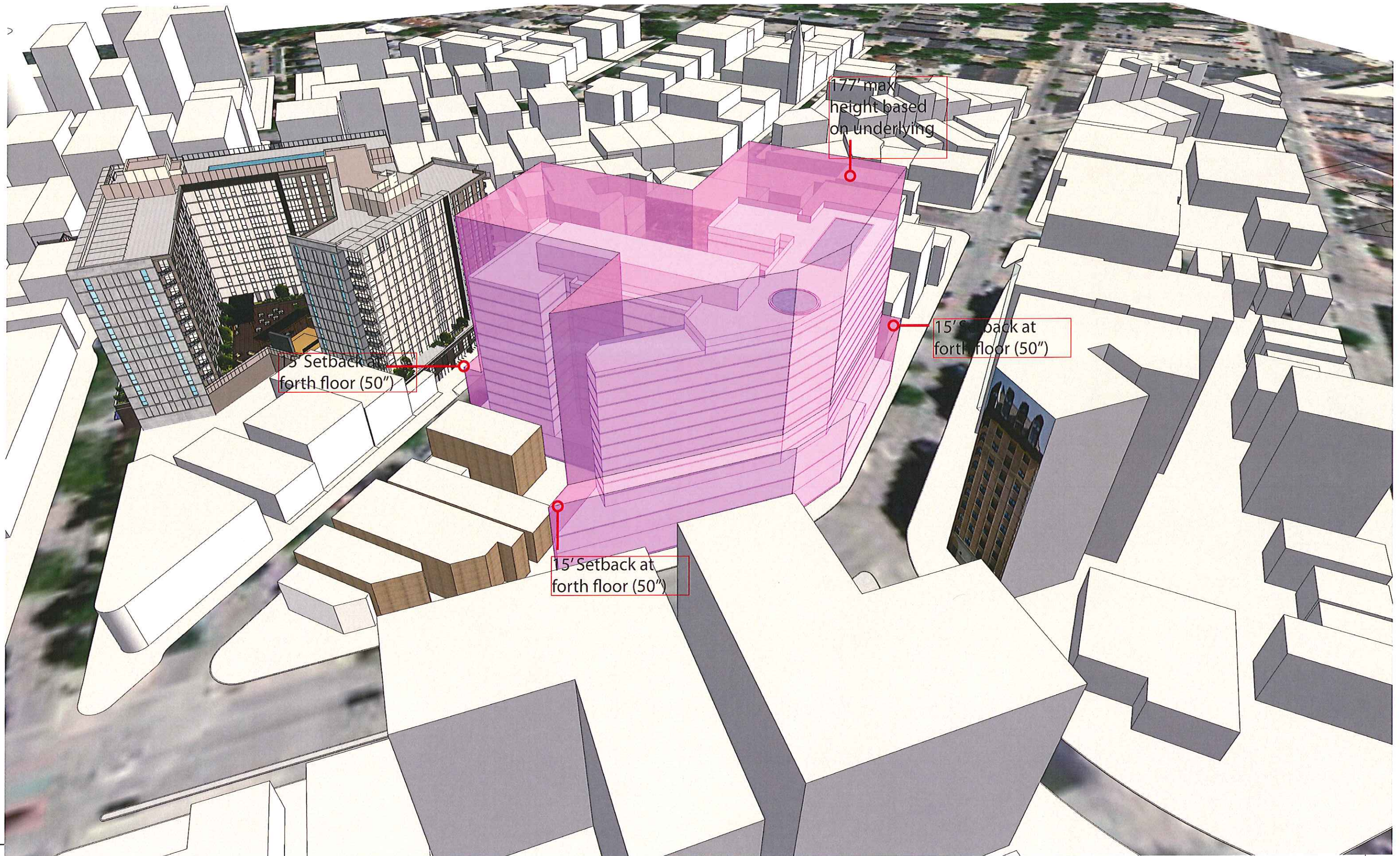
Hamlen Dwarf Fountain Grass (PA)
Pennisetum alopecuroides 'Hamlen' 1 Gal.

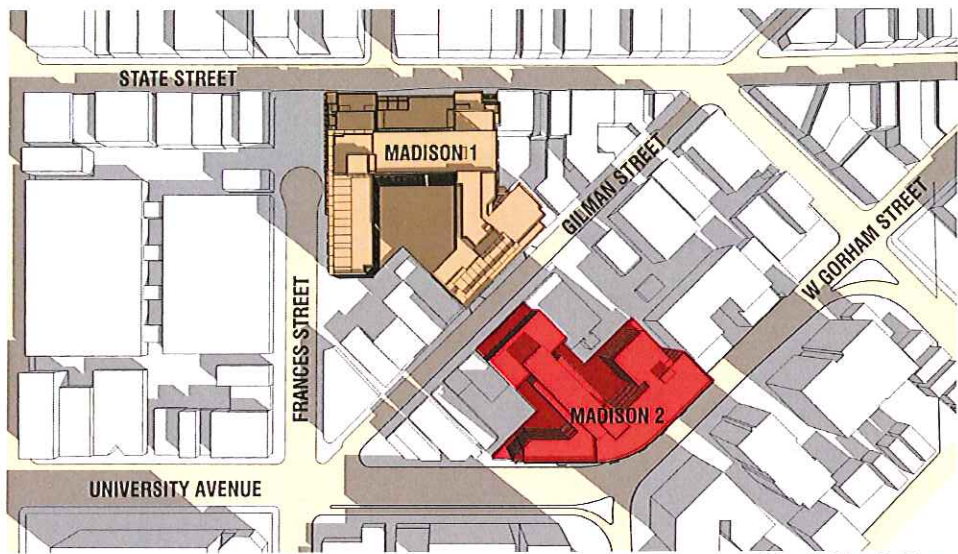


May Night Salvia (SM)
Salvia x 'May Night' 1 Gal.

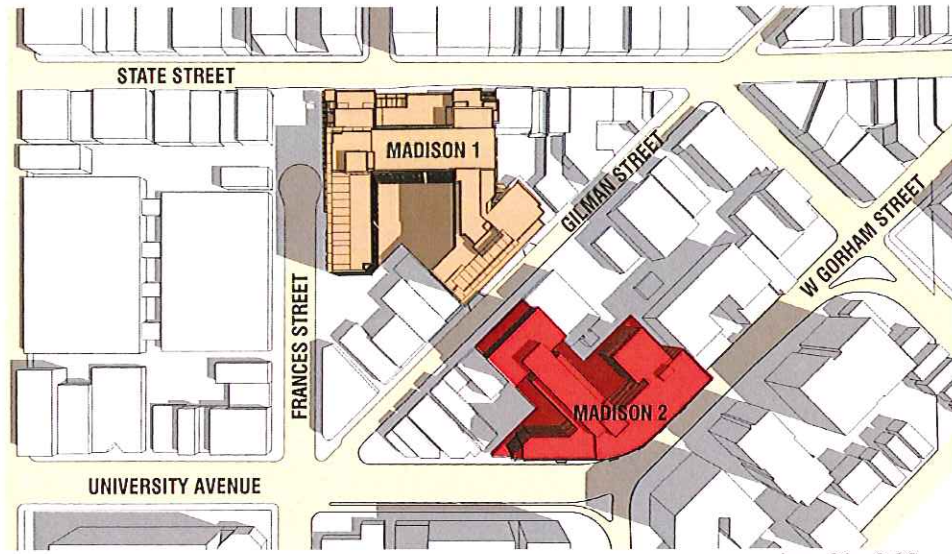


Prairie Dropseed (SH)
Sporobolus heterolepis 1 Gal.

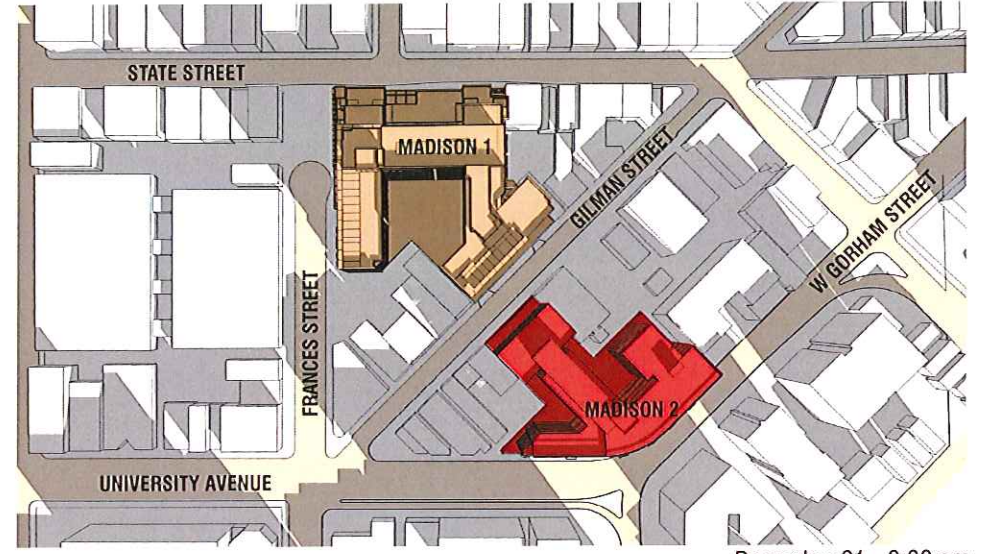




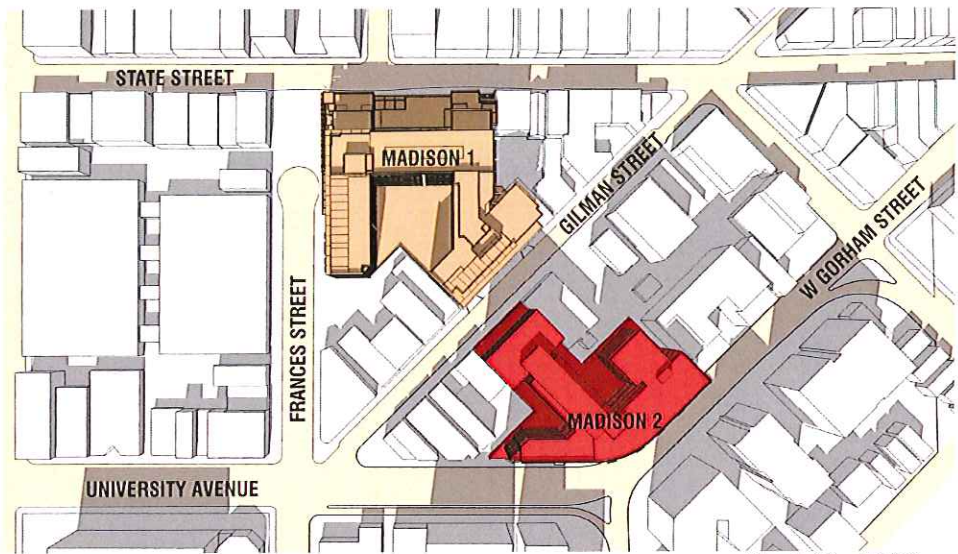
March 20 - 9:30 am



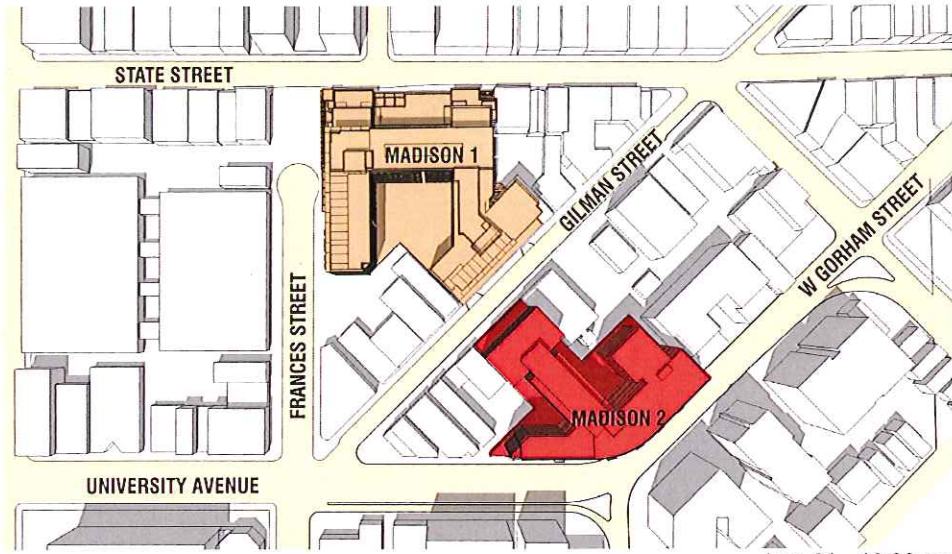
June 21 - 9:30 am



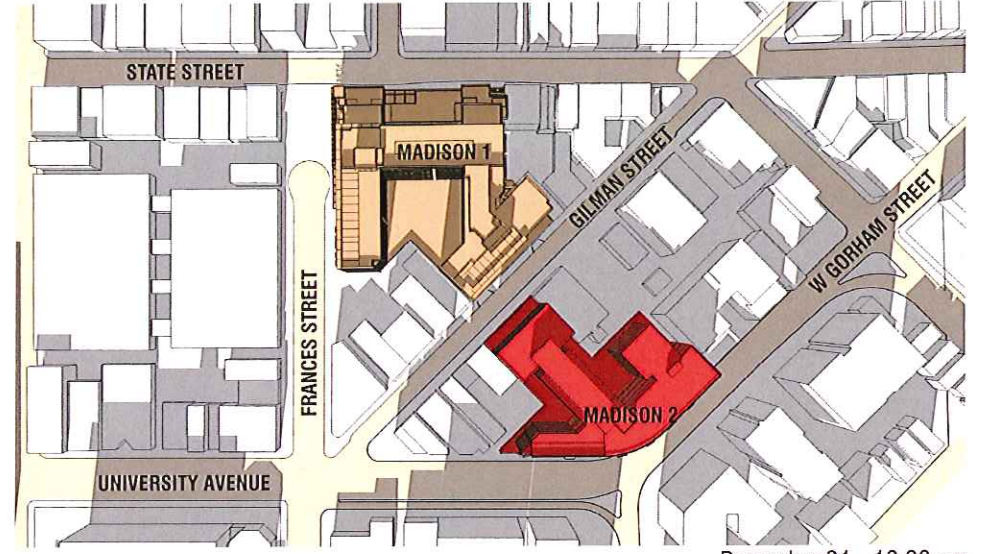
December 21 - 9:30 am



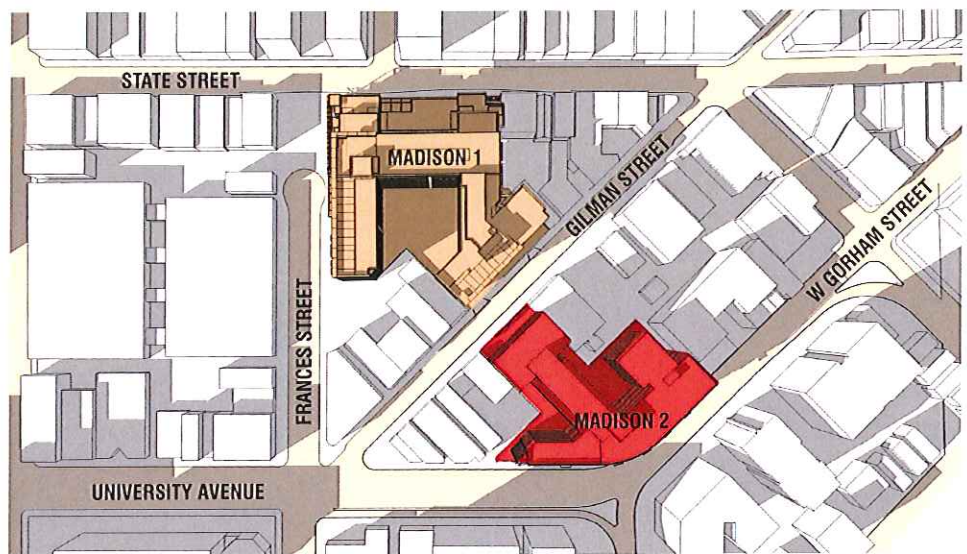
March 20 - 12:30 pm



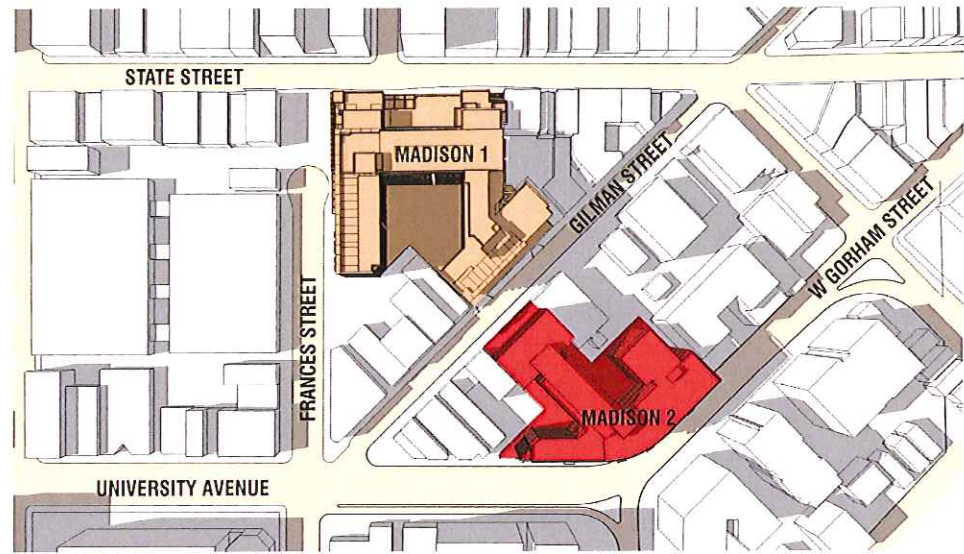
June 21 - 12:30 pm



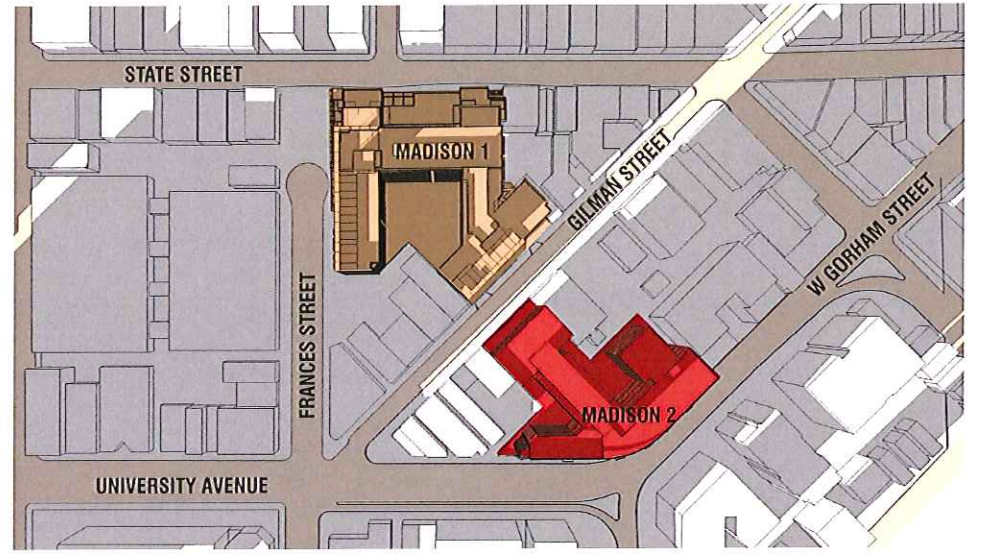
December 21 - 12:30 pm



March 20 - 3:30 pm



June 21 - 3:30 pm



December 21 - 3:30 pm

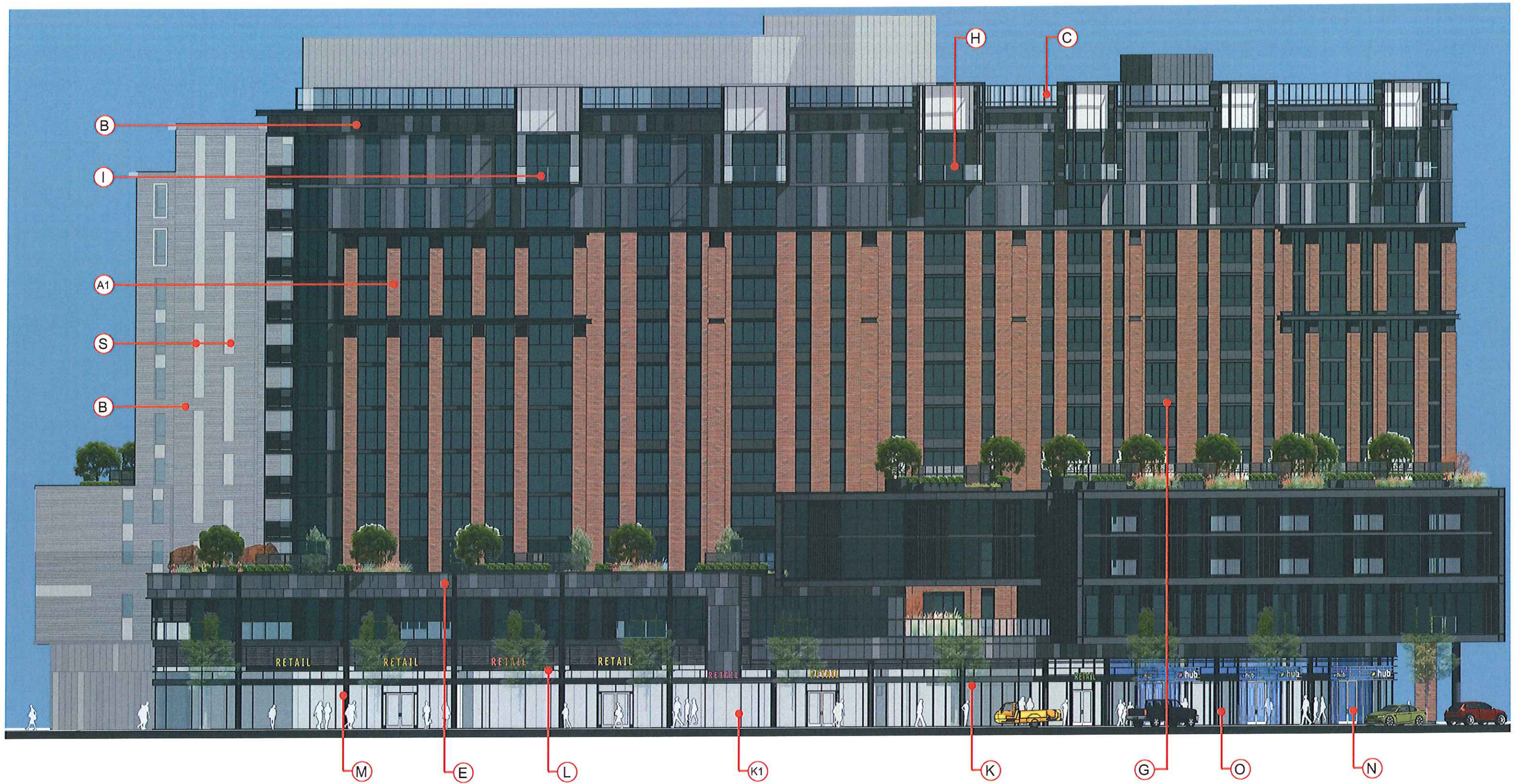


The Hub at Madison II - Revised UDC Submittal

Core Campus Developers | Antunovich Associates Architecture · Planning

Shadow Study

Madison, Wisconsin | May 14, 2015



Exterior Material Legend

- A Utility Brick
- A1 Brick Columns with Metal Channel Detailing
- A2 Brick color 2 to Match with Existing Brick.
- B Metal Panel/corrugated metal sheet system, 3 tone
- C RoofTop Terrace Screen, Glass in Fill

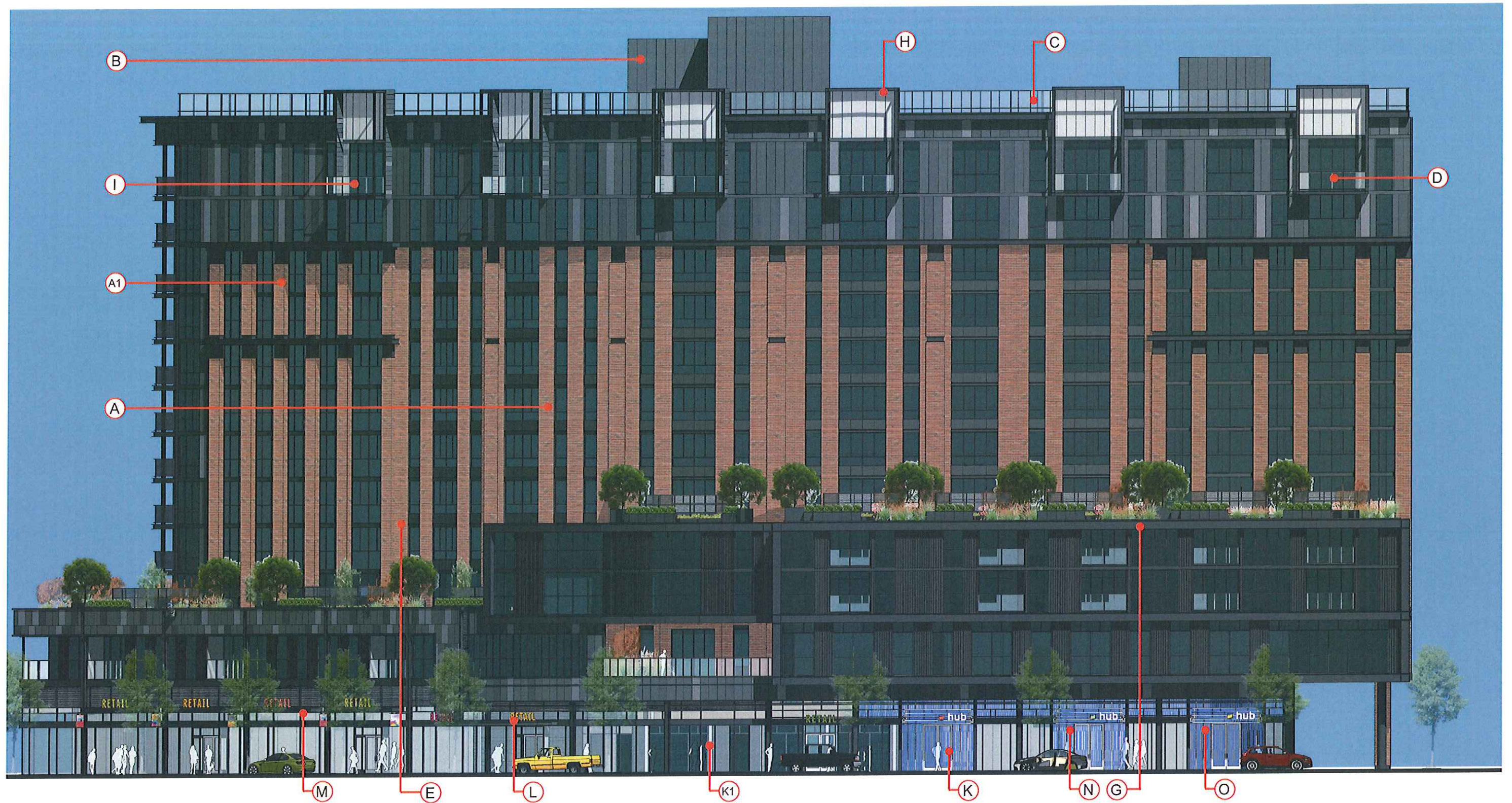
- D Metal Balustrades
- E Dark Grey Metal Panel
- F Aluminum Cladding System
- G Metal Channel
- H Metal Frame and Louver Frame at Balconies
- I Glass Balustrades
- J Aluminum Thermopane Operable Window System with Clear Anodized Aluminum Finish

- K Aluminum Thermopane Storefront Window System and Doors with dark grey Powder coat Finish
- K1 Store Front Windows are Subject to Change Based Upon Individual Tenants Designs at Time of Leasing, To be Approved
- L Black Steel Canopy
- M Illuminated Signage (By Tennant at Retail with separate approval)
- N Film Treatment to Entry Glazing

- O Colored Glass Canopy
- P Painted Concrete/CMU Pattern Podium Wall
- Q Spandrel Glass Wall Treatments
- R Fire Rated glazed Wall Window.
- S Articulated Metal Panel



The Hub at Madison II - Revised UDC Submittal



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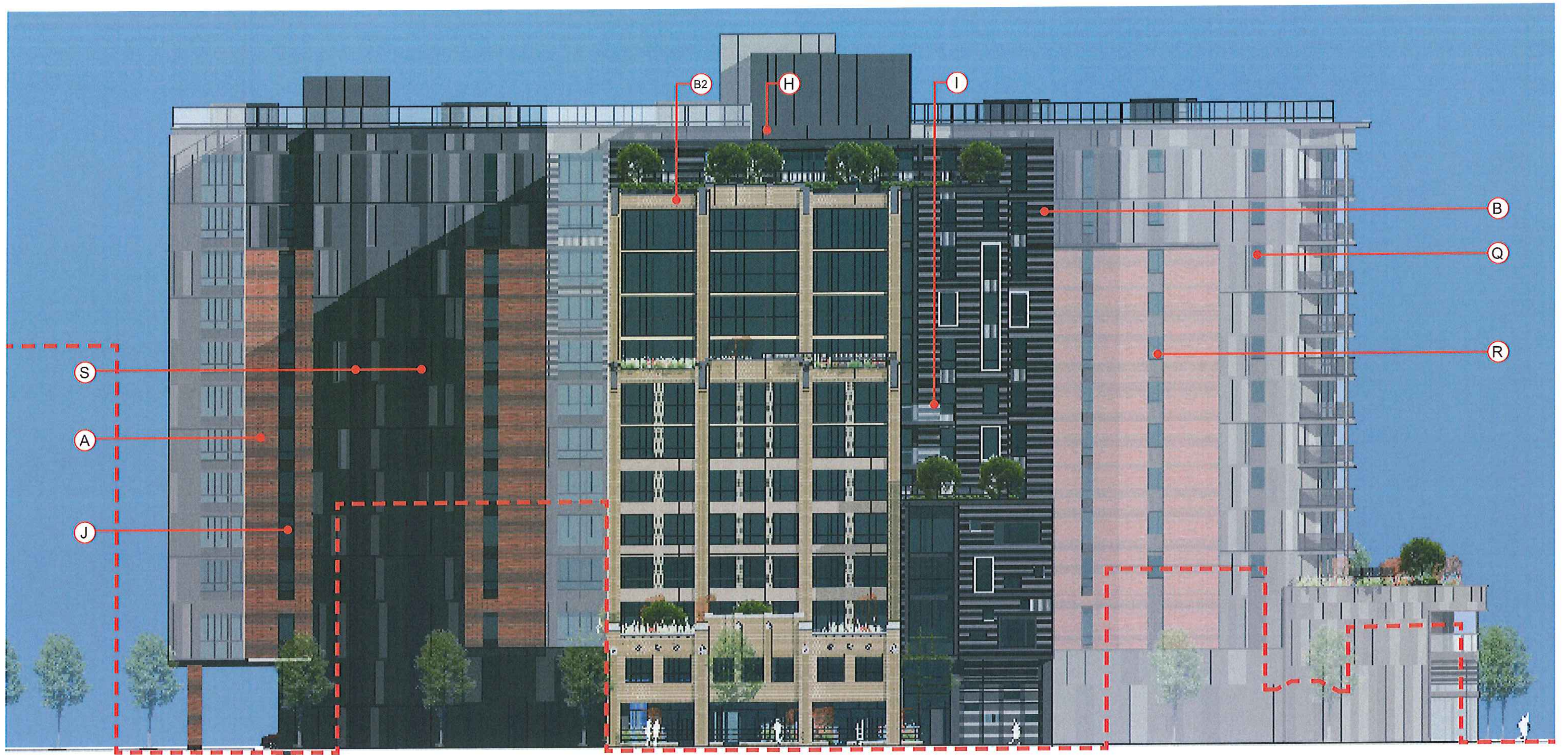
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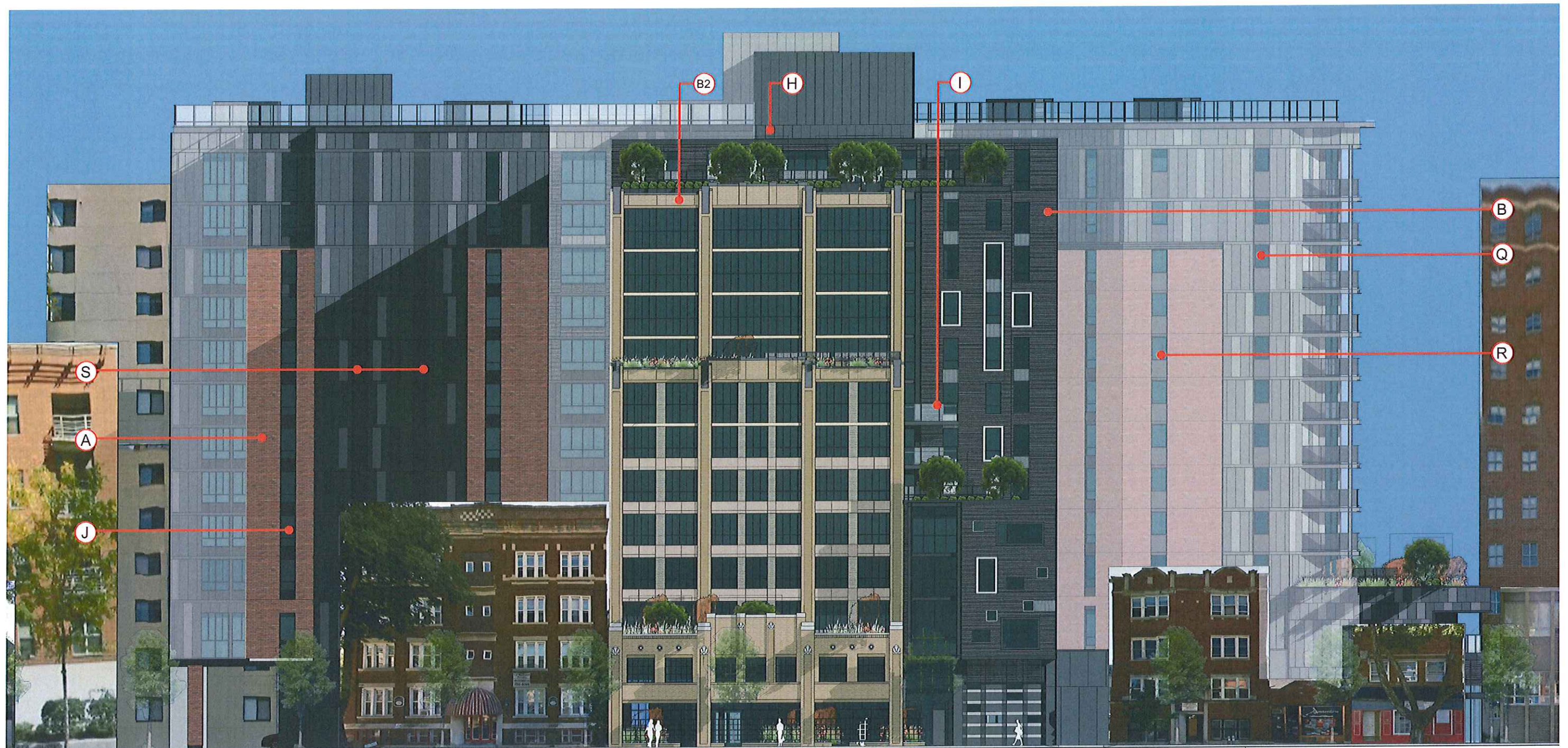
- D Metal Balustrades
- E Dark Grey Metal Panel
- F Aluminum Cladding System
- G Metal Channel
- H Metal Frame and Louver Frame at Balconies
- I Glass Balustrades
- J Aluminum Thermopane Operable Window System with Clear Anodized Aluminum Finish

- K Aluminum Thermopane Storefront Window System and Doors with dark grey Powder coat Finish
- K1 Store Front Windows are Subject to Change Based Upon Individual Tenants Designs at Time of Leasing, To be Approved
- L Black Steel Canopy
- M Illuminated Signage (By Tennant at Retail with separate approval)
- N Film Treatment to Entry Glazing

- O Colored Glass Canopy
- P Painted Concrete/CMU Pattern Podium Wall
- Q Spandrel Glass Wall Treatments
- R Fire Rated glazed Wall Window.
- S Articulated Metal Panel



The Hub at Madison II - Revised UDC Submittal



Exterior Material Legend

- A Utility Brick
- A1 Brick Columns with Metal Channel Detailing
- A2 Brick color 2 to Match with Existing Brick.
- B Metal Panel/corrugated metal sheet system, 3 tone
- C Roof Top Terrace Screen, Glass in Fill

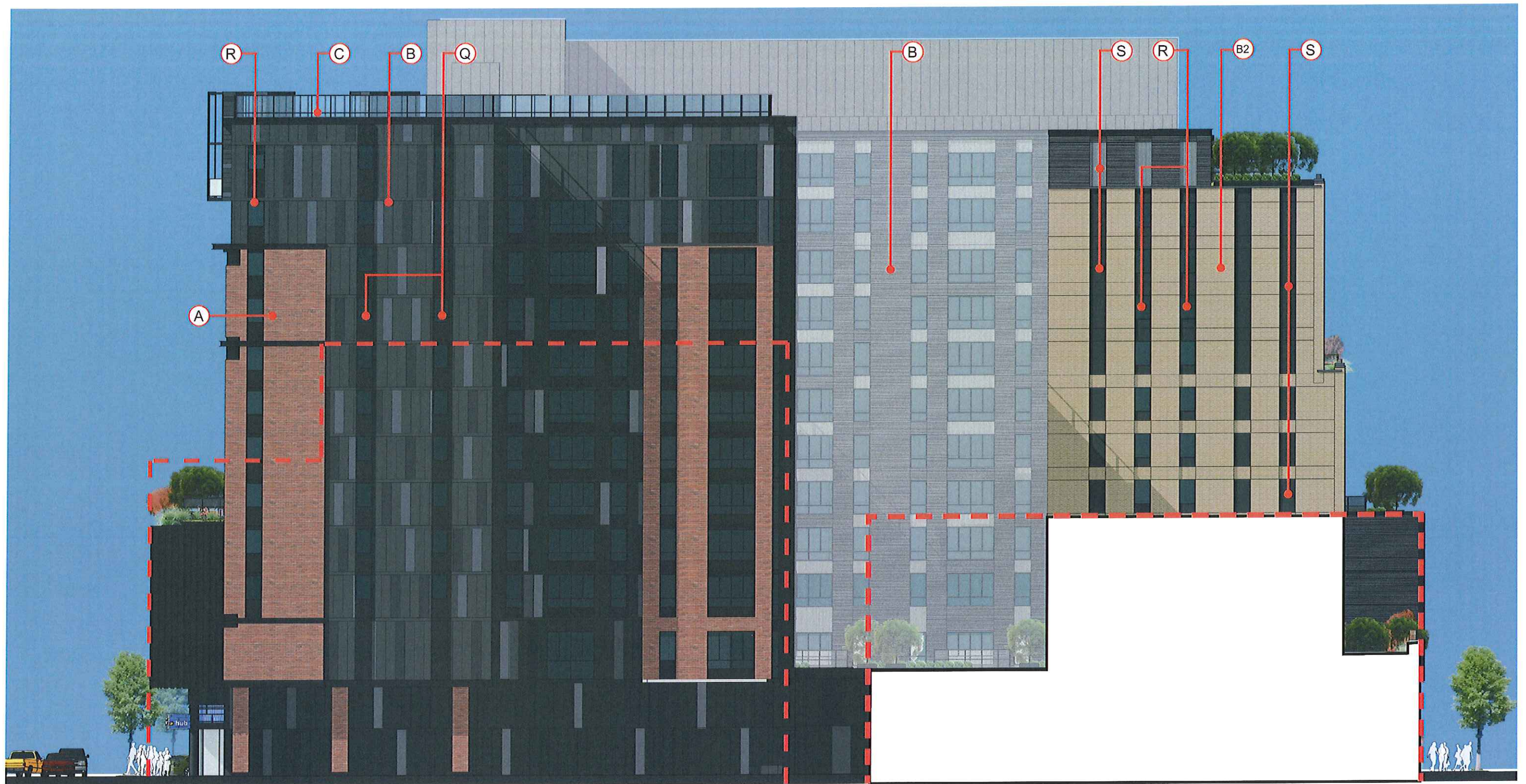
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