

3100 E Washington Ave, Madison, WI 53704
New Construction

Bear Development, LLC

UDC Informational

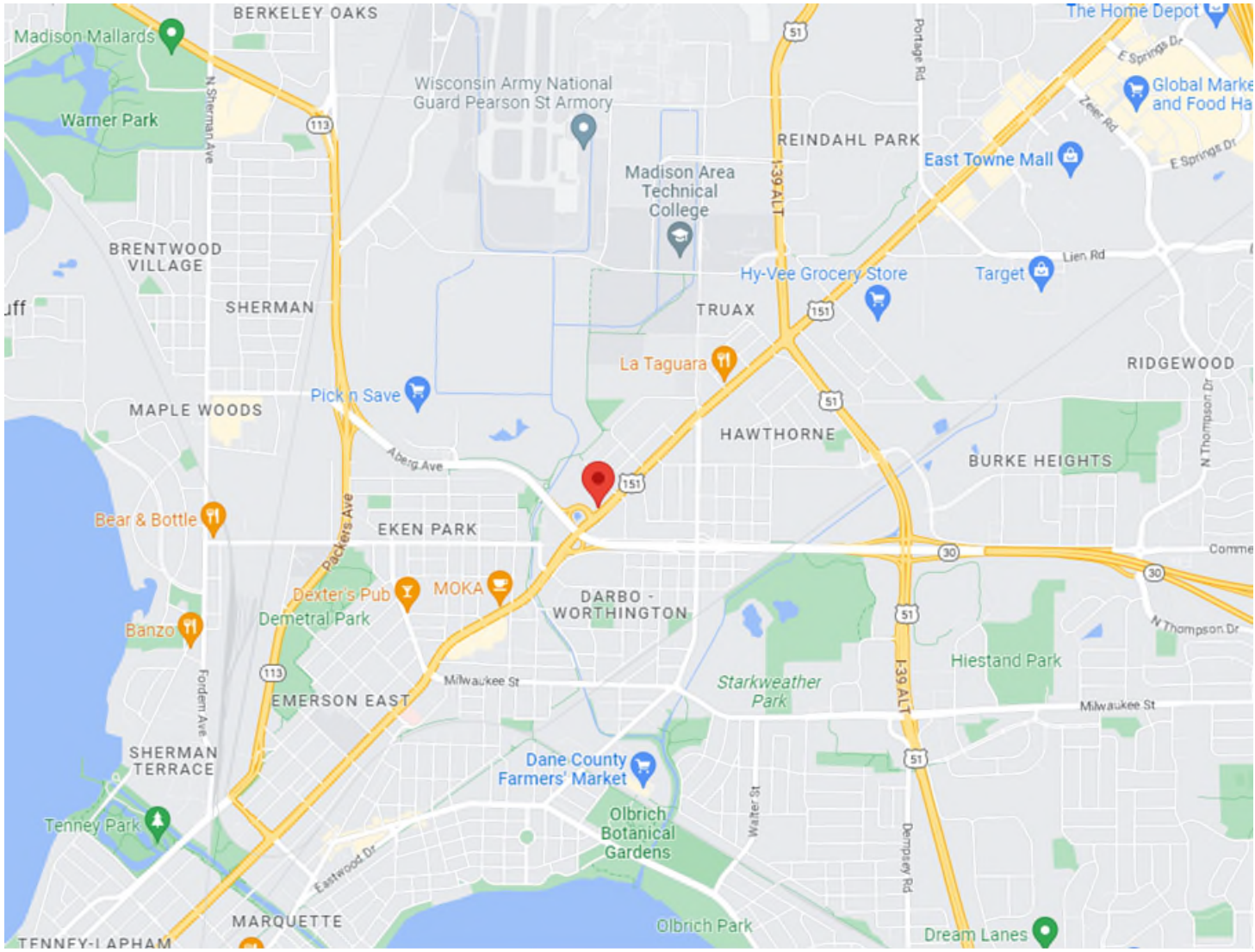
Project Team

Owner/Developer: Bear Development
4011 80th Street
Kenosha, WI 53142

Architect: Engberg Anderson Architects
305 W Washington Ave
Madison, WI 53703

Civil Engineer: JSD
161 Horizon Dr Suite 101
Verona, WI 53593

Site Location





3100 EAST WASHINGTON

MADISON - 3100 EAST WASHINGTON DEVELOPMENT DATA

UNIT TOTALS (UNIT MIX 41.2% 1-BD & 58.8% 2-BD)

BLDG 01	STUDIO	1BR	2BR	3BR	SUBTOTAL	BLDG 02	STUDIO	1BR	2BR	3BR	SUBTOTAL	TOTAL
1ST FL	0	5	13	0	18	1ST FL	0	6	4	0	10	28
2ND FL	0	11	18	0	29	2ND FL	0	8	8	0	16	45
3RD FL	0	11	18	0	29	3RD FL	0	8	8	0	16	45
4TH FL	0	11	18	0	29	4TH FL	0	8	8	0	16	45
5TH FL	0	11	18	0	29	5TH FL	0	0	0	0	0	29
SUBTOTAL	0	49	85	0		SUBTOTAL	0	30	28	0		
TOTAL					134						58	192

PARKING TOTALS (UNIT TO STALL RATIO 1:0.87)

LL - BLDG 1	69	
LL - BLDG 2	41	
SURFACE	57	
TOTAL	167	

PROJECT GROSS SQUARE FOOTAGES

BLDG 01	GSF / FLOOR	BLDG 02	GSF / FLOOR	SUBTOTALS
LL	32,300	LL	16,770	49,070
1ST FL	31,125	1ST FL	12,950	44,075
2ND FL	31,740	2ND FL	16,600	48,340
3RD FL	31,740	3RD FL	16,600	48,340
4TH FL	31,740	4TH FL	16,600	48,340
5TH FL	31,740			31,740
		SUBTOTAL		
TOTAL	190,385 GSF		79,520 GSF	269,905 GSF



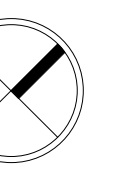
3100 EAST WASHINGTON

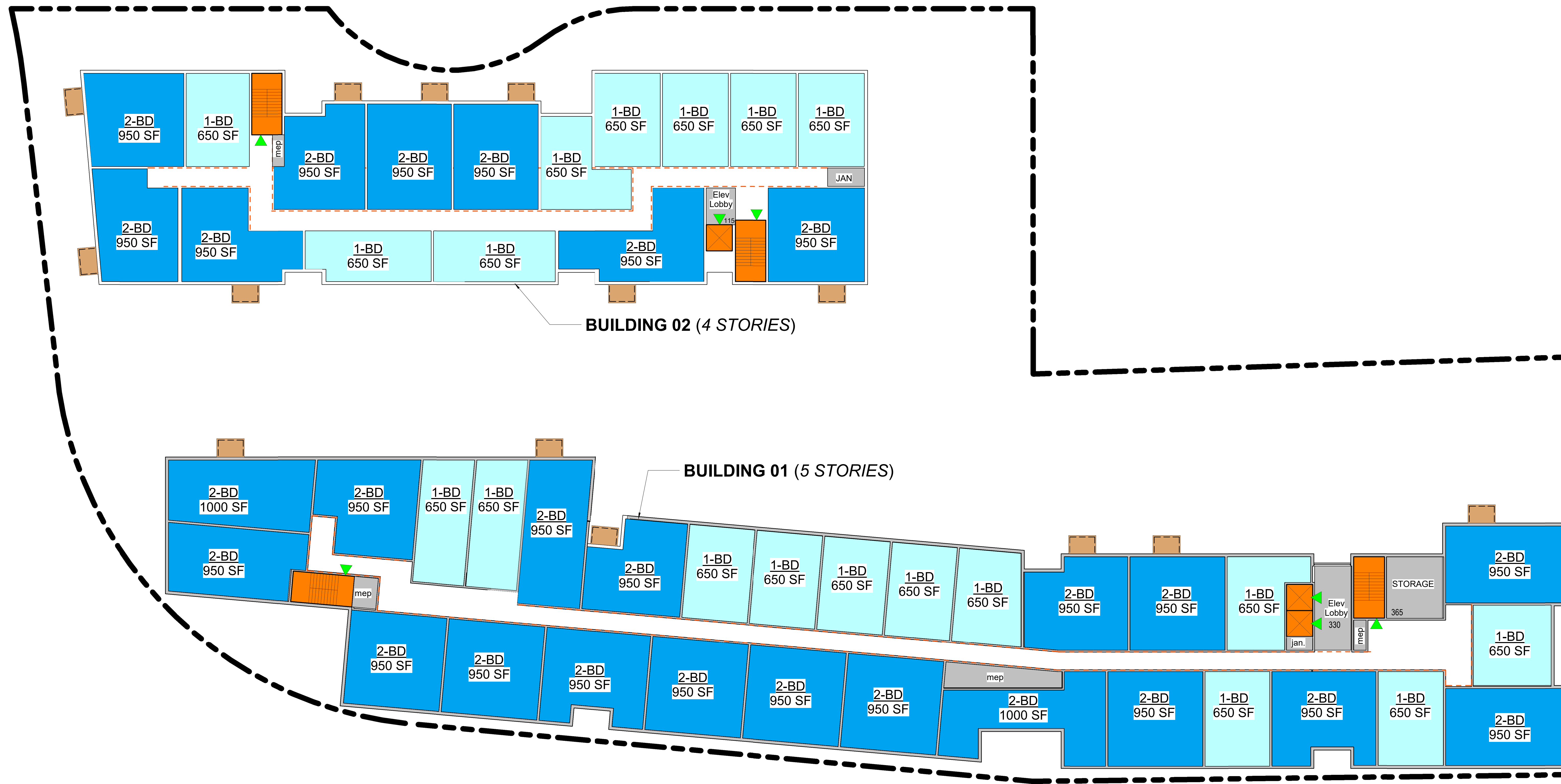
LOWER LEVEL PLAN

SCALE: As indicated

MAY 15, 2023

Engberg Anderson Project No. 233606.00





1 TYPICAL PLAN (LEVELS 2-5)
SCALE: 1/16" = 1'-0"

3100 EAST WASHINGTON

TYPICAL FLOOR PLAN (SECOND & ABOVE)

SCALE: 1/16" = 1'-0"

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BUILDING 01 ELEVATIONS

SCALE: 1/16" = 1'-0"

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3 East Design
SCALE: 1/16" = 1'-0"



1 West Design
SCALE: 1/16" = 1'-0"

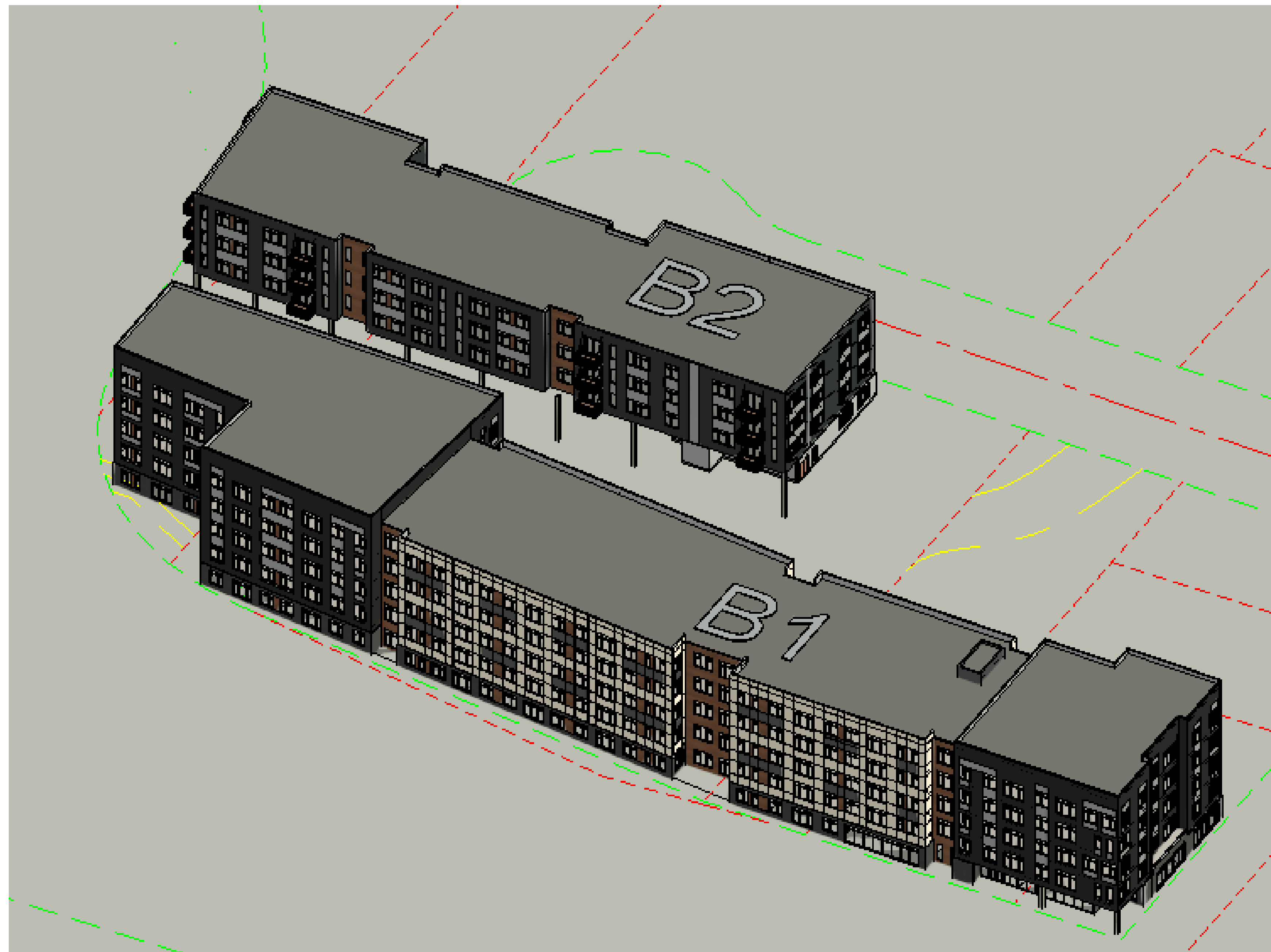
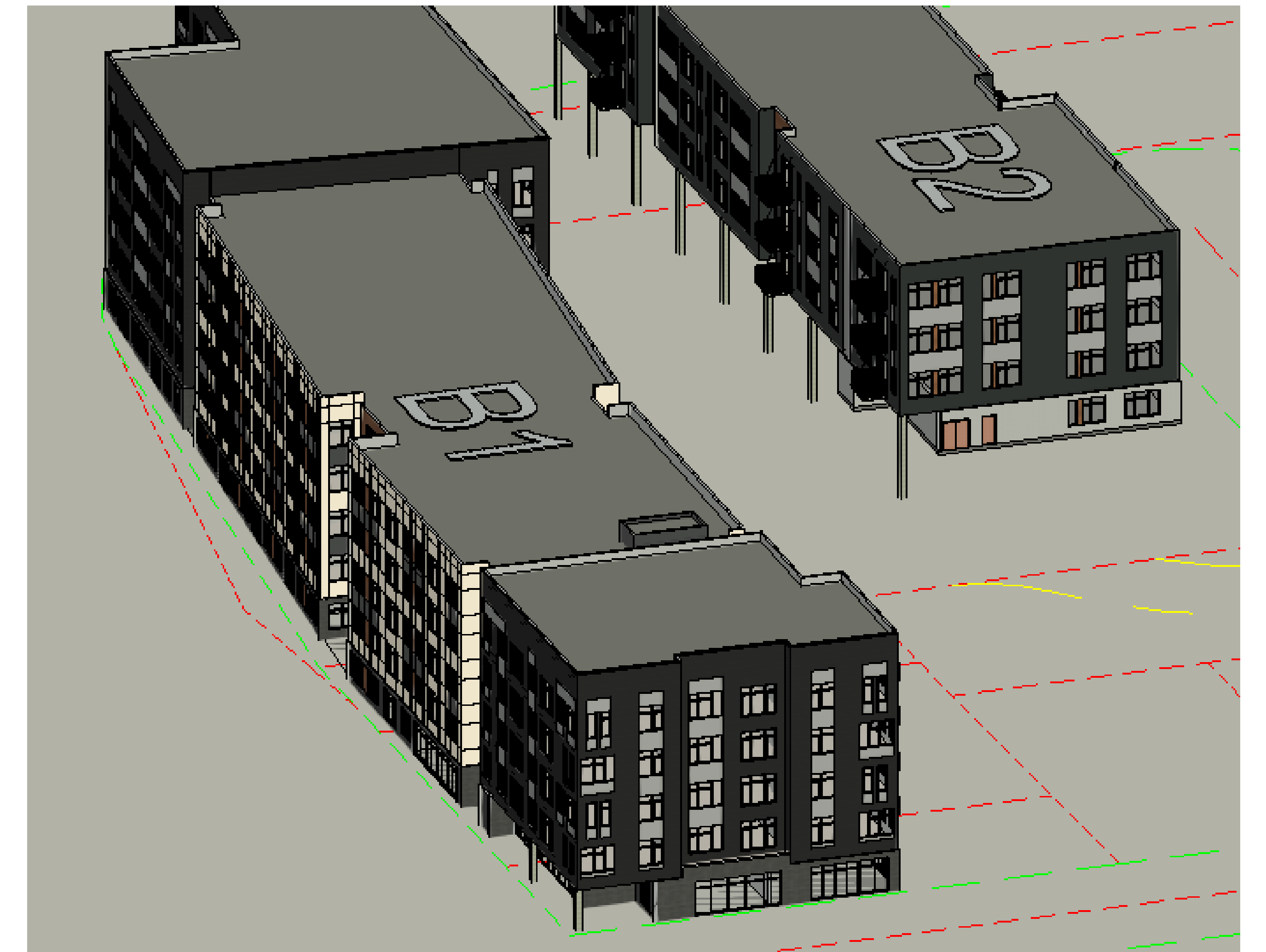
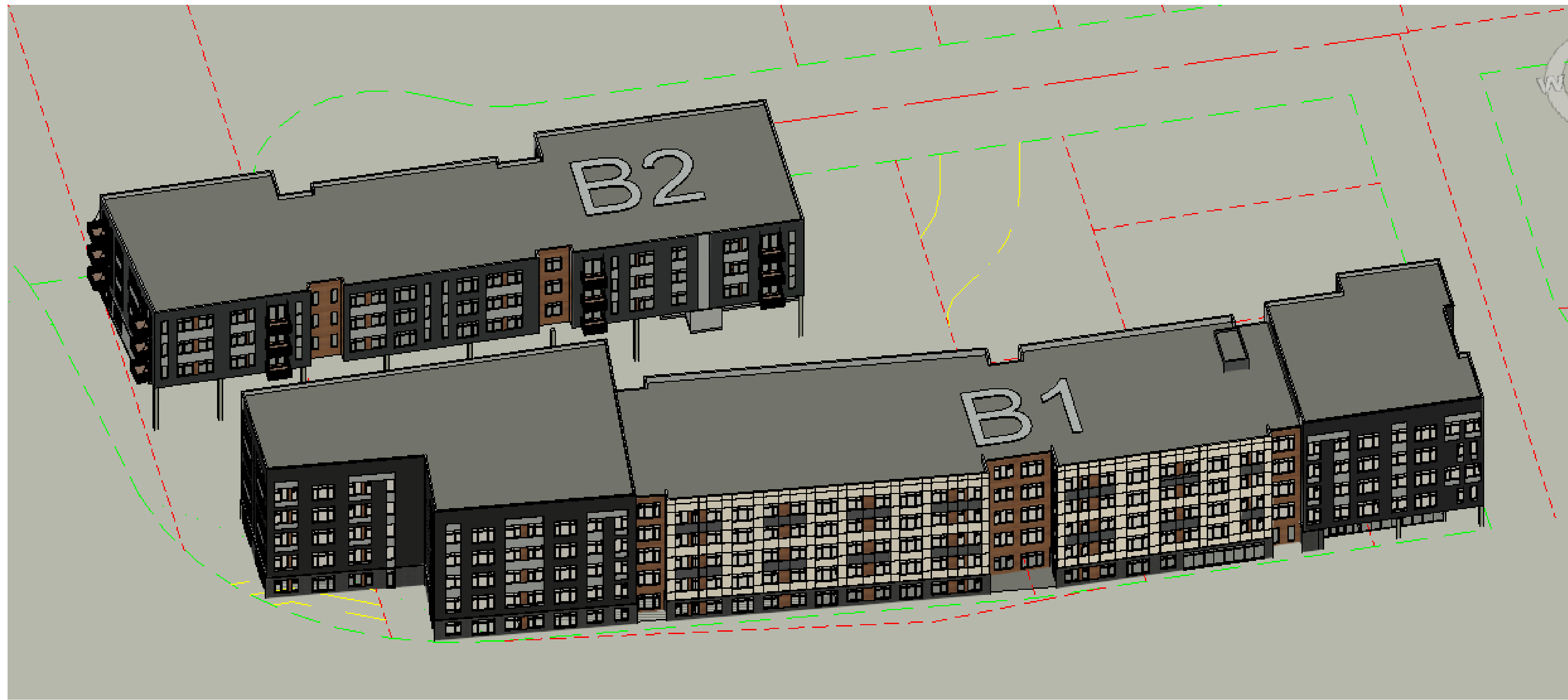


4 South Design
SCALE: 1/16" = 1'-0"

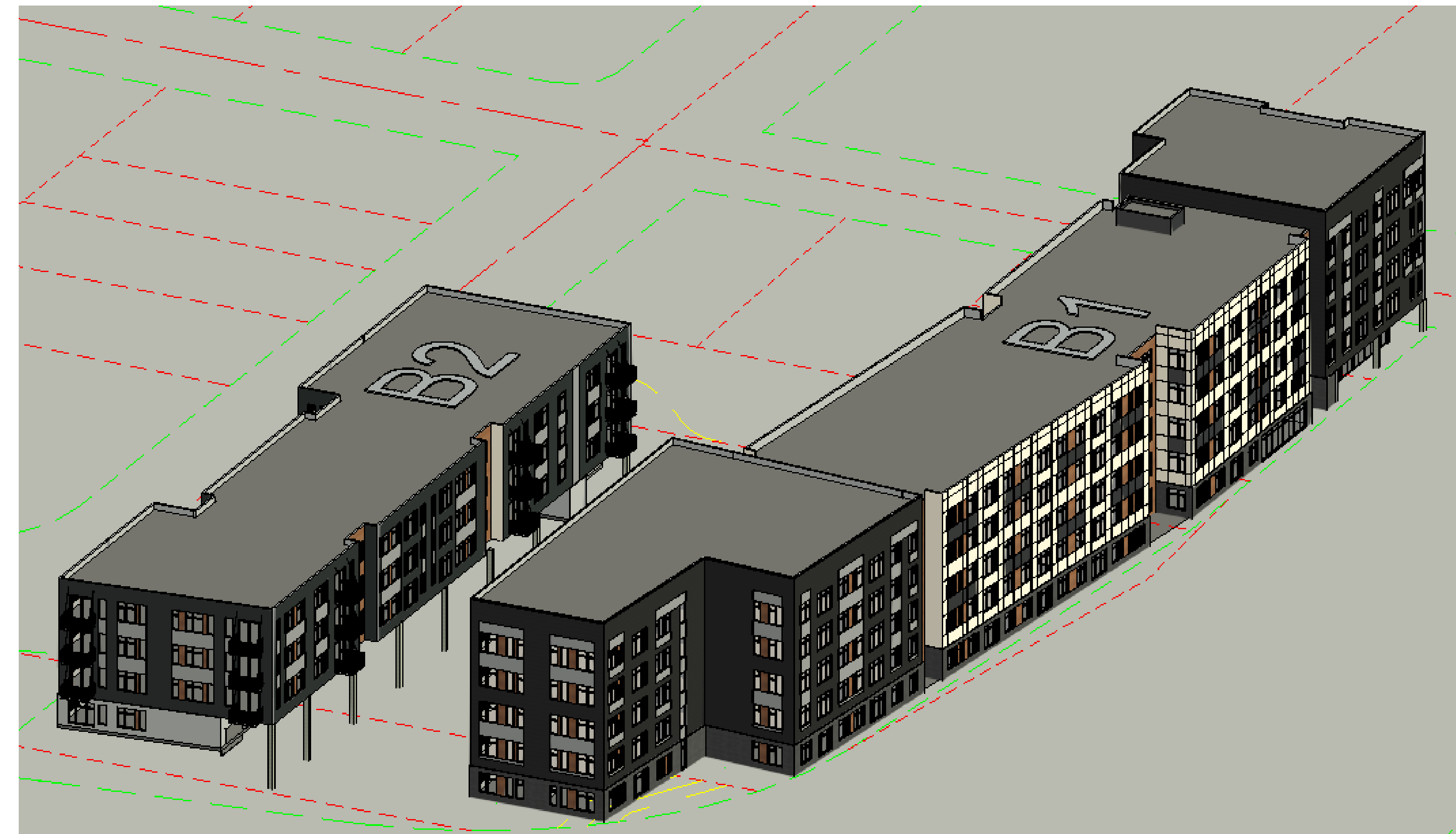
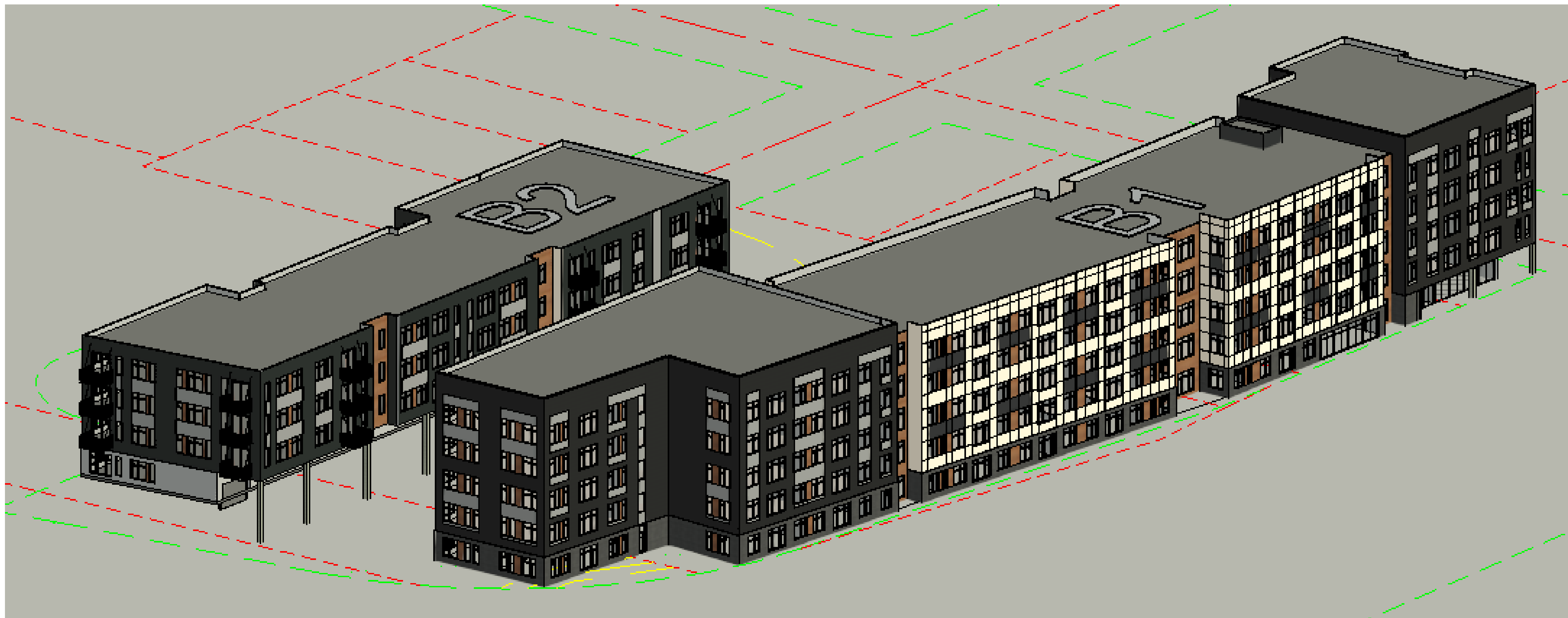


2 North Design
SCALE: 1/16" = 1'-0"

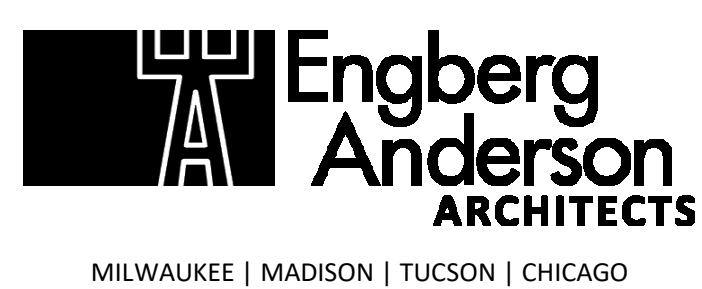
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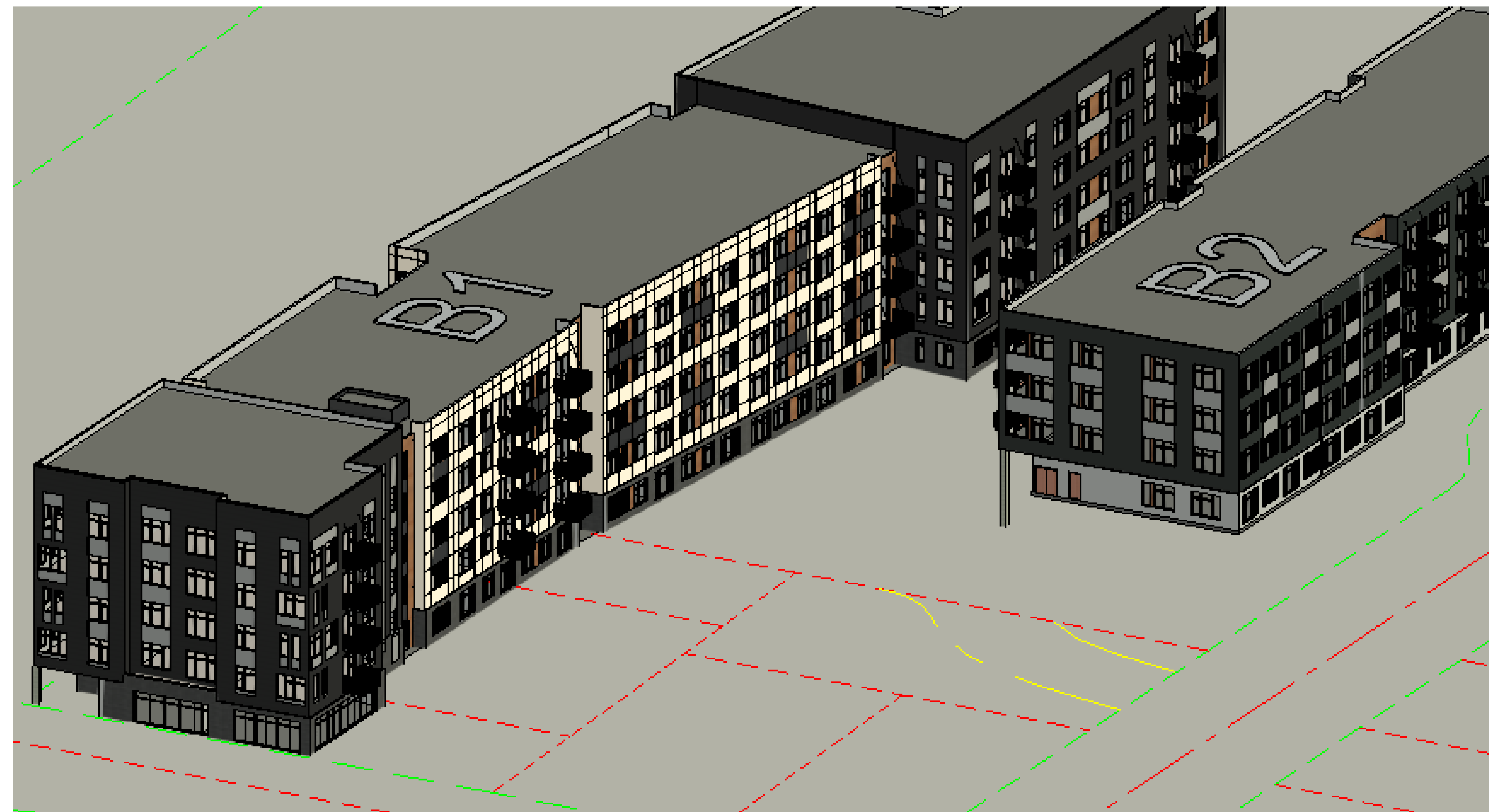
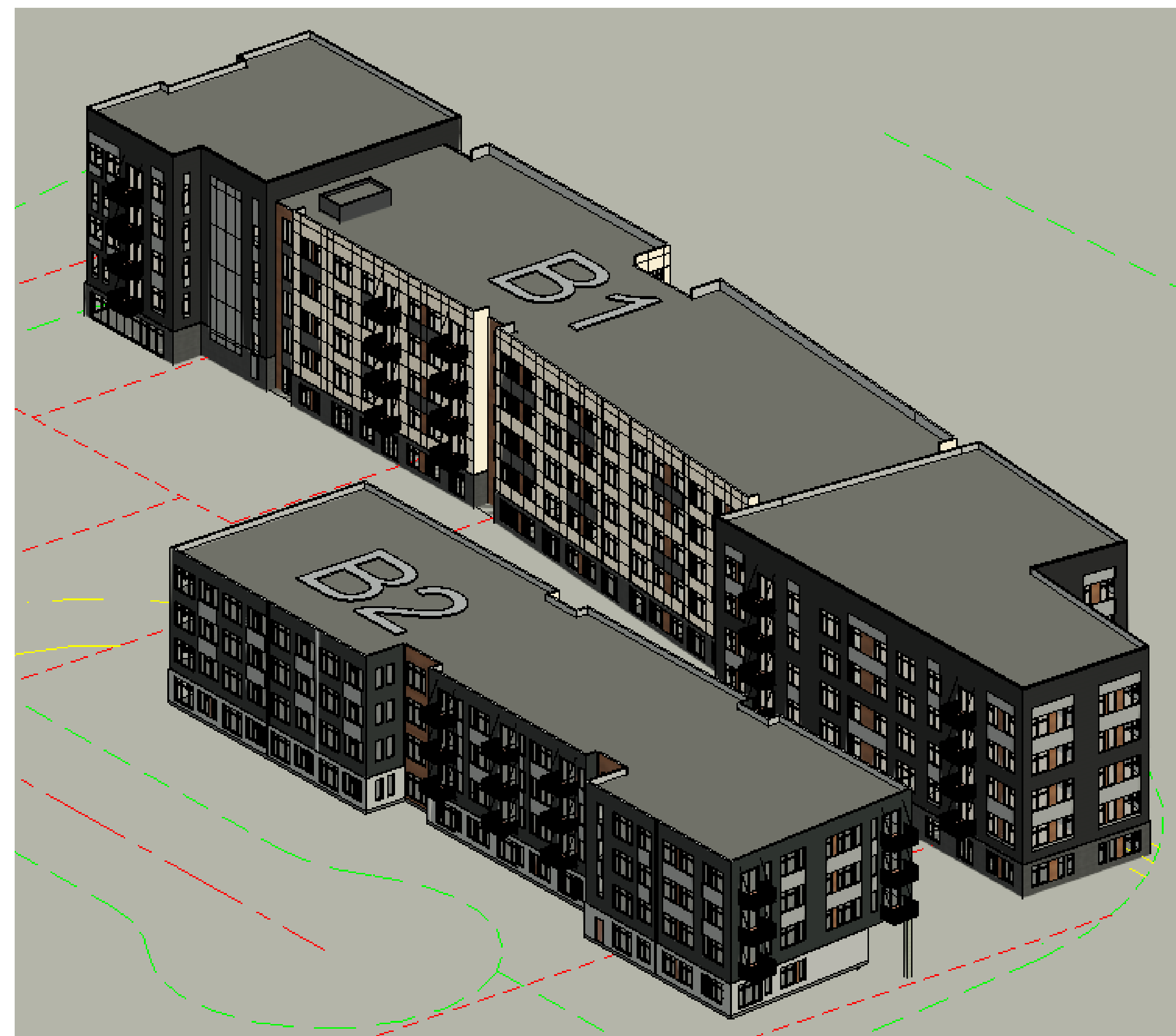


3D BUILDING AXON/PERSPECTIVES

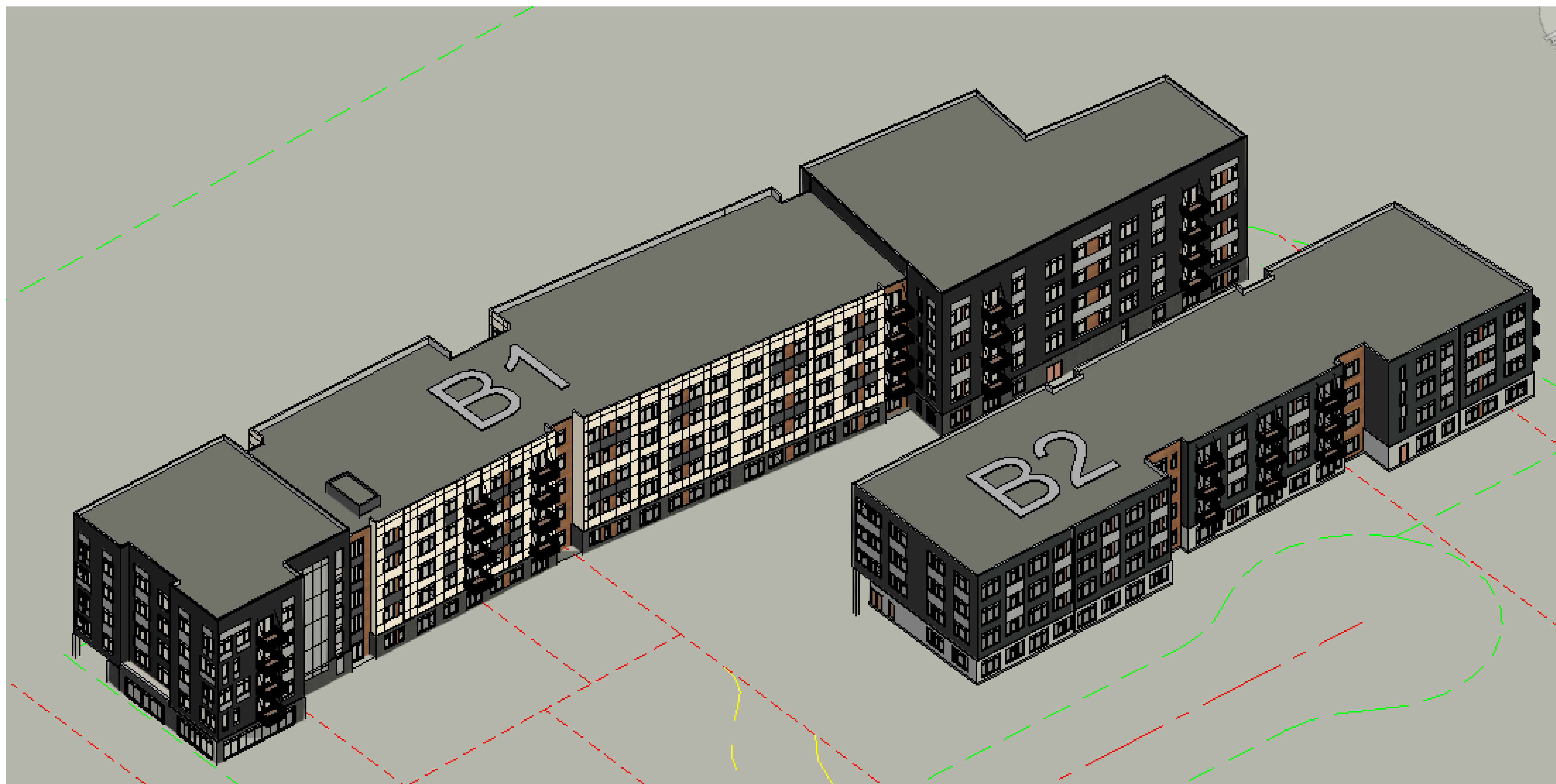
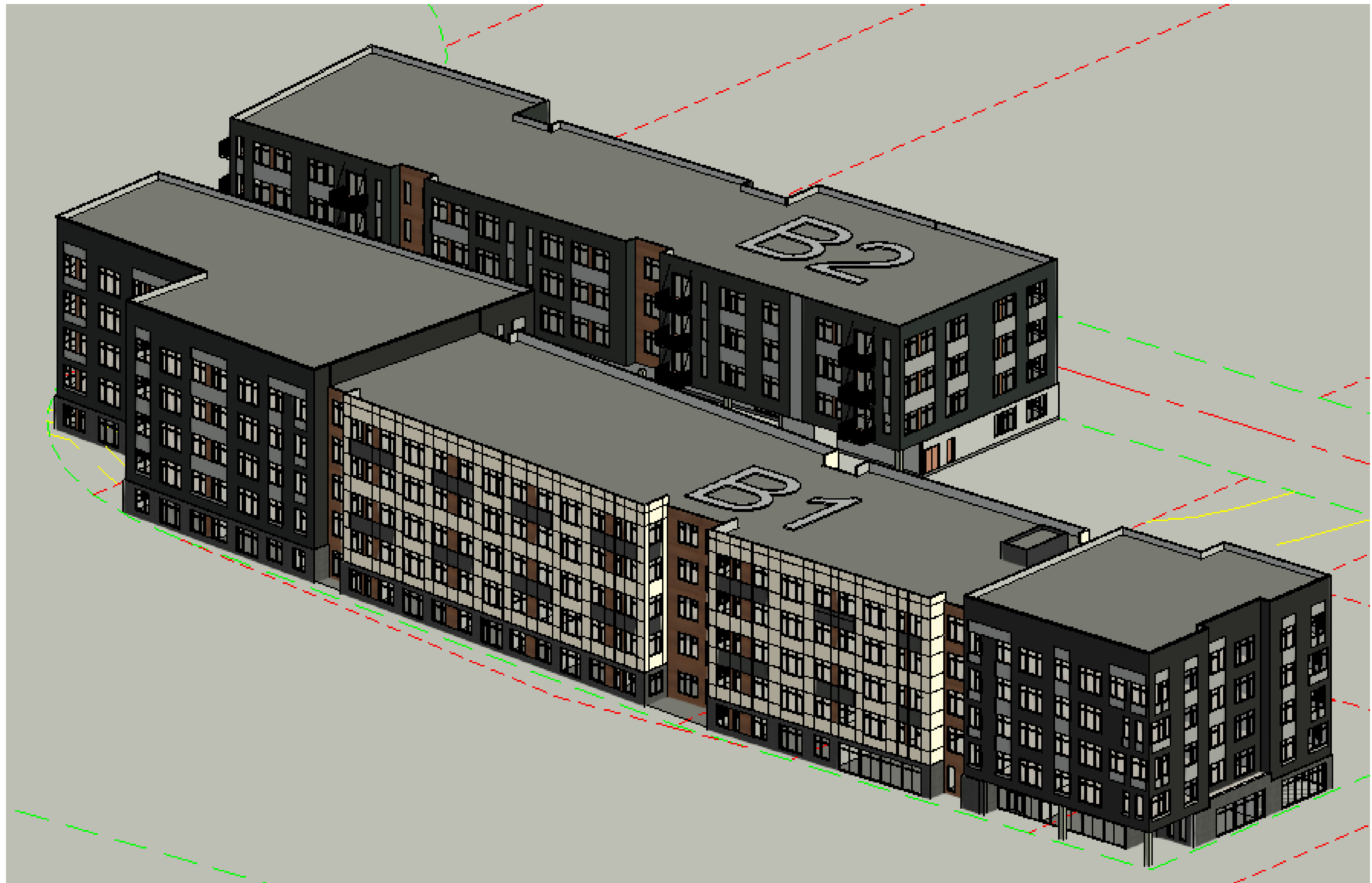
SCALE: N.T.S

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