

**BLOCK 88**  
 210 S. PINCKNEY ST.  
 MADISON WI 53703

07/18/19 Z000

# SITE ANALYSIS

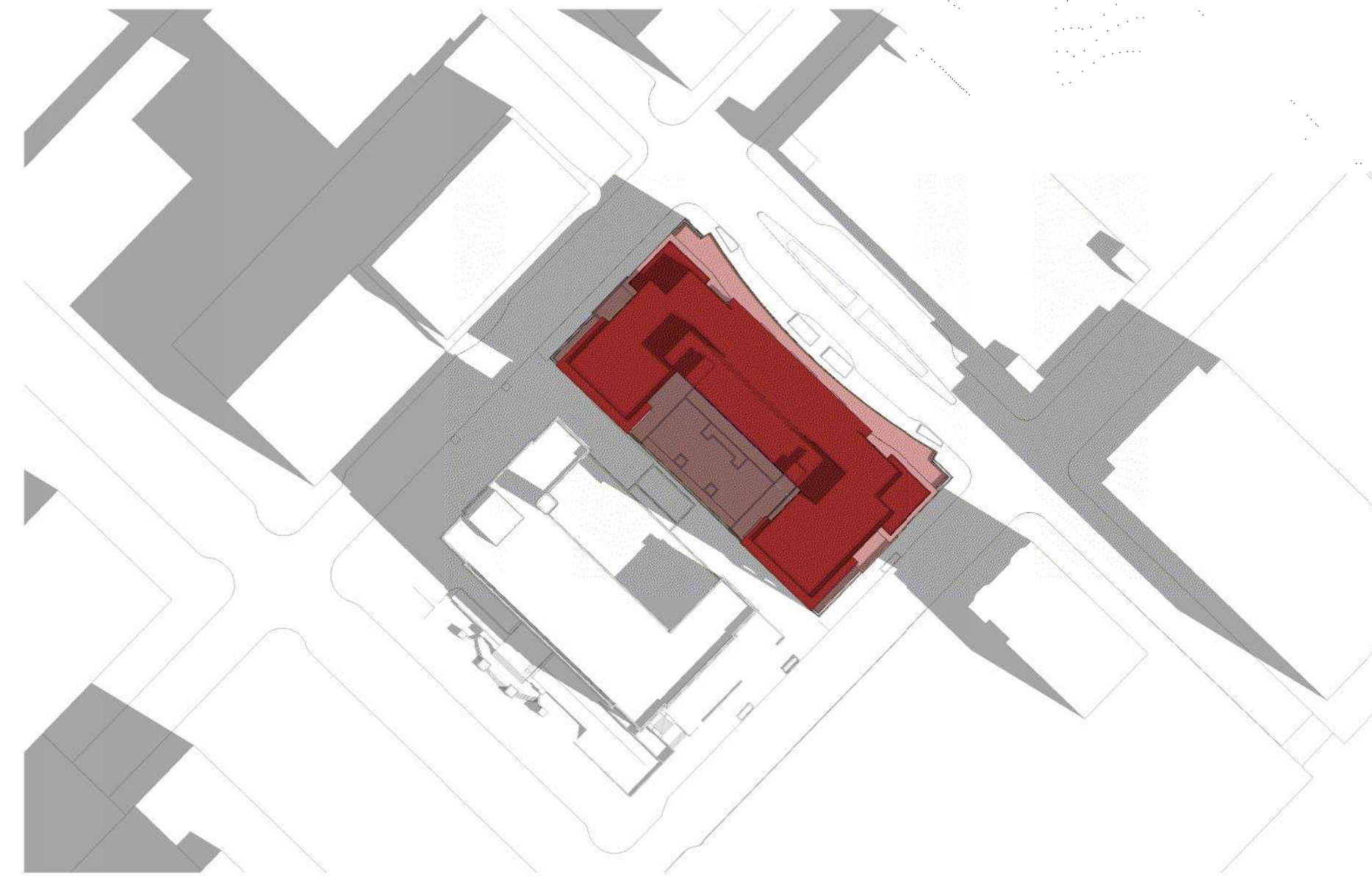
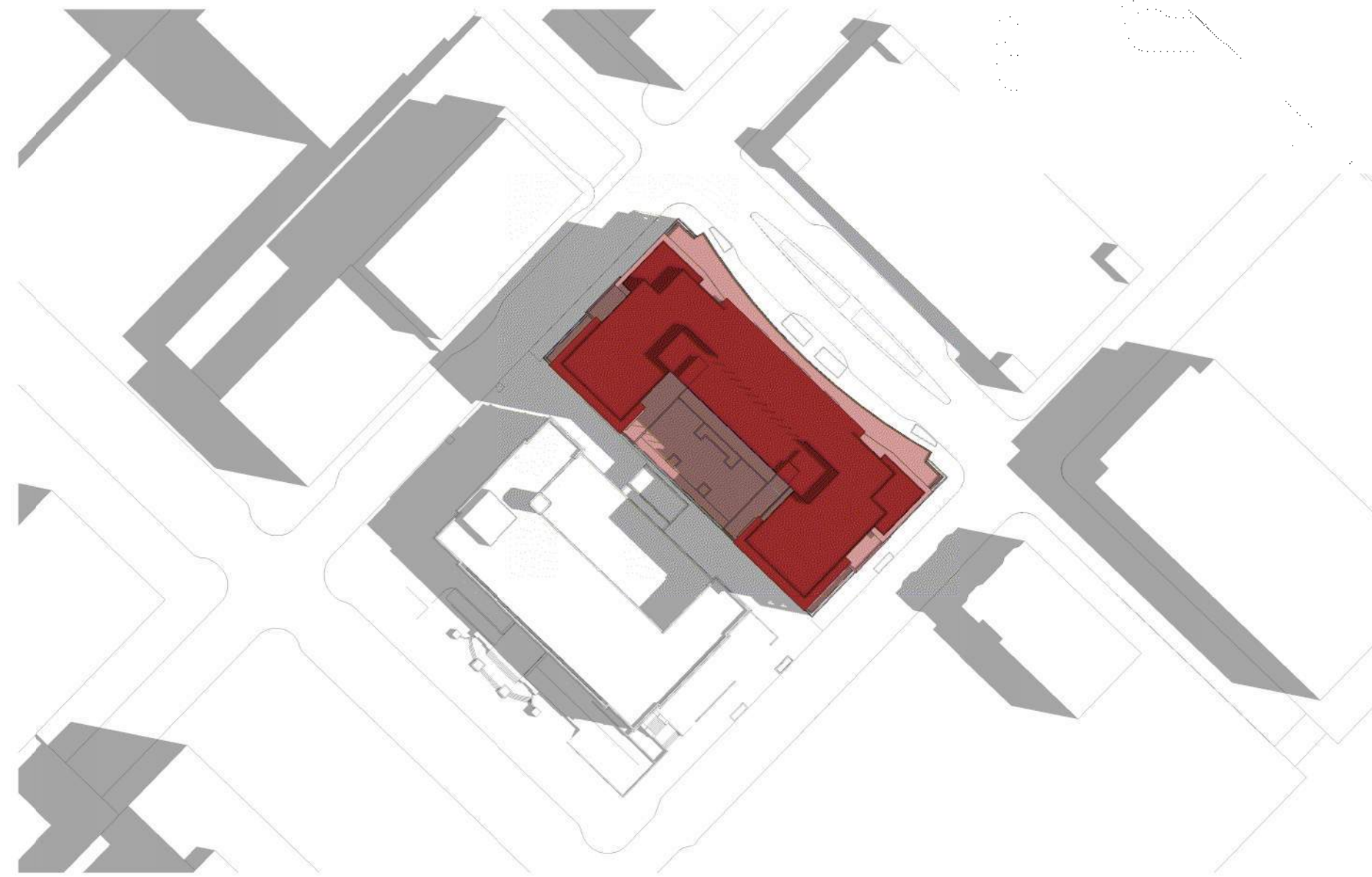


SUMMER SOLSTICE

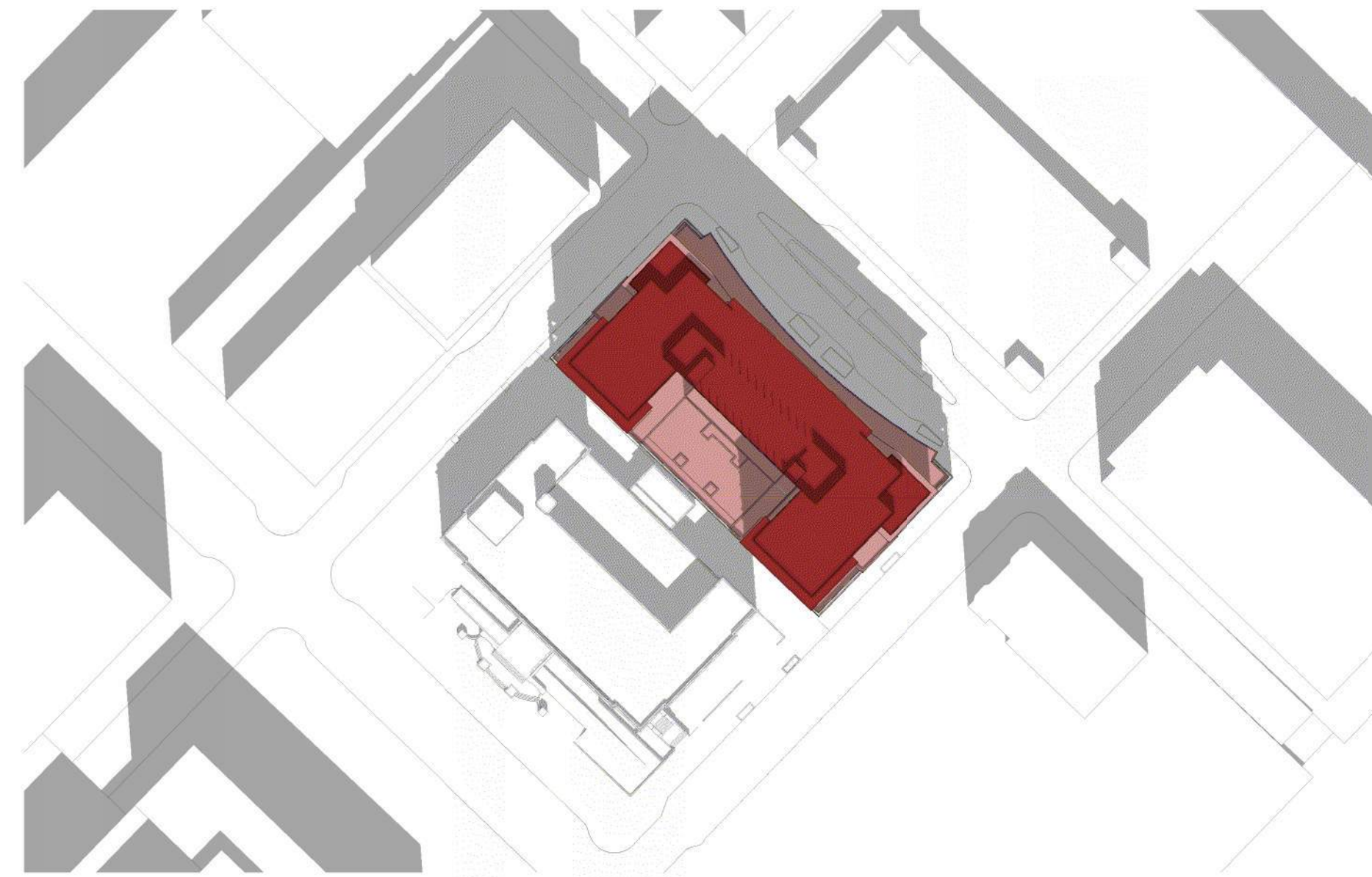
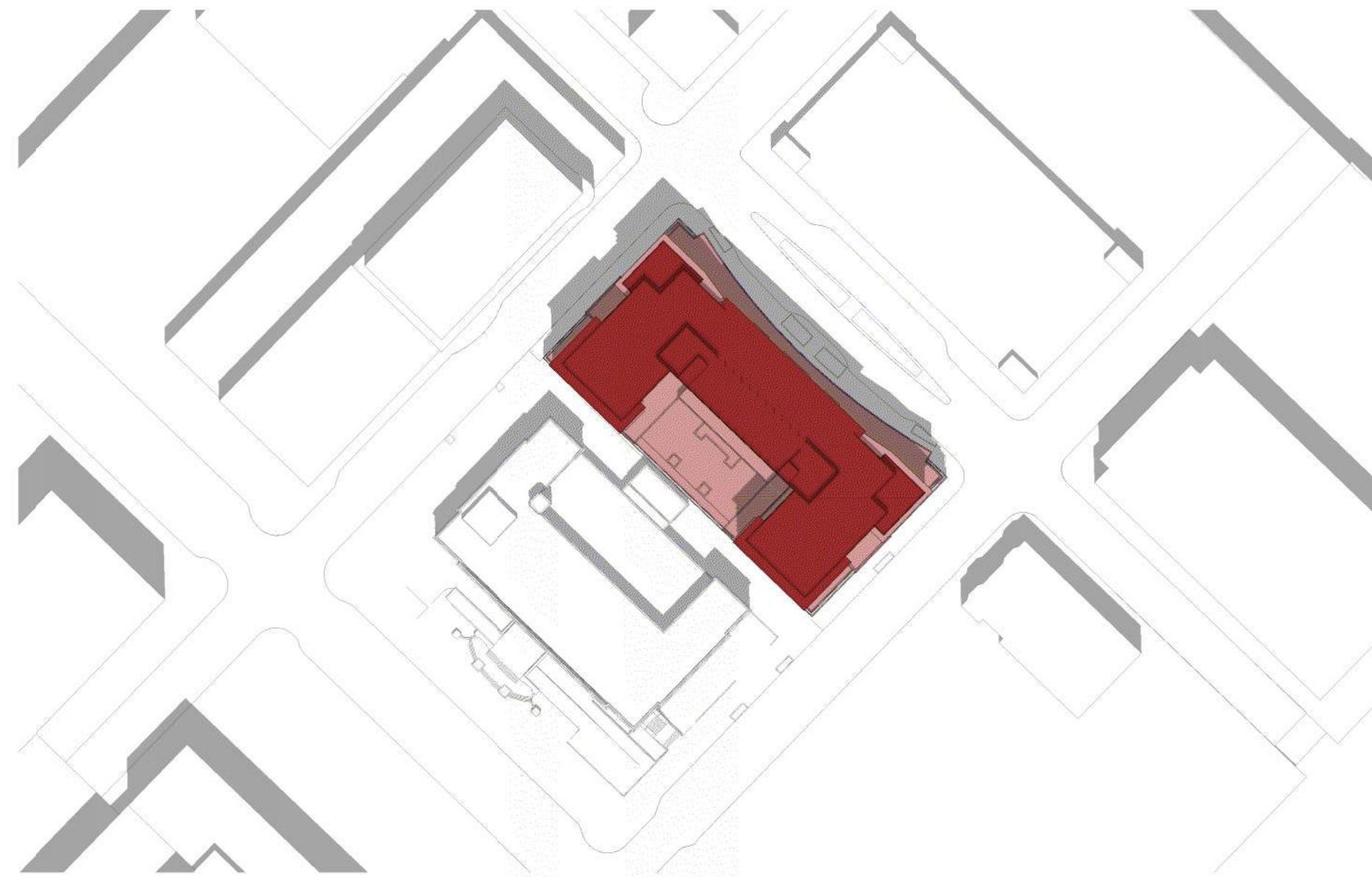
FALL / SPRING EQUINOX

WINTER SOLSTICE

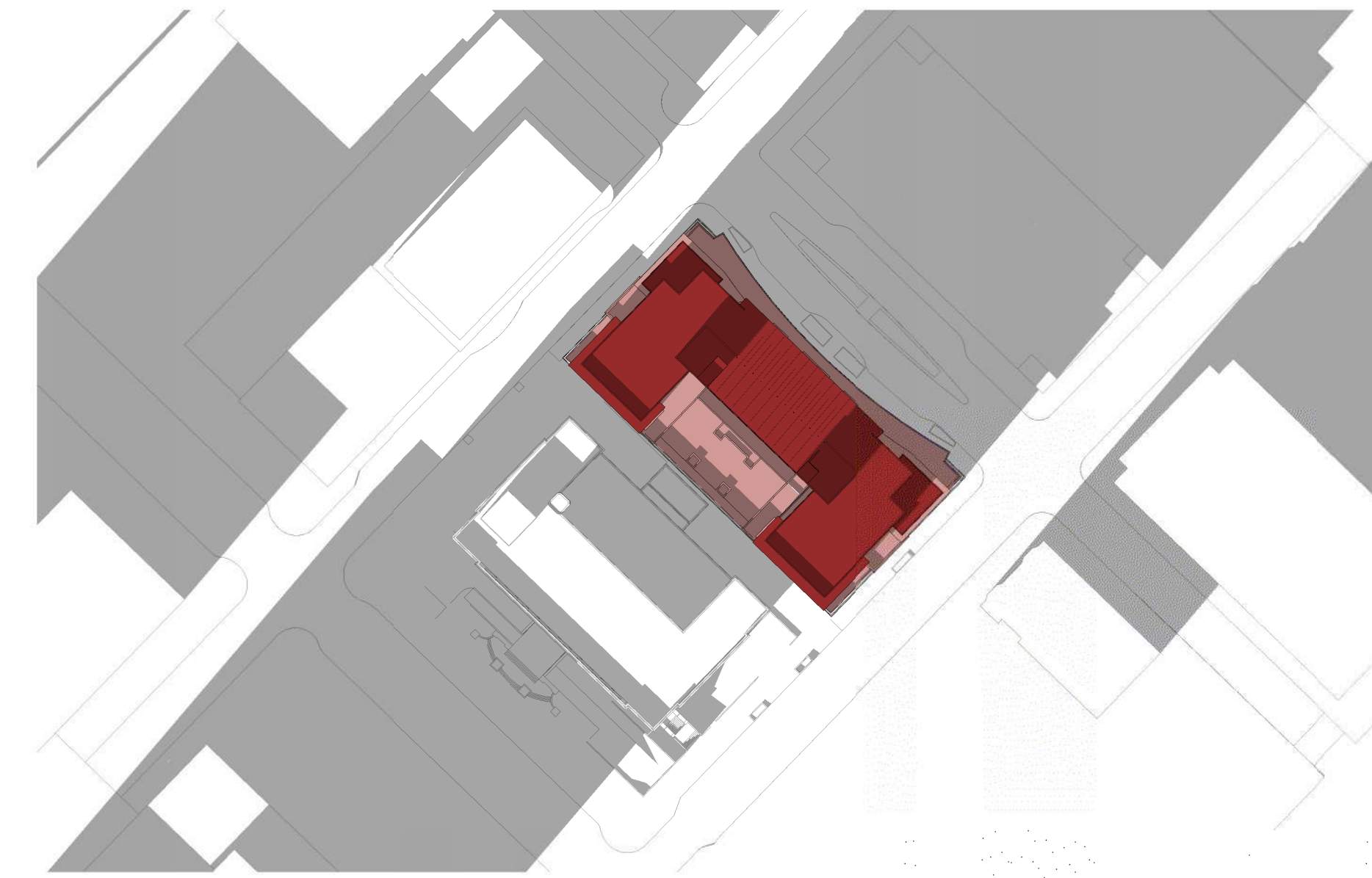
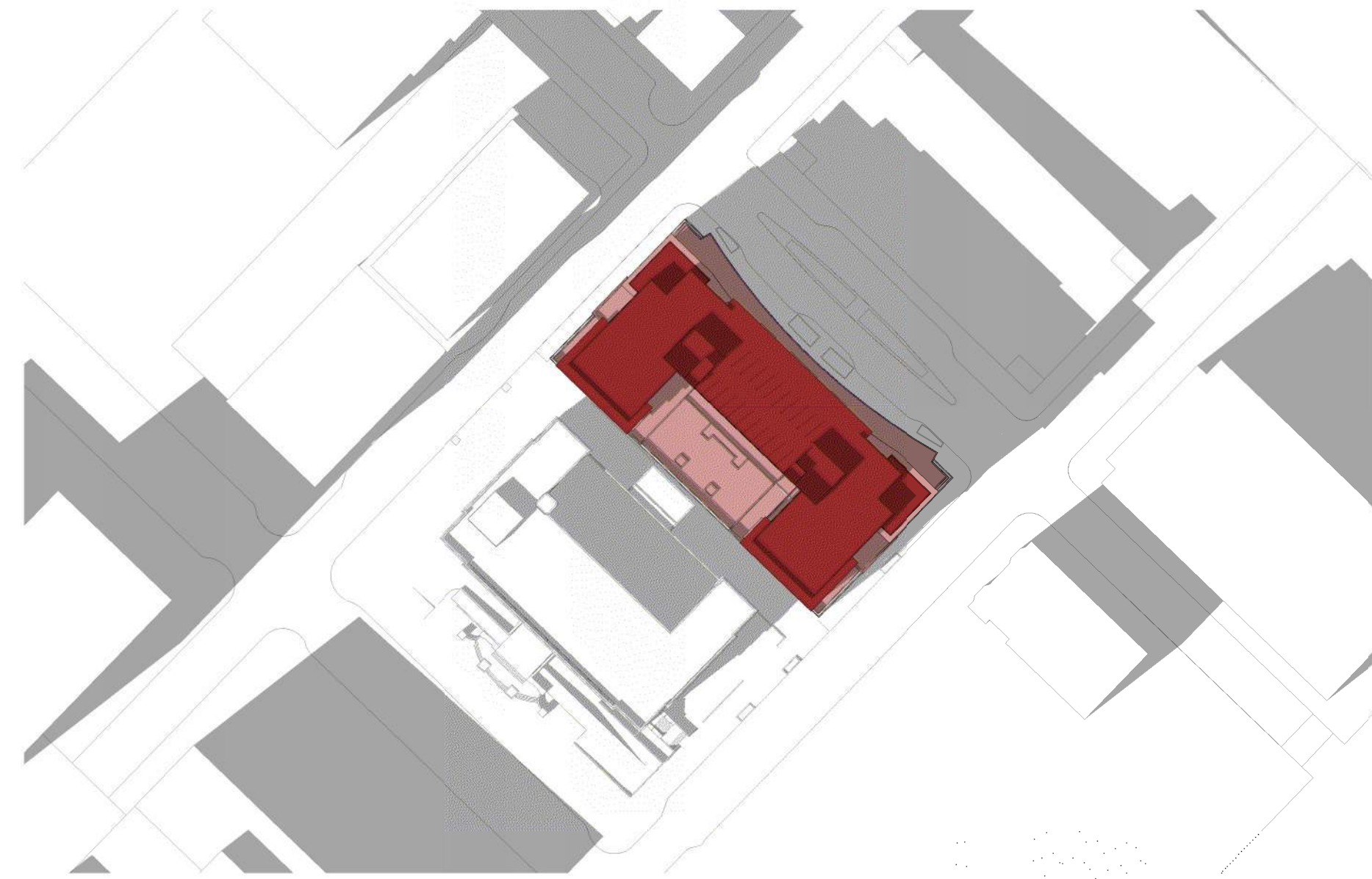
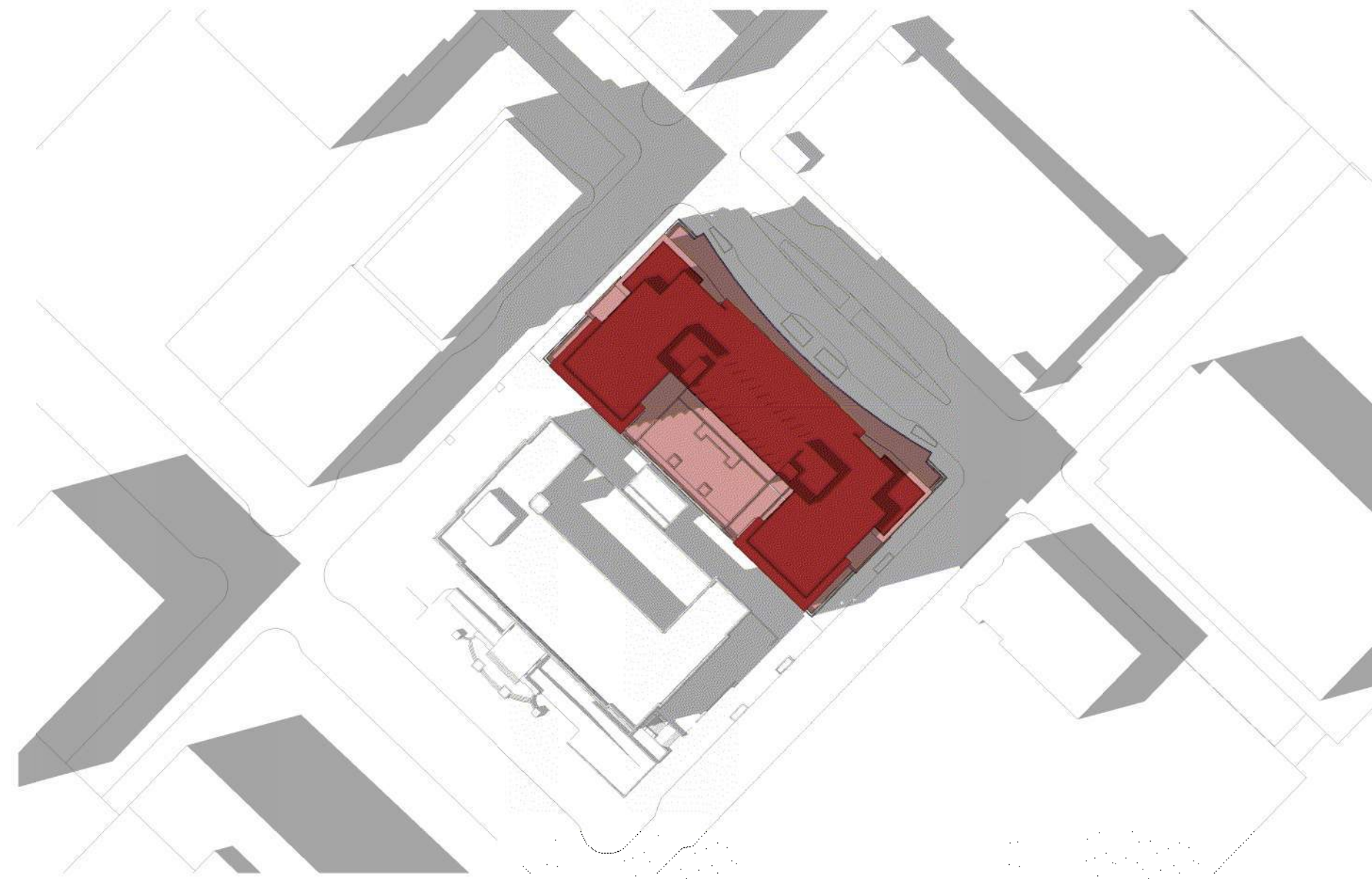
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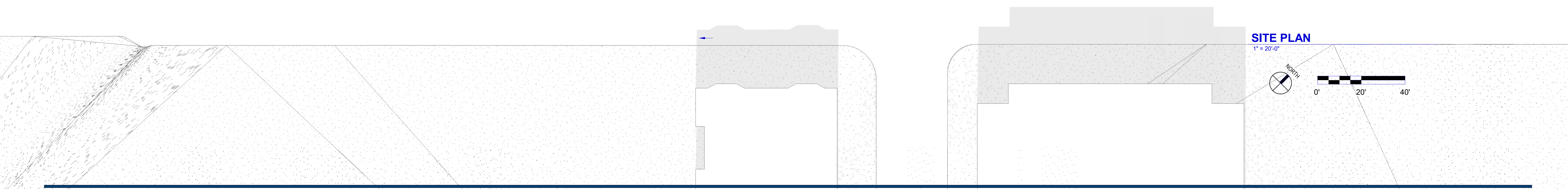
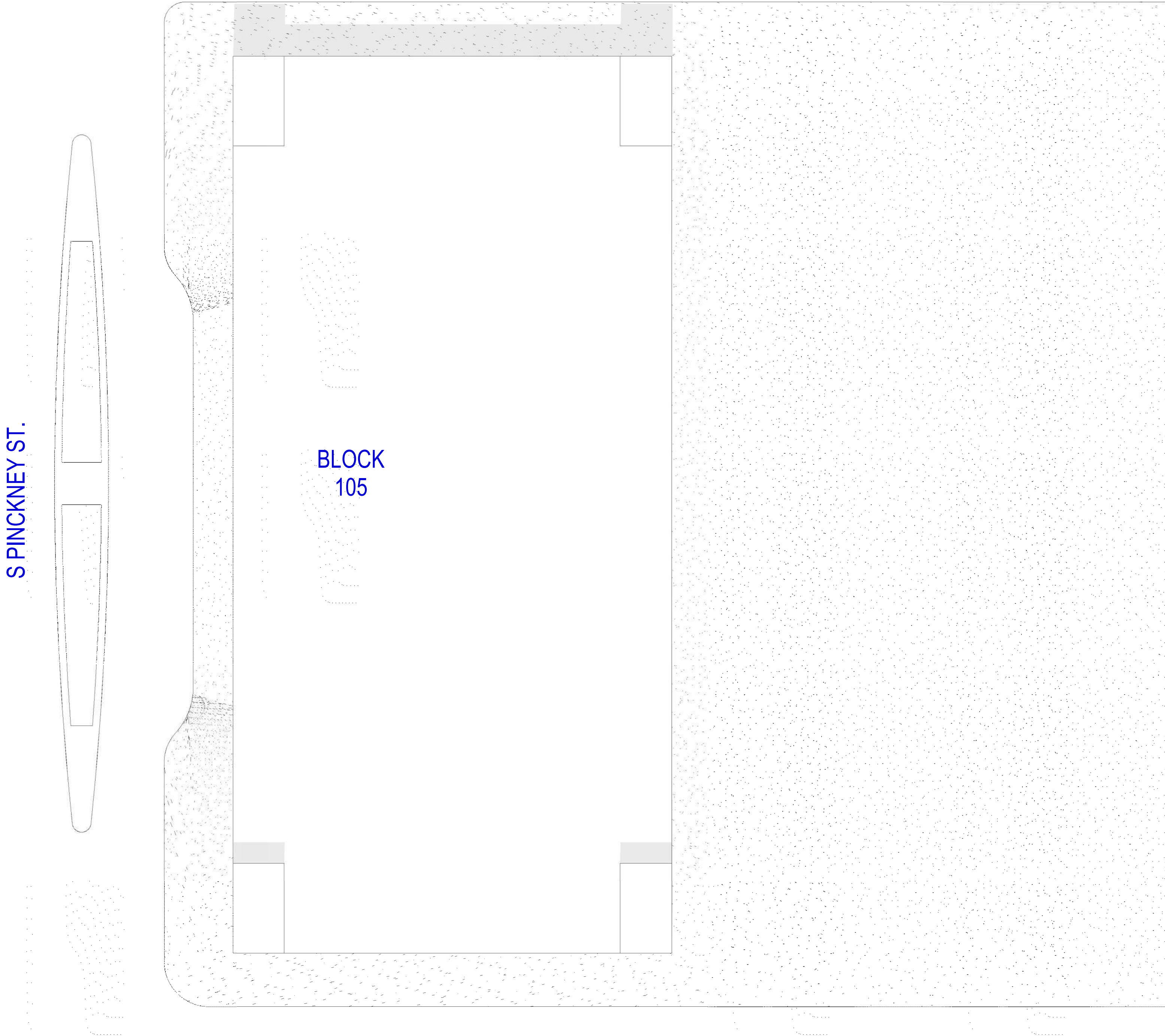
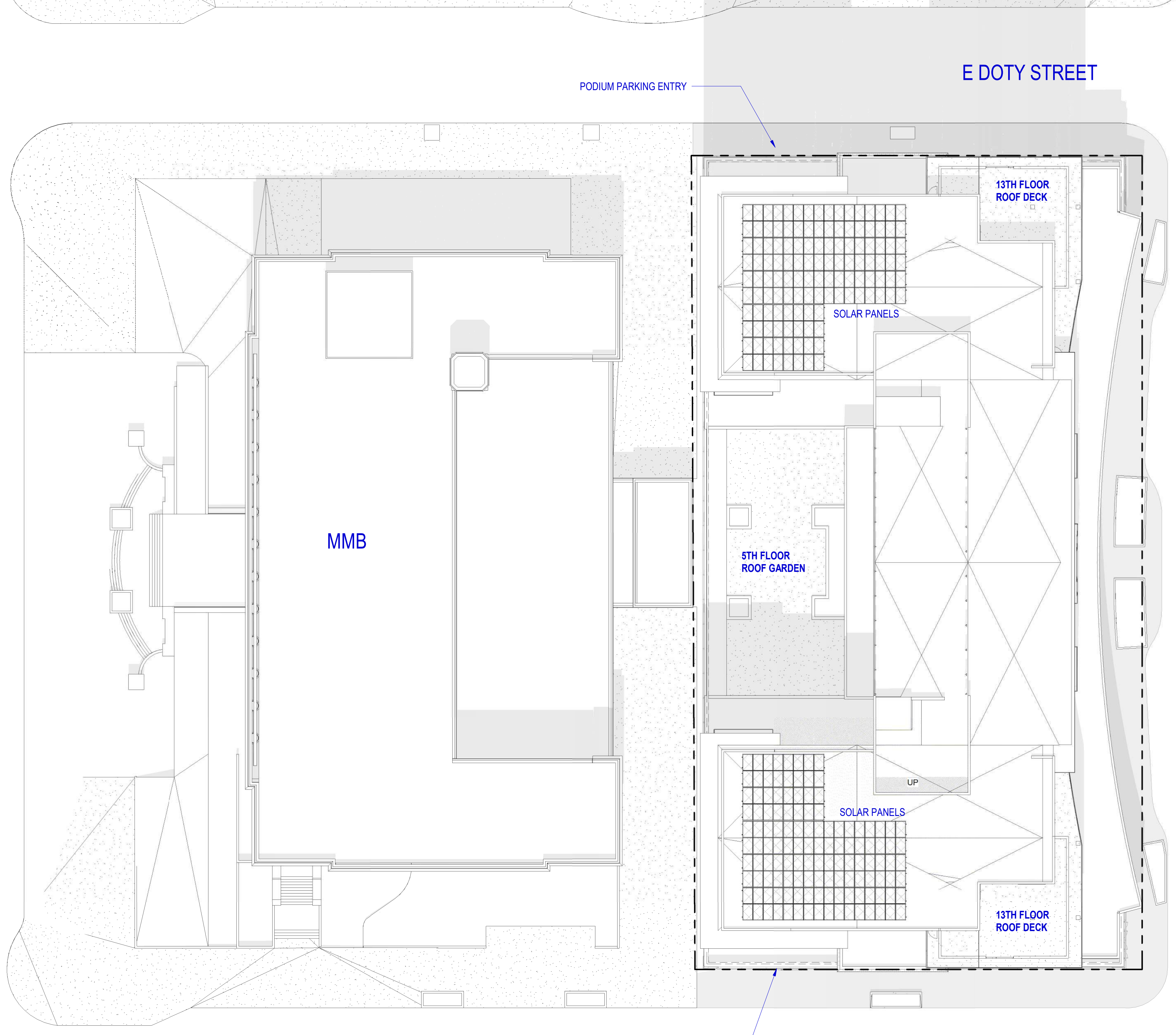
12:00 PM (NOON)



3:00 PM

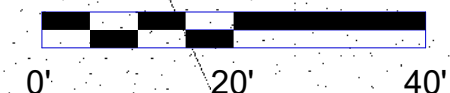
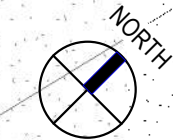






**SITE PLAN**

1" = 20'-0"



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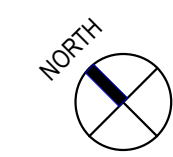
**SITE PLAN**

07/18/19 Z100

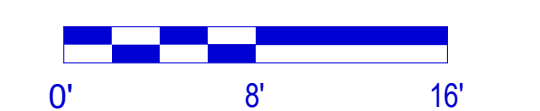


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1  
Z201 1/8" = 1'-0"



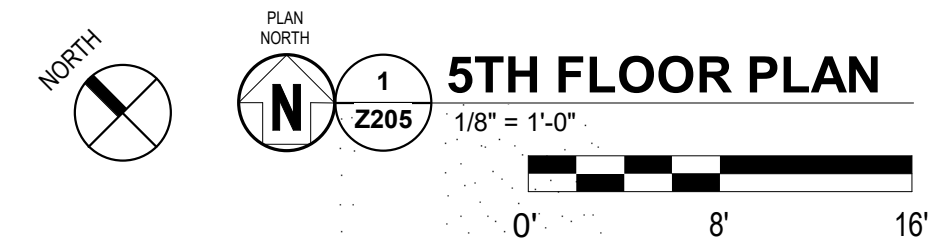
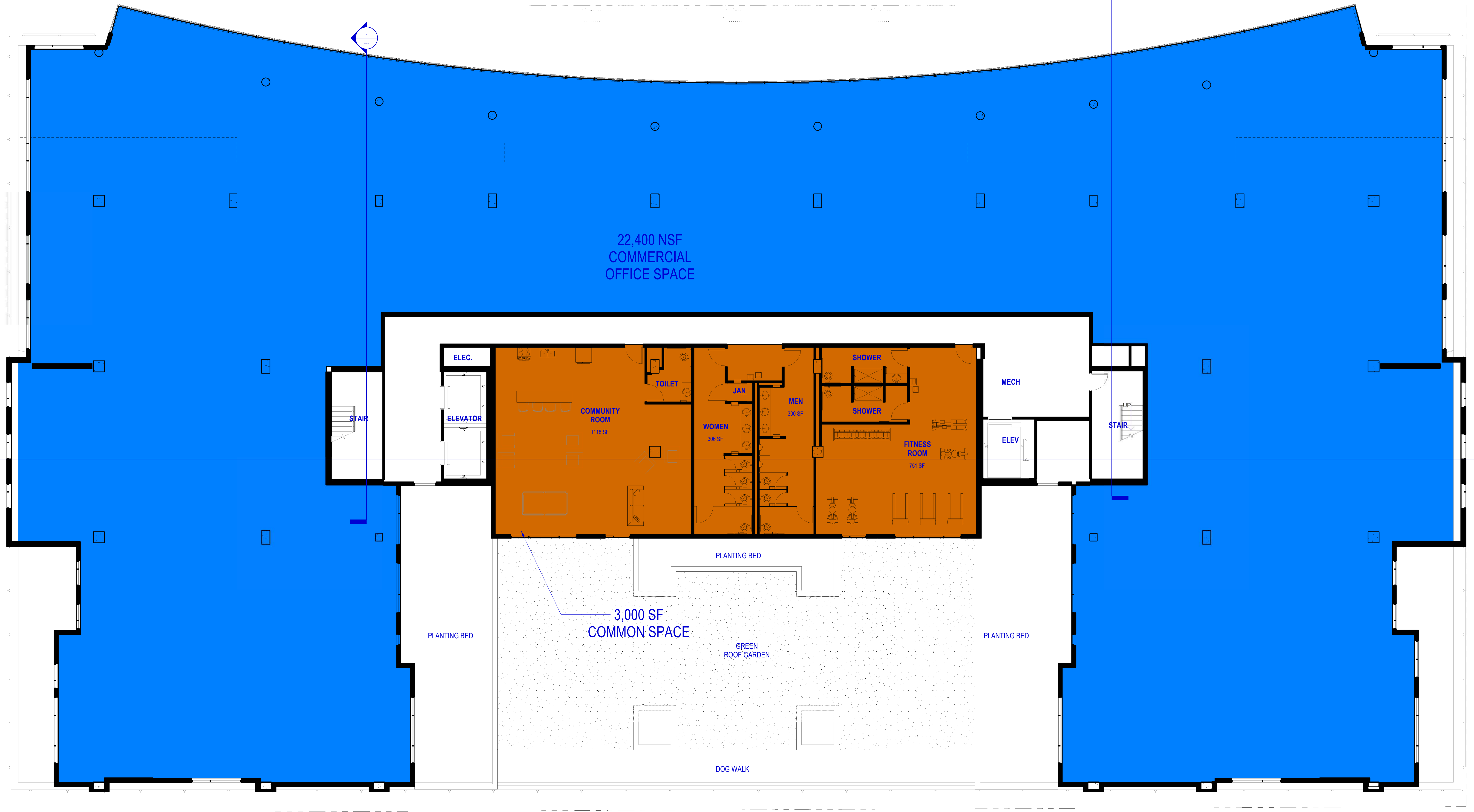
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# FIRST FLOOR PLAN

07/18/19 Z201







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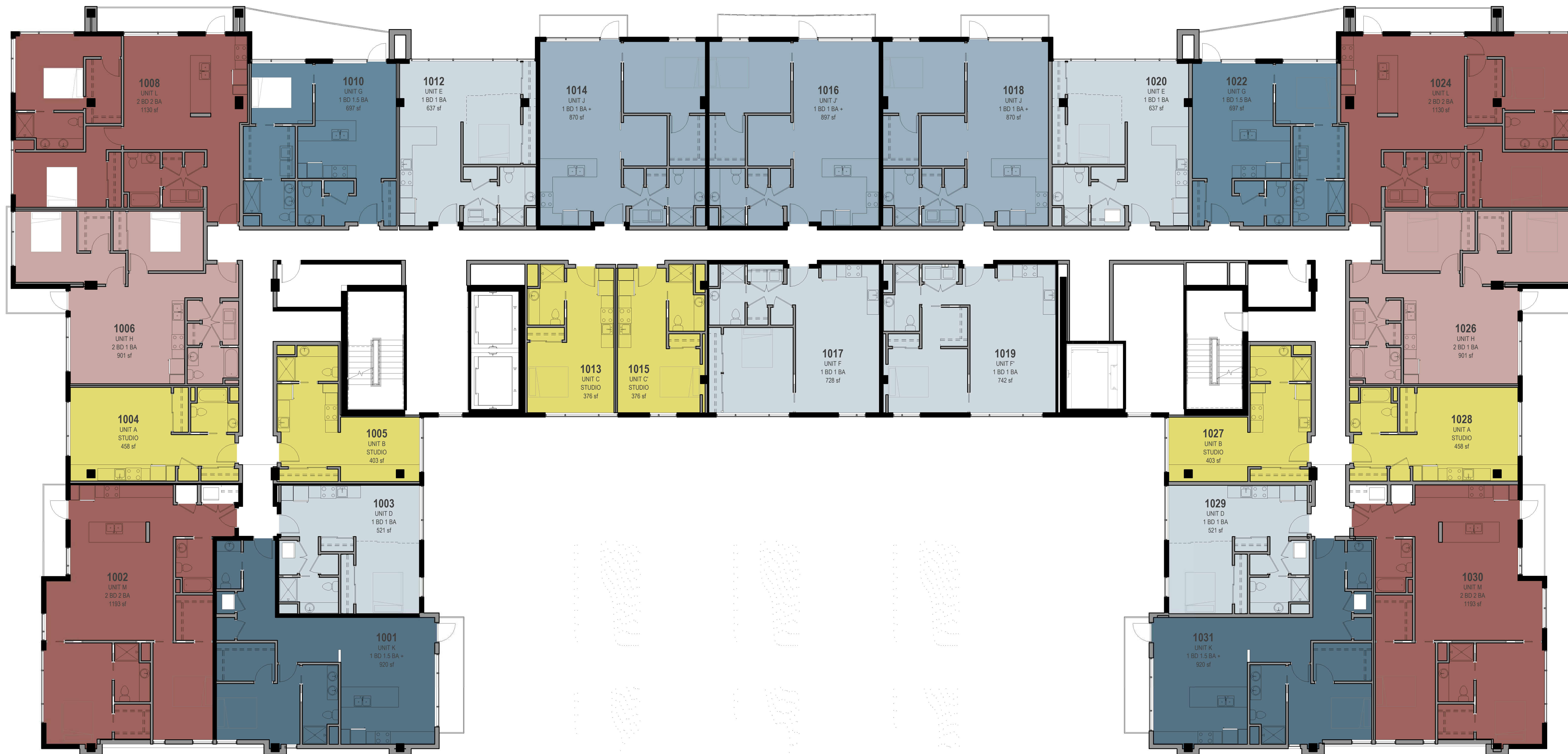
**5TH FLOOR PLAN**

07/18/19 Z205



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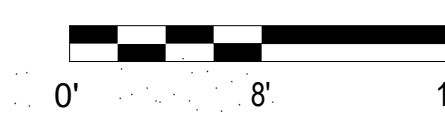


UNIT COLOR LEGEND  
 STUDIO 1 BD 1 BA 1 BD 1.5 BA 1 BD 1.5 BA+ 2 BD 1 BA 2 BD 2 BA



TYPICAL RESIDENTIAL FLOOR PLAN

1/8" = 1'-0"



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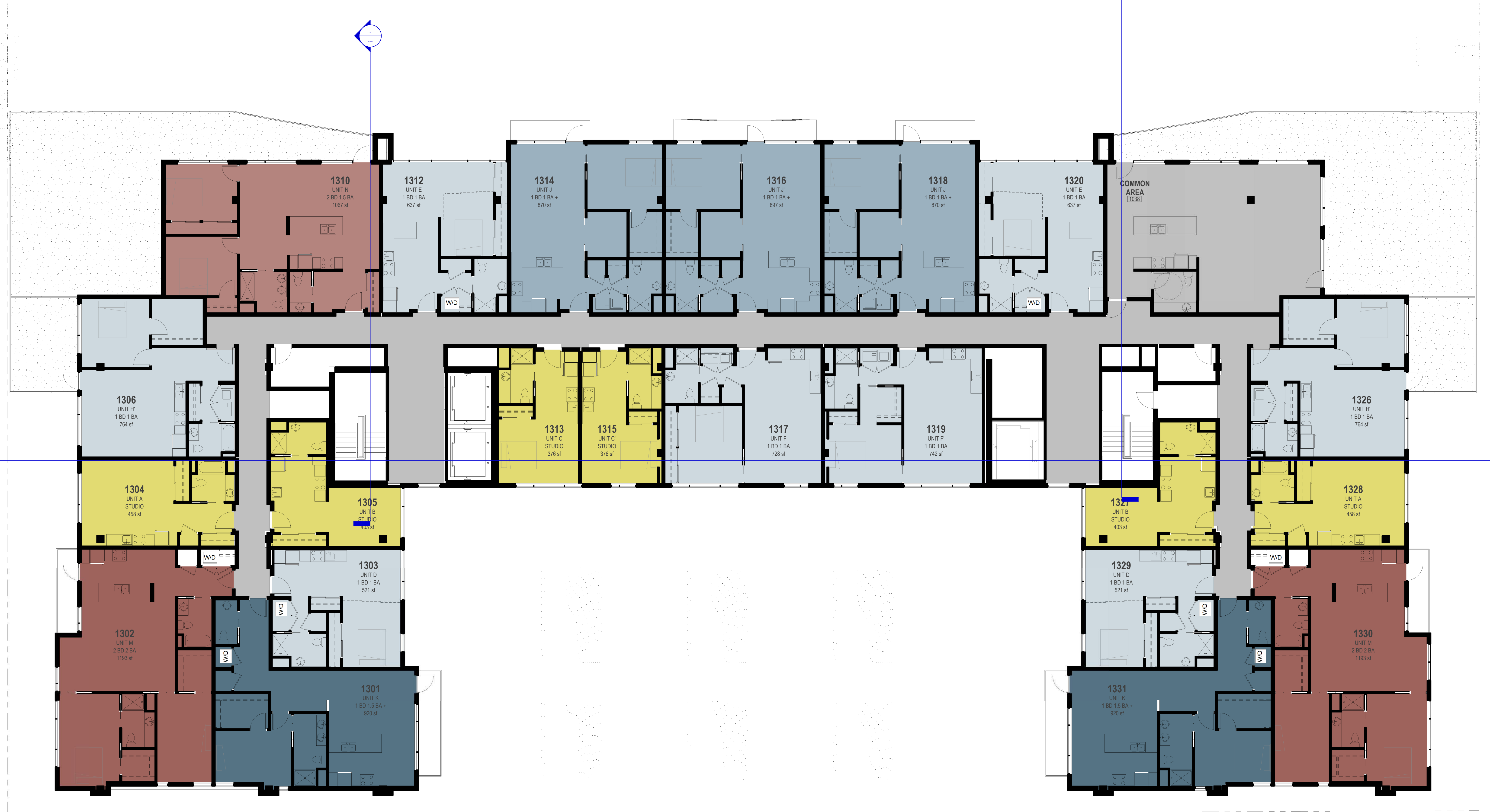
07/18/19 Z210

# TYPICAL FLOOR PLAN



301 DENING WAY / MADISON, WI 53717  
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UNIT COLOR LEGEND  
 COMMON AREA STUDIO 1 BD 1 BA 1 BD 1 BA+ 1 BD 1.5 BA+ 2 BD 1.5 BA 2 BD 2 BA

NORTH  
**13TH FLOOR PLAN - PENTHOUSE**  
 1/8" = 1'-0"  
 0' 8' 16'

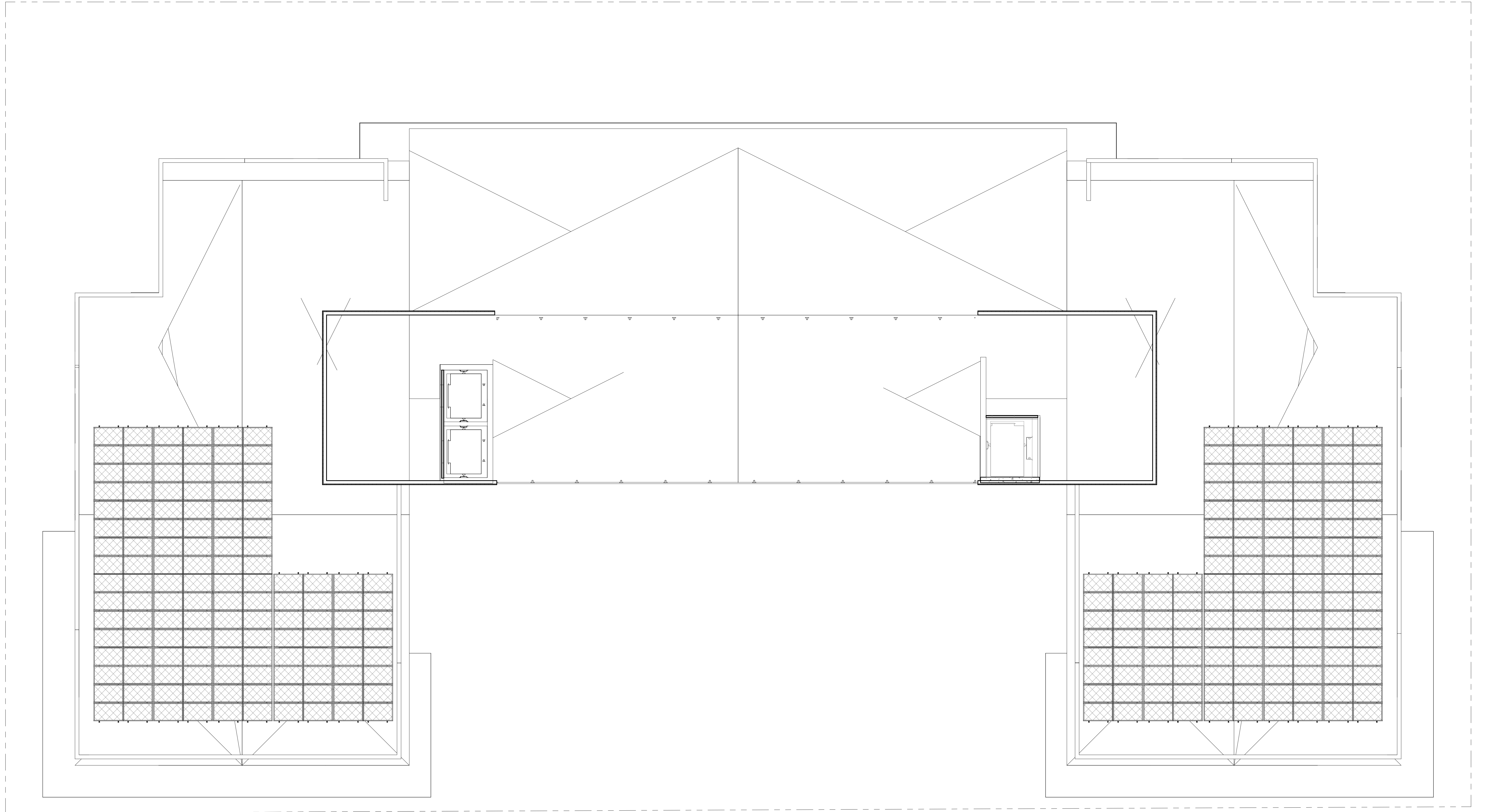
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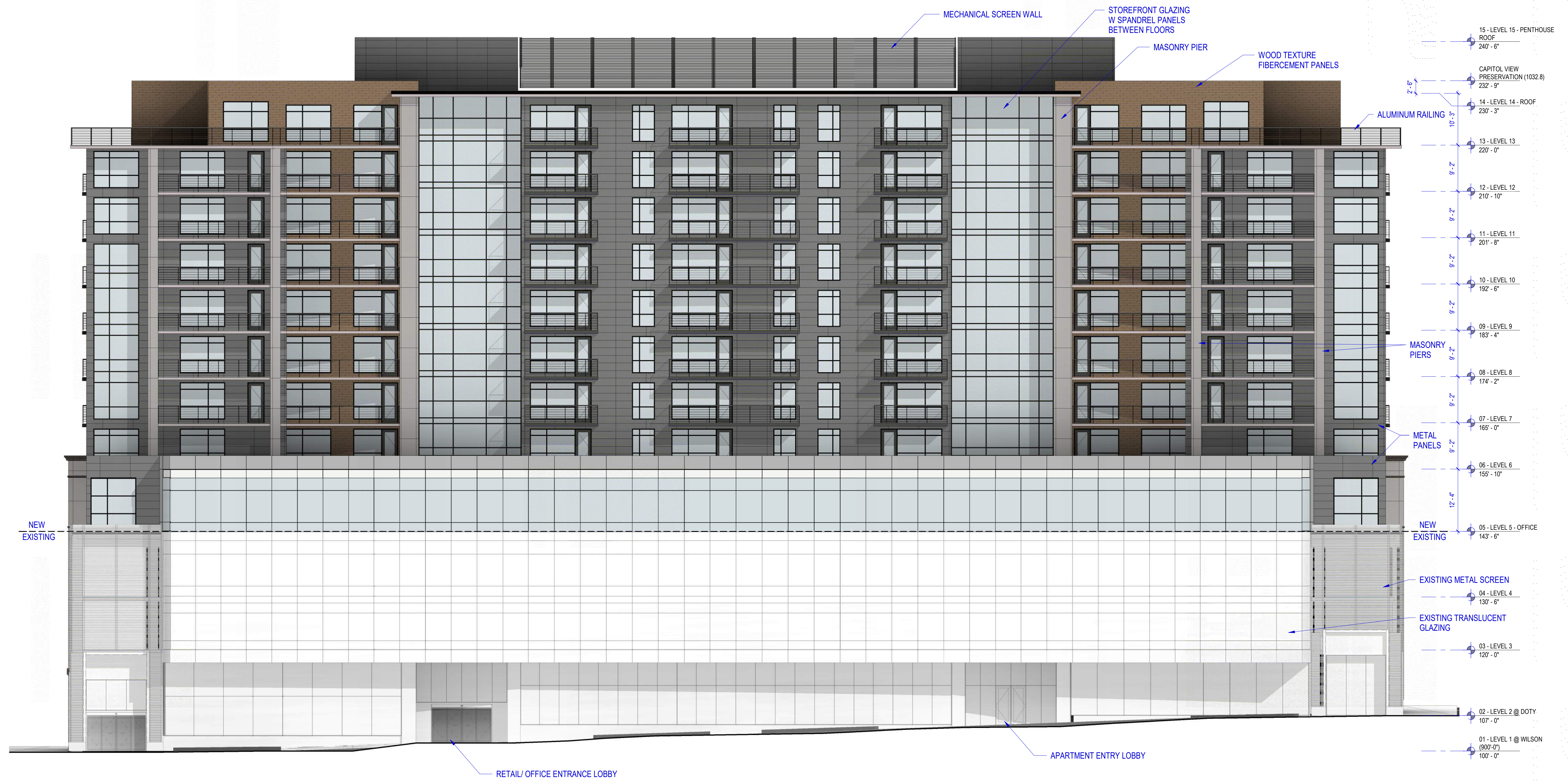
# 13TH FLOOR PLAN - PENTHOUSE











**PINCKNEY ST ELEVATION**  
1" = 10'-0"





**WILSON ST ELEVATION**  
1" = 10'-0"





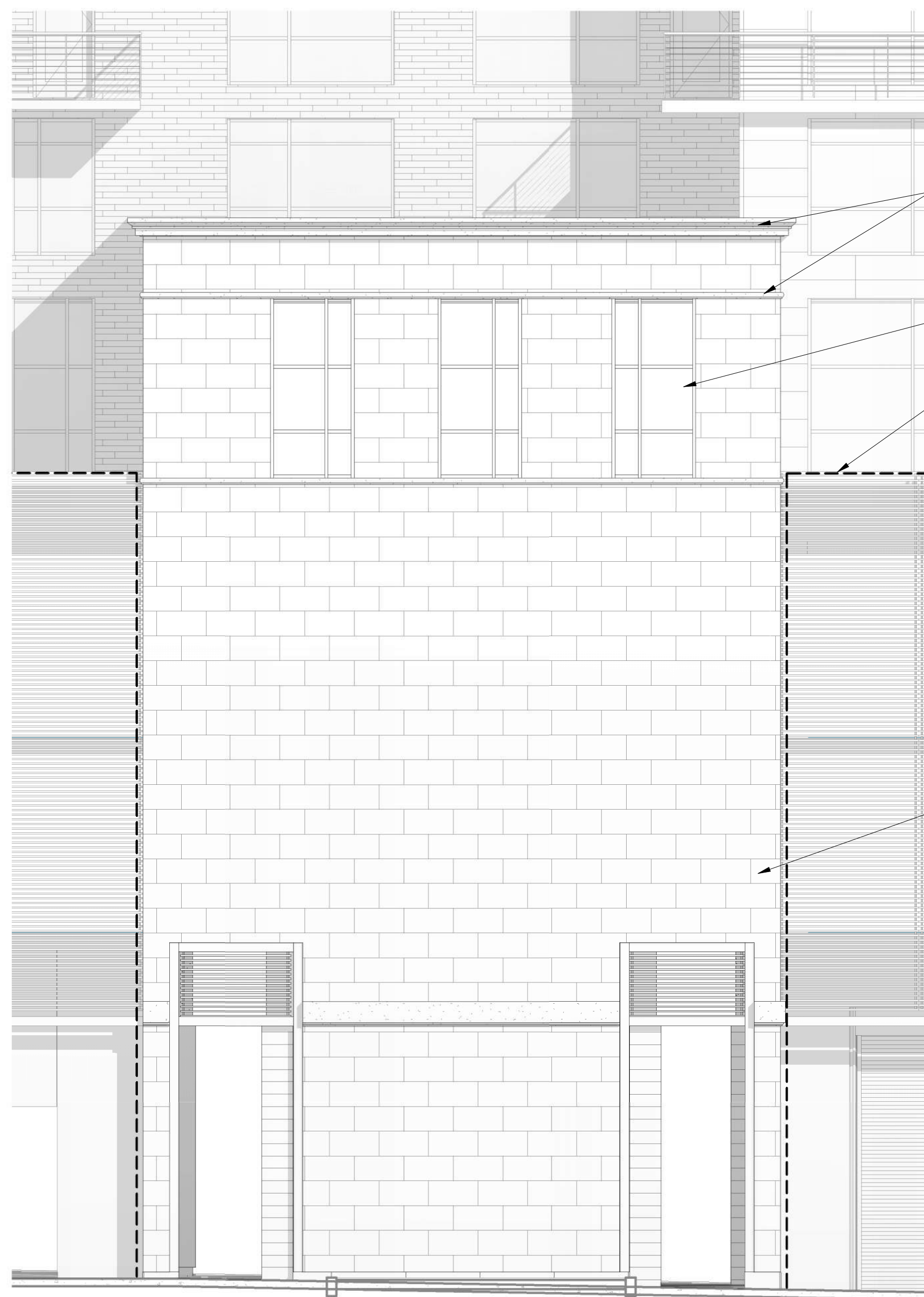
**MMB ELEVATION**  
1" = 10'-0"





1 DOTY ST ELEVATION  
Z304 1" = 10'-0"





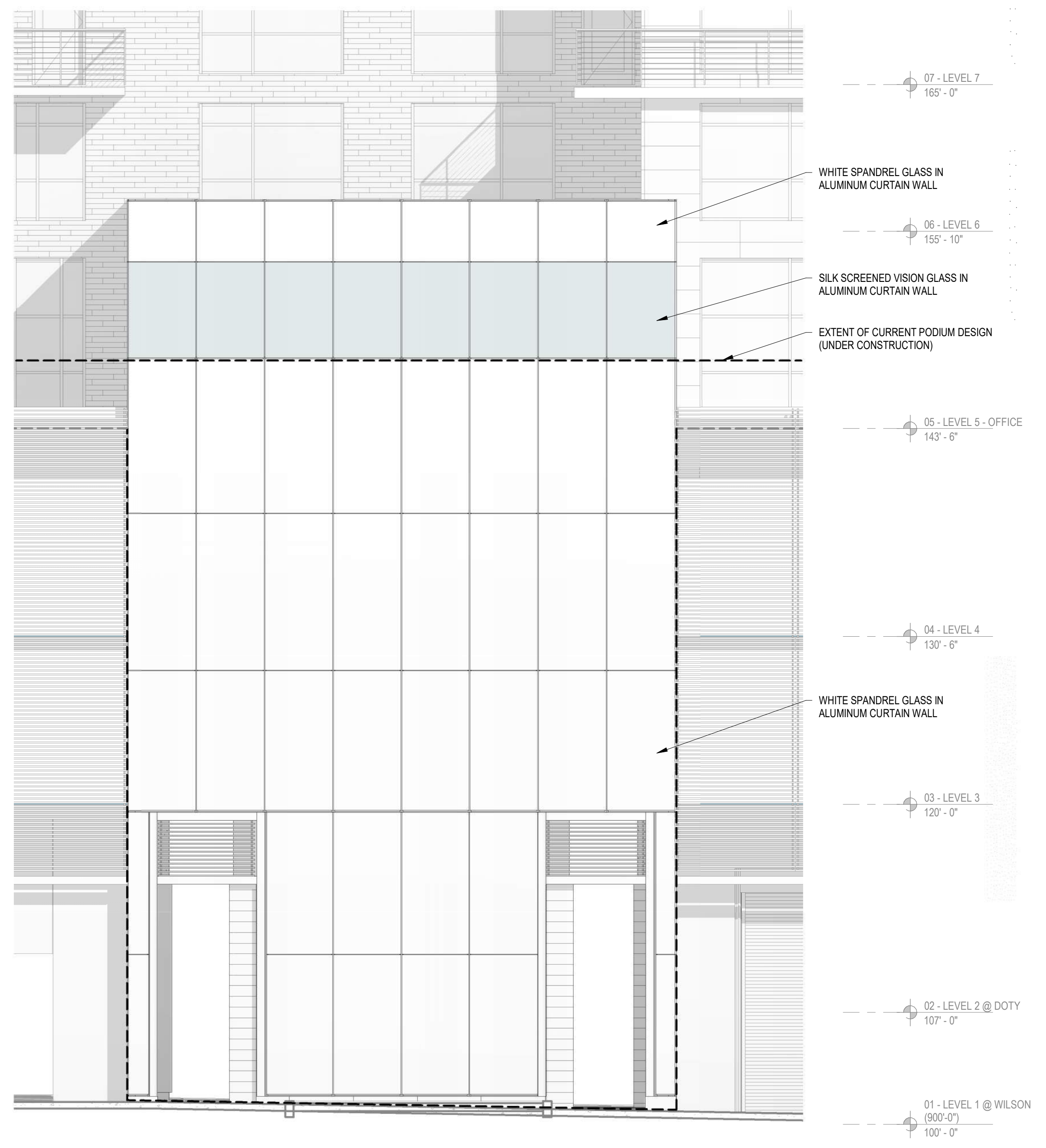
- 07 - LEVEL 7  
165' - 0"
- 06 - LEVEL 6  
155' - 10"
- 05 - LEVEL 5 - OFFICE  
143' - 6"
- 04 - LEVEL 4  
130' - 6"
- 03 - LEVEL 3  
120' - 0"
- 02 - LEVEL 2 @ DOTY  
107' - 0"
- 01 - LEVEL 1 @ WILSON  
(900'-0")  
100' - 0"

**WILSON ST ELEVATION\_STONE**

3/16" = 1'-0"







**WILSON ST ELEVATION GLASS**  
3/16" = 1'-0"





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07/30/19 Z002C

## FEATURE WALL RENDERING





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07/18/19 Z400

## 3D SKETCH - STREET VIEW





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07/18/19 Z401

## 3D SKETCH - PICKNEY ELEVATION





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## 3D SKETCH - WILSON STREET PERSPECTIVE





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07/29/19 Z403

## ROOF PATIO SKETCH



GROSS BUILDING AREA BY FLOOR		
Level	Name	Area
05 - LEVEL 5 - OFFICE	GROSS FLOOR AREA: COMMERCIAL	27980 SF
06 - LEVEL 6	GROSS FLOOR AREA: TYPICAL RESIDENTIAL	21978 SF
07 - LEVEL 7	GROSS FLOOR AREA: TYPICAL RESIDENTIAL	21978 SF
08 - LEVEL 8	GROSS FLOOR AREA: TYPICAL RESIDENTIAL	21978 SF
09 - LEVEL 9	GROSS FLOOR AREA: TYPICAL RESIDENTIAL	21978 SF
10 - LEVEL 10	GROSS FLOOR AREA: TYPICAL RESIDENTIAL	21978 SF
11 - LEVEL 11	GROSS FLOOR AREA: TYPICAL RESIDENTIAL	21978 SF
12 - LEVEL 12	GROSS FLOOR AREA: TYPICAL RESIDENTIAL	21978 SF
13 - LEVEL 13	GROSS FLOOR AREA: PENTHOUSE RESIDENTIAL	20220 SF
9		202046 SF

Area Schedule - COMMON VS LEASABLE...		
Level	Comments	Area
05 - LEVEL 5 - OFFICE	BUILDING COMMON AREA	5258 SF
05 - LEVEL 5 - OFFICE	LEASABLE AREA	22722 SF
06 - LEVEL 6	BUILDING COMMON AREA	3398 SF
06 - LEVEL 6	LEASABLE AREA	18580 SF
07 - LEVEL 7	BUILDING COMMON AREA	3398 SF
07 - LEVEL 7	LEASABLE AREA	18580 SF
08 - LEVEL 8	BUILDING COMMON AREA	3398 SF
08 - LEVEL 8	LEASABLE AREA	18580 SF
09 - LEVEL 9	BUILDING COMMON AREA	3398 SF
09 - LEVEL 9	LEASABLE AREA	18580 SF
10 - LEVEL 10	BUILDING COMMON AREA	3398 SF
10 - LEVEL 10	LEASABLE AREA	18580 SF
11 - LEVEL 11	BUILDING COMMON AREA	3398 SF
11 - LEVEL 11	LEASABLE AREA	18580 SF
12 - LEVEL 12	BUILDING COMMON AREA	3398 SF
12 - LEVEL 12	LEASABLE AREA	18580 SF
13 - LEVEL 13	BUILDING COMMON AREA	4452 SF
13 - LEVEL 13	LEASABLE AREA	15766 SF
		20219 SF
		202046 SF

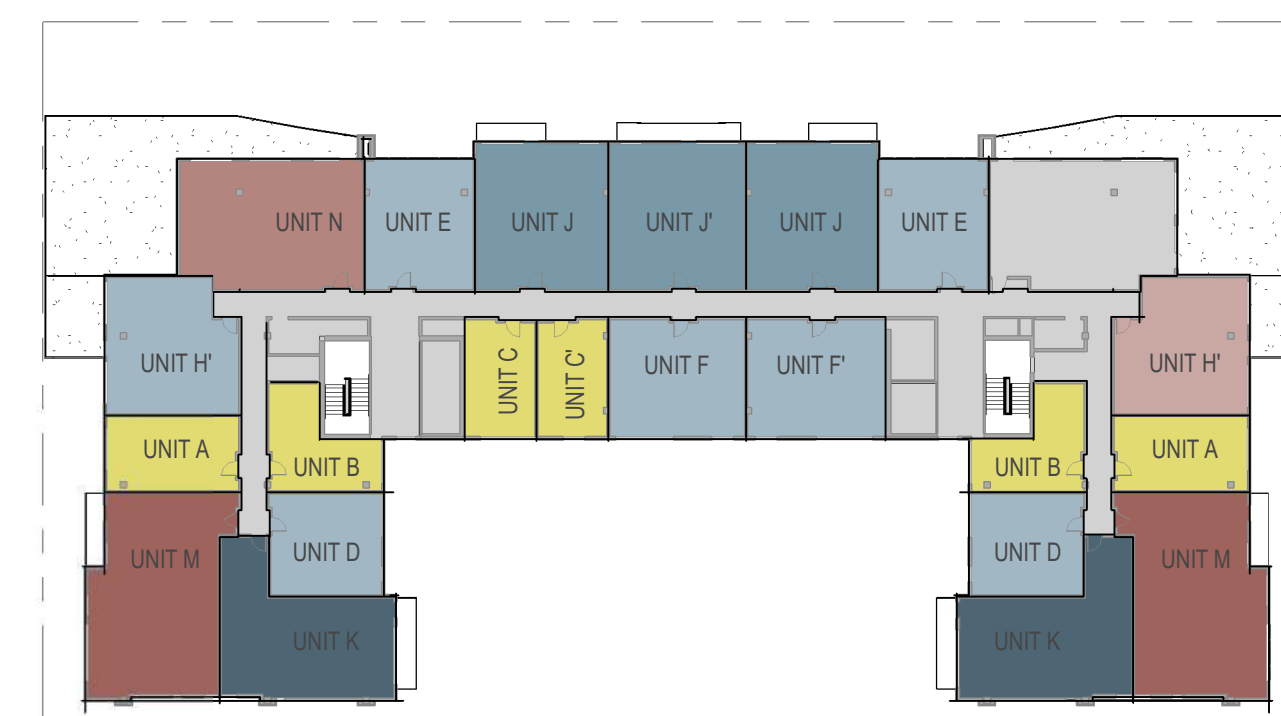
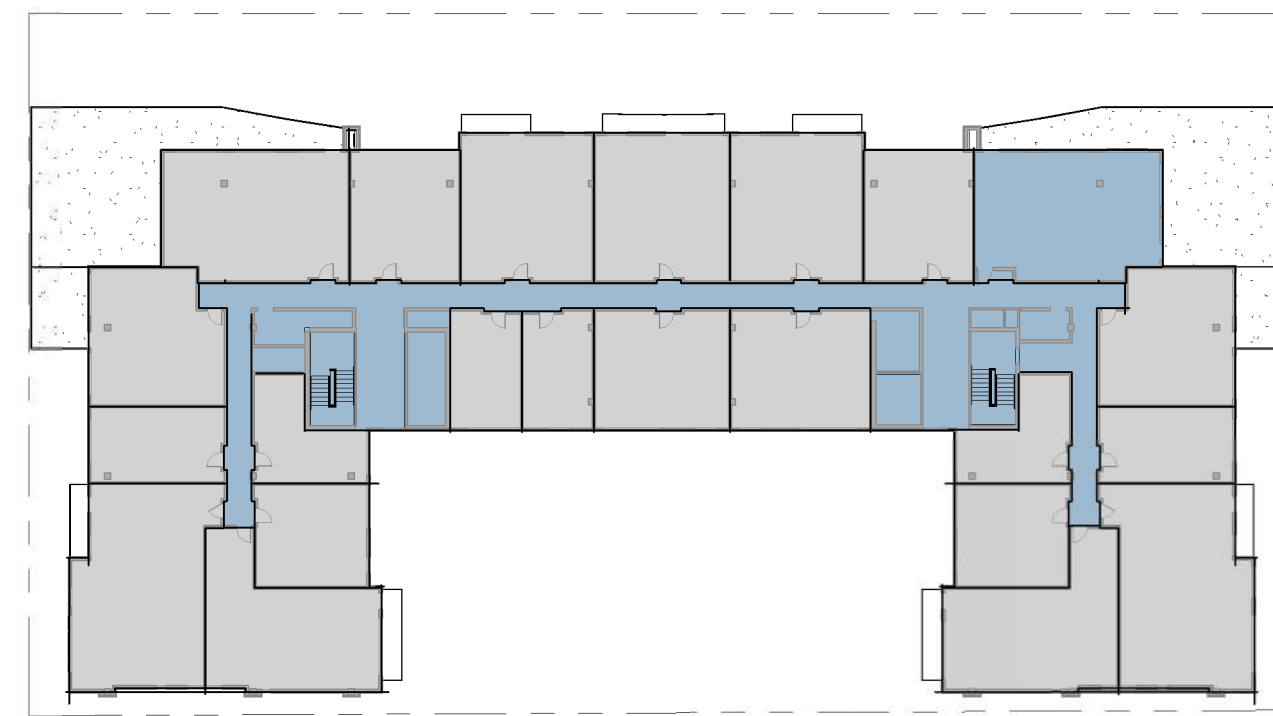
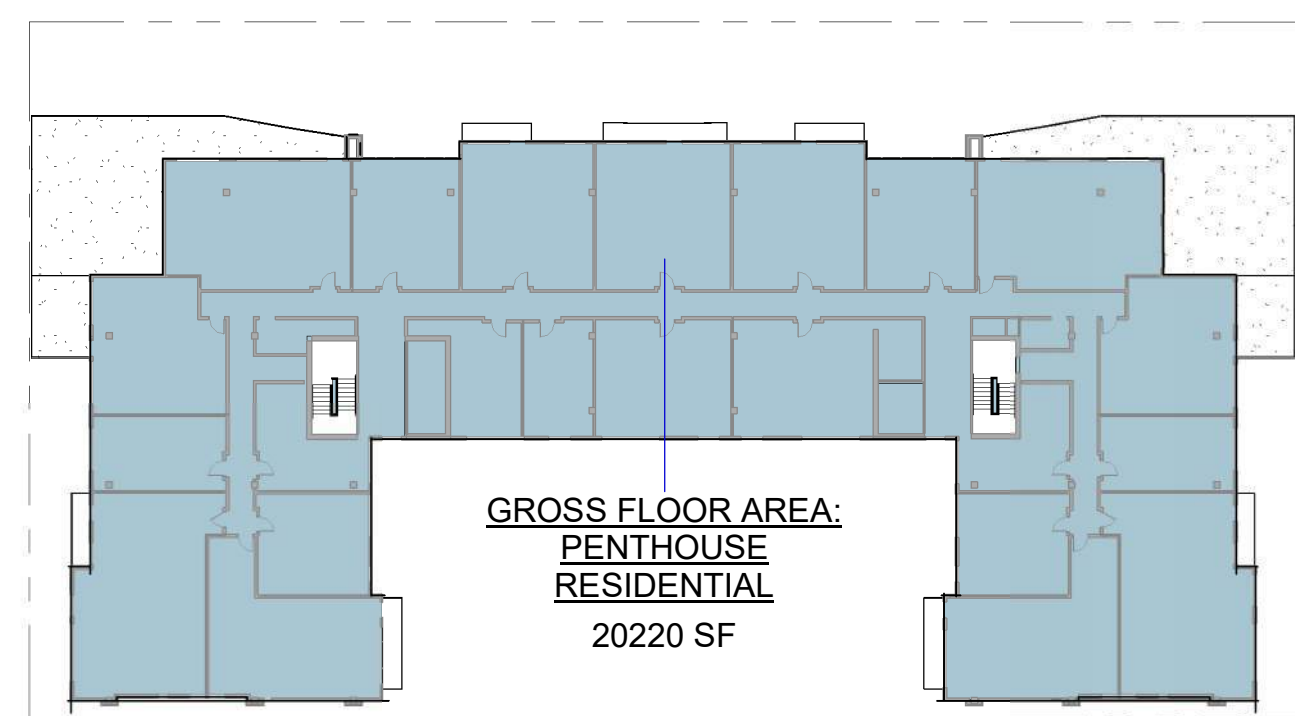
Area Schedule - COMMON VS LEASABLE		
Level	Comments	Area
BUILDING COMMON AREA		
05 - LEVEL 5 - OFFICE	BUILDING COMMON AREA	5258 SF
06 - LEVEL 6	BUILDING COMMON AREA	3398 SF
07 - LEVEL 7	BUILDING COMMON AREA	3398 SF
08 - LEVEL 8	BUILDING COMMON AREA	3398 SF
09 - LEVEL 9	BUILDING COMMON AREA	3398 SF
10 - LEVEL 10	BUILDING COMMON AREA	3398 SF
11 - LEVEL 11	BUILDING COMMON AREA	3398 SF
12 - LEVEL 12	BUILDING COMMON AREA	3398 SF
13 - LEVEL 13	BUILDING COMMON AREA	4452 SF
		33498 SF
LEASABLE AREA		
05 - LEVEL 5 - OFFICE	LEASABLE AREA	22722 SF
06 - LEVEL 6	LEASABLE AREA	18580 SF
07 - LEVEL 7	LEASABLE AREA	18580 SF
08 - LEVEL 8	LEASABLE AREA	18580 SF
09 - LEVEL 9	LEASABLE AREA	18580 SF
10 - LEVEL 10	LEASABLE AREA	18580 SF
11 - LEVEL 11	LEASABLE AREA	18580 SF
12 - LEVEL 12	LEASABLE AREA	18580 SF
13 - LEVEL 13	LEASABLE AREA	15766 SF
		168548 SF
		202046 SF

Unit Schedule (Unit Summary)				
Unit Type	Unit Description	Unit Area	Count	Occupancy
UNIT A	STUDIO	458	16	Workforce Housing
UNIT B	STUDIO	403	16	Workforce Housing
UNIT C	STUDIO	376	8	
UNIT C	STUDIO	376	8	
UNIT D	1 BD 1 BA	521	16	Workforce Housing
UNIT E	1 BD 1 BA	637	16	
UNIT F	1 BD 1 BA	728	8	
UNIT F	1 BD 1 BA	742	8	
UNIT G	1 BD 1.5 BA	897	14	
UNIT H	2 BD 1 BA	901	14	Workforce Housing
UNIT H	1 BD 1 BA	764	2	
UNIT J	1 BD 1.5 BA +	870	16	
UNIT J	1 BD 1 BA +	897	8	
UNIT K	1 BD 1.5 BA +	920	16	
UNIT L	2 BD 2 BA	1130	14	
UNIT M	2 BD 2 BA	1193	16	
UNIT N	2 BD 1.5 BA	1067	1	
			197	

Unit Schedule (Workforce Housing Units)			
Unit Type	Unit Description	Count	Unit Area
UNIT A	STUDIO	16	458
UNIT B	STUDIO	16	403
UNIT D	1 BD 1 BA	16	521
UNIT H	2 BD 1 BA	14	901
Grand total: 62			

Unit Schedule (Per Floor)			
Unit Room #	Unit Type	Unit Description	Unit Area
06 - LEVEL 6			
601	UNIT K	1 BD 1.5 BA +	920
602	UNIT M	2 BD 2 BA	1193
603	UNIT D	1 BD 1 BA	521
604	UNIT A	STUDIO	458
605	UNIT B	STUDIO	403
606	UNIT H	2 BD 1 BA	901
608	UNIT L	2 BD 2 BA	1130
610	UNIT G	1 BD 1.5 BA	897
612	UNIT E	1 BD 1 BA	637
613	UNIT C	STUDIO	376
614	UNIT J	1 BD 1 BA +	870
615	UNIT C	STUDIO	376
616	UNIT J	1 BD 1 BA +	897
617	UNIT F	1 BD 1 BA	728
618	UNIT J	1 BD 1 BA +	870
619	UNIT F	1 BD 1 BA	742
620	UNIT E	1 BD 1 BA	637
622	UNIT G	1 BD 1.5 BA	897
624	UNIT L	2 BD 2 BA	1130
626	UNIT H	2 BD 1 BA	901
627	UNIT B	STUDIO	403
628	UNIT A	STUDIO	458
629	UNIT D	1 BD 1 BA	521
630	UNIT M	2 BD 2 BA	1193
631	UNIT K	1 BD 1.5 BA +	920
25			18579

Unit Schedule (Per Floor)			
Unit Room #	Unit Type	Unit Description	Unit Area
10 - LEVEL 10			
1001	UNIT K	1 BD 1.5 BA +	920
1002	UNIT M	2 BD 2 BA	1193
1003	UNIT D	1 BD 1 BA	521
1004	UNIT A	STUDIO	458
1005	UNIT B	STUDIO	403
1006	UNIT H	2 BD 1 BA	901
1008	UNIT L	2 BD 2 BA	1130
1010	UNIT G	1 BD 1.5 BA	897
1012	UNIT E	1 BD 1 BA	637
1013	UNIT C	STUDIO	376
1014	UNIT J	1 BD 1 BA +	870
1015	UNIT C	STUDIO	376
1016	UNIT J	1 BD 1 BA +	897
1017	UNIT F	1 BD 1 BA	728
1018	UNIT J	1 BD 1 BA +	870
1019	UNIT F	1 BD 1 BA	742
1020	UNIT E	1 BD 1 BA	637
1022	UNIT G	1 BD 1.5 BA	897
1024	UNIT L	2 BD 2 BA	1130
1026	UNIT H	2 BD 1 BA	901
1027	UNIT B	STUDIO	403
1028	UNIT A	STUDIO	458
1029	UNIT D	1 BD 1 BA	521
1030	UNIT M	2 BD 2 BA	1193
1031	UNIT K	1 BD 1.5 BA +	920
25			18579

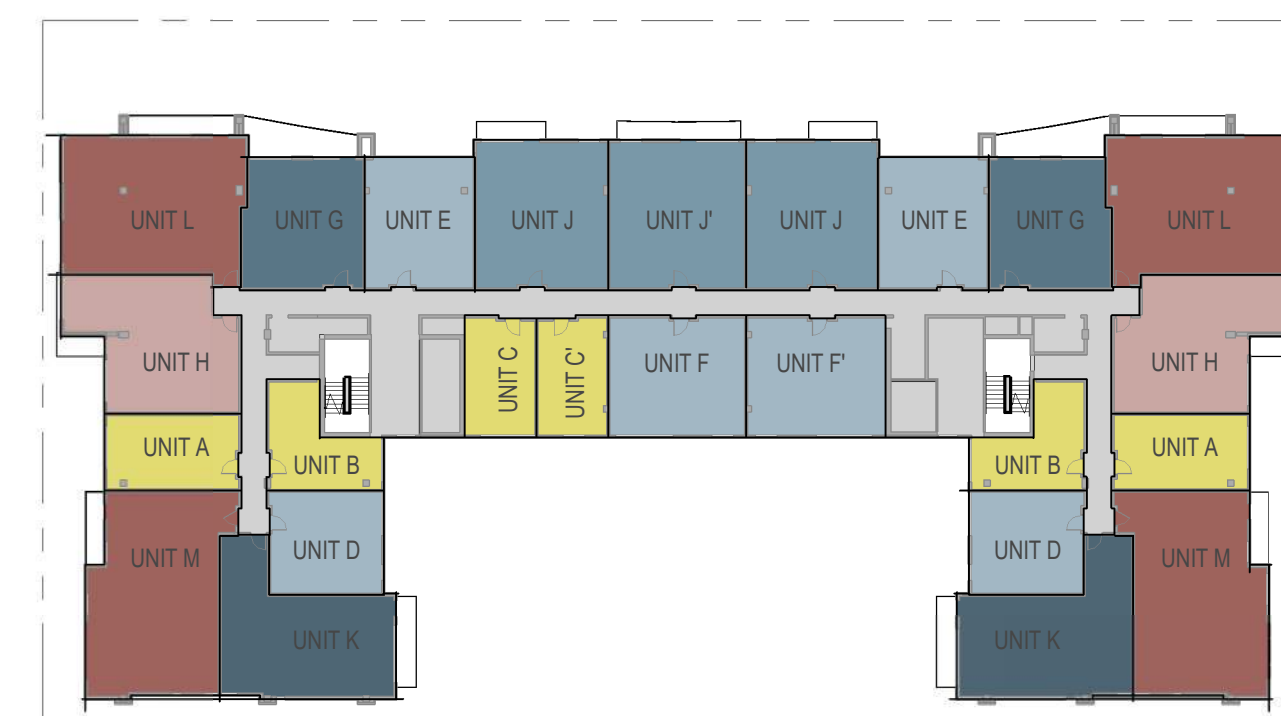
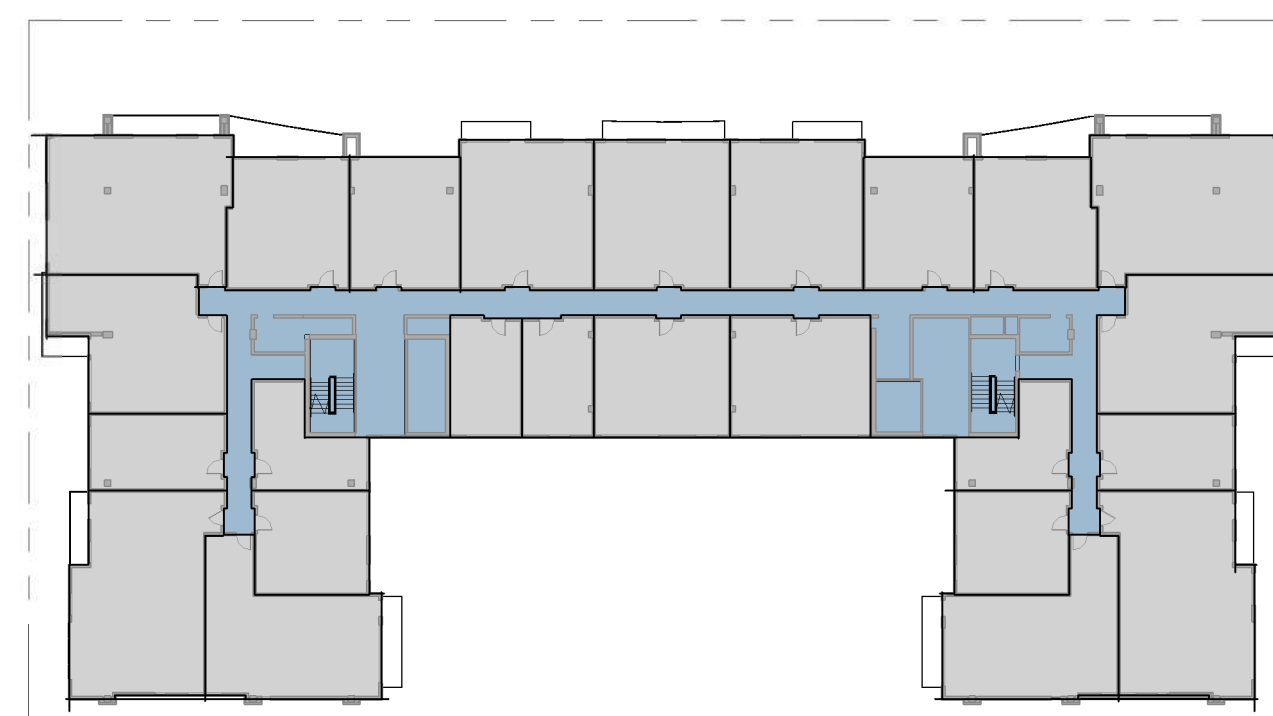
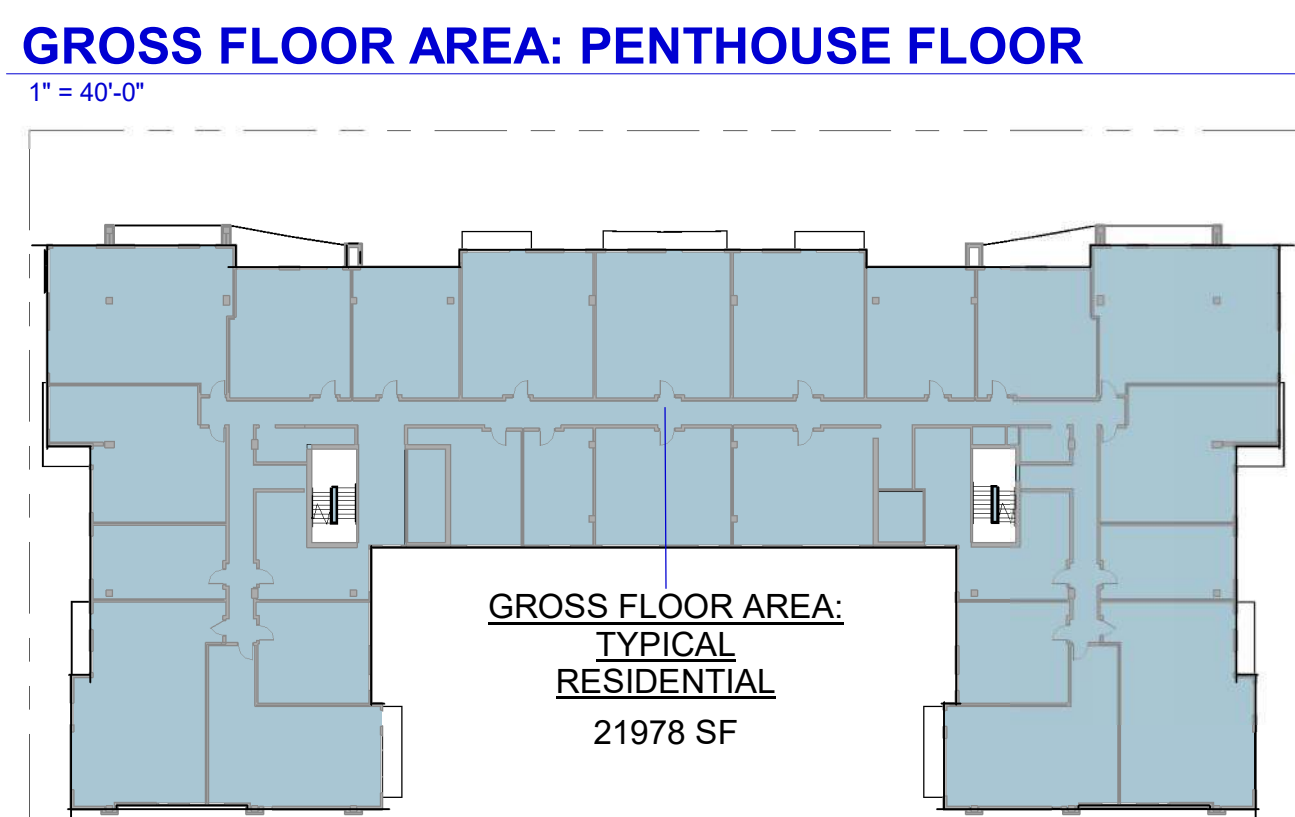


UNIT TYPE LEGEND

- BUILDING COMMON AREA
- STUDIO
- 1 BD 1 BA
- 1 BD 1 BA +
- 1 BD 1.5 BA +
- 2 BD 1 BA
- 2 BD 1.5 BA
- 2 BD 2 BA

Unit Schedule (Per Floor)			
Unit Room #	Unit Type	Unit Description	Unit Area
07 - LEVEL 7			
701	UNIT K	1 BD 1.5 BA +	920
702	UNIT M	2 BD 2 BA	1193
703	UNIT D	1 BD 1 BA	521
704	UNIT A	STUDIO	458
705	UNIT B	STUDIO	403
706	UNIT H	2 BD 1 BA	901
708	UNIT L	2 BD 2 BA	1130
710	UNIT G	1 BD 1.5 BA	897
712	UNIT E	1 BD 1 BA	637
713	UNIT C	STUDIO	376
714	UNIT J	1 BD 1 BA +	870
715	UNIT C	STUDIO	376
716	UNIT J	1 BD 1 BA +	897
717	UNIT F	1 BD 1 BA	728
718	UNIT J	1 BD 1 BA +	870
719	UNIT F	1 BD 1 BA	742
720	UNIT E	1 BD 1 BA	637
722	UNIT G	1 BD 1.5 BA	897
724	UNIT L	2 BD 2 BA	1130
726	UNIT H	2 BD 1 BA	901
727	UNIT B	STUDIO	403
728	UNIT A	STUDIO	458
729	UNIT D	1 BD 1 BA	521
730	UNIT M	2 BD 2 BA	1193
731	UNIT K	1 BD 1.5 BA +	920
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Unit Schedule (Per Floor)			
Unit Room #	Unit Type	Unit Description	Unit Area
11 - LEVEL 11			
1101	UNIT K	1 BD 1.5 BA +	920
1102	UNIT M	2 BD 2 BA	1193
1103	UNIT D	1 BD 1 BA	521
1104	UNIT A	STUDIO	458
1105	UNIT B	STUDIO	403
1106	UNIT H	2 BD 1 BA	901
1108	UNIT L	2 BD 2 BA	1130
1110	UNIT G	1 BD 1.5 BA	897
1112	UNIT E	1 BD 1 BA	637
1113	UNIT C	STUDIO	376
1114	UNIT J	1 BD 1 BA +	870
1115	UNIT C	STUDIO	376
1116	UNIT J	1 BD 1 BA +	897
1117	UNIT F	1 BD 1 BA	728
1118	UNIT J	1 BD 1 BA +	870
1119	UNIT F	1 BD 1 BA	742
1120	UNIT E	1 BD 1 BA	637
1122	UNIT G	1 BD 1.5 BA	897
1124	UNIT L	2 BD 2 BA	1130
1126	UNIT H	2 BD 1 BA	901
1127	UNIT B	STUDIO	403
1128	UNIT A	STUDIO	458
1129	UNIT D	1 BD 1 BA	521
1130	UNIT M	2 BD 2 BA	1193
1131	UNIT K	1 BD 1.5 BA +	920
25			18579



UNIT TYPE LEGEND

- BUILDING COMMON AREA
- STUDIO
- 1 BD 1 BA
- 1 BD 1 BA +
- 1 BD 1.5 BA +
- 2 BD 1 BA
- 2 BD 2 BA

Unit Schedule (Per Floor)			
Unit Room #	Unit Type	Unit Description	Unit Area
08 - LEVEL 8			
801	UNIT K	1 BD 1.5 BA +	920
802	UNIT M	2 BD 2 BA	1193
803	UNIT D	1 BD 1 BA	521
804	UNIT A	STUDIO	458
805	UNIT B	STUDIO	403
806	UNIT H	2 BD 1 BA	901
808	UNIT L	2 BD 2 BA	1130
810	UNIT G	1 BD 1.5 BA	897
812	UNIT E	1 BD 1 BA	637
813	UNIT C	STUDIO	376
814	UNIT J	1 BD 1 BA +	870
815	UNIT C	STUDIO	376
816	UNIT J	1 BD 1 BA +	897
817	UNIT F	1 BD 1 BA	728
818	UNIT J	1 BD 1 BA +	870
819	UNIT F	1 BD 1 BA	742
820	UNIT E	1 BD 1 BA	637
822	UNIT G	1 BD 1.5 BA	897
824	UNIT L	2 BD 2 BA	1130
826	UNIT H	2 BD 1 BA	901
827	UNIT B	STUDIO	403
828	UNIT A	STUDIO	458
829	UNIT D	1 BD 1 BA	521
830	UNIT M	2 BD 2 BA	1193
831	UNIT K	1 BD 1.5 BA +	920
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Unit Schedule (Per Floor)			
Unit Room #	Unit Type	Unit Description	Unit Area
12 - LEVEL 12			
1201	UNIT K	1 BD 1.5 BA +	920
1202	UNIT M	2 BD 2 BA	1193
1203	UNIT D	1 BD 1 BA	521
1204	UNIT A	STUDIO	458
1205	UNIT B	STUDIO	403
1206	UNIT H	2 BD 1 BA	901
1208	UNIT L	2 BD 2 BA	1130
1210	UNIT G	1 BD 1.5 BA	897
1212	UNIT E	1 BD 1 BA	637
1213	UNIT C	STUDIO	376
1214	UNIT J	1 BD 1 BA +	870
1215	UNIT C	STUDIO	376
1216	UNIT J	1 BD 1 BA +	897
1217	UNIT F	1 BD 1 BA	728
1218	UNIT J	1 BD 1 BA +	870
1219	UNIT F	1 BD 1 BA	742
1220	UNIT E	1 BD 1 BA	637
1222	UNIT G	1 BD 1.5 BA	897
1224	UNIT L	2 BD 2 BA	1130
1226	UNIT H	2 BD 1 BA	901
1227	UNIT B	STUDIO	403
1228	UNIT A	STUDIO	458
1229	UNIT D	1 BD 1 BA	521
1230	UNIT M	2 BD 2 BA	1193
1231	UNIT K	1 BD 1.5 BA +	920
25			18579

