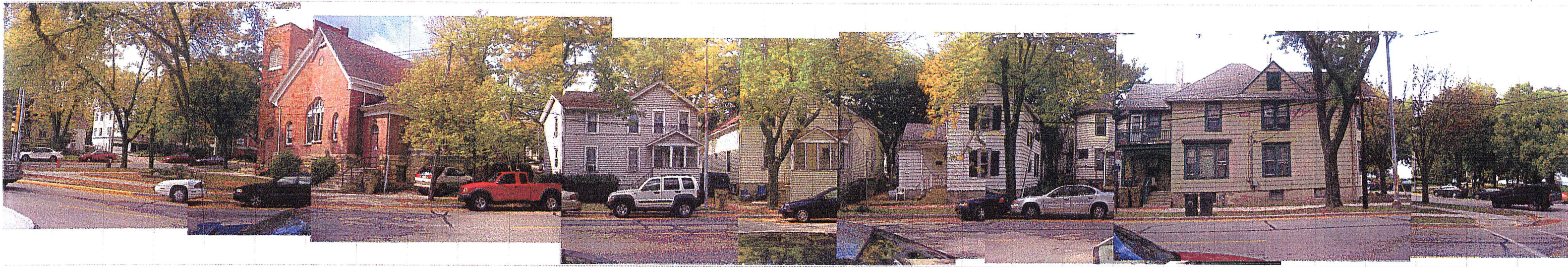


Block 258 PUD-GDP

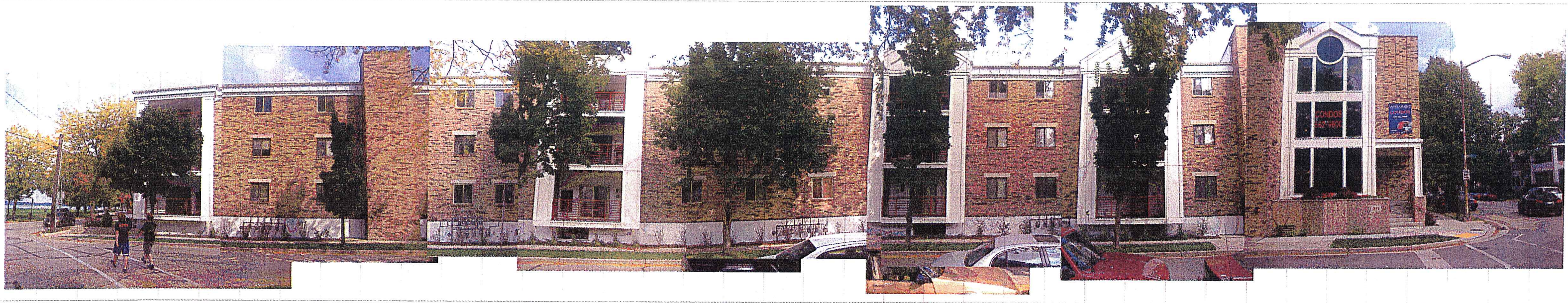


View of Massing, View of Step Back and Elevation Concept at E. Johnson
and N. Hancock Streets

Block 258 PUD-GDP



Adjacent Block Context N. Hamilton Street



Adjacent Block Context N. Hancock Street



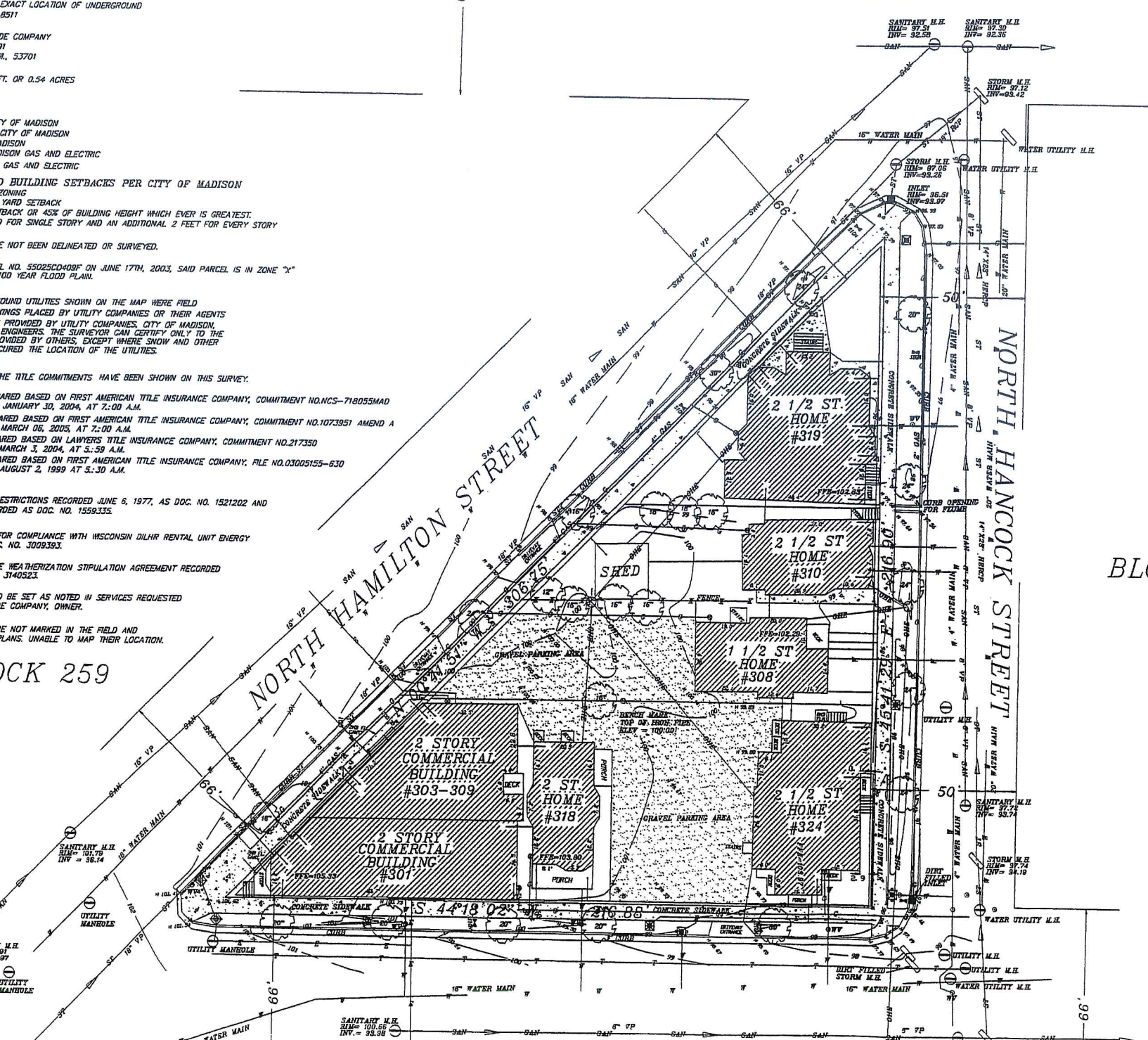
Adjacent Block Context E. Johnson Street

NOTES:

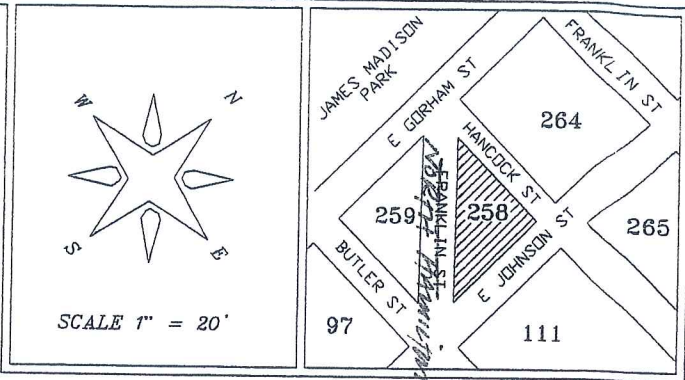
- 1.) THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON JULY 25TH AND 26TH AND COMPLETED ON AUGUST 1ST, 2007. ANY CHANGES IN SITE CONDITIONS AFTER AUGUST 1ST, 2007 ARE NOT REFLECTED BY THIS SURVEY.
- 2.) ASSUMED DATUM BENCHMARKS AS SHOWN ON SURVEY.
- 3.) CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-272-8511
- 4.) PREPARED FOR: THE MCBRIDE COMPANY
P.O. BOX 191
MADISON, WI, 53701
- 5.) TOTAL AREA = 23,520 SQ.FT. OR 0.54 ACRES
- 6.) PUBLIC UTILITIES
STORM SEWER - CITY OF MADISON
SANITARY SEWER - CITY OF MADISON
WATER - CITY OF MADISON
NATURAL GAS - MADISON GAS AND ELECTRIC
ELECTRIC - MADISON GAS AND ELECTRIC
- 7.) CURRENT ZONING AND BUILDING SETBACKS PER CITY OF MADISON
ENTIRE BLOCK IS R-8 ZONING
20.0 FEET MIN. FRONT YARD SETBACK
10 FOOT MIN REAR SETBACK OR 45% OF BUILDING HEIGHT WHICH EVER IS GREATEST.
5 FOOT MIN. SIDE YARD FOR SINGLE STORY AND AN ADDITIONAL 2 FEET FOR EVERY STORY
- 8.) WETLANDS IF PRESENT HAVE NOT BEEN DELINEATED OR SURVEYED.
- 9.) PER FEMA FLOOD MAP PANEL NO. 55025C0409F ON JUNE 17TH, 2003, SAID PARCEL IS IN ZONE "X" AND IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.
- 10.) ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES, CITY OF MADISON, ENGINEER AND OTHER LOCAL ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS, EXCEPT WHERE SNOW AND OTHER OBSTRUCTION MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES.
- 11.) EASEMENTS REFERRED TO IN THE TITLE COMMITMENTS HAVE BEEN SHOWN ON THIS SURVEY.
 - A.) THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.NCS-718055MAD COMMITMENT DATE: ON JANUARY 30, 2004, AT 7:00 A.M.
 - B.) THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.1073951 AMEND A COMMITMENT DATE: ON MARCH 06, 2005, AT 7:00 A.M.
 - C.) THIS SURVEY WAS PREPARED BASED ON LAWYERS TITLE INSURANCE COMPANY, COMMITMENT NO.217330 COMMITMENT DATE: ON MARCH 3, 2004, AT 5:59 A.M.
 - D.) THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.03005155-630 COMMITMENT DATE: ON AUGUST 2, 1999 AT 5:30 A.M.
- 12.) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 6, 1977, AS DOC. NO. 1521202 AND RESTATED IN INSTRUMENT RECORDED AS DOC. NO. 1559335.
- 13.) STIPULATION AND AGREEMENT FOR COMPLIANCE WITH WISCONSIN DILHR RENTAL UNIT ENERGY STANDARDS, RECORDED AS DOC. NO. J009393.
- 14.) TERMS AND CONDITIONS OF THE WEATHERIZATION STIPULATION AGREEMENT RECORDED AUGUST 2, 1999, AS DOC. NO. J140523.
- 15.) BOUNDARY IRONS WERE NOT TO BE SET AS NOTED IN SERVICES REQUESTED PER PHIL HEES, OF THE MCBRIDE COMPANY, OWNER.
- 16.) PRIVATE SEWER LATERALS WERE NOT MARKED IN THE FIELD AND ARE NOT SHOWN ON UTILITY PLANS. UNABLE TO MAP THEIR LOCATION.

BLOCK 259

EAST GORHAM STREET



BLOCK 264



LEGEND

- HYDRANT
- WATER VALVE
- MANHOLE
- STORM SEWER VAULT
- POWER POLE
- STREET SIGN
- INLET
- LIGHT POLE/STOP LIGHT
- GRAVEL SURFACE
- CONCRETE SURFACE
- BUILDING
- DECIDUOUS TREE
- SPOT ELEVATION AT TOP-BACK OF CURB, SIDEWALK OR GROUND
- RECORDED AS
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- GAS MAIN
- OVER-HEAD UTILITIES

LEGAL DESCRIPTION AS PER TITLE COMMITMENT NO. NCS-256534-MAD
LOTS 1, 2, 3, BLOCK 258, ORIGINAL PLAT TO THE CITY OF MADISON,
CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF A PRINCIPAL BUILDINGS THEREOF, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.
AND THAT SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THEREOF WITHIN ONE YEAR FROM DATE HEREOF.

WILLIAMSON SURVEYING CO., INC.
BY: RONALD E. WILLIAMSON

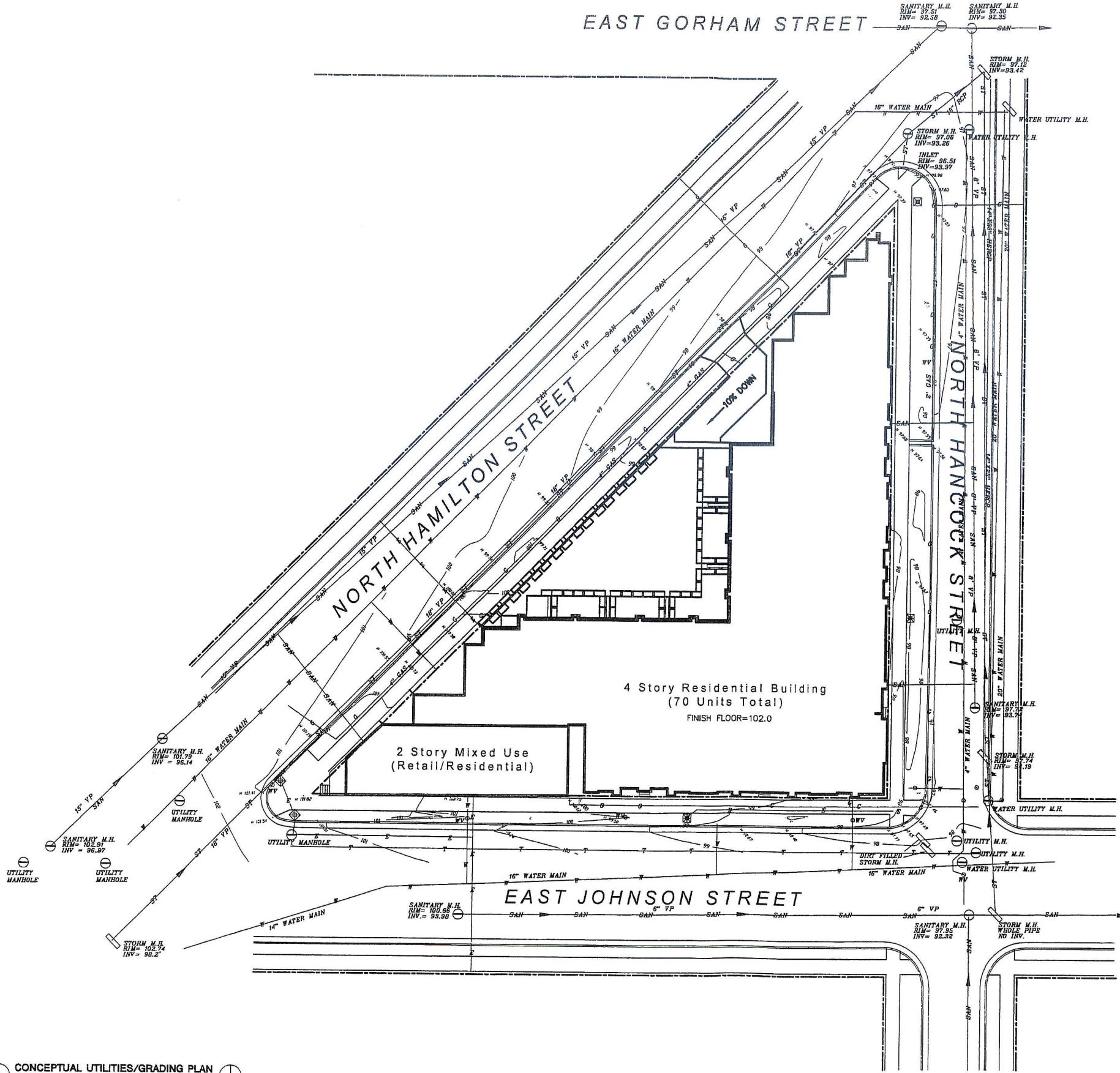
DATE: _____
RONALD E. WILLIAMSON R.L.S.-1264
PRESIDENT

WILLIAMSON SURVEYING COMPANY
104A WEST MAIN STREET WAUNAKEE WISCONSIN 53597
PHONE 1 - (608) - 255 - 5705

PLAT OF SURVEY
LOTS 1, 2, 3, BLOCK 258, ORIGINAL PLAT TO THE CITY OF MADISON,
CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE	JULY 30TH, 2007	CHECK BY	R.E.W.
REV. DATE	AUGUST 9TH, 2007	DRAWING NO.	07W-174
DRAWN BY	NOA PRIEVE	SHEET	1 OF 1

EAST GORHAM STREET



LEGEND

- HYDRANT
- WATER VALVE
- MANHOLE
- STORM SEWER VAULT
- POWER POLE
- STREET SIGN
- INLET
- LIGHT POLE/STOP LIGHT
- GRAVEL SURFACE
- CONCRETE SURFACE
- BUILDING
- DECIDUOUS TREE
- SPOT ELEVATION AT TOP-BACK OF CURB, SIDEWALK OR GROUND
- RECORDED AS
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- GAS MAIN
- OVER-HEAD UTILITIES

1 CONCEPTUAL UTILITIES/GRADING PLAN
 C1.0 SCALE: 1" = 20'

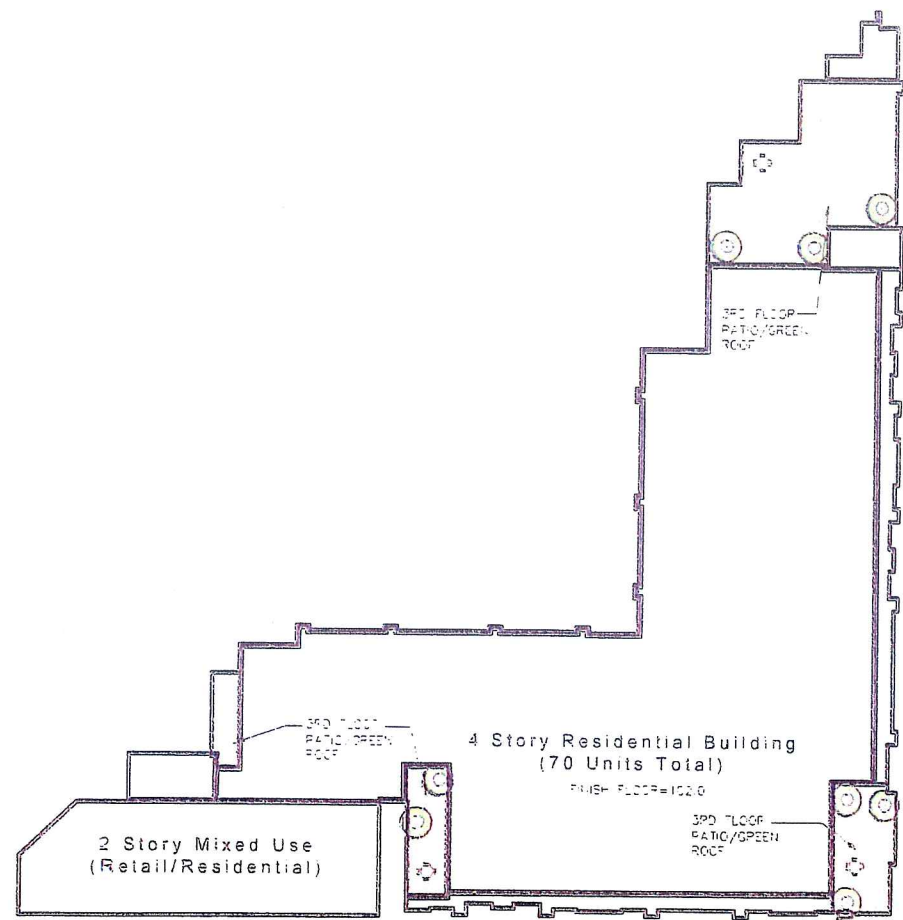
Architecture, Planning & Construction
ALEXANDER COMPANY
 145 E. BADGER ROAD, SUITE 200
 MADISON, WISCONSIN 53713
 TELEPHONE 608-258-5580
 FAX 608-258-5599

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 PURPOSE ONLY
NOT FOR CONSTRUCTION

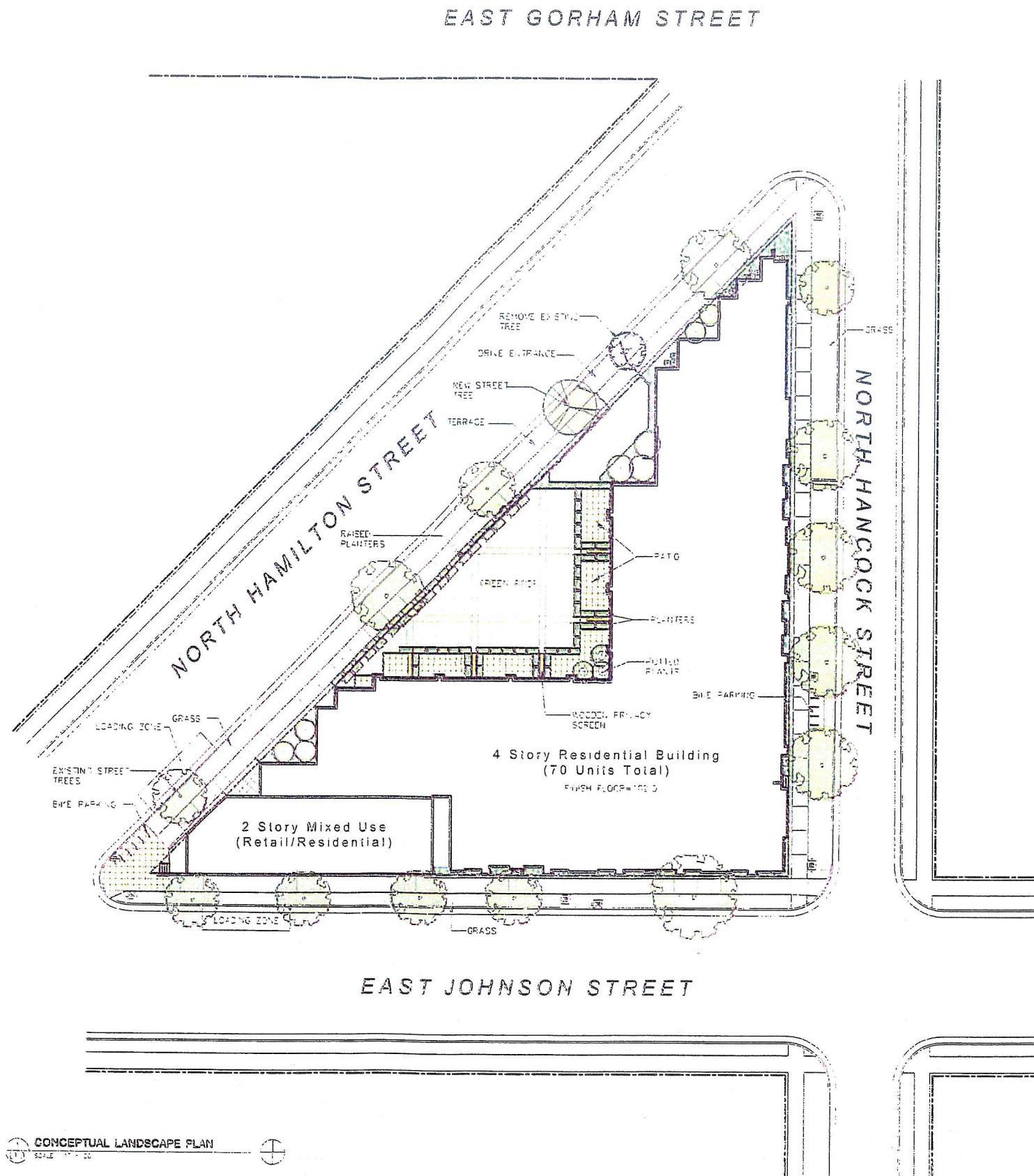
BLOCK 258
 GDP SUBMITTAL
 NORTH HAMILTON STREET
 MADISON, WISCONSIN

CONCEPTUAL UTILITIES/GRADING PLAN
 DRAWN: DNK | APPR.:
 GDP | SEPTEMBER 5, 2007

SHEET NO.
C1.0



2 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 CONCEPTUAL LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- CANOPY TREE
- NEW STREET TREE
- ORNAMENTAL TREE
- SHRUB

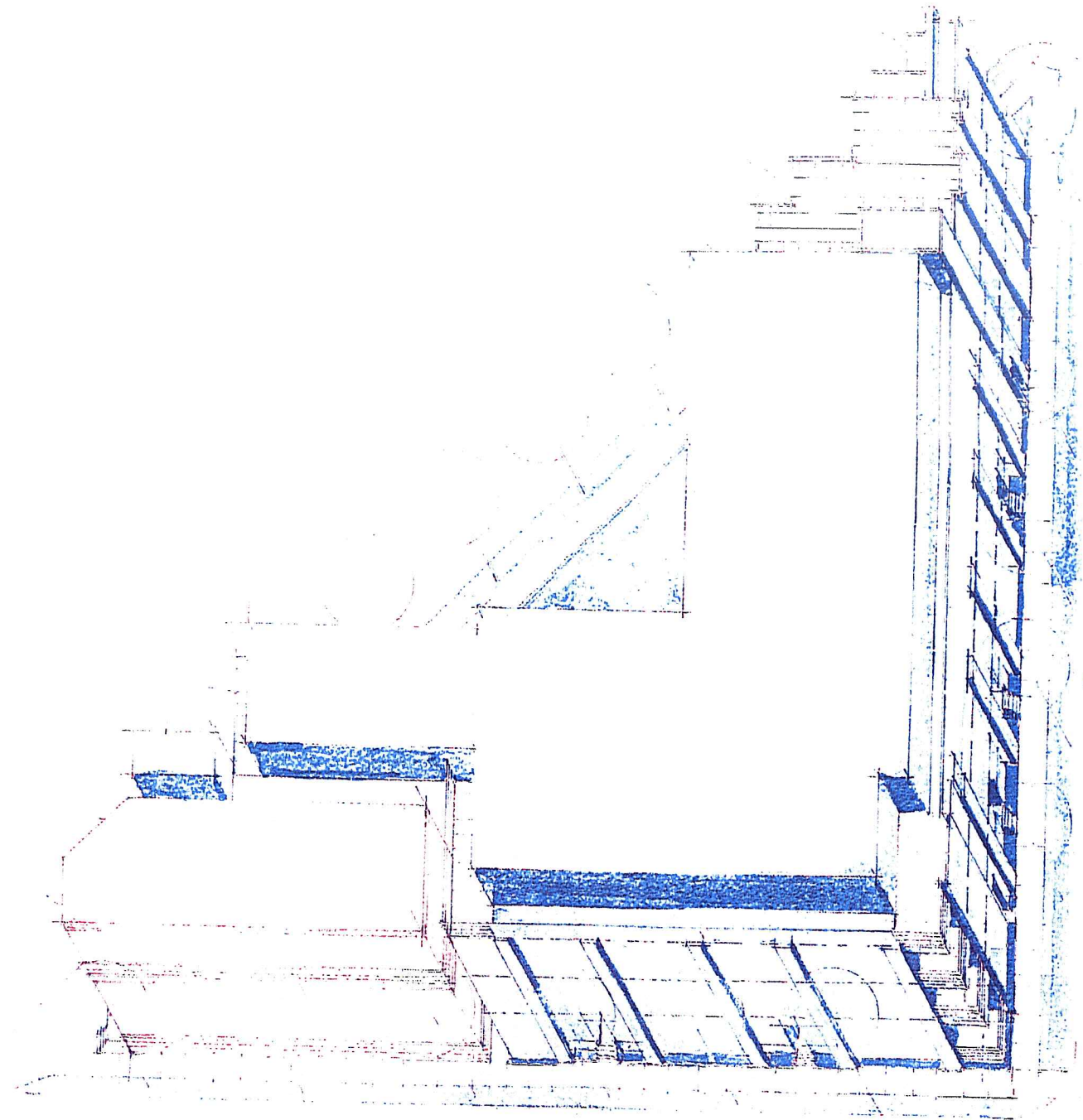
Architect, Planning & Construction
ALEXANDER COMPANY
 174 E. BALDWIN ROAD, SUITE 200
 MADISON, WISCONSIN 53713
 TELEPHONE 608.248.5590
 FAX 608.258.5599

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BLOCK 358
 GOP SUBMITTAL
 NORTH HAMILTON STREET
 MADISON, WISCONSIN

CONCEPTUAL LANDSCAPE PLAN
 DRAWN: DNK (APPR.:
 (REV) SEPTEMBER 3, 2007

L1.0 CONCEPT
 LAND
 SHEET NO.
L1.0



MASSING STUDY

MASSING STUDY
DRAWN: []
APPR: []

PROJECT NO.
07-642

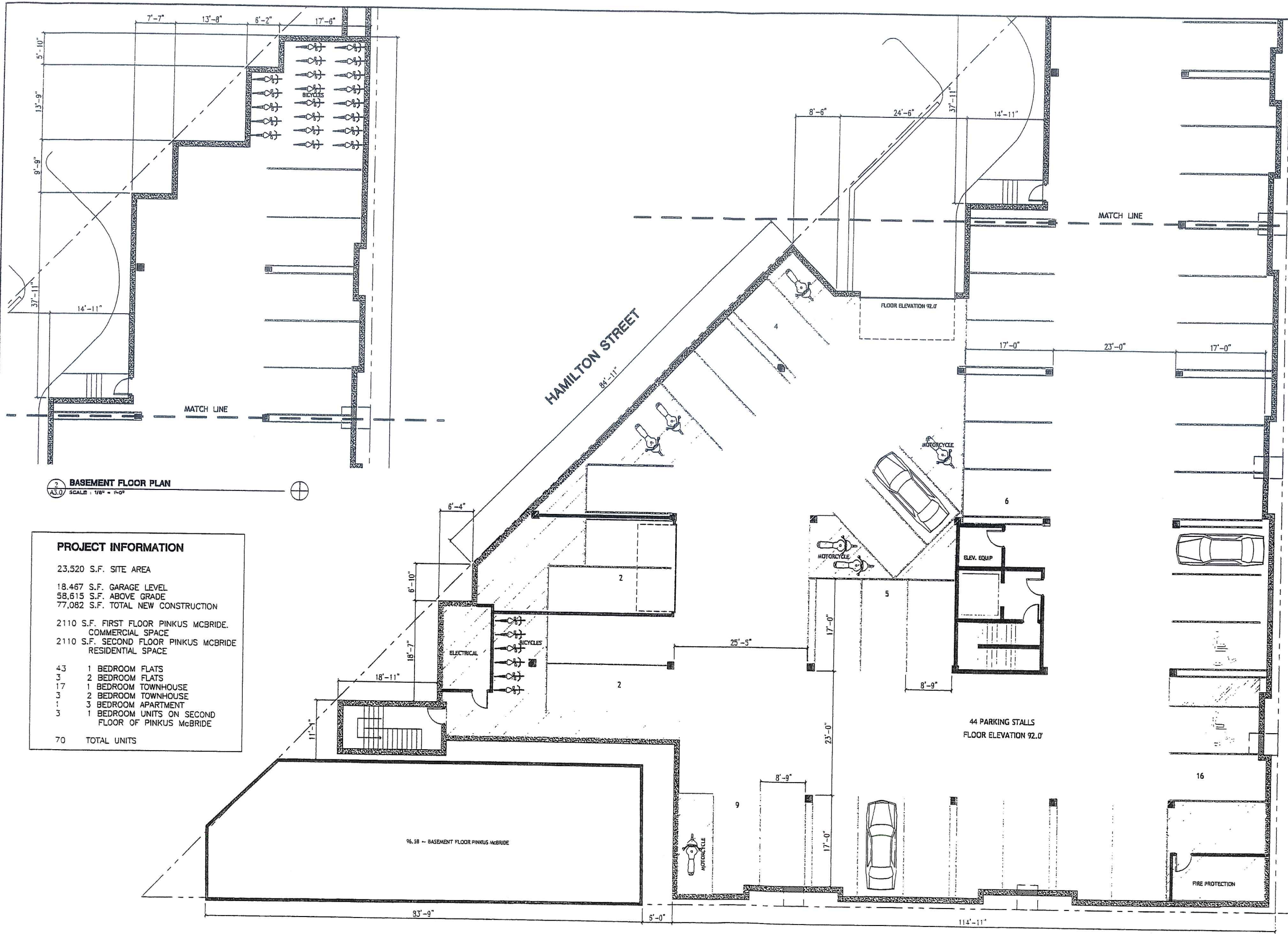
SHEET NO.

L2.0

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

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Architectural Services Corporation
ALEXANDER COMPANY
1001 EAST BROADWAY, SUITE 1000
MILWAUKEE, WISCONSIN 53204
TEL: 414.224.2000
FAX: 414.224.2000



2 BASEMENT FLOOR PLAN
 A3.0 SCALE: 1/8" = 1'-0"

PROJECT INFORMATION

23,520 S.F. SITE AREA
 18,467 S.F. GARAGE LEVEL
 58,615 S.F. ABOVE GRADE
 77,082 S.F. TOTAL NEW CONSTRUCTION

2110 S.F. FIRST FLOOR PINKUS MCBRIDE, COMMERCIAL SPACE
 2110 S.F. SECOND FLOOR PINKUS MCBRIDE, RESIDENTIAL SPACE

43 1 BEDROOM FLATS
 3 2 BEDROOM FLATS
 17 1 BEDROOM TOWNHOUSE
 3 2 BEDROOM TOWNHOUSE
 1 3 BEDROOM APARTMENT
 3 1 BEDROOM UNITS ON SECOND FLOOR OF PINKUS MCBRIDE

70 TOTAL UNITS

1 BASEMENT FLOOR PLAN
 A3.0 SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION 18,467 S.F.

Architecture, Planning & Construction
ALEXANDER COMPANY
 145 E. BADGER ROAD, SUITE 200
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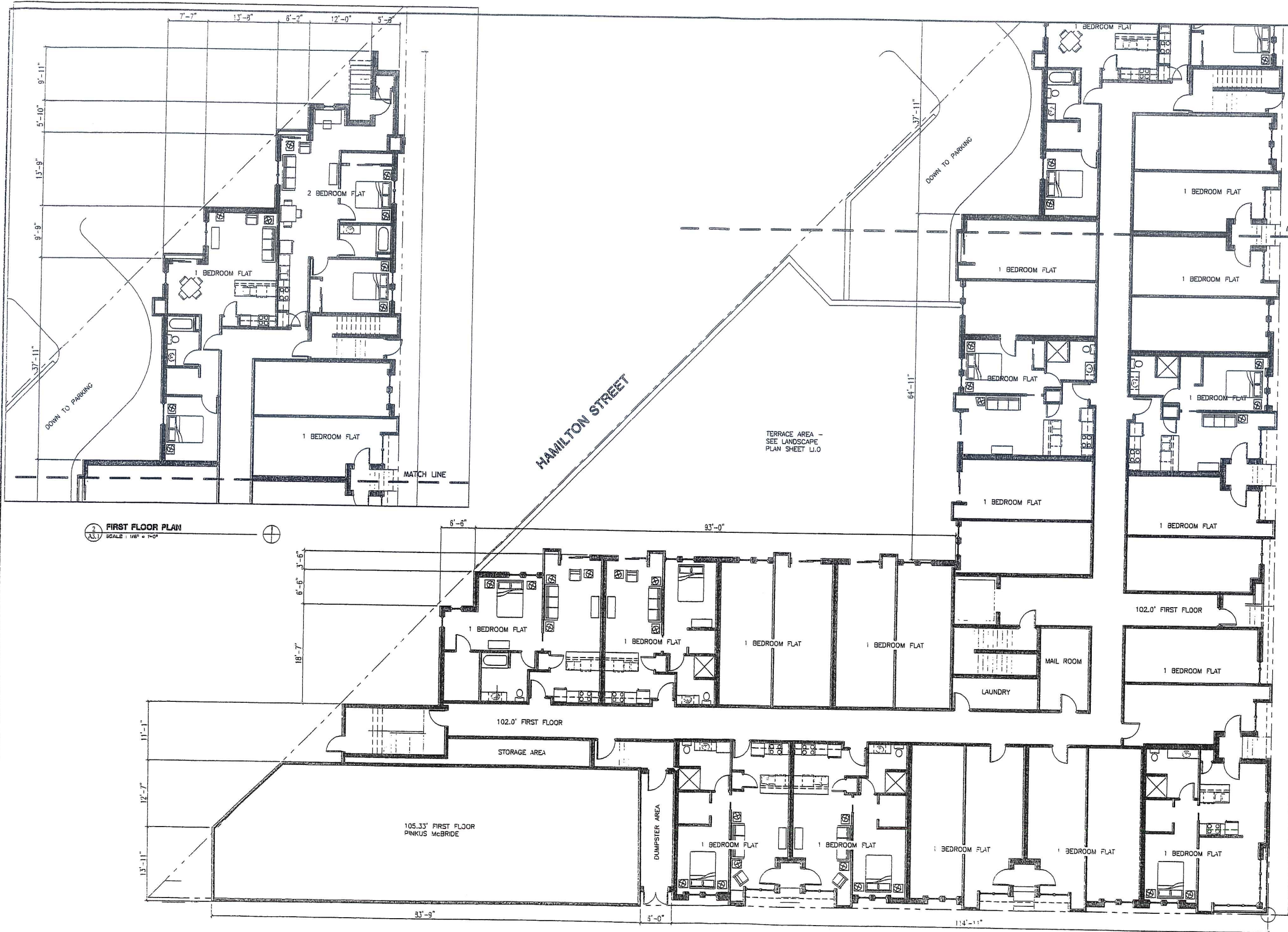
BLOCK 258
 GDP SUBMITTAL
 NORTH HAMILTON STREET
 MADISON, WISCONSIN

BASEMENT FLOOR PLAN	
DRAWN: DNH	APPR.:
GDP	SEPT. 6 2007

PROJECT NO.
 07-642

SHEET NO.

A3.0



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION 15,433 S.F.
13-1 BEDROOM UNITS 820 S.F. 4VC
1-2 BEDROOM UNIT 940 S.F.

JOHNSON STREET

Architecture, Planning & Construction
ALEXANDER COMPANY
145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE 608-258-5580
FAX 608-258-5599

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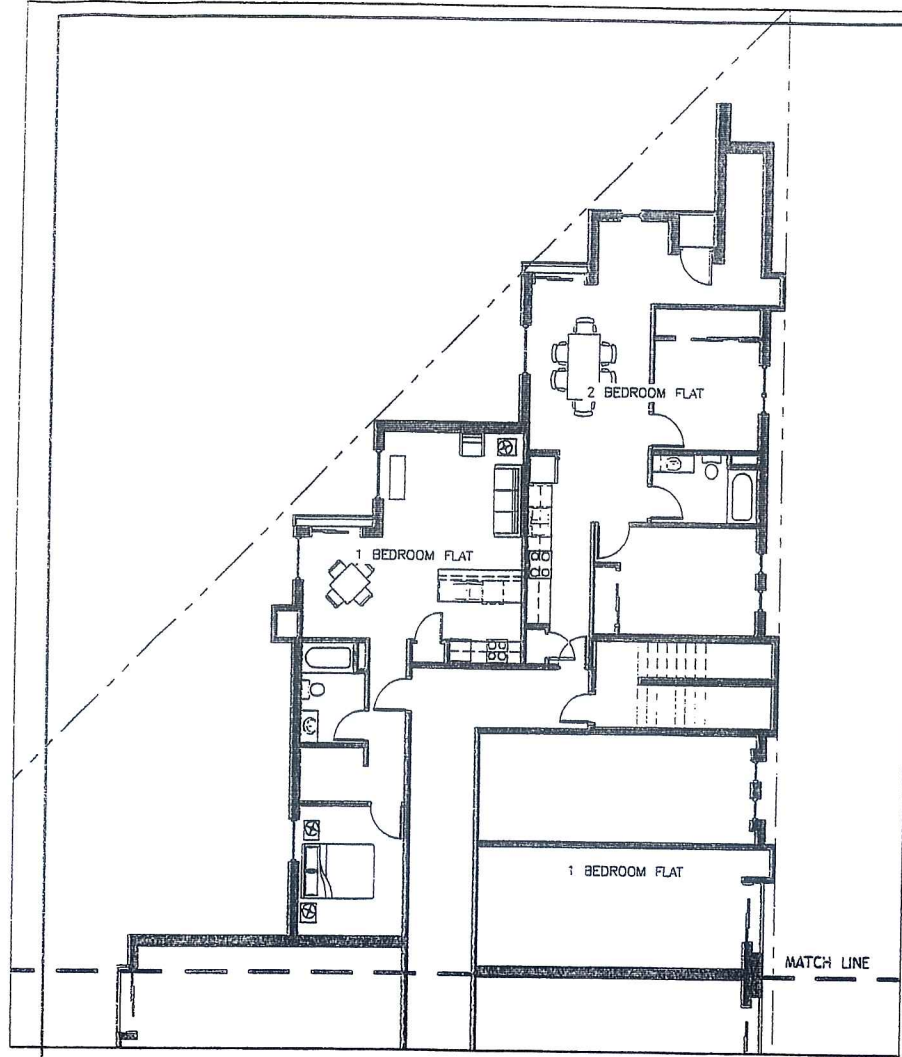
BLOCK 256
CDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

FIRST FLOOR PLAN
DRAWN: DINK | APPR.:
GUP | SEPT. 6 2007

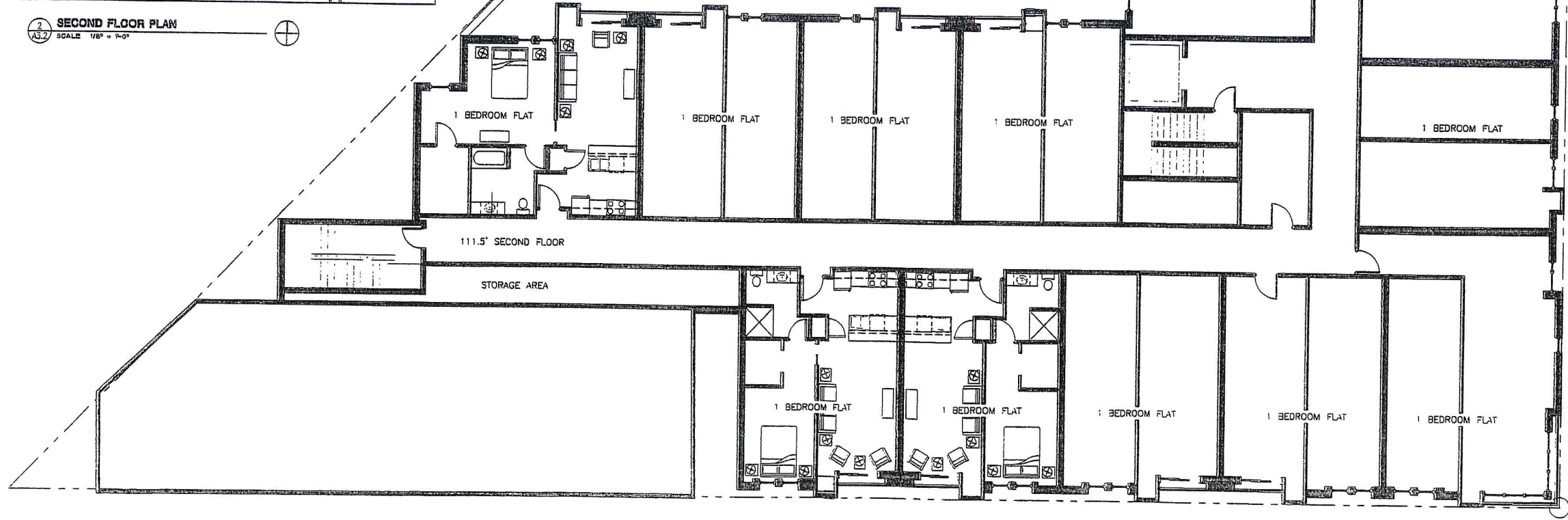
PROJECT NO.
07-642

SHEET NO.

A3.1



2 SECOND FLOOR PLAN
 A3.2 SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
 A3.2 SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION
 13-1 BEDROOM UNITS 15,370 S.F.
 1-2 BEDROOM UNIT 940 S.F. AVG.
 940 S.F.

Architecture, Planning & Construction
ALEXANDER COMPANY
 145 E. BADGER ROAD, SUITE 200
 MADISON, WISCONSIN 53713
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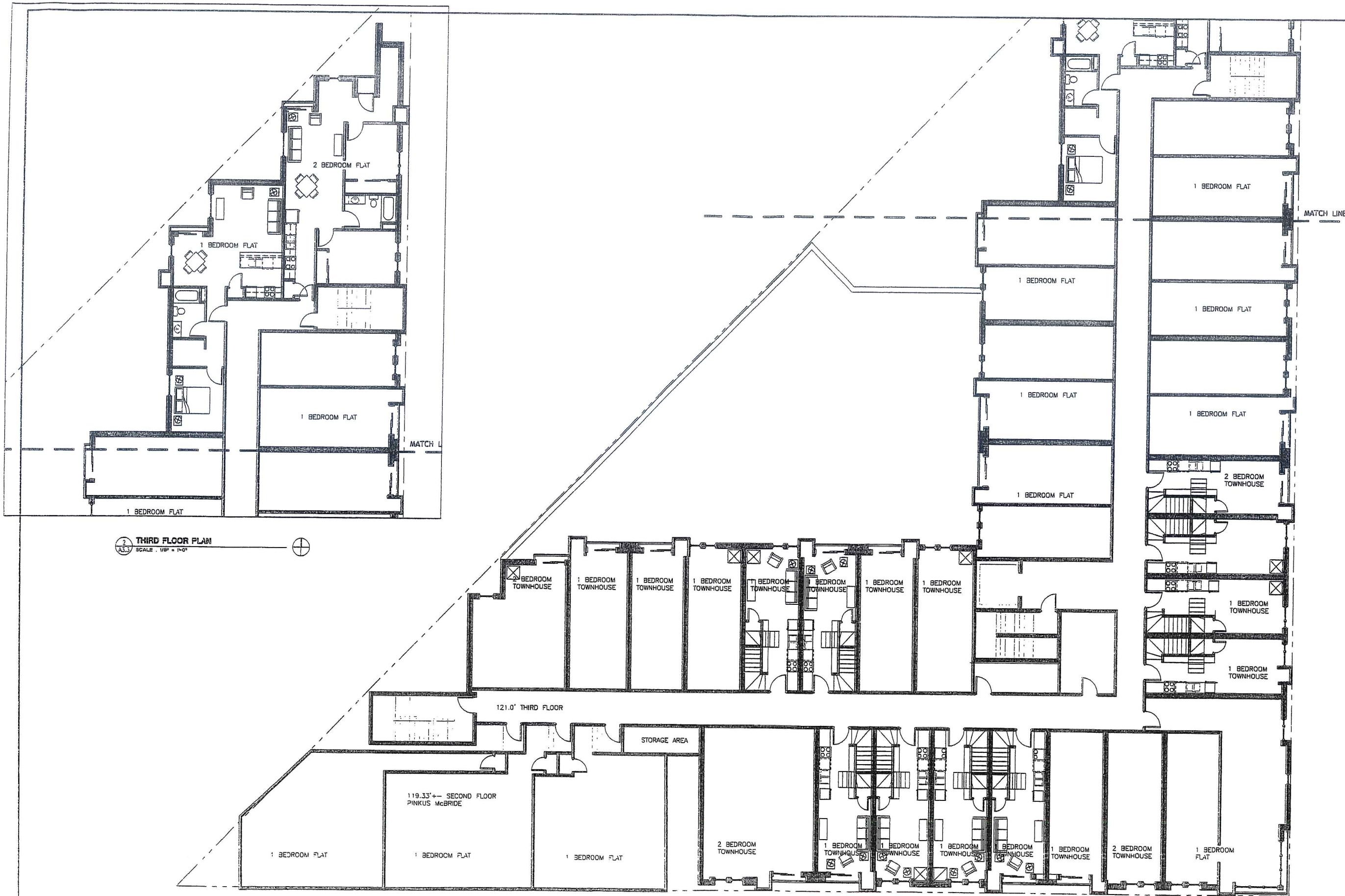
BLOCK 25B
 GDP SUBMITTAL
 NORTH HAMILTON STREET
 MADISON, WISCONSIN

SECOND FLOOR PLAN	
DRAWN: DNK	APPR.:
GDP	SEPT. 5 2007

PROJECT NO.
 07-642

SHEET NO.

A3.2



2 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION		15,370 S.F.
7-	1 BEDROOM FLATS	540 S.F. AVG
1-	2 BEDROOM FLAT	940 S.F.
3-	2 BEDROOM TOWNHOUSES	950 S.F. AVG
17-	1 BEDROOM TOWNHOUSES	550 S.F. AVG.

PINKUS McBRIDE SECOND FLOOR REMODEL		
3-	1 BEDROOM FLATS	550 S.F. AVG

Architecture, Planning & Construction
ALEXANDER COMPANY
145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE: 608-258-5580
FAX: 608-258-5599

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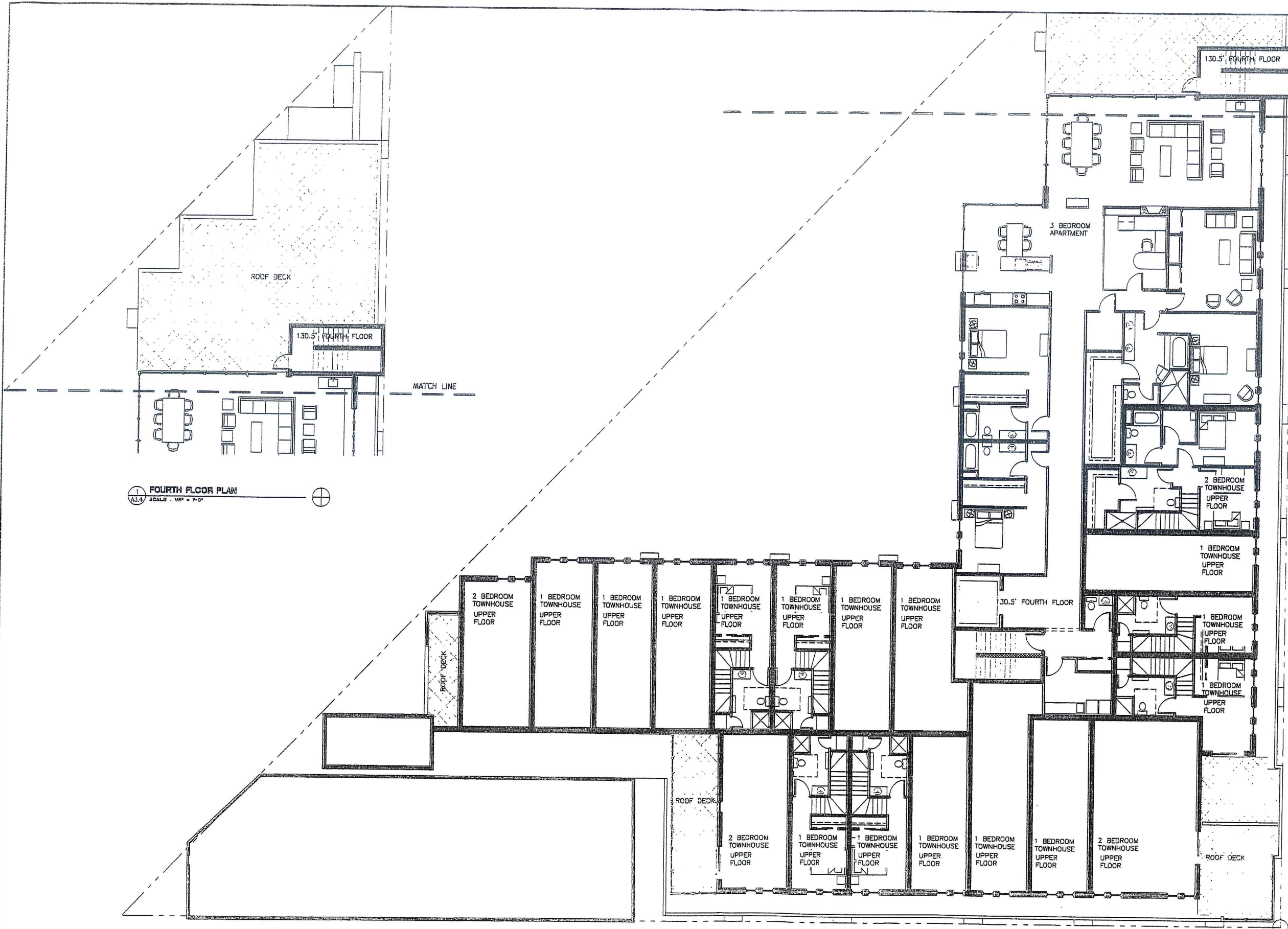
BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

THIRD FLOOR PLAN	DRAWN: DDK	APPR: []
	GDP	SEPT. 6 2007

PROJECT NO.
07-642

SHEET NO.

A3.3



1 FOURTH FLOOR PLAN
 A3.4 SCALE: 1/8" = 1'-0"

1 FOURTH FLOOR PLAN
 A3.4 SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION 11,342 S.F.
 3 BEDROOM APARTMENT 5492 S.F.

Architecture, Planning & Construction
ALEXANDER COMPANY
 145 E. BADGER ROAD, SUITE 200
 MADISON, WISCONSIN 53713
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 FAX 608-258-5599

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BLOCK 25B
 GDP SUBMITTAL
 NORTH HAMILTON STREET
 MADISON, WISCONSIN

FOURTH FLOOR PLAN
 DRAWN: DHK | APPR.:
 GDP | SEPT. 5, 2007

PROJECT NO.
 07-642

SHEET NO.

A3.4