

MCKEE ROAD MIXED USE DEVELOPMENT

MADISON, WISCONSIN



UDC INFORMATIONAL

SEPTEMBER 18, 2024



JLA
ARCHITECTS

JLA PROJECT NUMBER: W22-0201

McKEE ROAD MIXED-USE DEVELOPMENT
SCHEMATIC PROJECT DATA
September 18, 2024



BUILDING 'A1'

UNIT NAME	STUDIO			1 BEDROOM		2 BEDROOMS		(1) TOTAL UNITS	(1) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	RESIDENTIAL NET AREA LEASABLE	(2) GROSS AREA (S.F.)	EFFICIENCY	PARKING AREA (S.F.)	COVERED PARKING	SURFACE PARKING	PARKING RATIOS		
	A1	A2	A3	B1	B2	D1													
BEDROOMS	1	1	1	1	1	2													
AREA (S.F.)	558	559	584	718	782	1,249													
3	2	1	4	9	2	4	22	26	-	16,933	19,460	87.0%							
2	2	1	4	9	2	4	22	26	-	16,933	19,460	87.0%						RETAIL RATIO	
1	2	0	3	9	2	0	16	16	2,500	10,819	19,460	68.4%				19	19	7.6 PER 1K SF	
LL											24,628	-		21,350	54				
TOTALS	6	2	11	27	6	8	60	68	2,500	44,685	83,008	53.8%		21,350	54	38	1.22	1.07	
PERCENT	10.0%	3.3%	18.3%	45.0%	10.0%	13.3%													

745 Average N.S.F. per unit
1,383 Average G.S.F. per unit
(Not including parking level)

395 Average S.F. per space

BUILDING 'A2'

UNIT NAME	STUDIO			1 BEDROOM		2 BEDROOMS		(1) TOTAL UNITS	(1) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	RESIDENTIAL NET AREA LEASABLE	(2) GROSS AREA (S.F.)	EFFICIENCY	PARKING AREA (S.F.)	COVERED PARKING	SURFACE PARKING	PARKING RATIOS		
	A1	A2	A3	B1	B2	D1													
BEDROOMS	1	1	1	1	1	2													
AREA (S.F.)	558	559	584	718	782	1,249													
3	2	1	4	9	2	4	22	26	-	16,933	19,460	87.0%							
2	2	1	4	9	2	4	22	26	-	16,933	19,460	87.0%						RETAIL RATIO	
1	2	0	4	9	2	4	21	25	-	16,374	19,460	84.1%						N/A	
LL											24,628	-		24,300	50	43			
TOTALS	6	2	12	27	6	12	65	77	-	50,240	83,008	60.5%		24,300	50	43	1.43	1.21	
PERCENT	10.0%	3.3%	20.0%	45.0%	10.0%	20.0%													

773 Average N.S.F. per unit
1,277 Average G.S.F. per unit
(Not including parking level)

486 Average S.F. per space

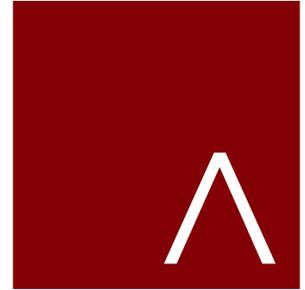
NOTES:

- TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT ON FLOORS 2 & 3.
- BUILDING 'A1' TABLE ABOVE ASSUMES 3,500 S.F. (+/-) OF COMMON AMENITY SPACE ON 1st FLOOR. ADDITIONAL COMMON AMENITY SPACE WOULD REDUCE NET LEASABLE S.F. OF THE BUILDING.
- GROSS AREA DOES NOT INCLUDE PARKING AREAS.
- 1st FLOOR IN EACH BUILDING CONTAINS THE MAIN ENTRY LOBBY AT HALF LEVEL.
- PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.
- LOWER LEVEL GROSS SQUARE FOOTAGE IS DIVIDED EQUALLY BETWEEN BUILDINGS A1 & A2

SHEET INDEX		
SHEET DISCIPLINE AND NUMBER		REVISIONS
		Mark Date
GENERAL		
G000	COVER	
G001	INDEX SHEET	

ARCHITECTURAL SITE	
ASP-100	MASTERPLAN

ARCHITECTURAL	
A100	LOWER LEVEL PLAN
A101	FIRST FLOOR PLAN
A102	TYPICAL FLOOR PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A950	3d EXTERIOR VIEWS
A951	3d EXTERIOR VIEWS
A970	SITE CONTEXT PHOTOS
A971	SITE CONTEXT PHOTOS



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PROGRESS DOCUMENTS

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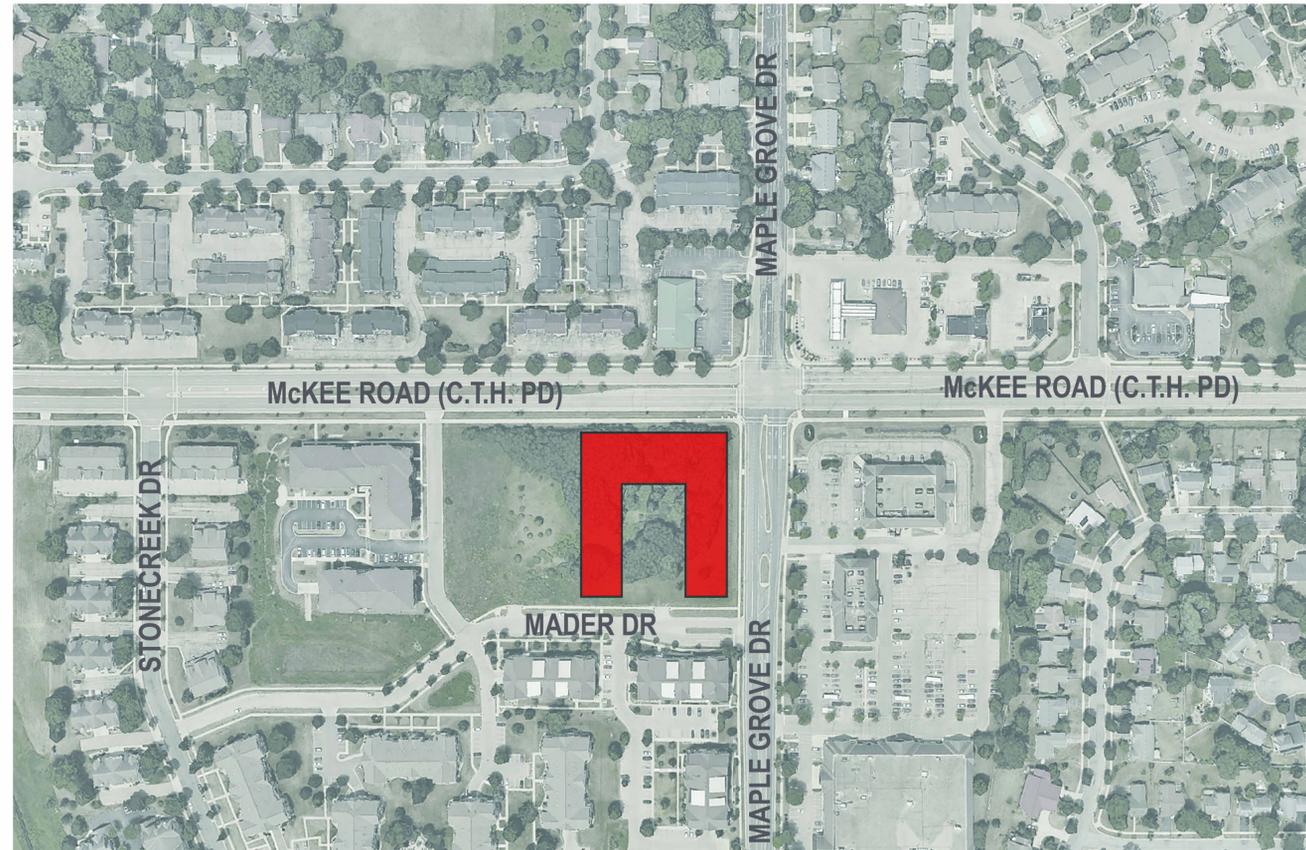
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

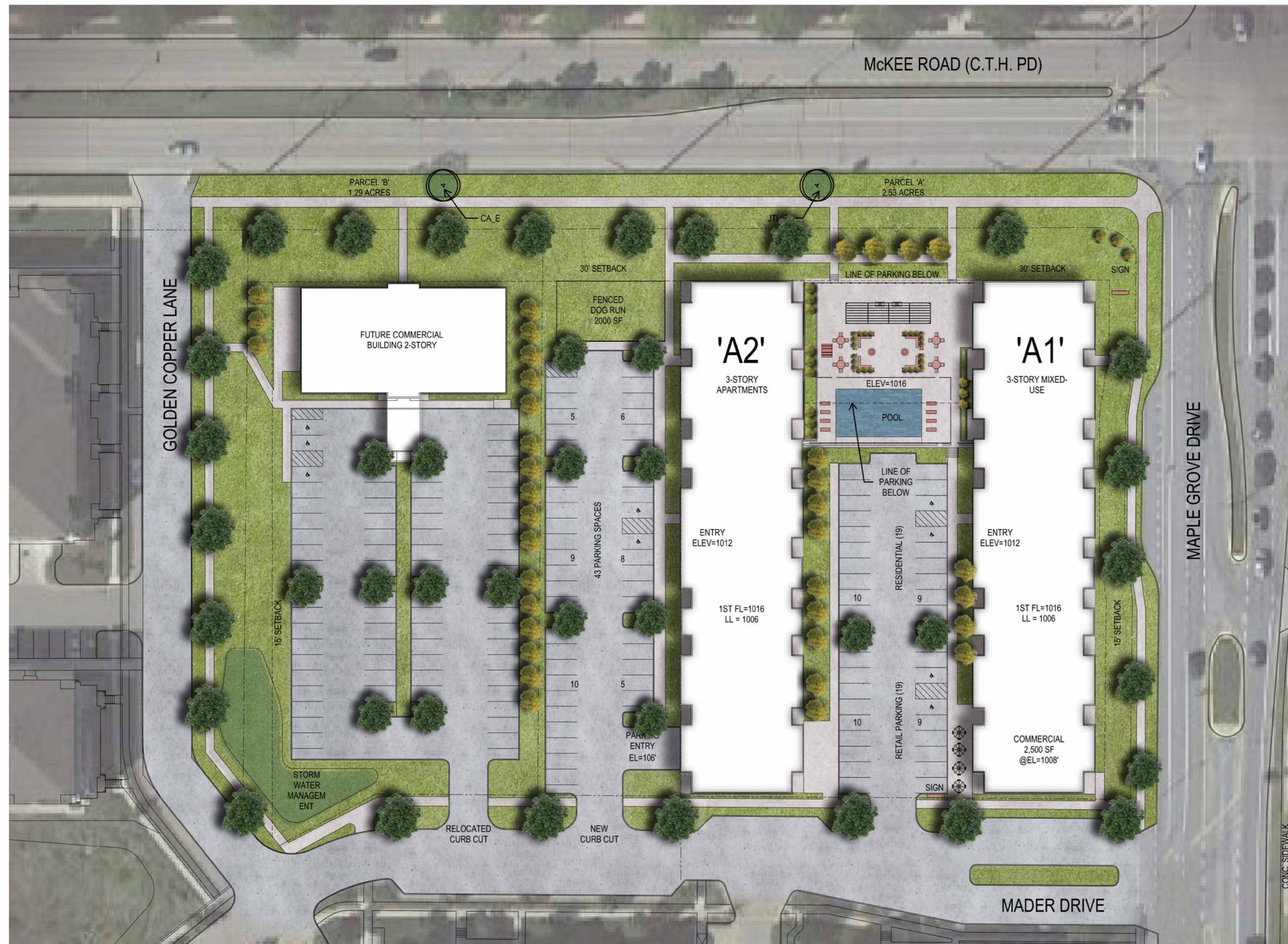
INDEX SHEET

SHEET NUMBER

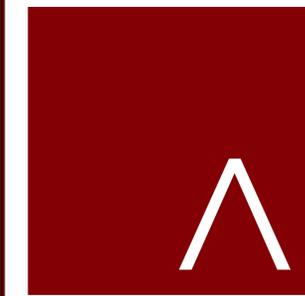
G001



PROJECT LOCATOR MAP



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



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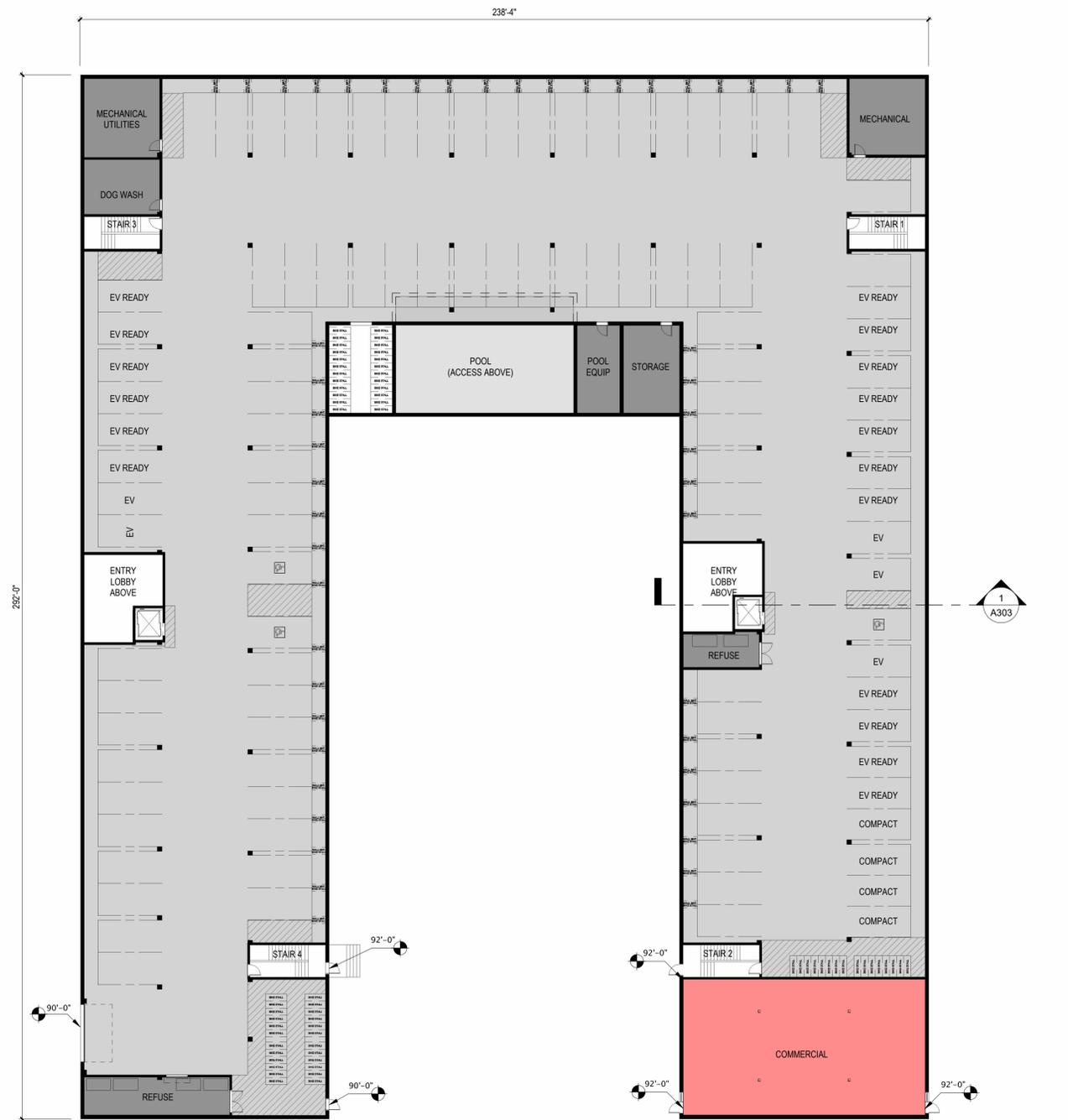
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SHEET TITLE

MASTERPLAN

SHEET NUMBER

ASP-100



1 LOWER LEVEL PLAN
1" = 20'-0"



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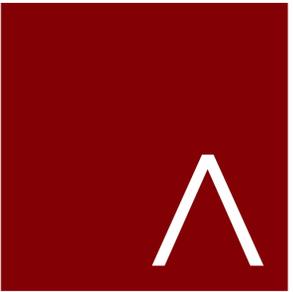
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SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100



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SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101



1 FIRST FLOOR PLAN
1" = 20'-0"





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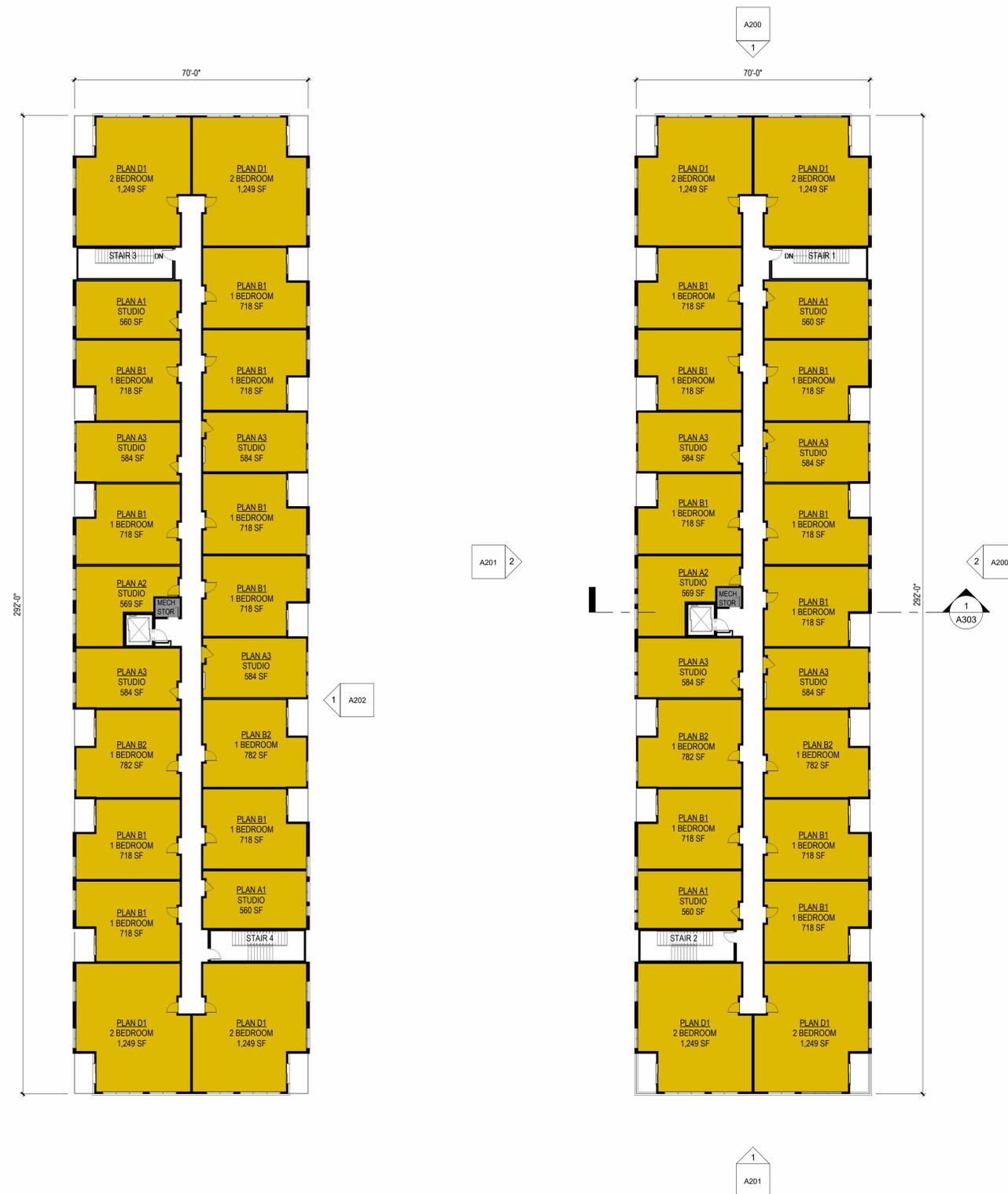
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

TYPICAL FLOOR PLAN

SHEET NUMBER

A102



1 SECOND FLOOR PLAN
1" = 20'-0"





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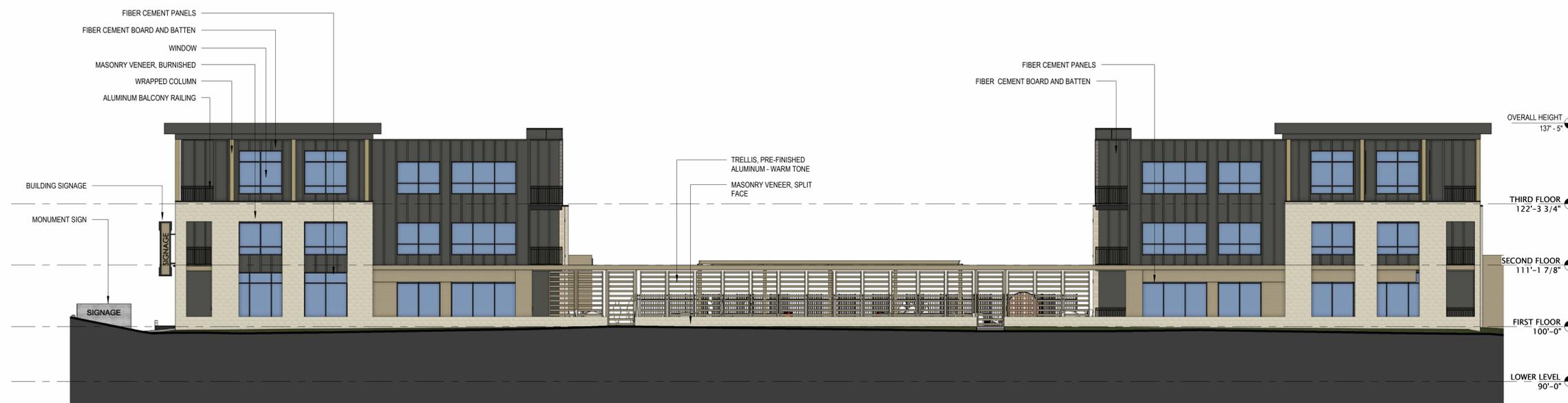
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200



① NORTH ELEVATION
3/32" = 1'-0"



② EAST ELEVATION - A1 BLDG
3/32" = 1'-0"



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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201



① SOUTH ELEVATION
3/32" = 1'-0"



② WEST ELEVATION - A1 BLDG
3/32" = 1'-0"



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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A202



① EAST ELEVATION - A2 BLDG
3/32" = 1'-0"



② WEST ELEVATION - A2 BLDG
3/32" = 1'-0"



POOLSIDE VIEW



TERRACE VIEW UNDER PERGOLA



TERRACE VIEW FROM 3RD FLOOR BALCONY



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SHEET TITLE

3d EXTERIOR VIEWS

SHEET NUMBER

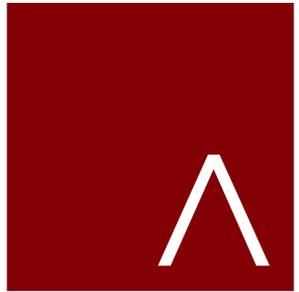
A950



McKEE ROAD PERSPECTIVE



MAPLE GROVE AND MADER DR INTERSECTION



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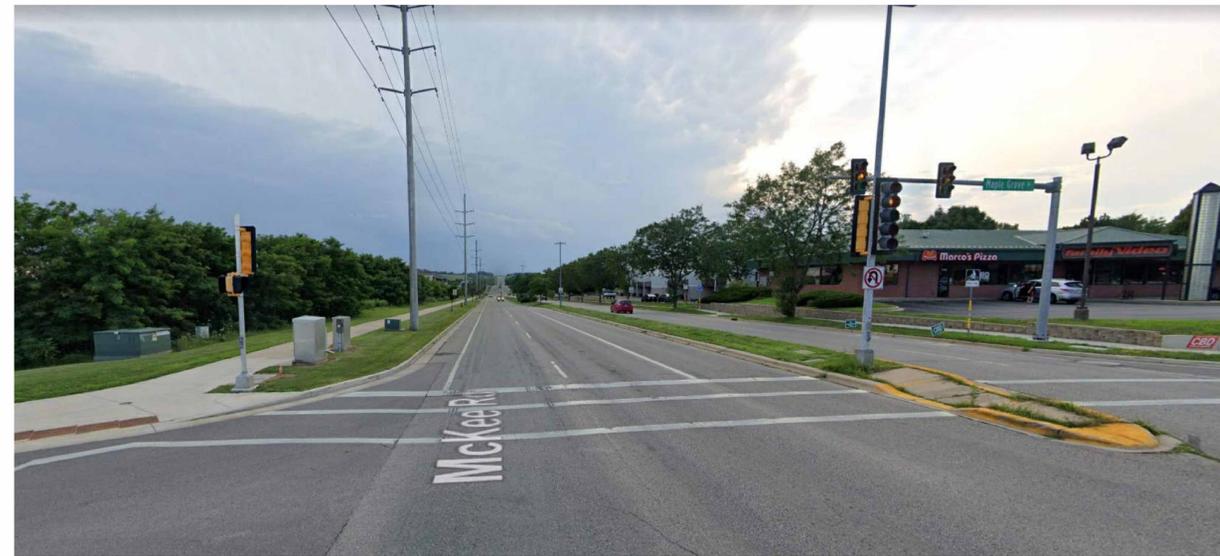
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3d EXTERIOR VIEWS

SHEET NUMBER

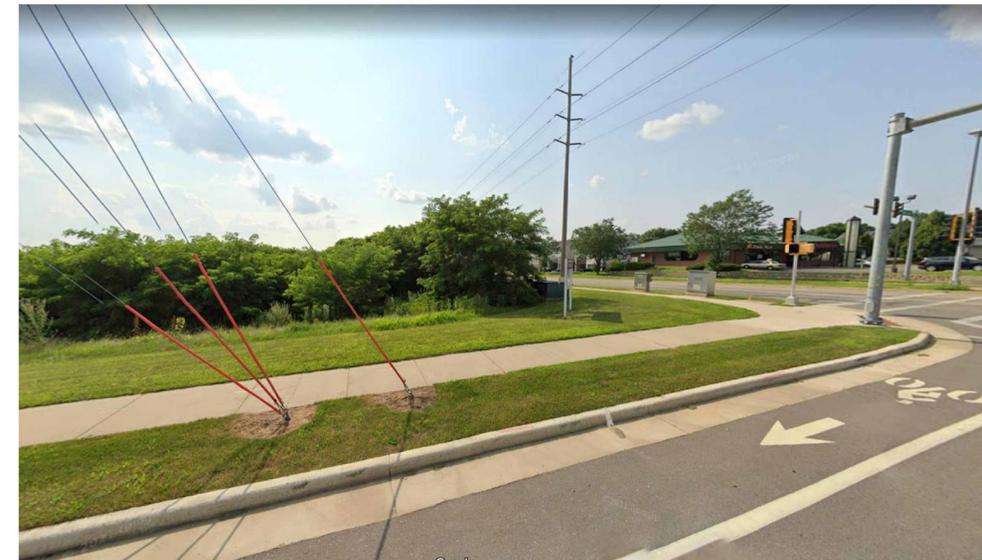
A951



NORTHEAST CORNER - McKEE RD (LOOKING WEST)



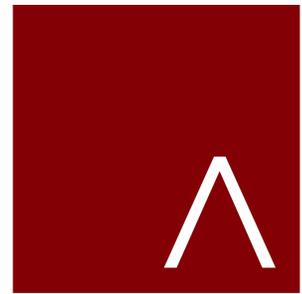
NORTHEAST CORNER - McKEE RD & MAPLE GROVE DR (OPPOSITE CORNER)



NORTHEAST CORNER - MAPLE GROVE DR (LOOKING WEST)



NORTHEAST CORNER - McKEE RD & MAPLE GROVE DR (SITE CORNER)



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SHEET TITLE

SITE CONTEXT PHOTOS

SHEET NUMBER

A970



NORTHWEST CORNER - McKEE RD (LOOKING SOUTHEAST)



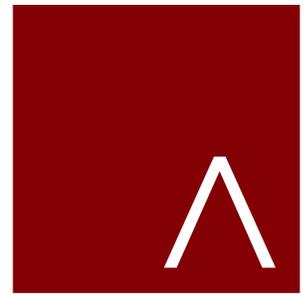
NORTHWEST CORNER - McKEE RD (LOOKING SW)



NORTHWEST CORNER - McKEE RD (LOOKING EAST)



SOUTHEAST CORNER - MAPLE GROVE DR (LOOKING TOWARDS MARDER DR)



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SITE CONTEXT PHOTOS

SHEET NUMBER

A971