

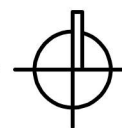


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501 EAST WASHINGTON

CONCEPTUAL MASTERPLAN

FEBRUARY 17, 2025
1"=60' @ 11x17

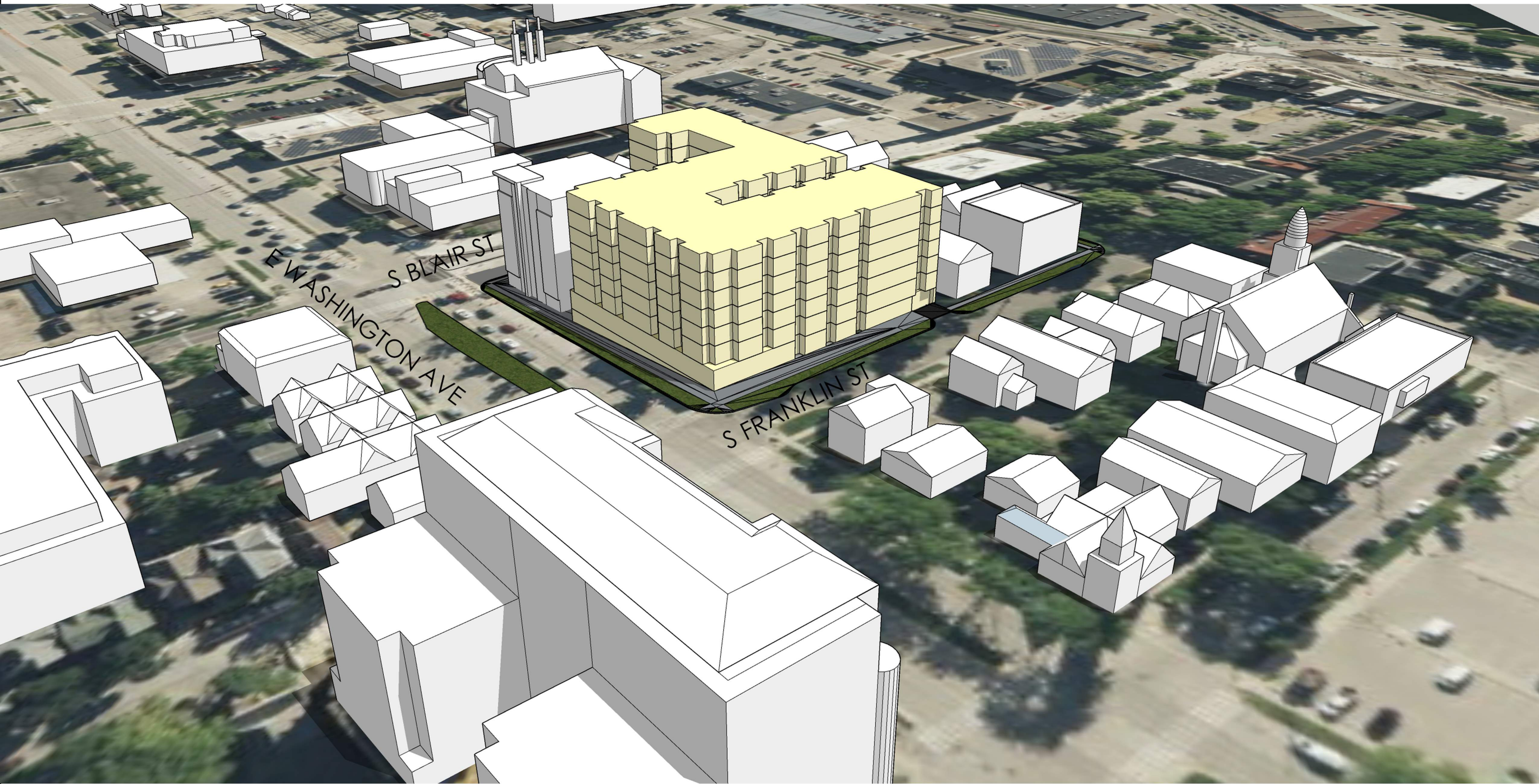




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501 EAST WASHINGTON
CONCEPTUAL MASSING

FEBRUARY 17, 2025



E WASHINGTON AVE
S BLAIR ST

S FRANKLIN ST



JLA
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501 EAST WASHINGTON
CONCEPTUAL MASSING

FEBRUARY 17, 2025



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501 EAST WASHINGTON
CONCEPTUAL MASSING

FEBRUARY 17, 2025



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501 EAST WASHINGTON
CONCEPTUAL MASSING

FEBRUARY 17, 2025



501 EAST WASHINGTON AVE



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501 EAST WASHINGTON
EXTERIOR DESIGN

FEBRUARY 19, 2025

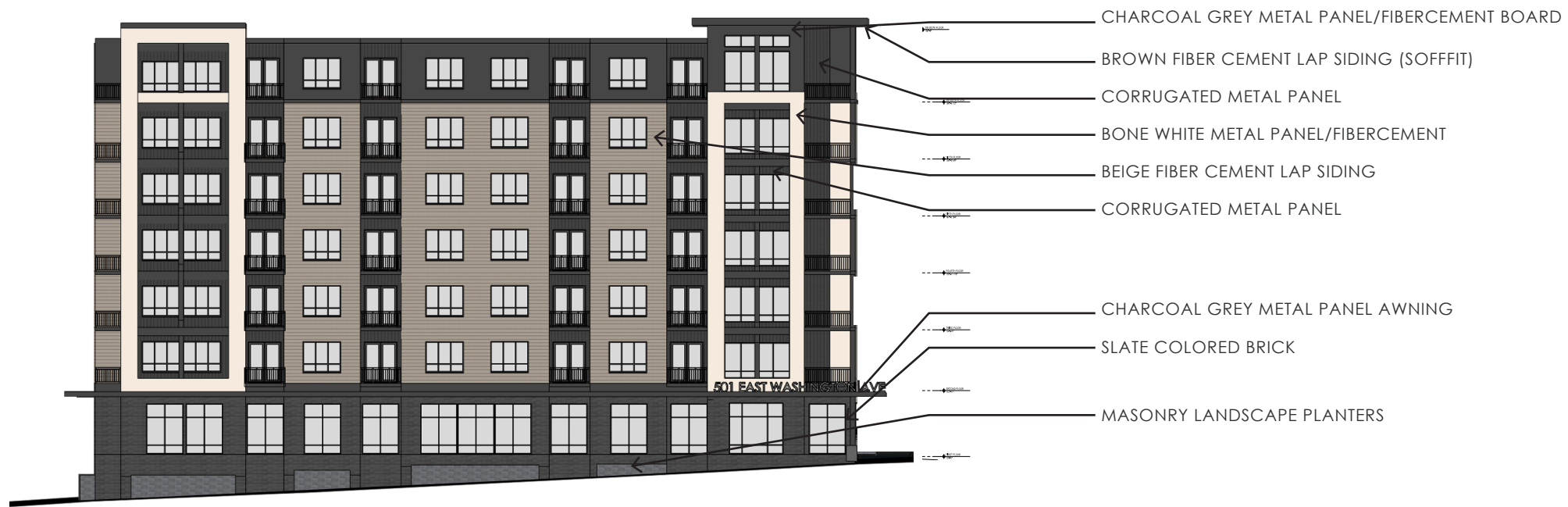


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501 EAST WASHINGTON

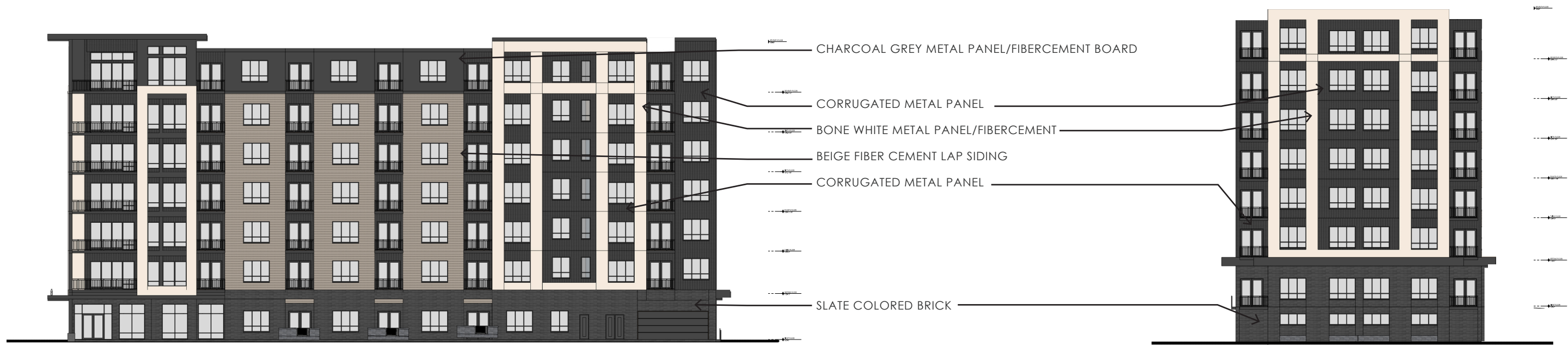
EXTERIOR DESIGN

FEBRUARY 19, 2025



EAST WASHINGTON AVE

- CHARCOAL GREY METAL PANEL/FIBERCEMENT BOARD
- BROWN FIBER CEMENT LAP SIDING (SOFFIT)
- CORRUGATED METAL PANEL
- BONE WHITE METAL PANEL/FIBERCEMENT
- BEIGE FIBER CEMENT LAP SIDING
- CORRUGATED METAL PANEL
- CHARCOAL GREY METAL PANEL AWNING
- SLATE COLORED BRICK
- MASONRY LANDSCAPE PLANTERS



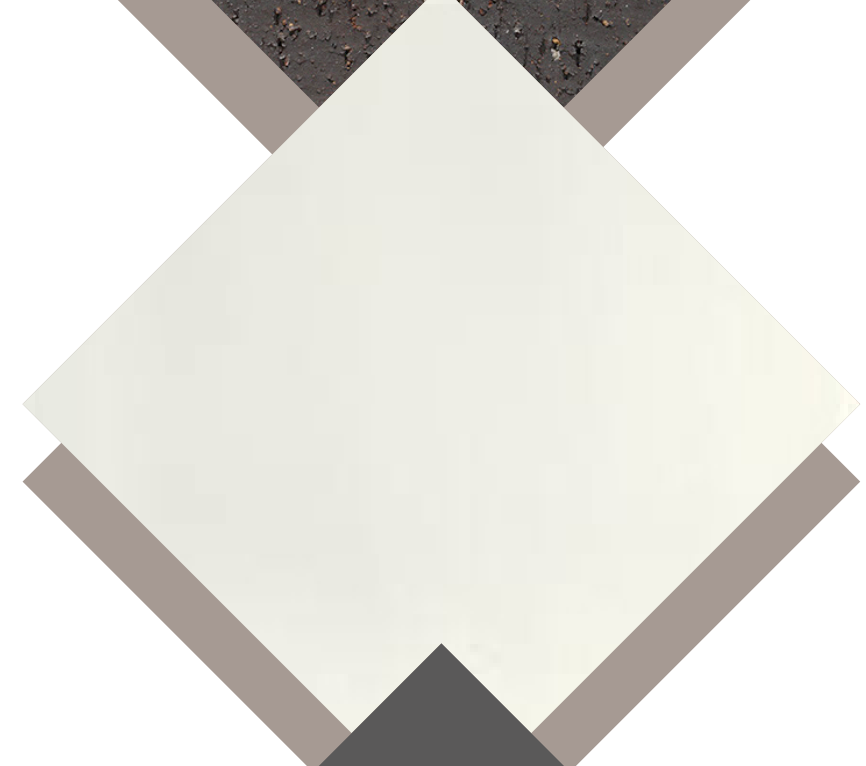
S FRANKLIN ST

S BLAIR ST

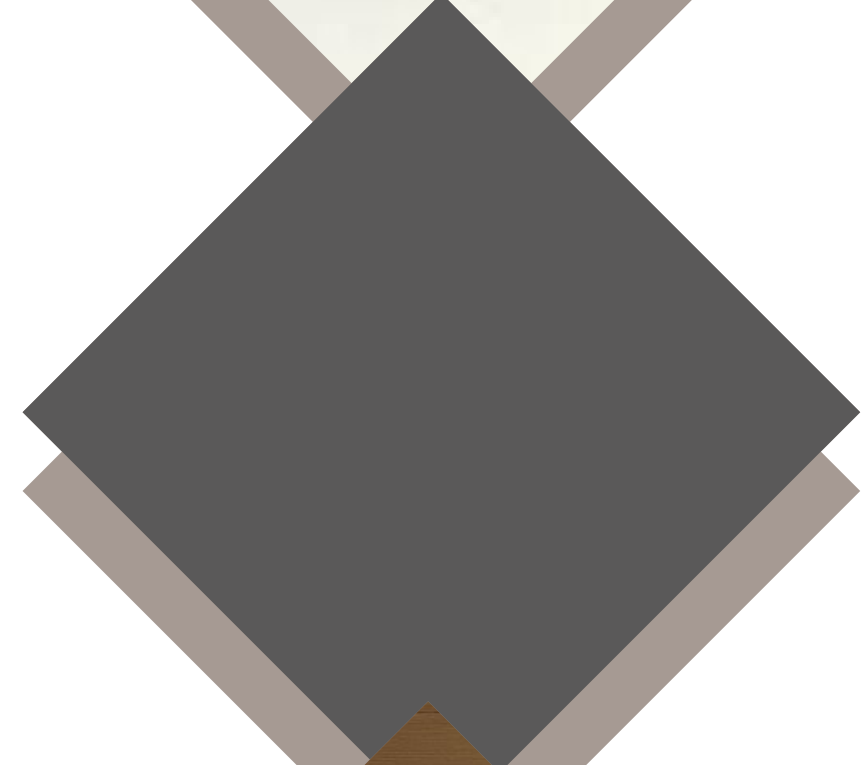
- CHARCOAL GREY METAL PANEL/FIBERCEMENT BOARD
- CORRUGATED METAL PANEL
- BONE WHITE METAL PANEL/FIBERCEMENT
- BEIGE FIBER CEMENT LAP SIDING
- CORRUGATED METAL PANEL
- SLATE COLORED BRICK



SLATE COLORED BRICK



BONE WHITE METAL
PANEL/ FIBER CEMENT



IRON ORE METAL PANEL/
FIBER CEMENT



BROWN FIBER CEMENT
LAP SIDING



BEIGE FIBER CEMENT
LAP SIDING

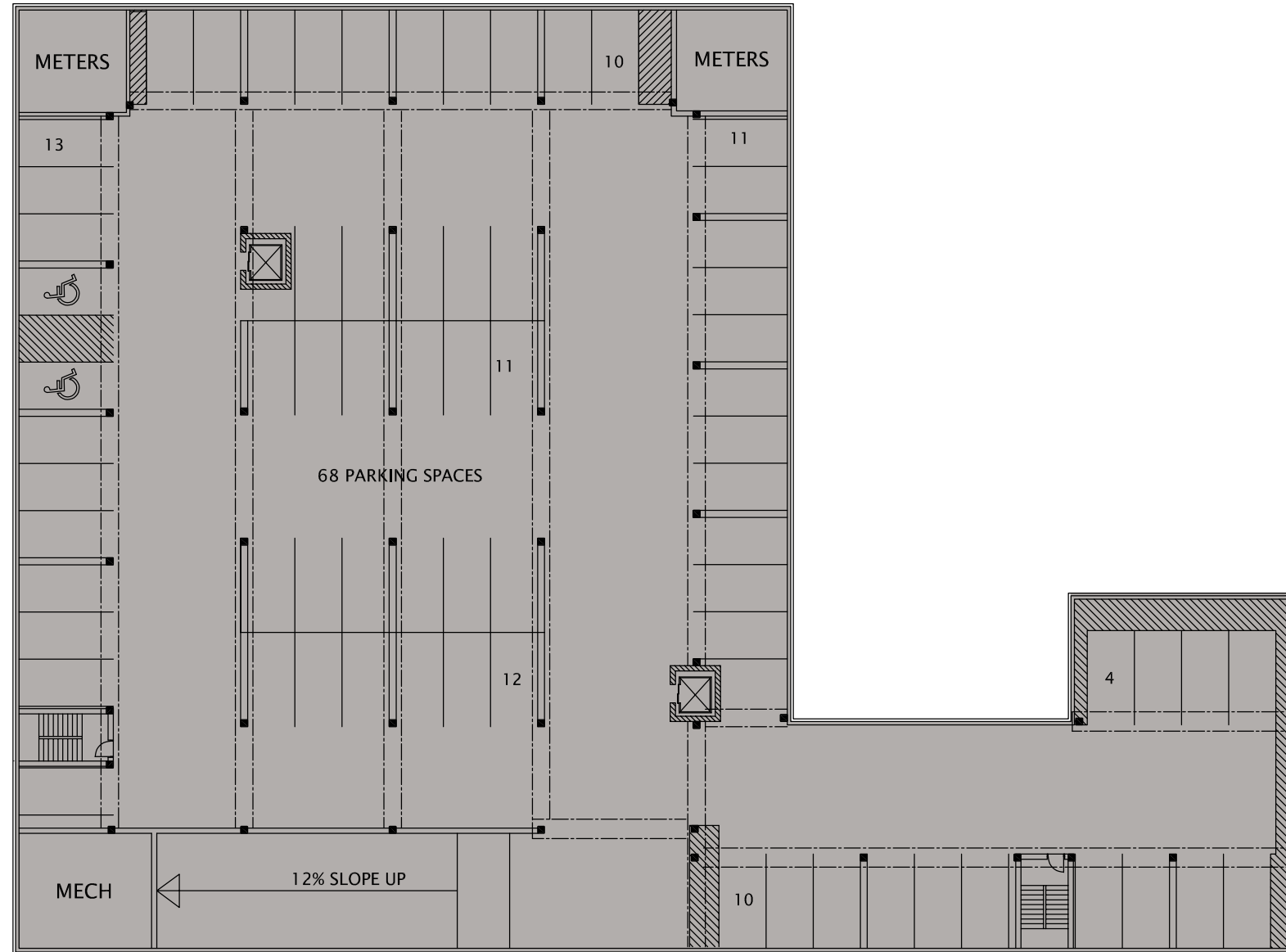


CORRUGATED METAL
PANEL



501 EAST WASHINGTON AVE

MADISON, WI

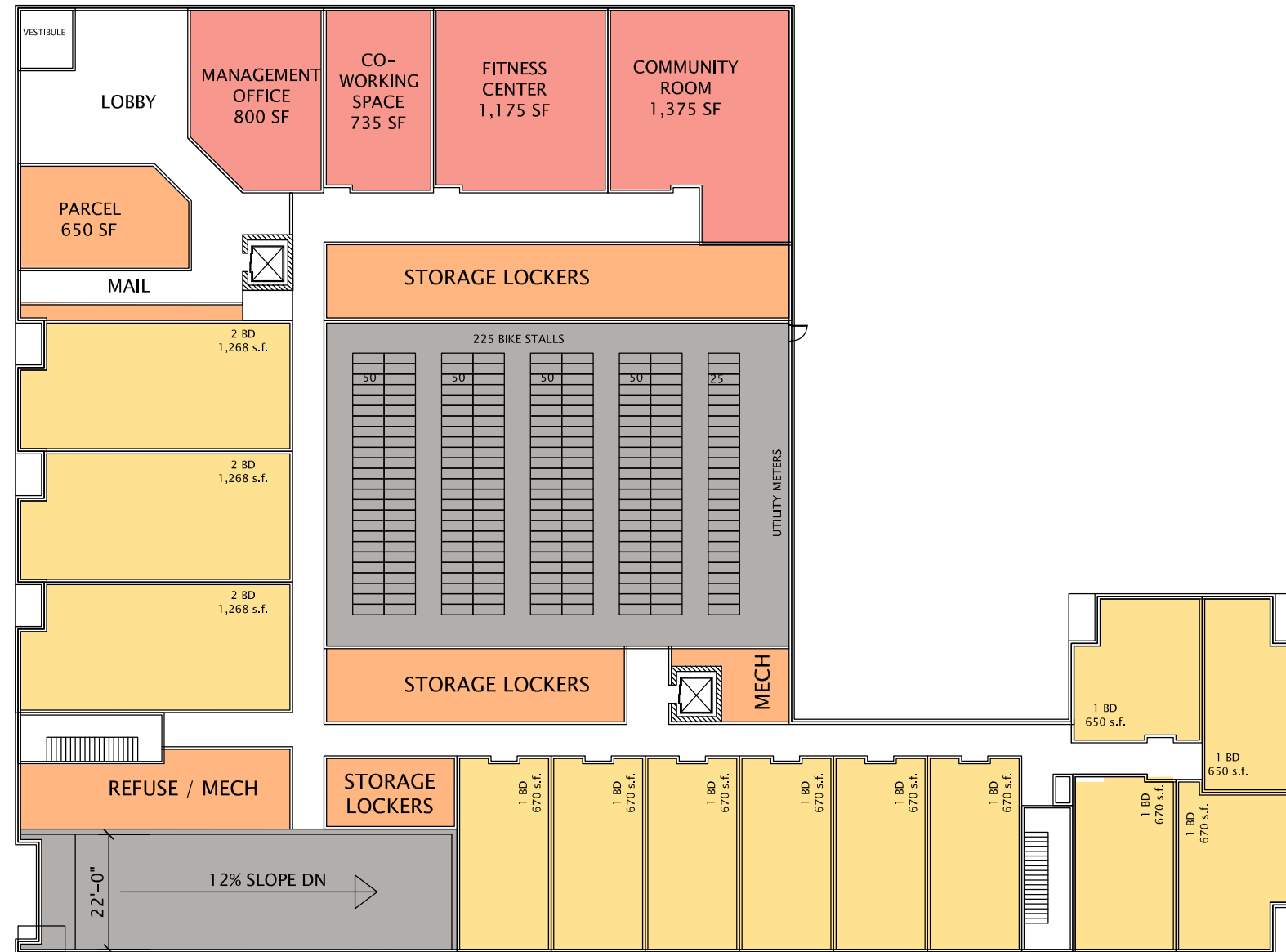


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501 EAST WASHINGTON
CONCEPTUAL LOWER LEVEL PLAN

FEBRUARY 17, 2025
1"=30' @ 11x17







501 E. Washington Ave

February 17, 2025



| UNIT NAME | STUDIO | | 1 BEDROOM | | | | 2 BEDROOMS | | | (1) TOTAL UNITS | (1) TOTAL BEDROOMS | COMMERCIAL NET AREA LEASABLE | RESIDENTIAL NET AREA LEASABLE | (3) GROSS AREA (S.F.) | EFFICIENCY | PARKING AREA (S.F.) | COVERED PARKING | SURFACE PARKING | PARKING RATIO | |
|----------------|----------|----------|-----------|-----------|-----------|-----------|------------|-----------|----------|-----------------|--------------------|------------------------------|-------------------------------|-----------------------|--------------|---------------------|-----------------|-----------------|---------------|-------------------|
| | A2 | A3 | B1 | B2 | B3 | B4 | D1 | D2 | D3 | | | | | | | | | | | |
| BEDROOMS | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | | | | | | | | | | | |
| AREA (S.F.) | 466 | 530 | 594 | 622 | 650 | 670 | 923 | 1,025 | 1,268 | | | | | | | | | | | |
| FLOORS | 7 | 1 | 1 | 5 | 10 | 12 | 2 | 2 | 2 | 0 | 35 | 39 | - | 23,222 | 27,698 | 83.8% | | | | |
| | 6 | 1 | 1 | 5 | 10 | 12 | 2 | 2 | 2 | 0 | 35 | 39 | - | 23,222 | 27,698 | 83.8% | | | | |
| | 5 | 1 | 1 | 5 | 10 | 12 | 2 | 2 | 2 | 0 | 35 | 39 | - | 23,222 | 27,698 | 83.8% | | | | |
| | 4 | 1 | 1 | 5 | 10 | 12 | 2 | 2 | 2 | 0 | 35 | 39 | - | 23,222 | 27,698 | 83.8% | | | | |
| | 3 | 1 | 1 | 5 | 10 | 12 | 2 | 2 | 2 | 0 | 35 | 39 | - | 23,222 | 27,698 | 83.8% | | | | |
| | 2 | 1 | 1 | 5 | 10 | 12 | 2 | 2 | 2 | 0 | 35 | 39 | - | 23,222 | 27,698 | 83.8% | - | 0 | | |
| | 1 | 0 | 0 | 0 | 0 | 2 | 8 | 0 | 0 | 3 | 13 | 16 | - | 10,464 | 31,550 | 33.2% | - | 0 | | |
| | LL | | | | | | | | | | | | | - | - | | | 32,025 | 68 | 0 PER UNIT PER BR |
| TOTALS | 6 | 6 | 30 | 60 | 74 | 20 | 12 | 12 | 3 | 223 | 250 | - | 149,796 | 197,738 | 75.8% | 32,025 | 68 | 0 | 0.30 | 0.27 |
| PERCENT | 2.7% | 2.7% | 13.5% | 26.9% | 33.2% | 9.0% | 5.4% | 5.4% | 1.3% | | | | | | | | | | | |
| | 5.4% | | 82.5% | | | | 12.1% | | | | | | | | | | | | | |

672 Average N.S.F. per unit
621 Average G.S.F per unit

471 Average S.F. per space

NOTES:

- 1 TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT FROM FLOORS 1 THRU 7.
- 2 1st FLOOR CONTAINS THE MAIN ENTRY LOBBY, LEASING OFFICE, FITNESS CENTER, AND COMMUNITY ROOM
- 3 GROSS AREA DOES NOT INCLUDE PARKING AREAS.
- 4 PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.