

# McKEE ROAD MIXED-USE DEVELOPMENT

## SCHEMATIC PROJECT DATA

Nov 23, 2022



### BUILDING 'A1'

UNIT NAME	STUDIO				1 BEDROOM				2 BEDROOMS			2BR + DEN	(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 RATIOS	
	A1	A2	A3	A4	B1	B2	B3	B4	D1	D2	D3	E1										PER UNIT	PER BR
BEDROOMS	1	1	1	0	0	1	1	0	2	2	0	0											
AREA (S.F.)	505	545	615	0	0	745	775	0	1,200	1,255	0	0											
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-						
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-						
3	4	2	1	0	0	7	2	0	4	1	0	0	21	25	-	16,475	19,100	86.3%					
2	4	2	1	0	0	7	2	0	4	1	0	0	21	25	-	16,475	19,100	86.3%					RETAIL RATIO
1	4	2	0	0	0	7	2	0	0	1	0	0	16	17	2,500	11,130	19,100	71.4%			15	6.0	PER 1K SF
LL															-	-	-		21,350	50	39		
<b>TOTALS</b>	<b>12</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>58</b>	<b>67</b>	<b>2,500</b>	<b>44,080</b>	<b>57,300</b>	<b>76.9%</b>	<b>21,350</b>	<b>50</b>	<b>39</b>	<b>1.53</b>	<b>1.33</b>
<b>PERCENT</b>	20.7%	10.3%	3.4%	0.0%	0.0%	36.2%	10.3%	0.0%	13.8%	5.2%	0.0%	0.0%											
	34.5%				46.6%				19.0%			0.0%											

760 Average N.S.F. per unit

427 Average S.F. per space

988 Average G.S.F per unit

(Not including parking level)

### BUILDING 'A2'

UNIT NAME	STUDIO				1 BEDROOM				2 BEDROOMS			2BR + DEN	(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 RATIOS	
	A1	A2	A3	A4	B1	B2	B3	B4	D1	D2	D3	E1										N/A	N/A
BEDROOMS	1	1	1	0	0	1	1	0	2	2	0	2											
AREA (S.F.)	505	545	615	0	0	745	775	0	1,200	1,255	0	0											
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-						
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-						
3	4	2	1	0	0	7	2	0	4	1	0	0	21	25	-	16,475	19,100	86.3%					
2	4	2	1	0	0	7	2	0	4	1	0	0	21	25	-	16,475	19,100	86.3%					RETAIL RATIO
1	4	2	0	0	0	7	2	0	4	1	0	0	20	25	-	15,930	19,100	83.4%					N/A
LL															-	-	-		24,300	57	55		
<b>TOTALS</b>	<b>12</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>6</b>	<b>0</b>	<b>12</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>62</b>	<b>75</b>	<b>-</b>	<b>48,880</b>	<b>57,300</b>	<b>85.3%</b>	<b>24,300</b>	<b>57</b>	<b>55</b>	<b>1.81</b>	<b>1.49</b>
<b>PERCENT</b>	20.7%	10.3%	3.4%	0.0%	0.0%	36.2%	10.3%	0.0%	20.7%	5.2%	0.0%	0.0%											
	34.5%				46.6%				24.2%			0.0%											

788 Average N.S.F. per unit

426 Average S.F. per space

924 Average G.S.F per unit

(Not including parking level)

#### NOTES:

- TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT ON FLOORS 2 & 3.
- BUILDING 'A1' TABLE ABOVE ASSUMES 3,200 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.
- PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.



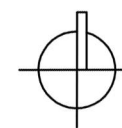
**JLA**  
ARCHITECTS

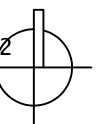
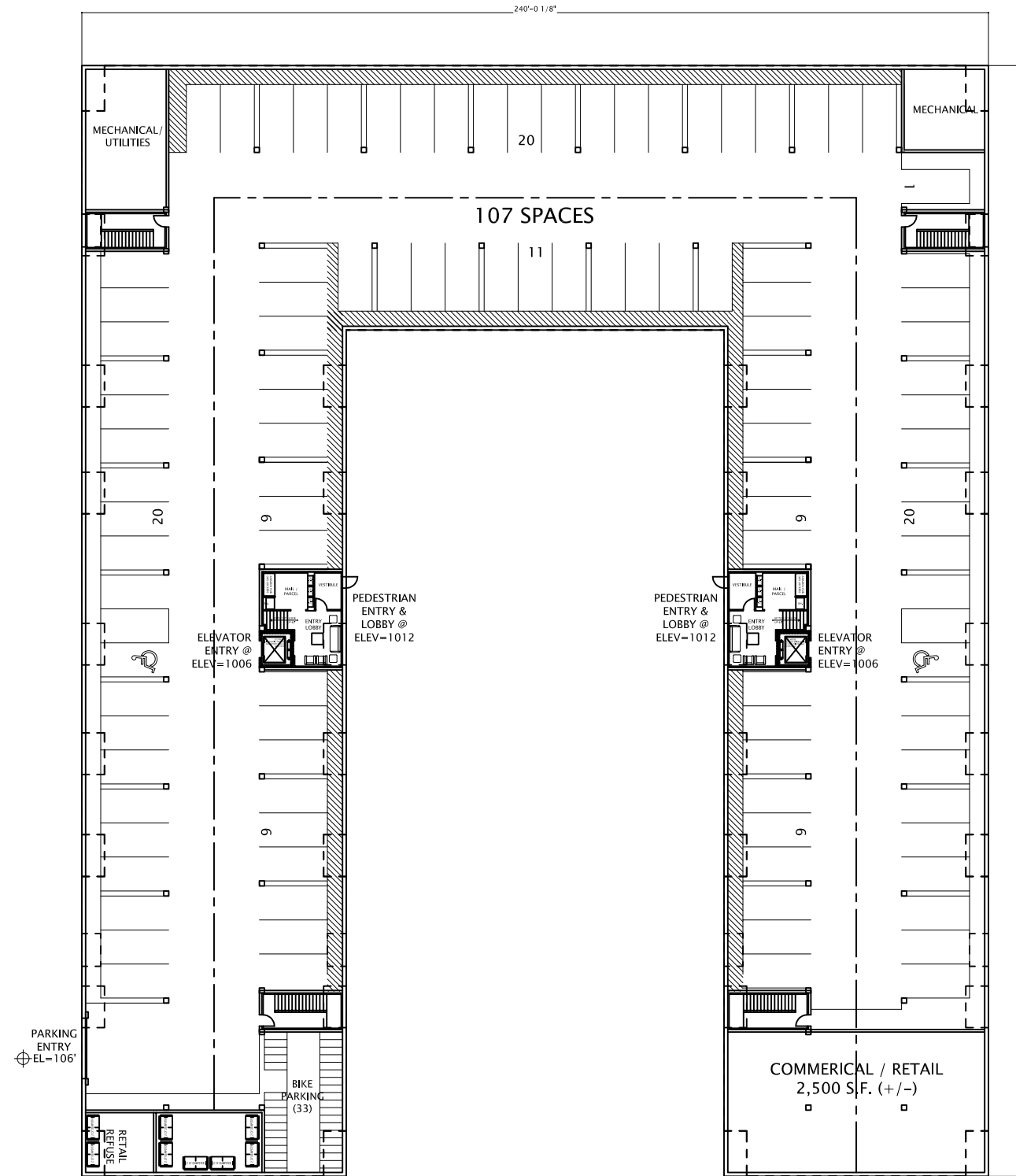
# MCKEE ROAD MIXED USE DEVELOPMENT

RENDERED MASTERPLAN

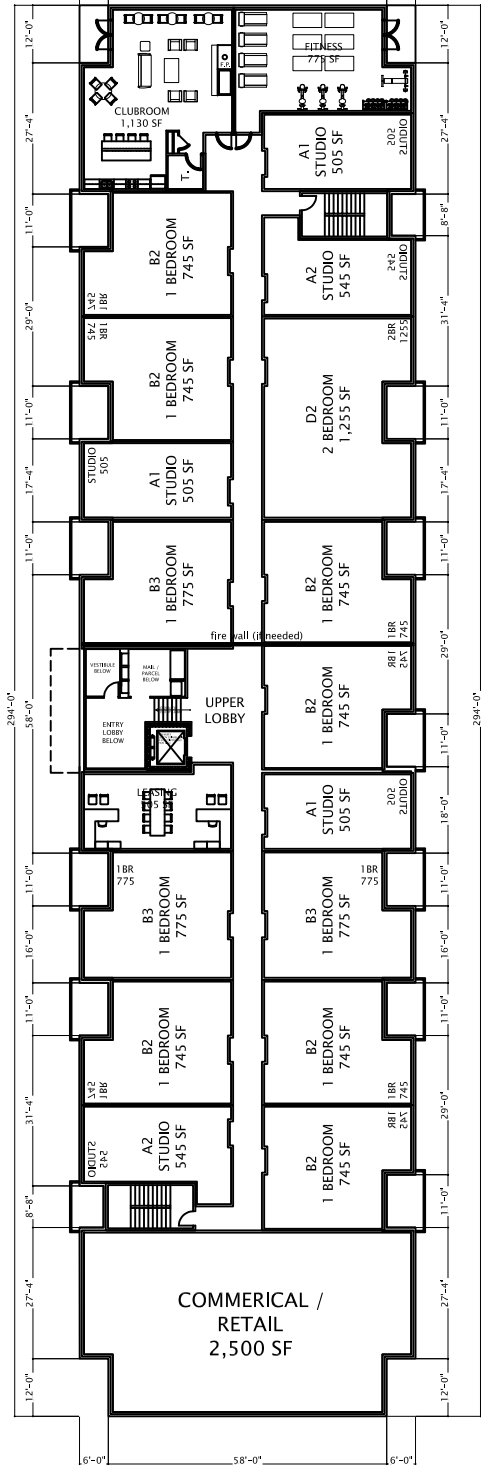
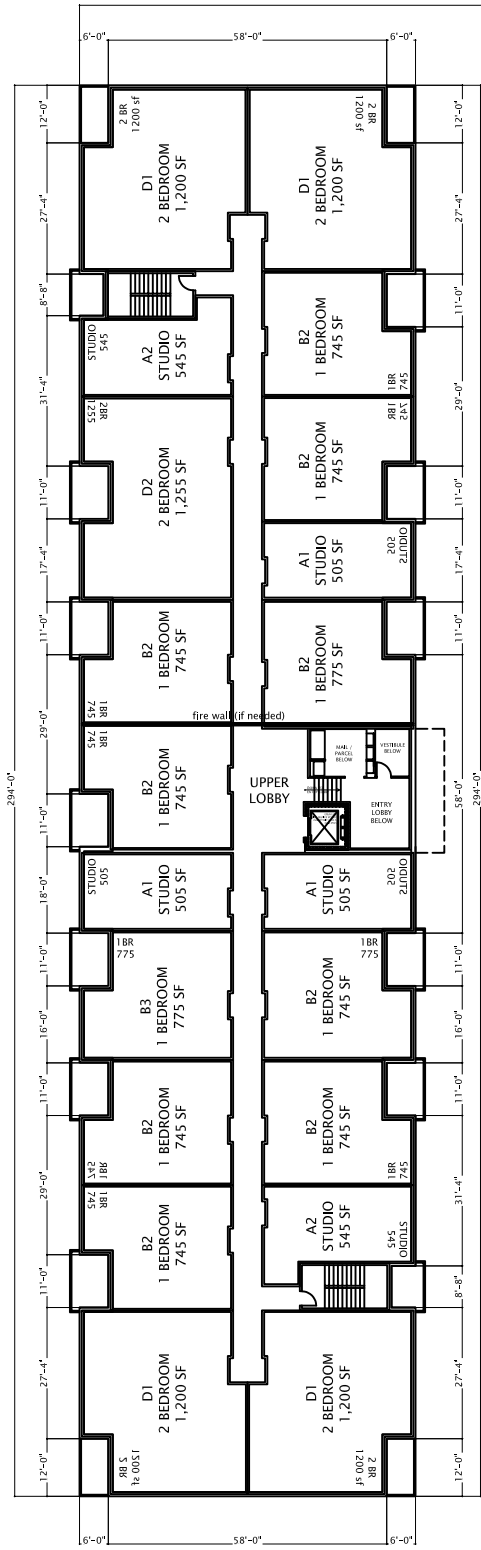
NOVEMBER 23, 2022

1"=80' @ 11x17





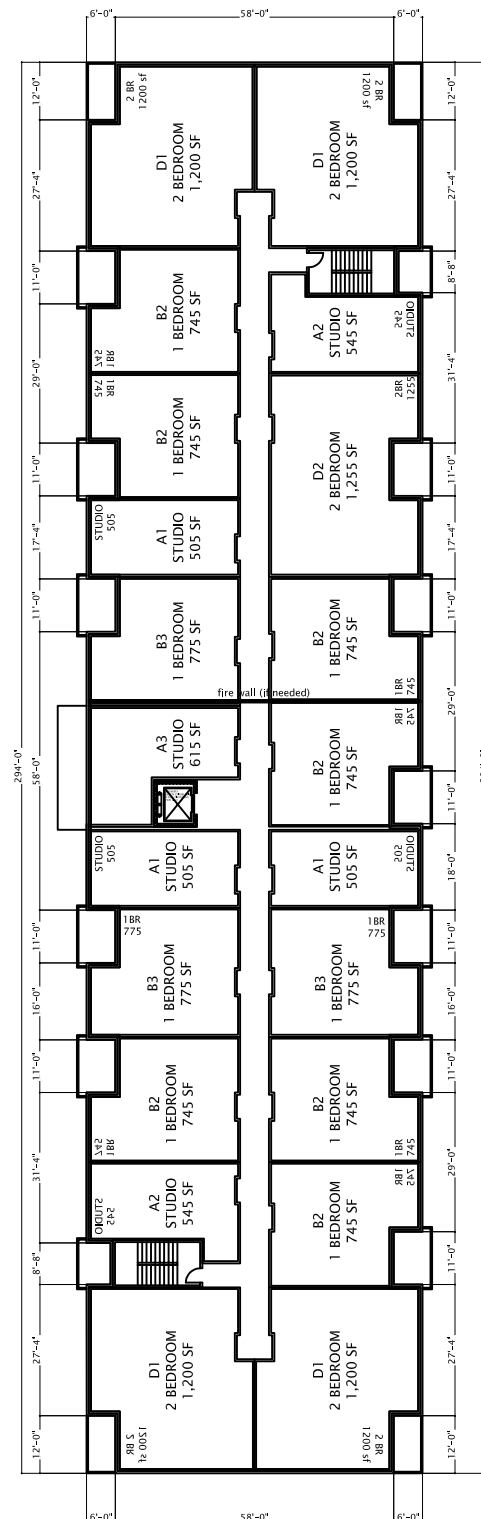
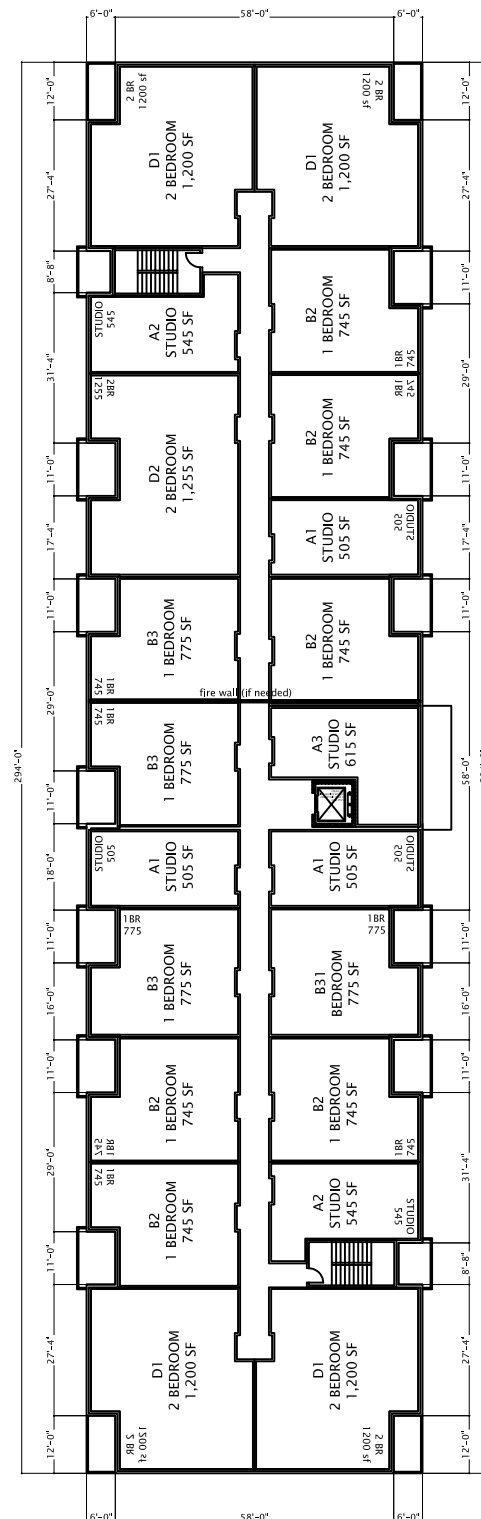
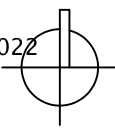
240'-0 1/8"



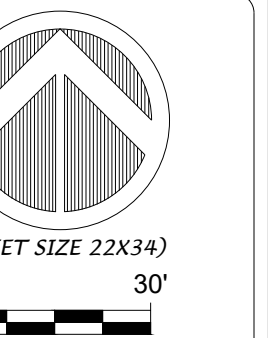


# MCKEE ROAD MIXED USE DEVELOPMENT

## SCHEMATIC PLANS – 2ND & 3RD FLOORS



PRELIMINARY GRADING PLAN  
**MCKEE & MAPLE GROVE GDP**  
 MADISON, WISCONSIN 53719



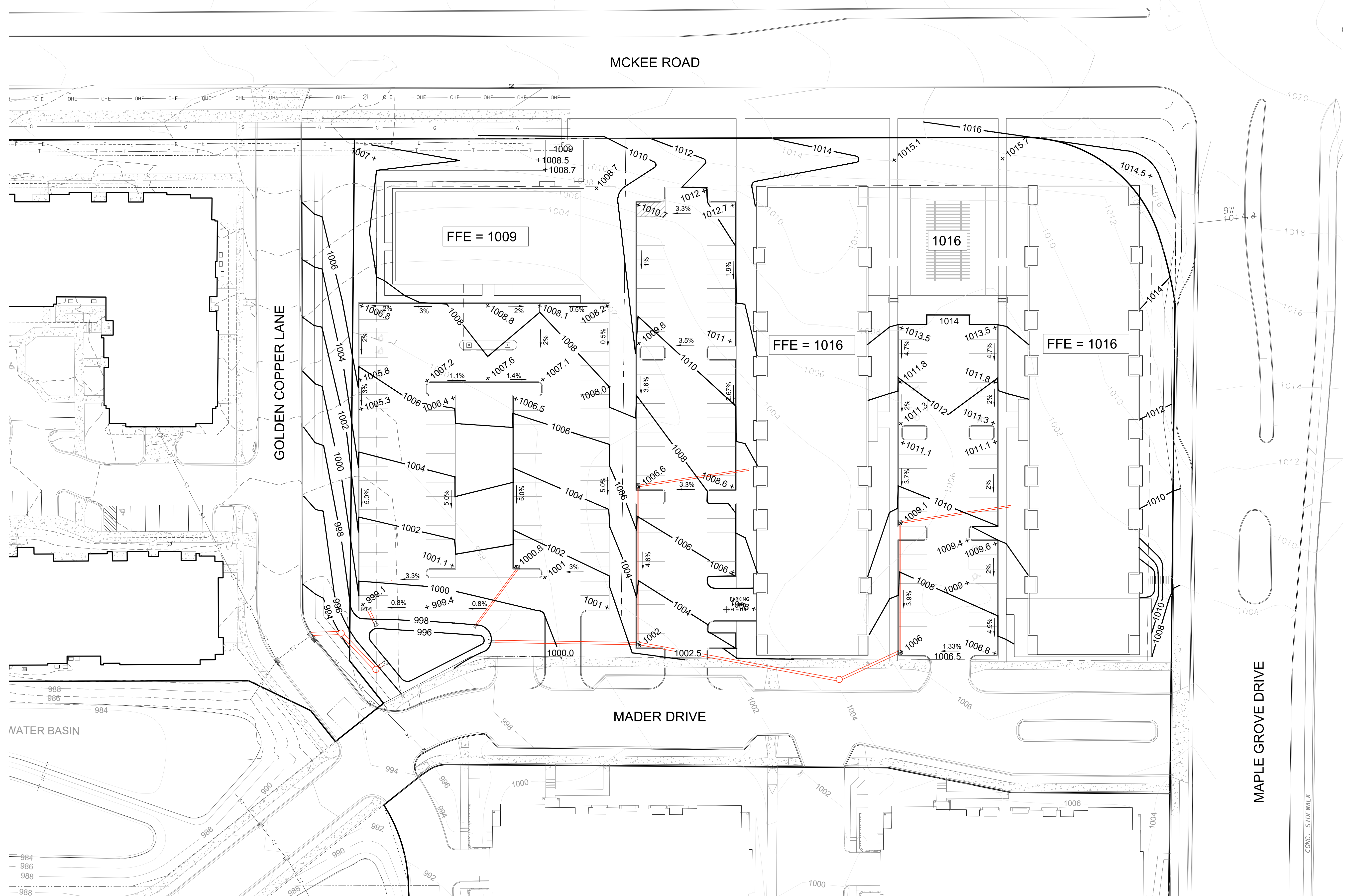
DATE: 11-21-2022  
 REVISED:

DRAWN BY: WFK

FN: 21-05-170

Sheet Number:

**C200**





**JLA**  
ARCHITECTS

# MCKEE ROAD MIXED USE DEVELOPMENT

## CONCEPTUAL MASSING

NOVEMBER 23, 2022



**JLA**  
ARCHITECTS

# MCKEE ROAD MIXED USE DEVELOPMENT

## CONCEPTUAL MASSING

NOVEMBER 23, 2022





**JLA**  
ARCHITECTS

# MCKEE ROAD MIXED USE DEVELOPMENT

## CONCEPTUAL MASSING

NOVEMBER 23, 2022