



The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

May 22, 2013



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Letter of Intent

The following document outlines the Combined Submittal for "The Hub at Madison", an exciting new mixed-use, student oriented development. Core Campus is working with Antunovich Architects to design a new state-of-the-art student residence tower, with vibrant street level commercial and unique amenities throughout the building. Located at the corner of vibrant State Street and Frances Street, the Hub will enhance the unique retail and entertainment district of State Street and Downtown Madison.

The new building will house a creative mix of studio, one, two, three, four and five bedroom student apartments with 81 beds on a typical upper floor level. Each bedroom will contain a private bathroom along with generous living areas. Terraces will be included on typical levels to improve certain units and to create interest on the building exterior. The roof of the building will house a state-of-the-art pool and a spectacular amenity area on the second floor overlooking State Street. A marvelous lobby will be developed on the ground floor along with a marketing suite and retail shops. Retail on the first floor of the building will be developed in a spectacular manner to enhance and celebrate the exciting retail streetscape that exists on State Street. 160 Parking spaces will be located behind the first floor retail and lobby on two floors, fully screened from the adjoining streets.

Total Building Square Footage: 489,124 gross square feet

Proposed Uses:

Retail:	21,959 square feet
Flex:	6,948 square feet
(Retail, Commercial or Residential)	
Residential:	329 units
	996 total bedrooms

Parking:

Automobile:	Required:	0 stalls
	Supplied:	160 stalls
Moped:	Required:	0 stalls
	Supplied:	45 stalls
Bike:	Required:	557 stalls Residential Stalls (assumes all flex space as residential)
		15 Retail Stalls (assumes all flex as retail)
	Supplied:	145 general use stalls
		600 Residential stalls (in units)

Loading: 1 off-street loading stall

Useable Open Space:

2nd Floor Courtyards:	17,832 square feet
Balconies/Terraces:	8,290 square feet
Rooftop Courtyard:	10,500 square feet

Combined Submittal

Zoning Map Amendment: Urban Mixed Use to Downtown Core
Demolition Request
Conditional Use: Building in excess of 20,000 square feet

Project Information

Project Name

The Hub at Madison

Applicant

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Existing Conditions

Address/Existing Use			
441 North Frances	University Inn	(45 rooms)	
	Commercial	(14,277 square feet)	
431 North Frances Street	Apartment Building	(4 Units)	
529 1/2-531 State Street	Surface Parking		
529 State Street	Upper Floor Residential	(2 units)	
	Commercial	(5,184 square feet)	
432 West Gilman Street	Surface Parking		
Parcel Identification Numbers:			
441 North Frances	0709-232-0211-6		
431 North Frances Street	0709-232-0212-4		
529 1/2 State Street	0709-232-0209-1		
531 State Street	0709-232-0210-8		
529 State Street	0709-232-0208-3		
432 West Gilman Street	0709-232-0218-2		
Aldermanic District:			
	District 4		
	Alder Mike Verveer		
Neighborhood Association:			
	State Langdon Neighborhood Association		
Alder/Neighborhood Notification:			
	April 22, 2013 See Exhibit B		
Legal Description:			
	See Exhibit A		
Lot Area:			
	1.62 acres		
Existing Zoning:			
	Downtown Core		
	Urban Mixed Use		
Downtown Plan:			
	State Street District		
	Downtown Core Mixed Use		
Comp. Plan Designation:			
	State Street District		
Development Schedule:			
	Early 2014 Construction Start		
	14-18 Month Construction Period		
	Target Opening: August 2015		

Re-Zoning Request

The property located at 431 North Frances Street is requested to be rezoned from Urban Mixed Use to Downtown Core, consistent with the balance of the site. The portion to be re-zoned is 3,232 square feet.

Certified Survey Map

A separate Certified Survey Map packet has been submitted to combine all of the parcels into one parcel. This item will be a separate submittal and approval item.

Demolition Request

The three existing buildings on-site will be demolished as part of the development, with the key elements of the façade at 529 State Street to be retained/integrated into the project design.

431 North Frances Street

431 North Frances is a former single family residence that has been converted into a four unit apartment building with significant alterations and has reached functional obsolescence.



441 North Frances Street

441 North Frances Street is the mixed use University Inn Hotel and commercial building. While functional, redevelopment of this key corner creates unique opportunities for new housing and commercial uses in a highly visible corner.





529 State Street

529 State Street is being evaluated for integration and preservation of the State Street tile façade. The balance of the building is a cinderblock building and is proposed for removal.



Conditional Use Request

Per the Downtown Core Zoning District, buildings in excess of 20,000 square feet shall obtain conditional use approval and shall be reviewed against the Downtown Urban Design Guidelines.

The project is also requesting the following modifications per the conditional use request:

- 1.) Reduce the number of off-street loading stalls required for the building to one stall.
- 2.) Reduce the required general bike parking stalls to 145 stalls. This reduction will be off-set through the creation of 750 bike stalls within the residential units.

Downtown Design Guidelines

A. Site Design + Building Placement

1) Orientation

Buildings create and spatially define the public space (streets and sidewalks), and how a building faces this public way is a primary factor in what it contributes to the urban character of an area by reinforcing a consistent street wall and enhancing the pedestrian realm.

- a. **Any building façade adjacent to a street should address the street and reinforce the density of the urban block form created by the boundaries of the property line and adjacent built forms built to the property line of the street.**
The proposed building holds and activates all three adjoining streets with building forms placed at the property line.
- b. **Buildings should be sited so that portions of the building designed for service uses, such as loading docks and dumpster enclosures, are not part of the street façade. When a lot configuration requires such activities from a street, these components should be architecturally integrated into the design of the façade.**
The service area will be access off of the Gilman Street façade and will be architecturally integrated into the design of the façade.
- c. **The street level of a building should be designed with active uses and architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building architecture and the landscape architecture.**
Retail and residential uses have direct access and integration with the adjoining streetscapes.
- d. **Buildings should be oriented to preserve and enhance the views identified on the Views and Vistas Map in the Downtown Plan.**
No prominent views and vistas are impacted by the project which is conforming with the overall height regulations for this site.
- e. **Buildings at the intersection of streets should have a strong corner presence.**
The building architecture reinforces the Frances/State Street intersection with key architectural elements, entrances, and overall massing.

2) Access + Site Circulation

How people, bicycles, and motor vehicles access a site and circulate within it and around it can be a critical determinant in how it relates to its context. A primary goal is to maximize uninterrupted pedestrian access within a given block to enhance and maintain all areas of the Downtown as pedestrian friendly. Another goal is to minimize the visual presence of motor vehicle circulation, parking, and service functions, including minimizing the visual impact of parking structures and parking lots on the streetscape.

- a. **Parking facilities beneath a building should not be considered a valid reason to establish an occupiable first floor more than three (3) feet above the grade of the sidewalk along any adjacent street, nor to include long segments of blank wall on any side of a building.**
Underground parking is not included in the project. Retail and residential entrances are programmed to be at sidewalk grade on all three streets.
- b. **Driveways should be oriented 90 degrees to the street, and shared driveways are encouraged. Designs should provide clear vision of pedestrians on sidewalks crossing any driveway.**
The Gilman Street access is 90 degrees to the street and will be designed to maintain site triangles/visual access with the sidewalk.
- c. **Porte-cochere type entries, drop offs, or circular drives should not be parallel to the street or within the right-of-way, nor should they be oriented to require more than one curb cut. Queuing space for motor vehicles should not impede pedestrian movement along any public sidewalk nor be designed in such a manner that it unnecessarily widens the driveway.**
Not included in design.

3) Usable Open Space - Residential Development

Residents living in this densely developed portion of the city enjoy a variety of conveniently located urban amenities and may not require the amount of on-site usable open space as other parts of the community. However, the provision of quality on-site useable open space is necessary to create a quality living environment.

- a. **Project designs should provide attractive, safe and creatively designed yards, courtyards, plazas, sitting areas or other similar open spaces for building residents.**
Large open spaces are provided at the second floor terrace and at the rooftop pool terrace. Balconies and private terraces are provided for select units.
- b. **All residents should have access to some form of open space, whether it is private (such as patios or balconies) or common open space (such as yards or roof decks). A suggested minimum size for a balcony is 4.5 feet by 8 feet.**
See a. above.
- c. **At some locations, side and rear yards sufficient to provide usable open space may be limited, and outdoor open space may not represent the most beneficial use of a limited site when the overall density of development is relatively high. Common recreational facilities and social activity spaces in the development may be considered toward meeting some of the need for usable open space. “Permeable” first floor spaces that provide an opportunity for indoor activities to extend to outdoor spaces are encouraged.**
See a. above.

4) Landscaping

How a site is landscaped-- particularly in a dense urban environment-- can “soften” hard edges, make a site more inviting, and bring color and interest to a development. Well landscaped sites also create informal gathering spaces and enhance the adjoining public improvements.

- a. **The design emphasis should be on creating an “urban” landscape, incorporating site amenities such as linear planting beds or seat walls, street furniture, public art, lighting, and landscape materials. These features should be architecturally compatible with the styles, materials and colors of the principal building on the lot and those in the immediate area.**
The project is designed to maintain the adjoining streetscape landscape with impacts limited to the relocation of one tree along Gilman Street.
- b. **Context appropriate landscaping should be provided along the front façade. Appropriate landscaping will depend on factors such as the setbacks, shape, size, and orientation of the building.**
Met

- c. **Plant species should be selected based on their compatibility with an urban environment. Planting environments should be designed to provide plants the greatest potential to grow to maturity in a healthy state, such as use of planting beds, structural soils to promote root growth, and considering salt tolerance. Ease of maintenance should also be considered.**
Met
- d. **Public art should be encouraged where it is an integral part of the design approach to these spaces.**
The public art along Frances Street is not impacted by the proposal.
- e. **Outdoor seating areas and cafes on private property are encouraged provided they do not interfere with pedestrian flow and circulation along the sidewalk and from public ways to building entries or amenities, such as bicycle racks and benches.**
- f. **Canopy trees should be encouraged and planted to imply human-scale spaces and mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficiently sized tree pits or planting beds and appropriate planting medium to provide for healthy tree growth.**
Existing street trees will be maintained with the exception of one tree along Gilman Street which will require replacement and relocation.

5) Lighting

Appropriate site and building lighting can create interest and a safe and welcoming environment. Lighting can also reinforce architectural elements such as entries, structural bays, or shop windows. Excessively lighting a site or building can create glare and greatly detract from the ambiance of a street, while insufficiently lighting a site can result in dark spots and raise safety issues.

- a. **Exterior lighting to accentuate the building architecture and landscaping should not be excessive in either amount or intensity.**
Met
- b. **Building entrances and entryways and other walkways should be lit sufficiently to create inviting and safe building access.**
Met
- c. **Building-mounted fixtures should be compatible with the building facades.**
Met
- d. **Full cut-off fixtures should be used. Lighting should not spill into the sky, encroach on neighboring properties, nor cause excessive glare.**
Met
- e. **The lighting on the top of a building should not compete with the view of the Capitol dome in views of the skyline.**
Met

B. Architecture

1) Massing

Building massing is an important determinant in the quality of the urban environment and in how “welcoming” a street is perceived. Important aspects to this specifically related to massing include the preservation of natural light, sunlight and ventilation to the street, as well as preventing the feeling that large buildings are looming over the street and creating a canyon effect. The mass of a building can also enhance the pedestrian experience by creating more human-scaled development.

- a. **The proportions and relationships of the various architectural components of the building should consider the scale of other buildings in the vicinity. In areas where the Downtown Plan recommends significantly taller or larger buildings than currently exist, this guideline should consider the evolving context.**
The massing of the building is consistent with the surrounding buildings and Downtown Plan recommendations.
- b. **Larger buildings should solve any problems that their scale may create to ensure a pedestrian-friendly quality. Articulation of buildings in both plan and profile may help break up the mass of large buildings. Stepping back the upper floors from lower floors may be appropriate to minimize overall scale and minimize shadow effects.**
The articulation of the building architecture is consistent with the surrounding buildings.
- c. **The mass of a building should not negatively impact views identified on the Views and Vistas Map in the Downtown Plan. Applicants may need to prepare viewshed studies for others to fully understand potential impacts.**
No prominent views and vistas are impacted by the project which is conforming with the overall height regulations for this site.
- d. **Shadow studies may need to be prepared by the applicant for buildings that adjoin public open spaces, or streets and sidewalks with particularly heavy pedestrian volumes, to demonstrate that these important public spaces are not negatively impacted by excessive amounts and/or durations of shadows.**
Shadow studies have been included in the packet.

2) Building Components

Most buildings are experienced from a variety of perspectives, which change as a person moves about the city. Correspondingly, how the top, middle, and base of a building are designed also influences these interactions, and all must work within a complete architectural form. The Downtown Plan places an emphasis on creating an interesting skyline that reflects the underlying topography, and the design of the top of a building influences the skyline. Likewise, the Plan places an emphasis on making great public spaces, streets, and engaging pedestrian environments, and the design of a building’s lowest four floors define the public realm and are the primary contributor to a pedestrian’s perception of a street.

- a. **The lower levels of street facing facades should generally incorporate a higher level of visual interest and richer architectural detailing. One way to achieve this is to locate active use areas on lower level street side spaces within a building, which could be reflected in the exterior architecture of the corresponding facades.**
Met
- b. **A positive visual termination at the top of the building should be an integral part of the design from both the distant view and the pedestrian perspective. A positive visual termination could include projections or relief from the building façade or visual interest in the building form as it meets the sky.**
Met
- c. **Roof forms should be used to integrate rooftop equipment, telecommunications equipment, and other devices so as to express/conceal them as architectural elements. Large mechanical penthouses and elevator overrides should be fully integrated into the building architecture and be appropriately-scaled to serve as architectural features and avoid the appearance of being “plopped” on top.**
Met

3) Visual Interest

As emphasized in the Downtown Plan, it is especially important to create a comfortably-scaled and thoughtfully detailed urban environment through the use of well-designed architectural forms and details. Well-designed buildings add visual interest and variety to the massing of a building, help define the public space, engage the street, create an interesting pedestrian environment, and help break up long, monotonous facades. Articulation also is a primary means of providing a human scale through change in plane, contrast and intricacy in form, color, and materials.

- a. Buildings should have an overall design composition with a secondary and tertiary composition within it. All sides should have a similar design composition and quality of materials that make a positive contribution to the built urban environment.
Met
- b. Franchise corporate/trademark building designs should be altered to fit the desired character of the district.
To be determined based on future tenant needs.
- c. The design of buildings fronting on State Street should reflect the historic pattern and rhythm of storefront bays on the lower level. If the interior space is wider, each bay should be articulated and have the ability to create its own entrance. A combination of good physical features and varied activities should result in a livelier street.
Met
- d. Balconies should not extend over the public right-of-way.
Met

4) Door and Window Openings

As emphasized in the Downtown Plan, it is especially important to create a comfortably-scaled and thoughtfully detailed streetscape and how the openings in building walls (windows, doors, etc.) are incorporated have an influence on the perception of a building's mass and how it is experienced by pedestrians.

- a. The size and rhythm of windows and doors in a building should respect those established by existing buildings in the area where a clear pattern exists, and the residential and/or mixed-use nature of the building.
Met
- b. Existing traditional buildings should not have window openings with different sash configurations, smaller windows, or materials inappropriate to the original design. Transom windows should remain transparent/translucent.
Not applicable
- c. Entrances, including doors, should be sized and articulated in proportion to the scale of the building and should be architecturally compatible with the style, materials, and details of the building as a whole. Entrance definition and articulation may be achieved through use of architectural elements such as: lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, and others, where appropriate.
Met

5) Building Materials

The Downtown Core and Urban Mixed Use Districts are generally the most dense and heavily used areas of the city, and buildings in these districts are exposed to a high level of use. An integrated palette of high quality, durable building materials can enrich the pedestrian environment through the use of scale, color, texture, and architectural details.

- a. A variety of complementary exterior building materials may be incorporated to provide visual interest to the building. The palette of materials should not be overly complex.
Met
- b. All sides of a structure should exhibit design continuity and be finished with high quality materials. Materials should be those typically found in urban settings.
Met

- c. If material changes are proposed, they should generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal.
Met

6) Terminal Views and Highly-Visible Corners

The design of buildings occupying sites located at the end of a street, on a highly-visible corner, or in other prominent view sheds can serve as a focal point and the design of such structures should reflect the prominence of the site. Particular attention should be paid to views from these perspectives.

- a. Corner buildings should define the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
Met
- b. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location.
Met
- c. New buildings on flatiron corners, as identified in the Downtown Plan, should include a design approach that reflects the acute angles of the site.
Not applicable.

7) Awnings and Canopies

Awnings can add color and texture to a streetscape, provide shelter for pedestrians and protect storefront displays from sun exposure.

- a. Awnings should not be internally illuminated so that they glow and become beacons that attract attention to the establishment.
Met
- b. Awnings and canopies should be compatible with building design in terms of the rhythm and design of the storefront bays, material, details, massing, and form.
Met
- c. Awnings and canopies should not cover up architectural details.
Met

8) Signage

Signage is for the purpose of identifying a business in an attractive and functional manner rather than to serve as general advertising for a business. Well conceived signage can contribute positively to the character of a street or district. Too many signs and too much information on one sign can overwhelm a viewer and make a sign less effective, and too much signage on a building, block, or street can easily result in visual clutter. The guidelines below are in addition to the requirements of the Madison Sign Code.

- a. Signage should be integrated with and be compatible with the architectural scheme of a building.
To be met at time of signage packet review.
- b. Messages should be simple-- only including the name, address, function (i.e. restaurant), and logo of the establishment.
To be met at time of signage packet review.

Exhibit A: Legal Description

Part of Lots 14 and 19 and all of Lots 1, 2, 3, 4, 5, 11, 12 and 13, (Wells) Plat of Block 9 University Addition to Madison, as recorded in Volume A of Plats, on page 10, as Document Number 179027, Dane County Registry, located in the Northeast Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the South Quarter corner of Section 14; thence South 01 degree 22 minutes 20 seconds West, 34.41 feet to a point on the south right of way line of State Street; thence North 88 degrees 37 minutes 40 seconds West along said south right of way line, 151.04 feet to the point of beginning; thence South 01 degree 27 minutes 49 seconds West, 132.00 feet; thence South 88 degrees 37 minutes 40 seconds East, 7.37 feet; thence South 43 degrees 51 minutes 50 seconds East, 86.49 feet to a point on the northwest right of way line of West Gilman Street; thence South 46 degrees 22 minutes 07 seconds West along said northwest right of way line, 167.05 feet; thence North 44 degrees 08 minutes 10 seconds West, 132.27 feet; thence South 46 degrees 16 minutes 05 seconds West, 61.52 feet; thence North 88 degrees 41 minutes 59 seconds West, 62.88 feet to a point on the east right of way line of North Frances Street; thence North 01 degree 22 minutes 20 seconds East along said east right of way line, 262.00 feet to a point on the aforementioned south right of way line of State Street; thence South 88 degrees 37 minutes 40 seconds East along said south right of way line, 250.21 feet to the point of beginning. This description contains 70701.77 square feet or 1.62 acres.

Exhibit B: Alder/Neighborhood Notification



To: Alder Mike Verveer
Alder Scott Resnick
Alder Ledell Zellers
Joe Magnino, State-Langdon Neighborhood Association
Colin Bowden, State-Langdon Neighborhood Association

From: Brian Munson

CC: Marc Lifshin, Core Campus
Heather Stouder, City of Madison
Brad Mullins, Mullins Group

Date: April 22, 2013

Re: Submittal Notification

The Core Campus development team will be pursuing a demolition permit, rezoning, and conditional use approval for a mixed use university focused project known as "The Hub at Madison". Located at the intersection of State & Frances The Hub at Madison is an exciting new mixed use project featuring 25,000-30,000 square feet of retail and 250-300 residences. Through the redevelopment of the University Inn site, this project will build upon the State Street experience and offer new residential opportunities with unparalleled amenities. Targeted for construction in 2014, this project will be working through the review and approval process over the course of the year and we welcome the opportunity to present the project for input and discussion.

This project will be submitting a formal application on May 22, 2013 for the properties located at 529-557 State Street, 431-441 North Frances Street, and 432 West Gilman Street, and will include a demolition request for the three buildings on-site, a rezoning request for 431 North Frances from Urban Mixed Use (UMX) to Downtown Core (DC), a conditional use request for the proposed building, and a certified survey map combining the lots into one parcel. The project is located in TIF district 32, but will not be requesting any subsidy. This submittal date tentatively corresponds to an Urban Design Committee meeting on July 10, 2013, a Plan Commission meeting on July 22, 2013, and Common Council meeting on August 6, 2013.

Alder Verveer will be hosting a neighborhood meeting for this project on April 29, 2013 and will have more information available for discussion at that time.

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www.vandewalle.com

Shaping places. shaping change

PART OF LOTS 14 AND 19 AND ALL OF LOTS 1, 2, 3, 4, 5, 11, 12 AND 13, (WELLS) PLAT OF BLOCK 9 UNIVERSITY ADDITION TO MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 10, AS DOCUMENT NUMBER 179027, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



1. Dates of field work: April 12-22, 2013
2. Total Parcel Area: 70,702 square feet.
3. Easements are based upon N44088 delist. The City of Madison monument at the South Quarter corner of Section 14-07-09 has an elevation of 870.32' based upon Easther by Gregory Jones dated 12-16-2008.
4. Routing of public utilities is based upon drawings provided by Digger's Hotline. Parcel Numbers 20131006543, 20131006557, 20131006561, 20131006570, 20131006573, 20131006598, 20131006599 and 20131006599, drawings obtained from City of Madison Engineering Department, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations are made to locate utilities. SURGE does not warrant the location of underground utilities. Before excavations are performed contact Digger's Hotline.
5. No attempt has been made as part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
6. All surface and subsurface improvements on and adjacent to the site are not necessarily shown herein, as they were not observed during the course of the survey.
7. All trees, hedges and ground cover on the site may not necessarily be shown herein.
8. By preplot platting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Parcel Number: 55025C04096, dated January 01, 2009.
9. Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setbacks; lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that in accurate and current title search may disclose.
10. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, separate title evidence, or any other facts. Surveyor was provided with a Title Commitment Number NC5-268024-MAD dated April 15, 2013 from First American Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B Section 2 of Commitment):
(12) Abstract Easement and Indemnification Agreement recorded January 18, 2006, as Document No. 4154068.
11. Zoning: This parcel is zoned OC per City of Madison Zoning website.
12. Building setbacks per City of Madison Zoning website are 0 ft. front, for the first two stories of one side of all buildings 0 ft. side, 0 ft. rear, 12 stories height. Surveyor is not an employee of the municipal zoning authority, and as such, can make no determination as to whether the site satisfies any setbacks, load, parking or any other zoning requirements. The building inspection unit may have additional setback requirements per applicable building codes. This information was not provided to the Surveyor by the owner.
13. There is no observed evidence of current earth moving work, building construction or building additions.
14. There are no proposed changes in street right of way lines per conversation with the City of Madison. There is no observed evidence of recent street or sidewalk construction or repairs.
15. There is no observed evidence of site use as a solid waste dump, dump or sanitary landfill.
16. There are 134 regular marked parking stalls on site. There is 1 marked accessible stall on site.

PARCEL A: The East one-half of Lot Five (3), Wal's Plat of its Nine (9), University Addition to Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL B: The West one-half (8) of Lot Five (3), Wal's Plat of Block Nine (9), University Addition to Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL C: Lot Four (4), Twelve (12), Thirteen (13), and the Northerly 1/8th of Lot Fourteen (14), Wal's Plat of Block Nine (9), University Addition to Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Lot Nineteen (19); thence North along said line 90 feet; thence East at right angles to said line 81 feet and 1/2 inches to the East line of said Lot Three (3) of said Plat; thence South along said extended East line to the Southeast line of said Lot Nineteen (19); thence Northeast along said Southeast line to the Northeast corner of said Lot Nineteen (19); thence West along the North line of said Lot Nineteen (19) to the point of beginning.

PARCEL D: Lots One (1), Two (2), and Three (3), Wal's Plat of Block Nine (9), University Addition to Madison, in the City of Madison, Dane County, Wisconsin and part of the following described legal description: part of Lot Nineteen (19), Wal's Plat of Block Nine (9), University Addition to Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Lot Nineteen (19); thence North along said line 90 feet; thence East at right angles to said line 81 feet and 1/2 inches to the East line of said Lot Three (3) of said Plat; thence South along said extended East line to the Southeast line of said Lot Nineteen (19); thence Northeast along said Southeast line to the Northeast corner of said Lot Nineteen (19); thence West along the North line of said Lot Nineteen (19) to the point of beginning.

PARCEL E: That part of Block Nine (9), Wal's Plat of Block Nine (9), of the University Addition to the City of Madison described as follows: Commencing at a point on the East line of Frances Street 90 feet South of the Northwest corner of said Lot 19, running thence South along the line of said Frances Street 40 feet; thence East at right angles to said street 81 feet and 1/2 inches to the East line of said Lot 3 of said Block Nine (9); thence South along said line 5 feet; thence East at right angles to said line a point of intersecting a preexisting South parallel to Frances Street to the boundary line between Lots 2 and 3 of said subdivision; thence North along said line 2 feet and 2 inches to the Southeast corner of lot heretofore conveyed to Mrs. Mary Desjardis; thence East along the East line of said Lot 3 of said Block Nine (9) to the Southeast corner of said Lot 2; thence South along said line to the point of the preexisting said line dividing said Lot 2 from said Lot 3 and heretofore conveyed to said Beahmer, Mrs. Desjardis and Lucien Luecke.

PARCEL F: Lot Eleven (11), Wal's Plat of Block Nine (9), University Addition to Madison, in the City of Madison, Dane County, Wisconsin.

●	FOUND IRON PIPE SIZE NOTED	⊠	FIRE HYDRANT
●	FOUND SOLID IRON ROD SIZE NOTED	●	CATCH BASIN
○	SET MAG NAIL	⊠	STORM SEWER INLET
X	FOUND CHISELED CROSS	⊠	ELECTRIC MANHOLE
○	SET 1/2"x10" SOLID IRON ROD INT. 1.50 LBS./FT.	⊠	TELECOMM. MANHOLE
—	OVERHEAD UTILITY	⊠	STORM SEWER MANHOLE
—	BURIED GAS MAIN	⊠	SANITARY SEWER MANHOLE
—	WATER MAIN	⊠	WATER UTILITY MANHOLE
—	SANITARY SEWER	⊠	5" DECIDUOUS TREE
—	STORM SEWER	⊠	2" CONIFEROUS TREE
—	BURIED TELEPHONE	⊠	1" CONTROL POINT
—	BURIED ELECTRIC	⊠	1/4" BENCHMARK
—	BURIED CABLE TV	⊠	BITUMINOUS PAVEMENT
—	BURIED FIBER OPTIC	⊠	LS LANDSCAPING
—	METAL FENCE	⊠	CONCRETE PAVEMENT
●	WATER VALVE	⊠	METAL TREE GRATE
●	GAS VALVE	⊠	BRICK COLUMN
⊠	CABLE TV PEDESTAL	⊠	BOLLARD
⊠	ELECTRIC PEDESTAL	—	SIGN
⊠	TELEPHONE PEDESTAL	⊠	PAVING METER/PLACARD
⊠	UTILITY POLE	{ }	INDICATES RECORDED AS
⊠	LIGHT POLE		
⊠	BIKE RACK		
⊠	HANDHOLE		

To: Core Campus Investment Partners, LLC, Frances State Limited Partnership, Mullins Family, LLC and First American Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(c) and c), 8, 9, 10(a), 11(a), 12, 16, 17 and 18 of Table A thereof. The Survey was completed on April 22, 2013.

Dated this 22nd day of APRIL 2013
Signed: Michelle L. Burse
Michelle L. Burse, R.L.S. No. 2020
(Email: MBURSE@GOSOE-INC.NET)

REV'D TO CORRECT AREA 7114-8 05/02/2013



SURVEYED FOR :
CORE CAMPUS
2234 WEST NORTH AVE.
CHICAGO IL 60647

SURVEYED BY :
Burse
surveying & engineering
1400 E. Washington Ave, Suite 158
Madison, WI 53703 G08.250.9263
Fax: G08.250.9266
email: Mburse@BSE-INC.net
www.burse-surveying.com

SHEET 1 OF 1

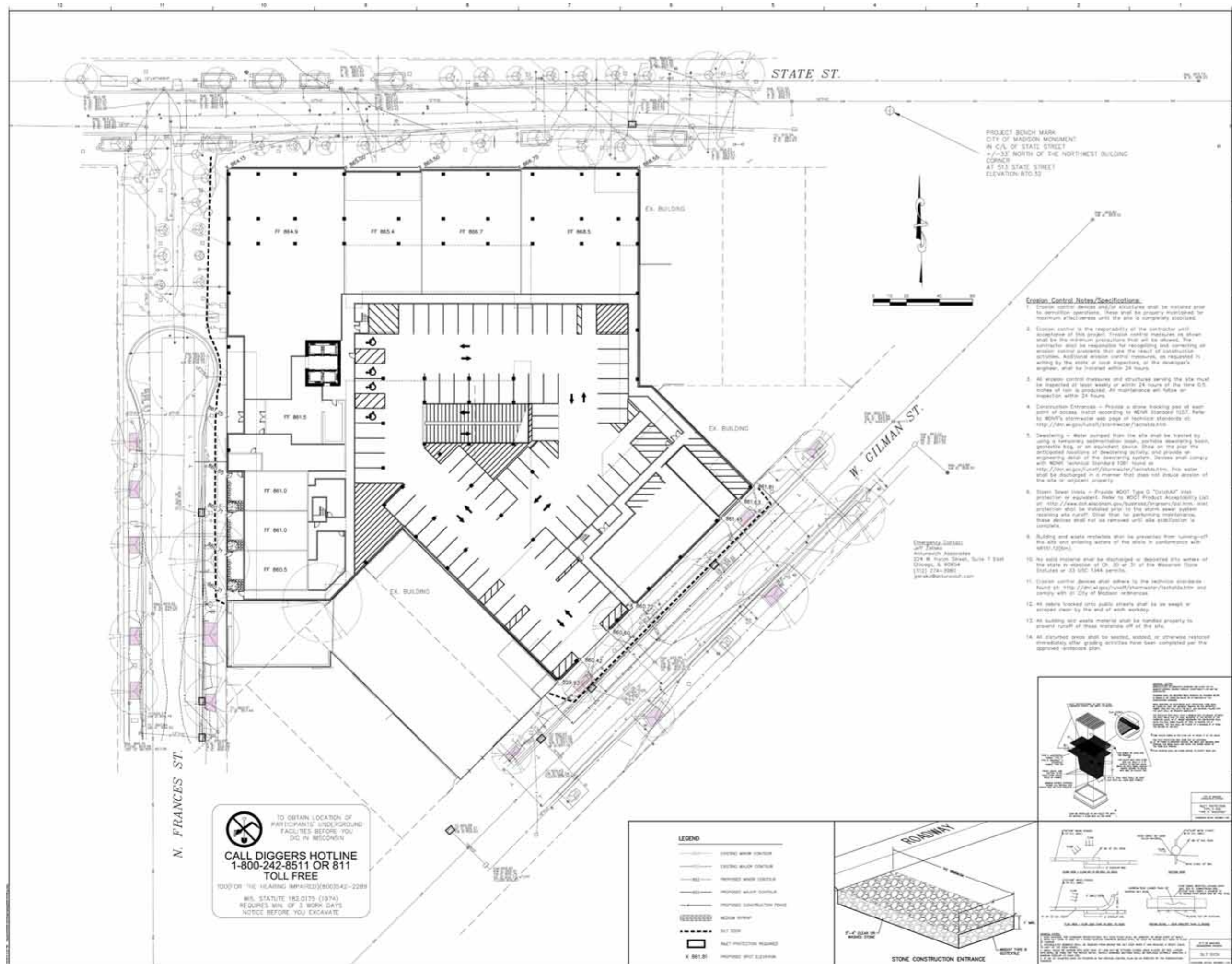


- Page 1 of 10
Case No. 17-0710
1. Issuance, and legal need for, Ad-Exempt Use. The City of Madison received, on the South, Superior corner of Monroe Street (1/20 acre) an addition, 10,975.33' total area (Source: City Property data) dated 17-06-2018.
2. Results of public review is based upon information provided by Uptown's housing license number 2017-03041, 2017-03041-1, 2017-03041-2, 2017-03041-3, 2017-03041-4, 2017-03041-5, 2017-03041-6, 2017-03041-7, 2017-03041-8, 2017-03041-9, 2017-03041-10, 2017-03041-11, 2017-03041-12, 2017-03041-13, 2017-03041-14, 2017-03041-15, 2017-03041-16, 2017-03041-17, 2017-03041-18, 2017-03041-19, 2017-03041-20, 2017-03041-21, 2017-03041-22, 2017-03041-23, 2017-03041-24, 2017-03041-25, 2017-03041-26, 2017-03041-27, 2017-03041-28, 2017-03041-29, 2017-03041-30, 2017-03041-31, 2017-03041-32, 2017-03041-33, 2017-03041-34, 2017-03041-35, 2017-03041-36, 2017-03041-37, 2017-03041-38, 2017-03041-39, 2017-03041-40, 2017-03041-41, 2017-03041-42, 2017-03041-43, 2017-03041-44, 2017-03041-45, 2017-03041-46, 2017-03041-47, 2017-03041-48, 2017-03041-49, 2017-03041-50, 2017-03041-51, 2017-03041-52, 2017-03041-53, 2017-03041-54, 2017-03041-55, 2017-03041-56, 2017-03041-57, 2017-03041-58, 2017-03041-59, 2017-03041-60, 2017-03041-61, 2017-03041-62, 2017-03041-63, 2017-03041-64, 2017-03041-65, 2017-03041-66, 2017-03041-67, 2017-03041-68, 2017-03041-69, 2017-03041-70, 2017-03041-71, 2017-03041-72, 2017-03041-73, 2017-03041-74, 2017-03041-75, 2017-03041-76, 2017-03041-77, 2017-03041-78, 2017-03041-79, 2017-03041-80, 2017-03041-81, 2017-03041-82, 2017-03041-83, 2017-03041-84, 2017-03041-85, 2017-03041-86, 2017-03041-87, 2017-03041-88, 2017-03041-89, 2017-03041-90, 2017-03041-91, 2017-03041-92, 2017-03041-93, 2017-03041-94, 2017-03041-95, 2017-03041-96, 2017-03041-97, 2017-03041-98, 2017-03041-99, 2017-03041-100, 2017-03041-101, 2017-03041-102, 2017-03041-103, 2017-03041-104, 2017-03041-105, 2017-03041-106, 2017-03041-107, 2017-03041-108, 2017-03041-109, 2017-03041-110, 2017-03041-111, 2017-03041-112, 2017-03041-113, 2017-03041-114, 2017-03041-115, 2017-03041-116, 2017-03041-117, 2017-03041-118, 2017-03041-119, 2017-03041-120, 2017-03041-121, 2017-03041-122, 2017-03041-123, 2017-03041-124, 2017-03041-125, 2017-03041-126, 2017-03041-127, 2017-03041-128, 2017-03041-129, 2017-03041-130, 2017-03041-131, 2017-03041-132, 2017-03041-133, 2017-03041-134, 2017-03041-135, 2017-03041-136, 2017-03041-137, 2017-03041-138, 2017-03041-139, 2017-03041-140, 2017-03041-141, 2017-03041-142, 2017-03041-143, 2017-03041-144, 2017-03041-145, 2017-03041-146, 2017-03041-147, 2017-03041-148, 2017-03041-149, 2017-03041-150, 2017-03041-151, 2017-03041-152, 2017-03041-153, 2017-03041-154, 2017-03041-155, 2017-03041-156, 2017-03041-157, 2017-03041-158, 2017-03041-159, 2017-03041-160, 2017-03041-161, 2017-03041-162, 2017-03041-163, 2017-03041-164, 2017-03041-165, 2017-03041-166, 2017-03041-167, 2017-03041-168, 2017-03041-169, 2017-03041-170, 2017-03041-171, 2017-03041-172, 2017-03041-173, 2017-03041-174, 2017-03041-175, 2017-03041-176, 2017-03041-177, 2017-03041-178, 2017-03041-179, 2017-03041-180, 2017-03041-181, 2017-03041-182, 2017-03041-183, 2017-03041-184, 2017-03041-185, 2017-03041-186, 2017-03041-187, 2017-03041-188, 2017-03041-189, 2017-03041-190, 2017-03041-191, 2017-03041-192, 2017-03041-193, 2017-03041-194, 2017-03041-195, 2017-03041-196, 2017-03041-197, 2017-03041-198, 2017-03041-199, 2017-03041-200, 2017-03041-201, 2017-03041-202, 2017-03041-203, 2017-03041-204, 2017-03041-205, 2017-03041-206, 2017-03041-207, 2017-03041-208, 2017-03041-209, 2017-03041-210, 2017-03041-211, 2017-03041-212, 2017-03041-213, 2017-03041-214, 2017-03041-215, 2017-03041-216, 2017-03041-217, 2017-03041-218, 2017-03041-219, 2017-03041-220, 2017-03041-221, 2017-03041-222, 2017-03041-223, 2017-03041-224, 2017-03041-225, 2017-03041-226, 2017-03041-227, 2017-03041-228, 2017-03041-229, 2017-03041-230, 2017-03041-231, 2017-03041-232, 2017-03041-233, 2017-03041-234, 2017-03041-235, 2017-03041-236, 2017-03041-237, 2017-03041-238, 2017-03041-239, 2017-03041-240, 2017-03041-241, 2017-03041-242, 2017-03041-243, 2017-03041-244, 2017-03041-245, 2017-03041-246, 2017-03041-247, 2017-03041-248, 2017-03041-249, 2017-03041-250, 2017-03041-251, 2017-03041-252, 2017-03041-253, 2017-03041-2

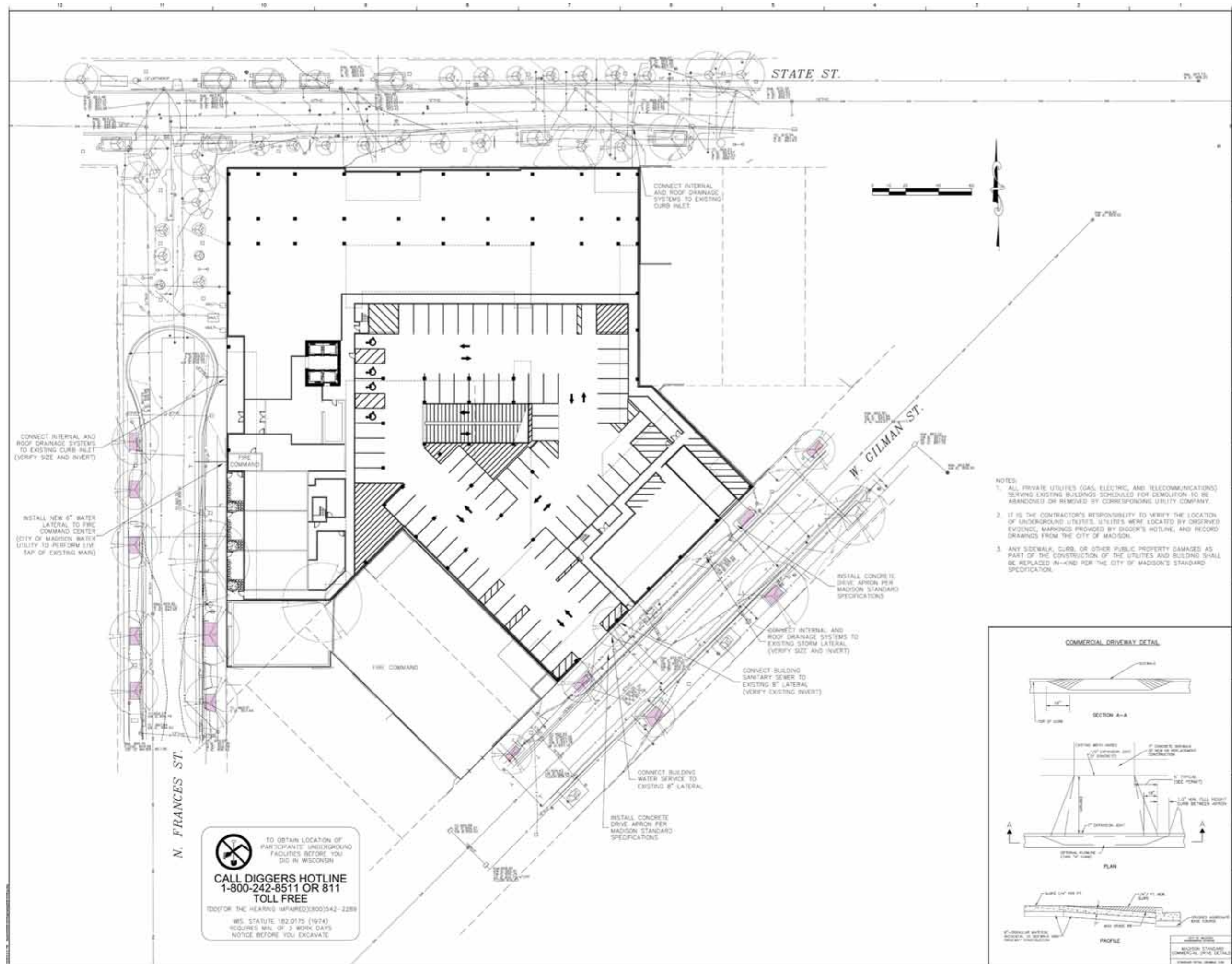
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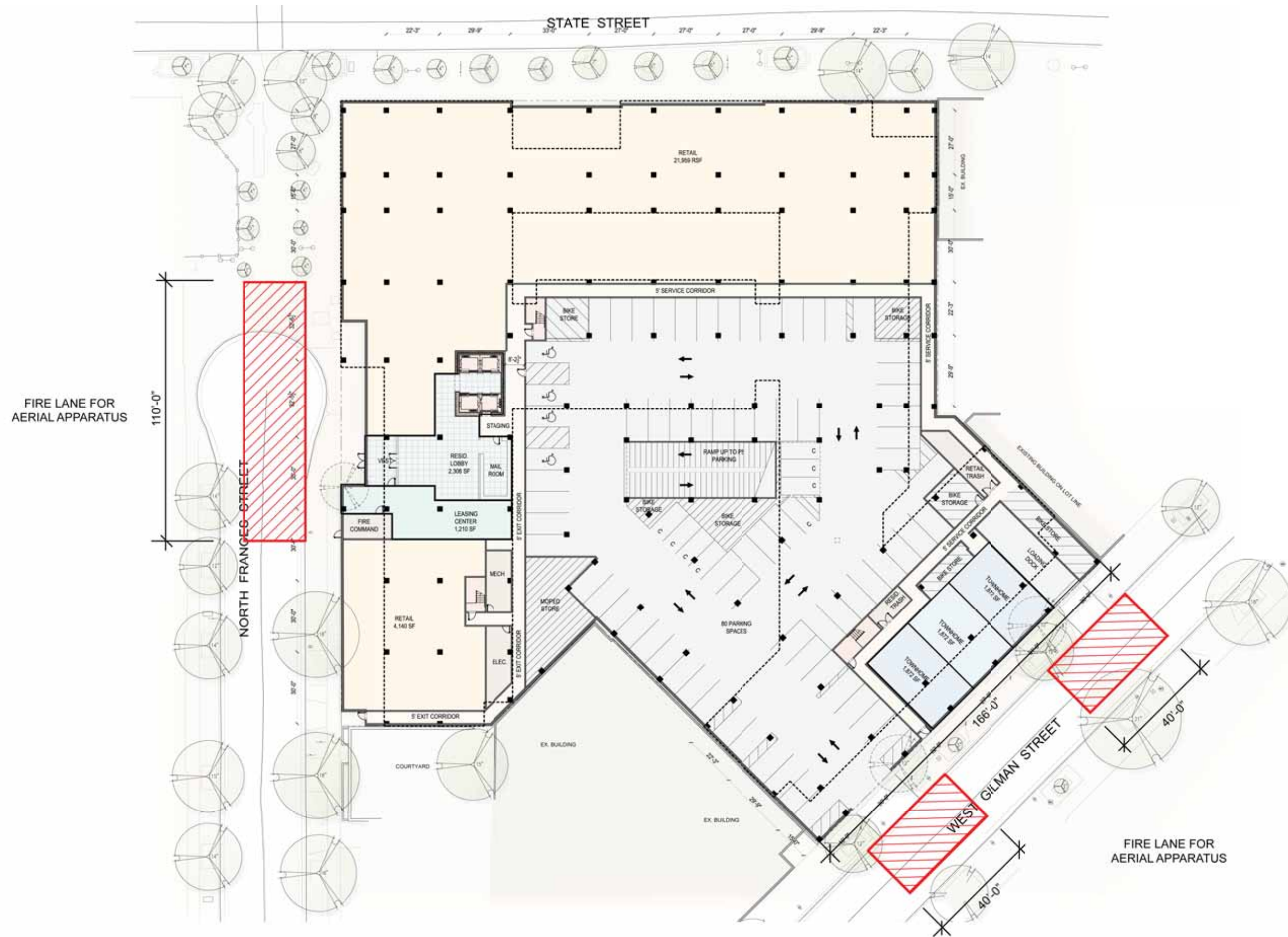
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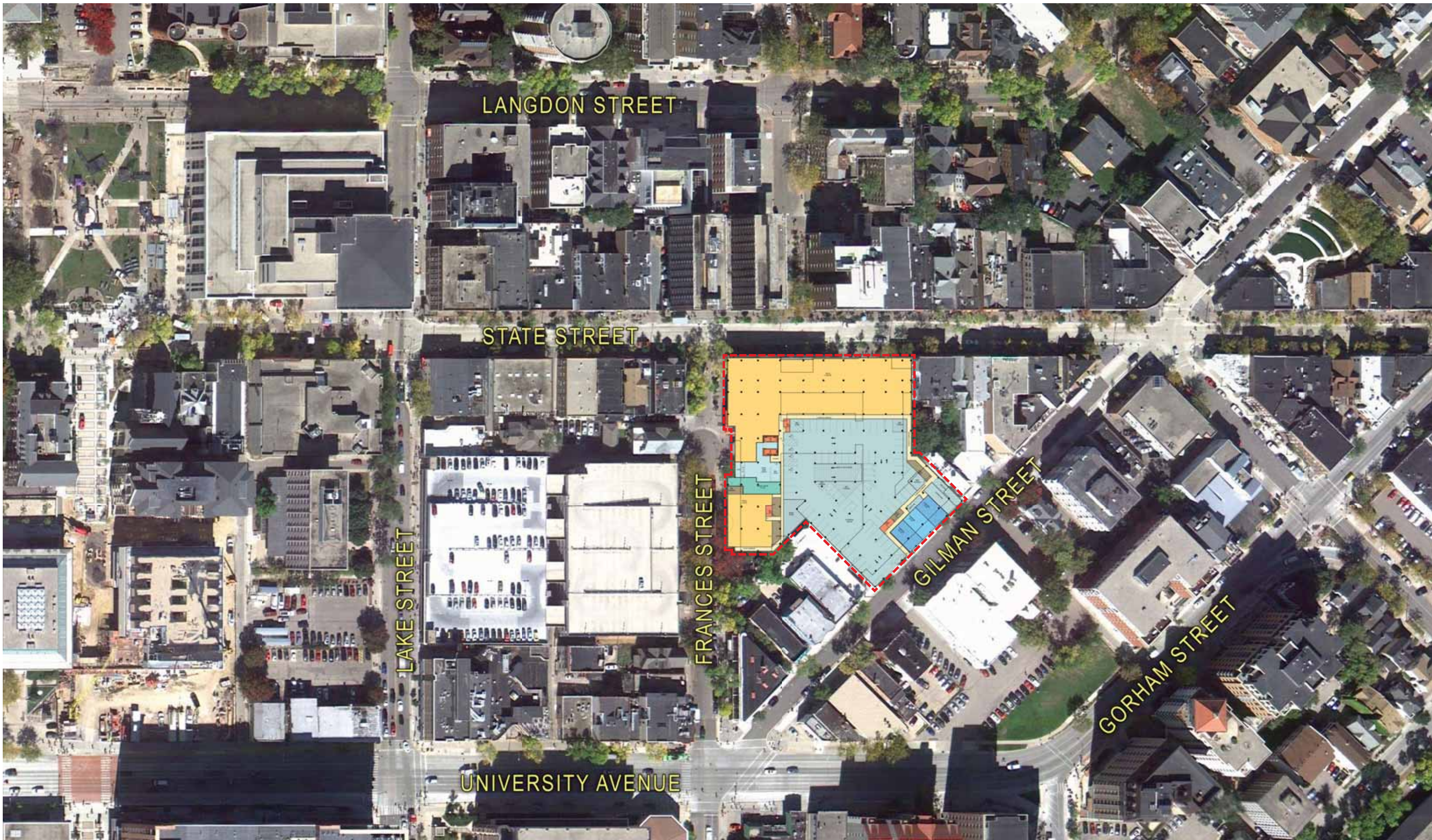
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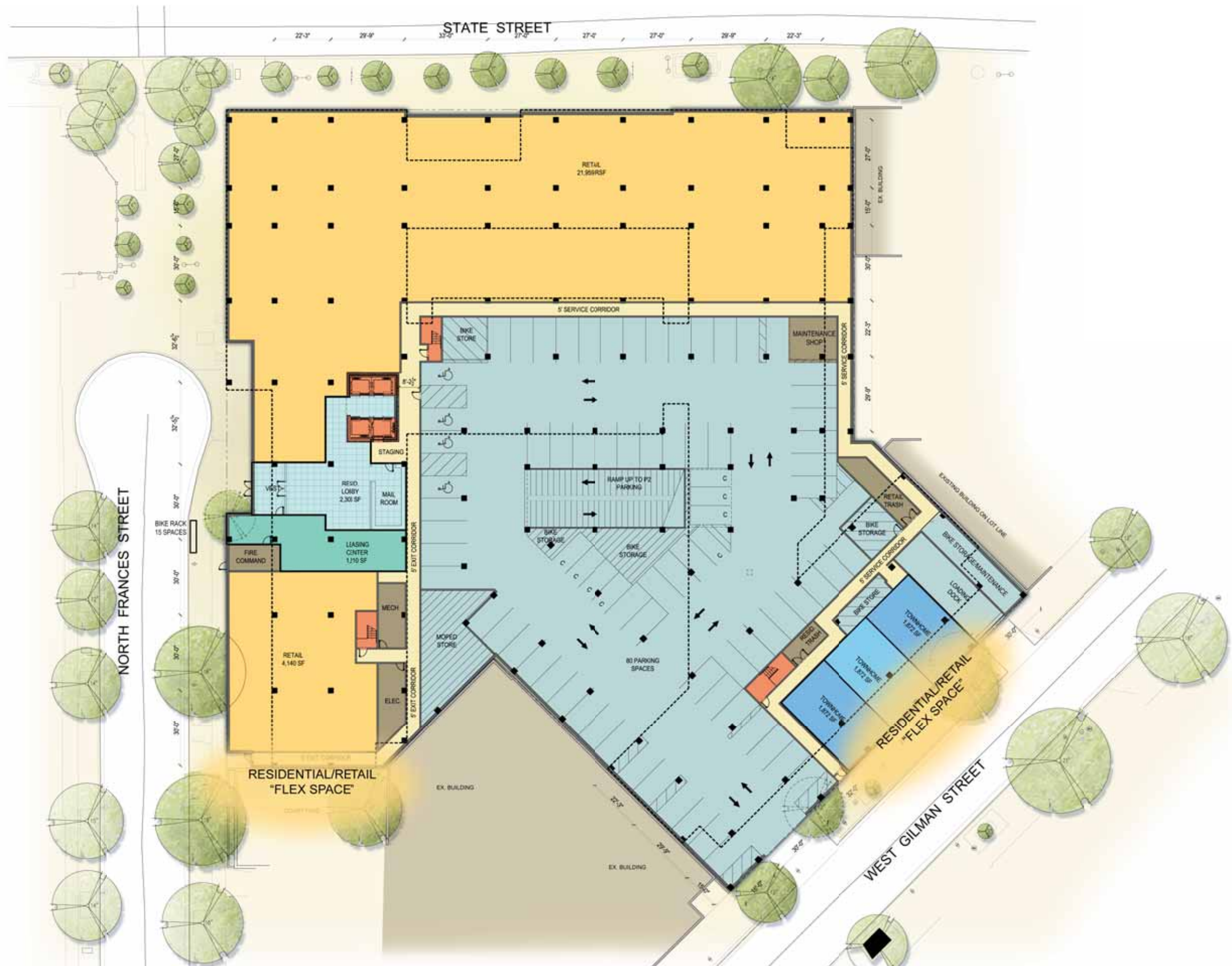


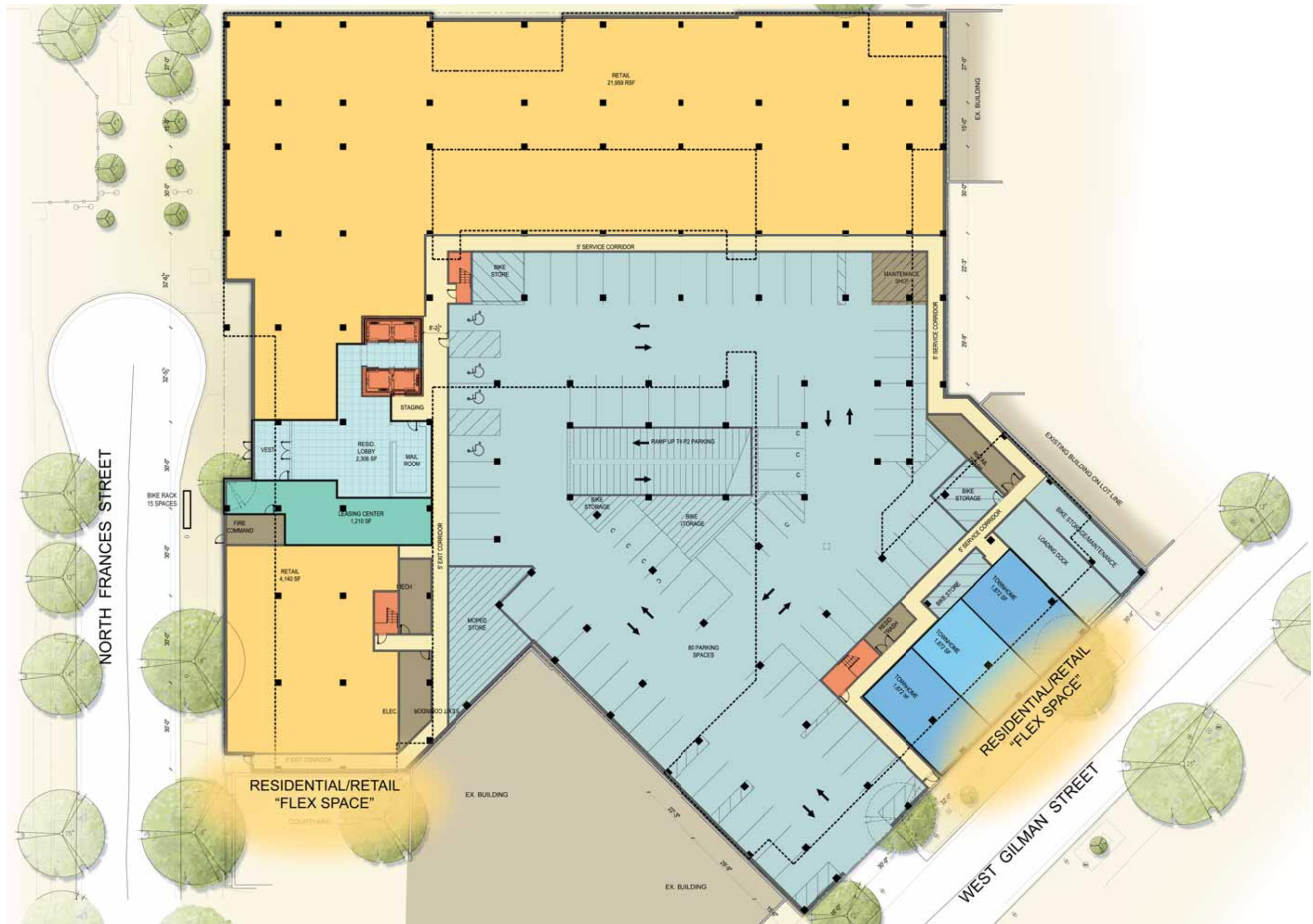
General Notes		
No.	Date	Description
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Submissions & Revisions		
Owner  <p>CORE Landscape Architecture</p> <p>11 Hawthorne Avenue, Ste. 100 Westborough, MA 01581 200 South Main Street Worcester, MA 01602-1000 Tel: 508.733.0300 Fax: 508.733.0300</p>		
General Contractor		
Architect ANTUNOVICH ASSOCIATES ARCHITECTS PLLC P C O R P O R A T E <p>715 State Street, Suite 200 Boston, MA 02109 Tel: 617.451.1100 Fax: 617.451.1100 Email: info@antunovich.com</p>		
Structural Engineer		
M.E.P. Engineers		
Civil Engineer  Burse Engineering Inc. 200 S. Kensington Ave., Suite 900 Madison, WI 53703 Phone: 608.261.9400 Fax: 608.261.9399 Email: info@burseengr.com www.burseengineering.com/		
Project Location <div style="text-align: center;"> HUB AT MADISON 441 N. Francis Street Madison, WI 53703 </div>		
Drawing Title <div style="text-align: center;"> GRADING AND EROSION CONTROL PLAN </div>		
Scale	Title Block	
Drawing No.	C-300	

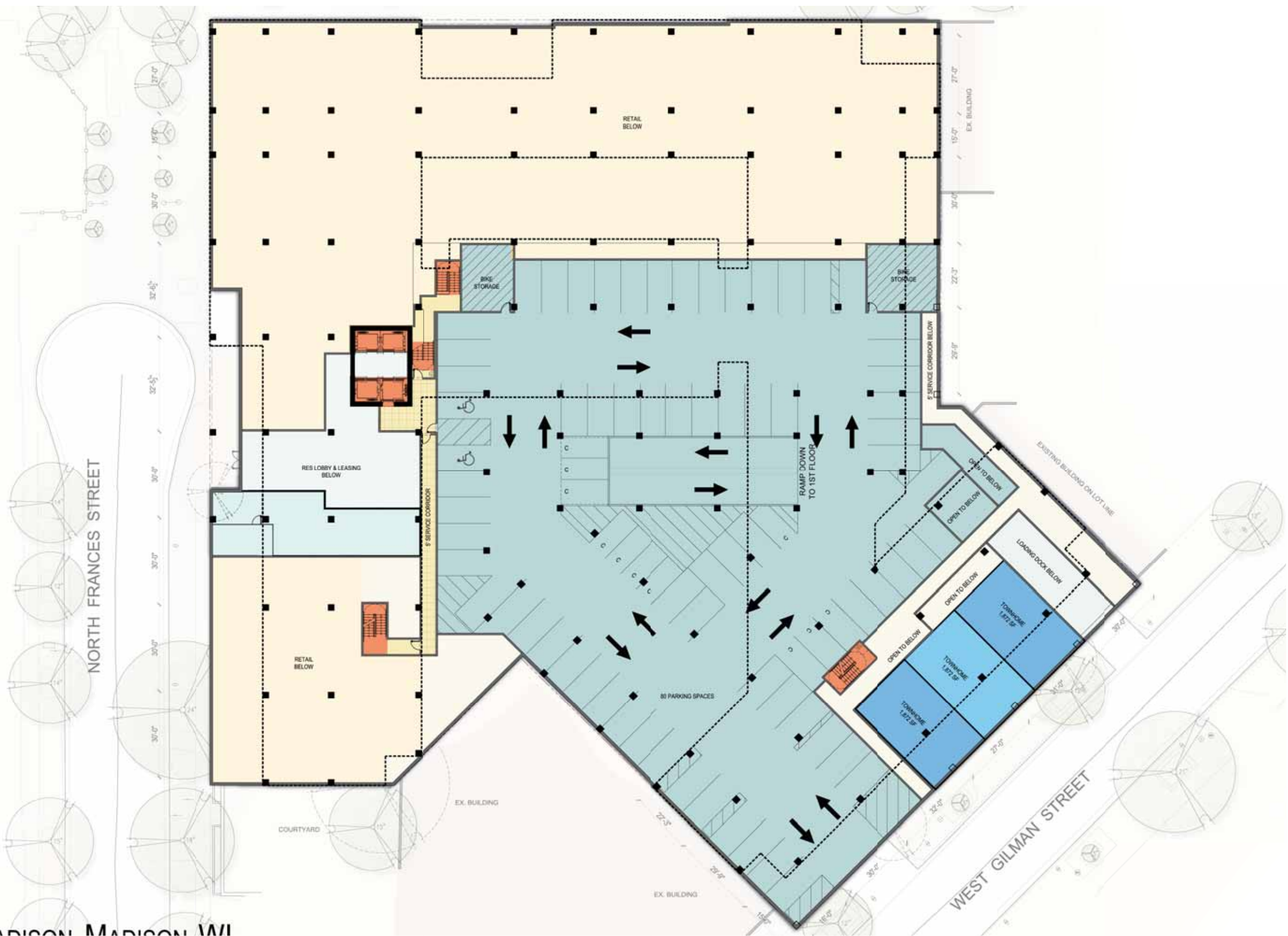
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MADISON, MADISON, WI

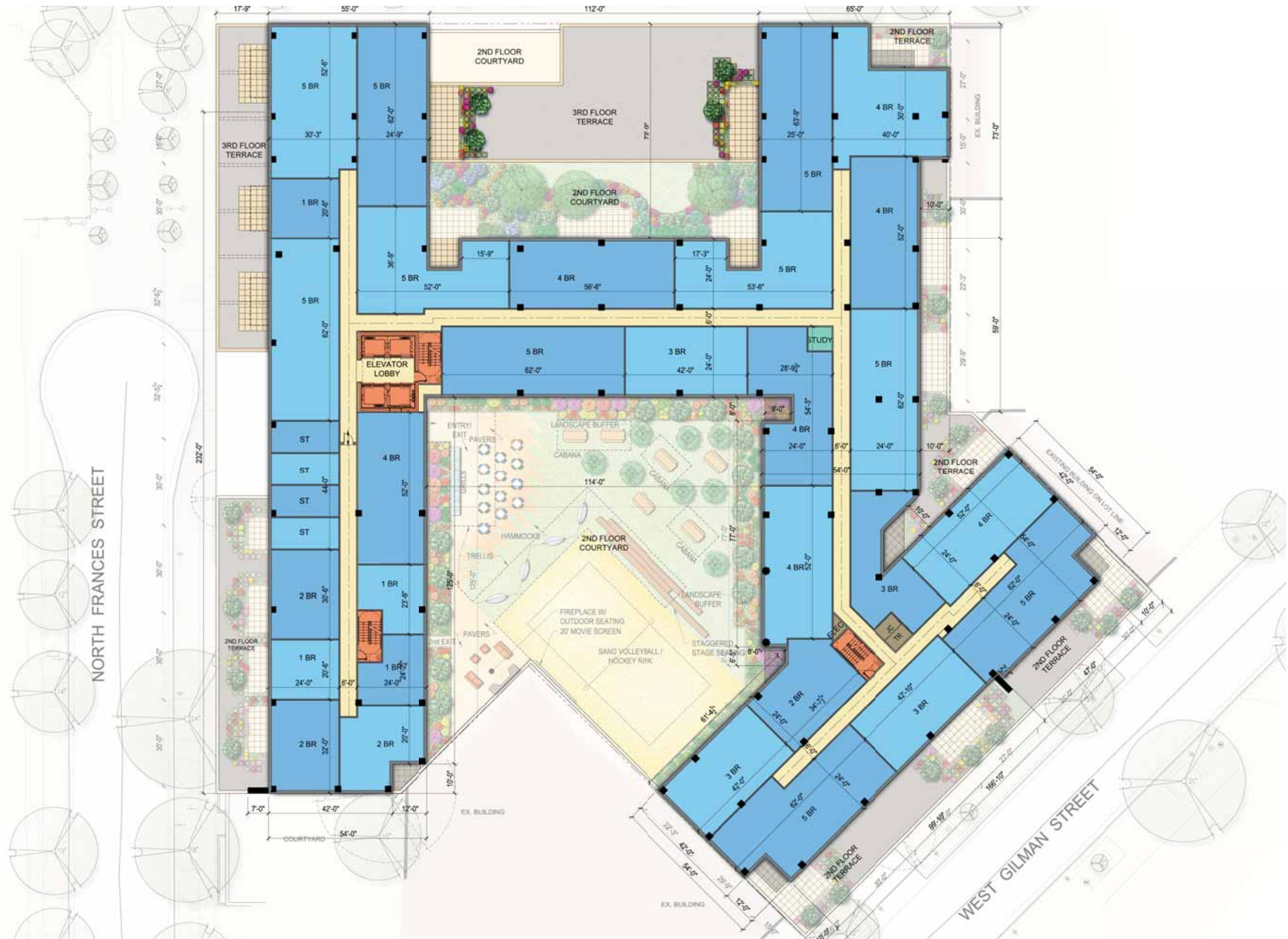
The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

P2 Parking Plan

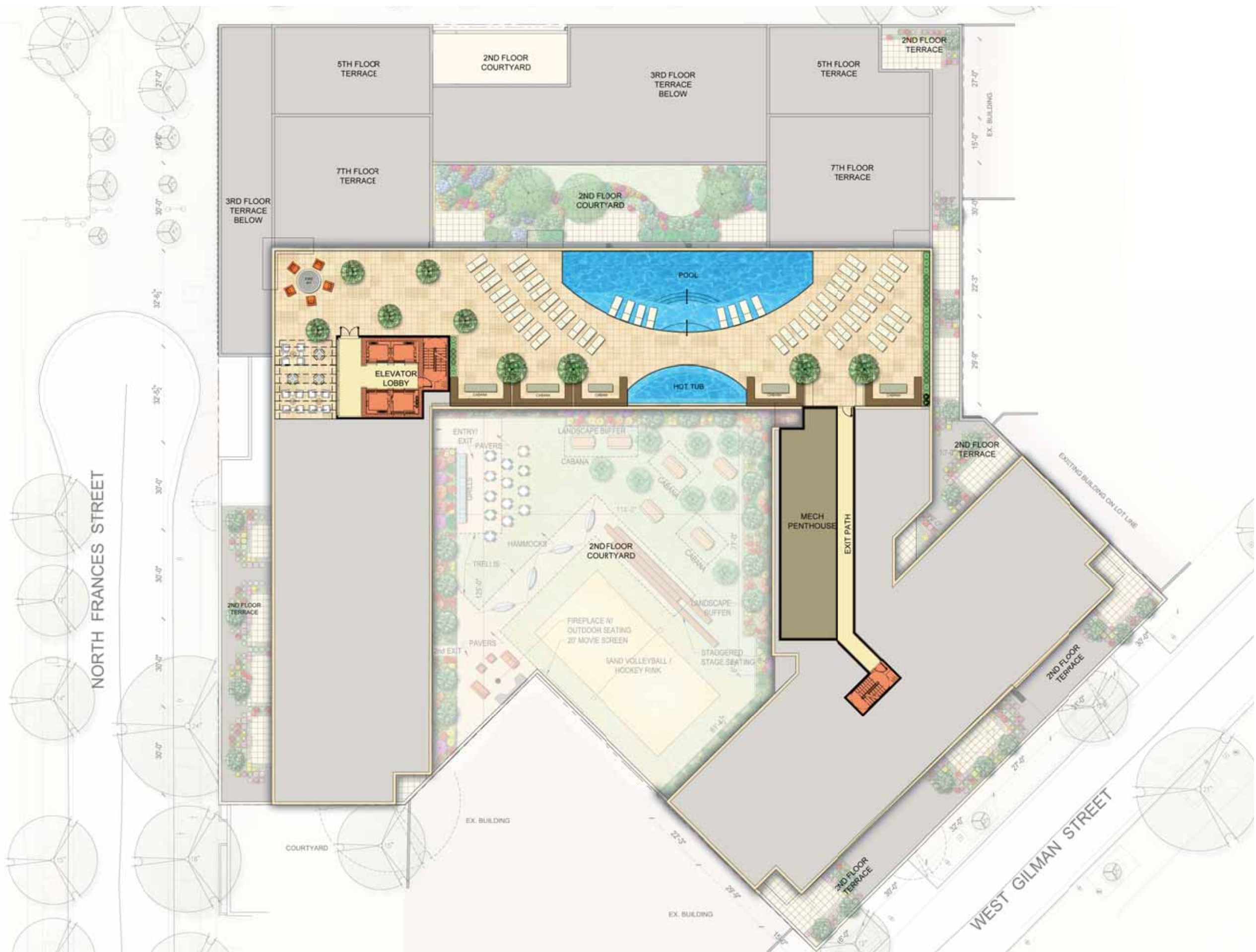
May 22, 2013





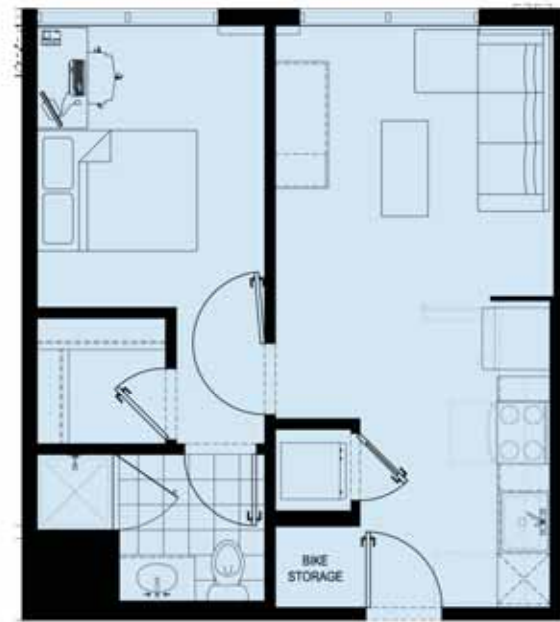








STUDIO



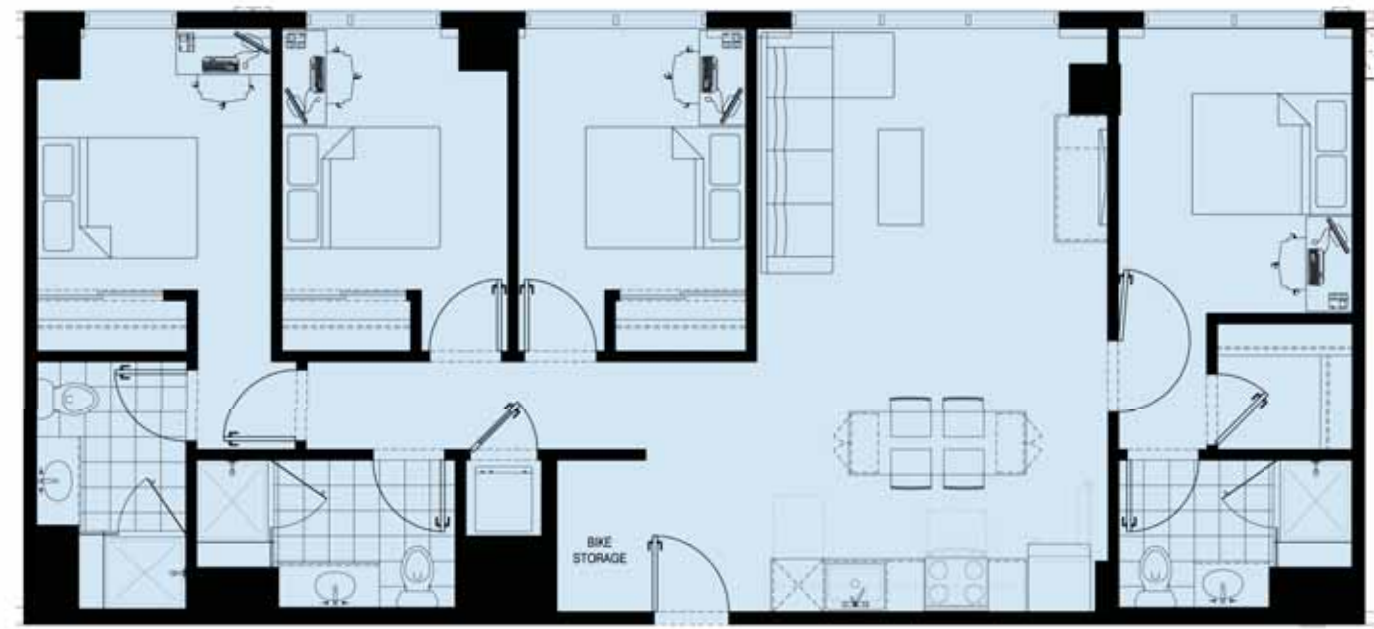
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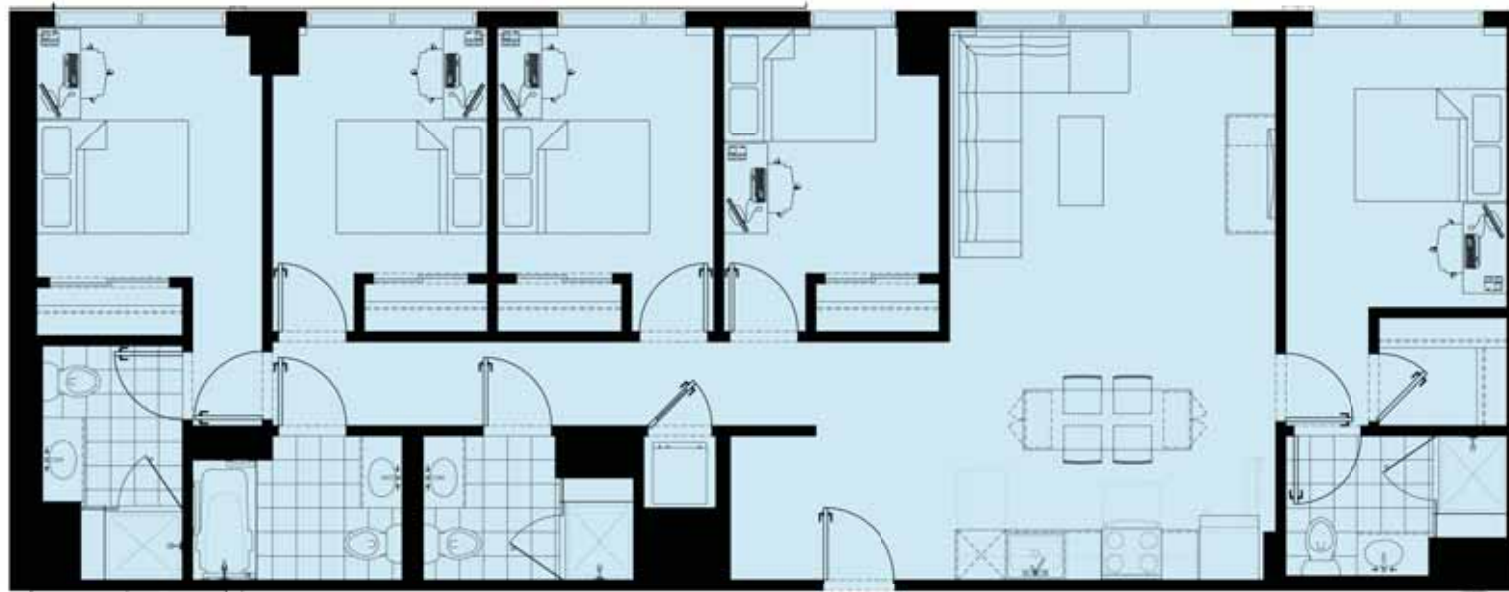


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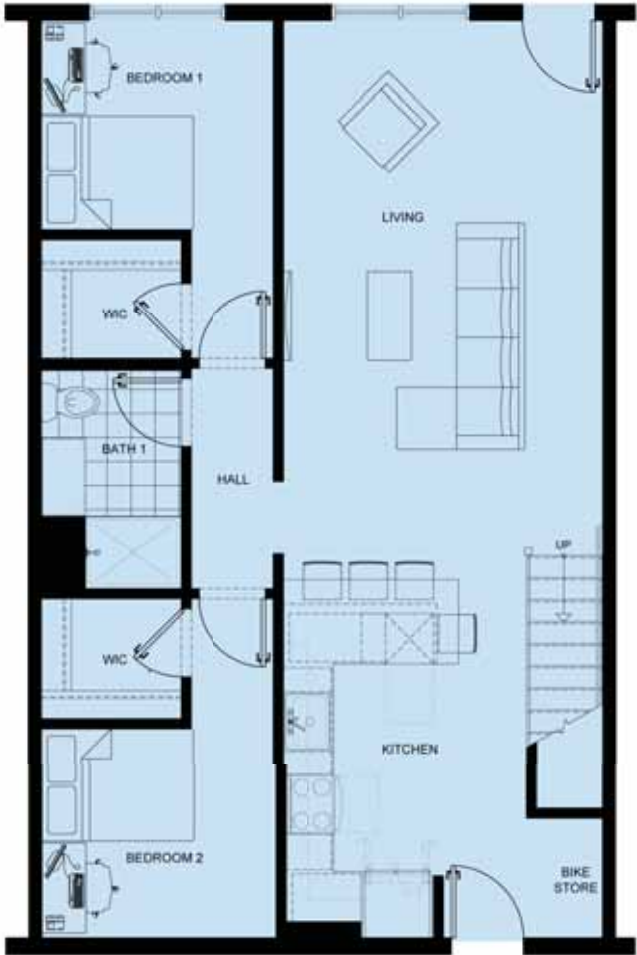


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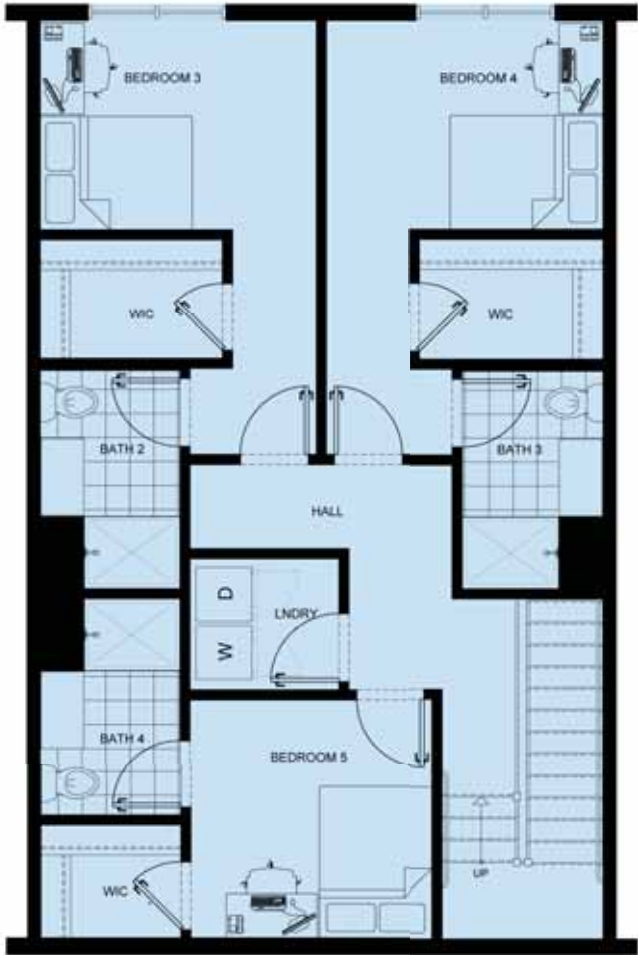


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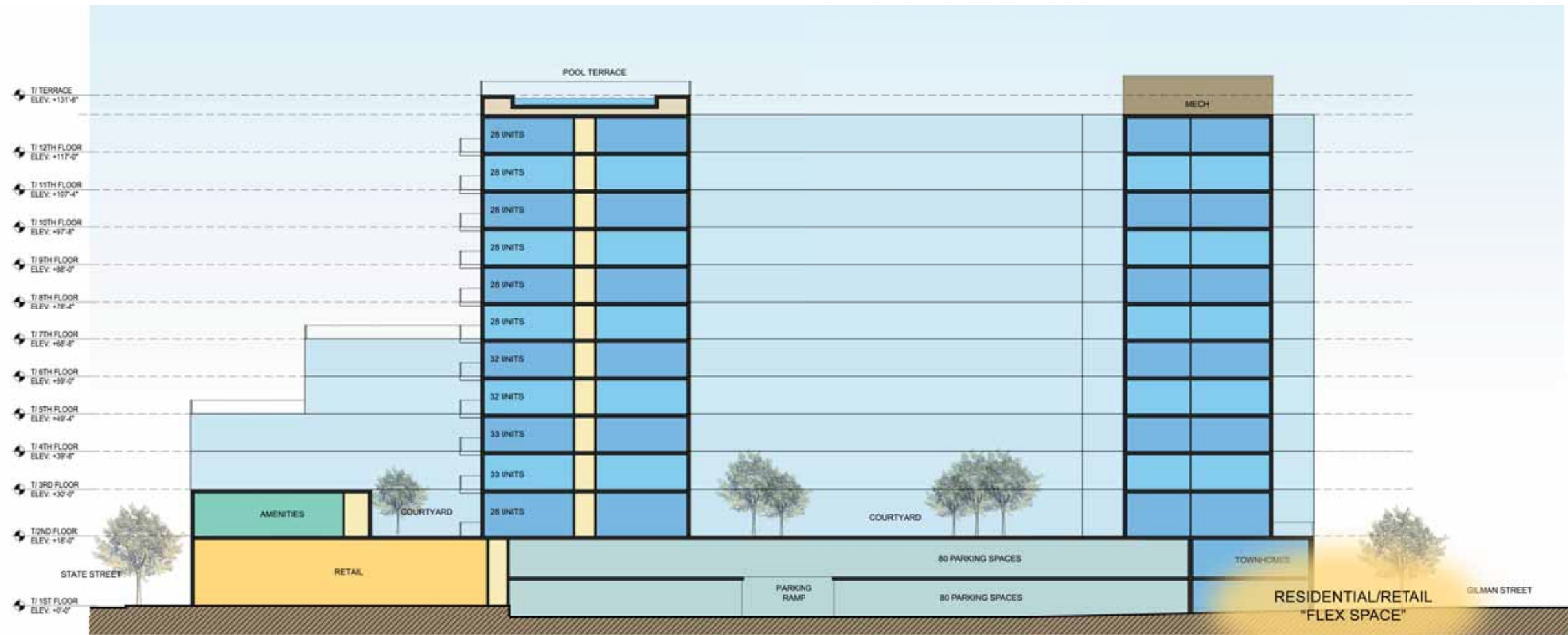
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5 BED TOWNHOME



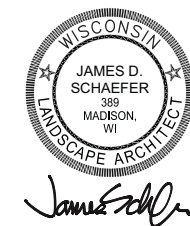
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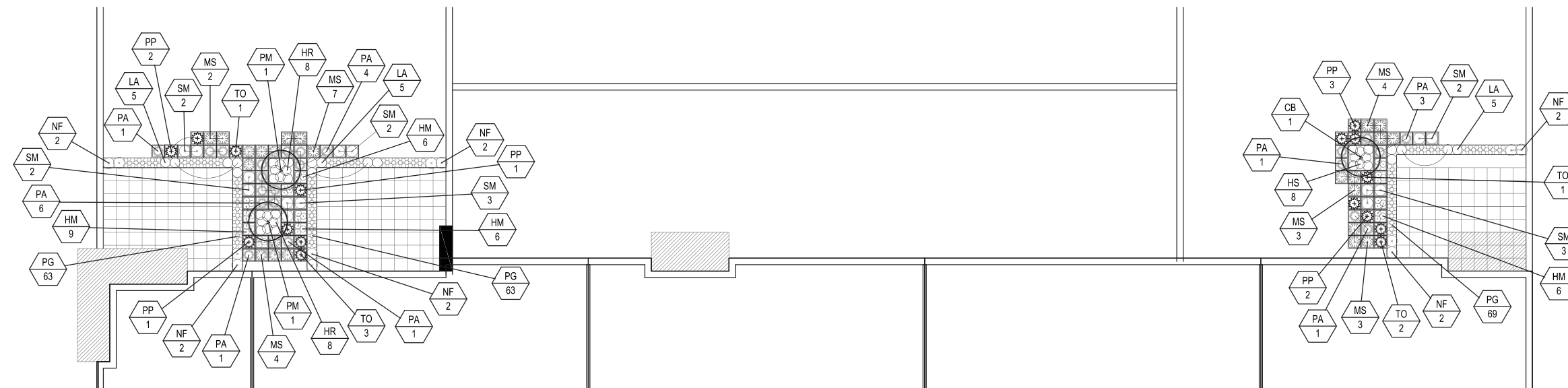
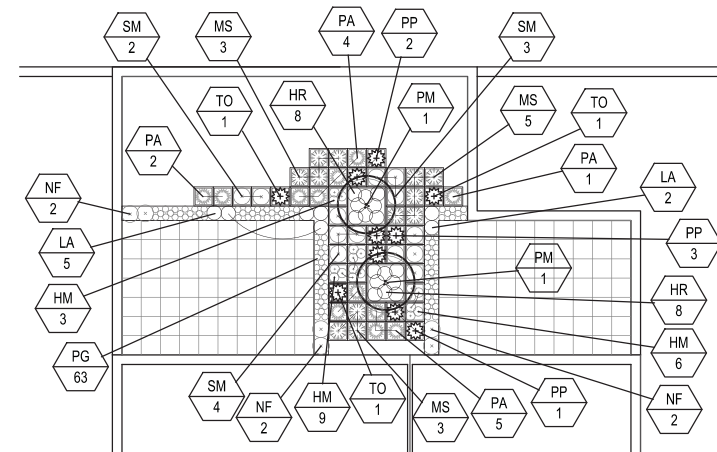
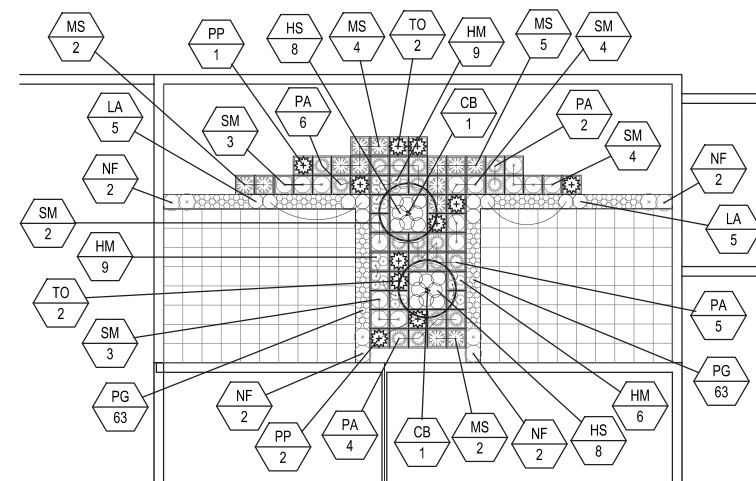
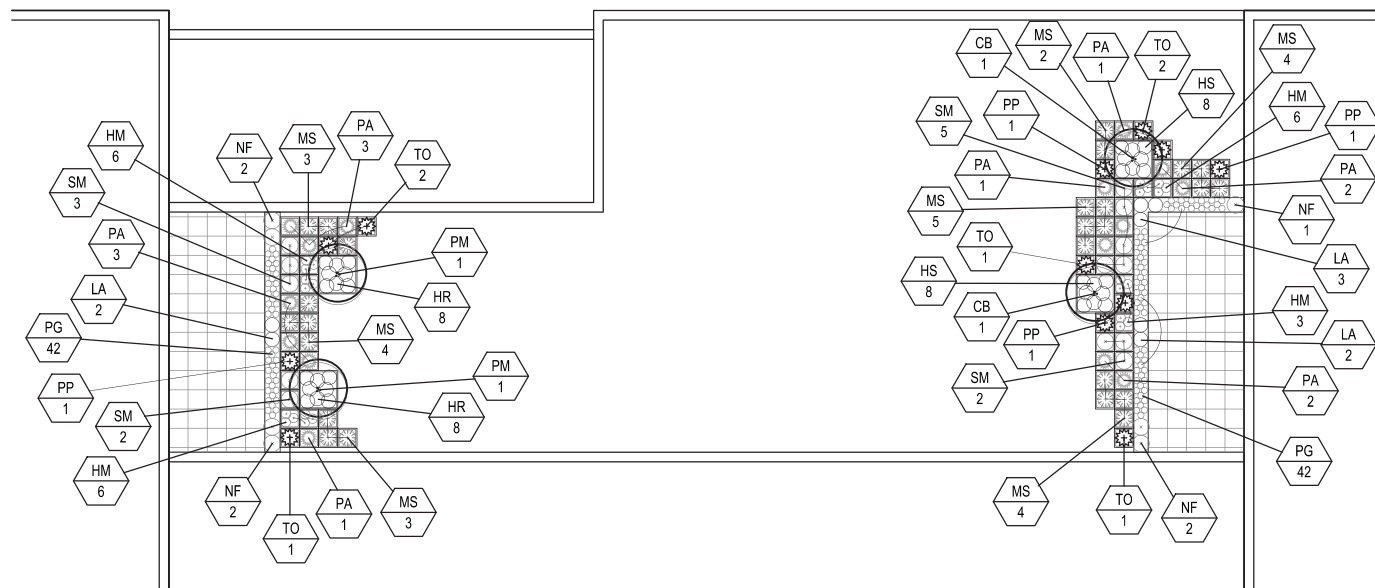




CORE CAMPUS - THE HUB AT MADISON, Madison Wi. May 22nd, 2013														
LEVEL	UNIT COUNT							BED COUNT						
	5 BED	4 BED	3 BED	2 BED	1 BED	STUDIO	TOTAL UNITS	5 BED	4 BED	3 BED	2 BED	1 BED	STUDIO	TOTAL BEDS
12	5	7	5	4	3	4	28	25	28	15	8	3	4	83
11	5	7	5	4	3	4	28	25	28	15	8	3	4	83
10	5	7	5	4	3	4	28	25	28	15	8	3	4	83
9	5	7	5	4	3	4	28	25	28	15	8	3	4	83
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7	5	7	5	4	3	4	28	25	28	15	8	3	4	83
6	6	8	5	5	4	4	32	30	32	15	10	4	4	95
5	6	8	5	5	4	4	32	30	32	15	10	4	4	95
4	10	7	4	4	4	4	33	50	28	12	8	4	4	106
3	10	7	4	4	4	4	33	50	28	12	8	4	4	106
2	6	5	5	4	4	4	28	30	20	15	8	4	4	81
P2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1/P1	3	0	0	0	0	0	3	15	0	0	0	0	0	15
TOTAL	71	77	53	46	38	44	329	355	308	159	92	38	44	996
%	22%	23%	16%	14%	12%	12%	100%	36%	31%	16%	9%	4%	4%	100%

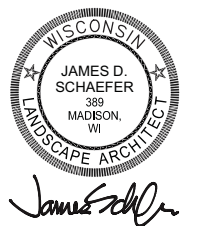


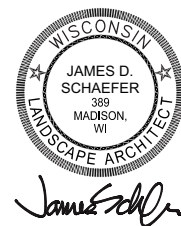
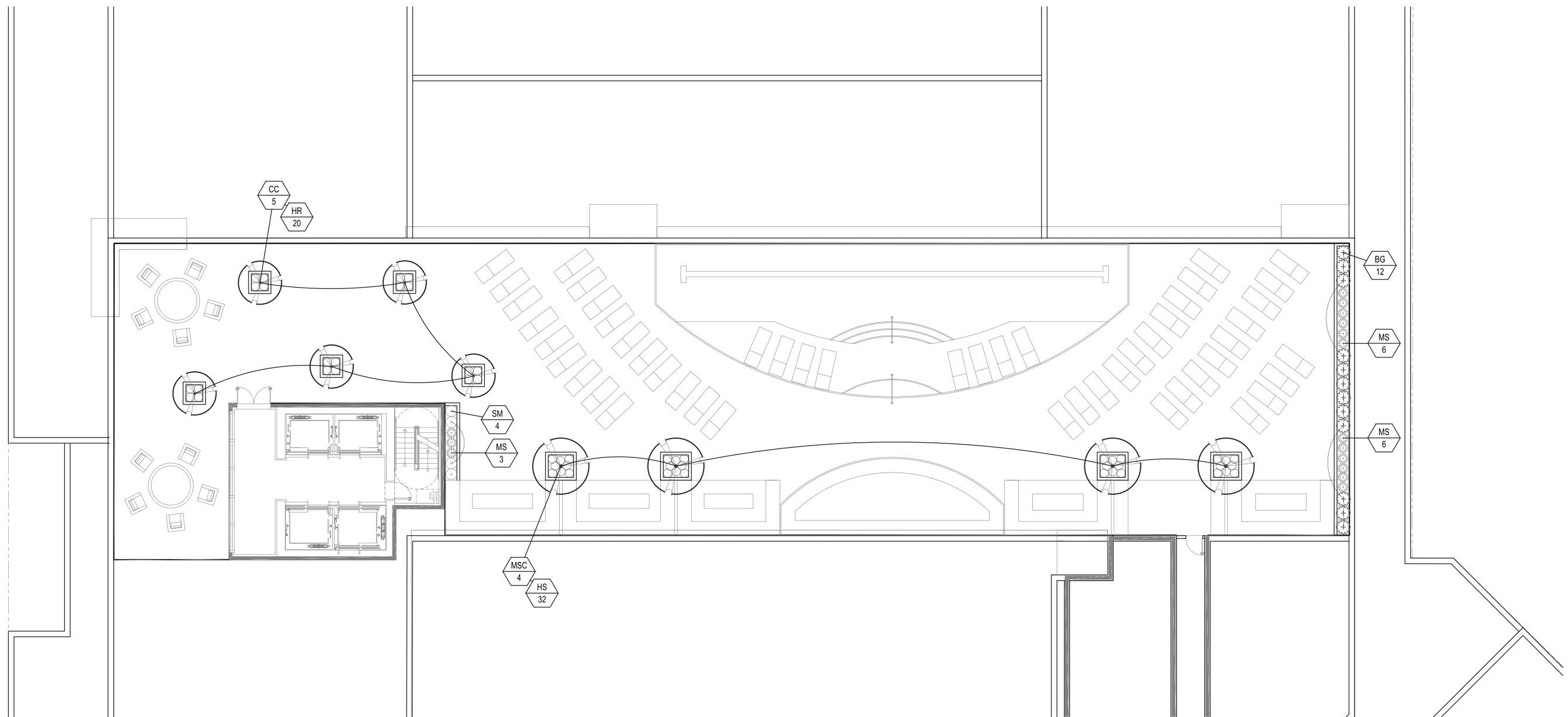


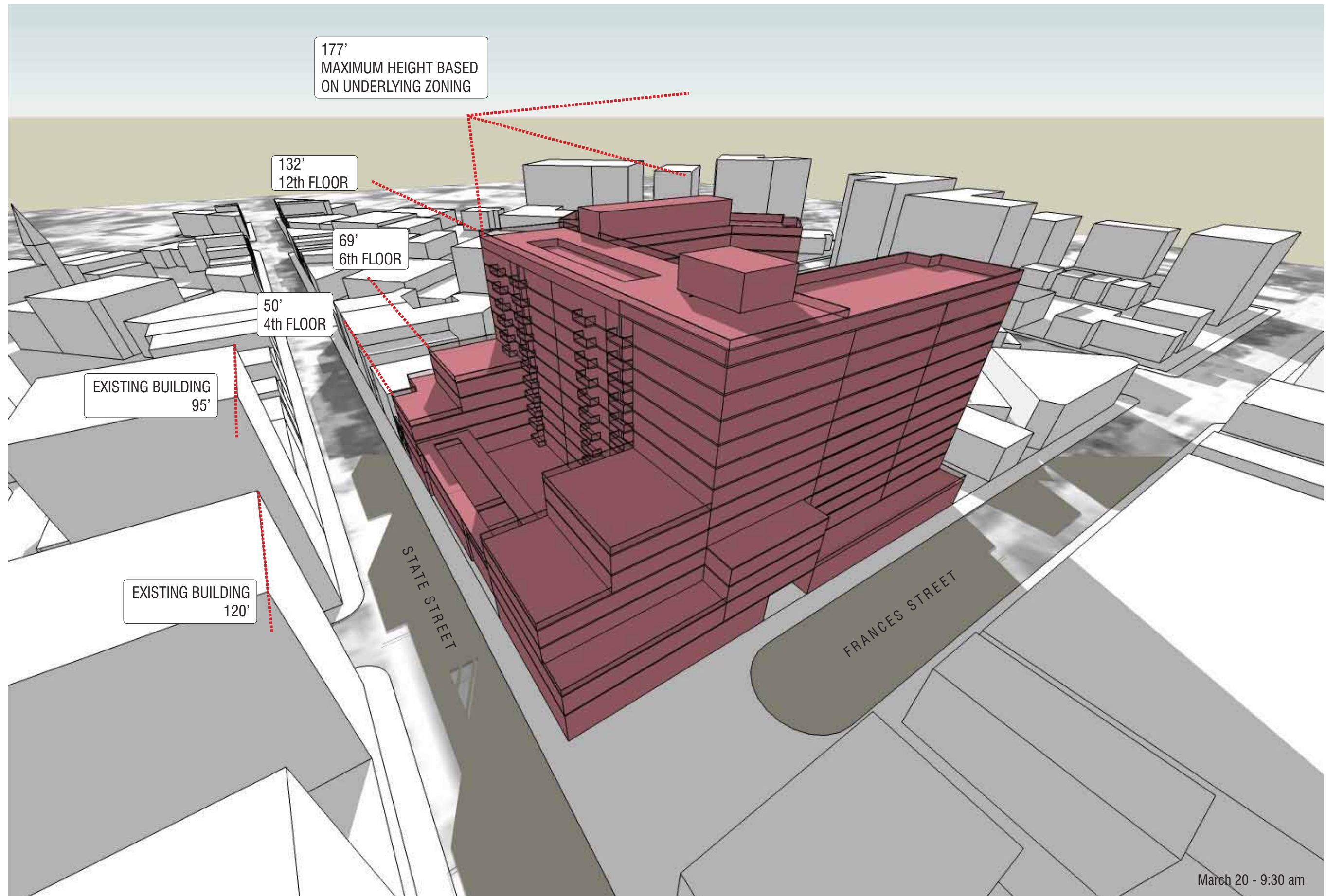


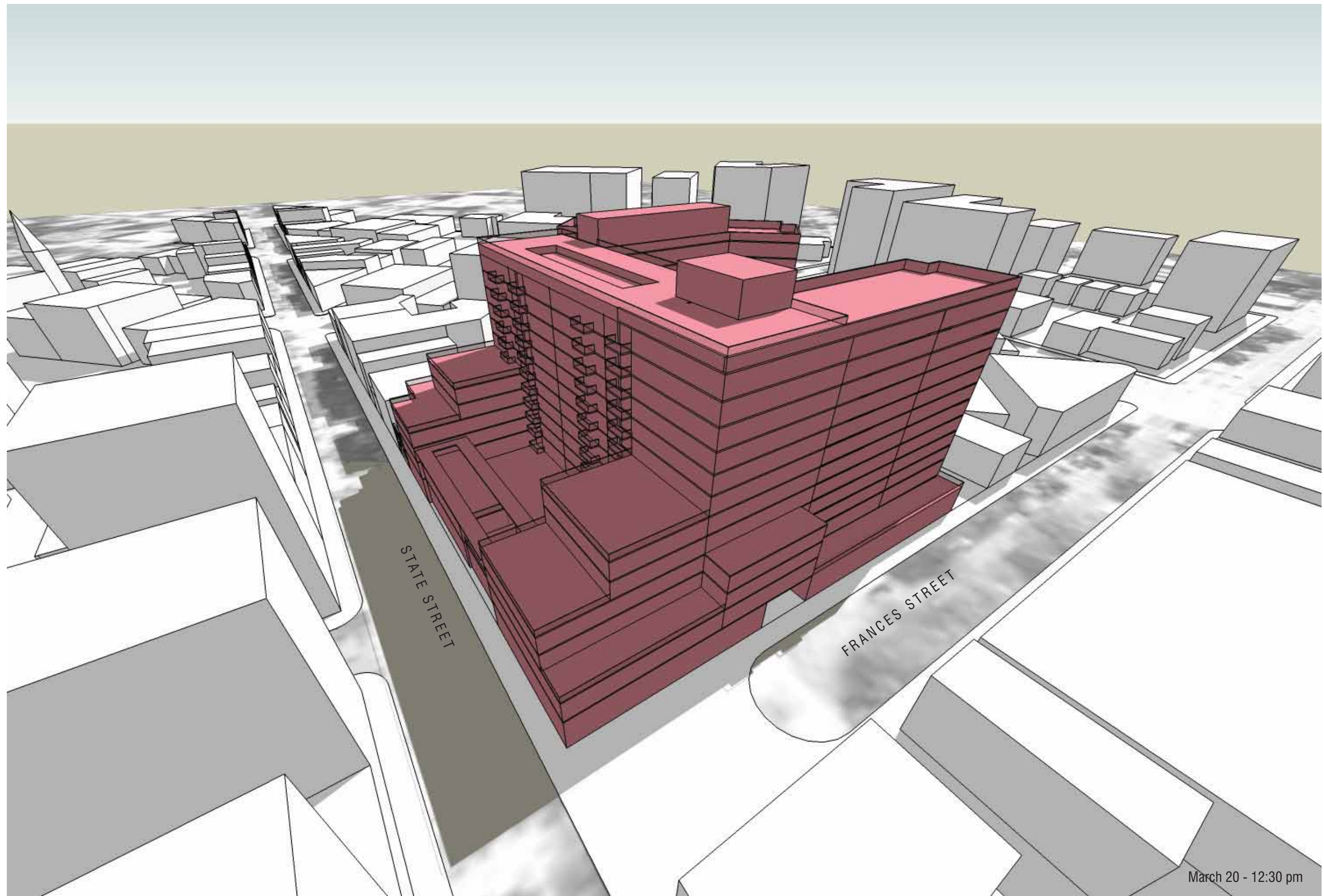
Plant Schedule

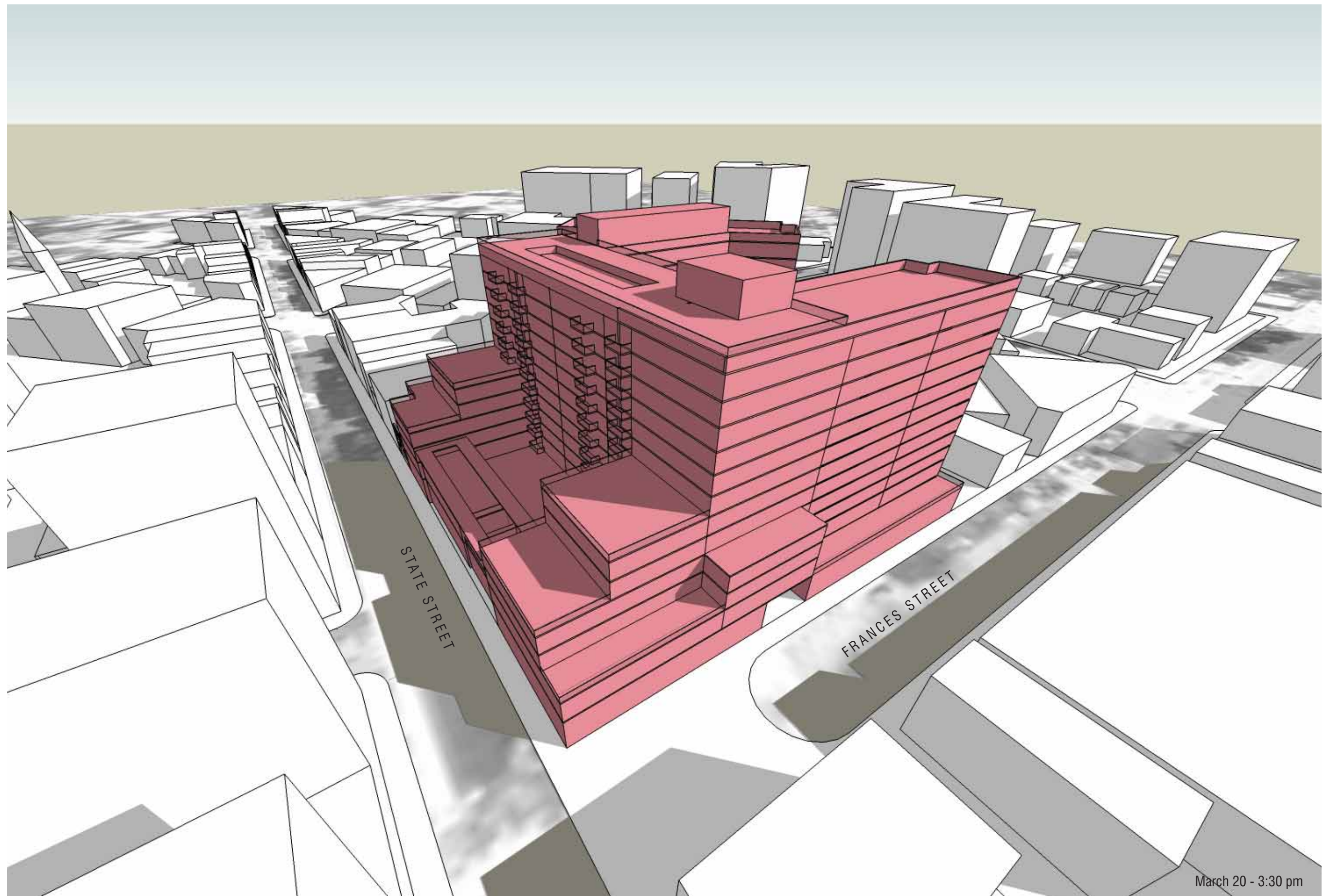
Ornamental Trees							
SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	
BN	Betula nigra	River Birch	3	8' Ht. Multi	B/B	As shown	
CB	Cornus Baileyi	Bailey Dogwood	10	6' Ht. Multi	B/B	As shown	
CC	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	13	2" Cal.	B/B	As shown	
MSC	Malus x 'Sentinel'	Sentinel Crab	17	2" Cal.	B/B	As shown	
PM	Prunus maackii	Amur Chokecherry	14	8' Ht. Multi	B/B	As shown	
VP	Viburnum prunifolium	Blackhaw Viburnum	3	6' Ht. Multi	B/B	As shown	
Shrubs							
SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	
BG	Buxus x 'Green Velvet'	Green Velvet Boxwood	33	2 Gal.	Container	24" o.c.	
DL	Diervilla lonicera	Dwarf-bush Honeysuckle	35	2 Gal.	Container	48" o.c.	
HMN	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	13	2 Gal.	Container	60" o.c.	
JCP	Juniperus chinensis pfitz. comp.	Compact Pfitzer Juniper	29	24" Ht.	B/B	60" o.c.	
MD	Microbiota decussata	Siberian Cypress	11	2 Gal.	Container	60" o.c.	
PP	Picea pungens 'Globosa'	Dwarf Globe Blue Spruce	46	24" Ht.	B/B	As shown	
SP	Salix purpurea nana	Dwarf Arctic Willow	16	3 Gal.	Container	36" o.c.	
TO	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	50	48" Ht.	B/B	48" o.c.	
TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	6	5' Ht.	B/B	48" o.c.	
VT	Viburnum trilobum 'J.N. Select'	Compact Amer Cran Viburnum	9	36" Ht.	B/B	As shown	
WR	Weigela 'Rhumba'	Rhumba Weigela	30	2 Gal.	Container	48" o.c.	
WW	Weigela 'Wine & Roses'	Wine & Roses Weigela	12	2 Gal.	Container	48" o.c.	
Perennials							
SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	
AD	Adiantum pedatum	Maidenhair Fern	31	1 Gal.	Container	18" o.c.	
CA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	45	1 Gal.	Container	30" o.c.	
CS	Carex morrowii 'Silver Sceptre'	Silver Sceptre Sedge	15	1 Gal.	Container	24" o.c.	
HA	Hosta 'August Moon'	August Moon Hosta	13	1 Gal.	Container	30" o.c.	
HL	Hosta 'Love Pat'	Love Pat Hosta	30	1 Gal.	Container	30" o.c.	
HM	Heuchera macrantha 'Palace Purple'	Coral Bells 'Palace Purple'	195	1 Gal.	Container	18" o.c.	
HS	Hemerocallis 'Stella d'Oro'	Low Yellow-Gold Daylily	198	1 Gal.	Container	18" o.c.	
HR	Hemerocallis 'Rosy Returns'	Pink Daylily	166	1 Gal.	Container	18" o.c.	
LA	Lavendula angustifolia 'Hidcote'	Hidcote Lavender	80	1 Gal.	Container	18" o.c.	
MS	Miscanthus sinensis 'Red Flame'	Red Flame Miscanthus	212	1 Gal.	Container	30" o.c.	
NP	Nepeta x 'faassenii Blue Wonder'	Blue Wonder Catmint	86	1 Gal.	Container	24" o.c.	
PA	Pennisetum alopecuroides 'Hamien'	Hamien Dwarf Fountain Grass	147	1 Gal.	Container	18" o.c.	
PG	Pachysandra ter. 'Green Carpet'	Green Carpet Pachysandra	1,144	2 5"	Container	8" o.c.	
SM	Salvia x 'May Night'	May Night Salvia	208	1 Gal.	Container	18" o.c.	
SH	Sporobolus heterolepis	Prairie Dropseed	11	1 Gal.	Container	18" o.c.	

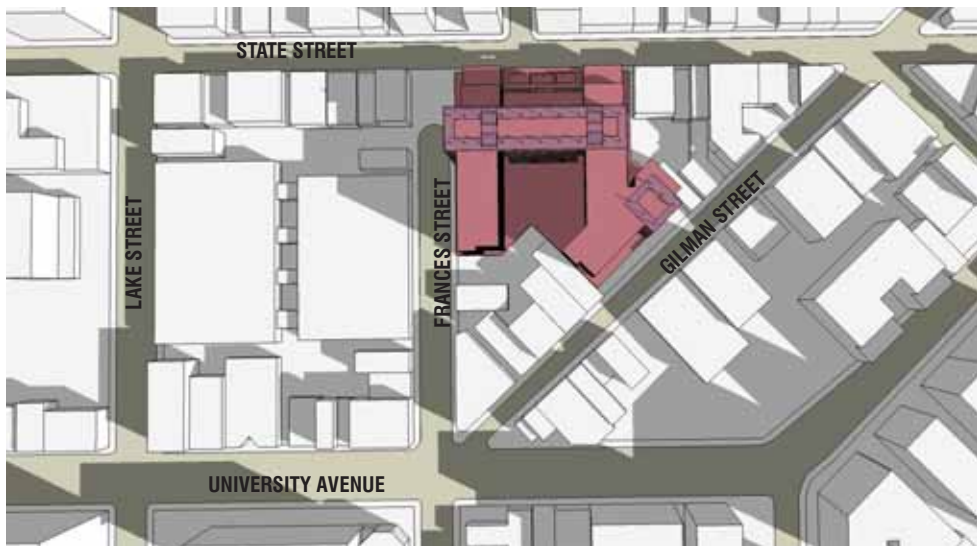




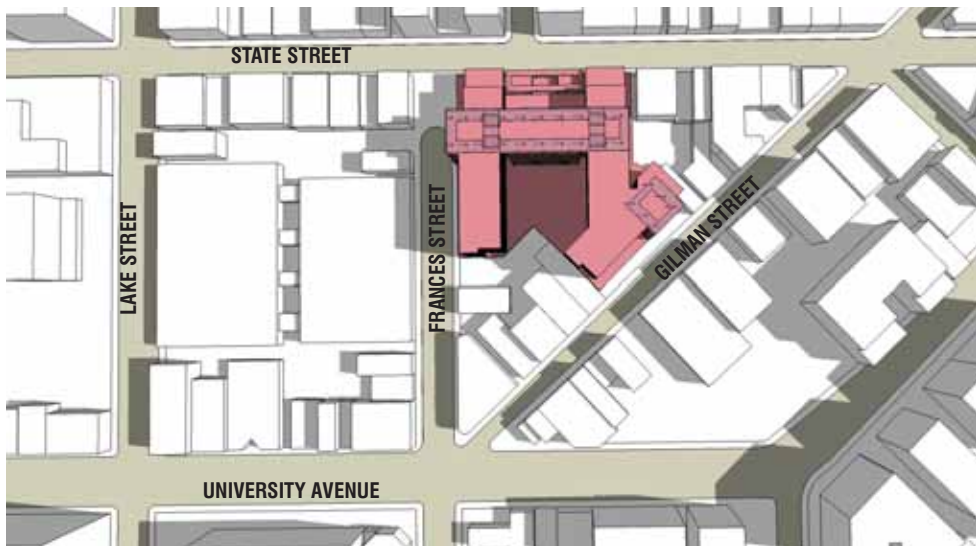




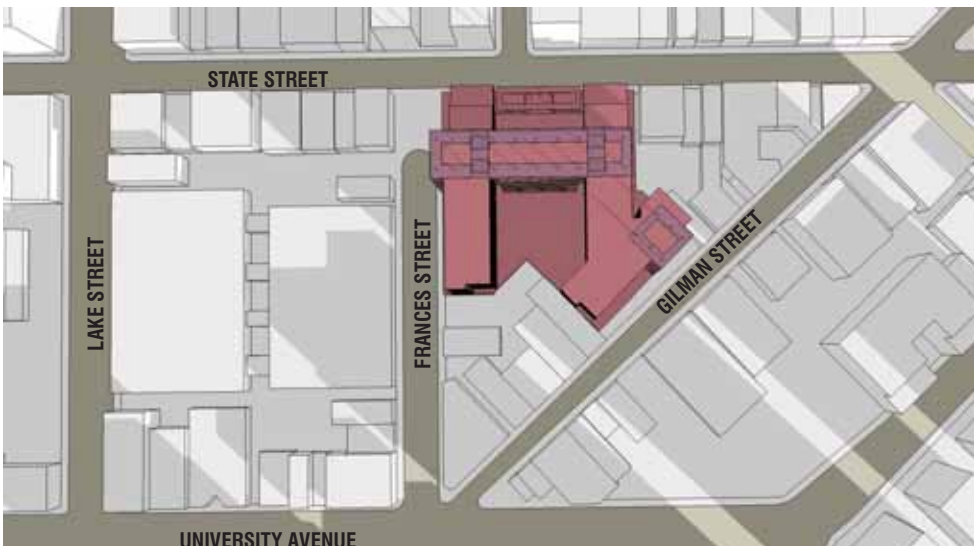




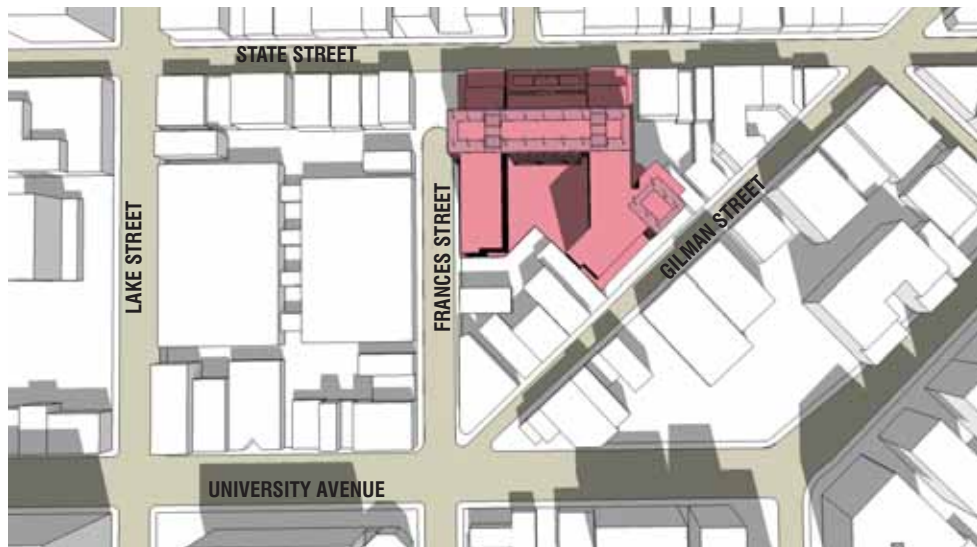
March 20 - 9:30 am



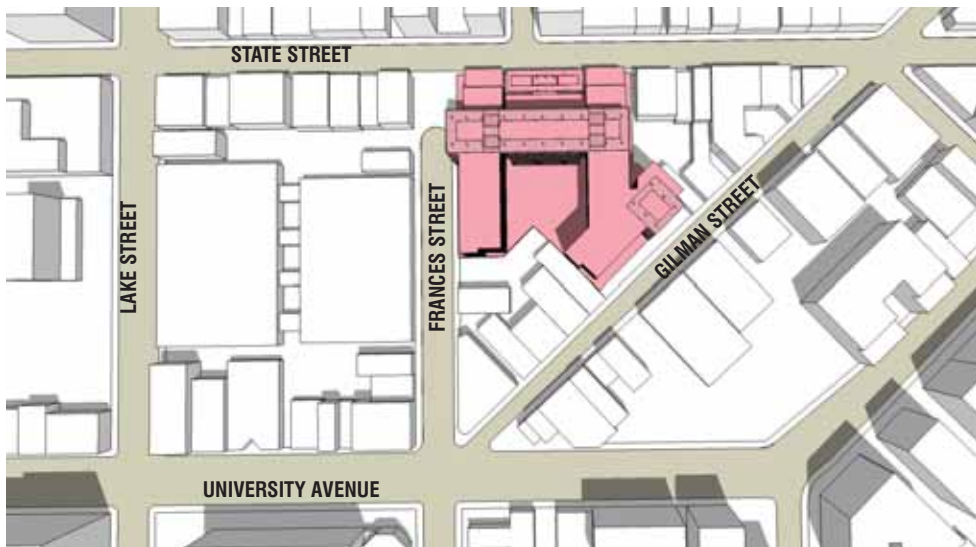
June 21 - 9:30 am



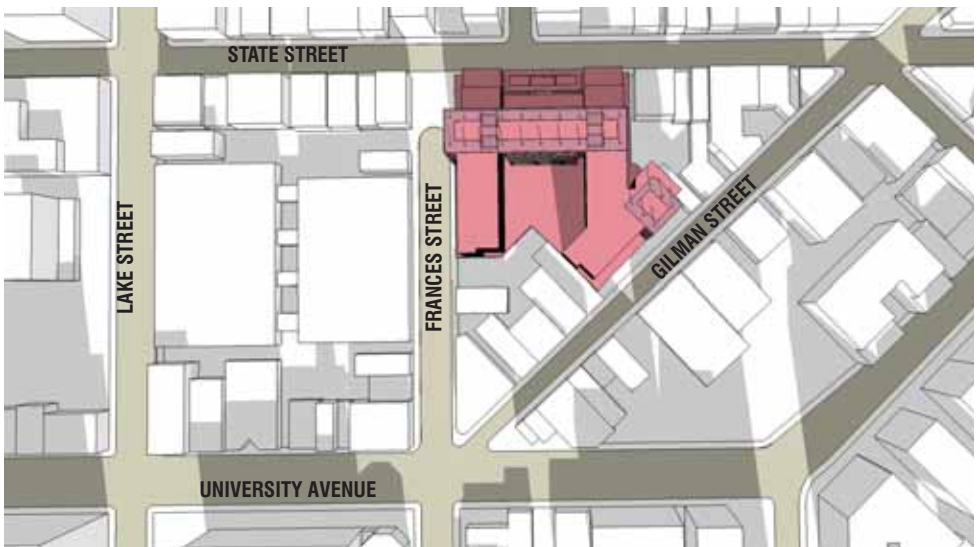
December 21 - 9:30 am



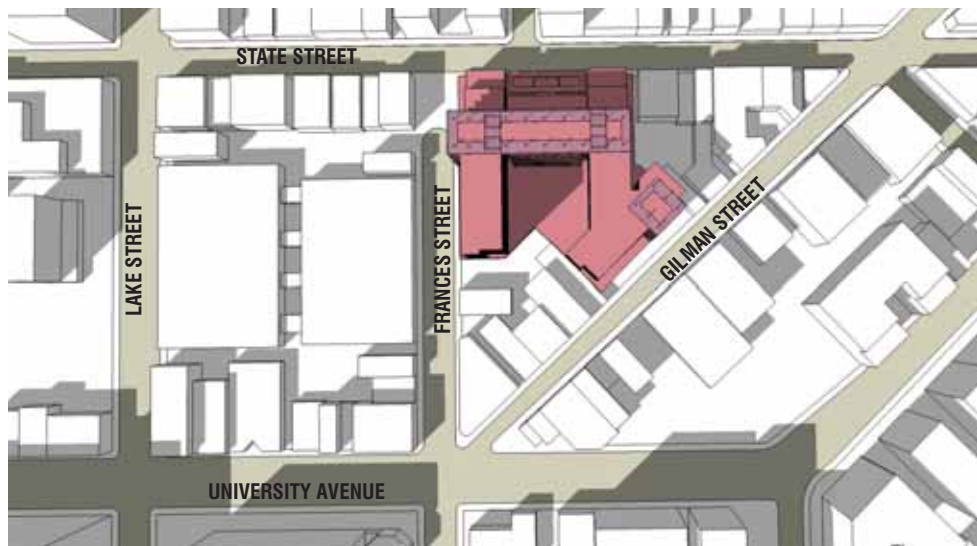
March 20 - 12:30 pm



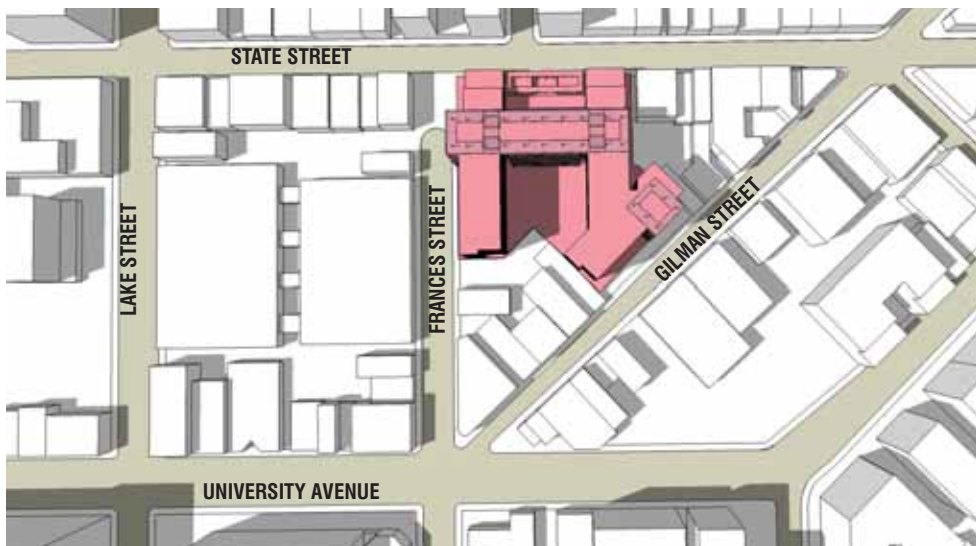
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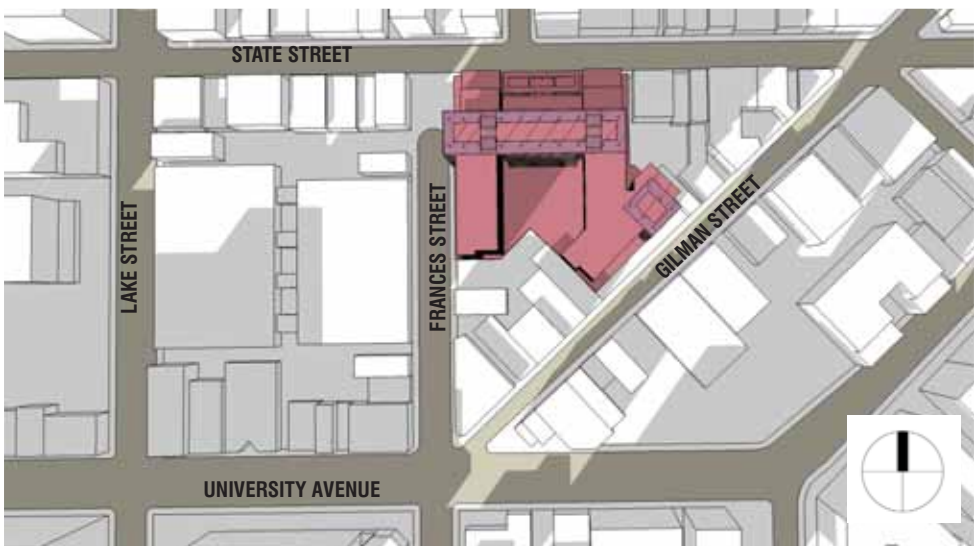
December 21 - 12:30 pm



March 20 - 3:30 pm



June 21 - 3:30 pm



December 21 - 3:30 pm





View displaying Proposed Massing



Existing View



The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

Images of Buildings with Similar Masonry Base

May 22, 2013



Exterior Material Legend

- A Repurposed Terra Cotta Facade
- B Masonry-Color #1
- C Masonry-Color #2
- D Cast Masonry
- E Articulated Exposed Cast Concrete
- F Aluminum Cladding System

- G Painted Metal Cladding System
- H Painted Metal Balcony Railing System
- H1 Perforated Metal Panel System
- I Glass Railing System
- J Aluminum Thermopane Operable Window System
- K Aluminum Thermopane Storefront Window System and Doors

- L Steel Canopy
- M Illuminated Signage (By Tennant at Retail)
- N Banners (By Tenant)
- O Illuminated Glass Beacon
- P Metal Sectional Garage Door



The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

State Street Elevation

May 22, 2013



Exterior Material Legend

- | | |
|-------------------------------------|--|
| A Repurposed Terra Cotta Facade | G Painted Metal Cladding System |
| B Masonry-Color #1 | H Painted Metal Balcony Railing System |
| C Masonry-Color #2 | H1 Perforated Metal Panel System |
| D Cast Masonry | I Glass Railing System |
| E Articulated Exposed Cast Concrete | J Aluminum Thermopane Operable Window System |
| F Aluminum Cladding System | K Aluminum Thermopane Storefront Window System and Doors |

- | |
|--|
| L Steel Canopy |
| M Illuminated Signage (By Tennant at Retail) |
| N Banners (By Tenant) |
| O Illuminated Glass Beacon |
| P Metal Sectional Garage Door |

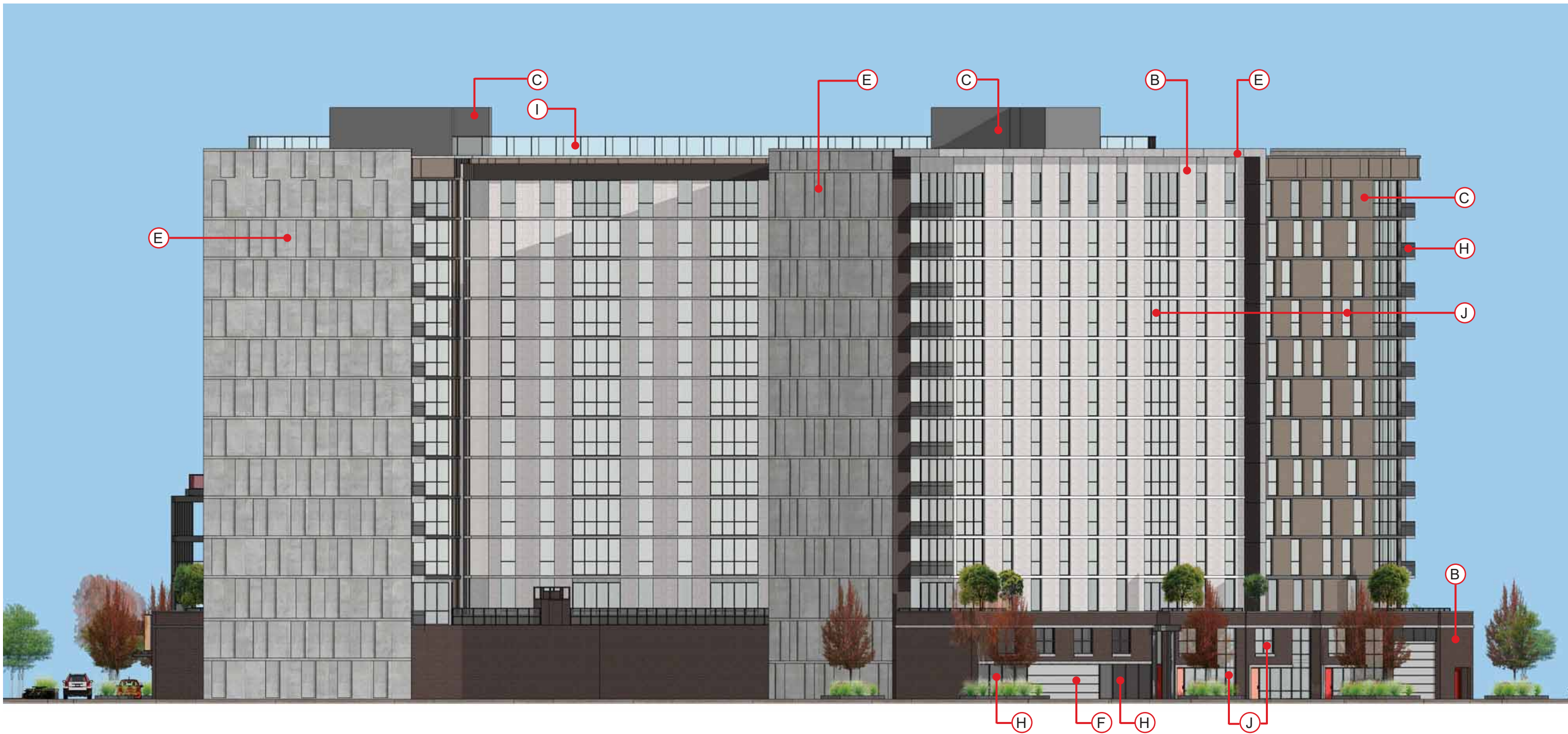


The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

South Frances Street Elevation

May 22, 2013



Exterior Material Legend

- | | |
|-------------------------------------|--|
| A Repurposed Terra Cotta Facade | G Painted Metal Cladding System |
| B Masonry-Color #1 | H Painted Metal Balcony Railing System |
| C Masonry-Color #2 | H1 Perforated Metal Panel System |
| D Cast Masonry | I Glass Railing System |
| E Articulated Exposed Cast Concrete | J Aluminum Thermopane Operable Window System |
| F Aluminum Cladding System | K Aluminum Thermopane Storefront Window System and Doors |

- | |
|--|
| L Steel Canopy |
| M Illuminated Signage (By Tennant at Retail) |
| N Banners (By Tenant) |
| O Illuminated Glass Beacon |
| P Metal Sectional Garage Door |



The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

Gilman Street/Western Elevation

May 22, 2013



Exterior Material Legend

- | | |
|-------------------------------------|--|
| A Repurposed Terra Cotta Facade | G Painted Metal Cladding System |
| B Masonry-Color #1 | H Painted Metal Balcony Railing System |
| C Masonry-Color #2 | H1 Perforated Metal Panel System |
| D Cast Masonry | I Glass Railing System |
| E Articulated Exposed Cast Concrete | J Aluminum Thermopane Operable Window System |
| F Aluminum Cladding System | K Aluminum Thermopane Storefront Window System and Doors |

- | |
|--|
| L Steel Canopy |
| M Illuminated Signage (By Tennant at Retail) |
| N Banners (By Tenant) |
| O Illuminated Glass Beacon |
| P Metal Sectional Garage Door |

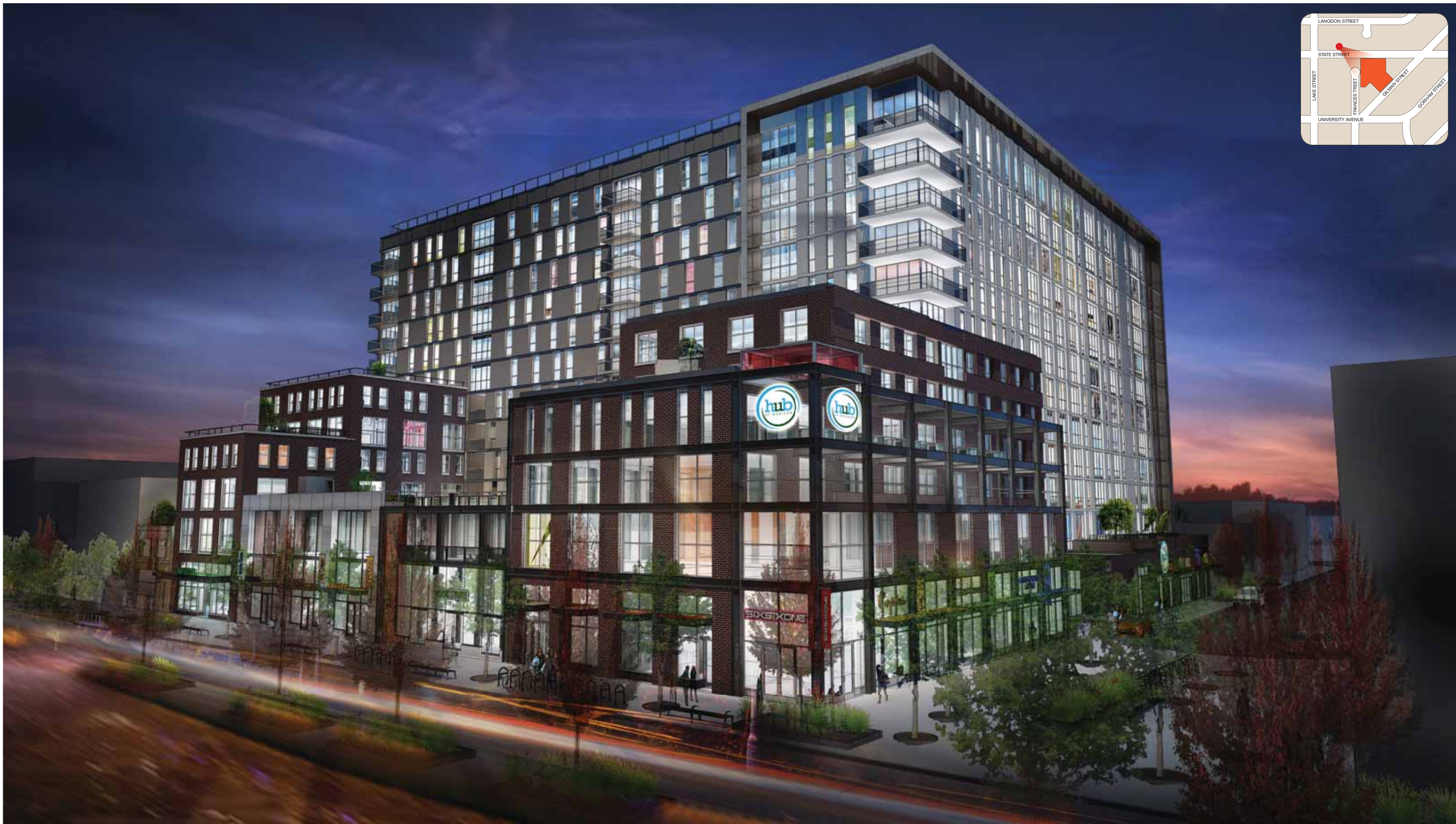


The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

Gilman Street Eastern Elevation

May 22, 2013



The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

Night View Looking Southeast on State Street

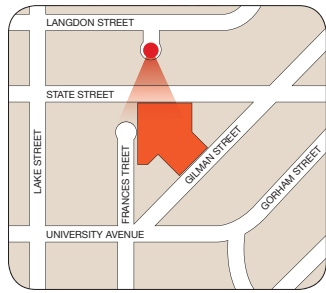


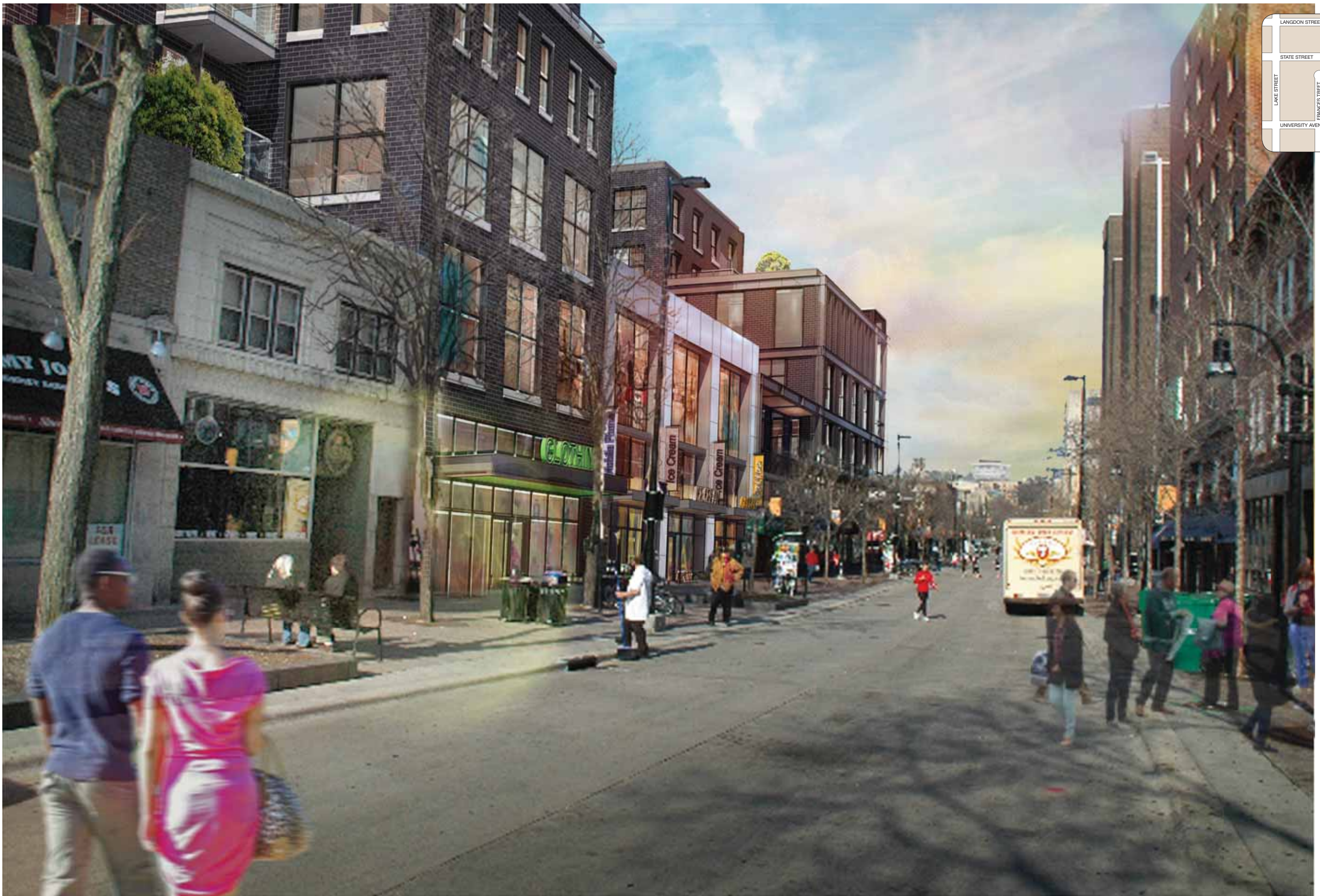
The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

Night Street View Looking Southeast on State Street

May 22, 2013





The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

View Looking Southwest on State Street

May 22, 2013





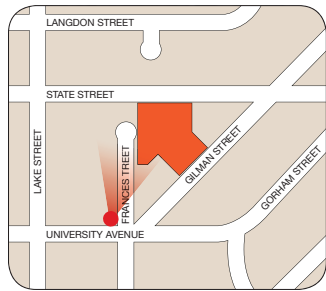
The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

View Looking Southwest on State Street

May 22, 2013







The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

Street View Looking Northeast on Gilman Street



The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

Street View Looking Northwest on Gilman Street

May 22, 2013

