THE HUB II AT MADISON - 126 LANGDON STREET
Preliminary Planning Commission Submission
REVISIONS SINCE JANUARY 9, 2020 CONDITIONAL USE APPLICATION SUBMISSION

Revisions from January 9, 2020 Conditional Use Submission through February 3, 2020 Revised Conditional Use Resubmission:

1. Increased center building setback at Langdon Street facade from 2' to 4'-6".
2. Revised units at item #1 setback include changing from 4 bed-4 bath to 4 bed-2 bath at levels 2 thru 5.
3. Increased setback between northwest side of The Hub II and 142 Langdon from 10' to 25’.
4. Revised units at item #3 setback include changing 5 bed-2 bath units to 4 bed-2 bath units and changing 4 bed-2 bath units to 3 bed-2 bath units at levels 2 thru 5. 8 bedrooms are eliminated.
5. A 4 bed-4 bath duplex unit is added at levels L1 and L2 and a 3 bed-3 bath unit is added at L2. 7 bedrooms are added.
6. Changed terrace design and 6th and 7th floors at northwest corner of building to increase the visual difference from the white brick elements at the northeast corner of the building.

Revisions from February 3, 2020 Revised Conditional Use Resubmission to March 17, 2020 Preliminary Planning Commission Submission:

7. Increased center building setback at Langdon Street façade from 4'-6" to 9'-0".
8. Revised units at Item #7 setback include changing 4 bed-2 bath units to 2 bed-2 bath units at levels 2 thru 5. 8 bedrooms are eliminated.
9. Created at 4'-6" setback and Green Roof at the west end of the 5th floor at the Langdon Street facade. The face of this portion of the facade is lowered from 57’AFF to 46’-6”AFF.
10. Revised units at Item #9 setback include changing 4 bed-4 bath to 4 bed-2 bath and 4 bed-2 bath unit to a 3 bed-2 bath unit at 5th floor. 1 bed is eliminated.
11. Created new 2’ deep x 14’ wide setback on at west façade.
12. Redesigned east facade to create more vertical undulation and variation.
13. Reduced portions of setbacks on west facade to create more variation and replace eliminated bedrooms on Langdon facade.
14. The reduced setbacks in Item #13 created 13 additional bedrooms.
EXISTING SITE

LANGDON STREET, NORTHWEST

LANGDON STREET, SOUTHEAST

EXISTING SITE, LOOKING SOUTH

EXISTING SITE
THE HUB II AT MADISON - 126 LANGDON STREET

Preliminary Planning Commission Submission

PROPOSED CONCEPTUAL RENDERING

9' SETBACK

2 SETBACKS / VARIATION
AT EAST SIDE OF BUILDING

4' 6" SETBACK
@ 5TH FLOOR

57'.0"

46'.6"
THE HUB II AT MADISON - 126 LANGDON STREET

PROPOSED CONCEPTUAL RENDERING

Preliminary Planning Commission Submission
THE HUB II AT MADISON - 126 LANGDON STREET

Core Spaces     Developer     Antunovich Associates     Architecture, Planning, Interior Design © Madison, Wisconsin     |    March 17, 2020

Preliminary Planning Commission Submission

PROPOSED CONCEPTUAL RENDERING
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PROPOSED CONCEPTUAL RENDERING

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THE HUB AT MADISON - 126 LANGDON STREET

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LEVEL 1/GROUND PLAN

March 17, 2020

THE HUB AT MADISON - 126 LANGDON STREET

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Developer

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CHICAGO, ILLINOIS

| 01/30/2020

HUB II AT MADISON LEVEL 1 PLAN

SCALE:1/16"=1'-0"
THE HUB AT MADISON - 126 LANGDON STREET

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LOWER LEVEL 1 PLAN
THE HUB AT MADISON - 126 LANGDON STREET

Preliminary Planning Commission Submission

LEVEL 7 PLAN

Madison, Wisconsin | March 17, 2020
### Unit Matrix - 03/16/2020

#### Preliminary Planning Commission Submission

**Area Analysis**

<table>
<thead>
<tr>
<th>Level</th>
<th>Floor Height</th>
<th>Overall Height</th>
<th>Residential</th>
<th>Mechanical Area</th>
<th>Parking / Loading</th>
<th>Gross Buildable Area</th>
<th>Gross Enclosed Area</th>
<th>F.A.R. Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mech PH</td>
<td>#PH</td>
<td>#FLO</td>
<td>UNITS</td>
<td>BEDS</td>
<td>RSF</td>
<td>Common</td>
<td>Amenity</td>
<td>GSF</td>
</tr>
<tr>
<td>7 POOL TERRACE</td>
<td>10'-6&quot;</td>
<td>25</td>
<td>7,070</td>
<td>1,406</td>
<td>8,476</td>
<td>193</td>
<td>301</td>
<td>8,973</td>
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<tr>
<td>5</td>
<td>10'-6&quot;</td>
<td>17</td>
<td>57</td>
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<td>2,344</td>
<td>18,837</td>
<td>301</td>
<td>194</td>
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<tr>
<td>4</td>
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<td>17</td>
<td>58</td>
<td>16,684</td>
<td>2,345</td>
<td>19,239</td>
<td>194</td>
<td></td>
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<tr>
<td>3</td>
<td>10'-6&quot;</td>
<td>17</td>
<td>58</td>
<td>16,684</td>
<td>2,345</td>
<td>19,239</td>
<td>194</td>
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<tr>
<td>2</td>
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<td>17</td>
<td>58</td>
<td>16,684</td>
<td>2,345</td>
<td>19,239</td>
<td>194</td>
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<tr>
<td>1</td>
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<td>34</td>
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<td>2,760</td>
<td>17,122</td>
<td>1,580</td>
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<tr>
<td>L1</td>
<td>10'-0&quot;</td>
<td>31</td>
<td>8,593</td>
<td>1,096</td>
<td>10,289</td>
<td>1,482</td>
<td>8,901</td>
<td>35</td>
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<td>L2</td>
<td>10'-0&quot;</td>
<td>7</td>
<td>35</td>
<td>8,956</td>
<td>1,720</td>
<td>9,264</td>
<td>1,427</td>
<td>2,759</td>
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<tr>
<td>TOTAL</td>
<td>107</td>
<td>373</td>
<td>10,749</td>
<td>18,582</td>
<td>26,570</td>
<td>130,723</td>
<td>1,387</td>
<td>3,247</td>
</tr>
</tbody>
</table>

**Average Unit Size**

- 1,005 NSF Per Bed
- 287 NSF Per Unit
- 3.4 Bed Per Unit
- Typical Residential Floor Efficiency 86%

### Proposed Building Occupancy - 373

### Previous Building Occupancy - 376
**UNIT MATRIX - 03/16/2020**

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>UNITS</th>
<th>OCCUPANTS</th>
<th>BATH</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>UNITS</td>
<td>OCCUPANTS</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Total</th>
<th>Bath Per Unit</th>
<th>Unit Type Count</th>
<th>Bath-to-Occupant Ratio</th>
<th>Occupant-to-Bath Ratio</th>
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</thead>
<tbody>
<tr>
<td>732</td>
<td>4.0</td>
<td>1.0</td>
<td>62.7%</td>
<td>1.59</td>
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