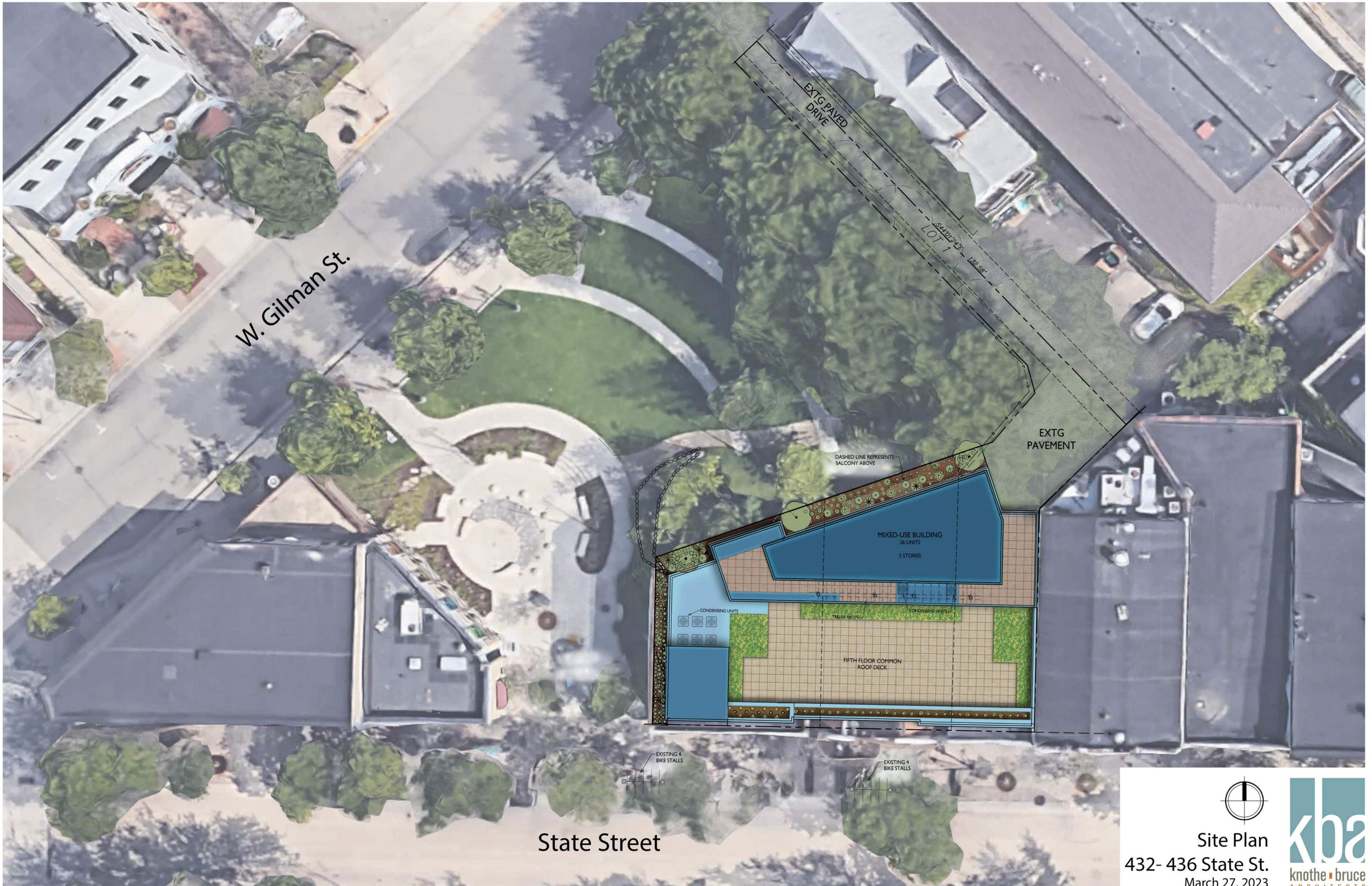


Aerial Locator Map  
432- 436 State St.  
March 27, 2023



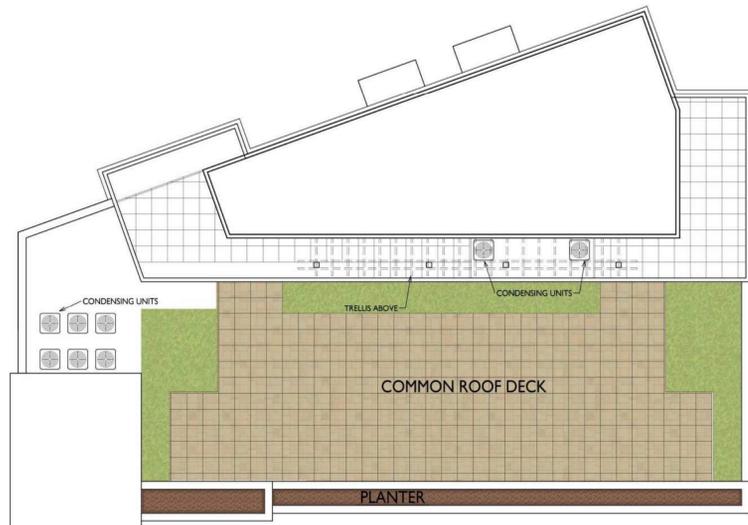


W. Gilman St.

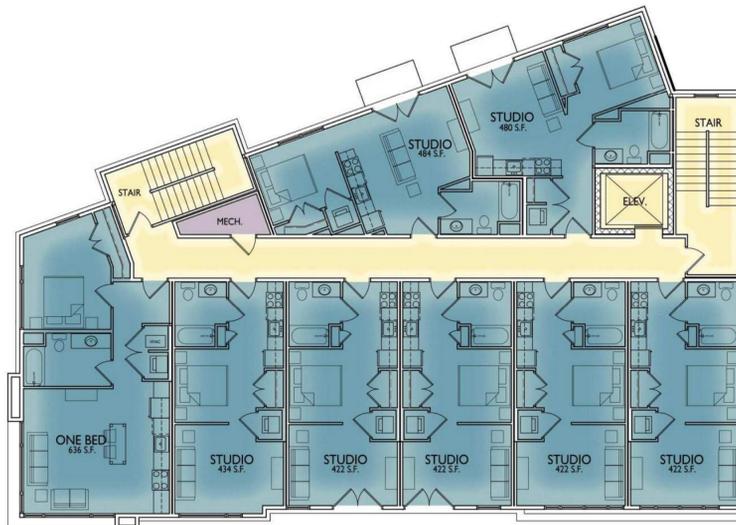
State Street

  
 Site Plan  
 432- 436 State St.  
 March 27, 2023





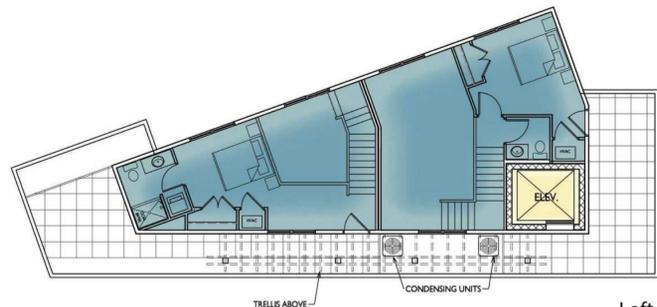
Roof Plan



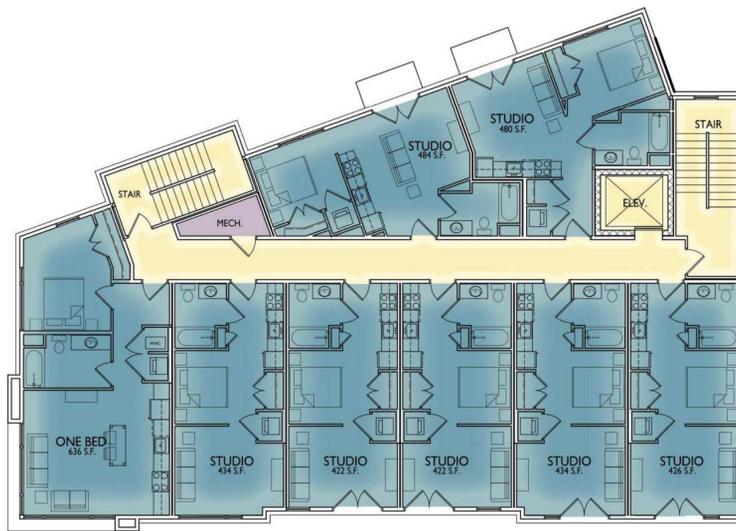
Fourth Floor Plan



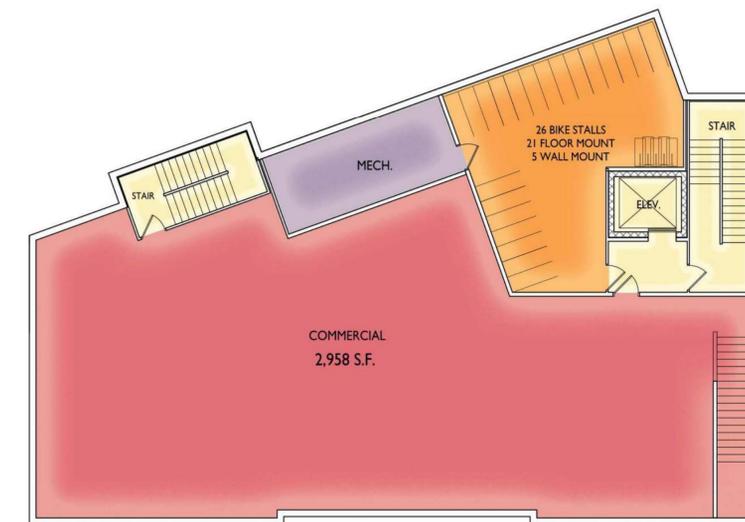
First Floor Plan



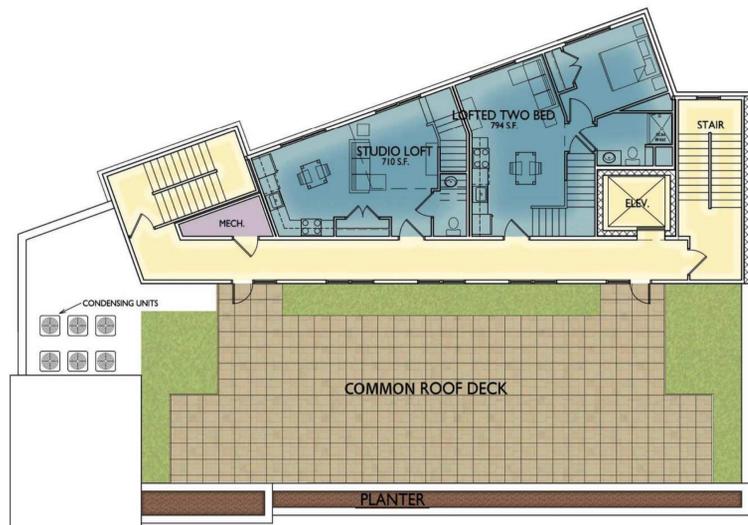
Loft



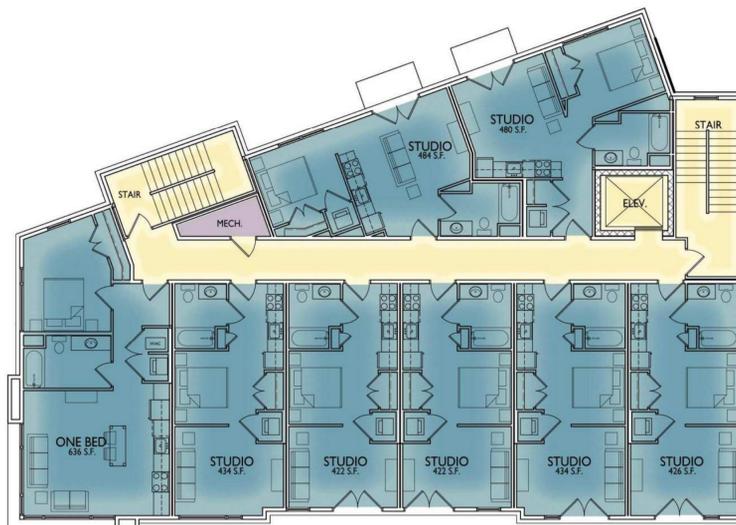
Third Floor Plan



Lower Level Floor Plan



Fifth Floor Plan



Second Floor Plan





LOOKING NORTH-EAST





LOOKING NORTH-WEST





LOOKING NORTH





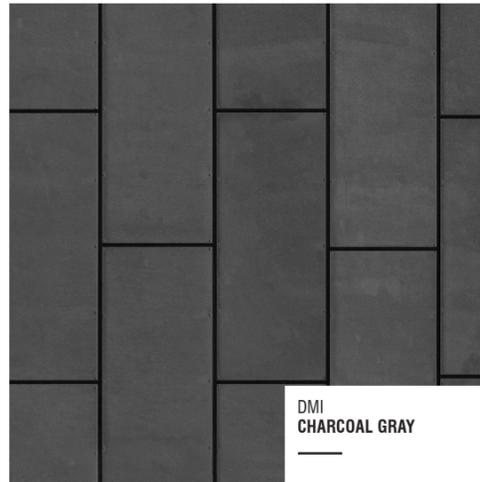
LOOKING SOUTH-EAST





LOOKING NORTH-EAST





DMI  
CHARCOAL GRAY

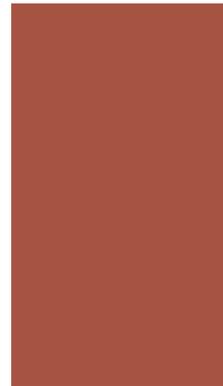
**#1 FLAT LOCK METAL SIDING**



REYNOBOND  
COLOR WELD 500- CHARCOAL

**#2**

**COMPOSITE PANEL**



REYNOBOND  
PATINA FINISH - RUST PATINA

**#2.1**



SIoux CITY  
WHITE VELOUR

**#3 BRICK VENEER**



SIoux CITY  
STONINGTON GRAY VELOUR

**#3.1 BRICK VENEER**



ROCKCAST  
LIGHT GRAY

**#4 MASONRY VENEER**



ROCKCAST  
CRYSTAL WHITE

**#4.1 CAST STONE  
BANDS & SILLS**

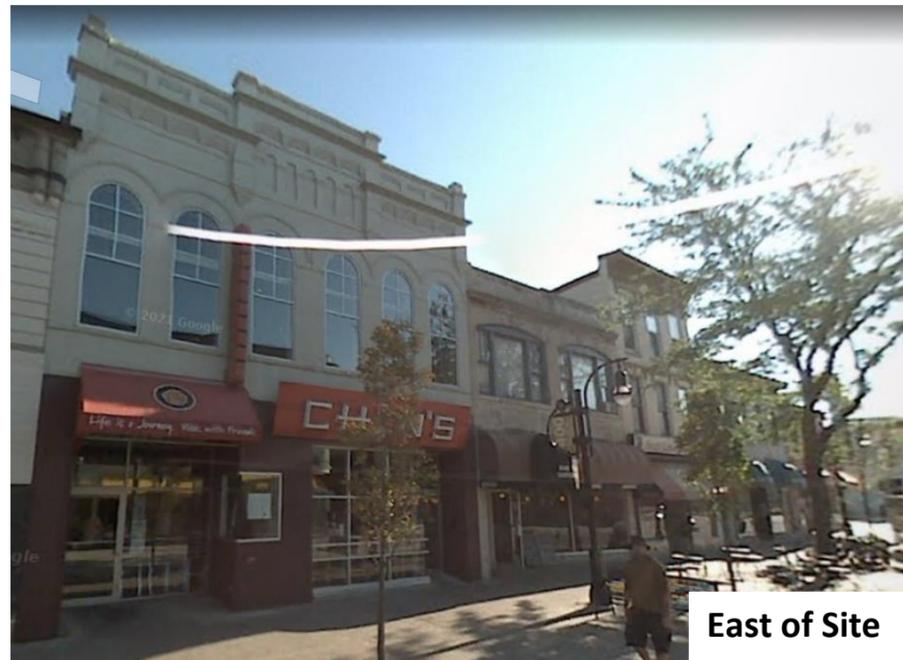


SUPERIOR  
BLACK

**DECK ASSEMBLY, RAILINGS,  
DOORS, WINDOWS &  
ALUM. STOREFRONT**

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - FLAT LOCK METAL SIDING	DMI	CHARCOAL GRAY
COMPOSITE TRIM	DMI	COLOR TO MATCH ADJ.
(#2) - COMPOSITE PANEL	REYNOBOND	COLOR WELD 500 - CHARCOAL
(#2.1) - COMPOSITE PANEL	REYNOBOND	PATINA FINISHES - RUST PATINA
(#3) - BRICK VENEER	SIoux CITY	WHITE VELOUR
(#3.1) - BRICK VENEER	SIoux CITY	STONINGTON GRAY VELOUR
(#4) - MASONRY VENEER	ROCKCAST	LIGHT GRAY
(#4.1) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

430, 432, 444  
STATE STREET  
MADISON, WI  
CONTEXTUAL



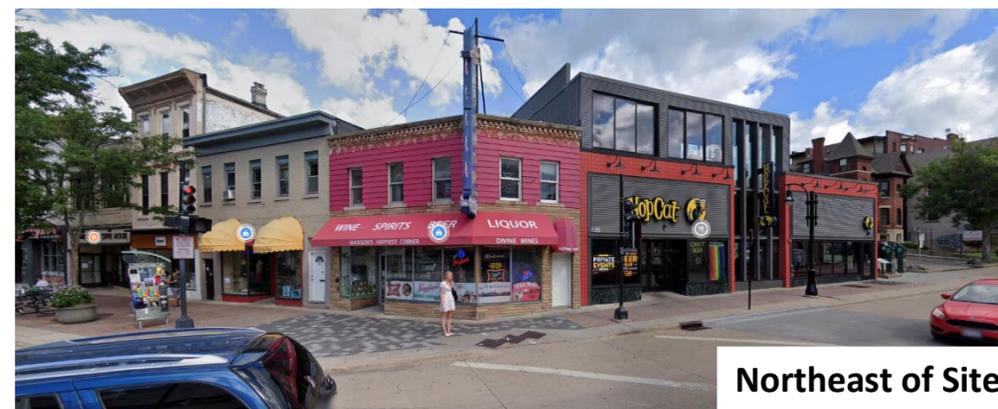
East of Site



West of Site



South of Site



Northeast of Site

430, 432, 444  
STATE STREET  
MADISON, WI  
CONTEXTUAL



Southeast of Site



North of Site



West of Site

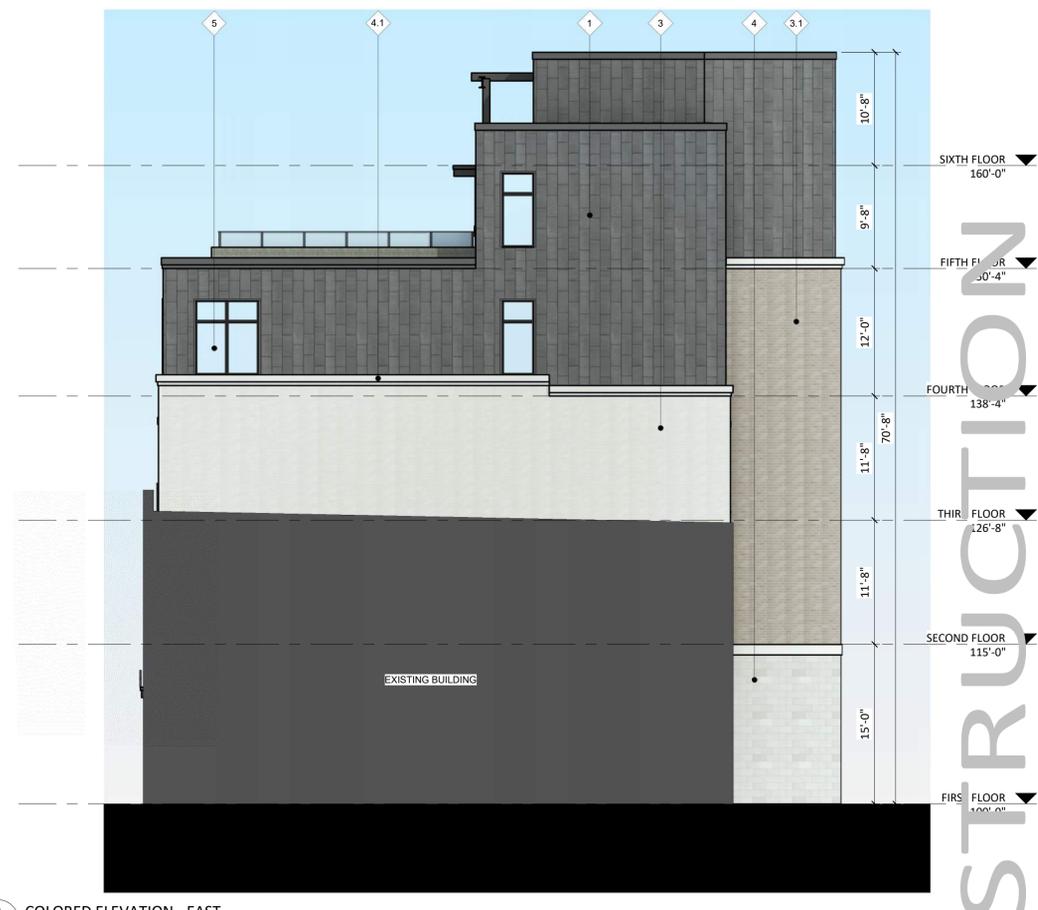


West of Site

NOT FOR CONSTRUCTION



1 COLORED ELEVATION - SOUTH  
 A202 1/8" = 1'-0"



3 COLORED ELEVATION - EAST  
 A202 1/8" = 1'-0"

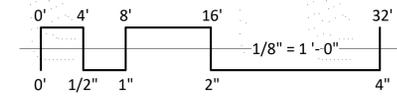


2 COLORED ELEVATION - NORTH  
 A202 1/8" = 1'-0"



4 COLORED ELEVATION - WEST  
 A202 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	RENDERING	RIGHT SWATCH
(#1) - FLAT LOCK METAL		CRYSTAL WHITE
COMPOSITE TRIM	ANDERSEN 100	BLACK
(#2) - COMPOSITE PANEL		BLACK
(#2.1) - COMPOSITE PANEL		BLACK
(#3) - BRICK VENEER		BLACK
(#3.1) - BRICK VENEER		BLACK
(#4) - MASONRY VENEER		BLACK
(#4.1) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



ISSUED  
 Updated Land Use & UDC Submittal  
 October 26, 2022  
 Updated Land Use & UDC Submittal - Feb. 13, 2023

PROJECT TITLE  
**434-444 State Street**

SHEET TITLE  
**EXTERIOR ELEVATIONS COLORED**

SHEET NUMBER

**A202**

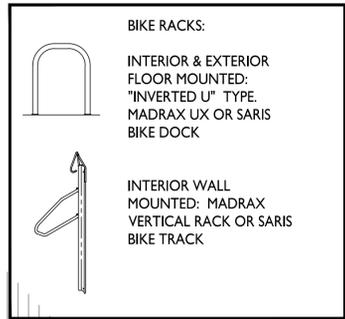
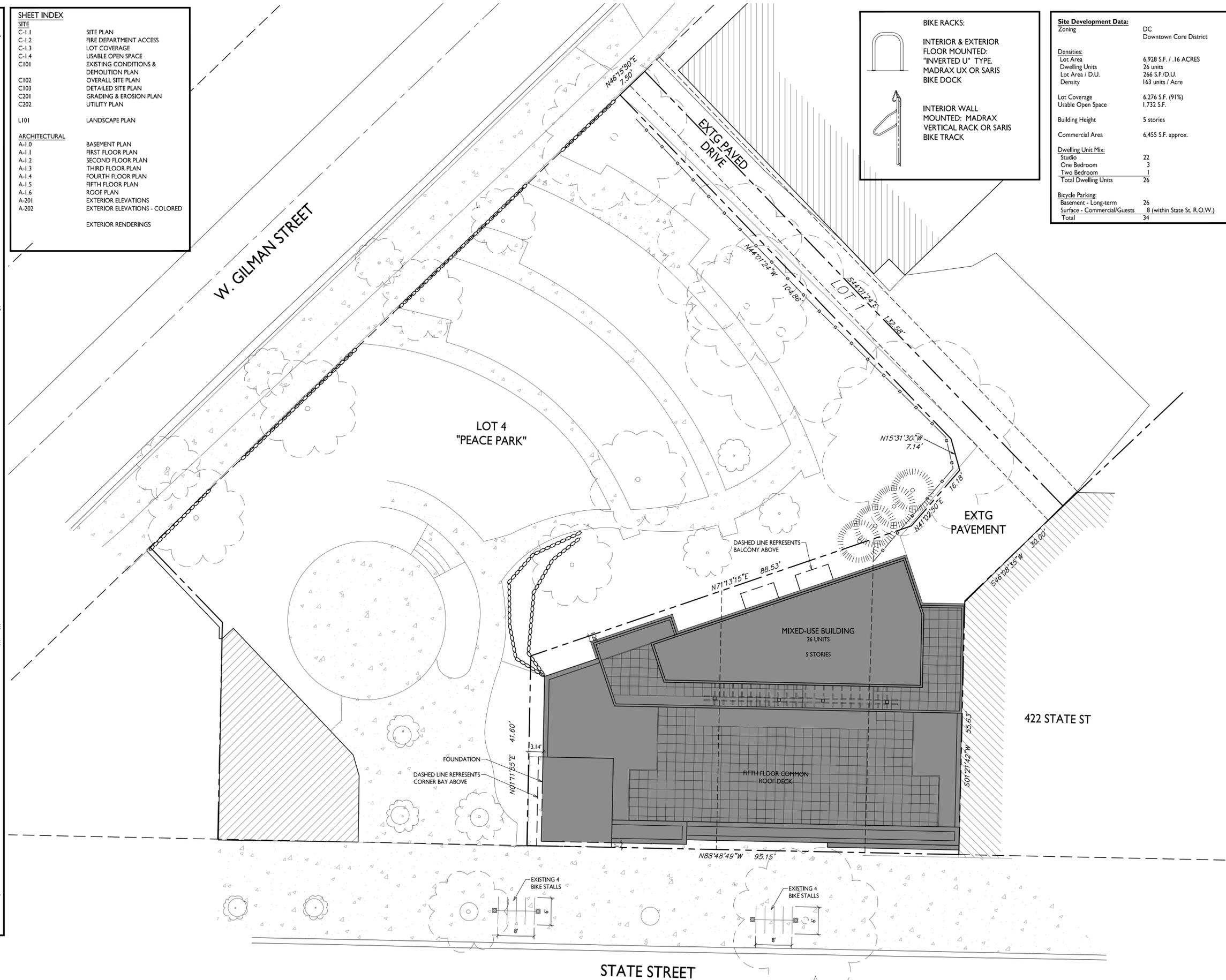
PROJECT NUMBER 1939

**GENERAL NOTES:**

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON CITY STREETS AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](http://CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM)
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

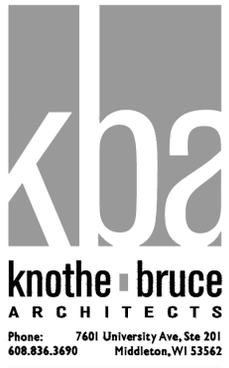
**SHEET INDEX:**

<b>SITE</b>	
C-1.1	SITE PLAN
C-1.2	FIRE DEPARTMENT ACCESS
C-1.3	LOT COVERAGE
C-1.4	USABLE OPEN SPACE
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C102	OVERALL SITE PLAN
C103	DETAILED SITE PLAN
C201	GRADING & EROSION PLAN
C202	UTILITY PLAN
<b>LANDSCAPE PLAN</b>	
L101	LANDSCAPE PLAN
<b>ARCHITECTURAL</b>	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
A-1.6	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS - COLORED
	EXTERIOR RENDERINGS



**Site Development Data:**

Zoning	DC Downtown Core District
Densities:	
Lot Area	6,928 S.F. / .16 ACRES
Dwelling Units	26 units
Lot Area / D.U.	266 S.F./D.U.
Density	163 units / Acre
Lot Coverage	6,276 S.F. (91%)
Usable Open Space	1,732 S.F.
Building Height	5 stories
Commercial Area	6,455 S.F. approx.
Dwelling Unit Mix:	
Studio	22
One Bedroom	3
Two Bedroom	1
Total Dwelling Units	26
Bicycle Parking:	
Basement - Long-term	26
Surface - Commercial/Guests	8 (within State St. R.O.W.)
Total	34



**ISSUED**  
 Issued for UDC Informational - Jan. 24, 2022  
 Land Use & UDC Submittal - February 07, 2022  
 Updated Land Use & UDC Submittal - May 10, 2022  
 Updated Land Use & UDC Submittal - Oct. 26, 2022  
 Updated Land Use & UDC Submittal - Feb. 13, 2023

**PROJECT TITLE**  
 430, 432, 444  
 State Street

**Madison, Wisconsin**  
**SHEET TITLE**  
 Site Plan

**SHEET NUMBER**

**C-1.1**

**PROJECT NO.** 1939  
 © Knothe & Bruce Architects, LLC

**SITE PLAN**  
 C-1.1  
 1" = 10'-0"

