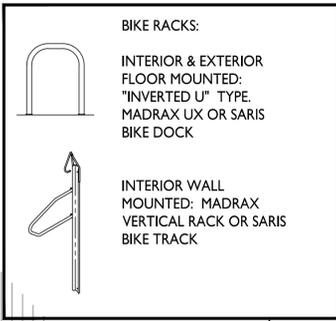
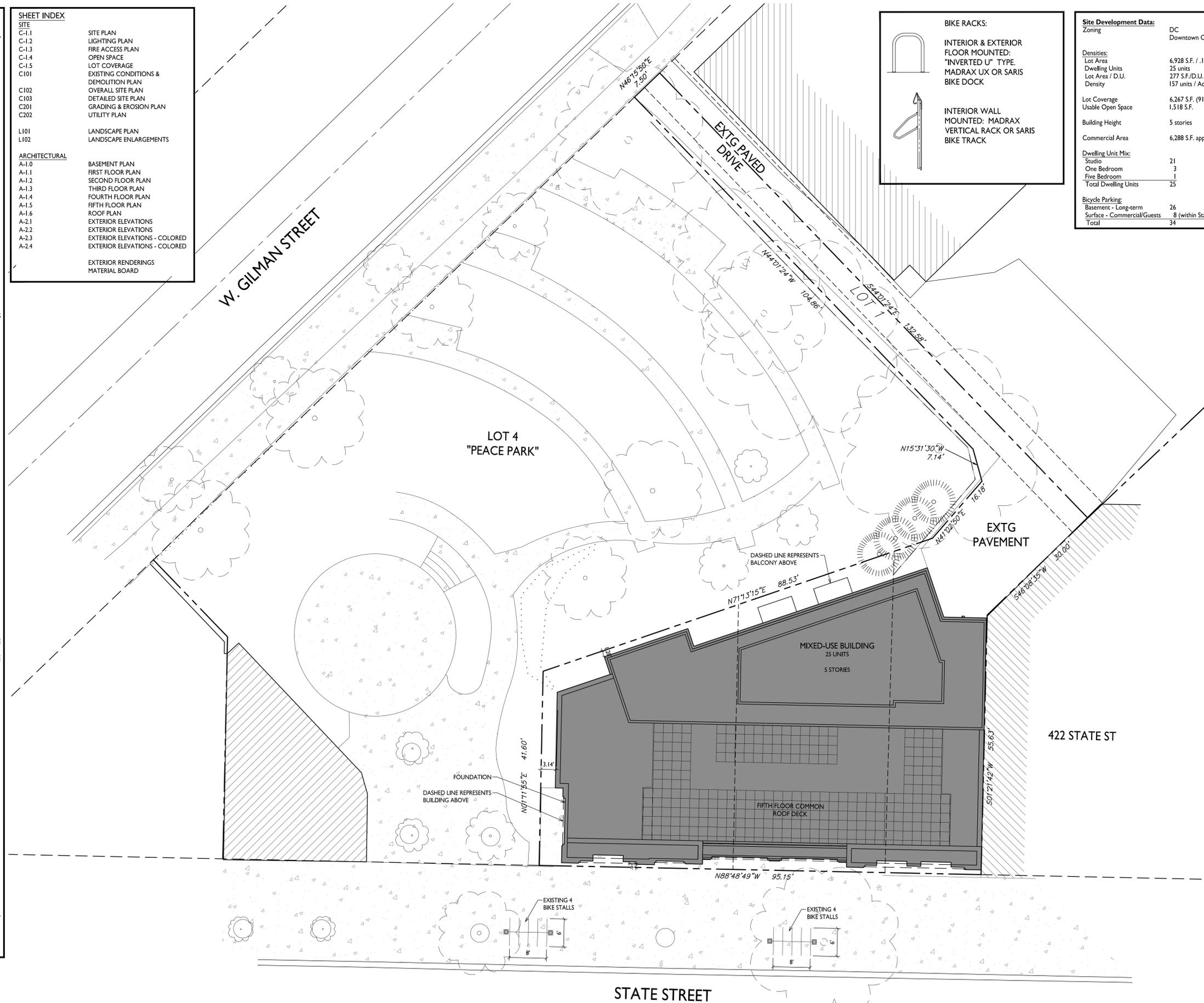


GENERAL NOTES:

- 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
- 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.

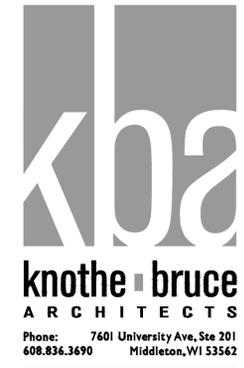
SHEET INDEX

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C-1.3	FIRE ACCESS PLAN
C-1.4	OPEN SPACE
C-1.5	LOT COVERAGE
C101	EXISTING CONDITIONS & DEMOLITION PLAN
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EXTERIOR RENDERINGS	
MATERIAL BOARD	



Site Development Data:

Zoning	DC
	Downtown Core District
Densities:	
Lot Area	6,928 S.F. / .16 ACRES
Dwelling Units	25 units
Lot Area / D.U.	277 S.F./D.U.
Density	157 units / Acre
Lot Coverage	6,267 S.F. (91%)
Usable Open Space	1,518 S.F.
Building Height	5 stories
Commercial Area	6,288 S.F. approx.
Dwelling Unit Mix:	
Studio	21
One Bedroom	3
Five Bedroom	1
Total Dwelling Units	25
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
Updated Land Use & UDC Submittal - May 15, 2023

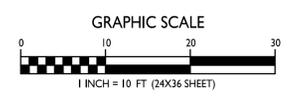
PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1
PROJECT NO. 1939
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SITE PLAN
1" = 10'-0"



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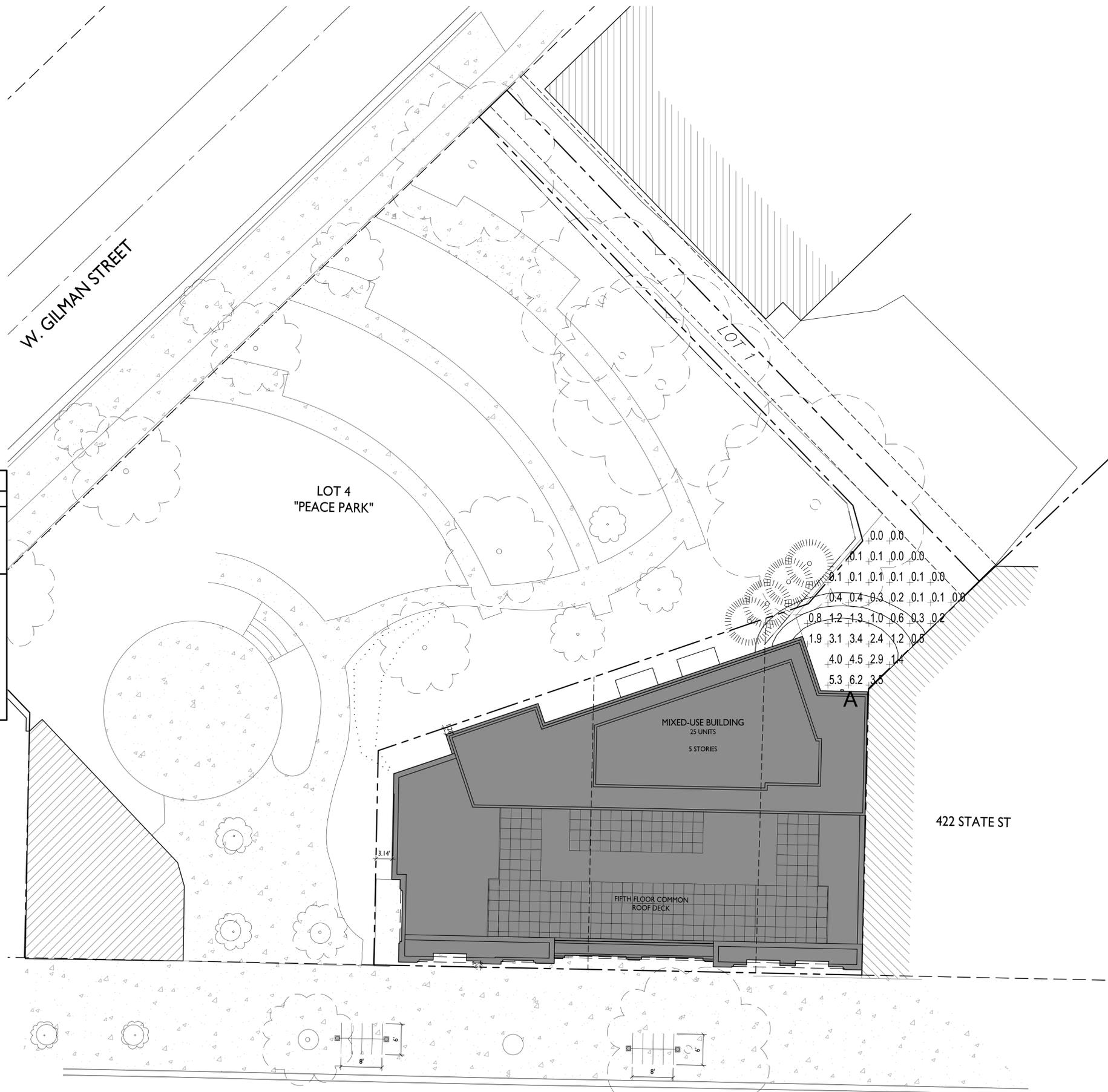
Madison, Wisconsin
 SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-1.2

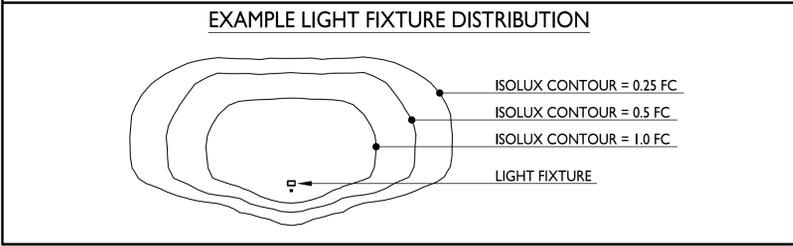
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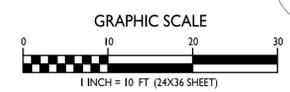
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0.4	0.3
0.2	0.1
0.1	0.1
0.8	1.2
1.3	1.0
0.6	0.3
0.2	
1.9	3.1
3.4	2.4
1.2	0.8
4.0	4.5
2.9	1.4
5.3	6.2
3.6	

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	1	LITHONIA LIGHTING	WDGE1 LED PI 30K 80CRI VF	WDGE1 LED WITH PI - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1_LED_PI_30K_80CRI_VF.ies	9'-0" ABOVE GRADE ON BUILDING



LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Rear Building Lighting	+	1.2 fc	6.2 fc	0.0 fc	N/A	N/A

1 SITE LIGHTING PLAN
 C-1.2 1" = 20'-0"





knothe + bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

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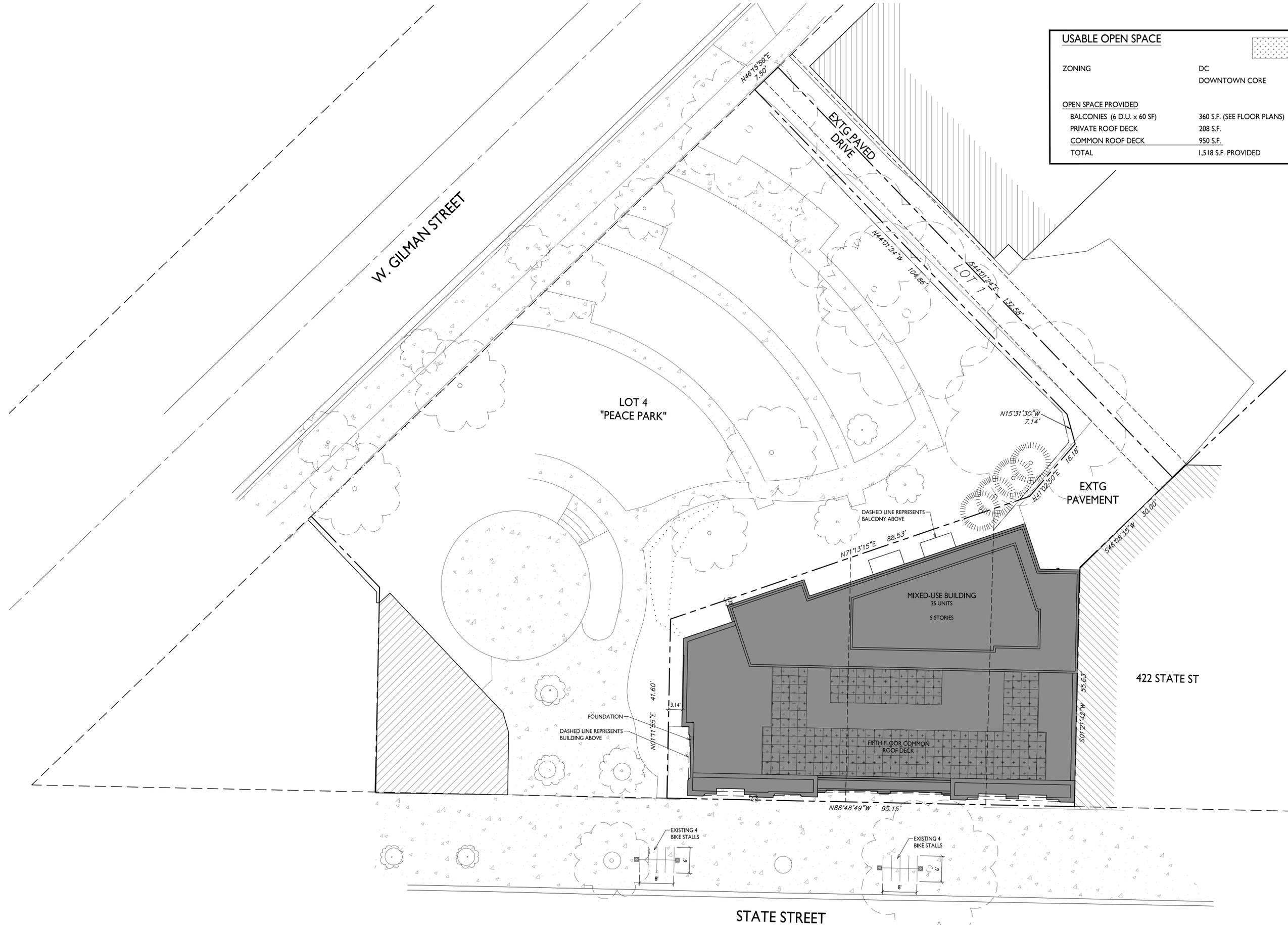
Madison, Wisconsin
SHEET TITLE
Usable Open Space

SHEET NUMBER

C-1.4

PROJECT NO. 1939
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USABLE OPEN SPACE	
ZONING	DC DOWNTOWN CORE
OPEN SPACE PROVIDED	
BALCONIES (6 D.U. x 60 SF)	360 S.F. (SEE FLOOR PLANS)
PRIVATE ROOF DECK	208 S.F.
COMMON ROOF DECK	950 S.F.
TOTAL	1,518 S.F. PROVIDED



USABLE OPEN SPACE
1" = 10'-0"





knothe-bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

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PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Lot Coverage

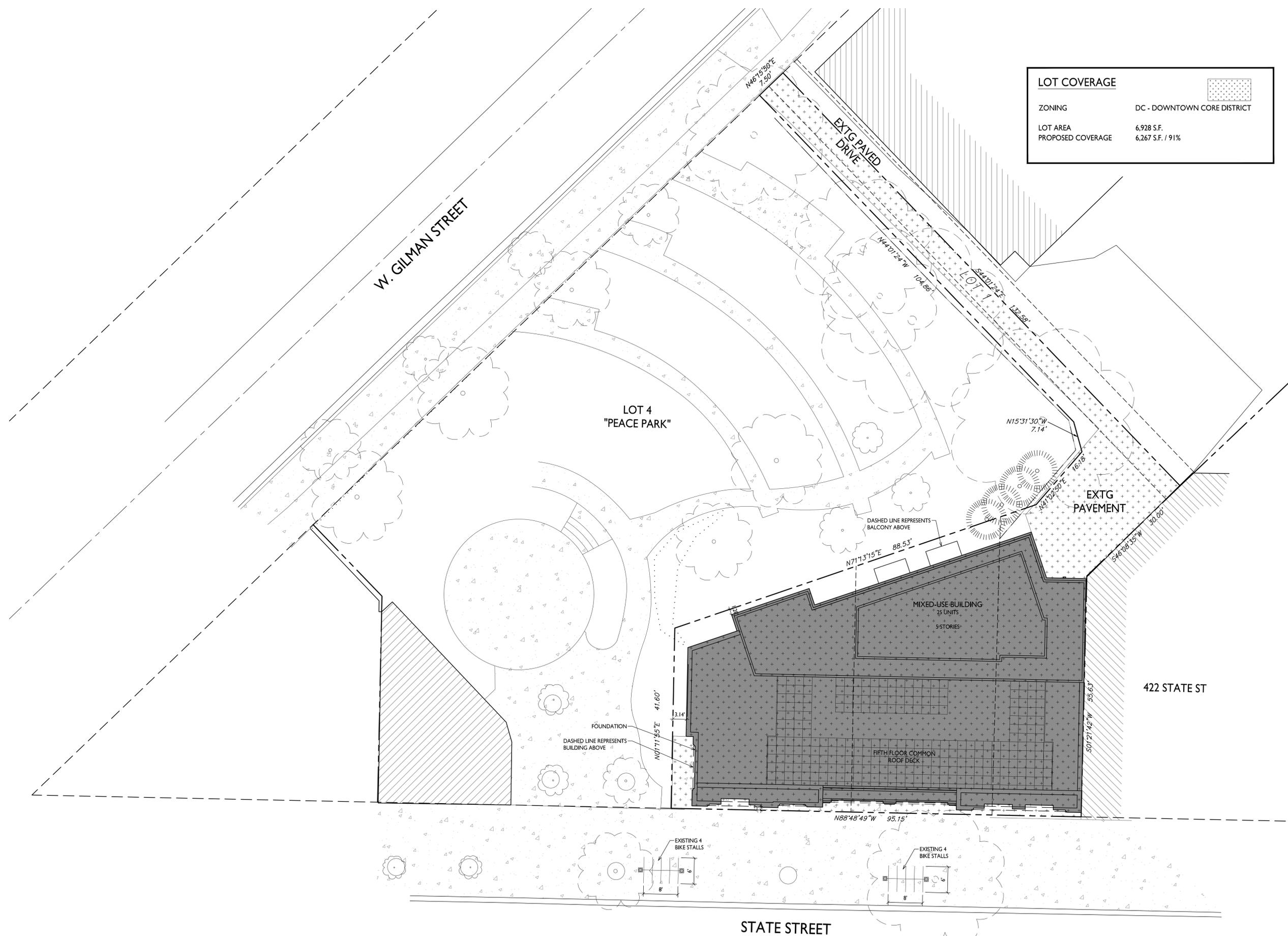
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C-1.5

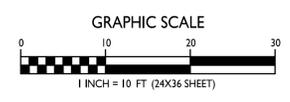
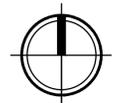
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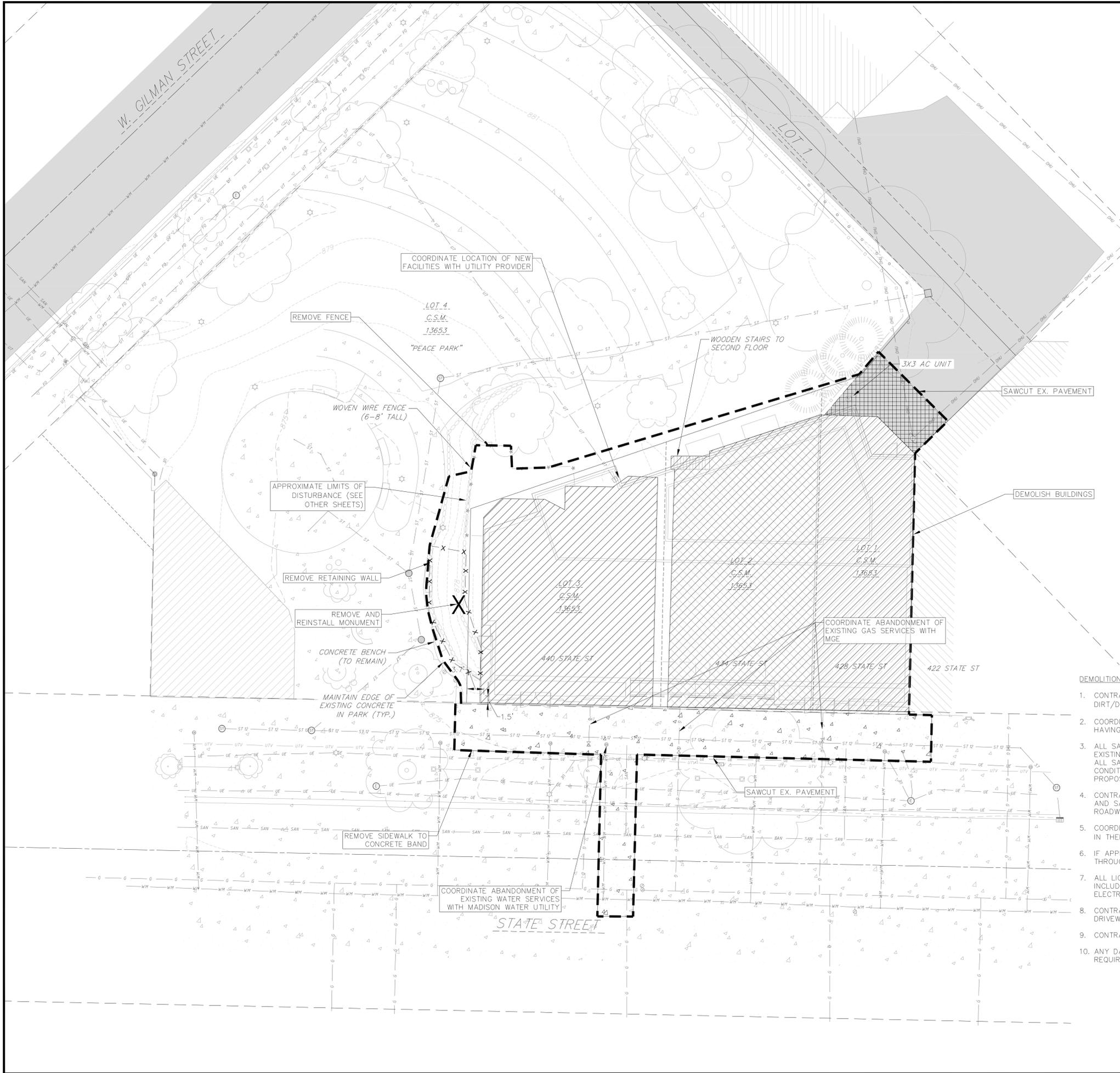
LOT COVERAGE	
ZONING	DC - DOWNTOWN CORE DISTRICT
LOT AREA	6,928 S.F.
PROPOSED COVERAGE	6,267 S.F. / 91%



LOT COVERAGE
1" = 10'-0"



SHEET NUMBER



TOPOGRAPHIC SYMBOL LEGEND

- ⊠ EXISTING POST
- ⊕ EXISTING PARKING METER
- ▭ EXISTING FIELD INLET RECTANGULAR
- ⊙ EXISTING FIELD INLET
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING FIRE DEPARTMENT CONNECTION
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING ELECTRIC MANHOLE
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING CURB STOP

SURVEY LEGEND

- ⊕ FOUND 1" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD

TOPOGRAPHIC LINEWORK LEGEND

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- RW — RW — EXISTING RETAINING WALL
- GF — GF — EXISTING GENERAL FENCE
- WF — WF — EXISTING WOOD FENCE
- GL — GL — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- 820 — 820 — EXISTING MAJOR CONTOUR
- 818 — 818 — EXISTING MINOR CONTOUR

SITE PLAN LEGEND

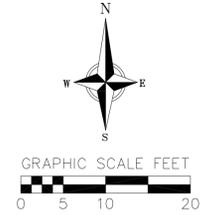
- — — — — PROPERTY BOUNDARY
- - - - - DISTURBED LIMITS

DEMOLITION PLAN LEGEND

- — — — — SAWCUT
- ▨ ASPHALT REMOVAL
- ▩ CONCRETE REMOVAL
- ▧ BUILDING REMOVAL

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

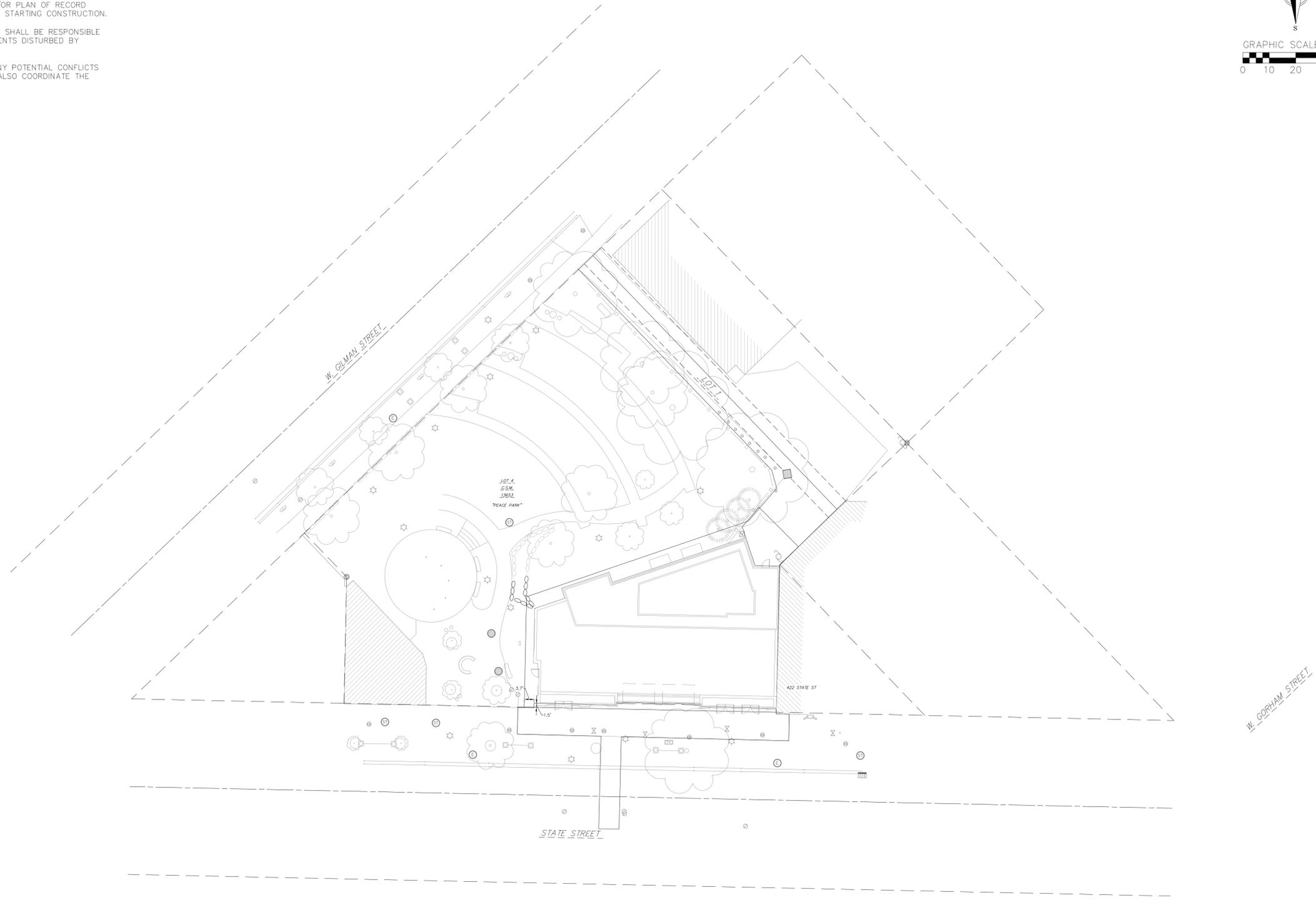
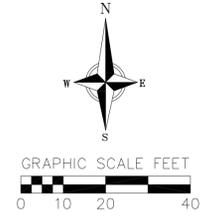


REVISIONS NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	5/15/23	Land Use & UDC Sub			

DATE: 05/15/2023
DRAFTER: DPER/MBRA
CHECKED: TSCH
PROJECT NO.: 210421
C101

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.



OVERALL SITE PLAN
430, 432, 444 State Street
CITY OF MADISON
DANE COUNTY, WI

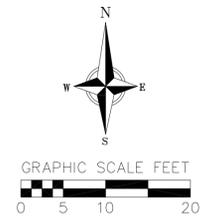
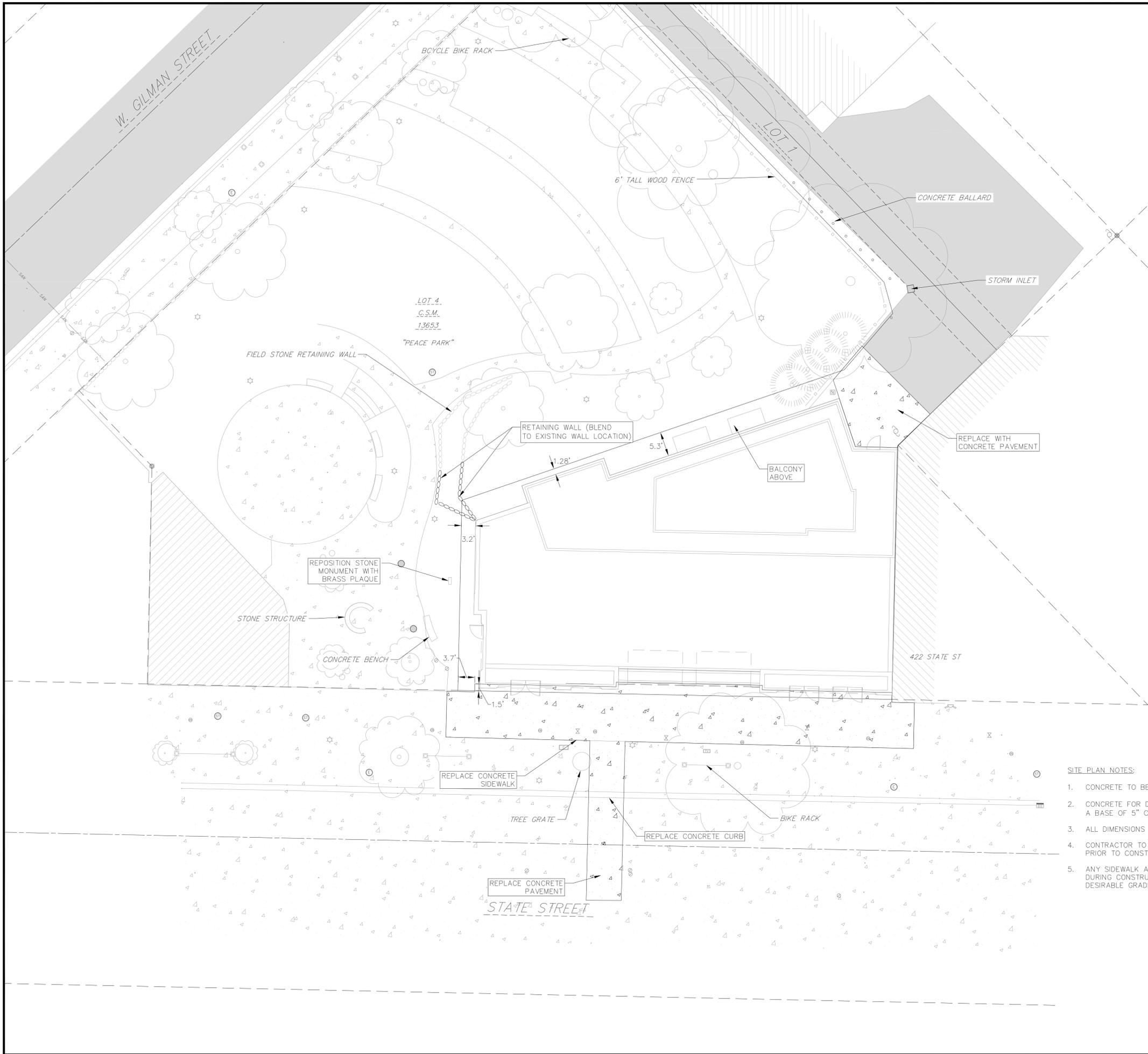
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	5/15/23		

DATE: 05/15/2023

DRAFTER: DPER/MBRA

CHECKED: TSCH

PROJECT NO.: 210421



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING POST
- EXISTING PARKING METER
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- ⊙ EXISTING STORM MANHOLE
- ⊕ EXISTING FIRE DEPARTMENT CONNECTION
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING ELECTRIC MANHOLE
- ☆ EXISTING LIGHT POLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- ⊕ EXISTING UTILITY POLE
- EXISTING CURB STOP

SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD

TOPOGRAPHIC LINEWORK LEGEND

- ⋯ EXISTING RETAINING WALL
- EXISTING WOOD FENCE

SITE PLAN LEGEND

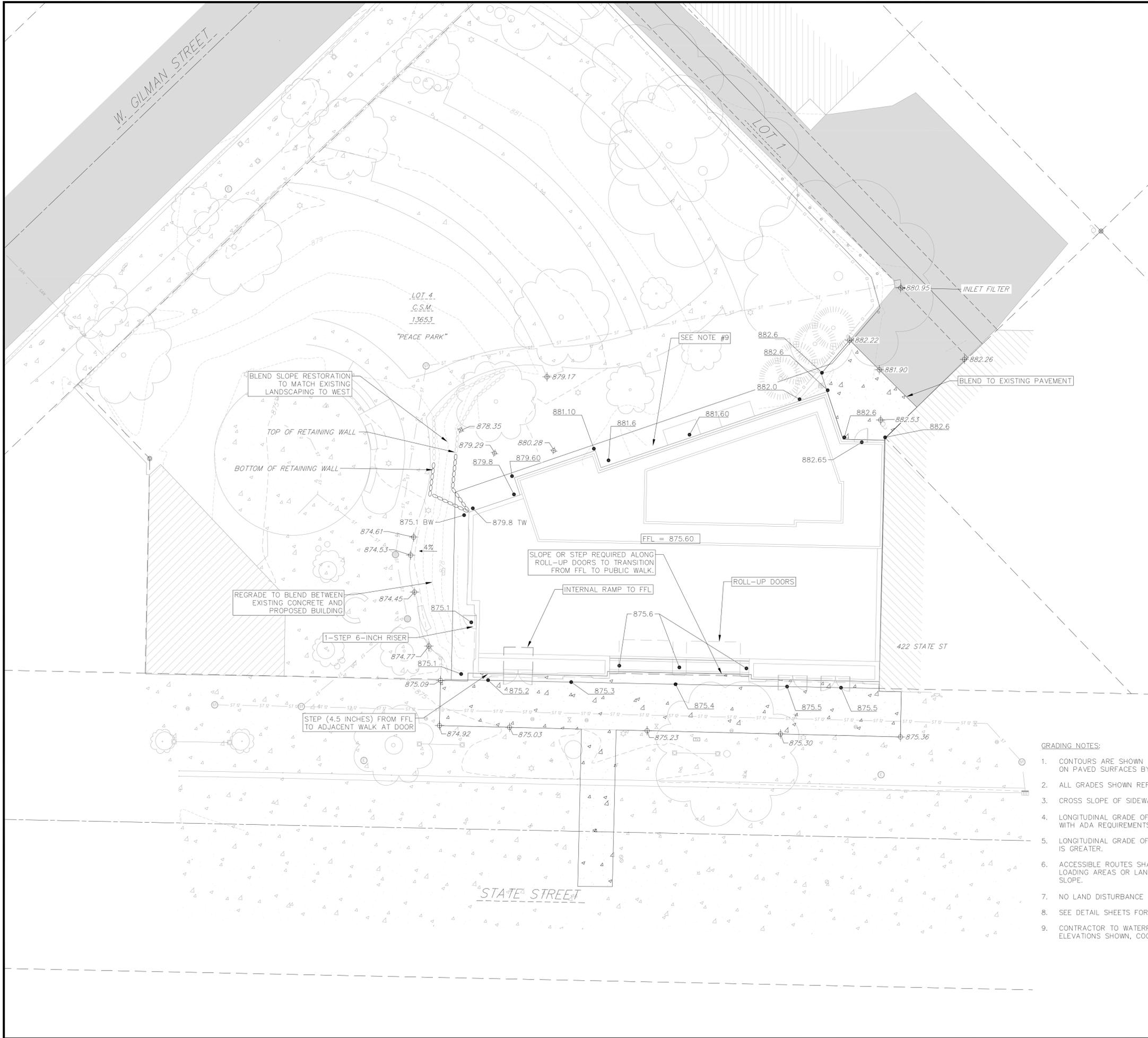
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- ⋯ PROPOSED RETAINING WALL

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

DETAILED SITE PLAN
 430, 432, 444 State Street
 CITY OF MADISON
 DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	5/15/23		



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING POST
- △ EXISTING PARKING METER
- ▭ EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- ⊙ EXISTING STORM MANHOLE
- ⚡ EXISTING FIRE DEPARTMENT CONNECTION
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING ELECTRIC MANHOLE
- ☆ EXISTING LIGHT POLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING CURB STOP

SURVEY LEGEND

- ⊕ FOUND 1" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD

TOPOGRAPHIC LINWORK LEGEND

- □ — EXISTING WOOD FENCE
- ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- 820 — EXISTING MAJOR CONTOUR
- 818 — EXISTING MINOR CONTOUR
- ⊕ EXISTING RETAINING WALL

SITE PLAN LEGEND

- — — PROPERTY BOUNDARY
- ▭ PROPOSED CONCRETE
- ⊕ PROPOSED RETAINING WALL

GRADING LEGEND

- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- 2.92% PROPOSED SLOPE ARROWS

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
9. CONTRACTOR TO WATERPROOF BUILDING ALONG BACK AND SIDE ELEVATIONS TO ALLOW PROPOSED ELEVATIONS SHOWN, COORDINATE WITH ARCHITECTURAL DRAWINGS

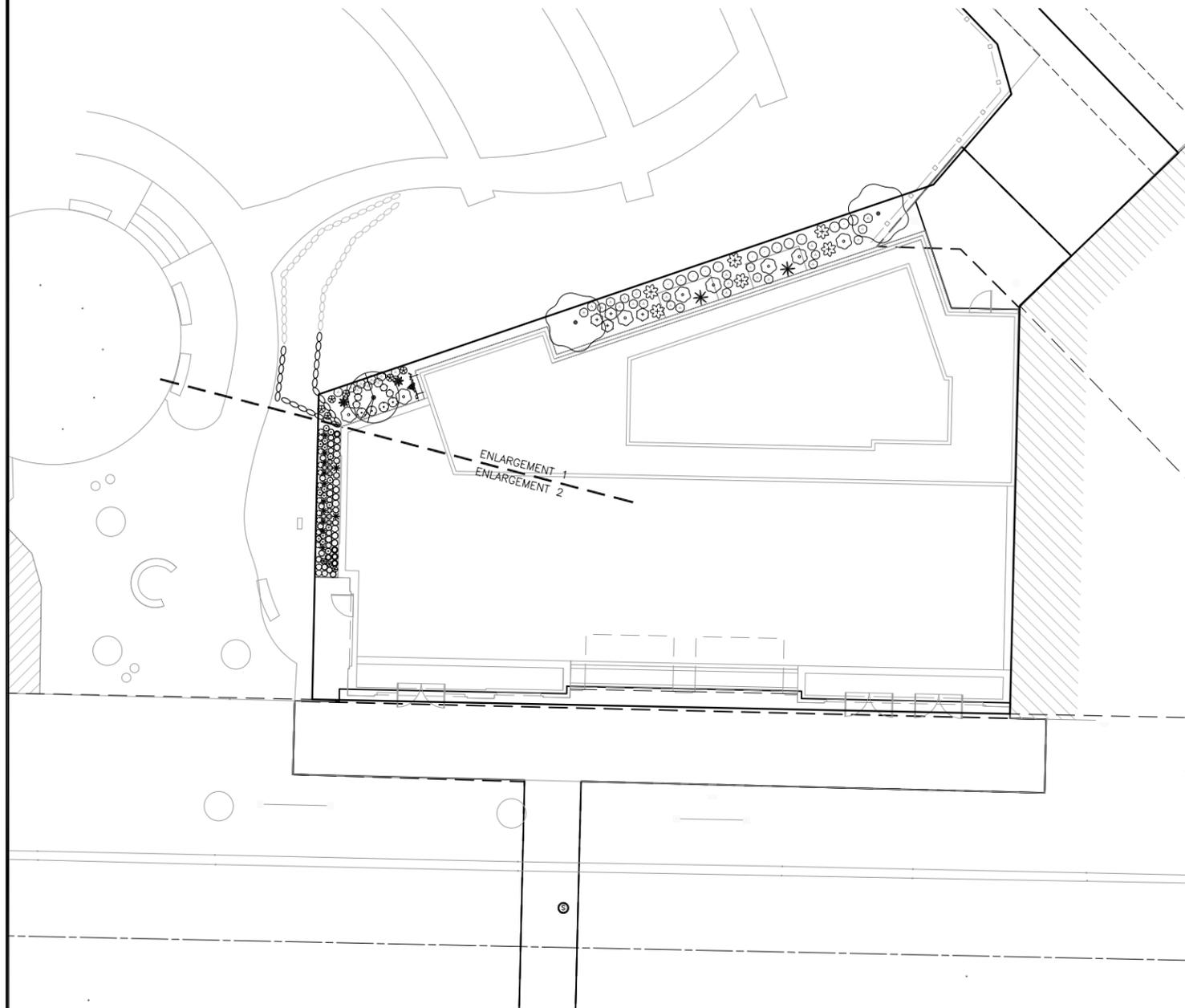
GRADING AND EROSION CONTROL PLAN

430, 432, 444 State Street
CITY OF MADISON
DANE COUNTY, WI

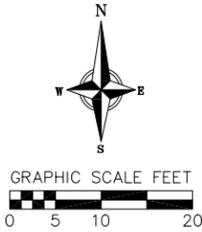
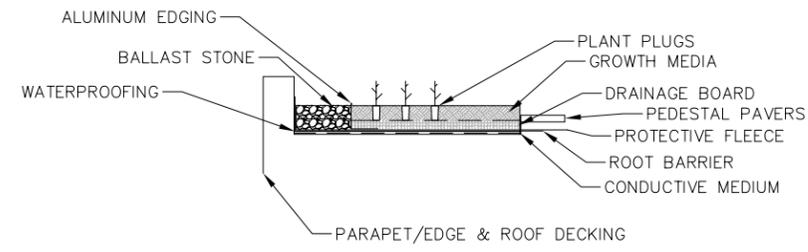
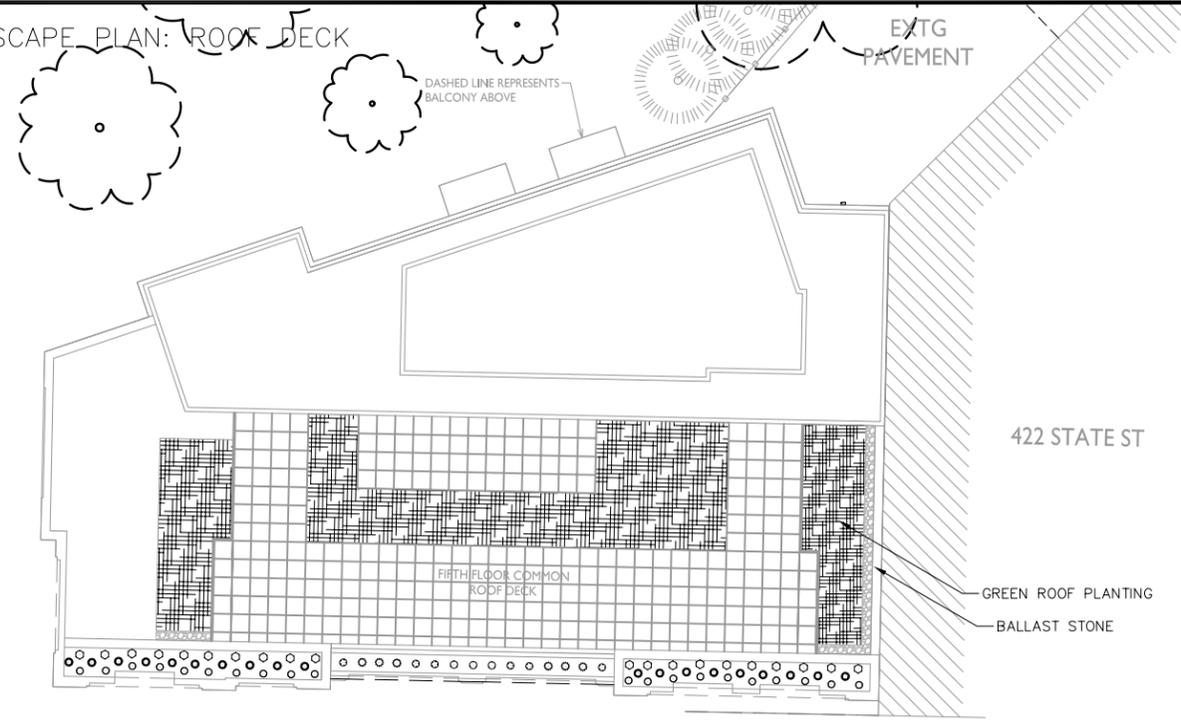
REVISIONS NO.	DATE	REMARKS
1	5/15/23	Land Use & UDC Sub

DATE: 05/15/2023
 DRAFTER: DPER/MBRA
 CHECKED: TSCH
 PROJECT NO.: 210421

LANDSCAPE PLAN: AT GRADE



LANDSCAPE PLAN: ROOF DECK



1 SEMI-INTENSIVE GREEN ROOF
1 NOT TO SCALE

PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Cea ame	Ceanothus americanus / New Jersey Tea	Cont.	5 Gal.	8
Cor alt	Cornus alternifolia / Pagoda Dogwood	Pot	5 Gal.	1
Sam can	Sambucus canadensis / American Elderberry	Cont.	5 Gal.	2
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Act pac	Actaea pachypoda / White Baneberry	Cont.	1 Gal.	4
All cer	Allium cernuum / Nodding Onion	Cont.	Pint	20
Asa can	Asarum canadense / Wild Ginger	Cont.	Pint	33
Asc tub	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	6
Ath fil	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.	2
Bou cur	Bouteloua curtipendula / Side Oats Grama	Cont.	1 Gal.	10
Car ros	Carex rosea / Rosy Sedge	Cont.	Pint	13
Cim rac	Cimicifuga racemosa / Black Cohosh	Cont.	1 Gal.	6
Cor pal	Coreopsis palmata / Stiff Tickseed	Cont.	Pint	26
Ech pal	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	8
Ery yuc	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	2
Ger mac	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	6
Geu tri	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	17
Lia asp	Liatris aspera / Rough Blazing Star	Cont.	1 Gal.	10
Lia pyc	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.	3
Mat str	Matteuccia struthiopteris / Ostrich Fern	Cont.	1 Gal.	2
Mon pun	Monarda punctata / Spotted Horsemint	Cont.	Pint	4
Ono sen	Onoclea sensibilis / Sensitive Fern	Cont.	1 Gal.	4
Pan vir	Panicum virgatum / Switch Grass	Cont.	1 Gal.	9
Par qui	Parthenocissus quinquefolia engelmannii / Engelmann Virginia Creeper	Cont.	2 Gal.	1
Pol rep	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	4
Rud hir	Rudbeckia hirta / Black-eyed Susan	Cont.	Pint	6
Sch sco	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	19
Spo het	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	24

CONCEPT PLANT SCHEDULE

GREEN ROOF PLANTING	QTY
Allium cernuum / Nodding Onion	52
Asclepias tuberosa / Butterfly Milkweed	69
Asclepias verticillata / Whorled Milkweed	52
Bouteloua curtipendula / Side Oats Grama	137
Carex bicknellii / Prairie Sedge	103
Coreopsis lanceolata / Lanceleaf Tickseed	35
Coreopsis palmata / Stiff Tickseed	52
Dalea candida / White Prairie Clover	52
Dalea purpurea / Purple Prairie Clover	52
Eragrostis spectabilis / Purple Lovegrass	103
Geum triflorum / Prairie Smoke	52
Koeleria macrantha / Prairie Junegrass	103
Liatris aspera / Rough Blazing Star	69
Liatris cylindracea / Cylindrical Blazing Star	69
Lupinus perennis / Wild Lupine	52
Monarda punctata / Spotted Horsemint	52
Phlox pilosa / Downy Phlox	52
Rudbeckia hirta / Black-eyed Susan	52
Ruellia humilis / Wild Petunia	52
Schizachyrium scoparium / Little Bluestem	205
Sporobolus heterolepis / Prairie Dropseed	222
Symphotrichum ericoides / Heath Aster	35

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.

- LANDSCAPE BEDS TO BE MULCHED WITH WHITE CEDAR MULCH TO 3" DEPTH MIN. WHERE ADJACENT TURF GRASS, EDGE PERENNIAL PLANTED BEDS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/8"X4" OR EQUAL, COLOR BLACK ANODIZED.

SOD PLANTING NOTES:

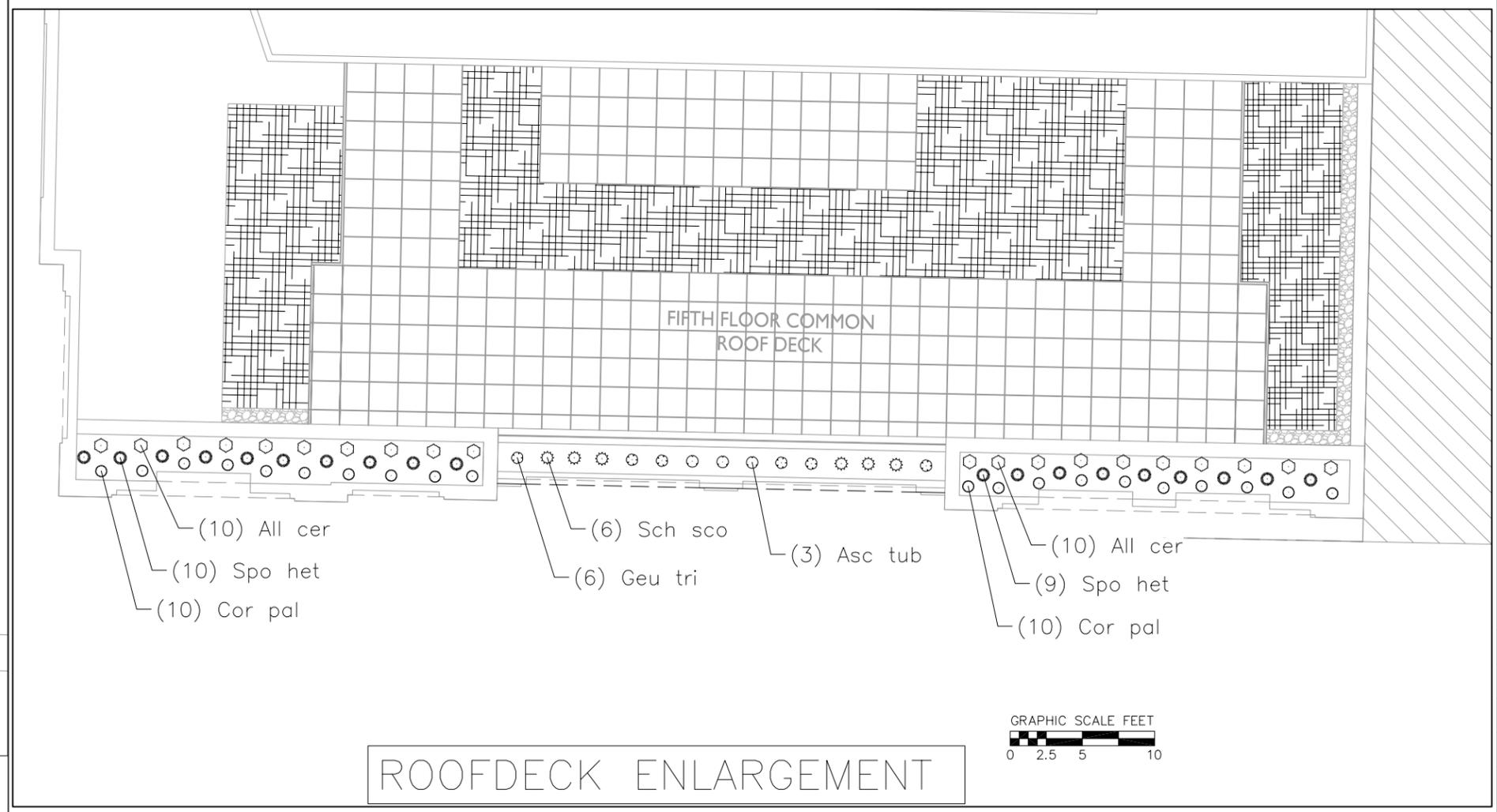
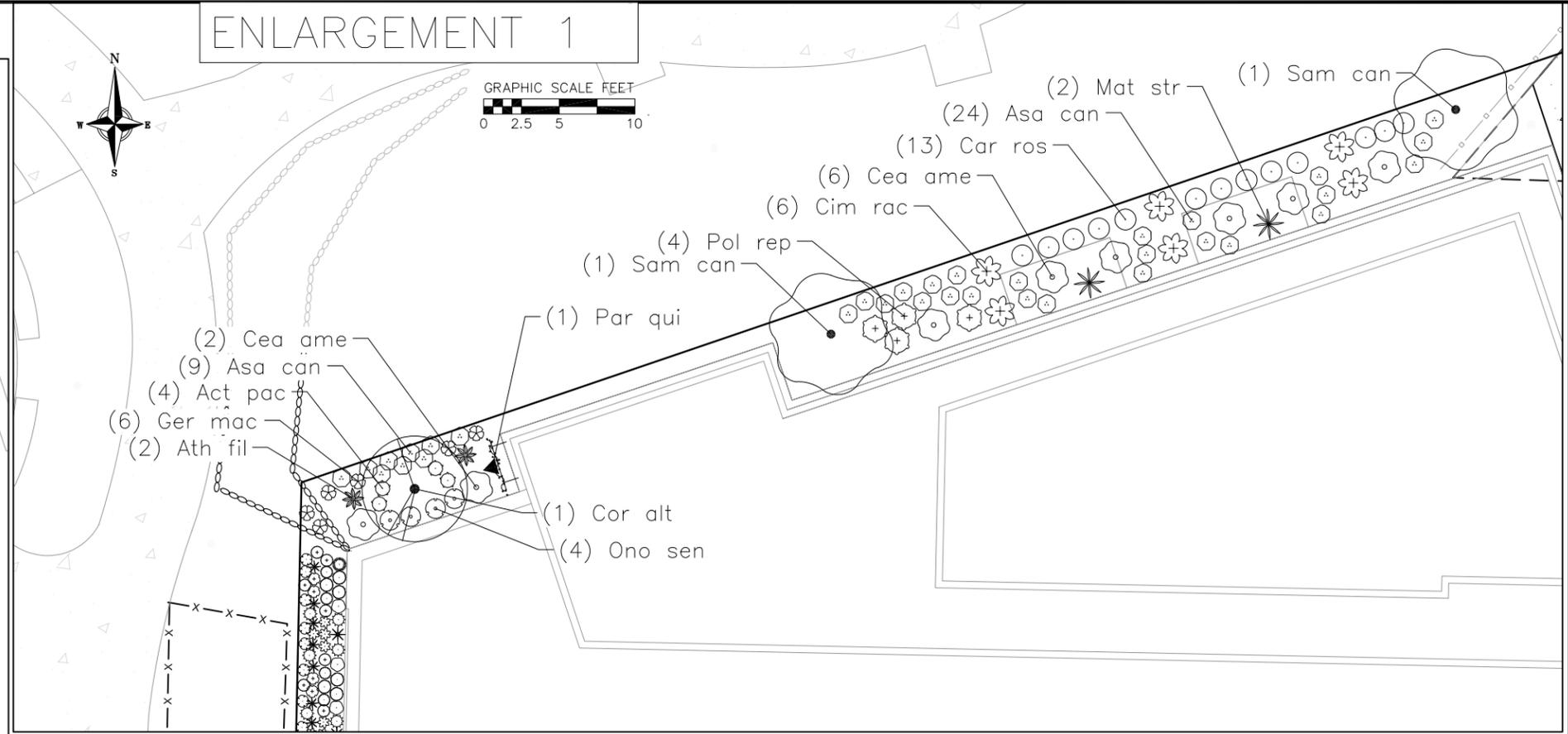
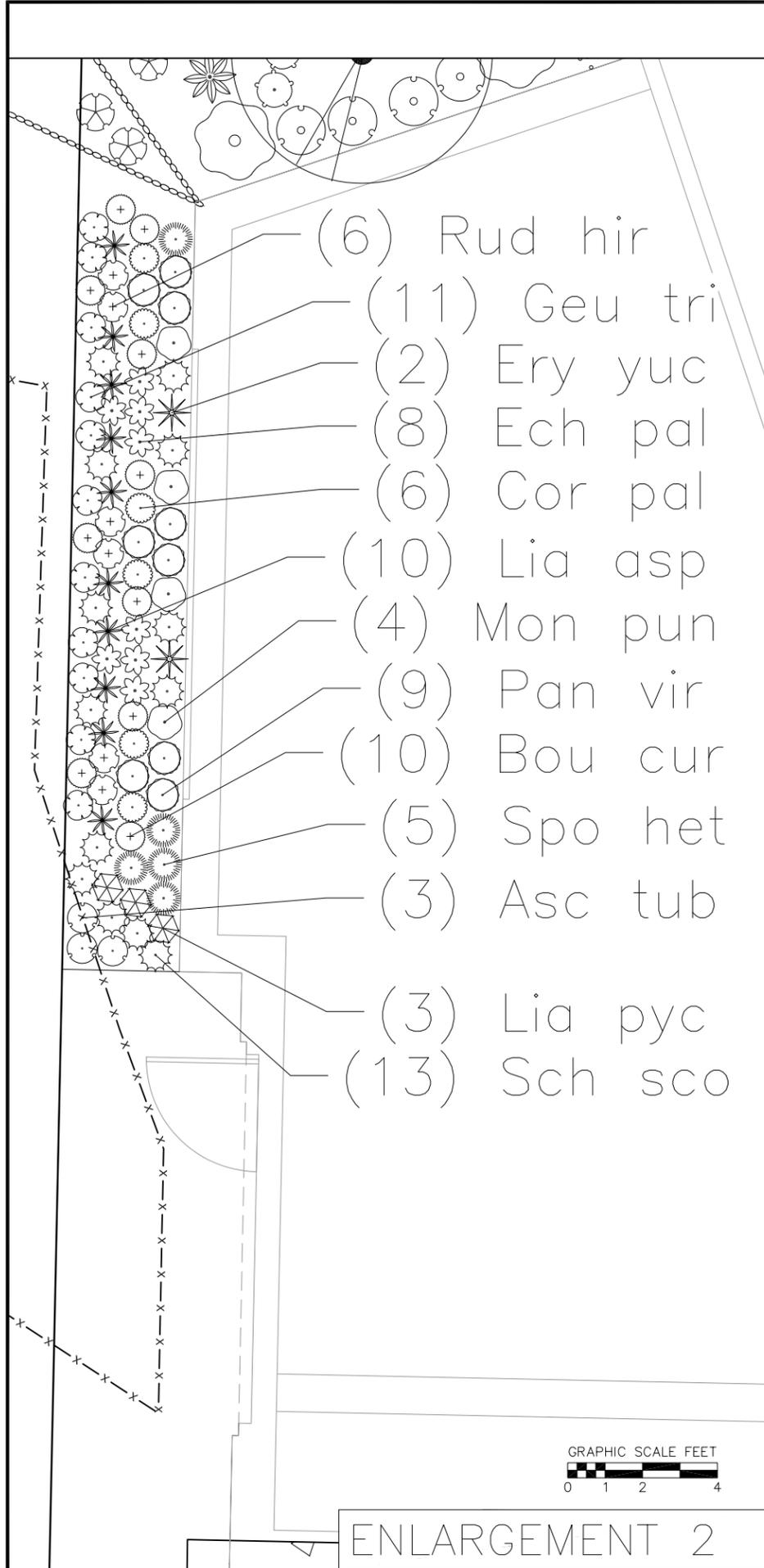
- ALL DISTURBED AREAS OUTSIDE OF PROPERTY BOUNDARY, UNLESS OTHERWISE NOTED, TO BE REPAIRED WITH TURFGRASS SOD. SELECT SOD GROWN IN MINERAL SOILS WITH ESTABLISHED ROOT SYSTEM. SOD GROWN IN PEAT WILL BE REJECTED. STAGGER SEAMS AND ROLL TO ENSURE SOIL CONTACT. MAINTAIN ADEQUATE SOIL MOISTURE UNTIL FINAL ACCEPTANCE.

GREEN ROOF NOTES:

- INSTALLATION TO UTILIZE A SEMI-INTENSIVE VEGETATED ROOFING SYSTEM, HANGING GARDENS SYSTEM #2210 OR EQUAL.
- FOLLOW ALL SPECIFICATIONS OUTLINED BY SYSTEM MANUFACTURER.
- INSTALL GREEN ROOF PLUG PLANTINGS AS 2" X 2" X 4" OR 2.25" X 2.25" X 5" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.

REVISIONS	NO.	DATE	REMARKS
	1	5/15/2023	Updated Land Use & SUD Submittal

DATE: 5/15/2023
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PROJECT NO.: 210421



REVISIONS NO.	DATE	REMARKS
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DATE: 5/15/2023
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CHECKED: TSCH
PROJECT NO.: 210421



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 430, 432, 444 State Street, Madison, WI

Contact Name & Phone #: Kevin Burow (608) 575-3126

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

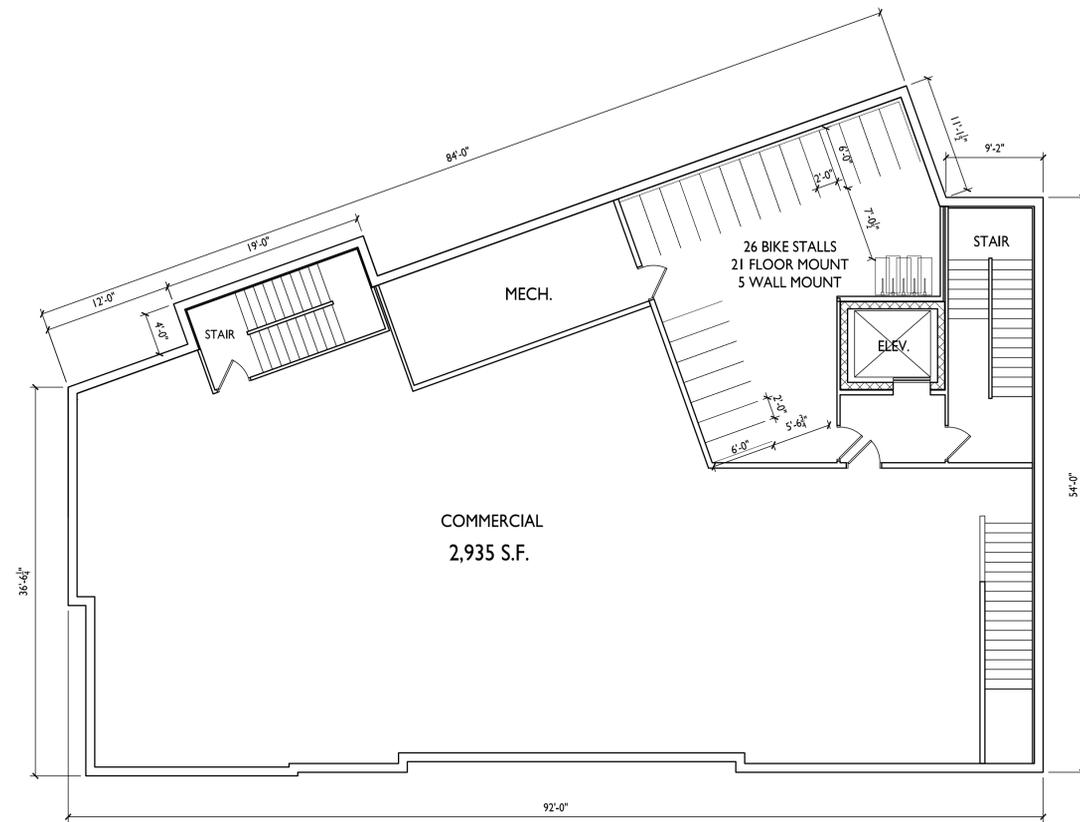
Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.



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608.836.3690 Middleton, WI 53562



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PROJECT TITLE
430, 432, 444
State Street

BASEMENT FLOOR PLAN
A-1.0 1/8" = 1'-0"

Madison, Wisconsin
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

A-1.0

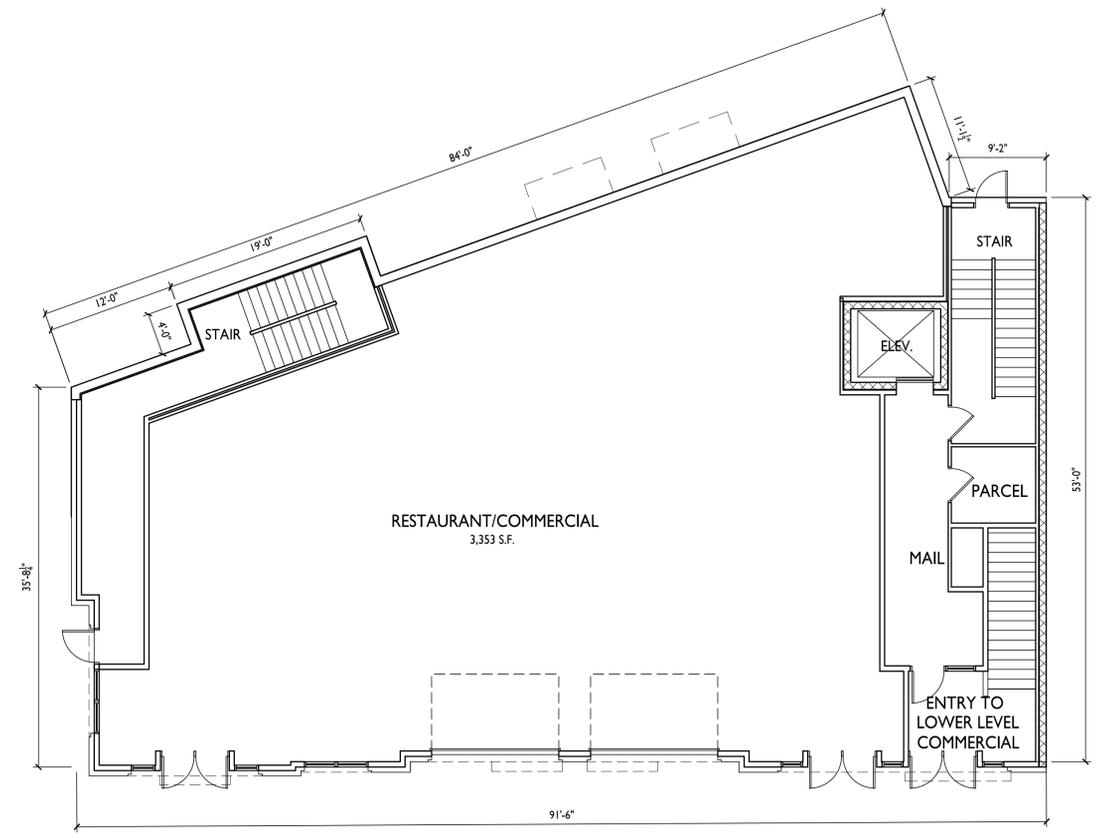
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I
A-1.1
FIRST FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
First Floor Plan

SHEET NUMBER

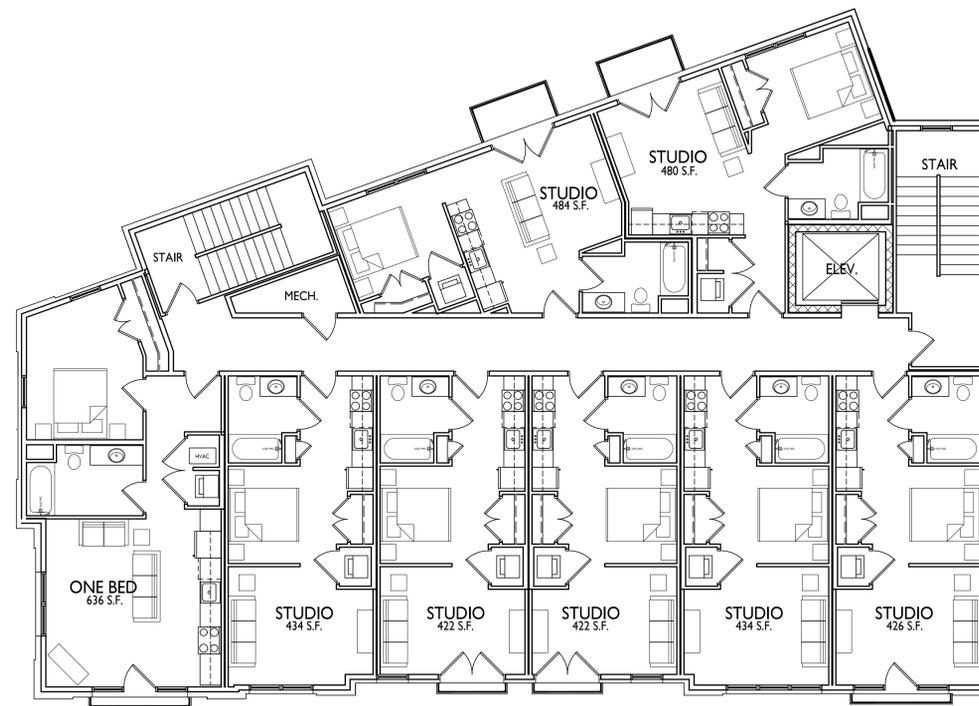
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PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Second Floor Plan

1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"

SHEET NUMBER

A-1.2

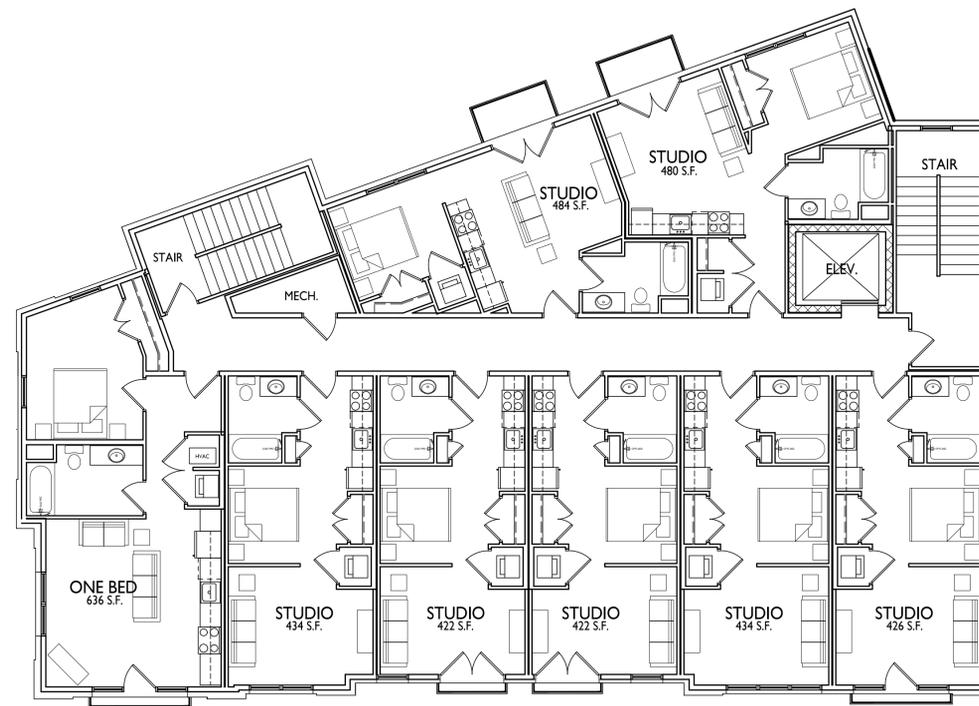
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PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Third Floor Plan

THIRD FLOOR PLAN
1/8" = 1'-0"
A-1.3

SHEET NUMBER

A-1.3

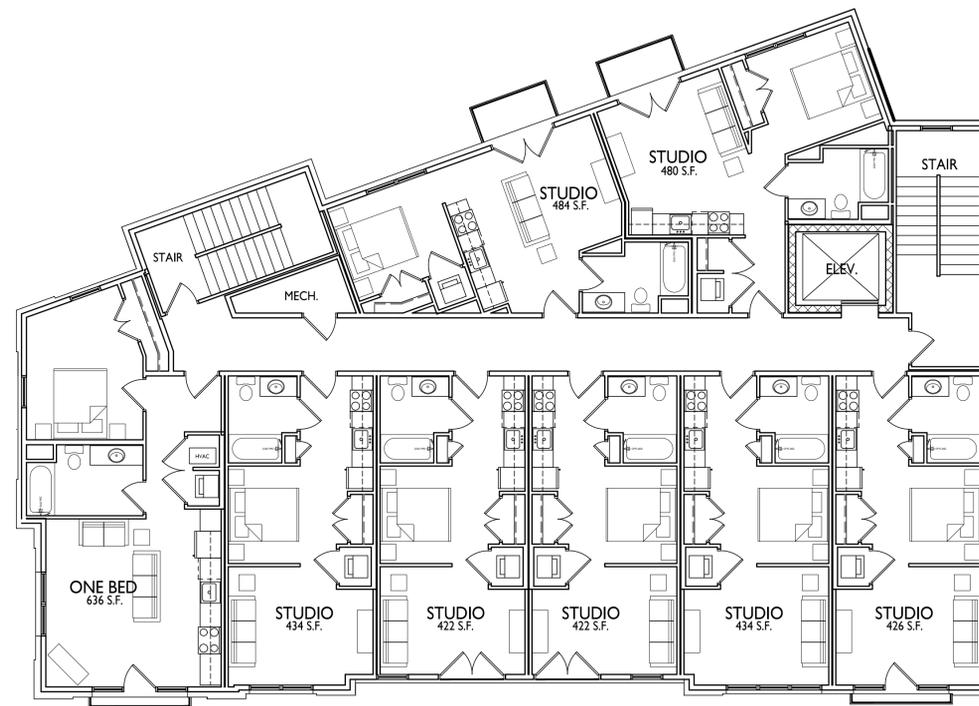
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PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Fourth Floor Plan

1 FOURTH FOURTH PLAN
A-1.4 1/8" = 1'-0"

SHEET NUMBER

A-1.4

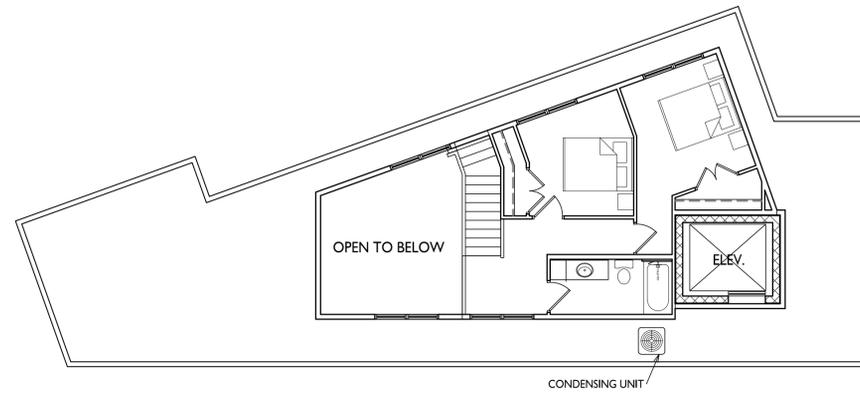
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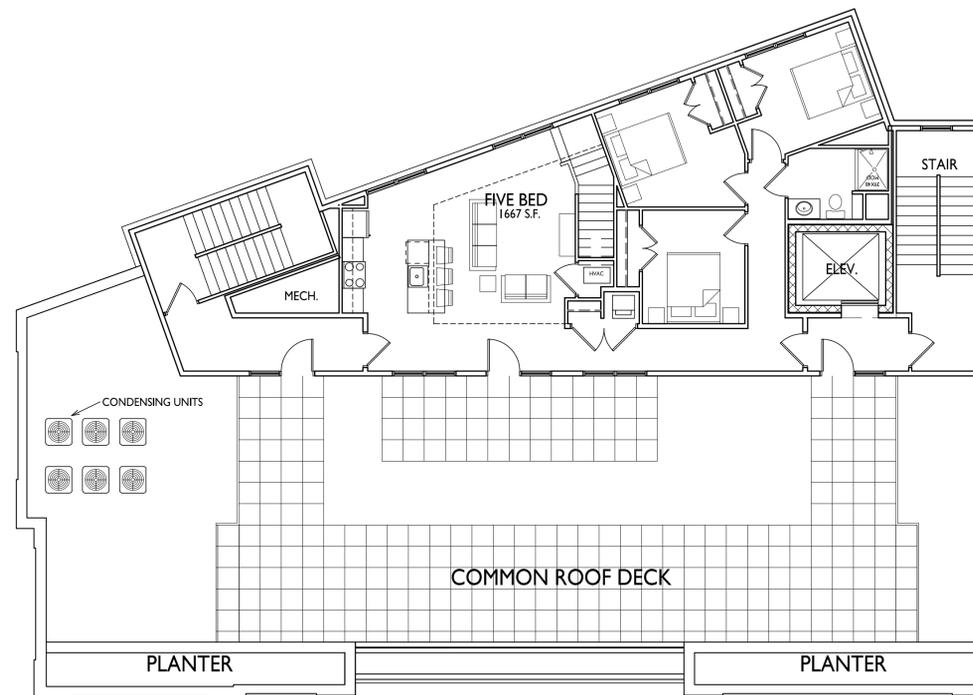


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2 LOFT LEVEL FLOOR PLAN
A-1.5 1/8" = 1'-0"



1 FIFTH FLOOR PLAN
A-1.5 1/8" = 1'-0"



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PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Fifth Floor Plan

SHEET NUMBER

A-1.5

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PROJECT TITLE
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State Street

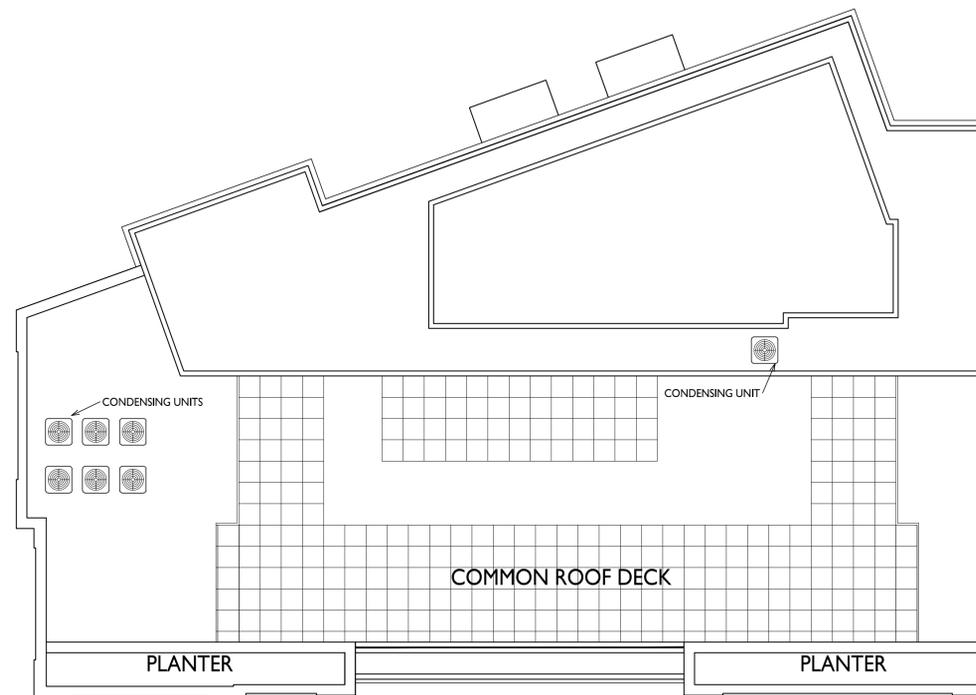
Madison, Wisconsin
SHEET TITLE
Roof Plan

SHEET NUMBER

A-1.6

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1 ROOF PLAN
A-1.6 1/8" = 1'-0"

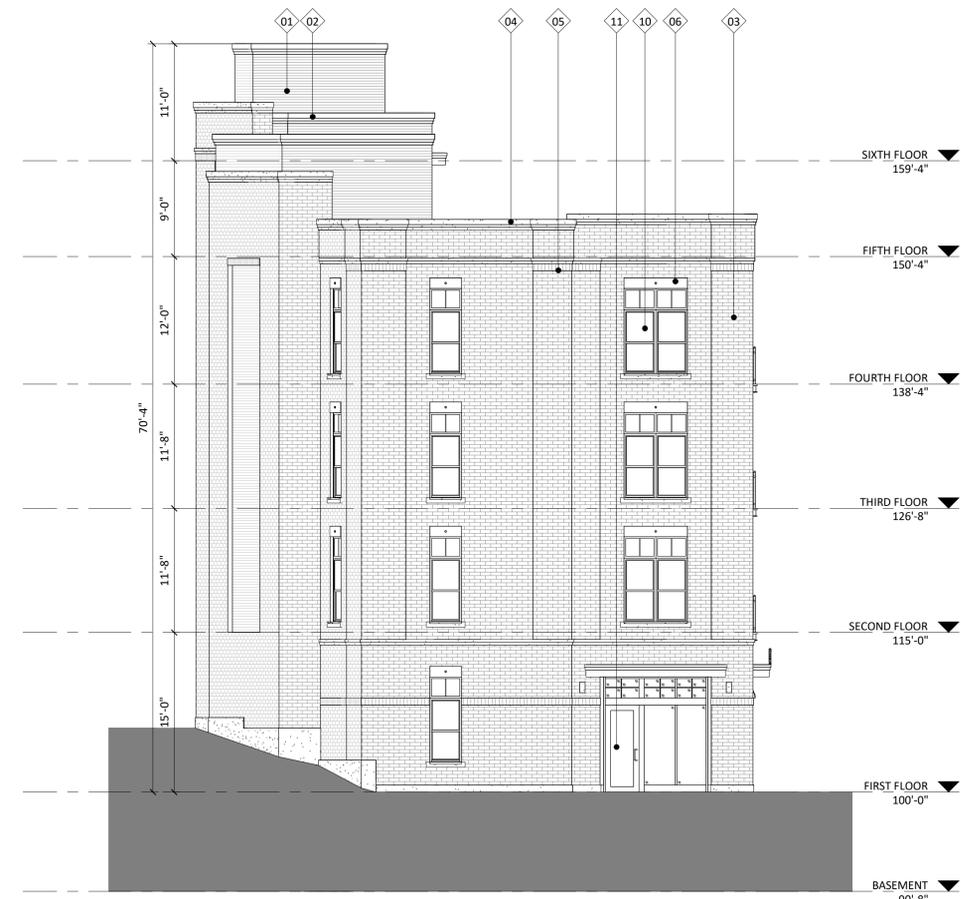




1 ELEVATION - SOUTH
A-2.1 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL PANEL	CMG	WEATHERED ZINC
02	METAL TRIM	CMG	WEATHERED ZINC
03	BRICK VENEER	SIOUX CITY	WHITE VELOUR
04	CAST STONE BANDS	ROCKCAST	CRYSTAL WHITE
05	BRICK SOLDIER COURSE	SIOUX CITY	WHITE VELOUR
06	METAL ACCENT PANEL	TBD	BLACK
07	FABRIC AWNING	TBD	BLACK
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STORE FRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



2 ELEVATION - WEST
A-2.1 1/8" = 1'-0"

NOT FOR CONSTRUCTION

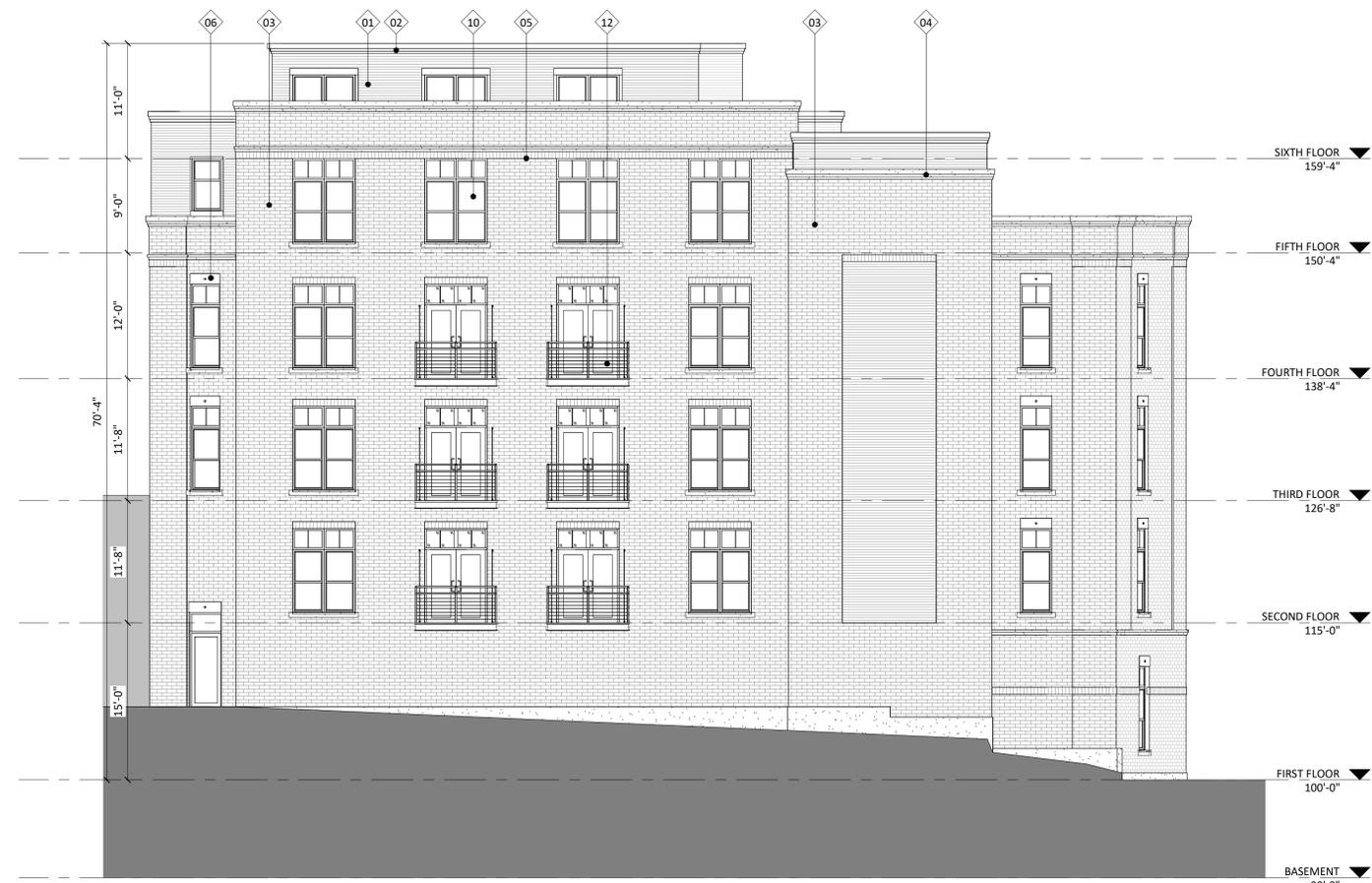
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PROJECT TITLE
State Street Development

434 - 444 State Street
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

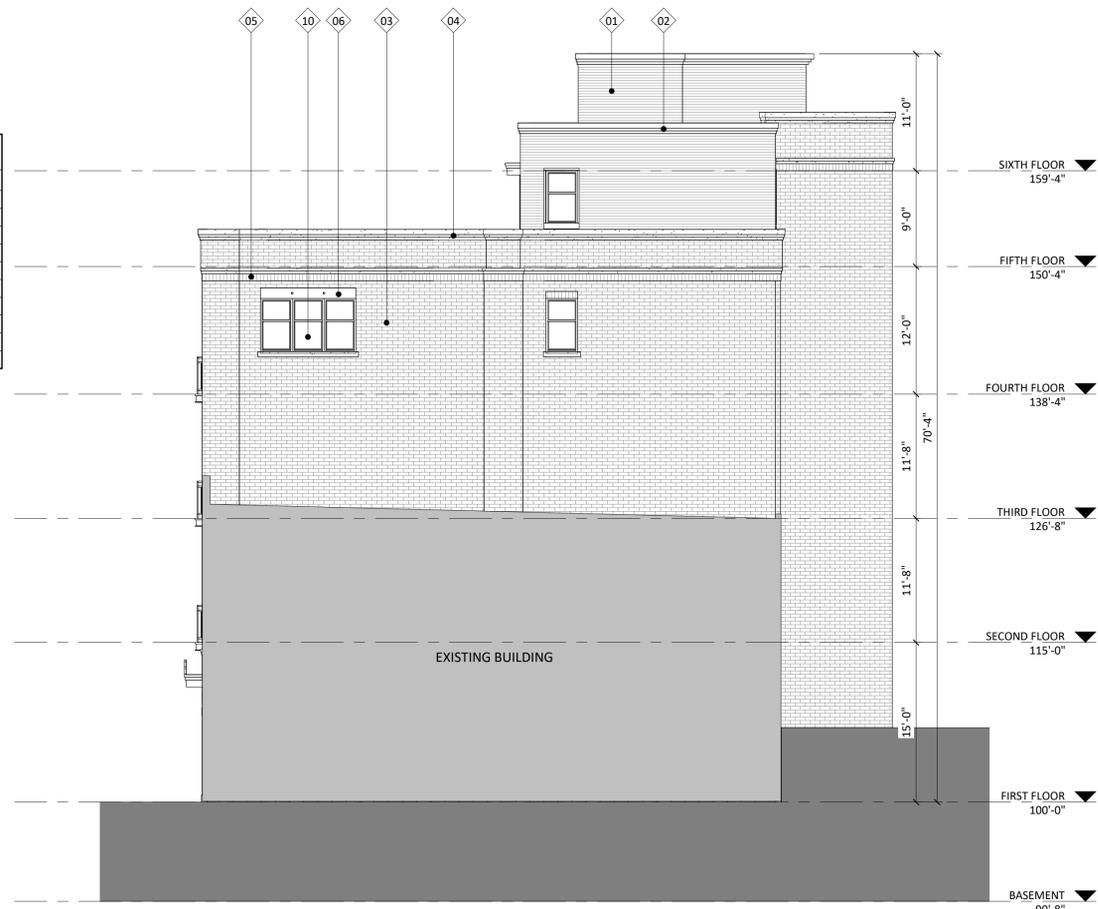
A-2.1
PROJECT NUMBER 1939



1 ELEVATION - NORTH
A-2.2 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL PANEL	CMG	WEATHERED ZINC
02	METAL TRIM	CMG	WEATHERED ZINC
03	BRICK VENEER	SIOUX CITY	WHITE VELOUR
04	CAST STONE BANDS	ROCKCAST	CRYSTAL WHITE
05	BRICK SOLDIER COURSE	SIOUX CITY	WHITE VELOUR
06	METAL ACCENT PANEL	TBD	BLACK
07	FABRIC AWNING	TBD	BLACK
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STORE FRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



2 ELEVATION - EAST
A-2.2 1/8" = 1'-0"

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PROJECT TITLE
State Street Development

434 - 444 State Street
SHEET TITLE
EXTERIOR ELEVATIONS

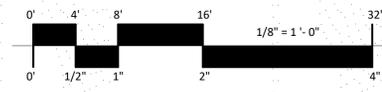
SHEET NUMBER

A-2.2

PROJECT NUMBER 1939



1 COLORED ELEVATION - SOUTH
A-2.3 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL PANEL	CMG	WEATHERED ZINC
02	METAL TRIM	CMG	WEATHERED ZINC
03	BRICK VENEER	SIOUX CITY	WHITE VELOUR
04	CAST STONE BANDS	ROCKCAST	CRYSTAL WHITE
05	BRICK SOLDIER COURSE	SIOUX CITY	WHITE VELOUR
06	METAL ACCENT PANEL	TBD	BLACK
07	FABRIC AWNING	TBD	BLACK
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STORE FRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



2 COLORED ELEVATION - WEST
A-2.3 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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Updated Land Use & UDC Submittal October 26, 2022
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Updated Land Use & UDC Submittal - May 15, 2023

PROJECT TITLE
State Street Development

434 - 444 State Street
SHEET TITLE
EXTERIOR ELEVATIONS COLORED

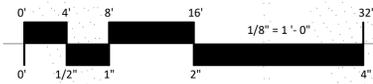
SHEET NUMBER

A-2.3

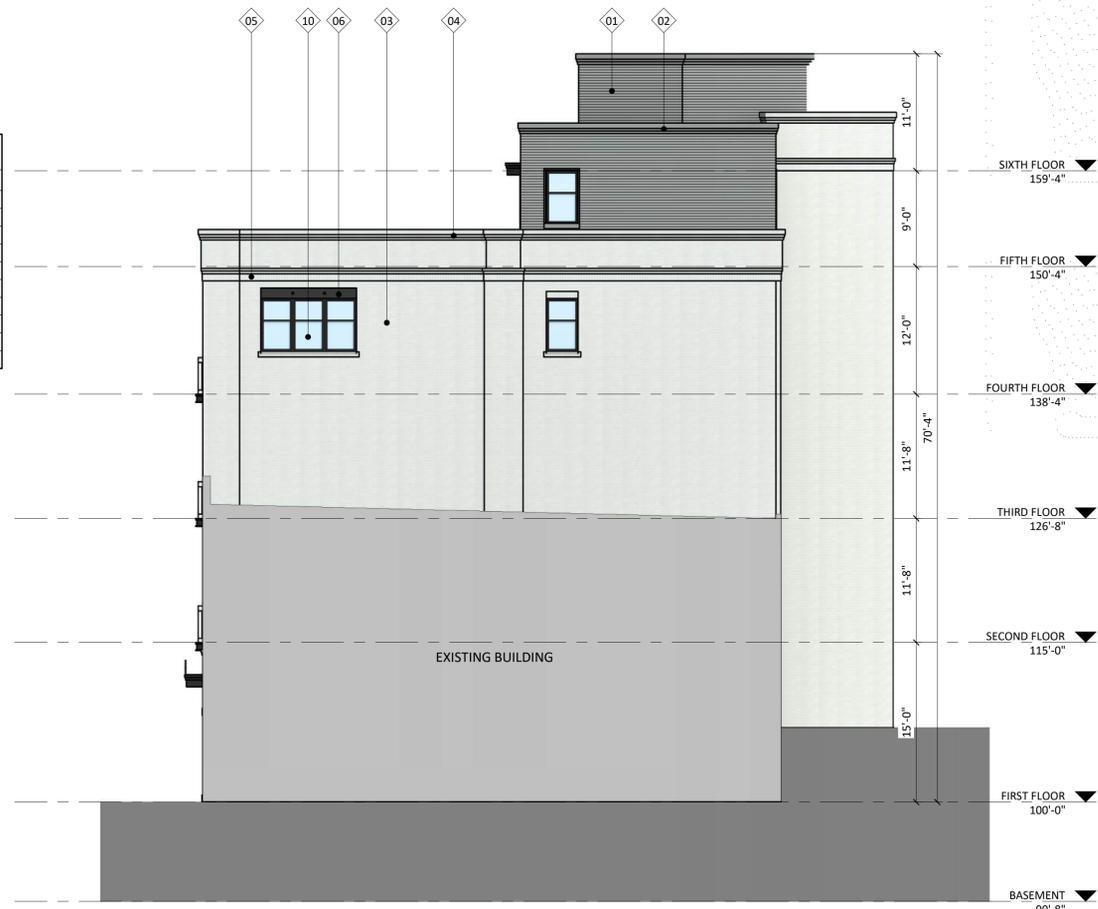
PROJECT NUMBER 1939



1 COLORED ELEVATION - NORTH
A-2.4 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL PANEL	CMG	WEATHERED ZINC
02	METAL TRIM	CMG	WEATHERED ZINC
03	BRICK VENEER	SIOUX CITY	WHITE VELOUR
04	CAST STONE BANDS	ROCKCAST	CRYSTAL WHITE
05	BRICK SOLDIER COURSE	SIOUX CITY	WHITE VELOUR
06	METAL ACCENT PANEL	TBD	BLACK
07	FABRIC AWNING	TBD	BLACK
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STORE FRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



2 COLORED ELEVATION - EAST
A-2.4 1/8" = 1'-0"

NOT FOR CONSTRUCTION

ISSUED
Issued for UDC Informational - January 24, 2022
Land Use & UDC Submittal - February 07, 2022
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PROJECT TITLE
**State Street
Development**

434 - 444 State Street
SHEET TITLE
**EXTERIOR
ELEVATIONS
COLORED**

SHEET NUMBER

A-2.4

PROJECT NUMBER 1939



State Street Development

434 - 444 State Street

RENDER IMAGE 01

X901





State Street Development

434 - 444 State Street

RENDER IMAGE 09

x909





State Street Development

434 - 444 State Street

RENDER IMAGE 05

X905





State Street Development

434 - 444 State Street

RENDER IMAGE 11

X911





State Street Development

434 - 444 State Street

RENDER IMAGE 03

X903





State Street Development

434 - 444 State Street

RENDER IMAGE 07

X907

