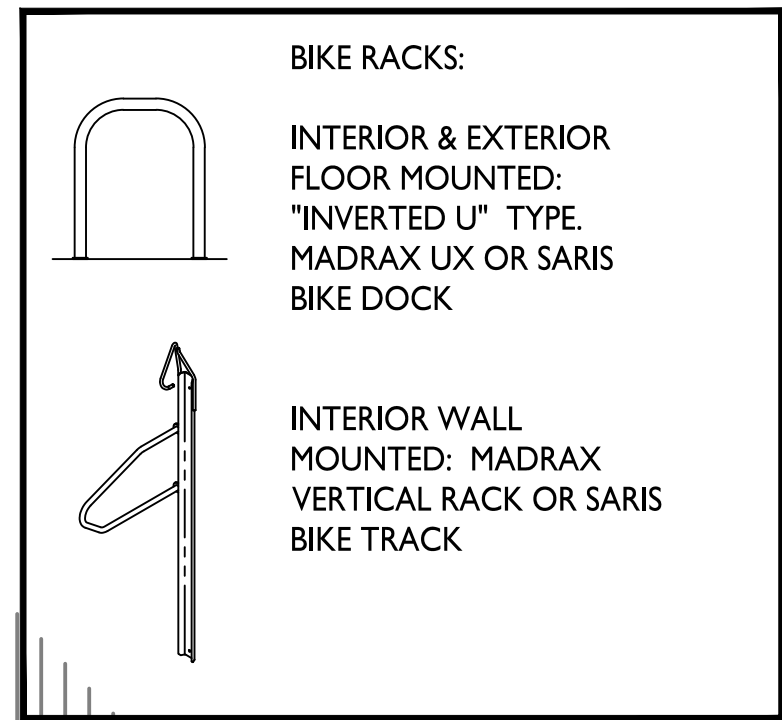
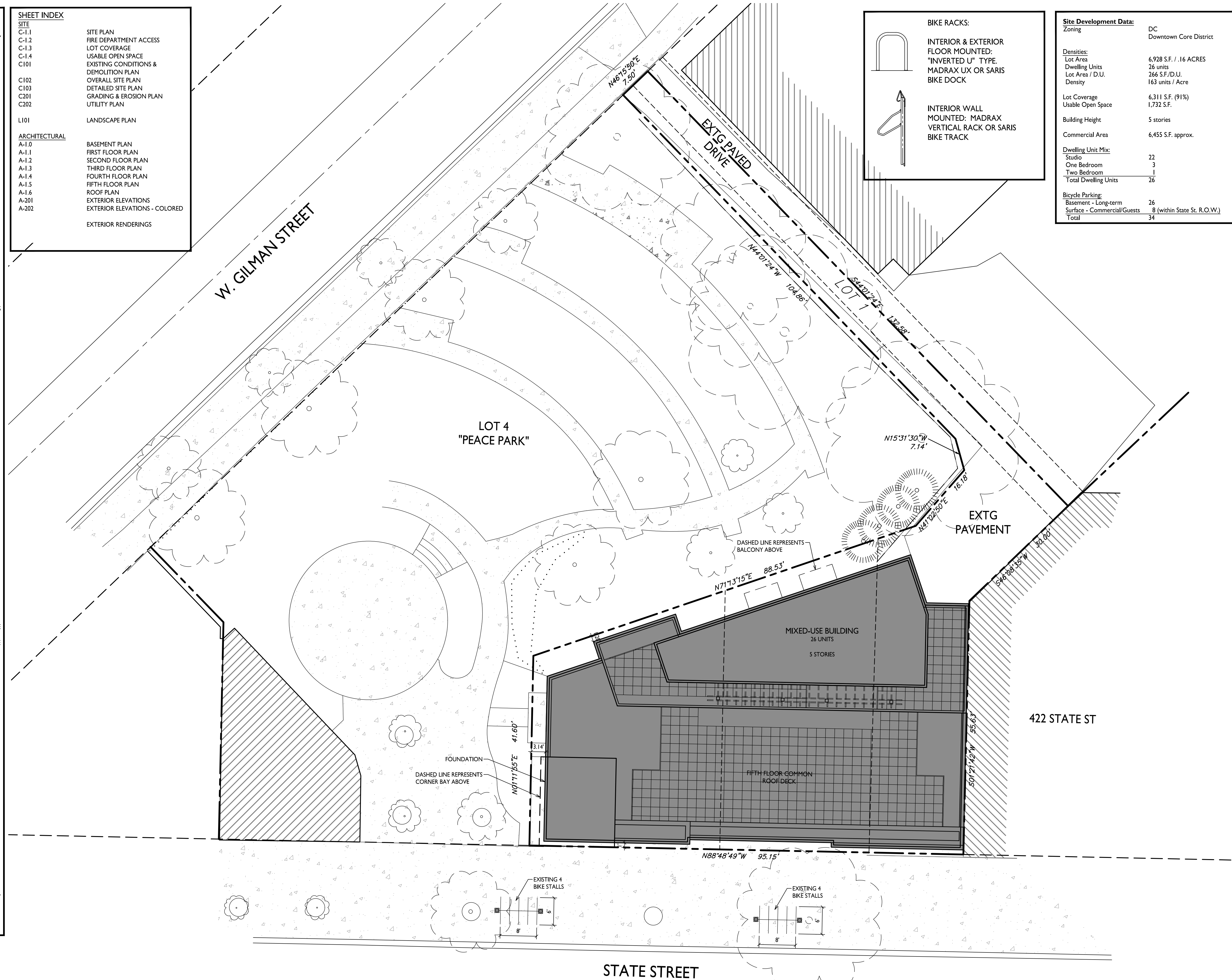


GENERAL NOTES:

- 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 WHOSE 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	LOT COVERAGE
C-1.4	USABLE OPEN SPACE
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C102	OVERALL SITE PLAN
C103	DETAILED SITE PLAN
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LANDSCAPE PLAN	
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A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
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A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
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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	6,311 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



knothe + bruce
ARCHITECTS

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

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

PROJECT TITLE
430, 432, 444
State Street

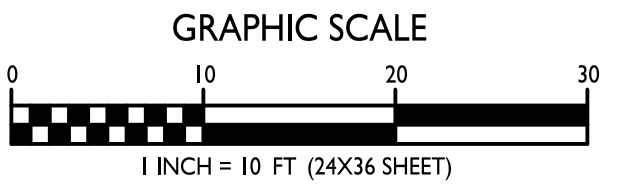
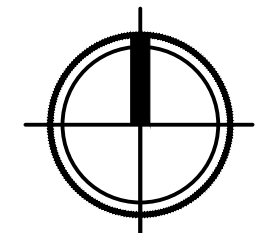
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

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





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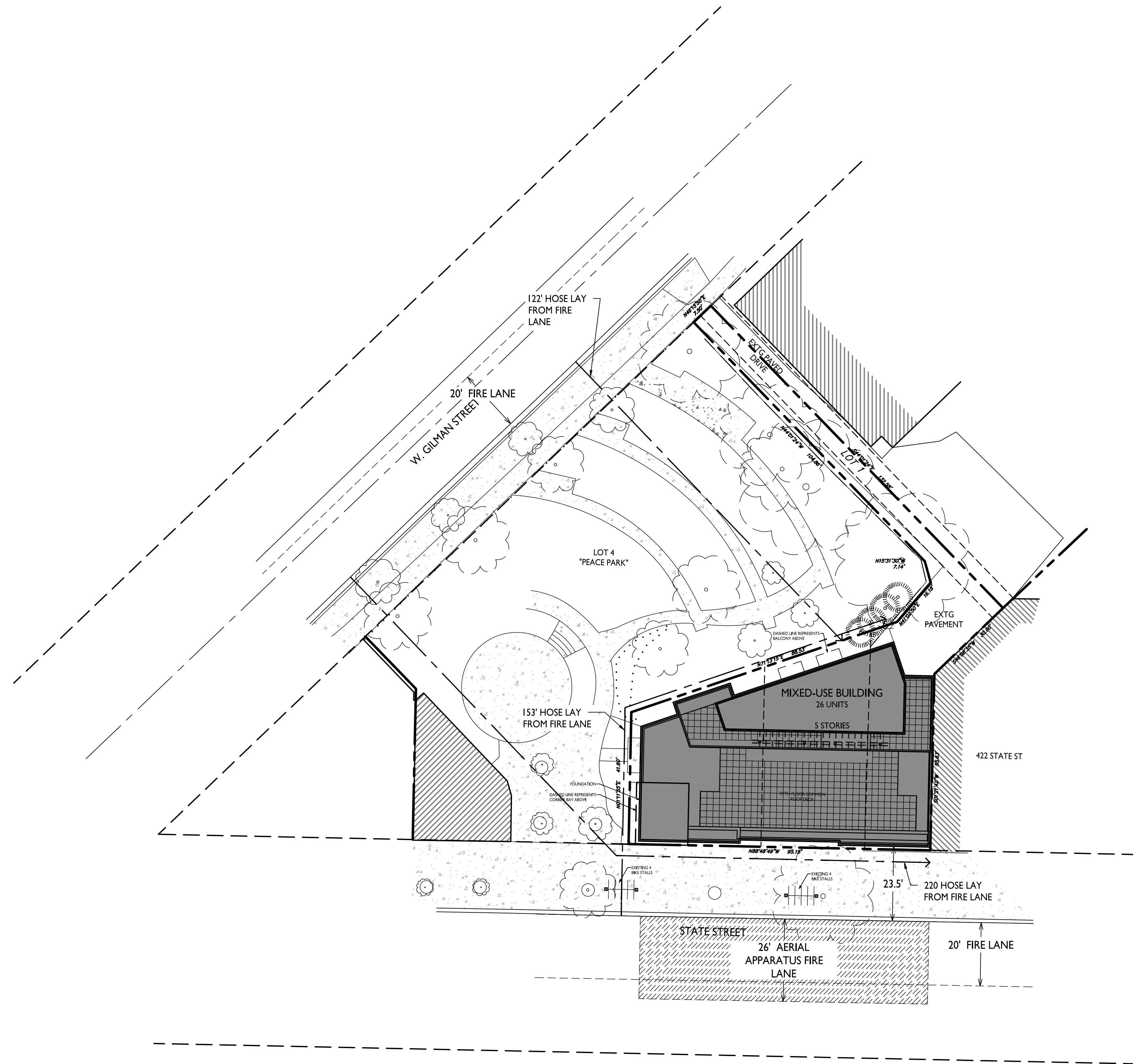
Madison, Wisconsin
SHEET TITLE
Fire Department
Access Plan

SHEET NUMBER

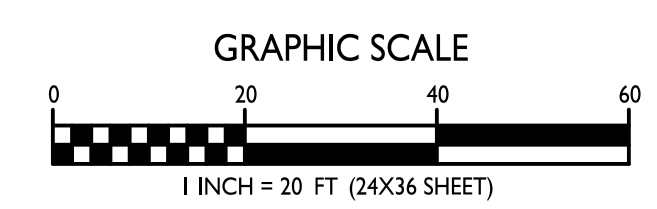
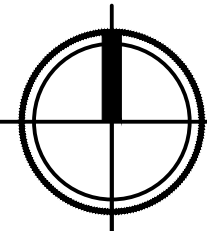
C-1.2

PROJECT NO. **1939**

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FIRE DEPARTMENT ACCESS PLAN
1" = 20'-0"



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

Madison, Wisconsin
SHEET TITLE
Lot Coverage

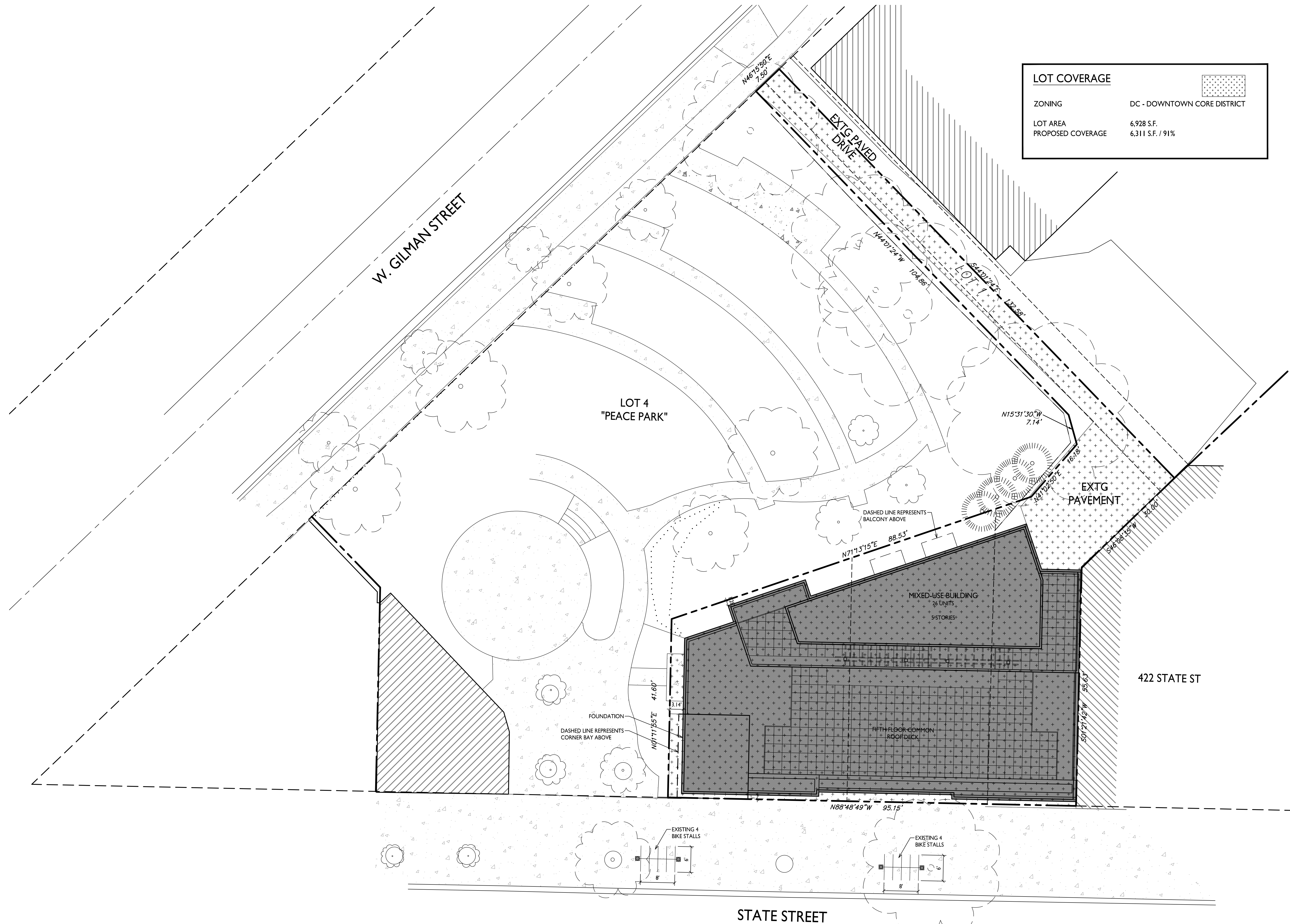
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C-1.3

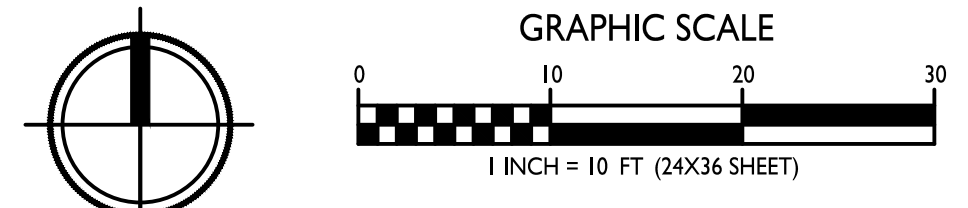
PROJECT NO. **1939**

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LOT COVERAGE		
ZONING	DC - DOWNTOWN CORE DISTRICT	
LOT AREA	6,928 S.F.	
PROPOSED COVERAGE	6,311 S.F. / 91%	



LOT COVERAGE
1" = 10'-0"



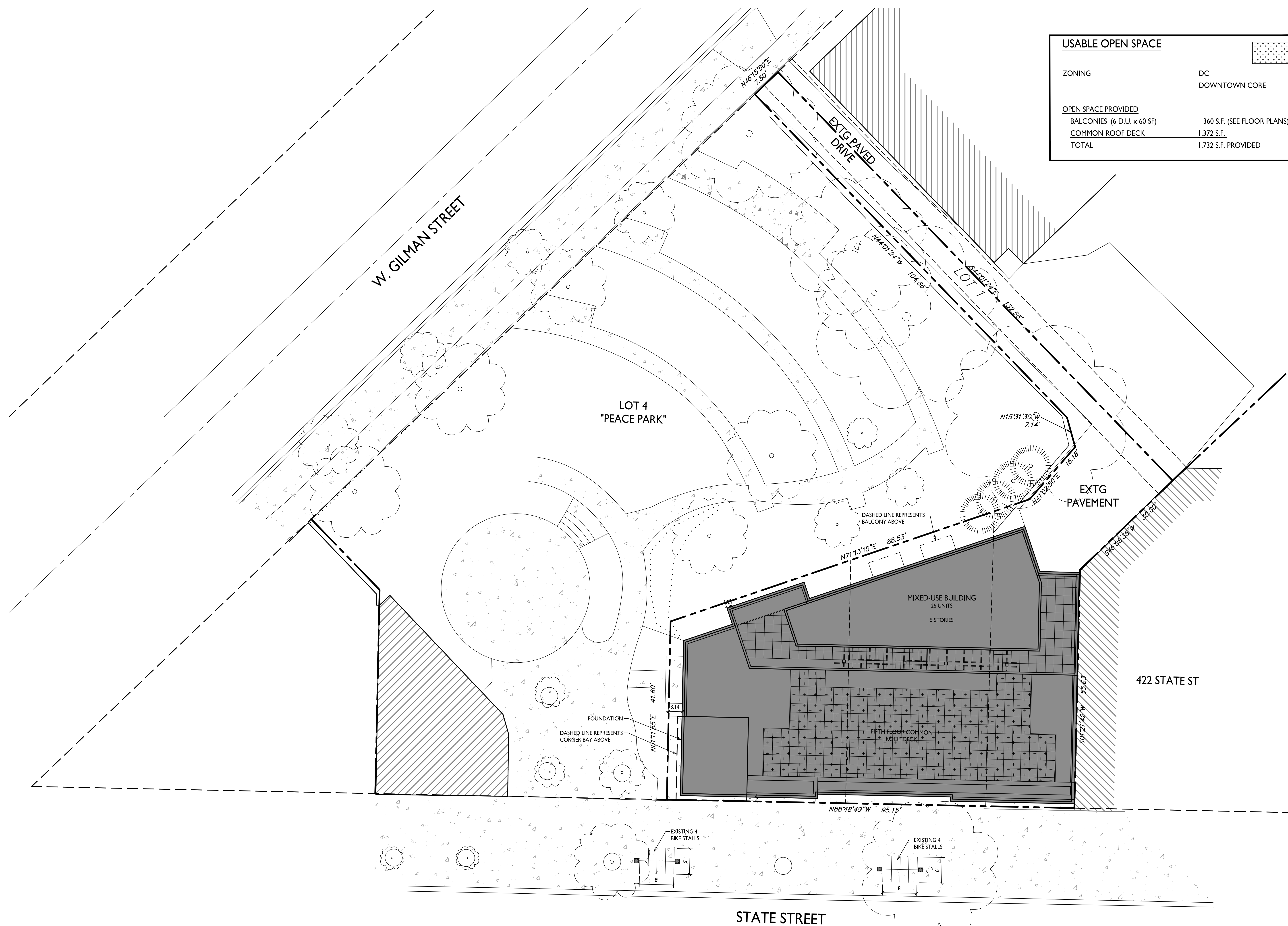
C-1.3



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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)
COMMON ROOF DECK	1,372 S.F.
TOTAL	1,732 S.F. PROVIDED



ISSUED
Land Use & UDC Submittal - February 07, 2022
Updated Land Use & UDC Submittal - May 10, 2022
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PROJECT TITLE
**430, 432, 444
State Street**

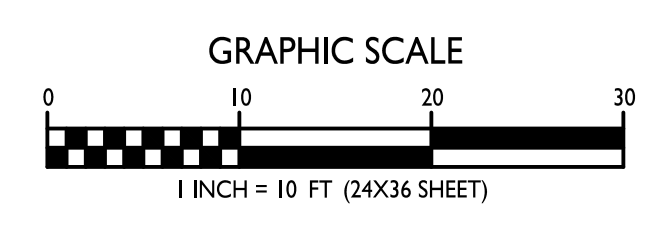
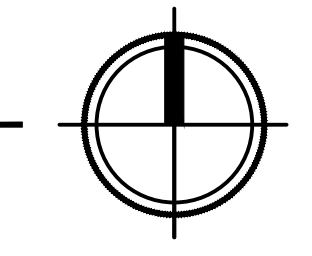
Madison, Wisconsin
SHEET TITLE
**Usable Open
Space**

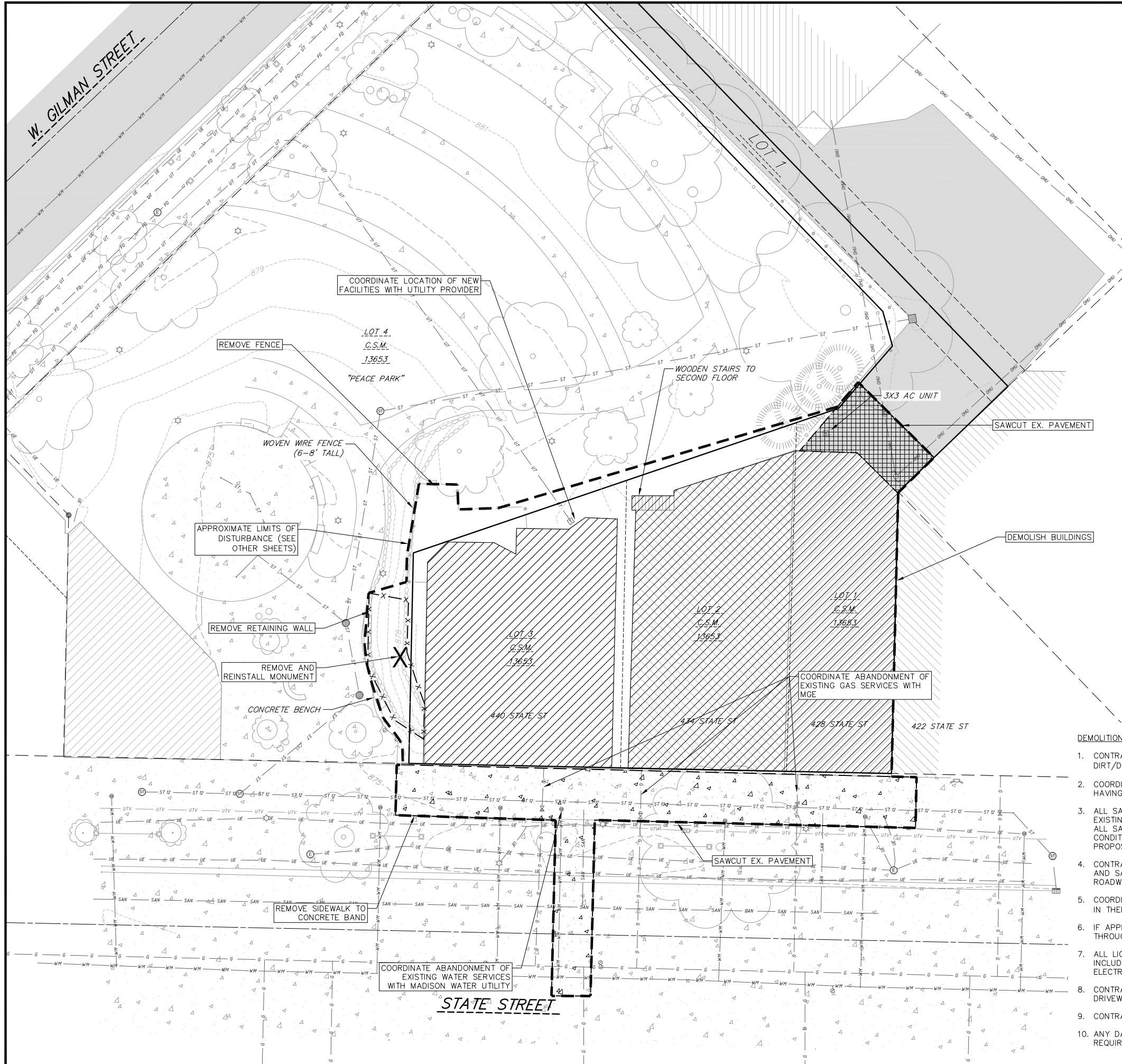
SHEET NUMBER

C-1.4

PROJECT NO. **1939**
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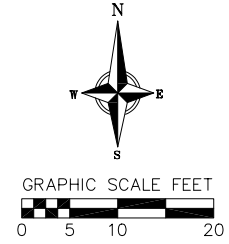
USABLE OPEN SPACE
C-1.4 1" = 10'-0"





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" ⌀ IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" ⌀ 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
- ⊖ — ⊖ — EXISTING RETAINING WALL
- * — * — EXISTING GENERAL FENCE
- □ — □ — EXISTING WOOD FENCE
- G — G — 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 — — EXISTING MAJOR CONTOUR
- 818 — — EXISTING MINOR CONTOUR

SITE PLAN LEGEND

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

DEMOLITION PLAN LEGEND

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

DEMOLITION NOTES:

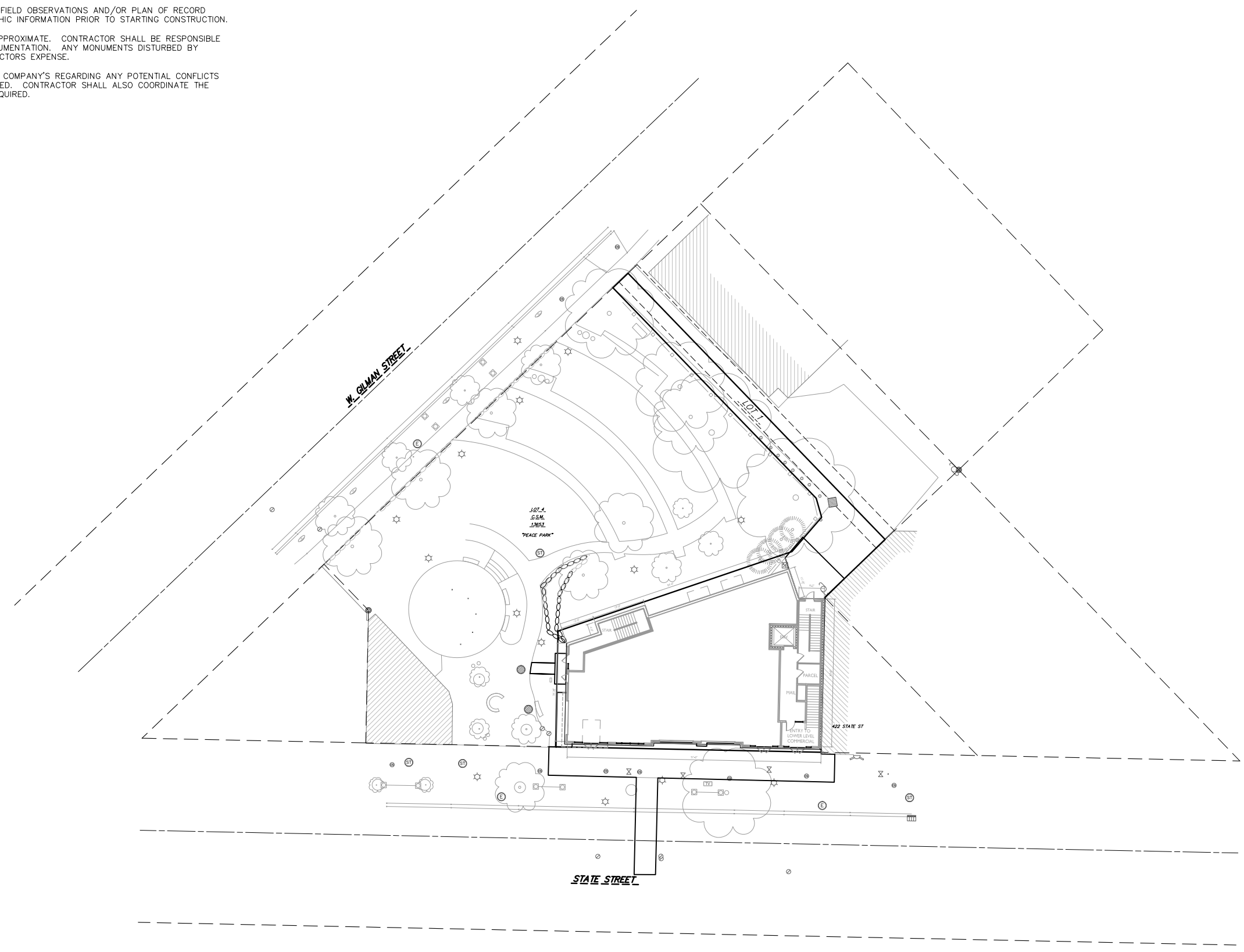
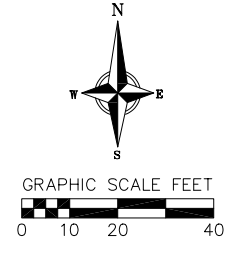
1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. 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
	3/24		PARKS REVIEW
	5/9/22		PLAN UPDATE
	10/28		PLAN UPDATE

DATE: 02/07/2022
DRAFTER: DPER
CHECKED: TSCH
PROJECT NO.: 210421

GENERAL NOTES:

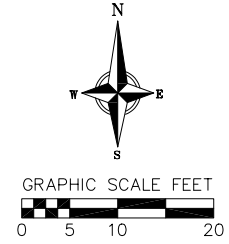
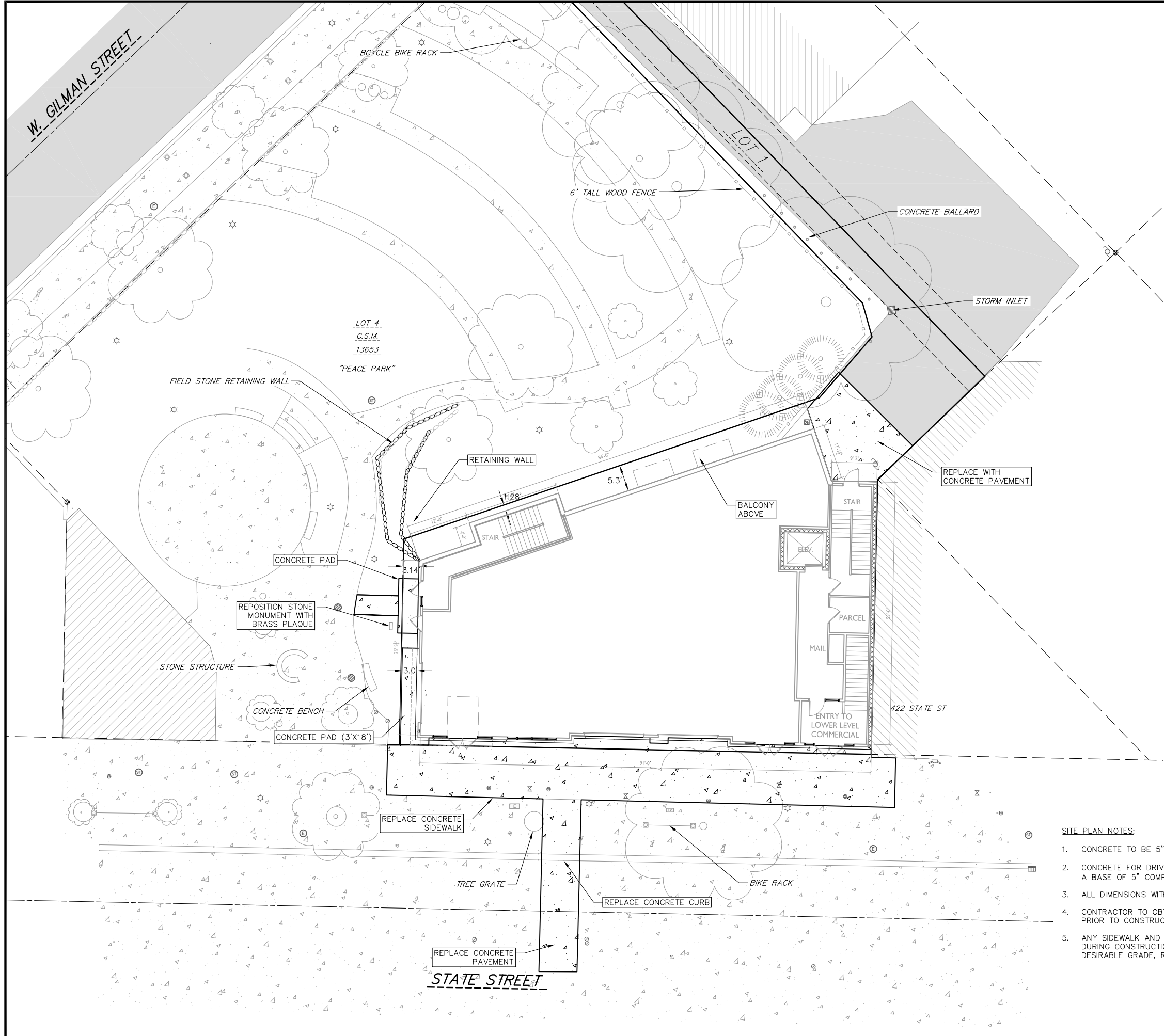
1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS 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 NO.	DATE	REVISIONS	REMARKS
1	3/24	PARKS REVIEW	
2	5/9/22	PLAN UPDATE	
3	10/28	PLAN UPDATE	

DATE	02/07/2022
DRAFTER	DPER
CHECKED	TSCH
PROJECT NO.	210421
C102	



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.

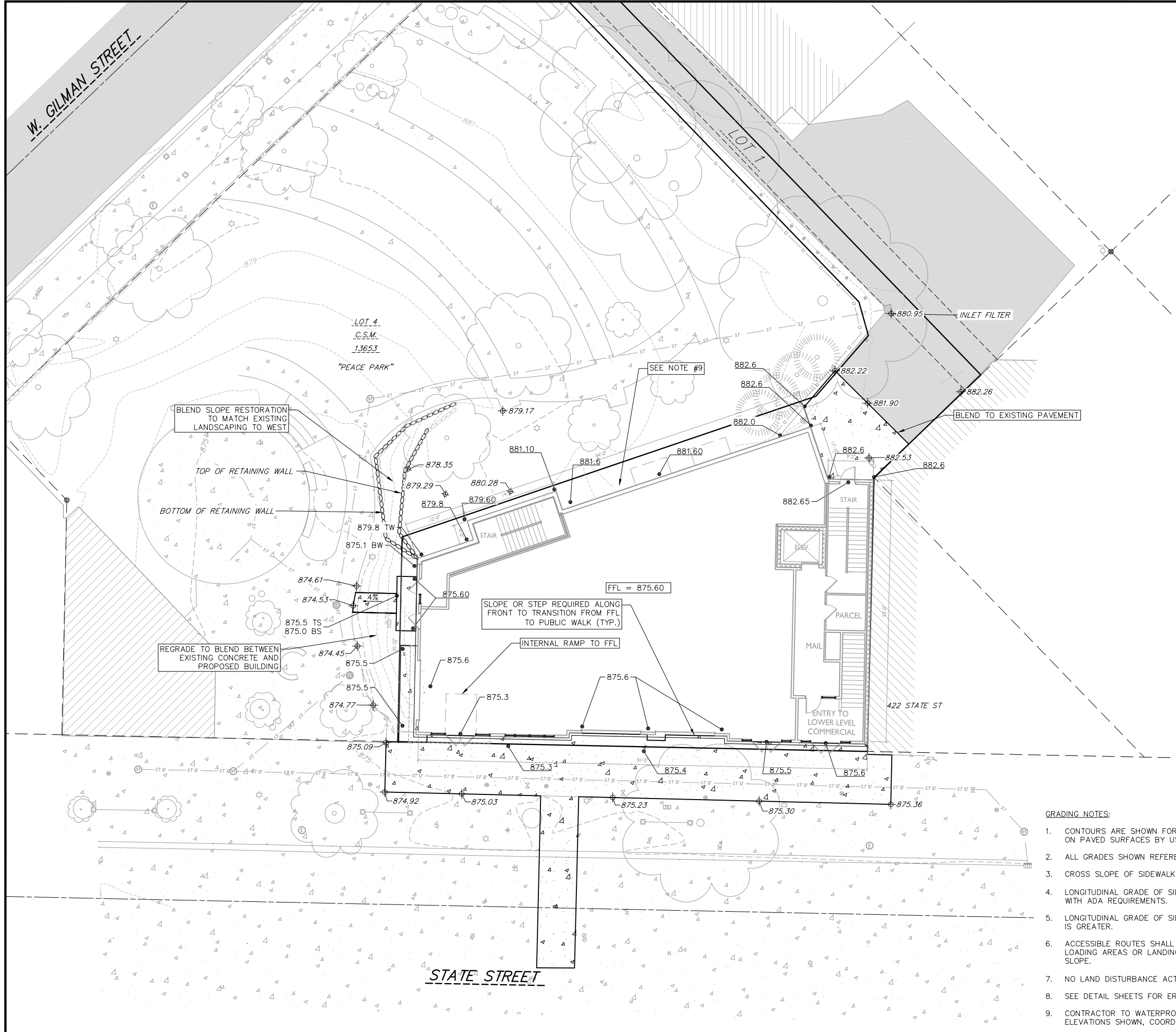
DETAILED SITE PLAN

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

REVISIONS NO.	DATE	REMARKS	REVISIONS NO.	DATE	REMARKS
1	3/24	PARKS REVIEW			
2	5/9/22	PLAN UPDATE			
3	10/28	PLAN UPDATE			

DATE: 02/07/2022
 DRAFTER: DPER
 CHECKED: TSCH
 PROJECT NO.: 210421

C103



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" ⌀ IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" ⌀ IRON ROD

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING WOOD FENCE
- ST—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

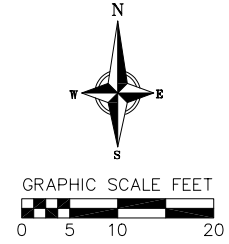
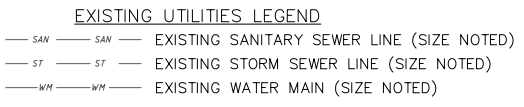
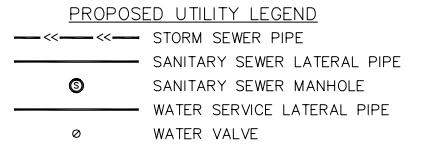
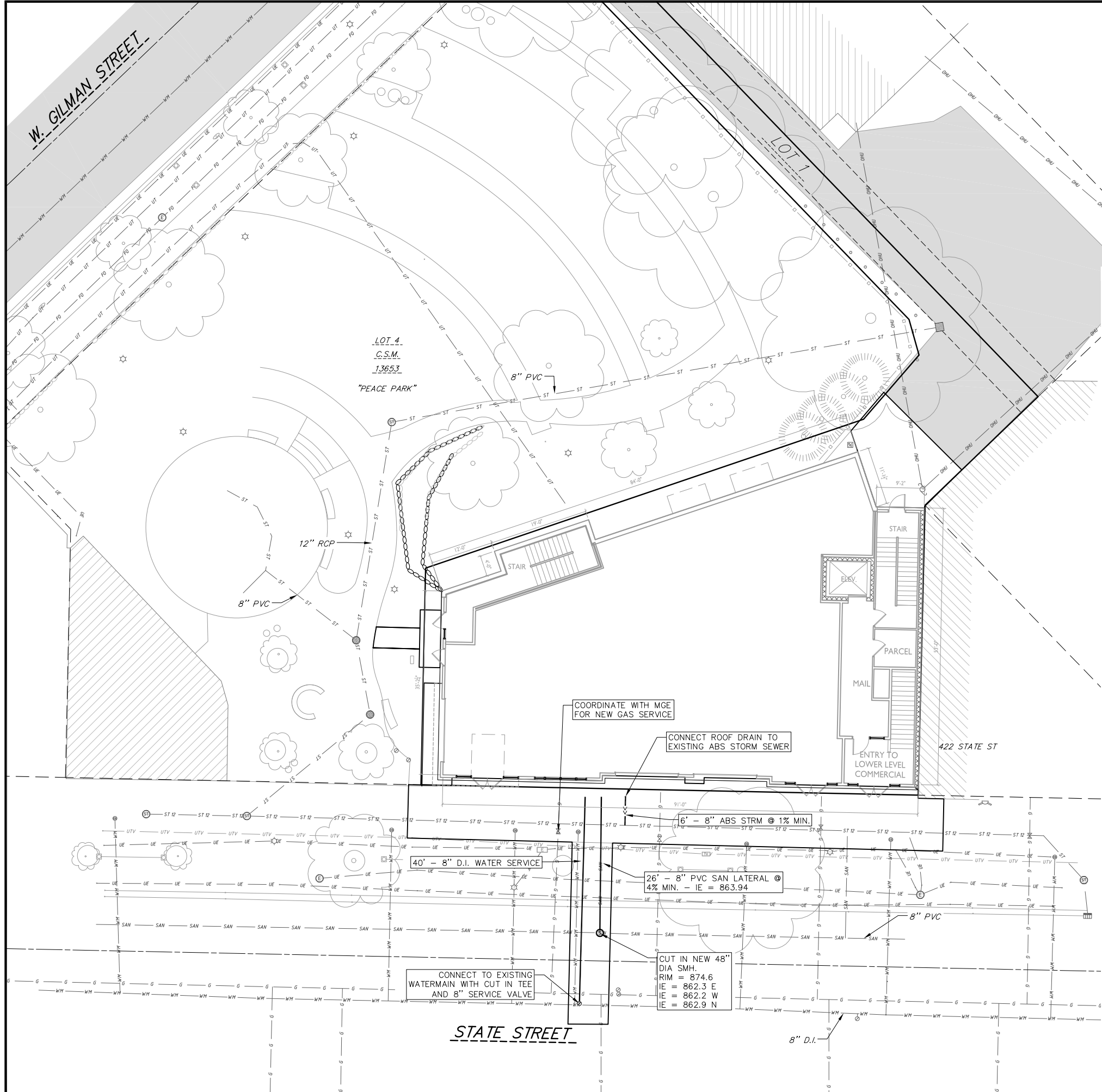
- ⊕1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- ↘2.92% PROPOSED SLOPE ARROWS

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

REVISIONS NO.	DATE	REMARKS
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5/9/22		PLAN UPDATE
10/28		PLAN UPDATE

DATE	02/07/2022
DRAFTER	DPER
CHECKED	TSCH
PROJECT NO.	210421



ABBREVIATIONS

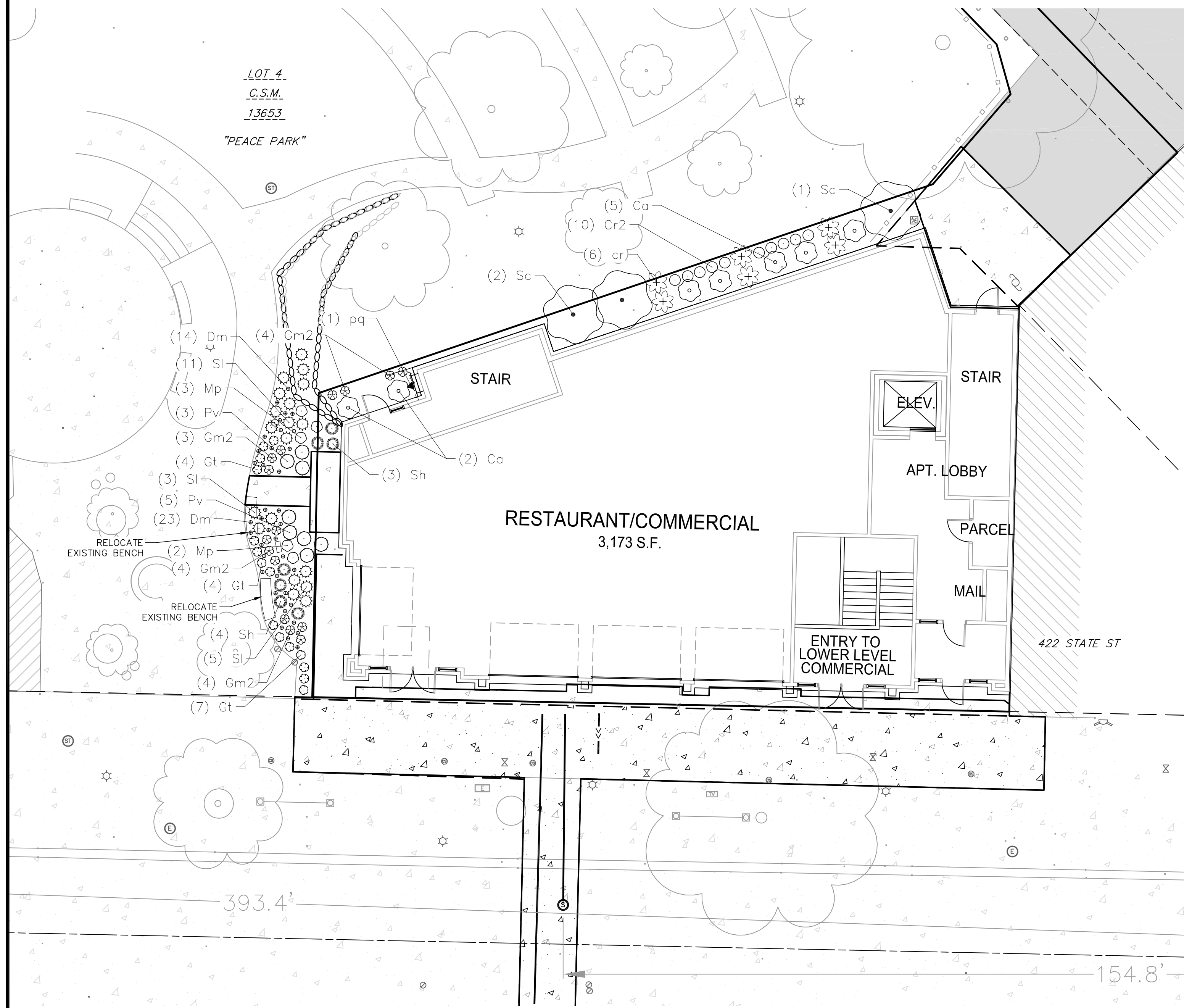
- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

- UTILITY NOTES:**
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 - SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
 - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CHALLS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
 - FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
 - IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
 - A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
 - PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
 - STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
 - UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
 - PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
 - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
 - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
 - NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
 - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
 - CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
 - CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 - SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
 - 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.
 - ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
 - SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
 - INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

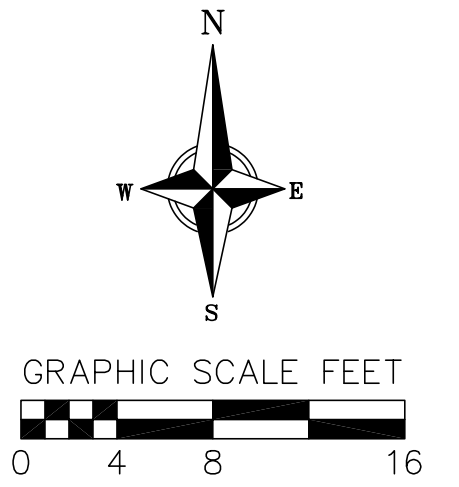
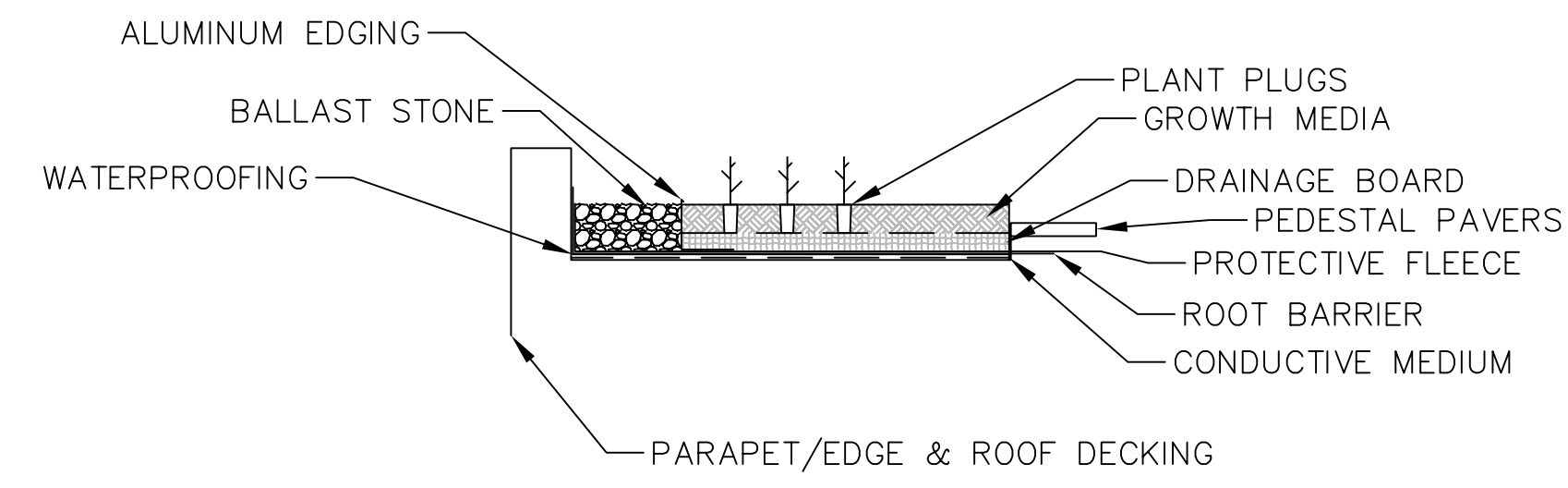
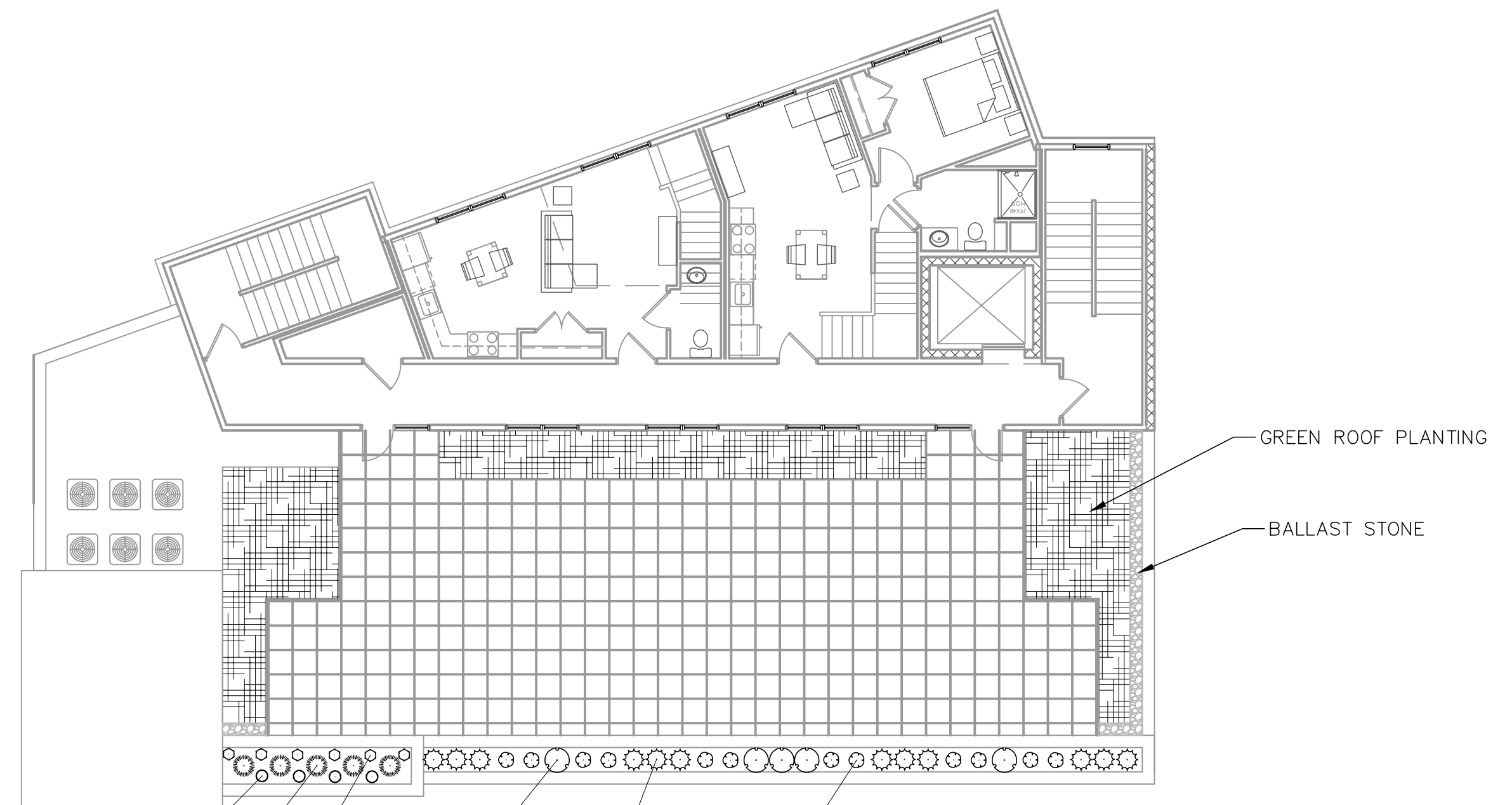
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NO.	DATE	NO.	DATE
1	02/07/2022		
2	3/24	1	3/24
3	5/9/22	2	5/9/22
4	10/28	3	10/28

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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
Ca	Ceanothus americanus / New Jersey Tea	Cont.	5 Gal.	7
Sc	Sambucus canadensis / American Elderberry	Cont.	5 Gal.	3
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Ac2	Allium cernuum / Nodding Onion	Cont.	Pint	6
At	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	5
Cr2	Carex rosea / Rosy Sedge	Cont.	Pint	10
cr	Cimicifuga racemosa / Black Cohosh	Cont.	1 Gal.	6
Cp	Coreopsis palmata / Stiff Tickseed	Cont.	Pint	4
Dm	Dodecatheon meadia / Shooting Star	Cont.	Pint	37
Gm2	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	15
Gt	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	27
Mp	Monarda punctata / Spotted Horsemint	Cont.	Pint	5
Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.	8
pq	Parthenocissus quinquefolia engelmannii / Engelmann Virginia Creeper	Cont.	2 Gal.	1
Sl	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	31
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	12

CONCEPT PLANT SCHEDULE

GREEN ROOF PLANTING	QTY
Allium cernuum / Nodding Onion	32
Asclepias tuberosa / Butterfly Milkweed	42
Asclepias verticillata / Whorled Milkweed	32
Bouteloua curtipendula / Side Oats Grama	84
Carex bicknellii / Prairie Sedge	63
Coreopsis lanceolata / Lanceleaf Tickseed	21
Coreopsis palmata / Stiff Tickseed	32
Dalea candida / White Prairie Clover	32
Dalea purpurea / Purple Prairie Clover	32
Eragrostis spectabilis / Purple Lovegrass	63
Geum triflorum / Prairie Smoke	32
Koeleria macrantha / Prairie Junegrass	63
Liatris aspera / Rough Blazing Star	42
Liatris cylindracea / Cylindrical Blazing Star	42
Lupinus perennis / Wild Lupine	32
Monarda punctata / Spotted Horsemint	32
Phlox pilosa / Downy Phlox	32
Rudbeckia hirta / Black-eyed Susan	32
Ruellia humilis / Wild Petunia	32
Schizachyrium scoparium / Little Bluestem	125
Sporobolus heterolepis / Prairie Dropseed	136
Symphotrichum ericoides / Heath Aster	21

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 SEEDDED/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, 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.

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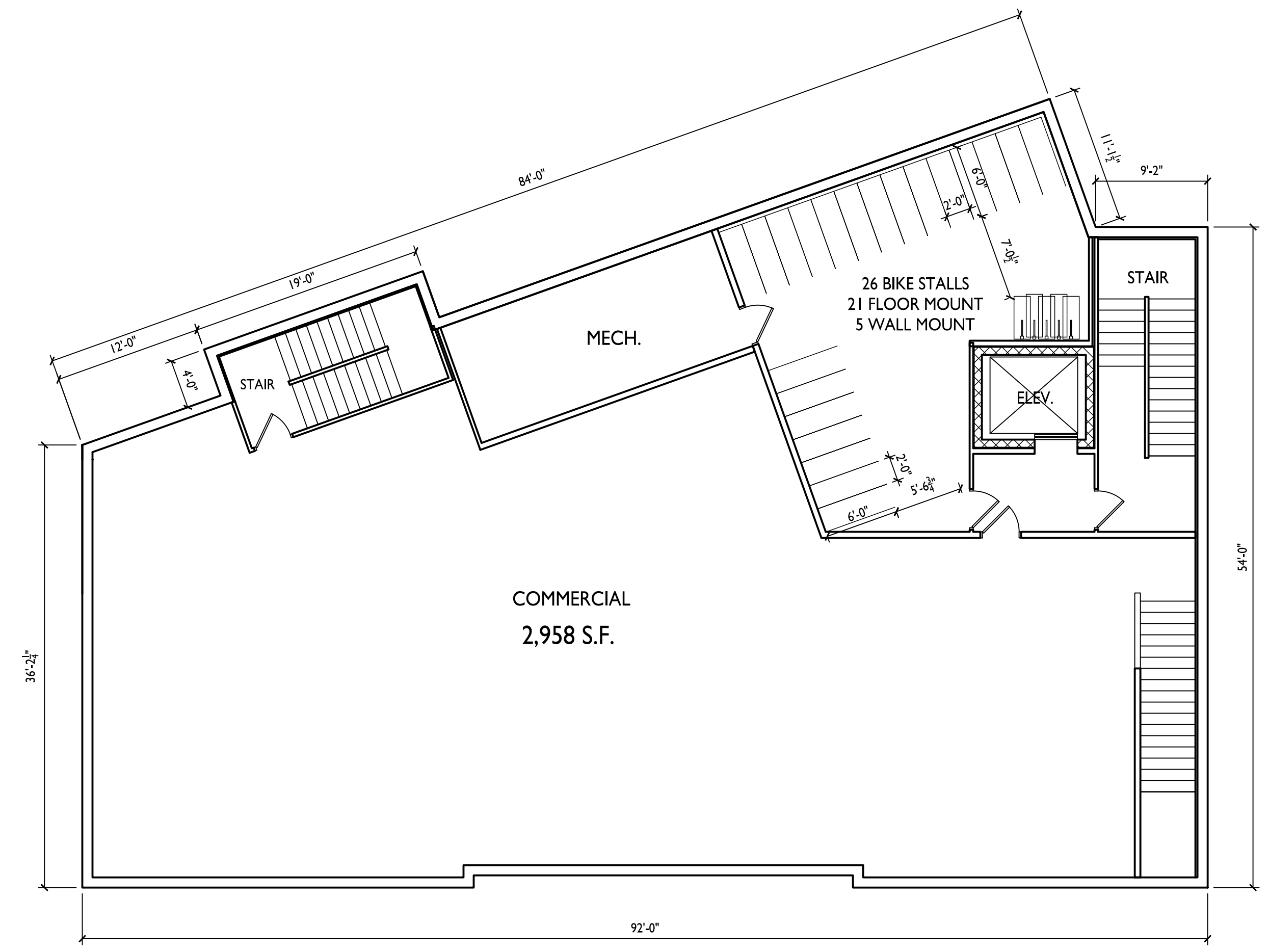
REVISIONS	NO.	DATE	REMARKS
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	2	5/9/22	PLAN UPDATE
	3	10/28/22	PLAN UPDATE

DATE: 10/28/2022
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PROJECT NO.: 210421



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ARCHITECTS

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608.836.3690 Middleton, WI 53562



ISSUED
Issued To DAT - Sept. 13, 2019
Issued for UDC Information - Jan. 24, 2022
Land Use & UDC Submittal - February 07, 2022
Updated Land Use & UDC Submittal - October 26, 2022

PROJECT TITLE
430, 432, 444
State Street

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

Madison, Wisconsin
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER
A-1.0

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Madison, Wisconsin

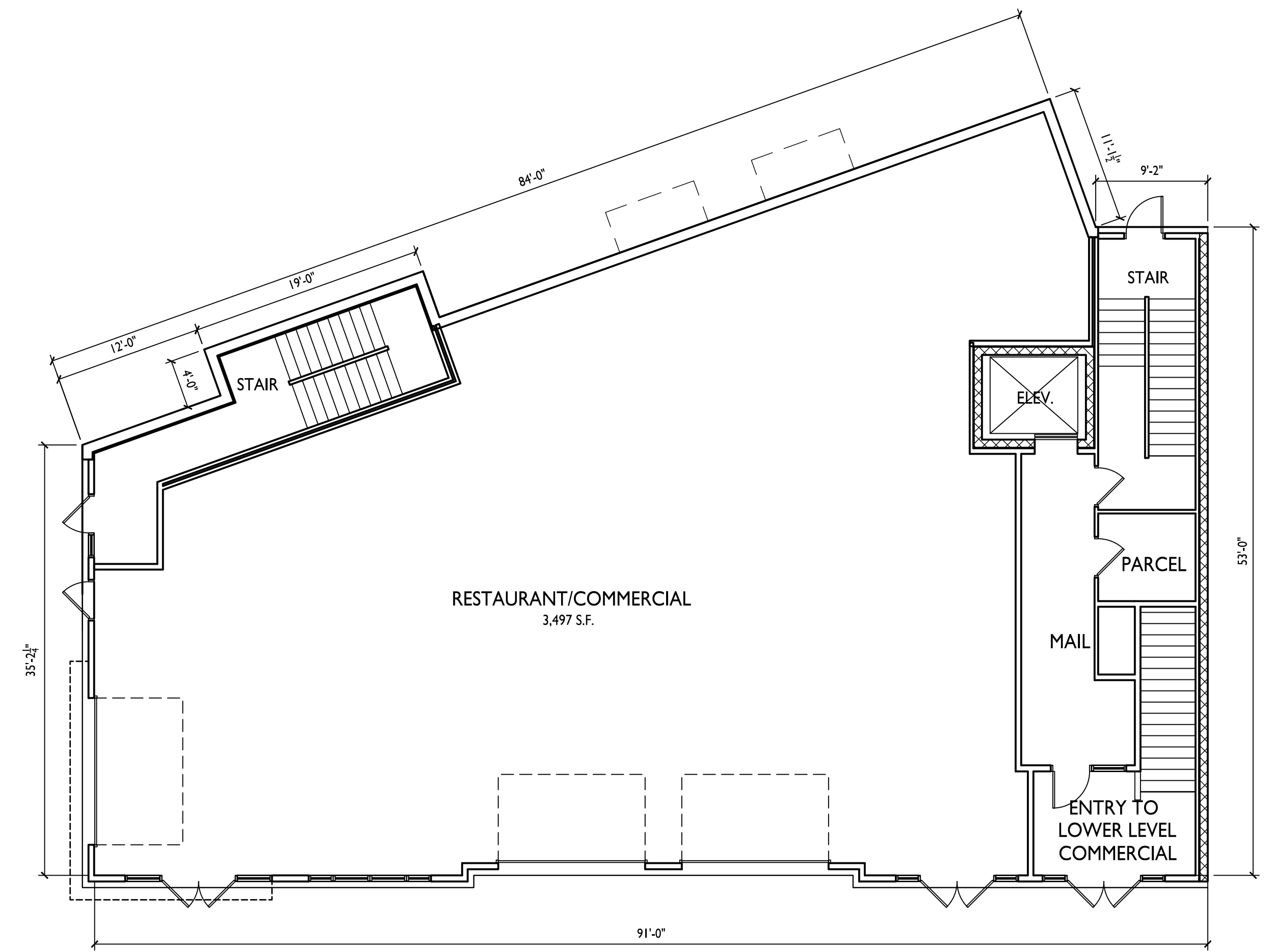
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

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



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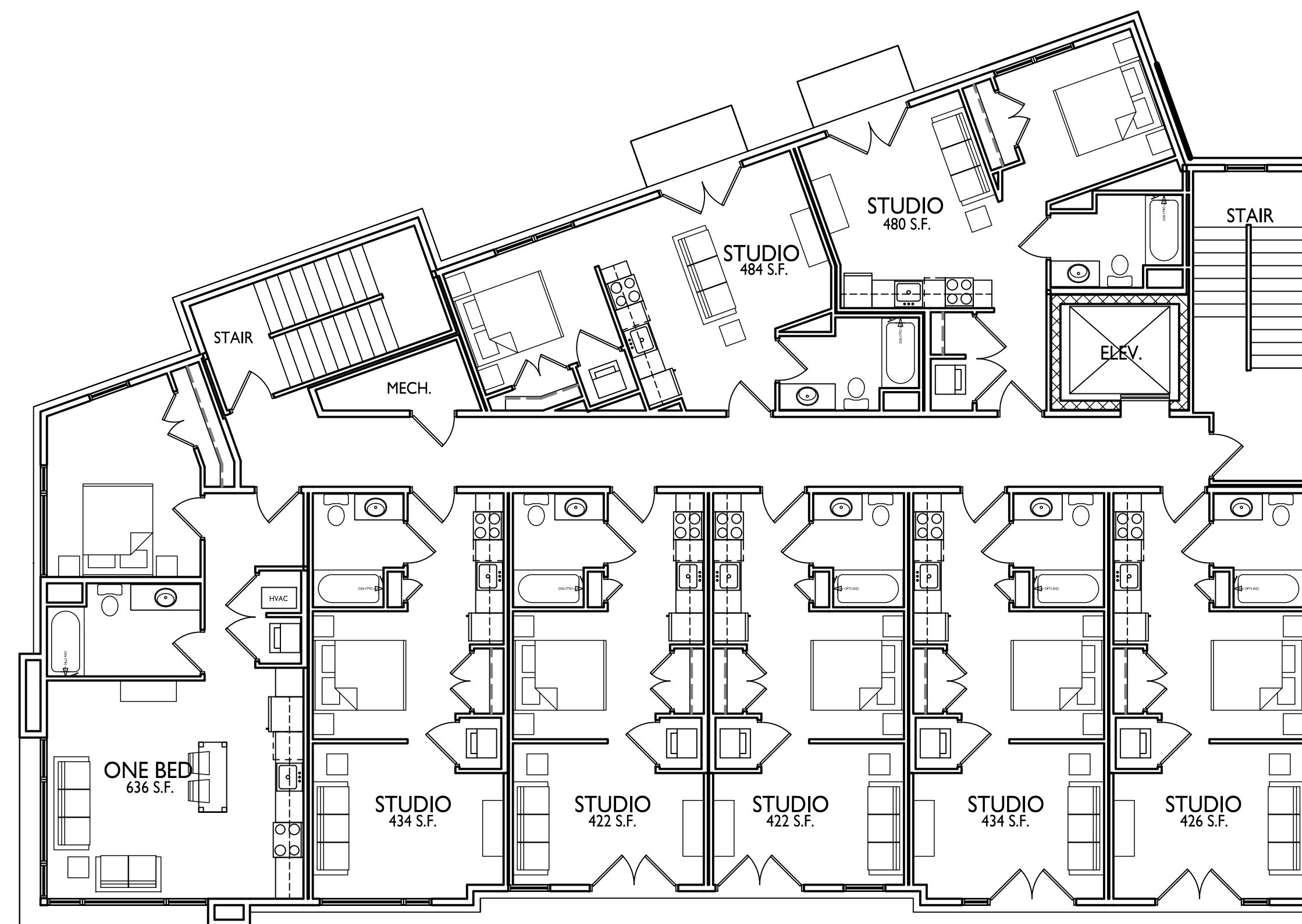
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2

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



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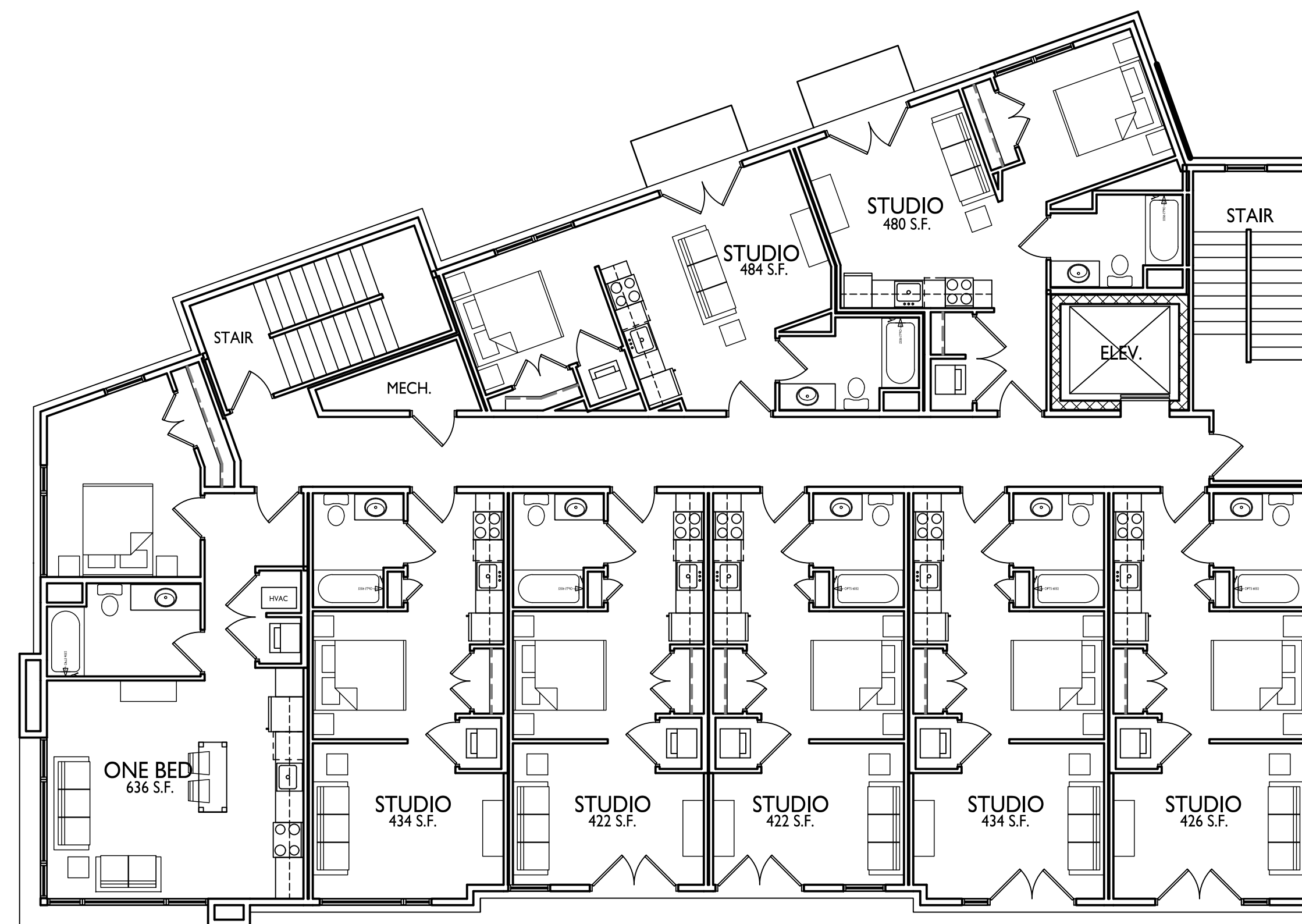
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Third Floor Plan

SHEET NUMBER

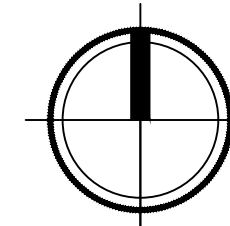
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THIRD FLOOR PLAN
1/8" = 1'-0"





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State Street

Madison, Wisconsin

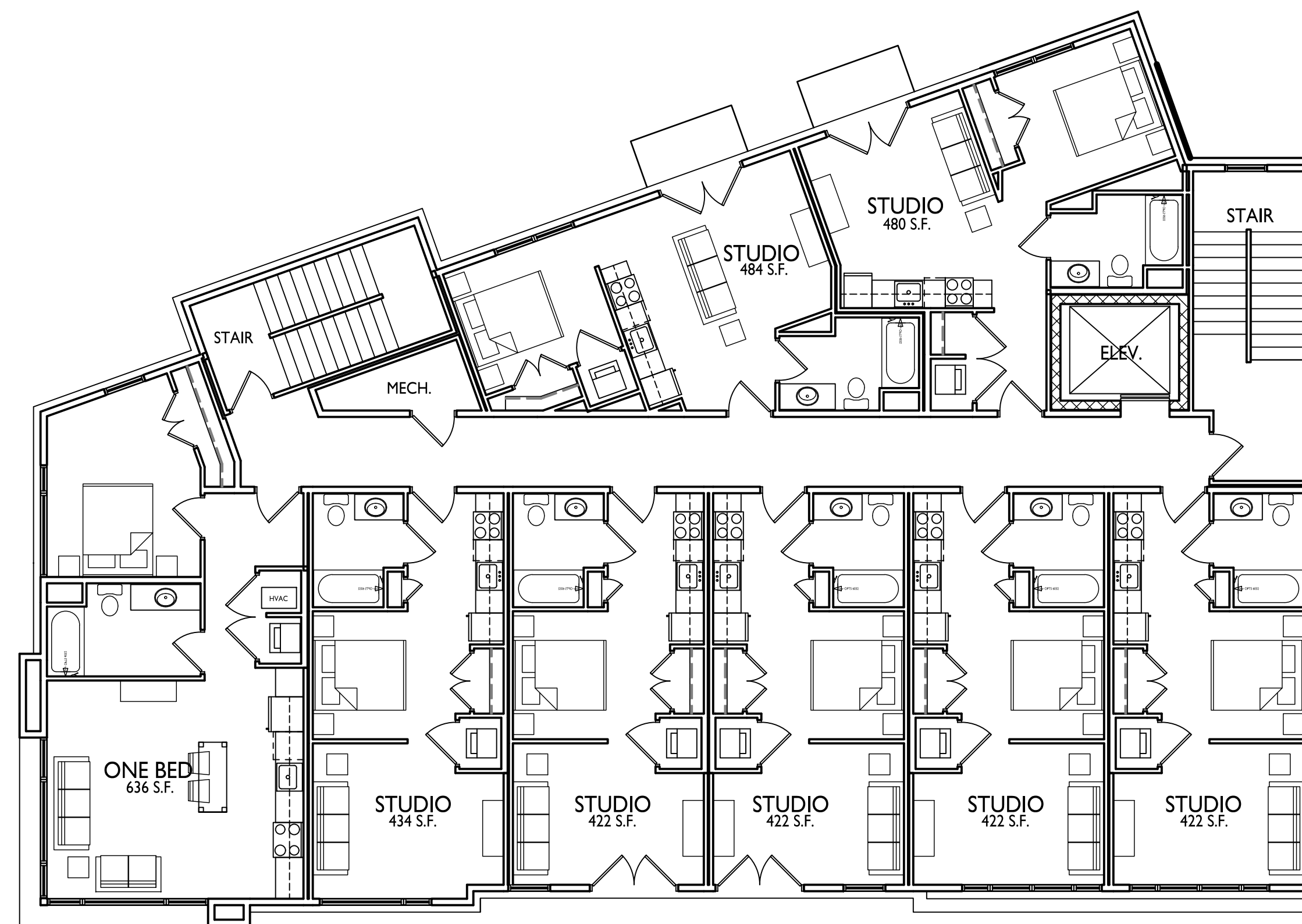
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Fourth Floor Plan

SHEET NUMBER

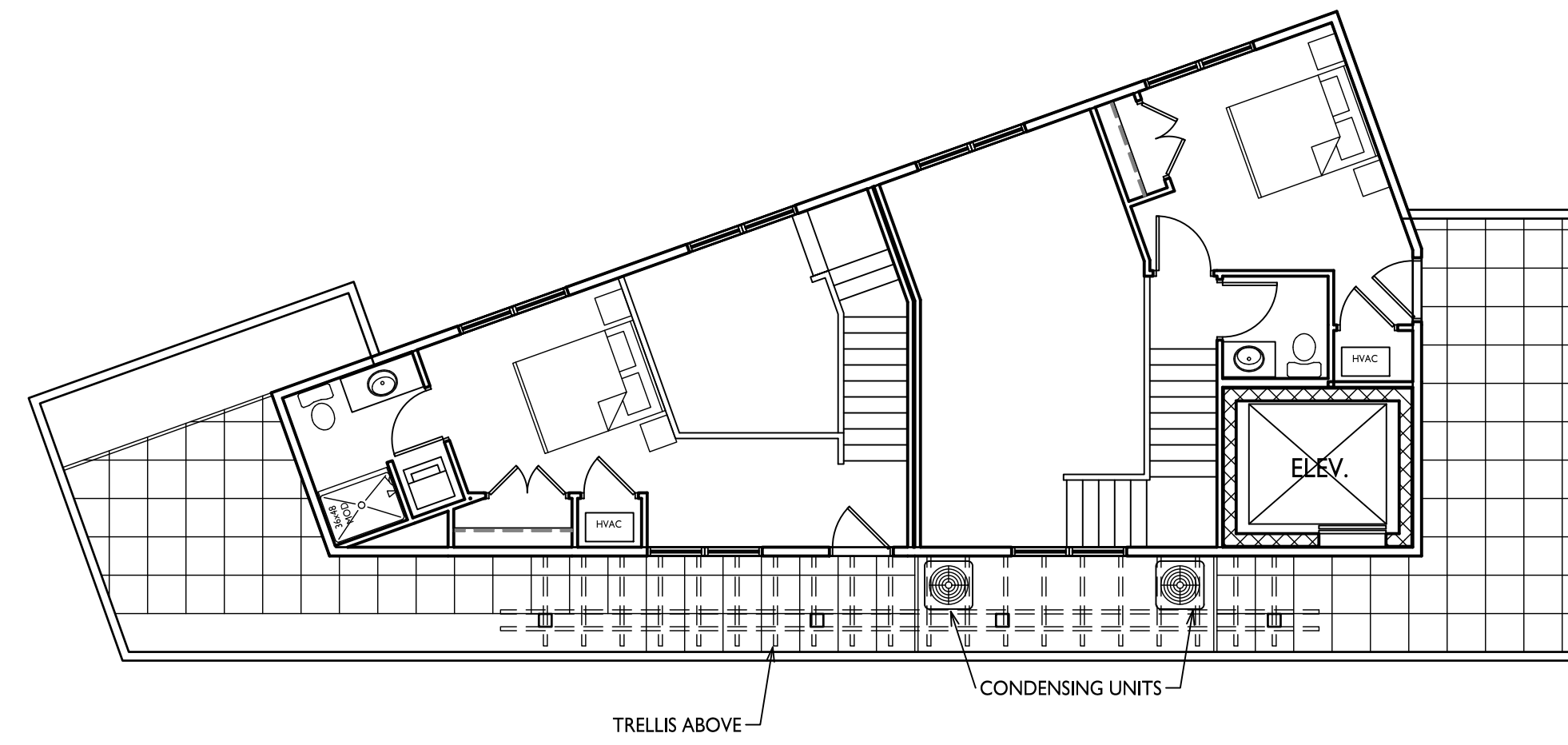
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PROJECT NO. **1939**

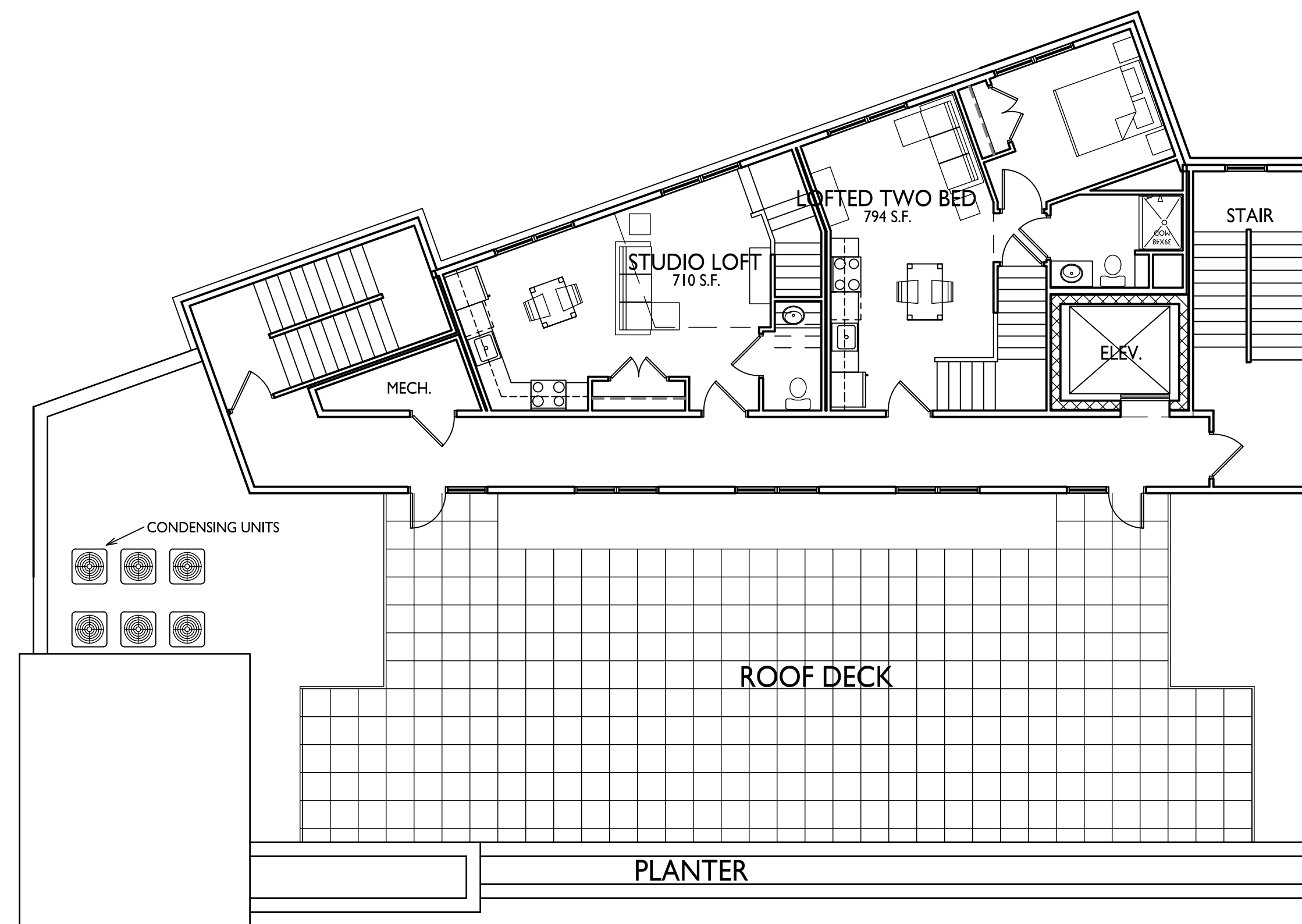
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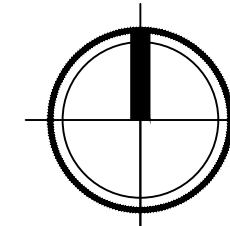
1 FOURTH FOURTH PLAN
A-1.4 1/8" = 1'-0"



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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 Issued To DAT - Sept. 13, 2019
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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

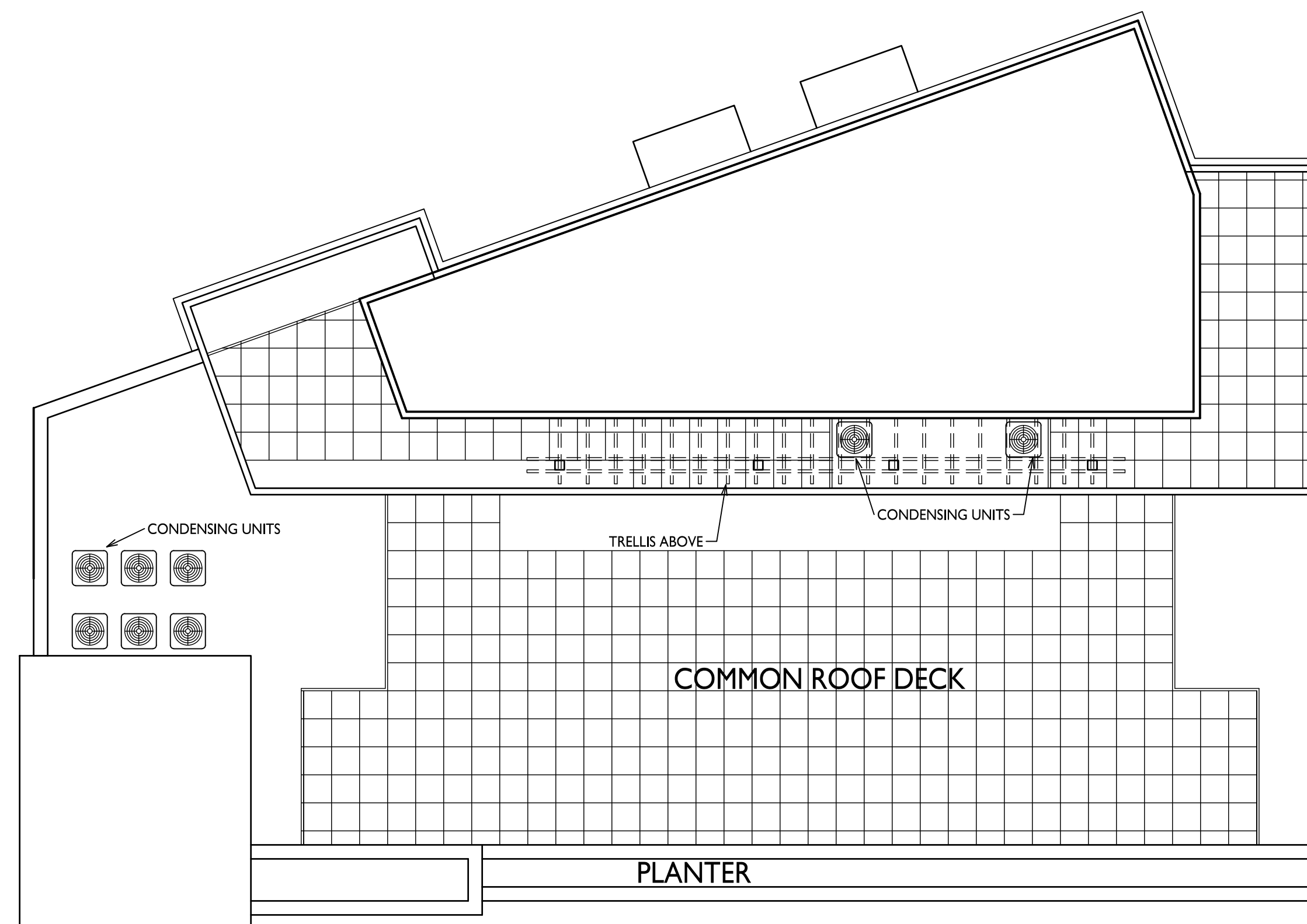
SHEET TITLE
Roof Plan

SHEET NUMBER

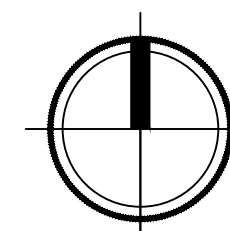
A-1.6

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





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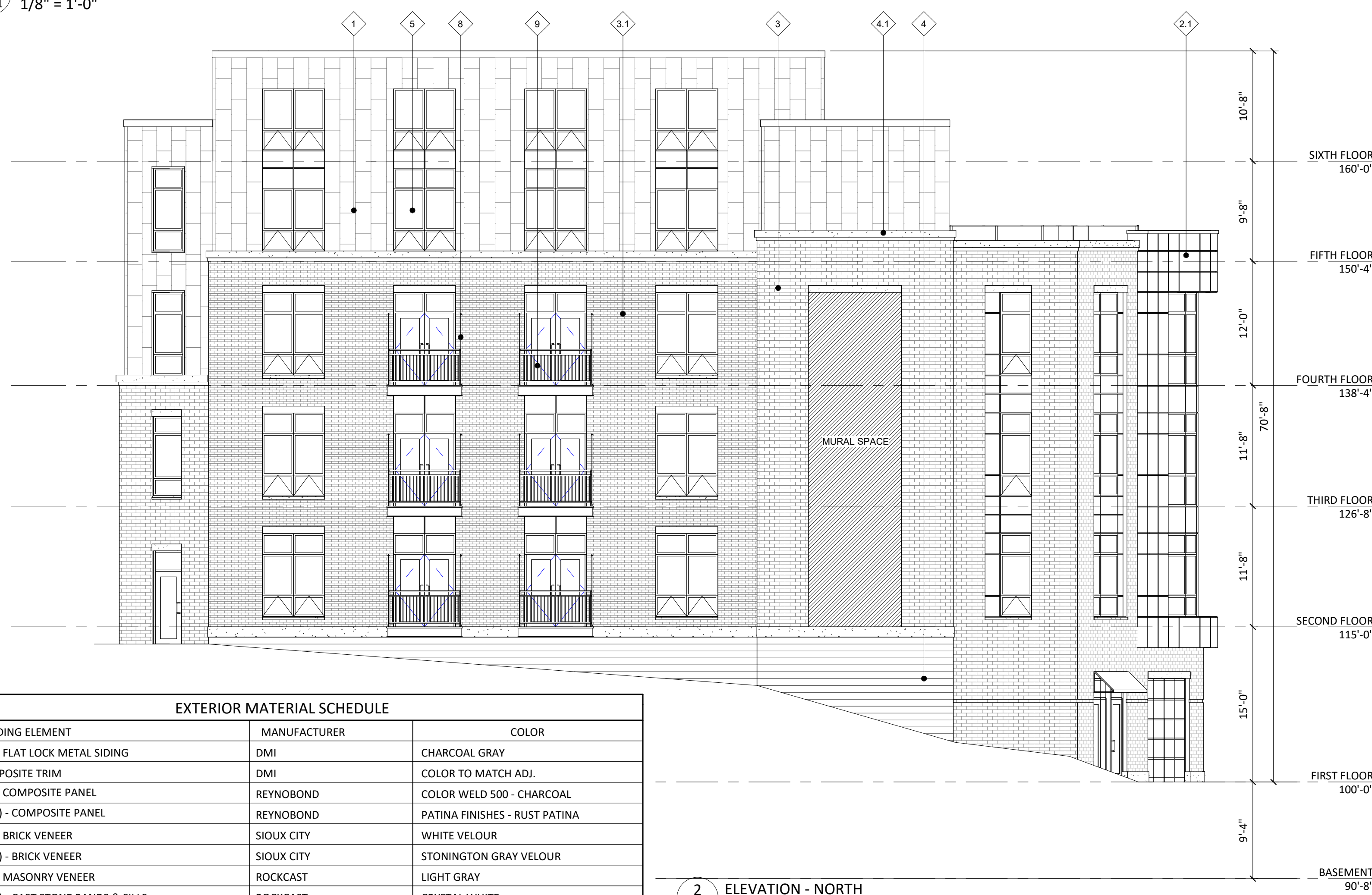
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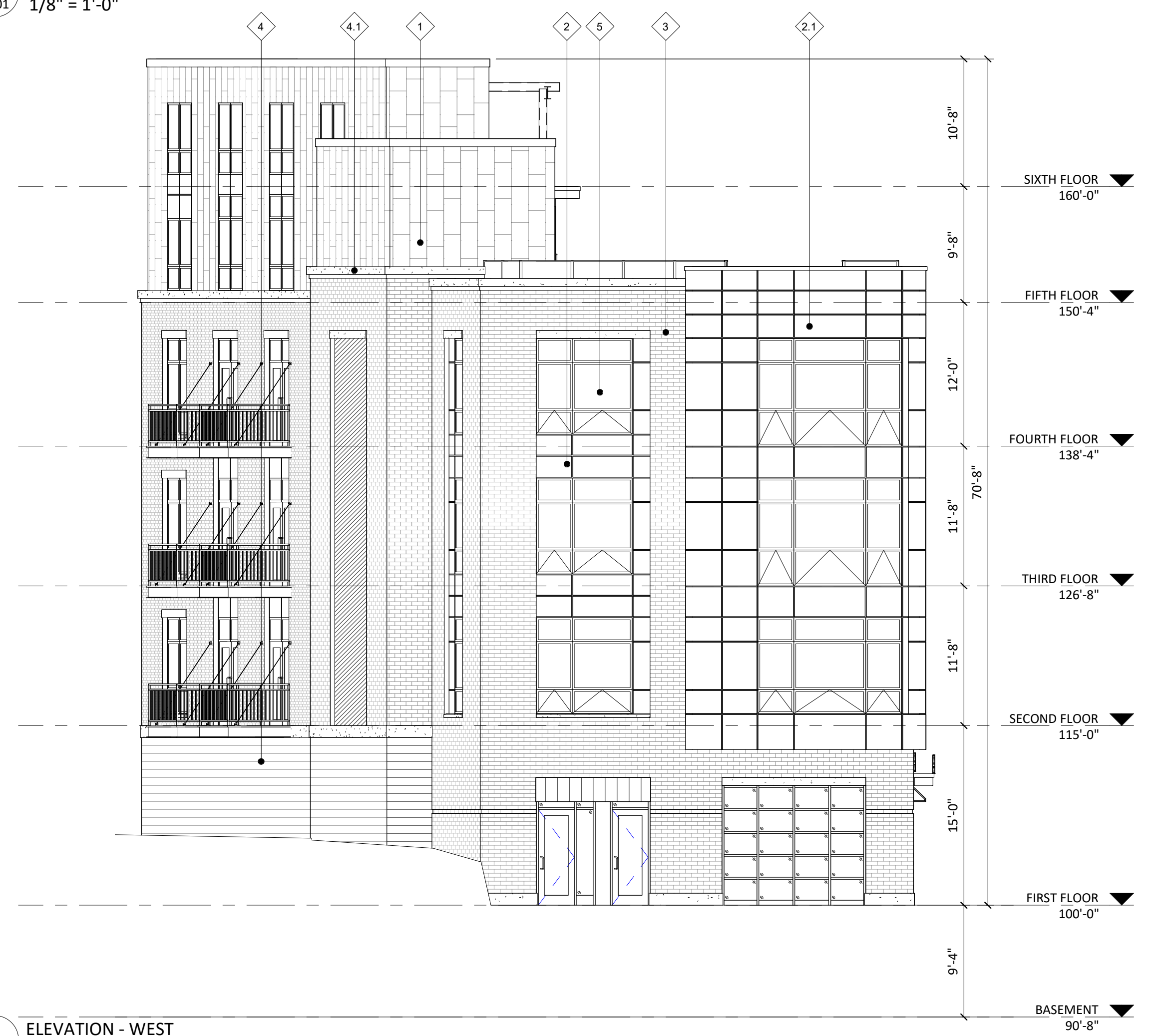
1 ELEVATION - SOUTH
A201 1/8" = 1'-0"



3 ELEVATION - EAST
A201 1/8" = 1'-0"

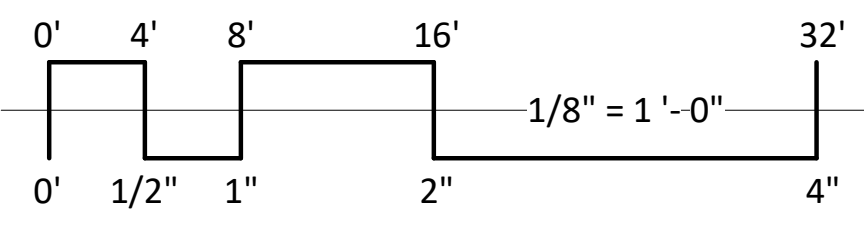


2 ELEVATION - NORTH
A201 1/8" = 1'-0"



4 ELEVATION - WEST
A201 1/8" = 1'-0"

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



ISSUED
Updated Land Use & UDC Submittal
October 26, 2022

PROJECT TITLE
434-444 State
Street

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

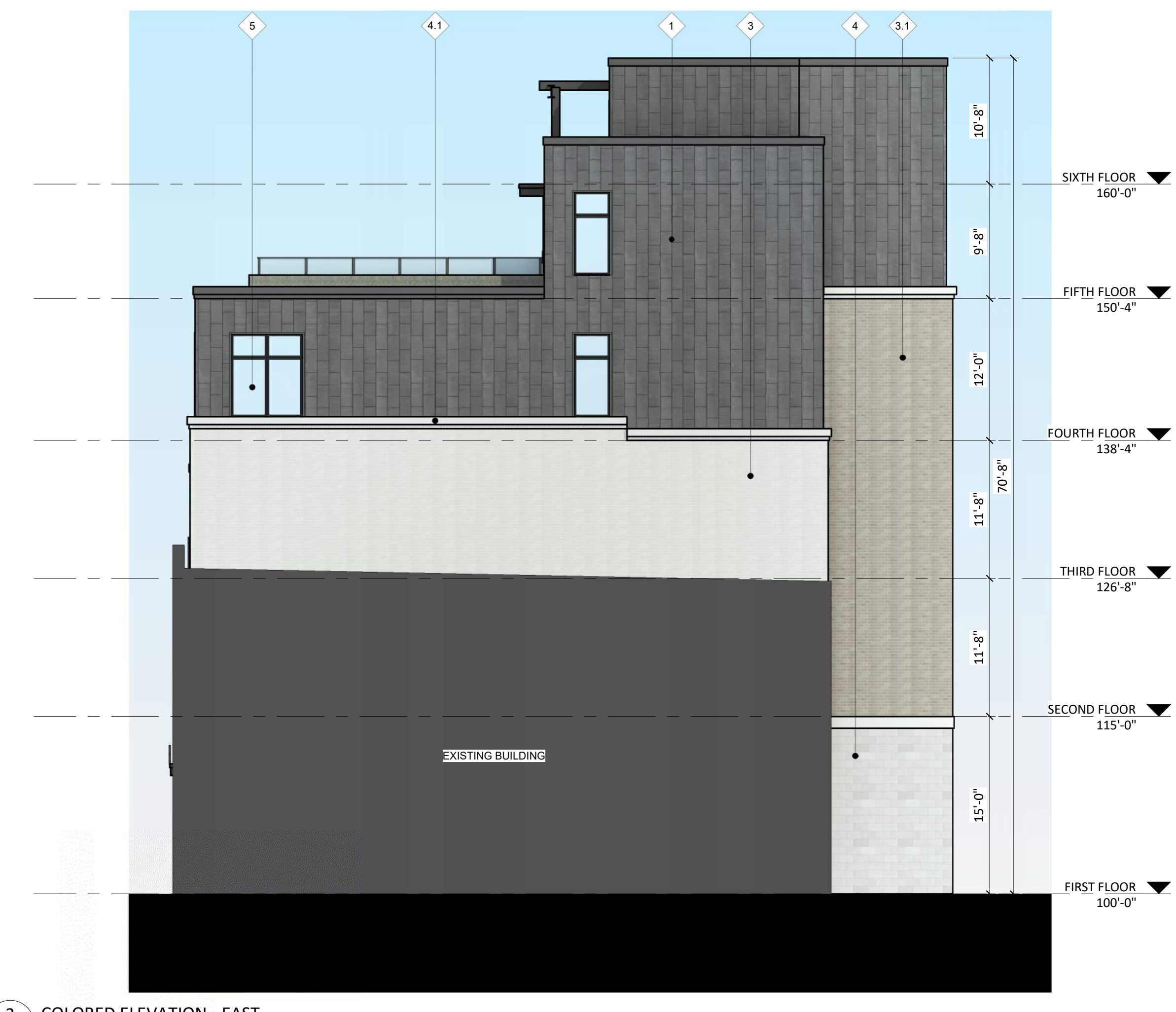
A201
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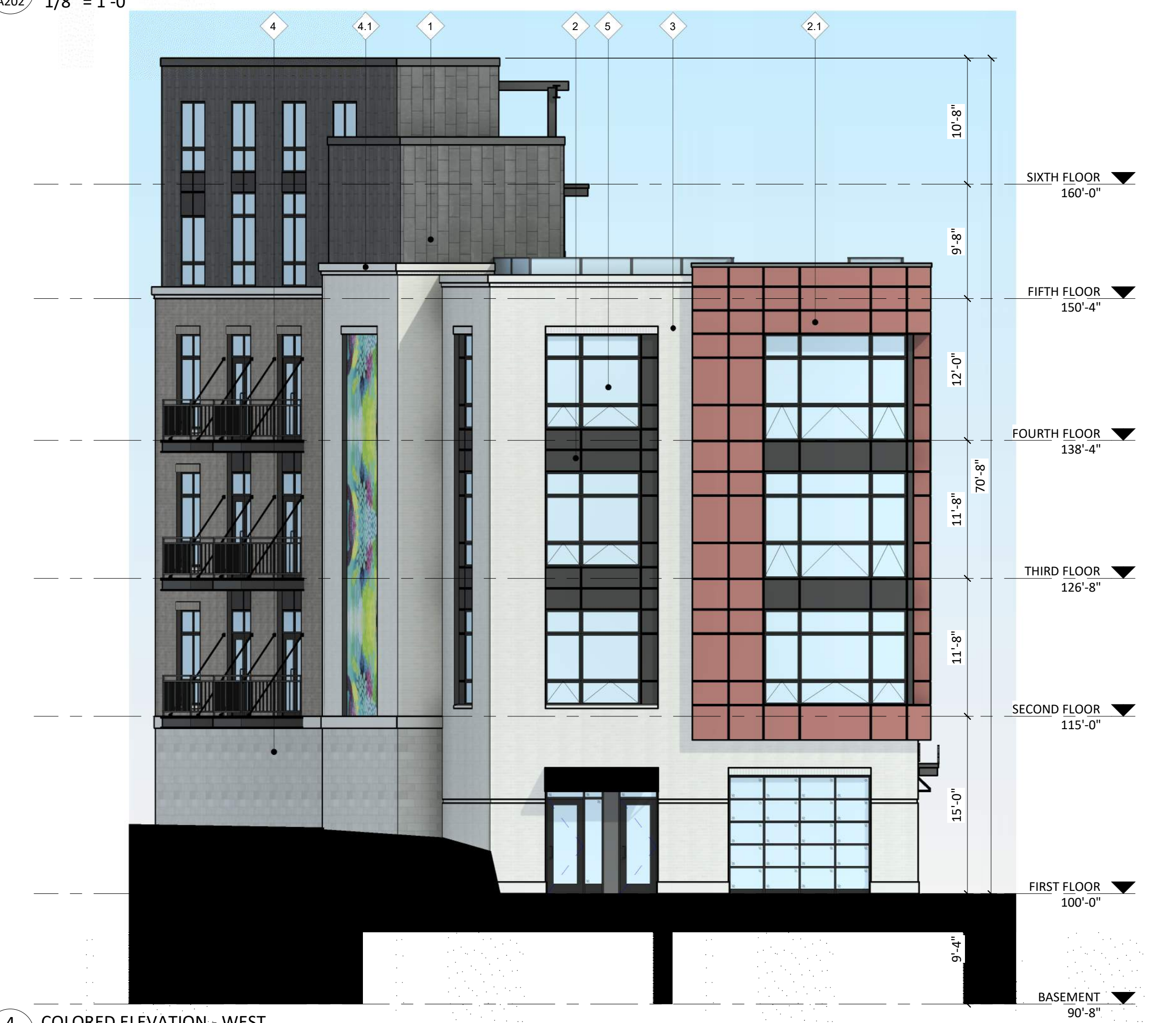
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 A202 1/8" = 1'-0"



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

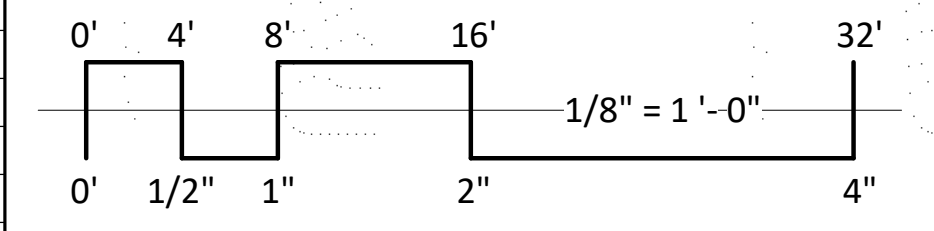


2 COLORED ELEVATION - NORTH
 A202 1/8" = 1'-0"



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

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	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



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 October 26, 2022

PROJECT TITLE
 434-444 State Street

SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER

A202

PROJECT NUMBER 1939



LOOKING NORTH-EAST





SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

LOOKING NORTH





LOOKING NORTH-WEST





LOOKING SOUTH-EAST





AERIAL LOOKING NORHT-WEST

