



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

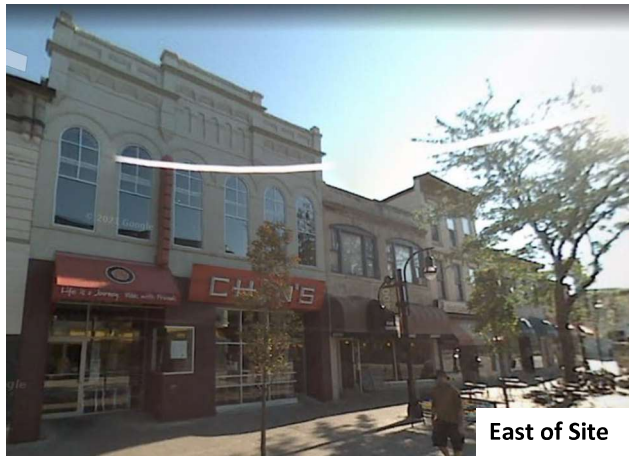
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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"/> 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 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"/> 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 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 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

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.

430, 432, 444
STATE STREET
MADISON, WI
CONTEXTUAL



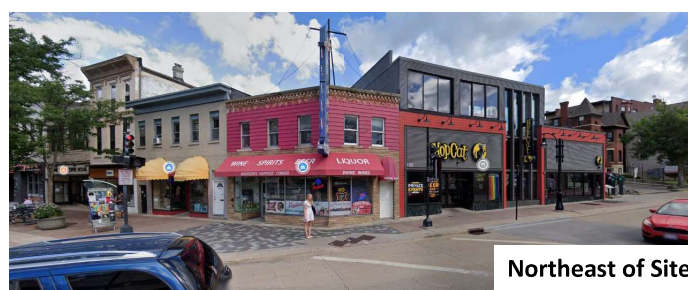
East of Site



West of Site



South of Site



Northeast of Site



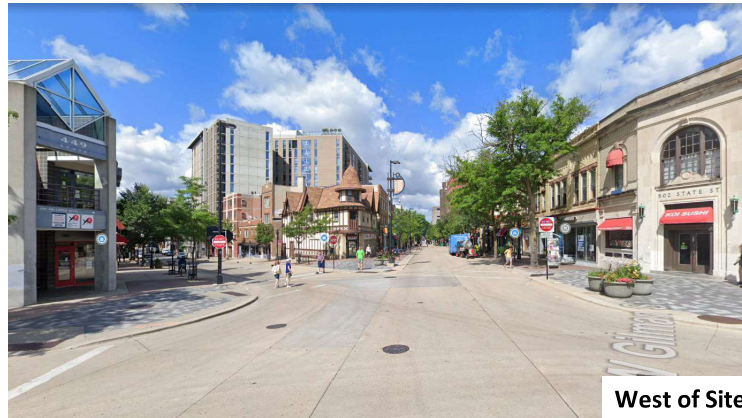
Southeast of Site



North of Site



West of Site



West of Site

430, 432, 444
STATE STREET
MADISON, WI
CONTEXTUAL



GENERAL NOTES:

- THE APPLICANT SHALL REPLACE ALL SODWALK AND CURB AND GUTTER THAT ADJUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SODWALK 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 THE 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 PERMIT 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 (J) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 3 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 (264-4816) 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/SPESCS/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 TREES. THE WAY REQUIREMENT 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 264-4816. 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 PERSONAL 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) 264-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- APPROVAL OF PLANS FOR THE 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 (264-4816).
- 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 APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.

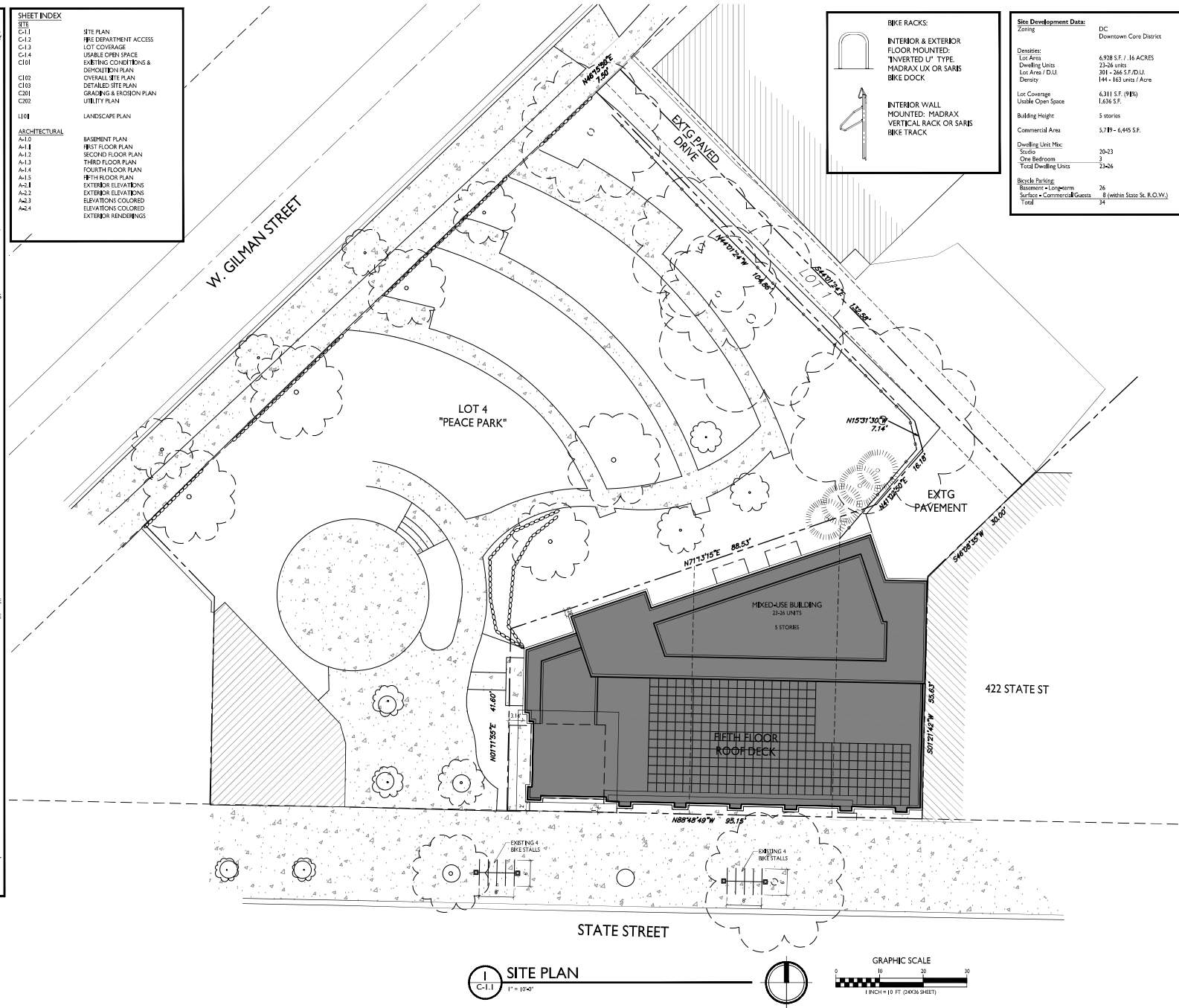
SHEET INDEX

SITE
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ARCHITECTURAL

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SITE PLAN
SITE DEPARTMENT ACCESS
USABLE OPEN SPACE
SUBMITTING CONSTRUCTION & DEMOLITION PLAN
OVERALL SITE PLAN
DETAILED SITE PLAN
GRADING & EROSION PLAN
UTILITY PLAN
LANDSCAPE PLAN
BASEMENT PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
THIRD FLOOR PLAN
FOURTH FLOOR PLAN
FIFTH FLOOR PLAN
EXTerior ELEVATIONS
EXTERIOR ELEVATIONS
ELEVATIONS COLORED
ELEVATIONS COLORED
EXTERIOR RENDERINGS



BIKE RACKS:

INTERIOR & EXTERIOR
FLOOR MOUNTED:
"INVERTED U" TYPE
MADRAX UX OR SARI
BIKE DOCK

INTERIOR WALL
MOUNTED: MADRAX
VERTICAL RACK OR SARI
BIKE TRACK

Site Development Data:

Zoning: DC
Downtown Core District
Density:
Lot Area: 6,928 S.F. / .16 ACRES
Dwelling Units: 22-28 units
Lot Area / D.U.: 301 - 246 S.F./D.U.
Density: 144 - 163 units / Acre
Lot Coverage: 6,311 S.F. (91%)
Usable Open Space: 1,636 S.F.
Building Height: 5 stories
Commercial Area: 5,719 - 6,445 S.F.
Dwelling Unit Mix:
Studio: 20-23
One Bedroom: 3
Total Dwelling Units: 23-26

Bicycle Parking:
Basement + Long-term: 26
Surface + Commercial Guest: 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 15, 2022

PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

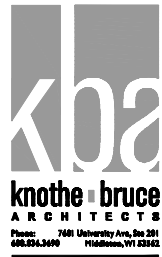
PROJECT NO. 1939

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



GRAPHIC SCALE
0 10 20 30
1" = 10' (2400 SHEET)



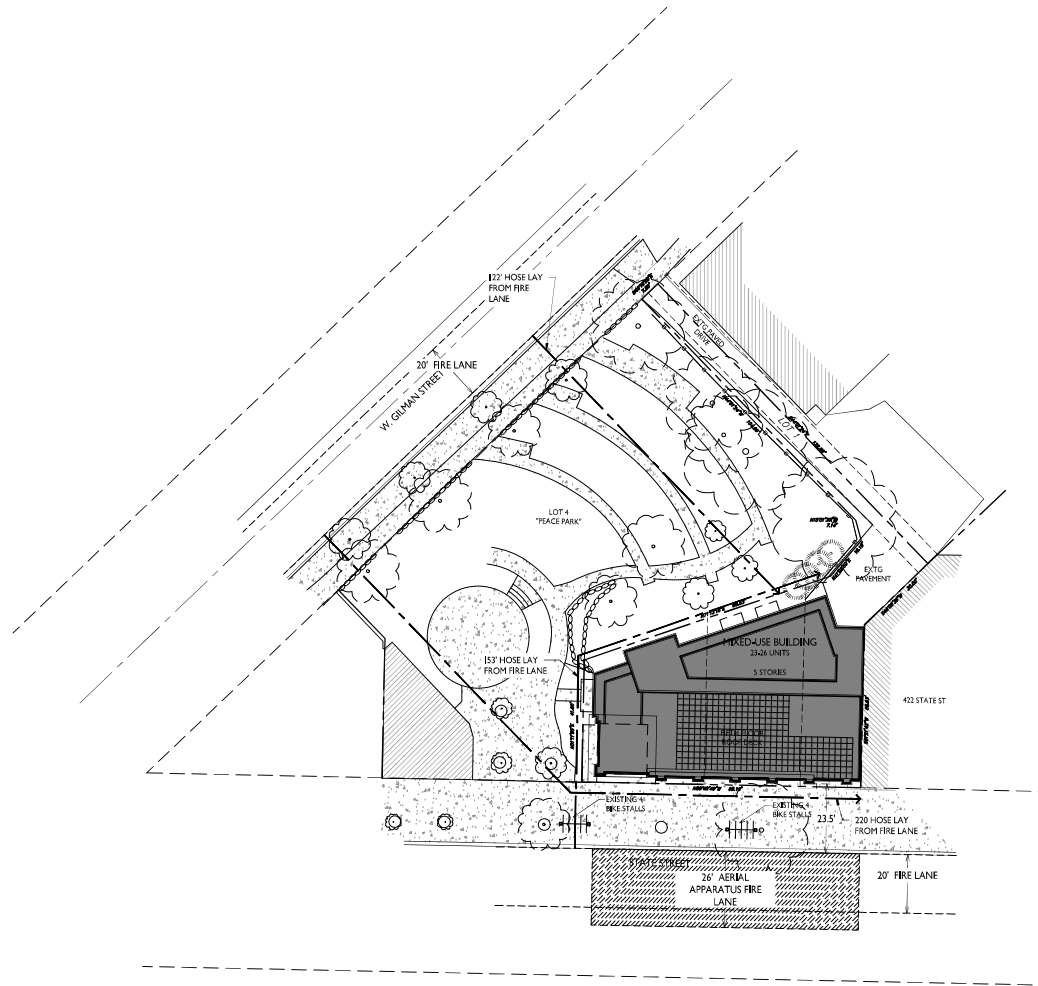
ISSUED
Land Use & UDC Submittal - February 07, 2022
Updated Land Use & UDC Submittal - May 10, 2022

PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Fire Department
Access Plan

SHEET NUMBER

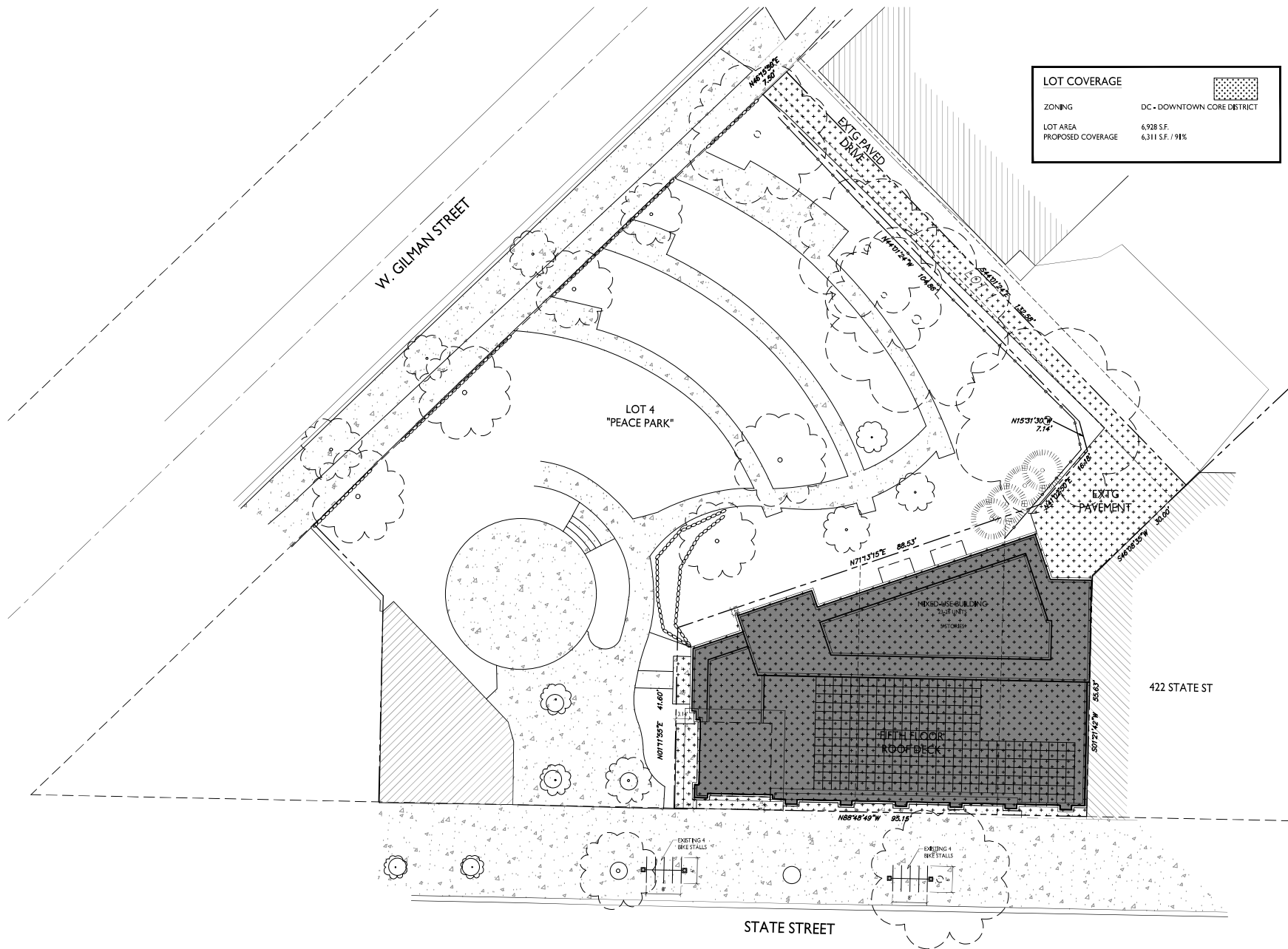
C-I.2
PROJECT NO. 1939
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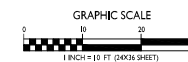
FIRE DEPARTMENT ACCESS PLAN
C-I.2
1" = 20'-0"



GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)



SITE PLAN
C-1.3
1" = 10'-0"



ISSUED
Land Use & UDC Submittal - February 07, 2022
Updated Land Use & UDC Submittal - May 10, 2022

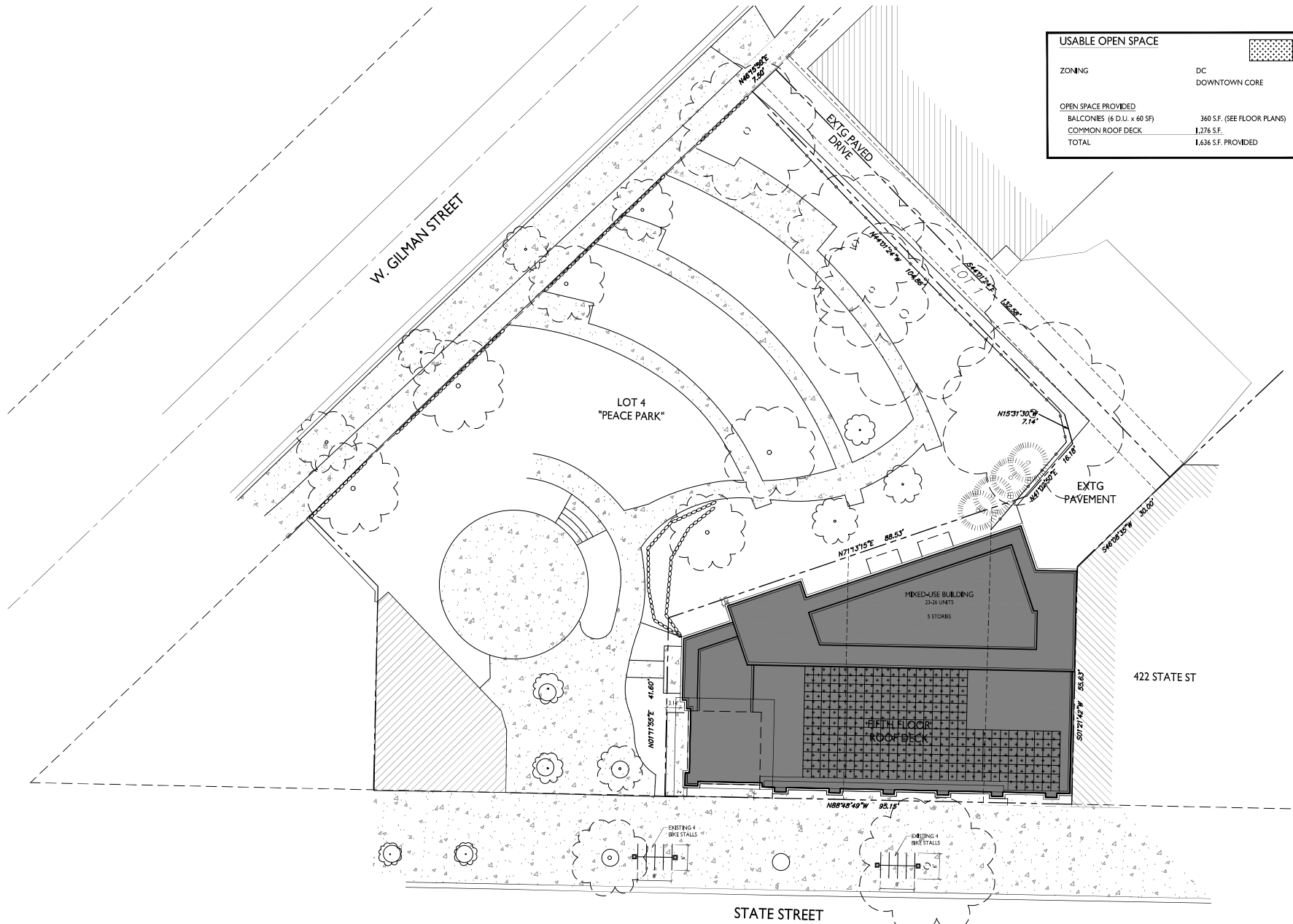
PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Lot Coverage

SHEET NUMBER

C-1.3

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)
COMMON ROOF DECK	1,276 S.F.
TOTAL	1,636 S.F. PROVIDED



ISSUED
Land Use & UDC Submittal - February 07, 2022
Updated Land Use & UDC Submittal - May 10, 2022

PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Usable Open
Space

SHEET NUMBER

C-I.4
PROJECT NO. 1939
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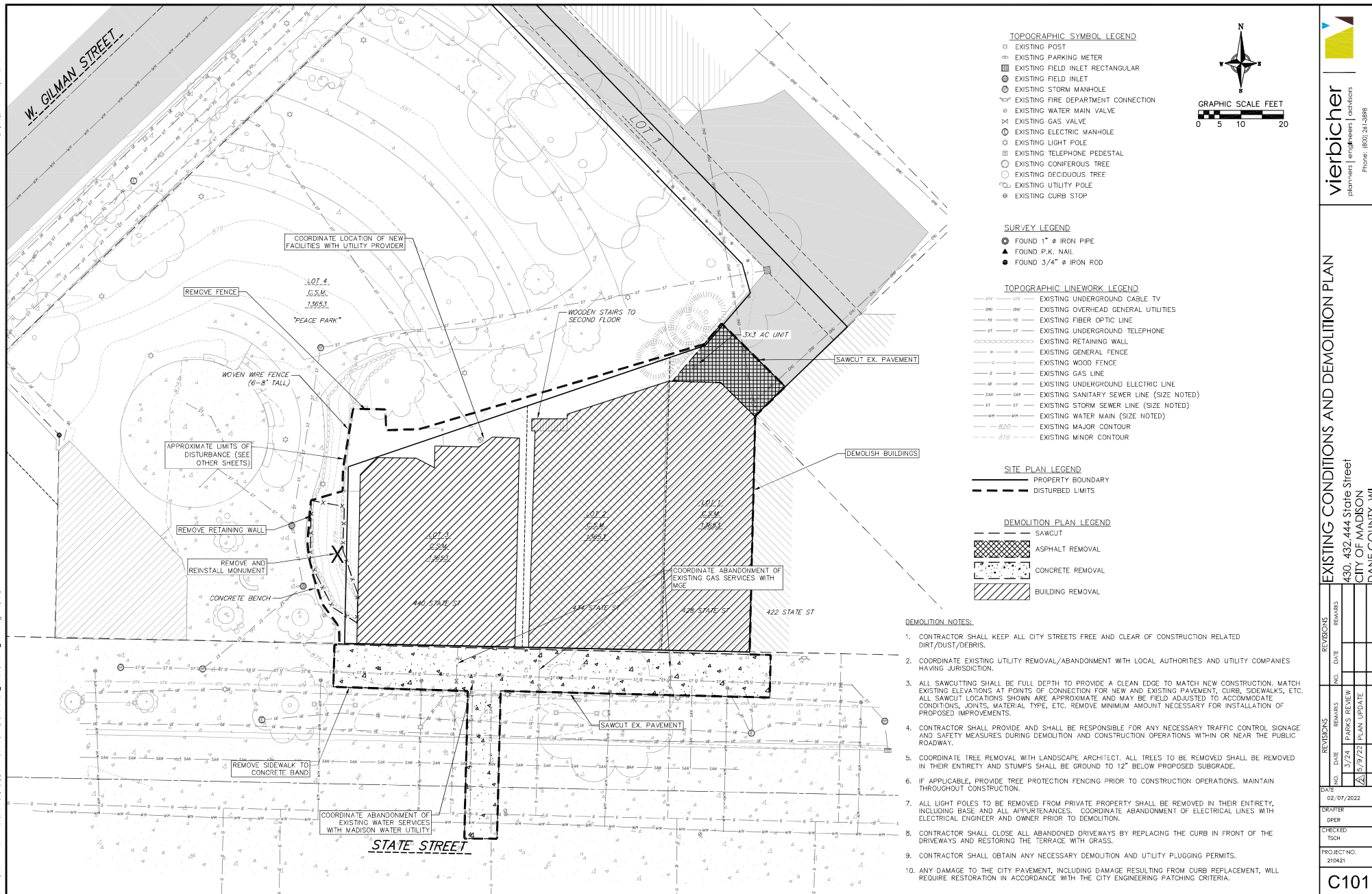


USABLE OPEN SPACE

1" = 10' 0"

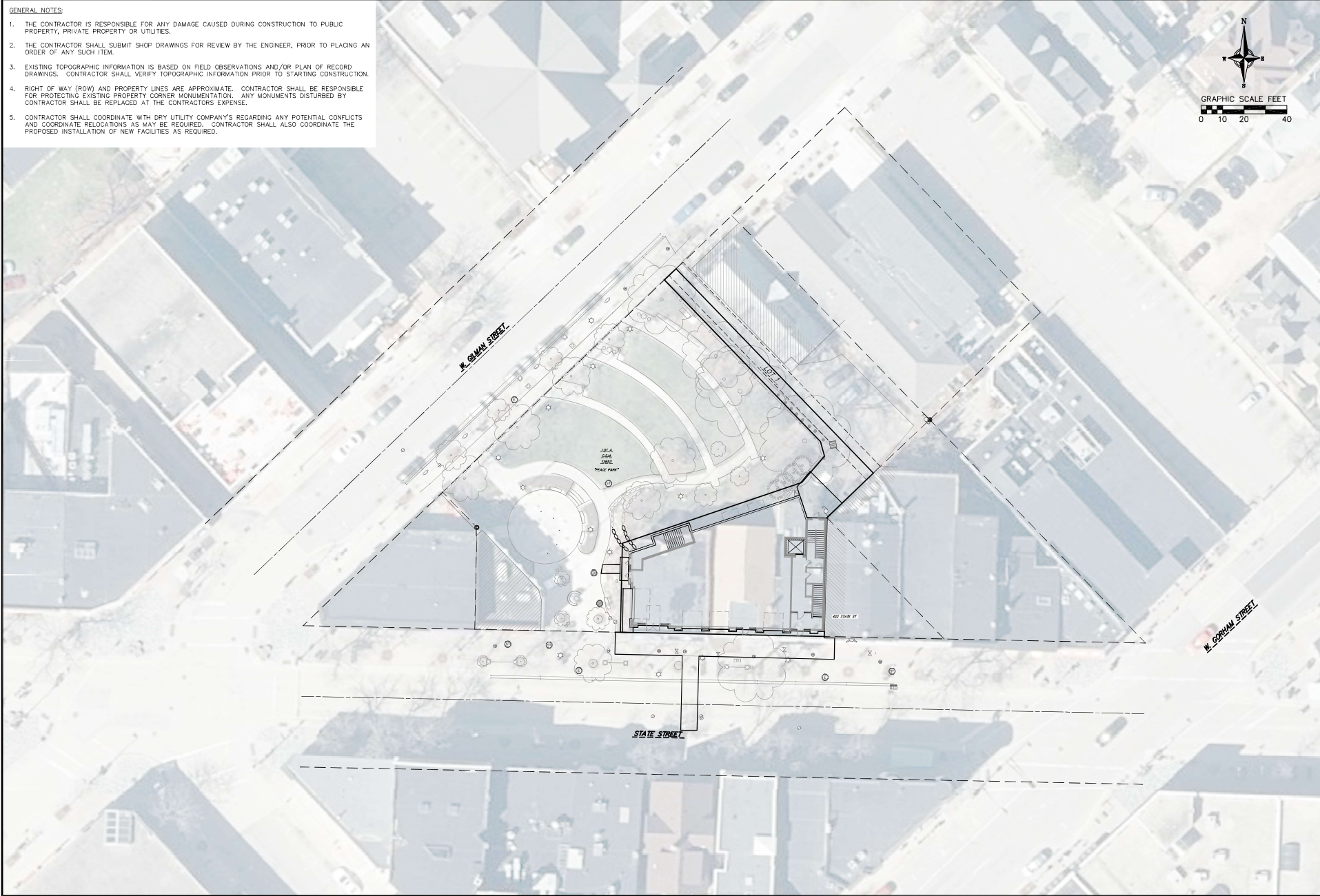
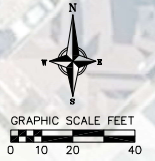


GRAPHIC SCALE
0 10 20
1" = 10' 0" (SEE SHEET)

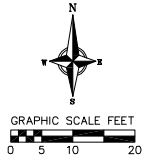
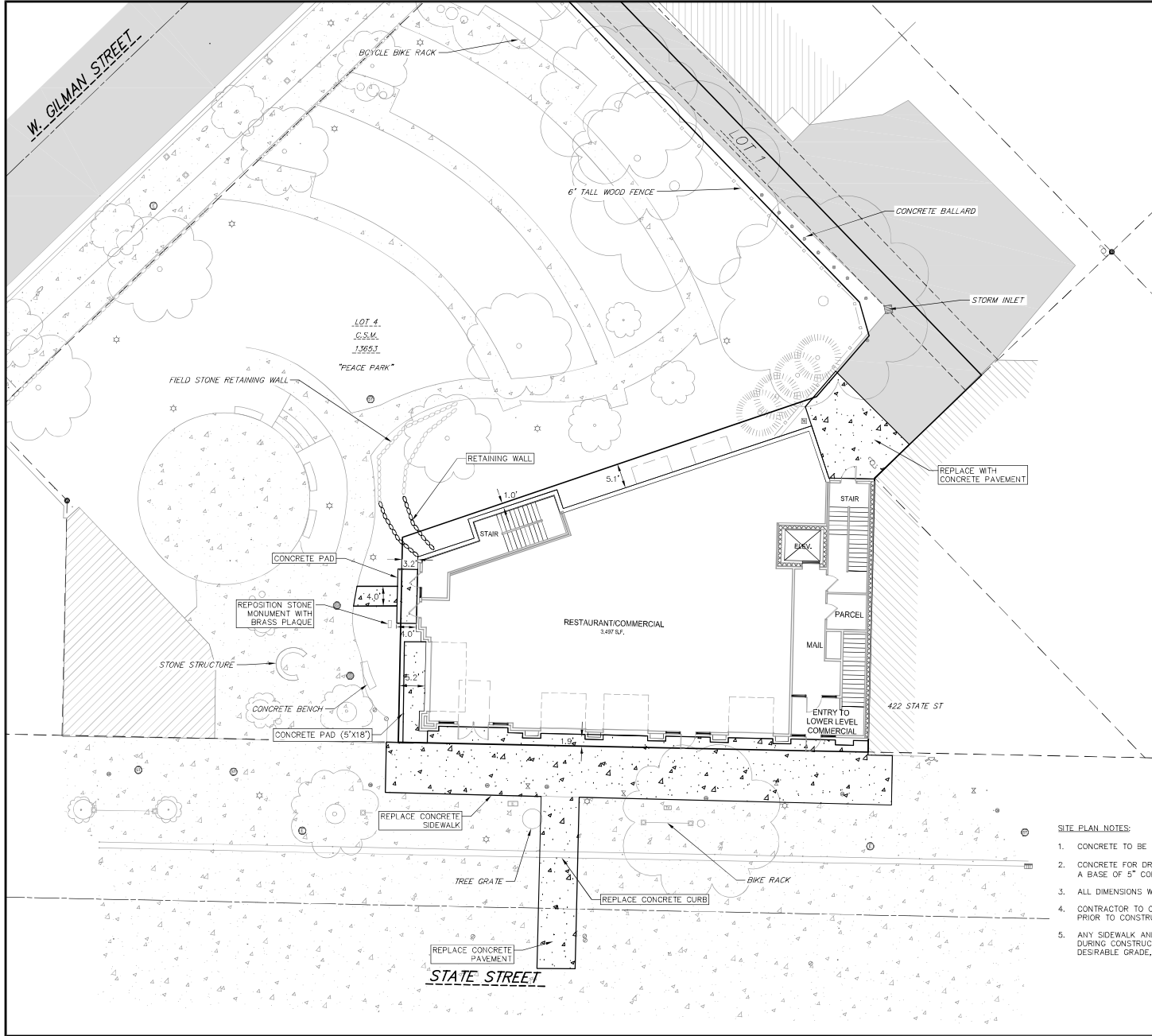


GENERAL NOTES:

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 CONTRACTOR'S 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.



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	3/7/24	1	3/7/24
2	5/9/25	2	5/9/25
DATE		DATE	
02/07/2022		02/07/2022	
DRAWN BY		DRAWN BY	
DPER		DPER	
CHECKED		CHECKED	
TSCH		TSCH	
PROJECT NO.		PROJECT NO.	
210421		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" # IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" # IRON ROD

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING RETAINING WALL
- EXISTING WOOD FENCE

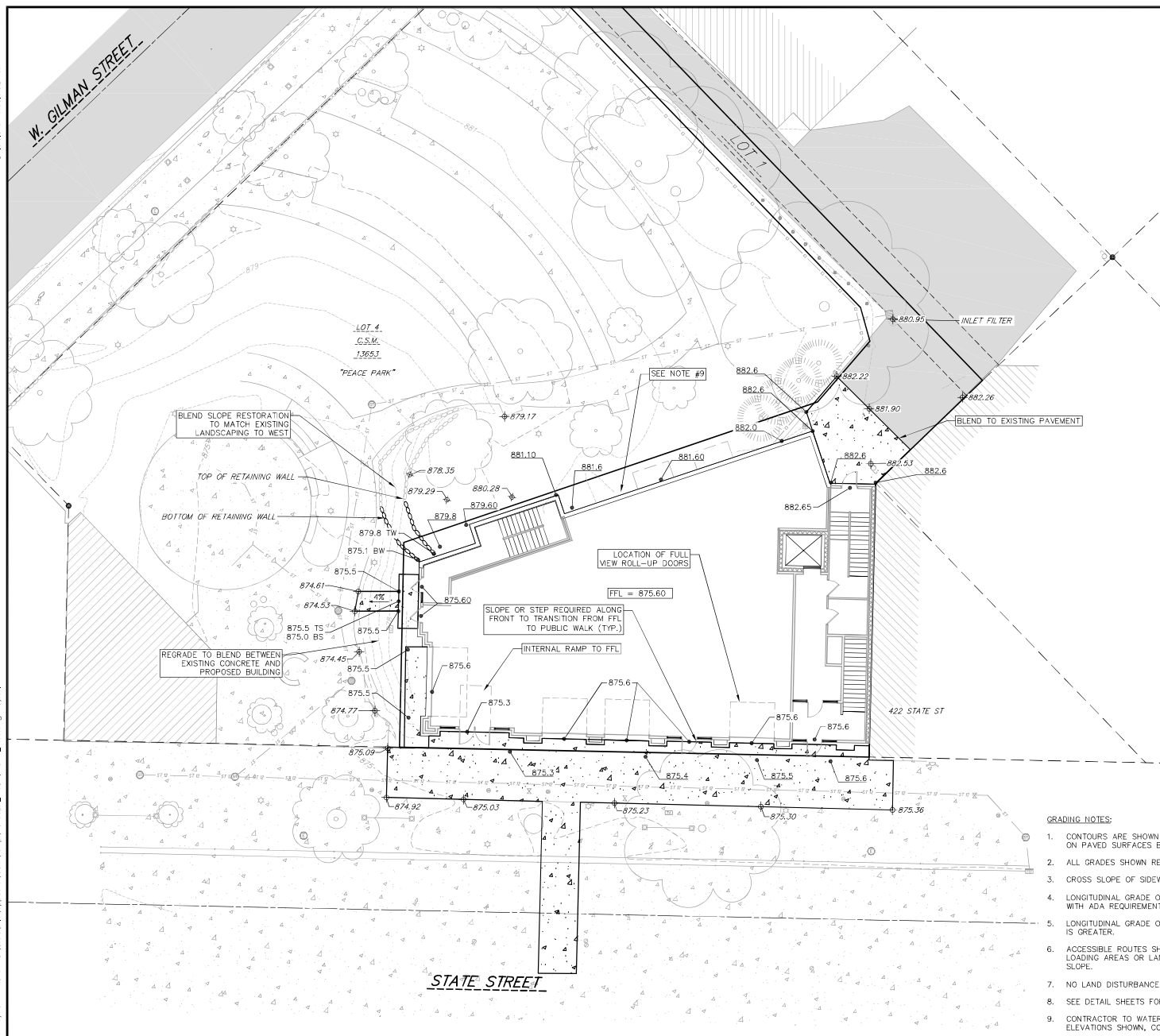
SITE PLAN LEGEND

- 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.

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	3/24	2	5/9/23
PARKS REVIEW		PLAN UPDATE	
DATE		DATE	
02/07/2022		02/07/2022	
DRAWN		CHECKED	
DPER		TSCH	
PROJECT NO.		PROJECT NO.	
210421		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 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

- 
 EXISTING SPOT ELEVATIONS
 PROPOSED SPOT ELEVATIONS
 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

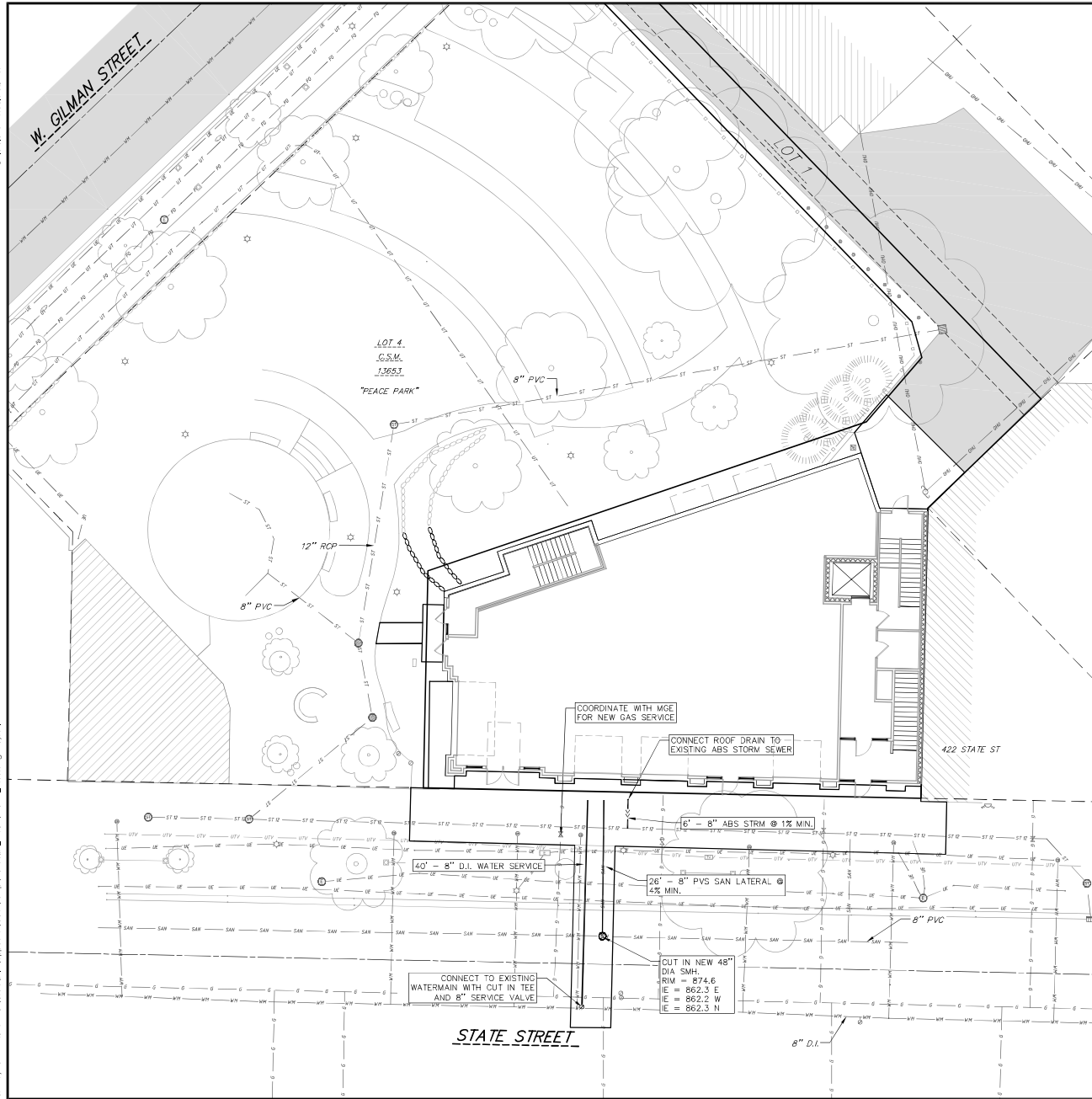
GRADING AND EROSION CONTROL PLAN

430, 432, 444 State Street

CITY OF MADISON
DANE COUNTY WI

PROJECT NO. 210421	CHECKED TSGH	DRAFTER DPER	DATE 02/07/2022		REVISIONS		REVISIONS	
			NO.	DATE	REMARKS	NO.	DATE	REMARKS
				3/24		PARKS REVIEW		
				5/9/22		PLAN UPDATE		

C201



PROPOSED UTILITY LEGEND

- >--->---> STORM SEWER PIPE
- >--->---> SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- >---> WATER SERVICE LATERAL PIPE
- WATER VALVE

EXISTING UTILITIES LEGEND

- SAN --- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST --- EXISTING STORM SEWER LINE (SIZE NOTED)
- WM --- EXISTING WATER MAIN (SIZE NOTED)

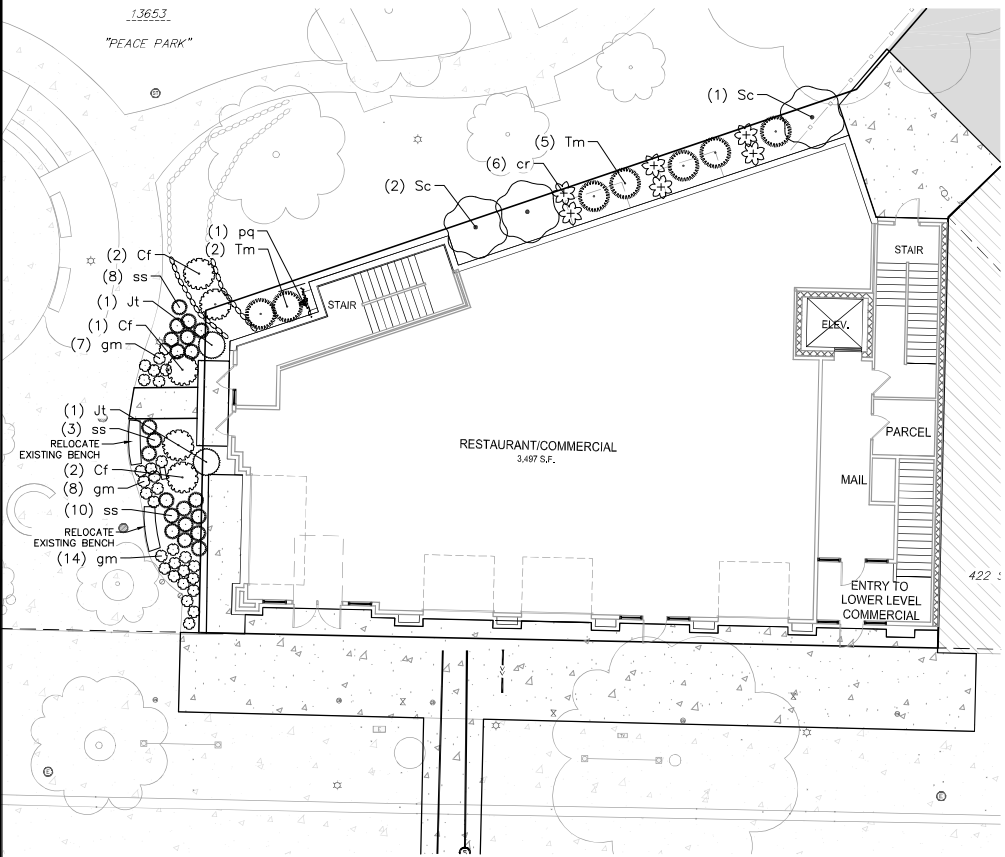


ABBREVIATIONS	
STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE

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 CONFLICTS.
- 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(1)(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.

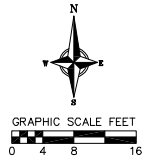
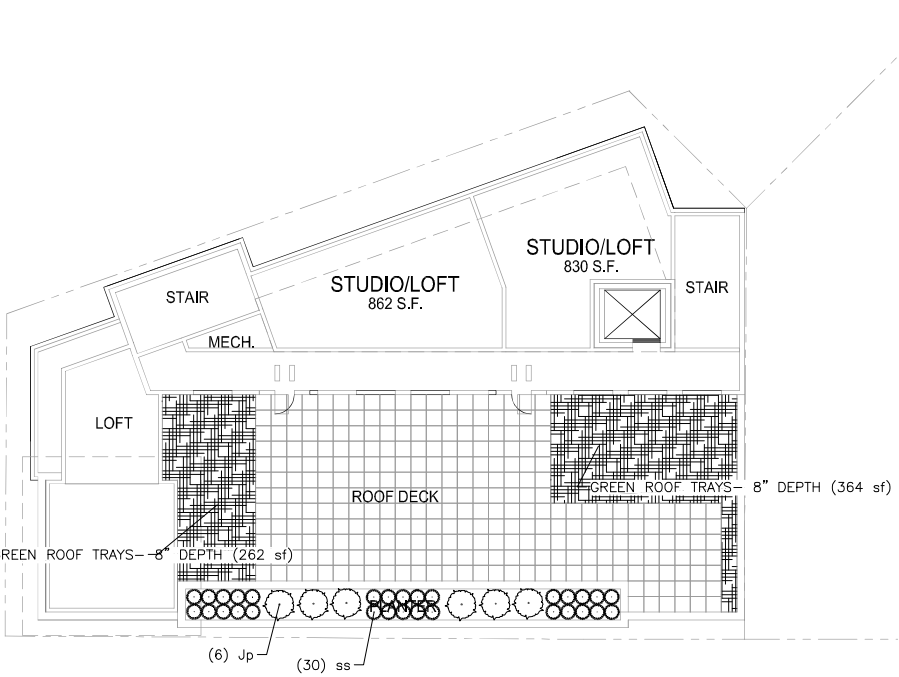
LANDSCAPE PLAN: AT GRADE



PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Cf	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	Cont.	3 Gal.	5
Sc	Sambucus canadensis / American Elderberry	Cont.	5 Gal.	3
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Jt	Juniperus chinensis 'Trautman' / Trautman Juniper	Cont.	5' ht.	2
Jp	Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper	Cont.	3 Gal.	6
Tm	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	Cont.	5 Gal.	7
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
cr	Cimicifuga racemosa / Black Cohosh	Cont.	1 Gal.	6
gm	Geranium macrorrhizum 'Bevan's Variety' / Bevan's Variety Bigroot Geranium	Cont.	1 Gal.	29
pq	Parthenocissus quinquefolia engelmannii / Engelmann Virginia Creeper	Cont.	2 Gal.	1
ss	Schizochyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	Cont.	1 Gal.	51

LANDSCAPE PLAN: ROOF DECK



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 SEED/SODDED.

- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 4"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.

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

NO.	DATE	REVISIONS	REMARKS
1	02/07/2022		
2	05/09/2022	PLAN UPDATE	
3			
4			
5			
6			
7			
8			
9			
10			

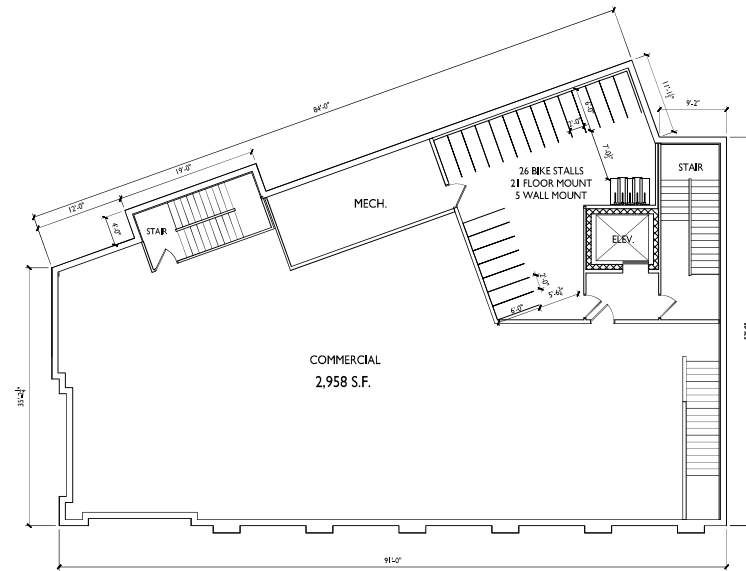
DATE: 02/07/2022

DRAWN BY: SVN

CHECKED BY: TSCH

PROJECT NO.: 210421

L101



1
A-1.0

BASEMENT FLOOR PLAN

1/8" = 1'-0"



ISSUED
Issued To DAT - Sept. 11, 2019
Issued for LDC Information - Jan. 24, 2022
Land Use & LDC Submittal - February 07, 2022

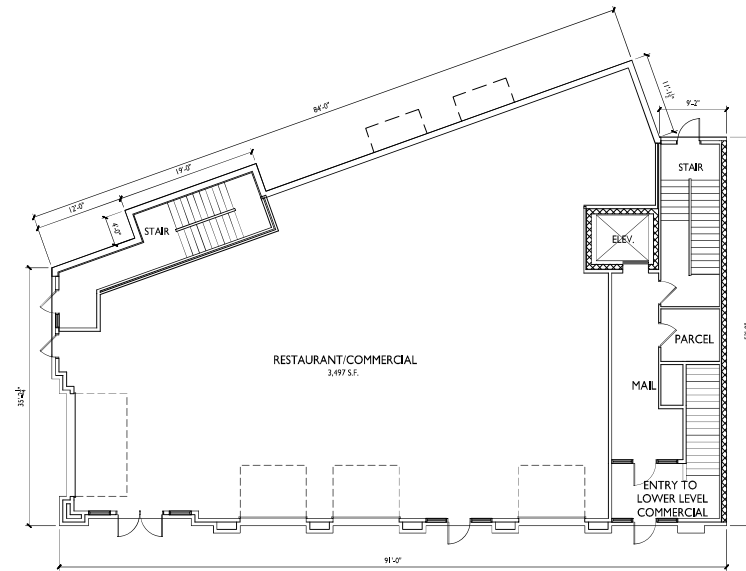
PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

A-1.0

PROJECT NO. 1939
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1
A-1.1
1/8" = 1'-0"

FIRST FLOOR PLAN



ISSUED
Issued To DAT - Sept. 8, 2019
Issued for LDC Information - Jan. 24, 2022
Lent Law & LDC Submittal - February 07, 2022

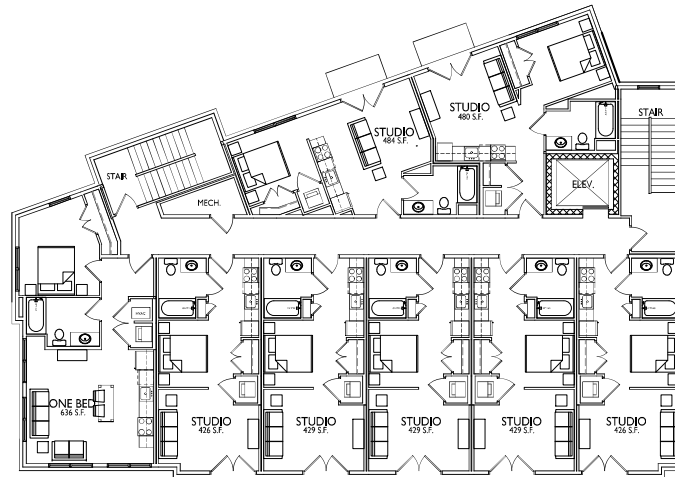
PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. 1939
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1
 A-1.2
 1/8" = 1'-0"

SECOND FLOOR PLAN



ISSUED
 Issued To DAT - Sept. 8, 2019
 Issued for LDC Information - Jan. 24, 2022
 Lared Line & LDC Submittal - February 07, 2022

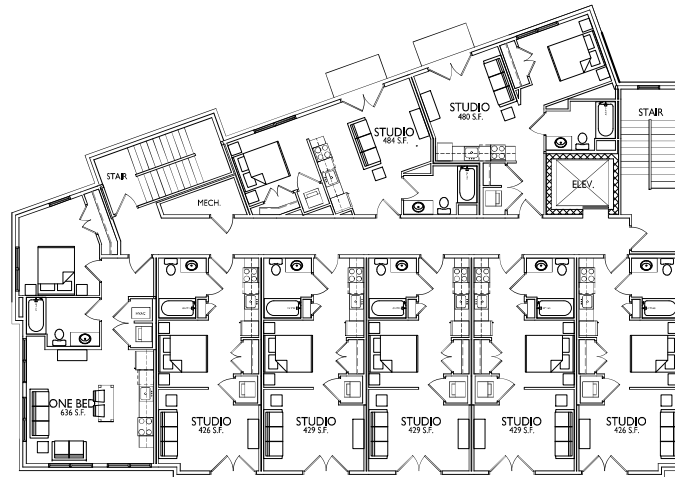
PROJECT TITLE
 430, 432, 444
 State Street

Madison, Wisconsin
SHEET TITLE
 Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1939
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THIRD FLOOR PLAN

1/8" = 1'-0"



ISSUED
Issued To DAT - Sept. 11, 2019
Issued for LDC Information - Jan. 24, 2022
Lined Use & LDC Submitted - February 07, 2022

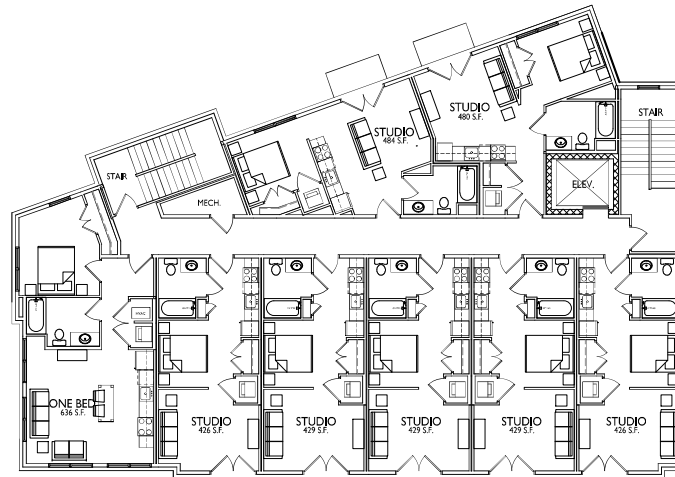
PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. 1939
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FOURTH FOURTH PLAN

1/8" = 1'-0"



ISSUED
Issued To DAT - Sept. 11, 2019
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Lined Use & LDC Submitted - February 07, 2022

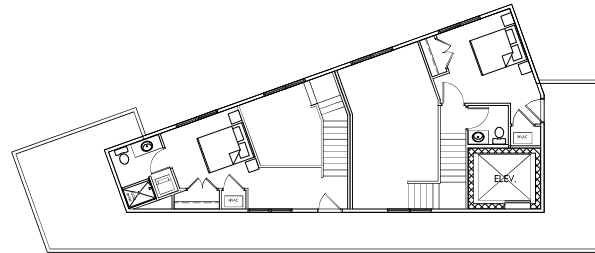
PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Fourth Floor Plan

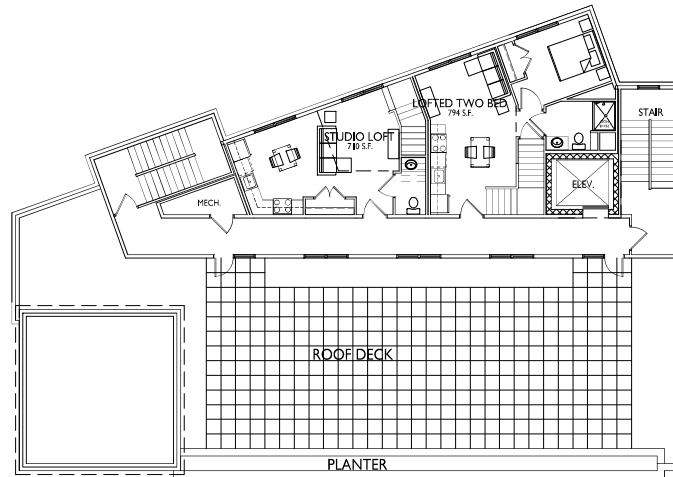
SHEET NUMBER

A-1.4

PROJECT NO. 1939
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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"



ISSUED
Issued To DAT - Sept. 11, 2019
Issued for LDC Information - Jan. 24, 2022
Land Use & LDC Submittal - February 07, 2022

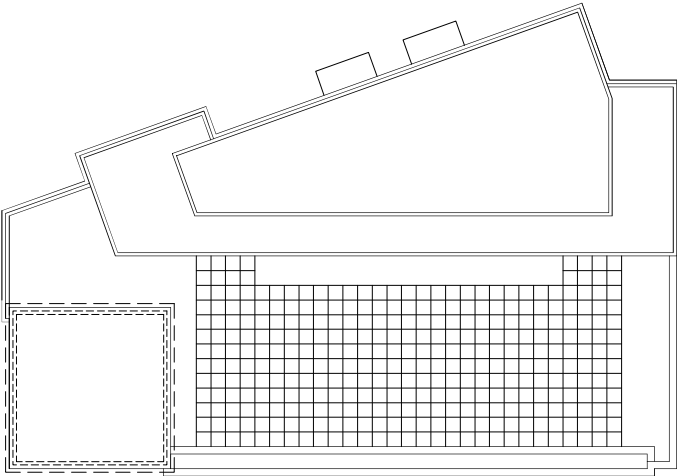
PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Fifth Floor Plan

SHEET NUMBER

A-1.5

PROJECT NO. 1939
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1

A-1.6

ROOF PLAN

1/8" = 1'-0"





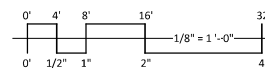
NOT FOR CONSTRUCTION



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



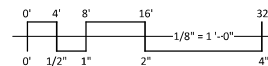
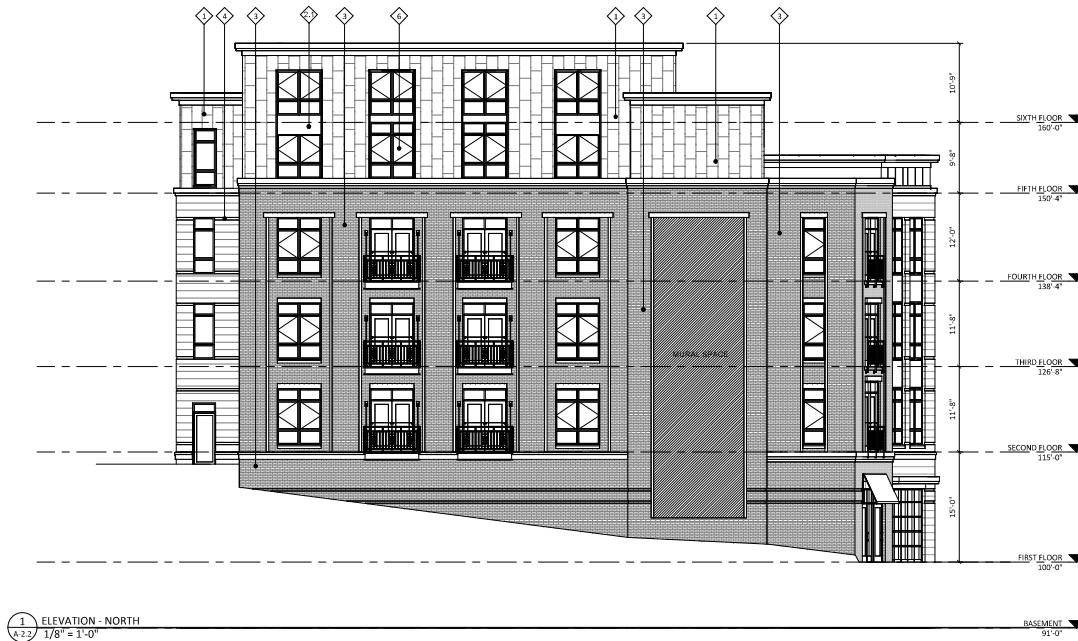
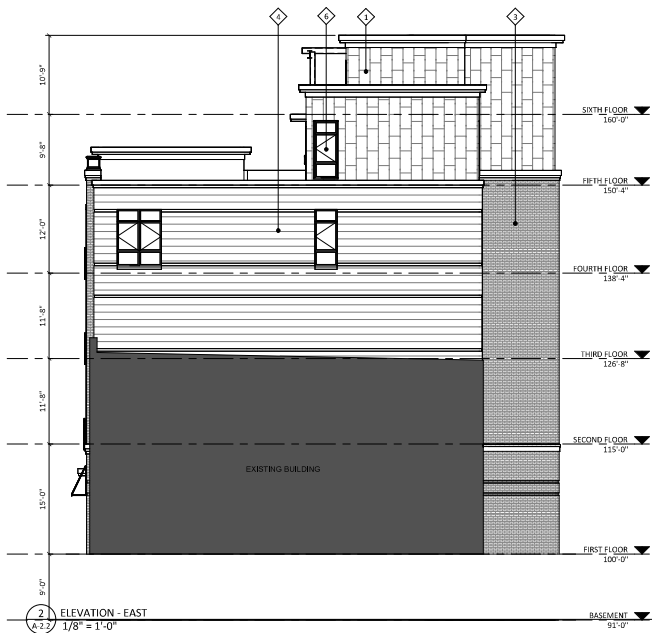
1 ELEVATION - SOUTH
A-2.1 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - FLAT LOCK METAL SIDING	DMI	WEATHERED ZINC
COMPOSITE TRIM	DMI	COLOR TO MATCH ADJ.
(#2) - COMPOSITE PANEL	JAMES HARDIE	IRON GRAY
(#2.1) - COMPOSITE PANEL	JAMES HARDIE	MATCH WINDOW COLOR
(#3) - BRICK VENEER	INTERSTATE BRICK	ARCTIC WHITE
(#4) - MASONRY VENEER	ROCKCAST	LIGHT GRAY
(#5) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#6) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#7) - ALUM. STORMFRONT	N/A	BLACK
(#8) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#10) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



NOT FOR CONSTRUCTION



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - FLAT LOCK METAL SIDING	DMI	WEATHERED ZINC
COMPOSITE TRIM	DMI	COLOR TO MATCH ADJ.
(#2) - COMPOSITE PANEL	JAMES HARDIE	IRON GRAY
(#2.1) - COMPOSITE PANEL	JAMES HARDIE	MATCH WINDOW COLOR
(#3) - BRICK VENEER	INTERSTATE BRICK	ARCTIC WHITE
(#4) - MASONRY VENEER	ROCKCAST	LIGHT GRAY
(#5) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#6) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#7) - ALUM. STOREFRONT	N/A	BLACK
(#8) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#10) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



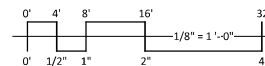
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1 COLORED ELEVATION - WEST
A-2.3 1/8" = 1'-0"



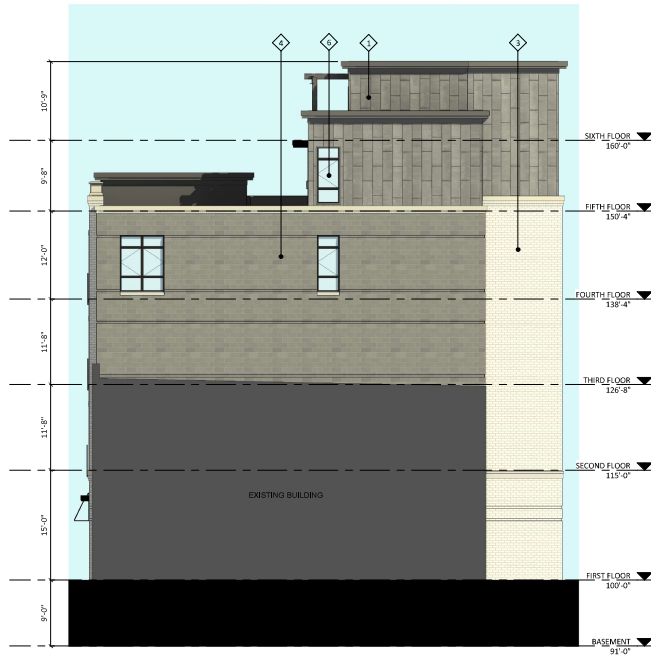
2 COLORED ELEVATION - SOUTH
A-2.3 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - FLAT LOCK METAL SIDING	DMI	WEATHERED ZINC
COMPOSITE TRIM	DMI	COLOR TO MATCH ADJ.
(#2) - COMPOSITE PANEL	JAMES HARDIE	IRON GRAY
(#2.1) - COMPOSITE PANEL	JAMES HARDIE	MATCH WINDOW COLOR
(#3) - BRICK VENEER	INTERSTATE BRICK	ARCTIC WHITE
(#4) - MASONRY VENEER	ROCKCAST	LIGHT GRAY
(#5) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#6) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#7) - ALUM. STOREFRONT	N/A	BLACK
(#8) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#10) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



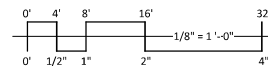
NOT FOR CONSTRUCTION



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



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



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - FLAT LOCK METAL SIDING	DMI	WEATHERED ZINC
COMPOSITE TRIM	DMI	COLOR TO MATCH ADJ.
(#2) - COMPOSITE PANEL	JAMES HARDIE	IRON GRAY
(#2.1) - COMPOSITE PANEL	JAMES HARDIE	MATCH WINDOW COLOR
(#3) - BRICK VENEER	INTERSTATE BRICK	ARCTIC WHITE
(#4) - MASONRY VENEER	ROCKCAST	LIGHT GRAY
(#5) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#6) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#7) - ALUM. STORMFRONT	N/A	BLACK
(#8) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#10) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED









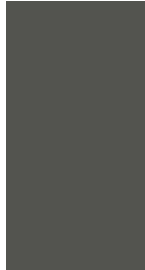




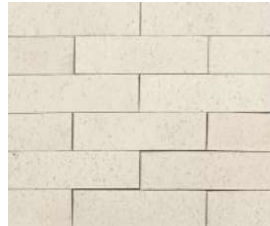




Flat Lock Metal
DMI
Weathered Zinc



Composite Panel
James Hardie
Iron Gray



Brick Veneer
Interstate Brick
Arctic White



Masonry Base Veneer
RockCast
Light Gray



Cast Stone Elements
RockCast
Crystal White



Window Trim - Black



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - FLAT LOCK METAL SIDING	DMI	WEATHERED ZINC
COMPOSITE TRIM	DMI	COLOR TO MATCH ADJ.
(#2) - COMPOSITE PANEL	JAMES HARDIE	IRON GRAY
(#2.1) - COMPOSITE PANEL	JAMES HARDIE	MATCH WINDOW COLOR
(#3) - BRICK VENEER	INTERSTATE BRICK	ARCTIC WHITE
(#4) - MASONRY VENEER	ROCKCAST	LIGHT GRAY
(#5) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#6) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#7) - ALUM. STOREFRONT	N/A	BLACK
(#8) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#10) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

434-444 State Street
MADISON, WI
5/10/2022
KBA #1939

