

Aerial Site Plan
Mifflin Street Apartments
July 20, 2015



W. MIFFLIN

STREET

EXISTING ASH
TREE TO BE
REMOVED

EXISTING
TREE TO BE
REMOVED

EXISTING
TREE TO
REMAIN

EXISTING ASH
TREE TO BE
REMOVED

MADISON LANDSCAPE WORKSHEET

Landscape Points Required

Total Property Area: ? SF
Building Footprint Area at Grade: 2 SF
Total Developed Area: 4,208 SF

Landscape Points Required: 4,208/300 = 14 units
14 units x 5 points/unit = 70 points

Landscape Points Supplied

Proposed canopy trees - 4 @ 35 = 140 points
Proposed ornamental trees - 14 @ 15 = 210 points
Proposed evergreen trees - 2 @ 35 = 70 points
Proposed deciduous shrubs - 50 @ 3 = 150 points
Proposed perennials & grasses 12 @ 2 = 24 points

Total landscape points supplied = 594 points

PLANT LIST

KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
CH	2 1/2"	3	Common Hackberry	Celtis Occidentalis	BB
SWO	2 1/2"	1	Swamp White Oak	Quercus Bicolor	BB
ABS	6'	3	A B Serviceberry	Amelanchier Grandiflora 'A B'	BB
CP	2"	3	Cleveland Select Pear	Pyrus Calleryana 'Cleveland Select'	BB
PFC	1 1/2"	1	Prairie Fire Crab	Malus 'Prairie Fire'	BB
TSC	2"	7	Tina Sargent Crab	Tina Malus Sargentii 'Tina'	BB
BHS	6'	2	Black Hills Spruce	Picea	BB
BC	24"	3	Black Chokeberry	Aronia Melnocarpa	Pot
CC	2 G	10	Cranberry Cotoneaster	Cotoneaster	Pot
DN	24"	5	Diablo Ninebark	Physocarpus	Pot
GFS	18"	13	Gold Flame Spiraea	Spiraea	Pot
RA (AC)15"	14		Alpine Currant	Ribes Alpinum	Pot
WS	24"	5	White Snowberry	Symphocarpus Alba	Pot
H	1 G	12	Hosta (sp)	Funkia	

NOTES:

- Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and # 1 locally grown bluegrass sod.
- Foundation planting beds labeled as 'stone mulch' to be mulched with 1 1/2" washed stone mulch spread to a depth of 3" over weed barrier fabric.
- Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3"
- Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging (Valley View Black Diamond or equal.)
- Owner will be responsible for maintenance after completion and acceptance.

PROPOSED 46 UNIT BUILDING
(3-4 STORY)
28 UNDERGROUND STALLS

443 W. MIFFLIN

427 W. MIFFLIN

441 W. MIFFLIN

2 PARKING STALLS

RAMP TO BSMT.

6 PARKING STALLS

8 BIKE STALLS

LANDSCAPE PLAN

1" = 10'-0"

PROJECT TITLE
435 W. Mifflin
St.

Ma dis on, WI
SHEET TITLE
Landscape Plan

SHEET NUMBER

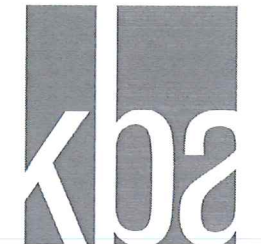
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PROJECT NO. 1502
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ISSUED
Issued for Land Use - October 21, 2015

S.P.S.
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Owner
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knothe + bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562





Mifflin St. Elevation



Southwest Elevation

Mifflin Street
Exterior Elevations
December 9, 2015



Southeast Elevation



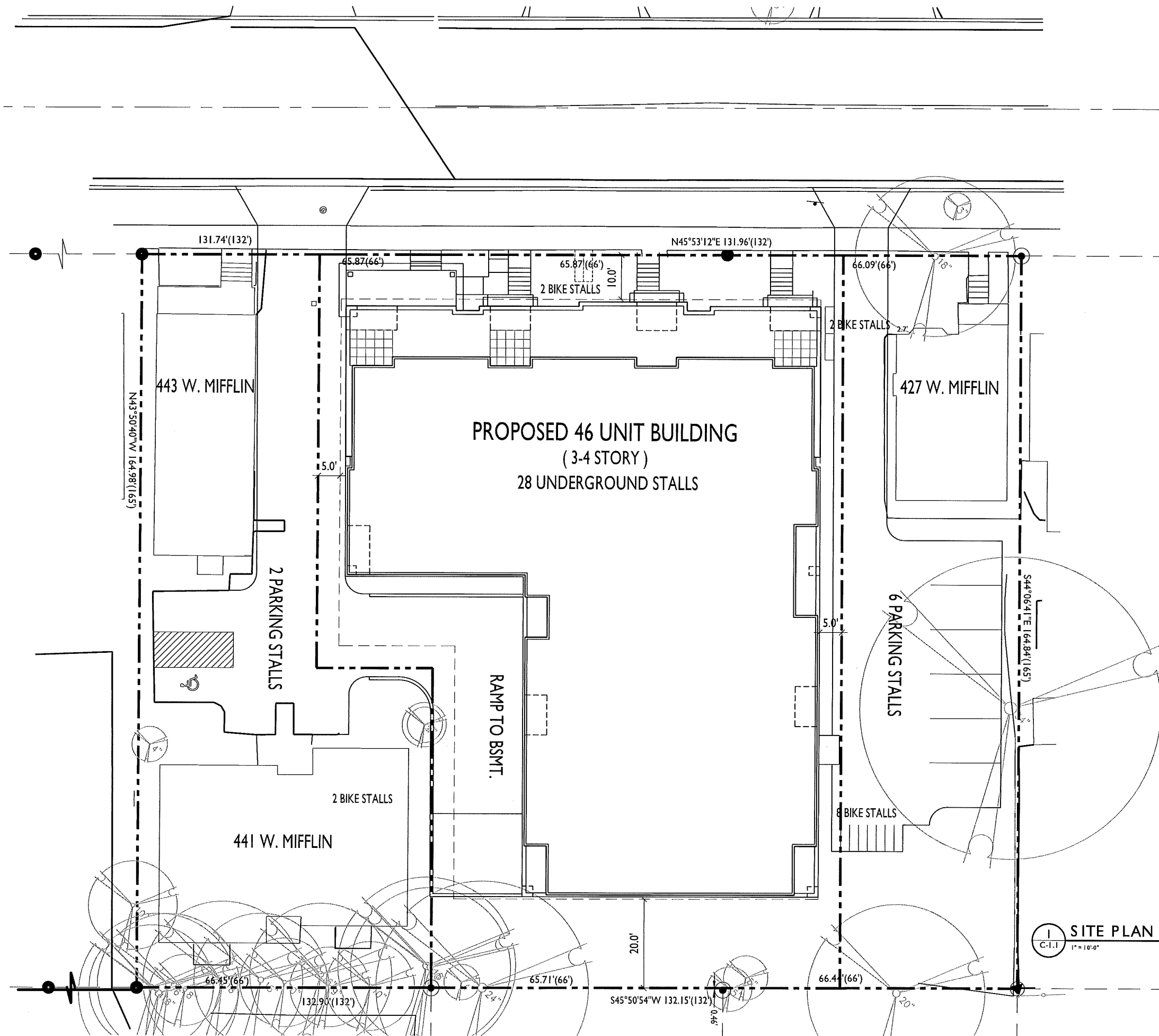
South Elevation

Mifflin Street
Exterior Elevations
December 9, 2015





Mifflin Street
Looking West on Mifflin Street
November 30, 2015



SITE DEVELOPMENT STATISTICS	
LOT AREA	17,241 S.F./ 0.41 ACRES
DWELLING UNITS	46 DU
LOT AREA/D.U.	386 S.F./D.U.
DENSITY	112 UNITS/ACRE
BUILDING HEIGHT	3-4 STORIES
ZONING DISTRICT	DR-2
USABLE OPEN SPACE	4,271 S.F. (93 S.F./UNIT)
LOT COVERAGE	14,140 S.F. (80%)
GROSS FLOOR AREA	
RESIDENTIAL AREA	40,995 S.F.
UNDERGROUND PARKING	11,095 S.F.
TOTAL	52,090 S.F.
UNIT MIX	
EFFICIENCY	8
ONE BEDROOM	24
ONE BEDROOM + DEN	1
TWO BEDROOM	13
TOTAL	46
VEHICLE PARKING	
SURFACE	0 STALLS
UNDERGROUND	28 STALLS
TOTAL	28 STALLS
BICYCLE PARKING	
SURFACE	10 STALLS
UNDERGROUND	44 STALLS
TOTAL	54 STALLS

SHEET INDEX	
C-1.1	SITE PLAN
C-1.2	LIGHTING PLAN
C-1.3	LOT COVERAGE
C-1.4	USABLE OPEN SPACE PLAN
C-1.5	FIRE ACCESS PLAN
C-100	EXISTING CONDITIONS
C-200	DEMOLITION PLAN
C-300	GRADING PLAN
C-400	UTILITY PLAN
L-1.0	LANDSCAPE PLAN
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS

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Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER

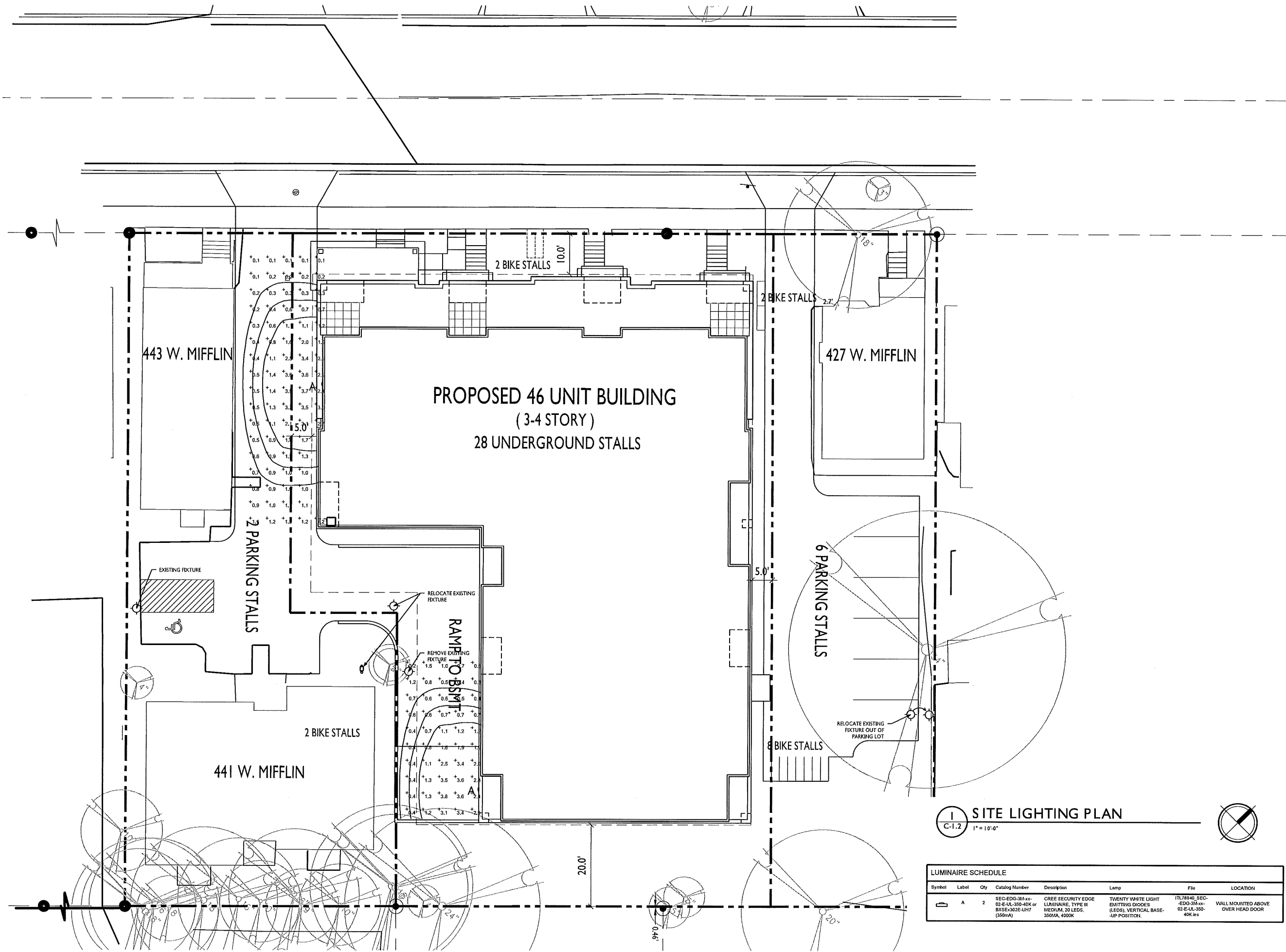
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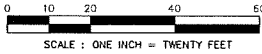
Madison, WI
SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2
PROJECT NO. 1502
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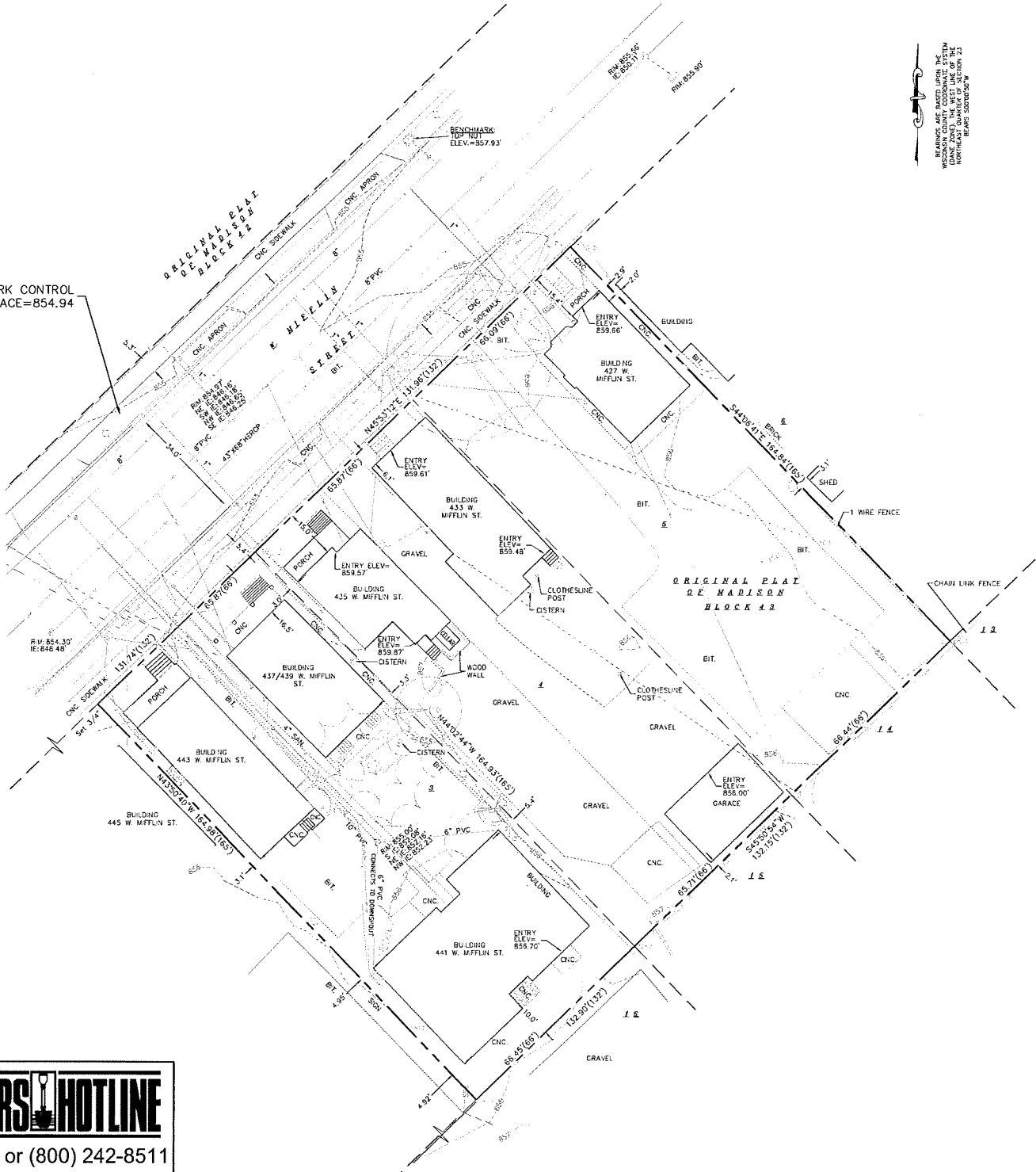
LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	File
	A	2	SEC-EDG-3M-xx-02-E-UL-350-40K or BXSE4302E-UH7 (350mA)	CREE SECURITY EDGE LUMINAIRE, TYPE III MEDIUM, 20 LEDS, 350MA, 4000K	TWENTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE, -UP POSITION	ITL76940_SEC-EDG-3M-xx-02-E-UL-350-40K.fas
						WALL MOUNTED ABOVE OVER HEAD DOOR

ALL OF LOTS 4 AND 5, block 43, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



ALL MARKS ARE PLACED WITHIN THE DANE COUNTY ZONE, THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23 BEARS SUCCESSION

SITE BENCH MARK CONTROL POINT NAIL IN TERRACE=854.94



LEGEND

● 3/4" SOLID IRON ROD FOUND	○ LIGHT POLE
⊙ 1" IRON PIPE FOUND	○ GROUND LIGHT
⊙ 1" PINCHED PIPE FOUND	○ TELEPHONE PEDESTAL
○ X CUT SET IN CONCRETE	○ FIRE HYDRANT
○ SPOT ELEVATION	○ SIGN
--- OVERHEAD UTILITY WIRE	○ GUY WIRE
--- BURIED GAS LINE	○ MAILBOX
--- WATER MAIN	○ STORM SEWER INLET
--- SANITARY SEWER	○ ELECTRIC MANHOLE
--- STORM SEWER	○ TELEPHONE MANHOLE
--- BURIED TELEPHONE	○ STORM SEWER MANHOLE
--- BURIED ELECTRIC	○ ROUND CATCH BASIN
--- BURIED CABLE ACCESS TELEVISION LINE	○ STORM SEWER STRUCTURE
--- BURIED FIBER OPTIC	○ RECTANGLE CATCH BASIN
○ WATER VALVE	○ SANITARY SEWER MANHOLE
○ GAS VALVE	○ DECIDUOUS TREE
○ GAS METER	○ CONIFEROUS TREE
○ AIR CONDITIONER	() INDICATES RECORDED AS
○ TV PEDESTAL	DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
○ ELECTRIC PEDESTAL	
○ UTILITY POLE	

- NOTES:**
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
 - 2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - 3) Date of field work: July 27, 2015.
 - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
 - 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
 - 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket numbers 20152808101, 20152808164, 20152808193 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
 - 8) Total parcel area = 21,744 square feet
 - 9) Elevations are based upon NAVD83 datum. The brass cap monument at the Center of Section 23-07-09 has an elevation of 859.48 feet based upon Carl M. Sandness tiesheet dated 02-16-04. Elevations were obtained observing the WISCONSIN Network and RTK GPS.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

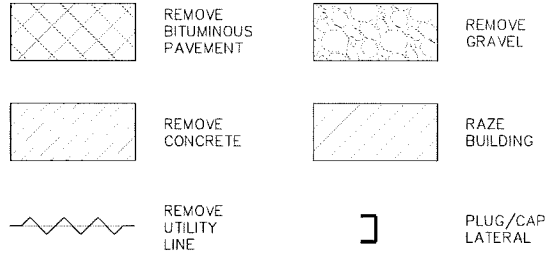
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e-mail: Mburse@BSE-INC.net
www.bursesurveying.com

427-435 W. MIFFLIN STREET
427-435 W. MIFFLIN STREET
MADISON, WI 53703
MADISON DEVELOPMENT CORPORATION
550 W. WASHINGTON AVENUE
MADISON, WI 53703

PROJECT #:	BSE1842-15
PLOT DATE:	10/21/2015
REVISION DATES:	
ISSUE DATES:	
Cond. Use	10/21/2015

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C-100

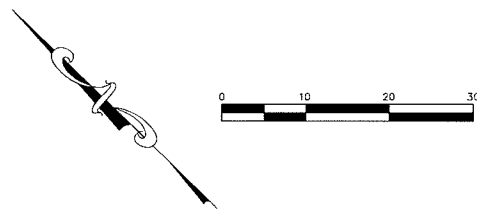
LEGEND



Dial 811 or (800) 242-8511
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DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES



W MIFFLIN STREET

REMOVE CISTERNS

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Madison, WI 53704
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Fax: 608-250-9266
e-mail: MBurse@BSE-INC.net
www.bursesurveying.com

APPROVAL	DATE	BY
PROJECT	10/21/2015	MB
DESIGNED		MB
DRAWN		MB
CHECKED		MB
IN CHARGE		MB
APPROVED		MB

427-435 W. MIFFLIN STREET
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MADISON, WI 53703
MADISON DEVELOPMENT CORPORATION
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MADISON, WI 53703

PROJECT #: BSE1842-15
PLOT DATE: 10/21/2015

REVISION DATES:

ISSUE DATES:
Cond. Use 10/21/2015

DEMOLITION PLAN

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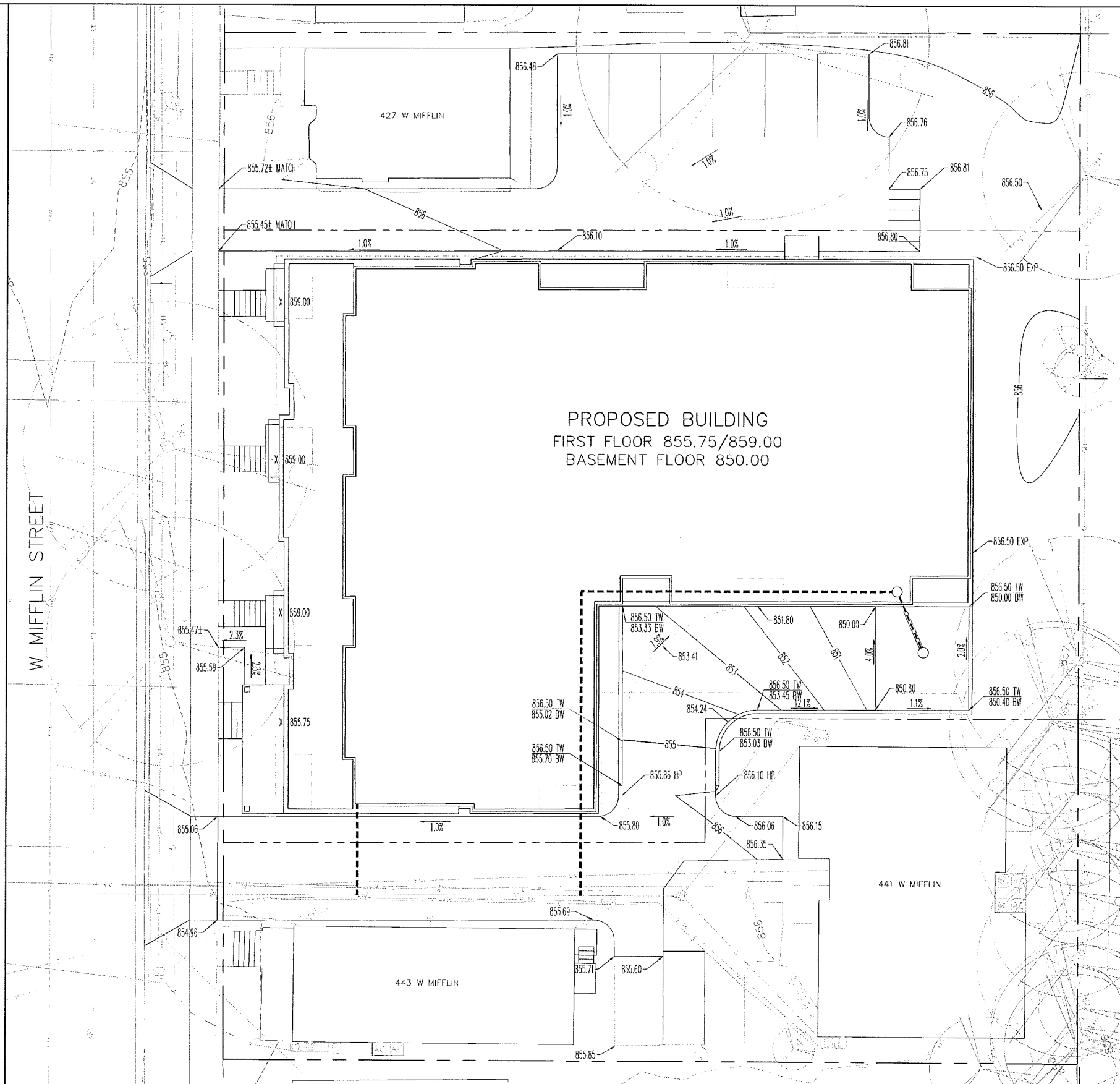
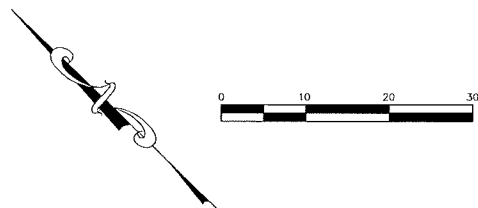
DIGGERSHOTLINE

Dial 811 or (800) 242-8511

www.DiggersHotline.com

- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
 5. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TBD).

LEGEND	
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP-OF-WALL ELEVATION
	PROPOSED BOTTOM-OF-WALL ELEVATION



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APPROVALS	DATE	BY
PROJECT	FILE	FILE
DESIGN	ISSUE	ISSUE
SAFETY	PDF	PDF
REVISION	PDF	PDF
APPROVAL	FILE	FILE
DATE	DATE	DATE

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REVISION DATES:

ISSUE DATES:

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GRADING PLAN

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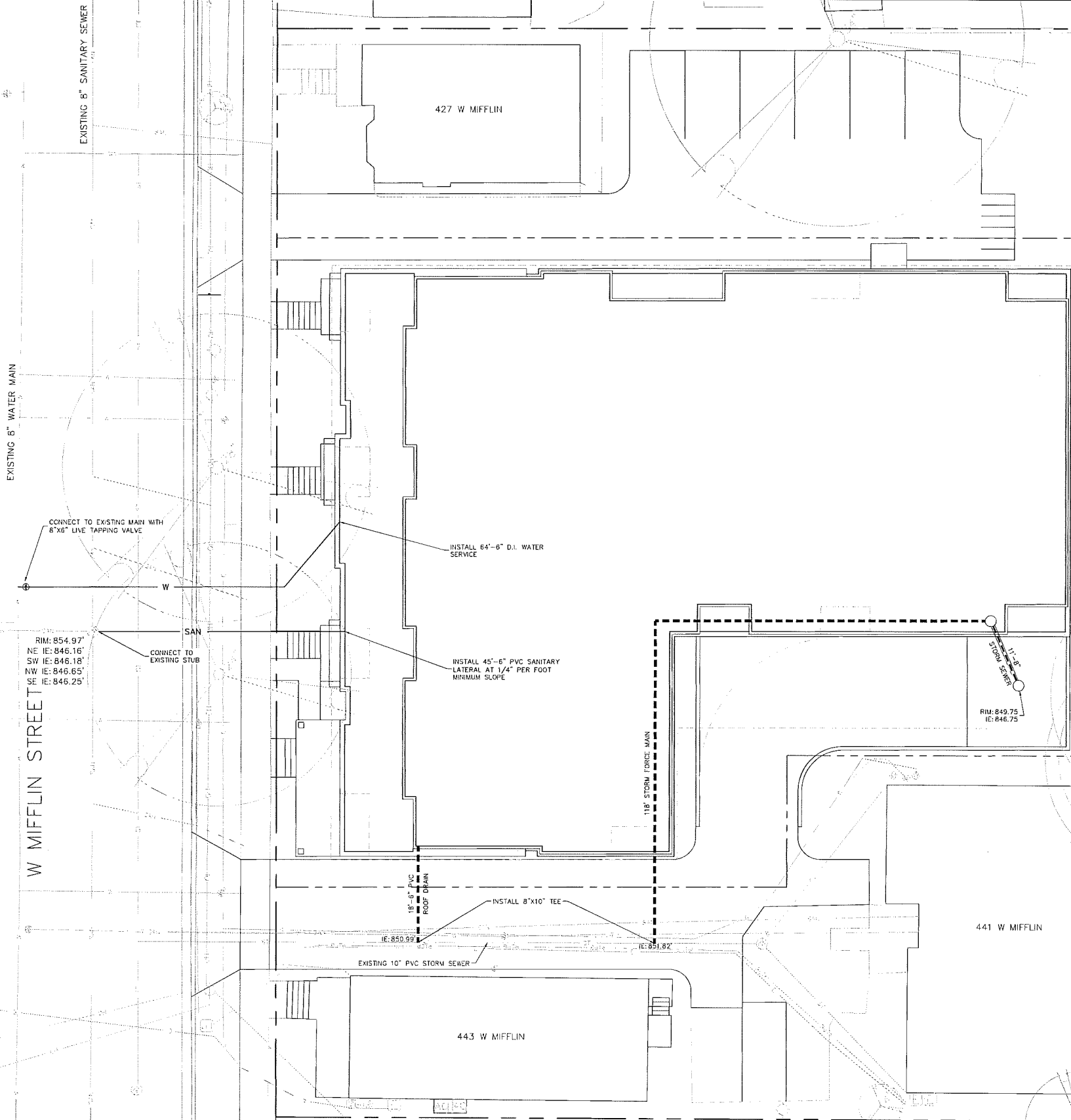
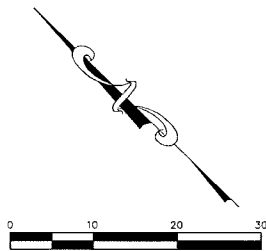
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LEGEND

----- PROPOSED STORM SEWER

----- EXISTING STORM SEWER

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APPROVALS	DATE	BY
PROJECT		
DESIGN		
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BY		
DATE		
BY		

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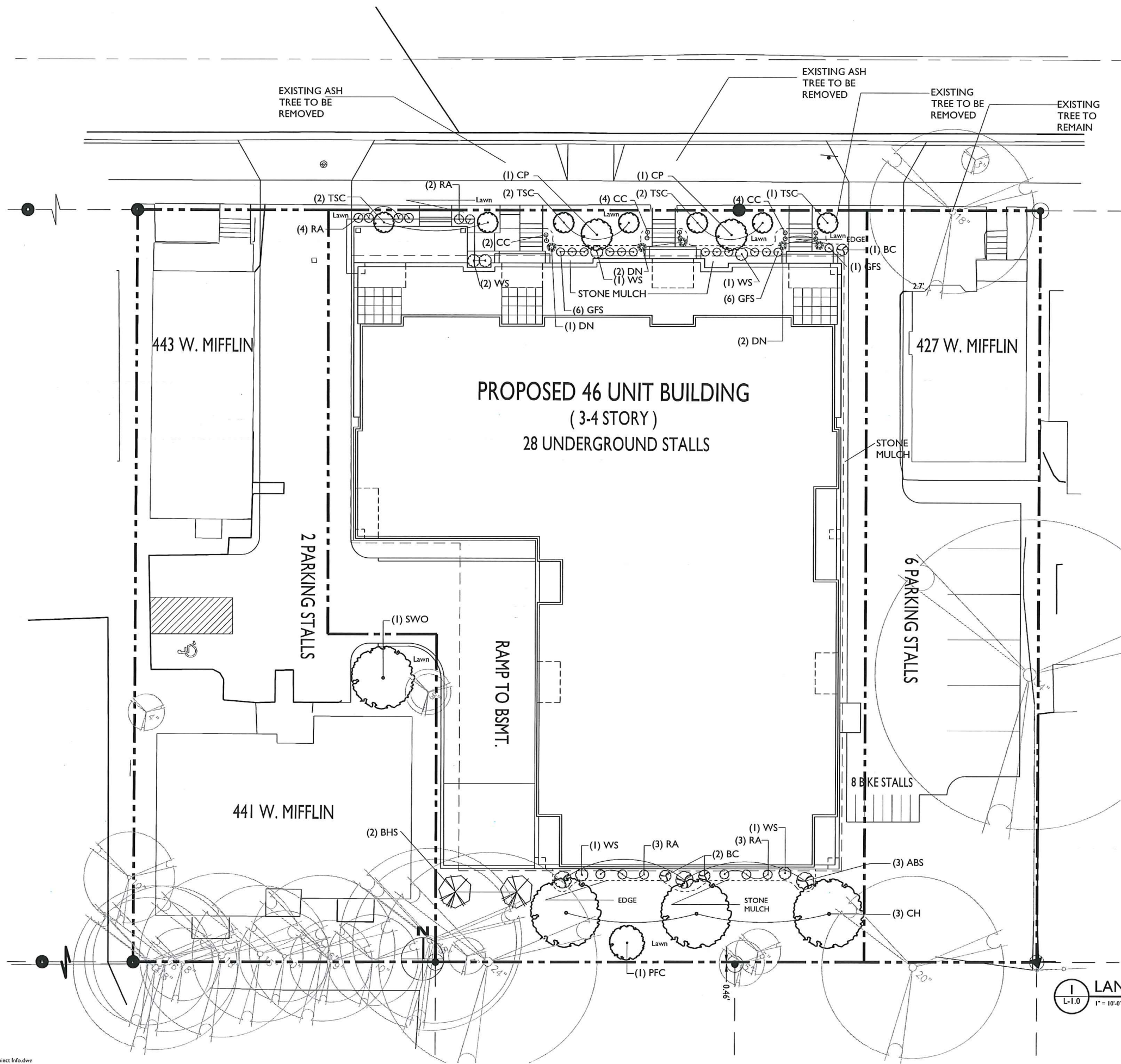
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UTILITY PLAN

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MADISON LANDSCAPE WORKSHEET

Landscape Points Required

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 ARCHITECTS

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 608.836.3690 Middleton, WI 53562

S.P.S.

Skidmore Property Services, LLC

Paul Skidmore, ASLA

Owner

13 Mid Main Street (505) 835-0022

Madison, WI 53717 (608) 335-1929 (c)

pauskidmore@ids.net

ISSUED

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PROJECT TITLE

435 W. Mifflin
 St.

Madison, WI

SHEET TITLE

Landscape Plan

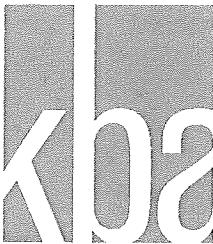
SHEET NUMBER

L-1.0

PROJECT NO.

1502

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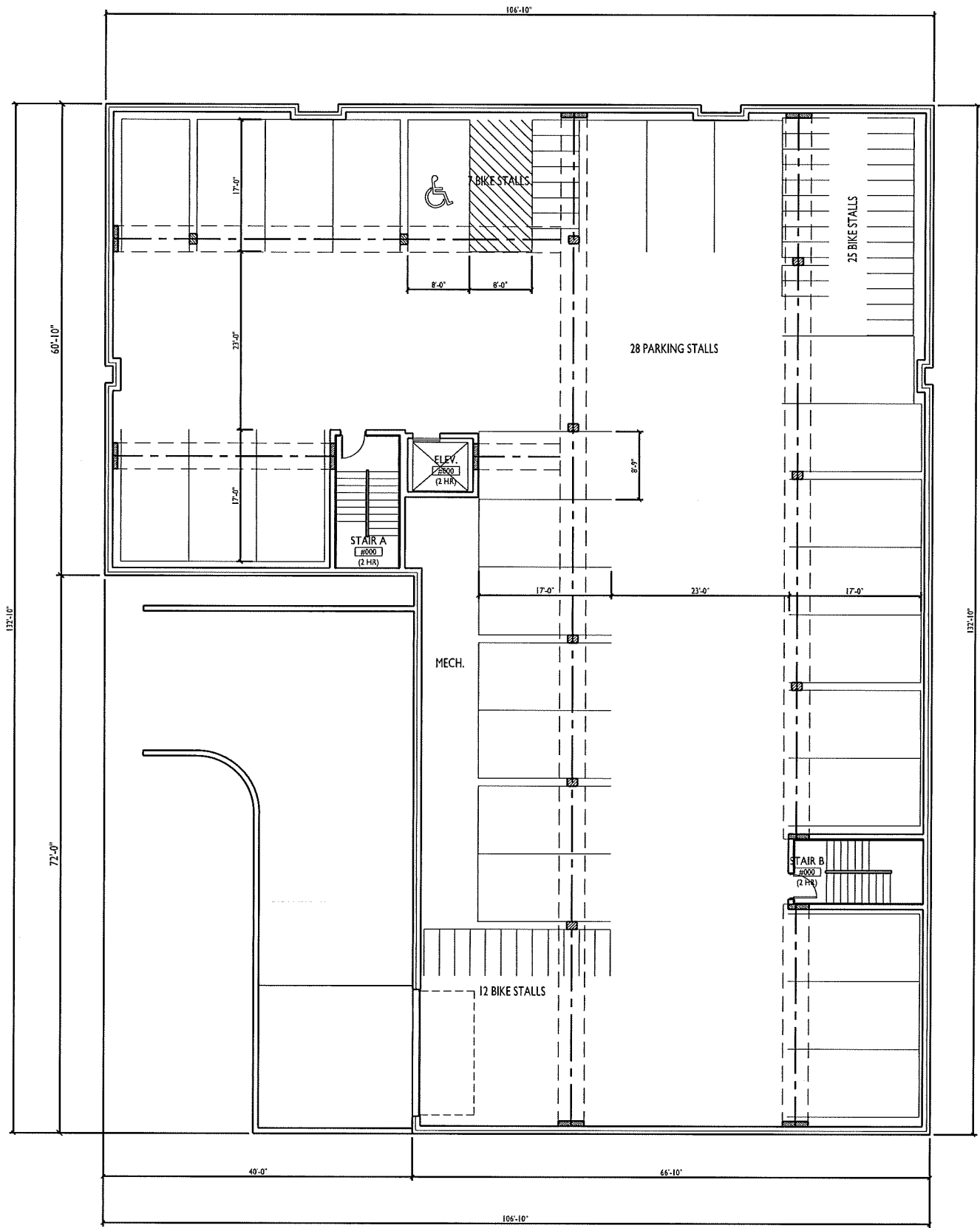
PROJECT TITLE
**435 W. Mifflin
St.**

Madison, WI
SHEET TITLE
**Basement Floor
Plan**

SHEET NUMBER

A-1.0

PROJECT NO. **1502**
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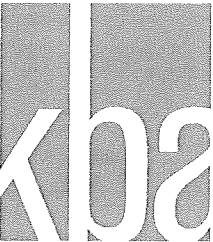


I
A-1.0

BASEMENT FLOOR PLAN

1/8"=1'-0"





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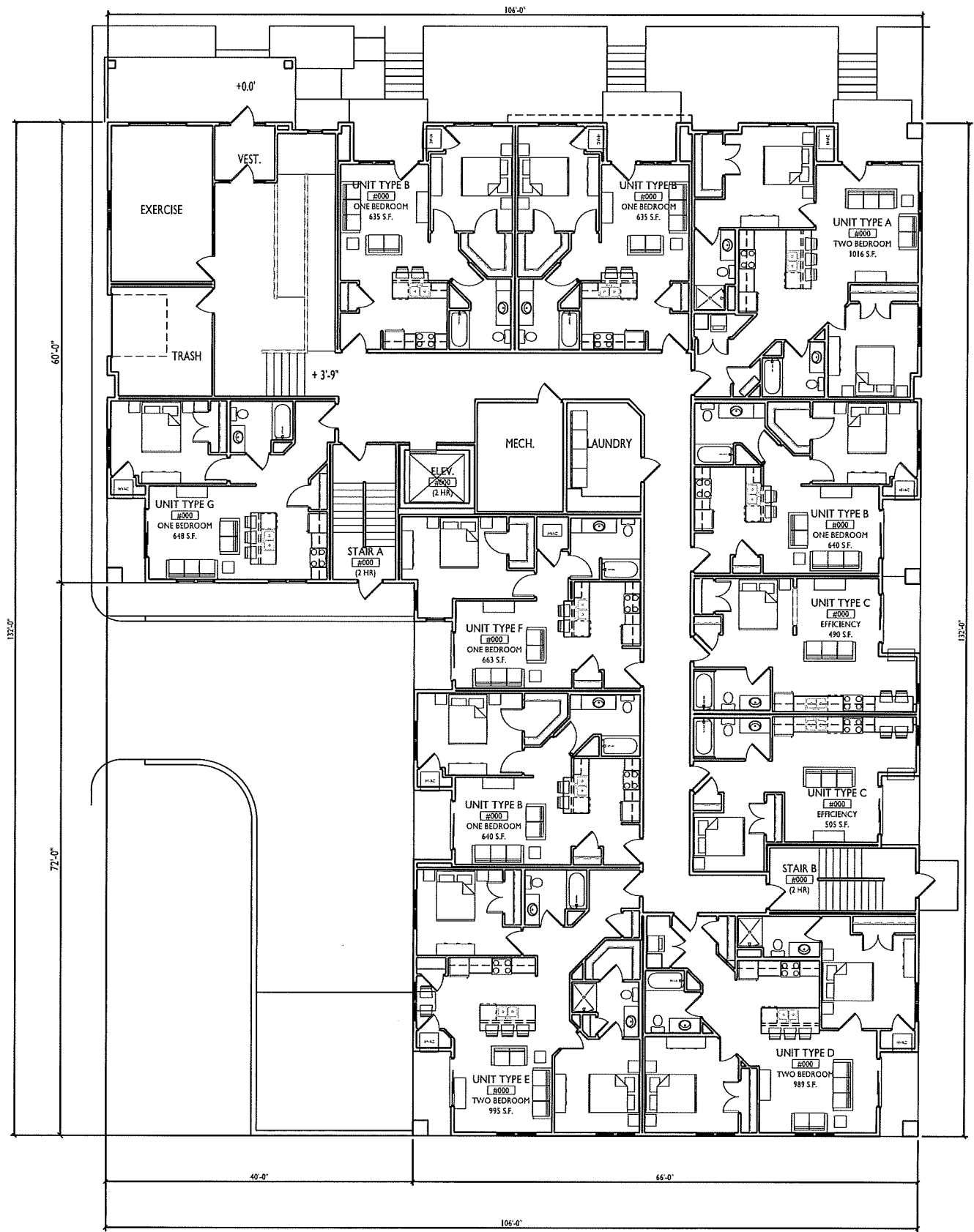
PROJECT TITLE
**435 W. Mifflin
St.**

Madison, WI
SHEET TITLE
First Floor Plan

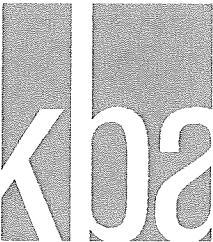
SHEET NUMBER

A-1.1

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



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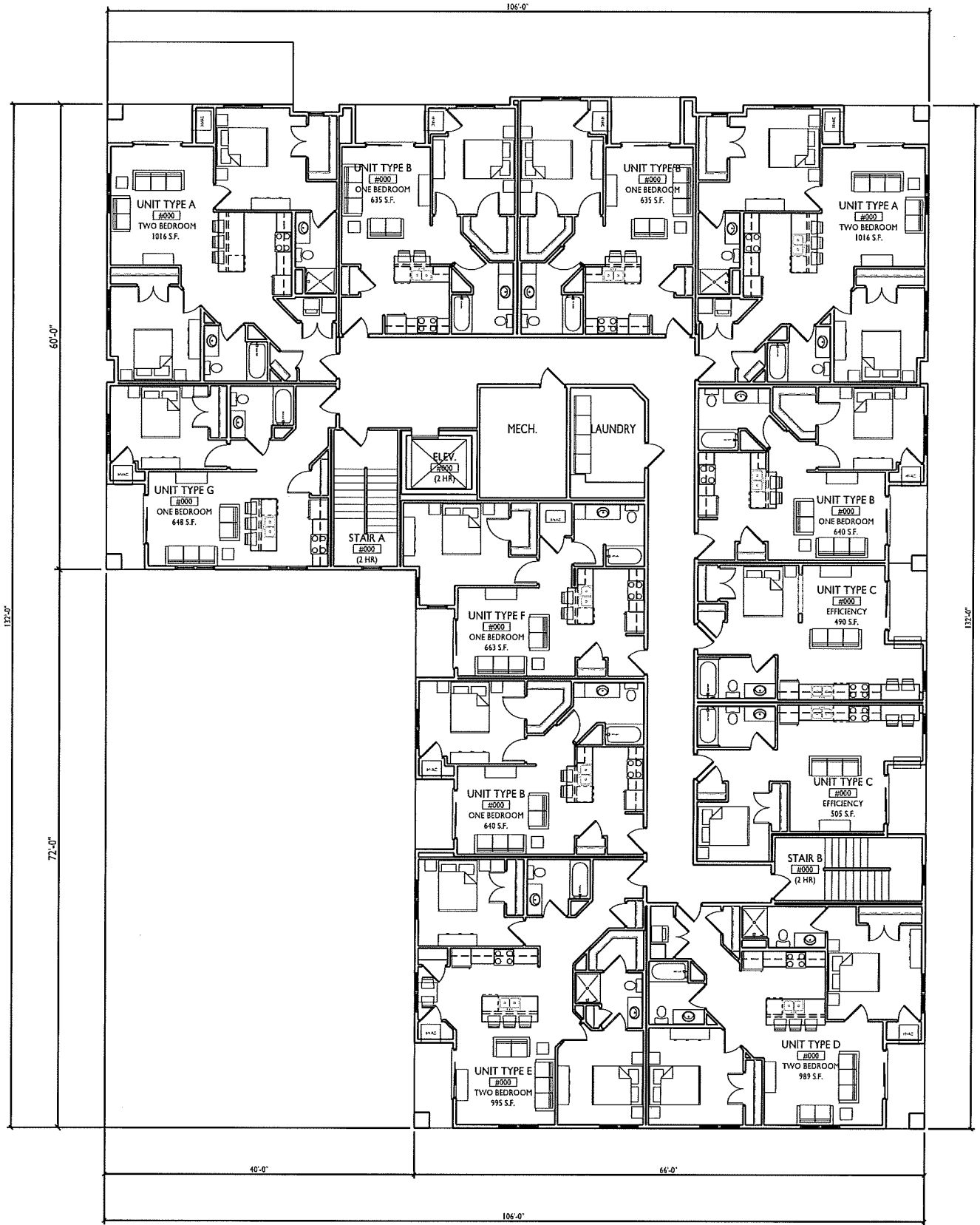
PROJECT TITLE
**435 W. Mifflin
St.**

Madison, WI
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2

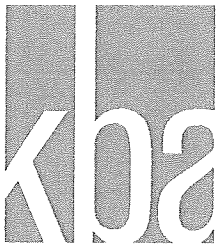
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SECOND FLOOR PLAN

A-1.2 1/8"=1'-0"





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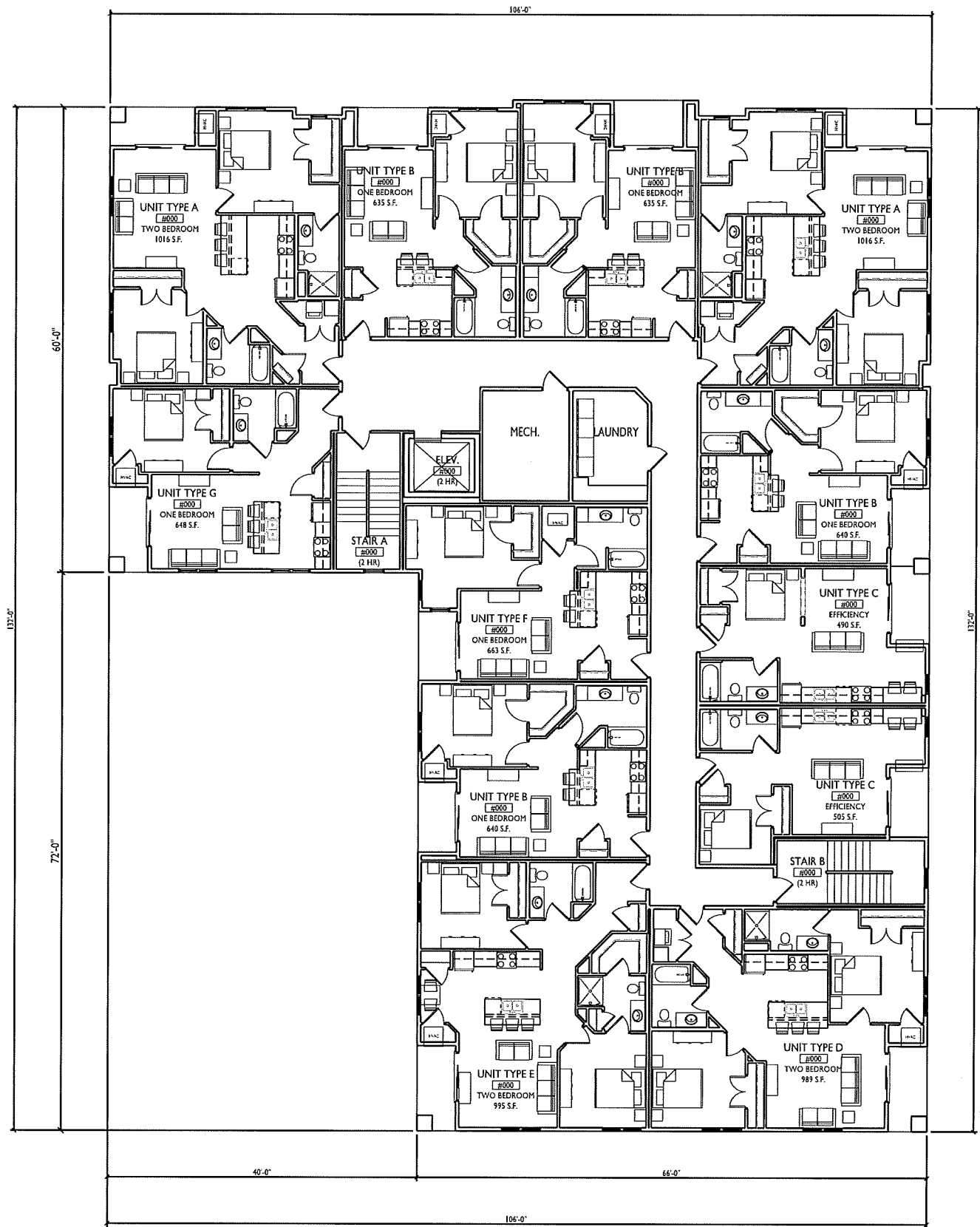
PROJECT TITLE
**435 W. Mifflin
St.**

Madison, WI
SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3

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THIRD FLOOR PLAN

A-1.3
1/8"=1'-0"



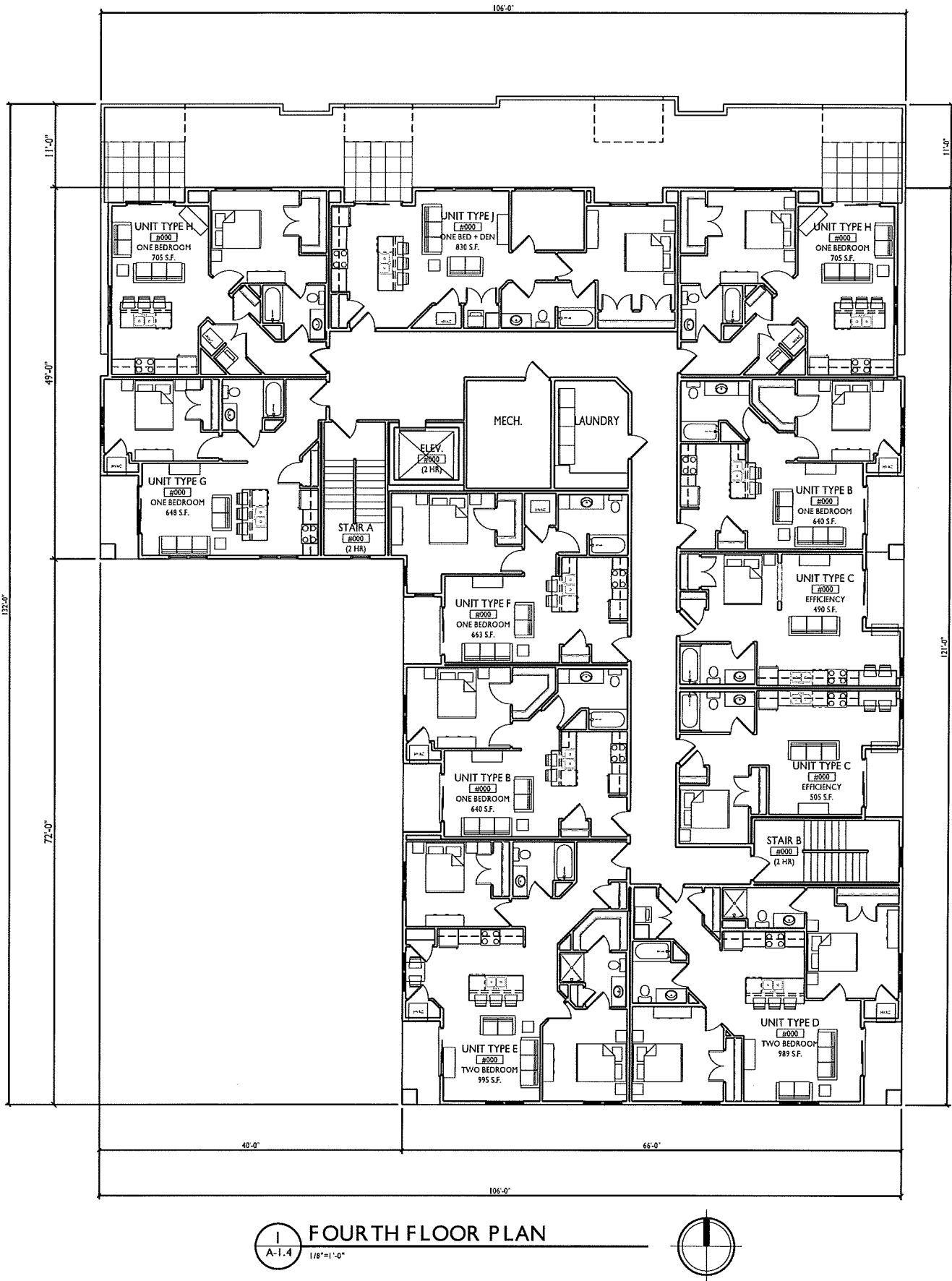
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PROJECT TITLE
435 W. Mifflin
St.

Madison, WI
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4
PROJECT NO. 1502
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FOURTH FLOOR PLAN
A-1.4 1/8"=1'-0"



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

MIFFLIN ST. ELEVATION



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

SOUTHWEST ELEVATION

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PROJECT TITLE
435 W. Mifflin
St.

Madison, WI
SHEET TITLE
Elevations

SHEET NUMBER

A-2.1

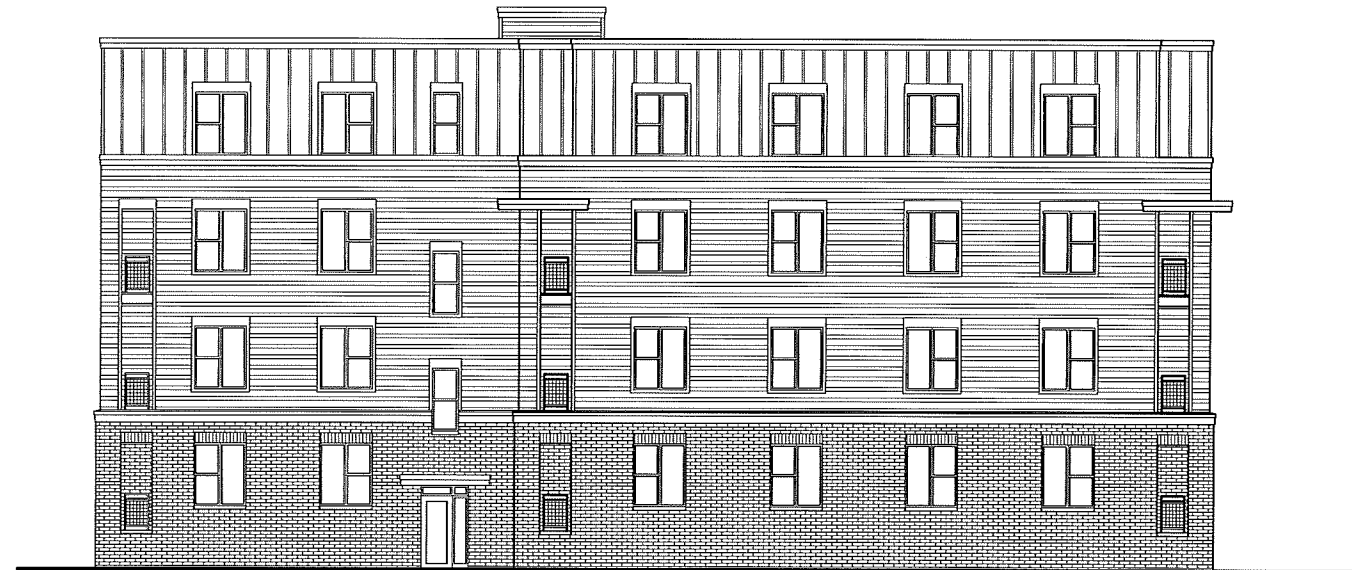
PROJECT NO. 1502
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1
A-2.2
1/8"=1'-0"

SOUTHEAST ELEVATION

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

SOUTH ELEVATION

PROJECT TITLE
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St.**

Madison, WI
SHEET TITLE
Elevations

SHEET NUMBER

A-2.2

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