



Republik

# Plato's Madison

**Adaptive Reuse Apartment Project**

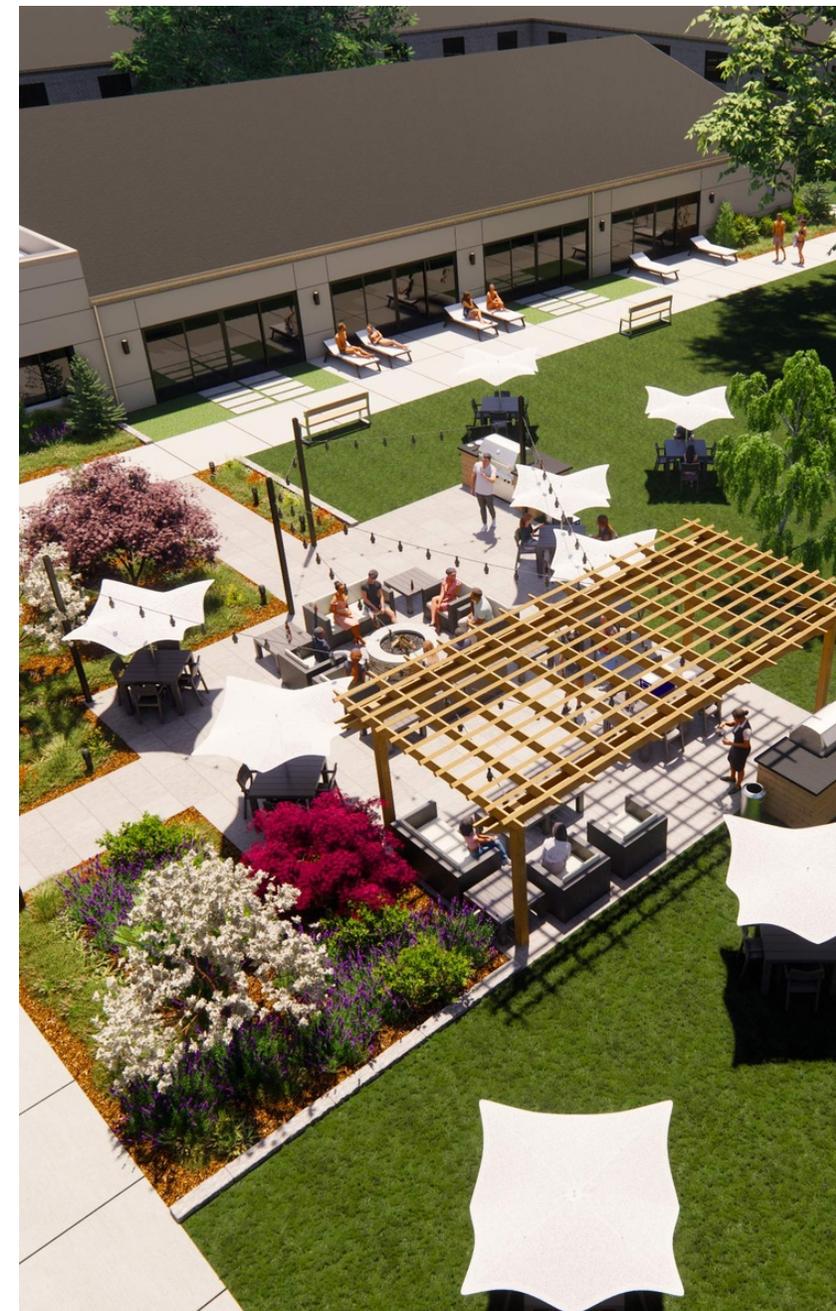
3841 E Washington Avenue, Madison, WI 53714

# Landscape

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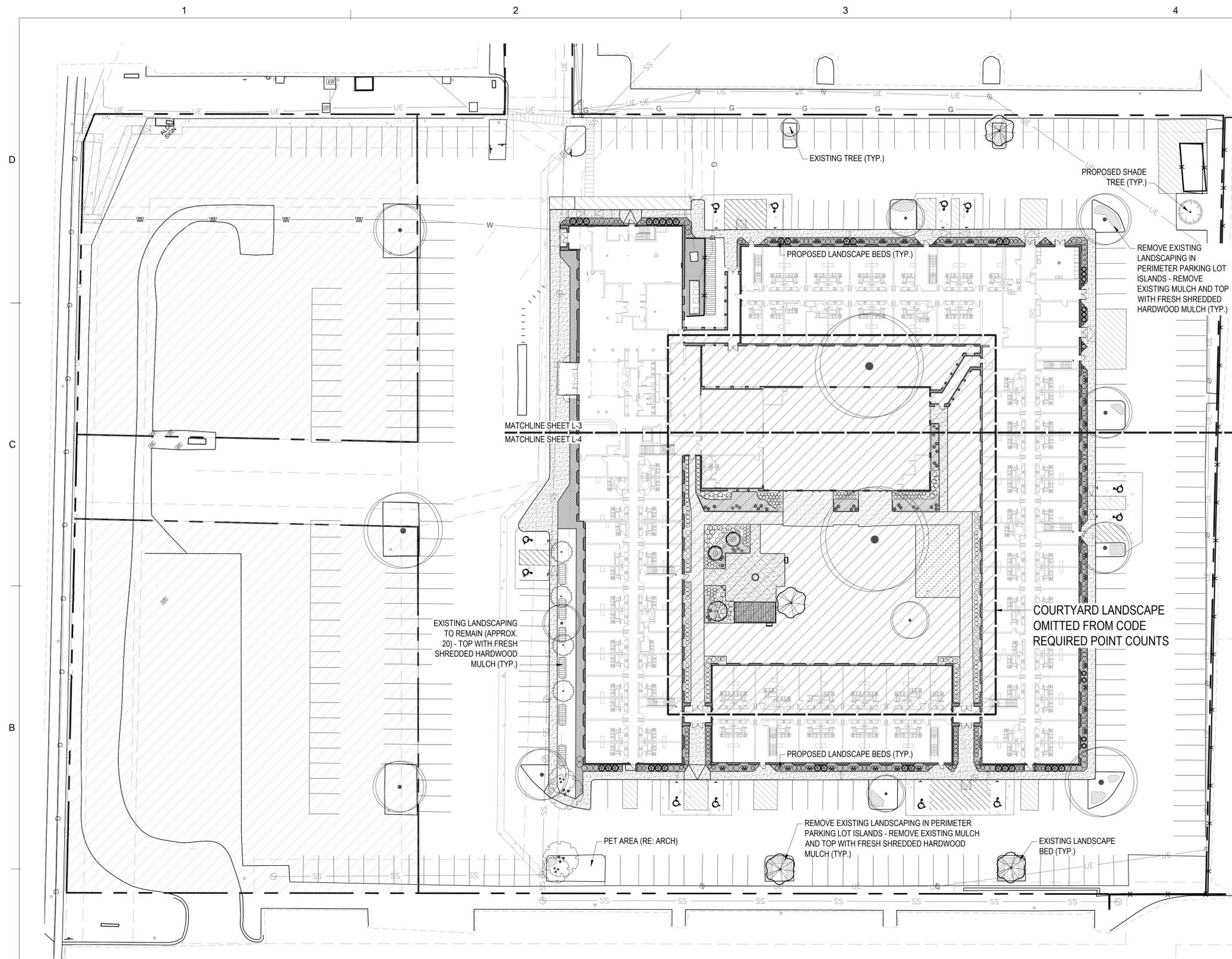
- The applicant shall provide a landscape plan as part of the Final Approval application, including plantings in the courtyard space and the use of bark mulch.

We have updated the courtyard landscaping significantly. Where there is exposed earth or mulch beds in the landscape islands around the building, we will enhance the planting in those areas and add fresh bark mulch. This also includes bark mulch in the courtyard space.









**LANDSCAPE CODE REQUIREMENTS**  
CITY OF MADISON LANDSCAPE WORKSHEET

PROPOSED LANDSCAPING	QUANTITY	POINTS ACHIEVED
LANDSCAPE POINTS REMAINING: 1,945		
OVERSTORY DECIDUOUS TREE (35 POINTS / TREE)	3	105 POINTS
TALL EVERGREEN TREE (35 POINTS / TREE)	43	1505 POINTS
EVERGREEN SHRUBS (4 POINTS / SHRUB)	146	584 POINTS
DECIDUOUS SHRUBS (3 POINTS / SHRUB)	27	81 POINTS
PERENNIAL SHRUBS (2 POINTS / SHRUB)	188	376 POINTS
<b>TOTAL PROPOSED LANDSCAPE POINTS:</b>		<b>2,651 POINTS</b>

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS  
REQUIRED: FIVE (5) POINTS PER THREE HUNDRED (300) SQUARE FEET FOR THE FIRST FIVE (5) DEVELOPED ACRES. ONE (1) POINT REQUIRED PER ONE HUNDRED (100) SQUARE FEET FOR ALL ADDITIONAL ACRES.

TOTAL LANDSCAPE POINTS REQUIRED:	3,869 POINTS
LANDSCAPE POINTS EXISTING:	1,794 POINTS
LANDSCAPE POINTS PROVIDED:	2,651 POINTS
<b>TOTAL POINTS PROVIDED:</b>	<b>4,575 POINTS</b>

EXISTING LANDSCAPING TO REMAIN (APPROX. 20) - TOP WITH FRESH SHREDDED HARDWOOD MULCH (TYP.)

COURTYARD LANDSCAPE OMITTED FROM CODE REQUIRED POINT COUNTS

**PLANT SCHEDULE CODE** (PLANT QUANTITIES SHOWN DO NOT INCLUDE COURTYARD QUANTITIES)

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	COMMENTS
RMAP	3	RED SUNSET® MAPLE	ACER RUBRUM 'FRANKSRED'	B&B	3" CAL	12'-14' HT., 3'-4' SPD.	STRONG CENTRAL LEADER
TJUN	12	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	B&B		7'-8' HT., 3'-4' SPD.	FULL TO GROUND
CBS	1	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	B&B		8'-9' HT., 3'-4' SPD.	FULL TO GROUND
NPA	30	NORTH POLE® ARBORVITAE	THUJA OCCIDENTALIS 'ART BOE'	B&B		7'-8' HT.	FULL TO GROUND

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	COMMENTS
GMB	48	GREEN MOUNTAIN BOXWOOD	BUXUS X 'GREEN MOUNTAIN'	3 GAL	36" O.C.	
GVB	28	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	3 GAL	30" O.C.	
JHOS	22	JUNE HOSTA	HOSTA X TARDIANA 'JUNE'	1 GAL	AS SHOWN	
SSH	27	STRAWBERRY SUNDAE® HYDRANGEA	HYDRANGEA PANICULATA 'RENSUN'	3 GAL	36" O.C.	
GGJ	21	GREY GUARDIAN JUNIPER	JUNIPERUS VIRGINIANA 'GREGUARD'	3 GAL	42" O.C.	
BES	77	BLACK-EYED SUSAN	RUDBECKIA HIRTA FULGIDA	1 GAL	AS SHOWN	
MNS	89	MAY NIGHT SALVIA	SALVIA NEMOROSA 'MAY NIGHT'	1 GAL	AS SHOWN	
YEW	49	DENSIFORMIS YEW	TAXUS CUSPIDATA 'DENSIFORMIS'	3 GAL	36" O.C.	

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**PROGRESS PRINT**

NOT FOR CONSTRUCTION

DATE: 11/08/2022

**RENOVATION  
PLATO'S OF MADISON, WI  
3841 E WASHINGTON AVE, MADISON, WI 53714**

SUBMISSION DATES  
PROGRESS PRINT ONLY

SHEET TITLE  
**CITY LANDSCAPE PLAN**

PROJECT NUMBER

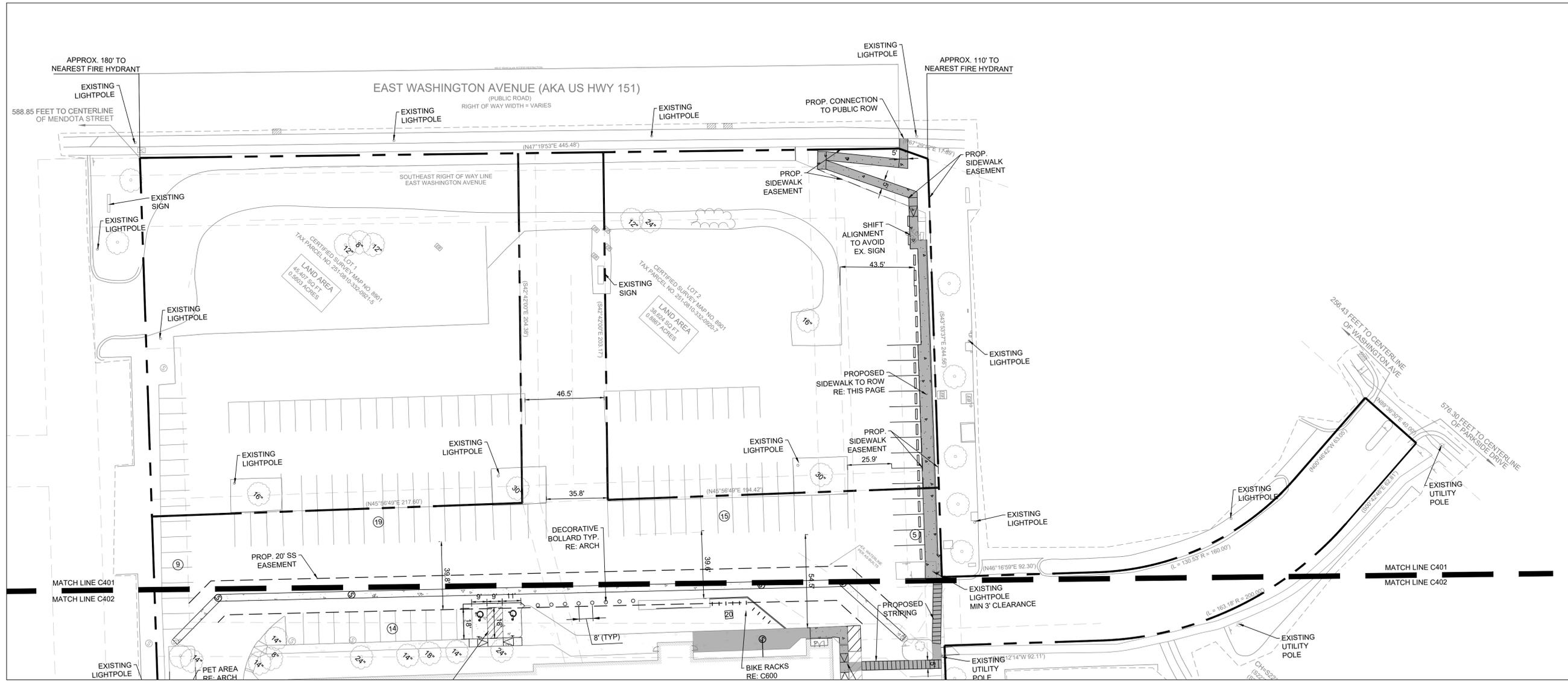
SHEET NUMBER  
**L-2**



**ALABACK DESIGN**  
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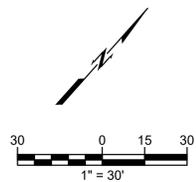






**GENERAL NOTES**

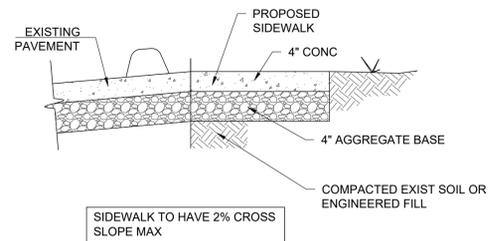
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES AND PLANTED MATERIALS.
5. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
6. RADII = 3'-00" U.N.O.



**LEGEND**

	PROPERTY LINE
	PROP. CONCRETE PAVEMENT
	PROP. ACCESSIBLE PATH
	PARKING COUNT
	NUMBER OF BICYCLE RACKS
	TREE DIAMETER IN INCHES

**1 SIDEWALK**  
SCALE: NTS



NOT FOR CONSTRUCTION

**wallace design collective**

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RENOVATION  
PLATO'S MADISON  
3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES UDC AND LUA
SHEET TITLE ENLARGED SITE PLAN 1
PROJECT NUMBER 2280028
SHEET NUMBER C401

The applicant shall update the elevations to address architectural comments, including:

- **Updating the color of the downspouts and gutters to match the exterior wall color**

Downspout and gutter colors have been revised to match the surrounding façade.

- **Consideration should be given to downplaying the arches in the building gable ends**

We have removed the dark accent colors from the arches to ensure cohesiveness with the rest of the façade.

- **Updating the color of the wall packs to be a lighter color to match the window frame**

Wall packs and the surrounding wall will both be painted Requisite Gray.

- **Consideration should be given to utilizing the same window type throughout, i.e. update sliding windows to match the new windows above the front entry**

The existing windows throughout the property are in good working condition – the windows above the front entrance are being reconfigured as a direct result of removing the port cochere and reworking the roof to the entry vestibule below. We do not have the construction budget to replace the sliding unit windows but could explore adding window muntin bars to the existing storefront windows to remain above the front entry if that's preferable. We have included a rendering of that option

Accent, fascia, fence,  
PTAC louvers,  
gutters, copings,  
doors

***REQUISITE GRAY***  
**R:185 G:178 B:169**

Main walls, doors,  
downspouts,  
mechanical/louvers

***AGREEABLE GRAY***  
**R:209 G:203 B:193**



