

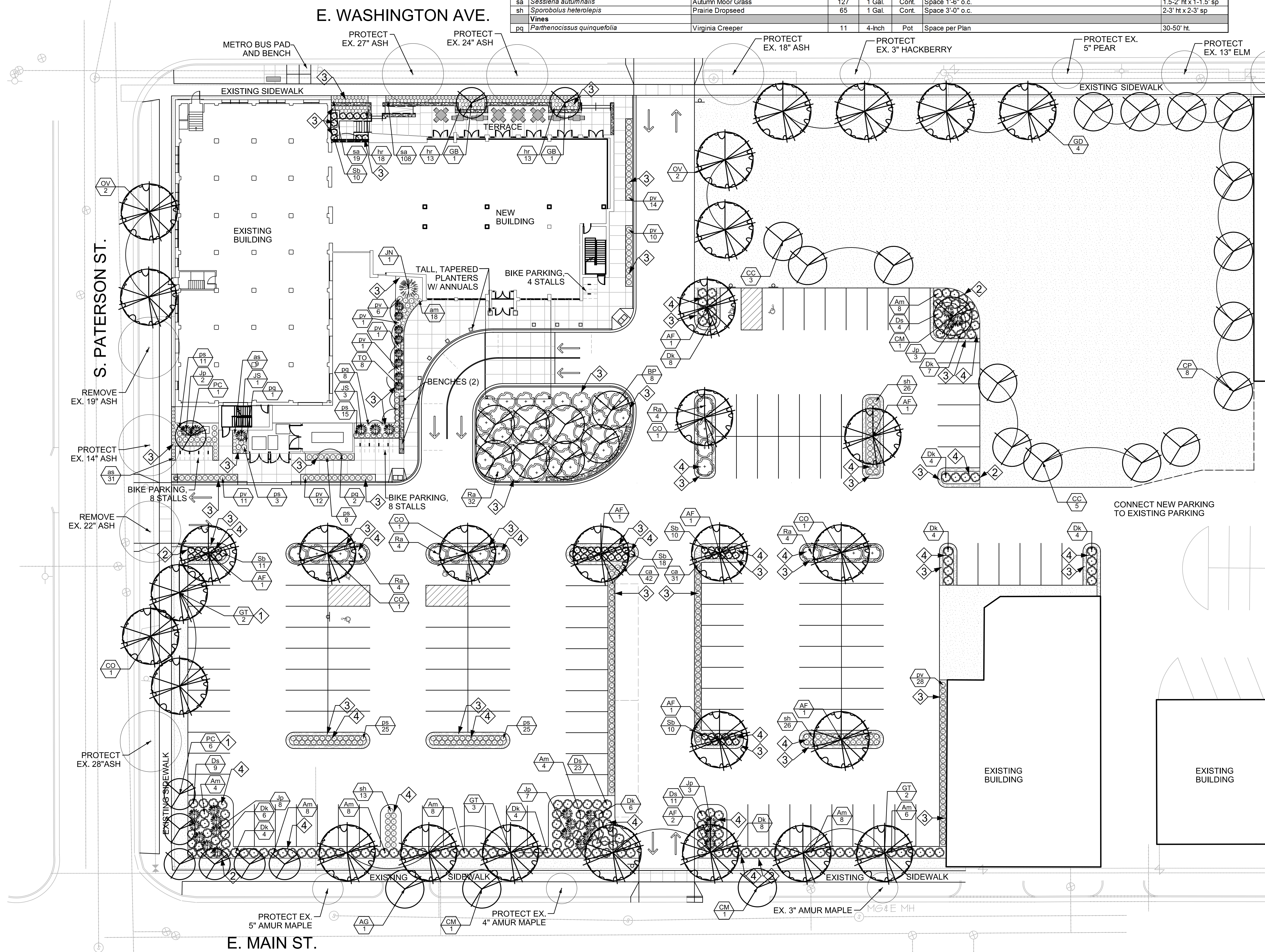
LEGEND

- 1 NEW BARK MULCH RING AT BASE OF TREE OR RE-MULCH EXISTING BASE OF TREE
 - 2 SHOVEL CUT EDGE
 - 3 STONE MULCH
 - 4 SHREDDED HARDWOOD BARK MULCH
- STONE MULCH
- NEW SEEDED BLUEGRASS LAWN

PLANT LIST

| Key | Botanical Name | Common Name | Quantity | Size | Spec | Comments | Mature Size |
|--|--|--------------------------------------|----------|-----------|-------|---|------------------------|
| Deciduous Canopy Trees | | | | | | | |
| AF | <i>Acer x freemanii</i> 'Sienna Glen' | Sienna Glen Maple | 9 | 2.5" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 60' ht x 40' sp |
| BP | <i>Betula populifolia</i> 'Whitespire' | Whitespire Birch | 8 | 7" Ht. | B&B | Multi-stemmed Form; Min. 3 leaders | 20-30' ht x 12-15' sp |
| CO | <i>Colts occidentalis</i> 'Chicago Land' | Chicago Land Hackberry | 4 | 2.5" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 40' ht x 40' sp |
| CP | <i>Celtis occidentalis</i> 'Prairie Sentinel' | Prairie Sentinel Hackberry | 8 | 2.5" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 45' ht x 12' sp |
| GB | <i>Ginkgo biloba</i> 'Princeton Sentry' | Princeton Sentry Ginkgo | 2 | 2.5" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 40-50' ht x 20-30' sp |
| GD | <i>Gymnocladus dioica</i> 'Espresso' | Espresso Kentucky Coffeetree | 4 | 2.5" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 50' ht x 35' sp |
| GT | <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster' | Shademaster Honeylocust | 7 | 2.5" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 45' ht x 30-35' sp |
| OV | <i>Ostrya virginiana</i> | Ironwood / American Hophornbeam | 4 | 2" Cal. | B&B | Single, straight leader; inspection by City Forestry required | 25-40' ht x 20-30' sp |
| Deciduous Ornamental Trees | | | | | | | |
| AG | <i>Amelanchier x grandiflora</i> 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 1 | 2" Cal. | B&B | Single, straight leader; inspection by City Forestry required | 15-20' ht x 15-120' sp |
| CC | <i>Carpinus caroliniana</i> | Musclewood | 8 | 2.5" Cal. | B&B | Multi-stemmed Form; Min. 3 leaders; match specimens | 20-35' ht x 20-35' sp |
| CM | <i>Cornus mas</i> 'Golden Glory' | Golden Glory Corneliancherry Dogwood | 3 | 2" Cal. | B&B | Single, straight leader; inspection by City Forestry required | 15-20' ht x 15-20' sp |
| PC | <i>Pyrus calleryana</i> 'Chanticleer' | Chanticleer Pear | 7 | 2" Cal. | B&B | Single, straight leader; match specimens | 30-35' ht x 15' sp |
| Evergreen Trees | | | | | | | |
| JN | <i>Juniperus x J.N. Select Blue'</i> | Star Power Juniper | 1 | 5' Ht. | B&B | Match Form of Individual Plants | 20' ht x 10' sp |
| JS | <i>Juniperus scopulorum</i> 'Wichita Blue' | Wichita Blue Juniper | 4 | 5' Ht. | B&B | Match Form of Individual Plants | 10-15' ht x 4-6' sp |
| TO | <i>Thuja occidentalis</i> 'Degroot's Spire' | Degroot's Spire Arborvitae | 8 | 5' Ht. | B&B | Match Form of Individual Plants | 15-20' ht x 4-5' sp |
| Deciduous Shrubs | | | | | | | |
| Am | <i>Anonia melanocarpa</i> 'Morton' | Ironwood Beauty Black Chokeberry | 54 | 3 Gal. | Cont. | Space 4'-0" o.c. | 2-3' ht x 3-4' sp |
| Dk | <i>Diervilla</i> 'Kodiak Red' | Kodiak Red Bush Honeysuckle | 55 | 2 Gal. | Cont. | Space 4'-0" o.c. | 3-4' ht x 3.5-4.5' sp |
| Ds | <i>Diervilla sessilifolia</i> 'Butterfly' | Southern Bush-honeysuckle | 47 | 2 Gal. | Cont. | Space 4'-0" o.c. | 3' ht x 3-4' sp |
| Ra | <i>Rhus aromatica</i> 'Gro-low' | Gro-low Fragrant Sumac | 48 | 2 Gal. | Cont. | Space 8'-0" o.c. | 1.5-2' ht x 6-8' sp |
| Sb | <i>Spiraea betulifolia</i> 'Tor' | Tor Spiraea | 59 | 2 Gal. | Cont. | Space 3'-0" o.c. | 2-3' ht x 2-3' sp |
| Evergreen Shrubs | | | | | | | |
| Jp | <i>Juniperus x pfitzeriana</i> 'Kallay's Compact' | Kallay's Compact Juniper | 23 | 2 Gal. | Cont. | Space 5'-0" o.c. | 2-3' ht x 4-6' sp |
| Perennials/Grasses/Groundcovers | | | | | | | |
| am | <i>Amsonia</i> 'Blue Ice' | Blue Ice Amsonia | 18 | 4-inch | Pot | Space 1'-6" o.c. | 1-1.5' ht x 1-1.5' sp |
| al | <i>Allium x Summer Beauty'</i> | Summer Beauty Allium | 40 | 4-inch | Pot | Space 1'-6" o.c. | 1.5' ht x 1.5-2' sp |
| ca | <i>Calamagrostis x acutiflora</i> 'Karl Foerster' | Karl Foerster Feather Reed Grass | 73 | 1 Gal. | Cont. | Space 2'-6" o.c. | 4-6' ht x 2-3' sp |
| hr | <i>Heuchera richardsonii</i> | Alum Root | 44 | 4-inch | Pot | Space 1'-6" o.c. | 1-2' ht x 1-1.5' sp |
| ps | <i>Panicum virgatum</i> 'Shenandoah' | Shenandoah Switch Grass | 87 | 1 Gal. | Cont. | Space 2'-6" o.c. | 3-5' ht x 1.5-2.5' sp |
| pv | <i>Panicum virgatum</i> 'Heavy Metal' | Heavy Metal Switchgrass | 84 | 1 Gal. | Cont. | Space 2'-6" o.c. | 4-5' ht x 1.2-2.5' sp |
| sa | <i>Sesleria autumnalis</i> | Autumn Moor Grass | 127 | 1 Gal. | Cont. | Space 1'-6" o.c. | 1.5-2' ht x 1-1.5' sp |
| sh | <i>Sporobolus heterolepis</i> | Prairie Dropseed | 65 | 1 Gal. | Cont. | Space 3'-0" o.c. | 2-3' ht x 2-3' sp |
| Vines | | | | | | | |
| vg | <i>Parthenocissus quinquefolia</i> | Virginia Creeper | 11 | 4-inch | Pot | Space per Plan | 30-50' ht. |

| City of Madison Landscape Worksheet | | | | |
|---|--------------------|---|----------------------------------|----------------------------------|
| 901 East Washington Avenue | | | | |
| October 4, 2017 | | | | |
| Traditional Employment Urban Design District 8 | | | | |
| Developed Lots | SF | Minimum Open Space Required (SF) | Landscape Units Required | Landscape Points Subtotal |
| Total Developed Area | 109,205 | n/a | 364 | 1820 |
| | | | Landscape Points Required | 1820 |
| Development Frontage | | | | |
| Total LF of Street Frontage | LF | Overstory Tree Req. (or x2 for Om./Evrgm. Tree Sub.) | Shrubs Required | |
| Between Bldg./Parking & Streets | 764 | 25 | 127 | |
| Element | | | | |
| Overstory Deciduous Tree | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
| Overstory Deciduous Tree | 35 | 22 | 0 | 770 |
| Ornamental Tree | 15 | 6 | 0 | 90 |
| Evergreen Tree | 15 | 0 | 0 | 0 |
| Shrub, deciduous | 2 | 106 | 0 | 212 |
| Shrub, evergreen | 3 | 21 | 0 | 63 |
| Ornamental Grass | 2 | 127 | 0 | 254 |
| Ornamental/Decorative Fence or Wall (4 pts/10 LF) | 4 | 0 | 0 | 0 |
| Development Frontage Points Total | | | | 1389 |
| Interior Parking Lots | | | | |
| Total Parking Lot Area | SF | Overstory Tree Req. (or x2 for Om./Evrgm. Tree Sub.) | | |
| Min. Parking Lot Islands (5%) | 71,570 | 22 | | |
| | 3,579 | | | |
| Element | | | | |
| Overstory Deciduous Tree | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
| Overstory Deciduous Tree | 35 | 19 | 0 | 665 |
| Ornamental Tree | 15 | 3 | 0 | 135 |
| Evergreen Tree | 15 | 0 | 0 | 0 |
| Shrub, deciduous | 2 | 147 | 0 | 294 |
| Shrub, evergreen | 3 | 0 | 0 | 0 |
| Ornamental Grass | 2 | 216 | 0 | 432 |
| Ornamental/Decorative Fence or Wall (4 pts/10 LF) | 4 | 0 | 0 | 0 |
| Interior Parking Lots Points Total | | | | 1526 |
| General Site, Foundation, Screening | | | | |
| Element | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
| Overstory Deciduous Tree | 35 | 3 | 0 | 105 |
| Ornamental Tree | 15 | 1 | 0 | 15 |
| Evergreen Tree | 15 | 13 | 0 | 195 |
| Shrub, deciduous | 2 | 10 | 0 | 20 |
| Shrub, evergreen | 3 | 2 | 0 | 6 |
| Ornamental Grass | 2 | 93 | 0 | 186 |
| Ornamental/Decorative Fence or Wall (4 pts/10 LF) | 4 | 0 | 0 | 0 |
| General Site Plantings Total | | | | 527 |
| TOTAL LANDSCAPE POINTS | | | | 3442 |



NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY SITE WORK. SEE SPECIFICATION 31 13 16, "SELECTIVE TREE AND SHRUB PROTECTION AND TRIMMING" FOR PROTECTION REQUIREMENTS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEEDED AT NO COST TO OWNER.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
- FORESTRY WILL ISSUE A REMOVAL PERMIT FOR TWO STREET TREES: 19" ASH AND 22" ASH ON S. PATERSON ST. DUE TO CITY FORESTRY AND CONSTRUCTION IMPACT REQUEST. PLEASE CONTACT BRAD HOFMANN: bhofmann@cityofmadison.com OR 608-266-4816 TO OBTAIN THE STREET TREE REMOVAL PERMIT.
- CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN) AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5-FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5-FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5-FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

Potter Lawson
Success by Design

KEN SAIKI
DESIGN INC
LANDSCAPE ARCHITECTS

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Notes:



901 Boutique Hotel
East Washington Ave.

Madison, Wisconsin

Project #: 2016.36.01

| Date | Issuance/Revisions | Symbol |
|----------|-------------------------------|--------|
| 07/19/17 | Madison Land Use Application | |
| 10/04/17 | Urban Design Submittal | |
| 10/25/17 | Urban Design Submittal Update | |

LANDSCAPE PLAN

L 100

1 LANDSCAPE PLAN
L100 SCALE: 1" = 20'-0" (AT 30"x42" FULL SIZE SHEET)

