

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____ **Company** _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

Project contact person _____ **Company** _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

Property owner (if not applicant) _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner Morgan Van Riper-Rose Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

Repvblik

November 9th, 2022

Ms. Jessica Vaughn
Urban Design Commission Secretary – Planning Division
215 Martin Luther King Jr. Blvd., Suite 017
Madison, WI 53701
jvaughn@cityofmadison.com

Re: Letter of Intent
Plato's Madison – Madison Plaza Hotel Conversion
3841 E Washington Avenue
Madison, WI 53714

Ms. Jessica Vaughn:

Repvblik is pleased to present our updated plans for the conversion of the existing Madison Plaza Hotel at 3841 E Washington Avenue into multifamily apartments for final approval with the Urban Design Commission.

Team:

Owner:

Repvblik Madison LLC
1784 Hamilton Road
Okemos, MI 48864
Contact: Morgan Van Riper-Rose
morgan@therepvblik.com

MEP Engineer:

PKMR Engineers
2933 SW Woodside Dr.
Topeka, KS 66614
Contact: Bryan Leinwetter
bryan.leinwetter@pkmreng.com

Architect:

Schwerdt Design Group
2231 S.W. Wanamaker Road, Suite 303
Topeka, Kansas 66614
Contact: Shaun Elwood
sle@sdgarch.com

Civil Engineer:

Wallace Design Collective
410 N Walnut Avenue, Suite 200
Oklahoma City, OK 73104
Contact: Patrick Altendorf
patrick.altendorf@wallace.design

Repvblik

Project Overview:

Plato's Madison is an adaptive reuse apartment project that will encompass a full renovation and repurposing of the existing hotel property into 180 studio and 10 1-bedroom apartments. The existing Madison Plaza Hotel consists of 197 hotel rooms, ~10,000sf of banquet and meeting rooms, a fitness center, commercial laundry room, and a separate building housing an indoor pool in the property's courtyard. Once renovated, Plato's Madison will have a variety of private amenities for resident use including:

- Fitness Center
- Indoor Pool
- Co-working Spaces
 - o Quiet areas throughout the property with private and communal desks, seating and wi-fi for resident use
- Resident Lounges
 - o Communal areas for residents to gather and entertain
 - o Includes seating, televisions, and games
- Communal Laundry
- Landscaped Courtyard
 - o ~25,000sf of green space
 - o Grills and outdoor seating
- Resident Storage
 - o Private storage cages available for resident use

Previous City Meetings:

We received Initial Approval from the UDC on September 7th, 2022 and CUP approval from the Plan Commission at the October 3rd, 2022 meeting.

We plan to begin construction immediately and begin delivering units within 10-12 months.

Repvblik

Initial Approval: September 7th, 2022

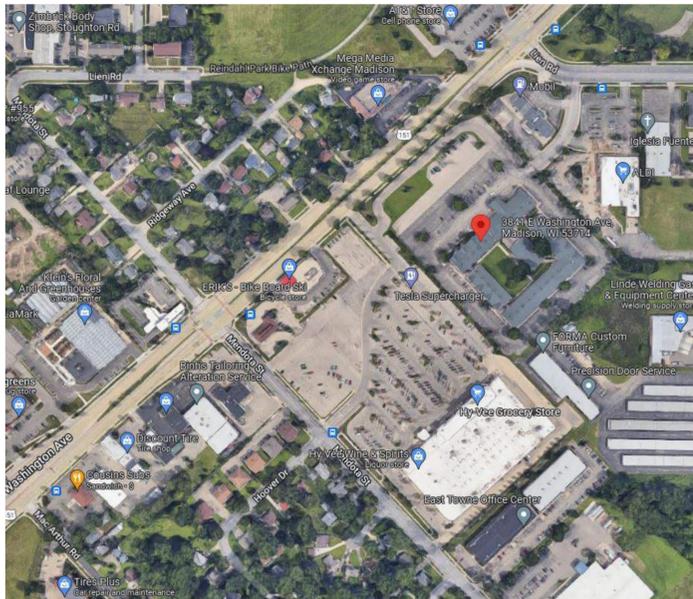
Commission Feedback & Repvblik Response:

1. 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.
 - a. *A landscape plans are attached herein. 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 unless directed otherwise.*
2. The applicant shall update the photometric plan that responds to the concerns in the staff report, including lighting in the courtyard and along pedestrian pathways.
 - a. *An updated photometric plan is attached herein.*
3. The applicant shall update the elevations to address architectural comments, including:
 - a. Updating the color of the downspouts and gutters to match the exterior wall color,
 - i. *Downspout and gutter colors have been revised to match the surrounding façade.*
 - b. Consideration should be given to downplaying the arches in the building gable ends,
 - i. *We have removed the dark accent colors from the arches to ensure cohesiveness with the rest of the façade.*
 - c. Updating the color of the wall packs to be a lighter color to match the window frame,
 - i. *Wall packs and the surrounding wall will both be painted Requisite Gray.*
 - d. 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.
 - i. *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.*
4. The advisory motion reflects that conditional use standard #9 has been fulfilled; standard #5 requires additional enhancement or rework, including consideration being given to the location and treatment of the pedestrian crosswalk connection and consider a true connection that is raised and protected.
 - a. *We have reworked the pedestrian connection to E. Washington to offer a permanent concrete sidewalk, protected from traffic with parking bumpers along the adjacent parking lot. We have also moved the outdoor bike parking to the front of the building – blocking that area off to cars where the port cochere drive thru was previously.*

Sincerely,

Morgan Van Riper-Rose

Morgan Van Riper-Rose
Repvblik



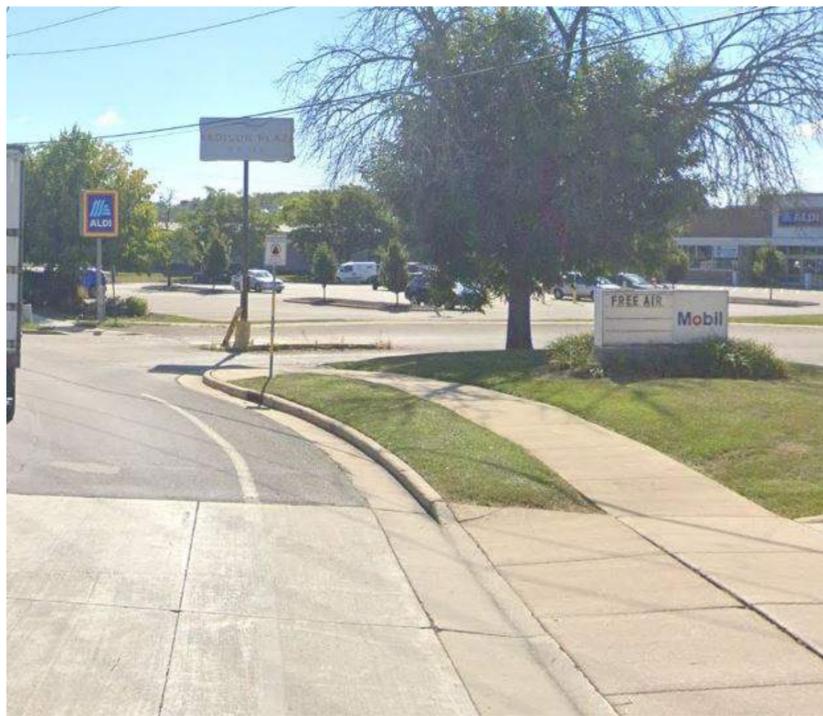
A3 MADISON SATELLITE SITE PLAN
SCALE: 12" = 1'-0"



A2 SIGNAGE - BUILDING - TO BE DEMOLISHED
SCALE: 12" = 1'-0"



A1 SIGNAGE - E EASHINGTON AVE - OFF STREET
SCALE: 12" = 1'-0"



B5 SIGNAGE - LIEN RD
SCALE: 12" = 1'-0"



B2 ALDI - 3925 LIEN RD
SCALE: 12" = 1'-0"



B1 HY-VEE 3801 E WASHINGTON AVE
SCALE: 12" = 1'-0"



B4 ERIK'S BIKES SKIS BOARDS - 3813 E WASHINGTON
SCALE: 12" = 1'-0"



B3 MOBIL - 3859 E WASHINGTON
SCALE: 12" = 1'-0"



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topoka, kansas 66614-4275
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500 north broadway
oklahoma city, ok 73102
suite 200
phone: 405-231-3105

PROGRESS PRINT

NOT FOR CONSTRUCTION

DATE: 07/15/2022

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

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
SITE CONTEXT
INFORMATION

PROJECT NUMBER
0210377

SHEET NUMBER
G-002

FILE PATH: C:\Users\Collin\Documents\210377 Plato's - Madison, WI - CD Model_ALTERNATE - Central_V22_csk2RG35.rvt
DATE: 7/15/2022 11:01:14 AM
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UNIT MIX LEGEND

| | |
|--|-------------------------------|
|  | STUDIO |
| | FIRST FLOOR: 90 UNITS |
| | SECOND FLOOR: 90 UNITS |
|  | ONE BEDROOM |
| | FIRST FLOOR: 5 UNITS |
| | SECOND FLOOR: 5 UNITS |
| | 190 TOTAL UNITS |
|  | STAIR / ELEVATOR |
| | FIRST FLOOR: 1,822 SF |
| | SECOND FLOOR: 3,066 SF |
|  | AMENITY / PUBLIC SPACE |
| | FIRST FLOOR: 16,162 SF |
| | SECOND FLOOR: 8,096 SF |
|  | OFFICE SPACE |
| | FIRST FLOOR: 955 SF |
| | SECOND FLOOR: 0 SF |
|  | PUBLIC RESTROOMS |
| | FIRST FLOOR: 525 SF |
| | SECOND FLOOR: 314 SF |
|  | MECHANICAL / STORAGE |
| | FIRST FLOOR: 1,935 SF |
| | SECOND FLOOR: 2,780 SF |

UNIT TYPES AND QUANTITIES

FIRST FLOOR

| | |
|-------------------------|-----------|
| STUDIO | 81 |
| 1 BEDROOM | 3 |
| ACCESSIBLE UNITS | |
| STUDIO - TYPE A | 3 |
| STUDIO - TYPE B | 6 |
| 1 BEDROOM - TYPE A | 1 |
| 1 BEDROOM - TYPE B | 1 |
| TOTAL: | 95 |

SECOND FLOOR

| | |
|-------------------------------|-----------|
| STUDIO | 88 |
| STUDIO - II (EXISTING SUITE) | 1 |
| STUDIO - III (EXISTING SUITE) | 1 |
| 1 BEDROOM | 5 |
| TOTAL: | 95 |

UNIT TOTAL: 190

A1 FIRST FLOOR UNIT MIX

SCALE: 1/16" = 1'-0"



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 topeka, kansas 66614-4275
 phone: 785.273.7540
 500 north broadway suite 200
 oklahoma city, ok 73102
 phone: 405.231.3105

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

SUBMISSION DATES

OCTOBER 14, 2022

SHEET TITLE
 FIRST FLOOR UNIT MIX
 PLAN

PROJECT NUMBER
0210377

SHEET NUMBER
Z-001

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UNIT MIX LEGEND

| | |
|---|-------------------------------|
|  | STUDIO |
| | FIRST FLOOR: 90 UNITS |
| | SECOND FLOOR: 90 UNITS |
|  | ONE BEDROOM |
| | FIRST FLOOR: 5 UNITS |
| | SECOND FLOOR: 5 UNITS |
| | 190 TOTAL UNITS |
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FIRST FLOOR

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SECOND FLOOR

| | |
|-------------------------------|-----------|
| STUDIO | 88 |
| STUDIO - II (EXISTING SUITE) | 1 |
| STUDIO - III (EXISTING SUITE) | 1 |
| 1 BEDROOM | 5 |
| TOTAL: | 95 |

UNIT TOTAL: 190

A1 SECOND FLOOR UNIT MIX

SCALE: 1/16" = 1'-0"



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

SUBMISSION DATES
 OCTOBER 14, 2022

SHEET TITLE
 SECOND FLOOR UNIT MIX PLAN

PROJECT NUMBER
0210377

SHEET NUMBER
Z-002

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GENERAL DEMO NOTES

- GENERAL & ALL SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL SHEETS AND SPECIFICATIONS PRIOR TO START OF THE RESPECTIVE WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SAFETY OF THE CREWS PERFORMING DEMOLITION AND CONSTRUCTION ACTIVITIES ON SITE. THIS INCLUDES VERIFYING THE STRUCTURAL STABILITY OF THE PARTS OF THE BUILDING BEING WORKED ON.
- PROTECT EXISTING WORK TO REMAIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE ITEMS OR AREAS DAMAGED BY CONSTRUCTION ACTIVITIES.
- REFERENCE MEP DRAWINGS FOR GENERAL LOCATIONS FOR FLOOR SLAB DEMOLITION REQUIRED FOR UNDERSLAB MEP WORK.
- REMOVE WALL PAPER ON ALL WALLS; BY OWNER.
- BRACE / SHORE ALL WALLS AND STRUCTURE AS REQUIRED WHILE PERFORMING THE WORK.
- NOTIFY ARCHITECT AND OWNER IF EXCESSIVE WOOD ROT, RUST AND/OR DETERIORATION IS FOUND DURING CONSTRUCTION WHEN AREAS OF THE BUILDING ARE UNCOVERED.
- REFERENCE MEP DRAWINGS FOR ADDITIONAL DEMOLITION NOTES OR COMMENTS.
- ALL HVAC, FIRESPRINKLE AND ELECTRIC TO REMAIN UNLESS NOTED OTHERWISE.
- CLEAN ALL WINDOW FRAMES AND GLAZING TO REMAIN UNO.
- CLEAN ALL DOOR FRAMES AND DOORS TO REMAIN.
- REPAIR AND PAINT ALL DOOR FRAMES UNO (REF DOOR SCHED).
- REMOVE EXISTING FLOORING IN UNIT COORIDORS; BY OWNER
- REFER TO GENERAL NOTES ON NEW CONSTRUCTION OVERALL FLOOR PLANS
- REMOVE AND SALVAGE ALL EXISTING LAUNDRY EQUIPMENT & LINEN STORAGE; BY OWNER.
- SALVAGE REMOVED DOORS, DOOR FRAMES AND DOOR HARDWARE; BY OWNER.



A1 OVERALL FIRST FLOOR DEMO PLAN
SCALE: 1/16" = 1'-0"



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

SUBMISSION DATES
OCTOBER 14, 2022

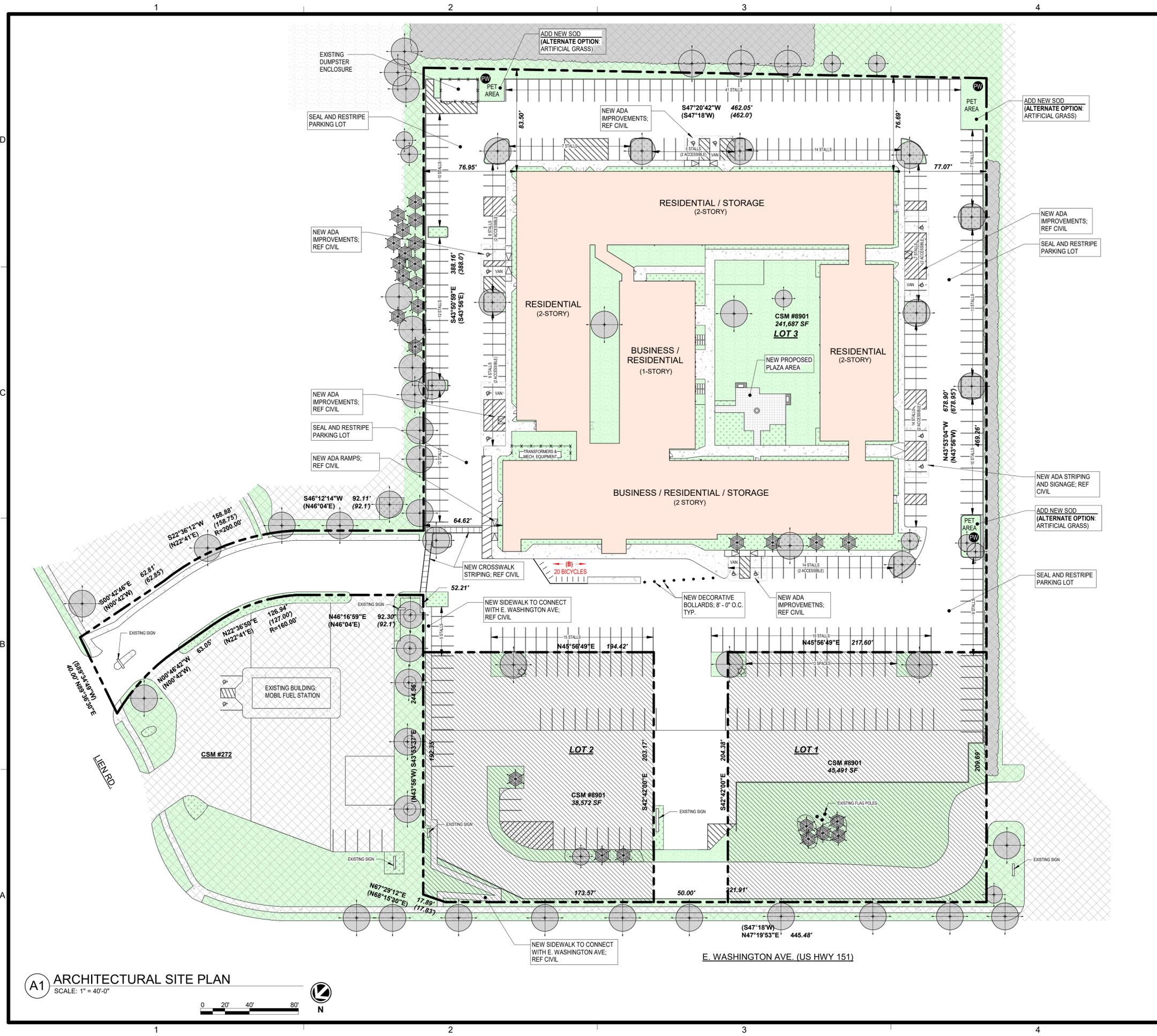
SHEET TITLE
DEMO PLAN - OVERALL
FIRST FLOOR

PROJECT NUMBER
0210377

SHEET NUMBER
D-101

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ARCHITECTURAL SITE PLAN

LANDSCAPING

- EXISTING TREE / TREE LINE
- NEW TREE (IF APPLICABLE)

SITE / SURVEY

- EXISTING BUILDING
- LANDSCAPING
- GRASS / LAWN / SOD / ARTIFICIAL TURF
- PLANTING MULCH / ROCKS / EXISTING SOIL / DIRT
- SIDEWALK / CONCRETE
- POTENTIAL FUTURE REAL ESTATE DEVELOPMENT
- OUT OF SCOPE
- FUTURE SIDEWALK / CROSSWALK / NEW STRIPING
- OUTDOOR BICYCLE RACKS
- ACCESSIBLE PARKING SPOT
- ACCESSIBLE RAMP
- PROPERTY LINE
- CURB / BOUNDARY
- PROPERTY LINE LOCATION & LENGTH (RECORDED)
- CHAIN LINK / WOOD FENCE
- LIGHT POLE / FLOOD LIGHT
- PET WASTE DISPOSAL STATION
- DECORATIVE BOLLARDS

DATA

| EXISTING BUILDING | RENOVATION | STUDIOS |
|---------------------------------|-------------------|---|
| • RESIDENTIAL - 197 GUEST ROOMS | • RESIDENTIAL | 180 |
| • MEETING ROOMS | • CO-WORKING | 10 |
| • FITNESS ROOM | • BICYCLE STORAGE | 190 |
| • GAME ROOM | • TENANT STORAGE | |
| • INDOOR POOL | • LOUNGES | |
| • KITCHEN | • FITNESS | |
| • BAR | • RECREATION | |
| | | LOT 3 AREA: +/- 241,687 SF |
| | | 10% SITE IMPROVEMENT ALLOWANCE: +/- 24,168 SF |

PARKING

REFERENCE CITY OF MADISON, WISCONSIN - CODE OF ORDINANCES: 28.141(3) & TABLE 281-2 FOR LOCAL PARKING REQUIREMENTS. CURRENTLY ZONED AS CC-1 (COMMERCIAL CORRIDOR-TRANSITIONAL).

| EXISTING QTY | OVERALL LOT 3 | 331 STALLS |
|--------------|---------------|------------------------|
| | | 239 STALLS |
| NEW QTY | OVERALL LOT 3 | 324 STALLS |
| | | 232 STALLS |
| REQUIRED | LOT 3 | 0 STALLS |
| PROVIDED | LOT 3 (TOTAL) | 232 STALLS [COMPLIANT] |

ACCESSIBLE PARKING

| REQUIRED | IBC 1106.2 (2%) | 5 STALLS |
|----------|------------------|-----------------------------|
| | VAN - IBC 1106.5 | 1 STALL |
| PROVIDED | COMBINED: VAN: | 12 STALLS TOTAL [COMPLIANT] |
| | | 5 STALLS [COMPLIANT] |

BICYCLE PARKING

REFERENCE CITY OF MADISON, WISCONSIN - CODE OF ORDINANCES: 28.141(11) & TABLE 281-3 FOR BICYCLE PARKING REQUIREMENTS.

| REQUIRED | TENANT (1 PER UNIT); GUEST (1 PER 10 UNITS); ENCLOSED (MIN 90%) UN-ENCLOSED | 190 STALLS |
|----------|---|--|
| | | 19 STALLS (MAX 100'-0" FROM ENTRANCE) |
| | | 189 STALLS |
| | | 20 STALLS |
| PROVIDED | TENANT: GUEST: | 194 ENCLOSED STALLS [COMPLIANT] |
| | | 20 UN-ENCLOSED STALLS (WITHIN 100'-0" OF ENTRANCE) [COMPLIANT] |

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 phone: 405.231.3105

RENOVATION PLATO'S MADISON, WI

3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
 OCTOBER 14, 2022

SHEET TITLE
 ARCHITECTURAL SITE PLAN

PROJECT NUMBER
0210377

SHEET NUMBER
A-001

GENERAL PLAN NOTES

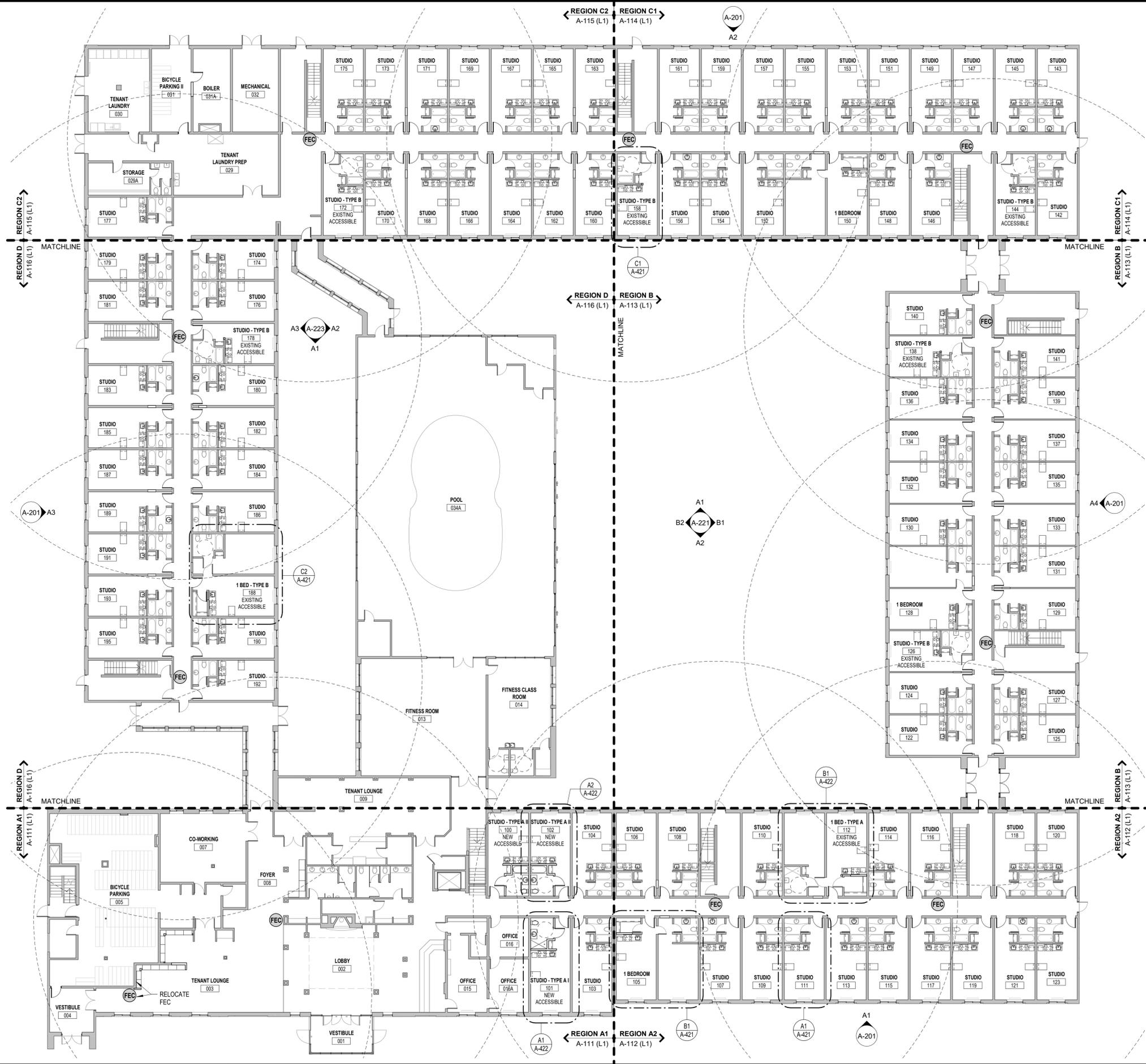
1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, COUNTY AND CITY LAWS AND ORDINANCES AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA, NPES AND INDUSTRIAL ACCIDENT COMMISSION RELATED TO SAFETY AND CHARACTER OF THE WORK, EQUIPMENT AND LABOR PERSONNEL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL UTILITY RELOCATIONS THAT ARE REQUIRED.
3. THE EXISTING CONDITIONS SHOWN ON THESE PLANS ARE THE BEST KNOWLEDGE OF THE ARCHITECT AND SHOULD NOT BE CONSIDERED ALL ENCOMPASSING.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION. ANY EXISTING CONDITION VARIANCE FOUND WITH THESE DRAWINGS MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.
5. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. THE SCALE AND GRAPHIC SCALES PROVIDED ARE FOR REFERENCE ONLY.
6. THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING UTILITIES TO REMAIN UNLESS SPECIFICALLY DIRECTED TO DO OTHERWISE.
7. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN SUCH A MANNER AS TO PROTECT EXISTING SITE ELEMENTS WHICH ARE TO REMAIN IN SERVICE.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF ANY FILL MATERIAL INTO DOWNSTREAM SYSTEMS OF RECEIVING CHANNELS (REF CIVIL).
10. ALL EXISTING FURNITURE IS TO BE REMOVED AND HANDLED WITHOUT DAMAGE OR DETERIORATION. ANY NEW FURNITURE IS OWNER PROVIDED. EXISTING WALLS SHOWN WITH SOLID GRAY HATCH ARE EXISTING AND NEW WALLS WILL HAVE A WHITE OPAQUE FILL.
11. ALL FLOOR PLAN DIMENSIONS ARE TO / FROM FINISHED FACE OF WALL (WHEN A WALL IS INCLUDED IN THE DIMENSION STRING).
12. PATCH AND REPAIR ANY DAMAGED DRYWALL AND BASEBOARD; COVER ANY OPEN / ABANDONED ELECTRICAL BOXES WITH COVER PLATES. EXISTING WALL PAPER SHALL BE REMOVED FROM ALL WALLS. DRYWALL SHALL BE PATCHED AND PREPPED AS NECESSARY TO RECEIVE PAINT. REPLACE DAMAGED ACCOUSTICAL CEILING TILES AND GRIDS AS NECESSARY.
13. PREPARE ALL WALL AND CEILING SURFACES AS NECESSARY TO APPLY PAINT, ALONG WITH ANY OTHER PREPARATIONS BASED ON MANUFACTURER SPECIFICATIONS.
14. ALL OTHER SURFACES SCHEDULED / NOTED TO RECEIVE PAINT (RAILINGS, DOORS, FRAMES, ETC.) SHALL BE CLEANED, REPAIRED AND RECEIVE ANY OTHER PREPARATION TO PAINT BASED ON MANUFACTURER SPECIFICATIONS.
15. ALL EXISTING PLUMBING IS TO REMAIN UNLESS OTHERWISE NOTED ON THE PLANS (REF DEMO PLANS FOR THE PLUMBING FIXTURES TO BE REMOVED). GRAB BARS ARE TO BE INSTALLED WHERE THEY CURRENTLY DO NOT EXIST IN ACCESSIBLE BATHROOMS (REF A1 / G-301 FOR TYPICAL ACCESSIBILITY STANDARDS).
16. ALL EXISTING INTERIOR COMMON AREAS AND UNIT CONDITIONS SHALL BE CLEANED AND FREE OF DEBRIS; ALL INTERIOR WALLS TO BE REPAINTED (REF A-701 & A-711 FOR FINISH SCHEDULE & CORRIDOR FINISH PLAN). REPAIR ANY CRACKING EXISTING SIDEWALK, CURB/GUTTERS AND REPLACE ANY DAMAGED PARKING STALL WHEELSTOPS.
17. ALL EXISTING EXTERIOR RAILINGS SHALL BE STRIPPED OF PAINT, PRIMED, AND REPAINTED (REF EXTERIOR ELEVATIONS).
18. ALL EXISTING STOREFRONTS AND WINDOWS SHALL BE CLEANED AND WILL REMAIN AS IS UNLESS IN NEED OF REPAIR / REPLACEMENT OR NEW HARDWARE (EXISTING UNIT WINDOWS ARE CURRENTLY OPERABLE AND ARE ABLE TO OPEN 13").
19. ALL EXISTING STORAGE / ELECTRICAL / MECHANICAL CLOSETS ARE TO REMAIN AS IS UNO.
20. ROOFS TO BE CLEANED. ANY LOOSE OR DAMAGED SHINGLES AND TPO / MEMBRANES ARE TO BE REPAIRED OR REPLACED WITH MATCHING. ALL GUTTERS, ROOF DRAINS AND DOWNSPOUTS ARE TO BE CLEANED AND CLEARED OF DEBRIS. REPAIR / REPLACE COPINGS, GUTTERS AND DOWNSPOUTS AS NECESSARY.
21. OWNER MUST PROVIDE 1 WASHER AND 1 DRYER MINIMUM FOR EVERY 10 UNITS (19 WASHERS AND 19 DRYERS TOTAL). AT LEAST 1 WASHER AND 1 DRYER OUT OF THE REQUIRED TOTAL MUST BE SIDE-BY-SIDE FOR WHEELCHAIR ACCESSIBILITY OR AN EQUIVALENT STACKABLE UNIT IN ACCORDANCE WITH 2009 ANSI 117.1. REF ENLARGED REGION PLANS FOR WASHER AND DRYER LOCATIONS AND SPATIAL REQUIREMENTS FOR ACCESSIBILITY.
22. PREPARE NEW PET AREAS AND PLACE DOWN NEW SOD IF NECESSARY. INSTALL NEW PET WASTE DISPOSAL STATIONS (REF A-001 FOR LOCATIONS).
23. CAMERAS TO REMAIN AS IS. PROTECT / COVER CAMERAS DURING PAINTING AND ANY DEMOLITION OR NEW CONSTRUCTION; PER OWNER REVIEW ANY EXISTING FIRE EXTINGUISHER CABINETS FOR RUST, FUNCTIONALITY AND DEBRIS. CLEAN AND REPAIR / REPLACE AS NEEDED. ALL EXTERIOR COLUMNS TO BE CLEANED AND PREPPED TO RECEIVE NEW PAINT.
24. CLEAN ALL UNIT CEILINGS AND SOFFITS. CONDITIONS ARE TO REMAIN AS IS UNLESS DAMAGED OR IN NEED OF REPAIR.
25. FIRE-SEAL ALL MEP PENETRATIONS THROUGH EXPOSED RATED WALL AND FLOOR ASSEMBLIES.
26. REPLACE PTACS AS NECESSARY (REF MEP).
27. REPAIR AND CLEAN ALL PLUMBING FIXTURES THAT ARE NOT FUNCTIONAL; REPLACE IF NECESSARY.
28. REPAIR / REPLACE EXISTING DOORS AS NECESSARY; FIRE-RATING, SAFETY HARDWARE, ACCESSIBILITY, ETC. MUST COMPLY WITH INFORMATION GIVEN IN A-601.
29. SEAL AND RESTRIPE EXISTING PARKING LOT; REF SITE PLAN.
30. ALL GENERAL NOTES ABOVE SHALL BE REFERENCED THROUGHOUT THIS SET (ALSO REFER TO GENERAL DEMO NOTES ON OVERALL DEMO PLANS).

FIRE SAFETY LEGEND

-  FIRE EXTINGUISHER CABINET; EXISTING
-  FIRE EXTINGUISHER; EXISTING
-  EMERGENCY EXIT LIGHT

A1 OVERALL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



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

SUBMISSION DATES
 OCTOBER 14, 2022

SHEET TITLE
 OVERALL FIRST FLOOR PLAN

PROJECT NUMBER
0210377

SHEET NUMBER
A-101

FILE PATH: C:\Users\Collin\Documents\210377 Plato's - Madison, WI - CD Model_Centril_V22_csk2RG35.rvt
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GENERAL PLAN NOTES

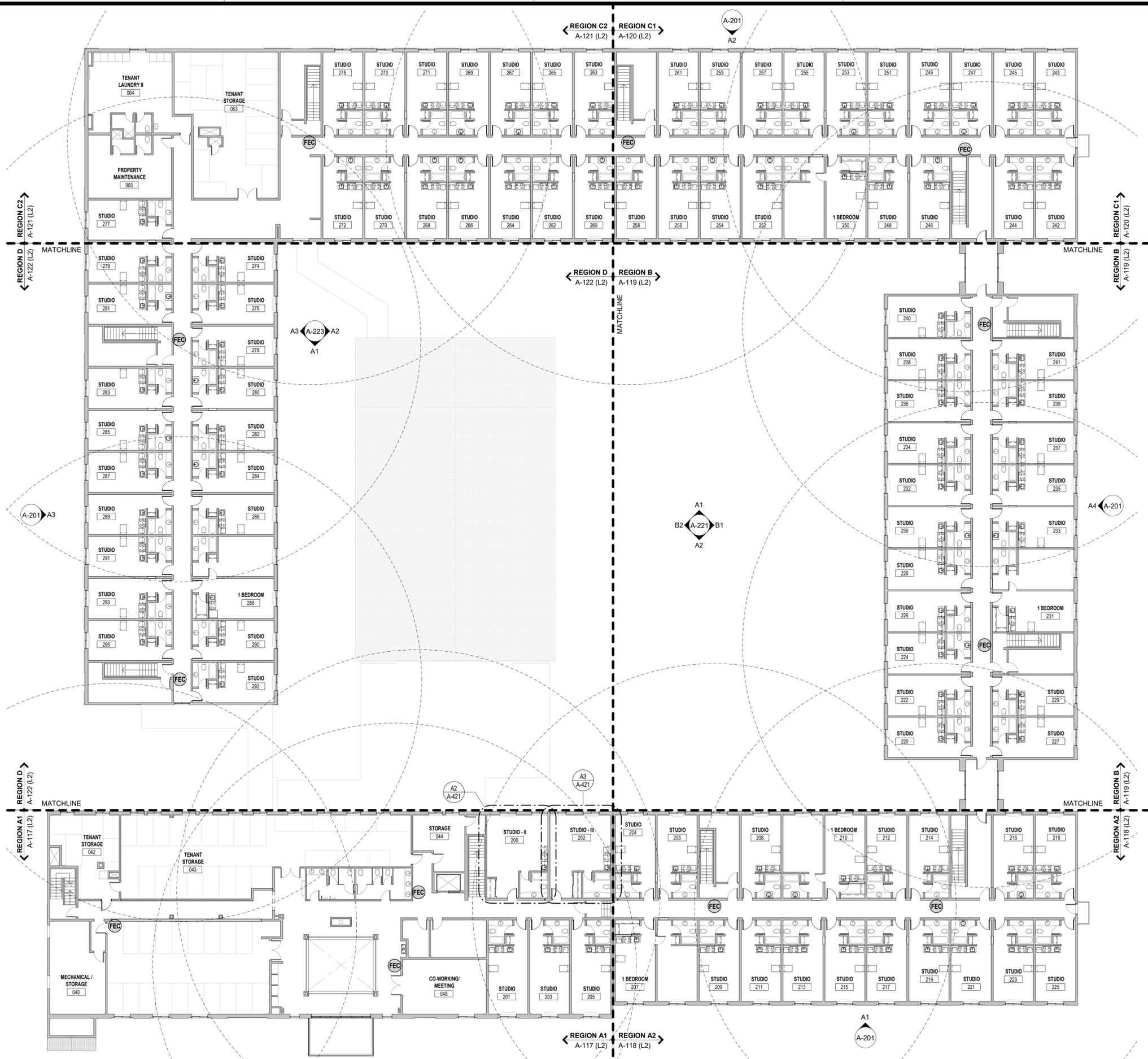
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FIRE SAFETY LEGEND

-  FIRE EXTINGUISHER CABINET; EXISTING
-  FIRE EXTINGUISHER; EXISTING
-  EMERGENCY EXIT LIGHT

A1 OVERALL SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



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 3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
 OCTOBER 14, 2022

SHEET TITLE
 OVERALL SECOND FLOOR PLAN

PROJECT NUMBER
0210377

SHEET NUMBER
A-102

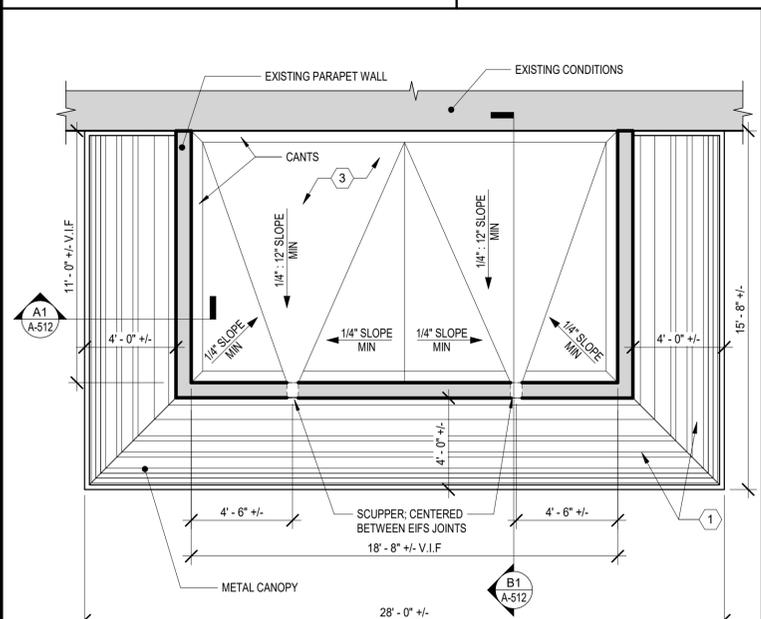
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KEYED EXTERIOR NOTES

- 1 NEW HORIZONTAL METAL CANOPY. REMOVE EXISTING BLUE CANVAS AWNINGS WHERE THEY OCCUR, AND REPLACE WITH NEW METAL ONES. REF ROOF PLAN AND SECTIONS FOR CANOPY DIMENSIONS AND HEIGHTS.
- 2 PORTE COCHERE REMOVED (REF DEMO PLANS), INSTALL SHEATHING, ROOF MEMBRANE AND MATCHING SHINGLES AS NECESSARY WHERE GABLE DORMER MET MAIN ROOF.
- 3 REPLACE EXISTING ROOFING. REMOVE EXISTING ROOF MEMBRANE AND GRAVEL. TPO MEMBRANE ON TAPERED INSULATION. NEW SCUPPER(S) WITH DOWNSPOUT(S). INSULATION MUST SLOPE TOWARDS SCUPPER(S) WITH A MINIMUM SLOPE OF 1/4". REF B1 / A-103 ENLARGED PLAN AND SECTIONS FOR DETAILS.
- 4 ROOFS TO BE CLEANED, ANY LOOSE OR DAMAGED SHINGLES ARE TO BE REPAIRED OR REPLACED WITH MATCHING. ALL GUTTERS, ROOF DRAINS AND DOWNSPOUTS ARE TO BE CLEANED AND CLEARED OF DEBRIS; REPLACE AS NECESSARY WITH MATCHING. REPAIR / REPLACE COPINGS, FLASHING, GUTTERS AND DOWNSPOUTS AS NECESSARY.
- 5 INSTALL NEW SLIDING GLASS DOORS. MATCH EXISTING ONE. REF A-601 FOR DOOR SCHEDULE AND DETAILS.
- 6 REPLACE EXISTING STOREFRONT WITH NEW. REF A-601 FOR DOOR SCHEDULE AND DETAILS.
- 7 NEW PTAC; REF FLOOR PLANS AND A-512 FOR DETAILS.
- 8 NEW PARAPET CAP COPING, PAINT WITH ETP-2a. REF SECTIONS & DETAILS.
- 9 REPLACE EXISTING STOREFRONT WITH NEW; INFILL WALL TO RAISE SILL AND INSTALL NEW FIBER CEMENT ARCHITECTURAL PANELS. PAINT NEW PANELS WITH EPT-1. REF FRAME ELEVATIONS AND SECTIONS / DETAILS FOR FURTHER INFORMATION.
- 10 REPLACE ALL FLAT ROOF ROOFING. ALL GUTTERS, ROOF DRAINS AND DOWNSPOUTS ARE TO BE CLEANED AND CLEARED OF DEBRIS; REPLACE AS NECESSARY WITH MATCHING. REPAIR / REPLACE COPINGS, FLASHING, GUTTERS, DOWNSPOUTS AND ROOF DRAINS AS NECESSARY.
- 11 REPLACE SHINGLE ROOFING, FASCIA, AND DOWNSPOUTS ON SWIMMING POOL BUILDING. CLEAN OUT AND REPAIR / REPLACE GUTTERS AS NECESSARY.

ROOF LEGEND

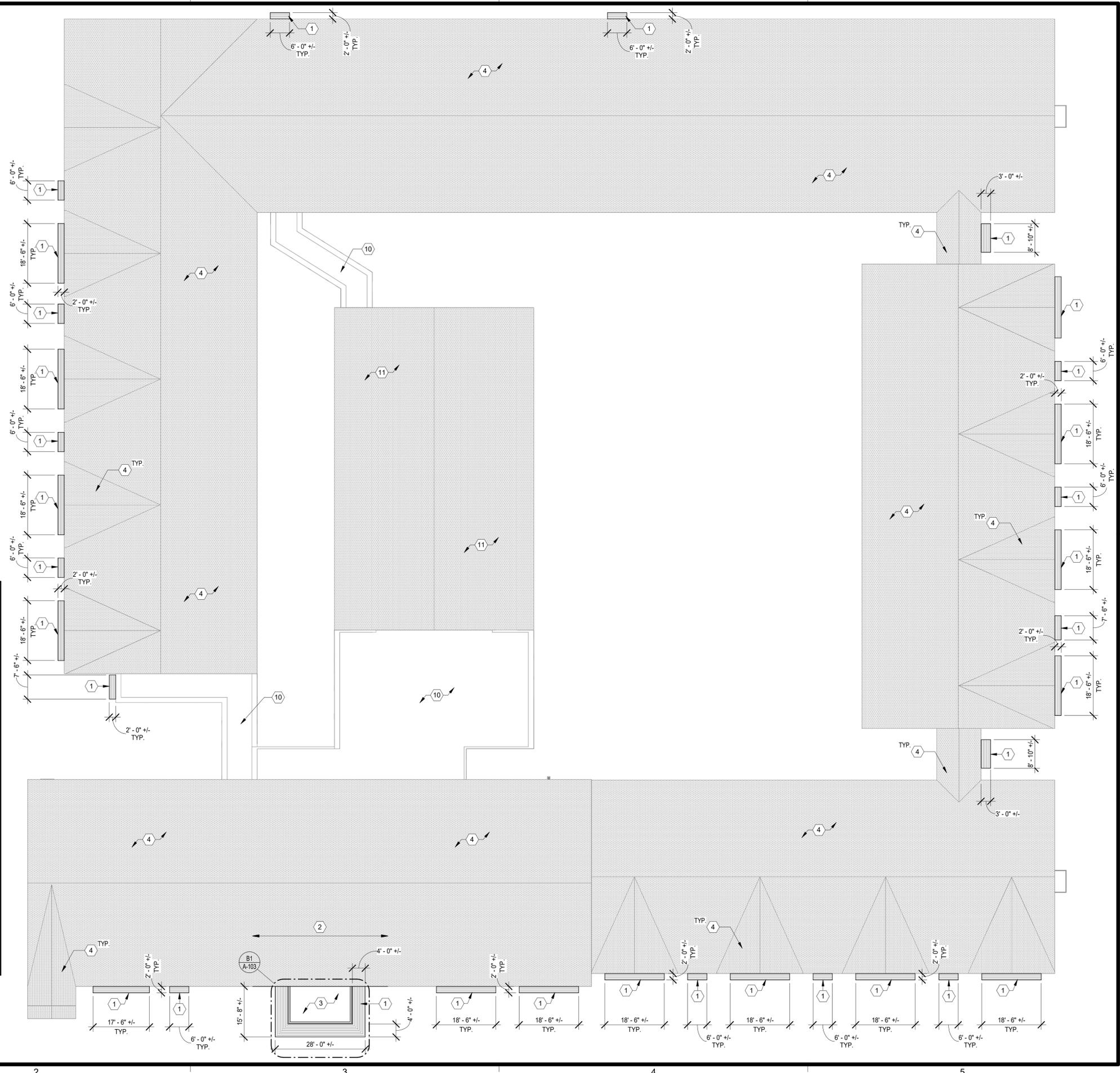
-  ASPHALT SHINGLE ROOF. REFER TO KEYED EXTERIOR NOTES IN PLAN FOR EXTENT OF WORK
-  FLAT ROOF. REFER TO KEYED EXTERIOR NOTES IN PLAN FOR EXTENT OF WORK
-  NEW METAL CANOPY



B1 VESITUBLE ROOF - ENLARGED
SCALE: 1/4" = 1'-0"



A1 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"



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SUBMISSION DATES
OCTOBER 14, 2022

SHEET TITLE
ROOF PLAN

PROJECT NUMBER
0210377

SHEET NUMBER
A-103

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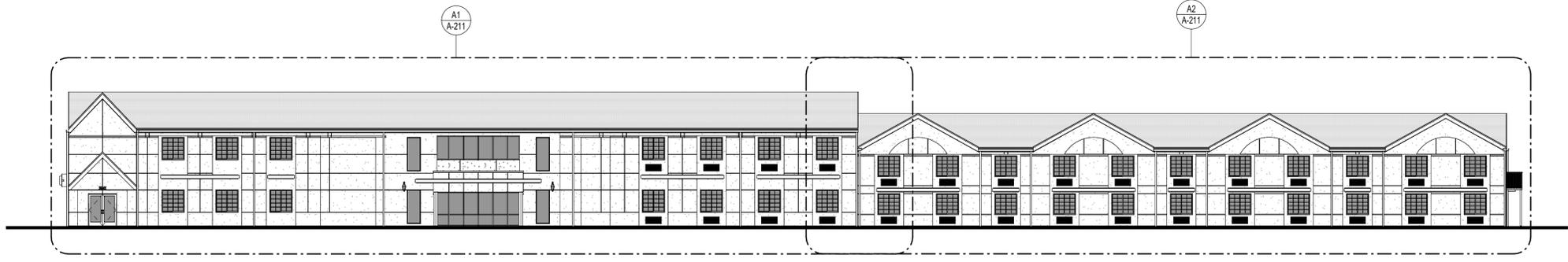
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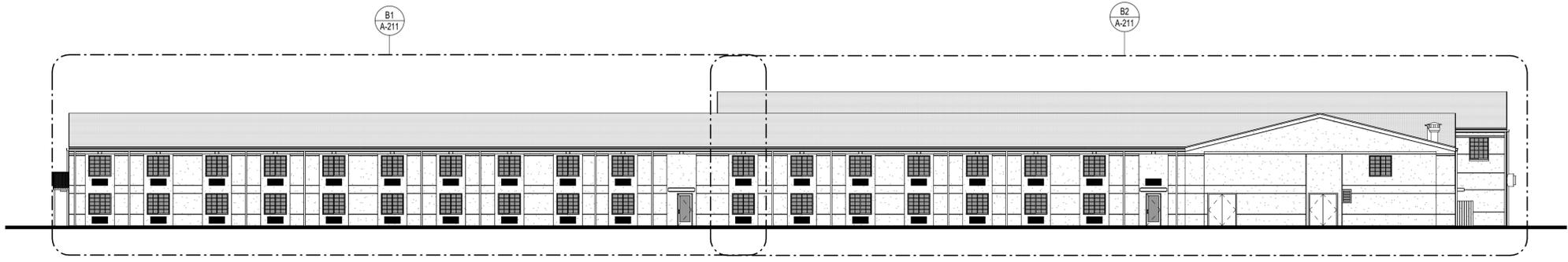


A1 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"

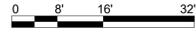


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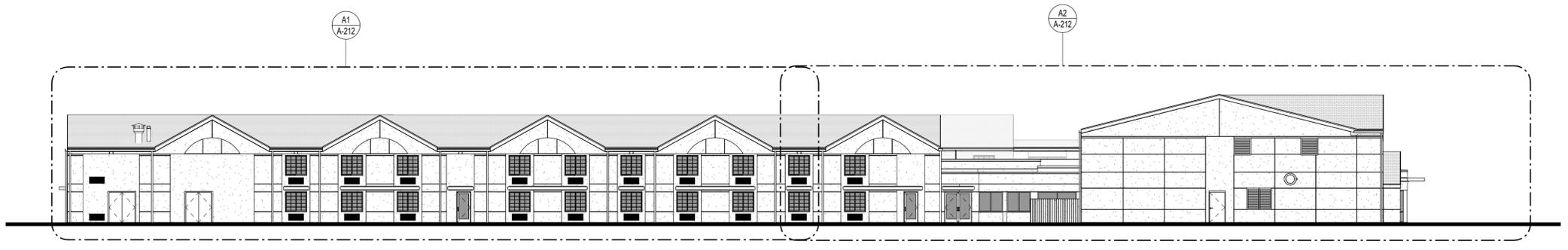


A2 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

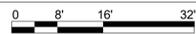


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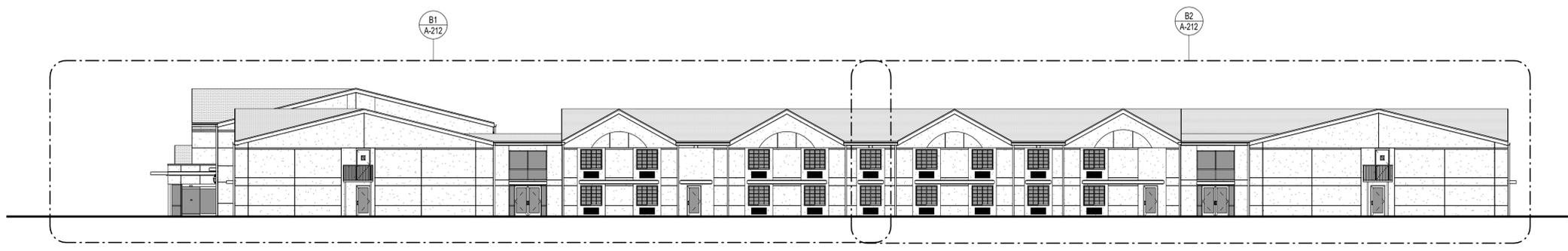


A3 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"

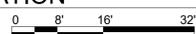


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A



A4 OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"



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3

4

5

EXTERIOR ELEVATION NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS.
- DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION; THE SCALE AND GRAPHIC SCALES INCLUDED ARE FOR REFERENCE ONLY.
- REPAIR / REPLACE ANY DAMAGED EXTERIOR MATERIALS AND ELEMENTS AS NECESSARY. ANYTHING REPAIRED OR REPLACED SHALL MATCH THE PROPERTIES (TEXTURE, MATERIAL, ETC.) OF THE EXISTING / ADJACENT ONES UNO.
- PREPARE ALL SURFACES AS NECESSARY TO APPLY PAINT, ALONG WITH ANY OTHER PREPARATIONS BASED ON MANUFACTURER REQUIREMENTS.
- PAINT COLORS SHOULD NOT CHANGE AT OUTSIDE CORNERS UNO.
- ALL DOWNSPOUTS SHALL BE PAINTED WITH THE COLOR CORRESPONDING TO THE WALL BEHIND IT (EPT-1a UNO).
- ROOF FASCIAS, PARAPET CAPS, GUTTERS AND FENCING IN PROXIMITY TO BUILDING SHALL BE PAINTED WITH EPT-2 / EPT-2a UNO.
- ALL EXTERIOR SOFFITS SHALL BE PAINTED WITH EPT-1 UNO; REF RCPS.
- ALL PTAC LOUVERS SHALL BE PAINTED WITH THE COLOR OF THEIR HOST WALL (EPT-2a TYP) UNO. ALL OTHER MECHANICAL LOUVERS SHALL BE PAINTED WITH THE COLOR OF THEIR HOST WALL (EPT-1a TYP) UNO ON PLAN OR ELEVATION.
- ALL PAINTABLE EXTERIOR DOORS AND THEIR FRAMES / TRIM SHALL BE PAINTED THE COLOR OF THEIR HOST WALL (EPT-1a TYP) UNO. EXCLUDE ALUMINUM STOREFRONT DOORS AND FRAMES.
- GENERAL NOTES SHALL BE REFERENCED THROUGHOUT.

EXTERIOR ELEVATION LEGEND

- EIFS / STUCCO
- FIBER CEMENT (NEW) - ARCHITECTURAL PANEL: MATCH EXISTING EIFS TEXTURE
- WOOD / TRIM
- BRICK
- ASPHALT SHINGLES
- METAL GUTTER / DOWNSPOUT / RAILING / COPING / FLASHING / STRUCTURE / ETC.
- PTAC LOUVER
- MECHANICAL LOUVER
- ELEVATION SECTION CUT THROUGH BUILDING

EXTERIOR PAINT LEGEND

- * REF A-701 FINISH KEY FOR MORE DETAILS *
- (EPT-1)** MAIN WALLS (EIFS / MASONRY / FIBER CEMENT)
SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
 - (EPT-1a)** DOORS, DOWNSPOUTS, MECH / LOUVERS (METALS)
SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
 - (EPT-2)** ACCENT, FASCIA, FENCE (EIFS / MASONRY, FIBER CEMENT / WOOD)
SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY
 - (EPT-2a)** PTAC LOUVERS, GUTTERS, COPINGS, DOORS (METALS)
SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY



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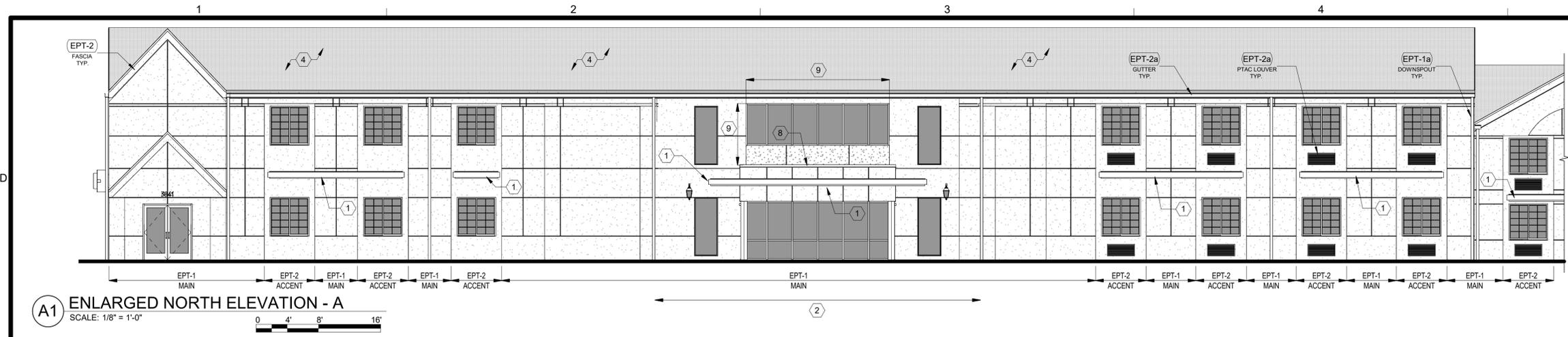
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SHEET TITLE
OVERALL EXTERIOR ELEVATIONS

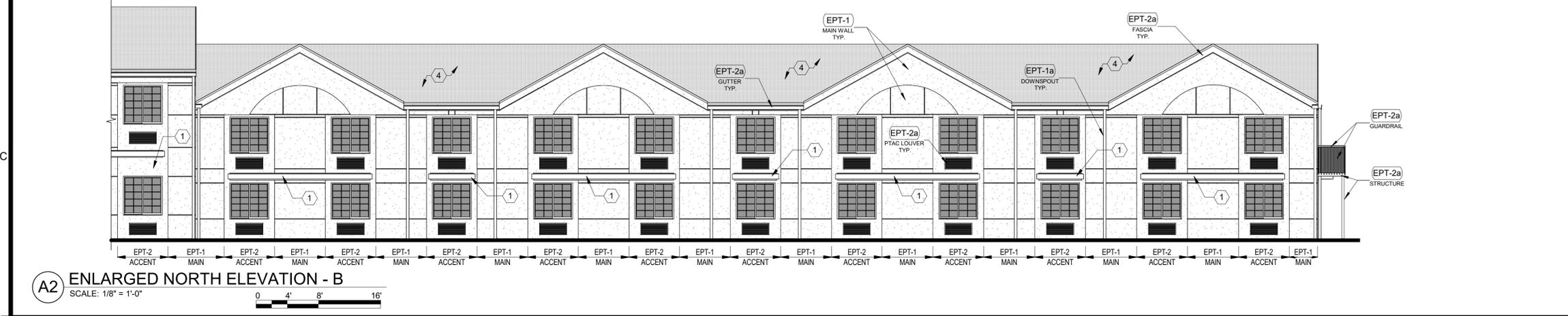
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SHEET NUMBER
A-201

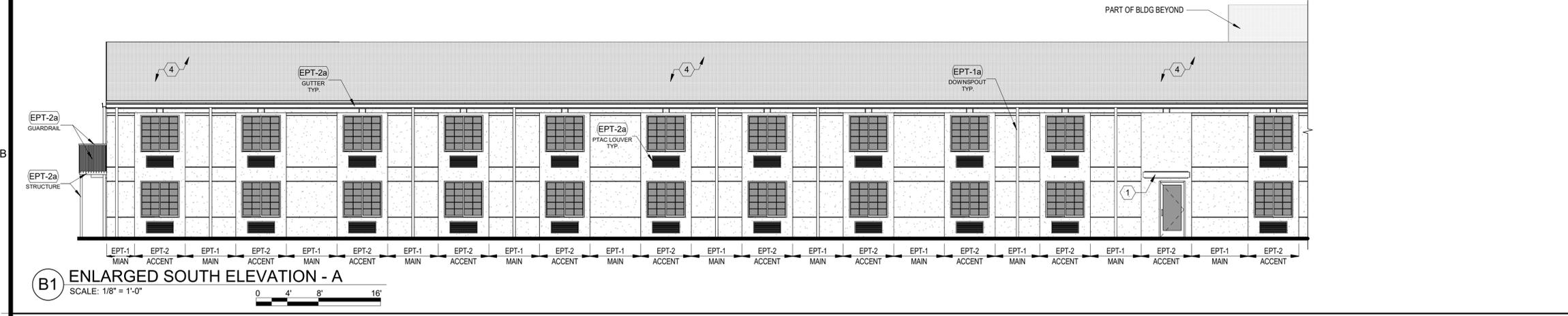
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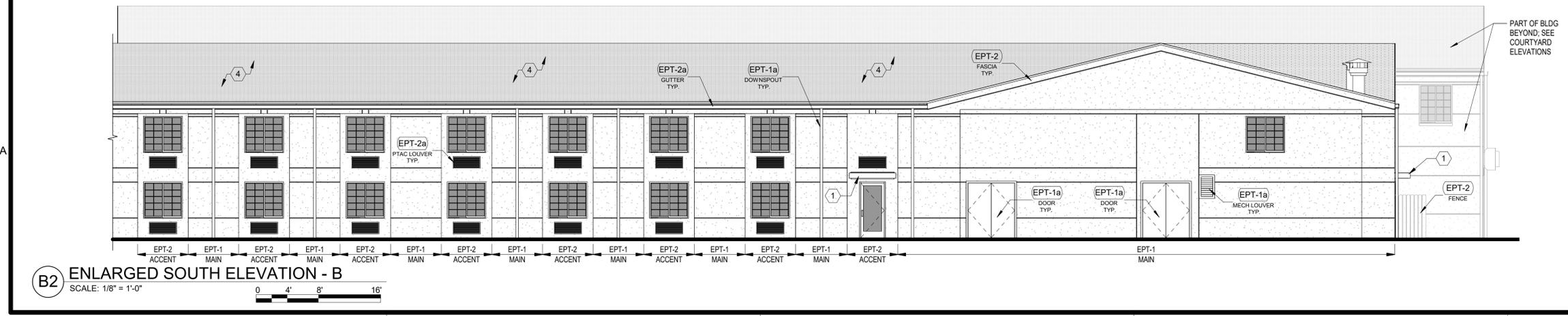
A1 ENLARGED NORTH ELEVATION - A
SCALE: 1/8" = 1'-0"



A2 ENLARGED NORTH ELEVATION - B
SCALE: 1/8" = 1'-0"



B1 ENLARGED SOUTH ELEVATION - A
SCALE: 1/8" = 1'-0"



B2 ENLARGED SOUTH ELEVATION - B
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS.
- DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. THE SCALE AND GRAPHIC SCALES INCLUDED ARE FOR REFERENCE ONLY.
- REPAIR / REPLACE ANY DAMAGED EXTERIOR MATERIALS AND ELEMENTS AS NECESSARY; ANYTHING REPAIRED OR REPLACED SHALL MATCH THE PROPERTIES (TEXTURE, MATERIAL, ETC.) OF THE EXISTING / ADJACENT ONES UNO.
- PREPARE ALL SURFACES AS NECESSARY TO APPLY PAINT, ALONG WITH ANY OTHER PREPARATIONS BASED ON MANUFACTURER REQUIREMENTS.
- PAINT COLORS SHOULD NOT CHANGE AT OUTSIDE CORNERS UNO.
- ALL DOWNSPOUTS SHALL BE PAINTED WITH THE COLOR CORRESPONDING TO THE WALL BEHIND IT (EPT-1a UNO).
- ROOF FASCIAS, PARAPET CAPS, GUTTERS AND FENCING IN PROXIMITY TO BUILDING SHALL BE PAINTED WITH EPT-2 / EPT-2a UNO.
- ALL EXTERIOR SOFFITS SHALL BE PAINTED WITH EPT-1 UNO; REF ROPS.
- ALL PTAC LOUVERS SHALL BE PAINTED WITH THE COLOR OF THEIR HOST WALL (EPT-2a TYP) UNO. ALL OTHER MECHANICAL LOUVERS SHALL BE PAINTED WITH THE COLOR OF THEIR HOST WALL (EPT-1a TYP) UNO ON PLAN OR ELEVATION.
- ALL PAINTABLE EXTERIOR DOORS AND THEIR FRAMES / TRIM SHALL BE PAINTED THE COLOR OF THEIR HOST WALL (EPT-1a TYP) UNO. EXCLUDE ALUMINUM STOREFRONT DOORS AND FRAMES. GENERAL NOTES SHALL BE REFERENCED THROUGHOUT.

EXTERIOR ELEVATION LEGEND

| | |
|--|---|
| | EIFS / STUCCO |
| | FIBER CEMENT (NEW) - ARCHITECTURAL PANEL: MATCH EXISTING EIFS TEXTURE |
| | WOOD / TRIM |
| | BRICK |
| | ASPHALT SHINGLES |
| | METAL GUTTER / DOWNSPOUT / RAILING / COPING / FLASHING / STRUCTURE / ETC. |
| | PTAC LOUVER |
| | MECHANICAL LOUVER |
| | ELEVATION SECTION CUT THROUGH BUILDING |

EXTERIOR PAINT LEGEND

- * REF A-701 FINISH KEY FOR MORE DETAILS *
- (EPT-1)** MAIN WALLS (EIFS / MASONRY / FIBER CEMENT)
SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
 - (EPT-1a)** DOORS, DOWNSPOUTS, MECH / LOUVERS (METALS)
SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
 - (EPT-2)** ACCENT, FASCIA, FENCE (EIFS / MASONRY, FIBER CEMENT / WOOD)
SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY
 - (EPT-2a)** PTAC LOUVERS, GUTTERS, COPINGS, DOORS (METALS)
SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY

KEYED EXTERIOR NOTES

- NEW HORIZONTAL METAL CANOPY. REMOVE EXISTING BLUE CANVAS AWNINGS WHERE THEY OCCUR AND REPLACE WITH NEW METAL ONES; REF ROOF PLAN AND SECTIONS FOR CANOPY DIMENSIONS AND HEIGHTS.
- PORTE COCHERE REMOVED (REF DEMO PLANS); INSTALL SHEATHING, ROOF MEMBRANE AND MATCHING SHINGLES AS NECESSARY WHERE GABLE DORMER MET MAIN ROOF.
- REPLACE EXISTING ROOFING; REMOVE EXISTING ROOF MEMBRANE AND GRAVEL. TPO MEMBRANE ON TAPERED INSULATION - NEW SCUPPER(S) WITH DOWNSPOUT(S); INSULATION MUST SLOPE TOWARDS SCUPPER(S) WITH A MINIMUM SLOPE OF 1/4"; REF B1 / A-103 ENLARGED PLAN AND SECTIONS FOR DETAILS.
- ROOFS TO BE CLEANED. ANY LOOSE OR DAMAGED SHINGLES ARE TO BE REPAIRED OR REPLACED WITH MATCHING. ALL GUTTERS, ROOF DRAINS AND DOWNSPOUTS ARE TO BE CLEANED AND CLEARED OF DEBRIS; REPLACE AS NECESSARY WITH MATCHING. REPAIR / REPLACE COPINGS, FLASHING, GUTTERS AND DOWNSPOUTS AS NECESSARY.
- INSTALL NEW SLIDING GLASS DOORS. MATCH EXISTING ONE. REF A-601 FOR DOOR SCHEDULE AND DETAILS.
- REPLACE EXISTING STOREFRONT WITH NEW; REF A-601 FOR DOOR SCHEDULE AND DETAILS.
- NEW PTAC; REF FLOOR PLANS AND A-512 FOR DETAILS.
- NEW PARAPET CAP COPING; PAINT WITH EPT-2a. REF SECTIONS & DETAILS.
- REPLACE EXISTING STOREFRONT WITH NEW; INFILL WALL TO RAISE SILL AND INSTALL NEW FIBER CEMENT ARCHITECTURAL PANELS. PAINT NEW PANELS WITH EPT-1. REF FRAME ELEVATIONS AND SECTIONS / DETAILS FOR FURTHER INFORMATION.
- REPLACE ALL FLAT ROOF ROOFING. ALL GUTTERS, ROOF DRAINS AND DOWNSPOUTS ARE TO BE CLEANED AND CLEARED OF DEBRIS; REPLACE AS NECESSARY WITH MATCHING. REPAIR / REPLACE COPINGS, FLASHING, GUTTERS, DOWNSPOUTS AND ROOF DRAINS AS NECESSARY.
- REPLACE SHINGLE ROOFING, FASCIA, AND DOWNSPOUTS ON SWIMMING POOL BUILDING. CLEAN OUT AND REPAIR / REPLACE GUTTERS AS NECESSARY.



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

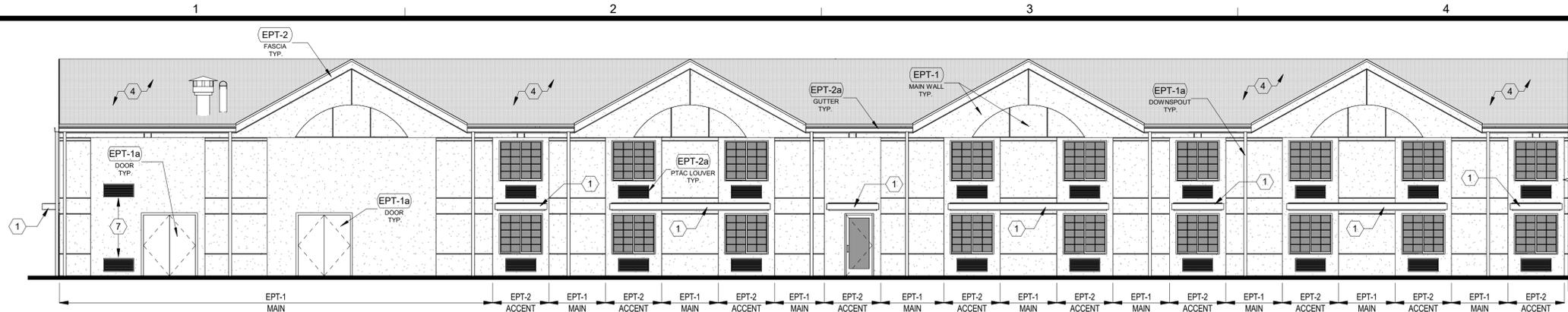
SUBMISSION DATES
OCTOBER 14, 2022

SHEET TITLE
ENLARGED EXTERIOR ELEVATIONS I

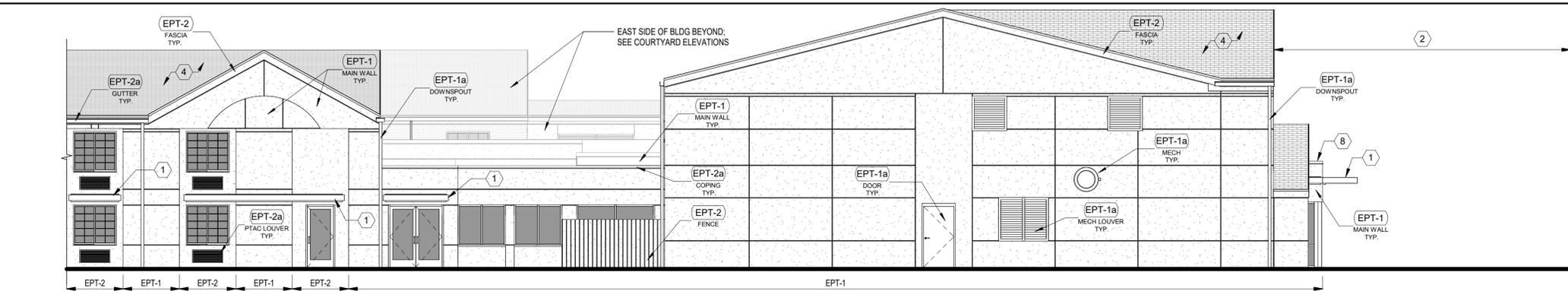
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0210377

SHEET NUMBER
A-211

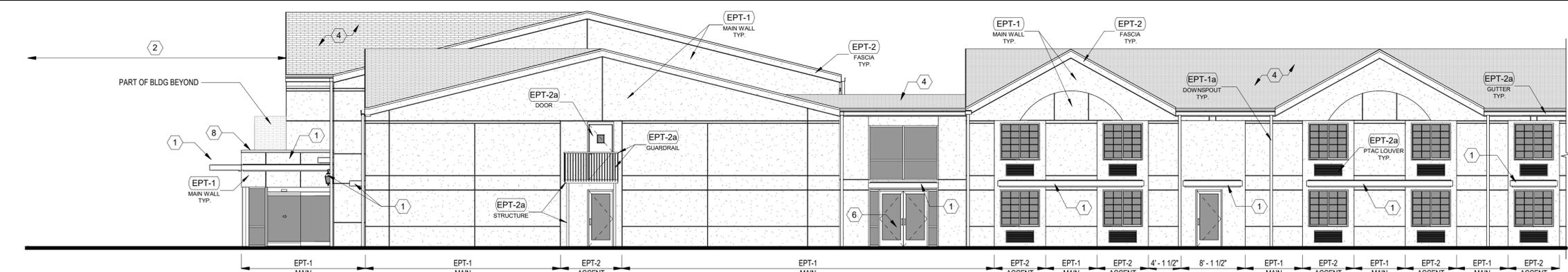
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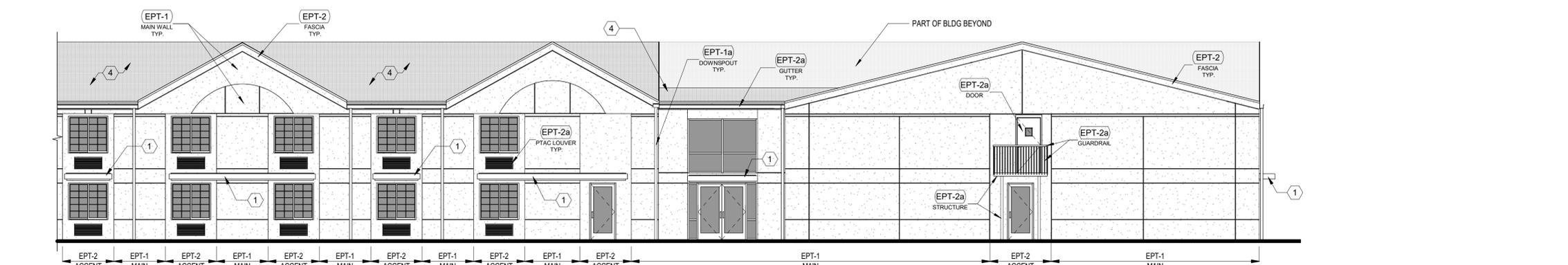
A1 ENLARGED EAST ELEVATION - A
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



A2 ENLARGED EAST ELEVATION - B
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



B1 ENLARGED WEST ELEVATION - A
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



B2 ENLARGED WEST ELEVATION - B
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

EXTERIOR ELEVATION NOTES

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EXTERIOR ELEVATION LEGEND

| | |
|--|---|
| | EIFS / STUCCO |
| | FIBER CEMENT (NEW) - ARCHITECTURAL PANEL: MATCH EXISTING EIFS TEXTURE |
| | WOOD / TRIM |
| | BRICK |
| | ASPHALT SHINGLES |
| | METAL GUTTER / DOWNSPOUT / RAILING / COPING / FLASHING / STRUCTURE / ETC. |
| | PTAC LOUVER |
| | MECHANICAL LOUVER |
| | ELEVATION SECTION CUT THROUGH BUILDING |

EXTERIOR PAINT LEGEND

- * REF A-701 FINISH KEY FOR MORE DETAILS *
- (EPT-1)** MAIN WALLS (EIFS / MASONRY / FIBER CEMENT)
SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
 - (EPT-1a)** DOORS, DOWNSPOUTS, MECH / LOUVERS (METALS)
SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
 - (EPT-2)** ACCENT, FASCIA, FENCE (EIFS / MASONRY, FIBER CEMENT / WOOD)
SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY
 - (EPT-2a)** PTAC LOUVERS, GUTTERS, COPINGS, DOORS (METALS)
SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY

KEYED EXTERIOR NOTES

- NEW HORIZONTAL METAL CANOPY. REMOVE EXISTING BLUE CANVAS AWINGS WHERE THEY OCCUR AND REPLACE WITH NEW METAL ONES; REF ROOF PLAN AND SECTIONS FOR CANOPY DIMENSIONS AND HEIGHTS.
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- REPLACE EXISTING STOREFRONT WITH NEW; REF A-601 FOR DOOR SCHEDULE AND DETAILS.
- NEW PTAC; REF FLOOR PLANS AND A-512 FOR DETAILS.
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RENOVATION
PLATO'S MADISON, WI
3841 E WASHINGTON AVE, MADISON, WI 53714

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| SUBMISSION DATES |
| OCTOBER 14, 2022 |

SHEET TITLE
ENLARGED EXTERIOR ELEVATIONS II

PROJECT NUMBER
0210377

SHEET NUMBER
A-212

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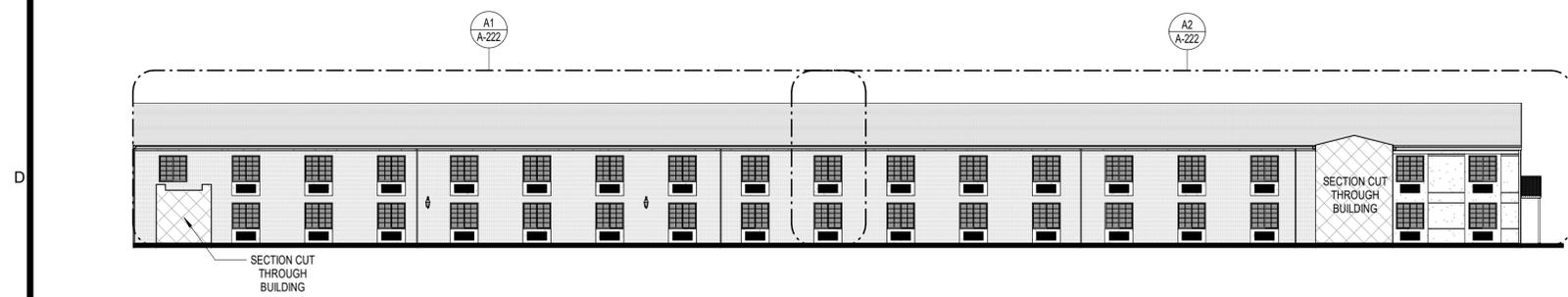
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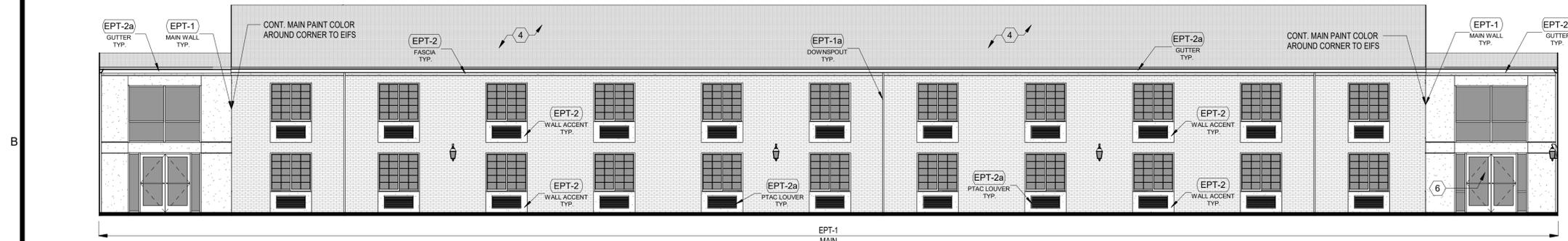
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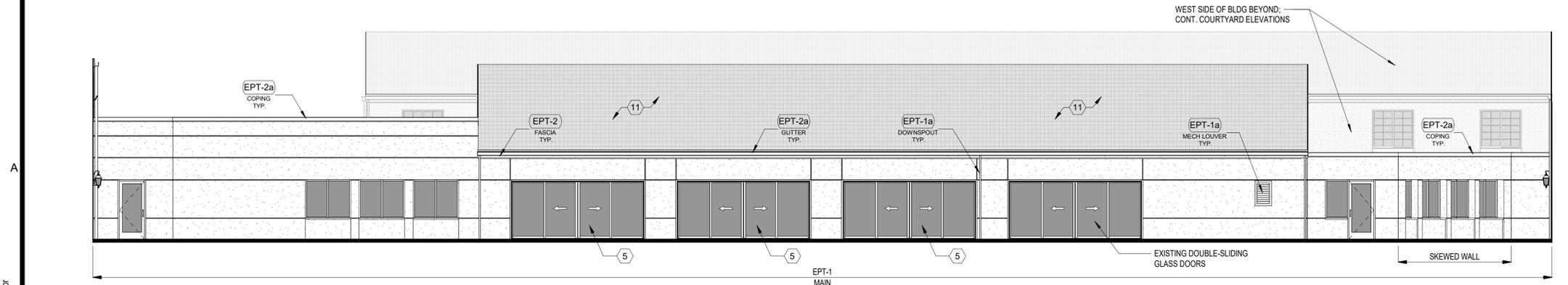
A1 OVERALL NORTH ELEV - COURTYARD
SCALE: 1/16" = 1'-0"



A2 OVERALL SOUTH ELEV - COURTYARD
SCALE: 1/16" = 1'-0"



B1 EAST ELEV - A - COURTYARD
SCALE: 1/8" = 1'-0"



B2 WEST ELEV - A - COURTYARD
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

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EXTERIOR ELEVATION LEGEND

| | |
|--|---|
| | EIFS / STUCCO |
| | FIBER CEMENT (NEW) - ARCHITECTURAL PANEL: MATCH EXISTING EIFS TEXTURE |
| | WOOD / TRIM |
| | BRICK |
| | ASPHALT SHINGLES |
| | METAL GUTTER / DOWNSPOUT / RAILING / COPING / FLASHING / STRUCTURE / ETC. |
| | PTAC LOUVER |
| | MECHANICAL LOUVER |
| | ELEVATION SECTION CUT THROUGH BUILDING |

EXTERIOR PAINT LEGEND

- * REF A-701 FINISH KEY FOR MORE DETAILS *
- (EPT-1)** MAIN WALLS (EIFS / MASONRY / FIBER CEMENT) SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
 - (EPT-1a)** DOORS, DOWNSPOUTS, MECH / LOUVERS (METALS) SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
 - (EPT-2)** ACCENT, FASCIA, FENCE (EIFS / MASONRY, FIBER CEMENT / WOOD) SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY
 - (EPT-2a)** PTAC LOUVERS, GUTTERS, COPINGS, DOORS (METALS) SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY

KEYED EXTERIOR NOTES

- NEW HORIZONTAL METAL CANOPY. REMOVE EXISTING BLUE CANVAS AWNINGS WHERE THEY OCCUR AND REPLACE WITH NEW METAL ONES; REF ROOF PLAN AND SECTIONS FOR CANOPY DIMENSIONS AND HEIGHTS.
- PORTE COCHERE REMOVED (REF DEMO PLANS); INSTALL SHEATHING, ROOF MEMBRANE AND MATCHING SHINGLES AS NECESSARY WHERE GABLE DORMER MET MAIN ROOF.
- REPLACE EXISTING ROOFING; REMOVE EXISTING ROOF MEMBRANE AND GRAVEL. TPO MEMBRANE ON TAPERED INSULATION - NEW SCUPPER(S) WITH DOWNSPOUT(S); INSULATION MUST SLOPE TOWARDS SCUPPER(S) WITH A MINIMUM SLOPE OF 1/4"; REF B1 / A-103 ENLARGED PLAN AND SECTIONS FOR DETAILS.
- ROOFS TO BE CLEANED. ANY LOOSE OR DAMAGED SHINGLES ARE TO BE REPAIRED OR REPLACED WITH MATCHING. ALL GUTTERS, ROOF DRAINS AND DOWNSPOUTS ARE TO BE CLEANED AND CLEARED OF DEBRIS; REPLACE AS NECESSARY WITH MATCHING. REPAIR / REPLACE COPINGS, FLASHING, GUTTERS AND DOWNSPOUTS AS NECESSARY.
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RENOVATION
PLATO'S MADISON, WI
3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
OCTOBER 14, 2022

SHEET TITLE
COURTYARD ELEVATIONS I

PROJECT NUMBER
0210377

SHEET NUMBER
A-221

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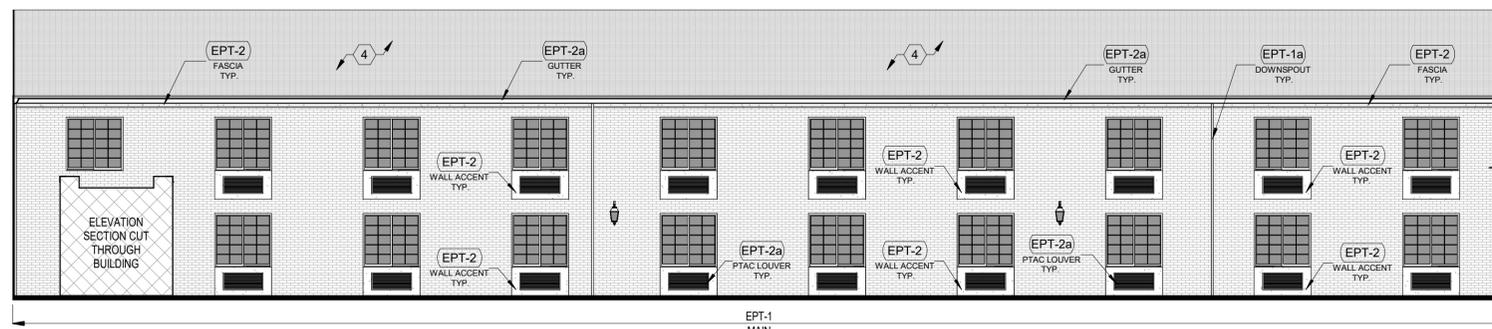
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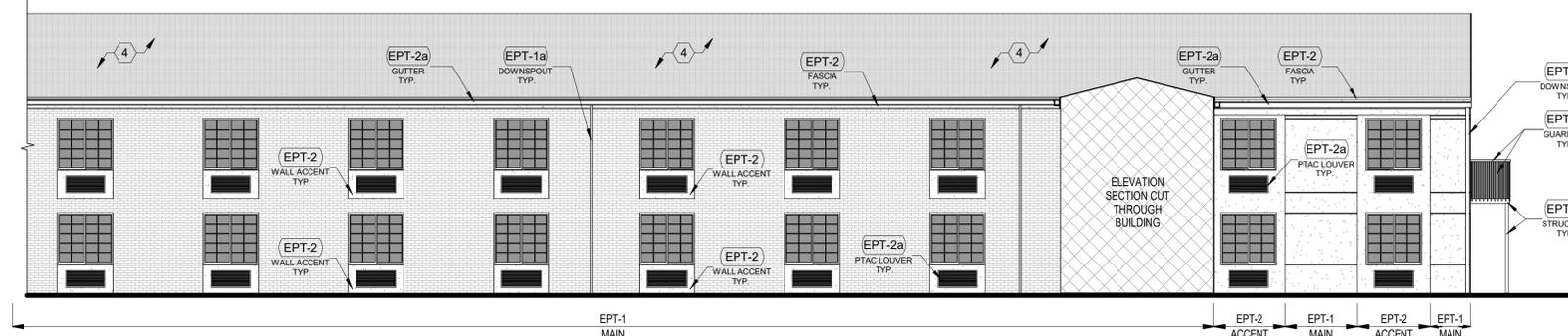
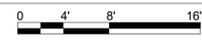
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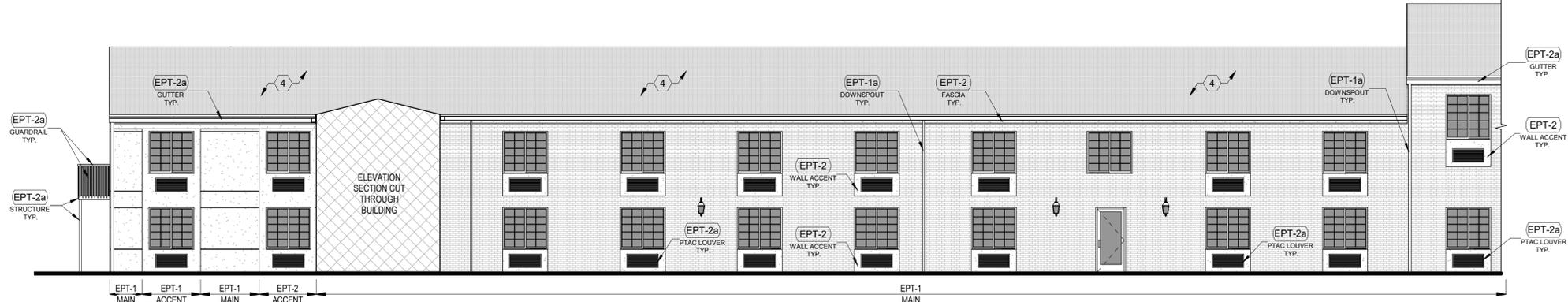
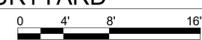
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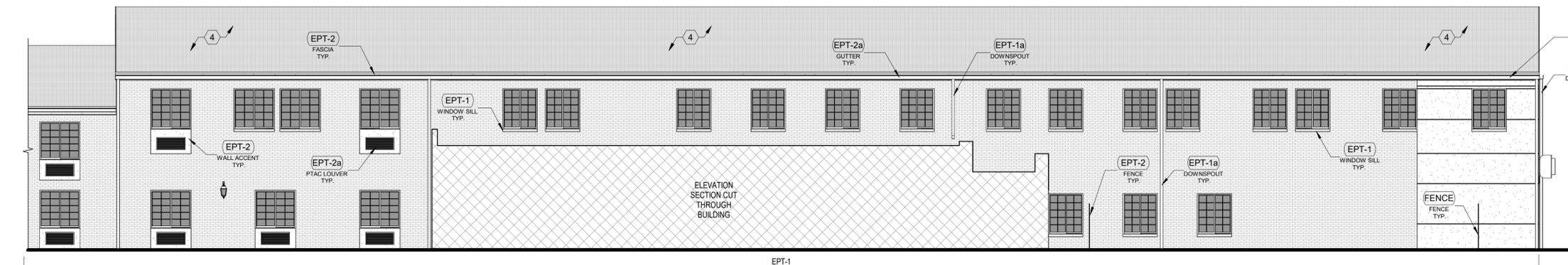
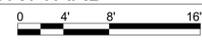
A1 NORTH ELEV - A - COURTYARD
SCALE: 1/8" = 1'-0"



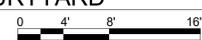
A2 NORTH ELEV - B - COURTYARD
SCALE: 1/8" = 1'-0"



B1 SOUTH ELEV - A - COURTYARD
SCALE: 1/8" = 1'-0"



B2 SOUTH ELEV - B - COURTYARD
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EXTERIOR ELEVATION LEGEND

| | |
|--|---|
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| | FIBER CEMENT (NEW) - ARCHITECTURAL PANEL: MATCH EXISTING EIFS TEXTURE |
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| | BRICK |
| | ASPHALT SHINGLES |
| | METAL GUTTER / DOWNSPOUT / RAILING / COPING / FLASHING / STRUCTURE / ETC. |
| | PTAC LOUVER |
| | MECHANICAL LOUVER |
| | ELEVATION SECTION CUT THROUGH BUILDING |

EXTERIOR PAINT LEGEND

- * REF A-701 FINISH KEY FOR MORE DETAILS *
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SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
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- NEW HORIZONTAL METAL CANOPY. REMOVE EXISTING BLUE CANVAS AWNINGS WHERE THEY OCCUR AND REPLACE WITH NEW METAL ONES; REF ROOF PLAN AND SECTIONS FOR CANOPY DIMENSIONS AND HEIGHTS.
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- REPLACE EXISTING ROOFING; REMOVE EXISTING ROOF MEMBRANE AND GRAVEL. TPO MEMBRANE ON TAPERED INSULATION - NEW SCUPPER(S) WITH DOWNSPOUT(S); INSULATION MUST SLOPE TOWARDS SCUPPER(S) WITH A MINIMUM SLOPE OF 1/4"; REF B1 / A-103 ENLARGED PLAN AND SECTIONS FOR DETAILS.
- ROOFS TO BE CLEANED. ANY LOOSE OR DAMAGED SHINGLES ARE TO BE REPAIRED OR REPLACED WITH MATCHING. ALL GUTTERS, ROOF DRAINS AND DOWNSPOUTS ARE TO BE CLEANED AND CLEARED OF DEBRIS; REPLACE AS NECESSARY WITH MATCHING. REPAIR / REPLACE COPINGS, FLASHING, GUTTERS AND DOWNSPOUTS AS NECESSARY.
- INSTALL NEW SLIDING GLASS DOORS. MATCH EXISTING ONE. REF A-601 FOR DOOR SCHEDULE AND DETAILS.
- REPLACE EXISTING STOREFRONT WITH NEW; REF A-601 FOR DOOR SCHEDULE AND DETAILS.
- NEW PTAC; REF FLOOR PLANS AND A-512 FOR DETAILS.
- NEW PARAPET CAP COPING; PAINT WITH EPT-2a. REF SECTIONS & DETAILS.
- REPLACE EXISTING STOREFRONT WITH NEW; INFILL WALL TO RAISE SILL AND INSTALL NEW FIBER CEMENT ARCHITECTURAL PANELS. PAINT NEW PANELS WITH EPT-1. REF FRAME ELEVATIONS AND SECTIONS / DETAILS FOR FURTHER INFORMATION.
- REPLACE ALL FLAT ROOF ROOFING. ALL GUTTERS, ROOF DRAINS AND DOWNSPOUTS ARE TO BE CLEANED AND CLEARED OF DEBRIS; REPLACE AS NECESSARY WITH MATCHING. REPAIR / REPLACE COPINGS, FLASHING, GUTTERS, DOWNSPOUTS AND ROOF DRAINS AS NECESSARY.
- REPLACE SHINGLE ROOFING, FASCIA, AND DOWNSPOUTS ON SWIMMING POOL BUILDING. CLEAN OUT AND REPAIR / REPLACE GUTTERS AS NECESSARY.

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

SUBMISSION DATES
OCTOBER 14, 2022

SHEET TITLE
COURTYARD ELEVATIONS
II

PROJECT NUMBER
0210377

SHEET NUMBER
A-222

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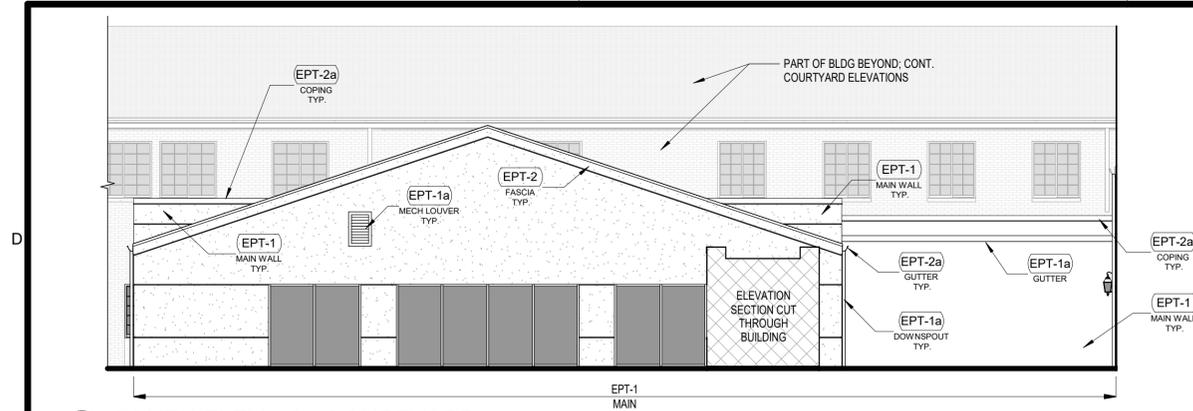
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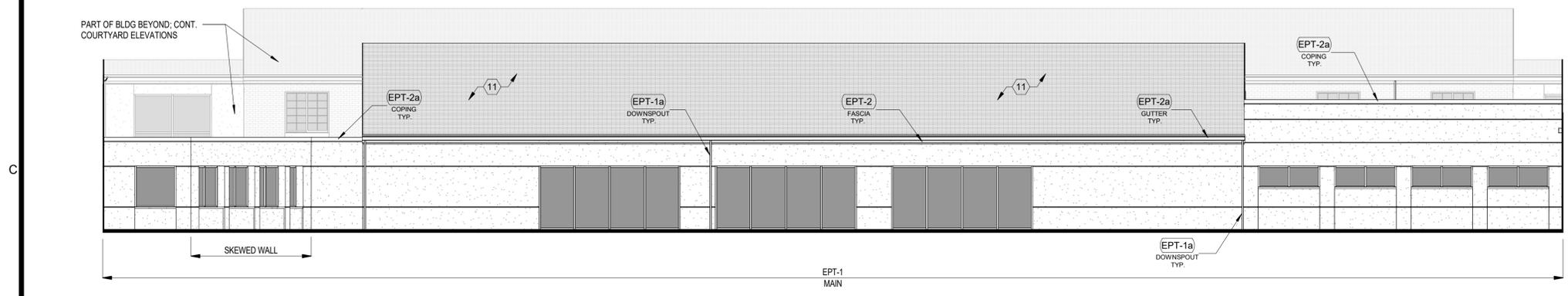
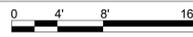
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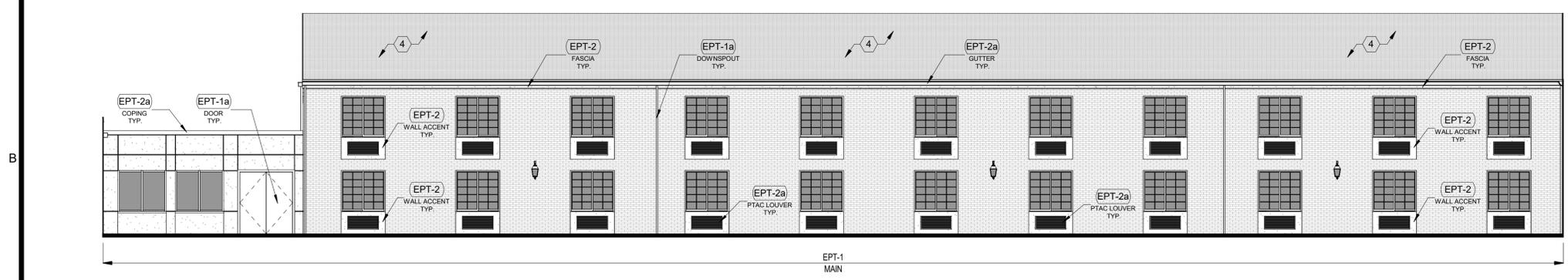
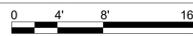
A1 SOUTH ELEV - C - COURTYARD

SCALE: 1/8" = 1'-0"



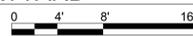
A2 EAST ELEV - B - COURTYARD

SCALE: 1/8" = 1'-0"



A3 WEST ELEV - B - COURTYARD

SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS.
2. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION; THE SCALE AND GRAPHIC SCALES INCLUDED ARE FOR REFERENCE ONLY.
3. REPAIR / REPLACE ANY DAMAGED EXTERIOR MATERIALS AND ELEMENTS AS NECESSARY; ANYTHING REPAIRED OR REPLACED SHALL MATCH THE PROPERTIES (TEXTURE, MATERIAL, ETC.) OF THE EXISTING / ADJACENT ONES UNO.
4. PREPARE ALL SURFACES AS NECESSARY TO APPLY PAINT, ALONG WITH ANY OTHER PREPARATIONS BASED ON MANUFACTURER REQUIREMENTS.
5. PAINT COLORS SHOULD NOT CHANGE AT OUTSIDE CORNERS UNO.
6. ALL DOWNSPOUTS SHALL BE PAINTED WITH THE COLOR CORRESPONDING TO THE WALL BEHIND IT (EPT-1a UNO).
7. ROOF FASCIAS, PARAPET CAPS, GUTTERS AND FENCING IN PROXIMITY TO BUILDING SHALL BE PAINTED WITH EPT-2 / EPT-2a UNO.
8. ALL EXTERIOR SOFFITS SHALL BE PAINTED WITH EPT-1 UNO; REF ROPS.
9. ALL PTAC LOUVERS SHALL BE PAINTED WITH THE COLOR OF THEIR HOST WALL (EPT-2a TYP) UNO. ALL OTHER MECHANICAL LOUVERS SHALL BE PAINTED WITH THE COLOR OF THEIR HOST WALL (EPT-1a TYP) UNO ON PLAN OR ELEVATION.
10. ALL PAINTABLE EXTERIOR DOORS AND THEIR FRAMES / TRIM SHALL BE PAINTED THE COLOR OF THEIR HOST WALL (EPT-1a TYP) UNO. EXCLUDE ALUMINUM STOREFRONT DOORS AND FRAMES. GENERAL NOTES SHALL BE REFERENCED THROUGHOUT.

EXTERIOR ELEVATION LEGEND

| | |
|--|---|
| | EIFS / STUCCO |
| | FIBER CEMENT (NEW) - ARCHITECTURAL PANEL: MATCH EXISTING EIFS TEXTURE |
| | WOOD / TRIM |
| | BRICK |
| | ASPHALT SHINGLES |
| | METAL GUTTER / DOWNSPOUT / RAILING / COPING / FLASHING / STRUCTURE / ETC. |
| | PTAC LOUVER |
| | MECHANICAL LOUVER |
| | ELEVATION SECTION CUT THROUGH BUILDING |

EXTERIOR PAINT LEGEND

- * REF A-701 FINISH KEY FOR MORE DETAILS *
- (EPT-1) MAIN WALLS (EIFS / MASONRY / FIBER CEMENT) SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
 - (EPT-1a) DOORS, DOWNSPOUTS, MECH / LOUVERS (METALS) SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
 - (EPT-2) ACCENT, FASCIA, FENCE (EIFS / MASONRY, FIBER CEMENT / WOOD) SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY
 - (EPT-2a) PTAC LOUVERS, GUTTERS, COPINGS, DOORS (METALS) SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY

KEYED EXTERIOR NOTES

1. NEW HORIZONTAL METAL CANOPY. REMOVE EXISTING BLUE CANVAS AWNINGS WHERE THEY OCCUR AND REPLACE WITH NEW METAL ONES; REF ROOF PLAN AND SECTIONS FOR CANOPY DIMENSIONS AND HEIGHTS.
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4. ROOFS TO BE CLEANED. ANY LOOSE OR DAMAGED SHINGLES ARE TO BE REPAIRED OR REPLACED WITH MATCHING. ALL GUTTERS, ROOF DRAINS AND DOWNSPOUTS ARE TO BE CLEANED AND CLEARED OF DEBRIS; REPLACE AS NECESSARY WITH MATCHING. REPAIR / REPLACE COPINGS, FLASHING, GUTTERS AND DOWNSPOUTS AS NECESSARY.
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11. REPLACE SHINGLE ROOFING, FASCIA, AND DOWNSPOUTS ON SWIMMING POOL BUILDING; CLEAN OUT AND REPAIR / REPLACE GUTTERS AS NECESSARY.



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

SUBMISSION DATES
 OCTOBER 14, 2022

SHEET TITLE
 COURTYARD ELEVATIONS
 III

PROJECT NUMBER
0210377

SHEET NUMBER
A-223

FILE PATH: C:\Users\Collin\Documents\210377 Plato's - Madison, WI - CD Model_Central_V22_csk2RG35.rvt
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INTERIOR FINISH SCHEDULE

Table with columns: ROOM NUMBER, ROOM NAME, FLOOR (FINISH, BASE), NORTH, EAST, SOUTH, WEST, CEILING FINISH. Lists various rooms like VESTIBULE, LOBBY, RECEPTION, etc., with their respective finish codes.

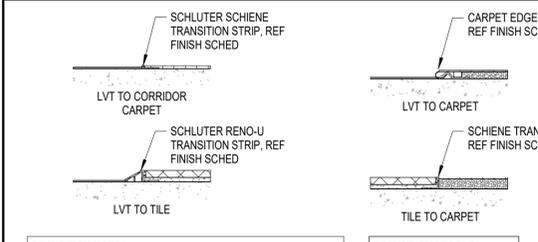
ELEVATOR CAB FINISH NOTE: REPLACE FLOORING AND SIDE PANELS; ADD MATCHING HANDRAILS ON THE OTHER 2 SIDES OF THE CAB. CLEAN AND POLISH EXISTING STEEL SURFACES AND DOORS. THOROUGHLY CLEAN CEILING.

POOL DECK FINISH NOTE: SHOULD THE OWNER DECIDE TO BACKFILL EXISTING SWIMMING POOL AND HOT TUB, THEY SHALL GIVE DIRECTION ON NEW FLOORING FINISHES.

TYPICAL UNIT FINISH SCHEDULE

Table with columns: ROOM NAME, FLOOR (FINISH, BASE), WALLS (NORTH, EAST, SOUTH, WEST), CEILING FINISH. Lists typical rooms like STUDIO - I, BATHROOM, etc., with their respective finish codes.

NOTES: 1. REF ENLARGED UNIT PLANS FOR UNIT TYPES / ENLARGED UNIT FLOOR PLANS... 2. BATHROOM ROW IN SCHEDULE CORRESPONDS WITH THE UNIT DIRECTLY ABOVE IT... 3. OWNER TO DETERMINE FINAL FINISH COLOR PALETTE...



TRANSITION NOTES: -FINISH THICKNESS TO BE VERIFIED WITH OWNER SELECTION. -TRANSITION BETWEEN FLOOR FINISHES SHALL BE LESS THAN OR EQUAL 1/4".

TRANSITION LEGEND: -FINISH THICKNESS TO BE VERIFIED WITH OWNER SELECTION. -TRANSITION BETWEEN FLOOR FINISHES SHALL BE LESS THAN OR EQUAL 1/4".

FINISH FLOOR TRANSITIONS

FINISH LEGEND

Large table defining finish codes for INTERIOR, EXTERIOR, CARPET, TILE, LUXURY VINYL TILE, CONCRETE, WINDOW BLINDS, and SHELVING. Includes descriptions and material specifications for each code.

NOTE: 'a' AFTER A MATERIAL ABBREVIATION (EPT-1a FOR EXAMPLE) DENOTES THAT THE MATERIAL HAS DIFFERENT PROPERTIES OR IS AN ALTERNATE.

GENERAL FINISH NOTES

- 1. REFER TO SHEET G-001 FOR SHEET INDEX. 2. ALL FLOOR FINISHES TO TERMINATE AT CENTER OF DOOR FRAME UNLESS NOTED OTHERWISE. 3. REFER TO FINISH FLOOR PLANS, REFLECTED CEILING PLANS, ELEVATIONS, AND DETAILS FOR EXTENT OF MULTIPLE FINISHES. 4. DO NOT PAINT ALUMINUM OR OTHER NON-FERROUS METALS THAT ARE PREFINISHED. 5. MATCH VERTICAL FINISH OF ALL INTERIOR GYPSUM BOARD SOFFITS TO HORIZONTAL FINISH AS NOTED ON RCP OR ROOM FINISH SCHEDULE. UNO. 6. FINISH ALL EXPOSED CEILING DESIGNATED AS 'OTS' (OPEN TO STRUCTURE) AS INDICATED ON ROOM FINISH SCHEDULE. PAINTING INCLUDES, BUT IS NOT LIMITED TO: EXPOSED STRUCTURE, JOISTS, METAL DECKING, EXISTING TECTUM PANELS, DUCTWORK, CONDUIT, ELECTRICAL BOXES AND MECHANICAL EQUIPMENT. 7. PAINT ALL INTERIOR METAL DOOR FRAMES COLOR TO MATCH EXISTING TRIM PAINT COLOR. 8. PAINT OR FINISH THE FOLLOWING ITEMS TO MATCH ADJACENT PAINT OR FINISH: A. ELECTRICAL PANELS IN FINISHED ROOMS B. GRILLES, LOUVERS ETC. PRIMED OR SPECIFIED TO BE PAINTED C. UNFINISHED SPEAKER OUTLET GRILLES D. VISIBLE PORTIONS OF DUCTWORK AND MECH EQUIPMENT BEHIND VENTS, GRILLES AND DIFFUSERS. 9. FINISH FLOOR PATTERNS TO BE CENTERED IN EACH ROOM AND PARALLEL TO THE LONGEST WALL UNO. 10. CORNER GUARDS ARE TO BE INSTALLED AT ALL OUTSIDE CORNERS OF ALL PARTITIONS AND ARE TO BE FULL HEIGHT FROM TOP OF BASE. COORDINATE FLOORING INSTALLATION WITH CASEWORK TO ENSURE FLOORING EXTENDS UNDER ALL CASEWORK. 11. ALL CLOSETS AND ALCOVES WITHOUT SEPARATE ROOM NUMBERS TO HAVE SAME FLOORING AND PATTERNS AS THE LARGER, IDENTIFIED ROOM. 12. NOT ALL FLOORING MATERIALS SHOWN ON FINISH PLANS, REFER TO FINISH SCHEDULE FOR MATERIALS IN LOCATIONS NOT SHOWN. 13. ALL BRICK TO REMAIN AS EXISTING. DO NOT PAINT. 14. TOWER CORRIDOR CEILINGS TO REMAIN AS EXISTING. REPAIR SECTIONS AS NECESSARY WITH MATCHING PAINT COLOR. 15. ALL TILE TO REMAIN EXISTING IN UNIT RESTROOMS TO BE CLEANED AND RE-GROUTED WHERE NECESSARY. 16. ALL CORRIDORS TO RECEIVE OPT-1/CPT-2, WB-1 AND PT-1(WALLS). REF TYPICAL CORRIDOR FINISH PLAN FOR INSTALLATION PATTERNS & DETAILS. 17. REFER DOOR SCHEDULE FOR INTERIOR DOOR / FRAME PAINT COLORS. 18. GENERAL NOTES SHALL BE REFERENCED THROUGHOUT.



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

SUBMISSION DATES OCTOBER 14, 2022

SHEET TITLE FINISH SCHEDULE

PROJECT NUMBER 0210377

SHEET NUMBER A-701

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GENERAL:

CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEEPED ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.

THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES.

ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.

UNLESS SPECIFIED OTHERWISE, ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS, WISCONSIN DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS AND WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND/OR THE APPROPRIATE LOCAL AUTHORITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES, LICENSE FEES, AND TAP FEES, ETC.

ALL ELEVATIONS IN PAVED AREAS ARE TOP OF FINISHED PAVEMENT UNLESS OTHERWISE NOTED.

RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM ENGINEER BEFORE ANY UTILITY RELOCATION.

NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.

DIGGERS HOTLINE:

ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS) AND CALL "DIGGERS HOTLINE" AT 1-800-242-8511.

EXISTING UTILITY LOCATIONS SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ON THESE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPUTATIONS.

SITE WORK AND GRADING:

ALL FEATURES OF THIS PROJECT INCLUDING, BUT NOT LIMITED TO, SIDEWALKS AND CURB RAMPS SHALL COMPLY WITH THE AMERICAN DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE INTERIM FINAL RULES FOR PUBLIC RIGHT-OF-WAY, PUBLISHED IN THE FEDERAL REGISTER, SEPTEMBER 2010, WHERE SPATIAL LIMITATIONS OR EXISTING FEATURES WITHIN THE LIMITS OF THE PROJECT PREVENT FULL COMPLIANCE WITH THIS ACT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER UPON DISCOVERY OF SUCH FEATURES. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ASPECT OF THE WORK WHICH IS NOT IN FULL COMPLIANCE WITH THE ADA WITHOUT PRIOR, WRITTEN PERMISSION FROM THE ENGINEER. ANY WORK WHICH IS NOT PERFORMED WITHIN THE GUIDELINES OF THE ADA, FOR WHICH THE CONTRACTOR DOES NOT HAVE WRITTEN APPROVAL, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

- CROSS SLOPES FOR SIDEWALKS SHALL NOT EXCEED 1:50
- RAMP SLOPES SHALL NOT EXCEED 1:12
- GRADES EXCEEDING 5% WILL BE TREATED AS A RAMP SLOPE

FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION.

GEOTECHNICAL:

NONE PROVIDED

SURVEY:

EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY D'ONOFRIO KOTTKE AND ASSOCIATES, DATED JUNE 28, 2022.

LEGAL DESCRIPTION:

LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8901 RECORDED IN VOL. 49 OF CERTIFIED SURVEY MAPS, ON PAGES 259-262, AS DOCUMENT NO 2965461, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

THIS DESCRIPTION DESCRIBES ALL THE LAND DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 2121927 BEARING AN EFFECTIVE DATE OF JANUARY 20, 2022.

BENCHMARK SUMMARY:

| SITE BENCHMARKS | | |
|------------------------|------------------|----------------------|
| BENCHMARK 1 | BENCHMARK 2 | BENCHMARK 3 |
| TOP BRASS CAP MONUMENT | TOP 1-1/4" REBAR | MAG NAIL IN CONCRETE |
| ELEV: 868.55 | ELEV: 876.39 | ELEV: 870.35 |

EROSION CONTROL NOTES:

ALL EROSION CONTROL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND CITY OF MADISON STANDARDS AND SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, AND FOR CLEANING OF VEHICLE WHEELS IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS AND SPECIFICATIONS.

SILT FENCES: PLACEMENT OF SILT FENCES SHALL BE AS SHOWN ON THE DEMOLITION & EROSION CONTROL PLAN. FENCING WHICH BECOMES DAMAGED SHALL BE REPLACED PROMPTLY. DEPOSITS OF SILT WHICH BUILD UP BEHIND DIKES MAY BE DISKED INTO THE SITE BEFORE PLACEMENT OF TEMPORARY COVER. AFTER TEMPORARY COVER IS PLACED OR AFTER LANDSCAPING COMMENCES, SILT SHALL BE REMOVED AND DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER.

TEMPORARY EROSION CONTROL:

ALL DISTURBED EARTH SURFACES WHICH ARE NOT PAVED OR BUILDING PADS SHALL BE LANDSCAPED OR REVEGETATED WITH A TEMPORARY COVER, DEPENDING ON THE PLANTING SEASON, AS OUTLINED BELOW.

| SPECIES | LBS/ACRE | PERCENT PURITY |
|------------------------------|----------|----------------|
| OATS ¹ | 131 | 98 |
| CEREAL RYE ² | 131 | 97 |
| WINTER WHEAT ² | 131 | 95 |
| ANNUAL RYEGRASS ² | 80 | 95 |

¹SPRING AND SUMMER SEEDING
²FALL SEEDING

PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SHALL BE INSTALLED.

THE SUBGRADE SHALL BE LOOSENED EVENLY TO A DEPTH OF 2 TO 3 INCHES AND 10-20-10 FERTILIZER (10 LBS. PER 1000 SQ. FT. OR 450 LBS. PER ACRE) SHALL BE MIXED WITH THE LOOSENED SOIL BY DISKING OR OTHER SUITABLE MEANS.

SOIL SHALL BE TESTED AND LIME TREATED IF REQUIRED BY TESTING FIRM.

SEEDS MAY BE DRILLED OR BROADCAST UNIFORMLY.

SEEDING IMPLEMENTS SHOULD BE USED AT RIGHT ANGLES TO THE SLOPE TO MINIMIZE EROSION.

MULCH SHALL BE USED ON ALL SLOPES GREATER THAN 5 PERCENT OR AS NEEDED.

THE AREA SHALL BE WATERED DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL THE PLANTS EXCEED 1 INCH IN HEIGHT.

AS-BUILTS:

THE CONTRACTOR SHALL KEEP ON SITE A CURRENT SET OF THE APPROVED CONSTRUCTION WORKING DRAWINGS AT ALL TIMES. THE CONTRACTOR SHALL MARK (IN RED INK) ALL APPROVED CHANGES INCURRED FOLLOWING PUBLIC WORKS DEPARTMENT APPROVAL OF THE INITIAL DRAWINGS. THESE CHANGES MAY BE INITIATED FROM FIELD CONDITIONS OR CHANGES MADE BY THE DESIGN ENGINEER OR THE PUBLIC WORKS ENGINEER. EXCEPT FOR MINOR FIELD ADJUSTMENTS, ALL CHANGES SHALL BE REVIEWED AND AGREED TO BY THE DESIGN ENGINEER AND THE PUBLIC WORKS ENGINEER PRIOR TO FINAL APPROVAL OF THE PROJECT. THE CONTRACTOR SHALL SUBMIT THE WORKING DRAWINGS TO THE ENGINEER OF RECORD (DESIGN ENGINEER) AFTER FINAL INSPECTION OF PROJECT TO SERVE AS A BASIS FOR DEVELOPMENT OF FINAL AS-BUILT RECORD DRAWINGS.

PERMANENT EROSION CONTROL PRACTICES:

BERMUDA GRASS SOLID SLAB SOD OR SEEDING SHALL BE USED ON THIS PROJECT IN ALL DISTURBED AREAS.

SOIL SHALL BE LOOSENED EVENLY TO A DEPTH OF 2 TO 3 INCHES AND FERTILIZER SHALL BE MIXED WITH THE LOOSENED SURFACE SOIL BY DISKING OR OTHER SUITABLE MEANS.

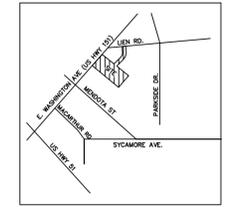
SOIL SHALL BE TESTED FOR pH AND SHALL BE TREATED WITH LIME AS REQUIRED.

THE AREA SHALL BE WATERED DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL FINAL ACCEPTANCE OR ONE MONTH.

SODDED AND SEEDED AREAS SHALL BE PREPARED AND PLACED IN ACCORDANCE WITH CITY OF MADISON SPECIFICATIONS. SEED SLOPES LESS THAN 5%. SOD SLOPES BETWEEN 5% AND 4:1. STAKE SOD ON SLOPES GREATER THAN 4:1.

CIVIL SHEET INDEX:

- C100 GENERAL NOTES
- C200 OVERALL SURVEY
- C201 ENLARGED SURVEY 1
- C202 ENLARGED SURVEY 2
- C203 TOPOGRAPHIC SURVEY
- C300 OVERALL DEMO AND EROSION CONTROL PLAN
- C301 ENLARGED DEMO AND EROSION CONTROL PLAN 1
- C302 ENLARGED DEMO AND EROSION CONTROL PLAN 2
- C400 OVERALL SITE PLAN
- C401 ENLARGED SITE PLAN 1
- C402 ENLARGED SITE PLAN 2
- C403 FIRE ACCESS PLAN
- C500 OVERALL GRADING PLAN
- C501 ENLARGED GRADING PLAN 1
- C502 ENLARGED GRADING PLAN 2
- C600 DETAILS
- C601 DETAILS
- C700 UTILITY PLAN
- L1 CITY LANDSCAPE PLAN



VICINITY MAP
NOT TO SCALE

LEGEND

| | | | | | |
|-----------|------------------------|------|----------------------|------|-------------------------|
| — 660 — | EXISTING MAJOR CONTOUR | BM | BENCH MARK | OHD | OVERHEAD DOOR |
| — 662 — | EXISTING MINOR CONTOUR | CO | CLEANOUT | PAVT | PAVEMENT |
| — 660 — | NEW MAJOR CONTOUR | EP | EMERGENCY PHONE | PE | POLYETHYLENE |
| — 662 — | NEW MINOR CONTOUR | FO | FIBER OPTIC MANHOLE | PVC | POLY VINYL CHLORIDE |
| — X — | FENCE | FDC | FIRE DEPT CONNECTION | R | RADIUS |
| — T — | TELEPHONE OVERHEAD | FH | FIRE HYDRANT | RD | ROOF DRAIN |
| — W — | POWER LINE OVERHEAD | G | GAS / OIL WELL | R/W | RIGHT OF WAY |
| — G — | GAS LINE | GM | GAS METER | RCP | REINF CONCRETE PIPE |
| — O — | OIL LINE | LP | LIGHT POLE | RJ | RESTRAINED JOINT |
| — PUG — | POWER UNDERGROUND | P | POWER MANHOLE | SGDI | SINGLE GRATE CURB INLET |
| — TUG — | TELEPHONE UNDERGROUND | PB | PULL BOX | SF | SQUARE FEET |
| — TVUG — | TV UNDERGROUND | SS | SANITARY MANHOLE | SJ | SAW JOINT |
| — W — | WATER LINE | ST | STEAM MANHOLE | SY | SQUARE YARDS |
| — SS — | SANITARY SEWER LINE | S | STORM MANHOLE | TC | TOP OF CURB |
| — - - - - | FLOW LINE DITCH | T | TELEPHONE MANHOLE | TG | TOP OF GRATE |
| — SF — | SILT FENCE | TPED | TELEPHONE PEDESTAL | TJ | TOOLED JOINT |
| | | XFMR | TRANSFORMER PAD | TOF | TOP OF FOOTING |
| | | WH | WATER HYDRANT | TP | TOP OF PAVEMENT |
| | | WM | WATER METER | TR | TOP OF RIM |
| | | W | WATER WELL | TS | TOP OF STEP |
| | | LS | LIFT STATION MANHOLE | TW | TOP OF WALL |
| | | | | UNO | UNLESS NOTED OTHERWISE |

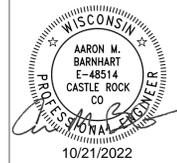


wallace design collective, pc
structural • civil • landscape • survey
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schwerdt design group
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topeka, kansas 66614-4275
phone: 785.273.7540

500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105



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

SUBMISSION DATES
UDC AND LUA

SHEET TITLE
GENERAL NOTES

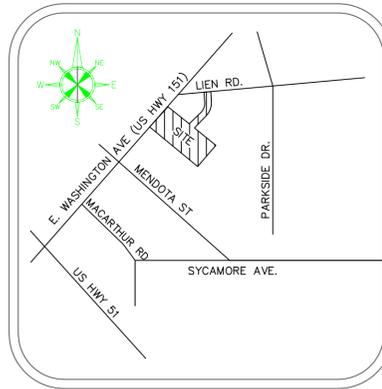
PROJECT NUMBER
2280028

SHEET NUMBER
C100

MISCELLANEOUS NOTES

- N1 The basis of bearings of this survey is based on the most Northwesterly lines of Lots 1, 2, and 3, Certified Survey Map Number 8901, City of Madison, Dane County, Wisconsin, recorded May 5, 1998 in Volume 49 of Certified Survey Maps, Page 259, as Document Number 2965461, having a recorded bearing of North 47° 19' 53" West.
- N2 The table below described the type and number of visible striped parking stalls entirely within the property boundary. Stalls that are partially within boundary are listed under the heading "partial". Partial stalls are not counted in total.

| VISIBLE STRIPED PARKING | | | | | |
|-------------------------|----------|---------|-----------------|------------------|-------|
| REGULAR | HANDICAP | TRAILER | PARTIAL REGULAR | PARTIAL HANDICAP | TOTAL |
| 340 | 11 | 0 | 0 | 0 | 351 |
- N3 The subject property contains 325,753 square feet or 7.4783 acres.
- N4 During our field site visit, there was not observable evidence of earth moving work, building construction or building additions within recent months.
- N5 During our field site visit, there was not observable evidence of site use as a solid waste dump, sump, or sanitary landfill.
- N6 All measured and recorded bearings and dimensions are the same unless noted otherwise.
- N7 Visible evidence of direct physical access to a dedicated public right of way is observed by the drive entrance to and from Lien Road, as shown hereon.
- N8 There were no changes in street right of way lines either completed or proposed available from the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs.
- N9 This survey was made in accordance with the laws and/or Minimum Standards of the State of Wisconsin.
- N10 There is no visible evidence of cemeteries, individual gravesites or burial grounds on the subject property.
- N11 The building area shown hereon is for the exterior building dimensions at ground level.
- N12 This survey does not constitute a title search by the surveyor to determine ownership or easements of record, rights of way, or title or record. The surveyor has relied upon First American Title Insurance Company Commitment Number 2121927 bearing an effective date of January 20, 2022.
- N13 This ALTA/NSPS Land Title Survey, and the information hereon, may not be used for any additional or extended purposes beyond that for which it was intended and may not be used by any parties other than those to which it is certified.
- N14 The property forms a mathematically closed figure without gaps or gores.
- N15 All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, parking, easements, servitudes, and significant observations are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- N16 On the date of this survey, portions of the subject property were covered with up to five inches of snow and ice and plowed snow piles up to four feet in height were observed. Only the above ground improvements visible on the date of this survey are noted hereon.



VICINITY MAP
NOT TO SCALE

SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE
B TITLE COMMITMENT

- E16 Public or private rights, if any, in such portion of the land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes. This item is not plotted hereon as it does not affect the subject property.
- E17 A Slope Easement contained in Warranty Deed recorded April 20, 1953 as Document Number 852121. This item is plotted hereon and does affect the subject property.
- E18 Finding, Determination and Declaration by the State Highway Commission of Wisconsin Establishing a Certain Controlled Access Highway in Dane County, Wisconsin recorded February 24, 1956 as Document Number 913143. This item is plotted hereon and does affect the subject property.
- E19 A Sanitary Sewer and Water Main Easement recorded December 11, 1956 as Document Number 930464, Release of Easement recorded August 27, 1998 as Document Number 3012049, and Affidavit of Correction recorded February 18, 2008 as Document Number 4398443. This item is not plotted hereon as it does not affect the subject property.
- E20 Access Restriction set forth in Quit Claim Deed recorded October 3, 1957 as Document Number 946488. This item is plotted hereon and does affect the subject property.
- E21 A 20.00 foot wide Sanitary Sewer Easement recorded March 21, 1960 as Document Number 998715. This item is plotted hereon and does affect the subject property.
- E22 A 20.00 foot wide Sanitary Sewer Easement recorded March 21, 1960 as Document Number 998716. This item is plotted hereon and does affect the subject property.
- E23A Terms, Provisions and Conditions contained in Agreement recorded March 23, 1967 as Document Number 1180759, Release of Restrictive Covenant recorded July 1, 1974 as Document Number 1402655, Amended and Restated Easement Agreement recorded October 31, 2008 as Document Number 4478645 and First Amendment to Amended and Restated Easement Agreement recorded February 15, 2018 as Document Number 5390097. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- E23B Right of Way Easement contained in Agreement recorded March 23, 1967 as Document Number 1180759, Release of Restrictive Covenant recorded July 1, 1974 as Document Number 1402655, Amended and Restated Easement Agreement recorded October 31, 2008 as Document Number 4478645 and First Amendment to Amended and Restated Easement Agreement recorded February 15, 2018 as Document Number 5390097. This item is plotted hereon and does affect the subject property.
- E23C A Sign Easement contained in Amended and Restated Easement Agreement recorded October 31, 2008 as Document Number 4478645. This item is plotted hereon and does affect the subject property.
- E24 A 40.00 foot wide Right of Way Easement contained in Warranty Deed recorded March 23, 1967 as Document Number 1180760. This item is plotted hereon and does affect the subject property.
- E25 An Easement for Sign and Underground Power recorded September 21, 1967 as Document Number 1196055. This item is plotted hereon and does affect the subject property.
- E26 Agreement Regarding Surface Water Drainage recorded April 8, 1968 as Document Number 1210484. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- E27 Access Restriction set forth in Instrument recorded April 8, 1968 as Document Number 1210486. This item is plotted hereon and does affect the subject property.
- E28 Easement and Agreement recorded June 4, 1968 as Document Number 1215163 and re-recorded July 10, 1968 as Document Number 1218244. This item is plotted hereon and does affect the subject property.
- E29 A 10.00 foot wide Sanitary Sewer Easement recorded July 29, 1968 as Document Number 1219679. This item is plotted hereon and does affect the subject property.
- E30 A 7.00 foot wide Slope Easement contained in Warranty Deed recorded September 27, 1968 as Document Number 1224536. This item is plotted hereon and does affect the subject property.
- E31A A 30.00 foot wide Cross Easement Agreement recorded September 27, 1968 as Document Number 1224537. This item is plotted hereon and does affect the subject property.
- E31B Supplement to Cross Easement Agreement recorded June 19, 1995 as Document Number 2682865. This item is plotted hereon and does affect the subject property.
- E32A Terms, Provisions and Conditions noted on Certified Survey Map Number 8901 recorded May 5, 1998 as Document Number 2965461 and Affidavit of Correction recorded August 13, 1998 as Document Number 3006342. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- E32B A 10.00 foot wide Public Utility Easement shown on Certified Survey Map Number 8901 recorded May 5, 1998 as Document Number 2965461 and Affidavit of Correction recorded August 13, 1998 as Document Number 3006342. This item is plotted hereon and does affect the subject property.
- E32C A 15.00 foot wide Water Service Easement shown on Certified Survey Map Number 8901 recorded May 5, 1998 as Document Number 2965461 and Affidavit of Correction recorded August 13, 1998 as Document Number 3006342. This item is plotted hereon and does affect the subject property.
- E33 A 10.00 foot wide Ameritech General Easement recorded May 18, 1998 as Document Number 2970474. This item is plotted hereon and does affect the subject property.
- E34 Right of Way Grant Underground Electric recorded July 29, 1998 as Document Number 2999728. This item is plotted hereon and does affect the subject property.
- E35 Right of Way Grant Underground Electric recorded June 20, 2005 as Document Number 4068621. This item is plotted hereon and does affect the subject property.

TITLE LEGAL DESCRIPTION

Lots 1, 2 and 3 of Certified Survey Map No. 8901 recorded in Vol. 49 of Certified Survey Maps, on Pages 259-262, as Document No. 2965461, in the City of Madison, Dane County, Wisconsin.

This description describes all the land described in the title commitment identified as First American Title Insurance Company Commitment Number 2121927 bearing an effective date of January 20, 2022.

ALTA/NSPS LAND TITLE SURVEY

MADISON PLAZA HOTEL

PARTNER PROJECT NUMBER 22-353548.2

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT, NUMBER 2121927, CONTAINING AN EFFECTIVE DATE OF JANUARY 20, 2022.

CERTIFICATION

To: Repvblik Madison LLC; REPVBK AR LLC; Knight Barry Title Services, LLC; First American Title Insurance Company; and Partner Engineering and Science, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 and 17 of Table A thereof. The field work was completed on February 15, 2022.

David R. Cheney
David Cheney
Wisconsin Registered Land Surveyor
Registration Number S-45
Date of Survey: 2-15-2022
Date of Last Revision: 2-25-2022

PROPERTY ADDRESS: 3841 EAST WASHINGTON AVENUE; MADISON, WI 53714

Survey Prepared By:
Sarko Surveying Inc.
847 County Road JG
Mount Horeb, WI 53572
Phone: 608-832-6428
Fax: 608-848-3859
Email: rsarko@tds.net



DATE: FEBRUARY 15, 2022
ALL INFORMATION CONTAINED
HEREIN IS THE PROPERTY OF
SARKO SURVEYING INC.
UNLESS OTHERWISE NOTED
BY PARTNER ENGINEERING
& SCIENCE, INC.



2154 TORRANCE BLVD SUITE 200
TORRANCE, CA 90501
T 310-615-4500
http://www.partneresi.com

ZONING INFORMATION

This office has not been provided with the applicable zoning information for the subject property, by the client, pursuant to Table A Items 6(a) and 6(b).

UTILITY NOTE

LOCATIONS OF UTILITIES ARE SHOWN HEREON BY OBSERVED ABOVE GROUND EVIDENCE ONLY. SURVEYOR WAS NOT PROVIDED WITH UTILITY PLANS OR MARKINGS TO DETERMINE ANY SUBSURFACE LOCATIONS. THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 55025C 0427H DATED 9-17-2014 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 2-2-2022 BY TELEPHONE OR EMAIL (www.fema.gov)

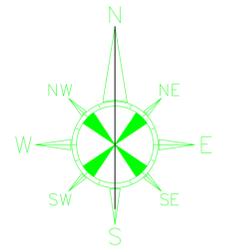
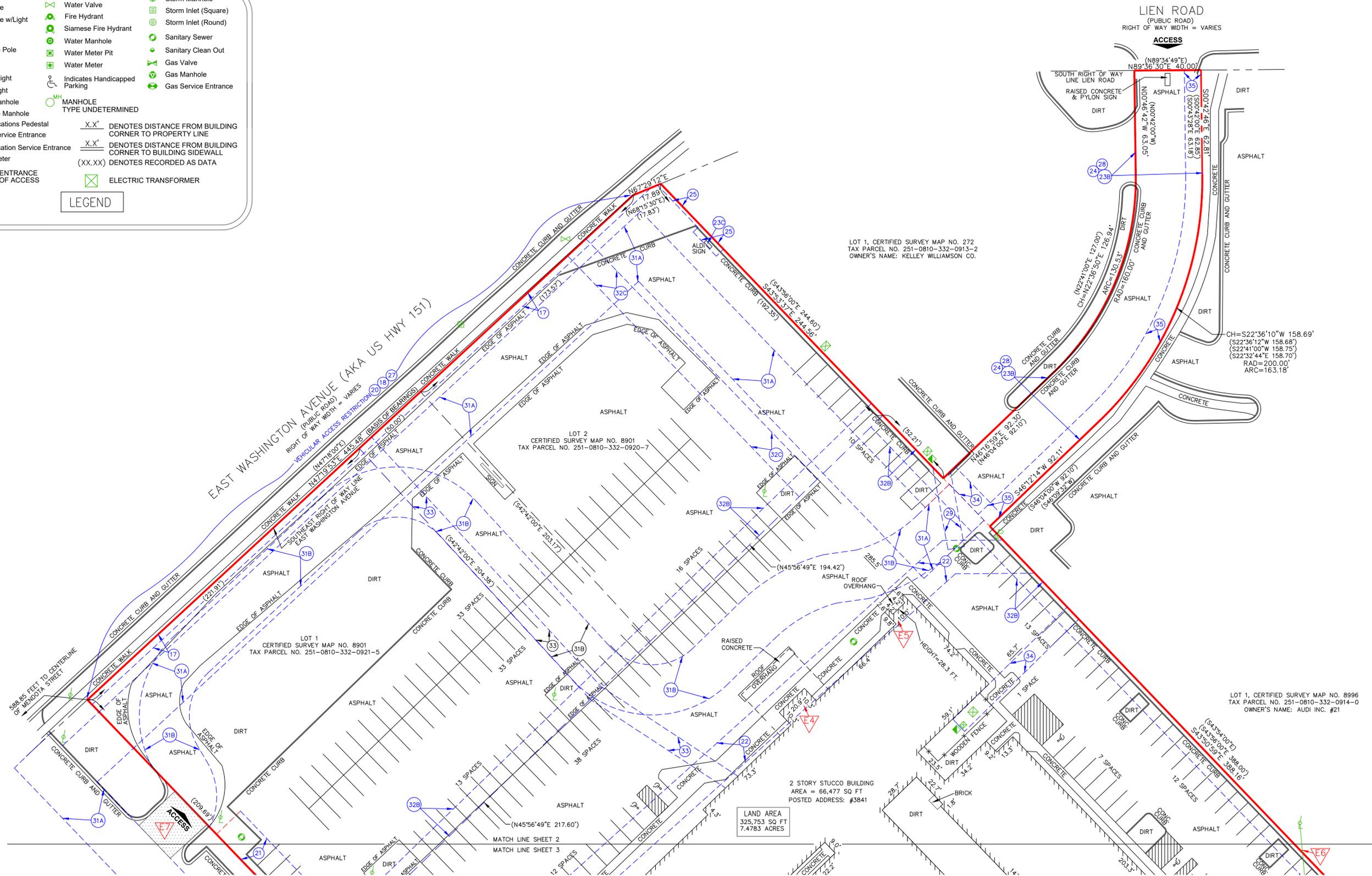
STATEMENT OF ENCROACHMENTS

- E1 A light pole encroaches 0.4 feet Southeast of the Southeast property line onto the adjacent property to the Southeast.
- E2 The concrete curb encroaches from 1.9 to 2.1 feet Southeast of the Southeast property line onto the adjacent property to the Southeast.
- E3 The concrete curb encroaches from 1.5 to 1.8 feet Southeast of the Southeast property line onto the adjacent property to the Southeast.
- E4 The 2 story stucco building encroaches from 8.7 to 9.4 feet into the 20.00 foot wide Sanitary Sewer Easement recorded March 21, 1960 as Document Number 998716.
- E5 The 2 story stucco building encroaches from 11.1 to 11.6 feet into the 20.00 foot wide Sanitary Sewer Easement recorded March 21, 1960 as Document Number 998716.
- E6 An overhead electric distribution line servicing light poles located on the subject property enters the subject property from adjacent privately owned lands to the North and East.
- E7 Indirect access to East Washington Avenue across the adjacent property to the Southwest, as constructed, requires travel across a portion of said adjacent property to the Southwest which does not appear to be subject to a beneficial ingress and egress easement, as per the subject title commitment.

| | | | | | |
|--|--------------------------------|---------|--|--|----------------------|
| | Power Pole | | Water Valve | | Storm Manhole |
| | Power Pole w/Light | | Fire Hydrant | | Storm Inlet (Square) |
| | Light Post | | Siamese Fire Hydrant | | Storm Inlet (Round) |
| | Telephone Pole | | Water Manhole | | Sanitary Sewer |
| | Guy Wire | | Water Meter Pit | | Sanitary Clean Out |
| | Pedestal Light | | Water Meter | | Gas Valve |
| | Ground Light | | Indicates Handicapped Parking | | Gas Manhole |
| | Electric Manhole | | MANHOLE TYPE UNDETERMINED | | Gas Service Entrance |
| | Telephone Manhole | | | | |
| | Communications Pedestal | X.X' | DENOTES DISTANCE FROM BUILDING CORNER TO PROPERTY LINE | | |
| | Electric Service Entrance | X.X' | DENOTES DISTANCE FROM BUILDING CORNER TO BUILDING SIDEWALL | | |
| | Communication Service Entrance | (XX.XX) | DENOTES RECORDED AS DATA | | |
| | Electric Meter | | ELECTRIC TRANSFORMER | | |

ACCESS
 DRIVE ENTRANCE
 POINT OF ACCESS

LEGEND



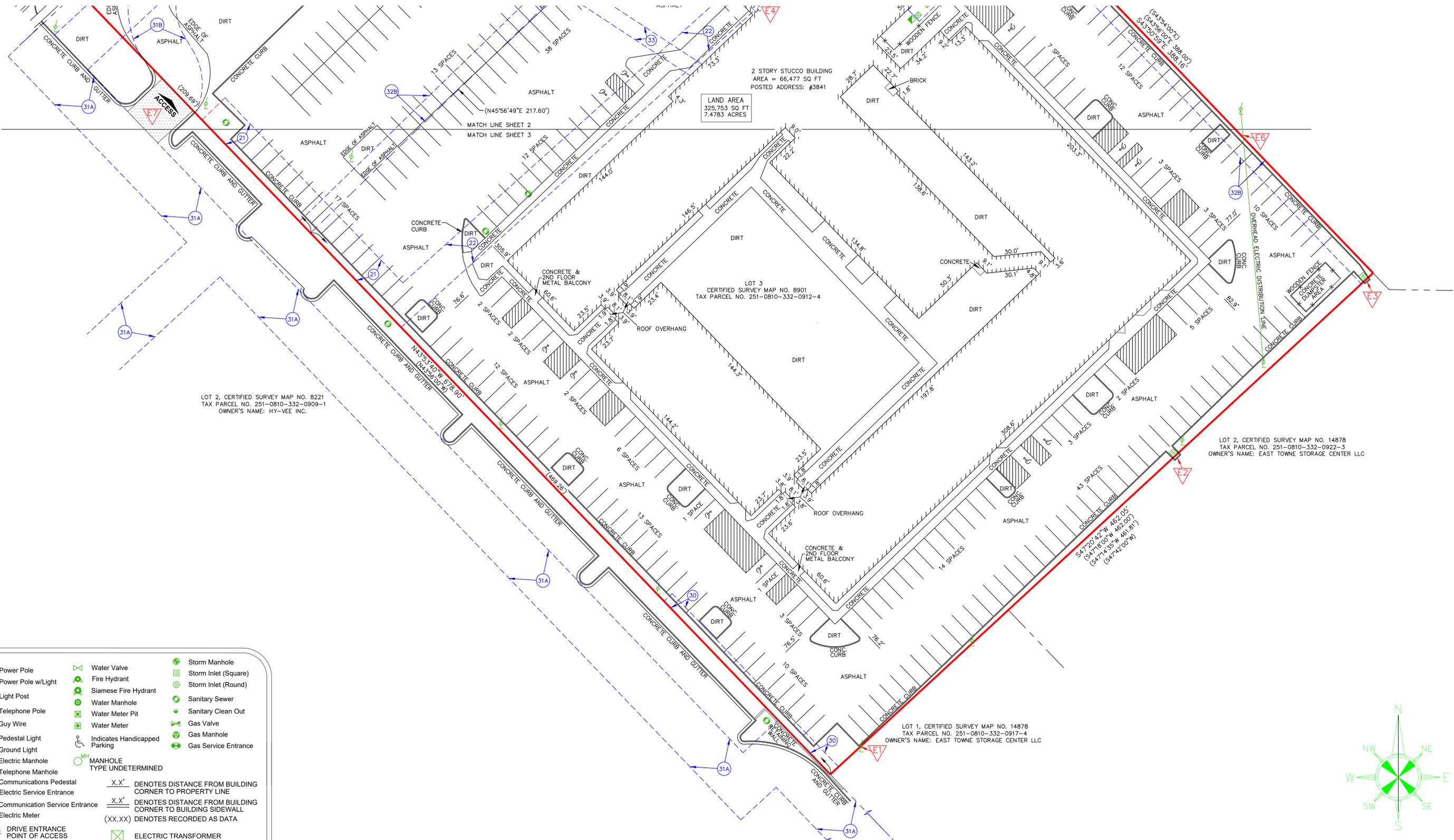
PARTNER
 Engineering and Science, Inc.

2154 TORRANCE BLVD SUITE 200
 TORRANCE, CA 90501
 T 310-615-4500
<http://www.partneresi.com>

Survey Prepared By:
Sarko Surveying Inc.
 847 County Road JG
 Mount Horeb, WI 53572
 Phone: 608-832-6428
 Fax: 608-848-3859
 Email: rsarko@tds.net

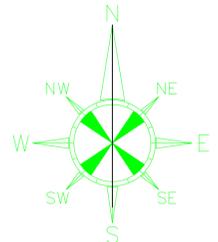


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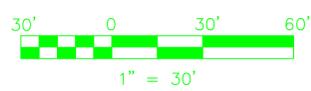
LEGEND

| | | | | | |
|--|---------------------------------------|-----------|--|--|----------------------|
| | Power Pole | | Water Valve | | Storm Manhole |
| | Power Pole w/Light | | Fire Hydrant | | Storm Inlet (Square) |
| | Light Post | | Siamese Fire Hydrant | | Storm Inlet (Round) |
| | Telephone Pole | | Water Manhole | | Sanitary Sewer |
| | Guy Wire | | Water Meter Pit | | Sanitary Clean Out |
| | Pedestal Light | | Water Meter | | Gas Valve |
| | Ground Light | | Indicates Handicapped Parking | | Gas Manhole |
| | Electric Manhole | | MANHOLE TYPE UNDETERMINED | | Gas Service Entrance |
| | Telephone Manhole | | | | |
| | Communications Pedestal | $X.X'$ | DENOTES DISTANCE FROM BUILDING CORNER TO PROPERTY LINE | | |
| | Electric Service Entrance | $X.X'$ | DENOTES DISTANCE FROM BUILDING CORNER TO BUILDING SIDEWALL | | |
| | Communication Service Entrance | $(XX.XX)$ | DENOTES RECORDED AS DATA | | |
| | Electric Meter | | | | |
| | ACCESS DRIVE ENTRANCE POINT OF ACCESS | | ELECTRIC TRANSFORMER | | |



ALTA/NSPS LAND TITLE SURVEY

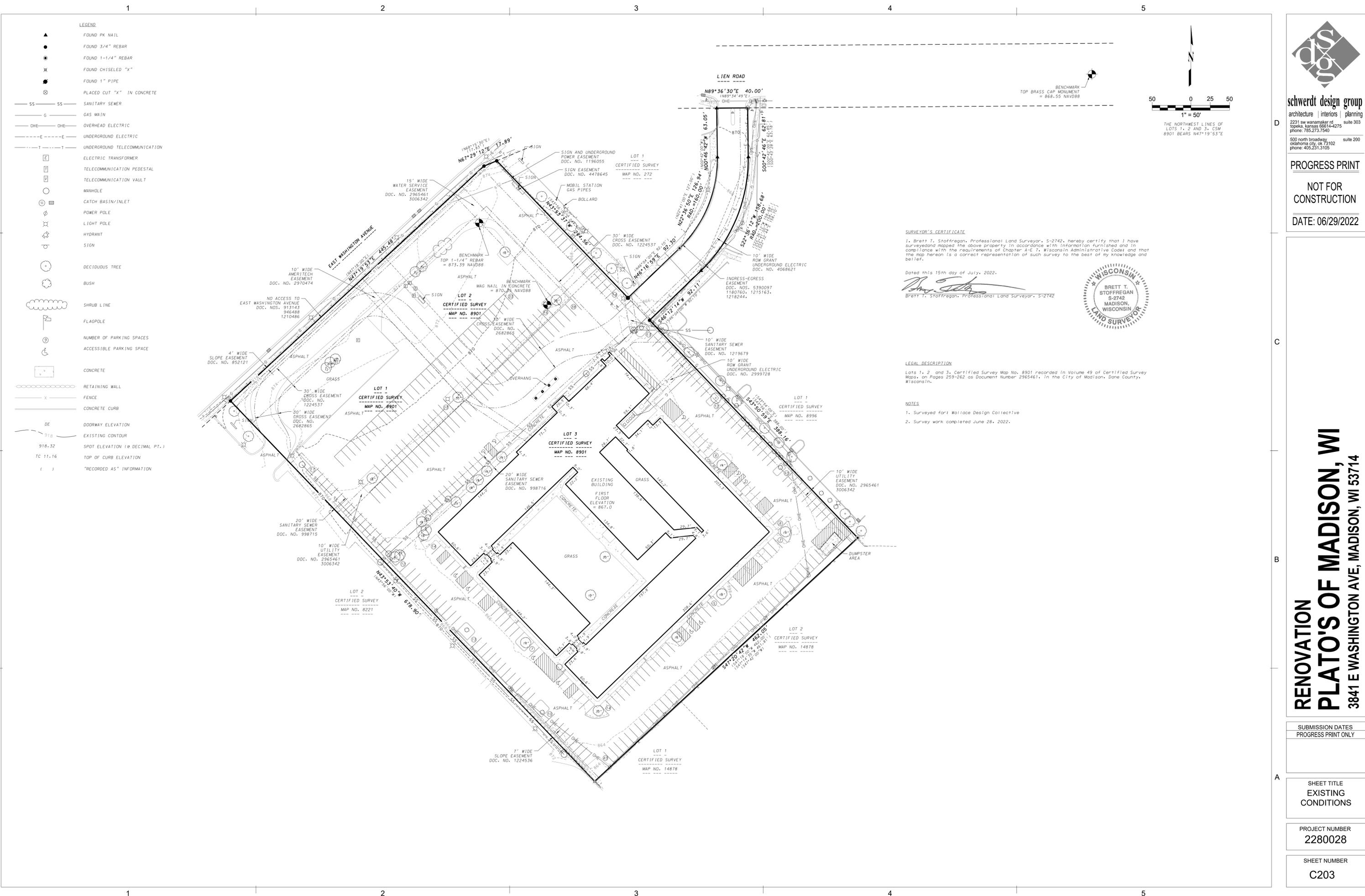
Survey Prepared By:
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 Mount Horeb, WI 53572
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 Fax: 608-848-3859
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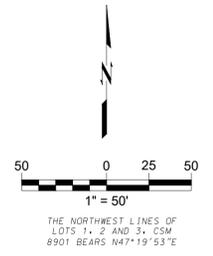
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- LEGEND**
- ▲ FOUND PK NAIL
 - FOUND 3/4" REBAR
 - ⊙ FOUND 1-1/4" REBAR
 - ✕ FOUND CHISELED "X"
 - FOUND 1" PIPE
 - ⊗ PLACED CUT "X" IN CONCRETE
 - SS SS SANITARY SEWER
 - G GAS MAIN
 - DHE DHE OVERHEAD ELECTRIC
 - E E UNDERGROUND ELECTRIC
 - T T UNDERGROUND TELECOMMUNICATION
 - E ELECTRIC TRANSFORMER
 - TELECOMMUNICATION PEDESTAL
 - TELECOMMUNICATION VAULT
 - MANHOLE
 - ⊗ CATCH BASIN/INLET
 - ⊕ POWER POLE
 - ⊕ LIGHT POLE
 - ⊕ HYDRANT
 - ⊕ SIGN
 - DECIDUOUS TREE
 - BUSH
 - SHRUB LINE
 - ⊕ FLAGPOLE
 - NUMBER OF PARKING SPACES
 - ACCESSIBLE PARKING SPACE
 - CONCRETE
 - RETAINING WALL
 - FENCE
 - CONCRETE CURB
 - DE DOORWAY ELEVATION
 - 918 EXISTING CONTOUR
 - 918.32 SPOT ELEVATION (0 DECIMAL PT.)
 - TC 11.16 TOP OF CURB ELEVATION
 - () "RECORDED AS" INFORMATION



SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that I have surveyed and mapped the above property in accordance with information furnished and in compliance with the requirements of Chapter 42.1, Wisconsin Administrative Code; and that the map hereon is a correct representation of such survey to the best of my knowledge and belief.

Dated this 15th day of July, 2022.

Brett T. Stoffregan
Brett T. Stoffregan, Professional Land Surveyor, S-2742



LEGAL DESCRIPTION

Lots 1, 2 and 3, Certified Survey Map No. 8901 recorded in Volume 49 of Certified Survey Maps, on Pages 259-262 as Document Number 2965461, in the City of Madison, Dane County, Wisconsin.

NOTES

1. Surveyed for: Wallace Design Collective
2. Survey work completed June 28, 2022.



schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
spokane, washington 99214-4275
phone: 785.273.7540
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105

PROGRESS PRINT

NOT FOR CONSTRUCTION

DATE: 06/29/2022

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

SUBMISSION DATES
PROGRESS PRINT ONLY

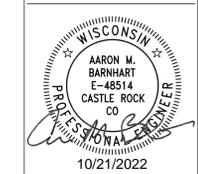
SHEET TITLE
EXISTING CONDITIONS

PROJECT NUMBER
2280028

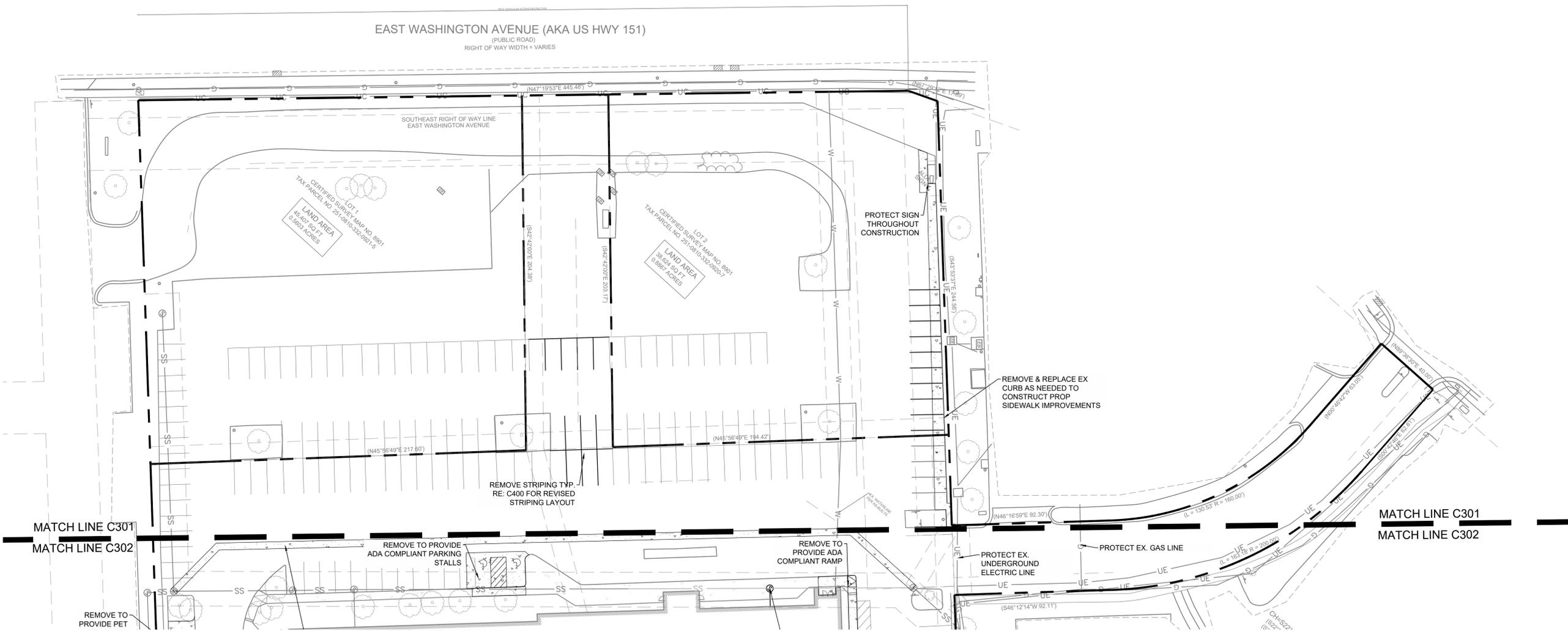
SHEET NUMBER
C203



schwerdt design group
 architecture | interiors | planning
 2231 sw warrenmaker rd suite 303
 topeka, kansas 66614-4275
 phone: 785.273.7540
 500 north broadway suite 200
 oklahoma city, ok 73102
 phone: 405.231.3105



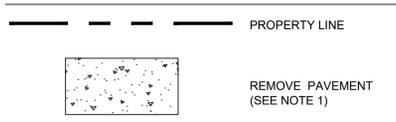
EAST WASHINGTON AVENUE (AKA US HWY 151)
 (PUBLIC ROAD)
 RIGHT OF WAY WIDTH = VARIES



GENERAL NOTES

1. ALL CONCRETE AND ASPHALT NOTED FOR REMOVAL SHALL BE SAW CUT FULL DEPTH AND REMOVED OFF SITE.
2. CONTRACTOR SHALL PROTECT ALL SURVEY CONTROL POINTS.
3. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS OFF SITE.
4. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ALL COST SHALL BE INCLUDED IN BASE BID.
5. WITH PRIOR APPROVAL, CONTRACTOR MAY ESTABLISH AN ON-SITE STAGING AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING STAGING AREA TO ITS ORIGINAL CONDITION. SECURITY OF STAGING AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ON-SITE VEGETATION SHALL BE PROTECTED AS NOTED. IN DESIGNATED PROTECTION AREAS WHERE THE CONTRACTOR DOES NOT PROTECT VEGETATION AS NOTED, CONTRACTOR SHALL RESTORE VEGETATION TO EXISTING CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER, TO THE SATISFACTION OF THE ARCHITECT.
7. CONTRACTOR SHALL PROTECT ALL ABOVE GROUND UTILITY FEATURES NOT BEING REMOVED INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVES, AND INLETS. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
8. TOPSOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE, WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 14 DAYS SHALL BE STABILIZED IMMEDIATELY WITH TEMPORARY SEED AND MULCH PER SPECIFICATIONS ON THE GENERAL NOTES AND STORMWATER POLLUTION PREVENTION PLAN.
9. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LANE CLOSURES, DETOURS, ETC. BOTH VEHICULAR AND PEDESTRIAN.
10. CONTRACTOR SHALL PROVIDE TEMPORARY UTILITY SERVICE IF REQUIRED.
11. CONTRACTOR SHALL ENSURE CONSTRUCTION SITE HAS POSITIVE DRAINAGE THROUGHOUT THE DURATION OF CONSTRUCTION.

LEGEND



NOT FOR CONSTRUCTION

wallace design collective, pc
 structural • civil • landscape • survey
 410 north walnut avenue, suite 200
 oklahoma city, oklahoma 73104
 405.236.5858 • 800.364.5858

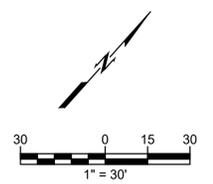
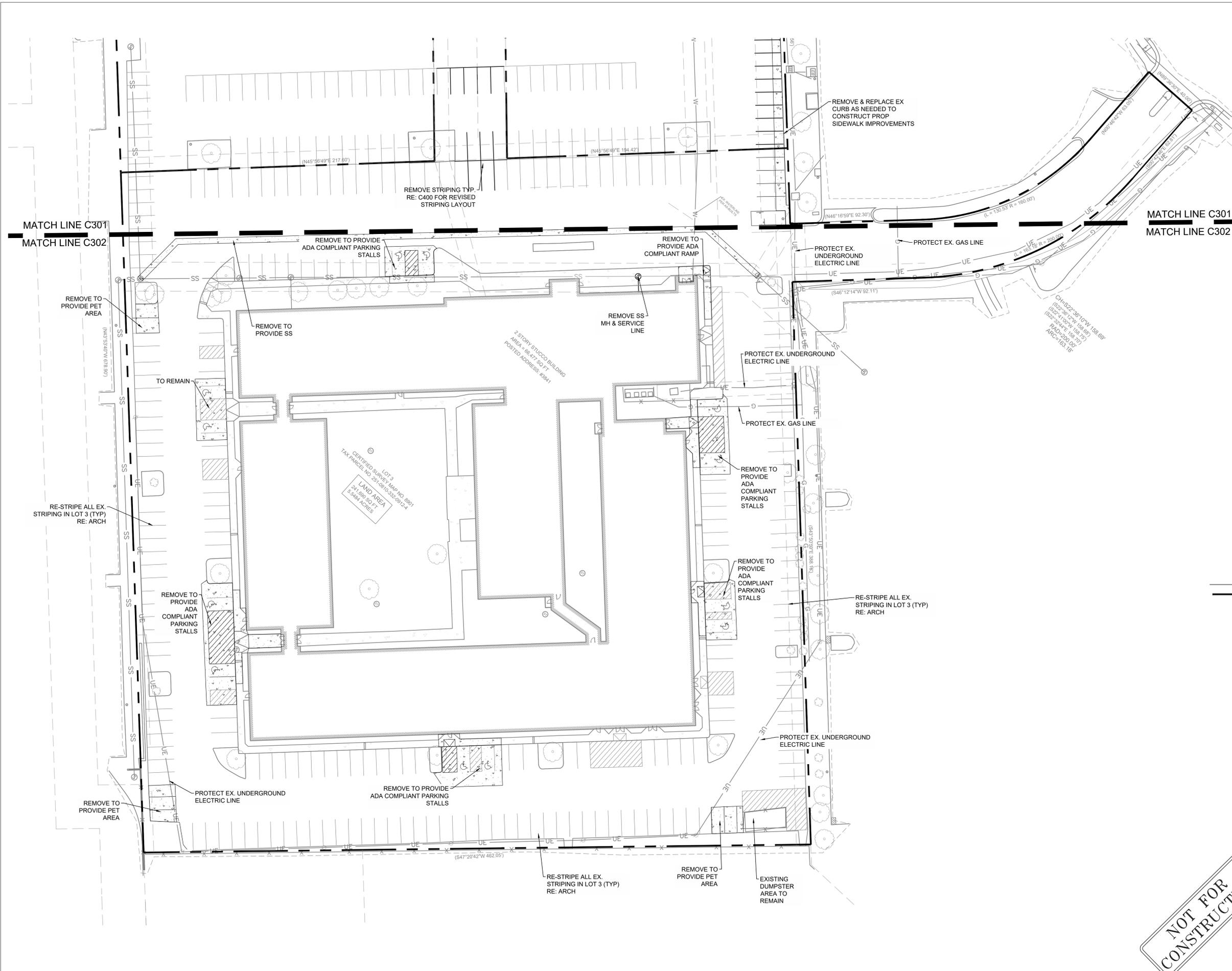
RENOVATION
PLATO'S MADISON
 3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
 UDC AND LUA

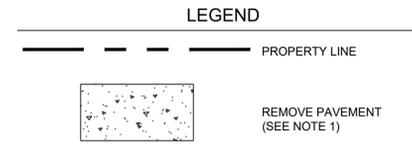
SHEET TITLE
 ENLARGED DEMO
 AND EROSION
 CONTROL PLAN 1

PROJECT NUMBER
 2280028

SHEET NUMBER
 C301



- GENERAL DEMOLITION NOTES**
1. ALL CONCRETE AND ASPHALT NOTED FOR REMOVAL SHALL BE SAW CUT FULL DEPTH AND REMOVED OFF SITE.
 2. CONTRACTOR SHALL PROTECT ALL SURVEY CONTROL POINTS.
 3. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS OFF SITE.
 4. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ALL COST SHALL BE INCLUDED IN BASE BID.
 5. WITH PRIOR APPROVAL, CONTRACTOR MAY ESTABLISH AN ON-SITE STAGING AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING STAGING AREA TO ITS ORIGINAL CONDITION. SECURITY OF STAGING AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 6. ON-SITE VEGETATION SHALL BE PROTECTED AS NOTED, IN DESIGNATED PROTECTION AREAS WHERE THE CONTRACTOR DOES NOT PROTECT VEGETATION AS NOTED, CONTRACTOR SHALL RESTORE VEGETATION TO EXISTING CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER, TO THE SATISFACTION OF THE ARCHITECT.
 7. CONTRACTOR SHALL PROTECT ALL ABOVE GROUND UTILITY FEATURES NOT BEING REMOVED INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVES, AND INLETS. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
 8. TOPSOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE, WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 14 DAYS SHALL BE STABILIZED IMMEDIATELY WITH TEMPORARY SEED AND MULCH PER SPECIFICATIONS ON THE GENERAL NOTES AND STORMWATER POLLUTION PREVENTION PLAN.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LANE CLOSURES, DETOURS, ETC. BOTH VEHICULAR AND PEDESTRIAN.
 10. CONTRACTOR SHALL PROVIDE TEMPORARY UTILITY SERVICE IF REQUIRED.
 11. CONTRACTOR SHALL ENSURE CONSTRUCTION SITE HAS POSITIVE DRAINAGE THROUGHOUT THE DURATION OF CONSTRUCTION.



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**RENOVATION
 PLATO'S MADISON**
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SUBMISSION DATES
 UDC AND LUA

SHEET TITLE
 ENLARGED DEMO
 AND EROSION
 CONTROL PLAN 2

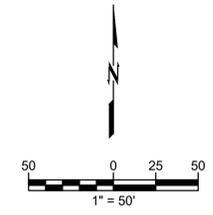
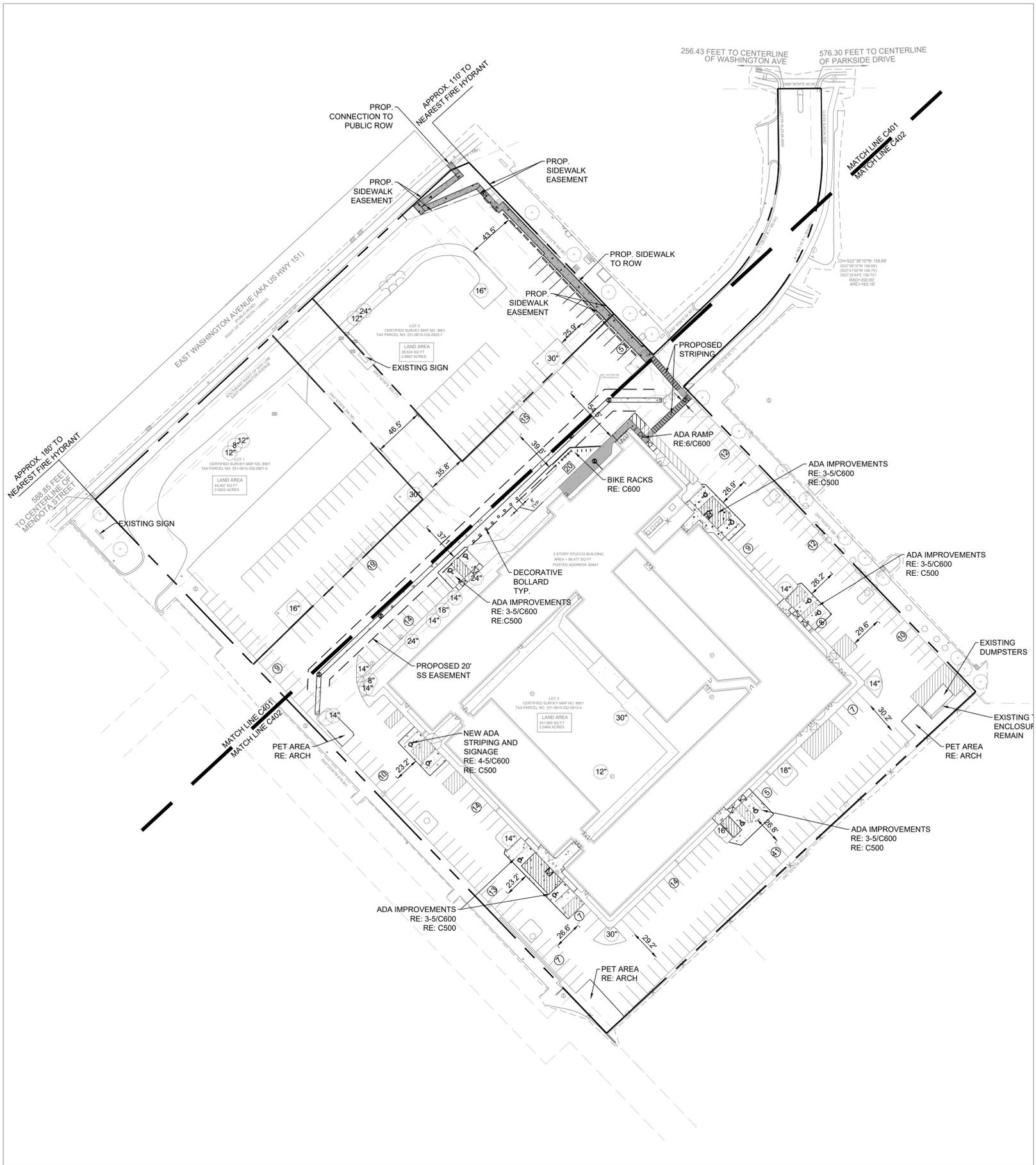
PROJECT NUMBER
 2280028

SHEET NUMBER
 C302

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LEGEND

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

| EXISTING PARKING SUMMARY | |
|---------------------------------|-----|
| LOT 1 | |
| PROPOSED STANDARD PARKING | 39 |
| EXISTING STANDARD PARKING | 39 |
| TOTAL STANDARD PARKING CHANGE | 0 |
| LOT 2 | |
| PROPOSED STANDARD PARKING | 31 |
| EXISTING STANDARD PARKING | 31 |
| TOTAL STANDARD PARKING CHANGE | 0 |
| LOT 3 | |
| PROPOSED ACCESSIBLE | |
| PROPOSED ACCESSIBLE PARKING | 12 |
| EXISTING ACCESSIBLE PARKING | 12 |
| TOTAL ACCESSIBLE PARKING CHANGE | 0 |
| PROPOSED STANDARD | |
| PROPOSED STANDARD PARKING | 219 |
| EXISTING STANDARD PARKING | 239 |
| TOTAL STANDARD PARKING CHANGE | -20 |

| PROPOSED BICYCLE PARKING SUMMARY | |
|---|-----|
| LOT 3 | |
| PROVIDED - EXTERIOR | |
| 2' BIKE RACKS | 10 |
| TOTAL BICYCLE SPACES PROVIDED | 20 |
| REQUIRED | |
| TOTAL BICYCLE SPACES REQUIRED: | 209 |
| (1 PER DWELLING UNIT) | |
| (1 PER 10 UNITS FOR GUESTS) | |
| NOTE: RE: ARCH PLANS FOR INDOOR BIKE RACK LOCATIONS | |

- GENERAL NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
 - 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.
 - REFER TO LANDSCAPE PLANS FOR GRASS, TREES AND PLANTED MATERIALS.
 - ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.
 - RADII = 3'-00" U.N.O.

| PROPOSED PARKING SUMMARY | |
|--|-----|
| LOT 1 | |
| PROVIDED | |
| ACCESSIBLE PARKING | 0 |
| STANDARD PARKING (9' X 18') | 39 |
| TOTAL PARKING PROVIDED | 39 |
| REQUIRED | |
| TOTAL STANDARD PARKING | N/A |
| TOTAL ADA PARKING REQUIRED | N/A |
| LOT 2 | |
| PROVIDED | |
| ACCESSIBLE PARKING | 0 |
| STANDARD PARKING (9' X 18') | 31 |
| TOTAL PARKING PROVIDED | 31 |
| REQUIRED | |
| TOTAL STANDARD PARKING | N/A |
| TOTAL ADA PARKING REQUIRED | N/A |
| LOT 3 | |
| PROVIDED | |
| ACCESSIBLE PARKING | 12 |
| STANDARD PARKING (9' X 18') | 218 |
| TOTAL PARKING PROVIDED | 230 |
| REQUIRED | |
| MINIMUM STANDARD PARKING PER TABLE 28I-2, NO MINIMUM REQUIRED FOR CC-T ZONED PARCELS | 0 |
| MAXIMUM STANDARD PARKING | 387 |

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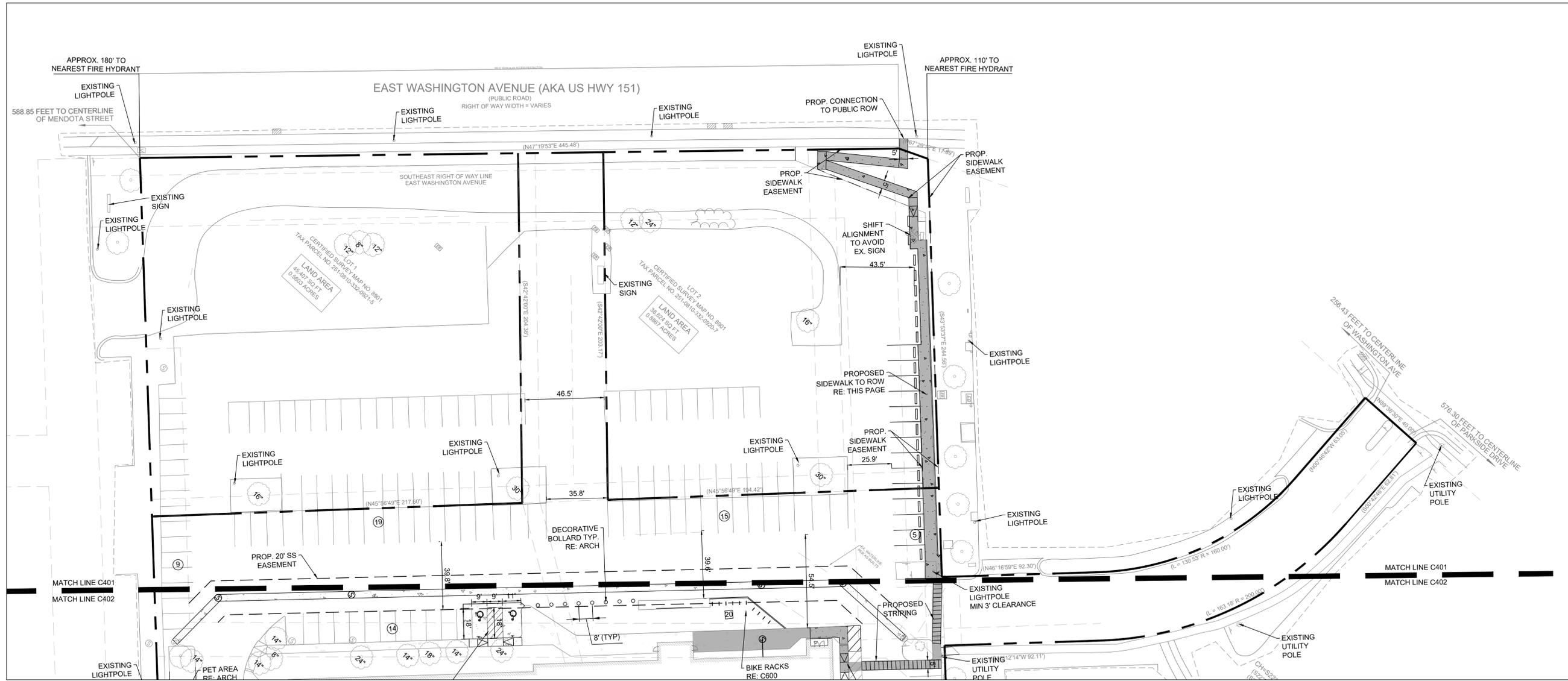
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AARON M. BARNHART
 E-48514
 CASTLE ROCK
 CO
 PROFESSIONAL ENGINEER
 10/21/2022

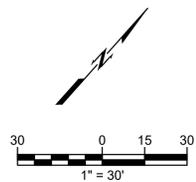
RENOVATION
 PLATO'S MADISON
 3841 E WASHINGTON AVE, MADISON, WI 53714

| | |
|------------------|-------------------|
| SUBMISSION DATES | UDC AND LUA |
| | |
| SHEET TITLE | OVERALL SITE PLAN |
| PROJECT NUMBER | 2280028 |
| SHEET NUMBER | C400 |



GENERAL NOTES

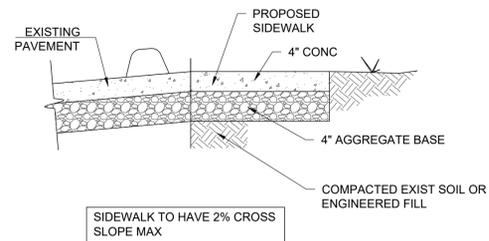
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5. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
6. RADII = 3'-00" U.N.O.



LEGEND

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

1 SIDEWALK
SCALE: NTS



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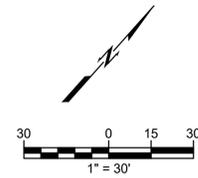
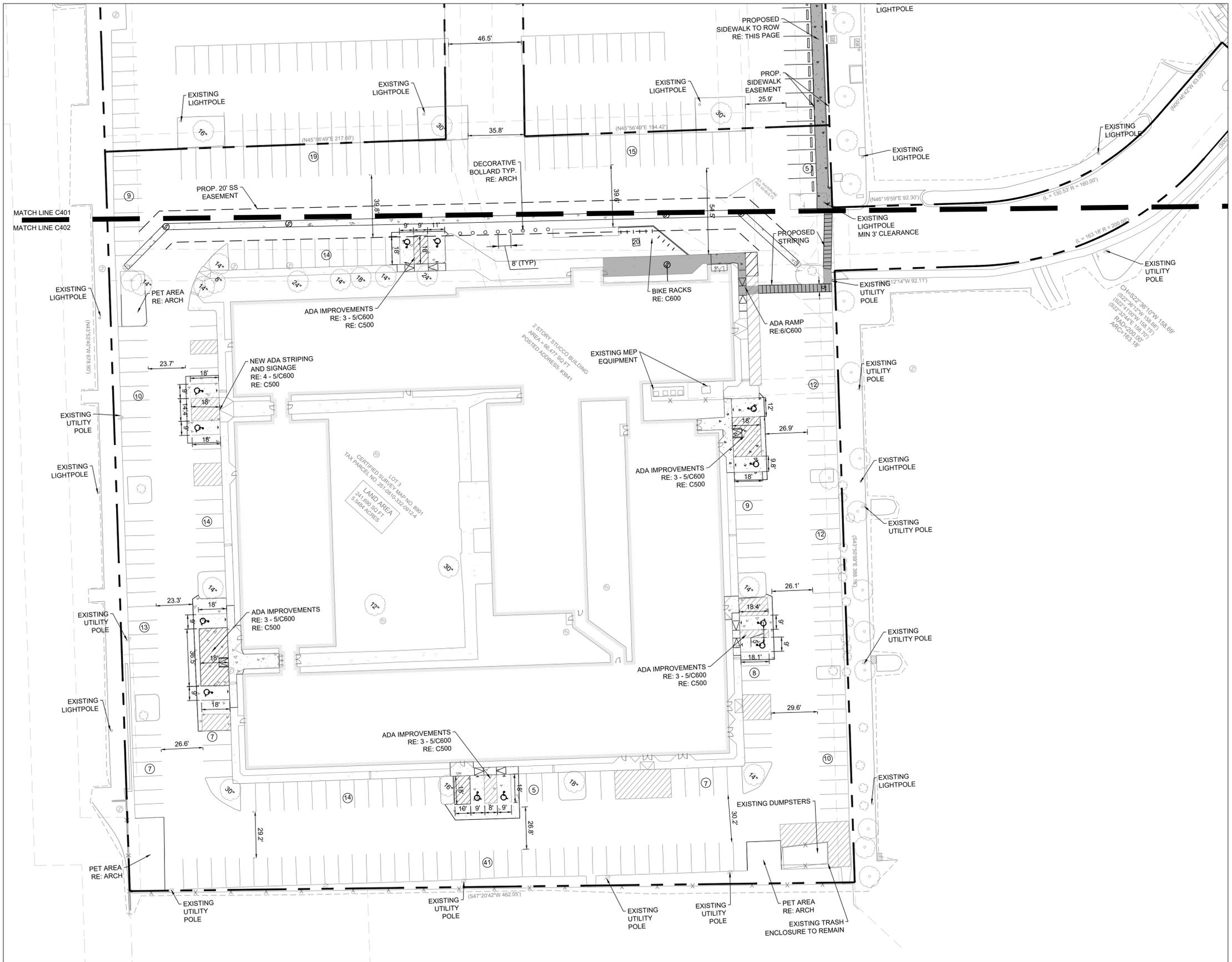
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| |
|--|
| SUBMISSION DATES UDC AND LUA |
| SHEET TITLE ENLARGED SITE PLAN 1 |
| PROJECT NUMBER 2280028 |
| SHEET NUMBER C401 |



- GENERAL NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
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 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.
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 5. ALL DIMENSIONS AND COORDINATES ARE FROM FACE 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 |



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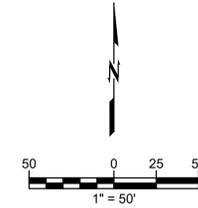
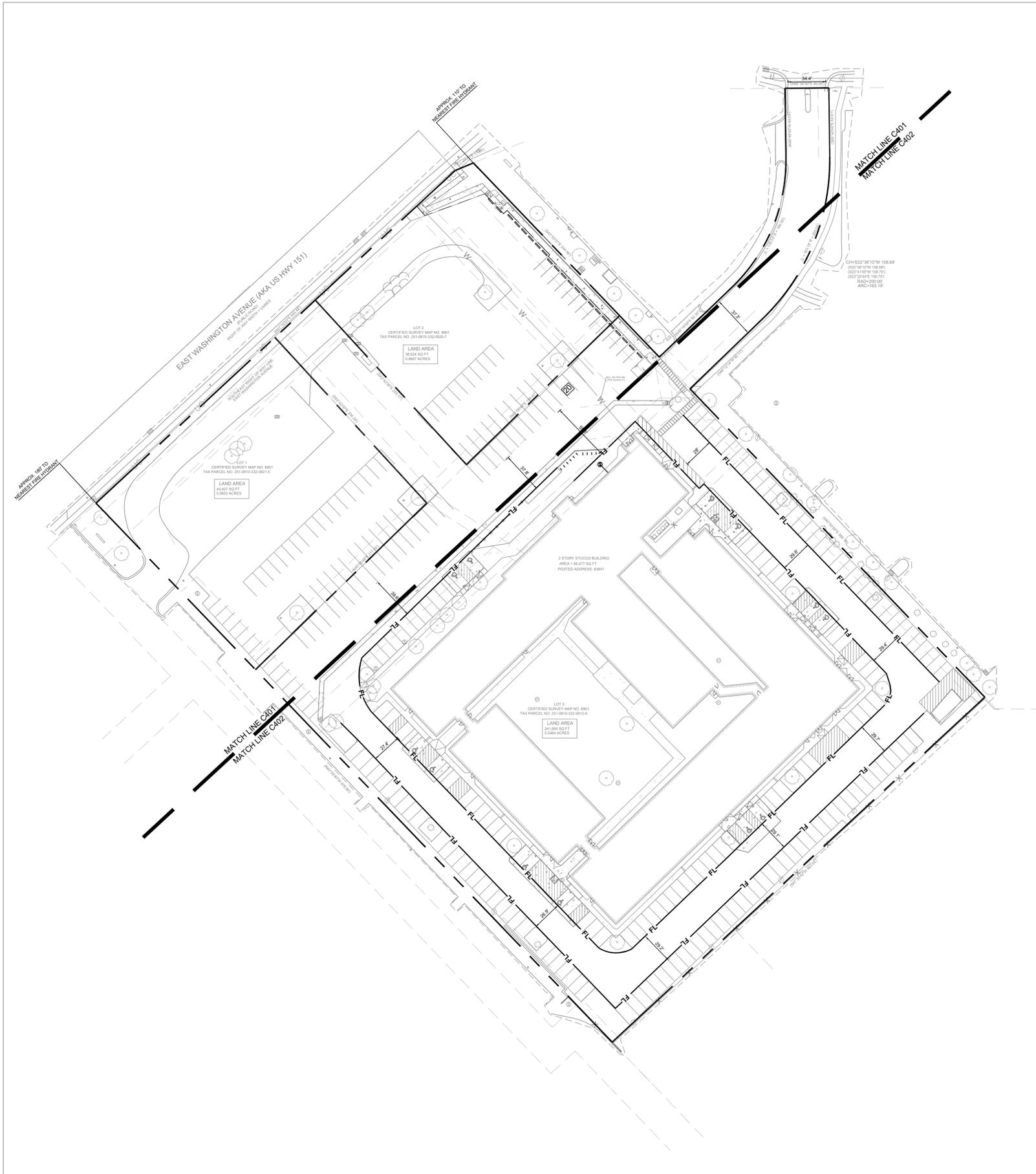
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SUBMISSION DATES
 UDC AND LUA

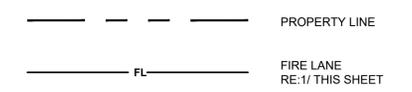
SHEET TITLE
 ENLARGED SITE
 PLAN 2

PROJECT NUMBER
 2280028

SHEET NUMBER
 C402



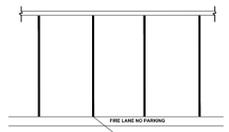
LEGEND



3" HIGH X 1/2" STROKE REFLECTIVE "WHITE" LETTERS AT 20'-0" O.C. OR AS DIRECTED BY FIRE DEPT. ON SITE AND AT EACH END TYPICAL ALL FIRE ACCESS LANES ON FACE OF CURBS
 PAINT TOP AND FRONT OF CURBS "RED" TYPICAL

FIRE LANE NO PARKING

NOTE:
 1. VERIFY AND COMPLY WITH ALL GOVERNMENTAL REQUIREMENTS.
 2. CONFIRM STRIPING WITH FIRE DEPARTMENT PRIOR TO CONSTRUCTION.



CURB SIGN FOR FIRE LANE

CURB SIGN AT EDGE OF PARKING STALL

ALL MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 503.3 AND D103.6 OF THE INTERNATIONAL FIRE CODE.

1 FIRE LANE STRIPING
 SCALE: NTS

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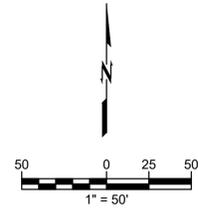
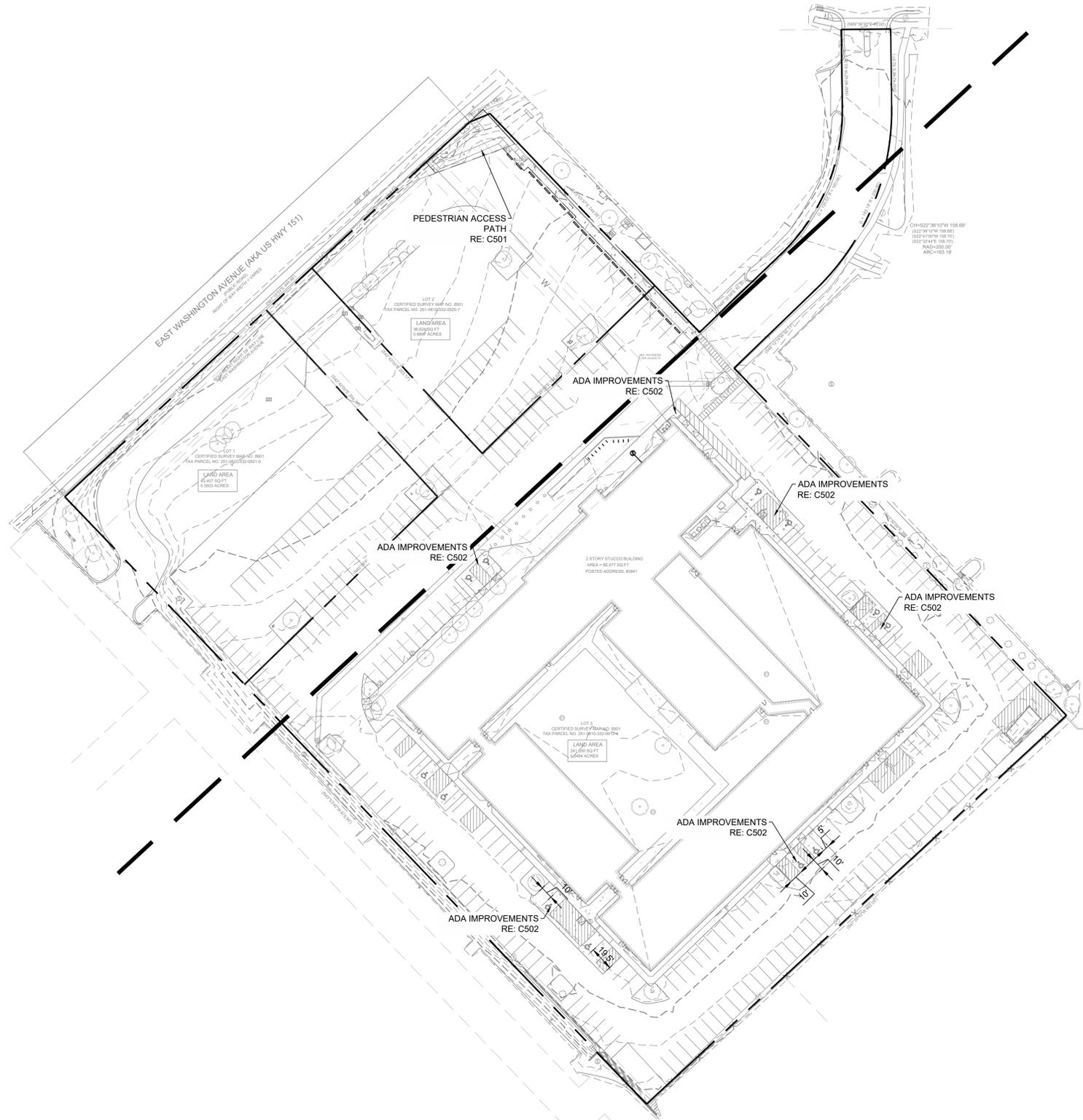
RENOVATION
PLATO'S MADISON
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SUBMISSION DATES
 UDC AND LUA

SHEET TITLE
 FIRE ACCESS EXHIBIT

PROJECT NUMBER
 2280028

SHEET NUMBER
 C403



GENERAL NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
4. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
5. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
6. ALL SIDEWALKS AND RAMPS TO HAVE MAXIMUM LONGITUDINAL SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

LEGEND

| | |
|--|------------------------|
| | PROPERTY LINE |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |

BENCHMARK SUMMARY:

| SITE BENCHMARKS | | |
|---|--|--|
| BENCHMARK 1 TOP BRASS CAP MONUMENT ELEV: 868.55 | BENCHMARK 2 TOP 1-1/4" REBAR MAG NAIL IN CONCRETE ELEV: 876.39 | BENCHMARK 3 TOP 1-1/4" REBAR MAG NAIL IN CONCRETE ELEV: 870.35 |

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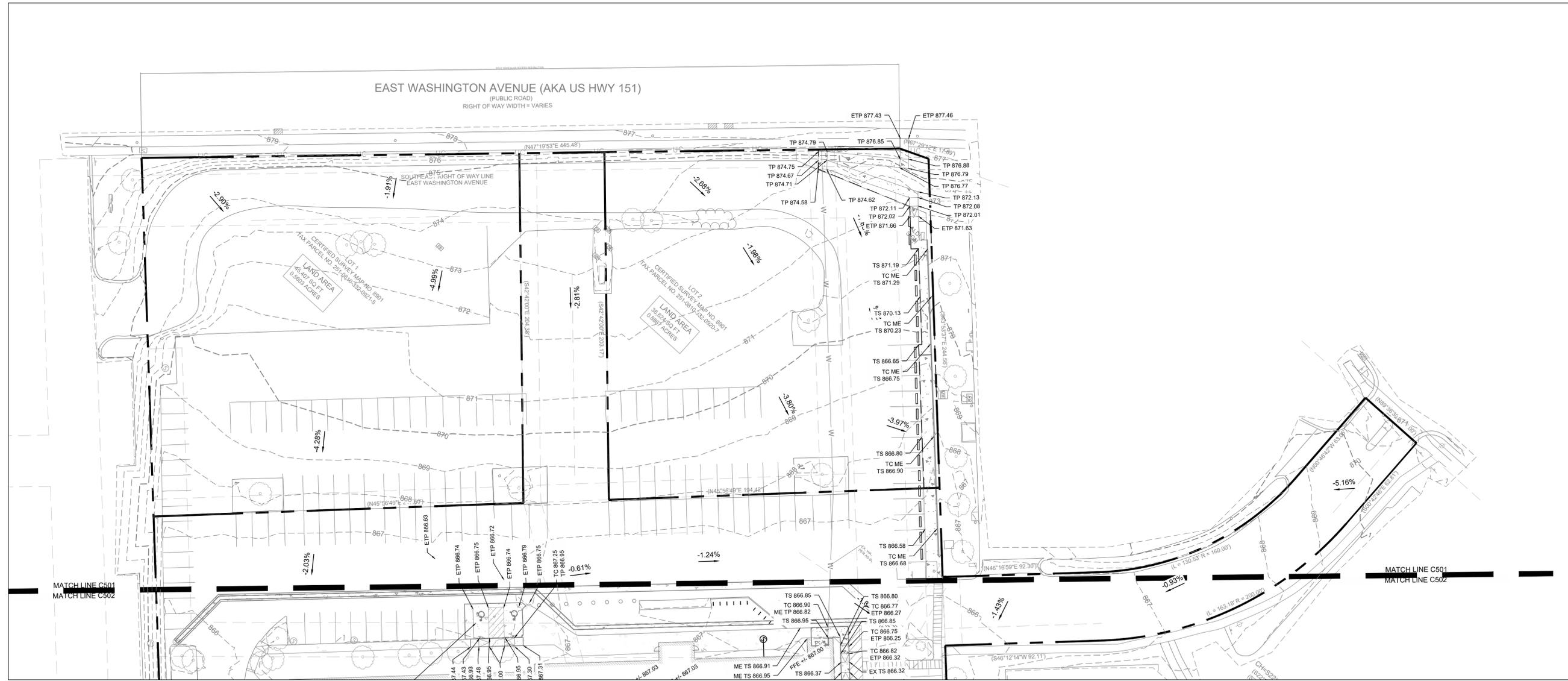
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PLATO'S MADISON**
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SUBMISSION DATES
UDC AND LUA

SHEET TITLE
OVERALL
GRADING PLAN

PROJECT NUMBER
2280028

SHEET NUMBER
C500



GENERAL NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
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7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

BENCHMARK SUMMARY:

| SITE BENCHMARKS | | |
|---|--|-----------------------------|
| BENCHMARK 1 TOP BRASS CAP MONUMENT ELEV: 868.55 | BENCHMARK 2 TOP 1-1/4" REBAR MAG NAIL IN CONCRETE ELEV: 876.39 | BENCHMARK 3 ELEV: 870.35 |

LEGEND

| | |
|--|------------------------|
| | PROPERTY LINE |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |

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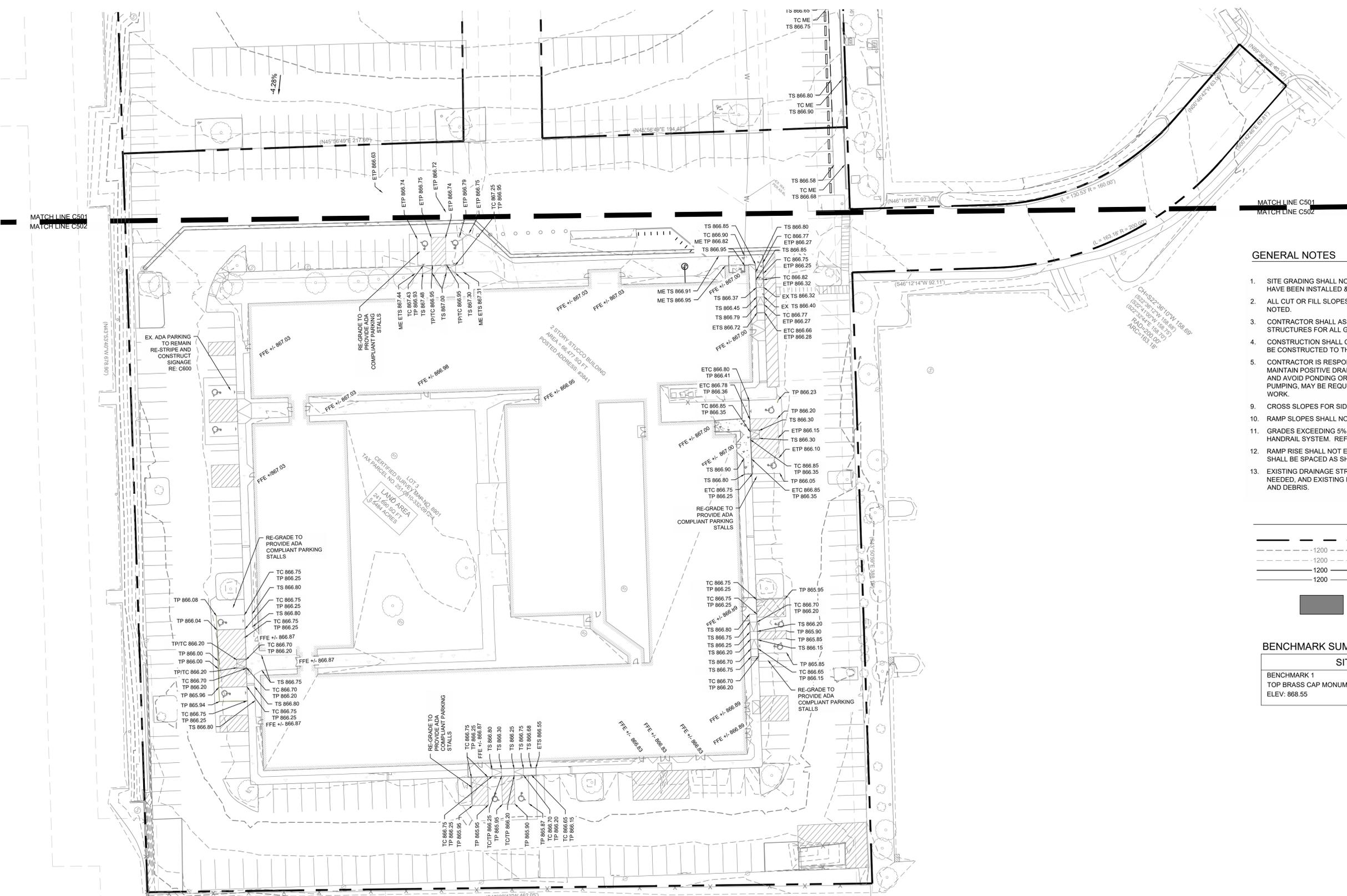
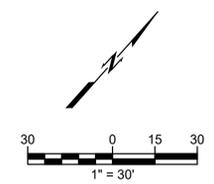
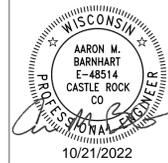
SHEET TITLE
ENLARGED
GRADING PLAN 1

PROJECT NUMBER
2280028

SHEET NUMBER
C501



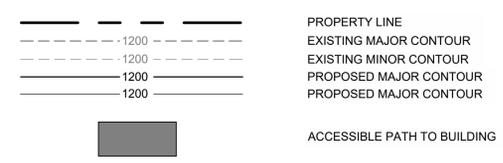
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GENERAL NOTES

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9. CROSS SLOPES FOR SIDEWALKS SHALL NOT EXCEED 1:50
10. RAMP SLOPES SHALL NOT EXCEED 1:12
11. GRADES EXCEEDING 5% WILL BE TREATED AS A RAMP SLOPE WITH REQUIRED HANDRAIL SYSTEM. REFERENCE ARCHITECT FOR HANDRAIL DETAILS.
12. RAMP RISE SHALL NOT EXCEED 30° WITHOUT REQUIRED LANDINGS. LANDINGS SHALL BE SPACED AS SHOWN ON PLANS.
13. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

LEGEND



BENCHMARK SUMMARY:

| SITE BENCHMARKS | | |
|------------------------|---------------------------------------|--------------|
| BENCHMARK 1 | BENCHMARK 2 | BENCHMARK 3 |
| TOP BRASS CAP MONUMENT | TOP 1-1/4" REBAR MAG NAIL IN CONCRETE | |
| ELEV: 868.55 | ELEV: 876.39 | ELEV: 870.35 |

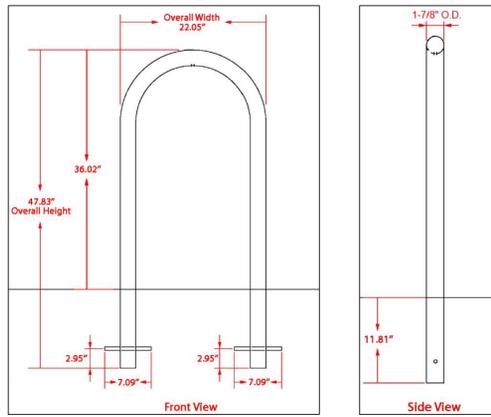
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RENOVATION PLATO'S MADISON
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| SUBMISSION DATES UDC AND LUA |
| SHEET TITLE ENLARGED GRADING PLAN 2 |
| PROJECT NUMBER 2280028 |
| SHEET NUMBER C502 |

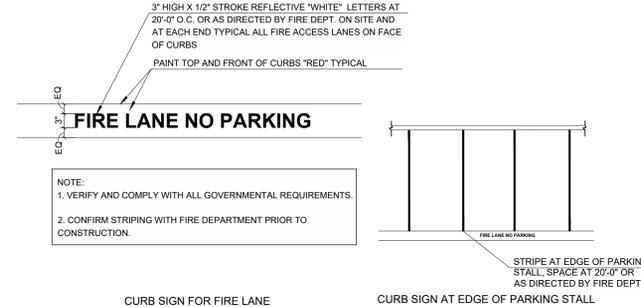
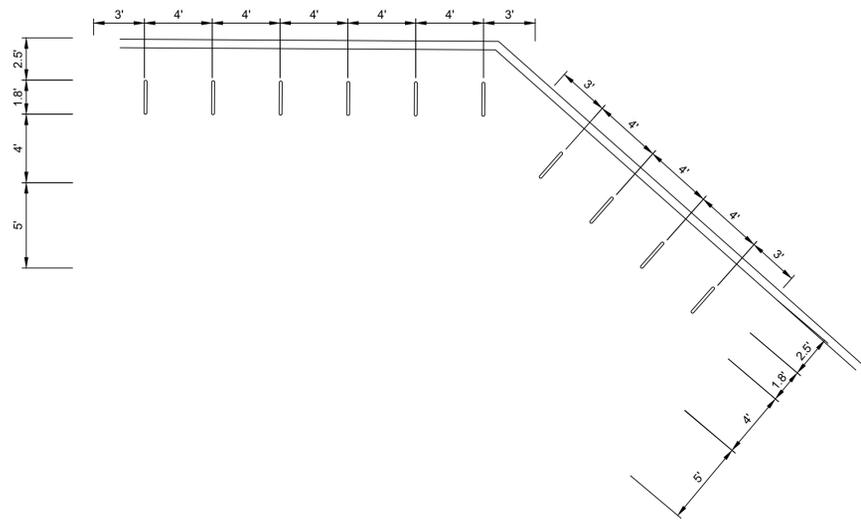


Material: Steel tubing
Finish: Powder-coated black
Dimensions: 22.05" w x 47.83" h
 Above ground: 22.05" w x 36.02" h
Weight: 24 lbs.

Type of Mount: Inground mount
Size of Tubing: 1-7/8" O.D. x 11-gauge

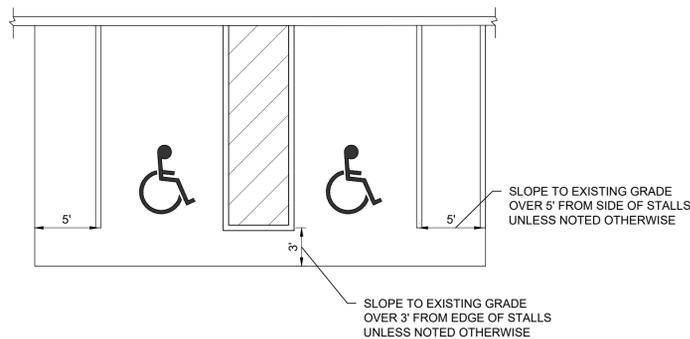
1 BIKE RACK

SCALE: NTS



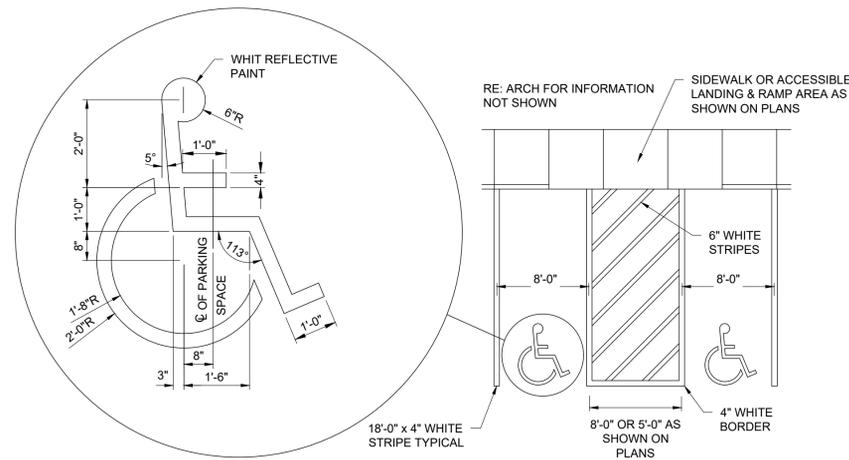
2 FIRE LANE STRIPING

SCALE: NTS



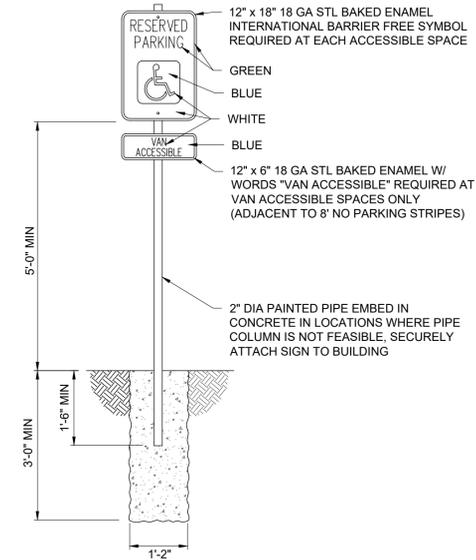
3 ADA STALL RAISE

SCALE: NTS



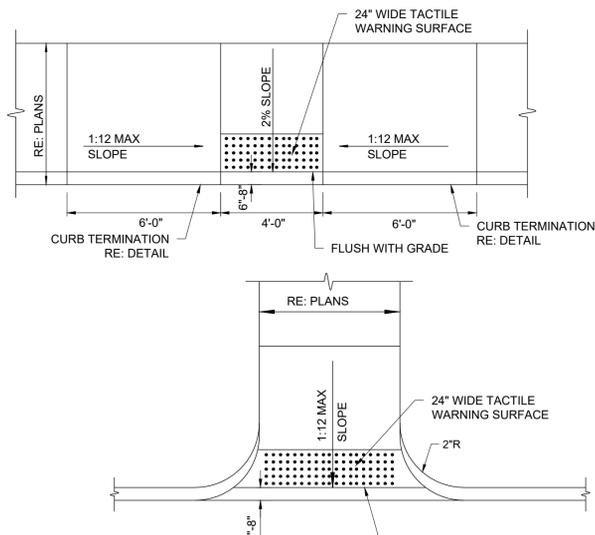
4 ACCESSIBLE STRIPING

SCALE: NTS



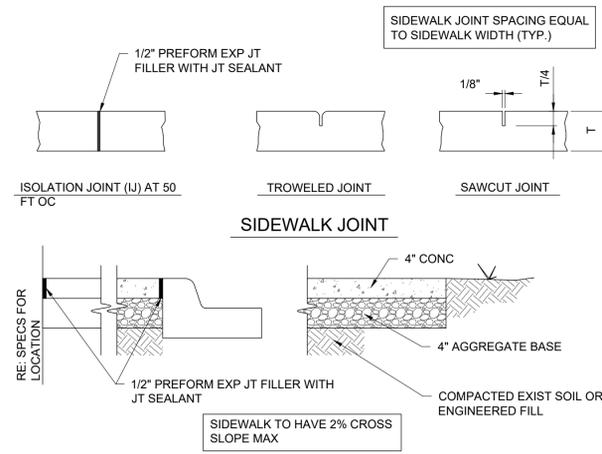
5 ACCESSIBLE SIGNAGE

SCALE: NTS



6 CURB RAMPS

SCALE: NTS



7 SIDEWALK

SCALE: NTS

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wallace design collective, pc
 structural · civil · landscape · survey
 410 north walnut avenue, suite 200
 oklahoma city, oklahoma 73104
 405.236.5858 · 800.364.5858



schwerdt design group
 architecture | interiors | planning
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 phone: 405.231.3105



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

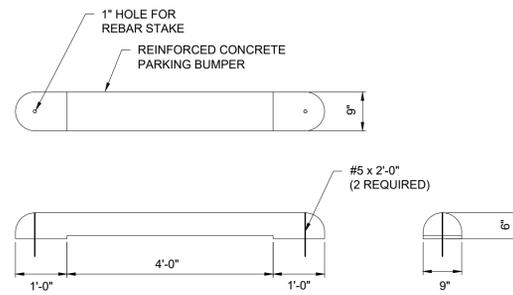
SUBMISSION DATES
 UDC AND LUA

SHEET TITLE
DETAILS

PROJECT NUMBER
2280028

SHEET NUMBER
C600

1 (NOT INCLUDED IN THIS MILESTONE)
SCALE: NTS



2 PARKING BUMPER
SCALE: NTS

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CONSTRUCTION

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design
collective

wallace design collective, pc
structural - civil - landscape - survey
410 north walnut avenue, suite 200
oklahoma city, oklahoma 73104
405.236.5858 - 800.364.5858



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oklahoma city, ok 73102
phone: 405.231.3105



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

SUBMISSION DATES
UDC AND LUA

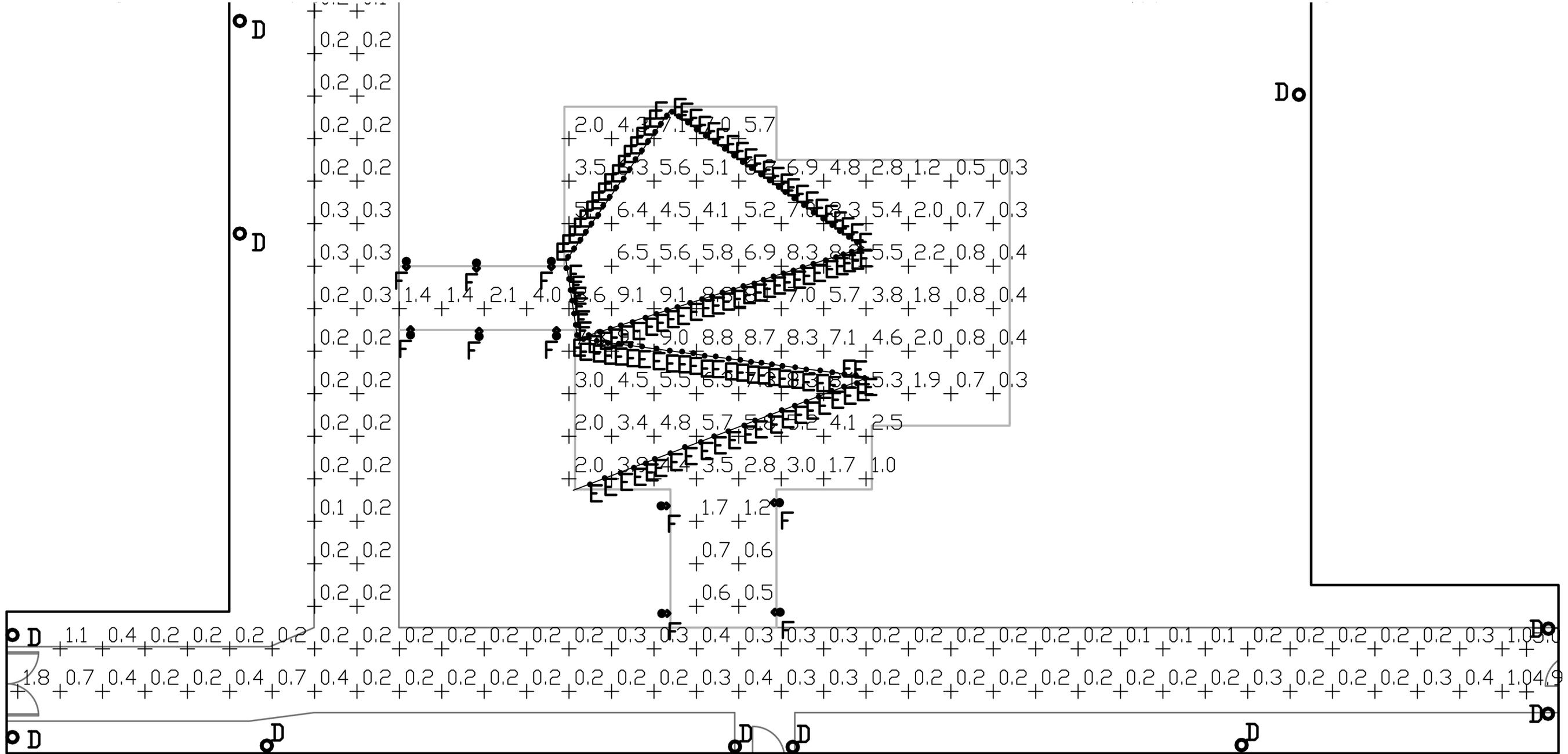
SHEET TITLE
DETAILS

PROJECT NUMBER
2280028

SHEET NUMBER
C601

1 2 3 4 5

D
C
B
A



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 phone: 785.273.7540
 500 north broadway suite 200
 oklahoma city, ok 73102
 phone: 405.231.3105

**RENOVATION
 PLATO'S OF MADISON, WI
 3841 E WASHINGTON AVE, MADISON, WI 53704**

| |
|---------------------|
| SUBMISSION DATES |
| August 26, 2022 |
| September 2, 2022 |
| ADDENDUM #2 9-16-22 |

SHEET TITLE
 PHOTOMETRICS

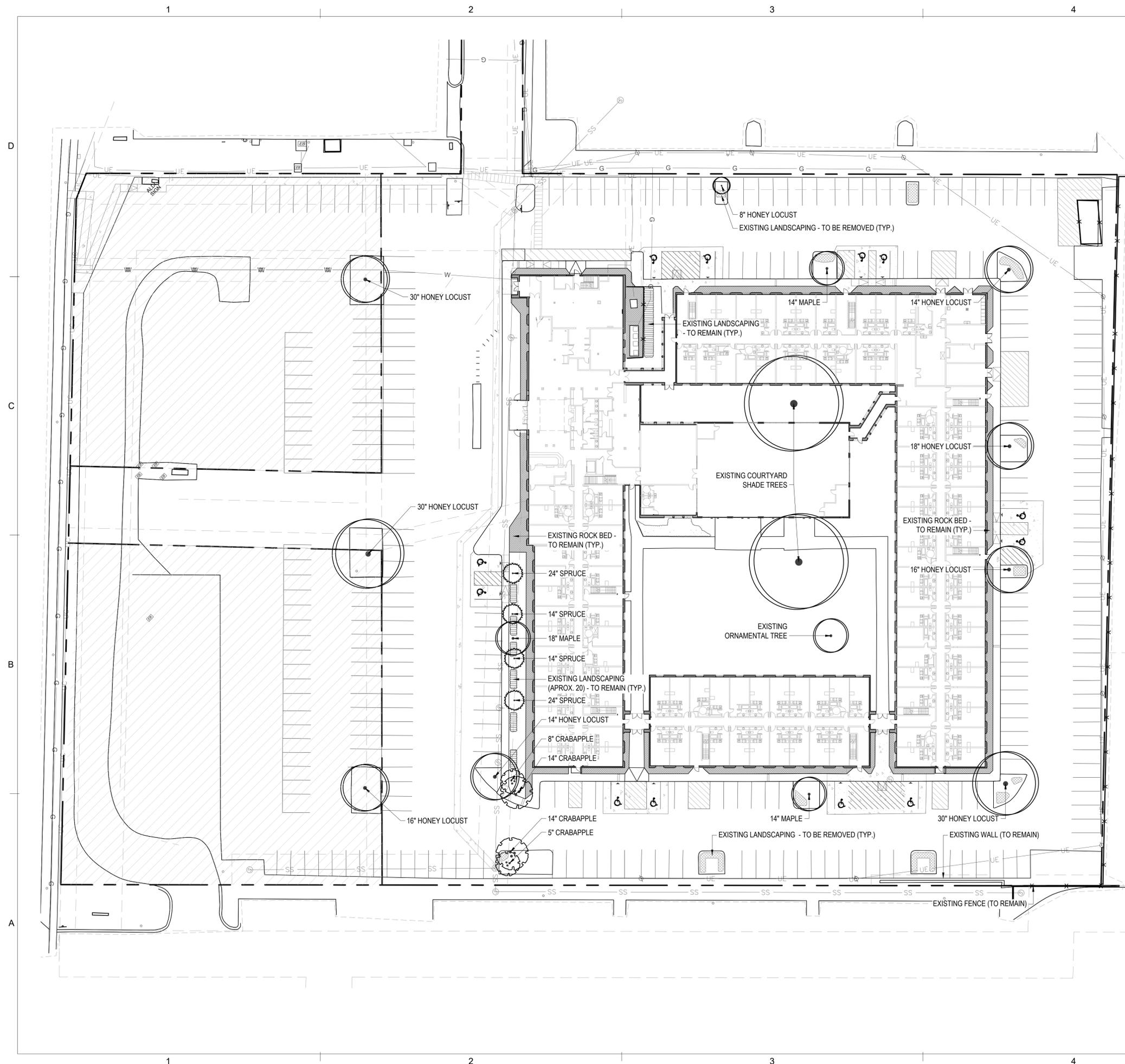
PROJECT NUMBER
2280028

SHEET NUMBER



FILE PATH:
 DRAWN BY:

1 2 3 4 5



LANDSCAPE CODE REQUIREMENTS
CITY OF MADISON LANDSCAPE WORKSHEET

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 SITE AREA: (5.5 ac) | 241,690 SF | 3,630 POINTS |
| FIVE (5) ACRES: | 217,800 SF | 239 POINTS |
| REMAINDER OF DEVELOPED AREA: | 23,890 SF | 239 POINTS |
| TOTAL LANDSCAPE POINTS REQUIRED: | | 3,869 POINTS |

| EXISTING CONDITIONS | QUANTITY | POINTS ACHIEVED |
|--|--------------------|---------------------|
| EXISTING SIGNIFICANT SPECIMEN TREE (MAX 30% OF TOTAL REQUIRED POINTS = 1,160 POINTS) | | |
| 14 PTS. / CALIPER INCH (MAX 200 POINTS / TREE) | 3 (83 CAL. INCHES) | 1,160 POINTS |
| OVER STORY DECIDUOUS TREE (35 POINTS / TREE) | 5 | 175 POINTS |
| TALL EVERGREEN TREE (35 POINTS / TREE) | 4 | 140 POINTS |
| ORNAMENTAL TREE (15 POINTS / TREE) | 4 | 60 POINTS |
| EVERGREEN SHRUB (4 POINTS / SHRUB) | 10 | 40 POINTS |
| DECIDUOUS SHRUB (3 POINTS / SHRUB) | 10 | 30 POINTS |
| FENCING OR WALL (4 POINTS / 10 LINEAR FEET) | 477 | 191 POINTS |
| TOTAL EXISTING LANDSCAPE POINTS: | | 1,794 POINTS |

LANDSCAPE POINTS REMAINING: 2,075

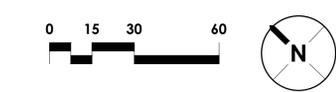
NOTE: ALL EXISTING ROCK MULCH AROUND THE PERIMETER OF THE BUILDING SHALL REMAIN. ALL EXISTING SHRUBS IN LANDSCAPE ISLANDS SHALL BE REMOVED AND GIVEN FRESH SHREDDED HARDWOOD MULCH. EXISTING SHRUBS ON THE NORTHWEST FACE OF THE BUILDING SHALL REMAIN AND GIVE FRESH SHREDDED HARDWOOD MULCH.

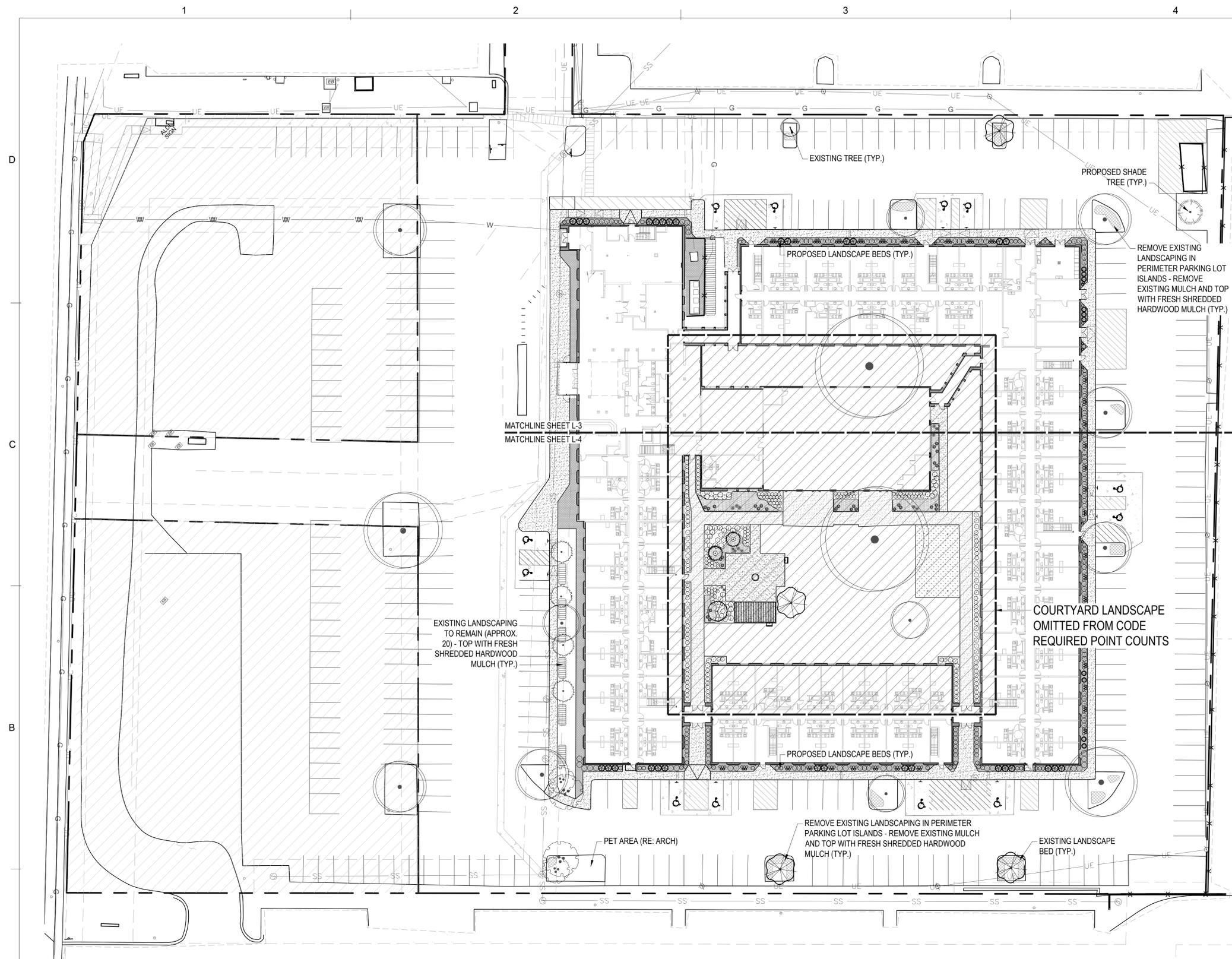


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DATE: 11/08/2022

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

| |
|---|
| SUBMISSION DATES PROGRESS PRINT ONLY |
| SHEET TITLE EXISTING LANDSCAPE PLAN |
| PROJECT NUMBER |
| SHEET NUMBER L-1 |





| 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 |
| TOTAL PROPOSED LANDSCAPE POINTS: | | 2,651 POINTS |
| 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 | |
| TOTAL POINTS PROVIDED: | 4,575 POINTS | |

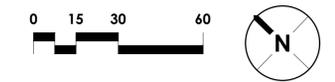
schwerdt design group
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 topeka, kansas 66614-4275
 phone: 785.273.7540
 500 north broadway suite 200
 oklahoma city, ok 73102
 phone: 405.531.3105

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DATE: 11/08/2022

| 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. | | |



ALABACK DESIGN
 LANDSCAPE ARCHITECTS

3202 E 21ST ST, SUITE 100
 TULSA, OKLAHOMA 74114
 WWW.ALABACKDESIGN.COM
 918.742.1463

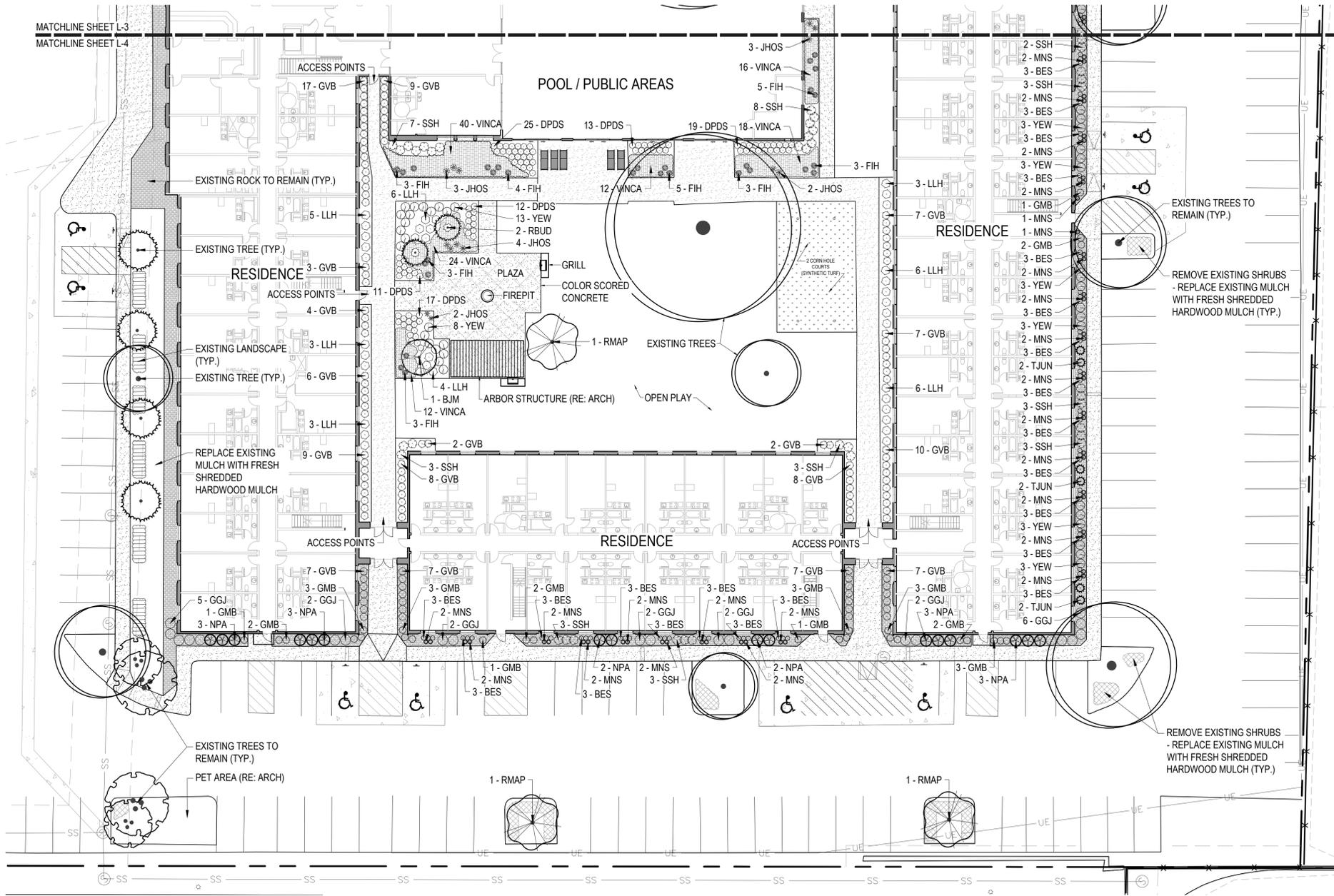
RENOVATION
PLATO'S OF MADISON, WI
 3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
 PROGRESS PRINT ONLY

SHEET TITLE
 CITY LANDSCAPE PLAN

PROJECT NUMBER

SHEET NUMBER
L-2



PLANT SCHEDULE (PLANT QUANTITIES SHOWN ARE FOR THIS SHEET ONLY)

| TREES | QTY | COMMON NAME | BOTANICAL NAME | CONT | CAL | SIZE | COMMENTS |
|---------------|-----|--------------------------------|---------------------------------|-------|----------|-------------------------|-----------------------|
| BJM | 1 | BLOODGOOD JAPANESE MAPLE | ACER PALMATUM 'BLOODGOOD' | B&B | 3" CAL | 10'-12' HT.; 5'-6" SPD. | SPECIMEN |
| RMAP | 3 | RED SUNSET® MAPLE | ACER RUBRUM 'FRANKSRED' | B&B | 3" CAL | 12'-14' HT., 3'-4" SPD. | STRONG CENTRAL LEADER |
| RBUD | 2 | EASTERN REDBUD | CERCIS CANADENSIS | B&B | 2" CAL | 7'-8" HT., 3'-4" SPD. | FULL BRANCHING |
| TJUN | 6 | TAYLOR JUNIPER | JUNIPERUS VIRGINIANA 'TAYLOR' | B&B | B&B | 7'-8" HT., 3'-4" SPD. | FULL TO GROUND |
| NPA | 16 | NORTH POLE® ARBORVITAE | THUJA OCCIDENTALIS 'ART BOE' | B&B | B&B | 7'-8" HT. | FULL TO GROUND |
| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | CONT | SPACING | COMMENTS | |
| GMB | 27 | GREEN MOUNTAIN BOXWOOD | BUXUS X 'GREEN MOUNTAIN' | 3 GAL | 36" O.C. | | |
| GVB | 120 | GREEN VELVET BOXWOOD | BUXUS X 'GREEN VELVET' | 3 GAL | 30" O.C. | | |
| FIH | 29 | FIRE AND ICE HOSTA | HOSTA X 'FIRE AND ICE' | 1 GAL | AS SHOWN | | |
| JHOS | 14 | JUNE HOSTA | HOSTA X TARDIANA 'JUNE' | 1 GAL | AS SHOWN | | |
| LLH | 36 | LITTLE LIME® PANICLE HYDRANGEA | HYDRANGEA PANICULATA 'JANE' | 3 GAL | 42" O.C. | | |
| SSH | 38 | 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 | 66 | BLACK-EYED SUSAN | RUDBECKIA HIRTA FULGIDA | 1 GAL | AS SHOWN | | |
| MNS | 46 | MAY NIGHT SALVIA | SALVIA NEMOROSA 'MAY NIGHT' | 1 GAL | AS SHOWN | | |
| DPDS | 97 | DOUBLE PLAY DOOZIE® SPIREA | SPIRAEA X 'NCSX2' | 3 GAL | 24" O.C. | | |
| YEW | 39 | DENSIFORMIS YEW | TAXUS CUSPIDATA 'DENSIFORMIS' | 3 GAL | 36" O.C. | | |
| GROUND COVERS | QTY | COMMON NAME | BOTANICAL NAME | CONT | O.C. | | |
| VINCA | 122 | COMMON PERIWINKLE | VINCA MINOR | 1 GAL | 24" O.C. | | |



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 topeka, kansas 66614-4275
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 500 north broadway suite 200
 oklahoma city, ok 73102
 phone: 405.531.3105

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

SUBMISSION DATES
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SHEET TITLE
 CITY LANDSCAPE
 PLAN - AREA A

PROJECT NUMBER

SHEET NUMBER
L-3



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topka, kansas 66614-4275
phone: 785.273.7540

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oklahoma city, ok 73102
phone: 405.531.3105

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DATE: 11/08/2022

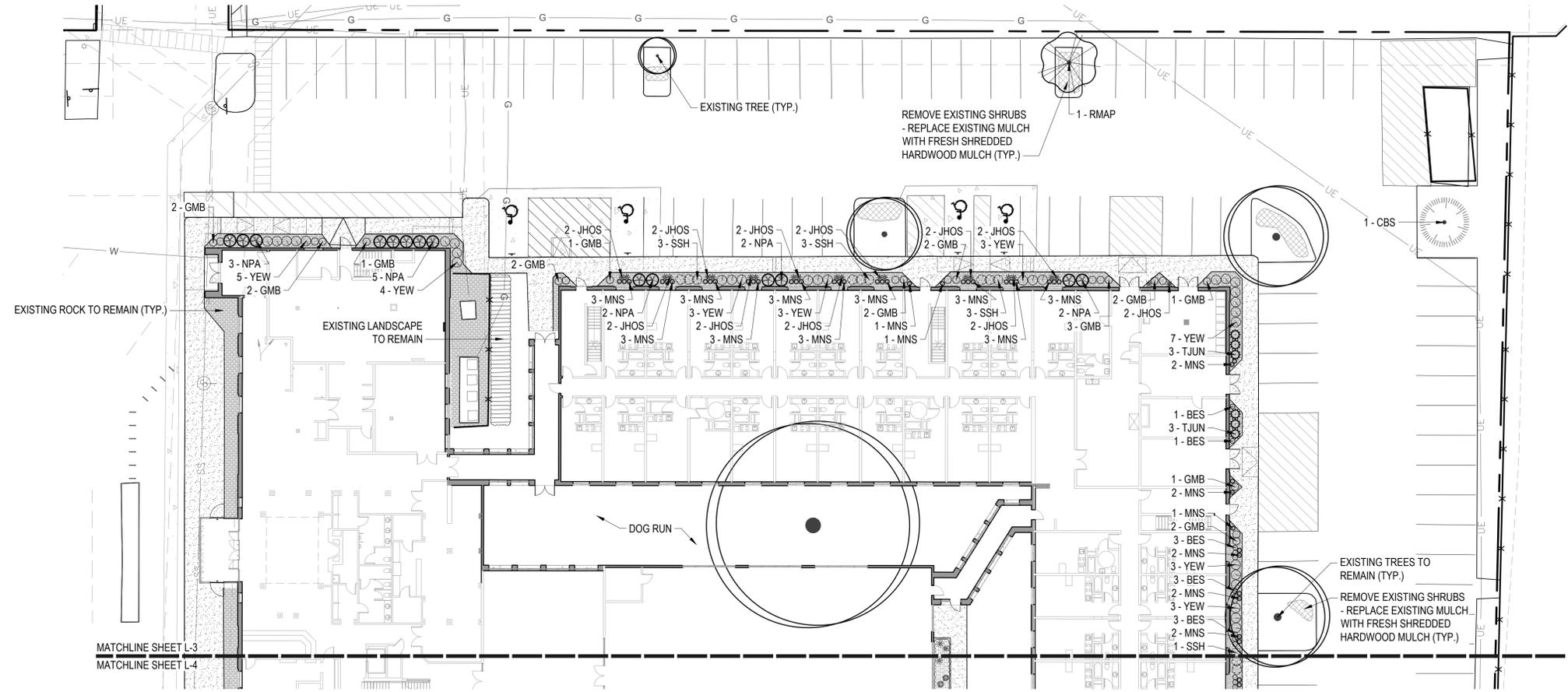
**RENOVATION
PLATO'S OF MADISON, WI
3841 E WASHINGTON AVE, MADISON, WI 53714**

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
CITY LANDSCAPE
PLAN - AREA B

PROJECT NUMBER

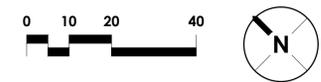
SHEET NUMBER
L-4



PLANT SCHEDULE (PLANT QUANTITIES SHOWN ARE FOR THIS SHEET ONLY)

| TREES | QTY | COMMON NAME | BOTANICAL NAME | CONT | CAL | SIZE | COMMENTS |
|-------|-----|------------------------|-------------------------------|------|--------|-------------------------|-----------------------|
| RMAP | 1 | RED SUNSET® MAPLE | ACER RUBRUM 'FRANKSRED' | B&B | 3" CAL | 12'-14" HT., 3'-4" SPD. | STRONG CENTRAL LEADER |
| TJUN | 6 | 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. | |
| NPA | 14 | 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 | 21 | GREEN MOUNTAIN BOXWOOD | BUXUS X 'GREEN MOUNTAIN' | 3 GAL | 36" O.C. | |
| JHOS | 22 | JUNE HOSTA | HOSTA X TARDIANA 'JUNE' | 1 GAL | AS SHOWN | |
| SSH | 10 | STRAWBERRY SUNDIAE® HYDRANGEA | HYDRANGEA PANICULATA 'RENSUN' | 3 GAL | 36" O.C. | |
| BES | 11 | BLACK-EYED SUSAN | RUDBECKIA HIRTA FULGIDA | 1 GAL | AS SHOWN | |
| MNS | 43 | MAY NIGHT SALVIA | SALVIA NEMOROSA 'MAY NIGHT' | 1 GAL | AS SHOWN | |
| YEW | 31 | DENSIFORMIS YEW | TAXUS CUSPIDATA 'DENSIFORMIS' | 3 GAL | 36" O.C. | |





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DATE: 11/08/2022

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

SUBMISSION DATES
 PROGRESS PRINT ONLY

SHEET TITLE
 LANDSCAPE
 DETAILS AND
 NOTES

PROJECT NUMBER

SHEET NUMBER
L-5

1 2 3 4 5

PLANT SCHEDULE

| TREES | QTY | COMMON NAME | BOTANICAL NAME | CONT | CAL | SIZE | COMMENTS |
|-------|-----|--------------------------|-------------------------------|------|--------|-------------------------|-----------------------|
| BJM | 1 | BLOODGOOD JAPANESE MAPLE | ACER PALMATUM 'BLOODGOOD' | B&B | 3" CAL | 10'-12' HT.; 5'-6" SPD | SPECIMEN |
| RMAP | 4 | RED SUNSET® MAPLE | ACER RUBRUM 'FRANKSRED' | B&B | 3" CAL | 12'-14' HT.; 3'-4" SPD. | STRONG CENTRAL LEADER |
| RBUD | 2 | EASTERN REDBUD | CERCIS CANADENSIS | B&B | 2" CAL | 7'-8' HT.; 3'-4" SPD. | FULL BRANCHING |
| 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. | |
| 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 | 120 | GREEN VELVET BOXWOOD | BUXUS X 'GREEN VELVET' | 3 GAL | 30" O.C. | |
| FIH | 29 | FIRE AND ICE HOSTA | HOSTA X 'FIRE AND ICE' | 1 GAL | AS SHOWN | |
| JHOS | 36 | JUNE HOSTA | HOSTA X TARDIANA 'JUNE' | 1 GAL | AS SHOWN | |
| LLH | 36 | LITTLE LIME® PANICLE HYDRANGEA | HYDRANGEA PANICULATA 'JANE' | 3 GAL | 42" O.C. | |
| SSH | 48 | 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 | |
| DPDS | 97 | DOUBLE PLAY DOOZIE® SPIREA | SPIRAEA X 'NCSX2' | 3 GAL | 24" O.C. | |
| YEW | 70 | DENSIFORMIS YEW | TAXUS CUSPIDATA 'DENSIFORMIS' | 3 GAL | 36" O.C. | |

| GROUND COVERS | QTY | COMMON NAME | BOTANICAL NAME | CONT | O.C. |
|---------------|-----|-------------------|----------------|-------|----------|
| VINCA | 122 | COMMON PERIWINKLE | VINCA MINOR | 1 GAL | 24" O.C. |

LANDSCAPING NOTES

CALL 811 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTACT LOCAL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING CONSTRUCTION OPERATIONS.

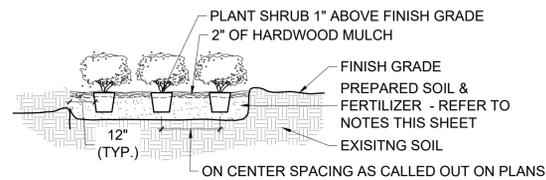
BED PREPARATION
 EXCAVATE AND REMOVE EXISTING SOIL, GRASS, AND ROOTS TO A DEPTH OF 10". DO NOT WORK BEDS WHEN FROZEN OR MUDDY CONDITIONS ARE PRESENT. CROWN PLANTING BEDS TO PROVIDE POSITIVE DRAINAGE OUT OF BED AND/OR TO AREA DRAINS.

ALL PLANTING BEDS SHALL HAVE A MINIMUM 7" DEPTH OF COMPOST, 1" DEPTH OF STERILIZED COW MANURE AND 2" DEPTH OF SPHAGNUM PEAT MOSS. THOROUGHLY MIX MATERIALS TOGETHER. INCORPORATE ROOTS TRANSPLANT 1-STEP AT A RATE OF 5 LBS PER 100 SQUARE FEET AND DRY MOLASSES AT A RATE OF 3 LBS PER 100 SQUARE FEET INTO THE TOP 3'-4" OF SOIL.

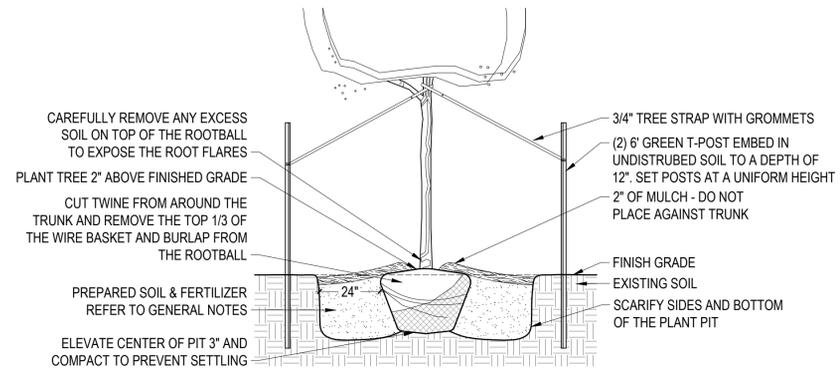
TREE BED PREPARATION
 EACH TREE LOCATED OUTSIDE A PLANTING BED SHALL RECEIVE THREE CUBIC FEET OF BACK TO NATURE SOIL CONDITIONER AND ONE CUBIC FOOT OF STERILIZED COW MANURE. MIX WITH EXISTING OR IMPORTED TOPSOIL AND BACKFILL. INCORPORATE ROOTS TRANSPLANT 1-STEP AT A RATE OF 4 OUNCES PER CALIPER INCH AND 2 CUPS OF DRY MOLASSES INTO THE TOP 3'-4" OF SOIL.

MULCH
 MULCH ALL TREE WELLS AND PLANTING BEDS WITH SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF TWO (2) INCHES. DO NOT PLACE MULCH AGAINST TREE TRUNKS.

STEEL BED EDGING
 (SBE) PRO-STEEL: PS3-16 1/8" X 4" BLACK STEEL BED EDGING. HAMMER INTO PLACE USING A SCRAP WOOD BLOCK SO AS NOT TO DAMAGE STEEL EDGING.



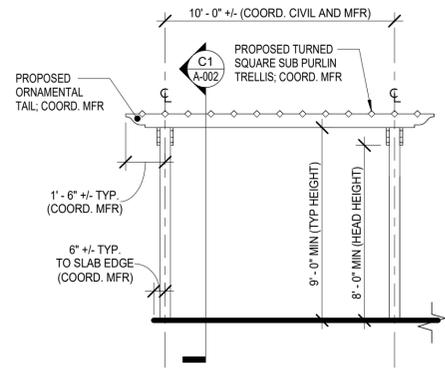
A SHRUB PLANTING DETAIL
 SCALE: NTS



B TREE PLANTING WITH STAKING
 SCALE: NTS

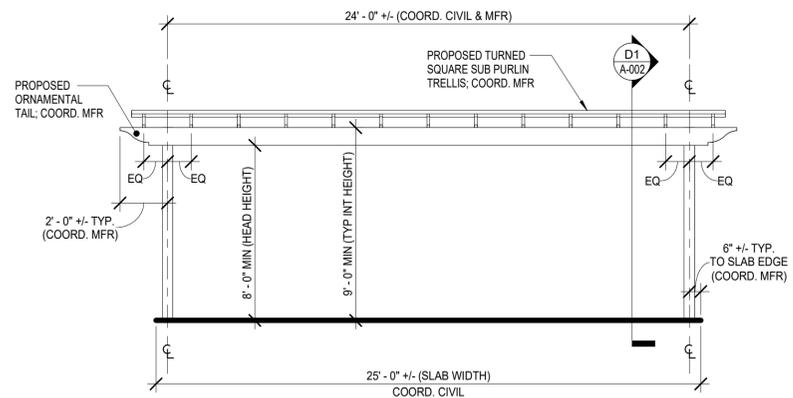


1 2 3 4 5



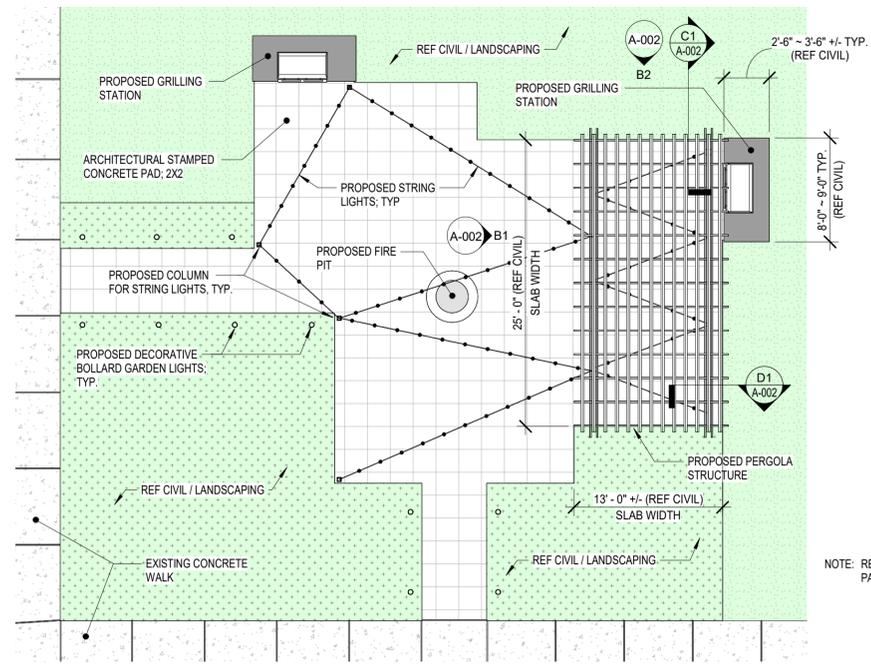
- NOTES:
1. FINAL MATERIAL FINISH / COLOR / STAIN TBD BY OWNER IN COORDINATION WITH ARCHITECT AND MFR.
 2. STRUCTURAL CONNECTIONS PER MFR; ALL EXPOSED WOOD STRUCTURAL CONNECTIONS SHALL BE ORNAMENTAL / DECORATIVE UNO.
 3. ALL PURLINS / SUBPURLINS SHALL BE SPACED EQUALLY ON CENTERS.
 4. STRUCTURAL ELEMENT (COLUMNS / BEAMS / HEADERS / PURLINS, SUB PURLINS / ETC.) DIMENSIONS AND MATERIALS PER MFR.

B2 PERGOLA ELEVATION - N
SCALE: 1/4" = 1'-0"



- NOTES:
1. FINAL MATERIAL FINISH / COLOR / STAIN TBD BY OWNER IN COORDINATION WITH ARCHITECT AND MFR.
 2. STRUCTURAL CONNECTIONS PER MFR; ALL EXPOSED WOOD STRUCTURAL CONNECTIONS SHALL BE ORNAMENTAL / DECORATIVE UNO.
 3. ALL PURLINS / SUBPURLINS SHALL BE SPACED EQUALLY ON CENTERS.
 4. STRUCTURAL ELEMENT (COLUMNS / BEAMS / HEADERS / PURLINS, SUB PURLINS / ETC.) DIMENSIONS AND MATERIALS PER MFR.

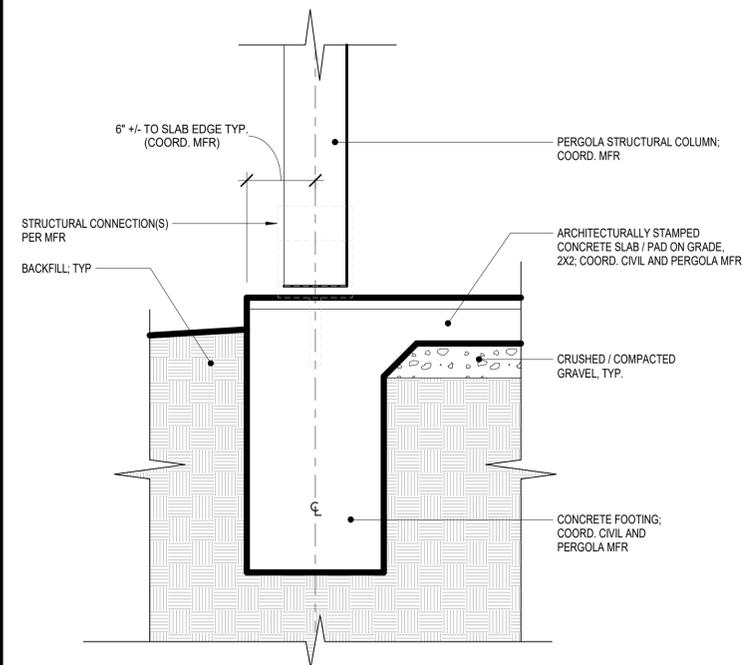
B1 PERGOLA ELEVATION - W
SCALE: 1/4" = 1'-0"



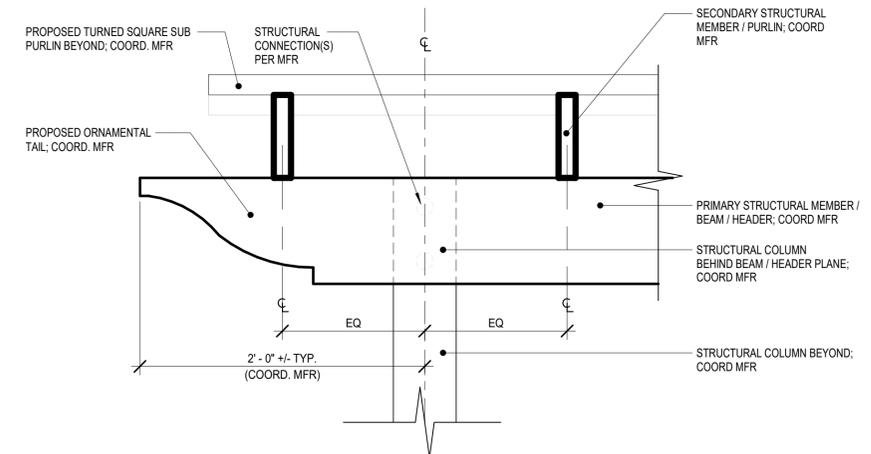
A1 ENLARGED COURTYARD PLAZA
SCALE: 1/8" = 1'-0"



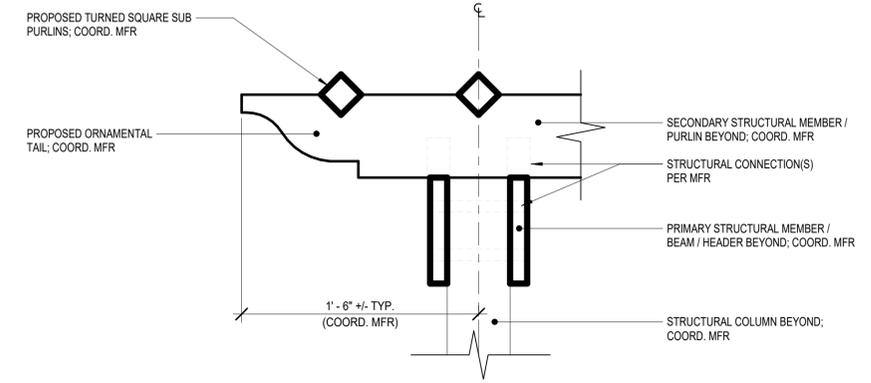
NOTE: REF CIVIL FOR CONCRETE PAD / SLAB DIMENSIONS



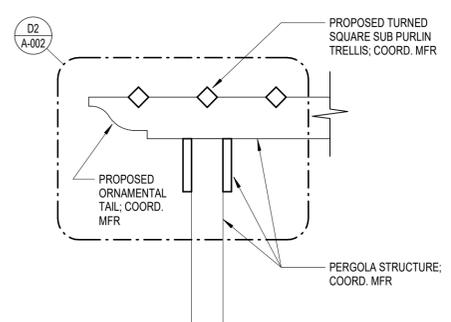
E1 PERGOLA - COLUMN @ FOOTING - I
SCALE: 1 1/2" = 1'-0"



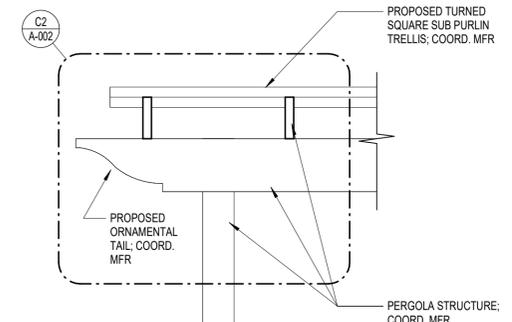
C2 PERGOLA - DETAIL - II
SCALE: 1 1/2" = 1'-0"



D2 PERGOLA - DETAIL - I
SCALE: 1 1/2" = 1'-0"



D1 PERGOLA SECTION - I
SCALE: 3/4" = 1'-0"



C1 PERGOLA SECTION - II
SCALE: 3/4" = 1'-0"



schwerdt design group
architecture | interiors | planning
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phone: 785.273.7540
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105

PROGRESS PRINT

NOT FOR CONSTRUCTION

DATE: 10/26/2022

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

SUBMISSION DATES

OCTOBER 20, 2022

SHEET TITLE
ARCHITECTURAL SITE DETAILS

PROJECT NUMBER
0210377

SHEET NUMBER
A-002

FILE PATH: C:\Users\Collin\Documents\210377 Plato's - Madison, WI - CD Model_Central_V22_csk2RG35.rvt
DATE: 10/26/2022 2:50:38 PM
DRAWN BY: Author



Project: _____

Type: _____ Length: _____

Notes:

Ordering Information

| Product | Wire | Spacing | LED Type | CCT | Globe | Voltage |
|------------|----------------------------------|---|---|---|--|------------------|
| LSL | | | | | | 12 |
| Litesphere | B Black W White | 06 6" OC 12 12" OC 18 18" OC 24 24" OC CS Custom | V Very High Output H High Output S Standard Output | 19 1900K 27 2700K 30 3000K 35 3500K 40 4000K 50 *5000K AM *Amber RB *Royal Blue RD *Red GN *Green YL *Yellow | C Clear F Frosted Y Yellow R Red O Orange G Green B Blue P Purple Z Varied Colors | 12 12V DC |

| |
|-----------------------|
| V LED required |
| S Saber |
| L Flare |

*Available in VHO LED only

For colored globes, 3500K recommended.



Tivoli manufactures Litesphere to your specified lengths.
Individual lengths and runs must be specified at time of ordering as a separate line item.
See page 7 for run length ordering information



Lengths and Run Ordering

L _____ Length in feet
R = Max Run (200')

Number of Runs

Lead Wire Options (REQUIRED)

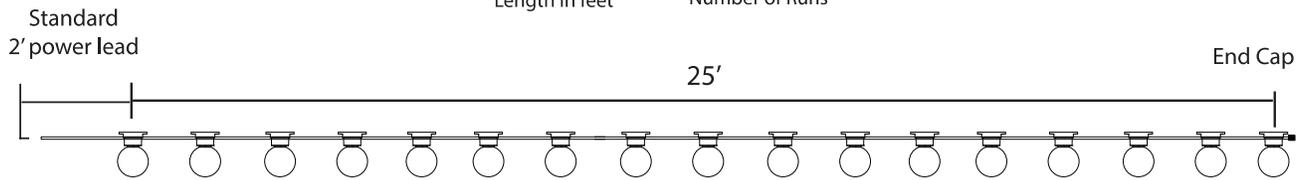
Standard 2 foot lead wire

If extra lead wire is needed please add below part number

$\frac{\text{LS-EP}}{\text{B Black}} - \frac{\text{W White}}{\text{Length in feet (18ft max)}}$
 +
 $\frac{\text{LS-XEP}}{\text{B Black}} - \frac{\text{W White}}{\text{Length in feet (18ft max)}}$

Lengths and Run Ordering Examples

$\frac{\text{L25}}{\text{Length in feet}} - \frac{\text{3}}{\text{Number of Runs}}$



With the example above, you will receive 3 runs at 25' with standard factory 2' power lead with black wire.

Replacement Parts

LS Globes: All replacement globes come with (1) foam washer each.



LS-CG
Clear



LS-FG
Frosted



LS-SG
Saber



LS-FG
Flare



LS-YG
Yellow



LS-RG
Red



LS-OG
Orange



LS-GG
Green



LS-BG
Blue



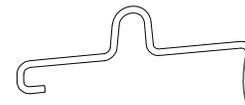
LS-PG
Purple



Very High Output



Standard & High Output



LSL 19 V 12
12V Wedge base
1900K
LSL 27 V 12
12V Wedge base
2700K
LSL 30 V 12
12V Wedge base
3000K
LSL 35 V 12
12V Wedge base
3500K
LSL 40 V 12
12V Wedge base
4000K
LSL 50 V 12
12V Wedge base
5000K
LSL AM V 12
12V Wedge base
Amber

LSL RD V 12
12V Wedge base
Red
LSL RB V 12
12V Wedge base
Royal Blue
LSL GN V 12
12V Wedge base
Green
LSL YL V 12
12V Wedge base
Yellow
LSL OR V 12
12V Wedge base
Orange

STANDARD
LSL 19 S 12
12V Wedge
base
1900K
LSL 27 S 12
12V Wedge
base
2700K
LSL 30 S 12
12V Wedge
base
3000K
LSL 35 S 12
12V Wedge
base
3500K
LSL 40 S 12
12V Wedge
base
4000K

HIGH OUTPUT
LSL 19 H 12
12V Wedge base
1900K
LSL 27 H 12
12V Wedge base
2700K
LSL 30 H 12
12V Wedge base
3000K
LSL 35 H 12
12V Wedge base
3500K
LSL 40 H 12
12V Wedge base
4000K

LS-HANG-CLIP

Hanger clip for installation from 8 gauge stainless steel aircraft cable (Sold Each)

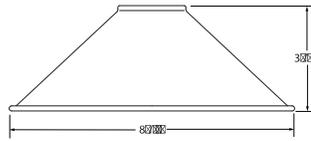


LS-UVZP-BK-50 UV Zip Ties
50 pc Bag set. UV resistant, heavy duty ties.
Maximum weight up to 100 lbs./per tie.

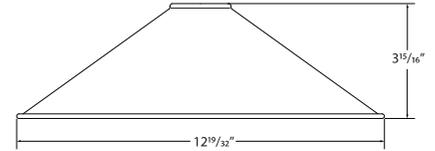


Light Shades

HAT



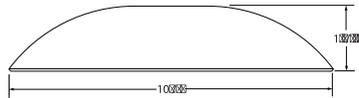
SHADE-HT-BK-BK-8
Light Shade - HAT
8.3" Black Top, Black Bottom



SHADE-HT-BK-BK-13
Light Shade - HAT
12.6" Black Top, Black Bottom
***SHADE-HT-BK-CP-13**
Light Shade - HAT
12.6" Black Top, Copper Bottom

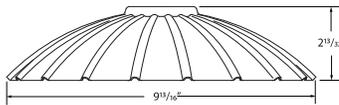
*Consult factory for lead time and MOQ

DISH

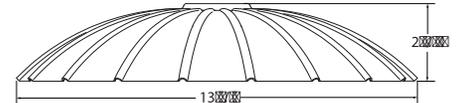


SHADE-DS-BK-BK-10
Light Shade - DISH
10.2" Black Top, Black Bottom

FLOWER



SHADE-FL-BK-BK-10
Light Shade - FLOWER
9.8" Light Shade, Black Top, Black Bottom



SHADE-FL-BK-BK-13
Light Shade - FLOWER
13.8" Light Shade, Black Top, Black Bottom

Accessories

SHADE-ADP-LSL-BK-01 Litesphere Light Shade Adapter

PVC Black Adapter - Sold individually. Includes (1) Adapters, (1) Adapter bracket, (2) set screws and (1) Allen Key

SHADE-ADP-LSL-BK-10 Litesphere Light Shade Adapter

PVC Black Adapter Kit - Sold in packs of 10. Includes (10) Adapters, (10) Adapter bracket, (20) set screws and (1) Allen Key

SHADE-ADP-LSL-BK-25 Litesphere Light Shade Adapter

PVC Black Adapter Kit - Sold in packs of 25. Includes (25) Adapters, (25) Adapter bracket, (50) set screws and (1) Allen Key

SHADE-ADP-LSL-BK-50 Litesphere Light Shade Adapter

PVC Black Adapter Kit - Sold in packs of 50. Includes (50) Adapters, (50) Adapter bracket, (100) set screws and (1) Allen Key





Mounting Accessories



LS-CABLE-60 Catenary Cable Kit - 60'
LS-CABLE-110 Catenary Cable Kit - 110'
LS-CABLE-500 Catenary Cable Kit - 500'
 (1/8th inch, includes 2 cables locks for use with loads up to 200lbs)

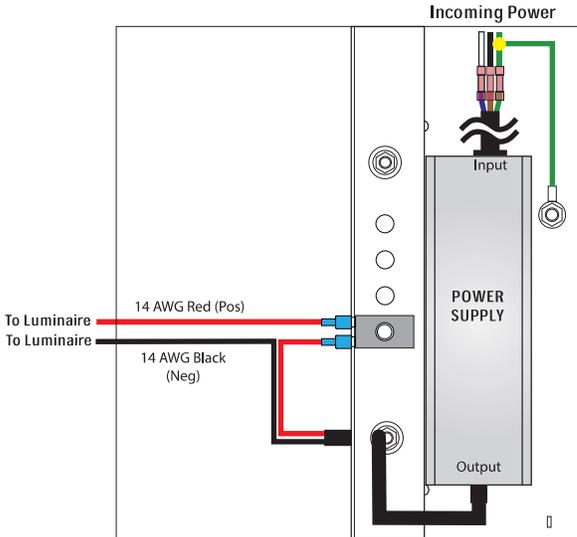


LS-LOCK-4 Cable Lock 1/8th Cable
 Cable Lock for 1/8th inch cable, Heavy-duty lockable fasteners support loads up to 330 lbs.



LS-TT Catenary Tensioning Tool
 Catenary Cable Tensioning Tool

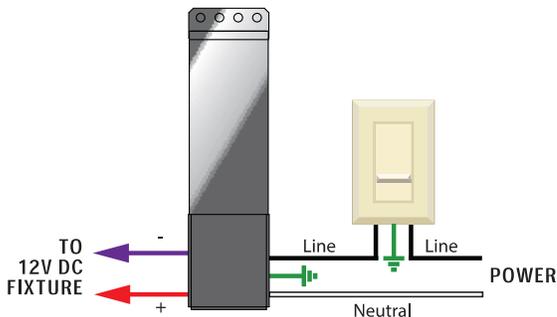
Power Supplies



NON DIMMING

| CAT NO | PRIMARY AND SECONDARY | TOTAL WATTAGE / AMPS PER BREAKER | DIMENSIONS | LISTING |
|-------------------|-----------------------|----------------------------------|--------------------------------|-------------------|
| ADNM-60-1-5-12-D | 120-277V AC 12V DC | 60W / 1X5A | 6.00" W X 6.00" L X 4.00" D | NEMA3R/ UL listed |
| ADNM-150-2-5-12-D | 120-277V AC 12V DC | 120W / 2X5A | 10.00" W X 10.00" L X 10.00" D | |
| ADNM-240-3-5-12-D | 120-277V AC 12V DC | 180W / 3X5A | | |
| ADNM-320-4-5-12-D | 120-277V AC 12V DC | 240W / 4X5A | | |

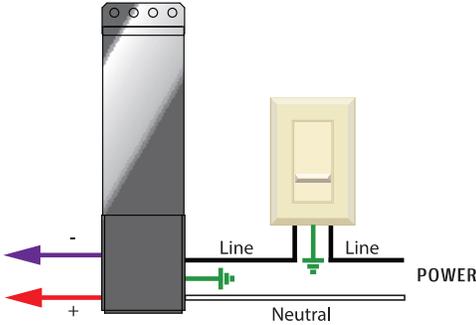
ELV DIMMING



| CAT NO | PRIMARY AND SECONDARY | TOTAL WATTAGE / AMPS PER BREAKER | MIN LOAD | DIMENSIONS | LISTING |
|--------------|-----------------------|----------------------------------|----------|-----------------------------|---------|
| EMEC601512 | 120V AC 12V DC | 60W / 5A | 3W | 3.03" W X 14.3" L X 2.24" D | cETLus |
| EMML601512B | 120V AC 12V DC | 60W / 5A | 30W | 3.93" W X 8.13" L X 1.59" D | cETLus |
| EMMLH601512B | 277V AC 12V DC | 60W / 5A | 30W | 3.93" W X 8.13" L X 1.59" D | cETLus |

Power Supplies Cont.

MLV DIMMING

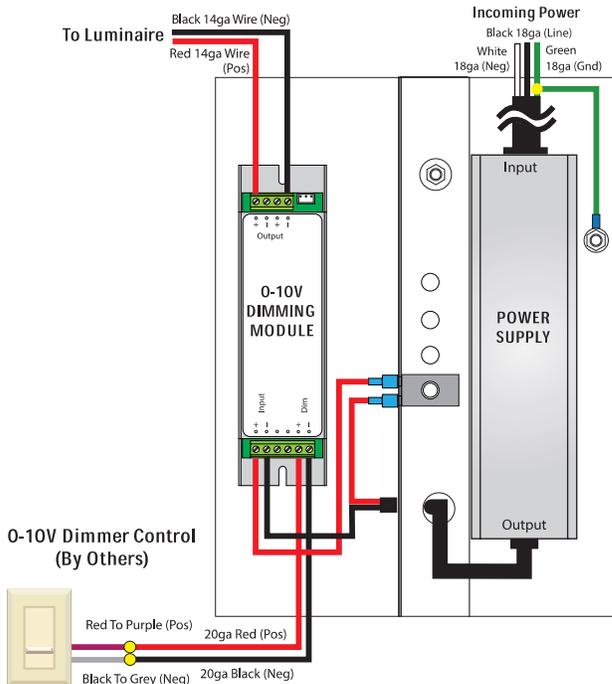


| CAT NO | PRIMARY AND SECONDARY | TOTAL WATTAGE / AMPS PER BREAKER | MIN LOAD | DIMENSIONS | LISTING |
|-------------------|-----------------------|----------------------------------|----------|--------------------------|-------------------|
| *JT-60-1-5-12-D | 120V AC 12V DC | 60W / 1X5A | N/A | 4.25"W X 8.5"L X 3.25"D | NEMA3R/ cETLus |
| *JTH-60-1-5-12-D | 277V AC 12V DC | 60W / 1X5A | N/A | 4.25"W X 8.5"L X 3.25"D | NEMA3R/ cETLus |
| *JT-240-4-5-12-D | 120V AC 12V DC | 240W / 4X5A | N/A | 8.5"W X 16"L X 4.5"D | NEMA3R/ cETLus |
| *JTH-240-4-5-12-D | 277V AC 12V DC | 240W / 4X5A | N/A | 8.5"W X 16"L X 4.5"D | NEMA3R/ cETLus |
| EMEC601512 | 120V AC 12V DC | 60W / 5A | 3W | 3.03"W X 14.3"L X 2.24"D | IP67/ cETLus |
| EMML601512B | 120V AC 12V DC | 60W / 5A | 30W | 3.93"W X 8.13"L X 1.59"D | NEMA3R/ cETLus |
| EMMLH601512B | 277V AC 12V DC | 60W / 5A | 30W | 3.93"W X 8.13"L X 1.59"D | NEMA3R/ cETLus |

*Lowest operating temperature -40°F

| DESCRIPTION | CAT NO | INPUT VOLTAGE | CONTINUOUS MAX VOLT AGE AC | CONTINUOUS MAX VOLTAGE DC | MAX CLAMPING VOLTAGE 8/20 μS 20KA | DIMENSION |
|---------------------------|--------------|----------------|----------------------------|---------------------------|-----------------------------------|-----------------|
| Universal Surge Protector | JT-120-SURGE | 120V - 277V AC | 320V AC | 420V DC | 1600 | 3" L X 1.625" D |

0 10V DIMMING



| CAT NO | PRIMARY AND SECONDARY | TOTAL WATTAGE / AMPS PER BREAKER | DIMENSIONS | LISTING |
|---------------------|-----------------------|----------------------------------|-------------------------------|----------------------|
| ADNM-60-1-5-12-DOT | 120-277V AC 12V DC | 60W / 1X5A | 6.00" W X 6.00" L X 4.00" D | NEMA3R/ UL listed |
| ADNM-150-2-5-12-DOT | 120-277V AC 12V DC | 120W / 2X5A | 12.00" W X 12.00" L X 4.25" D | NEMA3R/ UL listed |
| ADNM-240-3-5-12-DOT | 120-277V AC 12V DC | 180W / 3X5A | 12.00" W X 12.00" L X 4.25" D | NEMA3R/ UL listed |
| ADNM-320-4-5-12-DOT | 120-277V AC 12V DC | 240W / 4X5A | 12.00" W X 12.00" L X 4.25" D | NEMA3R/ UL listed |

Plato's

RENDERING – NEW EXTERIOR COLORS (ON EXISTING MATERIALS)

NOTE: COLORS MAY NOT LOOK ACCURATE DUE TO LIGHTING AND SHADOWS



AGREEABLE
GRAY



REQUISITE
GRAY



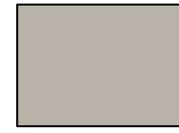
Plato's

RENDERING – NEW EXTERIOR COLORS (ON EXISTING MATERIALS)

NOTE: COLORS MAY NOT LOOK ACCURATE DUE TO LIGHTING AND SHADOWS



AGREEABLE
GRAY



REQUISITE
GRAY



Plato's

NEW EXTERIOR COLORS (ON EXISTING MATERIALS)



AGREEABLE GRAY
R:209 G:203 B:193

EPT-1 (MAIN COLOR – APPLICATION 1)

USES: MAIN WALLS (EIFS / MASONRY)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: AGREEABLE GRAY
NUMBER: SW7029
MODEL BASIS: LOXON SELF-CLEANING EXTERIOR ACRYLIC (OR SIMILAR)
FINISHES AVAILABLE: FLAT / SATIN

EIFS



DESCRIPTION: SAND / DASH / SPANISH LACE TEXTURE
LOCATION(S): MAIN BUILDING WALLS

MASONRY - BRICK



DESCRIPTION: COMMON BOND (WITH SCORED / TEXTURED VARIATIONS)
LOCATION(S): COURTYARD

OVERALL



LOCATION(S): COURTYARD

Plato's

NEW EXTERIOR COLORS (ON EXISTING MATERIALS)



AGREEABLE GRAY
R:209 G:203 B:193

EPT-1a (MAIN COLOR – APPLICATION 2)

| | |
|---------------------|---|
| USES: | DOORS, MECHANICAL LOUVERS (METALS) |
| MANUFACTURER: | SHERWIN WILLIAMS |
| COLOR: | AGREEABLE GRAY |
| NUMBER: | SW7029 |
| MODEL BASIS: | RESILIENCE EXTERIOR ACRYLIC LATEX (OR SIMILAR) |
| FINISHES AVAILABLE: | FLAT / SATIN / GLOSS |

DOORS & MECHANICAL LOUVERS



DESCRIPTION: HOLLOW METAL DOORS & METAL LOUVERS
LOCATION(S): MAIN BUILDING WALLS

NEW EXTERIOR COLORS (ON EXISTING MATERIALS)



REQUISITE GRAY
R:185 G:178 B:169

EPT-2 (ACCENT COLOR- APPLICATION 1)

USES: WALL ACCENTS, FASCIA, FENCE (EIFS, FIBER CEMENT / WOOD)

MANUFACTURER: SHERWIN WILLIAMS

COLOR: REQUISITE GRAY

NUMBER: SW7023

MODEL BASIS: LOXON SELF-CLEANING EXTERIOR ACRYLIC (OR SIMILAR)

FINISHES AVAILABLE: FLAT / SATIN

WALL ACCENTS



FASCIA



FENCING



DESCRIPTION: EIFS (INDICATED WHITE PORTIONS) – RECESSED / INSET FROM MAIN WALL DEPTH, SEPARATED BY ARCHITECTURAL / CONTROL JOINTS, OR BOTH.

LOCATION(S): TYPICAL BAYS OF DWELLING UNIT WINDOWS AND MOST MAIN ENTRIES / EGRESSSES

DESCRIPTION: FIBER CEMENT / WOOD FASCIA BOARD

LOCATION(S): ROOF EDGES, GABLE END-WALLS

DESCRIPTION: WOOD FENCE PLANKS, DOG EAR

LOCATION(S): AC UNIT / TRANSFORMER ENCLOSURE, DUMPSTER ENCLOSURE

NEW EXTERIOR COLORS (ON EXISTING MATERIALS)



REQUISITE GRAY
R:185 G:178 B:169

EPT-2a (ACCENT COLOR- APPLICATION 2)

USES: PTAC GRILLES, DOORS (METALS)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: REQUISITE GRAY
NUMBER: SW7023
MODEL BASIS: RESILIENCE EXTERIOR ACRYLIC LATEX
(OR SIMILAR)
FINISHES AVAILABLE: FLAT / SATIN / GLOSS

PTAC GRILLES



DESCRIPTION: GRILLES FOR PTAC UNIT AIR INTAKE
LOCATION(S): UNDER DWELLING UNIT WINDOWS AND
SOME OTHER WINDOWS

DOORS



DESCRIPTION: HOLLOW METAL DOOR
LOCATION(S): IN WALLS THAT ARE ACCENT COLOR

Plato's

NEW EXTERIOR COLORS (ON EXISTING MATERIALS)



AGREEABLE GRAY
R:209 G:203 B:193



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

EPT-1a / EPT-2a (ACCESSORY COLORS – MATCH WALL BEHIND / ADJACENT)

USES:

GUTTERS / DOWNSPOUTS, FLASHINGS /
COPINGS, RAILINGS / STRUCTURE (METALS)

MANUFACTURER:

SHERWIN WILLIAMS

COLOR:

AGREEABLE GRAY / REQUISITE GRAY

NUMBER:

SW7029 / SW7023

MODEL BASIS:

RESILIENCE EXTERIOR ACRYLIC LATEX
(OR SIMILAR)

FINSIHES AVAILABLE:

FLAT / SATIN / GLOSS

GUTTERS / DOWNSPOUTS (TYPICAL)



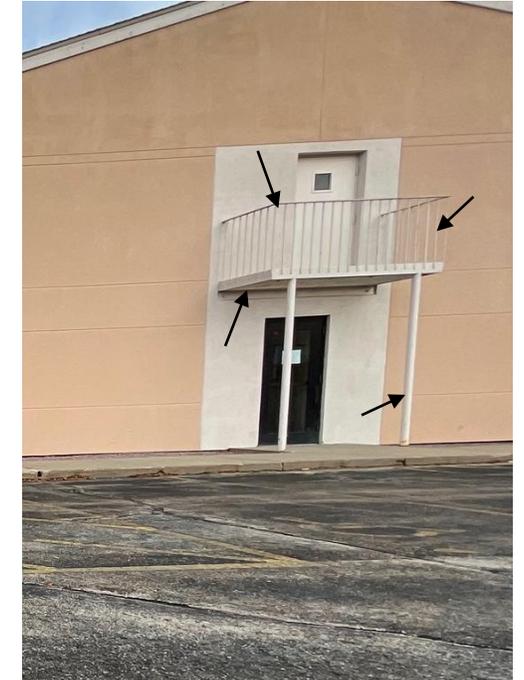
GUTTERS: EPT-2a, TYP
DOWNSPOUTS: EPT-1a, TYP

FLASHINGS / COPINGS (TYPICAL)



FLASHINGS / COPINGS: EPT-2a, TYP

RAILINGS / STRUCTURE (TYPICAL)



RAILINGS / STRUCTURE: EPT-2a, TYP

Plato's

NEW EXTERIOR ACCESSORIES



METAL CANOPIES / AWNINGS (TYPICAL)

| | |
|---------------|---|
| MANUFACTURER: | MAPES CANOPIES |
| MODEL BASIS: | <i>SUPERSHADE (OR SIMILAR)</i> |
| NUMBER: | T6-6063 (OR SIMILAR) |
| FINISH: | TWO COAT KYNAR |
| COLOR: | <i>EXTRA DARK BRONZE OR BLACK</i> (MATCH SHERWIN WILLIAMS <i>TRICORN BLACK</i>) |
| LOCATIONS: | ABOVE WINDOWS AND VESTIBULES ON FIRST FLOOR |

