



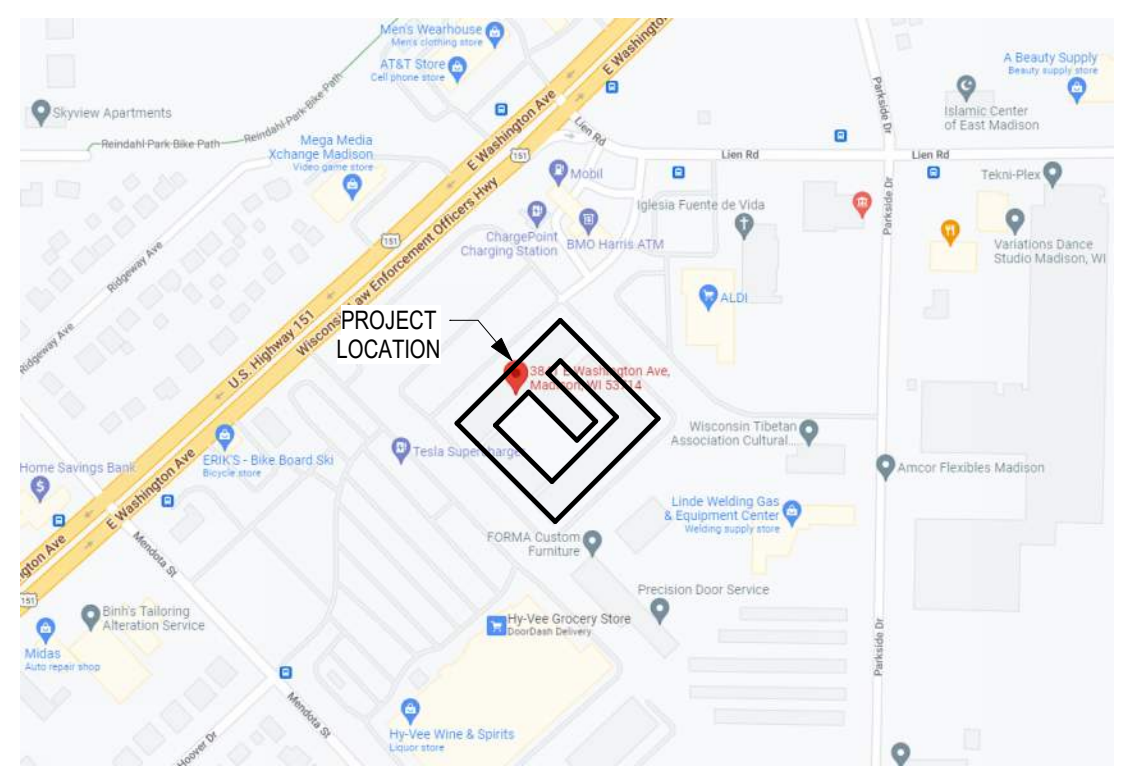
Plato's Madison
Locator Map



Plato's Madison - Photos of Existing Site



Plato's Madison - Photos of Existing Site



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

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A1 LOCATION MAP
 SCALE: NOT TO SCALE

MATERIAL LEGEND

PLAN OR SECTION	RIGID INSULATION
ACQUSTIC TILE (SECTION)	SAND, GRAVEL, PLASTER, DRYWALL, CUT STONE, GROUT TILE (LARGE SCALE)
BATT INSULATION	WOOD BLOCKING
BRICK	WOOD MEMBER (CONTINUOUS)
CARPET	WOOD STUDS, PARALAM, FINISHED
CONCRETE	ELEVATION
CONCRETE MASONRY UNITS	BRICK
CONCRETE, PLASTER CUT STONE, STUCCO	GLASS
EARTH COMPACTED/DISTURBED	WOOD
METAL	
METAL STUDS	
PLYWOOD (LARGE SIZE)	

GRAPHIC SYMBOLS

ELEVATION TAG	B3 A-202 B3	BEARING ELEVATION MARK	EL - FLOOR 100'-0"
WALL SECTION TAG	B5 A-202 SIM	MATCHLINE	A-101 / 1 A-101 / 1
DETAIL CALLOUT	A2 A-303	DESCRIPTIVE ARROW	NEW EXISTING
SMALL REFERENCE NOTE	A-101/A1	CENTERLINE MARK	CL
PARTITION TYPE TAG	P2	SPOT ELEVATION	1
WINDOW TAG	11	DEMOLITION MARK	1
DOOR TAG	D101B	GENERAL NOTE MARK	1
ROOM TAG	ROOM NAME 101	NEW CONSTRUCTION MARK	1
		REVISION MARK	1
		EQUIPMENT TAG	1i



ABBREVIATIONS

A AFF ABOVE FINISH FLOOR ACS PNL ACCESS PANEL ACC ACCESSIBLE ACT ACOUSTICAL CEILING TILE ACOUS PNL ACOUSTICAL PANEL ADMIN ADMINISTRATION APC ACOUSTICAL PANEL CEILING AWT ACOUSTICAL WALL TREATMENT ADJ ADJUSTABLE AHU AIR HANDLING UNIT ALT ALTERNATE ALUM ALUMINUM AB ANCHOR BOLT L ANGLE ANOD ANODIZE / ANODIZED APPROX APPROXIMATE ARCH ARCHITECTURAL ASPH ASPHALT	D DISHWASHER DR DOOR DBL DOUBLE DN DOWN DS DOWNSPOUT DWG DRAWING DWF DRINKING FOUNTAIN	H HW HOT WATER HYD HYDRANT I INCL INCLUDED ID INSIDE DIAMETER INSUL INSULATION INT INTERIOR	P PAINT PR PAIR PNL PANEL PTD PAPER TOWEL DISPENSER PBD PARTICLE BOARD PTN PARTITION PVG PAVING PERF PERFORATED PERIM PERIMETER PLAS PLASTER PERP PERPENDICULAR PLAM PLASTIC LAMINATE PLYWD PLYWOOD PCF POLYVINYL CHLORIDE POUND LB POUNDS PER CUBIC FOOT PLF POUNDS PER LINEAR FOOT PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PCC PRECAST CONCRETE PREFAB PREFABRICATE PREFIN PREFINISH PROJ PROJECT PL PROPERTY LINE	S STRUCT STRUCTURAL SUSP CLG SUSPENDED CEILING SWITCH TK BD TACKBOARD TEL TELEPHONE TV TELEVISION TMRP TEMPERED TER TERRAZZO THK THICKNESS TPD TOILET PAPER HOLDER T&G TONGUE AND GROOVE T&B TOP AND BOTTOM TOC TOP OF CURB TOF TOP OF CONCRETE TOP OF FOOTING TOM TOP OF MASONRY TOS TOP OF STEEL TOW TOP OF WALL TB TOWEL BAR TRANS TRANSPARENT *TF TRANSPARENT WOOD FINISH TYP TYPICAL
B BSMT BASEMENT BM BEAM BRG BEARING BRG PL BEARING PLATE BR BEDROOM BLW BELOW BTWN BETWEEN BITUM BITUMINOUS BD BOARD BF BOTH FACES BS BOTH SIDES BW BOTH WAYS BOT BOTTOM BRKT BRACKET BLDG BUILDING BUR BUILT-UP ROOFING	F FC BRK FACE BRICK FOF FACE OF FINISH FGL FIBERGLASS FIN FINISH FE EL FINISH FLOOR ELEVATION FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FIXT FIXTURE FLASH FLASHING FLR FLOOR FOO FLOOR CLEANOUT FD FLOOR DRAIN FLUOR FLUORESCENT FLL FLOW LINE FT FOOT FTG FOOTING FDTN FOUNDATION FRM FRAME FA FRESH AIR FURN FURNACE FURG FURRING FS FULL SIZE	M MAINT MAINTENANCE MH MANHOLE MFD MANUFACTURED MFR MANUFACTURER MFG MANUFACTURING MO MASONRY OPENING MBR MASTER BEDROOM MATL MATERIAL MAX MAXIMUM MECH MECHANICAL MTL METAL MW MICROWAVE MIN MINIMUM, MINUTE MISC MISCELLANEOUS MR MOISTURE RESISTANT MTD MOUNTED MULL MULLION	Q QT QUARRY TILE	U UNFIN UNFINISHED UH UNIT HEATER UNO UNLESS NOTED OTHERWISE
C CAB CABINET CUH CABINET UNIT HEATER OPT CARPET CIP CAST-IN-PLACE CAST STONE CLG CEILING CEM CEMENT CTR CENTER CL CENTER LINE C TO C CERAMIC TILE CH BD CHALKBOARD C CHANNEL CLR CLEAR CLO CLOSET COL COLUMN CONC CONCRETE CMU CONCRETE MASONRY UNIT CJ CONSTRUCTION JOINT, CONTROL JOINT	G GA GAUGE GALV STL GALVANIZED STEEL GC GENERAL CONTRACTOR GL GLASS GYP GRAB BAR GYP BD GYPSUM BOARD	N NRC NOISE REDUCTION COEFFICIENT NOM NOMINAL N NORTH NIC NOT IN CONTRACT NTS NOT TO SCALE	R REF REFERENCE, REFRIGERATOR RCP REFLECTED CEILING PLAN REINF REINFORCE REQD REQUIRED RESIL RESILIENT REST RESTROOM RA RETURN AIR REV REVISION R RISER, RADIUS, RANGE RD ROOF DRAIN RFG ROOFING RM ROOM RO ROUGH OPENING RS ROUGH SAWN	V VR VAPOR RETARDER VNR VENER VENT VENTILATION VERT VERTICAL VEST VESTIBULE VB VINYL BASE VCT VINYL COMPOSITION TILE VWC VINYL WALL COVERING VWF VINYL WALL FABRIC V VOLT
D DL DEAD LOAD DEMO DEMOLITION DEPT DEPARTMENT D DEPTH DET DETAIL DIAG DIAGONAL DIA DIAMETER DIM DIMENSION	H HCP HANDICAPPED HDW HARDWARE HDWD HARDWOOD HVAC HEATING, VENTILATION & AIR CONDITIONING HT HEIGHT H HIGH HWY HIGHWAY HM HOLLOW METAL HORZ HORIZONTAL HP HORSEPOWER	O OFF OFFICE OC ON CENTER OPNG OPENING OPP OPPOSITE OD OUTSIDE DIAMETER O/O OUT TO OUT OA OVERALL ORD OVERFLOW ROOF DRAIN OH OVERHANG OF/CI OWNER FURNISHED/ CONTRACTOR INSTALLED OF/OI OWNER FURNISHED/ OWNER INSTALLED	S SNU SANITARY NAPKIN DISPENSER SNDU SANITARY NAPKIN DISPOSAL UNIT SS SANITARY SEWER SCHED SCHEDULE SECT SECTION SHT SHEET SV SHEET VINYL SHV SHELVE SHR SHOWER SIM SIMILAR SCWD SOLID CORE WOOD STC SOUND TRANSMISSION CLASS S SOUTH SPEC SPECIFICATION SB SPLASH BLOCK SF SQUARE FOOT SQ IN SQUARE INCH SQ YD SQUARE YARD SST STAINLESS STEEL STD STANDARD STL JST STEEL JOIST STOR STORAGE SD STORM DRAIN ST STREET	W WSCOT WAINSCOT WC WALL COVERING, WATER CLOSET WH WATER HEATER WP WATERPROOFING, WORKING POINT WT WEIGHT WVF WELDED WIRE FABRIC W WEST, WIDE WDW WINDOW WGL WIRED GLASS W WITH W/O WITHOUT WD WOOD

SHEET INDEX

GENERAL
 G-001 COVER SHEET
 G-002 SITE CONTEXT INFORMATION

ARCHITECTURAL
 A-001 ARCHITECTURAL SITE PLAN
 A-101 OVERALL FIRST FLOOR PLAN
 A-102 OVERALL SECOND FLOOR PLAN
 A-201 OVERALL EXTERIOR ELEVATIONS
 A-211 ENLARGED EXTERIOR ELEVATIONS
 A-212 ENLARGED EXTERIOR ELEVATIONS

INTERIORS
 I-101 FIRST FLOOR FF&E PLAN - REGION A1
 I-102 FIRST FLOOR FF&E PLAN - REGION C2
 I-103 FIRST FLOOR FF&E PLAN - REGION D
 I-104 SECOND FLOOR FF&E PLAN - REGION A1
 I-105 SECOND FLOOR FF&E PLAN - REGION C2

PRESENTATION
 AP-101 FIRST FLOOR UNIT MIX PLAN
 AP-102 SECOND FLOOR UNIT MIX PLAN
 AP-121 3D EXTERIOR PERSPECTIVES
 AP-122 3D EXTERIOR PERSPECTIVES
 AP-131 EXTERIOR RENDERINGS

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

SUBMISSION DATES
 PROGRESS PRINT ONLY

SHEET TITLE
 COVER SHEET

PROJECT NUMBER
0210377

SHEET NUMBER
G-001

FILE PATH: C:\Users\Collin\Documents\210377 Plato's - Madison, WI - Madison Plaza Hotel Central_cek2RG35.rvt
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A5 HY-VEE 3801 E WASHINGTON AVE
SCALE: 12" = 1'-0"



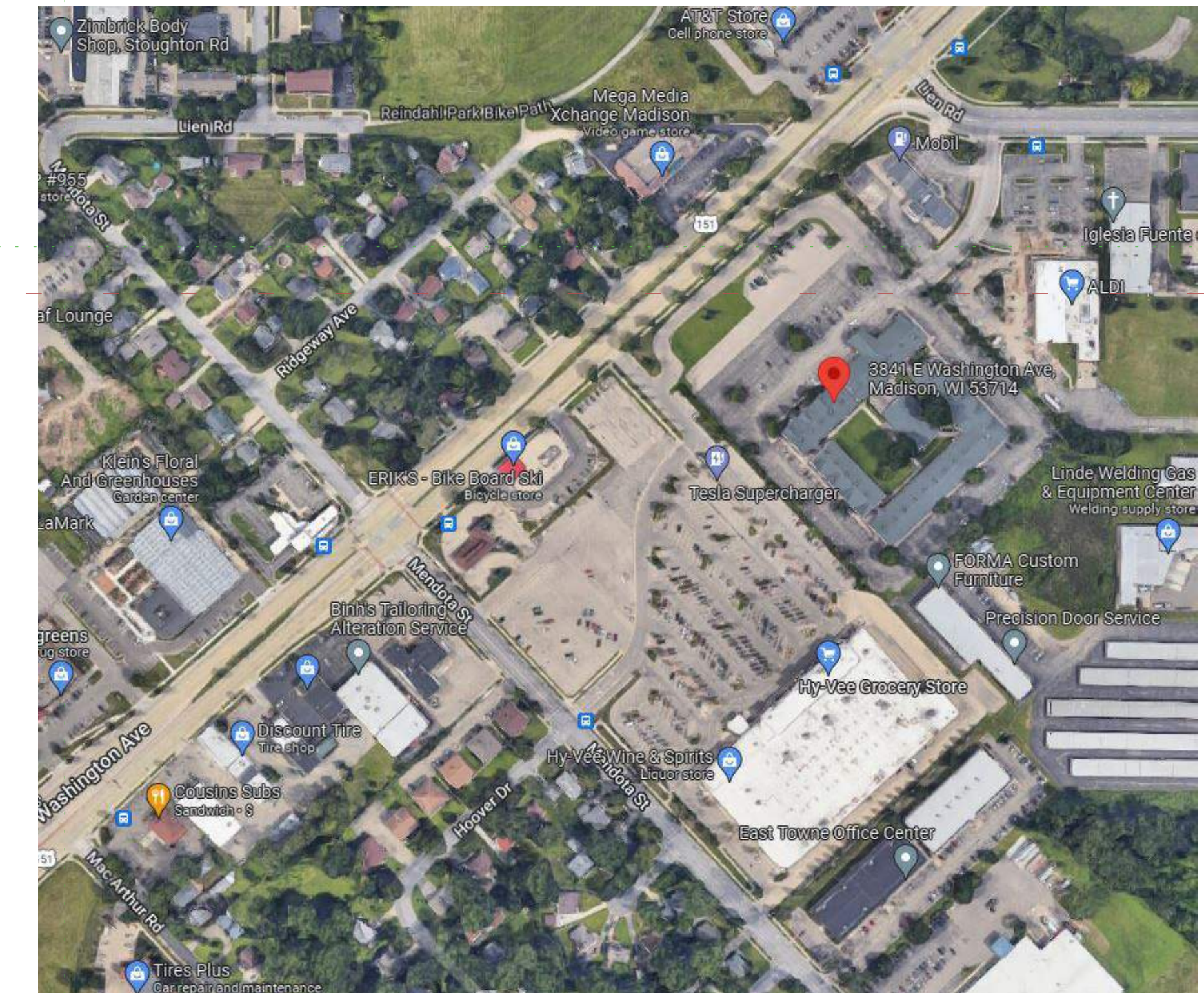
A4 ERIK'S BIKES SKIS BOARDS - 3813 E WASHINGTON
SCALE: 12" = 1'-0"



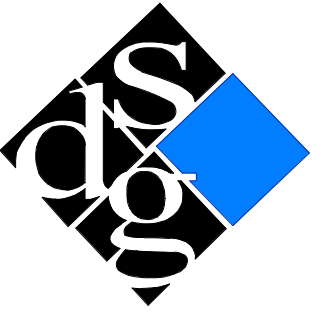
A2 MOBIL - 3859 E WASHINGTON
SCALE: 12" = 1'-0"



A3 ALDI - 3925 LIEN RD
SCALE: 12" = 1'-0"



A1 MADISON SATELLITE SITE PLAN
SCALE: 12" = 1'-0"



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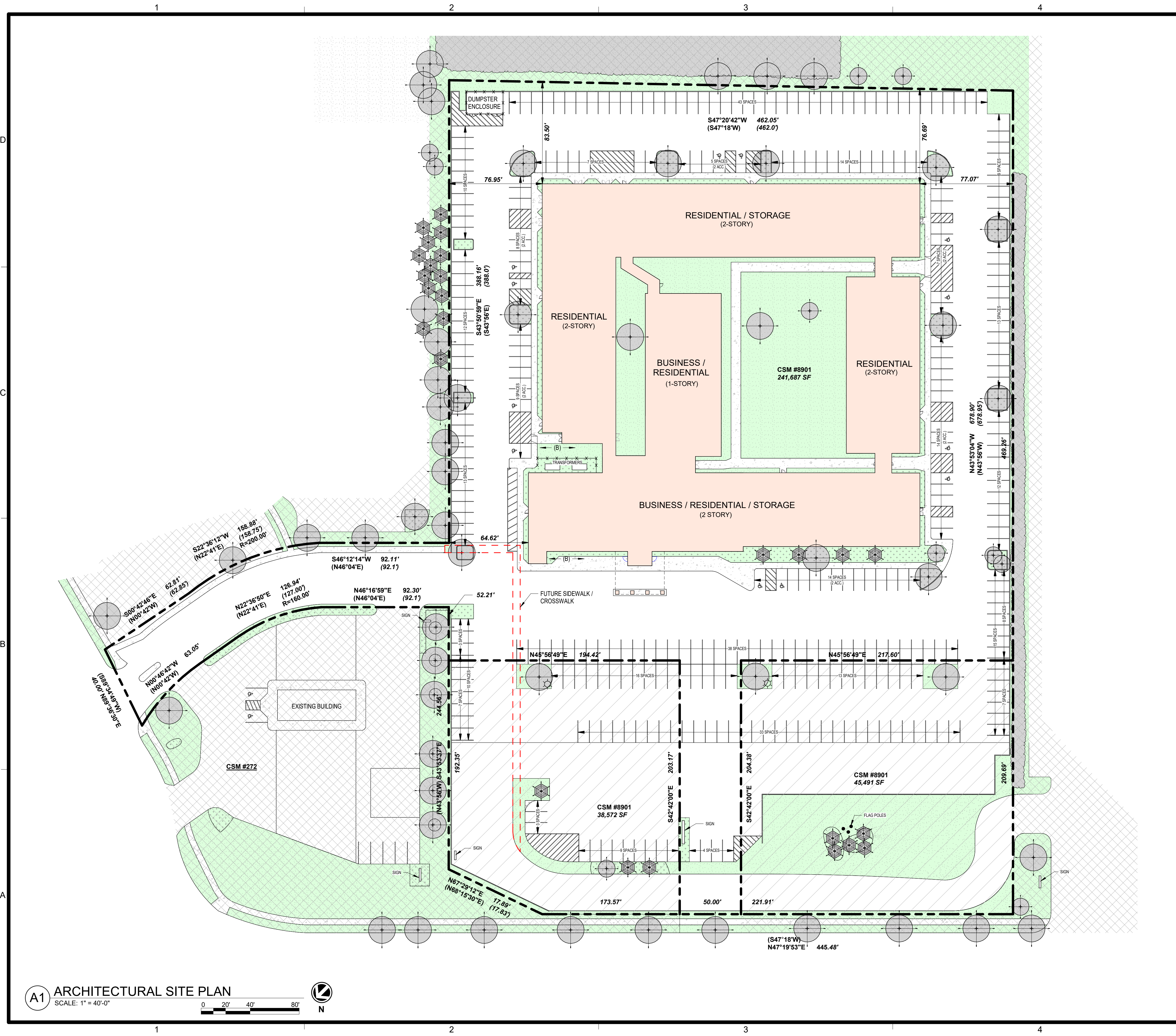
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SHEET TITLE
SITE CONTEXT
INFORMATION

PROJECT NUMBER
0210377

SHEET NUMBER
G-002

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ARCHITECTURAL SITE PLAN

LANDSCAPING

EXISTING TREE / TREE LINE

SITE / SURVEY

EXISTING BUILDING

LANDSCAPING

GRASS / LAWN / SOD

PLANTING MULCH / ROCKS

SIDEWALK / CONCRETE

FUTURE REAL ESTATE DEVELOPMENT

OUT OF SCOPE

FUTURE SIDEWALK / CROSSWALK

GUEST BICYCLE RACK

ACCESSIBLE PARKING SPOT

PROPERTY LINE

CURB / BOUNDARY

PROPERTY LINE LOCATION & LENGTH (RECORDED)

CHAIN LINK / WOOD FENCE

LIGHT POLE / FLOOD LIGHT

GROUND LIGHT

UTILITY POLE

GUY WIRE

GUARD POST / BOLLARD / FLAG POLE

FIRE HYDRANT

STORM DRAIN BASIN

MANHOLE

DATA

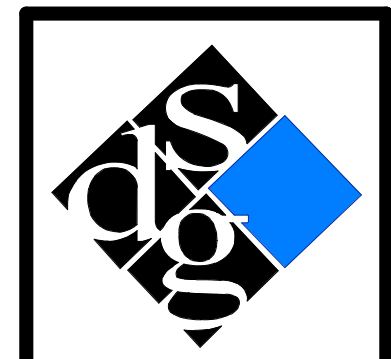
EXISTING BUILDING	RENOVATION
<ul style="list-style-type: none"> RESIDENTIAL - 197 GUEST ROOMS MEETING ROOMS FITNESS ROOM GAME ROOM INDOOR POOL KITCHEN BAR 	<ul style="list-style-type: none"> RESIDENTIAL STUDIOS 110 1-BEDROOMS 45 TOTAL 155 CO-WORKING BICYCLE STORAGE TENANT STORAGE LOUNGES FITNESS RECREATION BAR

PARKING	
EXISTING	338 SPACES
-OVERALL:	237 SPACES
-LOT 3:	
REQUIRED	
-RESIDENTIAL (1 PER UNIT + 1 PER 10 UNITS):	171 SPACES
-BUSINESS (1 PER 400 SF):	39 SPACES
TOTAL (REQUIRED):	210 SPACES (COMPLIANT)

ACCESSIBLE PARKING	
EXISTING	11 ACCESSIBLE SPACES
REQUIRED (IBC 1106.1):	8 ACCESSIBLE SPACES (COMPLIANT)

BICYCLE PARKING	
TENANT (1 PER UNIT):	155 SPACES REQUIRED (MIN 140 ENCLOSED)
GUEST (1 PER 10 UNITS):	16 SPACES REQUIRED (MAX 100 FEET FROM ENTRANCE)

A1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 40'-0"



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RENOVATION PLATO'S OF MADISON, WI

3841 E WASHINGTON AVE, MADISON, WI 53704

SUBMISSION DATES
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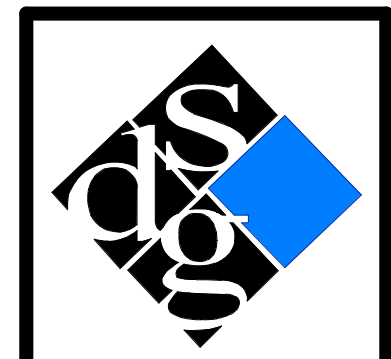
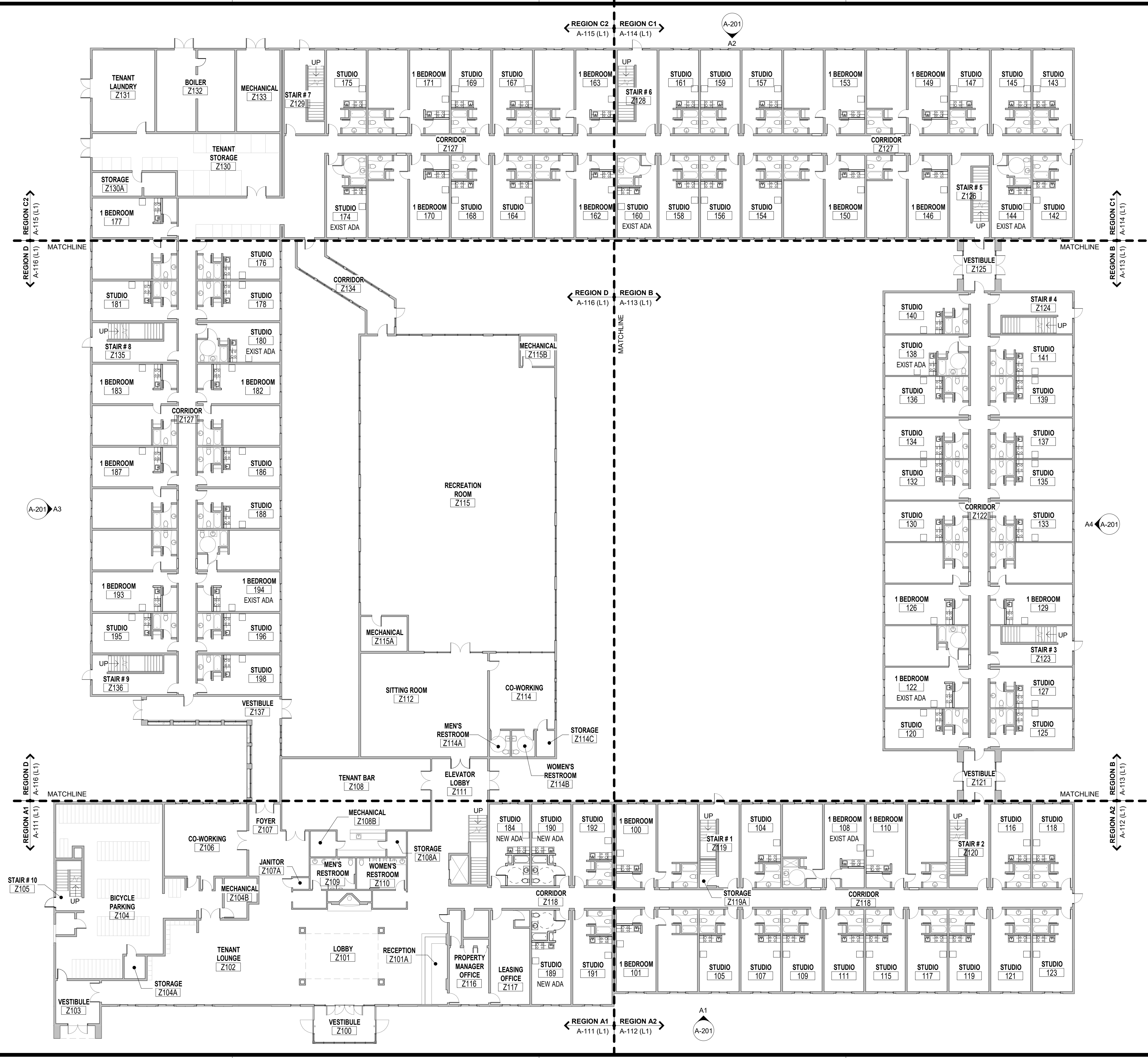
SHEET TITLE
 ARCHITECTURAL SITE PLAN

PROJECT NUMBER
0210377

SHEET NUMBER
A-001

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



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

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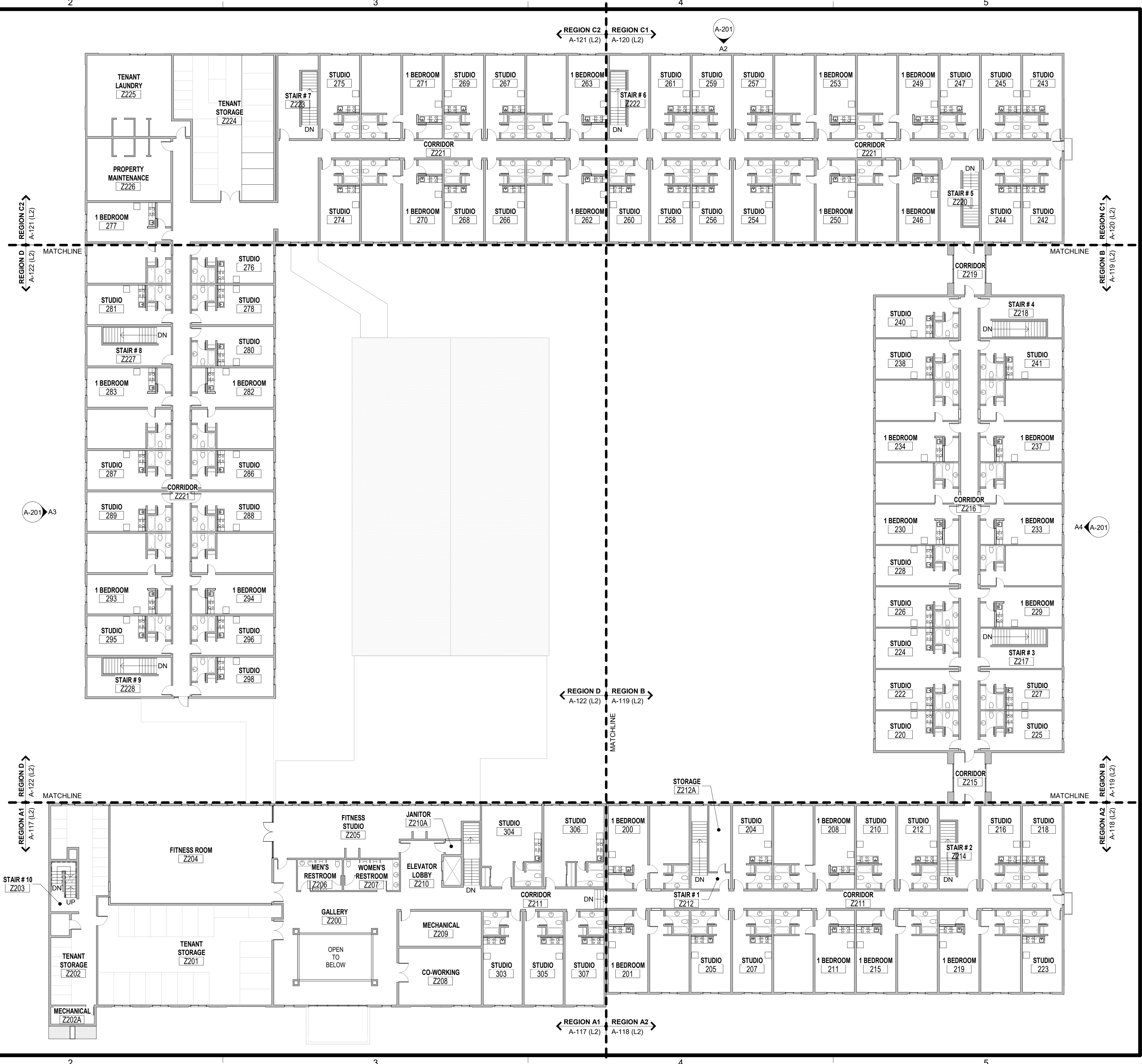
SHEET TITLE
OVERALL FIRST FLOOR PLAN

PROJECT NUMBER
0210377

SHEET NUMBER
A-101

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A1 OVERALL SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"
0 8' 16' 32'
N



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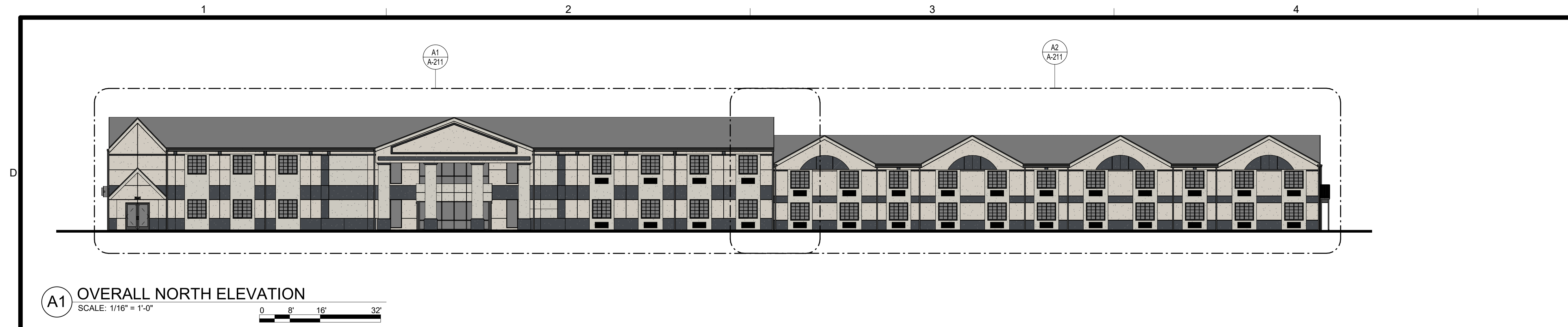
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OVERALL SECOND FLOOR PLAN

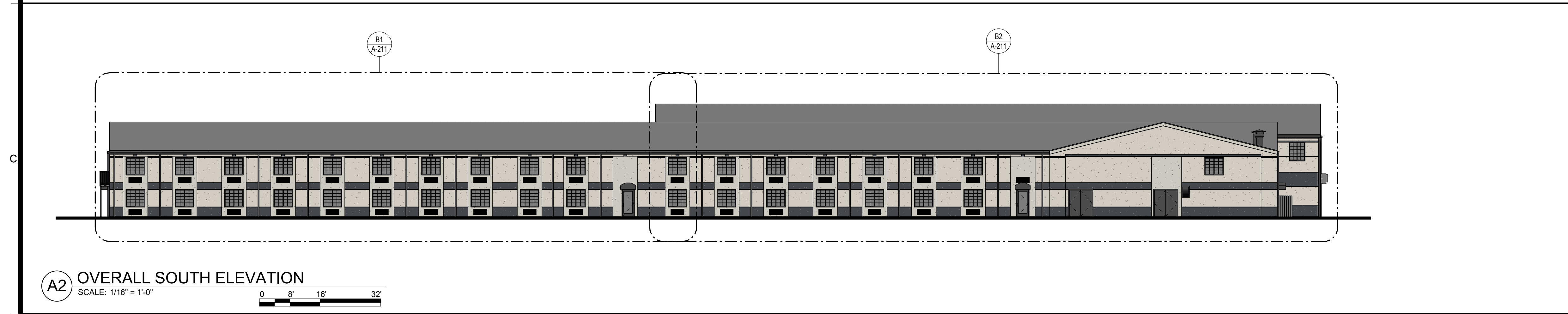
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SHEET NUMBER
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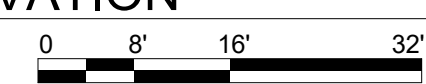
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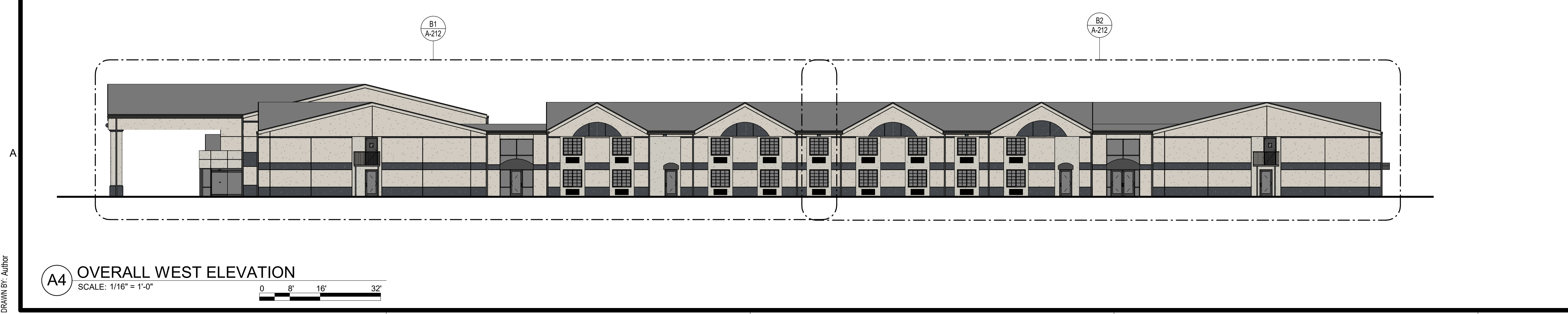
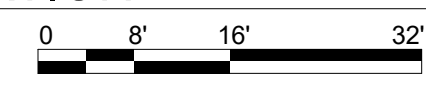
A1 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



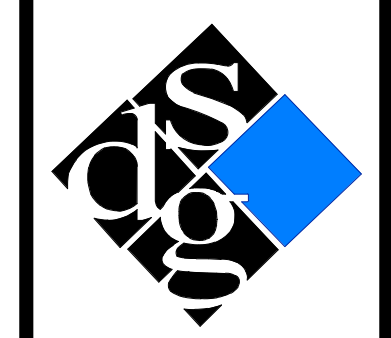
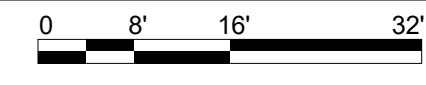
A2 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



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



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



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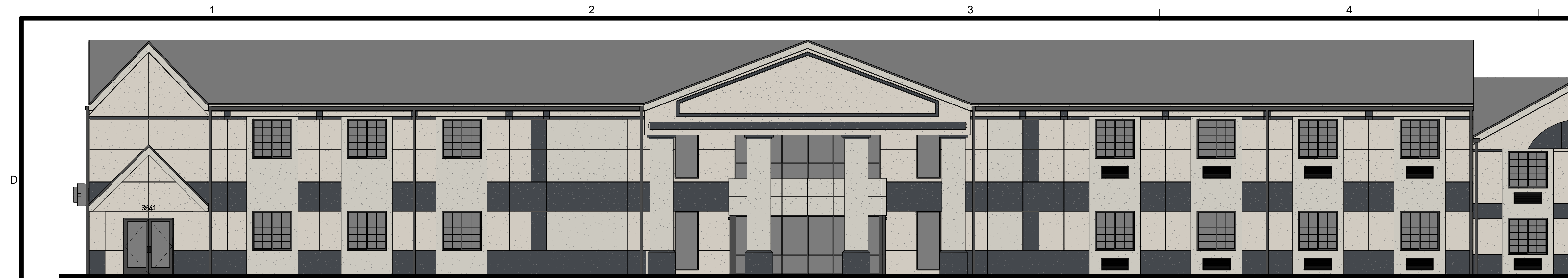
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PLATO'S OF MADISON, WI
3841 E WASHINGTON AVE, MADISON, WI 53704**

SUBMISSION DATES
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SHEET TITLE
OVERALL EXTERIOR
ELEVATIONS

PROJECT NUMBER
0210377

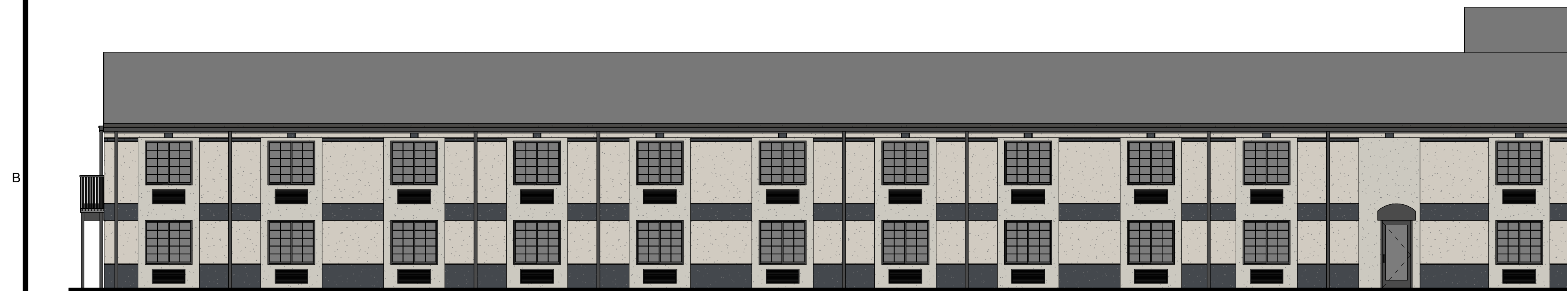
SHEET NUMBER
A-201



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



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



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



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

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SHEET TITLE
ENLARGED EXTERIOR
ELEVATIONS

PROJECT NUMBER
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SHEET NUMBER
A-211

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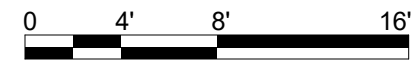
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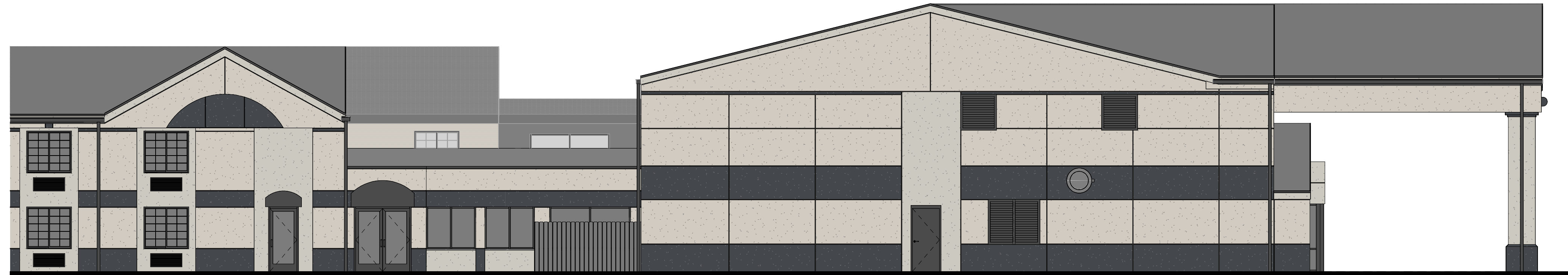
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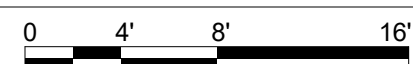
A1 ENLARGED EAST ELEVATION - A
SCALE: 1/8" = 1'-0"



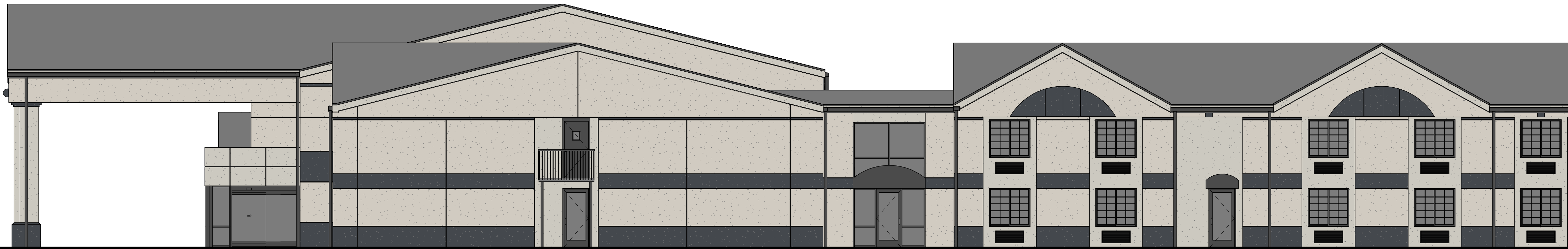
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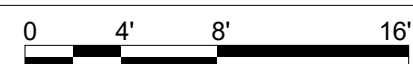
A2 ENLARGED EAST ELEVATION - B
SCALE: 1/8" = 1'-0"



B



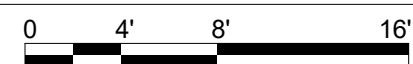
B1 ENLARGED WEST ELEVATION - A
SCALE: 1/8" = 1'-0"



A



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



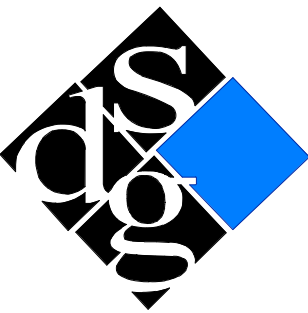
1

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3

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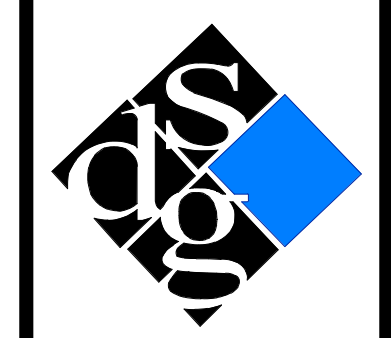
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SHEET TITLE
ENLARGED EXTERIOR
ELEVATIONS

PROJECT NUMBER
0210377

SHEET NUMBER
A-212

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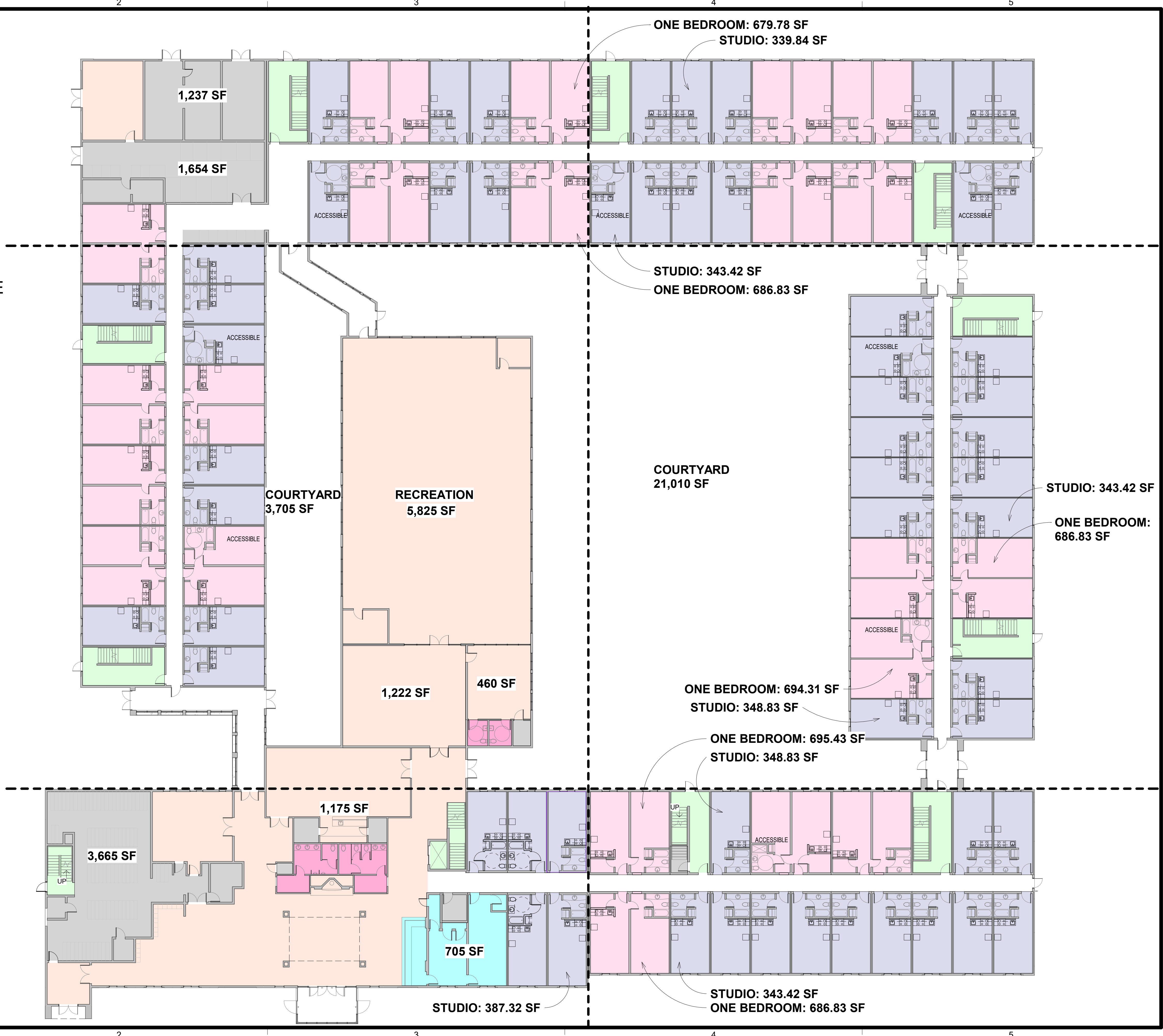
SHEET TITLE
 FIRST FLOOR UNIT MIX
 PLAN

PROJECT NUMBER
0210377

SHEET NUMBER
AP-101

- 58 - STUDIO
 - 21 - ONE BEDROOM
-
- 79 - TOTAL UNITS
- STAIRWELL / ELEVATOR
 - AMENITY / PUBLIC SPACE
 - OFFICE SPACE
 - PUBLIC RESTROOMS
 - MECHANICAL / STORAGE

- FIRST FLOOR
 58 - STUDIOS
 21 - ONE BEDROOMS
- SECOND FLOOR
 50 - STUDIOS
 24 - ONE BEDROOMS
 2- SUITES
- 155 - TOTAL UNITS



A1 FIRST FLOOR UNIT MIX
 SCALE: 1/16" = 1'-0"

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- 52 - STUDIO
- 24 - ONE BEDROOM
-
- 76 - TOTAL UNITS
- STAIRWELL / ELEVATOR
- AMENITY / PUBLIC SPACE
- OFFICE SPACE
- PUBLIC RESTROOMS
- MECHANICAL / STORAGE

FIRST FLOOR
 58 - STUDIOS
 21 - ONE BEDROOMS

SECOND FLOOR
 50 - STUDIOS
 24 - ONE BEDROOMS
 2- SUITES

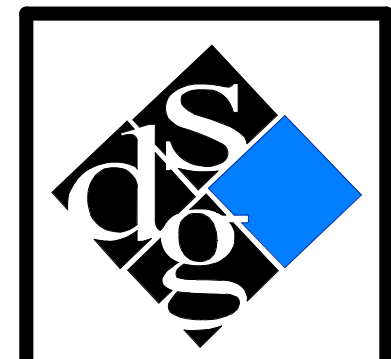
155 - TOTAL UNITS



A1 SECOND FLOOR UNIT MIX
 SCALE: 1/16" = 1'-0"

0 8' 16' 32'

N



schwerdt design group
 architecture | interiors | planning
 2231 sw wanamaker rd suite 303
 topeka, kansas 66614-4275
 phone: 785.273.7540

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

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

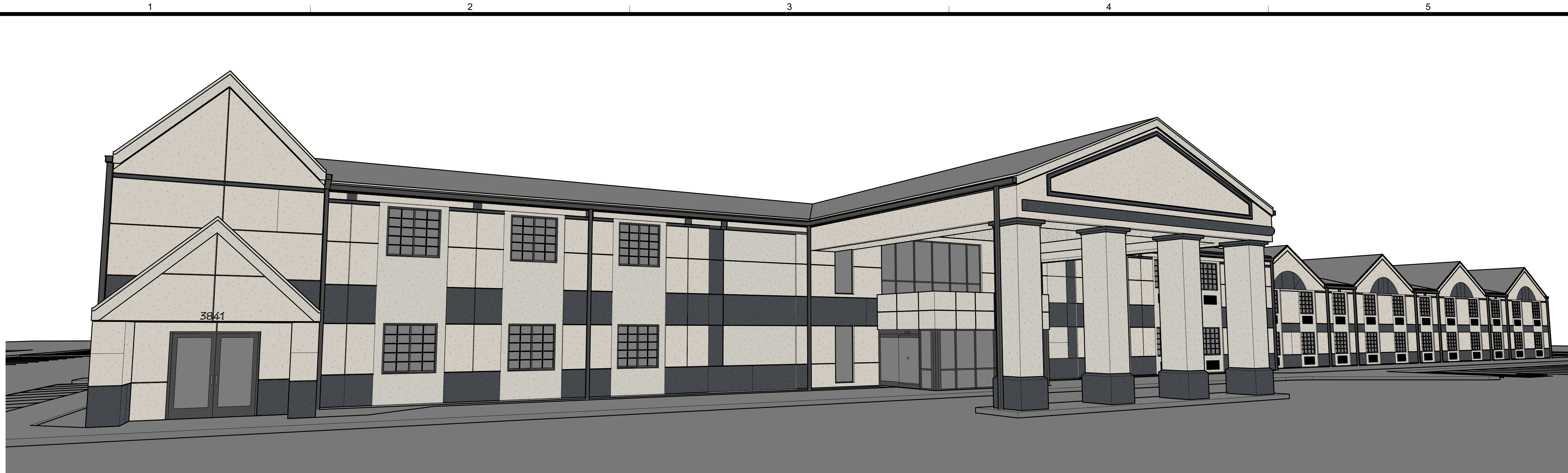
SUBMISSION DATES
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SHEET TITLE
 SECOND FLOOR UNIT MIX
 PLAN

PROJECT NUMBER
0210377

SHEET NUMBER
AP-102

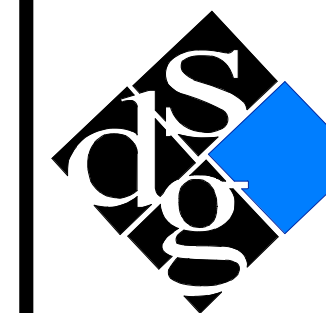
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 DATE: 4/21/2022 2:54:49 PM
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A1 PERSPECTIVE - SOUTHWEST
SCALE: NOT TO SCALE



A2 PERSPECTIVE - SOUTHEAST
SCALE: NOT TO SCALE



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DATE: 04/21/2022

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

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
3D EXTERIOR
PERSPECTIVES

PROJECT NUMBER
0210377

SHEET NUMBER
AP-121

FILE PATH: C:\Users\Collin\Documents\210377 Plato's - Madison, WI - Madison Plaza Hotel Central_cek2FG35.rvt
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A1 PERSPECTIVE - WEST
SCALE: NOT TO SCALE



A2 PERSPECTIVE - EAST
SCALE: NOT TO SCALE



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DATE: 04/21/2022

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

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SHEET TITLE
3D EXTERIOR
PERSPECTIVES

PROJECT NUMBER
0210377

SHEET NUMBER
AP-122

FILE PATH: C:\Users\Collin\Documents\210377 Plato's - Madison, WI - Madison Plaza Hotel Central_cek2FG35.rvt
DATE: 4/22/2022 11:11:38 AM
DRAWN BY: Author



A1 RENDERING - FROM ACCESS DRIVE
SCALE: NOT TO SCALE



A2 RENDERING - FRONT ENTRY
SCALE: NOT TO SCALE



A3 RENDERING - WEST SIDE
SCALE: NOT TO SCALE



A4 RENDERING - EAST SIDE
SCALE: NOT TO SCALE



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DATE: 04/21/2022

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SHEET TITLE
EXTERIOR RENDERINGS

PROJECT NUMBER
0210377

SHEET NUMBER
AP-131

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Plato's

MADISON, WI – PLAZA HOTEL

EXTERIOR IMPROVEMENTS

APRIL 26, 2022



Plato's

EXTERIOR WEST CORNER



Plato's

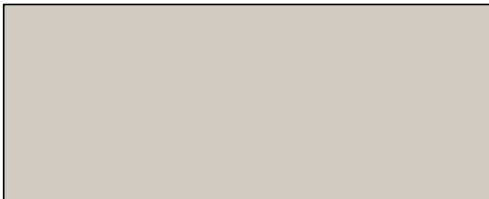
NEW EXTERIOR FINISHES

FASCIA PAINT



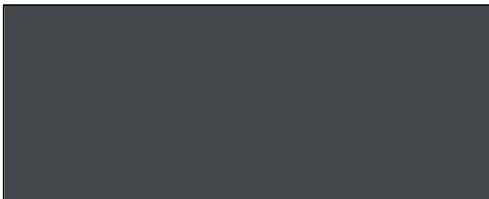
SHERWIN WILLIAMS
SW7015
REPOSE GRAY

WALL PAINT



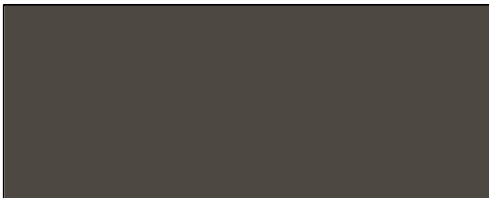
SHERWIN WILLIAMS
SW7029
AGREEABLE GRAY

WALL PAINT



SHERWIN WILLIAMS
SW7076
CYBERSPACE

RAIL/TRIM/STRUCTURE PAINT



SHERWIN WILLIAMS
SW7020
BLACK FOX

EXTERIOR FRONT ENTRY



From: [Morgan Van Riper-Rose](#)
To: [H.J.; Halverson, Gary; Lemmer, Lindsay](#)
Cc: cpotterpin@pkhousing.com; [Colin Hooper](#); [Dan O'Callaghan](#); [Craig Driver](#)
Subject: Plato's Madison
Date: Friday, April 22, 2022 5:14:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Gary, Lindsay and Hilton,

I hope you're all doing well! We have officially closed on the property and are excited to share some updates with you all. We are submitting preliminary plans with the Urban Design Committee for an informational meeting and we hope to submit the full land use application sometime in May.

I'm sharing some early renderings with you in addition to the floorplans and unit mix. We'd like to set up a time to review, answer any questions, and get feedback from you all. [Plato's Madison.pdf](#)

We are really looking forward to being a part of your community. While the nature of converting an existing building creates some limitations in terms of what we can and cannot construct – the existing structure and site do allow us to offer a fully renovated product, a variety of amenities, and ample green space to future residents at an accessible rental rate. As we move through this process, we want to make sure our goals of creating a safe, affordable, and stable community are clear.

Looking forward to discussing further.

Thank you!
Morgan

Morgan Van Riper-Rose
Investor Relations

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