

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>6.11.08</u>	Action Requested
UDC MEETING DATE: <u>6.18.08</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 515 S. MIDVALE BLVD

ALDERMANIC DISTRICT: 11

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>MIDVALE JOINT VENTURE LLP</u>	<u>BRUCE SIMONSON - ARCHITECT</u>
<u>120 EAST LAKE SIDE ST</u>	<u>1410 COWART ST</u>
<u>MADISON, WI 53711</u>	<u>CHATTANOOGA, TN 37408</u>

CONTACT PERSON: JOE KRUPP
Address: 2020 EASTWOOD DRIVE
MADISON, WI 53704
Phone: (608) 249-2020
Fax: (608) 249-2053
E-mail address: JKRUPP@KRUPPCONSTRUCTION.COM

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

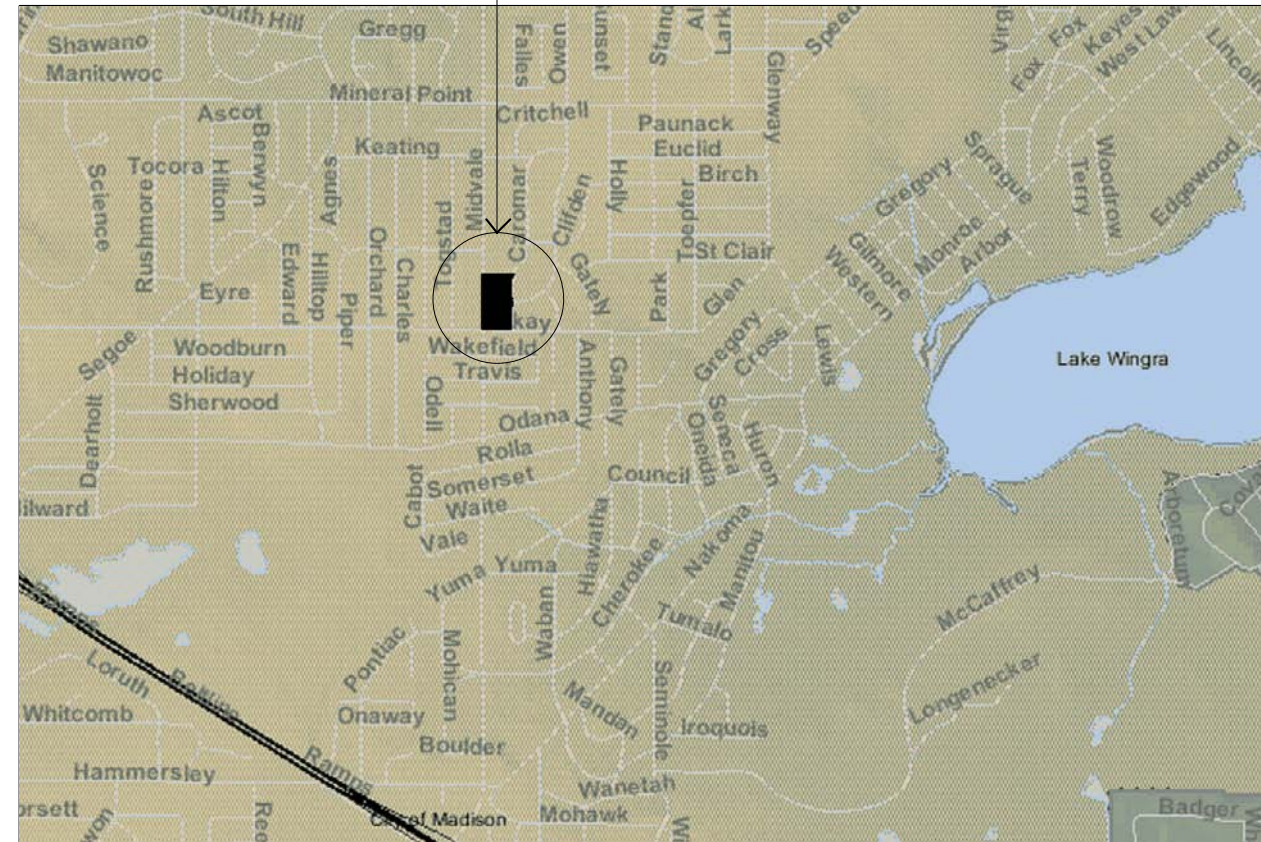
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

Sequoya Commons - Phase II

A Mixed-Use Project at 515 South Midvale Boulevard
Madison, Wisconsin

June 11, 2008

Site



North
Location Map

Owner ▫ Developer

MIDVALE PLAZA JOINT VENTURE L.L.P.
120 East Lakeside Street
Madison, Wisconsin 53711

Architect ▫ Planner

BRUCE SIMONSON ARCHITECT
1410 Cowart Street
Chattanooga, Tennessee 37408
Telephone (770) 841-9977

Landscape Architects

SIMONSON GERMANY NONEMAKER + ASSOCIATES, INC.
1190 West Druid Hills Drive, Suite T-65
Atlanta, Georgia 30329
Telephone (404) 634-4466

Civil Engineers

BURSE SURVEYING & ENGINEERING, INC.
1400 East Washington Avenue, Suite 158
Madison, Wisconsin 53703
Telephone (608) 250-9263

Building Data Phase II

Proposed New Construction: 178,486 s.f.

- Parking - 49,356 square feet
- Retail - 10,650 square feet
- Residential - 118,480 square feet

Total Apartment Units: 100

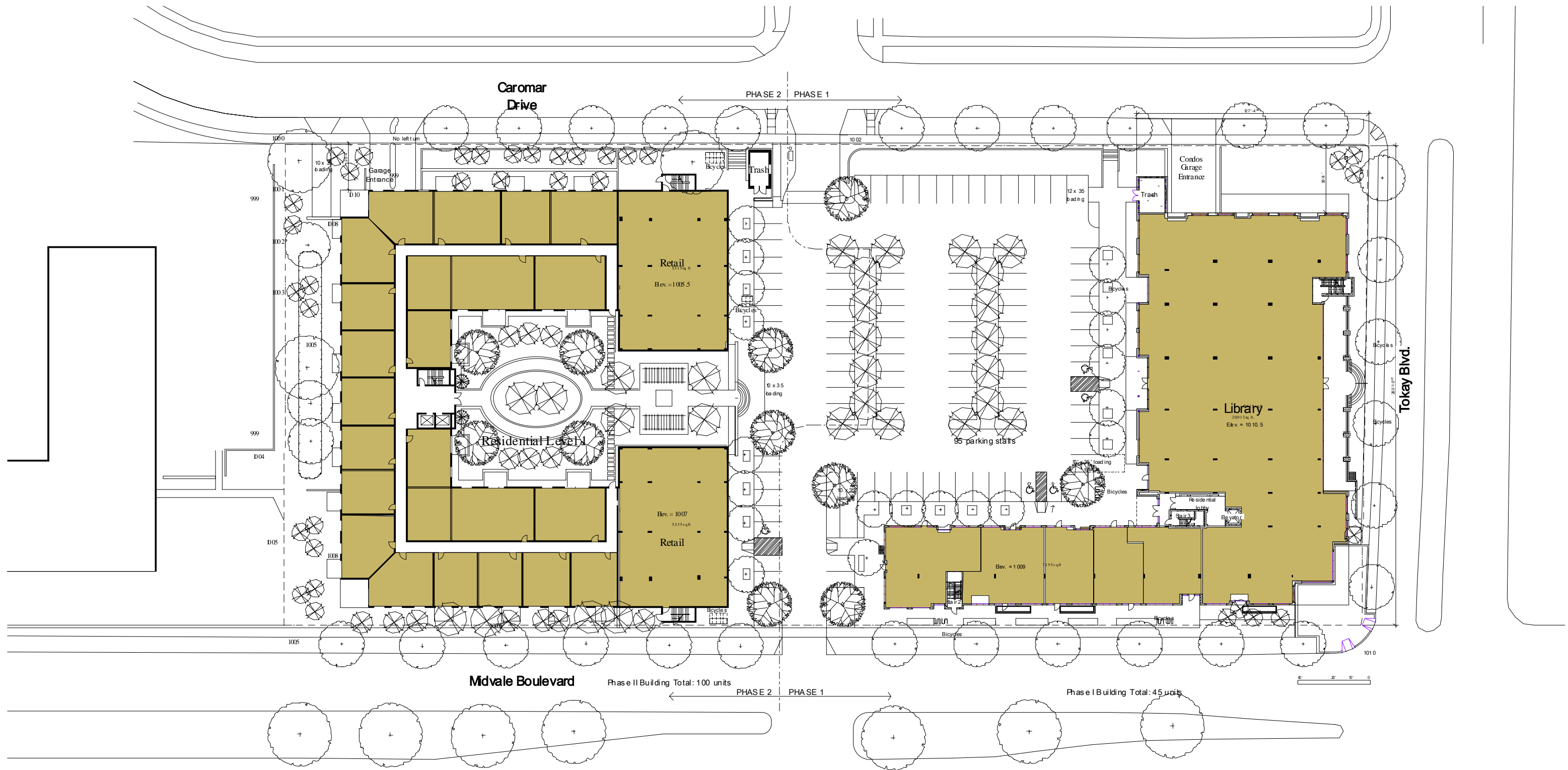
Total No. of Bedrooms: 141

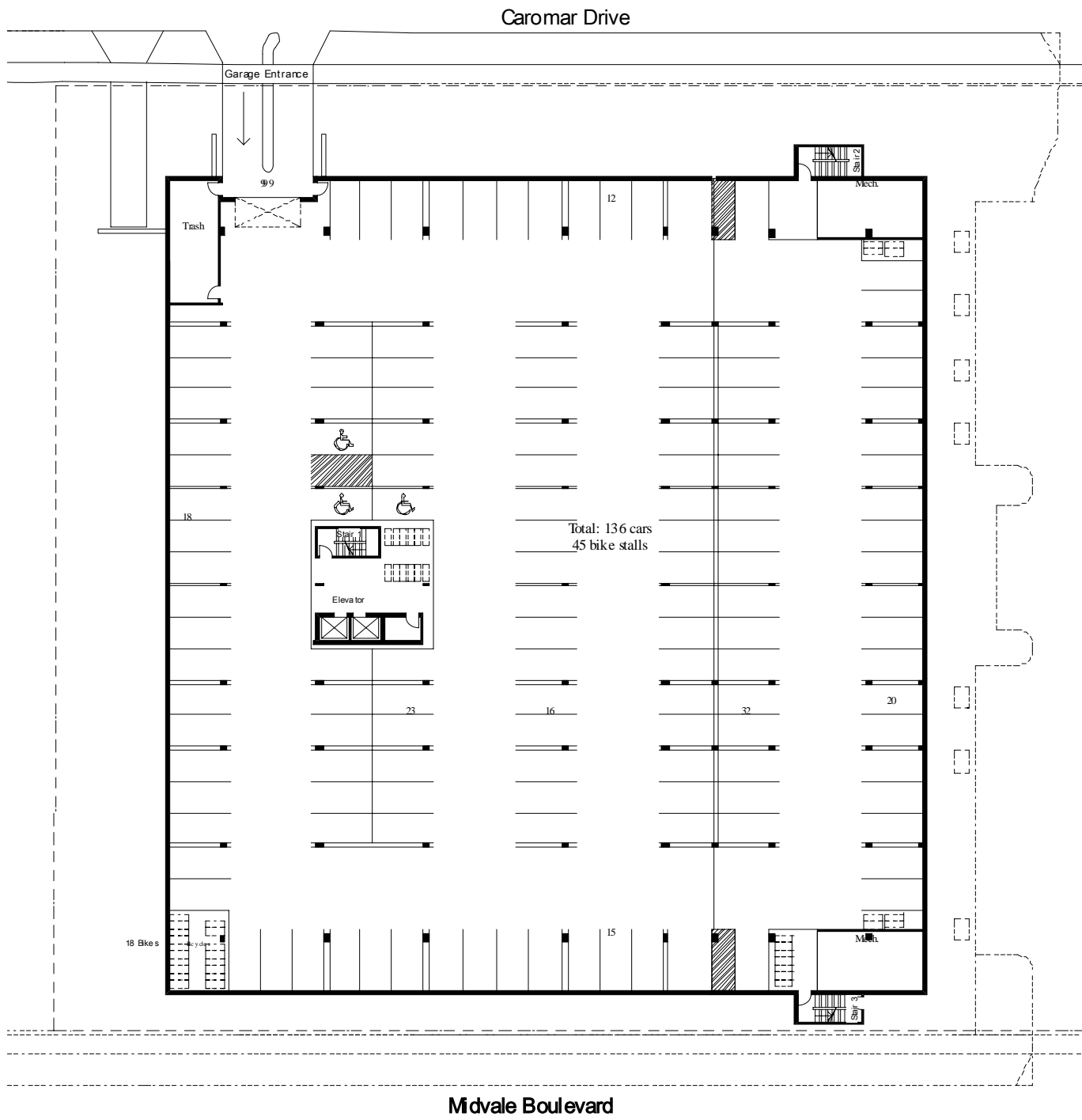
- One Bedroom Units: 59
- Two Bedroom Units: 41

Underground Parking Stalls: 136

Index of Drawings

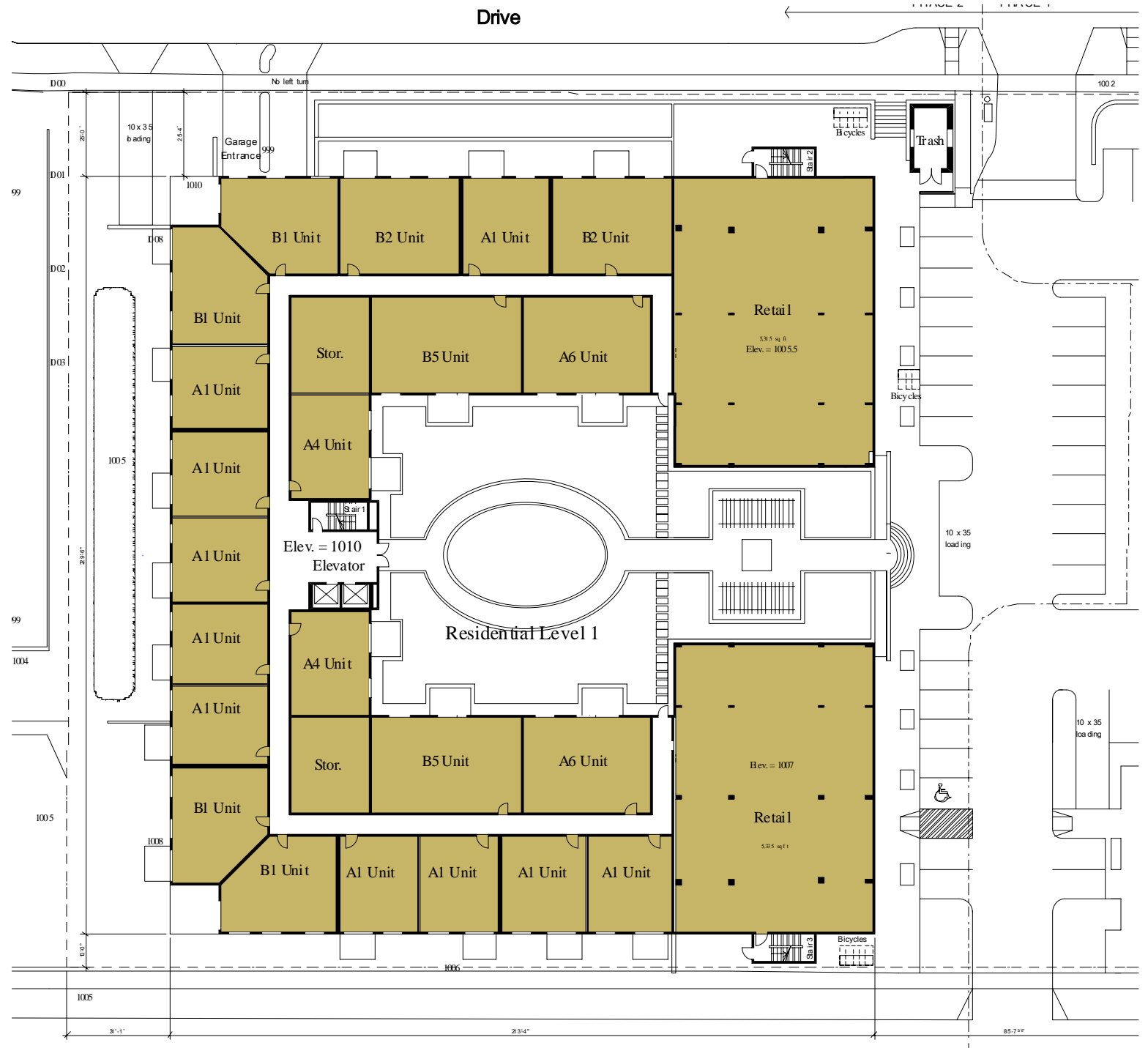
Sheet No.	Sheet Title
-	Cover Sheet
A1	Architectural Site Plan
L1	Landscape Plan - Phase II
L2	Landscape Planting Specifications
L3	Landscape Planting Details
A2	Ground Level and Parking Level Plans
A3	Second, Third and Fourth Level Plans
A4	Exterior Elevations
A5	Exterior Elevations
A6	Phase I and II Exterior Elevations
A7	Building Sections
A8	Existing Photos
A9	Existing Photos





Midvale Boulevard

Parking Level Plan



Midvale Boulevard

Phase II Building Total: 100 units

Ground Level Plan



Midvale Boulevard
Fourth Level Plan



Midvale Boulevard
Second and Third Level Plans

Building Plans



Midvale Boulevard Elevation



Caromar Drive Elevation

Exterior Building Elevations

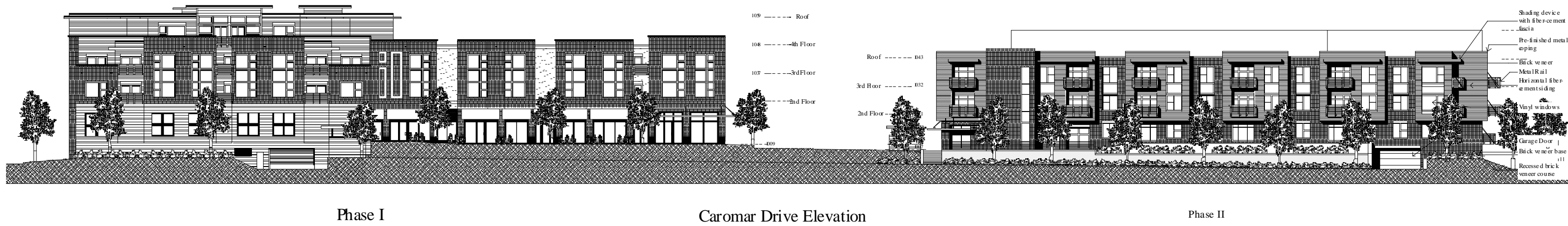
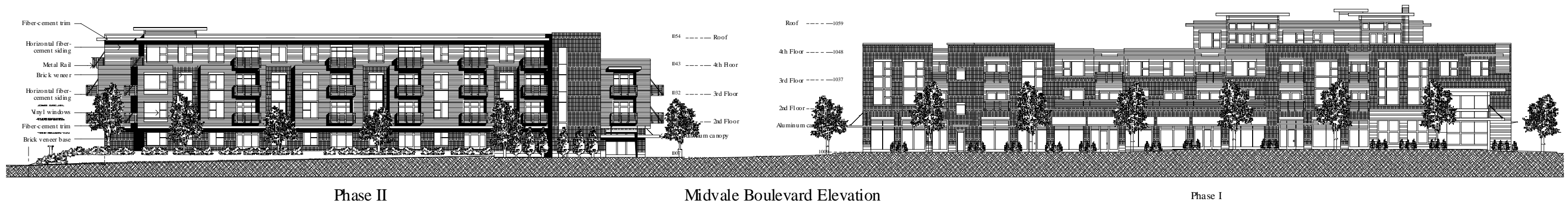


South Elevation



North Elevation

Exterior Building Elevations



Combined Phase I and Phase II Exterior Building Elevations

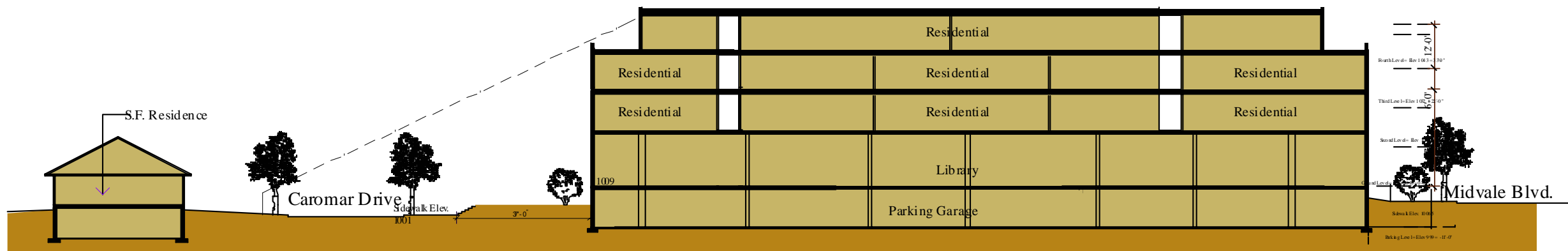
Midvale Plaza Joint Venture

+

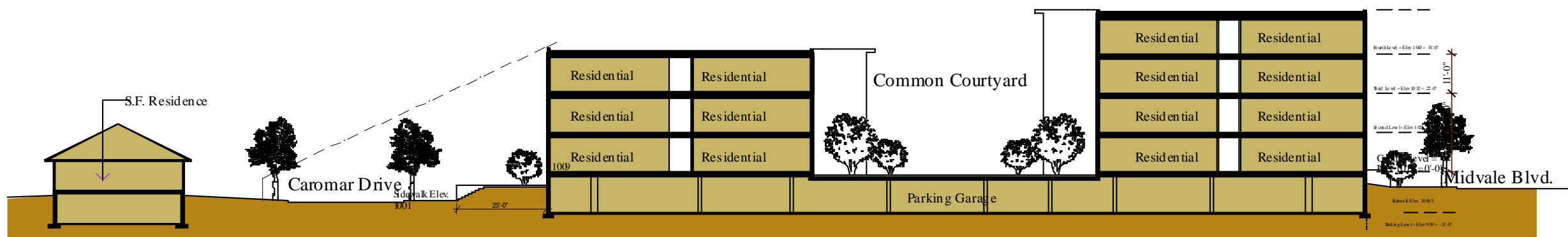
Bruce Simonson Architect
Planning Architecture

June 11, 2008

Sequoia Commons Phase II
Madison, Wisconsin



Phase I Building Section



Phase II Building Section

East - West Building Sections



Caromar- View South at New Entry



Caromar - View South From North Edge of Phase II



Caromar - View North

Caromar - View North From Tokay





Caromar- View South at Owen Drive



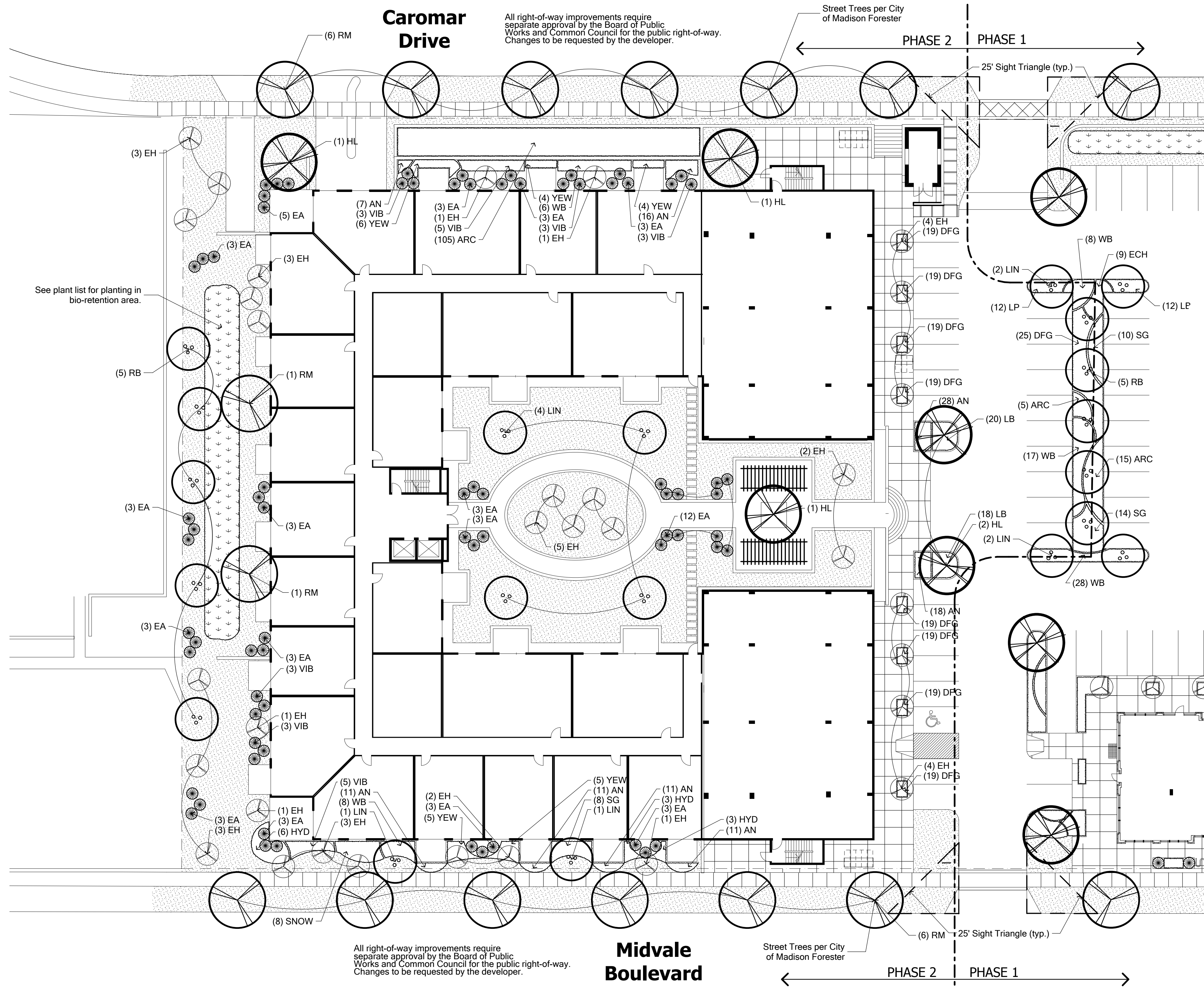
View North at Existing Apartments



Caromar - View North
From Owen Drive

Caromar - View North
From Phase II





Planting Specifications

General Information

is hereinafter referred to as the **Owner** and may be represented by an approved representative. Simonson Germany Nonemaker + Associates hereinafter referred to as the **Landscape Architect**.

The contractor signing this Agreement, or his duly appointed representative is hereinafter referred to as the **Contractor**.

Bidding is based on sheets dated and specifications.

The competency and responsibility of Bidders will be considered in making the award. The Owner reserves the right to reject any or all bids, and to waive informality in bids received.

Responsibilities of Contractor

Laws and Ordinances: The Contractor and all Subcontractors shall bind themselves to comply with all laws and ordinances and requirements of all authorities having jurisdiction over this property, and shall protect the owners from damage arising from violation thereof.

The Contractor shall give his personal supervision to the work, and have a responsible superintendent continuously on the job to act for him.

Terms of payment will be as established by the Owner.

Public liability and property damage insurance will be as determined by the Owner.

Approval and Rejection of Materials

Approval: The selection of all materials and execution of all operations required under these drawings and specifications are subject to approval of the Landscape Architect or Owner.

Rejection: The Landscape Architect or Owner shall have the right to reject all material and all work which in his opinion does not meet the requirements of the drawings and specifications at any stage of the operation. All rejected material shall be removed by the Contractor as directed.

Layout

The Contractor shall layout his work and set necessary markers and stakes, and be responsible for the corrections. The Landscape Architect, or Owner, reserves the right to relocate shrubs and trees from positions on the plans prior to planting. The Contractor shall notify the Landscape Architect, Owner at least three (3) days in advance that the locations are staked and ready for approval prior to planting.

Extra or Omitted Work

While no new or unforeseen items are anticipate, they shall be classed as extra work in they cannot be covered by any of the specifications or drawings. The Contractor shall submit detailed prices for any extras to the Landscape Architect, and shall perform extras upon written acceptance from the Owner or Landscape Architect. In the absence of such written order, he shall not be entitled to payment for such extra work. All bills for extra work shall be submitted monthly.

Changes in the Work

The Landscape Architect shall have authority to order minor changes in the work not involving an adjustment in the contract sum or and extension of the contract documents. Such changes may be rejected by field order or by written order. Such changes shall be binding on the Owner and Contractor.

The Owner without invalidating the contract, may order changes in the work consisting of additions, deletions or other revisions, with the contract time being adjusted accordingly. All changes in the work shall be authorized by change order and shall be executed under the applicable conditions to the contract documents.

Landscape Architect's Status

The Landscape Architect is the agent of the Owner. He has authority to stop work whenever such stoppage may be necessary to insure the proper execution of the Contract.

The Landscape Architect is the interpreter of the conditions of the contract and the judge of its performance; he shall side neither with the Owner nor with the Contractor, but shall use his powers under the Contract to enforce its faithful performance by both.

Drawings and Specifications

Should there be anything shown on the drawings but not described in the specifications, or not shown on the drawings but described in specifications, the same shall be fully executed and carried out as if drawn, shown, or described in both. The Contractor is not to make any alterations or corrections on the drawings or in the specifications. Should any error appear, the same is to be referred to the Landscape Architect before the bids are submitted, or the work is commenced, or as otherwise specified herein.

Landscape Contractor to verify all plant quantities prior to bid.

Examination of Site

All contractors submitting proposals for this work shall first examine the site and all conditions at the site. All proposals shall take into consideration all such conditions as may effect the work under this contract.

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Measurements, Layouts and Levels

All lines and levels necessary for the location and erection of the landscape construction and for the excavation, filling, and grading work shall be established by the Contractor. The Contractor shall take his own measurements of the site, verifying it with the drawings, and shall be responsible for the proper fit of his portion of the completed work.

Extra changes or compensation will not be allowed on the account of differences between actual measurements and the dimensions shown on the drawings, but any such differences that may be found shall be submitted to the Landscape Architect for adjustment before proceeding with the work.

Substitution of Materials

The Contractor, **before submitting his bid**, shall locate all necessary materials as called for in the plans and specifications, and shall be assured of their availability for use on the job.

The contract bids shall be based upon providing the specified materials, processes, products, etc., identified in the specifications and/or indicated on the drawings.

Substitutes will be permitted only upon admission of proof that specified plants are not obtainable, and with the authorization of the Landscape Architect. Written requests with nearest available size, and variety of plant, and price adjustments, are to be submitted to the Landscape Architect.

Supervision

The Landscape Architect will not engage in any way to superintend so as to relieve the Contractor of responsibility for the consequences of neglect or carelessness by him or his subordinates.

Scope

Perform all work required to complete the landscape installation including all labor, materials, services, and equipment necessary and described herein and shown on the accompanying drawings.

Applicable Standards

American Standard for Nursery Stock, latest edition.

American Joint Committee on Horticultural Nomenclature, edition of Standardized Plant Names.

General Notes

All plants shall conform to the standards as given in *Grades and Standards of Nursery Plants*, published by the AAN.

The Landscape Contractor is responsible for verification of all quantities. Any discrepancies shall be brought to the attention of the Landscape Architect; however, it's the Contractor's responsibility to provide all trees as shown on the plans, and plant beds so that each has the proper quantity of shrubs for the areas designated.

Proposed trees are to be located either completely in or completely out of the planting beds. **Bedlines are not to be obstructed.**

The Landscape Contractor is responsible for all staking and guying of trees.

Existing Trees & Areas Outside of Grading Limits

Trees and vegetation to be saved shall be protected from damage by a wood fence barricade prior to or during clearing operations. Trees to be saved will be designated by the Owner. No trees are to be removed from areas outside the limits of grading from specifically designated undisturbed areas within the constructions area. If, in the opinion of the Landscape Architect, a contractor damages a tree not to be removed, the Contractor will be fined \$100.00 per caliper inch for each damaged tree. The Contractor will also be responsible for all costs in removing the damaged tree from the site.

Water

Water will be available on the site at no expense to the Contractor. Hoses and other watering equipment required for the work shall be furnished by the Contractor at his expense.

Berms

The Contractor is responsible for the construction of all berms shown on the landscape planting plans or berm plans. Berms may be built of excavated soil from bed preparation and/or stockpile material, should follow contour according to plans. If more material is necessary for berm construction, Contractor is responsible for additional material. All grades should be smooth slopes to allow for mowing without scalping lawn areas. Settling and refilling should be accomplished before planting grass, or other plant materials.

Clean-up

During the work, the premises are to be kept neat and orderly at all times. Storage areas for plants and other materials shall be so organized that they too are neat and orderly. All trash including debris resulting from removing weeds or from planting areas, preparing beds, or planting plants shall be removed from the site daily as the work progresses. All walks and drives shall be kept clean by sweeping and/or hosing. Excavated soil may be distributed on the site as directed by the Owner.

Acceptance

Acceptance for all landscape work shall be given after final inspection by the Owner and/or Landscape Architect, provided the job is in a completed, undamaged condition, and there is grass (substantial coverage) in all grass areas. At this time, the Owner will assume maintenance on the accepted work. Acceptance of partial phases will be considered by the Owner.

Maintenance

The Contractor shall maintain all trees, shrubs, and groundcover under this Contract until acceptance, by watering, mowing, spraying and replacing as necessary to keep plants in a healthy, vigorous condition, and shall rake beds areas as may be required to keep neat.

The Contractor shall maintain all grass areas under this Contract until acceptance by watering, mowing, spraying, etc. Occasional weeding may be required; however, it is anticipated that mowing will be sufficient to control weeds.

Cultivating: Shall consist of scarifying the two inches so lumps of soil are less the 2" diameter, and all weeds are removed.

Weeding: Shall consist of digging out all plant material other than the desired shrubs and groundcovers every two weeks. Weeding may be handled by herbicide spraying at the Contractor's expense if it is acceptable to all parties concerned.

Guarantee

All plants shall be guaranteed by the Contractor, for a twelve (12) month period after date of acceptance. The Contractor shall replace all dead materials and all materials not in a vigorous, thriving condition, as soon as weather permits and on notification by the Landscape Architect. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Landscape Architect shall be final.

Plants used for replacement shall be of the same kind of size as those originally planted, and shall be planted as originally specified, replacements shall carry a twelve (12) month guarantee from date of replacement. Any damage, including runs in lawn and bed areas, incurred in making replacements shall be immediately repaired.

At the direction of the Landscape Architect, plants may be replaced at the start of next year's planting or digging season; but in such cases, dead plants shall be removed from the premises as soon as they are designated to be replaced.

The Owner agrees for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

To insure that proper maintenance is being performed by the Owner during the guarantee period, the Contractor shall:

- Make at least one site inspection every month to ascertain any maintenance deficiencies.
- Inform Owner's maintenance supervisor of any maintenance deficiencies.
- Prepare written documentation of the site inspection noting all deficiencies encountered, maintenance personnel who are made aware of deficiencies, suggested remedy methods, and any other pertinent comments on maintenance.
- Submit this written documentation of the monthly inspection to the Landscape Architect as well as to the Owner.

The Above guarantee shall not apply where plants die after acceptance because of injury by storms, drowning from floods, hail, freeze, insects, disease, injury by humans, machines or theft. These items are to be negotiated between the Owner and Contractor.

Plants (General)

Plant material shall be delivered to the site only after the beds are prepared and are ready for planting. All shipments of nursery materials shall be thoroughly protected from the sun and from drying winds during transit. All plants that cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Ball of earth on B&B plants shall be kept covered with soil or other acceptable material. All plants remain property of the Contractor until final acceptance.

Plants shall be nursery grown, healthy, vigorous, bushy, well balanced, of normal habit of growth for the species, and shall be free from disease, insect eggs and larvae. They shall have crown and root ball sizes that meet or exceed the standards set forth in "Grades & Standards for Nursery Plants" by the AAN. The specified sizes shall be before pruning and plants shall be measured with their branches in normal position. Plants shall not be pruned prior to delivery, except upon special approval. All pruning of new trees and shrubs, as directed by the Landscape Architect, shall be executed by the Contractor at no additional cost to the Owner.

Trees shall be healthy, vigorous, full-branched, single leader, well shaped, and shall meet the trunk diameter, height, and spread requirements of the plant list, and meet the standards of "Grades & Standards for Nursery Plants". Balls shall be firm, neat, slightly tapered and well burlapped. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be sized in accordance with the AAN Standards.

All shrubs and groundcovers shall be of "specimen" quality, full and bushy to the ground, and of compact growth.

All plants shall be hardy under climatic conditions similar to those in locality of the project.

Should the Contractor encounter soil condition that is inhospitable to normal planting, it is his responsibility to modify the soil so that the plants will thrive. These modifications may include providing any extra soil as may be required for planting.

Tree & Shrub Planting

Plant deciduous trees in tree-pit 2'-0" greater in diameter than ball and at a height that assures roper drainage and vigorous growth. Plant evergreen trees in tree-pits 2'-0" greater in diameter than all at a height for proper drainage and vigorous growth. Fill bottom of pit (to depth of root ball) with a mixture of soil that shall be one (1) part existing top soil, to one (1) part peat moss, to one part clean sand. After settling the tree, the pit shall be backfilled with soil mix, then carefully settled by watering to prevent air pockets. Form a 4" watering ring for each tree. Fertilize with Osmacote at the rate recommended by the manufacturer.

Plant shrubs in beds 8" larger than the root ball and at a height which assures proper drainage and vigorous growth. Backfill with soil mixture in the same proportions as for tree planting. Osmacote fertilizer shall be applied at the rate recommend by the manufacturer.

All plant beds plus an area three feet greater in diameter than the ball around each tree shall be mulched with 3" of clean organic mulch.

Groundcover / Seasonal Color

Groundcover beds shall be excavated to a depth of 6". Remove all stones, roots, hardpan, debris, etc.. Roto-till excavated bed to a depth of 6". Add sufficient panning soil (1 part organic, 1 part sand, 2 part top soil) to raise entire bed 6" above original grade. Fertilize with Osmacote fertilizer at the rate of four pounds per 100 square feet. Add 1 lb. of bonemeal per 50 square feet, rake in top 2" of planting soil, rake smoothly. Mulch with 3" mini bark chips.

Grass Planting

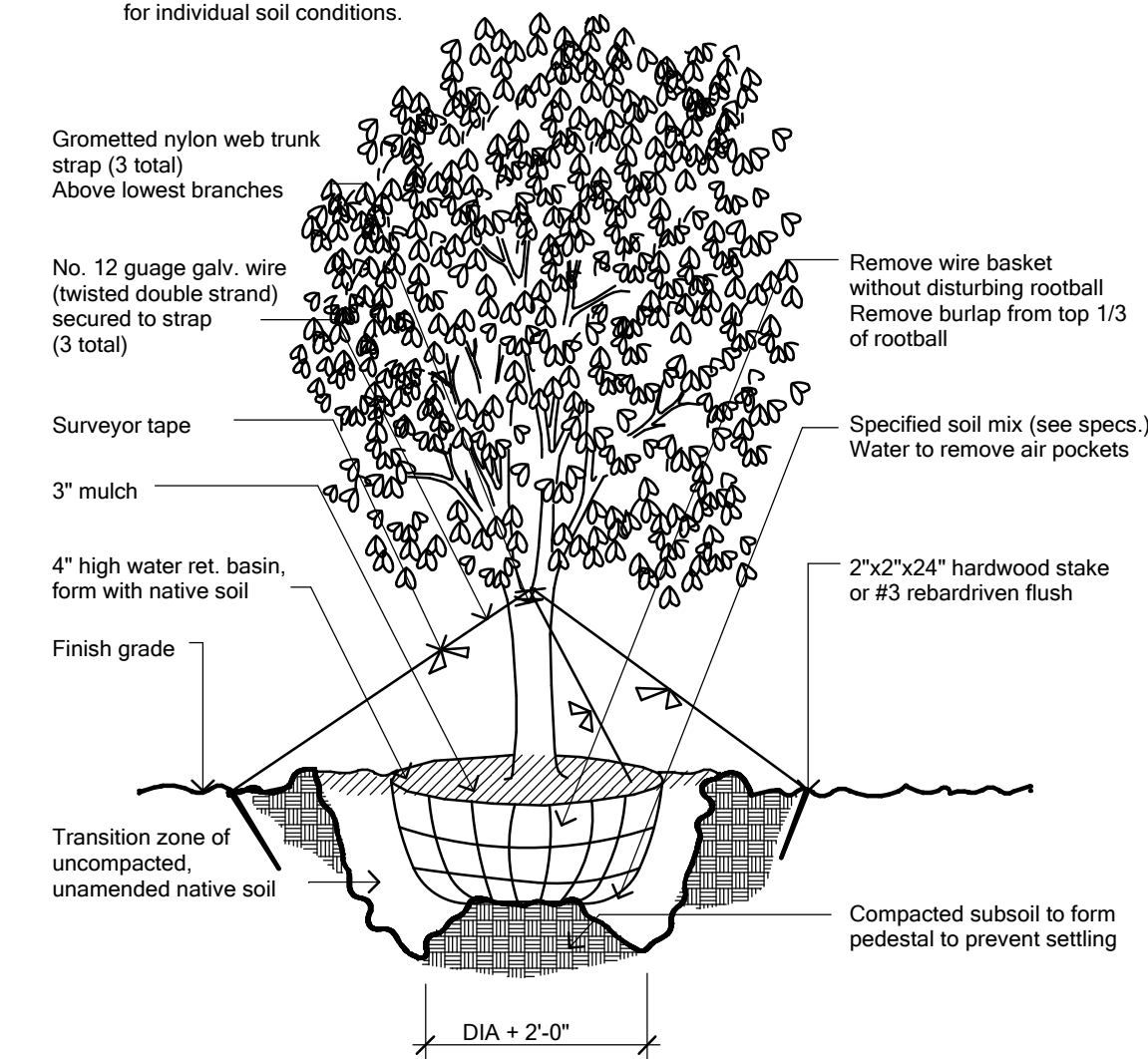
All areas to be sodded shall be raked to a depth of 2" below finished grade of seed or sod beds and raked smoothly. Areas next to sidewalks and curbs shall be graded down one inch below finish grade to allow for thickness of grass build-up. All grass areas shall be fertilized with a commercial fertilizer at the rate as recommended by grass seed supplier.

sod areas will be planted with sod as indicated on the plans. All sod shall be placed closely so joints are flush between blocks. Sodded areas shall be rolled with a 200 pound roller, watered thoroughly and rerolled.

Plant List

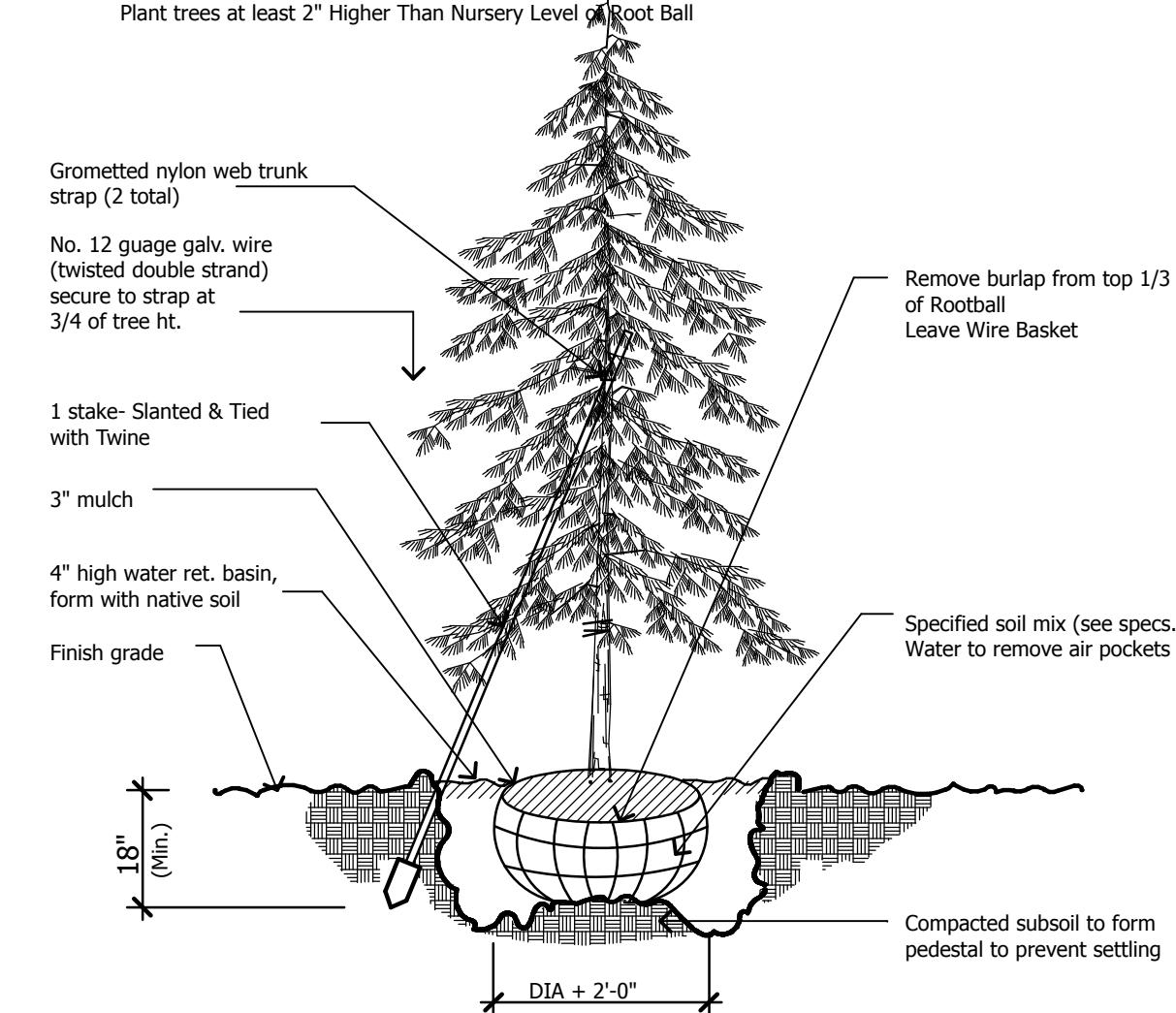
Trees					
Quantity	Plan Name	Common Name	Botanical Name	Size	Root
59	EA	American Arborvitae	Thuja occidentalis	4-5' ht., 2' spr.	B&B
34	EH	American Hornbeam	Carpinus caroliniana	2.5" cal.	B&B
5	HL	Skyline Honeylocust	Gledista triacanthos intermis 'Skyline'	2.5" cal.	B&B
10	LIN	Littleleaf Linden	Tilia cordata	2.5" cal.	B&B
10	RB	River Birch	Betula Nigra	6-8' ht., 3 stems	B&B
14	RM	Red Maple	Acer rubrum	2.5" cal.	B&B
Shrubs					
Quantity	Plan Name	Common Name	Botanical Name	Size	Root
12	HYD	Hydrangea	Hydrangea macrophylla 'All Summer Beauty'	18" ht.	Container
25	VIB	Dwf. Viburnum	Viburnum dentatum 'Blue Muffin'	24" ht.	Container
8	SNOW	Snowberry	Symphoricarpos albus	18" ht.	Container
67	WB	Winterberry	Ilex Verticillata	24" ht.	Container
113	AN	Andorra Juniper	Juniperus horizontalis plumosa	12" ht.	Container
125	ARC	Arctopstaphylos	Arctopstaphylos uva-urii 'Massachusetts'	18" ht.	Container
24	YEW	Yew	Taxus x media 'Tautoni'	24" ht.	B&B
Grasses					
Quantity	Plan Name	Common Name	Botanical Name	Size	Root
9	ECH	Echinacea	Echinacea purpurea 'Ruby Glow'	1 gal.	Container
50	LB	Little Bluestern	Andropogon scoparius	1 gal.	Container
177	DFG	Dwarf Fountain Grass	Pennisetum Alopecuriodes 'Hamelin'	1 gal.	Container
32	SG	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah	1 gal.	Container
Sod					
Quantity	Plan Name	Common Name	Botanical Name		
20,350 sf	Sod	Kentucky Bluegrass	Poa pratensis		
Bio-Infiltration plants					
Quantity		Common Name	Botanical Name	Size	Root
33		Swamp Milkweed	Asclepias incarnata	1 gal.	Container
33		Bottlebrush Sedge	Carex Comosa	1 gal.	Container
33		Switch grass	Panicum virgatum	1 gal.	Container
33		Palm Sedge	Carex muskingumensis	1 gal.	Container
33		Canada Bluejoint	Calamagrostis canadensis	1 gal.	Container
33		Little Bluestern	Andropogon scoparius	1 gal.	Container
33		Purple Coneflower	Echinacea purpurea	1 gal.	Container
33		Black-Eyed Susan	Rudbeckia hirta	1 gal.	Container

Notes: Detail shown for 2 1/2" cal. & larger deciduous trees, 7' & larger evergreen trees, & multi-trunk trees.
 Contractor to remove all tree staking accessories at the end of the first year maintenance.
 Plant trees at a depth which will ensure proper drainage and vigorous growth for individual soil conditions.



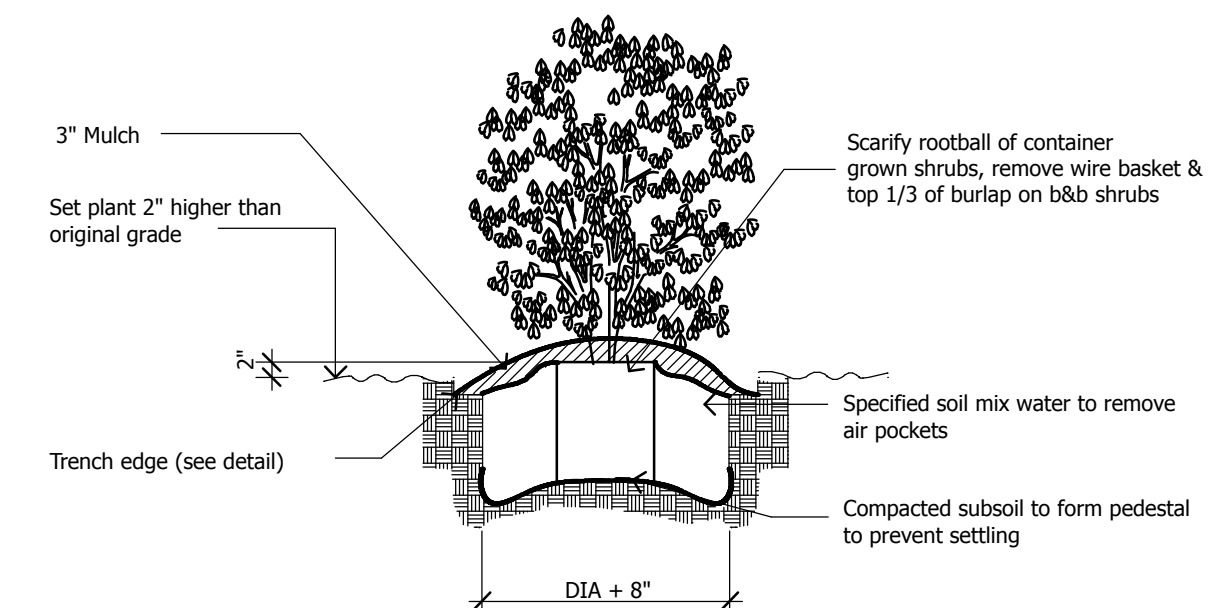
1 Tree Planting Detail
 1/2" = 1'-0"

Notes: Detail shown for 2" cal. & smaller deciduous trees, 6' and smaller evergreen trees.
 Contractor to remove all tree staking accessories at the end of the first year maintenance.
 Plant trees at least 2" Higher Than Nursery Level of Root Ball



2 Evergreen Tree Planting Detail
 1/2" = 1'-0"

Note: Plant shrub at a depth which will ensure proper drainage and vigorous growth for individual soil conditions.



3 Shrub Planting Detail
 1/2" = 1'-0"