	APPLICATION FOR AGENDATIEM #
	URBAN DESIGN COMMISSION Project #
	REVIEW AND APPROVAL
	DATE SUBMITTED: <u>AFFUL</u> , <u>4</u> , 2007 <u>Action Requested</u> Informational Presentation
	UDC MEETING DATE. <u>APPIL 11,2007</u> Final Approval and/or Recommendation
	PROJECT ADDRESS: 505 - 550 MIDVALE BLVD.
	ALDERMANIC DISTRICT: //
	OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT: MIDVALE PLAZA JOINT VENTURE SGN + A
	120 EAST LAKESIDE ST. 1190 W. DRVID HILLS DR. #
	MADISON, WI 53711 ATLANTA, GA 30329
	CONTACT PERSON: JOE KRUPP
	Address: <u>2020 EASIWOOD DR</u> . MADIGON WI 53704
·	Phone: (608) 249-2020
	Fax: (608) 249-2053 E mail addresser TXB/IDE Q KRIPE CONSTRUCTION CONT
	E-mail address.
	TYPE OF PROJECT: (See Section A for)
	No Bland Hait Development (BID)
	A Plained Unit Development (FUD)
	General Development (FOD) General Development Plan (GDP)
	General Development (FOD) General Development Plan (GDP) X Specific Implementation Plan (SIP) Planned Community Development (PCD)
	General Development (FOD) General Development Plan (GDP) X Specific Implementation Plan (SIP) Planned Community Development (PCD) General Development Plan (GDP) Specific Implementation Plan (SIP)
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~	 Finited Unit Development (FOD) General Development Plan (GDP) X 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 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 50,
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	A Hamed Ont Development (FOD) General Development Plan (GDP) X 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 require 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 50, 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)

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Simonson Germany Nonemaker + Associates, Inc. Planning Architecture Landscape Architecture

SGN+A

TO: Al Martin Dept. of Planning & Development Urban Design Commission

DATE: April 4, 2007

PROJECT: Sequoya Commons – Phase I Madison, Wisconsin

RE: Revised Urban Design Documents

AI,

Due to value engineering that has taken place since this project was given final approval, we are resubmitting Sequoya Commons for an Urban Design Commission review. Attached to this letter are 14 sets of revised drawings and the application for Urban Design Commission review on April 11, 2007. A disk with PDF files of this re-submittal is included.

The following changes have been made to this project:

- 1. The terrace area at the east end of the library has been eliminated. The area of the bio-retention area has been re-designed. The area and performance of the bio-retention area has not been changed. The retaining walls in that area have been replaced with berms. Additional landscape material will be added within this area.
- 3. The hardscape area at the south west corner (at the corner of Midvale Blvd and Tokay Blvd) has been re-designed to reflect city engineering's requirement that the public sidewalk be of continuous concrete construction per City of Madison standards.
- 4. The square paved areas in the parking drive aisles have been eliminated.
- 5. The areas previously designated as concrete pavers at the library entrances will be constructed with colored stamped concrete.
- 5. The underground mechanical rooms that formed the base for the terrace referenced in Item 1 have been moved into the parking garage.
- 6. The window mullion patterns at the retail level have been modified.
- 7. Some of the brick patterns on the east side above the retail have been eliminated.
- 8. The concrete pavers leading to the edge of the second floor Tokay terrace will be replaced with stepping stones.
- 9. Six of the seven chimneys at the fourth level have been removed.

Please let me know if you have any questions or if you need any additional information.

Thank you,

Bruce Simonson AIA Simonson Germany Nonemaker + Associates, Inc.

Urban Design Final Approval Documents Sequoya Commons

April 4, 2007



Location Map

Total Site Data GDP		Total Building Data GDP			<u>GDP</u>	Site Data Phase	Building Data Phase I			
Site Area: 156,248 s.f.	Site Area per Bedroom 751 square feet per bedroom	Propose Parkir	d New Con 1g - 80,806 squ	struction: 30 are feet	06,284 s.f.	Site Area: 81,229 s.f.	Site Area per Bedroom 1,097 square feet per bedroom	Proposed Nev Parking - 31,	w Constructi 466 square feet	on: 123,752 s.f
Density: 3.58 acres 40 units per acre	Total Usable Open Space: 74,789 s.f. Usable Open Space per Unit: 519 s.f. / unit Usable Open Space per Bedroom: 359 s.f. / bedroom	Retail Reside Total Dy Total No	/Library - 39,4 ential - 186,002 welling Uni	86 2 square feet ts: 144 5ms: 208		Density: 1.86 acres 24.1 units per acre	Total Usable Open Space: 33,029 s.f. Usable Open Space per Unit: 734 s.f. / unit Usable Open Space per Bedroom: 446 s.f. / bedroom	Retail/Librar Residential - Total Dwellin Total No. of I	y - 27,940 64,346 square f ng Units: 45 Bedrooms: 7	eet 4
Site Area per Unit:	Parking Data	Total I to	One Bedrm.	Two Bedrm.	Two Bedrm.+ Study	Site Area per Unit:	Parking Data	One Bedrm.	Two Bedrm.	Two Bedrm.+ Stu
1078 square feet per unit	Enclosed Parking: 220 stalls [2 van accessible stalls provided] [3 accessible stalls provided] Surface Parking: 95 stalls [5 accessible stall provided]	Phase I: Phase II:	A: 16 A: 64	B-1: 24 B-1: 29	C-1: 5 C-1: 6	1805 square feet per unit	Enclosed Parking: 81 stalls [1 van accessible stall provided] [1 accessible stall provided] Surface Parking: 59 stalls [4 accessible stalls provided]	A-1: 8 A-3: 4 A-4: 2 A-5: 2	A2: 10 B-1: 2 B-2: 2 B-3: 2 B-4: 2 B-5: 2 B-6: 1 B-7: 1 B-8: 2	C-1: 2 C-2: 2 C-3: 1
			80	53	11			16	24	5

A Mixed Use Project at 505-550 Midvale Blvd. Madison, Wisconsin

Owner • Developer

Midvale Plaza Joint Venture L.L.P. 120 East Lakeside Street Madison, Wisconsin 53711

Architects Planners 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

		mack of Di	<u>awings</u>				
	Sheet N	o. Sheet Title	Sheet No. Sheet Title				
•	-	Cover Sheet	A2.1 Parking Level Plan				
			A2.2	Ground Floor Plan			
	C1	Grading Plan	A2.3	Second Level Plan			
	C2	Existing Conditions	A2.4	Third Level Plan			
	C3	Existing Site Photo	A2.5	Fourth Level Plan			
			A2.6	Roof Plan			
	L1	GDP Master Plan	A2.7	Elevations			
л.,	L2	Phase 1 Landscape Plan	A2.8	Elevations			
uy	L3	Phase 1 Hardscape Plan					
	L4	Plant List					
	L5	Landscape Details					
	L6	Lighting Plan					
	A1.1	Architectural Site Plan					







Existing Photo

Sequoya Commons Madison, Wisconsin

MIDVALE PLAZA JOINT VENTURE

April 4, 2007

SGN+A Simonson Germany Nonemaker + Associates, Inc. Planning Architecture Landscape Architecture



Sequoya Commons

Madison, Wisconsin





Sequoya Commons

Madison, Wisconsin

April 4, 2007

A2.1

SGN+A Simonson Germany Nonemaker + Associates Planning Architecture Landscape Archites



Sequoya Commons

Madison, Wisconsin

April 4, 2007

A2.2



Second Level Plan

Sequoya Commons

Madison, Wisconsin

April 4, 2007

SGN+A Simonson Germany Nonemaker + Associates, Inc. Planning Architecture Landscape Architecture



Sequoya Commons

Madison, Wisconsin

April 4, 2007



SGN+A Simonson Germany Nonemaker + Associates, Inc Planning Architecture Landscape Architecture



Sequoya Commons

Madison, Wisconsin

April 4, 2007



Sequoya Commons

Madison, Wisconsin

April 4, 2007



Midvale Elevation



Tokay Blvd. Elevation

Building Elevations

Sequoya Commons

Madison, Wisconsin

MIDVALE PLAZA JOINT VENTURE

April 4, 2007

SGN+A Simonson Germany Nonemaker + Associates, Inc Planning Architecture Landscape Architecture

A2.7



Library Entry Elevation



Caromar Drive Elevation

Building Elevations

Sequoya Commons

Madison, Wisconsin

MIDVALE PLAZA JOINT VENTURE

April 4, 2007

SGN+A Simonson Germany Nonemaker + Associates, Inc Planning Architecture Landscape Architecture

A2.8



GDP Master Plan

Sequoya Commons

Madison, Wisconsin

MIDVALE PLAZA JOINT VENTURE

April 4, 2007

SGN+A Simonson Germany Nonemaker + Associates. Inc Planning Architecture Landscape Architecture



Landscape Plan

Sequoya Commons

Madison, Wisconsin

MIDVALE PLAZA JOINT VENTURE

April 4, 2007

SGN+A Simonson Germany Nonemaker + Associates, Inc. Planning Architecture Landscape Architecture

L2

Hardscape Plan

Sequoya Commons

Madison, Wisconsin

MIDVALE PLAZA JOINT VENTURE

April 4, 2007

SGN+A Simonson Germany Nonemaker + Associates, Inc. Planning Architecture Landscape Architecture

L3

Midvale Plaza Joint Venture, LLP Planting Specifications

General Information

is hereinafter referred to as the Owner and may be represented by an approved representative. Simonson Germany None maker + 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 $\underline{L.1-L5}$ dated October 11, 2006 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 Laws and offinates. The contractor and an subcontractors shall blind 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

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 Rejection. The Landscape Addited of Owner shall have the right to reject an 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.

Lavout

The Contractor shall layout his work and set necessary markers and stakes, and be responsible of the corrections. The Landscape Architect of 00 Water, serves the right to relocate shrubs and trees from positions on the plans prior to planting. The Contractor shall notify the Landscape Architect and 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 deliate id prices for an yextras 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 navment 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.

Measurements, Lavouts 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.

MIDVALE PLAZA JOINT VENTURE

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. Writte 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.

nerican Joint Committee on Horticultural Nomenclature; edition of Standard ized 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

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 dearing 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 removes, the Contractor will be fined \$100.00 per <u>caliper inch</u> for each damaged tree. The Contractor will also be responsible for all costs in removing the damaged tree from the site.

Wate

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 moving without scaping law areas. Setting and refiling 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 trast 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 dean 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, indamaged condition, and there is grass (substantial coverage) in all grass reas. At this time, the Owner will assume maintenance on the accepted work. Acceptance of partial phases will be considered by the Owner.

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 nea

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 $2^{\prime\prime}$ diameter, and all weeds are removed.

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

Guerentee

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 dide so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Lands 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 diately 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

nan ce de ficiencies maintenance deficiences. 2. Inform Owner's maintenance supervisor of any maintenance deficiencies. 3. 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. 4. 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 Plant decludous treep it 2-0 greater in diameter than ball and at a heigh 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 setting the tree, the pit shall be backfilled with soil mix, then carefully setted 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

All plant beds plus an are a 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, Globillocities seniol be exclusive that a depth to a depth to a feative statistical strategies hardpan, debtas, etc...Roto-till excavated bed to a depth to 6°. Add sufficient panting soil (1 part organic. 1 part sand, 2 part tops) to raise entire bed 6° above orginal grade. Fertilize with Osmacotte fertilizer at the raise of four pounds per 100 square feet. Add 1 lb. of bomeneal per 50 square feet, rake in top 2° of planting soil, rake smoothy. Mulch with 3° mic bard raise rake to rour pounds panting soil, rake smoothy. Mulch with 3° mic bard raise raise for pounds provide the state of the

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 finisk 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.

Landscape Details and Specifications

Sequoya Commons

Madison, Wisconsin

3" mulch 4" high water ret. basin, form with native soil 2"x2"x24" hardwood stake or #3 rebardriven flush Finish grade Compacted subsoil to form pedestal to prevent settling DIA + 2'-0"

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 ant trees at a depth which will ensure proper drainage and vigorous growth or individual soil conditions.

Gometiad nylon web trunk stop (3 total) Above lowest branches write daubie strand) c total)

Deciduous/ Multi-trunk tree planting L-2/ Elevation Not to Scale

EF

HL LIN RE

RМ

VD

FG

P١

VIB YEW

<u>Plan Name</u> CO

American Hornbeam

Skyline Honeylocust Littleleaf Linder

Common Name Isanti Redtwig Dogw

Arrowood Vibumum

Dwarf Fothergilla Hummingbird Clethra Dwarf Pavment Rose

Common Name Feather Reed Grass

Grow-Low Fragrant

Swamp Milkweed Bottlebrush Sedge

Switch grass Palm Sedge

Canada Blueioint

Plant List

Little Bluestern Purple Coneflowe Black-Eyed Susar

Andorra Juniper DWF. Fountain

Plan Name Common Name Sod KentuckyBluegrass

Shenandoah Switch Gray

Panie

Oldfield Common Junipe

Korean Spice Viburnum

River Birch

Red Maple

Boxwood

Quantity *27 *11

Shrubs

Quantity

*24

Grasses

Quantity 15

Groundcover

Quantity Plan Name *260 RA

Bio-Infiltration plants

* WISCONSIN NATIVES

L-2

AN DFG

*97

112 142

Sod

Quantity 9,335 sf

Botani cal Name	Size	Root
Thuja occidentalis	4-5' ht., 2' spr.	B&B
Carpinus caroliniana	2.5" cal.	B&B
Gledista triacanthos intermis 'Skyline'	2.5" cal.	B&B
Tilia cordata	2.5" cal.	B&B
Betula nigra	2.5" cal., m.t.	B&B
Acer rubrum	2.5" cal.	B&B
Botani cal Name	Size	Root
Cornus sericea Isanti'	3 gal	Container
Buxus micryphyllia 'Green Mountain'	18" ht.	Container
Juniperus comminus 'depressa'	24" ht.	Container
Viburnum dentatum	3 gal.	Container
Viburnum carlesii	3 gal.	Container
Taxus x media 'Tautoni'	24" ht.	Container
Fothergilla gardeni i	3 gal.	Container
Clethera alnifoli a 'Hummingbird'	3 gal.	Container
Rosa 'Dwarf Pavement'	3 gal.	Container
	•	
Botanical Name	Size	Root
Calamagrostis x acutifolia 'Karl Foerster'	1 gal.	Container
Panicum virgatum 'Shenandoah	1 nal	Container
r anoan ngalan ononanaoan	r gui.	oonanoi
Botani cal Name	Size	Root
Rhus aromatica 'Grow-low'	1 gal.	Container
Juniperus horizontalis plumosa	1 gal.	Container
Vinca minor	1 gal.	Container
	•	
Botanical Name		
Poa pratensis		
Botani cal Name	Size	Root
Asclepias incarnata	1 gal.	Container
Carex Comosa	1gal.	Container
Panicum virgatum	1 gal.	Container
Carex muskingumensis	1 gal.	Container
Calamagrostis canadensis	1 gal.	Container
Andropogon scoparius	1 gal.	Container
Echinacea purpurea	1 gal.	Container
Rudbecki a hirta	1 gal.	Container

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Landscape Details

Sequoya Commons

Madison, Wisconsin

MIDVALE PLAZA JOINT VENTURE

April 4, 2007

SGN+A Simonson Germany Nonemaker + Associates, Inc. Planning Architecture Landscape Architecture

Sequoya Commons

Madison, Wisconsin

April 4, 2007

LUMINAIRE LOCATIONS									
No.	Label	x	Location Y	z	МН	Or entation			
1	А	412.8	537.0	22 D	22.0	2.6	ac		
2	A	113-1	212.2	22 D	22.0	-6.9	0.C		
3	A	45C 2	242.9	22.0	22.0	176.3	0.0		
4	А	480-3	537 B	22 b	22.0	180.0	ar		

TICS						
	S ymbol	Avg	Max	Min	Max/Min	Avg/ M in
Parking	I	0.9 la	PIQ (b)	0 0 fe	N / A	N÷A

IEDULE									
Gralog Number	Description	լոտոր	File	lumena	I I F	Watrs			
GE70DMH122AS2 AN 8-64547	Hollbrook Enfonded Cover, 70 Watt Metal Halide Medium Base	Twin Opposed 70W MH	102252 IES	5400	1.00	170			

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