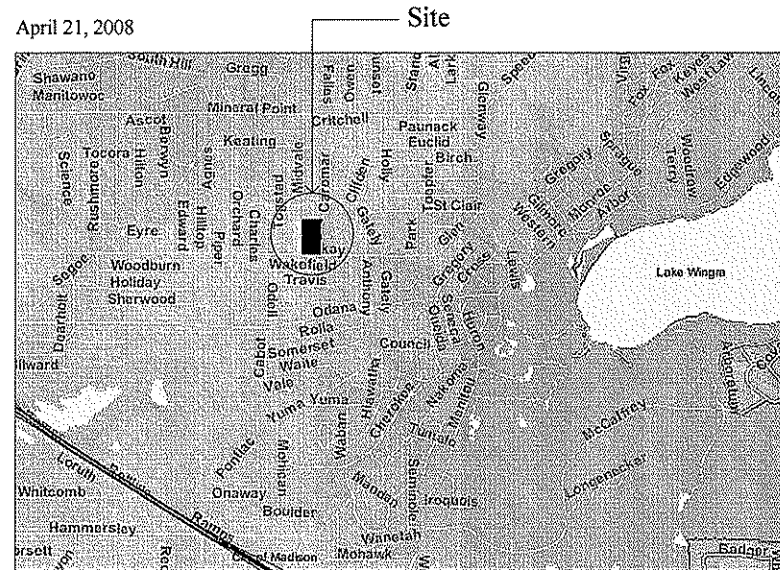


Specific Implementation Plan

Sequoya Commons - Phase II

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

April 21, 2008



Location Map

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

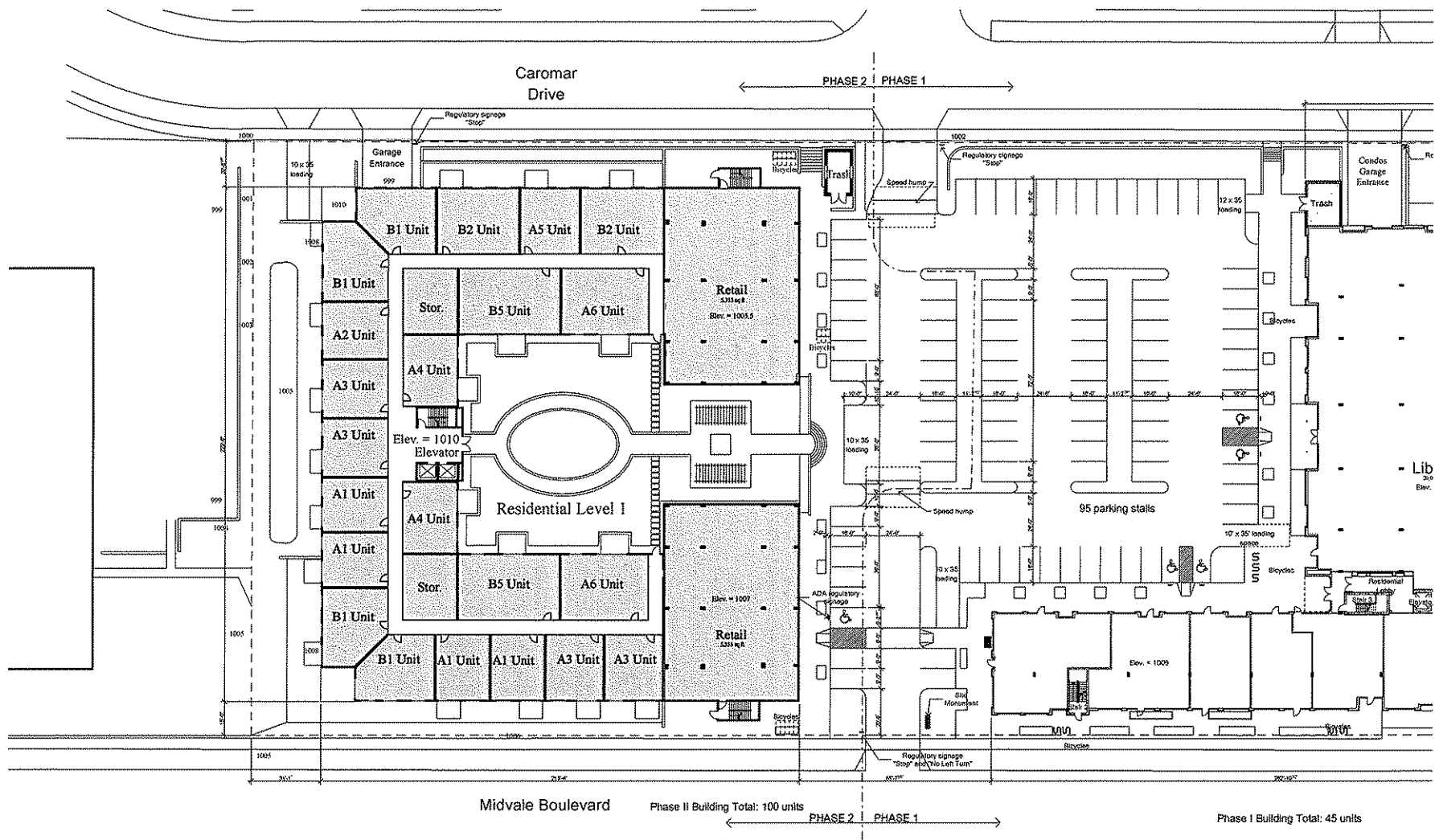
Total Site Data GDP	
Site Area: 156,248 s.f.	Site Area per Bedroom 751 square feet per bedroom
Density: 3.58 acres 40 units per acre	Usable Open Space: 74,789 s.f. Open Space per Unit: 319 s.f. / unit Open Space per Bedroom: 359 s.f. / br
Site Area per Unit: 1078 square feet per unit	Parking Data Enclosed Parking: 220 stalls (2 van accessible stalls provided) Surface Parking: 95 stalls (5 accessible stalls provided)

Total Building Data GDP																	
Proposed New Construction: 306,284 s.f.																	
Parking - 80,866 square feet Retail/Library - 39,486 Residential - 186,002 square feet																	
Total Dwelling Units: 145																	
Total No. of Bedrooms: 220																	
<table border="1"> <thead> <tr> <th></th> <th>1-Bedrm</th> <th>2-Bedrm</th> <th>3-Bedrm</th> </tr> </thead> <tbody> <tr> <td>Phase I</td> <td>16</td> <td>24</td> <td>5</td> </tr> <tr> <td>Phase II</td> <td>59</td> <td>41</td> <td></td> </tr> <tr> <td></td> <td>75</td> <td>65</td> <td>5</td> </tr> </tbody> </table>			1-Bedrm	2-Bedrm	3-Bedrm	Phase I	16	24	5	Phase II	59	41			75	65	5
	1-Bedrm	2-Bedrm	3-Bedrm														
Phase I	16	24	5														
Phase II	59	41															
	75	65	5														

Site Data Phase II	
Site Area: 77,010 s.f.	Site Area per Bedroom 546 square feet per bedroom
Density: 1.77 acres 56.5 units per acre	Usable Open Space: 35,625 s.f. Usable Open Space / Unit: 336 s.f. / unit Usable Open Space / Bedroom: 258 s.f. / bedrm.
Site Area per Unit: 770 square feet per unit	Parking Data Enclosed Parking: 136 stalls (2 van accessible stalls provided) (1 accessible stall provided) Surface Parking: 26 stalls (1 accessible stall provided)

Building Data Phase II	
Proposed New Construction: 178,486 s.f.	
Parking - 49,356 square feet Retail - 16,650 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	Sheet No.	Sheet Title
A-1	Sequoia Commons Master Plan	L-01	Phase II Landscape Plan
A-2	Phase II SIP Plan	L-02	Phase II Specifications
		L-03	Landscape Details
		L-04	Lighting Plan
C-1	Grading Plan	A-3	Ground / Parking Level Plans
C-2	Erosion Control Plan	A-4	2nd, 3rd, 4th Floor Plans
C-3	Existing Conditions	A-5	Building Elevations
C-4	Phase II Demolitions Plan	A-6	Building Elevations
C-5	Phase II Utility Plan	A-7	Phase I - Phase II Elevations
C-6	Site Details	A-8	Building Sections
C-7	Site Details		
C-8	Driveway Profiles		
C-9	Existing Site Photos		
C-10	Fire Protection Plan		



Midvale Boulevard

Phase II Building Total: 100 units

Phase I Building Total: 45 units

Scale: 1" = 20'-0"

Phase II Site Plan

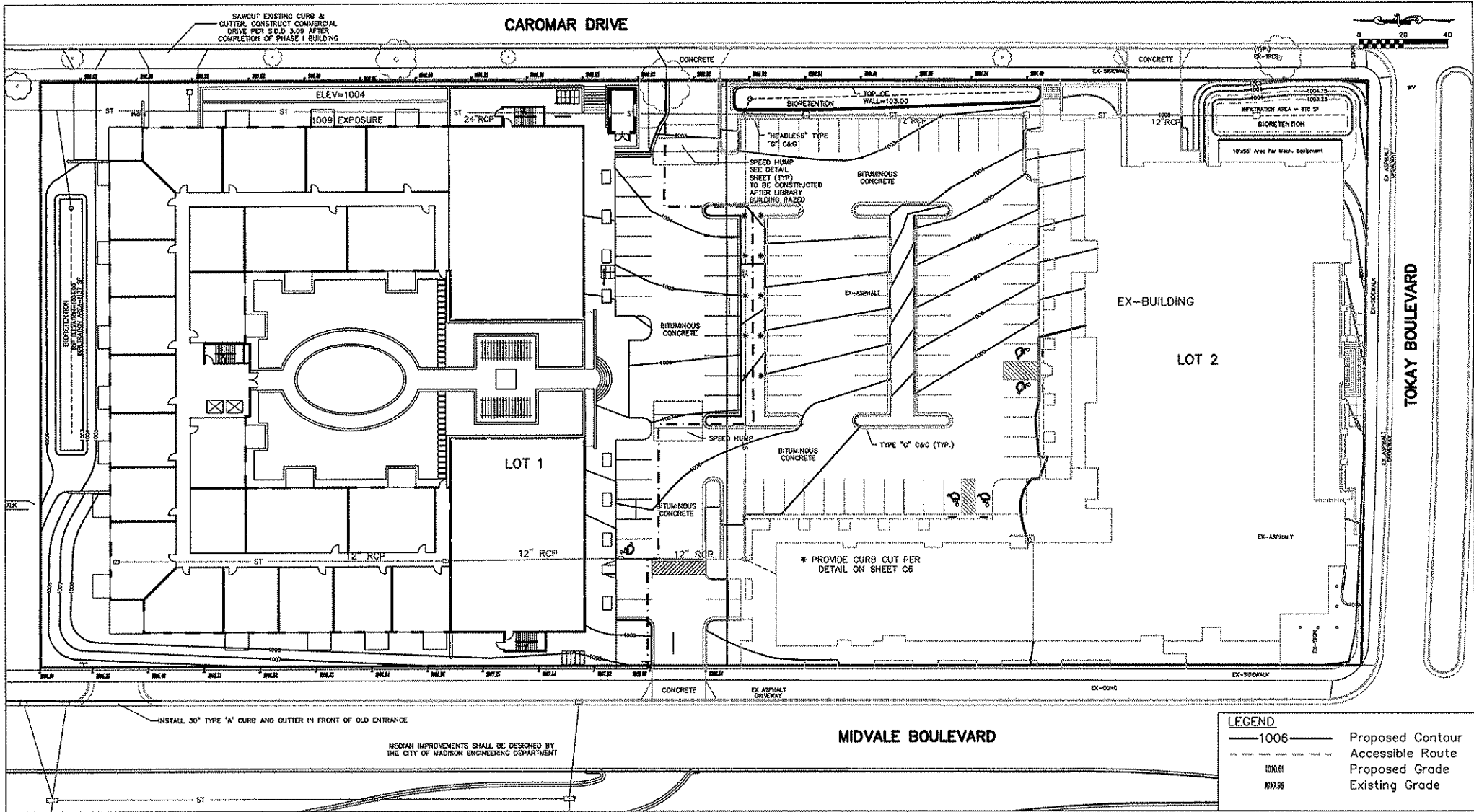
Midvale Plaza Joint Venture

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

April 21, 2008

Sequoia Commons Phase II
 Madison, Wisconsin

A2



MIDVALE PLAZA JOINT VENTURE

Grading Plan

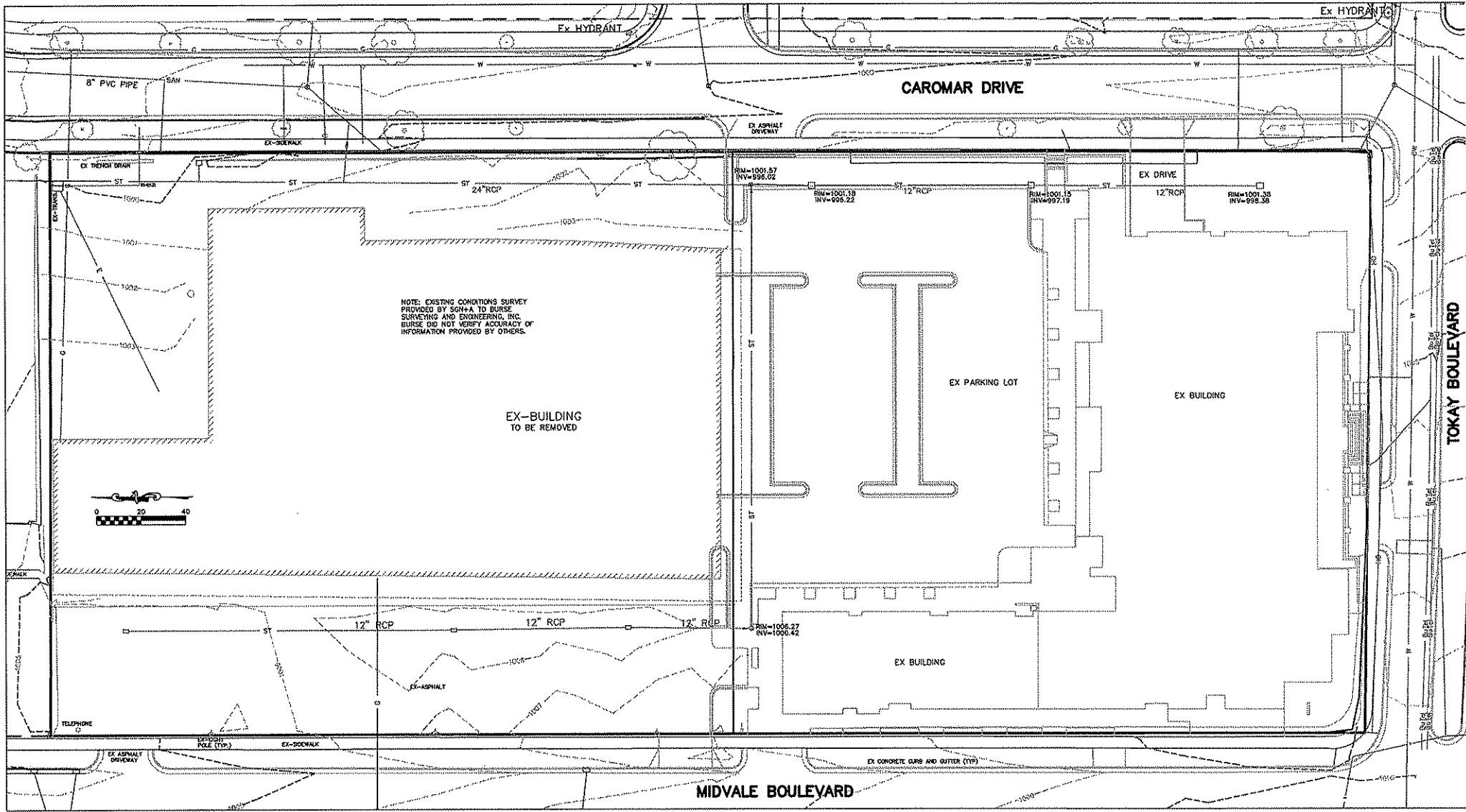
SGN+A Emmerson Germany Rosenbauer + Associates, Inc.
Planning Architecture Landscape Architecture

April 21, 2008

Sequoia Commons
Madison, Wisconsin

Burse Surveying & Engineering, Inc.
1400 E. Washington Ave., Suite 156
Madison, WI 53703
608.270.0163
www.burse-surveying.com

C1



NOTE: EXISTING CONDITIONS SURVEY PROVIDED BY SGN+A TO BURSE SURVEYING AND ENGINEERING, INC. BURSE DID NOT VERIFY ACCURACY OF INFORMATION PROVIDED BY OTHERS.



MIDVALE PLAZA JOINT VENTURE

Existing Conditions

SGN+A Simonson Gerding-Nielsen + Associates, Inc.
Planning Architecture Landscape-Architecture

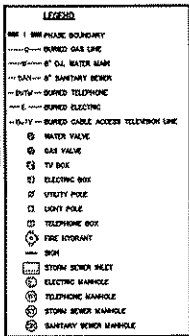
April 21 2008

Sequoia Commons
Madison, Wisconsin

Burse Surveying & Engineering, Inc.
1400 E. Washington Ave. Suite 156
Madison, WI 53703
608.250.2020
www.bursesurveying.com

C3

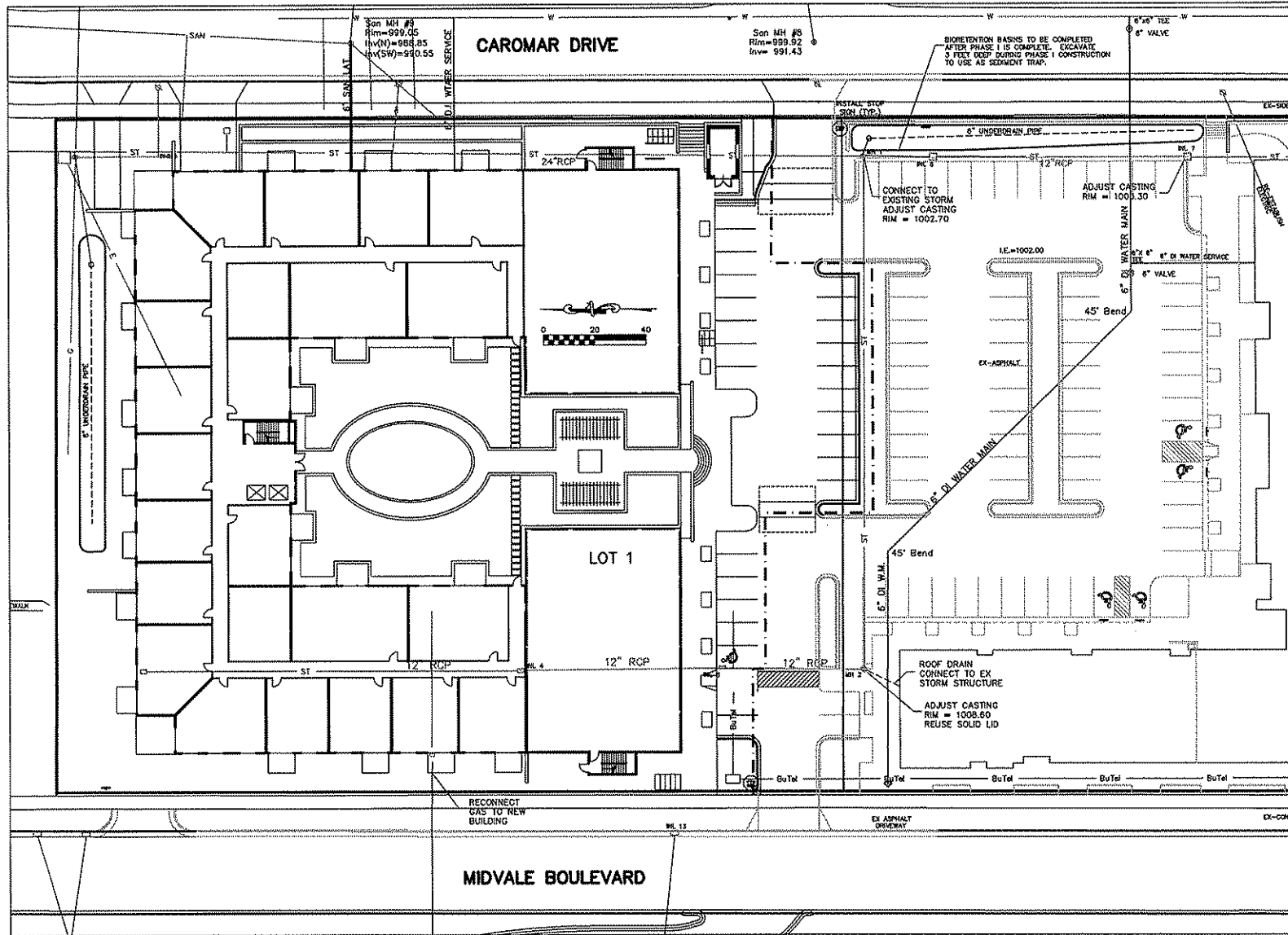
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD (FOR THE HEARING IMPAIRED) 202/542-2259
 WIS. STATUTE 182.075 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



SITE UTILITY NOTES.

- The location of existing utilities shown on the plans are approximate. Verification and protection of existing utilities is the Contractor's responsibility.
- All utilities serving the proposed building shall be stubbed 5 feet outside of the building and marked using a 4" x 4" hardwood post.
- Inlets shall include an inlet filter system. This inlet filter system shall be the Catch-All HR, with overflow as furnished by Marpac Manufacturing Co. or approved equal. After installation, the Contractor shall inspect each inlet bag every 2 weeks or after a rainfall of 1 inch or more and clean bags as necessary. At the completion of construction, the engineer and contractor shall inspect each bag and either clean or replace the bags as necessary.
- Contractor to coordinate with MG&E, Charter Communications and AT&T for gas, electric, telephone, cable extensions and connections.
- Water main shall be laid with a minimum of 6.5' of bury to top of pipe.
- Following utility line placement, backfilling to restore site grades can be completed. On-site soils can be used as backfill to within 3 ft of finished subgrade levels provided that: (1) they are temporarily stockpiled and allowed to dry as much as practical; (2) they contain no peat material; (3) some compactive effort is applied to achieve densification/consistency similar to adjacent soils; and (4) provisions are made to utilize some of the surcharge granular soils in the event backfilling with the excavation spoil becomes impractical.

NUMBER	RIM 7/C	INV	INV	INV	INV
INL 1	997.00	N 992.70	W 993.40	S 992.75	
INL 2	999.80		W 996.60		
INL 3	1005.34	S 1001.34	N 1001.44		
INL 4	1005.37	S 1002.12	N 1002.22		
INL 5	1005.08	UNMEASURABLE			
INL 6	1001.23	S 996.38	N 996.28		
INL 7	1001.14	S 997.24	N 997.18		
INL 8	1001.38	N 996.38			
INL 9	1006.87	E 999.78			
INL 10	1006.37	E 1003.27			
INL 11	1004.42	W 1001.22			
INL 12	1004.48	W 1001.13			
INL 13	1006.54	W 1003.04			
INL 14	1008.94	W 1003.24	E 1003.14		
MH 1	1001.57	N 996.02	W 996.12	S 996.07	
MH 2	1006.27	N 1000.52	E 1000.42		
MH 3	1006.30	WATER LEVEL 899.64			
MH 4	1008.80	WATER LEVEL 1002.10			
MH 5	1011.91	N 1004.21	W 1004.51	S 1004.63	
MH 6	1002.77	E 993.05	NE 993.89		
MH 7	1001.44	W 992.88	N 992.95	E 992.87	S 993.08
MH 8	999.92	FLOOR 991.43			
MH 9	999.05	N 998.85	E 998.07	SW 992.55	
MH 10	996.07	W 996.37	N 995.27	E 995.52	S 995.30



Phase II Utility Plan

MIDVALE PLAZA JOINT VENTURE

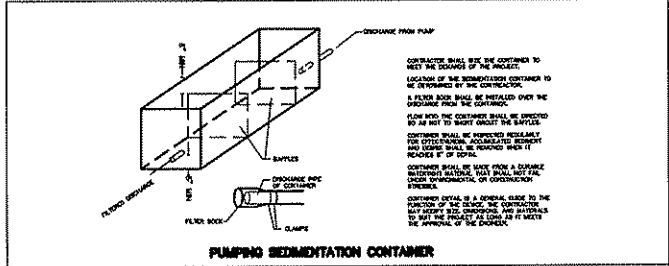
SGN+A Simon Germany Eberle & Associates, Inc.
 Planning Architecture Landscape Architecture

April 21, 2008

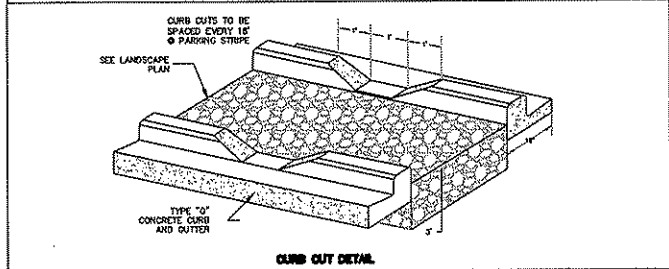
Sequoia Commons
 Madison, Wisconsin

Burse Surveying & Engineering, Inc.
 1400 E. Washington Ave., Suite 150
 Madison, WI 53703
 608.250.8263
 www.burseengineering.com

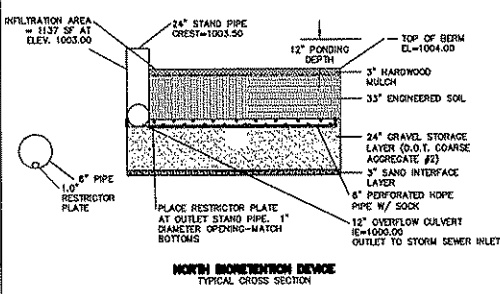
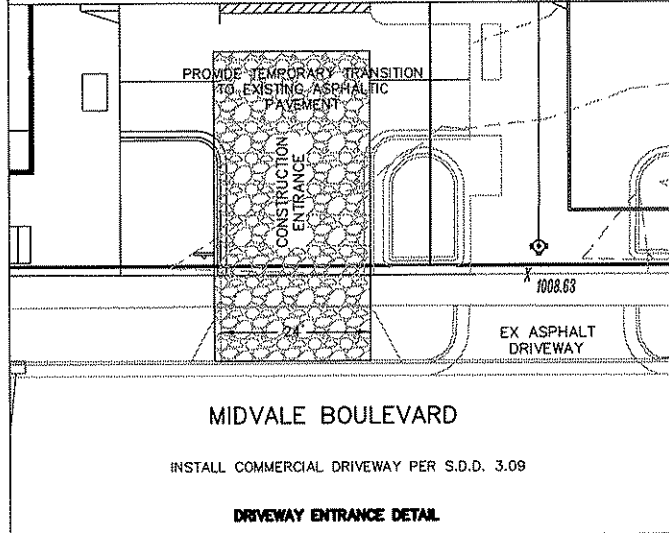
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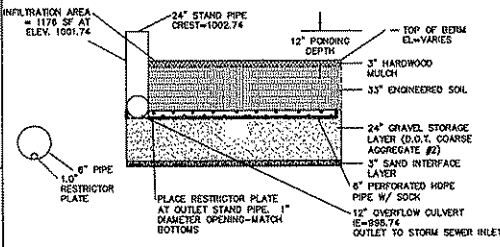
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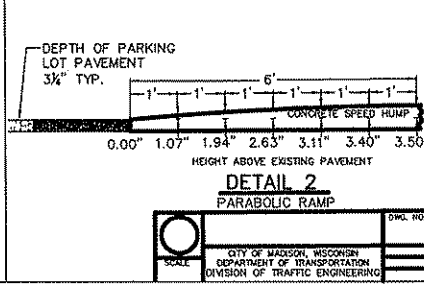
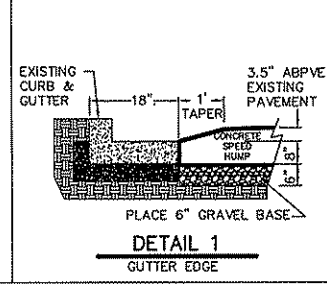
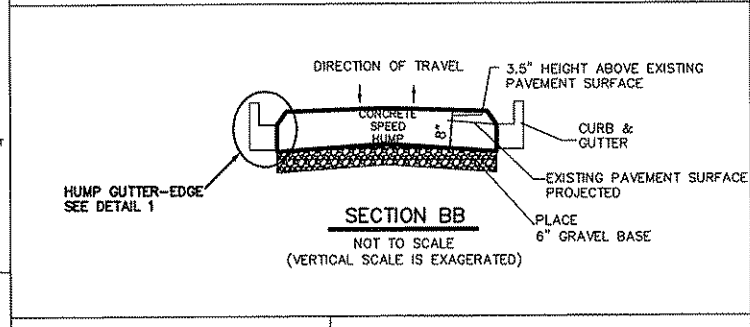
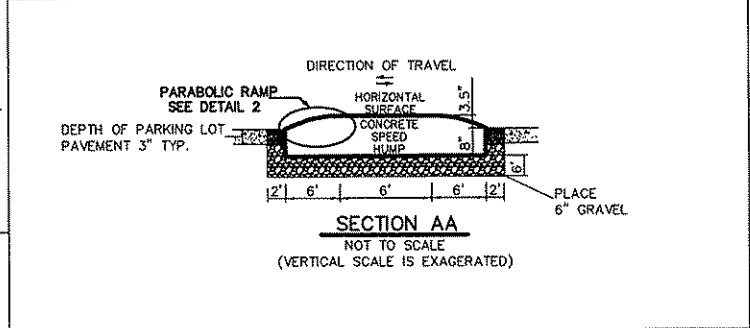
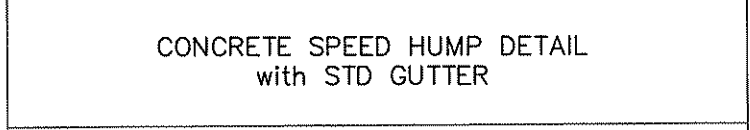
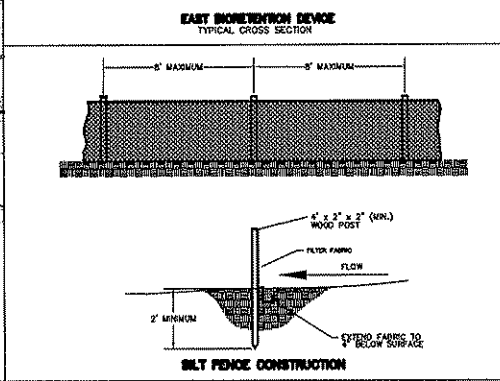
CURB CUT DETAIL



ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
 40% MINERAL(SIO2) SAND; 20% - 30% TOPSOIL; 30% - 40% COMPOST W/ PH 6.5-6.5
 COMPOST SHALL MEET NURSERY SPECIFICATION S100.
 STORAGE/INTERFACE LAYER SHALL CONSIST OF 3" OF SAND AS FOLLOWS VERTICALLY MIXED WITH THE NATIVE SOIL INTERFACE TO A DEPTH OF 2'-4".
 SAND: USDA COARSE SAND 0.02 - 0.04 WSDOT FINE AGGREGATE CONCRETE SAND.

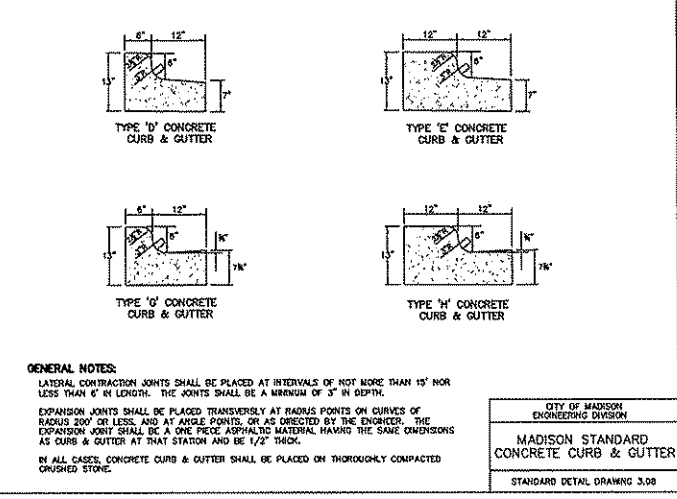
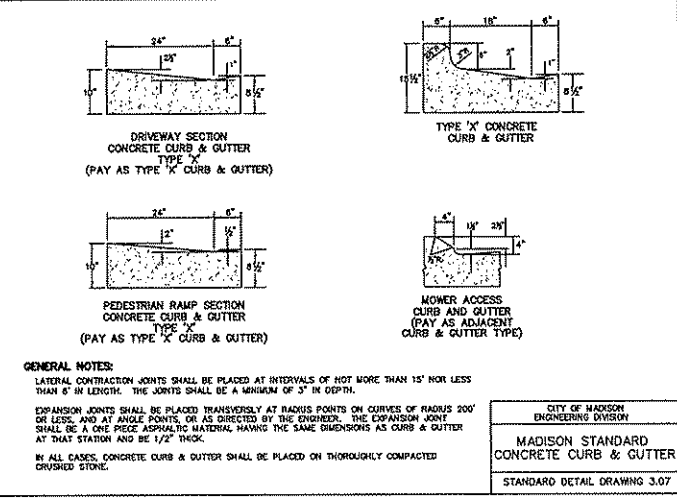
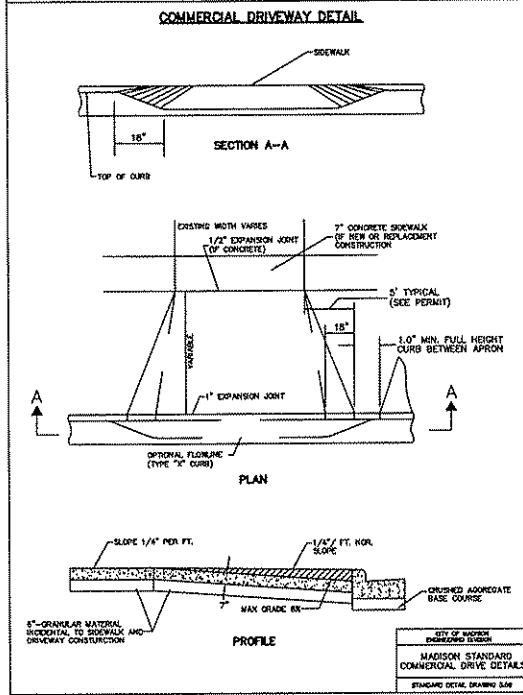
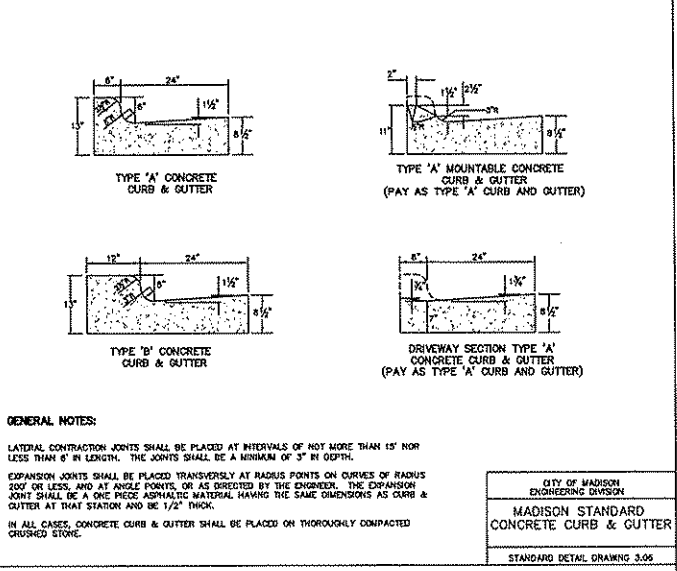
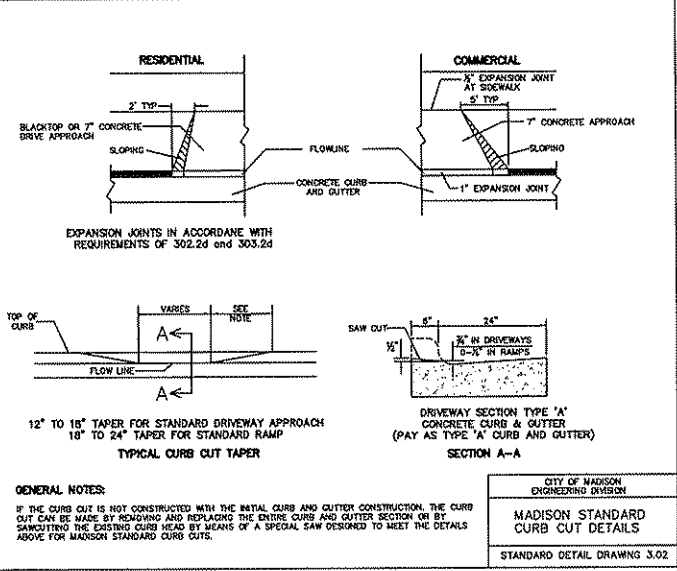
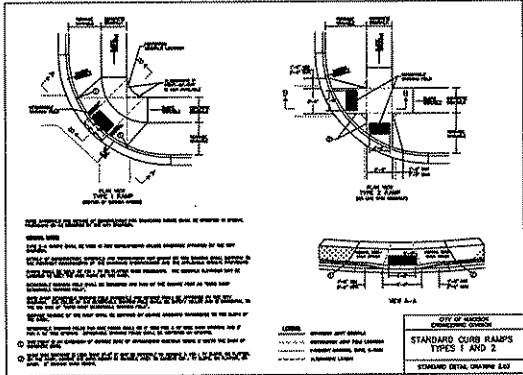


ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
 40% SILICA SAND; 20% - 30% TOPSOIL; 30% - 40% COMPOST W/ PH 5.5-6.5
 COMPOST SHALL MEET NURSERY SPECIFICATION S100.
 STORAGE/INTERFACE LAYER SHALL CONSIST OF 3" OF SAND AS FOLLOWS VERTICALLY MIXED WITH THE NATIVE SOIL INTERFACE TO A DEPTH OF 2'-4".
 SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.



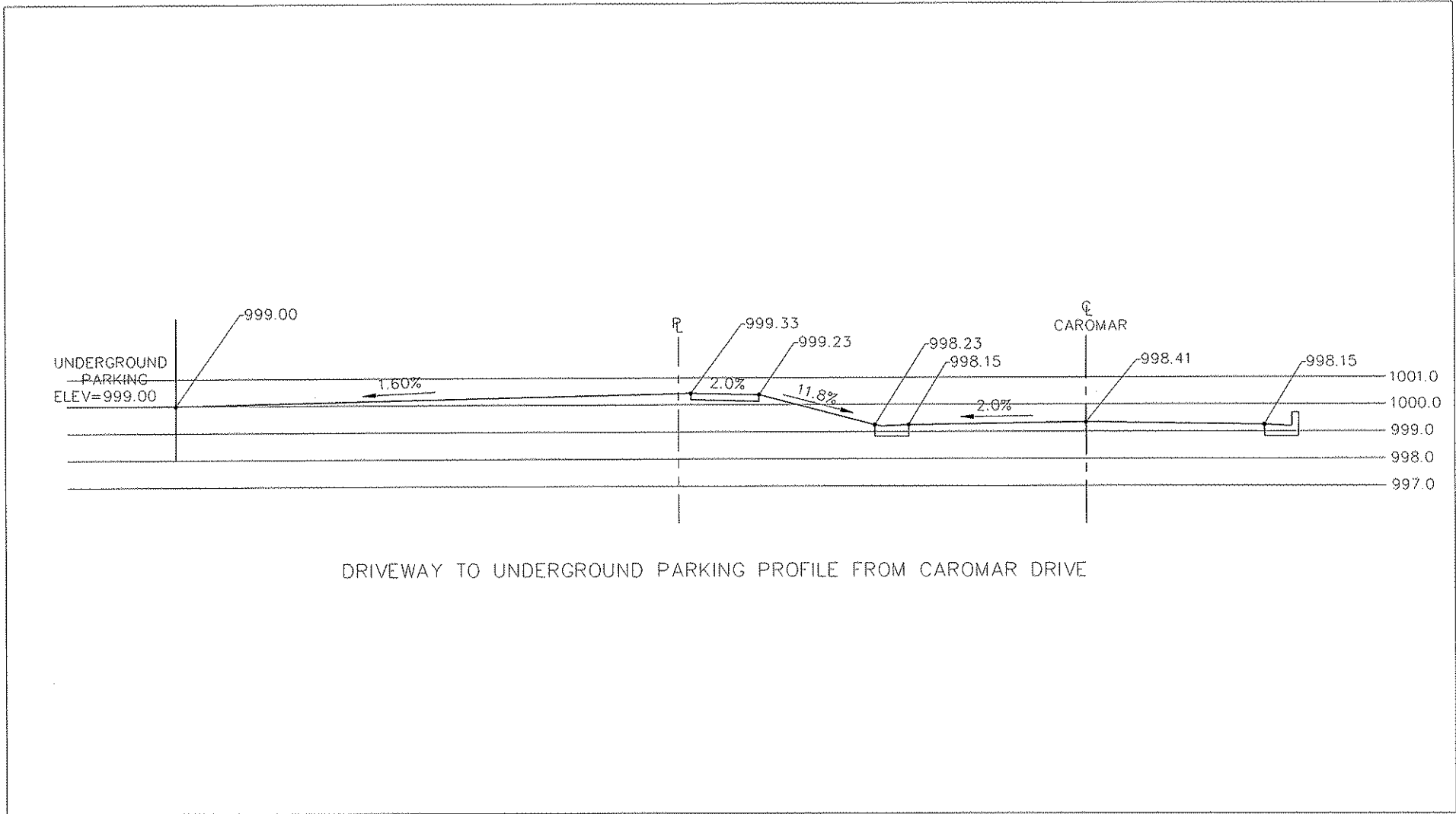
SCALE	DATE	BY	CHKD. BY

CITY OF MADISON, WISCONSIN
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF TRAFFIC ENGINEERING

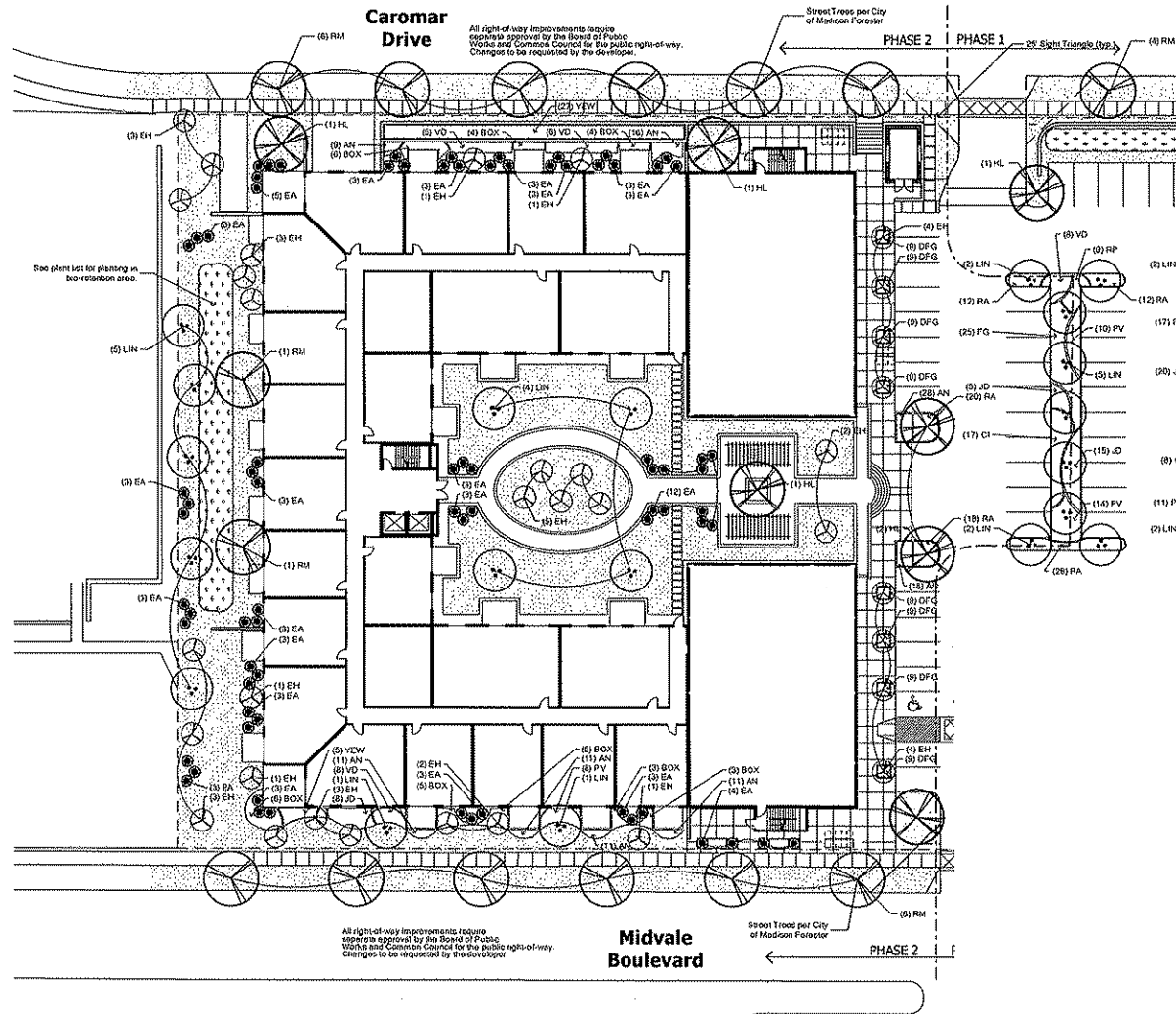


Phase I Details Sheet

Sequoia Commons
Madison, Wisconsin



DRIVEWAY TO UNDERGROUND PARKING PROFILE FROM CAROMAR DRIVE



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 its 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 Retention 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 anticipated, they shall be classed as extra work if 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 to the Work

The Landscape Architect shall have authority to order minor changes in the work not involving an adjustment in the contract sum or an 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 hold 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 affect the work under this contract.

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 affect the work under this contract.

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 material; 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 is the Contractor's responsibility to provide all trees as shown on the plans, and plant beds so that each has the proper quantity of plants for the areas designated.

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

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

Existing Trees & Areas Outside of Grading Limits

Trees and vegetation to be saved shall be protected from damage by a wood frame barricade prior to or during clearing operations. Trees to be saved will be designated by the Owner. His trees are to be removed from areas outside the limits of grading from specifically designated undisturbed areas within the construction area. If, in the opinion of the Landscape Architect, a contractor damages a tree not to be removed, the Contractor will be fined \$200.00 per **caliber inch** for such 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.

Reams

The Contractor is responsible for the construction of all berms shown on the landscape planting plans as berm plants. Berms will 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 scuffing lawn areas. Seeding and refilling shall be completed before planting grass, or other plant material.

Debris

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 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, unobscured condition, and there is a grade (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 take beds areas as may be required to keep neat.

The Contractor shall maintain all 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.

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

Weeding: Shall consist of fighting 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 or that shape, size, or quantity 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 and 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 roots in lawn and bed areas, incurred in making replacements shall be immediately repaired.

All 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 assure that project maintenance is being performed by the Owner during the guarantee period, the Contractor shall:

1. Make at least one site inspection every month to ascertain any maintenance deficiencies.
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.

Plant Material

Plant material shall be delivered to the site only after the beds are prepared and so 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. Half of each one-year 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 in the plant list, and meet the standards of "Grades & Standards for Nursery Plants". Balls shall be firm, neat, slightly tapered and well developed. Any tree whose ball or well broken ball at this 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 unsuitable 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 proper 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 minimum 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 settled by watering to prevent air pockets. Form a 4" watering ring for each tree.

Form a 6" diameter hole at the rate recommended by the manufacturer. Plant shrubs in beds 6" 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. Osmocote fertilizer shall be applied at the rate recommended 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. Root-kill excavated bed to a depth of 6". Add sufficient planting soil (1 part organic, 1 part sand, 2 part top soil) to raise entire bed 2" above original grade. Fertilize with Osmocote fertilizer at the rate of four pounds per 100 square feet. Add 1 lb. of bonemeal per 50 square feet, rate in top 2" of planting soil, rake smoothly. Mulch with 3" mulch chips.

Grass Planting

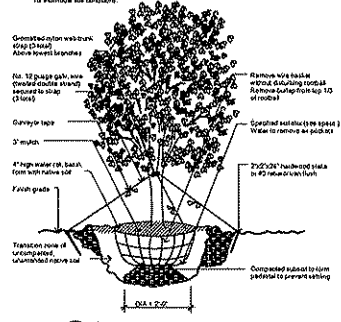
All areas to be sodded shall be tilled to a depth of 2" below finished grade of seed or sod beds and raked smoothly. Areas next to sidewalks and curbs shall be graded down one inch below finish grade to allow for thickness of grass buildup. All grass areas shall be fertilized with a commercial fertilizer 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

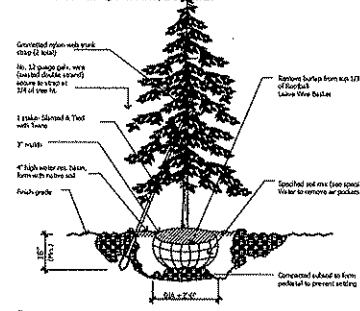
Trees						
Quantity	Plan Name	Common Name	Botanical Name	Size	Root	Notes
10	TA	Japanese Anemone	<i>Anemone japonica</i>	14" H, 2' W	DBE	
30	SH	American Hornbeam	<i>Carpinus caroliniana</i>	2.5' cal	DBE	
0	PH	Balkan Hornbeam	<i>Carpinus balcanica</i>	2.5' cal	DBE	
11	SH	Red Maple	<i>Acer rubrum</i>	2.5' cal	DBE	
10	PH	Red Maple	<i>Acer rubrum</i>	2.5' cal	DBE	
Shrubs						
Quantity	Plan Name	Common Name	Botanical Name	Size	Root	Notes
15	BOUX	Buxwood	<i>Buxus microphylla</i>	18" H	Container	
0	AD	Red and Green Juniper	<i>Juniperus communis</i>	24" H	Container	
10	NO	Redwood Viburnum	<i>Viburnum nudum</i>	1.5' cal	Container	
10	YFVW	Yew	<i>Taxus x media</i>	24" H	Container	
Grass Sod						
Quantity	Plan Name	Common Name	Botanical Name	Size	Root	Notes
0	RV	Stanhopea Swift Grass	<i>Panicum virgatum</i>	1' cal	Container	
Groundcover						
Quantity	Plan Name	Common Name	Botanical Name	Size	Root	Notes
20	RA	Chlorophytum Fragrans	<i>Chlorophytum fragrans</i>	1' cal	Container	
100	PAV	Aurea Paspalum	<i>Paspalum horridum</i>	1' cal	Container	
10	SPC	Spiky Fountain	<i>Veronica spicata</i>	1' cal	Container	
Sod						
Quantity	Plan Name	Common Name	Botanical Name	Size	Root	Notes
21,992 sq	SOCD	Murdoch Bluegrass	<i>Poa polystris</i>			
Bulb Identification plants						
Quantity	Plan Name	Common Name	Botanical Name	Size	Root	Notes
03		Shasta Lily	<i>Lilium shastense</i>	1' cal	Container	
03		Baltimore Scilla	<i>Scilla maritima</i>	1' cal	Container	
03		Swirl Iris	<i>Iris sibirica</i>	1' cal	Container	
03		Palin Iris	<i>Iris pallida</i>	1' cal	Container	
03		Canary Iris	<i>Iris sibirica</i>	1' cal	Container	
03		Canary Iris	<i>Iris sibirica</i>	1' cal	Container	
03		Phlox	<i>Phlox subulata</i>	1' cal	Container	
03		Red and Green	<i>Juniperus communis</i>	1' cal	Container	

Notes: Detail shown for 2" or 4" larger deciduous trees, 7" & larger evergreen trees, & multi-trunk trees.
 Callout to remove all tree staking accessories at the end of the first year maintenance.
 Practices at a depth which will ensure proper drainage and vigorous growth for individual soil conditions.



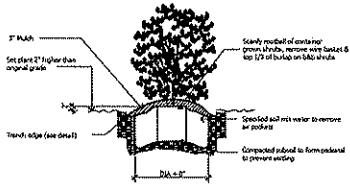
1 Tree Planting Detail
 1/2" = 1'-0"

Notes: Detail shown for 2" or 4" smaller deciduous trees, 6" and smaller evergreen trees.
 Callout to remove all tree staking accessories at the end of the first year maintenance.
 Plant trees at least 2" higher than nursery level of soil ball.

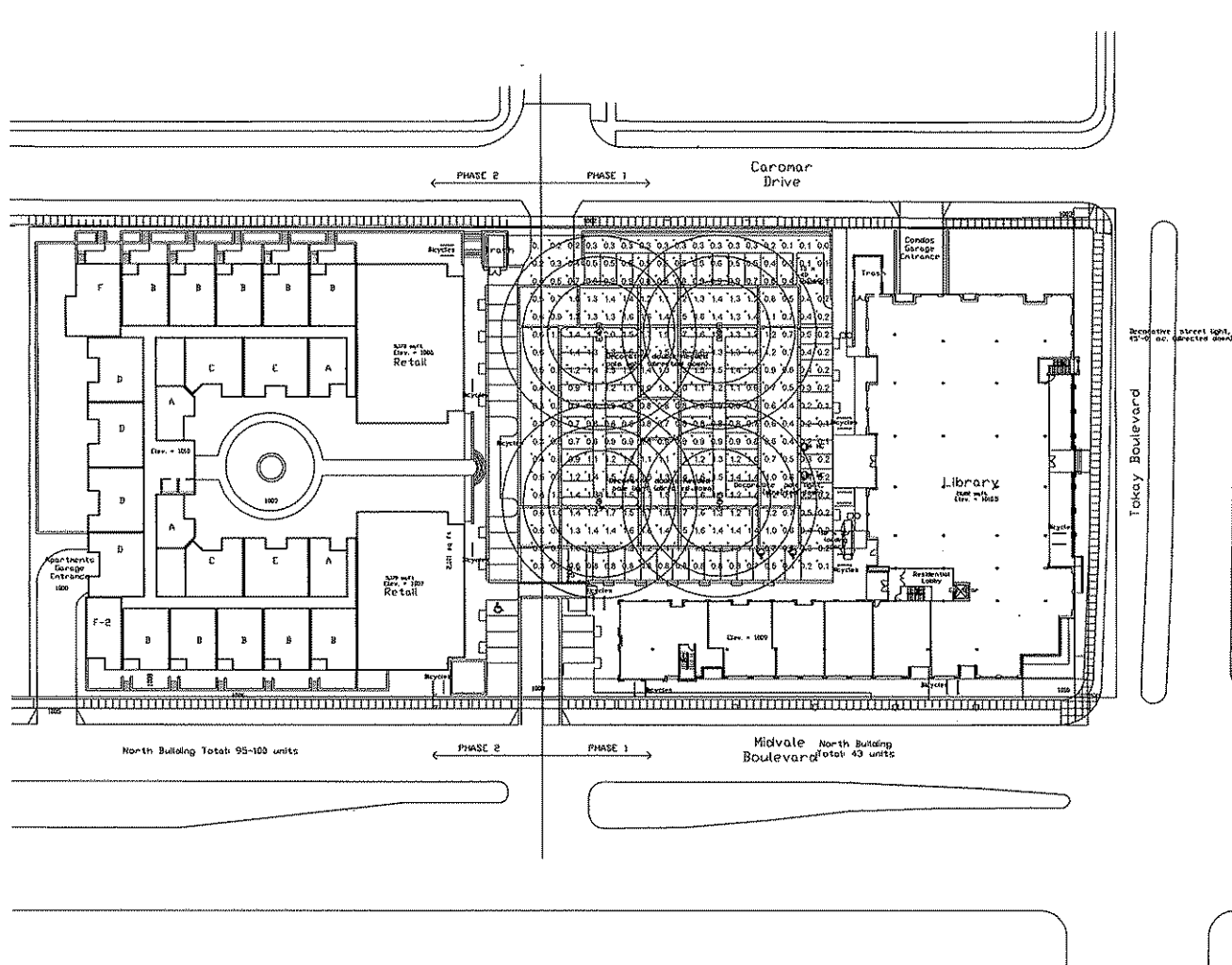


2 Evergreen Tree Planting Detail
 1/2" = 1'-0"

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



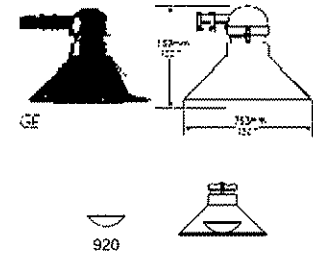
3 Shrub Planting Detail
 1/2" = 1'-0"



LUMINAIRE LOCATIONS							
No.	Label	X	Location Y	Z	MBI	Orientation	Tilt
1	A	418.0	277.0	22.0	22.0	0.0	0.0
2	A	418.1	242.2	22.0	22.0	-6.9	0.0
3	A	460.2	242.0	22.0	22.0	170.3	0.0
4	A	460.3	277.0	22.0	22.0	160.0	0.0

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Central Parking	+	0.9 fc	2.0 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
+	A	4	Q570M14120AS2	1x180mm Engraved Glass, 12" Vial Metal Hous	Twin Opposed T09/ MH	102E2IES	6400 1.00 170



Lighting Plan



MIDVALE PLAZA JOINT VENTURE

Existing Site Photo

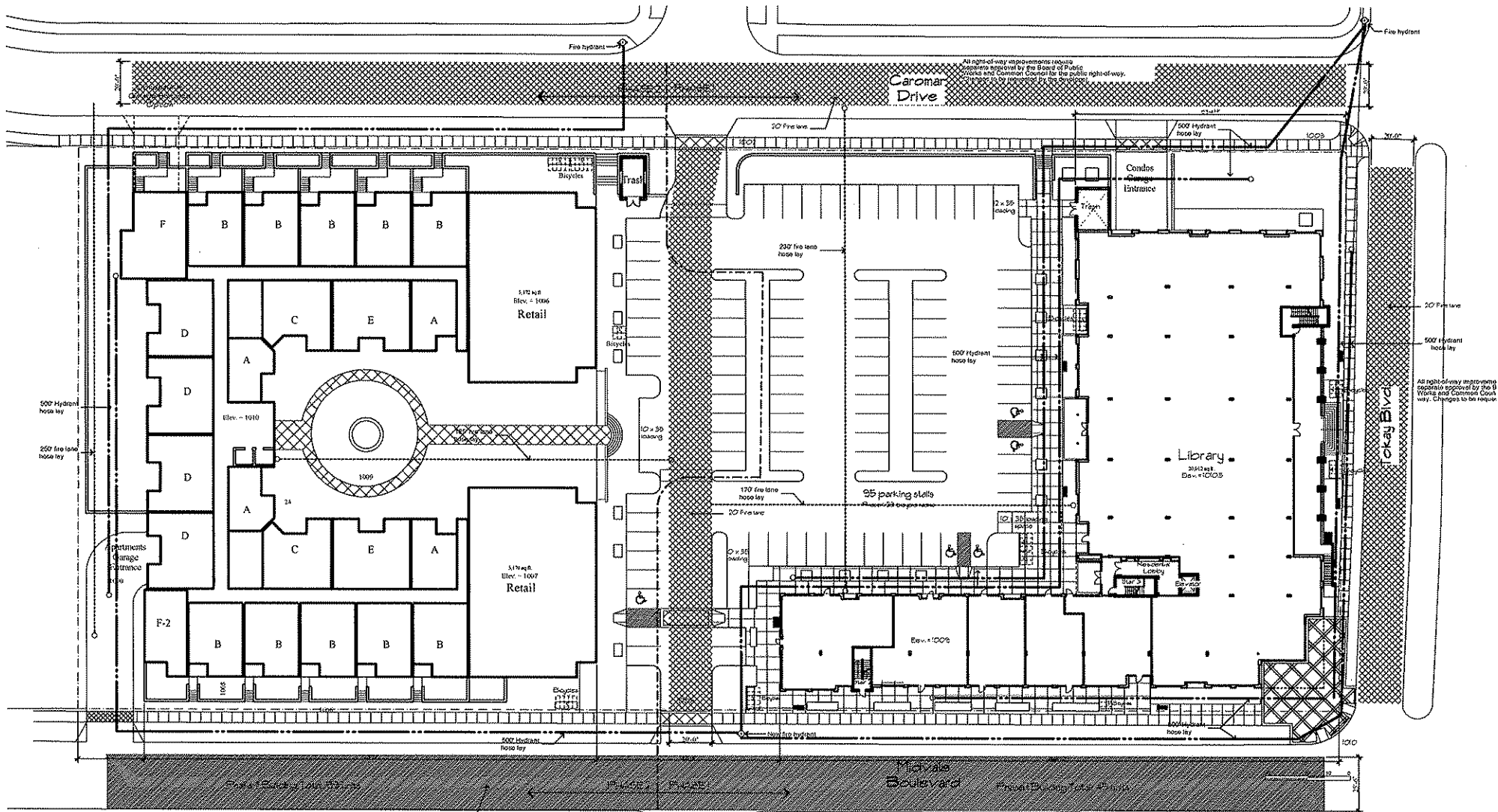
SGN+A Simonson Germany Nonemaker + Associates, Inc.
Planning Architecture Landscape Architecture

November 1, 2006

Sequoia Commons

Madison, Wisconsin

C9



MIDVALE PLAZA JOINT VENTURE

March 10, 2008

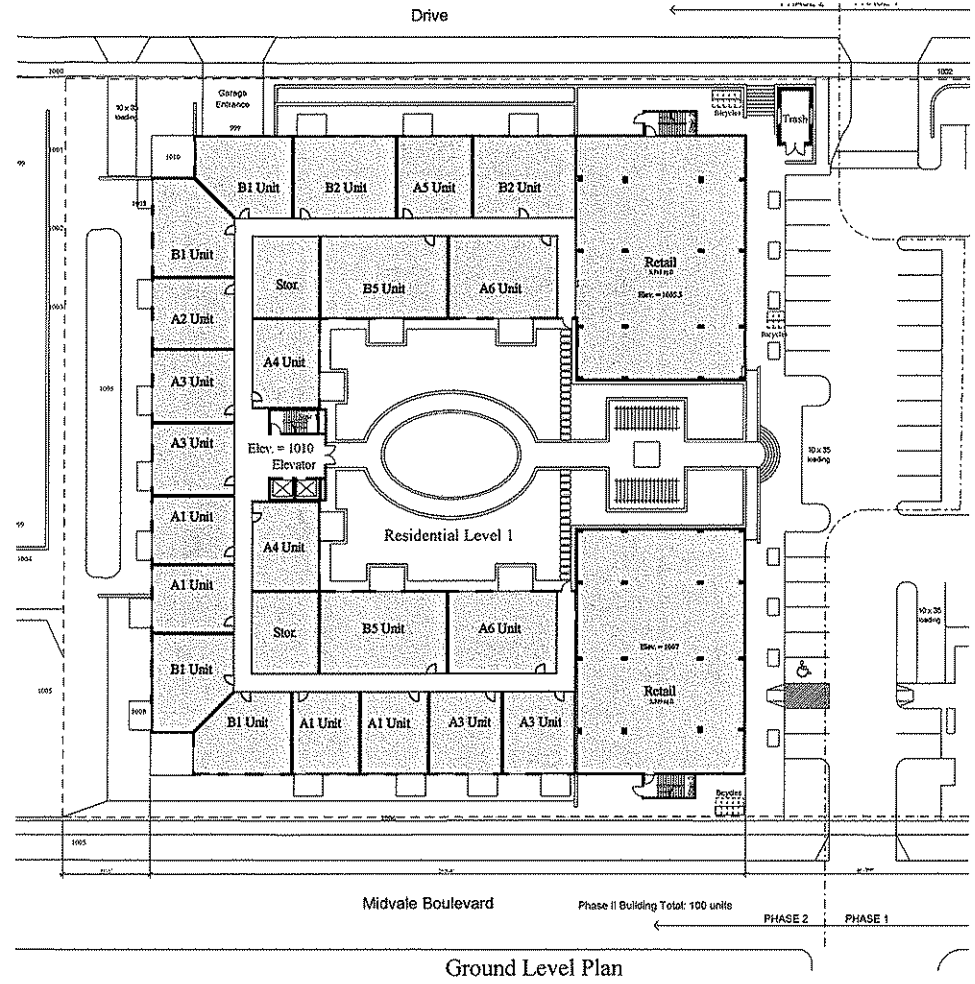
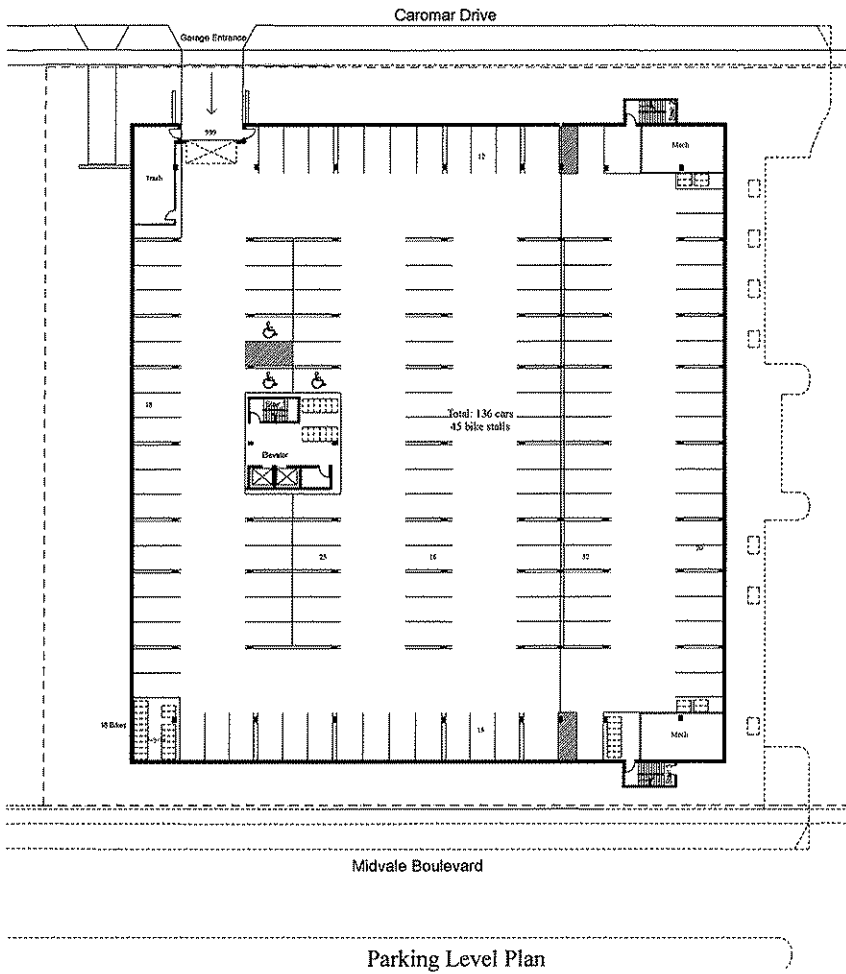
Fire Protection Plan

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Planning Architecture Landscape Architecture

C10

All right-of-way improvements require
approval by the Board of Public
Works and Common Council for the public right-of-way.
Changes to be requested by the developer.



Scale: 1" = 20'-0"
 Building Plans

Midvale Plaza Joint Venture

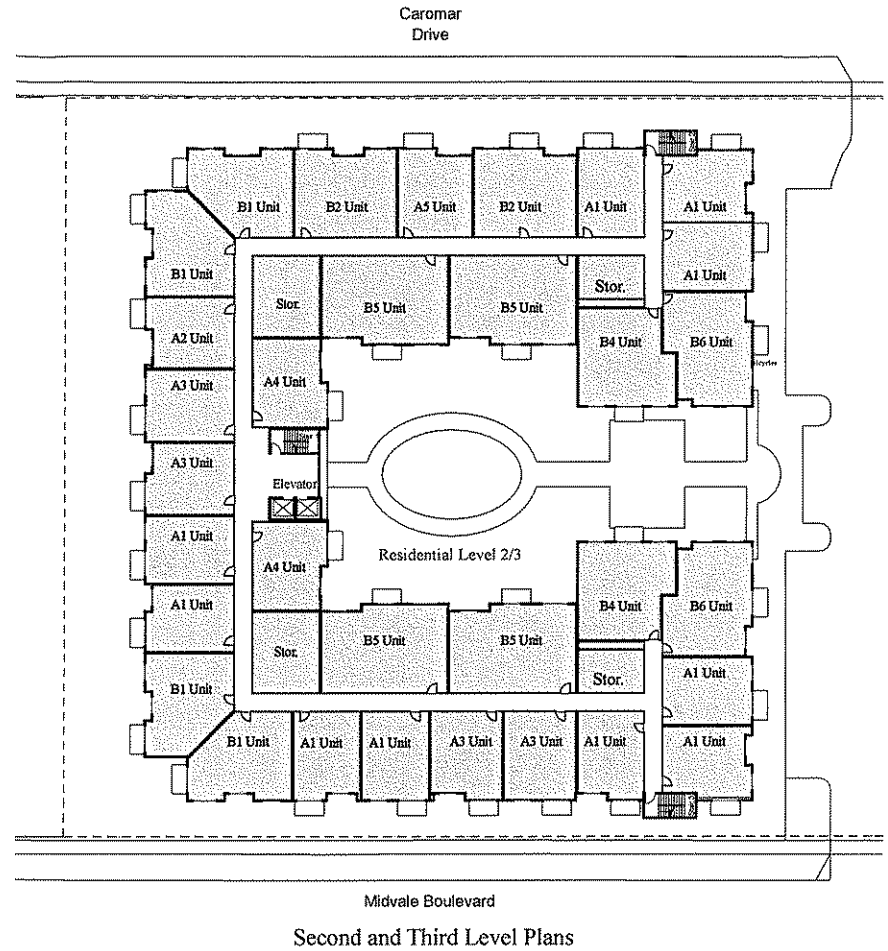
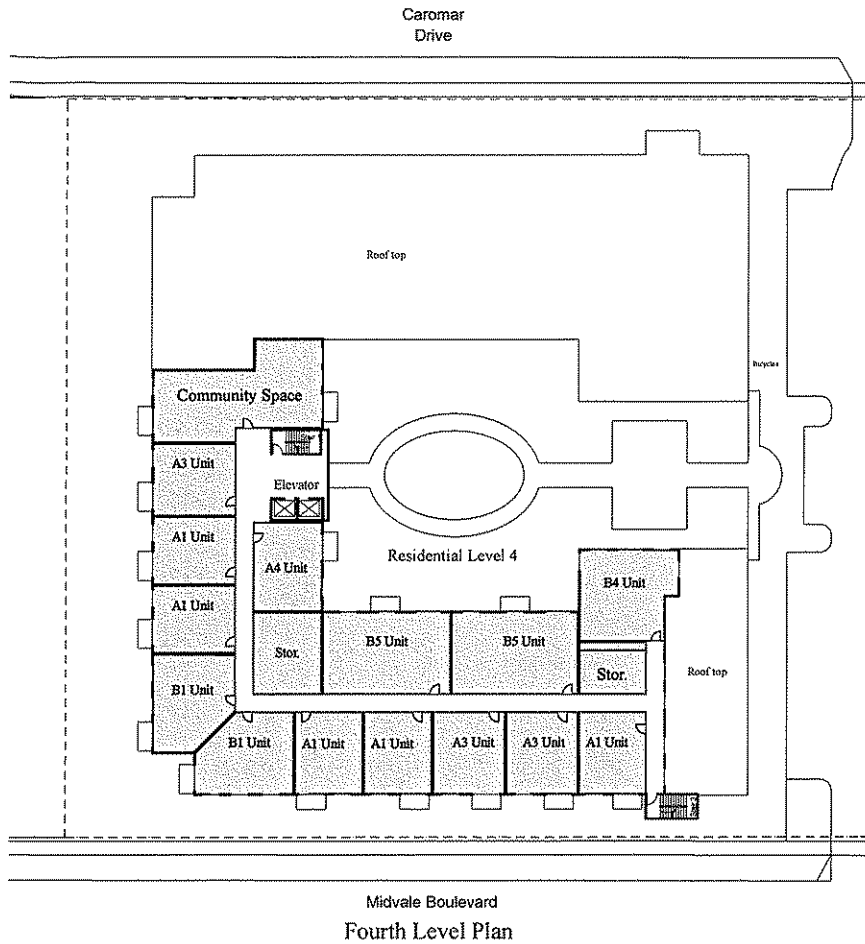
April 21, 2008

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Sequoia Commons Phase II

Madison, Wisconsin

A3



Scale: 1" = 20'-0"
 Building Plans



Midvale Boulevard Elevation



Caromar Drive Elevation

Scale: 3/32" = 1'-0"

Colored Exterior Building Elevations



South Elevation



North Elevation

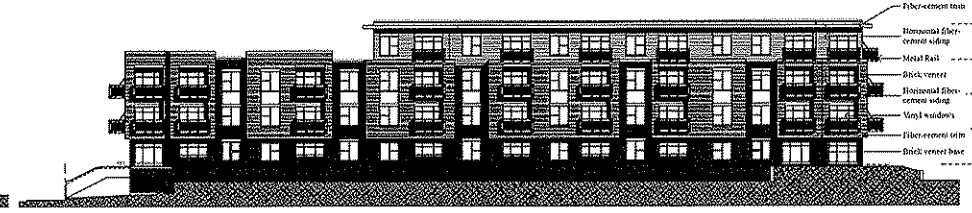
Scale: 3/32" = 1'-0"

Colored Exterior Building Elevations

Sequoia Commons Phase II
 Madison, Wisconsin



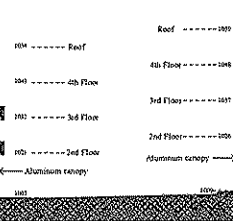
South Elevation - Phase II



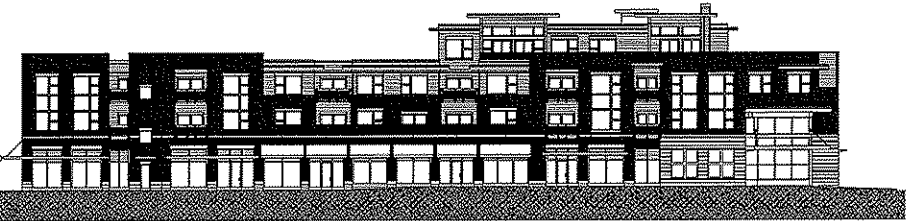
North Elevation - Phase II



Phase II



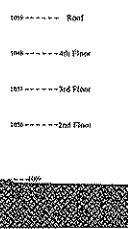
Midvale Boulevard Elevation



Phase I



Phase I



Caromar Drive Elevation



Phase II

Scale: not to scale

Combined Phase I and Phase II Exterior Building Elevations

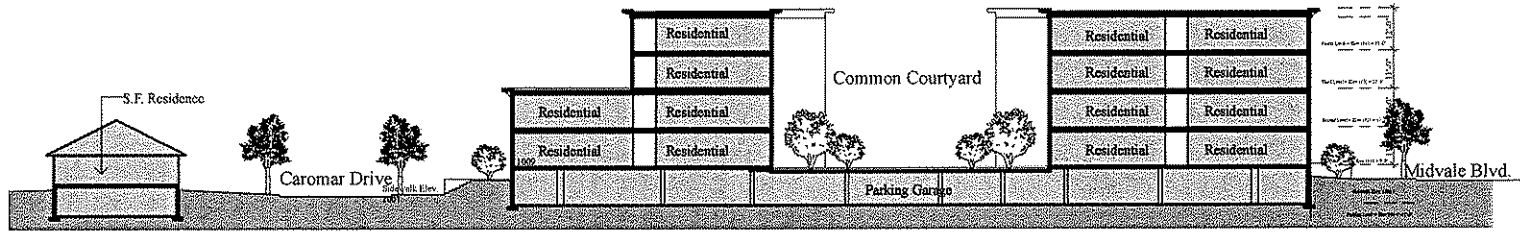
Midvale Plaza Joint Venture

April 21, 2008

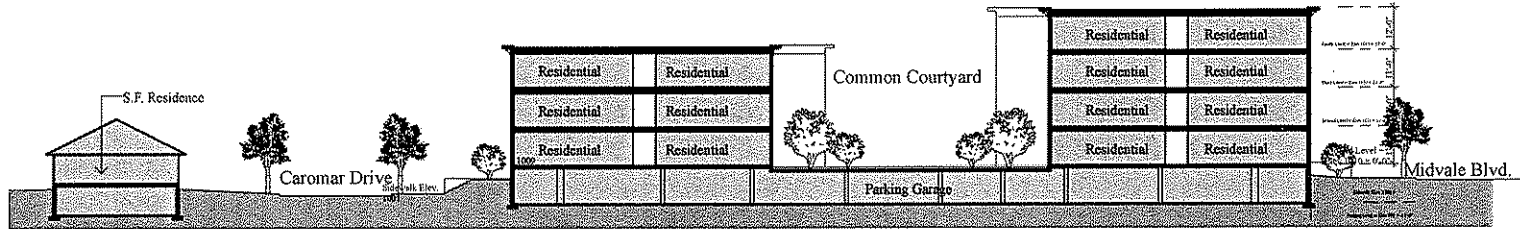
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Previously Approved Building Section



Proposed Section

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

Building Sections