



Hildale - Phase 3 - Buildings 200 and 300

702 N. Midvale Blvd.
Madison, WI 53705

HILDALE
WS



CITY SUBMITTAL

03/13/2023

PROJECT NUMBER: 719494-01



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- SHEET NOTES - FLOOR PLAN**
- BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
 - ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
 - REFER TO STRUCTURAL DRAWINGS FOR ELEMENTS, INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS, PRIOR TO CORING OR CUTTING PENETRATIONS.
 - REFER TO SHEET A101-2 FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE S6A-S11.
 - ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL RECEIVE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD, UNLESS NOTED OTHERWISE.
 - LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
 - PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR.
 - PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.

KEYNOTES PER SHEET

PROJECT INFORMATION

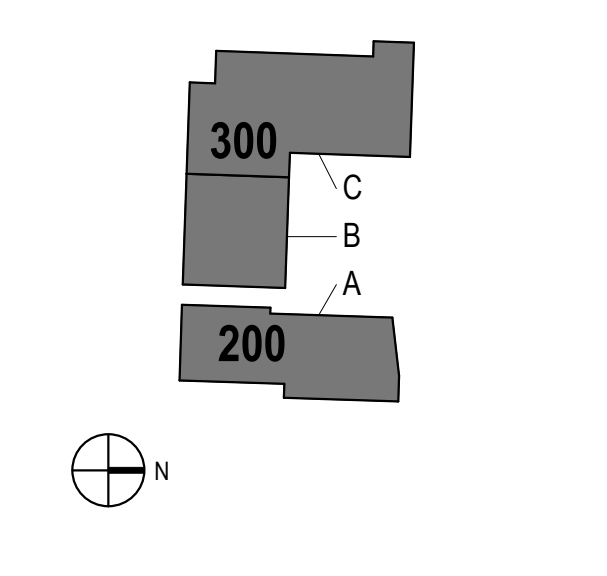
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Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN



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**PROGRESS DOCUMENTS
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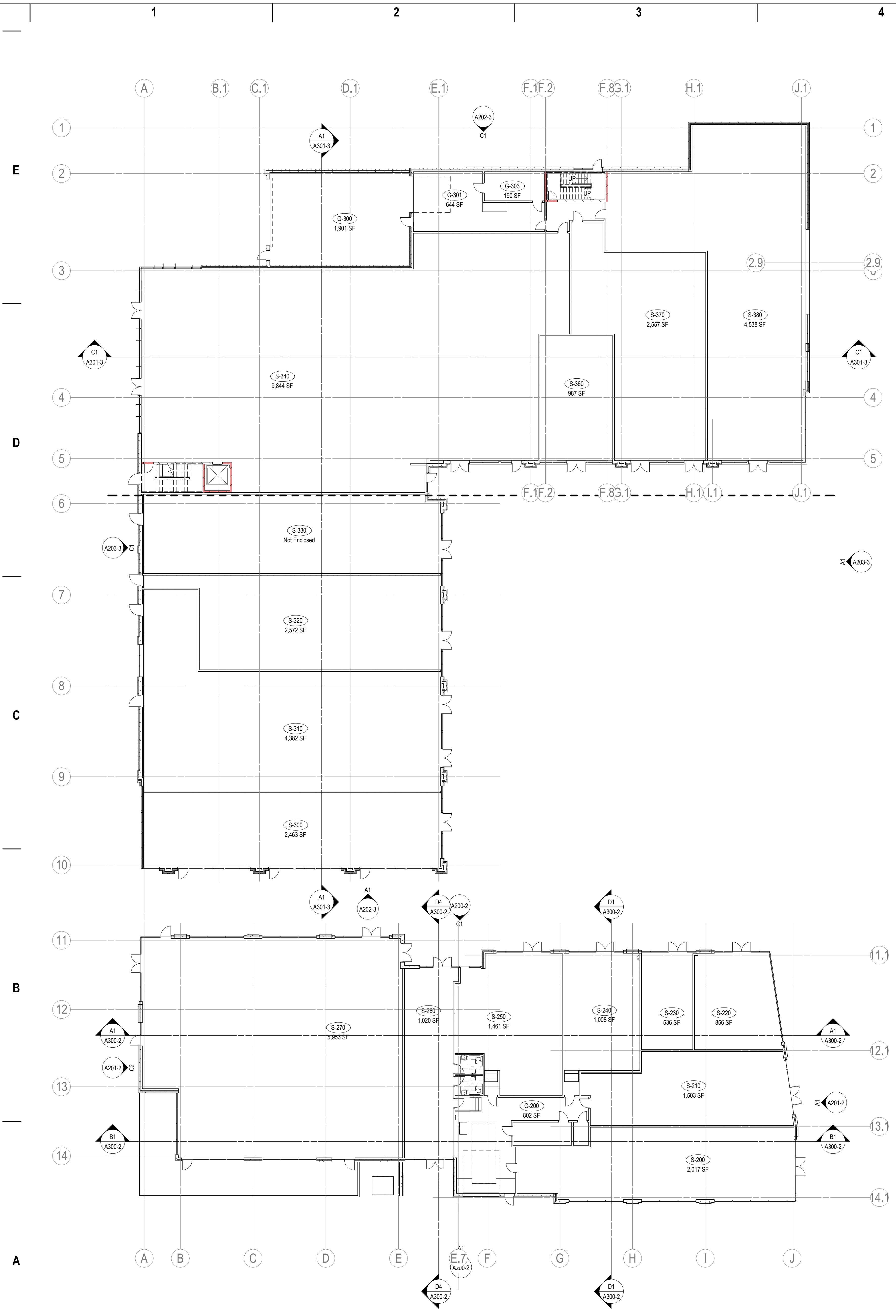
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PROJECT MANAGER JP
PROJECT NUMBER 719494-01

1ST FLR PLAN -
OVERALL

A101-2

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A1 1ST FLR PLAN - OVERALL
1/16" = 1'-0"



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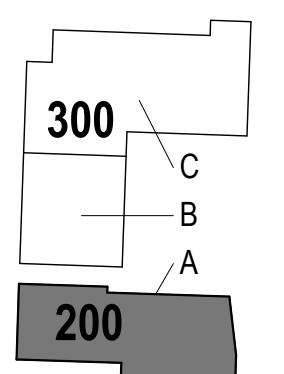
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PROJECT MANAGER JP
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1ST FLR PLAN - 200 -
AREA A

A101A-2

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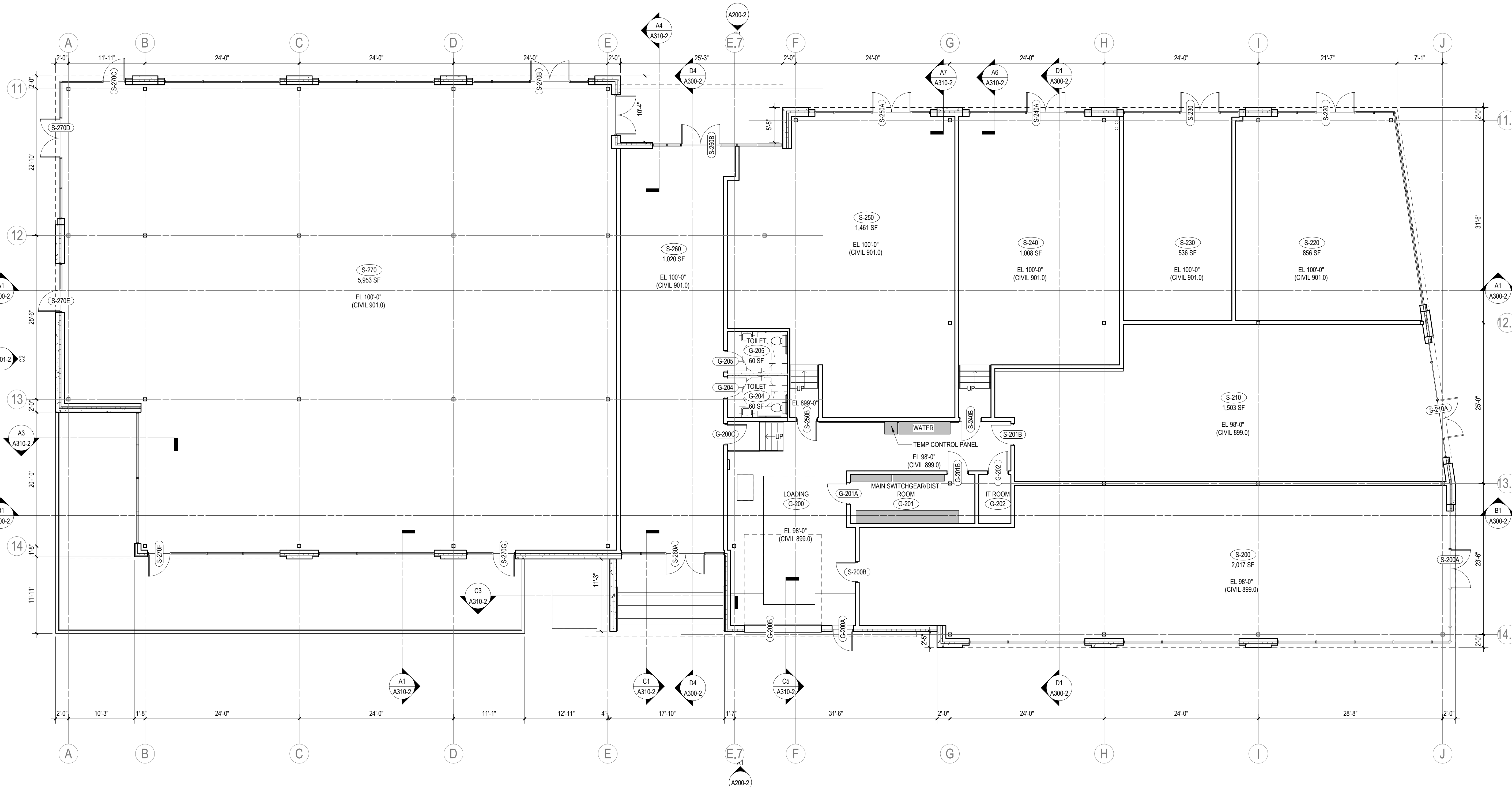
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B

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A1 1ST FLR PLAN - 200 - AREA A
1/8" = 1'-0"



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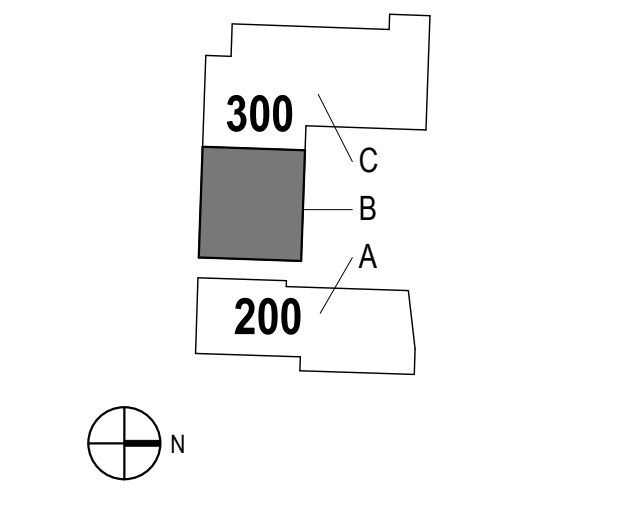
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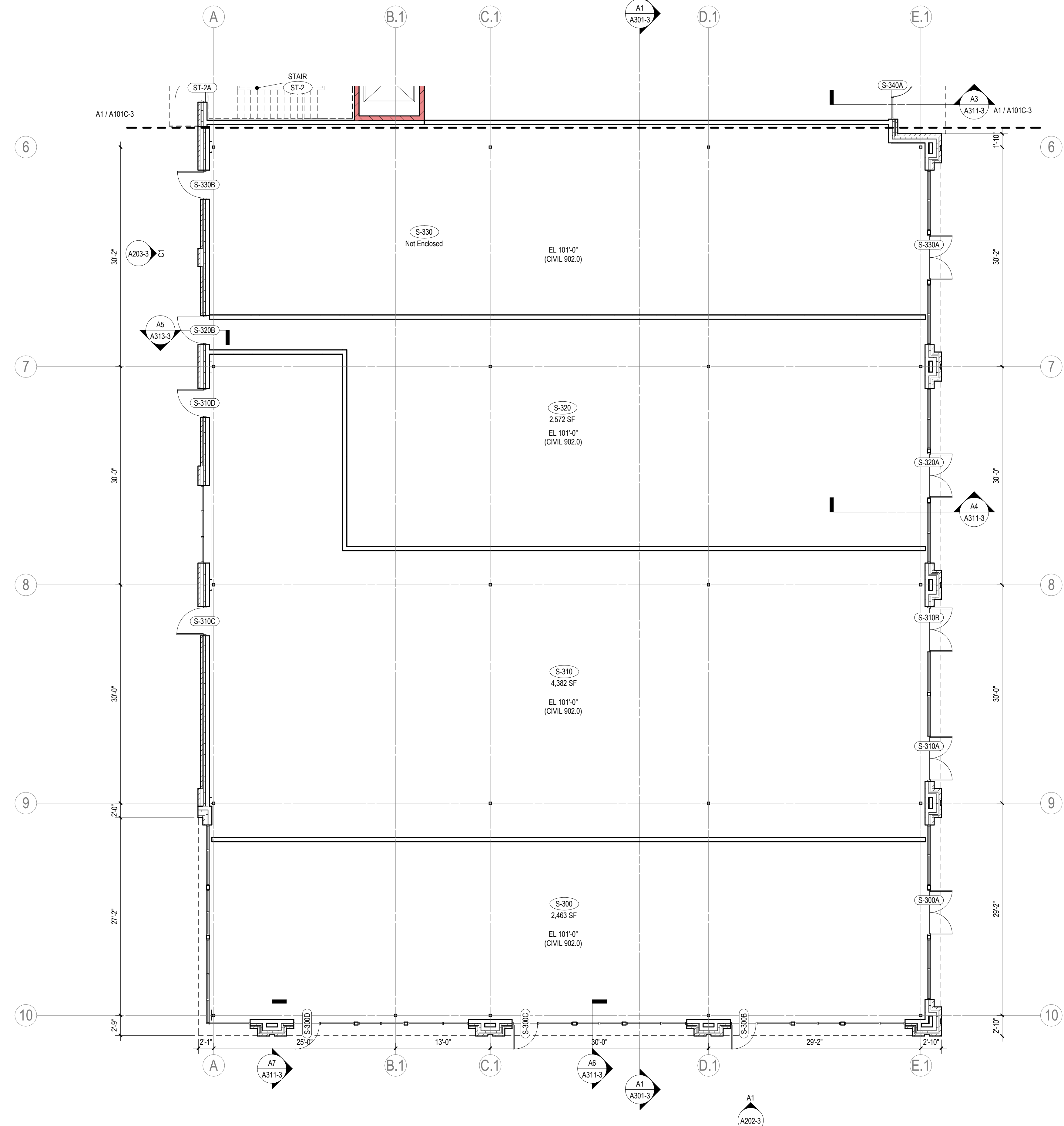
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1ST FLR PLAN - 300 -
 AREA B

A101B-3

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A1 1ST FLR PLAN - 300 - AREA B
 1/8" = 1'-0"



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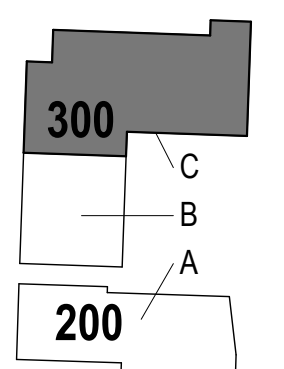
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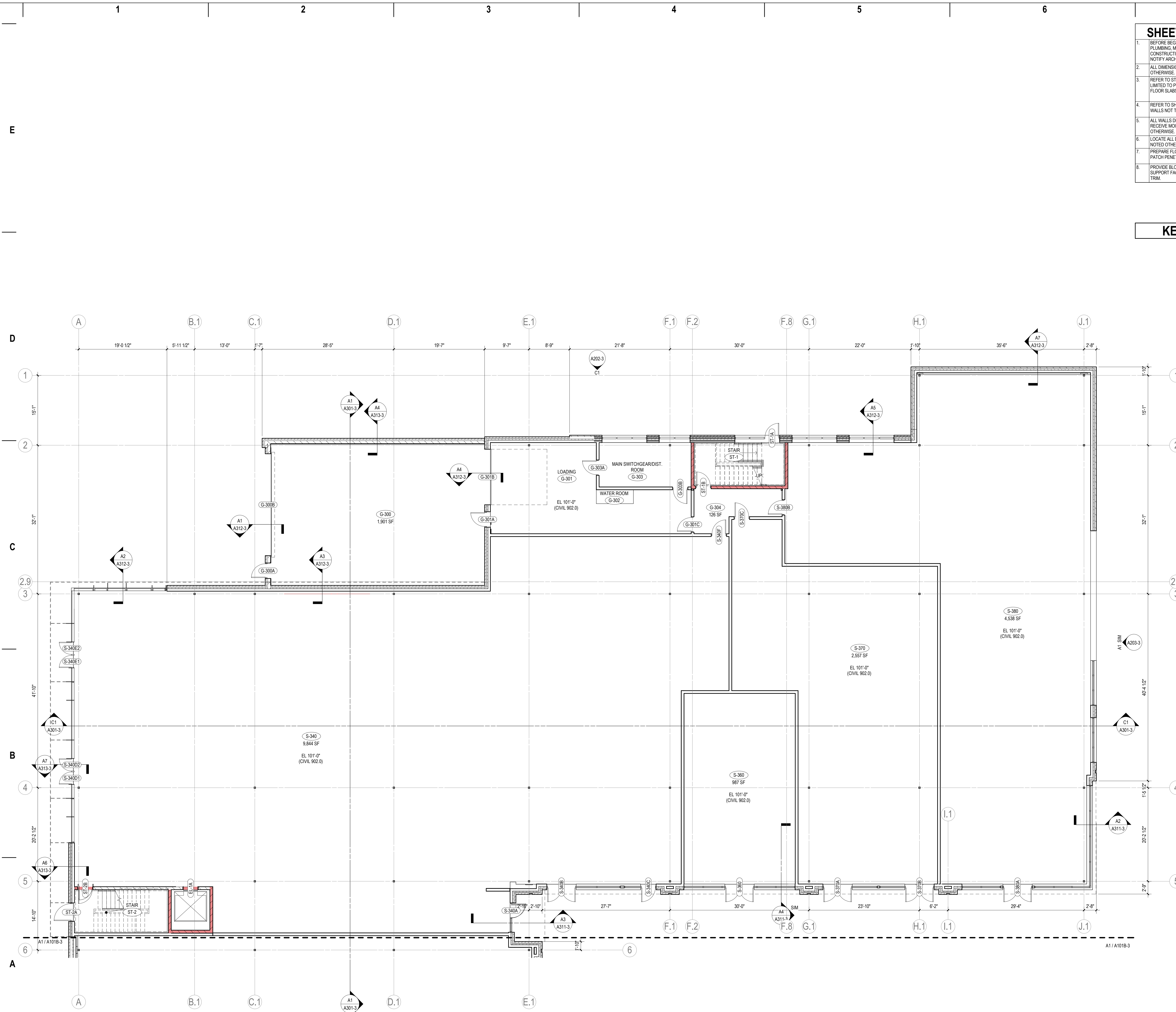
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1ST FLR PLAN - 300 -
 AREA C

A101C-3

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A1 1ST FLR PLAN - 300 - AREA C
 1/8" = 1'-0"



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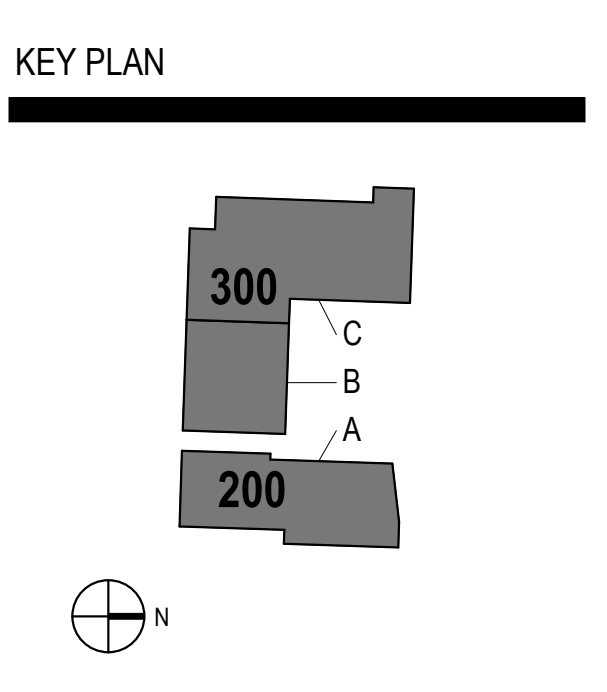
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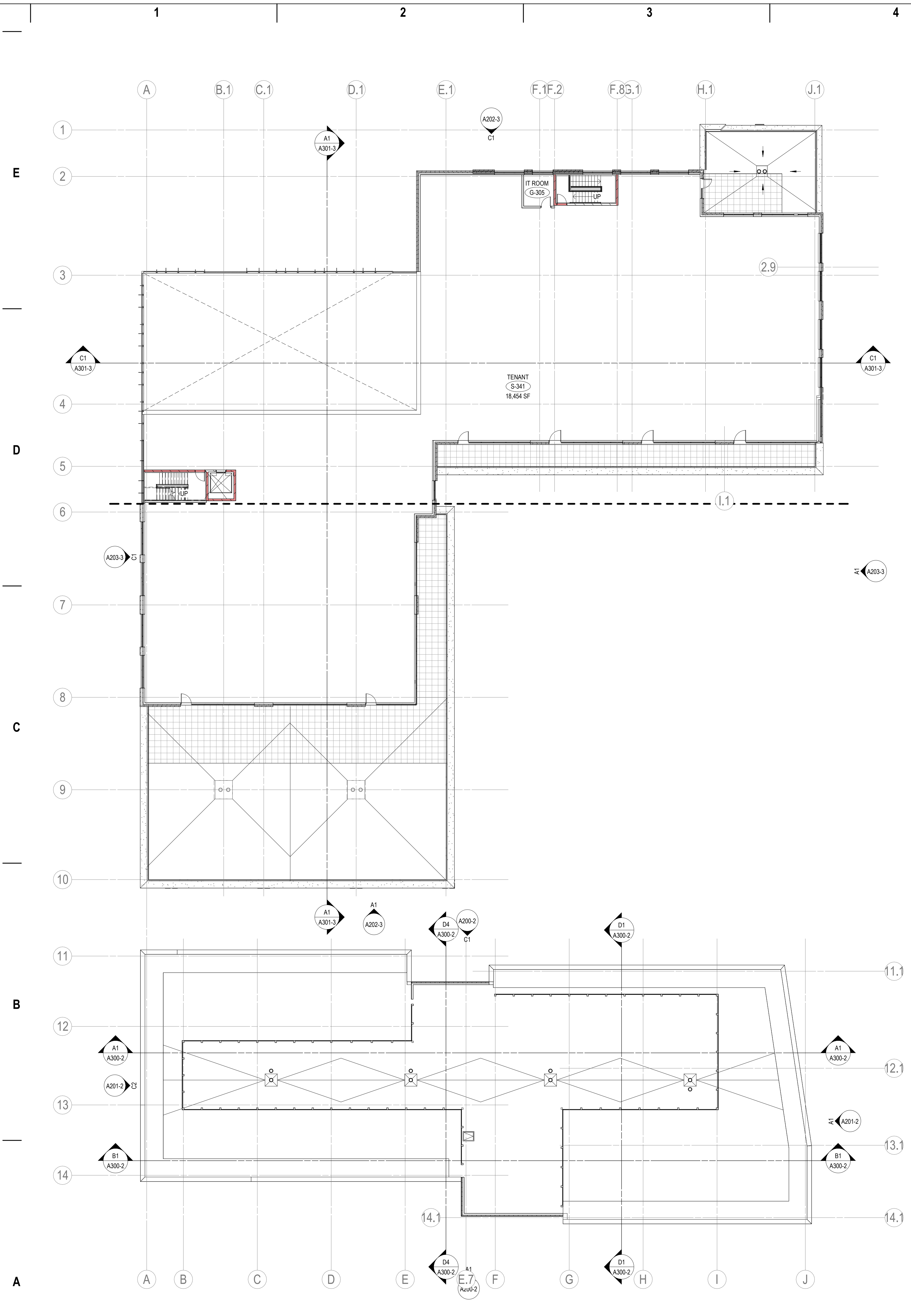
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**2ND FLR PLAN -
OVERALL**

A102-2

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A1 2ND FLR PLAN - OVERALL
1/16" = 1'-0"



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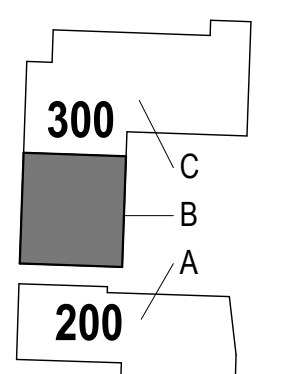
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2ND FLR PLAN - 300
- AREA B

A102B-3

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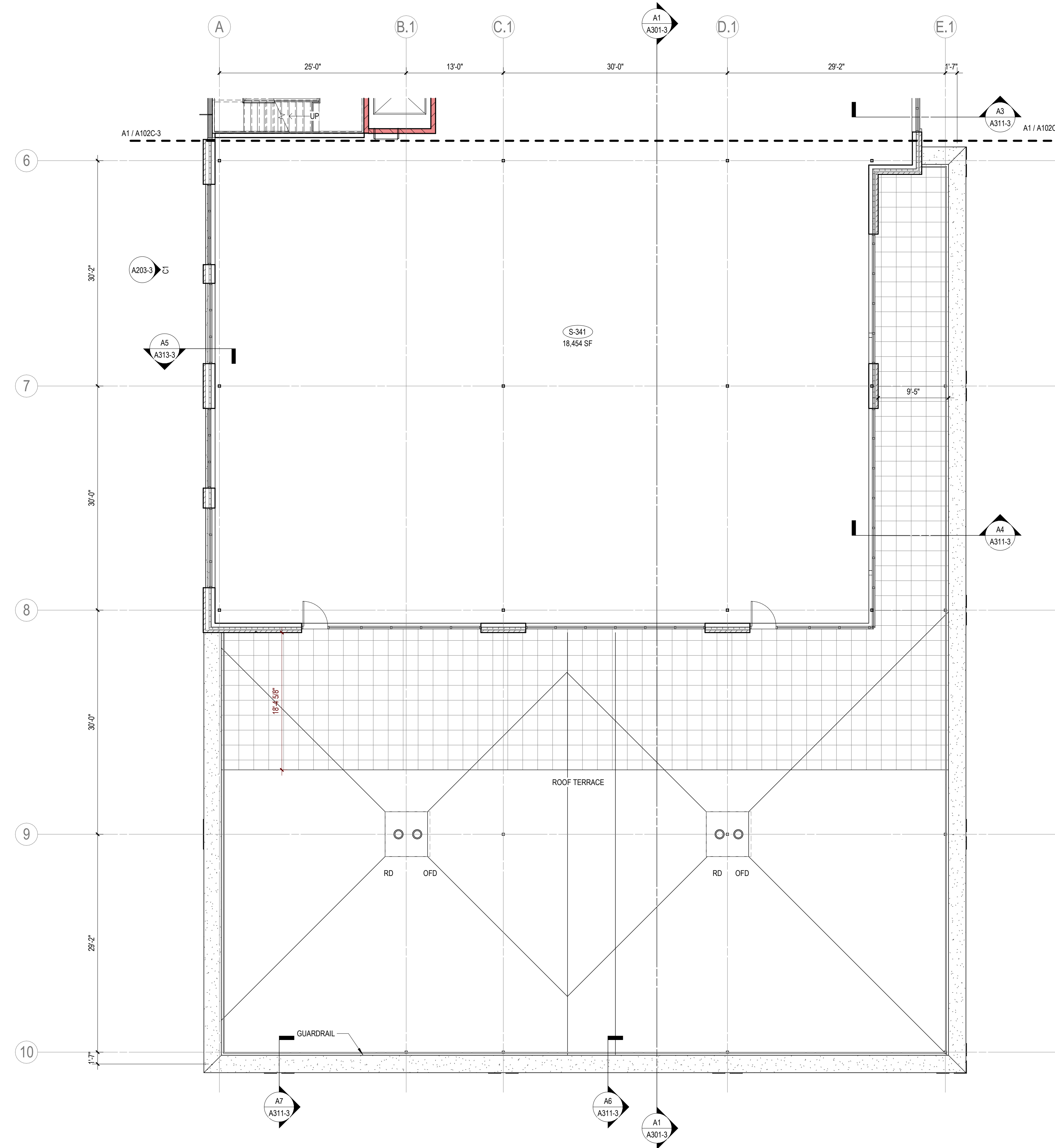
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A1 2ND FLR PLAN - 300 - AREA B
1/8" = 1'-0"



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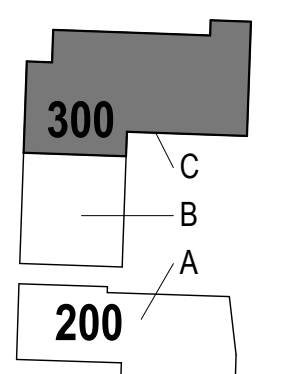
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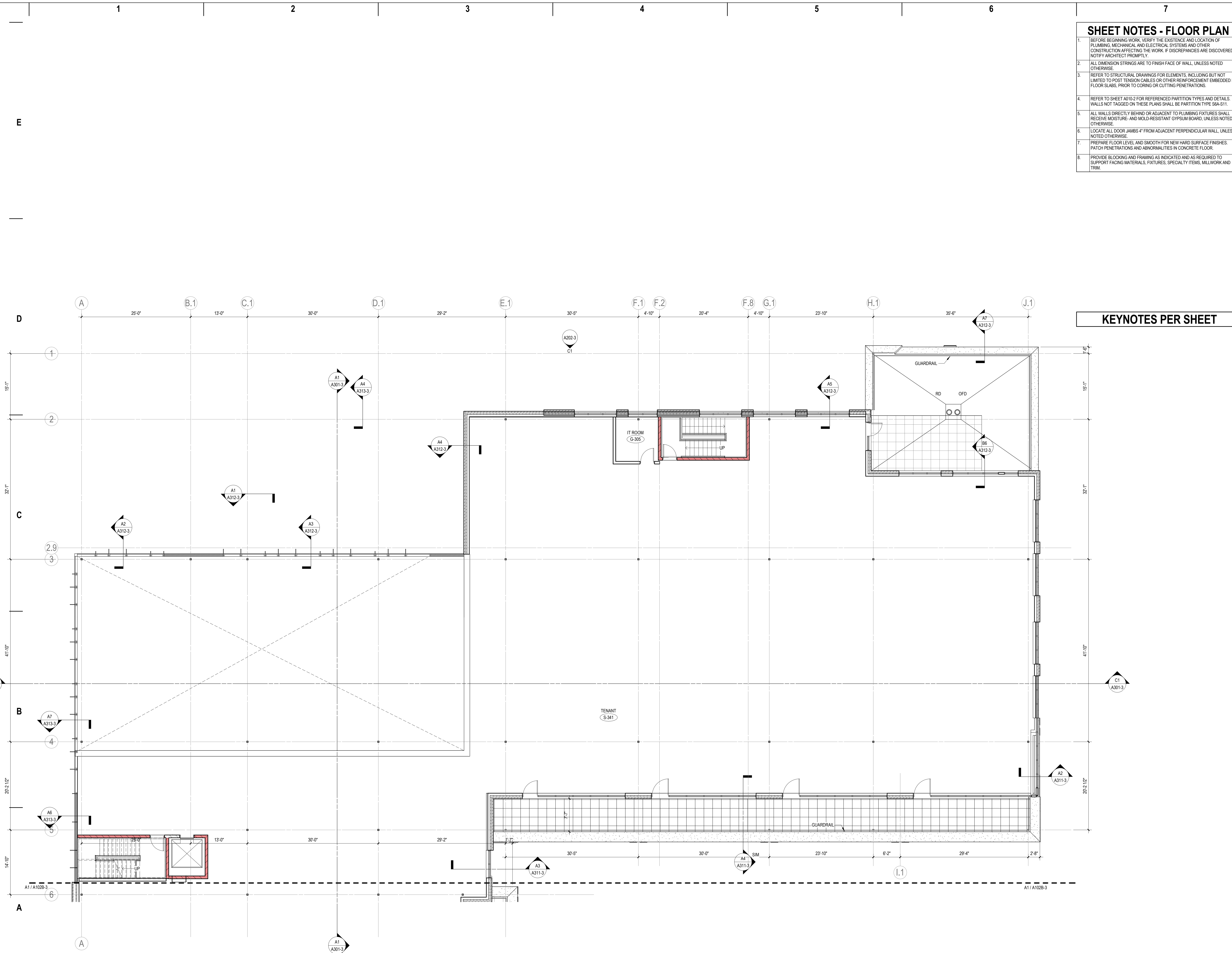
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2ND FLR PLAN - 300
- AREA C

A102C-3

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KEYNOTES PER SHEET

A1 2ND FLR PLAN - 300 - AREA C
1/8" = 1'-0"

SHEET NOTES - ROOF PLAN

- ALL CONTRACTORS SHALL COORDINATE AND LOCATE ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
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- PROVIDE TAPERED INSULATION SADDLES AND CRICKETS AT 1/4" PER FOOT AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.



ROOF PLAN LEGEND

- RD ROOF DRAIN
- OFD OVERFLOW DRAIN
- DS DOWNSPOUT
- MEMBRANE ROOF PAVEMENT
- X" INSULATION THICKNESS
- ← SLOPE DIRECTION OF ROOF & TAPERED INSULATION

SEE SHEET A000 FOR ROOF ASSEMBLY INFORMATION

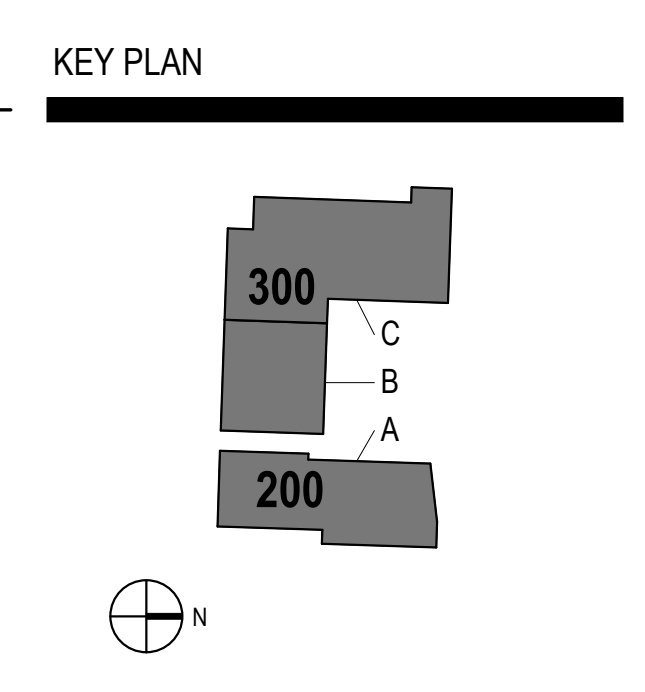
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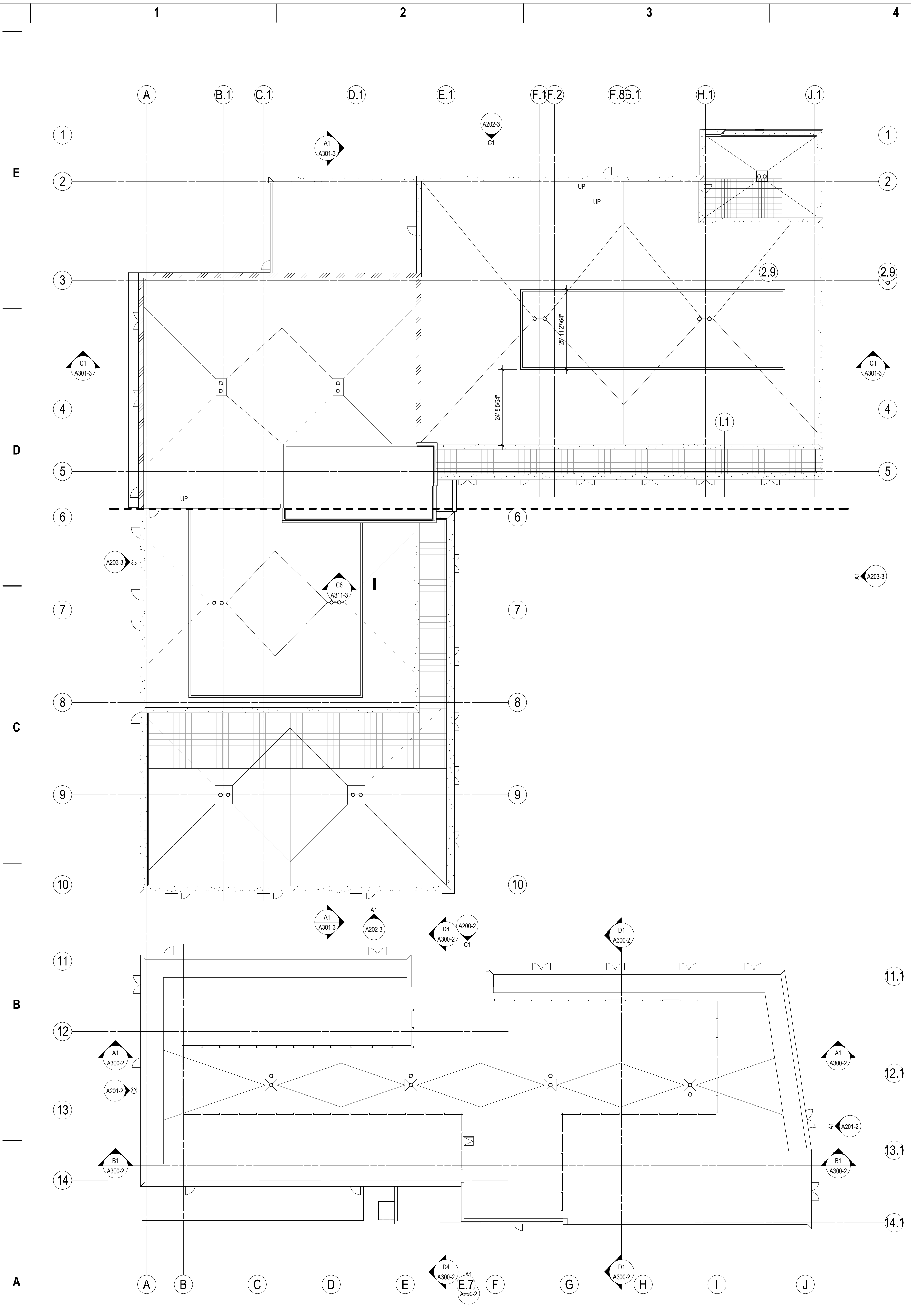
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ROOF PLAN -
 OVERALL

A104-2

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

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ROOF PLAN LEGEND

RD ROOF DRAIN
 OFD OVERFLOW DRAIN
 DS DOWNSPOUT
 [Symbol] MEMBRANE ROOF PAVER
 X" INSULATION THICKNESS
 ← SLOPE DIRECTION OF ROOF & TAPERED INSULATION

SEE SHEET A000 FOR ROOF ASSEMBLY INFORMATION

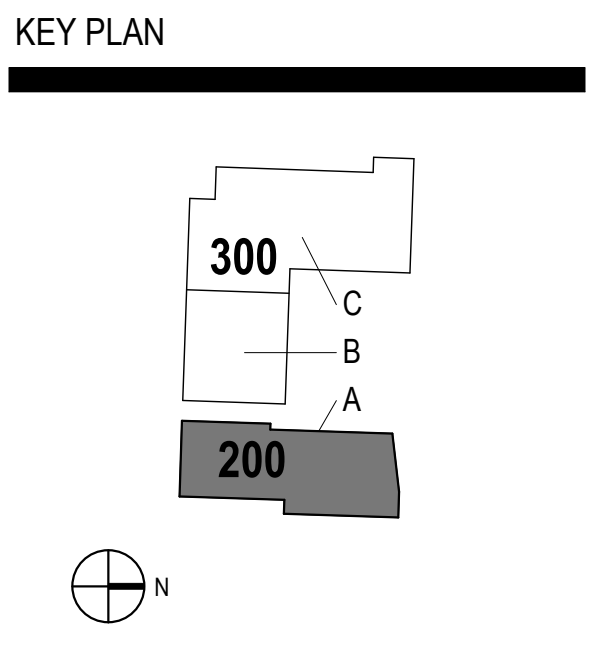
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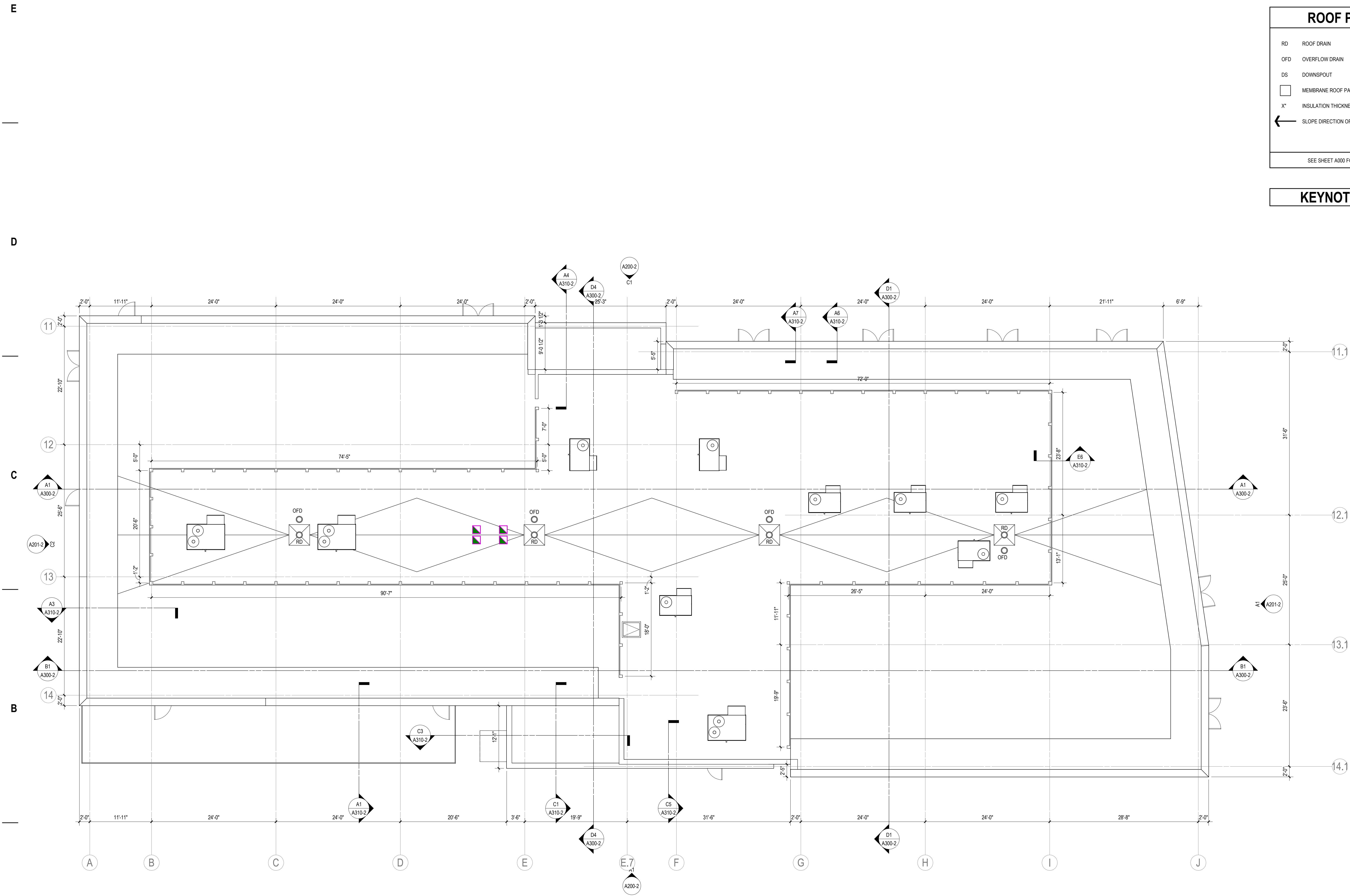
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ROOF PLAN - 200 -
 AREA A
A104A-2
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A1 ROOF PLAN - 200 - AREA A
 1/8" = 1'-0"

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1.	ALL CONTRACTORS SHALL COORDINATE AND LOCATE ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
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ROOF PLAN LEGEND	
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OFD	OVERFLOW DRAIN
DS	DOWNSPOUT
	MEMBRANE ROOF PAVER
X"	INSULATION THICKNESS
	SLOPE DIRECTION OF ROOF & TAPERED INSULATION
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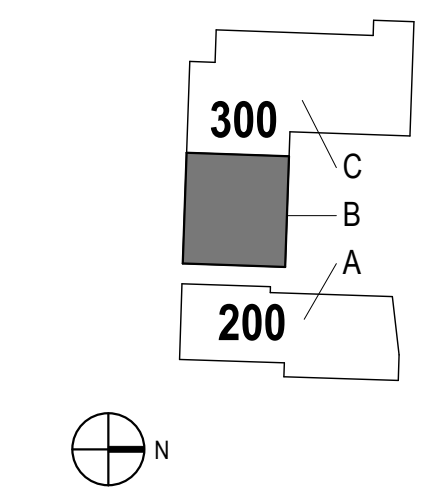
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ROOF PLAN - 300 -
 AREA B

A104B-3

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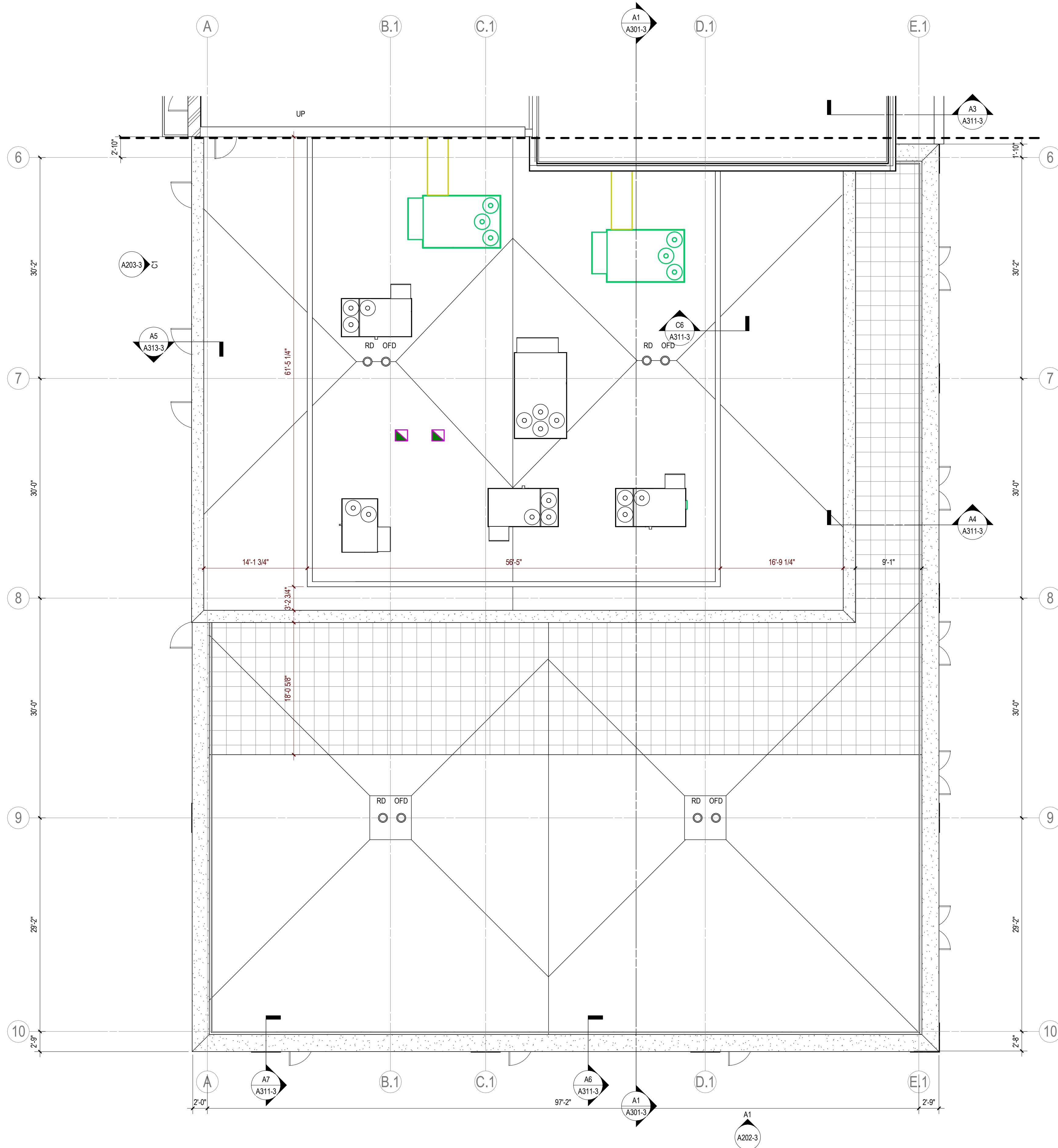
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A1 ROOF PLAN - 300 - AREA B
 1/8" = 1'-0"

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ROOF PLAN LEGEND

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 OFD OVERFLOW DRAIN
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 [Symbol] MEMBRANE ROOF PAVER
 X" INSULATION THICKNESS
 ← SLOPE DIRECTION OF ROOF & TAPERED INSULATION

SEE SHEET A000 FOR ROOF ASSEMBLY INFORMATION

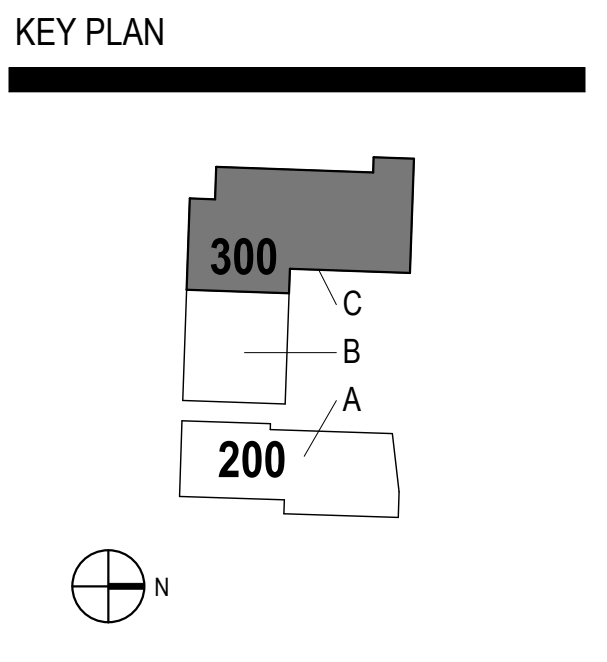
KEYNOTES PER SHEET

PROJECT INFORMATION
 Hilldale - Phase 3 -
 Buildings 200 and 300

702 N. Midvale Blvd.
 Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/13/2023	CITY SUBMITTAL



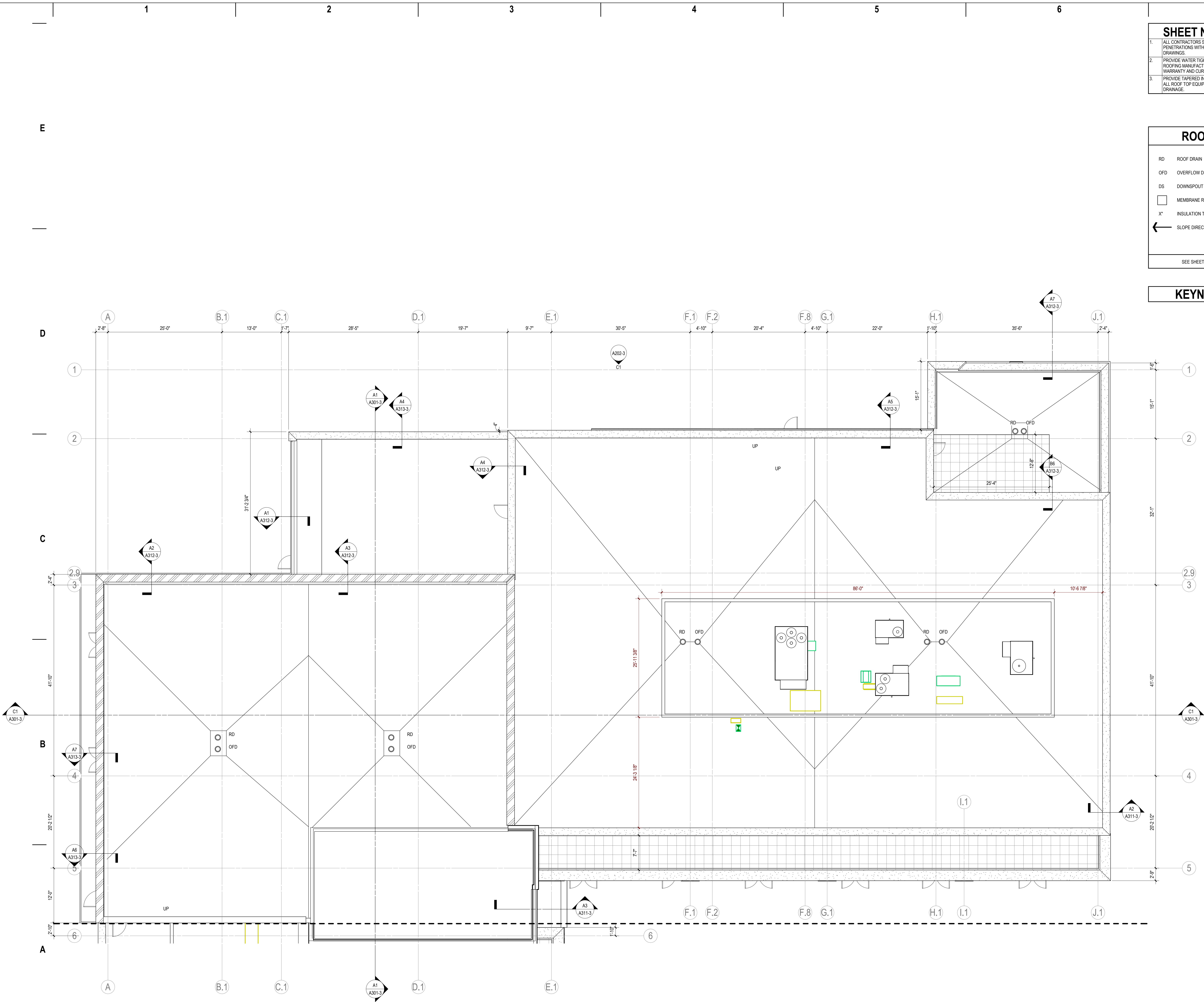
SHEET INFORMATION

**PROGRESS DOCUMENTS
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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

ROOF PLAN - 300 -
 AREA C
A104C-3
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A1 ROOF PLAN - 300 - AREA C
 1/8" = 1'-0"

KEYNOTES PER SHEET

SHEET NOTES - EXTERIOR ELEVATIONS

- REFER TO BUILDING 200 AND 300 NARRATIVE FOR DETAILED EXPLANATION OF EXTERIOR MATERIALS
- PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS
- ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED
- EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR

EXTERIOR MATERIALS

BC-1	MASONRY BRICK
BC-2	MASONRY BRICK
BC-3	MASONRY BRICK
BC-4	MASONRY BRICK
BC-5	MASONRY BRICK
BC-6	MASONRY BRICK
BC-7	MASONRY BRICK
C-1	BOARD FORMED CONCRETE
MC-1	CORRUGATED METAL
MC-2	CORRUGATED METAL
MP-1	METAL PANEL
MP-2	METAL PANEL
MP-3	METAL PANEL
MS-1	METAL PANEL SCREEN
S-1	STONE
S-2	STONE
S-3	STONE
E1	ALUMINUM PARAPET FLASHING
E2	METAL PIPE HANDRAIL
E3	PARAPET MOUNTED METAL PIPE HANDRAIL
E4	PERFORATED METAL SIGN BAND
E5	STEEL OVERHEAD DOOR
E6	METAL FINIS (XX) PROJECTING FROM METAL FAÇADE. MATERIAL, FINISH TO MATCH FAÇADE PANELS
E7	AWNINGS, MASONRY PAINTED BY TENANT
E8	MURAL GRAPHICS BY DEVELOPER



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C1 WEST ELEVATION
1/8" = 1'-0"



A1 EAST ELEVATION
1/8" = 1'-0"

PROJECT INFORMATION
Hilldale - Phase 3 - Buildings 200 and 300

702 N. Midvale Blvd. Madison, WI 53705

ISSUANCE AND REVISIONS

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KEY PLAN

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PROJECT MANAGER JP
PROJECT NUMBER 719494-01

EXTERIOR ELEVATIONS - 200

A200-2

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KEYNOTES PER SHEET

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BC-5	MASONRY BRICK
BC-6	MASONRY BRICK
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E-6	METAL FINIS (X)X PROJECTING FROM METAL FAÇADE. MATERIAL, FINISH TO MATCH FAÇADE PANELS
E-7	AWNINGS, MASONRY PAINTED BY TENANT
E-8	MURAL GRAPHICS BY DEVELOPER



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PROJECT INFORMATION

Hilldale - Phase 3 - Buildings 200 and 300

702 N. Midvale Blvd. Madison, WI 53705

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PROJECT MANAGER JP
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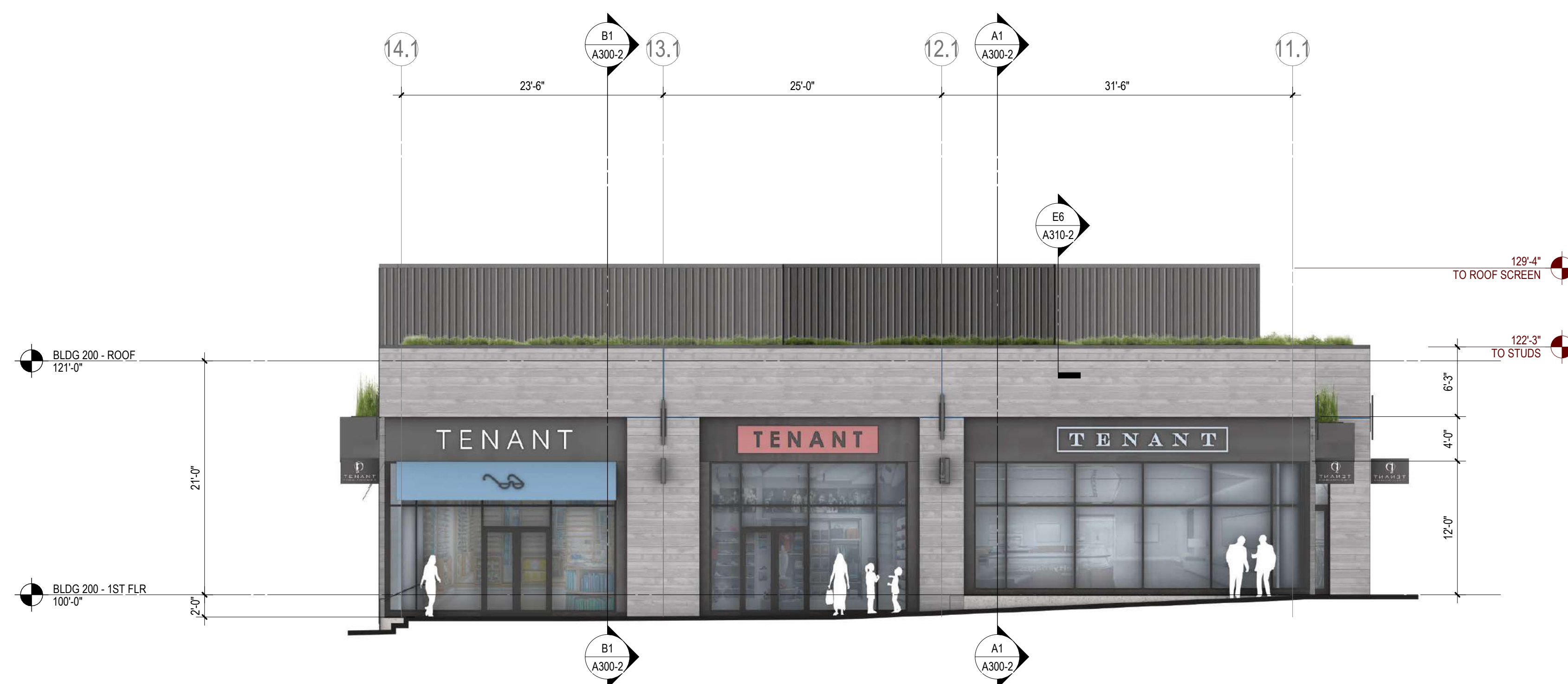
EXTERIOR ELEVATIONS - 200

A201-2

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C2 SOUTH ELEVATION
1/8" = 1'-0"



A1 NORTH ELEVATION
1/8" = 1'-0"

KEYNOTES PER SHEET

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PROJECT INFORMATION

Hilldale - Phase 3 - Buildings 200 and 300

702 N. Midvale Blvd. Madison, WI 53705

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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

EXTERIOR ELEVATIONS - 300

A202-3

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E

D

C

C1 WEST ELEVATION - 300
1/8" = 1'-0"

B

A

A1 EAST ELEVATION - 300
1/8" = 1'-0"

E

D

C

B

A



KEYNOTES PER SHEET

SHEET NOTES - EXTERIOR ELEVATIONS

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PROJECT INFORMATION

Hilldale - Phase 3 - Buildings 200 and 300

702 N. Midvale Blvd. Madison, WI 53705

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KEY PLAN

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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

EXTERIOR ELEVATIONS - 300

A203-3

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E

D

C

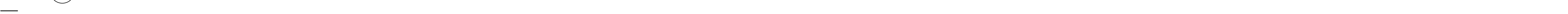
C1 SOUTH ELEVATION - 300
1/8" = 1'-0"



B

A

A1 NORTH ELEVATION - 300
1/8" = 1'-0"



E

D

C

B

A

1

2

3

4

5

6

7

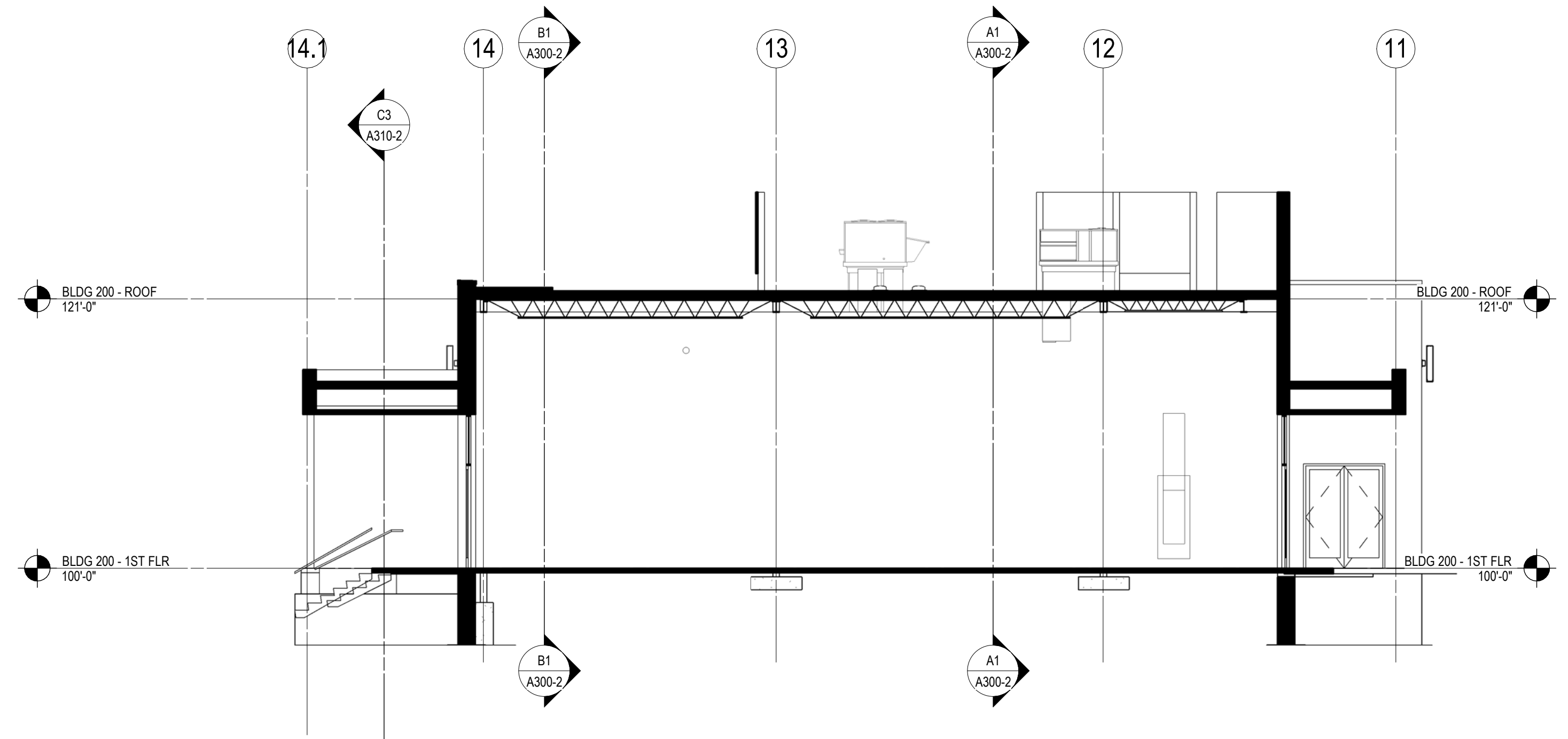
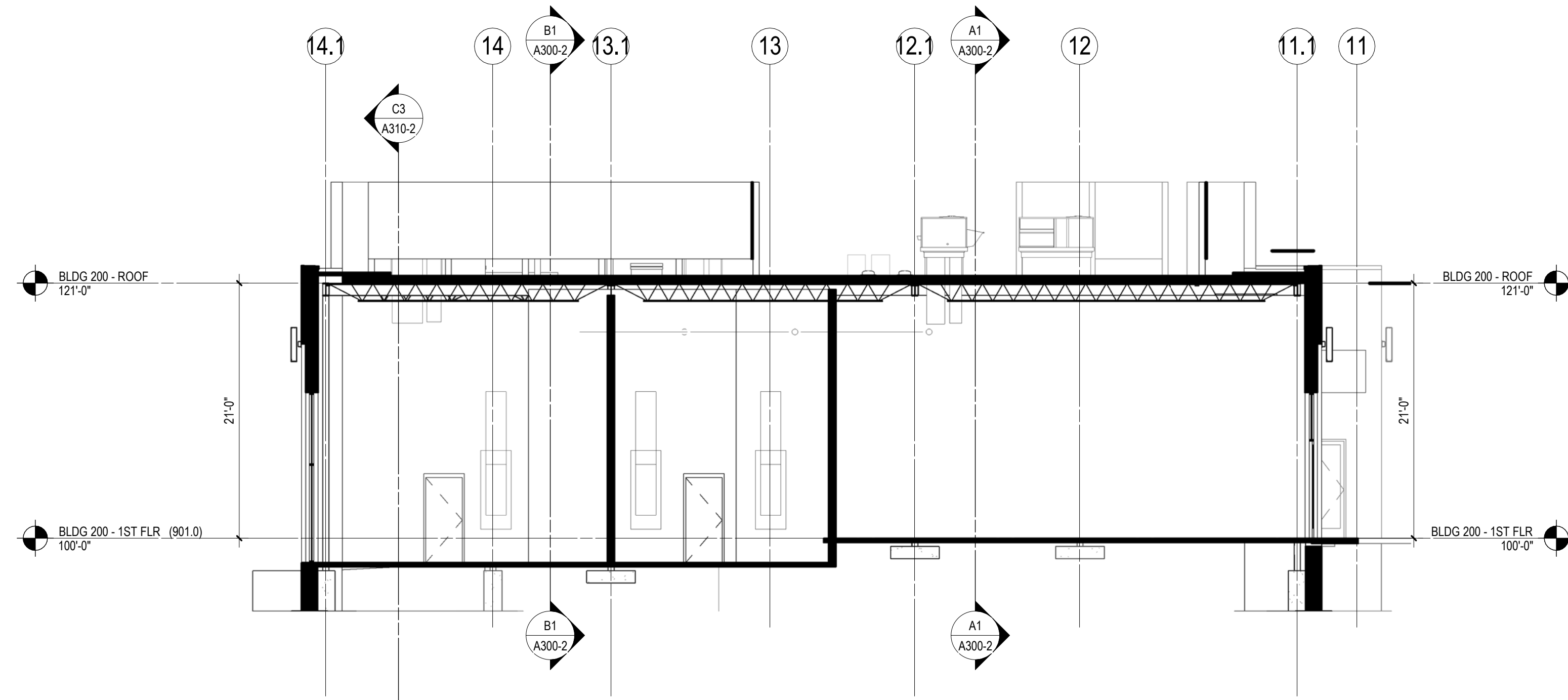
KEYNOTES PER SHEET



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E

E



D1 200 - EW AT GRID H
1/8" = 1'-0"

D4 200 - EW AT EXT STAIRS
1/8" = 1'-0"

PROJECT INFORMATION
**Hilldale - Phase 3 -
Buildings 200 and 300**

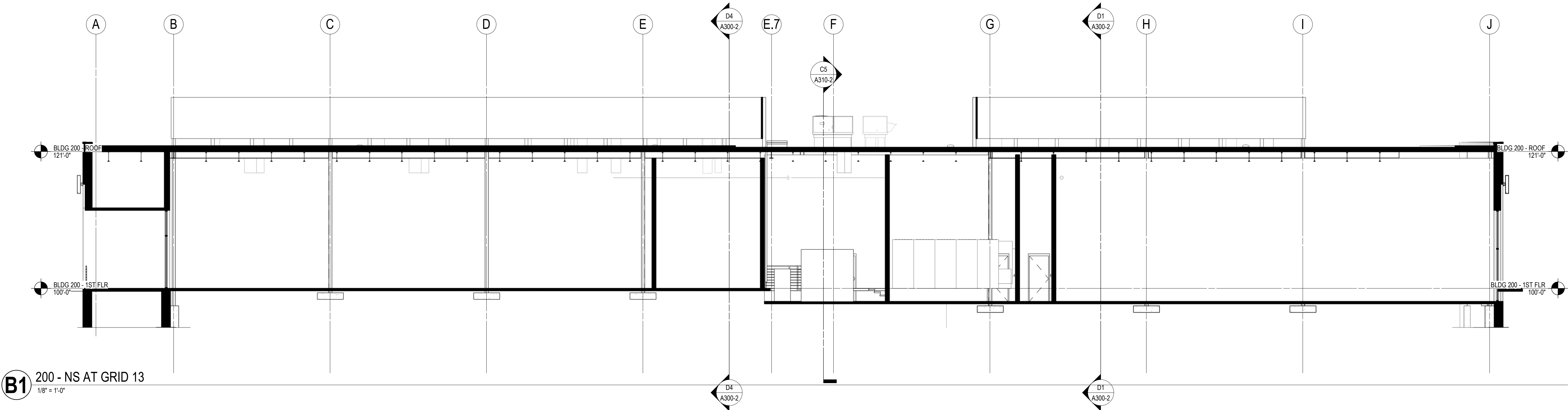
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Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/13/2023	CITY SUBMITTAL

C

C

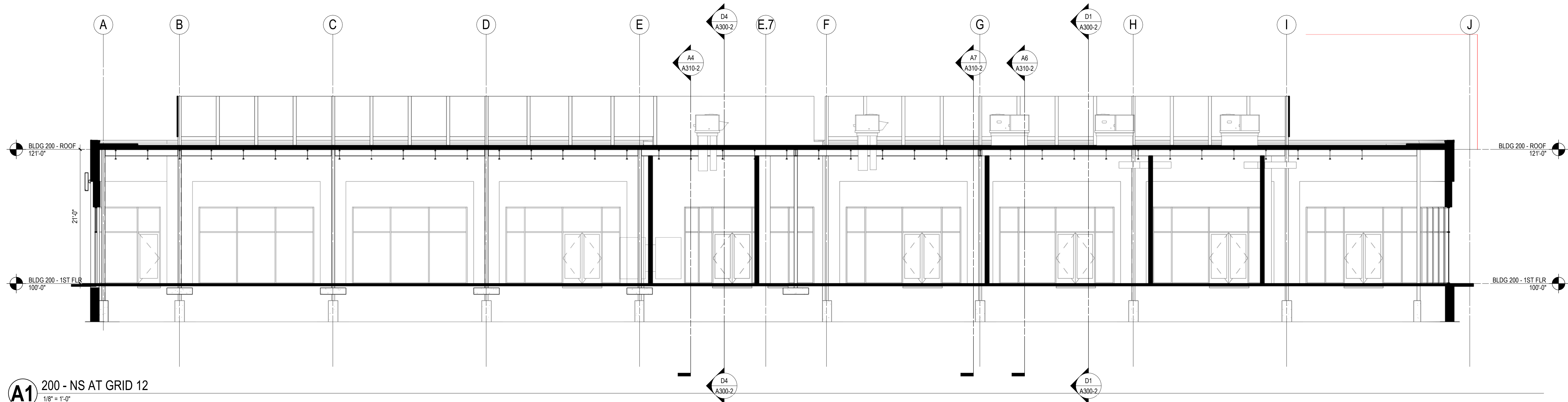


B1 200 - NS AT GRID 13
1/8" = 1'-0"

KEY PLAN

B

B



A1 200 - NS AT GRID 12
1/8" = 1'-0"

SHEET INFORMATION

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PROJECT MANAGER JP
PROJECT NUMBER 719494-01

BUILDING SECTIONS
- 200

A300-2

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1

2

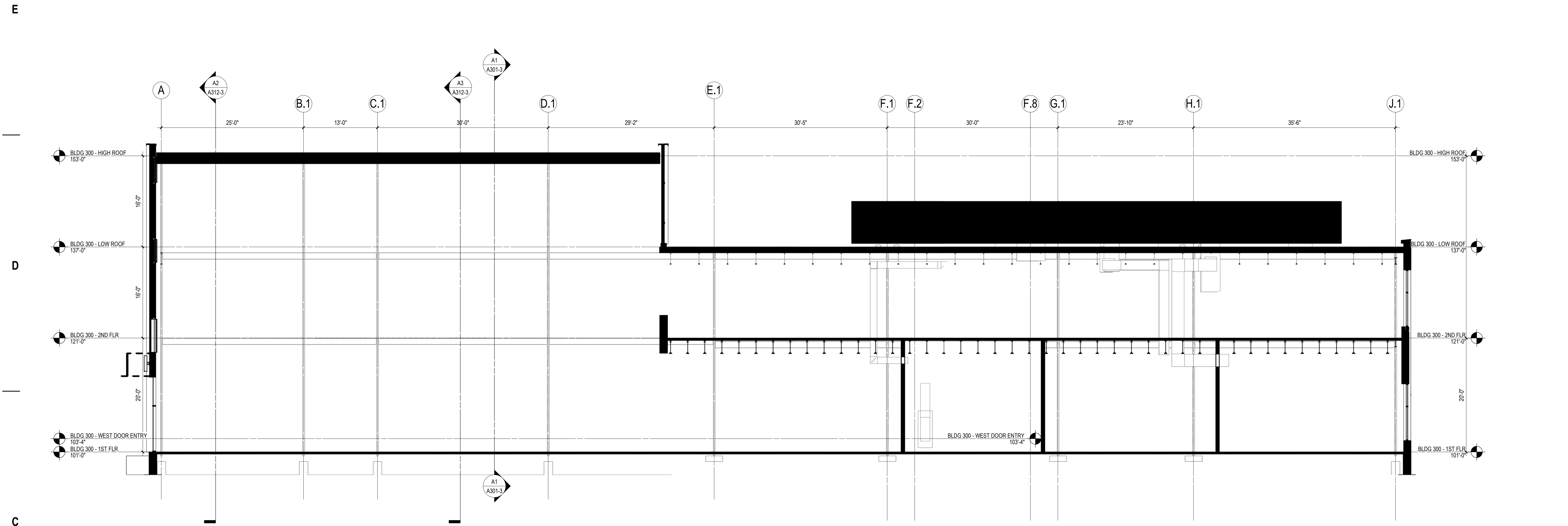
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4

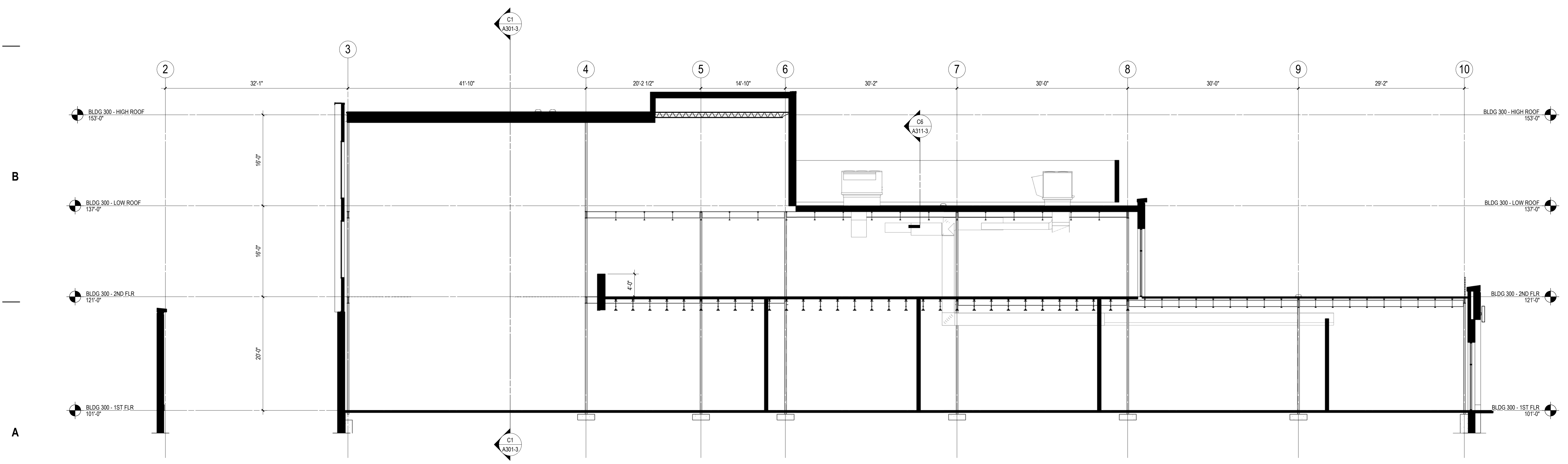
5

6

7



C1 300 - NS SECTION
1/8" = 1'-0"



A1 300 - EW SECTION
1/8" = 1'-0"

PROJECT INFORMATION
**Hilldale - Phase 3 -
 Buildings 200 and 300**

**702 N. Midvale Blvd.
 Madison, WI 53705**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

BUILDING SECTIONS
 - 300

A301-3



HILDALE PHASE 3 - RESIDENTIAL

401 N SEGOE RD
MADISON, WI 53705

HILDALE
WS

REALM
COLLABORATIVE

H+A

eu:a

S **SNYDER**
& ASSOCIATES

CITY SUBMITTAL

03/13/2023

PROJECT NUMBER: 719494-01

ABBREVIATIONS

A AC air conditioning AE Architect/Engineer ACT acoustical	C CLR clear CM construction management CMU construction manager CONC concrete masonry unit CO cleanout COL column CONC concrete CORR corroded COT carpet CSWK casework CT ceramic tile CW cast water CTB ceramic tile base	F F female FA fire alarm FAB fluid-applied fabric FC file cabinet FD floor drain FE fire extinguisher FEC fire extinguisher cabinet FHC fire hose cabinet FIN finish FLR floor FM factory mutual FMR floor mat FO finished opening FP fire protection FR fireproof FPL fireplaces FRP fiberglass reinforced plastic FRT fire retardant treated flooring FTG	I ID inside diameter INSUL insulation INT interior	J JS janitor sink	L LAM laminate LAV lavatory LF linear foot LL live load	M MAX maximum MC mechanical MFR manufacturer MICRO microwave MIN minimum MISC miscellaneous MJ movement joint MO masonry opening MS masonry MTL metal NT north NA not applicable NIC not in contract NO number NM nominal NS no scale NTS not to scale	P PJ panel joint PLAM glass laminate PLYWD plywood PML panel PREFAB prefabricated PSI pounds per square inch PT paint PTN partition	Q QT quarry tile QTB quarry tile base QTY quantity QTZ quartz	R RB resilient base RCP reflected ceiling plan ROD roof drain REBAR reinforcing steel bars RSC roses REF reference REGF resilient flooring RF resilient flooring REV revision RFS room finish schedule RO rough opening	S S south SAN sanitary SC sealed concrete SC solid core SCHED schedule SCHED scheduled SF square foot WD wood SIM sim SL scabote SNGL single SS solid surface SST stainless steel ST stain STC sound transmission coefficient STL steel STN stone STNB stone base structure	T TBM time & materials TEMP temperature TEMP temporary TER terrazzo TERR terrazzo base TFF top of finished floor TKD top of deck TOB top of beam TOC top of concrete TOI top of joist TOPO topography TOP top of slab TOS top of steel TRANS transition TYP typical	U UNO unless noted otherwise	V VERT vertical VENDOR vendor furnished VENDOR contractor installed VENDOR vendor furnished VENDOR vendor installed VENDOR vendor installed VNF veneer VNF veneer in field	W W west WI with W/O without W/D water closet WC wall covering WD wood WDB wood base WV wood veneer WH water heater WP wall protection WP work point WT window treatment	X XPS extruded polystyrene board
--	--	---	--	-----------------------------	--	--	--	--	---	--	---	--	---	---	--

PROJECT TEAM

OWNER WS DEVELOPMENT

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www.hacin.com

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www.realmcollaborative.com

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MEP RTM ENGINEERING CONSULTANTS, LLC

316 North Milwaukee Street, Suite 560
Milwaukee, WI 53202
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www.rtmec.com

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EMAIL ADDRESS: martin.herrick@rtmec.com

STRUCTURAL OTIE

5100 Eastpark Blvd #300
Madison, WI 53718
PHONE: 608.243.6470
www.otie.com

PROJECT CONTACT: James Hall, Structural Engineer
DIRECT PHONE: 608.241.6717
EMAIL ADDRESS: jhall@oesgroup.com

SHEET INDEX

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A101W	1ST FLR PLAN - WEST
A102	2ND FLR PLAN - OVERALL
A102E	2ND FLR PLAN - EAST
A102W	2ND FLR PLAN - WEST
A107	ROOF PLAN - OVERALL
A107E	ROOF PLAN - EAST
A107W	ROOF PLAN - WEST
A200	EXTERIOR ELEVATIONS - NORTH
A201	EXTERIOR ELEVATIONS - EAST & WEST
A202	EXTERIOR ELEVATIONS - SOUTH
A300	BUILDING SECTIONS - EAST/WEST
A301	BUILDING SECTIONS - NORTH/SOUTH
ES100	ELECTRICAL SITE PLAN - PLAN COMMISSION

SYMBOL LEGEND

CALLOUTS

A1 TITLE
1/2" = 1'-0"

Level ELEVATION DATUM
0'-0"

SIM BUILDING SECTIONS
A000

OTHER SECTIONS
A2, A4, A6

ELEVATIONS
A000-0000, A6

DETAILS
A000

TAGS

PARTITION TYPE
XXX XX

DOOR
000

KEYNOTE
000-00

FURNITURE
000

EQUIPMENT
000

WINDOW
XX
000

CASEWORK
000
W' x H' x D'

FINISH PLAN
FLOOR
BASE
WALL
REMARKS

CEILING
TYPE
HEIGHT
NAME

ROOM
0000

GRAPHICS

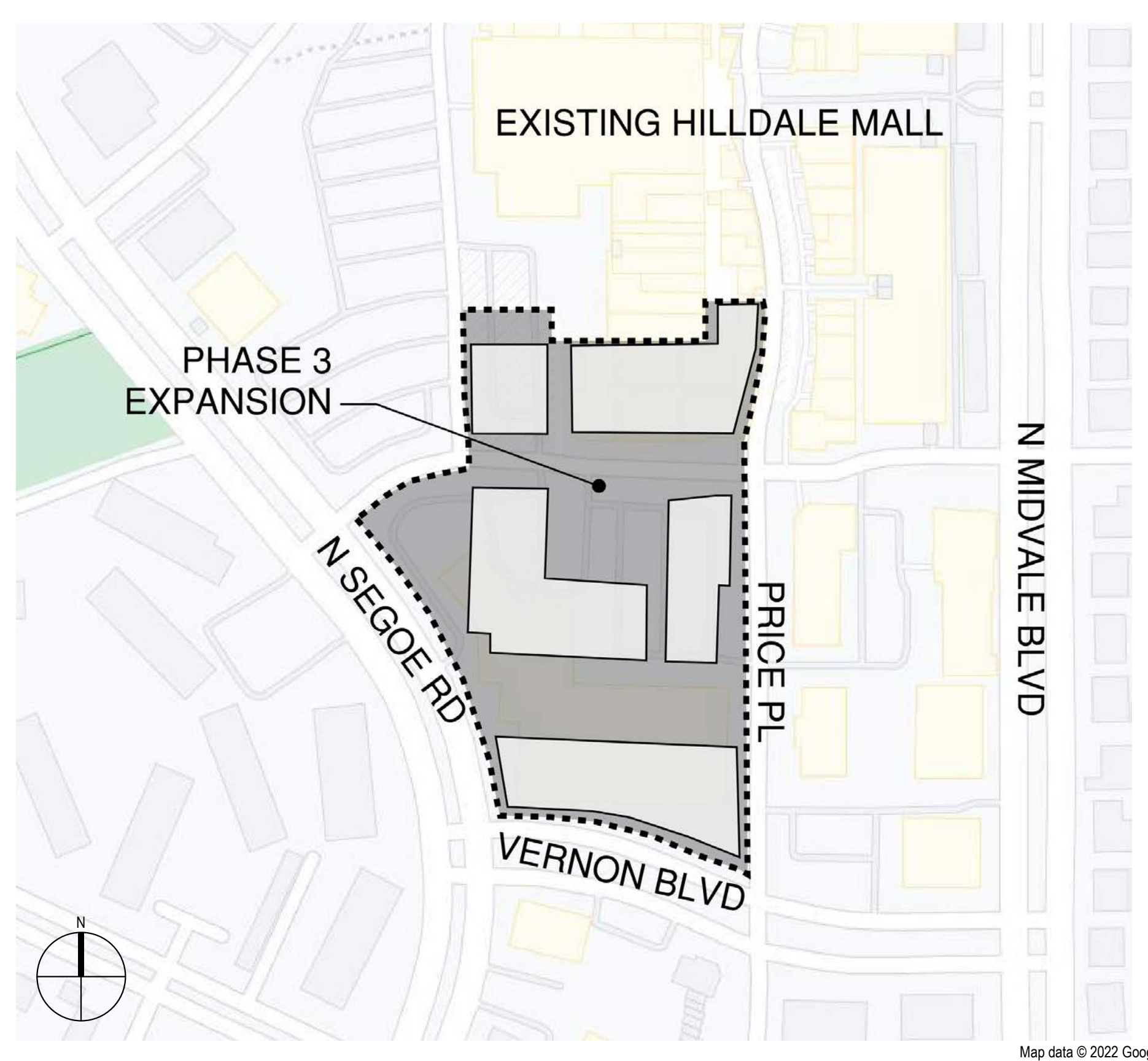
NORTH ARROW
PLAN TRUE

DIMENSION REFERENCES
EQ EQ EQ
TO OBJECT CENTER TO OBJECT FACE OR OTHER GEOMETRY

CONSTRUCTION PHASES
EXISTING DEMOLITION NEW

GRID AND GRID IDENTIFICATION
NEW EXISTING
B B
A A
1 2 1 2

VICINITY MAP



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PROJECT INFORMATION HILLDALE PHASE 3 - RESIDENTIAL

401 N SEGOE RD
MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/13/2023	CITY SUBMITTAL

KEY PLAN

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PROJECT MANAGER JP
PROJECT NUMBER 719494-01

INDEX G000-1

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7

SHEET NOTES - FLOOR PLAN

- BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
- ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
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- ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL RECEIVE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD, UNLESS NOTED OTHERWISE.
- LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.



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PROJECT INFORMATION

HILLDALE PHASE 3 - RESIDENTIAL

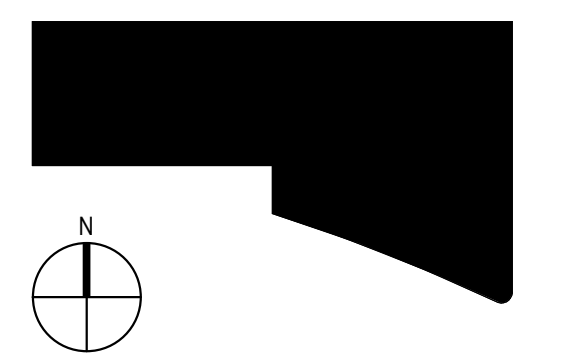
401 N SEGOE RD
MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/18/2022	SCHEMATIC DESIGN REVISIONS
03/12/2023	CITY SUBMITTAL

KEYNOTES PER SHEET

KEY PLAN



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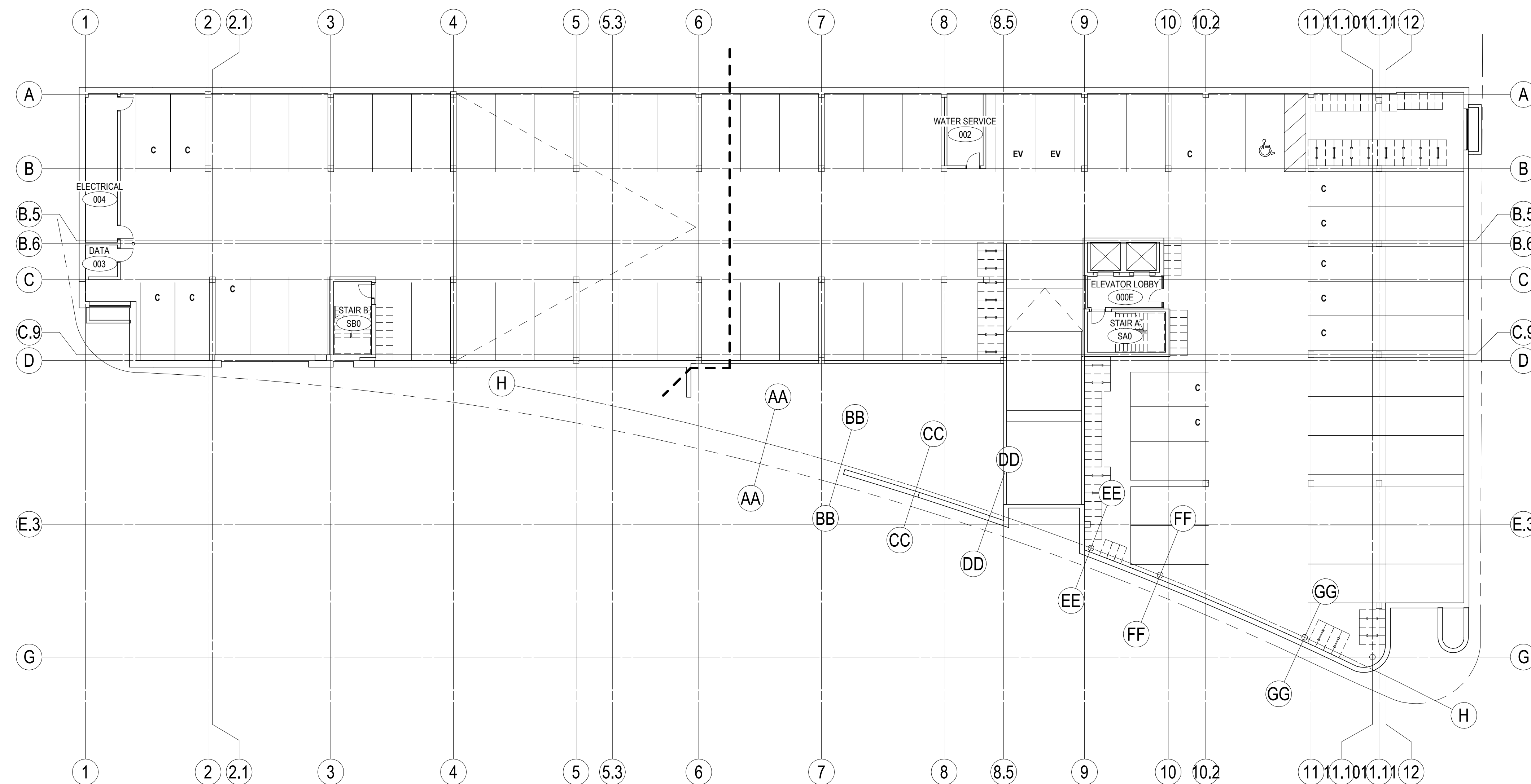
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PROJECT NUMBER 719494-01

LL PLAN - OVERALL

A100

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A3 LL
1/16" = 1'-0"

1

2

3

4

5

6

7



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PROJECT INFORMATION

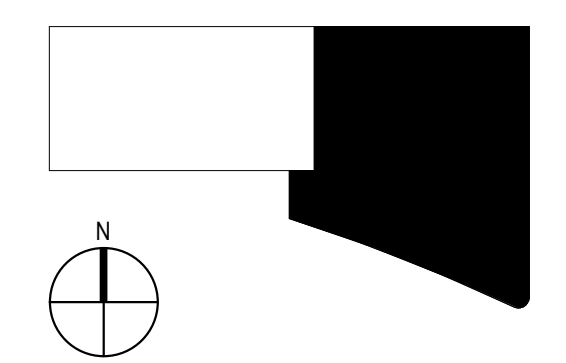
HILDALE PHASE 3 - RESIDENTIAL

401 N SEGOE RD
MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/13/2023	CITY SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

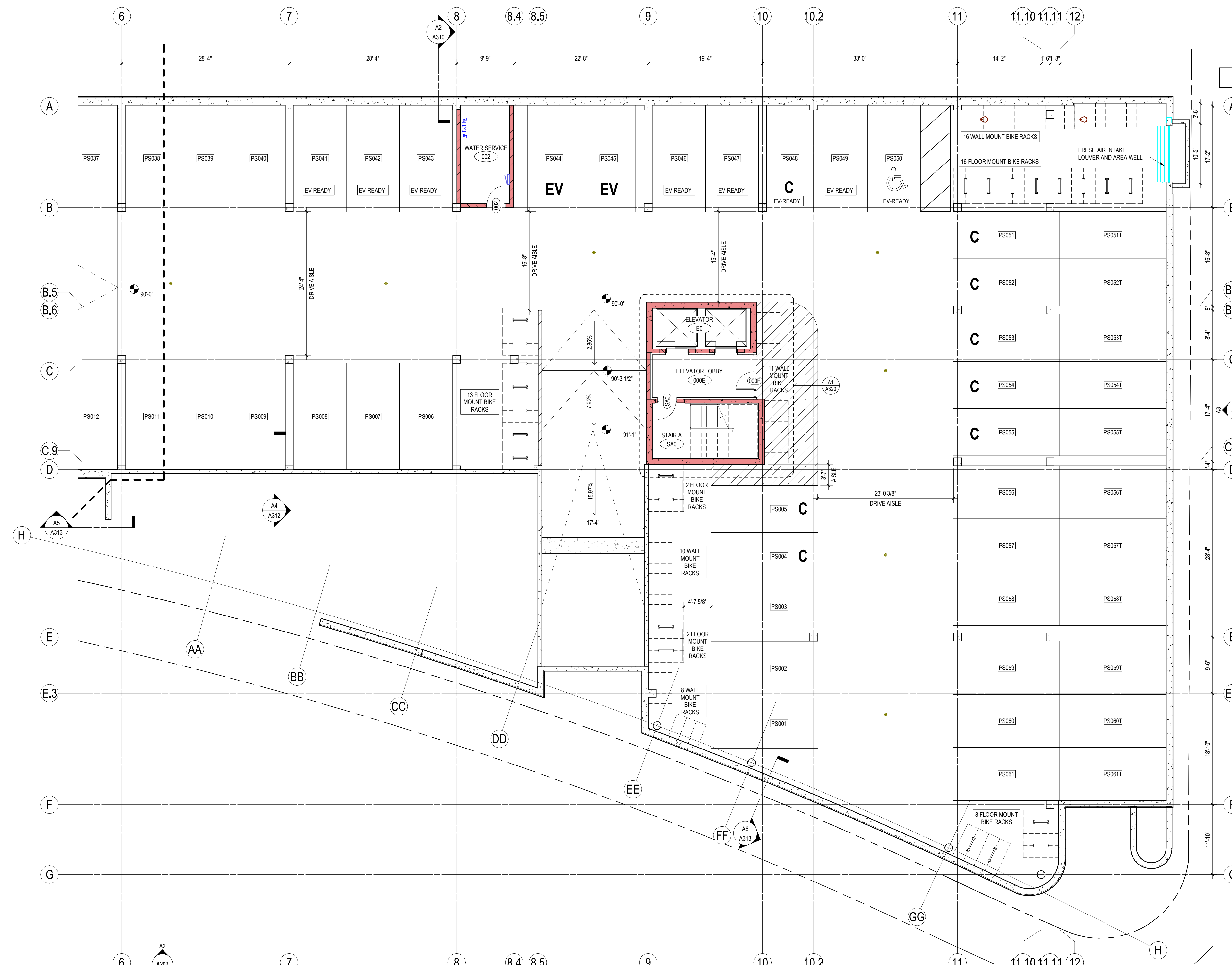
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PROJECT MANAGER JP
PROJECT NUMBER 719494-01

LL PLAN - EAST

A100E

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KEYNOTES PER SHEET

PARKING LEGEND

- FLOOR MOUNT - 2'-0"W x 6'-0"L
- WALL MOUNT - 1'-9"W x 4'-0"D @ 54" ABOVE FINISHED FLOOR
- C COMPACT STALL
- EV ELECTRIC VEHICLE STALL
- ACCESSIBLE STALL

A2 LL PLAN - EAST
1/8" = 1'-0"



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SHEET NOTES - FLOOR PLAN	
1.	BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
3.	REFER TO STRUCTURAL DRAWINGS FOR ELEMENTS, INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS, PRIOR TO CORING OR CUTTING PENETRATIONS.
4.	REFER TO SHEET A010 FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE S3A-S11. TYPICAL BEARING AND CORRIDOR WALL TYPES S6A-R12 UNLESS NOTED OTHERWISE.
5.	ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL RECEIVE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD, UNLESS NOTED OTHERWISE.
6.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
7.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.

PROJECT INFORMATION
HILLDALE PHASE 3 - RESIDENTIAL

KEYNOTES PER SHEET

401 N SEGOE RD
 MADISON, WI 53705

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KEY PLAN

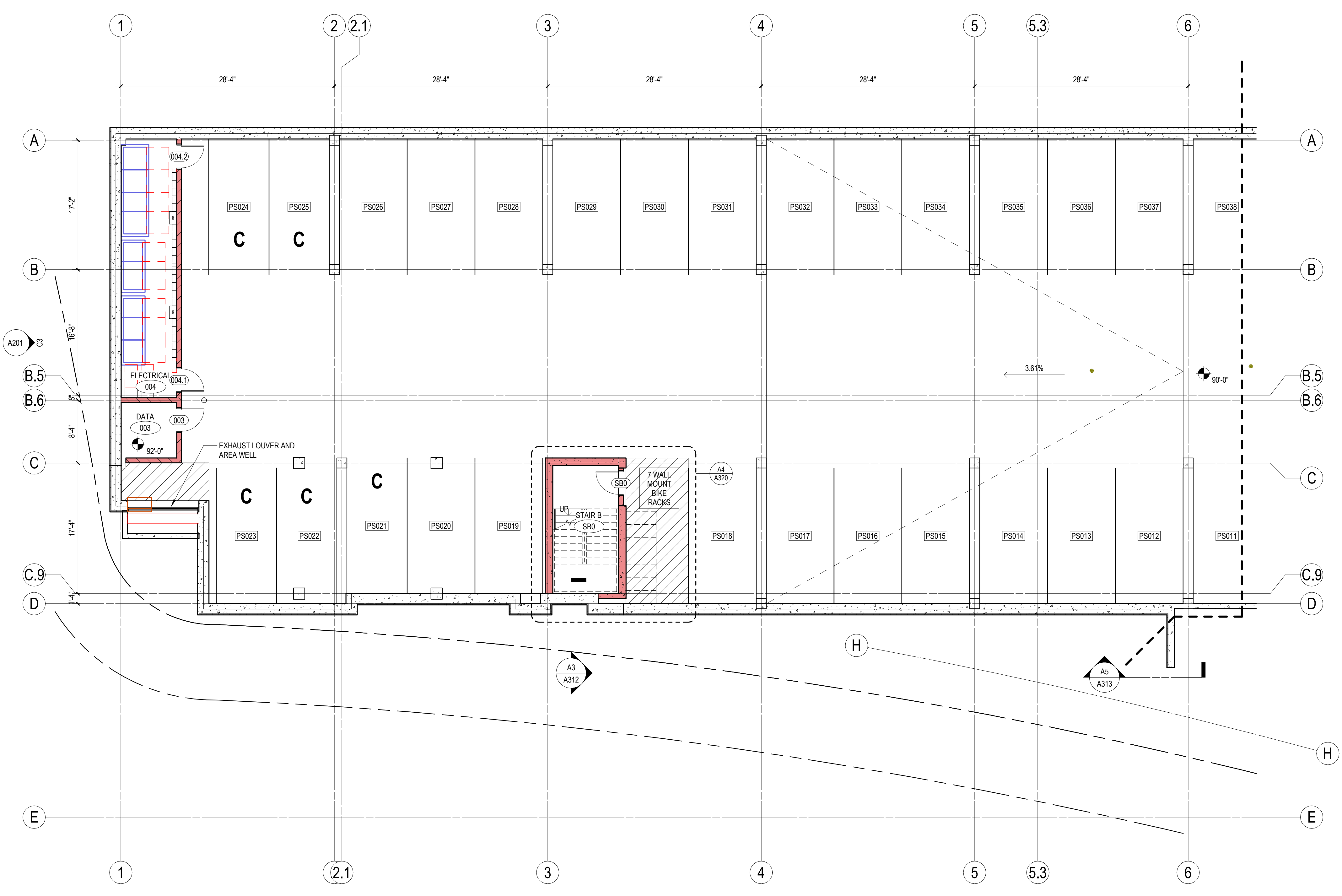
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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

LL PLAN - WEST
A100W
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1 LL PLAN - WEST
 1/8" = 1'-0"

1

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SHEET NOTES - FLOOR PLAN

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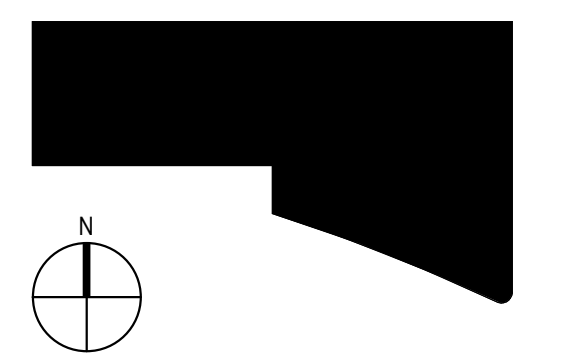
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KEY PLAN



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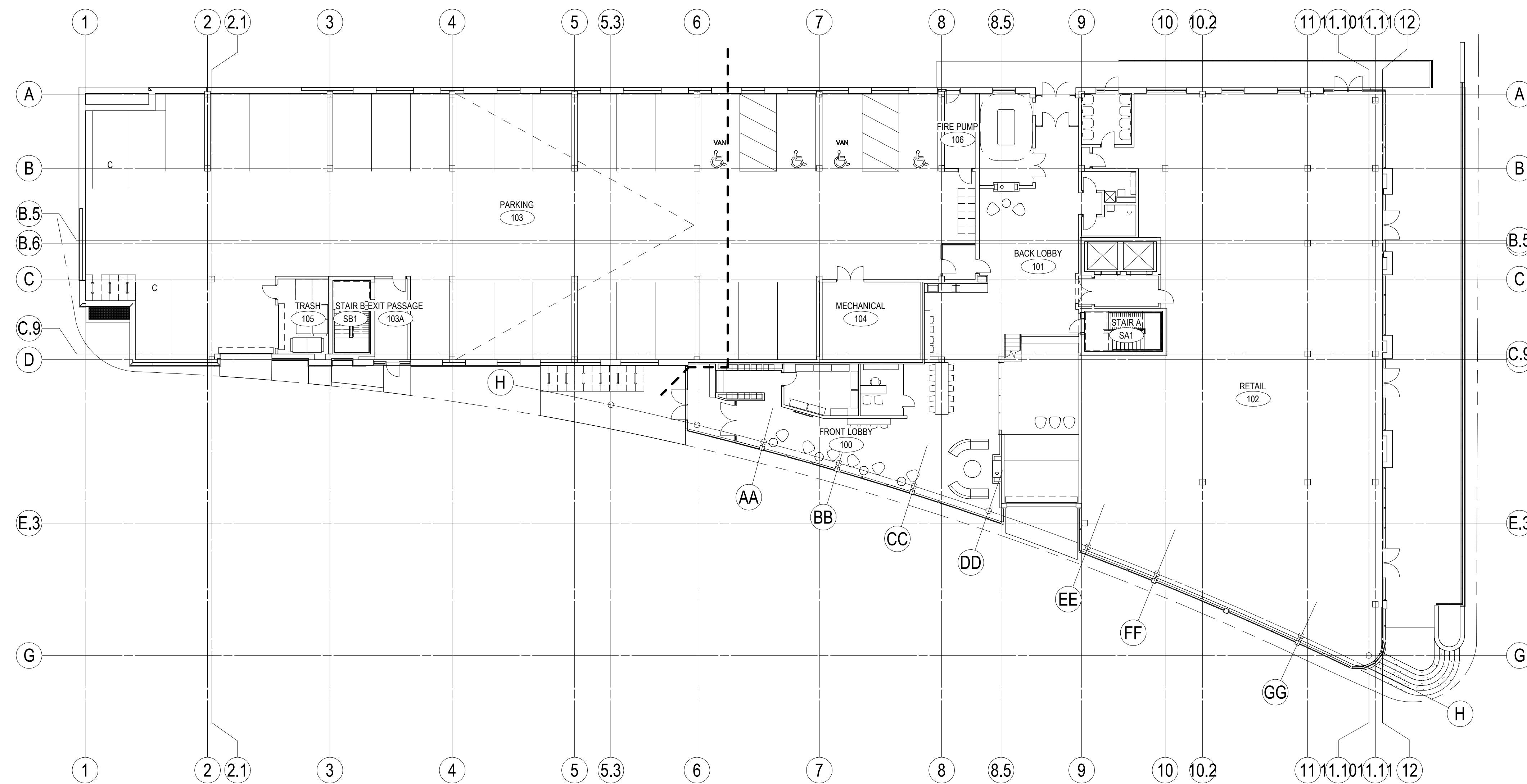
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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

1ST FLR PLAN - OVERALL

A101

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A3 1ST FLR
1/16" = 1'-0"

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SHEET NOTES - FLOOR PLAN

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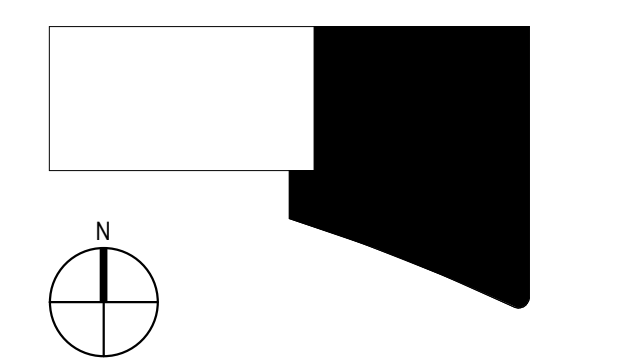
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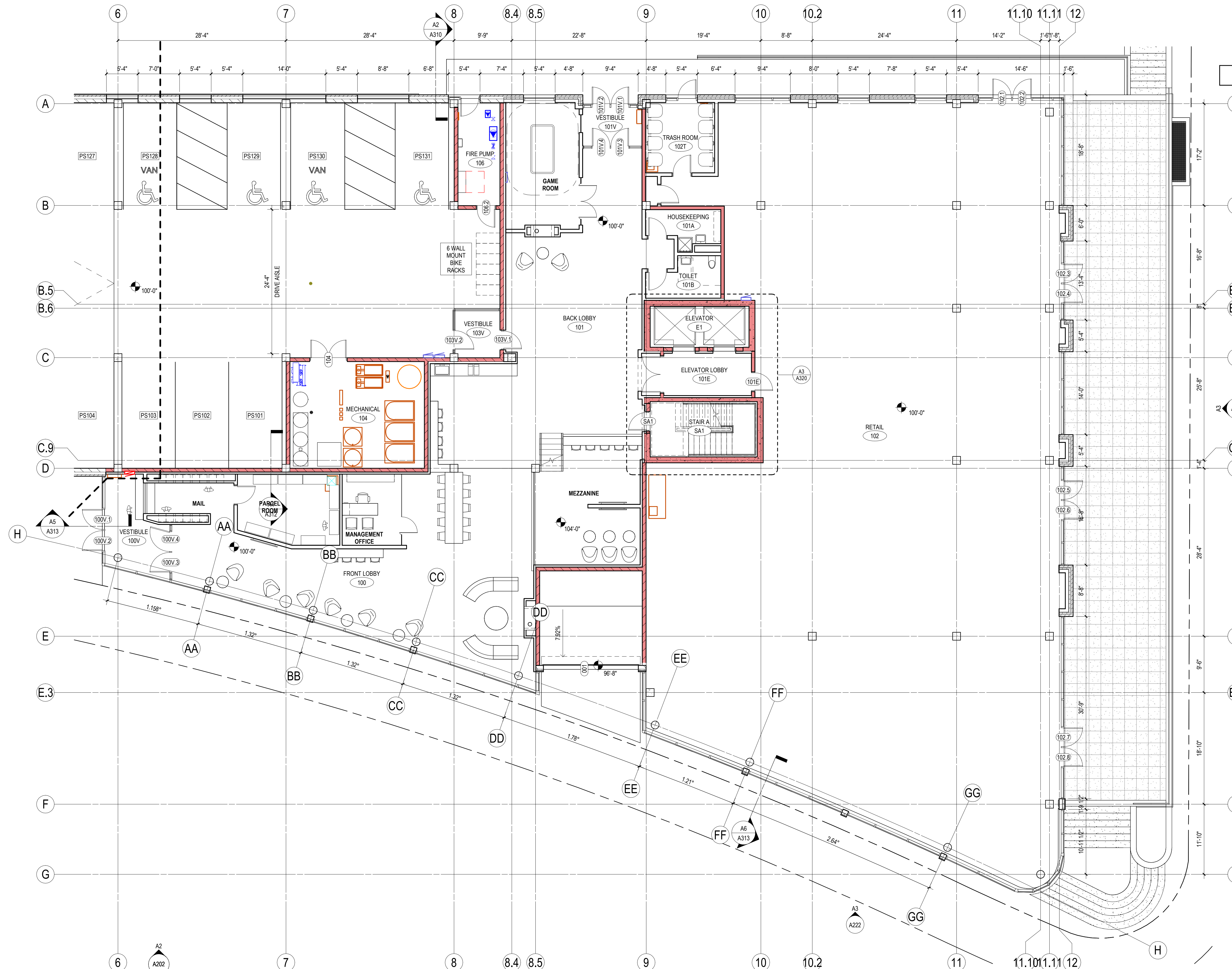
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PROJECT MANAGER JP
PROJECT NUMBER 719494-01

1ST FLR PLAN - EAST

A101E

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KEYNOTES PER SHEET

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- EV ELECTRIC VEHICLE STALL
- ACCESSIBLE STALL

A2 1ST FLR PLAN - EAST
1/8" = 1'-0"



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SHEET NOTES - FLOOR PLAN

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PROJECT INFORMATION

HILLDALE PHASE 3 - RESIDENTIAL

KEYNOTES PER SHEET

401 N SEGOE RD
MADISON, WI 53705

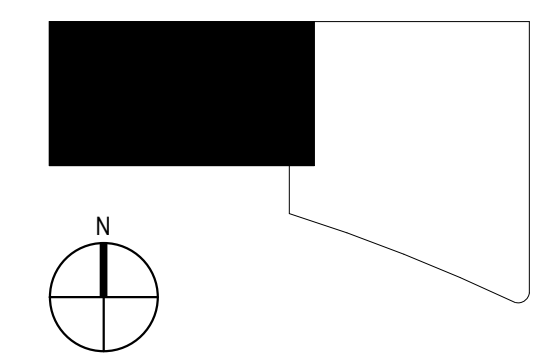
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KEY PLAN



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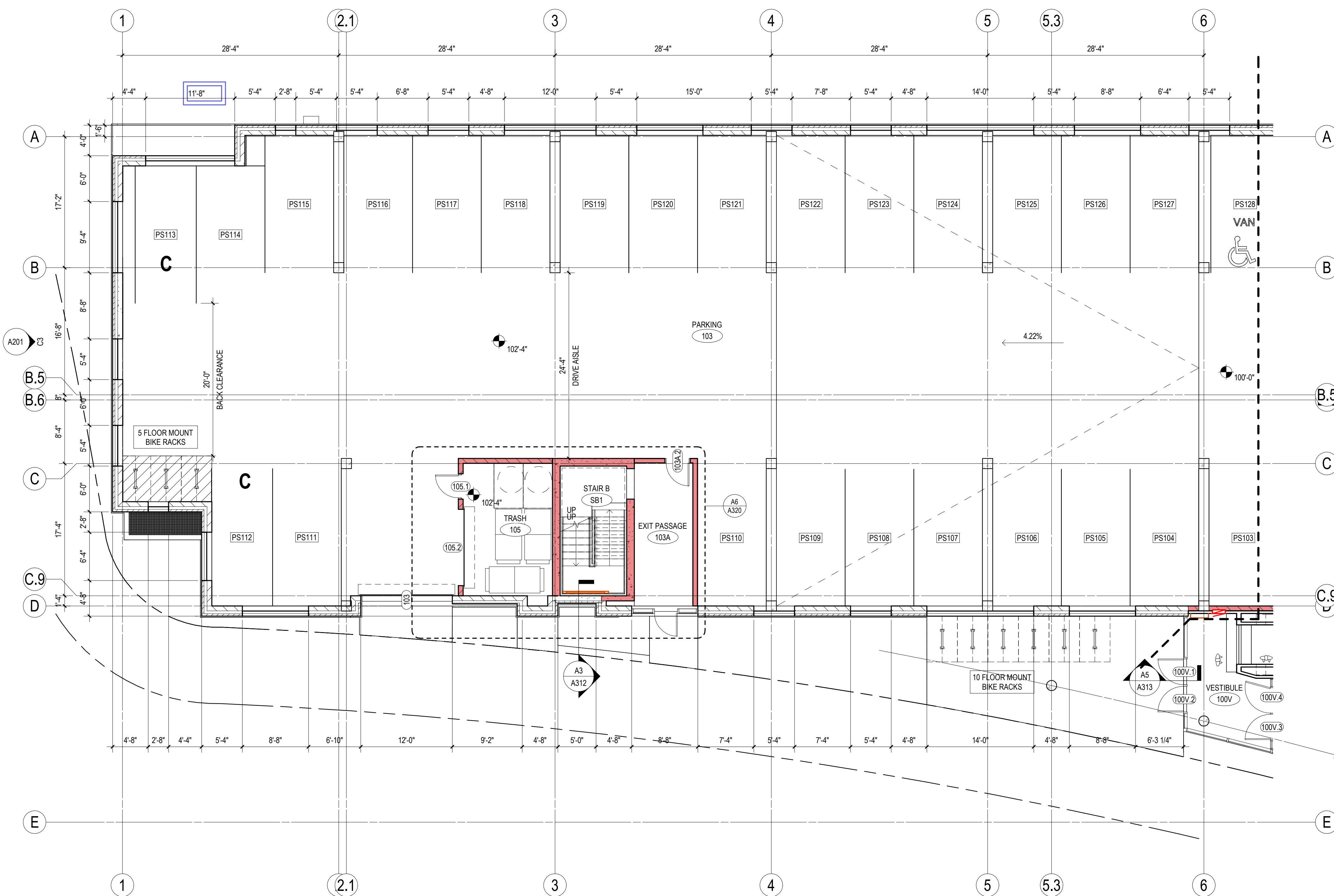
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PROJECT MANAGER JP
PROJECT NUMBER 719494-01

1ST FLR PLAN - WEST

A101W

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1 1ST FLR PLAN - WEST
1/8" = 1'-0"

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SHEET NOTES - FLOOR PLAN

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PROJECT INFORMATION

HILDALE PHASE 3 - RESIDENTIAL

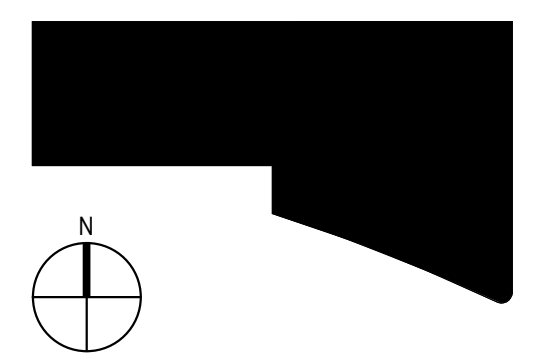
KEYNOTES PER SHEET

401 N SEGOE RD
MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/13/2023	CITY SUBMITTAL

KEY PLAN



SHEET INFORMATION

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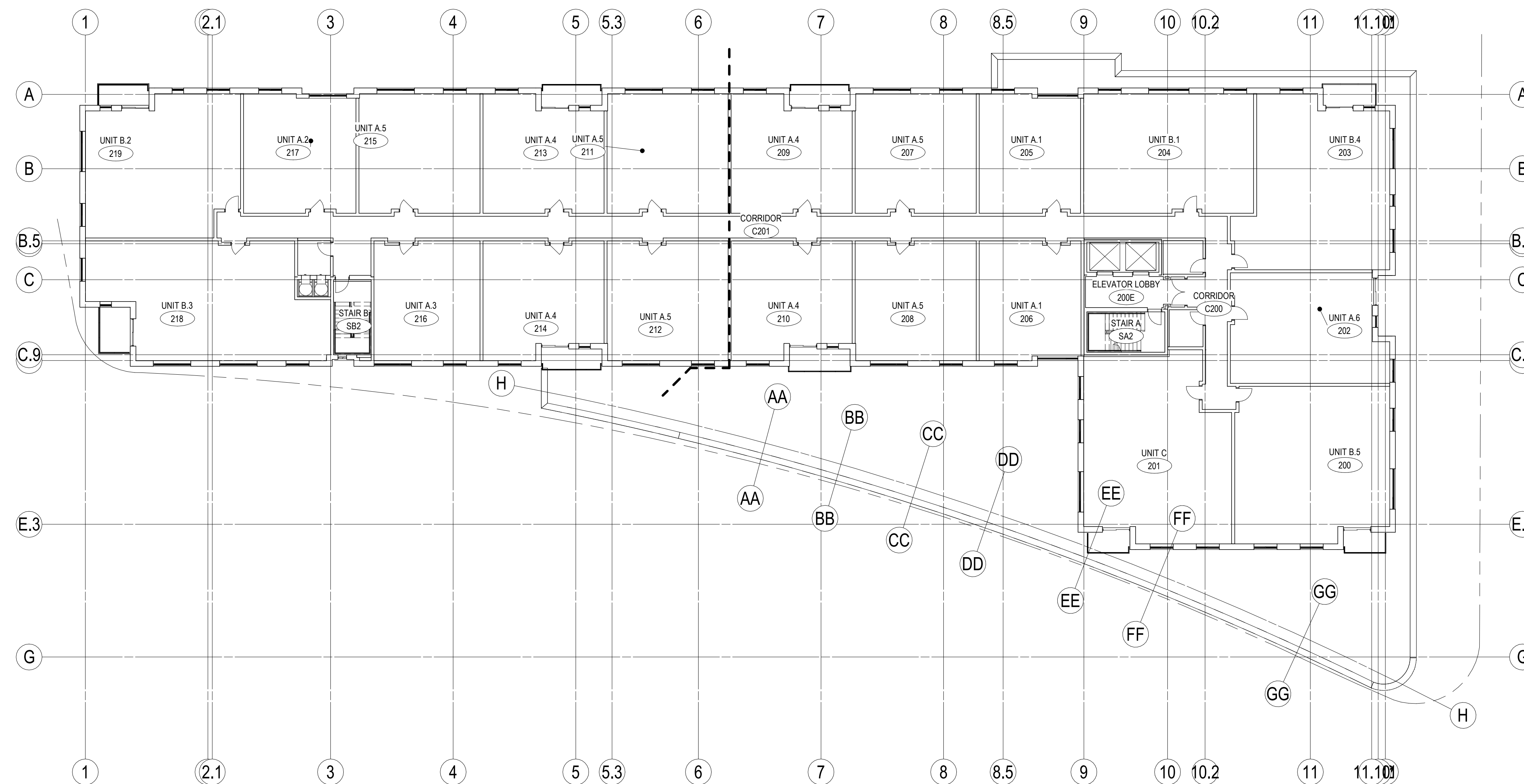
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PROJECT MANAGER JP
PROJECT NUMBER 719494-01

2ND-6TH FLR PLAN - OVERALL

A102

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A3 2ND FLR
1/16" = 1'-0"

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UNIT MIX											
UNIT DESIGNATION	UNIT DESCRIPTION	NET AREA	LEVEL					TOTAL NET UNIT AREA	% OF TOTAL UNITS		
			IND FLR	1ST FLR	2ND FLR	3RD FLR	4TH FLR				
UNIT A.1	1 BR/1 BATH	630	2	2	2	2	2	10	10%		
UNIT A.2	1 BR/1 BATH	697	1	1	1	1	1	5	5%		
UNIT A.3	1 BR/1 BATH	670	1	1	1	1	1	5	5%		
UNIT A.4	1 BR/1 BATH	705	5	5	5	5	25	25%			
UNIT A.5	1 BR/1 BATH	767	4	4	4	4	20	20%			
UNIT A.6	1 BR/1 BATH	670	1	0	1	0	1	3	3%		
UNIT A.6 TYPE 'A'	1 BR/1 BATH	670	0	1	0	1	0	2	2%		
UNIT B.1	2 BR/2 BATH	1,080	0	1	0	1	0	2	2%		
UNIT B.1 TYPE 'A'	2 BR/2 BATH	1,080	1	0	1	0	1	3	3%		
UNIT B.2	2 BR/2 BATH	1,091	1	1	1	1	1	5	5%		
UNIT B.3	2 BR/2 BATH	1,287	1	1	1	1	1	5	5%		
UNIT B.4	2 BR/2 BATH	1,254	1	1	1	1	1	5	5%		
UNIT B.5	2 BR/2 BATH	1,250	1	1	1	1	1	5	5%		
UNIT C	3 BR/2 BATH	1,360	1	1	1	1	1	5	5%		
* TYPE 'A' ACCESSIBLE DWELLING UNIT: 5 UNITS, 5% OF TOTAL UNITS							TOTALS	100	135	87,060	100%

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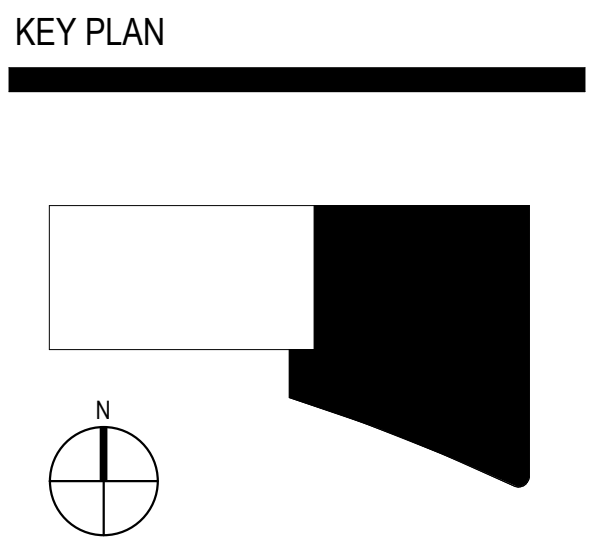
PROJECT INFORMATION
HILDALE PHASE 3 - RESIDENTIAL

401 N SEGOE RD
 MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/18/2022	SCHEMATIC DESIGN REVISIONS
03/13/2023	CITY SUBMITTAL

KEYNOTES PER SHEET



SHEET INFORMATION

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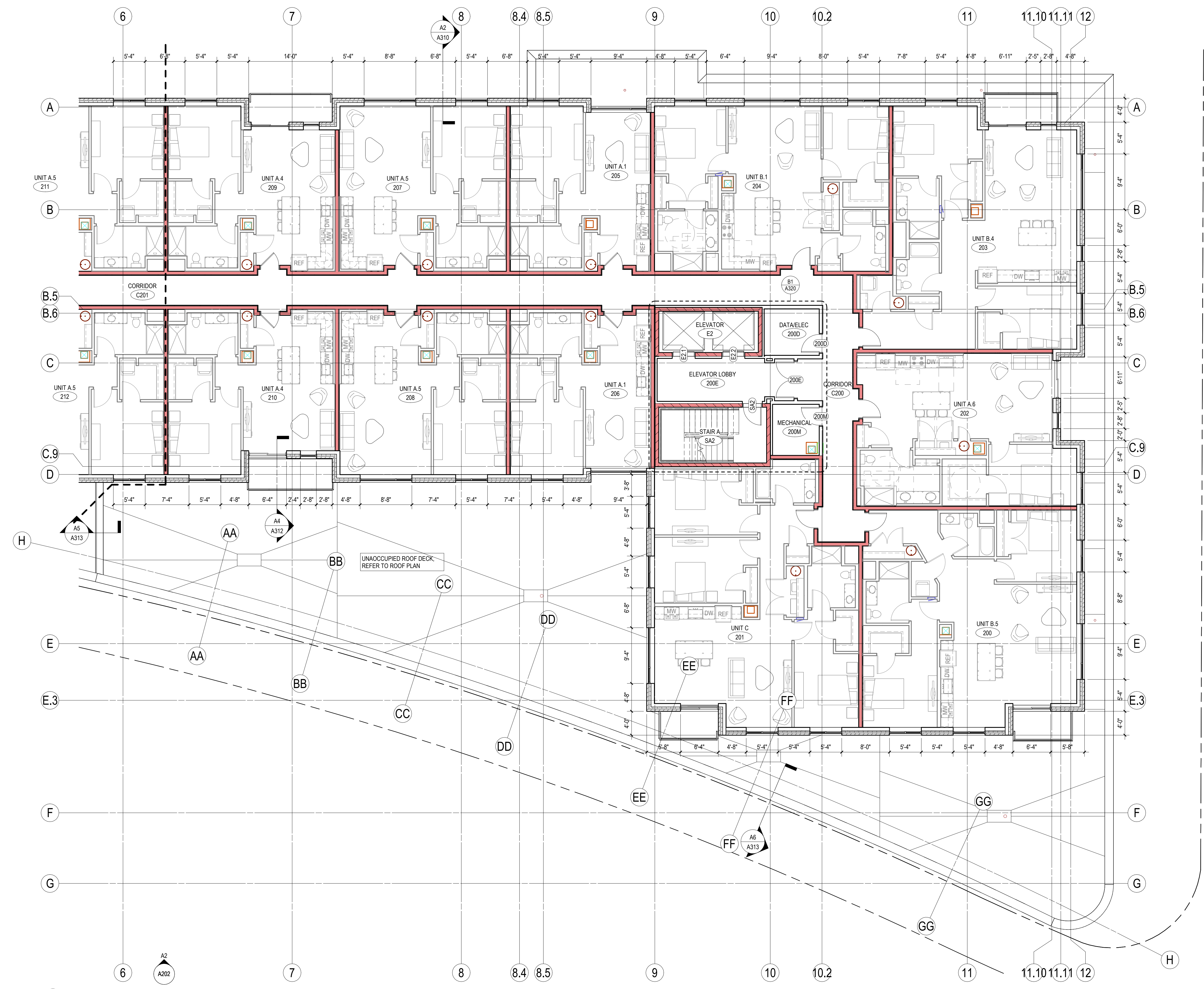
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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

2ND-6TH FLR PLAN - EAST

A102E

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A2 2ND FLR PLAN - EAST
 1/8" = 1'-0"

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UNIT MIX											
UNIT DESIGNATION	UNIT DESCRIPTION	NET AREA	LEVEL					UNIT COUNT	BEDROOM COUNT	TOTAL NET UNIT AREA	% OF TOTAL UNITS
			1 ST FLR	2 ND FLR	3 RD FLR	4 TH FLR	5 TH FLR				
UNIT A.1	1 BR/1 BATH	630	2	2	2	2	2	10	6,300	10%	
UNIT A.2	1 BR/1 BATH	697	1	1	1	1	1	5	3,485	5%	
UNIT A.3	1 BR/1 BATH	670	1	1	1	1	1	5	3,350	5%	
UNIT A.4	1 BR/1 BATH	705	5	5	5	5	5	25	17,625	25%	
UNIT A.5	1 BR/1 BATH	767	4	4	4	4	4	20	15,340	20%	
UNIT A.6	1 BR/1 BATH	670	1	0	1	0	1	3	2,610	3%	
UNIT A.6 TYPE 'A'	1 BR/1 BATH	670	0	1	0	1	0	2	1,740	2%	
UNIT B.1	2 BR/2 BATH	1,080	0	1	0	1	0	2	2,160	2%	
UNIT B.1 TYPE 'A'	2 BR/2 BATH	1,080	1	0	1	0	1	3	3,240	3%	
UNIT B.2	2 BR/2 BATH	1,091	1	1	1	1	1	5	5,455	5%	
UNIT B.3	2 BR/2 BATH	1,287	1	1	1	1	1	5	6,435	5%	
UNIT B.4	2 BR/2 BATH	1,254	1	1	1	1	1	5	6,270	5%	
UNIT B.5	2 BR/2 BATH	1,250	1	1	1	1	1	5	6,250	5%	
UNIT C	3 BR/2 BATH	1,360	1	1	1	1	1	5	6,800	5%	
* TYPE 'A' ACCESSIBLE DWELLING UNIT: 5 UNITS, 5% OF TOTAL UNITS											
TOTALS								100	135	87,060	100%

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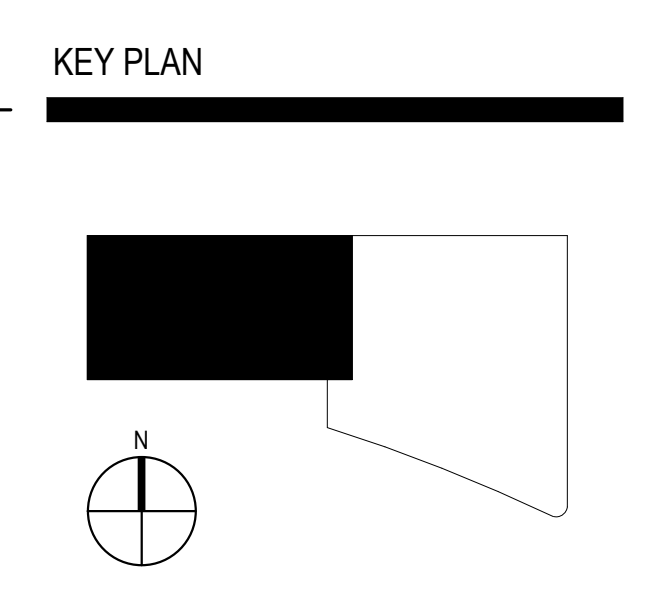
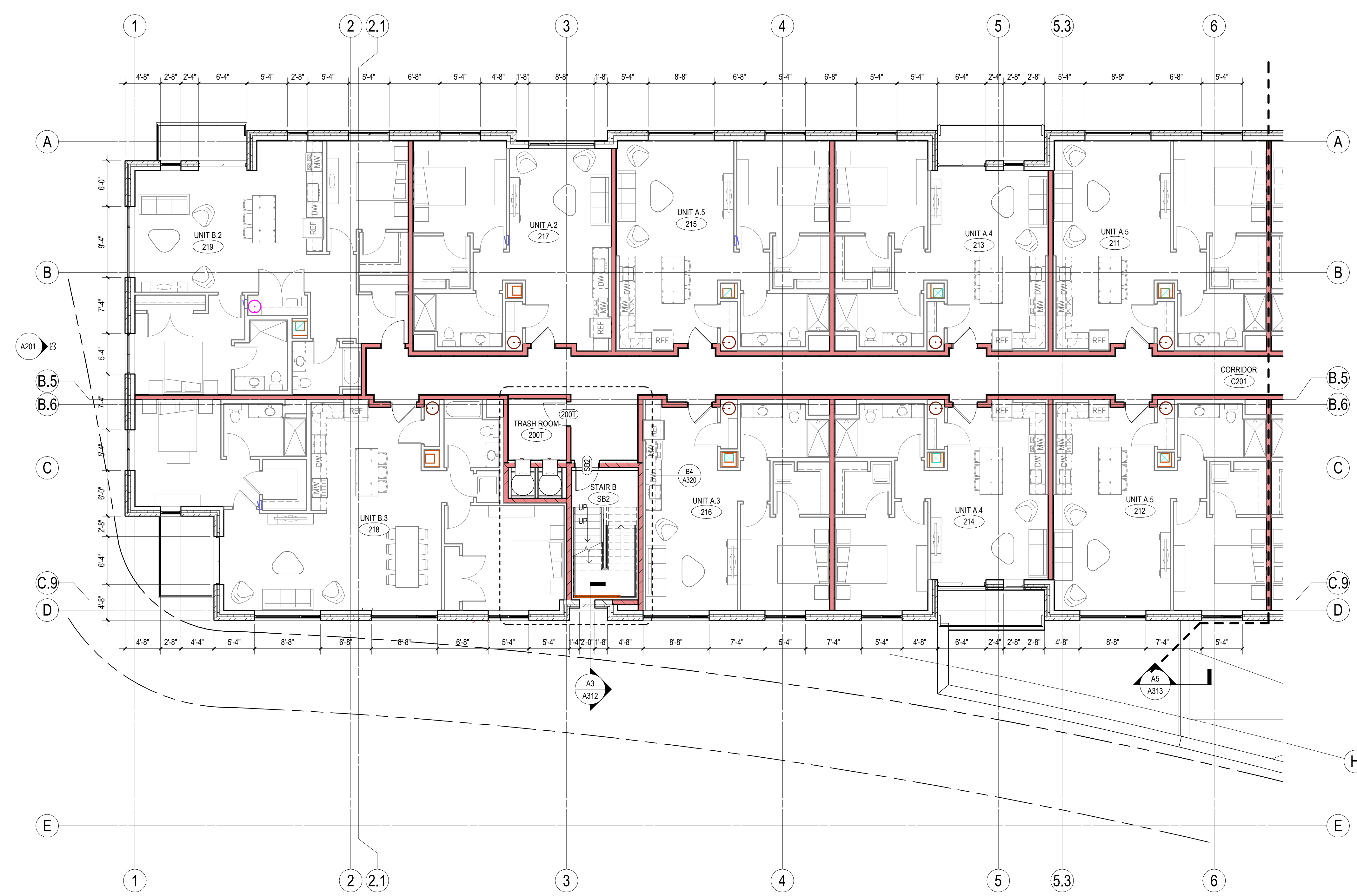
PROJECT INFORMATION
HILLDALE PHASE 3 - RESIDENTIAL

KEYNOTES PER SHEET

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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

2ND-6TH FLR PLAN - WEST



A2 2ND FLR PLAN - WEST
 1/8" = 1'-0"

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SHEET NOTES - FLOOR PLAN

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HILDALE PHASE 3 - RESIDENTIAL

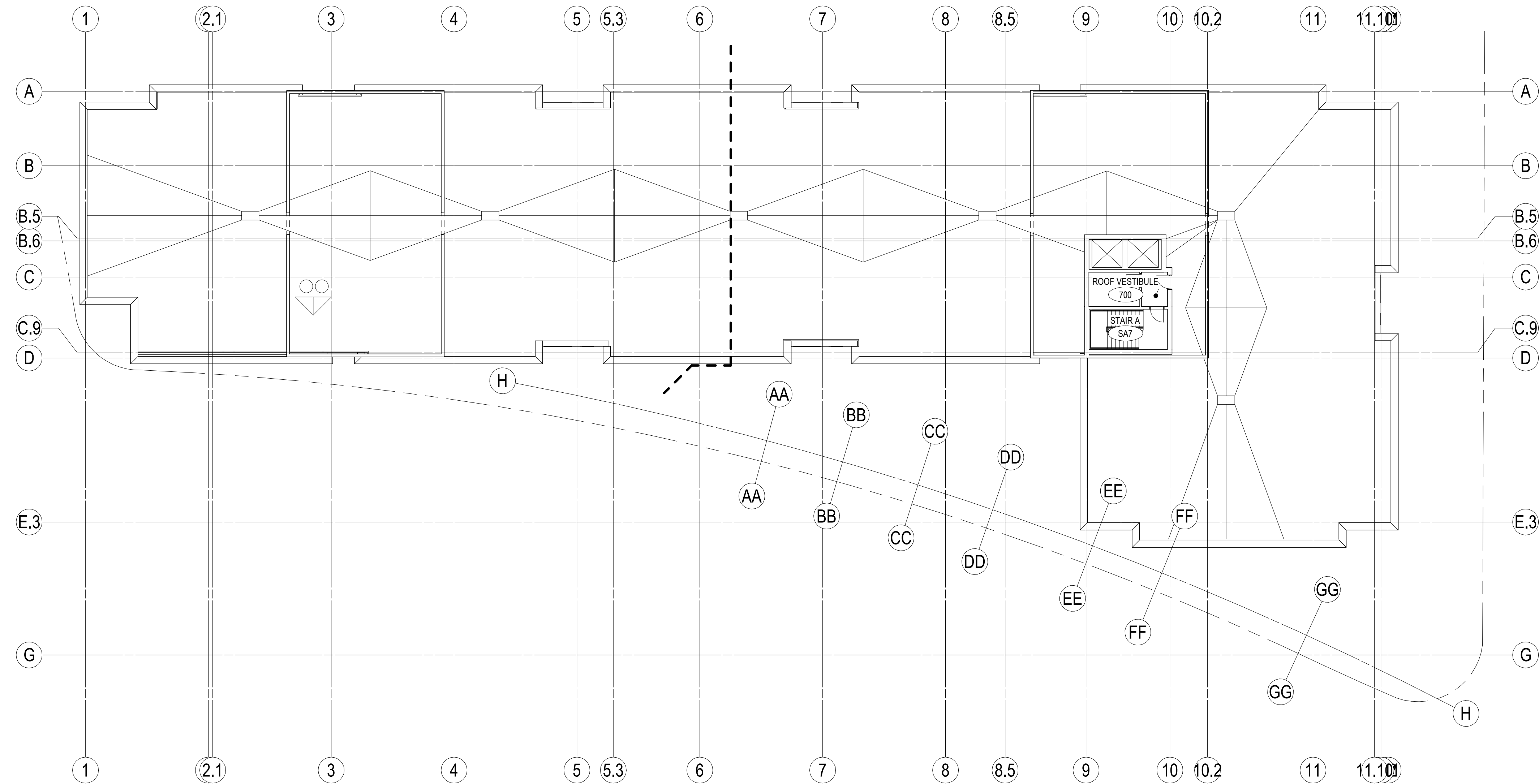
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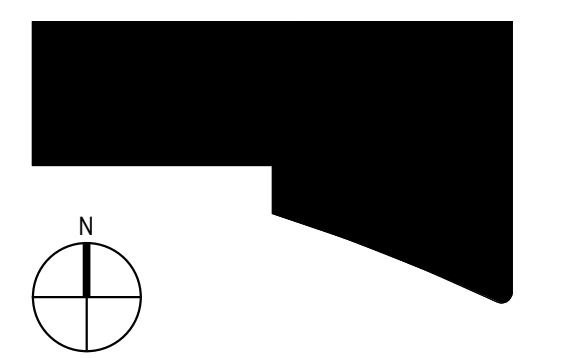
ISSUANCE AND REVISIONS

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C



KEY PLAN



B

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

ROOF PLAN - OVERALL

A107

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A3 ROOF
 1/16" = 1'-0"

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SHEET NOTES - ROOF PLAN

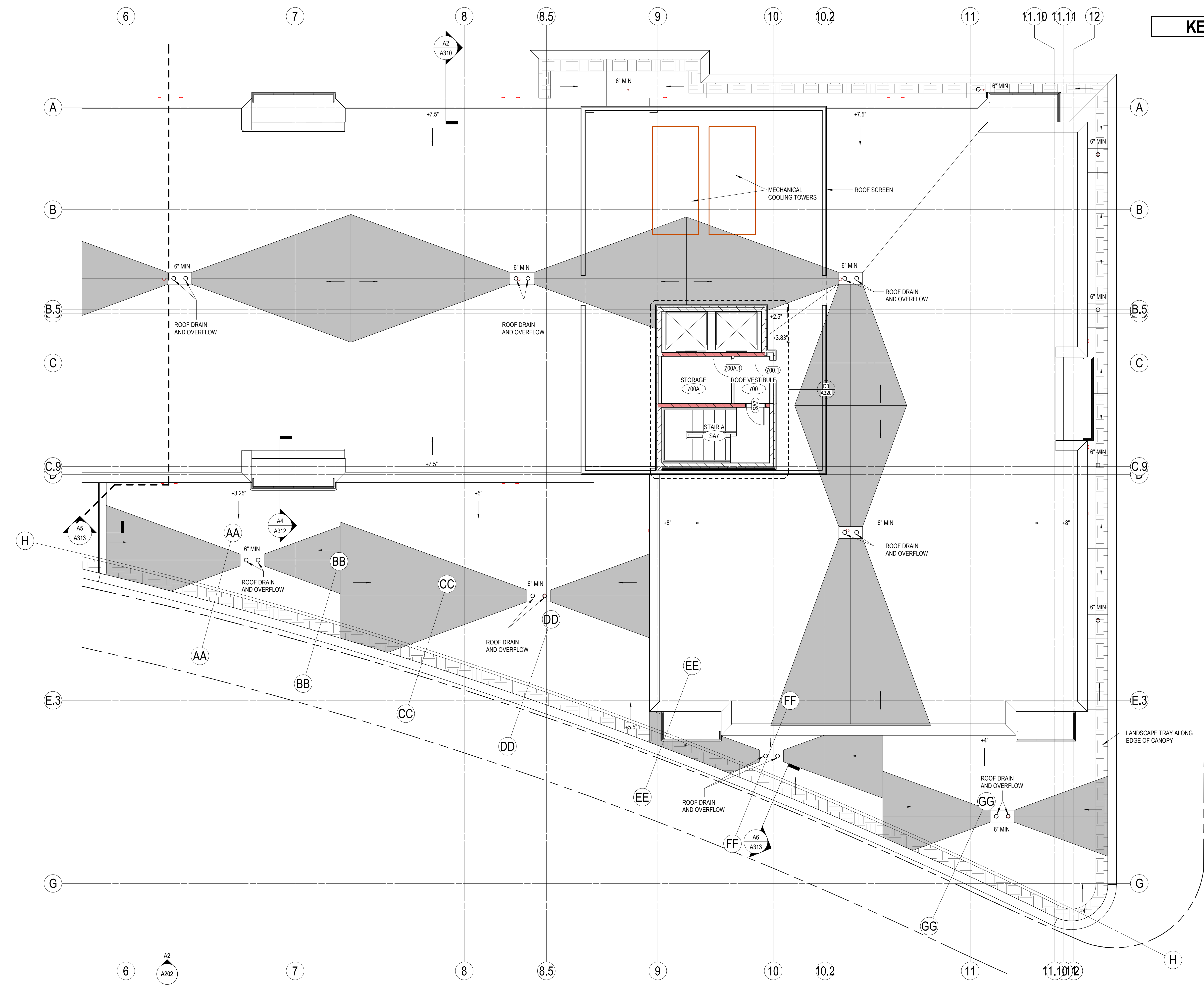
- ALL CONTRACTORS SHALL COORDINATE AND LOCATE ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
- PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENT FOR WARRANTY AND CURRENT NRCA STANDARDS.
- PROVIDE 4'-0" X 4'-0" PANS AT ROOF DRAINS TO ACCOMMODATE FOR SLOPE AT ACTUAL LOCATION OF ROOF DRAINS AT COLUMNS.
- PROVIDE TAPERED INSULATION SADDLES AND CRICKETS AT 1/4" PER FOOT AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.

ROOF PLAN LEGEND

- RD ROOF DRAIN
- OFD OVERFLOW DRAIN
- MEMBRANE ROOF PAVER
- X" INSULATION THICKNESS
- SLOPE DIRECTION OF ROOF & TAPERED INSULATION
- CRICKETS AND SADDLES

SEE SHEET A000 FOR ROOF ASSEMBLY INFORMATION

KEYNOTES PER SHEET



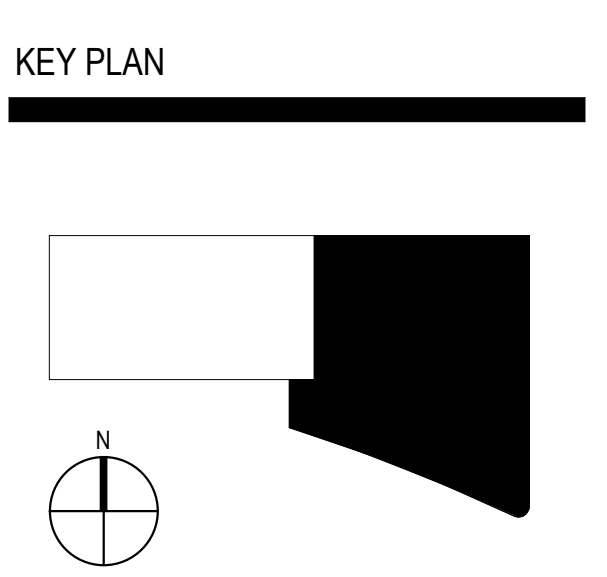
1 ROOF PLAN - EAST
1/8" = 1'-0"

PROJECT INFORMATION
HILLDALE PHASE 3 - RESIDENTIAL

401 N SEGOE RD
MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/13/2023	CITY SUBMITTAL



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER JP
PROJECT NUMBER 719494-01

ROOF PLAN - EAST
A107E
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SHEET NOTES - ROOF PLAN	
1.	ALL CONTRACTORS SHALL COORDINATE AND LOCATE ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
2.	PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENT FOR WARRANTY AND CURRENT NRCA STANDARDS.
3.	PROVIDE 4'-0" X 4'-0" PANS AT ROOF DRAINS TO ACCOMMODATE FOR SLOPE AT ACTUAL LOCATION OF ROOF DRAINS AT COLUMNS.
4.	PROVIDE TAPERED INSULATION SADDLES AND CRICKETS AT 1/4" PER FOOT AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.

ROOF PLAN LEGEND	
RD	ROOF DRAIN
OFD	OVERFLOW DRAIN
	MEMBRANE ROOF PAVER
X"	INSULATION THICKNESS
	SLOPE DIRECTION OF ROOF & TAPERED INSULATION
	CRICKETS AND SADDLES
SEE SHEET A000 FOR ROOF ASSEMBLY INFORMATION	

KEYNOTES PER SHEET



milwaukee | madison | green bay | denver | atlanta

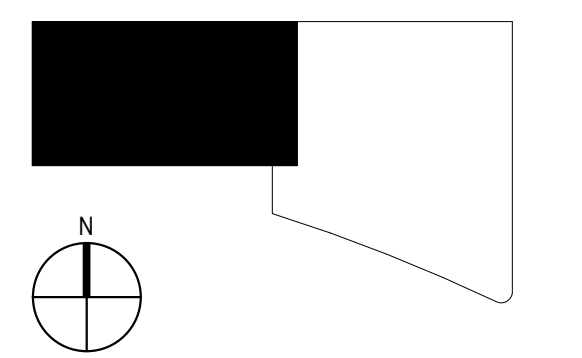
PROJECT INFORMATION
HILLDALE PHASE 3 - RESIDENTIAL

D 401 N SEGOE RD
 MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/13/2023	CITY SUBMITTAL

KEY PLAN



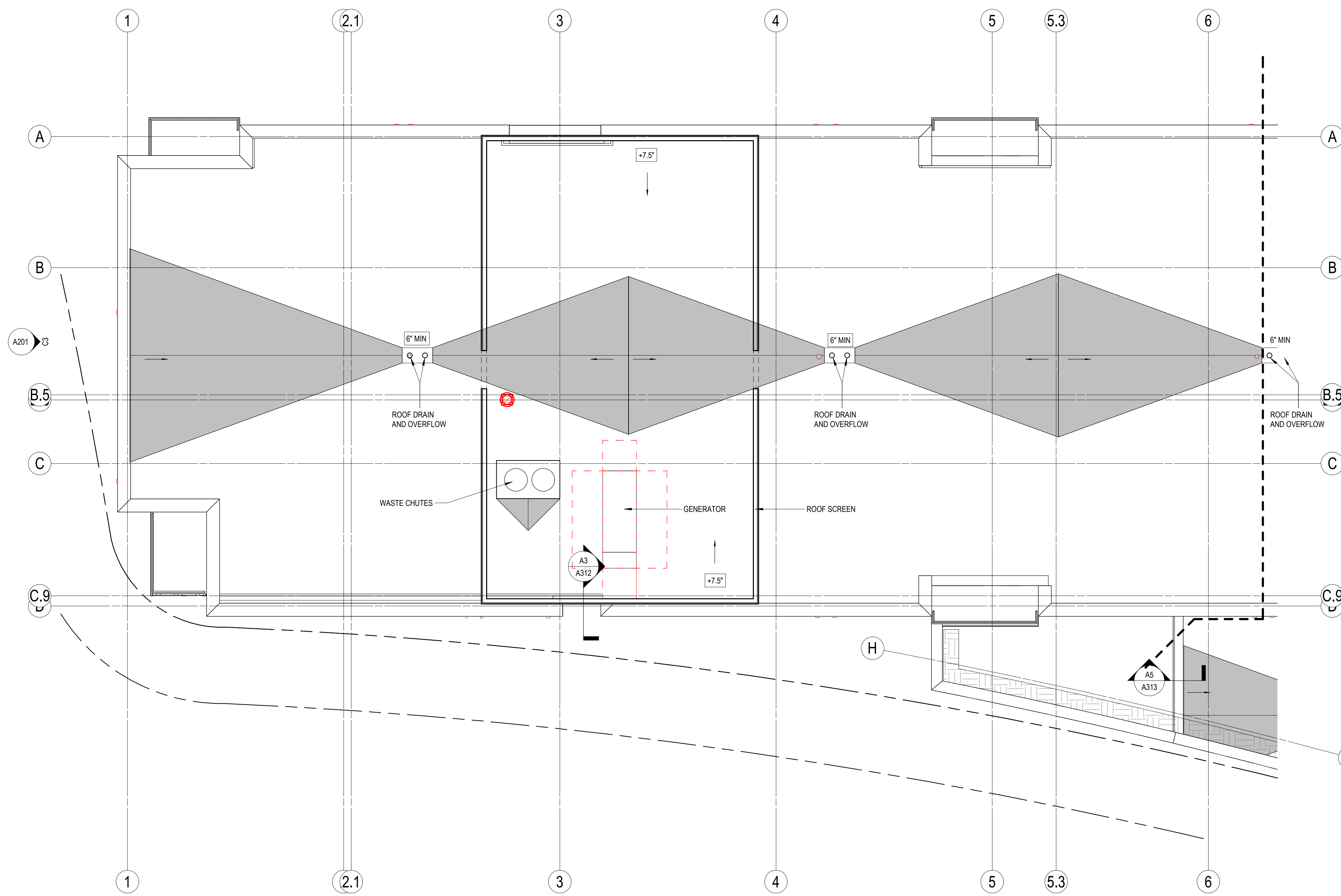
SHEET INFORMATION

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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

ROOF PLAN - WEST
A107W

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1 ROOF PLAN - WEST
 1/8" = 1'-0"



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SHEET NOTES - EXTERIOR ELEVATIONS

- SEE SHEET A200-A222 FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
- ALL OUTSIDE CORNERS OF MASONRY TO BE BULLNOSED INCLUDING OPENING JAMBS.
- EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.
- ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.
- MJ= INDICATES MOVEMENT JOINT - 1/2" GAP.
- PJ= INDICATES METAL PANEL JOINT - 1/2" GAP.

KEYNOTES PER SHEET

B-1A	GLEN-GERY REVERE PEWTER VELOUR, MODULAR BRICK, STACK STRETCHER BOND
B-1B	GLEN-GERY REVERE PEWTER VELOUR, MODULAR BRICK, SOLDIER STRETCHER BOND
B-2A	BELDEN BRICK CO. COLONY BLEND, MODULAR BRICK, STACK STRETCHER BOND
B-2B	BELDEN BRICK CO. COLONY BLEND, MODULAR BRICK, SOLDIER STRETCHER BOND
B-3	GLEN-GERY EBONITE SMOOTH, MODULAR BRICK, SOLDIER STRETCHER BOND
MP-1	ALUMINUM COMPOSITE PANEL, ALUCOBOND PLUS, SAGE GREEN, STANDING SEAM BATTENS
MP-2	ZINC COMPOSITE PANEL, FAIRVIEW ARCHITECTURAL, VITRABOND, FAUX ZINC FARK, FLAT FINISH, STANDING SEAM BATTENS
MS-1	EXPANDED METAL MESH PRIVACY SCREEN

EXTERIOR MATERIAL KEY

	GLEN-GERY REVERE PEWTER VELOUR, MODULAR BRICK, STACK STRETCHER BOND
	GLEN-GERY REVERE PEWTER VELOUR, MODULAR BRICK, SOLDIER STRETCHER BOND
	BELDEN BRICK CO. COLONY BLEND, MODULAR BRICK, STACK STRETCHER BOND
	BELDEN BRICK CO. COLONY BLEND, MODULAR BRICK, SOLDIER STRETCHER BOND
	GLEN-GERY EBONITE SMOOTH, MODULAR BRICK, SOLDIER STRETCHER BOND
	ALUMINUM COMPOSITE PANEL, ALUCOBOND PLUS, SAGE GREEN, STANDING SEAM BATTENS
	ZINC COMPOSITE PANEL, FAIRVIEW ARCHITECTURAL, VITRABOND, FAUX ZINC FARK, FLAT FINISH, STANDING SEAM BATTENS
	EXPANDED METAL MESH PRIVACY SCREEN

PROJECT INFORMATION
HILLDALE PHASE 3 - RESIDENTIAL

401 N SEGOE RD
MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/13/2023	CITY SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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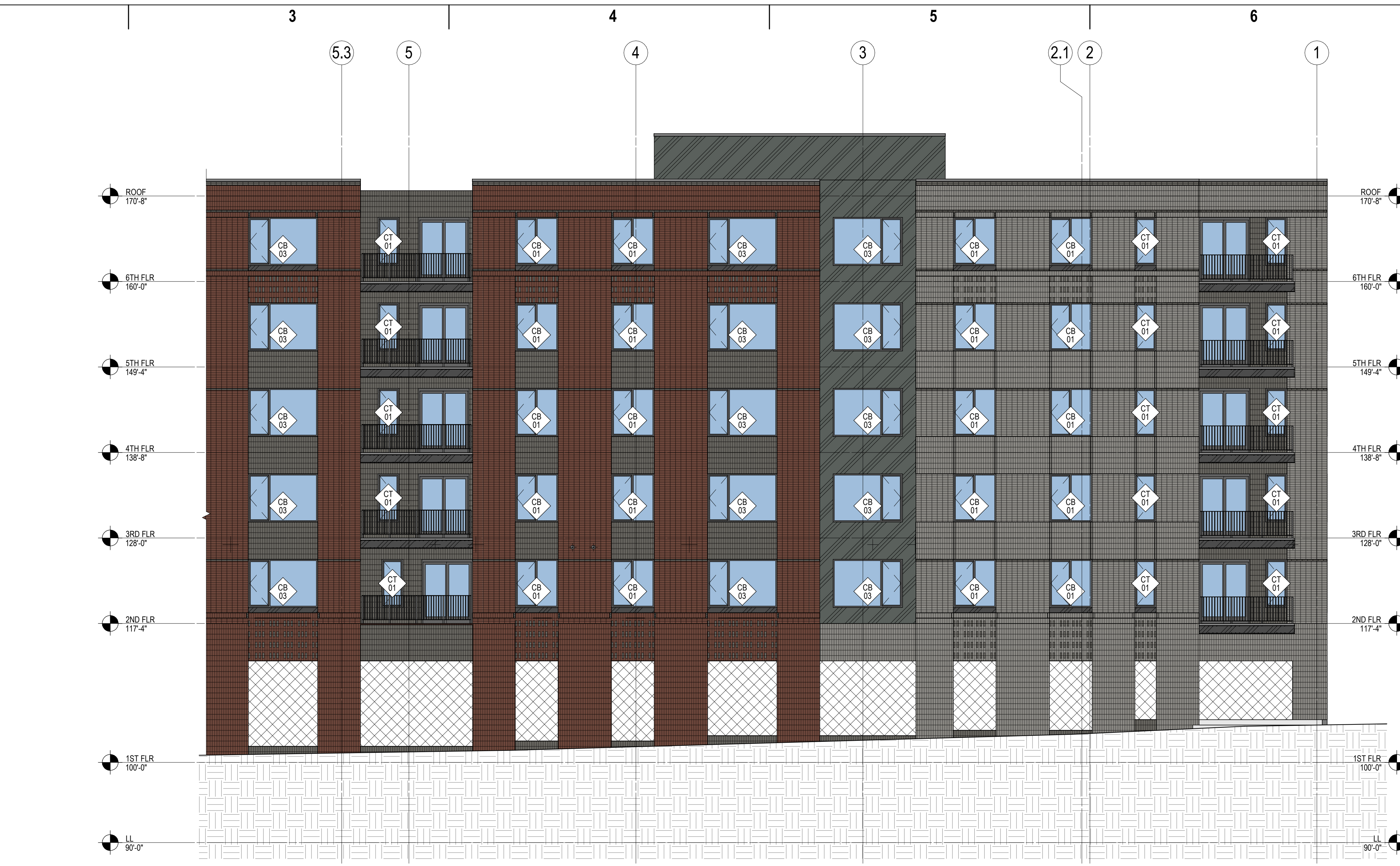
PROJECT MANAGER JP

PROJECT NUMBER 719494-01

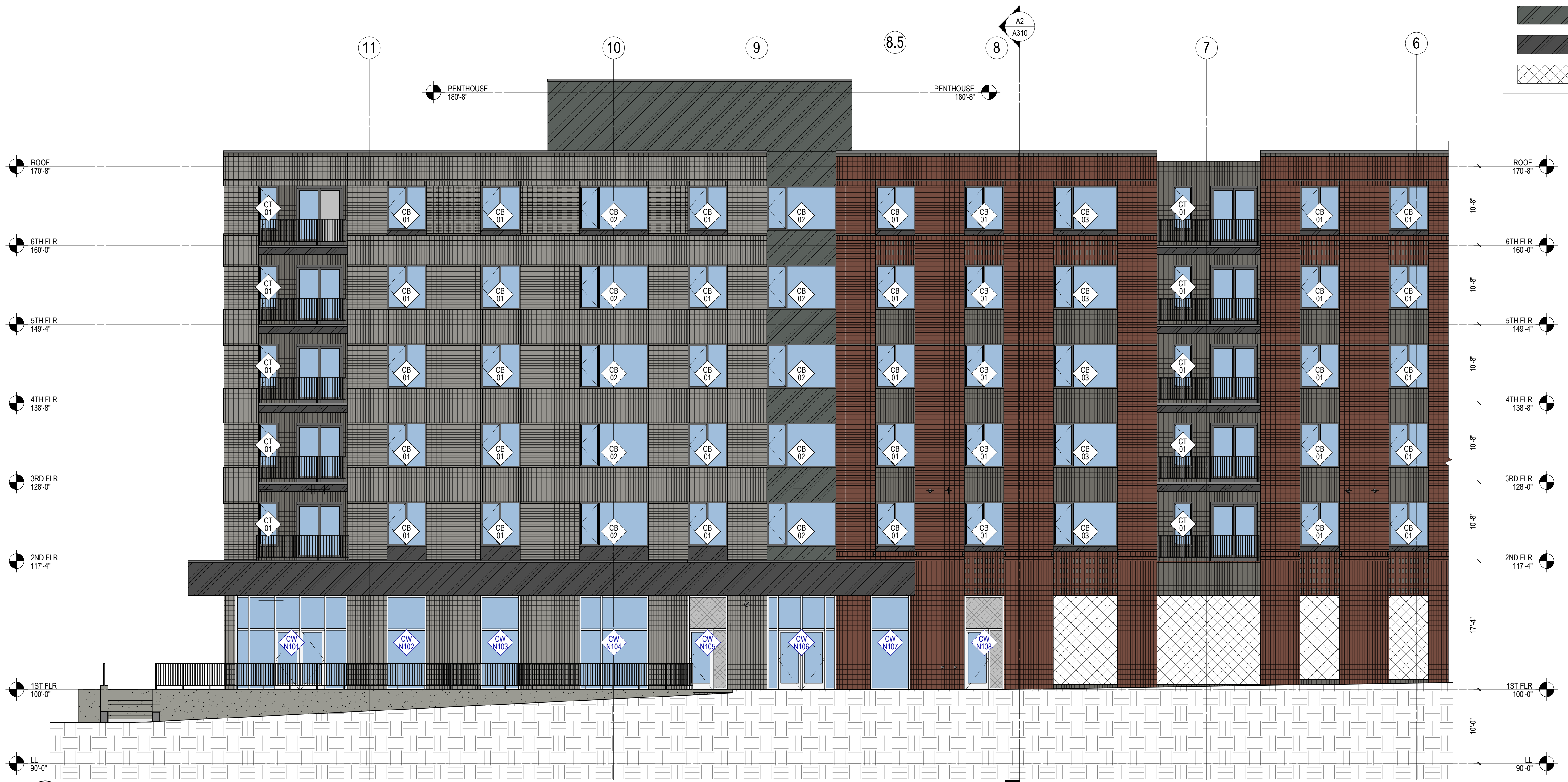
EXTERIOR ELEVATION - NORTH

A200

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C3 NORTH - WEST
1/8" = 1'-0"



B2 NORTH - EAST
1/8" = 1'-0"



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SHEET NOTES - EXTERIOR ELEVATIONS	
1.	SEE SHEET A200-A222 FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
2.	ALL OUTSIDE CORNERS OF MASONRY TO BE BULLNOSED INCLUDING OPENING JAMBS.
3.	EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.
4.	ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.
5.	M= INDICATES MOVEMENT JOINT - 1/2" GAP
6.	PJ= INDICATES METAL PANEL JOINT - 1/2" GAP

KEYNOTES PER SHEET	
B-1A	GLEN-GERY REVERE FEWTER VELOUR, MODULAR BRICK, STACK STRETCHER BOND
B-1B	GLEN-GERY REVERE FEWTER VELOUR, MODULAR BRICK, SOLDIER STRETCHER BOND
B-2A	BELDEN BRICK CO. COLONY BLEND, MODULAR BRICK, STACK STRETCHER BOND
B-2B	BELDEN BRICK CO. COLONY BLEND, MODULAR BRICK, SOLDIER STRETCHER BOND
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MP-1	ALUMINUM COMPOSITE PANEL, ALUCOBOND PLUS, SAGE GREEN, STANDING SEAM BATTENS
MP-2	ZINC COMPOSITE PANEL, FAIRVIEW ARCHITECTURAL VITRABOND, FAUX ZINC FARK, FLAT FINISH, STANDING SEAM BATTENS
MS-1	EXPANDED METAL MESH PRIVACY SCREEN

PROJECT INFORMATION
HILLDALE PHASE 3 - RESIDENTIAL

401 N SEGOE RD
 MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/18/2022	SCHEMATIC DESIGN REVISIONS
03/13/2023	CITY SUBMITTAL

EXTERIOR MATERIAL KEY	
	GLEN-GERY REVERE FEWTER VELOUR, MODULAR BRICK, STACK STRETCHER BOND
	GLEN-GERY REVERE FEWTER VELOUR, MODULAR BRICK, SOLDIER STRETCHER BOND
	BELDEN BRICK CO. COLONY BLEND, MODULAR BRICK, STACK STRETCHER BOND
	BELDEN BRICK CO. COLONY BLEND, MODULAR BRICK, SOLDIER STRETCHER BOND
	GLEN-GERY EBONITE SMOOTH, MODULAR BRICK, SOLDIER STRETCHER BOND
	ALUMINUM COMPOSITE PANEL, ALUCOBOND PLUS, SAGE GREEN, STANDING SEAM BATTENS
	ZINC COMPOSITE PANEL, FAIRVIEW ARCHITECTURAL VITRABOND, FAUX ZINC FARK, FLAT FINISH, STANDING SEAM BATTENS
	EXPANDED METAL MESH PRIVACY SCREEN

KEY PLAN

SHEET INFORMATION

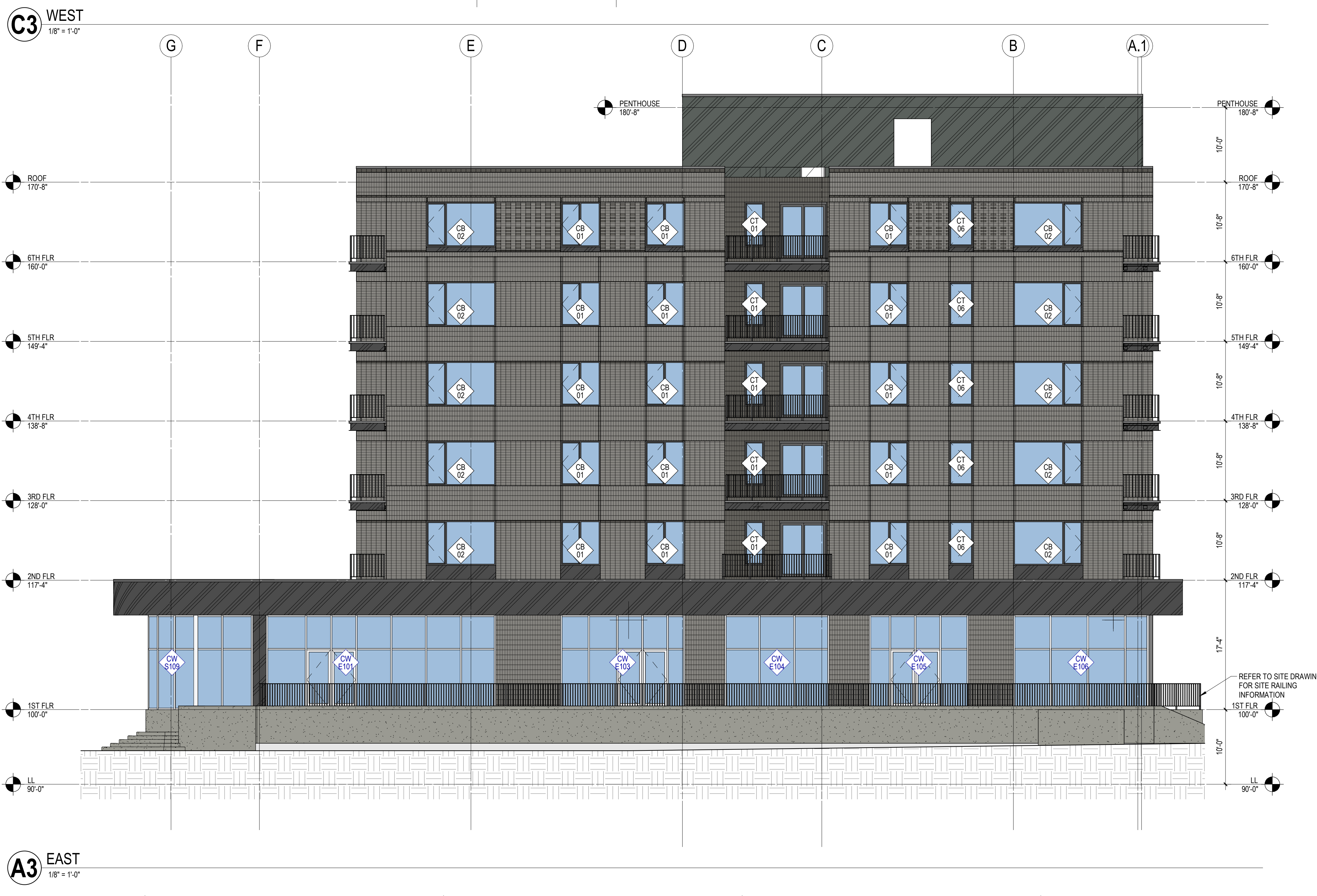
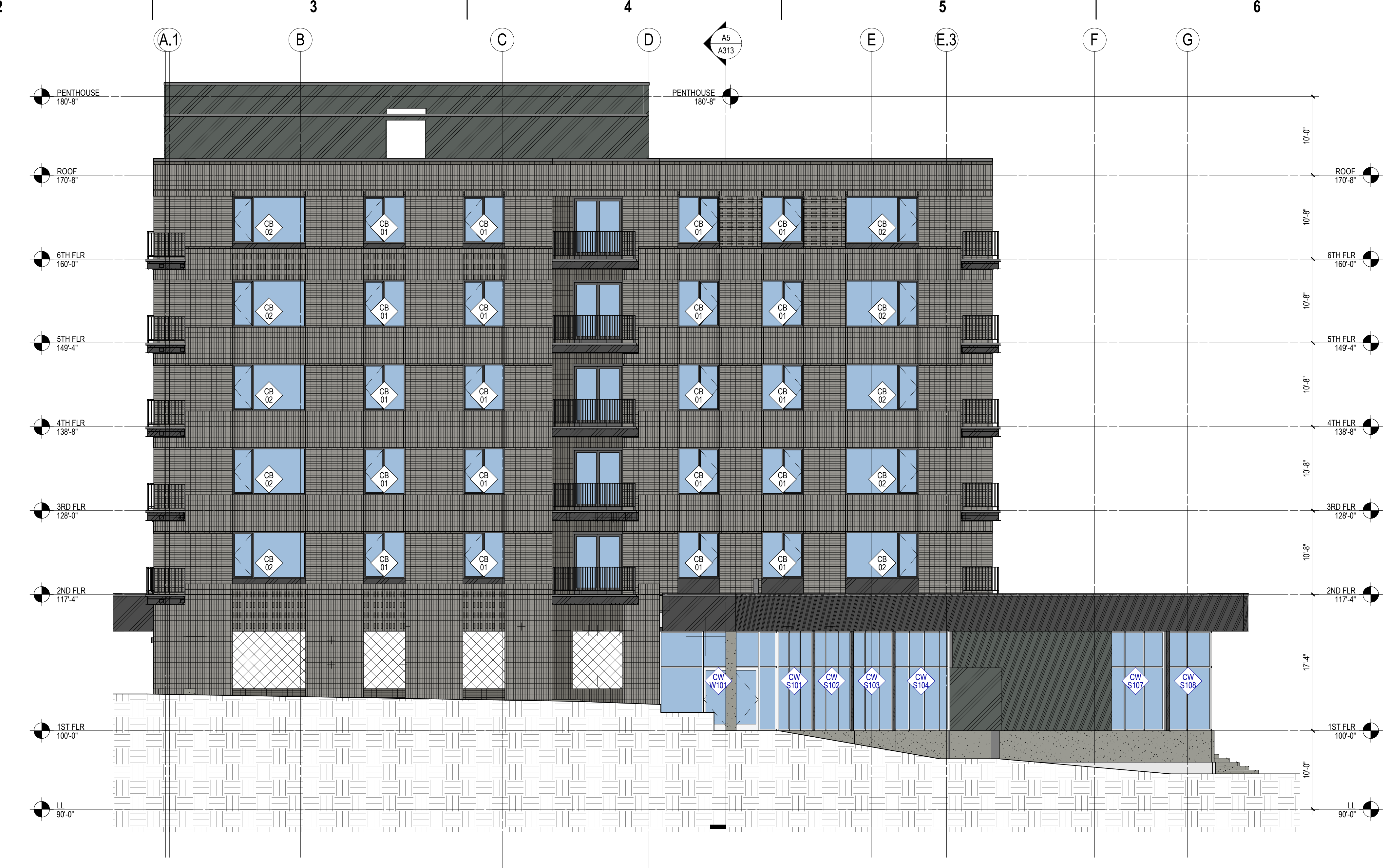
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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

EXTERIOR ELEVATION - EAST & WEST

A201

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A3 EAST
 1/8" = 1'-0"

REFER TO SITE DRAWINGS FOR SITE RAILING INFORMATION



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SHEET NOTES - EXTERIOR ELEVATIONS

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KEYNOTES PER SHEET

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- B-1B GLEN-GERY REVERE PEWTER VELOUR, MODULAR BRICK, SOLDIER STRETCHER BOND
- B-2A BELDEN BRICK CO. COLONY BLEND, MODULAR BRICK, STACK STRETCHER BOND
- B-2B BELDEN BRICK CO. COLONY BLEND, MODULAR BRICK, SOLDIER STRETCHER BOND
- B-3 GLEN-GERY EBONITE SMOOTH, MODULAR BRICK, SOLDIER STRETCHER BOND
- MP-1 ALUMINUM COMPOSITE PANEL, ALUCOBOND PLUS, SAGE GREEN, STANDING SEAM BATTENS
- MP-2 ZINC COMPOSITE PANEL, FAIRVIEW ARCHITECTURAL, VITRABOND, FAUX ZINC FARK, FLAT FINISH, STANDING SEAM BATTENS
- MS-1 EXPANDED METAL MESH PRIVACY SCREEN

EXTERIOR MATERIAL KEY

- GLEN-GERY REVERE PEWTER VELOUR, MODULAR BRICK, STACK STRETCHER BOND
- GLEN-GERY REVERE PEWTER VELOUR, MODULAR BRICK, SOLDIER STRETCHER BOND
- BELDEN BRICK CO. COLONY BLEND, MODULAR BRICK, STACK STRETCHER BOND
- BELDEN BRICK CO. COLONY BLEND, MODULAR BRICK, SOLDIER STRETCHER BOND
- GLEN-GERY EBONITE SMOOTH, MODULAR BRICK, SOLDIER STRETCHER BOND
- ALUMINUM COMPOSITE PANEL, ALUCOBOND PLUS, SAGE GREEN, STANDING SEAM BATTENS
- ZINC COMPOSITE PANEL, FAIRVIEW ARCHITECTURAL, VITRABOND, FAUX ZINC FARK, FLAT FINISH, STANDING SEAM BATTENS
- EXPANDED METAL MESH PRIVACY SCREEN

PROJECT INFORMATION
HILLDALE PHASE 3 - RESIDENTIAL

401 N SEGOE RD
MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/13/2023	CITY SUBMITTAL

KEY PLAN

SHEET INFORMATION

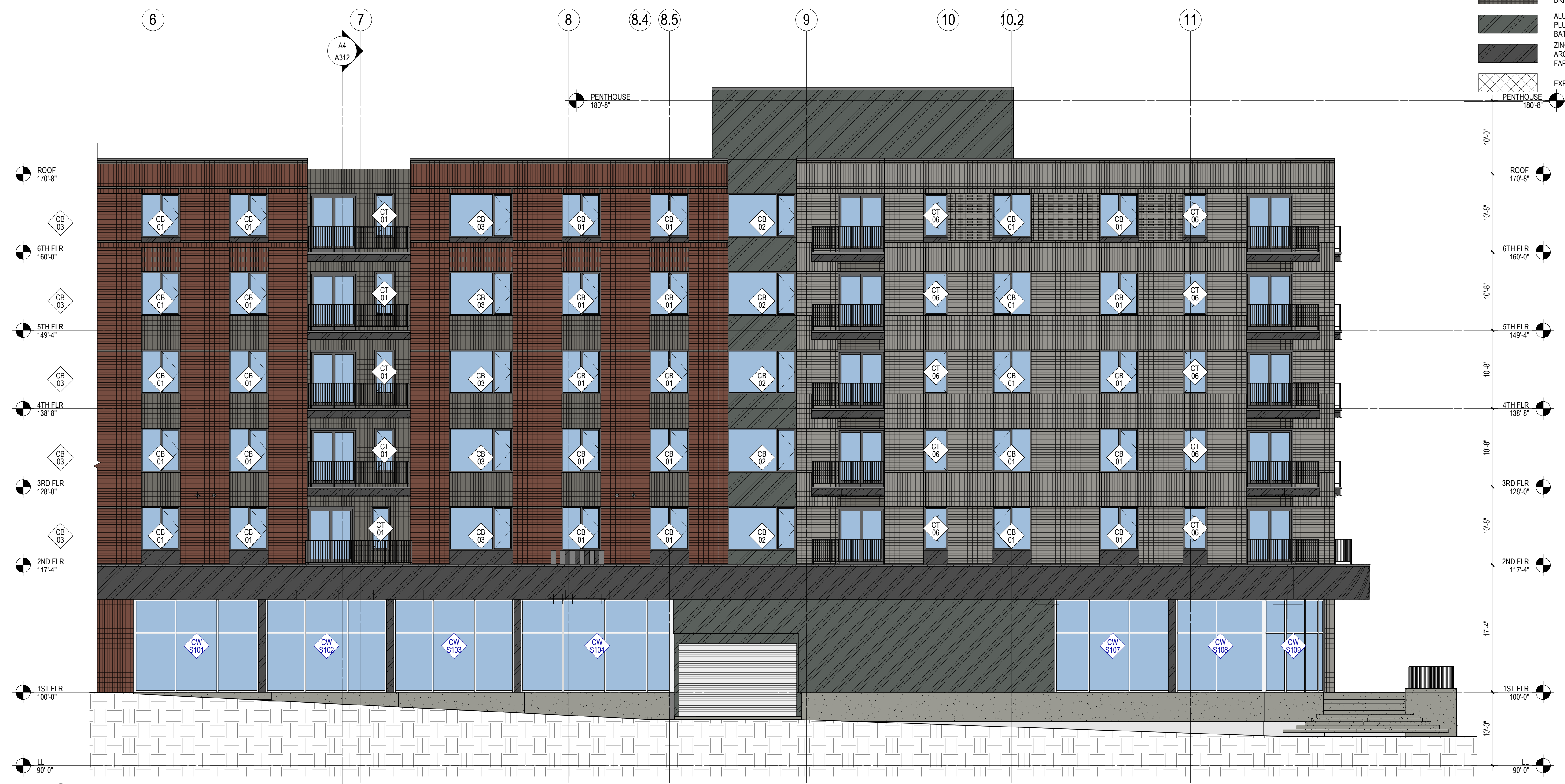
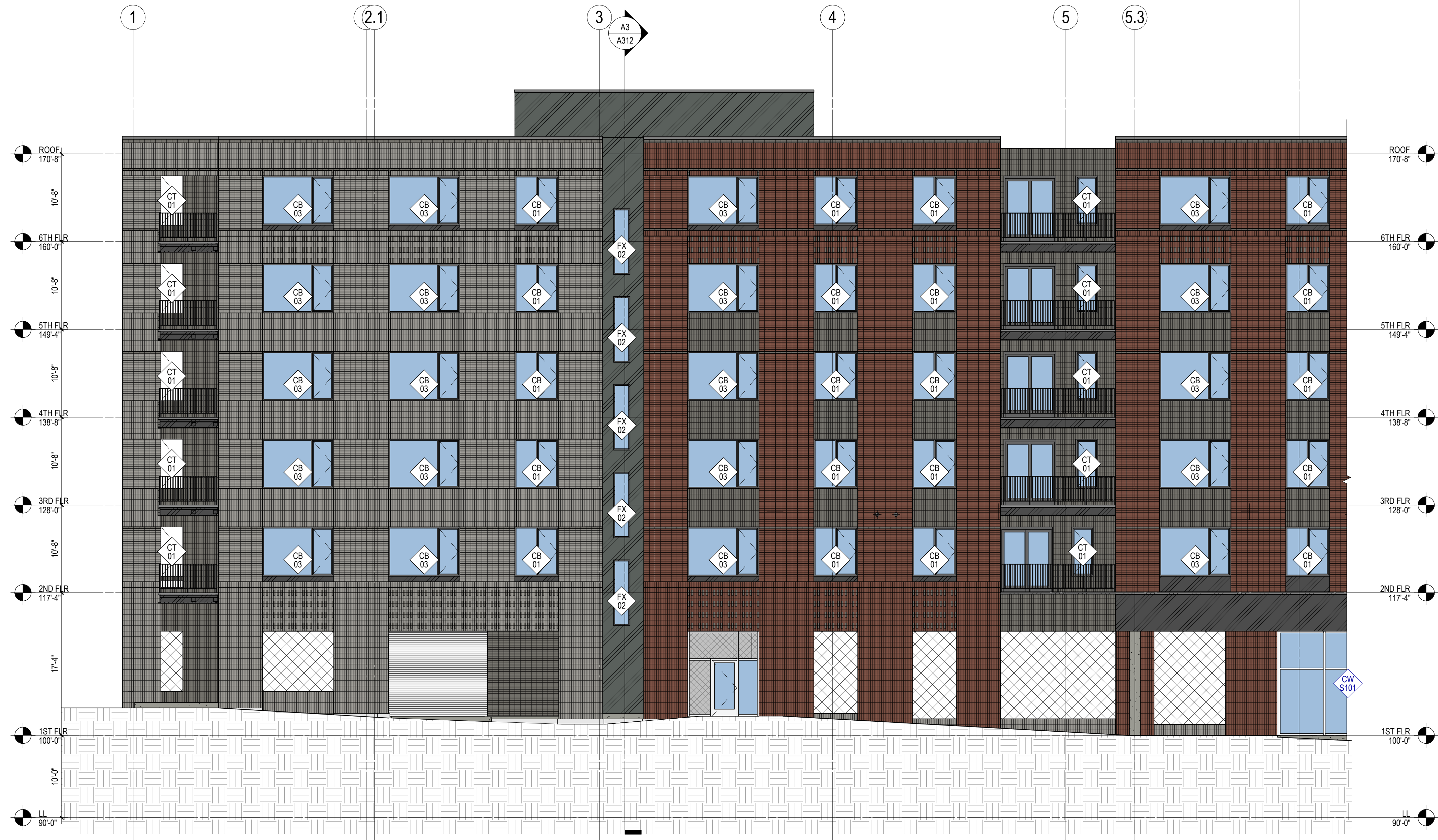
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PROJECT MANAGER JP
PROJECT NUMBER 719494-01

EXTERIOR ELEVATION - SOUTH

A202

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1 2 3 4 5 6 7

1 2 3 4 5 6 7

E

D

C

B

A

E

D

C

B

A

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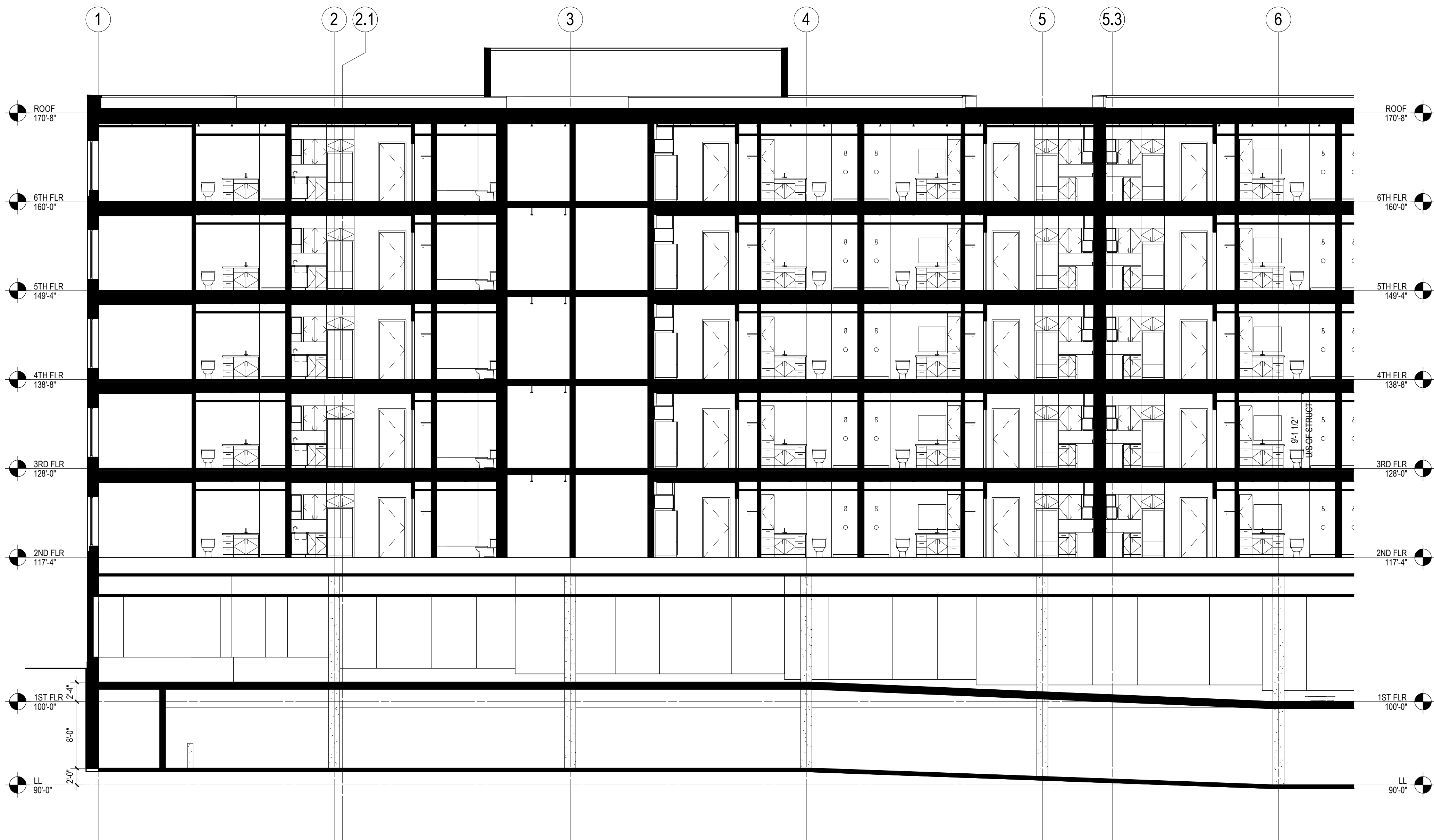
KEYNOTES PER SHEET



milwaukee | madison | green bay | denver | atlanta

E

E



C2 BUILDING SECTION - WEST
1/8" = 1'-0"

PROJECT INFORMATION
HILDALE PHASE 3 -
RESIDENTIAL

D 401 N SEGOE RD
MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/13/2023	CITY SUBMITTAL

C

C



A2 BUILDING SECTION - EAST
1/8" = 1'-0"

KEY PLAN

B

B

SHEET INFORMATION

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PROJECT MANAGER JP
PROJECT NUMBER 719494-01

A

A

BUILDING SECTIONS
- EAST/WEST

A300

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KEYNOTES PER SHEET



milwaukee | madison | green bay | denver | atlanta

E

E

D

D

C

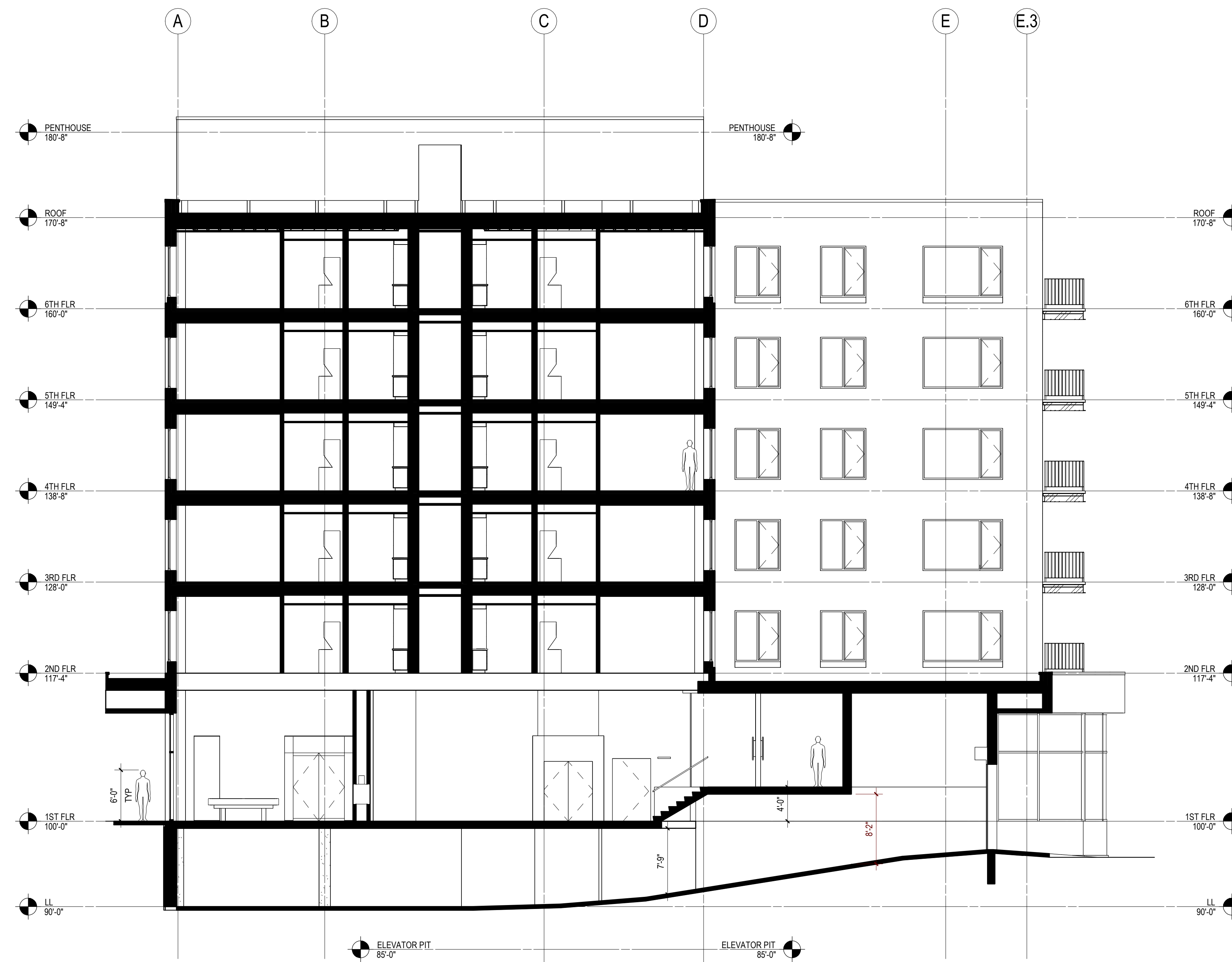
C

B

B

A

A



A3 BUILDING SECTION - NORTH-SOUTH
1/8" = 1'-0"

PROJECT INFORMATION
HILLDALE PHASE 3 - RESIDENTIAL

401 N SEGOE RD
MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/13/2023	CITY SUBMITTAL

KEY PLAN

SHEET INFORMATION

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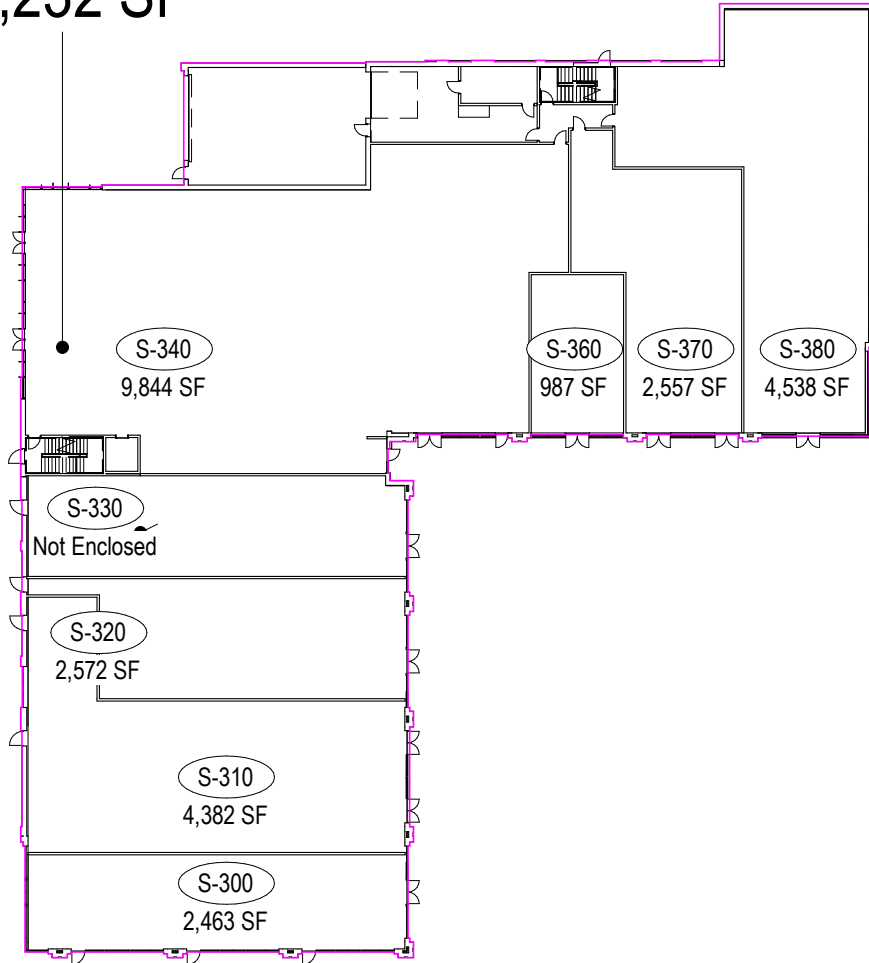
PROJECT MANAGER JP
PROJECT NUMBER 719494-01

BUILDING SECTIONS - NORTH/SOUTH

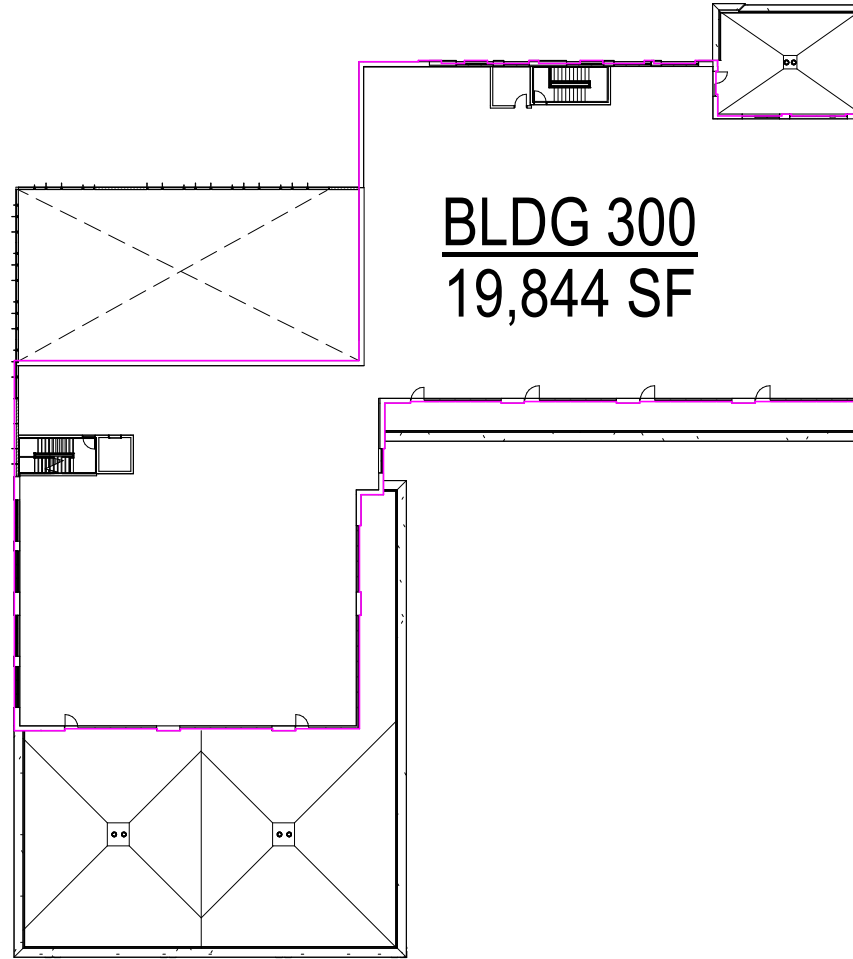
A301

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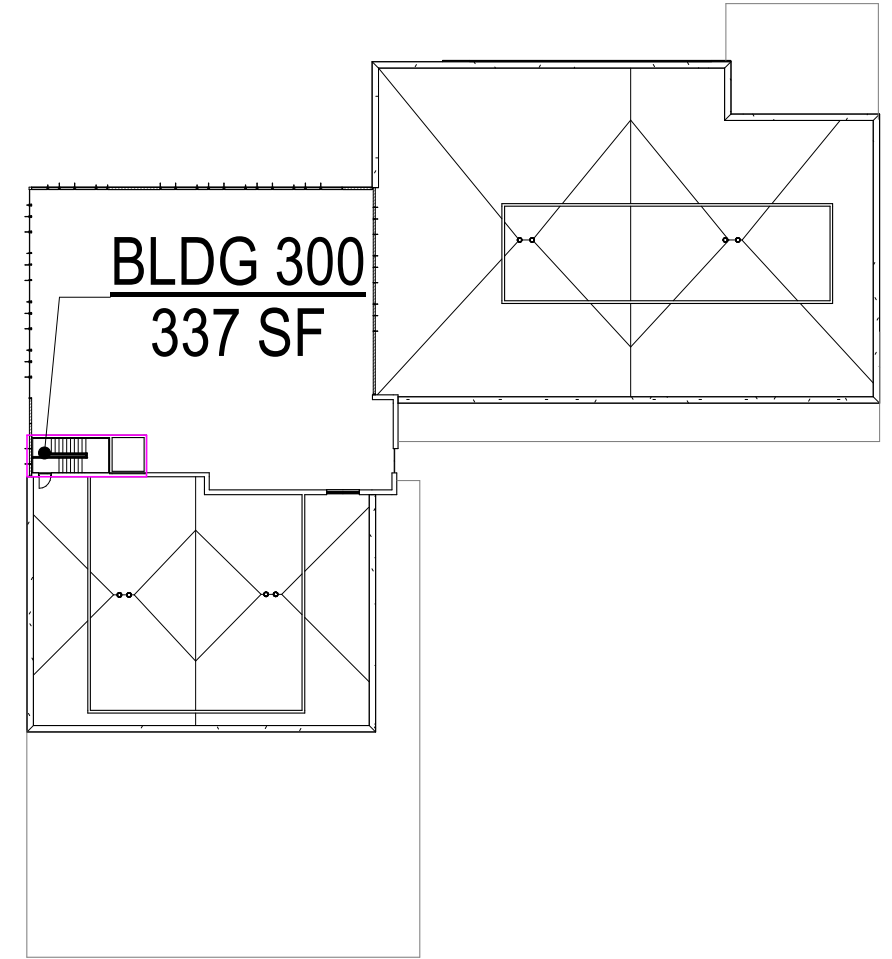
BLDG 300
34,232 SF



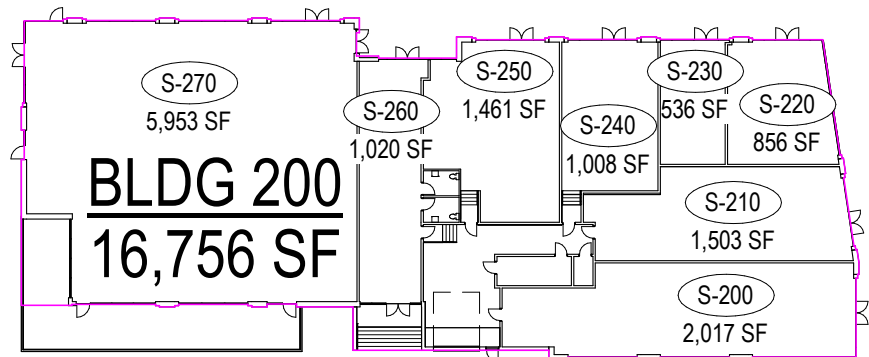
BLDG 300 - 1ST FLR



BLDG 300 - 2ND FLR



BLDG 300 - 3RD FLR



BLDG 200 - 1ST FLR

BUILDING 200 - GSF		
Name	Level	Area
BLDG 200	BLDG 200 - 1ST FLR	16,756 SF
Grand total: 1		16,756 SF

BUILDING 300 - GSF		
Name	Level	Area
BLDG 300	BLDG 300 - 1ST FLR	34,232 SF
BLDG 300	BLDG 300 - 2ND FLR	19,844 SF
BLDG 300	BLDG 300 - LOW ROOF	337 SF
Grand total: 3		54,413 SF

KEYNOTES PER SHEET

Bird Glass Key:
 Green outline indicates facade area
 Blue outline indicates window area
 Glass with no fill indicates bird glass
 Magenta outline/fill indicates no bird glass

SHEET NOTES - EXTERIOR ELEVATIONS

- REFER TO BUILDING 200 AND 300 NARRATIVE FOR DETAILED EXPLANATION OF EXTERIOR MATERIALS
- PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS
- ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED
- EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR

EXTERIOR MATERIALS

BC-1	MASONRY BRICK
BC-2	MASONRY BRICK
BC-3	MASONRY BRICK
BC-4	MASONRY BRICK
BC-5	MASONRY BRICK
BC-6	MASONRY BRICK
BC-7	MASONRY BRICK
C-1	BOARD FORMED CONCRETE
MC-1	CORRUGATED METAL
MC-2	CORRUGATED METAL
MP-1	METAL PANEL
MP-2	METAL PANEL
MP-3	METAL PANEL
MS-1	METAL PANEL SCREEN
S-1	STONE
S-2	STONE
S-3	STONE
E1	ALUMINUM PARAPET FLASHING
E2	METAL PIPE HANDRAIL
E3	PARAPET MOUNTED METAL PIPE HANDRAIL
E4	PERFORATED METAL SIGN BAND
E5	STEEL OVERHEAD DOOR
E6	METAL FINIS (DXT) PROJECTING FROM METAL FAÇADE. MATERIAL, FINISH TO MATCH FAÇADE PANELS
E7	AWNINGS, MASONRY PAINTED BY TENANT
E8	MURAL GRAPHICS BY DEVELOPER



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PROJECT INFORMATION

Hilldale - Phase 3 - Buildings 200 and 300

702 N. Midvale Blvd. Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/13/2023	CITY SUBMITTAL

KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

EXTERIOR ELEVATIONS - 200

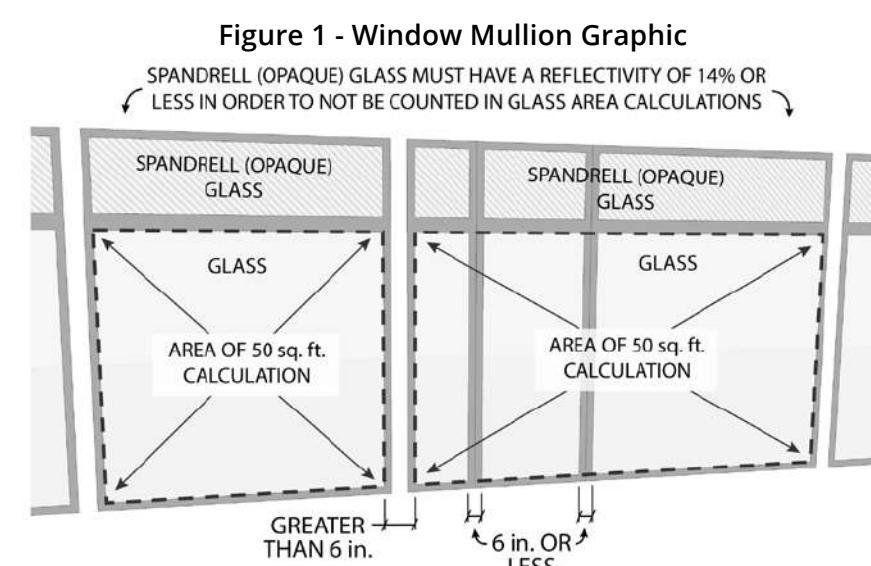
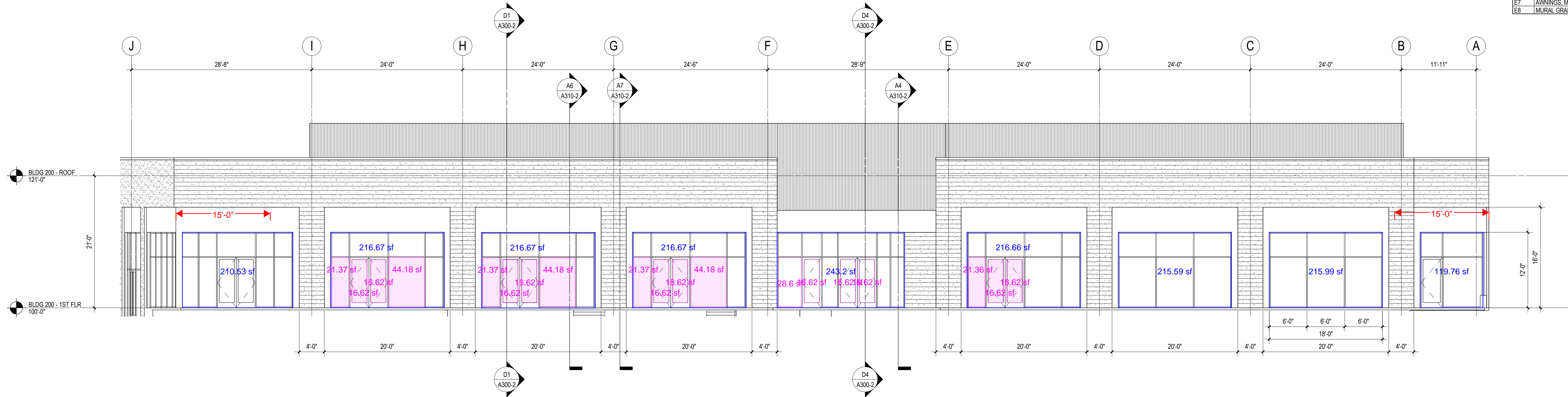
A200-2

E

D

C

C1 WEST ELEVATION
 1/8" = 1'-0"



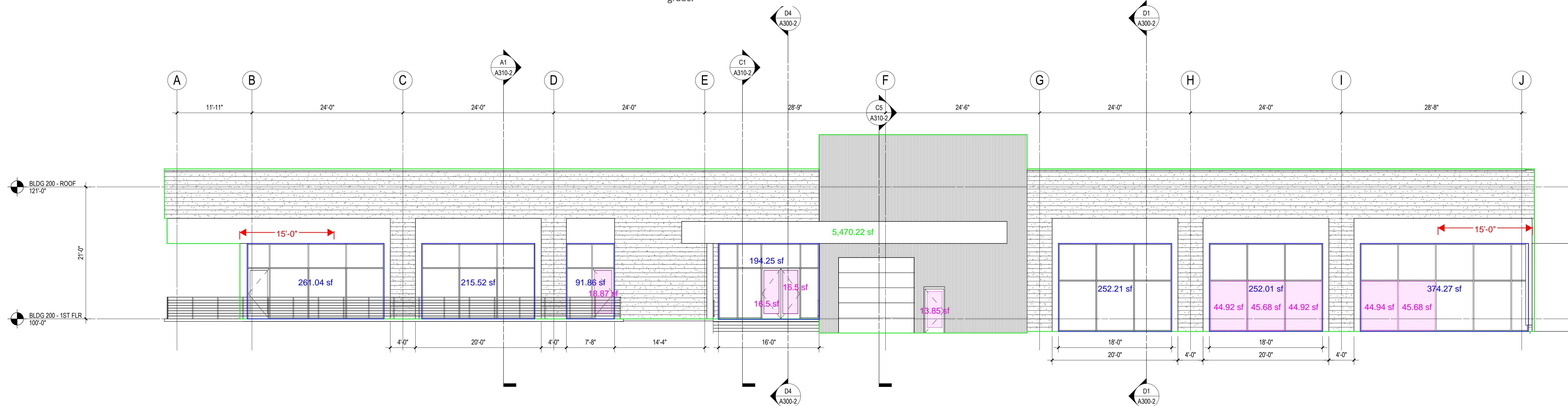
- For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass:
 - At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
 - Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.
- All glass railings must be treated.
- All glass on enclosed building connections shall be treated up to sixty (60) feet above-grade.

	East	bird glass req'd	amount of bird glass provided		West	bird glass req'd	amount of bird glass provided
Total Facade Area	5471			Total Facade Area	5141		
glass area	261	261	261	glass area	211	211	211
	216	216	216		1302	1202.28	984.26
	92	73.13	73.13		243	209.76	181.16
	195	162	162		120	120	120
	504	504	368	glass total area	1876	1743.04	1496.42
	375	375	284	glass % of façade	36.49%		
glass total area	1643	1591.13	1364.13	% bird glass provided vs req'd		85.85%	
glass % of façade	30.03%						
% bird glass provided vs req'd			85.73%				

B

A

A1 EAST ELEVATION
 1/8" = 1'-0"



KEYNOTES PER SHEET

Bird Glass Key:
 Green outline indicates facade area
 Blue outline indicates window area
 Glass with no fill indicates bird glass
 Magenta outline/fill indicates no bird glass

SHEET NOTES - EXTERIOR ELEVATIONS

- REFER TO BUILDING 200 AND 300 NARRATIVE FOR DETAILED EXPLANATION OF EXTERIOR MATERIALS
- PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.
- ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED.
- EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.

EXTERIOR MATERIALS

BC-1	MASONRY BRICK
BC-2	MASONRY BRICK
BC-3	MASONRY BRICK
BC-4	MASONRY BRICK
BC-5	MASONRY BRICK
BC-6	MASONRY BRICK
BC-7	MASONRY BRICK
C-1	BOARD FORMED CONCRETE
MC-1	CORRUGATED METAL
MC-2	CORRUGATED METAL
MP-1	METAL PANEL
MP-2	METAL PANEL
MP-3	METAL PANEL
MS-1	METAL PANEL SCREEN
S-1	STONE
S-2	STONE
S-3	STONE
E-1	ALUMINUM PARAPET FLASHING
E-2	METAL PIPE HANDRAIL
E-3	PARAPET MOUNTED METAL PIPE HANDRAIL
E-4	PERFORATED METAL SIGN BAND
E-5	STEEL OVERHEAD DOOR
E-6	METAL FINIS (XX) PROJECTING FROM METAL FAÇADE. MATERIAL, FINISH TO MATCH FAÇADE PANELS
E-7	AWNINGS, MASONRY PAINTED BY TENANT
E-8	MURAL GRAPHICS BY DEVELOPER



milwaukee | madison | green bay | denver | atlanta

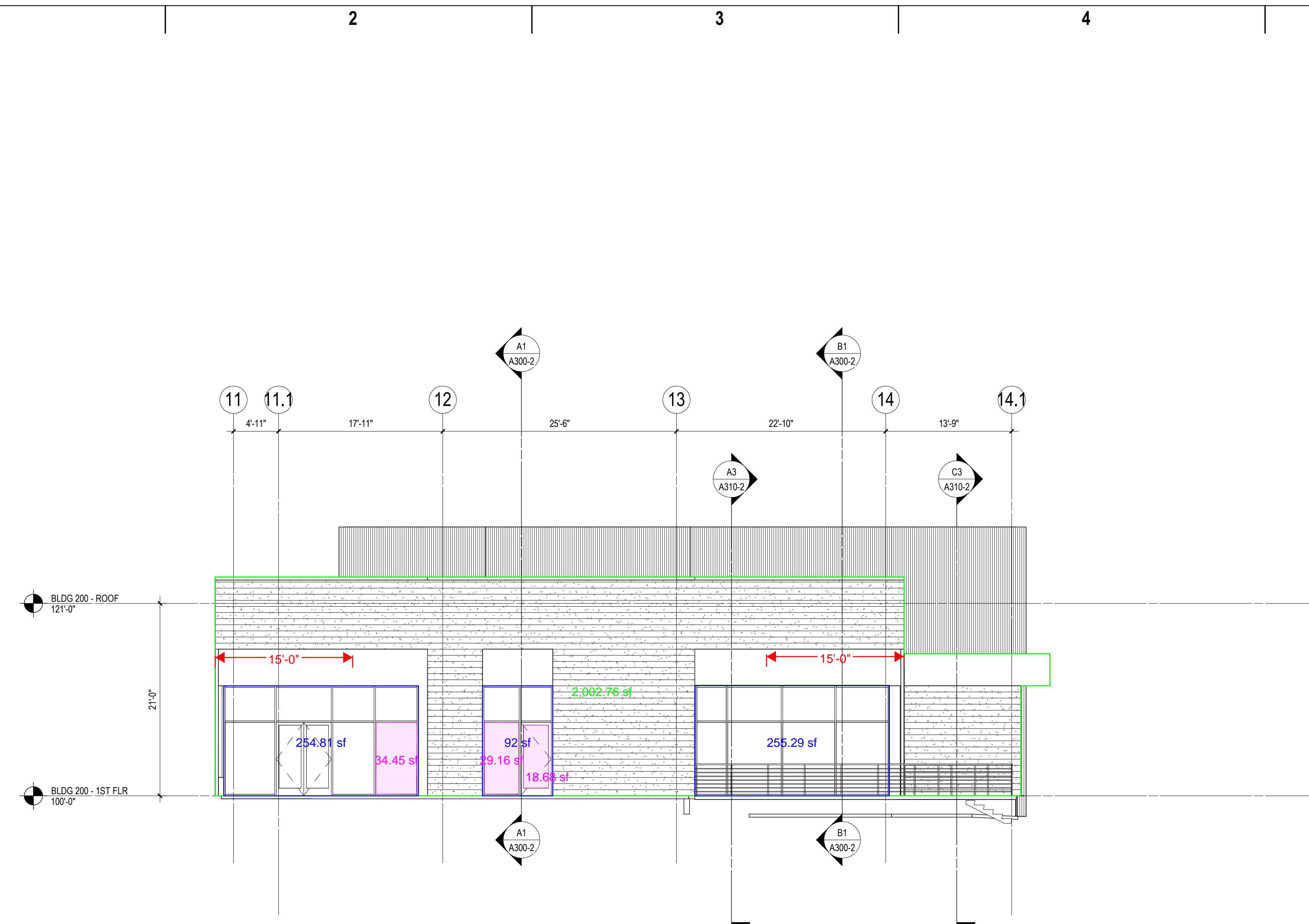
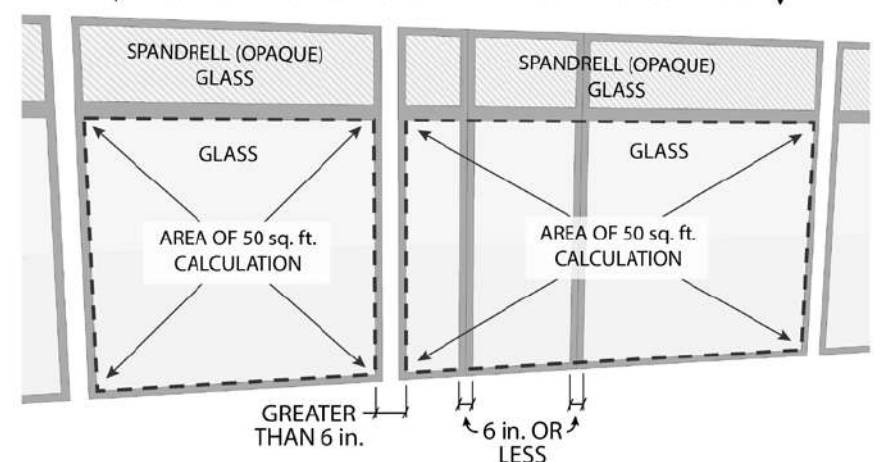


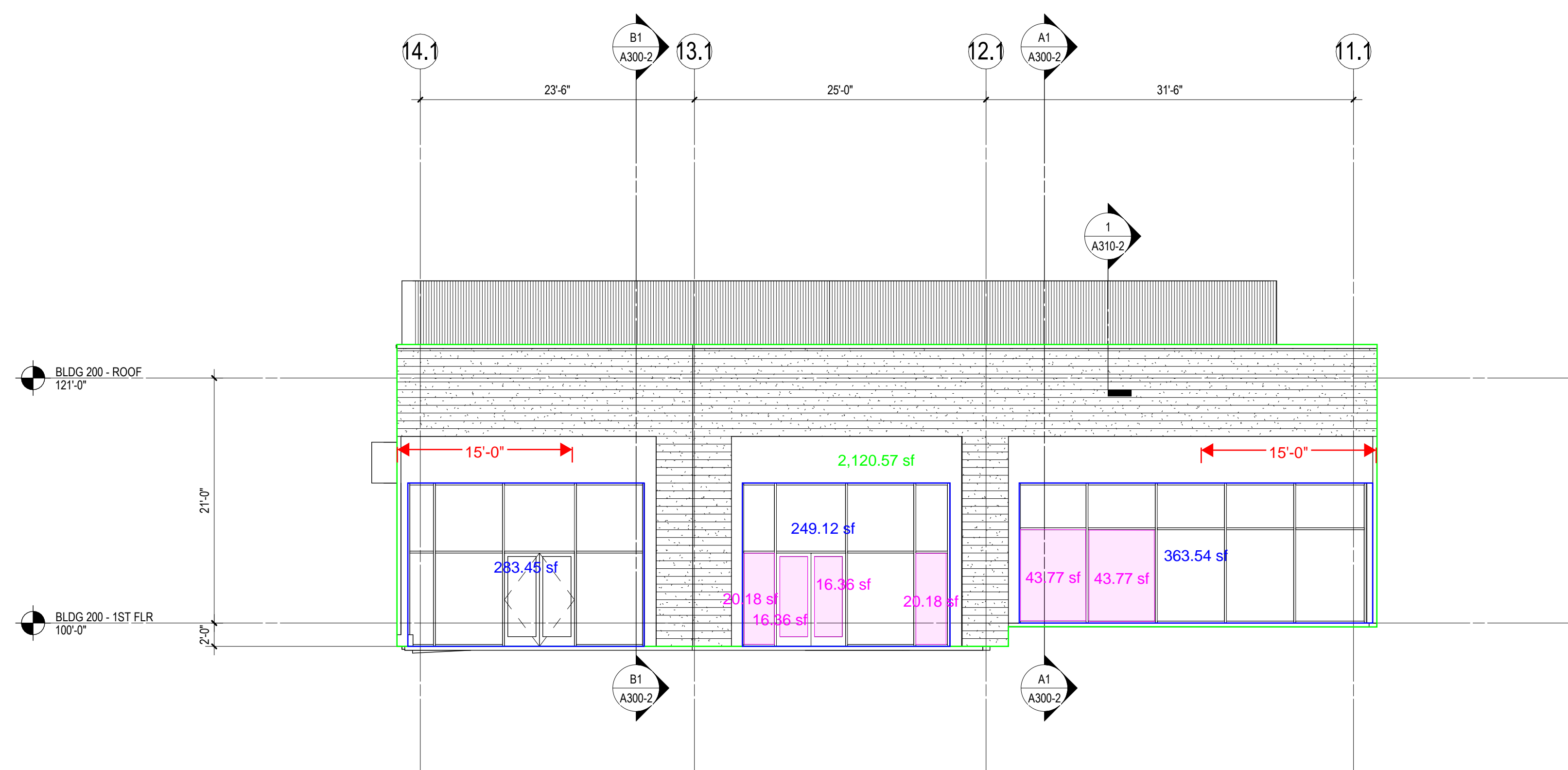
Figure 1 - Window Mullion Graphic
 SPANDRELL OPAQUED GLASS MUST HAVE A REFLECTIVITY OF 4% OR LESS IN ORDER TO NOT BE COUNTED IN GLASS AREA CALCULATIONS



C2 SOUTH ELEVATION
 1/8" = 1'-0"

- For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass:
 - At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
 - Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.
- All glass railings must be treated.
- All glass on enclosed building connections shall be treated up to sixty (60) feet above-grade.

	North	bird glass req'd	amount of bird glass provided		South	bird glass req'd	amount of bird glass provided
Total Facade Area	2120			Total Facade Area	2003		
glass area	284	284	284	glass area	254.81	254.81	220.31
	250	217.28	176.92		92	73.32	44.16
	364	364	276		255.29	255.29	255.29
glass total area	898	865.28	736.92	glass total area	602.1	583.42	519.76
glass % of façade	42.36%			glass % of façade	30.06%		
% bird glass provided vs req'd			85.17%	% bird glass provided vs req'd			89.09%



A1 NORTH ELEVATION
 1/8" = 1'-0"

PROJECT INFORMATION

Hilldale - Phase 3 - Buildings 200 and 300

702 N. Midvale Blvd.
 Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/13/2023	CITY SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

EXTERIOR ELEVATIONS - 200

A201-2

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KEYNOTES PER SHEET

Bird Glass Key:
 Green outline indicates facade area
 Blue outline indicates window area
 Glass with no fill indicates bird glass
 Magenta outline/fill indicates no bird glass

SHEET NOTES - EXTERIOR ELEVATIONS

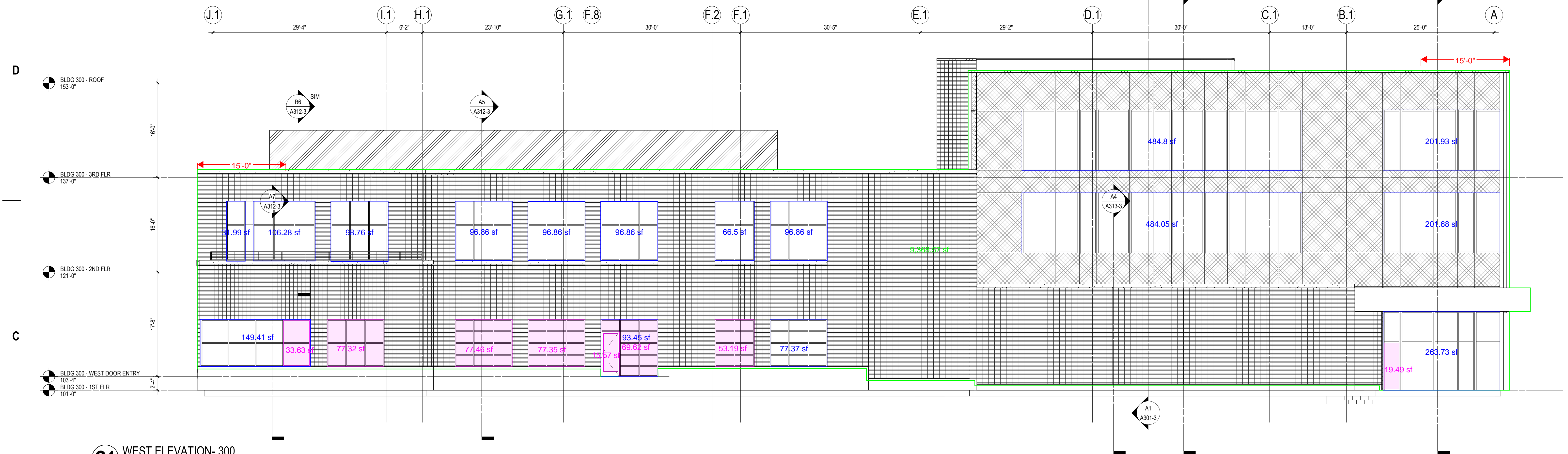
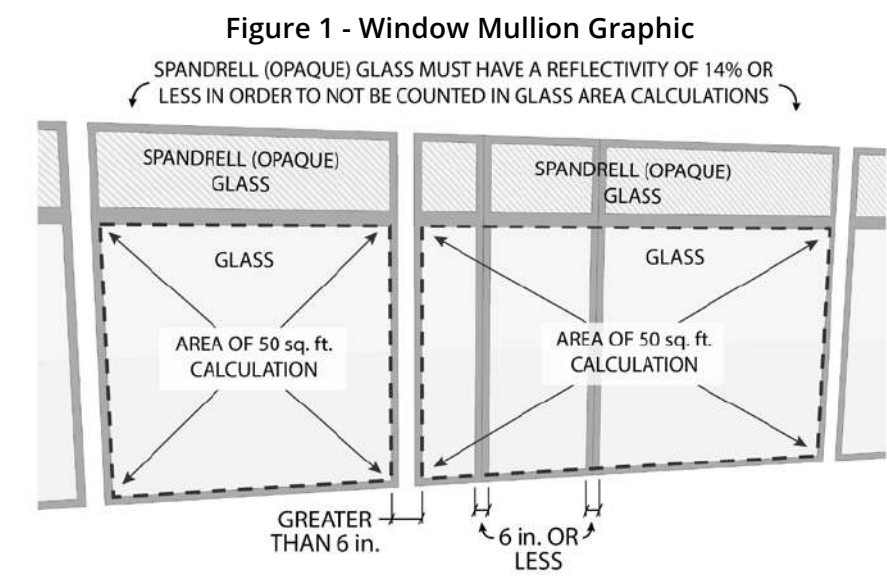
- REFER TO BUILDING 200 AND 300 NARRATIVE FOR DETAILED EXPLANATION OF EXTERIOR MATERIALS
- PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS
- ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED
- EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR

EXTERIOR MATERIALS

BC-1	MASONRY BRICK
BC-2	MASONRY BRICK
BC-3	MASONRY BRICK
BC-4	MASONRY BRICK
BC-5	MASONRY BRICK
BC-6	MASONRY BRICK
BC-7	MASONRY BRICK
C-1	BOARD FORMED CONCRETE
MC-1	CORRUGATED METAL
MC-2	CORRUGATED METAL
MP-1	METAL PANEL
MP-2	METAL PANEL
MP-3	METAL PANEL
MS-1	METAL PANEL SCREEN
S-1	STONE
S-2	STONE
S-3	STONE
E-1	ALUMINUM PARAPET FLASHING
E-2	METAL PIPE HANDRAIL
E-3	PARAPET MOUNTED METAL PIPE HANDRAIL
E-4	PERFORATED METAL SIGN BAND
E-5	STEEL OVERHEAD DOOR
E-6	METAL FINIS (DXT) PROJECTING FROM METAL FAÇADE. MATERIAL, FINISH TO MATCH FAÇADE PANELS
E-7	AWNINGS, MASONRY PAINTED BY TENANT
E-8	MURAL GRAPHICS BY DEVELOPER

- For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass:
 - At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
 - Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.
- All glass railings must be treated.
- All glass on enclosed building connections shall be treated up to sixty (60) feet above-grade.

	East	bird glass req'd	amount of bird glass provided		West	bird glass req'd	amount of bird glass provided
Total Facade Area	10026			Total Facade Area	9369		
glass area	63	63	63	glass area	150	150	150
	864	826.16	826.16		232.5	216.93	216.93
	283	232.96	232.96		94	94	94
	276	242.9	242.9		54	54	54
	276	209.8	209.8		78	78	78
	315	298.45	298.45		264	264	264
	576	576	576		32	32	32
	192	192	192		107	107	107
	283	283	283		493.8	493.8	493.8
	1152	1095.45	1095.45		67	67	67
	283	264.15	264.15		484	484	484
	325	303.17	303.17		202	202	202
	95	95	95		484	484	484
			-694.89		202	202	202
glass total area	4983	4682.04	3987.15	glass total area	3944.3	3944.3	2510.67
glass % of façade	49.70%			glass % of façade	31.43%		
% bird glass provided vs req'd			85.16%	% bird glass provided vs req'd			85.27%



PROJECT INFORMATION

Hilldale - Phase 3 - Buildings 200 and 300

702 N. Midvale Blvd.
 Madison, WI 53705

ISSUANCE AND REVISIONS

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KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

EXTERIOR ELEVATIONS - 300

A202-3

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SHEET NOTES - EXTERIOR ELEVATIONS

- SEE SHEET A200-A222 FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
- ALL OUTSIDE CORNERS OF MASONRY TO BE BULLNOSED INCLUDING OPENING JAMBES.
- EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.
- ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.
- MI= INDICATES MOVEMENT JOINT - 1/2" GAP.
- PJ= INDICATES METAL PANEL JOINT - 1/2" GAP.

KEYNOTES PER SHEET

B-4	GLEN-GERY MINK GREY SMOOTH IRONSPOT (TBD), MODULAR BRICK, STACK BOND
B-5	GLEN-GERY MINK GREY SMOOTH IRONSPOT (TBD), MODULAR BRICK, SOLDIER BOND
B-6	GLEN-GERY MINK GREY SMOOTH IRONSPOT (TBD), MODULAR BRICK, STACK BOND
B-7	GLEN-GERY MINK GREY SMOOTH IRONSPOT (TBD), MODULAR BRICK, SOLDIER BOND
MP-2	ZINC COMPOSITE PANEL, CHARCOAL FV6290
MS-1	EXPANDED METAL MESH PRIVACY SCREEN

PROJECT INFORMATION
HILLDALE PHASE 3 - RESIDENTIAL

401 N SEGOE RD
 MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/08/2023	CITY SUBMITTAL

KEY PLAN

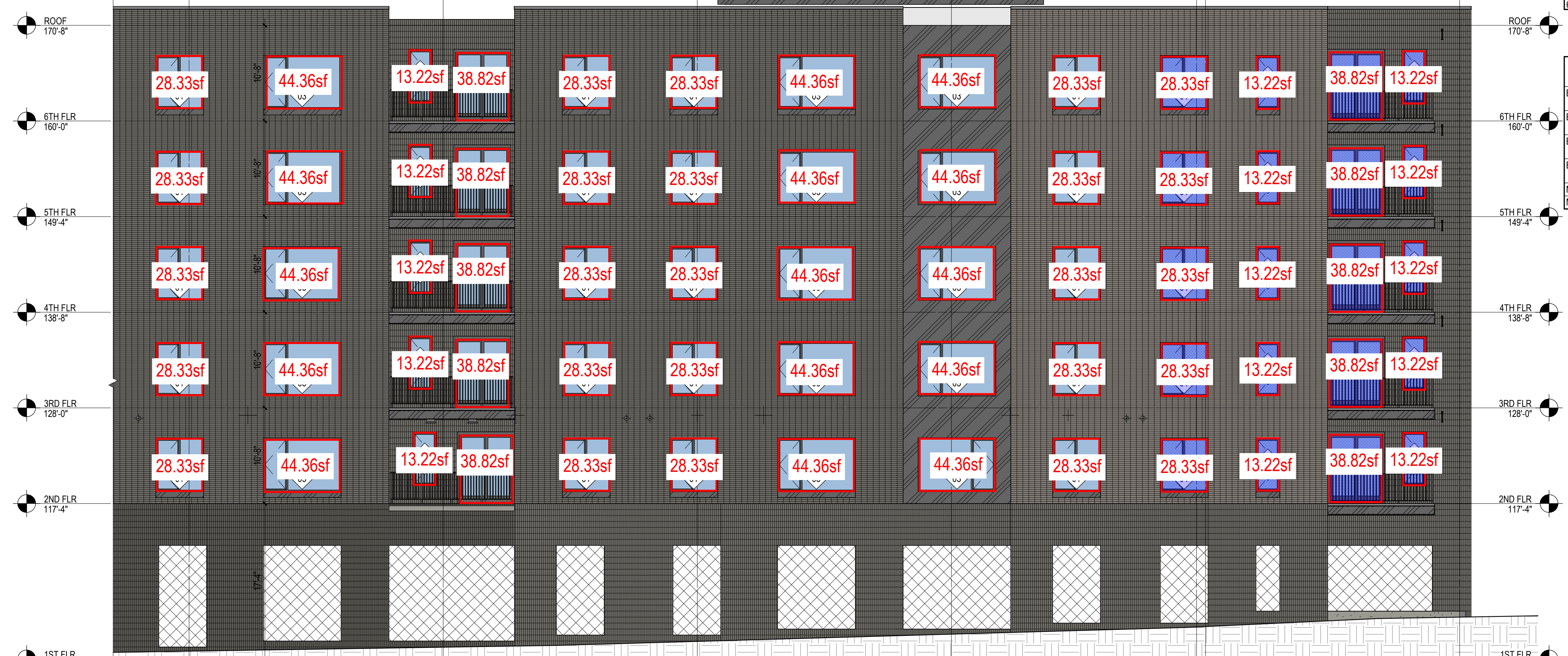
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PROJECT MANAGER JP
 PROJECT NUMBER 719494-01

EXTERIOR ELEVATION - NORTH

A200

- BIRD GLASS NOT REQUIRED
- BIRD GLASS REQUIRED FOR WINDOWS AND DOORS OVER 50 S.F.
- BIRD GLASS REQUIRED FOR WINDOWS AND DOORS WITHIN 15FT OF BOTH SIDES OF AN OUTSIDE CORNER, REGARDLESS OF SIZE
- BIRD GLASS IS NOT REQUIRED PER 85% COVERAGE CRITERIA



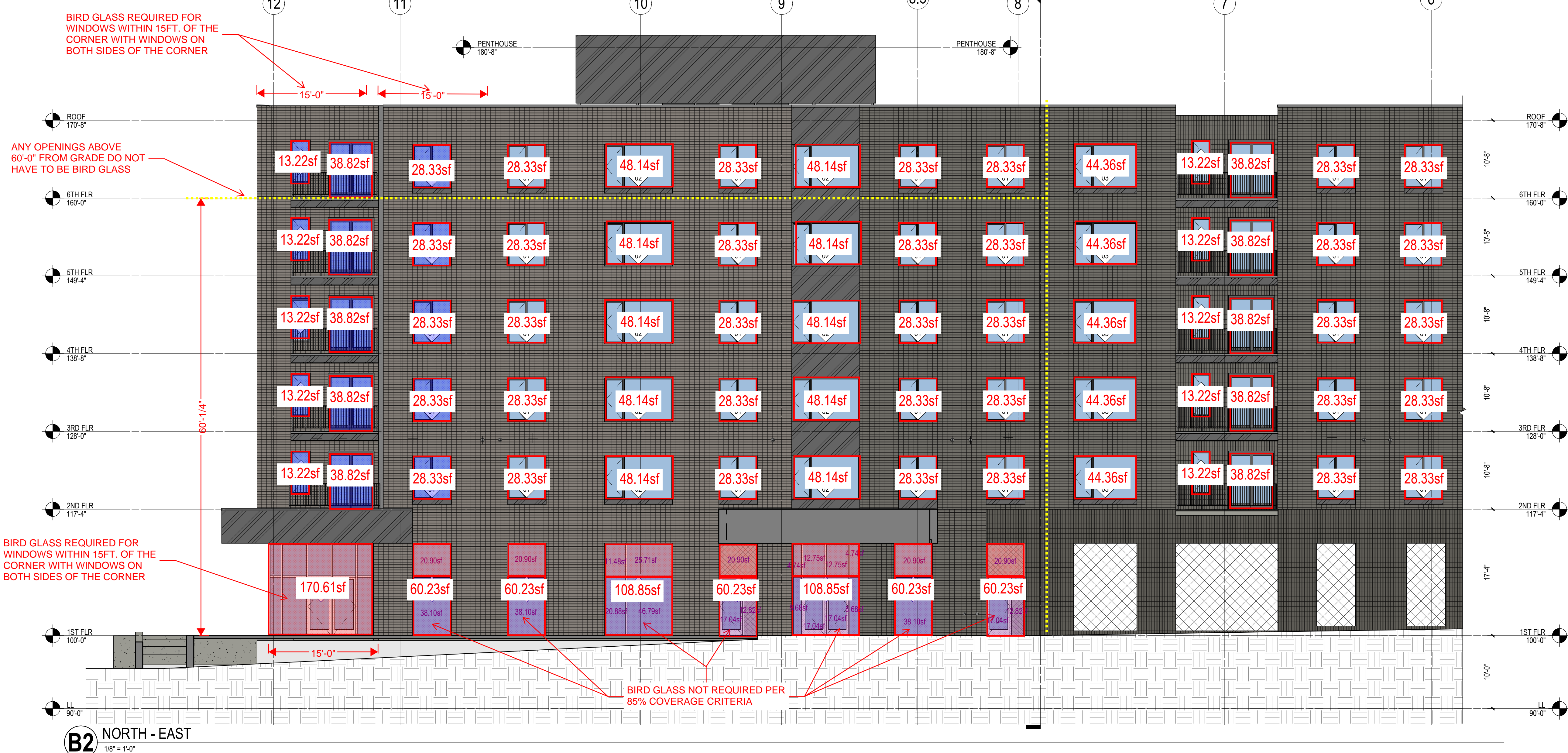
North

Overall	CT01	Terrace door, balcony	CB01	CB02	CB03	Retail A, door	Retail B, lobby	Retail C	Retail D	Retail E
13.22	38.82	28.33	48.14	44.36	60.23	108.85	170.61	60.23	108.85	
1.00	5.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
14.00	9.00	8.00	8.00	2.00	1.00	1.00	3.00	1.00		
10.00	10.00	31.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	
4.439.81	330.50	776.40	1,274.85	481.40	887.20	120.46	108.85	170.61	180.69	108.85
1,864.01	185.08	349.38	254.97	385.12	0.00	120.46	108.85	170.61	180.69	108.85
2,575.80	145.42	427.02	1,019.88	96.28	887.20	0.00	0.00	0.00	0.00	0.00
21,796.22										
20.37%										
41.98%										
1,584.51	185.08	349.38	254.97	385.12	0.00	90.00	41.18	170.61	66.30	41.18
must be >85%										
85.01%										

glass opening area sf opening over 60"
 bird glass criteria
 no bird glass
 subtotal sf of all glass
 subtotal sf of bird glass criteria
 subtotal sf of no bird glass
 total wall area
 ratio of all windows to all wall
 % of glass that meets criteria of bird glass
 bird glass provided
 % of bird glass provided

EXTERIOR MATERIAL KEY

- GLEN-GERY MINK GREY SMOOTH IRONSPOT (TBD), MODULAR BRICK, STACK BOND
- GLEN-GERY MINK GREY SMOOTH IRONSPOT (TBD), MODULAR BRICK, SOLDIER BOND
- GLEN-GERY MINK GREY SMOOTH IRONSPOT (TBD), MODULAR BRICK, STACK BOND
- GLEN-GERY MINK GREY SMOOTH IRONSPOT (TBD), MODULAR BRICK, SOLDIER BOND
- ZINC COMPOSITE PANEL, CHARCOAL FV6290
- EXPANDED METAL MESH PRIVACY SCREEN



B2 NORTH - EAST
 1/8" = 1'-0"

SHEET NOTES - EXTERIOR ELEVATIONS

- SEE SHEET A200-A222 FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
- ALL OUTSIDE CORNERS OF MASONRY TO BE BULLNOSED INCLUDING OPENING JAMBES.
- EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.
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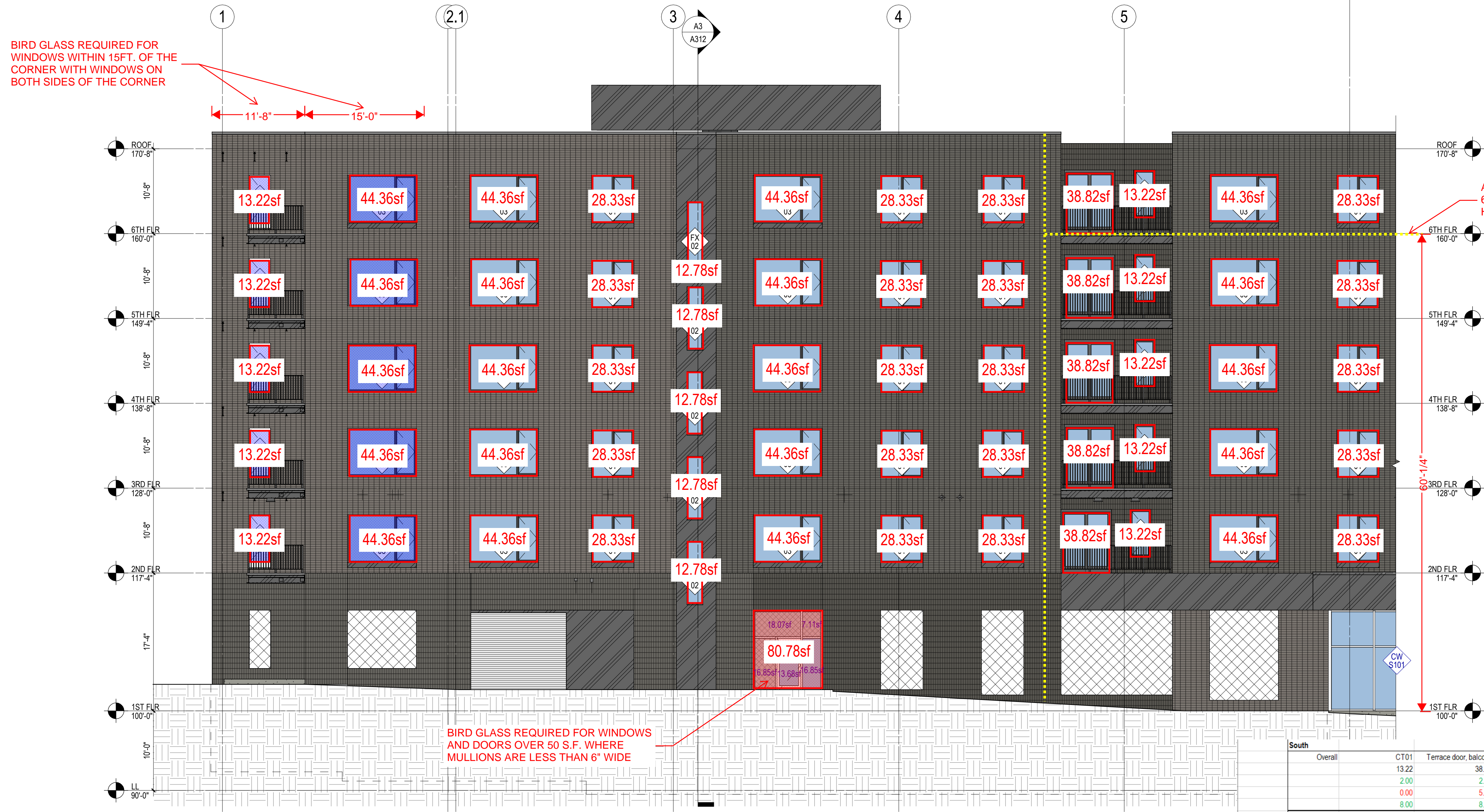
KEYNOTES PER SHEET

PROJECT INFORMATION
HILLDALE PHASE 3 - RESIDENTIAL

401 N SEGOE RD
 MADISON, WI 53705

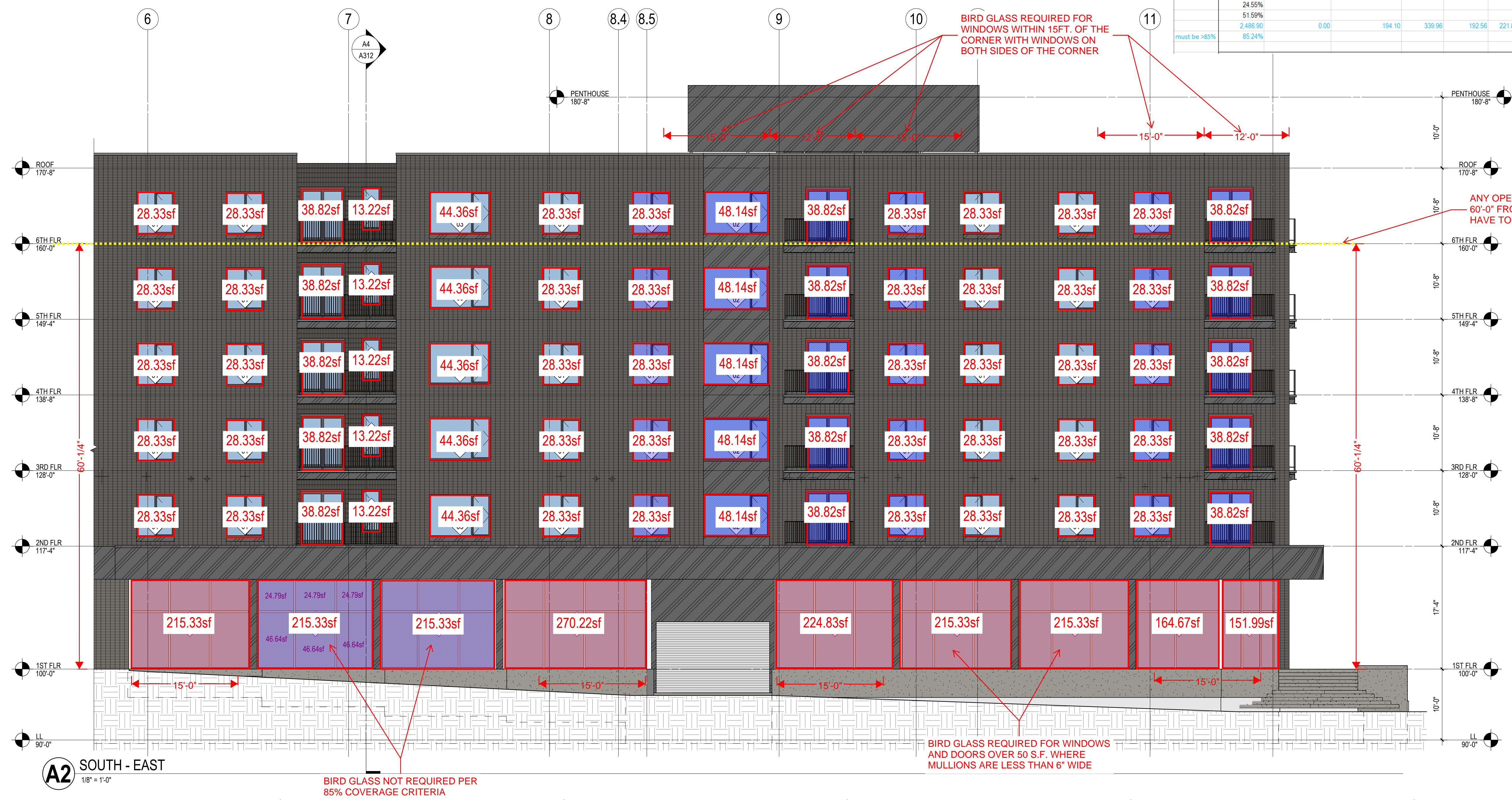
ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/08/2023	CITY SUBMITTAL



Overall	CT01	Terrace door balcony	CB01	CB02	CB03	FX02	Retail D	Retail E	Retail F	Retail G	Retail H	Retail J	
13.22	38.82	28.33	48.14	44.36	12.78	80.78	215.33	270.22	224.83	164.67	151.99		glass opening area sf
2.00	2.00	8.00	2.00	2.00	0.00	1.00	5.00	1.00	1.00	1.00	1.00	0.00	opening over 60"
0.00	5.00	32.00	4.00	5.00	0.00	1.00	5.00	1.00	1.00	1.00	1.00	0.00	bird glass criteria
8.00	8.00	35.00	0.00	18.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	No bird glass
5.86539	132.20	582.30	1.56815	240.70	1,109.00	63.90	80.78	1,078.65	270.22	224.83	164.67	151.99	subtotal of all glass
2,917.56	0.00	194.10	339.96	192.56	221.80	0.00	80.78	1,078.65	270.22	224.83	164.67	151.99	subtotal of bird glass criteria
2,270.25	105.76	310.56	991.55	0.00	798.48	63.90	0.00	0.00	0.00	0.00	0.00	0.00	subtotal of no bird glass
23,056.00													total wall area
24.55%													ratio of all windows to all wall
51.59%													% of glass that meets criteria of bird glass
2,486.90	0.00	194.10	339.96	192.56	221.80	0.00	80.78	1,078.65	270.22	224.83	164.67	151.99	bird glass provided
85.24%													% of bird glass provided

C3 SOUTH - WEST
 1/8" = 1'-0"



A2 SOUTH - EAST
 1/8" = 1'-0"

KEY PLAN

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EXTERIOR ELEVATION - SOUTH

A202