

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>01/27/2010</u>	Action Requested
UDC MEETING DATE: <u>02/03/2010</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 702 N. MIDVALE MADISON, WI
ALDERMANIC DISTRICT: 11

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
TARGET Co. _____
1000 NICOLET MALL _____
MINNEAPOLIS, MN 55403 _____

CONTACT PERSON: JACI BELL
Address: 1000 NICOLET MALL MINNEAPOLIS MN
Phone: 612-761-4131
Fax: _____
E-mail address: JACI.BELL@TARGET.COM

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

(See Section B for:)
_____ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
_____ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
_____ Comprehensive Design Review* (Fee required)
_____ Street Graphics Variance* (Fee required)
_____ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



Real Estate Department
1000 Nicollet Mall, TPN-12
Minneapolis, MN 55403

Memorandum

To: Madison UDC: Al Martin; City Planning: Tim Parks

From: Target Corporation: Jaci Bell

Copy: Ken Saiki Design: Abbie Moilien; JFA LLC: Adam Fink

Date: January 26, 2010

Subject: Letter of Intent

The Property:

This proposal is for a Unique Single Level Target retail store adjoining the Hilldale Mall on the SW corner of University Avenue and Hilldale Way. The proposed site is 6.75 acres of which 5.45 acres will be developed for the Target store and approximately 1.3 acres will be available for a future development partner. The legal description is attached.

Proposal Description:

The Target store will consist of a raised single level sales floor with parking underneath. The total square footage of the build will be approximately 151,000 square feet which includes the second floor of approximately 143,000 square feet and a lower level circulation lobby of approximately 8,000 square feet. There are approximately 450 parking stalls available for Target parking underneath the building.

The development schedule is to start construction in the Spring of 2010 and open in July of 2011. Our team consists of professional Designers, Architects, and Engineers from Target as well as external partners. Westwood Professional Services is the Civil and Traffic Engineer, Ken Saiki Design is the Landscape Architect and Ryan Construction would be the General Contractor

This type of Target store averages between 150-200 employees depending on which store is developed and the projected sales volume. Normal store hours are 8am to 10pm Monday through Saturday, and 8am to 9pm on Sunday. Holiday hours are extended to offer further convenience to the guests.

Target Corporation first store opened in Madison in March of 1997. Target is actively involved in the communities in which we operate stores and annually contributes 5% of the Corporation's federal taxable income for community involvement programs. In 2009, Target Corporation is celebrating 63 years of giving to local communities.

Discussion and Input:

Target has worked with the Alder, City Staff and Community Organizations in advance of the Urban Design Commission Meeting, including:

- Alder Schmidt
- City Staff
- The Hill Farms Neighborhood Association

Updates:

Traffic

1. 36' wide Hilldale Way, consisting of 3 lanes (2 southbound and 1 northbound). This changed the configuration of the pork chop island from the previous plan.
2. Removal of dedicated right turn lanes on University as well as Hilldale way in favor of a more urban corner with slower judicious right turn movements.
3. Adding a sidewalk along the east side of Hilldale Way. Using a 2' minimum terrace, 5' sidewalk and 2' car overhang, this change pushed the curb line out along the exit lane in the NW corner of Sentry's parking lot. The lane is still 14' wide using the existing north curb line. Other impacts to adding this sidewalk include the need to relocate 3 light poles, a fire hydrant, and 2-3 trees.
4. Access at Hilldale way with 24' wide driveway.
5. Provided 7' terrace and 6' sidewalk along University instead of pushing the sidewalk to the property line per earlier staff comments. This allows room for landscaping and screening.
6. Truck turning movements were revised to show the trucks would stay within the 1st two lanes and do not extend out into to the 3rd lane.
7. Grades were adjusted to reflect the new roadway dimensions.

Landscape

8. Added crushed stone path from southeast corner of Hilldale Way & Frey Street to connect to open space.
9. Changed evergreen screen at loading zone along University Ave. to a wider Arborvitae cultivar.
10. Added street trees along Hilldale Way & removed species labels from street trees (species will be determined by City Forestry).
11. Added Pagoda Dogwood to open space between building and sidewalk along University Avenue.
12. Added planting around exterior bicycle parking.
13. Edited shape & size of bioretention area to accommodate sidewalk changes.
14. Edited shape & size of prairie area to accommodate parking & sidewalk changes.
15. Moved foundation plantings & maintenance strip locations to accommodate building updates.

Architecture

16. Entry added to University Ave. elevation.
17. Elevation adjusted to reflect new entrance and revised shear wall location.
18. Columns at left side of University Ave. elevation adjusted in height.
19. Hilldale Way elevation- left mass adjusted to have columns, planter and green screen.
20. Frey St elevation- right corner mass adjusted to have solid corner element and display window, planter and green screen.
21. Clerestory windows adjusted.

Sincerely,

Jaci Bell
Senior Development Manager
Target Corporation

HILLDALE CENTER 702 N. MIDVALE BLVD.
PUD: GDP-SIP ZONING TEXT

Legal Description: The lands subjected to this Planned Unit Development - Specific Implementation Plan are and shall include those described.

A. Statement of Purpose: This zoning district is established to allow for the rehabilitation and construction of;

- Commercial structures including office and hotel/leisure use;
- Residential structures of which 15% will be Inclusionary Zoning units;
- Parking and circulation facilities;
- Utility infrastructure;
- Site improvements.

B. Permitted Uses:

- Commercial uses as permitted in the C2 District and as shown on the approved plans.
- Multi-family residential uses as permitted in the R4 District and as shown on the approved plans.
- Accessory uses related to the permitted uses as denoted above, including outdoor eating areas for restaurants as shown on approved specific implementation plans.
- Public and quasi-public uses, including, for example but not limited to, post office facilities and governmental facilities.

C. Lot Area: The extent of the entire PUD site area that is included in this Phase II SIP and as shown on approved plans.

D. Floor Area Ratio/ Building Heights: Building heights and floor area ratio shall be as shown on approved plans.

E. Yard Requirements: Yard areas and usable open space where applicable will be provided as shown on approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

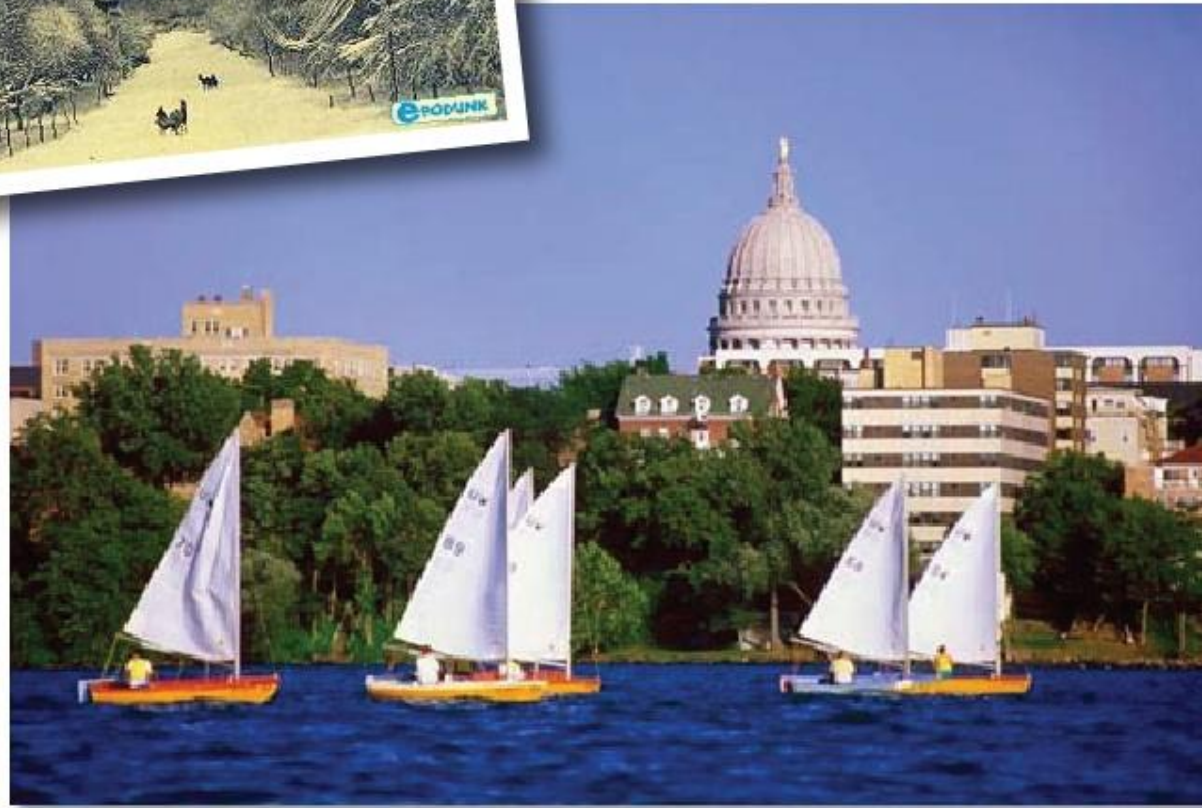
G. Accessory Off-Street Parking & Loading: Accessory Off-Street Parking & Loading will be provided as shown on the approved plans.

H. Lighting: Site lighting will be provided as shown on the approved plans.

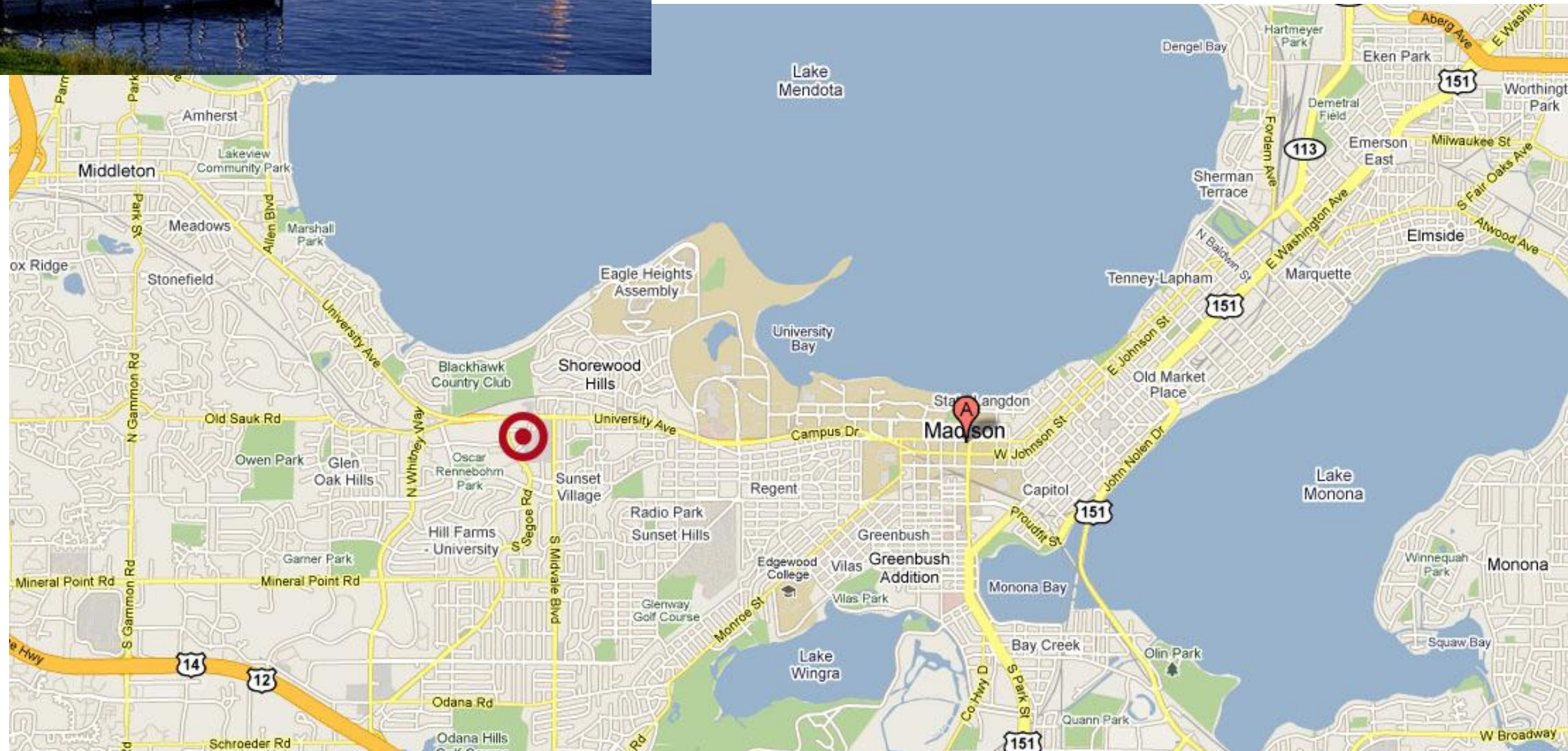
I. Signage: Signage will be provided per Chapter 31 of the Madison General Ordinance, as compared to the C2 district, and as approved by Urban Design Commission and Zoning staff.

- J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinance for the R1 zoning district.
- K. **Alterations and Revisions:** Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community & Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.
- L. The maximum floor-to-area ratio and dwelling unit densities that could potentially be allowed by the standards included in the General Development Plan may or may not be ultimately achieved upon full build-out of the site. The additional dwelling units proposed and additional square footage of development proposed beyond the Phase II SIP shall require review and approval of a Specific Implementation Plan for each phase of additional development. Each phase shall be reviewed against the standards included in the Planned Unit Development section of the Zoning Ordinance to determine if the additional development can be accommodated on the site in a manner which does not have a substantial negative impact on the uses, values and enjoyment of other properties within the neighborhood for uses already permitted.
- M. No exterior construction work to take place on Sundays. Construction may begin as early as 6:00 AM with alder notification, for quiet activities such as pouring concrete.

Madison WI Hilldale Mall

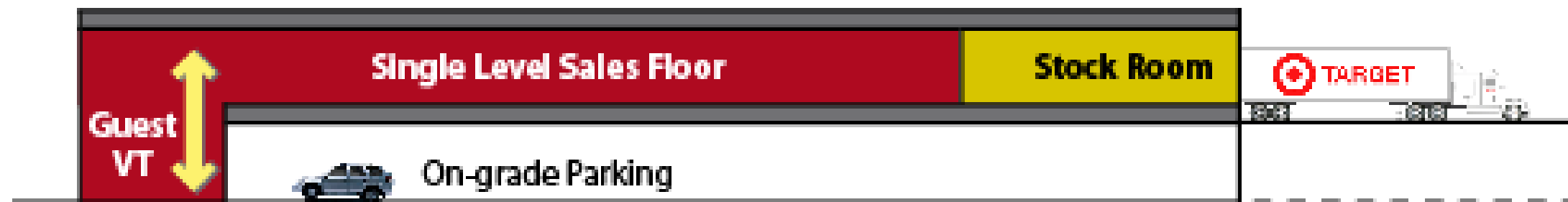


Site Location



This proposed Target store is a 2-level design, with parking at the street level and the store above. (Raised Single-Level Store or RSL)

- The site slopes significantly from a high point at the west to the east. The access to receiving is at the upper level off University, while the parking access is at the lower level University Avenue, Hilldale Way and Frey Street.
- The 2-story entry lobby is located on Hilldale Way, facing east towards Hilldale Mall. The lobby will feature 2 elevators, up and down escalators, down cart conveyor and stairs to access the store level above.



Raised Single-Level Store Examples



Chicago Peterson Avenue



Raised Single-Level Store Examples



Chicago- Oak Lawn IL



Raised Single-Level Store Examples



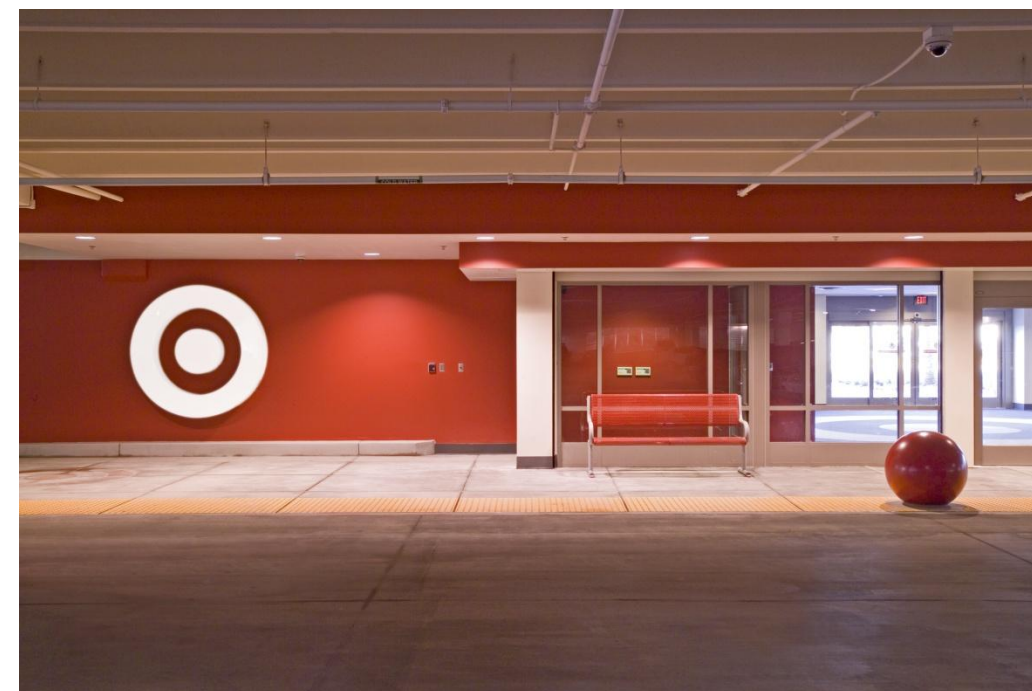
Distinctive, Visible Lobby



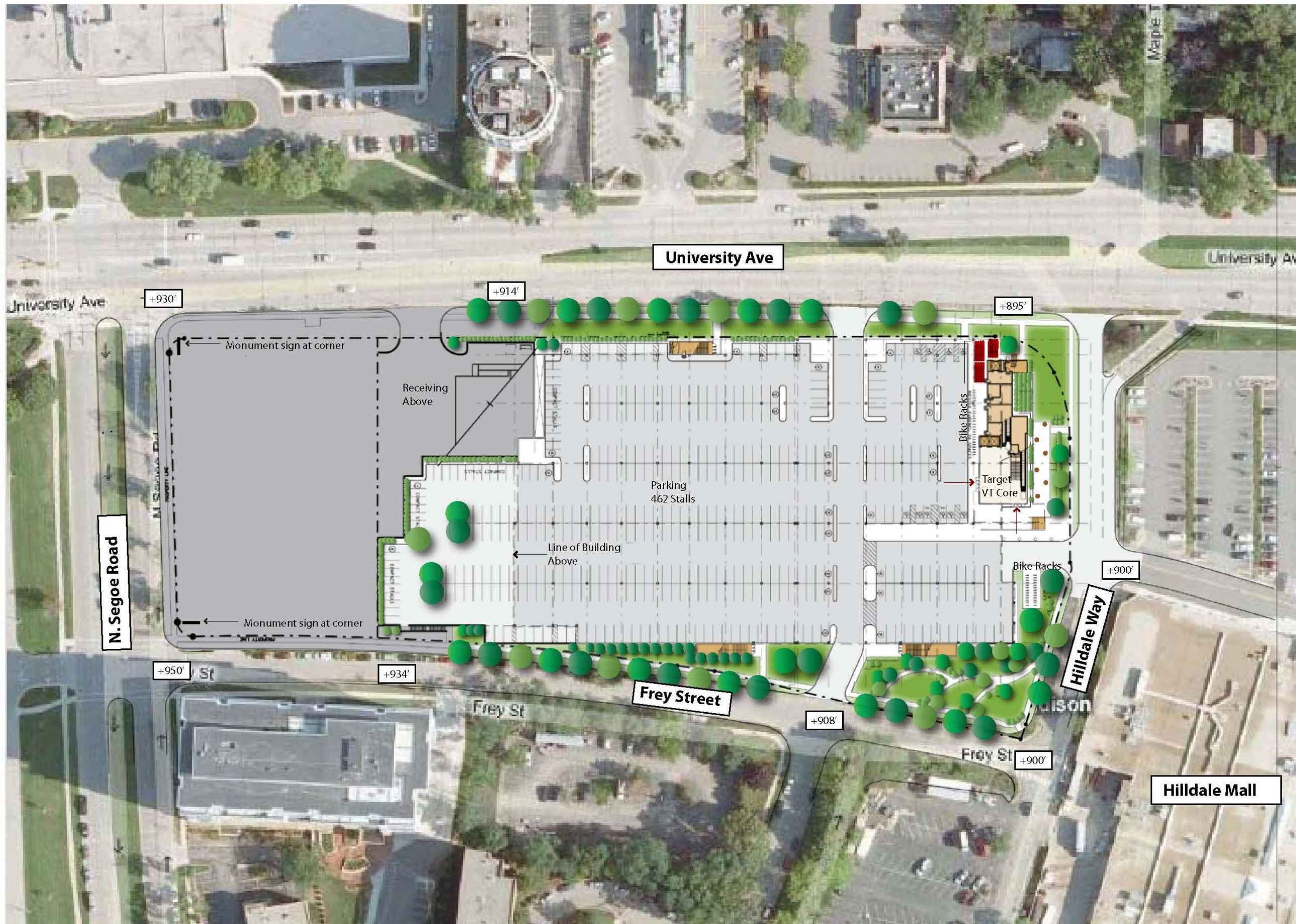
Vertical Transportation at Lobby



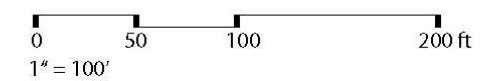
Well-lit and easy to find Lobby



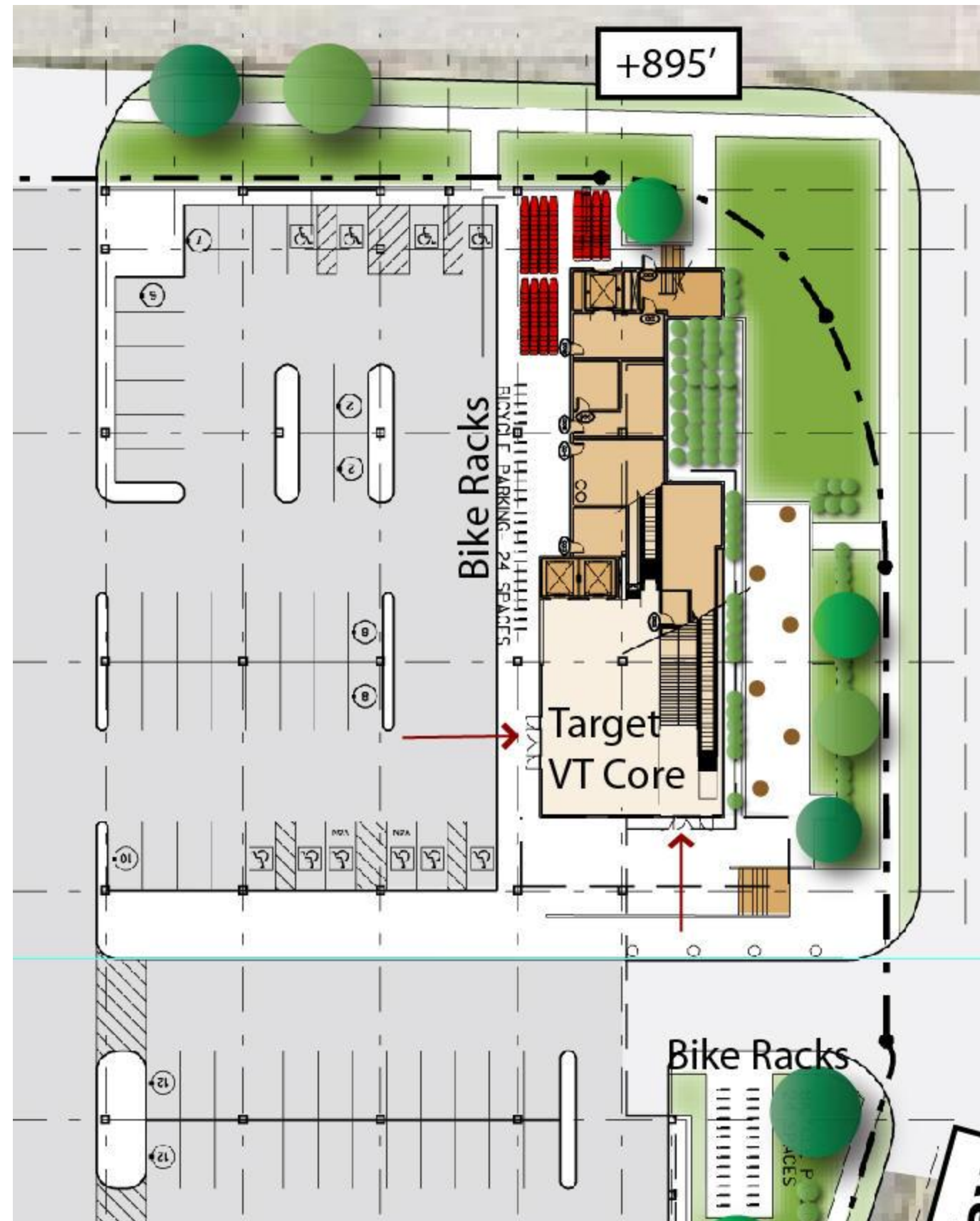
Street Level Plan



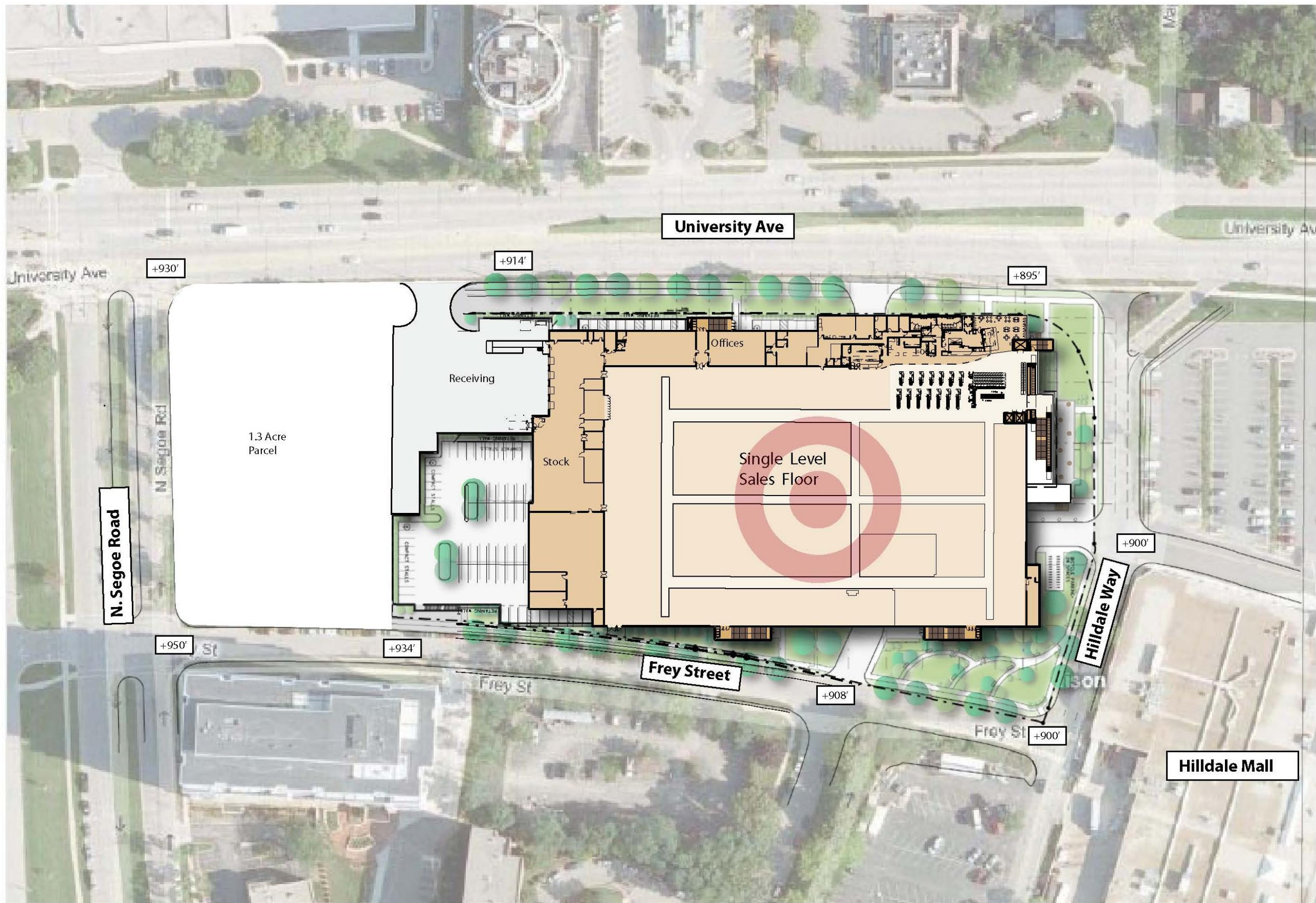
Street Level



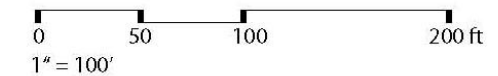
Street Level Plan Enlarged



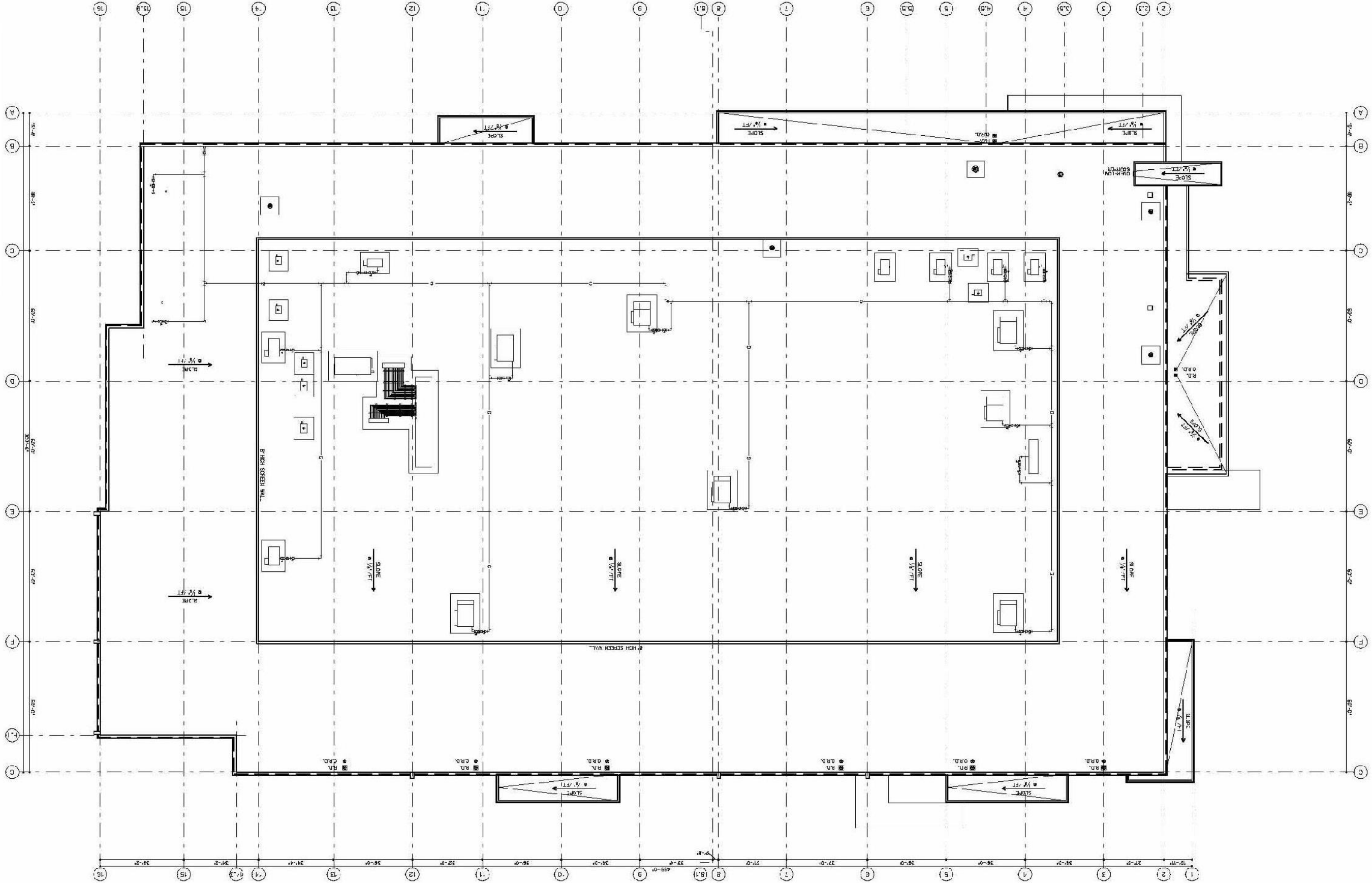
Store Level Plan



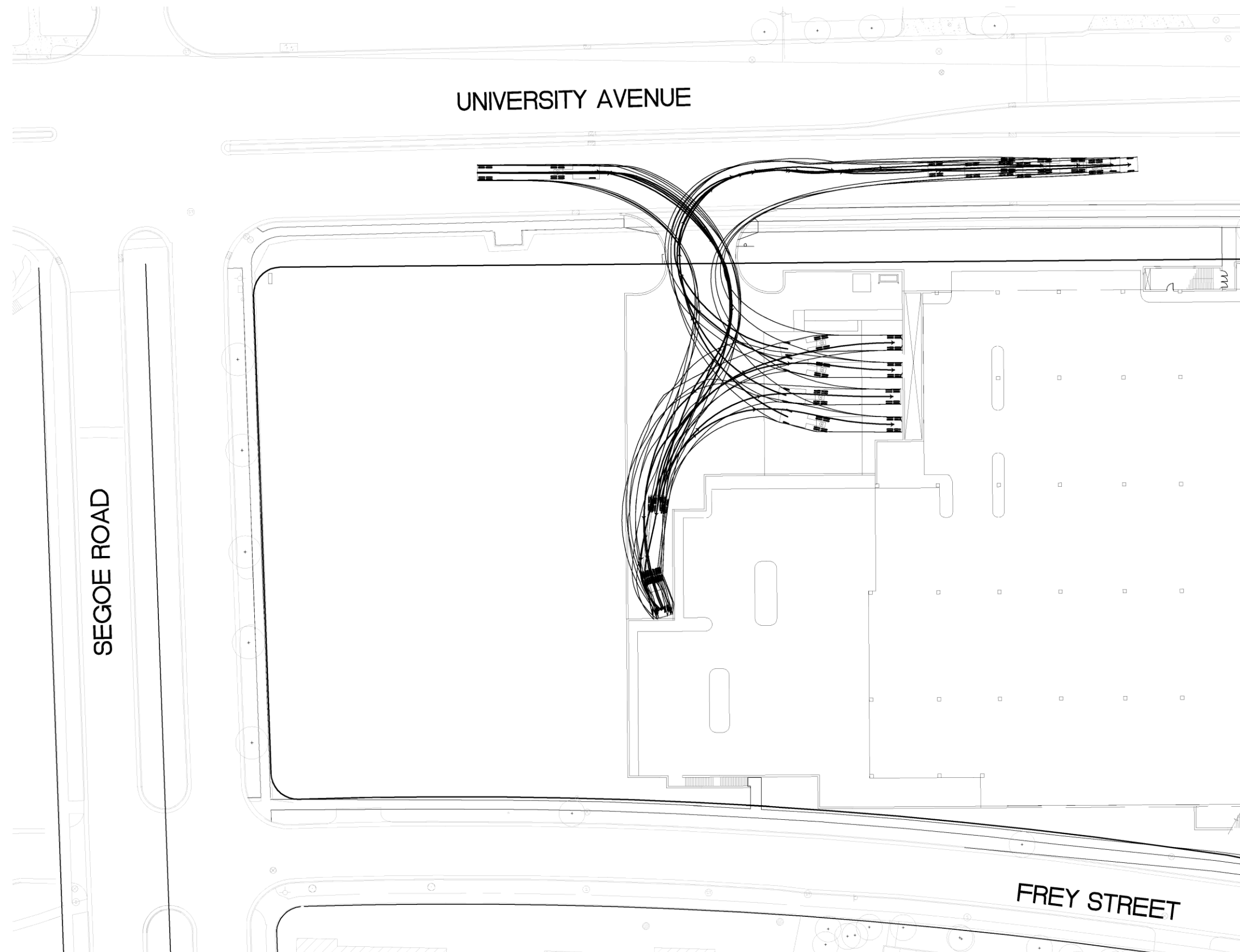
Store Level



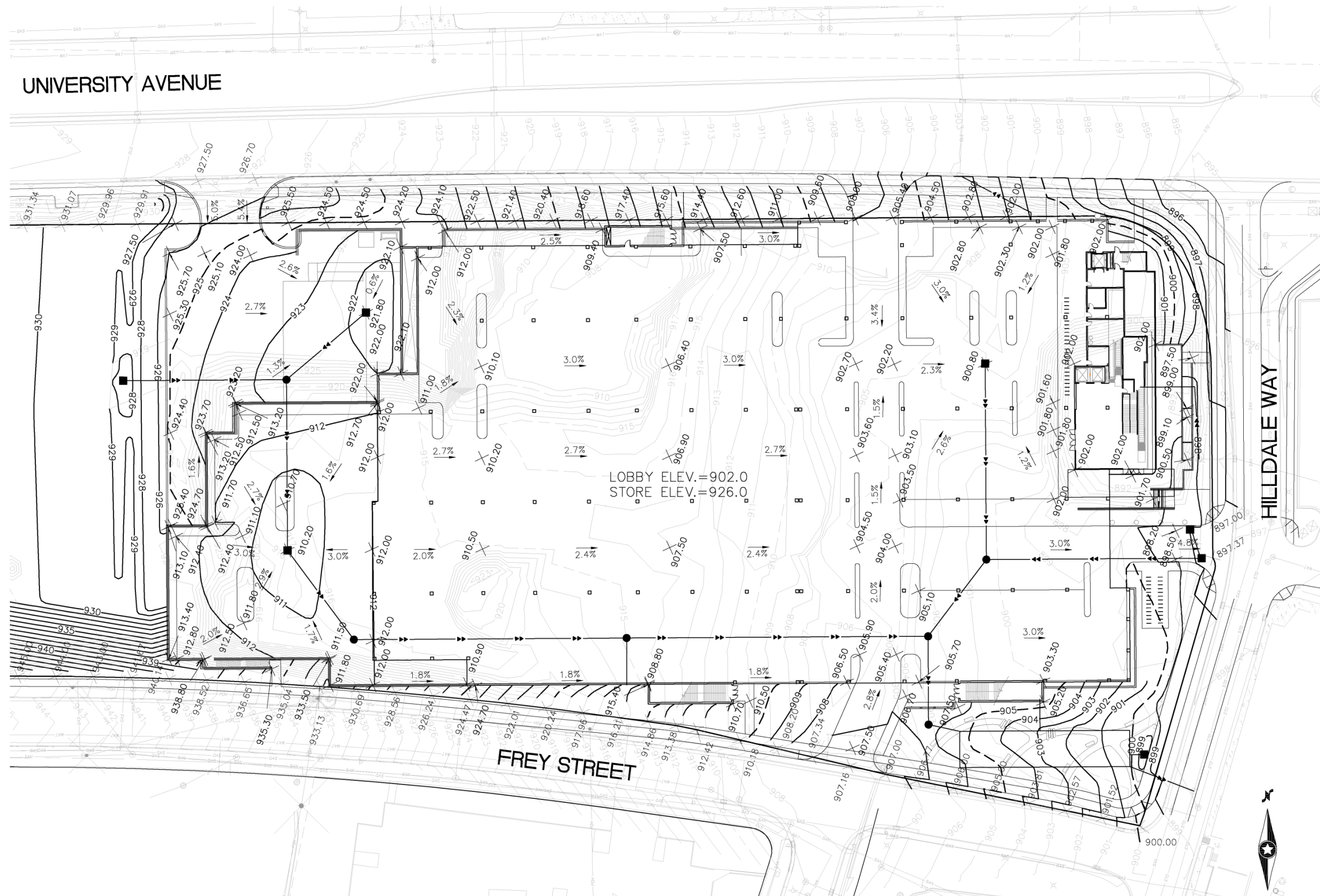
Roof Plan



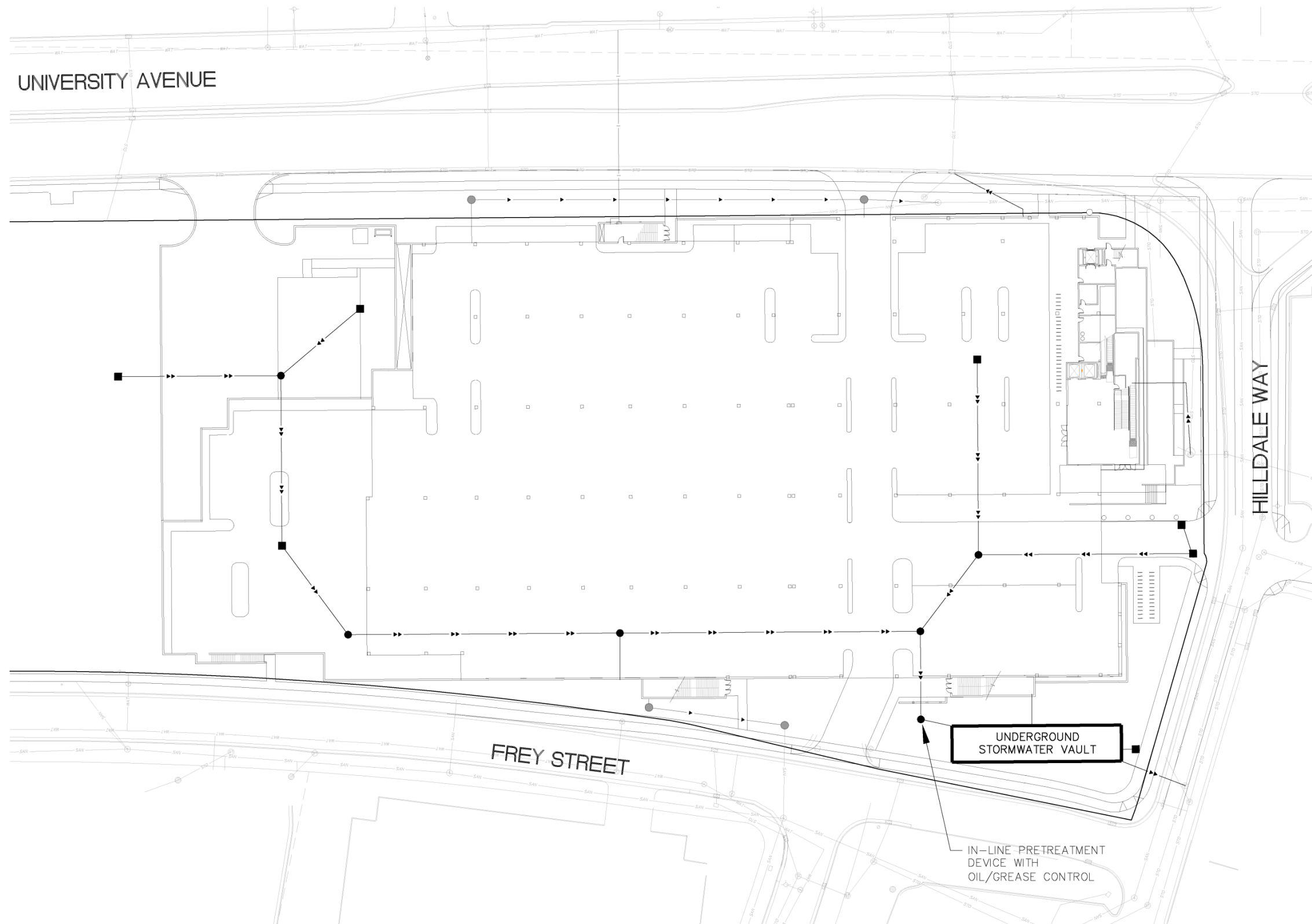
TRUCK ACCESS



GRADING PLAN



STORMWATER



6.75 acre site (including outlet)

Detention:
Required detention = 0.36 ac-ft
Provided by underground vault with open bottom to provide infiltration
Proposed vault volume = 0.37 ac-ft (2,700 SF x 6" height)

Sediment Control:
Required = 40% TSS removal
Provided = 72% TSS removal

Pretreatment Device provided for **oil and grease control**

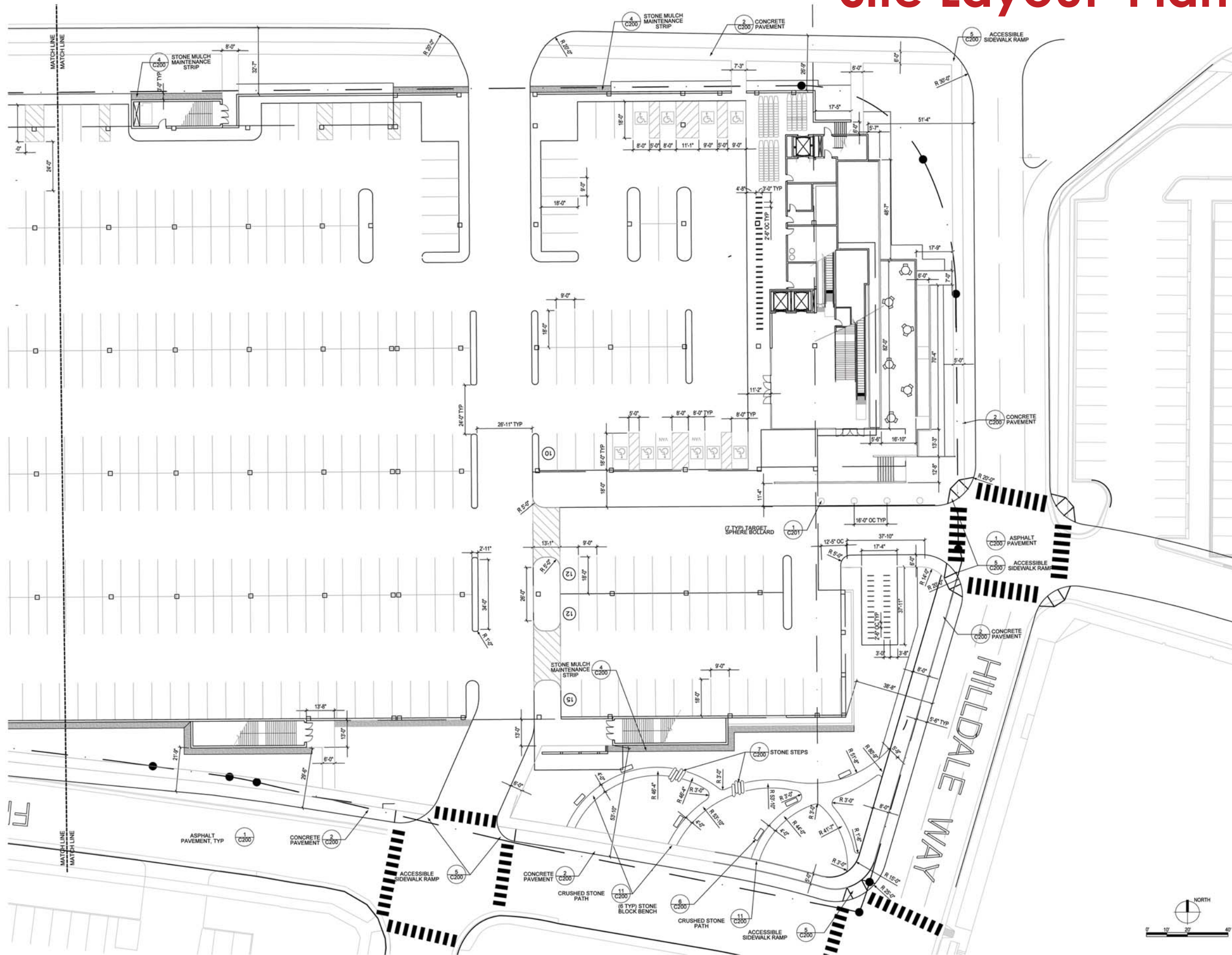
Controlling Flow Rate:
Existing 100-yr peak flow = 43.2 cfs
Proposed 100-yr peak flow = 41.0 cfs

Infiltration:
Not required
Propose to infiltrate 0.17 ac-ft (13.5% of 2-yr event runoff volume)

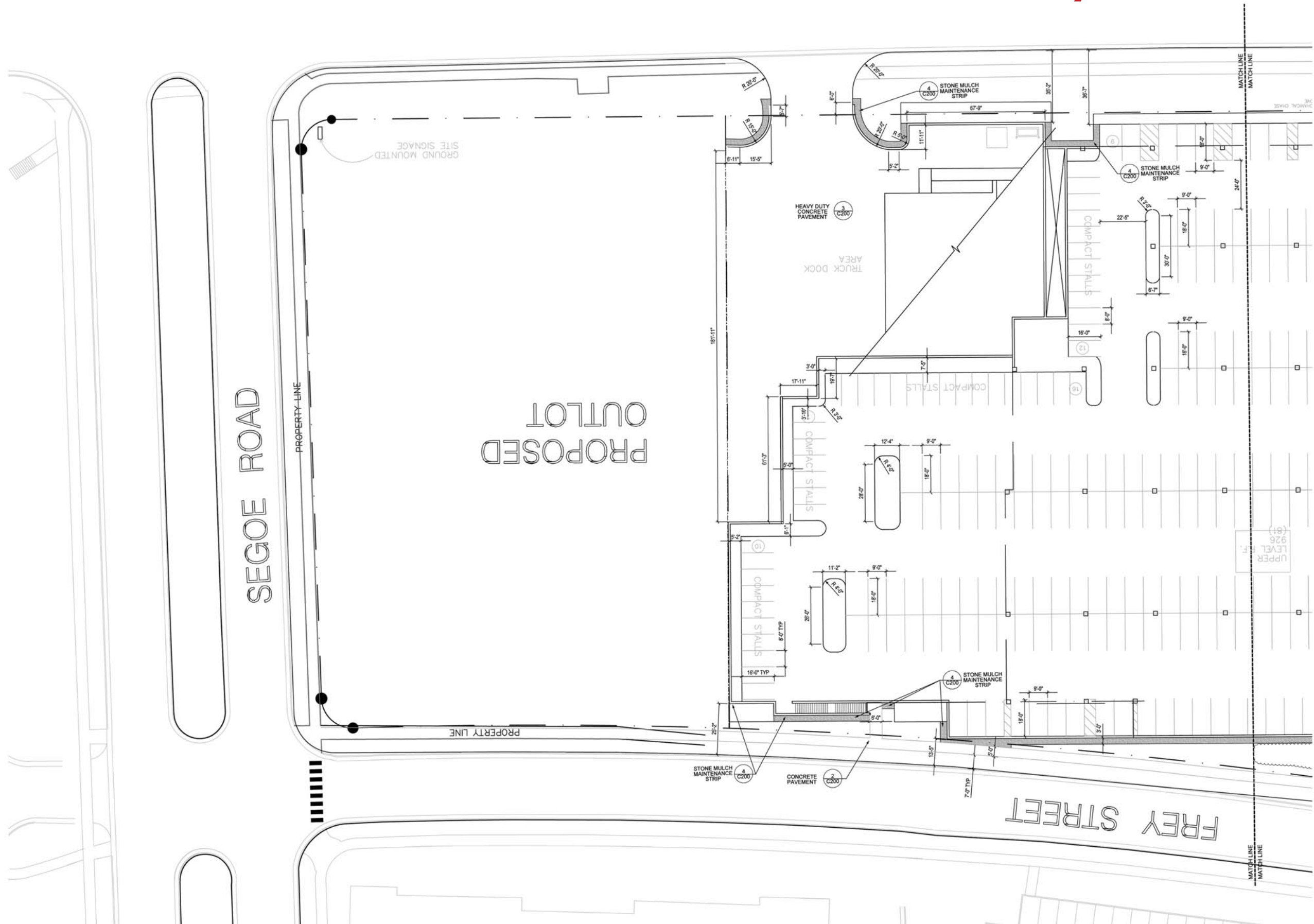
Best Management Practices (BMPs) used for erosion and sediment control



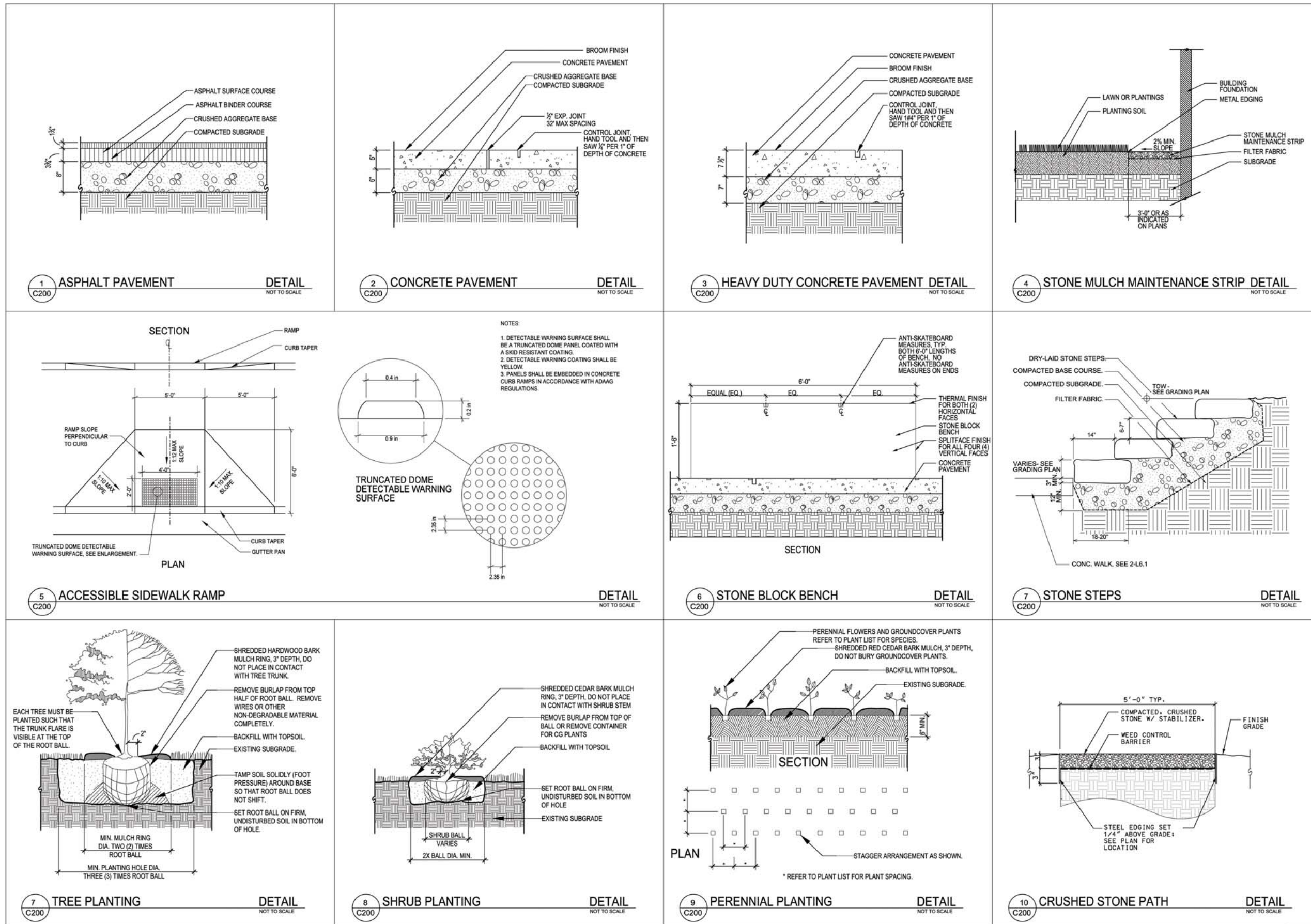
Site Layout Plan - East



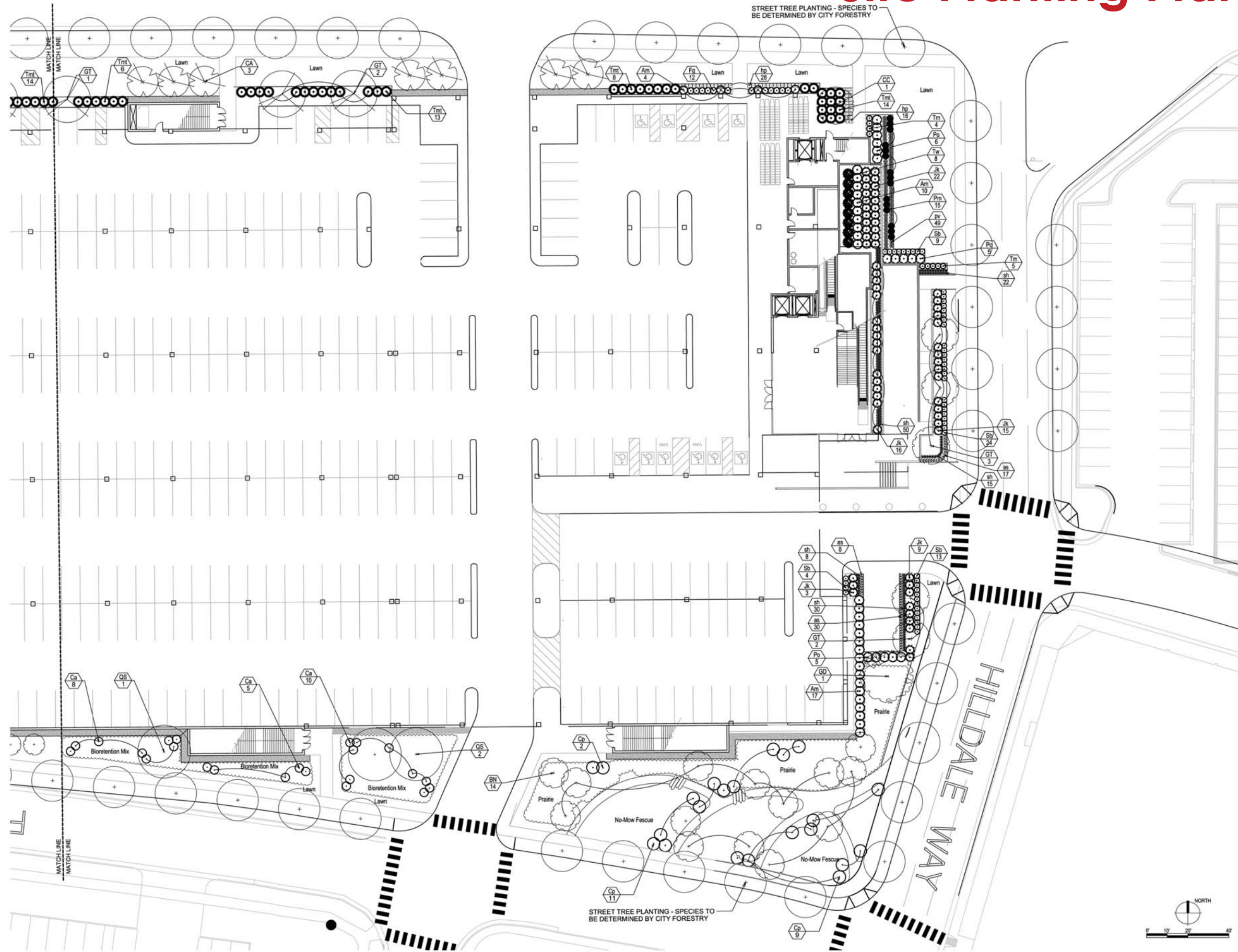
Site Layout Plan - West



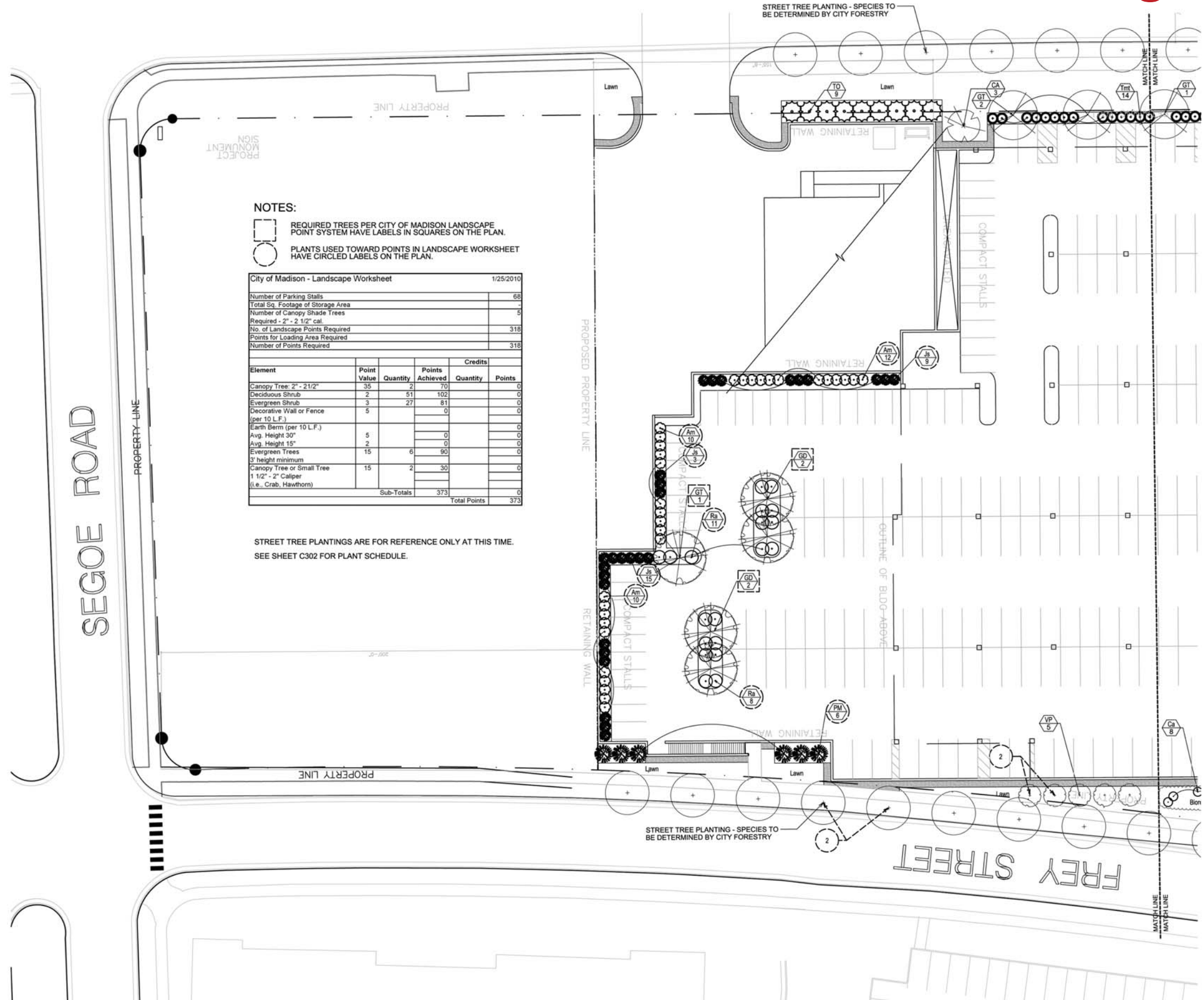
Site Details



Site Planting Plan - East



Site Planting Plan - West



NOTES:

- REQUIRED TREES PER CITY OF MADISON LANDSCAPE POINT SYSTEM HAVE LABELS IN SQUARES ON THE PLAN.
- PLANTS USED TOWARD POINTS IN LANDSCAPE WORKSHEET HAVE CIRCLED LABELS ON THE PLAN.

City of Madison - Landscape Worksheet						1/25/2010
Number of Parking Stalls						68
Total Sq. Footage of Storage Area						-
Number of Canopy Shade Trees						5
Required - 2" - 2 1/2" Cal						318
No. of Landscape Points Required						318
Points for Loading Area Required						318
Number of Points Required						318
Element	Point Value	Quantity	Points Achieved	Quantity	Points	Credits
Canopy Tree: 2" - 2 1/2"	35	2	70		0	
Deciduous Shrub	2	51	102		0	
Evergreen Shrub	3	27	81		0	
Decorative Wall or Fence (per 10 L.F.)	5		0		0	
Earth Berm (per 10 L.F.)			0		0	
Avg. Height 30"	5		0		0	
Avg. Height 15"	2		0		0	
Evergreen Trees 3' height minimum	15	6	90		0	
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	2	30		0	
Sub-Totals			373		0	
Total Points					373	

STREET TREE PLANTINGS ARE FOR REFERENCE ONLY AT THIS TIME. SEE SHEET C302 FOR PLANT SCHEDULE.



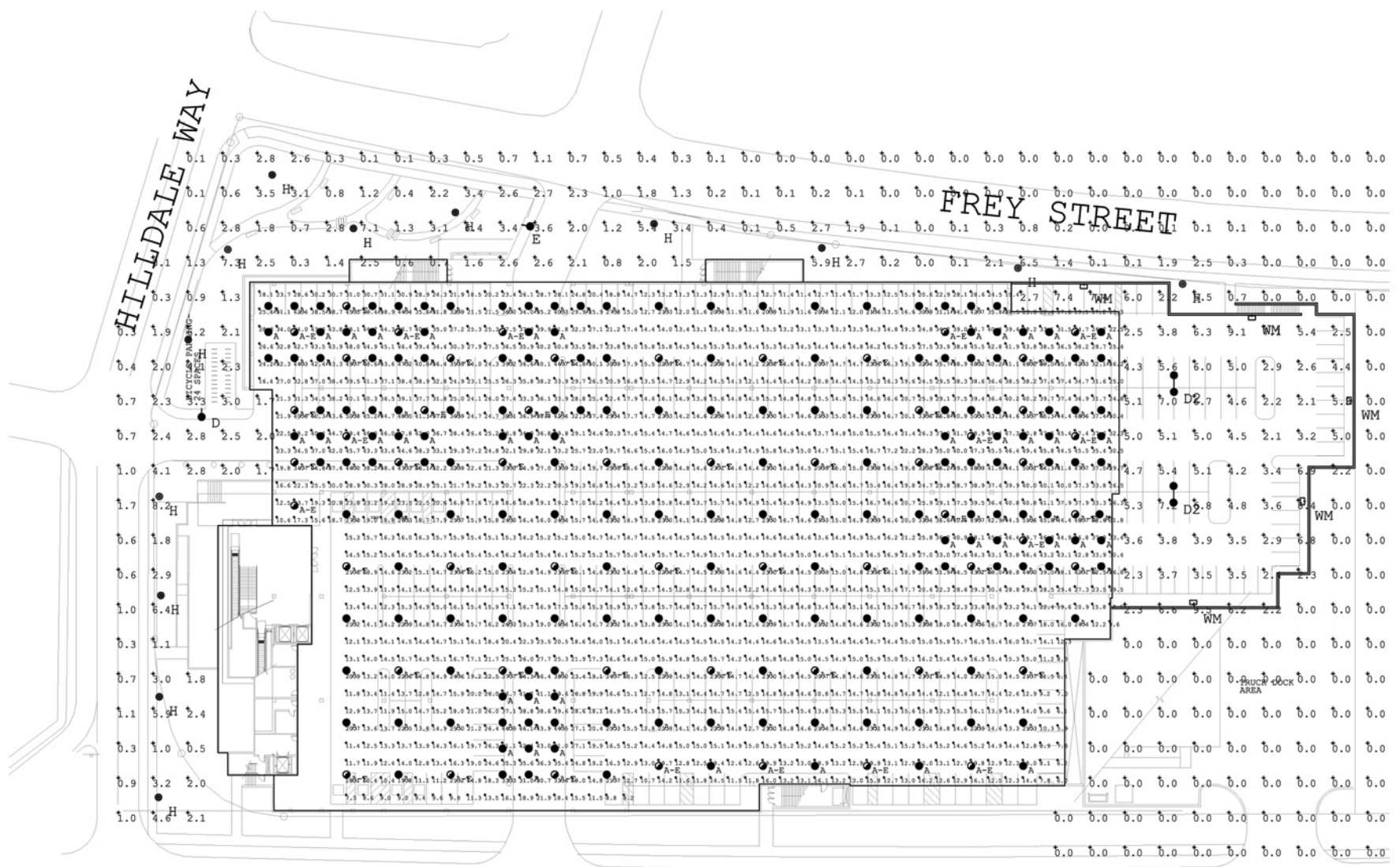
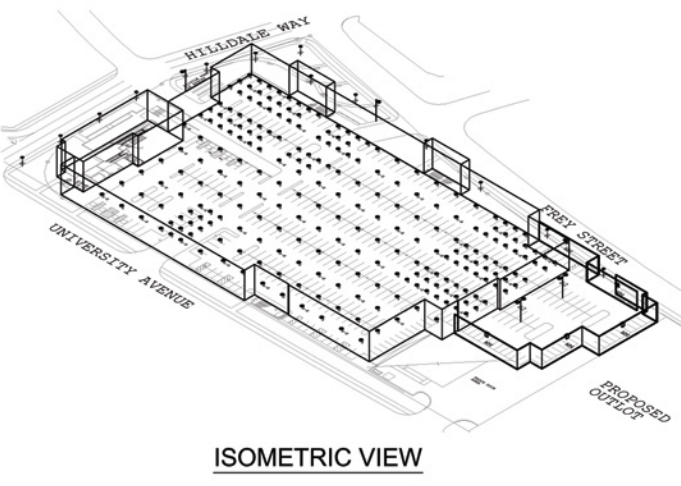
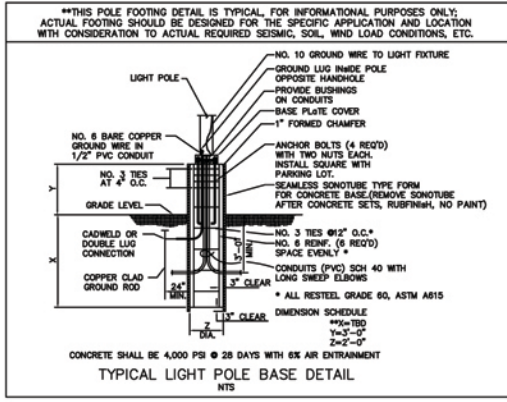
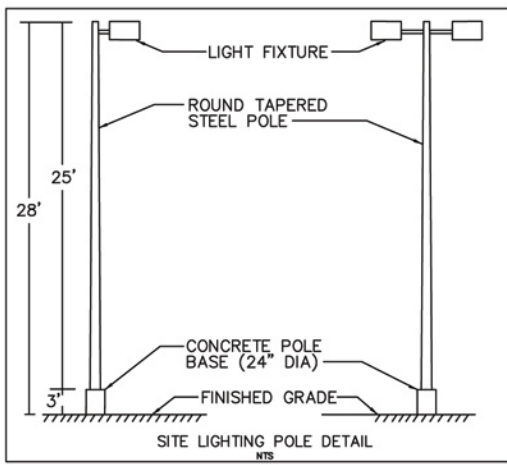
Planting Schedule

PLANT SCHEDULE:

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
BN	<i>Betula nigra</i>	River Birch	13	2" cal.	B&B	Single, straight leader
CC	<i>Carpinus caroliniana</i>	Musclewood	1	1.5" cal.	B&B	Single, straight leader
GT	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i>	Shademaster Honeylocust	11	2.5" cal.	B&B	Single, straight leader
GD	<i>Gymnocladus dioica 'Espresso'</i>	Espresso Kentucky Coffeetree	5	2.5" cal.	B&B	Single, straight leader
QS	<i>Quercus x schuettei</i>	Hybrid Swamp x Bur Oak	3	2" cal.	B&B	Single, straight leader
Ornamental Trees						
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood	4	6' ht.	B&B	Multi-stem; min. 3 leaders
VP	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	5	6' ht.	B&B	Multi-stem; min. 3 leaders
Evergreen Trees						
PM	<i>Pinus leukodermis 'Mint Truffle'</i>	Mint Truffle Bosnian Pine	6	6' ht.	B&B	Single, straight leader
TO	<i>Thuja occidentalis 'Techny'</i>	Techny Arborvitae	9	4' ht.	cont.	
Deciduous Shrubs/Vines						
Am	<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Black Chokeberry	63	3' ht.	cont.	
Ca	<i>Ceanothus americanus</i>	New Jersey Tea	23	18" ht.	cont.	
Cp	<i>Cornus pumila</i>	Dwarf Red Tipped Dogwood	22	2' ht.	cont.	
Fg	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	12	2' ht.	cont.	
Ra	<i>Rhus aromatica 'Gro Low'</i>	Gro Low Fragrant Sumac	38	2' spd.	cont.	
Po	<i>Physocarpus opulifolius 'Seward'</i>	Summer Wine Eastern Ninebark	16	2' ht.	cont.	
Sb	<i>Spiraea betulifolia 'Tor'</i>	Tor Birchleaf Spirea	50	18"ht.	cont.	
Evergreen Shrubs						
Jk	<i>Juniperus chinensis 'Kallay'</i>	Kallays Compact Pfitzer Juniper	65	18" spd.	cont.	
Js	<i>Juniperus scopulorum 'Welchii'</i>	Welch Juniper	12	4' ht.	cont.	
Pm	<i>Pinus mugo 'Mops'</i>	Mops Mugo Pine	15	18" spd.	cont.	
Tmt	<i>Taxus x media 'Tauntonii'</i>	Taunton Yew	55	2' ht.	cont.	
Tm	<i>Thuja occidentalis 'Mr. Bowling Ball'</i>	Mr. Bowling Ball Arborvitae	9	18" ht.	cont.	
Tw	<i>Thuja 'Wintergreen'</i>	Wintergreen Arborvitae	18	4' ht.	cont.	
Perennials/Groundcovers						
as	<i>Allium tanguticum 'Summer Beauty'</i>	Summer Beauty Allium	55	1 qt.	cont.	
hp	<i>Hosta 'Patriot'</i>	Patriot Hosta	46	1 qt.	cont.	
Ornamental Grasses						
pv	<i>Panicum virgatum 'Northwind'</i>	Northwind Switch Grass	49	3 gal.	cont.	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	125	1 gal.	cont.	

NOTE: STREET TREE PLANTINGS ARE FOR REFERENCE ONLY AT THIS TIME.
SEE SHEETS C300 & C301 FOR PLANTING PLANS.





Label	Avg	Max	Min	Avg/Min	Max/Min
East Central Entrance	44.11	50.8	30.5	1.45	1.67
East North Entrance	36.27	45.5	22.5	1.61	2.02
East South Entrance	42.81	49.7	30.4	1.41	1.63
West North Entrance	41.77	48.1	26.6	1.57	1.81
West Central Entrance	40.52	49.4	22.5	1.80	2.20
South Entrance	36.59	44.7	26.1	1.40	1.71
North Entrance	38.61	46.1	30.7	1.26	1.50
General Parking	21.16	51.7	8.1	2.61	6.38

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
●	186	A	SINGLE	21000	0.810	Cooper/McGraw Edison #PSL-2000-MH - Mtd at 11'
●	55	A-E	SINGLE	21000	0.810	Cooper/McGraw Edison #PSL-200-MH-Q - Mtd at 11'
●	1	D	SINGLE	30000	0.810	Cooper/McGraw Edison #CIM-320-MP-XX-4S - Pole #RTS25
●	2	D2	BACK-BACK	30000	0.810	Cooper/McGraw Edison #CIM-320-MP-XX-4S - Pole #RTS25
●	1	E	SINGLE	30000	0.810	Cooper/McGraw Edison #CIM-320-MP-XX-4S - Pole #RTS25
●	13	H	SINGLE	14000	0.800	Pacific Lighting #ST-V-150P - Mtd at 12'
□	5	WM	SINGLE	30000	0.810	Cooper/Lumark #MHIP-TM-320-3 - Mtd at 18'

1 GARAGE PARKING & SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 40'



TARGET SITE LIGHTING SCOPE NOTES	
Fixture Manufacturer:	Cooper
Lamp Type:	Pulse Start MH
Lamp Wattage:	320W
Lamp Orientation:	Vertical
Fixture Type:	Shoe Box
Fixture Side Skirts:	None
Pole Material:	Steel
Mounting Height:	25' Pole + 3' Base
Concrete Base:	3' High & 24" Dia.
Pole & Fixture Color:	To Be Determined
All Night Security Lighting:	Req'd or Not Req'd
Photometrics (All Values Are Minimum Maintained At Ground Surface)	
Target Entrance (a)	5.0 fc
Entry Drive (a)	3.0 fc
Parking Lot	3.0 fc
Edges of Parking	2.0 fc

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamp and other variable field conditions.

General Notes
A. Perimeter, type III, fixture optics are to be directed into the site.

Per Target Developer Guide Edition 2.9:
After approval by Target, NO CHANGES OR SUBSTITUTIONS ALLOWED in fixture manufacturer, lighting type and/or site lighting photometric plan without written authorization by Target.

For Additional Lighting Information and Pricing Contact:
On-Site Lighting & Survey, LLC
PH: 763-684-1548

Project No. 8091130	Design Level: 2
	Cap Score: 231
THIS PLAN CONFORMS TO TARGET DEVELOPER GUIDE, EDITION 2.9: Yes	
THIS PLAN CONFORMS TO CITY / COUNTY ORDINANCES: Yes	

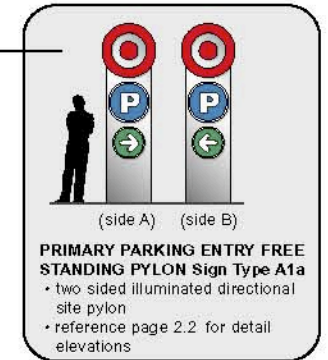
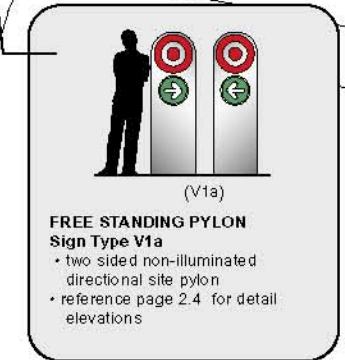
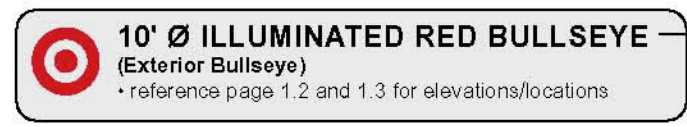
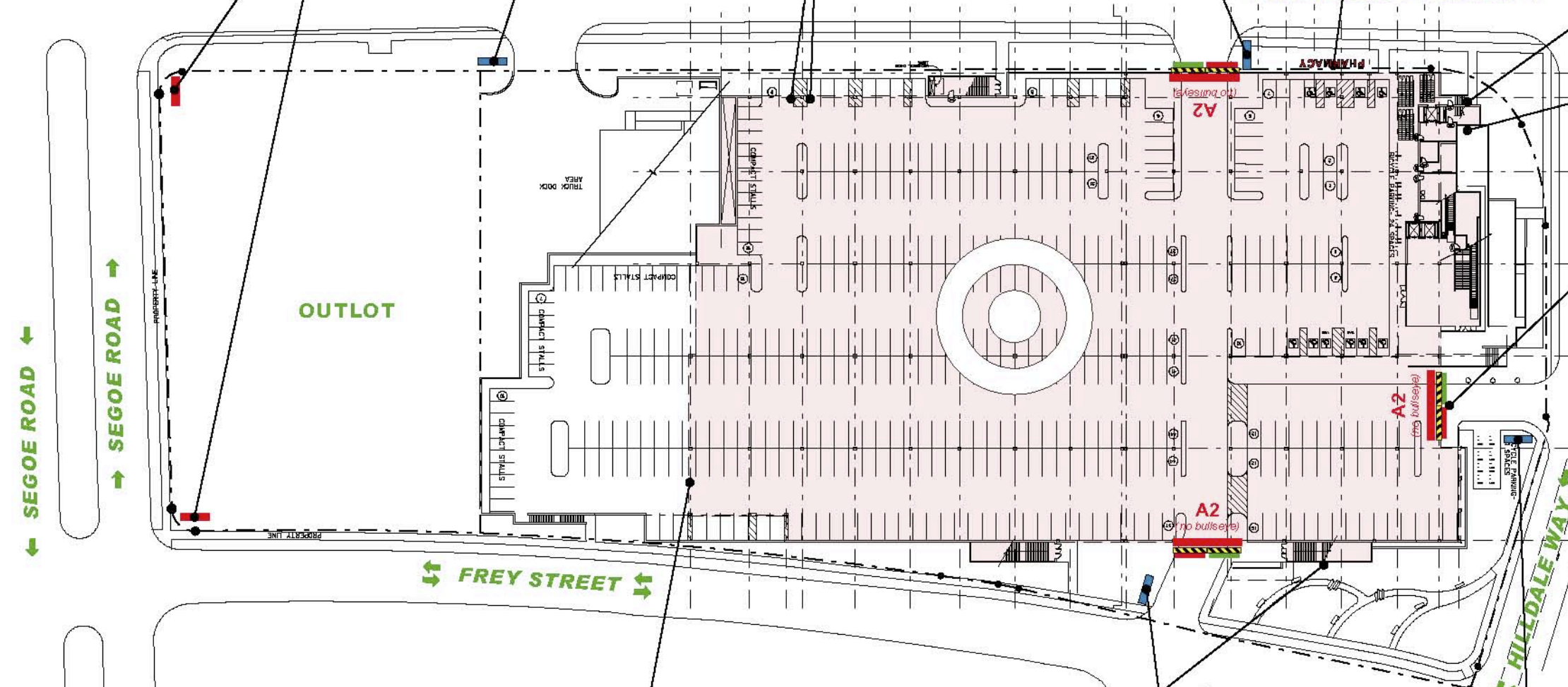
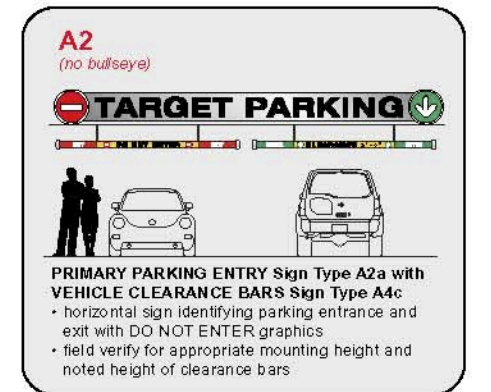
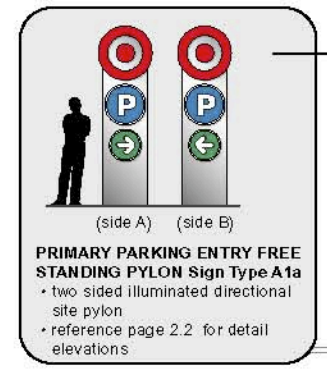
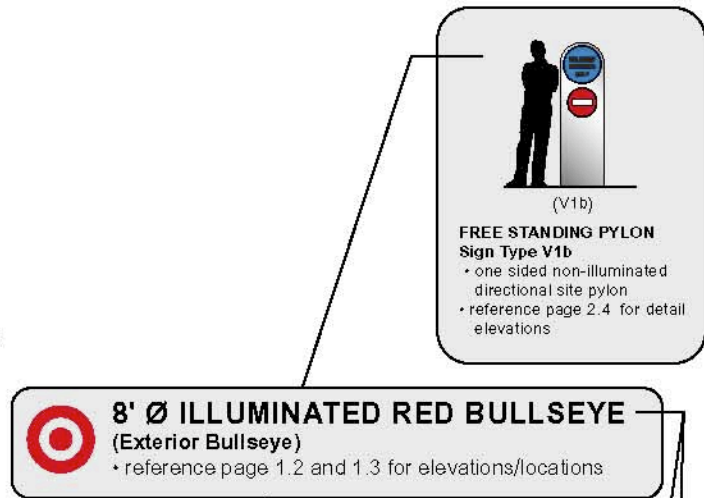
Revision:	Date:
A	12/15/2009
B	12/23/2009
C	01/25/2010
D	01/26/2010

PHOTOMETRIC PLAN

Project:	HILDALE MALL
Location:	MADISON WISCONSIN
Project #:	8091130
Contract #:	

**HILDALE MALL
MADISON WISCONSIN**

Date:	12/07/2009
Scale:	AS NOTED
Drawn/Checked:	SAS/WRT
Sheet #:	SL1
Rev. #:	D



WAYFINDING/SIGNAGE LEGEND

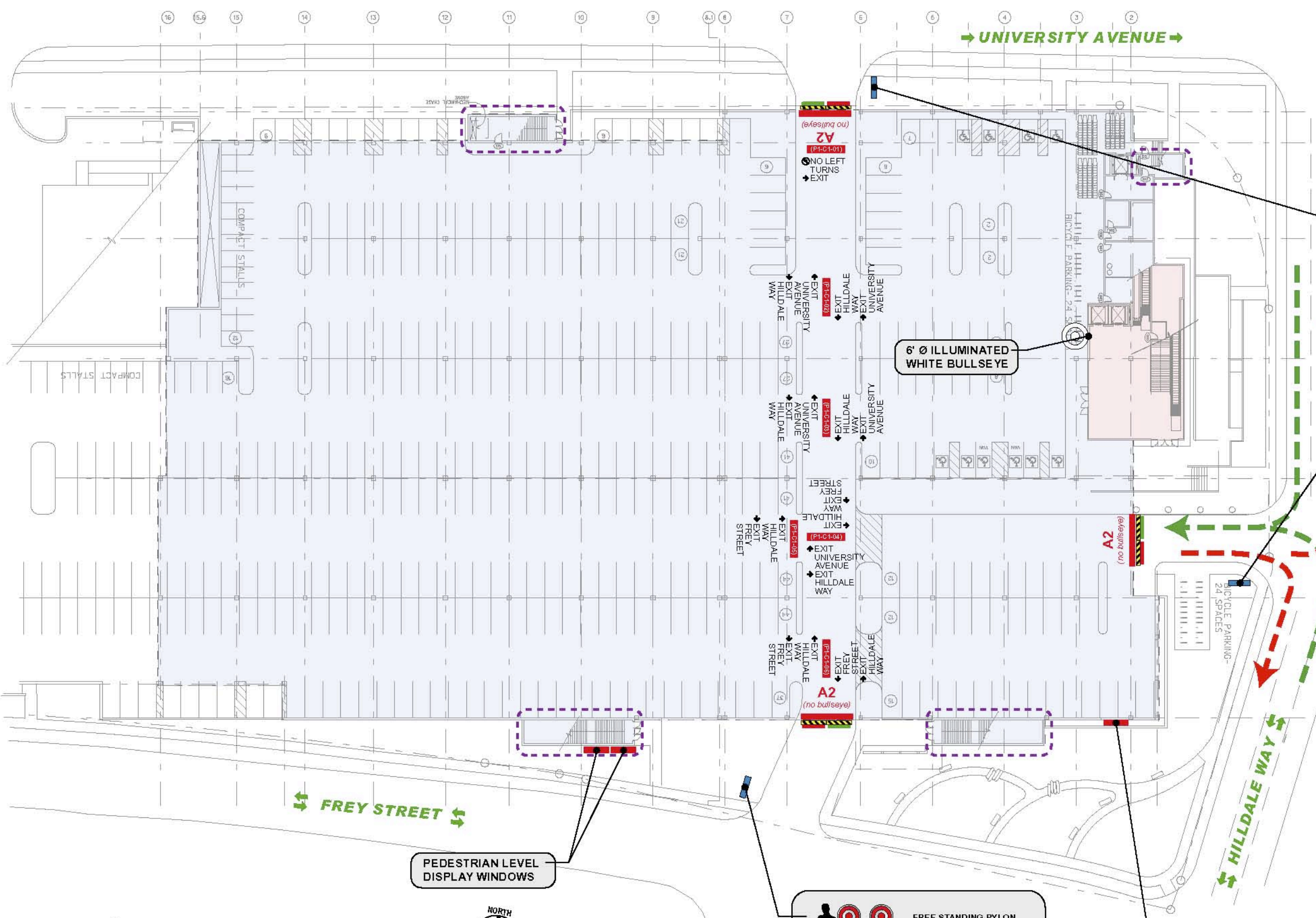
- *CODE SIGNAGE BY TARGET**
 - - - - - stairwell code signage
- VEHICLE DIRECTIONAL SIGNAGE**
 • clearance bar
 • hanging directional signage
 • entering traffic
 • exiting traffic
- Parking with Overhead Structure



[signage recommendations are IN ADDITION TO any code required signage by garage contractor]

Wayfinding Recommendations: Navigating Parking | Site





A2
(no bullseye)

TARGET PARKING

PRIMARY PARKING ENTRY Sign Type A2a with VEHICLE CLEARANCE BARS Sign Type A4c

- horizontal sign identifying parking entrance and exit with DO NOT ENTER graphics
- field verify for appropriate mounting height and noted height of clearance bars

(side A) (side B)

PRIMARY PARKING ENTRY FREE STANDING PYLON Sign Type A1a

- two sided illuminated directional site pylon
- reference page 2.2 for detail elevations

6" Ø ILLUMINATED WHITE BULLSEYE

WAYFINDING/SIGNAGE LEGEND

- *CODE SIGNAGE BY TARGET**
- stairwell code signage
- VEHICLE DIRECTIONAL SIGNAGE**
- clearance bar
 - hanging directional signage
 - entering traffic
 - exiting traffic
- Parking with Overhead Structure

FREE STANDING PYLON Sign Type V1a

- two sided non-illuminated directional site pylon
- reference page 2.4 for detail elevations

PEDESTRIAN LEVEL DISPLAY WINDOWS

PEDESTRIAN LEVEL DISPLAY WINDOW

1 A110M LOWER LEVEL FLOOR PLAN – OPTION “M”

[signage recommendations are IN ADDITION TO any code required signage by garage contractor]

Wayfinding Recommendations: Navigating Parking | Ground Level





12' Ø ILLUMINATED STACKED FORMAT RED BULLSEYE WITH TARGET TEXT
 • reference pages 1.0 for locations

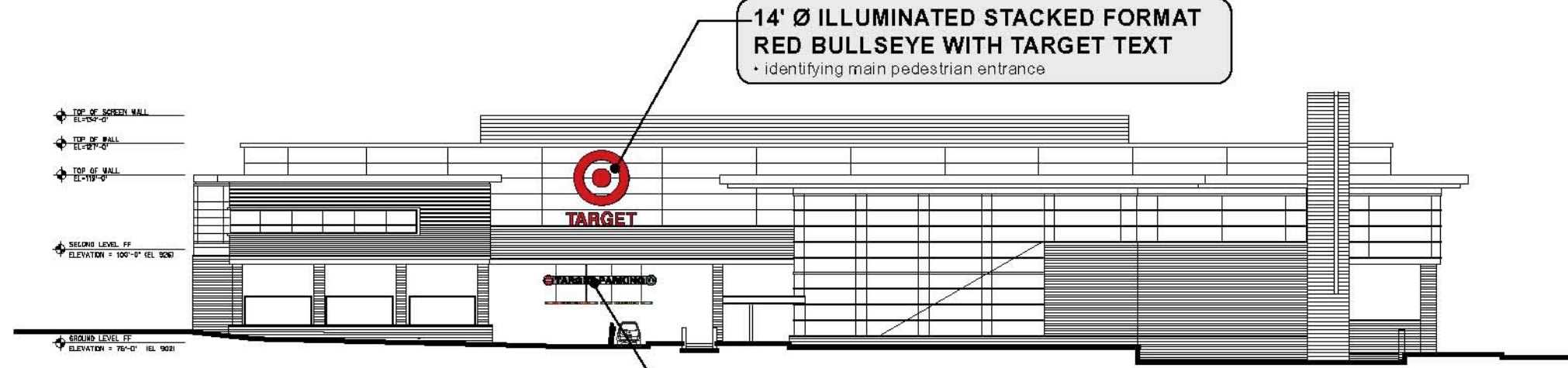
17'-9 1/4"
 2'-0"
PHARMACY
 ILLUMINATED RED PHARMACY SIGN

1
 A201
 ELEVATION FROM UNIVERSITY AVENUE

A2
 (with NO Bullseye)

 PRIMARY PARKING ENTRY Combining
 - Sign Type A2 (overhead illuminated parking sign)
 - Sign Type A4c (overhead vehicle clearance bars)

(V1b)
FREE STANDING PYLON Sign Type V1b
 • one sided non-illuminated directional site pylon
 • reference page 2.2 for detail elevations



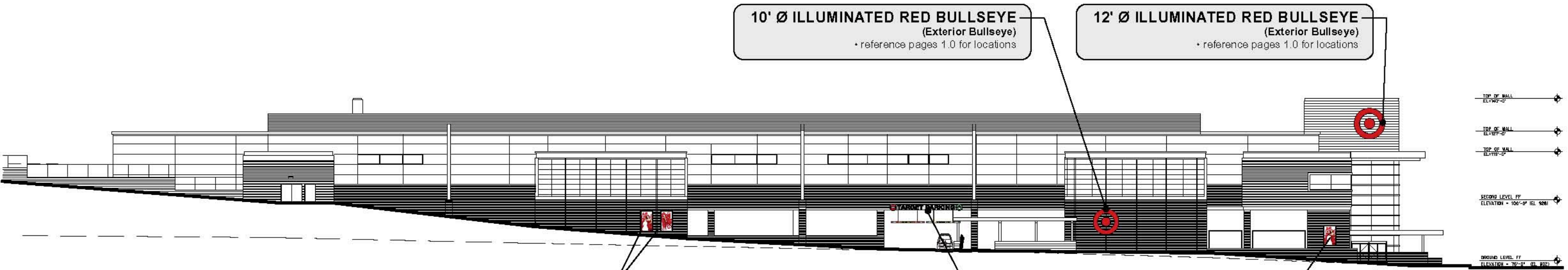
14' Ø ILLUMINATED STACKED FORMAT RED BULLSEYE WITH TARGET TEXT
 • identifying main pedestrian entrance

2
 A201
 ELEVATION FROM HILLDALE WAY

A2
 (with NO Bullseye)

 PRIMARY PARKING ENTRY Combining
 - Sign Type A2 (overhead illuminated parking sign)
 - Sign Type A4c (overhead vehicle clearance bars)





10' Ø ILLUMINATED RED BULLSEYE
(Exterior Bullseye)
• reference pages 1.0 for locations

12' Ø ILLUMINATED RED BULLSEYE
(Exterior Bullseye)
• reference pages 1.0 for locations

PEDESTRIAN LEVEL
DISPLAY WINDOWS

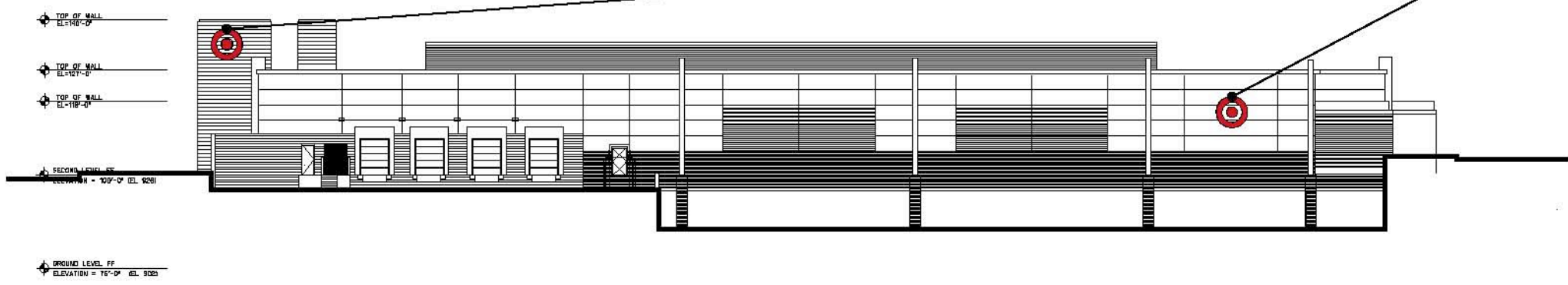
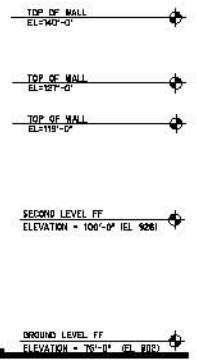
A2
(with NO Bullseye)

TARGET PARKING

PRIMARY PARKING ENTRY Combining
 - Sign Type A2 (overhead illuminated parking sign)
 - Sign Type A4c (overhead vehicle clearance bars)

PEDESTRIAN LEVEL
DISPLAY WINDOW

3
A201
ELEVATION FROM FREY STREET



8' Ø ILLUMINATED RED BULLSEYE
(Exterior Bullseye)
• reference pages 1.0 for locations

4
A201
ELEVATION FROM SEGOE ROAD



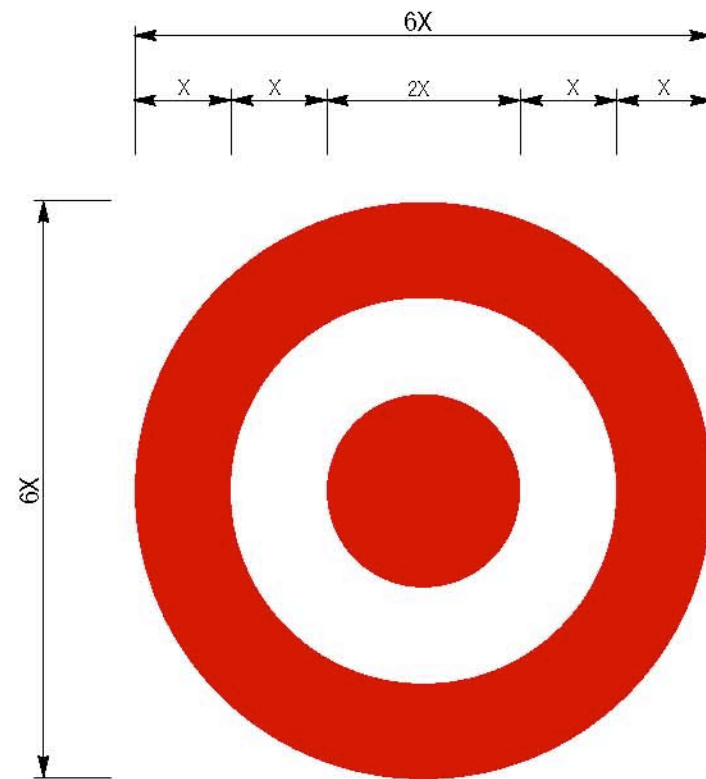
Lit Bullseyes and Letters using these typical face lighting details

- 14' stacked red bullseye (Bullseye & TARGET letters below bullseye with typical face lighting detail) Qty = 1
- 12' stacked red bullseye (Bullseye & TARGET letters below bullseye with typical face lighting detail) Qty = 1
- 12' red bullseye (Bullseye with typical face lighting detail) Qty = 1
- 10' red bullseye (Bullseye with typical face lighting detail) Qty = 1
- 8' red bullseye (Bullseye with typical face lighting detail) Qty = 3
- 6' white bullseye (Bullseye with typical face lighting detail) Qty = 1
- (PHARMACY red letters with typical face lighting detail) Qty = 1

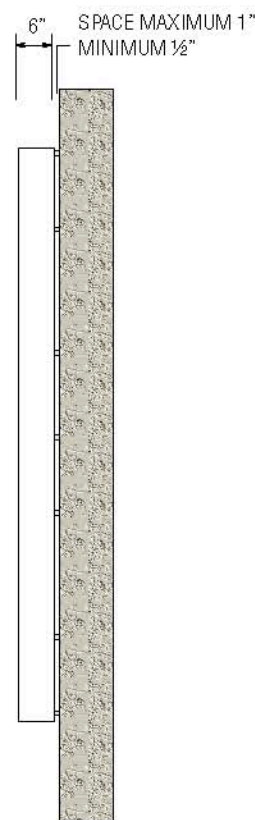
ELECTRICAL REQUIREMENTS
Total: 3.0 Amps
(1) 120V 20A Circuit Required.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOAD

GENERAL NOTES:

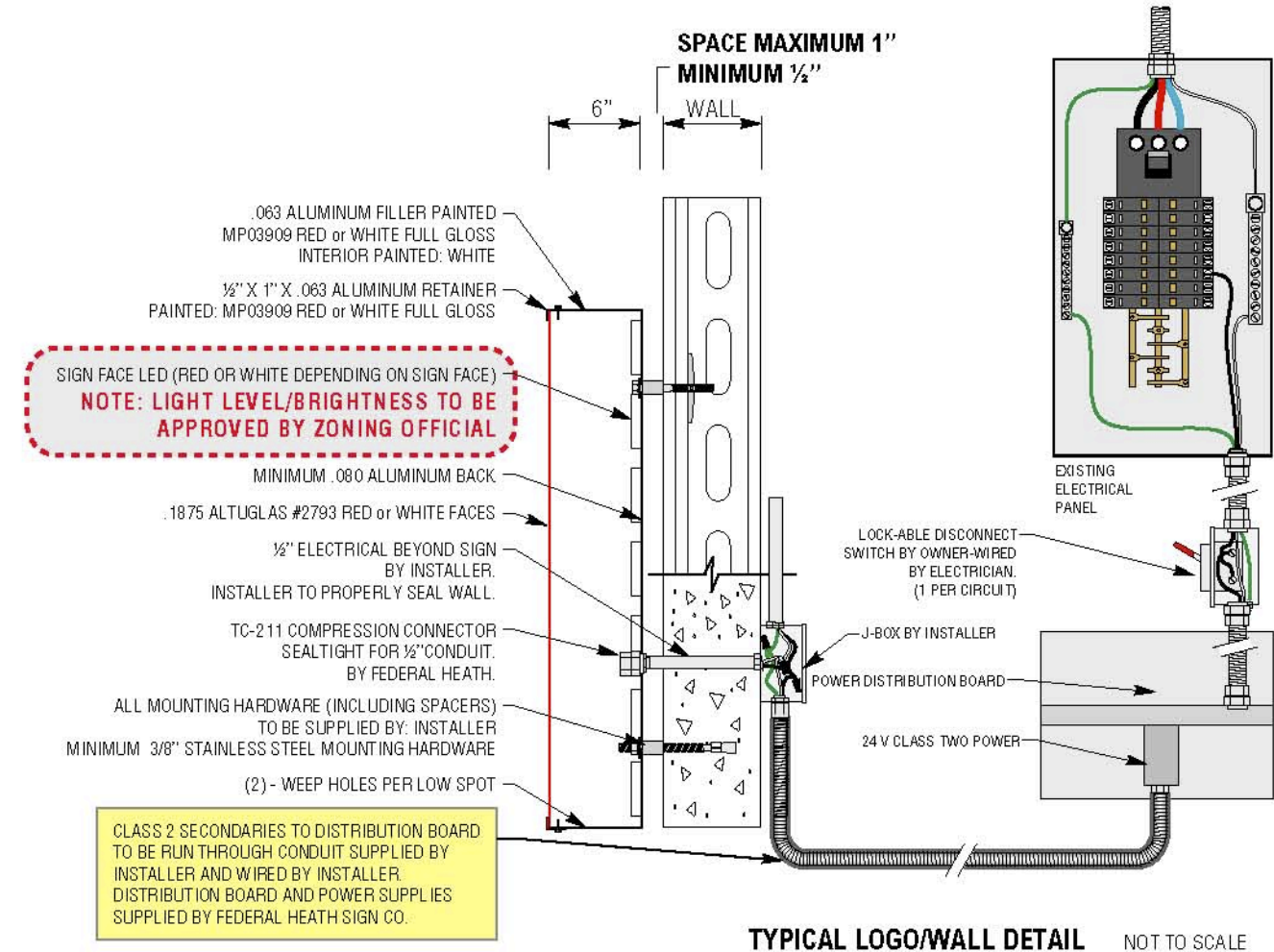
1. CONTRACTOR SHALL VERIFY WALL CONDITIONS IN THE FIELD.
2. TYPE, SIZE & NUMBER OF FASTENERS TO BE DETERMINED.
3. ALL BOLT TO BE DRILLED AND OR PUNCHED.
4. ISOLATE ALUMINUM FROM STEEL.



TYPICAL BULLSEYE DETAIL



END VIEW



9'X18': MONUMENT IDENTIFICATION SIGN

A very distinctive and easily recognizable image to traffic and will be strategically located on the site for maximum visibility. TARGET'S approved sign consultants will check the local codes, secure all permits, and provide assistance in the acquisition of variances, should they be required.

NOTE: This is a 2-sided sign.

SIGN AREA:

162 sq. ft. Total
18 ft. Overall Height

CONSTRUCTION:

Cabinet is conventional construction. Angle iron frame with aluminum cladding.

SIGN FACE:

Is routed aluminum backed with clear lexan. 3M Scotchcal Film and Diffuser Film is applied to 2nd surface of plex.

NOTE: Bullseye center dot and outer ring are always two (2) separate pieces.

COLORS:

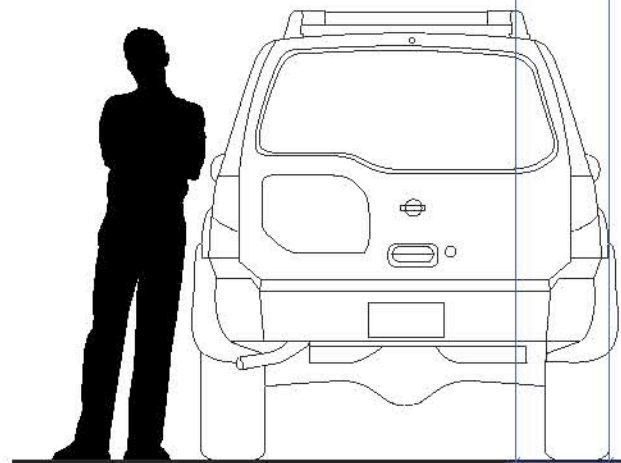
Cabinet: White
Face Background: White
Bullseye: Cardinal Red #3630-53
Target: Cardinal Red #3630-53
Base: Champagne Pearl (C-20) to match Valspar MICA- 2 Coat #399C245

ILLUMINATION:

Internal with high output fluorescent lamps

ELECTRICAL:

480V service
120V ballasts with step down transformers



PRIMARY MONUMENT SIGN
• illuminated monument sign
(SCALE: 3/8" = 1'-0")



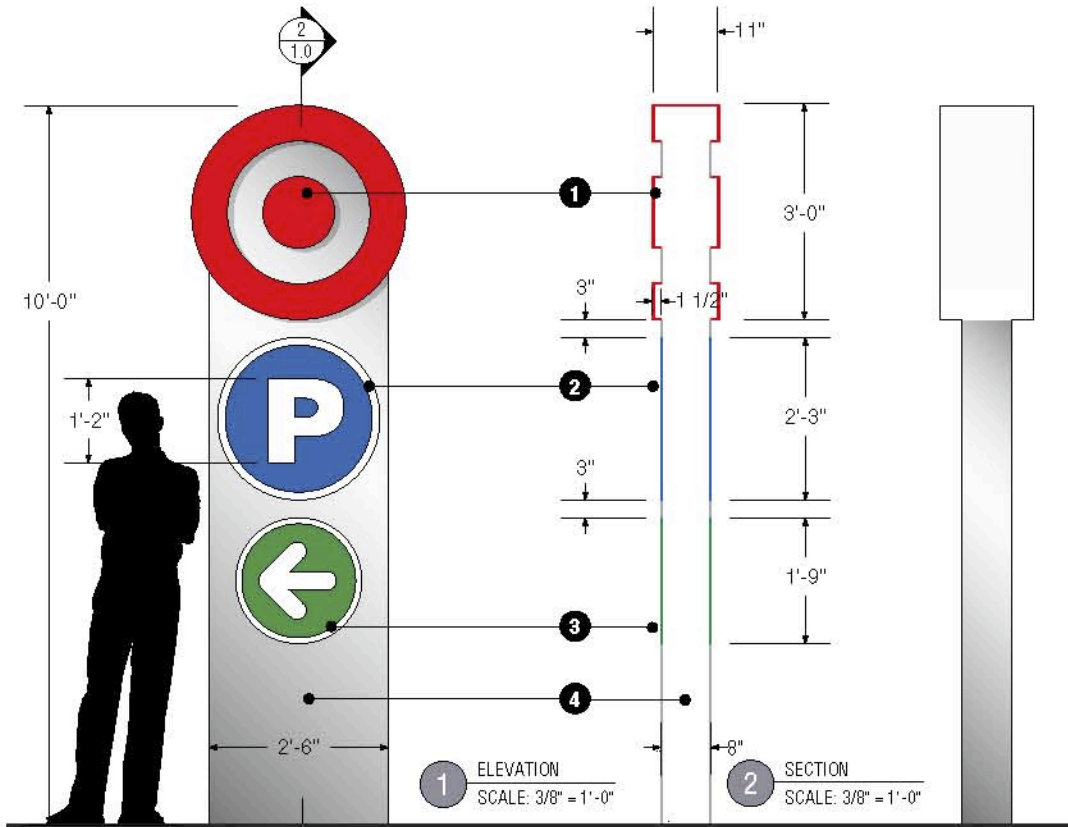
SIGN TYPE A1a: FREE STANDING PYLON SIGN

ILLUMINATION: all illuminated signs to have remote or electronic transformers and a 24-hour timer or photosensitive switch per project electrical engineer.

NOTE: This is a 2-sided sign.

- 1 Internally illuminated bullseye extends 1 1/2" from either side of pylon with pylon surface exposed in center ring of bullseye. Red acrylic faces with returns painted to match. If needed, retainers for acrylic faces to be minimal and red to match Target red (pms 186).
- 2 Internally illuminated circle extends 1" from either side of pylon. Cabinet faces are 1/4" blue acrylic with 3/8" white acrylic adhered to face for dimensional illuminated ring and letter "P". Returns to match pylon. If needed, retainers for acrylic faces to be minimal and to match returns.

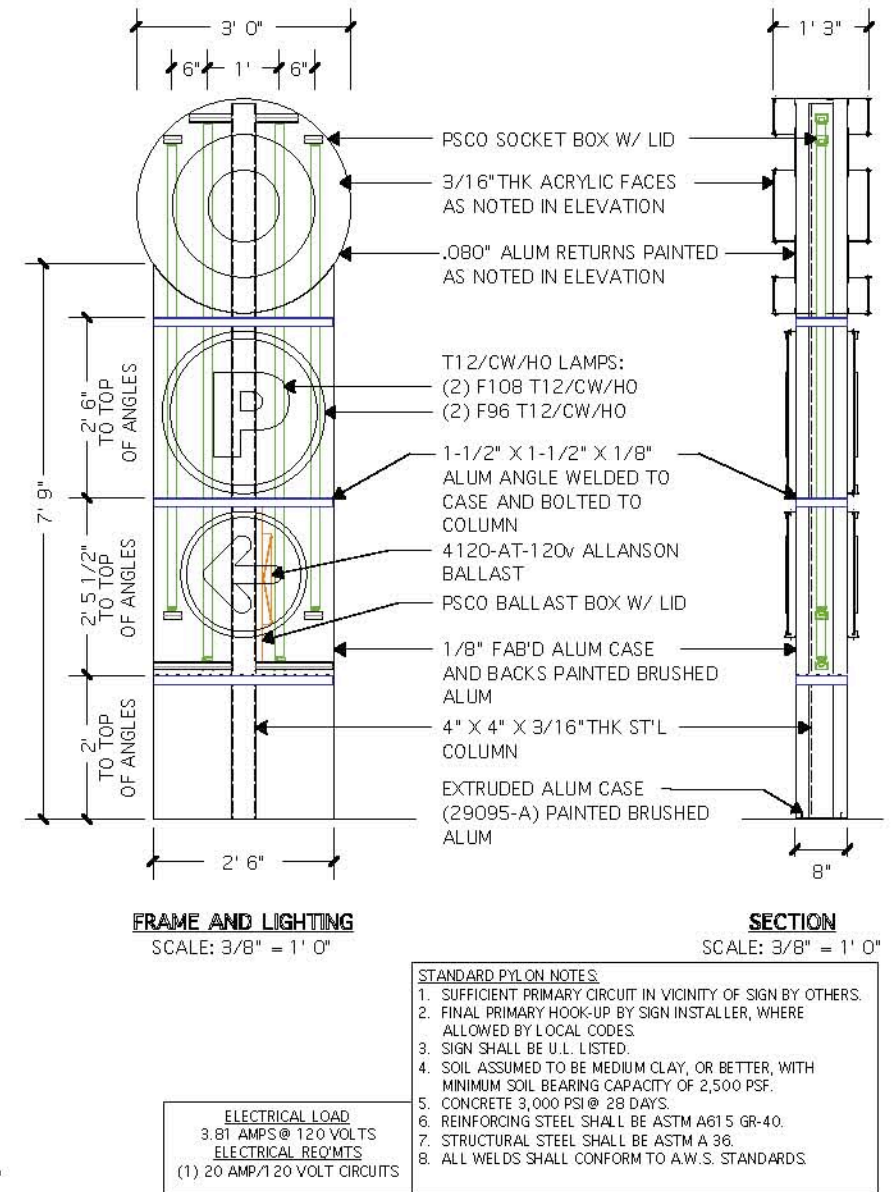
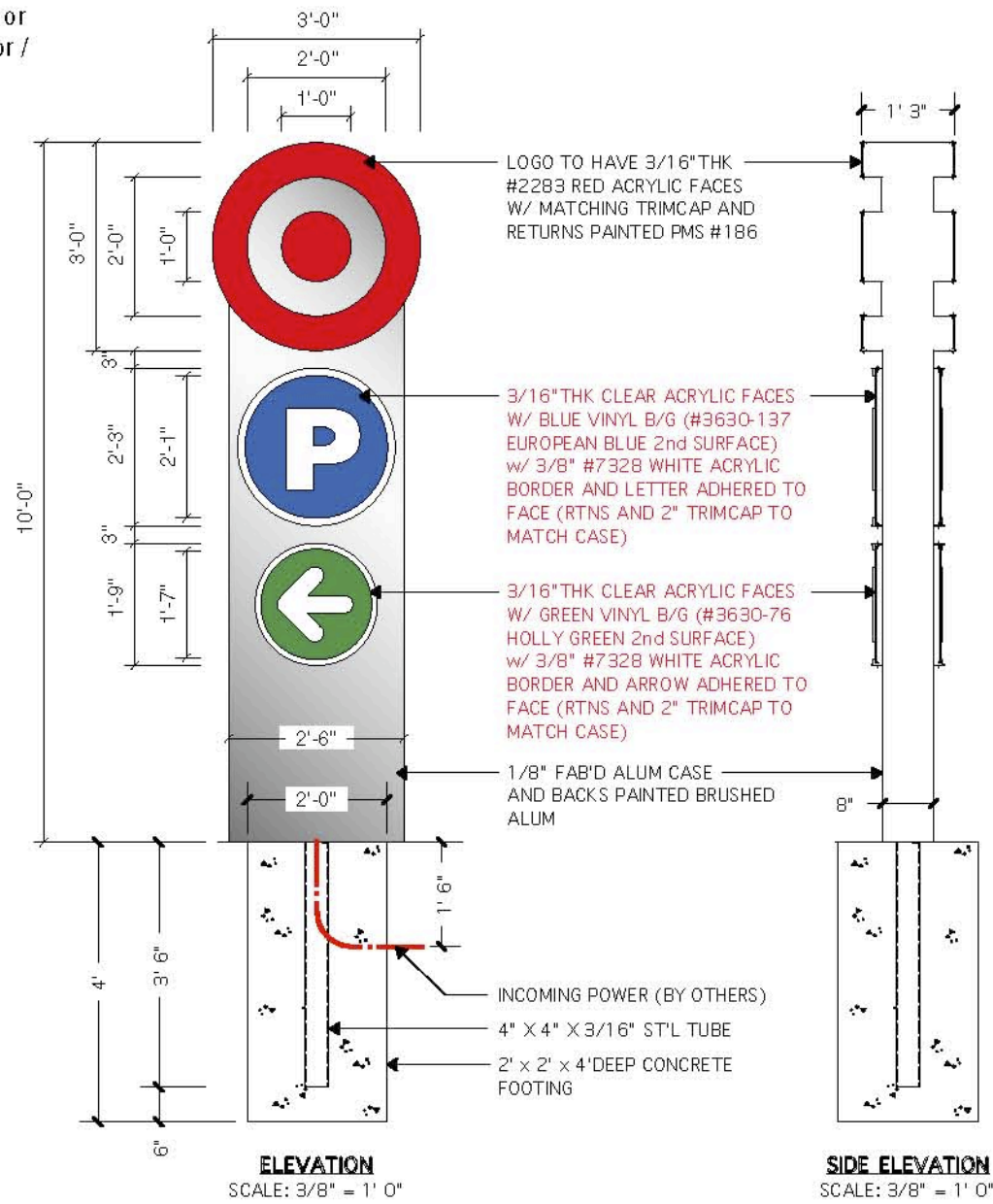
- 3 Same construction as note 2 except color: Green acrylic.
- 4 Pylon structure is metal cabinet with neon or fluorescent internal illumination. Light color / temperature to be 3000-3500 K.



PRIMARY PARKING ENTRY PYLON Sign Type A1a

• illuminated free standing pylon sign
(SCALE: 3/8" = 1'-0")

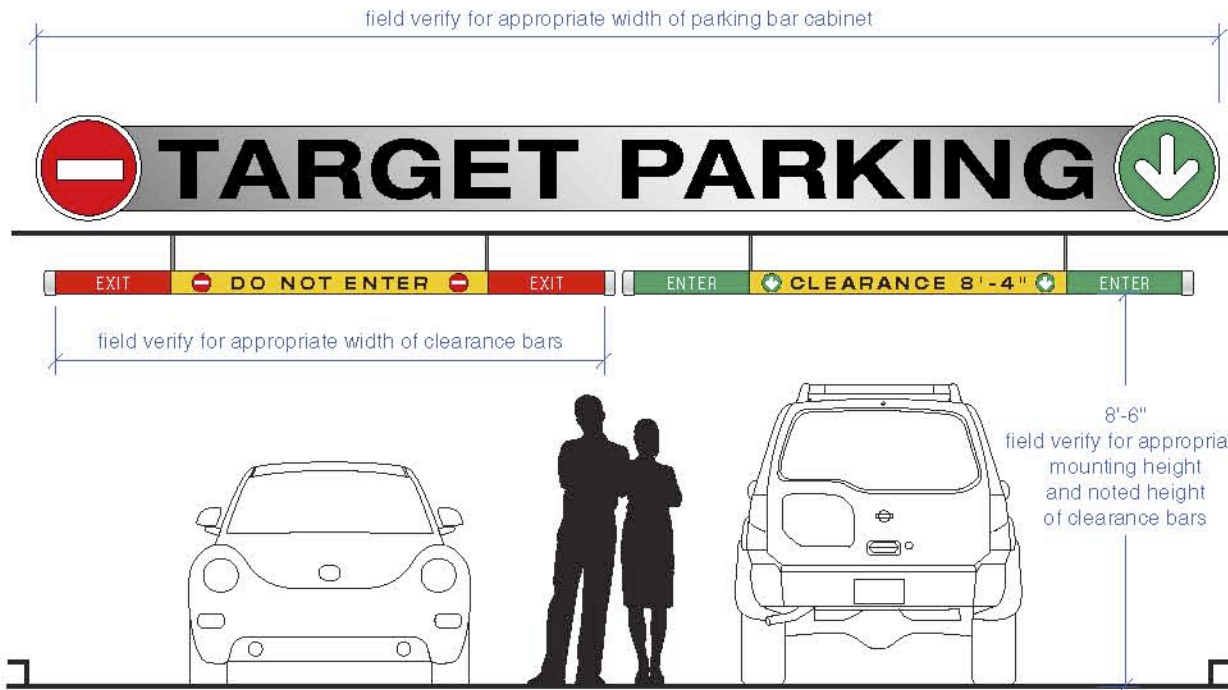
NOTE:
Reference Target Property Development's Fabrication Details pages 1.0 and 1.2 for further fabrication details.



SIGN TYPE A2: BUILDING MOUNTED ENTRY I.D.

ILLUMINATION: all illuminated signs to have remote or electronic transformers and a 24-hour timer or photosensitive switch per project electrical engineer.

- 1 Internally illuminated circles at ends of sign cabinet. "Do not enter" sign face is 1/4" red acrylic with 3/8" white acrylic adhered to face for dimensional illuminated ring and symbol. Returns to match cabinet. If needed, retainers for acrylic face to be minimal and to match returns.
- 2 Internally illuminated "TARGET PARKING" letters are 1/2" push thru white acrylic with black perforated vinyl adhered to faces to give a black read during the day and white glow at night.
- 3 Sign structure is metal cabinet with LED and fluorescent internal illumination.
- 4 Same construction as note 1 except color: Green acrylic



PRIMARY PARKING ENTRY Sign Type A2 with VEHICLE CLEARANCE BARS Sign Type A4c

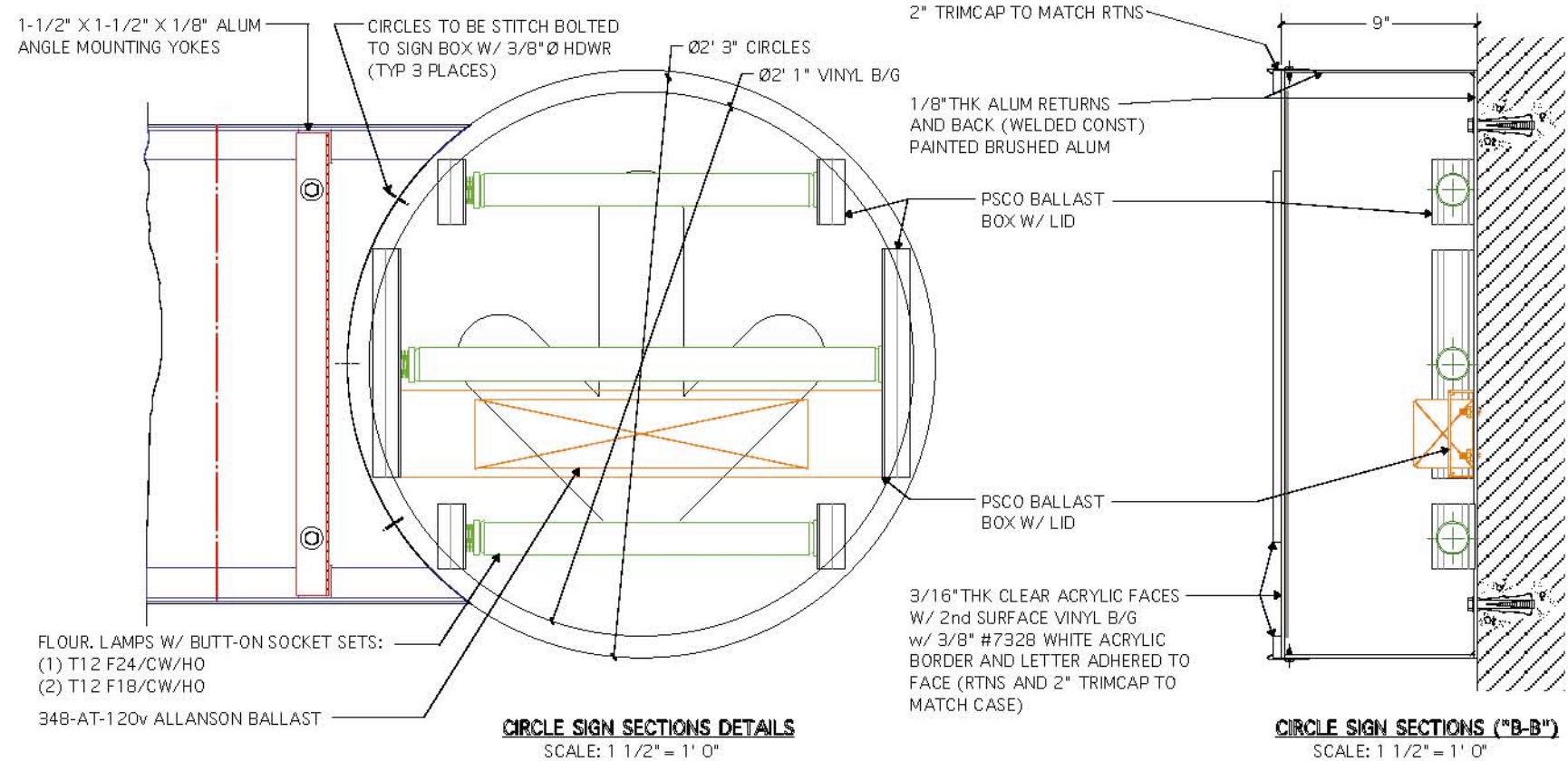
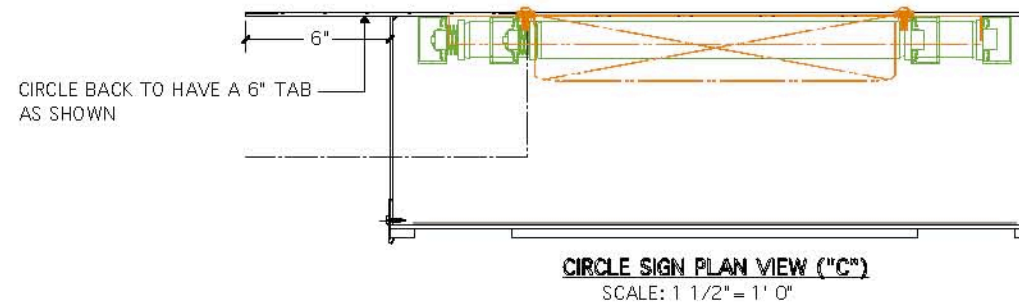
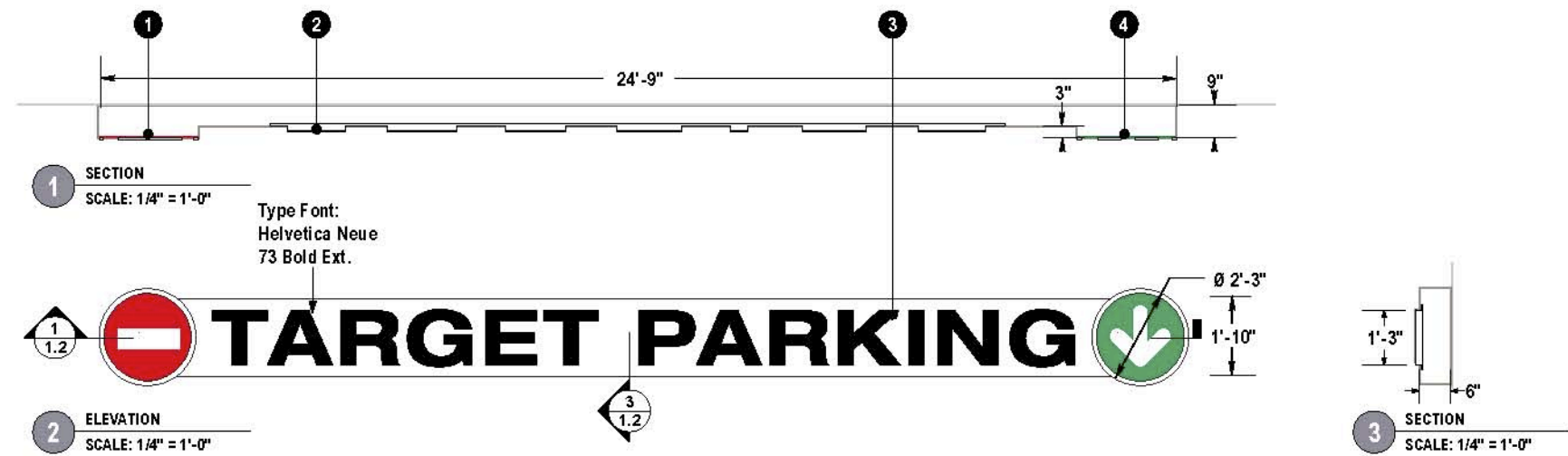
* horizontal sign identifying parking entrance and exit with DO NOT ENTER graphics

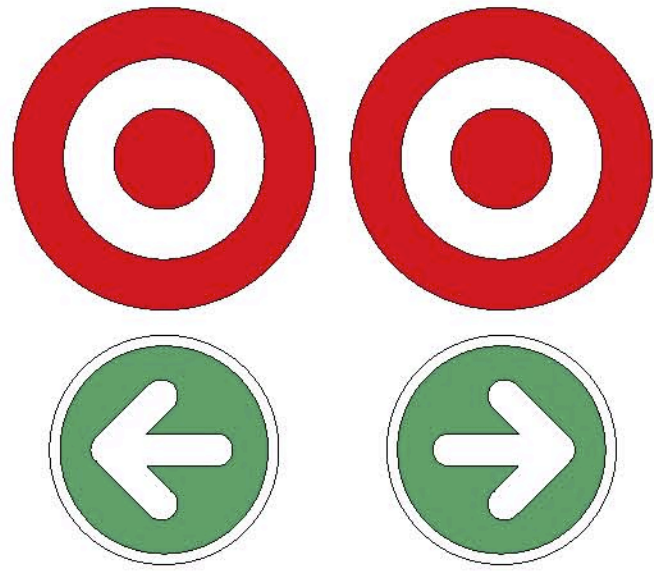
SIGN TYPE A2 Illuminated Garage Entry I.D. for Primary Ingress

SIGN TYPE A4c Entry/Exit Vehicle Clearance Bars (Core 6" Diameter PVC sign face is painted Yellow. White type and graphics are reflective vinyl die-cut applied to PVC sign face. Black type is vinyl die-cut applied to PVC sign face. Red and Green surfaces and graphics are vinyl die-cut applied to PVC sign face.)
(SCALE: 1/4" = 1'-0")

NOTE:

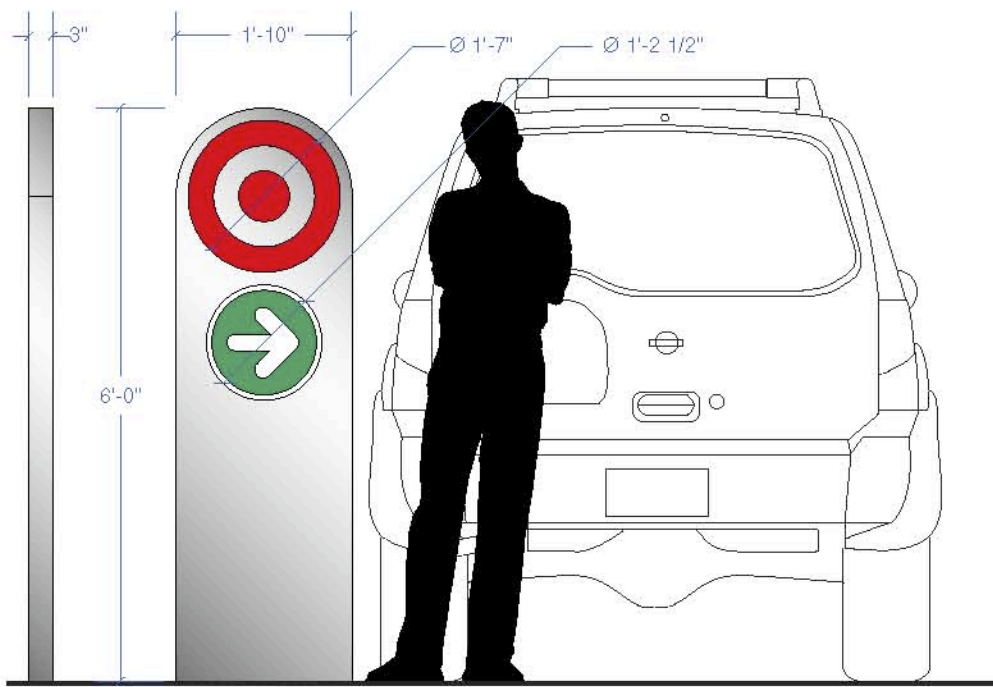
Reference Target Property Development's Fabrication Details pages 1.3, 1.4, 1.5, 1.6 and 1.12 for further fabrication details.





V1a
(Two Sided Site Directional Signage)

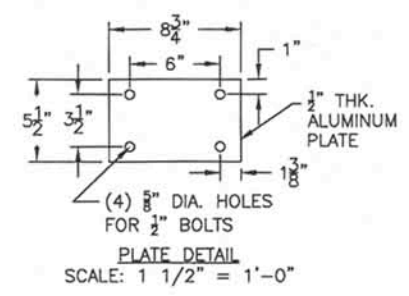
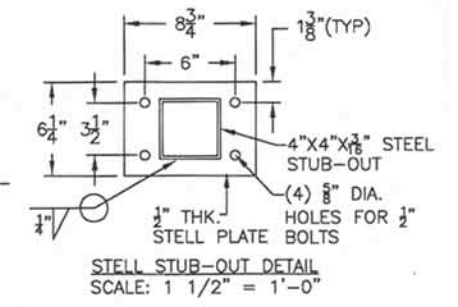
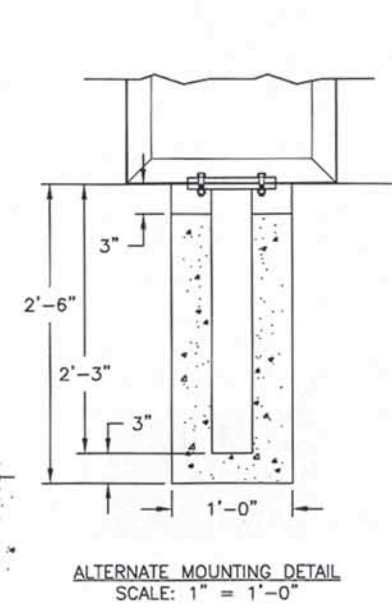
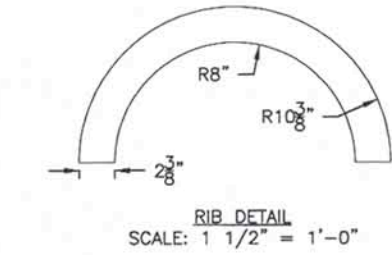
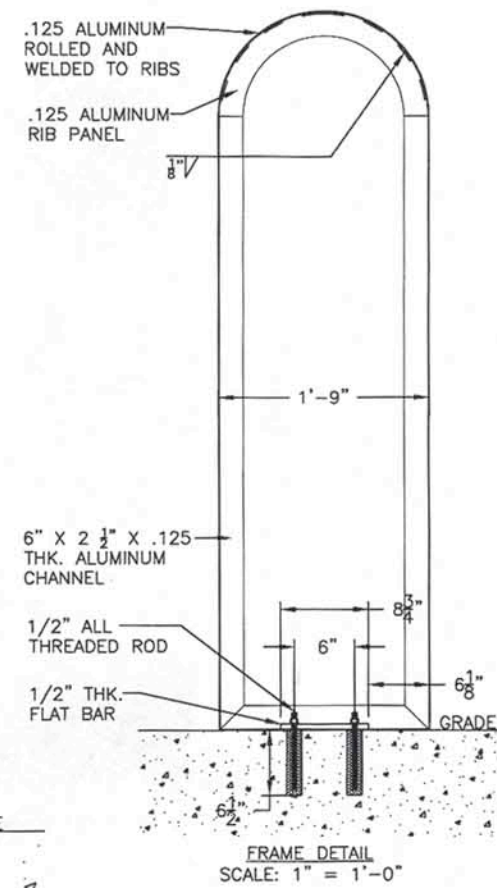
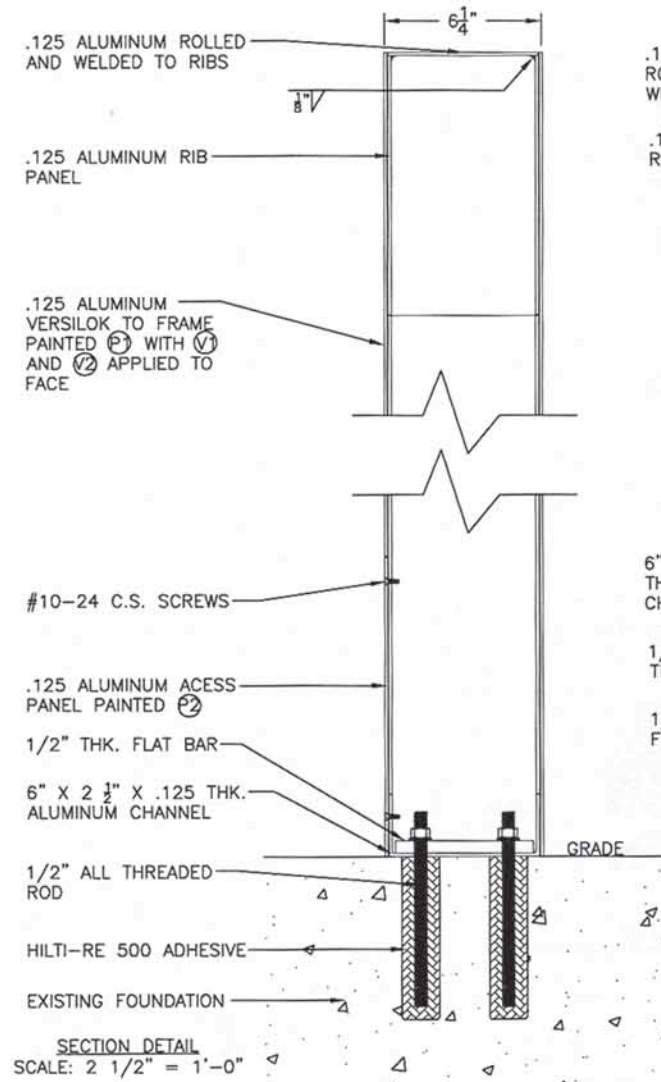
V1b
(One Sided Site Directional Signage)



SIGN TYPE V1a Two Sided Non-Illuminated Site Directional Signage
(SCALE: 1/2" = 1'-0")

V1 Freestanding Pylon

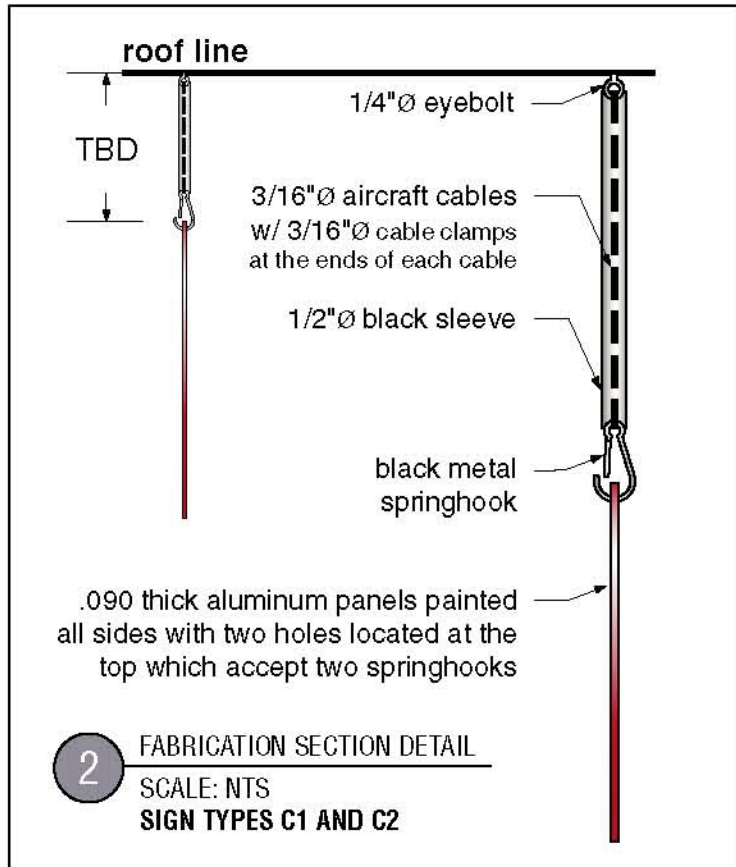
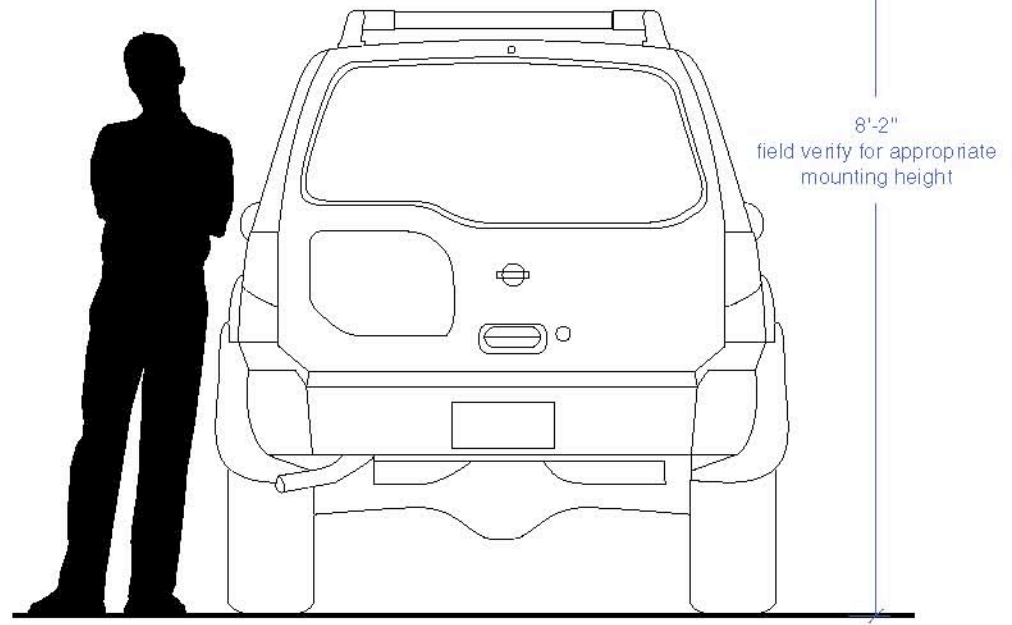
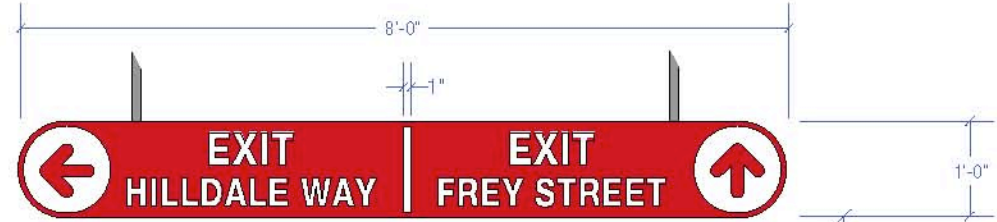
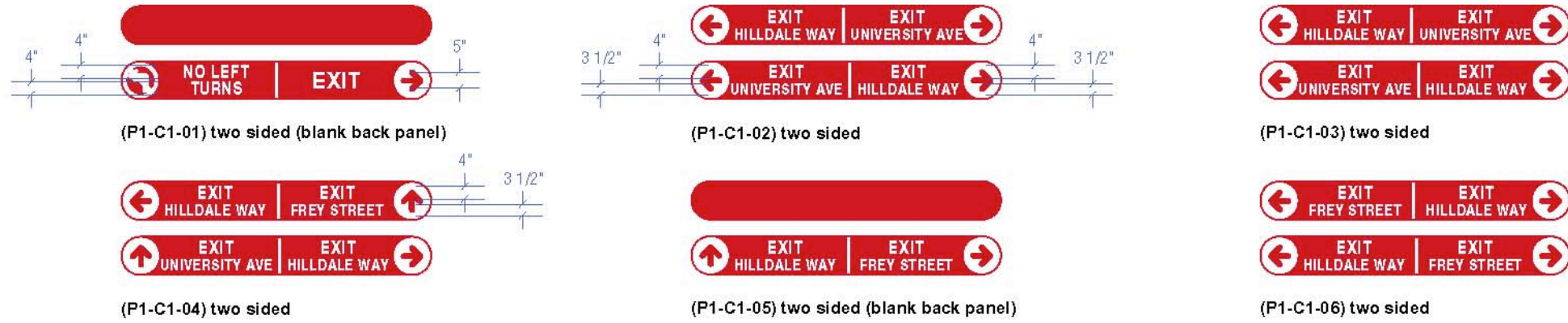
Sign scale may be adjusted depending on site requirements. Text and directional arrows are a combination of color and white reflective vinyl.



- PAINT SPECIFICATIONS:**
- P1 BRUSHED ALUMINUM
 - P2 TO MATCH PMS #7547u
- VINYL SPECIFICATIONS:**
- V1 3M 680-10 WHITE REFLECTIVE
 - V2 3M #3630-53 CARDINAL RED



SIGN TYPE C1 (Reference Target Fabrication Details further details)



SIGN TYPE C1
Vehicle Directional
(SCALE: 1/2" = 1'-0")



SIGN TYPE C1: OVERHEAD SIGN

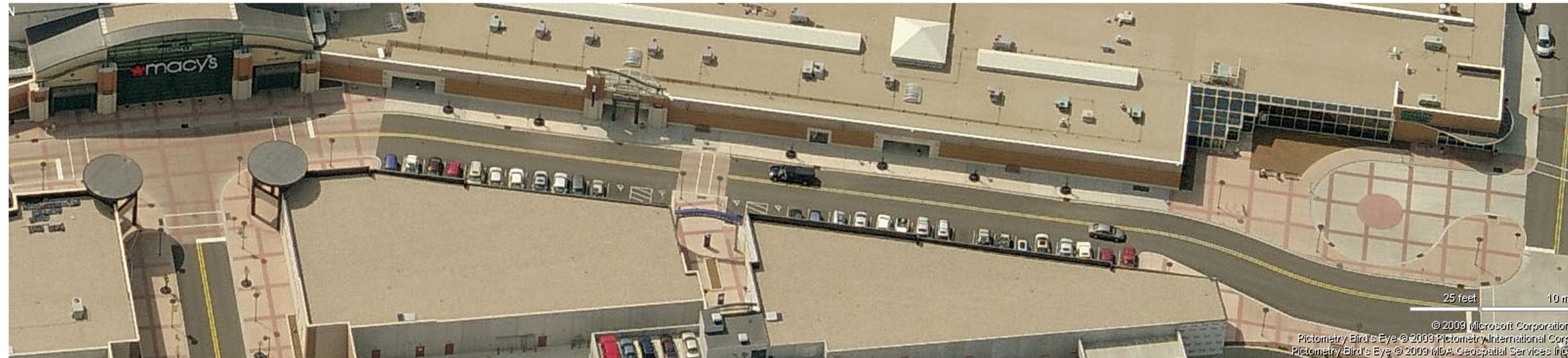
Fabricated aluminum cabinet (reference view 2 for fabrication detail) painted red. White type and graphics are reflective vinyl die-cut applied to sign face.

NOTE:

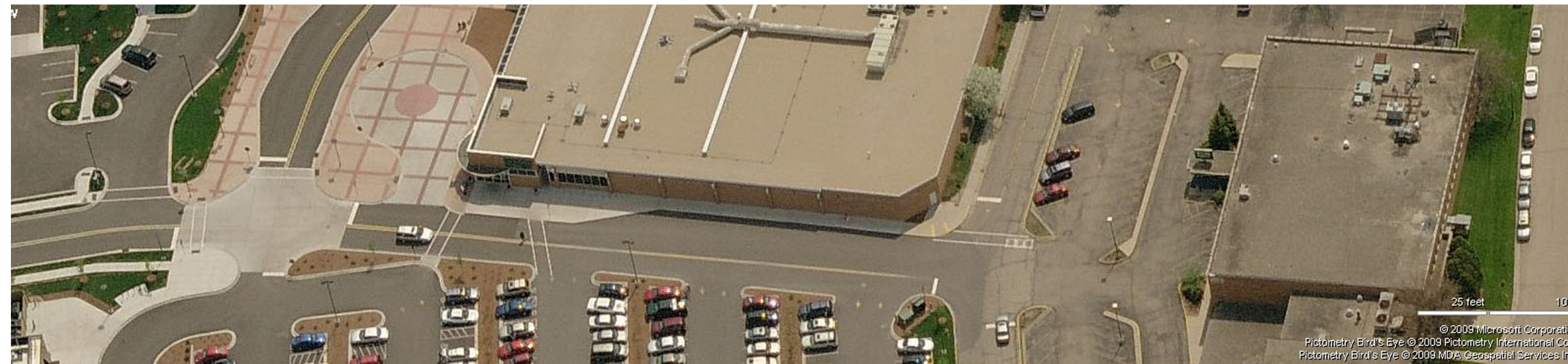
Reference Target Property Development's Fabrication Details pages 3.0 and 4.0 for further fabrication details.



1: MACY'S FRONT ENTRY



2: SENTRY ENTRANCE



3: HILLDALE LOADING/DOCKING



Site Photos - 1



Frey Street looking northeast to Target site.



University Avenue looking west. Target site on left.



Frey Street looking west to Metcalfe's. Target site on left. Parking lot on right..



Frey Street looking west. Target site on right.



Looking west to Target site. Metcalfe's on left. Parking lot on right.



Frey Street looking east - northeast to Target site and Metcalfe's.



Site Photos - 2



Hilldale Way looking north. Loading zone on right. Frey Street on left.



Hilldale Way looking north. Metcalfe's on right. Target site on left.



Hilldale Way looking south. Metcalfe's & loading zone on left. Parking lot on right.



Hilldale Way looking north. Metcalfe's on right. Target site on left.



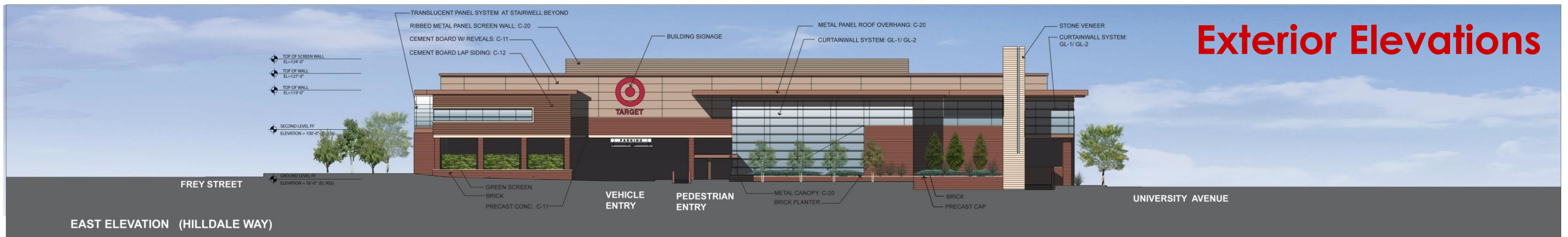
University Avenue looking east. Target site on right.



Hilldale Way looking south. Loading zone on left. Parking lot on right.



Exterior Elevations



Exterior Materials



STONE LIMESTONE - ASHLAR COURSING



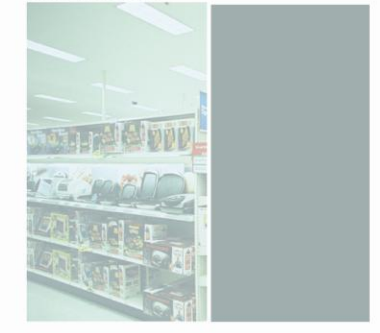
C-1 TARGET RED



C-20 METAL ANODIZED ALUMINUM PRE FINISHED - LIGHT CHAMPAGNE PEARL



GLAZING GL-1 LOW-E INSULATING SPANDREL



FACE BRICK GLEN GERY - RUSTIC BURGUNDY NORMAN SIZE : 2-1/4" X 11-5/8"



PRECAST SILL BUFF COLORED



CEMENT BOARD W/ REVEALS HARDI-REVEAL PANEL OR SIM.



CEMENT BOARD LAP SIDING HARDI-PLANK LAP SIDING OR SIM. SMOOTH FINISH ALTERNATING 4" AND 8" PLANKS



RIBBED METAL SCREEN WALL CENTRIA PANEL: STYLE-RIB HORIZONTAL RIBS



GUARDRAIL FENCE WELDED WIRE FENCE AT RETAINING WALLS



TRANSLUCENT INSULATION PANEL SYSTEM KALWALL OR SIM.



Exterior Renderings



View from University turning on to Hilldale Way



Exterior Renderings



View from Hilldale Way looking towards main entry



Exterior Renderings



Corner of Hilldale Way and Frey Street



Exterior Elevations



Pedestrian Entry on Frey Street



Main Entry on Hilldale Way

