

MIDTOWN RESERVE

1848 WALDORF BLVD. LOT 1,
MADISON, WI



PROJECT DATA

LOCATION: 1848 WALDORF BLVD, LOT 1
MADISON, WI

REGULATING MUNICIPALITIES:
MIDTOWN COMMONS GDP
CITY OF MADISON
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
CITY OF MADISON ZONING ORDINANCES
DANE COUNTY ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2015 INTERNATIONAL BUILDING CODE
ACCESSIBILITY ANSI A117.1 - 2013

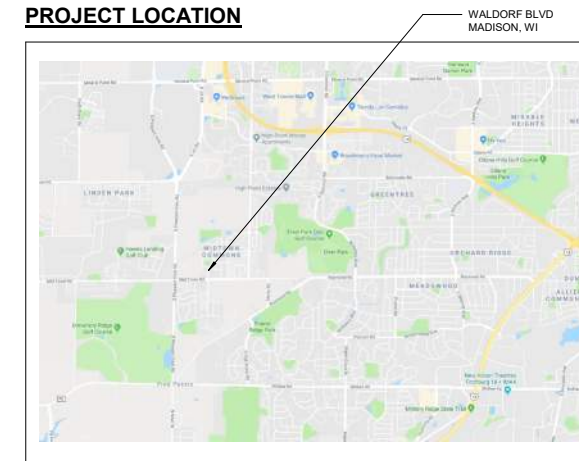
PROJECT DESCRIPTION:
MULTI-STORY DEVELOPMENT CONSISTING OF:
(3) STORIES OF R-2 OCCUPANCY
ONE (1) LEVEL OF UNDER-BUILDING PARKING
FULLY SPRINKLERED NFPA -13R

BUILDING AREA:
1st FLOOR = 13,993 SF - 12 DWELLING UNITS
2nd FLOOR = 11,520 SF - 11 DWELLING UNITS
3rd FLOOR = 11,462 SF - 11 DWELLING UNITS
PARKING: 14,288 SF - 34 PARKING STALLS
RESIDENTIAL TOTAL AREA = 36,975 SF - 34 TOTAL UNITS
BUILDING TOTAL = 51,263 SF

GRADE PLANE:
2.7' BELOW FIRST FLOOR ELEVATION (1091.3')

BUILDING HEIGHT:
43'-6" AT STAIR TOWER, 33'-38" TYPICAL

PROJECT LOCATION



BUILDING LOCATION



MIDTOWN RESERVE

NEW MULTI-FAMILY

1848 WALDORF BLVD. LOT 1,
MADISON, WI

COVER SHEET

Project Status

A	2018/07/13	DATE SUBMITTED
B	2018/07/18	UDC SUBMITTAL
C	2018/11/28	UDC PC
D	2019/01/03	UDC

UDC/PC

PRELIMINARY

PROJECT CONTACTS:

OWNER:
SHERRY YU
4698 SUNSET RIDGE DR
MIDDLETON, WI 53562

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
7780 ELMWOOD AVE., STE 208
MIDDLETON, WI 53562

GENERAL CONTRACTOR:
1848 CONSTRUCTION, INC
6607 UNIVERSITY AVE
MIDDLETON, WI 53562

STRUCTURAL ENGINEER:
MP-SQUARED STRUCTURAL ENGINEERS, LLC
583 D'ONOFRIO DR., STE 201
MADISON, WI 53719

CIVIL ENGINEER / LANDSCAPE:
JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DR., STE #101
VERONA, WI 53593

CONTACT:
SHERRY YU
608-698-1500

CONTACT:
BRAD KONING (ARCHITECT)
KIRK BIODROWSKI (DESIGNER)
608-836-7570

CONTACT:
SCOTT JOHNSON
608-833-1848

CONTACT:
JAKE HAACK
608-821-4774

CONTACT:
KEVIN YESKA
608-848-5060

EXISTING CONDITIONS MAP

LOT 2 OF CERTIFIED SURVEY MAP No. 11895, RECORDED IN VOLUME 72, PAGES 319-324, AS DOCUMENT No. 4214790, ALSO LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

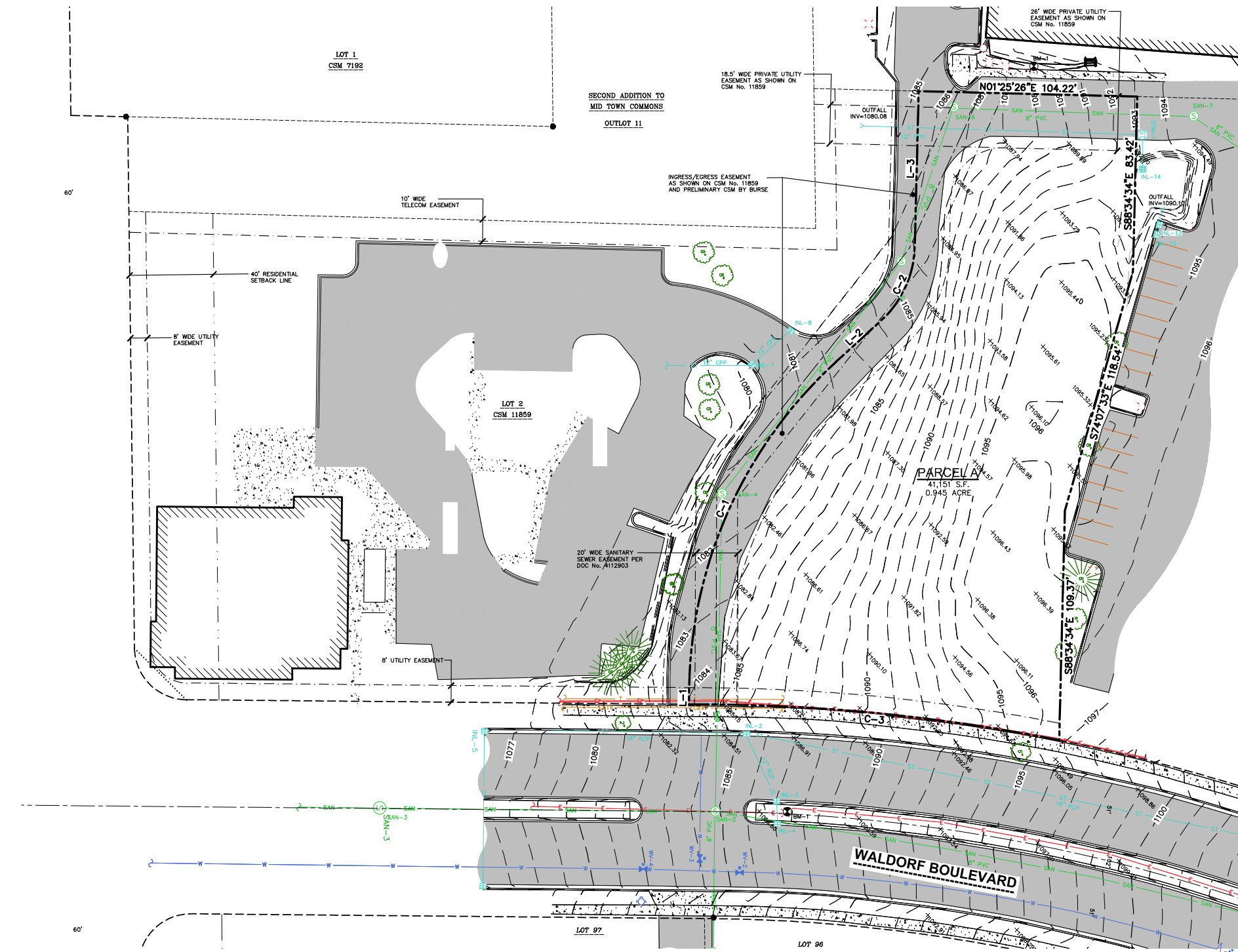
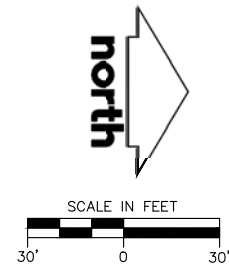


VICINITY MAP
SECTION 34, T7N, R8E,
CITY OF MADISON
SCALE 1"=500'

LEGEND	
●	1 1/4" REBAR FOUND
●	3/4" REBAR FOUND
⊕	BENCHMARK
⊕	SIGN
⊕	SANITARY MANHOLE
⊕	HYDRANT
⊕	WATER VALVE
⊕	STORM MANHOLE
⊕	ROUND CASTED INLET
⊕	CURB INLET
⊕	LIGHT POLE
⊕	DECIDUOUS TREE
⊕	CONIFEROUS TREE
⊕	PLAT BOUNDARY
⊕	CHORD LINE
⊕	CENTERLINE
⊕	RIGHT-OF-WAY LINE
⊕	SETBACK LINE
⊕	SECTION LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	EDGE OF PAVEMENT
---	CONCRETE CURB & GUTTER
---	SANITARY SEWER
---	WATER LINE
---	STORM SEWER
---	UNDERGROUND TELEPHONE
---	UNDERGROUND CABLE
---	BUILDING
---	WALL LINE
---	-875- INDEX CONTOUR
---	-874- INTERMEDIATE CONTOUR
---	SPOT ELEVATION
---	CONCRETE PAVEMENT
---	CONCRETE PAVEMENT
---	BUILDING
---	END OF FLAGGED UTILITIES

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 12-13, 2018.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, BEARS S89°16'05"W (RECORDED AS S 89°16'08" W).
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 34, T7N, R8E, ELEVATION = 1120.69'
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No's. 20182315125, 20182315081, 20182315061, 20182315039 WITH A CLEAR DATE OF JUNE 11, 2018.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MADISON
MGE (ELECTRIC AND GAS)
FRONTIER COMMUNICATIONS
ALLIANT ENERGY (ELECTRIC AND GAS)
CHARTER COMMUNICATIONS
TDS TELECOM - VERONA
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- BOUNDARY AND EASEMENTS WERE SUPPLIED BY BURSE SURVEYING AND ENGINEERING, (VIA A PRELIMINARY CSM).



STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1103.88	S	1100.38	18"	RCP
INL-2	1085.02	N	1100.38	18"	RCP
		E	1100.38	18"	RCP
		S	1081.02	18"	RCP
INL-3	1086.82	N	1081.07	18"	RCP
		NE	1081.29	12"	RCP
		SW	1082.14	12"	RCP
INL-4	1086.77	E	1082.20	12"	RCP
		W	1082.33	12"	RCP
INL-5	1075.68	E	1082.67	12"	RCP
		S	1070.44	18"	RCP
INL-7	1079.64	N	1070.58	18"	RCP
		E	1070.88	12"	RCP
		S	1074.24	12"	CPP
INL-8	1081.14	SE	1077.44	12"	CPP
INL-14	1089.95	W	1085.01	12"	CPP

STORM SEWER MANHOLE					
MANHOLE ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	1093.32	S	1084.53	12"	CPP
		E	1084.53	12"	CPP

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1106.28	S	1093.53	8"	PVC
		W	1093.53	-	-
		N	1095.53	-	-
SAN-2	1084.81	E	1093.62	-	-
		S	1073.60	-	-
		W	1073.74	-	-
SAN-4	1081.26	N	1073.76	-	-
		E	1073.76	-	-
		W	1074.24	-	-
SAN-5	1085.92	SE	1075.50	-	-
		NW	1075.54	-	-
SAN-6	1086.62	SE	1076.54	-	-
		N	1076.70	-	-
SAN-7	1094.59	S	1080.63	-	-
		NE	1080.77	-	-

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1088.33	CHISELED SQUARE ON NORTHWEST CORNER OF LIGHT POLE BASE IN WALDORF BLVD MEDIAN
BM-2	1093.30	CHISELED SQUARE ON NORTHWEST CORNER OF LIGHT POLE BASE WEST OF SITE

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

WATER VALVES					
VALVE No.	SIZE	RIM ELEVATION	INVERT	TOP NUT ELEVATION	PIPE INVERT
WV-1	8"	1104.58	TN	1098.88	1096.73
WV-2	8"	1085.37	TN	1080.77	1078.62
WV-3	8"	1084.03	TN	1078.73	1076.58
WV-4	8"	1081.87	TN	1076.37	1074.22

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C-1	177.26'	215.00'	94.02	47°14'16"	172.28'	N66°00'49"W
C-2	40.29'	50.06'	21.31	46°06'42"	39.21'	N65°29'06"W
C-3	177.55'	882.30'	89.08	11°31'48"	177.25'	S5°32'19"W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N89°38'00"W	5.85'
L-2	N42°23'39"W	28.80'
L-3	N88°34'34"W	73.91'

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CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
SKETCHWORKS
ARCHITECTURE, LLC.

CLIENT ADDRESS:
7780 ELMWOOD AVE, STE 208
MIDDLETON, WI 53562



Toll Free (800) 242-8511

PROJECT:
WALDORF
APARTMENTS

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

PLAN MODIFICATIONS		
#	Date	Description
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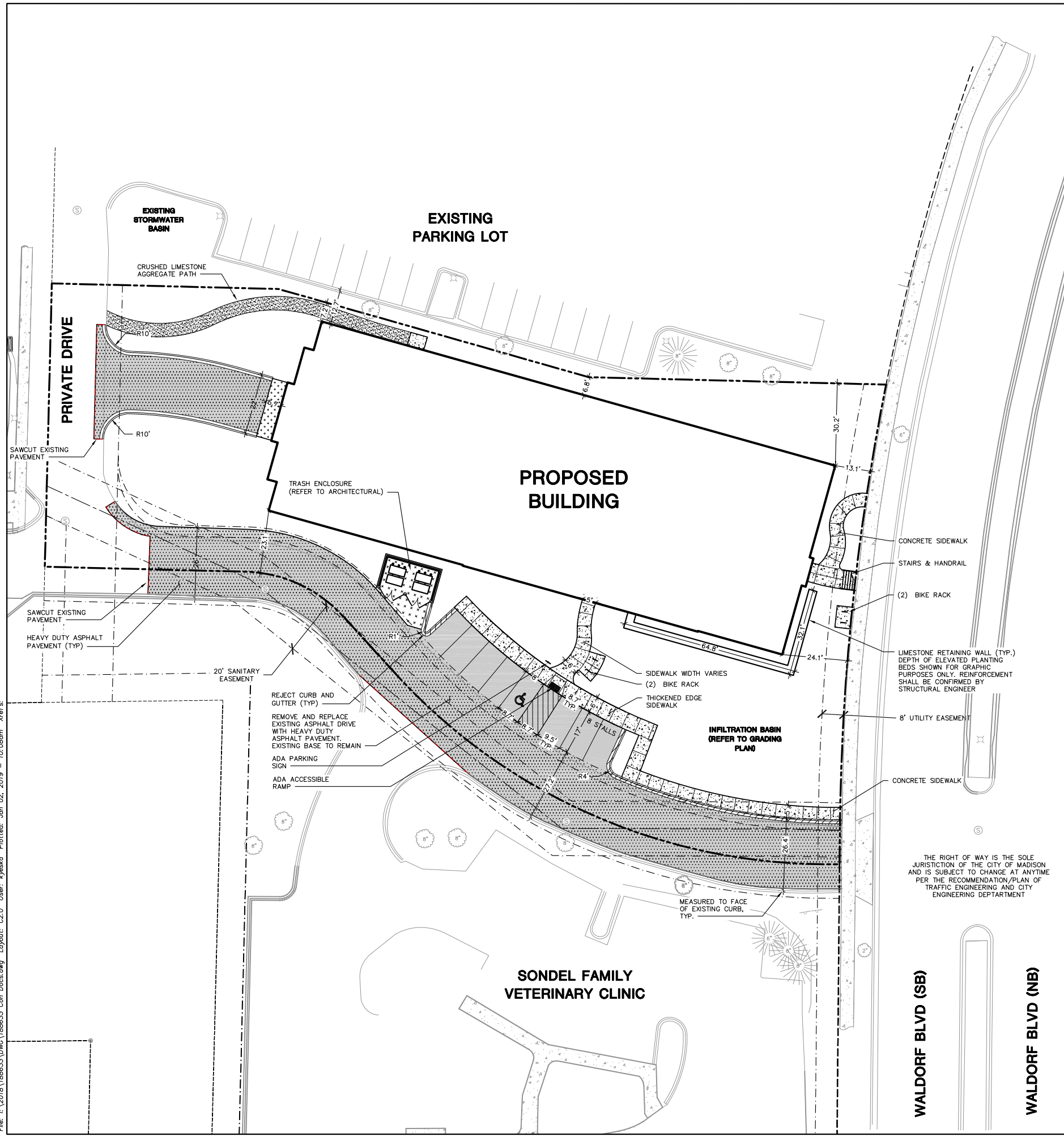
Design/Drawn: JK
Approved: TJB

SHEET TITLE:
**EXISTING
CONDITIONS
SURVEY**

SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 18-8633

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LEGEND (PROPOSED)

- PROPERTY LINE
- - - - - RIGHT-OF-WAY
- - - - - EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL PATH
- RETAINING WALL
- ADA PARKING SIGN
- RAILING
- BIKE RACK
- - - - - PAVEMENT SAWCUT

SITE INFORMATION BLOCK

SITE ADDRESS	(TBD)
PROPERTY ACREAGE	0.94 ACRES
NUMBER OF SURFACE PARKING STALLS	
LARGE	7
ACCESSIBLE	1
TOTAL SURFACE	8
NUMBER OF BICYCLE STALLS:	
	8
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	6,460 SF
EXISTING PERVIOUS SURFACE AREA	34,571 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.16
PROPOSED IMPERVIOUS SURFACE AREA	26,758 SF
PROPOSED PERVIOUS SURFACE AREA	14,188 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.65



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CLIENT ADDRESS:
**7780 ELMWOOD AVE, SUITE 208
MIDDLETON, WI 53562**

**PRELIMINARY
NOT FOR CONSTRUCTION**

PROJECT:
**MIDTOWN RESERVE
APARTMENTS**

PROJECT LOCATION:
**CITY OF MADISON, WI
DANE COUNTY**

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1	07.18.18	UDC INFORMATIONAL SUBMITTAL
2	11.28.18	UDC INITIAL-FINAL
3	12.17.18	BID SET
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Design/Drawn:
Approved:

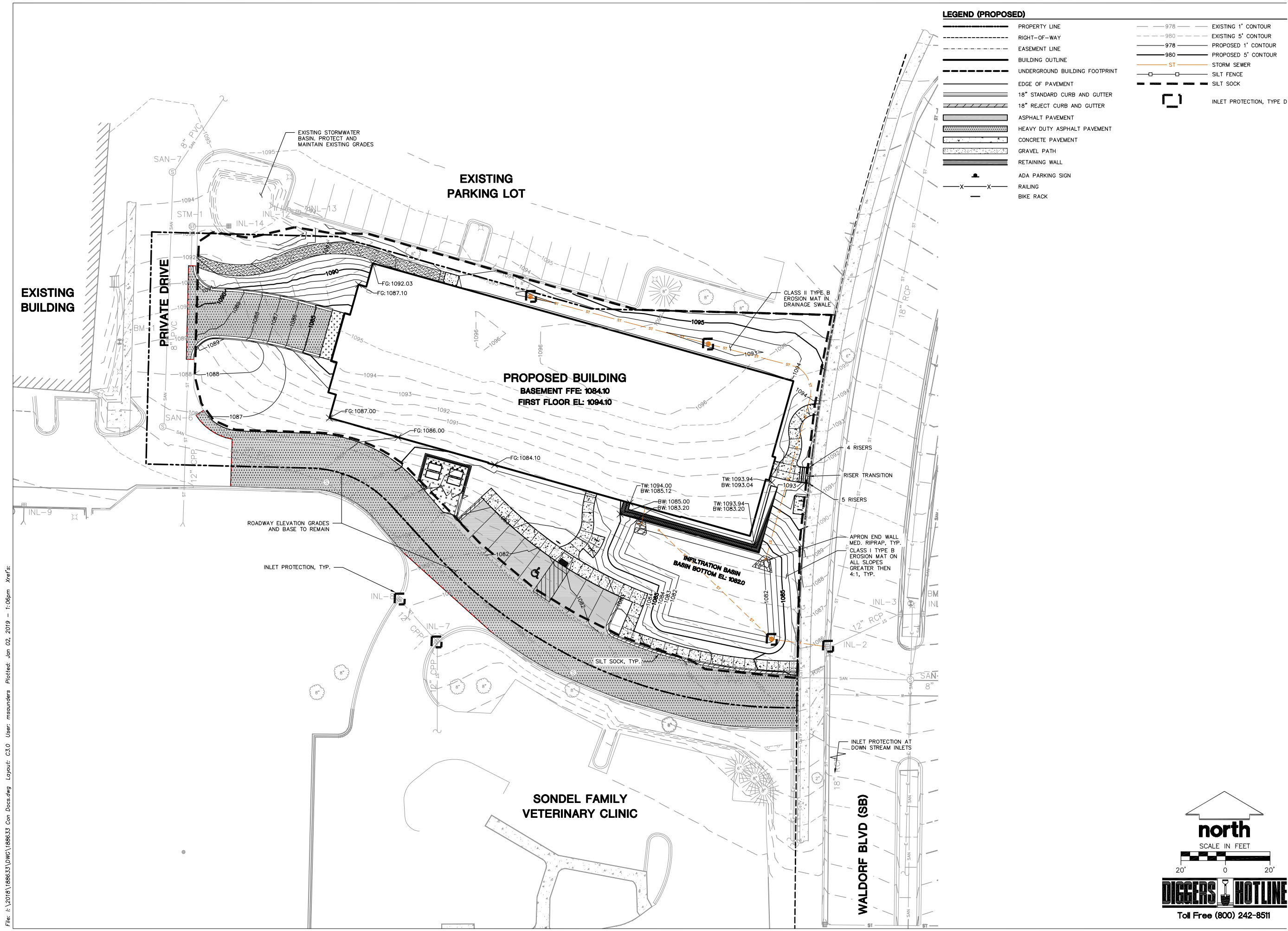
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SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 18-8633



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LEGEND (PROPOSED)

- 978 — EXISTING 1' CONTOUR
- 980 — EXISTING 5' CONTOUR
- 978 — PROPOSED 1' CONTOUR
- 980 — PROPOSED 5' CONTOUR
- ST — STORM SEWER
- S — SILT FENCE
- S — SILT SOCK
- INLET PROTECTION, TYPE D
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- UNDERGROUND BUILDING FOOTPRINT
- EDGE OF PAVEMENT
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL PATH
- RETAINING WALL
- ADA PARKING SIGN
- RAILING
- BIKE RACK



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161 HORIZON DRIVE, SUITE 101
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7780 ELMWOOD AVE, SUITE 208
MIDDLETON, WI 53562

PROJECT:
MIDTOWN RESERVE APARTMENTS

PROJECT LOCATION:
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Design/Drawn:
Approved:

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
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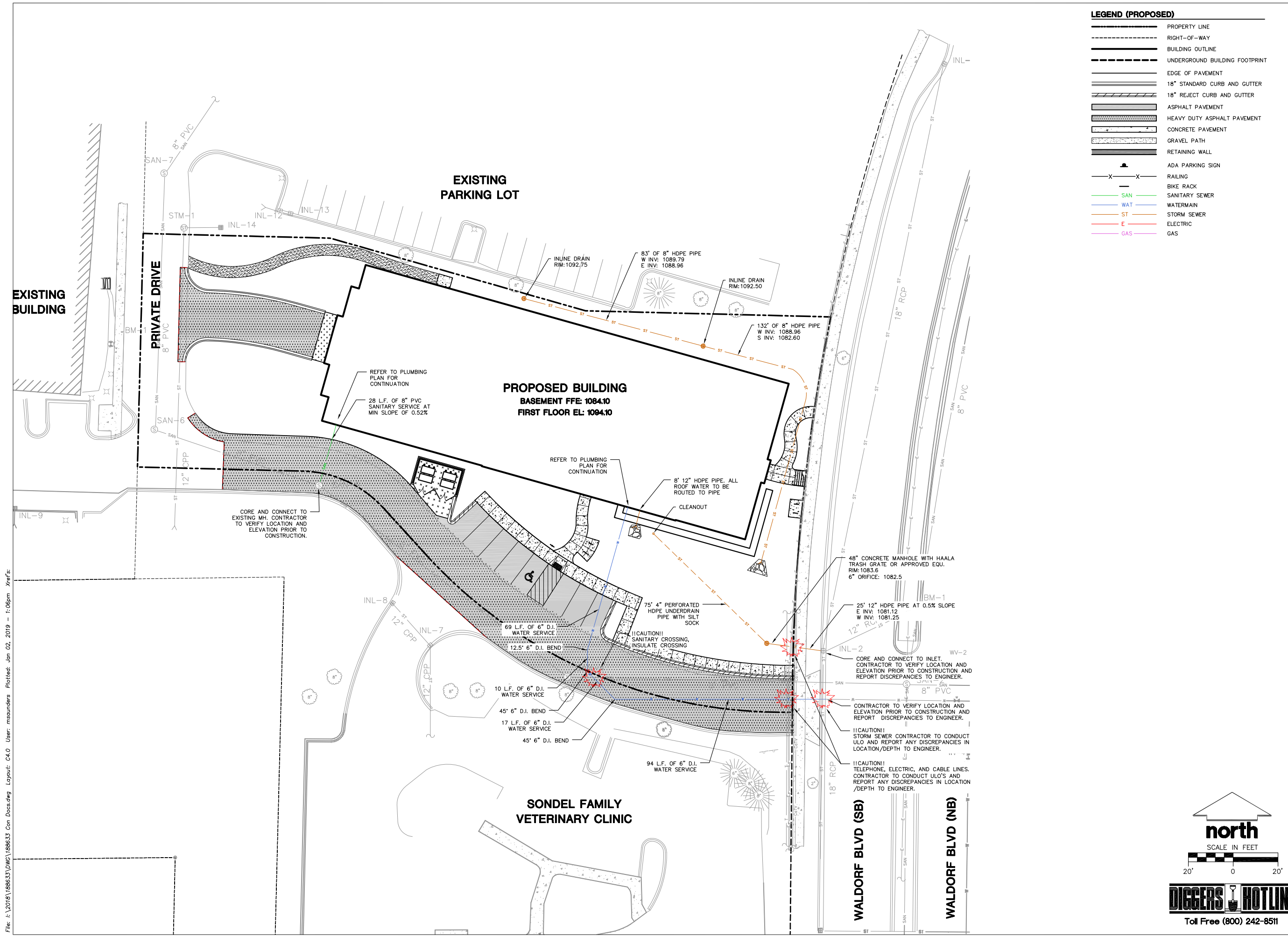
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PRELIMINARY
NOT FOR CONSTRUCTION





LEGEND (PROPOSED)

---	PROPERTY LINE
- - - - -	RIGHT-OF-WAY
---	BUILDING OUTLINE
---	UNDERGROUND BUILDING FOOTPRINT
---	EDGE OF PAVEMENT
---	18" STANDARD CURB AND GUTTER
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---	CONCRETE PAVEMENT
---	GRAVEL PATH
---	RETAINING WALL
▲	ADA PARKING SIGN
X X	RAILING
---	BIKE RACK
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	ELECTRIC
---	GAS



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**7780 ELMWOOD AVE, SUITE 208
MIDDLETON, WI 53562**

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Design/Drawn:
Approved:

SHEET TITLE:
UTILITY PLAN

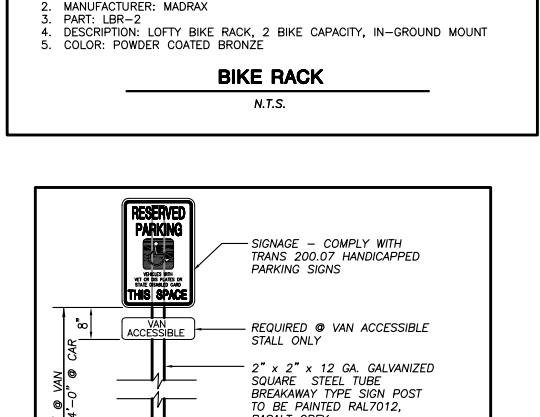
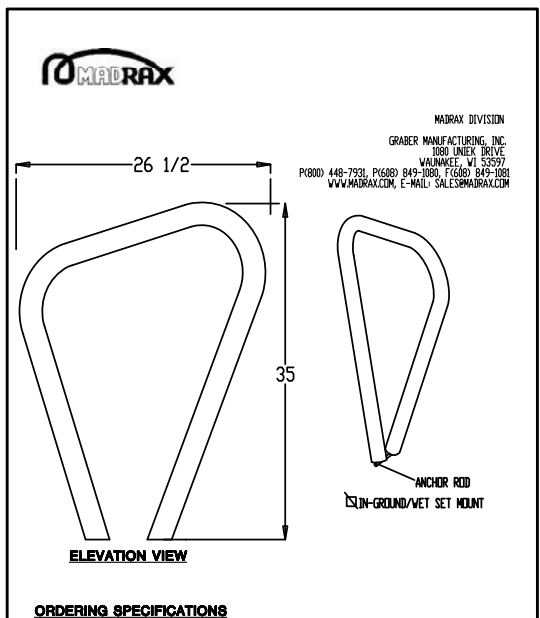
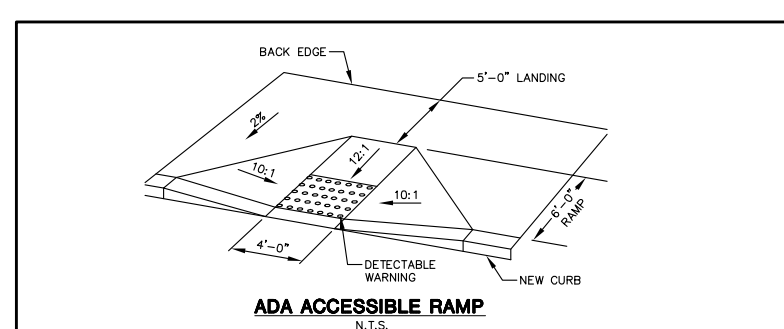
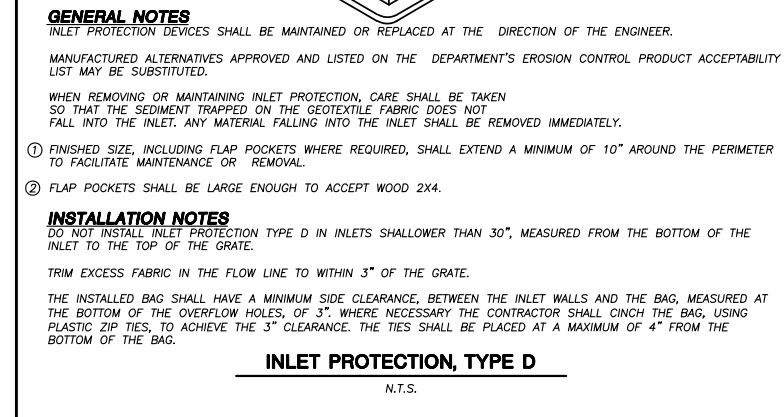
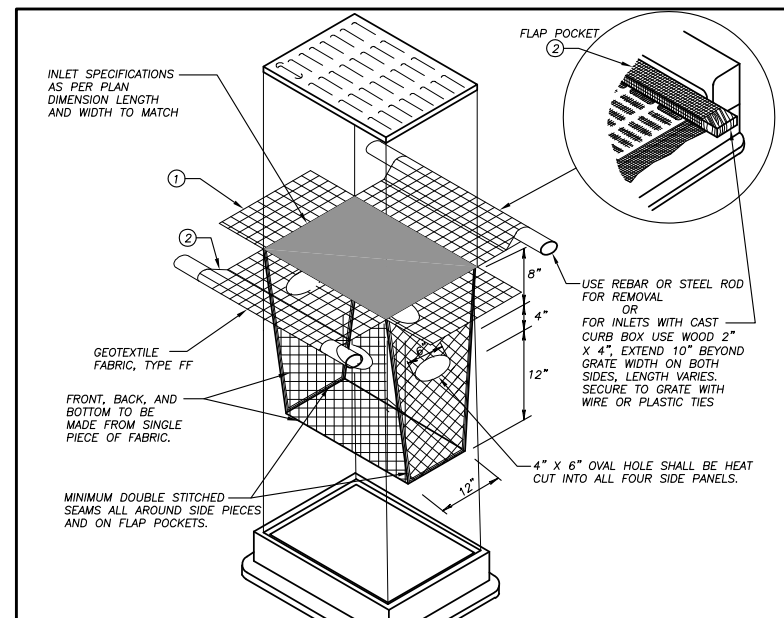
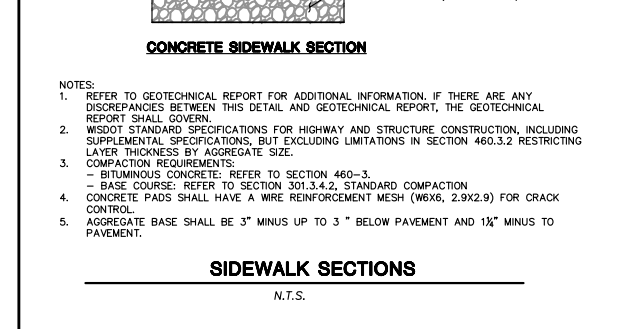
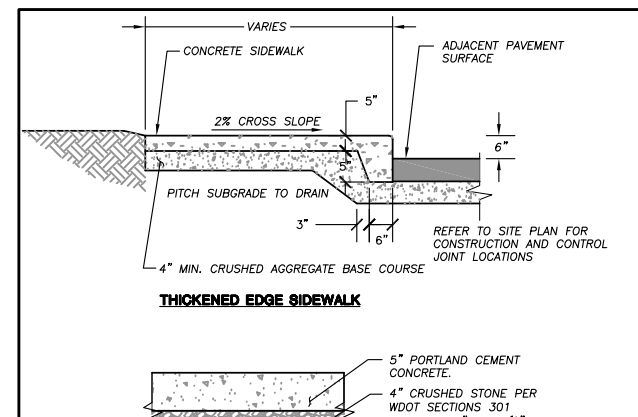
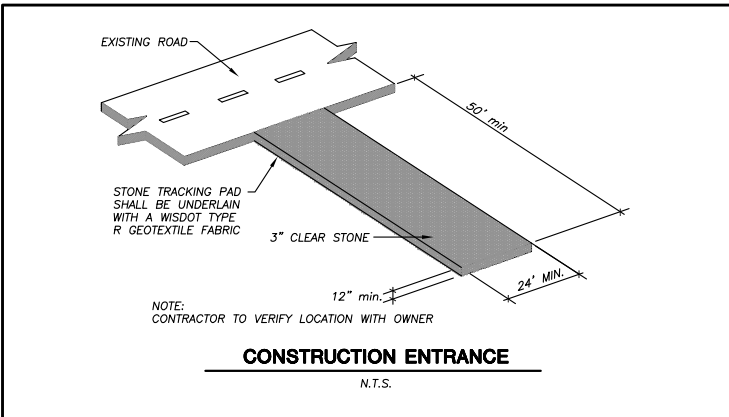
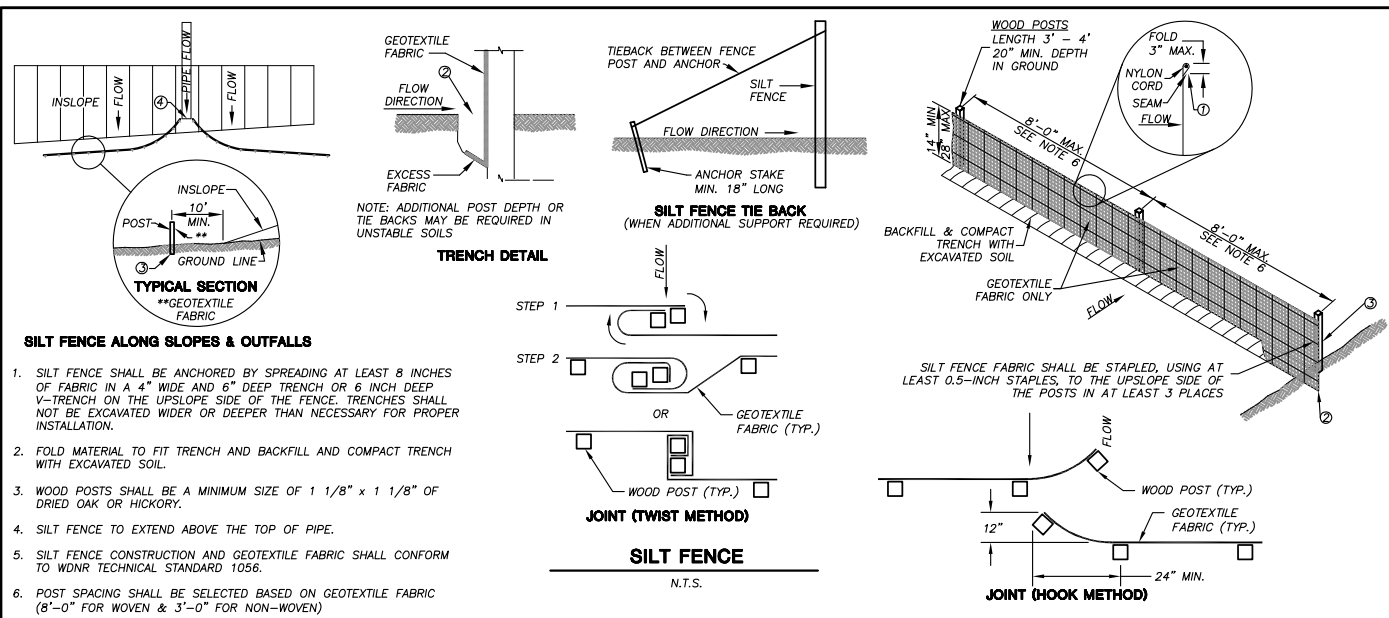
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Design/Drawn:
Approved:

SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.0

JSD PROJECT NO: 18-8633



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:



CLIENT ADDRESS:
7780 ELMWOOD AVE, SUITE 208
MIDDLETON, WI 53562

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
MIDTOWN RESERVE APARTMENTS

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

Design/Drawn:
Approved:

SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.0

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Approved:

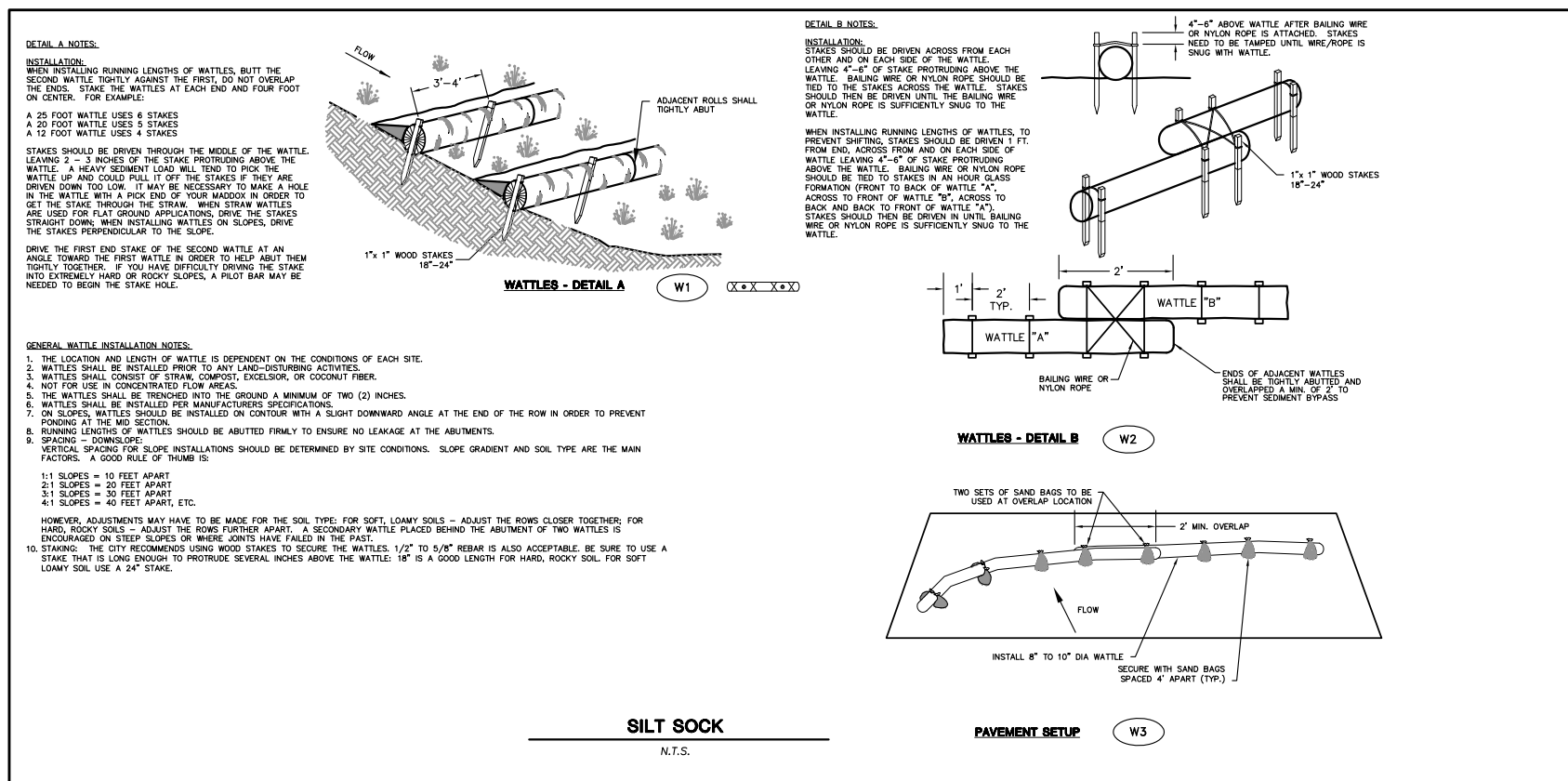
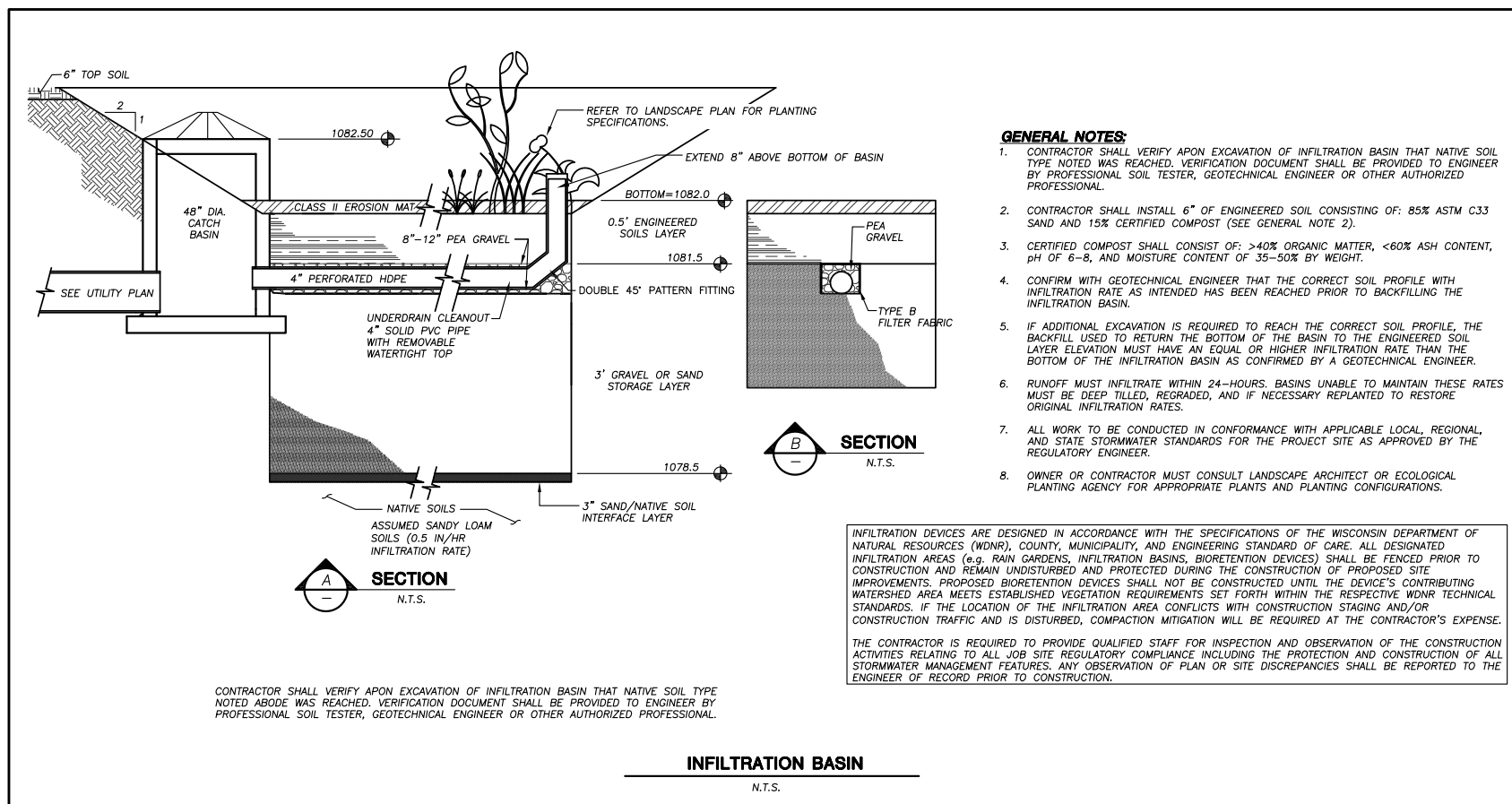
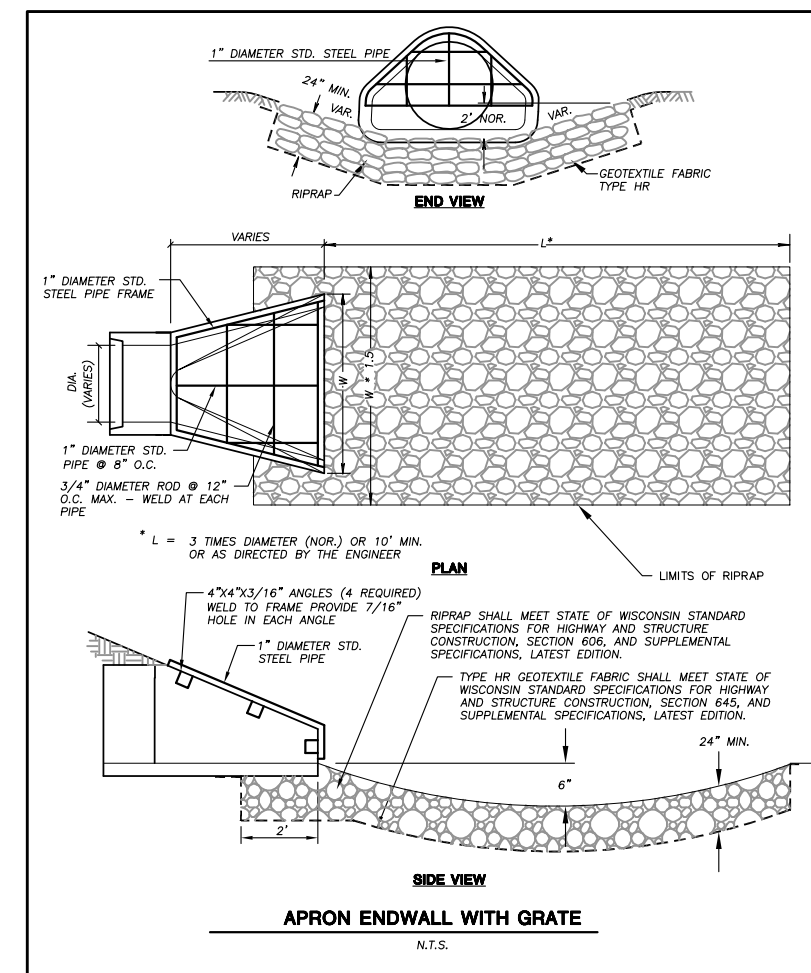
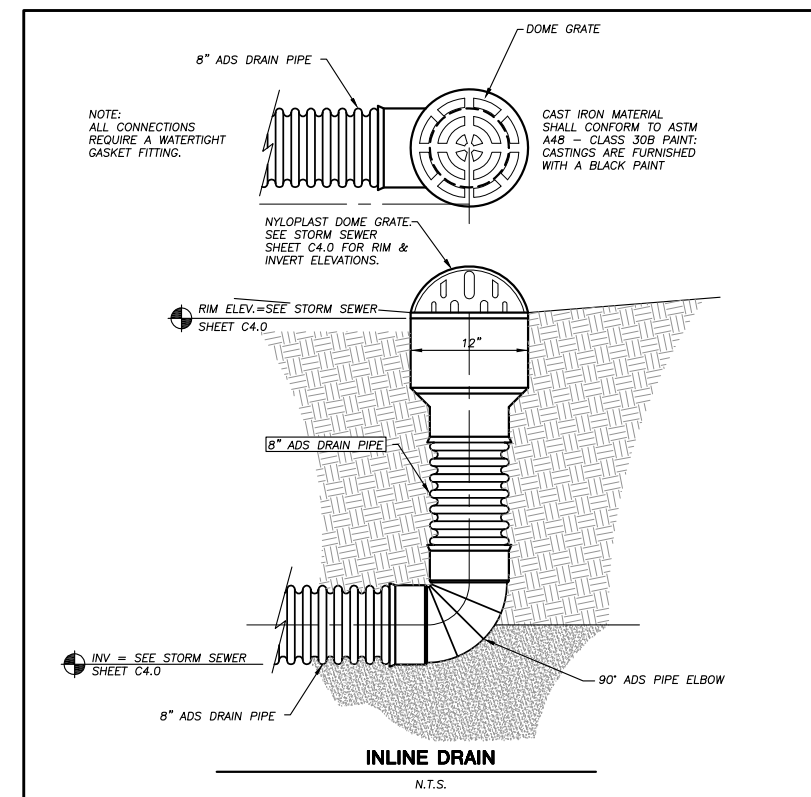
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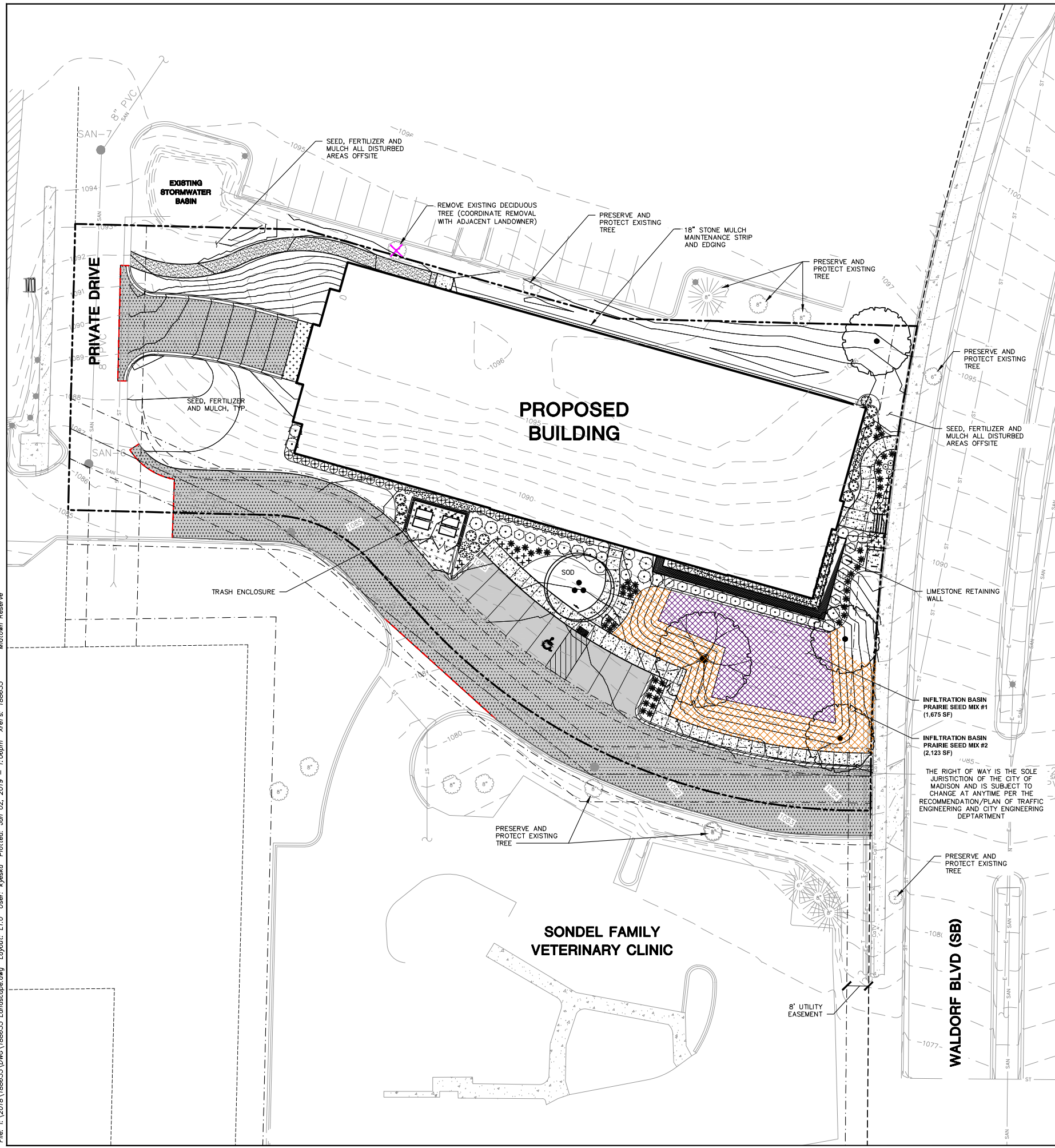
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JSD PROJECT NO:

18-8633



File: I:\2018\186633\DWG\186633 Landscape.dwg Layout: L1.0 User: kyeska Plotted: Jan 02, 2019 - 1:06pm Xref's: 186633 Midtown Reserve



LEGEND (PROPOSED)

---	PROPERTY LINE	---	BUILDING OUTLINE
- - - -	RIGHT-OF-WAY	---	EDGE OF PAVEMENT
- · - · -	EASEMENT LINE	---	REJECT CURB AND GUTTER
---	EXISTING STORM SEWER	---	CONCRETE PAVEMENT
---	EXISTING SANITARY SEWER	---	ASPHALT PAVEMENT
---	EXISTING WATER SERVICE	---	RETAINING WALL
---	EXISTING FIBER OPTIC	---	RAILING
---	EXISTING GAS	---	LANDSCAPE EDGING
---	EXISTING 1 FOOT CONTOUR	---	INFILTRATION BASIN PRAIRIE SEED MIX #1
---	EXISTING 5 FOOT CONTOUR	---	INFILTRATION BASIN PRAIRIE SEED MIX #2
---	PROPOSED 1 FOOT CONTOUR	---	ADA PARKING BOLLARDS/SIGNS
---	PROPOSED 5 FOOT CONTOUR	---	BIKE RACK
---	PROPOSED SANITARY SEWER		
---	PROPOSED STORM SEWER		
---	PROPOSED WATER SERVICE		

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	3	<i>Acer rubrum</i> 'Frank Jr.' / Redpointe Maple	B & B	2.5" Cal	35
	1	<i>Betula nigra</i> 'Heritage' / Heritage River Birch	B & B	2.5" Cal (Multi-Stem)	35
	1	<i>Quercus rubra</i> / Red Oak	B & B	2.5" Cal	35
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	21	<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea	3 gal	Min. 12"-24"	3
	28	<i>Physocarpus opulifolius</i> 'Jefam' / Amber Jubilee	3 gal	Min. 12"-24"	3
	9	<i>Spiraea betulifolia</i> 'Tor Gold' / Glow Girl Birchleaf Spirea	3 gal	Min. 12"-24"	3
	37	<i>Spiraea japonica</i> 'Goldmound' / Spirea	3 gal	Min. 12"-24"	3
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	12	<i>Juniperus chinensis</i> 'Kaltays Compact' / Kaltays Compact Pfitzer Juniper	3 gal	Min. 12"-24"	4
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	22	<i>Panicum virgatum</i> 'Shenandoah' / Switch Grass	3 gal	Min. 8"-18"	2
	47	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	3 gal	Min. 8"-18"	2
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	27	<i>Hemerocallis</i> x 'Chicago Apache' / Daylily	1 gal	Min. 8"-18"	2
	3	<i>Sedum</i> x 'Autumn Joy' / Autumn Joy Sedum	1 gal	Min. 8"-18"	2



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KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:



CLIENT ADDRESS:
7780 ELMWOOD AVE, SUITE 208
MIDDLETON, WI 53562

PROJECT:
MIDTOWN RESERVE APARTMENTS

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

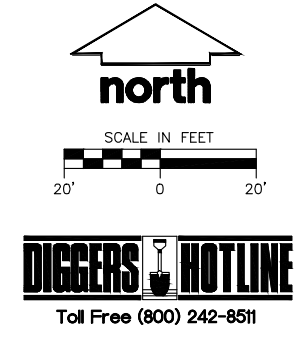
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2	11.28.18	UDC INITIAL-FINAL
3	12.17.18	BID SET
4	01.02.19	UDC INITIAL-FINAL
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

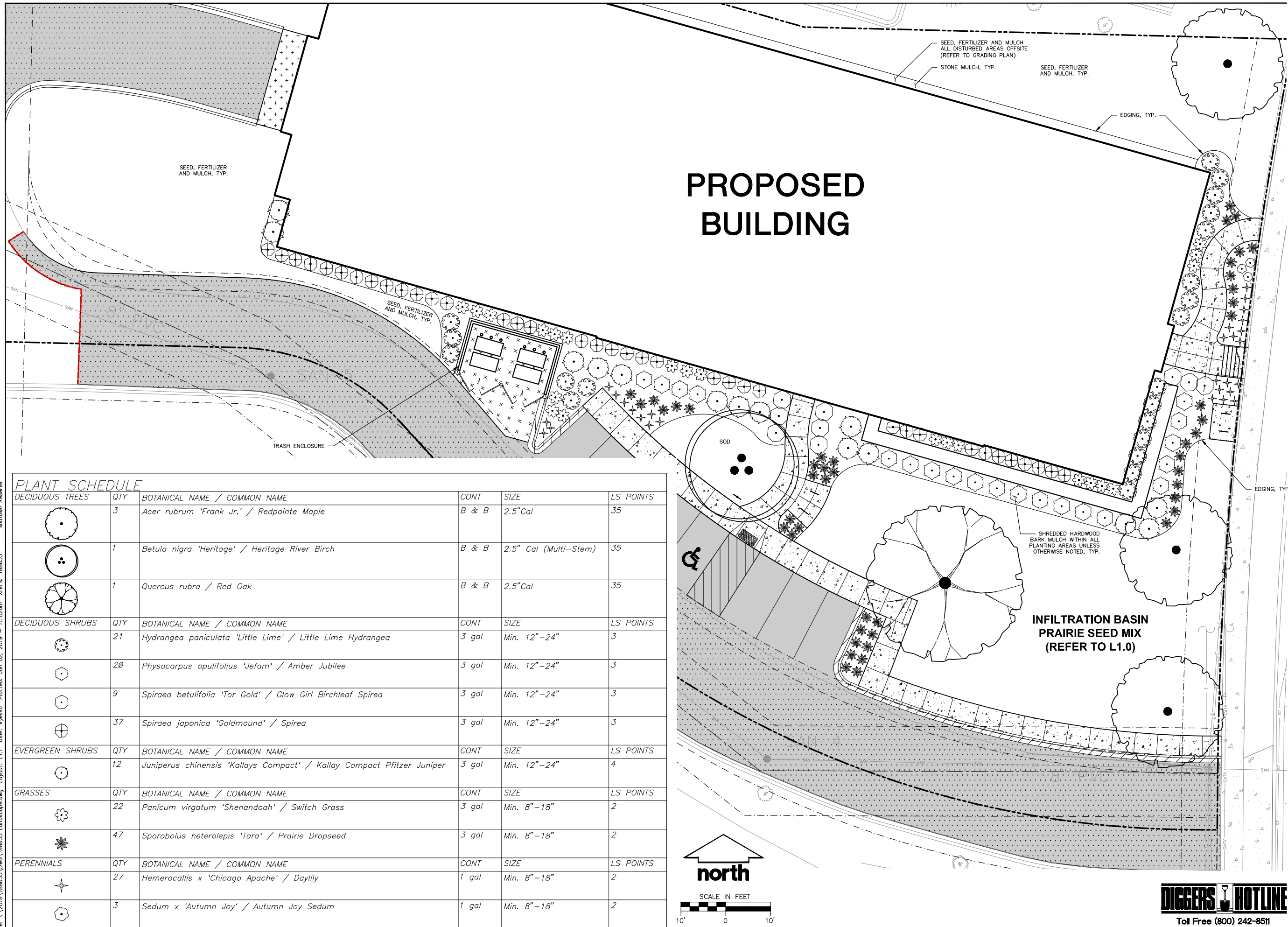
JSD PROJECT NO: 19-8633



**PRELIMINARY
NOT FOR CONSTRUCTION**

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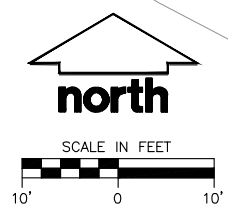
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2	11.28.18	UDC INITIAL-FINAL
3	12.17.18	BID SET
4	01.02.19	UDC INITIAL-FINAL
5		
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**PROPOSED
BUILDING**

PLANT SCHEDULE

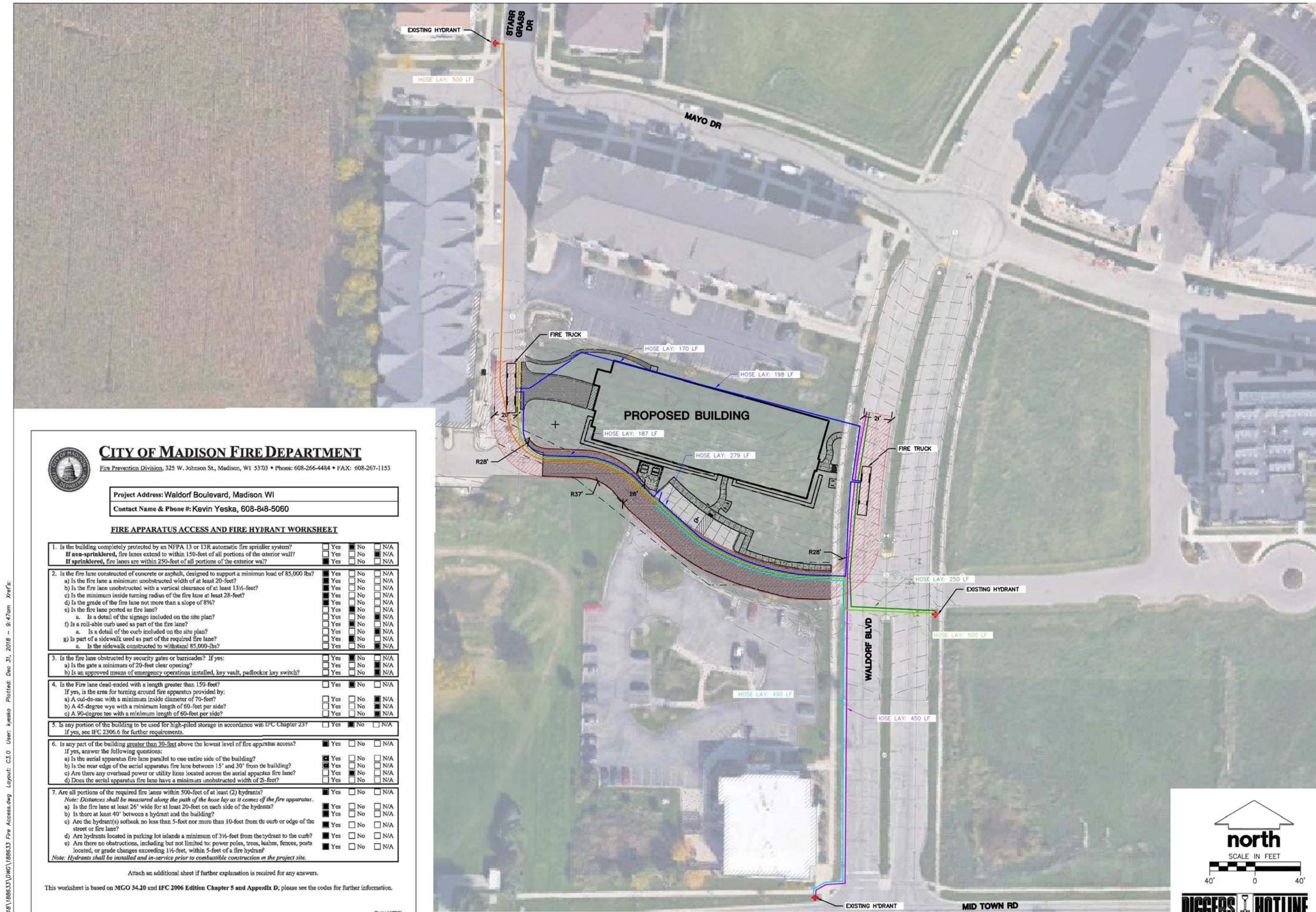
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File: L:\2018\186633\DWG\186633 Landscape.dwg Layout: L1.1 User: kyeska Plotted: Jan 02, 2019 - 11:02am Xref's: 186633 Midtown Reserve

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P. 608.848.5060



CLIENT ADDRESS:
7780 ELMWOOD AVE, SUITE 208
MIDDLETON, WI 53562

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
MIDTOWN RESERVE
APARTMENTS

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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4	01.02.19	UDC INITIAL-FINAL
5		
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12		
13		
14		
15		

Design/Drawn:
Approved:

SHEET TITLE:
FIRE ACCESS EXHIBIT

SHEET NUMBER:
EX. A

JSD PROJECT NO: 18-8633

CITY OF MADISON FIRE DEPARTMENT
Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 • Phone: 608-266-4484 • FAX: 608-267-1153

Project Address: Waldorf Boulevard, Madison, WI
Contact Name & Phone #: Kevin Yeska, 608-848-5060

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? a. Is a detail of the signage included on the site plan? f) Is a roll-able curb used as part of the fire lane? a. Is a detail of the curb included on the site plan? g) Is part of a sidewalk used as part of the required fire lane? a. Is the sidewalk constructed to withstand 85,000-lbs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, is the area for turning around fire apparatus provided by: a) A cul-de-sac with a minimum inside diameter of 70-feet? b) A 45-degree wye with a minimum length of 60-feet per side? c) A 90-degree tee with a minimum length of 60-feet per side?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23? If yes, see IFC 2306.6 for further requirements.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Does the aerial apparatus fire lane have a minimum unobstructed width of 2-feet?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.
This worksheet is based on MGO 34.20 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 4/29/11

File: I:\2018\86633\DWG\86633 Fire Access.dwg Layout: C3.0 User: kyeska Plotted: Dec 31, 2018 - 9:47am Xref's:

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WALDORF BOULEVARD AT PRIVATE ROAD - LOOKING NORTH WEST



WALDORF BOULEVARD AT PRIVATE ROAD - LOOKING NORTH EAST



MIDTOWN ROAD AND WALDORF BOULEVARD - LOOKING NORTH EAST

MIDTOWN RESERVE

NEW MULTI-FAMILY
 1848 WALDORF BLVD. LOT 1,
 MADISON, WI

SITE CONTEXT

01/03/2019
 UDC/ PC

UDC/PC 0.2

PRELIMINARY



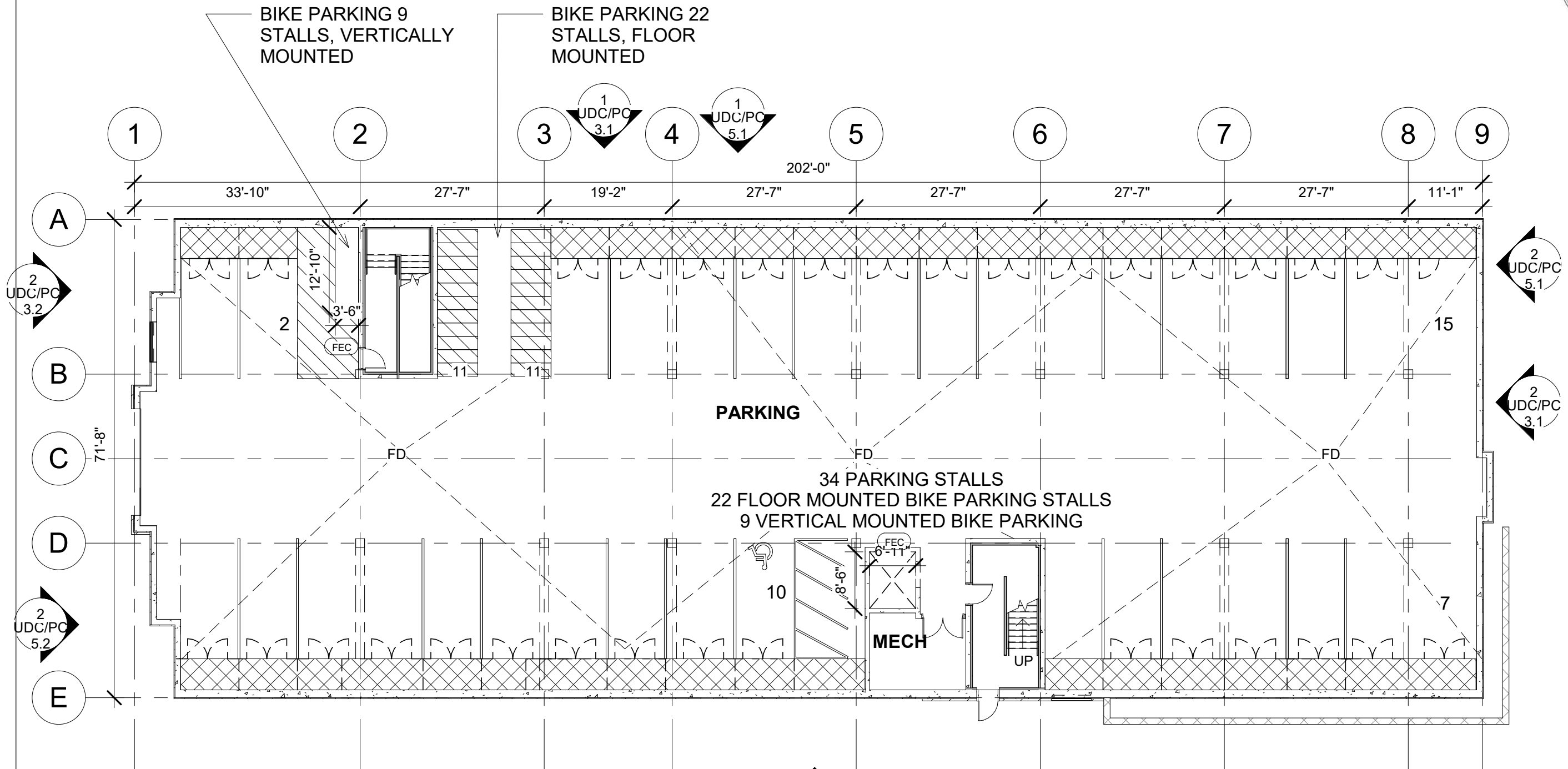
MIDTOWN RESERVE
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

SITE CONTEXT

01/03/2019
UDC/ PC

UDC/PC 0.3

PRELIMINARY



MIDTOWN RESERVE

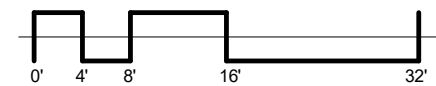
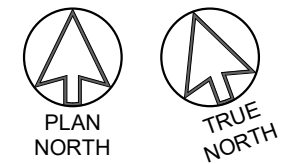
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**PARKING FLOOR
PLAN**

01/03/2019
UDC/ PC

UDC/PC 2.0

① L.L. PARKING PLAN - ENLG : 14,288 SF
1/16" = 1'-0"



PRELIMINARY



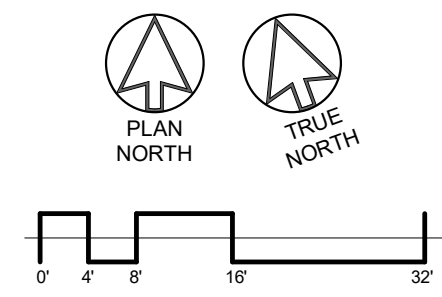
MIDTOWN RESERVE
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**FIRST FLOOR
PLAN**

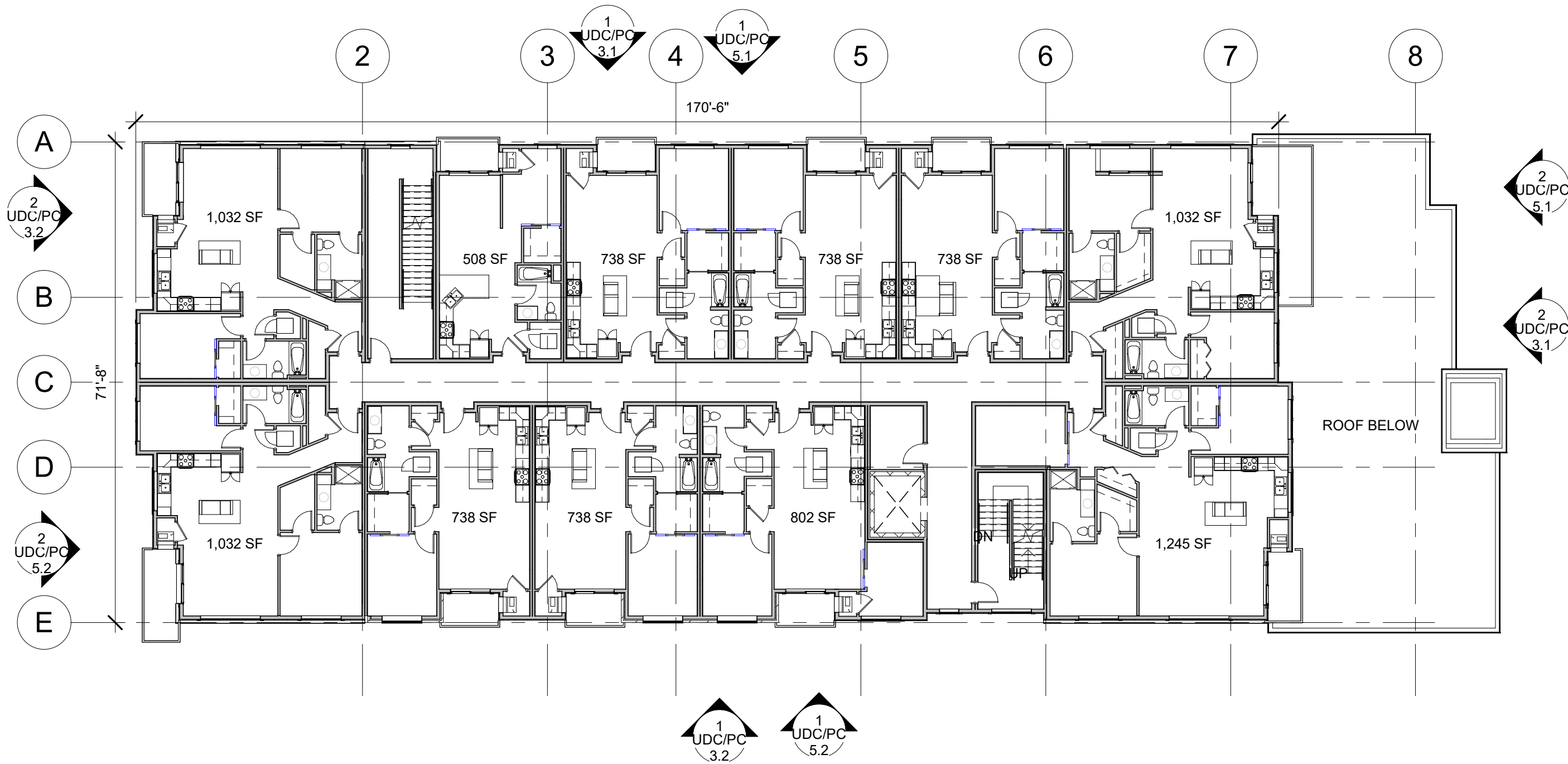
01/03/2019
UDC/ PC

UDC/PC 2.1

① FIRST FLOOR PLAN - ENLG : 13,993 SF
1/16" = 1'-0"



PRELIMINARY



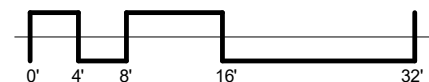
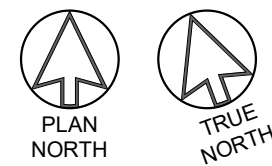
MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**SECOND FLOOR
PLAN**

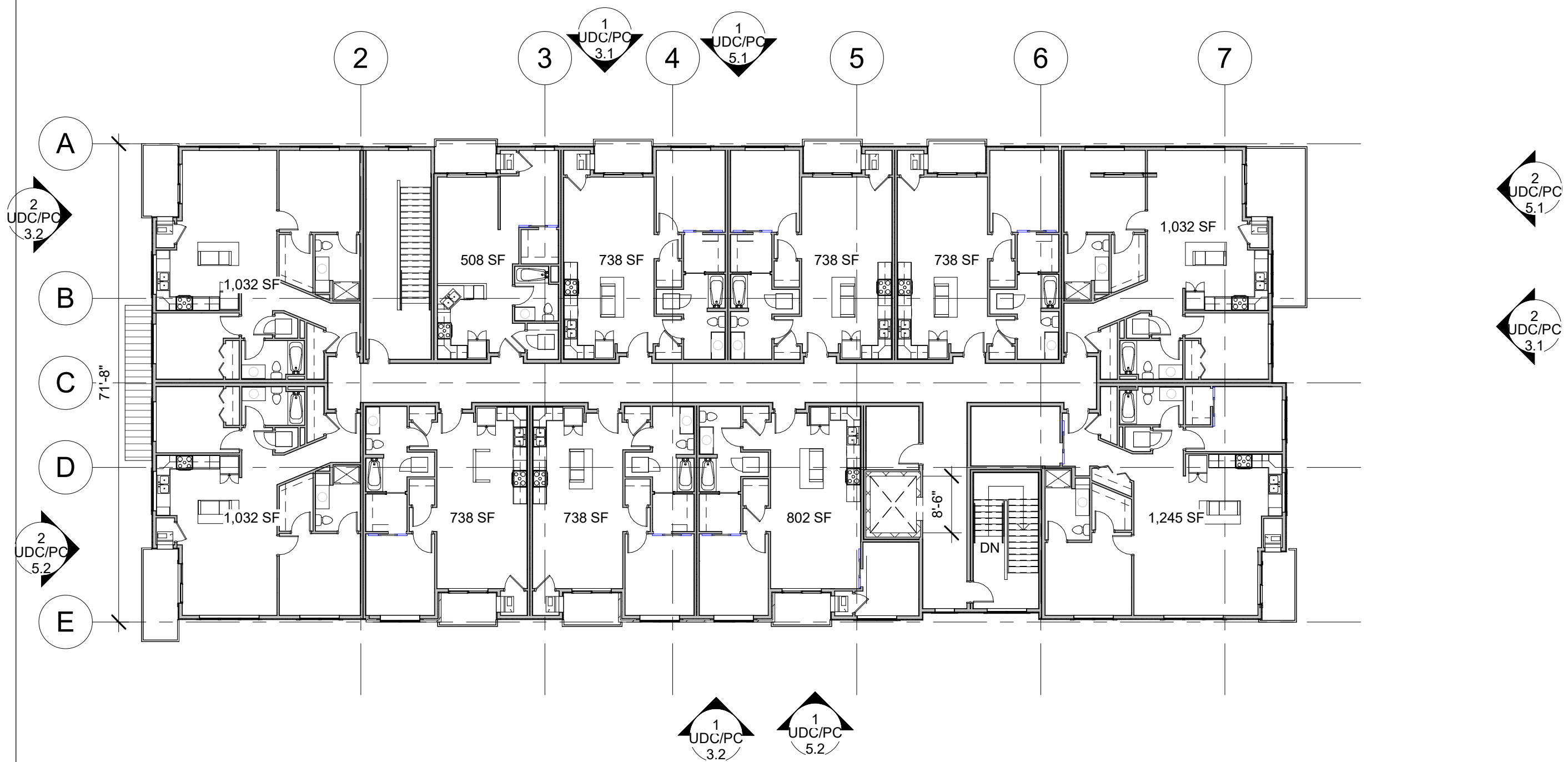
01/03/2019
UDC/ PC

1 SECOND FLOOR PLAN - ENLG : 11,520 SF
1/16" = 1'-0"



PRELIMINARY

UDC/PC 2.2



MIDTOWN RESERVE

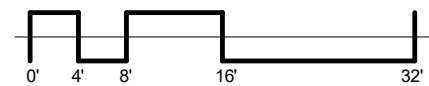
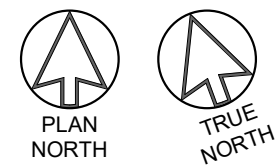
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**THIRD FLOOR
PLAN**

01/03/2019
UDC/ PC

UDC/PC 2.3

1 THIRD FLOOR PLAN - ENLG : 11,462 SF
1/16" = 1'-0"



PRELIMINARY



① NORTH BUILDING ELEVATION-UDC
1/16" = 1'-0"

MIDTOWN RESERVE
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI



② EAST BUILDING ELEVATION-UDC
1/16" = 1'-0"

**EXTERIOR
ELEVATIONS**

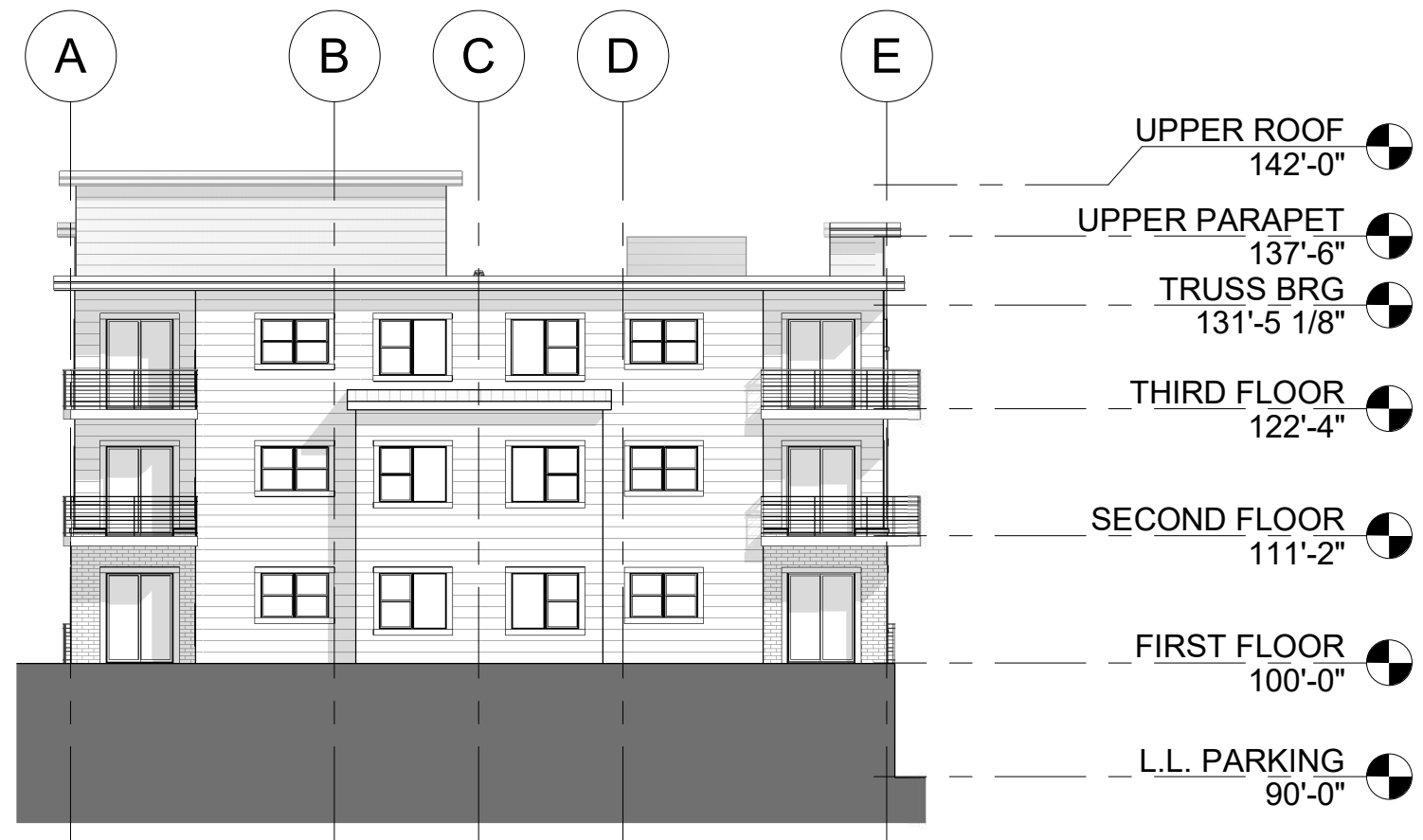
01/03/2019
UDC/ PC

UDC/PC 3.1

PRELIMINARY



1 SOUTH BUILDING ELEVATION-UDC
1/16" = 1'-0"



2 WEST BUILDING ELEVATION-UDC
1/16" = 1'-0"

MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

EXTERIOR ELEVATIONS

01/03/2019
UDC/ PC

UDC/PC 3.2

PRELIMINARY



MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**EXTERIOR
PERSPECTIVES**

01/03/2019
UDC/ PC

UDC/PC 3.3

BUILDING ENTRY

Materials are design basis of intent



LAP SIDING - SW
RENWICK BEIGE 2805
OR EQUIV



LAP SIDING - SW
ROOKWOOD MED
BROWN 2807 OR
EQUIV



BRICK - INTERSTATE
BRICK, IRONSTONE,
UTILITY SIZE OR EQUIV



WINDOW FRAME -
MED BRONZE

PRELIMINARY



MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**EXTERIOR
PERSPECTIVES**

01/03/2019
UDC/ PC

UDC/PC 3.4

BUILDING WEST ELEVATION

Materials are design basis of intent



LAP SIDING - SW
RENWICK BEIGE 2805
OR EQUIV



LAP SIDING - SW
ROOKWOOD MED
BROWN 2807 OR
EQUIV



BRICK - INTERSTATE
BRICK, IRONSTONE,
UTILITY SIZE OR EQUIV



WINDOW FRAME -
MED BRONZE

PRELIMINARY



MIDTOWN RESERVE

**NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI**

**EXTERIOR
PERSPECTIVE**

BUILDING EAST ELEVATION

Materials are design basis of intent



LAP SIDING - SW
RENWICK BEIGE 2805
OR EQUIV



LAP SIDING - SW
ROOKWOOD MED
BROWN 2807 OR
EQUIV



BRICK - INTERSTATE
BRICK, IRONSTONE,
UTILITY SIZE OR EQUIV

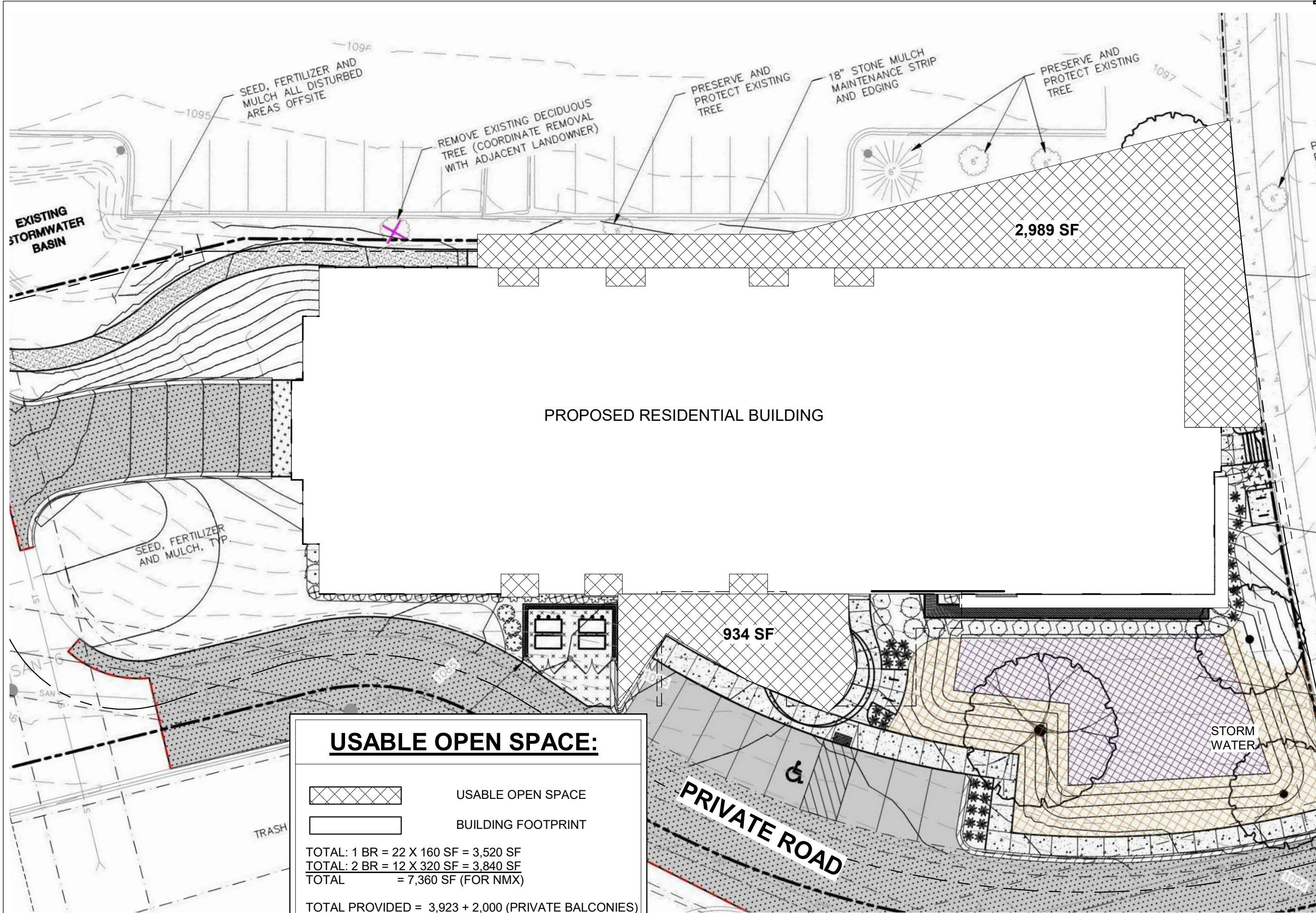


WINDOW FRAME -
MED BRONZE

PRELIMINARY

01/03/2019
UDC/ PC

UDC/PC 3.5



MIDTOWN RESERVE

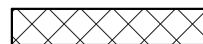
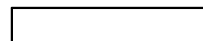
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

SITE UOS

01/03/2019
UDC/ PC

UDC/PC 4.0

USABLE OPEN SPACE:

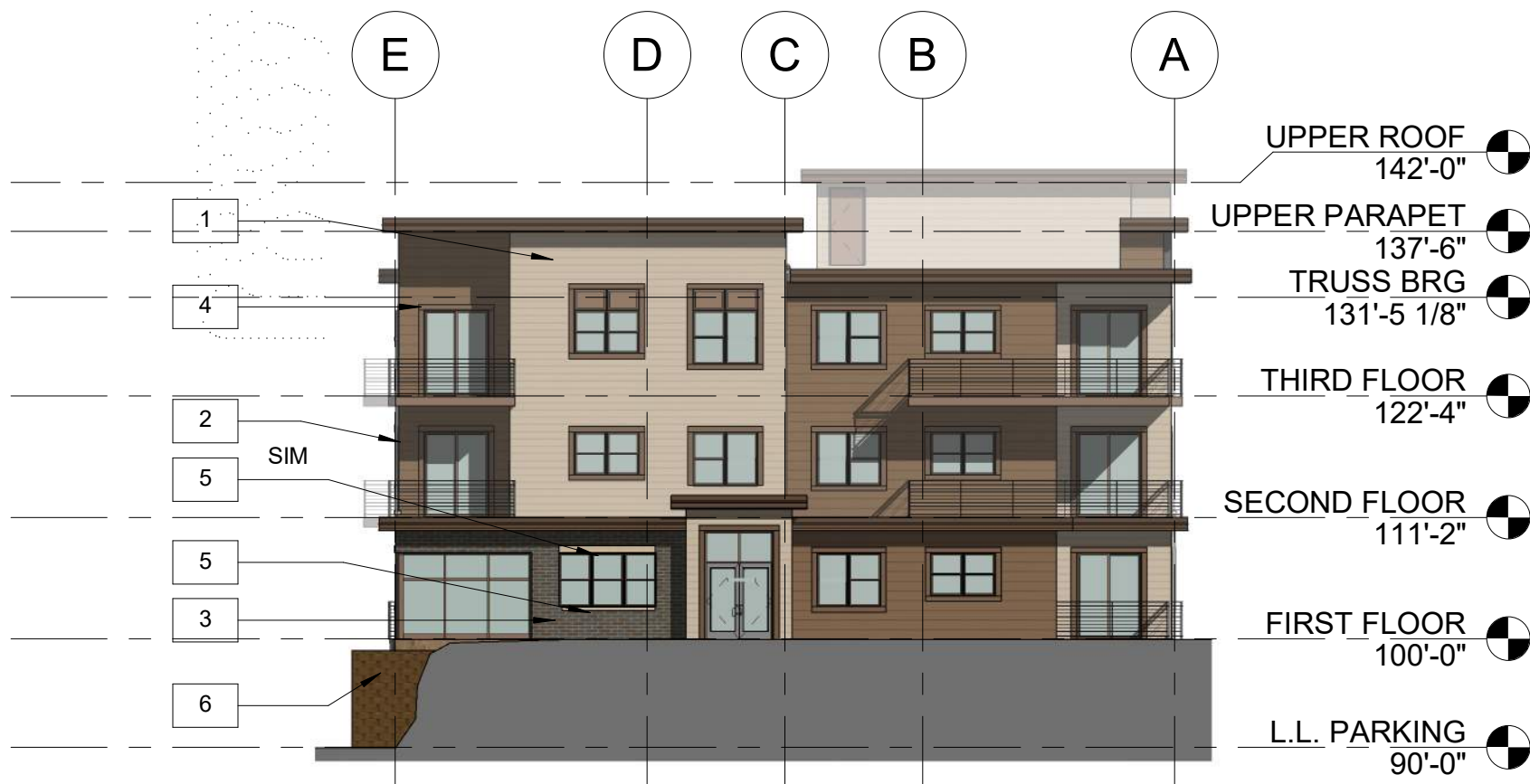
-  USABLE OPEN SPACE
-  BUILDING FOOTPRINT

TOTAL: 1 BR = 22 X 160 SF = 3,520 SF
 TOTAL: 2 BR = 12 X 320 SF = 3,840 SF
 TOTAL = 7,360 SF (FOR NMX)

TOTAL PROVIDED = 3,923 + 2,000 (PRIVATE BALCONIES)
 = 5,923 SF UOS



NORTH BUILDING ELEVATION-UDC
COLOR
1/16" = 1'-0"



EAST BUILDING ELEVATION-UDC
COLOR
1/16" = 1'-0"



(1) LAP SIDING - SW RENWICK BEIGE 2805 OR EQUIV



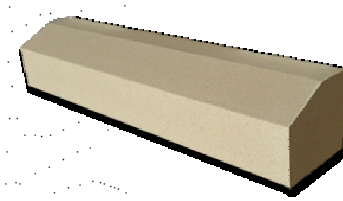
(2) LAP SIDING - SW ROOKWOOD MED BROWN 2807 OR EQUIV



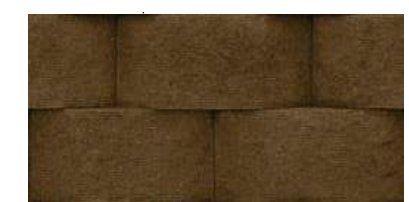
(3) BRICK - INTERSTATE BRICK, IRONSTONE, UTILITY SIZE OR EQUIV



(4) WINDOW FRAME - MED BRONZE



(5) PRECAST CONC SILL - COLOR BUFF OR EQUIV



(6) RETAINING WALL BLOCKS - 8"X18" VERSA-LOK "SQAURE FOOT", COLOR "BROWN" OR EQUIV

○ EXTERIOR MATERIAL KEY
NOT TO SCALE

MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

EXTERIOR ELEVATIONS - COLOR

01/03/2019
UDC/ PC

UDC/PC 5.1

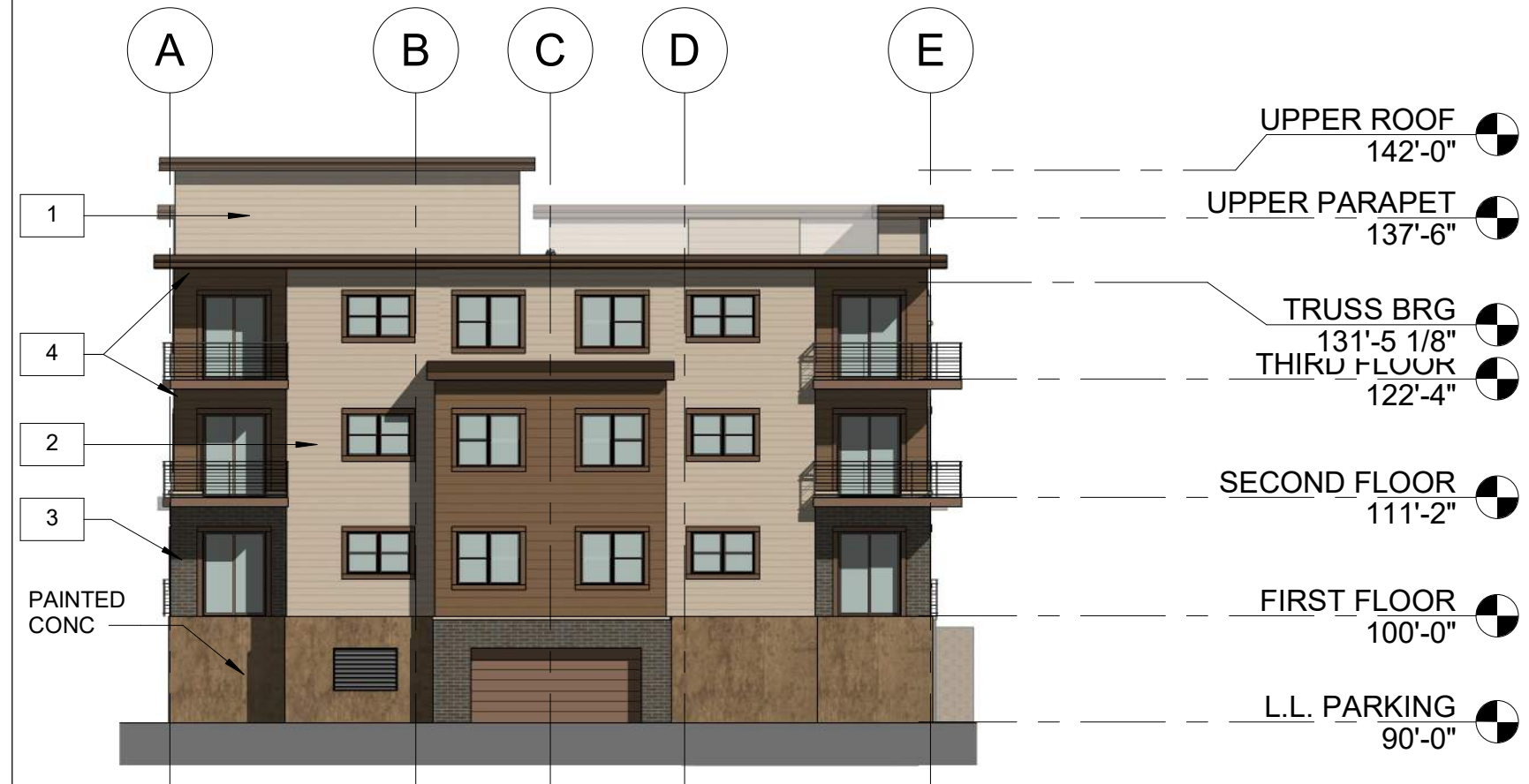
PRELIMINARY



SOUTH BUILDING ELEVATION-UDC

COLOR
1/16" = 1'-0"

MIDTOWN RESERVE
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI



WEST BUILDING ELEVATION-UDC

COLOR
1/16" = 1'-0"



(1) LAP SIDING - SW RENWICK BEIGE 2805 OR EQUIV



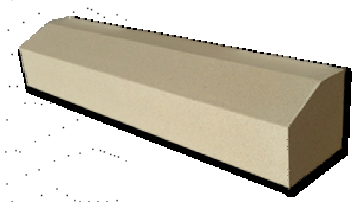
(2) LAP SIDING - SW ROOKWOOD MED BROWN 2807 OR EQUIV



(3) BRICK - INTERSTATE BRICK, IRONSTONE, UTILITY SIZE OR EQUIV



(4) WINDOW FRAME - MED BRONZE



(5) PRECAST CONC SILL - COLOR BUFF OR EQUIV



(6) RETAINING WALL BLOCKS - 8"X18" VERSA-LOK "SQAURE FOOT", COLOR "BROWN" OR EQUIV

EXTERIOR ELEVATIONS - COLOR

01/03/2019
UDC/ PC

UDC/PC 5.2

EXTERIOR MATERIAL KEY
NOT TO SCALE

PRELIMINARY