

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

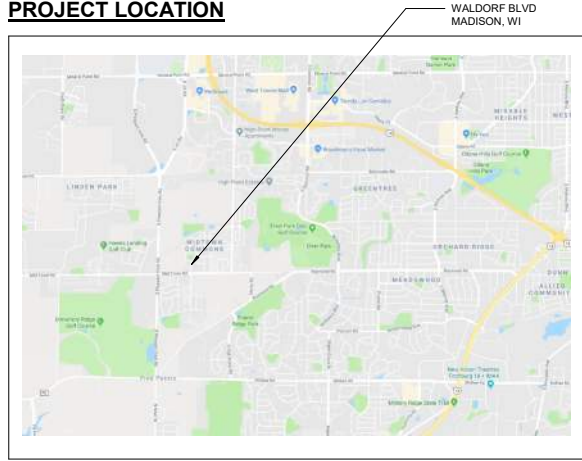
PROJECT DESCRIPTION:
MULTI-STORY DEVELOPMENT CONSISTING OF:
(3) STORIES OF R-2 OCCUPANCY
ONE (1) LEVEL OF UNDER-BUILDING PARKING
FULLY SPRINKLERED NFPA-13R

BUILDING AREA:
1st FLOOR = 12,250 SF - 11 DWELLING UNITS
2nd FLOOR = 11,520 SF - 11 DWELLING UNITS
3rd FLOOR = 11,462 SF - 11 DWELLING UNITS
PARKING: 15,875 SF - 34 PARKING STALLS
RESIDENTIAL TOTAL AREA = 38,272 SF - 33 TOTAL UNITS
BUILDING TOTAL = 54,357 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	DAT SUBMITTAL
B	2018/07/18	UDC SUBMITTAL
C	2018/11/26	UDC/PC

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

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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

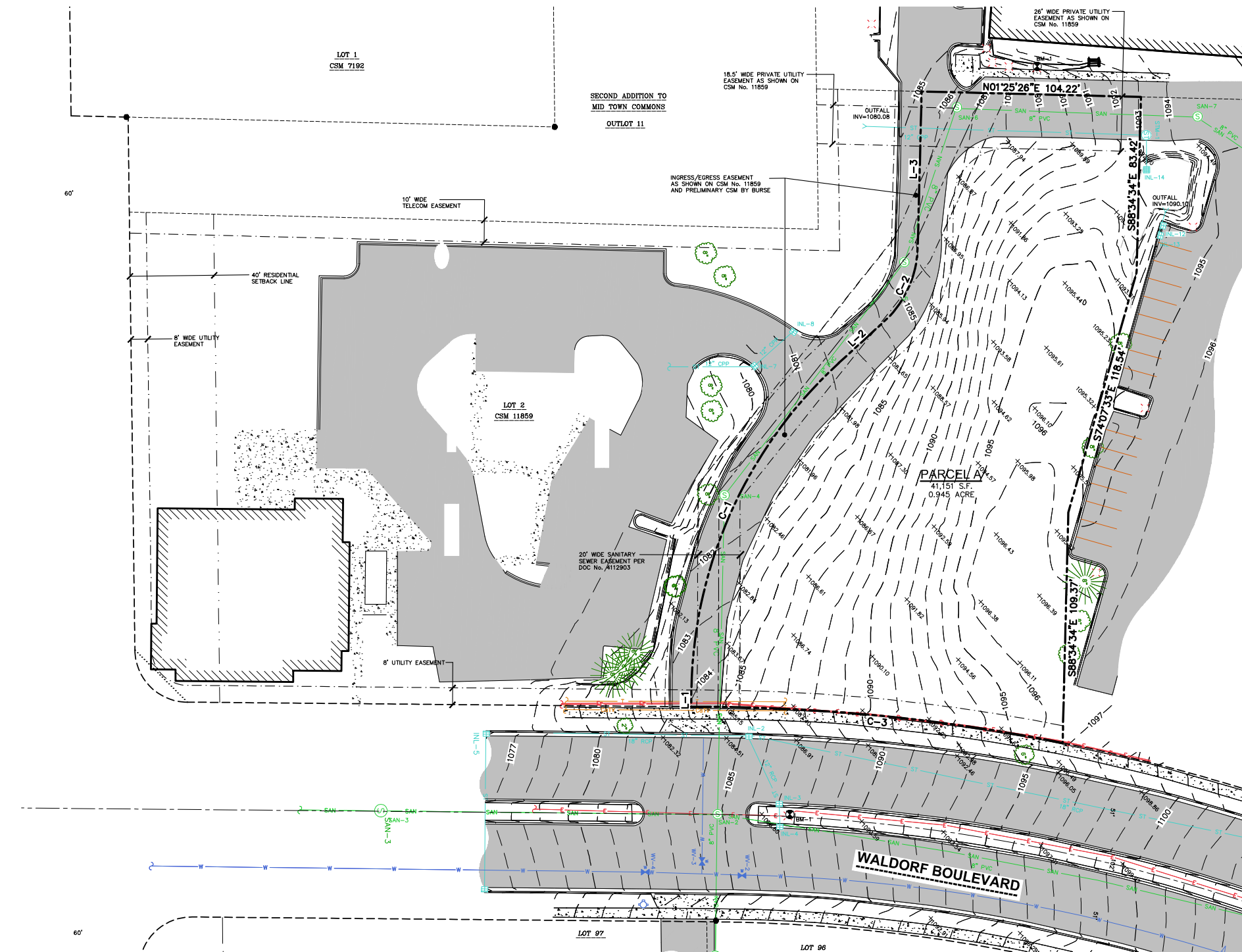
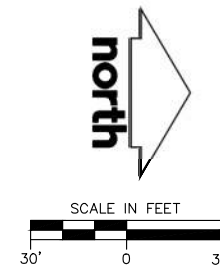


VICINITY MAP
SECTION 34, T7N, R8E,
CITY OF MADISON
SCALE 1"=500'

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
---	INDEX CONTOUR
---	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	NE	1081.29	12"	RCP
		N	1081.07	18"	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
INL-8	1081.14	S	1074.24	12"	CPP
		NW	1076.29	12"	CPP
INL-14	1089.95	SE	1077.44	12"	CPP
		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	1074.43		
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

TN=TOP NUT OF WATER VALVE

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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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

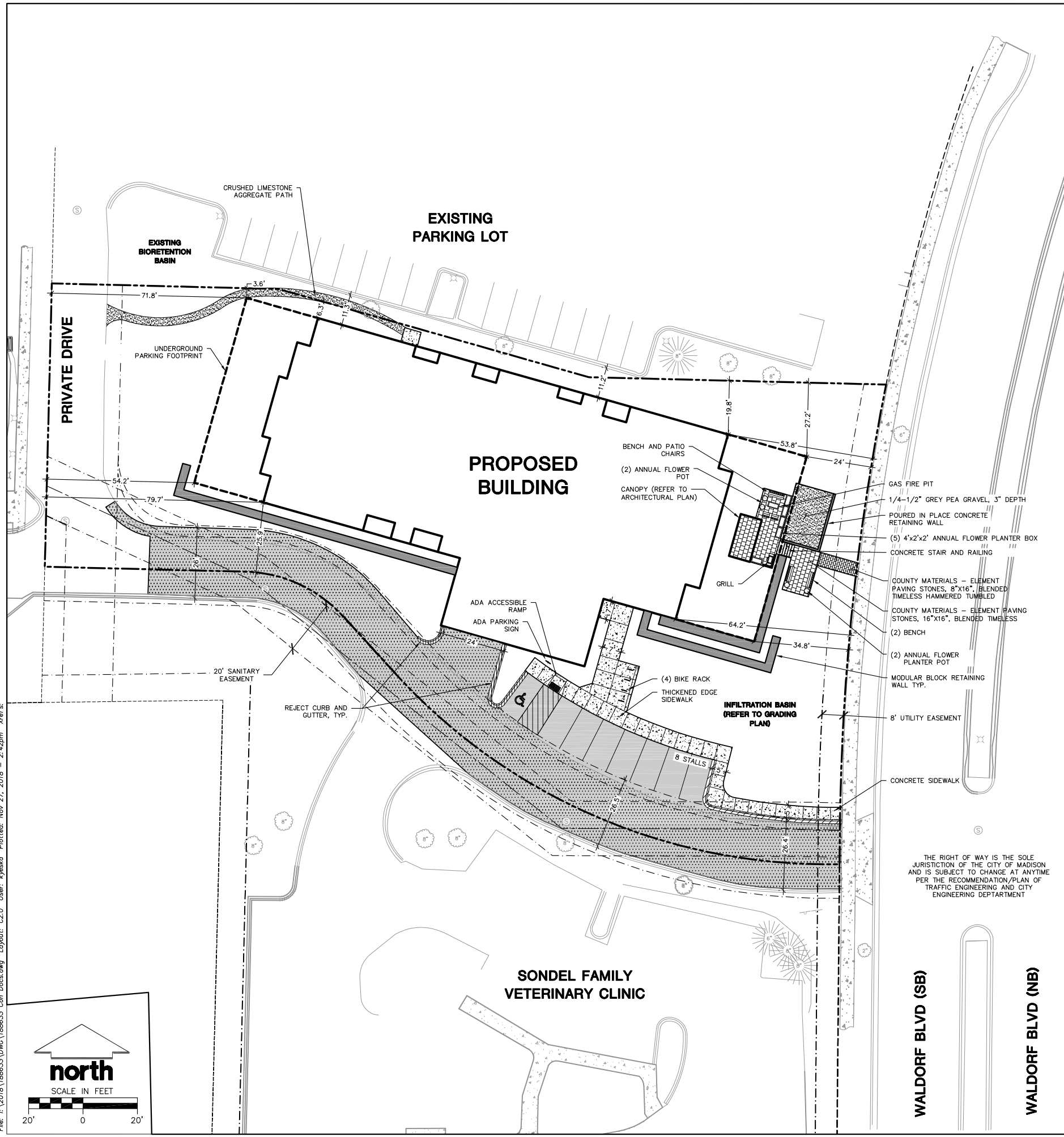
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EXISTING
CONDITIONS
SURVEY

SHEET NUMBER:

1 OF 1

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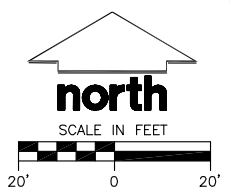
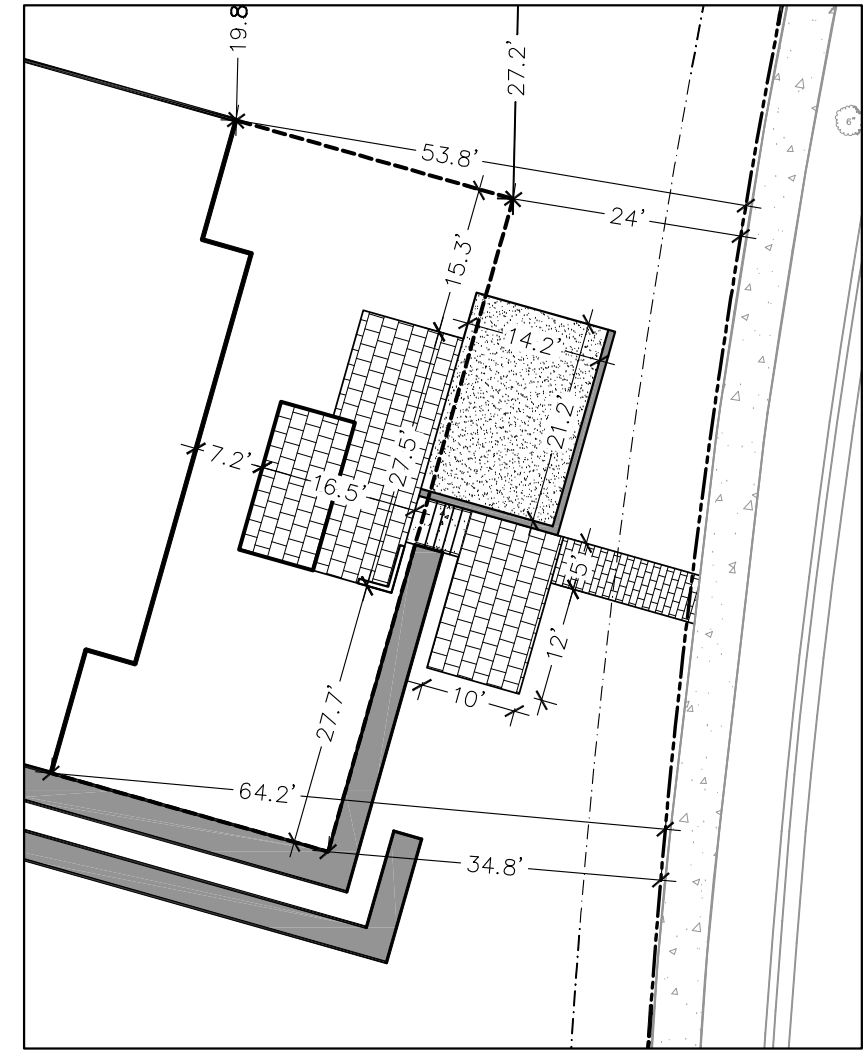


LEGEND (PROPOSED)

- 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

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	27,121 SF
PROPOSED PERVIOUS SURFACE AREA	13,825 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.66



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DIGGERS HOTLINE
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161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060



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

PROJECT:
MIDTOWN RESERVE APARTMENTS

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.18.18	UDC INFORMATIONAL SUBMITTAL
2	11.28.18	UDC INITIAL-FINAL
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Design/Drawn:
Approved:

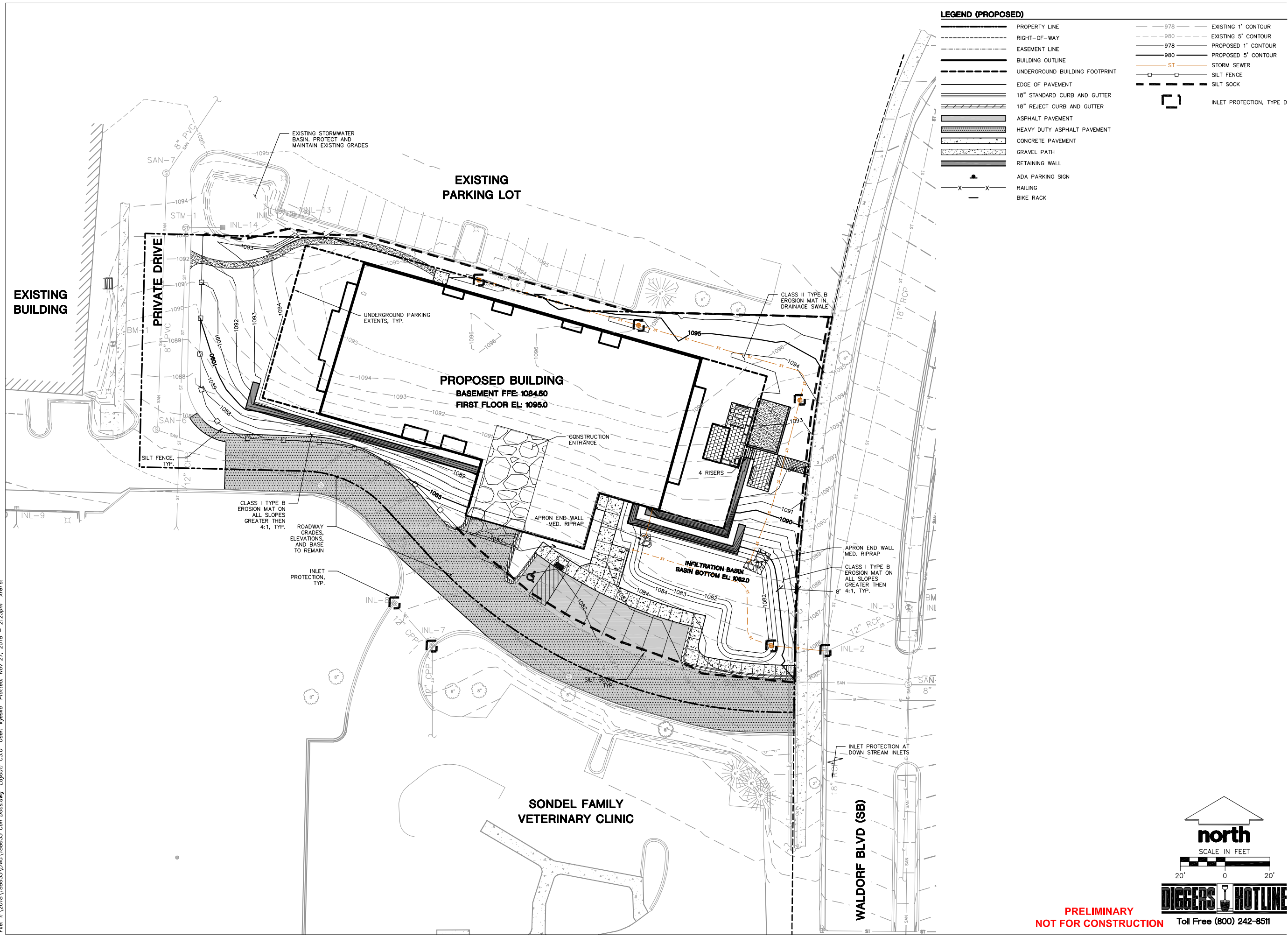
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SITE PLAN

SHEET NUMBER:
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JSD PROJECT NO: 18-8633

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LEGEND (PROPOSED)

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

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P. 608.848.5060

CLIENT:

Sketchworks
architecture

CLIENT ADDRESS:
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:
C3.0

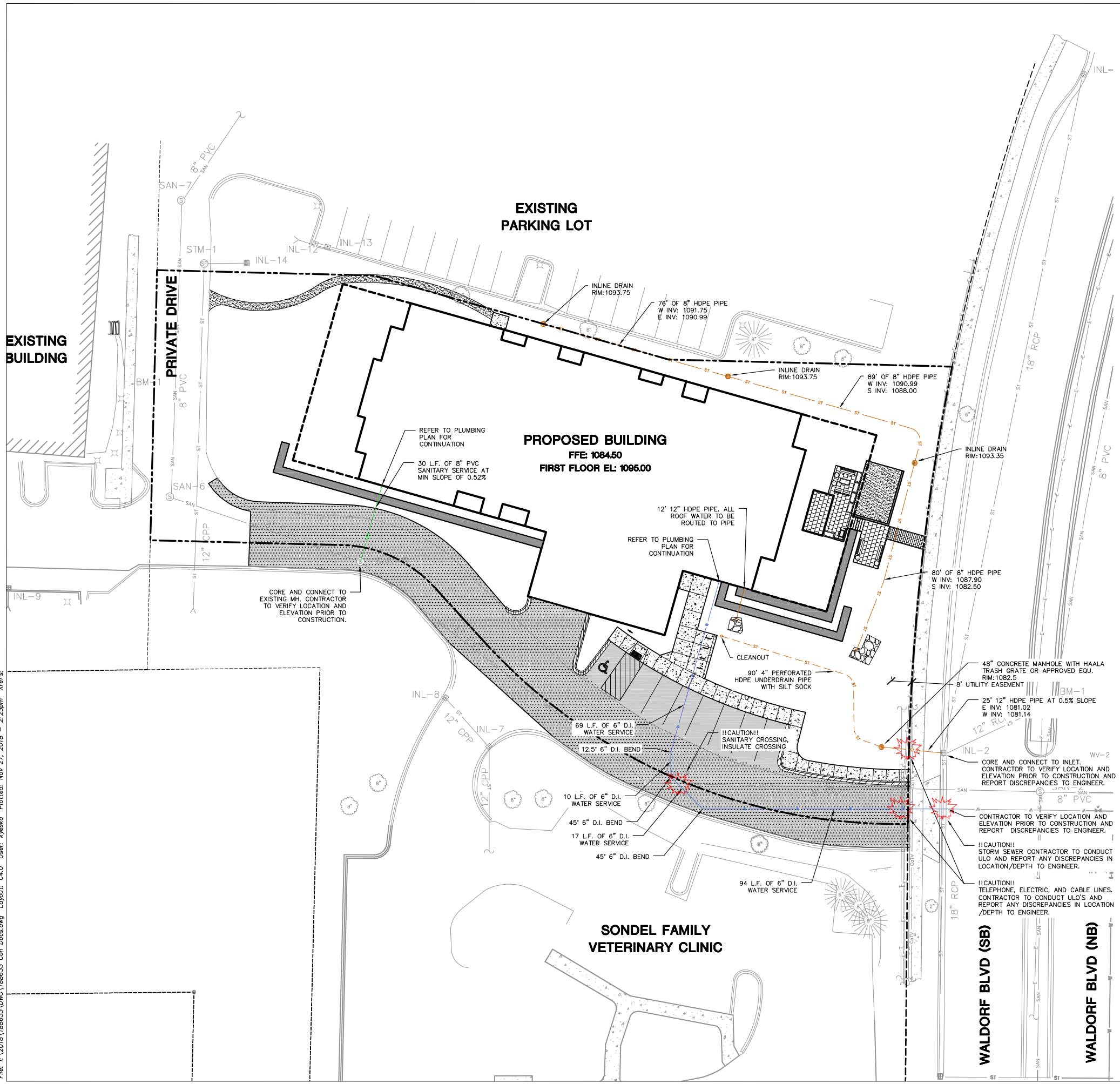
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LEGEND (PROPOSED)

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---	RIGHT-OF-WAY
---	BUILDING OUTLINE
---	UNDERGROUND BUILDING FOOTPRINT
---	EDGE OF PAVEMENT
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---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	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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MIDDLETON, WI 53562**

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PROJECT LOCATION:
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DANE COUNTY**

PLAN MODIFICATIONS:

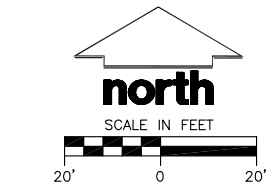
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UTILITY PLAN

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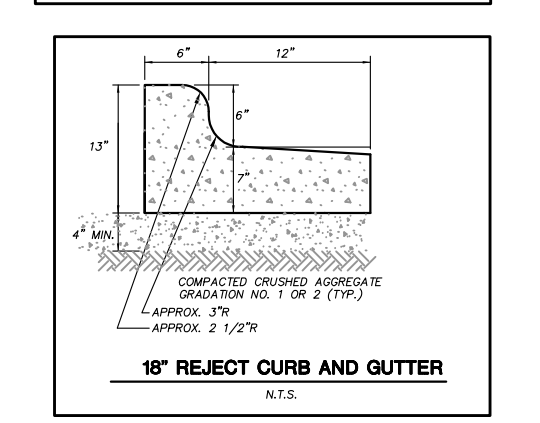
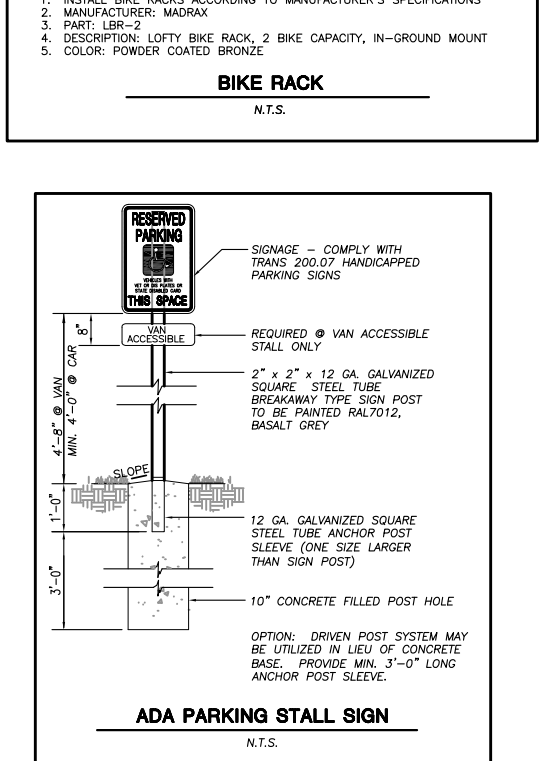
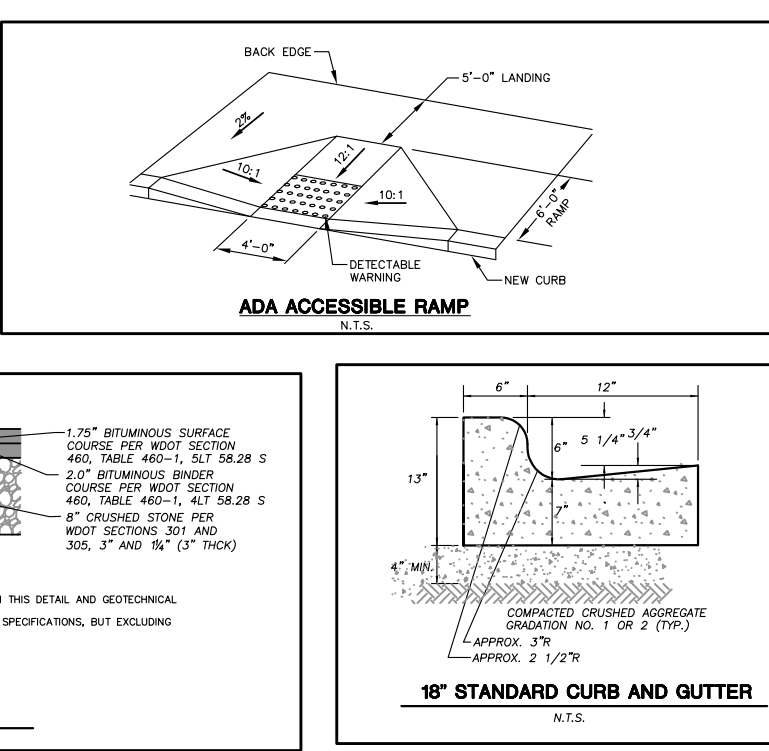
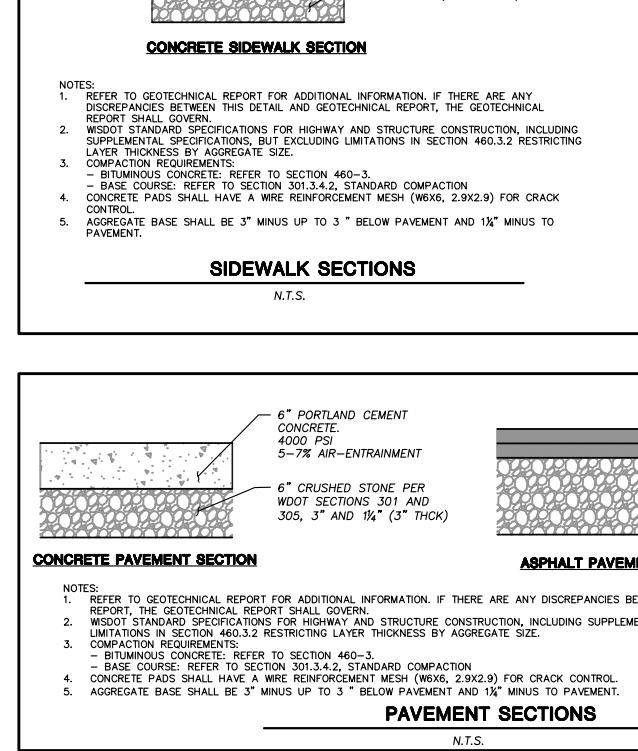
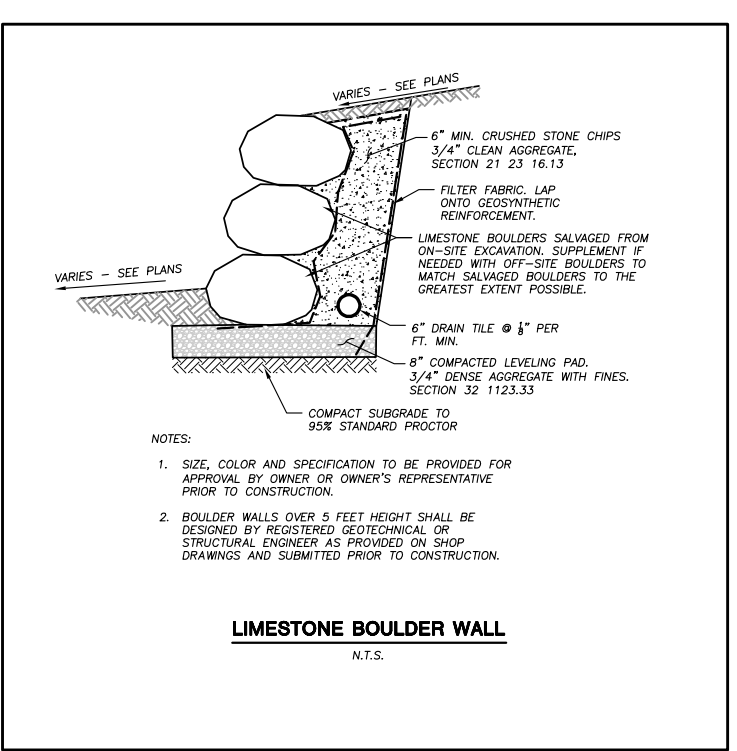
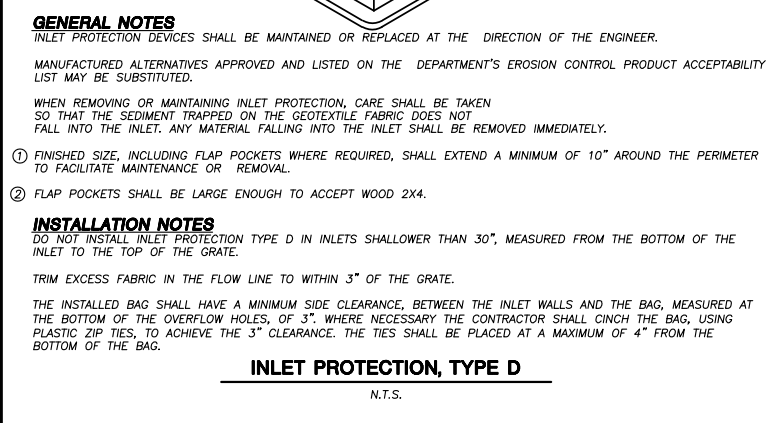
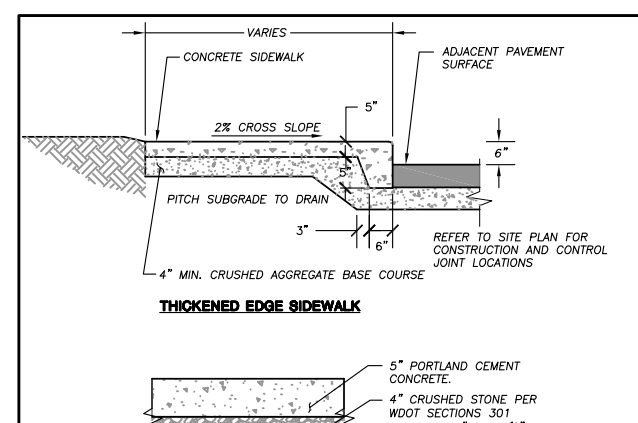
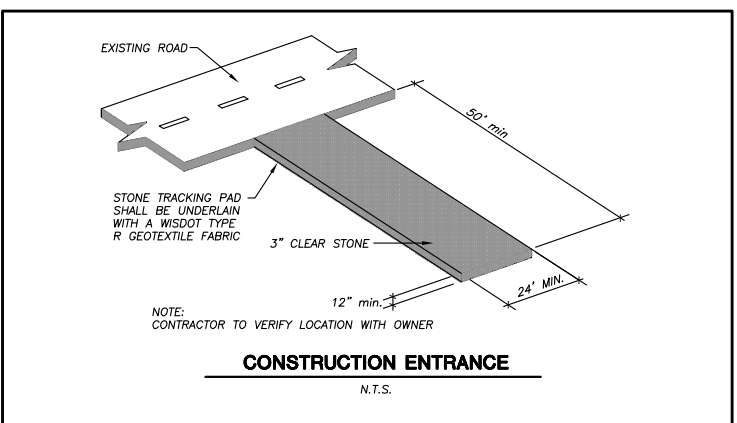
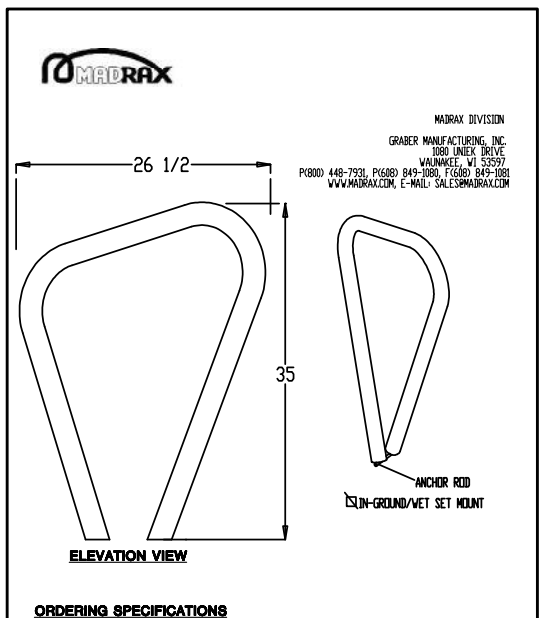
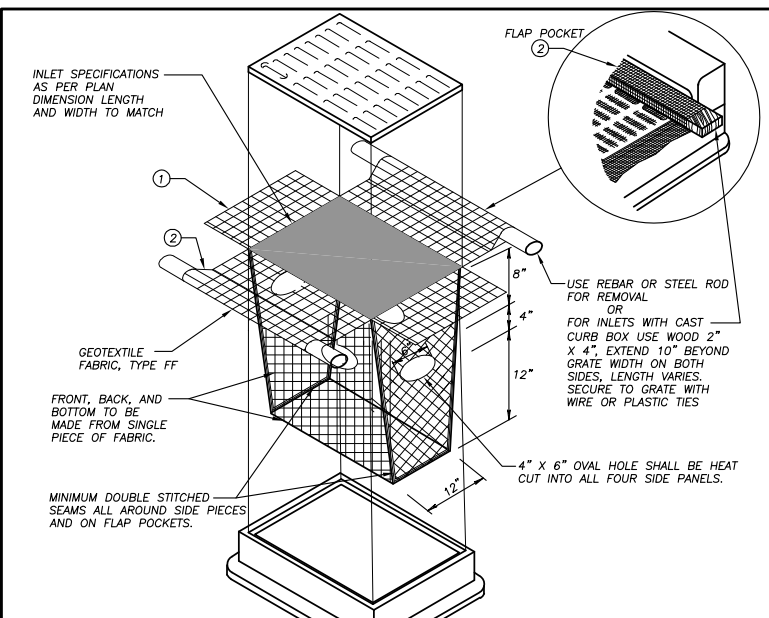
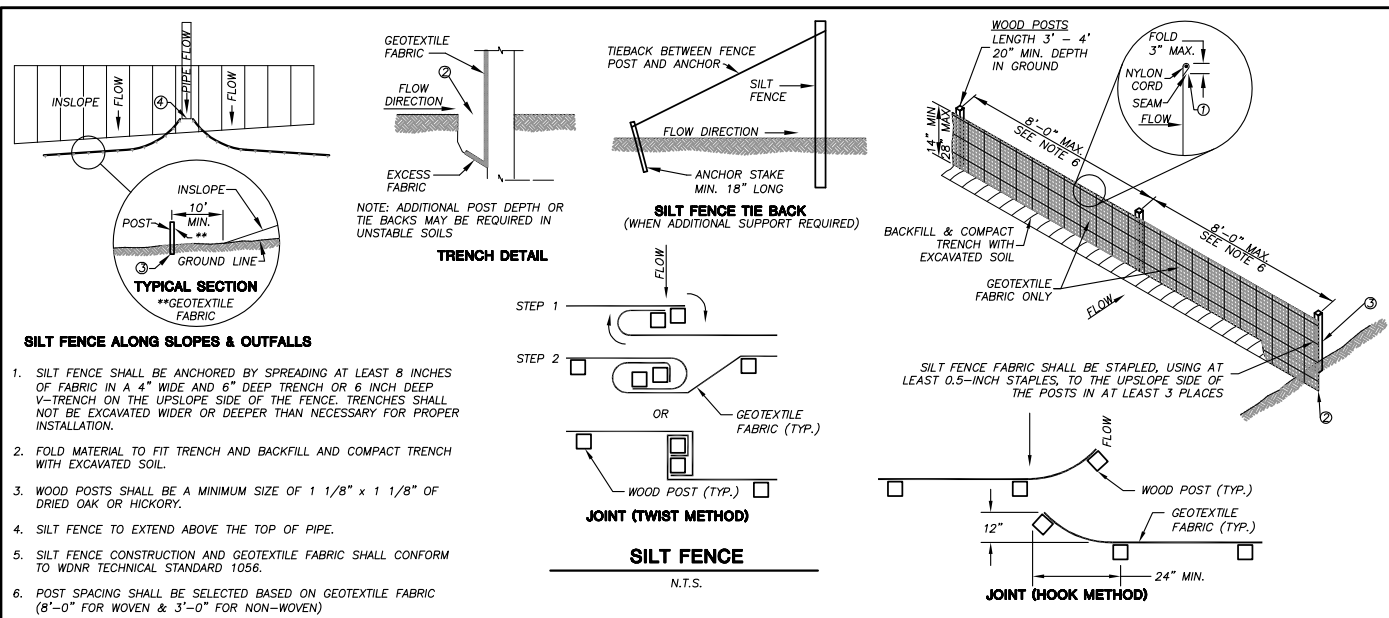
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161 HORIZON DRIVE, SUITE 101
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P. 608.848.5060

CLIENT: Sketchworks architecture

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

PROJECT: MIDTOWN RESERVE APARTMENTS
CITY OF MADISON, WI
DANE COUNTY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLANNING MODIFICATIONS:

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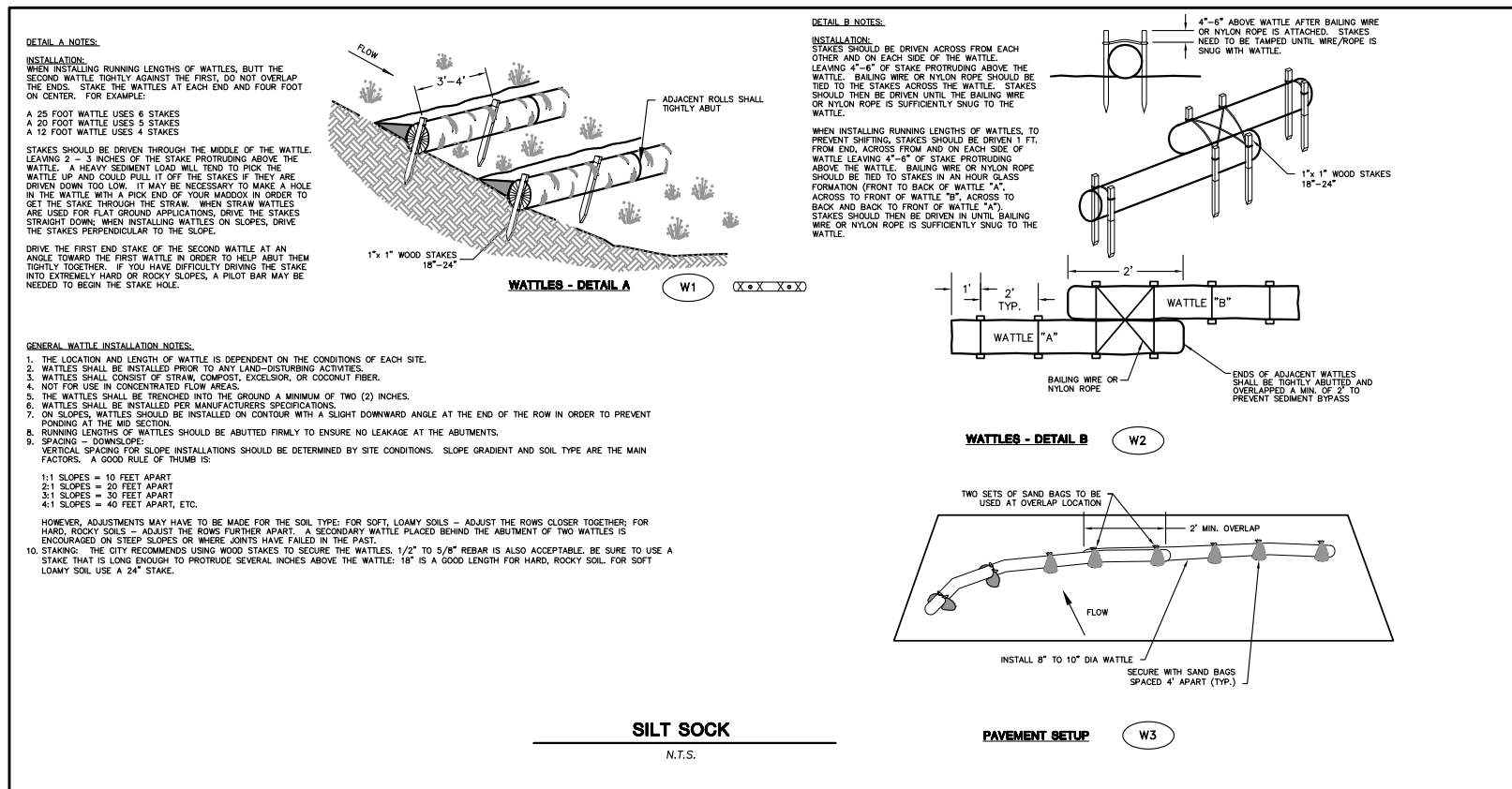
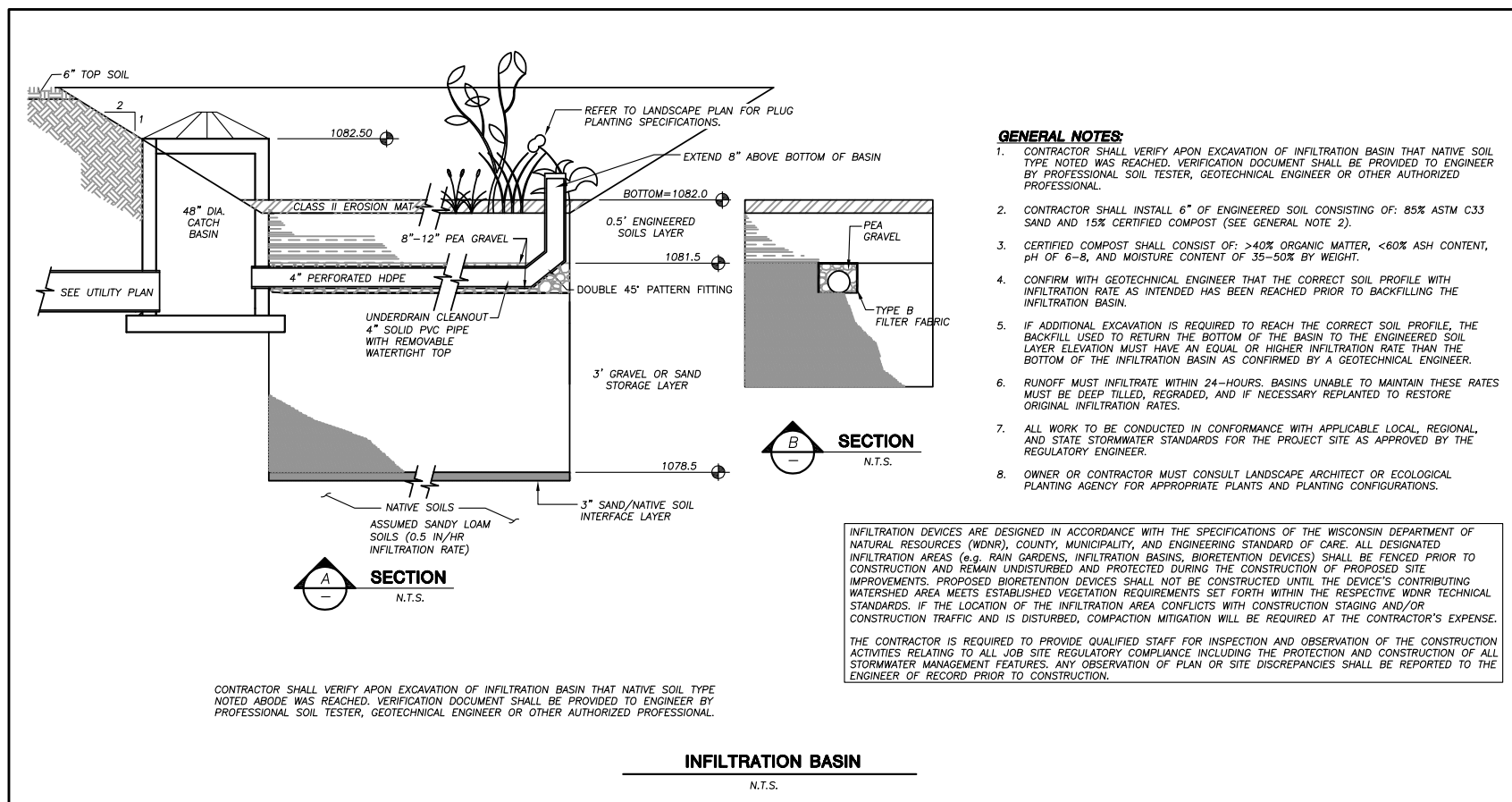
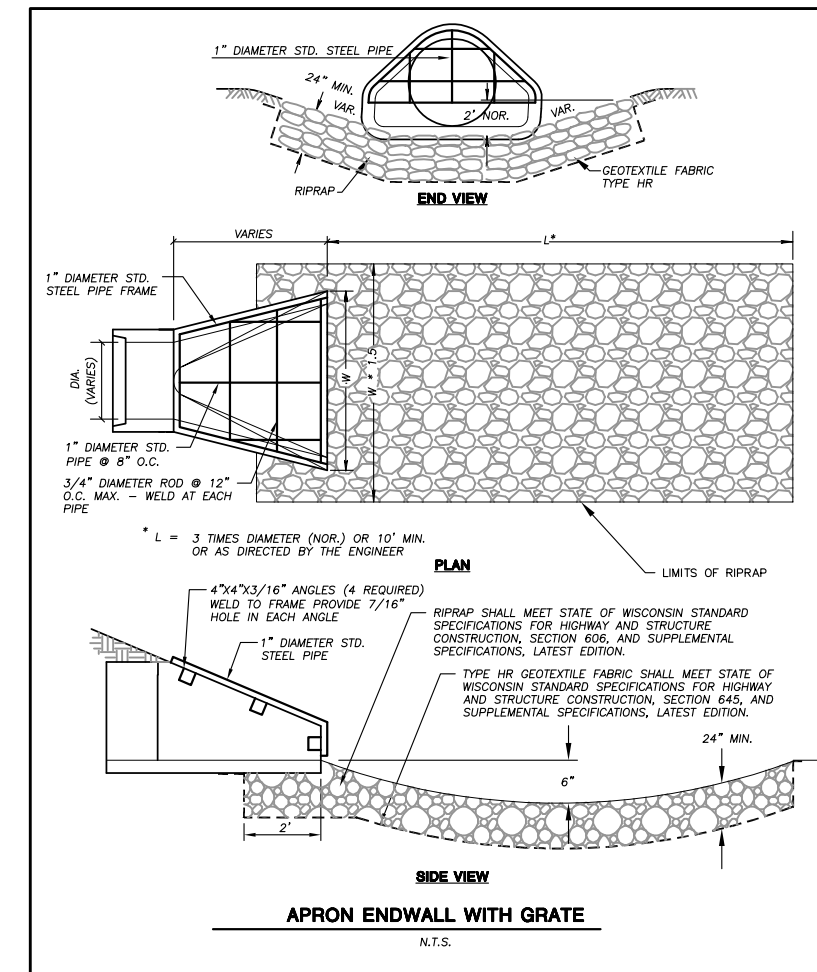
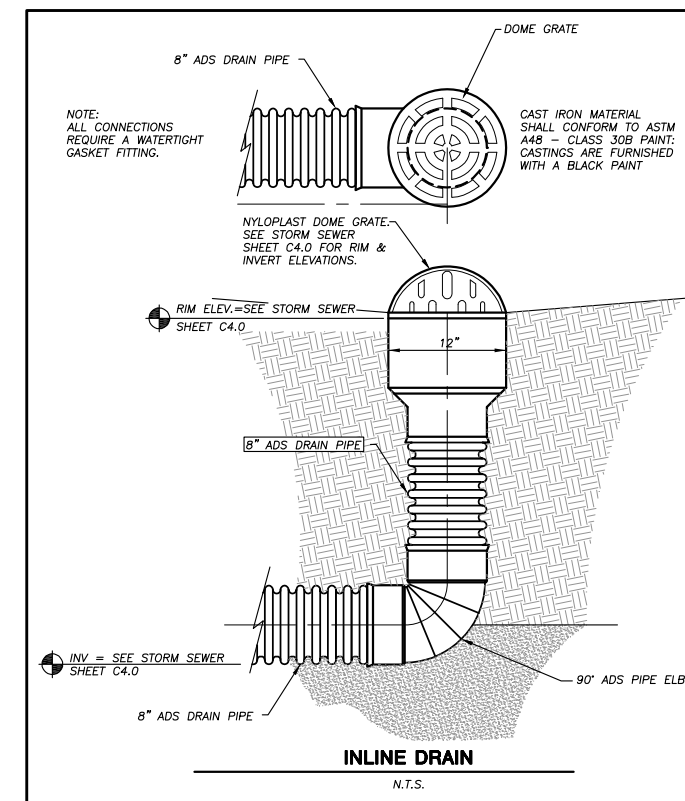
Design/Drawn:
Approved:

SHEET TITLE:
DETAILS

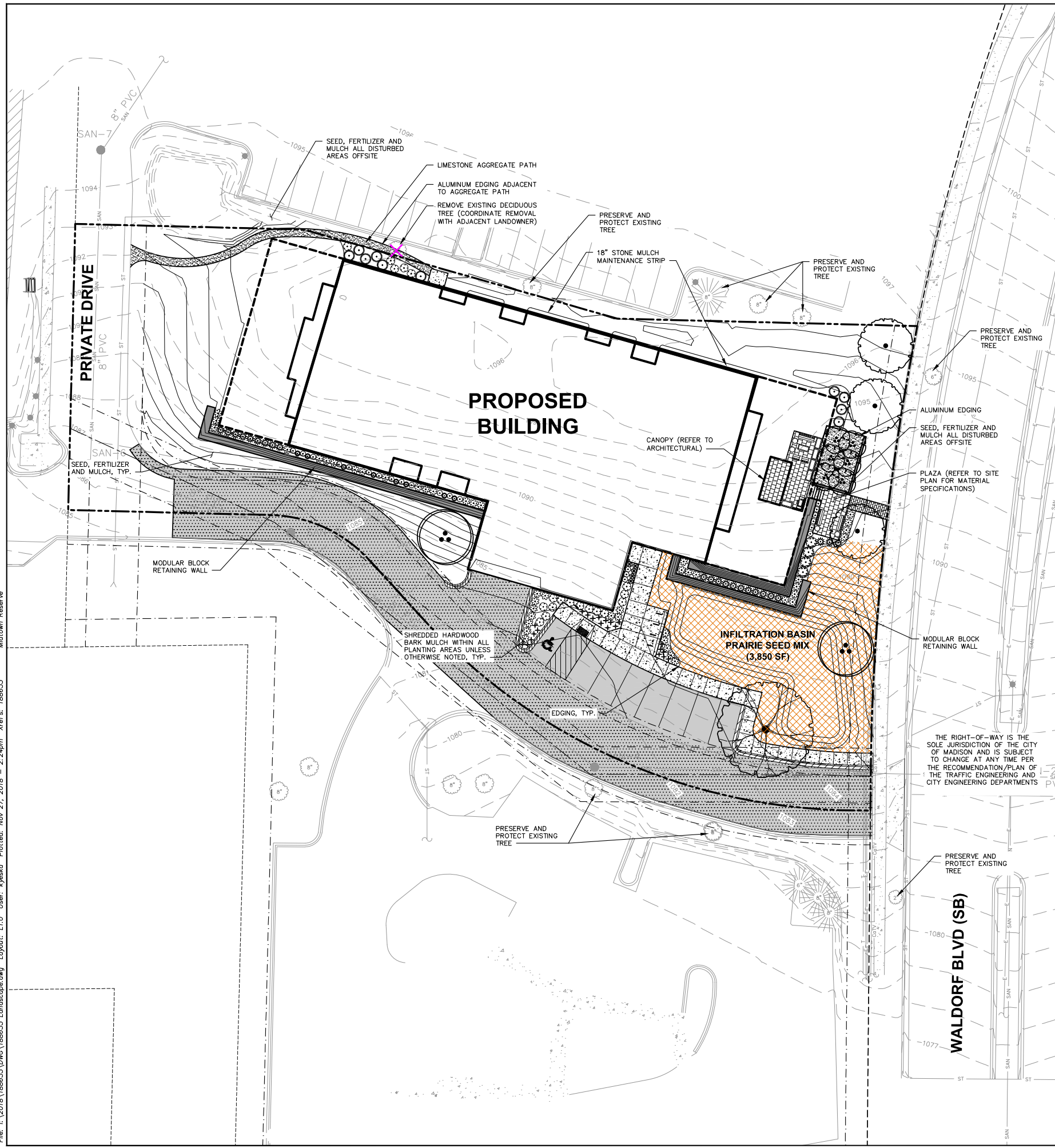
SHEET NUMBER:
C5.0

JSD PROJECT NO: 18-8633

#	Date:	Description:
1	07.18.18	UDC INFORMATIONAL SUBMITTAL
2	11.28.18	UDC INITIAL-FINAL
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LEGEND

---	PROPERTY LINE	---	BUILDING OUTLINE
---	RIGHT-OF-WAY	---	EDGE OF PAVEMENT
---	EASEMENT LINE	---	STANDARD CURB AND GUTTER
---	EXISTING STORM SEWER	---	REJECT CURB AND GUTTER
SAN	EXISTING SANITARY SEWER	---	CONCRETE PAVEMENT
W	EXISTING WATER SERVICE	---	ASPHALT PAVEMENT
FO	EXISTING FIBER OPTIC	---	RETAINING WALL
---	EXISTING GAS	---	RAILING
999	EXISTING 1 FOOT CONTOUR	---	LANDSCAPE EDGING
1000	EXISTING 5 FOOT CONTOUR	---	INFILTRATION BASIN SEED MIX
999	PROPOSED 1 FOOT CONTOUR	---	ADA PARKING BOLLARDS/SIGNS
1000	PROPOSED 5 FOOT CONTOUR	---	BIKE RACK
SAN	PROPOSED SANITARY SEWER		
---	PROPOSED STORM SEWER		
W	PROPOSED WATER SERVICE		

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY/TOWN/VILLAGE OF (BLANK) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - 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.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
 - REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
 - 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
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
	AF	3	Redpointe Maple	<i>Acer rubrum 'Frank Jr.'</i>	B & B	2.5" Cal	35
	BH	2	Heritage River Birch	<i>Betula nigra 'Heritage'</i>	B & B	2" Cal (Multi-Stem)	35
	CE	6	Eastern Redbud Multi-trunk	<i>Cercis canadensis</i>	B & B	1.5" Cal (Multi-Stem)	15
	OR	1	Red Oak	<i>Quercus rubra</i>	B & B	2.5" Cal	35
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
	DS	19	Bush-honeysuckle	<i>Lonicera sessilifolia</i>	3 gal	Min. 12"-24"	3
	HL	4	Little Lime Hydrangea	<i>Hydrangea paniculata 'Little Lime'</i>	3 gal	Min. 12"-24"	3
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
	TG	18	Dark Green Yew	<i>Taxus x media 'Dark Green'</i>	3 gal	Min. 12"-24"	4
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
	CK	23	Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	3 gal	Min. 8"-18"	2
	PS	45	Switch Grass	<i>Panicum virgatum 'Shenandoah'</i>	3 gal	3 Gal	2
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
	HA	22	Daylily	<i>Hemerocallis x 'Chicago Apache'</i>	1 gal	Min. 8"-18"	2
	HB	5	Berry Timeless Coral Bells	<i>Heuchera americana 'Berry Timeless'</i>	1 gal	Min. 8"-18"	2
	NJ	8	Junior Walker Catmint	<i>Nepeta x faassenii 'Junior Walker'</i>	1 gal	Min. 8"-18"	2
	SA	22	Autumn Joy Sedum	<i>Sedum x 'Autumn Joy'</i>	1 gal	Min. 8"-18"	2



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

PROJECT:
**MIDTOWN RESERVE
APARTMENTS**

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

PLAN MODIFICATIONS:

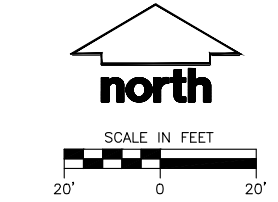
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Design/Drawn: MWS
Approved:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

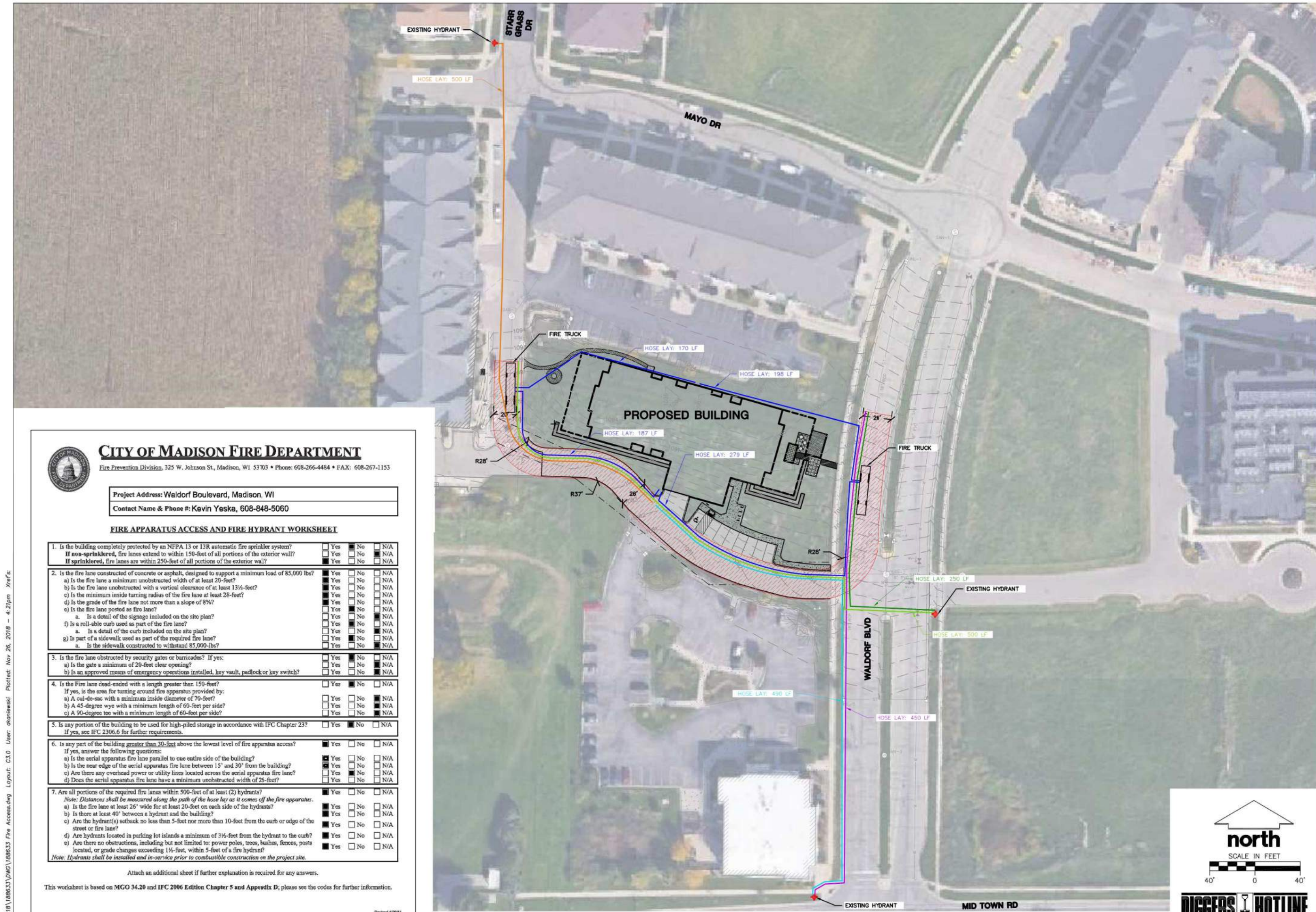
JSD PROJECT NO: 19-8633




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JSD
Professional Services, Inc.
Engineers • Surveyors • Planners

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

CLIENT:



Sketchworks
architecture

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

PROJECT:
MIDTOWN RESERVE APARTMENTS

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


#	Date	Description
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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 <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <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? f) Is a roll-able curb used as part of the fire lane? 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 <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <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-feet 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 <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <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 <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <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 20-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 28-feet?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <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 hydrant? 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 <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <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 4/2011

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File: F:\2018\180633\DWG\180633 Fire Access.dwg Layout: C3.0 User: okaniewski Plotted: Nov 26, 2018 - 4:21pm Xref:

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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

11/28/2018
UDC/ PC

UDC/PC 0.2

PRELIMINARY



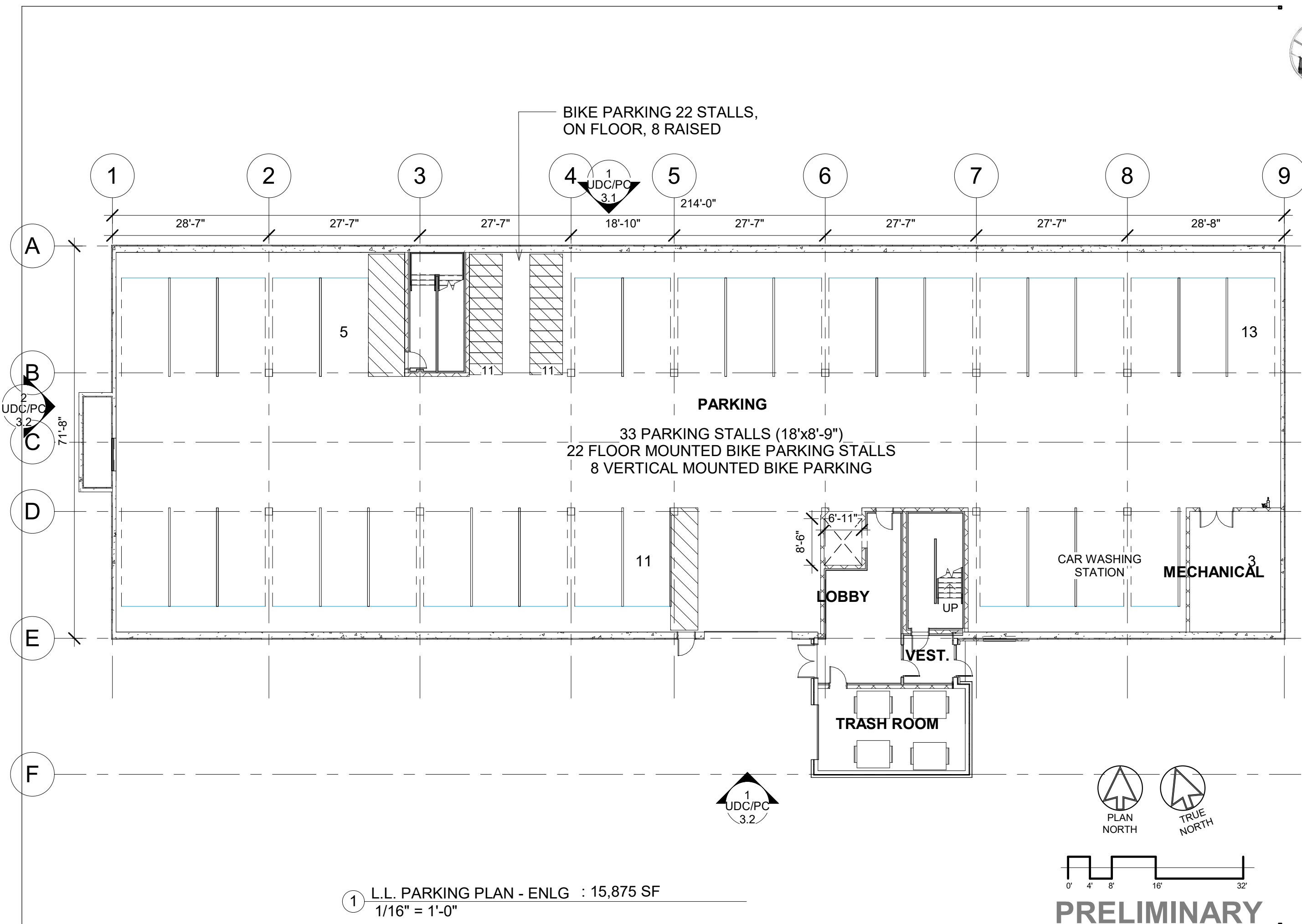
MIDTOWN RESERVE
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

SITE CONTEXT

11/28/2018
UDC/ PC

UDC/PC 0.3

PRELIMINARY



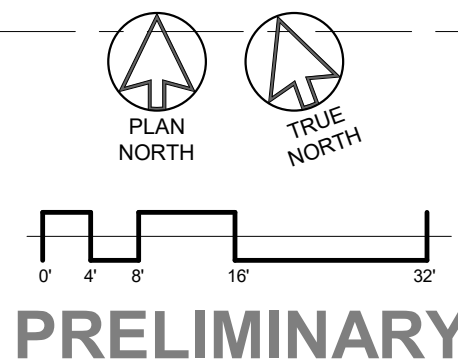
MIDTOWN RESERVE
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**PARKING FLOOR
PLAN**

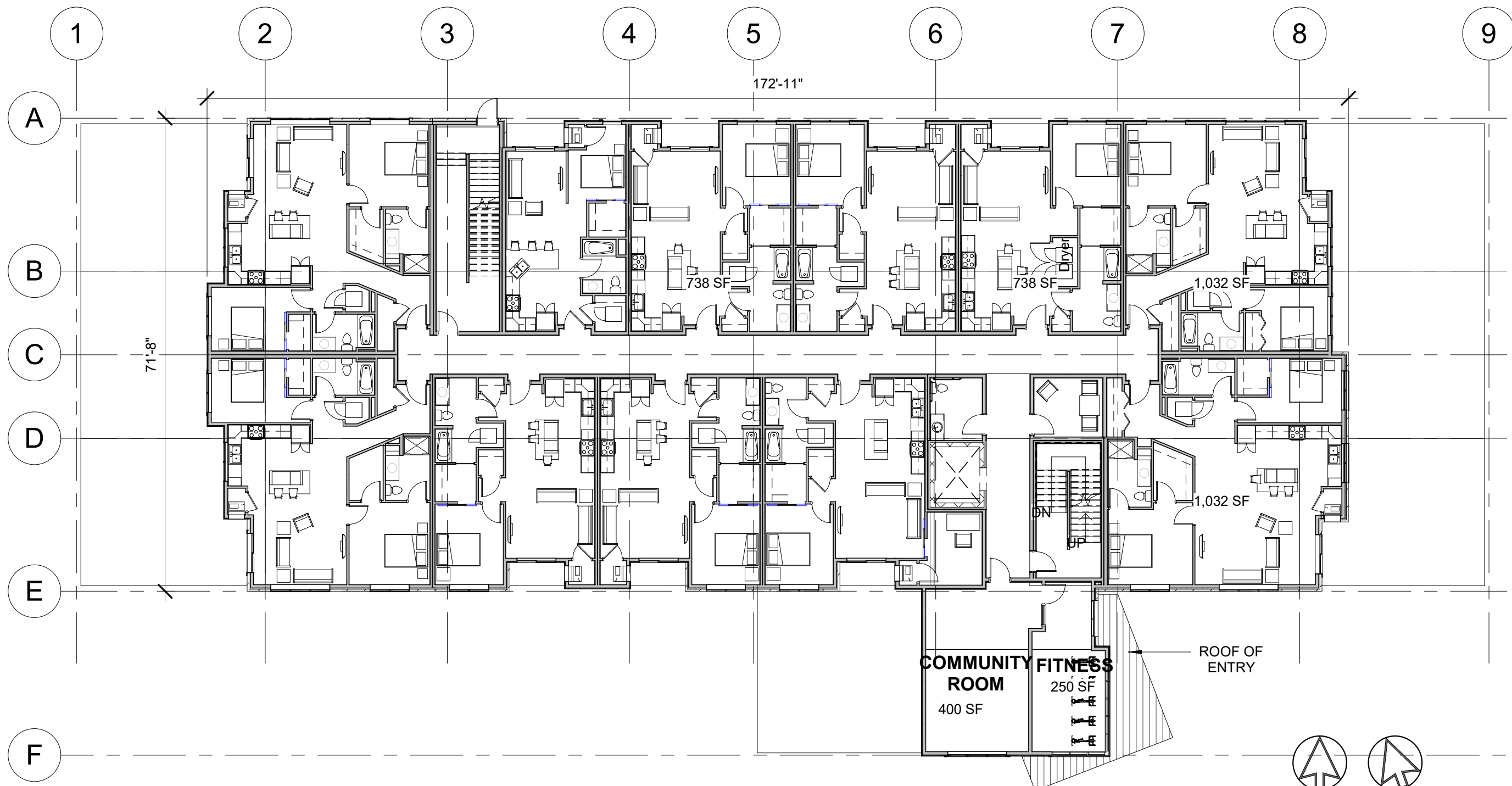
11/28/2018
UDC/PC

UDC/PC 2.0

① L.L. PARKING PLAN - ENLG : 15,875 SF
1/16" = 1'-0"



PRELIMINARY



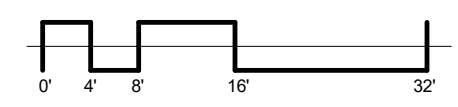
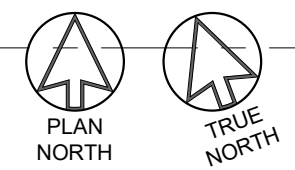
MIDTOWN RESERVE
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**FIRST FLOOR
PLAN**

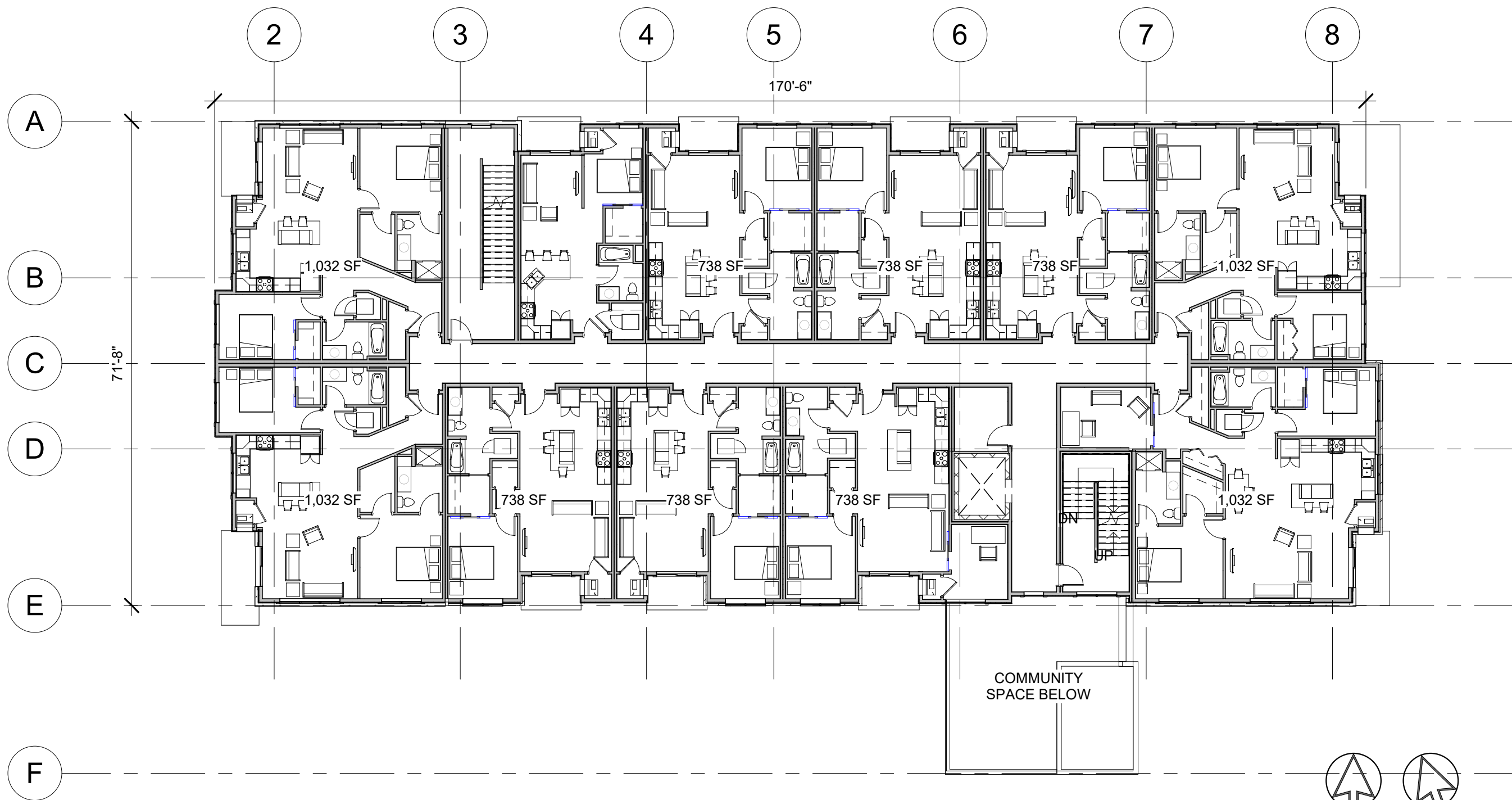
11/28/2018
UDC/ PC

UDC/PC 2.1

1 FIRST FLOOR PLAN - ENLG : 12,250 SF
1/16" = 1'-0"



PRELIMINARY



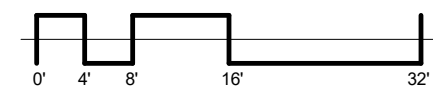
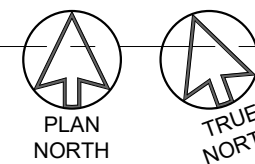
MIDTOWN RESERVE

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

**SECOND FLOOR
PLAN**

11/28/2018
UDC/PC

1 SECOND FLOOR PLAN SEG
1/16" = 1'-0"



PRELIMINARY

UDC/PC 2.2



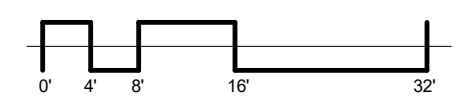
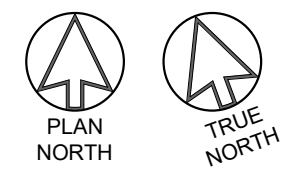
MIDTOWN RESERVE
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**THIRD FLOOR
PLAN**

11/28/2018
UDC/ PC

UDC/PC 2.3

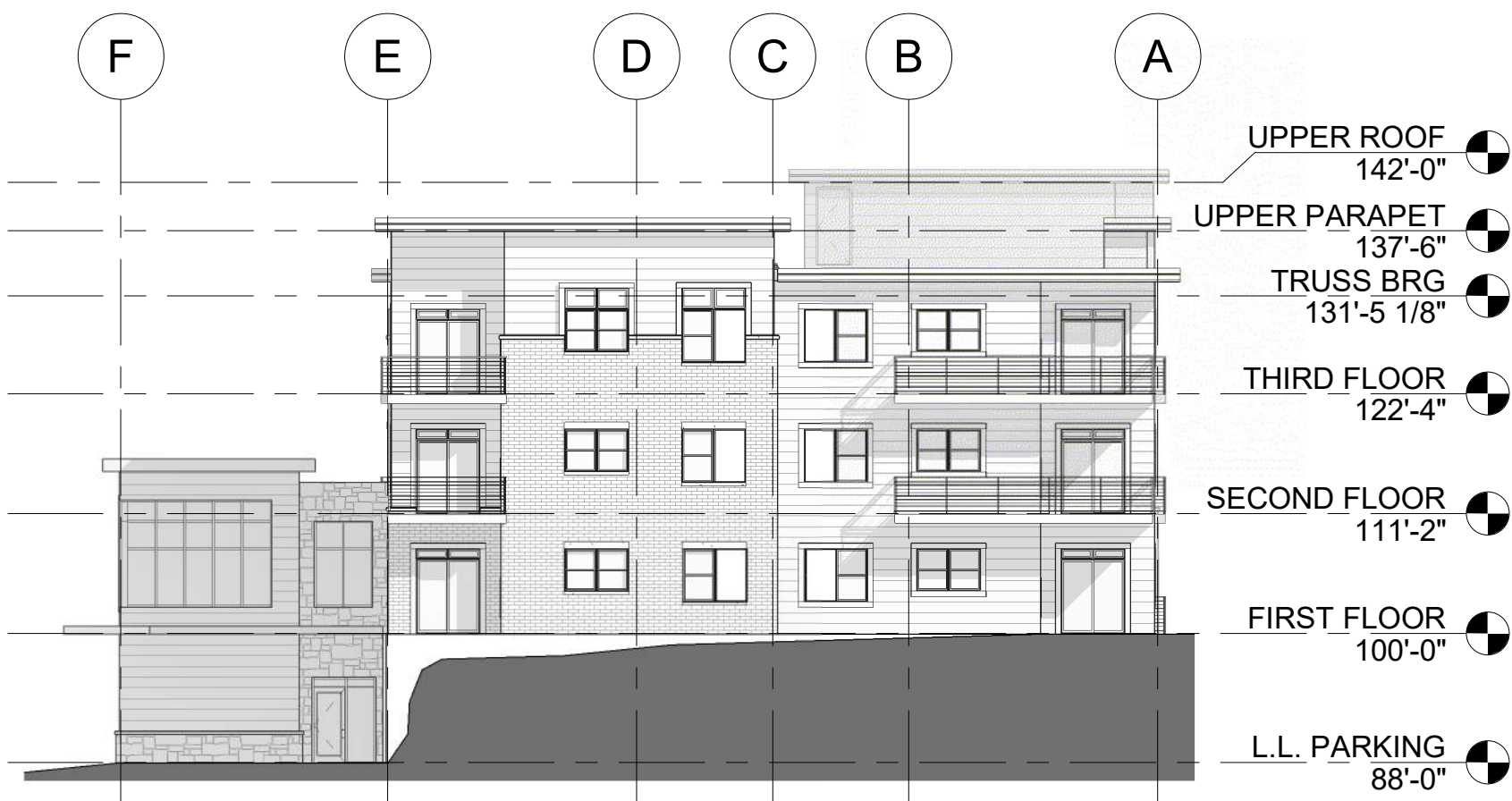
① THIRD FLOOR PLAN 62 SF
1/16" = 1'-0"



PRELIMINARY



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



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

MIDTOWN RESERVE

NEW MULTI-FAMILY

1848 WALDORF BLVD. LOT 1,
MADISON, WI

**EXTERIOR
ELEVATIONS**

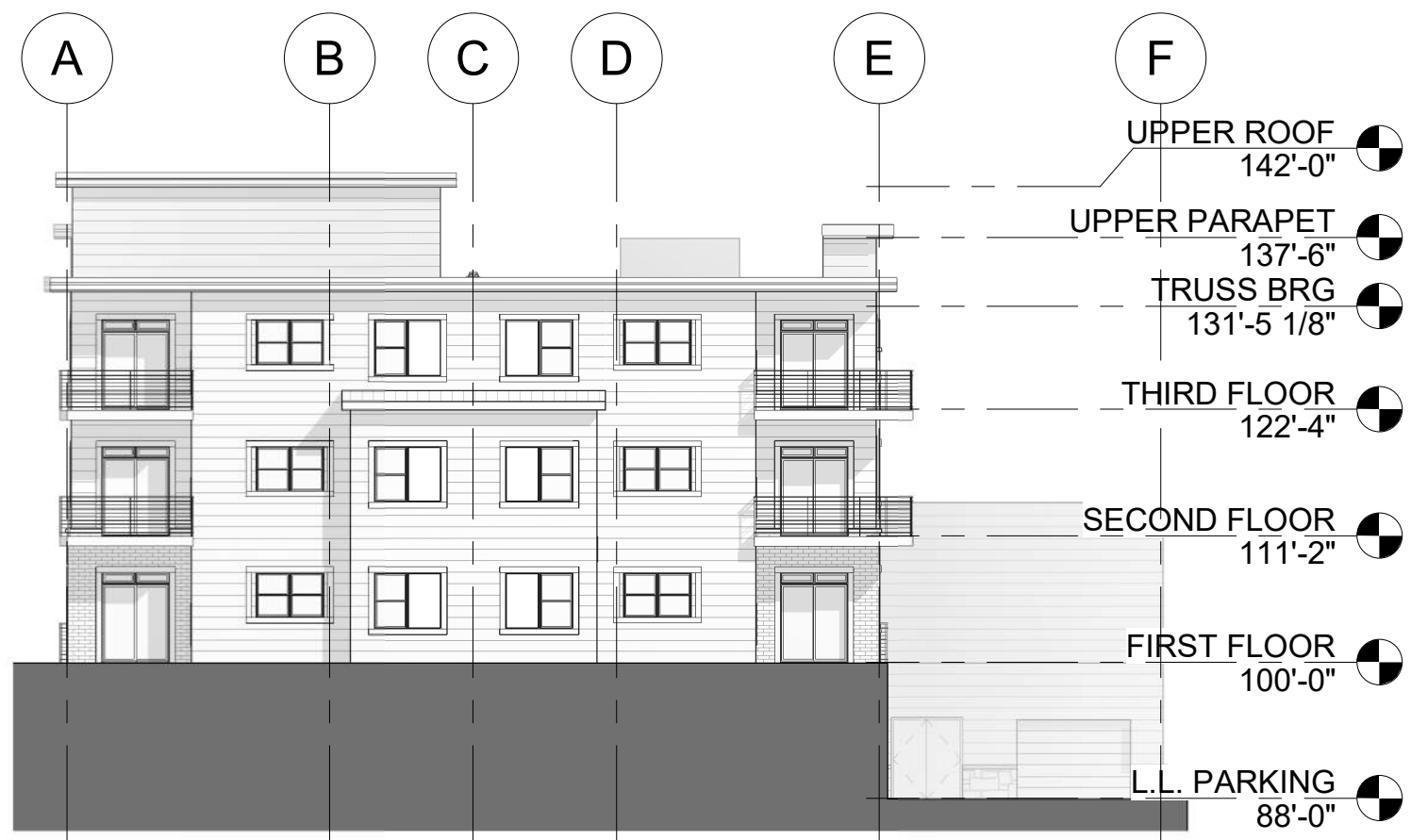
11/28/2018
UDC/ PC

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**

11/28/2018
UDC/ PC

UDC/PC 3.2

PRELIMINARY



MIDTOWN RESERVE

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

**EXTERIOR
PERSPECTIVES**

**11/28/2018
UDC/ PC**

UDC/PC 3.3

BUILDING ENTRY

Materials are design basis of intent



LAP SIDING - SW
DOWNING SAND 2822
OR EQUIV



LAP SIDING - SW
DOWNING SAND 2822
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**

BUILDING WEST ELEVATION

Materials are design basis of intent



LAP SIDING - SW
DOWNING SAND 2822
OR EQUIV



LAP SIDING - SW
DOWNING SAND 2822
OR EQUIV



BRICK - INTERSTATE
BRICK, IRONSTONE,
UTILITY SIZE OR EQUIV



WINDOW FRAME -
MED BRONZE

PRELIMINARY

11/28/2018
UDC/ PC

UDC/PC 3.4



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
DOWNING SAND 2822
OR EQUIV



LAP SIDING - SW
DOWNING SAND 2822
OR EQUIV



BRICK - INTERSTATE
BRICK, IRONSTONE,
UTILITY SIZE OR EQUIV

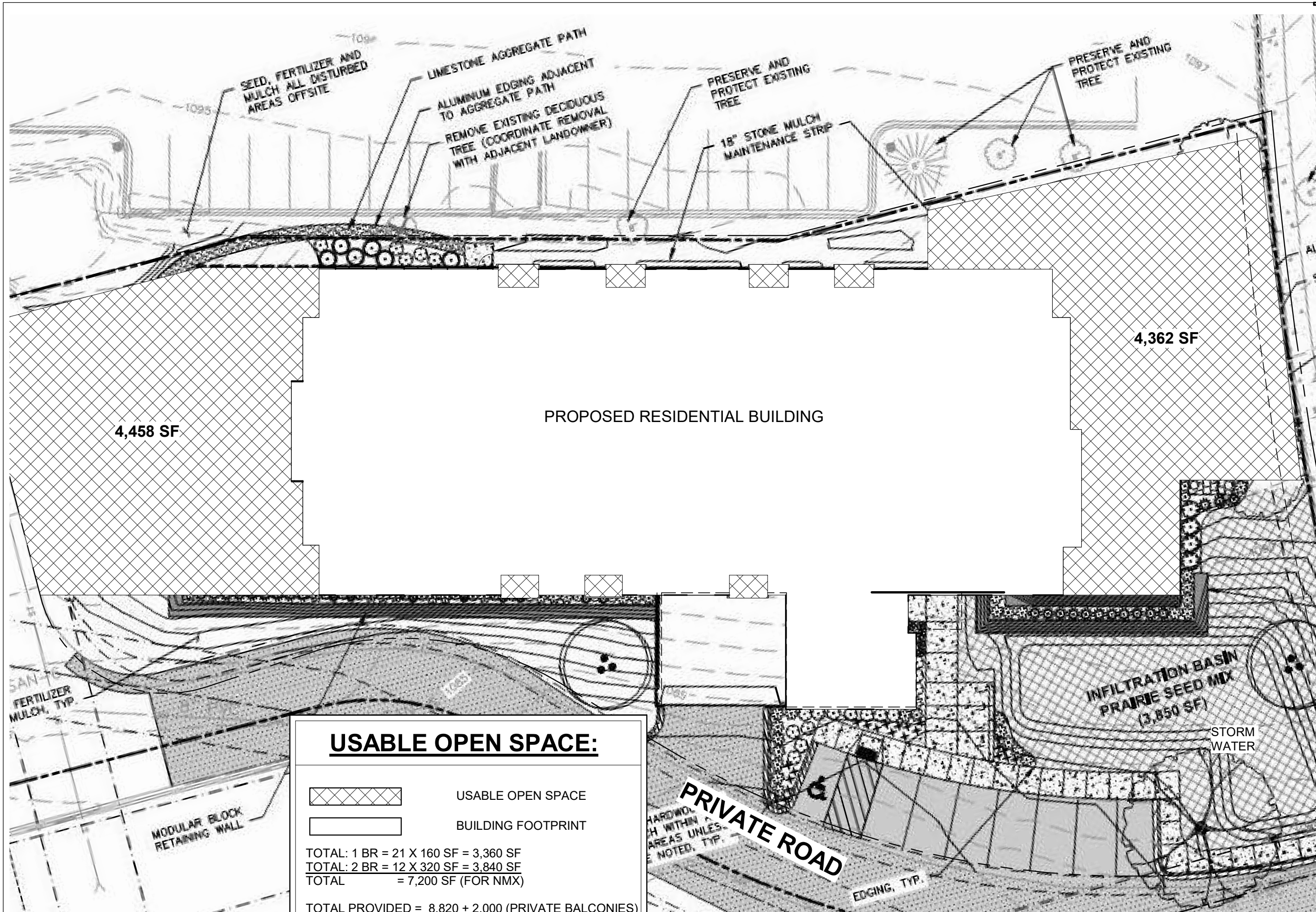


WINDOW FRAME -
MED BRONZE

PRELIMINARY

11/28/2018
UDC/ PC

UDC/PC 3.5



MIDTOWN RESERVE



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

SITE UOS

11/28/2018
UDC/ PC

UDC/PC 4.0

USABLE OPEN SPACE:

-  USABLE OPEN SPACE
-  BUILDING FOOTPRINT

TOTAL: 1 BR = 21 X 160 SF = 3,360 SF
 TOTAL: 2 BR = 12 X 320 SF = 3,840 SF
 TOTAL = 7,200 SF (FOR NMX)

TOTAL PROVIDED = 8,820 + 2,000 (PRIVATE BALCONIES)
 = 10,820 SF UOS

1 UOS SITE PLAN
1" = 20'-0"

PRELIMINARY