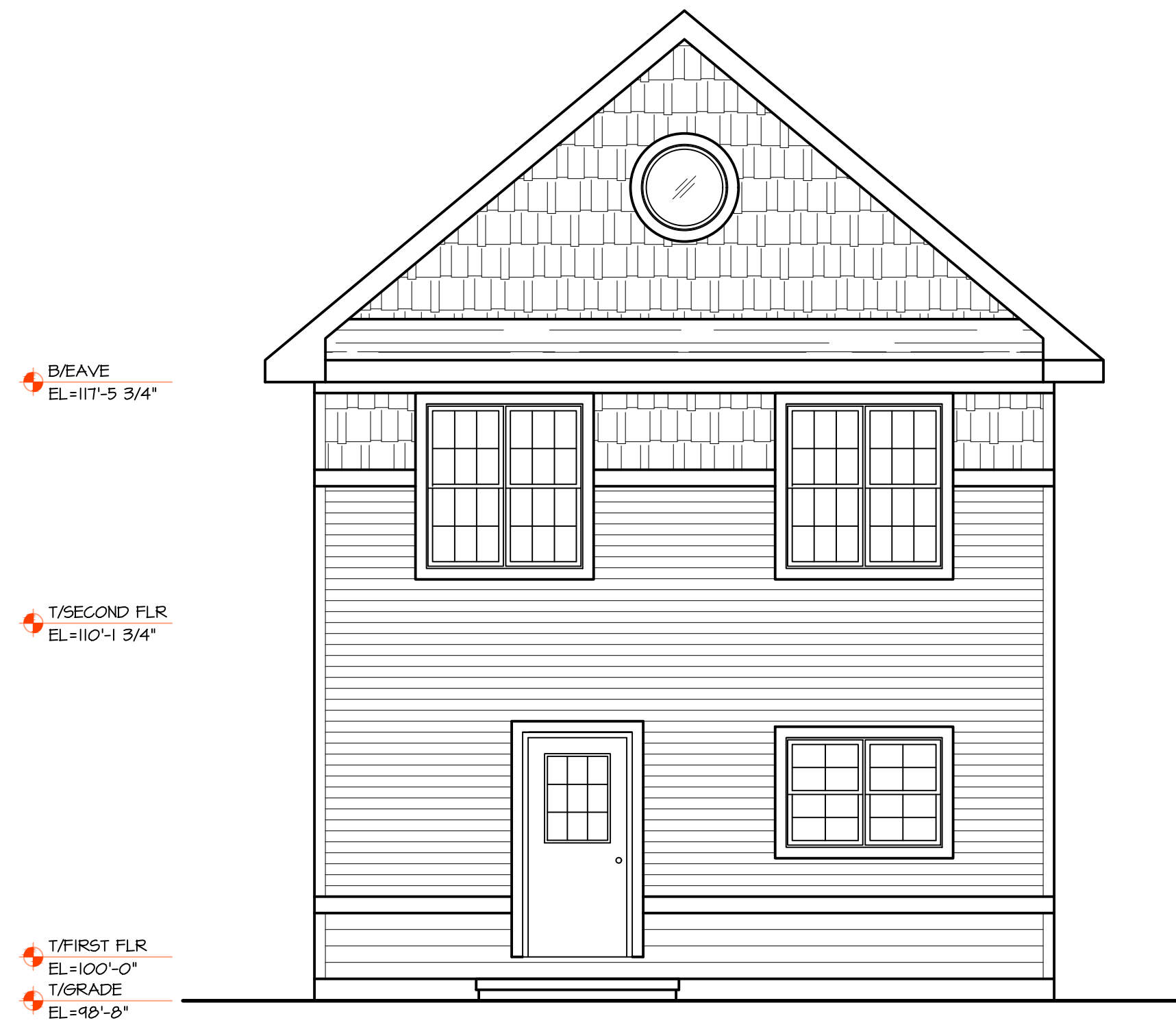


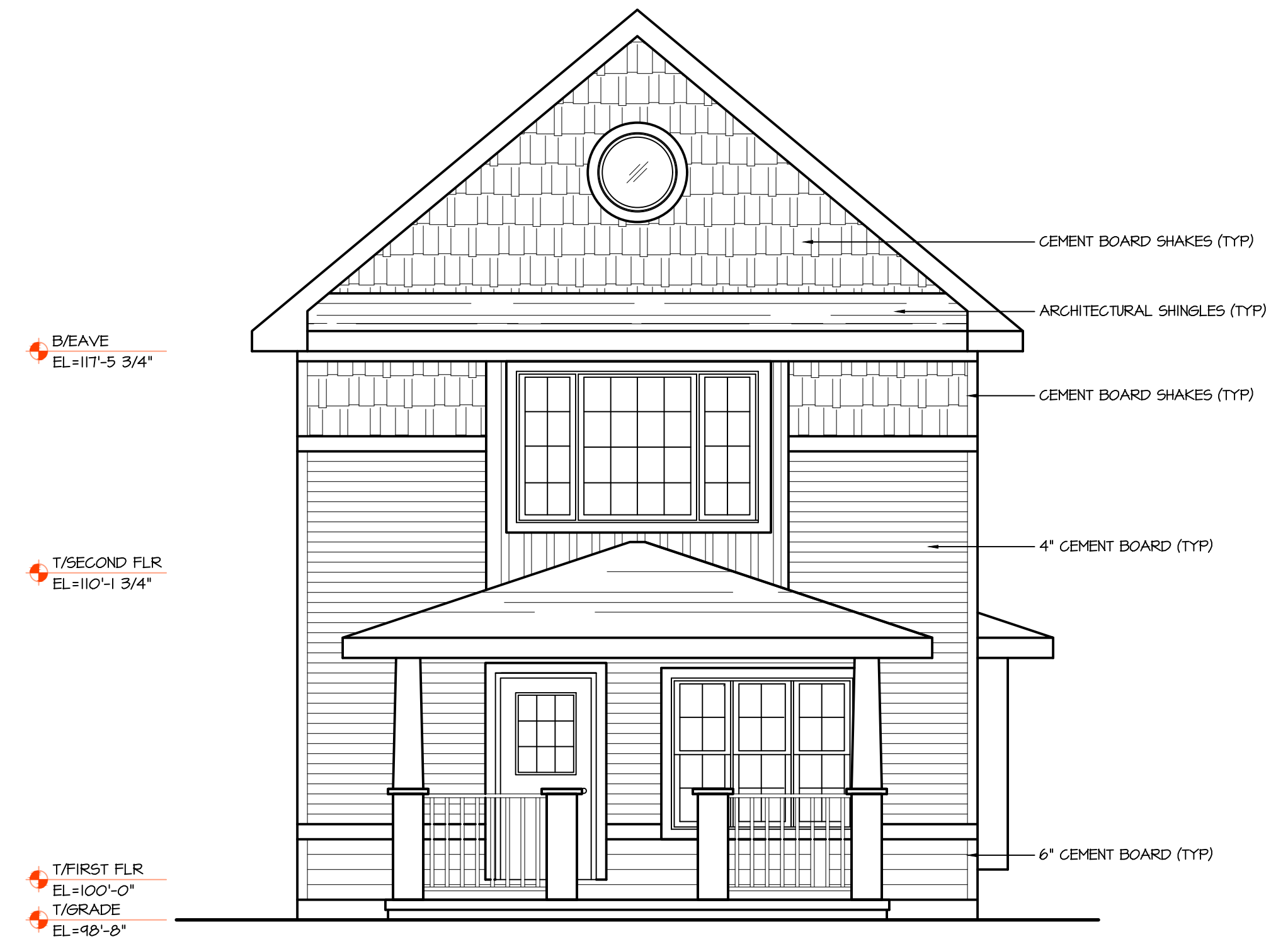
Note: House not drawn to scale. For design purposes only.

Please see elevations and floor plans for scale.



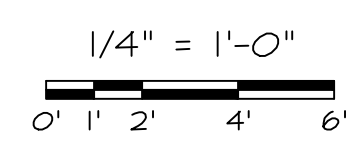


BACK ELEVATION

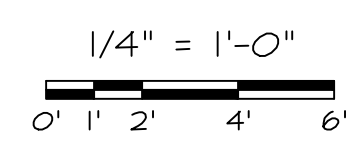


FRONT ELEVATION

SEE A5 FOR ADDITIONAL GARAGE ELEVATIONS

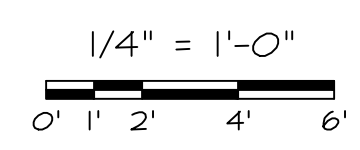
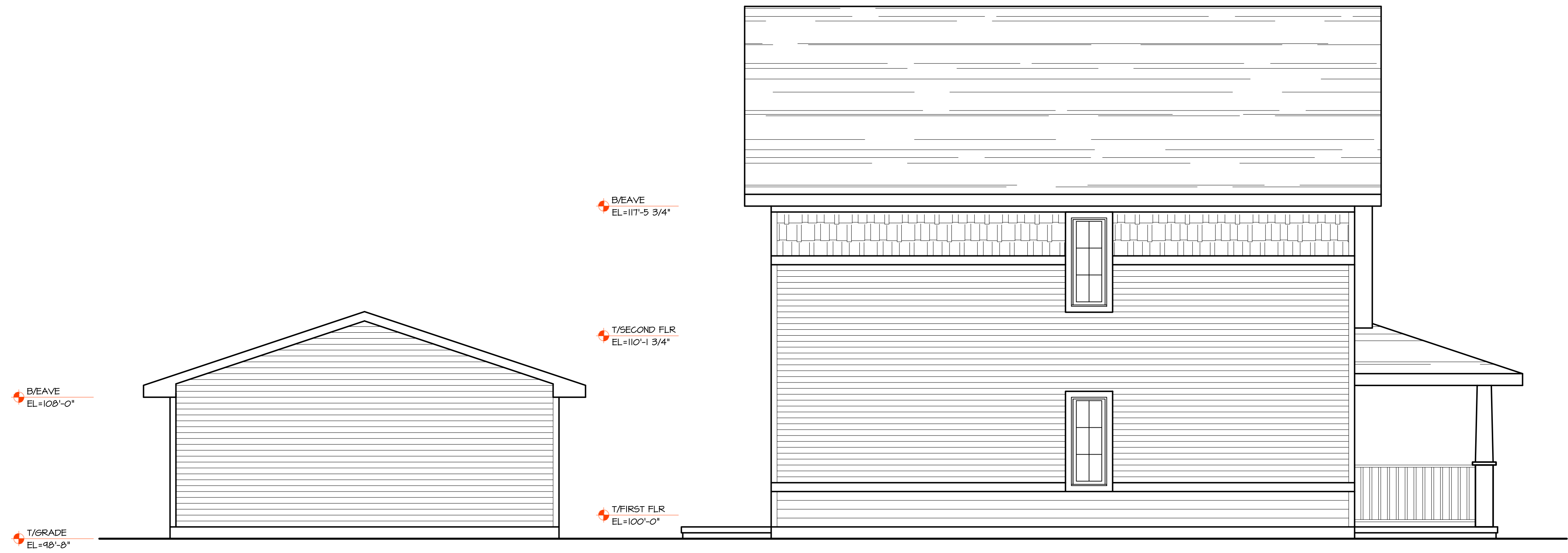
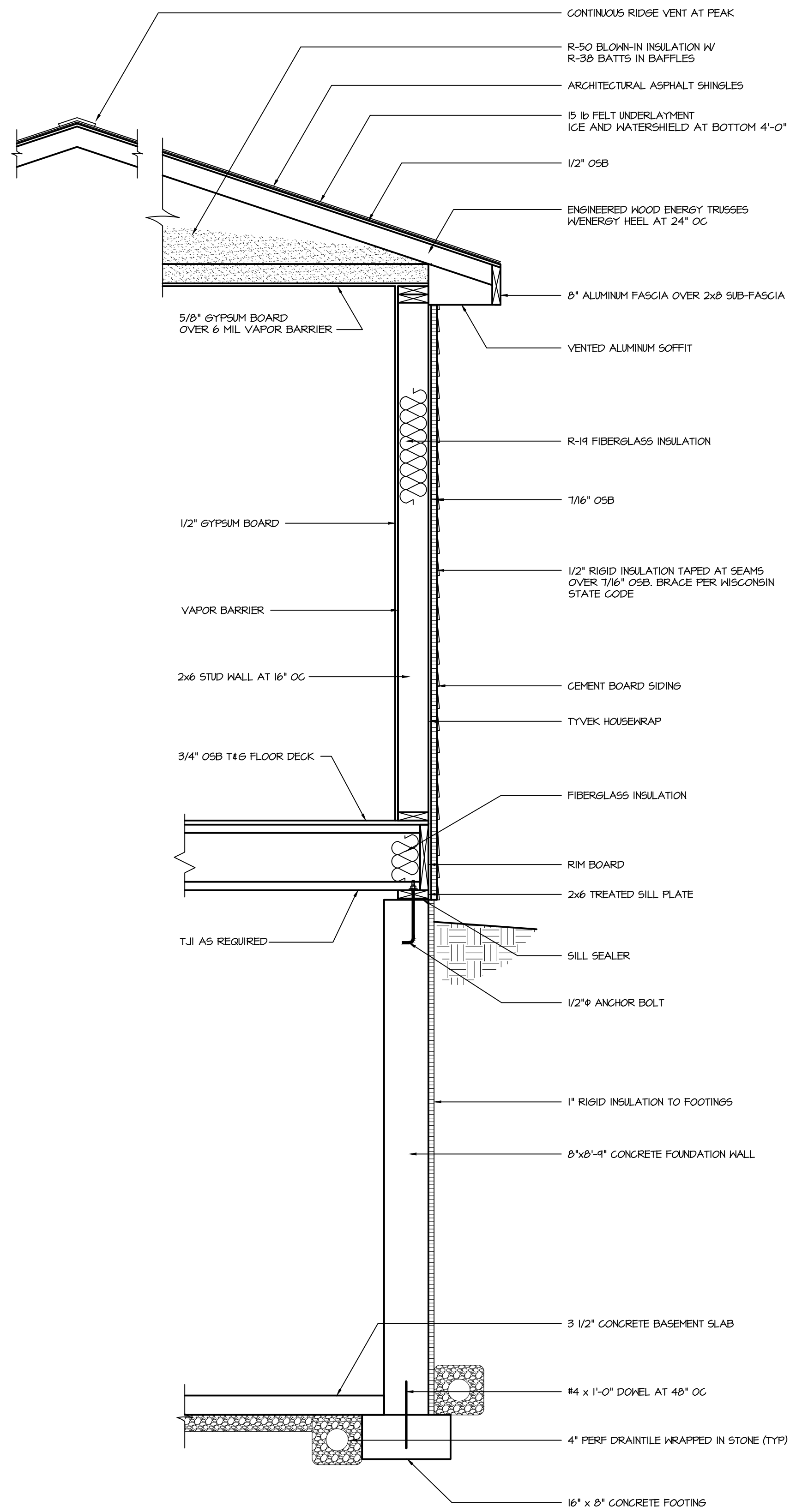


ELEVATIONS	RHODE RESIDENCE	AI
JUNE 20, 2018		
<small>THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS</small>		



1/4" = 1'-0"

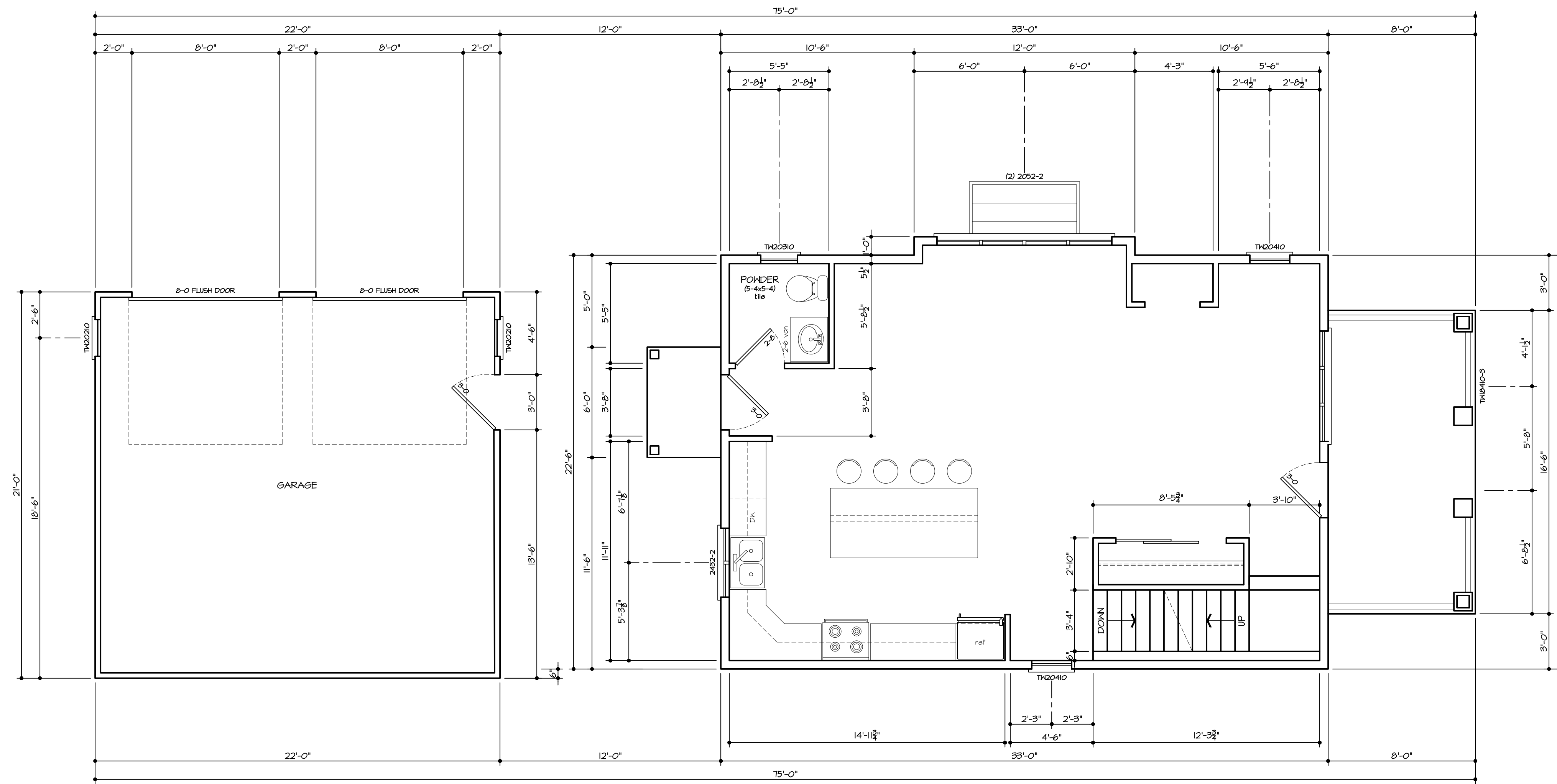
WEST ELEVATION	RHODE RESIDENCE	A2
JUNE 20, 2018		
<small>THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS</small>		



EAST ELVATION/SECTION
 RHODE RESIDENCE
 JUNE 20, 2018
 A3

THESE DRAWINGS ARE FOR
 ARCHITECTURAL PURPOSES
 ONLY AND DO NOT INCLUDE
 SOIL OR STRUCTURAL ANALYSIS

NOTE
 ↓
 9'-0" HIGH FIRST FLOOR WALLS



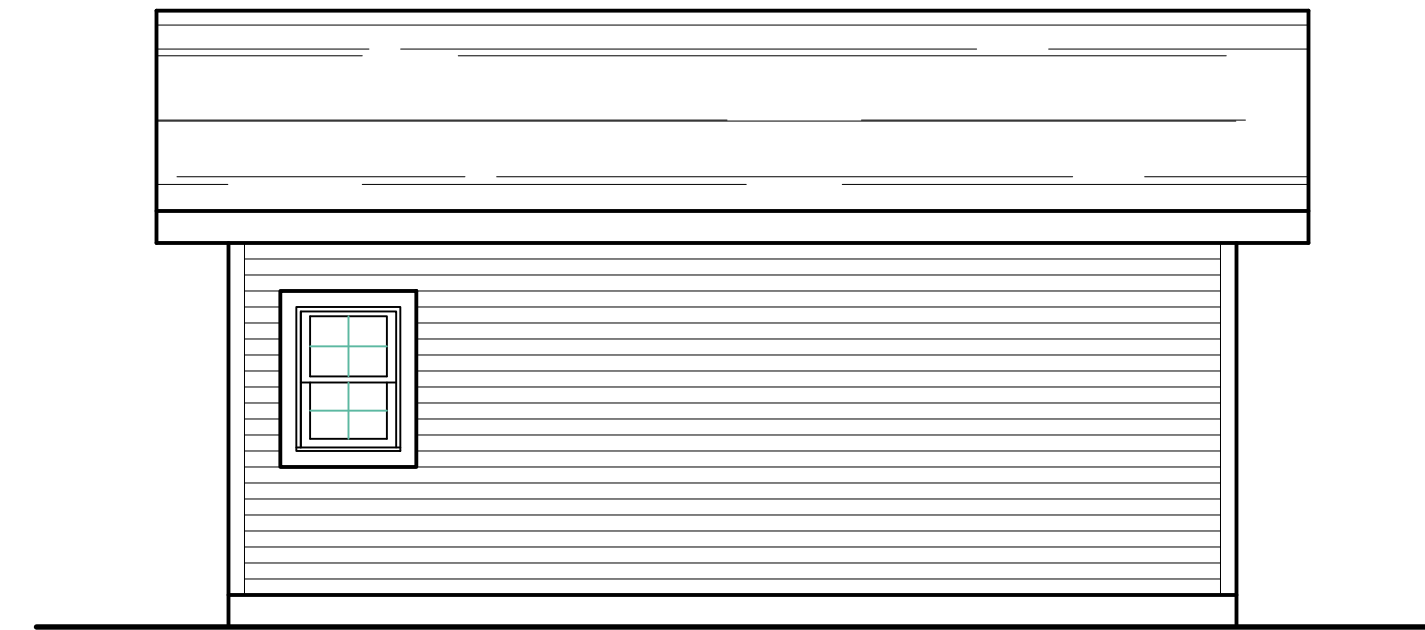
APPROX. SQ. FT.	755
FIRST	648
SECOND	465
BASEMENT	465
TOTAL	1,918

FIRST FLOOR PLAN	A4
RHODE RESIDENCE	
JUNE 20, 2018	



1/4" = 1'-0"
 0' 1' 2' 4' 6'

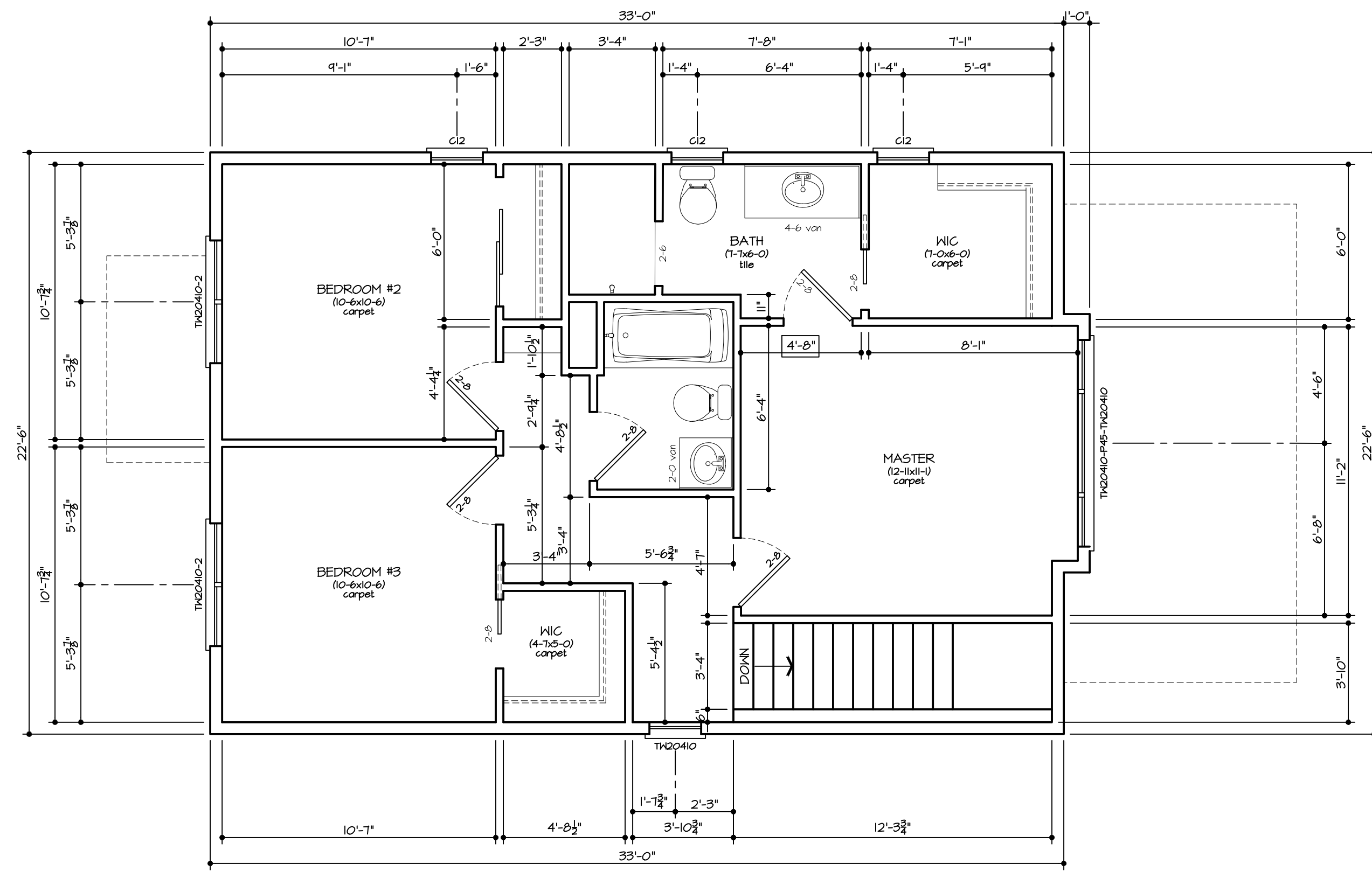
THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS



GARAGE SOUTH ELEVATION



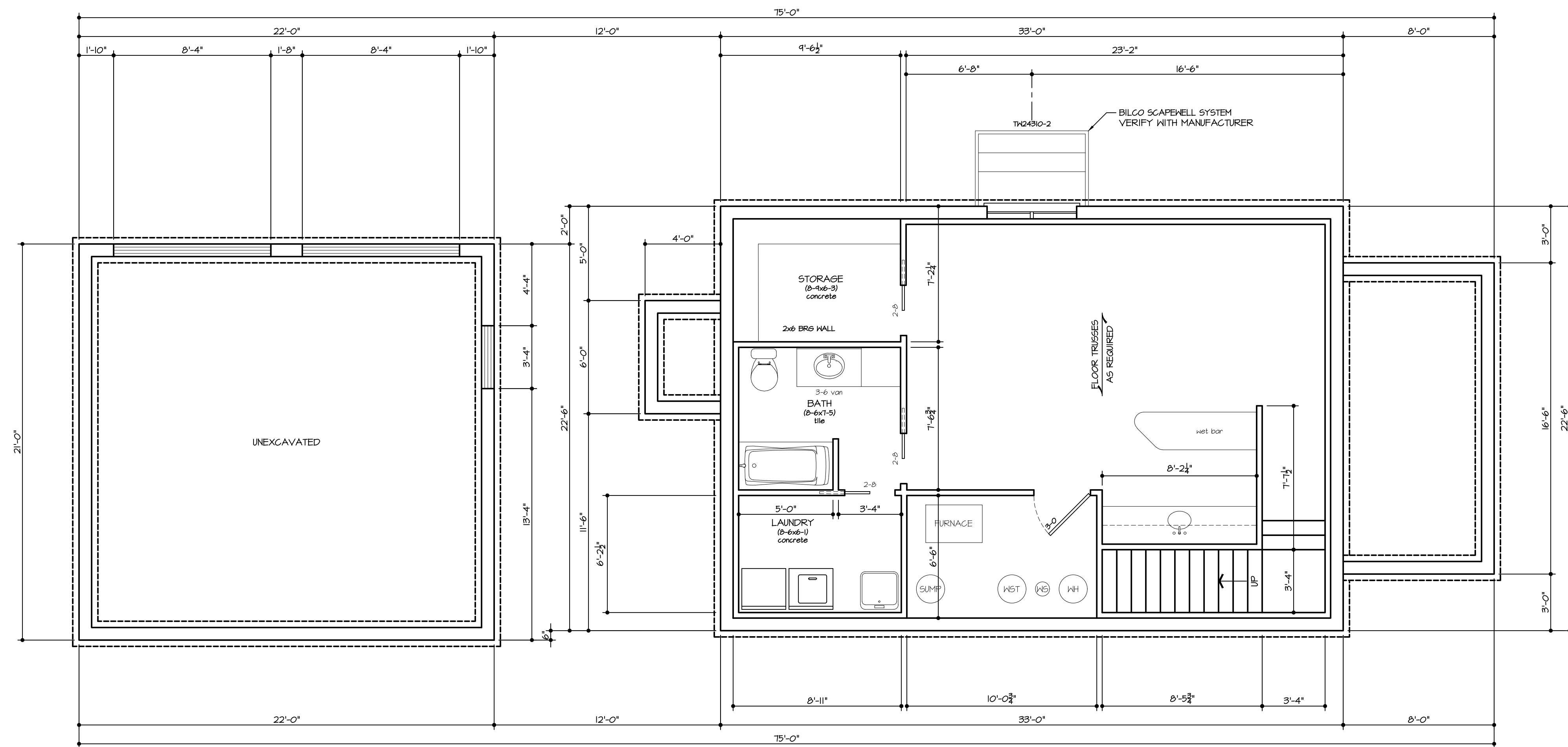
GARAGE NORTH ELEVATION



1/4" = 1'-0"
 0' 1' 2' 4' 6'

SECOND FLOOR PLAN	RHODE RESIDENCE	A5
JUNE 20, 2018		
<small>THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS</small>		

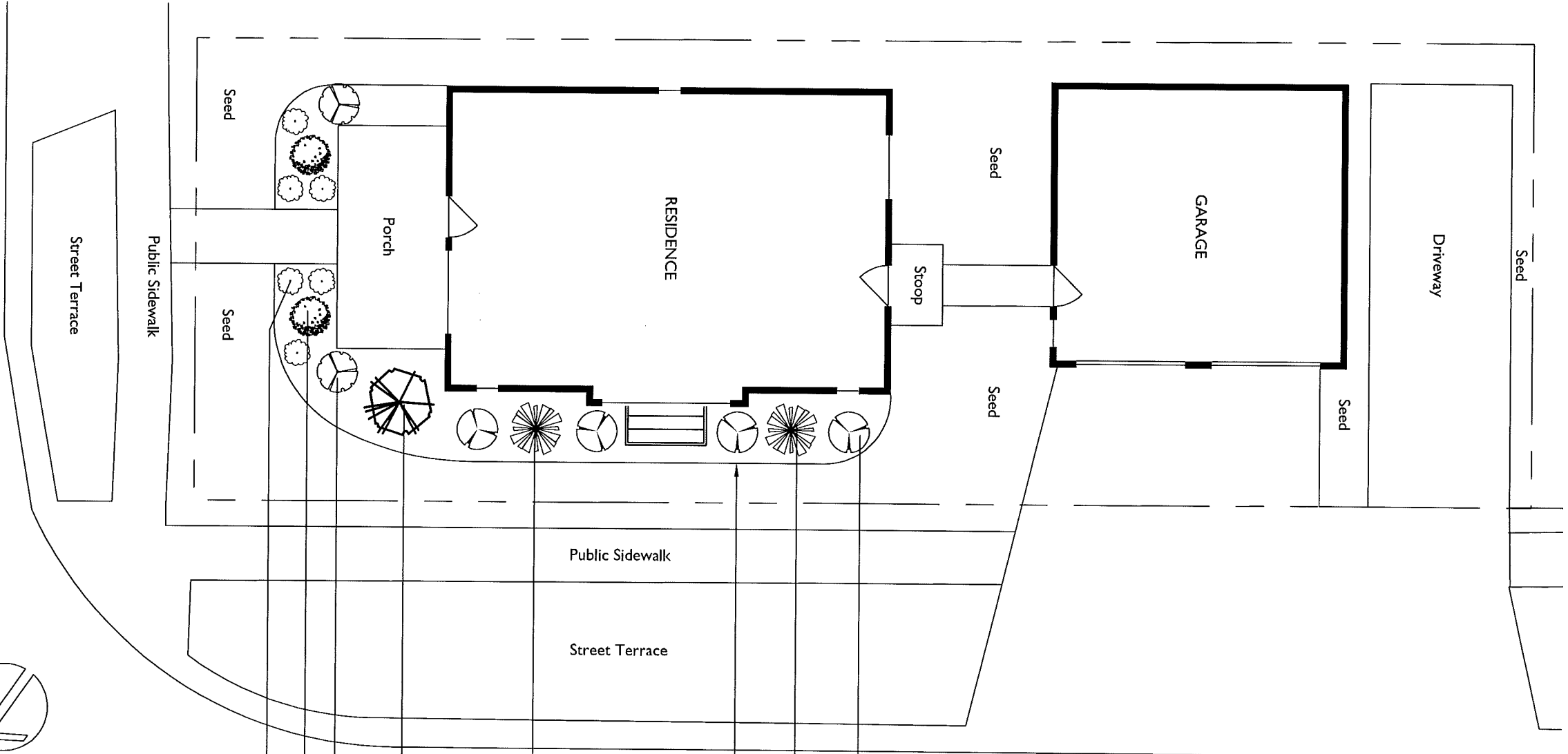
NOTE
 ↓
 8'-9" FOUNDATION WALLS



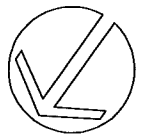
1/4" = 1'-0"
 0' 1' 2' 4' 6'

FOUNDATION PLAN
 RHODE RESIDENCE
 JUNE 20, 2018
 A6

THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS



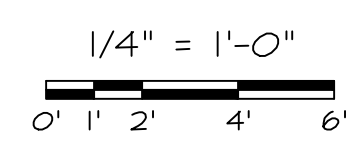
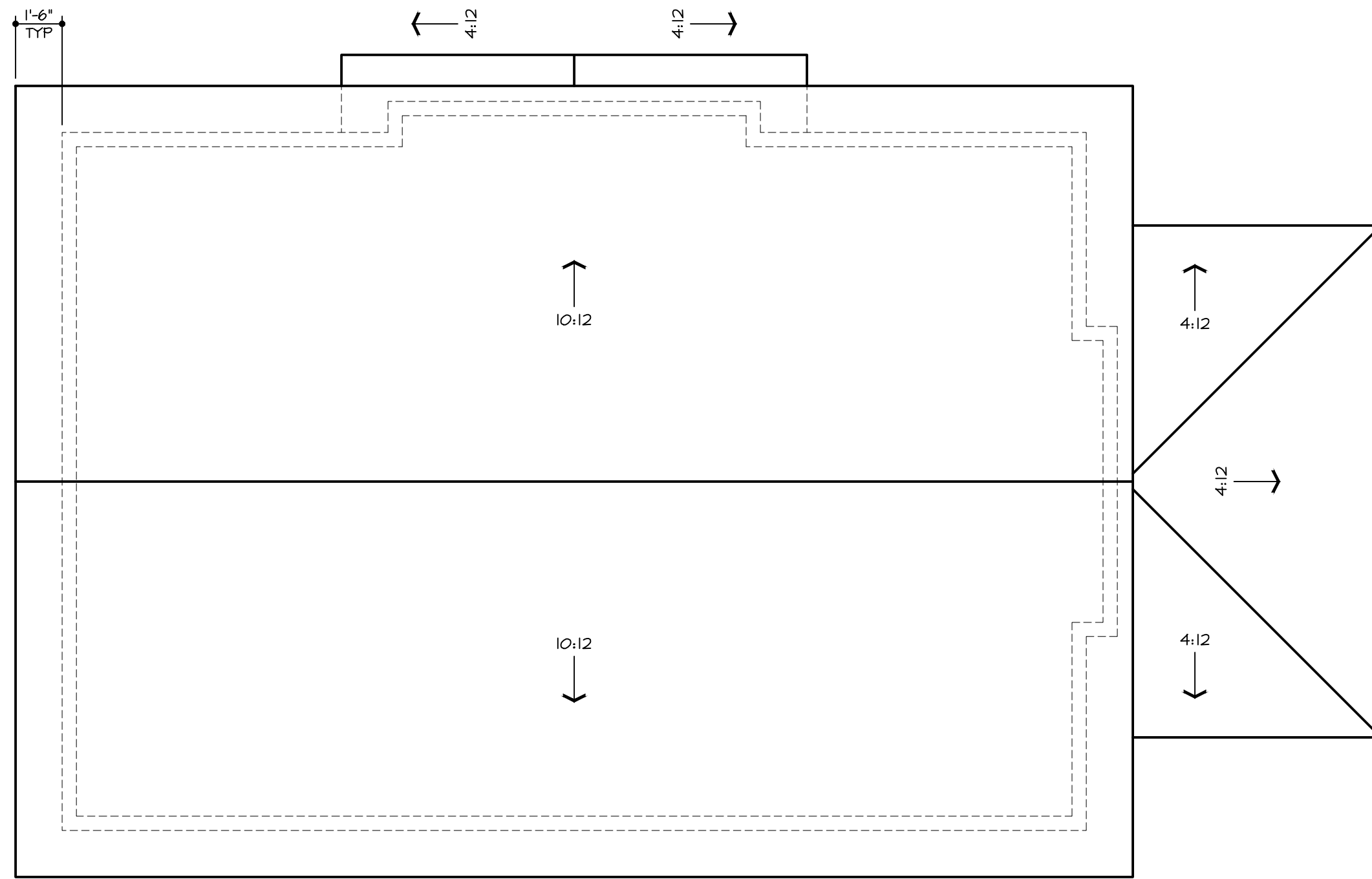
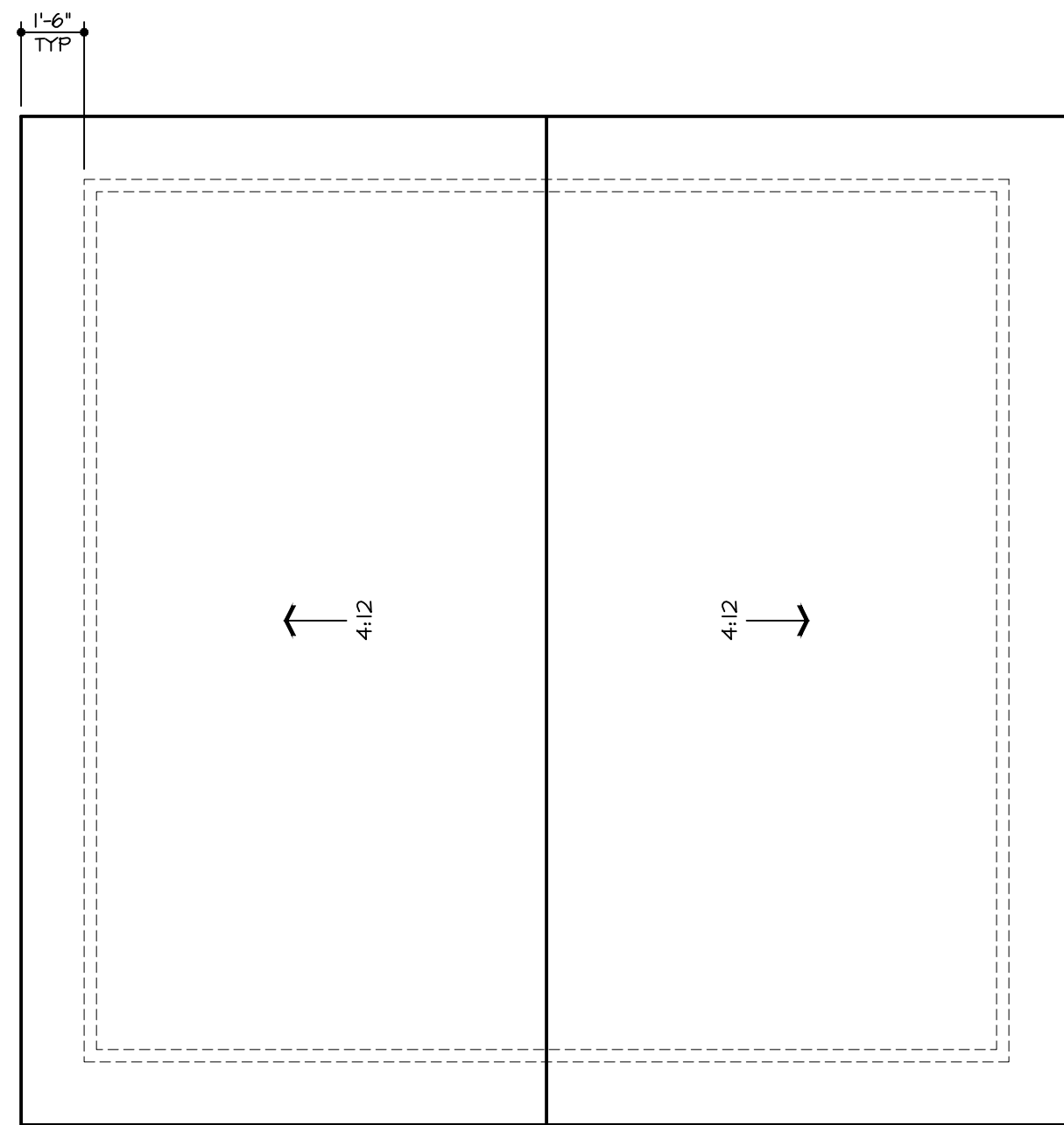
- (4) Cool Splash Southern Bush-Hone
- (1) Holmstrup Arborvitae
- Red B Brown Colored Mulch/Vinyl Edging
- (1) Holmstrup Arborvitae
- (1) Regent Serviceberry
- (2) Froquois Beauty Black Chokeberry
- (2) Bobo Hardy Hydrangea
- (6) Summer Beauty Allium



SCALE: 1/8"=1'-0"

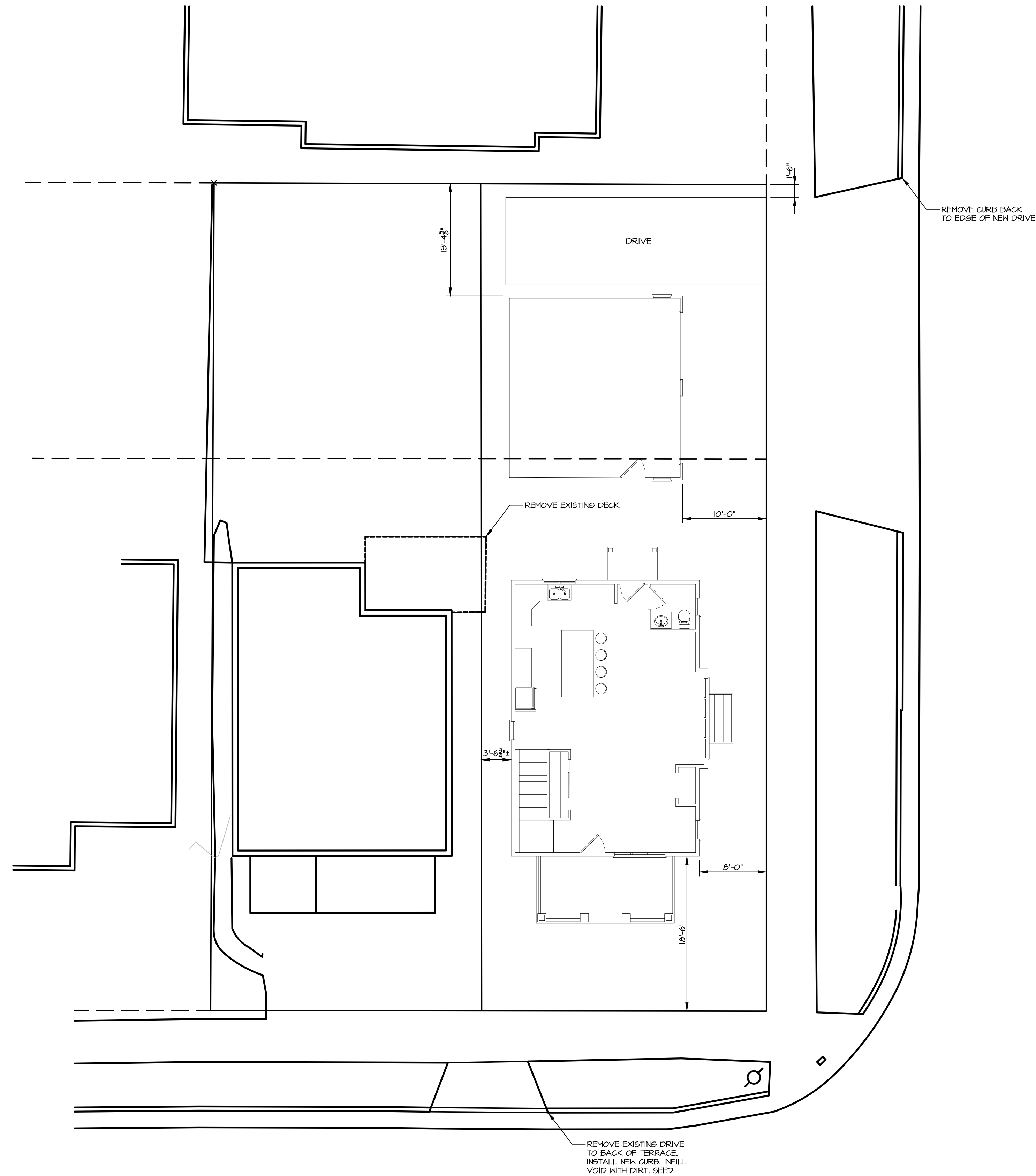
<p style="text-align: center;">The NICK RHODE Residence</p> <p style="text-align: center;">304 SOUTH BALDWIN MADISON, WISCONSIN 53703</p>	<p style="text-align: center;">L1</p> <p style="text-align: center;">Checked By: CS Drawn By: 8/16/18 MW</p> <p style="text-align: center;">Revised: 8/20/18 SR Revised: 8/21/18 CS Revised: 8/22/18 CS Revised</p>	<p style="text-align: center;">LANDSCAPE ARCHITECTS the bruce company P.O. BOX 62030 MIDDLETON, WI 53562-0330 TEL (608) 836-7041 FAX (608) 831-6265</p>
<p>This plan was exclusively prepared for the property owner in the state of Wisconsin. The Bruce Company of Wisconsin, Inc. and any of its subsidiaries, agents, or representatives are not responsible for any errors or omissions in this plan. The Bruce Company of Wisconsin, Inc. makes no warranty or representation of any kind, expressed or implied, in this plan. This plan is the property of The Bruce Company of Wisconsin, Inc.</p>		

I:\2018 CAD\CHRISRHODE_NICKRHODE 18R3.DWG Created: 8/22/2018 Saved: 8/22/2018 Printed: 8/22/2018



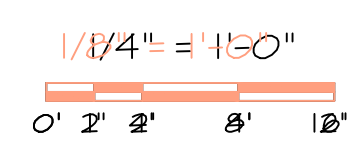
ROOF PLAN	
RHODE RESIDENCE	
JUNE 20, 2018	A7

THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS



EAST WILSON

SOUTH BALDWIN



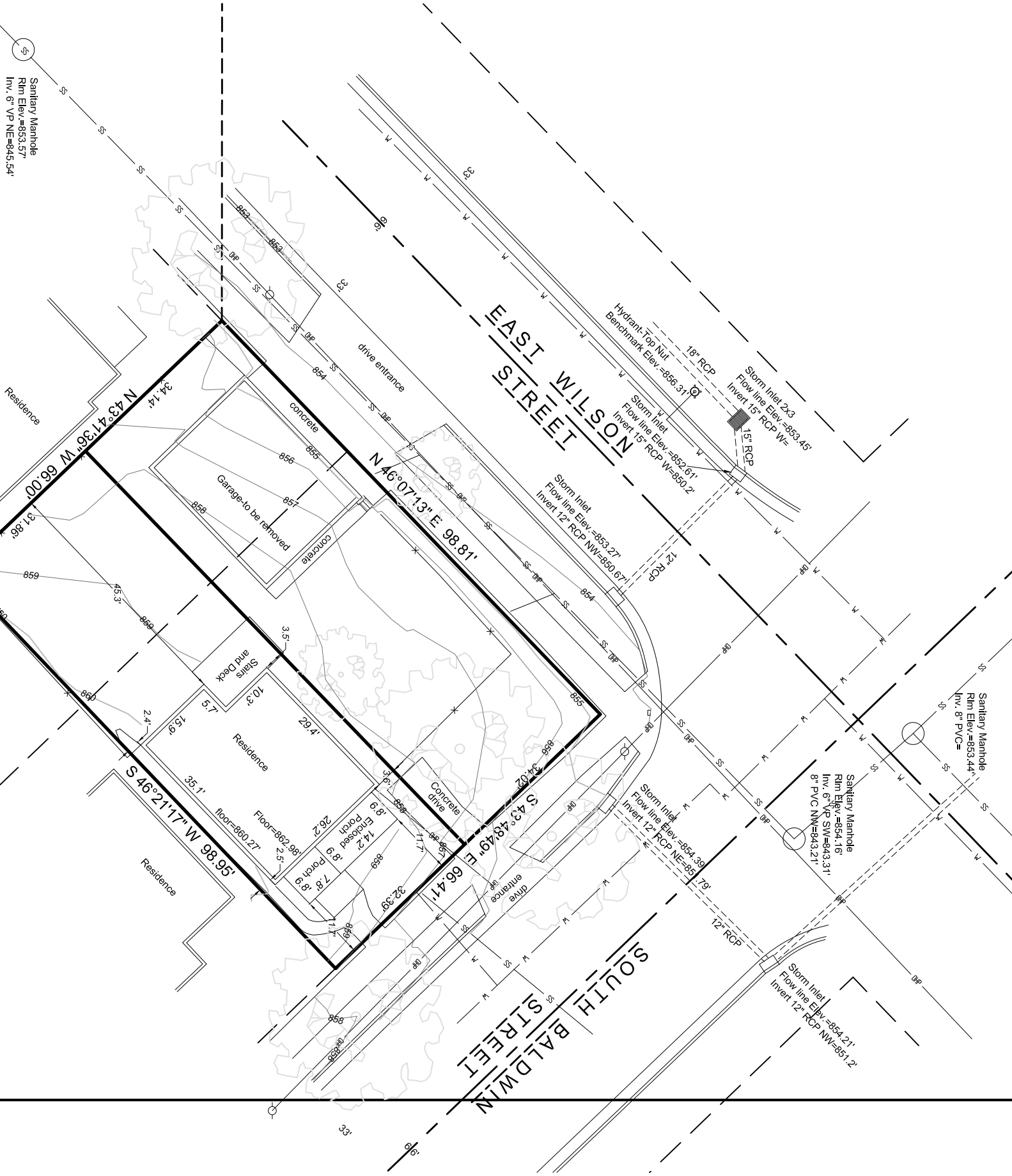
SITE PLAN	
RHODE RESIDENCE	
JUNE 20, 2018	A8

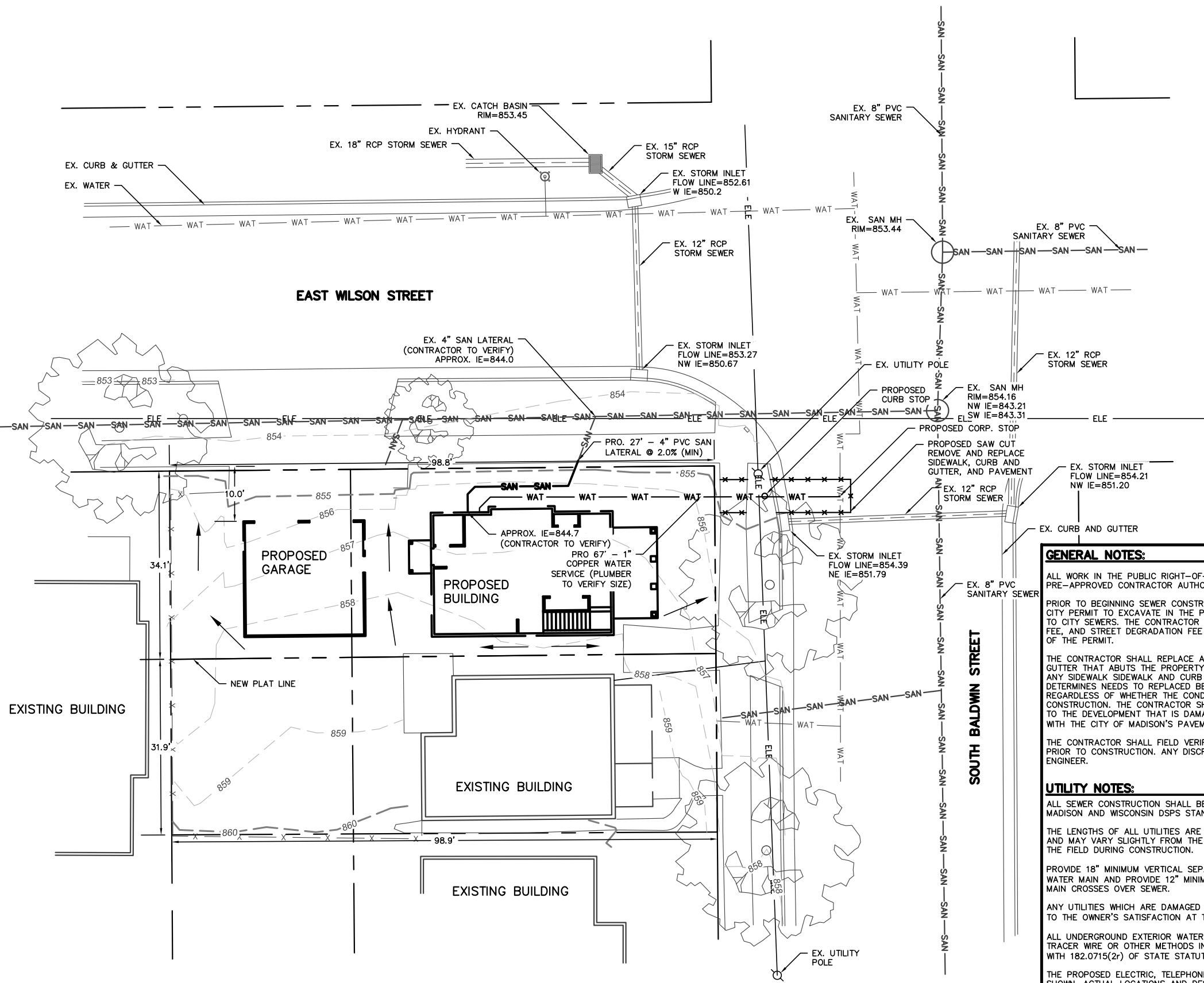
THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS

Zoning Text
306 S. Baldwin Street
June 12, 2018

Legal Description for 306 S. Baldwin Street: Original Plat, aka Farwells Replat, Block 201, NW 1/2 of NE 1/2 of Lot 8 & NW 1/2 of Lot 9.

- A. **Statement of Purpose:** The purpose of this Planned Development district is to create a regulatory framework to allow for the subdivision of the subject lot, construction of a detached single-family dwelling on the new lot, and continued use of the existing structure as a two-family – two-unit dwelling.
- B. **Allowed Principal Uses (as otherwise defined in Sec 28.211):** Those allowed as a Permitted or Conditional Use in the TR-C4 District, and specifically a two-family – two-unit dwelling on the proposed lot at 306 S. Baldwin Street.
- C. **Allowed Accessory Uses (as otherwise defined in Sec 28.211):** Those allowed as a Permitted or Conditional Use in the TR-C4 District.
- D. **Lot Area, Building Setback, Lot Coverage and Usable Open Space Requirements, Landscaping, Lighting, Parking and Loading:** As shown on approved plans.
- E. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the TR-C4 district.
- F. **Family Definition:** The definition of family for this PD district shall coincide with the definition in Chapter 28.211 of the Madison General Ordinances for the TR-C4 zoning district.
- G. **Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved per Sec 28.098(6).





GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

PRIOR TO BEGINNING SEWER CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A CITY PERMIT TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY AND TO CONNECT TO CITY SEWERS. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION, OR ANY SIDEWALK SIDEWALK AND CURB AND GUTTER, WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE ANY PAVEMENT ADJACENT TO THE DEVELOPMENT THAT IS DAMAGED BY CONSTRUCTION IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

THE CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY SEWER INVERTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

UTILITY NOTES:

ALL SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

306 S BALDWIN STREET, CITY OF MADISON
 UTILITY PLAN
 PAGE: 1 OF 1
 DATED: JUNE 19, 2018

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

