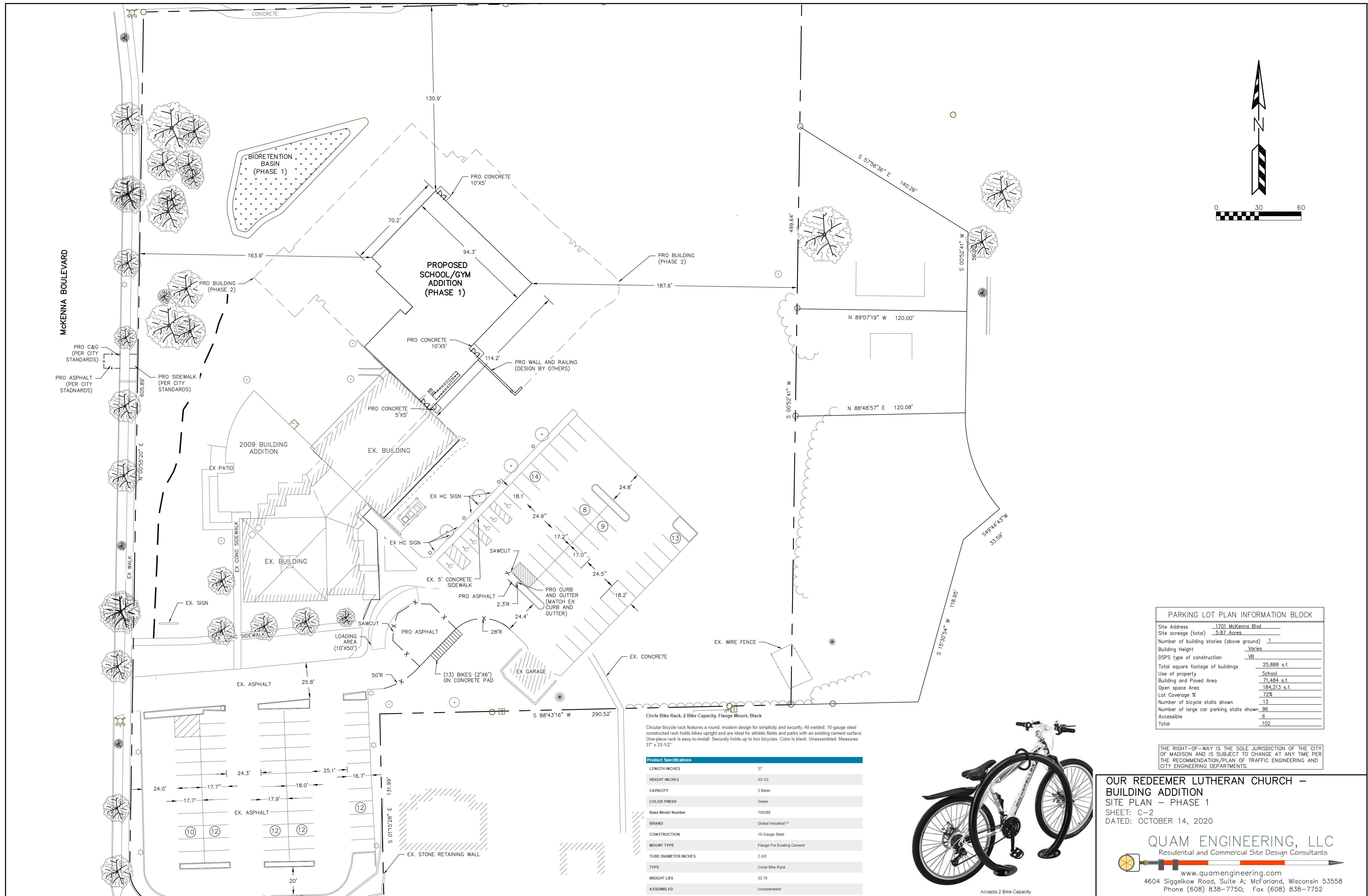


**OUR REDEEMER LUTHERAN CHURCH –
BUILDING ADDITION**
EXISTING SITE AND DEMOLITION PLAN
SHEET: C-1
DATED: OCTOBER 14, 2020

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



PARKING LOT PLAN INFORMATION BLOCK	
Site Address	1701 McKenna Blvd
Site acreage (total)	5.87 Acres
Number of building stories (above ground)	1
Building Height	Varies
DSPS type of construction	VB
Total square footage of buildings	25,888 s.f.
Use of property	School
Building and Paved Area	71,484 s.f.
Open space Area	184,213 s.f.
Lot Coverage %	72%
Number of bicycle stalls shown	13
Number of large car parking stalls shown	96
Accessible	6
Total	102

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

OUR REDEEMER LUTHERAN CHURCH -
BUILDING ADDITION
 SITE PLAN - PHASE 1
 SHEET: C-2
 DATED: OCTOBER 14, 2020

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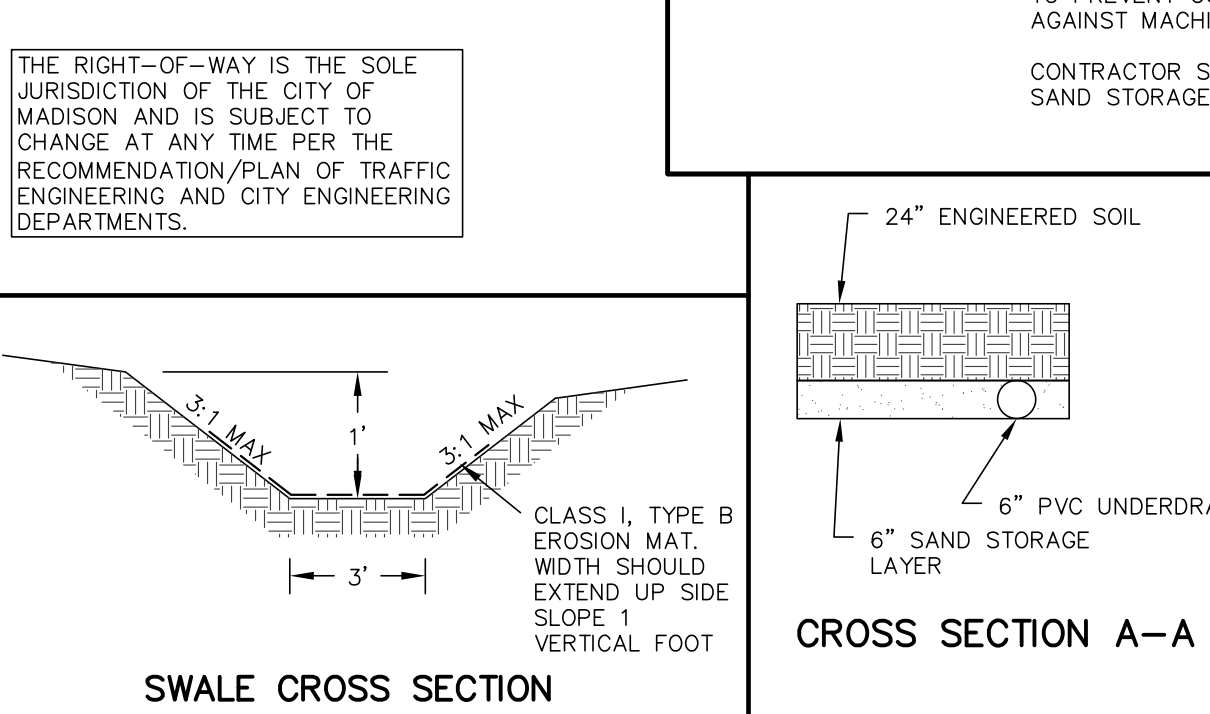
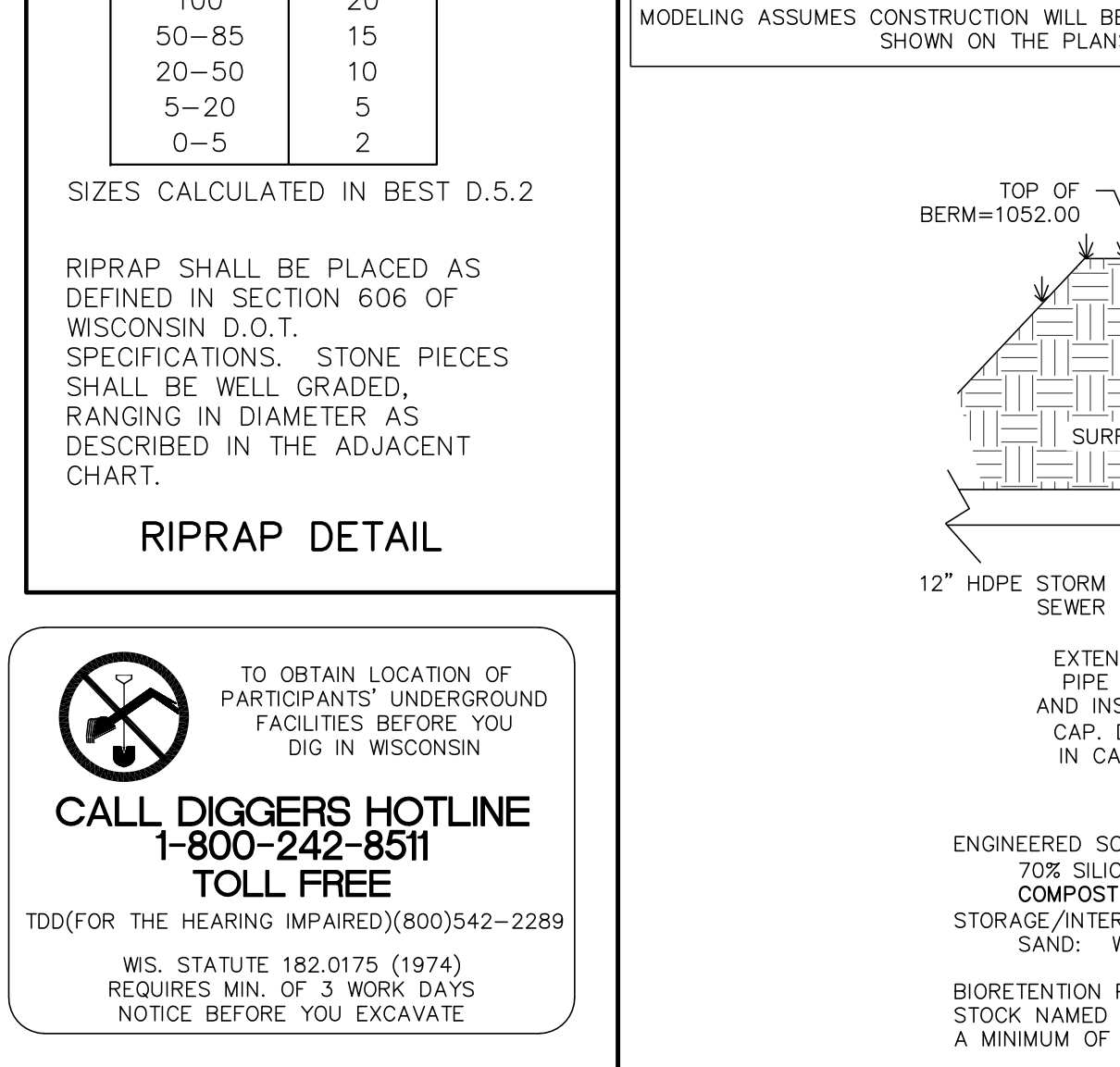
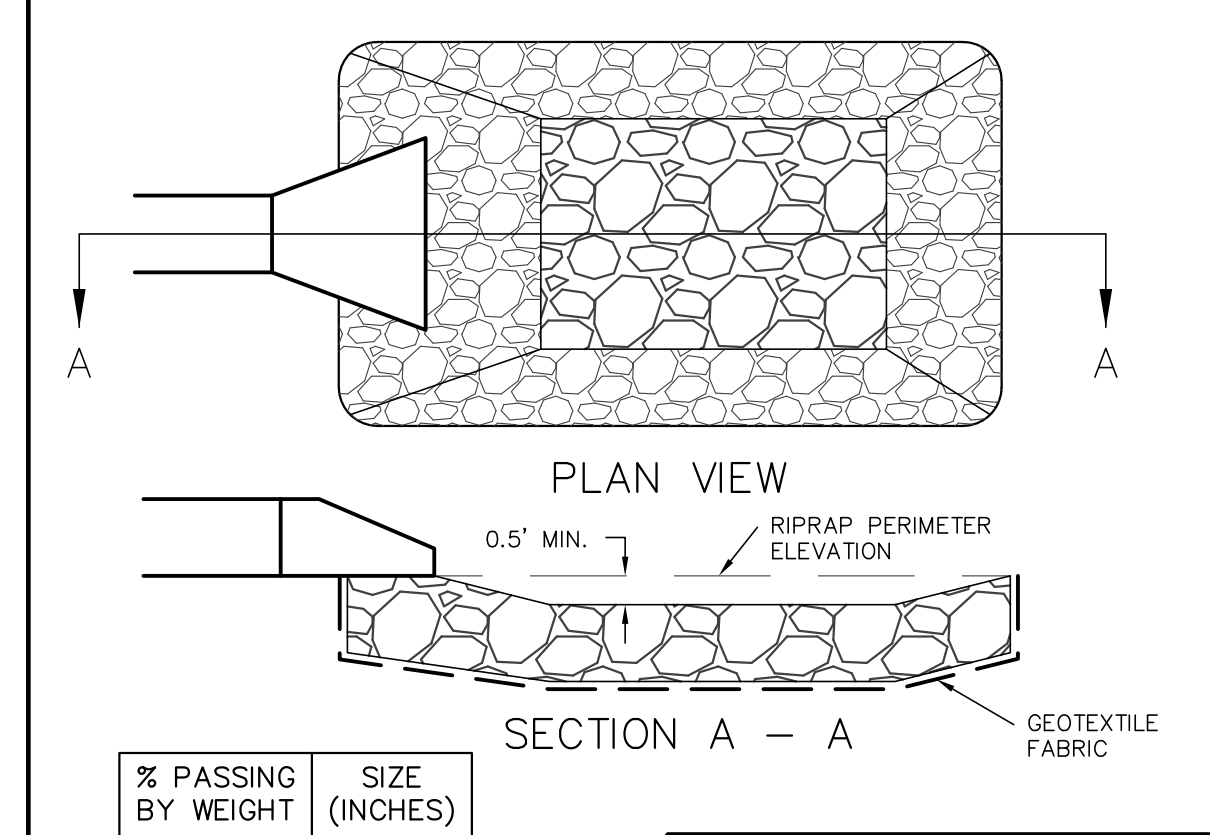
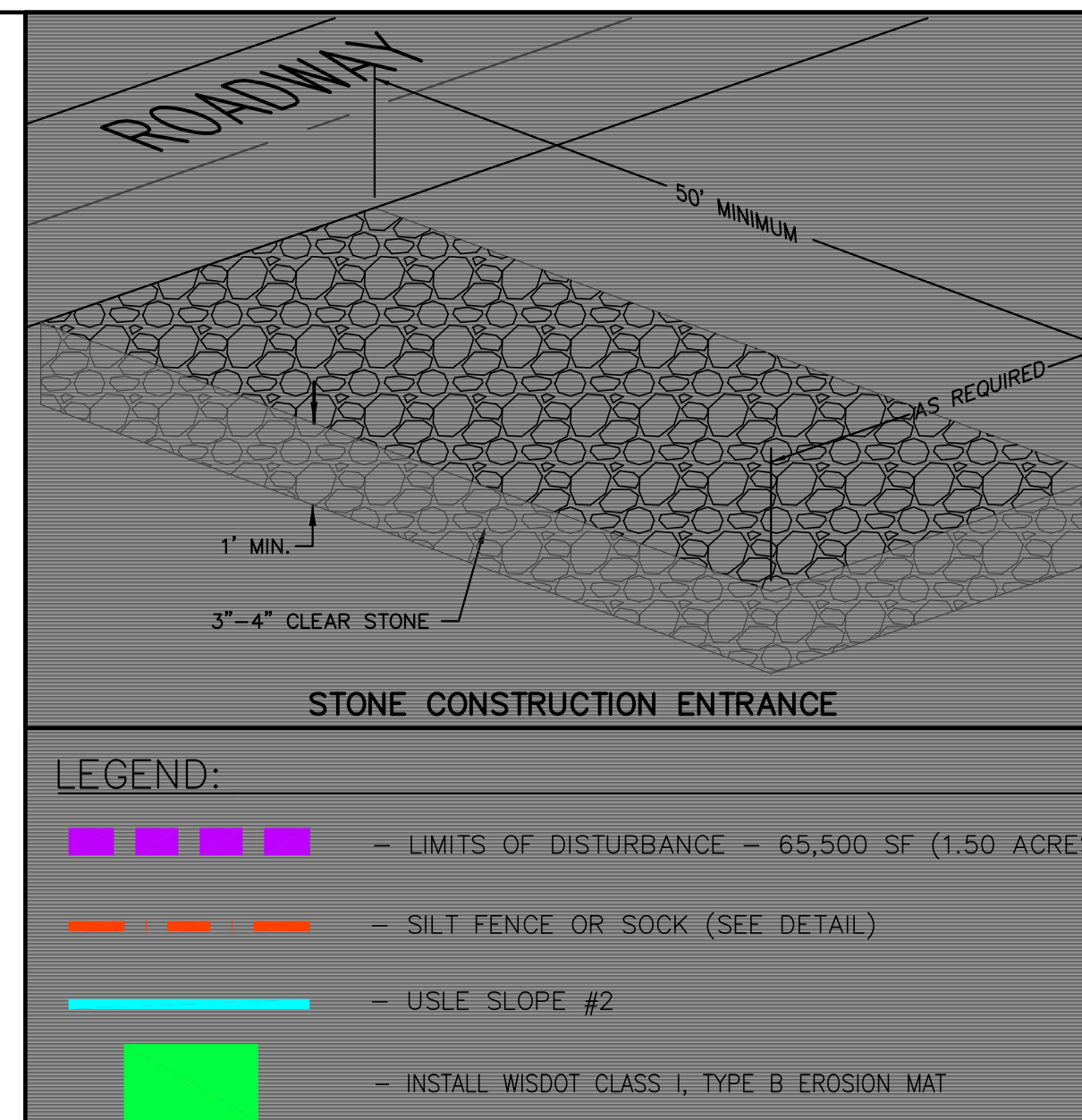
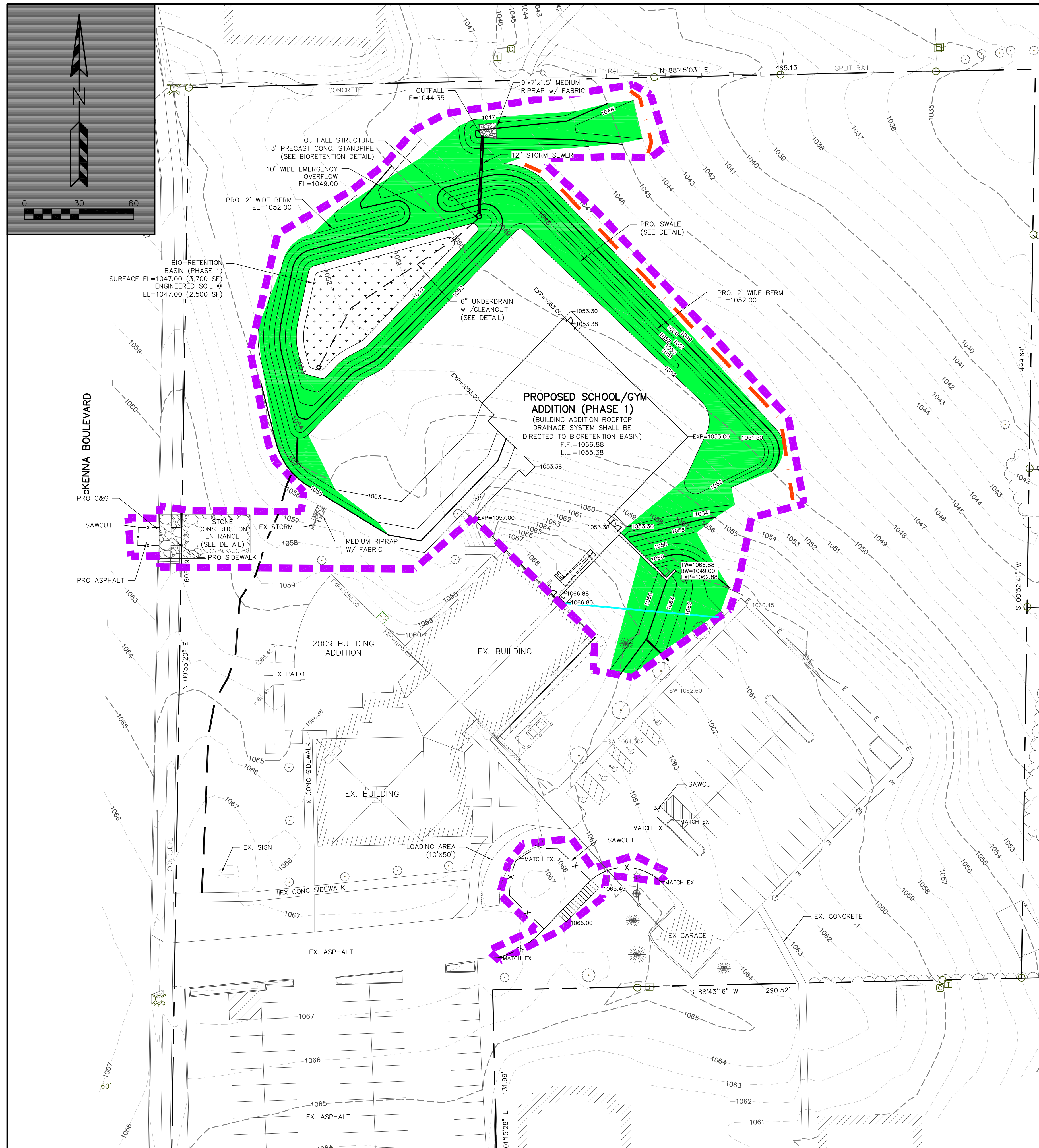
Circle Bike Rack, 2 Bike Capacity, Flange Mount, Black

Circular bicycle rack features a round, modern design for simplicity and security. All welded, 10-gauge steel constructed rack holds bikes upright and are ideal for athletic fields and parks with an existing cement surface. One-piece rack is easy-to-install. Securely holds up to two bicycles. Color is black. Unassembled. Measures 37" x 33-1/2".

Product Specifications	
LENGTH INCHES	37
HEIGHT INCHES	33-1/2
CAPACITY	2 Bikes
COLOR FINISH	Green
Base Model Number	700308
BRAND	Global Industrial™
CONSTRUCTION	10-Gauge Steel
MOUNT TYPE	Flange For Existing Cement
TUBE DIAMETER INCHES	2-5/8
TYPE	Circle Bike Rack
WEIGHT LBS	33.75
ASSEMBLED	Unassembled

Accepts 2 Bike Capacity





EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5-INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING, NOTIFYING THE ENGINEER AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

MARCH 1 - MARCH 8, 2021 - INSTALL INITIAL EROSION CONTROL DEVICES AND GRADE THE SITE.

MARCH 8, 2021 - SEPTEMBER 1, 2021 - CONSTRUCT BUILDING ADDITION AND RESTORE PERVIOUSLY DISTURBED AREAS.

MARCH 12, 2021 - INSTALL MULCH OR EROSION MAT ON ALL PERVIOUSLY DISTURBED AREAS.

SEPTEMBER 1, 2021 - OCTOBER 1, 2021 - CONSTRUCT BIORETENTION BASIN AND RESTORE PERVIOUSLY DISTURBED AREAS.

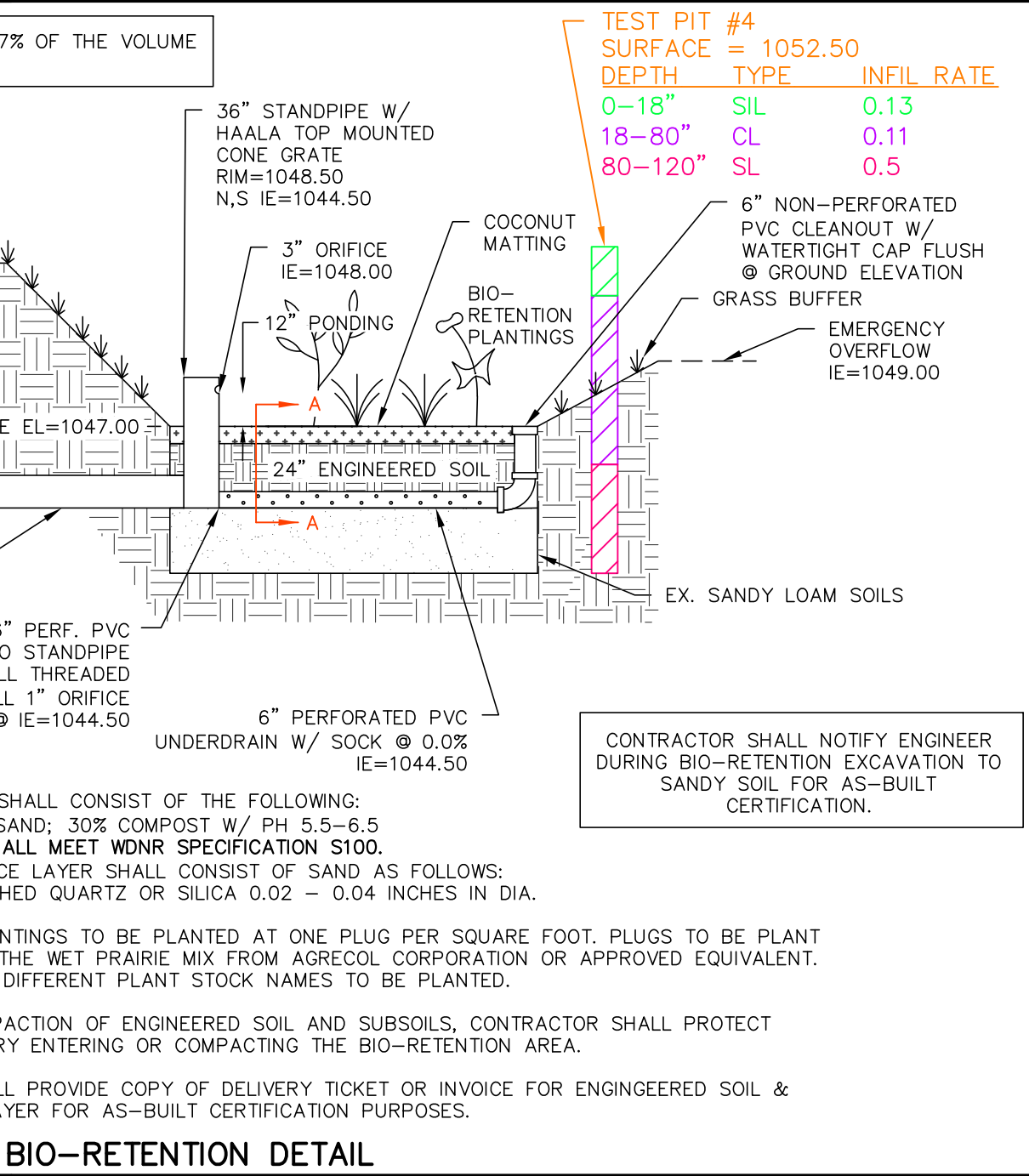
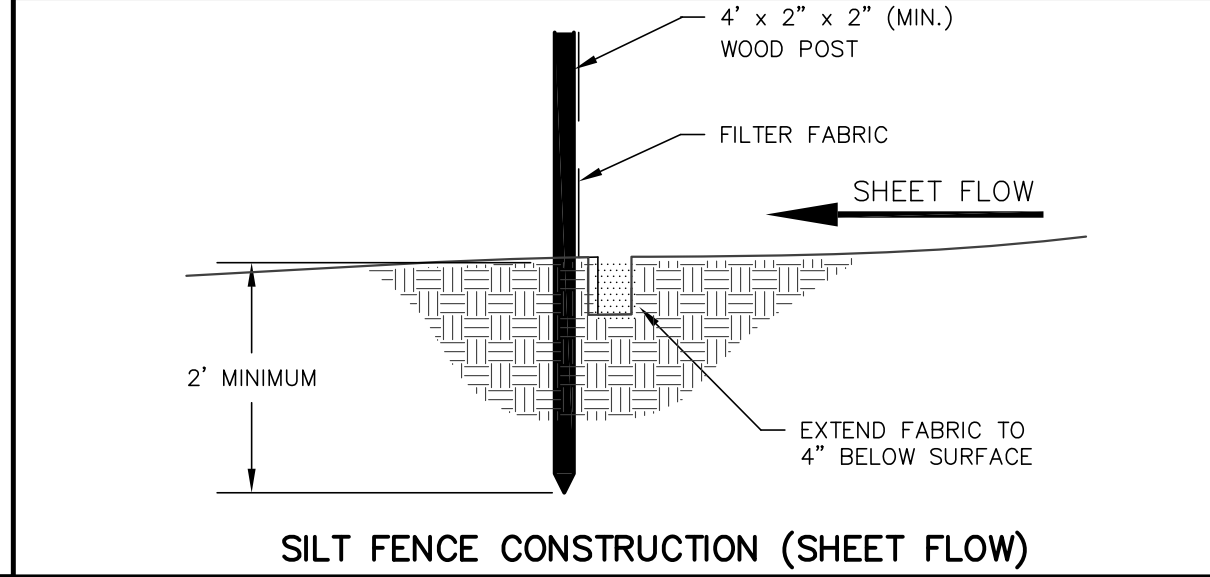
RESTORATION NOTES:
 ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS EXCEPT THE BIORETENTION BASIN. THE BIORETENTION BASIN SHALL BE RESTORED WITH WET PRAIRIE PLANT PLUGS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 OUR REDEEMER LUTHERAN CHURCH
 ATTN: PASTOR BOB KNIPPEL
 1701 MCKENNA BOULEVARD
 MADISON, WI 53711

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGELKOW RD, STE A
 MCFARLAND, WI 53558



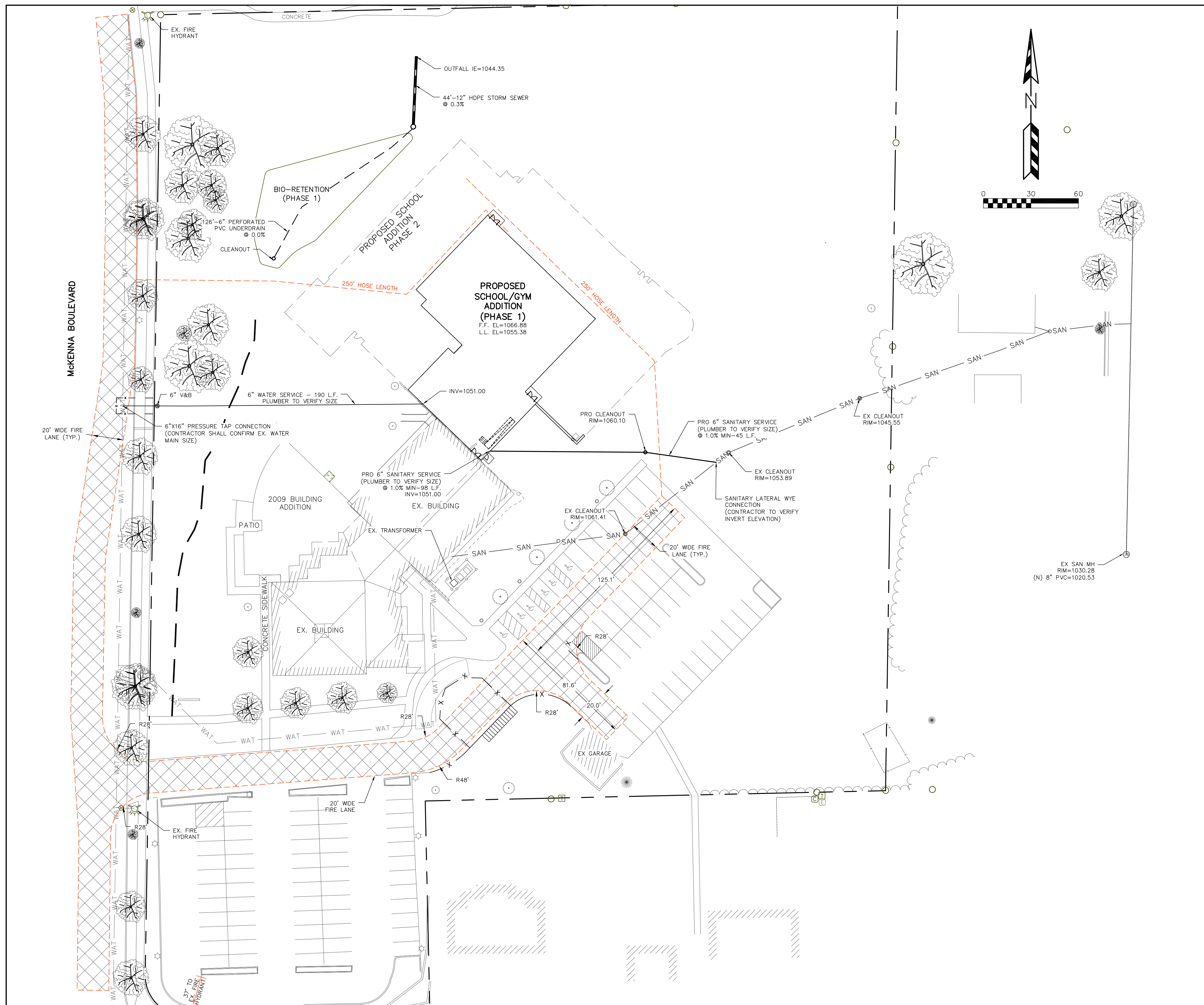
BIO-RETENTION DETAIL

OUR REDEEMER LUTHERAN CHURCH - BUILDING ADDITION GRADING & EROSION CONTROL PLAN - PHASE 1

SHEET: C-3
 DATED: OCTOBER 14, 2020

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UTILITY NOTES:

ALL WATER MAIN CONSTRUCTION AND CONNECTIONS SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STANDARDS.

PLUMBER SHALL VERIFY SANITARY LATERAL AND WATER SERVICE SIZE TO PROPOSED BUILDINGS

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.

ALL WATER SERVICES SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. 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 NON-METALLIC SEWERS/MAINS AND 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.

ANY DAMAGE TO MCKENNA BLVD WILL REQUIRE PATCHING IN ACCORDANCE WITH THE CITY ENGINEERING STREET PATCHING CRITERIA.

THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE 5.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE WATER SERVICE CONSTRUCTION.

CATCH BASINS AND INLETS SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OR APPROVED EQUAL.

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.

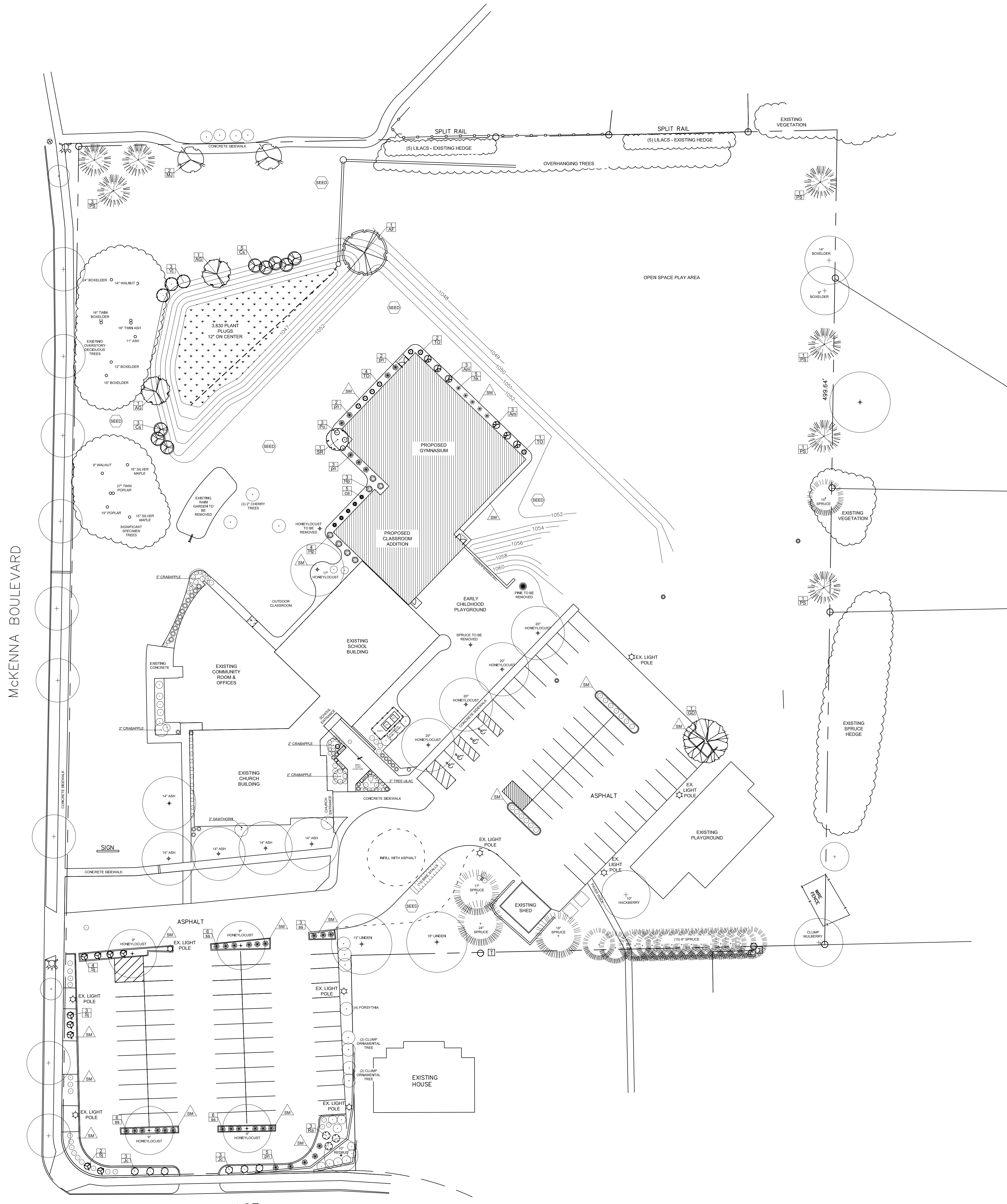
THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK AND CURB AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER.

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

OUR REDEEMER LUTHERAN CHURCH - BUILDING ADDITION
 UTILITY AND FIRE LANE PLAN - PHASE 1
 SHEET: C-4
 DATED: OCTOBER 20, 2020

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 Residential and Commercial Site Design Consultants

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 4604 Sigelkow Road, Suite A; McFarland, Wisconsin 53558
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PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	1	2"	B&B	
GD	<i>Gymnocladus dioica 'Espresso-JFS'</i>	Espresso Kentucky Coffeetree	1	2"	B&B	
ORNAMENTAL TREES						
AG	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	2	6'	B&B	clump
MJ	<i>Malus 'Jewelcole'</i>	Red Jewel Crabapple	2	2"	B&B	
SR	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	1	2"	B&B	
EVERGREEN TREES						
PS	<i>Pinus strobus</i>	Eastern White Pine	7	6'	B&B	
TO	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Arborvitae	7	5'	B&B	
EVERGREEN SHRUBS						
Jc	<i>Juniperus chinensis 'Daub's Frosted'</i>	Daub's Frosted Juniper	6	#5	Cont.	
DECIDUOUS SHRUBS						
Am	<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Chokeberry	6	#3	Cont.	
Cs	<i>Cornus sericea 'Isanti'</i>	Isanti Red Twig Dogwood	8	#5	Cont.	
Hp	<i>Hydrangea paniculata 'Jane'</i>	Little Lime Hydrangea	7	#3	Cont.	
Po	<i>Physocarpus opulifolius 'Donnolley'</i>	Little Devil Ninebark	3	#5	Cont.	
Ra	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	3	#2	Cont.	
SJ	<i>Spirea japonica 'Neon Flash'</i>	Neon Flash Spirea	9	#2	Cont.	
Vj	<i>Viburnum dentatum 'Ralph Senior'</i>	Autumn Jazz Arrowwood Viburnum	3	#5	Cont.	
ORNAMENTAL GRASSES & PERENNIALS						
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	5	#1	Cont.	
hk	<i>Hosta 'Krossa Regal'</i>	Krossa Regal Hosta	5	#1	Cont.	
pn	<i>Panicum virgatum 'Northwind'</i>	Northwind Switch Grass	12	#1	Cont.	
ss	<i>Sporobolus heterolepis</i>	Prairie Dropseed Grass	21	#1	Cont.	

- Capitol Washed Stone / Vinyl edge in all areas around buildings
- Brown Dyed Wood Mulch / Shovel cut edge
- Premium sunny seed blend with straw mat. (Class 1 Type B single net)

LANDSCAPE NOTES:

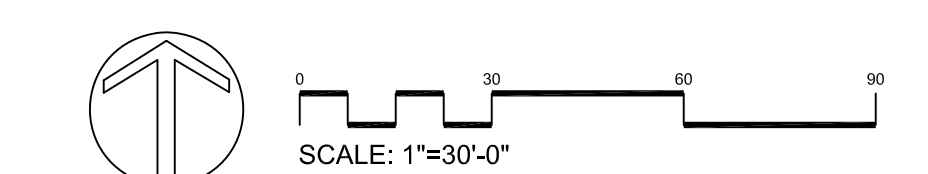
- Refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with shovel cut edge.
- Vinyl edge is Dimex EdgePro polyvinyl edging or equivalent
- Parking lot islands are Capitol Washed Stone with weed fabric

BIO-RETENTION BASIN:
Plant plugs to be planted at one plug per square foot. Plugs to be plant stock named in the wet prairie mix from Agrecol Corporation or approved equivalent. A minimum of 10 different plant species to be installed.

STREET TREE NOTE:
Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4818) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alderperson of the change in the tree plan.

City of Madison, WI Landscape Worksheet
OUR REDEEMER LUTHERAN CHURCH + SCHOOL

PLANT TYPE / ELEMENT	POINT VALUE	CREDITS / EXISTING		NEW/PROPOSED	
		QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
Overstory Deciduous	35	27	945	2	70
Tall Evergreen Tree	35	19	665	7	245
Ornamental Tree	15	13	195	5	75
Upright Evergreen Shrub (i.e. arborvitae)	10	0	0	7	70
Shrub, deciduous	3	70	210	39	117
Shrub, evergreen	4	9	36	6	24
Ornamental Grasses/Perennials	2	85	170	43	86
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0		0
Existing Significant Specimen Tree (UP TO 30% OF TOTAL)	14	66	924		0
Landscape Furniture for public seating and/or transit connections	5		0		0
SUB TOTALS			3145		687
TOTAL POINTS PROVIDED			3832		





TREDO GROUP

219 N MILWAUKEE ST
SUITE 630
MILWAUKEE, WISCONSIN
53202

(414) 254 0498
TREGROUP.COM

PROJECT NAME
OUR REDEEMER
1701 MCKENNA BLVD.
MADISON, WI, 53711

DRAFT
NOT FOR
CONSTRUCTION

DRAWING ISSUE HISTORY

SET TYPE
SCHEMATIC DESIGN

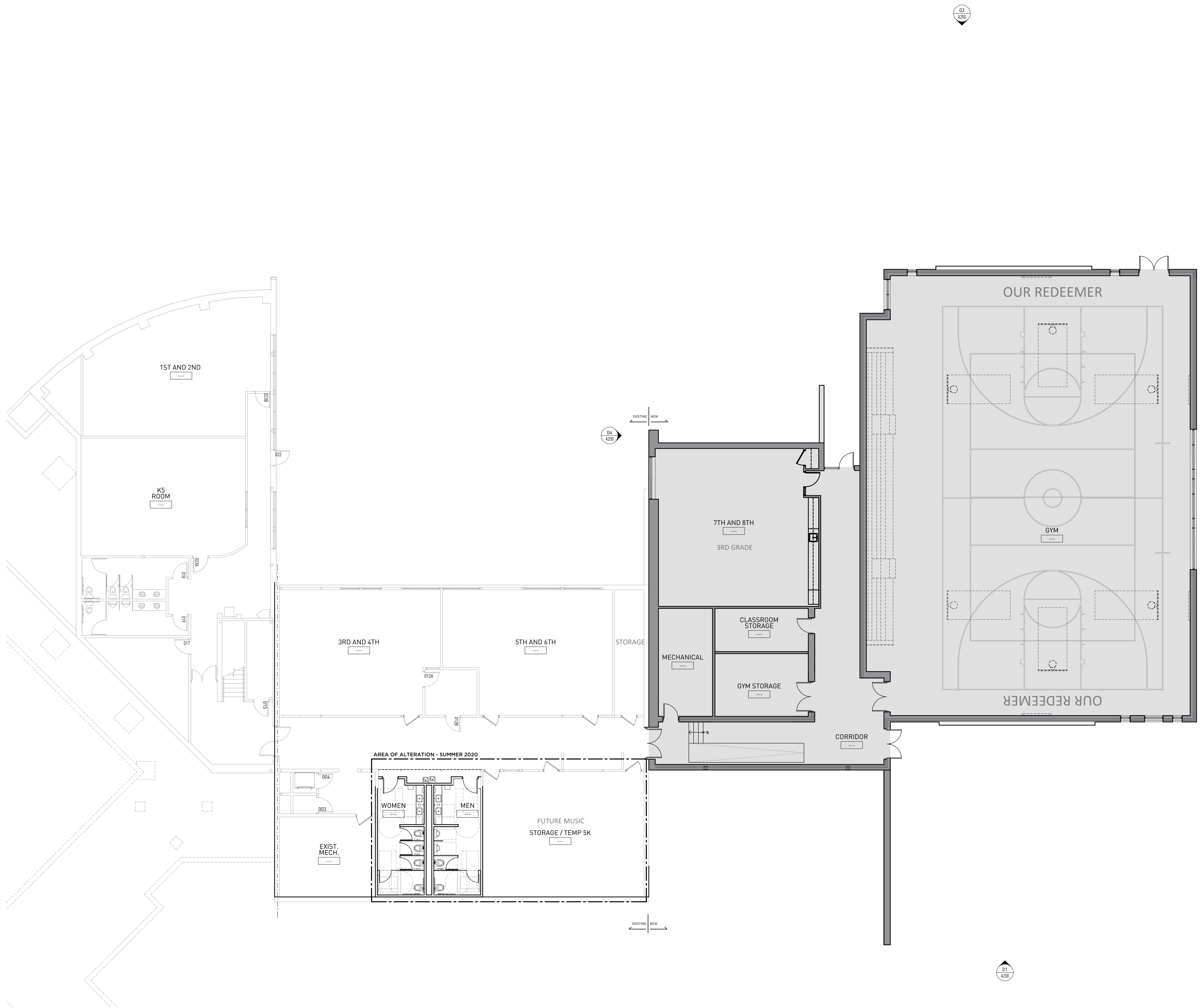
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DATE
09-16-2020

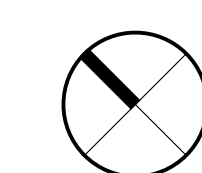
SHEET TITLE
FLOOR
PLANS

SHEET NUMBER

A100



01
A200



01 LOWER FLOOR PLAN
PHASE 1

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



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SUITE 630
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53202

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PROJECT NAME
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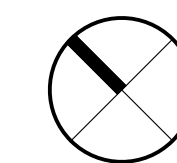
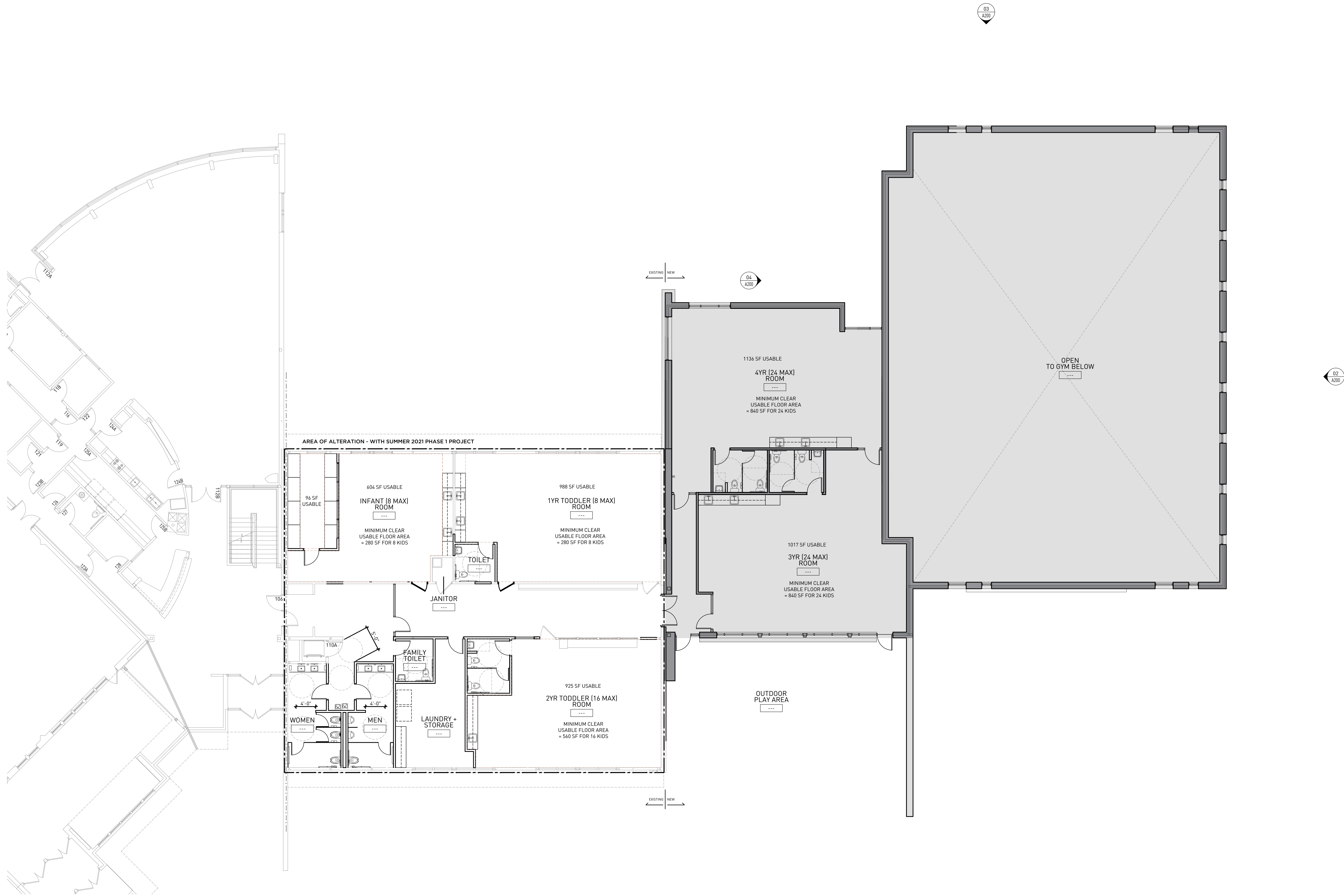
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19019

DATE
09-16-2020

SHEET TITLE
FLOOR
PLANS

SHEET NUMBER

A101



01 FIRST FLOOR PLAN
PHASE 1

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



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1701 MCKENNA BLVD.
MADISON, WI, 53711

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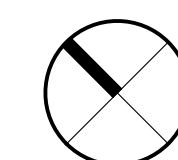
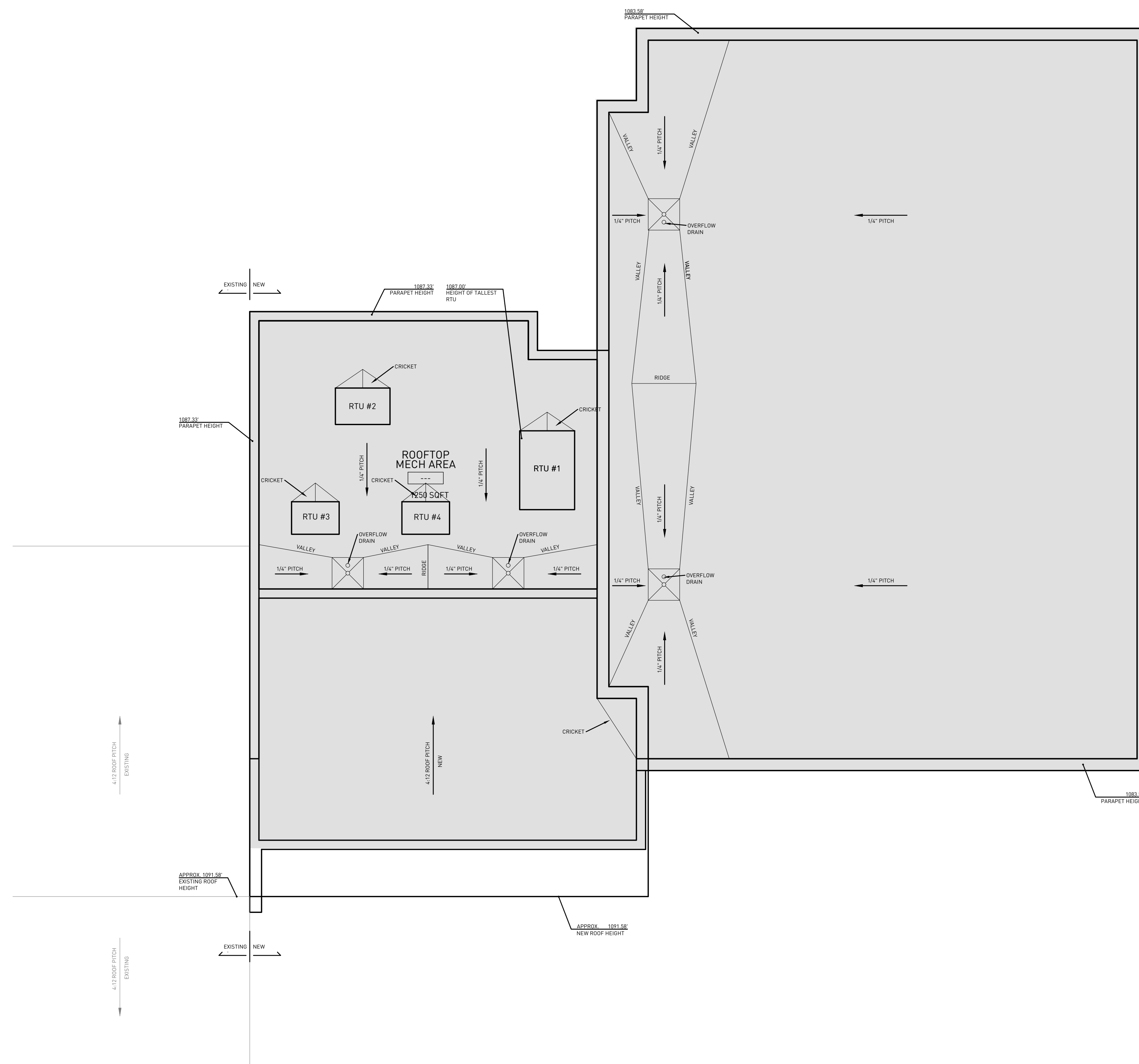
AA PROJECT NUMBER
19019

DATE
09-16-2020

SHEET TITLE
ROOF
PLAN

SHEET NUMBER

A102



01 FIRST FLOOR PLAN
PHASE 1

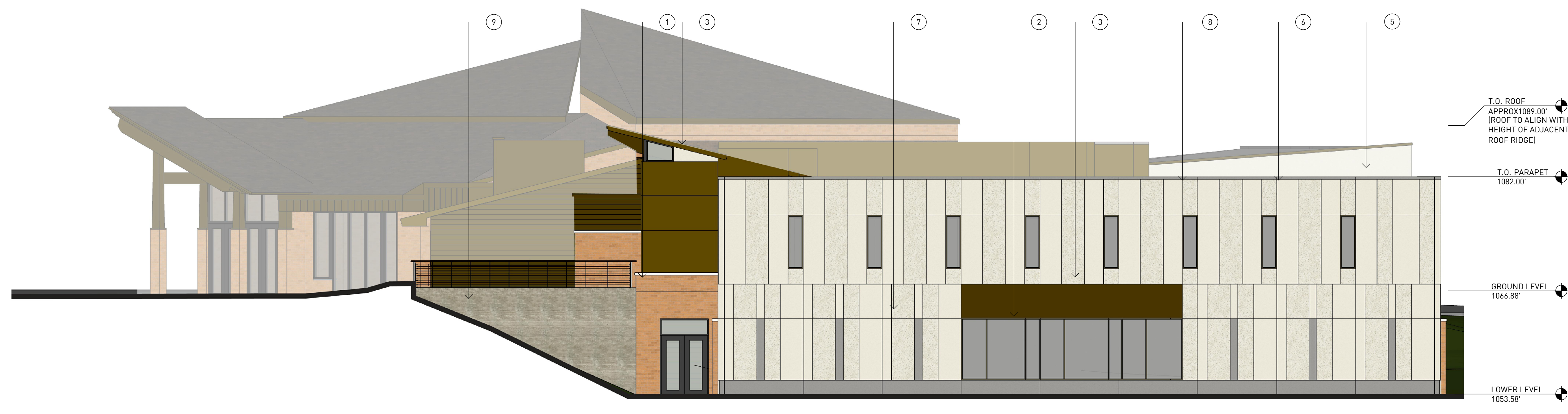
SCALE - 1/8" = 1'-0"



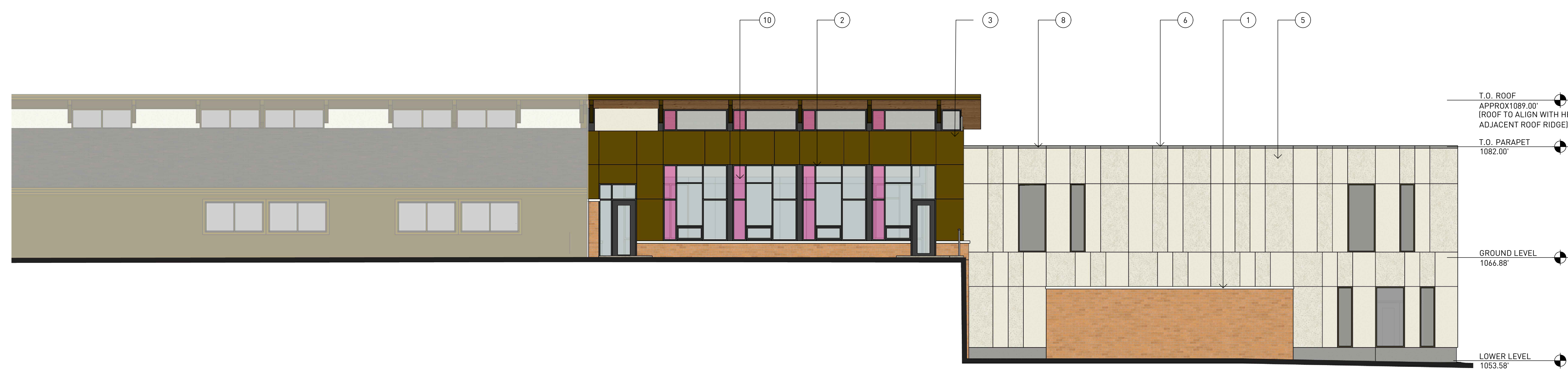
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 SUITE 630
 MILWAUKEE, WISCONSIN
 53202
 (414) 254 0498
 TREDOGROUP.COM

ELEVATION KEYED NOTES

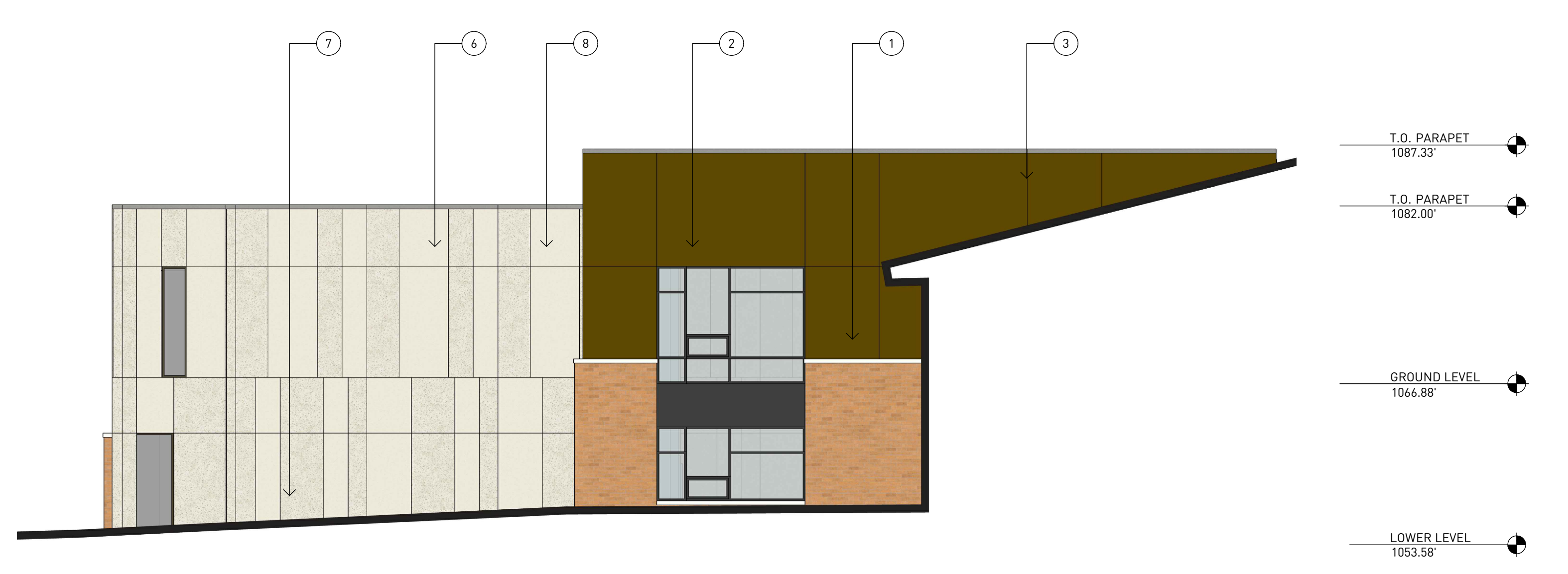
1. BRICK MASONRY, COLOR : MATCH EXISTING
2. ALUMINUM STOREFRONT SYSTEM, COLOR: DARK BRONZE TO MATCH EXISTING
3. CEMENT BOARD PANEL SYSTEM, COLOR #1 TBD
4. CEMENT BOARD PANEL SYSTEM, COLOR #2 TBD
5. METAL COPING, COLOR: TBD
6. PRECAST CONCRETE - FLAT TEXTURE, COLOR : NATURAL
7. PRECAST CONCRETE - FLAT TEXTURE, COLOR : STAINED
8. PRECAST CONCRETE - EXPOSED AGGREGATE TEXTURE, COLOR : NATURAL
9. CAST CONCRETE, COLOR NATURAL
10. COLORED FILM OVER GLASS



01 PLAN EAST SCALE - 1/4" = 1'-0"



02 PLAN SOUTH ELEVATION SCALE - 1/4" = 1'-0"



03 PLAN WEST ELEVATION SCALE - 1/4" = 1'-0"



04 PLAN NORTH ELEVATION SCALE - 1/4" = 1'-0"

PROJECT NAME
OUR REDEEMER
 1701 MCKENNA BLVD.
 MADISON, WI, 53711

DRAFT
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 CONSTRUCTION

DRAWING ISSUE HISTORY

NO.	DATE	DESCRIPTION
1	09-16-2020	SCHEMATIC DESIGN

SET TYPE
 SCHEMATIC DESIGN

AA PROJECT NUMBER
 19019

DATE
 09-16-2020

SHEET TITLE
 BUILDING
 ELEVATIONS

SHEET NUMBER

A200



PROJECT NAME

OUR REDEEMER

 1701 MCKENNA BLVD.

 MADISON, WI, 53711

DRAFT

NOT FOR CONSTRUCTION

02 EXTERIOR RENDERING NTS



DRAWING ISSUE HISTORY

SET TYPE

 SCHEMATIC DESIGN

AA PROJECT NUMBER

 19019

DATE

 09-16-2020

SHEET TITLE

 RENDERINGS

SHEET NUMBER

01 EXTERIOR RENDERING NTS



02 EXTERIOR RENDERING NTS



01 EXTERIOR RENDERING NTS

PROJECT NAME

OUR REDEEMER

 1701 MCKENNA BLVD.

 MADISON, WI, 53711

DRAFT

 NOT FOR

 CONSTRUCTION

DRAWING ISSUE HISTORY

NO.	DATE	DESCRIPTION
AA	PROJECT NUMBER	19019
SET TYPE	SCHEMATIC DESIGN	
DATE	09-16-2020	
SHEET TITLE	RENDERINGS	
SHEET NUMBER		



02 EXTERIOR RENDERING

NTS

PROJECT NAME

OUR REDEEMER

 1701 MCKENNA BLVD.

 MADISON, WI, 53711

DRAFT

 NOT FOR

 CONSTRUCTION



01 EXTERIOR RENDERING

NTS

DRAWING ISSUE HISTORY

NO.	DATE	DESCRIPTION

SET TYPE

 SCHEMATIC DESIGN

AA PROJECT NUMBER

 19019

DATE

 09-16-2020

SHEET TITLE

 RENDERINGS

SHEET NUMBER

A300



02 EXTERIOR RENDERING

NTS



01 EXTERIOR RENDERING

NTS

PROJECT NAME

OUR REDEEMER

 1701 MCKENNA BLVD.

 MADISON, WI, 53711

DRAFT

 NOT FOR

 CONSTRUCTION

DRAWING ISSUE HISTORY

.. ..

SET TYPE

 SCHEMATIC DESIGN

AA PROJECT NUMBER

 19019

DATE

 09-16-2020

SHEET TITLE

 RENDERINGS

SHEET NUMBER

A300



TREDO GROUP
 219 N MILWAUKEE ST
 SUITE 630
 MILWAUKEE, WISCONSIN
 53202
 (414) 254 0498
 TREDOGROUP.COM



PROJECT NAME
OUR REDEEMER
 1701 MCKENNA BLVD.
 MADISON, WI, 53711

DRAFT
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DRAWING ISSUE HISTORY

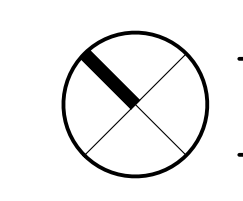
SET TYPE
 SCHEMATIC DESIGN

AA PROJECT NUMBER
 19019

DATE
 09-16-2020

SHEET TITLE
 FLOOR
 PLANS

SHEET NUMBER



01 LOWER FLOOR PLAN
 FUTURE PHASE

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

P2.1



TREDO GROUP

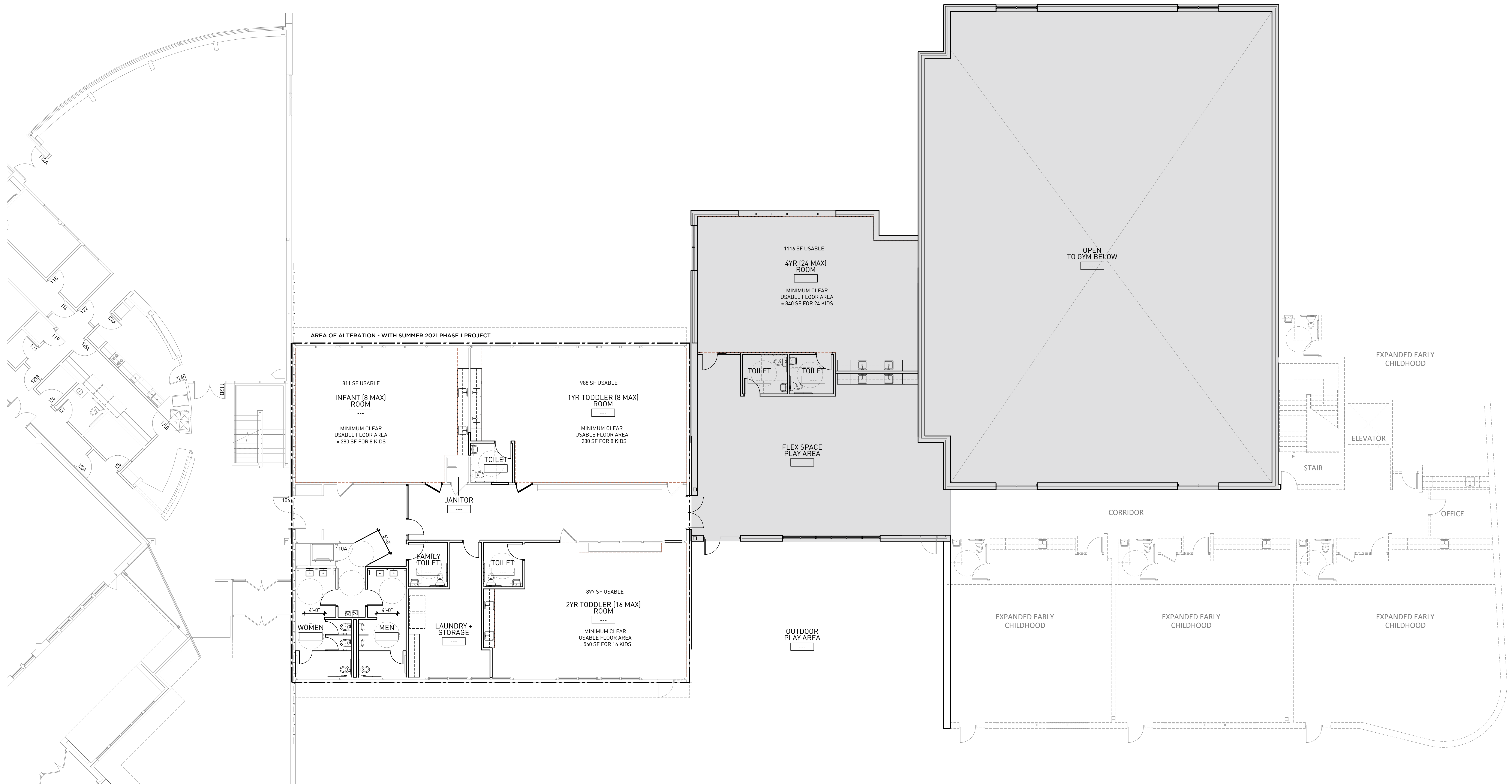
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CONSTRUCTION



DRAWING ISSUE HISTORY

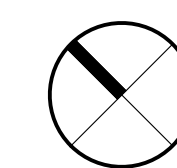
SET TYPE
SCHEMATIC DESIGN

AA PROJECT NUMBER
19019

DATE
09-16-2020

SHEET TITLE
FLOOR
PLANS

SHEET NUMBER



01 FIRST FLOOR PLAN
FUTURE PHASE

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

P2.2