

Exhibit A
File No. 241464
1st Amendment to Detailed Planned Development
Holy Cathedral Church of God in Christ (aka Cathedral Heights)
7200 W. Florist Avenue
February 19, 2025

Previous File History

A General Planned Development (GPD) known as Cathedral Heights was established for 6900, 7000, and 7200 West Florist Avenue in 2005 as File No. 050244. The property at 7000 W. Florist Avenue was subsequently rezoned to a Detailed Planned Development (DPD) known as Milwaukee Scholars Charter School and a school was constructed. The property at 6900 W. Florist Avenue remains vacant and zoned GPD.

The subject site, 7200 W. Florist Avenue, was rezoned to a DPD in 2007 as File No. 061308, and allowed the construction of a church and school (2 buildings). The DPD was modified in 2011 as File No. 110431 to allow changes to the previously approved site plan and permit the phased construction of the two buildings. The church and part of the parking were to be built in Phase 1, and the school building would be Phase 2. The DPD was further modified in 2014 as File No. 131704 to allow additional changes to the previously approved site plan, and decreased the Phase 1 building footprint. Building height and other design elements also changed. The church has not yet been constructed.

Project Summary

This 1st Amendment to the DPD will allow changes to the previously approved plans for the construction of a church as follows:

- Development will occur in a single phase, and all functions will be housed in a single building.
- The size of the building and parking lot have been reduced.
- The building shape, design and height have been modified.

The building, parking areas, and stormwater ponds remain relatively in the same locations on the site as the previously approved plans. The building will now be oriented toward Florist Avenue. The overall capacity of the church sanctuary has been reduced from 2,500 people to approximately 1,029. The building area has been reduced from approximately 61,000 ft to approximately 30,000 sf. All functions, including the church and related functions (mothers' room, conference room, administrative offices, prayer room, and so on), and support services will be housed in one building. Additionally, the church will provide services to its members and the general public including, but not limited to: Word of Hope Ministries.

Building Materials:

The majority of the building will be constructed with EIFS, consistent with the previously approved plans. The base of the building will consist of square stack stone. The windows will consist of grey tinted glass.

Building Height:

The one-story sections of the building will vary from approximately +/- 37 feet to +/- 18 feet in height to the top of parapet, the height to the top of the steeple is +/- 75 feet. The porte cochere will be +/- 27 feet in height (13-6 feet clearance).

DPD Owner’s Written Narrative

Design Elements:

The building design remains relatively similar to the previously approved plans, except for the entryway and steeple along the south elevation. The building will have a pitched roofs with downspouts collected and conveyed to storm sewers.

Parking:

Parking for the church will be located around the perimeter of the building and accessed from both N. 72nd Street and W. Florist Avenue. Consistent with previous approvals, the parking ratio will not be less than 1 parking space per 6 assembly occupants.

District Standards (s. 295-907):

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| Uses: | Church and functions ancillary and accessory to that use. The clients and staff of Word of Hope and the public. |
| Design standards: | See above and elevations. |
| Density (sq. ft. of lot area/dwelling unit): | N/A |
| Space between structures: | N/A – 1 structure |
| Setbacks (approximately): | North: 240’ to Building South (Florist Av.): 167’ to Building East: 282’ to Building West (N. 72 nd Street): 132’ to Building |
| Screening: | |
| Open space: | A significant portion of the site will be left as open space, some of which will be landscaped and other areas utilized as part of the site’s stormwater management plan. |
| Circulation, parking and loading: | <p>Pedestrian access: Florist Avenue sidewalk access with internal circulation around building to the NE wing. Main pedestrian entrance to the church is located on the south side of the building. Alternate pedestrian access points are to the east and west of the main entrance with doors located along the southeast and southwest side.</p> <p>Automobile access and parking: Surface parking lot with two-way circulation from both Florist Avenue and 73rd Street within the entire parking lot. The Florist access will have a dedicated right turn exit and a separate exit lane for thru-movement onto 72nd Street or left turn to Florist Avenue.</p> <p>Bicycle parking: Inverted U or similar per s 295-404 located at the main entry and the resource center entry. See below for quantities provided at the two entrances.</p> <p>Loading (deliveries, trash pick-up): The porte cochere provides loading/unloading location at the main building entry. Refuse and</p> |

DPD Owner’s Written Narrative

| | |
|---|---|
| | recycling enclosure located onsite, east of building at the parking lot perimeter. |
| Landscaping: | <p>Proposed Landscaping: The site will be landscaped per s. 295-405 of the zoning code including trees and plantings in parking lot landscape islands and perimeter and building foundation plantings on the south face. Other green spaces are a mixture of turf type grasses near the building and parking lot with native prairie type seeding at the stormwater management practices (SWP). SWPs include a dry pond, a bioretention area, and a wet detention pond.</p> <p>All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p> |
| Lighting: | Lighting will follow applicable city codes, including s. 295-409 of the zoning code with cut-off light fixtures having a maximum height of 25-feet. |
| Utilities: | All utility locations will be coordinated with local providers including natural gas and electric services, telecommunications, sanitary sewer, storm sewer, and water service. |
| Signs (type, square footage, quantity and placement): | Signage is not known at this time, any future signs shall comply with Table 295-505-5 of the residential section based on residential land use to the south. |

Site Statistics:

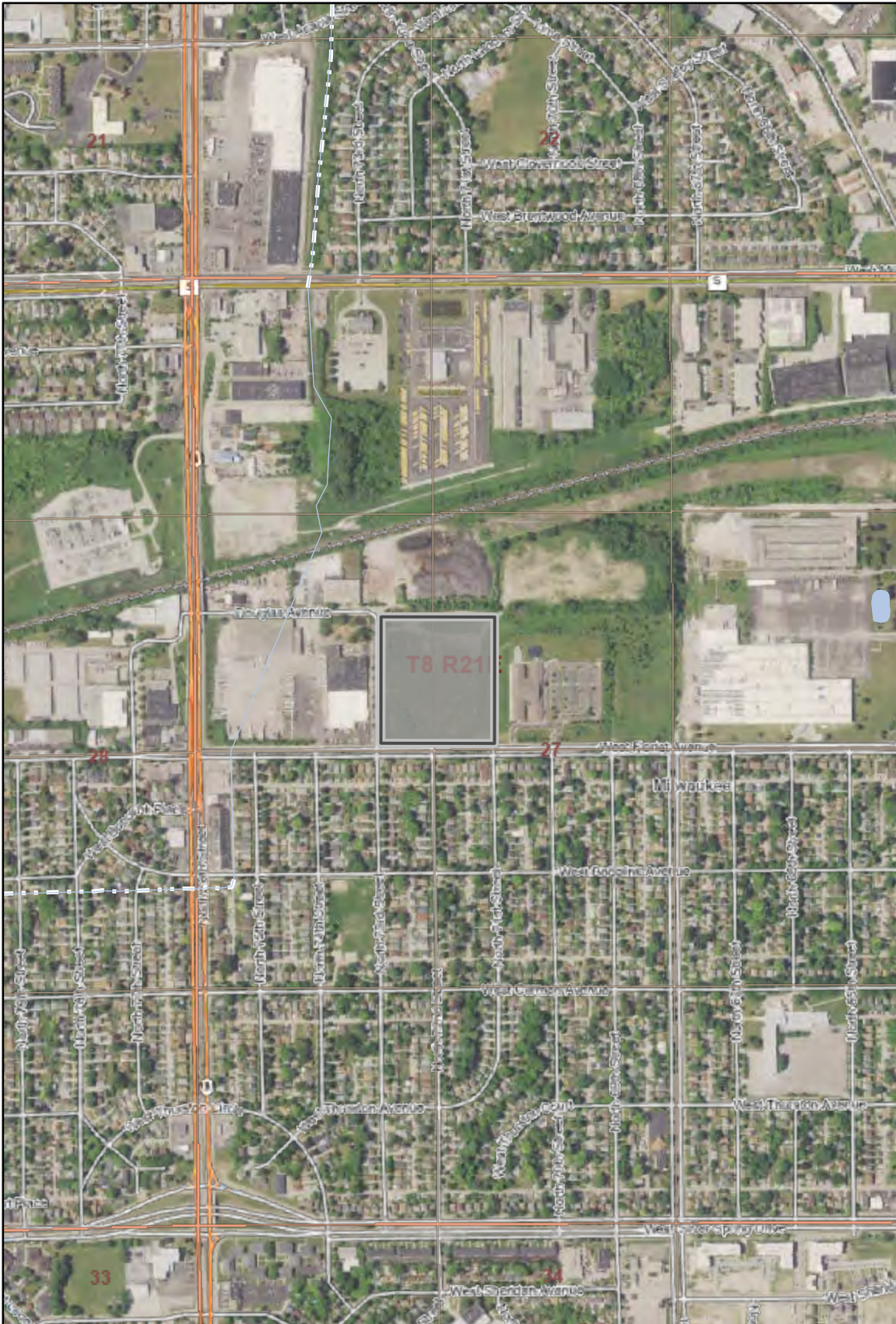
| | |
|---|--|
| Gross land area: | 435,616 sf (no change) |
| Maximum amount of land covered by principal buildings (approx.): | <p>Sq. ft.: 26,236 % of site: 6.0</p> <p>Previously 61,000 sf as modified (14%)</p> |
| Maximum amount of land devoted to parking, drives and parking structures (approx.): | <p>Sq. ft.: 113,932 % of site: 26.1</p> |

DPD Owner’s Written Narrative

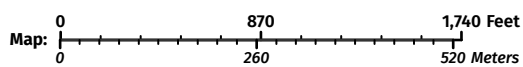
| | |
|--|--|
| | Previously approx.. 175,700 sf as originally planned (40%) |
| Minimum amount of land devoted to landscaped open space (approx.): | Sq. ft.: 295,648 % of site: 67.9 Previously 167,065 sf as originally planned (38%) |
| Max. dwelling units: | N/A |
| Max. proposed dwelling unit density (lot area per dwelling unit): | N/A |
| Proposed number of buildings: | Principal: 1 Accessory: 0 |
| Bedrooms per unit (unit mix): | N/A |
| Parking spaces provided (approx.): | Automobile spaces: 252 including 9 handicapped <ul style="list-style-type: none"> Exceeds minimum ratio of 1 vehicle per 6 people per Table 295-403-2-a. Bicycle spaces: 12 proposed with expansion to 20 pending demand. Short term: 6 spaces at main entry, minimum 6 spaces at side entry with expansion to 14 total at side entry. <ul style="list-style-type: none"> Less than 1 per 30 assembly hall seats per Table 295-404-1 which requires 34, however is expandable at both main and side entrances. Note: Placement and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404). Long term: 0 |

Time Limit on Zoning:


Per s. 295-907-2-c-12, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to File No. 131704 (Minor Modification to DPD) at that time unless the criteria identified in 295-907-c-12-a and –b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.



Map projection: NAD 1983 HARN Wisconsin TM



Legend: (some map layers may not be displayed)

-  24K Lakes and Open Water
-  24K Streams and Rivers
-  24K Intermittent Streams
-  Township
-  Section
-  Quarter-Quarter
- Cities, Towns & Villages
-  City
-  City or Village
-  County Boundaries
- Major Roads
-  State Highway
- County and Local Roads
-  County HWY
-  Local Road
-  Railroads
- Latest Leaf On Imagery
-  City or Village
-  County Boundaries
- Major Roads

Notes:

Service Layer Credits:
 EN Basic Basemap WTM Ext , 2022 Leaf On ,
 Cadastral , Cities, Roads & Boundaries:

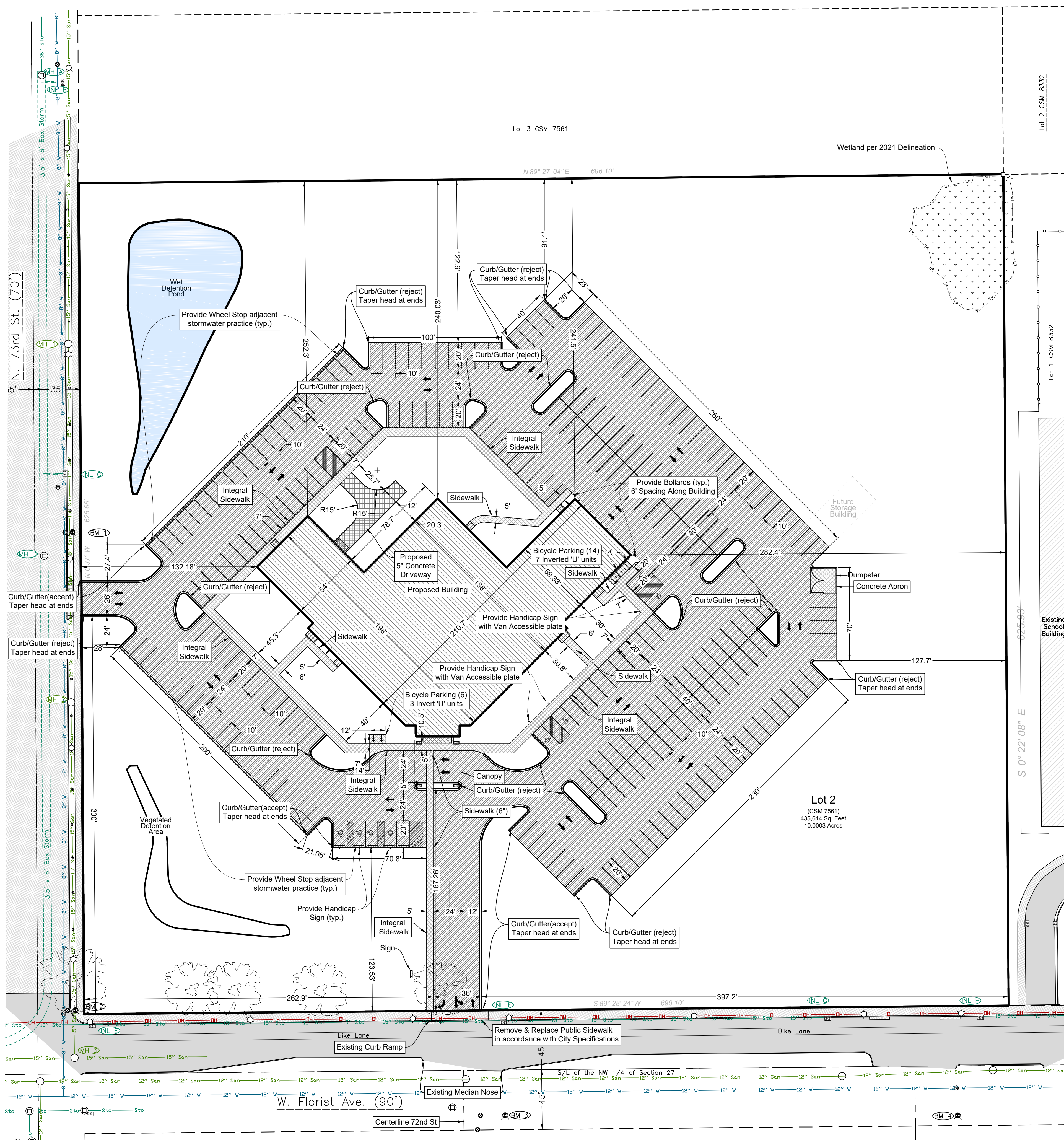


This map is a product generated by a DNR web mapping application.

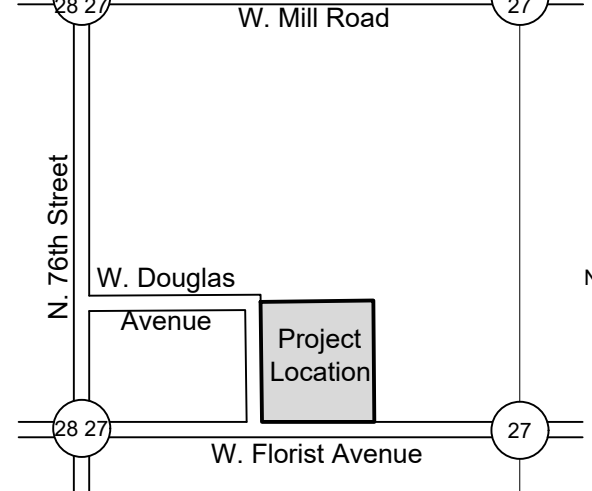
This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Holy Cathedral Church of God in Christ

City of Milwaukee, Milwaukee County, WI



LOCATION MAP
 NW 1/4 SEC 27, T 8 N, R 21 E,
 CITY OF MILWAUKEE
 MILWAUKEE COUNTY, WI



SITE INFORMATION:
 Legal Description: Lot 2 Certified Survey Map No. 7561
 Parcel Number: 1540052000
 Current Zoning: PD
 Address: 7200 W Florist Avenue

Site Areas
 Parcel Area: 435,616 SF
 Building Footprint: 26,236 SF + 1,297 SF Canopy
 Pavement Area: 113,932 SF
 Total Impervious: 140,168 SF (32.2%)
 Greenspace Area: 295,448 SF (67.8%)

Vehicle Parking Stalls
 Standard Parking: 243
 Handicapped Parking: 9
 Total Vehicle Parking Stalls: 252

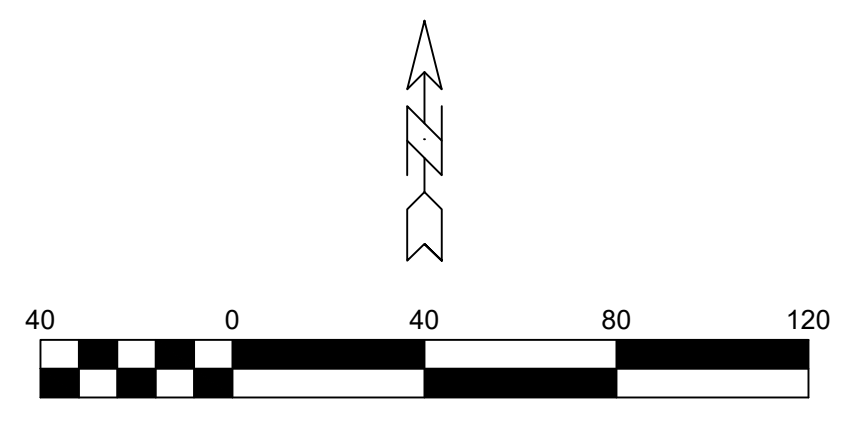
PROPERTY OWNER:
 Holy Cathedral Church of God in Christ, Inc.
 PO Box 100268
 Milwaukee, WI 53210

SHEET INDEX:

| Sheet | Page |
|------------------------------------|------|
| Site Plan | C1.0 |
| Topographic Survey | C1.1 |
| Drainage and Grading Plan | C1.2 |
| Erosion & Sediment Control Plan | C1.3 |
| Utility Plan | C1.4 |
| Construction Details | C2.1 |
| Erosion & Sediment Control Details | C2.2 |
| Construction Details | C2.3 |
| Stormwater Pond Details | C2.4 |

LEGEND

| | | | | | |
|--------|-------------------------|---|----------------------------------|---|-------------------|
| —CATV— | Underground Cable TV | ○ | Sanitary MH / Tank / Base | □ | CATV Pedestal |
| —FD— | Underground Fiber Optic | ⊙ | Clean Out / Curb Stop / Pull Box | □ | Gas Regulator |
| —OH— | Overhead Electric Lines | ⊕ | Storm Manhole | ⊗ | Railroad Signal |
| —UG— | Utility Guy Wire | ⊖ | Inlet | ⊘ | Sign |
| —San— | Sanitary Sewer | ⊙ | Catch Basin / Yard Drain | ⊙ | Tower / Silo |
| —Sto— | Storm Sewer | ⊙ | Water MH / Well | ⊙ | Post / Guard Post |
| —E— | Underground Electric | ⊙ | Hydrant | ⊙ | Satellite Dish |
| —G— | Underground Gas Line | ⊙ | Utility Valve | ⊙ | Large Rock |
| —T— | Underground Telephone | ⊙ | Utility Meter | ⊙ | Flag Pole |
| —W— | Water Main | ⊙ | Light Pole / Signal | ⊙ | Deciduous Tree |
| —F— | Fence - Steel | ⊙ | Guy Wire | ⊙ | Coniferous Tree |
| —F— | Fence - Wood | ⊙ | Electric Pedestal | ⊙ | Bush / Hedge |
| —F— | Fence - Barbed Wire | ⊙ | Electric Transformer | ⊙ | Stump |
| —W— | Wetlands | ⊙ | Air Conditioner | ⊙ | Marsh |
| —T— | Treeline | ⊙ | Telephone Pedestal | ⊙ | Soil Boring |
| —R— | Railroad Tracks | ⊙ | Telephone Manhole | ⊙ | Benchmark |
| —C— | Culvert | ⊙ | Ex Spot Elevation | ⊙ | Asphalt Pavement |
| —800— | Index Contour | | | | Concrete Pavement |
| —799— | Intermediate Contour | | | | Gravel |



SITE PLAN
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: (920) 991-1866 Fax: (920) 441-0804
 www.davel.pro



BENCHMARKS (NAVD 88)

| | |
|------|---|
| BM 1 | Fire Hydrant, Top Nut ±410' N of Int of W. Florist Ave and N. 73rd St. Elev 733.56 |
| BM 2 | Fire Hydrant, Top Nut NE Quad. of Int of W. Florist Ave and N. 73rd St. Elev 738.37 |
| BM 3 | Fire Hydrant, Top Nut ±353' E of Int of W. Florist Ave and N. 73rd St. Elev 742.90 |
| BM 4 | Fire Hydrant, Top Nut ±693' E of Int of W. Florist Ave and N. 73rd St. Elev 744.80 |

Sanitary Structures

| Structure | # | Rim | Inv | Size | Material | Direction |
|-----------|---|--------|--------|------|----------|-----------|
| MH | 1 | 731.80 | 721.85 | 15" | RCP | N |
| | | | 721.85 | 15" | RCP | s |
| MH | 2 | 733.30 | 721.55 | 15" | RCP | N |
| | | | 721.55 | 15" | RCP | S |
| MH | 3 | 737.28 | 721.13 | 15" | RCP | N |
| | | | 721.13 | 15" | RCP | W |
| | | | 721.13 | 15" | RCP | E |

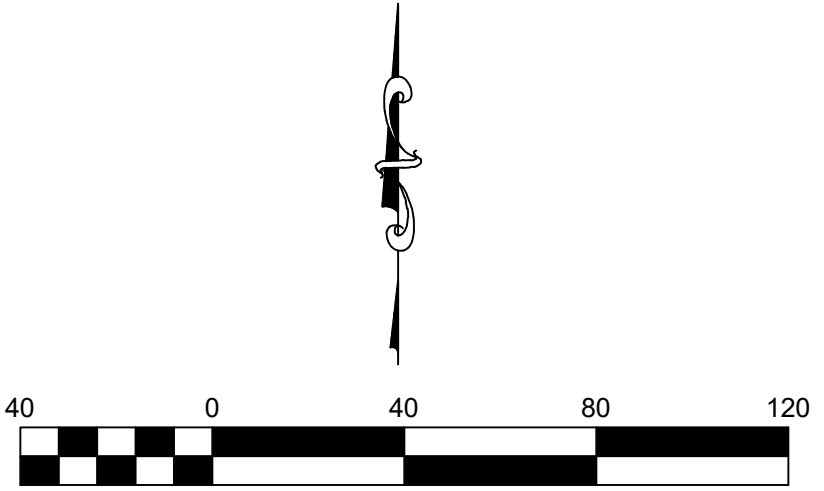
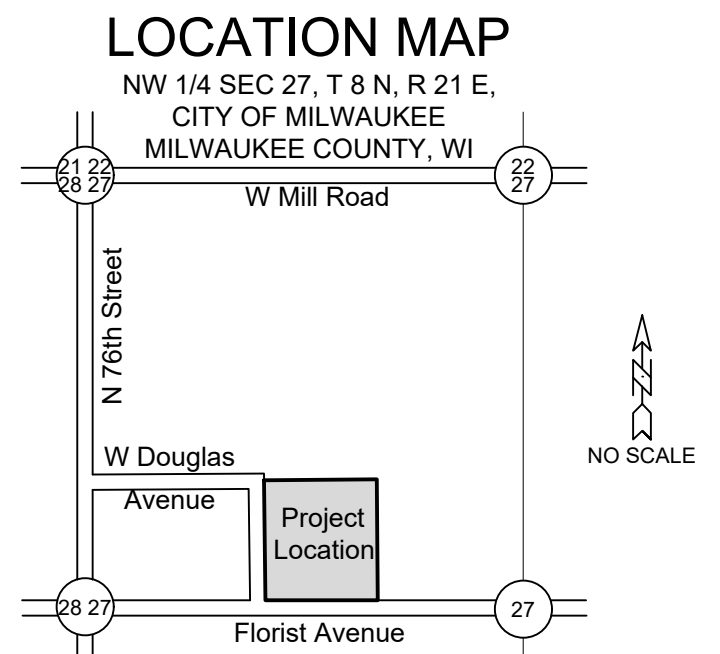
Storm Structures

| Structure | # | Rim | Inv | Size | Material | Direction |
|-----------|---|--------|--------|---------|----------|-----------|
| MH | A | 732.11 | 724.11 | 36" | RCP | N |
| | | | 724.11 | 42"x72" | RCP | S |
| INL | B | 731.55 | 729.45 | 8" | RCP | W |
| INL | C | 730.65 | 728.85 | 8" | RCP | W |
| MH | D | 731.54 | 723.79 | 42"x72" | RCP | N |
| | | | 723.79 | 42"x72" | RCP | S |
| INL | E | 736.81 | 727.91 | 15" | RCP | E |
| | | | 727.91 | 15" | RCP | W |
| INL | F | 740.35 | 734.50 | 15" | RCP | E |
| | | | 734.50 | 15" | RCP | W |
| INL | G | 742.70 | 736.85 | 15" | RCP | W |
| INL | H | 741.96 | 736.46 | 15" | RCP | E |

- General Notes:**
- Zoning Information**
Parcel is currently listed as "Special - Planned Development" district
 - Floodplain Information**
(Subject Site per FIRM Map No. 55079C0019E & 55079C0038E with an effective date of Sept 26, 2008)
Mapped as "Zone X": Area determined to be outside the 0.2% annual chance floodplain.
 - Total land area is 435,614 Square Feet (10.0003 Acres).
 - Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

LEGEND

| | | | | | |
|-----------|----------------------------|---|----------------------------------|---|--------------------|
| —DH—DH— | Overhead Electric Lines | ○ | Sanitary MH / Tank / Base | ⊗ | Deciduous Tree |
| —San—San— | Sanitary Sewer (Pipe Size) | ⊗ | Clean Out / Curb Stop / Pull Box | □ | 1" Iron Pipe Found |
| —Sto—Sto— | Storm Sewer (Pipe Size) | ⊗ | Storm Manhole | ⊕ | Government Corner |
| —W—W— | Water Main (Pipe Size) | ⊗ | Inlet | ⊕ | Benchmark |
| —F—F— | Fence - Steel | ⊗ | Hydrant | ⊕ | Asphalt Pavement |
| —E—E— | Existing Easement Line | ⊗ | Utility Valve | ⊕ | Concrete Pavement |
| —VL—VL— | Wetlands | ⊗ | Light Pole / Signal | | |
| —800— | Index Contour | | | | |
| —799— | Intermediate Contour | | | | |



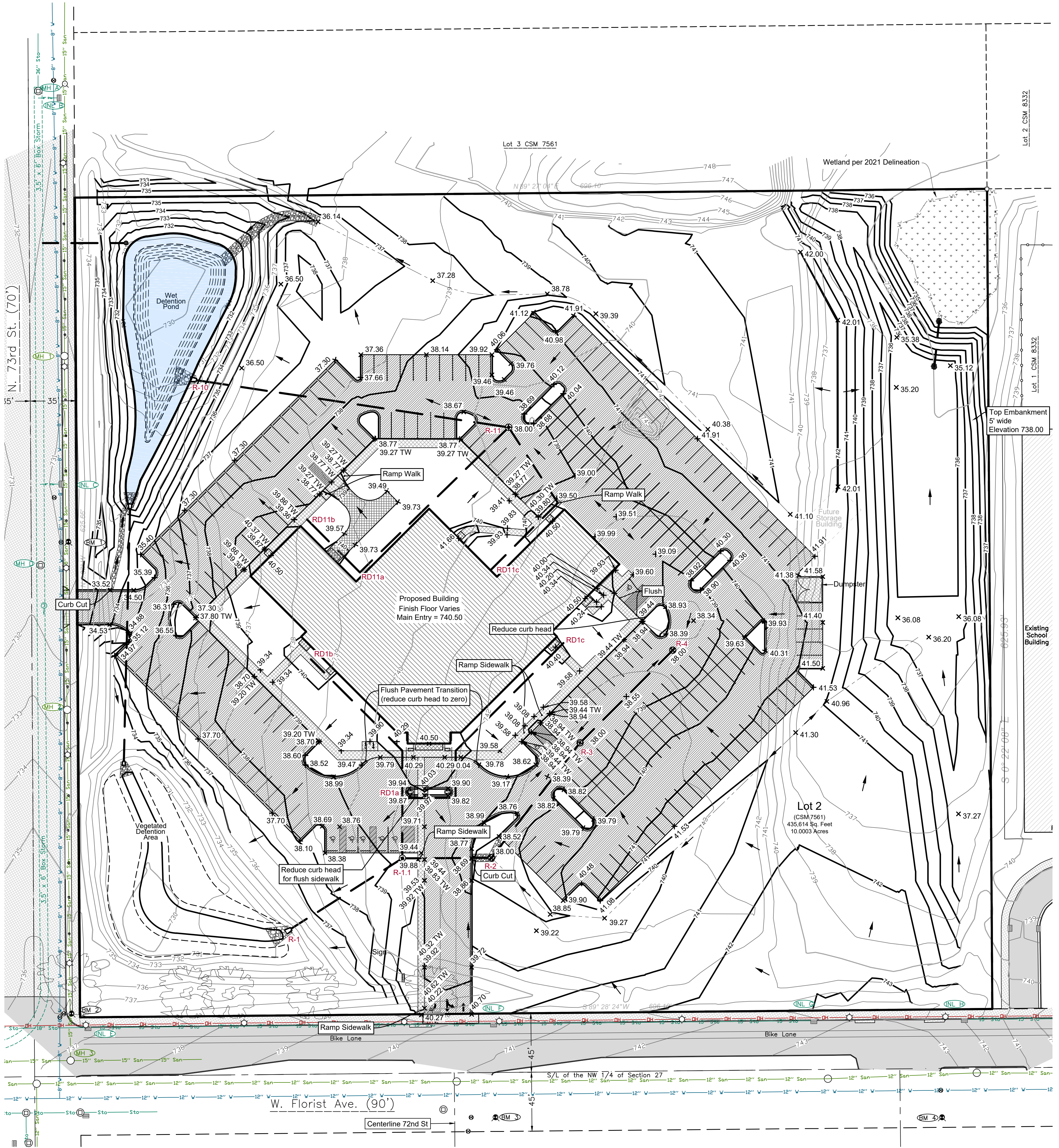
DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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Date: 10/29/2024
Author: SRA
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Page: C1.1

Holy Cathedral Church of God in Christ
City of Milwaukee, Milwaukee County, WI

TOPOGRAPHIC SURVEY

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
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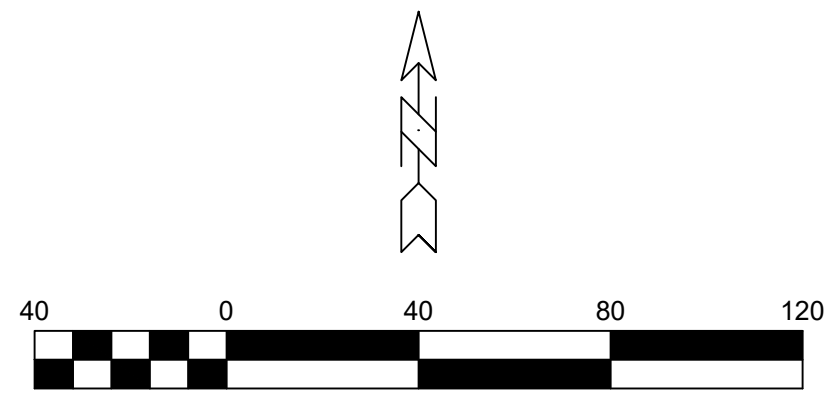
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| <ul style="list-style-type: none"> — CATV — CATV — FD — FD — OH — OH — San — San — Sto — Sto — E — E — G — G — T — T — W — W — F — F — VL — VL — Treeline — Railroad Tracks — Culvert — 800 — 799 — 608 — 608.73 — 608.73 TW — 608.7 | <ul style="list-style-type: none"> ○ Sanitary MH / Tank / Base ○ Clean Out / Curb Stop / Pull Box ○ Storm Manhole ○ Inlet ○ Catch Basin / Yard Drain ○ Water MH / Well ○ Hydrant ○ Utility Valve ○ Utility Meter ○ Utility Pole ○ Light Pole / Signal ○ Guy Wire ○ Electric Pedestal ○ Electric Transformer ○ Air Conditioner ○ Telephone Pedestal ○ Telephone Manhole ○ +799.9 Ex Spot Elevation ○ Proposed Storm Sewer ○ Proposed Storm Manhole ○ Proposed Curb Inlet ○ Prop. Catch Basin / Yard Drain ○ Proposed Endwall ○ Proposed Rip Rap ○ Prop. Drainage Direction ○ FF=000.0 Prop. Finished Floor Elev. | <ul style="list-style-type: none"> □ CATV Pedestal □ Gas Regulator □ Railroad Signal □ Sign □ Tower / Silo □ Post / Guard Post □ Satellite Dish □ Large Rock □ Flag Pole □ Deciduous Tree □ Coniferous Tree □ Bush / Hedge □ Stump □ Marsh □ Soil Boring □ Benchmark □ Asphalt Pavement □ Concrete Pavement □ Gravel |
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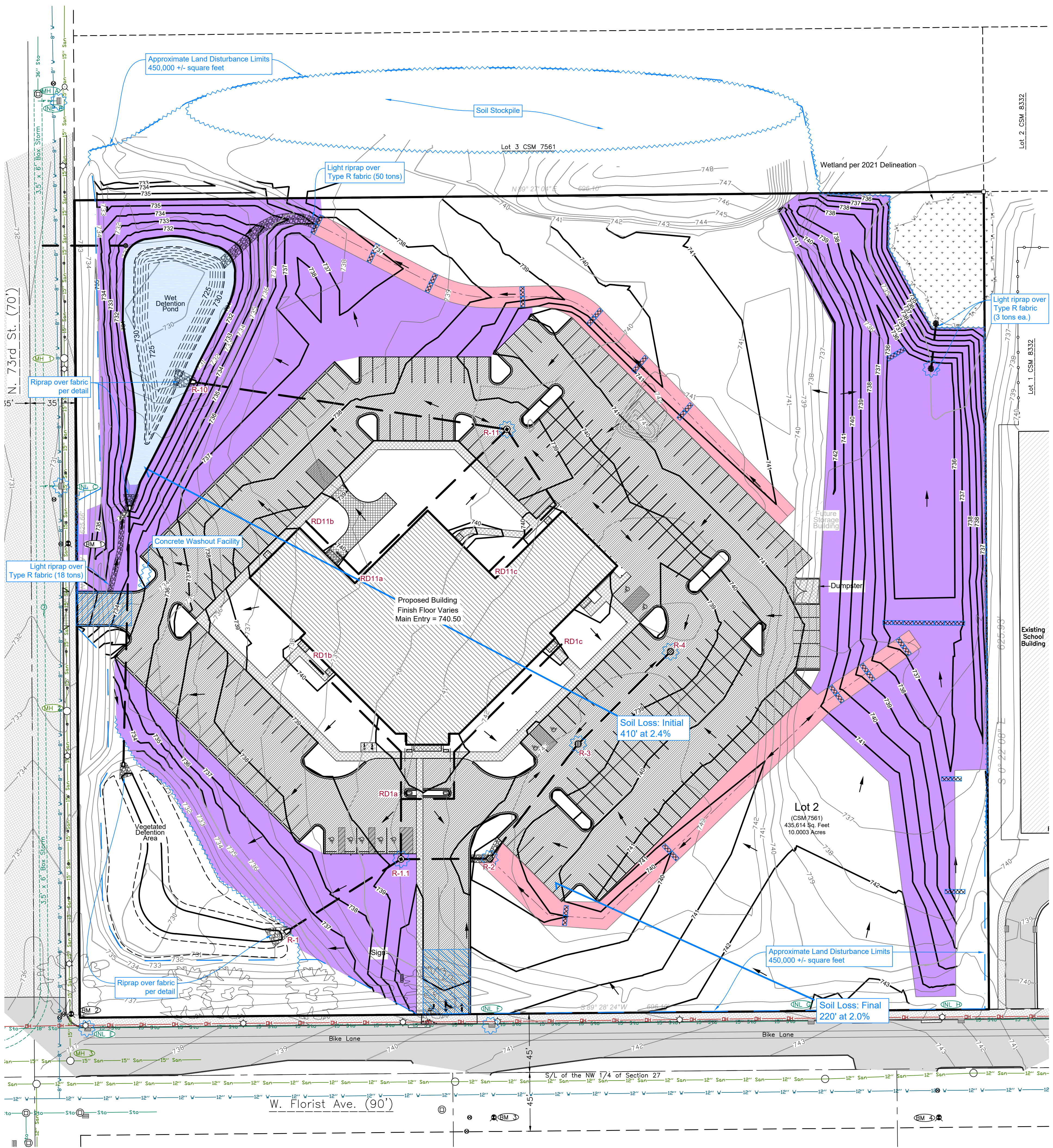
NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
2. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
3. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
4. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
5. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.

BENCHMARKS (NAVD 88)

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|------|---|
| BM 1 | Fire Hydrant, Top Nut ±410' N of Int of W. Florist Ave and N. 73rd St. Elev 733.56 |
| BM 2 | Fire Hydrant, Top Nut NE Quad. of Int of W. Florist Ave and N. 73rd St. Elev 738.37 |
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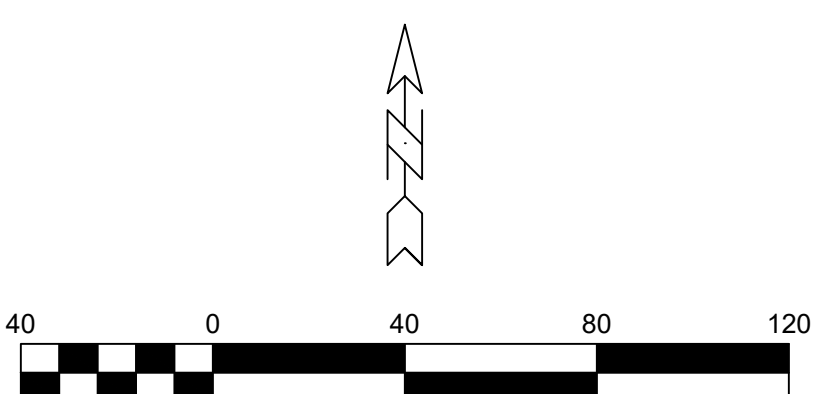


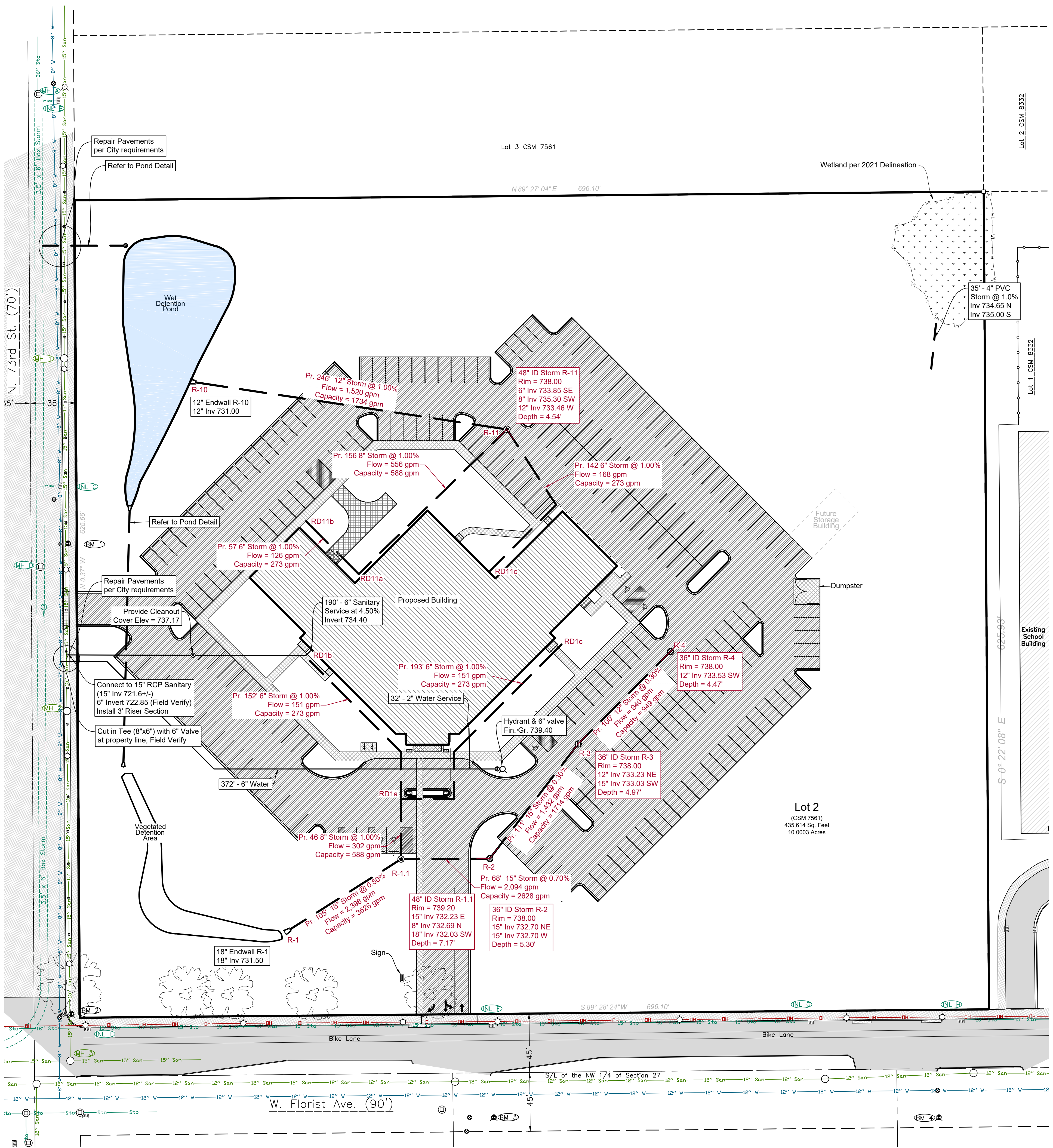
LEGEND

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|--|---|---|
| <ul style="list-style-type: none"> — CATV — CATV — FO — Underground Fiber Optic — OH — Overhead Electric Lines — UGW — Utility Guy Wire — San — Sanitary Sewer — S to S to — Storm Sewer — E — Underground Electric — G — Underground Gas Line — T — Underground Telephone — V — Water Main — F — Fence - Steel — F — Fence - Wood — X — Fence - Barbed Wire — W — Wetlands — T — Treeline — RR — Railroad Tracks — C — Culvert — 800 — Index Contour — 799 — Intermediate Contour — 608 — Proposed Storm Sewer — — Proposed Contour — — Proposed Swale — — Proposed Culvert — — Proposed Silt Fence — — Prop. Drainage Direction — — Proposed Tracking Pad — — Proposed Ditch Check — — Proposed Building — — Proposed Asphalt — — Proposed Concrete — — Proposed Gravel | <ul style="list-style-type: none"> ○ Sanitary MH / Tank / Base ⊗ Clean Out / Curb Stop / Pull Box ⊕ Storm Manhole ⊖ Inlet ⊙ Catch Basin / Yard Drain ⊗ Water MH / Well ⊕ Hydrant ⊖ Utility Valve ⊙ Utility Meter ⊗ Utility Pole ⊕ Light Pole / Signal ⊖ Guy Wire ⊙ Electric Pedestal ⊗ Electric Transformer ⊕ Air Conditioner ⊖ Telephone Pedestal ⊙ Telephone Manhole ⊕ +799.9 Ex Spot Elevation ⊗ Proposed Storm Manhole ⊕ Proposed Curb Inlet ⊖ Prop. Catch Basin / Yard Drain ⊙ Proposed Endwall ⊗ Proposed Rip Rap ⊕ Proposed Inlet Protection ⊖ Proposed Urban Type B Erosion ⊙ Proposed Class I Type B Erosion | <ul style="list-style-type: none"> ⊗ CATV Pedestal ⊕ Gas Regulator ⊖ Railroad Signal ⊙ Sign ⊗ Tower / Silo ⊕ Post / Guard Post ⊖ Satellite Dish ⊙ Large Rock ⊗ Flag Pole ⊕ Deciduous Tree ⊖ Coniferous Tree ⊙ Bush / Hedge ⊗ Shrub ⊕ Marsh ⊖ Soil Boring ⊙ Benchmark ⊗ Asphalt Pavement ⊕ Concrete Pavement ⊖ Gravel |
|--|---|---|

Notes: Refer to sheet C2.2 for Planned Sediment and Erosion Control Practices and Sequence of Construction.

Address: 7200 W Florist Avenue





LEGEND

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|---------------|------------------------------------|-----------------------|
| — CATV — CATV | ○ Sanitary MH / Tank / Base | □ CATV Pedestal |
| — FD — FD | ○ Clean Out / Curb Stop / Pull Box | □ Gas Regulator |
| — OH — OH | ○ Storm Manhole | □ Railroad Signal |
| — UG — UG | ○ Inlet | □ Sign |
| — San — San | ○ Catch Basin / Yard Drain | □ Tower / Silo |
| — S to — S to | ○ Water MH / Well | □ Post / Guard Post |
| — E — E | ○ Hydrant | □ Satellite Dish |
| — G — G | ○ Utility Valve | □ Large Rock |
| — T — T | ○ Utility Meter | □ Flag Pole |
| — W — W | ○ Utility Pole | □ Deciduous Tree |
| — F — F | ○ Light Pole / Signal | □ Coniferous Tree |
| — G — G | ○ Guy Wire | □ Bush / Hedge |
| — E — E | □ Electric Pedestal | □ Stump |
| — G — G | □ Electric Transformer | □ Marsh |
| — T — T | □ Air Conditioner | □ Soil Boring |
| — W — W | □ Telephone Pedestal | □ Benchmark |
| — F — F | □ Telephone Manhole | □ Asphalt Pavement |
| — W — W | □ Ex Spot Elevation | □ Concrete Pavement |
| — T — T | ○ Proposed Sanitary Manhole | △ Proposed Reducer |
| — S — S | ○ Proposed Storm Manhole | ○ Proposed Plug |
| — W — W | ○ Proposed Curb Inlet | ○ Proposed Water MH |
| — C — C | ○ Prop. Catch Basin / Yard Drain | ○ Proposed Tee |
| — S — S | ○ Proposed Endwall | ○ Proposed Cross |
| — H — H | ○ Proposed Hydrant | ○ Proposed 90° Bend |
| — V — V | ○ Proposed Valve | ○ Proposed 45° Bend |
| — C — C | ○ Proposed Curb Stop | ○ Proposed 22.5° Bend |
| — O — O | ○ Proposed Cleanout | |

Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Standard Specifications of the City of Milwaukee.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The outside services are shown to stop at a point 5 feet outside the foundation wall. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

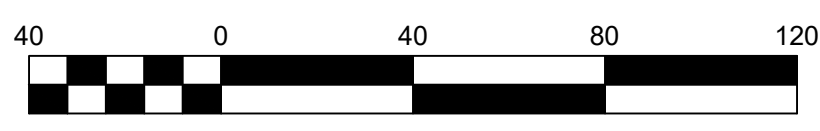
The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

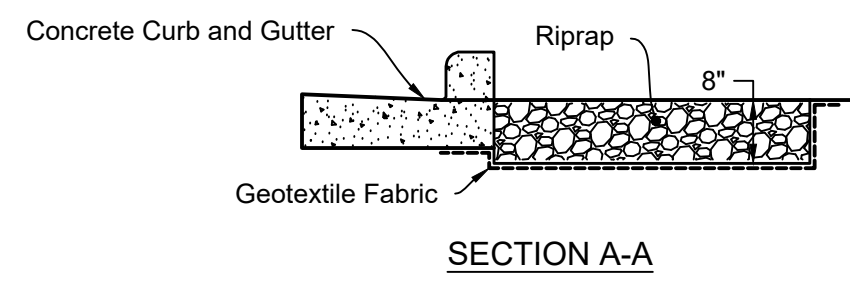
Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Water Pipe shall be PVC C900 D(18), with minimum of 18 gauge, insulated (blue), single-conductor copper tracer wire, or equivalent, per SPS 382.40 (8)(k).

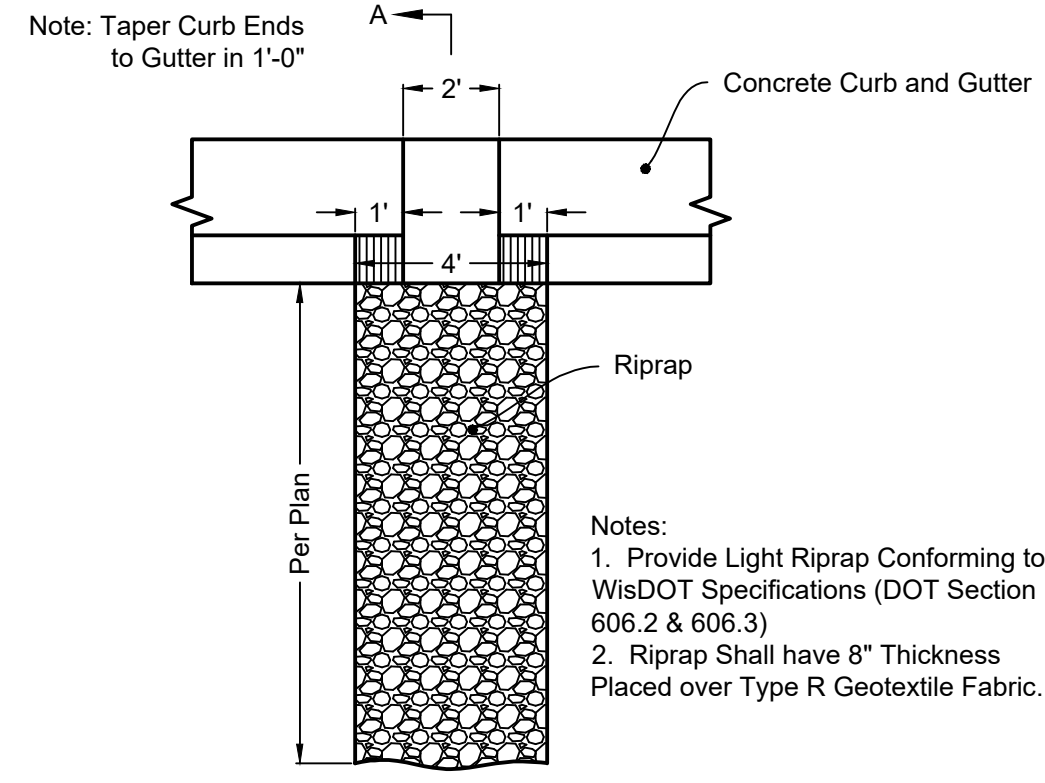
Sanitary Sewer Pipe shall be PVC Schedule 40, with minimum of 18 gauge, insulated (green), single-conductor copper tracer wire, or equivalent, per SPS 382.30 (11)(h).

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, water tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a. Install under drains to all storm sewer inlets within a pavement section; R-2, R-3, R-4, R-11. Cleanouts associated with downspout connections for labeled locations; RD1a, RD1b, RD1c, RD11a, RD11b, RD12. Connection downspouts to storm sewer, locations per architectural plan.

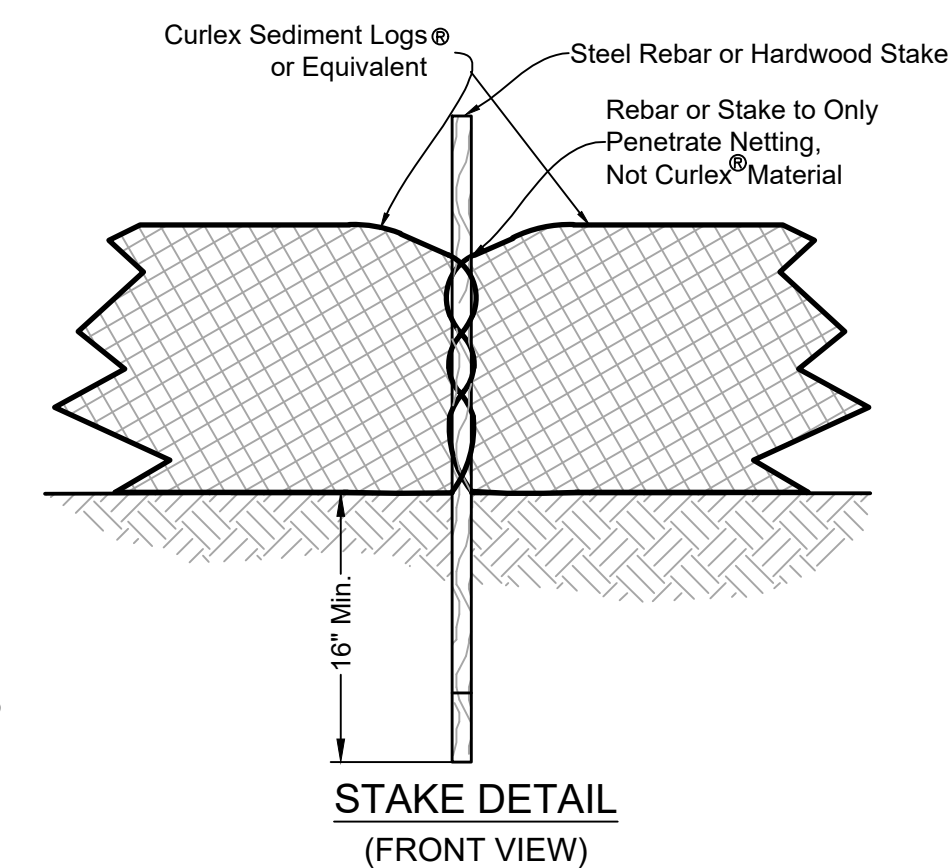




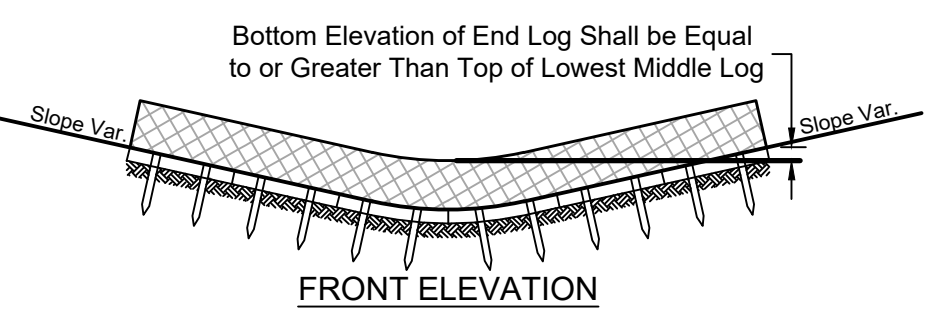
SECTION A-A



PLAN VIEW CURB CUT OPENING



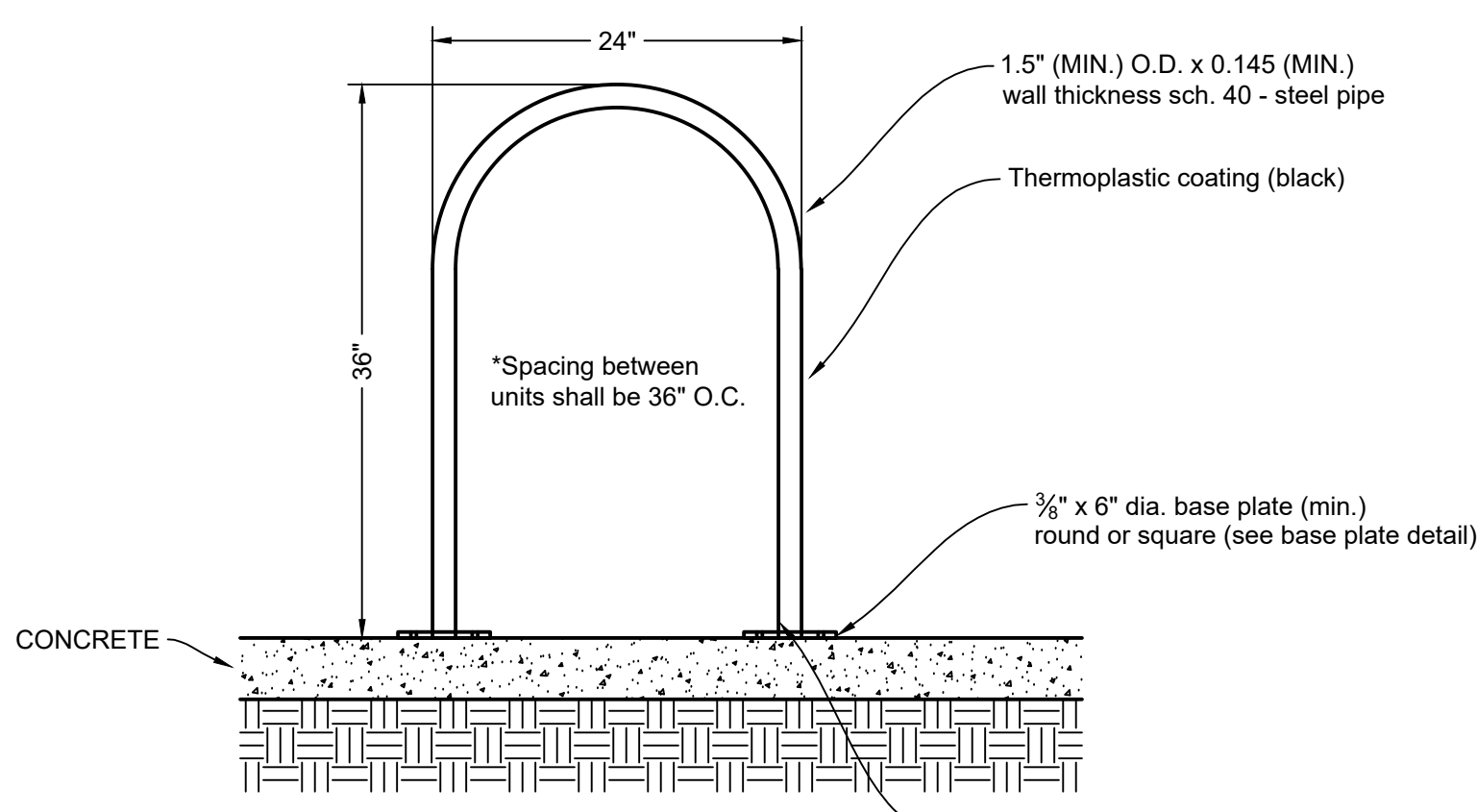
STAKE DETAILS (NO TRENCH)



STAKE DETAIL (FRONT VIEW)

NOTE: Stake installation shall meet manufacturer's requirements in regard to spacing, material, size, and bury depth.

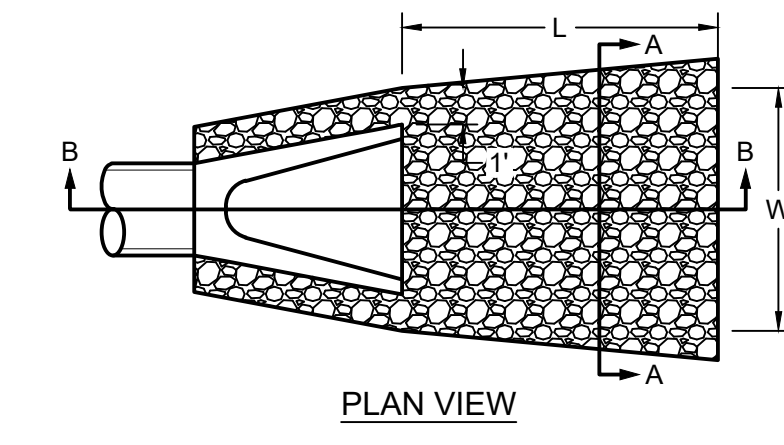
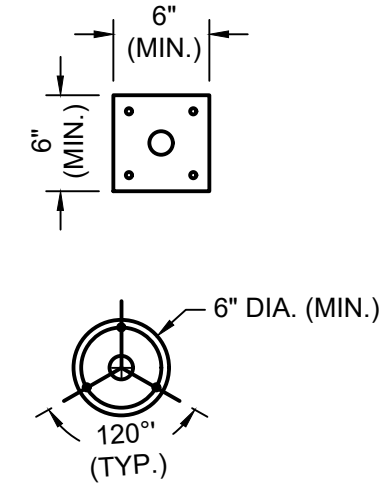
SEDIMENT LOG DETAIL



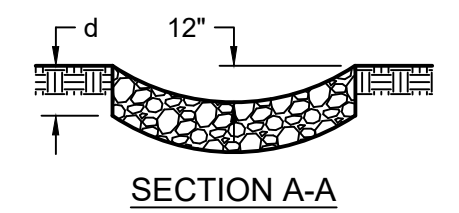
INVERTED 'U' BIKE RACK UNIT

- Notes:
- Rack shall not be welded in sections.
 - Base plate shall be welded to steel pipe.
 - Rack dimensions may vary by manufacturer.
- Mounting (Concrete):
- Base plate shall be mounted to concrete via expansion anchor: 4" x 5/8" wedge anchor with tamper-resistant security nut or approved equal
 - Rack shall be set firm and aligned with a tolerance plus or minus 1/4" from plumb.

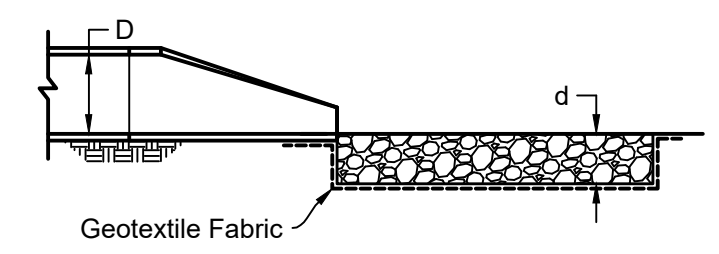
3/8" BASE PLATE DETAIL



PLAN VIEW

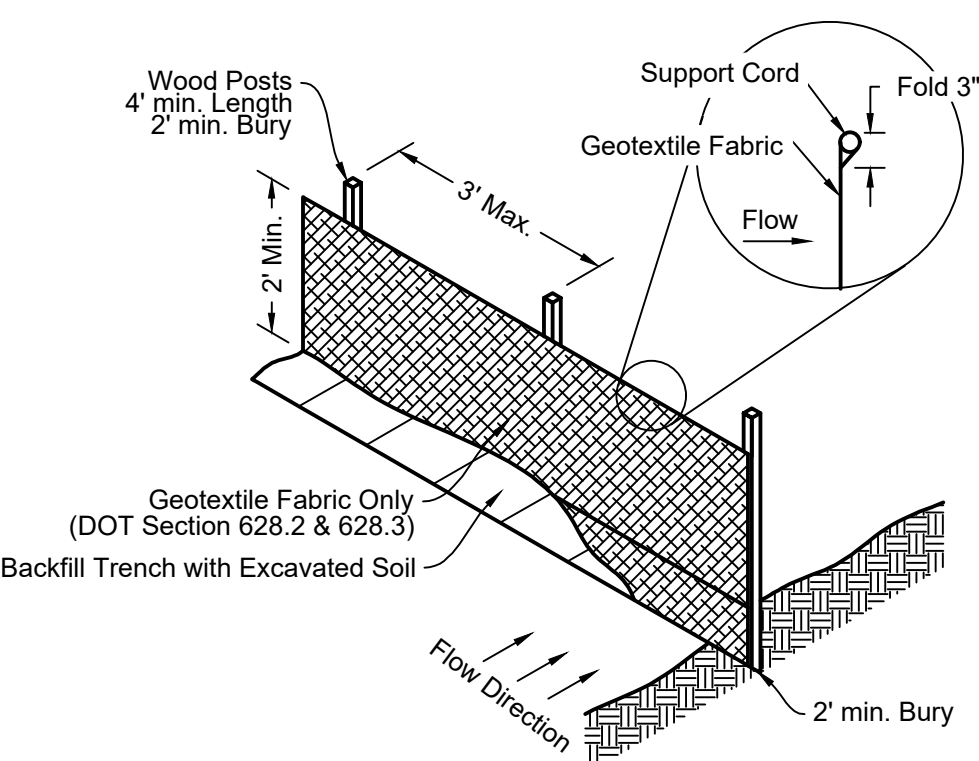


SECTION A-A



SECTION B-B

STORM SEWER ENDWALL OUTLET PROTECTION

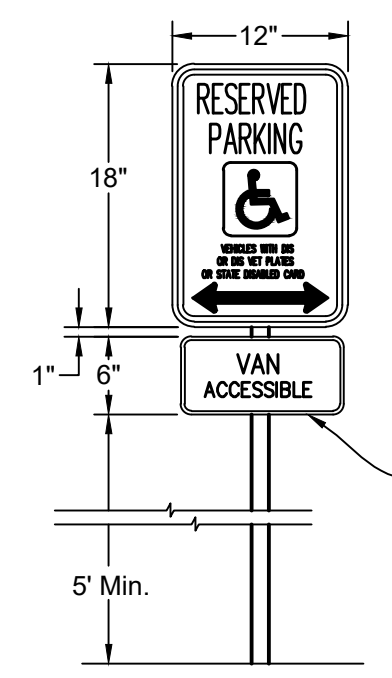


TRENCH DETAIL

Silt fence notes:

- Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
- When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
- Attach the fabric to the posts with wire staples or wooden lath and nails.
- 8'-0" post spacing allowed if a woven geotextile fabric is used.
- Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
- Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
- Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

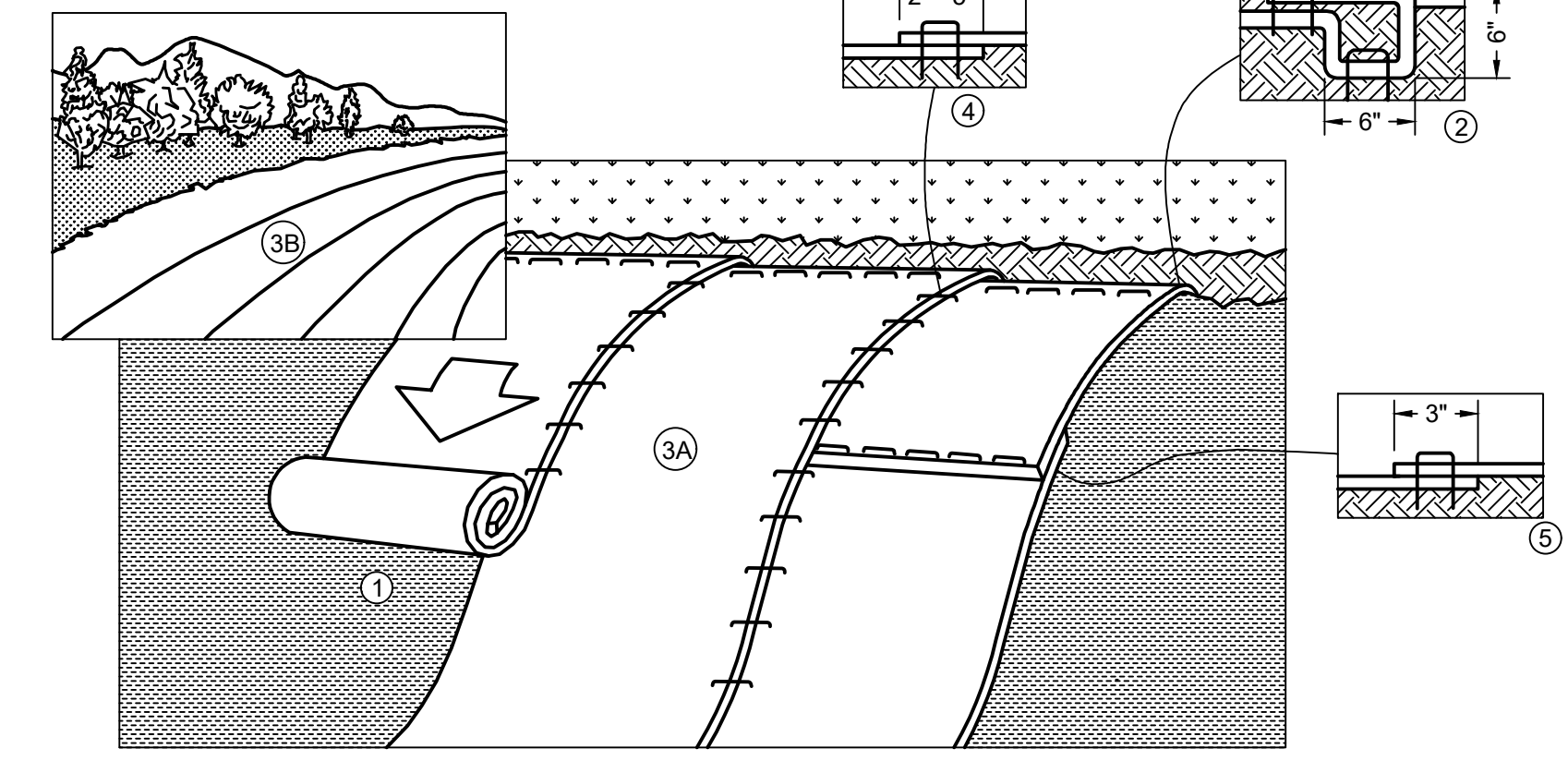
SILT FENCE INSTALLATION



HANDICAP PARKING SIGN DETAIL

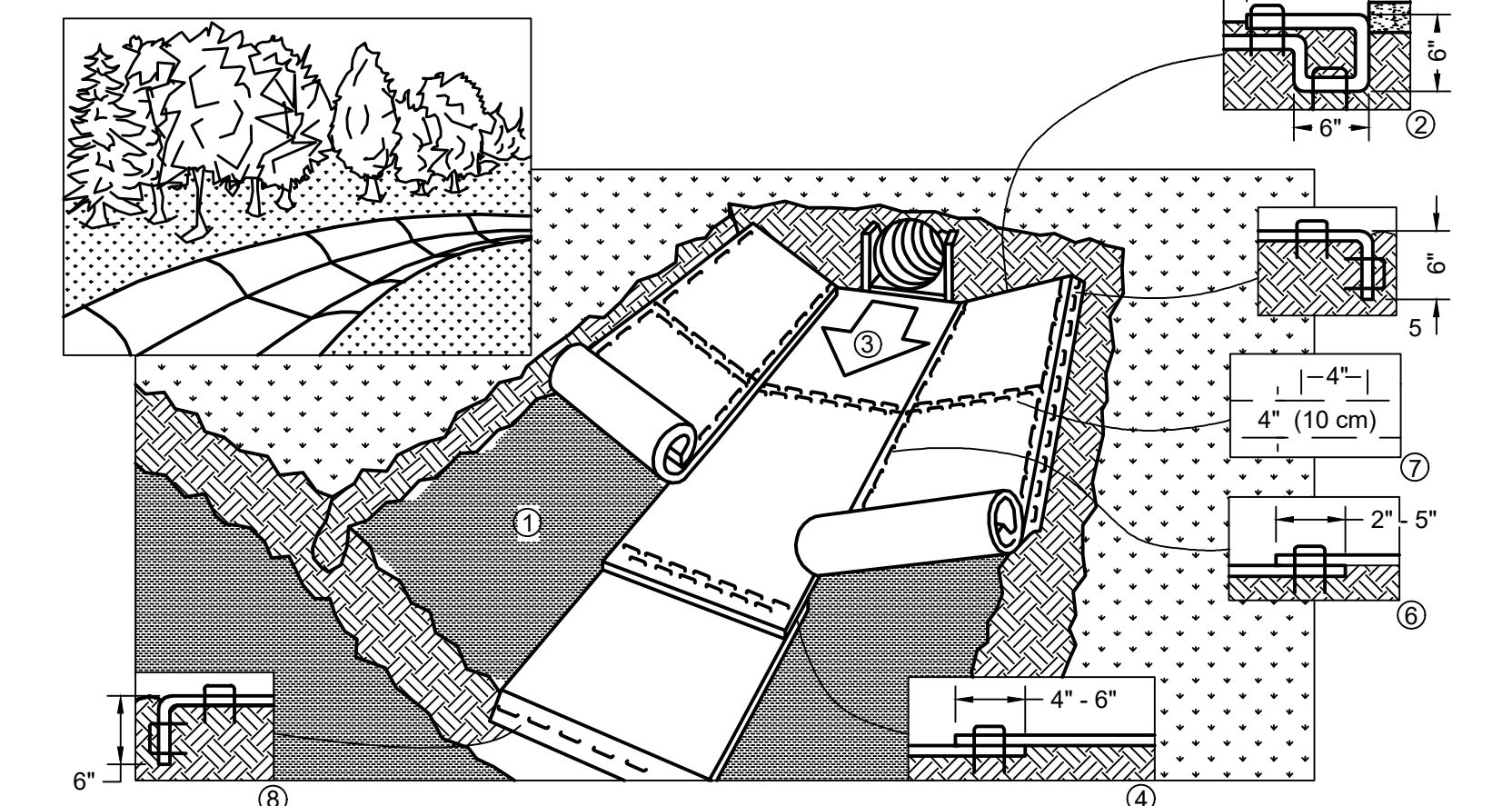
| D | 12" | 15" | 18" | 21" | 24" | 27" | 30" | 36" | 42" | 48" | 54" | 60" |
|---------------|-----|-----|-----|------|------|------|------|------|------|------|------|------|
| L | 10' | 12' | 18' | 20' | 20' | 25' | 28' | 33' | 37' | 40' | 45' | 45' |
| W | 11' | 13' | 20' | 22' | 24' | 28' | 32' | 38' | 42' | 45' | 50' | 50' |
| d | 12" | 12" | 12" | 18" | 18" | 18" | 18" | 24" | 24" | 24" | 24" | 24" |
| Riprap cu yds | 2.6 | 3.6 | 7.8 | 14.3 | 15.6 | 22.6 | 38.4 | 53.2 | 65.8 | 76.3 | 95.0 | 95.0 |

- Notes:
- Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
 - Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
 - Exercise care in placement of riprap to avoid damage to filter fabric.
 - Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
 - Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
 - Use 12" dimension for pipes less than 12" in diameter.

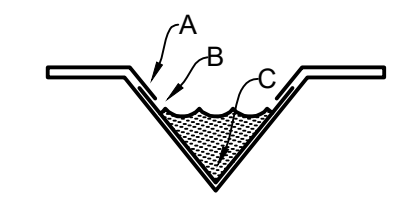


- Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
 - Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
 - Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots corresponding to the appropriate staple pattern.
 - The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
 - Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.
- Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.
- Detail provided by North American Green (www.nagreen.com)
 - Turf Reinforcement Mats (TRM's) shall be installed in accordance with the above specifications for all RECP's. Anchoring size and pattern is to be installed per manufacturer specifications for clay soils having 4:1 slope. All TRM's shall be topsoil filled, seeded, and covered with a Class 2, Type B erosion mat in accordance with all manufacturer specifications.

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION



- Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
 - Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
 - Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
 - Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
 - Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
 - Adjacent RECP's must be overlapped approximately 2" - 5" (5 cm - 12.5 cm) (depending on RECP's type) and stapled.
 - In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
 - The terminal end of the RECP's must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
- Note:
- * In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.
- Detail provided by North American Green (www.nagreen.com)

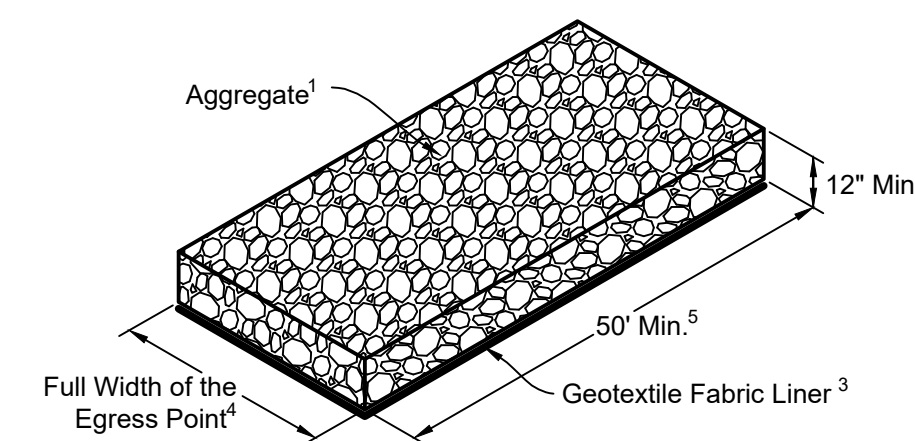
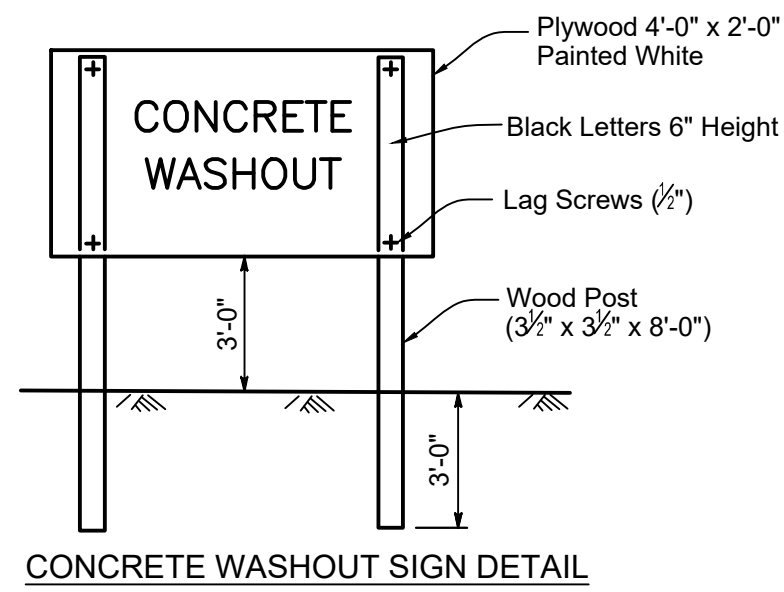
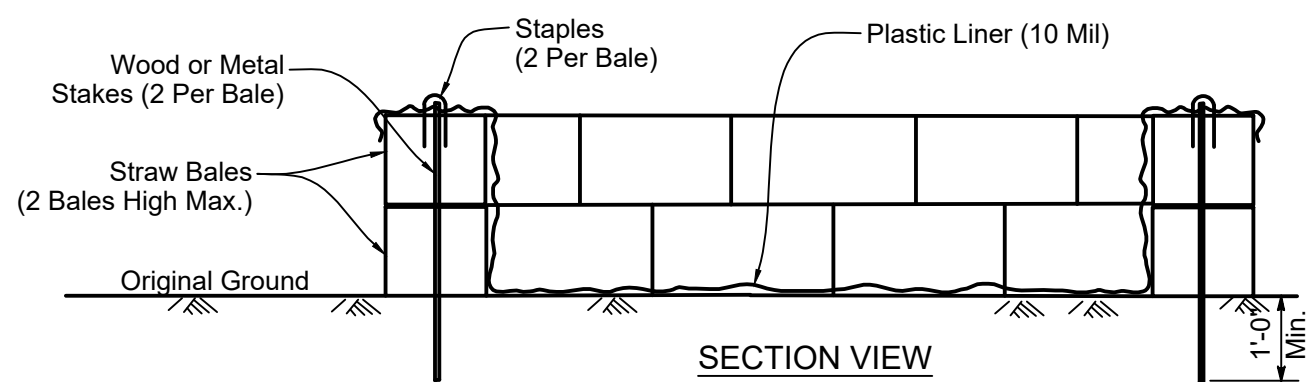


- Critical Points
- Overlaps and seams
 - Projected Water line
 - Channel Bottom/side slope vertices

Note:

- * Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.
- ** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

EROSION MAT CHANNEL INSTALLATION



TRACKING PAD DETAIL

Note 1 Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.

Note 2 Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

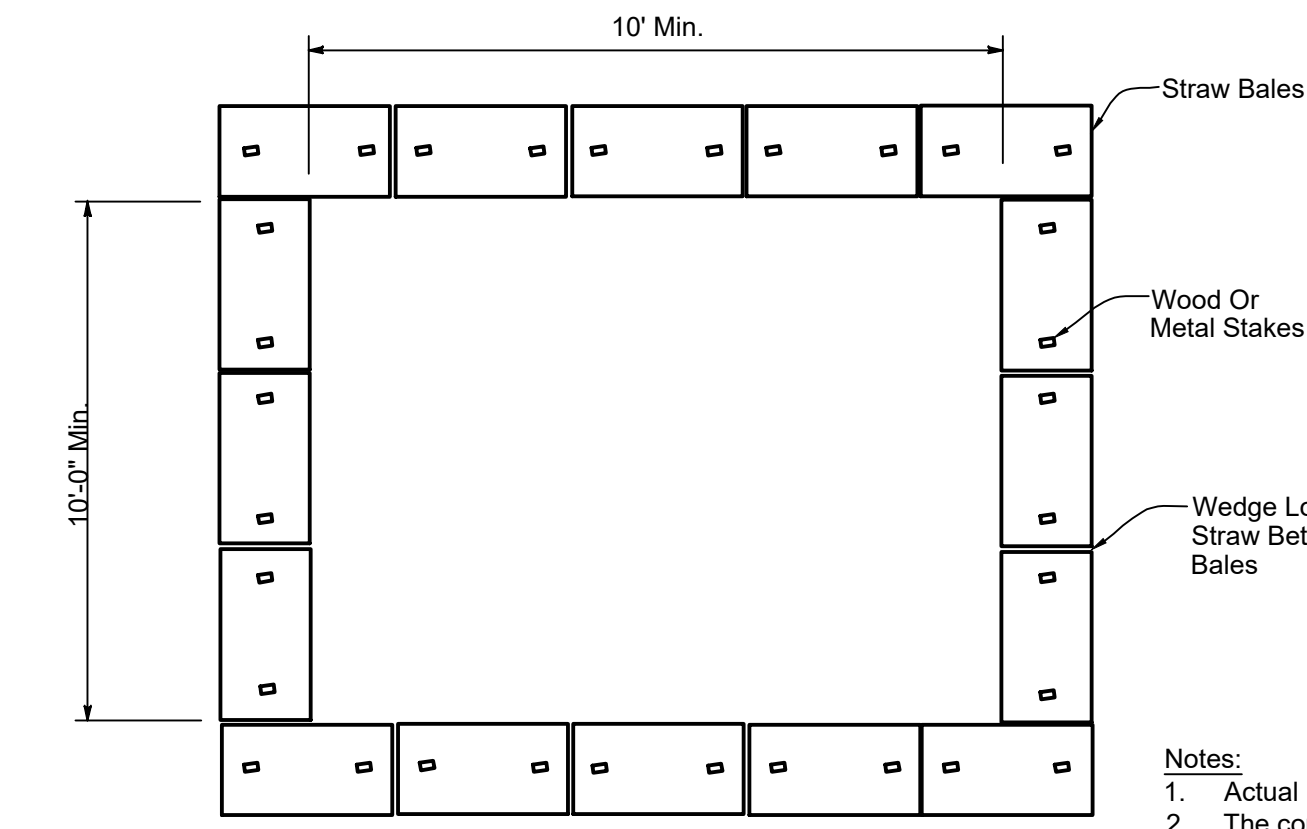
Note 3 Select fabric type based on soil conditions and vehicles loading.

Note 4 Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note 5 If a 50' pad length is not possible due to site geometry, install the maximum length practical and supplement with additional practices as needed.

TABLE 1: GRADATION FOR STONE TRACKING PADS

| Sieve Size | Percent by Weight Passing |
|------------|---------------------------|
| 3" | 100 |
| 2-1/2" | 90-100 |
| 1-1/2" | 25-60 |
| 3/4" | 0-20 |
| 3/8" | 0-5 |



TEMPORARY CONCRETE WASHOUT FACILITY

Notes:
 1. Actual layout to be determined in field.
 2. The concrete washout sign shall be installed within 30' of the temporary concrete washout facility.

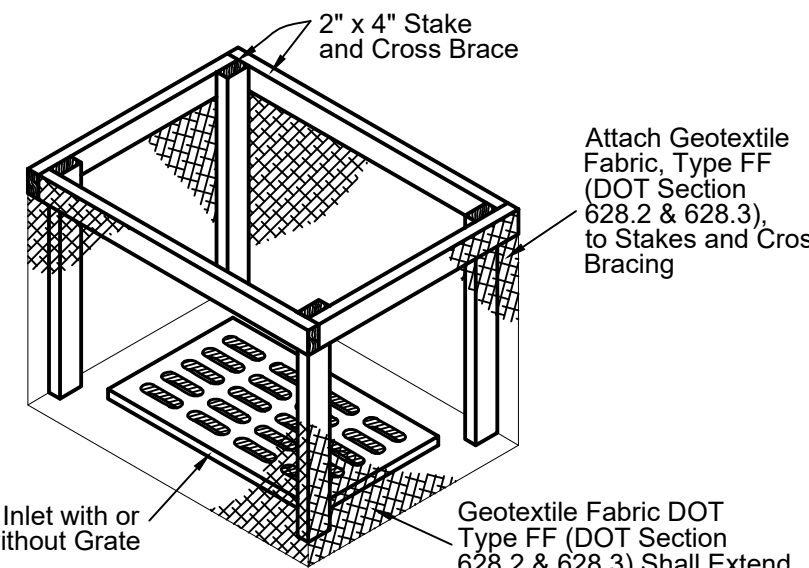
GENERAL NOTES:

Inlet protection devices shall be maintained or replaced at the direction of the engineer.

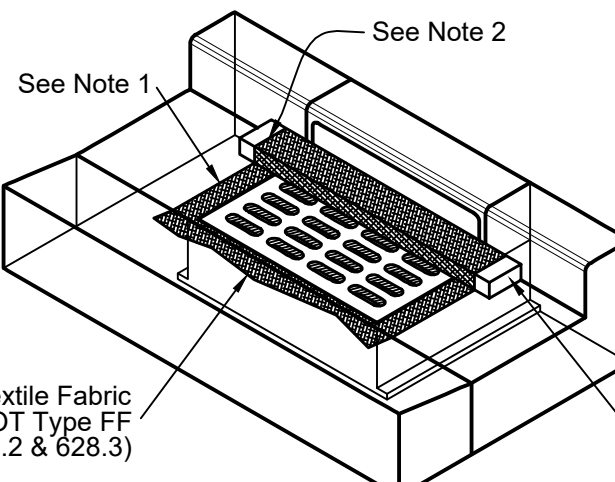
Manufactured alternatives approved and listed on the DOT Erosion Control Product Acceptability list may be substituted.

When removing or maintaining inlet protection, care shall be taken so that the sediment trapped on the geotextile fabric does not fall into the inlet. Any material falling into the inlet shall be removed immediately.

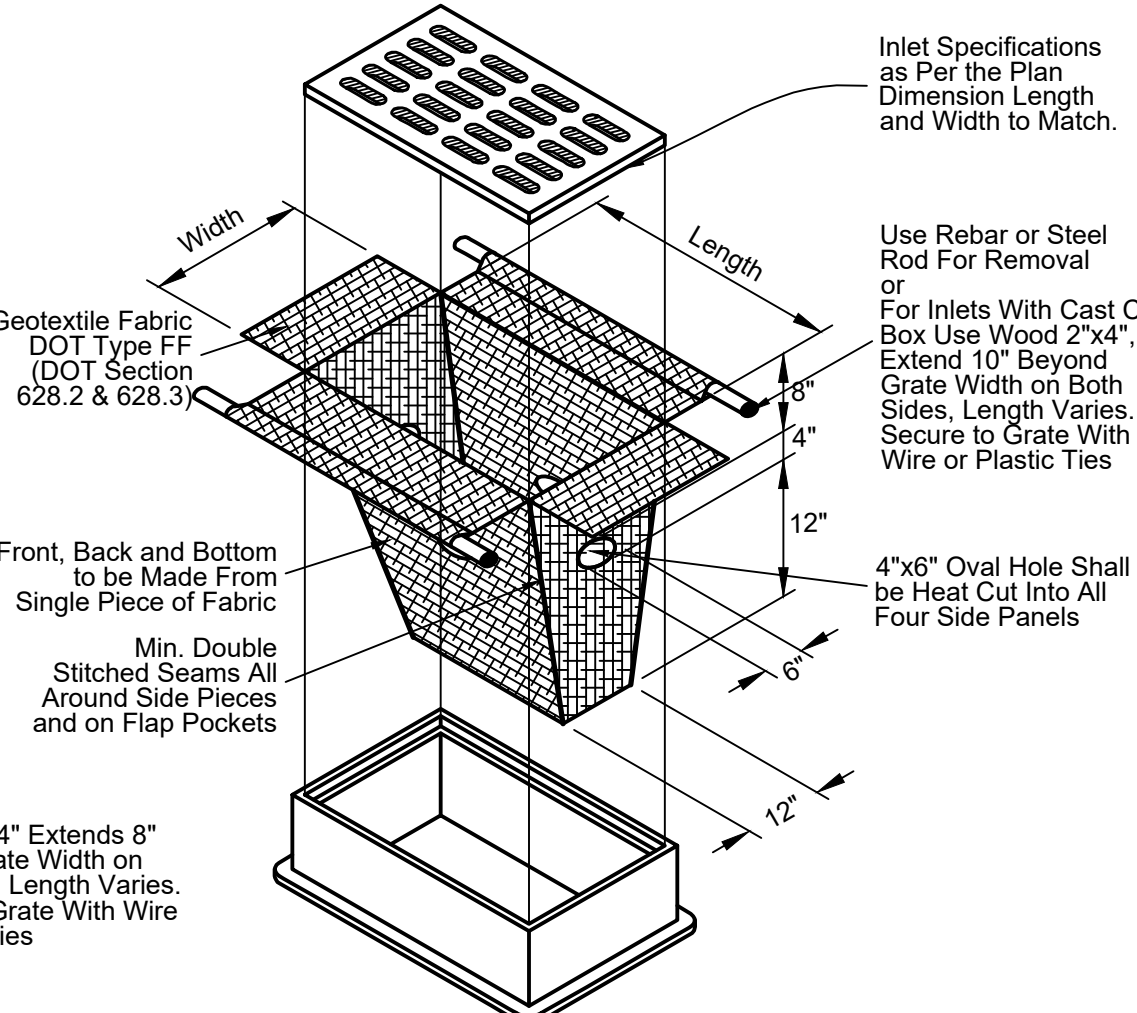
1. Finished size, including flap pockets where required, shall extend a minimum of 10' around the perimeter to facilitate maintenance or removal.
2. For inlet protection, Type C (with curb box), an additional 10' of fabric is wrapped around the wood and secured with staples. The wood shall not block the entire height of the curb box opening.
3. Flap pockets shall be large enough to accept wood 2x4.



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C

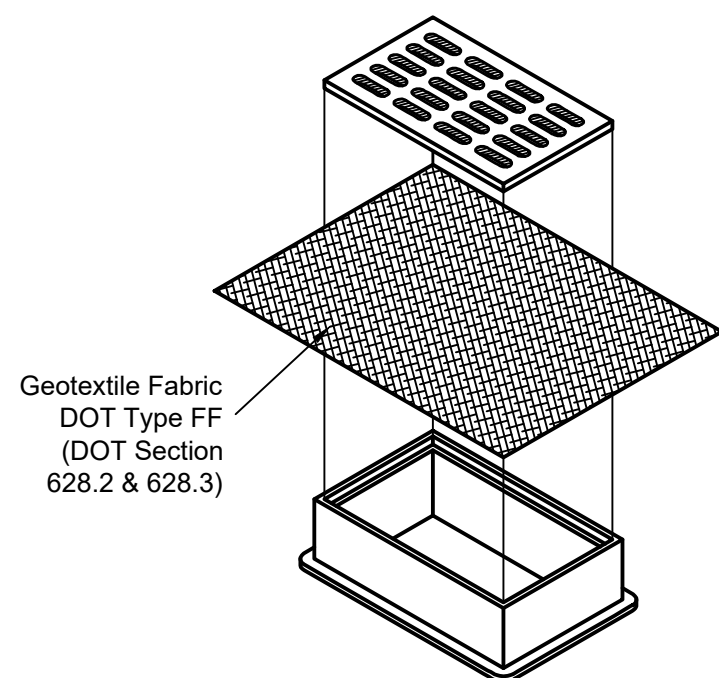


INLET PROTECTION, TYPE D

(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)

INSTALLATION NOTES:
 Do not install inlet protection type D in inlets shallower than 30", measured from the bottom of the inlet to the top of the grate.
 Trim excess fabric in the flow line to within 3" of the grate.

The installed bag shall have a minimum side clearance between the inlet walls and the bag measured at the bottom of the overflow holes of 3". Where necessary, the contractor shall cinch the bag using plastic zip ties to achieve the 3" clearance. The ties shall be placed at a minimum of 4" from the bottom of the bag.



INLET PROTECTION, TYPE B

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

INSTALLATION NOTES:
 Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

Inlet protection Type C shall be utilized on street inlets with curb heads.

TYPE B & C
 Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary as no sediment flushing is allowed.

Soil Description

Mequon silt loam (MIA), Pella silt loam (Ph), and Ozaukee silt loam (OuB2), are the soil units per County soil survey mapping, however, the composition of 2014 fill material may vary.

- 1) Diverting Flow
 - a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the storm sewers and detention areas.
- 2) Overland Flow
 - a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6-inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056.** It will be placed at the following locations:
 - i) along the site perimeter where runoff will leave the site.
 - ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.
 - iii) as slope interruption within the development.
 - b) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058.** In addition to mulching, Erosion Mat is required per plan and if field conditions warrant.
 - c) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059.** Seed mixture 40 (per WisDOT Specifications, Section 630) or equivalent shall be applied at 5 pounds per 1000 square feet for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at any time sod is available and the sod and soil are not frozen.
- 3) Channelized Flow
 - a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062 and all manufacturer specifications.** Ditch Checks will be used where indicated on the plan as sediment logs. Additional ditch checks may be required in areas where erosion is occurring.
- 4) Permanent Channel Stabilization
 - a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. All areas immediately downstream of storm sewer outfalls will be stabilized using riprap.
 - b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
 - i) drainage swales as indicated on the plans;
- 5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060.** As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans.
- 6) Trackout Control - Intended to reduce the amount of sediment transported onto public roads or offsite access points. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057.** Trackout controls will be constructed at the site entrances as indicated on the plan.
- 7) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.
- 8) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** In the event dewatering is required for wet pond construction the following is required:
 - a) Pumping shall occur in a non-erosive manner to minimize erosion and sediment transport. Pump effluent is to be directed into the sediment trap located in the southwest corner of the property.
 - b) A qualified professional shall be contacted to perform the sediment testing and select the proper flocculant if utilized.
 - c) In the event the SW sediment trap is full and can no longer be utilized, geotextile bags are required to prevent sedimentation with a stable discharge. **The bags shall meet the requirements of DNR Technical Standard 1061.** Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements.
- 9) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.
- 10) Sediment Basin - The proposed pond will serve as a sediment basin during construction. **The sediment basin is designed in accordance with DNR Technical Standard 1064** utilizing the post construction primary orifice and outlet. Upon final stabilization of the site, the remaining sediment storage capacity of all ponds shall be verified to plan depth. If inadequate sediment storage is available the accumulated sediment shall be removed and disposed of according to the Operation and Maintenance Plan.

Sequence of Construction

- Definition of Phases of Construction**
- Sewer & Water Utility Construction - Construction of underground utilities including water and sanitary services and storm sewers.
 - Storm Water Pond Construction - Construction of the storm water pond and vegetated detention area, including the outlet structure and all stabilization.
 - Site Work Construction - Mass grading and swale construction as required for site drainage. Establish swale vegetation no later than 7 days after swale grading is complete.
 - Grade and Gravel Construction- Construction of gravel base course. Stabilize topsoil in accordance with WDNR Technical Standards.
 - Building Construction - Construct building and underground utilities including gas mains, electric service, telecommunications, and site lighting.
 - Paving - Construction of concrete curbs & gutters and installation of final pavements
- Construction Sequence**
- 1) Obtain plan approval and other applicable permits
 - 2) Install & maintain all sediment control measures. **May 2025**
 - 3) Storm Water Pond Construction, must be complete or concurrent with the commencement of Site Work and Sewer & Water Utility Construction. Stabilize pond embankments immediately. Refer to notes for dewatering practices to construct the wet pond and liner. **May 2025**
 - 4) Sewer & Water Utility Construction. **June 2025**
 - 5) Site Work Construction. **June 2025**
 - 6) Grade and Gravel Construction. **June 2021.**
 - 7) Building Construction. **June 2025 - April 2026**
 - 8) Paving. **Fall 2025**
 - 9) Final Landscaping. **Spring 2026**
 - 10) Stabilize lawn and ditch areas no later than one week after final grade is established and before September 15, 2025. Temporary seeding is required for stockpiles and areas that will remain inactive for more than 7 days.
 - 11) Remove all temporary measures once the site is 70-percent vegetated. Water if necessary to establish healthy and well rooted vegetation.

Maintenance Plan

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

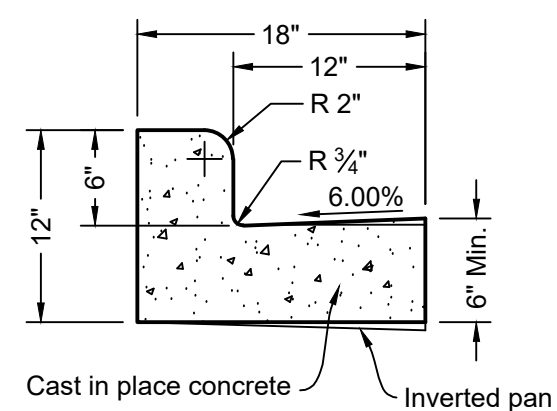
- 1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
- 2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
- 3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
- 4) Construction and waste materials shall be properly disposed.

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to Appendix C or the DNR website for a template: <https://dnr.wi.gov/files/PDF/forms/3400/3400-187.pdf>. Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the City of Milwaukee

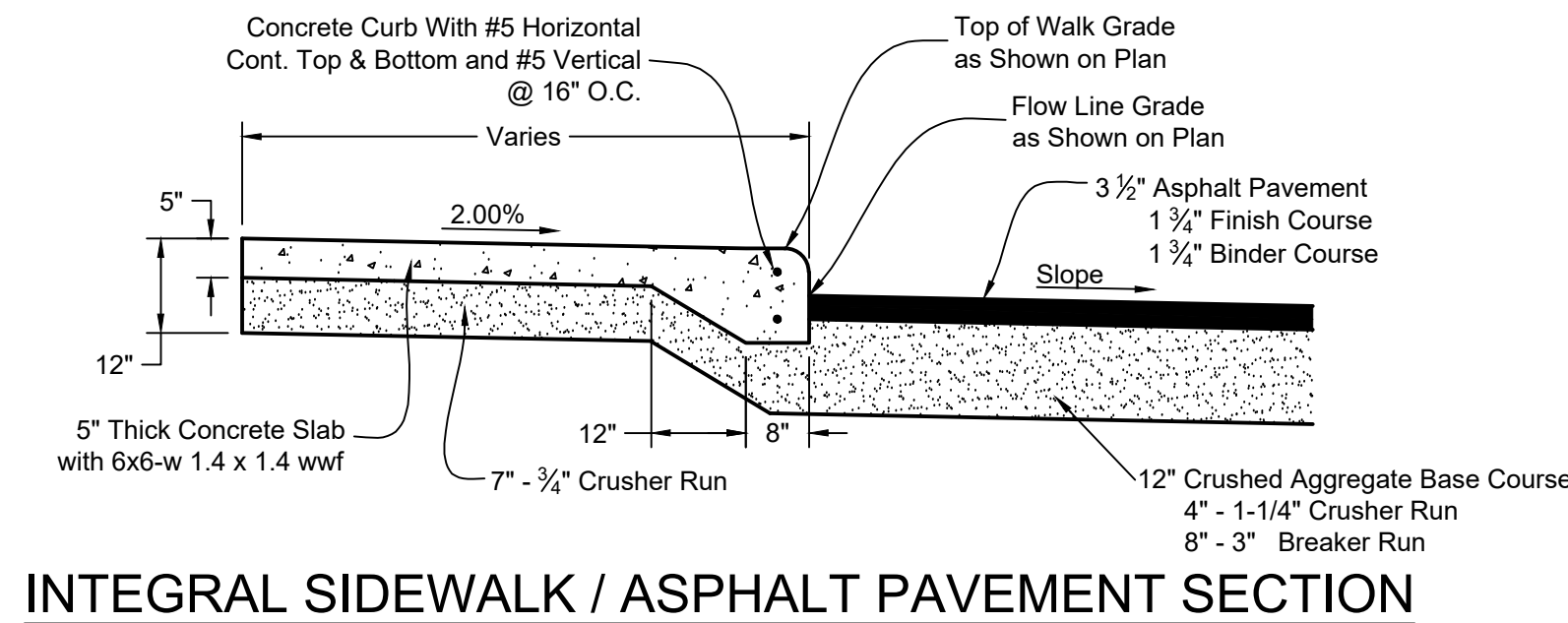
Responsible Parties

Best Management Practices (BMPs) Construction and Maintenance:
 To be Determined (TBD)

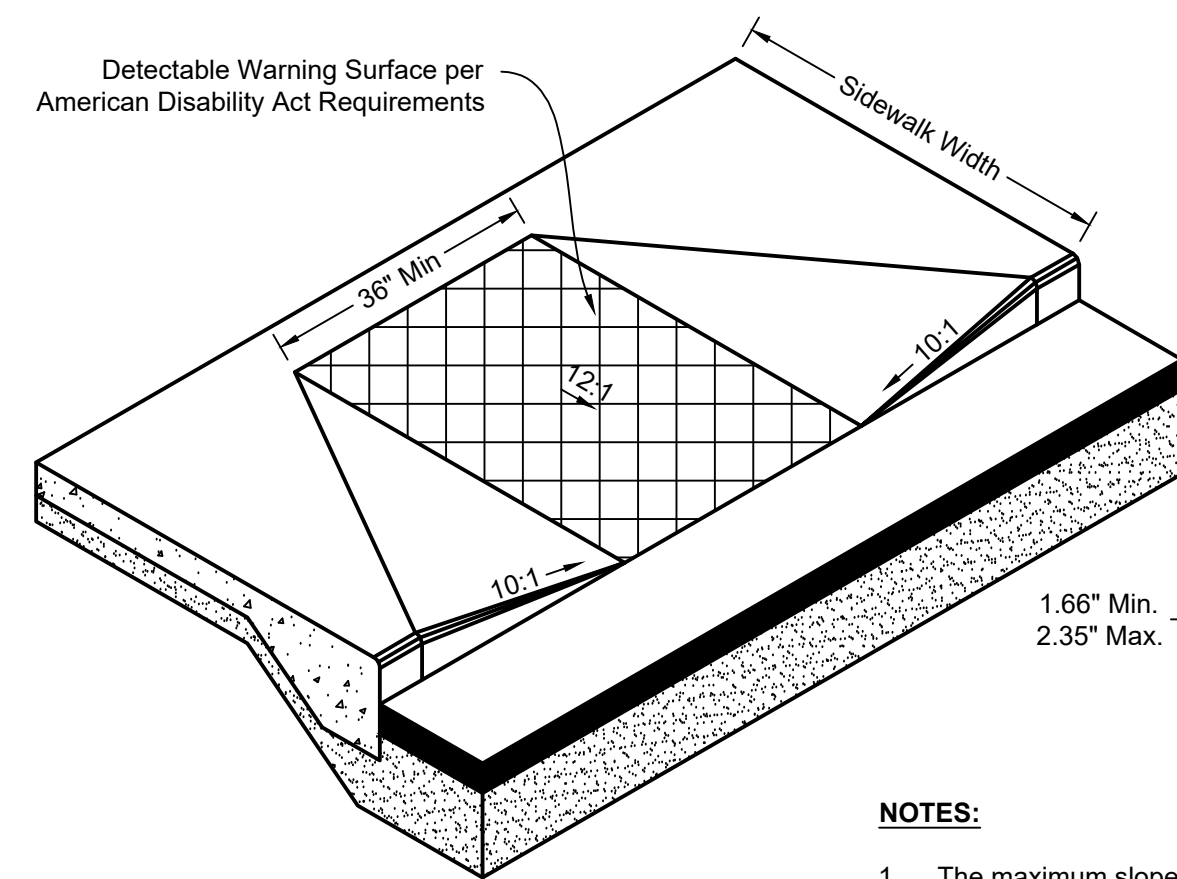
BMP Inspection and Compliance Enforcement
 City of Milwaukee
 Wisconsin Department of Natural Resources



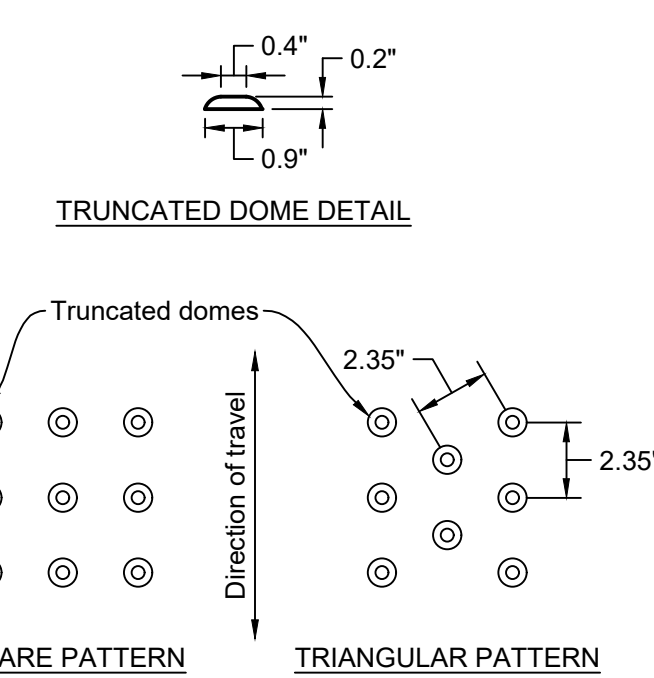
18" STANDARD CURB



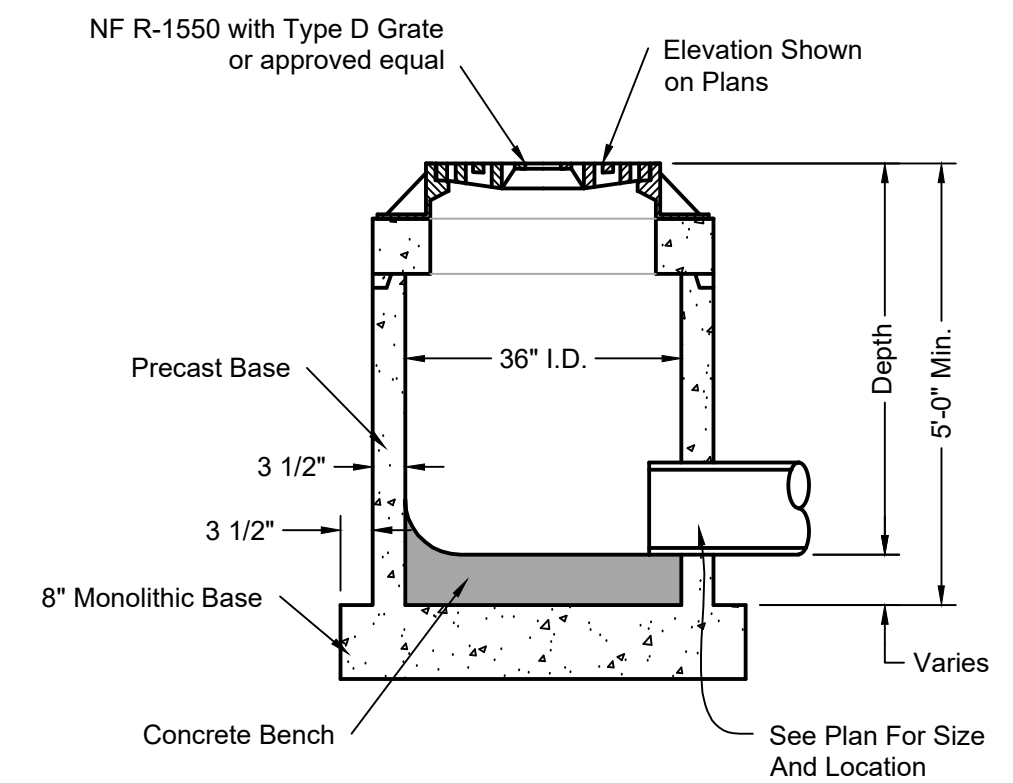
INTEGRAL SIDEWALK / ASPHALT PAVEMENT SECTION



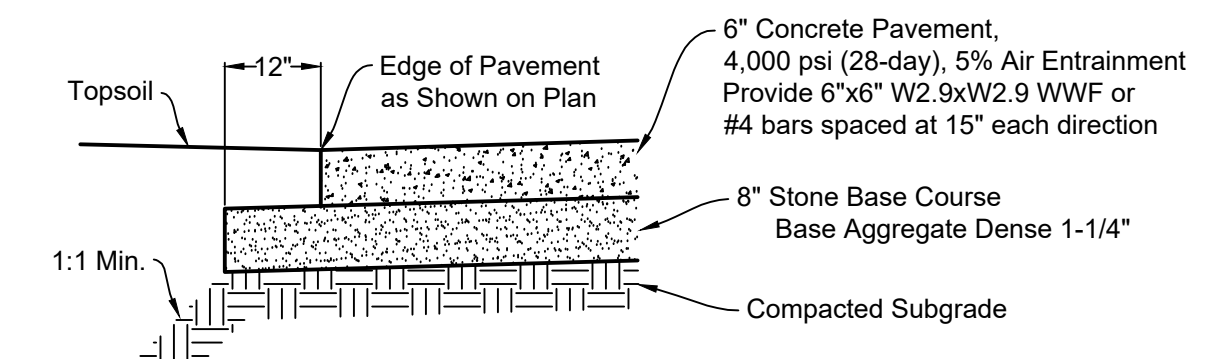
CURB RAMP DETAIL



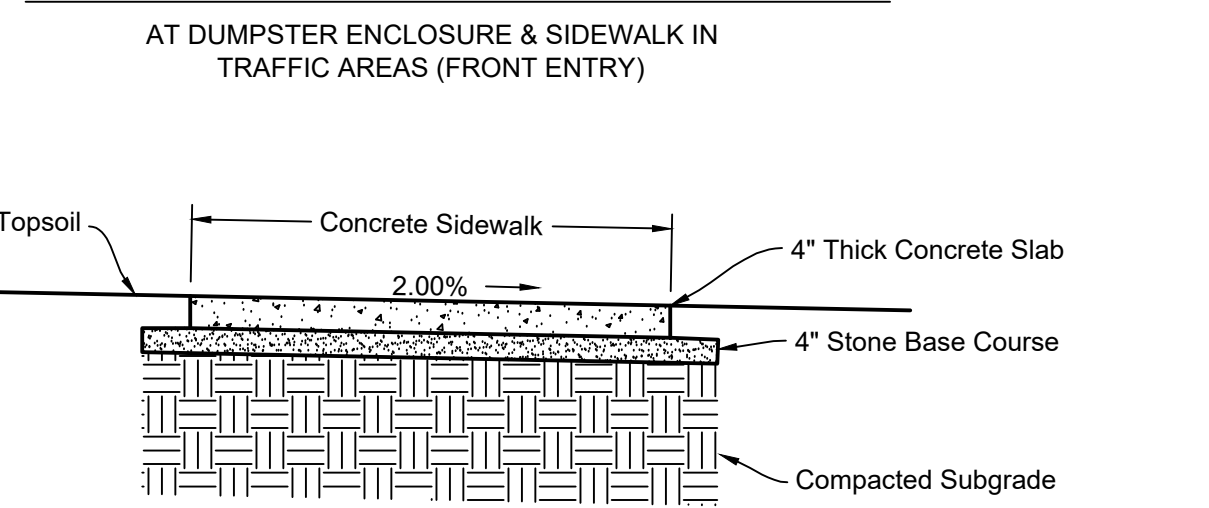
- NOTES:**
1. The maximum slope of the side flare for ramps shall be 10:1; however, if the width of the landing area between the top of the ramp and an obstruction is less than 48" then the maximum slope shall be 12:1.
 2. Ramps shall be constructed of P.C. Concrete in accordance with specifications.
 3. Thickness of ramps will be the same as the adjacent sidewalk with a minimum of 4". Ramp shall include all required expansion joints and variable height edge treatment.
 4. Slope ramp up at max. 12:1 from depressed curb to sidewalk.



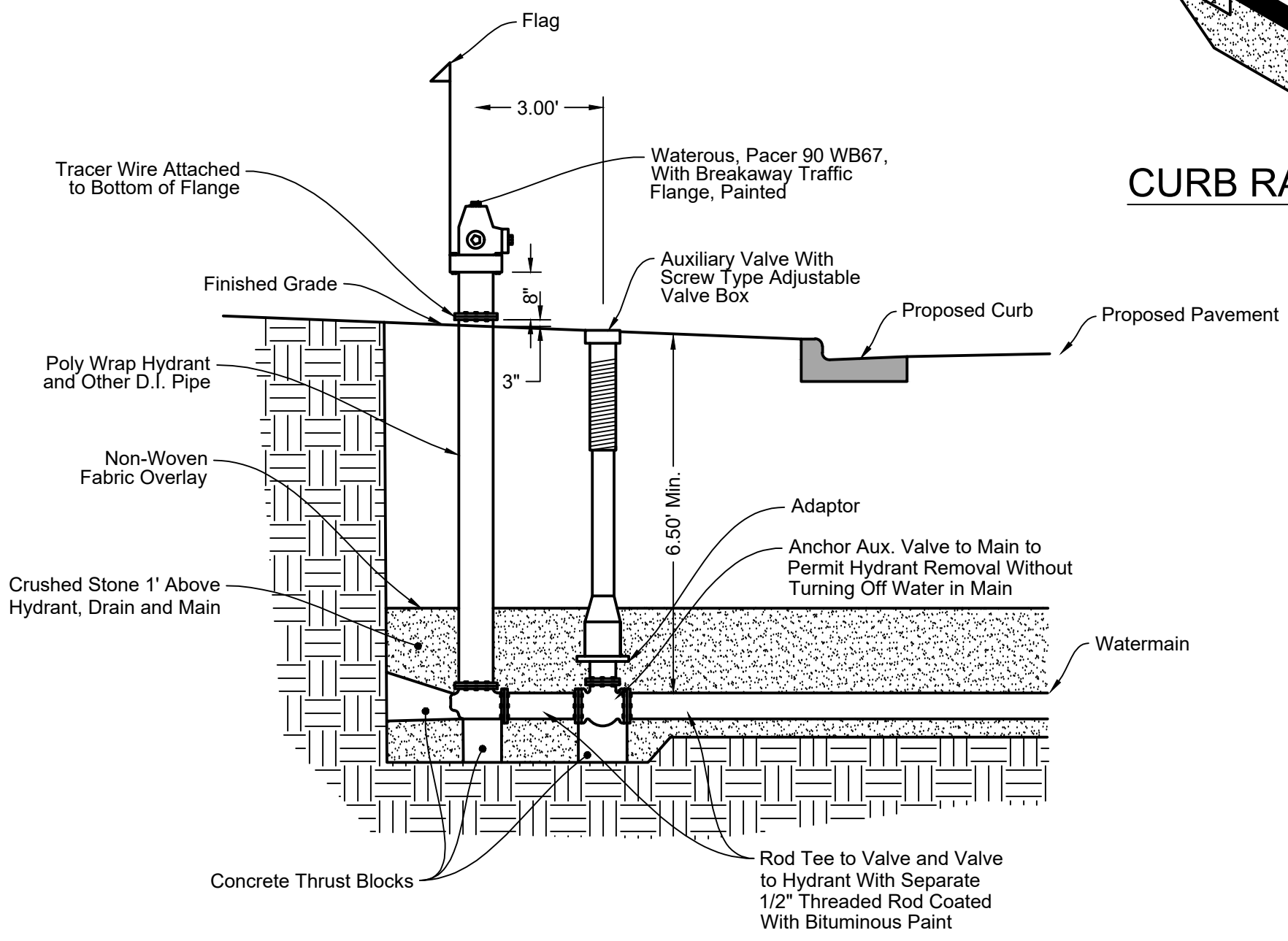
STORM INLET (ROUND)



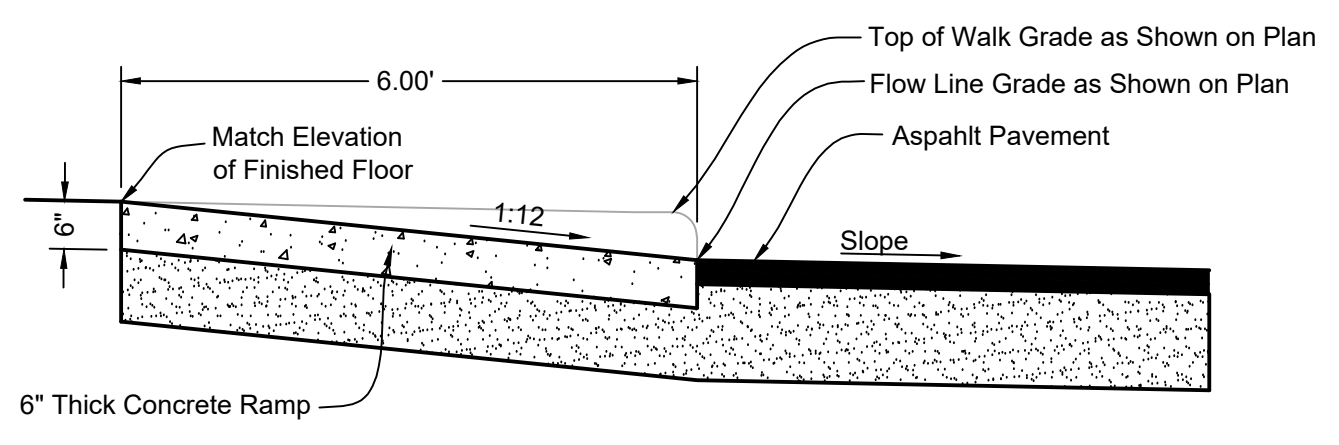
CONCRETE PAVEMENT SECTION



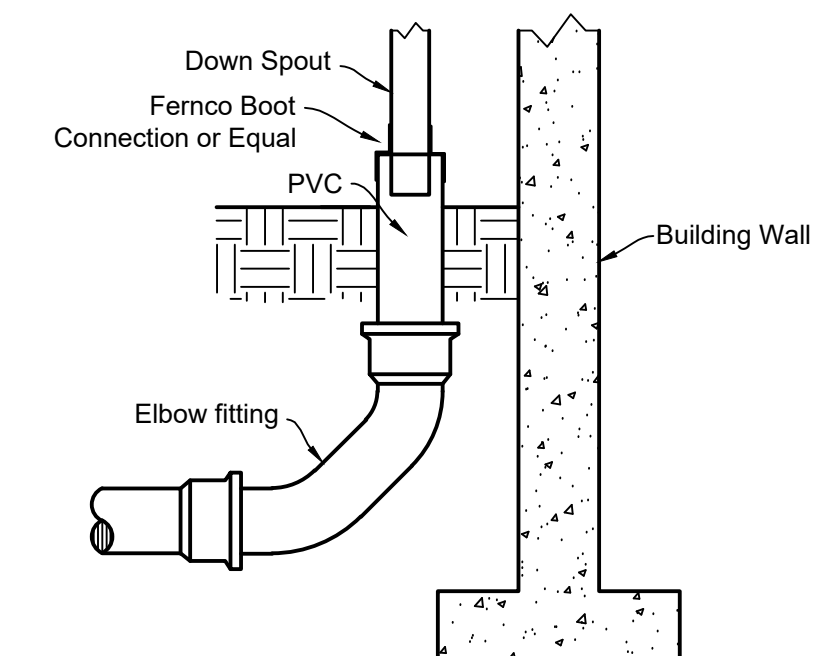
CONCRETE SIDEWALK SECTION



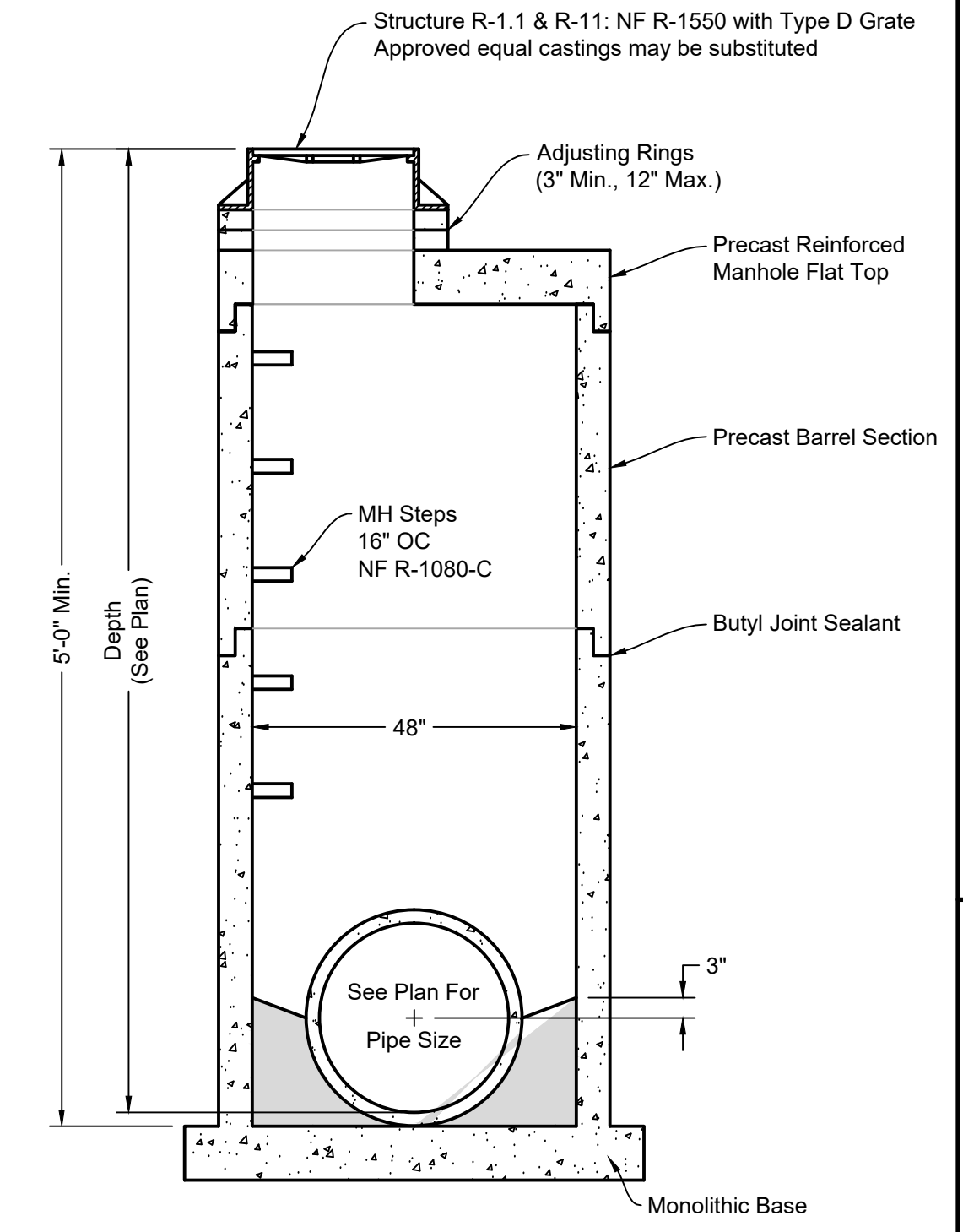
HYDRANT DETAIL



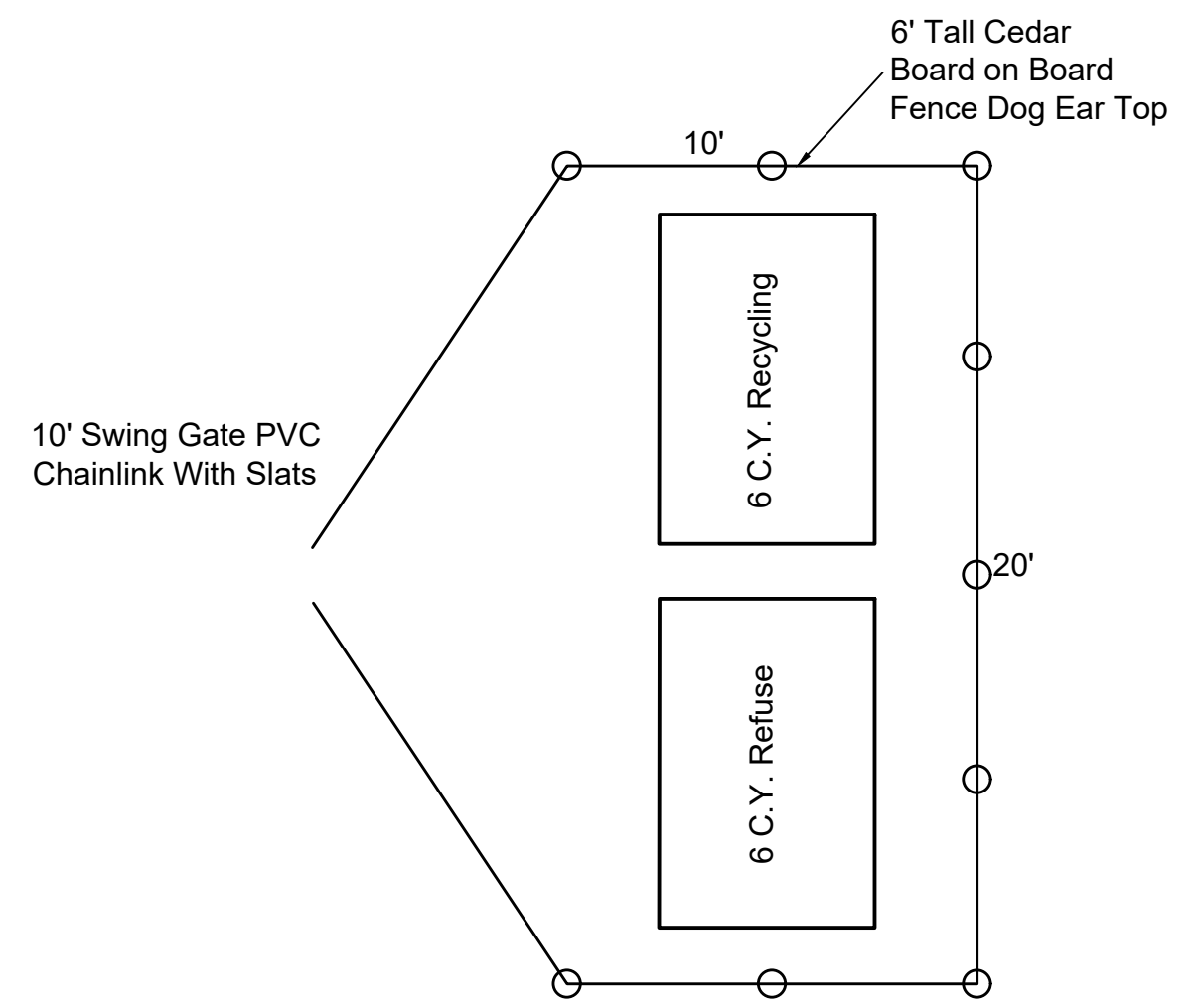
CURB RAMP SECTION



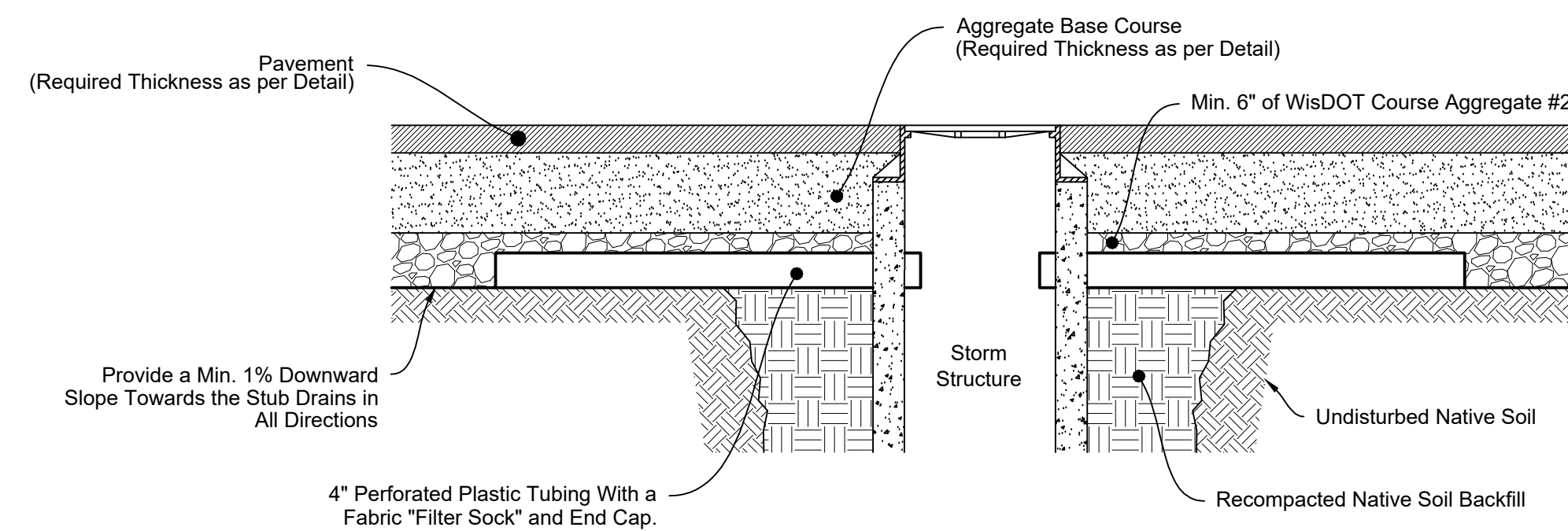
ROOF DRAIN CONNECTION TO STORM SEWER



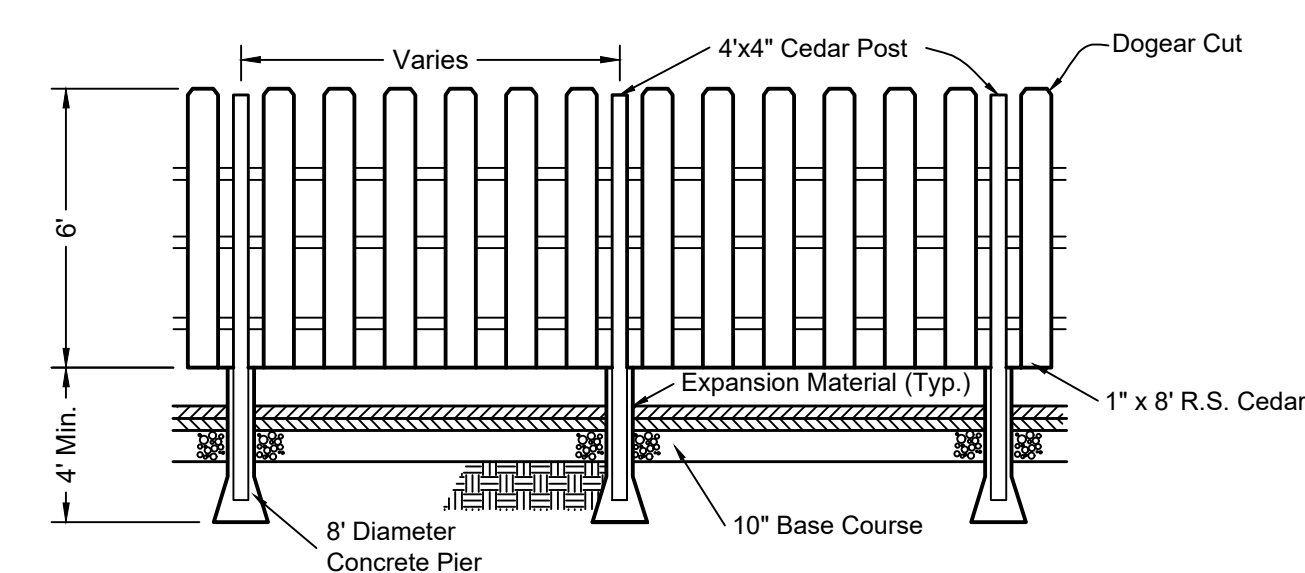
STANDARD STORM MANHOLE



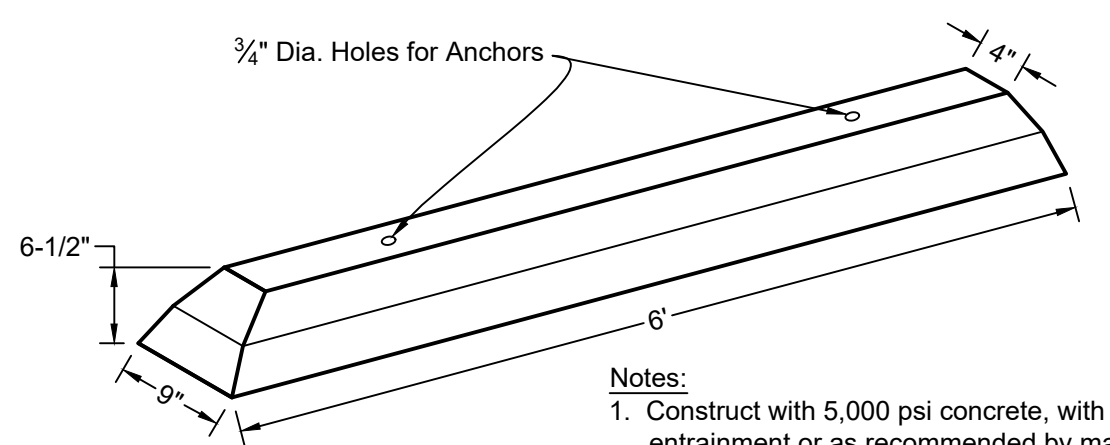
DUMPSTER ENCLOSURE PLAN VIEW



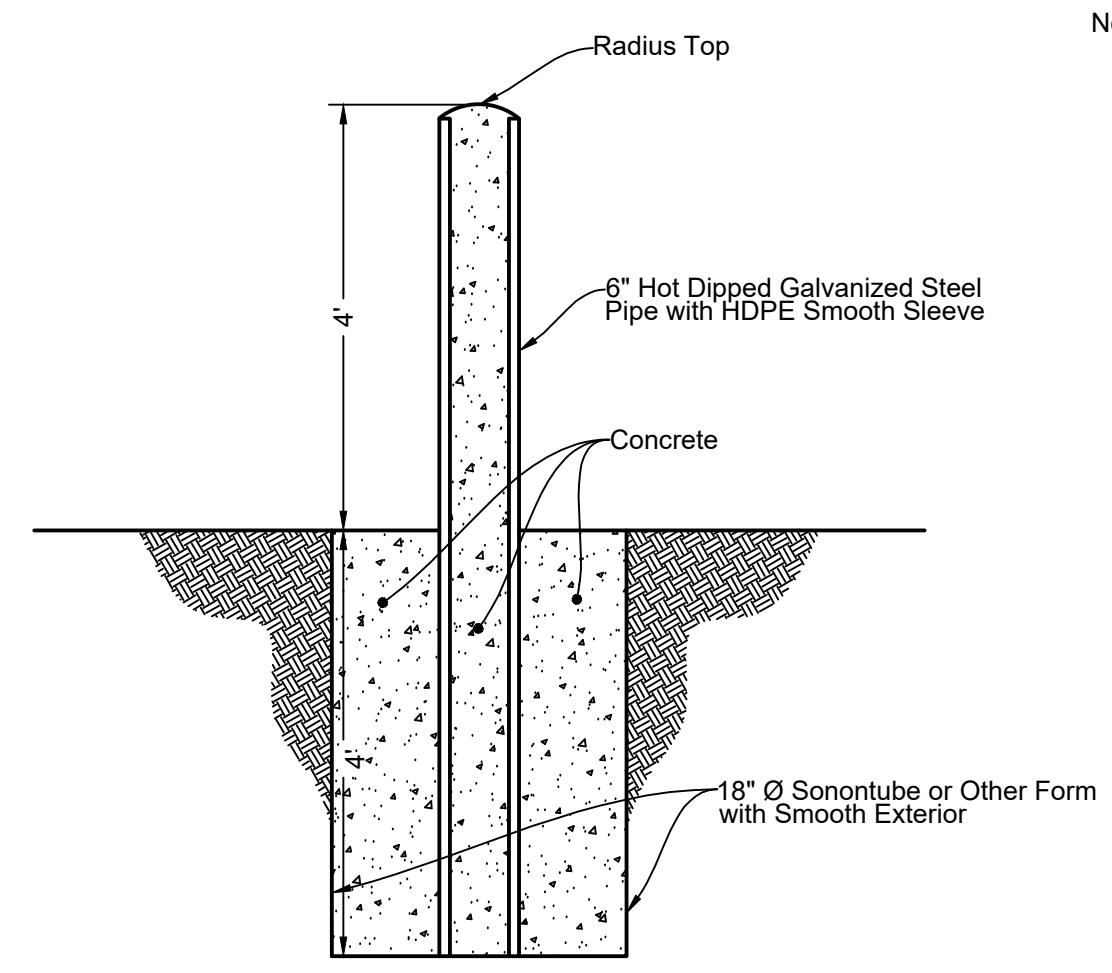
STORM SEWER UNDERDRAIN



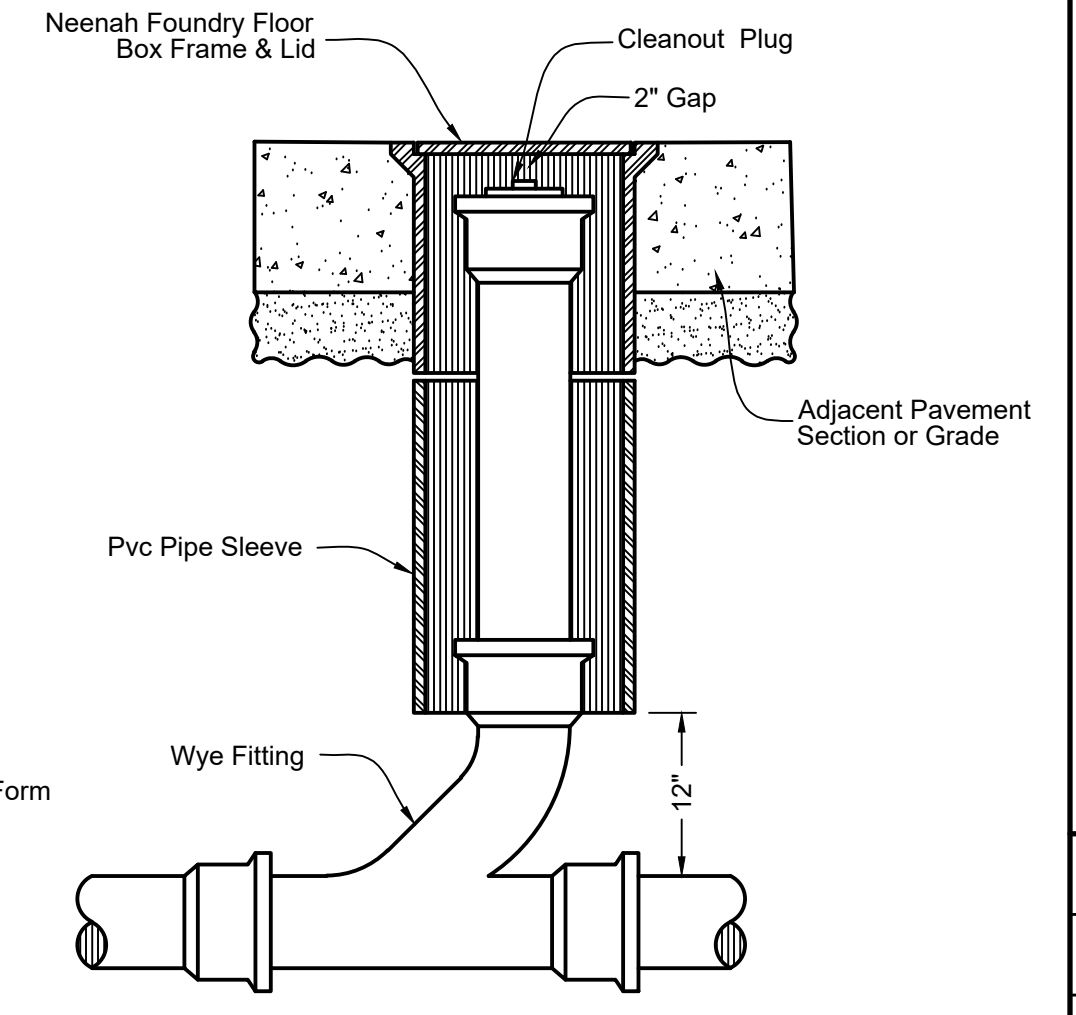
CEDAR FENCING / DUMPSTER ENCLOSURE



PRECAST CONCRETE PARKING WHEEL STOP



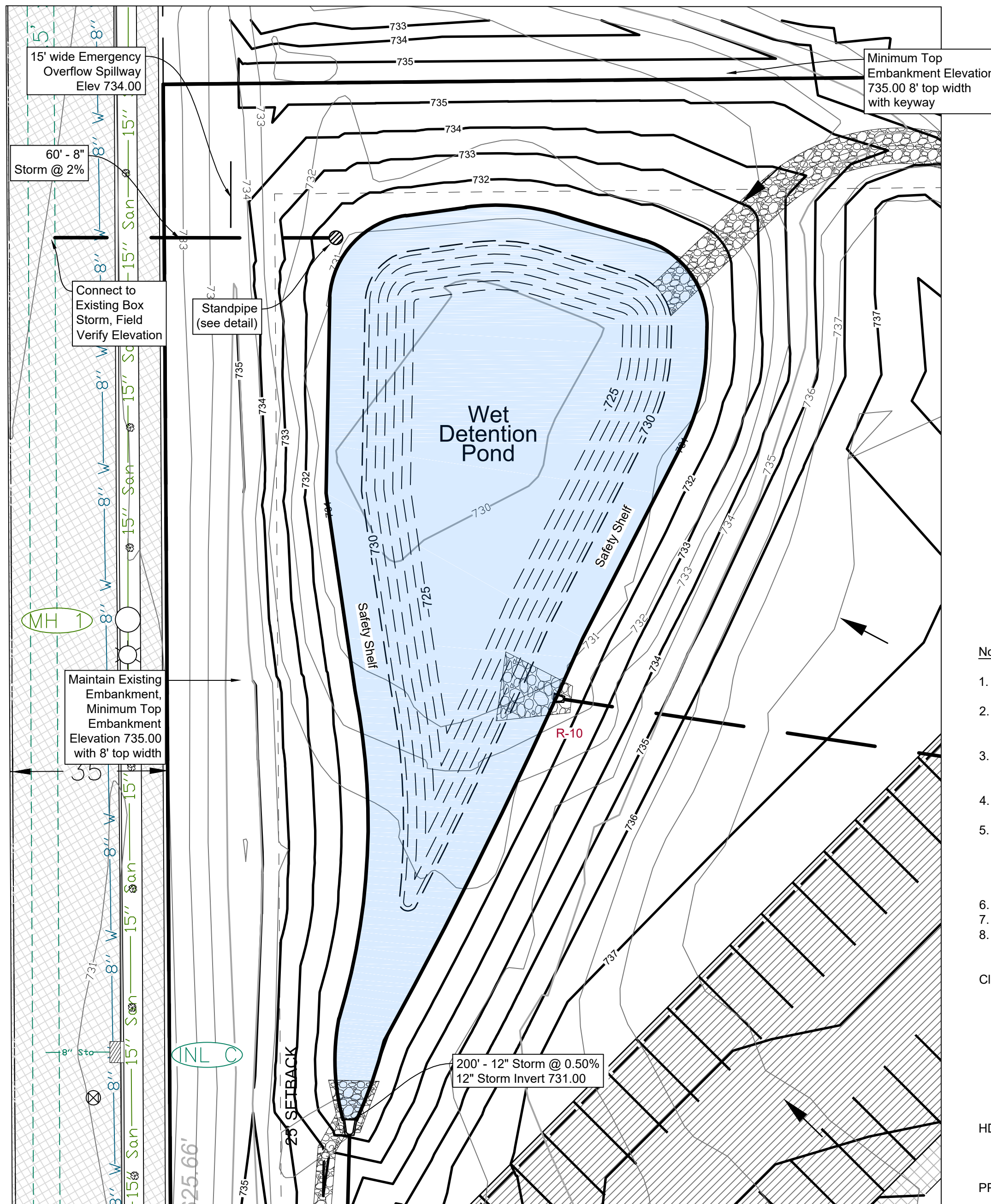
BOLLARD DETAIL



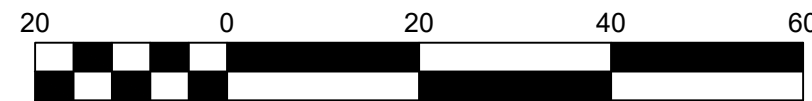
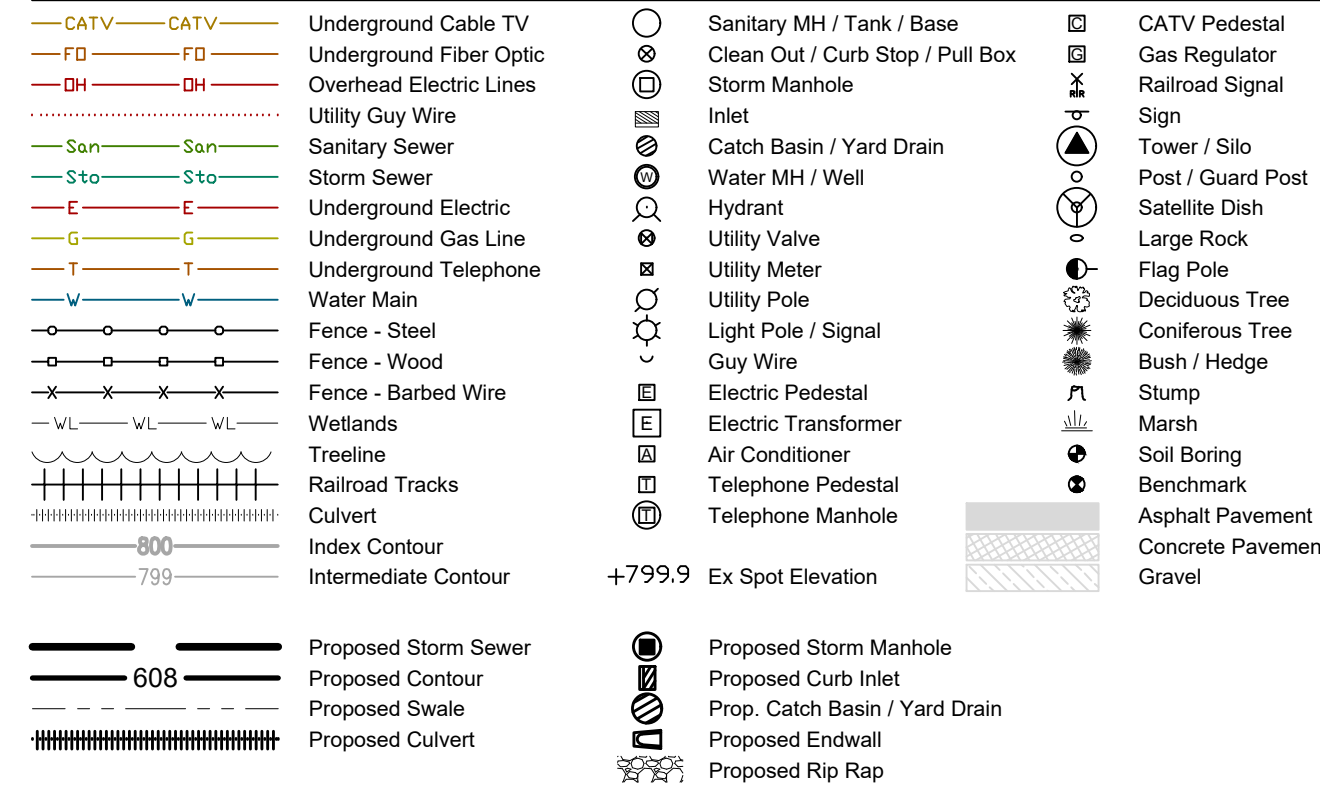
OUTDOOR CLEANOUT

- Notes:**
1. Construct with 5,000 psi concrete, with 5% air entrainment or as recommended by manufacturer.
 2. Provide two #4 longitudinal reinforcement bars.
 3. Taper sides as recommended by manufacturer.

WET DETENTION POND



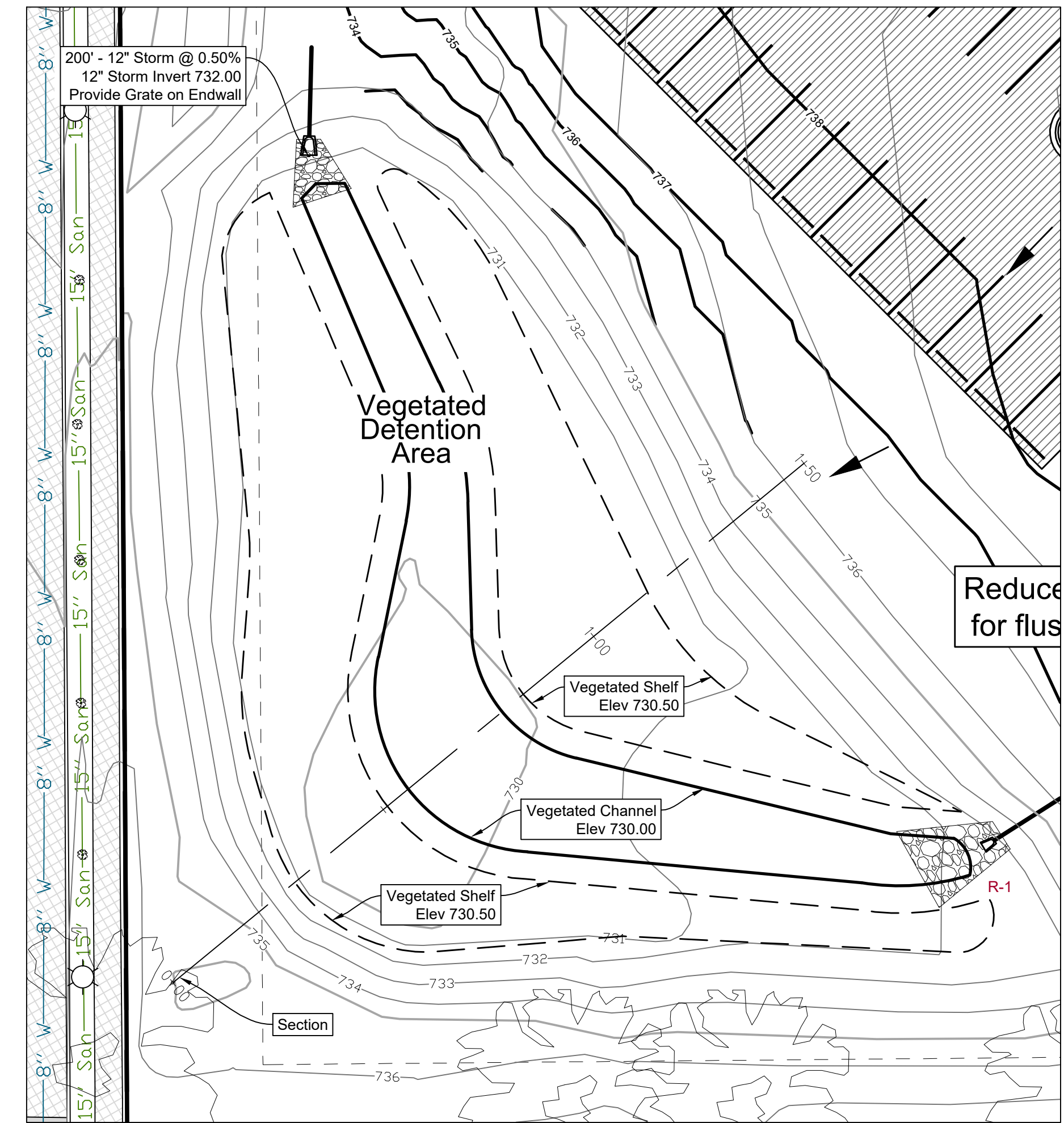
LEGEND



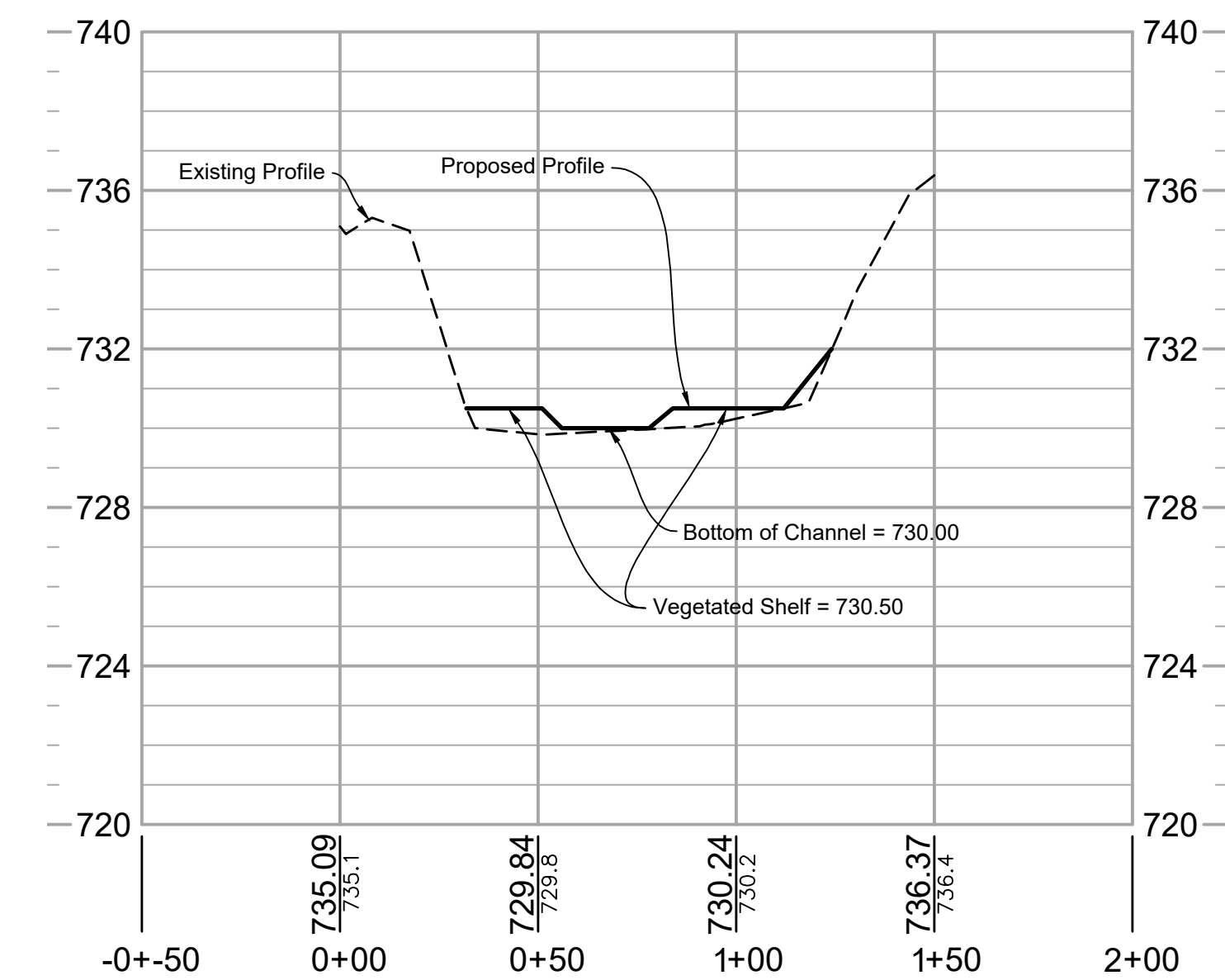
Notes:

- The base of the embankment shall be stripped of all vegetation, stumps, topsoil and other matter. Stripping shall be to a minimum of 6 inches.
- Embankments shall be constructed with non-organic soils and compacted to 90% standard proctor according to the procedures outlined in ASTM D-698. No tree stumps, or other organic material shall be buried in the embankment. The constructed embankment height shall be increased a minimum of 5% to account for settling.
- All pipes extending through the embankment shall be bedded and backfilled with embankment or equivalent soils. The bedding and backfill shall be compacted in lifts and to the same standard as the original embankment. Excavation through a completed embankment shall have a side slope of 1:1 or flatter.
- Topsoil shall be spread on all disturbed areas, except for elevations below the water surface, as work is completed. The minimum depth of topsoil shall be 4 inches, maximum depth shall be 12 inches.
- All areas disturbed by pond construction shall be seeded as work is completed. Pond side slopes above permanent pool shall be temporarily seeded with annual rye or oats immediately after pond is "roughed in." This will require topsoil application. Slopes steeper than 10:1 but less than 4:1 will require properly anchored mulch in accordance with Section 627.1 of the DOT Standard Specifications for Highway and Structure Construction. DOT Class I, Type B erosion mat will be required on slopes steeper than 4:1 (Section 628.2 & 628.3).
- Riprap at all inflow points shall extend a minimum of 18 vertical inches below the permanent pool. (Section 606.2 & 606.3)
- Any rock encountered shall be excavated to a depth two feet deeper than the proposed pond grade.
- The wet detention pond shall be constructed with a Type B Liner with the following WDNR specifications (Wet Detention Pond Technical Standard 1001). Liners include; Clay, High Density Polyethylene (HDPE), Polyethylene Pond Liner (PPL) or any liner satisfying Type A Liner criteria.
 - Clay liners specifications are as follows:
 - 50% fines (200 sieve) or more.
 - Hydraulic conductivity of 1×10^{-6} cm/sec or less.
 - Average liquid limit of 16 or greater, with no value less than 14.
 - Average PI of 7 or more, with no values less than 5.
 - Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
 - Minimum thickness of 2 feet.
 - If in-situ soils meet the above requirements of the specification for a Type B Clay Liner, including a minimum saturated hydraulic conductivity of 1×10^{-6} cm/sec to a depth of 4 feet below the pond bottom, the in-situ soils then satisfy the pond liner requirements.
 - HDPE liner specifications are as follows:
 - Minimum thickness of 40 mils.
 - Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
 - Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.
 - PPL liner Specifications are as follows:
 - Minimum thickness of 30 mils.
 - Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
 - Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.
- All liners must extend above the permanent pool up to the elevation of the 2-year, 24-hour rainfall event.
- Any pond fountain or aeration device within the wet detention pond shall comply with conditions of DNR Technical Standard 1001 Section V.B.2.k.
- Vegetated detention area shall be planted with deep rooted native species to promote infiltration, refer to separate plan.

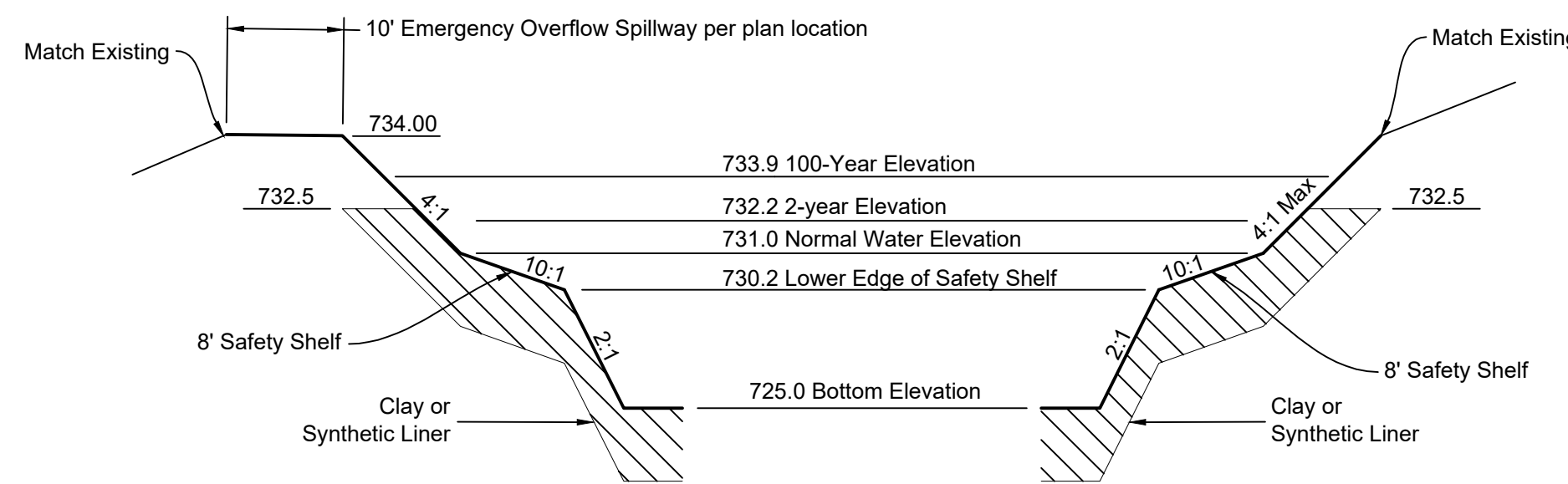
VEGETATED DETENTION AREA



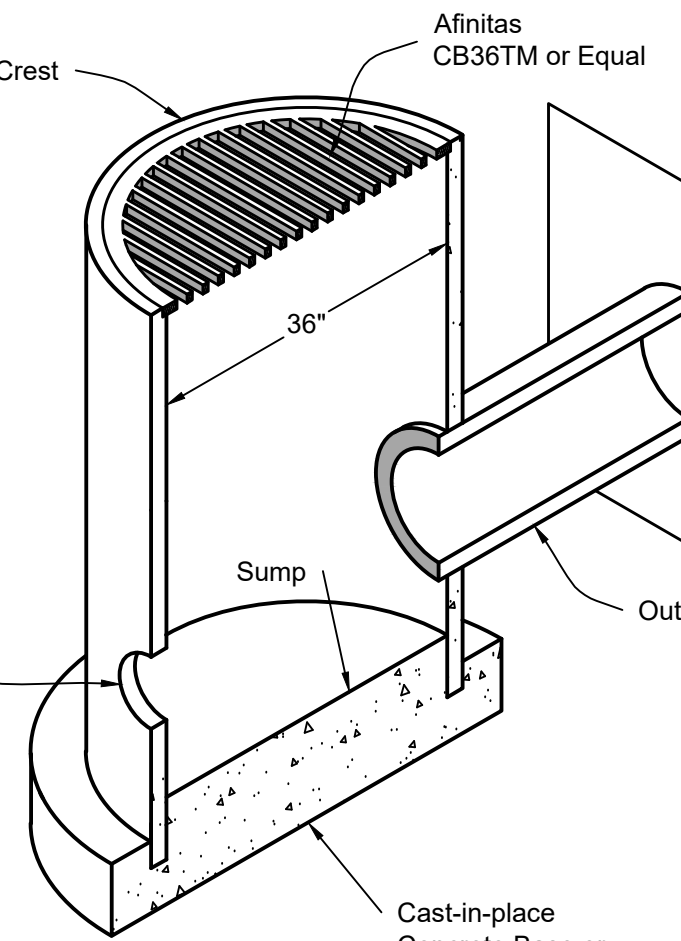
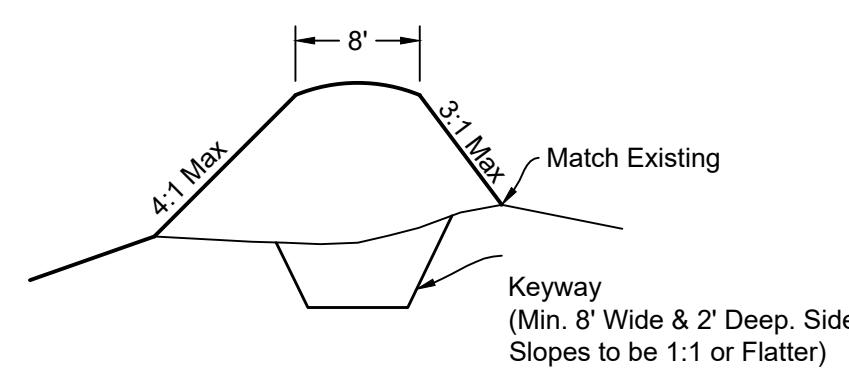
VEGETATED DETENTION AREA SECTION



WET DETENTION POND SECTION

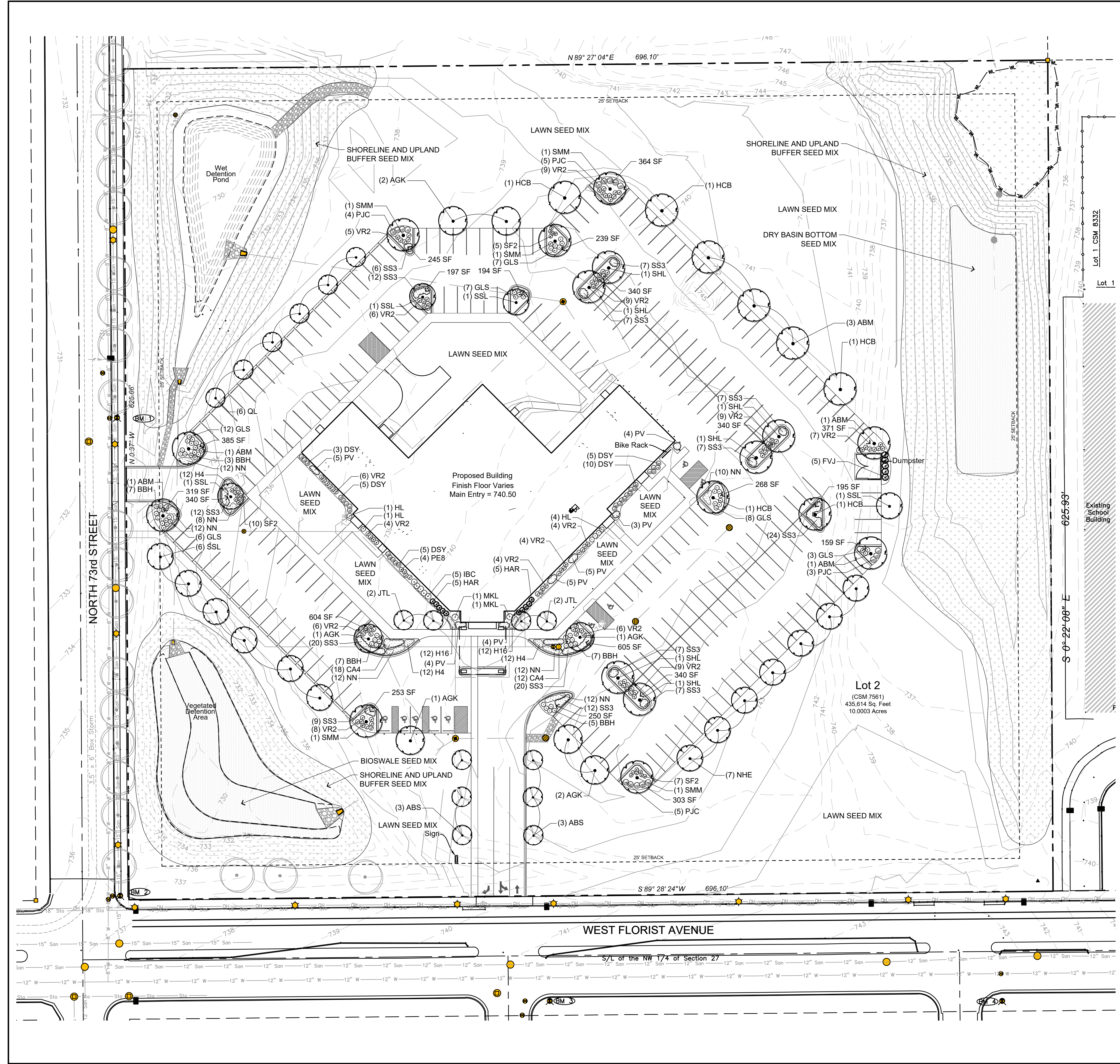


EMBANKMENT SECTION WITH KEYWAY



| | |
|-------------------------|--------|
| Outlet Size, in | 8 |
| Invert Elevation | 729.00 |
| Slope (%) | 2.00 |
| Intake orifice Size, in | 4 |
| Invert Elevation | 731.00 |
| Crest Elevation | 733.50 |
| Base Elevation | 728.00 |

STAND PIPE DETAIL



PLANT SCHEDULE

| CODE | QTY | COMMON NAME | BOTANICAL NAME | INSTALLED SIZE | ROOT | SPACING |
|---------------------------|-----|----------------------------------|---|----------------|------|------------------|
| EVERGREEN TREES | | | | | | |
| FVJ | 5 | Fairview Juniper | Juniperus chinensis 'Fairview' | 5 HT | B&B | Spacing as shown |
| HAR | 10 | Holmstrup Arborvitae | Thuja occidentalis 'Holmstrup' | 4 HT | B&B | Spacing as shown |
| SHADE TREES | | | | | | |
| SMM | 5 | State Street Miyabe Maple | Acer miyabei 'Morton' 'Slate Stree' | 2 1/2" CAL | B&B | Spacing as shown |
| ABM | 7 | Autumn Blaze Maple | Acer x freemanii 'Jeffersred' | 2 1/2" CAL | B&B | Spacing as shown |
| HC | 5 | Common Hackberry | Celtis occidentalis | 2 1/2" CAL | B&B | Spacing as shown |
| AGK | 7 | Autumn Gold Ginkgo | Ginkgo biloba 'Autumn Gold' TM | 2 1/2" CAL | B&B | Spacing as shown |
| SHL | 6 | Shademaster Locust | Gleditsia triacanthos inermis 'Shademaster' | 2 1/2" CAL | B&B | Spacing as shown |
| QL | 6 | Regal Prince® Oak | Quercus robur x bicolor 'Long' | 2 1/2" CAL | CONT | Spacing as shown |
| SSL | 10 | Sweet Street Linden | Tilia americana 'Kromm' | 2 1/2" CAL | B&B | Spacing as shown |
| NHE | 7 | New Horizon Elm | Ulmus x 'New Horizon' | 2 1/2" CAL | B&B | Spacing as shown |
| ORNAMENTAL TREES | | | | | | |
| ABS | 6 | Autumn Brilliance Serviceberry | Amelanchier x grandiflora 'Autumn Brilliance' | 2 1/2" CAL | B&B | Spacing as shown |
| JTL | 4 | Ivory Silk Japanese Tree Lilac | Syringa reticulata 'Ivory Silk' | 2 1/2" CAL | B&B | Spacing as shown |
| DECIDUOUS SHRUBS | | | | | | |
| IBC | 5 | Iroquois Beauty Black Chokeberry | Aronia melanocarpa 'Morton' | 15" HT | CONT | Spacing as shown |
| VR2 | 96 | Kodiak® Black Honeysuckle | Diervilla rivularis 'SMNDRSP' | 15" HT | CONT | Spacing as shown |
| BBH | 29 | BoBo® Hydrangea | Hydrangea paniculata 'LVOBO' | 18" HT | CONT | Spacing as shown |
| HL | 6 | Little Quick Fire® Hydrangea | Hydrangea paniculata 'SMHPLQF' | 18" HT | CONT | Spacing as shown |
| PE8 | 4 | Little Joker® Ninebark | Physocarpus opulifolius 'Hoogi021' | 18" HT | CONT | Spacing as shown |
| GLS | 43 | Gro-Low Fragrant Sumac | Rhus aromatica 'Gro-Low' | 15" HT | CONT | Spacing as shown |
| SF2 | 22 | Neon Flash Japanese Spirea | Spiraea japonica 'Neon Flash' | 15" HT | CONT | Spacing as shown |
| MKL | 2 | Miss Kim Lilac | Syringa patula 'Miss Kim' | 24" HT | CONT | Spacing as shown |
| EVERGREEN SHRUBS | | | | | | |
| PJC | 17 | Kallay Compact Pflizer Juniper | Juniperus chinensis 'Kallay Compact' | 18" SPD | CONT | Spacing as shown |
| DSY | 28 | Dense Yew | Taxus x media 'Densiformis' | 18" HT | B&B | Spacing as shown |
| ORNAMENTAL GRASSES | | | | | | |
| CA4 | 30 | Karl Foerster Feather Reed Grass | Calamagrostis x acutiflora 'Karl Foerster' | 1 GAL | CONT | 24" Spacing |
| PV | 30 | Ruby Ribbons® Switch Grass | Panicum virgatum 'RR' | 1 GAL | CONT | 30" Spacing |
| SS3 | 157 | Carousel Little Bluestem Grass | Schizachyrium scoparium 'Carousel' | 1 GAL | CONT | 24" Spacing |
| PERENNIALS | | | | | | |
| H4 | 36 | Happy Returns Daylily | Hemerocallis x 'Happy Returns' | 1 GAL | POT | 18" Spacing |
| H16 | 24 | Pardon Me Daylily | Hemerocallis x 'Pardon Me' | 1 GAL | POT | 18" Spacing |
| NN | 78 | Junior Walker™ Catmint | Nepeta x faassenii 'Novanepjuri' | 1 GAL | POT | 24" Spacing |

LEGEND

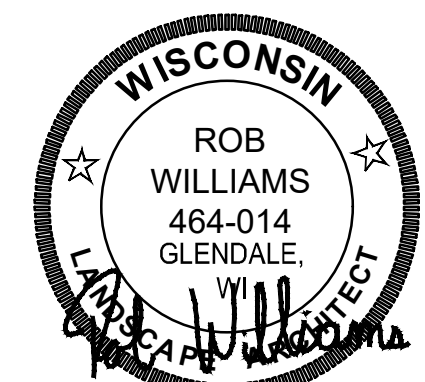
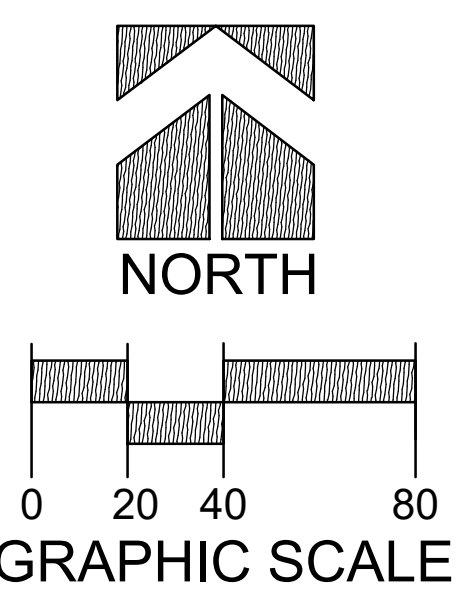
- LAWN SEED - PREMIUM BLEND SEED MIX (OR EQUIVALENT): 50% BLENDED BLUEGRASS, 25% CREEPING RED FESCUE, 25% PERENNIAL RYE APPLIED AT 5 LBS PER 1,000 SF OR AT RECOMMENDED RATES FROM SUPPLIER.**
- SHORELINE AND UPLAND BUFFER - AGRECOL 'SHORTGRASS PRAIRIE FOR MEDIUM SOILS' OR EQUIVALENT - APPLY PER MANUFACTURER INCLUDING NURSE CROP AND DON'T SEED BETWEEN JUNE 15th-OCT 15th. -APPROX. 72,500 SF**
- BIOSWALE AND DRY BASIN BOTTOM AREAS - AGRECOL 'WET PRAIRIE' OR EQUIVALENT - APPLY PER MANUFACTURER INCLUDING NURSE CROP AND DON'T SEED BETWEEN JUNE 15th-OCT 15th. -APPROX. 20,000 SF**

GENERAL NOTE

The goal of the native planting is to have a vegetated treatment of the bioswale and a native seed mix treatment on the upland side slopes. Native seed mixes take at least three years to fully mature. During the first two years, the site will require mowing to control weed growth. It is recommended for a successful installation that the owner engage with an experienced ecological restoration contractor/consultant to provide a recommended approach to planting the shoreline based on observed conditions during installation, and that they work with that same contractor for ongoing management of the shoreline and native seed until fully established and stabilized.

CITY OF MILWAUKEE - LANDSCAPE CALCULATIONS

- Zoning code Special Planned Development
- TABLE 295-405-3-a SCREENING PARKING LOTS AND VEHICLE OPERATING AREAS FROM STREETS- required when parking is within 20' of street - not applicable
- TABLE 295-405-3-b SCREENING PARKING LOTS AND VEHICLE OPERATING AREAS FROM RESIDENTIAL DISTRICTS- required when parking is within 20' of residential property - not applicable.
- 295-405-c Parking Lot Landscaping Requirements
 - 295-405-c-3 requires 1 tree and 100 square feet of landscape area for every 4 stalls. Trees and landscaped areas to be within 50 of parking lot and no area of the parking lot shall be more than 100 feet from a landscaped area and no more than 150 feet from a canopy tree..
 - Parking Lot - 252 stalls requires 63 trees and 6300 square feet of landscape area. Landscape areas require 4 low shrubs or 8 perennials/ornamental grasses per 100 square feet. 252 shrubs or 504 perennials/ornamental grasses.
 - Provided 63 trees and 6,311 square feet of landscaped areas including street screening areas.
 - Provided 185 shrubs and 301 perennials/ornamental grasses.



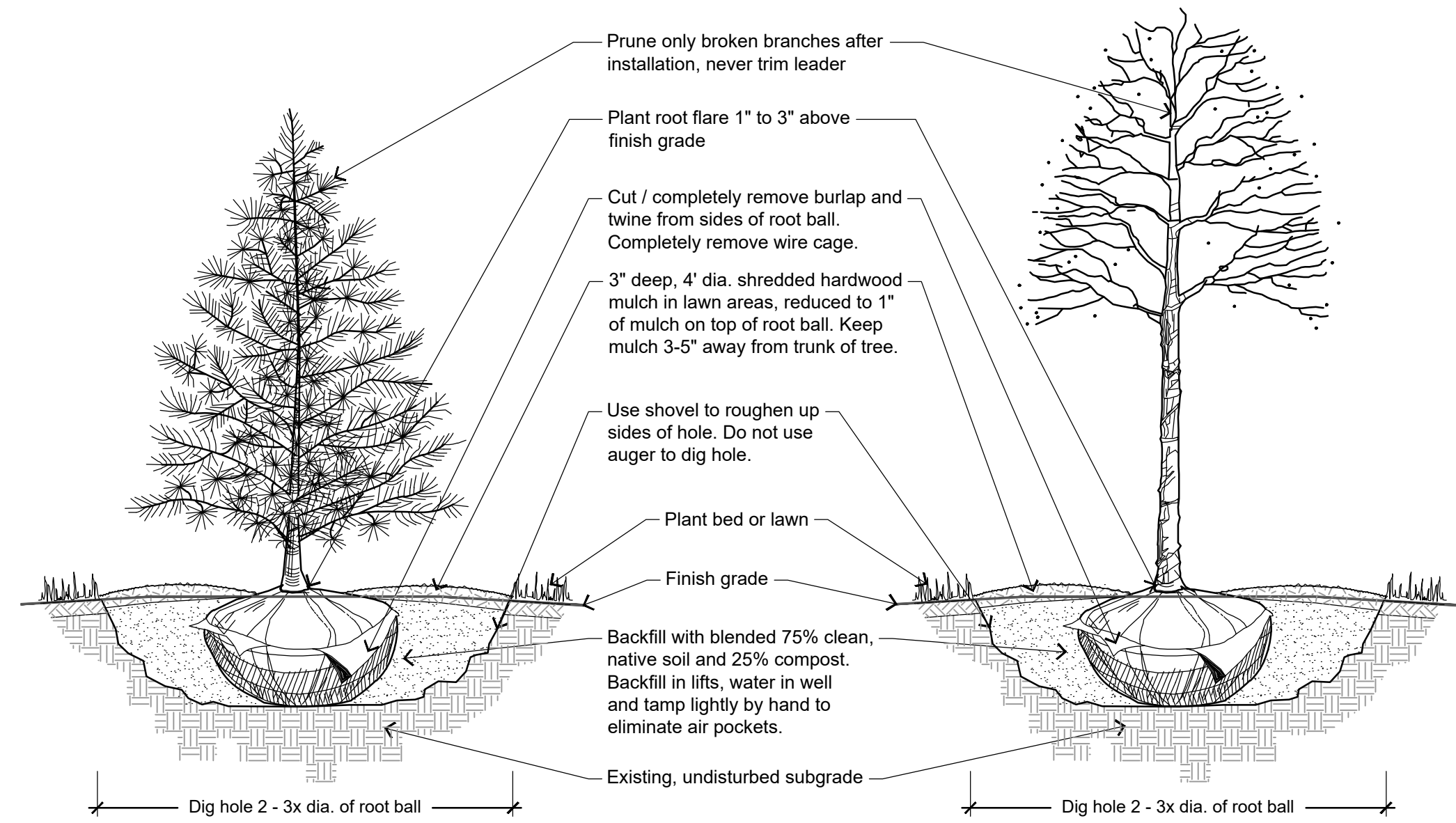
DATE: 02-04-2025



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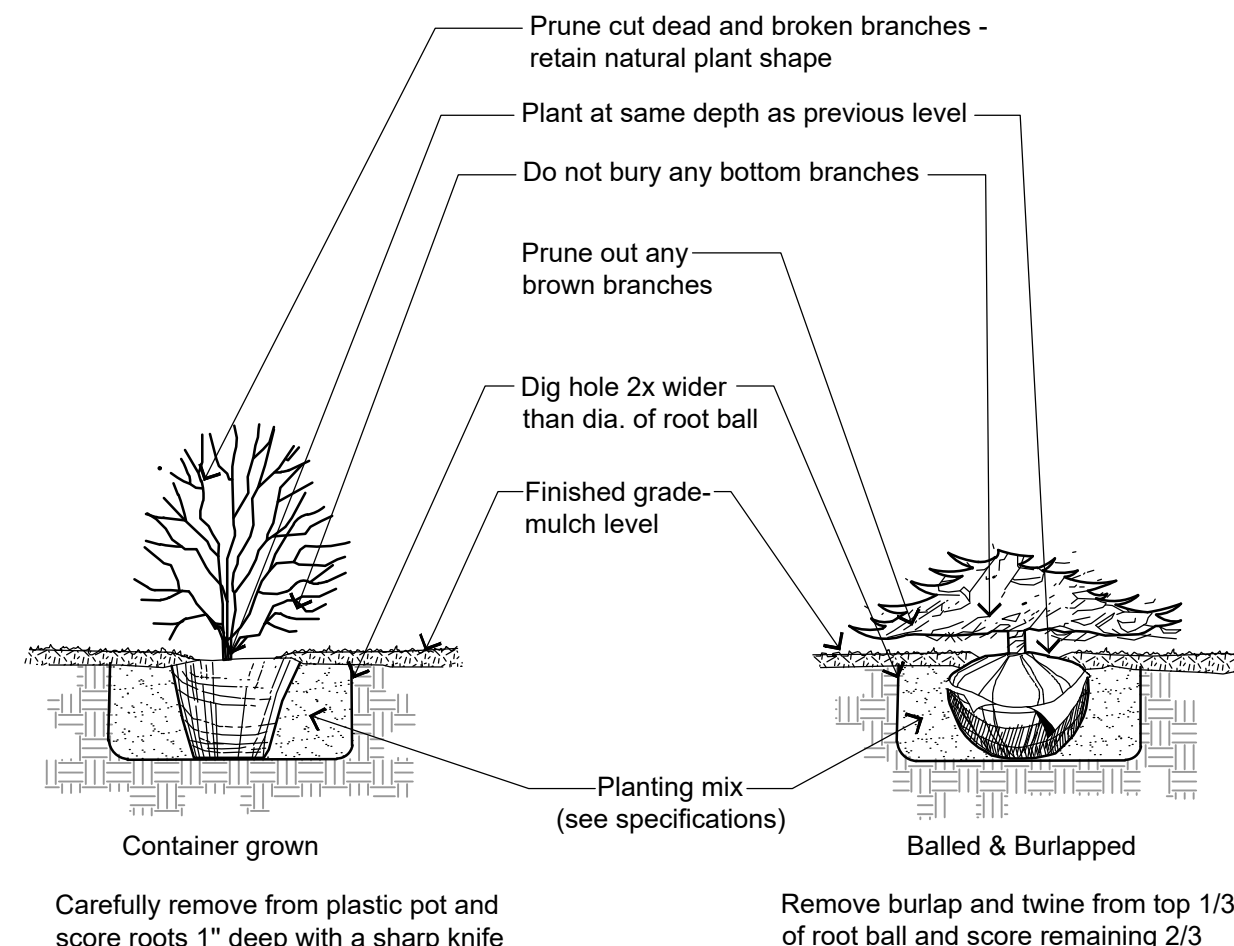
| | |
|---|--|
| DESCRIPTION | |
| DATE | |
| <p>16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com</p> <p>CREATIVITY BEYOND ENGINEERING</p> | |
| <p>HOLY CATHEDRAL CHURCH OF GOD CITY OF MILWAUKEE</p> <p>SITE LANDSCAPE PLAN</p> | |
| <p>© COPYRIGHT 2025 R.A. Smith, Inc. DATE: 02/04/25 SCALE: 1" = 40' JOB NO. 3250022 PROJECT MANAGER: ROB WILLIAMS, PLA DESIGNED BY: REW CHECKED BY: REW</p> | |
| <p>SHEET NUMBER L100</p> | |

PLANTING DETAILS

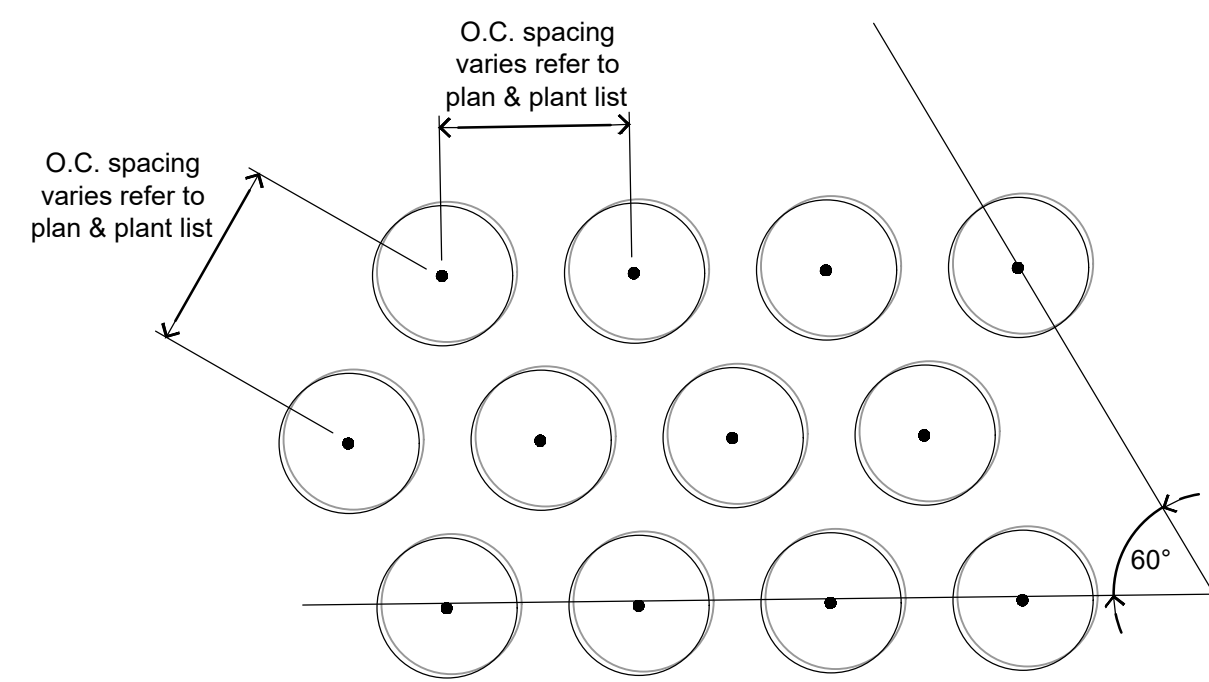


1 TREE PLANTING DETAIL
NOT TO SCALE

P-PL-TREE-07

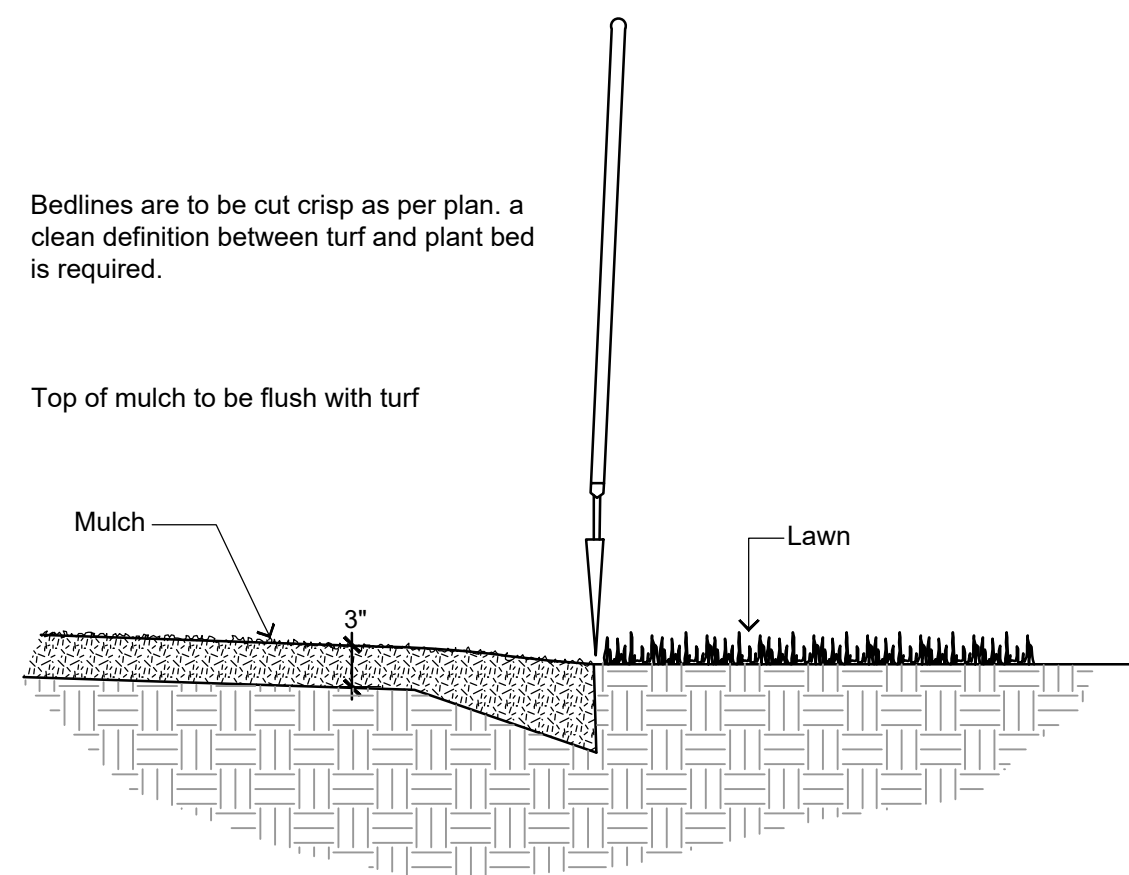


2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 PLANTING LAYOUT
NOT TO SCALE

P-PL-PL-01



4 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE

P-PL-BDEG-01

GENERAL LANDSCAPE NOTES

- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
- Any potential plant substitutions must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation. All plants must be installed as per sizes and quantities shown on plant material schedule, unless approved by the owner's representative or landscape architect. Any potential changes to sizes shown on plan and appropriate cost credits / adjustments must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation.
- The subsequent requirements regarding topsoil should be coordinated between the general contractor, grading contractor and landscape contractor.
- Subgrade areas shall be graded to within 1", more or less, of proposed subgrade. Deviations shall not be consistent in one direction.
- Topsoil shall be placed to meet proposed finished grade. Planting islands to be backfilled with clean topsoil free of debris (per note below) to a minimum depth of 18" by general / grading contractor to insure long term plant health. All other landscaped areas to receive a minimum depth of 6" of clean topsoil (per note below).
- Topsoil shall be: screened existing stockpiled topsoil, existing in-place soil, or screened soil from an off-site source that will support plant growth, and meets the following requirements. Clean topsoil shall be free of rocks, coarse fragments, gravel, sticks, trash, roots, debris over 3/4" and any substances harmful to plant growth. It also must be free of plants or plant parts of any noxious weeds. Topsoil shall contain 3 to 5 percent decomposed organic matter and a pH between 5.5 and 7.0.
- Planting beds and parking lot islands: Landscape contractor is responsible for ensuring that unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) has been removed from the topsoil and for the fine grading of all landscaped areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade, allowing for mulch depth. Crown all planting islands and planting beds not adjacent to buildings, a minimum of 6" to provide proper drainage, unless otherwise specified. All other finished landscaped areas to be smooth, uniform and provide positive drainage away from structures and pavement.
- Seeded areas: to receive a settled minimum depth of 6" of blended, prepared and non-compacted topsoil. Landscape contractor is responsible for excavation and removal of unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) to the specified depth, supplementing with additional topsoil (if necessary) and the fine grading of all seeded areas.
- Tree planting (see planting detail): plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. An auger is not an acceptable method of digging tree planting holes. Scarify side walls of tree pit prior to installation. Once tree has been placed into the hole, is at the correct depth and vertical alignment and will no longer be moved; brace root ball by tamping soil around the lower portion of the root ball. Remove and discard twine / rope, burlap and support wire from the sides of root ball. Backfill pit with 75% existing soil removed from excavation and 25% compost blended prior to backfilling holes, in six-inch lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. Do not over compact or use mechanical or pneumatic tamping equipment. Discard any gravel, heavy clay or stones. When hole has been backfilled to three-quarters of its depth, pour water around the root ball and allow to soak into soil to settle the soil. Continue backfilling until soil is brought to grade level.

Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all trees in lawn areas, reduced to 1" deep on top of root ball. Keep mulch 3"-5" away from trunk of tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Trees too large for two people to lift in and out of holes, shall be placed with sling. Do not rock the trees in holes to raise them.
- Shrub planting (see planting detail): all shrubs to be pocket planted with a mix of 75% existing soil removed from excavation and 25% compost, blended prior to backfilling holes. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- Mulching: all tree and shrub planting beds to receive a 3" deep layer of high-quality shredded hardwood bark mulch (not enviromulch or wood chips). Mulch shall be uniform in size, color, quality and overall appearance. Mulch shall be free of debris, large wood chunks, soil, rocks, weeds, invasive plant parts or seeds and any other material injurious to plant growth. All perennial and ornamental grass planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
- Plant bed preparation: the soil in all perennial, ornamental grass, annual and groundcover areas shall be amended with compost prior to plant installation. Spread a 2" layer of compost (per note below) on top of clean topsoil and rototill to a depth of approximately 6".
- Compost shall be stable, and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and plant growth acids, in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and meet the requirements of WisDNR S100 Compost Specification.
- Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed, ensure good seed to soil contact, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.

An acceptable quality turf is defined as having no more than 5% of the total area with bare spots larger than 1/2 square foot and uniform coverage throughout all turf areas.
- Seed mix for lawn areas - use only a premium quality seed mix. Premium blend seed mix (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF or at recommended rates from supplier. Provide seed specifications to general contractor prior to installation.
- Lawn installation for all sodded turfgrass areas (Optional): remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade, allowing for thickness of sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf. Landscape contractor shall repair and re-sod any eroded, sunken or bare spots (larger than 1/2 square foot) until acceptance by owner.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, and seeded slopes and turf grass areas. Maintenance includes mowing, weeding, mulching, edging, pruning, deadheading, raking leaves / debris, sweeping up grass clippings, fertilizing and maintaining turf areas (including applying pre and post emergent herbicides), and any other needs that are required to keep the landscape healthy and well maintained.
- Substantial Completion of Landscape: after the landscape has been installed, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to ensure that all plans and specifications have been met. After this review, the landscape will be considered to be installed in substantial completion unless otherwise noted by the owner's representative and/or general contractor. Any items missing or incomplete, shall be corrected within 30 days. The landscape contractor shall provide written watering and maintenance instructions for the new plantings and lawn to the owner.
- Warranty and replacements: All plants (trees, evergreens, shrubs, perennials, ornamental grasses and groundcovers) shall be warranted by the landscape contractor to be in healthy and flourishing condition for a period of one year from the date of substantial completion. This assumes the owner performs required maintenance (i.e. regular watering) after substantial completion of the landscape. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Replacements shall be plants of the same variety specified on the plan and closely match adjacent specimens in size. The landscape contractor is responsible for keeping a documented record of which plants have been replaced during the warranty period.

DESCRIPTION

DATE

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY CATHEDRAL CHURCH OF GOD
CITY OF MILWAUKEE

LANDSCAPE NOTES AND DETAILS



Know what's below.
Call before you dig.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

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R.A. Smith, Inc.

DATE: 02/04/25

SCALE: -

JOB NO. 3250022

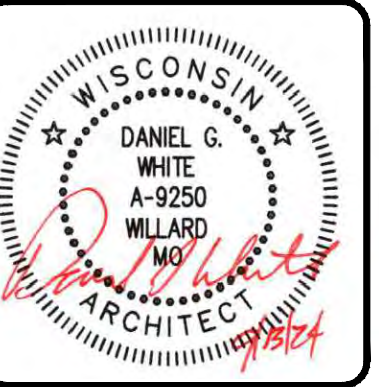
PROJECT MANAGER:
ROB WILLIAMS, PLA

DESIGNED BY: REW

CHECKED BY: REW

SHEET NUMBER

L200



Daniel G. White, Architect

PO Box 695
8576 West Farm Road 76
Willard, Missouri 65781

A Project for:
ZION CHURCH BUILDERS, INC.

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email: zionchurchbuilders@gmail.com

A NEW FACILITY FOR
HOLY CATHEDRAL CHURCH OF GOD IN CHRIST
MILWAUKEE, WISCONSIN

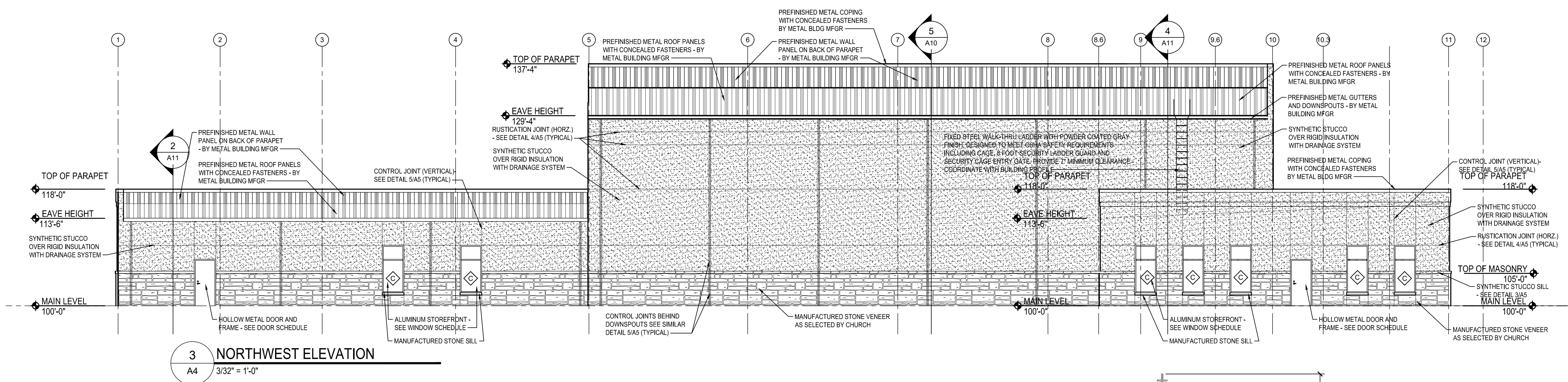
ELEVATIONS

No. 28DEC24 Date

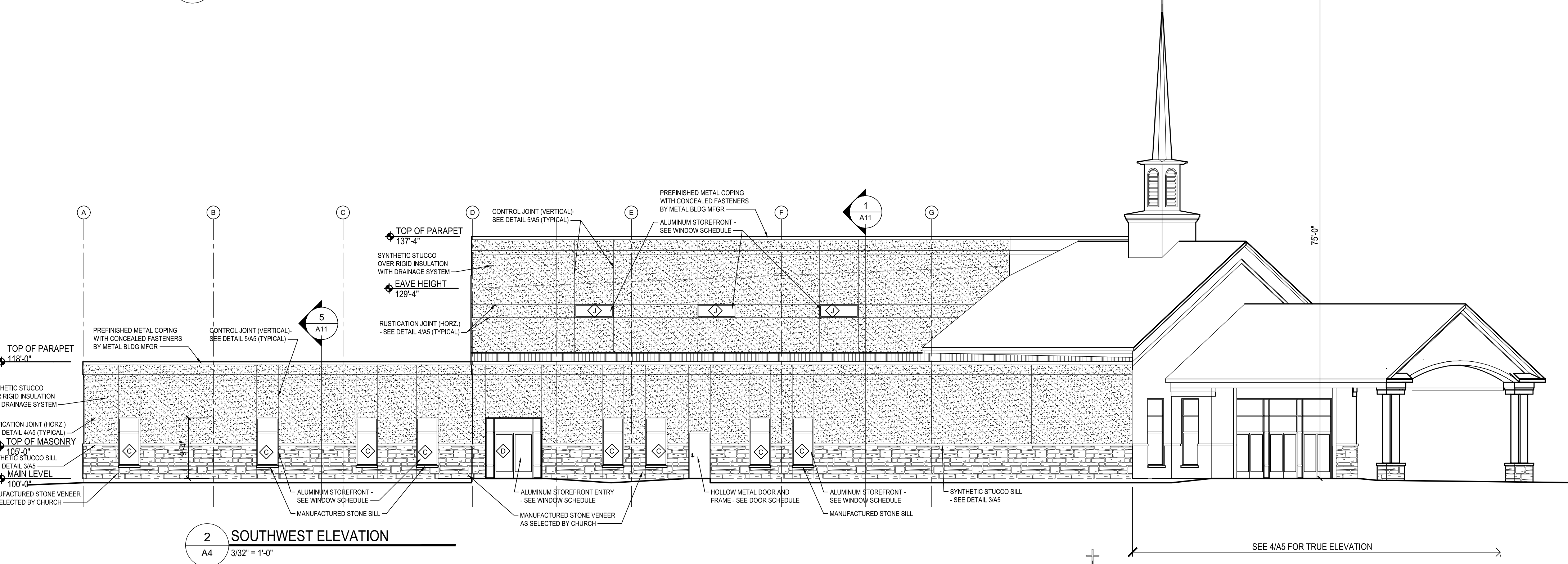
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ORIGINAL ISSUE DATE 13SEP24

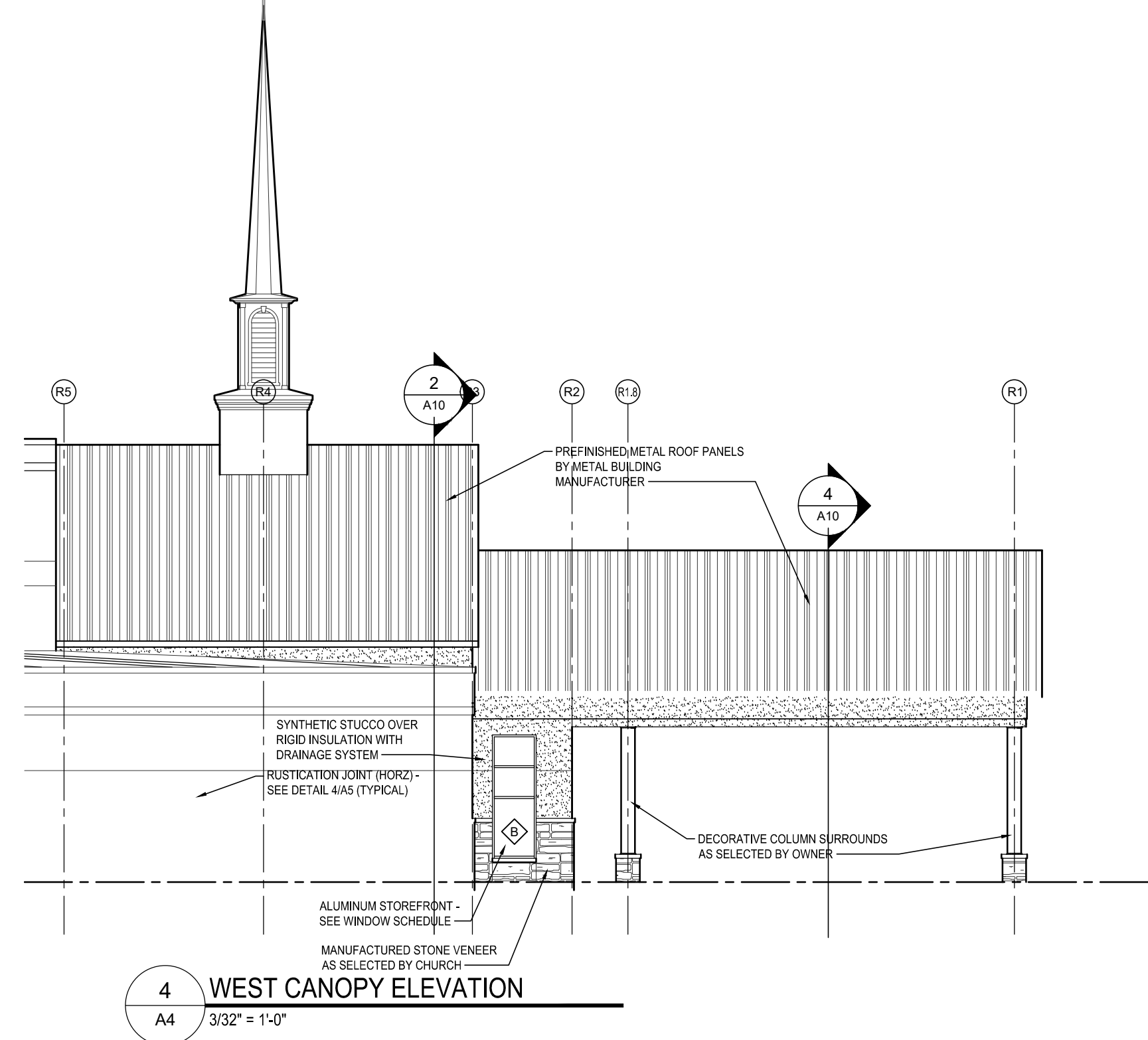
A4
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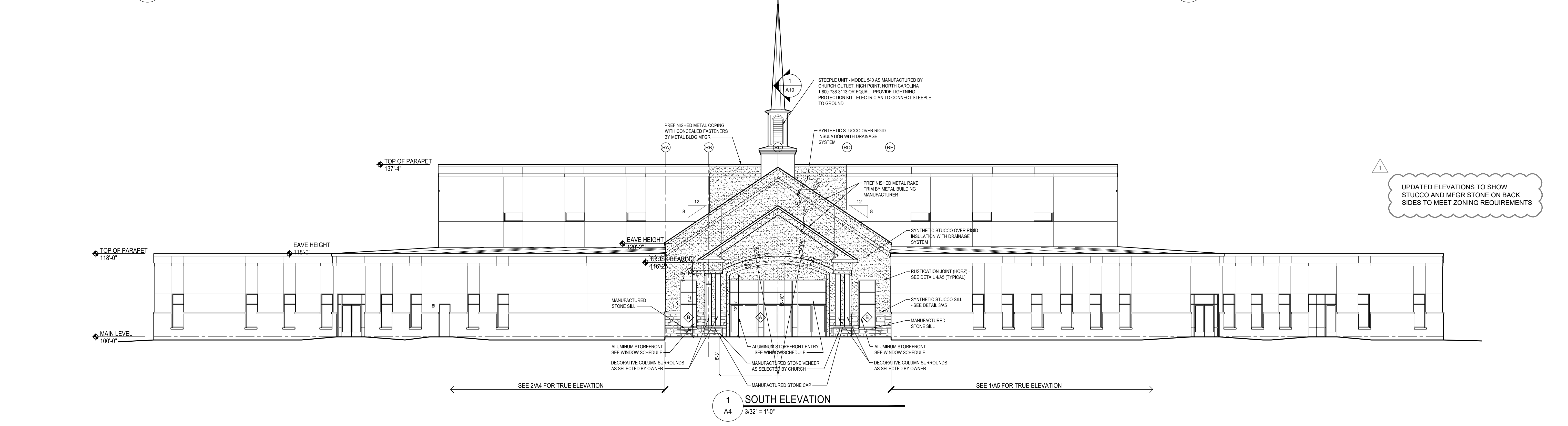
3 NORTHWEST ELEVATION
A4 3/32" = 1'-0"



2 SOUTHWEST ELEVATION
A4 3/32" = 1'-0"

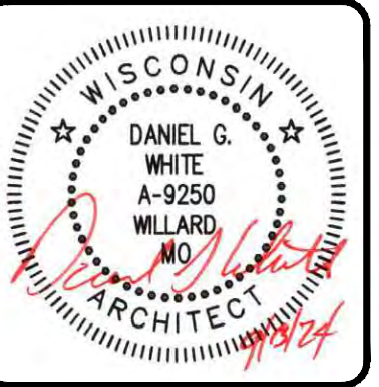


4 WEST CANOPY ELEVATION
A4 3/32" = 1'-0"



1 SOUTH ELEVATION
A4 3/32" = 1'-0"

UPDATED ELEVATIONS TO SHOW STUCCO AND MFRG STONE ON BACK SIDES TO MEET ZONING REQUIREMENTS

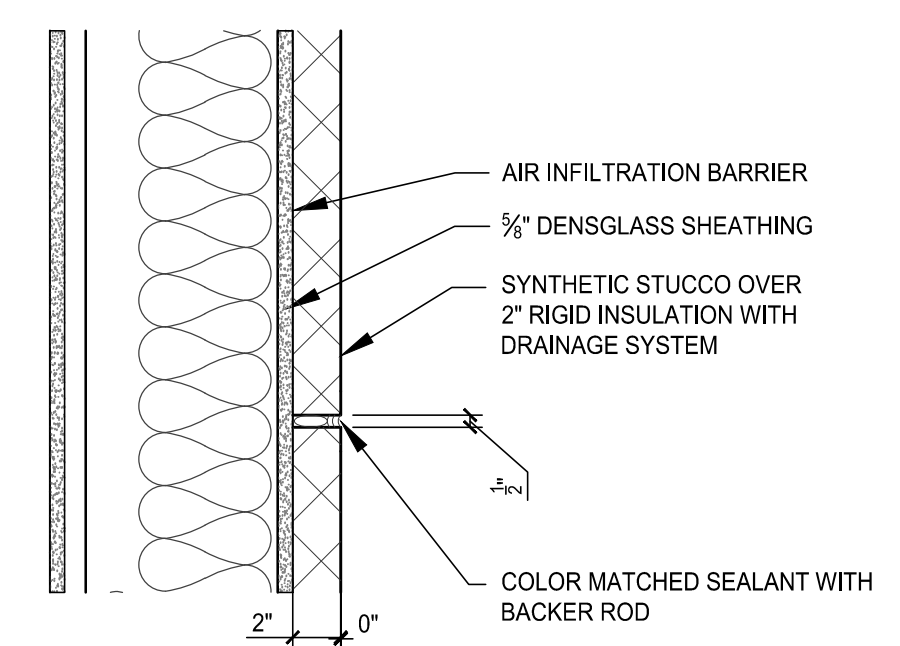


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 dwhite@dwgarchitect.com

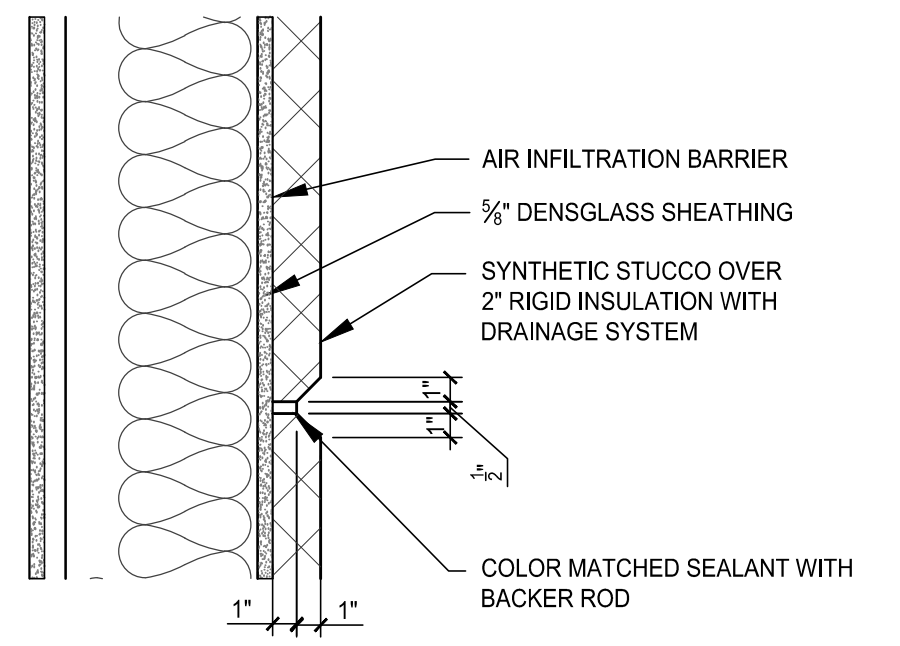
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 email: zionchurchbuilders@gmail.com

A NEW FACILITY FOR
HOLY CATHEDRAL CHURCH OF GOD IN CHRIST
 MILWAUKEE, WISCONSIN
ELEVATIONS

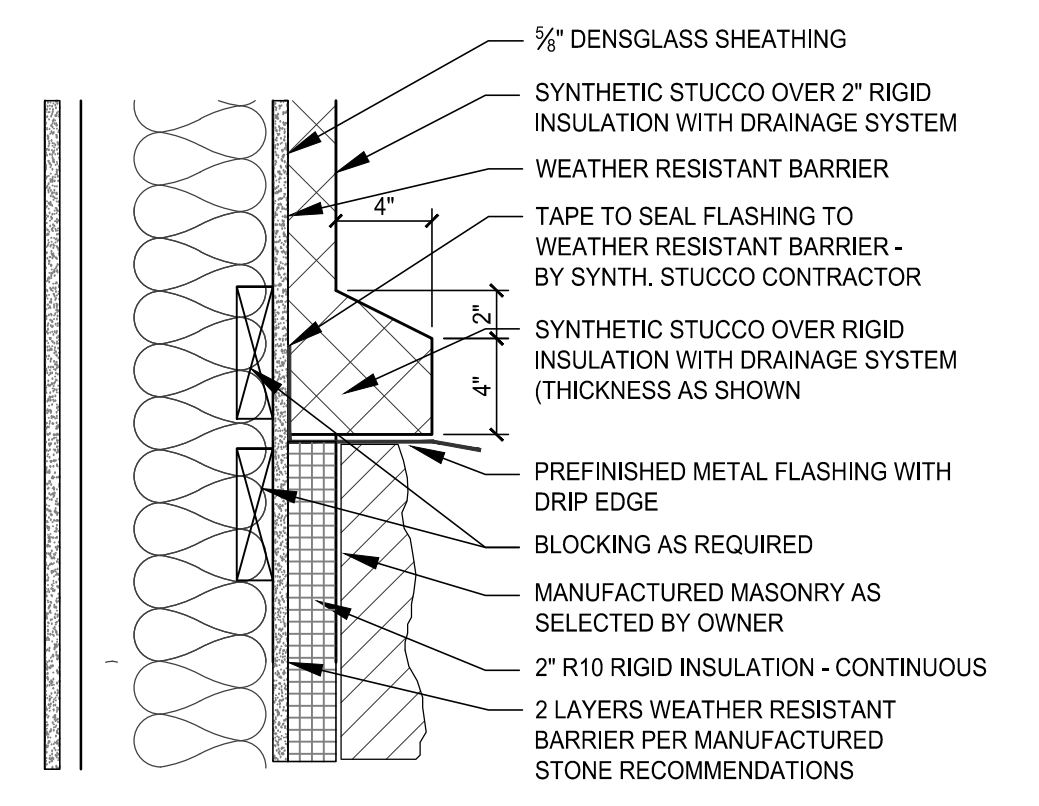
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| 28DEC24 | |
| PROJECT NUMBER | 22-12 |
| ORIGINAL ISSUE DATE | 13SEP24 |
| A5 | |
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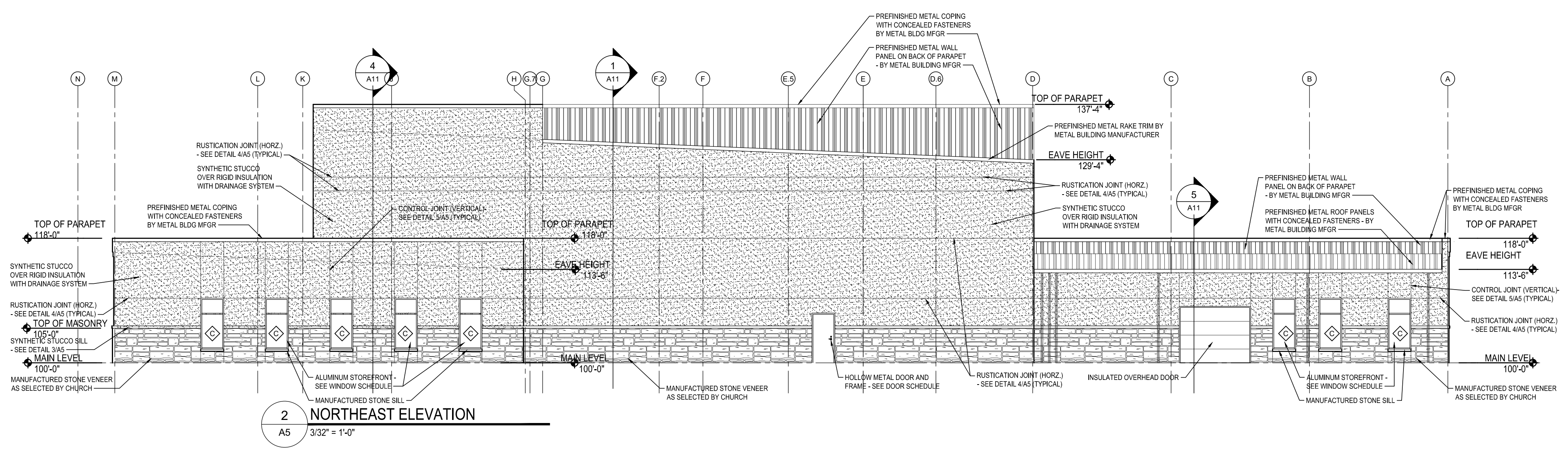
5 CONTROL JOINT
 A5 1 1/2" = 1'-0"



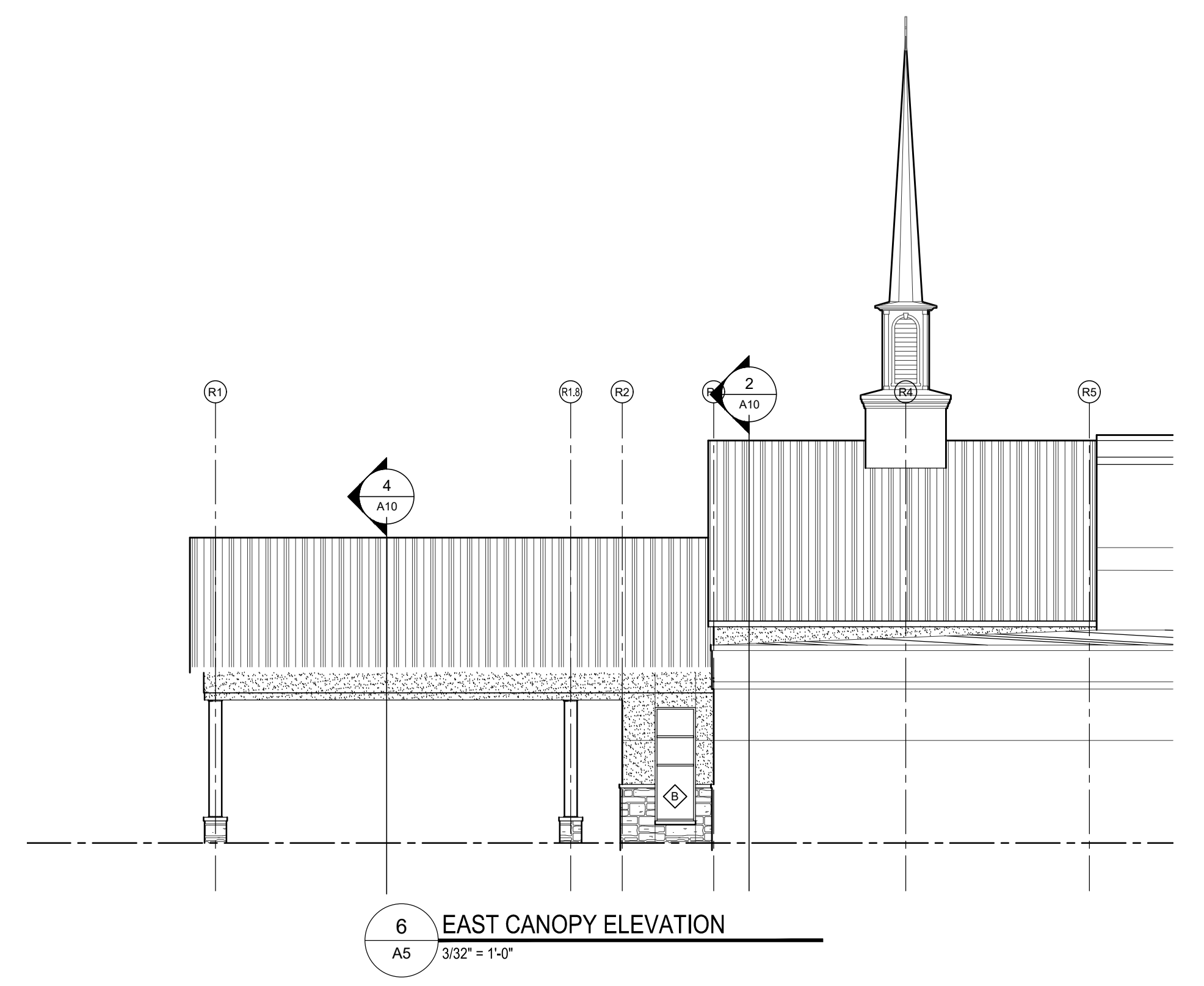
4 RUSTICATION JOINT
 A5 1 1/2" = 1'-0"



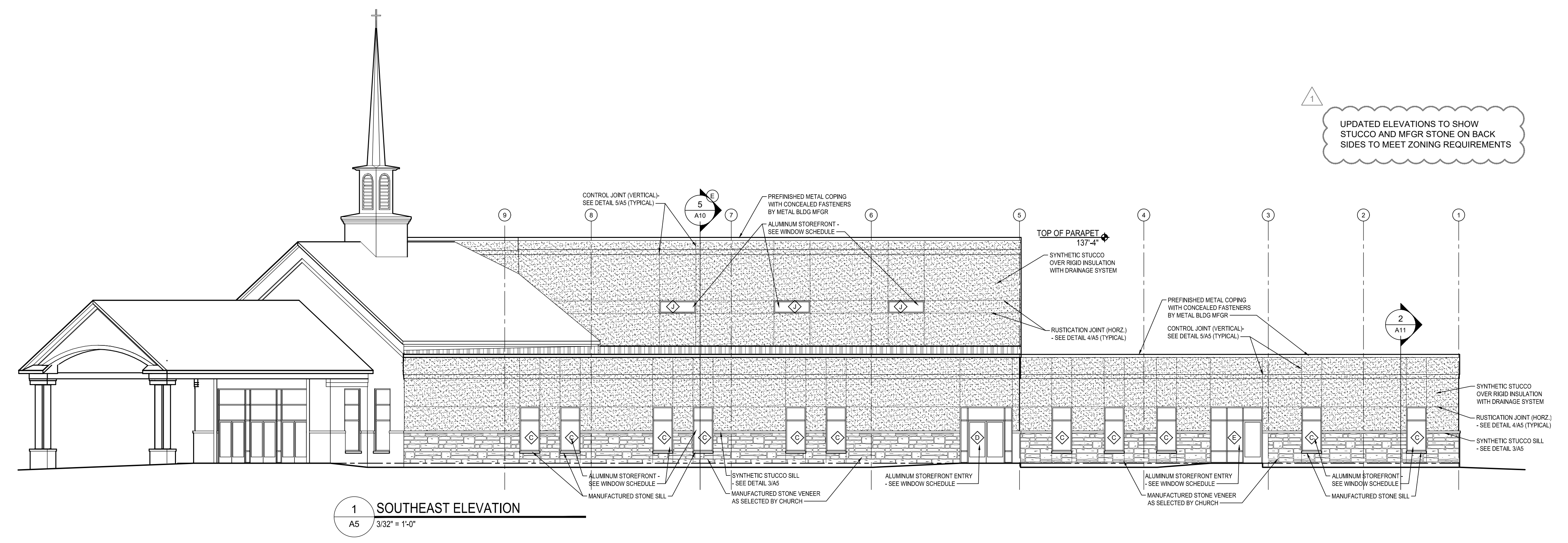
3 SYNTHETIC STUCCO SILL
 A5 1 1/2" = 1'-0"



2 NORTHEAST ELEVATION
 A5 3/32" = 1'-0"



6 EAST CANOPY ELEVATION
 A5 3/32" = 1'-0"

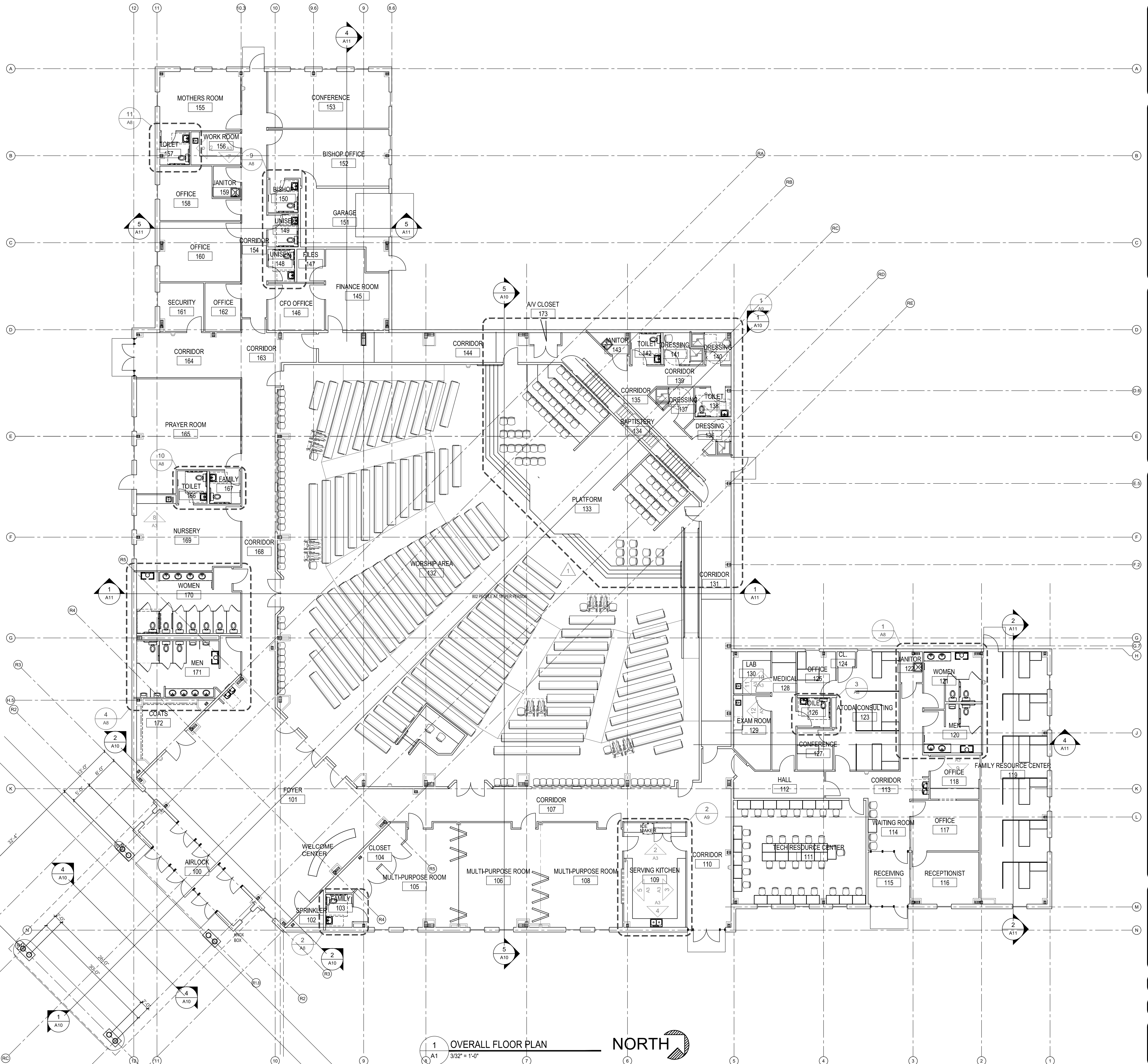


1 SOUTHEAST ELEVATION
 A5 3/32" = 1'-0"

UPDATED ELEVATIONS TO SHOW STUCCO AND MFRG STONE ON BACK SIDES TO MEET ZONING REQUIREMENTS

GENERAL NOTES

- 1) THE ARCHITECT RESERVES THE RIGHT TO MAKE ALL DECISIONS REGARDING THE INTERPRETATION OF PLANS AND SPECIFICATIONS AS THEY APPLY TO THIS PROJECT. CONSULT WITH THE ARCHITECT IMMEDIATELY IF CONFLICTS OR ERRORS ARE DISCOVERED IN THESE DOCUMENTS.
- 2) ALL WORK PERFORMED ON THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES AS ADOPTED AND PRACTICED AT THE TIME OF CONSTRUCTION.
- 3) SUBCONTRACTORS SHALL COORDINATE ALL WORK TO BE DONE THROUGH THE JOB SUPERINTENDENT PROVIDED BY ZION CHURCH BUILDERS.
- 4) DIMENSIONS AS SHOWN ON PLAN ARE TO THE FACES OF UNFINISHED STUD WALLS AND TO THE FACE OF MASONRY. MASONRY IS DIMENSIONED SHOWING NOMINAL DIMENSIONS.
- 5) ALL EXTERIOR WALLS ARE STEEL GIRTS BY PEMB AT 24" O.C. WITH 1/2" DENSGLASS, 2" INSULATION WITH SYNTHETIC STUCCO AND MANUFACTURED MASONRY VENEER WAINSCOT - WALL TYPE "A", UNLESS OTHERWISE NOTED.
- 6) ALL INTERIOR PARTITIONS ARE 3/8" METAL STUDS AT 16" O.C. - WALL TYPE "B", UNLESS NOTED OR DIMENSIONED OTHERWISE.
- 7) ALL WOOD PLATES IN CONTACT WITH CONCRETE SLAB SHALL BE TREATED (CCA) WOOD.
- 8) PROVIDE SOLID WOOD BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION OF EQUIPMENT AND ACCESSORIES.
- 9) USE 5/8" FIRE CODE GYPSUM BOARD THROUGHOUT EXCEPT AS OTHERWISE SPECIFIED. SEE ROOM FINISH SCHEDULE SHEET.
- 10) PROVIDE EXPANSION JOINTS IN GYPSUM BOARD CEILING AT 40'-0" MAXIMUM SPACING. SPACING AT INTERVALS AS REQUIRED.
- 11) PROVIDE EXPANSION JOINTS IN GYPSUM BOARD WALLS AT 20'-0" MAXIMUM - LOCATE AT CORNERS OF DOOR OR WINDOW OPENINGS WHEN POSSIBLE.
- 12) ALL EXTERIOR LANDINGS AT AN ACCESSIBLE MEANS OF EGRESS DOOR SHALL NOT SLOPE MORE THAN 1/4" PER FOOT AWAY FROM THE BUILDING.
- 13) ALL DOOR THRESHOLDS AND STOOPS OR CHANGES IN FLOOR FINISHES SHALL PROVIDE A CHANGE IN VERTICAL RISE OF NO MORE THAN 1/2" MAXIMUM.
- 14) PERMANENT SIGNAGE USED TO IDENTIFY ROOMS AND SPACES SHALL INCLUDE TACTILE CHARACTERS AND BRAILLE. TO BE MOUNTED ADJACENT TO THE DOOR. SIGNS SHALL BE MOUNTED AT 60" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SIGN.
- 15) PROVIDE A BARRIER FREE SYMBOL OF COMPLIANCE AT ALL ACCESSIBLE RESTROOMS AND BUILDING ENTRANCES.
- 16) FOR MILLWORK AND MISCELLANEOUS EQUIPMENT SCHEDULE, REFER TO SCHEDULE THIS SHEET.
- 17) CONTROLS, OPERATING MECHANISMS AND HARDWARE INTENDED FOR OPERATION BY THE OCCUPANT, INCLUDING SWITCHES THAT CONTROL LIGHTING AND VENTILATION AND ELECTRICAL CONVENIENCE OUTLETS, IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PART OF ACCESSIBLE ELEMENTS, SHALL BE ACCESSIBLE.

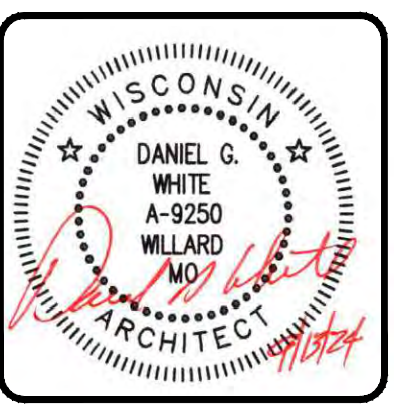


| MILLWORK AND MISC. EQUIP. SCHEDULE | | | |
|------------------------------------|----------------------------|-----------------|---|
| MARK | DESCRIPTION | DETAILS | REMARKS |
| 1 | VANITY | 17/A3 | SEE NOTE #2 |
| 2 | FIRE EXTINGUISHER | 13/A3 | "LARSEN" FS2409-R4 W/ MP5 NOTE #1 |
| 3 | FIRE EXTINGUISHER | -- | "LARSEN" MP5 W/ WALL BRACKET NOTE #1 |
| 4 | TOILET PARTITION | -- | SEE NOTE #4 |
| 5 | SOUND BOOTH | 16/A3 | SEE NOTE #2 |
| 6 | CABINERY | 14/A3 AND 15/A3 | SEE NOTE #2 |
| 7 | 1 1/2" DIA. WOOD HANDRAIL | | SEE NOTES #2 AND #3 |
| 8 | KNOX BOX | | SEE NOTE #6 |
| 9 | ELECTRIC WATER COOLER | 14/A8 AND 15/A8 | WITH WATER BOTTLE FILLER - SEE PLUMBING |
| 10 | ACCESS LADDER | | SEE NOTE #5 |
| 11 | DECORATIVE COLUMN SURROUND | | AS SELECTED BY OWNER |
| 12 | FIBERGLASS BAPTISTERY | | MODEL 9A AS SUPPLIED BY CHURCH OUTLET |

MILLWORK AND MISC. EQUIP. SCHEDULE NOTES

1. COORDINATE FINAL LOCATIONS WITH LOCAL FIRE MARSHALL.
2. PROVIDE BLOCKING IN WALLS AS REQUIRED FOR PROPER INSTALLATION OF ALL EQUIPMENT AND ACCESSORIES.
3. PROVIDE HANDRAIL BRACKETS AT 48" O.C. MAX (EVENLY SPACED) AND AT CHANGE OF DIRECTIONS. PROVIDE BLOCKING IN WALL FOR HANDRAIL BRACKETS AND RETURN HANDRAILS TO WALL. HANDRAILS TO FOLLOW PLANS AND DETAILS SHOWN. HANDRAILS SHALL SLOPE WITH STAIR OR RAMP AT 2"-10" A.F.F. AND SHALL EXTEND LEVEL INCHES AT THE TOP OR RAMPS AND STAIRS. HANDRAILS SHALL EXTEND LEVEL 12" AT BOTTOM OF RAMPS AND AT STAIRS SHALL SLOPE PAST BOTTOM OF STAIR ONE TREAD LENGTH AND THEN EXTEND LEVEL 12".
4. TOILET PARTITIONS TO BE EQUAL TO "FLUSH METAL" OVERHEAD BRACED METAL TOILET PARTITIONS (FLUSH/PROVIDED WITH ALL HARDWARE AND MOUNTING ACCESSORIES. COLOR AND STYLE AS SELECTED BY CHURCH.
5. FIXED STEEL WALK-THRU LADDER WITH POWDER COATED GRAY FINISH, DESIGNED TO MEET OSHA SAFETY REQUIREMENTS INCLUDING CAGE, 8 FOOT SECURITY LADDER GUARD AND SECURITY CAGE ENTRY GATE. PROVIDE 7" MINIMUM CLEARANCE - COORDINATE WITH BUILDING PROFILE.
6. COORDINATE EXACT MODEL AND LOCATION WITH LOCAL FIRE MARSHALL.

1 OVERALL FLOOR PLAN
3/32" = 1'-0"
NORTH

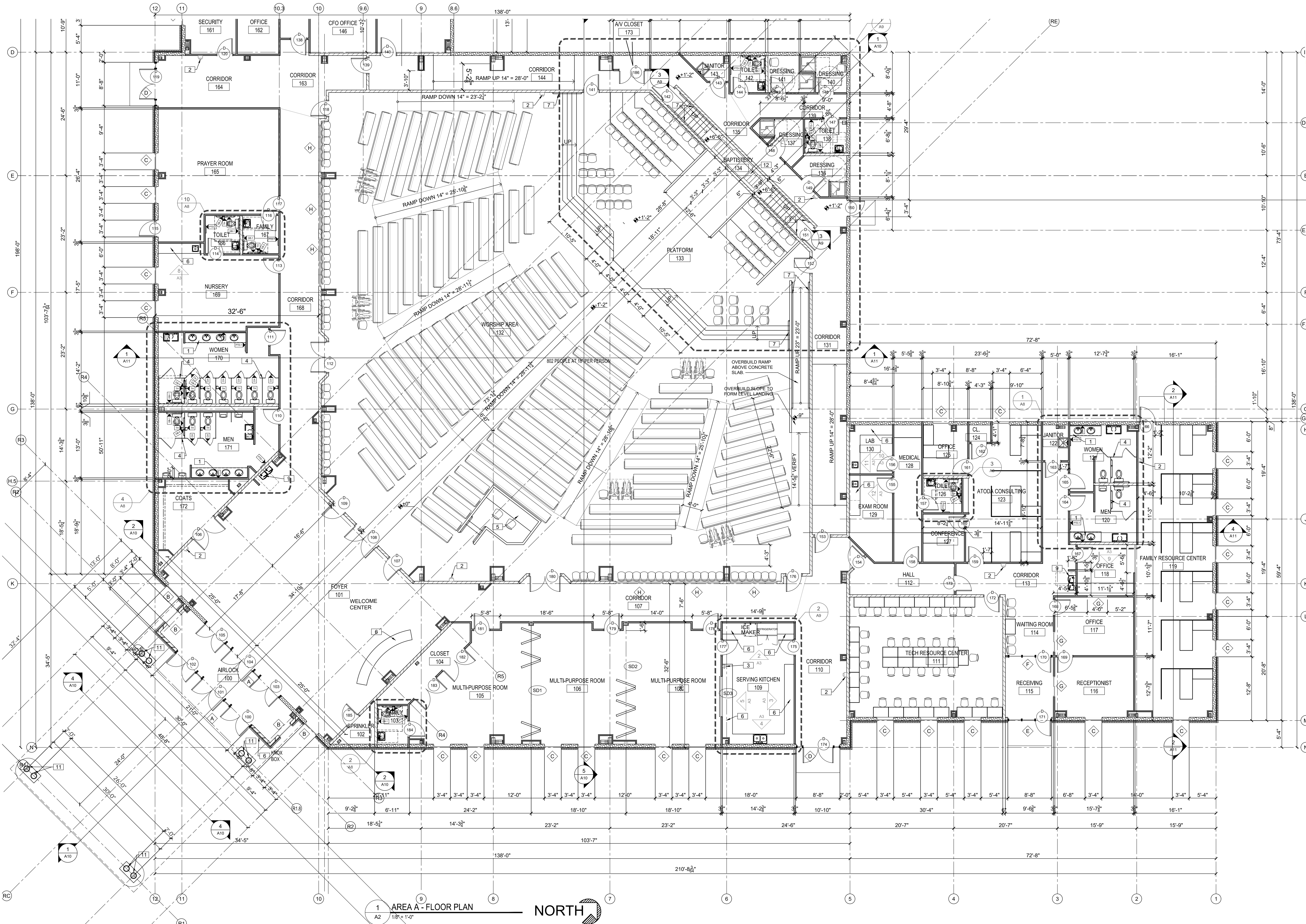


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 email: zionchurchbuilders@gmail.com

A NEW FACILITY FOR
HOLY CATHEDRAL CHURCH OF GOD IN CHRIST
 MILWAUKEE, WISCONSIN
OVERALL FLOOR PLAN

| | |
|---------------------|--------------|
| No. | Date |
| | |
| PROJECT NUMBER | 22-12 |
| ORIGINAL ISSUE DATE | 13SEP24 |
| A1 | © 2024 OF 18 |



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A NEW FACILITY FOR
HOLY CATHEDRAL CHURCH OF GOD IN CHRIST
 MILWAUKEE, WISCONSIN
AREA A - FLOOR PLAN

| | |
|-----|------|
| No. | Date |
| | |
| | |

PROJECT NUMBER
22-12

ORIGINAL ISSUE DATE
13SEP24

A2
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1 AREA A - FLOOR PLAN
 A2 1/8" = 1'-0"
 NORTH



| <u>PHOTO NUMBER</u> | <u>DATE</u> | <u>DIRECTION</u> |
|------------------------|-------------|------------------|
| 1 | 8/21/2020 | E |
| <u>DESCRIPTION</u> | | |
| From North Gravel Pile | | |

| <u>PHOTO NUMBER</u> | <u>DATE</u> | <u>DIRECTION</u> |
|------------------------|-------------|------------------|
| 2 | 8/21/2020 | SE |
| <u>DESCRIPTION</u> | | |
| From North Gravel Pile | | |



| <u>PHOTO NUMBER</u> | <u>DATE</u> | <u>DIRECTION</u> |
|------------------------|-------------|------------------|
| 3 | 8/21/2020 | S |
| <u>DESCRIPTION</u> | | |
| From North Gravel Pile | | |



| <u>PHOTO NUMBER</u> | <u>DATE</u> | <u>DIRECTION</u> |
|------------------------|-------------|------------------|
| 4 | 8/21/2020 | SW |
| <u>DESCRIPTION</u> | | |
| From North Gravel Pile | | |



| <u>PHOTO NUMBER</u> | <u>DATE</u> | <u>DIRECTION</u> |
|---------------------------|-------------|------------------|
| 5 | 8/21/2020 | W |
| <u>DESCRIPTION</u> | | |
| From North Gravel Pile | | |

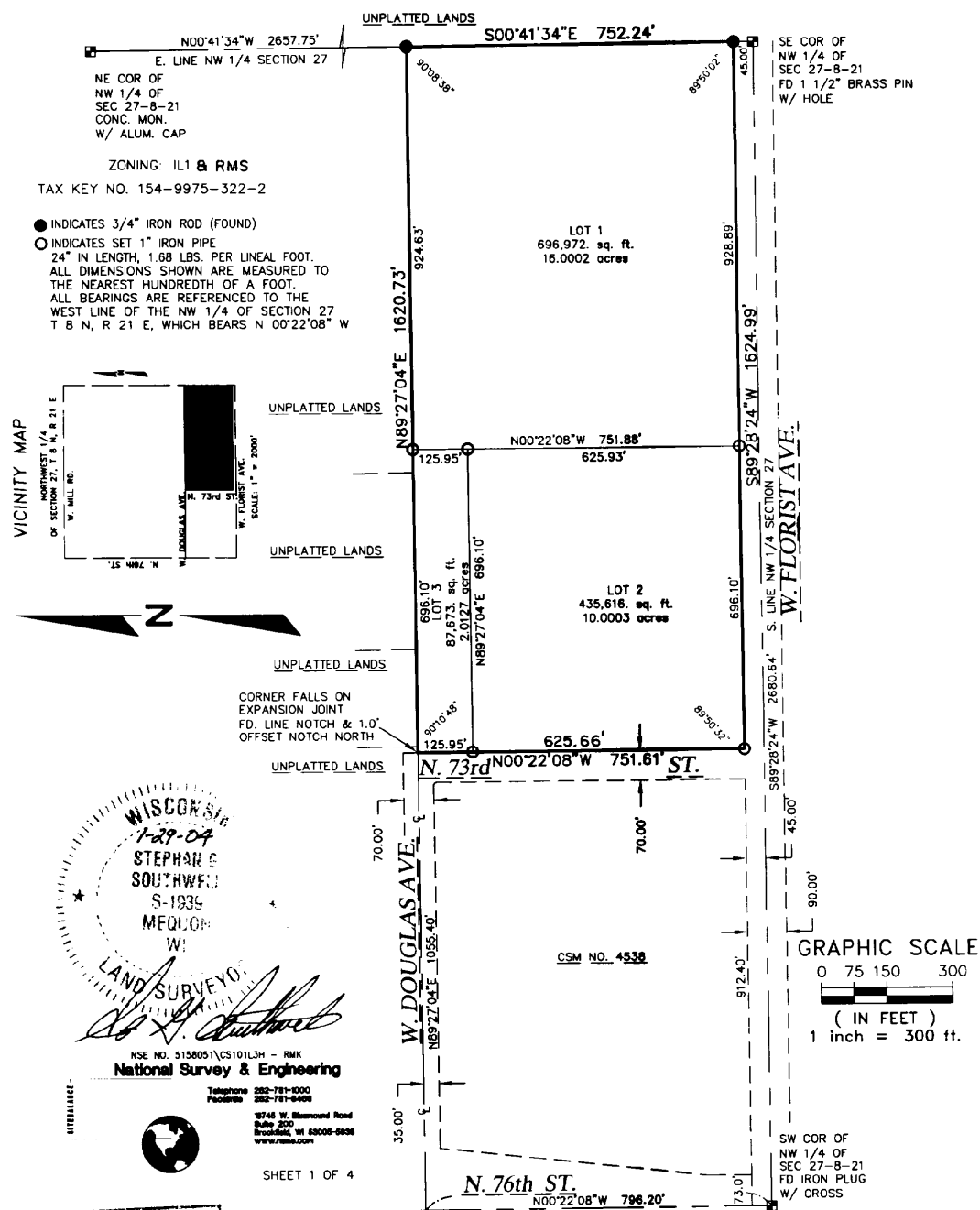


| <u>PHOTO NUMBER</u> | <u>DATE</u> | <u>DIRECTION</u> |
|------------------------------------|-------------|------------------|
| 6 | 8/21/2020 | S |
| <u>DESCRIPTION</u> | | |
| View along 73 rd Street | | |

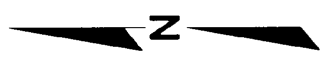
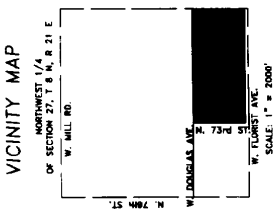
DCD#2351

CERTIFIED SURVEY MAP NO. 7561

Part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.



- INDICATES 3/4" IRON ROD (FOUND)
- INDICATES SET 1" IRON PIPE 24" IN LENGTH, 1.68 LBS. PER LINEAL FOOT. ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 27 T 8 N, R 21 E, WHICH BEARS N 00°22'08" W

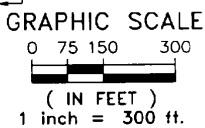


WISCONSIN
1-29-04
STEPHAN G
SOUTHWEST
S-1939
MELORE
WI
LAND SURVEYOR

SEE NO. S158031\CS101L3H - RMK
National Survey & Engineering

Telephone 252-781-0000
Facsimile 252-781-6400

9748 W. Wisconsin Road
Suite 200
Brookfield, WI 53008-9938
www.nse.com



DEPARTMENT OF CITY ENGINEERING
CITY ENGINEER
APPROVED

FEB 06 2004

[Signature]

INFRASTRUCTURE SERVICES DIVISION

Marcia Lindholm 1/21/05
CENTRAL CITY FINANCIAL RECORDS MANAGER

Martin Aquino 1/26/05
ENGR. IN CHARGE - CIVIL/IRON ENGR.

[Signature]
CITY ENGINEER

(RM) APPROVED

Doc# 2251

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, STEPHAN G. SOUTHWELL, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:


COMMENCING at the Southwest corner of said 1/4 Section; thence North 00°22'08" West along the West line of said 1/4 Section 796.20 feet to a point in the extension of the centerline of West Douglas Avenue; thence North 89°27'04" East along said centerline and its extension 1055.40 feet to the point of beginning of the lands to be described; thence continuing North 89°27'04" East 1620.73 feet to a point in the East line of said 1/4 Section; thence South 00°41'34" East along said East line 752.24 feet to a point in the North line of West Florist Avenue; thence South 89°28'24" West along said North line 1624.99 feet to a point in the East line of North 73rd Street; thence North 00°22'08" West along said East line 751.61 feet to the point of beginning.

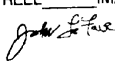
THAT I have made the survey, land division and map by the direction of HOLY CATHEDRAL CHURCH OF GOD IN CHRIST, INC., as owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code in surveying, dividing and mapping the same.

1-29-04
DATE

 (SEAL)
STEPHAN G. SOUTHWELL
REGISTERED LAND SURVEYOR S-1939
MILWAUKEE COUNTY
WI
LAND SURVEYOR

08972594
REGISTER'S OFFICE } SS
Milwaukee County, WI }
RECORDED AT 10:38
 A.M.
MAR 10 2005
REEL _____ IMAGE _____
 REGISTER OF DEEDS

08972594
Amount 17.00

DLD#2357

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

HOLY CATHEDRAL CHURCH OF GOD IN CHRIST, INC., as a non-stock corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 119 of the Milwaukee Code of Ordinances.

IN consideration of the approval of the map by the Common Council of the City of Milwaukee and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees:

- A. That all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots in the Certified Survey Map shall be installed underground in easements provided therefore, where feasible.

THIS agreement shall be binding on the undersigned and assigns.

IN Witness Whereof HOLY CATHEDRAL CHURCH OF GOD IN CHRIST, INC. has caused these presents to be signed by REV. CHARLES McCLELLAND, its President at Milwaukee, Wisconsin, this 30th day of January, 2004

In the presence of:

HOLY CATHEDRAL CHURCH OF GOD IN CHRIST, INC.

Adita Franklin
ADITA FRANKLIN

Charles McClelland
REV. CHARLES McCLELLAND

STATE OF WISCONSIN }
 :SS
MILWAUKEE COUNTY }

PERSONALLY came before me this 30th day of January, 2004, REV. CHARLES McCLELLAND of the above named corporation, to me known as the President and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

