

THE CENTER FOR BLACK EXCELLENCE AND CULTURE

655 & 711 W BADGER ROAD
MADISON, WISCONSIN 53713



PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

LAND USE & DEMOLITION PERMIT SUBMITTAL

JANUARY 8, 2024



JLA
ARCHITECTS

JLA PROJECT NUMBER: 21-0102

JLA ARCHITECTS PROJECT CODE REVIEW

ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION, November 28, 2023

PROJECT NAME: The Center for Black Excellence and Culture

PROJECT DESCRIPTION: Mixed Use, Non-Separated Building (Fully Sprinklered) with Office, Meeting, and Performance Spaces, 3 Story Building

PROJECT LOCATION: 433 W. Badger Road, Madison, WI

CODE: 2021 International Building Code (IBC), Indiana Wisconsin Commercial Building Code 2001, ANSI A117.1 (2017)

CONSTRUCTION TYPE: I-1.8 Unprotected, Non-Combustible

DETAILED BUILDING ELEVATION TABLES

TYPE	NO.	AREA (S.F.)	PERCENTAGE
Upper Level	8	11,153	13.2%
Main Level	10	10,200	12.2%
Lower Level	2	10,200	12.2%
TOTALS		41,553	49.6%

BUILDING AREA (DESIGN)

Per IBC Definition (2021) AREA, BUILDING: Interior Side of Exterior Walls & Exterior Spaces Under Roof

FLOOR	MAIN OCCUPANCY	FIRE AREA #1	RATIO	TOTALS
Upper Level	8	11,153	13.2%	12,268
Main Level	10	10,200	12.2%	11,315
Lower Level	2	10,200	12.2%	11,315
TOTALS		41,553	49.6%	44,898

BUILDING AREA (CODE REVIEW)

Area Limitations: (Table 504.2) I-1.8

Occupancy = A-1

Area Limit per Floor See Allowance

Area Determination below:

Percentage Increase See Building

Percentage Calculations:

1. MAX IS ALLOWABLE PER TABLE 504.2, PLUS PRORATA INCREASE

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LIFE SAFETY LEGEND

SPACE FIRE RATINGS SEPARATION:

1 HOUR FIRE RATED SPACE PER FIRE RATING LEGEND

2 HOUR FIRE RATED SPACE PER FIRE RATING LEGEND

VERTICAL EXIT ENCLOSURES - (SEE FIRE RATING LEGEND) STAIR (2 LEVELS), PROVIDE FIRE BARRIERS PER 2021 IBC, 707

ELEVATORS (3 LEVELS), PROTECTION NOT REQUIRED

INCIDENTAL USE AREAS - (SEE FIRE RATING LEGEND) SEPARATED PER 2021 IBC TABLE 509

ACCESSORY OCCUPANCY AREAS LESS THAN 10% OF TOTAL AREA FOR EACH LEVEL NOT SEPARATED FROM MAIN OCCUPANCY

WALL FIRE RATINGS:

1 HOUR RATED FIRE PARTITION: 1" - 1" - 1"

1 HOUR RATED FIRE BARRIER: 1" - 1" - 1"

2 HOUR RATED FIRE BARRIER: 1" - 1" - 1"

2 HOUR RATED FIRE WALL: 1" - 1" - 1"

SYMBOLS & TAGS:

F.E.C.: FIRE EXTINGUISHER CABINET

F.E.: FIRE EXTINGUISHER BOTTLE

CP-1.1: COMMON PATH OF TRAVEL - SEE SCHEDULE

ALLOWABLE DOOR EXITING CAPACITY:

SINGLE DOOR: 20 OCCUPANTS

DOUBLE DOOR: 40 OCCUPANTS

30" DOOR CAPACITY: 180 OCCUPANTS

42" DOOR CAPACITY: 252 OCCUPANTS

48" DOOR CAPACITY: 360 OCCUPANTS

54" DOOR CAPACITY: 450 OCCUPANTS

NOTES:

NOTE: ALL STRUCTURAL COMPONENTS SHALL BE RATED EQUALLY TO THE RATED ASSEMBLY THAT THEY SUPPORT

ALL FIRE RATED ASSEMBLIES WITHIN CONCEALED ACCESSIBLE SPACES SHALL BE CLEARLY AND PERMANENTLY IDENTIFIED PER 2021 IBC SECTION 703.5.

FRAMING SHALL BE OF NON-COMBUSTIBLE MATERIAL, METAL STUDS

CONCEALED SPACE FIRE SMOKE BLOCKING: PROVIDE PER 2021 IBC 718 - TYPICAL THROUGHOUT ENTIRE BUILDING - FIREBLOCKING MATERIALS PER 2021 IBC 718.2.1 SHALL BE:

1. (1) LAYER OF 5/8" STRUCTURAL PANELS WITH JOINTS BACKED BY SAME

2. (1) LAYER 3/4" PARTICLE BOARD WITH JOINTS BACKED BY SAME

3. 1/2" THICK GYPSUM WALL BOARD

4. 1/2" CEMENT-BASED MILLBOARD

5. BATT'S/BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE

6. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION

(SEE STAIR AND ELEVATOR DETAILS FOR ADDITIONAL FIREBLOCKING INFORMATION)

DOUBLE STUD WALL ASSEMBLIES: PROVIDE BOTH HORIZONTAL AND VERTICAL FIRE SMOKE BLOCKING PER 2021 IBC SECTION 718.2.1 AND INSTALLED PER 718.2.2

VERTICAL BLOCKING AT THE CEILING AND FLOOR LEVELS

HORIZONTAL BLOCKING AT INTERVALS NOT EXCEEDING 10 FEET.

DRAFTSTOPPING: PROVIDE PER 2021 IBC 718.3 - TYPICAL THROUGHOUT ENTIRE BUILDING. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, CEMENT FIBERBOARD, BATT'S OR BLANKETS OF MINERAL WOOL OR GLASS FIBER. THE INTEGRITY OF DRAFTSTOPPING SHALL BE MAINTAINED.

EXIT TRAVEL DISTANCE

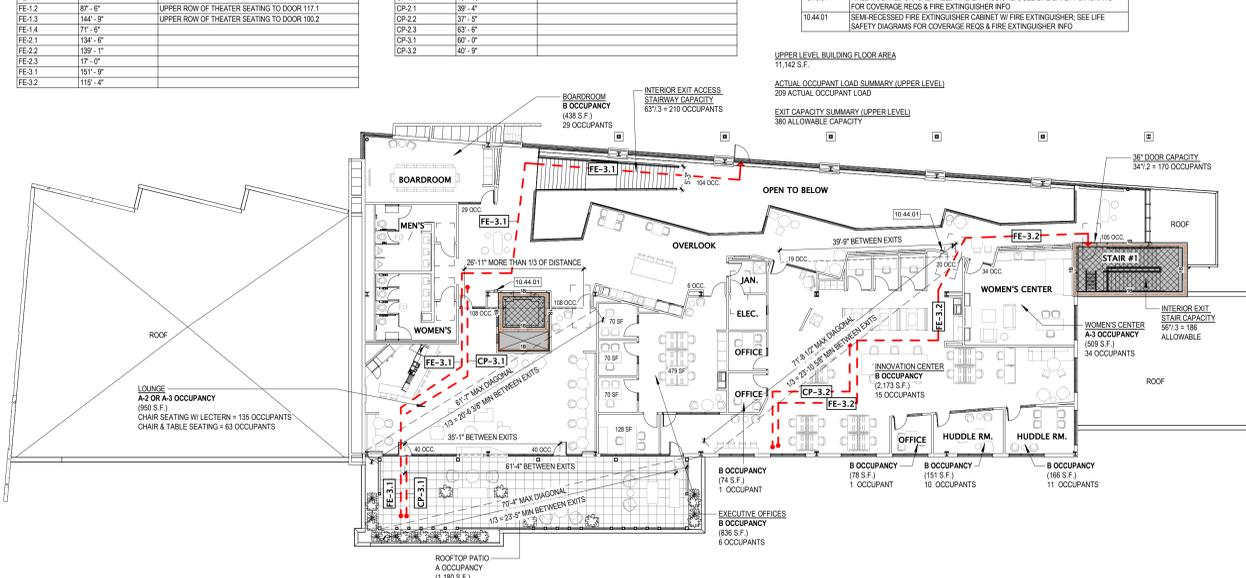
Path ID	Travel Distance	Description
FE-1.1	14'-4"	
FE-1.2	37'-6"	UPPER ROW OF THEATER SEATING TO DOOR 117.1
FE-1.3	144'-9"	UPPER ROW OF THEATER SEATING TO DOOR 100.2
FE-1.4	71'-6"	
FE-2.1	134'-9"	
FE-2.2	139'-1"	
FE-2.3	17'-0"	
FE-3.1	151'-9"	
FE-3.2	119'-4"	

COMMON PATH OF TRAVEL

Path ID	Travel Distance	Description
CP-1.1	40'-9"	
CP-2.1	39'-4"	
CP-2.2	37'-5"	
CP-2.3	83'-8"	
CP-3.1	82'-0"	
CP-3.2	40'-9"	

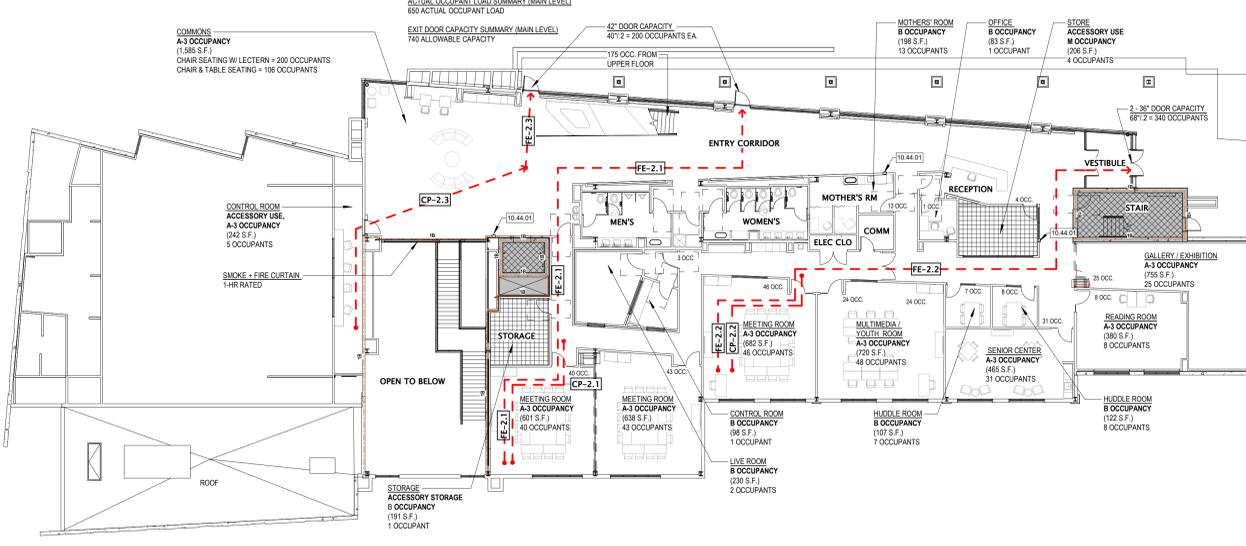
KEYNOTE LEGEND

Key Value	Keynote Text
10.43.01	WALL MOUNTED BRACKET-HELD FIRE EXTINGUISHER. SEE LIFE SAFETY DIAGRAMS FOR COVERAGE REGS & FIRE EXTINGUISHER INFO
10.44.01	SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER. SEE LIFE SAFETY DIAGRAMS FOR COVERAGE REGS & FIRE EXTINGUISHER INFO



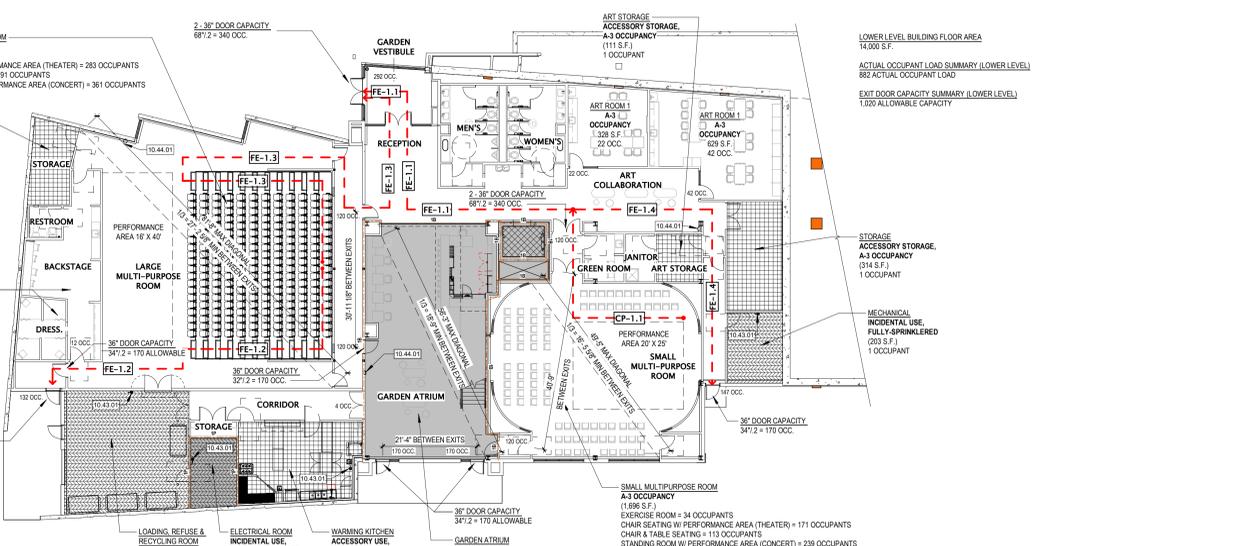
10 UPPER LEVEL - LIFE SAFETY PLAN

1/16" = 1'-0"



16 MAIN LEVEL - LIFE SAFETY PLAN

1/16" = 1'-0"



28 LOWER LEVEL - LIFE SAFETY PLAN

1/16" = 1'-0"

The Center - GRADE PLAN CALCULATION

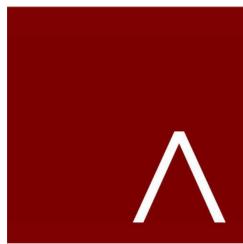
October 31, 2023

AVERAGE EXTERIOR WALL ELEVATIONS

Exterior Wall	Overall Length (in feet)	Uniformly Sloping Grade				Constant Grade		Average Wall Elevation
		EL (start)	EL (end)	Slope	Length (ft)	Length (ft)	Elevation	
North Upper 1	15.3	0.0	0.0	0.00%	15.3	0.0	15.3	912.0
East 2	10.0	0.0	0.0	0.00%	10.0	0.0	10.0	912.0
North Upper 2	11.2	0.0	0.0	0.00%	11.2	0.0	11.2	912.0
East 1	12.7	0.0	0.0	0.00%	12.7	0.0	12.7	912.0
North Upper 3	79.8	912.0	911.0	-1.25%	79.8	911.5	0.0	911.5
North Lower 1	96.9	911.0	902.0	-9.29%	96.9	906.5	0.0	906.5
West 1	17.5	892.0	891.6	-1.14%	17.5	891.9	0.0	891.9
North Lower 2	72.8	892.0	894.0	+2.75%	72.8	893.0	0.0	893.0
West 2	62.7	892.0	893.0	+1.60%	62.7	892.5	0.0	892.5
South Lower 1	8.7	0.0	0.0	0.00%	8.7	0.0	8.7	893.0
West 3	26.8	893.0	892.0	-3.73%	26.8	892.5	0.0	892.5
South Lower 2	69.0	0.0	0.0	0.00%	69.0	0.0	69.0	892.0
East 6	8.5	0.0	0.0	0.00%	8.5	0.0	8.5	892.0
South Lower 3	76.9	0.0	0.0	0.00%	76.9	0.0	76.9	892.0
East 5	20.4	0.0	0.0	0.00%	20.4	0.0	20.4	892.0
South Upper 1	68.4	892.0	911.0	+22.51%	68.4	901.5	0.0	901.5
East 4	6.2	0.0	0.0	0.00%	6.2	0.0	6.2	911.0
South Upper 2	39.9	0.0	0.0	0.00%	39.9	0.0	39.9	911.0
East 3	32.0	0.0	0.0	0.00%	32.0	0.0	32.0	911.0

GRADE PLANE

Exterior Wall	Overall Length (L)	Average Wall Elevation (AWS)	Weighted Wall Elevation (L x AWS)
North Upper 1	15.25	912.0	13,906.00
East 2	10	912.0	9,120.00
North Upper 2	11.18	912.0	10,176.16
East 1	12.65	912.0	11,536.80
North Upper 3	79.8	911.5	72,732.70
North Lower 1	96.92	906.5	87,837.98
West 1	17.		



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JLA PROJECT NUMBER: 21-0102

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LAND USE & DEMOLITION PERMIT
SUBMITTAL

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DATE OF ISSUANCE: JANUARY 08, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
**EXISTING
CONDITIONS**

SHEET NUMBER
C100

Existing Conditions Survey

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- IRON PIPE FOUND (1" Outside Diam. unless noted)

() INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.



Legal Description of Lands Surveyed

Document No. 4912801

PARCEL 1: Parcel One (1) of Certified Survey Map No. 121, recorded in the Office of the Register of -- Deeds for Dane County, Wisconsin, in Volume 1 of Certified Survey Maps, Pages 121 and 121A, as Document No. 1081036, located in the City of Madison, Dane County, Wisconsin.

PARCEL 2: Part of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at the Northeast corner of Certified Survey Map No. 121, thence Easterly along the North line of said Northwest 1/4 of the Southeast 1/4, 187.50 feet, more or less, to the Northwestern corner of lands conveyed to the South Shore of Methodist Church in Volume 669 of Deeds, Page 292, as Document No. 973363; thence South along the West line of said church property, 183.0 feet; thence West parallel with North line of said Northwest 1/4 of the Southeast 1/4 to the Southeast corner of Parcel 1 of Certified Survey Map No. 121; thence North along the East line of Certified Survey Map No. 121, 183.0 feet to the point of beginning.

Document No. 3278972

Part of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 7 North, Range 9 East, in the Town of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at a point on the North line of the Southeast 1/4 of said section 35, distant 863.05 feet East of the Northwest corner of said quarter section, said point being the Northeast Corner of lands sold to Robert W. Clayton as set forth in Volume 582 of Deeds, page 149; thence East along the North line of said quarter Section 550.5 feet to the West right-of-way line of the Chicago & Northwestern Railroad, thence South 00° 44' East along said right-of-way line 249.6 feet to the Northwestern right-of-way line of U.S.H. 12 & 18; thence South 69° 12' West along said highway right-of-way line 822.0 feet to the Easterly line of lands sold to Dane County as set forth in Volume 249 of Miscellaneous, page 413, thence North 20° 48' West along the Easterly line of said lands, 307 feet to the Northeastly corner thereof, said point being 183 feet South from the North line of the Southeast 1/4 of said Section 35, thence East 138.1 feet to the Southeast corner of lands conveyed to Robert W. Clayton as heretofore mentioned; thence North along the East line of said Robert Clayton lands 193 feet to the point of beginning EXCEPT that part conveyed to the State of Wisconsin by Warrant Deed recorded on June 20, 1961, in Volume 718 of Deeds, page 365, as Document No. 1027609, AND FURTHER EXCEPT that part conveyed to the State of Wisconsin in instrument recorded on December 20, 1989, in volume 13672 of Records, page 74, as document No. 2177415.

Fee title for the owners interest in land contained within the following described tract in the NW 1/4 of the SE 1/4 of Section 35, T7N, R9E, in the Town of Madison, Dane County, Wisconsin:

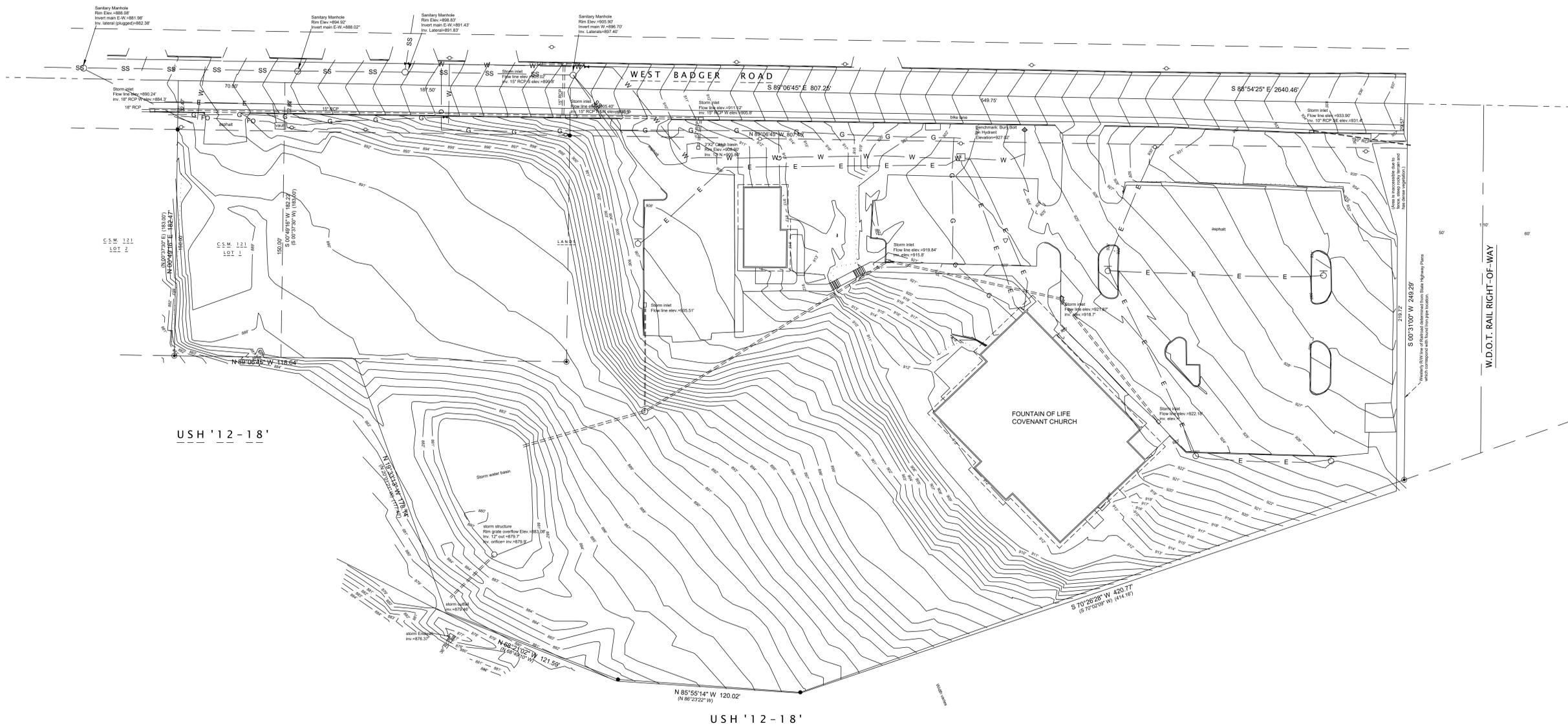
Beginning at a concrete monument at the center of said Section 35; Thence S 0°52'50" E, 37.45 feet along the north-south quarter line of said Section 35 to the point of beginning;
Thence N 89°07'10" E, 161.33 feet to the existing northeast right of way line of the U.S.H. 12&18/Park Street interchange;
Thence S 29°48'20" E, 174.09 feet along said existing northeast right of way line;
Thence continuing along said existing northeast right-of-way line S 89°19'33" E, 275.20 feet;
Thence continuing along said existing northeast right-of-way line S 20°01'21" E, 177.40 feet;
Thence S 88°49'17" E, 121.55 feet;
Thence S 86°23'22" E, 120.02 feet to the existing north right of way line of U.S.H. 12 & 18;
Thence N 70°02'09" E, 414.16 feet along said existing north right-of-way line to the existing west right-of-way of the Chicago & North Western Transportation Company;
Thence S 0°09'59" W, 340.81 feet along said existing west right-of-way line to the existing south right-of-way line of U.S.H. 12 & 18;
Thence S 70°02'09" W, 296.90 feet along said existing south right of way line;
Thence S 55°06'16" W, 124.19 feet; Thence S 36°45'20" W, 136.68 feet; Thence S 89°07'10" W, 729.36 feet to the north-south quarter line of said Section 35;
Thence N 0°52'50" W, 862.71 feet along said north-south quarter line to the point of beginning.

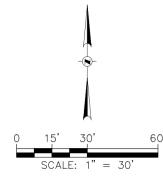
Said parcel contains 0.17 of an acres of land.

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, visible improvements, potential encroachments and it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-17) and the map hereon is correct to the best of my knowledge and belief. This survey is solely for the use of the present owners of the property at the date below.

Dated this Day of , 2016; Paul A. Spetz, S 2525





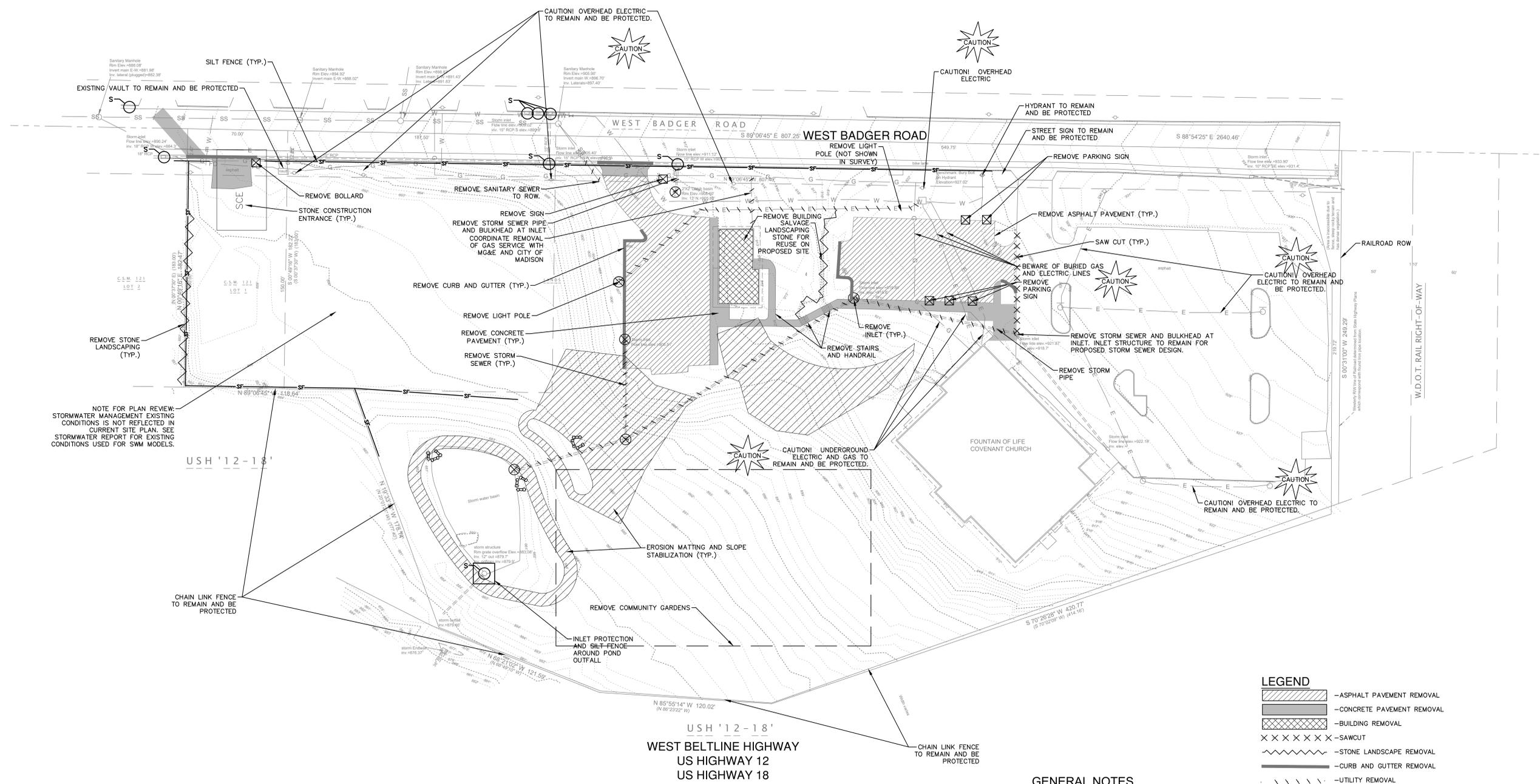
JLA PROJECT NUMBER: 21-0102



1010 East Washington Avenue,
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608 / 242 0787 fax
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SUBMITTAL



NOTE FOR PLAN REVIEW:
STORMWATER MANAGEMENT EXISTING
CONDITIONS IS NOT REFLECTED IN
CURRENT SITE PLAN. SEE
STORMWATER REPORT FOR EXISTING
CONDITIONS USED FOR SWM MODELS.

LEGEND

	- ASPHALT PAVEMENT REMOVAL
	- CONCRETE PAVEMENT REMOVAL
	- BUILDING REMOVAL
	- SAWCUT
	- STONE LANDSCAPE REMOVAL
	- CURB AND GUTTER REMOVAL
	- UTILITY REMOVAL
	- UTILITY STRUCTURE REMOVAL
	- EROSION MAT
	- STONE CONSTRUCTION ENTRANCE
	- SILT FENCE
	- INLET PROTECTION
	- TREE / BOLLARD / SIGN REMOVAL
	- RIP RAP

GENERAL NOTES

1. SEE C900 FOR GENERAL NOTES.

REMOVAL NOTES

1. SEE C900 FOR REMOVAL NOTES.

EROSION CONTROL NOTES

1. SEE C900 FOR EROSION CONTROL NOTES.

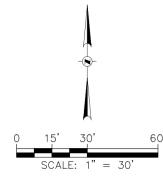
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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
DEMO & EROSION CONTROL

SHEET NUMBER
C200



JLA PROJECT NUMBER: 21-0102

GRÄEF

1010 East Washington Avenue,
Suite 202
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SUBMITTAL

PROGRESS DOCUMENTS

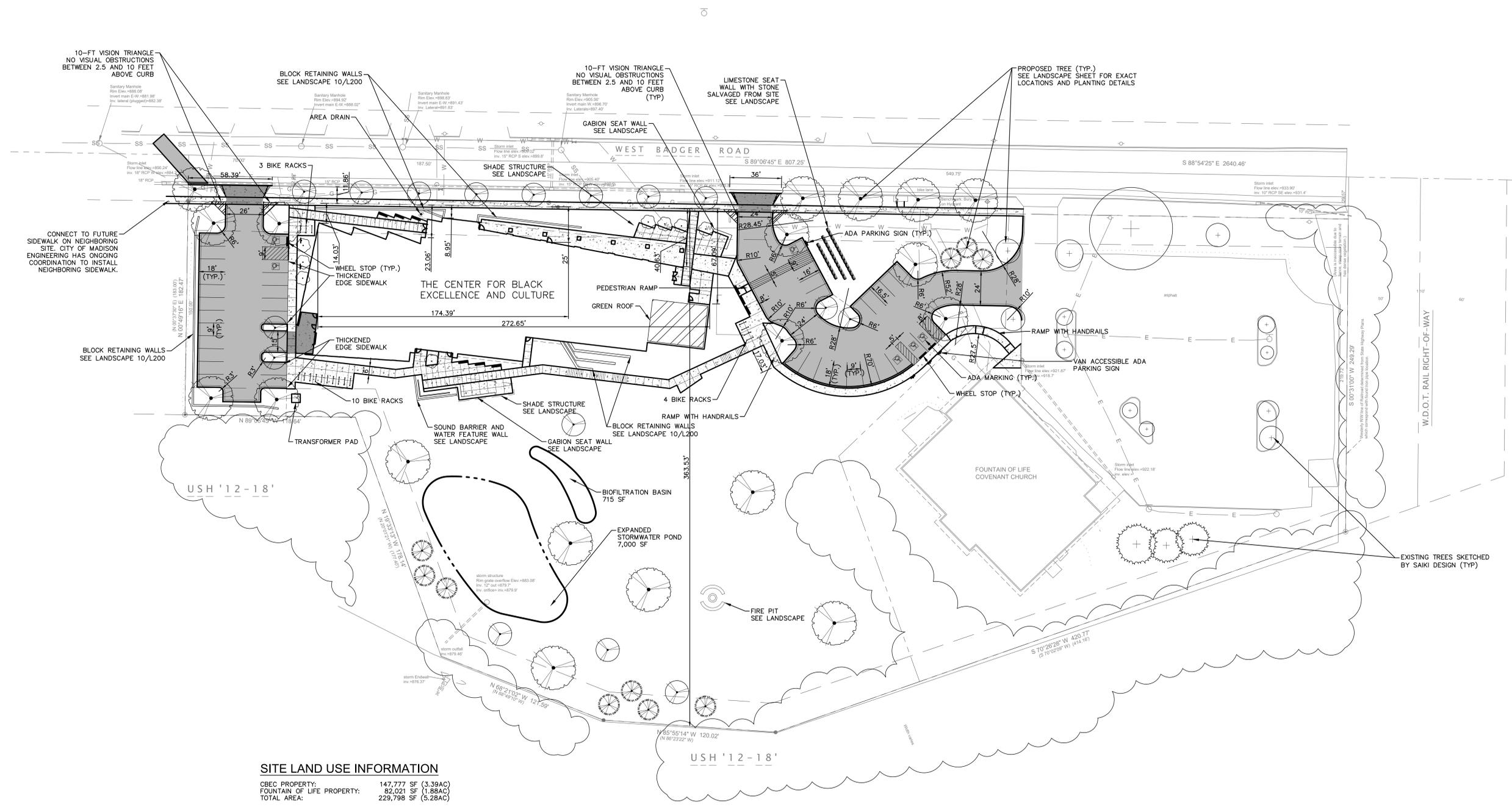
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DATE OF ISSUANCE: JANUARY 08, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C300



SITE LAND USE INFORMATION

CBEC PROPERTY: 147,777 SF (3.39AC)
FOUNTAIN OF LIFE PROPERTY: 82,021 SF (1.88AC)
TOTAL AREA: 229,798 SF (5.28AC)

CBEC SITE DATA:
BUILDING AREA: 20,918 SF (0.48AC)
ROOF AREA: 23,334 SF (0.54AC)
GREEN AREA: 92,342 SF (2.12AC)

SET BACKS:
TOD STREET FACING FAÇAD: 30% NO MORE THAN 20FT
REAR YARD: 20-FT
SIDE YARD: 5-FT

TOTAL NUMBER OF STALLS: 33
ACCESSIBLE SURFACE STALLS: 6

TOTAL NUMBER OF BIKE PARKING STALLS:

EXISTING CBEC PROPERTY IMPERVIOUS SURFACE AREA: 47,336 SF (1.087 AC)

NEW CBEC PROPERTY IMPERVIOUS SURFACE AREA: 55,435 SF (1.27 AC)
ROOF TOP IMPERVIOUS: 23,334 SF (0.54 AC)
PAVED AREA: 28,167 SF (0.65 AC)

LEGEND

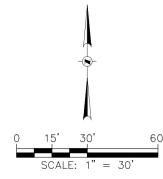
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED VERTICAL CURB

GENERAL NOTES

1. SEE C900 FOR GENERAL NOTES.

LAYOUT NOTES

1. SEE C900 FOR SITE LAYOUT NOTES.



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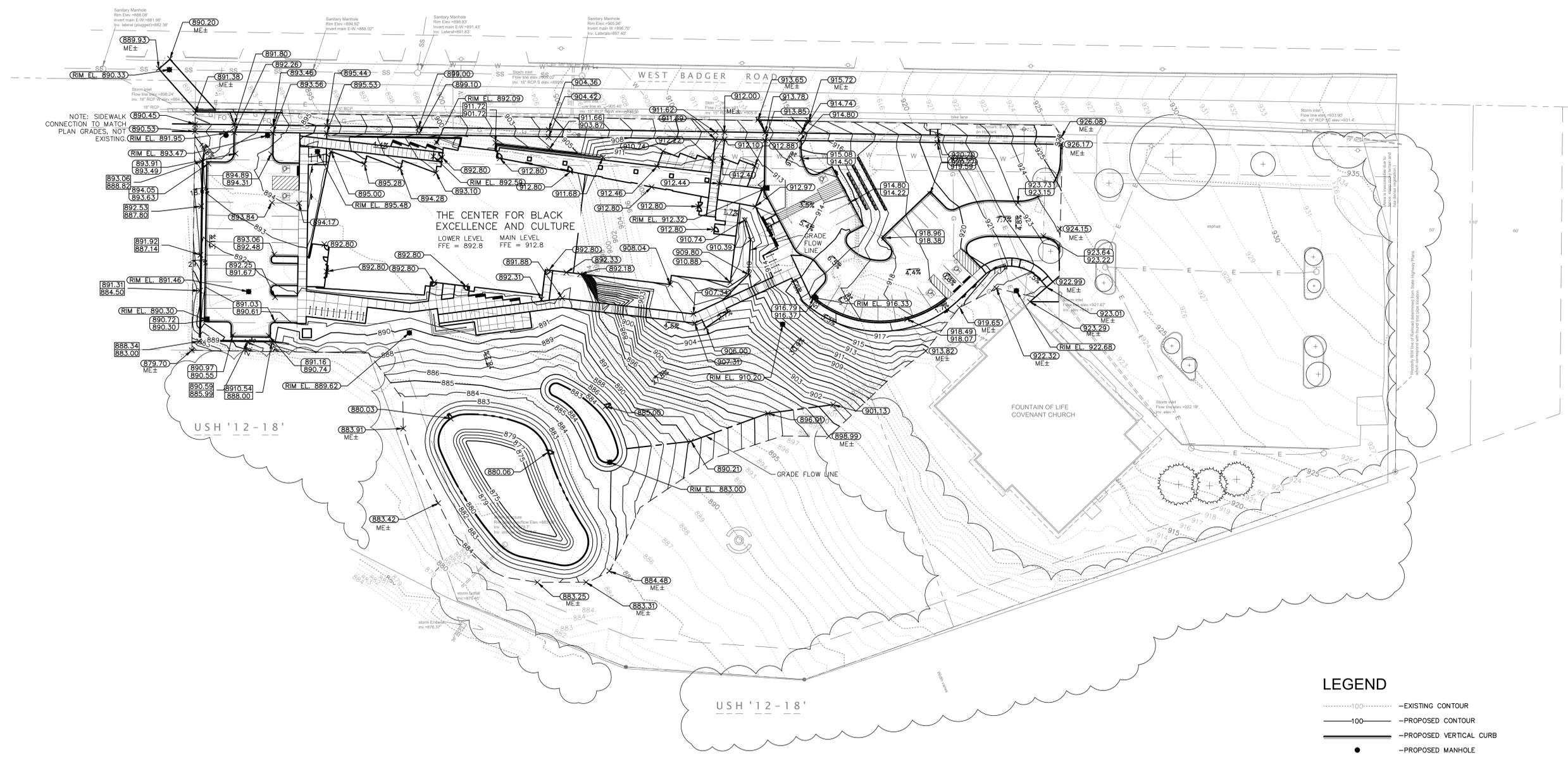
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DATE OF ISSUANCE: JANUARY 08, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C400



NOTE: SIDEWALK CONNECTION TO MATCH PLAN GRADES, NOT EXISTING

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LOWER LEVEL FFE = 892.8
MAIN LEVEL FFE = 912.8

FOUNTAIN OF LIFE COVENANT CHURCH

LEGEND

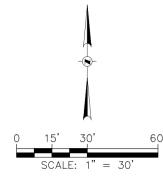
- 100--- EXISTING CONTOUR
- 100— PROPOSED CONTOUR
- PROPOSED VERTICAL CURB
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- (R) PROPOSED ADA RAMP WITH TRUNCATED DOMES
- ⊗ (891) PROPOSED SPOT GRADE (ME, MATCH EXISTING)
- ⊗ (890.10) (889.68) PROPOSED CURB, TOP OF CURB/FLANGE LINE
- ⊗ (899.25) (897.25) PROPOSED TOP/BOTTOM OF WALL

GENERAL NOTES

1. SEE C900 FOR GENERAL NOTES..

GRADING NOTES

1. SEE C900 FOR GRADING NOTES.



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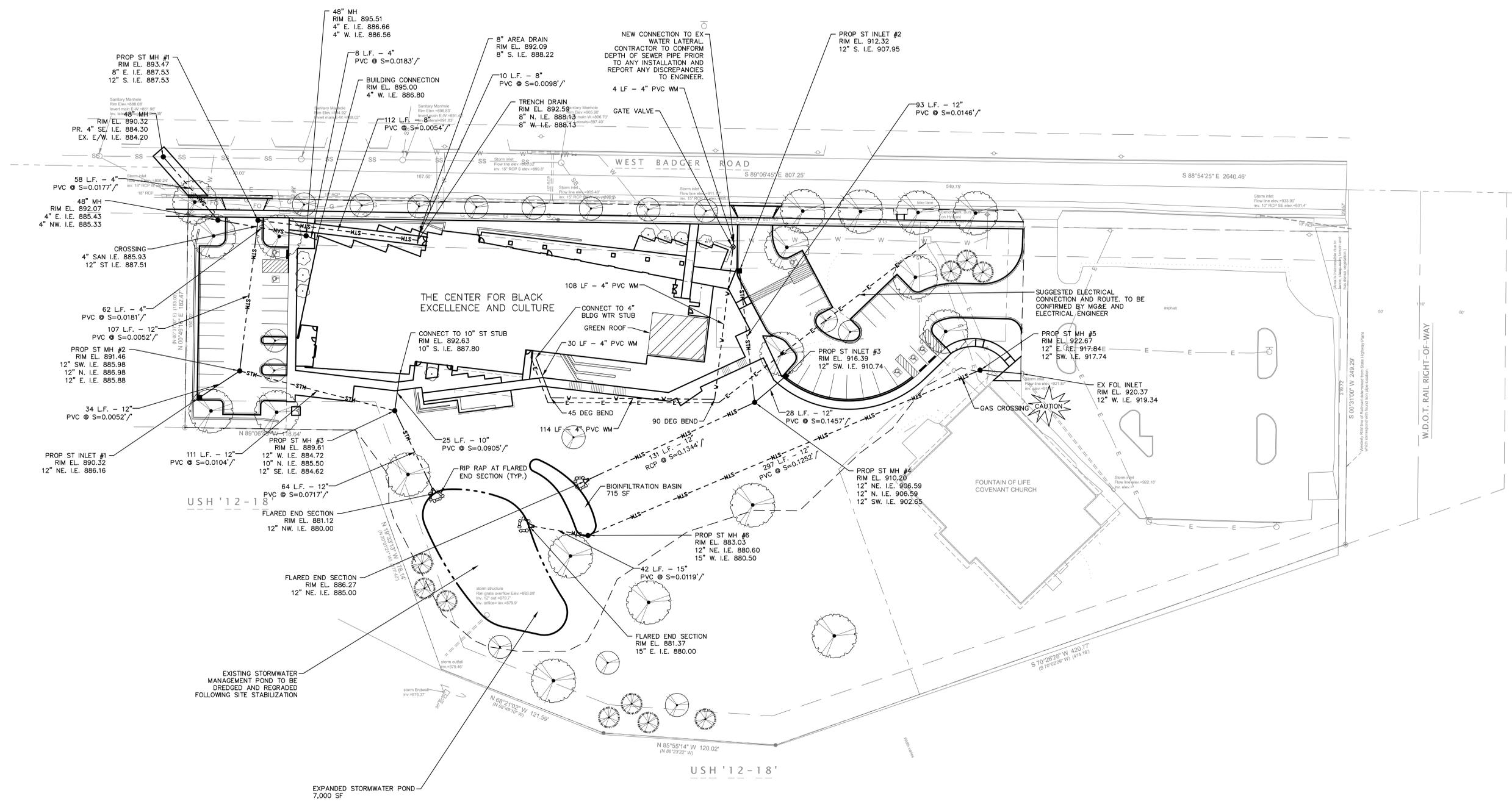
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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C500



LEGEND

- STM — — — — — PROPOSED STORM SEWER
- SAN — — — — — PROPOSED SANITARY SEWER
- W — — — — — PROPOSED WATER MAIN
- E — — — — — PROPOSED ELECTRICAL
- — PROPOSED MANHOLE
- — PROPOSED CATCH BASIN
- — PROPOSED GATE VALVE

GENERAL NOTES

1. SEE C900 FOR GENERAL NOTES.

UTILITY NOTES

1. SEE C900 FOR UTILITY NOTES.

GENERAL NOTES

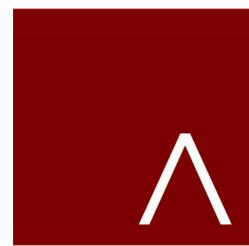
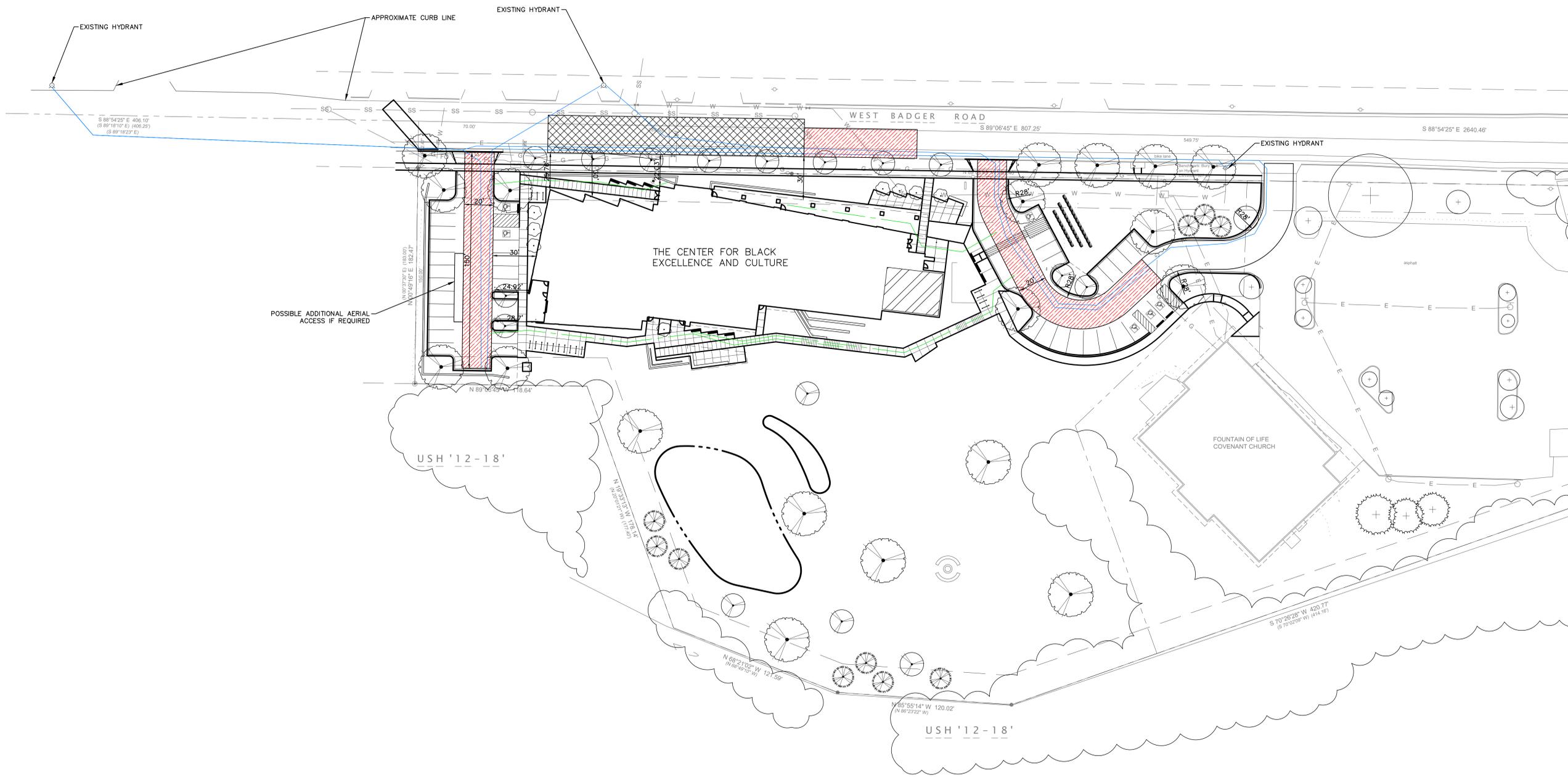
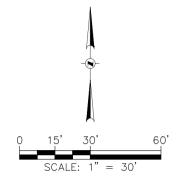
1. SEE C900 FOR GENERAL NOTES.

LEGEND

- 500' HOSE LAY FROM HYDRANT
- 250' HOSE LAY FROM FIRE LANE
- ▨ FIRE ACCESS LANE
- AERIAL ACCESS

AERIAL ACCESS COVERAGE

TOTAL AERIAL ACCESS LENGTH: 193 LF
 BUILDING ROOF PERIMETER: 760 LF
 PERIMETER COVERAGE: 25.4%



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C600

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY ISTHMUS SURVEYING IN 2016. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

REMOVAL NOTES

1. EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LINES NOTED FOR ABANDONMENT OR REMOVAL. EXISTING UTILITIES THAT ARE TO BE ABANDONED OR REMOVED SHALL BE RESPECTIVELY ABANDONED OR REMOVED TO THE LOCATIONS INDICATED ON THIS PLAN. ALL UTILITY STRUCTURES LOCATED ALONG REMOVED UTILITY LINES SHALL BE REMOVED IN THEIR ENTIRETY.
3. ASPHALT PAVEMENT NOTED FOR REMOVAL SHALL BE SAW CUT TO FULL DEPTH PRIOR TO REMOVAL.
4. CONCRETE CURB AND GUTTER AND SIDEWALK NOTED FOR REMOVAL SHALL BE REMOVED AT THE NEAREST JOINT.
5. ITEMS SCHEDULED FOR REMOVAL AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE TO PROTECT THE PUBLIC.
7. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES, RULES AND REGULATIONS APPLICABLE TO DEMOLITION WORK INCLUDING BUT NOT LIMITED TO EROSION CONTROL, AIR POLLUTION, NOISE POLLUTION, AND WASTE DISPOSAL.
8. CONTRACTOR SHALL REPLACE PAVEMENT, CURB AND GUTTER, TREES, LAWN AREA, ANY ABOVE GROUND APPURTENANCES, OR ANY OTHER ITEM THAT WAS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES AS DEEMED BY OWNERS REPRESENTATIVE THAT WAS NOT CALLED OUT FOR REMOVAL OR REPLACEMENT. CONTRACTOR SHALL REPLACE/REPAIR DAMAGED ITEM TO THE SATISFACTION OF OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
9. TREE PROTECTION FENCING LOCATIONS SHOWN ARE APPROXIMATE. ALL EXISTING TREES OUTSIDE OF GRADING LIMITS ARE INTENDED TO REMAIN. FINAL LOCATIONS OF FENCING SHALL BE DETERMINED IN THE FIELD AND AS IDENTIFIED ON CONSTRUCTION DETAILS. ADDITIONAL FENCING MAY BE REQUIRED. COORDINATE WITH OWNER'S REPRESENTATIVE. TREE PROTECTION FENCE SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.

LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. SITE LIGHTS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND THE CONTRACTOR SHALL REFER TO THE ELECTRICAL PLANS FOR DETAIL DESIGN INFORMATION. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL ENGINEER ON STAKING OF THE SITE LIGHTS.
3. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
4. STANDARD CURB RADIUS IS 3' UNLESS INDICATED OTHERWISE.
5. ALL PAVEMENT STRIPING SHALL BE WHITE IN COLOR.
6. REFER TO LANDSCAPING PLANS FOR SITE RESTORATION INFORMATION AND DETAILS.
7. HANDICAP PARKING STALLS SHALL BE FURNISHED WITH A CONCRETE WHEEL STOP WHEN ADJACENT TO FLUSH CONCRETE CURB AND GUTTER.
8. CONTRACTOR SHALL SUBMIT A CONCRETE JOINTING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION. JOINTING PLAN SHALL INDICATE: POUR SEQUENCE, LOCATION OF CONSTRUCTION, ISOLATION, CONTRACTION JOINTS, AND TYPE OF REINFORCEMENT.

EROSION CONTROL NOTES

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MADISON, AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. CRUSHED STONE ENTRANCE SHALL BE MAINTAINED BY TURNING OVER THE STONE OR BY PLACING NEW STONE ONCE THE SURFACE BECOMES CLOGGED WITH SEDIMENT.
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
8. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
9. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES. NOTIFY CITY OF MADISON OF ANY NEW STOCKPILE LOCATIONS.
10. CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 2. INSTALL SILT FENCE AND INLET PROTECTION.
 3. STRIP TOPSOIL IN TEMPORARY SEDIMENT BASIN AREA
 4. INSTALL SEDIMENT BASIN AND OUTLET CONTROL STRUCTURE. STABILIZE IMMEDIATELY AFTER INSTALLATION.
 5. STRIP TOPSOIL AND INSTALL TEMPORARY DIVERSIONS TO DIRECT RUNOFF TO SEDIMENT BASIN.
 6. STRIP TOPSOIL FROM REMAINDER OF SITE.
 7. PERFORM ROUGH GRADING AND BUILDING EXCAVATION. ADJUST DIVERSION DITCHES AS NEEDED TO MAINTAIN DRAINAGE TO SEDIMENT BASIN.
 8. INSTALL UTILITIES. INSTALL INLET PROTECTION ON NEW INLETS. INSTALL RIPRAP AT NEW OUTFALLS.
 9. CONSTRUCT BUILDING.
 10. INSTALL PAVEMENTS.
 11. INSTALL LANDSCAPING ON COMPLETED SITE WITHIN 7 DAYS OF COMPLETING CONSTRUCTION.
 12. REMOVE TEMPORARY SEDIMENTATION BASIN
 13. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
11. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
12. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
13. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". NOTIFY CITY OF MADISON FOR CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
14. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE THE WORK DAY.
15. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, AND MULCHING SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
16. PERMANENT SEEDING SHALL BE ESTABLISHED NO LATER THAN SEPTEMBER

15TH. IF PERMANENT SEEDING IS NOT ESTABLISHED, TEMPORARY SEEDING SHALL BE ESTABLISHED NO LATER THAN OCTOBER 15TH. ALL SEEDED AREAS MUST BE MULCHED AT A RATE OF 1.5 TO 2 TONS PER ACRE AND ANCHORED BY EITHER CRIMPING OR BY APPLYING A TACKIFIER.

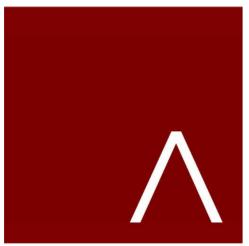
17. PERMANENT SEED MIX SHALL BE WISDOT SEED MIX NO. 40 AT 7 POUNDS PER 1000 SQUARE FEET.
18. USE ANNUAL RYE SEED MIX AT 100 POUNDS PER ACRE AS A TEMPORARY SEED MIX. PERMANENT SEEDING SHALL FOLLOW WITHIN ONE YEAR. IF TEMPORARY SEEDING IS NOT ESTABLISHED BY OCTOBER 15TH, USE CLASS I TYPE B MATTING ON ALL SLOPES 4:1 OR STEEPER.
19. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILE. IF REMAINING FOR MORE THAN THIRTY DAYS. PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS.
20. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
21. NOTIFY THE CITY WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
22. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
23. OBTAIN PERMISSION IN WRITING FROM THE CITY OF MADISON ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN. NOTIFY WDNR AT LEAST FIVE WORKING DAYS PRIOR TO IMPLEMENTING CHANGES TO THE EROSION CONTROL PLAN.
24. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
25. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE. INTERSECTING DIRECTIONS.

GRADING NOTES

1. ADA REGULATIONS FOR A NON-RAMP ACCESSIBLE REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ROUTE AND A MAXIMUM CROSS SLOPE OF 1:48 (2.08%) ACROSS THE WIDTH OF THE ROUTE.
2. ADA REGULATIONS FOR ACCESSIBLE PARKING, ACCESS AISLES, AND PASSENGER LOADING ZONES REQUIRES A MAXIMUM SLOPE OF 1:48 (2.08%) ALONG THE LENGTH OF ACCESSIBLE ZONE AND 1:48 (2.08%) ACROSS THE WIDTH OF THE ACCESSIBLE ZONE.
3. ACCESSIBLE AREAS DESCRIBED ABOVE SHALL BE MEASURED IN ACCORDANCE WITH THE US ACCESS BOARD REPORT "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY" PART II, SECTION 4, 1.1 MEASUREMENT PROTOCOLS.

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF PROPOSED UTILITIES.
2. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
3. CONTRACTOR SHALL CENTER ONE FULL LENGTH OF WATER PIPE ON SEWER AT WATER MAIN CROSSINGS, THAT BOTH JOINTS WILL BE AS FAR FROM SEWER AS POSSIBLE.
4. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION, SIZE AND DEPTH OF NEW SERVICE.
5. SANITARY SEWER SHALL BE PVC, ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
6. WATER MAIN SHALL BE AWWA C900, CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.
7. ALL SANITARY PRECAST MANHOLES SHALL CONFORM TO ASTM C-478 AND SHALL BE A MINIMUM OF 48-INCH DIAMETER WITH ECCENTRIC CONE TYPE PRECAST TOPS AND SHALL BE FITTED WITH AN EXTERNAL SEAL. FLAT TOP SLABS SHALL BE USED ONLY WITH APPROVAL OF THE VILLAGE ENGINEER.
8. CONTRACTOR SHALL PROVIDE DRAIN TILE AT ALL PROPOSED CATCH BASINS. SEE PLAN VIEW FOR DETAIL DESIGN INFORMATION.
9. BUILDING ROOF DRAINS SHALL BE SDR-35, ASTM D3034, PVC, UNLESS OTHERWISE NOTED.
10. RIM ELEVATIONS IN CURB AND GUTTER ARE FLANGE GRADES.
11. PIPE LENGTHS AND INVERTS ARE TO CENTER OF STRUCTURES.
12. CRUSHED STONE BACKFILL SHALL BE USED UNDER AND WITHIN 5' OF ALL PAVED AREAS.



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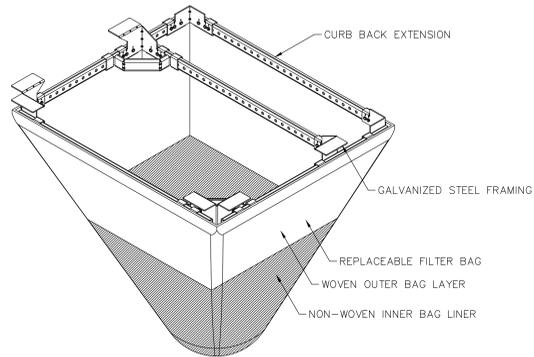
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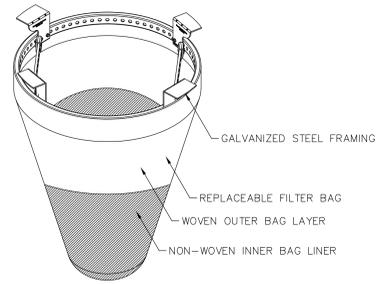
CONSTRUCTION
NOTES

SHEET NUMBER

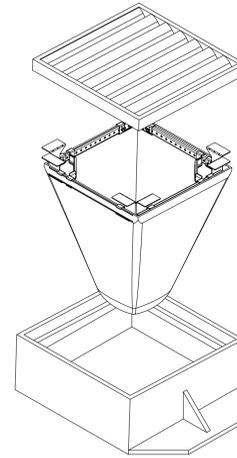
C900



TYPICAL RECTANGULAR INLET FILTER



TYPICAL ROUND INLET FILTER



INSTALLATION INSTRUCTIONS

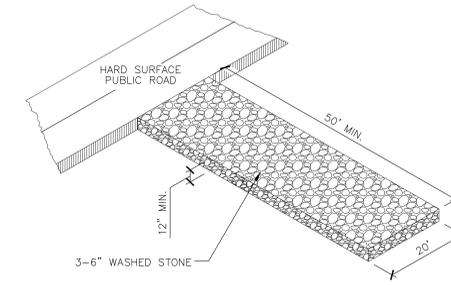
1. REMOVE GATE FROM THE DRAINAGE STRUCTURE
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
3. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

MAINTENANCE GUIDELINES

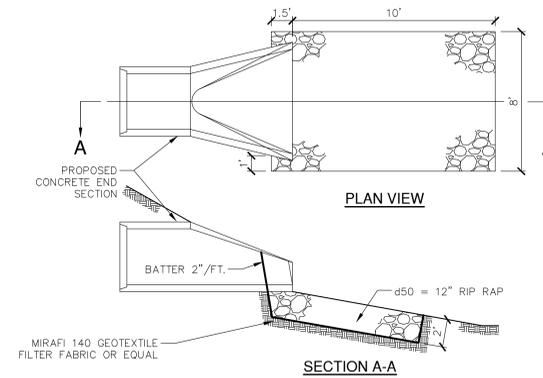
1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE
3. DISPOSE OF SEDIMENT AND DEBRIS AS DIRECTED BY THE ENGINEER OF MAINTENANCE CONTRACT
4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM FILTER BAG

ASTM D8057 REQUIREMENTS

- FILTER SYSTEM CONSISTS OF RIGID FRAME AND REMOVABLE GEOSYNTHETIC BAG
- FILTER BAG SIZED TO MEET TREATMENT FLOW RATE OF THE DRAINAGE LOCATION
- BAG MAINTAINS SHAPE TO BE EXTRACTED WHEN COMPLETELY FILLED WITH SEDIMENT
- RIGID FRAME CAPABLE OF SUPPORTING FULL LOAD OF SEDIMENT WITH GRATE REMOVED
- FRAME DOES NOT INTERFERE OR ELEVATE GRATE BY MORE THAN 1/8"
- BYPASS FLOW EXCEEDS DESIGN FLOW OF DRAINAGE LOCATION
- FILTER BAG ACHIEVES >80% FILTRATION EFFICIENCY PER ASTM D7351 OR ASTM D5141

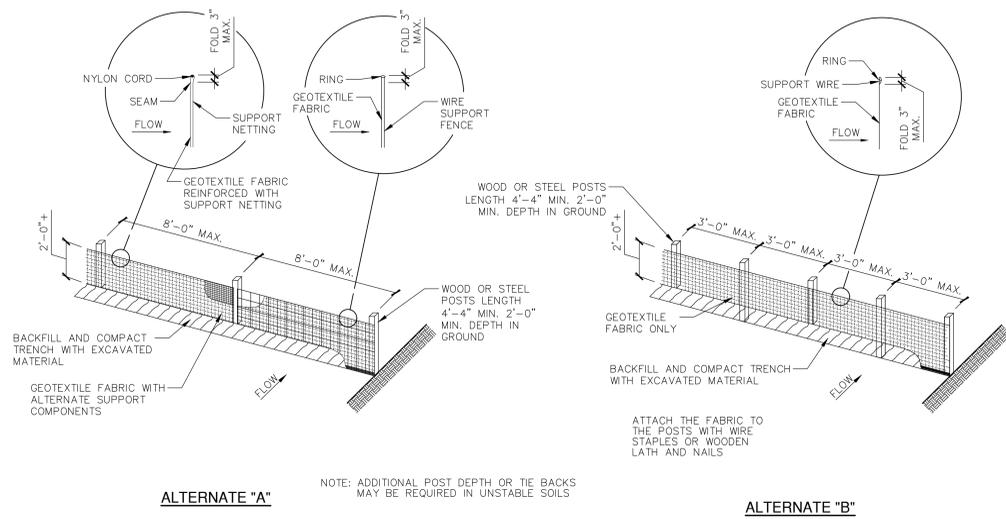


2 STONE CONSTRUCTION ENTRANCE
SCALE N.T.S.



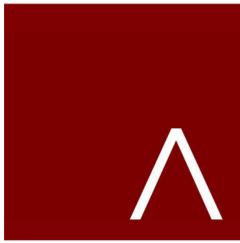
3 PROPOSED RIP RAP AT STORM SEWER OUTFALL
SCALE N.T.S.

1 RIGID FRAME INLET PROTECTION
SCALE N.T.S.



NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

4 SILT FENCE
SCALE N.T.S.



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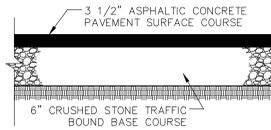
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

CONSTRUCTION
DETAILS

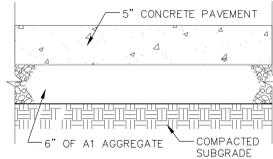
SHEET NUMBER

C901

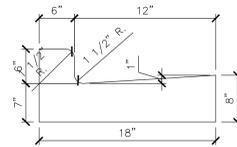


NOTE: 9" OF CRUSHED STONE REQUIRED FOR GRAVEL ROAD.

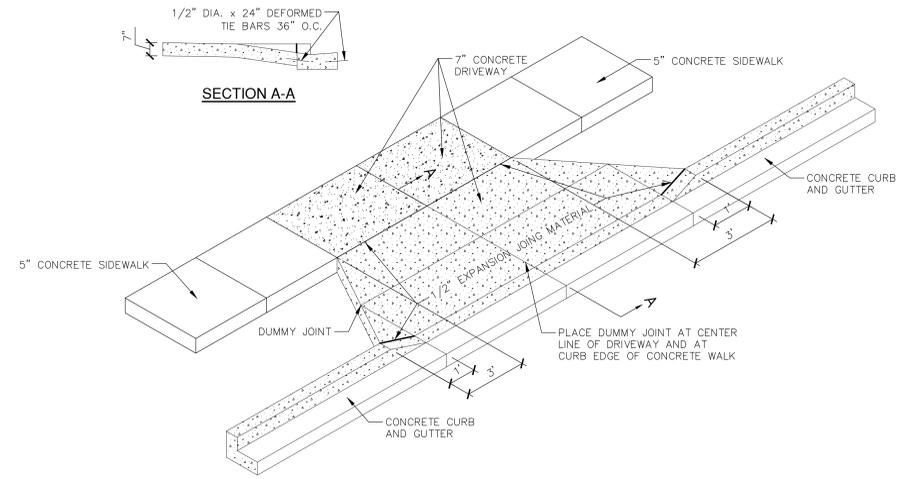
1 TYPICAL ASPHALT PAVING
SCALE N.T.S.



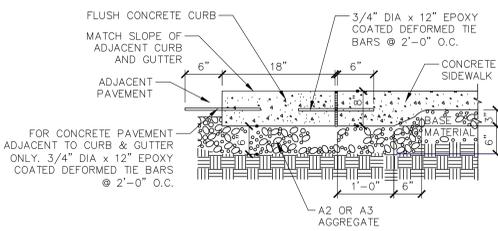
2 CONCRETE SIDEWALK
SCALE N.T.S.



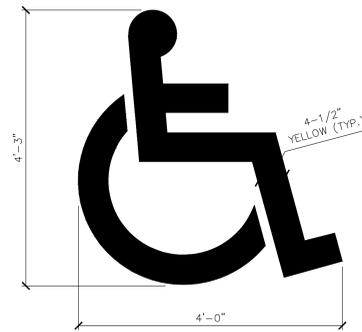
3 PARKING LOT CONCRETE CURB & GUTTER
SCALE N.T.S.



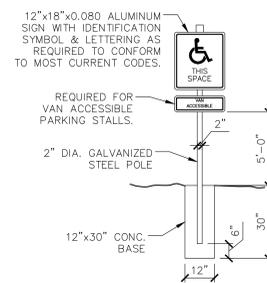
4 CONCRETE DRIVEWAY TYPE 1
SCALE N.T.S.



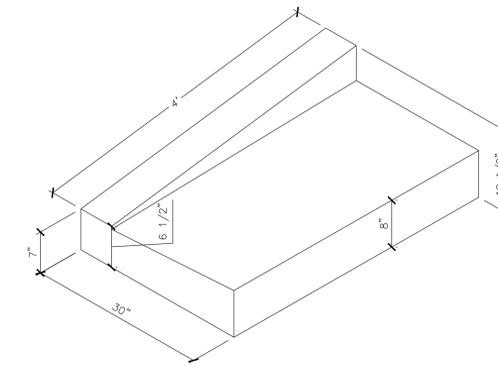
5 FLUSH CONCRETE CURB AND GUTTER
SCALE N.T.S.



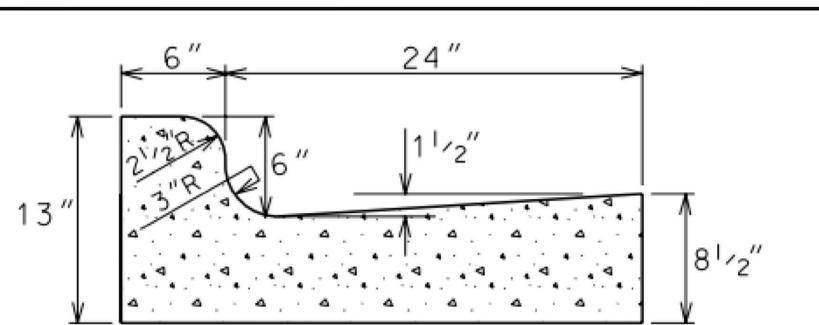
6 PAVEMENT MARKING ACCESSIBLE SYMBOL
SCALE N.T.S.



7 ADA ACCESSIBLE SIGN
SCALE N.T.S.



8 4' TAPER CURB SECTION
SCALE N.T.S.



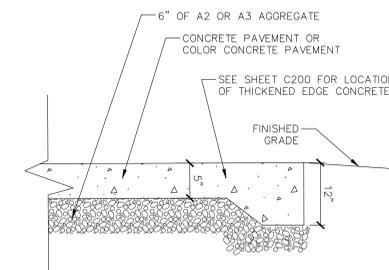
TYPE 'A' CONCRETE CURB & GUTTER

GENERAL NOTES:

LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH

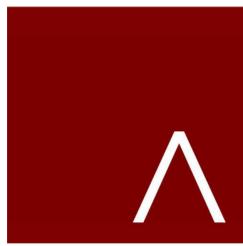
EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE



10 THICKENED CONCRETE EDGE
SCALE N.T.S.

9 BADGER ROAD CONCRETE CURB & GUTTER
SCALE N.T.S.



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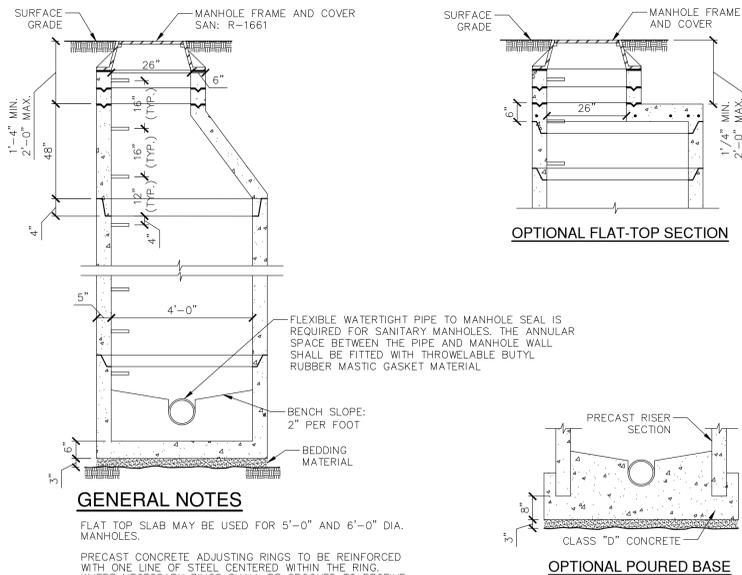
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Mark	Description	Date

SHEET TITLE

CONSTRUCTION
DETAILS

SHEET NUMBER

C902



GENERAL NOTES

FLAT TOP SLAB MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.

PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.

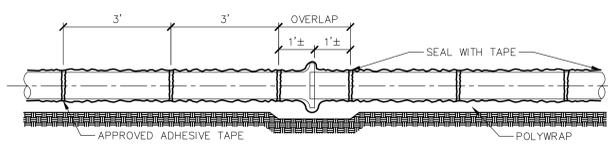
CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

JOINTS SHALL BE WATER TIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

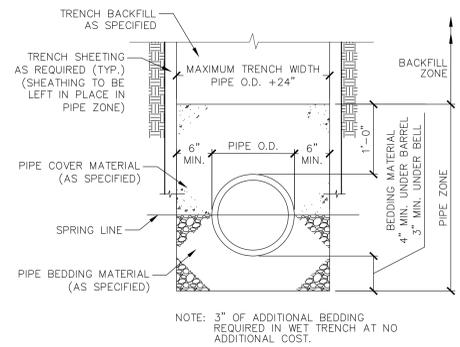
AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT.

3" BEDDING MATERIAL REQUIRED UNDER BASE. MANHOLES TO BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL.

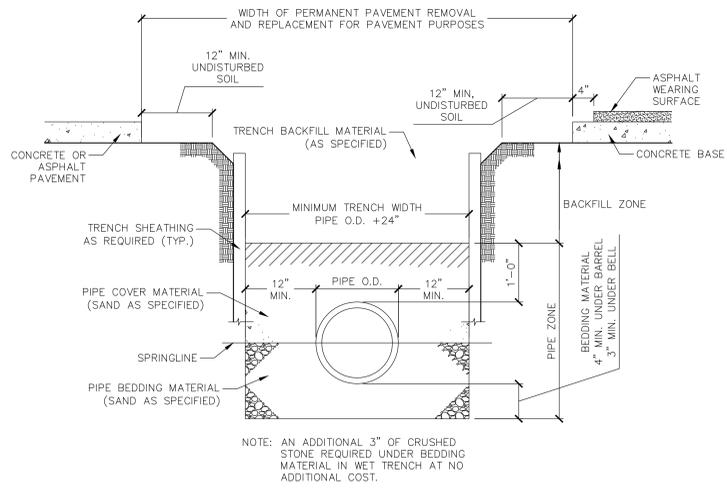
1 PRECAST MANHOLE
SCALE N.T.S.



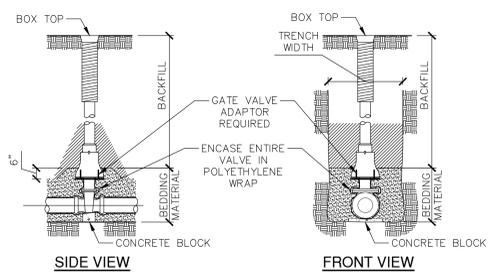
4 POLYETHYLENE WRAP
SCALE N.T.S.



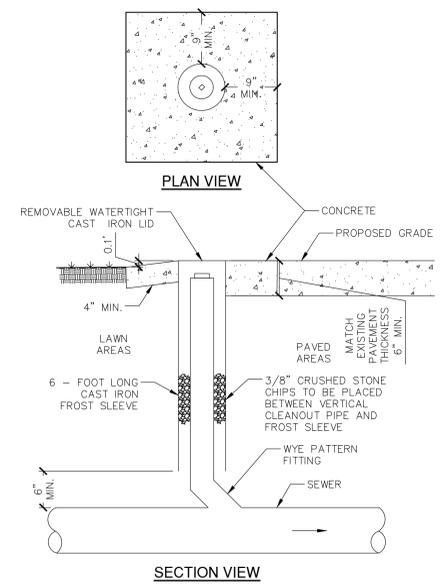
7 CLASS "B" BEDDING DETAIL FOR SANITARY SEWER
SCALE N.T.S.



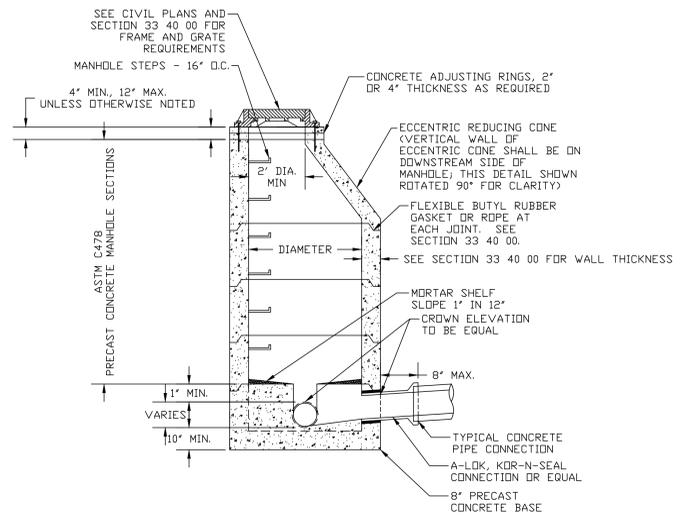
2 WATER MAIN TRENCH DETAIL
SCALE N.T.S.



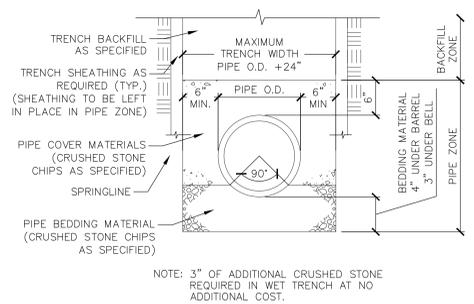
5 STANDARD GATE VALVE BOX SETTING DETAIL
SCALE N.T.S.



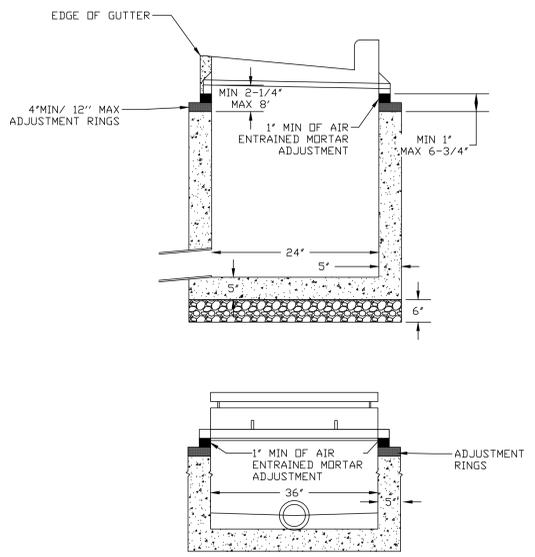
8 CLEANOUT DETAIL
SCALE N.T.S.



3 STORM MANHOLE
SCALE N.T.S.



6 CLASS "C" BEDDING DETAIL FOR STORM SEWER
SCALE N.T.S.



9 STORM INLET
SCALE N.T.S.



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**CONSTRUCTION
DETAILS**

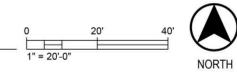
SHEET NUMBER

C903

- LEGEND**
-  CONCRETE BARRIERS/VERBS
 -  COLORED CONCRETE
 -  STANDARD CONCRETE
 -  ASPHALT
 -  PLANTING AREA
 -  NATIVE PLANTING
 -  LAWN



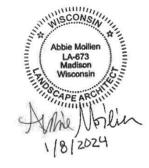
1 CONCEPTUAL SITE PLAN
SCALE: 1" = 20' - 0"



JLA PROJECT NUMBER: 21-0102



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SHEET TITLE
**CONCEPTUAL
SITE PLAN**

SHEET NUMBER
L001

LEGEND

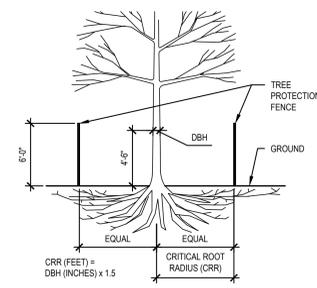
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING

NOTE: SEE CIVIL DEMOLITION AND EROSION CONTROL PLAN FOR MORE SITE DEMOLITION INFORMATION

Tree Disposition Schedule The Center for Black Excellence and Culture Madison, WI			
Iden.	Cal.	Species	Disposition
0	n/a	Mixed Small Trees	Remove
1	8"	Hackberry	Remove
2	9"	Hackberry	Remove
3	6"	Maple	Remove
4	9"	Birch	Remove
5	10"	Birch	Remove
6	8"	Maple	Remove
7	11"	Elm	Remove
8	12"	Honeylocust	Remove
9	6"	Maple	Remain
10	3"	Honeylocust	Remain
11	n/a	Mixed Trees	Remain
12	n/a	Mixed Trees	Remain
13	n/a	Mixed Trees	Remain

PLAN NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.



2 TREE PROTECTION FENCE DETAIL
SCALE: NTS

NOTE:

1. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
2. PROTECT TREE CANOPIES FROM OVERHEAD DAMAGE.
3. TEMPORARY TREE PROTECTION FENCES FOR DEMOLITION PHASE SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE DEMOLITION OR PREPARATION WORK (CLEARING, GRUBBING, OR GRADING). AFTER DEMOLITION ACTIVITIES ARE COMPLETE FENCES SHALL BE RELOCATED TO PERMANENT CONSTRUCTION PHASE LOCATIONS AND SHALL BE MAINTAINED THROUGHOUT REMAINDER OF THE CONSTRUCTION PROJECT.
4. DO NOT INSTALL FENCING ANY CLOSER THAN 5' FROM THE TRUNK OF ANY TREE.
5. NO STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, OR SUPPLIES PERMITTED WITHIN TREE PROTECTION ZONES.
6. NO DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS PERMITTED WITHIN TREE PROTECTION ZONES.
7. TRUNK DIAMETER AT BREAST HEIGHT (DBH) MEASURED AT 4'-6" ABOVE THE GROUND.



1 TREE PROTECTION PLAN
SCALE: 1" = 20'-0"

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saiki DESIGN

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Abbie Mathem
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
1/8/2024

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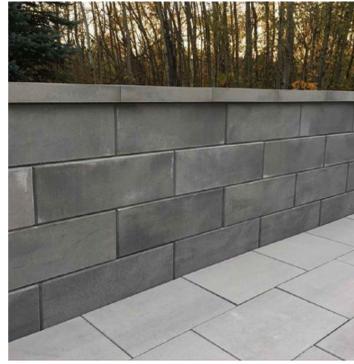
DATE OF ISSUANCE		JANUARY 08, 2024	
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SHEET TITLE
TREE REMOVAL PLAN

SHEET NUMBER
L002

- LEGEND**
-  CONCRETE UNIT PAVERS
 -  COLORED CONCRETE
 -  STANDARD CONCRETE
 -  PRECAST CONCRETE BENCH
 -  BIKE RACK
 -  DRAIN, SEE CIVIL
 -  LARGE MOVABLE TABLE AND CHAIRS, O.F.O.I.
 -  SMALL MOVABLE TABLE AND CHAIRS, O.F.O.I.

Block Retaining Walls



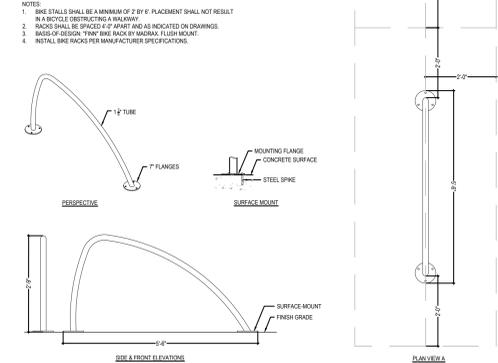
Salvaged Limestone Seatwalls



Gabion Seatwall w/ Wood Top



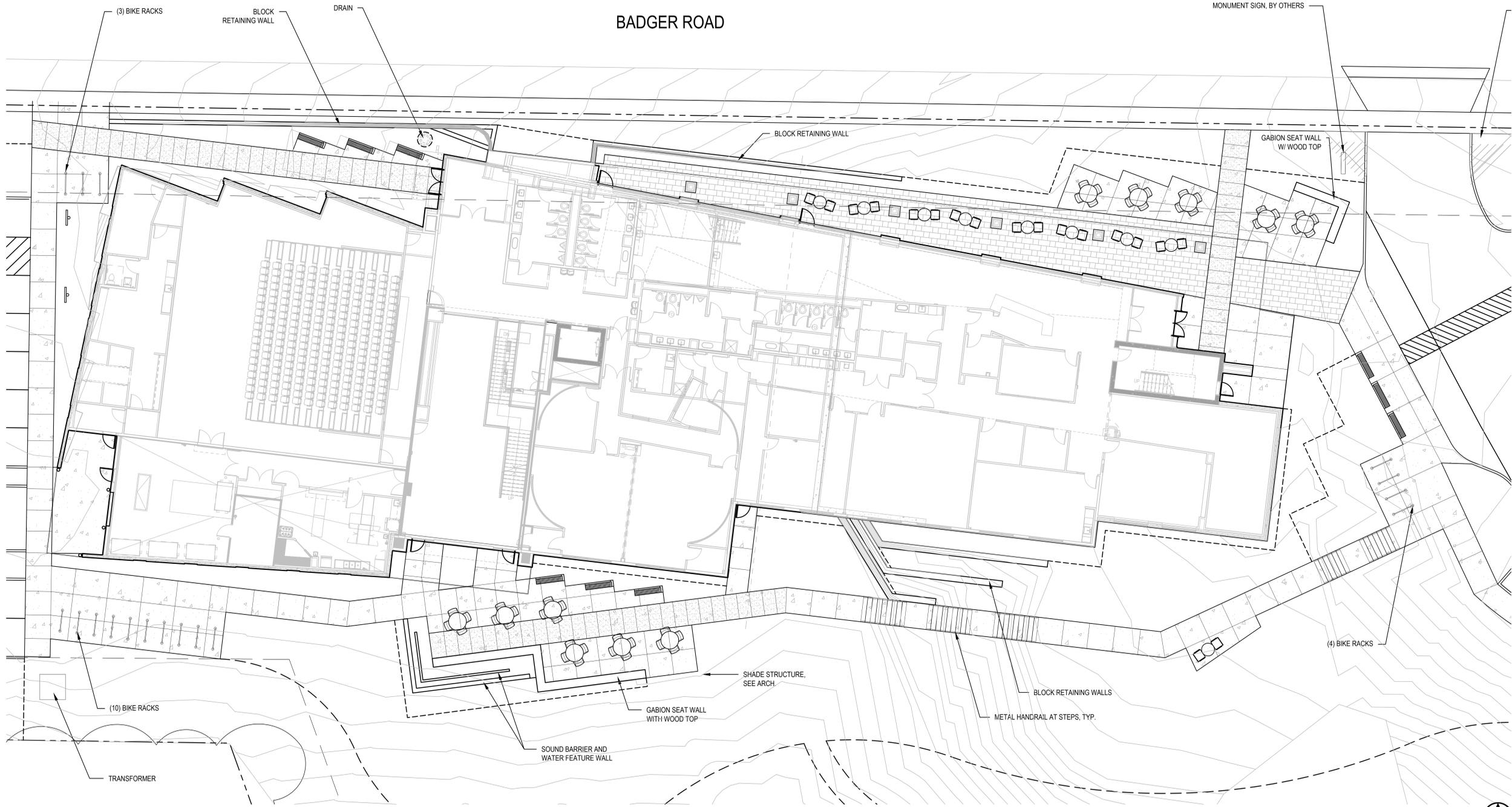
Precast Concrete Bench



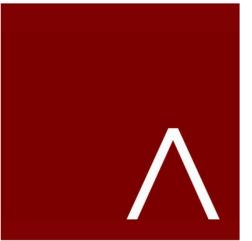
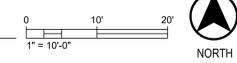
2 BIKE RACK DETAIL
SCALE: 1/2" = 1'-0"

- NOTES:**
1. BIKE STALLS SHALL BE A MINIMUM OF 2' BY 6'. PLACEMENT SHALL NOT RESULT IN BIKE RACKS OVERHANGING A SIDEWALK.
 2. RACKS SHALL BE SPACED 4'-0" APART AND AS INDICATED ON DRAWINGS.
 3. BASIS OF DESIGN: TYPICAL BIKE RACK BY MADISON, WISCONSIN.
 4. INSTALL BIKE RACKS PER MANUFACTURER SPECIFICATIONS.

BADGER ROAD



1 SPECIALTY PAVEMENTS AND FURNISHINGS PLAN
SCALE: 1" = 10'-0"

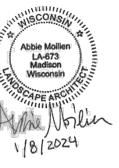


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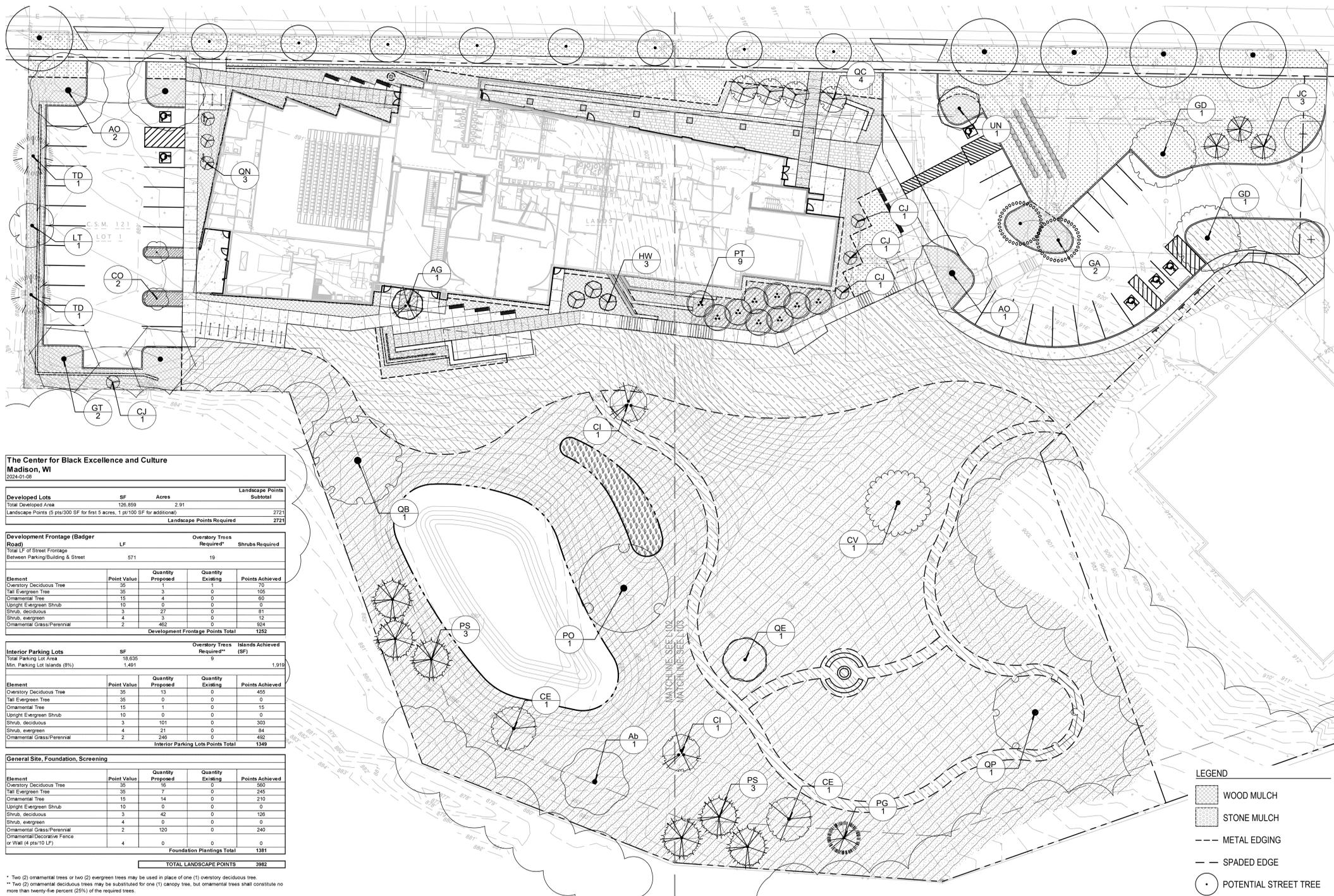
SHEET TITLE
**SPECIALTY PAVEMENTS
AND FURNISHINGS
PLAN**

SHEET NUMBER

L100

PLANT SCHEDULE - TREES

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY	SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY	SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
DECIDUOUS TREES						EVERGREEN TREES						ORNAMENTAL TREES					
Ab		Acer saccharum 'Ballst' / Fall Fiesta® Sugar Maple	B & B	3' Cal	1	PO		Platanus occidentalis 'Morton Circle' / Exclamation! American Sycamore	B & B	2.5' Cal	1	JC		Juniperus virginiana 'Canaertii' / Canaertii Eastern Redcedar	B & B	5' HT. (MIN)	3
AO		Acer x freemanii 'Marmo' / Marmo Freeman Maple	B & B	3' Cal	3	PT		Populus tremuloides 'NE Art' / Prairie Gold® Quaking Aspen	B & B	8' HT. (MIN), MULTI-STEMMED	9	PG		Picea glauca densata / Black Hills Spruce	B & B	6' HT. (MIN)	1
CV		Carya ovata / Shagbark Hickory	B & B	2.5' Cal	1	QB		Quercus bicolor / Swamp White Oak	B & B	3' Cal	1	PS		Pinus strobus / White Pine	B & B	6' HT. (MIN)	6
CO		Celtis occidentalis 'JFS-KSU1' / Prairie Sentinel® Hackberry	B & B	1.5' Cal	2	QE		Quercus ellipsoidalis / Northern Pin Oak	B & B	3' Cal	1						
GA		Ginkgo biloba 'Autumn Gold'™ / Autumn Gold Maidenhair Tree	B & B	2' Cal	2	QP		Quercus macrocarpa / Burr Oak	B & B	3' Cal	1						
GT		Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust	B & B	2.5' Cal	2	TD		Taxodium distichum / Bald Cypress	B & B	6' HT. (MIN)	2						
GD		Gymnocladia dioica 'Espresso' / Espresso Kentucky Coffeetree	B & B	2.5' Cal	2	UN		Ulmus x 'New Horizon' / New Horizon Elm	B & B	2.5' Cal	1						
LT		Liriodendron tulipifera / Tulip Tree	B & B	2.5' Cal	1												



PLANT SCHEDULE - SEED, PLUGS, AND GROUNDCOVERS

BLUEGRASS LAWN SOD	13,356 sf
Blend of Kentucky Bluegrass and Fine Fescues Grown in Mineral Soils	
BIOFILTRATION BASIN PLUG MIX	797 sf
Allium cernuum / Nodding Onion	7
Andropogon gerardi / Big Bluestem	11
Azicopsis incarnata / Swamp Milweed	18
Baptisia alba / White Wild Indigo	18
Carex albicans / Whitingale Sedge	11
Carex eburnea / Bristleleaf Sedge	18
Carex muskingumensis / Palm Sedge	18
Carex praegracilis / California Field Sedge	18
Dalea purpurea / Purple Prairie Clover	11
Elymus canadensis / Canada Wild Rye	7
Iris versicolor / Blue Flag	11
Liatris spicata / Spike Gayfeather	18
Lobelia spicata / Great Lobelia	18
Monarda fistulosa / Bergamot	18
Panicum virgatum / Switch Grass	18
Pycnanthemum tenuifolium / Slender Mountain Mint	11
Ratibida pinnata / Yellow Coneflower	11
Rudbeckia subtomentosa / Sweet Black-eyed Susan	11
Senna hebecarpa / Wild Senna	11
Silphium perfoliatum / Cup Plant	11
Silphium terebinthaecum / Prairie Dock	11
Sorghastrum nutans / Indian Grass	7
Sporobolus heterolepis / Prairie Dropseed	11
Symphoricarpos rosea-anglica / New England Aster	11
Verbena hastata / Blue Vervain	18
Vernonia fasciculata / Ironweed	11
Zizia aurea / Golden Alexander	11
NATIVE SEED	52,592 sf
"Diverse Prairies for Dry Soils" seed blend by Prairie Nursery	
SEDGE MIX	1,245 sf
A blend of 5 native sedge species. 3" plugs planted 18" on center	
NO-MOW LAWN	37,505 sf
"Now Mow Lawn Seed Mix" by Prairie Nursery	

**The Center for Black Excellence and Culture
Madison, WI**
2024-01-08

Developed Lots	SF	Acres	Landscape Points Subtotal
Total Developed Area	126,809	2.91	2721
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)			2721
Landscape Points Required			2721

Development Frontage (Badger Road)	LF	Oversory Trees Required*	Shrubs Required
Total LF of Street Frontage Between Parking Building & Street	571	19	

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Oversory Deciduous Tree	35	1	1	70
Tall Evergreen Tree	35	3	0	105
Ornamental Tree	15	4	0	60
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	27	0	81
Shrub, evergreen	4	3	0	12
Ornamental Grass/Perennial	2	462	0	924
Development Frontage Points Total				1292

Interior Parking Lots	SF	Oversory Trees Required*	Islands Achieved (SF)
Total Parking Lot Area	16,835	9	1,919
Min. Parking Lot Islands (8%)	1,481		

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Oversory Deciduous Tree	35	13	0	455
Tall Evergreen Tree	35	0	0	0
Ornamental Tree	15	1	0	15
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	101	0	303
Shrub, evergreen	4	21	0	84
Ornamental Grass/Perennial	2	245	0	492
Interior Parking Lots Points Total				1349

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Oversory Deciduous Tree	35	16	0	560
Tall Evergreen Tree	35	7	0	245
Ornamental Tree	15	14	0	210
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	42	0	126
Shrub, evergreen	4	0	0	0
Ornamental Grass/Perennial	2	120	0	240
Ornamental/Decorative Fence or Wall (at 10 LF)	4	0	0	0
Foundation Plantings Total				1381

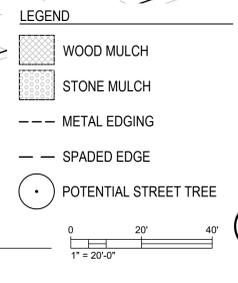
TOTAL LANDSCAPE POINTS 3982

* Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) oversory deciduous tree.
** Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees.

1 LANDSCAPE PLAN
SCALE: 1" = 20' - 0"

PLAN NOTES

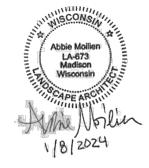
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- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
- ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITH WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL, SEE SPECIFICATIONS FOR MORE INFORMATION.
- AS DEFINED BY MADISON GENERAL ORDINANCE 10.10, CITY FORESTRY WILL ASSESS THE FULL COST OF THE STREET TREE INSTALLATION TO THE ADJACENT PROPERTY OWNER. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER THERE IS SUBSTANTIAL COMPLETION OF THE NEW PLAT DEVELOPMENT ALONG THE STREET SEGMENT.



JLA PROJECT NUMBER: 21-0102



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Mark	Description	Date

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LANDSCAPE PLAN

SHEET NUMBER: L101

PLANT SCHEDULE - SHRUBS AND PERENNIALS

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
DECIDUOUS SHRUBS						HERBACEOUS PERENNIALS						ORNAMENTAL GRASSES					
(Symbol)	Aml	Aronia melanocarpa 'UCONAM165'™ / Low Scape Mound Chokeberry	3 gal	36"	36	(Symbol)	abf	Agastache x 'Blue Fortune' / Anise Hyssop	1 gal	6"	6	(Symbol)	pvs	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal	18"	10
(Symbol)	Amm	Aronia melanocarpa 'Morton' / Inquis Beauty™ Black Chokeberry	1 gal	24"	2	(Symbol)	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	1 gal	CONT.	84	(Symbol)	sw	Schizachyrium scoparium 'Little Arrow' / Little Arrow Little Bluestem	1 gal	18"	4
(Symbol)	Ca	Ceanothus americanus / New Jersey Tea	3 gal	36"	3	(Symbol)	ahh	Ansonia hubrichtii 'Halfway to Arkansas' / Halfway to Arkansas Narrow Leaf Bluestar	1 gal	5"	5	(Symbol)	saa	Seteria autumnalis / Autumn Moor Grass	1 gal	CONT.	22
(Symbol)	Rg	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	CONT.	10	(Symbol)	abi	Ansonia tabernaemontana 'Blue Ice' / Blue Ice Blue Star	1 gal	CONT.	21	(Symbol)	shl	Sporobolus heterolepis / Prairie Dropseed	1 gal	48" HT.	30
(Symbol)	St	Spiraea betulifolia 'Tor' / Tor Birdtree Spirea	3 gal	CONT.	3	(Symbol)	cnm	Calamintha nepeta 'Montrose White' / Montrose White Lesser Calamint	1 gal	12"	40	(Symbol)	epm	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	1 gal	11"	11
						(Symbol)	ict	Iris cristata / Dwarf Crested Iris	QUART		24	(Symbol)	icb	Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	1 gal	43"	43
						(Symbol)	icb	Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	1 gal	43"	43	(Symbol)	pa	Polystichum acrostichoides / Christmas Fern	1 gal	12"	12
						(Symbol)	saf	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal	40"	40	(Symbol)	tss	Tiarella x 'Spring Symphony' / Spring Symphony Foamflower	5 gal	17"	17

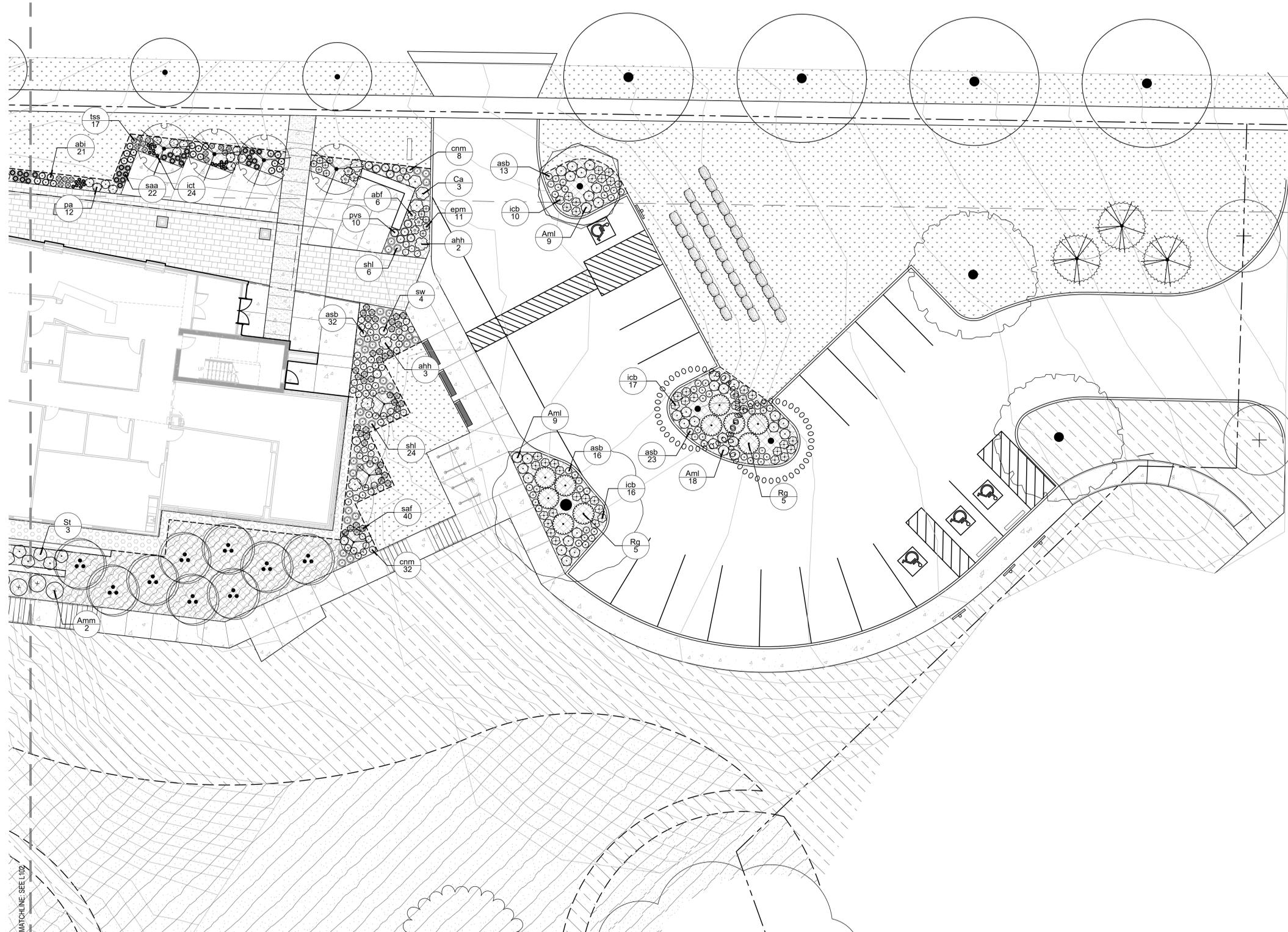
PLANT SCHEDULE - SEED, PLUGS, AND GROUNDCOVERS

(Symbol)	BLUEGRASS LAWN SOD Blend of Kentucky Bluegrass and Fine Fescues Grown in Mineral Soils	1 gal	10'
(Symbol)	NATIVE SEED 'Diverse Prairie for Dry Soils' seed blend by Prairie Nursery	1 gal	CONT. 22'
(Symbol)	SEDGE MIX A blend of 5-8 native sedge species, 3" plugs planted 18" on center	1 gal	48" HT. 30'
(Symbol)	NO-MOW LAWN 'True Mow Lawn Seed Mix' by Prairie Nursery	1 gal	10'

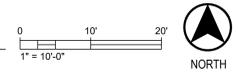
- LEGEND**
- (Symbol) WOOD MULCH
 - (Symbol) STONE MULCH
 - (Symbol) METAL EDGING
 - (Symbol) SPADED EDGE
 - (Symbol) POTENTIAL STREET TREE

PLAN NOTES

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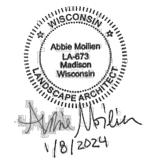
1 LANDSCAPE ENLARGEMENT - EAST
SCALE: 1" = 10' - 0"



JLA PROJECT NUMBER: 21-0102



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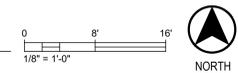
SHEET TITLE
LANDSCAPE ENLARGEMENT

SHEET NUMBER
L103



- LEGEND**
- CONCRETE UNIT PAVERS ON PEDESTALS, THREE COLOR BLEND
 - EXTENSIVE GREEN ROOF
 - STONE BALLAST
 - DRAIN ACCESS HATCH
 - SEPARATION EDGING
 - MOVABLE FRP PLANTER
 - STATIONARY FRP PLANTER

1 GREEN ROOF AND ROOF PATIO PLAN
SCALE: 1/8" = 1'-0"



PLANT SCHEDULE - ROOF PATIO PLANTERS

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
GRASSES					
	hma	Hakonechloa macro 'All Gold' / Japanese Forest Grass	1 gal	CONT.	6
	hbk	Hakonechloa macro 'Beni-kaze' / Beni-kaze Japanese Forest Grass	1 gal	CONT.	3
	sht	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal	CONT.	5
PERENNIALS					
	abb	Ajuga reptans 'Bronze Beauty' / Bronze Beauty Carpet Bugle	1 qt	CONT.	42
	amn	Allium x 'Millenium' / Millenium Ornamental Onion	1 gal	CONT.	4
	awg	Astilbe x arendsi 'White Gloria' / False Spiraea	1 gal	CONT.	2
	atn	Adiantum niponicum / Japanese Painted Fern	1 gal	CONT.	3
	bif	Brunnera macrophylla 'Jack Frost' / Jack Frost Siberian Bugloss	1 gal	CONT.	3
	cnm	Calamintha nepeta 'Montrose White' / White Calamint	1 gal	CONT.	9
	epg	Epimedium grandiflorum / Barrenwort	1 gal	CONT.	3
	grz	Geranium x 'Rozanne' / Rozanne Cranebill	1 gal	CONT.	9
	hps	Heuchera x 'Peppermint Spice' / Coral Bells	1 gal	CONT.	1
	hxh	Hosta x 'Halcyon' / Halcyon Plantain Lily	1 gal	CONT.	3
	saj	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal	CONT.	9
	sbe	Stachys byzantina 'Big Ears' / Big Ears Lamb's Ear	1 qt	CONT.	9

PLANT SCHEDULE - EXTENSIVE GREEN ROOF

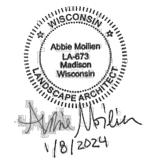
- SUN [FULL TO PART SUN] SEDUM CARPET SPECIES COMPOSITION:
SUBJECT TO AVAILABILITY, THE SEDUM CARPET WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL:
- Sedum spurium 'Fuldaglut'
 - Sedum spurium 'John Creech'
 - Sedum spurium 'Red Carpet'
 - Sedum kamtschaticum
 - Sedum kamtschaticum 'Variegatum'
 - Sedum kamtschaticum var. floriferum
 - Sedum takesimensis 'Golden Carpet'
 - Sedum x Immergrunchen
 - Sedum subsp. rupestre 'Angelina'
 - Sedum subsp. rupestre 'Blue Spruce'
 - Sedum acre 'Aureum'
 - Sedum acre 'Goldmoss'
 - Sedum album 'Coral Carpet'
 - Sedum album 'Muraie'
 - Sedum hispanicum
 - Sedum sexangulare
 - Sedum stefco



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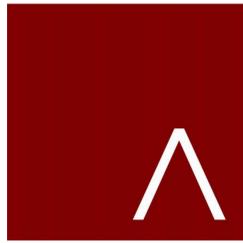
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
GREEN ROOF PLANS

SHEET NUMBER
L300

GENERAL PLAN NOTES

- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD, CONCRETE, OR MASONRY WALLS UNLESS OTHERWISE NOTED.
- DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
- STOREFRONT LOCATIONS ARE DIMENSIONED TO THE ROUGH OPENING.
- VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
- ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. WOOD USED IN CONSTRUCTION SHALL BE FIRE TREATED.
- VERIFY ALL WINDOW, DOOR, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
- PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, MECHANICAL ROOMS/ CLOSETS, AND PLUMBING WALLS.
- PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS.
- PROVIDE FIREBLOCKING PER 2021 IBC 718.2.1 - TYPICAL THROUGHOUT ENTIRE BUILDING.
- FIELD VERIFY ALL CABINERY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINERY ENDS.
- CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
- INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT DIAGRAMS FOUND ON SHEET G300.
- ALL WINDOWS & DOORS SHALL BE AS NOTED IN THE SPECIFICATIONS MANUAL AND AS INDICATED ON THE DOOR AND WINDOW SCHEDULES.



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

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KEY PLAN

PROGRESS DOCUMENTS

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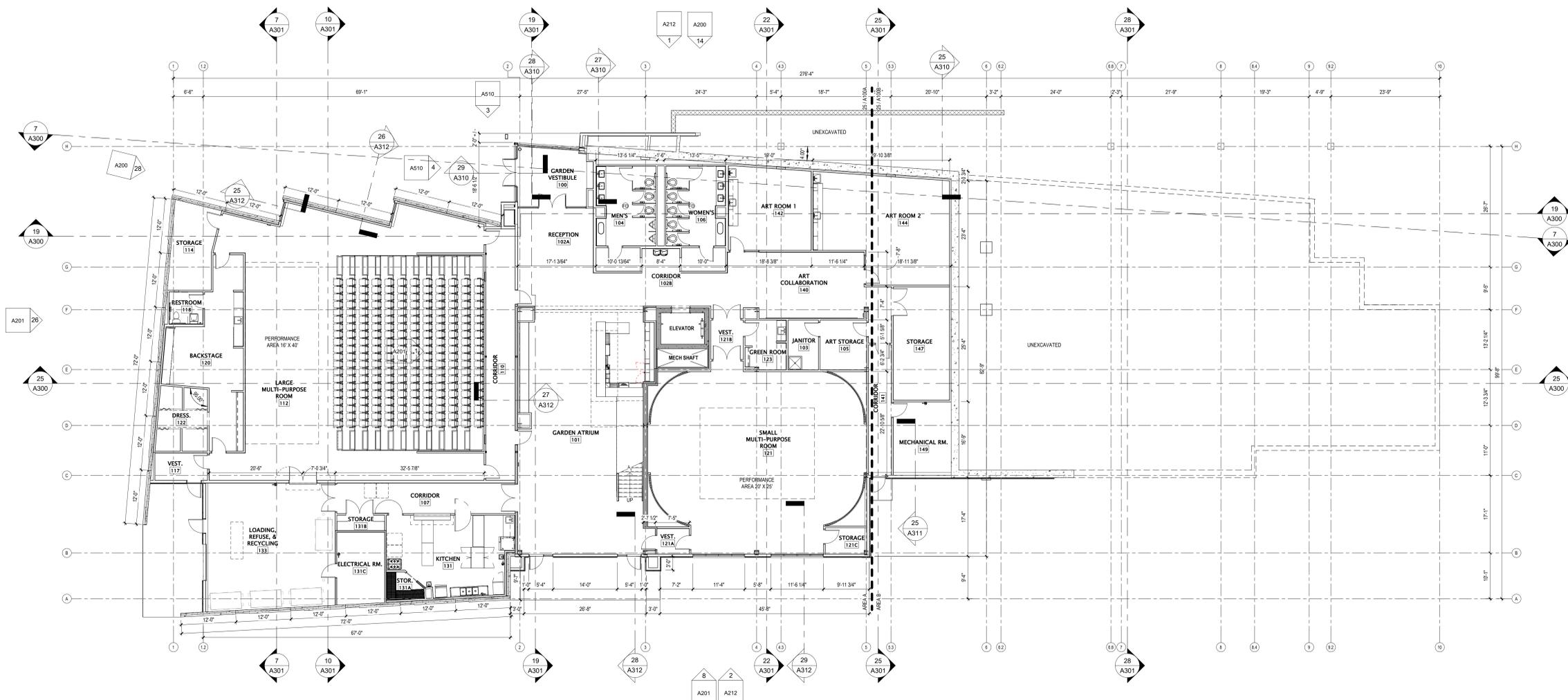
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

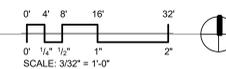
LOWER LEVEL FLOOR PLAN

SHEET NUMBER

A100



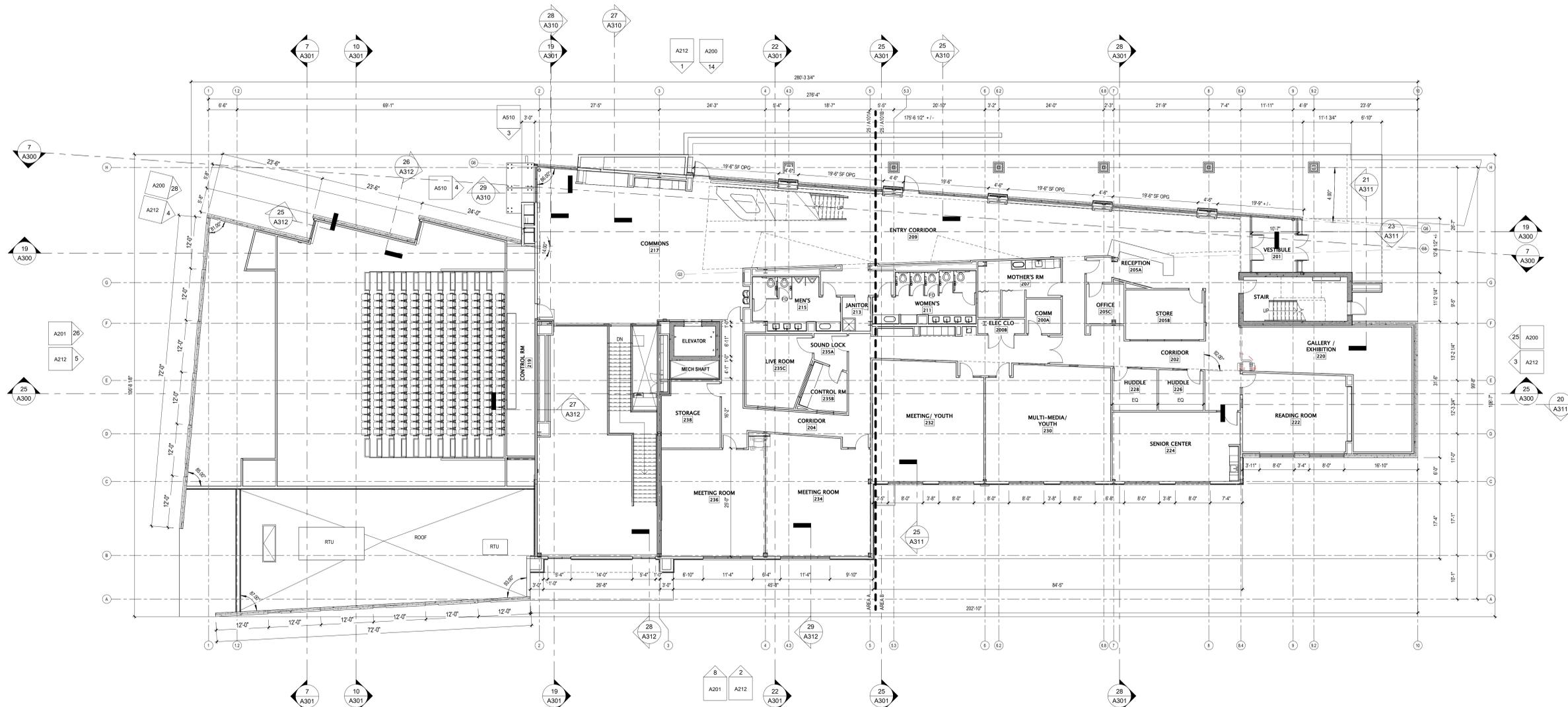
19 LOWER LEVEL PLAN
3/32" = 1'-0"



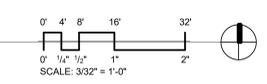
KEYNOTE LEGEND	
Key Value	Keynote Text

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19 MAIN LEVEL PLAN
3/32" = 1'-0"



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SHEET TITLE
**MAIN LEVEL FLOOR
PLAN**

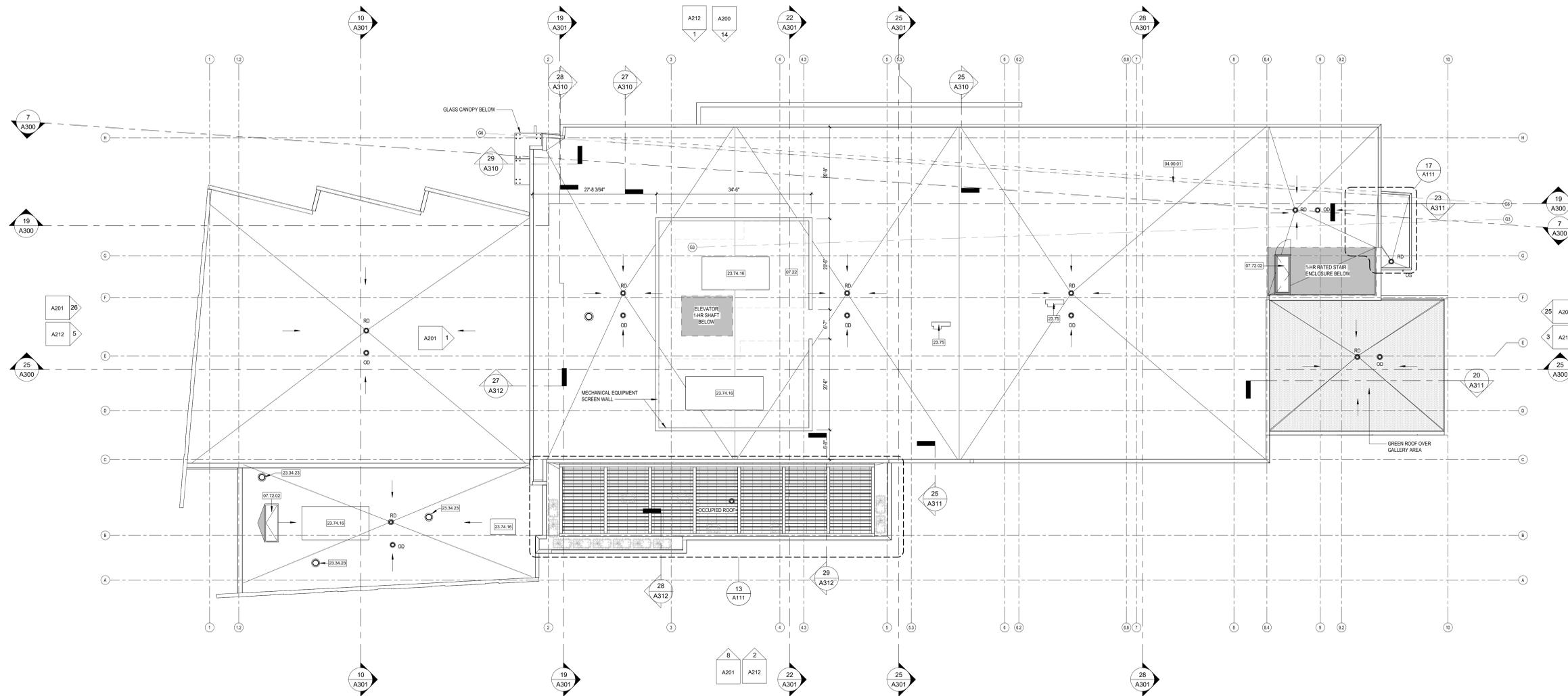
SHEET NUMBER
A101

ROOF NOTES

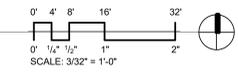
- ROOF SHALL BE ROOF ASSEMBLY - SR1, UNLESS NOTED OTHERWISE. TAPERED INSULATION PITCHED AT 1/4" PER FOOT (MINIMUM) SHALL PROVIDE ROOF DRAINAGE. SEE A301 FOR FOR ROOF ASSEMBLY DESCRIPTIONS.
- PROVIDE TAPERED INSULATION BOARD OVER ROOF ASSEMBLY TO MAINTAIN A 1/4" PER FOOT MINIMUM PITCH TO ROOF DRAINS. PROVIDE A 3/16" PER FOOT MINIMUM PITCH FOR TAPERED INSULATION SADDLES AND/OR CRICKETS WHERE NECESSARY.
- ROOF DRAINS ARE SHOWN FOR INTENT ONLY. DESIGN/BUILD PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS TO DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF ROOF DRAINS AND OVERFLOW DRAINS. COORDINATE ALL ROOF DRAINS WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE.
- PROVIDE WATERTIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURER'S STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
- VERIFY ANY ROOFTOP EQUIPMENT AND PENETRATIONS WITH MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
- DESIGN / BUILD CONTRACTORS PROVIDING ROOF PENETRATIONS MUST PROVIDE TEMPORARY WEATHERTIGHT COVERS FOR OPENING UNTIL PLACEMENT OF FINISHED WORK OR COVERING.
- OVERHANGS (IF ANY) SHALL BE AS SHOWN ON ROOF PLAN.
- PLUMBING CONTRACTOR TO COORDINATE THE LOCATION OF ROOF FROST PROOF HOSE BIB WITH OWNER. COORDINATE LOCATION WITH TRUSS LAYOUT BELOW.
- PROVIDE PREFINISHED SHEET METAL COPINGS PER PLANS. REFER TO EXTERIOR ELEVATIONS' MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS.
- ROOF DRAINS AND/OR RAIN LEADERS SHOWN FOR INTENT ONLY. ROOFING AND PLUMBING CONTRACTORS SHALL COORDINATE FINAL ROOF DRAIN/RAIN LEADER LOCATIONS WITH ARCHITECT, AND SIZES BASED ON DRAINAGE CALCULATIONS PROVIDED BY PLUMBING SUB-CONTRACTOR.

KEYNOTE LEGEND

Key Value	Keynote Text
04.00.01	EXTERIOR WALL BELOW (SHOWN DASHED)
07.22	TAPERED ROOF INSUL. ROOF CRICKETS; SEE ROOF ASSEMBLY FOR CONSTRUCTION INFO. SEE ROOF PLAN FOR SLOPES
07.22.02	1/4" X 1/2" CLASS # ROOF HATCH COORD. INSTALL. REGS. LOCATION & SIZE W/ ROOF TRUSS MFR
23.34.23	PROPOSED HVAC POWER VENTILATOR LOCATION; COORD. INSTALL. REGS. & LOCATION W/ MECH SUBCONTRACTOR, ROOF MFR. & ROOFING SUBCONTRACTOR
23.74.16	PROPOSED PACKAGED ROOFTOP AIR CONDITIONING UNIT LOCATION; COORD. INSTALL. REGS. & LOCATION W/ MECH SUBCONTRACTOR, ROOF MFR. & ROOFING SUBCONTRACTOR
23.75	PROPOSED HEAT PUMPS/VS OUTDOOR UNIT; COORD. INSTALL. REGS. LOCATION, & SIZE W/ MECH SUBCONTRACTOR



19 ROOF PLAN
3/32" = 1'-0"



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ROOF PLAN

SHEET NUMBER
A110

ROOF PLAN KEY	
	TAPERED INSULATION, 1/4 INCH RISE PER 1 FOOT RUN, MINIMUM.
	TAPER OF ROOF SLOPE OR INSULATION TAPER
X.X"	HEIGHT OF TAPERED INSULATION (OVER AND ABOVE MINIMUM BASE LAYER OF INSULATION)
RD	PRIMARY ROOF DRAIN
OD	OVERFLOW ROOF DRAIN
OS	THROUGH-WALL OVERFLOW SCUPPER

- | ROOF NOTES | |
|--|---|
| 1. ROOF SHALL BE ROOF ASSEMBLY - SR1, UNLESS NOTED OTHERWISE. TAPERED INSULATION PITCHED AT 1/4" PER FOOT (MINIMUM) SHALL PROVIDE ROOF DRAINAGE. SEE A501 FOR ROOF ASSEMBLY DESCRIPTIONS. | 6. DESIGN / BUILD CONTRACTORS PROVIDING ROOF PENETRATIONS MUST PROVIDE TEMPORARY WEATERTIGHT COVERS FOR OPENING UNTIL PLACEMENT OF FINISHED WORK OR COVERING. |
| 2. PROVIDE TAPERED INSULATION BOARD OVER ROOF ASSEMBLY TO MAINTAIN A 1/4" PER FOOT MINIMUM PITCH TO ROOF DRAINS. PROVIDE A 3/16" PER FOOT MINIMUM PITCH FOR TAPERED INSULATION SADDLES AND/ OR CRICKETS WHERE NECESSARY. | 7. OVERHANGS (IF ANY) SHALL BE AS SHOWN ON ROOF PLAN. |
| 3. ROOF DRAINS ARE SHOWN FOR INTENT ONLY. DESIGN/BUILD PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS TO DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF ROOF DRAINS AND OVERFLOW DRAINS. COORDINATE ALL ROOF DRAINS WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE. | 8. PLUMBING CONTRACTOR TO COORDINATE THE LOCATION OF ROOF FROST PROOF HOSE BIB WITH OWNER. COORDINATE LOCATION WITH TRUSS LAYOUT BELOW. |
| 4. PROVIDE WATERTIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURER'S STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS. | 9. PROVIDE PREFINISHED SHEET METAL COPINGS PER PLANS. REFER TO EXTERIOR ELEVATIONS' MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS. |
| 5. VERIFY ANY ROOFTOP EQUIPMENT AND PENETRATIONS WITH MECHANICAL, ELECTRICAL, AND PLUMBING PLANS. | 10. ROOF DRAINS AND/ OR RAIN LEADERS SHOWN FOR INTENT ONLY. ROOFING AND PLUMBING CONTRACTORS SHALL COORDINATE FINAL ROOF DRAIN/ RAIN LEADER LOCATIONS WITH ARCHITECT, AND SIZES BASED ON DRAINAGE CALCULATIONS PROVIDED BY PLUMBING SUB-CONTRACTOR. |

KEYNOTE LEGEND	
Key Value	Keynote Text



JLA PROJECT NUMBER: 21-0102

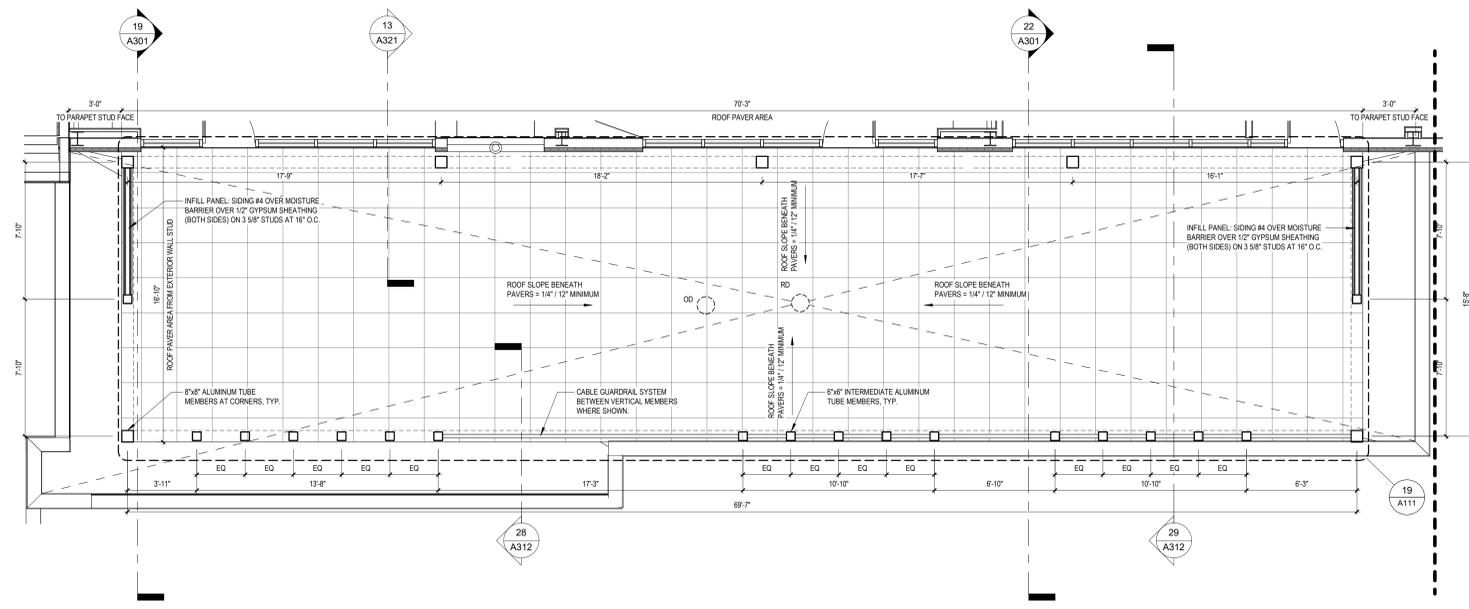
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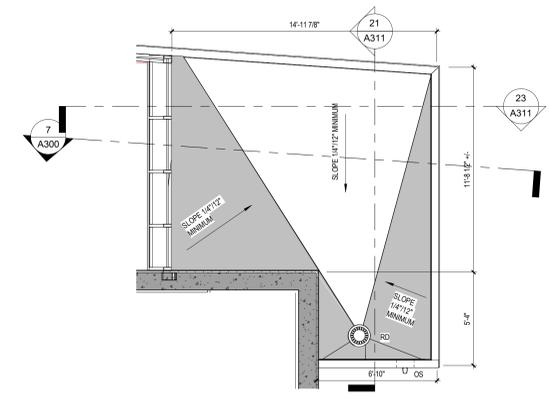
DATE OF ISSUANCE		JANUARY 8, 2024
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
ENLARGED ROOF PLANS

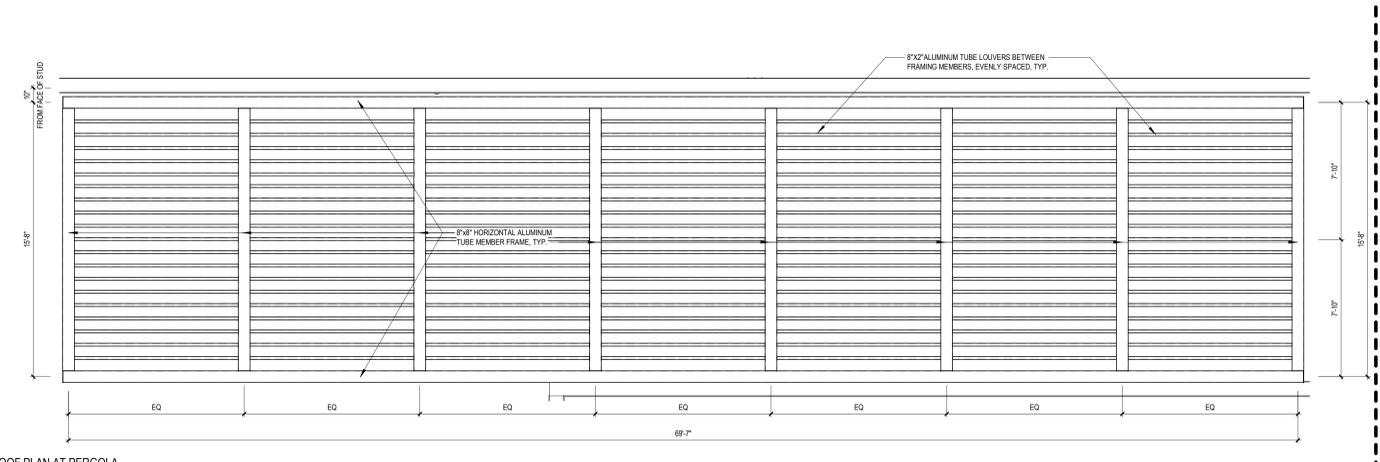
SHEET NUMBER
A111



13 ENLARGED ROOF PLAN - OCCUPIED ROOF
1/4" = 1'-0"



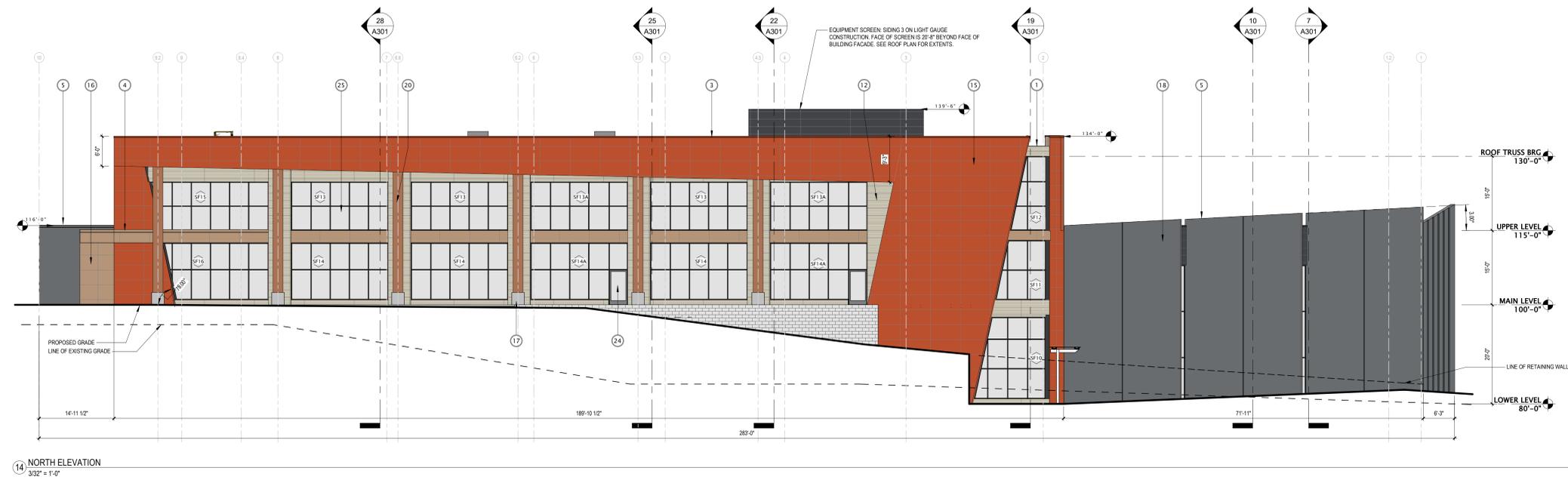
17 ENLARGED ROOF PLAN - ENTRY CANOPY
1/4" = 1'-0"



19 ENLARGED ROOF PLAN AT PERGOLA
1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 1	
2	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 3	
3	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 4	
4	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 5	
5	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 6	
6	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH CONCRETE WALL	
7	SOFFIT	CERACLAD	COMPOSITE PANEL	SEE PLANS	COLOR TO MATCH ADJACENT FACADE	
12	SIDING - 1 (BEIGE)	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	STRAL BEIGE (HORIZONTAL)	
13	SIDING - 2 (BEIGE)	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	STRAL BEIGE (VERTICAL)	
14	SIDING - 3 (CHARCOAL)	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	CASHMERE SMOOTH CHARCOAL (HORIZONTAL)	
15	SIDING - 4 (COPPER)	ALPOLIC	PREFINISHED METAL PANEL	SEE ELEVATIONS	OXIC METALLIC COPPER	
16	SIDING - 5 (BRONZE)	ALPOLIC	PREFINISHED METAL PANEL	SEE ELEVATIONS	MBX METALLIC BRONZE	
17	SIDING - 6 (GRAY)	REAL CAST CONCRETE	CONCRETE PANEL	48" x 48"	TBD	
18	CONCRETE TILT UP	WELLS - OR EQUAL	SANDWICH PANEL	SEE ELEVATIONS	BLACK ACID ETCH	
19	SIDING - 7 (DARK)	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	ELEMENTS BLACKEN STEEL	
20	DECORATIVE COLUMN	TRESPAN METEON	WOOD-LOOK PANEL WRAPPED	SEE ELEVATIONS	WOOD DECORS WESTERN RED CEDAR	
21	STEEL ENTRY DOOR	STEELCRAFT - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
22	PATIO RAILING	TBD	CABLE RAILING AND ALUMINUM	SEE PLAN	TBD	
23	OVERHEAD GARAGE DOOR	OLSPAY - OR EQUAL	INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
24	ALUMINUM ENTRANCE DOOR(S)	KAWNEER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	BLACK	
25	ALUMINUM STOREFRONT	KAWNEER - OR EQUAL	TRIFAB 481T	SEE DOOR SCHEDULE	BLACK	

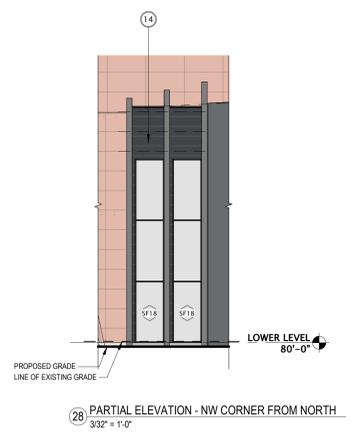
KEYNOTE LEGEND	
Key Value	Keynote Text



14 NORTH ELEVATION
3/32" = 1'-0"



25 EAST ELEVATION
3/32" = 1'-0"



28 PARTIAL ELEVATION - NW CORNER FROM NORTH
3/32" = 1'-0"



JLA PROJECT NUMBER: 21-0102

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REVISION SCHEDULE		
Mark	Description	Date

EXTERIOR ELEVATIONS

SHEET NUMBER

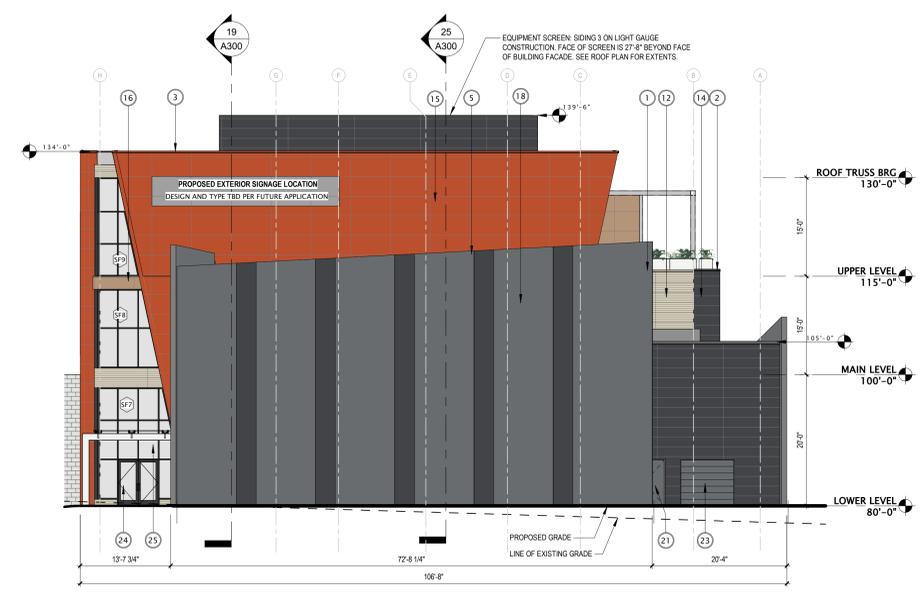
A200

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 1	
2	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 3	
3	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 4	
4	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 5	
5	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 6	
6	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH CONCRETE WALL	
7	SOFFIT	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	COLOR TO MATCH ADJACENT FACADE	
12	SIDING - 1 (BEIGE)	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	STRALH, BEIGE (HORIZONTAL)	
13	SIDING - 2 (BEIGE)	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	STRALH, BEIGE (VERTICAL)	
14	SIDING - 3 (CHARCOAL)	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	CASHMERE SMOOTH CHARCOAL (HORIZONTAL)	
15	SIDING - 4 (COPPER)	ALPOLIC	PREFINISHED METAL PANEL	SEE ELEVATIONS	OXIC METALLIC COPPER	
16	SIDING - 5 (BRONZE)	ALPOLIC	PREFINISHED METAL PANEL	SEE ELEVATIONS	MBX METALLIC BRONZE	
17	SIDING - 6 (GRAY)	REALCAST CONCRETE	CONCRETE PANEL	48" x 48"	TBD	
18	CONCRETE TILT-UP	WELLS - OR EQUAL	SANDWICH PANEL	SEE ELEVATIONS	BLACK ACID ETCH	
19	SIDING - 7 (DARK)	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	ELEMENTS BLACKEN STEEL	
20	DECORATIVE COLUMN	TRESPA METEON	WOOD-LOOK PANEL WRAPPED	SEE ELEVATIONS	WOOD DECORS WESTERN RED CEDAR	
21	STEEL ENTRY DOOR	STEELCRAFT - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
22	PATIO RAILING	TBD	CABLE RAILING AND ALUMINUM	SEE PLAN	TBD	
23	OVERHEAD GARAGE DOOR	OLSPRAY - OR EQUAL	INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
24	ALUMINUM ENTRANCE DOOR(S)	KAWNEER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	BLACK	
25	ALUMINUM STOREFRONT	KAWNEER - OR EQUAL	TRIFAB 481T	SEE DOOR SCHEDULE	BLACK	

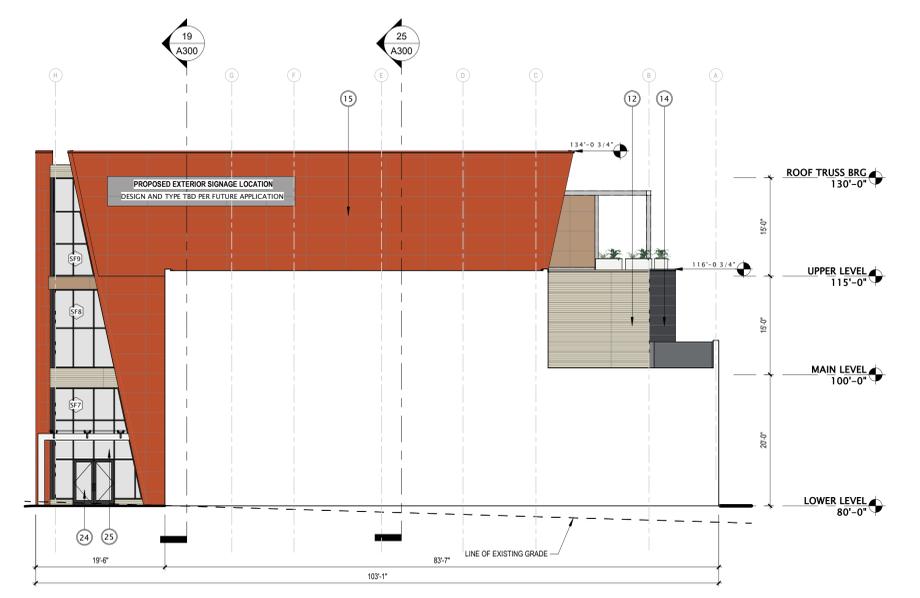
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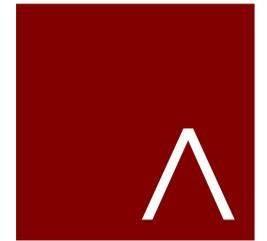
8 SOUTH ELEVATION
3/32" = 1'-0"



26 WEST ELEVATION
3/32" = 1'-0"



1 WEST ELEVATION - BACK WALL
3/32" = 1'-0"



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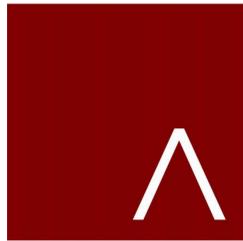
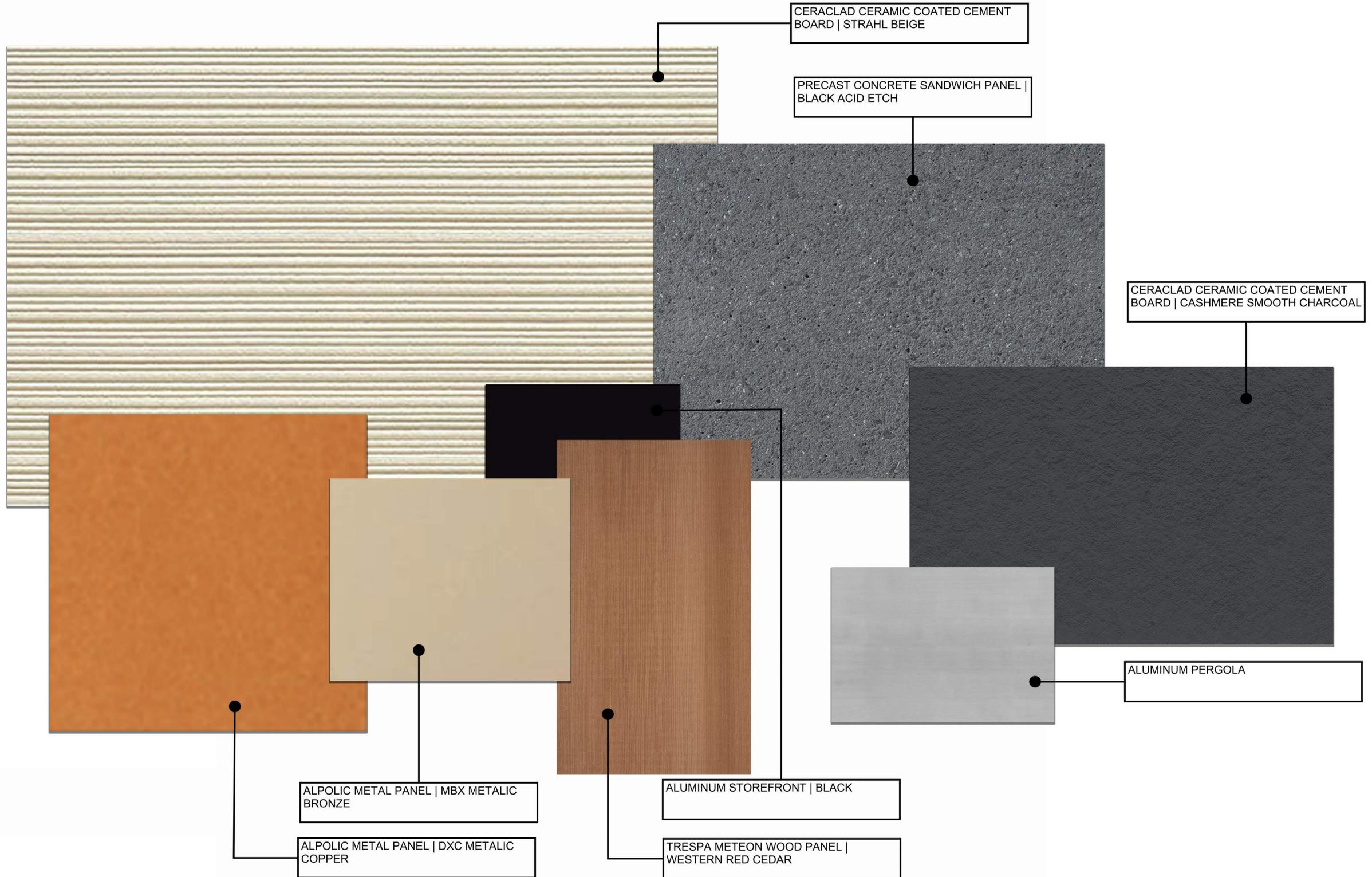
DATE OF ISSUANCE: JANUARY 5, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 1	
2	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 3	
3	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 4	
4	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 5	
5	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH SIDING 6	
6	METAL WALL CAP	PAC-CLAD - OR EQUAL	PREFINISHED ALUMINUM	SEE PLANS	COLOR TO MATCH CONCRETE WALL	
7	SOFFIT	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	COLOR TO MATCH ADJACENT FACADE	
12	SIDING - 1 (BEIGE)	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	STRAHL BEIGE (HORIZONTAL)	
13	SIDING - 2 (BEIGE)	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	STRAHL BEIGE (VERTICAL)	
14	SIDING - 3 (CHARCOAL)	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	CASHMERE SMOOTH CHARCOAL (HORIZONTAL)	
15	SIDING - 4 (COPPER)	ALPOLIC	PREFINISHED METAL PANEL	SEE ELEVATIONS	DXC METALIC COPPER	
16	SIDING - 5 (BRONZE)	ALPOLIC	PREFINISHED METAL PANEL	SEE ELEVATIONS	MBX METALIC BRONZE	
17	SIDING - 6 (GRAY)	REALCAST CONCRETE	CONCRETE PANEL	48" x 48"	TBD	
18	CONCRETE TILT UP	WELLS - OR EQUAL	SANDWICH PANEL	SEE ELEVATIONS	BLACK ACID ETCH	
19	SIDING - 7 (DARK)	CERACLAD	COMPOSITE PANEL	SEE ELEVATIONS	ELEMENTS BLACKEN STEEL	
20	DECORATIVE COLUMN	TRESPA METEON	WOOD-LOOK PANEL WRAPPED	SEE ELEVATIONS	WOOD DECORS WESTERN RED CEDAR	
21	STEEL ENTRY DOOR	STEELCRAFT - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
22	PATIO RAILING	TBD	CABLE RAILING AND ALUMINUM	SEE PLAN	TBD	
23	OVERHEAD GARAGE DOOR	CLOPYR - OR EQUAL	INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
24	ALUMINUM ENTRANCE DOOR(S)	KAWNEER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	BLACK	
25	ALUMINUM STOREFRONT	KAWNEER - OR EQUAL	TRIFAB 451T	SEE DOOR SCHEDULE	BLACK	



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DATE OF ISSUANCE: JANUARY 8, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING MATERIALS

SHEET NUMBER

A210

WINDOW DESIGNATION	WIDTH	HEIGHT	AREA	WALL DESIGNATION										
				SOUTH ELEVATION		EAST ELEVATION		NORTH ELEVATION		WEST ELEVATION				
				# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA			
STORE FRONT 1	11.3	8.0	90.0	4.0	360.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT 2	8.0	7.0	56.0	14.0	784.0	3.0	168.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT 3 (TRAPEZOID SHAPE)			334.0	1.0	334.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT 4	16.8	10.0	167.5	1.0	167.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT 5	16.8	10.0	167.5	1.0	167.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT 6	18.8	10.0	187.5	1.0	187.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT 7 (TRAPEZOID SHAPE)			185.0		0.0	0.0	0.0	0.0	0.0	1.0	185.0	0.0	0.0	0.0
STORE FRONT 8 (TRAPEZOID SHAPE)			87.0		0.0	0.0	0.0	0.0	0.0	1.0	87.0	0.0	0.0	0.0
STORE FRONT 9 (TRAPEZOID SHAPE)			61.0		0.0	0.0	0.0	0.0	0.0	1.0	61.0	0.0	0.0	0.0
STORE FRONT S10 (TRAPEZOID SHAPE)			197.0		0.0	0.0	0.0	1.0	197.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT S11 (TRAPEZOID SHAPE)			99.0		0.0	0.0	0.0	1.0	99.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT S12 (TRAPEZOID SHAPE)			80.0		0.0	0.0	0.0	1.0	80.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT S13	19.5	9.8	190.1		0.0	0.0	0.0	3.0	570.4	0.0	0.0	0.0	0.0	0.0
STORE FRONT S13A	19.5	9.8	190.1		0.0	0.0	0.0	2.0	380.3	0.0	0.0	0.0	0.0	0.0
STORE FRONT S14	19.5	11.5	224.3		0.0	0.0	0.0	3.0	672.8	0.0	0.0	0.0	0.0	0.0
STORE FRONT S14A	19.5	11.5	224.3		0.0	0.0	0.0	2.0	448.5	0.0	0.0	0.0	0.0	0.0
STORE FRONT S15 (TRAPEZOID SHAPE)			211.0		0.0	0.0	0.0	1.0	211.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT S16 (TRAPEZOID SHAPE)			217.0		0.0	0.0	0.0	1.0	217.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT S17A (ANGLED WALL)			109.0		0.0	1.0	109.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT S17B (ANGLED WALL)			132.0		0.0	1.0	132.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
STORE FRONT S18	4.3	28.0	119.0		0.0	0.0	0.0	0.0	0.0	2.0	238.0	0.0	0.0	0.0
				TOTAL GLZ	2000.5	TOTAL GLZ	409.0	TOTAL GLZ	2,875.9	TOTAL GLZ	571.0	TOTAL GLZ	0.0	0.0
				WALL AREA	11035	WALL AREA	2,419.0	WALL AREA	10,055.0	WALL AREA	5,164.0	WALL AREA	0.0	0.0
					18.13%	% GLAZING	16.91%	% GLAZING	28.60%	% GLAZING	11.06%	% GLAZING	#DIV/0!	% GLAZING

CITY OF MADISON ORDINANCE - 28.129

28.129 BIRD-SAFE GLASS REQUIREMENTS:

- Statement of Purpose:** The Bird-Safe Glass Requirements in this section are intended to reduce the heightened risk for bird collisions with glass on specified building designs and configurations.
 - Applicability:** Subsection (4) applies to all exterior construction and development activity, including the expansion of existing buildings and structures, as specified therein.
 - Measuring Glass Area:** Under this Ordinance, glass area shall be measured as one (1) continuous panel of glass or other transparent material, or a set of two (2) or more such panels divided by mullions of six (6) inches in width or narrower. Panels surrounded on all sides by solid walls or mullions wider than six (6) inches shall be considered individual windows. Spandrel or opaque reflectivity of 14% or less shall not be included in the calculation of glass area. See Revised Figure 1.
 - Bird-Safe Glass Treatment Requirements:** Glass areas on the following buildings or structures shall be treated to reduce the risk of bird collision by incorporating a pattern of visual markers that are either: a) dots or other isolated shapes that are 1/4" in diameter or larger and spaced at not more than a two-inch (2") by two-inch (2") pattern; or b) lines that are 1/8" in width or greater and spaced no more than 2" apart, low reflective opaque materials, building-integrated structures like non-glass double-skin facades, metal screens, fixed solar shading, exterior insect screens, and other features that cover the glass surface, or other similar mitigation treatments approved by the Zoning Administrator.
 - Buildings or structures over 10,000 square feet:** For any building or structure over 10,000 square feet in size (floor area of above-grade stories), bird-safe glass treatment is required as follows:
 - For building facades where the first sixty (60) feet from grade are comprised of greater than or equal to fifty percent (50%) glass:
 - At least eighty-five percent (85%) of the glass must be treated; and
 - All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. See Figure 3.
 - For building facades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass:
 - At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
 - Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.
 - All glass railings must be treated.
 - All glass on enclosed building connections shall be treated up to sixty (60) feet above grade.
 - Sky-bridges:** For buildings and structures of any size, all glass on above-ground bridges must be treated.
 - At grade glass:** For buildings and structures of any size, all at grade glass features such as sound walls or glass screens must be treated.
- (5) This Ordinance shall become effective October 1, 2020.

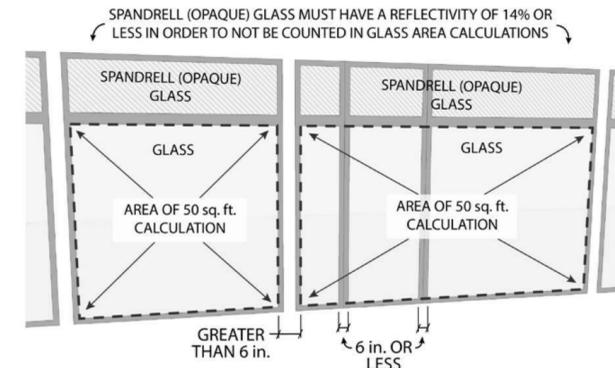


FIGURE 1 - WINDOW MULLION GRAPHIC
1/2" = 1'-0"

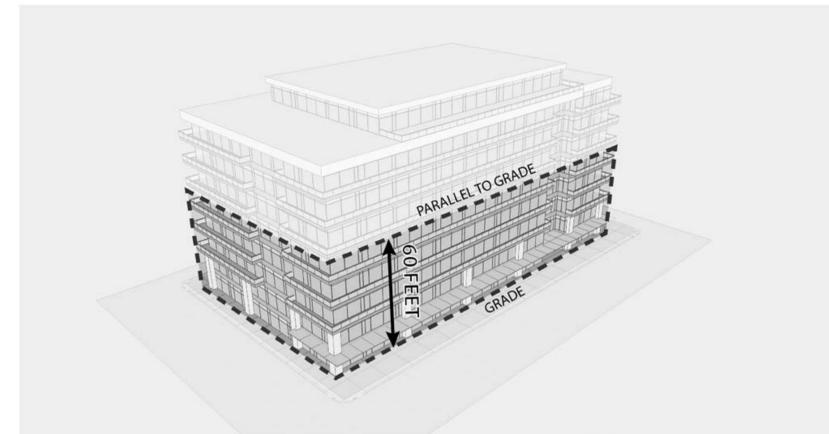


FIGURE 2 - 60 FEET GRAPHIC
1/2" = 1'-0"

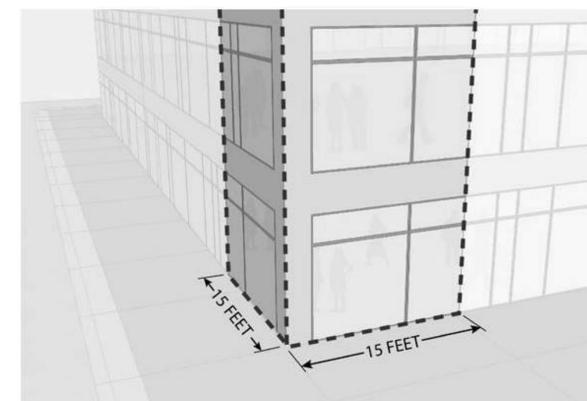
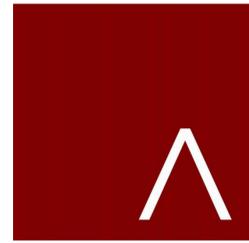


FIGURE 3 - GLASS CORNER GRAPHIC
1/2" = 1'-0"



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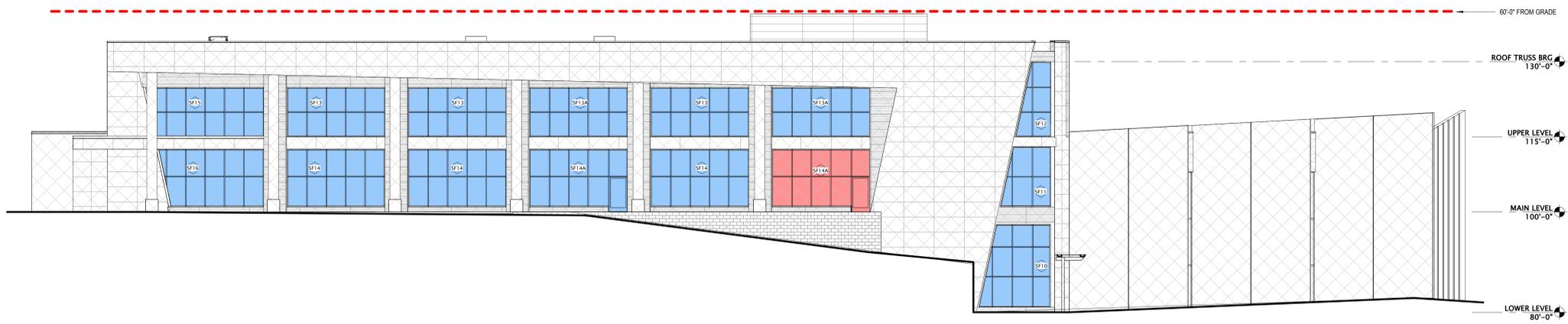
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD SAFE GLASS
REQUIREMENT

SHEET NUMBER

A211



BIRD SAFE GLASS WINDOW LEGEND

BIRD SAFE GLASS REQUIRED BY CALCULATION

BIRD SAFE GLASS PROVIDED ABOVE THE REQUIRED

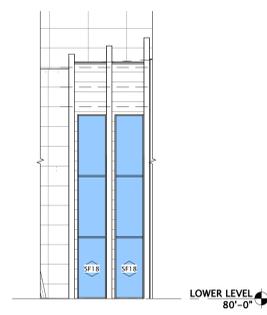
1 BIRD SAFE GLASS - NORTH ELEVATION
3/32" = 1'-0"



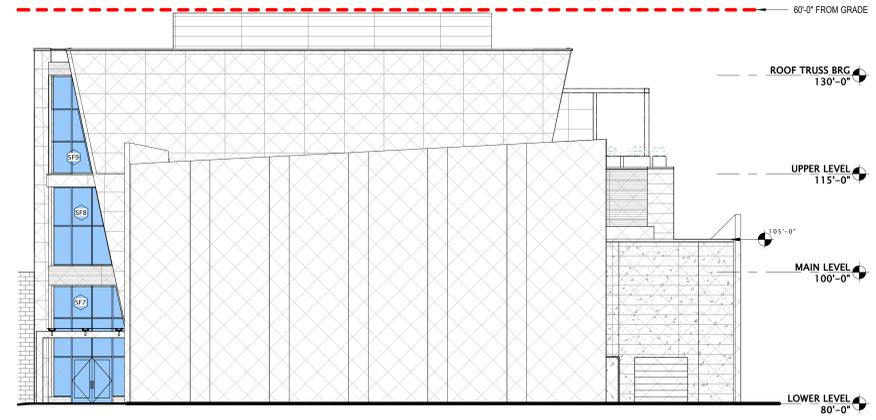
2 BIRD GLASS - SOUTH ELEVATION
3/32" = 1'-0"



3 BIRD SAFE GLASS - EAST ELEVATION
3/32" = 1'-0"



4 BIRD SAFE GLASS - PARTIAL ELEVATION - NW CORNER FROM NORTH
3/32" = 1'-0"



5 BIRD SAFE GLASS - WEST ELEVATION
3/32" = 1'-0"

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PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

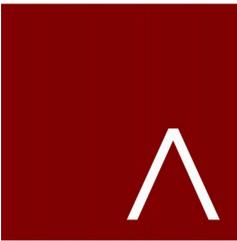
DATE OF ISSUANCE: JANUARY 8, 2024

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
**BIRD SAFE GLASS
ELEVATIONS**

SHEET NUMBER
A212



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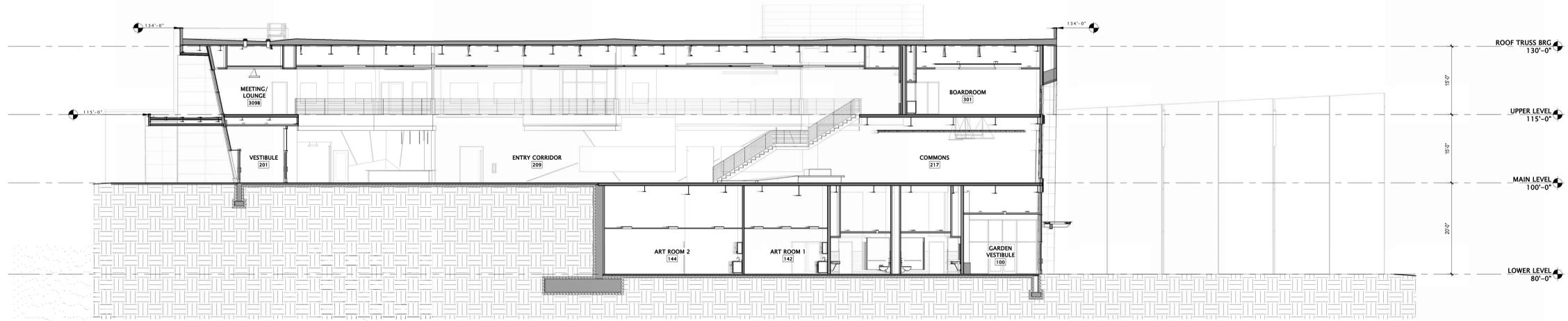
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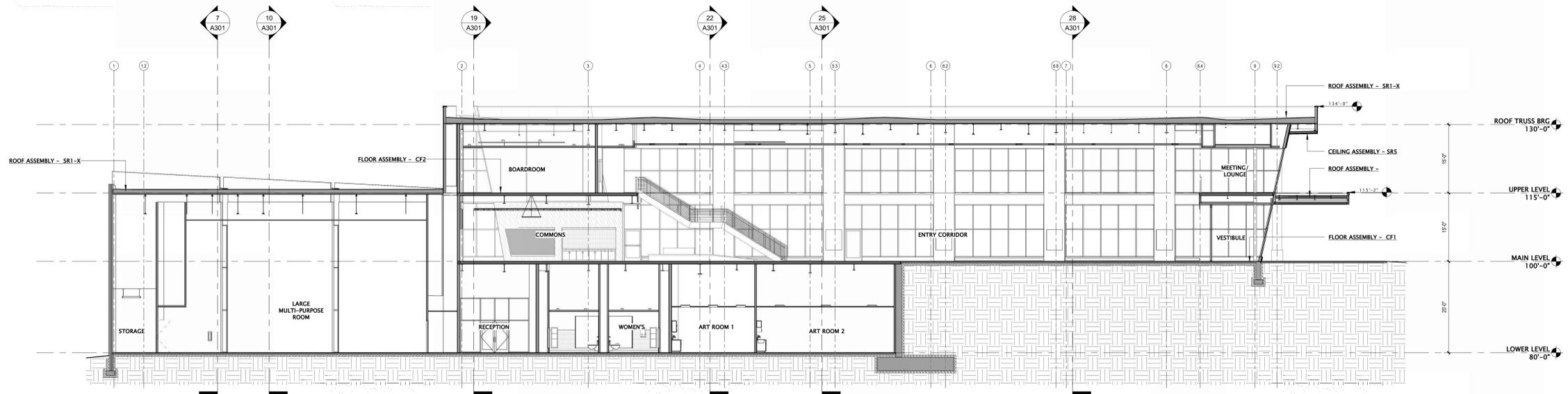
BUILDING SECTIONS

SHEET NUMBER

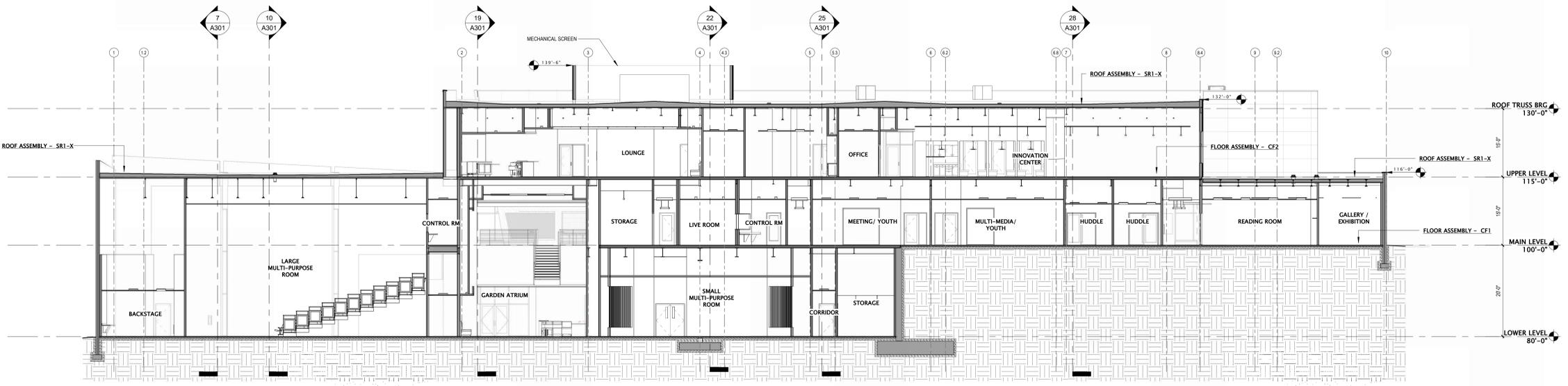
A300



7 BUILDING SECTION 1 EAST / WEST
3/32" = 1'-0"

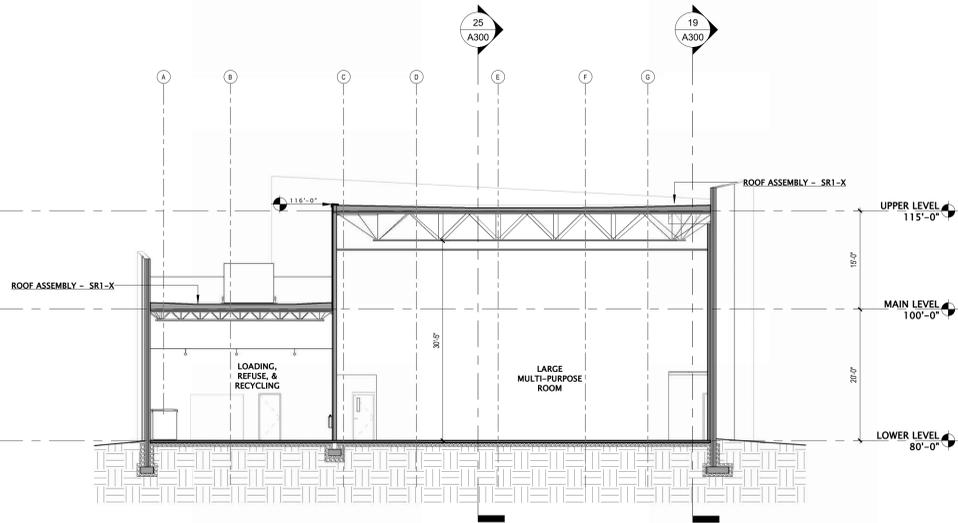


19 BUILDING SECTION 2 EAST / WEST
3/32" = 1'-0"

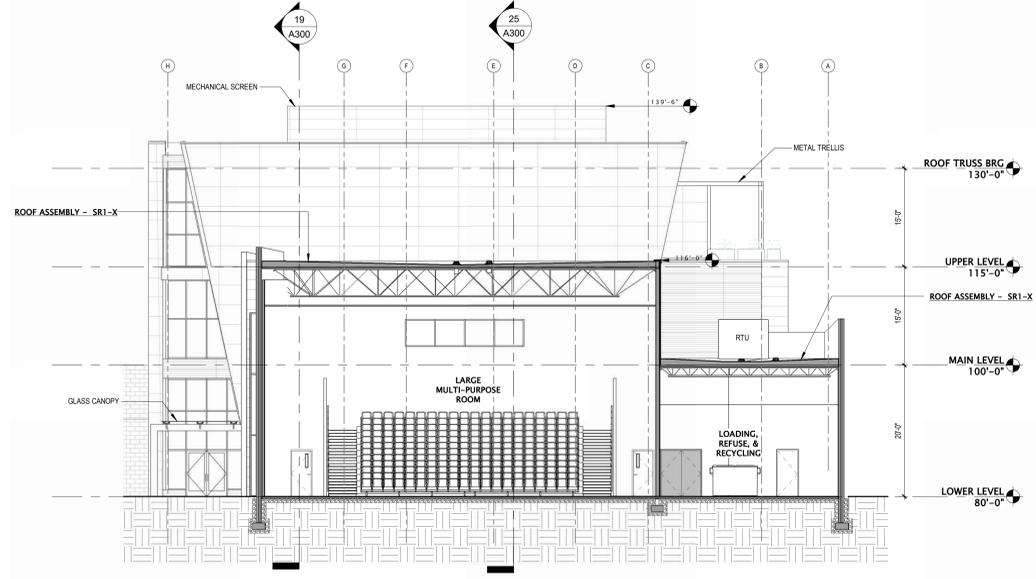


25 BUILDING SECTION 3 EAST / WEST
3/32" = 1'-0"

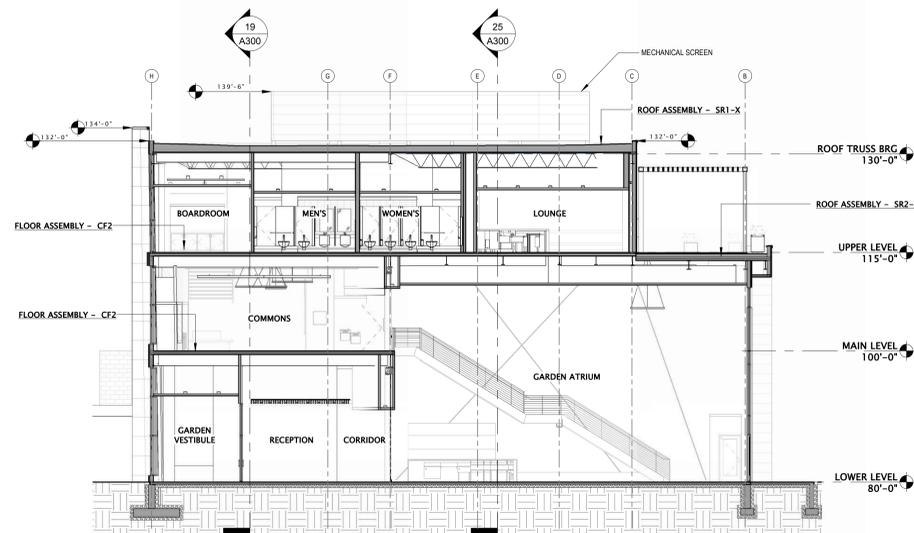
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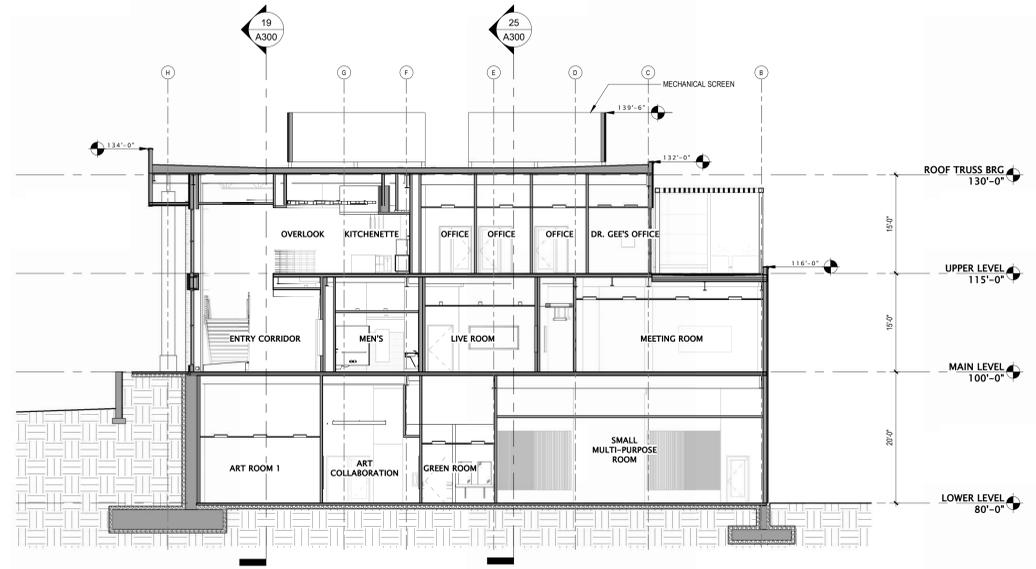
7 BUILDING SECTION 1 AT LARGE MULTIPURPOSE ROOM
3/32" = 1'-0"



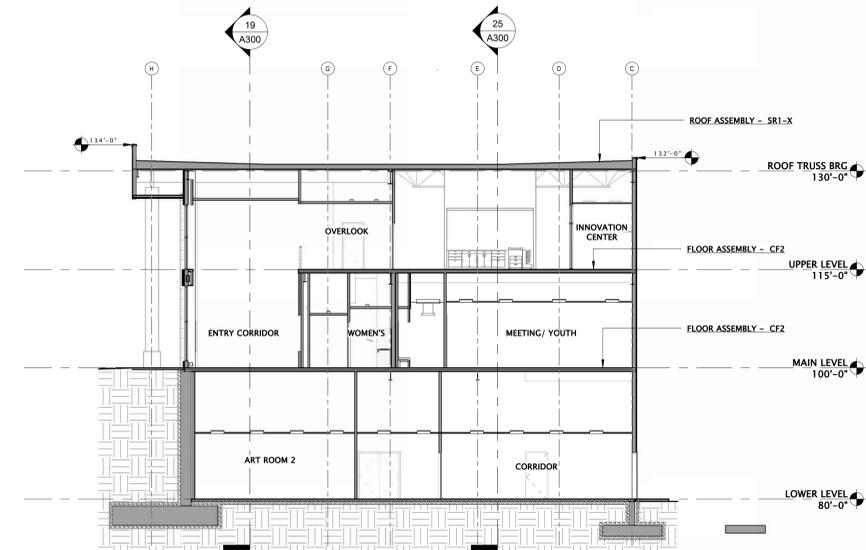
10 SECTION 1 AT LARGE MULTIPURPOSE ROOM
3/32" = 1'-0"



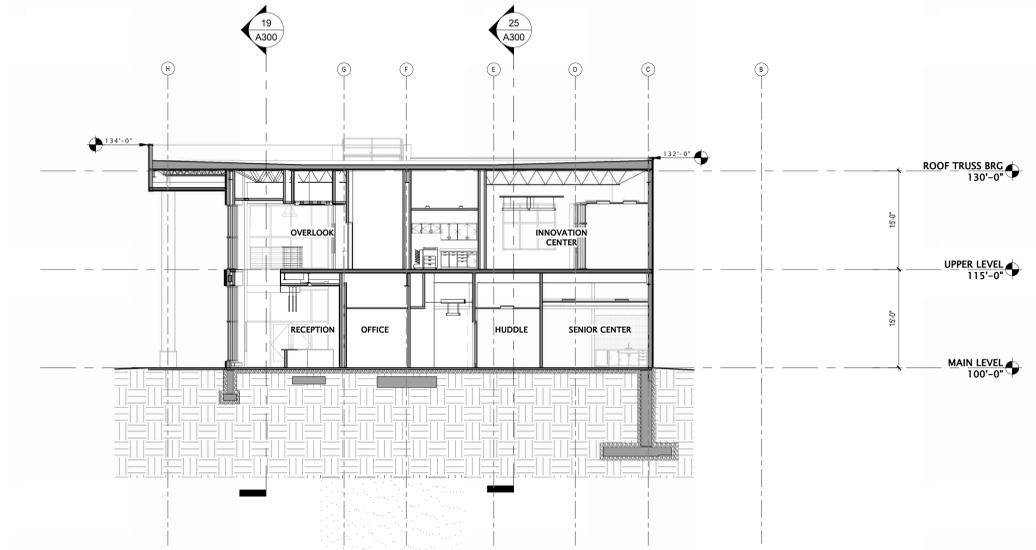
19 BUILDING SECTION 3 NORTH / SOUTH
3/32" = 1'-0"



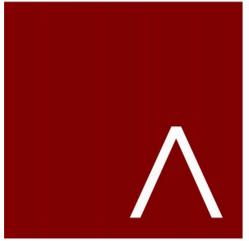
22 BUILDING SECTION 4 AT SMALL MULTIPURPOSE ROOM
3/32" = 1'-0"



25 BUILDING SECTION 5 NORTH / SOUTH
3/32" = 1'-0"



28 BUILDING SECTION 6 NORTH / SOUTH
3/32" = 1'-0"



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REVISION SCHEDULE

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SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A301