HOTELS

825 East Washington Avenue

Madison, WI

Urban Design Commission Initial/Final Approval Application

05-27-2020

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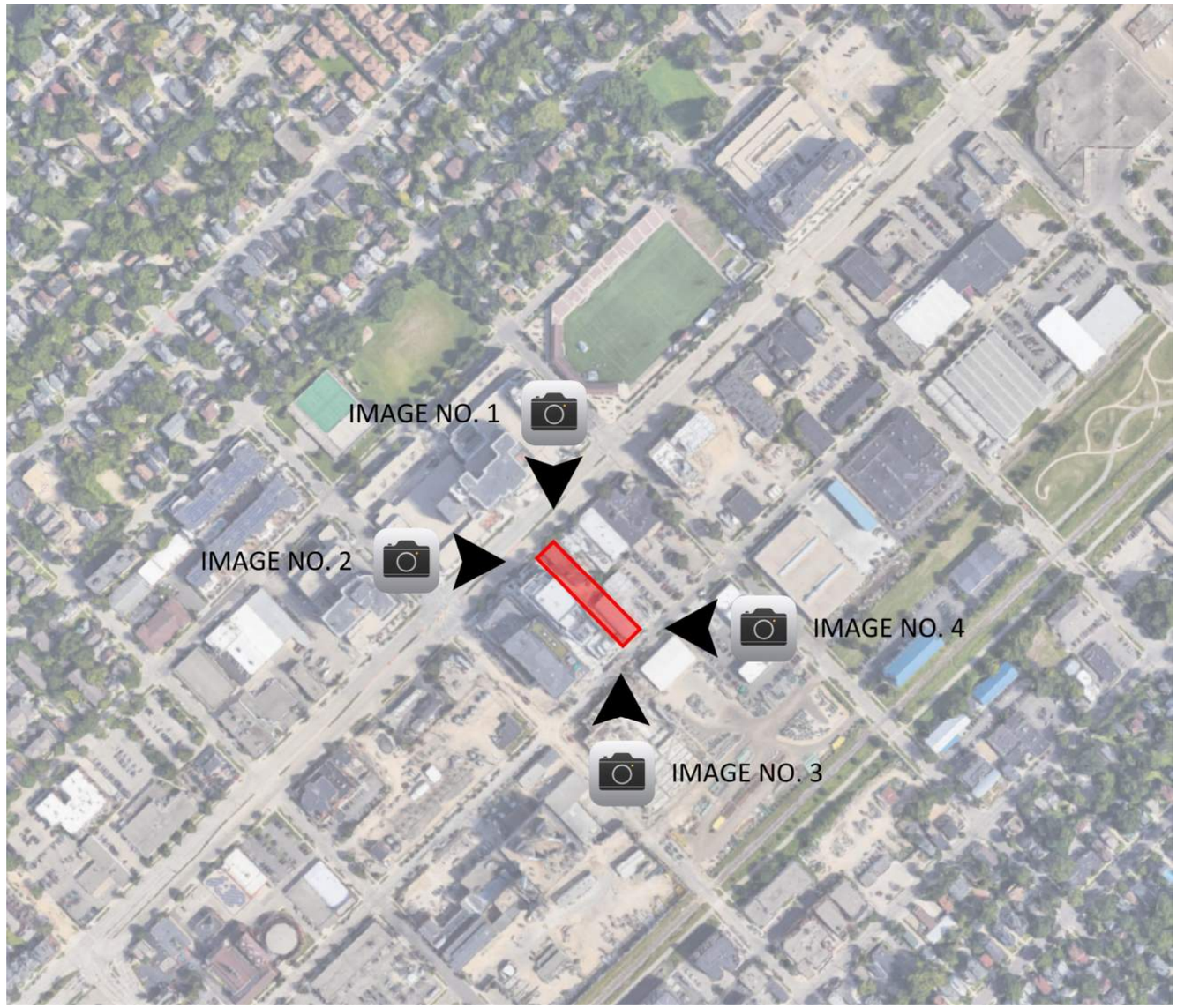
HOTELS

Moxy Hotel - Madison Wisconsin									
	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	Totals
Square Flootage By Use (per Floor)									
Hotel	5,555 sf	9,633 sf	11,566 sf	11,566 sf	11,566 sf	10,897 sf	10,897 sf	7,481 sf	79,161 sf
Office	-	-	-	-	-	-	-	-	0 sf
Parking	-	-	-	-	-	-	-	-	0 sf
Mech / Storage	-	1,332 sf	-	-	-	-	-	909 sf	2,241 sf
Totals	5,555 sf	10,965 sf	11,566 sf	11,566 sf	11,566 sf	10,897 sf	10,897 sf	8,390 sf	81,402 sf
Parking Spaces (per Floor)									
Standard	5 stalls	-	-	-	-	-	-	-	5 stalls
Compact	-	-	-	-	-	-	-	-	0 stalls
Accessible	1 stalls	-	-	-	-	-	-	-	1 stalls
Total	6 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	6 stalls
Guestroom Matrix (per Floor)									
Double Queen	-	-	8 Guestrooms	8 Guestrooms	8 Guestrooms	5 Guestrooms	7 Guestrooms	-	36 Guestrooms
Acc. Double Queen	-	-	1 Guestrooms	1 Guestrooms	1 Guestrooms	1 Guestrooms	1 Guestrooms	-	5 Guestrooms
King	-	-	22 Guestrooms	22 Guestrooms	22 Guestrooms	17 Guestrooms	17 Guestrooms	-	100 Guestrooms
Suite	-	-	-	-	-	3 Guestrooms	2 Guestrooms	-	5 Guestrooms
Acc. King	-	-	1 Guestrooms	1 Guestrooms	1 Guestrooms	1 Guestrooms	1 Guestrooms	-	5 Guestrooms
Total Per Floor	0 Guestrooms	0 Guestrooms	32 Guestrooms	32 Guestrooms	32 Guestrooms	27 Guestrooms	28 Guestrooms	0 Guestrooms	151 Guestrooms

Moxy Development Timeline			
Status	**Deadline**	**Item(s)**	**Notes**
Complete	2/11/2020	Informational Meeting with Marquette Neighborhood	Completed on 2/11/20
Complete	2/26/2020	UDC Informational Submittal	Submitted on 2/26/20
Complete	3/10/2020	Meeting with Marquette Neighborhood	Completed on 3/10/20
Complete	3/11/2020	UDC Informational Meeting	Complete
Complete	3/30/2020	Commence obtaining Neighborhood approvals and introduce Intended Use to City Staff	Started Process
Complete	4/1/2020	Land Use Application Submittal	Submitted on 4/1/20
Complete	4/27/2020	Provide Seller with list of Leases, Permits, Contracts & Licenses it will assume	NCG not assuming any
Complete	5/12/2020	Final Meeting with Marquette Neigborhood	Received approval on 5/12/20
	5/27/2020	UDC Initial/Final Meeting	
	6/8/2020	Plan Commission Meeting	



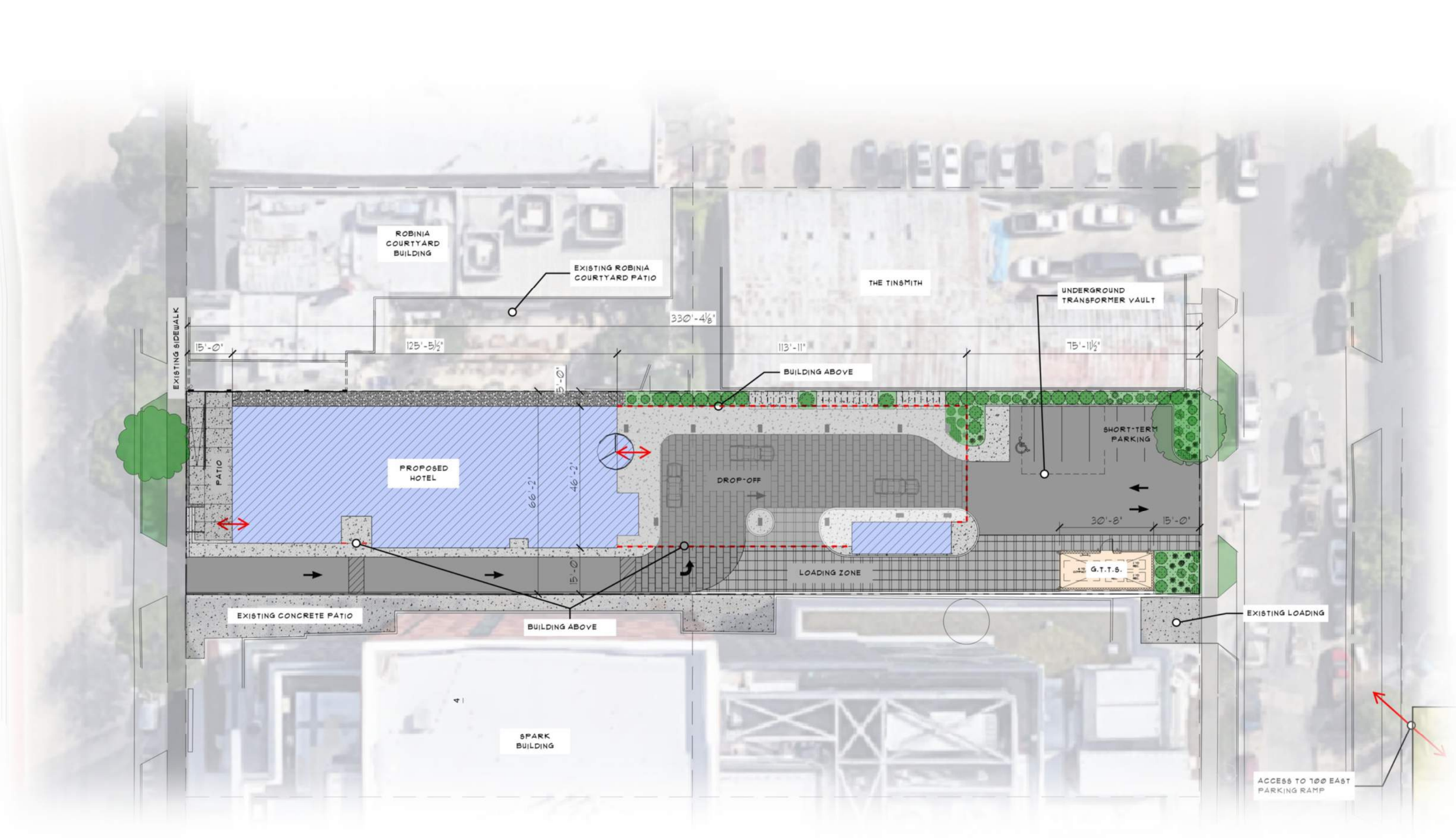
See next sheet for photos

Image No. 1
Looking South

Image No. 2
Looking East

Image No. 3
Looking North

Image No. 4
Looking West



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Color Site Plan

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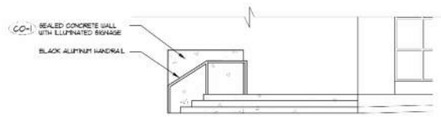
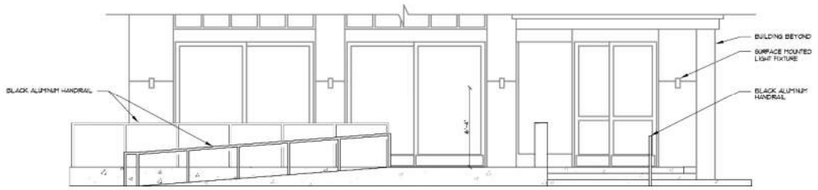
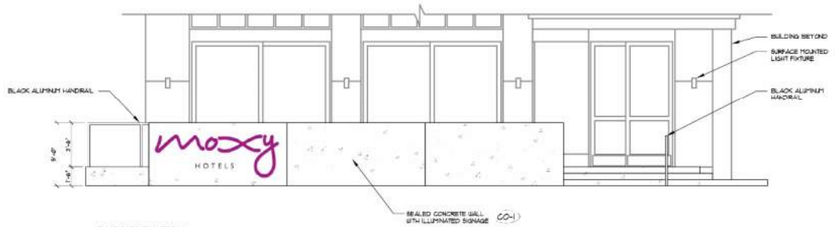


5 PATIO ELEVATION

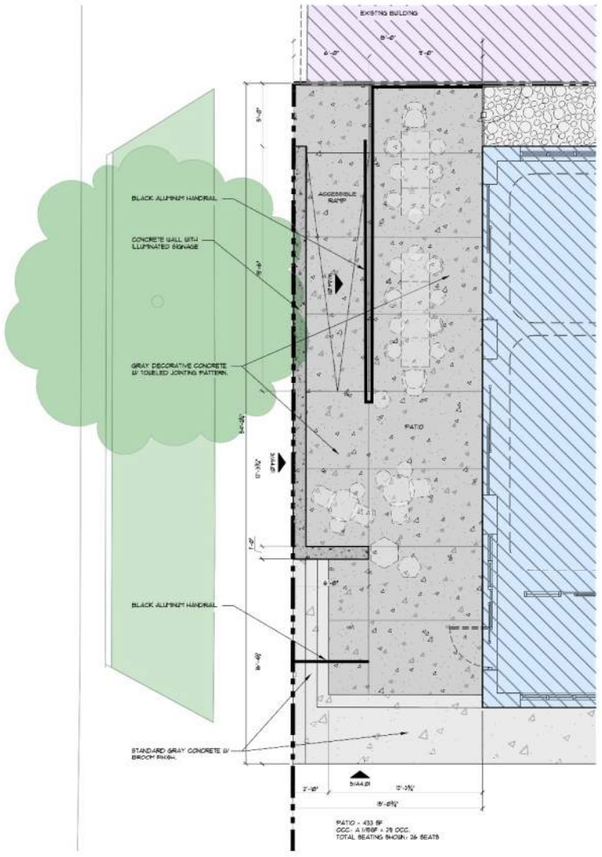


4 PATIO ELEVATION



3 PATIO ELEVATION

2 1ST FLOOR PATIO RENDERING



1 1ST FLOOR PATIO PLAN

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East Washington Entrance and Patio

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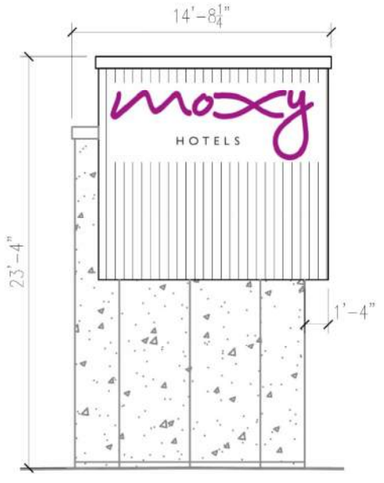
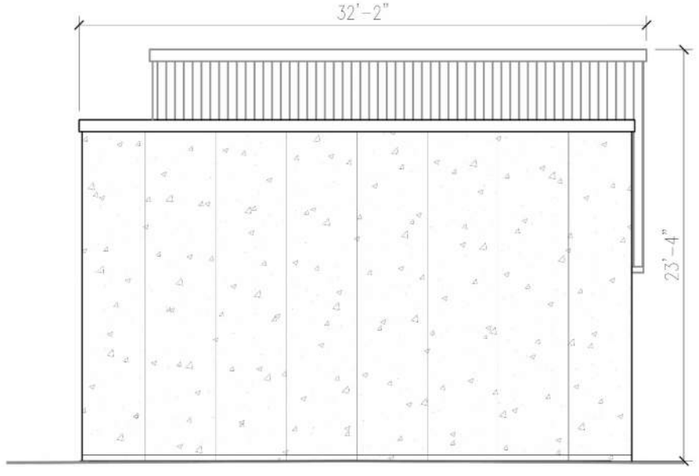
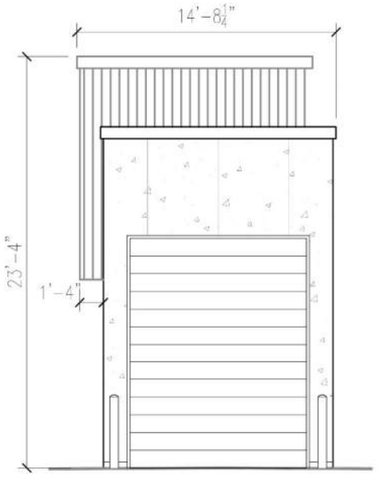


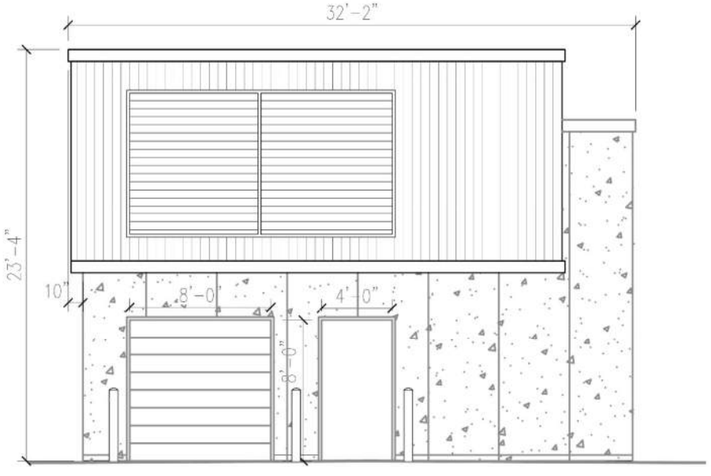
7 SOUTH EAST ELEVATION



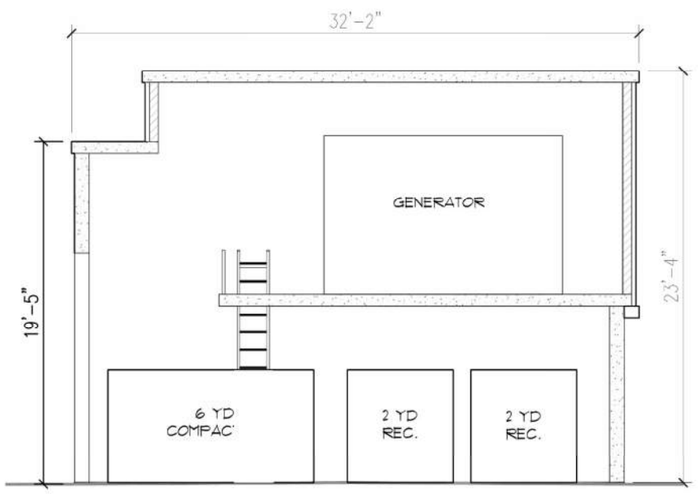
6 SOUTH WEST ELEVATION



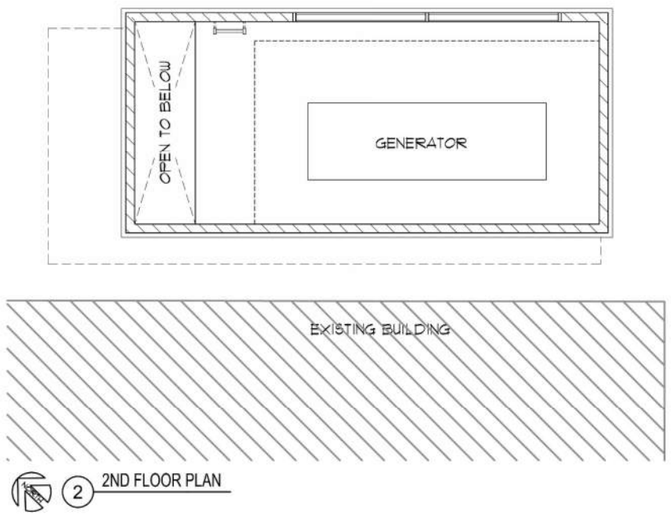
5 NORTH WEST ELEVATION



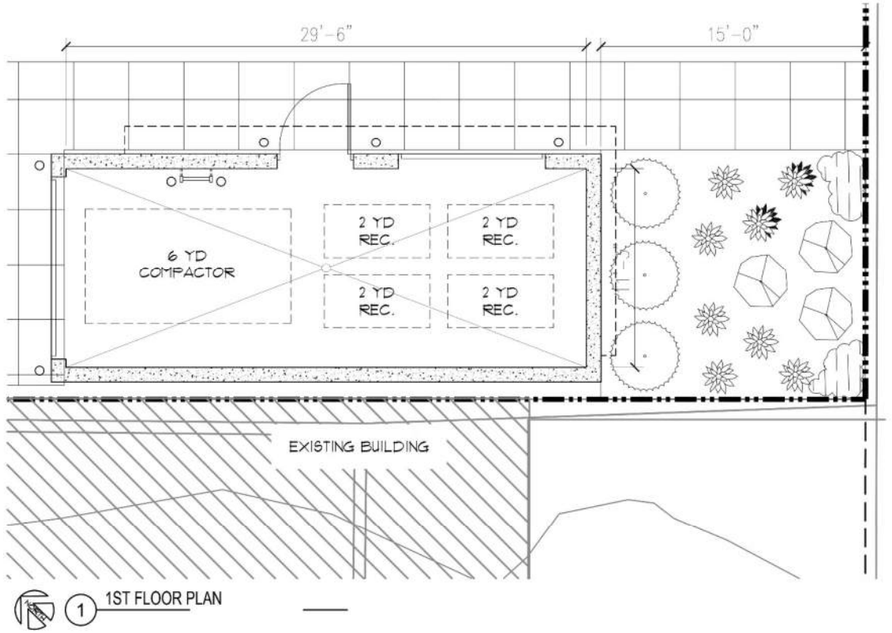
4 NORTH EAST ELEVATION



3 SECTION



2 2ND FLOOR PLAN



1 1ST FLOOR PLAN

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Gift To the Street – Plans & Elevations

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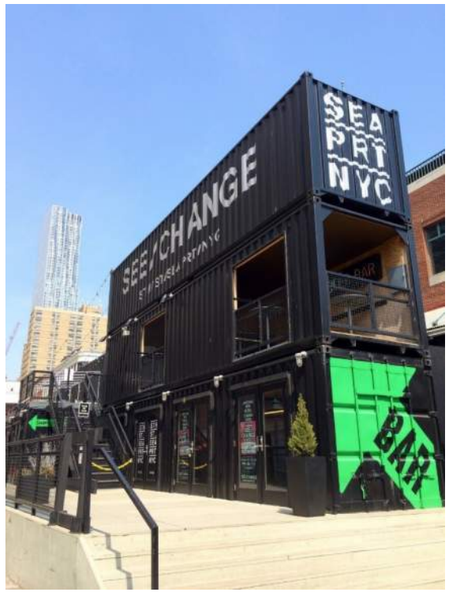
Inspirational Imagery



Inspirational Imagery

Inspirational Imagery

The accessory building bordering East Main Street will utilize corrugated weathered steel to complement the materials used on the neighboring buildings.

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Architectural Rendering

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Architectural Rendering

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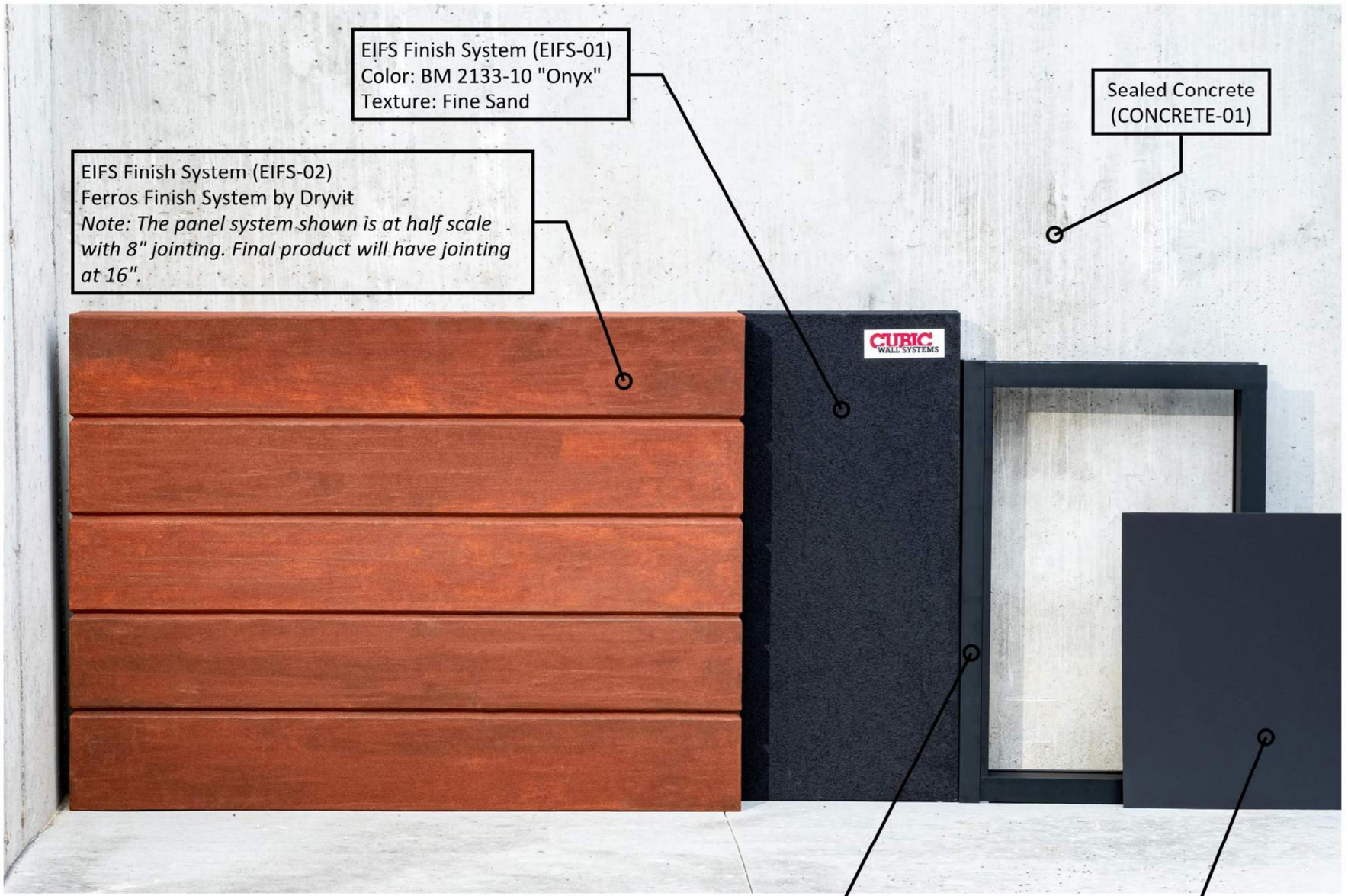
EIFS Finish System (EIFS-01)
Color: BM 2133-10 "Onyx"
Texture: Fine Sand

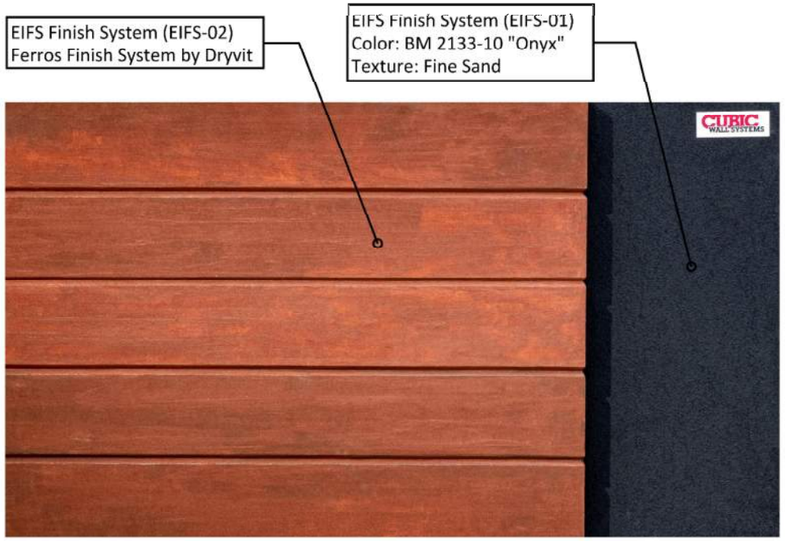
Sealed Concrete
(CONCRETE-01)

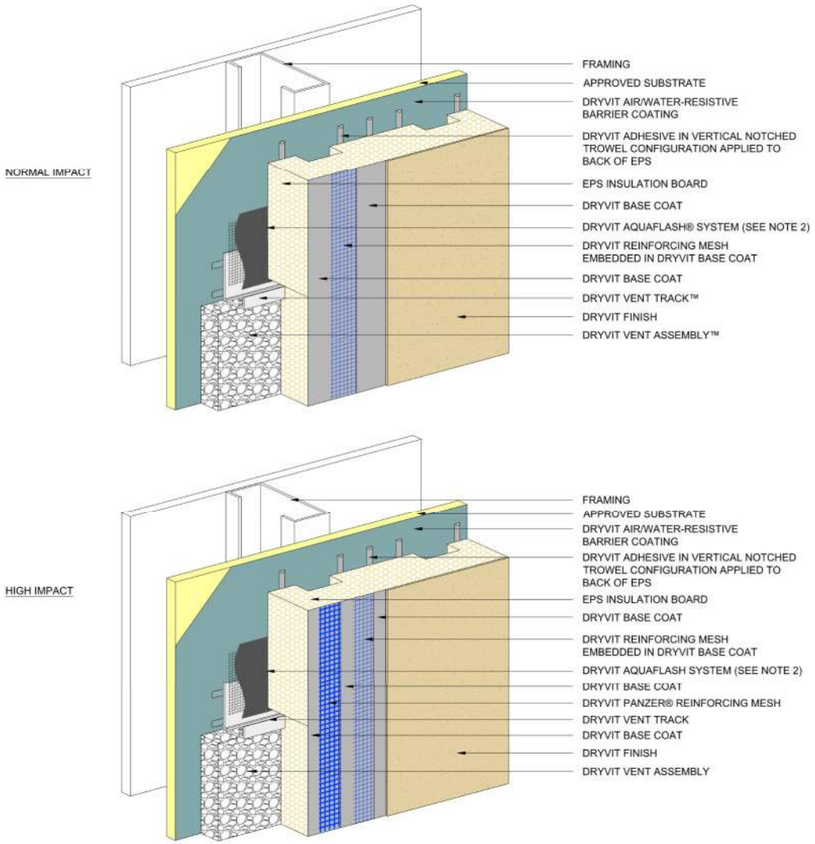
EIFS Finish System (EIFS-02)
Ferros Finish System by Dryvit
Note: The panel system shown is at half scale with 8" jointing. Final product will have jointing at 16".



Black Window Frame System

Metal Panel (Metal-01)
Color: Matte Black





SYSTEM DESCRIPTION

A. Design Requirements:
1. Polymer-based protective coating 100% pure acrylic resin based materials. No materials using non-acrylic resins in their formulas will be accepted.
2. Exterior insulation and finish system refers to a non-structural exterior wall assembly composed of the following components:
   a. An approved substrate as specified in Section 07 25 25 "Gypsum Board Weather-Resistant Barrier & Air Barrier System" for combination exterior wall sheathing with integral water-resistive barrier and air barrier.
   b. An approved air/water-resistive barrier compatible with substrate and with mechanically attached insulation system.
   c. UV treated PVC perforated Drainage track.
   d. Thermal insulation board adhesively attached to the air/water resistive barrier.
   e. Polyethylene, self-adhering flashing tape or fluid-applied/reinforced flexible flashing compatible with substrate coatings.
   f. A reinforced base coat applied to the insulation board.
   g. A 100% acrylic based textured coating applied over the reinforced base coat.
   h. Approved sealants are required at all dissimilar materials as well as EIFS to EIFS expansion and control joints, and are specified in Section 07 92 00.

B. Performance Requirements:
1. General: Provide systems that comply with the following performance requirements:
   a. Bond Integrity: Free from bond failure within EIFS system components or between system and supporting wall construction, resulting from exposure to fire, wind loads, weather, or other in-service conditions.
   b. Weathertightness: Resistant to water penetration from exterior into system and assemblies behind it that results in deterioration of thermal-insulating effectiveness or other degradation of system and assemblies behind it, including substrates, supporting wall construction, and interior finish, and including a means that allows water entering into an EIFS assembly to drain to the exterior.
   c. Water Penetration: No water penetration when tested in accordance with ASTM E331.
   d. Moisture Resistance: No deleterious effects after 14 days when tested in accordance with ASTM D 2247.
   e. Drainage: Greater than 90% drainage efficiency when tested in accordance with ASTM E2273.
   f. Salt Spray Resistance: No deleterious effects after 300 hours when tested in accordance with ASTM B117.
   g. Freeze/Thaw: No deleterious effects when tested in accordance with ASTM E2485.
   h. Mildew Resistance: No growth supported during 28 day exposure period when tested in accordance with ASTM D3273 and evaluated according to ASTM D3274.
2. Impact Resistance:
   a. ASTM E2486 minimum valves without cracking:
      1) Standard Impact Resistance – Adhesive/Base Coat – 25-49 in/lb
      2) Medium Impact Resistance - Adhesive/Base Coat – 50-89 in/lb
      3) High Impact Resistance – Adhesive/Base Coat – 90-150 in/lb
      4) Ultra-High Impact Resistance - Adhesive/Base Coat – >150 in/lb
   b. From grade to 2nd floor, a minimum 90-150 inch/pounds impact system is required.
   c. From 2nd floor up to a minimum 50-89 in/lb impact system is required.
   d. High traffic areas: provide 150 in/lb or greater impact system.

PART 2 PRODUCTS

MANUFACTURERS
A. Approved Manufacturers:
1. "Outsulation MD EIFS"; Dryvit Systems, Inc. (800-556-7752) (Basis of Design)
2. "Sto Therm®ci Essence" Sto Finish Systems Div. (888-786-3437)
3. "Senerflex Channeled Adhesive Design System" BASF Wall Systems (800-221-9255).
4. "Water Master EIFS" Parex USA (866-516-0061)

GENERAL:
A. All components of the wall system shall be obtained from one manufacturer. No substitutions or addition of other materials will be allowed.

MATERIALS
A. Compatibility: Provide air/moisture barrier, fasteners, integrated flashing, drainage accessories, board insulation, reinforcing meshes, base- and finish-coat materials, and sealants that are compatible with one another and approved for use by system manufacturer for Project.
B. Air/Moisture Barrier: A ready-mixed acrylic based, fibere reinforced, water resistive coating.
1. Install layer of air/water resistive barrier in accordance with manufacturer's written recommendations to completely cover sheathing before installation of EIFS system.
2. Air/water resistive Barrier System Accessories: For use at substrate joints and at openings in the substrate and penetrations through the substrate.
C. Insulation Board:
1. Molded-Expanded-Polystyrene Board Insulation: Rigid, cellular thermal insulation formed by expansion of polystyrene resin beads or granules in a closed mold. Comply with system manufacturer's requirements, ASTM C578 for Type I, and ASTM E2430 for more stringent requirements for material performance and qualities of insulation, including dimensions and permissible variations, and the following:
   a. Before cutting and shipping, age insulation in block form by air drying for not less than six weeks or by another method approved by EIMA that produces equivalent results.
      1) Nominal 1.0 pcf, of the thickness and shape as shown on the Drawings.
      2) Flamespread and smoke development shall be less than or equal to 25 and 450 respectively when tested by ASTM E84.
      3) Minimum thickness shall be as shown on Drawings and not less than 2"
      4) Maximum thickness: Per building code requirements.
      5) Labeling and quality control shall comply with the building code.
D. Adhesive: Factory blended, polymer based adhesive as recommended by system manufacturer to be compatible with substrate and insulation board being utilized.
E. Reinforcing Mesh: Balanced, alkali-resistant, interlaced open-weave glass-fiber mesh treated for compatibility with other system materials, made from continuous multi-end strands with retained mesh tensile strength of not less than 120 lbf/in per ASTM E2098, complying with ASTM D578 and the following requirements for minimum weight:
1. Standard weight, as recommended by manufacturer to meet "Standard Impact Resistance" , not less than 4.3 oz.
2. Intermediate weight, as recommended by manufacturer to meet "Medium Impact Resistance", not less than 6 oz.
3. Heavy weight as recommended by manufacturer to meet "Ultra-High Impact Resistance" in locations as shown on Drawings, and as selected below, not less than 20 oz..
F. Base-Coat Materials: Factory blended, polymer based base coat as recommended by the system manufacturer to be compatible with the EPS insulation board and reinforcing mesh.
G. Finish Coat: Materials System manufacturer's standard mixture, complying with the following requirements for material composition and method of combining materials:
1. Factory mixed acrylic polymer emulsion texture finish with color fast mineral pigments forming integral finish color.
2. Color [E-1]: Accent – Benjamin Moore 2133-10 "Onyx"
3. Color [E-2]: Field – Ferros Finish System by Dryvit
4. Texture: Fine Sand (E-1 Only)
H. Wall System:
1. Shall have been tested for the environmental tests specified herein and the properties shall meet or exceed the listed values.
2. Shall have been tested by large scale diversified fire test, Modified ASTM E108 - Results - The wall system does not contribute to vertical or horizontal flame spread propagation nor produce large quantities of smoke.
I. Cement: Type I Portland Cement, ASTM C150.
J. Water:
1. Water shall be clean and potable. Water shall be tested by the installer for excessive levels of iron and all other potentially damaging substances prior to its incorporation in accordance with the manufacturer's published instructions.
K. Sheathing:
1. Type 'X' Glas-Mat Water Resistant Gypsum Sheathing Board as specified in Section 07 25 25 "Gypsum Board Weather-Resistant Barrier & Air Barrier System". Conform to ASTM C1177.
L. Trim Accessories: Type as designated or required to suit conditions indicated and to comply with system manufacturer's written requirements, complying with ASTM C1063.
1. Drainage/Starter Track: UV Treated PVC Perforated "J" channel with weep holes, complying with ASTM D1784 and ASTM C1063.
M. Elastomeric Sealant Products: Provide system manufacturer's listed and recommended chemically curing, elastomeric sealant that is in accordance with ASTM C1382 and compatible with joint fillers, joint substrates, and other related materials, and complies with requirements for products and testing indicated in ASTM C1481 "Standard Guide for Use of Joint Sealants with Exterior Insulation and Finish Systems (EIFS)" and with requirements in Section 07 92 00 "Joint Sealants" for products.
1. Custom Colors as selected by Architect to match EIFS color.
2. Provide control joints at all horizontal floor transitions and as indicated on plans. Provide custom colors to match EIFS color(s).

MIXING
A. General: Comply with system manufacturer's requirements for combining and mixing materials. Do not introduce admixtures, water, or other materials except as recommended by system manufacturer. Mix materials in clean containers. Use materials within time period specified by system manufacturer or discard.

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EIFS Details

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Moxy Hotel Mural Narrative

Mural Approach and Narrative:

This mural will be a landmark that amplifies the identity of the Cap East neighborhood. The health and vibrancy of a community can often be diagnosed by the presence of arts & culture. Healthy communities have thriving artists, vibrant art scenes, and strong cultural identity. Collapsing communities have none.

Visual landmarks are especially impactful—as human beings, we receive 70% of our sensory information through visuals. So what we see in our built environment day-to-day is integral to public health and wellbeing. A mural at this location, by a local artist and entrepreneur, will serve as a signal for whom our public spaces are for. Art that faces the public sends the message that our neighborhood is a place where the community can gather and socialize. This is a place that acts as a steward of its community, by adding beauty and cultural richness to our environment. This is a place that values and cultivates the local ecosystem, and encourages us to pay attention to our surroundings and engage in creative exploration.

Substrate and Mural Materials:

The primary materials for the mural will be:

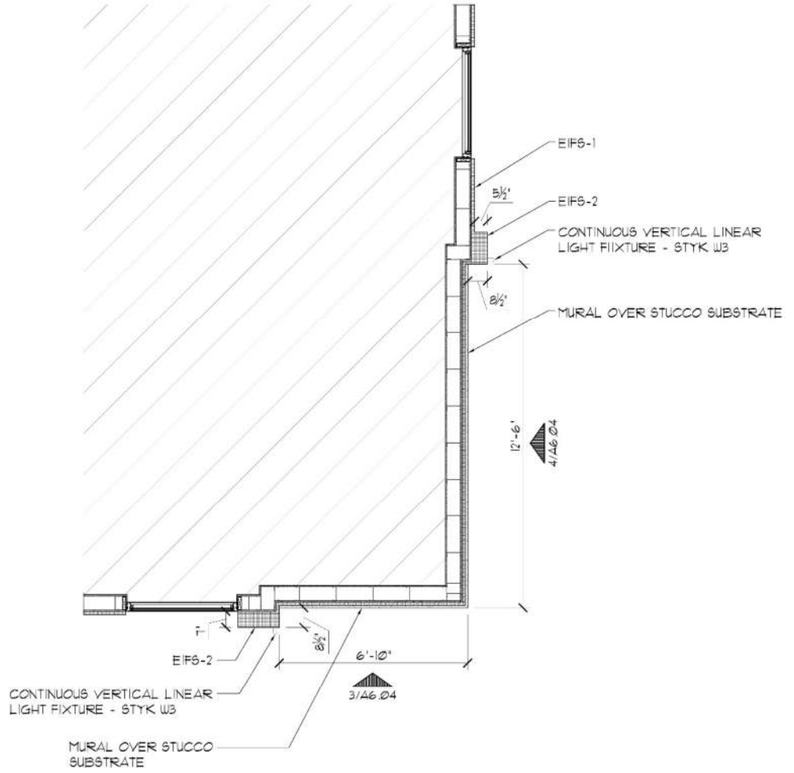
- Polytab mural fabric: a nonwoven, weather durable substrate
- Gloss gel medium: a strong adhesive that permanently bonds the mural to wall surfaces
- UV protective coating: to protect the mural from mildew, sun fading, and harsh weather conditions

These materials are tested and proven to last minimum 30 years with proper maintenance. For maintenance, murals should be recoated for UV and weather protection every 3-4 years to preserve longevity.

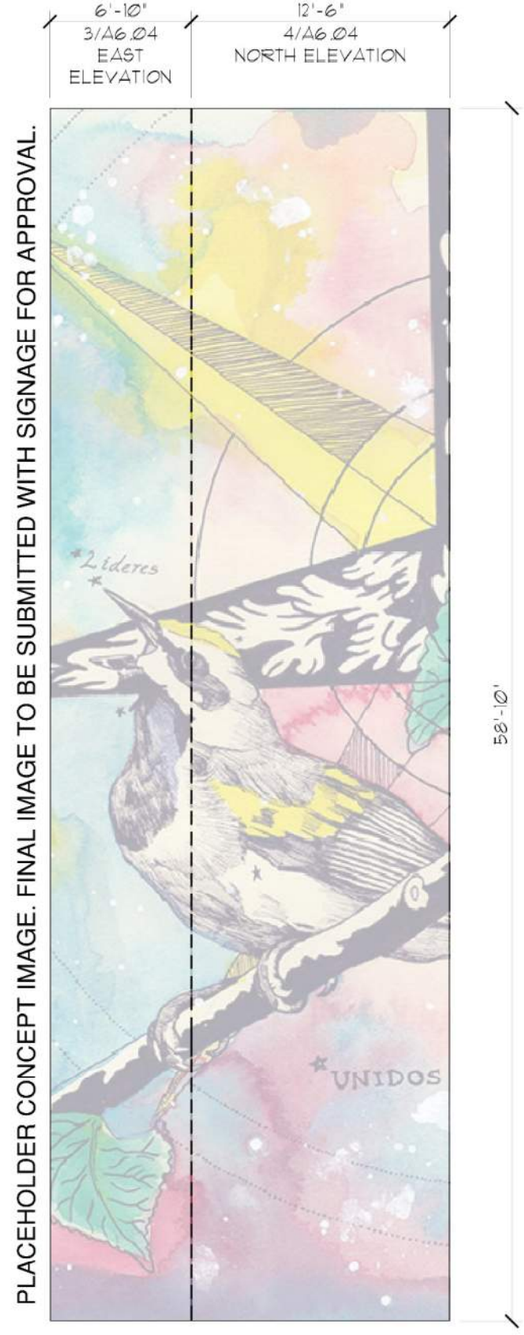
Example Concept Image

La Navigante (The Navigator). This artwork features golden-winged warblers, which are native to Wisconsin and migrate as far as Venezuela, an 8,000-mile round-trip every year. *La Navigante* is a part of a series that features migratory Wisconsin birds that play both a local and global role in their ecosystems.

Artist Consultant: Jenie Gao Studio



② MURAL WALL - PLAN VIEW
SCALE: 1/2" = 1'-0"



① MURAL WALL - UNFOLDED ELEVATION
SCALE: 3/8" = 1'-0"

1 EAST ELEVATION

2 WEST ELEVATION

	MATERIAL DESCRIPTION
	EIFS-01: EFS-1 EXTRA DARK BRONZE SMOOTH FINISH
	EIFS-02: EFS-2 HORIZONTAL PANEL SYSTEM WITH VARIATED COLOR
	METAL-01: MT-1 ROUT AND RETURN DRY ACM SYSTEM FINISH: BLACK
	CONCRETE-01: CO-1 MANUFACTURER: TBD COLOR: SEALED CONCRETE
	ART-01: ART-1 LARGE MURAL
	WINDOW: CLEAR GLASS W\ BLACK FRAME

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Building Elevations

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② NORTH ELEVATION

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Building Elevations

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② SOUTH ELEVATION

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Building Elevations

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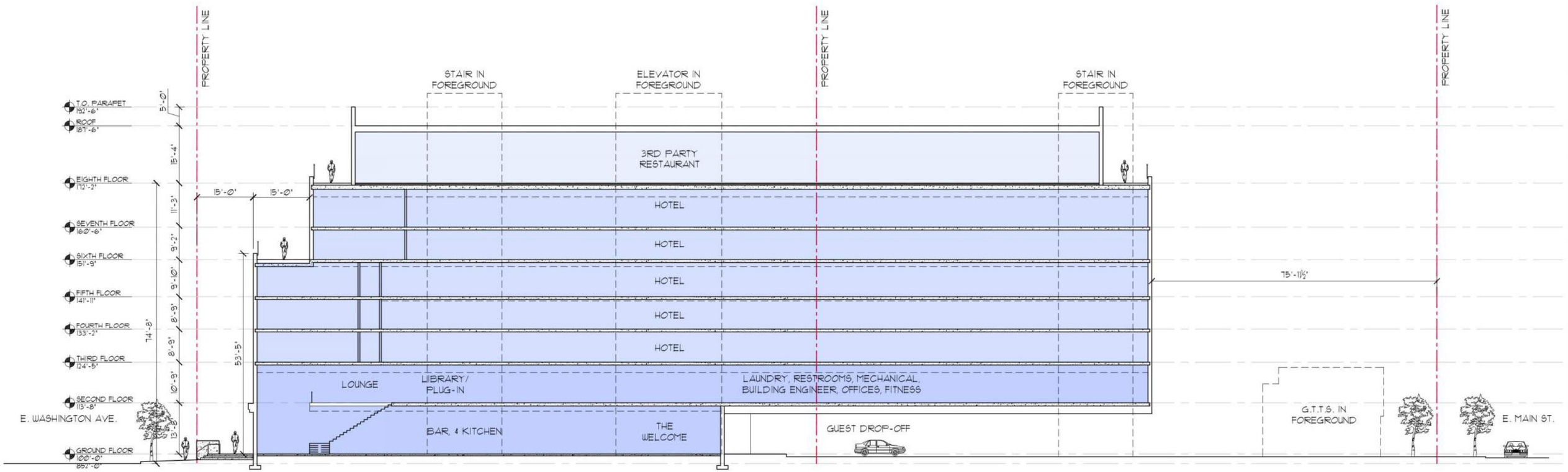

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Building Cross Sections

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