

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 1/17/23 10:27 A.M.

☐ Initial Submittal

Paid _____

☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 823 E Washington Ave

Title: Moxy Hotel - Mural Approval

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested February 15, 2023

- ☐ New development ☒ Alteration to an existing or previously-approved development
☐ Informational ☐ Initial Approval ☐ Final Approval

3. Project Type

- ☒ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Modifications of Height, Area, and Setback
☐ Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name AJ Robitschek

Street address 2248 Deming Way, Suite 120

Telephone 608-370-9690

Company GBA Architecture | Design

City/State/Zip Middleton, WI 53562

Email aj.robitschek@garybrink.com

Project contact person AJ Robitschek

Street address 2248 Deming Way, Suite 120

Telephone 608-370-9690

Company GBA Architecture | Design

City/State/Zip Middleton, WI 53562

Email aj.robitschek@garybrink.com

Property owner (if not applicant) MM East Washington, LLC

Street address 1600 Aspen Commons, Suite 200

Telephone 608-662-3631

City/State/Zip Middleton, WI 53562

Email ainman@ncghospitality.com

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials☐ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)☐ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDApplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 12/20/2022.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant AJ Robitschek Relationship to property Architect

Authorizing signature of property owner  Date 1/17/2023

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- ☐ Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

January 17, 2023

City of Madison
Planning Division
215 Martin Luther King Jr. Blvd
Madison, WI 53701

RE: Moxy Hotel Project
823 E. Washington Avenue
UDC Submittal for Mural Review

Enclosed, please find the updated Mural Design Submittal for the UDC meeting to be held on February 15th. The Hotel Project, located at 823 E Washington Avenue, is an 8-story, 77,502 sf hotel project with 151 guest rooms and an 8th floor restaurant. This Submittal is specifically for the Review of the Artist's Mural Located on the South-East Corner of the Building (facing E Main St.).

Below we have included the Narrative provided by the Mural Artist:

This particular mural will highlight and encapsulate the beautiful energy and identity of the Cap East Neighborhood.

The image that is being painted represents a thriving, unique, powerful and up and coming energy within not only the woman represented, but also the community. We live in a time where more vibrancy, resilience, positivity, and strength should be showcased. The aura and colors that make up the mural are in direct correlation to the cultural richness provided by the surrounding communities.

My previous work for NCG and their restaurant Liberty Station took several months of research and planning. Every spec of the facility is imbued with the cultural fabric of the city and the historical context to breathe life into the building. So whereas the previous concept with Liberty Station was more nostalgic and vintage, this mural is to showcase the subsequent arrival of what's current and to come.

Please feel free to contact me if you have further questions or need any additional information.

Sincerely,



AJ Robitschek
Senior Project Manager

PROPOSED



823 East Washington Avenue
Madison, Wisconsin

UDC Mural Submittal
January 17, 2023

SHEET INDEX:

T-1	TITLE SHEET
ARCHITECTURAL DRAWINGS	
A6.01	EXTERIOR ELEVATIONS
A6.02	EXTERIOR ELEVATIONS
A6.03	EXTERIOR ELEVATIONS
A6.04	CONCEPT MURAL WALL
A6.05	RENDERINGS



PROJECT LOCATION MAP



DEVELOPER:
NCG HOSPITALITY
c/o MM EAST WASHINGTON, LLC
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN 53562
PHONE: (608) 662-3631
EMAIL: AINMAN@NCGHOSPITALITY.COM
CONTACT: ANDY INMAN



ARCHITECT:
GBA ARCHITECTURE & DESIGN
2248 DEMING WAY, SUITE 120
MIDDLETON, WISCONSIN 53562
PHONE: (608) 829-1750
EMAIL: AJ.ROBITSCHKE@GARYBRINK.COM
CONTACT: AJ ROBITSCHKE



PROJECT: MOXY HOTEL
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
CLIENT: NCG HOSPITALITY
C/O MM EAST WASHINGTON, LLC
2248 DEMING WAY, SUITE 200
MIDDLETON, WI 53562

2023 GBA.
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other party is prohibited unless prior written
authorization is received from GBA.

PROJECT: 201926
DRAWN BY: DSD
DATE: 05/18/2020
SCALE: AS NOTED

FC 1 UDC 04/01/2020
FC 1 UDC 05/18/2020
UDC MURAL 01/17/2023





1 CITY - NORTH ELEVATION
1/8" = 1'-0"

PROJECT: MOXY HOTEL
201926
DRAWN BY: DSD
DATE: 05/18/2020
SCALE: AS NOTED
FC 1 UDC 04/01/2020
FC 1 UDC 05/18/2020
UDC MURAL 01/17/2023

CLIENT: NCG HOSPITALITY
C/O MM EAST WASHINGTON, LLC
200 E. WASHINGTON AVENUE & 825 E MAIN ST
MADISON, WI 53703
MIDDLETON, WI 53562

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Submitted by Enterprise Lighting, LTD.

Job Name:

Moxy Hotel

Enterprise Light

Contractor: Moxy Hotel & Associates

(Address)

(Address)

Notes:

Value Electric Inc. (Middleton)

Submitted by Enterprise Lighting, LTD.

Job Name:

Moxy Hotel

Enterprise Light

Contractor: Moxy Hotel & Associates

(Address)

(Address)

Notes:

Value Electric Inc. (Middleton)

Submitted by Enterprise Lighting, LTD.

Job Name:

Moxy Hotel

Enterprise Light

Contractor: Moxy Hotel & Associates

(Address)

(Address)

Notes:

Value Electric Inc. (Middleton)

Catalog Number:

SEW12145-8FT-L32W-120-277-3000K-BRK-RUN-DF-FT-AND4

Type:

XW3B

Job Name:

Moxy Hotel

TYPE:

Notes:

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 6' lengths, Styk can be mounted individually or configured in runs.

FEATURES & BENEFITS

- Sleek 1.5" diameter housing
- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA

SPECIFICATIONS

- LIGHT SOURCE: IP66 white LED light engine
- CRI: 90+ (contact factory for 90+)
- LUMEN MAINTENANCE: L70 > +50,000 Hrs.
- EFFICACY: 102 lm/W delivered (with Forward Throw distribution)
- CCT: 3000K, 3500K, or 4000K
- VOLTAGE: 120-277V standard
- DRIVER: Includes remote dimmable Class 2 power supply and wet location enclosure. 30' lead length standard, black power cord standard unless otherwise specified. Continuous runs are supplied with one power supply per fixture. Max distance to the

8 FOOT NOMINAL FIXTURE

8FT-L32W | White 32W LED Light Engine | Delivered Lumens: 3,354

8FT-L50W | White 50W LED Light Engine | Delivered Lumens: 5,095

8FT-L113W | White 113W LED Light Engine | Delivered Lumens: 11,482

Submitted by Enterprise Lighting, LTD.

Job Name:

Moxy Hotel

Enterprise Light

Contractor: Moxy Hotel & Associates

(Address)

(Address)

Notes:

Value Electric Inc. (Middleton)

Submitted by Enterprise Lighting, LTD.

Job Name:

Moxy Hotel

Enterprise Light

Contractor: Moxy Hotel & Associates

(Address)

(Address)

Notes:

Value Electric Inc. (Middleton)

Submitted by Enterprise Lighting, LTD.

Job Name:

Moxy Hotel

Enterprise Light

Contractor: Moxy Hotel & Associates

(Address)

(Address)

Notes:

Value Electric Inc. (Middleton)

Catalog Number:

SEW12145-8FT-L32W-120-277-3000K-BRK-RUN-DF-FT-AND4

Type:

XW3B

Job Name:

Moxy Hotel

TYPE:

Notes:

B - VOLTAGE *

120-277V | Universal Voltage

C - LAMP OPTIONS *

Delivered lumens shown are at 4000K CCT; apply multiplier for delivered lumens at other CCT.

3000K | 3500K | 4000K

3000K CCT | 3500K CCT | 4000K CCT

1 apply .95 multiplier for delivered lumens

2 apply .91 multiplier for delivered lumens

D - MOUNTING *

BRK is limited to 3" OAP. For longer projections, choose LBK. LBK mounts to standard 4" octagonal junction box. Additional mounting structure and hardware required (by others). INSTALLATION NOTES: During installation the contractor is responsible to use actual fixtures to ensure accurate mounting centers from one fixture to the next along the length of the linear run.

LBK6 | 6" x 4.5" Switch Box Cover with Fixed Bracket | 4" OAP

LBK12 | 12" x 4.5" Switch Box Cover with Fixed Bracket | 8" OAP

LBK18 | 18" x 4.5" Switch Box Cover with Fixed Bracket | 12" OAP

BRK | LBK6 | LBK12 | LBK18

E - LINEAR RUN

Select this option only for runs longer than 8'. Continuous runs with the LBK mounting are supported by a single arm at each mounting location.

RUN | Continuous Run | OAL | Leads Length of Run | Length:

1 For a take-off and pricing, contact factory

F - EMERGENCY

EMR | Emergency Battery Remote

SCALE: 1/2" = 1'-0"

Submitted by Enterprise Lighting, LTD.

Job Name:

Moxy Hotel

Enterprise Light

Contractor: Moxy Hotel & Associates

(Address)

(Address)

Notes:

Value Electric Inc. (Middleton)

Submitted by Enterprise Lighting, LTD.

Job Name:

Moxy Hotel

Enterprise Light

Contractor: Moxy Hotel & Associates

(Address)

(Address)

Notes:

Value Electric Inc. (Middleton)

Submitted by Enterprise Lighting, LTD.

Job Name:

Moxy Hotel

Enterprise Light

Contractor: Moxy Hotel & Associates

(Address)

(Address)

Notes:

Value Electric Inc. (Middleton)

Catalog Number:

SEW12145-8FT-L32W-120-277-3000K-BRK-RUN-DF-FT-AND4

Type:

XW3B

Job Name:

Moxy Hotel

TYPE:

Notes:

G - OPTICAL DISTRIBUTION *

See IES zip file for photometrics for each distribution.

DF-FT | Forward Throw (Default)

SMA | Symmetric 30 Degree Beam - 120 Degree spread

SMB | Symmetric 30 Degree Beam - 60 Degree spread

1 Apply .90 multiplier to Forward Throw output shown above for delivered lumens

2 Apply 1.04 multiplier to Forward Throw output shown above for delivered lumens

FT | SMA | SMB

Available Finishes

Not all finishes are available in all configurations; consult factory for details.

Anodized

ANOD | Anodized Black

SCALE: 3/16" = 1'-0"

Moxy Hotel Mural Narrative

Mural Approach and Narrative:

This particular mural will highlight and encapsulate the beautiful energy and identity of the Cap East Neighborhood.

The image that is being painted represents a thriving, unique, powerful and up and coming energy within not only the woman represented, but also the community. We live in a time where more vibrancy, resilience, positivity and strength should be showcased . The aura and colors that make up the mural are in direct correlation to the cultural richness provided by the surrounding communities.

My previous work for NCG and their restaurant Liberty Station took several months of research and planning. Every spec of the facility is imbued with the cultural fabric of the city and the historical context to breathe life into the building. So whereas the previous concept with Liberty Station was more nostalgic and vintage, this mural is to showcase the subsequent arrival of what's current and to come.

Mural Materials and Equipment:

The materials provided to aid in the rendering of the mural are:

- Acrylic Exterior Paint and Primer
- Exterior Spray paint
- Scissor Lift
- UV Protective Coating
- Airless Spray Painting Machine
- Fire Extinguisher filled with paint for added Texture and effects
- Painters Tape
- Drop Cloth, Rollers, Brushes, etc..

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

1 MURAL WALL - UNFOLDED ELEVATION
SCALE: 3/16" = 1'-0"

G B A

architecture | design

2248 DEMING WAY, SUITE 120

MIDDLETON, WI 53562

608-829-1750

608-829-3056 (FAX)

PROJECT:

MOXY HOTEL

DRAWN BY:

DS

DATE:

05/18/2020

SCALE:

A8 NOTED

PC 4 UDC

04/01/2020

PC 4 UDC

05/18/2020

UDC MURAL

01/12/2021

PROJECT:

MOXY HOTEL

DRAWN BY:

DS

DATE:

05/18/2020

SCALE:

A8 NOTED

PC 4 UDC

04/01/2020

PC 4 UDC

05/18/2020

UDC MURAL

01/12/2021

PROJECT:

MOXY HOTEL

DRAWN BY:

DS

DATE:

05/18/2020

SCALE:

A8 NOTED

PC 4 UDC

04/01/2020

PC 4 UDC

05/18/2020

UDC MURAL

01/12/2021

PROJECT:

MOXY HOTEL

DRAWN BY:

DS

DATE:

05/18/2020

SCALE:

A8 NOTED

PC 4 UDC

04/01/2020

PC 4 UDC

05/18/2020

UDC MURAL

01/12/2021

CONCEPTUAL
MURAL WALL

A6.04



FROM EAST MAIN LOOKING WEST



FROM EAST MAIN LOOKING WEST

PROJECT: MOXY HOTEL
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
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C/O MM EAST WASHINGTON, LLC
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FC 4 UDC 04/01/2020
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