

PROPOSED



825 East Washington Avenue
Madison, Wisconsin

UDC/Planning Commission Submittal
April 1, 2020



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2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

Moxy Hotel - Madison Wisconsin									
	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	Totals
Square Footage 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	4 stalls	-	-	-	-	-	-	-	4 stalls
Compact	-	-	-	-	-	-	-	-	0 stalls
Accessible	1 stalls	-	-	-	-	-	-	-	1 stalls
Total	5 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	5 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

PROJECT LOCATION MAP



PROJECT: MOXY HOTEL
MADISON, WISCONSIN
CLIENT: NORTH CENTRAL GROUP
C/O MM EAST WASHINGTON, LLC
825 EAST WASHINGTON AVENUE
MADISON, WI 53703

PROJECT: 201926
DRAWN BY: D&D
DATE: 3/28/2020
SCALE: AS NOTED
PC 4 UDC 4/1/2020



DEVELOPER:
NORTH CENTRAL GROUP
c/o MM EAST WASHINGTON, LLC
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN 53562
PHONE: (608) 662-3631
EMAIL: AINMAN@NCGHOTELS.COM



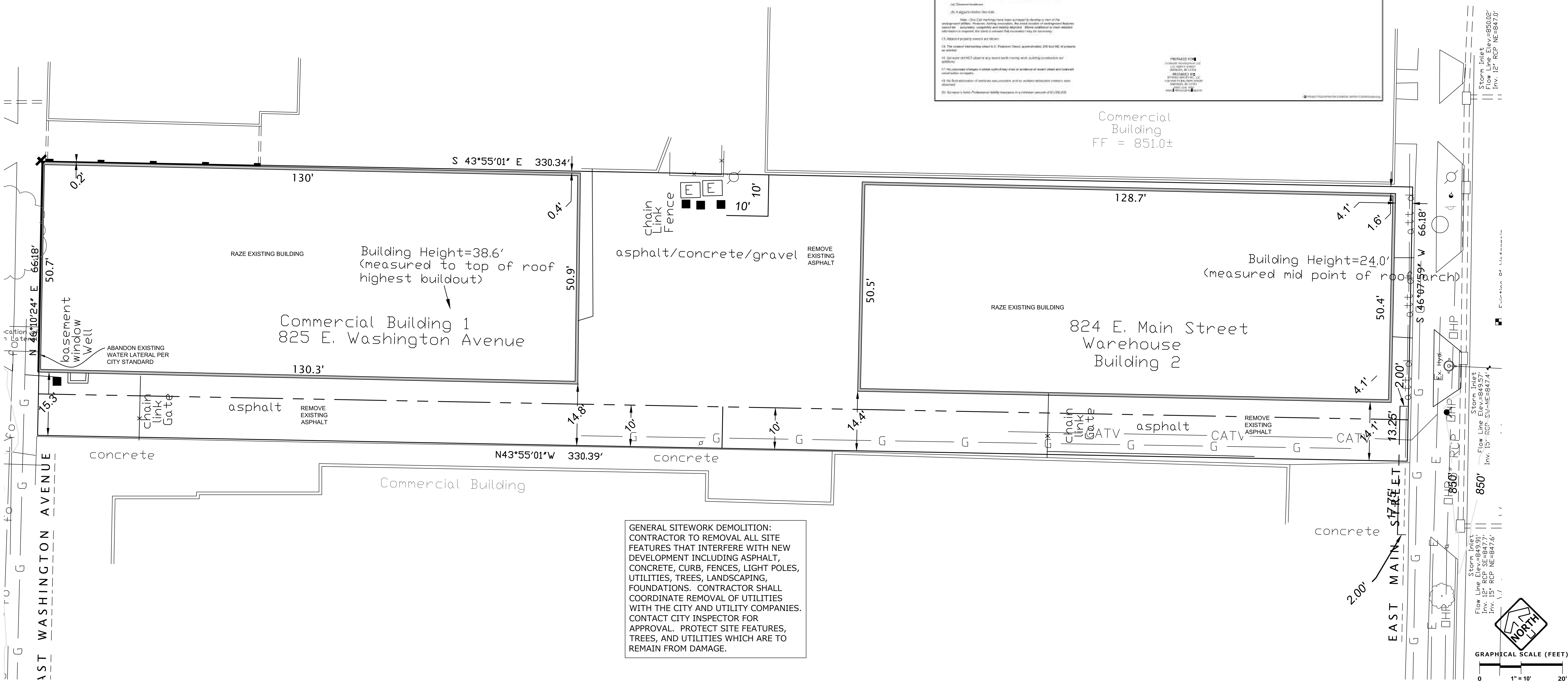
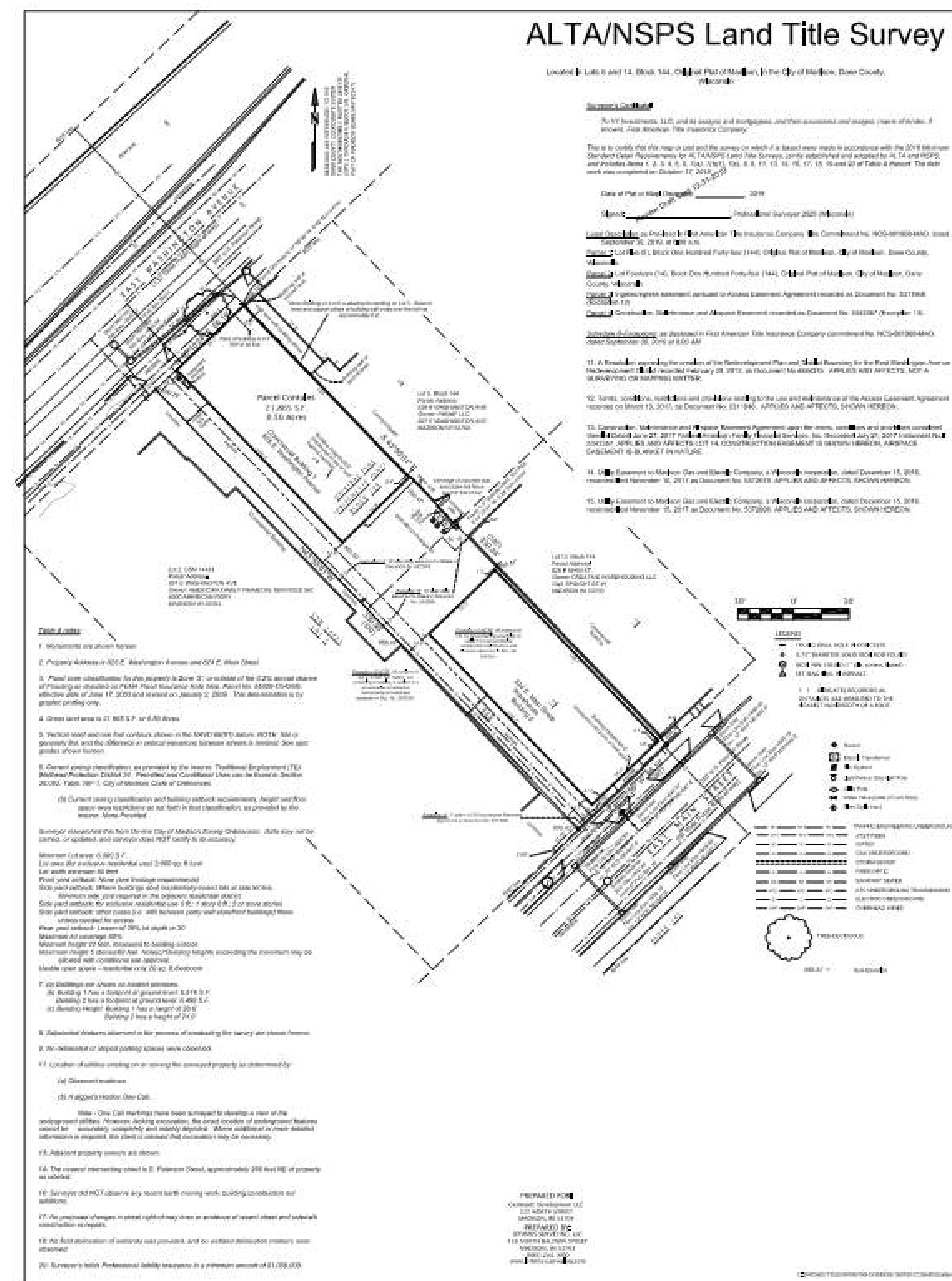
ARCHITECT:
GBA ARCHITECTURE & DESIGN
2248 DEMING WAY, SUITE 120
MIDDLETON, WISCONSIN 53562
PHONE: (608) 829-1750
EMAIL: JOSH.WILCOX@GARYBRINK.COM
CONTACT: JOSH WILCOX



CIVIL ENGINEER / LANDSCAPE ARCHITECT
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WISCONSIN 53186
PHONE: (414) 397-5065
EMAIL: AEKOCH@PINNACLE-ENG.COM
CONTACT: AARON KOCH

TITLE SHEET

T-1



GENERAL SITEWORK DEMOLITION:
CONTRACTOR TO REMOVE ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING ASPHALT, CONCRETE, CURB, FENCES, LIGHT POLES, UTILITIES, TREES, LANDSCAPING, FOUNDATIONS. CONTRACTOR SHALL COORDINATE REMOVAL OF UTILITIES WITH THE CITY AND UTILITY COMPANIES. CONTACT CITY INSPECTOR FOR APPROVAL. PROTECT SITE FEATURES, TREES, AND UTILITIES WHICH ARE TO REMAIN FROM DAMAGE.

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2020 GBA.
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PROJECT: 201926
DRAWN BY: A/EK
DATE: 4/1/20
SCALE: 1" = 10'
PC/ADC 04/01/2020

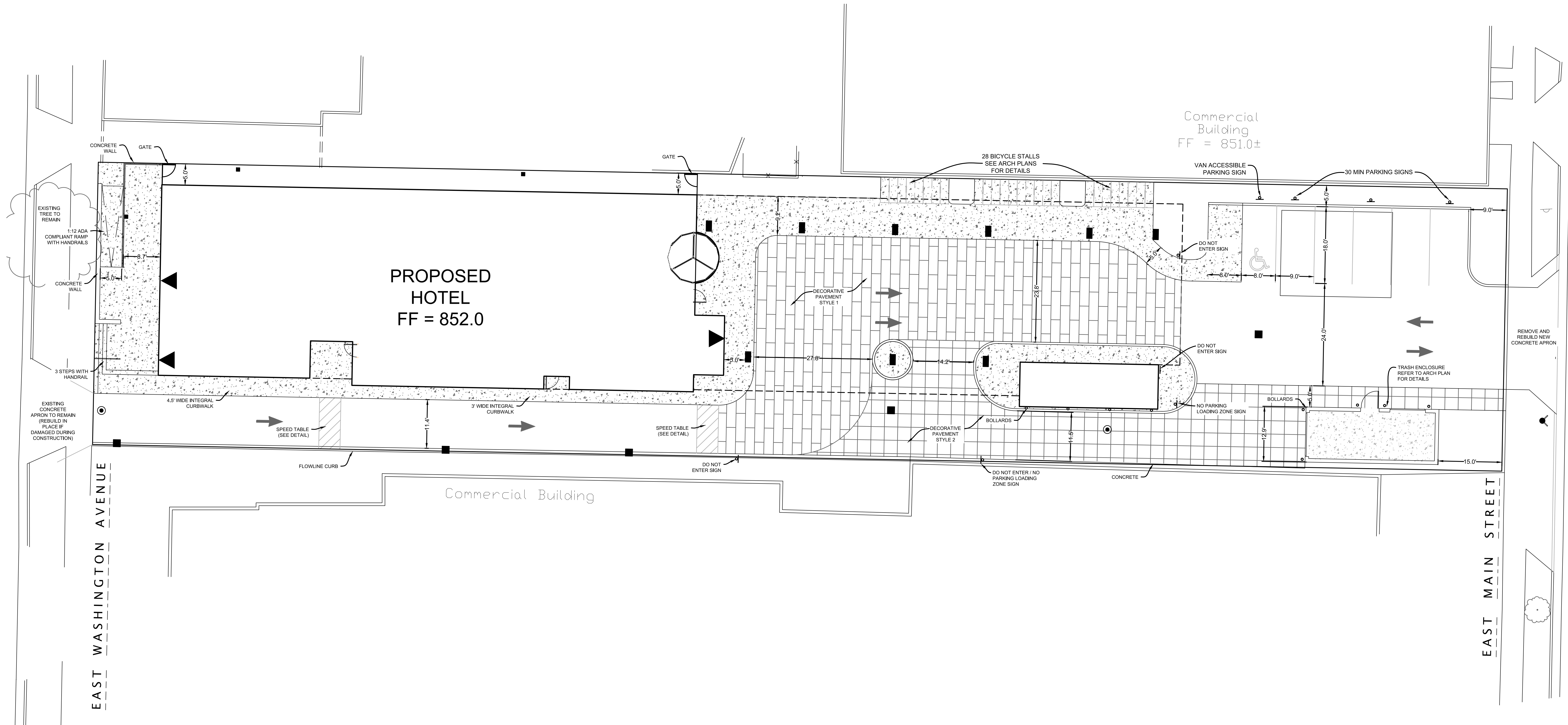
EXISTING CONDITIONS & SITE DEMO PLAN
C1.0

SITE DATA TABLE

TOTAL LOT AREA = 21,865 SF (0.502 AC)
BUILDING AREA = 5,768 SF (0.132 AC)
PAVEMENT AREA = 14,158 SF (0.325 AC)
GREENSPACE = 1,939 SF (0.0445 AC)

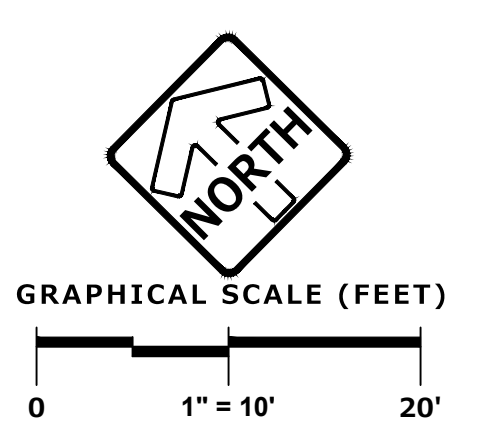
IMPERVIOUS AREA = 19,926 SF (91.1%)
GREENSPACE AREA = 1,939 SF (8.9%)

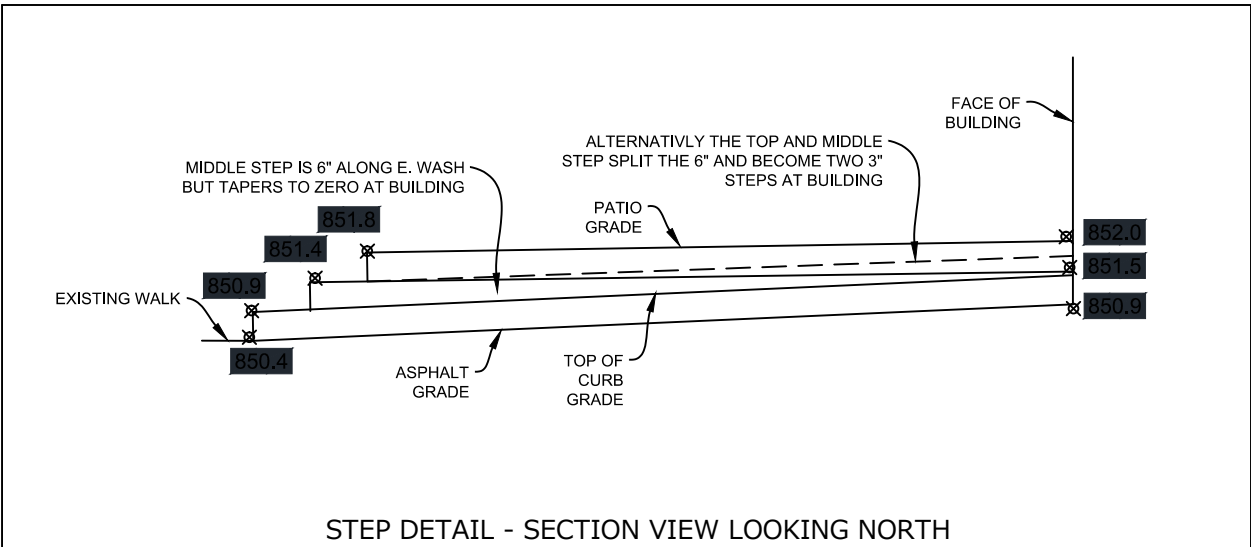
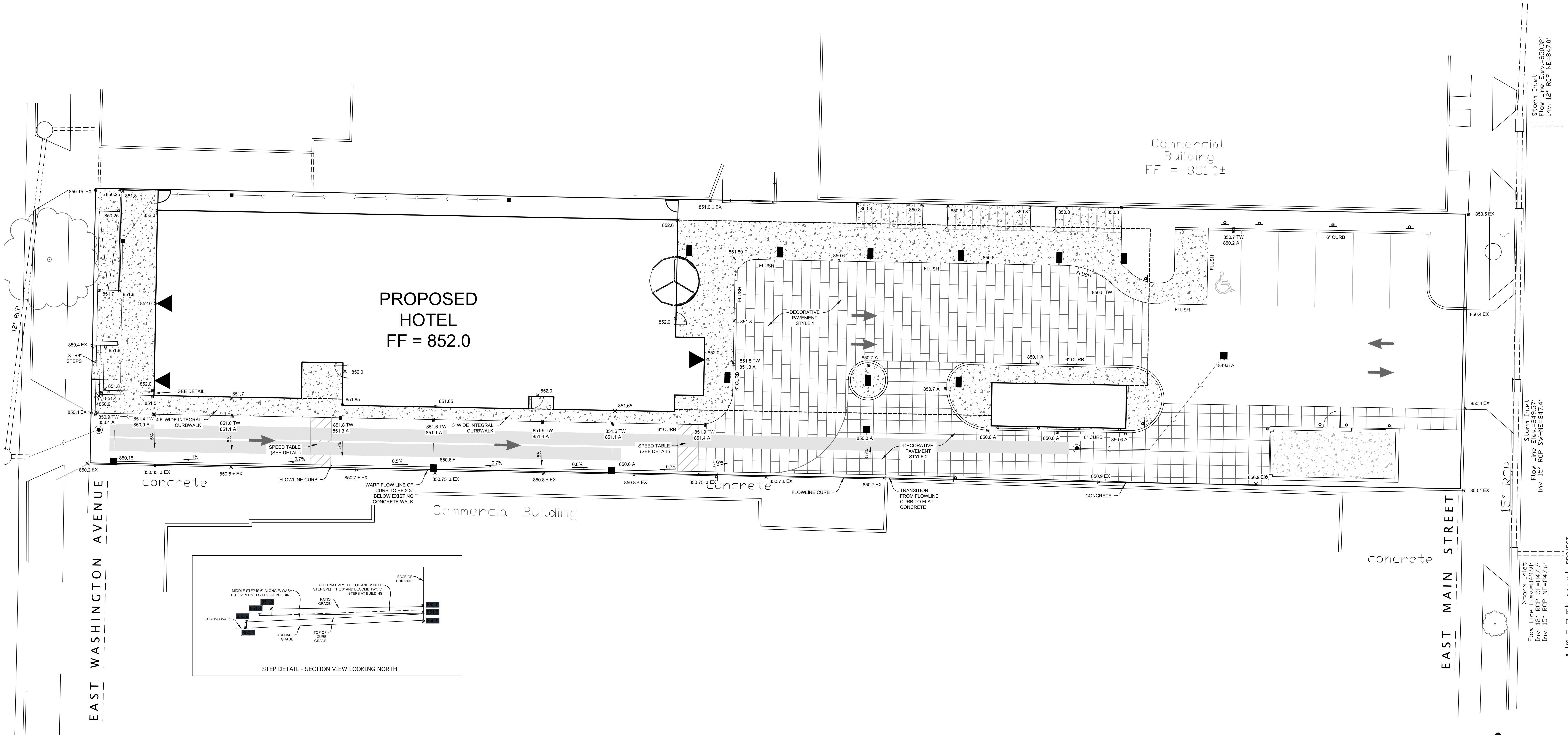
PARKING COUNT = 6 TOTAL (1 ADA)



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SCALE: 1" = 10'
FC/ADC 04/01/2020





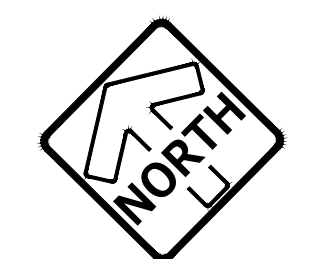
Storm Inlet
Flow Line Elev = 850.02'
Inv. 12" RCP NE=847.0'

Storm Inlet
Flow Line Elev = 849.91'
Inv. 15" RCP SW=847.4'

Storm Inlet
Flow Line Elev = 849.91'
Inv. 12" RCP SE=847.7'
Inv. 15" RCP NE=847.6'

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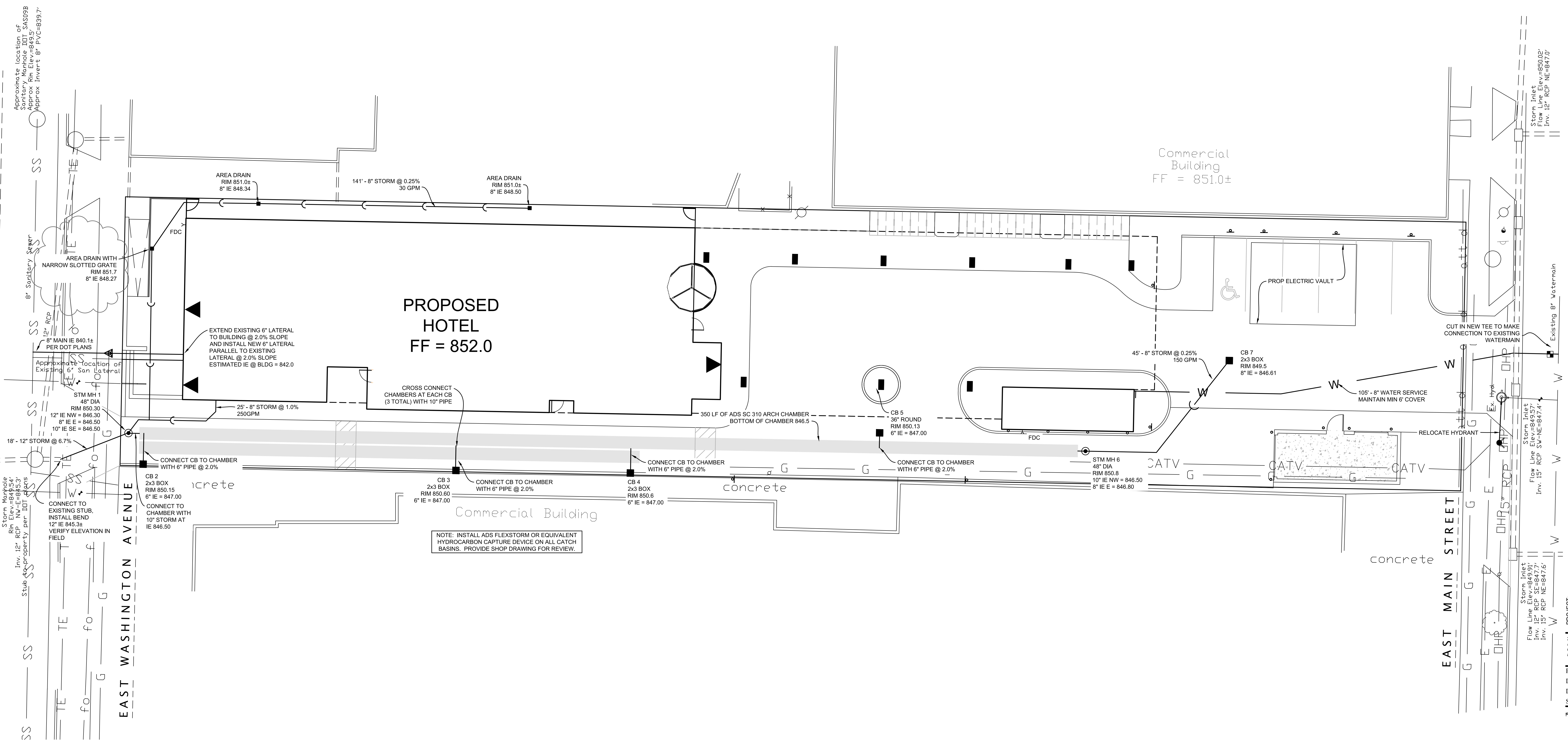
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GRAPHICAL SCALE (FEET)
0 1" = 10' 20'

GRADING & PAVING PLAN

C3.0



Approximate location of Sanitary Mainline IDT - SAS09B
Approx. Invert 8' PVC = 839.77

8' Sanitary Sewer

2' RCP

Approximate location of Existing 6\"/>

Commercial Building
FF = 851.0±

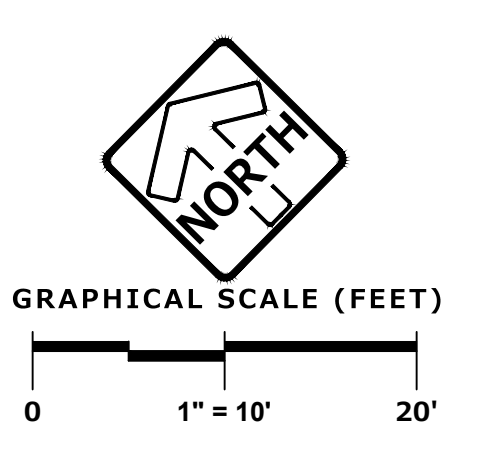
PROP ELECTRIC VAULT

105' - 8\"/>

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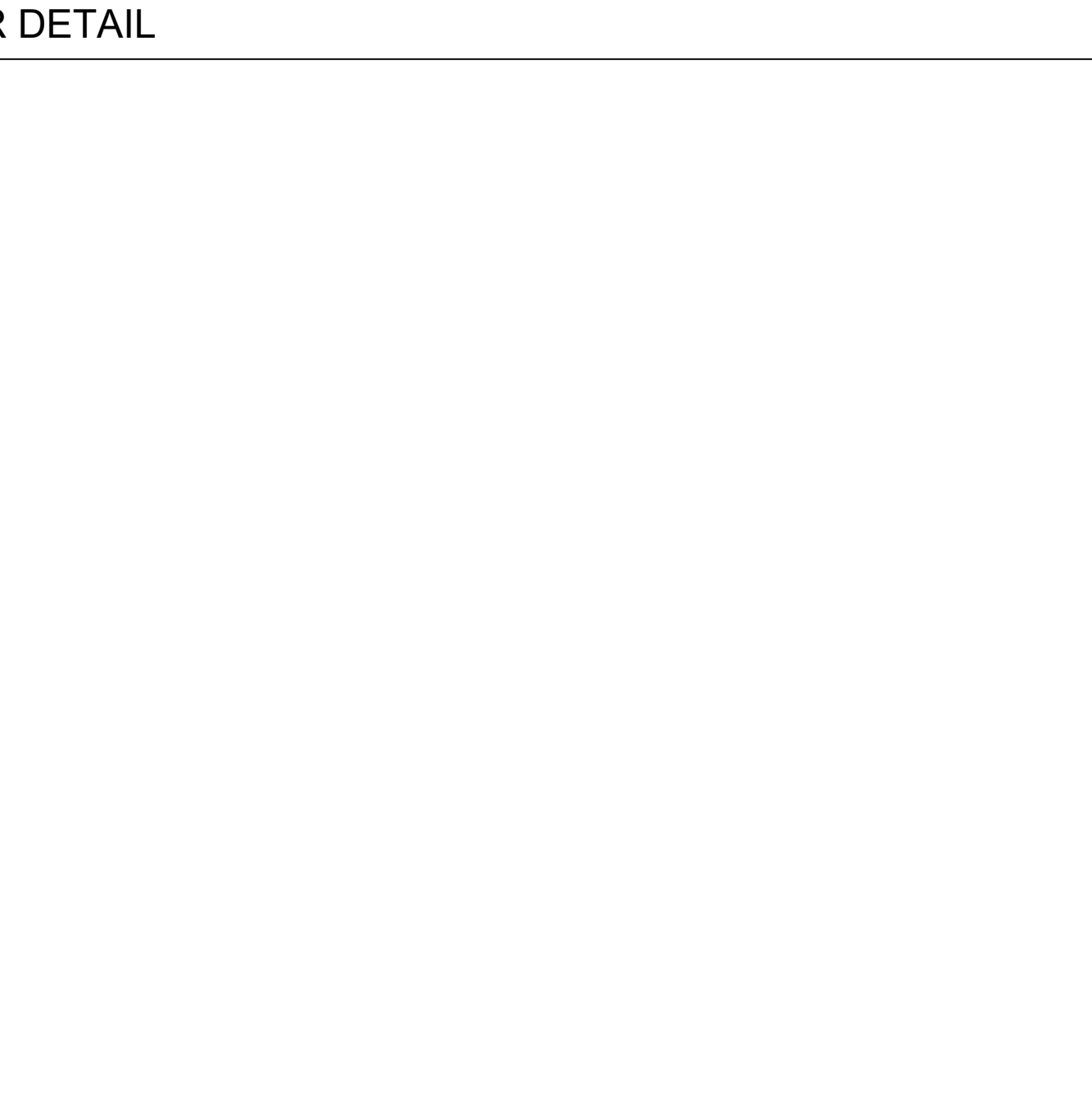
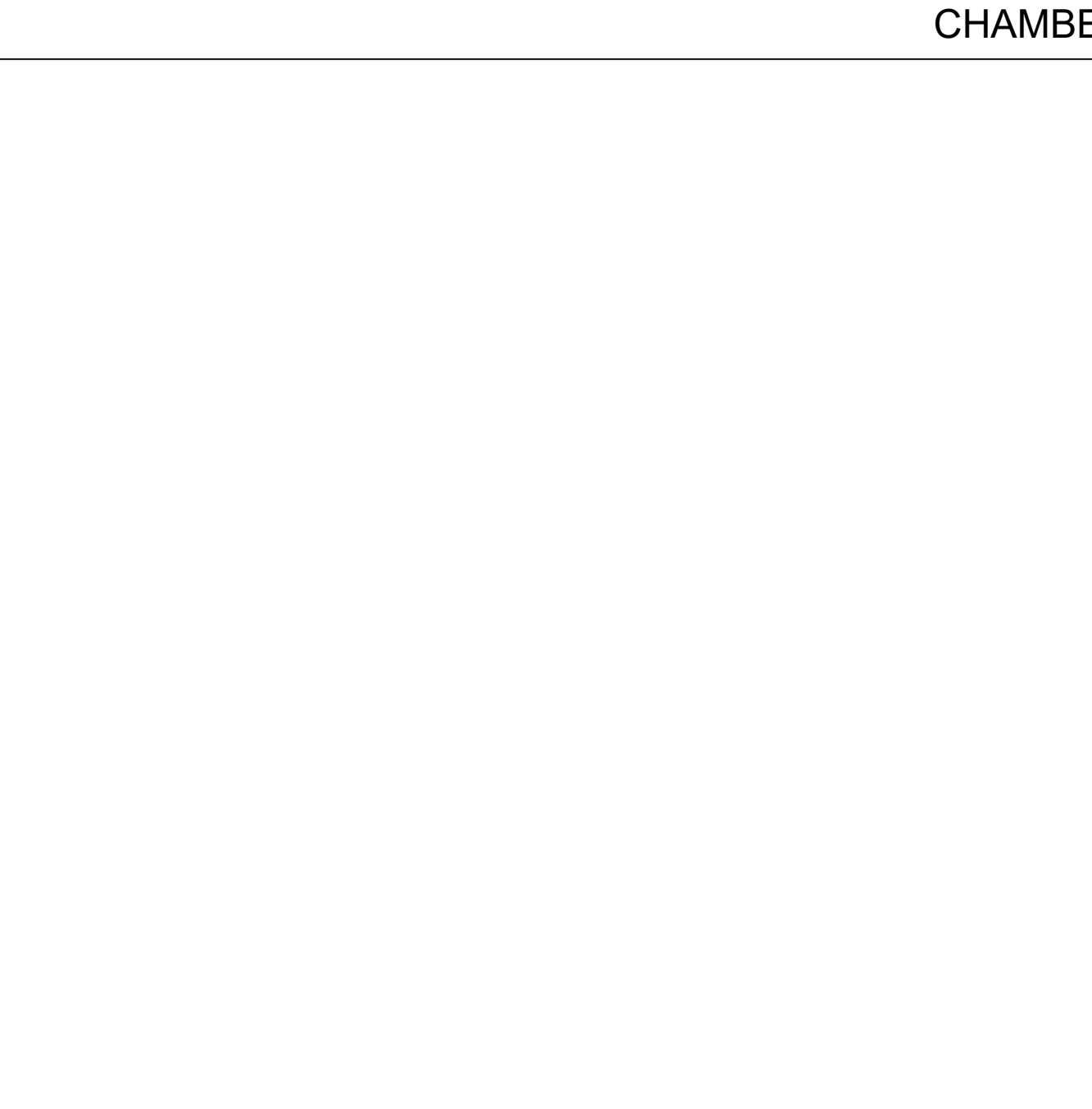
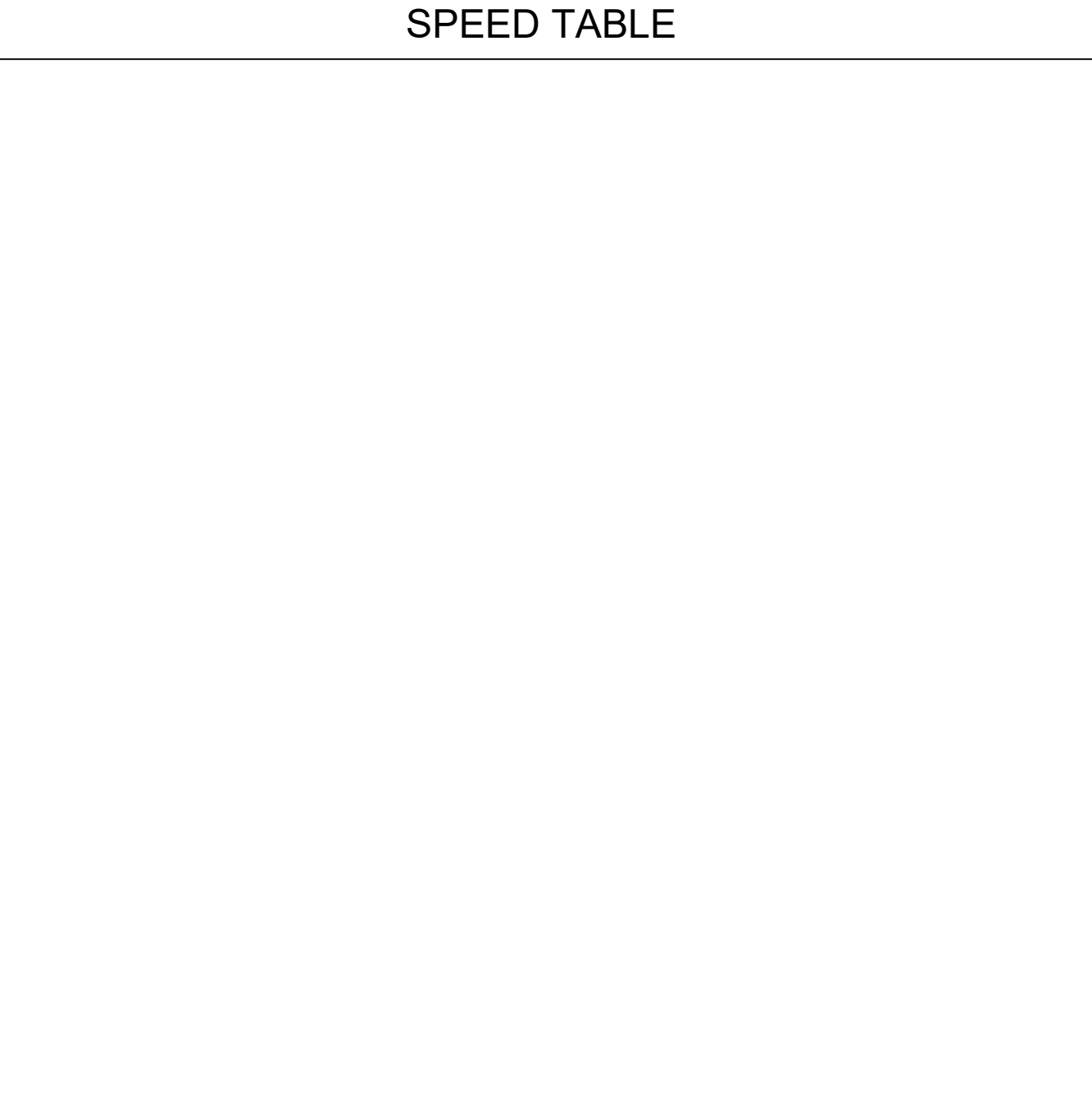
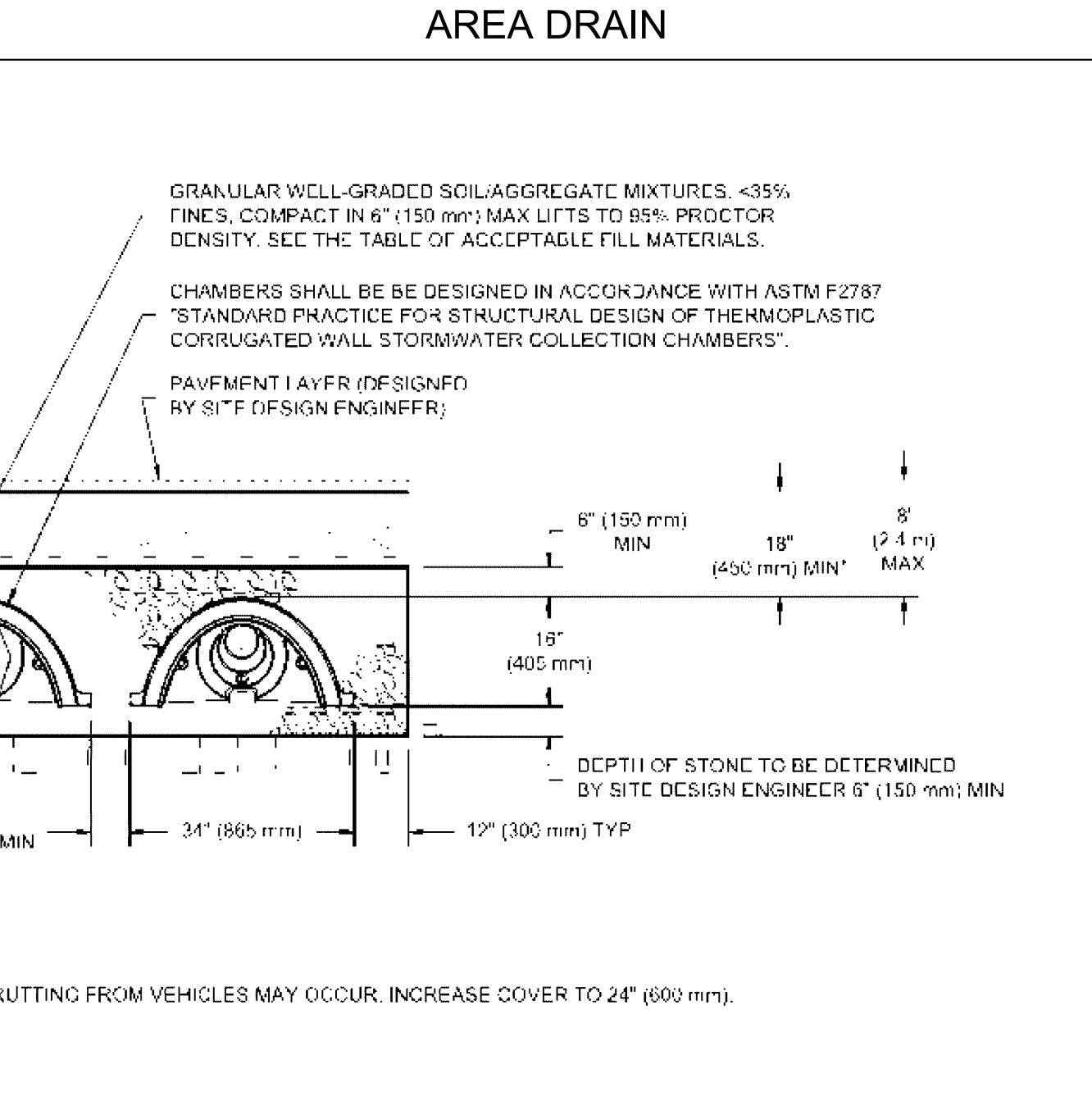
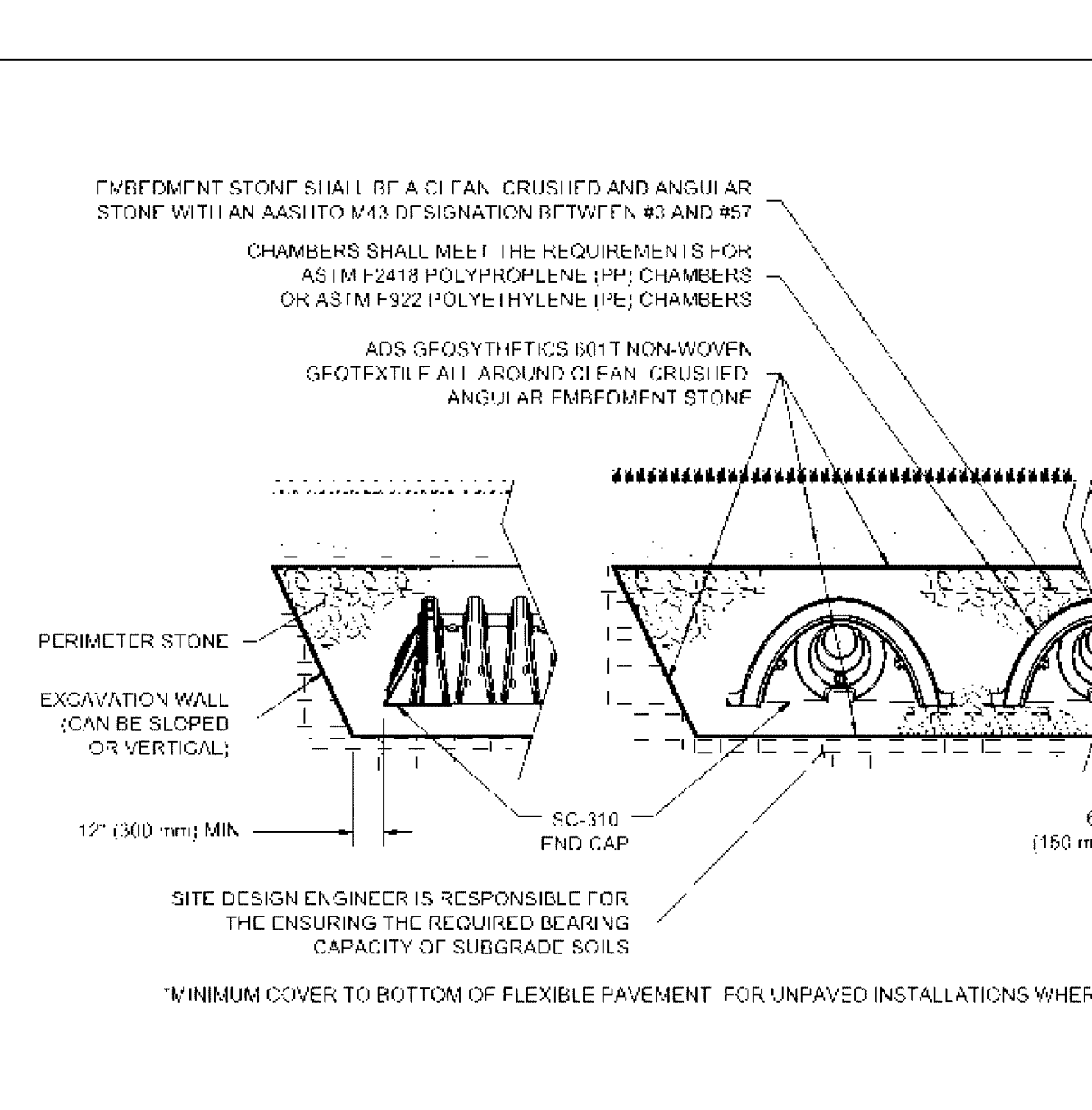
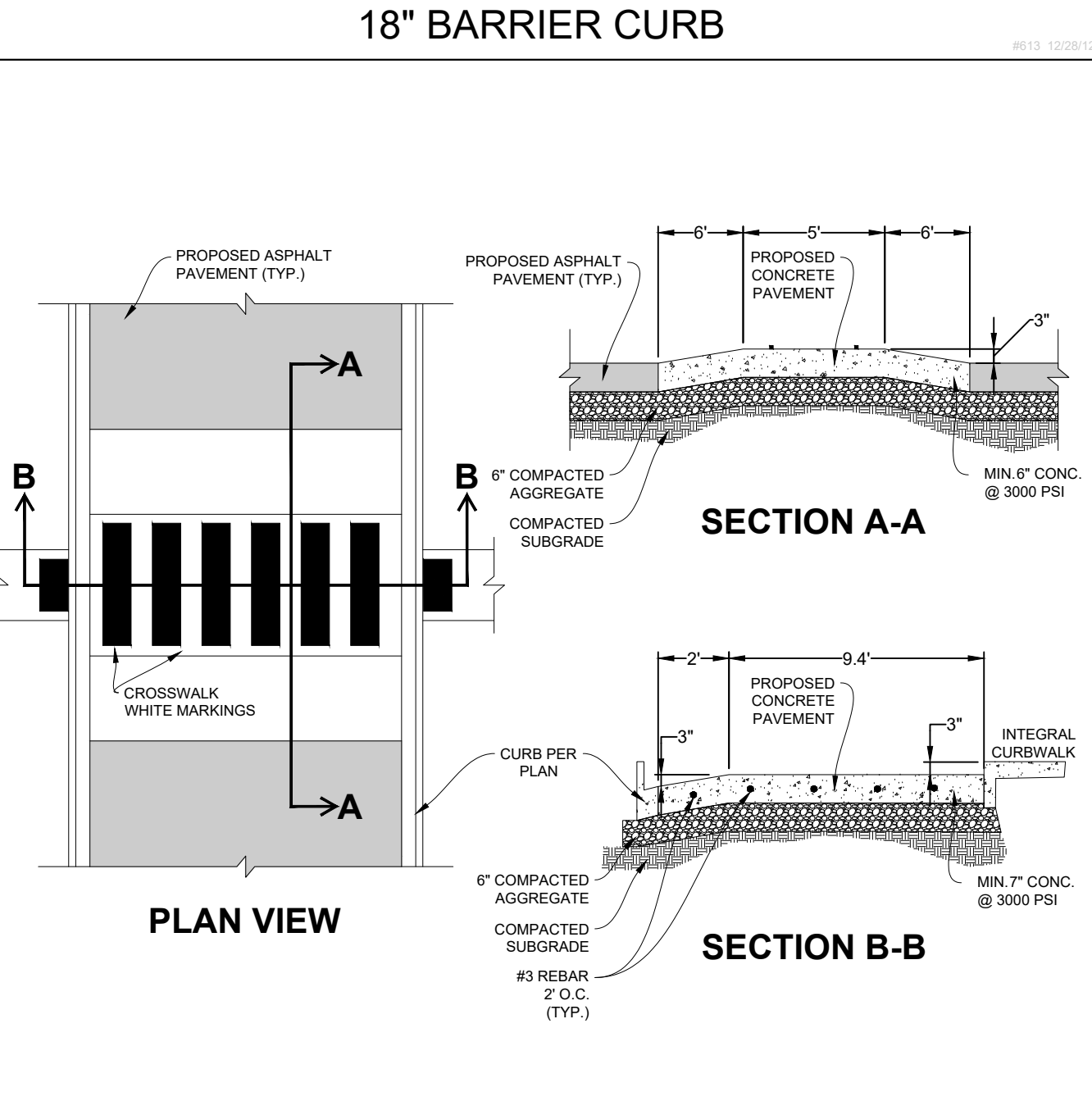
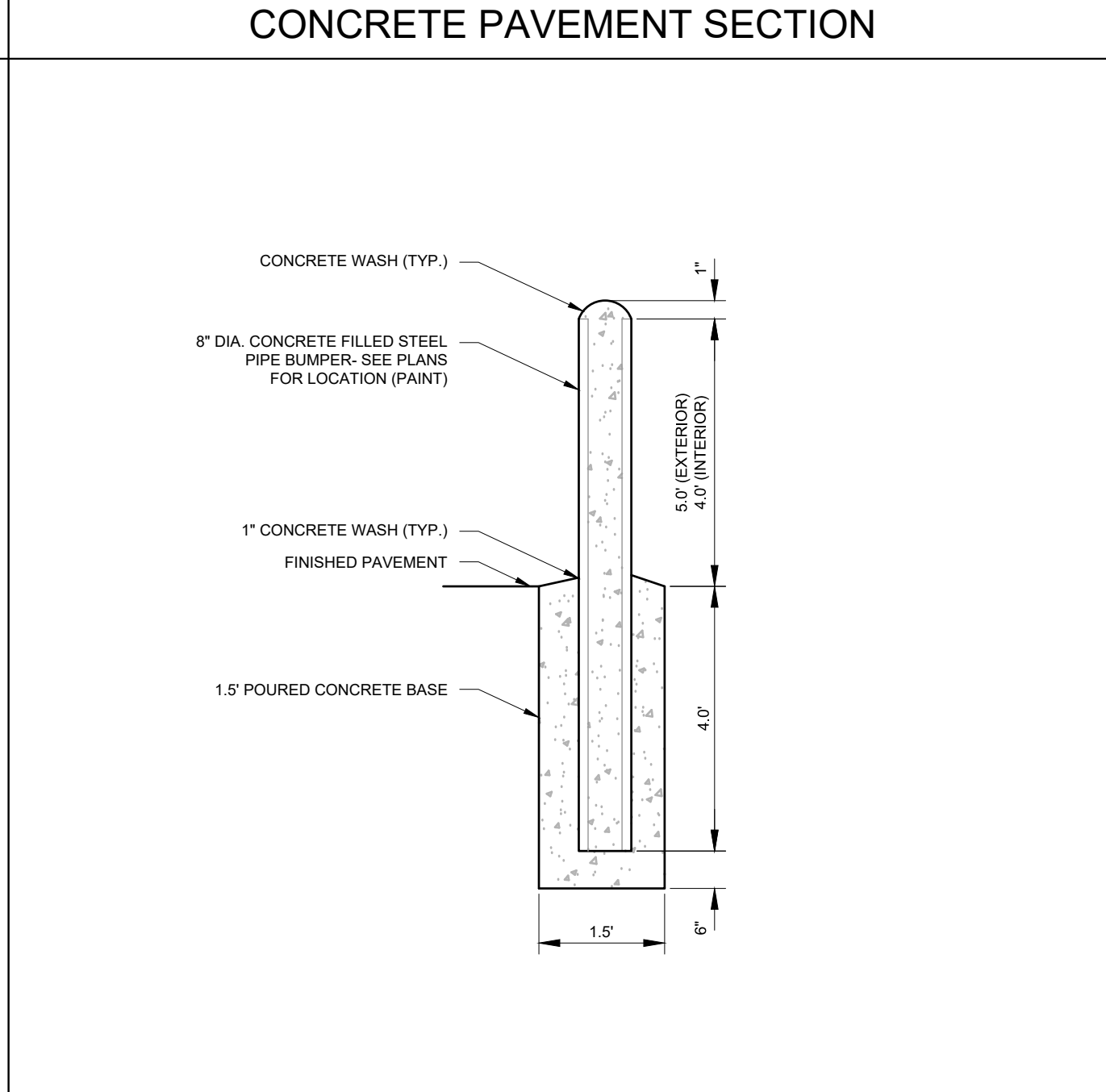
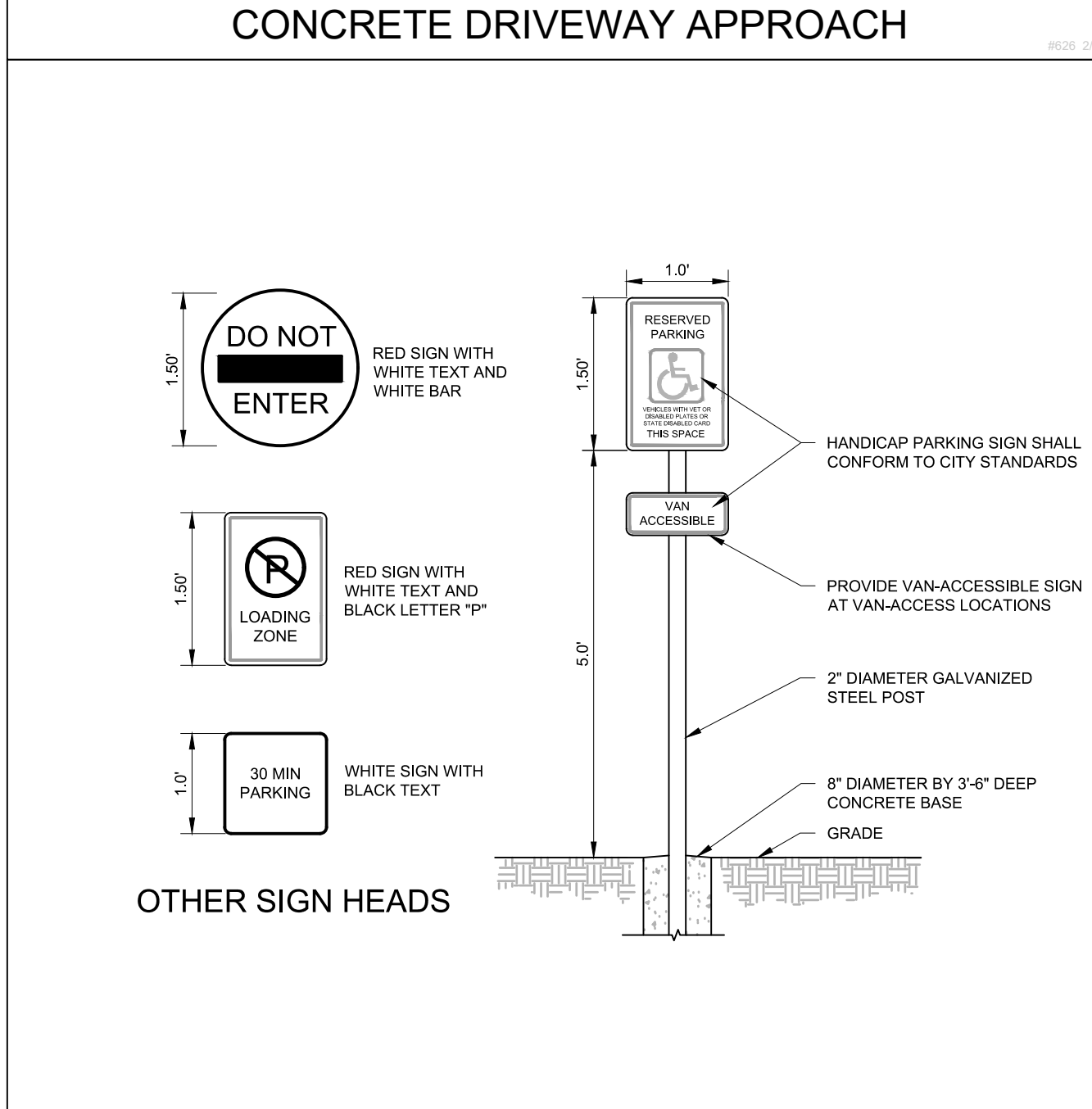
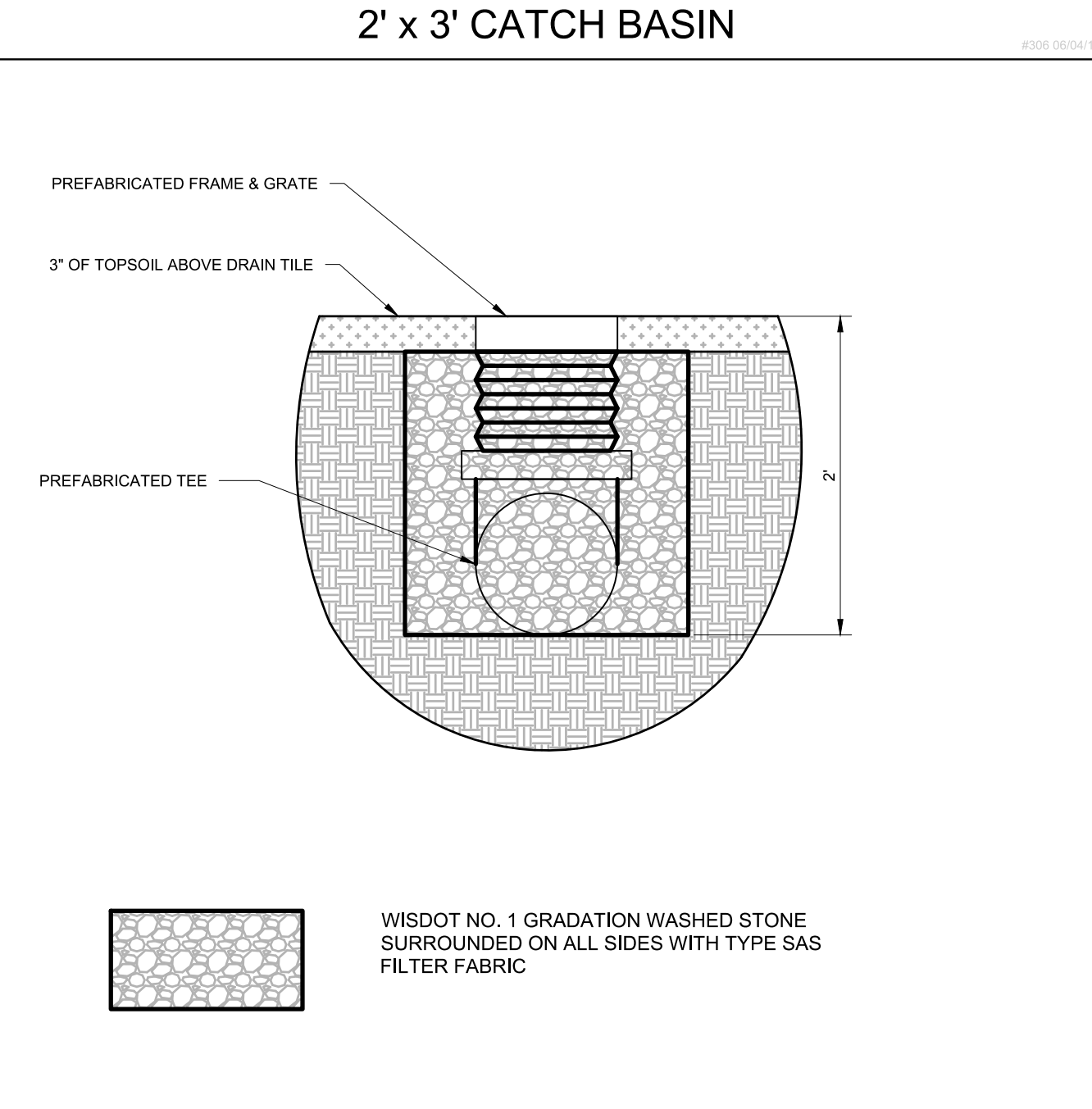
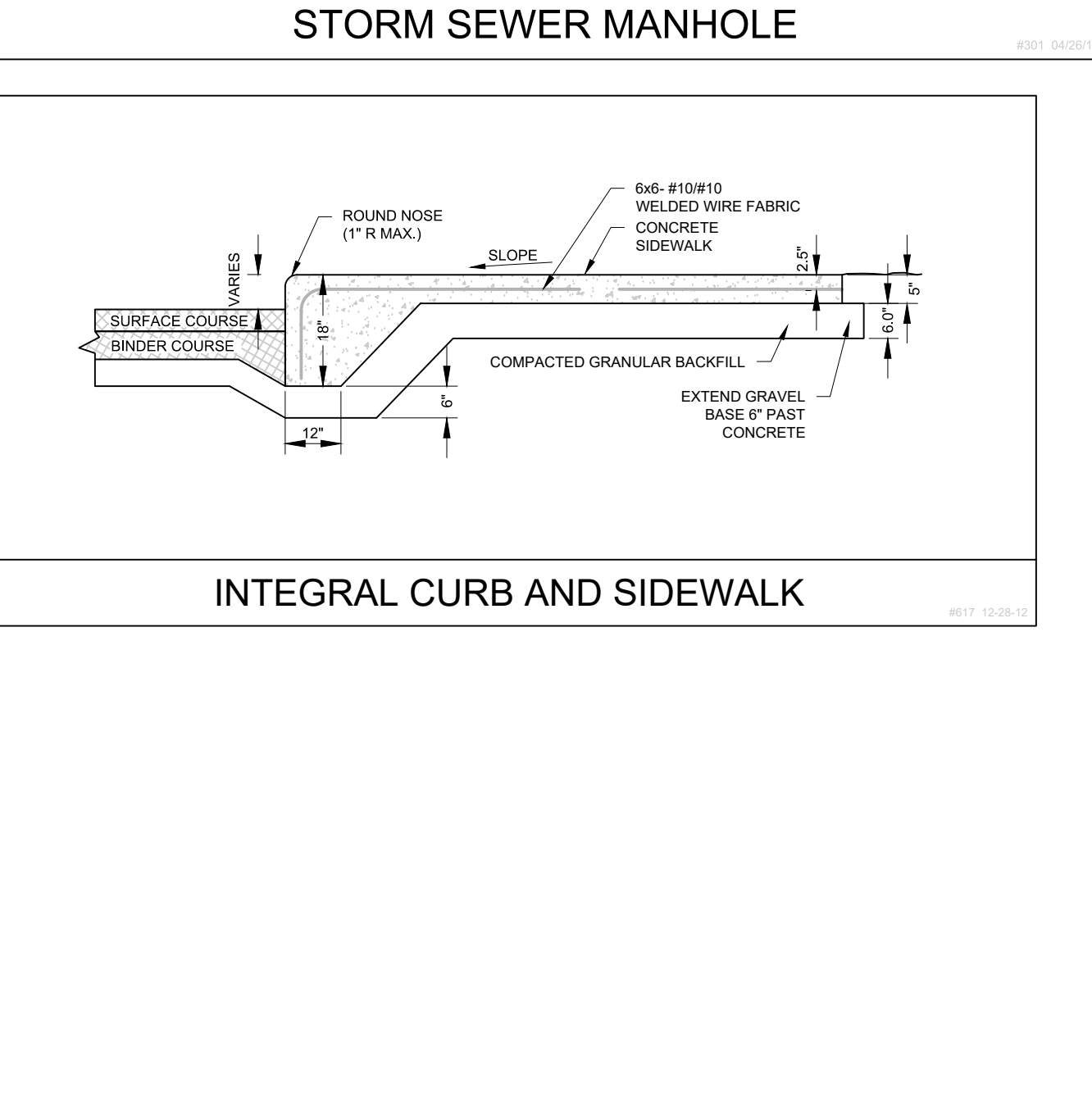
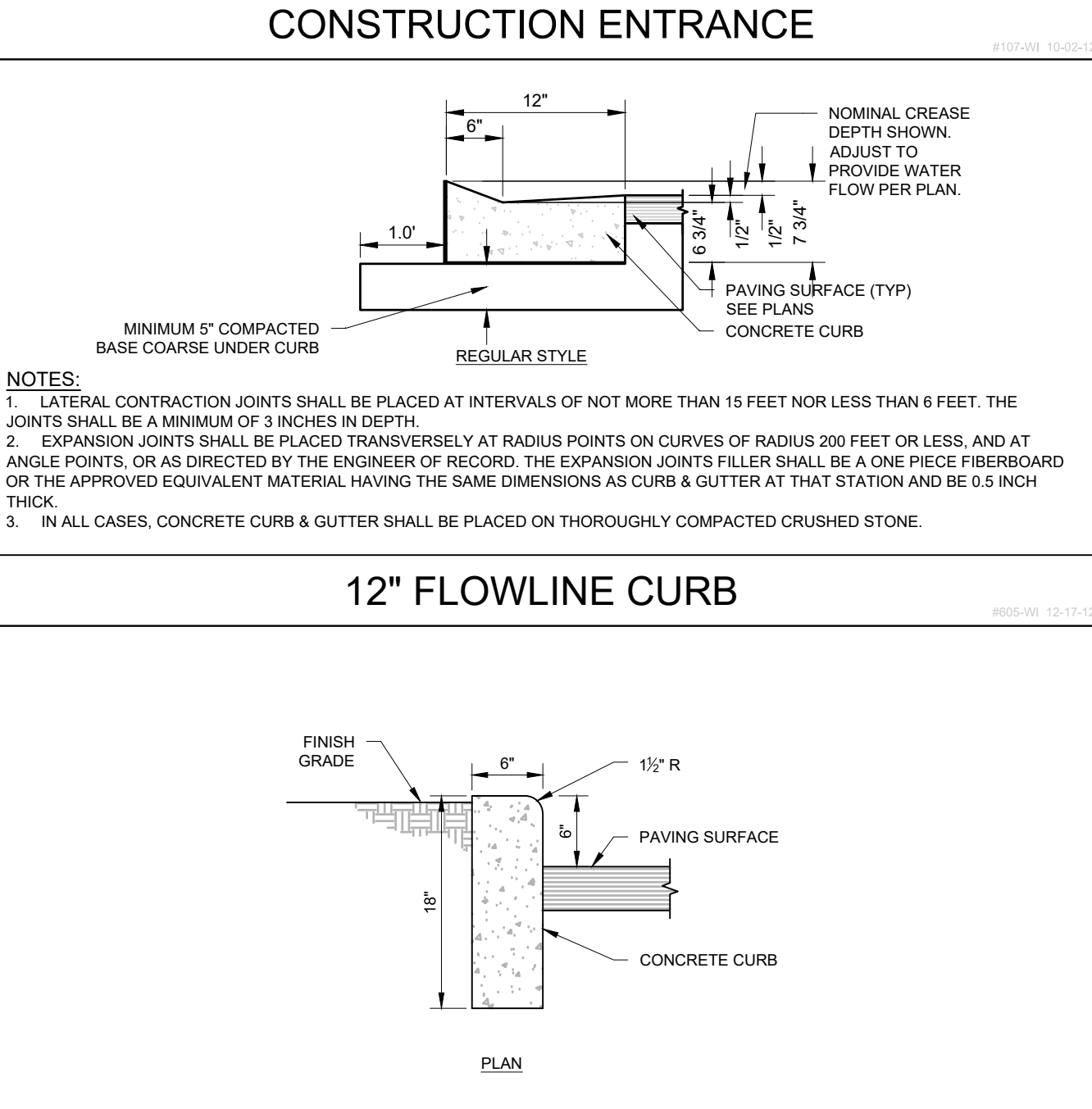
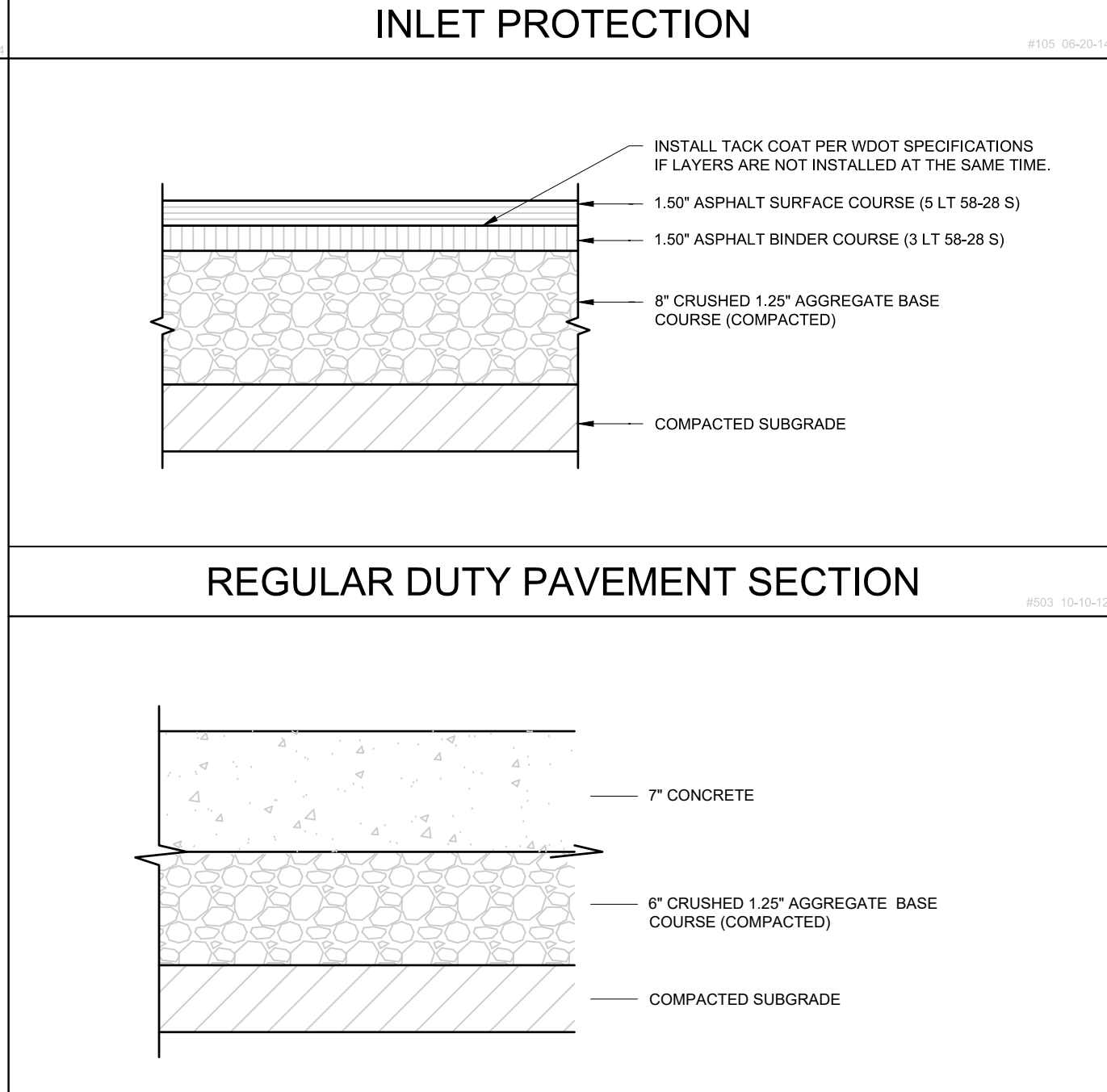
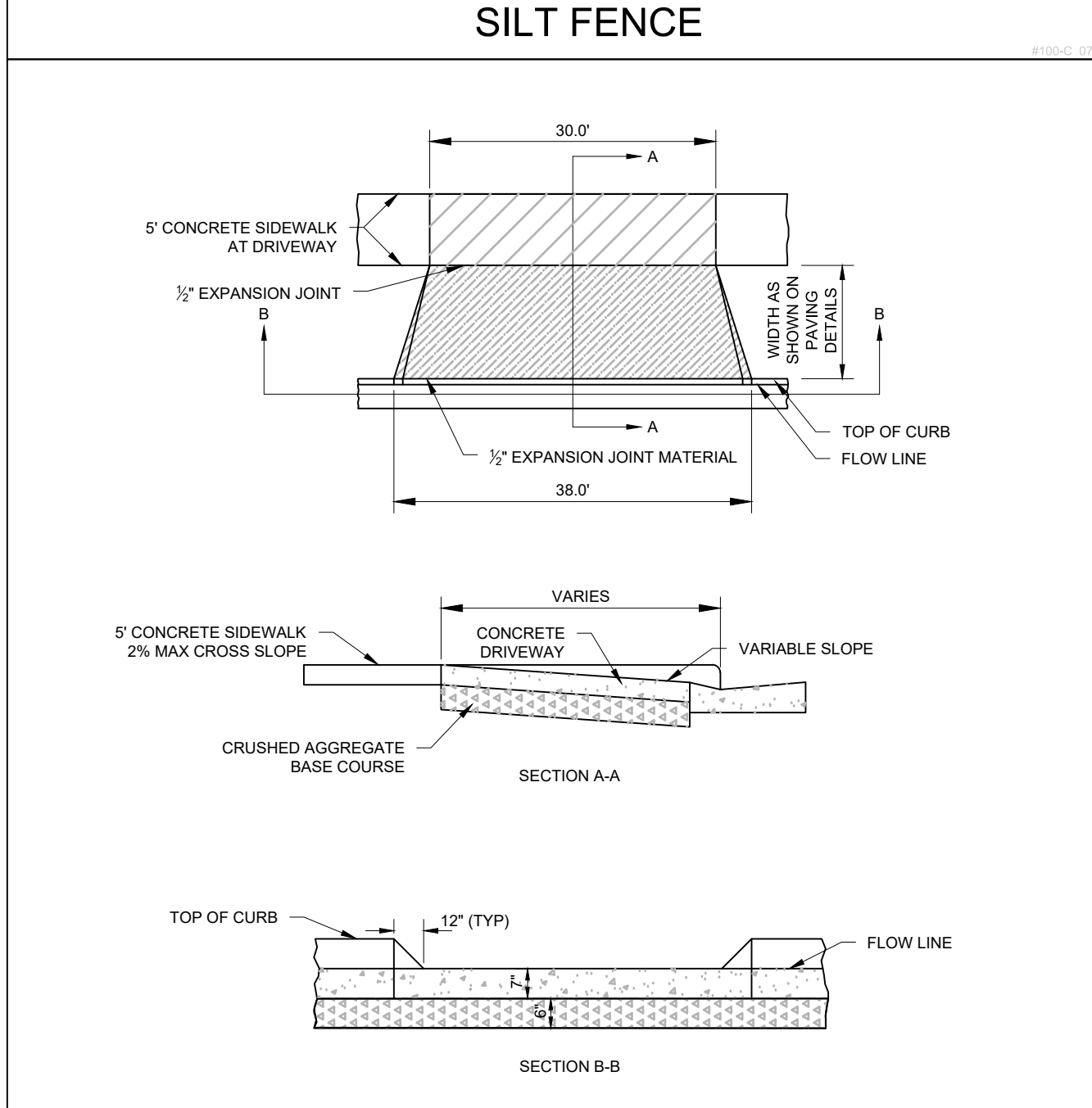
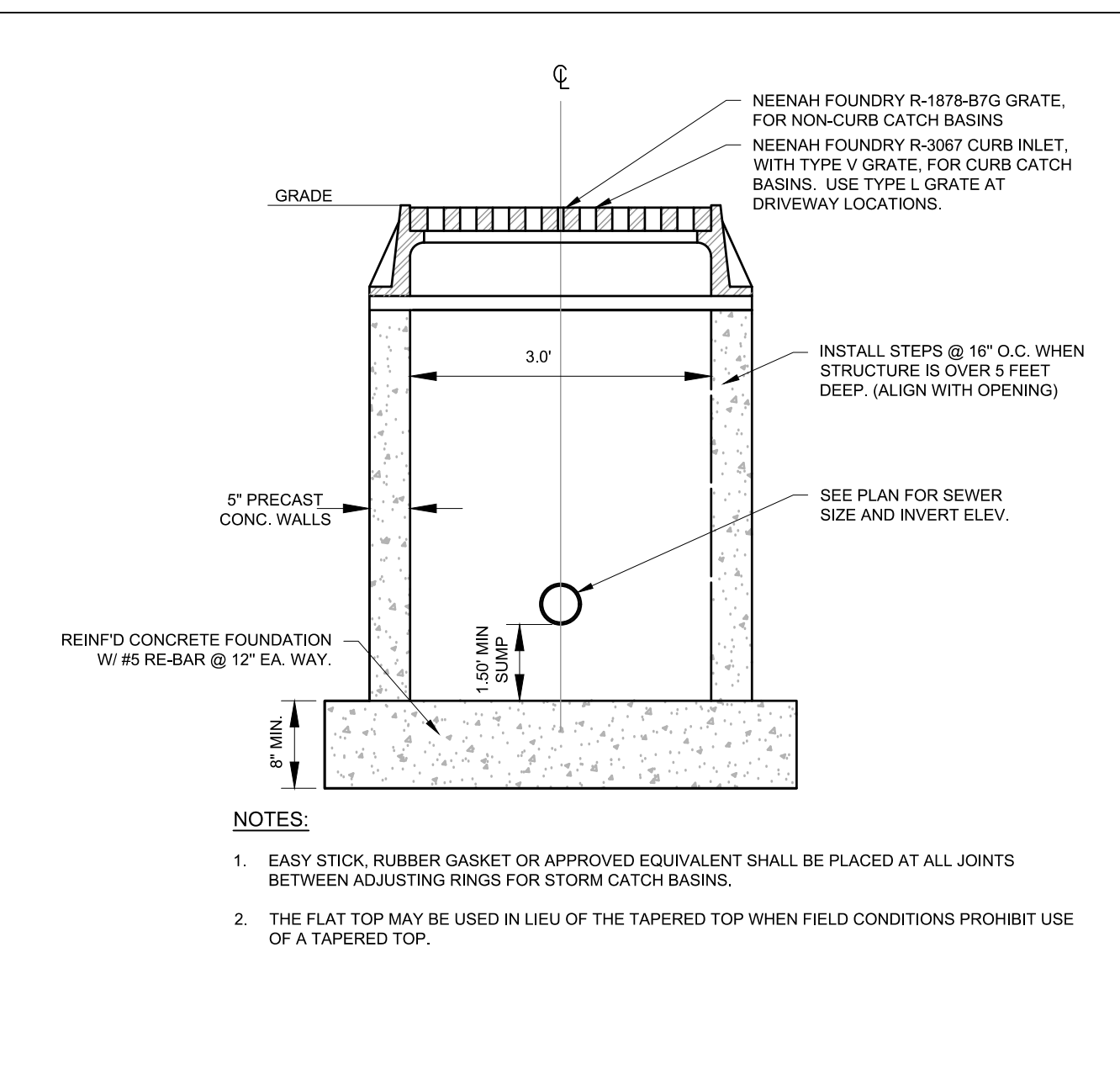
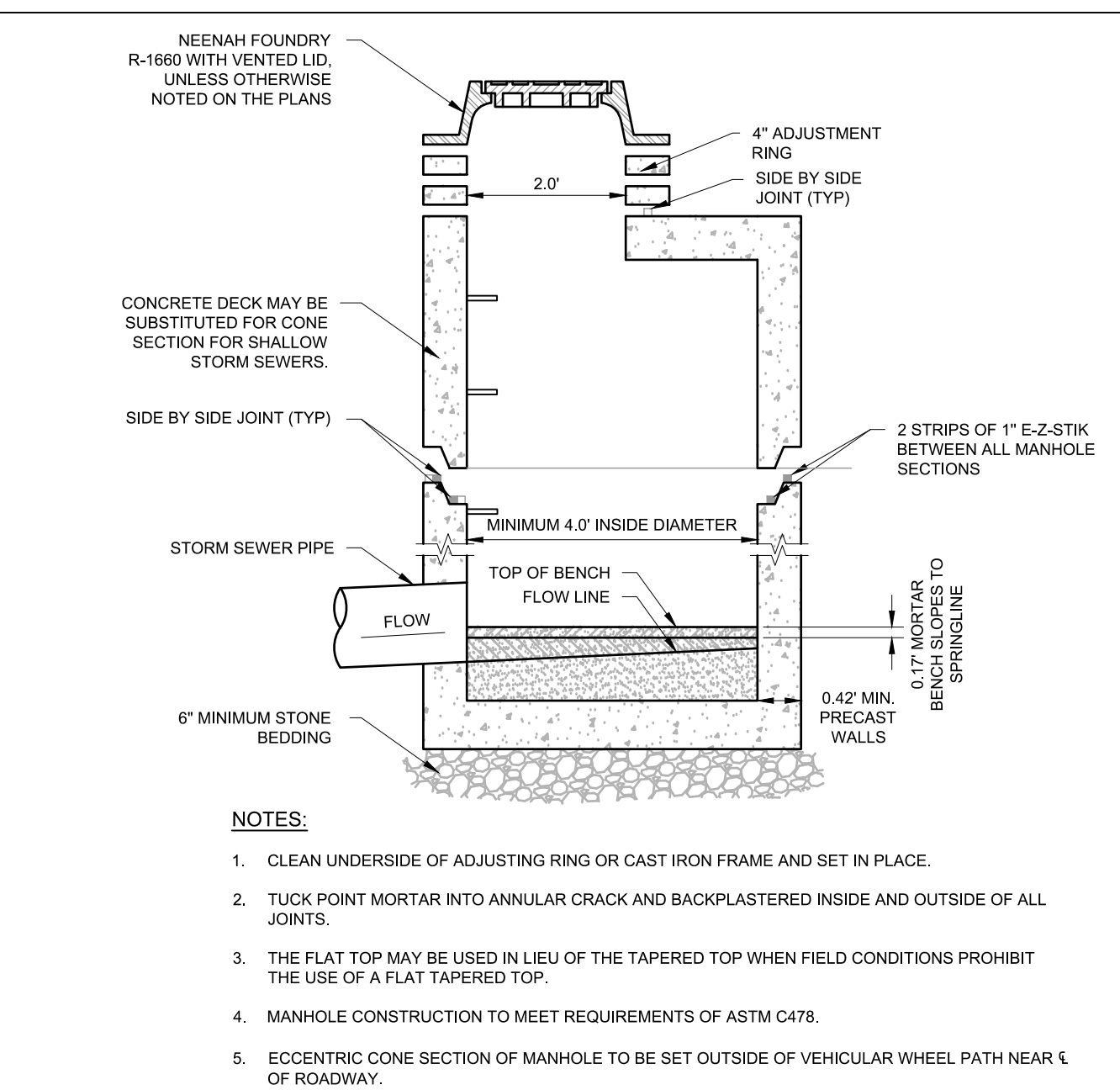
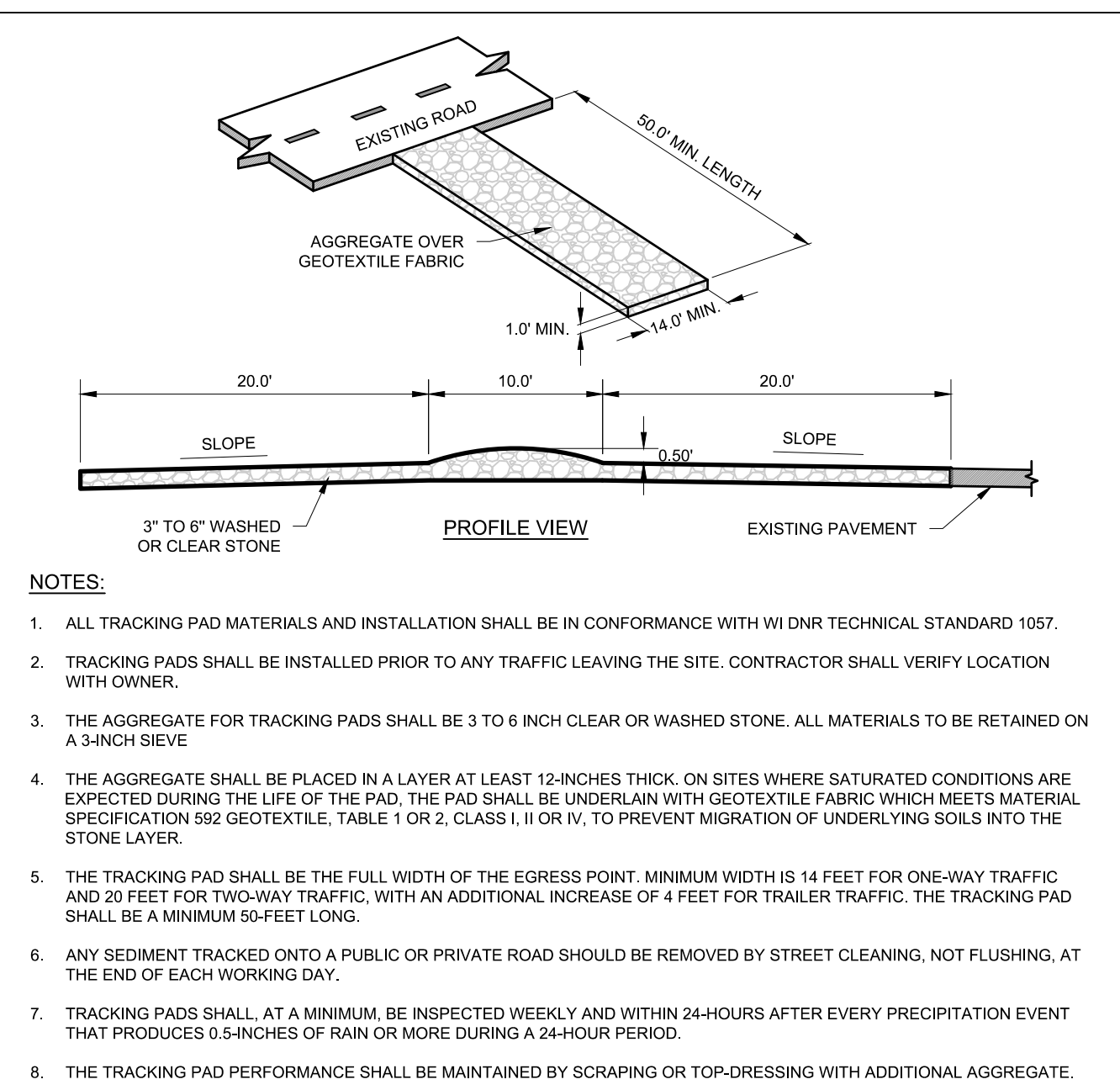
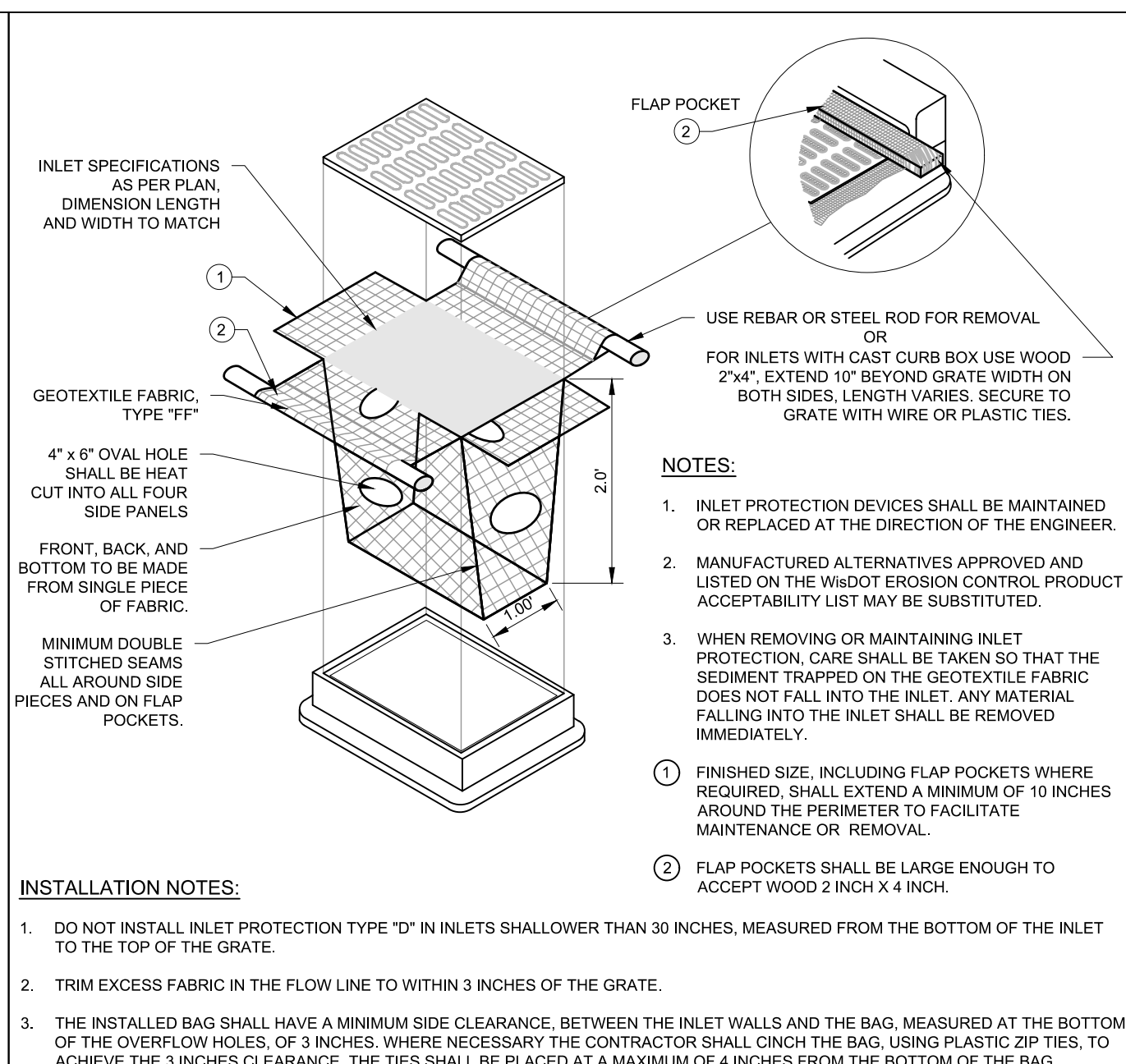
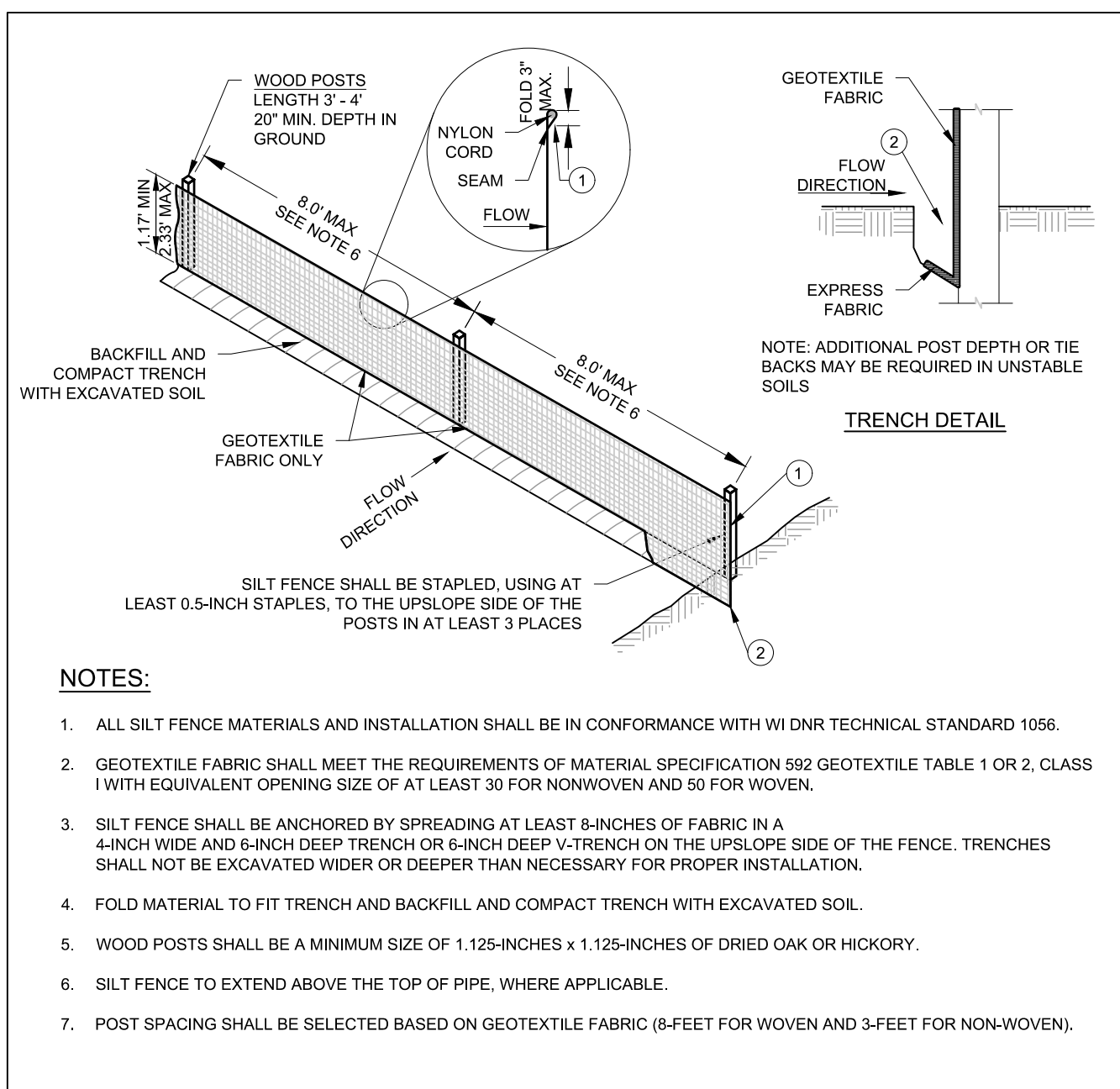
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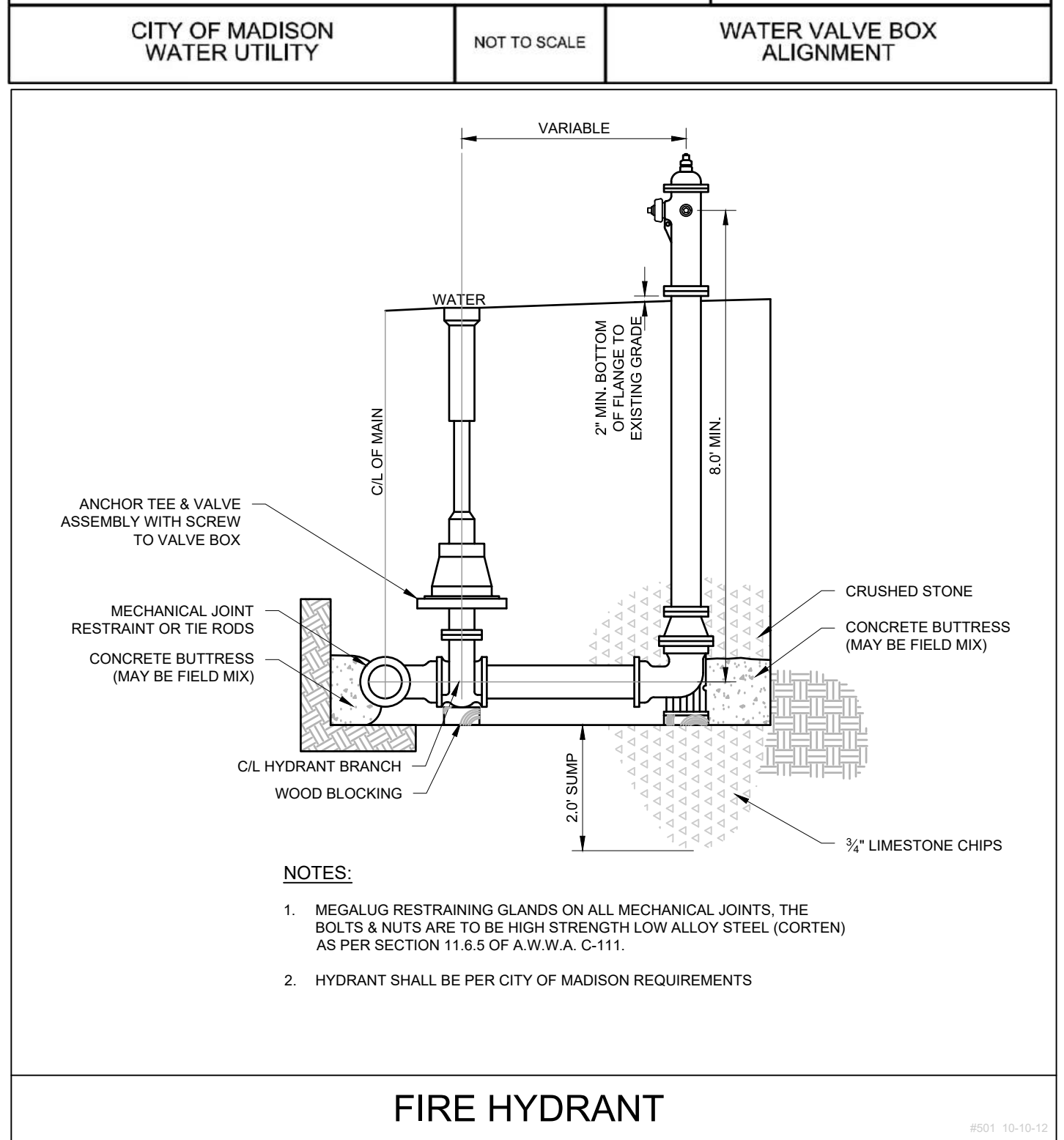
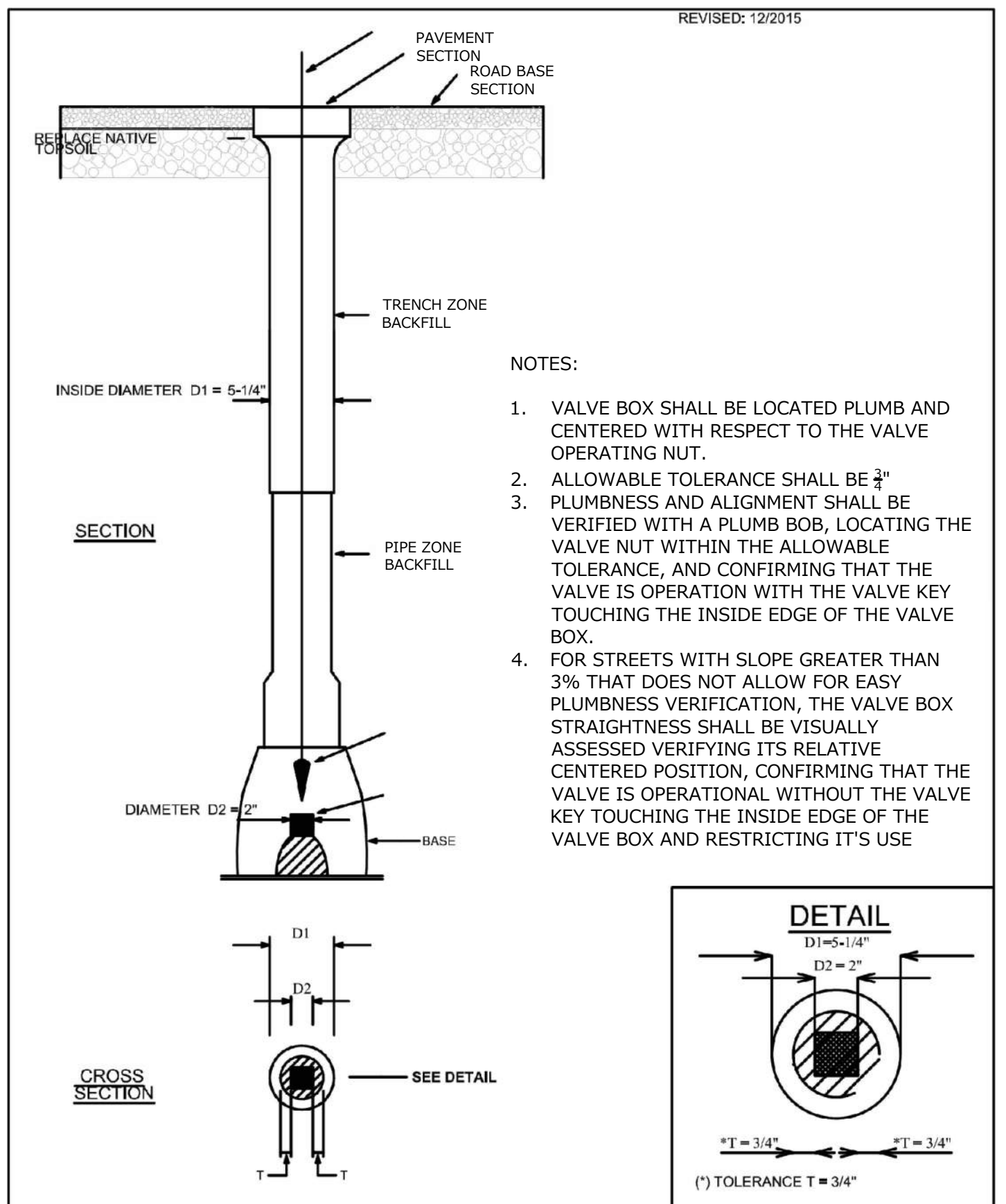
PROJECT: 201926
DRAWN BY: A/EK
DATE: 4/1/20
SCALE: 1\"/>



UTILITY PLAN

C4.0





GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 362-363, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-285-1111 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5\"/>

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPILL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR Haul OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING. THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSUITABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 50 AND 10 RESPECTIVELY. UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER, THE TOP TWELVE (12) INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3) INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6) INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLS OR GW, SP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL HAVE A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL 43 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED. UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED, THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION. HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1\"/>

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48\"/>

SPECIFICATIONS FOR PAVING

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 302.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL, ON THE PLANS. BASE SHALL BE 1 1/2\"/>

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PROJECT: 201926
DRAWN BY: AEK
DATE: 4/1/20
SCALE: NONE

FCAD/C 04/01/2020



City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579
Phone: 608-266-4420 • Fax: 608-267-1100 • Email: fire@cityofmadison.com



2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

PRINCIPAL ENGINEERING GROUP
ENGINEERING TO DATA. RESOURCES TO SUPPORT.
WISCONSIN OFFICE: 20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE
www.pinnacle-engr.com
AN IDEASIGN DELIVER

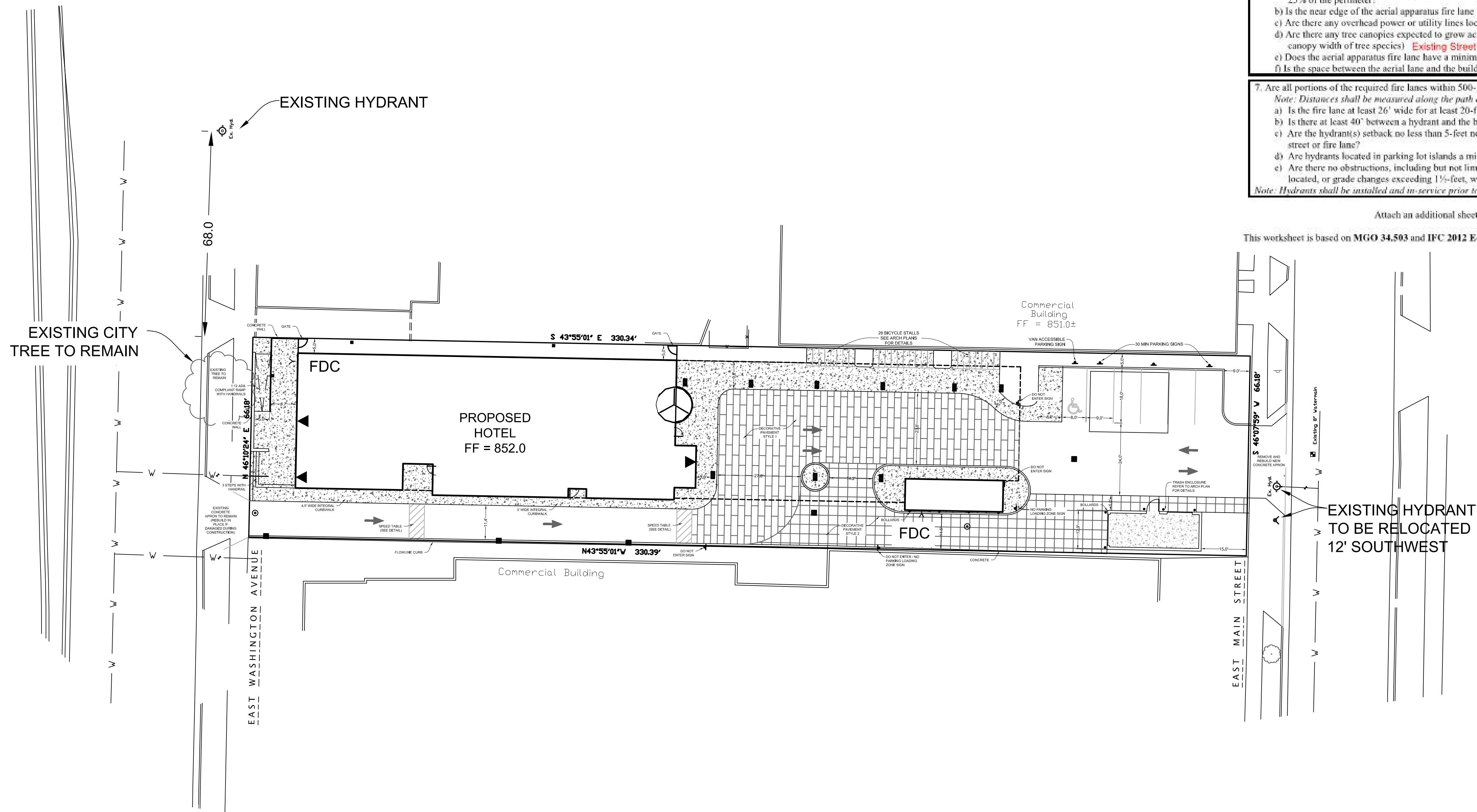
Project Address: 825 E Washington Ave
Contact Name & Phone #: Andy Inman - North Central Group

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6? If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) Existing Street Tree e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

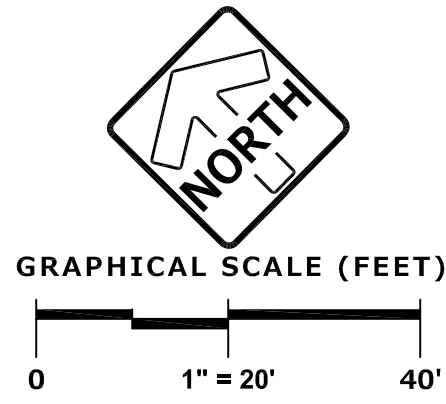
This worksheet is based on MGO 34.503 and IFC 2012 Edition Chapter 5 and Appendix D; please see the codes for further information.



PROJECT: MOXY HOTEL
825 E WASHINGTON AVENUE
MADISON, WI 53703
CLIENT: NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WI 53562

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PROJECT: 201926
DRAWN BY: AEC
DATE: 4/1/20
SCALE: 1" = 10'
FC/AD/C 04/01/2020



FIRE ACCESS PLAN
C6.0



CITY OF MADISON
LANDSCAPE WORKSHEET
Section 28.142 Madison General Ordinance

Project Location / Address: 825 E. Washington Ave
Name of Project: Moxy Hotel
Owner / Contact: Andy Inman
Contact Email: ainman@ncg-hotels.com

** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. **

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area: 20,124 sf
Total landscape points required: 335

- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area: _____
Five (5) acres = 217,800 square feet
First five (5) developed acres = 2,600 points
Remainder of developed area: _____
Total landscape points required: _____

- (c) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area: _____
Total landscape points required: _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			1	35
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10			19	190
Shrub, deciduous	#5 gallon container size, Min. 12"-24"	3			20	60
Shrub, evergreen	#5 gallon container size, Min. 12"-24"	4			5	20
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			36	72
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						377

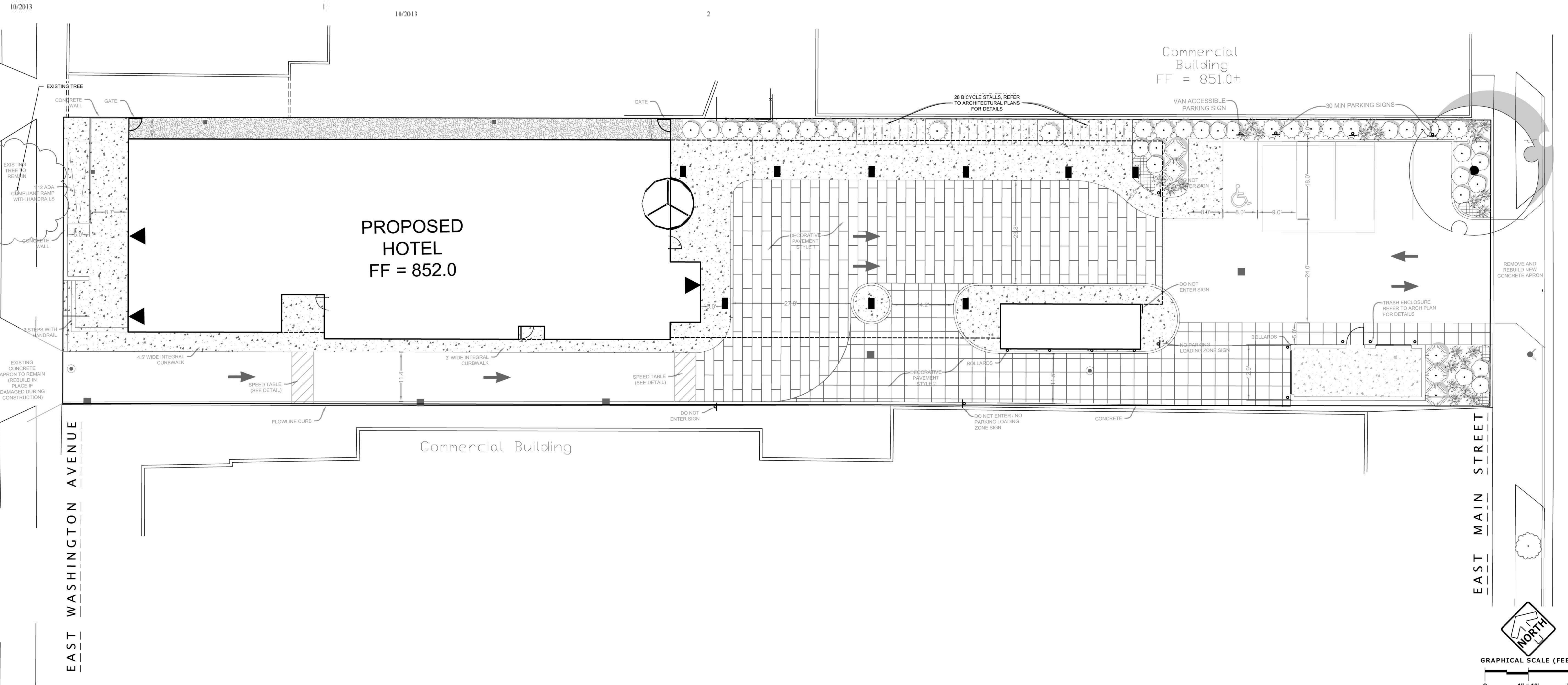
Total Number of Points Provided: 377

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

CONCEPT PLANT SCHEDULE

	OVERSTORY TREE (35 POINTS EACH) Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry Ulmus x 'New Horizon' / New Horizon Elm	1	2.5' Cal. 2.5' Cal.
	UPRIGHT EVERGREEN SHRUB (10 POINTS EACH) Juniperus chinensis 'Moutbatten' / Chinese Juniper Juniperus chinensis 'Trautman' / Trautman Juniper Taxus x media 'Hicksii' / Hicks Yew Tsuga canadensis 'Gentsh White' / Gentsh White Hemlock Tsuga canadensis 'MonJers' PPAF / Golden Duke Hemlock	19	4' Ht. 4' Ht. 4' Ht. 4' Ht.
	DECIDUOUS SHRUB (3 POINTS EACH) Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeyuckle Hydrangea paniculata 'Bobo' / Bobo Hydrangea Weigela florida 'Alexandra' / Wine & Roses Weigela	20	3 gal. 3 gal. 3 gal.
	EVERGREEN SHRUB (4 POINTS EACH) Juniperus sabina 'Buffalo' / Buffalo Juniper Taxus x media 'Everlow' / Yew	5	3 gal. 3 gal.
	ORNAMENTAL GRASS (2 POINTS EACH) Miscanthus sinensis 'Purpureusces' / Flame Grass Panicum virgatum 'Northwind' / Switch Grass Pennisetum alopecuroides 'Harmeln' / Harmeln Dwarf Fountain Grass Sporobolus heterolepis / Prairie Dropseed	23	1 gal. 1 gal. 1 gal. 1 gal.
	PERENNIALS (2 POINTS EACH) Geranium x 'Rozanne' TM / Hybrid Cranesbill	47 sf 13	1 gal. 24" cc
	STONE MULCH	641 sf	

LANDSCAPING POINTS REQUIREMENTS
DEVELOPED AREA ON SITE: 20,124 SF
REQUIRED POINTS: (20,124 / 300) X 5 = 335 POINTS
PROVIDED POINTS WITH PLANTS: 377 POINTS



2245 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

WISCONSIN OFFICE
Pinnacle Engineering Group
20725 WATER TOWN ROAD, SUITE 100
BROOKFIELD, WI 53188
(262) 754-8888

CHICAGO ILL./MILWAUKEE NATIONWIDE
www.pinnacle-engr.com
AN IAN DESIGN DELIVER

PROJECT: MOXY HOTEL
825 E. WASHINGTON AVENUE
MADISON, WI 53703
CLIENT: NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WI 53562

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PROJECT: 201926
DRAWN BY: DJB
DATE: 4/1/20
SCALE: 1" = 10'
PC/UDC 04/01/2020

LANDSCAPE PLAN

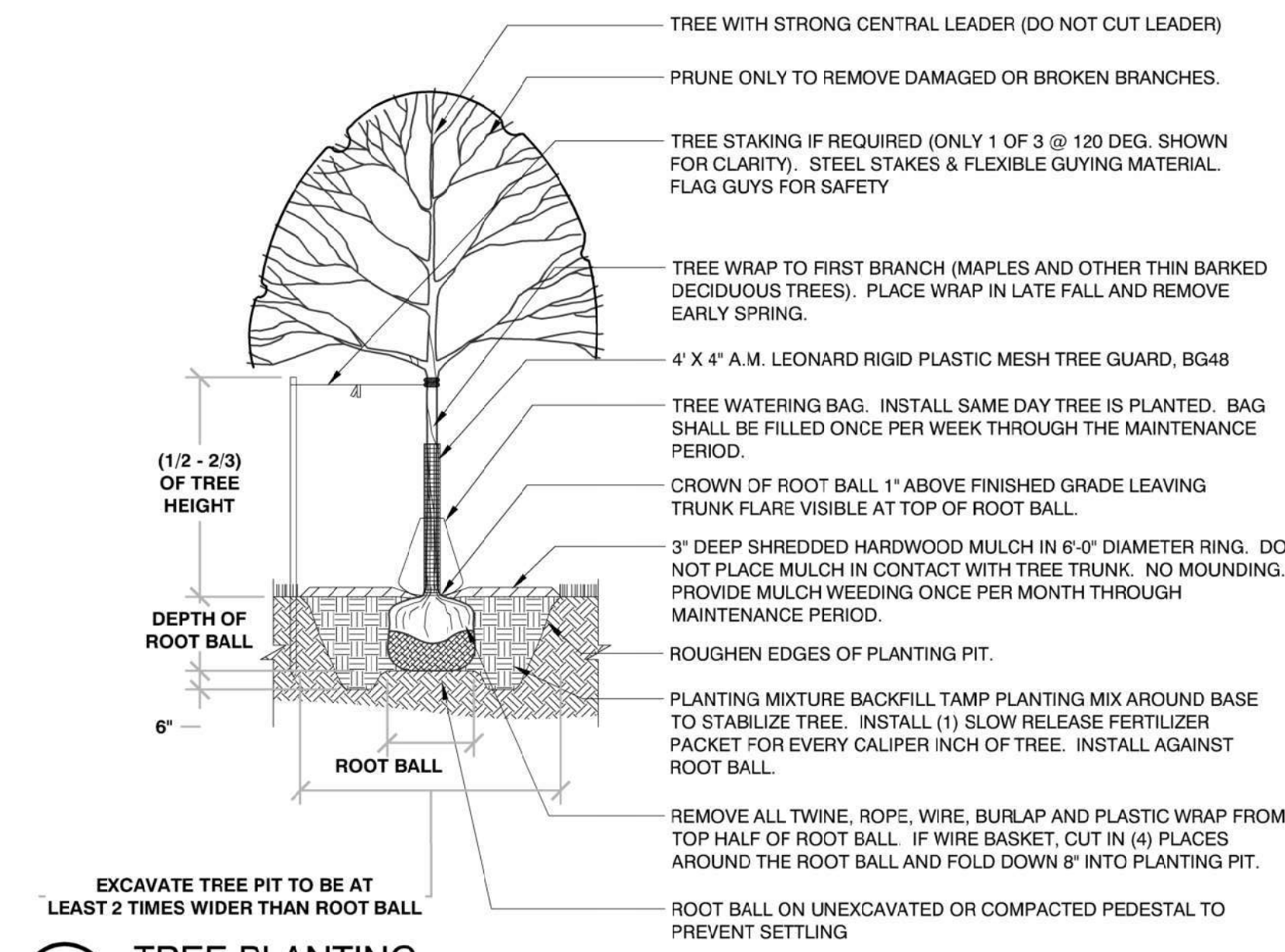
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GENERAL PLANTING NOTES

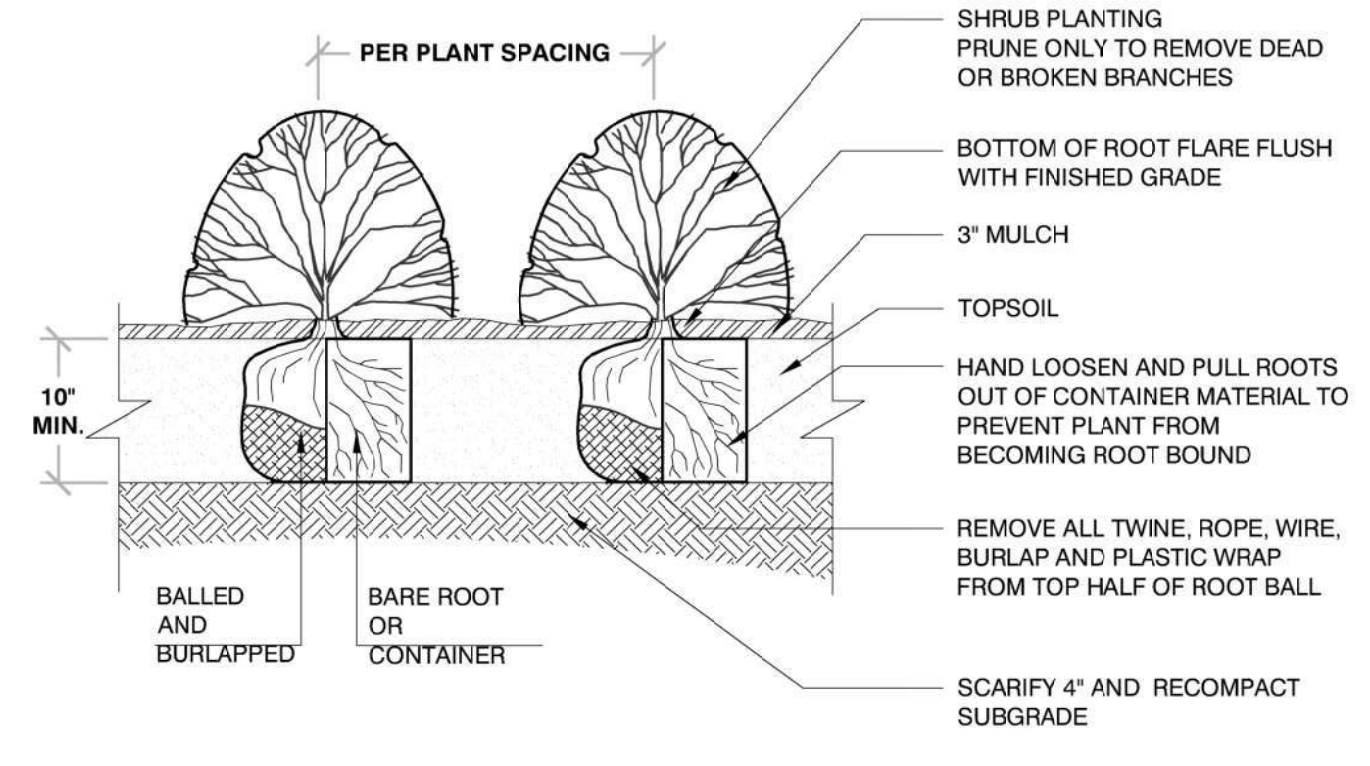
- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE SPRING OF 2020.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE AUTUMN OF 2020 IF AVAILABLE AT TIME OF PLANTING.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 1/2 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH.
- ALL FINISH GRADING TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

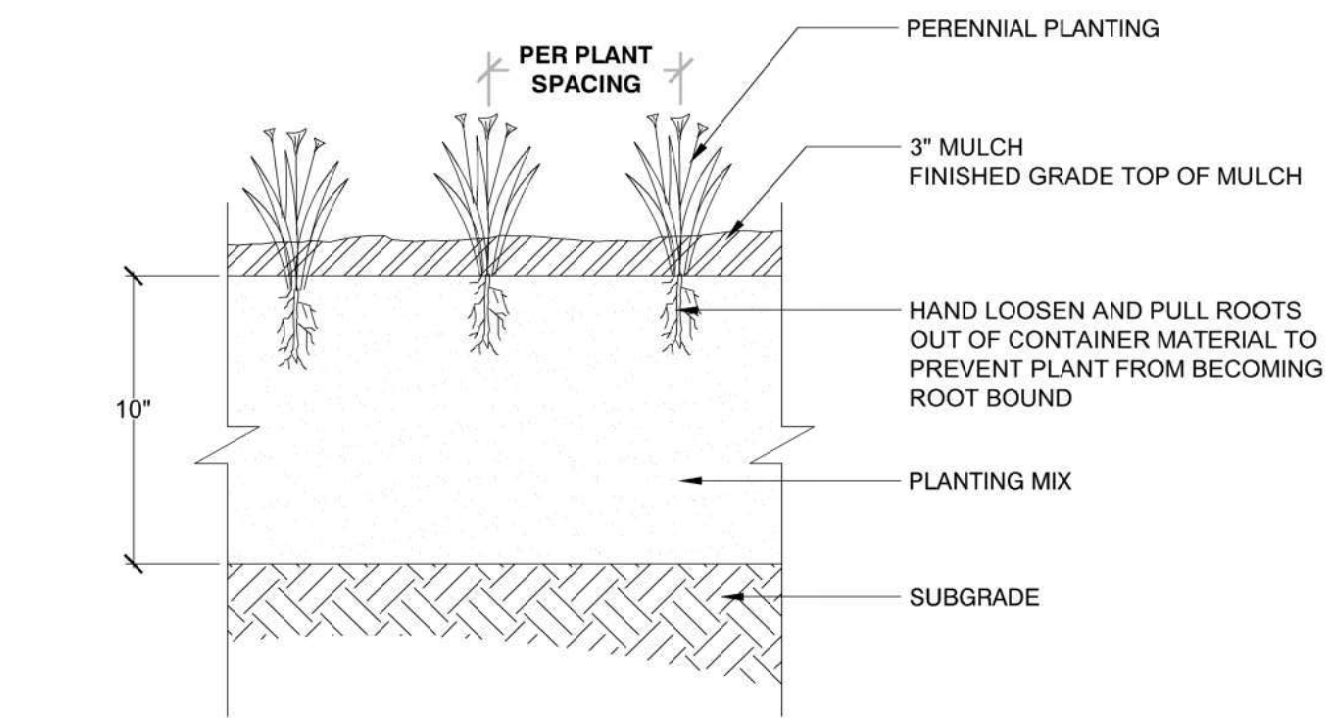
- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER.
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES.
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



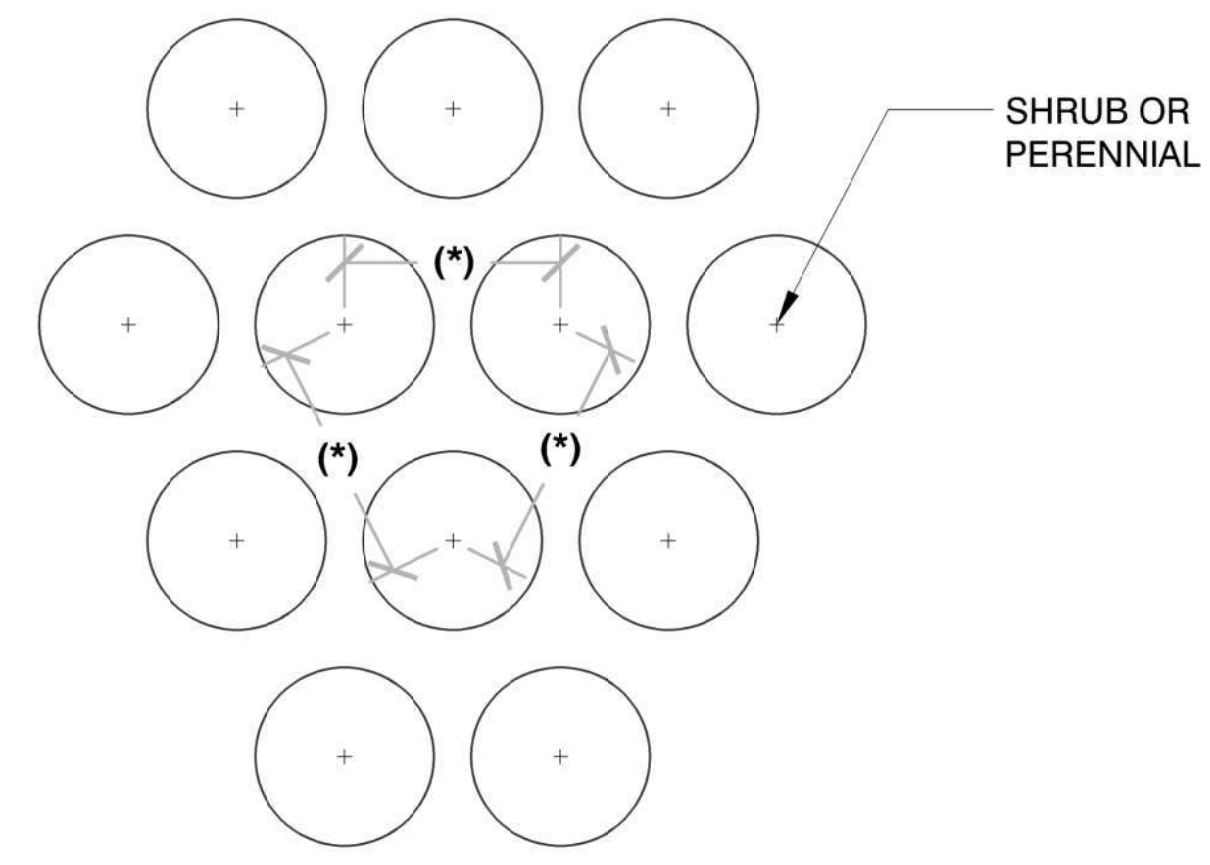
1 TREE PLANTING
1/4" = 1'-0"
329343-01



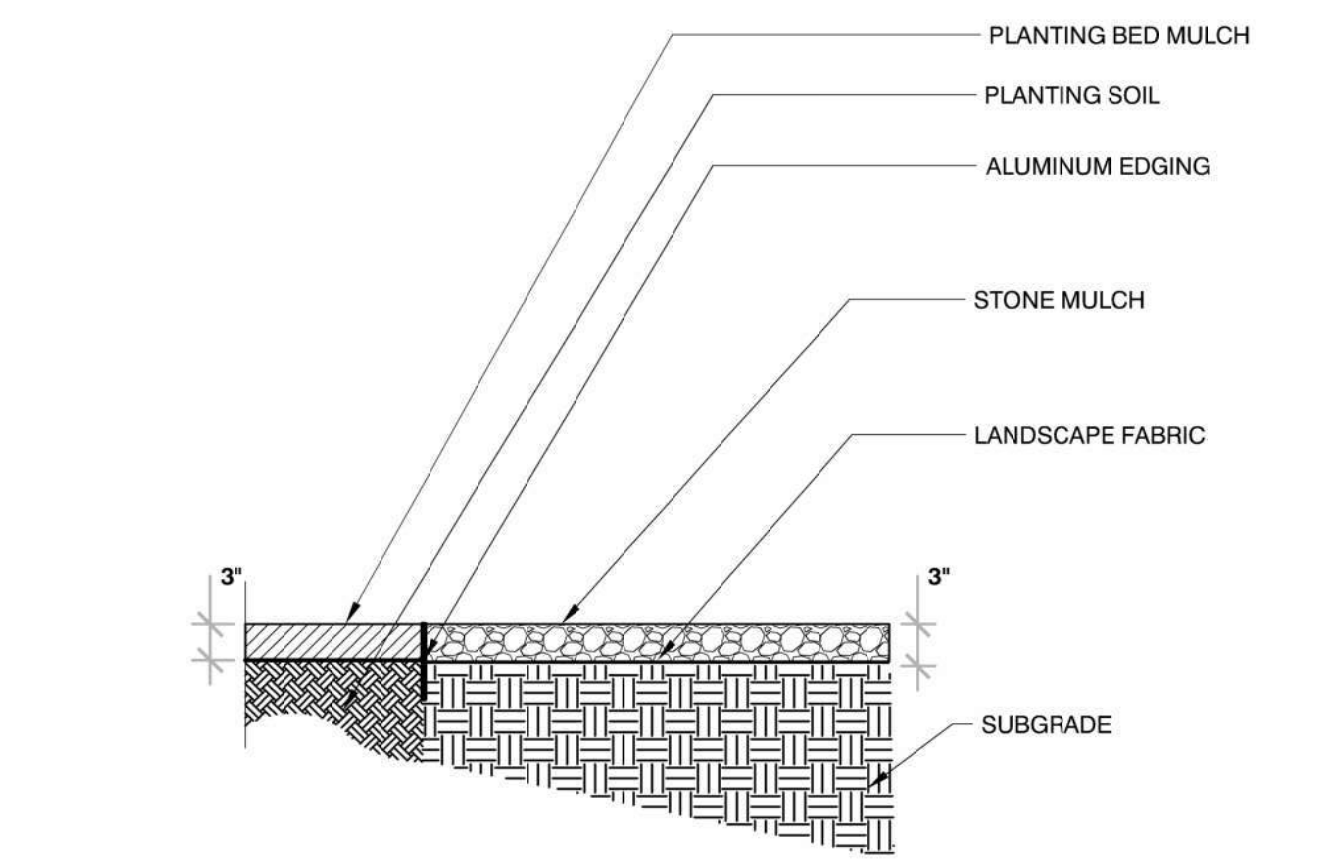
2 SHRUB PLANTING
1/2" = 1'-0"
329343-02



3 PERENNIAL PLANTING
1" = 1'-0"
3293-01



4 PLANT SPACING
3/4" = 1'-0"
3293-02



5 STONE MULCH ALONG PLANTING BED
3/4" = 1'-0"
329413-02

GBA
STRUCTURAL DESIGN
2245 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3856 (FAX)

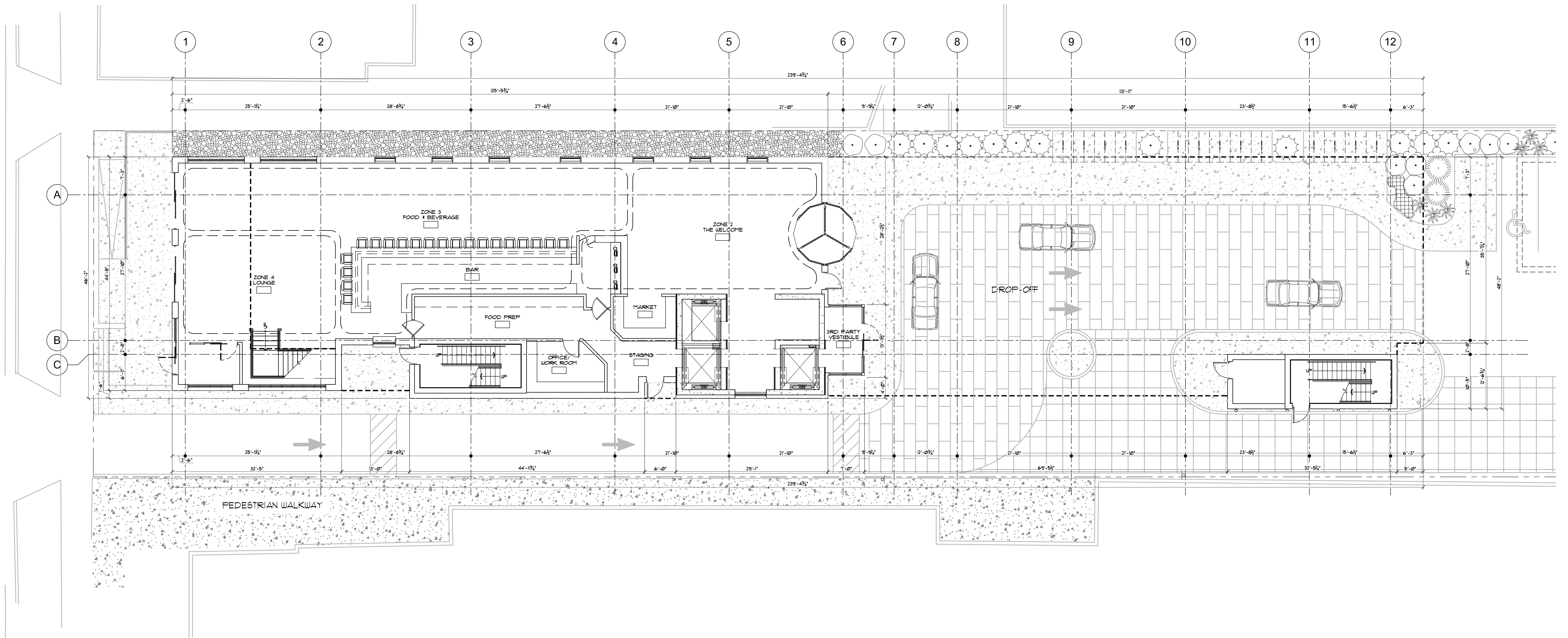
WISCONSIN OFFICE
Pinnacle Engineering Group
20725 WATER TOWN ROAD, SUITE 100
BROOKFIELD, WI 53188
(262) 754-8888
www.pinnacle-engr.com

CHICAGO ILL. / PALAUKE NATIONWIDE
www.pinnacle-engr.com
DESIGN DELIVER

PROJECT:
MOXY HOTEL
825 E. WASHINGTON AVENUE
MADISON, WI 53703
CLIENT:
NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
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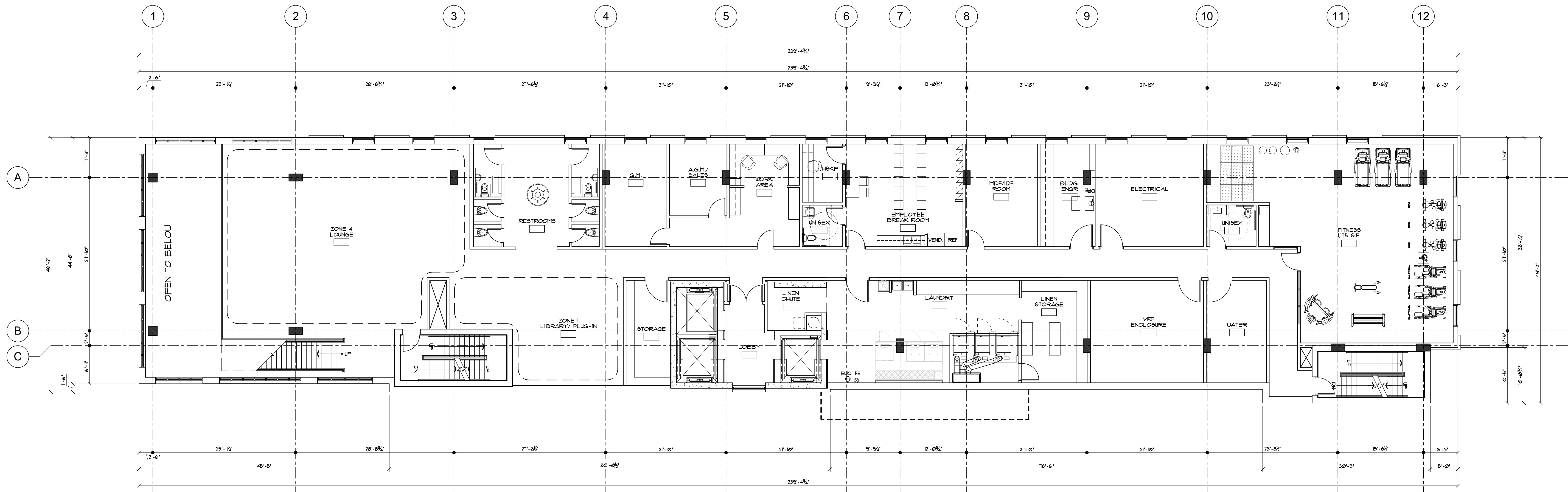
1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT: **MOXY HOTEL**
1000 W. WASHINGTON AVENUE
MADISON, WI 53703
CLIENT: **NORTH CENTRAL GROUP**
C/O MM EAST WASHINGTON, LLC
MIDDLETON, WI 53562

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DATE: 03/23/2020
SCALE: AS NOTED

PC 4 UDC 04/01/2020



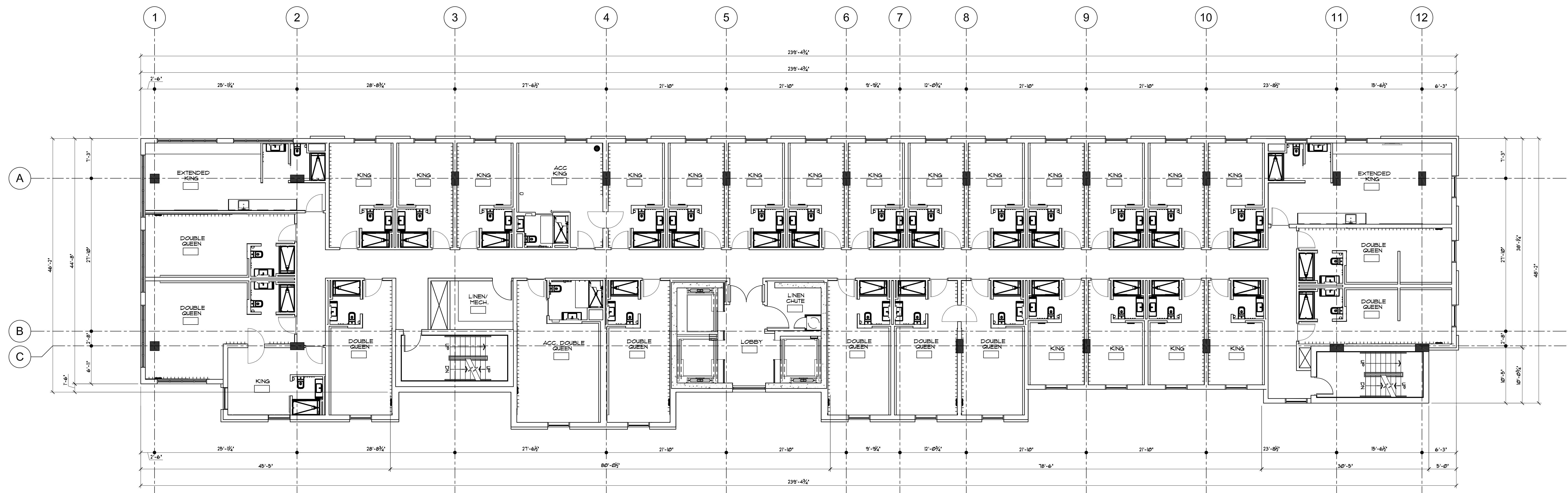
PROJECT: **MOXY HOTEL**
1000 WASHINGTON AVENUE
MIDDLETON, WI 53562
CLIENT: **NORTH CENTRAL GROUP**
C/O MM EAST WASHINGTON, LLC
1000 WASHINGTON AVENUE, SUITE 200
MIDDLETON, WI 53562

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SCALE: AS NOTED

FC 1 UDC 04/01/2020

2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'



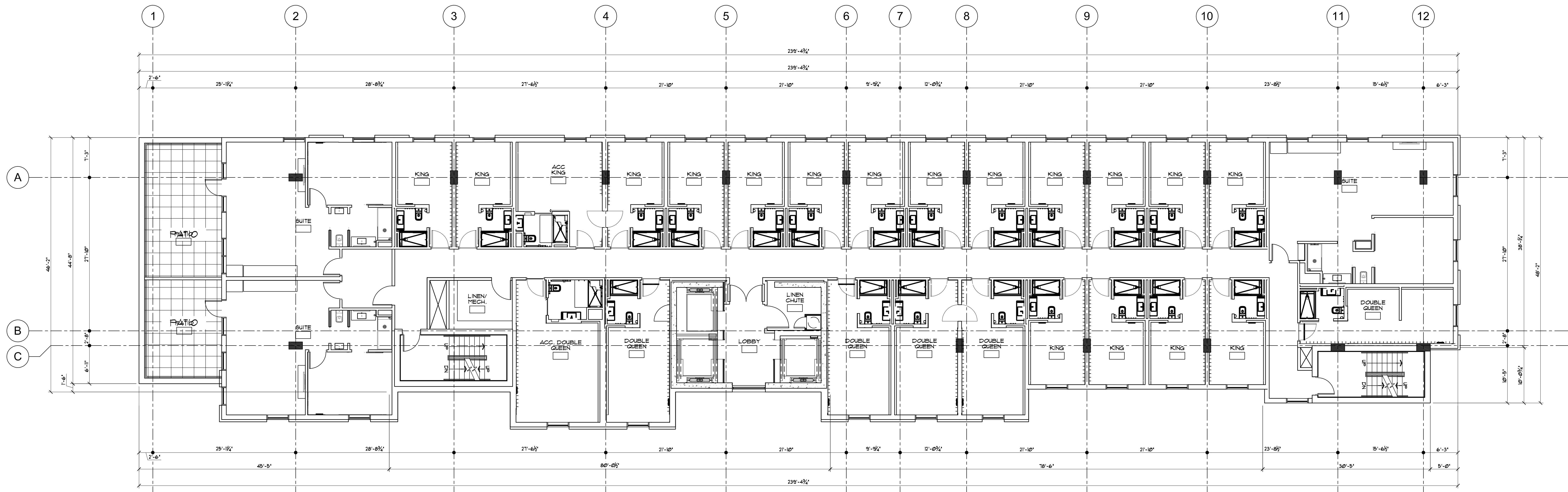
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100 EAST WASHINGTON AVENUE
MIDDLETON, WI 53562
CLIENT: **NORTH CENTRAL GROUP**
C/O MM EAST WASHINGTON, LLC
100 EAST WASHINGTON AVENUE, SUITE 200
MIDDLETON, WI 53562

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PROJECT: 201926
DRAWN BY: DSD
DATE: 03/23/2020
SCALE: AS NOTED

FC 4 UDC 04/01/2020

3RD - 5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"



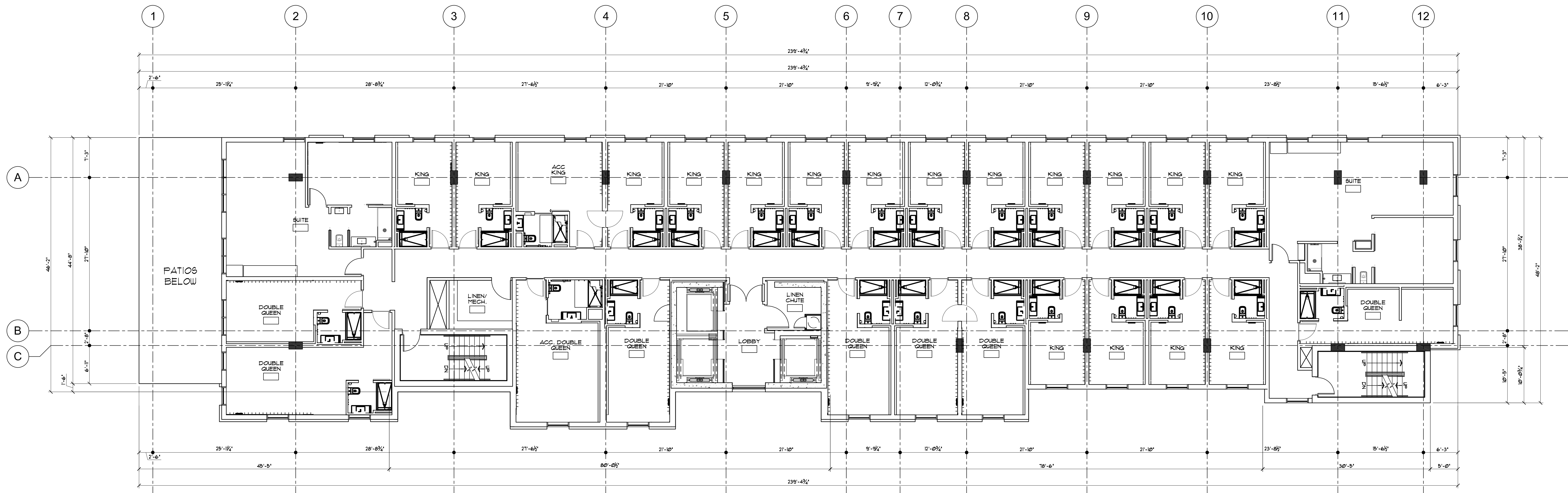
6TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT: **MOXY HOTEL**
1000 EAST WASHINGTON AVENUE
MADISON, WI 53703
CLIENT: **NORTH CENTRAL GROUP**
C/O MM EAST WASHINGTON, LLC
200 EAST WASHINGTON AVENUE, SUITE 200
MIDDLETON, WI 53562

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PROJECT: 201926
DRAWN BY: DSD
DATE: 03/23/2020
SCALE: AS NOTED

FC 1 UDC 04/01/2020



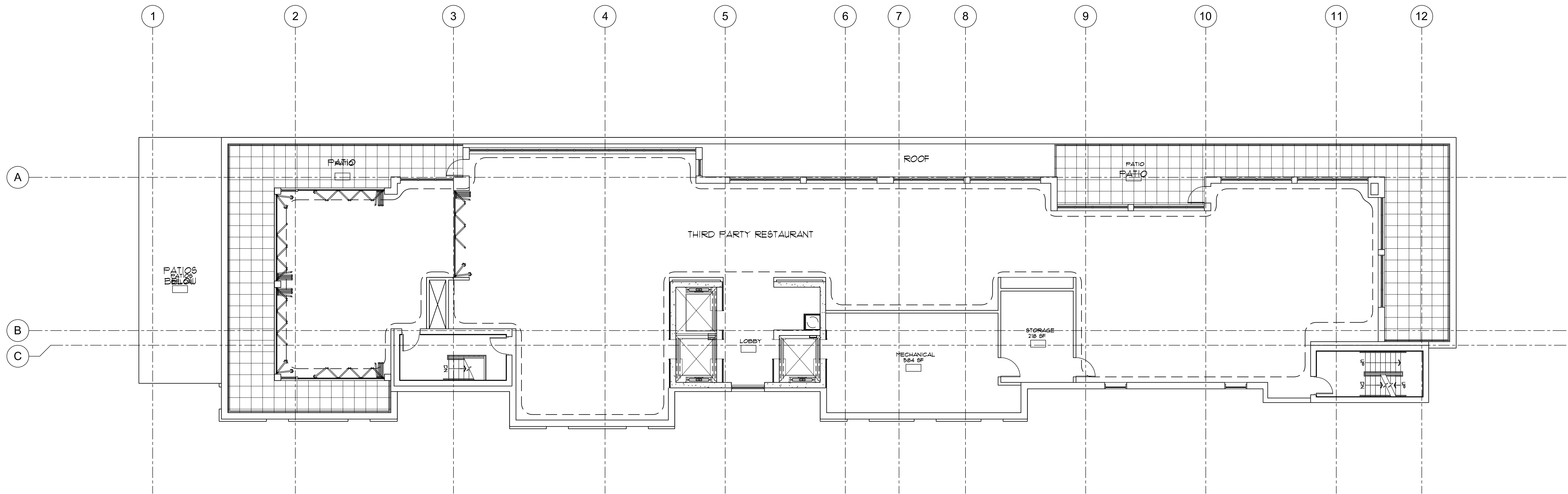
7TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT: **MOXY HOTEL**
1000 EAST WASHINGTON AVENUE
MIDDLETON, WI 53562
CLIENT: **NORTH CENTRAL GROUP**
C/O MM EAST WASHINGTON, LLC
200 EAST WASHINGTON AVENUE
MIDDLETON, WI 53562

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PROJECT: 201926
DRAWN BY: DSD
DATE: 03/23/2020
SCALE: AS NOTED

PC 4 UDC 04/01/2020



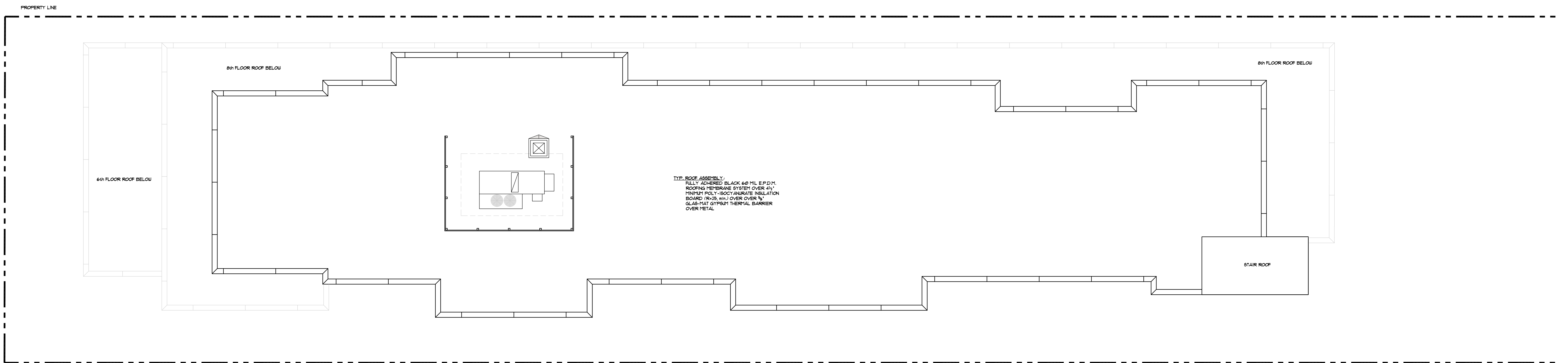
PROJECT: **MOXY HOTEL**
1000 WASHINGTON AVENUE
MIDDLETON, WI 53570
CLIENT: **NORTH CENTRAL GROUP**
C/O MM EAST WASHINGTON, LLC
MIDDLETON, WI 53562

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PROJECT: 201926
DRAWN BY: DSD
DATE: 03/23/2010
SCALE: AS NOTED

FC 4 UDC 04/01/2010

8TH FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'



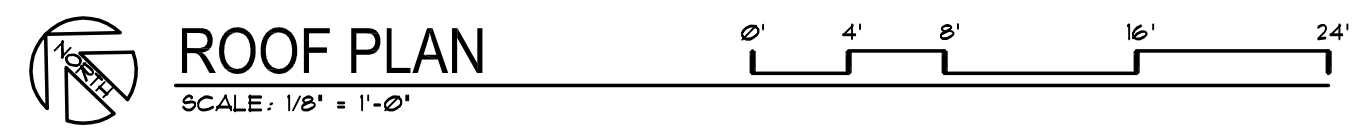
TYP. ROOF ASSEMBLY:
FULLY ADHERED BLACK 60 MIL EPDM
ROOFING MEMBRANE SYSTEM OVER 4" MINIMUM POLY-ISOCYANURATE INSULATION BOARD (R-15) OVER 1/2" GLASS-MAT GYPSUM THERMAL BARRIER OVER METAL

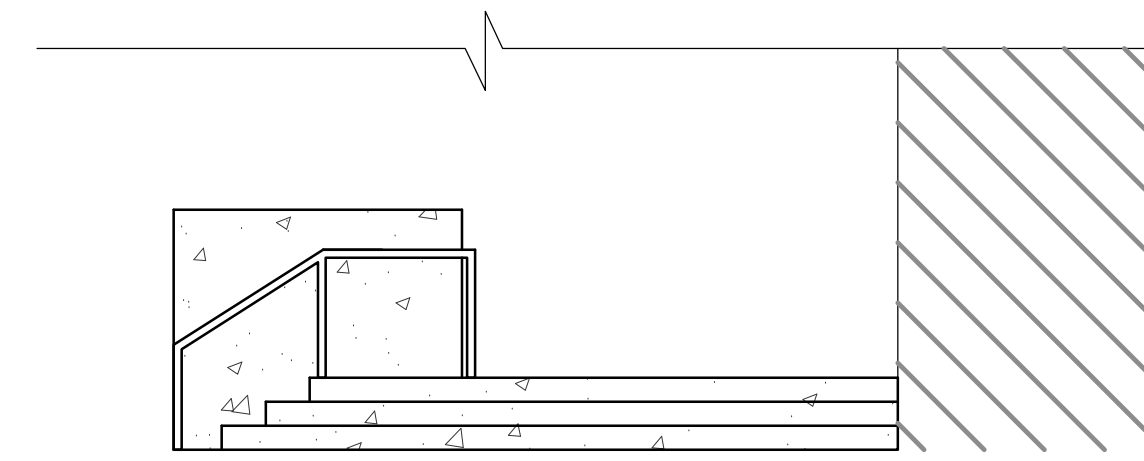
PROJECT: MOXY HOTEL
1000 UNIVERSITY AVENUE
MIDDLETON, WI 53570
CLIENT: NORTH CENTRAL GROUP
C/O MM EAST WASHINGTON, LLC
1000 UNIVERSITY AVENUE, SUITE 200
MIDDLETON, WI 53562

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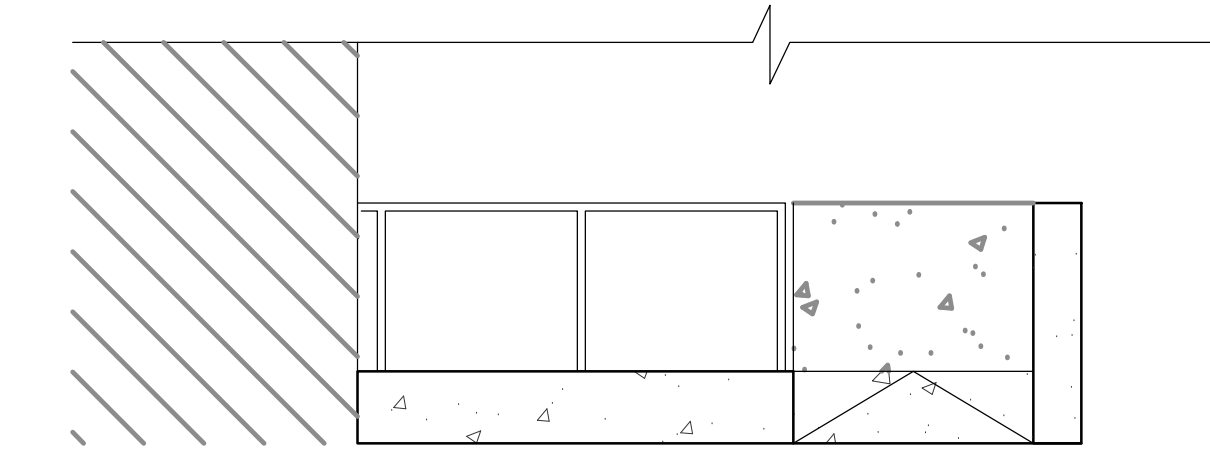
PROJECT: 201926
DRAWN BY: DSD
DATE: 03/23/2010
SCALE: AS NOTED

PCADPC 04/01/2010

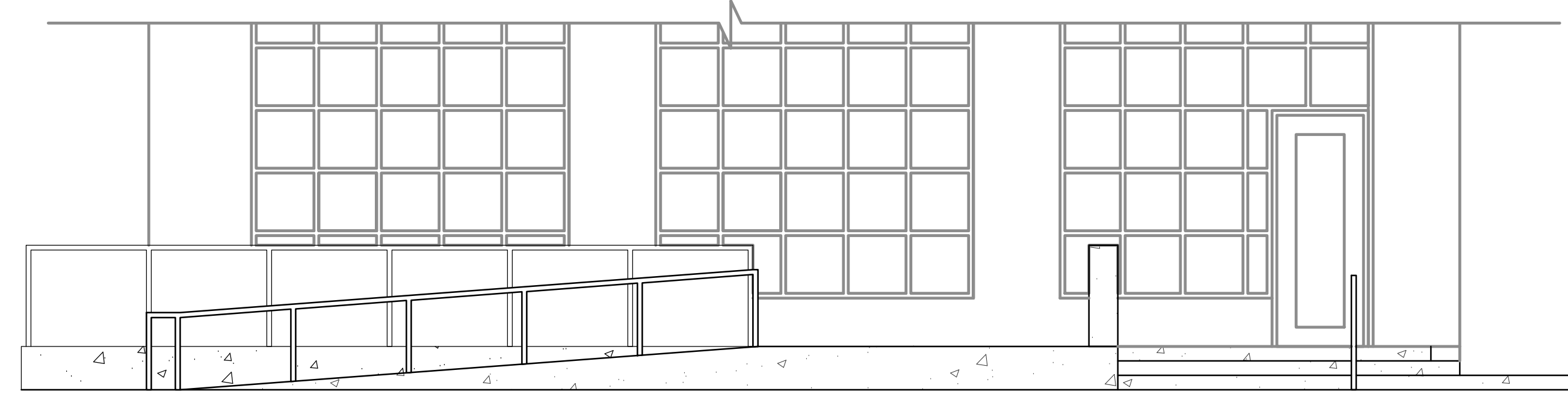




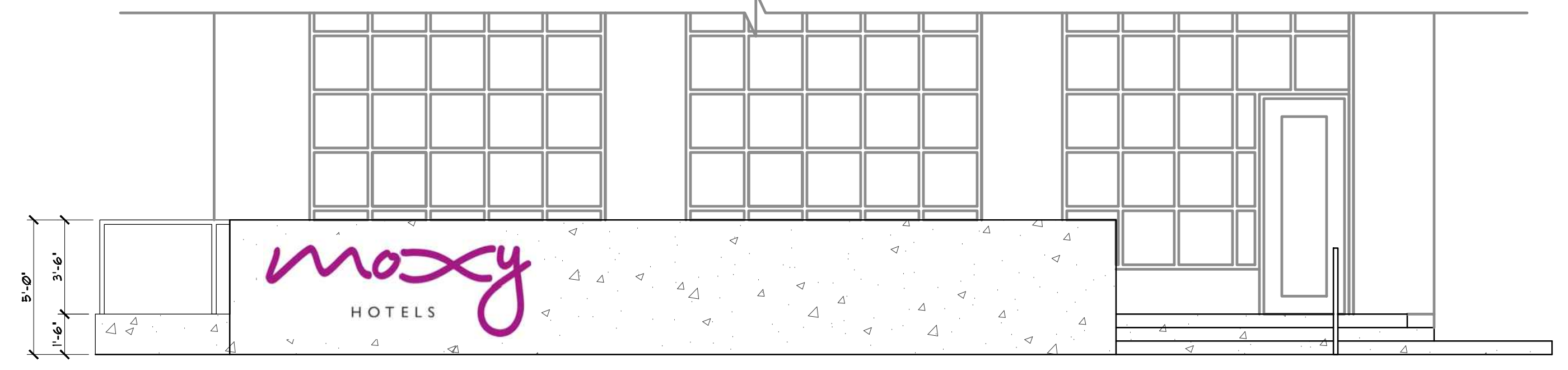
6 PATIO ELEVATION
1/4"=1'-0"



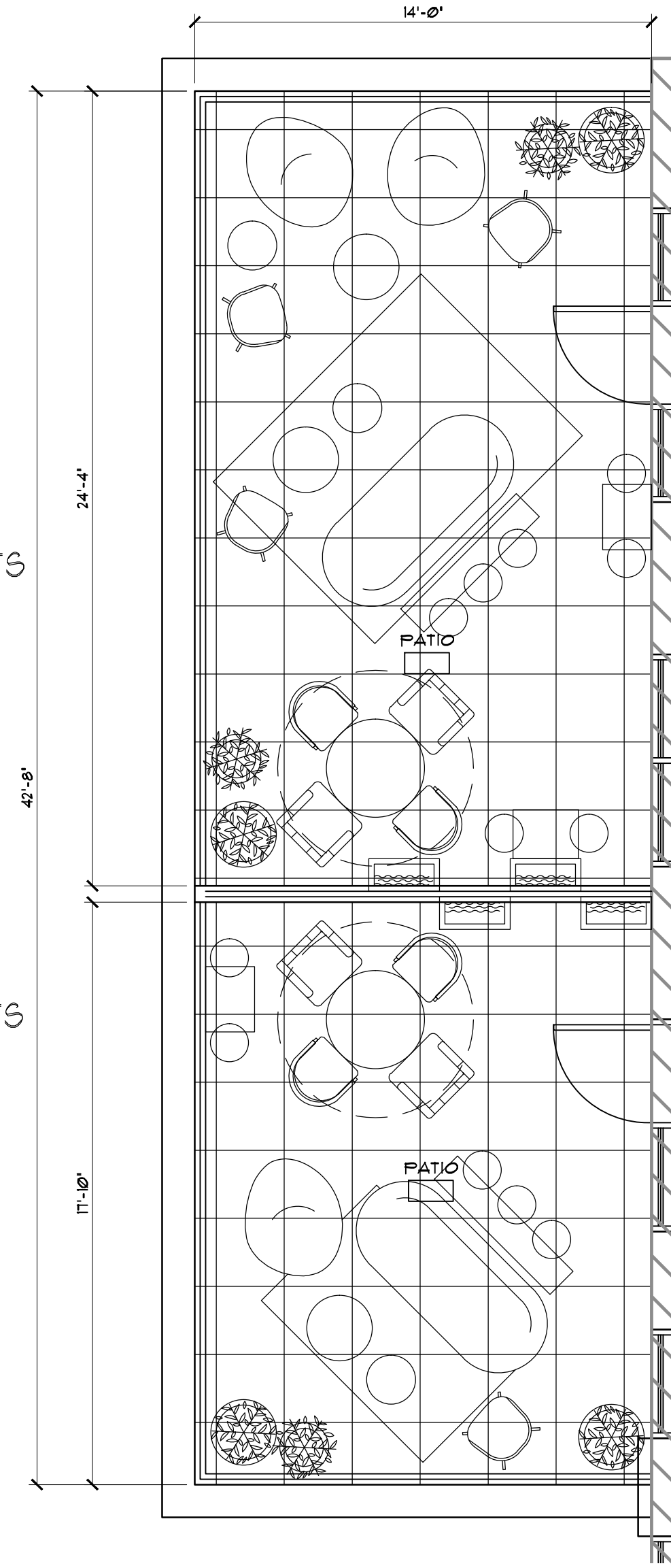
5 PATIO ELEVATION
1/4"=1'-0"



4 PATIO ELEVATION
1/4"=1'-0"



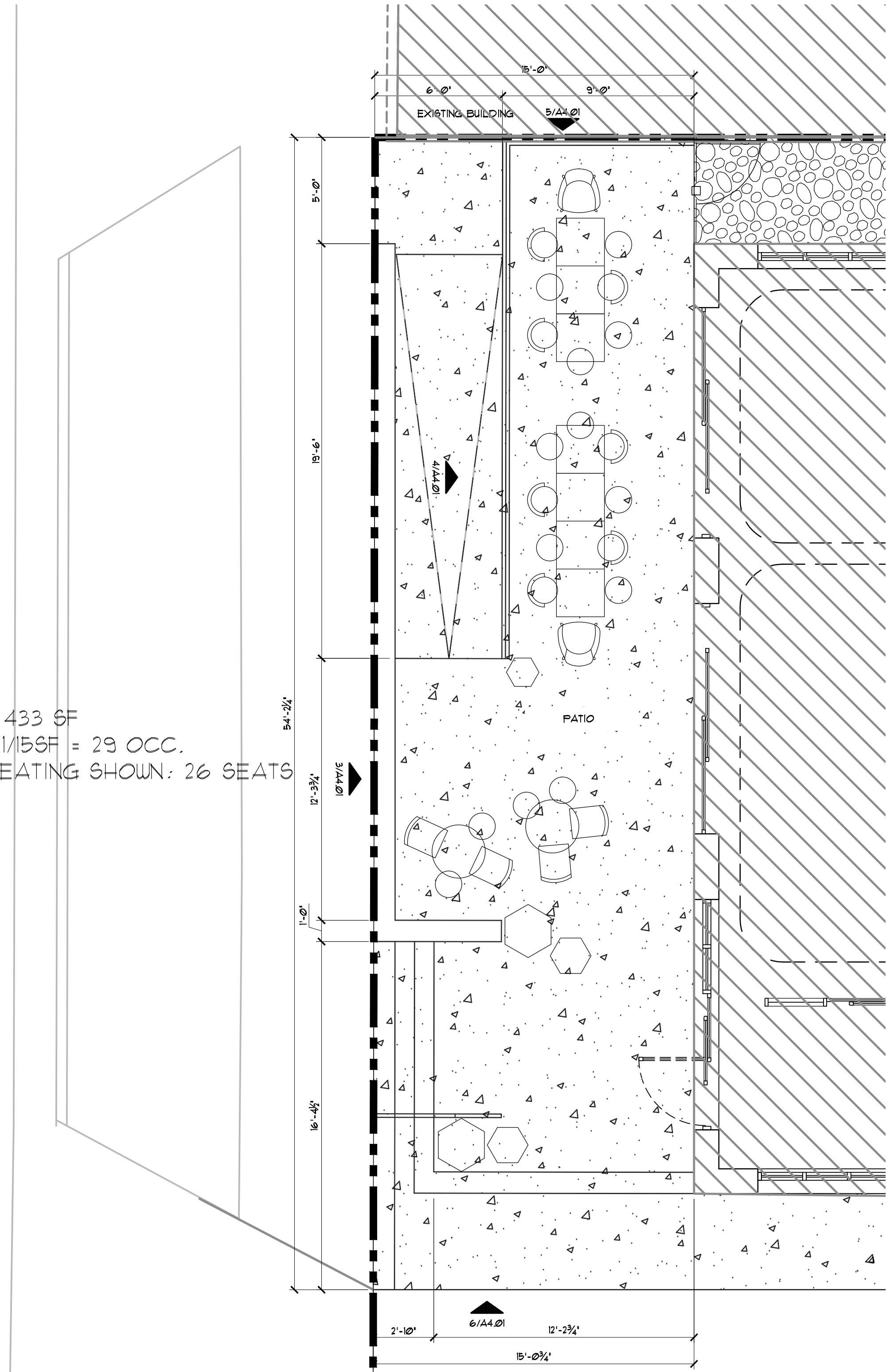
3 PATIO ELEVATION
1/4"=1'-0"



PATIO 6A - 328 SF
OCC: 1/15 SF - 21 OCC.
TOTAL SEATING SHOWN: 18 SEATS

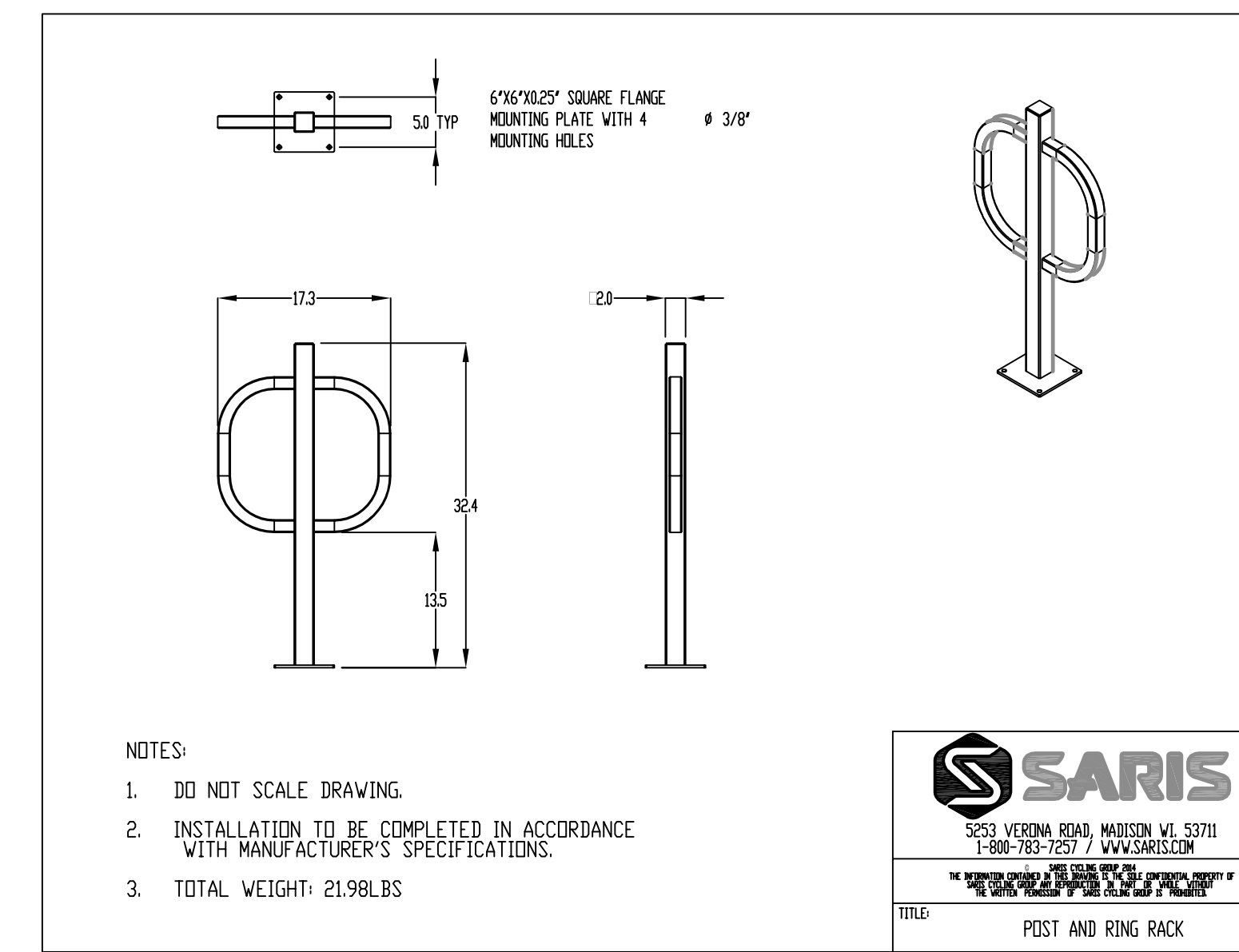
PATIO 6B - 245 SF
OCC: 1/15 SF - 16 OCC.
TOTAL SEATING SHOWN: 13 SEATS

2 6TH FLOOR PATIO PLAN
1/4"=1'-0"

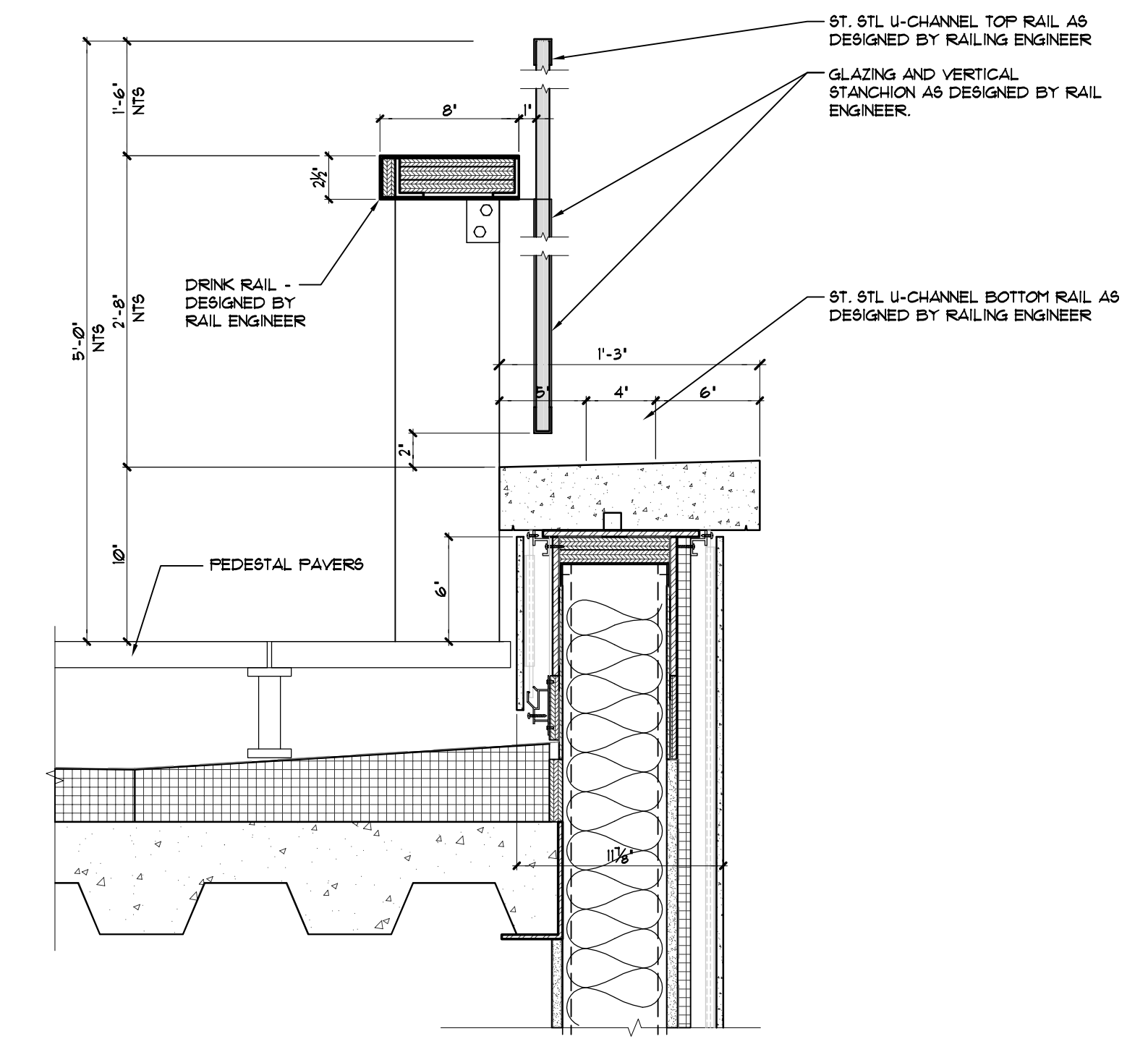


PATIO - 433 SF
OCC: 1/15 SF = 29 OCC.
TOTAL SEATING SHOWN: 26 SEATS

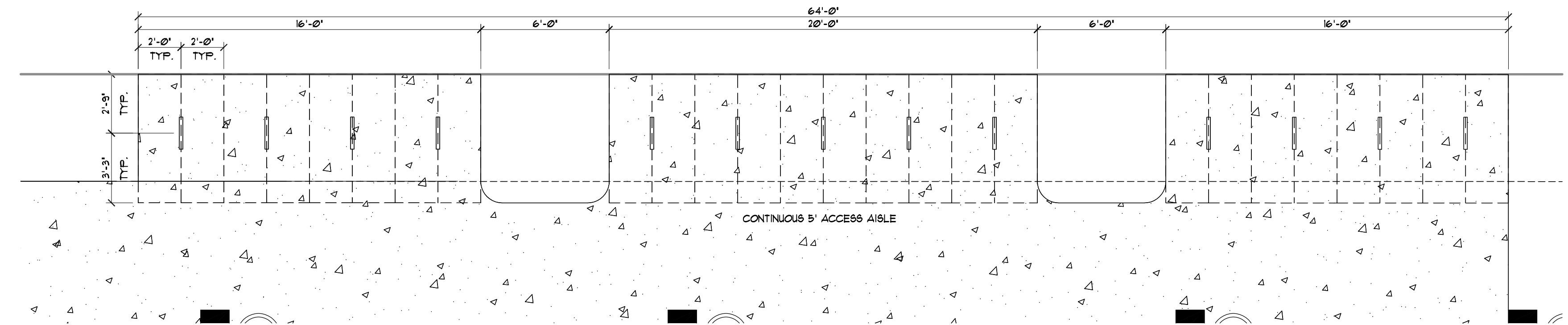
1 1ST FLOOR PATIO PLAN
1/4"=1'-0"



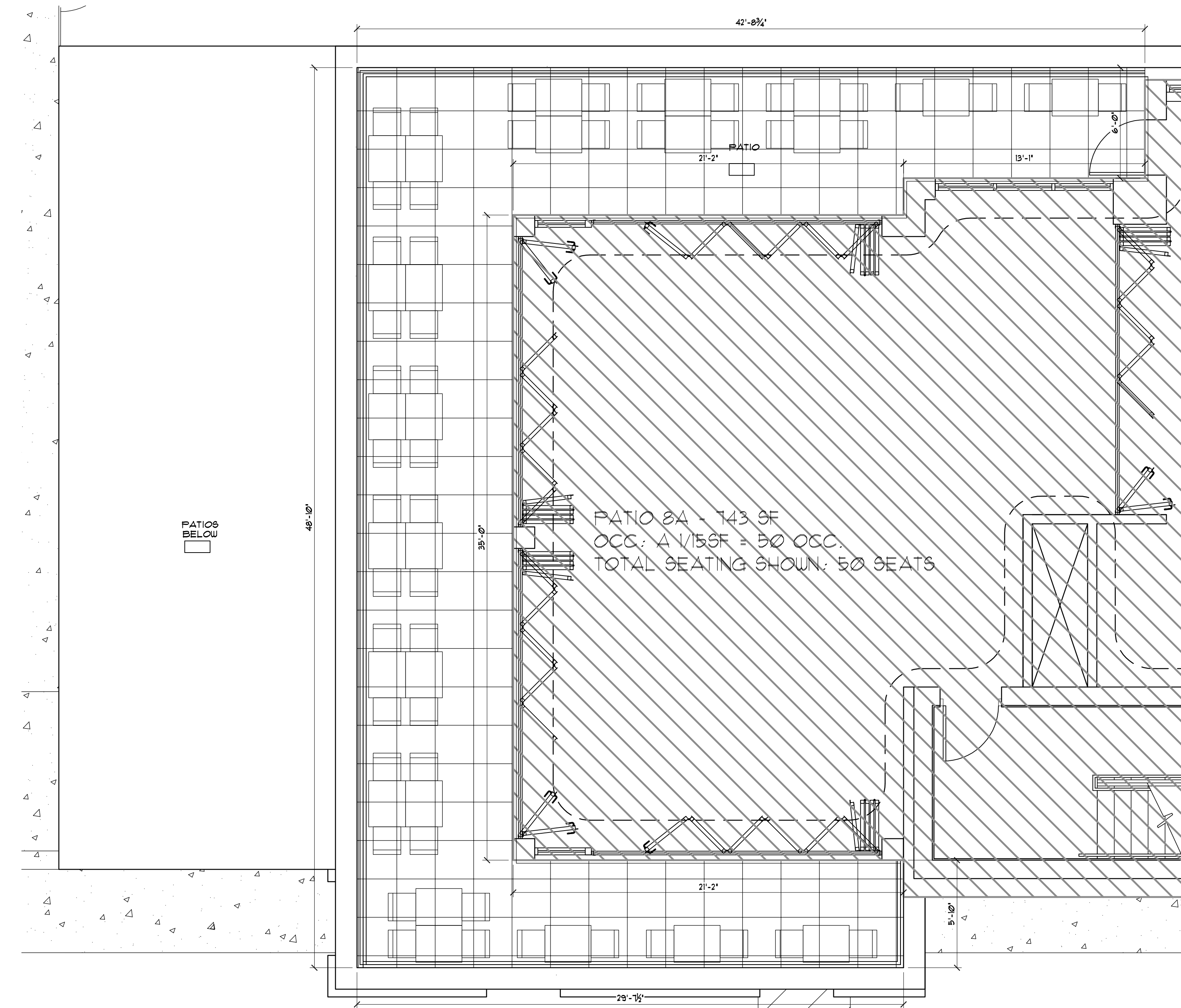
5 BIKE RACK - SARIS POST & RING
NTS



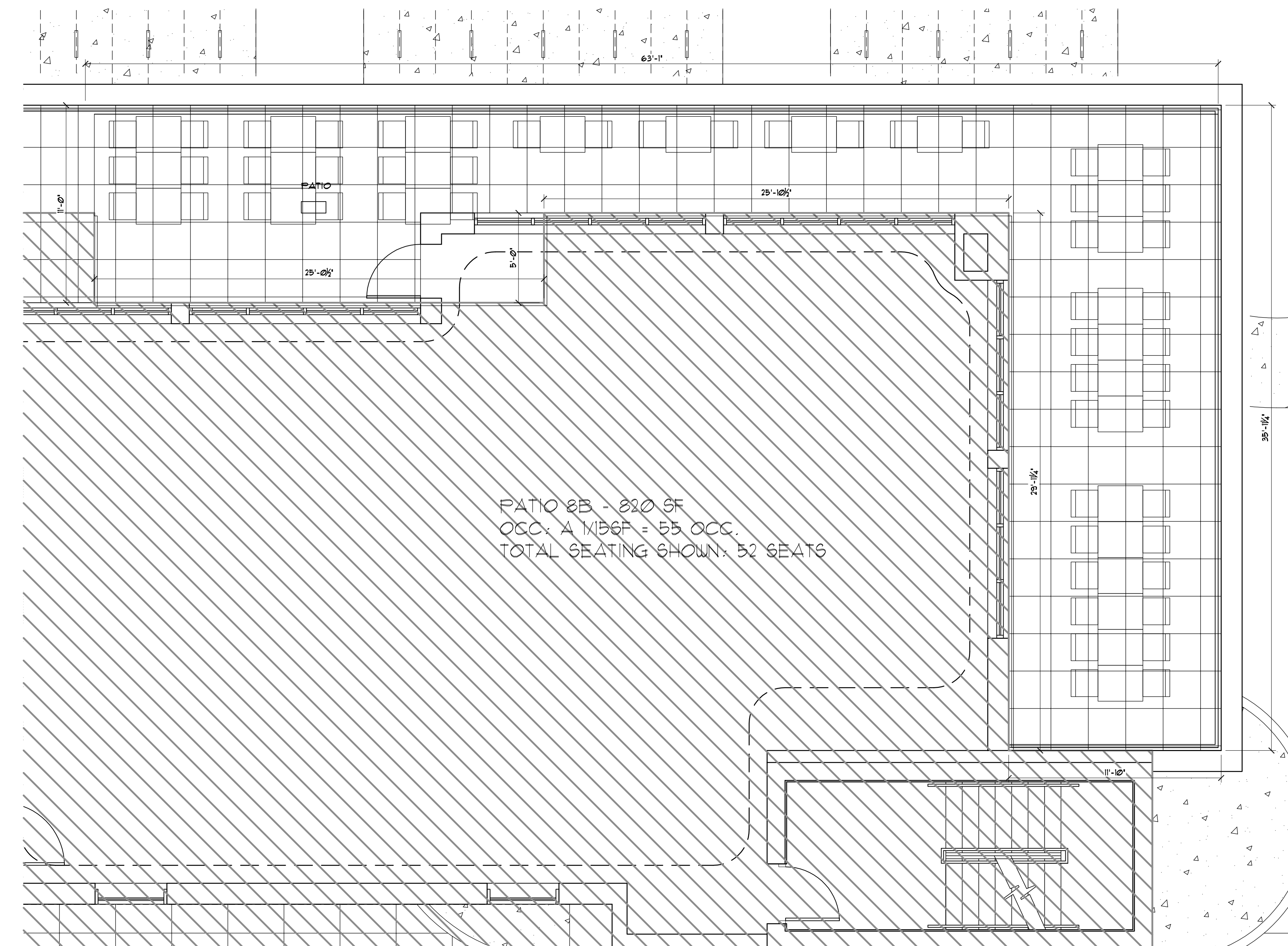
4 6TH AND 8TH FLOOR RAILING SECTION
1/2"=1'-0"



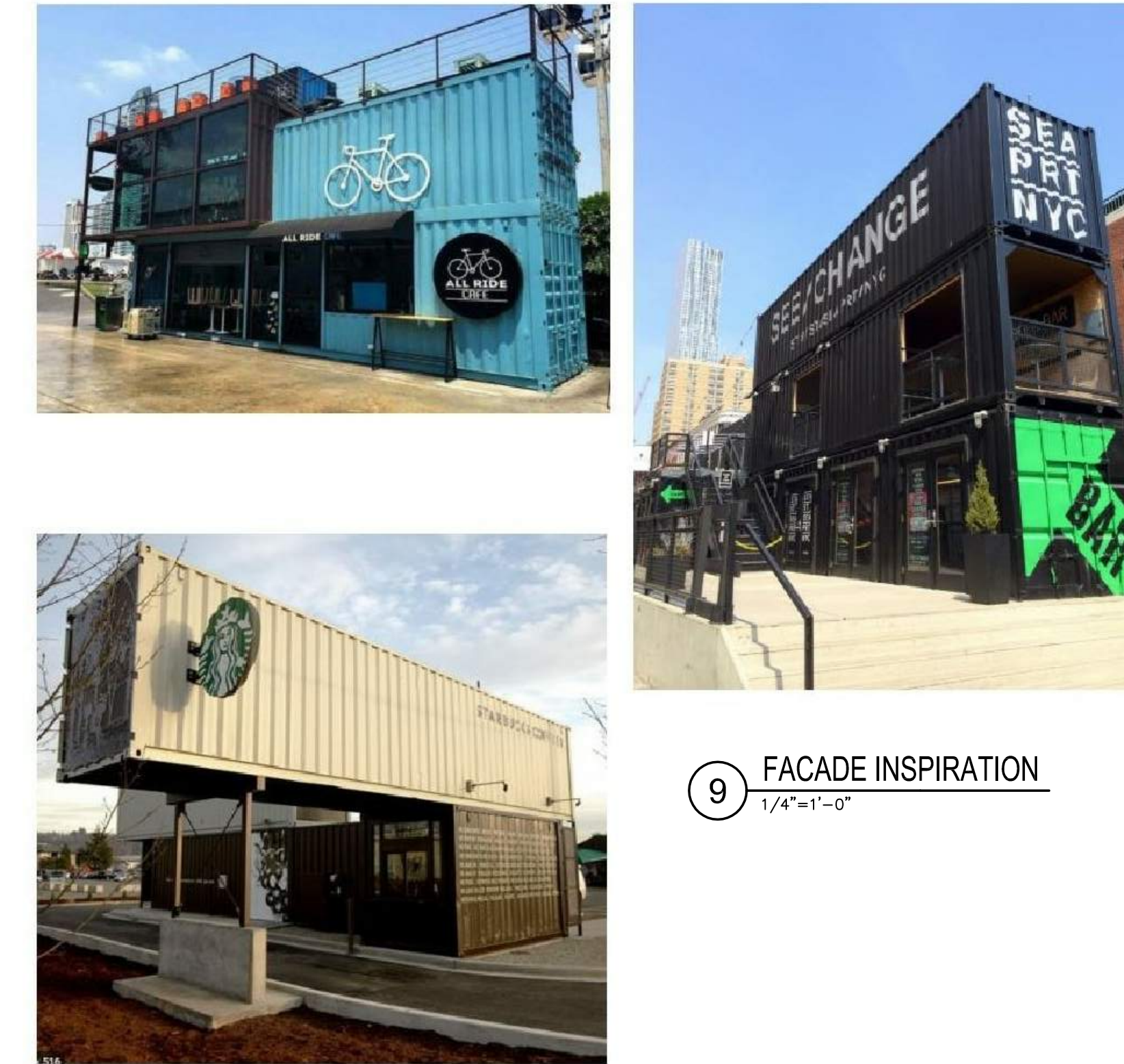
3 ENLARGED BIKE RACK
1/4"=1'-0"



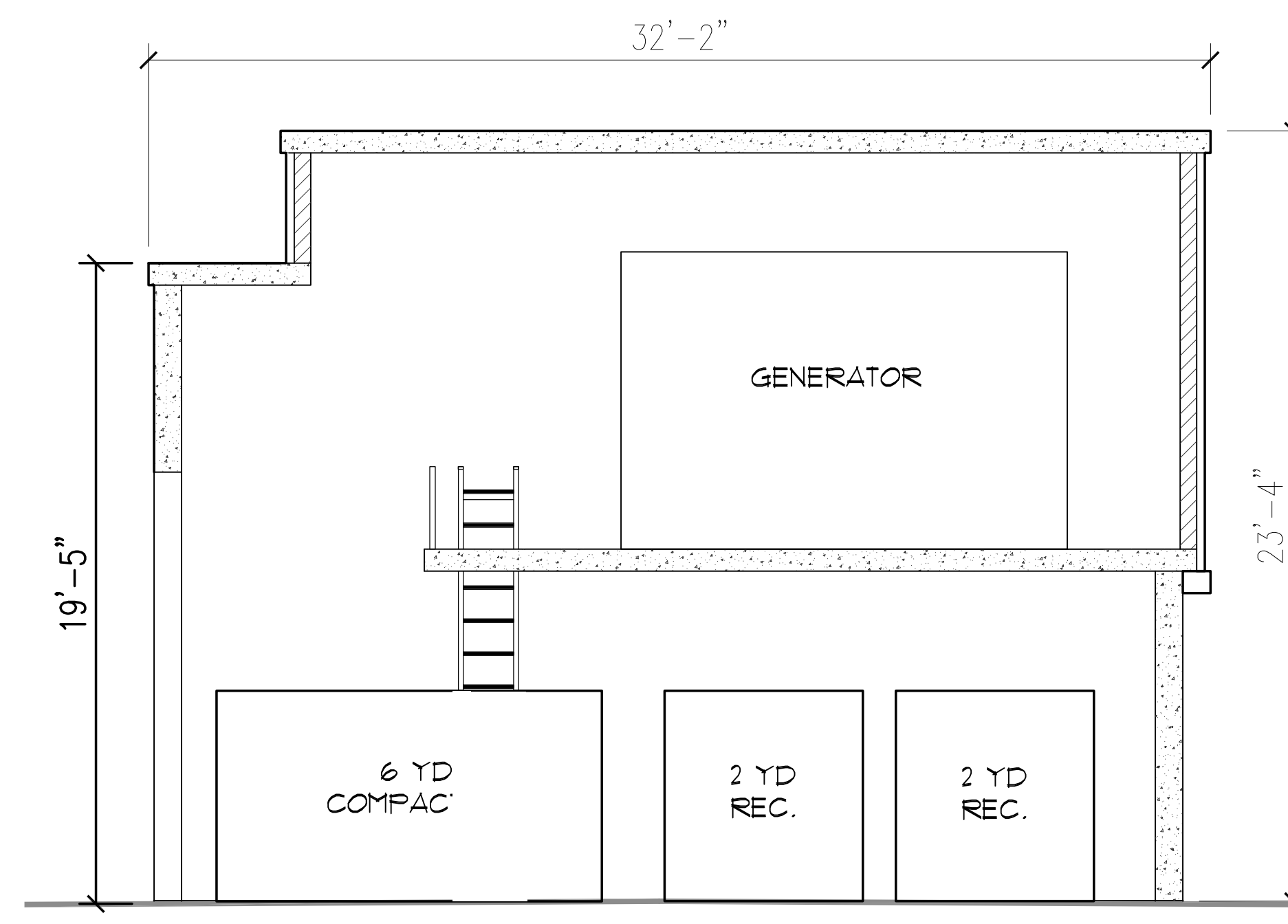
2 8TH FLOOR PATIO PLAN
1/4"=1'-0"



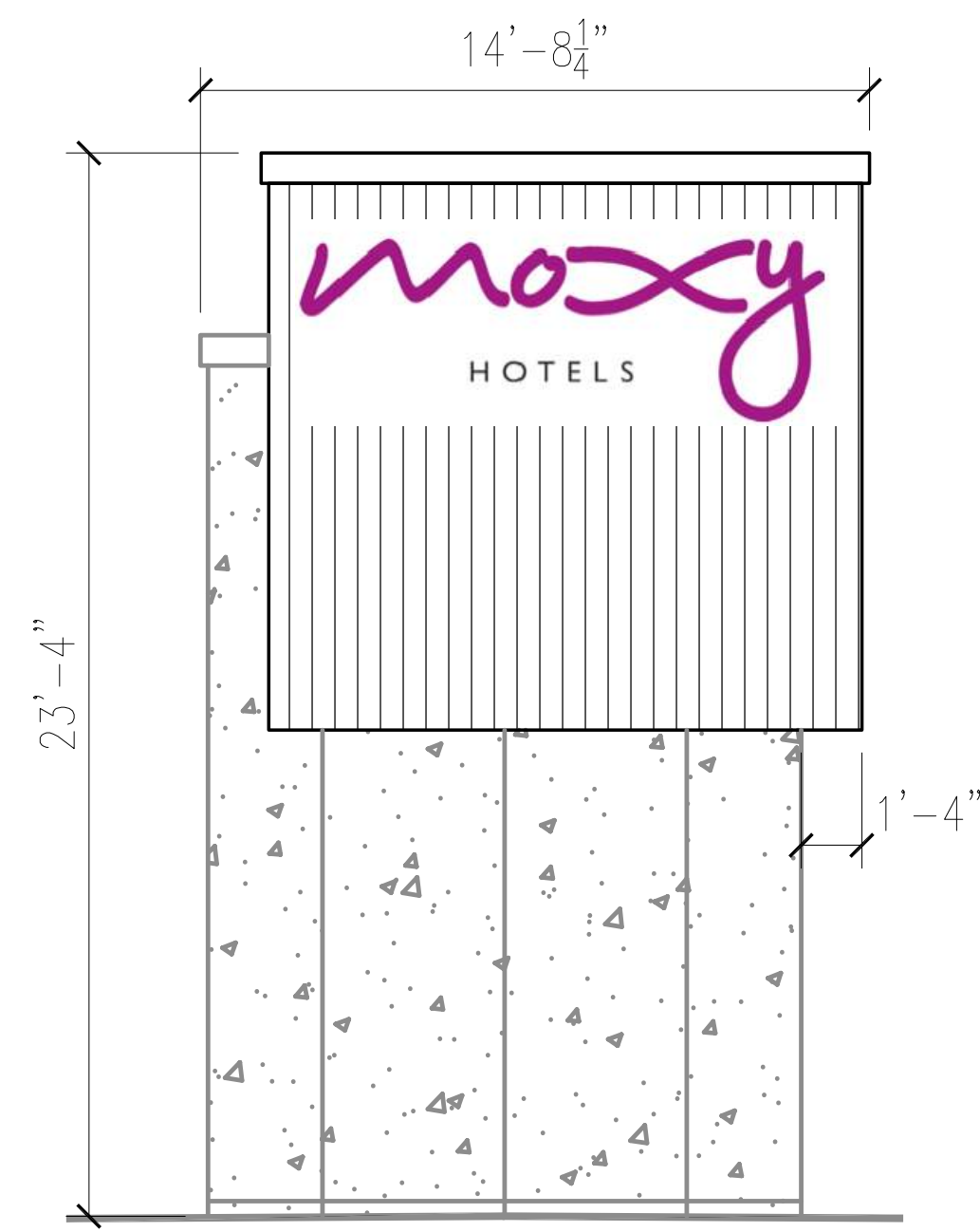
1 8TH FLOOR PATIO PLAN
1/4"=1'-0"



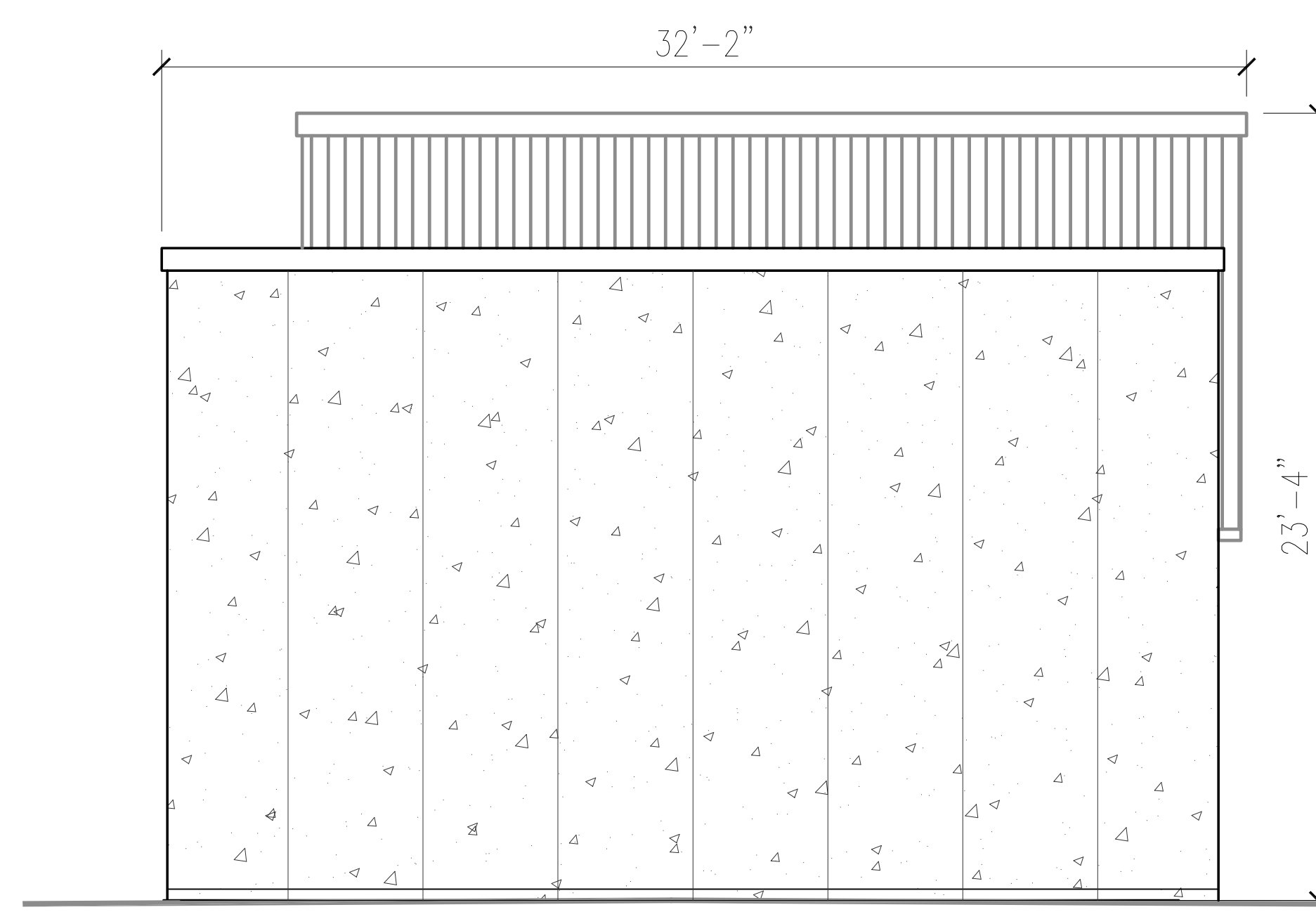
9 **FAÇADE INSPIRATION**
1/4"=1'-0"



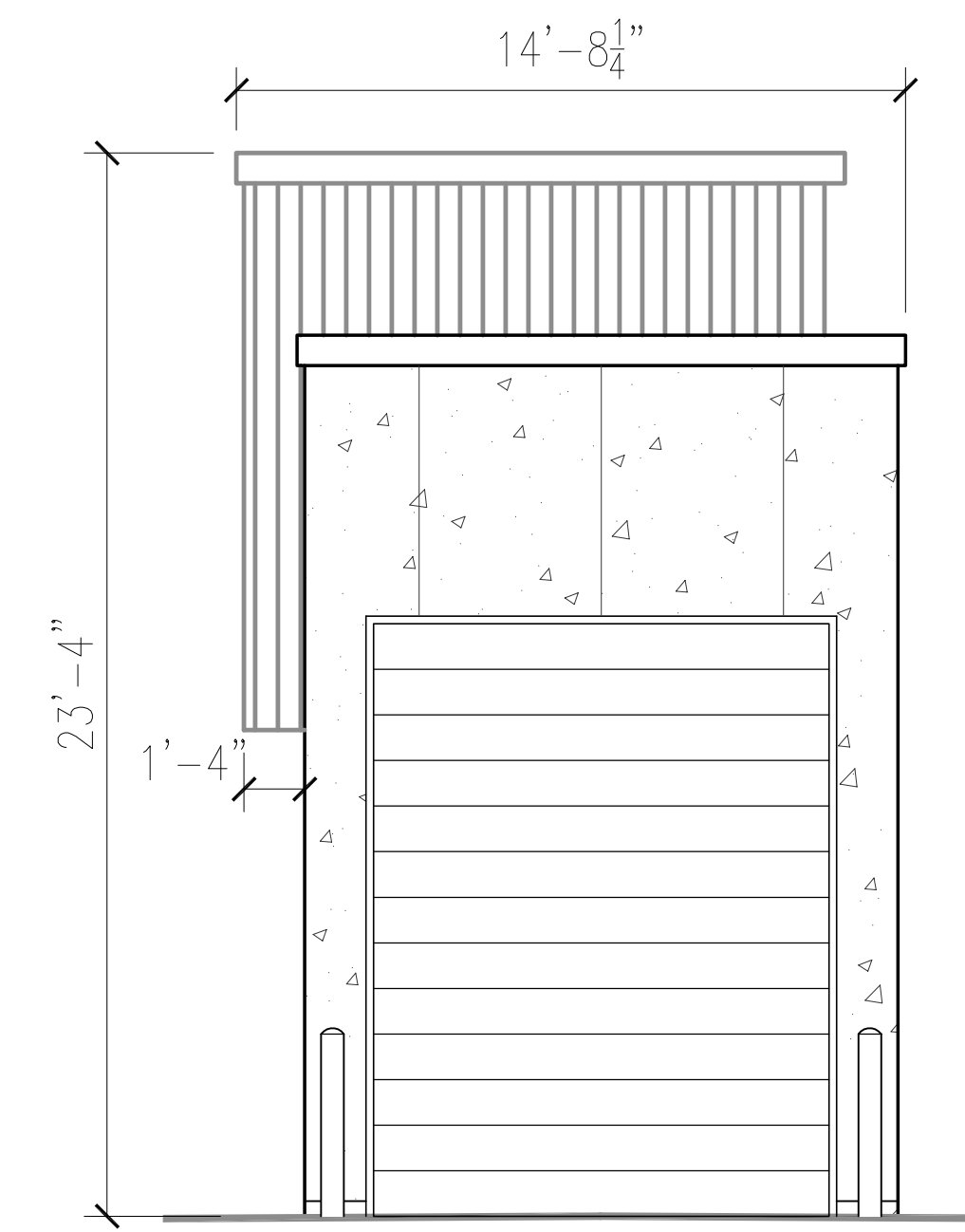
8 **SECTION**
1/4"=1'-0"



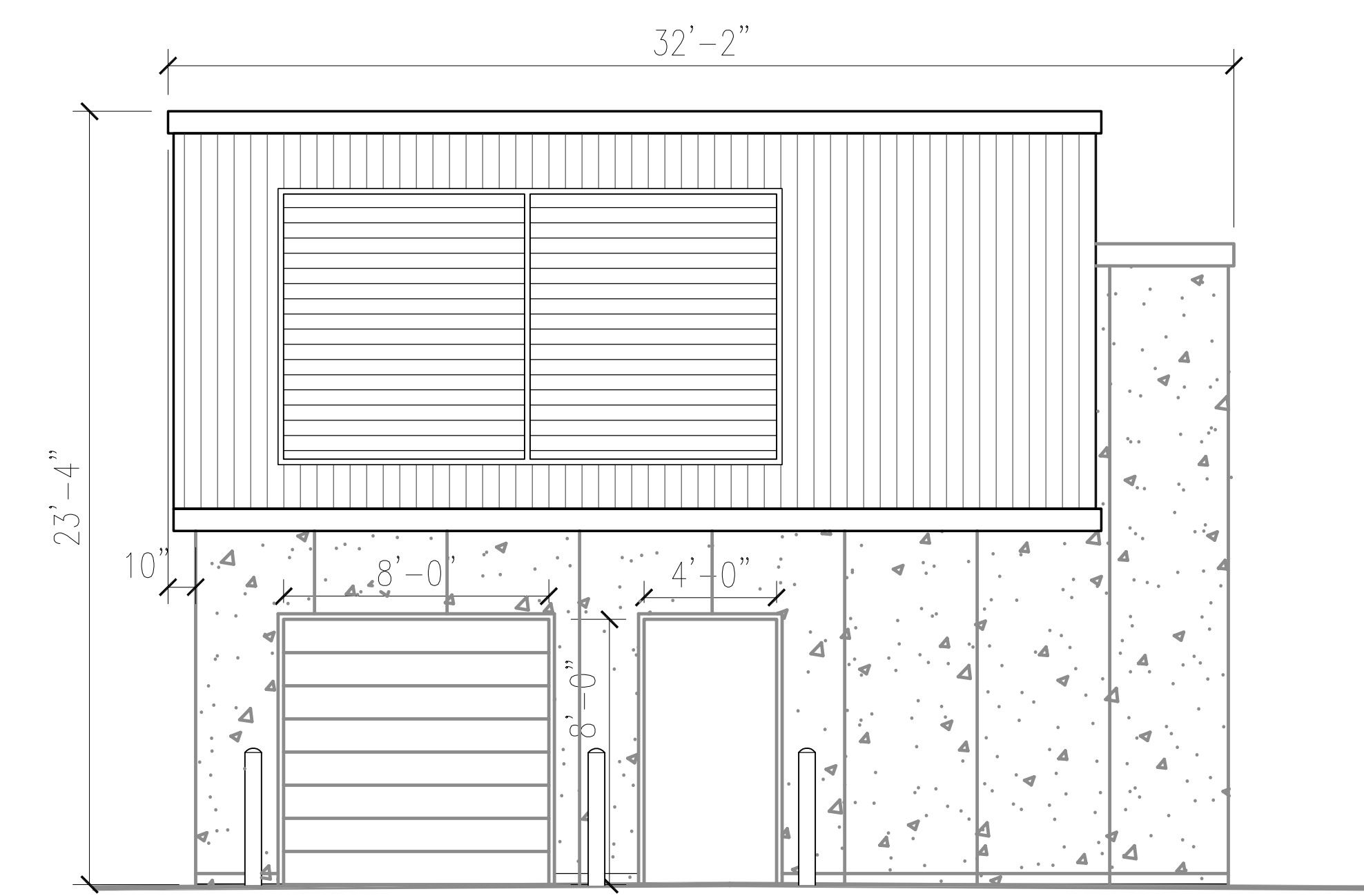
7 **SOUTH EAST ELEVATION**
1/4"=1'-0"



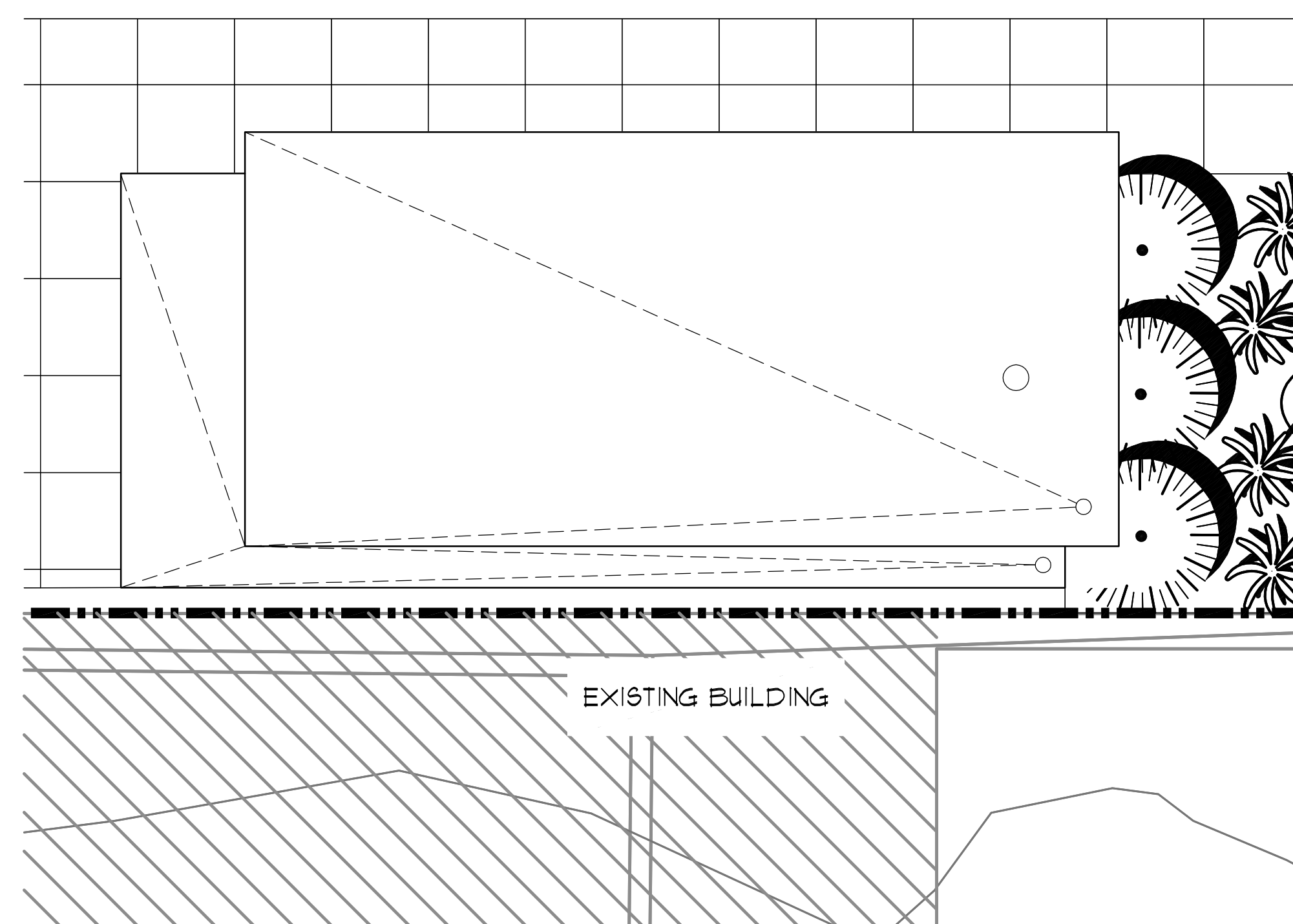
6 **SOUTH WEST ELEVATION**
1/4"=1'-0"



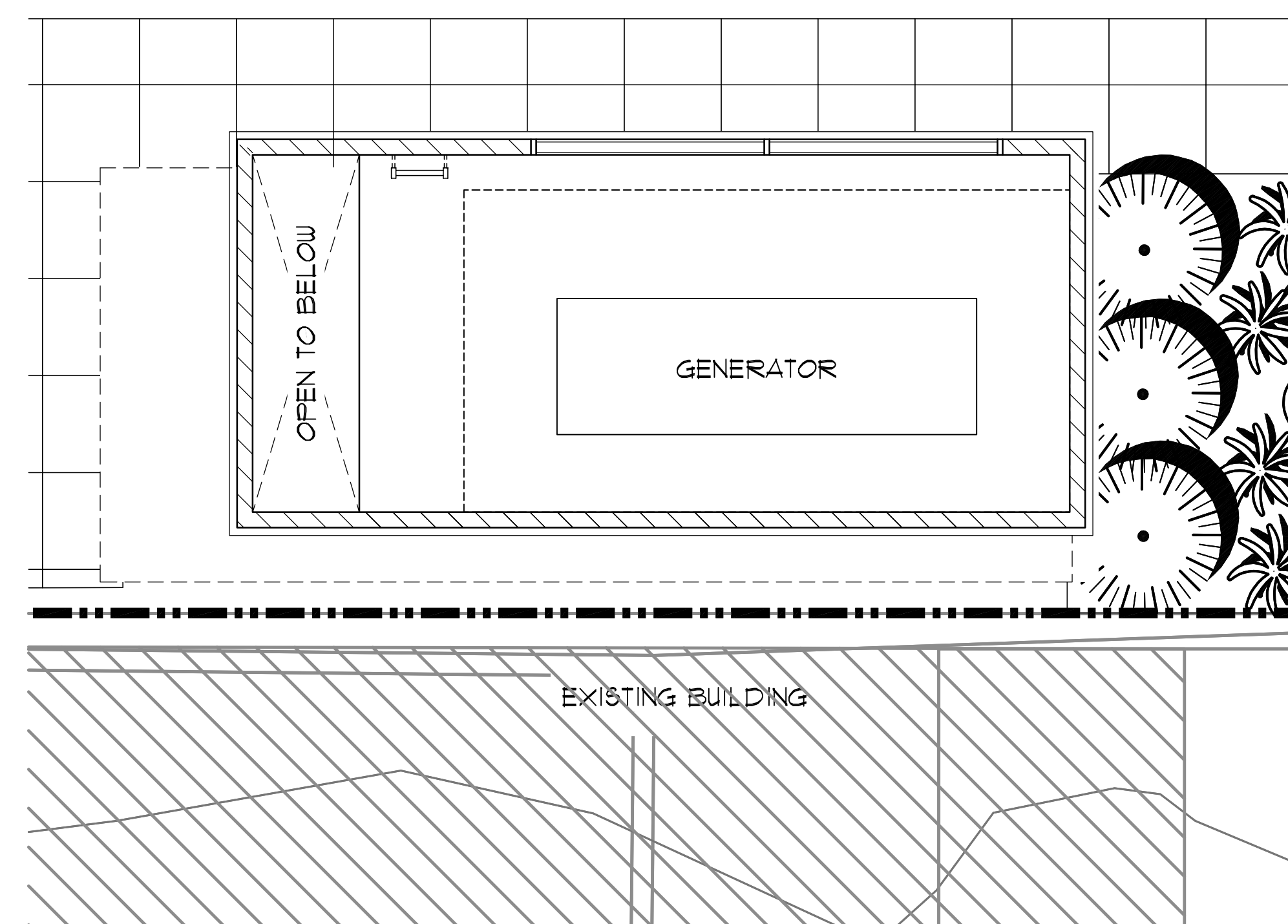
5 **NORTH WEST ELEVATION**
1/4"=1'-0"



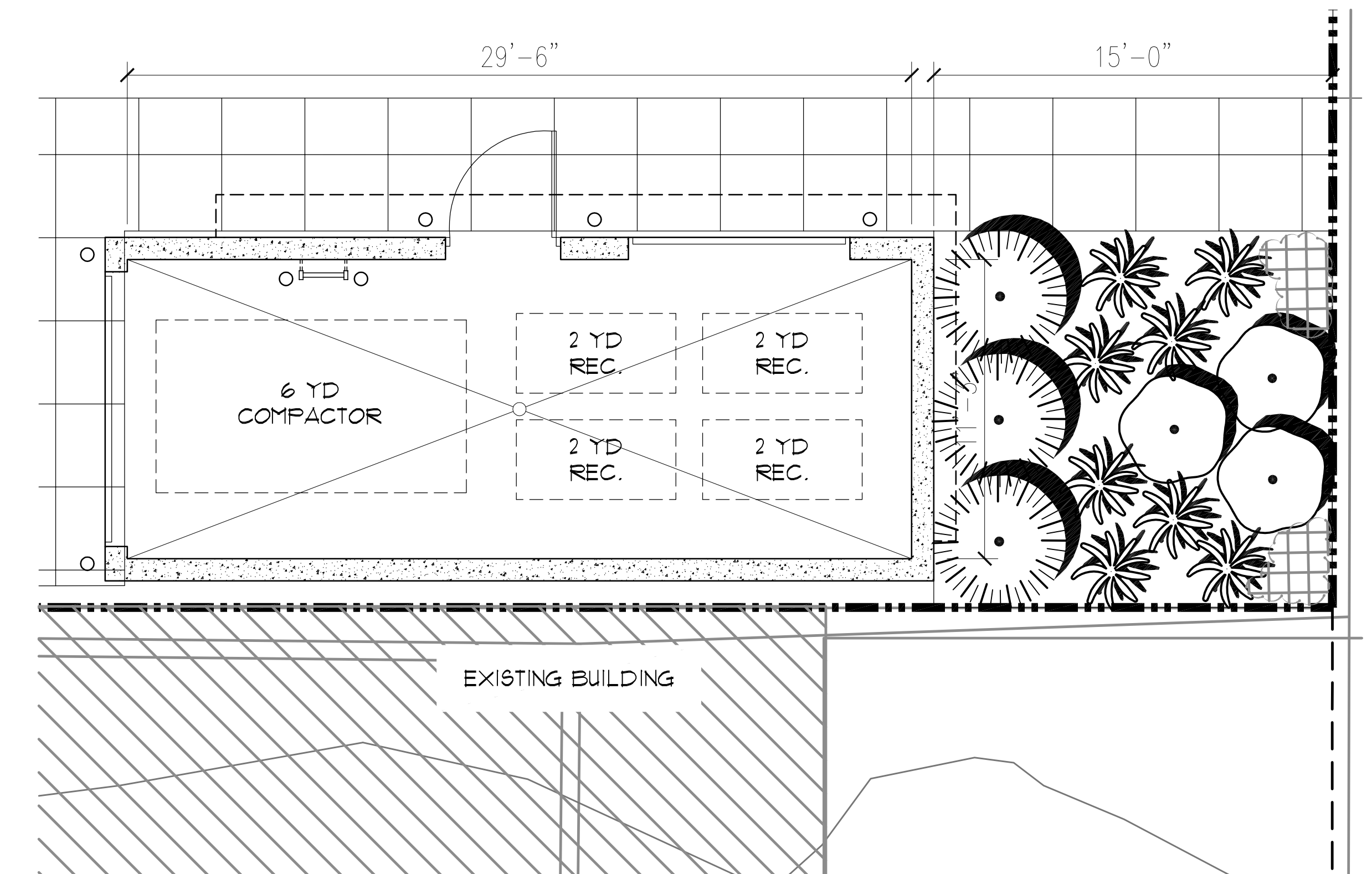
4 **NORTH EAST ELEVATION**
1/4"=1'-0"



3 **ROOF PLAN**
1/4"=1'-0"



2 **2ND FLOOR PLAN**
1/4"=1'-0"





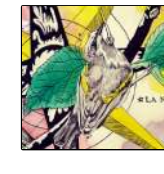



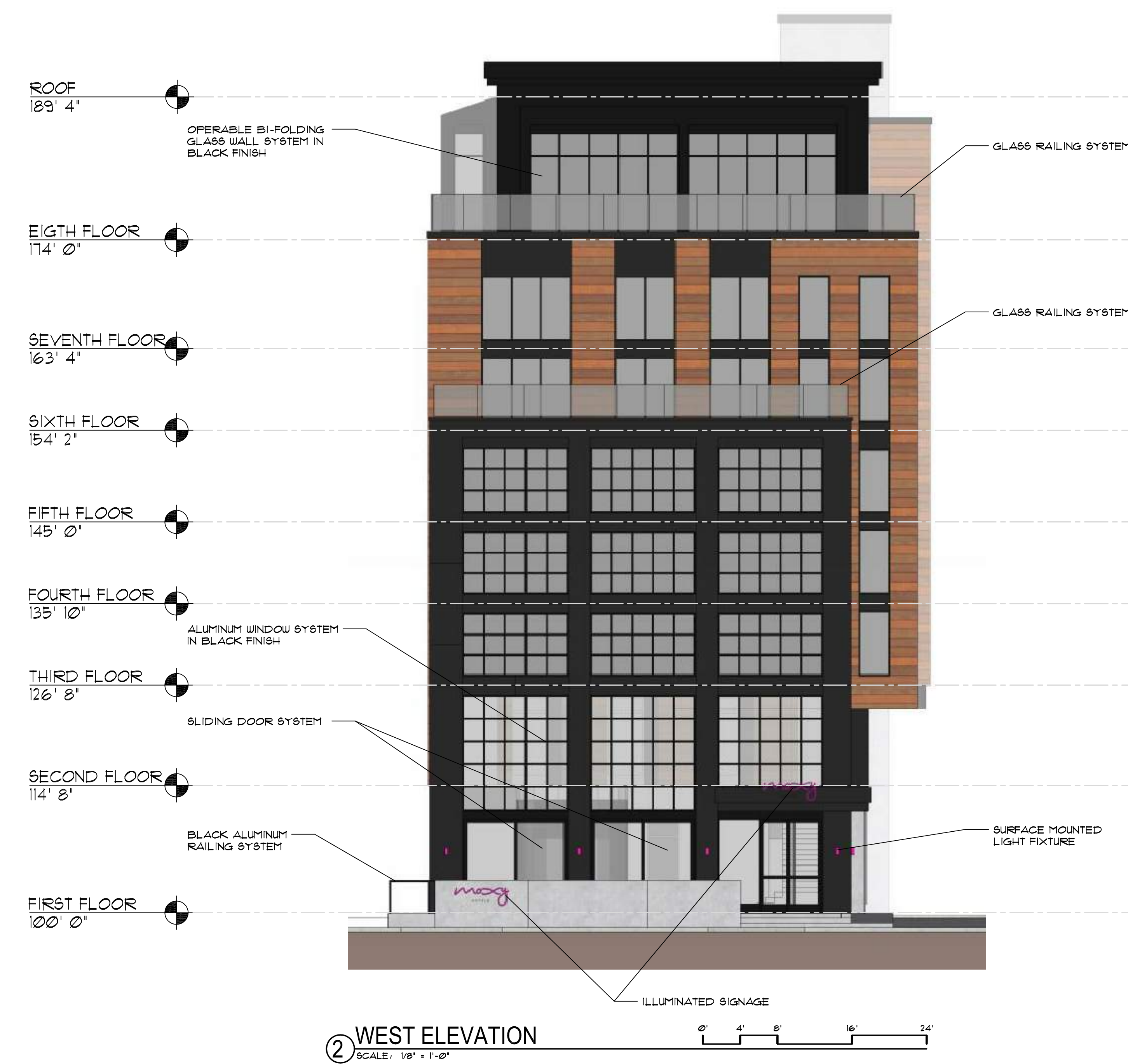
1 **1ST FLOOR PLAN**
1/4"=1'-0"

PROJECT: **MOXY HOTEL**
1000 W. WASHINGTON AVENUE
MADISON, WI 53703
CLIENT: **C/O MM EAST WASHINGTON, LLC**
1000 W. WASHINGTON AVENUE, SUITE 200
MIDDLETON, WI 53562

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PROJECT: 201926
DRAWN BY:
DATE:
SCALE: AS NOTED
PC/ADC 04/01/2020

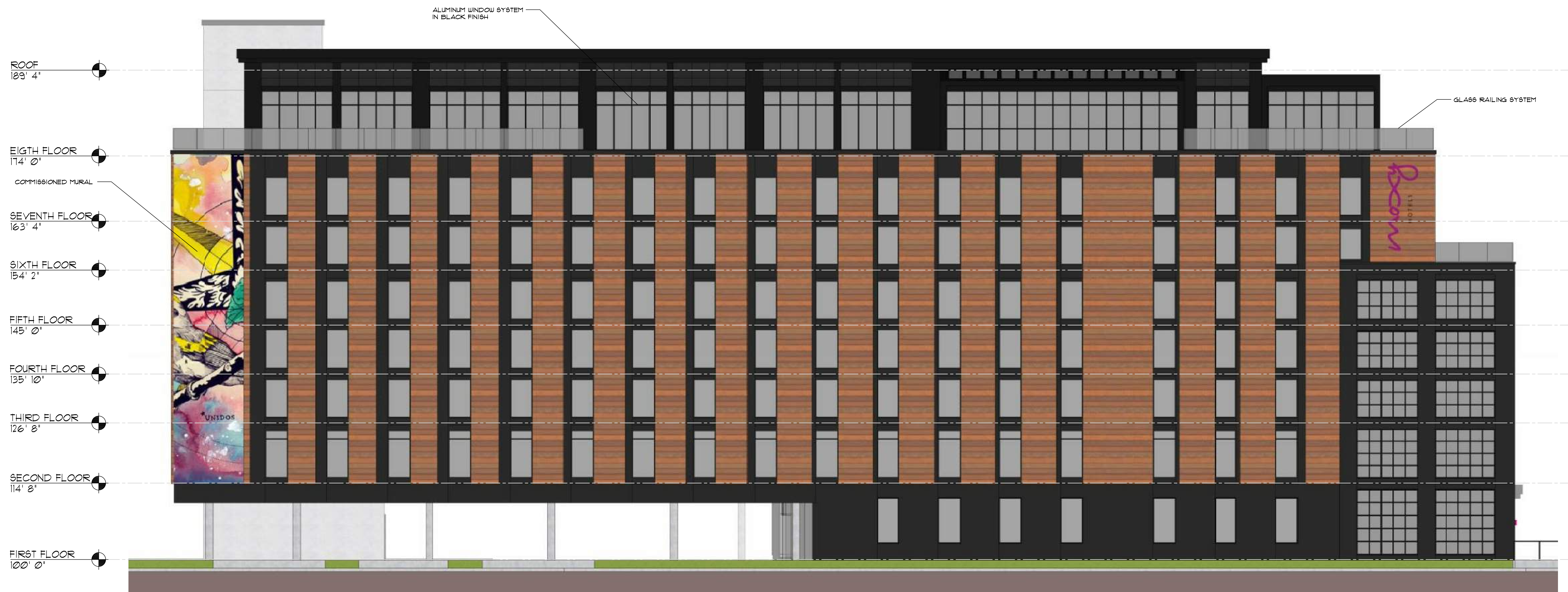
	MATERIAL DESCRIPTION
	EIFS-01: EFS-1 EXTRA DARK BRONZE SMOOTH FINISH
	EIFS-02: EFS-2 HORIZONTAL PANEL SYSTEM WITH VARIATED COLOR
	METAL-01: MT-1 ROUT AND RETURN DRY ACM SYSTEM FINISH: BLACK
	CONCRETE-01: CO-1 MANUFACTURER: TBD COLOR: SEALED CONCRETE
	ART-01: ART-1 LARGE MURAL
	WINDOW: CLEAR GLASS W/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



PROJECT: **MOXY HOTEL**
1000 EAST MANISTIQUE AVENUE
MADISON, WI 53703
CLIENT: **NORTH CENTRAL GROUP**
C/O MM EAST WASHINGTON, LLC
1000 EAST MANISTIQUE AVENUE, SUITE 200
MIDDLETON, WI 53562

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PROJECT: 201926
DRAWN BY: DSD
DATE: 3/28/2020
SCALE: AS NOTED
PC 4 UDC 4/12/20



① NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROJECT: MOXY HOTEL
1000 W. WASHINGTON AVENUE
MIDDLETON, WI 53570
CLIENT: NORTH CENTRAL GROUP
C/O MM EAST WASHINGTON, LLC
1000 W. WASHINGTON AVENUE, SUITE 200
MIDDLETON, WI 53562

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PROJECT: 201926
DRAWN BY: DSD
DATE: 3/28/2020
SCALE: AS NOTED
PC 4 UDC 4/12/2020



① SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT: MOXY HOTEL
1000 WASHINGTON AVENUE
MIDDLETON, WI 53570
CLIENT: NORTH CENTRAL GROUP
C/O MM EAST WASHINGTON, LLC
1000 WASHINGTON AVENUE, SUITE 200
MIDDLETON, WI 53562

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PROJECT: 201926
DRAWN BY: DSD
DATE: 3/28/2020
SCALE: AS NOTED
PC: UDC 4/12/2020



FROM EAST WASHINGTON LOOKING SOUTH



FROM EAST MAIN LOOKING WEST



FROM EAST MAIN LOOKING WEST



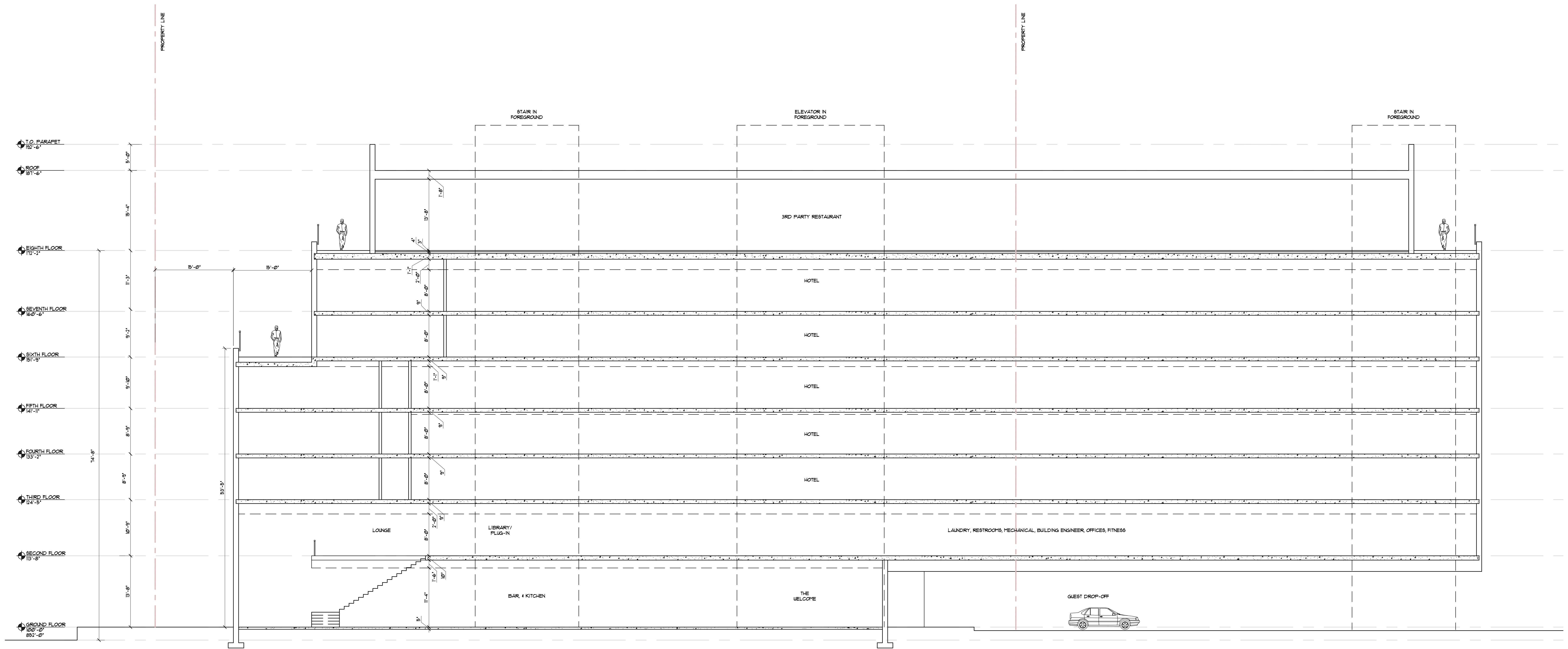
FROM EAST WASHINGTON LOOKING EAST

PROJECT: MOXY HOTEL
100 WASHINGTON AVENUE
MIDDLETON, WI 53562
CLIENT: NORTH CENTRAL GROUP
C/O MM EAST WASHINGTON, LLC
100 WASHINGTON AVENUE, SUITE 200
MIDDLETON, WI 53562

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PROJECT: 201926
DRAWN BY: DSD
DATE: 3/28/2020
SCALE: AS NOTED

PC 4 UDC 4/1/2020

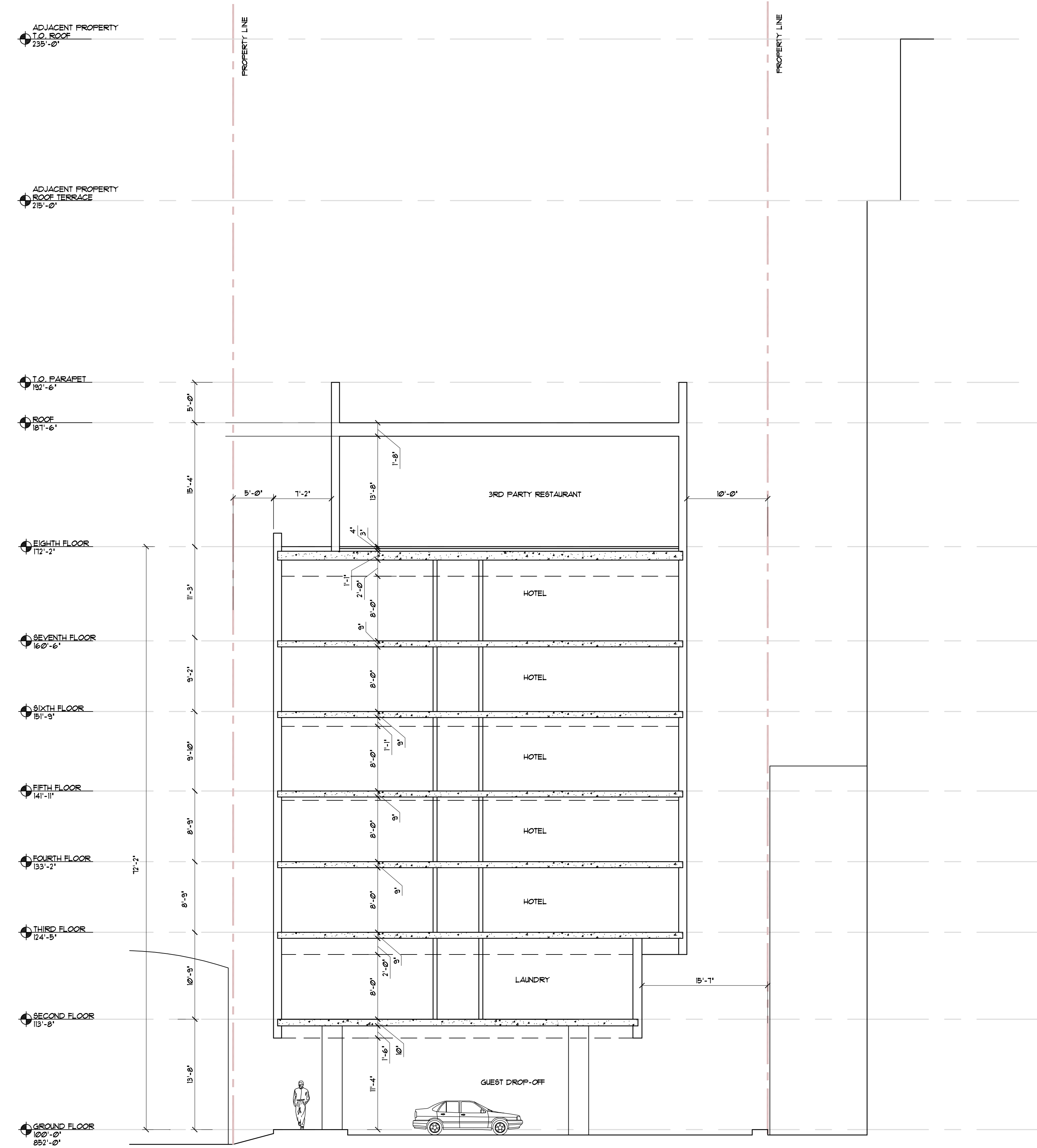


BUILDING SECTION
SCALE: 1/8" = 1'-0"

PROJECT: **MOXY HOTEL**
1000 EAST WASHINGTON AVENUE
MADISON, WI 53703
CLIENT: **NORTH CENTRAL GROUP**
C/O AM EAST WASHINGTON, LLC
1000 EAST WASHINGTON AVENUE
MADISON, WI 53703

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PROJECT: 201926
DRAWN BY: DSD
DATE: 01/10/2020
SCALE: AS NOTED

FC 4 UDC ©4/1/2020



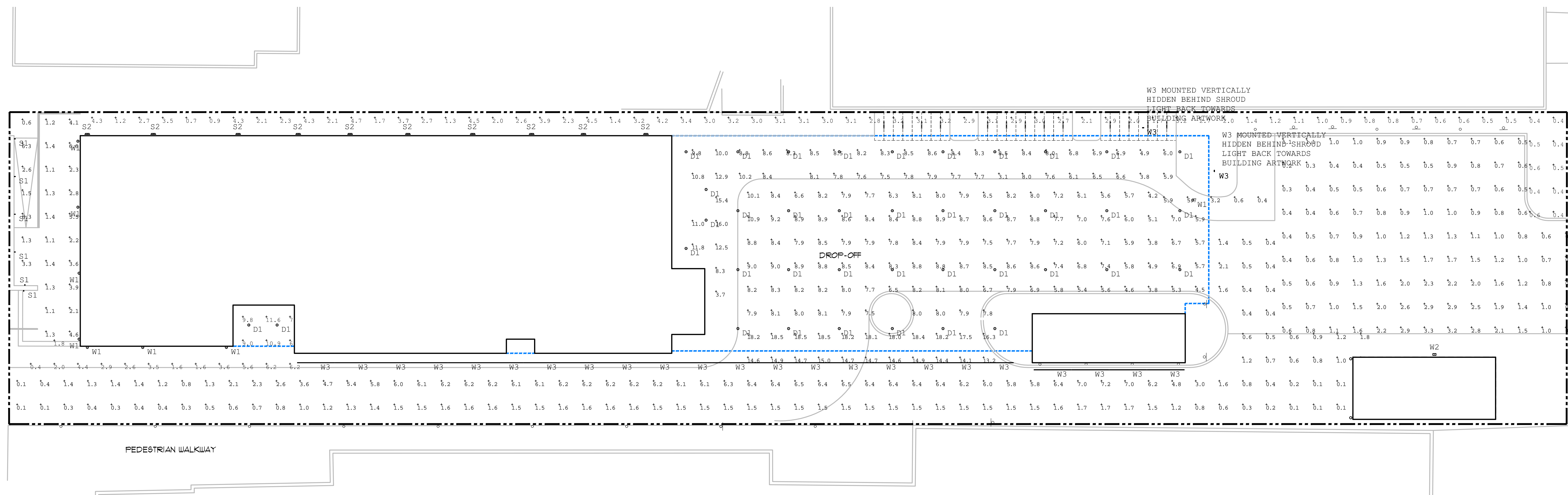
BUILDING SECTION
SCALE: 1/8" = 1'-0"

PROJECT: **MOXY HOTEL**
100 EAST WASHINGTON AVENUE
MIDDLETON, WI 53570
CLIENT: **NORTH CENTRAL GROUP**
C/O MM EAST WASHINGTON, LLC
MIDDLETON, WI 53562

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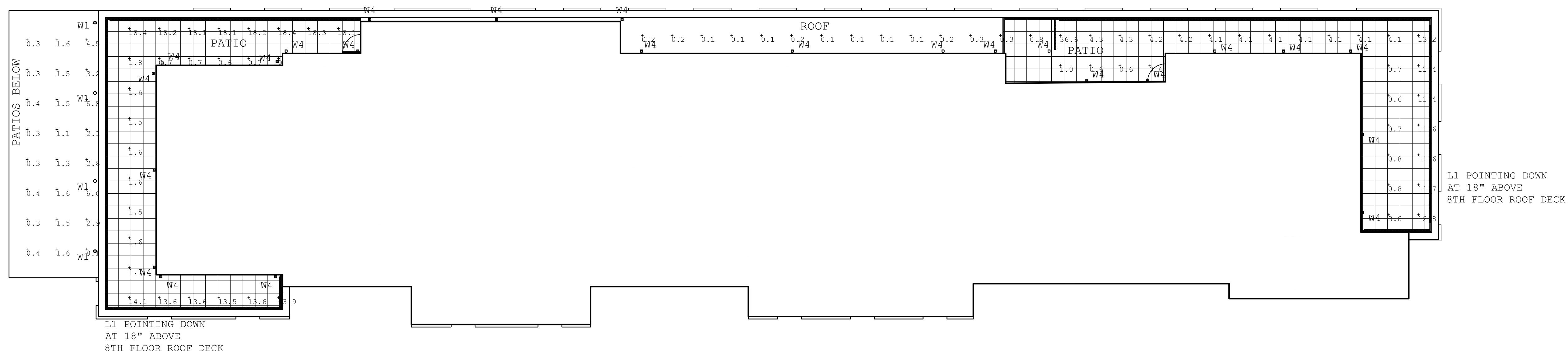
PROJECT: 201926
DRAWN BY: DSD
DATE: 01/10/2020
SCALE: AS NOTED

FC 1 UDC ©4/1/2020



Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	ILF
○	39	D1	L6_15LM_30K_120_G4_80CRI_ZT_W	6 INCH REPT LOCATION DOWNLIGHT	13.66	1122	1.000
—	233		L1_LLI-IAC25W-65-27K	L1 LINEAR LED TAPE - POINTING DOWN	2.5	145	1.000
□	6	S1	EW71305-BK - Casa	WALL MOUNTED STEPLIGHT AT 24 INCHES AFG	10.5	111	1.000
□	10	S2	EW71412-BK - Casa	WALL MOUNTED STEPLIGHT AT 48 INCHES AFG	22.7	287	1.000
○	12	W1	EW3210-BK - Lund	WALL MOUNTED UP-DOWN CYLINDER	23.8	1177	1.000
□	1	W2	VDGE2_LED_F4_30K_80CRI_VF	WALL MOUNTED AREA LIGHT	34.96	4248	1.000
□	37	W3	BPT_STYK_FT_LCN_mod_ILF_dimmed	LINEAR FORWARD THROW	31	4440	0.300
□	24	W4	EW4405-BK	WALL MOUNTED DOWNLIGHT	18.8	586	1.000

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive	Illuminance	Fc	5.61	18.5	0.1	56.10	185.00
Drop off	Illuminance	Fc	7.84	16.0	0.4	19.60	40.00
East Art Wall	Illuminance	Fc	16.37	32.6	1.9	8.62	17.16
Kitchen Exit	Illuminance	Fc	8.12	8.6	7.3	1.11	1.18
Main Entry South	Illuminance	Fc	5.15	11.6	0.4	12.88	29.00
North Art Wall	Illuminance	Fc	6.63	14.6	0.8	8.29	18.25
North Perimeter Walk	Illuminance	Fc	2.17	4.7	0.4	5.43	11.75
Parking	Illuminance	Fc	1.05	3.3	0.2	5.25	16.50
West Patio	Illuminance	Fc	2.75	8.3	0.6	4.58	13.83




Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
	39	D1	L6 15LM 30K 120 G4 80CRI ZT W	6 INCH WET LOCATION DOWNLIGHT	13.66	1122	1.000
	233	D1	L1 LLI-LAC25W-6S-27K	L1 LINEAR LED TAPE - POINTING DOWN	2.5	145	1.000
	6	S1	EW71305-BK - Casa	WALL MOUNTED STEPLIGHT AT 24 INCHES AFG	10.5	111	1.000
	10	S2	EW71412-BK - Casa	WALL MOUNTED STEPLIGHT AT 48 INCHES AFG	22.7	287	1.000
	12	W1	EW3210-BK - Lund	WALL MOUNTED UP-DOWN CYLINDER	23.8	1177	1.000
	1	W2	WDGE2 LED P4 30K 80CRI VF	WALL MOUNTED AREA LIGHT	34.96	4248	1.000
	37	W3	8FT STYK FT LOW mod LLF dimmed	LINEAR FORWARD THROW	31	4440	0.300
	24	W4	EW4405-BK	WALL MOUNTED DOWNLIGHT	18.8	586	1.000

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
6th floor Patio	Illuminance	Fc	2.14	8.1	0.3	7.13	27.00
8th Floor Patio West	Illuminance	Fc	10.90	63.9	0.6	18.17	106.50
8th Floor Patio West 1	Illuminance	Fc	4.08	36.6	0.1	40.80	366.00

PROJECT: **MOXY HOTEL**
MILWAUKEE, WISCONSIN
ADDRESS: 1000 WASHINGTON AVENUE
MILWAUKEE, WI 53202
CLIENT: **NORTH CENTRAL GROUP**
C/O MM EAST WASHINGTON, LLC
ADDRESS: 1000 WASHINGTON AVENUE
MILWAUKEE, WI 53202

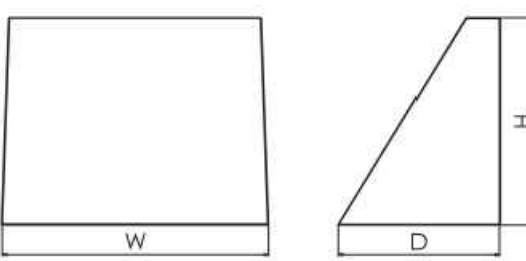
PROJECT: 201926
DRAWN BY: AIR
DATE: 3/28/2020
SCALE: AS NOTED
PC & LDC 4/1/2020

WDGE2 LED Architectural Wall Sconce



Specifications

Depth: 7 1/2"
Height: 6 1/2"
Width: 11.5"
Weight: 13.5 lbs (without options)



WDGE2 LED Family Overview

Luminaire	Standard DALI, 0-10V	Color Temp., 24°C	Beam	Lumens (3000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	—	—	1,200	2,000	—	—	—	—
WDGE2 LED	10W	18W	Standard / r/c/g/d	1,200	2,000	3,000	4,500	6,000	—
WDGE3 LED	15W	18W	Standard / r/c/g/d	2,000	3,000	4,500	6,000	—	—
WDGE4 LED	—	—	Standard / r/c/g/d	12,000	18,000	26,000	32,000	38,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT DBBCK

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped separately
WDGE2 LED	P1*	PFSW	27K	2700K	80CRI	VF	Visual comfort forward throw
	P2*	PFSW	30K	3000K	90CRI	AW	Architectural wall spacer
	P3*	PFSW	35K	3500K	90CRI	VW	Visual comfort wide
	P4*	—	40K	4000K	—	40V	—
P5*	—	50K	5000K	—	—	—	

Options

- AWR** Emergency battery backup, CEI compliant (0-10V, 0-1% dim)
- EDW** Emergency battery backup, CEI compliant (0-10V, 0-1% dim)
- EDWC** Emergency battery backup, CEI compliant (0-10V, 0-1% dim)
- PE*** Photocell, Bottom Type
- DS*** Dual-switching luminaire with 2-dim and 2-light options, see page 3 for details
- DMC*** 0-10V dimming system capable fixture for use with an external control, standard operation
- KE** Battery control entry for premium back box (PBBW). Total of 4 entry points.

Standard Sensors/Controls (only available with PFSW PFSW 8 PFSW)

- PH** 0-10V (100/200) motion sensor for 0-10V mounting heights. Intended for use on switched circuits with external dusk-to-dawn switching.
- PHR** 0-10V (100/200) motion sensor for 0-10V mounting heights. Intended for use on switched circuits with external dusk-to-dawn switching.
- PHR/ICV** 0-10V (100/200) motion sensor for 0-10V mounting heights with photocell pre-programmed for dusk-to-dawn operation.
- PHR/ICV/ICV** 0-10V (100/200) motion sensor for 0-10V mounting heights with photocell pre-programmed for dusk-to-dawn operation.

Networked Sensors/Controls (only available with PFSW PFSW 8 PFSW)

- NETW/P** 0-10V (100/200) motion sensor for 0-10V mounting heights.
- NETW/P/ICV** 0-10V (100/200) motion sensor for 0-10V mounting heights.

Finish

- DBBCK** Dark bronze
- DBLZ** Black
- DBAL** Natural aluminum
- DBWD** White
- DBSD** Sandstone
- DBTD** Textured dark bronze
- DBTD** Textured dark bronze
- DBTD** Textured natural aluminum
- DBWD** Textured white
- DBTD** Textured sandstone

Accessories

WDGE2-DBBCK: WGE2-Black Architectural Wall Spacer (specify finish)

WDGE2-DBLZ: WGE2-Black Architectural Wall Spacer (specify finish)

WDGE2-DBWD: WGE2-White Architectural Wall Spacer (specify finish)

WDGE2-DBSD: WGE2-Sandstone Architectural Wall Spacer (specify finish)

WDGE2-DBTD: WGE2-Textured Dark Bronze Architectural Wall Spacer (specify finish)

WDGE2-DBTD: WGE2-Textured Natural Aluminum Architectural Wall Spacer (specify finish)

WDGE2-DBWD: WGE2-Textured White Architectural Wall Spacer (specify finish)

WDGE2-DBTD: WGE2-Textured Sandstone Architectural Wall Spacer (specify finish)

NOTES:

- P1, P5 not available with sensors/controls. Sensors/controls only available with P1W, P2W, P3W, P4W, P5W.
- 50K not available in 90CRI.
- 30K and 40K not available with DALI, ETOH, ETOH/ICV or DS.
- PE not available in 40V or with sensors/controls.
- DS option not available with DALI, ETOH, ETOH/ICV or sensors/controls.
- DMO option not available with sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerance allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Configuration	System Watts	Dist. Type	Lumens	1' Throw	2' Throw	3' Throw	4' Throw	5' Throw	6' Throw	7' Throw	8' Throw	9' Throw	10' Throw
P1 / P1SW	10W	VF	1,166	119	1,209	123	1,251	128	1,256	128	1,254	128	128
		VW	1,197	122	1,241	126	1,284	131	1,289	131	1,286	131	131
P2 / P2SW	15W	VF	1,878	129	1,947	134	2,015	139	2,023	139	2,019	139	140
		VW	1,927	133	1,997	137	2,067	142	2,075	142	2,071	142	143
P3 / P3SW	20W	VF	2,608	129	3,015	137	3,178	138	3,192	139	3,136	139	139
		VW	2,983	132	3,093	137	3,206	142	3,213	141	3,206	142	142
P4	30W	VF	4,096	117	4,247	121	4,394	126	4,412	126	4,403	126	126
		VW	4,262	120	4,357	125	4,568	129	4,526	129	4,517	129	129
P5	40W	VF	5,567	115	5,772	119	5,972	123	5,996	124	5,984	124	124
		VW	5,771	118	5,921	122	6,127	126	6,151	127	6,139	127	127

Electrical Load

Performance Package	System Watts	100V	200V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.041	0.041	0.038	—	—
	15W	0.123	0.061	0.061	0.057	—	—
P2 / P2SW	15W	0.123	0.061	0.061	0.057	—	—
	20W	—	—	—	—	0.056	0.041
P3 / P3SW	20W	0.151	0.075	0.075	0.071	—	—
	30W	0.227	0.113	0.113	0.107	—	—
P4	30W	0.227	0.113	0.113	0.107	—	—
	40W	0.333	0.166	0.166	0.159	—	—
P5	40W	0.333	0.166	0.166	0.159	—	—
	52W	—	—	—	—	0.157	0.119

Lumen Multiplier for 90CRI

CRI	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.855
50K	0.898

Lumen Ambient Temperature (LAT) Multipliers

Use these factors for temperature correction. Average ambient temperatures from 0-20°C (32-68°F).

Ambient	Multiplier
0°C	1.00
10°C	0.97
20°C	0.94
30°C	0.91
40°C	0.88

Projected LED Lumen Maintenance

Use these factors for temperature correction. Average ambient temperatures from 0-20°C (32-68°F).

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>=0.96	>=0.95	>=0.91

Styk Exterior Wall - Bracket

SEW12145 2 in

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 8' lengths, Styk can be mounted individually or configured in runs.

FEATURES & BENEFITS

- A forward throw option, 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
- 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
- LUMEN MAINTENANCE:** L70 >=50,000 Hrs.
- CCT:** 3000K, 3500K, or 4000K
- VOLTAGE:** 120-277V standard
- DRIVER:** Includes remote damp listed Class II power supply and wet location enclosure. 36" lead length standard; black power cord standard unless otherwise specified. Each module requires connection to a 24V constant voltage power supply; modules over 60W may require multiple power supplies/feeds. Max distance to the driver is 15' (includes OAH). For extended distances, contact factory.
- DIMMING:** 0-10V controls standard to 10% on LED light engines
- EMERGENCY:** Emergency battery remote optional
- INTEGRATED SURGE PROTECTION:** LED components are

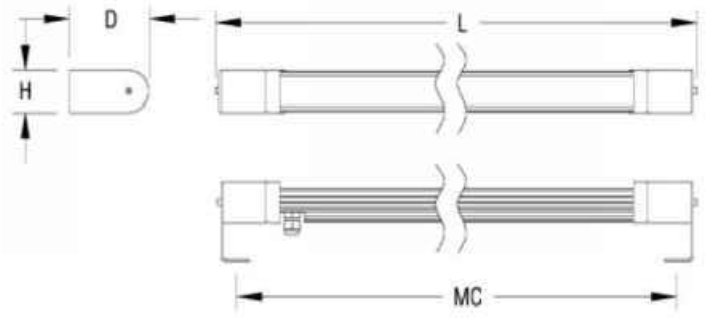
W3A W3B SPI LIGHTING PROJECT DETAILS

Notes:

- protected against minor surge events
- CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

DIMENSIONS

Length	L	H	D	MC
1FT	14.6 in 41.7 cm	4.8 in 4.1 cm	2.0 in 7.6 cm	15.2 in 38.6 cm
2FT	28.3 in 71.9 cm	4.8 in 4.1 cm	2.0 in 7.6 cm	28.9 in 73.3 cm
3FT	42.0 in 106.7 cm	4.8 in 4.1 cm	2.0 in 7.6 cm	42.6 in 108.0 cm
4FT	55.7 in 141.5 cm	4.8 in 4.1 cm	2.0 in 7.6 cm	56.3 in 142.9 cm
5FT	69.4 in 176.3 cm	4.8 in 4.1 cm	2.0 in 7.6 cm	70.0 in 177.8 cm
6FT	83.1 in 211.1 cm	4.8 in 4.1 cm	2.0 in 7.6 cm	83.7 in 212.6 cm
7FT	96.8 in 245.9 cm	4.8 in 4.1 cm	2.0 in 7.6 cm	97.4 in 248.5 cm
8FT	110.5 in 280.7 cm	4.8 in 4.1 cm	2.0 in 7.6 cm	111.1 in 283.4 cm



MAVIS EW4405 WALL

DESCRIPTION

Providing uplight and downlight, this exterior wall sconce is simple and small. A black or white powder coated cube is attached to the square matching backplate with concealed fasteners. Light exits from its two 2 opposite ends whether it is mounted horizontally or vertically. A linear pin-strip patterning adds interest to the front of the cube.

SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions: W3-1/4" x H4" x D3-5/8"

Light Source: LED

Wattage: 10W

Total Lumens: 1200lm

Delivered Lumens: 86,600lm, W4-802lm

Voltage: 120V

Color Temperature: 3000K

CRI (Ra): >=90

Optional Color Temp: 2700K - 5000K Available, Minimum Order Quantities Apply

LED Rated Life: 50,000 hours

Dimming: 100% - 10% ELV Dimmer (Not Included)

Diffuser Details: Clear Glass

Location: Wet

Warranty: 5 Years

ADA Compliant: Yes

Canopy Dimensions: W4-1/2" x H4-1/2" x L5-1/8"

PROJECT

DESCRIPTION

MOXY HOTEL
19354 28TH AVENUE
SURREY, BC V3R 4M3
CANADA

CLIENT: NORTH CENTRAL GROUP
610 MM EAST WASHINGTON, LLC
MIDDLETON, WI 53562

PROJECT: 201926
DRAWN BY: AIR
DATE: 3/28/2020
SCALE: AS NOTED
PC & LDC 4/1/2020

COMMENT