

# 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:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Legistar # \_\_\_\_\_



April 1, 2020  
11:59 a.m.

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: \_\_\_\_\_

Title: \_\_\_\_\_

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

UDC meeting date requested \_\_\_\_\_

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)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

### Other

Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

**Project contact person** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

**Property owner (if not applicant)** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

Company \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

Company \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

**5. Required Submittal Materials****Application Form****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 CDR or Signage Variance review criteria is required.

**Development Plans** (Refer to checklist on Page 4 for plan details)**Filing fee****Electronic Submittal\*****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.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**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 \_\_\_\_\_ on \_\_\_\_\_.
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 \_\_\_\_\_ Relationship to property \_\_\_\_\_

Authorizing signature of property owner  \_\_\_\_\_ Date \_\_\_\_\_

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

Urban Design Districts: \$350 (per §35.24(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 signage variances (i.e. modifications of signage 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

## 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. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. 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 Variance 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

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.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal 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 (include material 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
- ☐ Proposed Signage (if applicable)
- ☐ 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)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance 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



May 18, 2020

Kevin Firchow  
Janine Glaeser  
Department of Planning & Development  
215 Martin Luther King Jr Blvd  
Madison, WI 53703

Re: Letter of Intent  
825 E. Washington Ave – Conditional Use

Dear Tim:

This is our Letter of Intent (Conditional Use) for the property located at 825 E. Washington Ave. The owner, MM East Washington, LLC is planning to develop a new eight-story, 151 guestroom hotel at this location. The development shall include the demolition of the existing structures located at 825 East Washington Avenue & 824 East Main Street.

The hotel is designed to integrate into the East Washington Capitol Gateway Corridor and address the four Urban Design District No. 8 core development principles:

1. To protect the iconic view of the Capitol.
  - a. *The structure is set back from the street with heights and step backs well inside of density limits.*
2. To respect and strengthen existing neighborhoods.
  - a. *The hotel and restaurant will enhance the fabric of the neighborhood.*
3. To establish a transit-oriented employment corridor
  - a. *This project compliments and supports that vision.*
4. To create a vibrant boulevard corridor to Madison's Downtown and is a critical street for the vitality of adjoining neighborhoods.
  - a. *This mixed-use development will add character, energetic vibe and provide patrons to the neighborhood business.*

#### Urban Design District No. 8 Design Criteria

(Site is located in 12a and 12b as shown in Map of District)

1. Building Height
  - a. 12a (E. Wash) – 12 levels maximum. 8 levels proposed
  - b. 12b (E. Main) – 8 levels maximum. 8 levels proposed
2. Building Setback
  - a. 12a (E. Wash) – 15' maximum. 15' proposed to building footprint. (*canopy encroaches 16"*)
  - b. 12b (E. Main) – 15' maximum. 15' proposed to GTTS
3. Building Stepback
  - a. 12a (E. Wash) – 15' maximum. 15' proposed (*53'-5" aff*)
  - b. 12b (E. Main) – N/A
4. Parking and Service Areas
  - a. Pedestrian access – Primary Entrance at E. Wash with secondary near drop off.
  - b. Vehicle access – Primary Entrance off E. Wash with secondary from E. Main.
  - c. Vehicle Parking – 0 stalls required - 6 stalls provided on site (*remainder off site*)
  - d. Bicycle Parking – 26 stalls required - 26 stalls provided (*2'x6' with 5' access aisle*)
  - e. Deliveries – Enter site from E. Wash and use 10'x35' loading zone.
  - f. Refuse – Free standing structure with generator located above it. (*See A4.03*)

5. Landscaping
  - a. E. Wash setback area contains activated hardscape patio. Existing Terrace tree to remain.
  - b. E. Main setback areas contain dense planting with detailed design.
6. Site Lighting and Furnishings
  - a. Site Lighting – All fixtures are located on building and providing intentional low level, dimmed illumination. Existing lighting from adjacent buildings and streetlighting will assist to make the site properly lit and secure.
  - b. Furnishings – Designed to complement the character of the hotel.
7. Building Massing and Articulation
  - a. Custom Moxy Hotel project designed specifically for this site with no corporate design elements.
  - b. Massing is broken into three forms
    - i. Front – Six story form with dark columns, large industrial divided light windows that speaks to the history of E. Wash.
    - ii. Field – The long “middle” of the building has project vertical EIFS forms with variated width negative space.
    - iii. Top - Recessed black form with significant transparency that provides a subtle beacon effect.
8. Material and Colors
  - a. Simple, timeless palate of black (metal panel and window frames), concrete, clear glazing and EIFS (Corten finish)
9. Windows and Entrances
  - a. Primary pedestrian entrance is easily identifiable below canopy and signage.
  - b. Twenty-foot tall transparent glazing wrap around the E. Wash entrance providing long sightlines into the two story bar and lounge.
  - c. E. Main entrances (hotel and restaurant/meeting) are conveniently located at the drop off with a simple walking pattern to the adjacent parking structure that is partially under cover.
10. Signage – Will be submitted separately.
11. Restoration/Preservation Activities – Will be looking to salvage a number items from the existing buildings to integrate into the interior of the hotel.
12. Upper Level Development Standards – no bonus stories are being requested.

Hotel Design highlights:

- Fun new hotel – Moxy by Marriott – that provides lively public spaces and minimalist style and cozy guest rooms that will reflect the spirit of the Capitol East Neighborhood.
- Roof top restaurant and lounge that will allow every guest and Madison residents to experience the best views of the neighborhood, Madison lakes and Isthmus
- Urban Architecture that embraces the history of the neighborhood
- Roof top meeting and event space open to public use
- First floor bar, lounge, and restaurant

The total gross area of the new building is 80,977 sf. The lot area is 21,865 sf (or 0.5 acres).

Total Parking/Bicycle Stalls will be as follows:

**Parcel 2 (Hotel)**

Small Car Parking: 0

Large Car Parking: 5

Accessible Parking: 1

Bicycle Stall: 28

Total Vehicle Parking: 6

All maintenance, including trash and snow removal, will be provided by private contract.

**The proposed hours of operation will be as follows:**

- Hotel: 24 hours a day/365 days a year.
  - This includes the exterior patio space, attached to two guest rooms, facing East Washington Avenue, located on the 6<sup>th</sup> floor.
- Hotel Bar/Cafe and 8<sup>th</sup> Floor Restaurant: Sunday-Thursday (6:00 a.m. – 12:00 a.m.) & Friday/Saturday (6:00 a.m. – 2:00 a.m.)
  - This includes the exterior front patio, facing East Washington Avenue, located on the 1<sup>st</sup> floor

The project is anticipated to create approximately 30 new jobs during development/construction and approximately an additional 50 positions, during operation.

The proposed construction schedule is for demolition of the existing structures to commence in the fourth quarter of 2020 with new construction to commence immediately thereafter, and construction completion to be early 2022. This application includes a request for a demolition permit to demolish the properties located at 825 E. Washington Ave. & 824 E. Main St.

**The Development Team includes the following:**

Developer/Owner: MM East Washington, LLC  
c/o North Central Group  
1600 Aspen Commons, Suite 200  
Middleton, WI 53562  
Phone: 608-836-6060  
Fax: 608-836-6399  
Principal Contact: Andy Inman  
[ainman@ncghotels.com](mailto:ainman@ncghotels.com)

Architect: GBA  
2248 Deming Way  
Middleton, WI 53562  
Phone: 608-829-1750

Fax: 608-829-3056  
Principal Contact: Josh Wilcox  
[josh.wilcox@garybrink.com](mailto:josh.wilcox@garybrink.com)

Civil/Landscape: Pinnacle Engineering Group  
20725 Watertown Road, Suite 100  
Brookfield, WI 53186  
Phone: 262-754-8888  
Principal Contact: Aaron Koch  
[akoch@pinnacle-engr.com](mailto:akoch@pinnacle-engr.com)

Please refer to the attached plans for additional information.

Sincerely,

Josh Wilcox  
VP/Partner



The Moxy Hotels logo, featuring the word "moxy" in a stylized, lowercase, purple script font, with the word "HOTELS" in a smaller, uppercase, black sans-serif font directly below it.

UDC/Planning Commission Submittal  
May 18, 2020



**G B A**  
architecture | design  
48 DEMING WAY, SUITE 120  
MIDDLETON, WI 53562  
608-829-1750  
608-829-3056 (FAX)

## PROJECT LOCATION MAP



**MOXY HOTEL**  
825 E. WASHINGTON AVENUE  
MADISON, WI 53703

**CLIENT:**

**NORTH CENTRAL GROUP**  
**c/o MM EAST WASHINGTON, LLC**  
1600 ASPEN COMMONS, SUITE 200  
MIDDLETON, WI 53562

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

# TITLE SHEET

-1



**DEVELOPER:**

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**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](mailto:AINMAN@NCGHOTELS.COM)  
CONTACT: AINMAN



**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: AEOCH@PINNACLE-ENG.COM  
CONTACT: AARON KOCH





824 East Washington Avenue - Interior No. 1



824 East Washington Avenue - Interior No. 2



824 East Washington Avenue - Interior No. 3



824 East Washington Avenue - Interior No. 4



824 East Washington Avenue - Interior No. 5



824 East Washington Avenue - Exterior No. 1



824 East Washington Avenue - Exterior No. 2



824 East Washington Avenue - Exterior No. 3



824 East Washington Avenue - Exterior No. 4



824 East Washington Avenue - Exterior No. 5



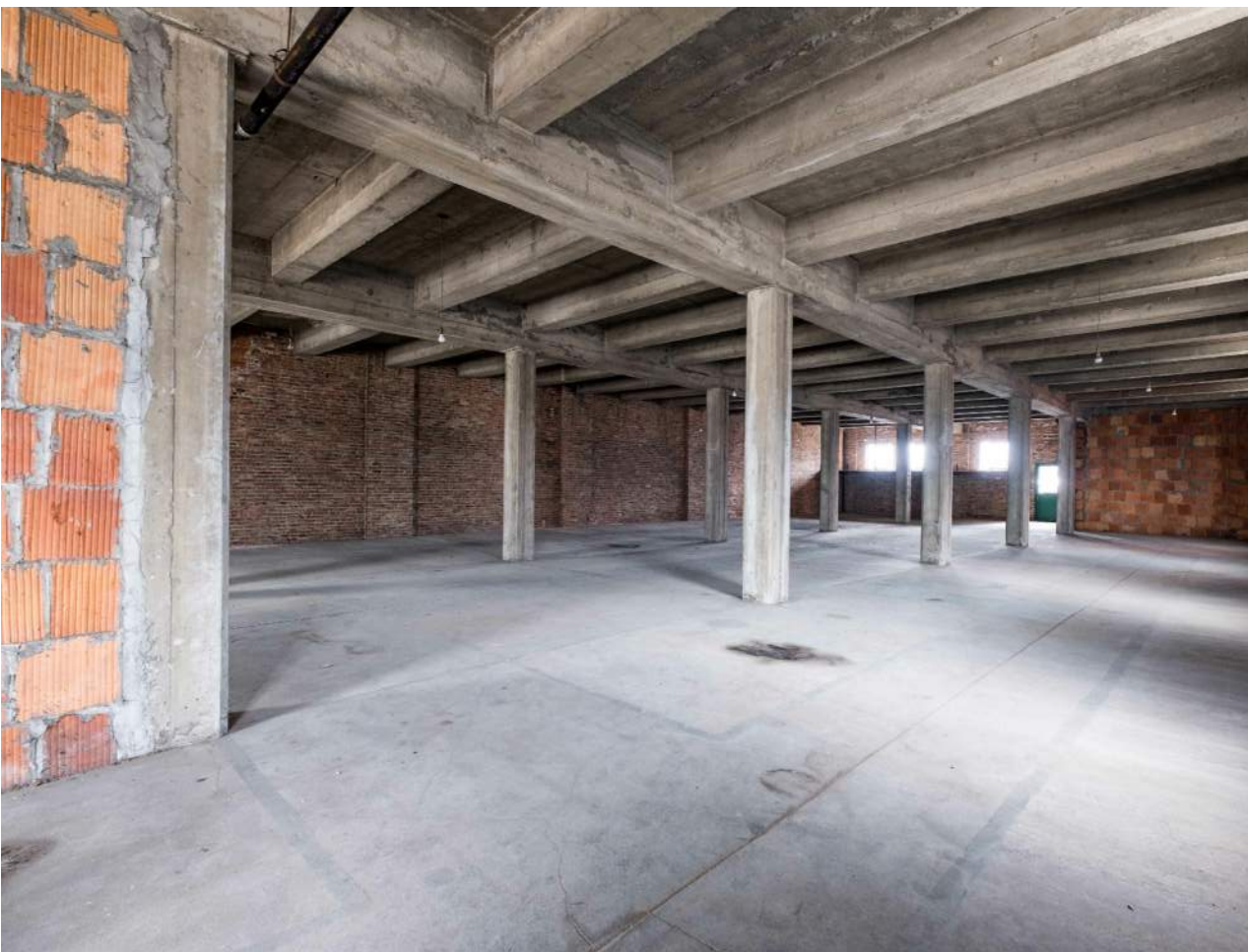
825 East Washington Avenue - Interior No. 1



825 East Washington Avenue - Interior No. 2



825 East Washington Avenue - Interior No. 3



825 East Washington Avenue - Interior No. 4



825 East Washington Avenue - Interior No. 5



825 East Washington Avenue - Exterior No. 1



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825 East Washington Avenue - Exterior No. 3



825 East Washington Avenue - Exterior No. 4



825 East Washington Avenue - Exterior No. 5







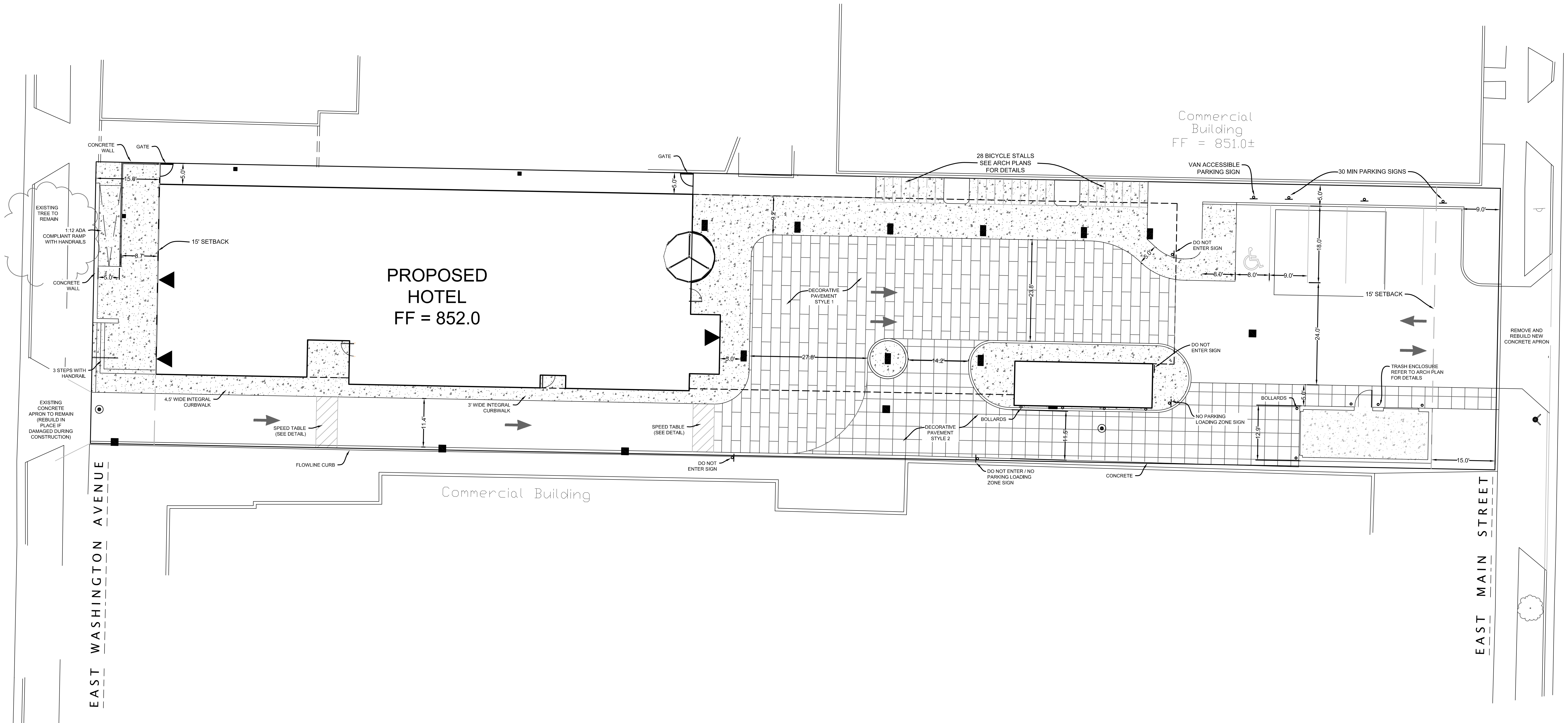
**SITE DATA TABLE**

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)



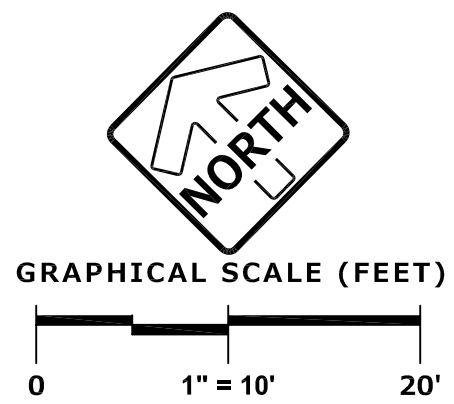
**PROJECT:** MOXY HOTEL  
825 E. WASHINGTON AVENUE  
MADISON, WI 53703

**CLIENT:** NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200  
MIDDLETON, WI 53562

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authorization is received from GBA.

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**DRAWN BY:** AEK  
**DATE:** 4/1/20  
**SCALE:** 1" = 10'

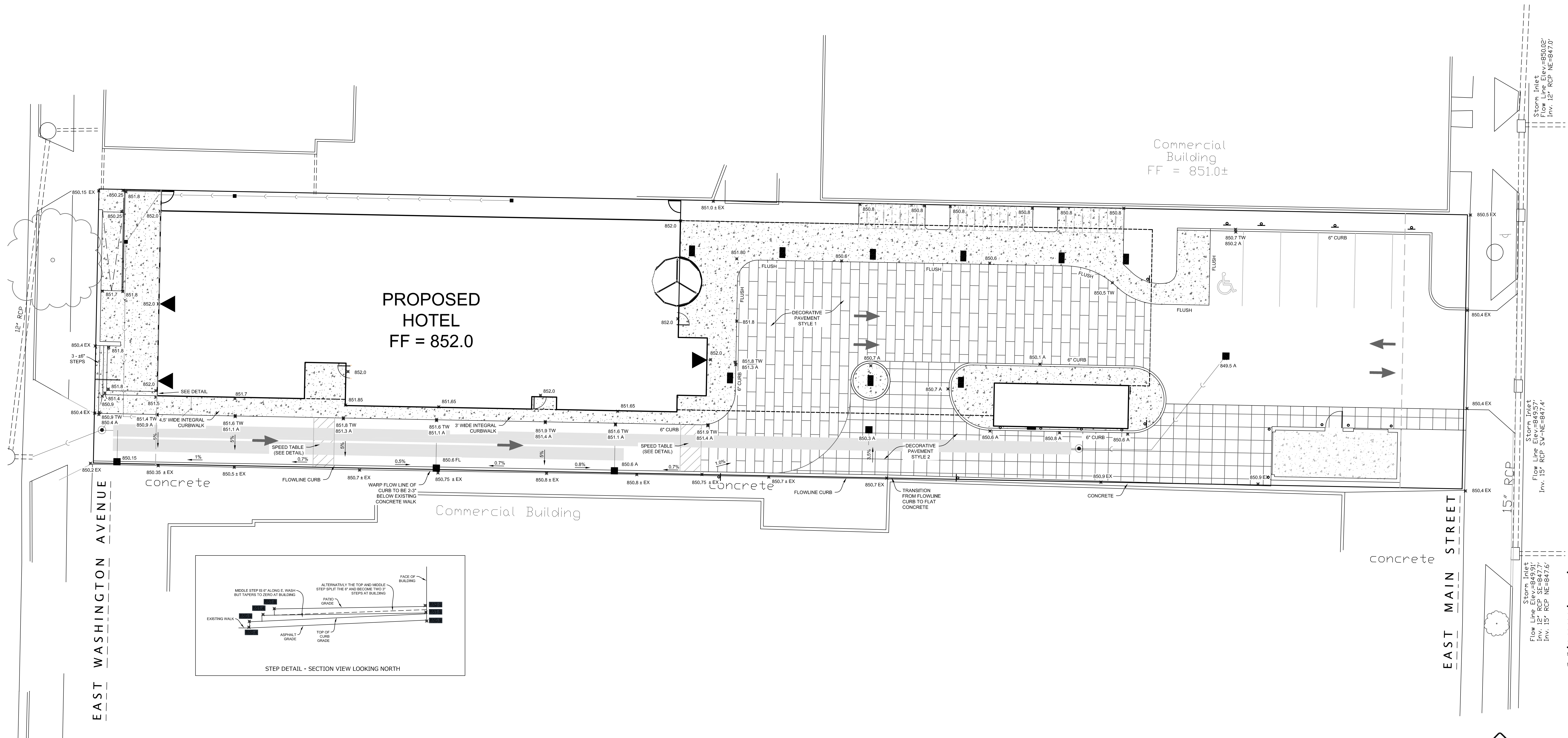
PC: UDC 04/01/2020  
PC: UDC 05/18/2020



SITE PLAN

C2.0

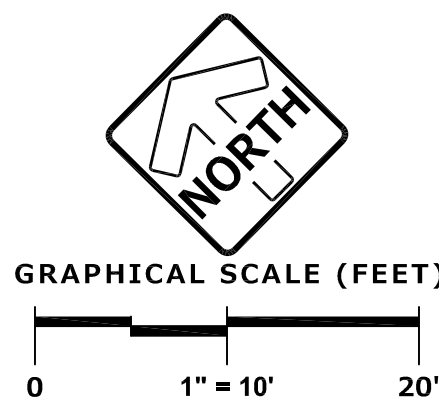




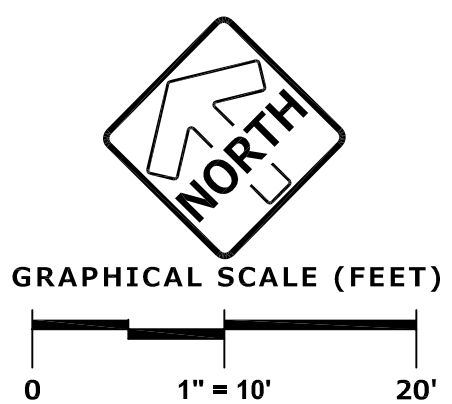
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822 E. WASHINGTON AVENUE  
MADISON, WI 53703  
**CLIENT:** NORTH CENTRAL GROUP  
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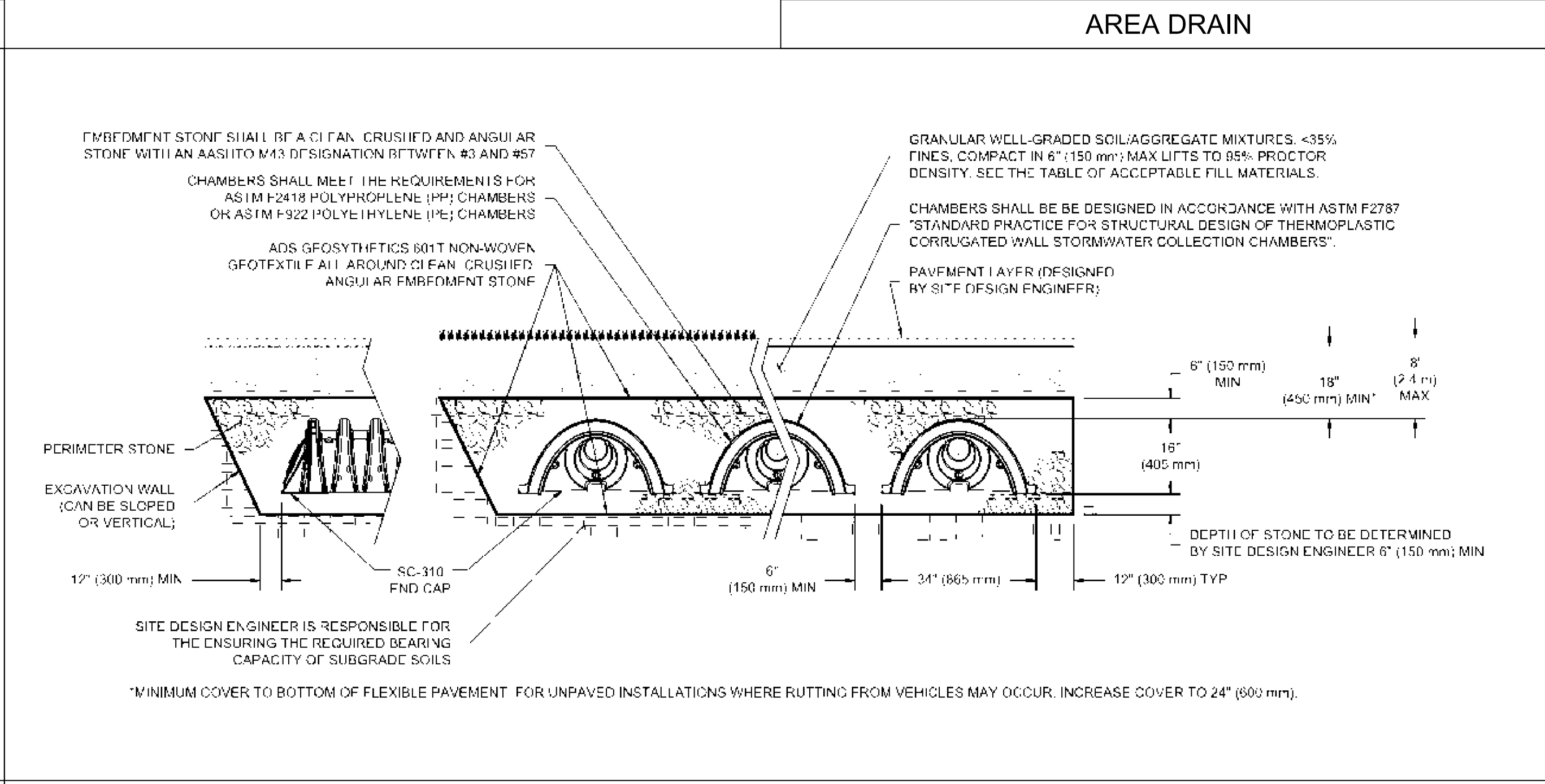
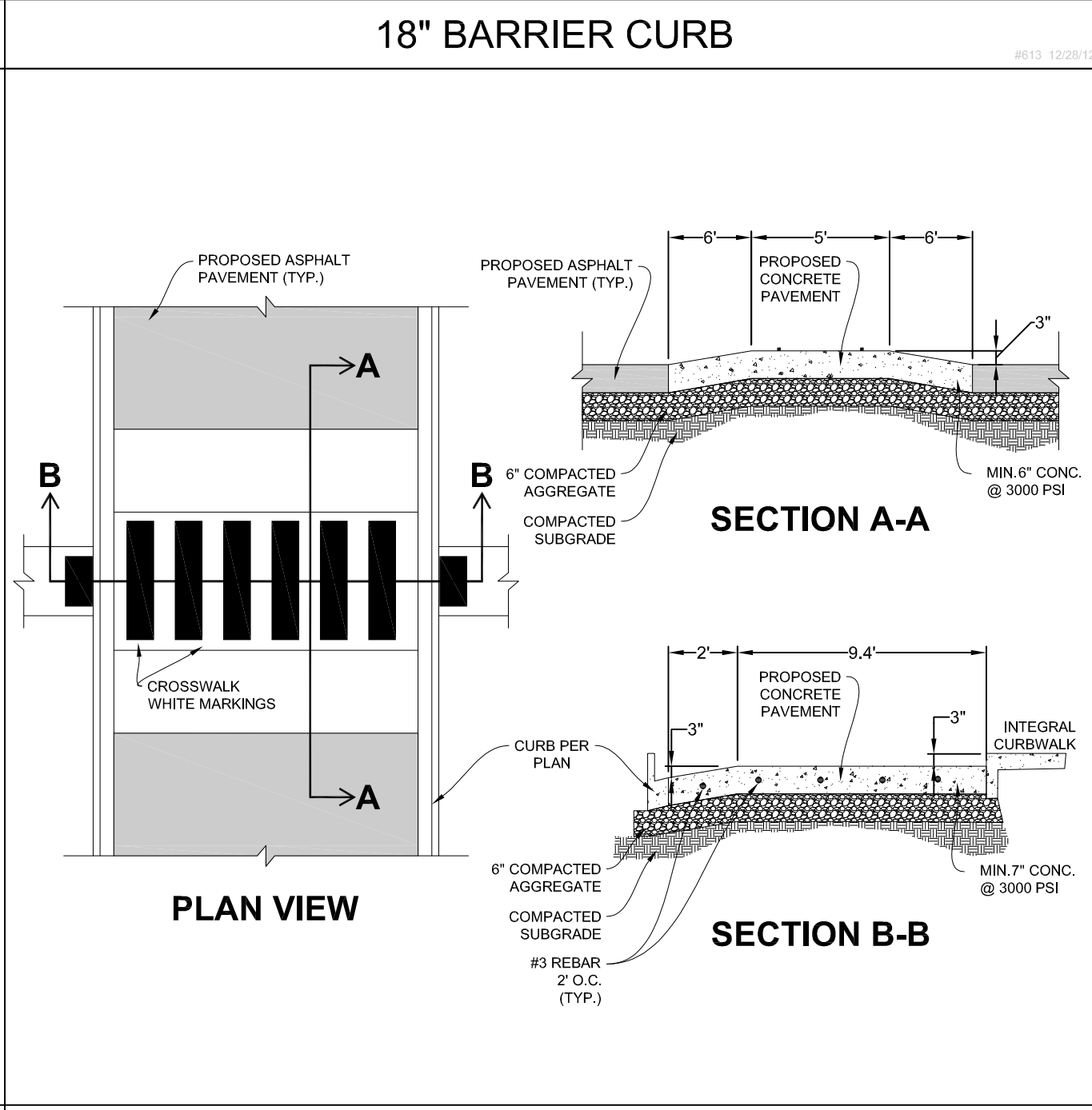
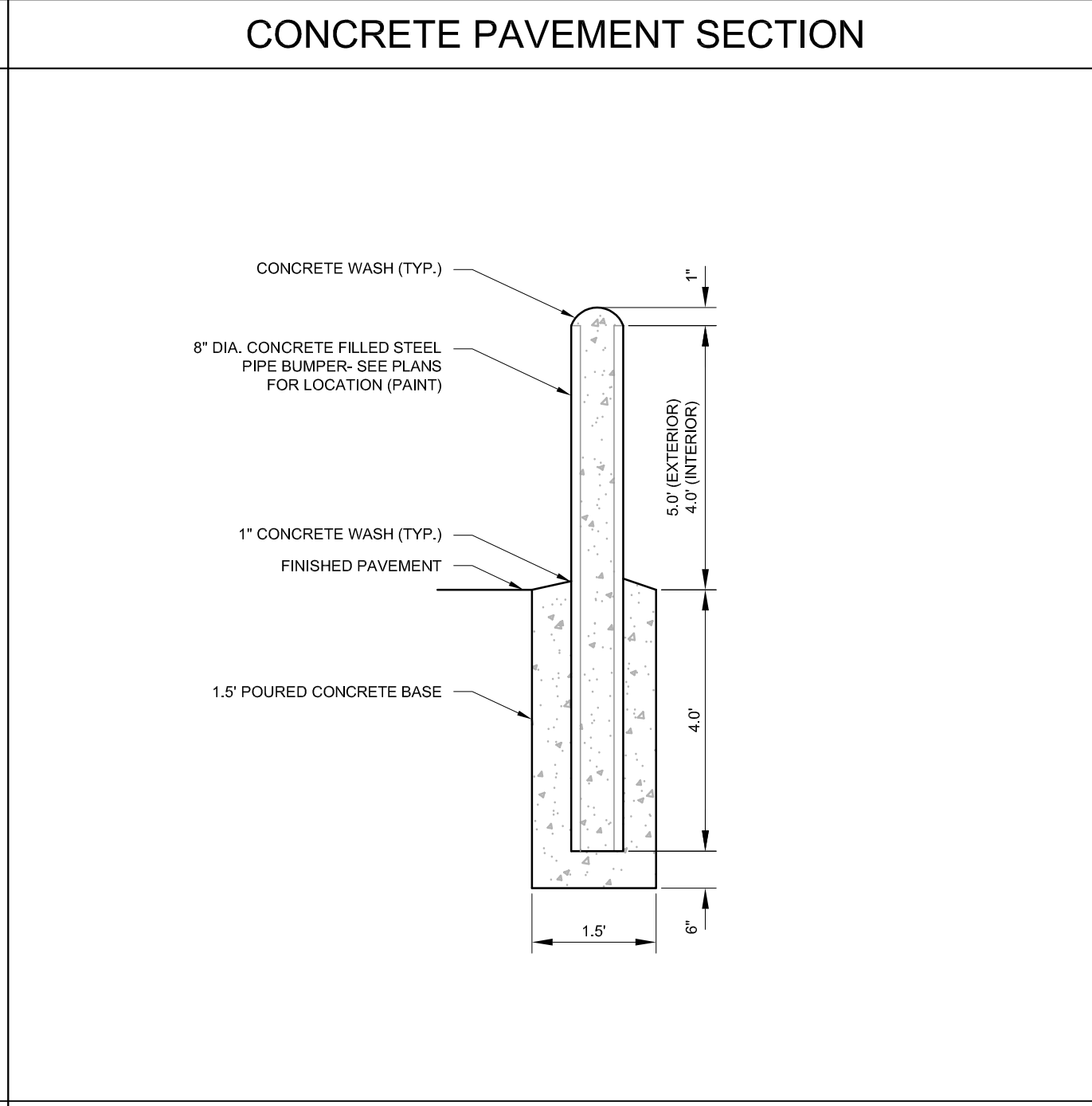
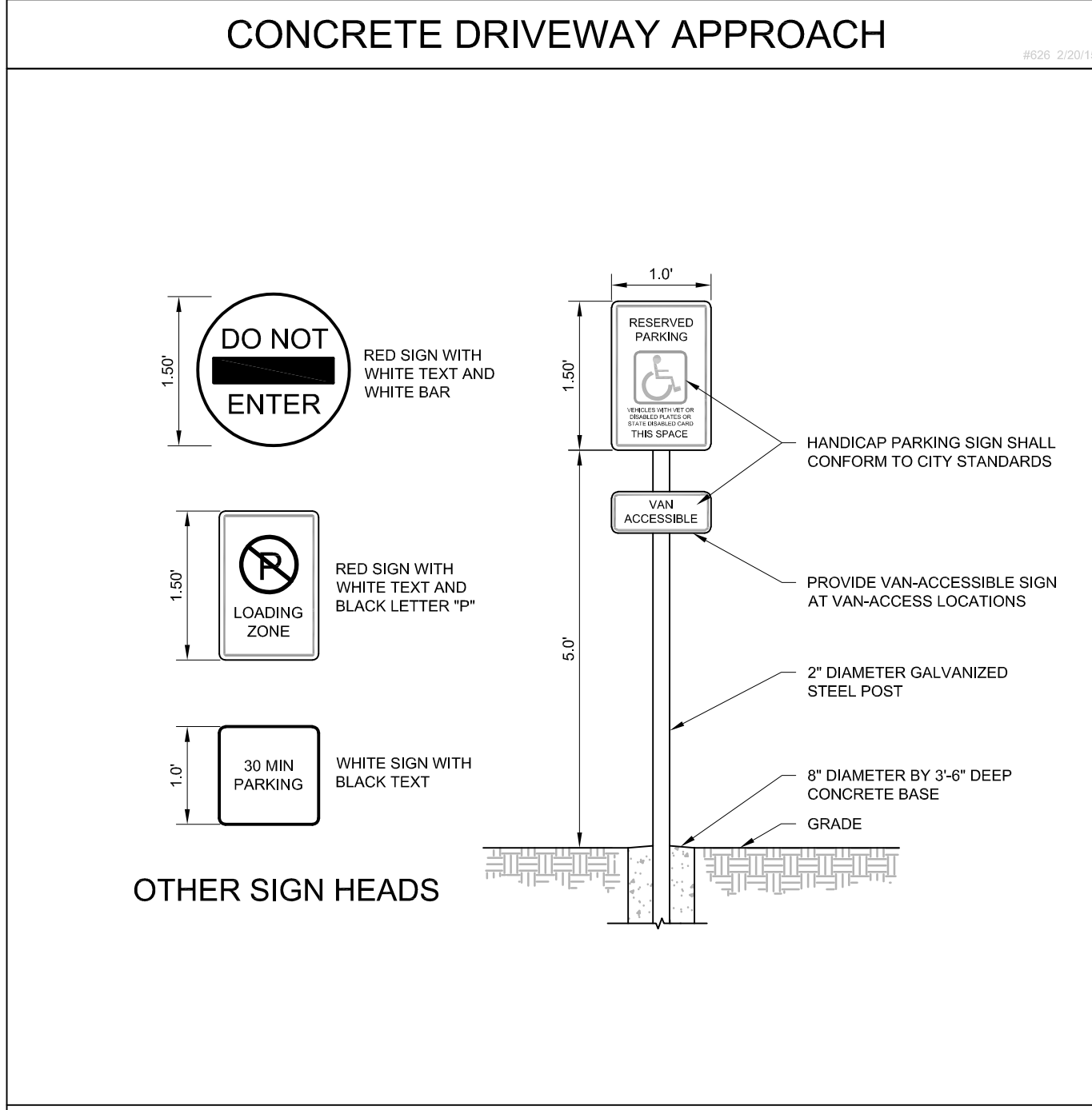
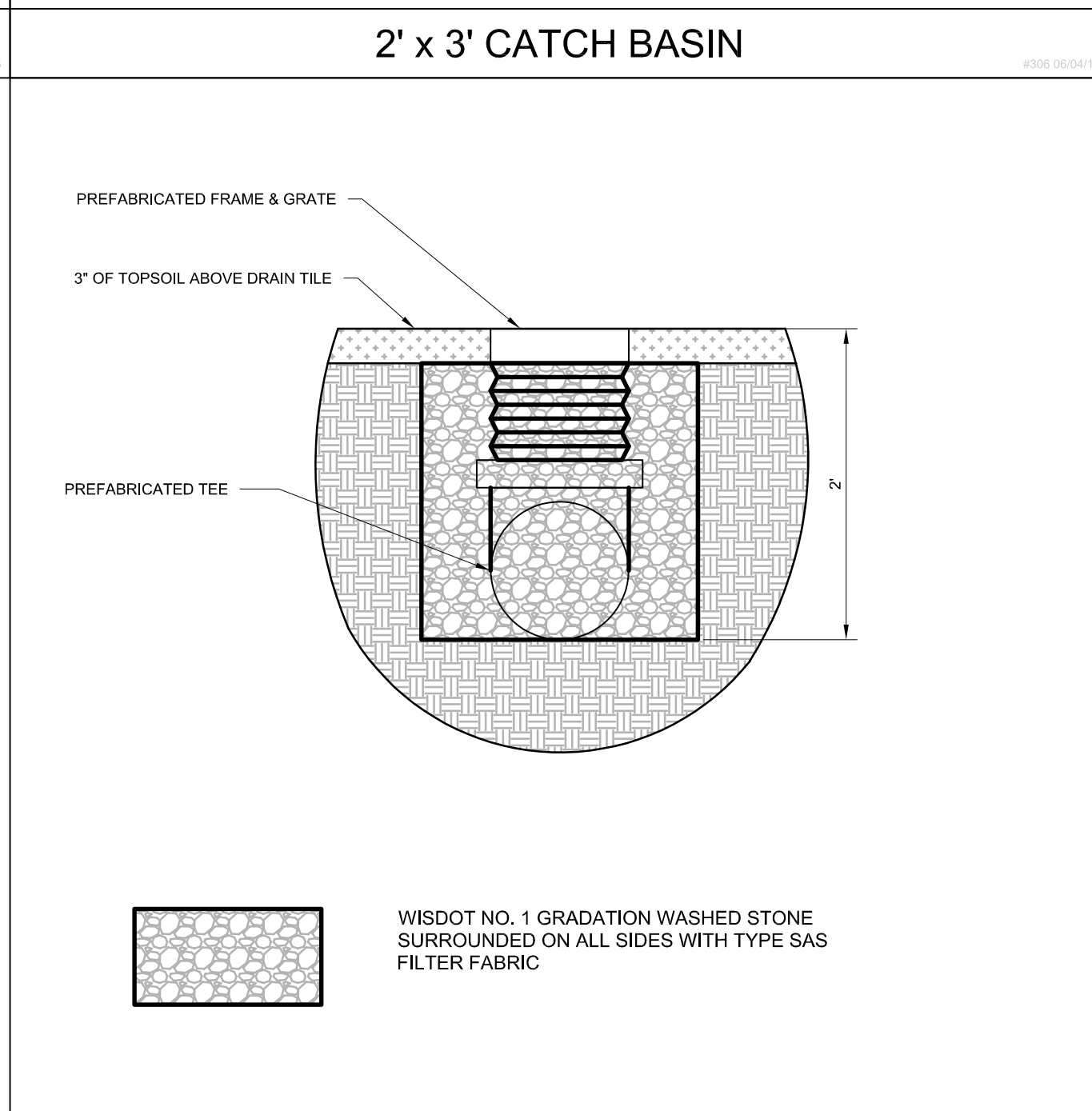
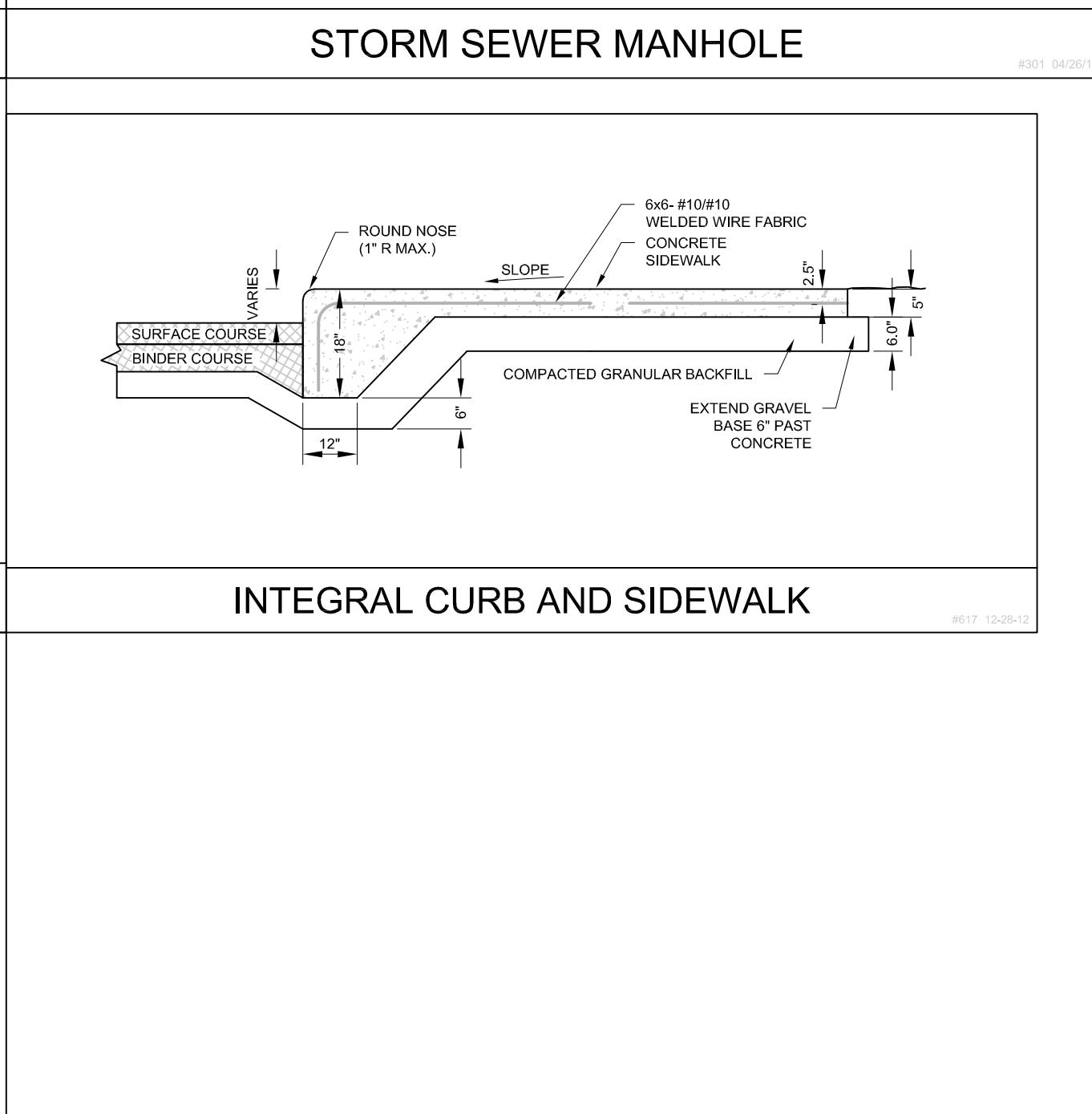
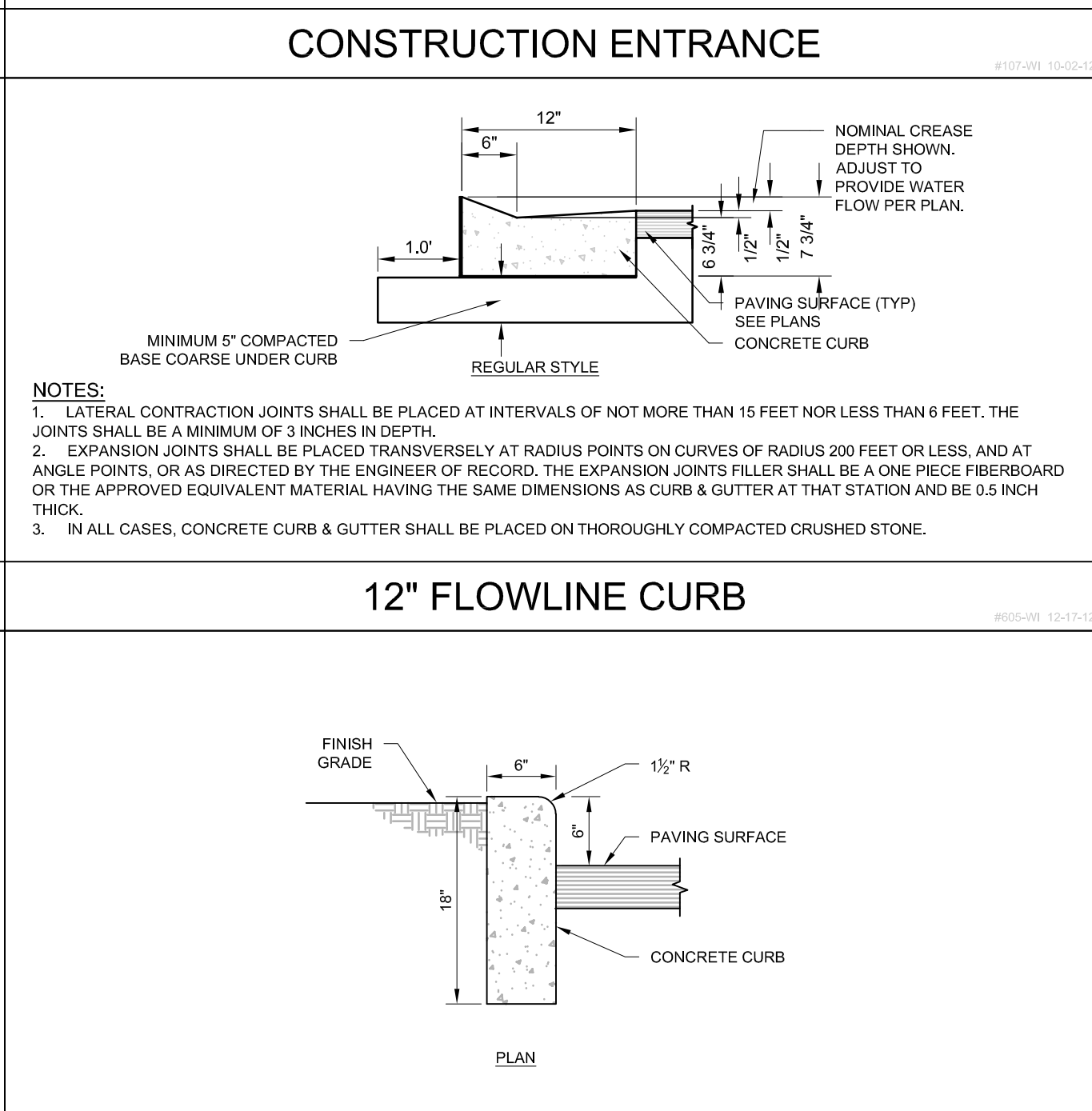
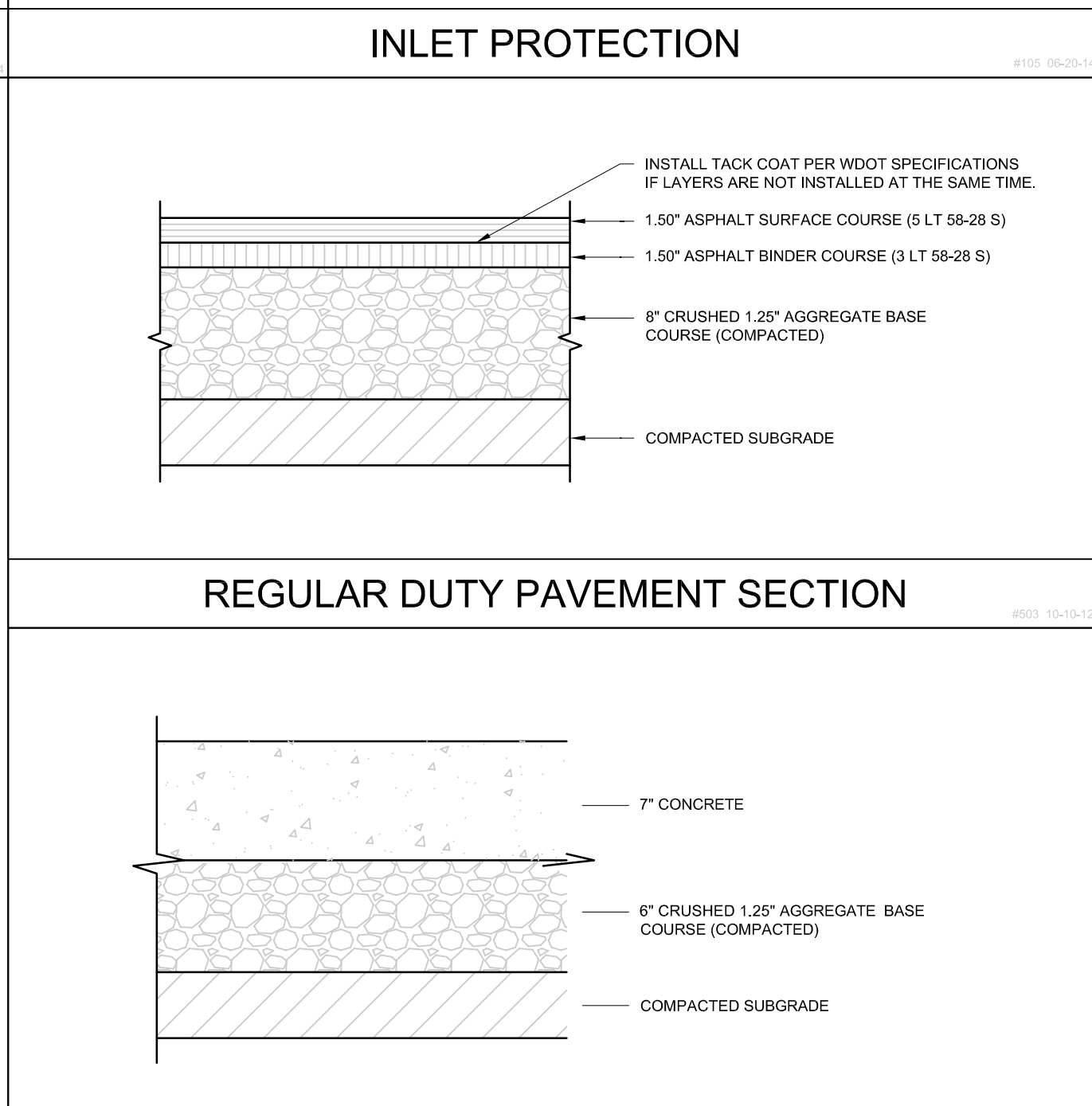
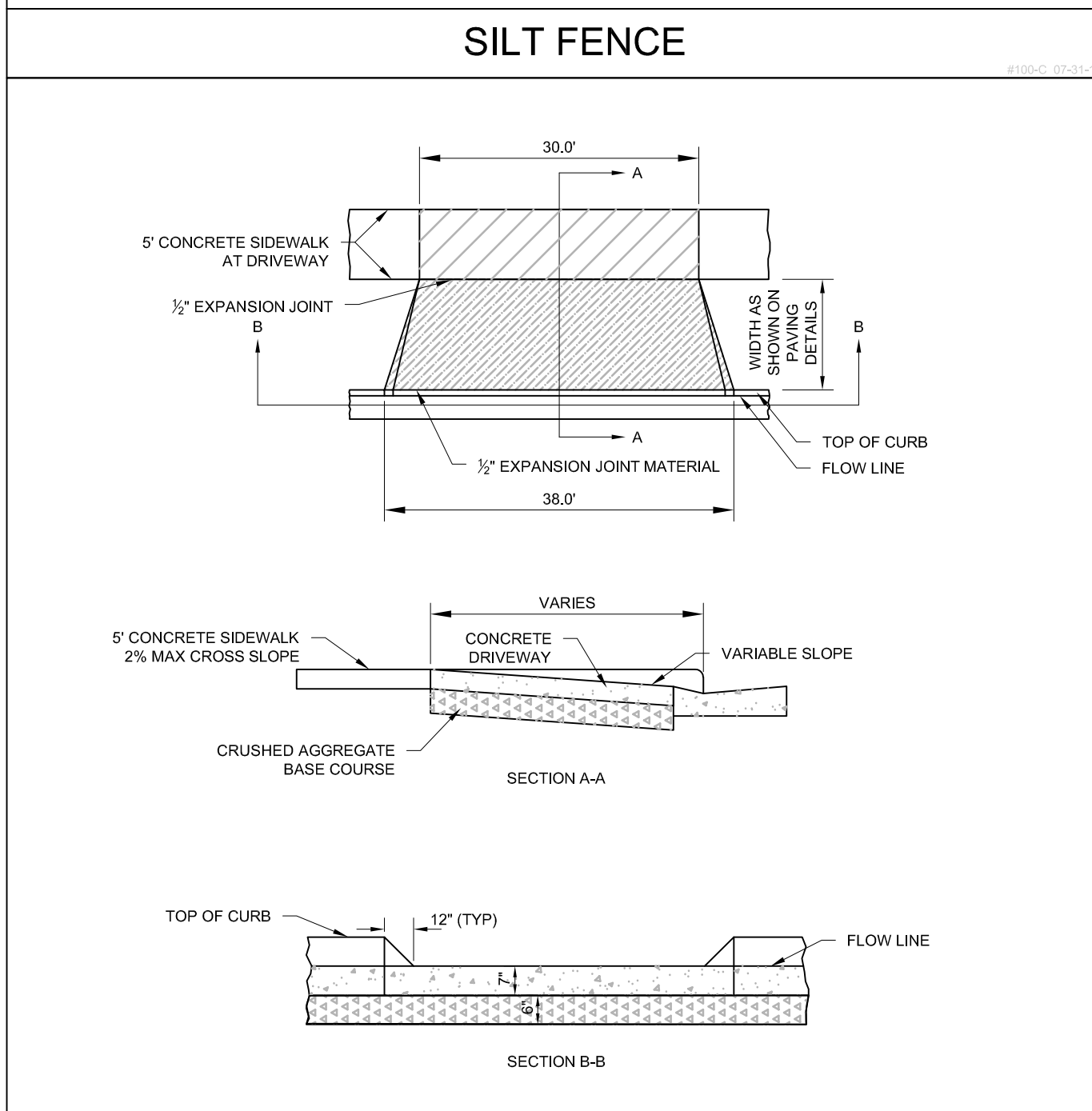
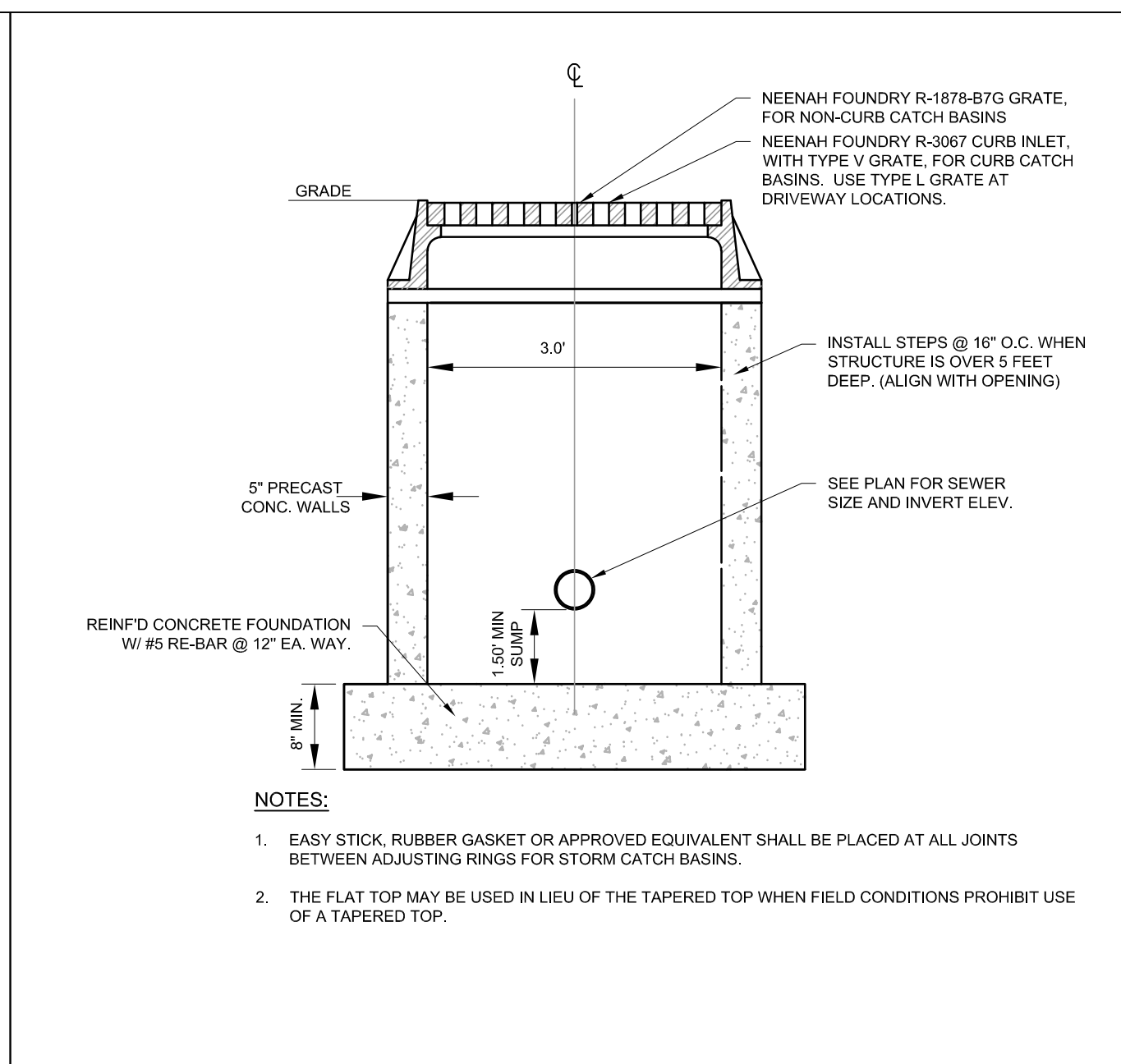
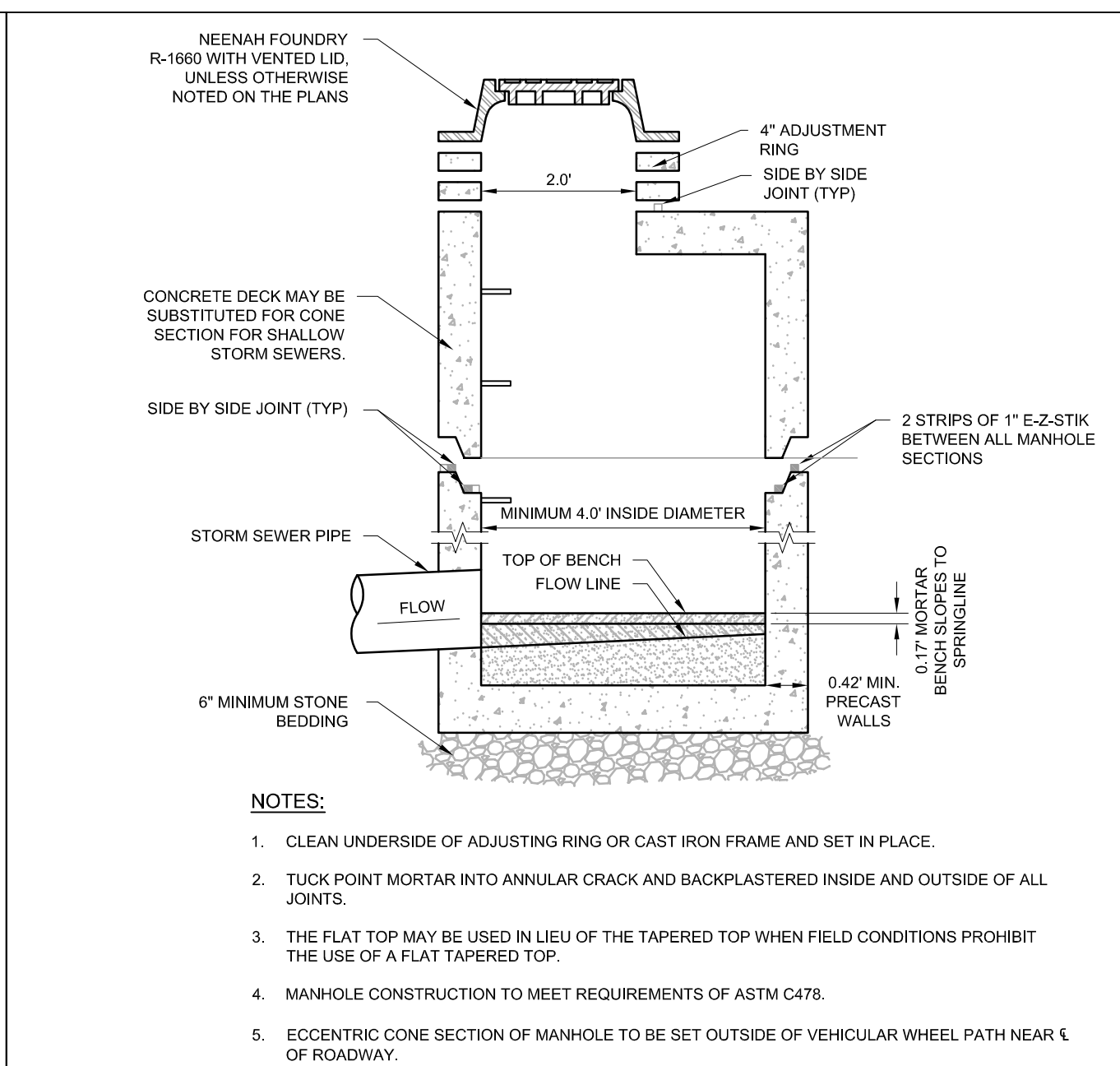
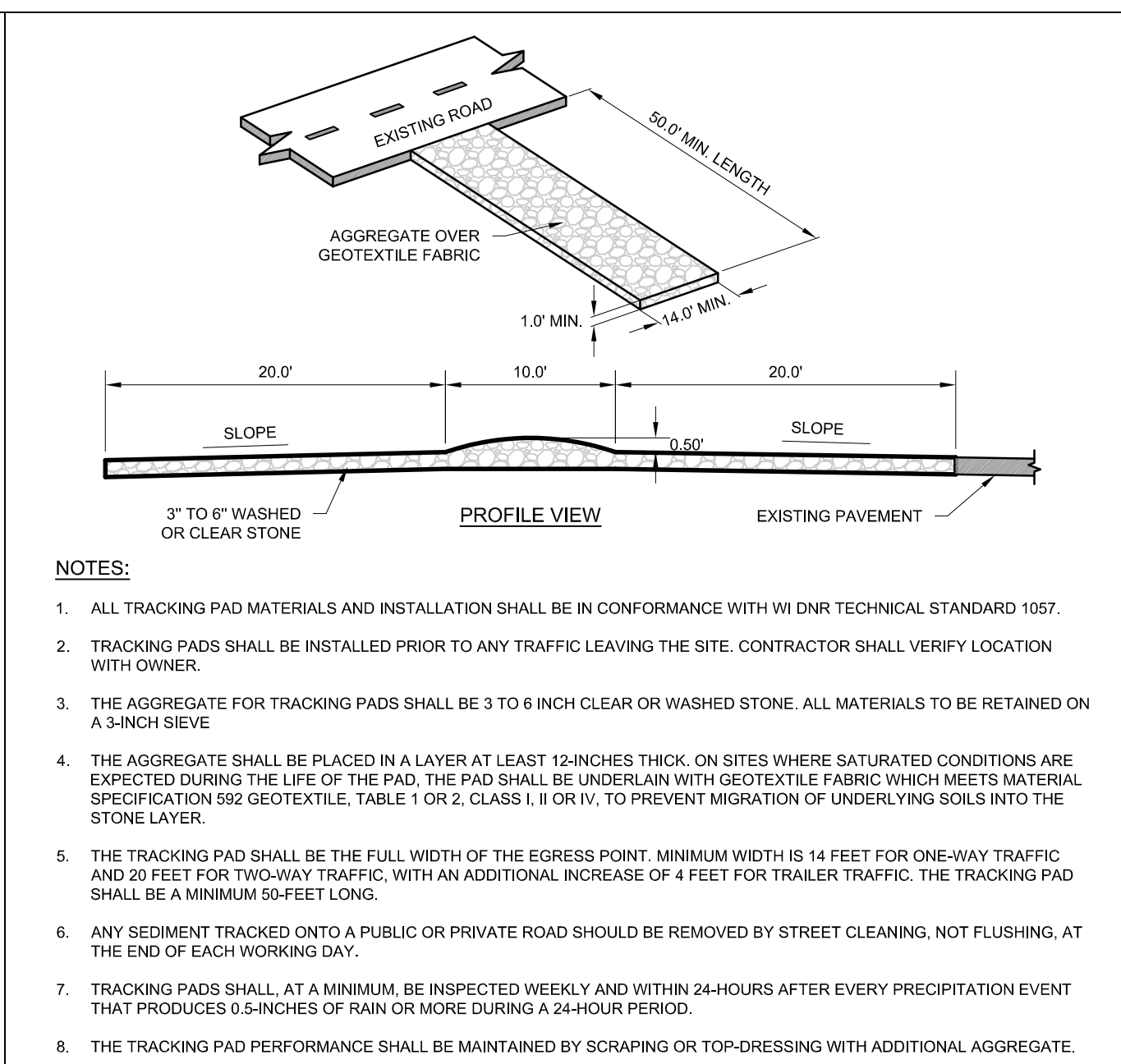
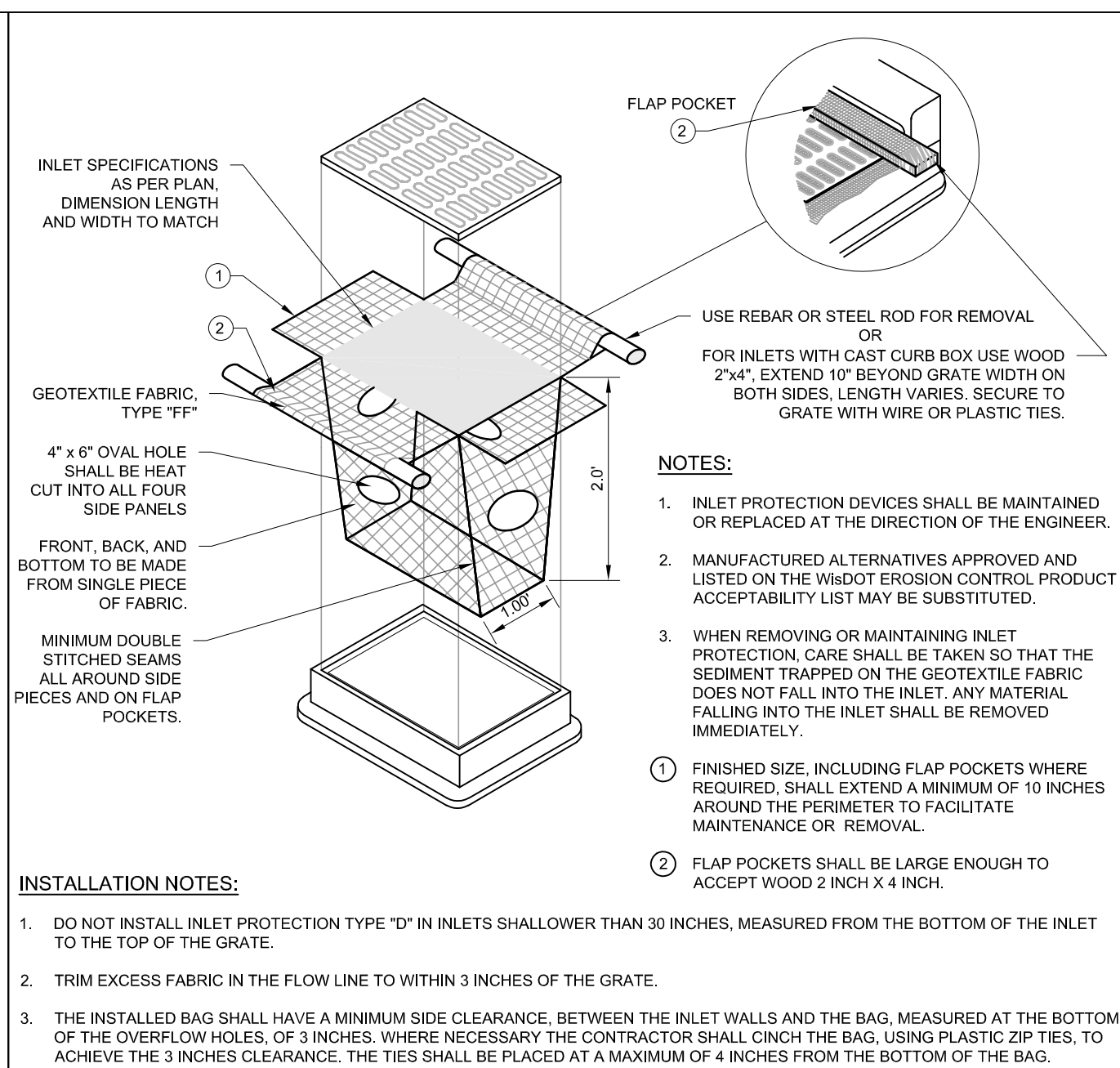
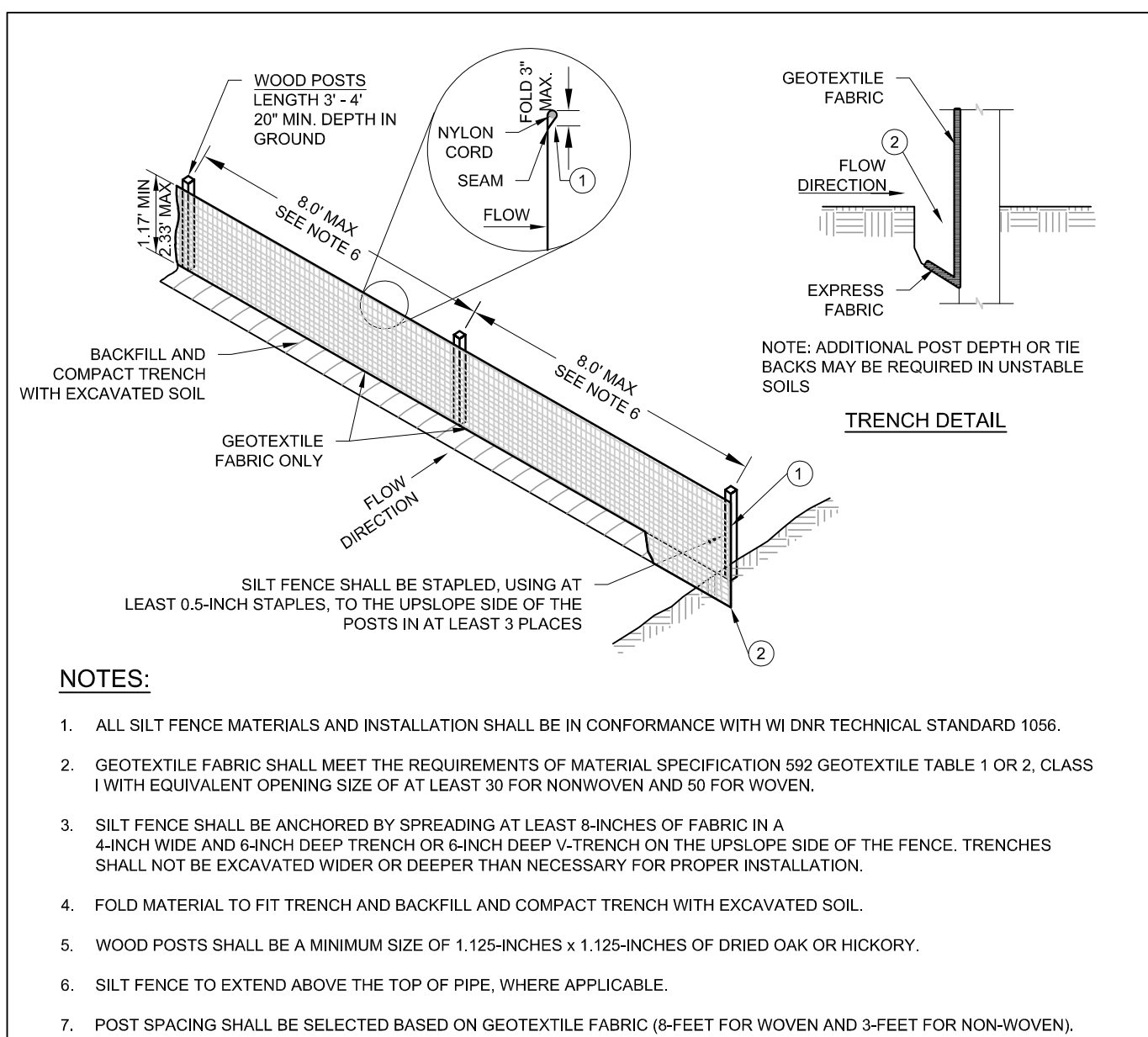
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**DRAWN BY:** AEK  
**DATE:** 4/1/20  
**SCALE:** 1" = 10'  
PC & UDC 04/01/2019  
PC & UDC 05/18/2019



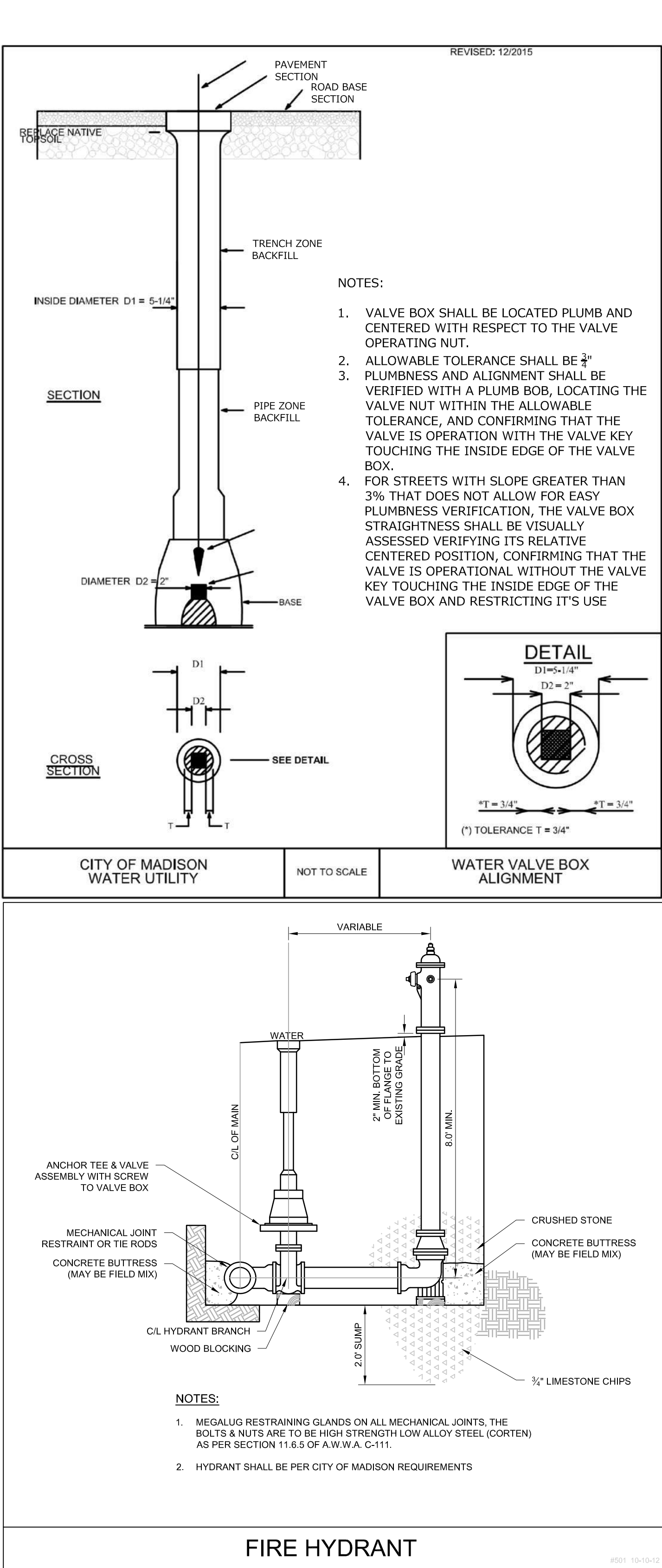












#### GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

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 1-800-242-8511 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" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

#### 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 UNSTABLE 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 LIQUID 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 CLEAN (OW), GR, 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 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 3 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 MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY, DISCING, HARROWING OR PLUVERING 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" FOR LANDSCAPE AREAS AND +/-2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 6" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE, NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

#### 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 STEEL 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" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED, WHERE SPECIFICALLY REQUIRED. REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-476. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER THE DETAIL ON THE PLANS. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, DI CLASS 92 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM. RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C508 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SITE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO. 8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVE CO TERMINAL BOX AT EACH END.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

#### SPECIFICATIONS FOR PAVING

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 1/2" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. LT 58-28.5 IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS. GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50' CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.









CITY OF MADISON  
LANDSCAPE WORKSHEET  
Section 23.142 Madison General Ordinance

Project Location / Address: 825 E. Washington Ave  
Name of Project: Moxy Hotel  
Owner / Contact: Andy Inman  
Contact Phone: WISCONSIN OFFICE: 20725 WATER TOWN ROAD, SUITE 100 BROOKFIELD, WI 53188 (262) 754-8888 CHICAGO / MILWAUKEE: NATIONWIDE www.pinnacle-engr.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:

- The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- No demolition of a principal building is involved.
- 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, driveway and decking/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.

- 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

- 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: 217,800 square feet  
Five (5) acres = 217,800 square feet  
First five (5) developed acres = 3,610 points  
Remainder of developed area: 214,190 square feet  
Total landscape points required: 377

- 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: 20,124 sf  
Total landscape points required: 335

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 linear 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 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

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

PLANT SCHEDULE

OVERSTORY TREE (35 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CC	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5' Cal.	1
UPRIGHT EVERGREEN SHRUB (10 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TH2	Taxus x media 'Hicksii'	Hicks Yew	4' Ht.	17
TG	Tsuga canadensis 'Gentish White'	Gentish White Hemlock	4' Ht.	2
DECIDUOUS SHRUBS (3 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DC	Diervilla sessilifolia 'Cool Splash'	Cool Splash False Honeysuckle	3 gal.	14
HB	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 gal.	6
EVERGREEN SHRUBS (4 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JB3	Juniperus sabina 'Buffalo'	Buffalo Juniper	3 gal.	2
TE	Taxus x media 'Everlow'	Yew	3 gal.	3
ORNAMENTAL GRASSES (2 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY
PN3	Panicum virgatum 'Northwind'	Switch Grass	1 gal.	6
SH3	Sporobolus heterolepis	Prairie Dropseed	1 gal.	17

PERENNIALS (2 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
GR	Geranium x 'Rozanne' TM	Hybrid Cranesbill	1 gal.	24" o.c.	14

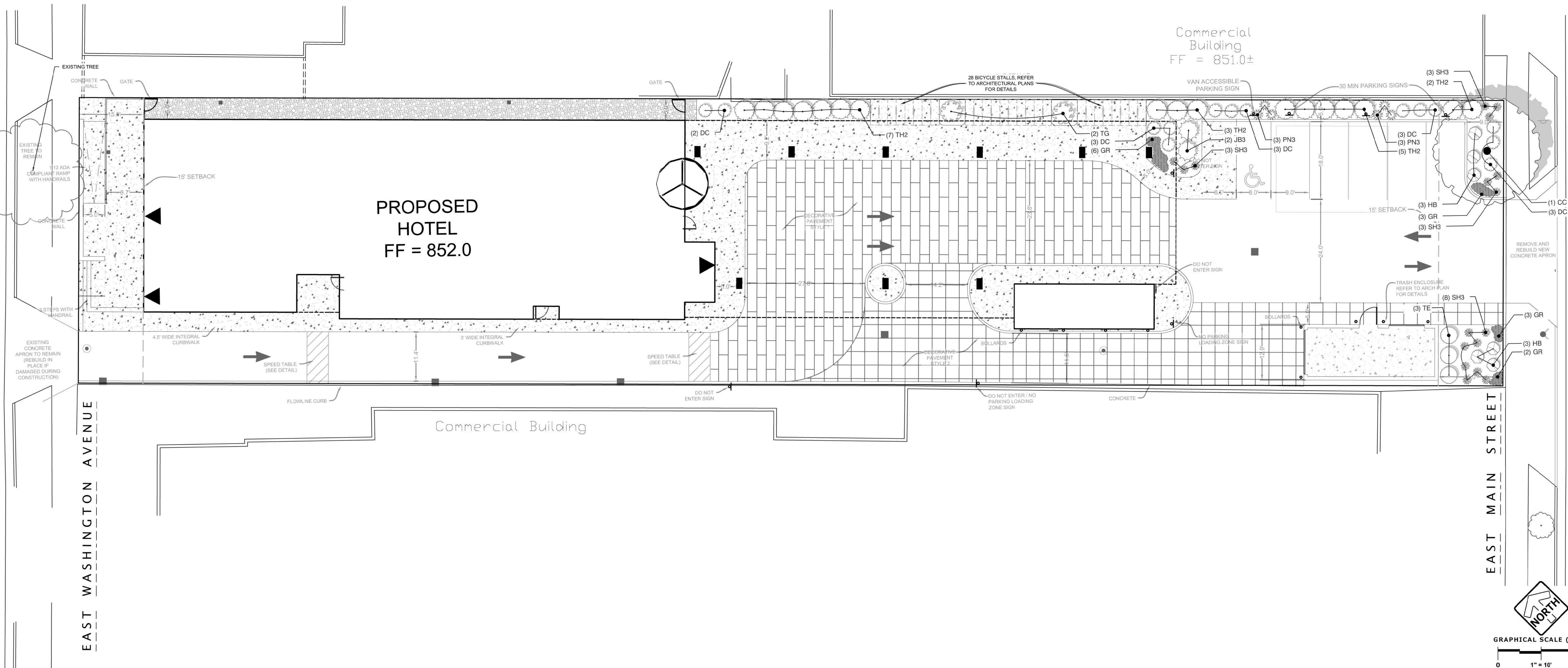
STONE MULCH 641 sf

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

10/2013

10/2013

2



2248 DEMING WAY, SUITE 120  
MIDDLETON, WI 53562  
608-824-1750  
608-829-3056 (FAX)

Pinnacle Engineering Group  
ENGINEERING/ARCHITECTURAL/DESIGN/CONSTRUCTION  
WISCONSIN OFFICE: 20725 WATER TOWN ROAD, SUITE 100 BROOKFIELD, WI 53188 (262) 754-8888 CHICAGO / MILWAUKEE: NATIONWIDE www.pinnacle-engr.com

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 04-01/2016  
PC: UDC 06/18/2016

LANDSCAPE PLAN

L1.0

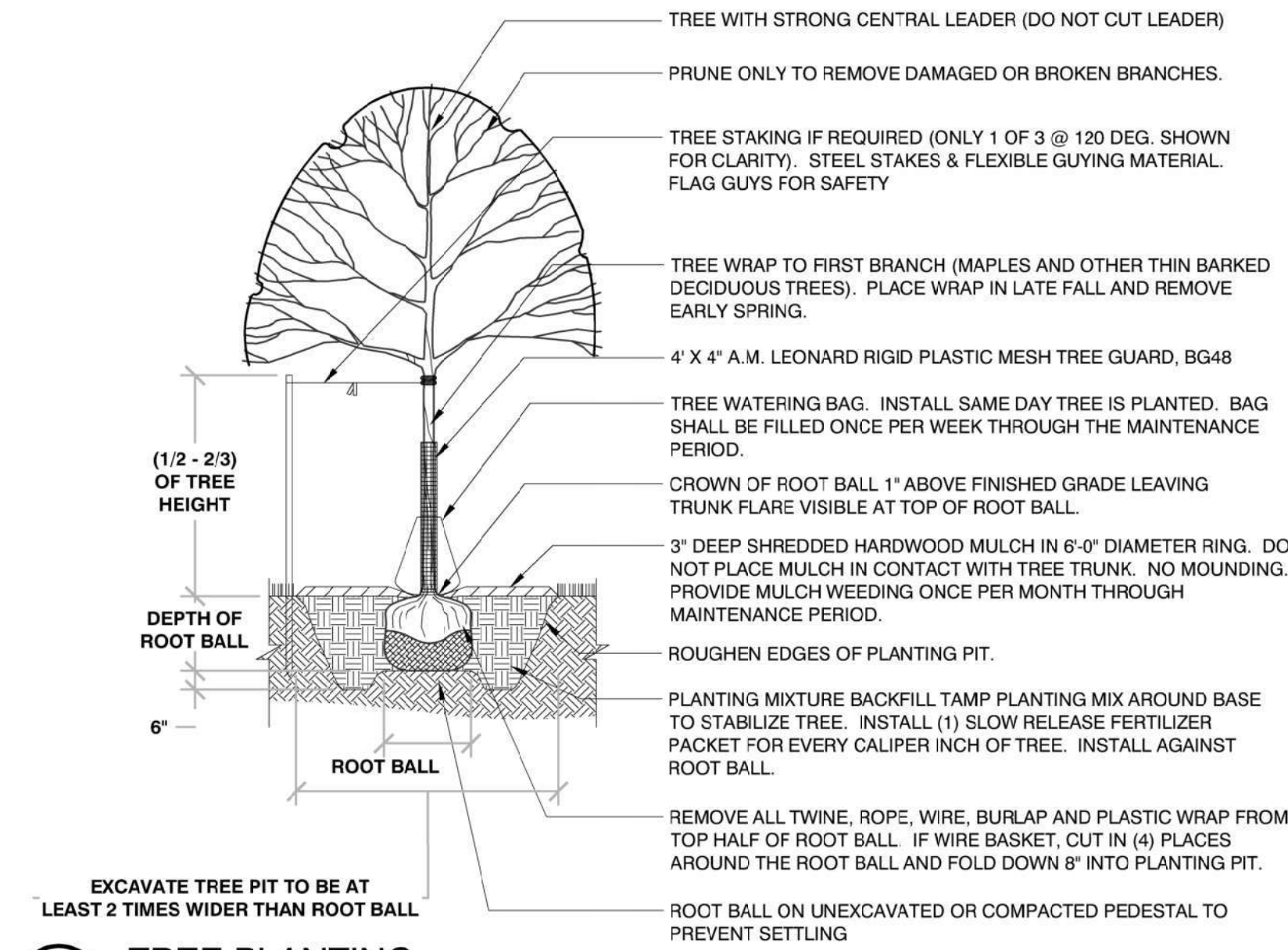


GENERAL PLANTING NOTES

1. 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.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. 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.
4. 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.
5. 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.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. 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.
8. 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.
9. 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.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE SPRING OF 2020.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE AUTUMN OF 2020 IF AVAILABLE AT TIME OF PLANTING.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. 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.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL  $\frac{2}{3}$  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.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH.
18. ALL FINISH GRADING TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
19. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
20. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
21. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
22. 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
23. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
24. 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.
25. 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.
26. 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.
27. 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

1. 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 EXTRANEOUS MATTER.
2. 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)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. 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.
5. 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.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



1 TREE PLANTING

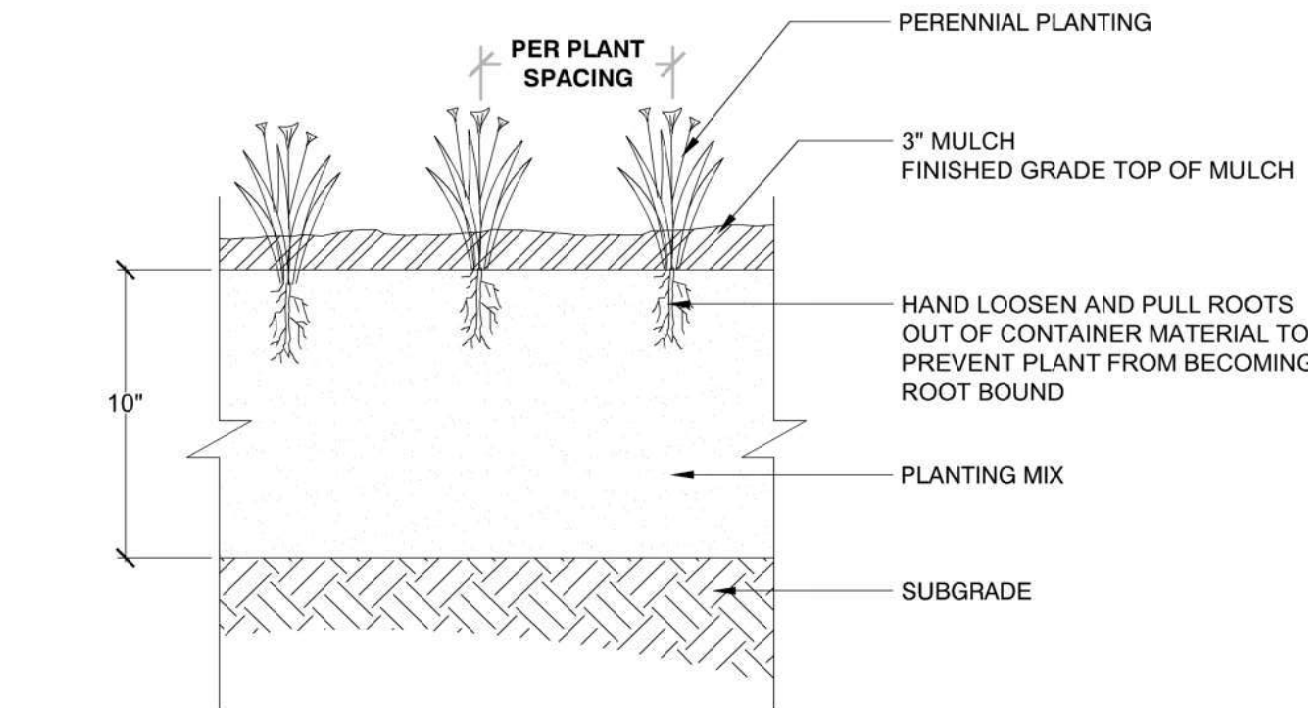
1/4" = 1'-0"

329343-01

2 SHRUB PLANTING

1/2" = 1'-0"

329333-02



3 PERENNIAL PLANTING

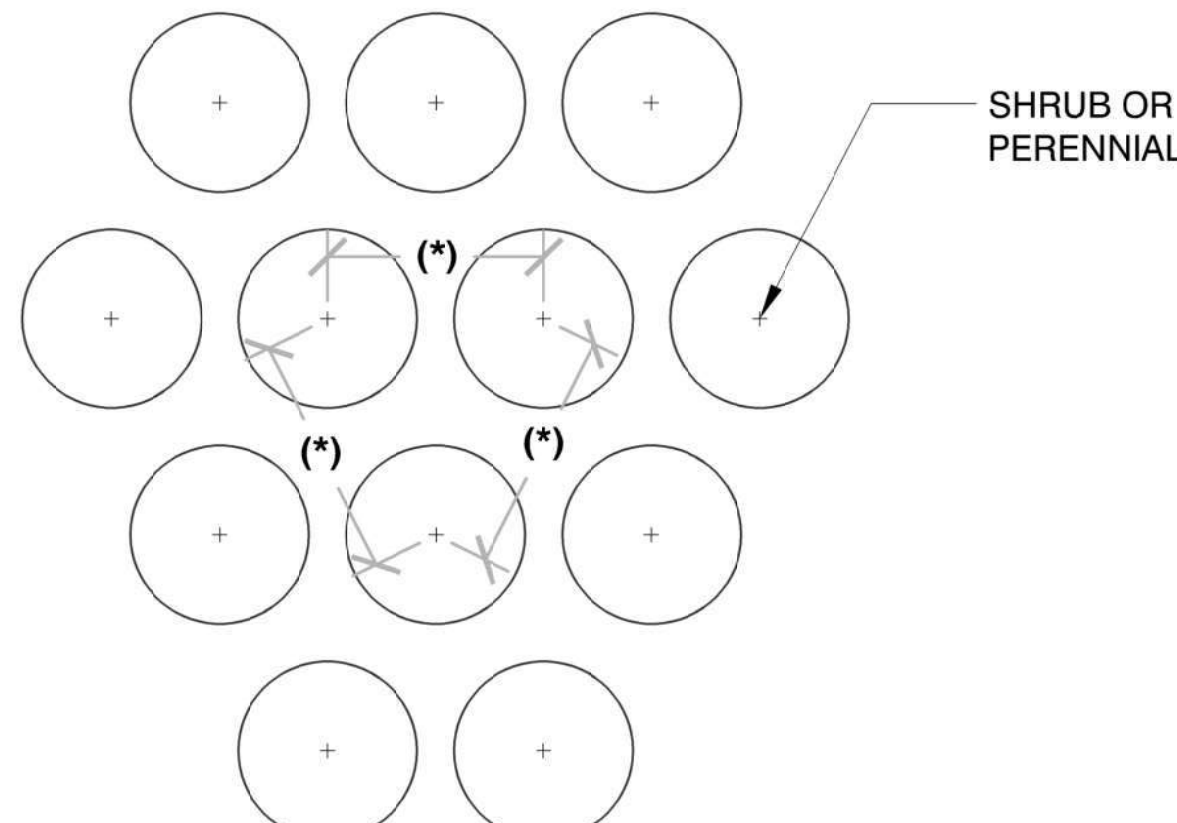
1" = 1'-0"

3293-01

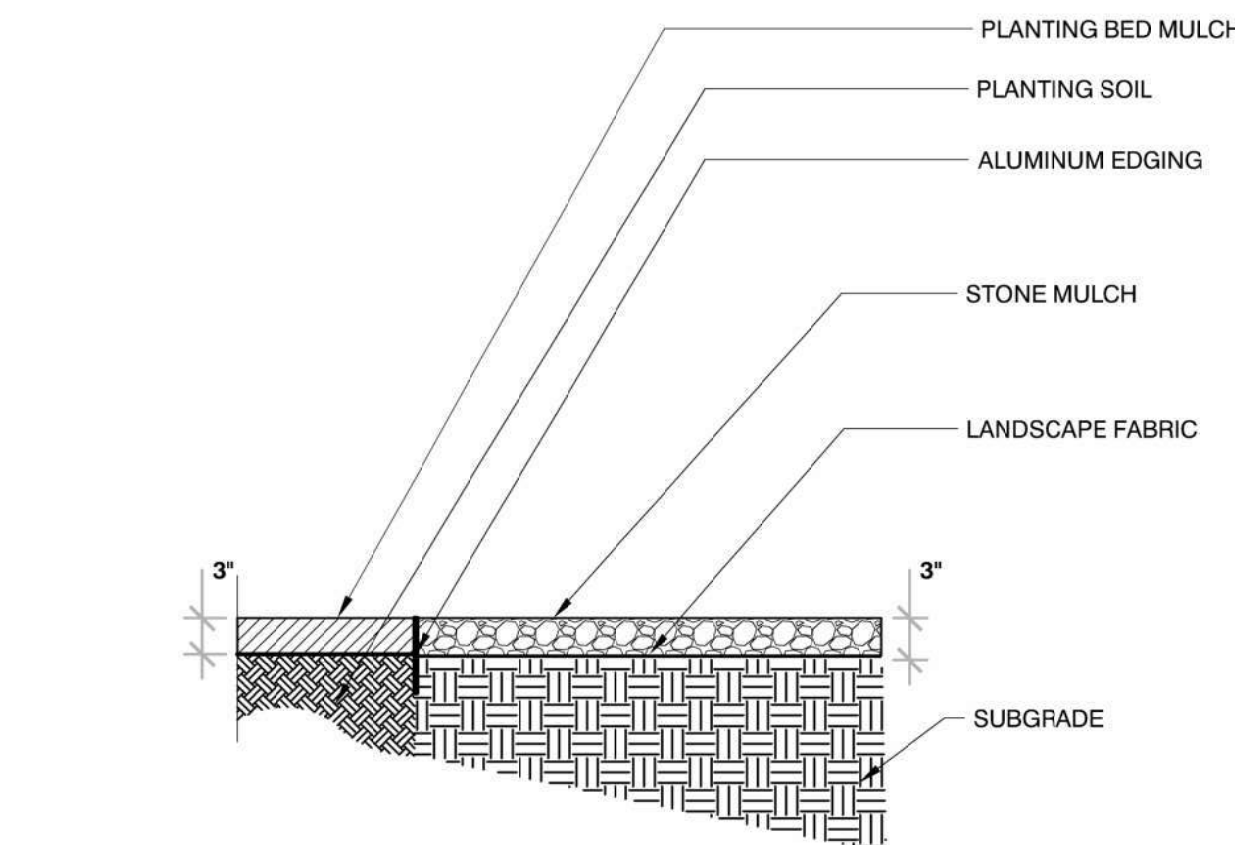
4 PLANT SPACING

3/4" = 1'-0"

3293-02



(\*) = SPECIFIED PLANT SPACING PER PLANTING LIST



5 STONE MULCH ALONG PLANTING BED

3/4" = 1'-0"

329413-02

**GBA**  
architecture + design

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

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

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PROJECT: **MOXY HOTEL**  
825 E. WASHINGTON AVENUE  
MADISON, WI 53703

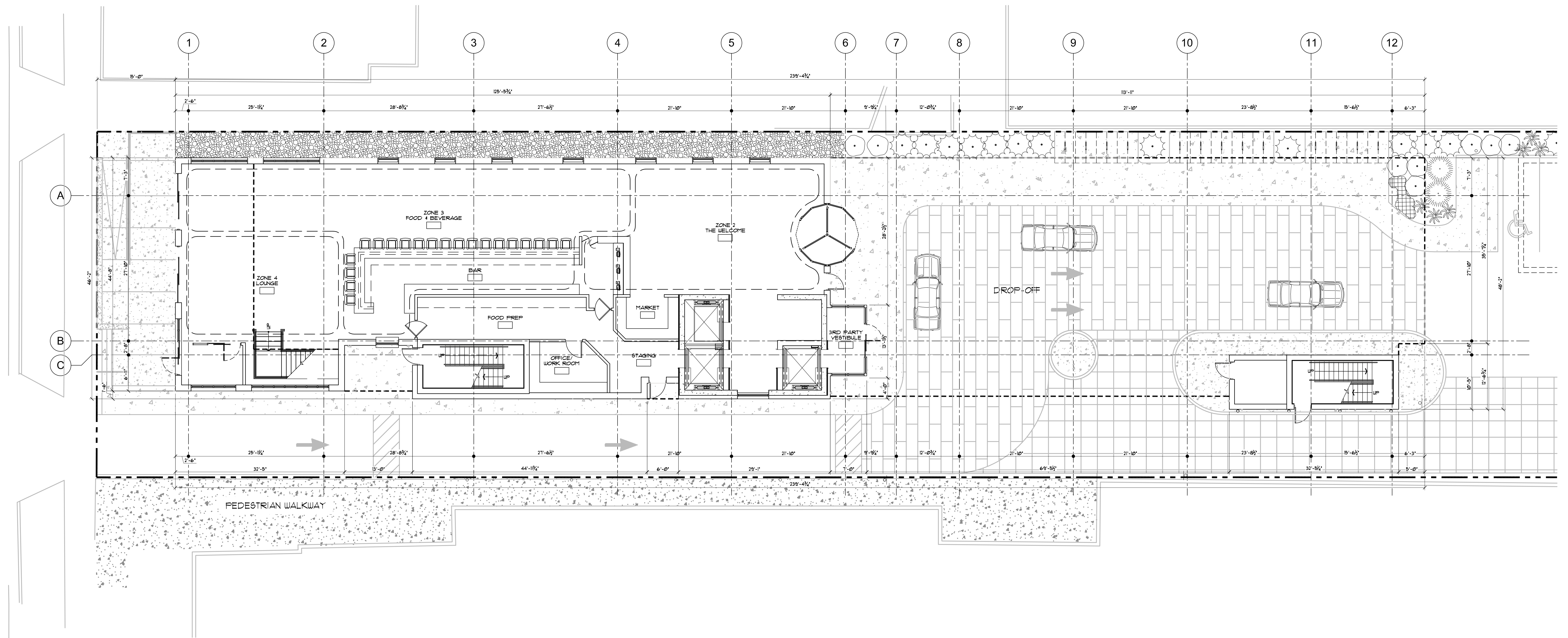
CLIENT: **NORTH CENTRAL GROUP**  
1600 ASPEN COMMONS, SUITE 200  
MIDDLETON, WI 53562

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PROJECT: 201926  
DRAWN BY: DJB  
DATE: 4/1/20  
SCALE: NTS

PC + UDC 04-01/2016  
PC + UDC 06-18/2016





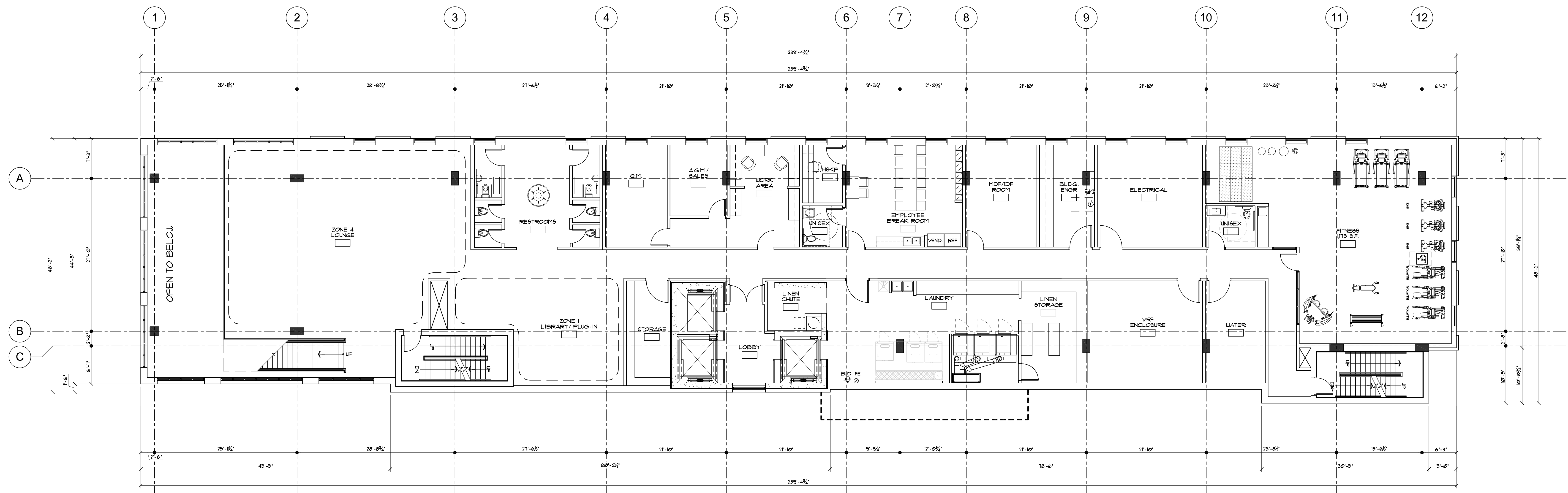
1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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

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

PC: 4 UDC 04/01/2020  
PC: 4 UDC 05/18/2020



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

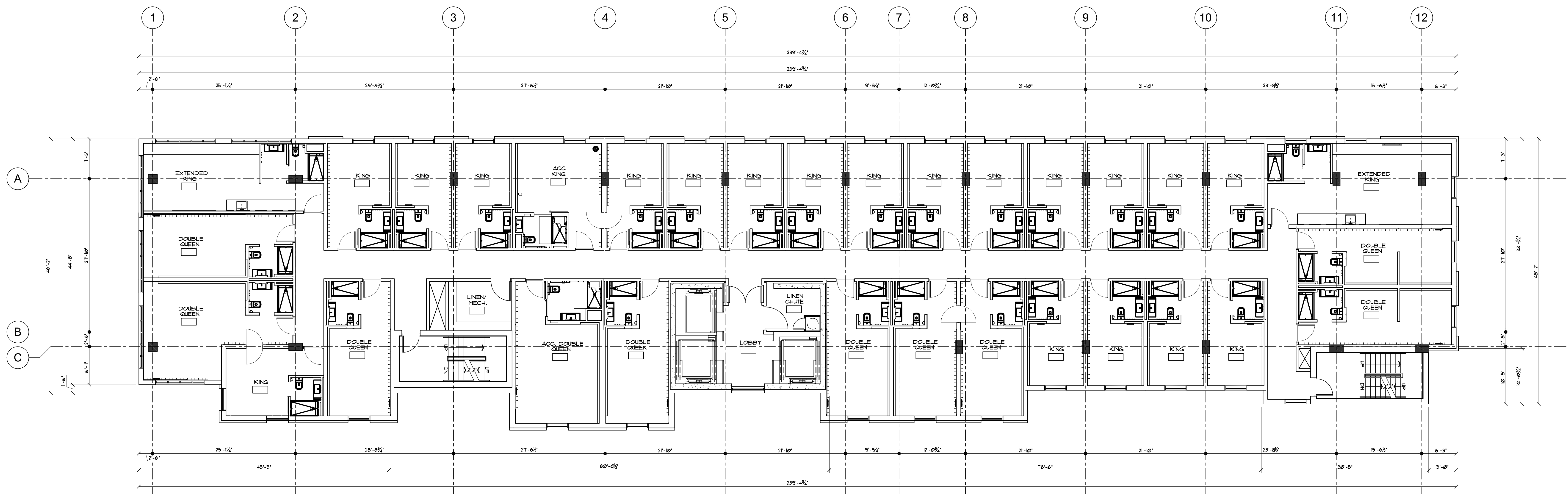
PROJECT: MOXY HOTEL  
2248 DEMING WAY, SUITE 120  
MIDDLETON, WI 53562  
CLIENT: NORTH CENTRAL GROUP  
C/O MM EAST WASHINGTON, LLC  
2248 DEMING WAY, SUITE 200  
MIDDLETON, WI 53562

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

FC 1 UDC 04/01/2020  
FC 1 UDC 05/18/2020





3RD - 5TH  
FLOOR PLAN  
SCALE: 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

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DRAWN BY: DSD  
DATE: 05/18/2020  
SCALE: AS NOTED  
FC 1 UDC 04/01/2020  
FC 1 UDC 05/18/2020

PROJECT: 201926  
DRAWN BY: DSD  
DATE: 05/18/2020  
SCALE: AS NOTED  
FC 1 UDC 04/01/2020  
FC 1 UDC 05/18/2020

PROJECT: 201926  
DRAWN BY: DSD  
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FC 1 UDC 04/01/2020  
FC 1 UDC 05/18/2020

PROJECT: 201926  
DRAWN BY: DSD  
DATE: 05/18/2020  
SCALE: AS NOTED  
FC 1 UDC 04/01/2020  
FC 1 UDC 05/18/2020

PROJECT: 201926  
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DATE: 05/18/2020  
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FC 1 UDC 04/01/2020  
FC 1 UDC 05/18/2020

PROJECT: 201926  
DRAWN BY: DSD  
DATE: 05/18/2020  
SCALE: AS NOTED  
FC 1 UDC 04/01/2020  
FC 1 UDC 05/18/2020

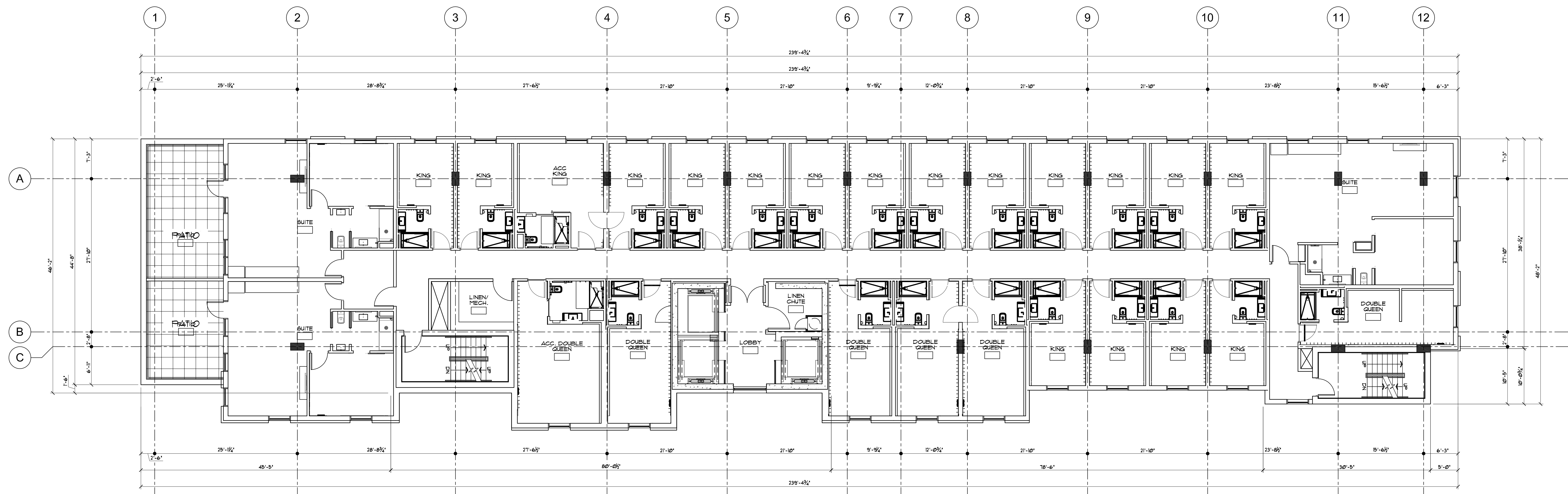
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DRAWN BY: DSD  
DATE: 05/18/2020  
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FC 1 UDC 05/18/2020

PROJECT: 201926  
DRAWN BY: DSD  
DATE: 05/18/2020  
SCALE: AS NOTED  
FC 1 UDC 04/01/2020  
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DRAWN BY: DSD  
DATE: 05/18/2020  
SCALE: AS NOTED  
FC 1 UDC 04/01/2020  
FC 1 UDC 05/18/2020

3RD - 5TH  
FLOOR PLAN

A2.03



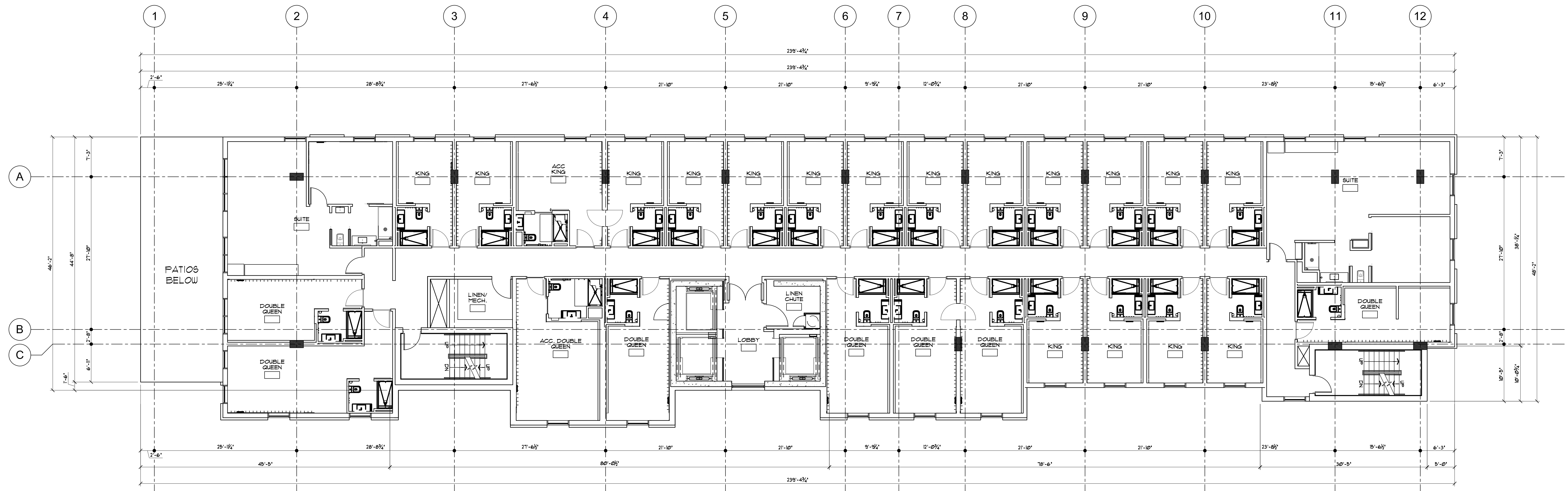
6TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PROJECT: MOXY HOTEL  
2248 DEMING WAY, SUITE 120  
MIDDLETON, WI 53562  
CLIENT: NORTH CENTRAL GROUP  
C/O MM EAST WASHINGTON, LLC  
2248 DEMING WAY, SUITE 200  
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SCALE: AS NOTED

FC 1 UDC 04/01/2020  
FC 1 UDC 05/18/2020



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

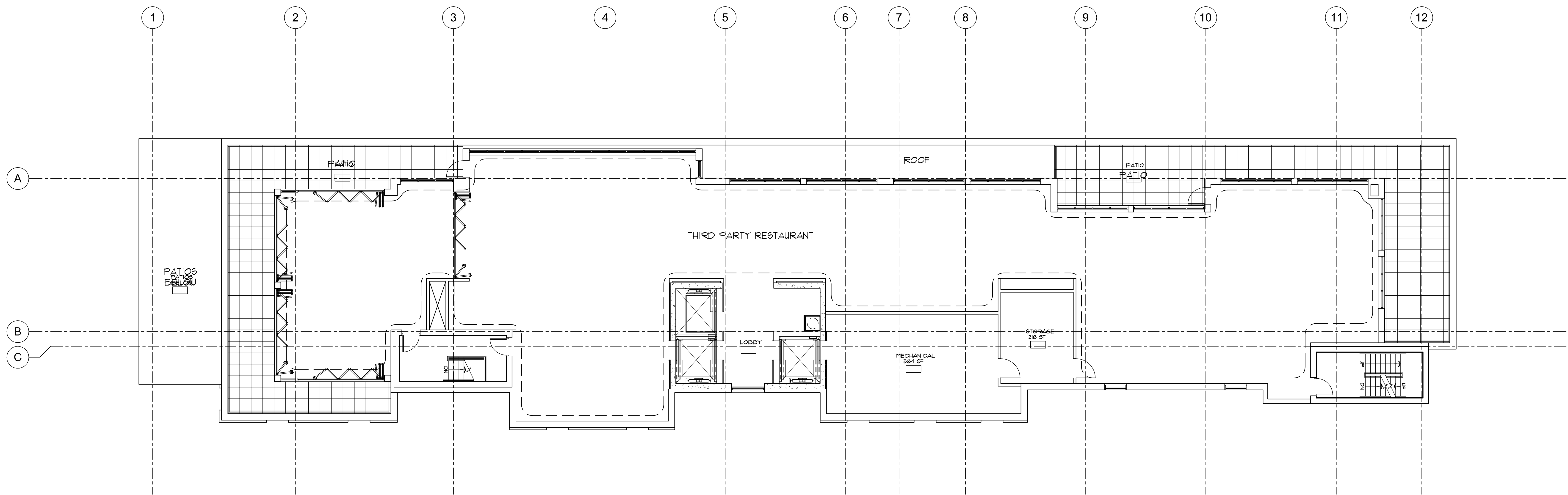
PROJECT: MOXY HOTEL  
2248 DEMING WAY, SUITE 120  
MIDDLETON, WI 53562  
CLIENT: NORTH CENTRAL GROUP  
C/O MM EAST WASHINGTON, LLC  
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DRAWN BY: DSD  
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SCALE: AS NOTED

PC 4 UDC 04/01/2020  
PC 4 UDC 05/18/2020





8TH FLOOR PLAN

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



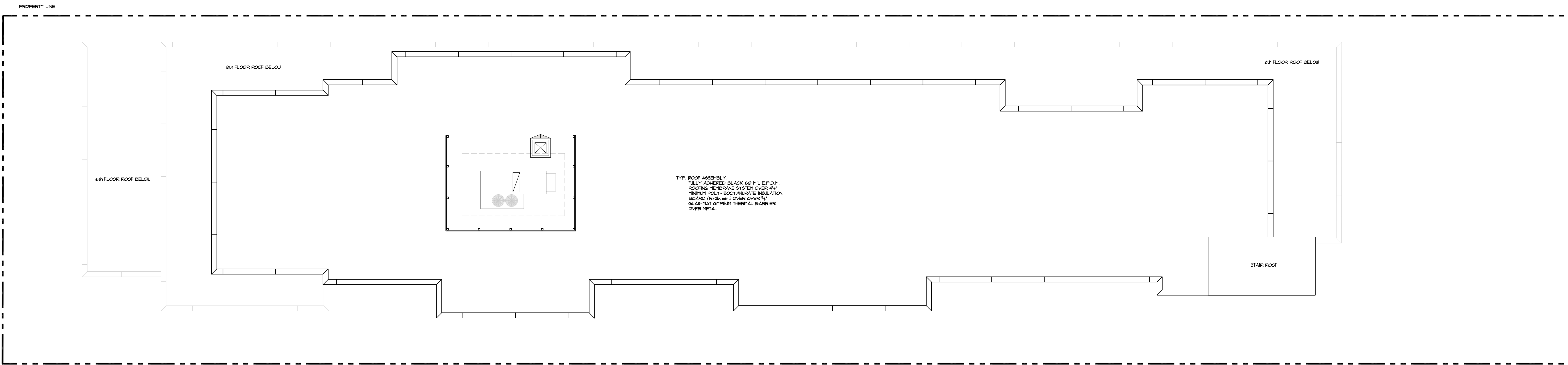
PROJECT: MOXY HOTEL  
2248 DEMING WAY, SUITE 120  
MIDDLETON, WI 53562  
CLIENT: NORTH CENTRAL GROUP  
C/O MM EAST WASHINGTON, LLC  
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SCALE: AS NOTED

FC 1 UDC 04/01/2020  
FC 1 UDC 05/18/2020





PROJECT: MOXY HOTEL  
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PC 4 UDC 04/01/2020  
PC 4 UDC 05/18/2020

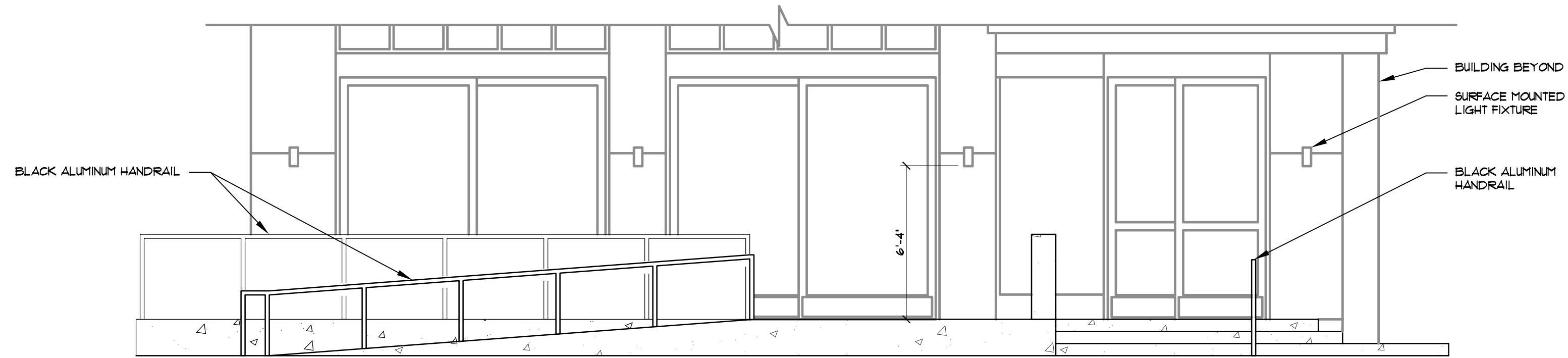


ROOF PLAN

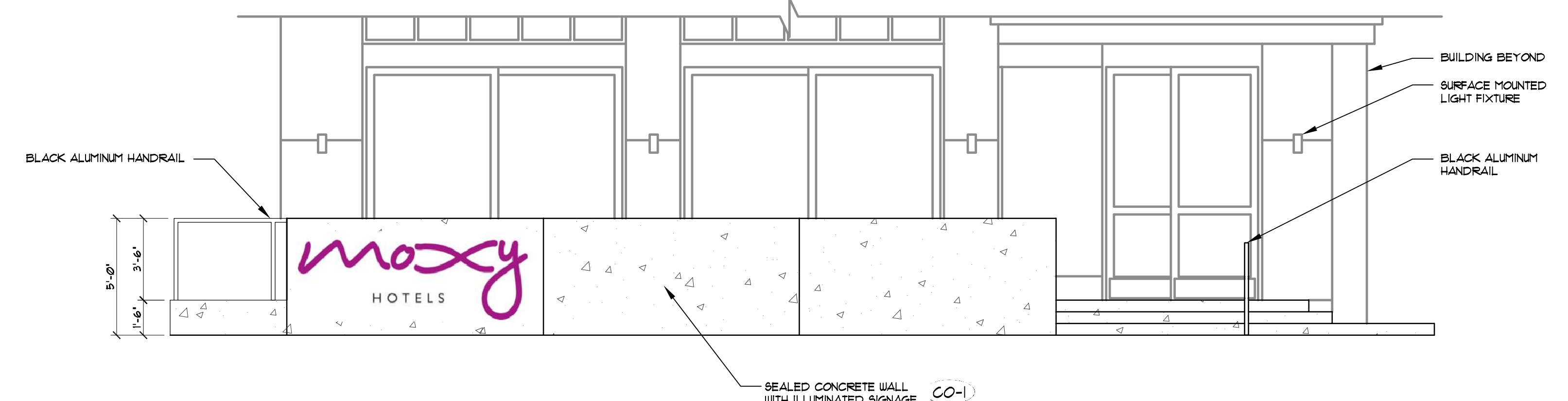
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

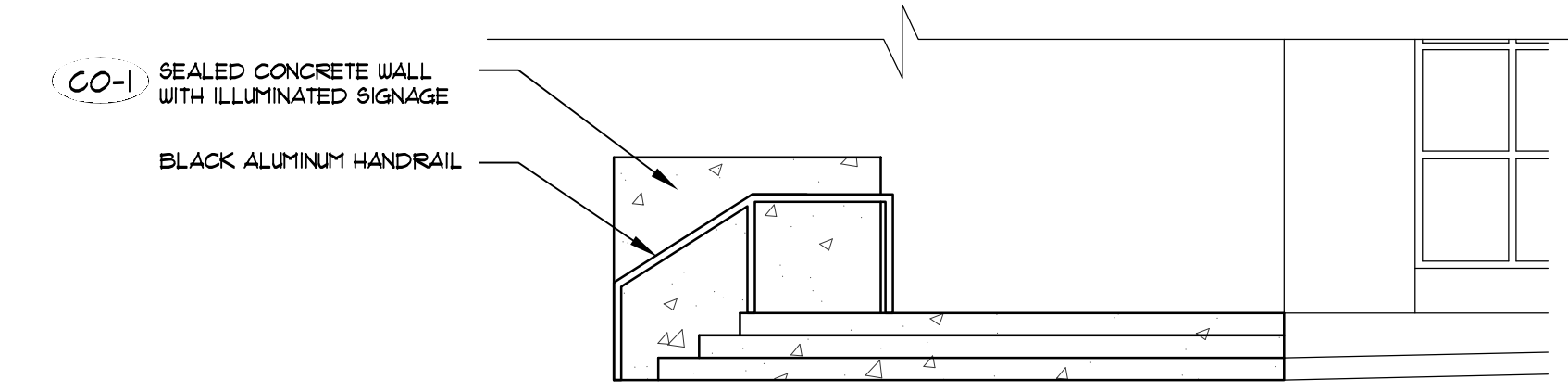




4 PATIO ELEVATION  
1/4"=1'-0"



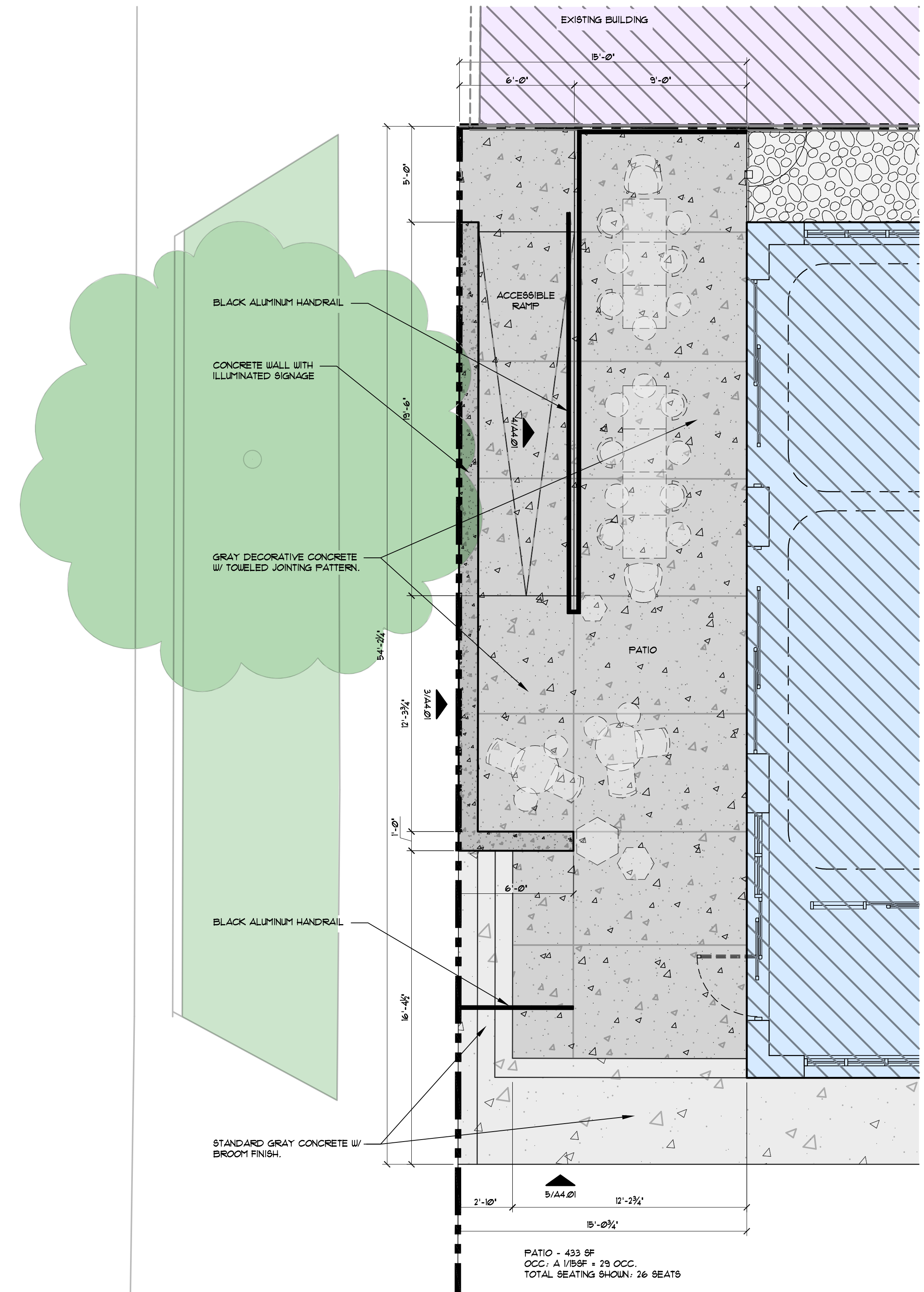
3 PATIO ELEVATION  
1/4"=1'-0"



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



2 1ST FLOOR PATIO RENDERING  
N.T.S.

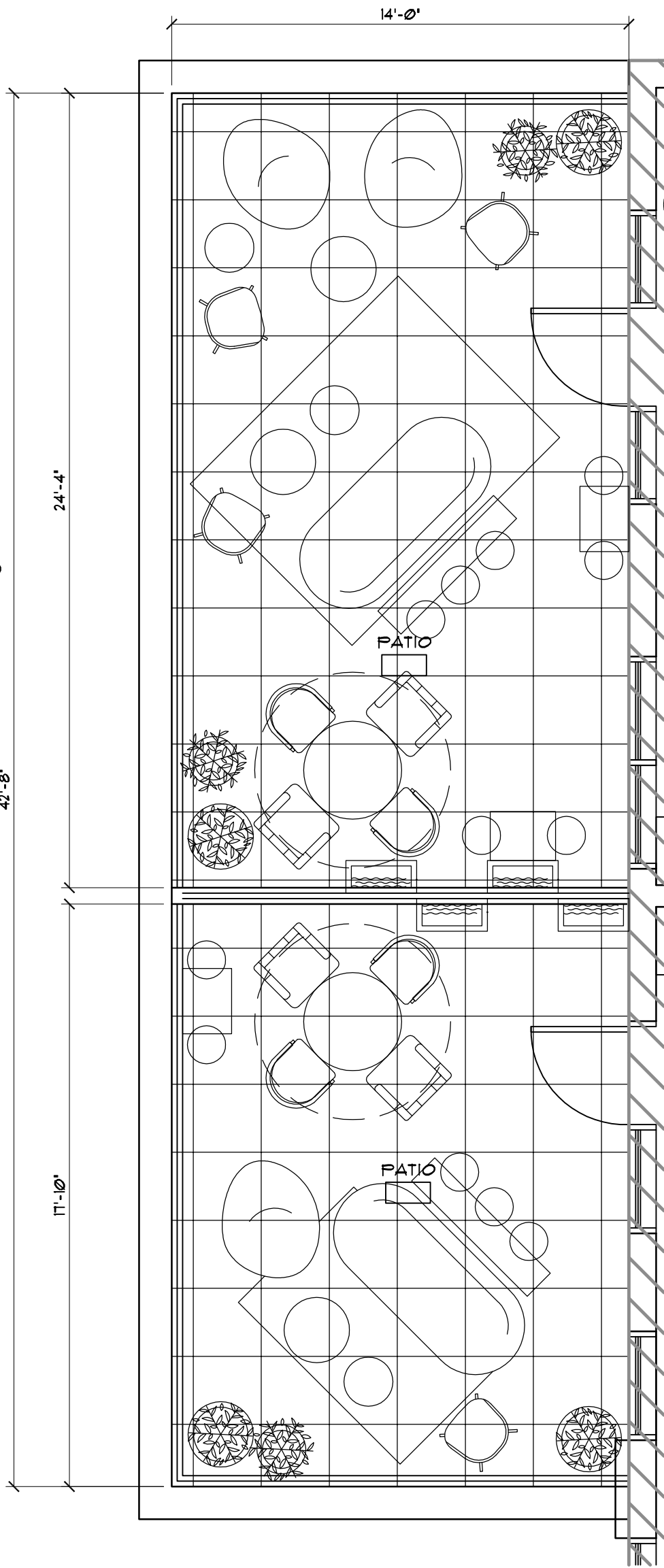


1 1ST FLOOR PATIO PLAN  
1/4"=1'-0"

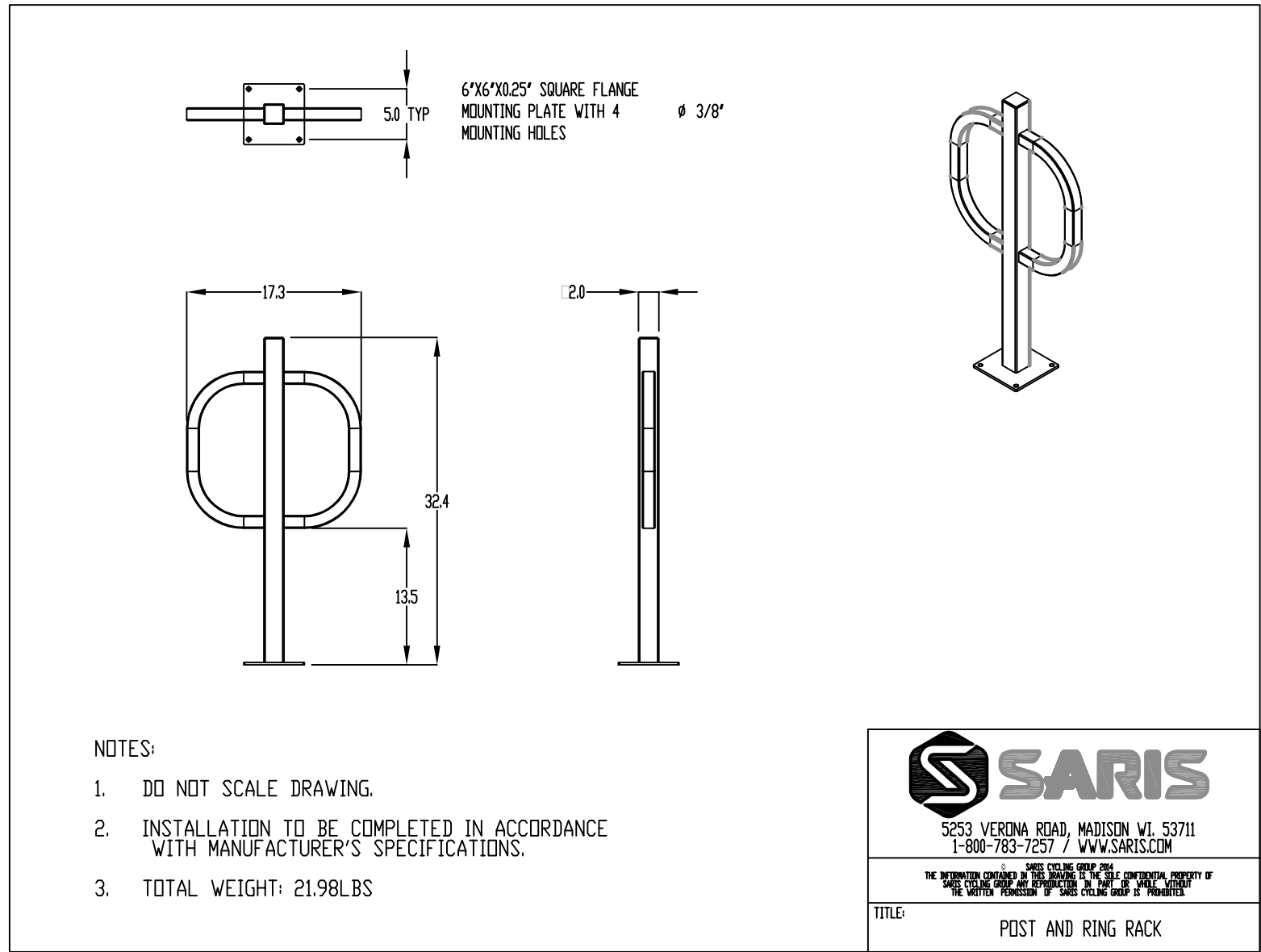


PATIO 6A - 328 SF  
OCC: 1/15 SF - 21 OCC.  
TOTAL SEATING SHOWN: 18 SEATS

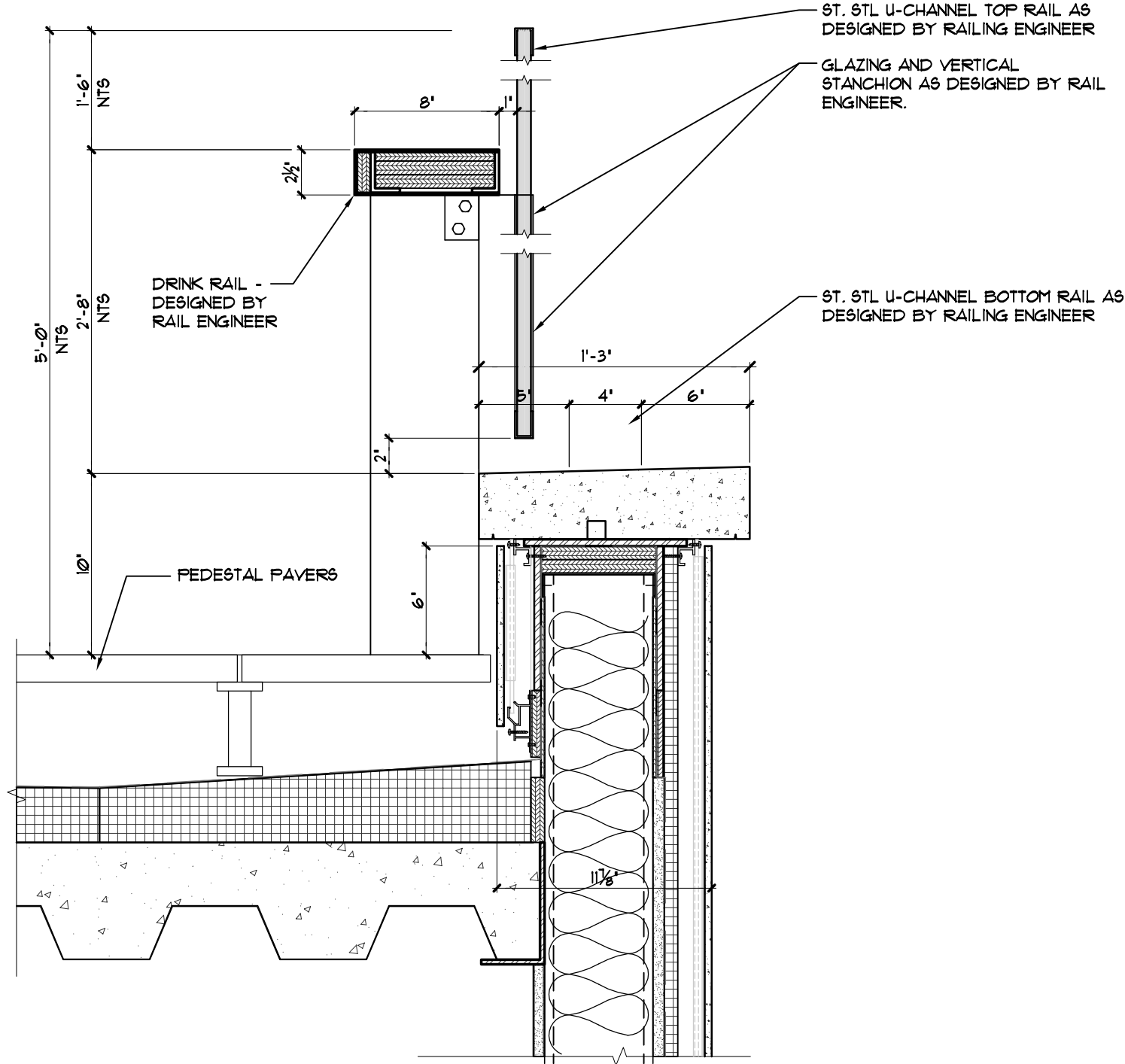
PATIO 6B - 245 SF  
OCC: 1/15 SF - 16 OCC.  
TOTAL SEATING SHOWN: 13 SEATS



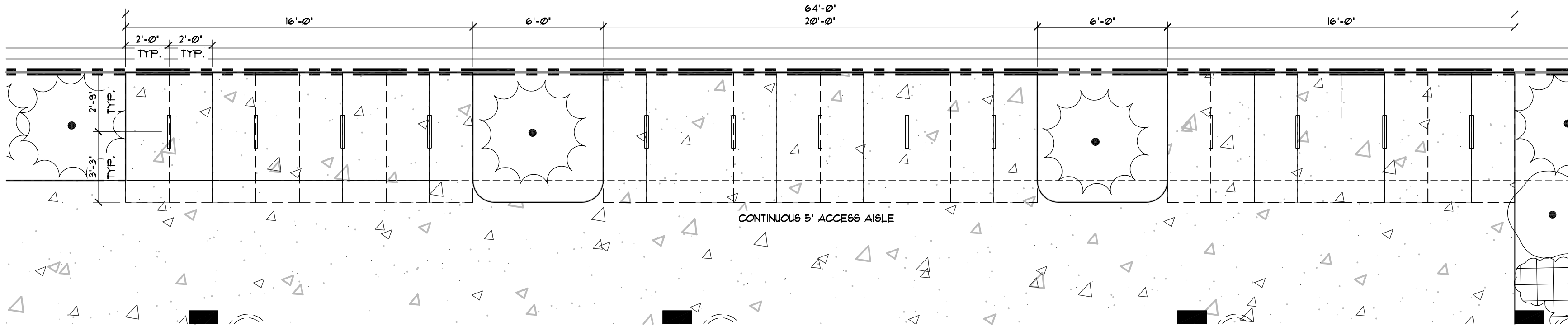
4 6TH FLOOR PATIO PLAN  
1/4"=1'-0"



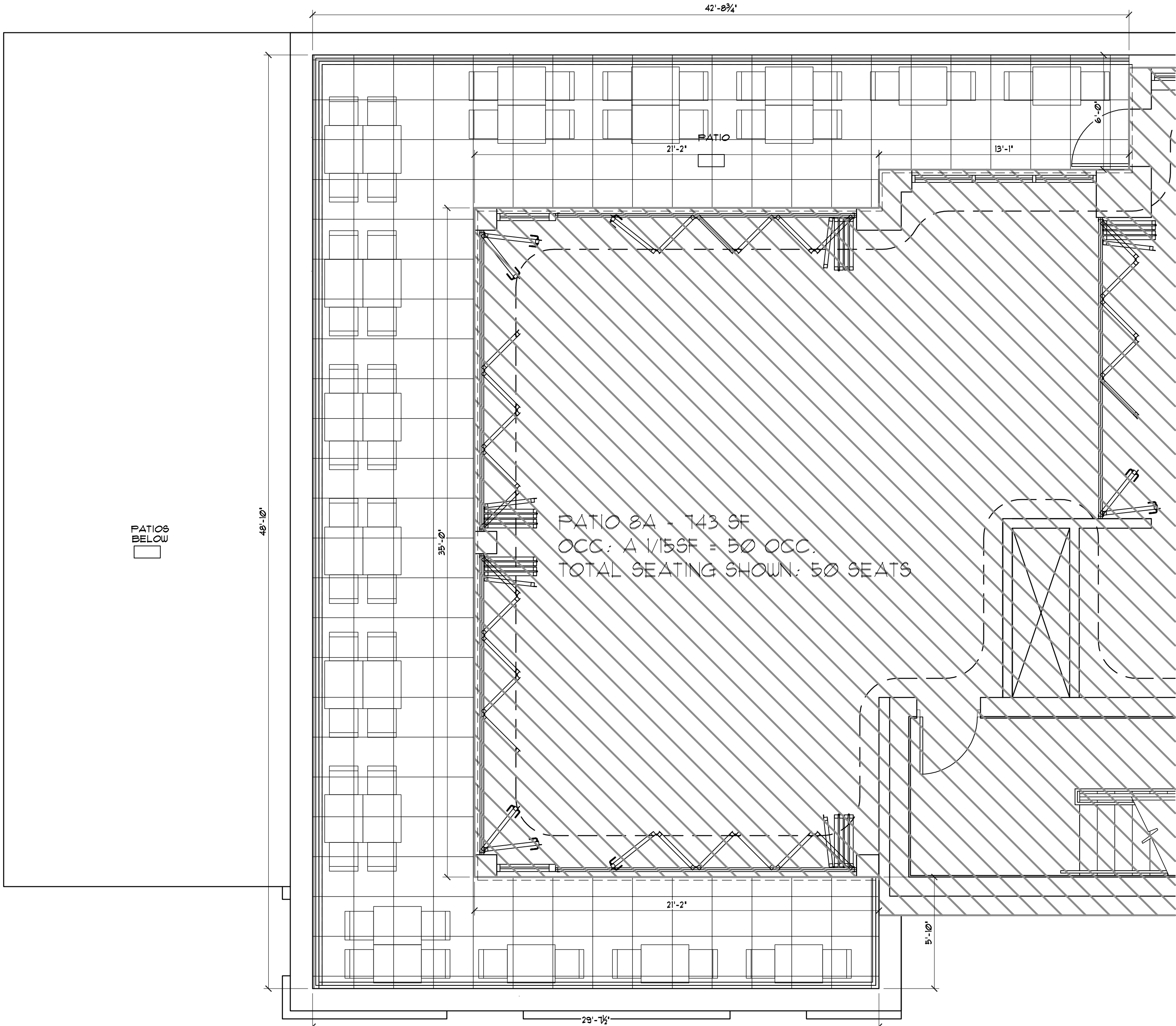
6 BIKE RACK - SARIS POST & RING  
NTS



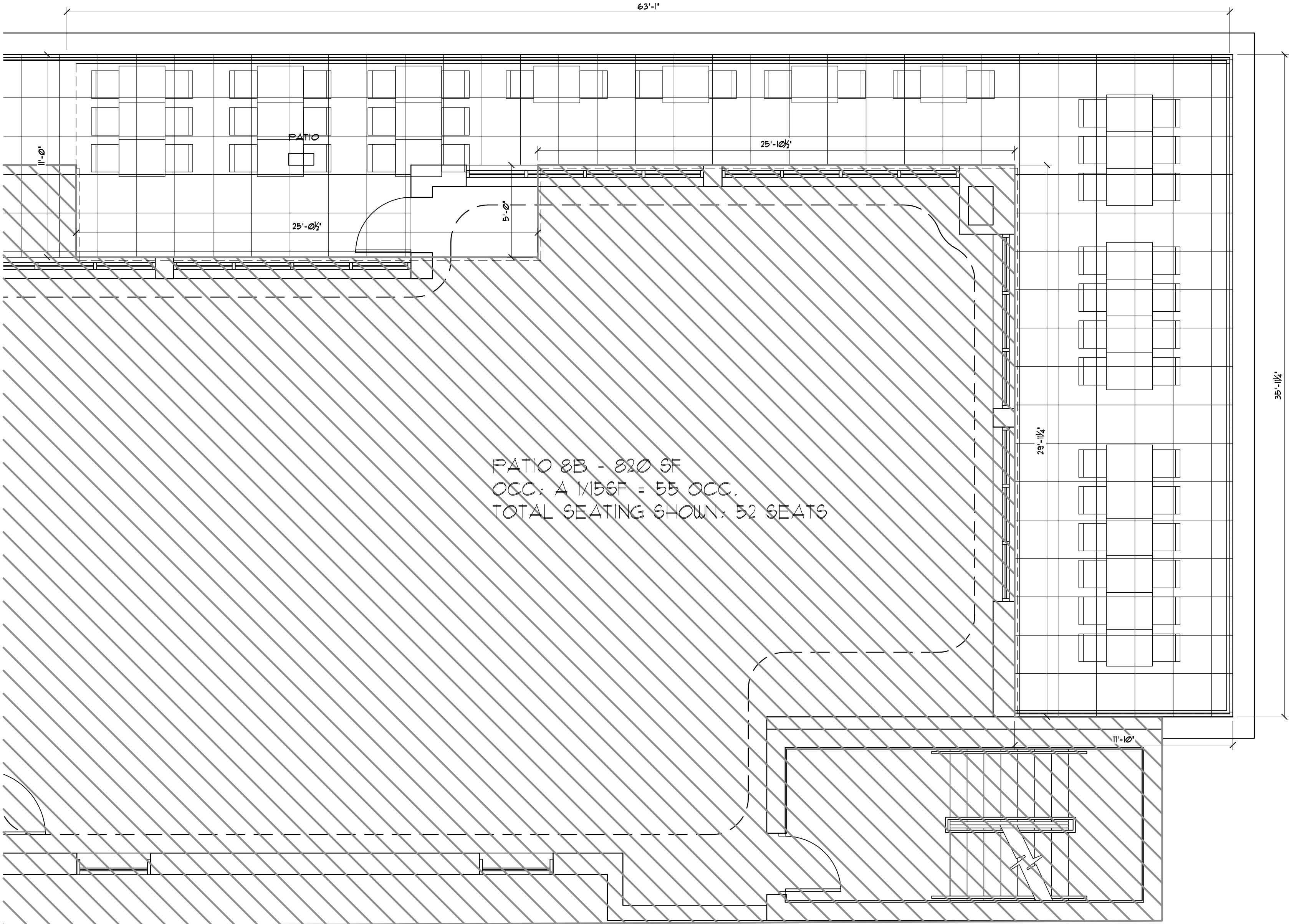
5 6TH AND 8TH FLOOR RAILING SECTION  
1/2"=1'-0"



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

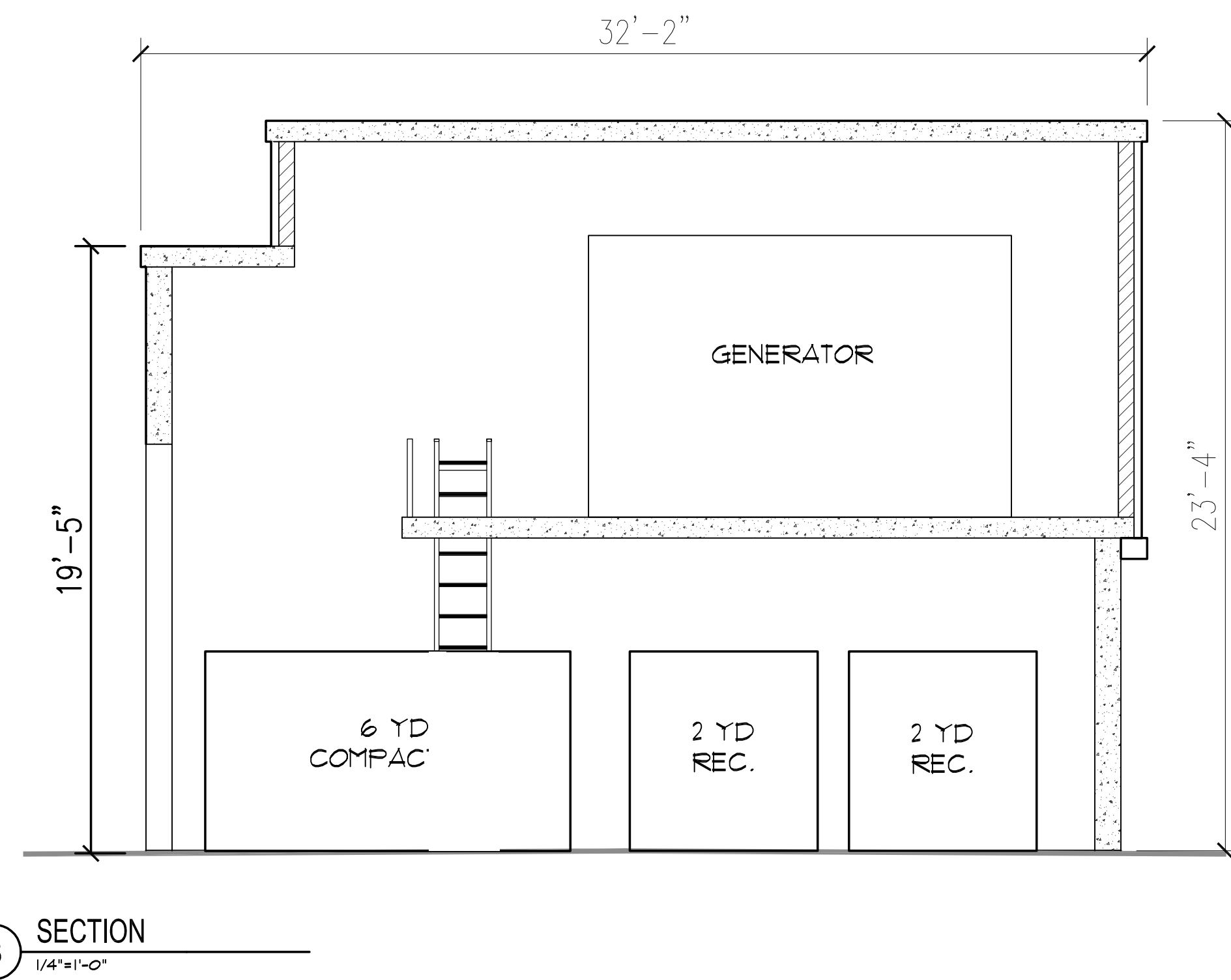


2 8TH FLOOR PATIO PLAN  
1/4"=1'-0"

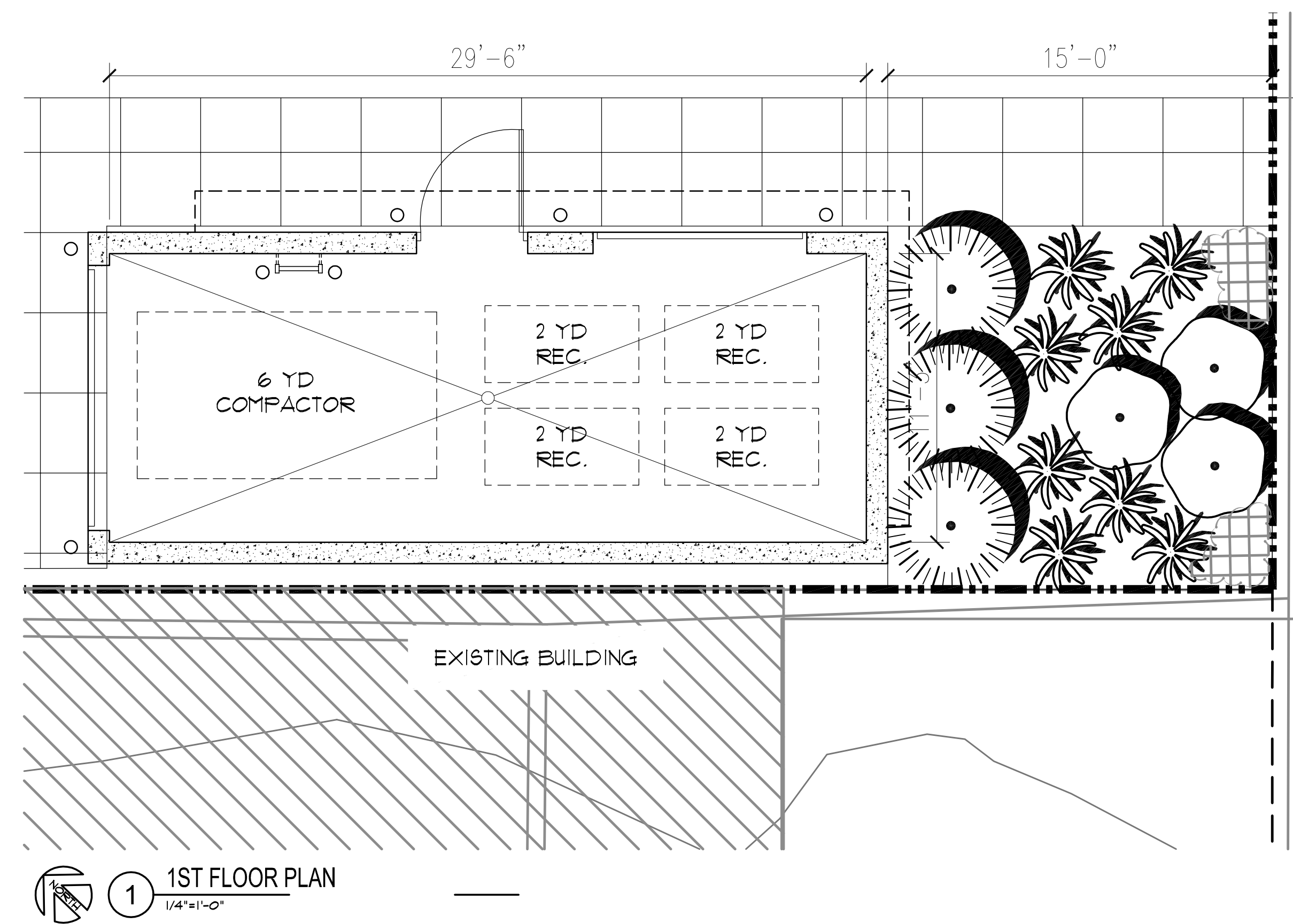
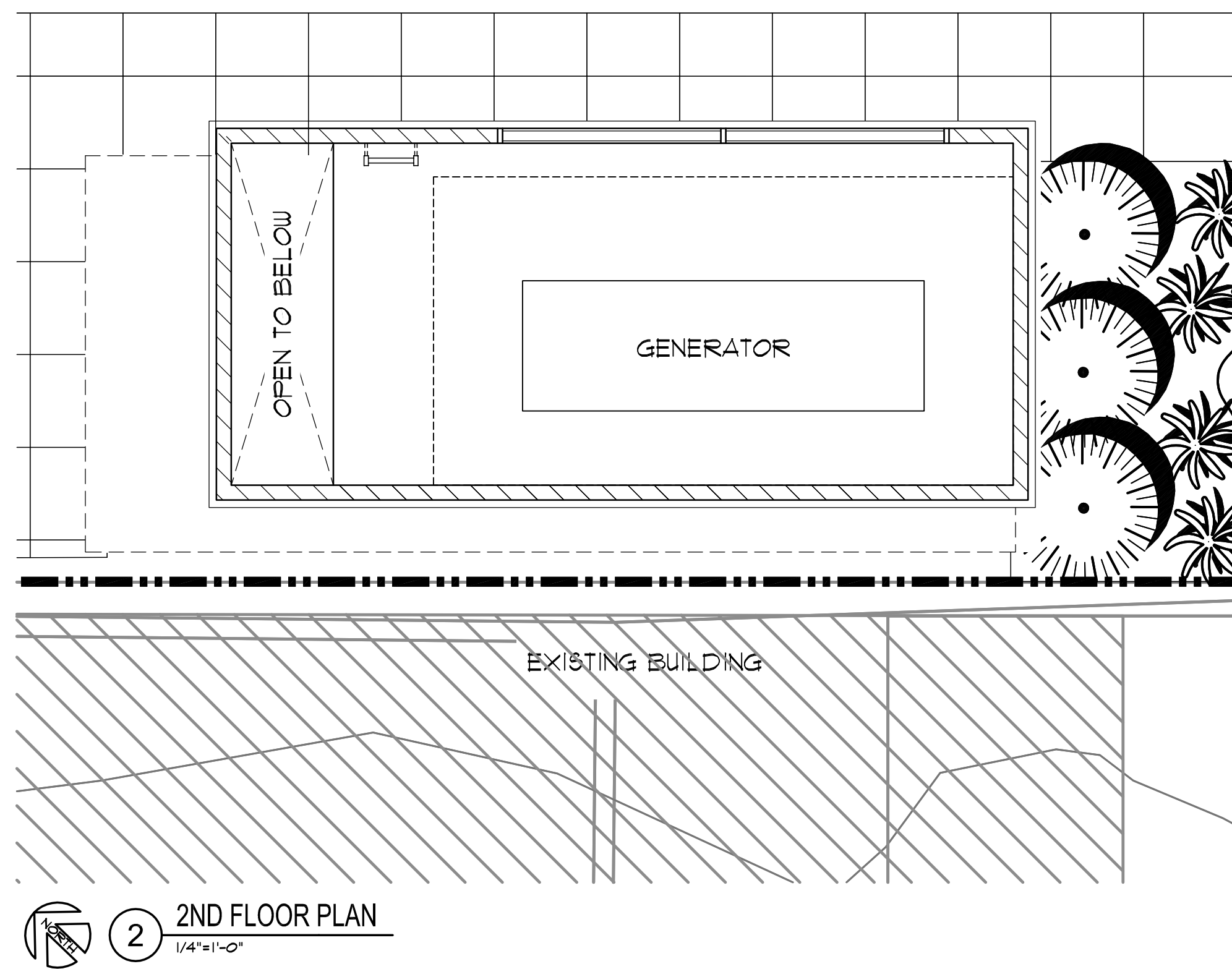
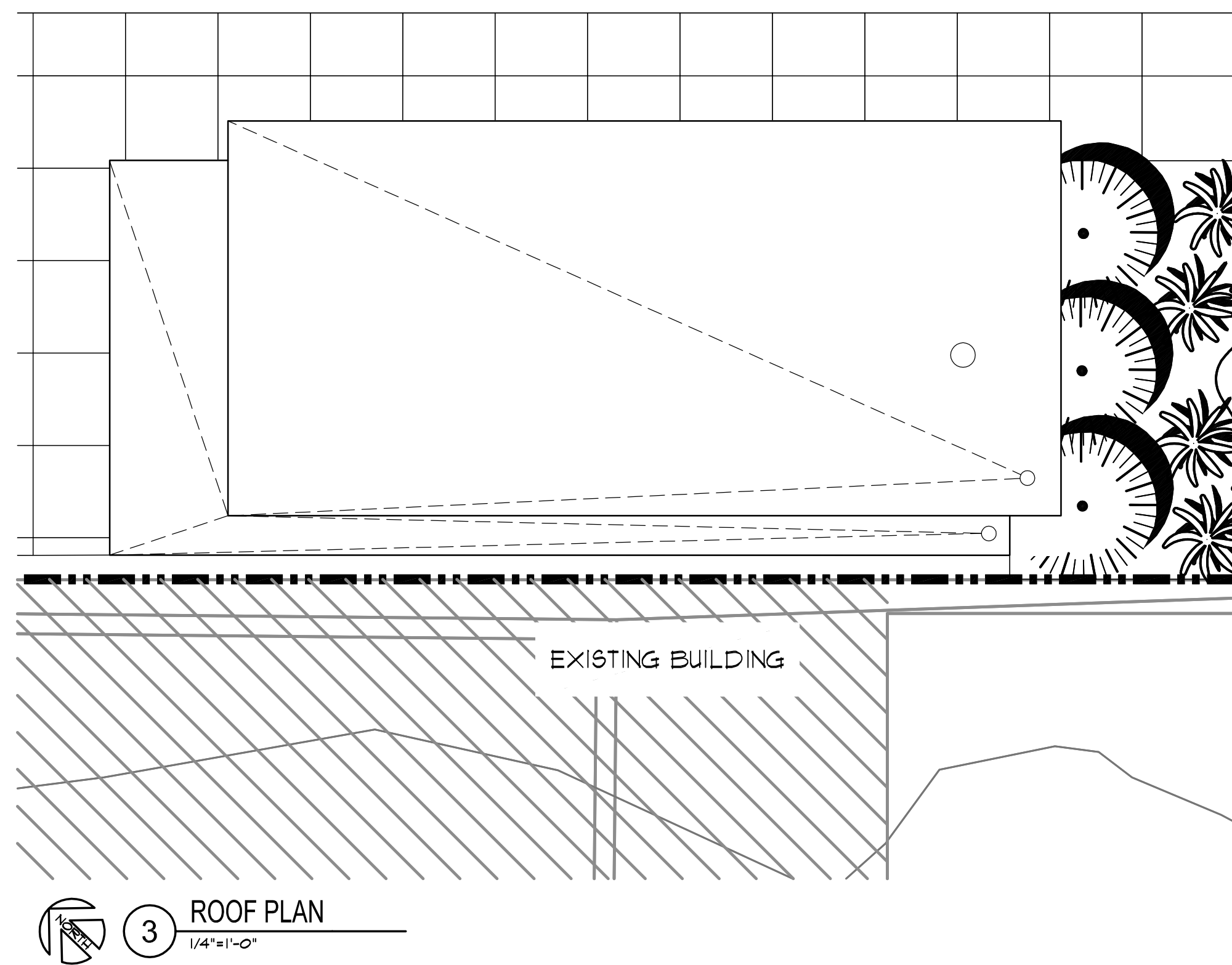
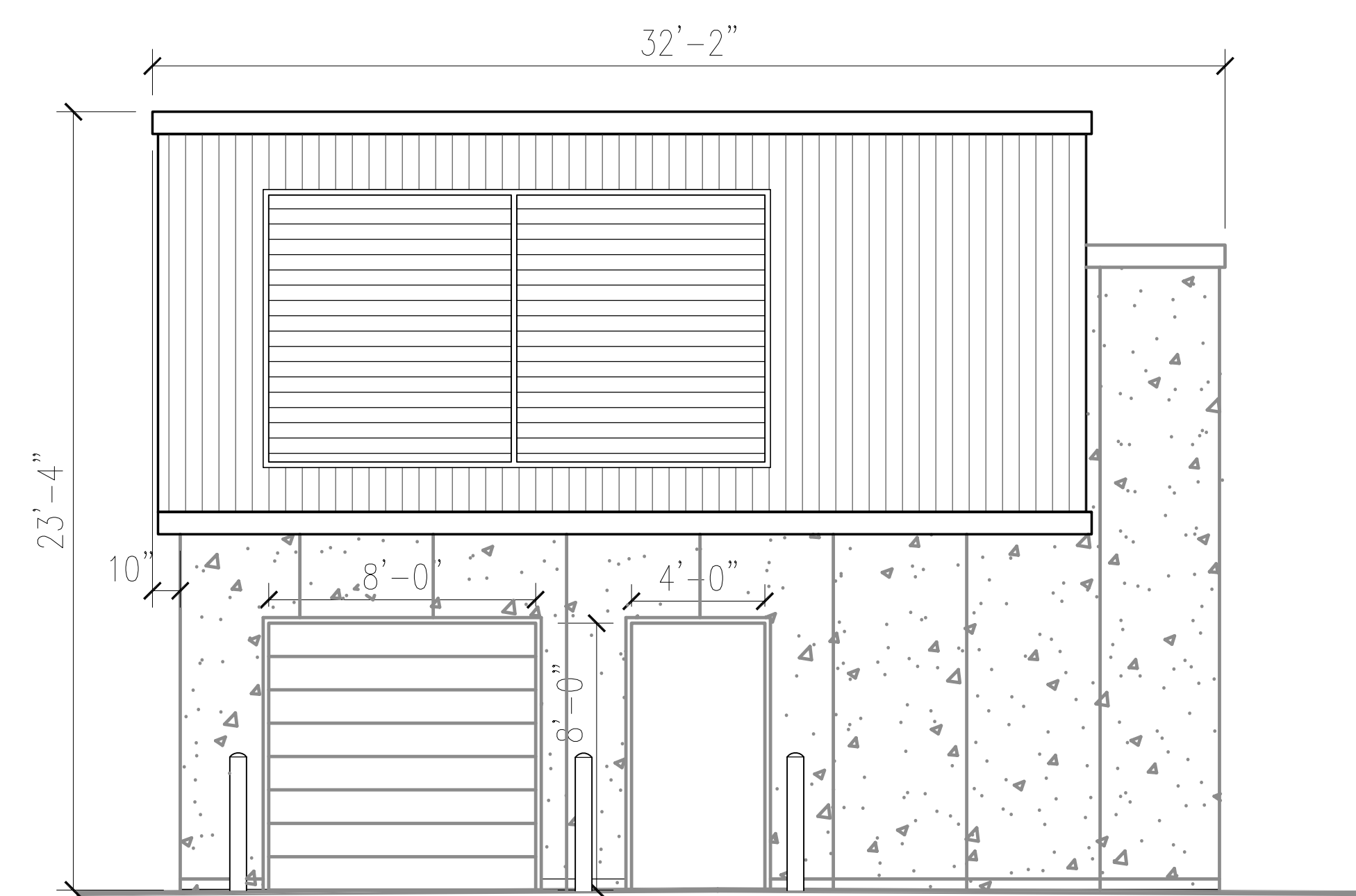
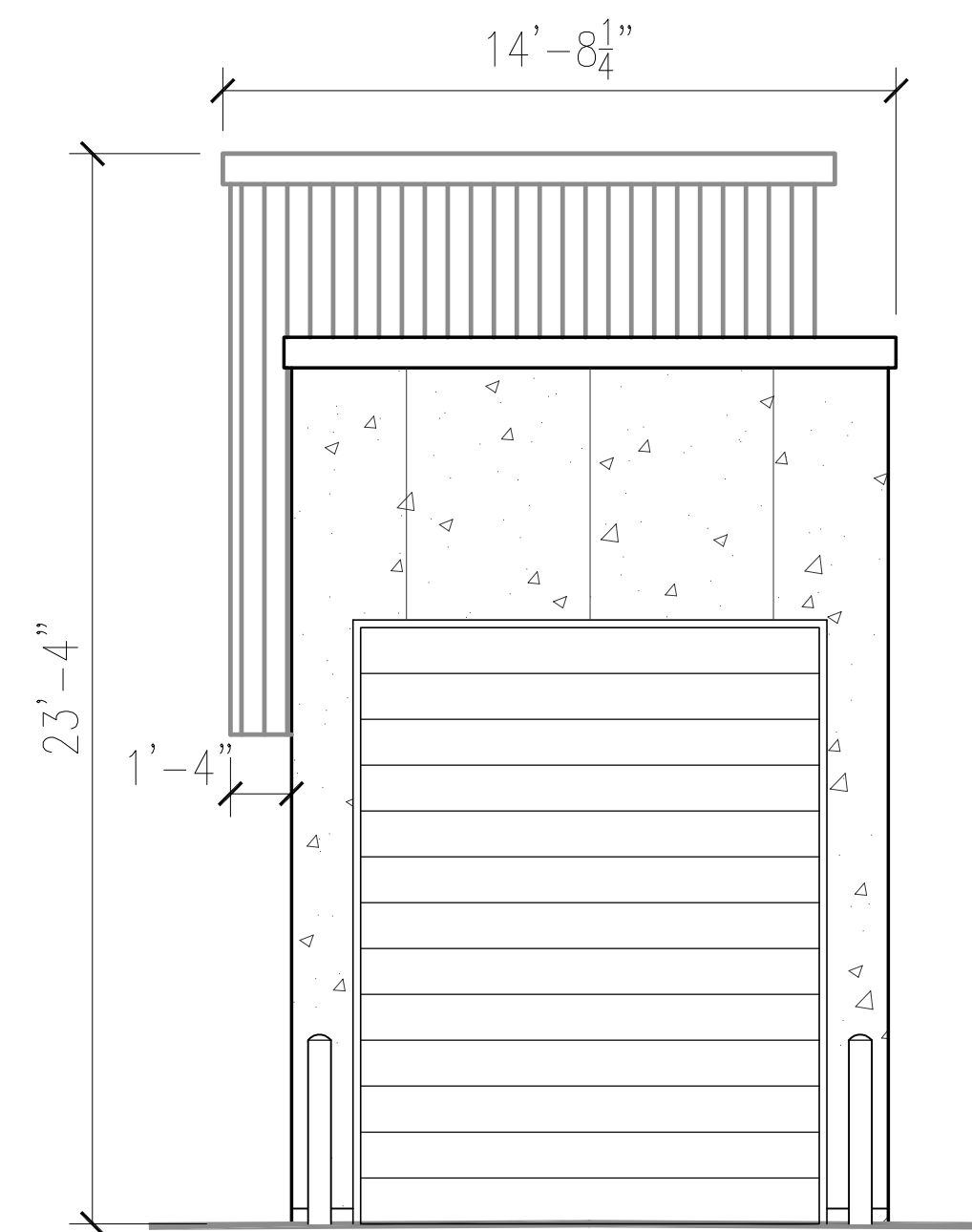
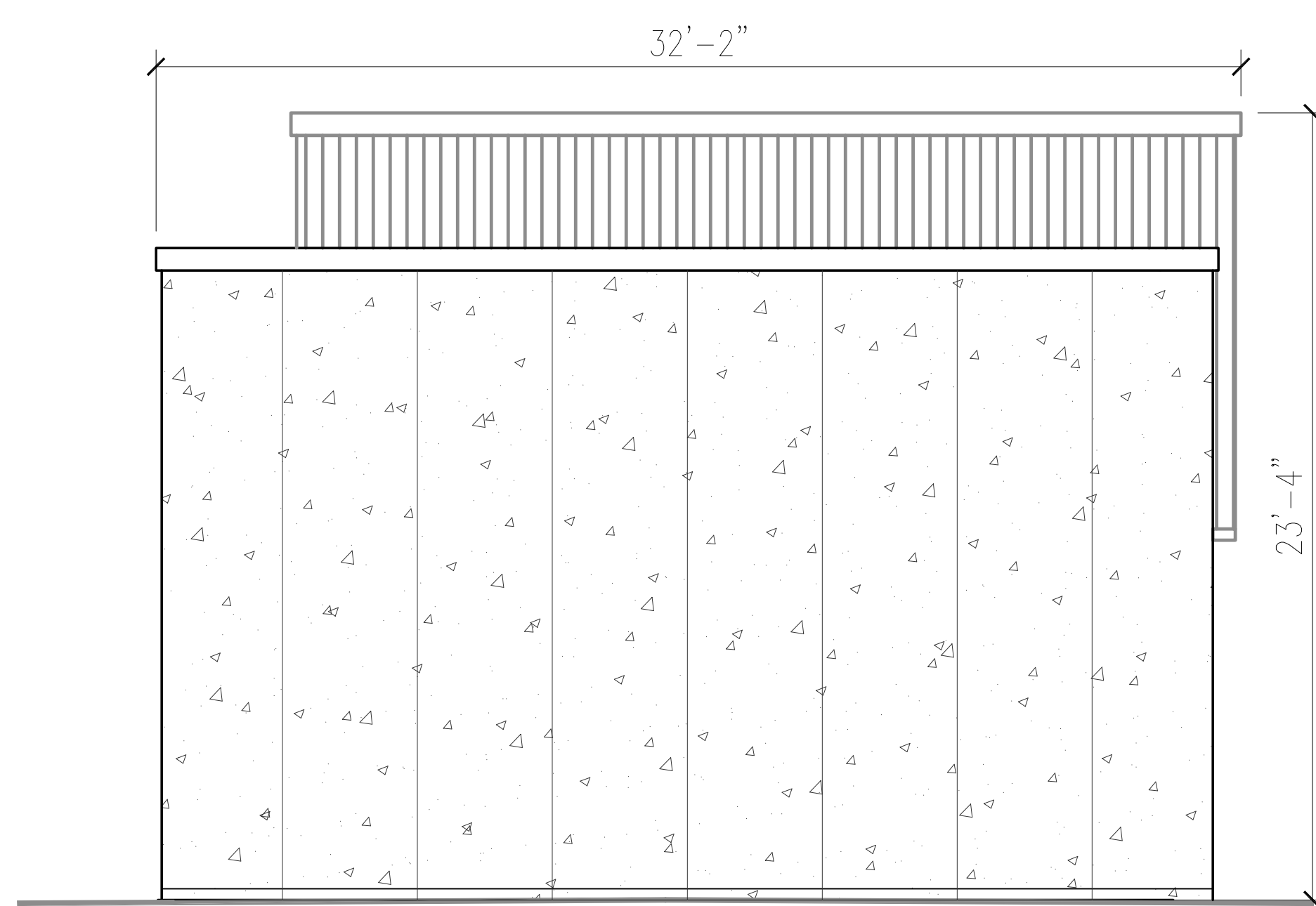
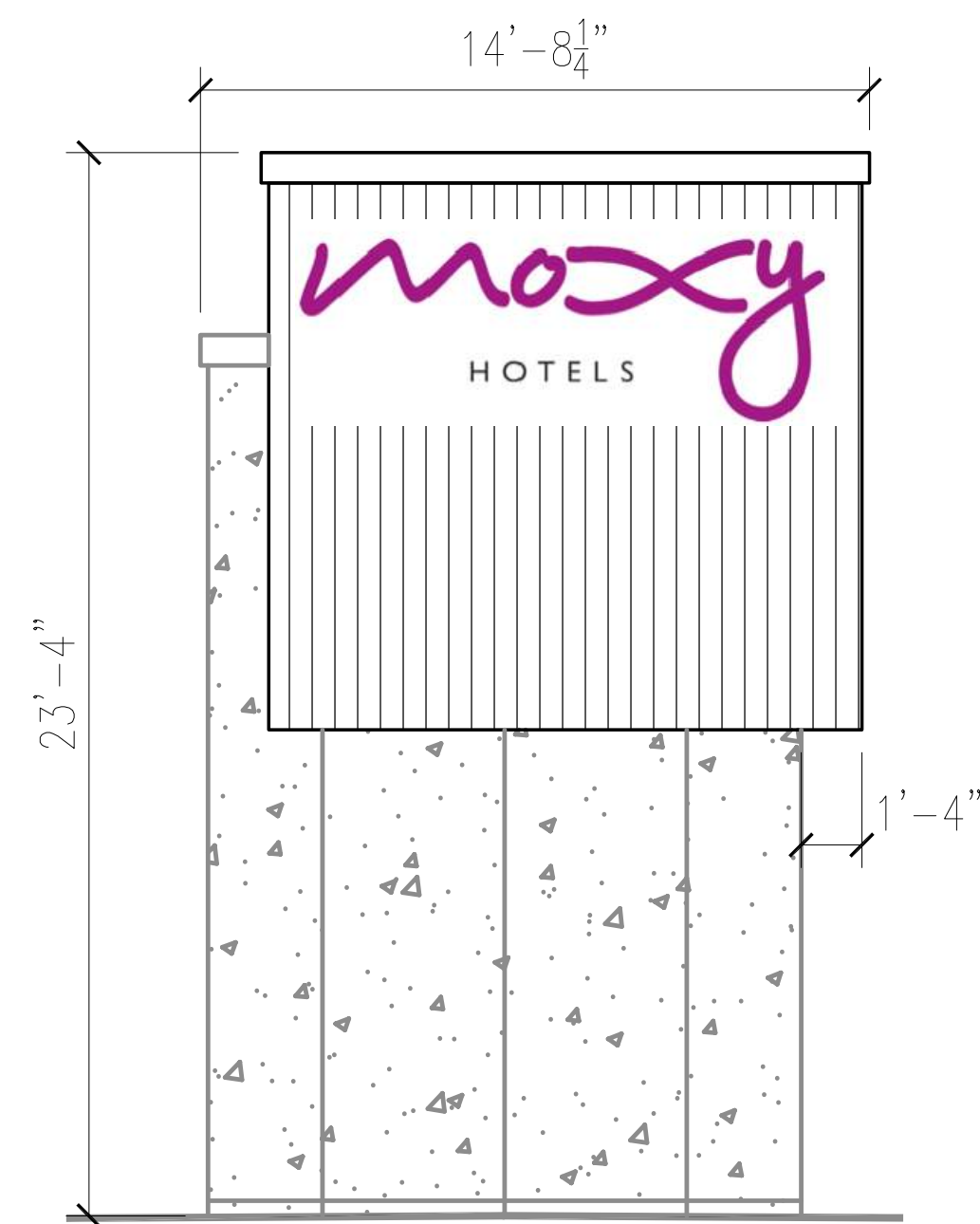


1 8TH FLOOR PATIO PLAN  
1/4"=1'-0"







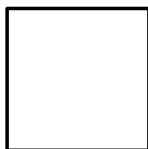



9 FACADE INSPIRATION  
1/4"=1'-0"



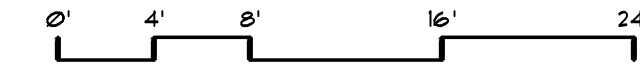
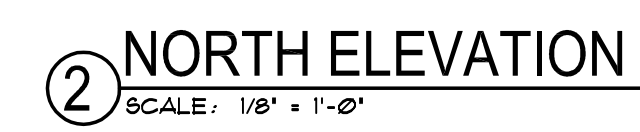




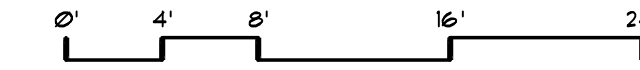
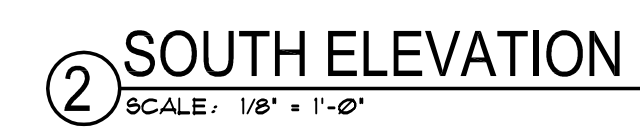
	MATERIAL DESCRIPTION
	<u>EIFS-01: EFS-1</u> EXTRA DARK BRONZE SMOOTH FINISH
	<u>EIFS-02: EFS-2</u> HORIZONTAL PANEL SYSTEM WITH VARIATED COLOR
	<u>METAL-01: MT-1</u> ROUT AND RETURN DRY ACM SYSTEM FINISH: BLACK
	<u>CONCRETE-01: CO-1</u> MANUFACTURER: TBD COLOR: SEALED CONCRETE
	<u>ART-01: ART-1</u> LARGE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













## 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.

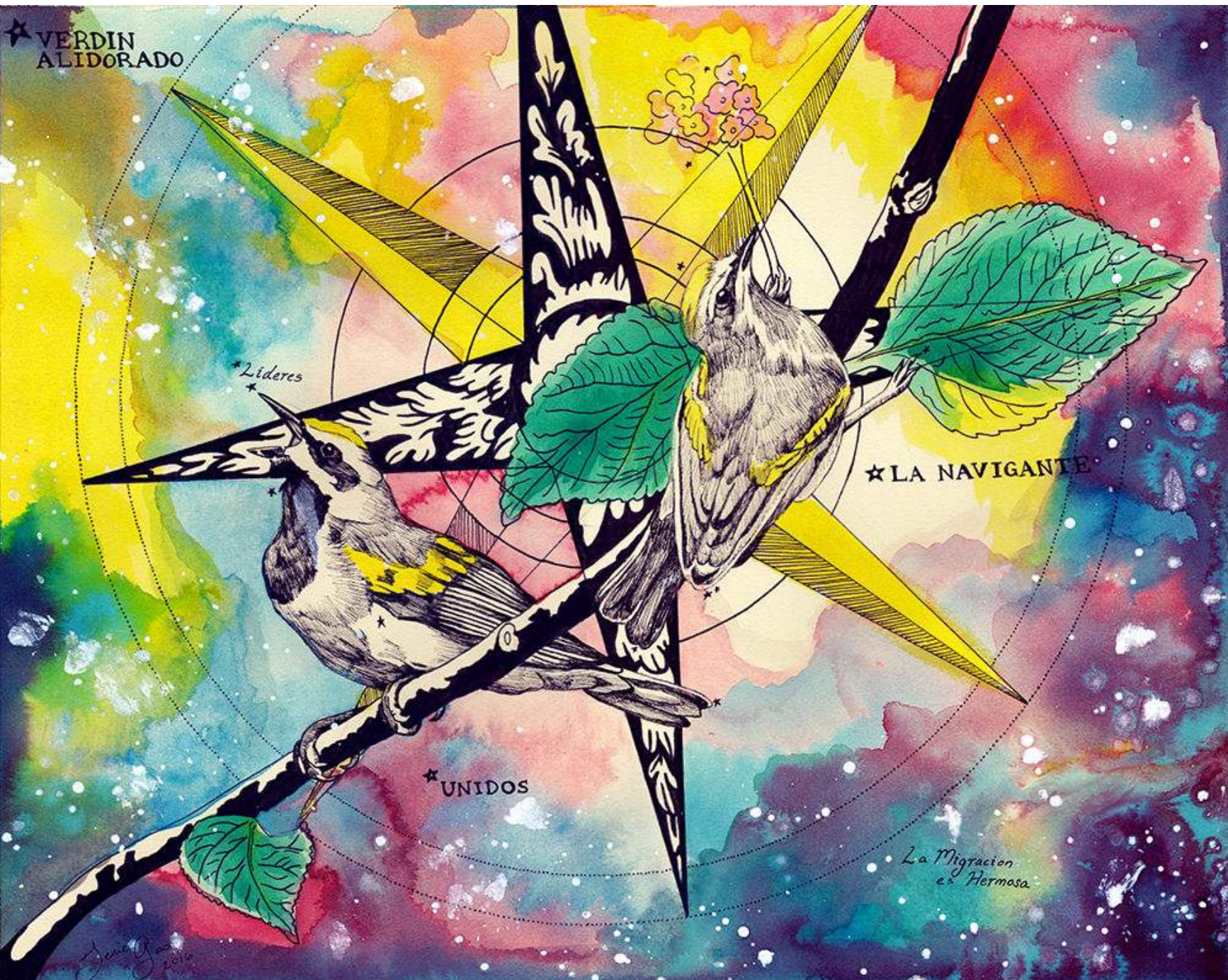
### Substrate and Mural Materials:

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

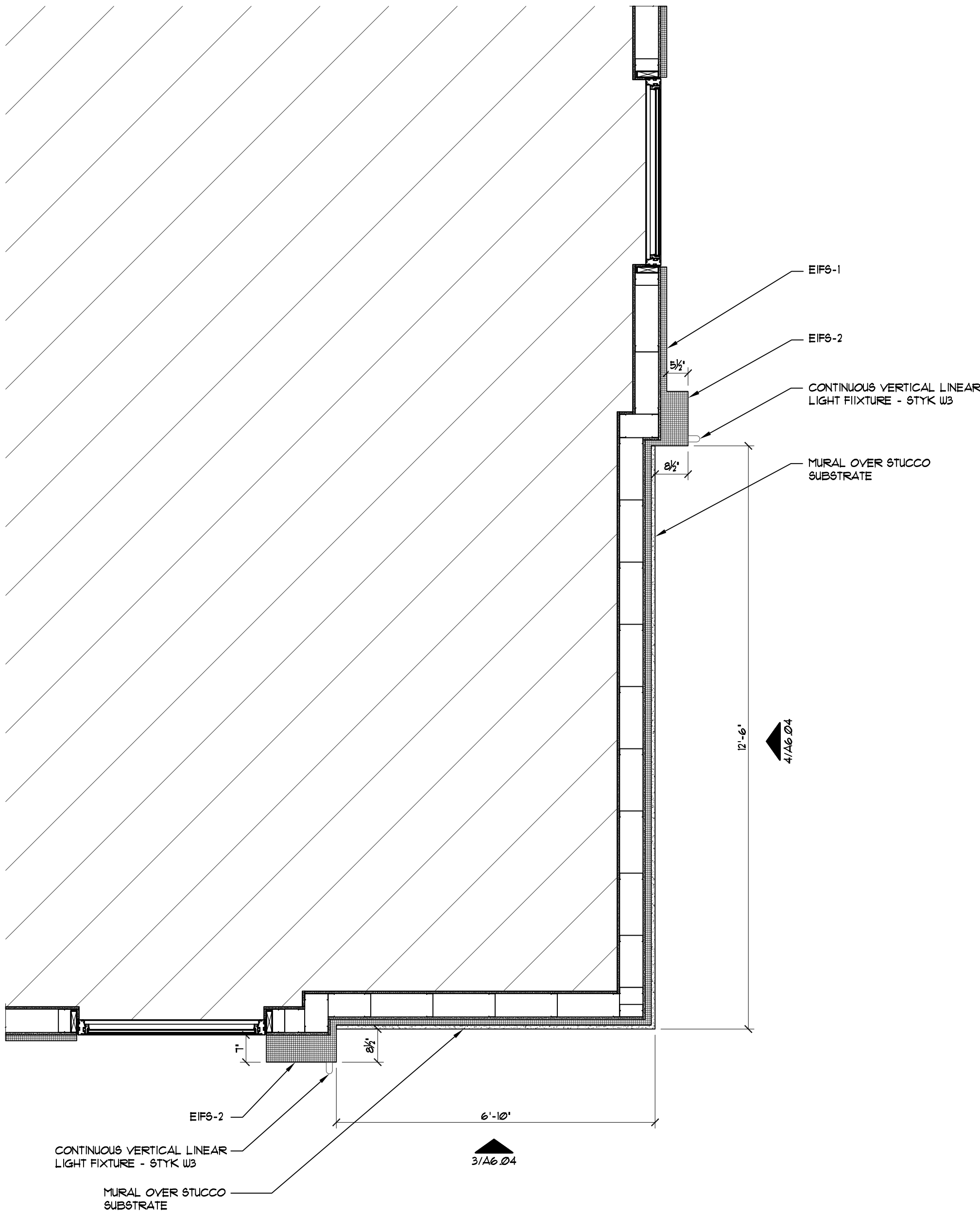
These materials are tested and proven to last minimum 30 years with proper maintenance. For maintenance, murals should be recoated for UV and weather protection every 3-4 years to preserve longevity.

## 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"

PLACEHOLDER CONCEPT IMAGE. FINAL IMAGE TO BE SUBMITTED WITH SIGNAGE FOR APPROVAL.



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





FROM EAST WASHINGTON LOOKING SOUTH



FROM EAST MAIN LOOKING WEST



FROM EAST MAIN LOOKING WEST



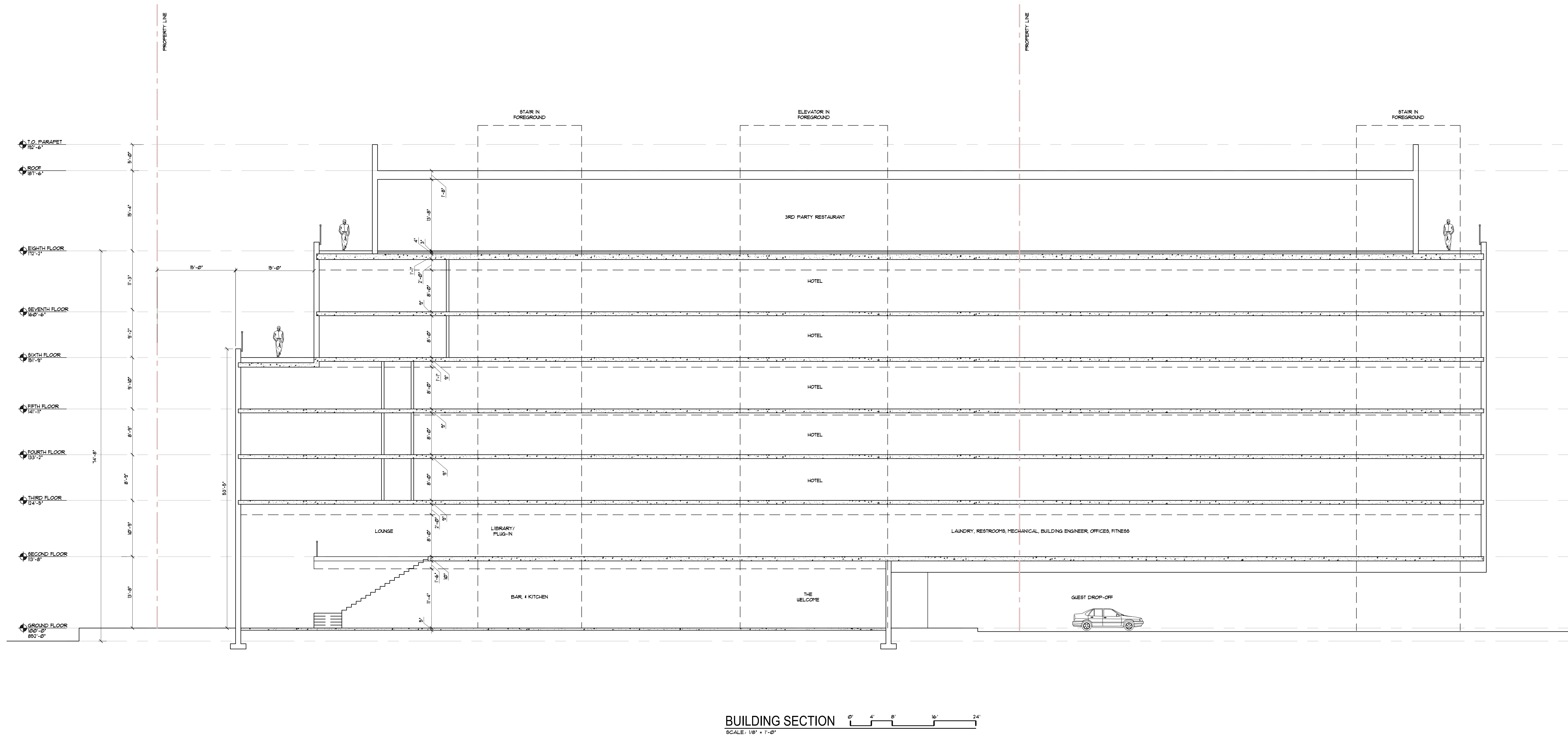
FROM EAST WASHINGTON LOOKING EAST

PROJECT: MOXY HOTEL  
2248 DEMING AVENUE  
MIDDLETON, WI 53562  
CLIENT: NORTH CENTRAL GROUP  
C/O MM EAST WASHINGTON, LLC  
2248 DEMING AVENUE, SUITE 200  
MIDDLETON, WI 53562

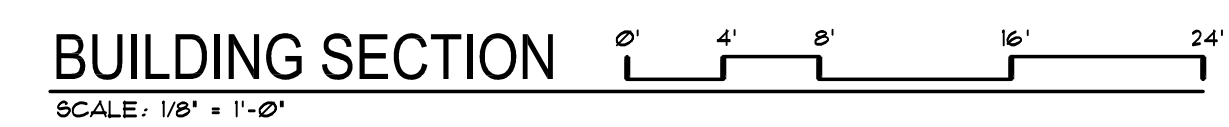
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PROJECT: 201926  
DRAWN BY: DSD  
DATE: 05/18/2020  
SCALE: AS NOTED  
PC 4 UDC 04/01/2020  
PC 4 UDC 05/18/2020

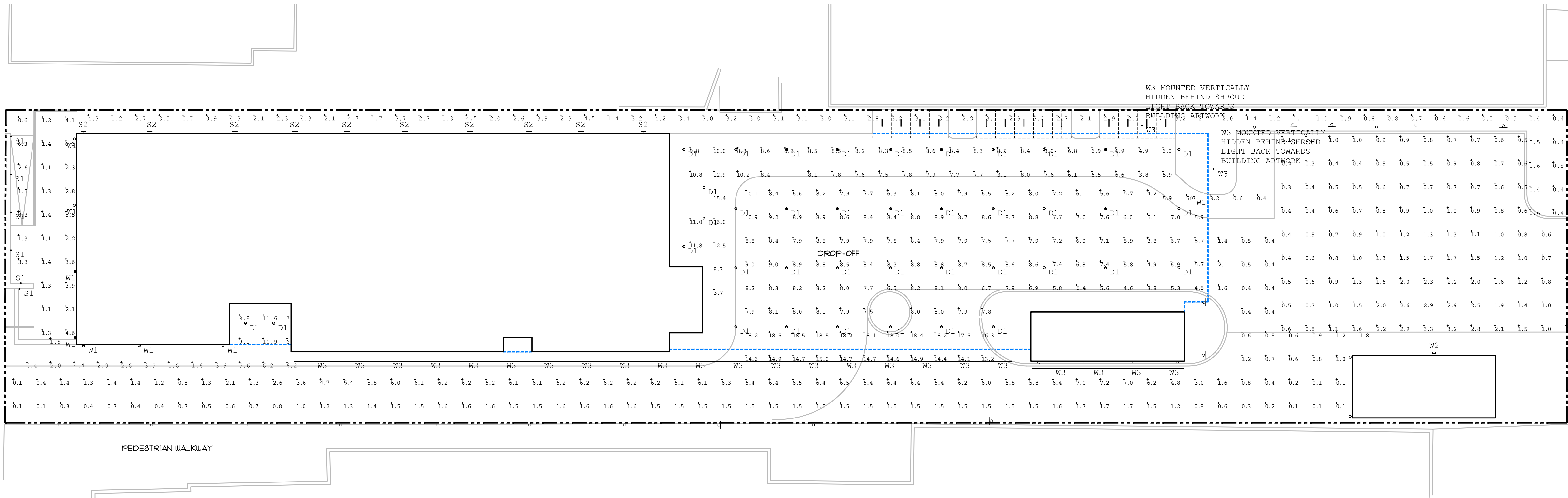








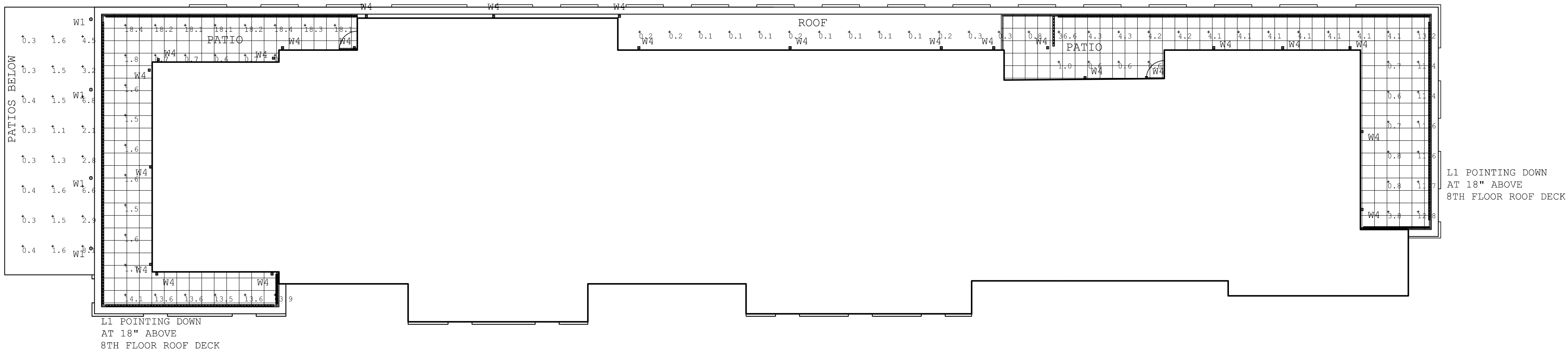




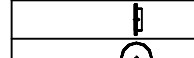
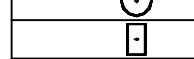
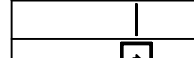
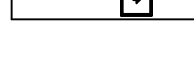

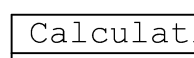


Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
	39	D1	16_15LM_30K_120_G4_80CRI_2T_W	6 INCH WET LOCATION DOWNLIGHT	13.66	1122	1.000
	233	L1	L1-L1-1AC25W-65-27K	L1 LINEAR LED TAPE - POINTING DOWN	2.5	145	1.000
	6	S1	EW71305-BK - Casa	WALL MOUNTED SPOTLIGHT AT 24 INCHES AFG	10.5	111	1.000
	10	S2	EW71412-BK - Casa	WALL MOUNTED SPOTLIGHT 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_F4_30K_80CRI_VF	WALL MOUNTED AREA LIGHT	34.96	4248	1.000
	37	W3	BPT 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

Calculation Summary							
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





Luminaire Schedule							
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

Calculation Summary							
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



## ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- Lumen packages suitable for ceiling heights ranging from 8' to in excess of 100'
- Efficiency up to 174 lm/W
- Superior-quality white LED light output using Chip on Board technology
- No harmful ultraviolet or infrared wavelengths • No lead or mercury

### PRODUCT SPECIFICATIONS

**Acuity™ Ready Product:** Select models of the Lumen product line deliver valuable data and connectivity to the Acuity IoT location-based platform services. For more information, please refer to [www.acuitybrands.com/Abios](http://www.acuitybrands.com/Abios)

### OPTICS

**Hyperbolic Lens:** Unique hyperbolic shape optimized for small, directional LED optics, maximizes lumen efficiency while creating the "Silent Ceiling" appearance by reducing lamp image and aperture brightness. • Geometry of hyperbolic curve provides unique aperture appearance and smoother light distribution

**Wall Wash:** Available in Hyperbolic and Parabolic. Both providing uniform distributions with no striations

**Baffle:** White or black painted deep multi-groove aluminum baffle insert with integral white pointed flange and frosted convex glass lens

**Electrical:**

**LED Light Engine:** Compact light source delivers uniform illumination without pulsation, enabling excellent beam control • 2500K (5000K within 3SDCM) • 80, 90 & 97 CRI

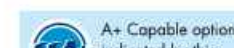
• Replaceable light engine with push-in wire connectors mounts directly to heat sink and is easily replaceable

**Positive Cooling:** Aluminum heat sink integrated directly with housing provides superior thermal management to ensure the long life of LED

**LED Driver:** Lower factor <0.1 • Easily replaceable from above or below the ceiling

**Dimming:** Dimmable via 0-10V protocol standard • Optional driven available for use with DALI2, Lutron EcoSystem, Scene dimmers, DMX, or DALI • For a list of compatible dimmers, see LED DMX

**Life Span:** For 60,000 hours or 70% lumen maintenance • Available with optional Lumen Depreciation Indicator, LDI option (U.S. Patent No. 9,119,269)



Acuity Brands options indicated by this color background



Design2Ship Quick Ship Program

Acuity Brands is pleased to announce the Design2Ship program, which allows customers to order custom lighting products directly from the factory, ensuring faster delivery and better pricing.

### ORDERING INFORMATION

Complete Catalog Example Includes Range in, optics, reflector, assembly

Ordering Example: 16 08M 35K MV02T G4 B0C01 ZT (3) 11W CS PF 18T

ROUGH-IN

Series

Light Engine

Color Temperature

Voltage

Generation

CRI

Driver

Mounting Options

16 08M 35K MV02T G4 B0C01 ZT (3) 11W CS PF 18T

16 08M 35K MV02T G4 B0C01 ZT (3) 11W CS PF 18T

16 08M 35K MV02T G4 B0C01 ZT (3) 11W CS PF 18T

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16 08M 35K MV02T G4 B0C01 ZT (3) 11W CS PF 18T

16 08M 35K MV02T G4 B0C01 ZT (3) 11W CS PF 18T

D1  
J7.1.1G4

800 TO 9000 LUMEN 6" LED  
NEW CONSTRUCTION/REMODEL/FLANGELESS  
HYPERBOLOC/PARABOLIC/WALLWASH  
L6/LRM6 SERIES

Type Cat. No.

Project:

Notes:

Emergency Battery Pack (Optional) output: Provides a minimum of 600 (B6 & B8700C) or 1000 (B8M) lumens for a minimum duration of 90 minutes • B8700C option is CEC Title 20 compliant

Warning: 5 years when used in accordance with manufacturing guidelines

Specifications subject to change without notice.

Emergency Battery Pack (Optional) output: Provides a minimum of 600 (B6 & B8700C) or 1000 (B8M) lumens for a minimum duration of 90 minutes • B8700C option is CEC Title 20 compliant

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Specifications subject to change without notice.

Emergency Battery Pack (Optional) output: Provides a minimum of 600 (B6 & B8700C) or 1000 (B8M) lumens for a minimum duration of 90 minutes • B8700C option is CEC Title 20 compliant

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Specifications subject to change without notice.

Emergency Battery Pack (Optional) output: Provides a minimum of 600 (B6 & B8700C) or 1000 (B8M) lumens for a minimum duration of 90 minutes • B8700C option is CEC Title 20 compliant

Warning: 5 years when used in accordance with manufacturing guidelines

Specifications subject to change without notice.

Emergency Battery Pack (Optional) output: Provides a minimum of 600 (B6 & B8700C) or 1000 (B8M) lumens for a minimum duration of 90 minutes • B8700C option is CEC Title 20 compliant

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Specifications subject to change without notice.

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Warning: 5 years when used in accordance with manufacturing guidelines

Specifications subject to change without notice.

Emergency Battery Pack (Optional) output: Provides a minimum of 600 (B6 & B8700C) or 1000 (B8M) lumens for a minimum duration of 90 minutes • B8700C option is CEC Title 20 compliant

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Specifications subject to change without notice.

Emergency Battery Pack (Optional) output: Provides a minimum of 600 (B6 & B8700C) or 1000 (B8M) lumens for a minimum duration of 90 minutes • B





### WDGE2 LED Architectural Wall Sconce

**Specifications**

**Depth:** 7"  
**Height:** 9"  
**Width:** 11.5"  
**Weight:** 13.5 lbs (without options)

**Introduction**

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with LightB&A® wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

**Accessories**

WDGE2-0000-1 WDGE2 LED Architectural Wall Sconce (specify finish)  
WDGE2-0000-2 WDGE2 LED Architectural Wall Sconce (specify finish)  
WDGE2-0000-3 WDGE2 LED Architectural Wall Sconce (specify finish)

**Notes:**

- P1-P5 not available with sensors/controls. Sensors/controls only available with P10W, P20W and P30W.
- 50K not available in 90CRI.
- 347V and 480V not available with EBMW, E100W, E200W or DS.
- PE not available in 480V or with sensors/controls.
- DS option not available with EBMW, E100W, E200W or sensors/controls.
- DMO option not available with sensors/controls.

**Performance Data**

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.

Performance Package	System Watts	Dist. Type	120V (1000K, 80 CRI)			120V (2000K, 80 CRI)			120V (5000K, 80 CRI)			
			Lumens	LPW	LPW	Lumens	LPW	LPW	Lumens	LPW	LPW	
P1 / P10W	10W	VF	1,166	119	1,209	123	1,251	128	1,256	128	1,254	128
		VW	1,197	122	1,241	126	1,284	131	1,289	131	1,286	131
P2 / P20W	15W	VF	1,878	129	1,947	134	2,015	139	2,023	139	2,019	139
		VW	1,907	133	1,997	137	2,047	142	2,075	143	2,071	143
P3 / P30W	20W	VF	2,908	139	3,015	154	3,119	158	3,132	159	3,126	159
		VW	2,983	152	3,093	157	3,200	162	3,213	163	3,206	162
P4	33W	VF	4,096	117	4,247	121	4,394	126	4,412	126	4,403	126
		VW	4,202	120	4,357	125	4,508	129	4,526	129	4,517	129
P5	48W	VF	5,567	115	5,772	119	5,972	123	5,996	124	5,984	124
		VW	5,711	118	5,921	122	6,127	126	6,151	127	6,139	127

**Ordering Information**

**EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT DDBXD**

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting				
WDGE2 LED	P1*	P10W	27K	7700K	80CRI	VF	Visual comfort forward throw	MVOLT	Shipped included	Shipped separately
	P2*	P20W	30K	8000K	90CRI	AW	Surface mounting	347V	AW	Surface-mounted back box
	P3*	P30W	30K	8000K	90CRI	VW	Visual comfort wide	480V	AW	Premium surface-mounted back box (top left, right, center entry)
	P4*	DS	40K	8000K	90CRI	AW	Surface mounting	347V	AW	Premium surface-mounted back box (top left, right, center entry)
	P5*	DS	50K	8000K	90CRI	AW	Surface mounting	347V	AW	Premium surface-mounted back box (top left, right, center entry)

**Options**

Option	Description	Finish	
EBMW	Emergency battery backup, UL compliant (18W, 0°C max)	0000	Dark bronze
E100W	Emergency battery backup, UL compliant (18W, 0°C max)	0000	Black
E200W	Emergency battery backup, UL compliant (18W, 0°C max)	0000	Natural aluminum
PE*	Photocell, dusk-to-dawn	0000	White
DS*	Dual-switching lumens with 2 drivers and 2 light engines, see page 3 for details	0000	Sealed
DMO	0-10V dimming with paddle control fixture for use with an external control, ordered separately	0000	Sealed dark bronze
KC	Bottom cord entry for premium back box (PBBB), Total of 4 entry points	0000	Sealed dark bronze

**Standard Sensors/Controls** Only available with P10W, P20W & P30W.

**PE\*** Photocell, dusk-to-dawn. In-level 100/200/300 lux sensor for 0-15 mounting heights. Intended for use on switched circuits with external dusk-to-dawn switching.

**DS\*** Dual-switching lumens with 2 drivers and 2 light engines, see page 3 for details. In-level 100/200/300 lux sensor for 0-15 mounting heights. Intended for use on switched circuits with external dusk-to-dawn switching.

**DMO** 0-10V dimming with paddle control fixture for use with an external control, ordered separately. In-level 100/200/300 lux sensor for 0-15 mounting heights. Intended for use on switched circuits with external dusk-to-dawn switching.

**KC** Bottom cord entry for premium back box (PBBB), Total of 4 entry points. In-level 100/200/300 lux sensor for 0-15 mounting heights. Intended for use on switched circuits with external dusk-to-dawn switching.

**Networked Sensors/Controls** Only available with P10W, P20W & P30W.

**EBMW** Emergency battery backup, UL compliant (18W, 0°C max). In-level 100/200/300 lux sensor for 0-15 mounting heights.

**E100W** Emergency battery backup, UL compliant (18W, 0°C max). In-level 100/200/300 lux sensor for 0-15 mounting heights.

**E200W** Emergency battery backup, UL compliant (18W, 0°C max). In-level 100/200/300 lux sensor for 0-15 mounting heights.

**PE\*** Photocell, dusk-to-dawn. In-level 100/200/300 lux sensor for 0-15 mounting heights.

**DS\*** Dual-switching lumens with 2 drivers and 2 light engines, see page 3 for details. In-level 100/200/300 lux sensor for 0-15 mounting heights.

**DMO** 0-10V dimming with paddle control fixture for use with an external control, ordered separately. In-level 100/200/300 lux sensor for 0-15 mounting heights.

**KC** Bottom cord entry for premium back box (PBBB), Total of 4 entry points. In-level 100/200/300 lux sensor for 0-15 mounting heights.

**Electrical Load**

Performance Package	System Watts	Current (A)
P1 / P10W	10W	0.082 0.089 0.093 0.098 -- --
	15W	0.132 0.081 0.072 0.064 -- --
P2 / P20W	15W	0.132 0.081 0.072 0.064 -- --
	20W	0.155 0.114 0.106 0.088 -- --
P3 / P30W	20W	0.155 0.114 0.106 0.088 -- --
	33W	0.302 0.175 0.152 0.134 -- --
P4	33W	0.302 0.175 0.152 0.134 -- --
	48W	0.424 0.241 0.211 0.186 -- --
P5	48W	0.424 0.241 0.211 0.186 -- --
	52W	0.472 0.261 0.228 0.202 -- --

**Lumen Multiplier for 90CRI**

CT	Multiplier
27K	0.845
30K	0.867
34K	0.845
40K	0.885
50K	0.898

**Lumen Ambient Temperature (LAT) Multipliers**

Ambient	Multiplier
0°C	1.00
10°C	1.02
20°C	1.04
25°C	1.06
30°C	0.99
40°C	0.98

**Projected LED Lumen Maintenance**

Use these factors for anticipated performance projections for the platforms noted in a 20°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-17).

To calculate LLM, use the Lumen Maintenance Factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

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

**Accessories**

WDGE2-0000-1 WDGE2 LED Architectural Wall Sconce (specify finish)  
WDGE2-0000-2 WDGE2 LED Architectural Wall Sconce (specify finish)  
WDGE2-0000-3 WDGE2 LED Architectural Wall Sconce (specify finish)

**Notes:**

- P1-P5 not available with sensors/controls. Sensors/controls only available with P10W, P20W and P30W.
- 50K not available in 90CRI.
- 347V and 480V not available with EBMW, E100W, E200W or DS.
- PE not available in 480V or with sensors/controls.
- DS option not available with EBMW, E100W, E200W or sensors/controls.
- DMO option not available with sensors/controls.

**Performance Data**

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.

Performance Package	System Watts	Dist. Type	120V (1000K, 80 CRI)			120V (2000K, 80 CRI)			120V (5000K, 80 CRI)			
Performance Package	System Watts	Dist. Type	Lumens	LPW	LPW	Lumens	LPW	LPW	Lumens	LPW	LPW	
P1 / P10W	10W	VF	1,166	119	1,209	123	1,251	128	1,256	128	1,254	128
		VW	1,197	122	1,241	126	1,284	131	1,289	131	1,286	131
P2 / P20W	15W	VF	1,878	129	1,947	134	2,015	139	2,023	139	2,019	139
		VW	1,907	133	1,997	137	2,047	142	2,075	143	2,071	143
P3 / P30W	20W	VF	2,908	139	3,015	154	3,119	158	3,132	159	3,126	159
		VW	2,983	152	3,093	157	3,200	162	3,213	163	3,206	162
P4	33W	VF	4,096	117	4,247	121	4,394	126	4,412	126	4,403	126
		VW	4,202	120	4,357	125	4,508	129	4,526	129	4,517	129
P5	48W	VF	5,567	115	5,772	119	5,972	123	5,996	124	5,984	124
		VW	5,711	118	5,921	122	6,127	126	6,151	127	6,139	127

**Ordering Information**

**EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT DDBXD**

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting				
WDGE2 LED	P1*	P10W	27K	7700K	80CRI	VF	Visual comfort forward throw	MVOLT	Shipped included	Shipped separately
	P2*	P20W	30K	8000K	90CRI	AW	Surface mounting	347V	AW	Surface-mounted back box
	P3*	P30W	30K	8000K	90CRI	VW	Visual comfort wide	480V	AW	Premium surface-mounted back box (top left, right, center entry)
	P4*	DS	40K	8000K	90CRI	AW	Surface mounting	347V	AW	Premium surface-mounted back box (top left, right, center entry)
	P5*	DS	50K	8000K	90CRI	AW	Surface mounting	347V	AW	Premium surface-mounted back box (top left, right, center entry)

**Options**

Option	Description	Finish	
EBMW	Emergency battery backup, UL compliant (18W, 0°C max)	0000	Dark bronze
E100W	Emergency battery backup, UL compliant (18W, 0°C max)	0000	Black
E200W	Emergency battery backup, UL compliant (18W, 0°C max)	0000	Natural aluminum
PE*	Photocell, dusk-to-dawn	0000	White
DS*	Dual-switching lumens with 2 drivers and 2 light engines, see page 3 for details	0000	Sealed
DMO	0-10V dimming with paddle control fixture for use with an external control, ordered separately	0000	Sealed dark bronze
KC	Bottom cord entry for premium back box (PBBB), Total of 4 entry points	0000	Sealed dark bronze

**Standard Sensors/Controls** Only available with P10W, P20W & P30W.

**PE\*** Photocell, dusk-to-dawn. In-level 100/200/300 lux sensor for 0-15 mounting heights. Intended for use on switched circuits with external dusk-to-dawn switching.

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