



SE PORTION OF BLOCK 3 (PART OF 430 W STATE ST)
 MILWAUKEE, WI 53203

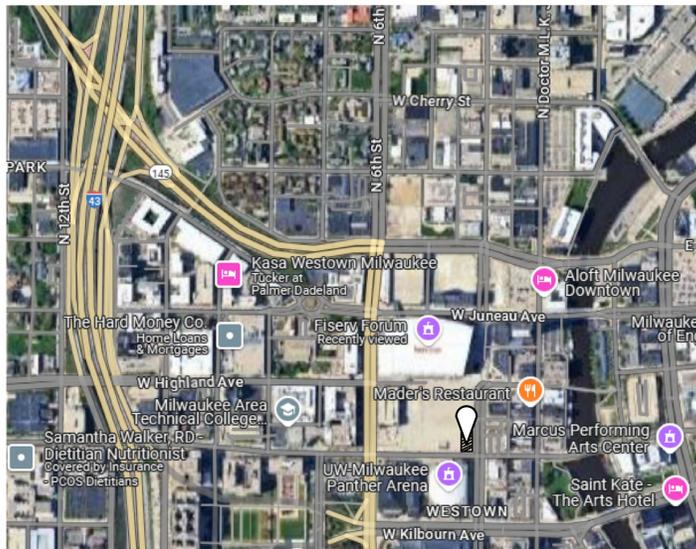
DPD ZONING SUBMITTAL FOR PORTION OF BLOCK 3 OR MILWAUKEE BUCKS ARENA DEVELOPMENT
 (SUBMITTAL DATE: JANUARY 10, 2025)
 CITY OF MILWAUKEE DPD FILE NO. 241340



GBA PROJECT NO. 202208

BRAND JOB NO. XXXXXX

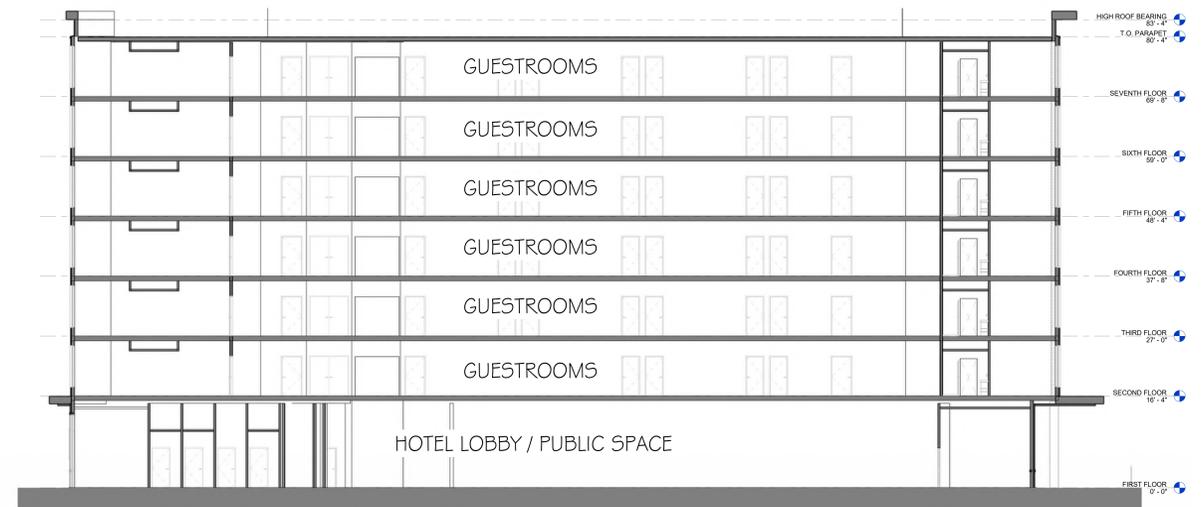
VICINITY LOCATION MAP:



PROJECT LOCATION MAP:



PROJECT HEIGHT SUMMARY:



PROJECT TEAM / CONTACTS

OWNER:
MILWAUKEE LODGING INVESTORS II, LLC
 1600 ASPEN COMMONS, SUITE 200
 MIDDLETON, WI 53562
 PH: (608) 279-2488
 CONTACT: ANDY INMAN
 E: AINMAN@NCGHOSPITALITY.COM

ARCHITECT:
GARY BRINK AND ASSOCIATES, INC
 2248 DEMING WAY, SUITE 120
 MIDDLETON, WI 53762
 PH: (608) 829-1750
 CONTACT: JEFF BRENKUS
 E: JEFF.BRENKUS@GARYBRINK.COM

CIVIL / LANDSCAPE:
KAPUR
 7711 N PORT WASHINGTON RD
 MILWAUKEE, WI 53217
 PH: (414) 659-8193
 CONTACT: MICHAEL FROEHLICH
 E: MFROEHLICH@KAPURINC.COM

PLUMBING / F.P. DESIGNER:
EXCEL ENGINEERING
 100 CAMELOT DRIVE
 FOND DU LAC, WI 54935
 PH: (920) 926-9800
 CONTACT: NICK STREETER
 E: nick.streeter@excelengineer.com

INTERIOR DESIGNER:
THE SOCIETY
 1505 5TH AVE, SUITE 300
 SEATTLE, WASHINGTON 98101
 PH: (208) 660-2106
 CONTACT: COURTNEY MACLEAN
 E: COURTNEY@WELCOMETOTOSOCIETY.COM

STRUCTURAL ENGINEER:
PIERCE ENGINEERS, INC.
 222 W WASHINGTON AVE, SUITE 650
 MADISON, WI 53703
 PH: (608) 729-1414
 CONTACT: LUCAS MARSHALL
 E: LMARSHALL@PIERCEENGINEERS.COM

MECHANICAL DESIGNER:
EXCEL ENGINEERING
 100 CAMELOT DRIVE
 FOND DU LAC, WI 54935
 PH: (920) 926-9800
 CONTACT: RANDY LIETZ
 E: randy.lietz@excelengineer.com

ELECTRICAL DESIGNER:
EXCEL ENGINEERING
 100 CAMELOT DRIVE
 FOND DU LAC, WI 54935
 PH: (920) 926-9800
 CONTACT: MELISSA REISINGER
 E: melissa.reisinger@excelengineer.com

PROJECT INFORMATION / STATISTICS

Moxy MKE Hotel								
Floor	1st	2nd	3rd	4th	5th	6th	7th	Total
Hotel Area	11,759sf	11,119sf	10,621sf	10,521sf	10,521sf	10,521sf	10,521sf	75,583sf
King (210sf)	0	11	14	15	15	15	15	85
Acc King (316sf)	0	0	1	0	0	0	0	1
Double Queen (289sf)	0	7	7	7	7	7	7	42
Nested Double Queen (260sf)	0	0	2	2	2	2	2	10
Acc Double Queen (411sf)	0	1	1	1	1	1	1	6
Double Queen Suite (495sf)	0	1	1	1	1	1	1	6
King Suite (738sf)	0	0	1	1	1	1	1	5
Acc King Suite (738sf)	0	1	0	0	0	0	0	1
Total Rooms	0	21	27	27	27	27	27	156

PROJECT: MOXY HOTEL
 PHASE: BLOCK 3 PHASE 2 / PART OF 430 W. STATE STREET (SOUTHEAST CORNER OF W STATE STREET & NIEL R. PHILLIPS AVENUE)
 MILWAUKEE, WI 53203
 CLIENT: MILWAUKEE DD LODGING INVESTORS II, LLC
 1600 ASPEN COMMONS, SUITE 200
 MIDDLETON, WI 53562

PROJECT: 202208
 DRAWN BY: 12/13/24
 SCALE: AS NOTED
 Initial Pricing Set 2024-12-13
 DPD 1st Submittal 2025-01-10



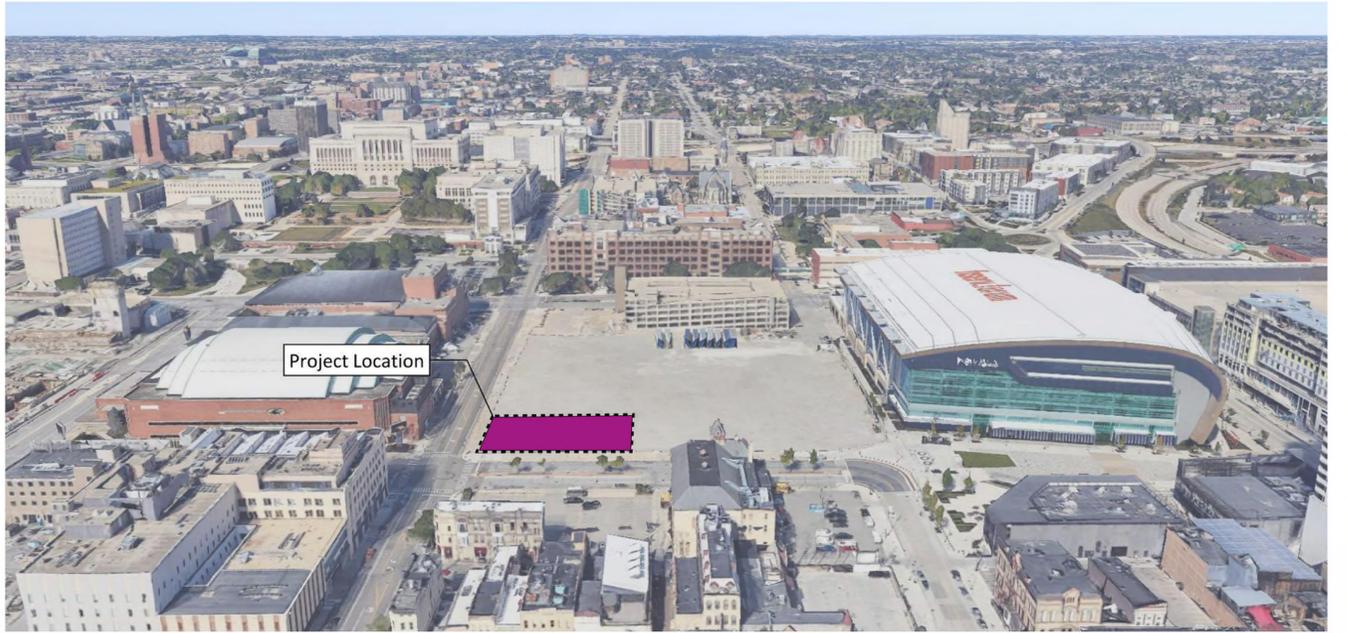
AERIAL VIEW OF SITE LOOKING NORTH



AERIAL VIEW OF SITE LOOKING EAST



AERIAL VIEW OF SITE LOOKING SOUTH



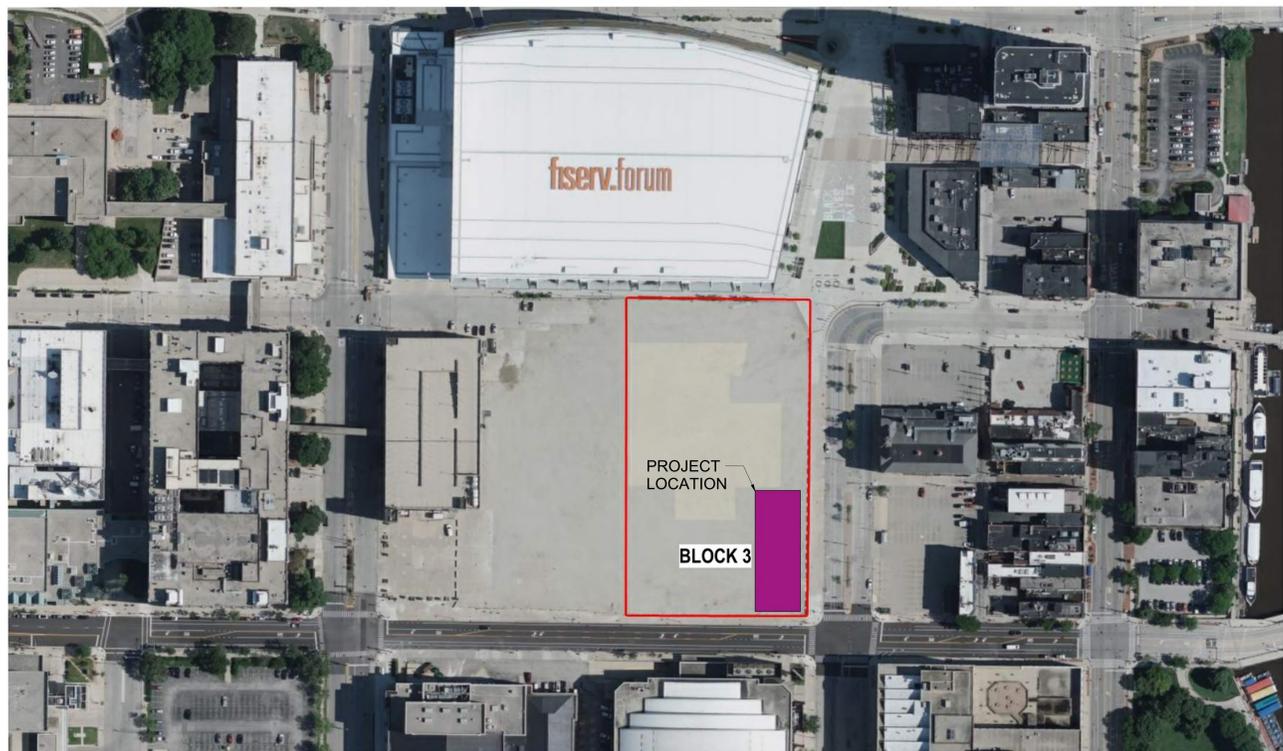
AERIAL VIEW OF SITE LOOKING WEST

PROJECT: **MOXY HOTEL**
 1000 ASHEN COMMONS, SUITE 200
 MILWAUKEE, WI 53203
 CLIENT: **MILWAUKEE DD LODGING INVESTORS II, LLC**
 1000 ASHEN COMMONS, SUITE 200
 MIDDLETON, WI 53562

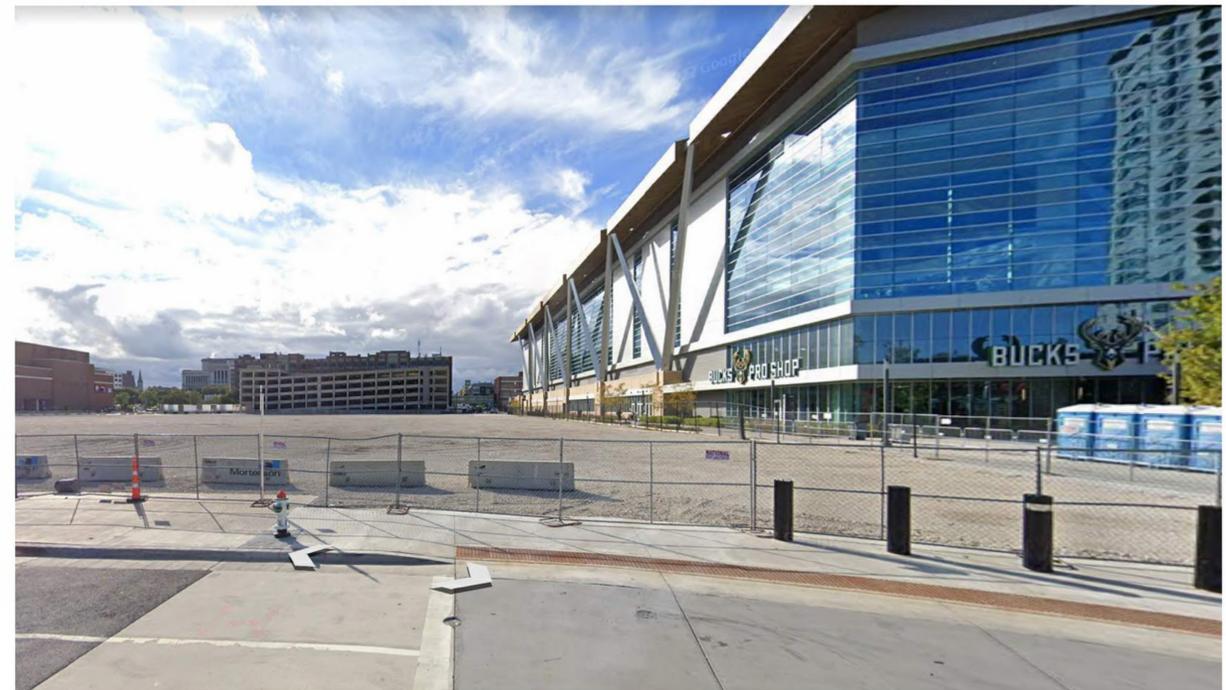
© 2024 GBA GROUP & ASSOC.
 All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from GBA Architecture Group.

PROJECT: 202208
 DRAWN BY:
 DATE: 12/13/24
 SCALE: AS NOTED

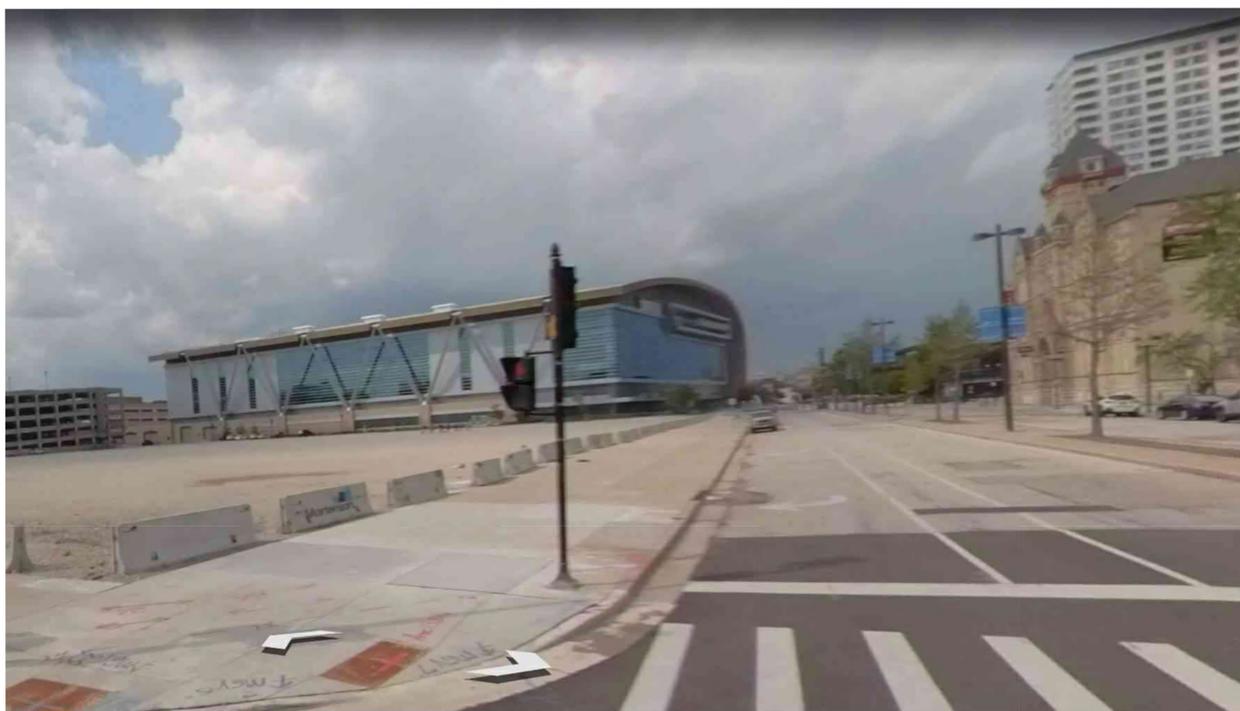
Initial Pricing Set 2024-12-13
 DPD 1st Submittal 2025-01-10



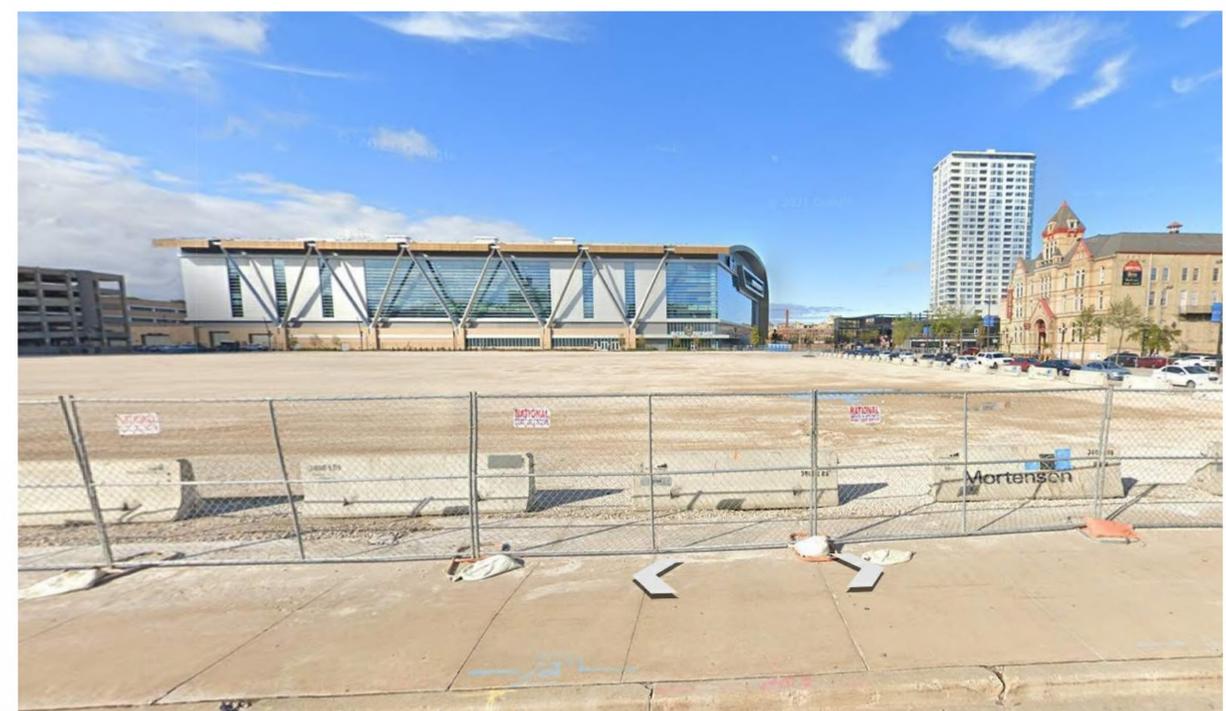
AERIAL VIEW OF OVERALL BLOCK 3 SITE



PEDESTRIAN VIEW LOOKING WEST FROM N. VEL R. PHILLIPS AVENUE



PEDESTRIAN VIEW LOOKING NORTHWEST FROM CORNER OF N VEL R. PHILLIPS / WEST STATE STREET



PEDESTRIAN VIEW LOOKING NORTH FROM WEST STATE STREET

PROJECT: MOXY HOTEL
 1000 ASHEN COMMONS, SUITE 200
 MILWAUKEE, WI 53203
 CLIENT: MILWAUKEE DD LODGING INVESTORS II, LLC
 1000 ASHEN COMMONS, SUITE 200
 MIDDLETON, WI 53562

© 2024 GBT GROUP & ASSOC.
 All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GBT Architecture Group.

PROJECT: 202208
 DRAWN BY: [REDACTED]
 DATE: 12/13/24
 SCALE: AS NOTED

Initial Pricing Set 2024-12-13
 DPD 1st Submittal 2025-01-10



BUCKS ARENA DEVELOPMENT

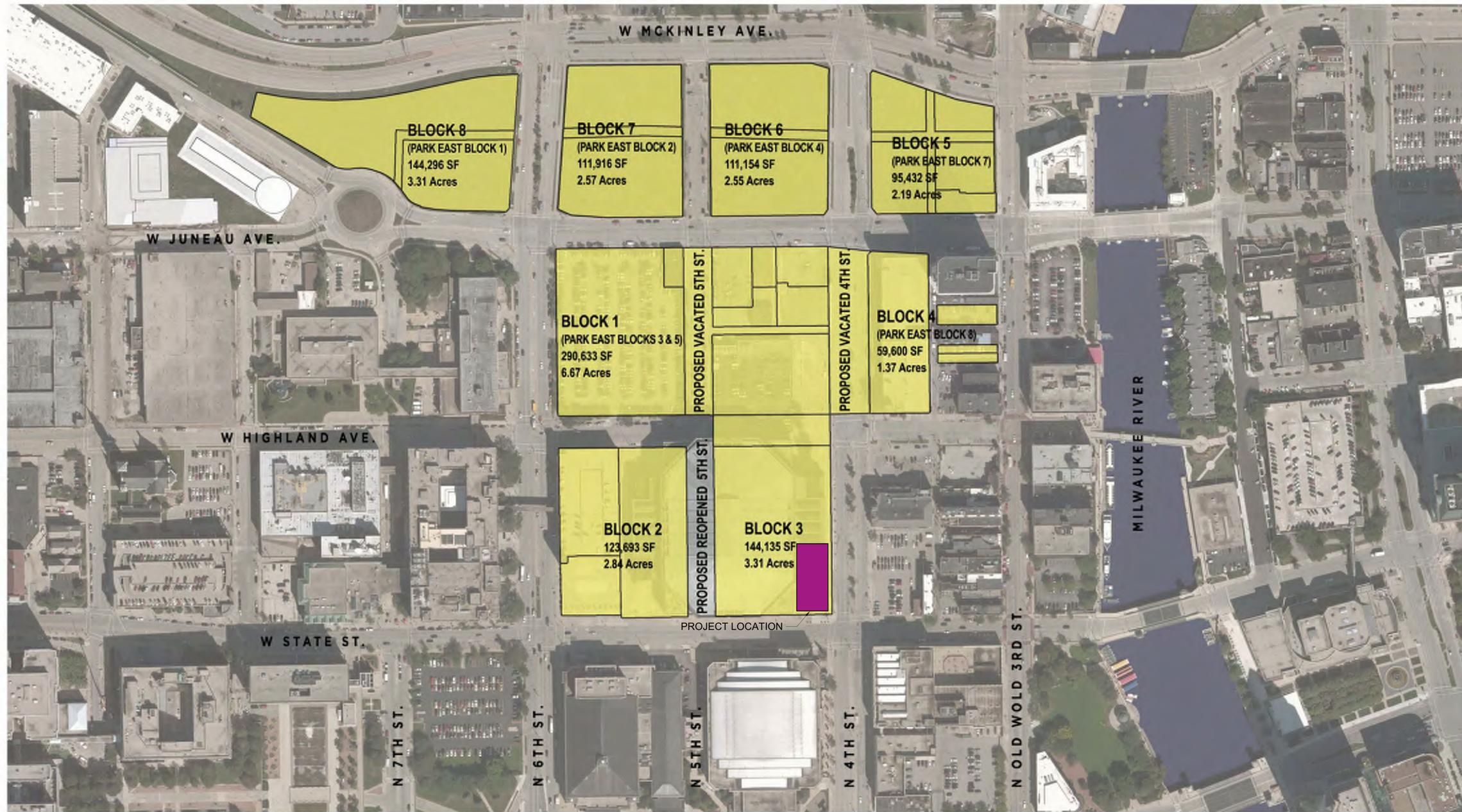
LOCATION MAP

PROJECT: **MOXY HOTEL**
 1000 ASSEN COMMONS, SUITE 200
 MILWAUKEE, WI 53203
 CLIENT: **MILWAUKEE DD LODGING INVESTORS II, LLC**
 1000 ASSEN COMMONS, SUITE 200
 MIDDLETON, WI 53562

© 2024 GBA ARCHITECTURE & DESIGN
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM GBA ARCHITECTURE & DESIGN.

PROJECT: 202208
 DRAWN BY:
 DATE: 12/13/24
 SCALE: AS NOTED

Initial Pricing Set 2024-12-13
 DPD 1st Submittal 2025-01-10



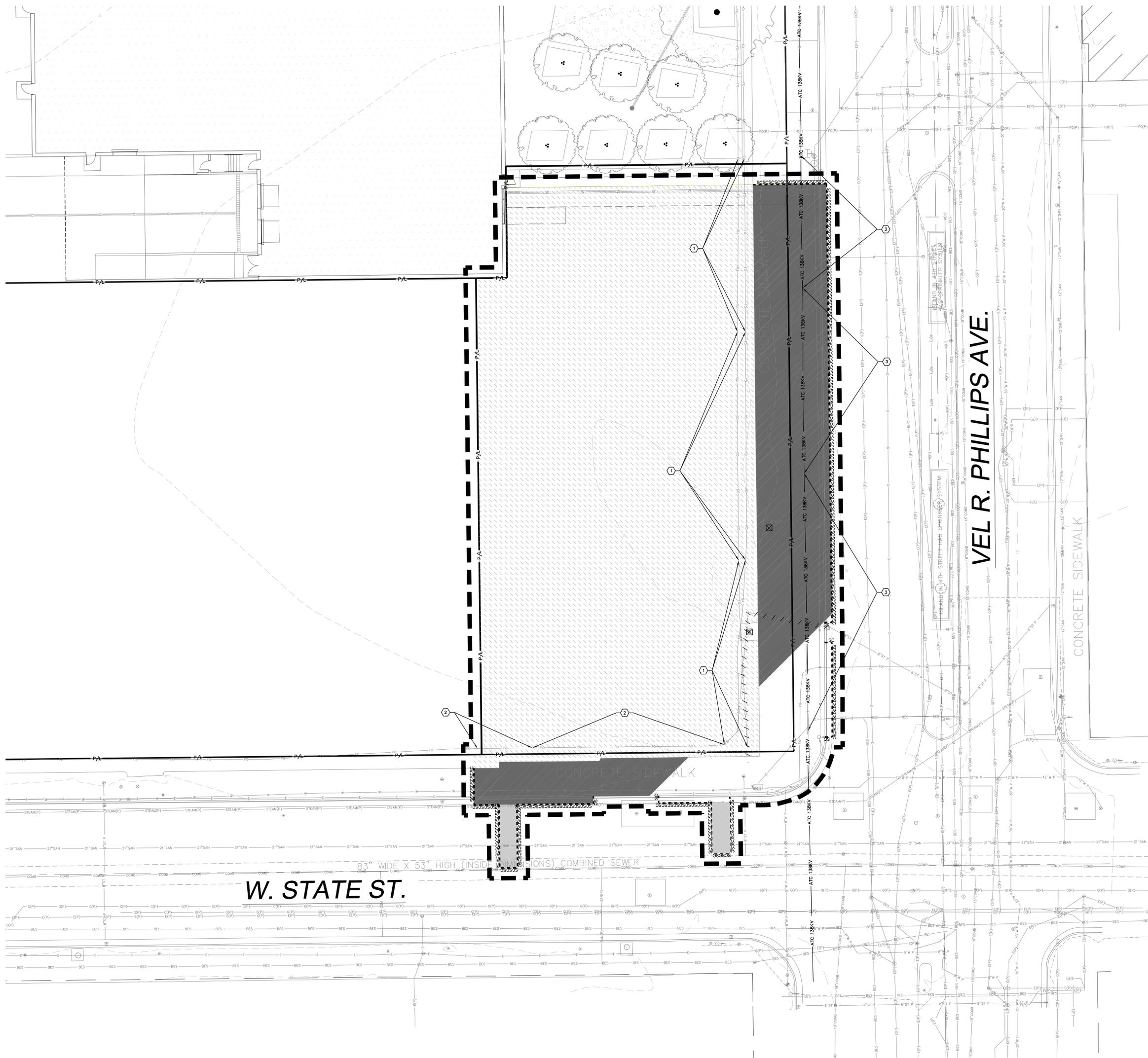
BLOCK PLAN

EXISTING BLOCK PLAN

PROJECT: MOXY HOTEL
 PARK EAST BLOCKS 1-8, PHASE 2, PART OF 430 W. STATE STREET (SOUTHEAST CORNER OF W STATE STREET & NIEL R. PHILLIPS AVENUE)
 MILWAUKEE, WI 53203
 CLIENT: MILWAUKEE DD LODGING INVESTORS II, LLC
 1600 ASSESS COMMISSION, SUITE 200
 MIDDLETON, WI 53562

© 2024 GBA GROUP & ASSOCIATES
 All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission in writing from GBA Architecture & Design.

PROJECT: 202208
 DRAWN BY: 12/13/24
 DATE: AS NOTED
 SCALE: 2024-12-13
 Initial Pricing Set
 DPD 1st Submittal 2025-01-10



VEL R. PHILLIPS AVE.

W. STATE ST.

83" WIDE X 53" HIGH (INSIDE DIMENSIONS) COMBINED SEWER

CONCRETE SIDEWALK



Scale: 1" = 10'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

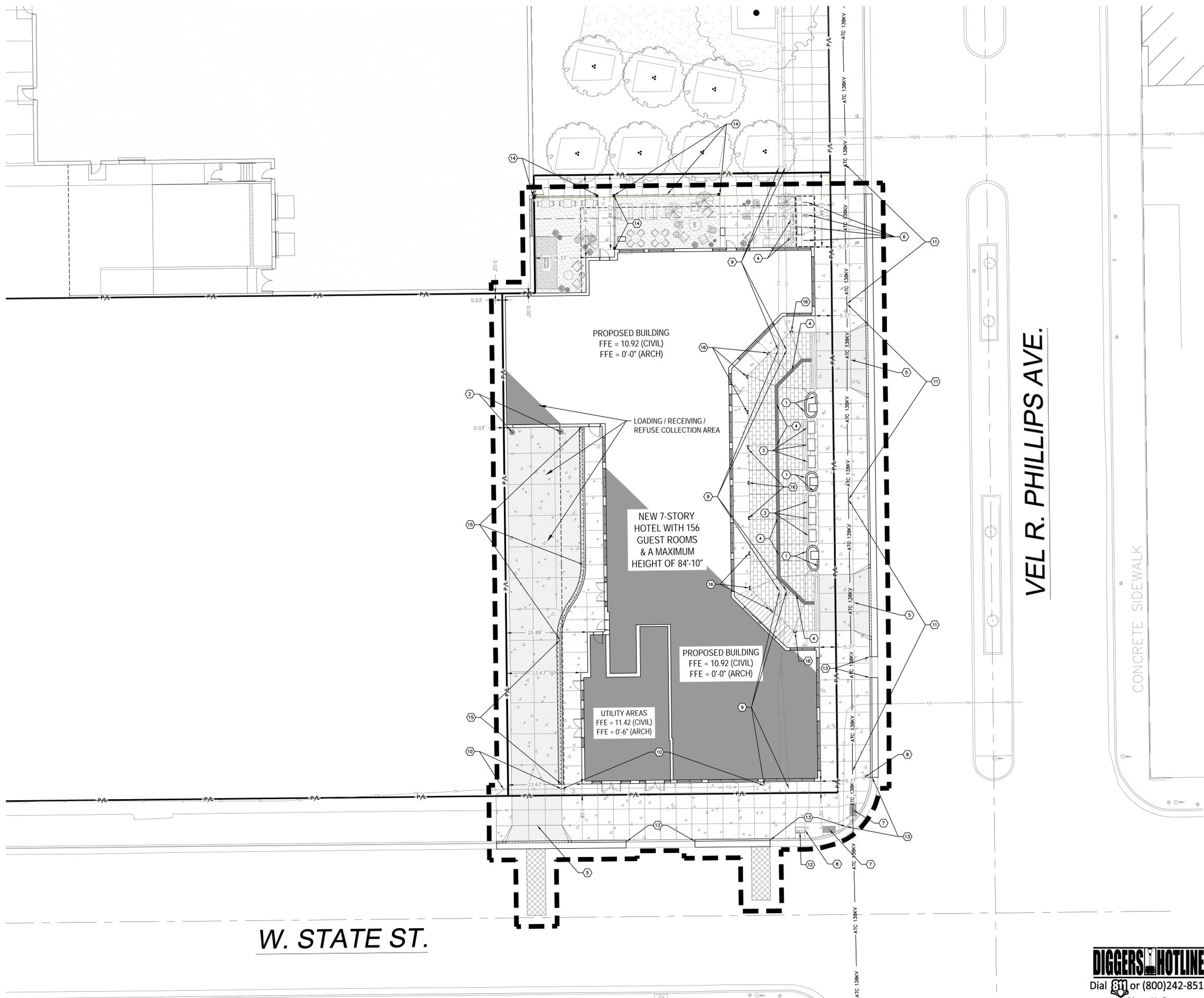
- PROJECT LIMITS
- PRIORITY LINE
- EASEMENT LINE
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE IF SUITABLE FOR REUSE. GRAVEL TO BE STOCKPILED. UNUSABLE GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- SAWCUT FULL DEPTH
- TREES & STUMPS TO BE REMOVED
- IDENTIFIES UTILITIES TO BE ABANDONED & REMOVED.
- IDENTIFIES UTILITIES TO BE ABANDONED IN PLACE.
- UNKNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- UTILITY STRUCTURE REMOVAL/ABANDONMENT
- EXISTING FIBER OPTIC LINES TO BE REMOVED AND RELOCATED. RELOCATION TO BE COORDINATED WITH CHARTER AND THE CITY OF MILWAUKEE.
- EXISTING FIBER OPTIC LINES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING HIGH VOLTAGE ATC TRANSMISSION LINE TO REMAIN AND BE PROTECTED DURING FOUNDATION CONSTRUCTION. FOUNDATION DESIGN AND MEANS AND METHODS OF CONSTRUCTION TO BE COORDINATE WITH ATC.

PROJECT: **MOXY HOTEL**
2301 W. STATE ST. / SOUTHEAST CORNER OF W. STATE STREET & VEL R. PHILLIPS AVENUE
MILWAUKEE, WI 53202
CLIENT: **MILWAUKEE DD LODGING INVESTORS II, LLC**
TADASHEN COMMONS, SUITE 200
MIDDLETON, WI 53562

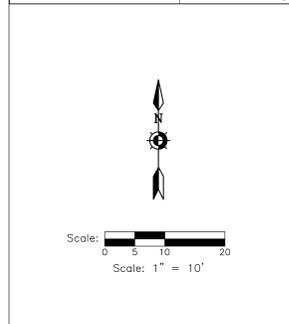
PROJECT: 202208
DRAWN BY:
DATE:
SCALE: AS NOTED

SITE DEMOLITION PLAN

C101



Site Statistics	
Item	Quantity
1. Gross land area:	Lot 2 = 20,565 Sq. Ft. (0.472 Acres)
2. Maximum amount of land covered by principal buildings (includes building overhangs):	Lot 2 = 17,044 Sq. Ft. (82.9% Lot Coverage)
3. Maximum amount of land devoted to parking, drives and parking structures (includes areas covered by building overhangs):	Lot 2 = 1,940 Sq. Ft. (9.4% Lot Coverage)
4. Minimum amount of land devoted to landscape open space:	Lot 2 = 0 Sq. Ft. (0% Lot Coverage)
5. Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:	Not Applicable
6. Proposed number of accessory and principal buildings:	1 Principal Building
7. Maximum number of dwelling units per building:	Not Applicable
8. Bedrooms per unit:	Not Applicable
9. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if not residential. Bicycle parking spaces provided, pursuant to s. 295-404, (approximately):	<p>Automobile parking spaces: Not Applicable</p> <p>Automobile parking spaces per residential unit ratio: Not Applicable</p> <p>Automobile parking spaces per 1000 sf for non-residential uses: Not Applicable - it is anticipated that patrons and employees will utilize adjacent parking structures, transit, bicycles, or ride share.</p> <p>4 long-term and 7 short-term bicycle parking spaces provided (0 long-term and 2 short-term bicycle parking spaces required based on the General Retail Establishment Use in Table 295-404-1)</p>



KEY INDEX

- PROJECT LIMITS
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLAN) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYPE, USE, SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED).
- NEW CONCRETE SLAB (LIGHT DUTY) - REFER TO SHEET AT 02 FOR ADDITIONAL INFORMATION ON THE FINISH.
- NEW CONCRETE SLAB (HEAVY DUTY)
- REPLACEMENT PAVEMENT FOR WEST STATE STREET. NEW PAVEMENT SHALL MATCH EXISTING PAVEMENT & BASE THICKNESS. ALL RESTORATION WORK WITHIN PUBLIC R.O.W. MUST COMPLY WITH CITY OF MILWAUKEE'S SUSTAINABLE ROAD PROGRAM, INCLUDING THE SPECIFIED WARRANTY PERIOD.
- NEW INTERIALLY COLORED STAMPED AND STAINED CONCRETE PAVEMENT WITH HYDRONIC SNOW MELT SYSTEM BENEATH. REFER TO SHEET AT 02 FOR COLOR INFORMATION. COORDINATE WITH DIVISION 23 CONTRACTOR FOR SNOW MELT SYSTEM.
- NEW INTERIALLY COLORED STAMPED AND STAINED CONCRETE PAVEMENT WITH HYDRONIC SNOW MELT SYSTEM BENEATH. REFER TO SHEET AT 02 FOR COLOR INFORMATION. COORDINATE WITH DIVISION 23 CONTRACTOR FOR SNOW MELT SYSTEM.
- KAFKA GRANITE MAX POLYMER PATHWAY MIX MANUFACTURER: KAFKA GRANITE (OR APPROVED EQUAL) REFER TO SHEET AT 02 FOR COLOR INFORMATION.
- 3" BARRIER LOW-SIDE CONCRETE CURB & GUTTER. CURB & GUTTER SHALL BE DOVEILED INTO THE ADJACENT ROADWAY PAVEMENT AND REPLACED TO THE NEAREST JOINT.
- 3" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER. CURB & GUTTER SHALL BE DOVEILED INTO THE ADJACENT ROADWAY PAVEMENT AND REPLACED TO THE NEAREST JOINT.
- 6" x 6" CONCRETE CURB HEAD
- 6" DIAMETER STEEL BOLLARDS WITH PLASTIC SLEEVE. COLOR AND STYLE OF SLEEVE TO BE DETERMINED.
- RAISED PLANTER BEDS TO BE FURNISHED BY OWNER. REFER TO SHEET 02 FOR ADDITIONAL INFORMATION ON THE RAISED PLANTER BEDS.
- NEW DECORATIVE ACCENT INTERIALLY COLORED STAMPED AND STAINED CONCRETE PAVEMENT WITH CONTRASTING COLOR TO ADJACENT PAVEMENT. REFER TO SHEET AT 02 FOR ADDITIONAL INFORMATION ON PAVEMENT COLORS.
- NEW TYPE I CONCRETE DRIVEWAY APRON PER CITY OF MILWAUKEE STANDARDS
- (4) NEW SABS INFRASTRUCTURE POST & RING BIKE RACKS, BLACK POWDER COATED, FLANGE MOUNT, MODEL #27927.
- NEW TYPE II ACCESSIBILITY RAMPS WITH NEDRAH FOUNDRY CAST IRON TRUNCATED CONE DETECTABLE WARNING PLATES PER CITY OF MILWAUKEE STANDARDS
- EXISTING TRAFFIC SIGNALS/LIGHT POLES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING FIBER OPTIC LINES TO BE REMOVED AND RELOCATED. RELOCATION TO BE COORDINATED WITH CHARTER AND THE CITY OF MILWAUKEE.
- EXISTING FIBER OPTIC LINES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING HIGH VOLTAGE ATC TRANSMISSION LINE TO REMAIN AND BE PROTECTED DURING FOUNDATION CONSTRUCTION. FOUNDATION DESIGN AND MEANS AND METHODS OF CONSTRUCTION TO BE COORDINATED WITH ATC.
- EXISTING TRAFFIC SIGNAL CONTROL BOX TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- EXISTING CONCRETE CURB & GUTTER TO REMAIN. IF DAMAGED DURING CONSTRUCTION ACTIVITIES, CURB & GUTTER SHALL BE REMOVED AND REPLACED. ALL RESTORATION WORK WITHIN PUBLIC R.O.W. MUST COMPLY WITH CITY OF MILWAUKEE'S SUSTAINABLE ROAD PROGRAM, INCLUDING THE SPECIFIED WARRANTY PERIOD.
- NEW 4" x 6" HIGH ORNAMENTAL FENCE. REFER TO SHEET AT 02 FOR ADDITIONAL INFORMATION ON THE FENCE.
- NEW 18" DEPRESSED HIGH-SIDE CONCRETE CURB & GUTTER
- NEW DECORATIVE LIT BOLLARDS. REFER TO SHEET AT 02 FOR ADDITIONAL INFORMATION ON BOLLARDS.

W. STATE ST.

VEL R. PHILLIPS AVE.

CONCRETE SIDEWALK

DIGGERSHOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com

BICYCLE PARKING INFORMATION				PERVIOUS VS. IMPERVIOUS AREAS												
BUILDING INFORMATION		LONG-TERM BICYCLE PARKING (INSIDE)	SPACES REQUIRED	TOTAL AGGREGATE FLOOR AREA DEVOTED TO RESTAURANT, TAVERN & RETAIL SPACE	SPACES REQUIRED	SPACES PROVIDED	EXISTING CONDITIONS			PROPOSED CONDITIONS			INCREASE / DECREASE (SQ. FT.)			
CONSTRUCTION TYPE	NEW CONSTRUCTION						SQUARE FEET	ACRES	PERCENTAGE	SQUARE FEET	ACRES	PERCENTAGE				
FOR AN OCCUPANCY LARGER THAN 12,000 SQ. FT., ONE FOR EVERY 6,000 SQ. FT. OF GROSS FLOOR AREA. MIN. OF 2 SPACES			0 SPACES	1,000 SF - NOT APPLICABLE	0 SPACES	4 SPACES	AREA OF PROPOSED SUBJECT SITE			20,565 SQUARE FEET	0.472 ACRES	100.00%	20,565 SQUARE FEET	0.472 ACRES	100.00%	N.A.
ONE FOR EVERY 3,000 SQ. FT. OF GROSS FLOOR AREA. MIN. OF 2 SPACES			2 SPACES	1,000 SF / 3,000 SF = 0.33 SPACES	2 SPACES	7 SPACES	IMPERVIOUS AREAS			20,565 SQUARE FEET	0.472 ACRES	100.00%	20,565 SQUARE FEET	0.472 ACRES	100.00%	±0 SQ. FT.
TOTAL BUILDING SQUARE FOOTAGE		75,583 SQUARE FEET					PERVIOUS AREAS			0 SQUARE FEET	0.000 ACRES	0.00%	0 SQUARE FEET	0.000 ACRES	0.00%	±0 SQ. FT.

GBA
 Architecture + Design
 2548 DEMING WAY, SUITE 120
 MIDDLETON, WI 53562
 608-829-1750
 www.garybrink.com

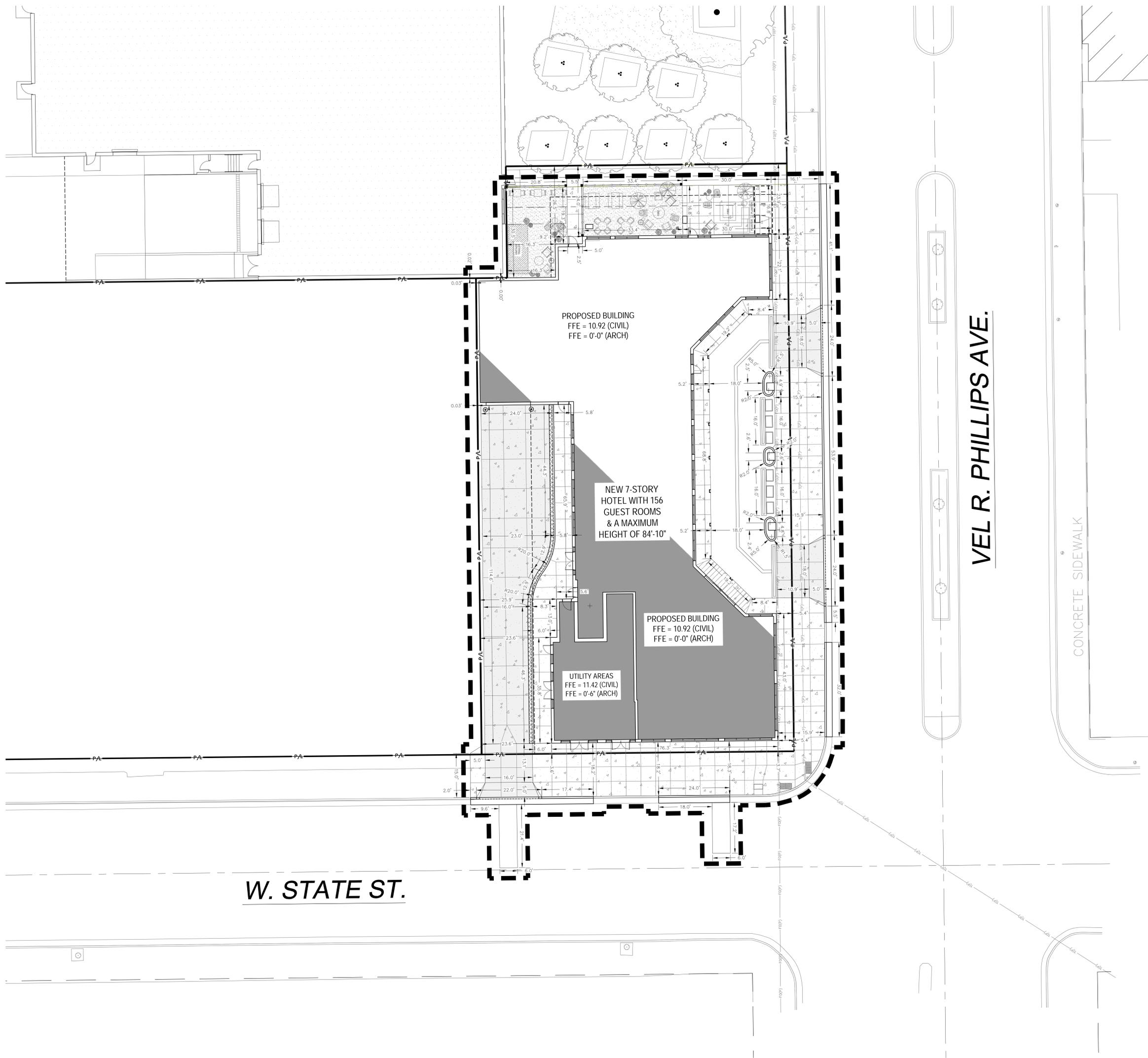
Kapur
 Architecture
 788 N. Jefferson St. Ste 400
 Milwaukee, Wisconsin 53202
 kapurinc.com

MOXY HOTEL
 156 GUEST ROOMS
 PROJECT: MOXY HOTEL
 156 GUEST ROOMS
 156 GUEST ROOMS
 156 GUEST ROOMS
 CLIENT: MILWAUKEE DD LODGING INVESTORS II, LLC
 TADASHEN COMMONS, SUITE 200
 1800 LEXINGTON, WI 53502

2023 GBA Architectural Design
 Any reproduction, modification or use by any other party is prohibited unless prior written authorization is received from GBA.

PROJECT: 202308
 DRAWN BY:
 DATE:
 SCALE: AS NOTED

SITE LAYOUT PLAN
C102



Scale: 1" = 10'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- PAL PRIORITY LINE
- EASE EASEMENT LINE

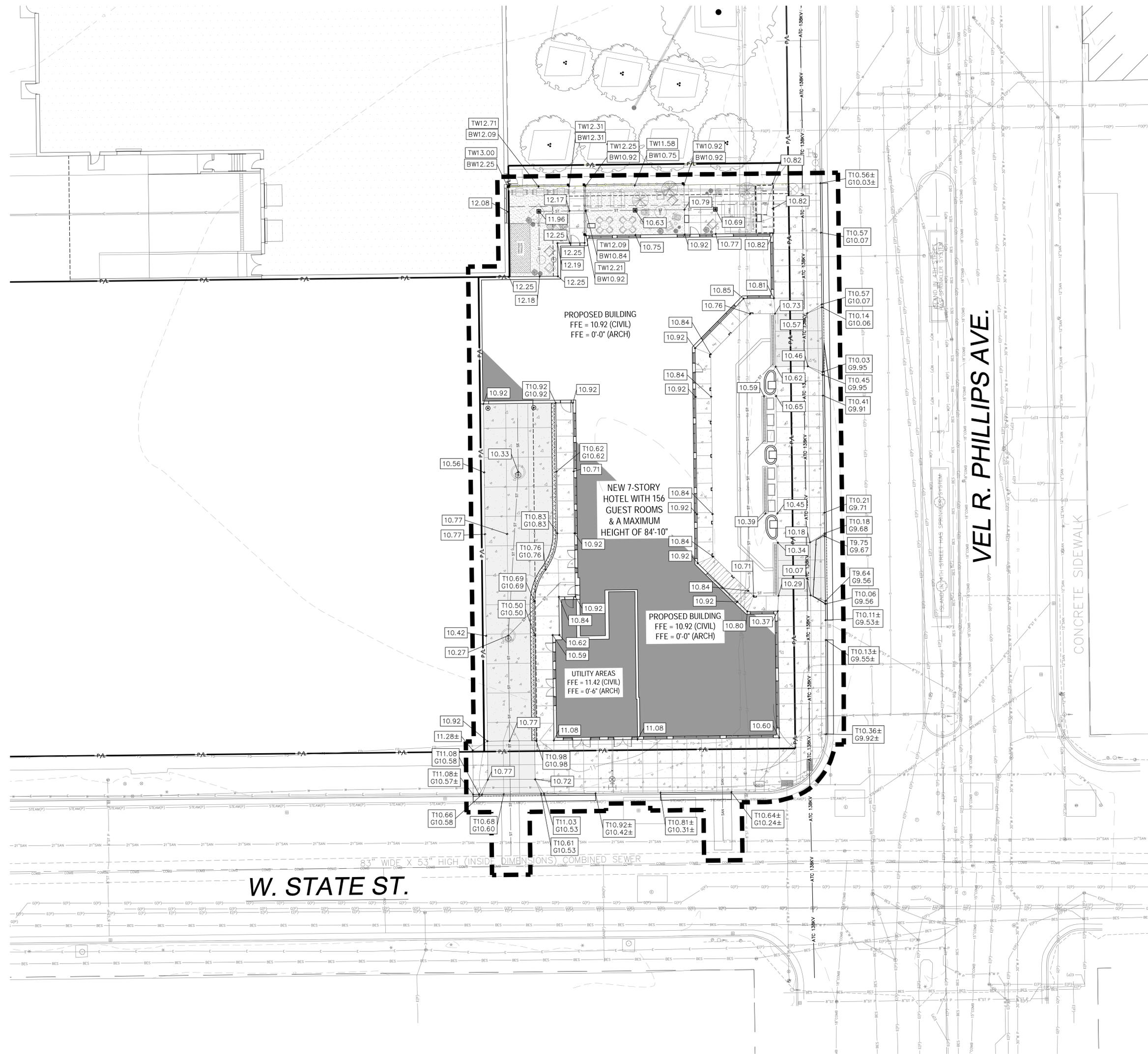
PROJECT: **MOXY HOTEL**
MILWAUKEE, WI 53202
CLIENT: **MILWAUKEE DD LODGING INVESTORS II, LLC**
TADJASSEN COMMONS, SUITE 200
MIDDLETON, WI 53562

2025 GBA Architecture | Design
Any duplication, reproduction, or reuse by any other party is prohibited unless prior written authorization is received from GBA.

PROJECT: 202208
DRAWN BY:
DATE:
SCALE: AS NOTED

SITE GEOMETRIC PLAN

C103



PROPOSED BUILDING
FFE = 10.92 (CIVIL)
FFE = 0'-0" (ARCH)

NEW 7-STORY
HOTEL WITH 156
GUEST ROOMS
& A MAXIMUM
HEIGHT OF 84'-10"

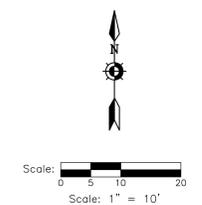
PROPOSED BUILDING
FFE = 10.92 (CIVIL)
FFE = 0'-0" (ARCH)

UTILITY AREAS
FFE = 11.42 (CIVIL)
FFE = 0'-6" (ARCH)

W. STATE ST.

VEL R. PHILLIPS AVE.

CONCRETE SIDEWALK



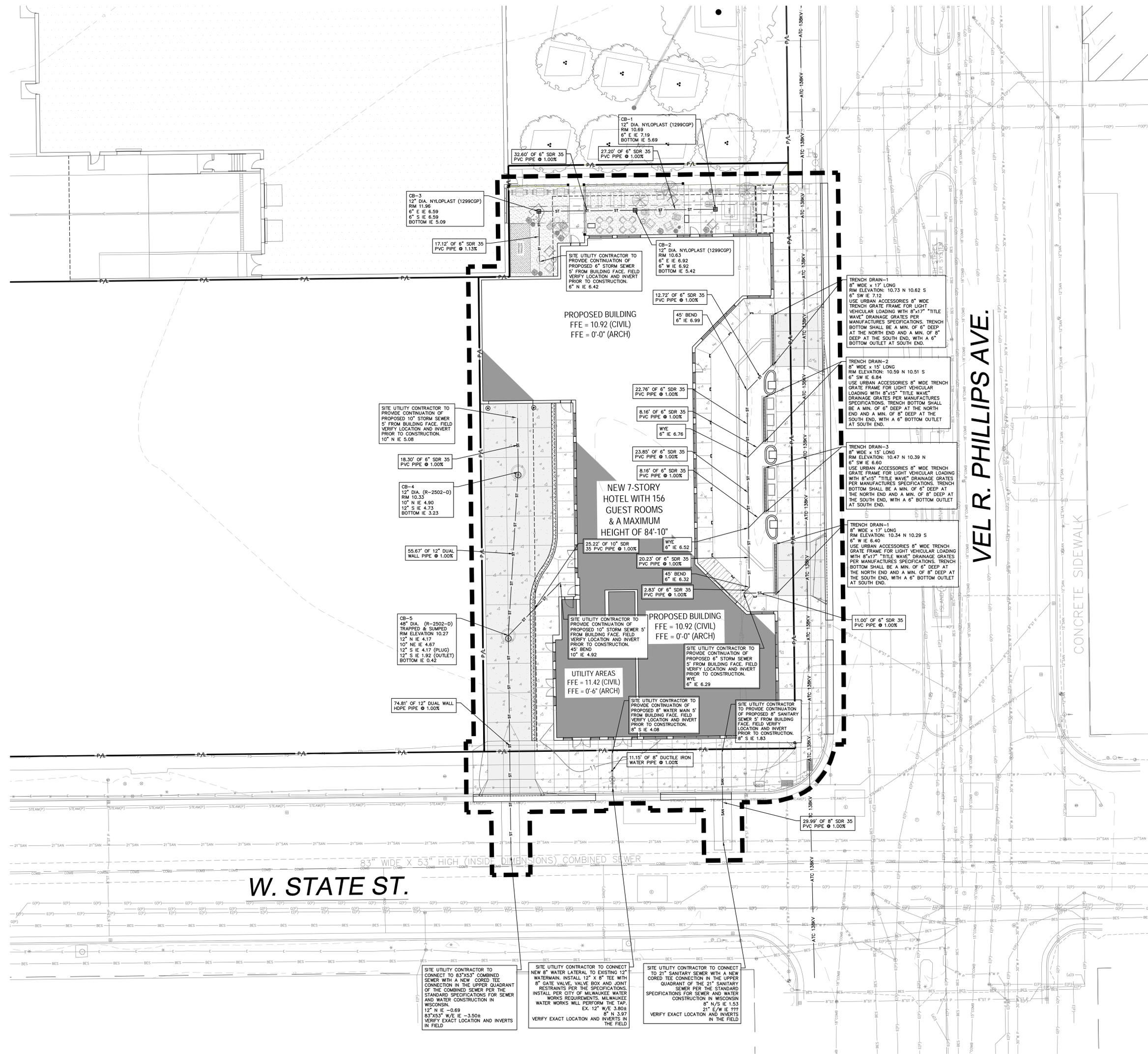
DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED SPOT GRADE
	MATCH EXISTING GRADE
	PROPOSED TOP OF CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. OUTLET IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
	MATCH EXISTING TOP OF CURB GRADE
	PROPOSED TOP OF WALL
	MATCH EXISTING TOP OF WALL
	PROPOSED BOTTOM OF WALL
	MATCH EXISTING BOTTOM OF WALL
	DRAINAGE SWALE

PROJECT: **MOXY HOTEL**
2348 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
CLIENT: **MILWAUKEE DD LODGING INVESTORS II, LLC**
TAD LASHEN COMMONS, SUITE 200
MIDDLETON, WI 53562

PROJECT: 202208
DRAWN BY:
DATE:
SCALE: AS NOTED



PROPOSED BUILDING
FFE = 10.92 (CIVIL)
FFE = 0'-0" (ARCH)

NEW 7-STORY
HOTEL WITH 156
GUEST ROOMS
& A MAXIMUM
HEIGHT OF 84'-10"

PROPOSED BUILDING
FFE = 10.92 (CIVIL)
FFE = 0'-0" (ARCH)

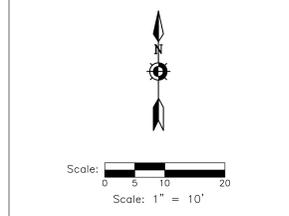
UTILITY AREAS
FFE = 11.42 (CIVIL)
FFE = 0'-6" (ARCH)

VEL R. PHILLIPS AVE.

CONCRETE SIDEWALK

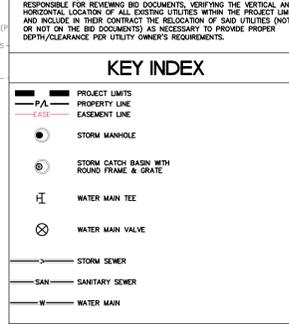
W. STATE ST.

83" WIDE X 53" HIGH (INSIDE DIMENSIONS) COMBINED SEWER



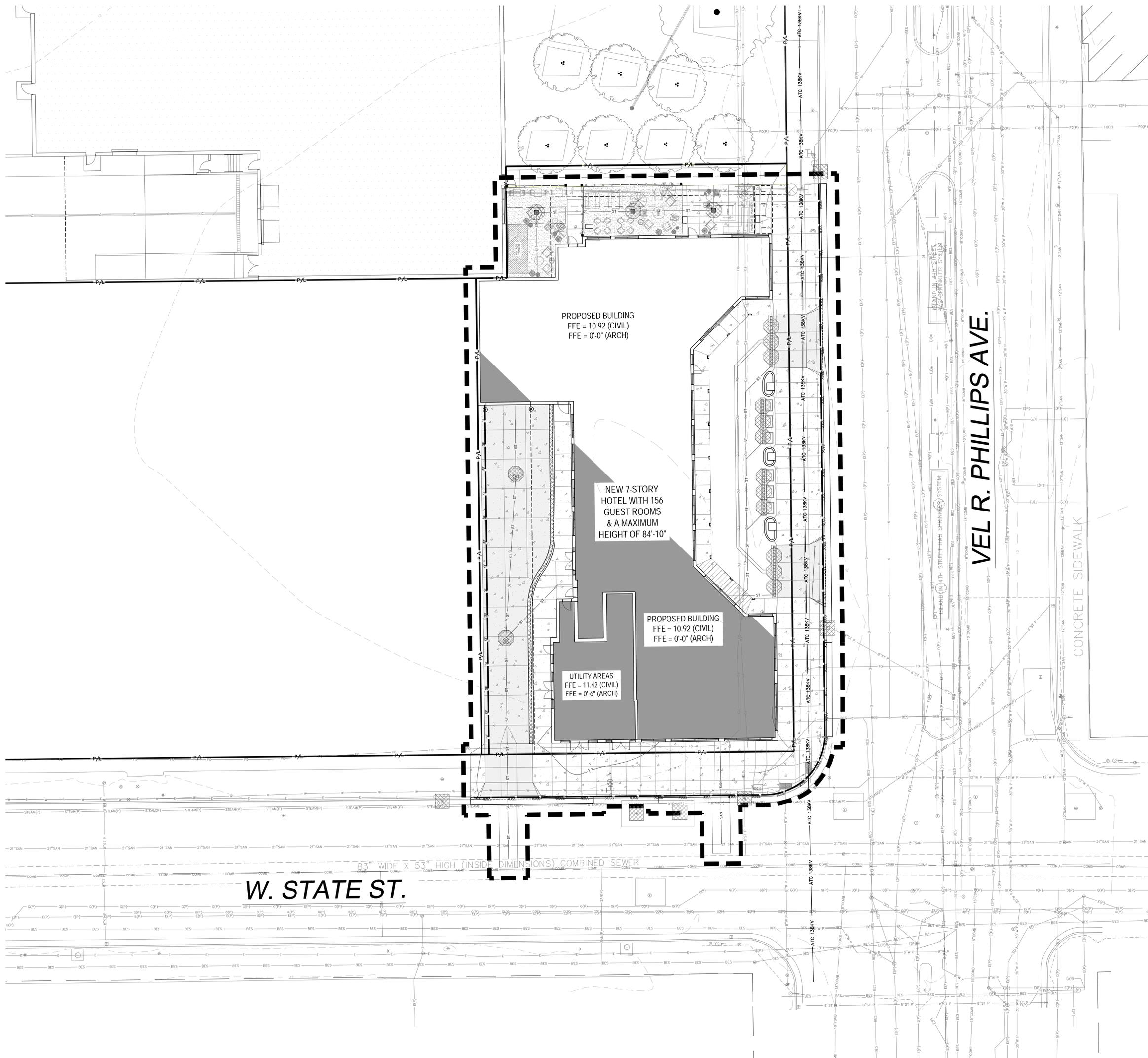
DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

- UTILITY NOTES**
- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH... (CAUTION)
 - PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE...
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS...
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK...
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL, FIBER OPTIC, TELEPHONE/CABLE/GAS/WATER/SANITARY/STEAM, DEDICATED TO THE UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
 - FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDING IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/ALIGNMENT PER UTILITY OWNER'S REQUIREMENTS.



PROJECT: MOXY HOTEL
MILWAUKEE DD LODGING INVESTORS II, LLC
CLIENT: MILWAUKEE DD LODGING INVESTORS II, LLC
TADASHEN COMMONS, SUITE 200
MIDDLETON, WI 53562

PROJECT: 202208
DRAWN BY:
DATE:
SCALE: AS NOTED



PROPOSED BUILDING
FFE = 10.92 (CIVIL)
FFE = 0'-0" (ARCH)

NEW 7-STORY
HOTEL WITH 156
GUEST ROOMS
& A MAXIMUM
HEIGHT OF 84'-10"

PROPOSED BUILDING
FFE = 10.92 (CIVIL)
FFE = 0'-0" (ARCH)

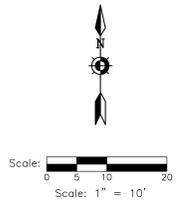
UTILITY AREAS
FFE = 11.42 (CIVIL)
FFE = 0'-6" (ARCH)

83" WIDE X 53" HIGH (INSIDE DIMENSIONS) COMBINED SEWER

W. STATE ST.

VEL R. PHILLIPS AVE.

CONCRETE SIDEWALK



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, DRIVING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND NOTES PRINT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

KEY INDEX

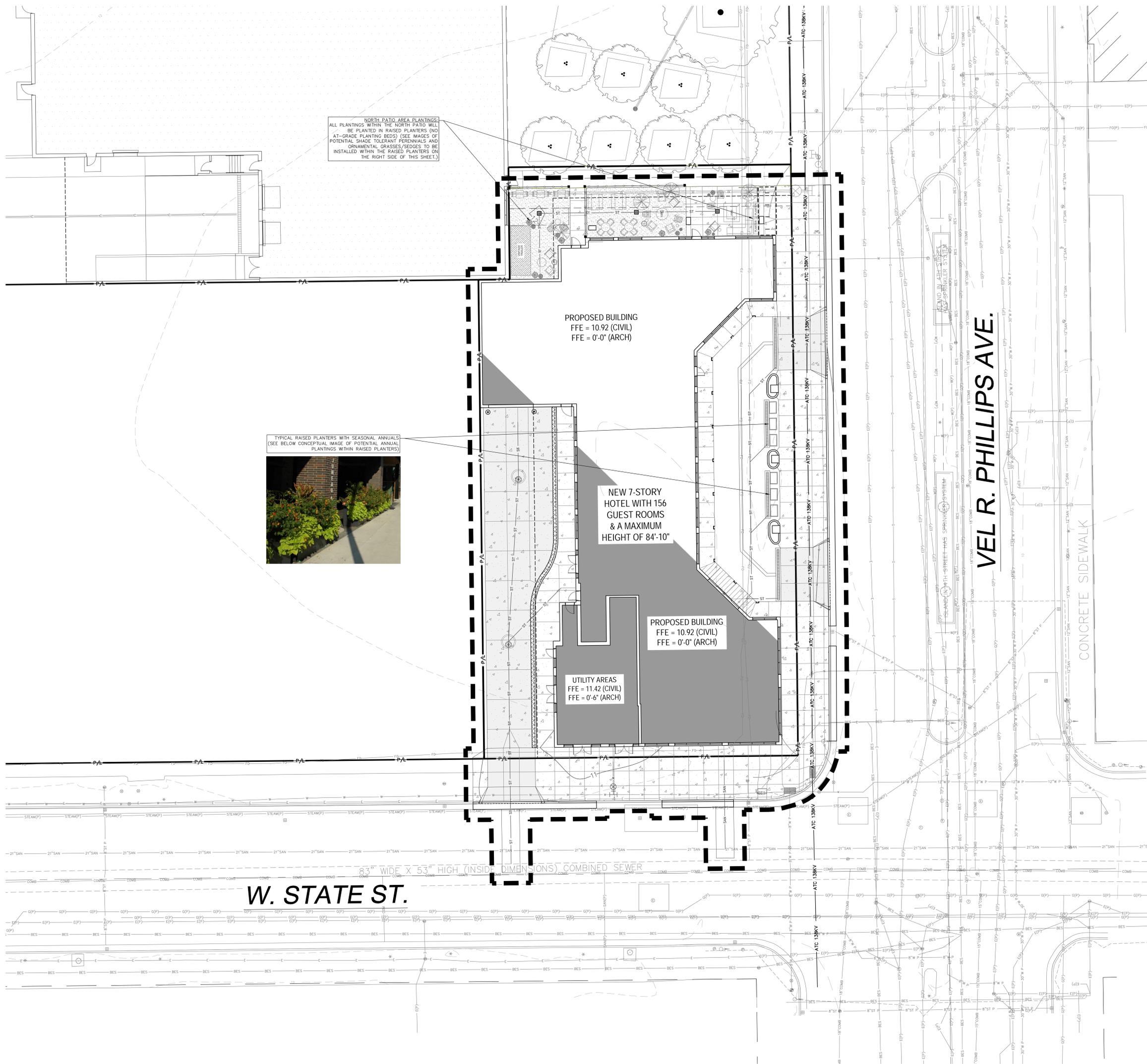
- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- FILTER FABRIC FENCE
- SILT SOCK
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

PROJECT: **MOXY HOTEL**
100 W. STATE STREET & VEL R. PHILLIPS AVENUE
MILWAUKEE, WI 53202
CLIENT: **MILWAUKEE DD LODGING INVESTORS II, LLC**
TAD LASSEN COMMONS, SUITE 200
MIDDLETON, WI 53562

PROJECT: 202208
DRAWN BY:
DATE:
SCALE: AS NOTED

SITE EROSION CONTROL PLAN

C106



PLANTINGS FOR NORTH PATIO RAISED PLANTERS



GBA
Architecture + Design
2348 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
www.garbtk.com

Kapur
788 N. Jefferson St. Ste 400
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT: MOXY HOTEL
330 SOUTH EAST CORNER OF W. STATE STREET & VEL R. PHILLIPS AVENUE
MILWAUKEE, WI 53202
CLIENT: MILWAUKEE DD LODGING INVESTORS II, LLC
TAD LASSEN COMMONS, SUITE 200
MIDDLETON, WI 53520

PROJECT: 202208
DRAWN BY:
DATE:
SCALE: AS NOTED



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

HATCH LEGEND

	LANDSCAPE PROJECT LIMITS
	PRIORITY LINE
	EASEMENT LINE