

Mid-State Sign & Service

February 11, 2020

Exhibit A

File No. 191667

Minor Modification to Detailed Planned Development known as
Park Place. Stage 28
Comfort Suites
10831 W Park Place

In February 2006 a Detailed Planned Development (DPD) known as Park Place, Stage 28 was approved for the subject site to allow construction of a hotel. The DPD contemplated building wall signage but not freestanding signs. Mid-State Sign & Service.LLC. on behalf of Comfort Suites, seeks a minor modification to the detailed planned development for 10831 W Park Place to permit a monument sign on the site. The building wall signs will be replaced with similar Type A signs (consistent with the DPD) and are not part of this minor modification. Comfort Suites will decrease the wall signs from four to three, but retains the right to add the fourth Type A building wall sign (not to exceed the square footage of the original signage) at some point in the future.

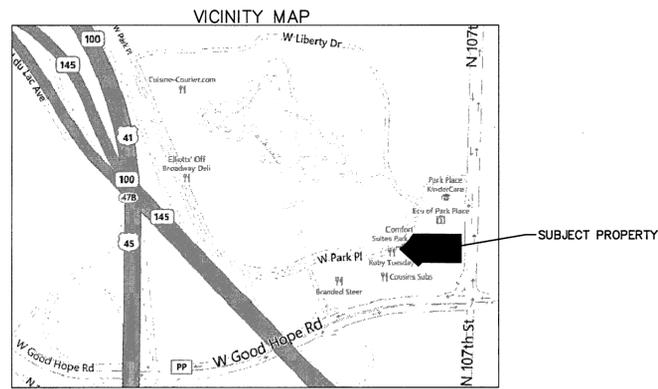
List of Exhibits:

1. Vicinity Map
2. Site Photos
3. Signage details

Currently no monument sign is permitted for Comfort Suites at 10831 W Park Place. We request that Comfort Suites be allowed a monument sign not to exceed 8 feet overall height and 88 square feet. Allowing for the minor change to the planned development will allow Mid-State Sign to install one monument sign that will clearly direct traffic to the entrance of Comfort Suites while giving the property a modern signage upgrade.

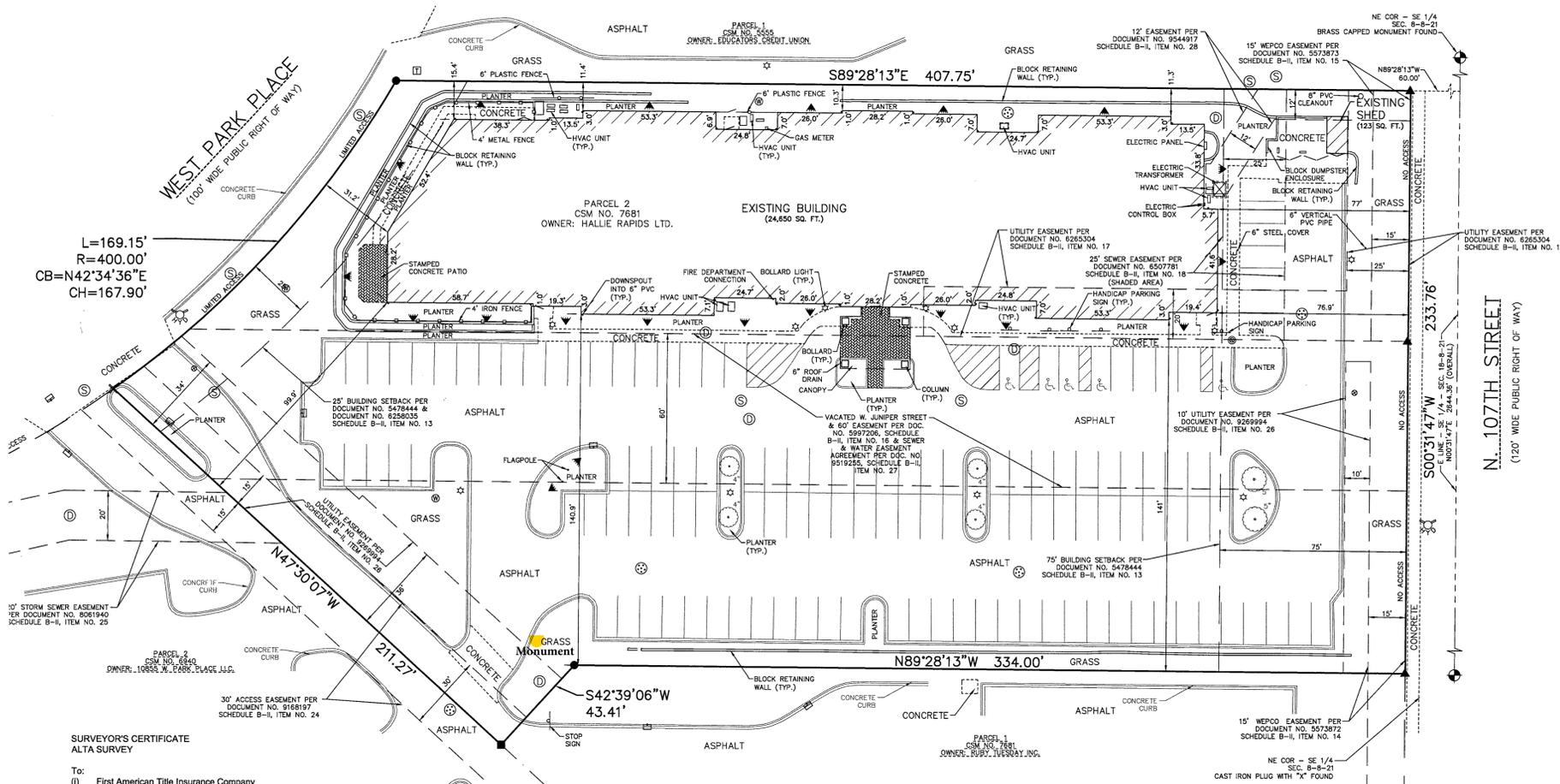
The monument sign will be constructed using the highest quality materials. The structure of the sign will be fabricated aluminum with routed letters with acrylic backer. The sign will be lit using LED illumination. The base footing will be constructed with steel. Base plantings will be placed around the sign. The sign will be placed at the entrance of the access drive and will be placed outside the required 10 foot vision triangle as required per s. 295-405-2-g-3-a of the zoning code, All other aspects of the DPD will remain unchanged.

entrance of the access drive and will be placed outside the required 10 foot vision triangle as required per s. 295-405-2-g-3-a of the zoning code,
All other aspects of the DPD will remain unchanged.



ALTA / ACSM LAND TITLE SURVEY

SUBJECT PROPERTY



PARCEL 1
108,024 SQ. FT.
2.480 ACRES

SURVEYOR'S CERTIFICATE
ALTA SURVEY

To:
(i) First American Title Insurance Company
(ii) Waramaug LS Hotels, LLC
(iii) Hallie Rapids, LTD., a Wisconsin corporation
(iv) Branch Banking and Trust Company, a North Carolina banking corporation
(v) CREFI Waramaug Milwaukee LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, effective February 23, 2011, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, 16, 20(a) and 21 of Table A thereof. The initial fieldwork was completed on March 4, 2014 with a follow up site visit on April 3, 2014.

LANDS DESCRIBED IN TITLE COMMITMENT FILE NO. 3020-651011W13N3Y PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MARCH 14, 2014.

Parcel 2 of Certified Survey Map No. 7681, recorded on December 9, 2005 as Document No. 9145362, being a division of Parcel 1 of Certified Survey Map No. 6940 as recorded April 2, 2001 as Document No. 6044595 being a part of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

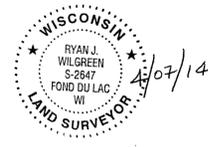
Together with a non-exclusive easement for vehicular ingress and egress as set forth in Easement Agreement Driveway and Staircase dated January 13, 2006 and recorded January 19, 2006, as Document No. 9168197.

Together with a non-exclusive easement to connect to, use and discharge storm water as set forth in that Declaration of Storm Water Management Easement dated May 7, 2001 and recorded May 8, 2001 as Document No. 8061940 as amended by that Amendment to Declaration of Storm Water Management Easement dated June 15, 2006, and recorded June 15, 2006 as Document No. 9253544.

This survey is a true and correct representation of the lands described above in Title Commitment No. 3020-651011W13N3Y.

Address: 10831 West Park Place, Milwaukee WI 53224
Tax ID No.: 111-01422

Ryan J. Wilgreen, P.L.S. No. S-2647
ryan.w@excel-engineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1402900



CURRENT ZONING:
PD-Special Planned Development

The current zoning classification of the subject property was obtained from the Milwaukee County GIS Mapping website. Zoning classification was not provided by insurer.

Adjacent owner information obtained from the Milwaukee County GIS Mapping website on the date of this survey.

BUILDING SETBACKS PER PLANNED DEVELOPMENT AGREEMENT:
Reference Schedule B-II, Item No. 13

Along N. 107th Street: 75 feet (see graphical depiction on survey)
Along W. Good Hope Road: 50 feet
Along W. Park Place Drive: 25 feet (see graphical depiction on survey)

- LEGEND:**
- ⊗ WATER VALVE IN MANHOLE
 - ⊕ EXISTING ROUND CATCH BASIN
 - ⊞ EXISTING CURB INLET
 - ⊟ ELECTRIC BOX
 - ⊠ EXISTING LIGHT POLE
 - ⊡ EXISTING SIGN
 - ♿ HANDICAP PARKING STALL
 - ⊛ MAG NAIL SET
 - 3/4" REBAR SET
 - COUTING 1.50 LB/FT.
 - ⊠ CUT "X" FOUND
 - ⊛ 1" IRON PIPE FOUND
 - ⊞ FLOOD LIGHT
 - ⊠ MONUMENT FOUND
 - ⊕ EXISTING STORM MANHOLE
 - ⊕ EXISTING SANITARY MANHOLE
 - ⊕ IRRIGATION CONTROL VALVE
- EXISTING CURB AND GUTTER
CONCRETE
RIGHT-OF-WAY LINE
ADJACENT PROPERTY LINE
EXISTING PLASTIC FENCE
EXISTING FENCE (SEE SURVEY FOR TYPE)
PROPERTY LINE
- 1" = 30'
SCALE
- NOTE:** EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

ALTA NOTES:

- Bearings are referenced to the East line of the Southeast Quarter of Section 18 having a recorded bearing of North 00 degrees 31 minutes 47 seconds East.
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Control underground exploratory effort together with Digger's markings is recommended to determine the full extent of underground service and utility lines. Contact Diggers at 1-800-242-8511.
- This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55079C0018E with an effective date of January 24, 2014, the property described hereon falls within Zone "X"-Unshaded (areas determined to be outside or the 0.2% annual chance floodplain).
- The property described hereon contains 2.480 acres (108,024 sq. ft.), more or less.
- At the time of the survey the subject property contained 121 regular parking stalls and 5 handicapped parking stalls for a total of 126 striped parking stalls.
- First American Title Insurance Company, Title Commitment No. 3020-651011W13N3Y, with an effective date of March 14, 2014, has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title commitment, Schedule B-II Exceptions are as follows:

- #8 Agreement set forth on Certified Survey Map No. 6940, reciting as follows:
- "A. That all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots or parcels shall be installed underground in easements provided therefor where feasible. All visible utilities located at the time of survey along with recorded easements provided to this survey have been depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- "B. That direct vehicular access from Parcels 1, 2 and 3 to Good Hope Road, N. 107th Street and N. 110th Street is prohibited and limited vehicular access from Parcels 1, 2 and 3 is provided to W. Park Place. No access and limited access have been depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #9 Utility easements, access easement, notes prohibiting direct access, as may be disclosed by the recorded Certified Survey Map No. 7681; also including agreement reciting as follows: Easements along with access notes and restrictions have been depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- "A. That all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots or parcels shall be installed underground in easements provided therefor where feasible. All visible utilities located at the time of survey along with recorded easements provided to this survey have been depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- "B. That direct vehicular access from Parcels 1 and 2 to W. Good Hope Road and N. 107th Street is prohibited. No access is depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #10 Easement for Utilities and rights associated therewith along the easterly 15 feet of the vacated West Juniper Street; and Sewer Easement No. SE2432 and rights associated therewith of the City of Milwaukee located in the vacated West Juniper Street. Vacated W. Juniper Street is depicted on this survey along with all visible improvements and visible utilities within this area. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #11 This item has been intentionally deleted.
- #12 This item has been intentionally deleted.
- #13 Terms, provisions and conditions of Planned Development Agreement recorded as Document No. 5478444 and amendments recorded as Document Nos. 5794114, 5973152, 6258035, 6355955, 6481468, 7186156. This document establishes the planned development district for the overall development which includes the subject property. No easements contained in this document to depict on this survey. Building setback lines listed in this document have been depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #14 Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 5573872. Easement location is depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #15 Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 5573873. Easement location is depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #16 Easement recorded as Document No. 5997206. Easement location is depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #17 Utility Easement recorded as Document No. 6265304. Easement location is depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #18 Sewer Line Easement Agreement recorded as Document No. 6505553 and Amendment of Sewer Line Easement Agreement recorded as Document No. 6507781. Easement location is depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #19 Covenants, conditions and restrictions set forth in Declaration of Restrictions recorded as Document No. 7976020. No general or plottable easements found in this document to depict on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #20 Covenants, conditions and restrictions set forth in Declaration of Restrictions recorded as Document No. 8126338. No general or plottable easements found in this document to depict on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #21 Repurchase Rights contained in Warranty Deed recorded on December 29, 2005 as Document No. 9154305. Easements & notes listed in Exhibit B of this document are also found in Schedule B-II of the current title commitment. These items are depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #22 Declaration of Restrictions by Liberty Property Limited Partnership, dated December 27, 2005, recorded December 29, 2005 as Document No. 9154306. No general or plottable easements found in this document to depict on this survey. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY.
- Assignment and Assumption Agreement recorded April 5, 2012 as Document No. 10101742.
- #23 Declaration of Restrictions by Liberty Property Limited Partnership, dated January 13, 2006, recorded January 19, 2006 as Document No. 9168196. No general or plottable easements found in this document to depict on this survey. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY.
- #24 Easement Agreement recorded on January 19, 2006 as Document No. 9168197. Access easement is depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #25 Declaration of Storm Water Management Easement filed for record on May 08, 2001, and recorded as Document No. 8061940. Easement location is depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- Amendment to Declaration of Storm Water Management Easement filed for record June 15, 2006 as Document No. 9253544.
- #26 Easement Agreement recorded July 17, 2006 as Document No. 9269994. Easement location is depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #27 Permit and Agreement recorded November 06, 2007 as Document No. 9519155. This document references the 60' easement per Document No. 5997206 and allows for the construction of improvements within this easement. Easement location is depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
- #28 Distribution Easement Underground Joint recorded January 10, 2008 as Document No. 9544917. Easement location is depicted on this survey. THIS ITEM AFFECTS THE SUBJECT PROPERTY.

- Other commitment items not specified hereon may not have been considered relevant to an ALTA/ACSM Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
- At the time of this survey there was no visible signs of earth moving work, building construction, or building additions.
- Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of insurance will be furnished upon request.



100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

OWNER:
HALLIE RAPIDS LTD.

PROJECT:
ALTA/ACSM LAND TITLE SURVEY
10831 WEST PARK PLACE
MILWAUKEE, WI 53224

SHEET ISSUE:
MARCH 7, 2014
SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION

REVISIONS:
04/04/14
04/07/14

JOB NUMBER:
1402900

SHEET

AL

2012 © EXCEL ENGINEERING, INC.



Comfort SUITES

PROJECT NUMBER:

191942 - MILWAUKEE, WI

PROPERTY BRAND/EXTENSION:

Comfort Suites

PROPERTY LOCATION:

**10831 W Park Place
Milwaukee, WI 53224**

DATE: **07/11/19**

PREPARED BY: **KH**

PROPERTY CODE: **WI152**

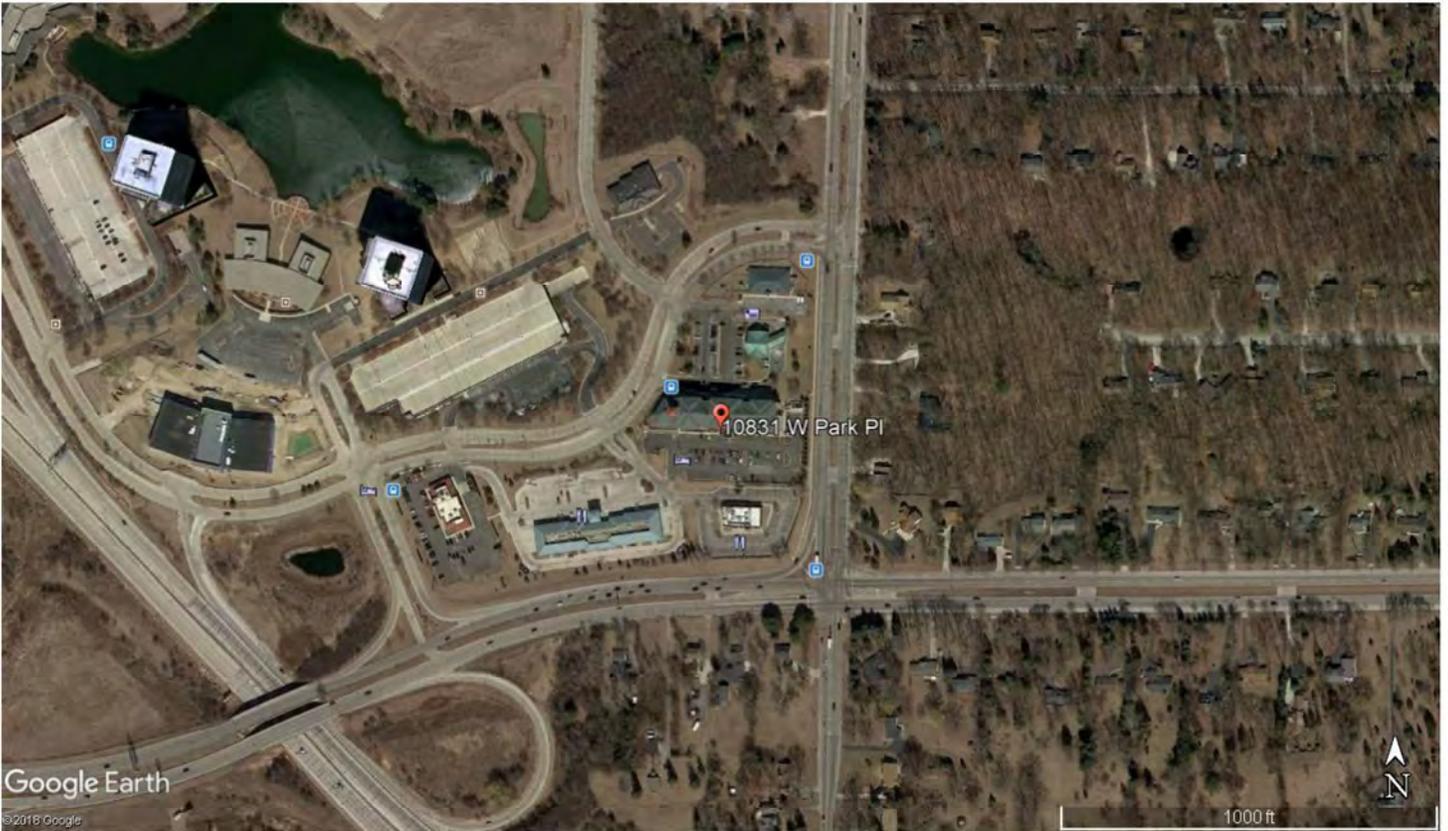
SALES REP: **Kelly Fishbeck - (800)843-9888 (Ext-265)
Persona**

On Property Contact
& E-Mail Address:

**Anup Patel (847) 691-9212
apatel720@gmail.com**



LOCATION MAP



PROJECT NUMBER:
191942 - MILWAUKEE, WI

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SITE PLAN

NEW CONSTRUCTION/EXISTING SIGNAGE

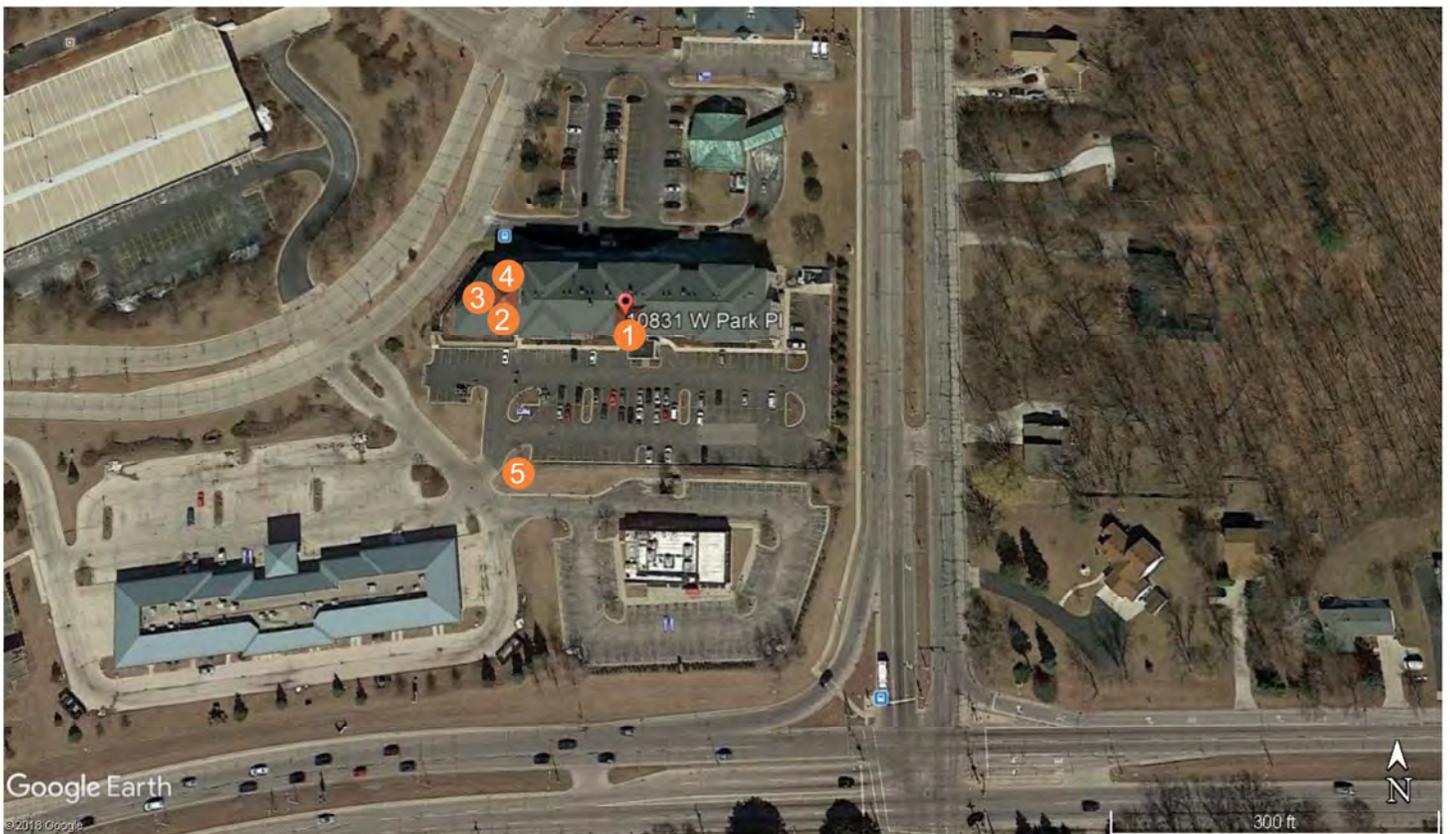


PROPOSED SIGNS:

- 1 36" SET OF CHANNEL LETTERS (STACKED)
- 2 NO PROPOSED SIGNAGE
- 3 36" SET OF CHANNEL LETTERS (STACKED)
- 4 24" SET OF CH. LETTERS (LINEAR STACKED)
- 5 4'-4 7/16" X 11'-7/16" MONUMENT AT 8'-0" OAH

EXISTING SIGNS:

- 1 42" CHANNEL LETTERS
- 2 33" CHANNEL LETTERS
- 3 42" CHANNEL LETTERS
- 4 33" CHANNEL LETTERS
- 5 NO EXISTING SIGNAGE



**10831 W PARK PLACE
MILWAUKEE, WI 53224**

PROJECT NUMBER:

191942 - MILWAUKEE, WI

DATE:

07/11/19

PREPARED BY:

KH

**SALES REP: Kelly Fishbeck - (800)843-9888 (Ext-265)
Persona**

PROPERTY BRAND/EXTENSION:

Comfort Suites

PROPERTY CODE:

WI152

**On Property Contact
& E-Mail Address:**

**Anup Patel (847) 691-9212
apatel720@gmail.com**

PROPERTY LOCATION:

**10831 W Park Place
Milwaukee, WI 53224**



VISIBILITY OVERVIEW

1 Across Street View - North



2 Across Street View - North East



3 Across Street View - East



4 Across Street View - South East



5 Across Street View - South



6 Across Street View - South West



7 Across Street View - West



8 Across Street View - North West



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VISIBILITY OVERVIEW

9 Approach to Property (one)



10 Approach to Property (two)



11 Approach to Property (three)



12 Approach to Property (four)



13 North Side of Building (on-site)



14 East Side of Building (on-site)



15 South Side of Building (on-site)



16 West Side of Building (on-site)



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VISIBILITY OVERVIEW

17 Pylon (Side 1)



18 Pylon (Side 2)



19 Monument



20 Directional 1



21 Directional 2



22 Additional Photos



23 Additional Photos



24 Additional Photos



25 Additional Photos



****If any brand signage is found off site, please include in survey.****

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CONDITION OVERVIEW

WALL CONDITIONS (NOTE THE CONDITION OF EACH WALL WITH SIGNAGE APPLIED)

SIGN ACCESS

WALL COLOR

OTHER COMMENTS

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SURVEY INFORMATION

Building Information

Building Fascia Type Brick Wall Color Match SW 6068
 Building provides adequate access behind wall for electrical install? Yes, hatch way to ladder- Area is in the rafters.
 Mounting Requirements (Wireway, Direct Building Mount, etc.) Direct Mount
 Will the building require repairs due to sign removal or new install? Patch with clear silicon

Channel Letter Information (Check One)

Wall Sign Channel Letters
 Wall Color (include paint manufacturer) for Wall Signs and Channel Letters Only SW 6068
 Wall Measurements H 19'5" from window to roofline W 28' 5.5"
 Wall Sign Measurements H _____ W _____
 Please measure entire architectural elevation to determine available space for replacement signage
 Letter Height (Channel Letters Only) C-42" T-30"
 Logo Height (Channel Letters Only) H 7'10" W 10'11"
 Elevation (Check One) North South East West



BEFORE PICTURE



PROPOSED SIGNAGE

RECOMMENDATION COMMENTS:

- Descriptive difference between current and proposed signage.
 (Example: Number of signs, location, etc.)

REPLACE EXISTING CHANNEL LETTERS WITH NEW IMAGE CHANNEL LETTERS

- Why is the proposed signs being added and/or removed.

- Describe why a proposed sign is contrary to brand guidelines.
 (What is the solution & why must it be done?)

- List all CODE RESTRICTIONS.

CURRENT SIGNAGE WAS APPROVED WITH A VARIANCE.
 IF SIGNAGE IS LIKE FOR LIKE, SQ FT SHOULD BE SAME OR SMALLER



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SURVEY INFORMATION

Building Information

Building Fascia Type Brick Wall Color Match SW 6068
 Building provides adequate access behind wall for electrical install? Yes, hatch way to ladder- Area is in the rafters.
 Mounting Requirements (Wireway, Direct Building Mount, etc.) Direct Mount
 Will the building require repairs due to sign removal or new install? Patch with clear silicon

Channel Letter Information (Check One)

Wall Sign Channel Letters
 Wall Color (include paint manufacturer) for Wall Signs and Channel Letters Only SW 6068
 Wall Measurements H 5'8" shortest roof line to roof W 25'
 Wall Sign Measurements H _____ W _____
 Please measure entire architectural elevation to determine available space for replacement signage
 Letter Height (Channel Letters Only) C-33" T-24"
 Logo Height (Channel Letters Only) H _____ W _____
 Elevation (Check One) North South East _____ West _____



BEFORE PICTURE



PROPOSED SIGNAGE

RECOMMENDATION COMMENTS:

- Descriptive difference between current and proposed signage.
 (Example: Number of signs, location, etc.)

REMOVE EXISTING CHANNEL LETTERS

- Why is the proposed signs being added and/or removed.

REMOVING SET OF CHANNEL LETTERS TO REDUCE SIGNAGE SQ FOOTAGE TO ADD A MONUMENT FOR BRAND REQUIREMENTS

- Describe why a proposed sign is contrary to brand guidelines.
 (What is the solution & why must it be done?)

- List all CODE RESTRICTIONS.

CURRENT SIGNAGE WAS APPROVED WITH A VARIANCE.
 IF SIGNAGE IS LIKE FOR LIKE, SQ FT SHOULD BE SAME OR SMALLER

SIGN REMOVED

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SURVEY INFORMATION

Building Information

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 Building provides adequate access behind wall for electrical install? Yes, hatch way to ladder- Area is in the rafters.
 Mounting Requirements (Wireway, Direct Building Mount, etc.) Direct Mount
 Will the building require repairs due to sign removal or new install? Patch with clear silicon

Channel Letter Information (Check One)

Wall Sign **Channel Letters**
 Wall Color (include paint manufacturer) for Wall Signs and Channel Letters Only SW 6068
 Wall Measurements H 27'9" Roof line to roof line W 25'
 Wall Sign Measurements H _____ W _____
 Please measure entire architectural elevation to determine available space for replacement signage
 Letter Height (Channel Letters Only) C-42" T-30"
 Logo Height (Channel Letters Only) H 7'10" W 10'11"
 Elevation (Check One) North South East **West**



BEFORE PICTURE



PROPOSED SIGNAGE

RECOMMENDATION COMMENTS:

- Descriptive difference between current and proposed signage.
 (Example: Number of signs, location, etc.)
 REPLACE EXISTING CHANNEL LETTERS WITH CURRENT BRAND IMAGE
 - Why is the proposed signs being added and/or removed.
 - Describe why a proposed sign is contrary to brand guidelines.
 (What is the solution & why must it be done?)
 - List all CODE RESTRICTIONS.
 CURRENT SIGNAGE WAS APPROVED WITH A VARIANCE.
 IF SIGNAGE IS LIKE FOR LIKE, SQ FT SHOULD BE SAME OR SMALLER



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 Mounting Requirements (Wireway, Direct Building Mount, etc.) Direct Mount
 Will the building require repairs due to sign removal or new install? Patch with clear silicon

Channel Letter Information (Check One)

Wall Sign **Channel Letters**
 Wall Color (Include paint manufacturer) for Wall Signs and Channel Letters Only SW 6068
 Wall Measurements H 9'2" roofline shortest to roof W 25'
 Wall Sign Measurements H _____ W _____
 Please measure entire architectural elevation to determine available space for replacement signage
 Letter Height (Channel Letters Only) C-33" T-24"
 Logo Height (Channel Letters Only) H _____ W _____
 Elevation (Check One) **North** South East West



BEFORE PICTURE



PROPOSED SIGNAGE

RECOMMENDATION COMMENTS:

- Descriptive difference between current and proposed signage.
 (Example: Number of signs, location, etc.)

REPLACE EXISTING CHANNEL LETTERS WITH CURRENT BRAND IMAGE

- Why is the proposed signs being added and/or removed.

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CURRENT SIGNAGE WAS APPROVED WITH A VARIANCE.
 IF SIGNAGE IS LIKE FOR LIKE, SQ FT SHOULD BE SAME OR SMALLER



CHANNEL LETTER DETAIL
 SCALE: 1/4" = 1'-0"

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Comfort Suites

PROPERTY CODE: **WI152**

On Property Contact & E-Mail Address:

PROPERTY LOCATION:
**10831 W Park Place
 Milwaukee, WI 53224**

**Anup Patel (847) 691-9212
 apatel720@gmail.com**



SURVEY INFORMATION

Pole/Cabinet Information: (Check One)

Pylon Directional Monument

Cabinet Size: H _____ W _____

Overall Height: _____

Pole Circumference: _____ Wall Thickness: _____ Bottom Stage: _____
 Pole Circumference: _____ Wall Thickness: _____ Second Stage (if applicable): _____
 Pole Circumference: _____ Wall Thickness: _____ Third Stage (if applicable): _____

Condition of Pole (Check One): Good Fair Bad Unsafe

Center to Center (if more than one pole): _____

Pole Cover (if applicable): Height: _____ Width: _____ Depth: _____

Pole Cover Surface (if applicable): Color: _____ Material: _____ Service Access: _____

Comments on structure condition: _____

Foundation Information if available: _____



BEFORE PICTURE



PROPOSED SIGNAGE
CE-50

RECOMMENDATION COMMENTS:

- Descriptive difference between current and proposed signage.
(Example: Number of signs, location, etc.)

ADD NEW MONUMENT SIGN AND POLE COVER

- Why is the proposed signs being added and/or removed.

NEW MONUMENT IS REQUIRED OF BRAND STANDARDS

- Describe why a proposed sign is contrary to brand guidelines.
(What is the solution & why must it be done?)

- List all CODE RESTRICTIONS.

CURRENT SIGNAGE WAS APPROVED WITH A VARIANCE
IF SIGNAGE IS LIKE FOR LIKE, SQ FT SHOULD BE SAME OR SMALLER

REMOVED A SET OF CHANNEL LETTERS TO ALLOW FOR SIGNAGE SQ FT TO BE
REALLOCATED TO MONUMENT SIGN

WILL NEED TO GO THROUGH VARIANCE PROCESS \$100-\$1000 TO FILE



FREE STANDING SIGN DETAIL
SCALE: 1/4" = 1'-0"

Hotel responsible for primary power to monument.

PROJECT NUMBER:
191942 - MILWAUKEE, WI

DATE: **07/11/19**

PREPARED BY: **KH**

SALES REP: **Kelly Fishbeck - (800)843-9888 (Ext-265)
Persona**

PROPERTY BRAND/EXTENSION:
Comfort Suites

PROPERTY CODE: **WI152**

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FREE STANDING SIGN

POLE INFORMATION

PICTURE 1

PICTURE 2

PICTURE 3

PICTURE 4

PICTURE 5

PICTURE 6

PICTURE 7

PICTURE 8

PICTURE 9

RECOMMENDATION COMMENTS:

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191942 - MILWAUKEE, WI

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PREPARED BY: KH

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Milwaukee, WI 53224

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CODE DETAILS

PRE-PERMIT SIGN INFO		Property ID:	Comfort
A.) Project Name:	Comfort Suites	Date Completed:	6/24/19
B.) Street Address:	10831 W Park Place		
C.) City / State / Zip:	Milwaukee, WI 53224		
D.) Municipal Contact:	Kristin Connelly		
E.) Contact Phone:	414-286-5714	Email:	Kristen.Connelly@milwaukee.gov
F.) Address/City/ST/Zip:	809 North Broadway, Milwaukee, WI 53202		
G.) Jurisdiction:	City/Town of: Milwaukee	Fax:	
H.) Zoning/Category:	DPD Detailed Planned Development, Park Place, Stage 28		Yes/No
I.) Permit app fee:	Based on sf of signage; minimum \$50	Master Sign Plan:	Yes
J.) Permit Process time:	30 days	If yes, is copy available?	Yes
K.) Permit required if only refacing?			Yes
L.) Temporary/"coming soon" Banners allowed?	Grand Opening/Anniversary Only; Max 1% of bldg façade, max 2, max 48 sf		Yes
M.) Temporary freestanding Signs allowed?			No
N.) Temporary Signs require Permit? Time allowed:	60 days		Yes
O.) Existing signs grandfathered?	If properly maintained		Yes
Notes:			
ATTACHED SIGNS			
1.) Formula for sq. ft. (Max for Main ID & Secondary signs):	See note #1 below		
2.) Sq Ft for sides/rear:			
3.) Transferrable allowances?			
4.) # allowed:	illumination:		
5.) Calculation Method:			
6.) Max. Overall Height:			
7.) Projecting/blade/flag-mounted signs:			
8.) Special Wall sign codes-this property:			
9.) Special storefront bldg colors:			
FREESTANDING SIGNS			
1.) Formula for sq. ft. (Max for Main ID & Secondary signs):			
2.) # allowed:	illumination:		
3.) Height Max:	Grade-to-sign Clearance:		
4.) Set-back:	Calculation Method:		
DIRECTIONAL SIGNS			
1.) # Allowed:	illumination:		
2.) Max. SqFt:	Max. Height:		
3.) Permit:	Custom Logo:		
VARIANCE			
1. Variance Meeting:	1st Thursday	App. Deadline:	45 days prior to meeting
2. Processing Time:	60-90 days	Est. Fees:	\$100 to file; could be as much as \$1000
3. Attorney or expeditor required?	Yes No	Can file online	
4. Probability of variance passing?	Contact would not Speculate		
5. Documents Required:	1 # of Sets	Other: Interested party should attend meeting to answer ?	
Sign Details	Engineering Seal	UL Number	If illuminated
Building Elevations	Owner Authorization Ltr.	Property ID#	
Site Plan	Legal Description	Addl Prof Seals	
Sign criteria is reported as presented to us as of the "Date Completed". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. Where required by local authority, it is understood a permit will be obtained prior to manufacture.			

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PROJECT NUMBER:
191942 - MILWAUKEE, WI

DATE: **07/11/19**

PREPARED BY: **KH**

SALES REP: **Kelly Fishbeck - (800)843-9888 (Ext-265) Persona**

PROPERTY BRAND/EXTENSION:
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Milwaukee, WI 53224**

Anup Patel (847) 691-9212
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CODE DETAILS

PRE-PERMIT SIGN INFO - Notes, continued

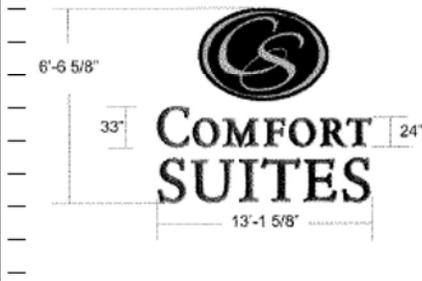
Property ID:

Comfort

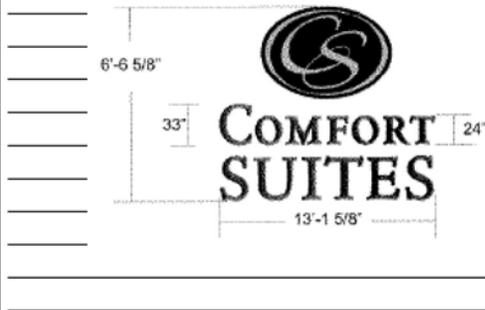
Note #1 See attached Variance obtained in 2006; if refacing signage, a permit is required and the Variance that was granted is still good. If they are changing signage, to a new logo, perhaps, if they stay within parameters of the Variance, all is still good. (They did not use all of the signage originally approved for; one existing sign has only channel letters on the south elevation.) If the client wants more signage, a Variance would be their only option.

North Elevation

West Elevation



South Elevation



Response from contact:

We should be able to administratively approve (from a zoning standpoint only) signs that are being swapped out like-for-like, so the square footages should be the same or smaller, and should be Type A (individual letters and logos). They have approval for all signage shown in the zoning exhibit, even if the signs currently are not on the building. Yes, you are correct that a permit will be needed.

Thanks,
Kristin

PROJECT NUMBER:

191942 - MILWAUKEE, WI

DATE:

07/11/19

PREPARED BY:

KH

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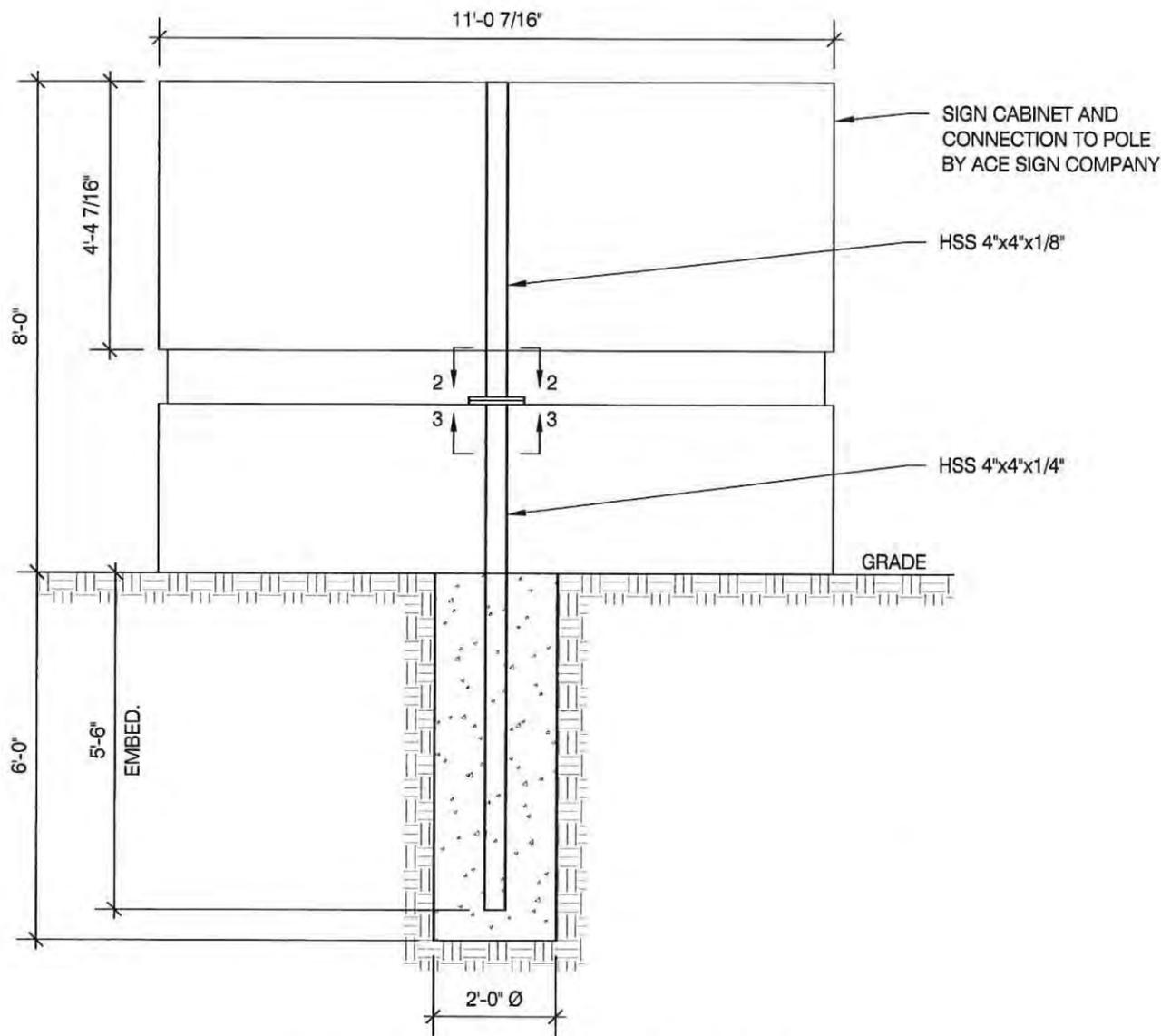
On Property Contact
& E-Mail Address:

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apatel720@gmail.com

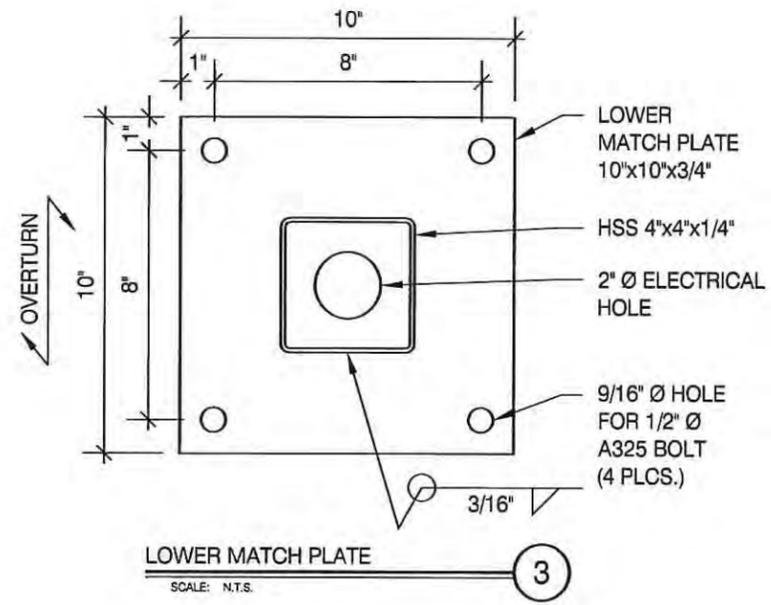
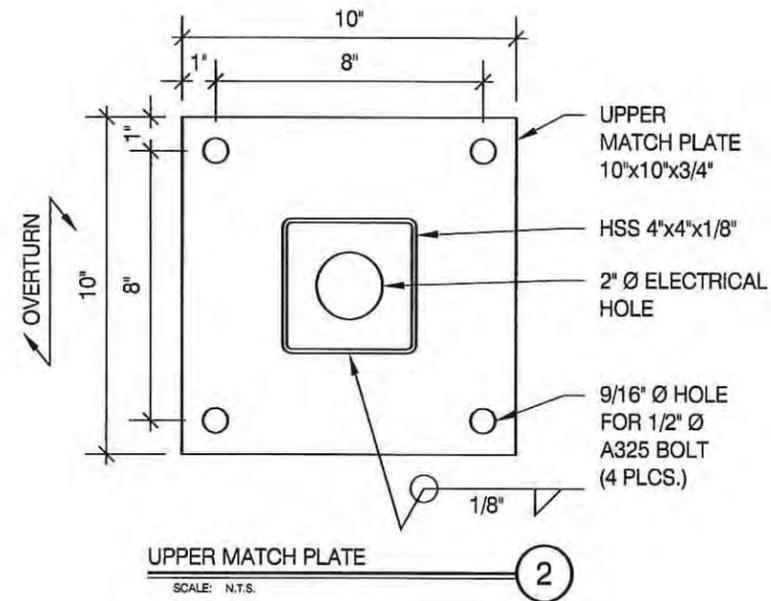


NOTES
 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
 2.) SIGN CABINET AND CONNECTION BY ACE SIGN COMPANY.

* CLIENT - ACE SIGN COMPANY
 * 2015 IBC
 * RISK CATEGORY II
 * 115 MPH WIND SPEED, EXP. C
 * (1) POLE, (1) FOOTING



FRONT ELEVATION W/ CAISSON FOUNDATION
 SCALE: N.T.S. ①



LOUIS J. CORTINA, P.E.

299 N. WEISGARBER RD.
 SUITE #: 101
 KNOXVILLE, TN 37919

PHONE 865.584.0999
 SIGN-ENGINEER.COM

PROJECT:
 10831 W. Park Place, Milwaukee, WI

DRAWING TITLE:

Comfort Suites

DRAWN BY:
 JAM

CHECKED BY:
 TSM

COMM. NO.
 190313.011

DATE:
 09/19/19

REV #	DATE	DRAWN BY

DRAWING NO.
 DWG.

1



GROUND SIGN DESIGN SPECIFICATIONS:

REFER TO SIGN COMPANY'S DRAWINGS FOR MORE DETAILS.
ALL DESIGNS, DETAILING FABRICATION AND CONSTRUCTION SHALL CONFORM TO:

- 2015 IBC
- ACI
- AISC
- AMERICAN WELDING SOCIETY
- LOCAL BUILDING CODES & ORDINANCES

CONCRETE: 2500 PSI @ 28 DAYS

STD. STEEL PIPE SECTION: ASTM A53 GRADE B (Fy=35 KSI), U.N.O.

STEEL PIPE SECTION (> 20" Ø): ASTM A252 GRADE 3 (Fy=42 KSI MIN.) U.N.O.

HSS ROUND SECTION: ASTM A500 GRADE B (Fy=42 KSI) U.N.O.

HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE B (Fy=46 KSI)

W SHAPES: ASTM A992 (Fy = 50 KSI)

ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)

CONNECTION BOLTS: ASTM A325

THREADED RODS: ASTM A193 GRADE B7

STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES ASTM A36

REINFORCING: GRADE 60 ASTM A615 (DO NOT WELD REINFORCING STEEL)

(IF REINFORCING STEEL IS TO BE WELDED, MUST CONFORM TO

ASTM A706 GR. 60 REINFORCING STEEL)

PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER

EMBEDDED STEEL.

THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS &

METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.

NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE

ALLOWED WITHOUT THE ENGINEER'S APPROVAL.

WELDING ELECTRODES: E70XX

ALLOWABLE SOIL BEARING PRESSURE ASSUMED: 2000 PSF

ASSUMED HORIZONTAL (PASSIVE PRESSURE) ASSUMED AT 150 PSF/FT OF DEPTH.

ISOLATED LATERAL BEARING FOUNDATIONS FOR SIGNS NOT ADVERSELY AFFECTED

A 1/2" MOTION AT THE GROUND SURFACE DUE TO SHORT TERM LATERAL LOADS

SHALL BE PERMITTED TO BE DESIGNED USING TWO TIMES THE TABULATED CODE

VALUES.

ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR

ENGINEERED EARTH.

FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70

(STANDARD PROCTOR) UNLESS NOTED OTHERWISE. THE SOIL BEARING

CAPACITY IS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO

CONSTRUCTION. IF ALLOWABLE BEARING AND/OR LATERAL PRESSURE IS LESS

THAN THE ABOVE ASSUMED AND/OR CALCULATED PRESSURES, THE ENGINEER

SHOULD BE CONTACTED FOR RE-EVALUATION.

EXCAVATION SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE.

WELDERS SHALL BE CERTIFIED FOR THE TYPE OF WELDING.

ADEQUATELY BRACE POLE(S) UNTIL CONCRETE HAS SET UP FOR 14 DAYS.

GROUT UNDER BASE PLATES WITH NON-SHRINK GROUT.

THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS

FURNISHED BY OTHERS.

ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT

CORROSION.

THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED

AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.

WIND DATA

Building Code	2015 IBC	Importance Factor, I	1.0	Damping Ratio, β	0.005
Wind Load Criteria	ASCE 7-10	Directionality Factor, K_d (2)	0.85	Natural Frequency, n_1	2.54 Hz
Wind Speed, V	115 mph	Topography Factor, K_{zt}	1.0	Gust Effect Factor, G	0.85
Exposure Category	C	Base Pressure, $v(q_z/K_z)$	17.3 psf	ASD Wind Load Factor, γ (3)	0.6
Wind Pressure Override per Jurisdiction Requirement	0 psf				

DEFLECTION ANALYSIS

Deflection Limit	H/60
Deflection at 0.7*W	0.75 in
Deflection Ratio	H/128

Notes: (1) Loading values in chart below are based upon average K_z values for each segment. Actual values are calculated on hidden sheet using derived V-M equations. Chart is provided for information purposes only.
(2) Wind directionality (K_d) factor is 0.95 for Single Pole (Round) segments instead of 0.85. The C_f value from Fig. 6-21 has been increased by 0.95/0.85 to account for this variation.
(3) Wind pressures listed below have already been multiplied by the ASD Wind Load Factor, γ .

GEOMETRY INPUT (1)

Section	Location	Type	Height		Horiz. Offset	Area	Top Elev.	Centroid	K_z	C_f	Wind Press.	Support Pole Loads			Footing Loads		
			ft	ft								Factor	Shear	Moment	Factor	Shear	Moment
1	Base	Single Pole w/ Cabinet	8.00	11.04		88.3	8.0	4.4	0.85	1.43	17.9	1.0	1.6	6.9	1.0	1.6	6.9
2		None				0.0	8.0	8.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
3		None				0.0	8.0	8.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
4		None				0.0	8.0	8.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
5		None				0.0	8.0	8.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
6		None				0.0	8.0	8.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
7		None				0.0	8.0	8.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
8		None				0.0	8.0	8.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
9		None				0.0	8.0	8.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
10	Top	None				0.0	8.0	8.0	0.85	1.46	18.2	0.0	0.0	0.0	0.0	0.0	0.0
Overall Height:			8.00 ft		Summation based upon averages above:						1.6			6.9			
					Actual base reactions based upon V-M equations:						1.6			6.9			

SUPPORT POLE DESIGN SUMMARY

Base Elev	Section	Axis	Required Strength Values (ASD)				Allowable Strength Values (ASD)				Unity Ratios				Interaction Ratios		Status
			V_c	M_c	T_c	P_c	V_c	M_c	T_c	P_c	V_c/V_c	M_c/M_c	T_c/T_c	P_c/P_c	P-M	P-M-V-T	
0.00	HSS4X4X1/4	Strong	1.6	6.9	3.5	1.0	28.3	10.8	9.0	33.4	5.6%	64.4%	38.5%	2.8%	67.3%	86.7%	✓
2.76	HSS4X4X1/8	Strong	1.0	3.0	2.3	0.6	15.6	5.5	4.8	31.5	6.7%	55.1%	47.8%	2.0%	57.1%	86.7%	✓
0.00	None	Strong	1.6	6.9	3.5	1.0	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.6	6.9	3.5	1.0	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.6	6.9	3.5	1.0	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.6	6.9	3.5	1.0	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.6	6.9	3.5	1.0	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.6	6.9	3.5	1.0	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.6	6.9	3.5	1.0	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓

ELEMENT DESIGN LOCATIONS, LOADS AND DISPLACEMENTS

Element	Elev.	Type	V_c	M_c	T_c	P_c	0.7* θ	0.7* δ	Element	Elev.	Type	V_c	M_c	T_c	P_c	0.7* θ	0.7* δ
1	0.00	Base Plate	1.6	6.9	3.5	1.0	0.0	0.0	3	0.00	Match Plate 2	1.6	6.9	3.5	1.0	0.000	0.00
2	2.76	Match Plate 1	1.0	3.0	2.3	0.6	0.0	0.1	4	0.00	Torsion Tube	1.6	6.9	3.5	1.0	0.000	0.00

PLATE DESIGN SUMMARY

Type	Plate Dimensions				Number	d_b	N_{edge}	B_{edge}	Circle Diameter	Material	Embed in Caisson / Vertical Slab	Embed in	Size	Gussets	Status
	N	B	D	t											
<input type="checkbox"/> Rectangular Base Plate															
<input type="checkbox"/> Circular Base Plate															
<input checked="" type="checkbox"/> Match Plate 1 (Lower)	10	10	--	0.75	4	0.5	1	1	--	A325	--	--	0.188	No	OK
<input checked="" type="checkbox"/> Match Plate 1 (Upper)	10	10	--	0.75	4	0.5	1	1	--	A325	--	--	0.125	No	OK
<input type="checkbox"/> Match Plate 2 (Lower)															
<input type="checkbox"/> Match Plate 2 (Upper)															

FOUNDATION DESIGN SUMMARY

Type	Diameter	Width	Thickness	Length	Depth	Volume	Reinforcing	Status	Allowable Soil Pressure
<input checked="" type="checkbox"/> Caisson	2.00	--	--	--	6.00	0.70		OK	300 psf/ft
<input type="checkbox"/> Vertical Slab									
<input type="checkbox"/> Spread									

NOTES

- 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
- 2.) SIGN CABINET AND CONNECTION BY ACE SIGN COMPANY.

- * CLIENT - ACE SIGN COMPANY
- * 2015 IBC
- * RISK CATEGORY II
- * 115 MPH WIND SPEED, EXP. C
- * (1) POLE, (1) FOOTING

LOUIS J. CORTINA, P.E.

299 N. WEISGARBER RD.
SUITE #: 101
KNOXVILLE, TN 37919

PHONE 865.584.0999
SIGN-ENGINEER.COM

PROJECT:
10831 W. Park Place, Milwaukee, WI

DRAWING TITLE:

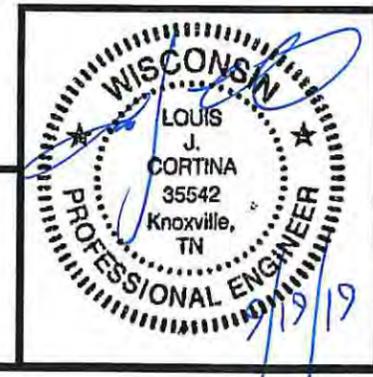
Comfort Suites

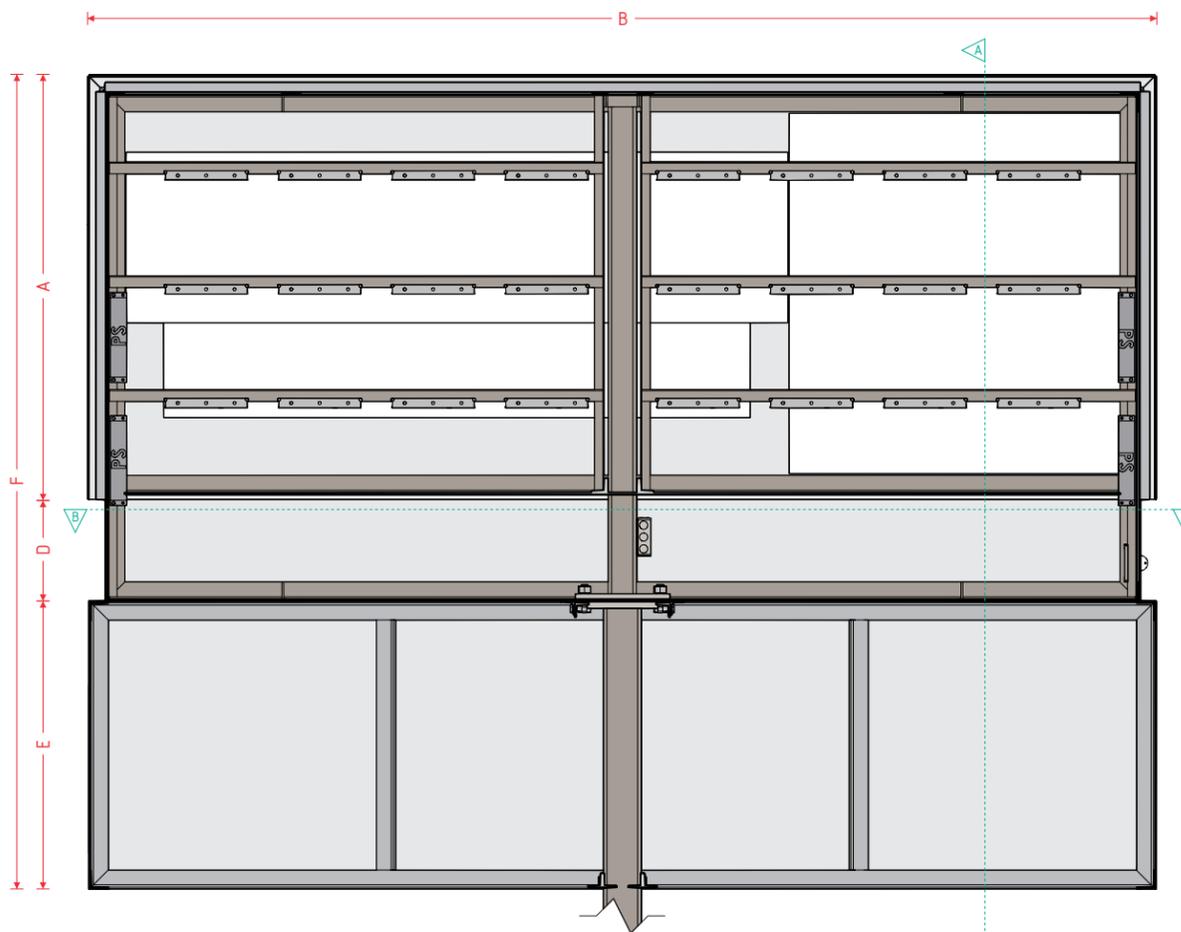
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CHECKED BY: TSM
COMM. NO. 190313.011

DATE: 09/19/19

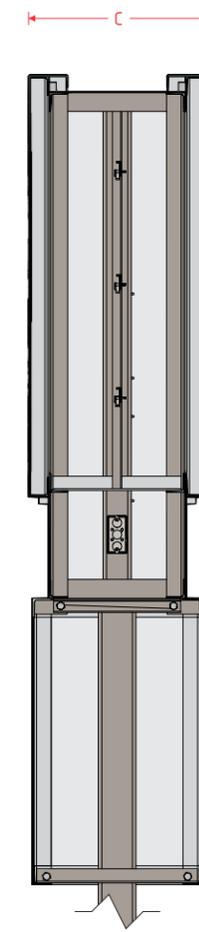
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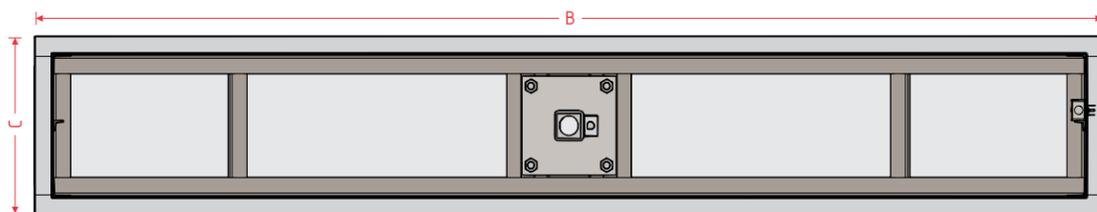
FRAME & LAMP DETAIL
NOT TO SCALE



CROSS SECTION A-A
NOT TO SCALE

SPECIFICATIONS:

- DESIGN FACTOR: TO BE DETERMINED
- ANGLE IRON FRAME CONSTRUCTION
- ROUTED ALUMINUM SHOE BOX FACES
- EXTERIOR FINISH:
FACE: PAINT PANTONE® PLUS SERIES 2757 C BLUE, SATIN FINISH
CABINET: PAINT PANTONE® PLUS SERIES 1375 C GOLD, SATIN FINISH
REVEAL: PAINT PANTONE® PLUS SERIES 1375 C GOLD, SATIN FINISH
POLE COVER: PAINT PANTONE® PLUS SERIES 2757 C BLUE, SATIN FINISH
- INTERIOR FINISH: PAINT REFLECTIVE WHITE
- U.L. LISTED
- DISCONNECT SWITCH LOCATED AT END OF CABINET
- FACE REMOVABLE FOR SERVICE ACCESS
- GE 7100K WHITE LED'S AS REQUIRED
- 1/8" 7328 ACRYLIC BACKER
- LOGO: DIGITALLY PRINTED DECORATION (1ST SURFACE)
- "SUITES" COPY - DIGITALLY PRINTED OR 3M TRANSLUCENT FILM TO MATCH PANTONE® PLUS SERIES 3564 C ORANGE (1ST SURFACE)
- PLATE/MATCH PLATE INSTALLATION
- GE 3200K WHITE LED CONTOUR ON BACK OF FACE TO ILLUMINATE CABINET AND REVEAL



BOTTOM VIEW
NOT TO SCALE

GRAPHIC DETAIL
NOT TO SCALE

MODEL #	HEIGHT	LENGTH	DEPTH	REVEAL HEIGHT	POLE COVER HEIGHT	OVERALL HEIGHT	PLATE SIZE	BOLT PATTERN	MAX. PIPE/TUBE SIZE	INTERIOR TUBE SIZE	BASE TUBE SIZE	PERIMETER ANGLE	ELECTRICAL	BOXED SQUARE FOOTAGE
	A	B	C	D	E	F								
CE-20	2'-9 3/4"	7'-1 1/4"	18"	6 3/4"	1'-7 1/2"	5'-0"	3/4" X 10" X 10"	8" X 8"	8" / 6"	3" X 3" X 1/8"	4" X 4" X 1/8"	2" X 2" X 3/16"	(1) 20A/120V CIRCUIT	19.98
CE-35	3'-8 5/8"	9'-4 3/4"	18"	9"	2'-6 3/8"	7'-0"	3/4" X 10" X 10"	8" X 8"	8" / 6"	3" X 3" X 3/16"	4" X 4" X 3/16"	2" X 2" X 3/16"	(1) 20A/120V CIRCUIT	34.94
CE-50	4'-4 7/16"	11'-0 7/16"	18"	10 3/4"	2'-8 7/16"	8'-0"	3/4" X 10" X 10"	8" X 8"	8" / 6"	4" X 4" X 1/8"	4" X 4" X 1/4"	2" X 2" X 3/16"	(1) 20A/120V CIRCUIT	48.57



Brand
COMFORT SUITES
Description
ESTATE MONUMENTS

Date
06/21/18
Prepared By
AP
Revision
1

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