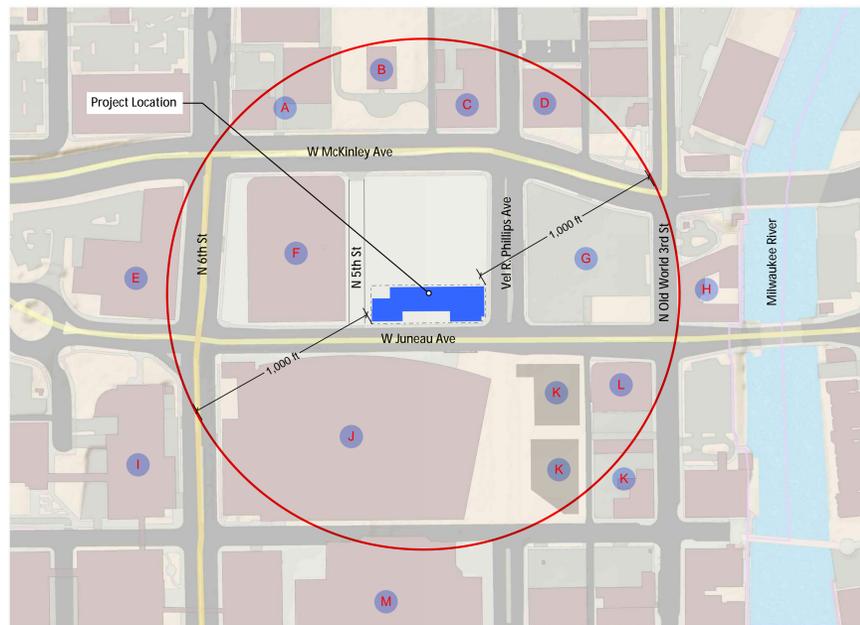


PROPOSED AUTOGRAPH COLLECTION HOTELS

PART OF 420 WEST JUNEAU AVENUE
Milwaukee, Wisconsin

DPD ZONING SUBMITTAL FOR
PORTION OF BLOCK 6 OF MILWAUKEE
BUCKS ARENA DEVELOPMENT - GDP

March 8, 2021
(Updated April 8, 2021)



- A Retail
- B Electrical Substation
- C National Hardware Building
- D Haymarket Lofts
- E Froedtert McKinley Health Center
- F 5th Street Parking Garage
- G Block 5 Future Development
- H Aloft Hotel Downtown
- I MATC
- J Fiserv Forum
- K Retail/Restaurants
- L The Moderne/Carson's
- M Block 2 & 3 Future Development

SHEET INDEX:

- T-1 TITLE SHEET
- T-2 SITE CONTEXT PHOTOS
- CIVIL DRAWINGS
 - SU1.01 PLAT OF SURVEY WITH TOPOGRAPHY
 - C1.01 SITE DEMOLITION PLAN
 - C1.02 SITE LAYOUT PLAN
 - C1.03 SITE GEOMETRIC PLAN
 - C1.04 SITE GRADING PLAN
 - C1.05 SITE UTILITY PLAN
 - C1.06 SITE EROSION CONTROL PLAN
 - C2.01 SITE EROSION CONTROL DETAILS
- LANDSCAPE DRAWINGS
 - L1.01 LANDSCAPE PLAN
 - L2.01 LANDSCAPE DETAILS
- ARCHITECTURAL DRAWINGS
 - A2.01 1ST FLOOR PLAN and GLAZING PLAN
 - A2.02 2ND FLOOR PLAN
 - A2.03 3RD FLOOR PLAN
 - A2.04 4TH FLOOR PLAN
 - A2.05 5TH - 7TH FLOOR PLAN
 - A2.06 8TH FLOOR PLAN
 - A2.07 9TH FLOOR PLAN
 - A2.08 ROOF PLAN
 - A6.01 SOUTH ELEVATION
 - A6.02 EAST AND WEST ELEVATIONS
 - A6.03 NORTH ELEVATION
 - A6.04 PROPOSED SIGNAGE
 - A7.01 BUILDING SECTION
 - A7.02 BUILDING SECTION



2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608.829.1750
www.gbarhd.com



CITY FILE # 201351



DEVELOPER:
MILWAUKEE DD LODGING INVESTORS, LLC
c/o NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN 53562
PHONE: (608) 662-3631
EMAIL: AINMAN@NCGHOTELS.COM
CONTACT: ANDY INMAN, VICE PRESIDENT OF DEVELOPMENT



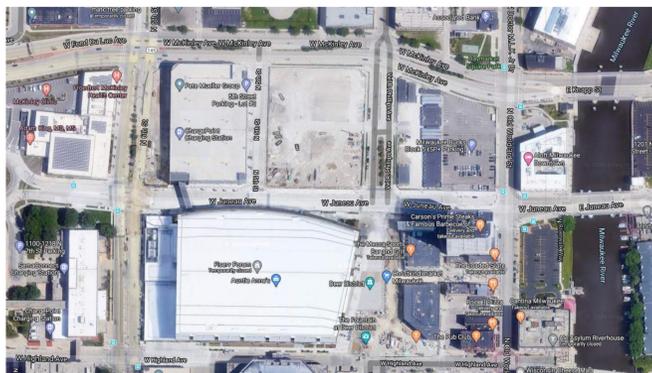
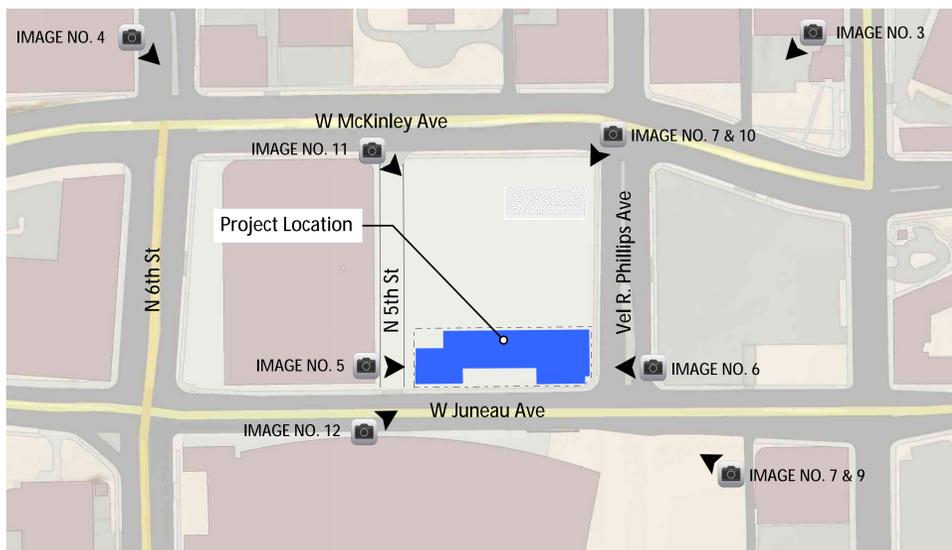
ARCHITECT:
GBA ARCHITECTURE & DESIGN
2248 DEMING WAY, SUITE 120
MIDDLETON, WISCONSIN 53562
PHONE: (608) 829-1750
EMAIL: JOSH.WILCOX@GARYBRINK.COM
CONTACT: JOSH WILCOX



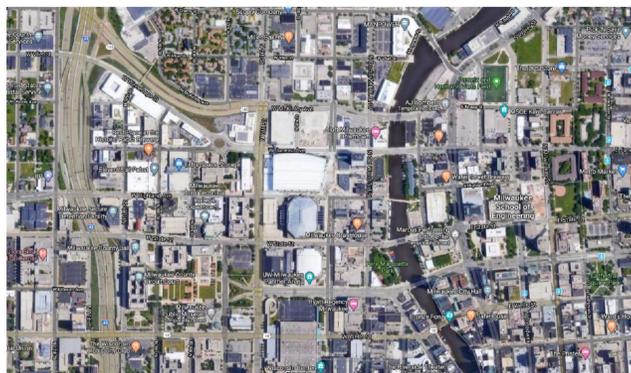
CIVIL ENGINEER / LANDSCAPE ARCHITECT:
KAPUR
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
PHONE: (414) 659-8193
EMAIL: MFROELICH@KAPURINC.COM
CONTACT: MICHAEL FROELICH

PROJECT: AUTOGRAPH HOTEL
 420 BLOCKS OF JUNEAU AVENUE
 MILWAUKEE, WI 53205
 CLIENT: MILWAUKEE DD LODGING INVESTORS, LLC
 c/o NORTH CENTRAL GROUP
 1600 ASPEN COMMONS, SUITE 200
 MIDDLETON, WI 53562

PROJECT: 202015
 DRAWN BY: DSD
 DATE: 03/02/2021
 SCALE: AS NOTED
 DPD SUBMITTAL 03/08/2021
 DPD SUBMITTAL 2 03/16/2021
 DPD SUBMITTAL 3 03/23/2021
 DPD SUBMITTAL 4 04/09/2021
 CITY COUNCIL FILE NO: 201351



1. AERIAL VIEW OF AREA



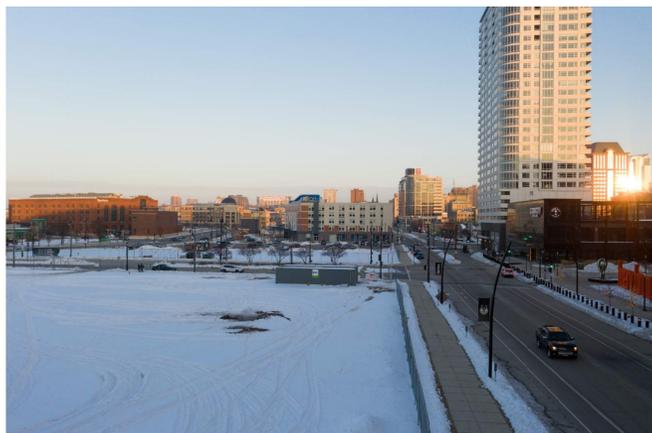
2. AERIAL VIEW OF AREA



3. SOUTHWEST BIRD'S EYE VIEW OF AREA



4. SOUTHEAST BIRD'S EYE VIEW OF AREA



5. NORTHEAST AERIAL VIEW OF SITE



6. NORTHWEST AERIAL VIEW OF SITE



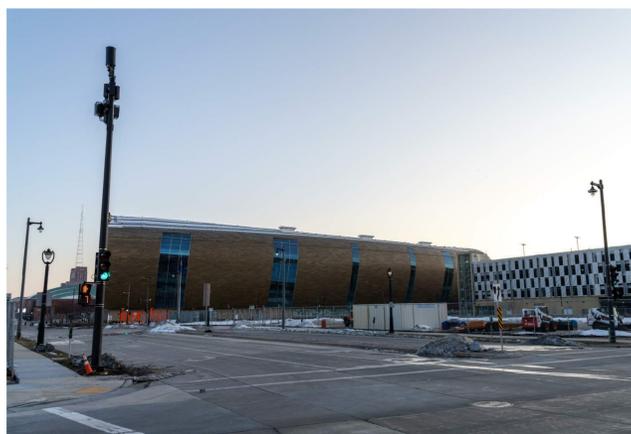
7. NORTHWEST AERIAL VIEW OF SITE



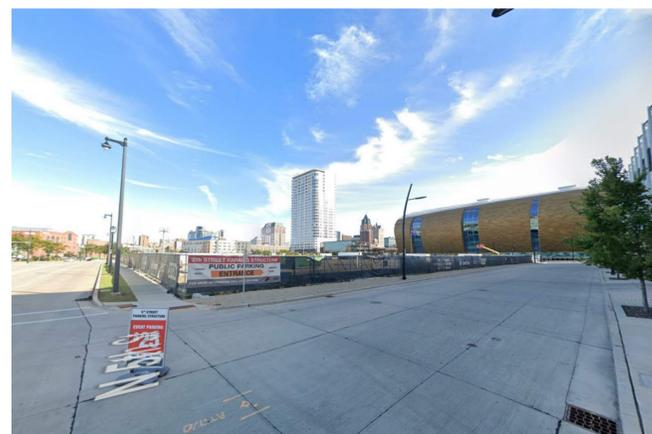
8. SOUTHWEST AERIAL VIEW OF SITE



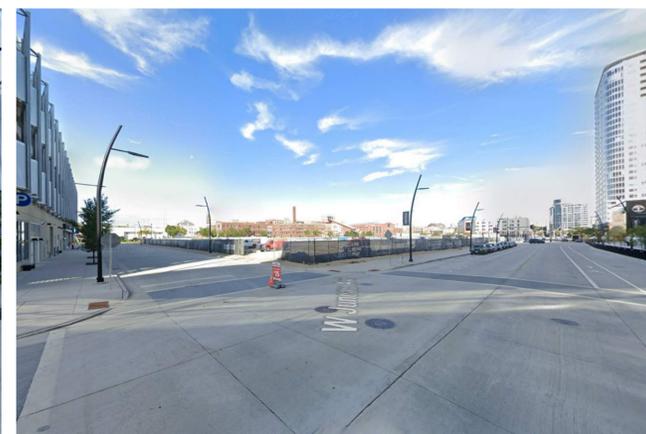
9. LOOKING NORTHWEST - CORNER OF VEL R. PHILLIPS AVE & W JUNEAU AVE



10. LOOKING SOUTHWEST - CORNER OF VEL R. PHILLIPS AVE & W MCKINLEY AVE



11. LOOKING SOUTHEAST - CORNER OF W MCKINLEY AVE AND N 5TH ST



12. LOOKING NORTHEAST - CORNER OF W JUNEAU AVE AND N 5TH ST

PROJECT:
AUTOGRAPH HOTEL
 400 BLOCK OF JUNEAU AVENUE
 MILWAUKEE, WI 53205
 CLIENT:
MILWAUKEE DD LODGING INVESTORS, LLC
 C/O NORTH CENTRAL GROUP
 400 W. WISCONSIN AVENUE
 MILWAUKEE, WI 53205

2021 O&A
 Any replication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GBA.
 PROJECT: 202015
 DRAWN BY: DSD
 DATE: 03/02/2021
 SCALE: AS NOTED
 DPD SUBMITTAL 03/08/2021
 DPD SUBMITTAL 2 03/16/2021
 DPD SUBMITTAL 3 03/13/2021
 DPD SUBMITTAL 4 04/19/2021
 CITY COUNCIL FILE NO. 201981

PLAT OF SURVEY WITH TOPOGRAPHY

BEING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 20, AND
PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, ALL IN TOWNSHIP
7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE
COUNTY, WISCONSIN.

PROJECT:
BLOCK 6

LOCATION:
**MILWAUKEE,
WISCONSIN**

CLIENT:

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 30'



SEAL:



all in

SHEET:

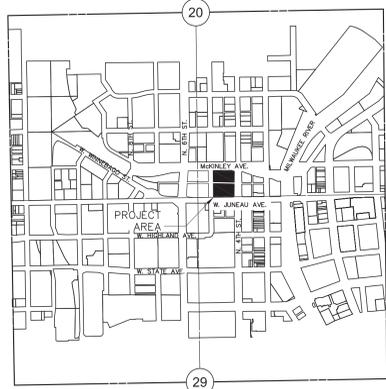
**PLAT OF
SURVEY WITH
TOPOGRAPHY**

PROJECT MANAGER: BES
PROJECT NUMBER: 200102.01
DATE: 01/03/2020

SHEET NUMBER:

SU101

VICINITY MAP
NOT TO SCALE



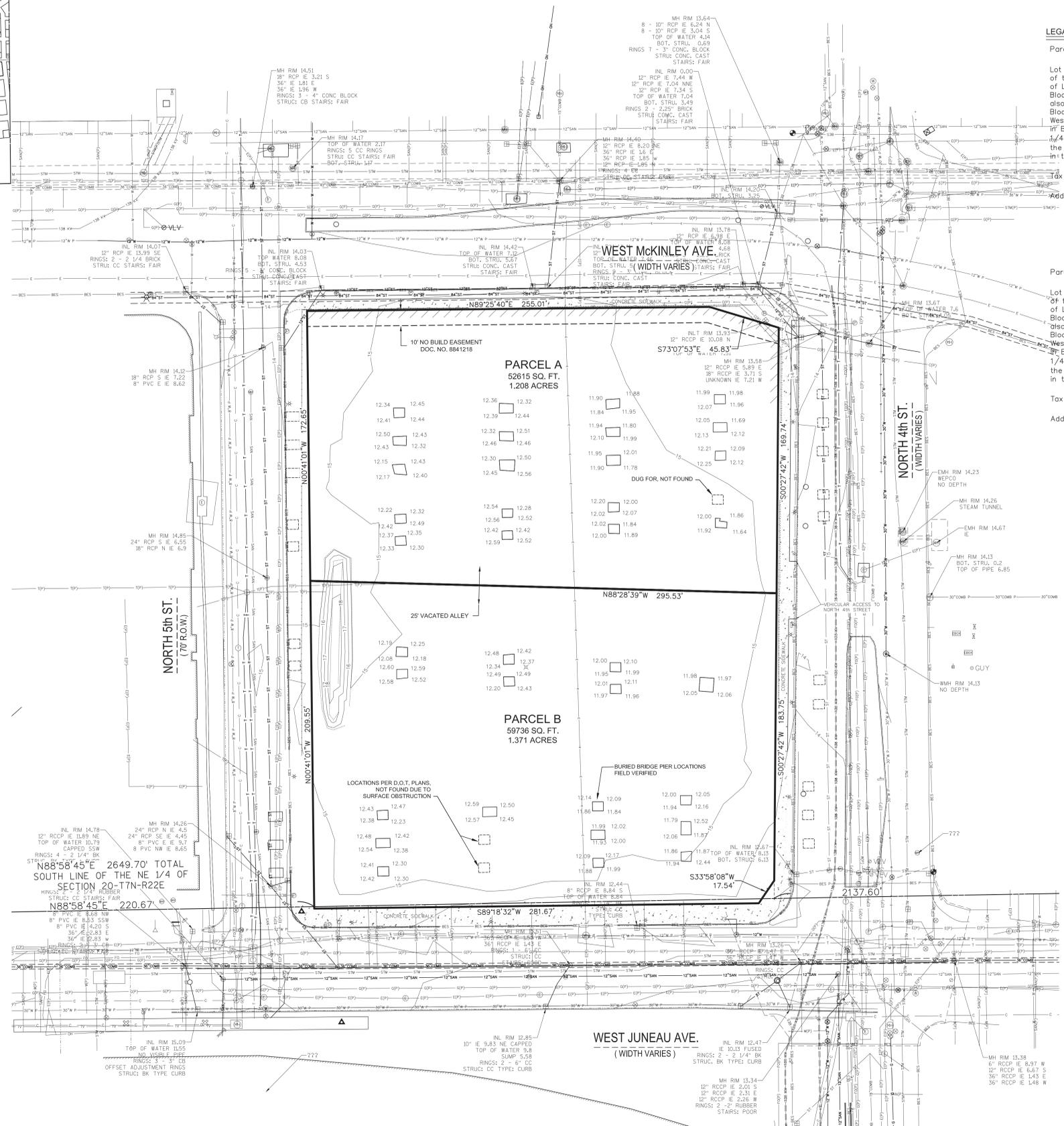
S 1/2 OF S20-T7N-R22E
N 1/2 OF S29-T7N-R22E

HORIZONTAL DATUM IS THE WISCONSIN STATE
PLANE COORDINATE SYSTEM SOUTH ZONE NAD27.
NORTH IS REFERENCED TO THE S. LINE OF THE
SE 1/4 OF SECTION 20-7-22 PUBLISHED BY
SEWRPC AS N88°58'45"E.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM.
BENCHMARK IS THE MONUMENT FOR THE S 1/4
CORNER OF SECTION 20-7-22. ELEV = 19.18'

LEGEND

- = BENCH MARK
- ▲ = CONTROL POINT
- = 1 1/4" IRON PIPE O.D.
FOUND OR AS NOTED
- = 1-1/4" O.D. x 18" LONG.
IRON PIPE SET,
WEIGHING 1.68 LBS./FT.
- ✕ = DENOTES CHISELED "X"
CUT IN CONCRETE
- = SECTION CORNER MON.
- (R.A.) = RECORDED AS
- O.D. = OUTSIDE DIAMETER
- ⊕ = WATER VALVE
- ⊕ = FIRE HYDRANT
- 970.90 = SPOT ELEVATION
- ⊕ = BUSH, SHRUB
- ⊕ = POLE/POST/BOLLARD
- ⊕ = BOULDER
- ⊕ = PULLBOX
- ⊕ = MANHOLE TYPE NOTED
- ⊕ = SANITARY SEWER MANHOLE
- ⊕ = STORM SEWER MANHOLE
- ⊕ = ELECTRIC MANHOLE
- ⊕ = TELEPHONE MANHOLE
- ⊕ = WATER MANHOLE
- ⊕ = UTILITY METER
- ⊕ = GUY WIRE POLE
- ⊕ = LIGHT POLE
- ⊕ = PEDESTAL
- ⊕ = POWER POLE
- ⊕ = INLET
- ⊕ = CURB INLET
- ⊕ = GAS VALVE
- ⊕ = LIGHT POLE WITH MAST
- ⊕ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊕ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊕ = CLEANOUT
- ⊕ = FLAG POLE
- ⊕ = UTILITY MARKER POST
- ⊕ = SIGN ON POST
- ⊕ = UTILITY CONTROL BOX
- ⊕ VLV = UNKNOWN UTILITY VALVE
- FL, EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 — = MINOR CONTOUR
- 5 — = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- = WATER MAIN
- = STORM SEWER
- = SANITARY SEWER
- = NATURAL GAS MAIN
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- = COMMUNICATION CONDUIT
- ▨ = ASPHALT SURFACE
- ▨ = CONCRETE SURFACE
- ▨ = WETLANDS



LEGAL DESCRIPTION

Parcel A:

Lot 1 and the adjacent vacated alley of Block 3, in the Plat of Park East on the West Side of the Milwaukee River, being a division of part of Lots 6 and 7 and Lots 10 thru 13 and all of Lots 1 thru 5 and Lots 8, 9, 14, 15 and 16 in Block 37, also all of Lots 1 thru 16 in Block 38, also part of Lot 13 and all of Lots 1 thru 12 and Lots 14 and 15 in Block 39, also part of Lot 5 and all of Lots 6 thru 10 in Block 40, also part of Lots 1 thru 14 in Block 129 and vacated alleys and streets adjacent in Plat of the Town of Milwaukee on the West Side of the River, also part of Lots 1 thru 13 and Lot 39 and all of Lots 14 thru 38 in Block 131 and vacated alleys adjacent in Plat of Block 131 and Lands in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 20, and the Northwest 1/4 of the Northeast 1/4 of Section 29, all in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: 362-0466-4

Address: 423 W. McKinley Avenue

Parcel B:

Lot 2 and the adjacent vacated alley of Block 3, in the Plat of Park East on the West Side of the Milwaukee River, being a division of part of Lots 6 and 7 and Lots 10 thru 13 and all of Lots 1 thru 5 and Lots 8, 9, 14, 15 and 16 in Block 37, also all of Lots 1 thru 16 in Block 38, also part of Lot 13 and all of Lots 1 thru 12 and Lots 14 and 15 in Block 39, also part of Lot 5 and all of Lots 6 thru 10 in Block 40, also part of Lots 1 thru 14 in Block 129 and vacated alleys and streets adjacent in Plat of the Town of Milwaukee on the West Side of the River, also part of Lots 1 thru 13 and Lot 39 and all of Lots 14 thru 38 in Block 131 and vacated alleys adjacent in Plat of Block 131 and Lands in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 20, and the Northwest 1/4 of the Northeast 1/4 of Section 29, all in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: 362-0467-X

Address: 420 W. Juneau Avenue

Additional Notes:

A CSM creating the hotel parcel on the southern quarter of the block is under concurrent review.
A request to vacate the triangular portion of right-of-way at the northwest corner of the N. 4th St. and W. Juneau Ave intersection has been submitted to the City.

SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that under My direction and control the above described property was surveyed on 11/26/2019 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian Sandberg
Brian E. Sandberg
JANUARY 03, 2020

N. 5TH ST.

VEL R. PHILLIPS AVE.

W. JUNEAU AVE.

EXISTING LIGHT POLE TO BE REMOVED AND RELOCATED 15.5 FEET NORTH OF ITS CURRENT LOCATION. THE CONDUIT & CABLE SHALL BE RECONSTRUCTED. THE REMAINDER OF THE STREET LIGHTING FACILITIES SHALL REMAIN IN SERVICE DURING RELOCATION WORK, AND MUST BE PROTECTED WHERE CURB & GUTTER IS BEING REPLACED ON N. 5TH STREET.

FIELD VERIFIED BURIED BRIDGE PIERS. THE TOP OF ALL EXISTING PIERS SHALL BE REMOVED SO NO PORTION OF THE PIERS REMAIN ABOVE ELEVATION 9.75.

MAINTAIN EXISTING STREET LIGHT DURING CONSTRUCTION OR PROVIDE RELOCATED TEMPORARY LIGHT(S) PER CITY REQUIREMENTS (TYP.)

FIELD VERIFIED BURIED BRIDGE PIERS. THE TOP OF ALL EXISTING PIERS SHALL BE REMOVED SO NO PORTION OF THE PIERS REMAIN ABOVE ELEVATION 9.75.

EXISTING TRAFFIC SIGNAL CONTROL BOX TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

EXISTING CUC PULL BOX TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

BRIDGE PIER LOCATIONS PER D.O.T. PLANS. PIERS NOT FOUND DUE TO SURFACE OBSTRUCTIONS. THE TOP OF ALL EXISTING PIERS SHALL BE REMOVED SO NO PORTION OF THE PIERS REMAIN ABOVE ELEVATION 9.75.

UNDERGROUND ELECTRIC LINE HAS BEEN ABANDONED PER WE ENERGIES AND WILL BE REMOVED.

MAINTAIN EXISTING STREET LIGHT AND TRAFFIC SIGNAL DURING CONSTRUCTION OR PROVIDE RELOCATED TEMPORARY LIGHT AND TRAFFIC SIGNAL PER CITY REQUIREMENTS (TYP.)

EXISTING PEDESTRIAN CROSSING SIGN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

MAINTAIN EXISTING FIRE HYDRANT DURING CONSTRUCTION OR PROVIDE RELOCATED TEMPORARY HYDRANT PER MFD REQUIREMENTS (TYP.)

MAINTAIN EXISTING STREET LIGHT DURING CONSTRUCTION OR PROVIDE RELOCATED TEMPORARY LIGHT(S) PER CITY REQUIREMENTS (TYP.)

MAINTAIN EXISTING STREET LIGHT DURING CONSTRUCTION OR PROVIDE RELOCATED TEMPORARY LIGHT(S) PER CITY REQUIREMENTS (TYP.)

MAINTAIN EXISTING TRAFFIC SIGNAL DURING CONSTRUCTION OR PROVIDE RELOCATED TEMPORARY TRAFFIC SIGNAL PER CITY REQUIREMENTS AND PERMITS (TYP.)

EXISTING CUC PULL BOX TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

MAINTAIN EXISTING STREET LIGHT DURING CONSTRUCTION OR PROVIDE RELOCATED TEMPORARY LIGHT(S) PER CITY REQUIREMENTS (TYP.)

MAINTAIN EXISTING STREET LIGHT DURING CONSTRUCTION OR PROVIDE RELOCATED TEMPORARY LIGHT(S) PER CITY REQUIREMENTS (TYP.)

MAINTAIN EXISTING FIRE HYDRANT DURING CONSTRUCTION OR PROVIDE RELOCATED TEMPORARY HYDRANT PER MFD REQUIREMENTS (TYP.)

EXISTING CUC PULL BOXES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

CONTRACTOR TO PROVIDE TEMPORARY COVERED SIDEWALK AS REQUIRED BY THE CITY

CONTRACTOR TO PROTECT AND/OR REMOVE AND REPLACE R.O.W. PAVEMENT AND FEATURES PER CITY REQUIREMENTS AND PERMITS

CONTRACTOR TO PROVIDE TEMPORARY COVERED SIDEWALK AS REQUIRED BY THE CITY

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXHIBIT 10 IN PART 101 INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE SHALL BE BELIEVED TO BE RELIABLE IN ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. INFORMATION IS BELIEVED TO BE RELIABLE IN ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS INCLUDING BUT NOT LIMITED TO: WIND, STATE OR LOCAL PLUMBING, WOOD, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/FIBER/PLUMBING/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL & LOCAL REGULATIONS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/FIBER/PLUMBING/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL & LOCAL REGULATIONS.
7. 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 INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

	PROJECT LIMITS
	VEGETATION & TOPSOIL TO BE REMOVED & DISPOSED OF OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT OR FIELD VERIFY THICKNESS.
	ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. SIDEWALK, CURB & GUTTER AND CONCRETE PAVEMENT SHALL BE REMOVED TO THE NEAREST JOINT. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT OR FIELD VERIFY THICKNESS.
	CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. SIDEWALK, CURB & GUTTER AND CONCRETE PAVEMENT SHALL BE REMOVED TO THE NEAREST JOINT. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT OR FIELD VERIFY THICKNESS.
	GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT OR FIELD VERIFY THICKNESS.
	XXXXXXXXXXXX SHALOW FULL DEPTH
	XXXXXXXXXXXX DENOTES UTILITIES TO BE ABANDONED & REMOVED.



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

PROJECT: **AUTOGRAPH HOTEL**
 100 ASH ST. W. MIDDLEBURY, VT 55762
 CLIENT: **MILWAUKEE DD LODGING INVESTORS, LLC**
 C/O NORTH CENTRAL GROUP
 100 ASH ST. W. MIDDLEBURY, VT 55762

PROJECT: 202015
 DRAWN BY: MJF
 DATE: 03/08/2021
 SCALE: AS NOTED
 DPD SUBMITTAL 1 03/08/2021
 DPD SUBMITTAL 2 03/08/2021
 DPD SUBMITTAL 3 03/08/2021
 CITY COUNCIL FILE NO. 201581
 DPD SUBMITTAL 4 04/19/2021

SITE DEMO PLAN

C101

N. 5TH ST.

VEL R. PHILLIPS AVE.

W. JUNEAU AVE.

PROPOSED BUILDING
FFE = 13.75

UTILITY AREA
FFE = 14.69

UTILITY AREA
FFE = 5.69

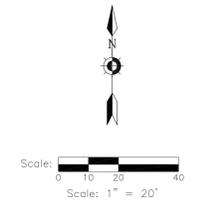
PROPOSED RETAIL
FFE = 14.53

CONTRACTOR TO PROVIDE TEMPORARY COVERED
SIDEWALK AS REQUIRED BY THE CITY

CONTRACTOR TO PROVIDE TEMPORARY COVERED
SIDEWALK AS REQUIRED BY THE CITY

KEY INDEX	
	PROJECT LIMITS
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW CONCRETE SLAB (LIGHT DUTY) SIDEWALK SHALL BE REPLACED TO THE NEAREST JOINT.
	NEW CONCRETE SLAB (HEAVY DUTY) SIDEWALK SHALL BE REPLACED TO THE NEAREST JOINT.
	REPLACEMENT PAVEMENT FOR N. 5TH STREET. NEW PAVEMENT SHALL BE REPLACED TO THE NEAREST JOINT AND MATCH EXISTING PAVEMENT & BASE THICKNESS.
	NEW DECORATIVE CONCRETE. COLOR AND PATTERN TO BE DETERMINED.
	3" BARRIER LOW-SIDE CONCRETE CURB & GUTTER. CURB & GUTTER SHALL BE REPLACED TO THE NEAREST JOINT.
	4" DEPRESSIONED LOW-SIDE CONCRETE CURB & GUTTER. CURB & GUTTER SHALL BE REPLACED TO THE NEAREST JOINT.
	6" X 6" CONCRETE CURB HEAD
	NEW CONCRETE DRIVEWAY APRON PER CITY OF MILWAUKEE STANDARDS
	6" DIAMETER STEEL BOLLARDS WITH PLASTIC SLEEVES. COLOR AND STYLE OF SLEEVE TO BE DETERMINED.
	DECORATIVE BOLLARDS. COLOR AND STYLE TO BE DETERMINED.
	NEW TRIANGULAR DOME DETECTABLE WARNING PLATES PER CITY OF MILWAUKEE STANDARDS
	NEW TYPED II ACCESSIBILITY RAMP WITH TRIANGULAR DOME DETECTABLE WARNING PLATES PER CITY OF MILWAUKEE STANDARDS
	MADRAX 1024 "J" BIKE RACK, BLACK POWDER COATED, SURFACE MOUNT.
	AT-GRADE TREE PLANTER AREA.
	EXISTING CIVIL PANEL BOX TO REMAIN. ADJUST ELEVATION AS NECESSARY TO MATCH PROPOSED SIDEWALK ELEVATIONS.
	EXISTING FIRE HYDRANT TO REMAIN.
	EXISTING LIGHT POLE TO REMAIN.
	EXISTING TRAFFIC SIGNAL TO REMAIN.
	EXISTING TRAFFIC SIGNAL CONTROL BOX TO REMAIN. ADJUST ELEVATION AS NECESSARY TO MATCH PROPOSED SIDEWALK ELEVATIONS.

BUILDING ACCESS INFORMATION	
	PUBLIC ENTRY
	PUBLIC EGRESS
	SERVICE ACCESS



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

PROJECT: AUTOGRAPH HOTEL
CLIENT: MILWAUKEE DD LODGING INVESTORS, LLC
C/O NORTH CENTRAL GROUP
1100 ASHEN COMMONS SUITE 200
MIDDLETON, WI 53502

PROJECT: 202015
DRAWN BY: MJF
DATE: 03/08/2021
SCALE: AS NOTED

SITE LAYOUT PLAN
C102

BUILDING INFORMATION	
CONSTRUCTION TYPE	NEW CONSTRUCTION HIGH RISE
BUILDING USE	HOTEL - 205 ROOMS
NUMBER OF FLOORS	NINE
TOTAL BUILDING SQUARE FOOTAGE	165,479 SQUARE FEET

BIKE PARKING INFORMATION			
LONG-TERM BICYCLE PARKING (INSIDE)	SPACES REQUIRED	TOTAL AGGREGATE FLOOR AREA DEVOTED TO RESTAURANT, TAVERN & RETAIL SPACE	SPACES PROVIDED
	FOR AN OCCUPANCY LARGER THAN 12,000 SQ. FT., ONE FOR EVERY 6,000 SQ. FT. OF GROSS FLOOR AREA; MIN. OF 2 SPACES	19,000 SF / 3,000 SF = 3.17 SPACES	4 SPACES
SHORT-TERM BICYCLE PARKING (OUTSIDE)	SPACES REQUIRED	TOTAL AGGREGATE FLOOR AREA DEVOTED TO RESTAURANT, TAVERN & RETAIL SPACE	SPACES PROVIDED
	FOR AN OCCUPANCY LARGER THAN 12,000 SQ. FT., ONE FOR EVERY 3,000 SQ. FT. OF GROSS FLOOR AREA; MIN. OF 2 SPACES	19,000 SF / 3,000 SF = 6.33 SPACES	8 SPACES

	PERVIOUS VS. IMPERVIOUS AREAS						
	EXISTING CONDITIONS			PROPOSED CONDITIONS			INCREASE / DECREASE (SQ. FT.)
	SQUARE FEET	ACRES	PERCENTAGE	SQUARE FEET	ACRES	PERCENTAGE	
AREA OF PROPOSED SUBJECT SITE	27,278 SQUARE FEET	0.626 ACRES	100.00%	27,278 SQUARE FEET	0.626 ACRES	100.00%	N.A.
IMPERVIOUS AREAS							
TOTAL IMPERVIOUS AREA	27,278 SQUARE FEET	0.626 ACRES	100.00%	27,278 SQUARE FEET	0.626 ACRES	100.00%	=0 SQ. FT.
PERVIOUS AREAS							
TOTAL PERVIOUS AREA	0 SQUARE FEET	0.000 ACRES	0.00%	0 SQUARE FEET	0.000 ACRES	0.00%	=0 SQ. FT.

N. 5TH ST.

VEL R. PHILLIPS AVE.

W. JUNEAU AVE.

PROPOSED BUILDING
 FFE = 13.75

UTILITY AREA
 FFE = 14.69

UTILITY AREA
 FFE = 5.69

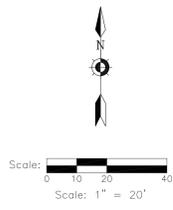
PROPOSED RETAIL
 FFE = 14.53

STREET PARKING BETWEEN THE
 NEW DRIVEWAYS TO BE
 ELIMINATED & REPLACED WITH
 A LOADING ZONE

4.50' ENCROACHMENT
 IN RIGHT-OF-WAY
 7.00'

3.17' ENCROACHMENT
 IN RIGHT-OF-WAY
 3.87'

3.17' ENCROACHMENT
 IN RIGHT-OF-WAY
 3.67'



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

KEY INDEX	
	PROJECT LIMITS
	AREAS WHERE THE UPPER FLOORS OF THE BUILDING OR CANOPIES EXTEND OVER OUTSIDE GROUND LEVEL SPACES. ANY PROPOSED RIGHT-OF-WAY ENCROACHMENTS ARE NOTED ON THE PLANS.

PROJECT: **AUTOGRAPH HOTEL**
 1000 ASPEN COMMONS SUITE 200
 MILWAUKEE, WI 53226

CLIENT: **MILWAUKEE DD LODGING INVESTORS, LLC**
 C/O NORTH CENTRAL GROUP

PROJECT: 202015
 DRAWN BY: MJF
 DATE: 03/08/2021
 SCALE: AS NOTED

DPD SUBMITTAL 2 03/08/2021
 DPD SUBMITTAL 3 03/08/2021
 CITY COUNCIL FILE NO. 201581
 DPD SUBMITTAL 4 04/15/2021

SITE GEOMETRIC PLAN
C103

N. 5TH ST.

VEL R. PHILLIPS AVE.

PROPOSED BUILDING
 FFE = 13.75

UTILITY AREA
 FFE = 14.69

UTILITY AREA
 FFE = 5.69

PROPOSED RETAIL
 FFE = 14.53

W. JUNEAU AVE.



Scale: 1" = 20'

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KEY INDEX	
---	PROJECT LIMITS
---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
▲	PROPOSED SPOT GRADE
▲	MATCH EXISTING GRADE
▲	PROPOSED TOP OF CURB
▲	PROPOSED BOTTOM OF CURB
▲	MATCH EXISTING TOP OF CURB
▲	MATCH EXISTING BOTTOM OF CURB
▲	PROPOSED TOP OF WALL
▲	PROPOSED BOTTOM OF WALL
▲	MATCH EXISTING TOP OF WALL
▲	MATCH EXISTING BOTTOM OF WALL
—	DRAINAGE SWALE

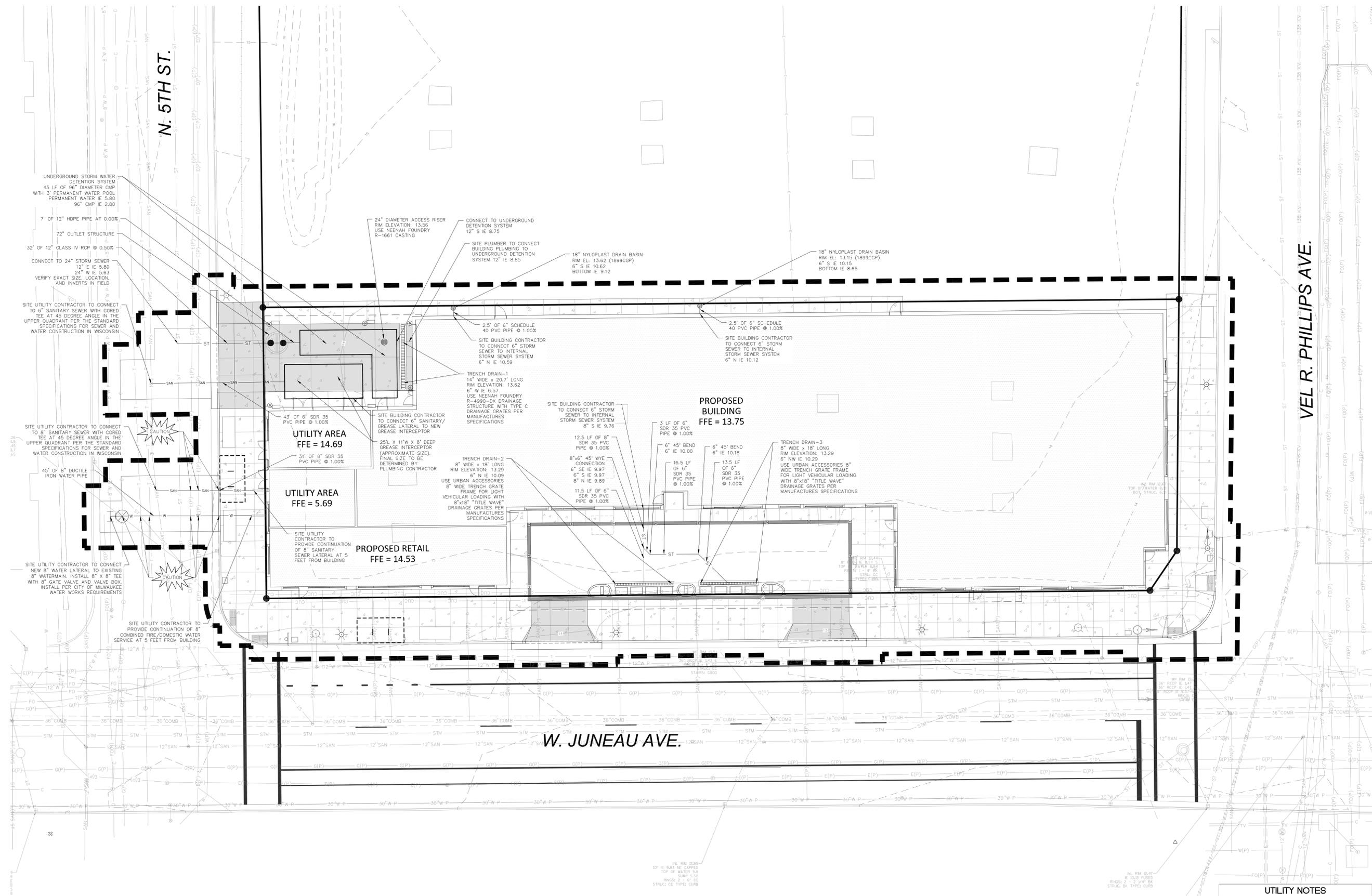
PROJECT: AUTOGRAPH HOTEL
 1000 ASHEN COMMONS SUITE 200
 MIDDLETON, WI 53562
 CLIENT: MILWAUKEE DD LODGING INVESTORS, LLC
 C/O NORTH CENTRAL GROUP

PROJECT: 202015
 DRAWN BY: MJF
 DATE: 03/08/2021
 SCALE: AS NOTED

DPD SUBMITTAL 1 03/08/2021
 DPD SUBMITTAL 2 03/08/2021
 CITY COUNCIL FILE NO. 201581
 DPD SUBMITTAL 4 04/15/2021

SITE GRADING PLAN

C104



UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

- 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 LINE. THE PIPE SHALL BE LAD WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAD.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND OTHER SOURCES. WHILE THE CONTRACTOR SHALL VERIFY THE ACCURACY AND COMPLETENESS OF THIS INFORMATION, THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS THAT MAY BE DISCOVERED.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER, COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK, STATE OR LOCAL PLUMBING, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEIR SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF 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 OWNERSHIP OF AND COORDINATING THE REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL, FIBER OPTIC, TELEPHONE, CABLE, GAS, WATER, SANITARY, STORM. DEMOLITION OF THIS 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/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

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

AUTOGRAPH HOTEL
1000 ASHBY AVENUE
MILWAUKEE, WISCONSIN

MILWAUKEE DD LODGING INVESTORS, LLC
C/O NORTH CENTRAL GROUP
1000 ASHBY AVENUE, SUITE 200
MILWAUKEE, WI 53202

PROJECT: 202015
DRAWN BY: MJF
DATE: 03/08/2021
SCALE: AS NOTED

DPD SUBMITTAL 1: 03/08/2021
DPD SUBMITTAL 2: 03/08/2021
DPD SUBMITTAL 3: 03/08/2021
CITY COUNCIL FILE NO.: 201581
DPD SUBMITTAL 4: 04/19/2021

SITE UTILITY PLAN

C105

N. 5TH ST.

VEL R. PHILLIPS AVE.

W. JUNEAU AVE.

PROPOSED BUILDING
 FFE = 13.75

UTILITY AREA
 FFE = 14.69

UTILITY AREA
 FFE = 5.69

PROPOSED RETAIL
 FFE = 14.53

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, EXCAVATING OR COVER 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 SHOULD 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.

POINTS OF CONTACT

LAND OWNER:
 PRESIDENT
 STREET
 PHONE: (.....)
 PROJECT ENGINEER:
 THOMAS HENZEL, P.E.
 KAPUR & ASSOCIATES, INC.
 1710 NORTH POINT WASHINGTON ROAD
 MILWAUKEE, WI 53217
 PHONE: (608) 264-6644

CONSTRUCTION MANAGER:
 PROJECT MANAGER
 CONTRIBUTION FIRM
 STREET
 PHONE: (.....)

KEY INDEX

--- PROJECT LIMITS

--- FILTER FABRIC FENCE

--- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED

--- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

--- SALT SOCK

Scale: 1" = 20'

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

PROJECT: AUTOGRAPH HOTEL
 1000 ASHEN COMMONS SUITE 200
 MIDDLETON, WI 53562

CLIENT: MILWAUKEE DD LODGING INVESTORS, LLC
 C/O NORTH CENTRAL GROUP

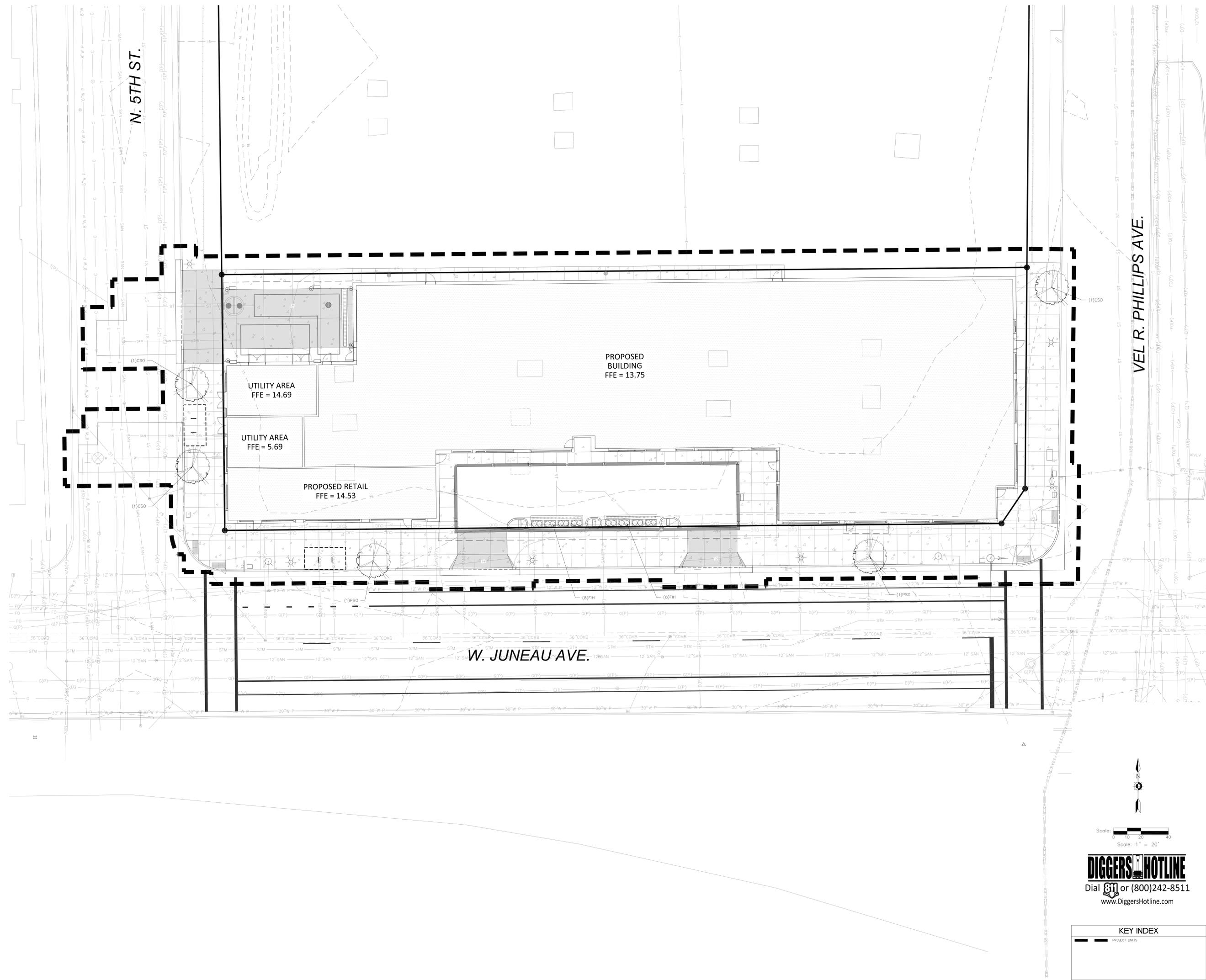
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PROJECT: 202015
 DRAWN BY: MJF
 DATE: 03/08/2021
 SCALE: AS NOTED

DPD SUBMITTAL 2 03/08/2021
 DPD SUBMITTAL 3 03/08/2021
 CITY COUNCIL FILE NO. 201581
 DPD SUBMITTAL 4 04/19/2021

SITE EROSION CONTROL PLAN

C106



VEL R. PHILLIPS AVE.

N. 5TH ST.

W. JUNEAU AVE.

PROPOSED BUILDING
FFE = 13.75

UTILITY AREA
FFE = 14.69

UTILITY AREA
FFE = 5.69

PROPOSED RETAIL
FFE = 14.53

Scale: 1" = 20'

DIGGERSHOTLINE
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KEY INDEX
 - - - - - PROJECT LIMITS

PROJECT: AUTOGRAPH HOTEL
 1000 ASHEN COMMONS SUITE 200
 MIDDLETON, WI 53562
 CLIENT: MILWAUKEE DD LODGING INVESTORS, LLC
 C/O NORTH CENTRAL GROUP

PROJECT: 202015
 DRAWN BY: MJF
 DATE: 03/08/2021
 SCALE: AS NOTED
 DPD SUBMITTAL 03/08/2021
 DPD SUBMITTAL 2 03/08/2021
 DPD SUBMITTAL 3 03/08/2021
 CITY COUNCIL FILE NO. 201581
 DPD SUBMITTAL 4 04/19/2021

SITE LANDSCAPE PLAN

L101

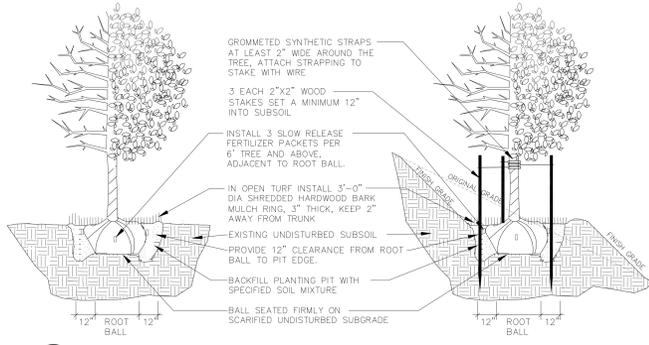
Plant Schedule

Symbol	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size
						Maturity in ft. (Height/Spread)
Deciduous Trees:						
CSO	Quercus robur 'Crimschmidt' PP9103	Crimson Spire Oak	3	Per Plan	3" caliper B&B	45/35'
PSG	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2	Per Plan	3" caliper B&B	45/15'
Evergreen Shrubs:						
GBB	Buxus microphylla var. japonica 'Green Beauty'	Green Beauty Boxwood	8	Per Plan	#3 cont.	4/4'
Perennials						
FIH	Hosta x Fire and Ice	Fire and Ice Hosta	16	Per Plan	1 gal.	12-18"/24"
NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.						

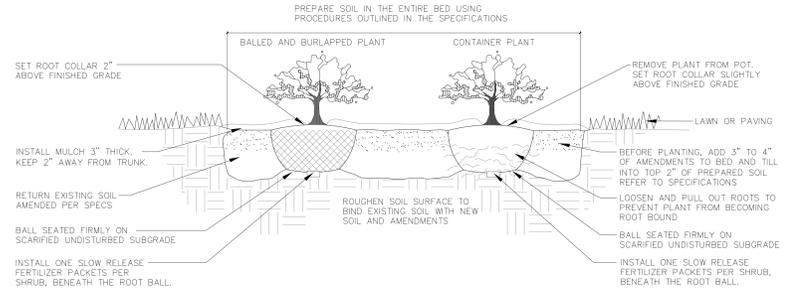
1 LANDSCAPE SCHEDULE
 REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF TWILIGHT BLACK GRANITE PATHWAY MIX FROM KAFKA GRANITE OVER TYRAX WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE).
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING -- ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES -- UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- LANDSCAPE CONTRACTOR TO INCLUDE DESIGN / BUILD IRRIGATION SERVICES THAT PROVIDES DESIGN AND INSTALLATION FOR A MULTI-ZONE DRIP IRRIGATION SYSTEM IN PLANTING AREAS AND RAISED PLANTERS. PROVIDE ALL MATERIALS AND LABOR FOR A FULLY FUNCTIONING DRIP IRRIGATION SYSTEM WITH 100% COVERAGE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER. CONTRACTOR TO COORDINATE WITH PAVING CONTRACTOR AND OTHER PROJECT CONTRACTORS TO INSTALL 4" PVC SLEEVES UNDER PAVEMENT PRIOR TO PAVEMENT INSTALLATION. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBING CONTRACTOR AND OTHER PROJECT CONTRACTORS TO LOCATE AND SIZE IRRIGATION WATER SUPPLY, AND PROVIDE APPROPRIATE BACK FLOW PREVENTION / VACUUM BREAKER. CONTRACTOR TO COORDINATE WITH BUILDING ELECTRICAL CONTRACTOR AND BUILDING LAYOUT TO LOCATE THE IRRIGATION CONTROLLER AND AN OUTLET FOR THE CONTROLLER INSIDE OR OUTSIDE THE BUILDING WITH APPROPRIATE EQUIPMENT.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

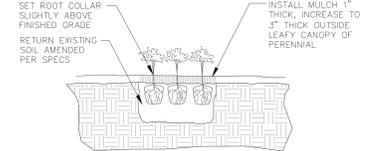
2 LANDSCAPE NOTES
 REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
 N.T.S.



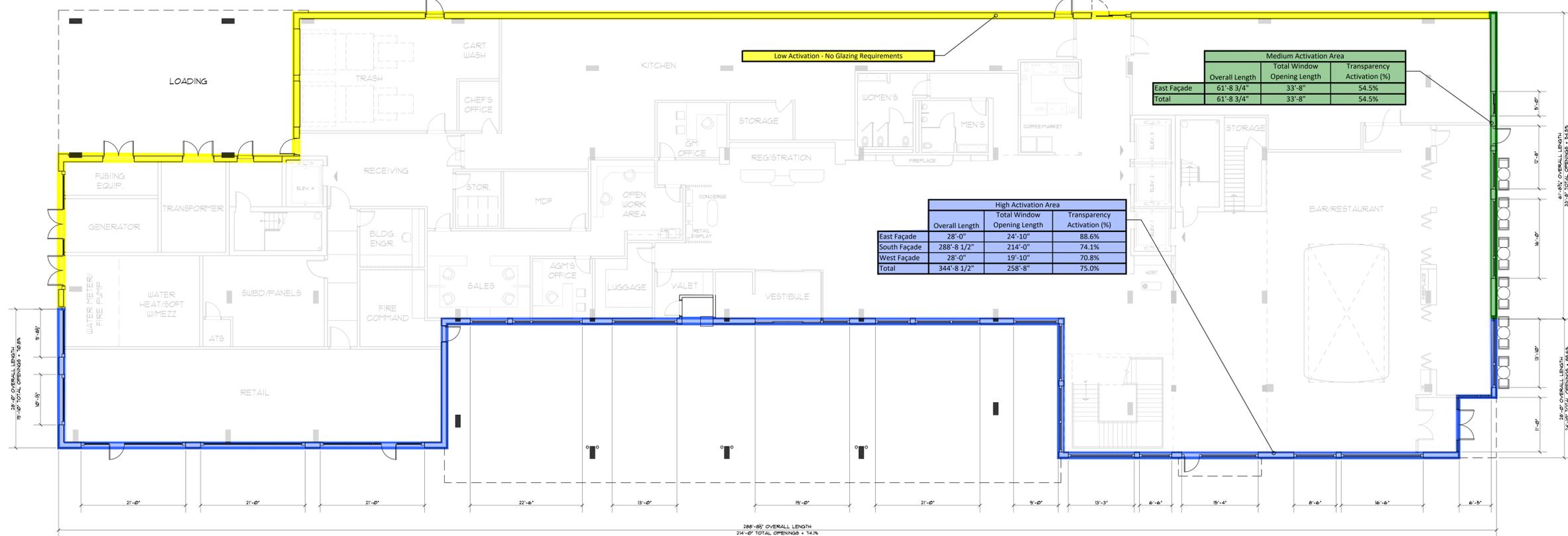
4 DECIDUOUS & EVERGREEN SHRUB PLANTING
 N.T.S.



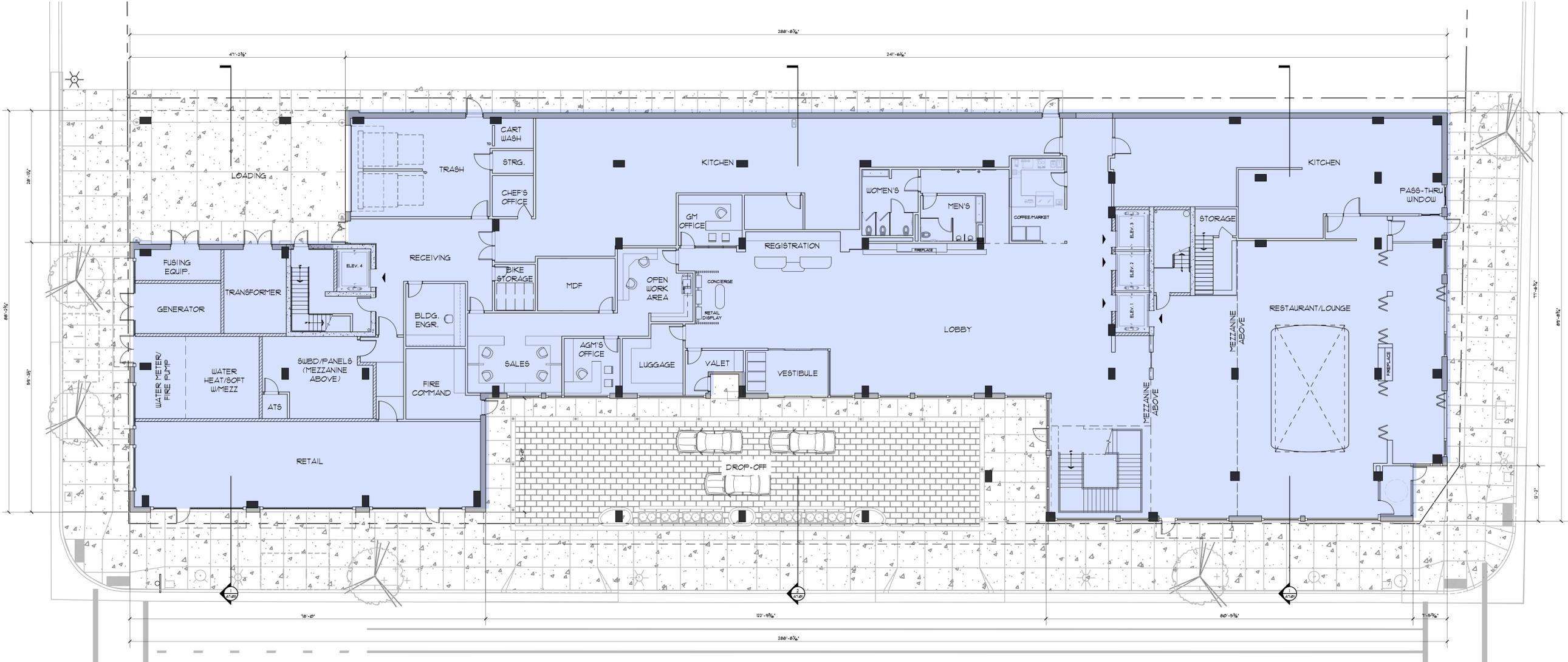
5 PERENNIAL PLANTING
 N.T.S.

PROJECT: **AUTOGRAPH HOTEL**
 1000 ASPEN COMMONS SUITE 200
 MILWAUKEE, WI 53201
 CLIENT: **MILWAUKEE DD LODGING INVESTORS, LLC**
 C/O NORTH CENTRAL GROUP
 1000 ASPEN COMMONS SUITE 200
 MIDDLETON, WI 53562

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 PROJECT: 202015
 DRAWN BY: MJF
 DATE: 03/08/2021
 SCALE: AS NOTED
 DPD SUBMITTAL 03/08/2021
 DPD SUBMITTAL 2 03/08/2021
 DPD SUBMITTAL 3 03/08/2021
 CITY COUNCIL FILE NO. 201581
 DPD SUBMITTAL 4 04/19/2021



FIRST FLOOR TRANSPARENCY PLAN
1/8" = 1'-0"

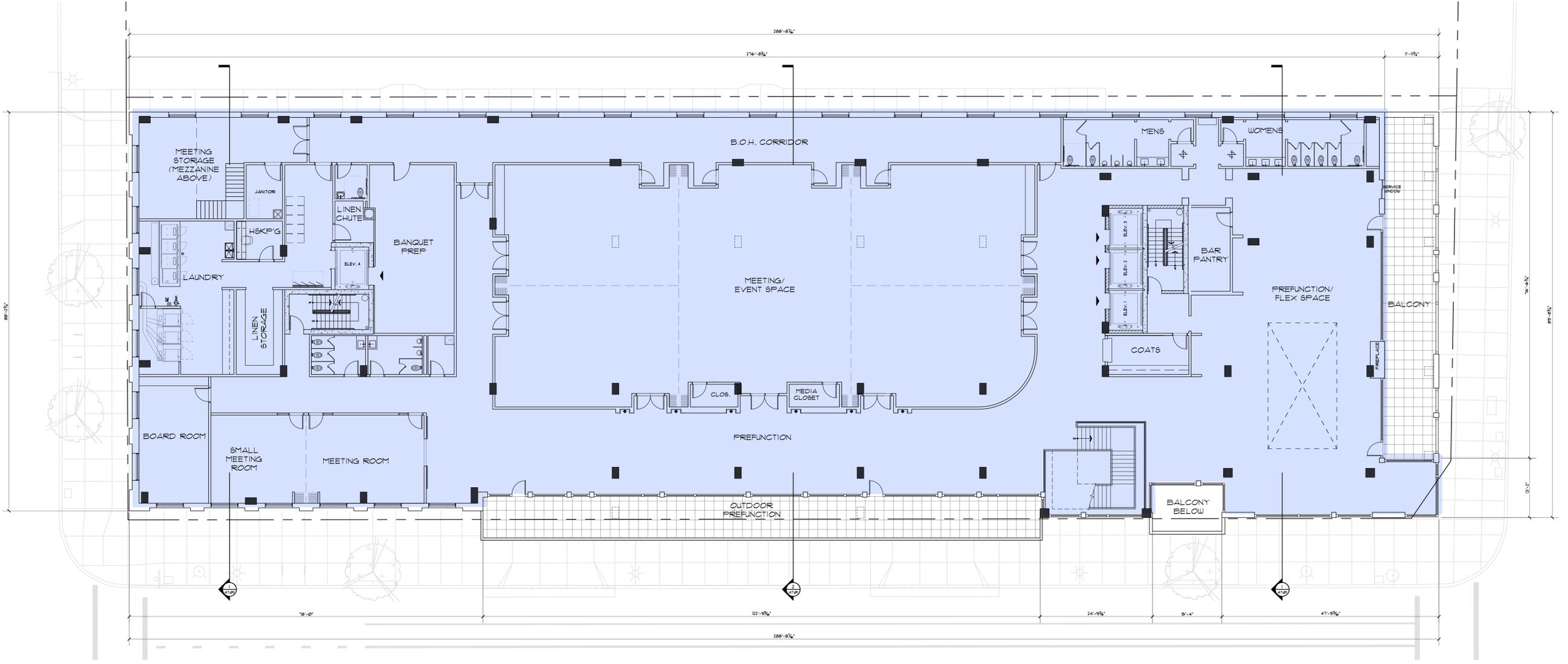


FIRST FLOOR PLAN
1/8" = 1'-0"

PROJECT: **AUTOGRAPH HOTEL**
 400 BUCKLE UP AVENUE
 MIDDLETON, WI 53560
 CLIENT: **MILWAUKEE DD LODGING INVESTORS, LLC**
C/O NORTH CENTRAL GROUP
 200 ASHEN COMMONS, SUITE 200
 MIDDLETON, WI 53526

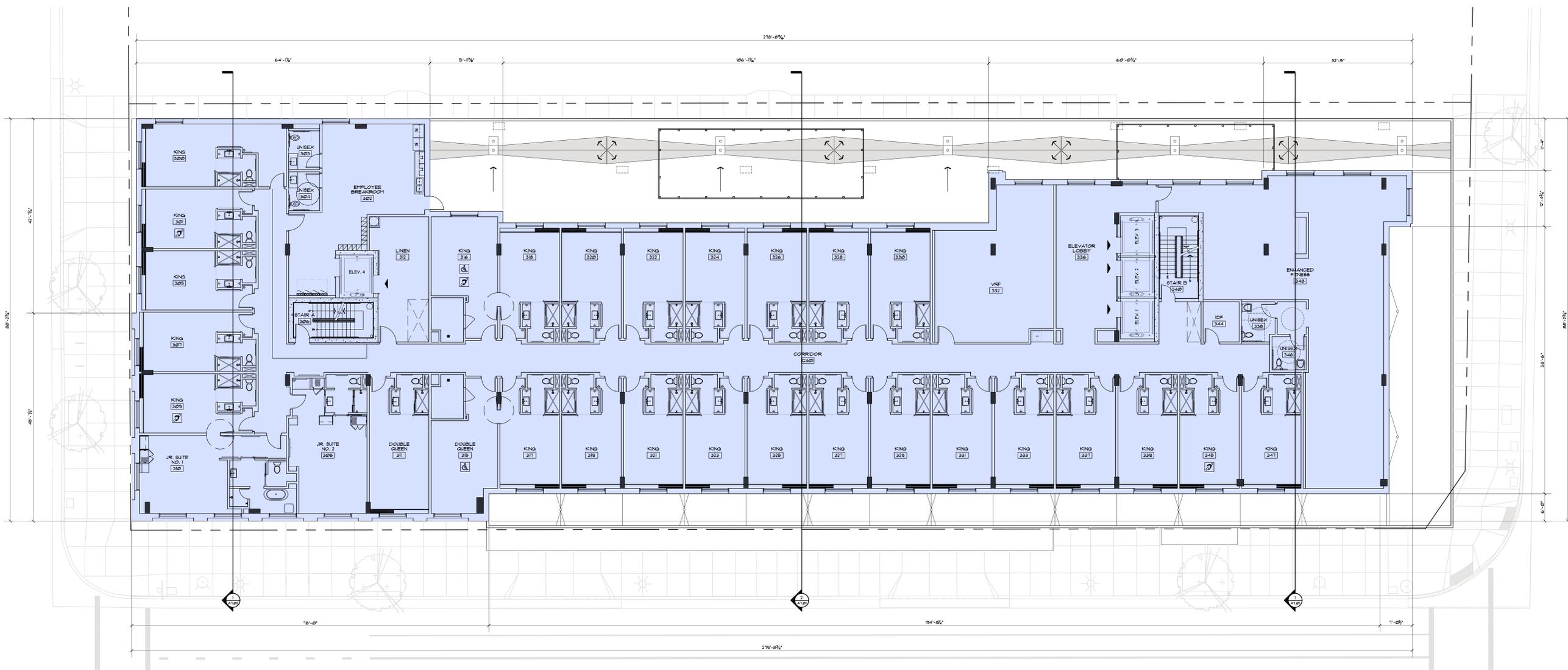
PROJECT: 202015
 DRAWN BY: D&D
 DATE: 03/03/2021
 SCALE: AS NOTED

DCP SUBMITTAL 1 03/09/2021
 DCP SUBMITTAL 2 03/16/2021
 DCP SUBMITTAL 3 03/23/2021
 DCP SUBMITTAL 4 04/06/2021
 CITY COUNCIL FILE NO: 202091



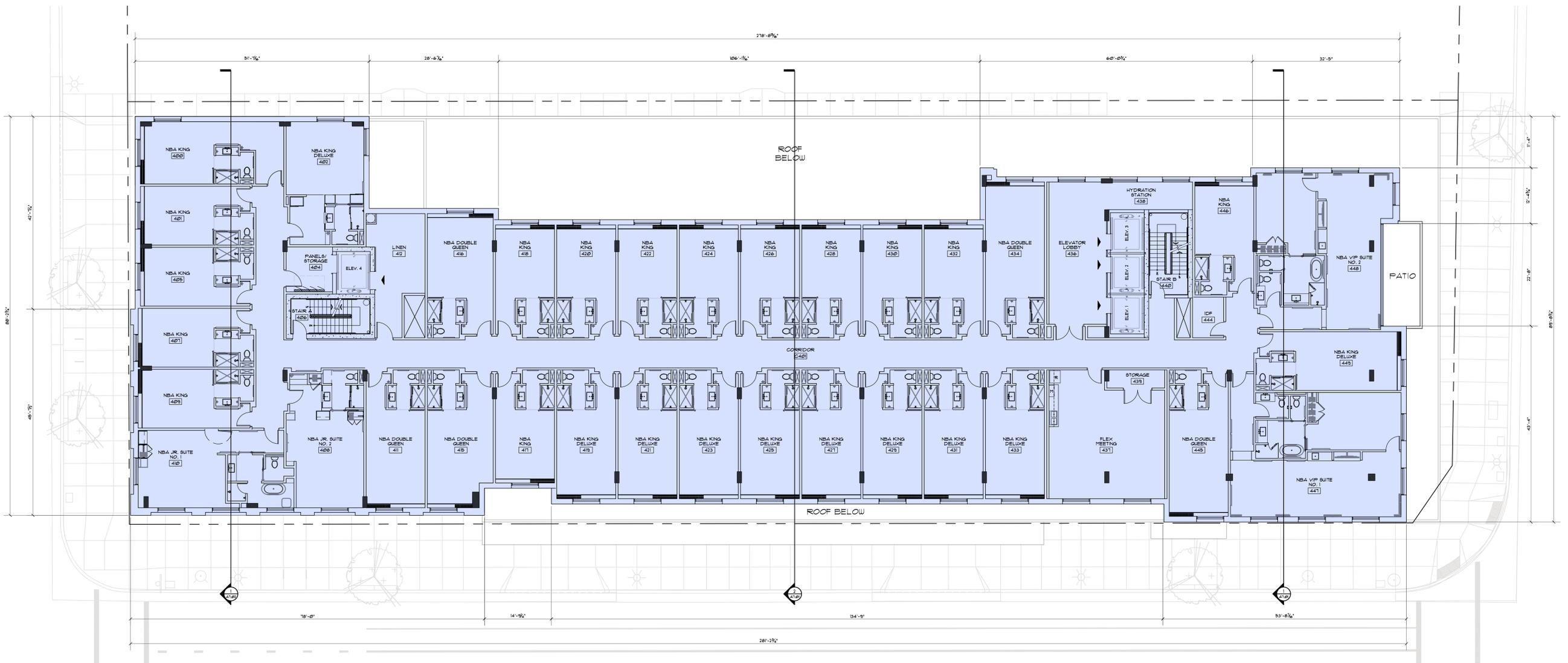
PROJECT: **AUTOGRAPH HOTEL**
 300 W. WISCONSIN AVENUE
 MILWAUKEE, WI 53203
 CLIENT: **MILWAUKEE DD LODGING INVESTORS, LLC**
 C/O NORTH CENTRAL GROUP
 100 W. WISCONSIN AVENUE, SUITE 200
 MIDDLETON, WI 53562

PROJECT: 202015
 DRAWN BY: DBC
 DATE: 03/02/2021
 SCALE: AS NOTED
 DPO SUBMITTAL 03/08/2021
 DPO SUBMITTAL 2 03/16/2021
 DPO SUBMITTAL 3 03/23/2021
 DPO SUBMITTAL 4 04/09/2021
 CITY COUNCIL FILE NO. 202091



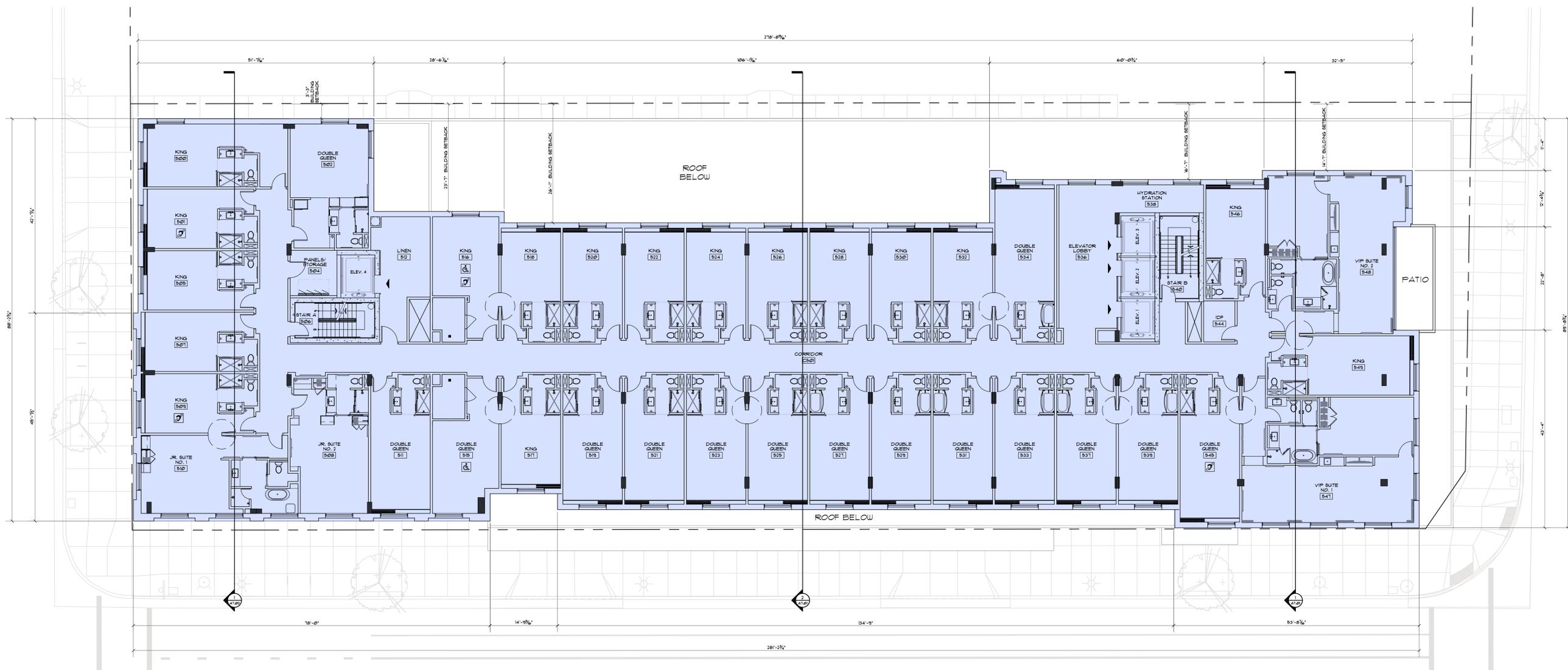
PROJECT: **AUTOGRAPH HOTEL**
 400 BLOCK W. VAN DYKE AVENUE
 MILWAUKEE, WI 53205
 CLIENT: **MILWAUKEE DD LODGING INVESTORS, LLC**
 CONSULTANT: **CONOR CENTRAL GROUP**
 1400 W. WISCONSIN AVENUE, SUITE 400
 MILWAUKEE, WI 53233

PROJECT: 202015
 DRAWN BY: DSD
 DATE: 03/02/2021
 SCALE: AS NOTED
 DPD SUBMITTAL 03/08/2021
 DPD SUBMITTAL 03/16/2021
 DPD SUBMITTAL 03/23/2021
 DPD SUBMITTAL 04/09/2021
 CITY COUNCIL FILE NO. 20198



PROJECT: **AUTOGRAPH HOTEL**
 400 BLOCK W. ANNEAU AVENUE
 MILWAUKEE, WI 53033
 CLIENT: **MILWAUKEE DD LODGING INVESTORS, LLC**
 COORDINATOR: **CENTRAL GROUP**
 1000 W. WISCONSIN AVENUE, SUITE 400
 MIDDLETON, WI 53562

PROJECT: 202015
 DRAWN BY: DSD
 DATE: 03/02/2021
 SCALE: AS NOTED
 DPD SUBMITTAL 03/08/2021
 DPD SUBMITTAL 03/16/2021
 DPD SUBMITTAL 03/23/2021
 DPD SUBMITTAL 04/09/2021
 CITY COUNCIL FILE NO: 20198

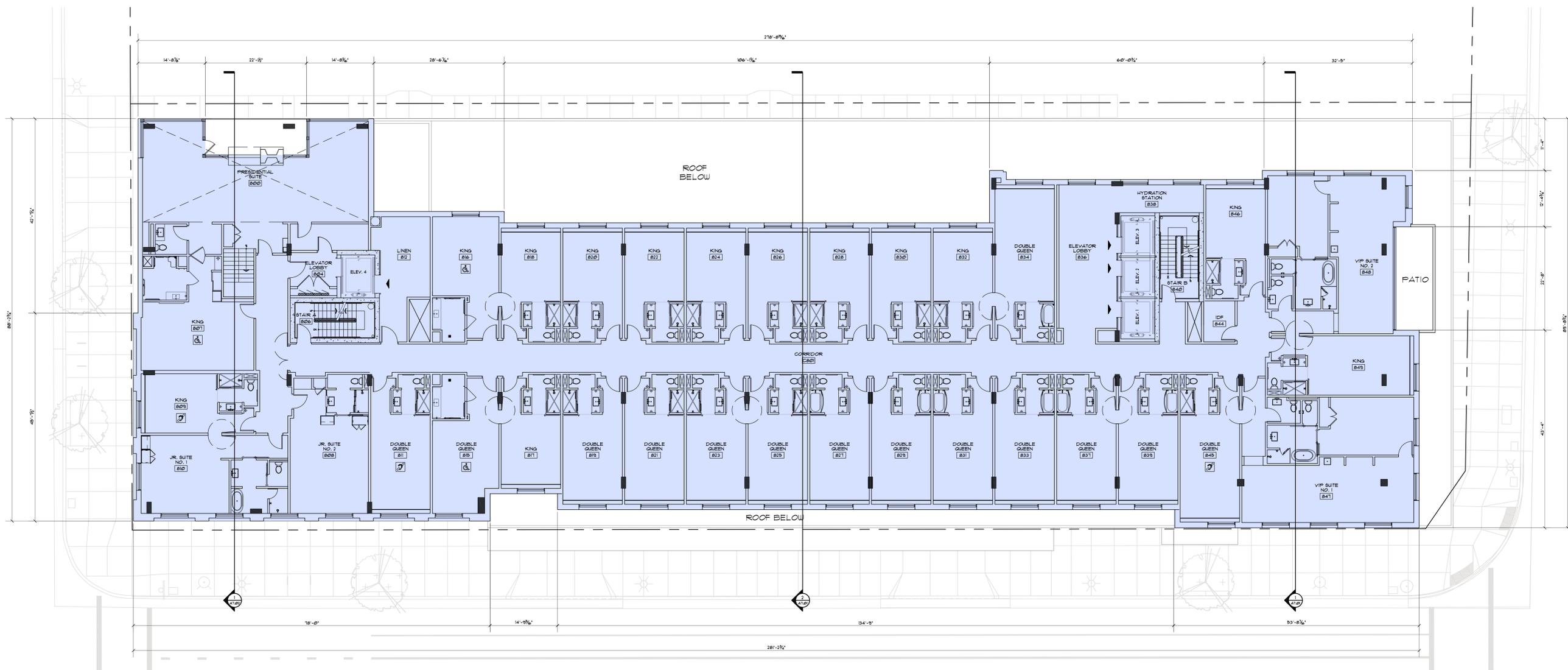


PROJECT: **AUTOGRAPH HOTEL**
 400 BLOCK W. ANNEAU AVENUE
 MILWAUKEE, WI 53033
 CLIENT: **MILWAUKEE DD LODGING INVESTORS, LLC**
 CO-OWNERS: **CENTRAL GROUP**
 1000 W. WISCONSIN SUITE 400
 MIDDLETON, WI 53562

PROJECT: 202015
 DRAWN BY: DSD
 DATE: 03/02/2021
 SCALE: AS NOTED

DPD SUBMITTAL 03/08/2021
 DPD SUBMITTAL 03/16/2021
 DPD SUBMITTAL 03/23/2021
 DPD SUBMITTAL 04/09/2021
 CITY COUNCIL FILE NO: 20198

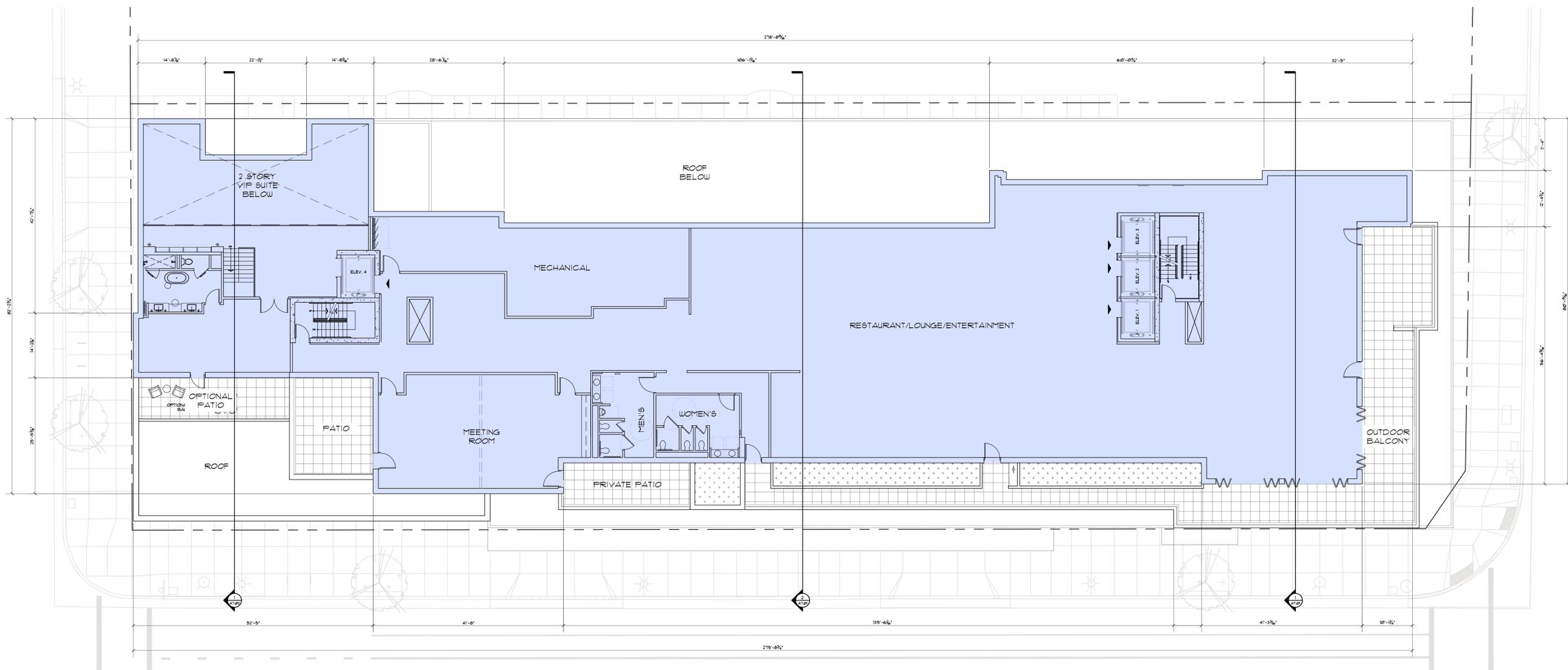
5TH THRU 7TH FLOOR PLAN
1/8" = 1'-0"



PROJECT: **AUTOGRAPH HOTEL**
 400 BLOCK W. VAN DYKE AVENUE
 MILWAUKEE, WI 53033
 CLIENT: **MILWAUKEE DD LODGING INVESTORS, LLC**
 CONSULTANT: **COMMONWEALTH CENTRAL GROUP**
 1000 W. WISCONSIN AVENUE, SUITE 400
 MILWAUKEE, WI 53233

PROJECT: 202015
 DRAWN BY: DSD
 DATE: 03/02/2021
 SCALE: AS NOTED

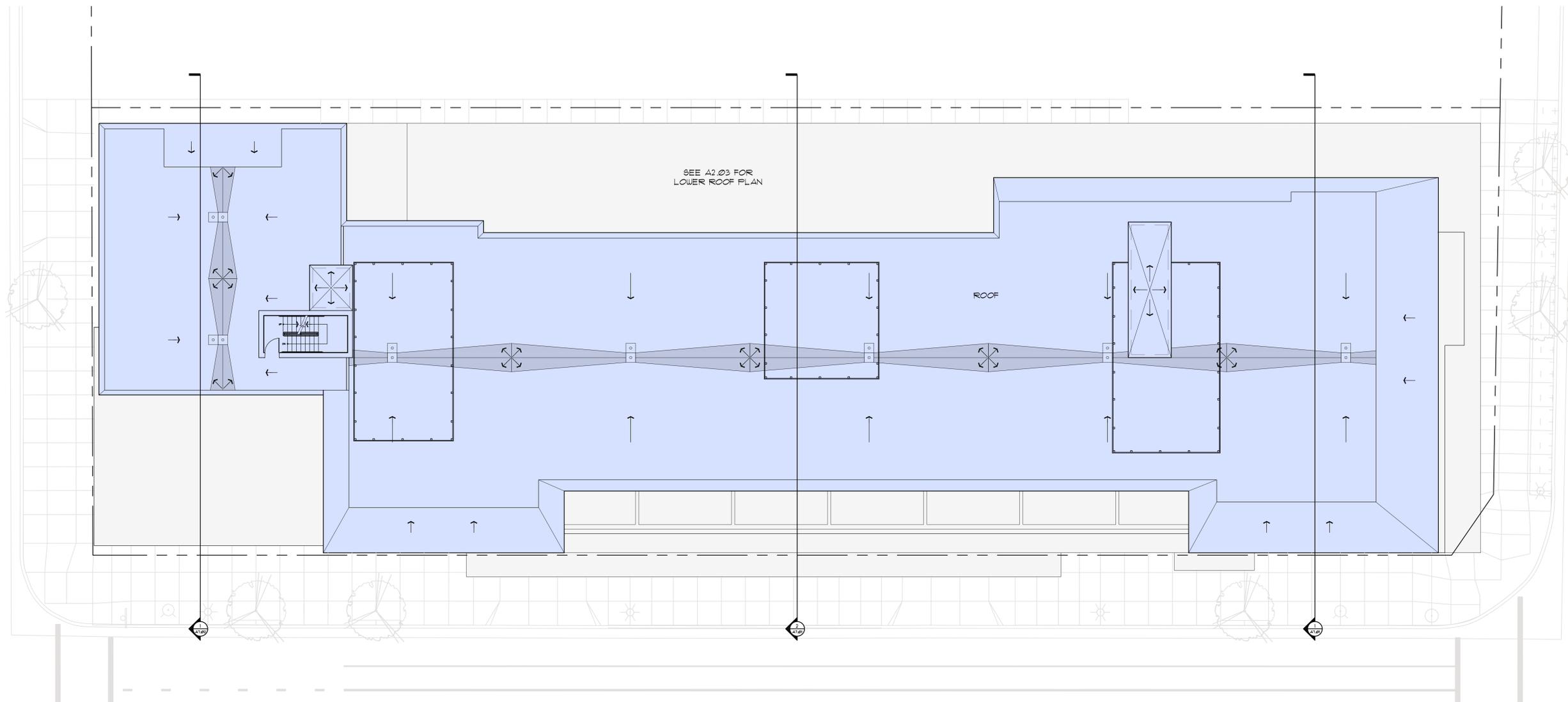
DPD SUBMITTAL 03/08/2021
 DPD SUBMITTAL 03/16/2021
 DPD SUBMITTAL 03/23/2021
 DPD SUBMITTAL 04/09/2021
 CITY COUNCIL FILE NO. 20198



PROJECT: **AUTOGRAPH HOTEL**
400 BLOCK W. VAN DYKE AVENUE
MILWAUKEE, WI 53205
OWNER: **MILWAUKEE DD LODGING INVESTORS, LLC**
CONTRACTOR: **CONOR CENTRAL GROUP**
MIDDLETON, WI 53562

PROJECT: 202015
DRAWN BY: DSD
DATE: 03/02/2021
SCALE: AS NOTED
DSD SUBMITTAL 03/08/2021
DSD SUBMITTAL 03/16/2021
DSD SUBMITTAL 03/13/2021
DSD SUBMITTAL 04/09/2021
CITY COUNCIL FILE NO: 201981

NINTH FLOOR PLAN
1/8" = 1'-0"
0' 4' 8' 16' 24'



PROJECT: **AUTOGRAPH HOTEL**
 400 BLOCK W. JANNEY AVENUE
 MILWAUKEE, WI 53033
 CLIENT: **MILWAUKEE DD LODGING INVESTORS, LLC**
 C/O **FORUM CENTRAL GROUP**
 400 BLOCK W. JANNEY AVENUE, SUITE 400
 MILWAUKEE, WI 53033

PROJECT: 202015
 DRAWN BY: DSD
 DATE: 03/02/2021
 SCALE: AS NOTED

DPD SUBMITTAL 03/08/2021
 DPD SUBMITTAL 3 03/16/2021
 DPD SUBMITTAL 3 03/13/2021
 DPD SUBMITTAL 4 04/09/2021
 CITY COUNCIL FILE NO. 20196

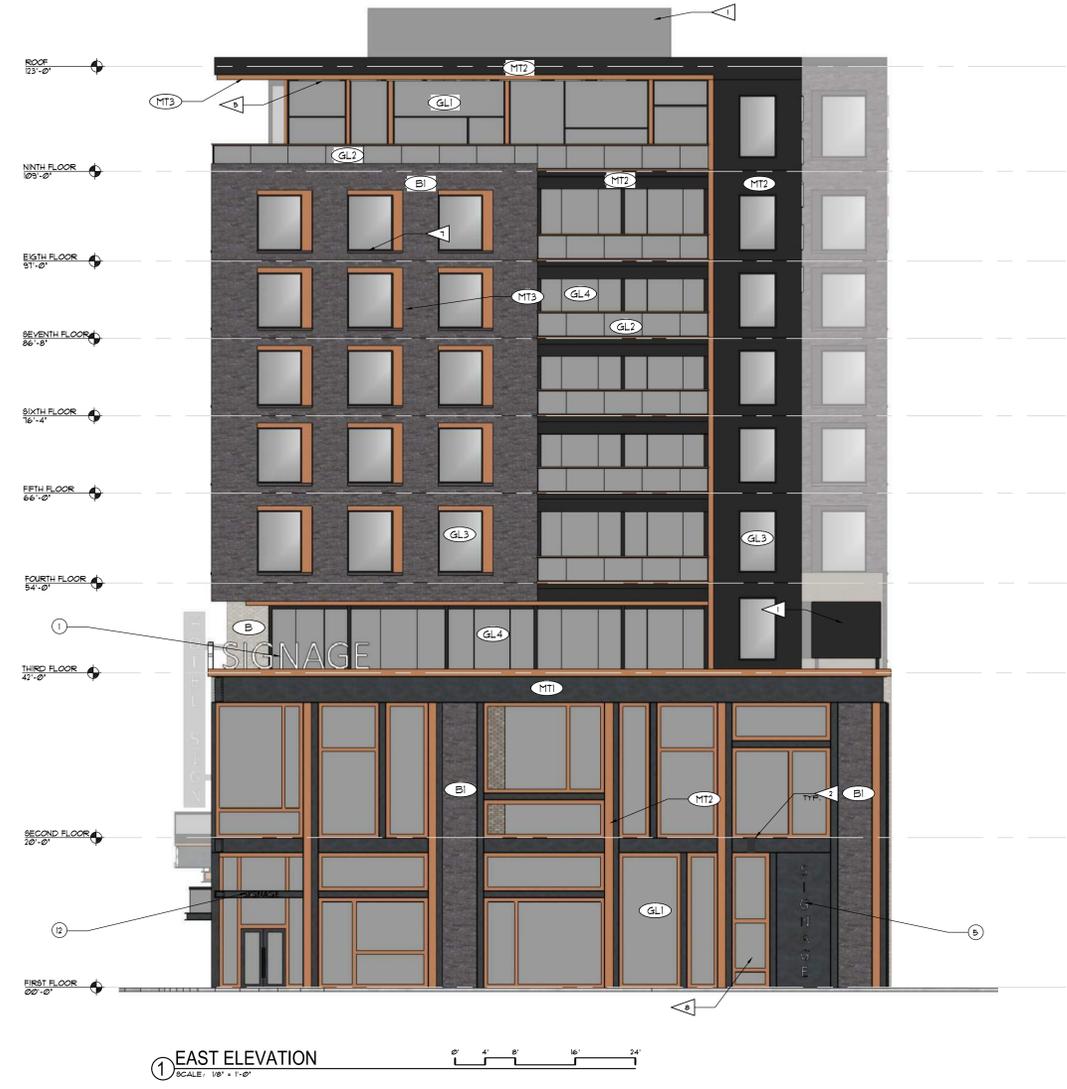
MATERIAL DESCRIPTION		ELEVATION SYMBOLS	
	BRICK-01: B1 BRICK OR BRICK VENEER		GLAZING-02: GL2 GLASS RAILING SYSTEM
	BRICK-02: B2 BRICK OR BRICK VENEER		GLAZING-03: GL3 ALUMINIUM FIXED WINDOW WITH ANODIZED BLACK FINISH
	BRICK-03: B3 BRICK OR BRICK VENEER		GLAZING-04: GL4 STRUCTURAL SILICONE CURTAIN WALL
	CONCRETE-01: CO1 PRECAST WALL PANEL		METAL-01: MT1 EXTERIOR FACADE STEEL EXPRESSION SIMILAR TO WEATHERED STEEL
	EIFS-01: EFS1 LIGHT PEBBLE, SMOOTH FINISH		METAL-02: MT2 METAL PANEL SYSTEM & ACCESSORIES
	EIFS-02: EFS2 HEAVY TEXTURE FINISH		METAL-03: MT3 METAL PANEL & TRIM WITH WOODGRAIN FINISH
	GLAZING-01: GL1 GLASS ENTERANCES & STOREFRONT SYSTEM WITH ANODIZED BLACK & WOODGRAIN FINISH	ELEVATION KEY NOTES 1. METAL ROOFTOP SCREEN FINAL SIZE AND CONFIGURATION TBD. 2. SURFACE MOUNTED LIGHT FIXTURE. 3. METAL LOUVER. 4. METAL DOOR AND FRAME. 5. SPANDREL GLASS. 6. METAL OVERHEAD DOOR. 7. RECESSED MATERIAL ADJACENT TO WINDOW. 8. PASS THRU WINDOW.	



PROJECT: AUTOGRAPH HOTEL
 1000 ASHEN COMMONS SUITE 200
 MIDDLETON, WI 53502
 CLIENT: MILWAUKEE DD LODGING INVESTORS, LLC
 C/O NORTH CENTRAL GROUP
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 PROJECT: 202105
 DRAWN BY: DSD
 DATE: 03/02/2021
 SCALE: AS NOTED
 DPD SUBMITTAL 03/09/2021
 DPD SUBMITTAL 2 03/16/2021
 DPD SUBMITTAL 3 03/23/2021
 DPD SUBMITTAL 4 04/09/2021
 CITY COUNCIL FILE NO: 202091

MATERIAL DESCRIPTION		ELEVATION SYMBOLS	
	BRICK-01: B1 BRICK OR BRICK VENEER		GLAZING-02: GL2 GLASS RAILING SYSTEM
	BRICK-02: B2 BRICK OR BRICK VENEER		GLAZING-03: GL3 ALUMINUM FIXED WINDOW WITH ANODIZED BLACK FINISH
	BRICK-03: B3 BRICK OR BRICK VENEER		GLAZING-04: GL4 STRUCTURAL SILICONE CURTAIN WALL
	CONCRETE-01: CO1 PRECAST WALL PANEL		METAL-01: MT1 EXTERIOR FACADE STEEL EXPRESSION SIMILAR TO WEATHERED STEEL
	EIFS-01: EFS1 LIGHT PEBBLE, SMOOTH FINISH		METAL-02: MT2 METAL PANEL SYSTEM & ACCESSORIES
	EIFS-02: EFS2 HEAVY TEXTURE FINISH		METAL-03: MT3 METAL PANEL & TRIM WITH WOODGRAIN FINISH
	GLAZING-01: GL1 GLASS ENTERANCES & STOREFRONT SYSTEM WITH ANODIZED BLACK & WOODGRAIN FINISH		

ELEVATION KEY NOTES
1. METAL ROOFTOP SCREEN FINAL SIZE AND CONFIGURATION TBD.
2. SURFACE MOUNTED LIGHT FIXTURE.
3. METAL LOUVER.
4. METAL DOOR AND FRAME.
5. SPANDREL GLASS.
6. METAL OVERHEAD DOOR.
7. RECESSED MATERIAL ADJACENT TO WINDOW.
8. PASS THRU WINDOW.



PROJECT: AUTOGRAPH HOTEL
 100 W. WAUKEE AVENUE
 MILWAUKEE, WI 53201
 CLIENT: MILWAUKEE DD LODGING INVESTORS, LLC
 C/O NORTH CENTRAL GROUP
 1000 ASHEN COMMONS SUITE 200
 MIDDLETON, WI 53522

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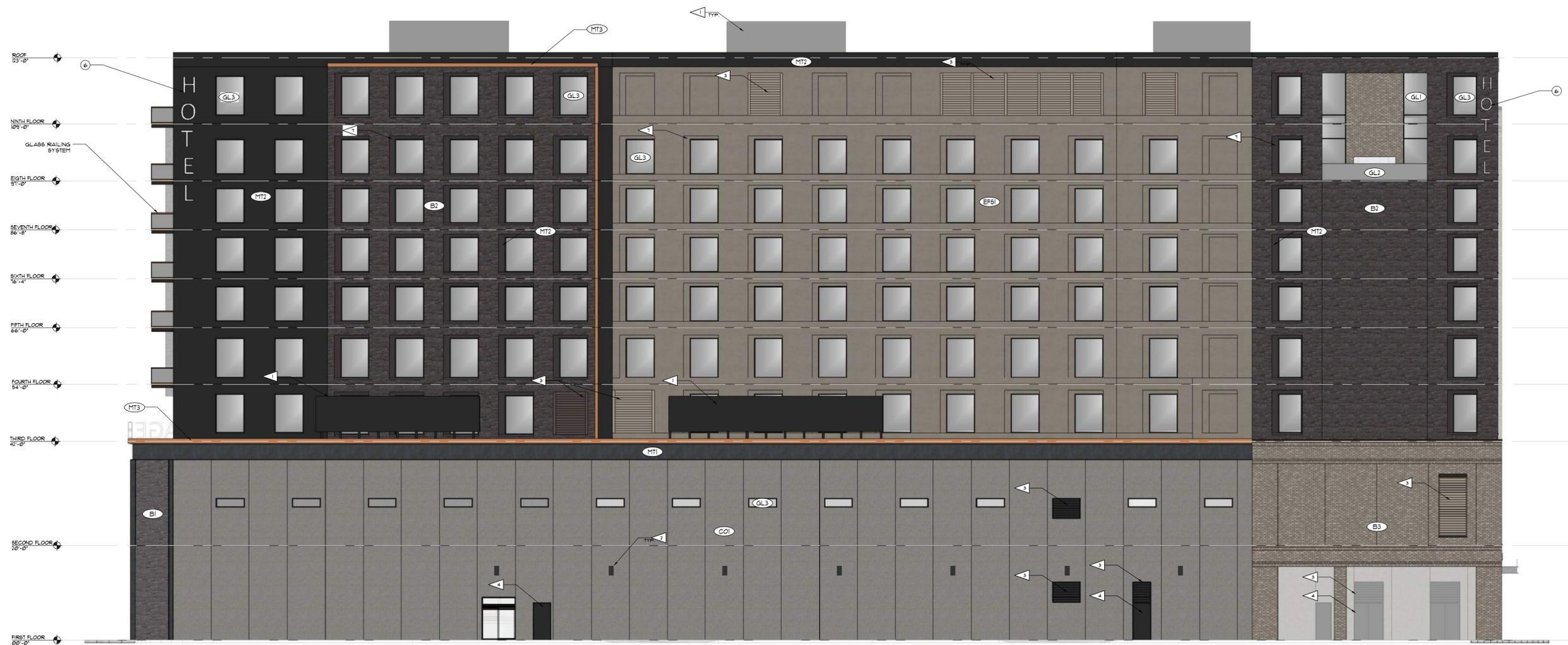
PROJECT: 202015
 DRAWN BY: DSD
 DATE: 03/02/2021
 SCALE: AS NOTED

CDP SUBMITTAL 03/09/2021
 CDP SUBMITTAL 2 03/16/2021
 CDP SUBMITTAL 3 03/23/2021
 CDP SUBMITTAL 4 04/09/2021
 CITY COUNCIL FILE NO. 20191

EXAMPLES OF EIFS FINISH VARIATION

MATERIAL DESCRIPTION		ELEVATION SYMBOLS	
	BRICK-01: B1 BRICK OR BRICK VENEER		GLAZING-02: GL2 GLASS RAILING SYSTEM
	BRICK-02: B2 BRICK OR BRICK VENEER		GLAZING-03: GL3 ALUMINIUM FIXED WINDOW WITH ANODIZED BLACK FINISH
	BRICK-03: B3 BRICK OR BRICK VENEER		GLAZING-04: GL4 STRUCTURAL SILICONE CURTAIN WALL
	CONCRETE-01: CO1 PRECAST WALL PANEL		METAL-01: MT1 EXTERIOR FACADE STEEL EXPRESSION SIMILAR TO WEATHERED STEEL
	EIFS-01: EFS1 LIGHT PEBBLE, SMOOTH FINISH		METAL-02: MT2 METAL PANEL SYSTEM & ACCESSORIES
	EIFS-02: EFS2 HEAVY TEXTURE FINISH		METAL-03: MT3 METAL PANEL & TRIM WITH WOODGRAIN FINISH
	GLAZING-01: GL1 GLASS ENTERANCES & STOREFRONT SYSTEM WITH ANODIZED BLACK & WOODGRAIN FINISH		

- ELEVATION KEY NOTES**
- METAL ROOFTOP SCREEN, FINAL SIZE AND CONFIGURATION TBD.
 - SURFACE MOUNTED LIGHT FIXTURE.
 - METAL LOUVER.
 - METAL DOOR AND FRAME.
 - SPANDREL GLASS.
 - METAL OVERHEAD DOOR.
 - RECESSED MATERIAL ADJACENT TO WINDOW.
 - PASS THRU WINDOW.

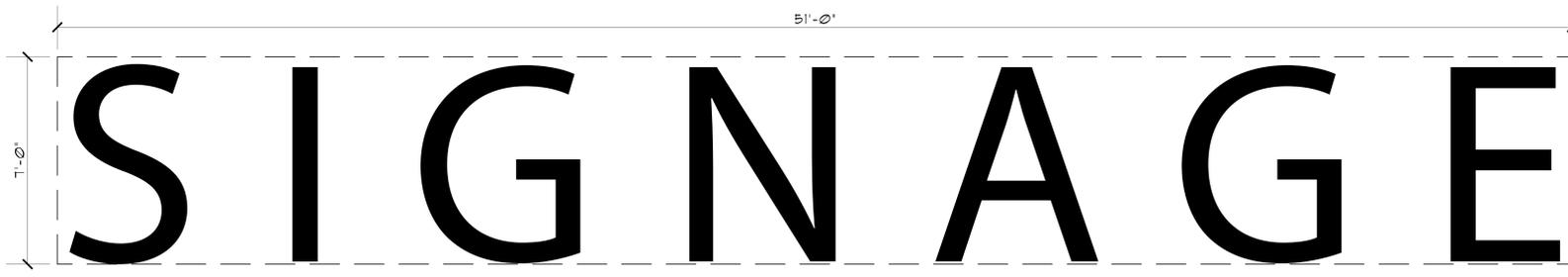


PROJECT: **AUTOGRAPH HOTEL**
1000 ASHEN COMMONS SUITE 200
MIDDLETON, WI 53562
CLIENT: **MILWAUKEE DD LODGING INVESTORS, LLC**
C/O **NORTH CENTRAL GROUP**

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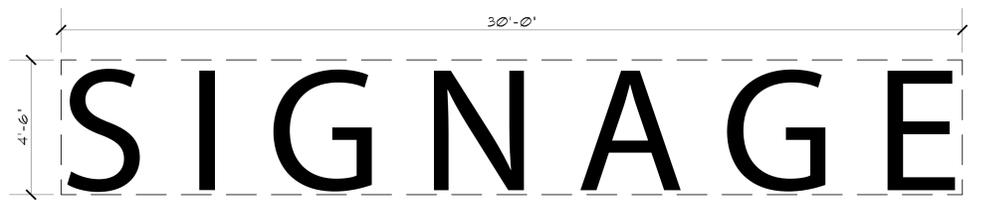
PROJECT: 202015
DRAWN BY: DSD
DATE: 03/02/2021
SCALE: AS NOTED

CDP SUBMITTAL 03/09/2021
CDP SUBMITTAL 2 03/16/2021
CDP SUBMITTAL 3 03/23/2021
CDP SUBMITTAL 4 04/09/2021
CITY COUNCIL FILE NO. 201981



NOTE: ALL SIGNAGE IS TYPE A

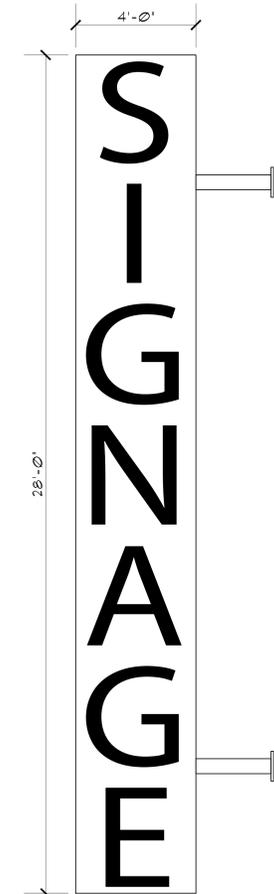
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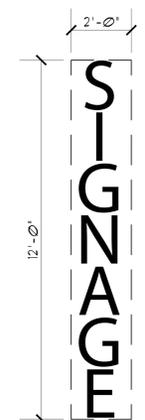
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 GRAPHICS DETAIL
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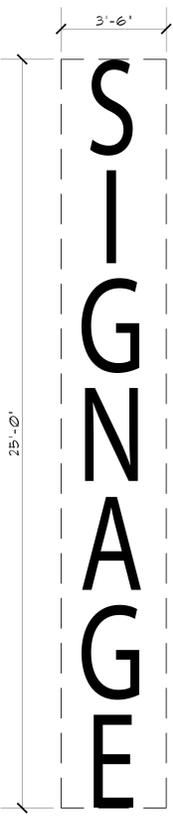
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 GRAPHICS DETAIL (QTY: 2)
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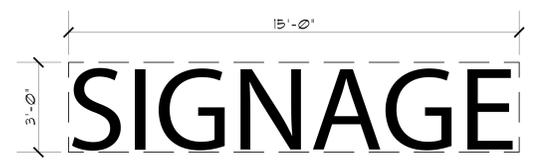
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 GRAPHICS DETAIL
 112 SQ FT



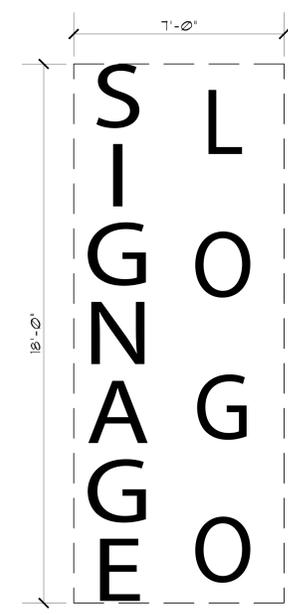
⑨
 GRAPHICS DETAIL (QTY: 4)
 24 SQ FT



②
 GRAPHICS DETAIL
 87.5 SQ FT



④
 GRAPHICS DETAIL (QTY: 4)
 45 SQ FT



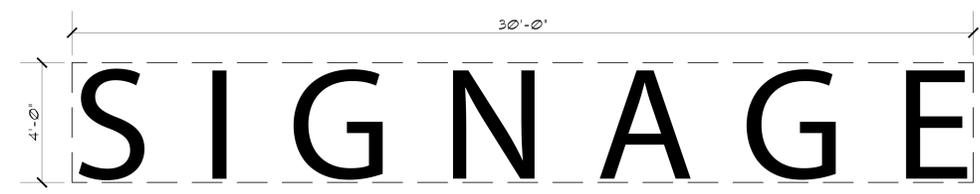
⑤
 GRAPHICS DETAIL
 126 SQ FT



⑦
 GRAPHICS DETAIL
 37.5 SQ FT



⑩
 GRAPHICS DETAIL (QTY: 2)
 1 SQ FT



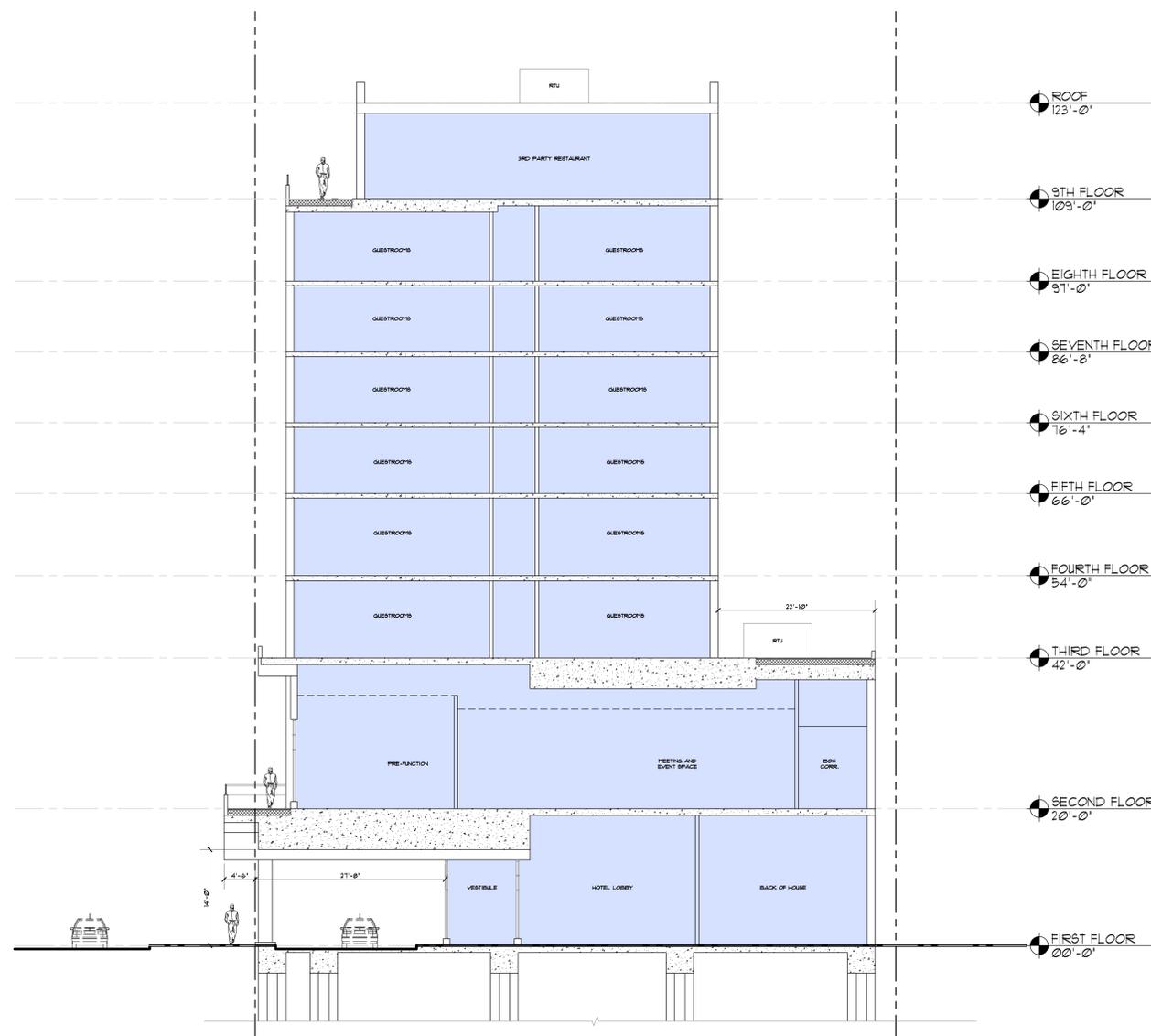
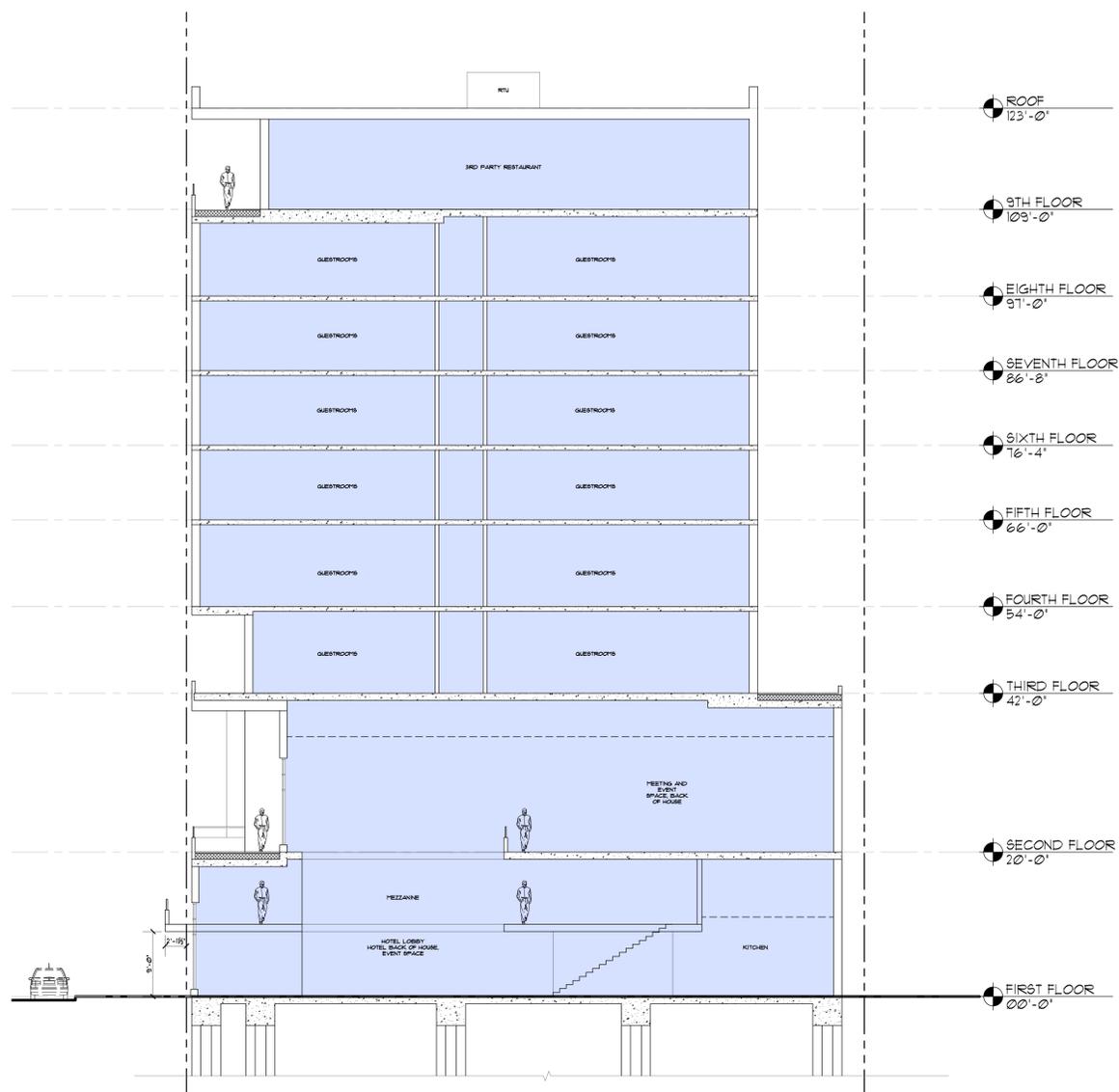
⑪
 GRAPHICS DETAIL
 120 SQ FT

PROJECT: AUTOGRAPI HOTEL
 100 WASHINGTON AVENUE
 MILWAUKEE, WISCONSIN
 CLIENT: MILWAUKEE DD LODGING INVESTORS, LLC
 C/O NORTH CENTRAL GROUP
 1800 ASBEN COMINGS SUITE 200
 MIDDLETON, WI 53502

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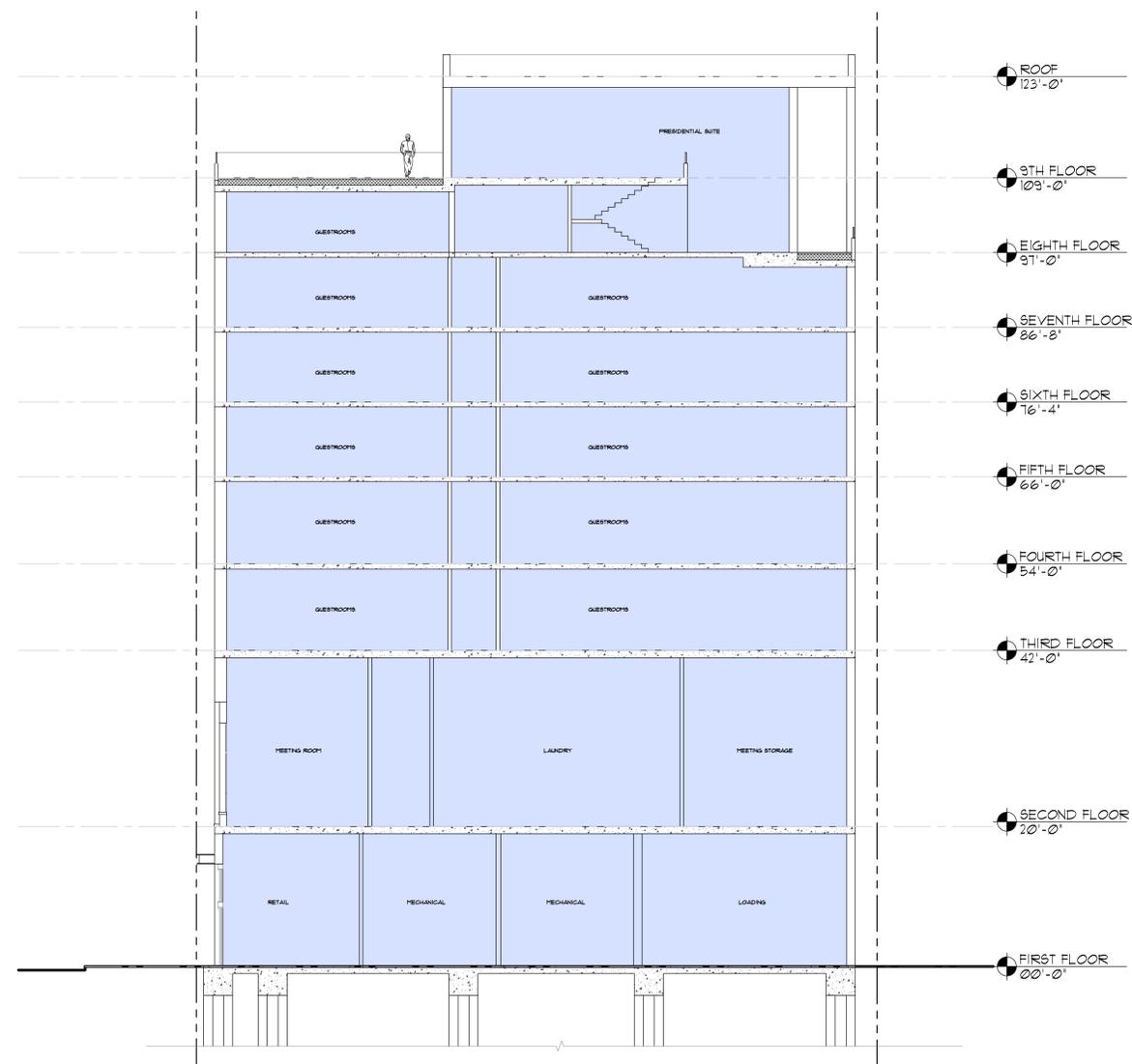
PROJECT: 202015
 DRAWN BY: DSD
 DATE: 03/02/2021
 SCALE: AS NOTED

DPD SUBMITTAL 03/09/2021
 DPD SUBMITTAL 2 03/16/2021
 DPD SUBMITTAL 3 03/23/2021
 DPD SUBMITTAL 4 04/09/2021
 CITY COUNCIL FILE NO. 20191



PROJECT: **AUTOCORAPH HOTEL**
 400 BROADWAY AVENUE
 MILWAUKEE, WI 53201
 CLIENT: **MILWAUKEE DD LODGING INVESTORS, LLC**
 C/O NORTH CENTRAL GROUP
 1000 N. MILWAUKEE AVENUE
 MILWAUKEE, WI 53233

PROJECT: 202015
 DRAWN BY: DSD
 DATE: 03/02/2021
 SCALE: AS NOTED
 DPD SUBMITTAL 03/06/2021
 DPD SUBMITTAL 2 03/16/2021
 DPD SUBMITTAL 3 03/23/2021
 DPD SUBMITTAL 4 04/05/2021
 CITY COUNCIL FILE NO. 20190



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



PROJECT: AUTOCORAPH HOTEL
 400 BROADWAY, 10TH FLOOR
 MILWAUKEE, WI 53201
 CLIENT: MILWAUKEE DD LODGING INVESTORS, LLC
 C/O NORTH CENTRAL GROUP
 MIDDLETON, WISCONSIN, SUITE 200

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PROJECT: 202015
 DRAWN BY: DSD
 DATE: 03/02/2021
 SCALE: AS NOTED

DPD SUBMITTAL 03/08/2021
 DPD SUBMITTAL 2 03/16/2021
 DPD SUBMITTAL 3 03/23/2021
 DPD SUBMITTAL 4 04/15/2021
 CITY COUNCIL FILE NO. 200391