

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_

DATE SUBMITTED: <u>5-16-12</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>6-6-12</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 2550 UNIVERSITY AVENUE

ALDERMANIC DISTRICT: 5

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>HUM-WEST WILSON LIMITED PART.</u>	<u>RYAN SIGNS, INC.</u>
<u>401 N. CARROW ST.</u>	<u>3007 PERRY ST.</u>
<u>MADISON, WI 53703</u>	<u>MADISON, WI 53713</u>

CONTACT PERSON: MARY BETH GROWNEY SELENE

Address: 3007 PERRY ST.  
MADISON, WI 53713

Phone: 608-271-7979

Fax: 608-271-7853

E-mail address: mbgrowneyselene@ryansigns.net

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP) PERMANENT SIGNAGE PLAN
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

# Ryan Signs, Inc.

---

3007 Perry Street  
Madison, WI 53713  
(p) 608-271-7979  
(f) 608-271-7853  
mbgrowneyselene@ryansigns.net

May 16, 2012

Mr. Al Martin  
City of Madison Planning Department  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701

Re: 2550 University Avenue  
Signage Plan for PUD-SIP

The attached document package describes the proposed Signage Plan for the exterior building signage at 2550 University Avenue.

## **Objectives**

We intend to describe the design and integration of the building identification, commercial development signage, real estate signage and directional signage. Principal goals are to create an identity for 2550 University and its commercial tenants as well as to provide for the on-going need for real estate signage.

- To effectively display commercial tenant signage on the building facades.
- To present professional entrance signage for Apartments 2550.
- To effectively identify the building.
- To effectively allow for real estate leasing.

The execution of the objectives and goals, as they relate to the mixed-use relationship and size of the development, has created opportunities to address scale appropriate graphics to maximize legibility in each context in which the graphics are intended to be viewed. This package illustrates the extent and scope of the 2550 University exterior signage and includes a summary for the development. Please refer to the document package for additional information on specific signage detail.

## **Purpose of the Signage Plan**

To provide for unique, exceptional, and innovative use of materials, design, color, lighting, and other design elements resulting in visual harmony created between the signs and the building.

The following is a listing of sign types located on the building elevations and site plan:

**Sign Type 1-A            RETAIL/COMMERCIAL TENANT SIGNAGE -  
INTERNALLY ILLUMINATED**

Each retail/commercial tenant shall be allowed one sign at each location illustrated on attached sheets 1-A.

Each sign shall consist of individual, internally illuminated letters or an internally illuminated cabinet sign, either of which will be mounted on top of the projecting overhang. Portions of the signs may hang down the face of the projecting overhang.

Each sign shall be limited to no more than 2 square feet per lineal foot of frontage of their leased tenant space.

The height of the sign cabinet shall not exceed 24" or the letter height of each sign will not exceed 24" based on the capitol letter height.

The height of a logo can exceed 24" in height.

Each tenant shall be allowed accessory signage with the area included in their total square footage. Accessory signage cannot exceed 50% of the size of the main identification signage.

Each sign shall include colors as designated by the tenant, with the approval of the landlord.

All signs may be internally illuminated using low-voltage LED or similar.

**Sign Type 1-B            RETAIL/COMMERCIAL TENANT SIGNAGE -  
REVERSE OR INTERNALLY ILLUMINATED**

Each retail/commercial tenant shall be allowed one sign at each location illustrated on attached sheet 1-B.

Each sign may consist of individual, reverse or internally illuminated letters, or an internally illuminated cabinet sign, either of which may be mounted on a base-placed raceway, to allow for "halo" lighting on the brick façade, or an internally illuminated cabinet sign.

Each sign shall be limited to no more than 2 square feet per lineal foot of frontage of their leased tenant space.

The height of the sign cabinet shall not exceed 24" or the letter height of each sign will not exceed 24" based on the capitol letter height.

The height of a logo can exceed 24" in height.

Each tenant shall be allowed accessory signage with the area included in their total square footage. Accessory signage cannot exceed 50% of the size of the main identification signage.

Each sign shall include colors as designated by the tenant, with the approval of the landlord.

All signs may be internally illuminated using low-voltage LED or similar.

**Sign Type 1-C**

**SOUTH ELEVATION - WALL MOUNTED RESIDENTIAL IDENTIFICATION SIGNAGE - INTERNALLY ILLUMINATED**

The identification sign for the main lobby (south) and entrance for the apartments may be placed on the south elevation projecting overhang at the location illustrated on attached sheet 1-C.

The sign may consist of individual, internally illuminated letters or an internally illuminated sign cabinet, either of which will be mounted above the projecting overhang.

The sign shall be limited to no more than 2 square feet per lineal foot of frontage at the apartment lobby entrance.

The letter and numeral height of the sign shall not exceed 30" based on the capitol letter height.

Any logo shall be limited to 4 square feet, however, the height of a logo can exceed 30" in height.

The sign shall include colors as designated by the landlord.

The sign may be internally illuminated using low-voltage LED or similar.

**Sign Type 2**

**EAST AND WEST ELEVATION - IDENTIFICATION SIGNS - REVERSE ILLUMINATED**

Maximum permitted size for each sign shall be limited to 40% of the signable area free of architectural detail, or up to 5% of the area of the building elevation.

Each sign may be located on the top floor of the each building façade as illustrated in attached sheet 2.

Each sign may consist of individual, reverse lit illuminated letters and/or numerals, mounted to allow for "halo" lighting on the mounting façades.

**Sign Type 3**                    **SOUTH ELEVATION - PROJECTING IDENTIFICATION SIGN -  
NON-ILLUMINATED**

The sign shall not exceed 62 square feet. See attached sheet 3 for location of projecting identification sign.

The sign shall include colors and content as designated by the landlord.

**Sign Type 4**                    **RETAIL / COMMERCIAL ADDRESS NUMERALS**

See sheet 4 for location of address numerals.

Each tenant shall have numerals depicting the specific address as required by the City of Madison Fire Department. The numerals will be provided by the landlord to provide consistency in color, style and placement.

**Sign Type 5**                    **FLATS & TOWNHOUSES RESIDENTIAL ADDRESS NUMERALS**

See sheet 5 for location of address numerals.

Each tenant shall have numerals depicting the specific address as required by the City of Madison Fire Department. The numerals will be provided by the landlord to provide consistency in color, style and placement.

**Sign Type 6**                    **PRIVATE PARKING GARAGE ENTRANCE IDENTIFICATION -  
NON-ILLUMINATED**

See sheet 6 for location of parking garage entrance signs.

Each sign may consist of non-illuminated letters and may be mounted above each parking garage entrance (east and west elevations). Each sign shall be located above the garage door and will have an area not to exceed 18 square feet.

**Real Estate Signs**      **TEMPORARY COMMERCIAL & RESIDENTIAL REAL ESTATE SIGNS**

When space is available for lease, and in addition to permanent signage, commercial and residential real estate signs shall be allowed as follows:

- A.      **Commercial Real Estate Signs**  
There shall be no more than one real estate sign for each commercial space per street elevation, and each sign shall not exceed an area of 32 square feet, with an installed height of no more than 15'0" above grade.
  
- B.      **Residential Real Estate Signs**  
There shall be one residential real estate sign allowed per elevation. The area of each sign displayed on the north, east and west elevations shall not exceed 108 square feet and shall be placed on the top floor of each building façade. A residential real estate sign displayed on the south elevation shall not exceed 32 square feet and shall be placed no higher than 15'0" above grade.

**Miscellaneous Signs**      Miscellaneous signs not mentioned specifically above shall comply with Chapter 31 of the City of Madison General Ordinances.

Following is a comparison of the City of Madison Sign Ordinance and the signage, as proposed, as part of the PUD-SIP Signage Plan for 2550 University Avenue.

Code	Sign Type	Allowed	PUD-SIP Signage Plan
31.071 (2)	Above-Canopy Signs	-In lieu of wall sign/canopy fascia sign -Cannot extend above roof line -Business Name or logo only -No longer than canopy length -Two Signs allowed for canopy facing two street frontages	<b>Sign Type 1-A, 1-C</b>  Signs, as proposed, meet the requirement of above-canopy signs, <u>except</u> that (1) Corner tenants are allowed up to two signs and (2) Sign Type 1-C shall have up to 30" letters and a logo shall be allowed.
31.07	Wall Signs	Not more than 30% of the signable area (based on 25,000+ square footage of project) per tenant sign	<b>Sign Type 1-B</b>  Not to exceed 40% of tenant signable area <u>or</u> 2 square feet of signage for each lineal foot of building frontage.
31.07 (6) (b)	Large Buildings- Buildings Five (5) or More Stories in Height	For building five (5) stories or more in height, one (1) additional signable area for each façade may be selected. The signage area under this section shall be measured using the criteria under Sec. 31.07 (2)(b) except the total area of the additional signable area under this paragraph shall not exceed five percent (5%) of the area of the façade. The maximum net area of a sign displayed within this additional signable area shall be determined under Sec. 31.07 (4).	<b>Sign Type 2</b>  Signs as proposed meet the requirements of wall signs for large buildings.
31.09	Projecting Sign	Based on number of traffic lanes and speed limit, code allows for a 20 square foot projecting sign.	<b>Sign Type 3</b>  Sign as proposed is up to 31'-0" x 2'-0" = 62 square feet.
	Street Address		<b>Sign Type 4 and 5</b>  As required by the City of Madison Fire Department.
	Parking Lot Entrance Signs		<b>Sign Type 6</b> - 1 per parking garage entrance  18 square feet maximum

Code	Sign Type	Allowed	<u>PUD-SIP Signage Plan</u>
31.044 (1) (o)	<b>Real Estate Signs</b>	<p>Real Estate Signs advertising only the sale, rental or lease of the premises upon which the sign is located and displayed temporarily only during times when the premises/property is being offered for sale, rental or lease.</p> <p>Commercial Districts:            Thirty Two (32) square feet            Maximum Height: 15'            Number: 1 per street frontage</p>	<p><b>Commercial Leasing:</b></p> <p>One sign allowed for each distinct commercial space.</p> <p>Size of signs meet zoning requirements.</p> <p><b>Residential Leasing:</b></p> <p>Up to three (3) signs, not to exceed 108 square feet per east, west and north elevations, at the top floor.</p> <p>One (1) sign conforming to code on south elevation.</p>
	<b>Miscellaneous &amp; Future Signs</b>		Any sign not identified above, but needed in the future, shall meet the requirements of the City of Madison Sign Ordinance.

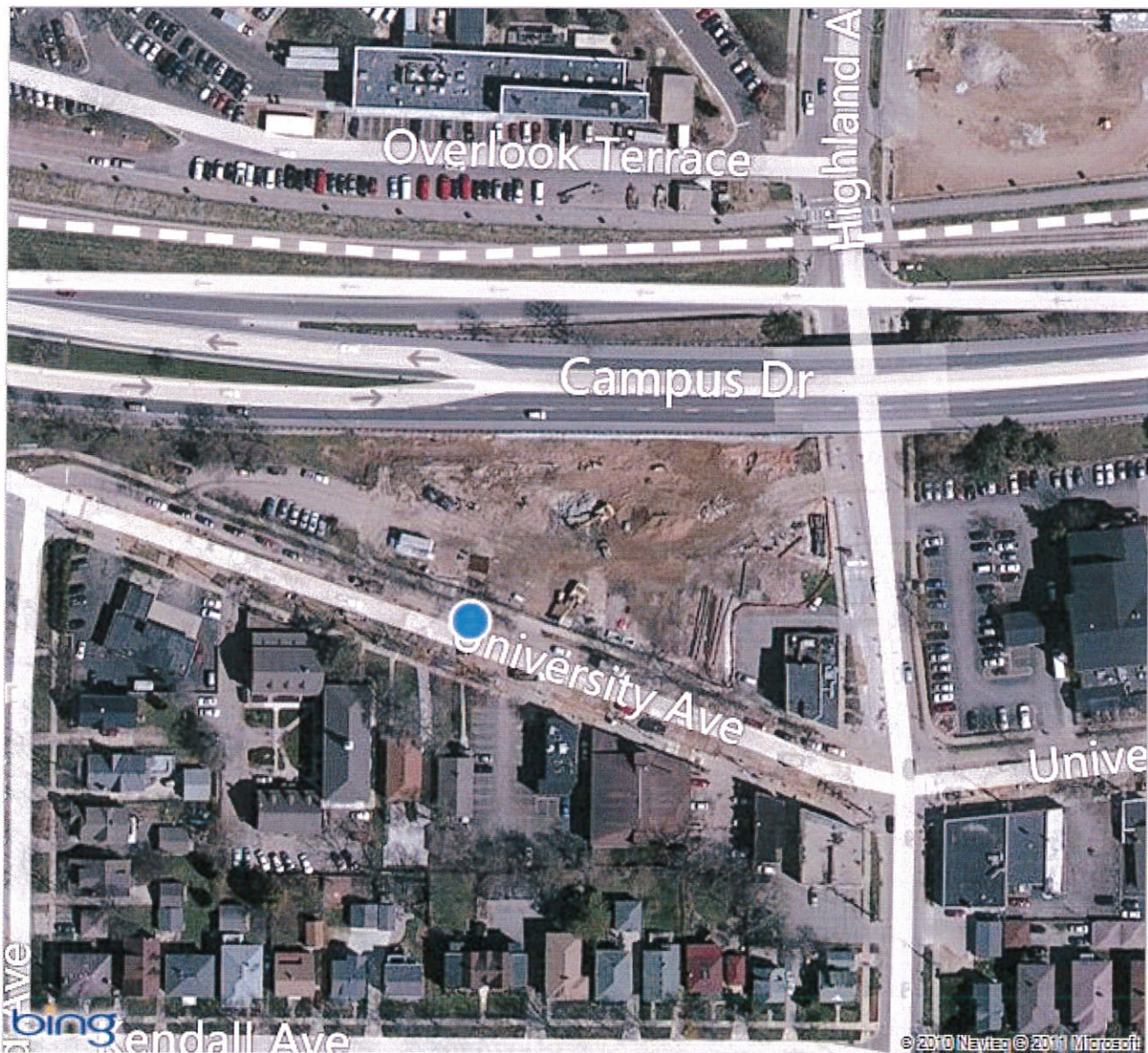
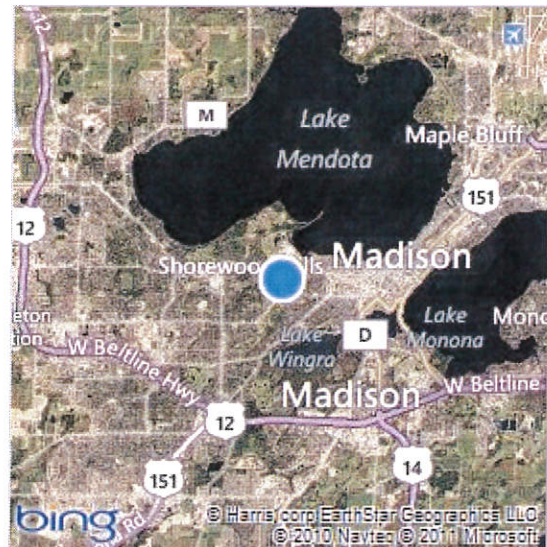



bing Maps

2550 University Ave, Madison, WI 53705

My Notes

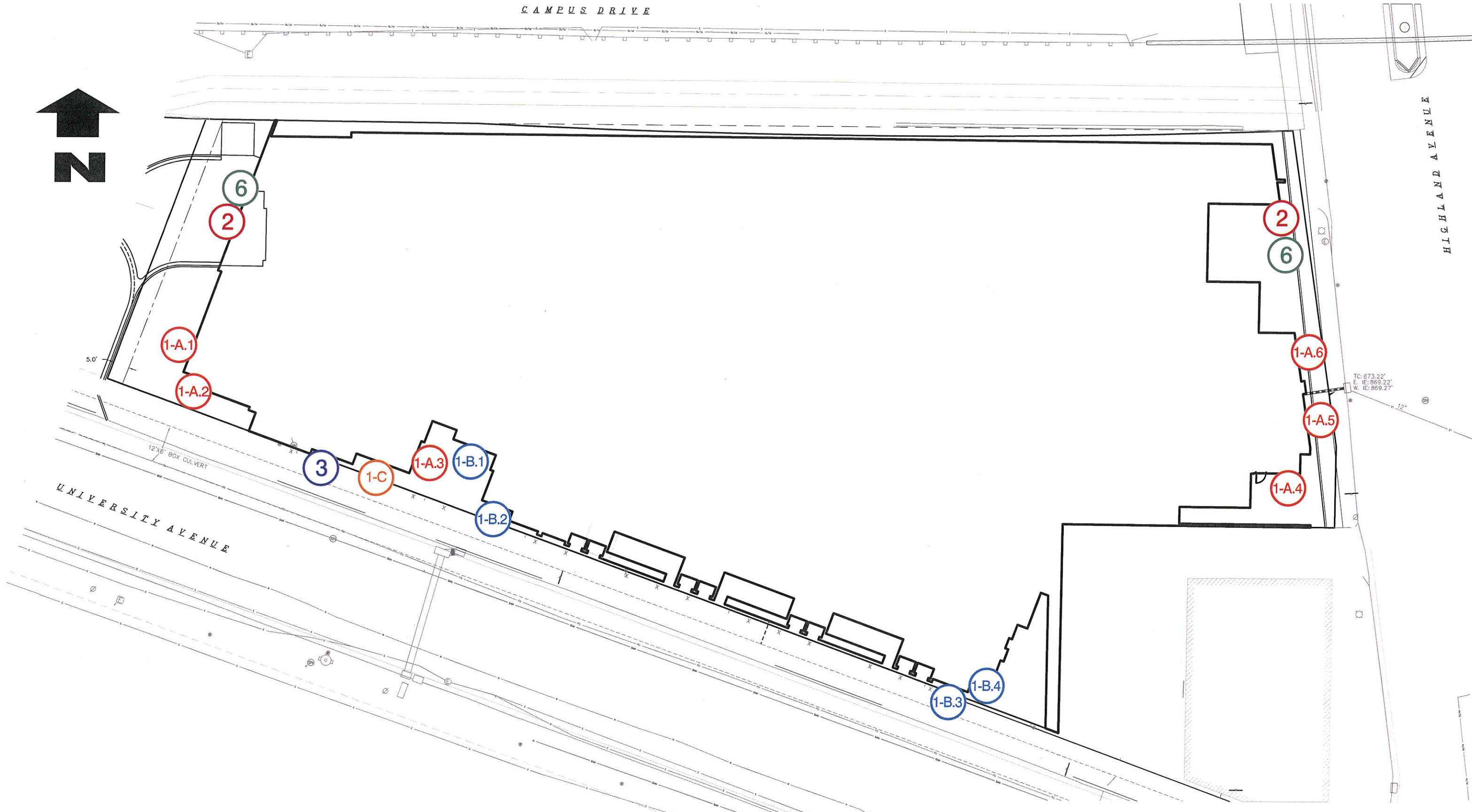
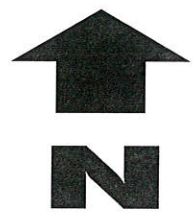
On the go? Use [m.bing.com](http://m.bing.com) to find maps, directions, businesses, and more



 Bird's eye view maps can't be printed, so another map view has been substituted.

CAMPUS DRIVE

HIGHLAND AVENUE



<b>Ryan Signs, Inc.</b>		SCALE: N/A	APPROVED:
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		DATE: 5/15/12	Copyright 2012 by Ryan Signs, Inc.
<b>HUM-WEST WILSON LIMITED PARTNERSHIP</b>		REVISED:	DRAWN BY: KW
These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.		DRAWING NUMBER: <b>5170R</b>	
client signature			

**1-A** Retail Tenant Space With Projecting Overhang - Internally Illuminated Signs  
Accessory Retail Tenant Space - Internally Illuminated Signs - Max Accessory Sign Area Shall Not Exceed 50% Sq. Ft. of Primary Tenant Sign



Max Sign Area 72 Sq. Ft.

West Apartment Elevation

3/32" = 1'-0"

1-A.1



Max Sign Area 52 Sq. Ft.

South Townhouse Elevation

3/32" = 1'-0"

1-A.2



Max Sign Area 36 Sq. Ft.

East Apartment Elevation From Plaza

3/32" = 1'-0"

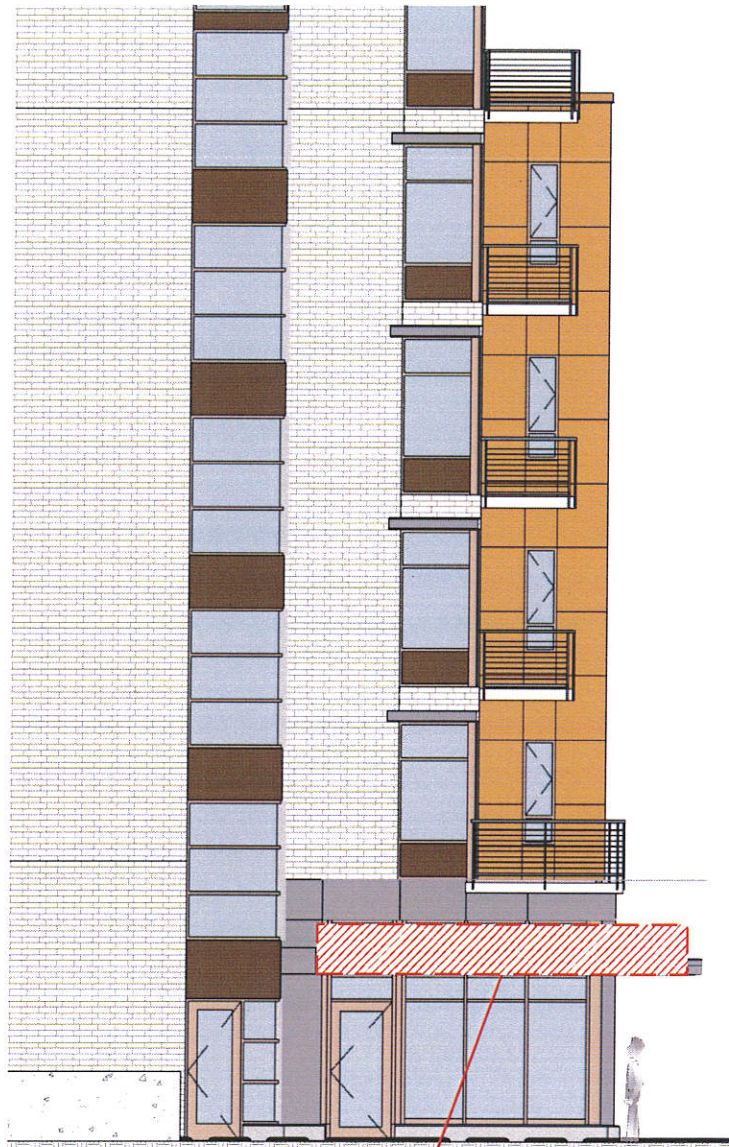
1-A.3

2' - 0" Maximum Height Above Canopy  
 Logos - May Exceed 2' High

<b>Ryan Signs, Inc.</b>		SCALE: 3/32" = 1'-0"	APPROVED:
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		DATE: 5/4/12	
<b>HUM-WEST WILSON LIMITED PARTNERSHIP</b>		REVISED: 5/15/12	Copyright 2012 by Ryan Signs, Inc.
These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.		DRAWN BY: KW	DRAWING NUMBER:
client signature			<b>5170J</b>

**1-A** Retail Tenant Space With Projecting Overhang - Internally Illuminated Signs

Accessory Retail Tenant Space - Internally Illuminated Signs - Max Accessory Sign Area Shall Not Exceed 50% Sq. Ft. of Primary Tenant Sign



Max Sign Area 38 Sq. Ft.

South Apartment Elevation

3/32" = 1' - 0"

1-A.4



Max Sign Area Allowed 90 Sq. Ft.

Max Sign Area 32 Sq. Ft.

East Apartment Elevation

3/32" = 1' - 0"

1-A.5

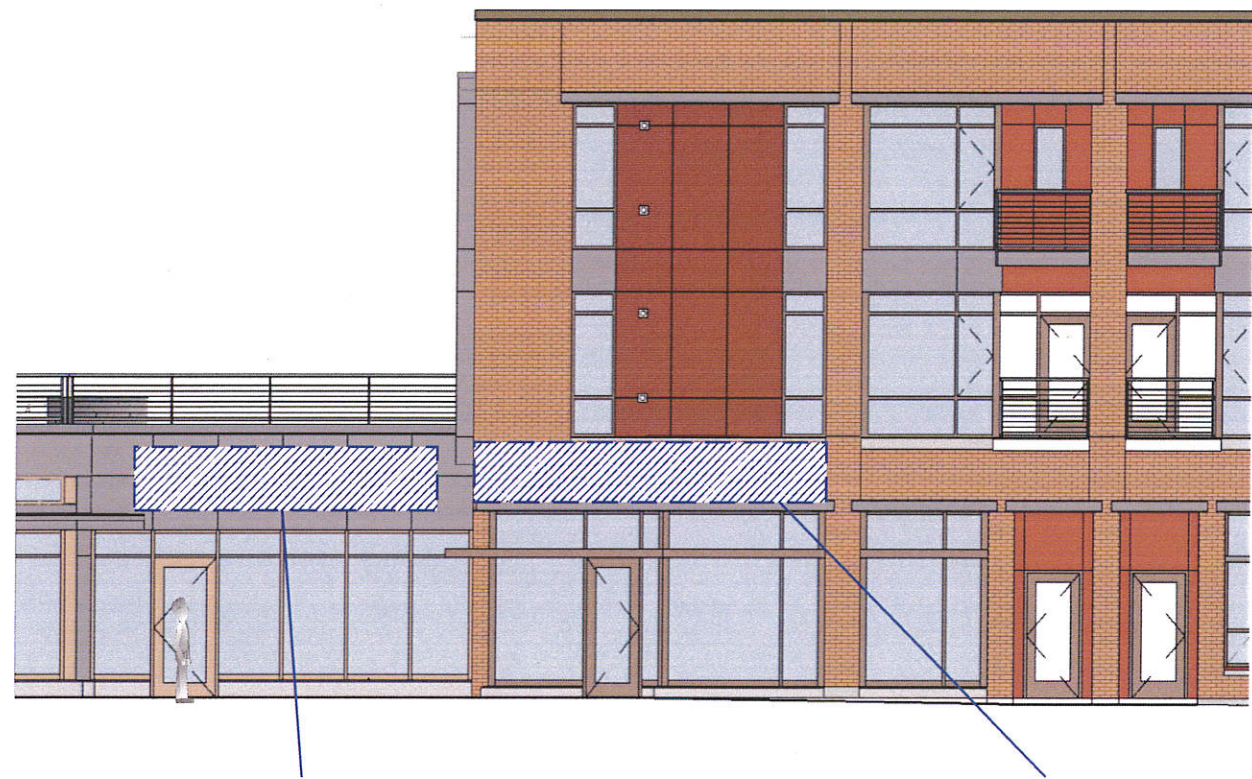
1-A.6

2' - 0" Maximum Height Above Canopy  
Logos - May Exceed 2' High

<b>Ryan Signs, Inc.</b> 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		SCALE: 3/32" = 1'-0" DATE: 5/4/12 REVISED: 5/15/12 DRAWN BY: KW	APPROVED: Copyright 2012 by Ryan Signs, Inc.
<b>HUM-WEST WILSON LIMITED PARTNERSHIP</b>		DRAWING NUMBER: <b>5170K</b>	
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small>			
client signature _____			

**1-B** Retail Space - Reverse or Internally Illuminated Signs, Raceway or Wall Mounted

Accessory Retail Tenant Space - Internally Illuminated Signs - Max Accessory Sign Area Shall Not Exceed 50% Sq. Ft. of Primary Tenant Sign



Max Sign Area 45 Sq. Ft.

Max Sign Area 57 Sq. Ft.

South Townhouse Elevation

3/32" = 1' - 0"

1-B.1

1-B.2

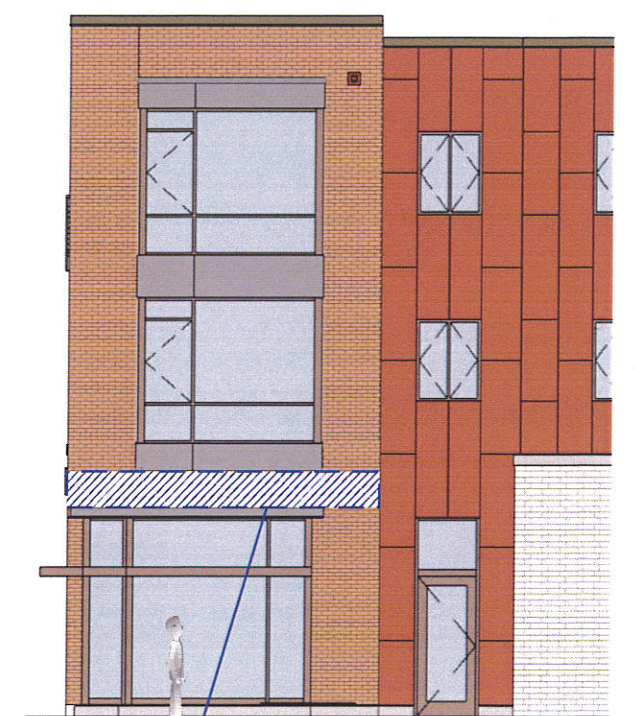


Max Sign Area 36 Sq. Ft.

South Townhouse Elevation

3/32" = 1' - 0"

1-B.3



Max Sign Area 36 Sq. Ft.

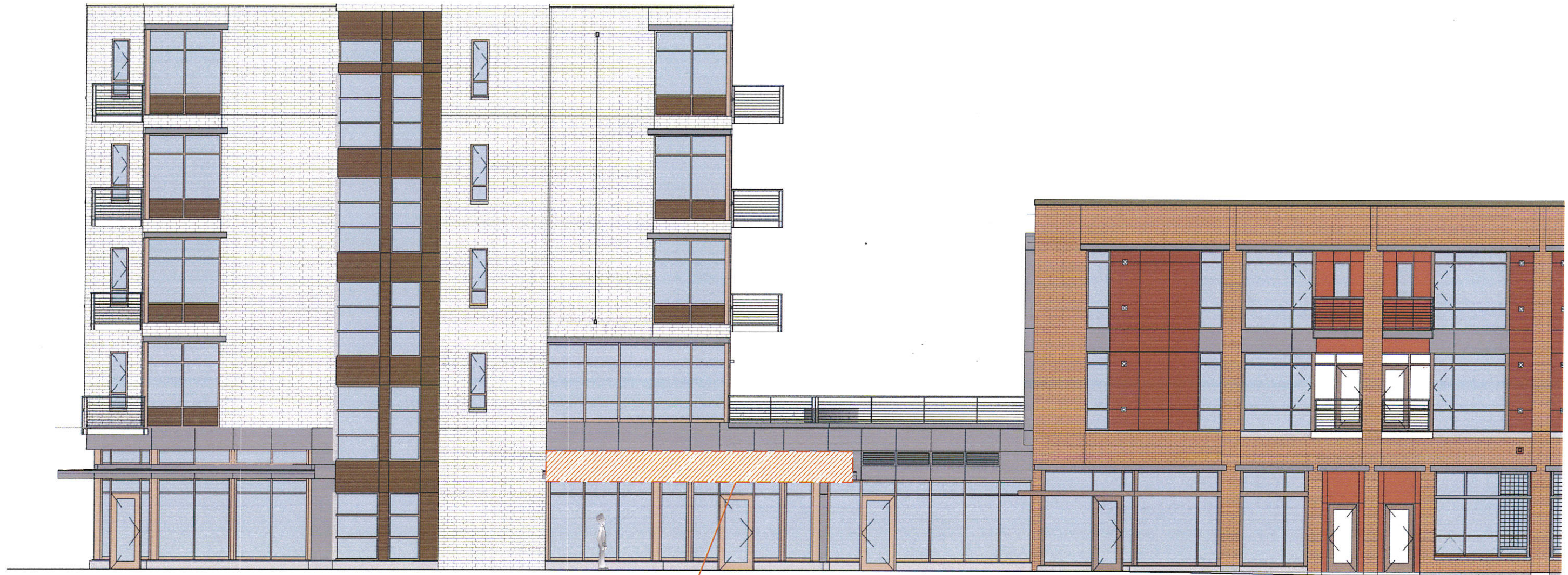
East Townhouse Elevation

3/32" = 1' - 0"

1-B.4

<b>Ryan Signs, Inc.</b>		SCALE: 3/32" = 1'-0"	APPROVED:
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		DATE: 5/4/12	Copyright 2012 by Ryan Signs, Inc.
<b>HUM-WEST WILSON LIMITED PARTNERSHIP</b>		REVISED: 5/15/12	
These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.		DRAWN BY: KW	DRAWING NUMBER:
client signature _____			<b>5170L</b>

**1-C** Apartment Entrance - Internally Illuminated Sign



Max Sign Area 85 Sq. Ft.

2' - 6" Maximum Height Above Canopy

South Townhouse Elevation

3/32" = 1' - 0"

1-C

<b>Ryan Signs, Inc.</b> 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		SCALE: 3/32" = 1'-0" DATE: 5/4/12 REVISED: 5/15/12 DRAWN BY: KW	APPROVED: Copyright 2012 by Ryan Signs, Inc.
<b>HUM-WEST WILSON LIMITED PARTNERSHIP</b>		DRAWING NUMBER: <b>5170M</b>	
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small>			
<small>client signature</small>			

**2** Building Address - Reverse or Internally Illuminated Sign Mounted to Wall



**East Apartment Elevation**

3/32" = 1' - 0"

**2**

Maximum Permitted Size: 40% of Signable Area Free of Architectural Detail or 5% of Building Elevation



**West Apartment Elevation**

3/32" = 1' - 0"

**2**

Maximum Permitted Size: 40% of Signable Area Free of Architectural Detail or 5% of Building Elevation

<b>Ryan Signs, Inc.</b>		SCALE: 3/32" = 1'-0"	APPROVED:
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		DATE: 5/4/12	
<b>HUM-WEST WILSON LIMITED PARTNERSHIP</b>		REVISED: 5/15/12	Copyright 2012 by Ryan Signs, Inc.
		DRAWN BY: KW	
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small>			DRAWING NUMBER:
client signature _____			<b>5170N</b>

**3** Projecting Building Address - Reverse Channel Letters Mounted to Perforated Metal Panels  
 Final Copy to be "2550" or as Otherwise Determined



Up to 62 Sq. Ft. - Frame w/ Perforated Metal Panels

West Apartment Elevation

3/32" = 1' - 0"

3



South Townhouse Elevation

3/32" = 1' - 0"

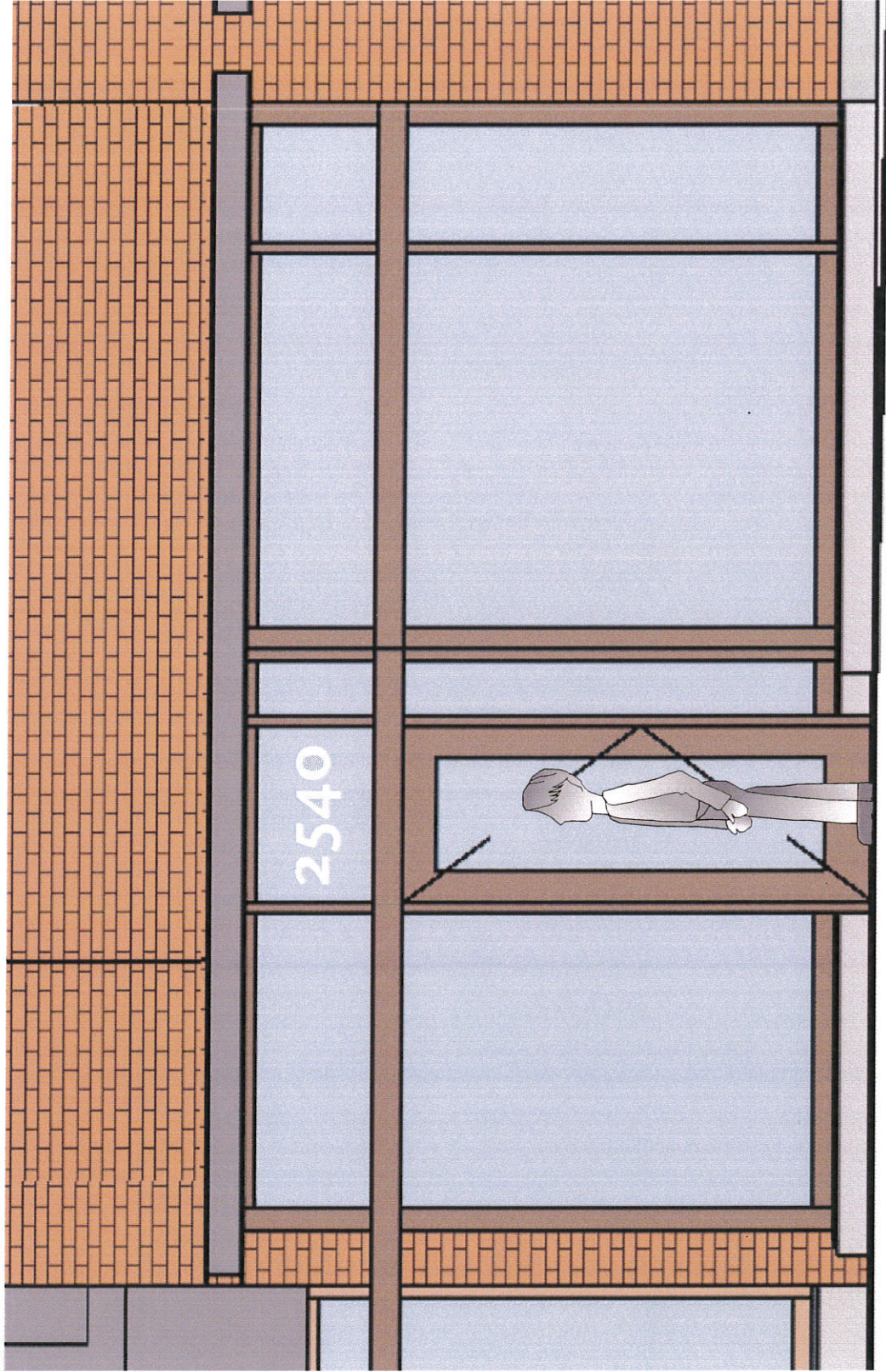
3 (Profile)

<b>Ryan Signs, Inc.</b> 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		SCALE: 3/32" = 1'-0" DATE: 5/4/12 REVISED: 5/15/12 DRAWN BY: KW	APPROVED: Copyright 2012 by Ryan Signs, Inc.
<b>HUM-WEST WILSON LIMITED PARTNERSHIP</b>		DRAWING NUMBER: <b>5170-0</b>	
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small>			
client signature _____			



4

Commercial Tenant Address



<b>Ryan Signs, Inc.</b>		SCALE: 3/8" = 1'-0"	APPROVED:
3007 Perry Street • Madison, WI 53713 • Tel. (608) 271-7979 • Fax. (608) 271-7853		DATE: 5/4/12	© Copyright 2012 by Ryan Signs, Inc.
<b>HUM-WEST WILSON LIMITED PARTNERSHIP</b>		REVISED: 5/15/12	DRAWING NUMBER:
These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you on the understanding that you will not use, copy, reproduce, or otherwise disseminate these plans without the written consent of Ryan Signs, Inc. in Madison, Wisconsin. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.		DRAWN BY: KW	<b>5170P</b>
		Client Signature _____	

South Townhouse Elevation

3/8" = 1'-0"

Townhouse Address

Flats Address



South Townhouse Elevation

3/16"=1'-0"

<b>Ryan Signs, Inc.</b> 3007 Perry Street • Madison, WI 53713 • Tel: (608) 271-7979 • Fax: (608) 271-7853		SCALE: 3/16"=1'-0" DATE: 5/7/12 REVISIONS: 2012 by Ryan Signs, Inc.	APPROVED:
<b>HUM-WEST WILSON LIMITED PARTNERSHIP</b>		DRAWN BY: KW	DRAWING NUMBER: <b>5170Q</b>
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc. Madison, Wisconsin a sign designed and fabricated by Ryan Signs, Inc. The design and fabrication of these signs is subject to the terms and conditions of the purchase order. The client agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small>			
			Client Signature

6 Parking - Aluminum Letters



Parking Letters - Up to 12" High

West Apartment Elevation

3/32" = 1' - 0"

6



Parking Letters - Up to 12" High

East Apartment Elevation

3/32" = 1' - 0"

6

<b>Ryan Signs, Inc.</b>		SCALE: 3/32" = 1'-0"	APPROVED:
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		DATE: 5/4/12	Copyright 2012 by Ryan Signs, Inc.
<b>HUM-WEST WILSON LIMITED PARTNERSHIP</b>		REVISED: 5/10/12	
		DRAWN BY: KW	
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small>			DRAWING NUMBER:
client signature _____			<b>5170R</b>