

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
 Planning Division
 Madison Municipal Building, Suite 017
 215 Martin Luther King, Jr. Blvd.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal
 Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg b'xais lus, tus neeg b'xais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 4710 EAST TOWNE BLVD

Title: HOP / APPLEBEE'S DONUT BRAND

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

UDC meeting date requested FEB 13TH

- New development
- Alteration to an existing or previously-approved development
- Informational
- Initial Approval
- Final Approval

3. Project Type

- Project in an Urban Design District
- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
- Modifications of Height, Area, and Setback
- Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name TOM VAVKA
 Street address 1905 S 1ST STREET
 Telephone 414-732-9163

Company VAVKA DESIGN LLC
 City/State/Zip MILWAUKEE, WI 53204
 Email vavkadesign@gmail.com

Project contact person TOM VAVKA
 Street address _____
 Telephone _____

Company _____
 City/State/Zip _____
 Email _____

Property owner (if not applicant) DENNIS ZEIER
 Street address 2203 LEO CIRCLE
 Telephone 608-244-5782

Company GROUP SEVENTY SIX LLC
 City/State/Zip MADISON WI 53704
 Email DZC.ZEIER@PLASTIC.COM

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

5. Required Submittal Materials

Application Form

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must **also** have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- **Email Size Limits.** Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 1-17-2026.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Tom Vavra Relationship to property Architect

Authorizing signature of property owner Thomas Vavra managing member Date 1-16-2026
GROUP SEVENTYSIX LLC

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984.* The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

Urban Design Districts: \$350 (per §33.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

— Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

— Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

— Planned Multi-Use Site or Residential Building Complex



To the UDC of Madison, WI

COMPREHENSIVE DESIGN REVIEW CRITERIA ADHERENCE

Existing Applebee's adding the IHOP brand at address: 4710 East Towne Blvd, Madison, WI 53704

Below please find our Letter of Intent, addressing the CDR criteria for approval, with detail explaining how the proposed signage is consistent with the criteria.

1. The proposal shall create visual harmony between the signs, building(s), and building site through unique and exceptional use of materials, design, color, any lighting, and other design elements; and shall result in signs of appropriate scale and character to the uses and building(s) on the zoning lot as well as adjacent buildings, structures and uses.

Visual Harmony with Building, Site, and Adjacent Uses

How the proposal complies:

- The remodel introduces a coordinated palette: long-board aluminum siding over existing stone, painted brick soldier courses, and consistent cap/roof color (Tricorn Black). These create a uniform backdrop for all illuminated channel letters and medallions and creates a cohesive environment.
- Applebee's and IHOP signage use consistent brand colors, which are essential in properly identifying each iconic brand and logos. Its purpose is to create a lasting and memorable impression on all guests. The thoughtful distribution of each brand identifier, from elevation to elevation maintains Applebee's as the dominant identity (which is important as guests must see their beloved brand as remaining, not being replaced by the IHOP) and avoids visual conflict. The IHOP elevation, which is unique in itself, to the IHOP brand, incorporates the IHOP colors along with its signage in a definitive but cohesive manner.
- The unique colors for each brand are
Applebee's apple: 3M 3630-53 Cardinal Red
Applebee's leaf: Pantone 380 C
IHOP blue background: PMS 285 C
IHOP red smile: PMS 1795 C
- The channel letters identifying each brand are offset slightly on 2" stand-offs in order for the channel letters to be face lit and halo lit, providing dimension and unique illumination.
- Awnings for each brand, match architectural breaks in the façade and reinforce horizontal alignment without adding clutter. Additionally, the Applebee's awnings display the iconic apple, as previously approved in the City of Madison; the remodel proposes updating the awnings with the red awnings with white apple (existing awnings are yellow with red apple), as this is part of the cohesive design for the Dual Brands. The IHOP awnings will be blue with no logo, as the IHOP



blue is unique in itself and delivers the brand identifier by its color alone, and maintains visual harmony throughout each elevation.

- Scale is appropriate: primary sign identifiers (Applebee's and IHOP) are largest, secondary text ("Spreading Happiness Since 1958" and "Neighborhood Bar & Grill") is subordinate, and program elements ("To-Go," "Pancake on Wheels") are smallest.

Conclusion: The full signage package exhibits coordinated materials, illumination, color, and hierarchy achieving the UDC's requirement of visual harmony.

2. Each element shall be found to be necessary due to unique or unusual design aspects in the architecture or limitations in the building site or surrounding environment; except that when a request for an Additional Sign Code Approval under Sec. 31.043(3) is included in the Comprehensive Design Review, the sign(s) eligible for approval under Sec. 31.043(3) shall meet the applicable criteria of Sec. 31.043(3), except that sign approvals that come to Comprehensive Design Review from MXC and EC districts pursuant to 31.13(3) and (7) need not meet the criteria of this paragraph.

Necessity of Each Sign Due to Architectural or Site Conditions

How the proposal complies:

- This building has multiple public frontages (north/south/east/west) and directional visibility is required from several approach angles. We are introducing not just a new brand to our guests, but also a brand-new concept, and ensuring we can deliver that message by maximizing the frontages available is key to the success of this message. Guests have for years known that this location is an Applebee's, and with the introduction of the IHOP (another beloved and iconic brand), guests will now also be able to enjoy the IHOP menu, a unique concept developed by Dine Brands. But this concept of housing both brands within the same building envelope is brand new, and our guests must be made aware of that as they approach the building. The signage designed by the Dine Brands Design & Architecture team, was done so with this message in mind; through research and development, and thoughtful execution the final product arrived at, delivers the unique message "as you enter your newly remodeled Applebee's, you are entering not just your beloved Applebee's, but a new and refreshing concept called Dual Brands Applebee's and IHOP, where you can enjoy the BEST OF BOTH BRANDS".
- Since there are multiple façade planes, a deep entry canopy, and existing architectural breaks, there is a need for smaller brand descriptive signs to maintain branding presence at each entrance. Each one of the smaller brand descriptive signs carries a nostalgic message; a message that touches every household, as this is a message that identifies the brand uniquely. "Spreading Happiness since 1958" is unique to IHOP, this is the year IHOP was born, and throughout these 60+ years, IHOP has been bringing joy and happiness to our guests. The "Neighborhood Grill & Bar" is unique to Applebee's, and this message signifies that place where friends and family can gather, celebrate each other, and simply



- be together. But in adding the IHOP brand, which does not typically have a bar, it is incredibly important that guests do not get confused, thinking that the bar is being removed. This smaller sign provides a unique opportunity to deliver that message clearly.
- The addition of IHOP signage supports a verified multi-brand operational model and is limited to strategic locations rather than being repeated.
 - “To-Go” and “Pancake on Wheels” medallions are operationally necessary wayfinding for pickup and service flow based on site circulation.

Conclusion: All signs can be justified as architecturally necessary or operationally required in accordance with UDC Review Criteria 2.

3. The proposal shall not violate any of the stated purposes described in Secs. 31.02(1) and 33.24(2).

No Violation of the Purposes in §§31.02(1) and 33.24(2)

Compliance applied:

- The sign proposal improves clarity, reduces driver confusion, and enhances the overall visual composition of the remodeled façade.
- Sign hierarchy is simplified compared to existing conditions and avoids clutter.
- Illumination is building-integrated and avoids unnecessary brightness.

Conclusion: The signage supports the UDC purposes of enhancing public safety, preventing sign competition, and improving visual quality.

4. All signs must meet minimum construction requirements under Sec. 31.04(5).

Compliance with Minimum Construction Requirements (§31.04(5))

Compliance applied:

- All channel letters and medallions will be UL-listed components with appropriate disconnects.
- Wall-mounted signs will use engineered attachments; canopy signage will be mounted to structural members (existing).
- Electrical modifications for LED lighting will follow NEC and City of Madison electrical code.



Conclusion: The proposal will fully meet §31.04(5) upon permit signage drawings submittal.

5. The proposal shall not approve Advertising beyond the restrictions in Sec. 31.11 or Off-Premise Directional Signs beyond the restrictions in Sec. 31.115.

No Unauthorized Advertising (§31.11) or Off-Premise Directionals (§31.115)

Compliance applied:

- All signs identify on-premise business operations (Applebee's, IHOP, To-Go program).
- No third-party products, promotions, or off-site references appear anywhere in the sign package.

Conclusion: The proposal fully complies with §31.11 and §31.115.

6. The proposal shall not be approved if any element of the plan:

- a. presents a hazard to vehicular or pedestrian traffic on public or private property,**
- b. obstructs views at points of ingress and egress of adjoining properties,**
- c. obstructs or impedes the visibility of existing lawful signs on adjacent property, or**
- d. negatively impacts the visual quality of public or private open space.**

No Hazards, Obstructions, or Negative Visual Impacts

Compliance applied:

- All signs are building-mounted and outside required sight triangles; none project into drive aisles or block ingress/egress views.
- Illumination is static, shielded, and non-flashing; the red LED cap is architectural and does not create roadway glare.
- Adjacent properties' signs remain fully visible; the proposed signs do not intrude into open space.

Conclusion: Proposal meets UDC Criteria 6: no safety, view, or visual-quality conflicts.

7. The proposal may only encompass signs on private property of the zoning lot or building site in question, and shall not approve any signs in the right of way or on public property.

No Signs in Right-of-Way or on Public Property

Compliance applied:

- All signs are mounted on the private building structure within parcel boundaries. The plan set includes only wall-mounted signage—no pylon, monument, or Right of Way projections.



Conclusion: Fully compliant with UDC Review Criteria 7

Below is also a list of potential exceptions, for which we will need clarity, on whether these will be required to be requested as exceptions:

1. Number of Wall Signs per Façade

Does our proposed sign package exceed the standard per-façade limit? If so, please guide us on which signs exceed the standard, so we can address.

2. Graphic Awnings (7 total)

Does the City of Madison count awnings with graphics toward overall sign area or per-façade counts; if so, please guide us on which exceed so we can submit our exception accordingly. Please note, only the Applebee's awnings have added graphic on them, and we ask are viewed comprehensively given the consistent design and façade branding flow being proposed.

3. To-Go Program Medallions

Do our medallions count towards overall sign area or per-façade counts, or do they fall under accessory signs allowed per frontage. These medallions, are functionally necessary program identifiers and are part of a coordinated architectural/operational sign strategy. Please provide guidance, so we can apply for exception is required.

6. Architectural LED Accent

Please provide clarity on whether the architectural LED accent lighting will require exception if in fact City staff classify the red LED cap lighting as "outline lighting," so we can apply for exception accordingly. Please note the proposed LED accent lighting will be static.

Our request is that the UDC approves our proposed signage, specifically, the number of wall sign elements per façade, and the multiple functional/secondary sign elements in a unified architectural package, considering that:

- All sign areas/dimensions meet code, and
- Adding the IHOP should be treated as dual-branding, and
- The proposal shows a coordinated, integrated design.



Valerie Thoddé
Applebee's | IHOP



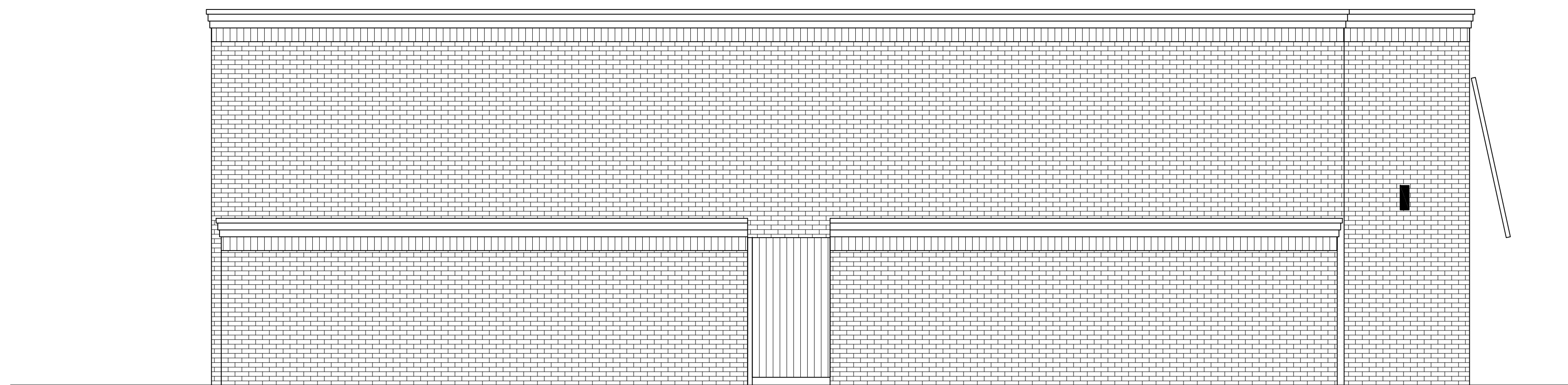
To the Planning Dept of Madison, WI

We have very exciting plans for the future of the Applebee's restaurant in Madison, WI, in that we are making this location a flagship Dual Brands IHOP and Applebee's restaurant. Our brand is in the very exciting stage of delivering a Dual Brands Concept that combines our iconic concepts IHOP and Applebee's under one roof; to accomplish this, it is important that we can deliver our design intent in order to stay true to the branding elements that make each concept recognizable in every household. Our Design & Architecture team worked very hard on a cohesive design that would integrate each brands colors, and branding elements in a way they each complement each other, and transition smoothly from one side of the building to the other. It is important to us that we can in fact deliver this design intent.

Specifically, for the Madison, WI location, we propose to upgrade the building to match the colors in the images we have submitted via our elevations. Please note that we do not propose any structural changes, or any deviations to the existing building envelope.

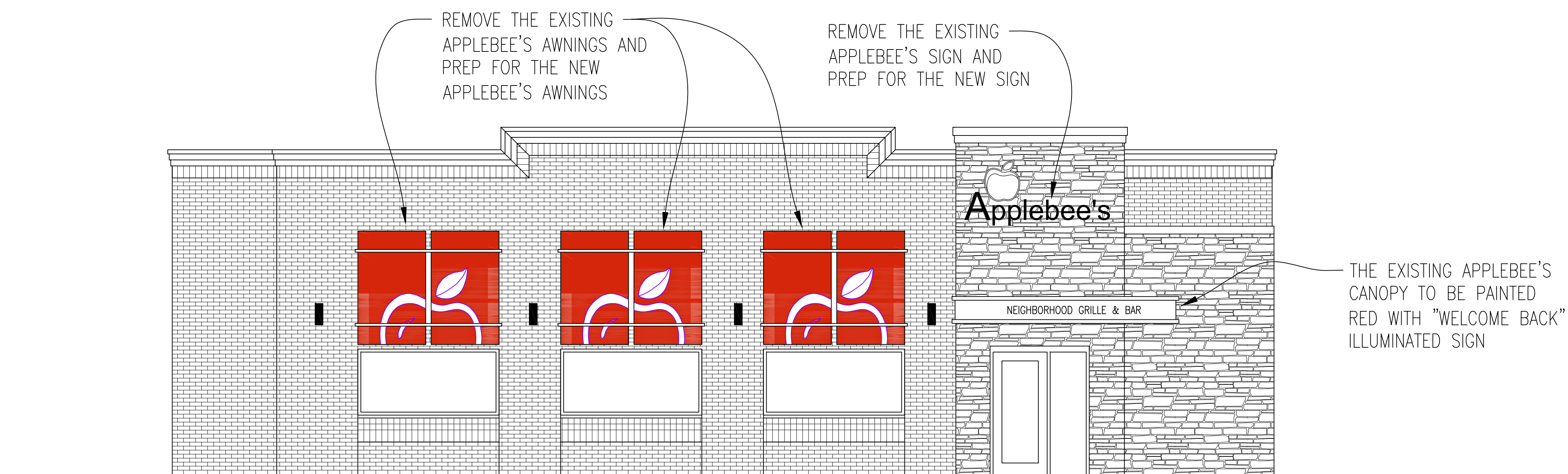
We understand that the signage updates we propose are greater than usual, but it is important that we can display the fact that we now have two (2) iconic brands within the same building envelope. Our branding, specifically our signage, is unique and tells our story; we ask that we are given the opportunity for this consideration.

Valerie Thoddé
Applebee's | IHOP



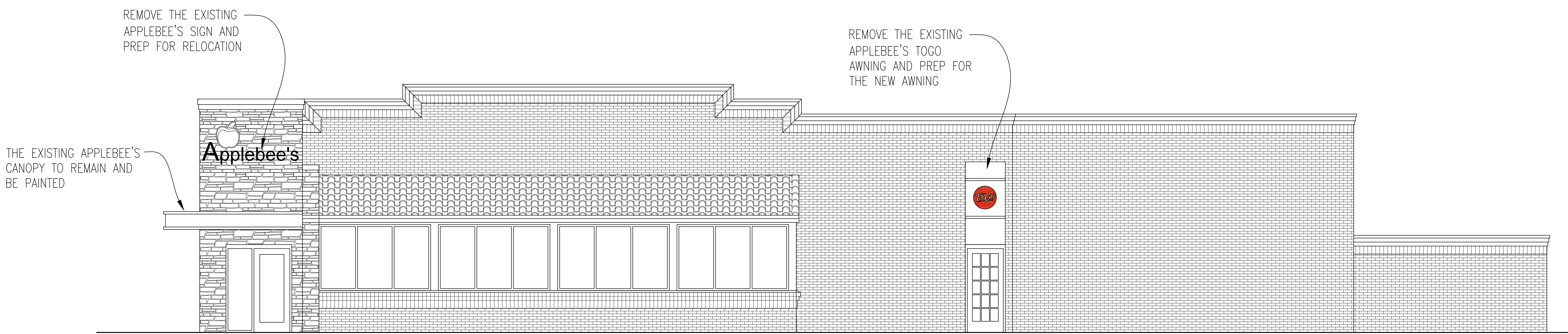
**EXISTING
WEST EXTERIOR ELEVATION**

SCALE - 1/4" = 1'-0"



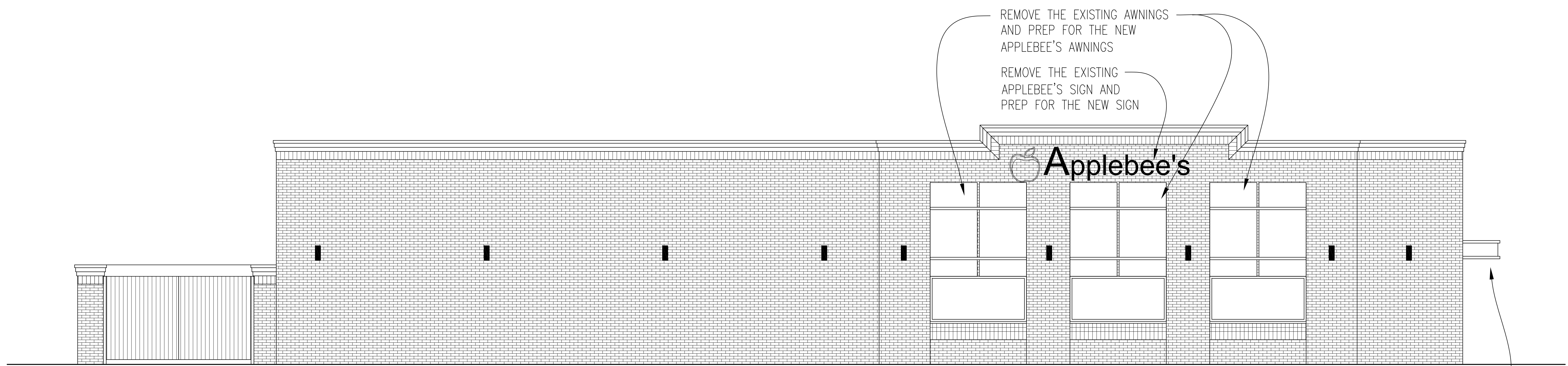
**EXISTING
EAST EXTERIOR ELEVATION**

SCALE - 1/4" = 1'-0"



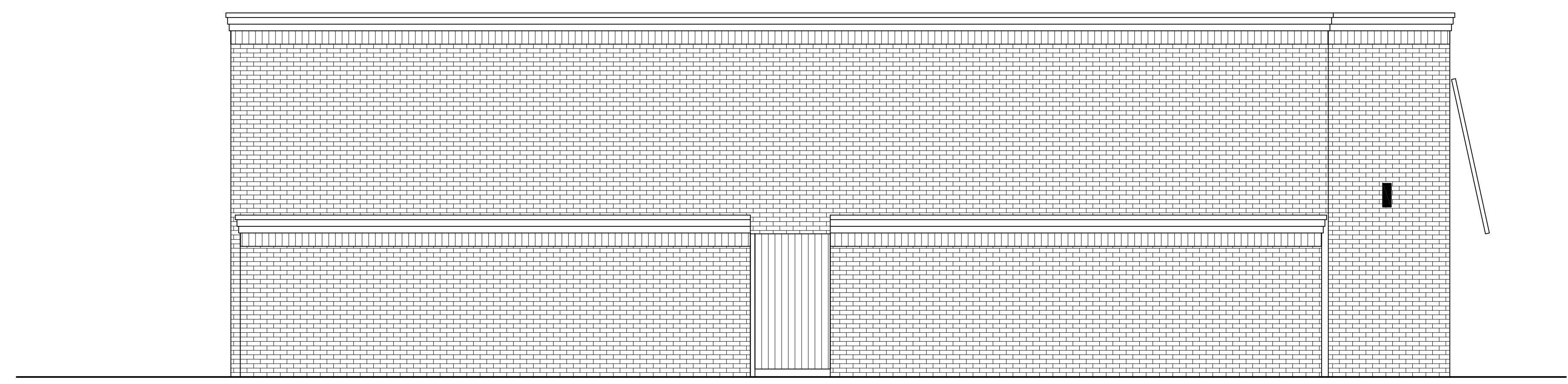
**EXISTING
NORTH EXTERIOR ELEVATION**

SCALE - 1/4" = 1'-0"



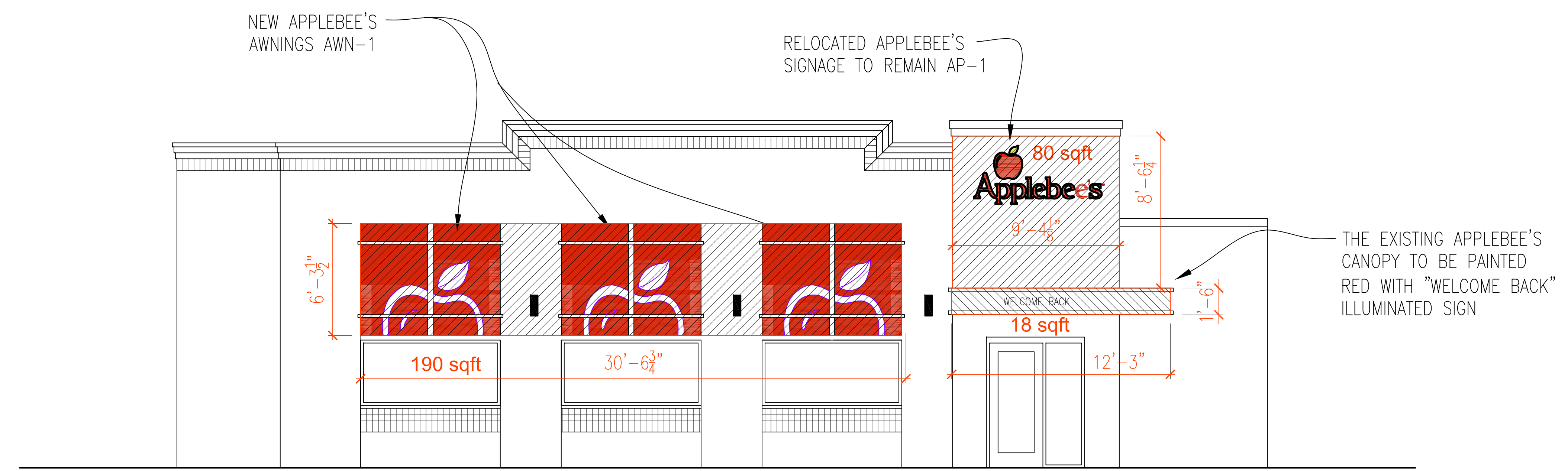
**EXISTING
SOUTH EXTERIOR ELEVATION**

SCALE - 1/4" = 1'-0"



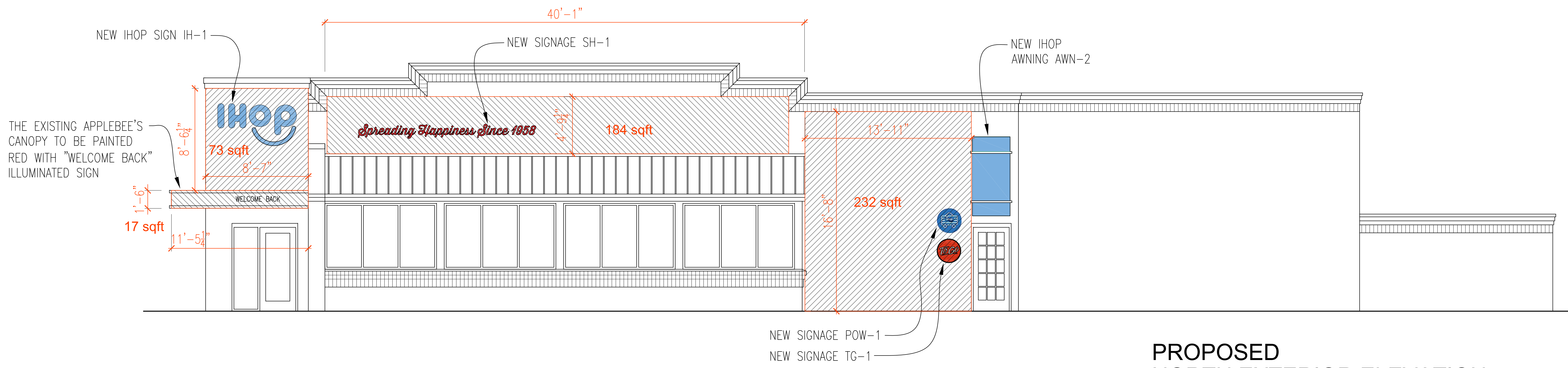
**PROPOSED
WEST EXTERIOR ELEVATION**

SCALE - 1/4" = 1' - 0"

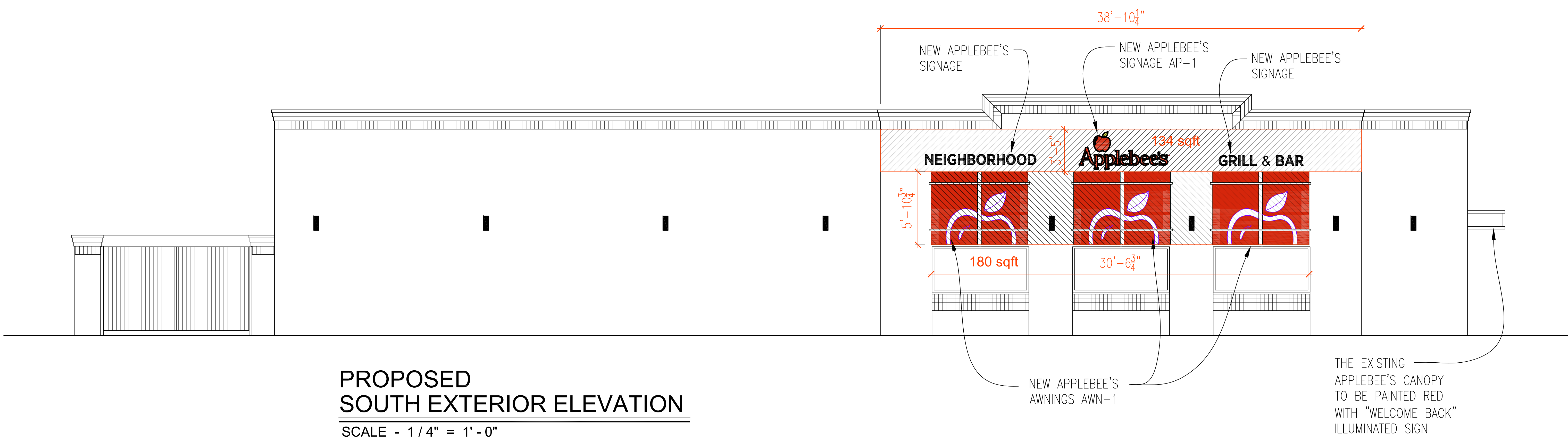


**PROPOSED
EAST EXTERIOR ELEVATION**

SCALE - 1/4" = 1' - 0"



**PROPOSED
NORTH EXTERIOR ELEVATION**
SCALE - 1/4" = 1'-0"



**PROPOSED
SOUTH EXTERIOR ELEVATION**
SCALE - 1/4" = 1'-0"



EXISTING EAST
EXTERIOR ELEVATION



PROPOSED EAST
EXTERIOR ELEVATION



EXISTING NORTH
EXTERIOR ELEVATION



PROPOSED NORTH
EXTERIOR ELEVATION

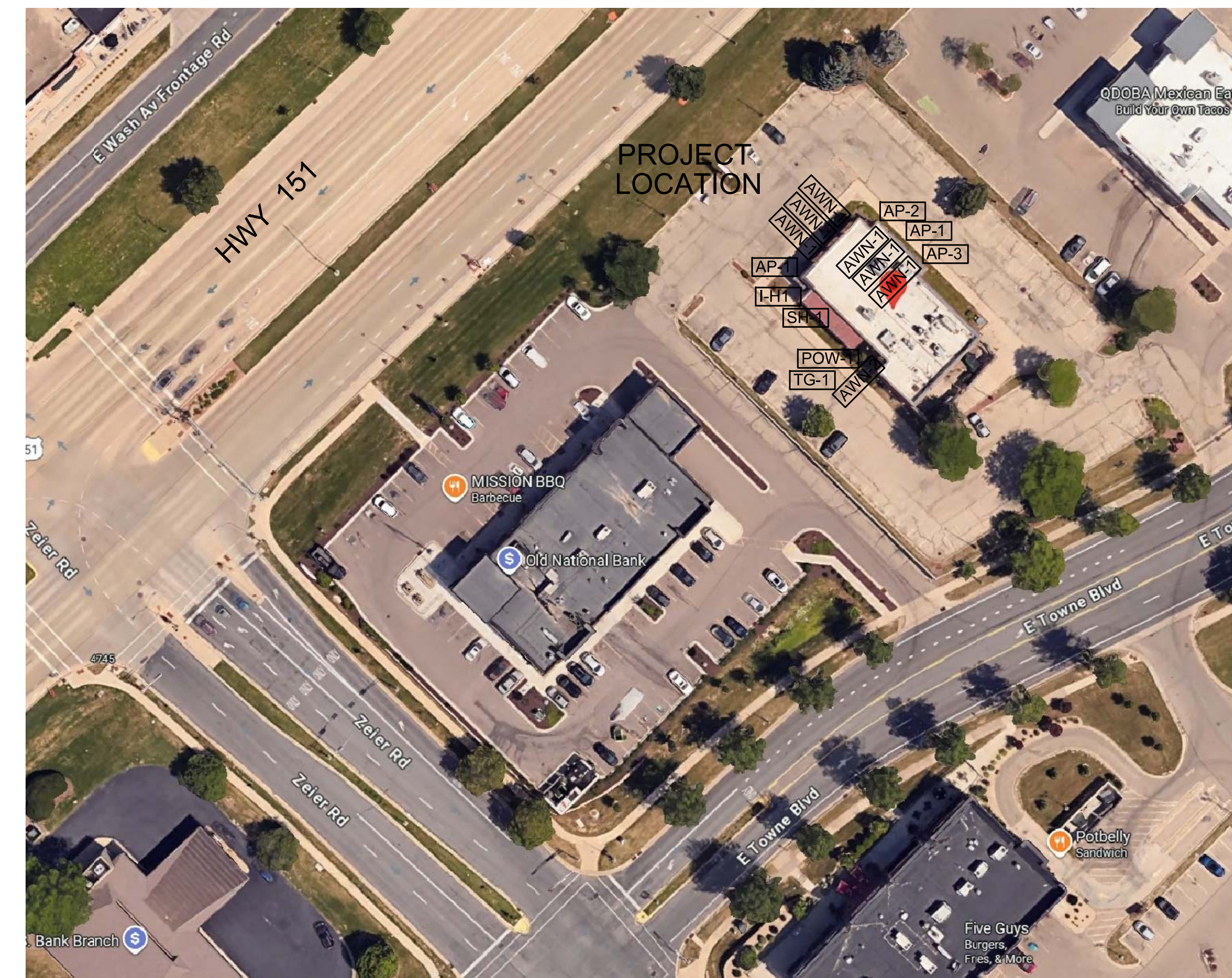


EXISTING SOUTH
EXTERIOR ELEVATION

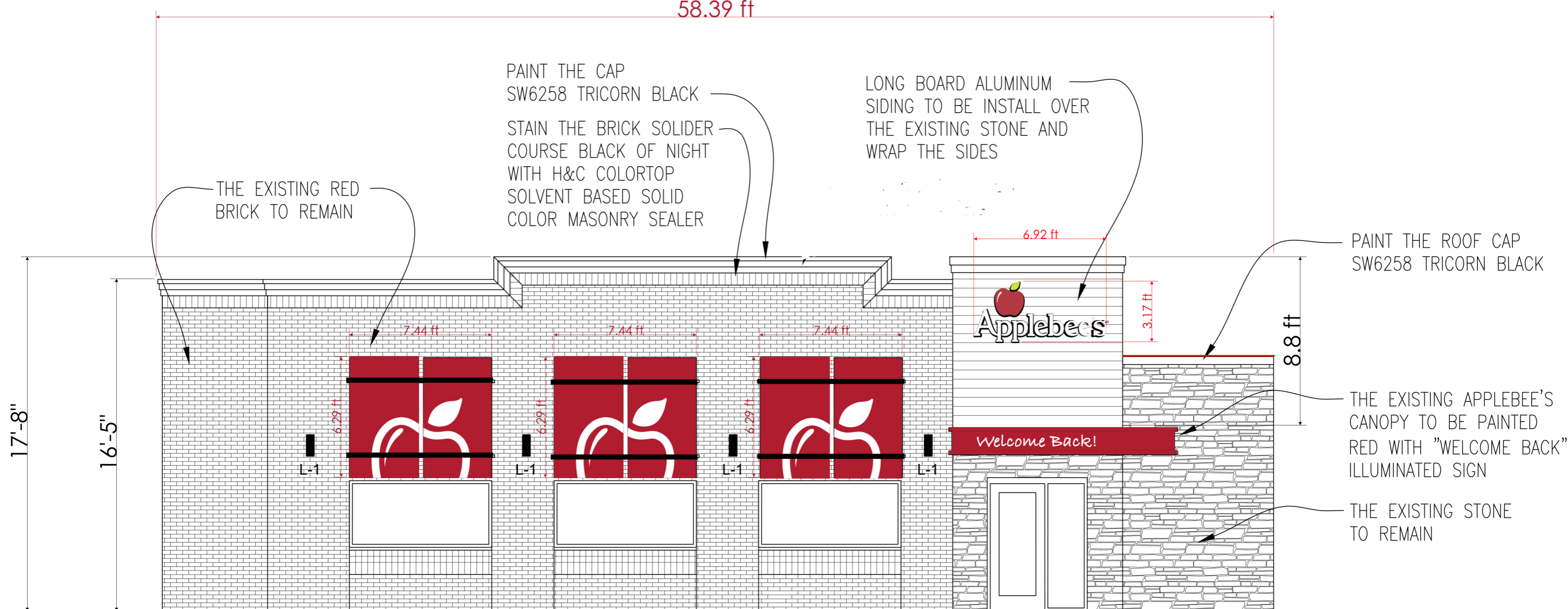


PROPOSED SOUTH
EXTERIOR ELEVATION

SIGN KEY		
ID	DESCRIPTION	QTY
AP-1	APPLEBEE'S CHANNEL LETTERS W/ APPLE LOGO	2
AP-2	NEIGHBORHOOD CHANNEL LETTERS	1
AP-3	GRILL AND BAR CHANNEL LETTERS	1
AWN-1	APPLEBEE'S WINDOW AWNING W/ GRAPHIC	6
I-H1	IHOP CHANNEL LETTERS	1
AWN-2	IHOP WINDOW AWNING	1
SH-1	SPREADING HAPPINESS CHANNEL LETTERS	1
POW-1	PANCAKE ON WHEELS - MEDALLION SIGN	1
TG-1	TO GO - MEDALLION SIGN	1

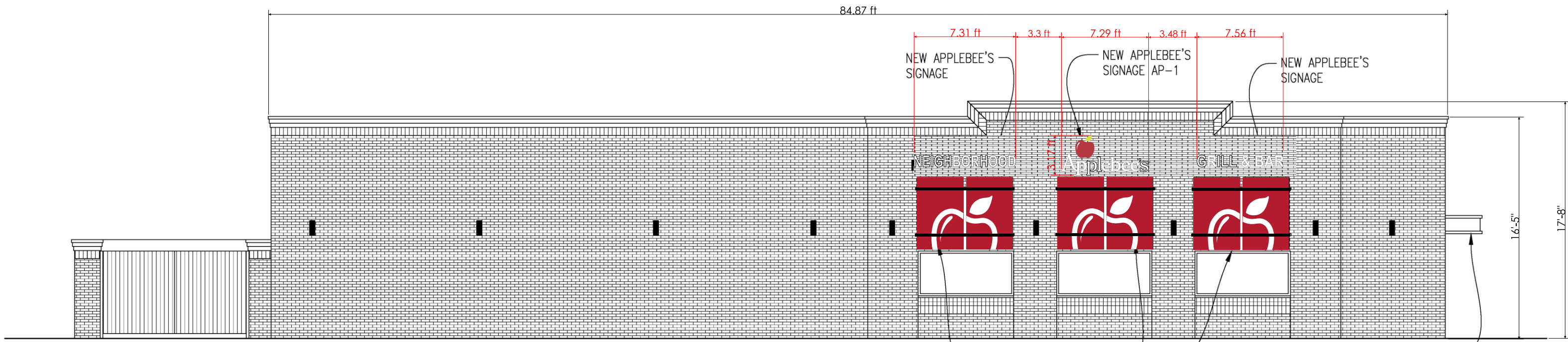


SITE PLAN



PROPOSED EAST EXTERIOR ELEVATION

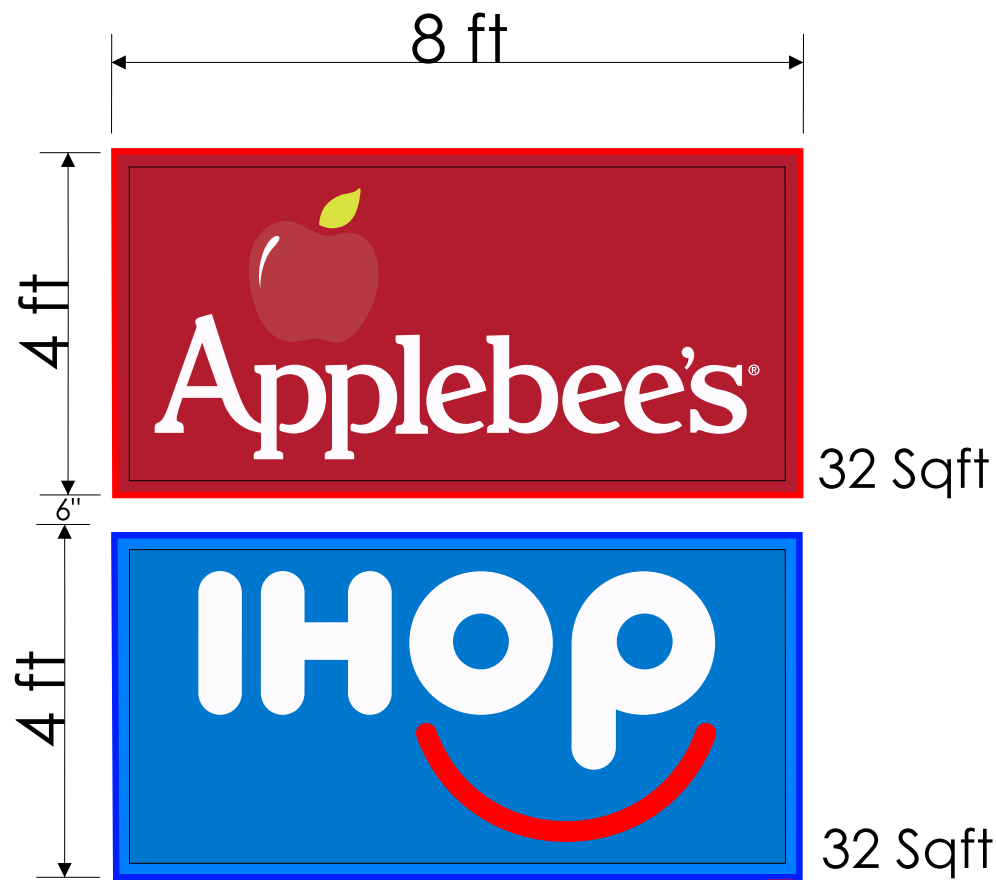
SCALE - 1/4" = 1' - 0"



**PROPOSED
SOUTH EXTERIOR ELEVATION**
SCALE - 1/4" = 1'-0"



Proposed



FABRICATED AND INSTALL ONE (1) SET OF HALO ILLUMINATED IHOP LETTERS.

LETTERS - TO BE ALUMINUM CONSTRUCTION WITH 5" RETURN ILLUMINATION - WHITE LED

MOUNTED TO THE WALL

24 HOUR PROGRAMMABLE TIMER installed to comply with the COT outdoor lighting code.

All signs and power supply components are UL listed.

All signs shall have UL sticker, manufacturer sticker & installer sticker, located on the exterior of the sign.

All dedicated sign circuits shall be labeled.

A safety lock out shall be provided for all signs where the shut off switch is not directly visible to the sign.

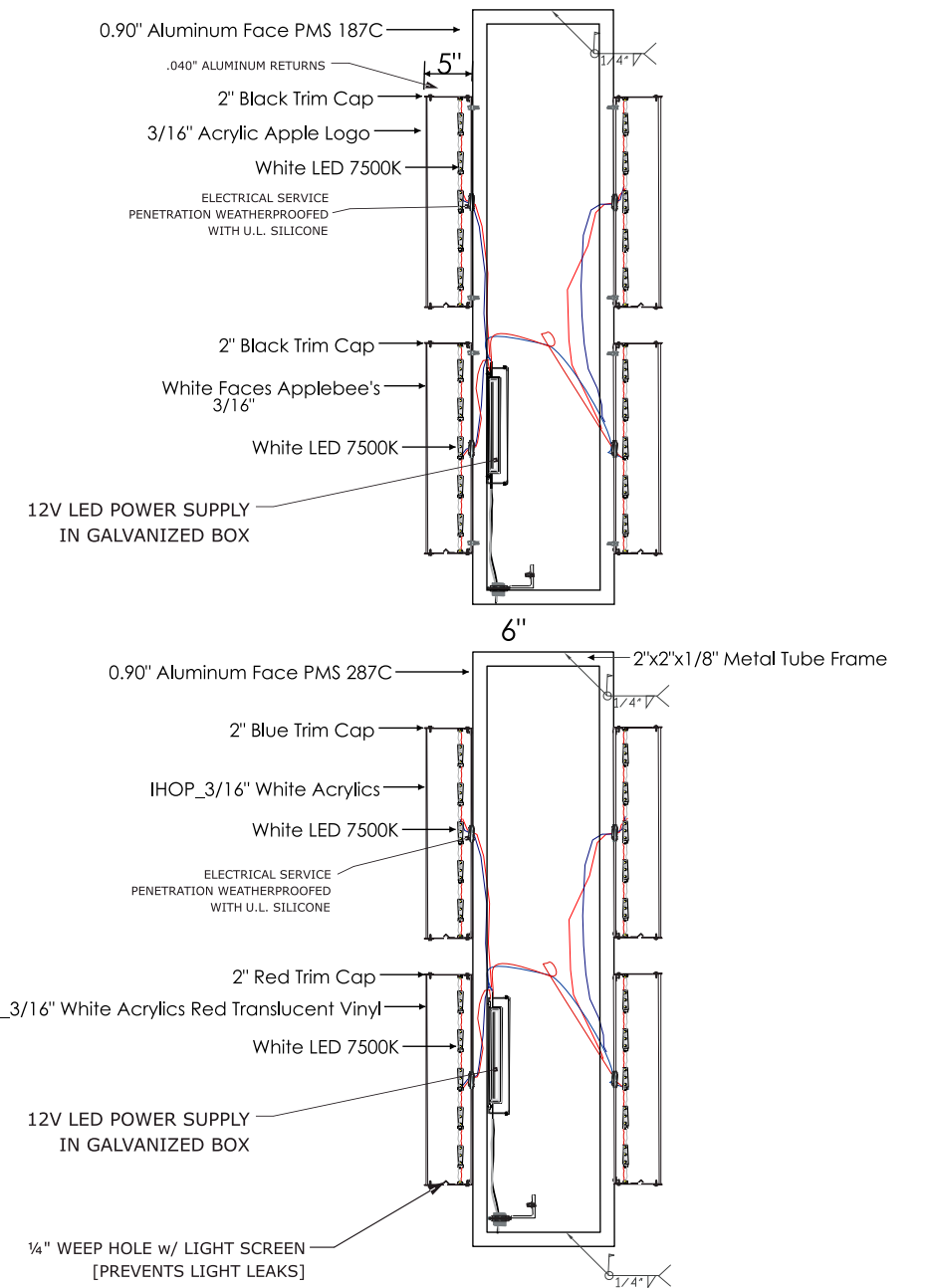


THE FIELD ASSEMBLY OF THIS SECTIONAL SIGN IS SUBJECT TO THE ACCEPTANCE OF THE LOCAL INSPECTION AUTHORITY

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHERS APPLICABLE LOCAL CODES.

**THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Electrical Specs



COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 187C	
	PMS WHITE	3M 3630-70

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 285 C	3M 3630-8246
	PMS 1795C	3M 3630-143
	PMS WHITE	3M 3630-70

SPECIFICATIONS:
Colors will be some red and blue

3M 3630-8246 BLUE
3M 3630-143 RED

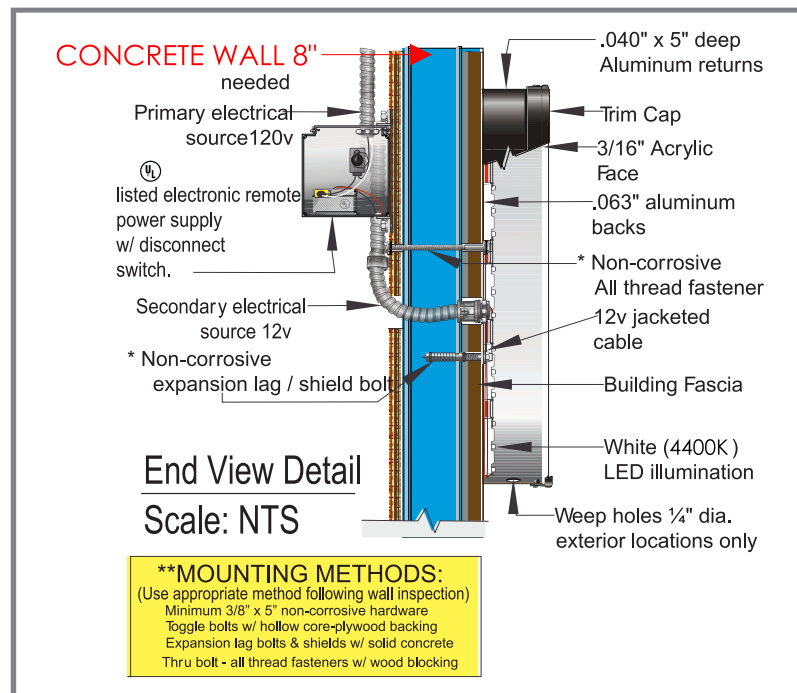
MAX LOAD: 120v / 2.2amps

DEDICATED 20 AMP CIRCUIT REQUIRED

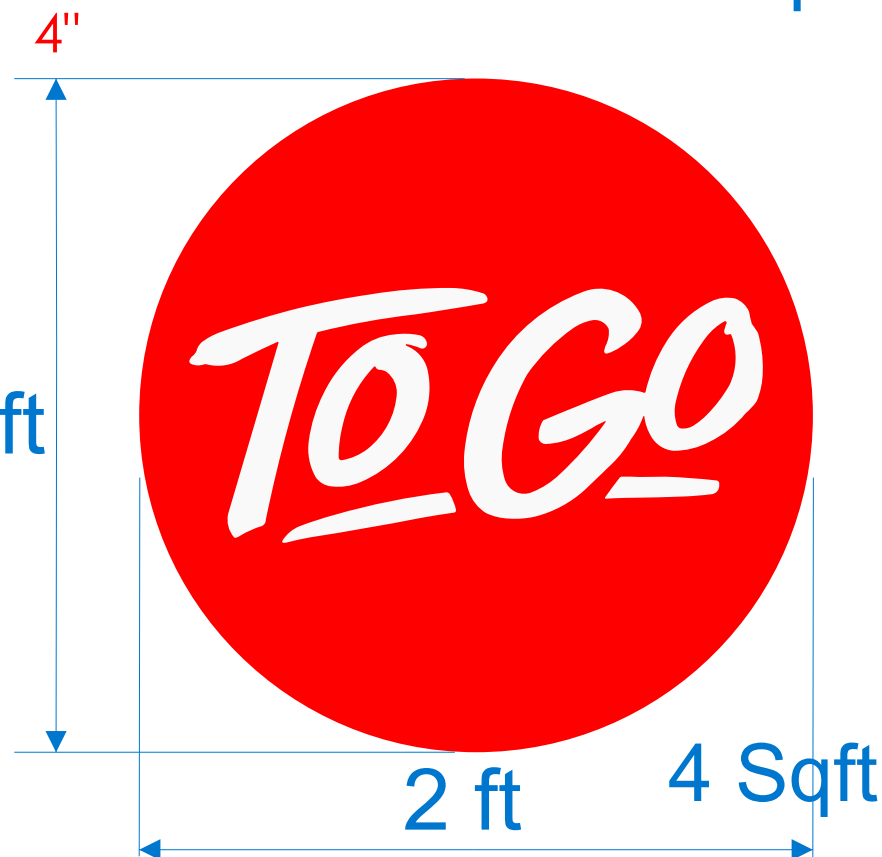
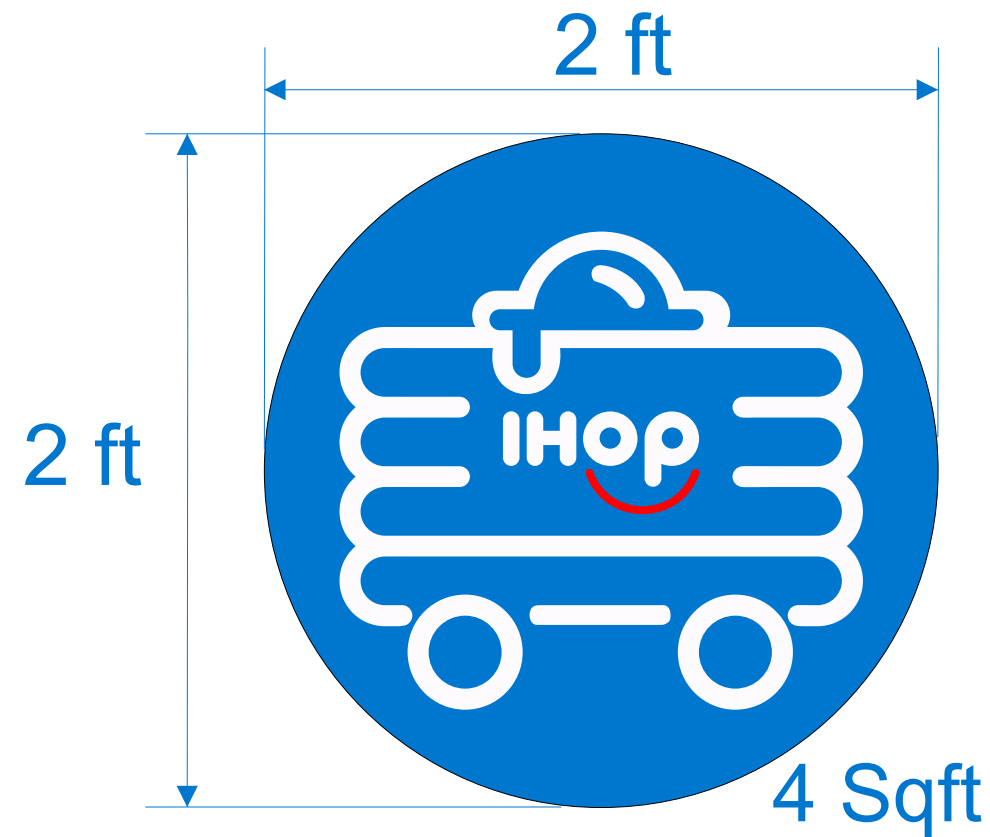
THE FIELD ASSEMBLY OF THIS SECTIONAL SIGN IS SUBJECT TO THE ACCEPTANCE OF THE LOCAL INSPECTION AUTHORITY

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**THIS INCLUDE PROPER GROUNDING AND BONDING OF THE SIGN.



MAX LOAD: 120v / 2.2amps DEDICATED 20 AMP CIRCUIT REQUIRED



FABRICATED AND INSTALL ONE (1) SET OF HALO ILLUMINATED IHOP LETTERS.

LETTERS - TO BE ALUMINUM CONSTRUCTION WITH 5" RETURN ILLUMINATION - WHITE LED

MOUNTED TO THE WALL

24 HOUR PROGRAMMABLE TIMER installed to comply with the COT outdoor lighting code.

All signs and power supply components are UL listed.

All signs shall have UL sticker, manufacturer sticker & installer sticker, located on the exterior of the sign.

All dedicated sign circuits shall be labeled.

A safety lock out shall be provided for all signs where the shut off switch is not directly visible to the sign.

COLOR LEGEND	
PMS/PAINT	VINYL
PMS 187C	
PMS WHITE	3M 3630-70

COLOR LEGEND	
PMS/PAINT	VINYL
PMS 285 C	3M 3630-8246
PMS 1795C	3M 3630-143
PMS WHITE	3M 3630-70

SPECIFICATIONS:

Colors will be some red and blue

3M 3630-8246 BLUE
3M 3630-143 RED

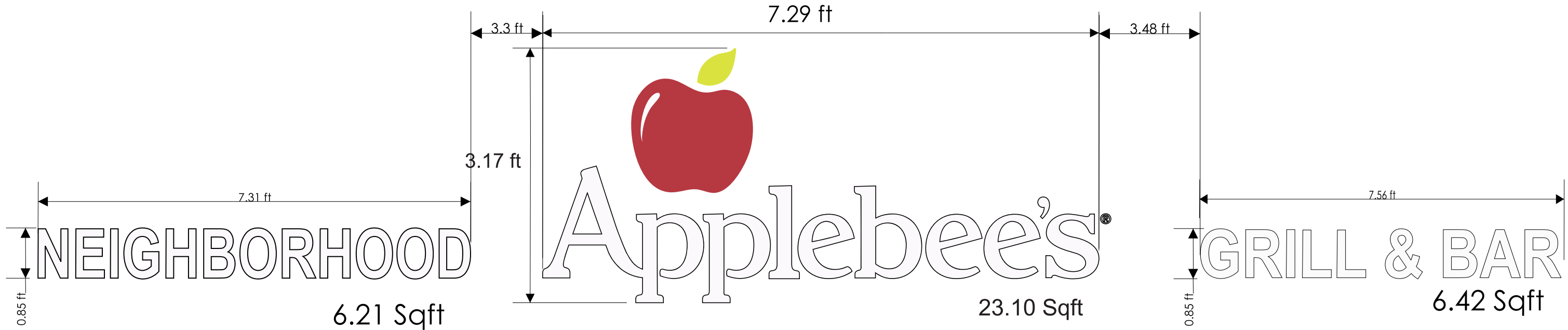
SIGN TO BE U.L. LISTED AND SHALL MEET N.E.C. STANDARDS

UL Underwriters Laboratories Inc. LISTED **ELECTRIC SIGN**

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250. ALL POWER SUPPLIES TO BE FUSED PER U. L. 48, 28.2.1 GROUNDING AND BONDING PER N.E.C. 250-90, -92, -94, -96.

SIGN TO MEET N.E.C. AND U. L. 48 STANDARDS FOR ELECTRICAL SIGNS. GROUNDING & BONDING AS PER N.E.C. 250-90 & NEC 600-7

PRIMARIES AND FINAL CONNECTION TO SIGN BY: CERTIFIED ELECTRICIAN



FABRICATED AND INSTALL ONE (1) SET OF HALO ILLUMINATED IHOP LETTERS.

LETTERS - TO BE ALUMINUM CONSTRUCTION WITH 5" RETURN ILLUMINATION - WHITE LED

MOUNTED TO THE WALL

24 HOUR PROGRAMMABLE TIMER installed to comply with the COT outdoor lighting code.

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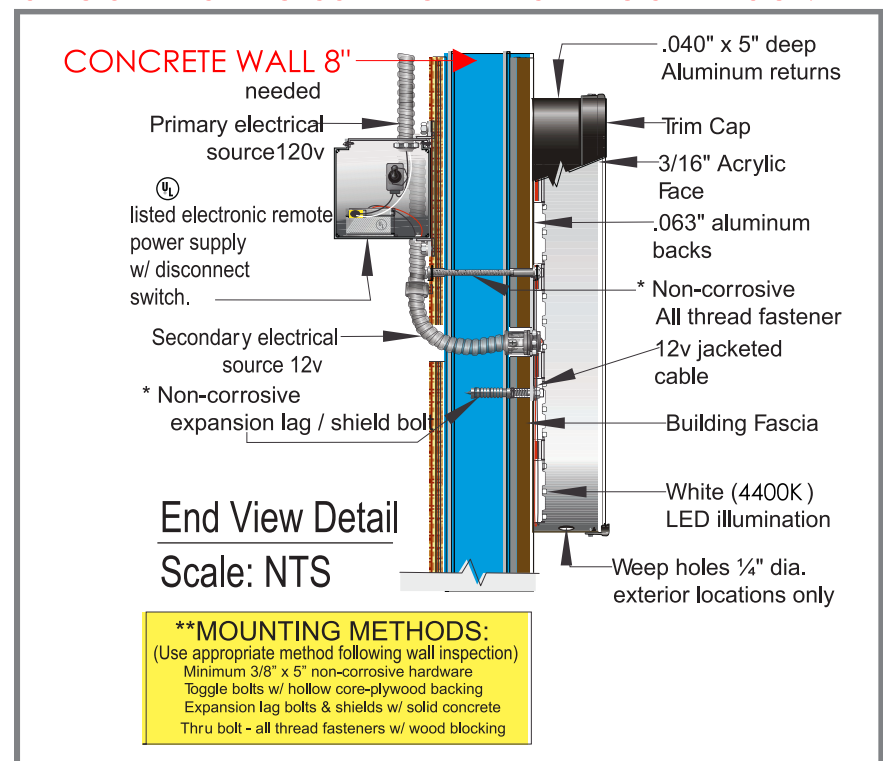
SIGN TO MEET N.E.C. AND U. L. 48 STANDARDS FOR ELECTRICAL SIGNS. GROUNDING & BONDING AS PER N.E.C. 250-90 & NEC 600-7

PRIMARIES AND FINAL CONNECTION TO SIGN BY: CERTIFIED ELECTRICIAN

THE FIELD ASSEMBLY OF THIS SECTIONAL SIGN IS SUBJECT TO THE ACCEPTANCE OF THE LOCAL INSPECTION AUTHORITY

THIS SIGN IS INENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHERS APPLICABLE LOCAL CODES.

**THIS INCLUDE PROPER GROUNDING AND BONDING OF THE SIGN.



COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 187C	
	PMS WHITE	3M 3630-70

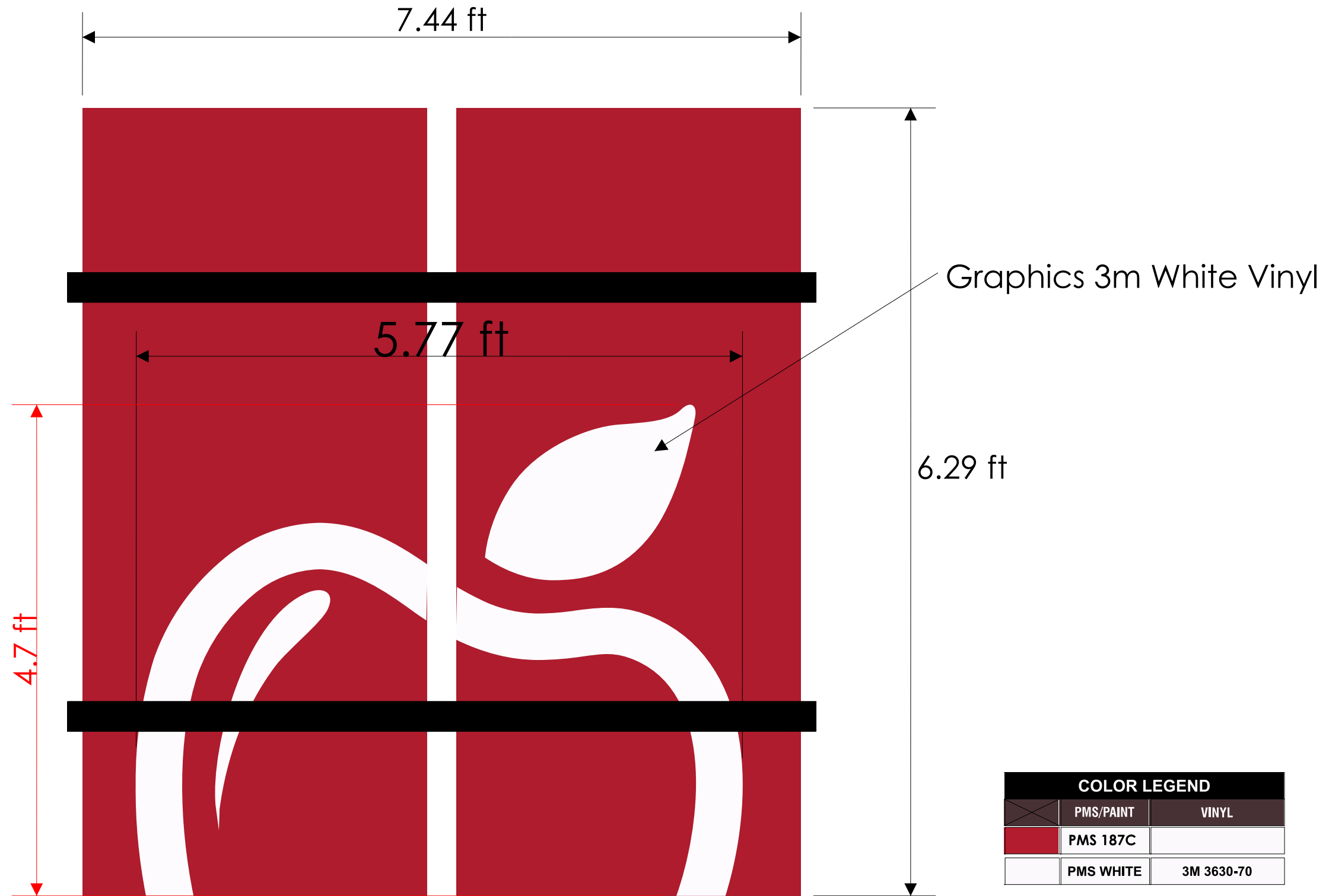
COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 285 C	3M 3630-8246
	PMS 1795C	3M 3630-143
	PMS WHITE	3M 3630-70

SPECIFICATIONS:

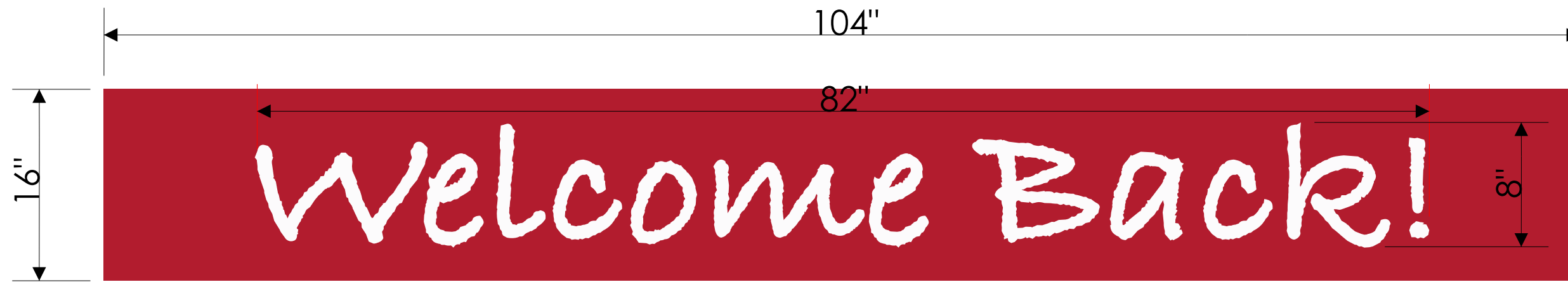
Colors will be some red and blue

3M 3630-8246 BLUE
3M 3630-143 RED

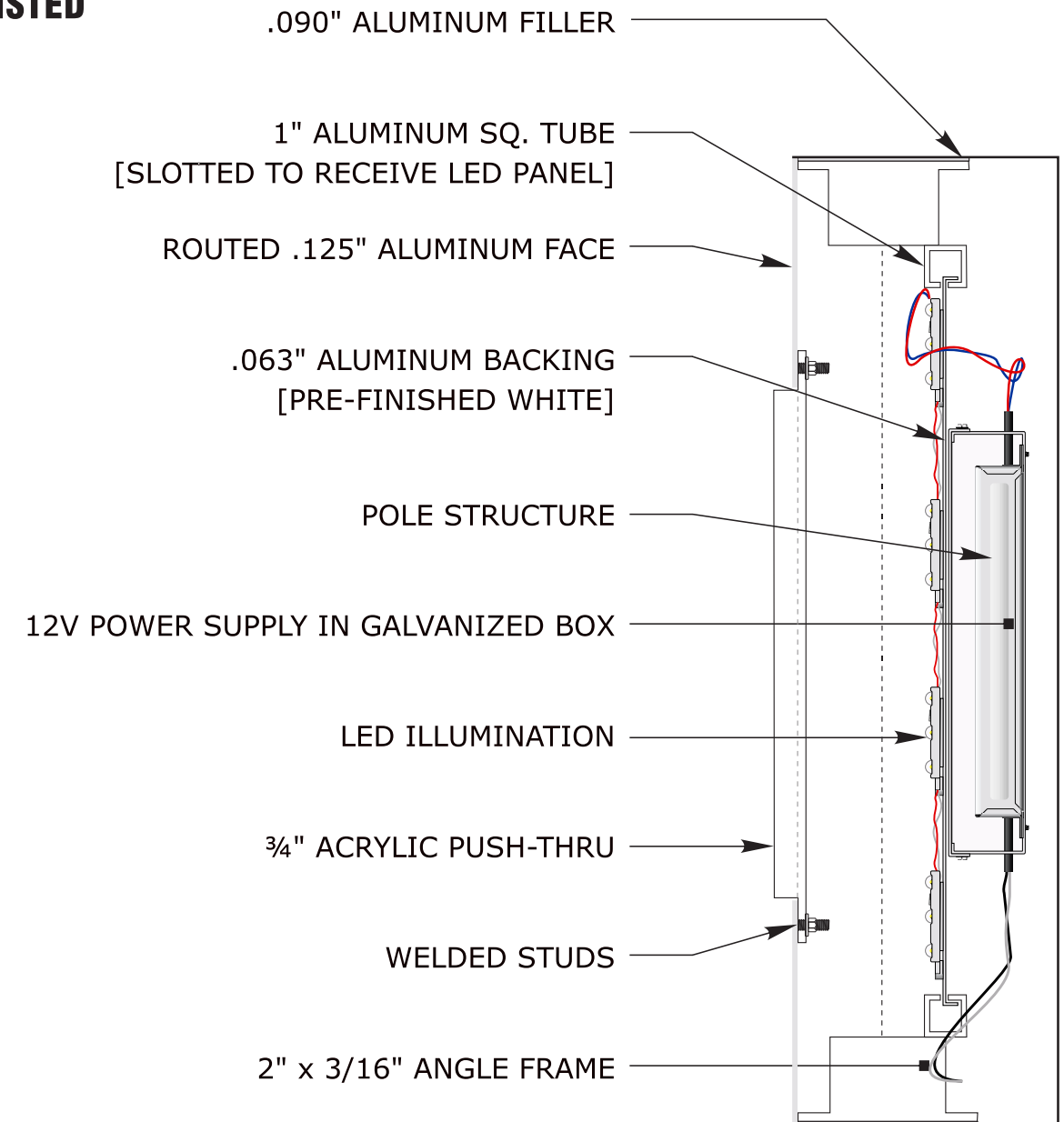
MAX LOAD: 120v /2.2amps DEDICATED 20 AMP CIRCUIT REQUIRED



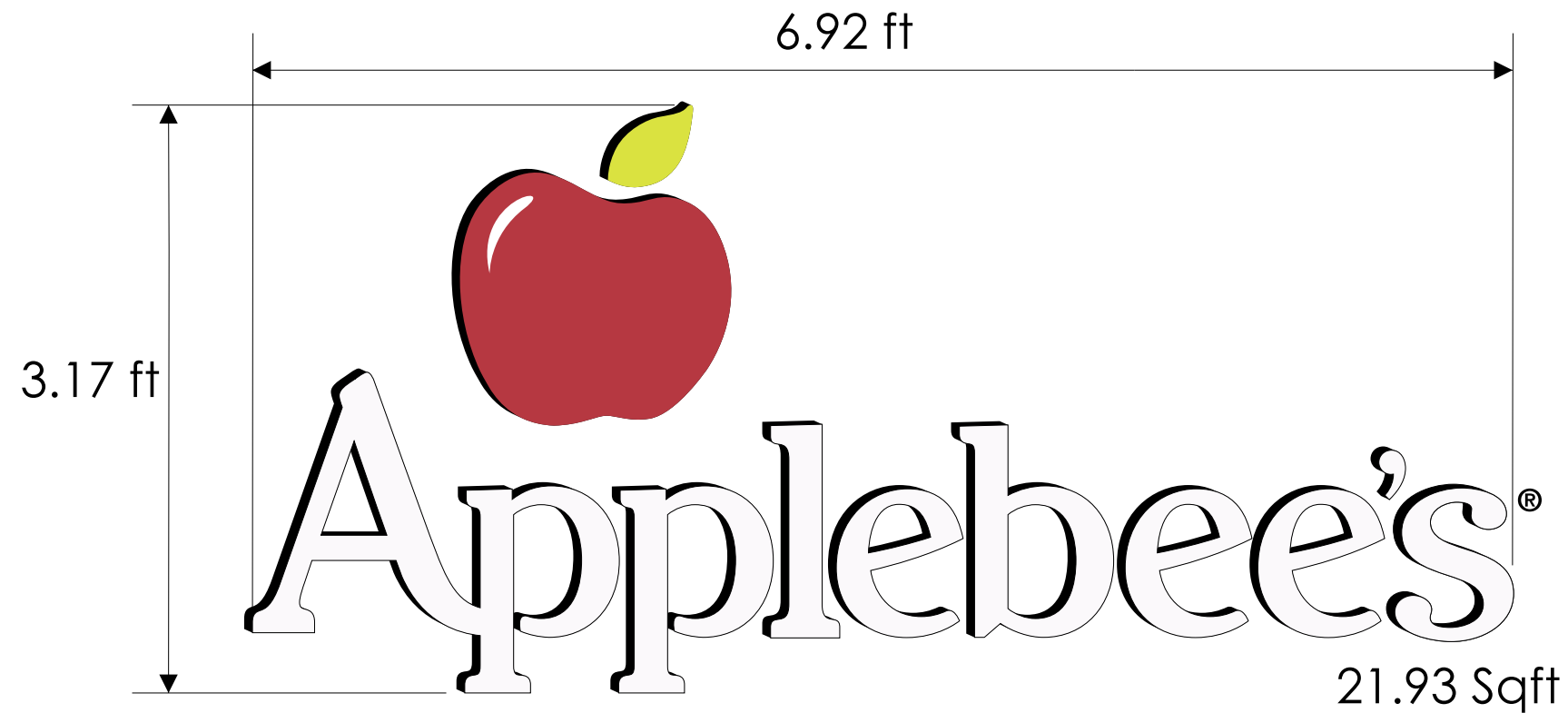
Note: Existing Awnings will be Painted and new apple Graphics White



Existing Canopy just Face will be replace



COLOR LEGEND		
	PMS/PAIN	VINYL
	PMS 187C	
	PMS WHITE	3M 3630-70



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LETTERS - TO BE ALUMINUM CONSTRUCTION WHITH 5" RETURN ILLIMINATION - WHITE LED

MOUNTED TO THE WALL

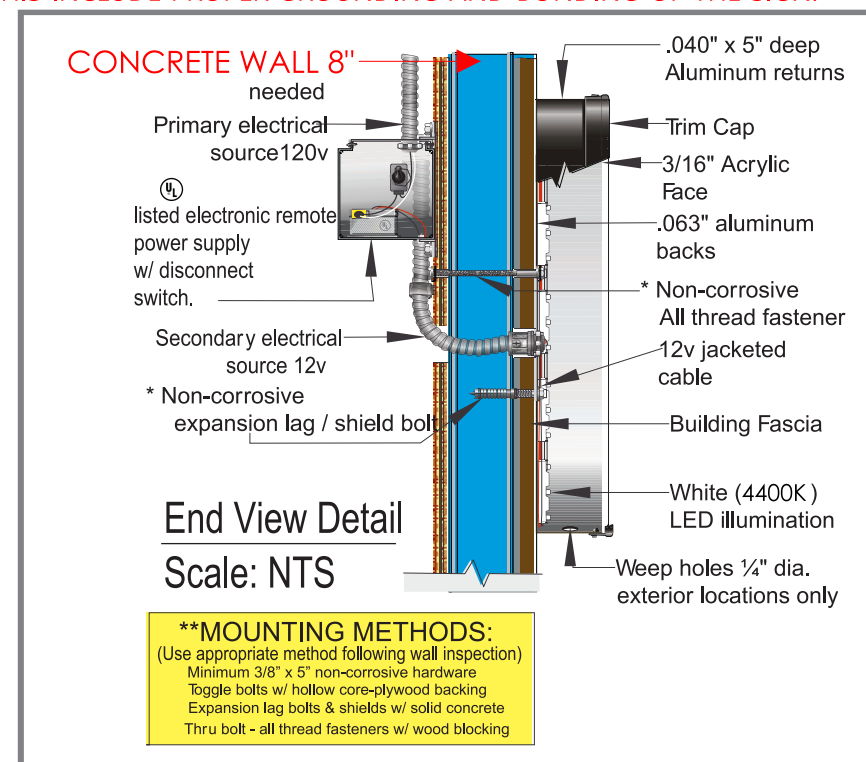
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COLOR LEGEND	
	VINYL
	PMS 187C
	3M 3630-70

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SIGN TO MEET N.E.C. AND U. L. 48 STANDARDS FOR ELECTRICAL SIGNS. GROUNDING & BONDING AS PER N.E.C. 250-90 & NEC 600-7

PRIMARIES AND FINAL CONNECTION TO SIGN BY: CERTIFIED ELECTRICIAN

MAX LOAD: 120v /2.2amps

DEDICATED 20 AMP CIRCUIT REQUIRED



22.29 Sqft

FABRICATED AND INSTALL ONE (1) SET OF HALO ILLUMINATED IHOP LETTERS.

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MOUNTED TO THE WALL

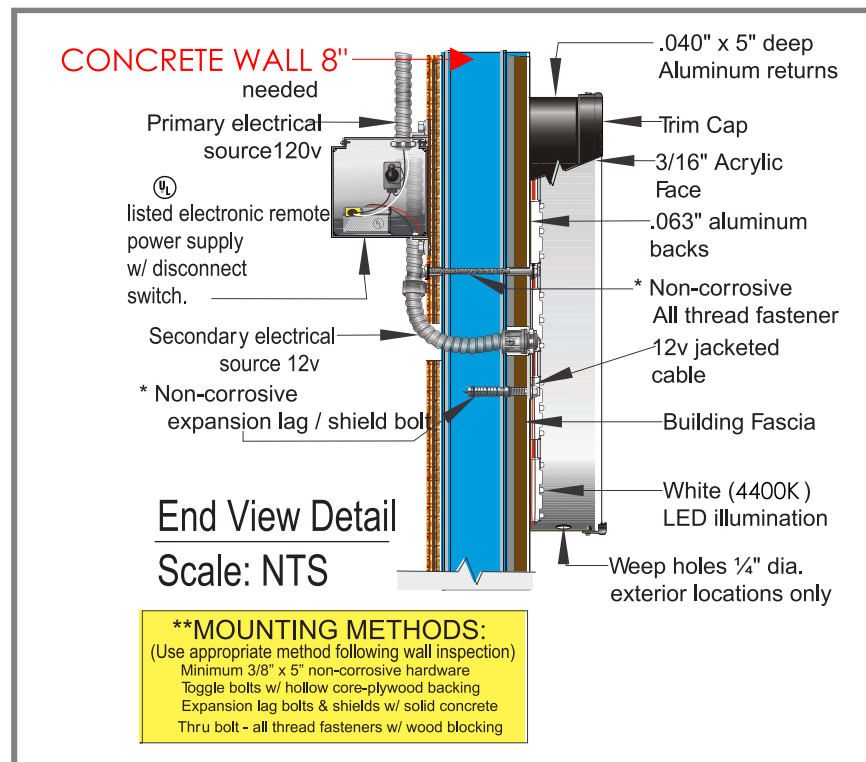
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COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 285 C	3M 3630-8246
	PMS 1795C	3M 3630-143
	PMS WHITE	3M 3630-70

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 285 C	3M 3630-8246
	PMS 1795C	3M 3630-143
	PMS WHITE	3M 3630-70

SPECIFICATIONS:

Colors will be some red and blue

3M 3630-8246 BLUE
3M 3630-143 RED

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MAX LOAD: 120v /2.2amps DEDICATED 20 AMP CIRCUIT REQUIRED



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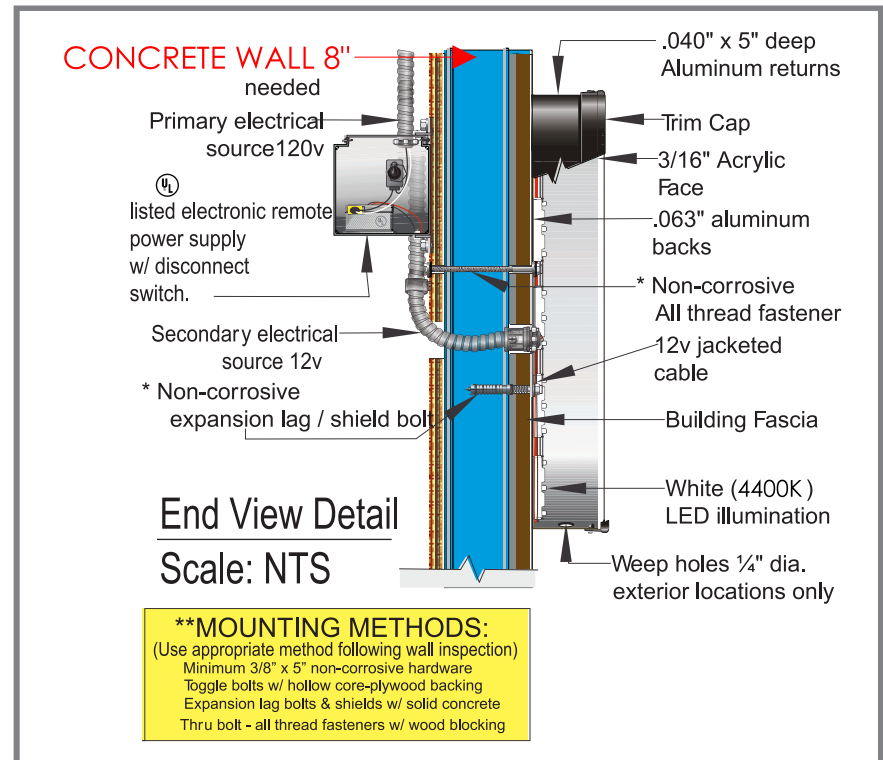
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	PMS/PAINT	VINYL
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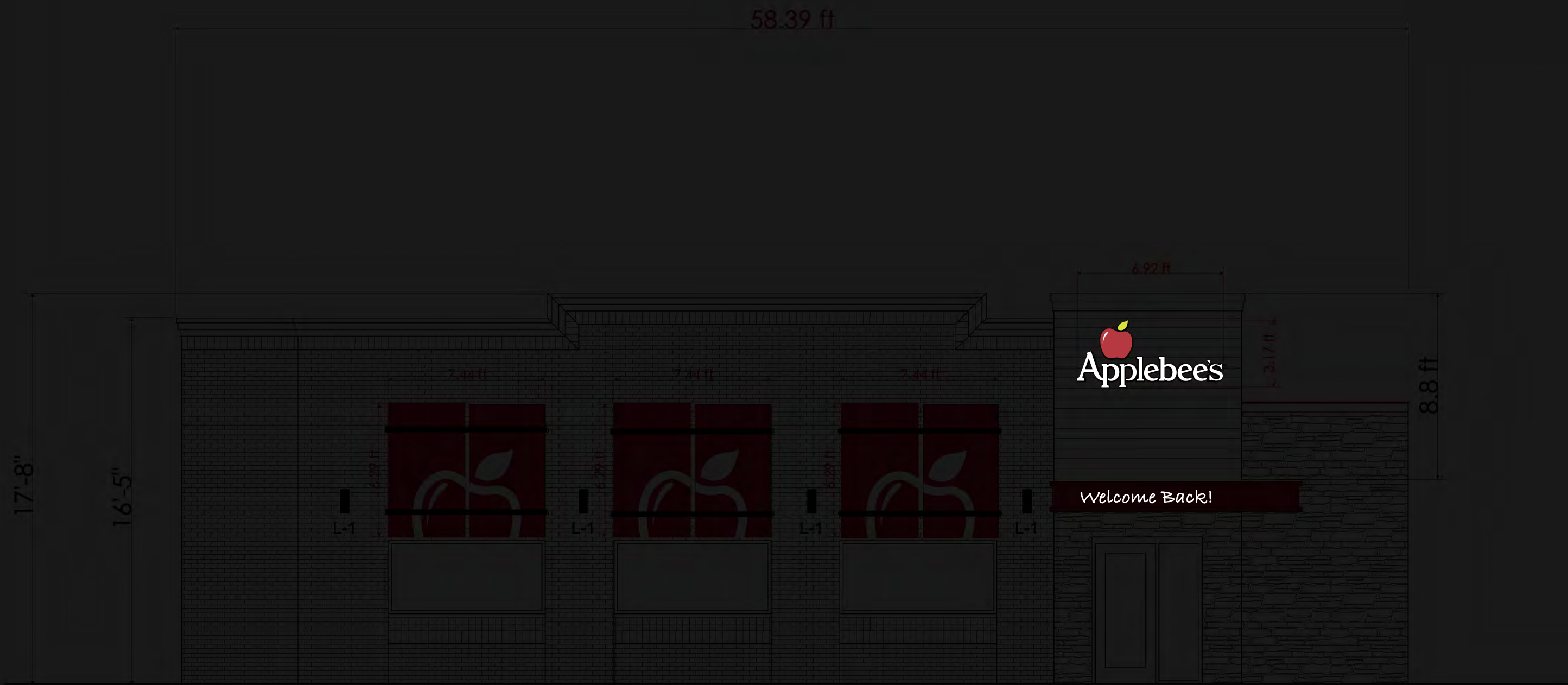
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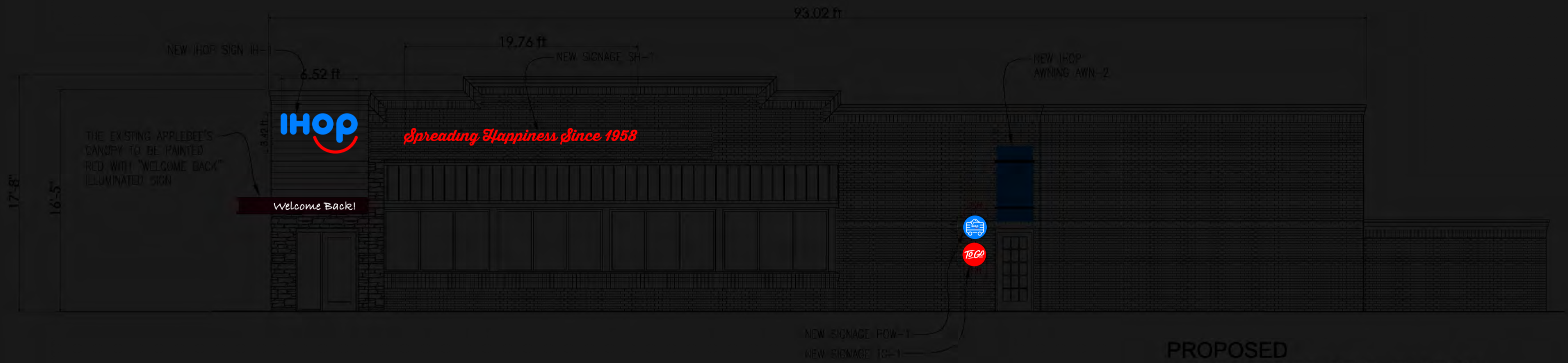
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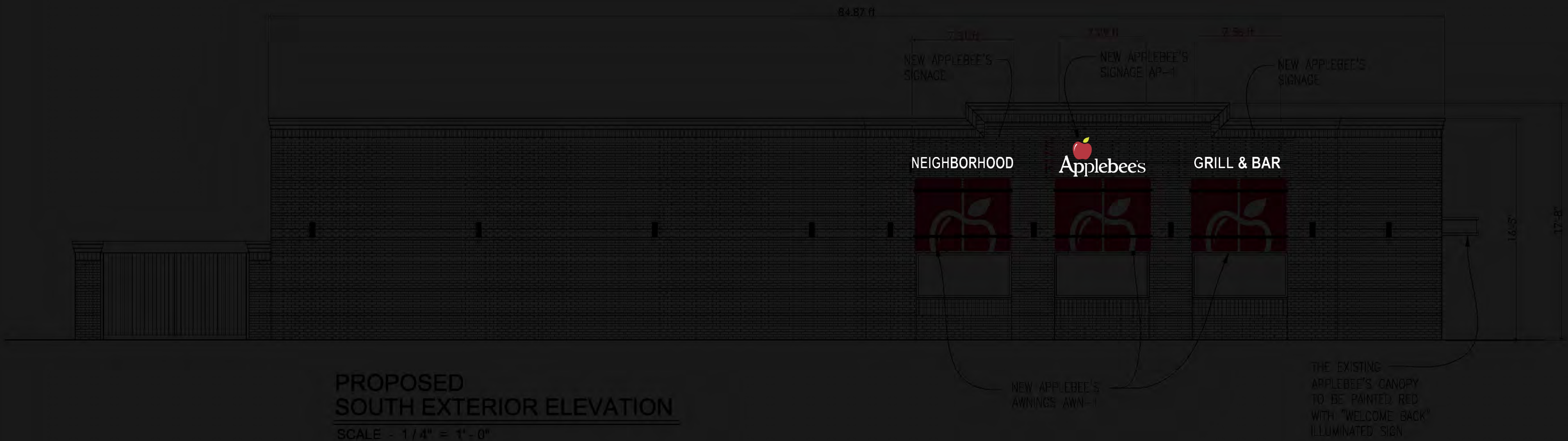


**PROPOSED
EAST EXTERIOR ELEVATION**

SCALE - 1/4" = 1'-0"



**PROPOSED
NORTH EXTERIOR ELEVATION**
SCALE - 1/4" = 1'-0"



**PROPOSED
SOUTH EXTERIOR ELEVATION**

SCALE - 1/4" = 1'-0"



8 ft

4 ft



4 ft



15.21 ft

6.7 ft



Applebee's

IHOP

