

Ryan Signs, Inc.

3007 Perry Street
Madison, WI 53713
608-271-7979 Phone
608-271-7853 Fax

mbgrowneyselene@ryansigns.net

February 4, 2015 - REVISED

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

Re: 114 N. Bedford Street Development
Comprehensive Design Review

The attached document package describes the Comprehensive Signage Plan for the exterior building signage at the 114 N. Bedford Street Development.

Objective

We intend to describe the design and integration of the street graphics. Our principal goals are to create identity for the 114 N. Bedford Street development, support its quasi-public commercial activity, promote vitality and to establish wayfinding for its residents and visitors.

- To effectively display signage on the various building façades
- To present professional entrance signage
- To effectively identify the parking garage entrance

The execution of the objective and goals, as they relate to the 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 114 N. Bedford Street development exterior signage and includes a summary of all proposed signage. Included below is the intent of and commentary on each type of signage for the development. Please refer to the document package for additional information on specific signage detail.

Comprehensive Design Review Criteria

1. The Sign Plan 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.
2. Each element of the Sign Plan 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.
3. The Sign Plan shall not violate any of the stated purposes described in Secs. 31.02(1) and 33.42(2).
4. All signs must meet minimum construction requirements under Sec. 31.04(5).
5. The Sign Plan shall not approve Advertising beyond the restrictions in Sec. 31.11 or Off-Premise Directional Signs beyond the restrictions in Sec. 31.115.
6. The Sign Plan 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 or egress of adjoining properties,
 - c. Obstructs or impedes the visibility of existing lawful signs on adjacent properties, or
 - d. Negatively impacts the visual quality of public or private open space.
7. The Sign Plan may only encompass signs on private property of the zoning lot or building site in question, and shall not approve signs in the right of way or on public property.

Review of Guidelines for Downtown Madison as they may be relevant to 114 N. Bedford Street

1. "Signs are a necessary part of any business. On State Street and the Square, it is important to communicate and identify businesses in an effective and tasteful way. As a visual element, signs can enhance or detract from a commercial area."
2. "The shape of signs should reflect the architectural lines of the building."
3. "Signs should look like they belong on the building rather than looking like they were tacked on as afterthoughts."
4. "Color should be compatible with the exterior tones of the building."
5. "The quality of a sign is important because of its high visibility. This quality will be influenced by the choice of materials, type of sign, lettering and lighting."

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

Sign Type 1A.2	UNCOMMON (Bedford and Mifflin elevations) Final Colors and Design TBD These signs are intended to identify the primary main entrance to the building. The signs will be internally or back-illuminated and will not exceed 48 sf2 in area. The signs will be mounted above the entrance canopy. (Size and location as depicted in the documents.)
OR	
Sign Type 1B.3/1B.4	UNCOMMON (Bedford and Mifflin elevations) Final Colors and Design TBD These signs are intended to identify the primary main entrance to the building. The signs will be internally or back-illuminated and will not exceed 48 sf2 in area. The signs will be wall mounted. (Size and location as depicted in the documents.)
Sign Type 2.2	UNCOMMON (Bedford elevation) Final Colors and Design TBD This sign is intended to identify the secondary main entrance to the building. The sign will be internally or back-illuminated and will not exceed 48 sf2 in area. (Size and location as depicted in the documents.)
Sign Type 3	COFFEE SHOP (or similar-TBD) Final Colors and Design TBD This sign will be internally illuminated and will be located closer than 3'-0" from the interior window. The sign will not exceed the regulated size of window signs. (Size and locations as depicted in the documents.)
Sign Type 4	COFFEE SHOP (or similar TBD) Final Colors and Design TBD This sign will be internally illuminated and will not exceed 12 sf2 in area. (Size and location as depicted in the documents.)
Sign Type 5.3	MONUMENT SIGN Final Colors and Design TBD This sign shall be internally illuminated and will be incorporated into a freestanding landscape wall. The sign will not exceed 32 sf2 in area. (Size and location as depicted in the documents.)
Sign Type 6.1	BUILDING ENTRANCE IDENTIFICATION signs (Located at each Townhouse) Final Colors and Design TBD These signs will be non-illuminated and will all be identical in size. The graphics will vary per tenant. All details TBD. The signs will not exceed 2 sf2 in area. (Size and location as depicted in the documents.)
Sign Type 7.1	PARKING GARAGE DIRECTIONAL SIGN Final Colors and Design TBD This sign will be non-illuminated and will not exceed 45 sf2 in area. (Size and location as depicted in the documents.)
All Other Signs	All other signs, not mentioned above, will be in compliance with Chapter 31 of the Madison General Ordinances.

Following is a comparison of the City of Madison Sign Ordinance and the signage, as proposed, which shows which signs comply with Chapter 31 and those requiring Comprehensive Design Plan approval within the UMX (Urban Mixes-Use) Zoning District.

Code	Sign Type	Allowed and Comprehensive Design	Comprehensive Design Plan
31.07(2) (a)	Wall Signs	<p>Number of Signable Areas: There shall be one (1) signable area, whether on the wall or the roof, for each façade, facing a street.</p> <p>To allow for one additional internally illuminated wall signs</p>	<p>Through approval of this CDP, the Bedford Street elevation will be allowed two wall signs.</p> <p>To allow for signage up to 40% of area free of architectural detail or 2 square feet of signage for each lineal foot of frontage (building exceeding 25,000 square feet).</p>
31.09	Projecting Signs	<p>A projecting signs, as defined in Sec. 31.03(2) is a sign that projects outward, perpendicularly from a wall at a distance of at least 15". The maximum distance a projecting sign may project is not more than 24" into the ROW. Based on Table 31.15, the project is allowed up to 32 square feet.</p> <p>Occupants may display a total of one projecting sign on a façade facing a street or corner of a building. Projecting signs may be displayed in addition to any wall sign allowed.</p>	In compliance with sign ordinance.
31.08	Ground Signs	<p>No more than two ground signs are allowed on a single zoning lot.</p> <p>Based on Table 31.15(1), the project is allowed up to 32 square feet.</p>	In compliance with sign ordinance.
31.10	Window Signs	(6) Window signs may be illuminated.	In compliance with sign ordinance.
31.15	Building Entrance Identification Signs	<p>Table 2: Allows for up to 12 sf2 per sign and is silent on the number allowed.</p>	<p>In compliance with sign ordinance.</p> <p>We are further self-regulating to limit sign size to 2 sf2.</p>
	All Other Signs	Any sign not specifically mentioned above will be in compliance with Chapter 31 of the Madison General Ordinances.	In compliance with sign ordinance.



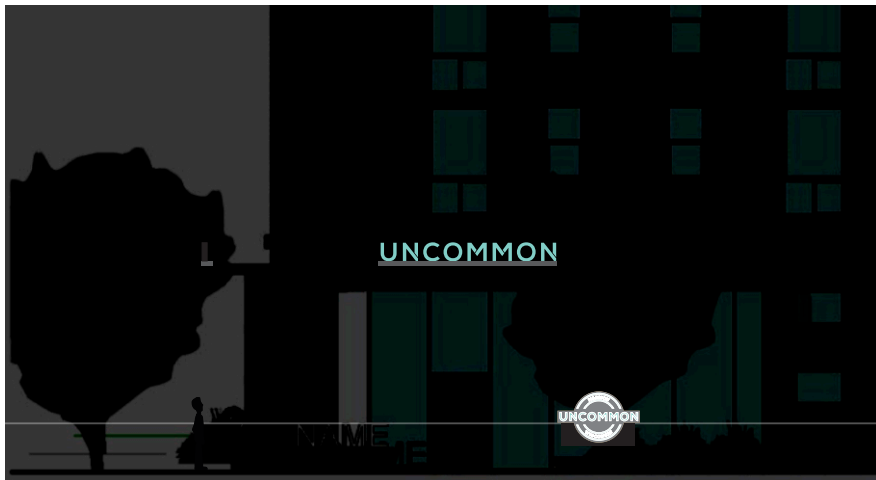
NORTH BEDFORD STREET

WEST MIFFLIN STREET

Print on 11" x 17" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853	SCALE: N/A DATE: 1/15/15 REVISED: 3/2/15	APPROVED: Copyright © 2015 Ryan Signs, Inc.
UNCOMMON - 114 N. BEDFORD ST.		DRAWING NUMBER: 5840D
<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>		

EAST ELEVATION - SOUTH Illuminated Building Signage

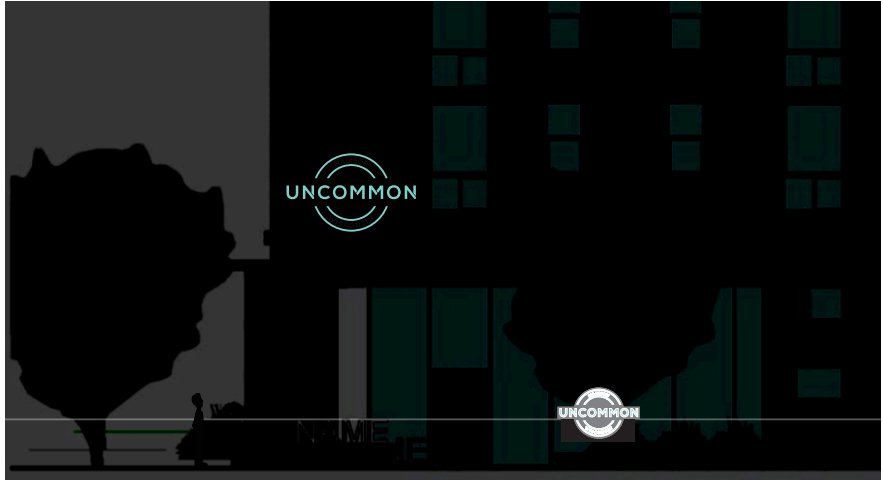


- 1A.2 **Canopy Mounted Illuminated Letters**
 48 Sq. Ft. Maximum
 22.50 Sq. Ft. Shown
 *Final Color TBD
- 3 **Interior Illuminated Sign**
 Not to Exceed
 20% / 30% of Window Area
- 4 **Illuminated Projecting Sign**
 24" Max Projection
 12 Sq. Ft. Maximum
 11' Clearance From Grade

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		SCALE: 3/16" = 1'-0" DATE: 2/3/15 REVISED: 3/2/15 DRAWN BY: KW	APPROVED: © Copyright 2015 by Ryan Signs, Inc.
UNCOMMON - 114 N. BEDFORD ST.			DRAWING NUMBER: 5840E
<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			

EAST ELEVATION - SOUTH Illuminated Building Signage



1B.3 **Wall Mounted Illuminated Letters**
 48 Sq. Ft. Maximum
 47.65 Sq. Ft. Shown
 *Final Color TBD

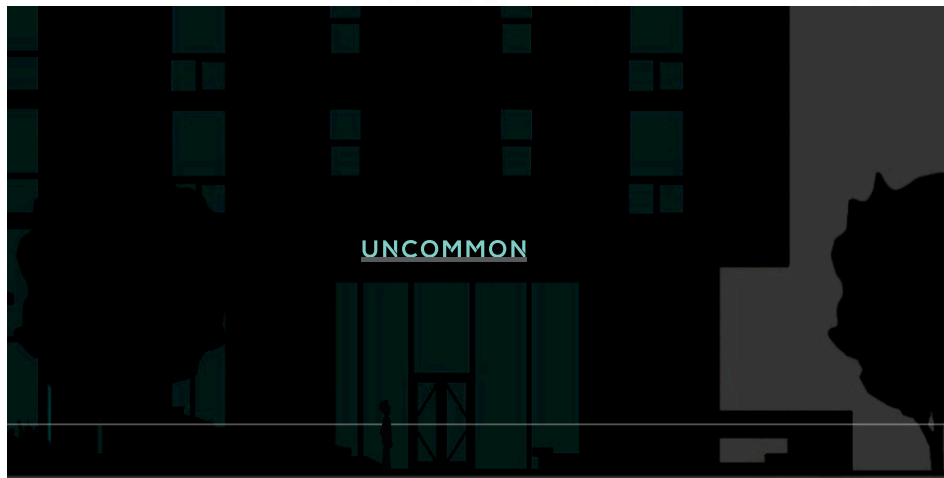
3 **Interior Illuminated Sign**
 Not to Exceed
 20% / 30% of Window Area

4 **Illuminated Projecting Sign**
 24" Max Projection
 12 Sq. Ft. Maximum
 11' Clearance From Grade

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc.		SCALE: 3/16" = 1'-0"	APPROVED:
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		DATE: 2/3/15	© Copyright 2015 by Ryan Signs, Inc.
UNCOMMON - 114 N. BEDFORD ST.		REVISED: 3/2/15	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: 5840F
client signature			

EAST ELEVATION - NORTH Illuminated Building Signage

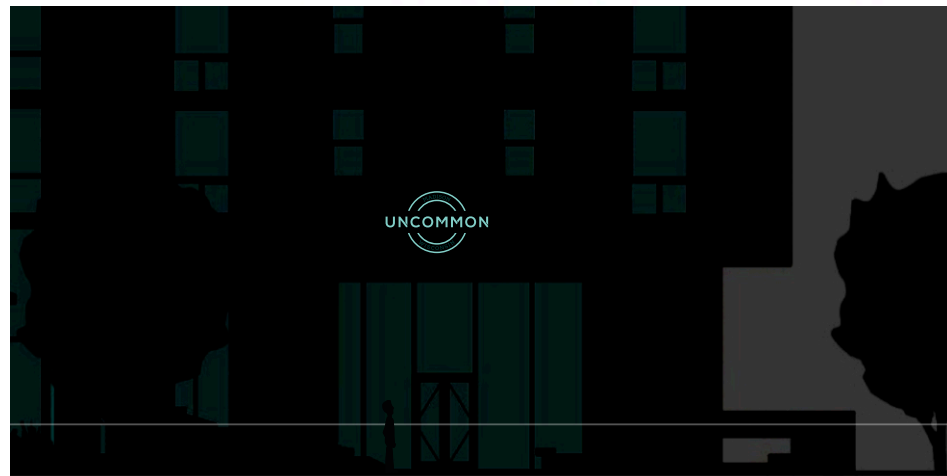


- ①A.2 **Canopy Mounted Illuminated Letters**
48 Sq. Ft. Maximum
22.50 Sq. Ft. Shown
***Final Color TBD**

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		SCALE: 3/16" = 1'-0"	APPROVED:
DATE: 2/3/15		REVISD: 3/2/15	© Copyright 2015 by Ryan Signs, Inc.
UNCOMMON - 114 N. BEDFORD ST.		DRAWN BY: KW	DRAWING NUMBER:
<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>			5840G
client signature _____			

EAST ELEVATION - NORTH Illuminated Building Signage



2.2 Wall Mounted Illuminated Letters
48 Sq. Ft. Maximum
32.65 Sq. Ft. Shown
***Final Color TBD**

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		SCALE: 3/16" = 1'-0"	APPROVED:
DATE: 2/3/15		REVISD: 3/2/15	© Copyright 2015 by Ryan Signs, Inc.
UNCOMMON - 114 N. BEDFORD ST.		DRAWN BY: KW	DRAWING NUMBER: 5840H
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SOUTH ELEVATION - EAST Illuminated Building Signage



1A.2 **Canopy Mounted Illuminated Letters**
48 Sq. Ft. Maximum
22.50 Sq. Ft. Shown
***Final Color TBD**



Print to Scale on 11" x 17" Paper

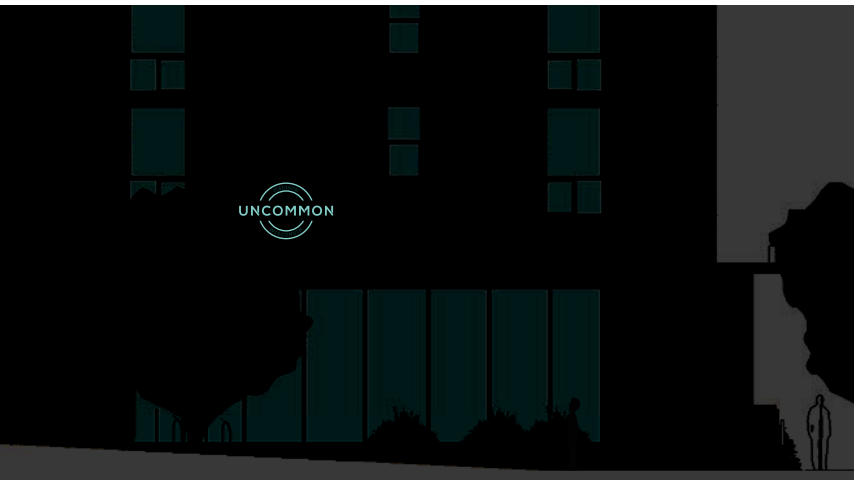
Ryan Signs, Inc. <small>3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853</small>		<small>SCALE: 3/16" = 1' 0"</small> <small>DATE: 2/3/15</small> <small>REVISED: 3/2/15</small> <small>DRAWN BY: KW</small>	<small>APPROVED:</small> <small>© Copyright 2015 by Ryan Signs, Inc.</small>
UNCOMMON - 114 N. BEDFORD ST.			<small>DRAWING NUMBER:</small> 5840-1
<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>			

SOUTH ELEVATION - EAST Illuminated Building Signage



4 5/8"
6'-8 3/8"
13 3/4"

1B.4 Wall Mounted Illuminated Letters
48 Sq. Ft. Maximum
47.65 Sq. Ft. Shown
***Final Color TBD**




Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. <small>3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853</small>		<small>SCALE: 3/16" = 1' 0"</small> <small>DATE: 2/3/15</small> <small>REVISED: 3/2/15</small> <small>DRAWN BY: KW</small>	<small>APPROVED:</small> <small>© Copyright 2015 by Ryan Signs, Inc.</small>
UNCOMMON - 114 N. BEDFORD ST.			<small>DRAWING NUMBER:</small> 5840J
<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>			

EAST ELEVATION - Canopy Letters Only



Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		SCALE: 1/16" = 1'-0" DATE: 2/3/15 REVISED: 3/2/15 DRAWN BY: KW	APPROVED:  Copyright © 2015 by Ryan Signs, Inc.
UNCOMMON - 114 N. BEDFORD ST.			DRAWING NUMBER: 5840L
<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 _____			

EAST ELEVATION - Full Logo Graphics



Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. <small>3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853</small>		<small>SCALE: 1/16" = 1'-0"</small> <small>DATE: 2/3/15</small> <small>REVISED: 3/2/15</small> <small>DRAWN BY: KW</small>	<small>APPROVED:</small> <small>© Copyright 2015 by Ryan Signs, Inc.</small>
UNCOMMON - 114 N. BEDFORD ST.			<small>DRAWING NUMBER:</small> 5840M
<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>			

SOUTH ELEVATION - Canopy Letters & Parking Garage Letters



Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. <small>3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853</small>		<small>SCALE: 1/16" = 1' 0"</small> <small>DATE: 2/3/15</small> <small>REVISED: 3/2/15</small> <small>DRAWN BY: KW</small>	<small>APPROVED:</small> <small>© Copyright 2015 by Ryan Signs, Inc.</small>
UNCOMMON - 114 N. BEDFORD ST.			<small>DRAWING NUMBER:</small> 5840N
<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>			

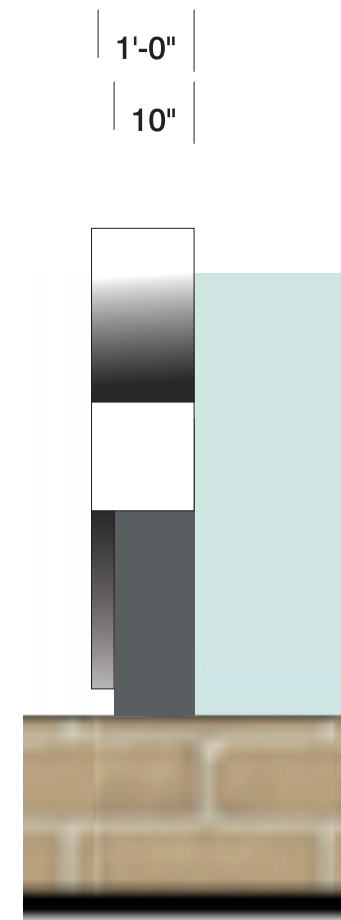
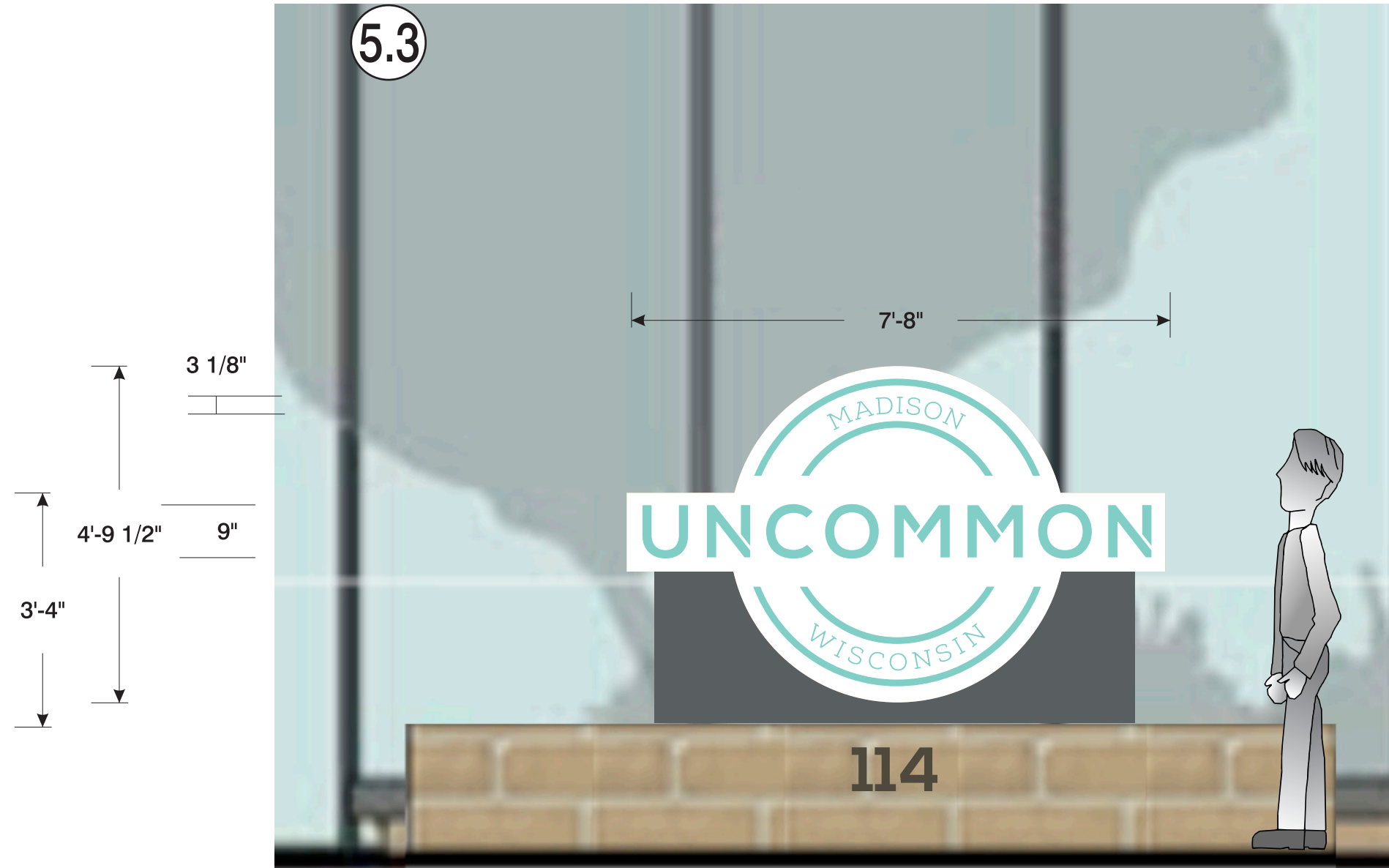
SOUTH ELEVATION - Full Logo Graphics & Parking Garage Letters



Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. <small>3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853</small>		<small>SCALE: 1/16" = 1' 0"</small> <small>DATE: 2/3/15</small> <small>REVISED: 3/2/15</small> <small>DRAWN BY: KW</small>	<small>APPROVED:</small> <small>© Copyright 2015 by Ryan Signs, Inc.</small>
UNCOMMON - 114 N. BEDFORD ST.			<small>DRAWING NUMBER:</small> 5840K
<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>			

EAST ELEVATION - SOUTH Monument Sign

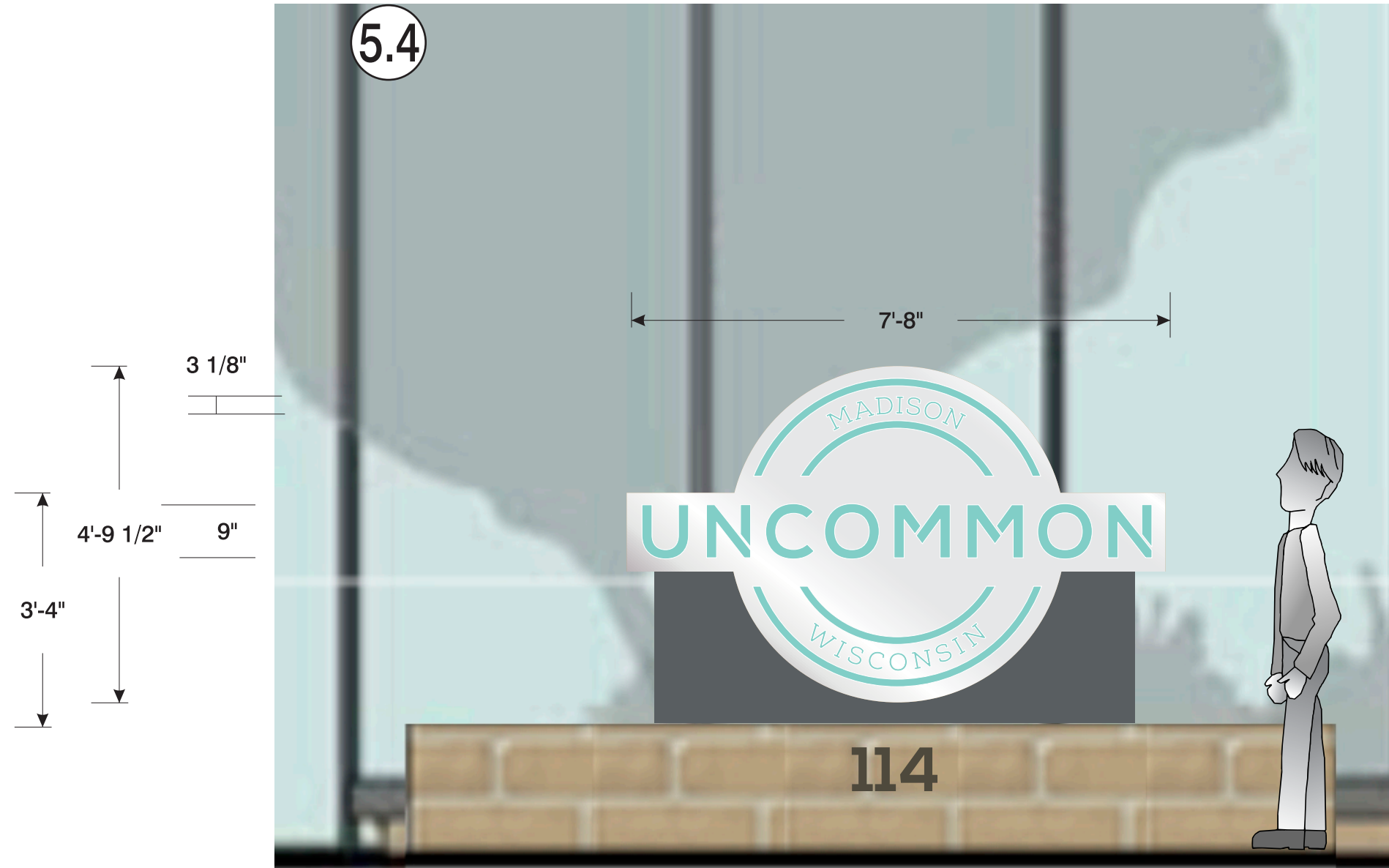


5.3 Internally Illuminated Sign
Mount to Landscape Wall
32 Sq. Ft. Maximum
31.63 Sq. Ft. Shown
*** Final Colors TBD**

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7863		SCALE: 1/2" = 1'-0"	APPROVED:
DATE: 1/15/15		REVISED: 2/24/15	© Copyright 2015 by Ryan Signs, Inc.
UNCOMMON - 114 N. BEDFORD ST.		DRAWN BY: KW	DRAWING NUMBER: 5840-0
<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

EAST ELEVATION - SOUTH Monument Sign



**5.4 Internally Illuminated Sign
Mount to Landscape Wall
32 Sq. Ft. Maximum
31.63 Sq. Ft. Shown
* Final Colors TBD**

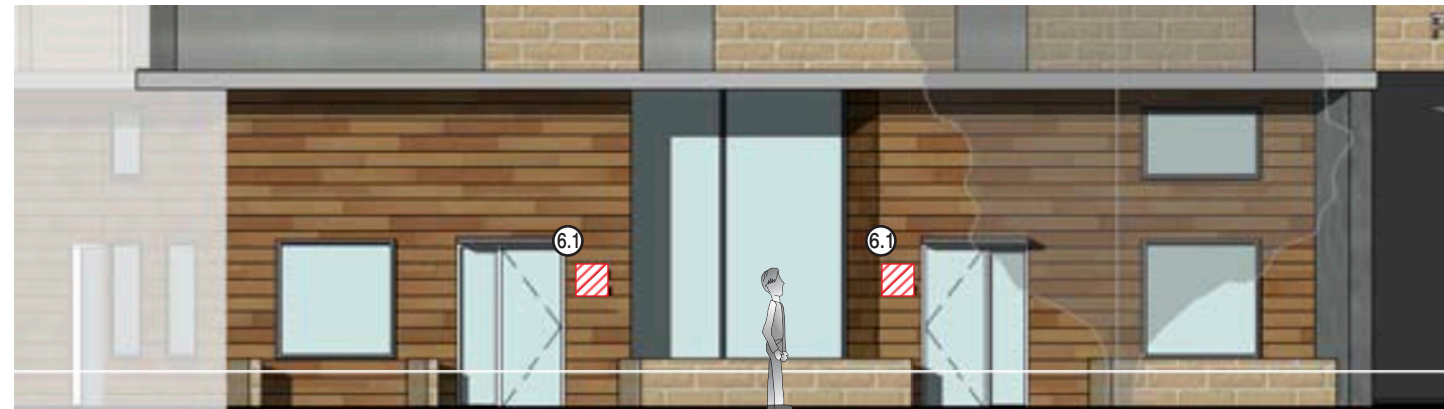
Print to Scale on 11" x 17" Paper

Ryan Signs, Inc.		SCALE: 1/2" = 1'-0"	APPROVED:
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		DATE: 1/15/15	©Copyright 2015 by Ryan Signs, Inc.
UNCOMMON - 114 N. BEDFORD ST.		REVISED: 2/24/15	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 or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc. 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	5840P
client signature			

EAST ELEVATION Live/Work Townhomes



SOUTH ELEVATION Live/Work Townhomes



6.1 Business Establishments

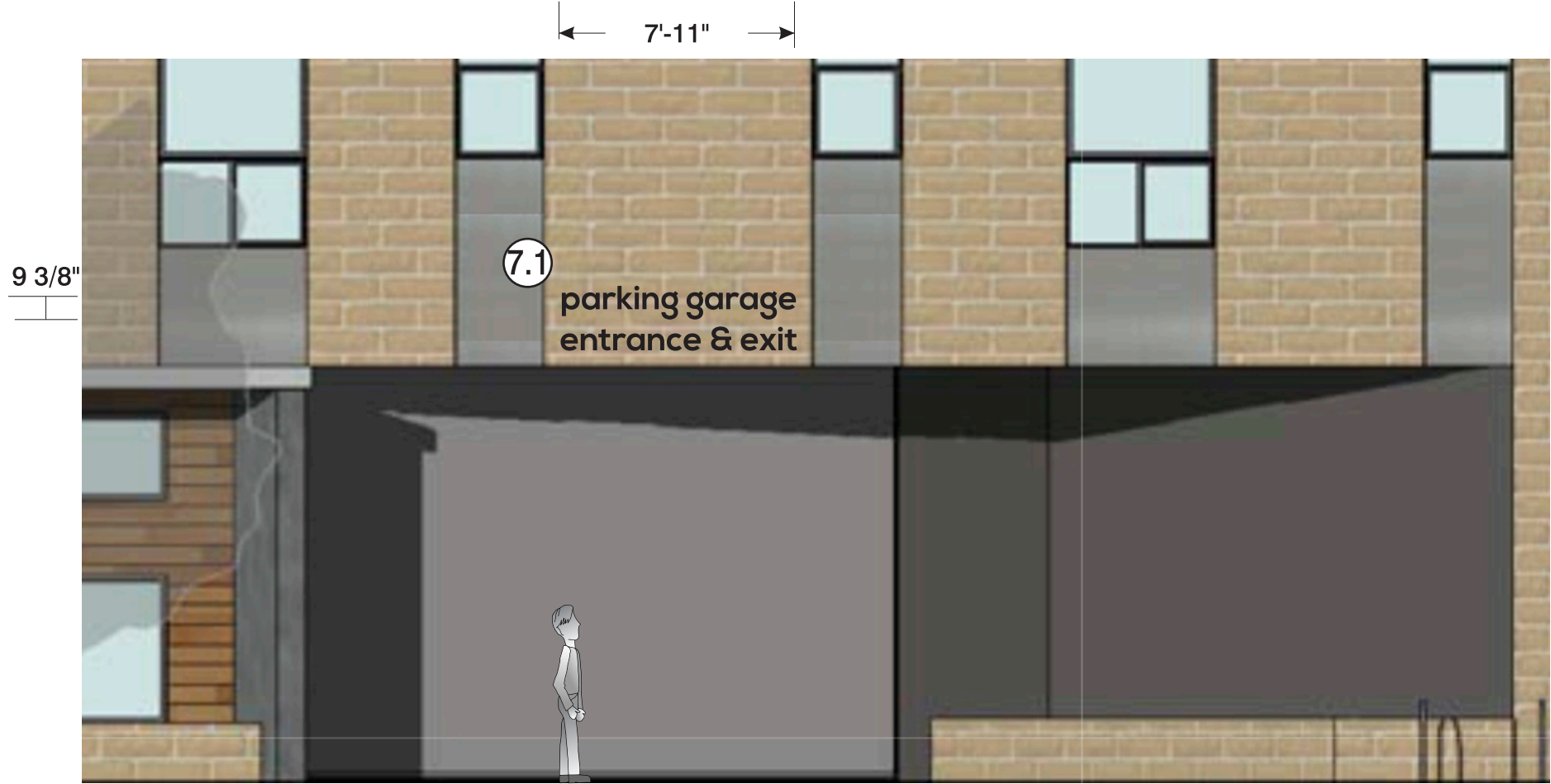
**Identification
Sign for Business
Establishments
As Allowed by Code
2 Sq. Ft. Maximum**

Rectangles shown delineate square footage noted. Actual signs may not equal these exact rectangles.

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc.		SCALE: 1/8"=1'-0"	APPROVED:
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		DATE: 1/15/15	
UNCOMMON - 114 N. BEDFORD ST.		REVISED: 1/16/15	©Copyright 2015 by Ryan Signs, Inc.
		DRAWN BY: KJV	DRAWING NUMBER:
<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>			5840Q
client signature			

SOUTH ELEVATION Parking Garage



7.1 Wall Mounted Non Illuminated Letters
 45 Sq. Ft. Maximum
 13.62 Sq. Ft. Shown

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. <small>3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7879 • Fax (608) 271-7853</small>		SCALE: 3/16" = 1'-0" DATE: 1/15/15 REVISED: 2/3/15 DRAWN BY: KW	APPROVED: © Copyright 2015 by Ryan Signs, Inc.
UNCOMMON - 114 N. BEDFORD ST.		DRAWING NUMBER: 5840R	client signature _____

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