



March 2, 2015

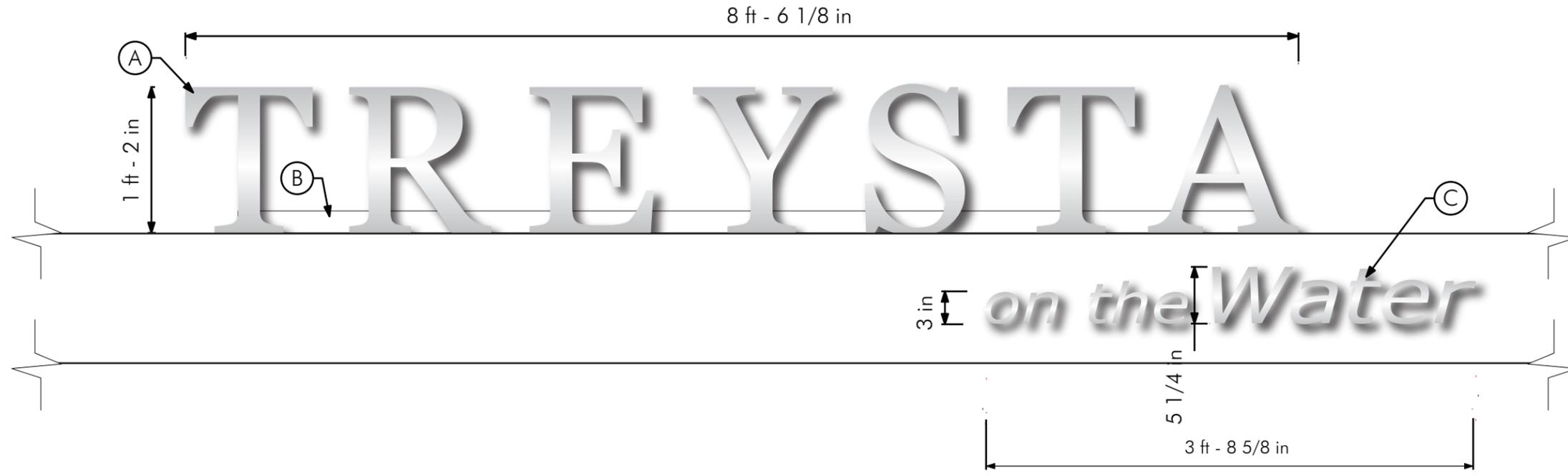
#### Treysta on the Water Sign Package

We are resubmitting the signage package for approval for the Treysta on the Water building.

We have changed the ground sign to incorporate the fourth missing retail tenant. The original top angle design was left the same on the recommendation of our sign company as the design matches the the blade signs.

The graphic signs for the 18/151 corridor of Waypoint has been refined to remove the orange on orange layout of the original submission.

We are asking, based on feedback designs with our signage company, that the two sign appear at different heights and in different sign types. The layout with them on the same wall appeared quite busy. If we moved the Treysta Sign up on the same plan, we would lose it's visibility because of the placement of the roof deck. Also, because each building face is a different color, they do appear to be separate buildings from the beltline. The Waypoint sign represent a completely different branded identity, they have requested to remain in a different sign type, which we believe compliments the Treysta Design.

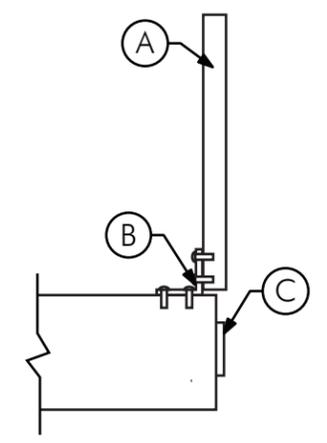


**KEY NOTES:**  
 A- 1/2" Thick waterjet cut aluminum  
 B- 2"x2" aluminum angle frame  
 C- 1/4" thick waterjet cut aluminum

**FINISHES:**  
 ■ Natural brushed aluminum finish

**CALCULATIONS:**

**LETTER SECTION:**

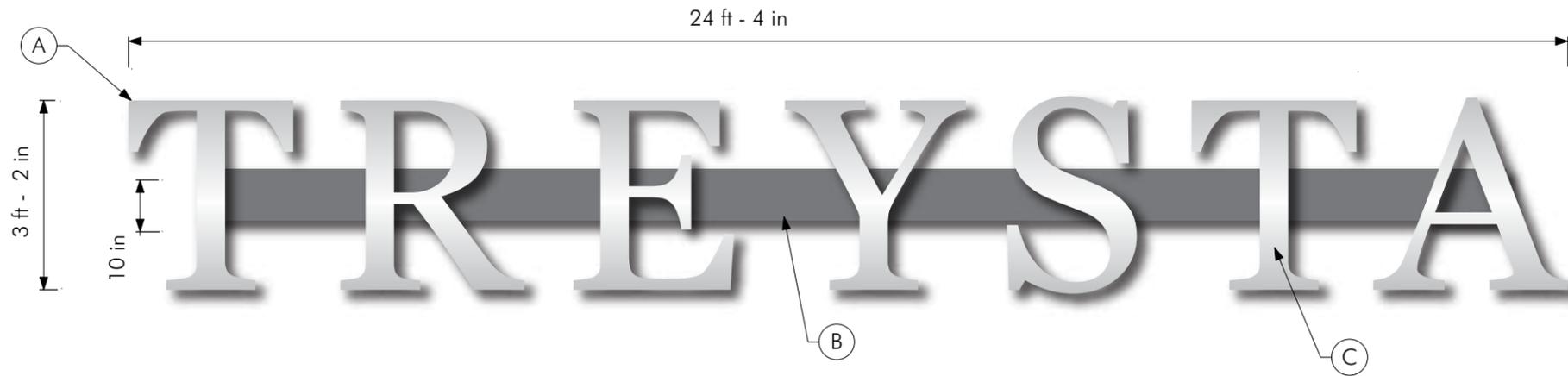


**CUSTOMER APPROVAL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_ **LANDLORD APPROVAL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
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SCALE: 1 1/2" - 1'

S H E E T  
**WS-1**

**WALL SIGN: WS-1**



**KEY NOTES:**

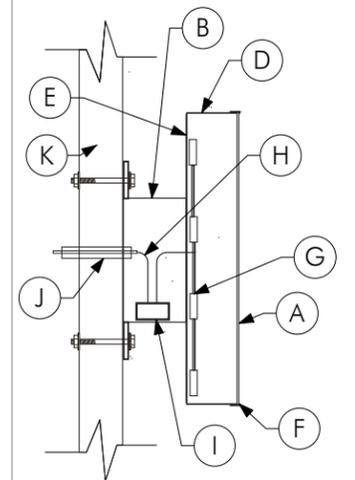
- A- LED Channel Letter 3/16" White Acrylic Face
- B- Raceway
- C- Translucent Vinyl Decoration
- D- .060 Welded Aluminum Returns
- E- .080 Aluminum Backer Plate
- F- 1" Trim Cap
- G- Internal LED illumination
- H- Secondary Lead to Remote Power Supply
- I- Transformer
- J- Primary Power
- K- Wall Section

**FINISHES:**

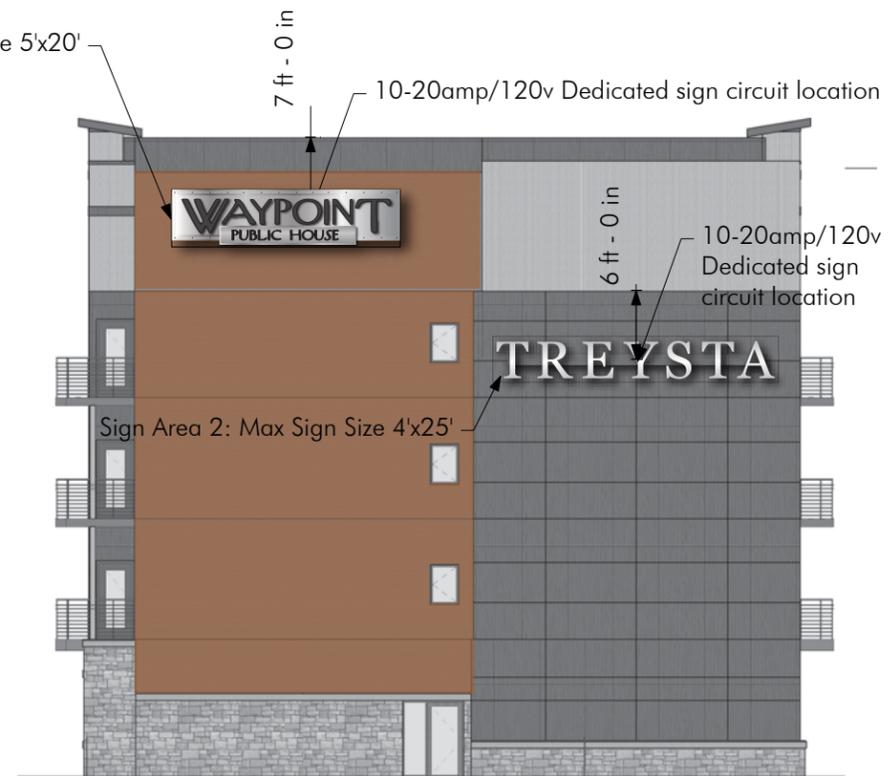
- Matthews Satin-White (Returns/Trim)
- Matthews Satin-To match wall color
- 3M Dual Color film-Painted to match silver returns

**CALCULATIONS:**

**LETTER SECTION:**



Sign Area 1: Max Sign Size 5'x20'



Sign Area 2: Max Sign Size 4'x25'

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**DATE:** \_\_\_\_\_

**LANDLORD APPROVAL:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

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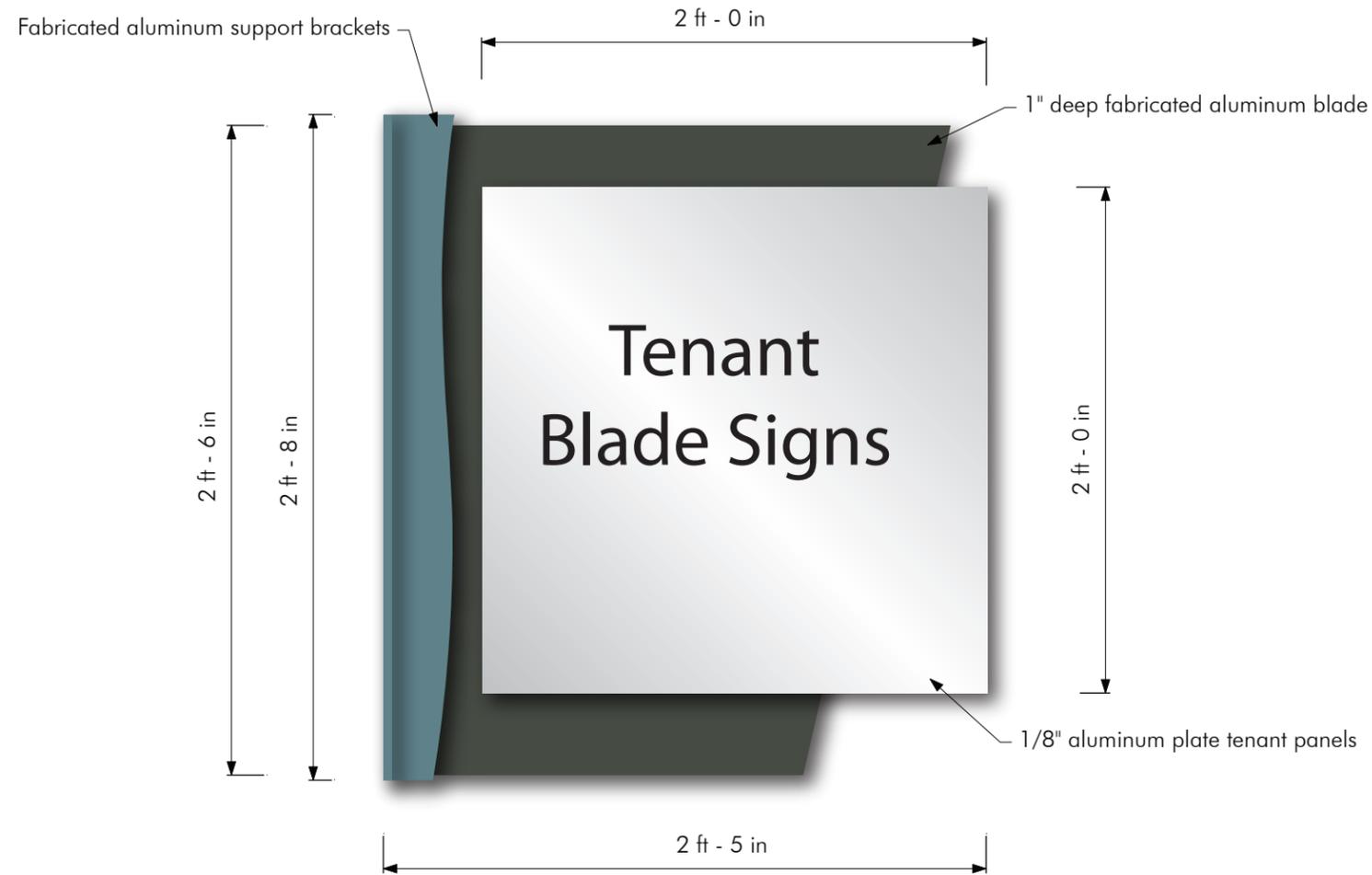
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SCALE: 1 1/2" - 1'

S H E E T

**WS-1**

**W A L L S I G N : W S - 1**



CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_

LANDLORD APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_

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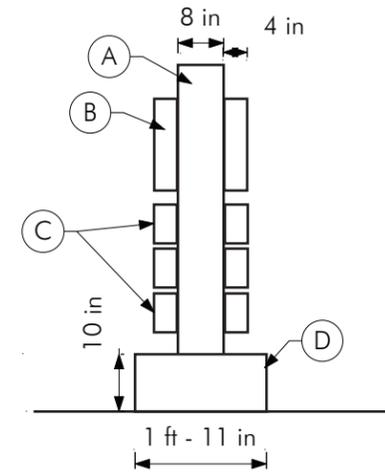
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SCALE: 1 1/2" - 1'

S H E E T

**GS-1**

GROUND SIGN: GS-1



**KEY NOTES:**

- A- Fabricated aluminum cabinet to accept twin 4"x4" sq. steel tube
- B- Routed face aluminum cabinet with LED lighting. **No hardware to be on faces.**
- C- Slide face tenant cabinets with LED lighting
- \*\*\*Final artwork TBD\*\*\*
- D- Fabricated aluminum shroud
- E- Fabricated aluminum channel logo with digitally printed translucent face. Silver returns and trim cap

**FINISHES:**

- Matthews Satin-TBD
- Matthews Satin-TBD
- Matthews Satin-TBD
- Matthews Satin-TBD

**CALCULATIONS:**



S H E E T

**CUSTOMER APPROVAL:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**LANDLORD APPROVAL:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

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SCALE: 1 1/2" - 1'

**GS-1**

(3) GREEN MOUNTAIN BOXWOOD

(5) KARL FOERSTER  
FEATHER REED GRASS

(3) GREEN MOUND  
ALPINE CURRANT

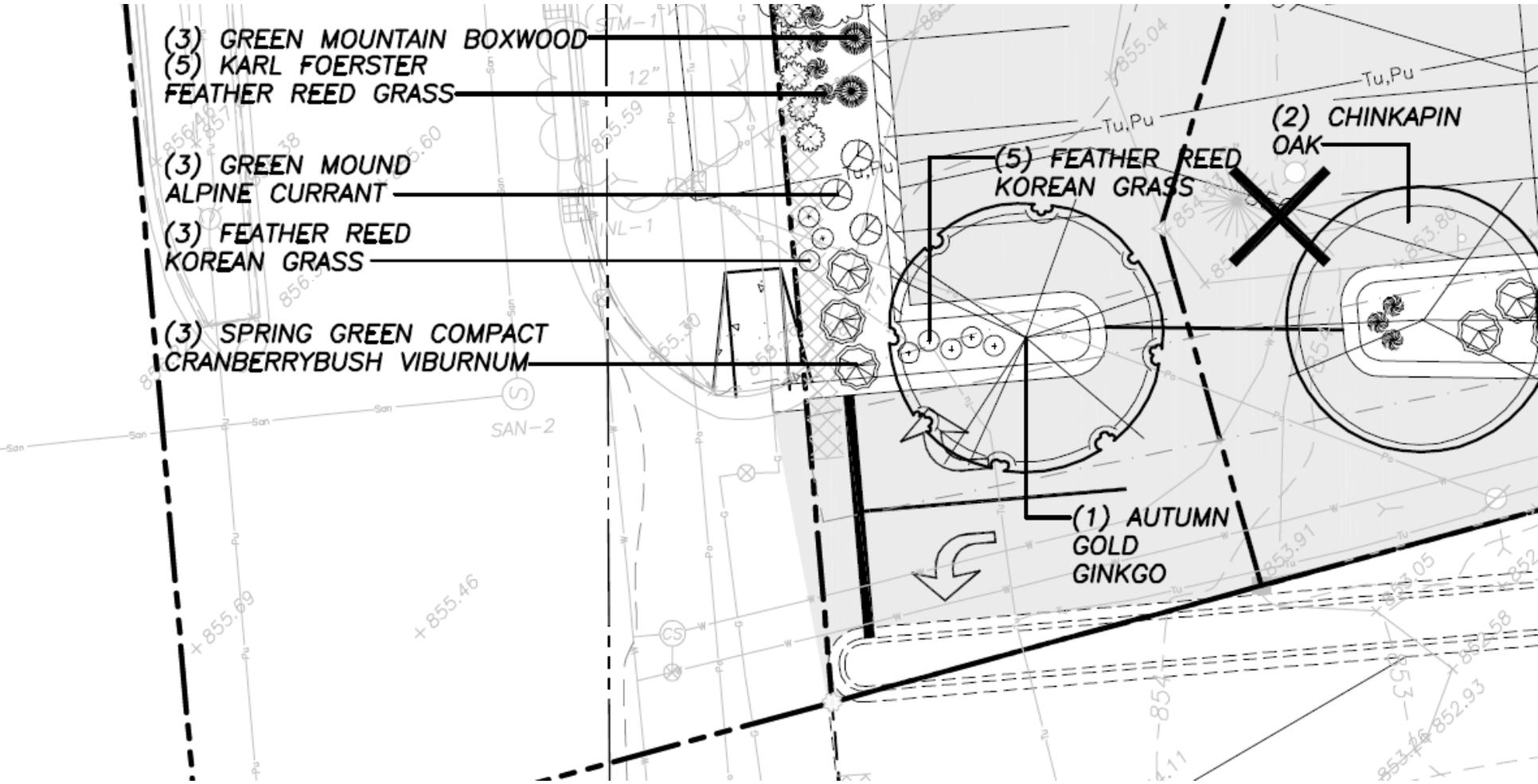
(3) FEATHER REED  
KOREAN GRASS

(3) SPRING GREEN COMPACT  
CRANBERRYBUSH VIBURNUM

(5) FEATHER REED  
KOREAN GRASS

(2) CHINKAPIN  
OAK

(1) AUTUMN  
GOLD  
GINKGO



SERVICES PROVIDED TO:  
**TREYSTA HOLDINGS, LLC**

PO BOX 352  
 MOUNT HOREB, WI 53572

PROJECT:  
**TREYSTA ON THE WATER**

PROJECT LOCATION:  
 CITY OF MONONA  
 DANE COUNTY, WI

JSD PROJECT NO.: 12-5081

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS ON THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: DOS 08-14-12  
 DRAWN: DOS 08-14-12  
 APPROVED: WFW

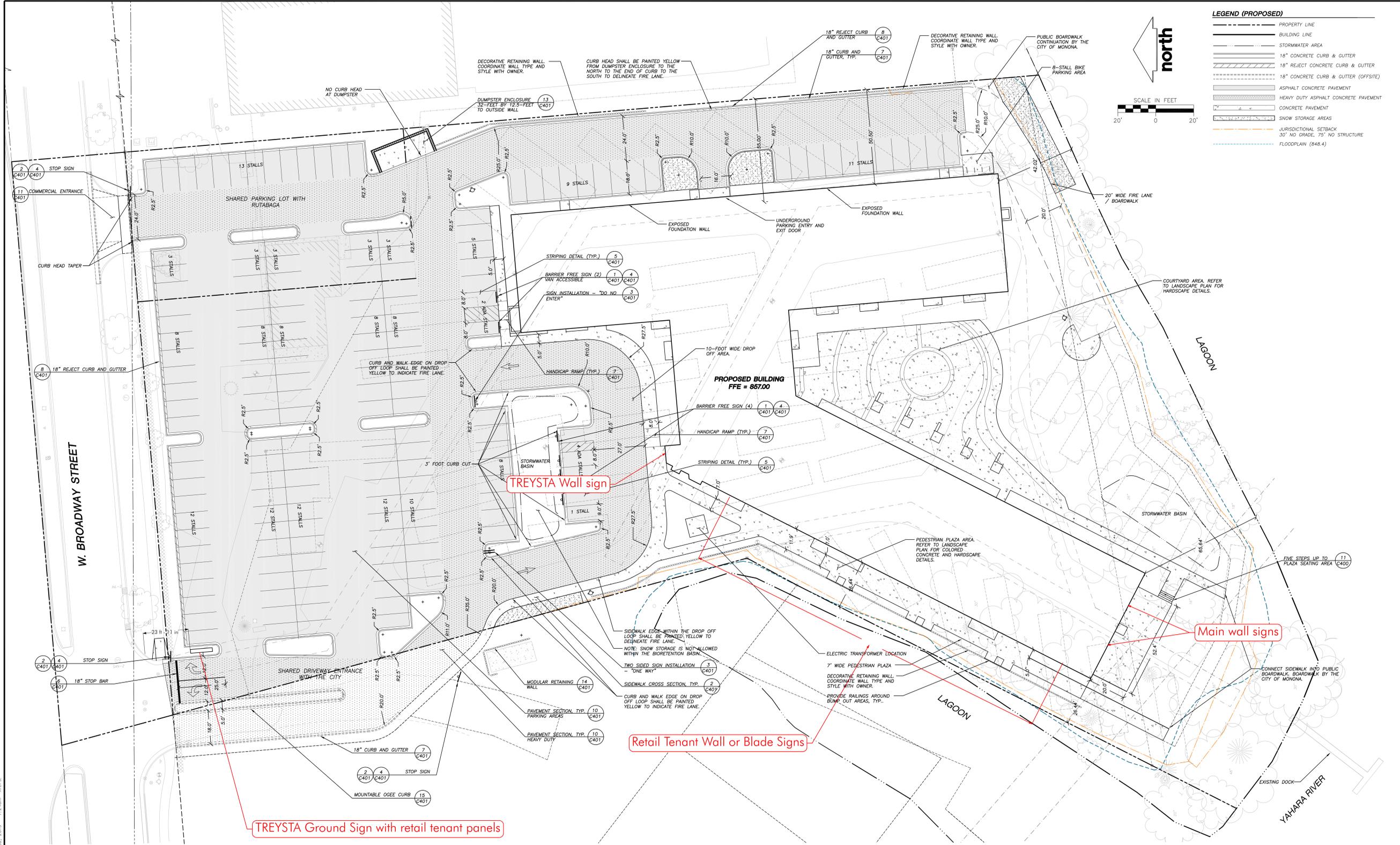
PLAN MODIFICATIONS:	
CITY OF MONONA	08-14-12
CITY OF MONONA	09-10-12
BID DOCUMENTS	06-24-13
BID DOCUMENTS	07-22-13

**DIGGERS HOTLINE**

Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2288  
 www.DiggersHotline.com

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C100**



**LEGEND (PROPOSED)**

- PROPERTY LINE
- BUILDING LINE
- STORMWATER AREA
- 18" CONCRETE CURB & GUTTER
- 18" REJECT CONCRETE CURB & GUTTER
- 18" CONCRETE CURB & GUTTER (OFFSITE)
- ASPHALT CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- SNOW STORAGE AREAS
- JURISDICTIONAL SETBACK
- 30' NO GRADE, 75' NO STRUCTURE
- FLOODPLAIN (848.4)



- GENERAL NOTES**
- REFER TO THE ALTA/ACSM LAND TITLE SURVEY DATED 08-02-2012 FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MONONA REQUIREMENTS.
  - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
  - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

SITE INFORMATION BLOCK	
Site Address	315 W. BROADWAY ST., MONONA, WI
Site Acreage (total)	3.72 (EXCLUDING ROW)
Number of Building Stories (above grade)	5
Building Height	57'-0"
Total Square Footage of Residential area	136,084
Total Square Footage of Commercial Area	10,946
Use of property	Commercial/Residential
Number of employees	
Number of parking stalls (Exterior):	
Large car	132
Accessible	6
Number of parking stalls (interior):	
Large car	98
Accessible	2
Number of shared parking stalls (Rutabaga):	
Large car	28
Accessible	0
Total number of stalls on property	266
Existing Impervious Surface Area	83,441
Existing Impervious Surface Area Ratio	51.5
Proposed Impervious Surface Area	118,801
Proposed Impervious Surface Area Ratio	73.4

- SITE PLAN NOTES**
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL RADI TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL CURB AND GUTTER WITHIN THE PUBLIC RIGHT OF WAY SHALL BE 30" STANDARD CURB AND GUTTER.
  - ALL NON-ADA STALLS ARE STANDARD 18'-FEET LONG AND 9'-FEET WIDE.
  - ALL DRIVE LANES WHICH ARE NOT OTHERWISE NOTED ARE 24'-FEET WIDE.
  - ALL PRIVATE CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER.
  - USE 4" WIDE, HIGH VISIBILITY WHITE PAINT FOR STALL LINES.
  - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
  - SIGNS (STOP SIGN AT ENTRY, FIRE LANE SIGNS, ADA STALL SIGNS, EXT.) TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
  - NO SNOW STORAGE ALLOWED WITHIN THE STORMWATER BASIN.