



BRIDGE PARK™
DUBLIN, OH

Master Sign Plan

Revision 2.11.2016



kolar

MKSK



03 TENANT SIGNAGE

- 04 General Design Criteria
- 05 Overall Design of Signs and Zoning Review Timeline
- 06 Computation of Sign Size
- 07 Definitions and General Guidelines
- 15 Lighting
- 16 Prohibited Sign Designs
- 17 Example Rendered Elevations
- 25 General Regulations Matrix
- 26 Signs Allowed Per Tenant and Permitted Sign Lighting
- 27 Building B1 Elevations
- 31 Building B2 Elevations
- 35 Building B3 Elevations
- 39 Building B4/B5 Elevations
- 44 Building C1 Elevations
- 48 Building C2 Elevations
- 52 Building C3 Elevations
- 56 Building C4/C5 Elevations
- 60 Address Numerals

61 PARKING GARAGE EXTERIOR SIGNAGE

- 62 Marquee
- 64 Entry/Exit



MASTER SIGN PLAN: BRIDGE PARK
TENANT SIGNAGE
B + C BLOCKS

General Design Criteria

The objective of the sign design criteria is to provide standards and specifications that assure consistent quality for Tenant signage throughout the Bridge Park District in the City of Dublin.

The criteria are intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Signage in Bridge Park is an integral part of the district's image and appeal, so the signs must be carefully placed and proportioned to each architectural façade. Care in the design and installation of signage will enhance visitors' and residents' appreciation of individual Tenants and contribute to the enduring success of Bridge Park.

For comprehensive regulations regarding business signage in the Bridge Street District of Dublin, please consult the following:

City of Dublin, Ohio Code of Ordinances
<http://www.amlegal.com/library/oh/dublin.shtml>

This plan introduces new sign types and variances for existing sign types. Any aspect of sign design and placement not specifically addressed in this document defaults to the Code cited above.

Elevation diagrams in this package portray permitted sign locations.

The Master Sign Plan currently applies only to the B and C Block buildings of Bridge Park. The plan may be expanded to include other development blocks at a future date.

Overall Design of Signs

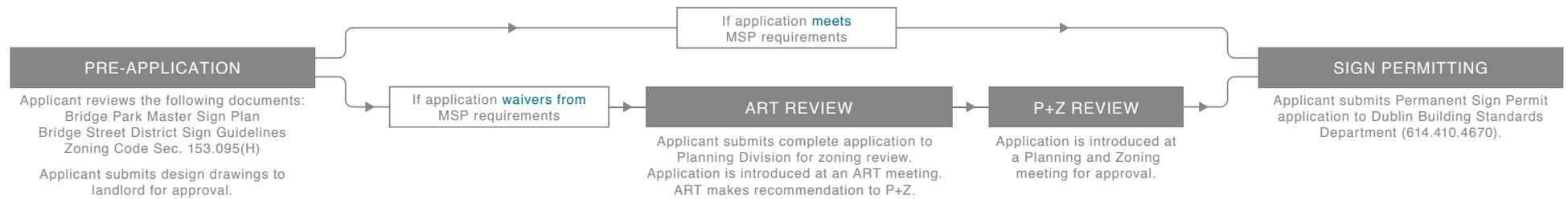
The sign shall be in proportion to the space it will occupy.

Elements of the sign should create an overall cohesive design, reflect simplicity, avoid visual clutter and ensure legibility.

Tenant signage should:

- Provide the public with a safe and effective means of locating businesses from a pedestrian or from a vehicle perspective.
- Be scaled appropriately to the pedestrian realm and enhance the pedestrian experience.
- Be consolidated into a minimum number of elements.
- Have simple shape and appropriate contrast.
- Be constructed with a minimum number of materials.
- Be designed with harmonious use of colors.
- Be easy to read from the intended vantage point.
- Be constructed & erected to complement the overall appearance of the building.
- Be fabricated on and of materials that are of permanent quality, good durability and are complementary to the building.
- Be constructed of materials that weather well and reduce maintenance.

Zoning Review Timeline

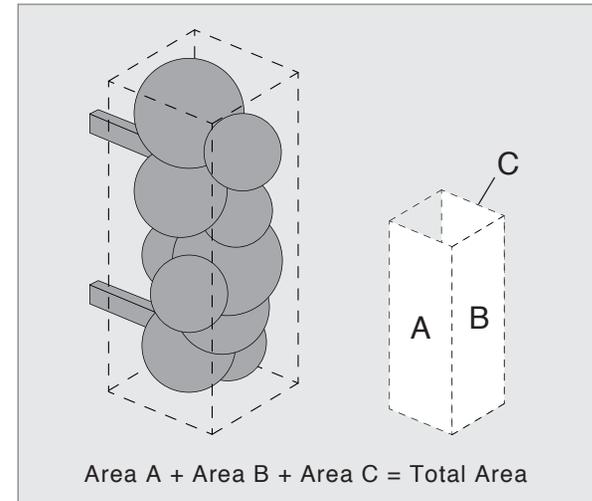


Computation of Sign Size

Determining Sign Area or Dimension

- Sign area shall include the face of the entire display area not including the bracing, framing and structural supports of the sign, unless such support members are made part of the message or face of the sign. When a sign has two or more display faces, the area of all faces of the sign shall be included in determining the area of the sign, unless the two faces are joined back to back, are parallel to each other and not more than 24 inches apart. The area of a sign consisting of individual letters or symbols, either freestanding or attached to or painted on a surface, building, wall, or window, shall be considered to be that of the smallest single rectangle which encompasses all the letters and symbols.
- In the case of two-sided freestanding or projecting signs, the sign area consists of the entire surface area of the sign on which copy could be placed. For freestanding and projecting signs, this is the area of one face of the sign.
- For placemaking art signs, which may have multiple dimensional features, area shall be determined by drawing a box around the entire sign, and computing the area of the three outside faces (see Fig. 1).

Fig. 1 Area of Placemaking Art Sign



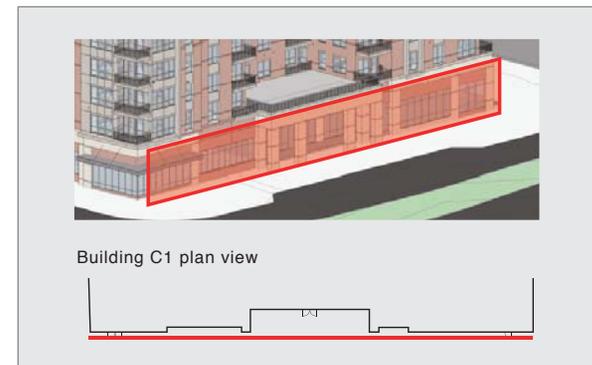
Determining Sign Mounting Height

- Sign mounting height shall be measured from the finished grade at the building base to the highest element of the sign. Minimum clearances to the bottom of the sign apply as noted.

Determining Building Frontage and Building Unit

- In the case of an irregular wall surface, a straight line extending along such wall surface shall be used to measure the length (see Fig. 2).

Fig. 2 Length of Irregular Wall Surface



Definitions and General Guidelines

Parking Marquee Sign

A projecting sign to identify public entrances to parking garages. Size may vary by location and pedestrian/vehicular visibility needs. Permitted in designated locations on Building C4/C5. See elevations on pps. 56—59.

All Parking Marquee Signs shall:

- be constructed utilizing layers, dimension, and possibly light (at the discretion of the Landlord). Creative lighting is encouraged and can include direct, indirect, and internal illumination (see p. 15)
- be located within Level 2



See pps. 62—63 for schematic views of selected design for Bridge Park

Definitions and General Guidelines

Fascia/Wall Sign

Also known as a storefront sign or business identification sign. Mounted parallel to the plane of the building.

All Fascia/Wall Signs shall:

- have a three-dimensional or layered construction, which may include paint and textures applied directly to the façade
- respect the architecture and scale of the building
- support the concept, design and location of the store

Fascia/Wall signs may be applied to buildings in a variety of ways, including:

- painted wood, acrylic, high density urethane, glass, or metal panel (or a high quality equivalent), with painted, carved, or applied letters
- individual cut metal letters applied directly to the building

For Level 1 Retail Tenant



For Level 2 Office Tenant



Definitions and General Guidelines

Projecting Sign

A sign which is suspended from, attached to, or supported by a building, mounted perpendicular to the plane of the building. Projecting signs offer the opportunity for a more decorative and playful sign, and contribute to a pedestrian-friendly atmosphere.

All Projecting Signs shall:

- have support structures consistent with the aesthetics of the storefront
- be hung well out of reach of pedestrians, minimum 8' from finished grade and maximum 6' perpendicular projection from the building



Definitions and General Guidelines

Placemaking Art Sign

A larger projecting sign that offers the tenant more freedom with design and materiality to create a highly unique presence for their location. In turn, the design contributes to a diverse visual culture in Bridge Park. This sign type is permitted at designated locations in Bridge Park as marked in building elevations (see pps. 27–59).

All Placemaking Art Signs shall:

- be constructed utilizing layers, dimension, and possibly light (at the discretion of the Landlord). Creative lighting is encouraged and can include direct, indirect, and internal illumination (see p. 15)
- be mounted so that the base of the sign is at the start of Level 2 as marked on building elevations, continuing up to an overall sign height of no greater than 20 ft. or as marked in building elevations.



Definitions and General Guidelines

Window Sign and Window Graphic

Window signage contributes to an inviting and distinctive street-level character.

Sign – Displays the tenant’s primary logo and/or name, and counts toward tenant’s total allowed signs.

Graphic – Displays other text or graphic elements, and does not count toward tenant’s total allowed signs.

All Window Signs/Graphics shall:

- be applied directly to the interior surface of the glass. Methods include metal leaf, vinyl, painted, etched cut, and sandblasted lettering.

Window Sign



Window Graphic



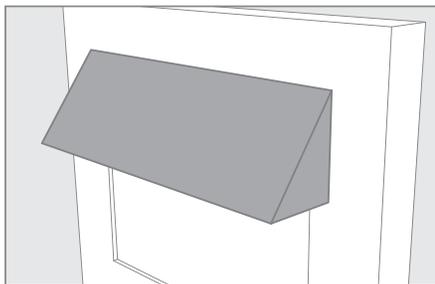
Definitions and General Guidelines

Awning

Tenants may select a solid awning color, and additionally, may print a design on 20% of the total area of each awning, including enclosed ends if applicable. Printed designs may be in up to 2 colors that must be harmonious with the background color.

All Awnings shall:

- have a traditional straight “hood” structure (see drawing below), with no vertical front overhang. The ends may be open or closed
- be manufactured of commercial grade, fire- and UV-resistant treated vinyl or canvas
- feature Landlord-approved designs only



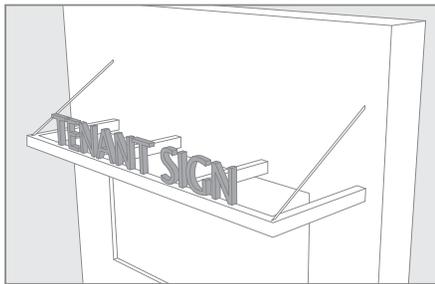
Definitions and General Guidelines

Canopy Edge Sign

Located on the street-facing edge and/or face of an architectural canopy structure. May be a tenant name, tenant logo/graphic element, building address (at lobby entrances), or parking garage name.

All Canopy Edge Signs shall:

- consist of dimensional letters, numbers, or simple graphic elements



Definitions and General Guidelines

Sandwich Board Sign

These signs are reminiscent of a “Main Street” shopping experience and provide additional recognition for the retailer. Typical construction consists of two hinged boards resting on the ground level, outdoors.

All Sandwich Board Signs shall:

- be professionally designed and constructed, receiving Landlord approval
- be placed within six feet of a ground floor entrance so as not to disrupt pedestrian traffic
- be taken indoors each night



Lighting

Sign illumination adds considerable character and visual excitement to the Bridge Park district. Where visible, lighting hardware should complement the architecture of the building.

External Illumination

External fixtures attached to the building façade in the vicinity of the sign are permitted. Vintage “goose-neck” lamps are discouraged.

Internal Illumination

Channel letters or other dimensional sign elements may use internal illumination. Surfaces must be evenly lit, with careful color selection for maximum legibility: for example, darker blue and purple hues are not as visible in nighttime conditions.

Indirect Illumination

Indirect lighting includes “halo” lighting around characters or shapes, back lighting, concealed uplighting, and accent lighting courses.

A combination of illumination methods is permissible, provided the goal is legibility and the overall brightness of the sign is not a distraction. Placemaking art signs in particular have the potential to creatively utilize different types of lighting.

Awnings and signs not requiring permits may not be illuminated.

Refer to Sections 153.065(F) and 153.065(H)(4) of Dublin, Ohio Code of Ordinances for additional guidance on exterior lighting.

External illumination



Internal illumination



Indirect illumination



Internal and indirect



Prohibited Sign Designs

- Unadorned rectangular cabinet signs with translucent or opaque faces.
- Temporary wall signs, pennants, or banners, unless specifically approved by the Landlord; and if so, for no more than 14 days.
- No box signs.
- No exposed junction boxes, wires, transformers, lamps, tubing, conduit, or raceways.
- No pre-manufactured signs, such as franchise signs, that have not been modified to meet the specific criteria for this project.
- No paper, cardboard or Styrofoam signs.
- No exposed fasteners, unless decorative fasteners are essential to the sign design concept.
- No flashing, oscillating, animated lights or other moving sign components.
- No inflatable displays.

Fascia/Wall Sign



- Rectangular cabinet sign with opaque face
- No dimensional design elements
- Exposed wiring and mounting brackets

Sandwich Board



- Insufficient construction quality
- Replaceable letter face
- Non-neutral frame color

Awning

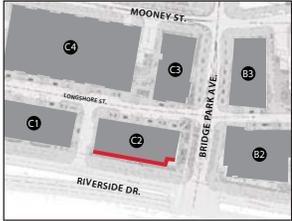


- Roll-up design
- Printing on more than 20% of awning surface (stripes)
- Vertical front with frilled edge

Window Sign

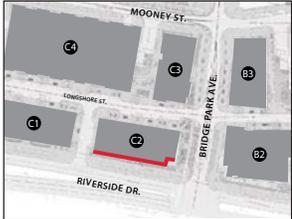


- Design covers more than 30% of window



Building C2: Tenant Signage Example Rendering West Elevation (Riverside Dr.)



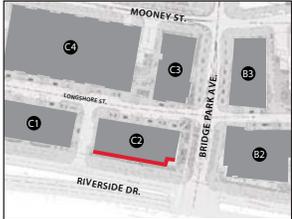


**Building C2: Tenant Signage Example Rendering
West Elevation (Riverside Dr.)**

"Parallel" Office Tenant (Upper Floor): Permitted 1 Fascia/Wall Sign.

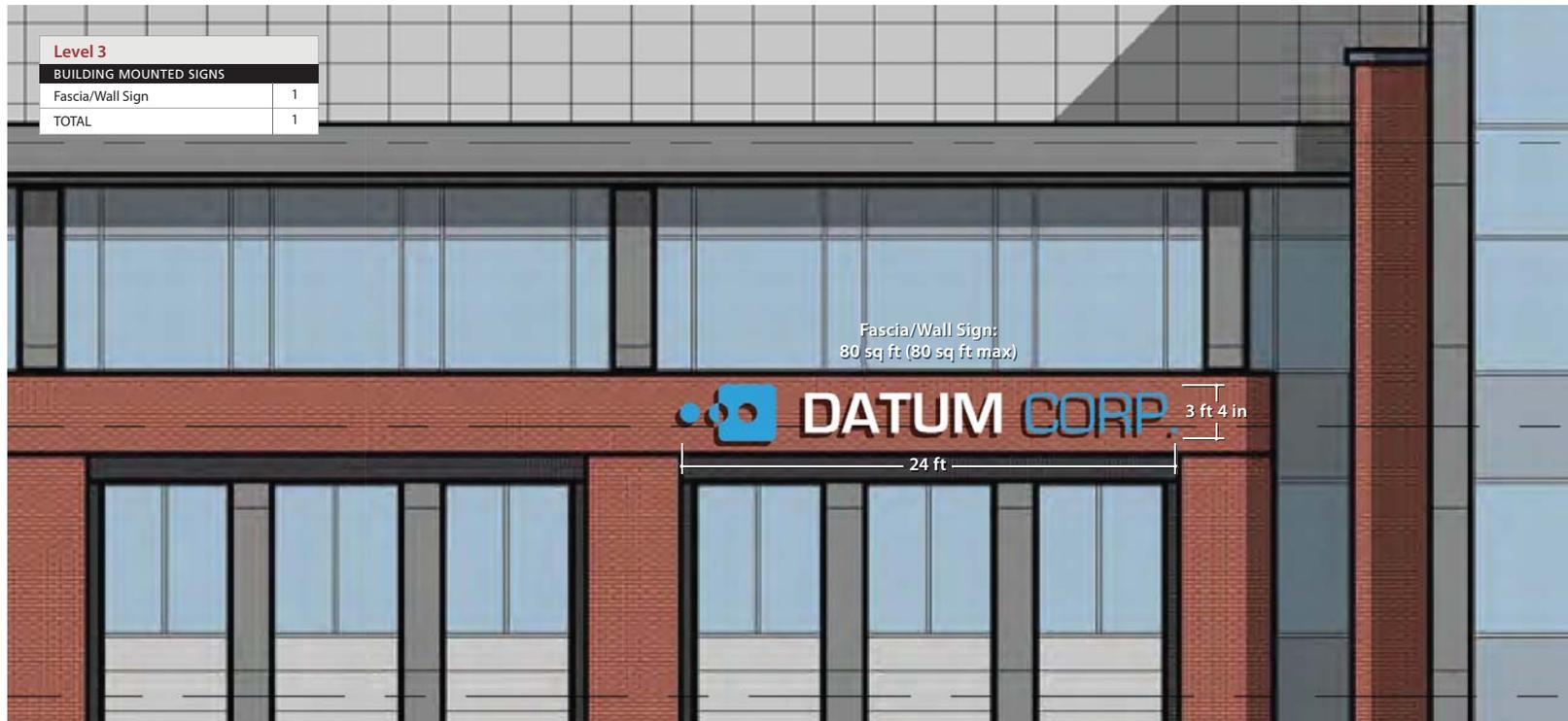
Level 3	
BUILDING MOUNTED SIGNS	
Fascia/Wall Sign	1
TOTAL	1

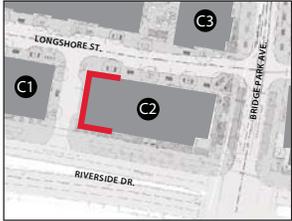




**Building C2: Tenant Signage Example Rendering
West Elevation (Riverside Dr.)**

"Datum Corp." Office Tenant (Upper Floor): Permitted 1 Fascia/Wall Sign.



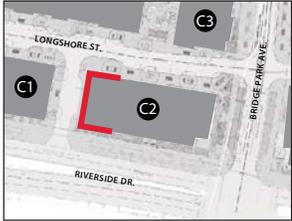


Building C2: Tenant Signage Example Rendering West Elevation (Riverside Dr.)

"Essere" Fashion Retail Tenant: Frontage on 2 public streets. Permitted **3 Building Mounted Signs**.



Window Graphic: Does not contain tenant logo mark.
Exempt from Building Mounted Signs total.



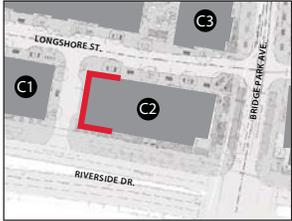
Building C2: Tenant Signage Example Rendering West Elevation (Riverside Dr.)

"Essere" Fashion Retail Tenant: Frontage on 2 public streets. Permitted **3 Building Mounted Signs**.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
Address Numerals	-
BUILDING MOUNTED SIGNS	
Projecting Sign (1 on Riverside Dr., 1 on Longshore St.)	2
Window Graphic	-
Awning (no print)	-
Fascia/Wall Sign	1
TOTAL	3

Window Graphic: Does not contain tenant logo mark.
Exempt from Building Mounted Signs total.

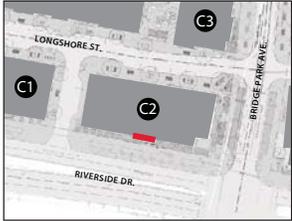


Building C2: Leasing Window Cover Example Rendering West Elevation (Riverside Dr.)

Leasing Window Cover for Vacant Space

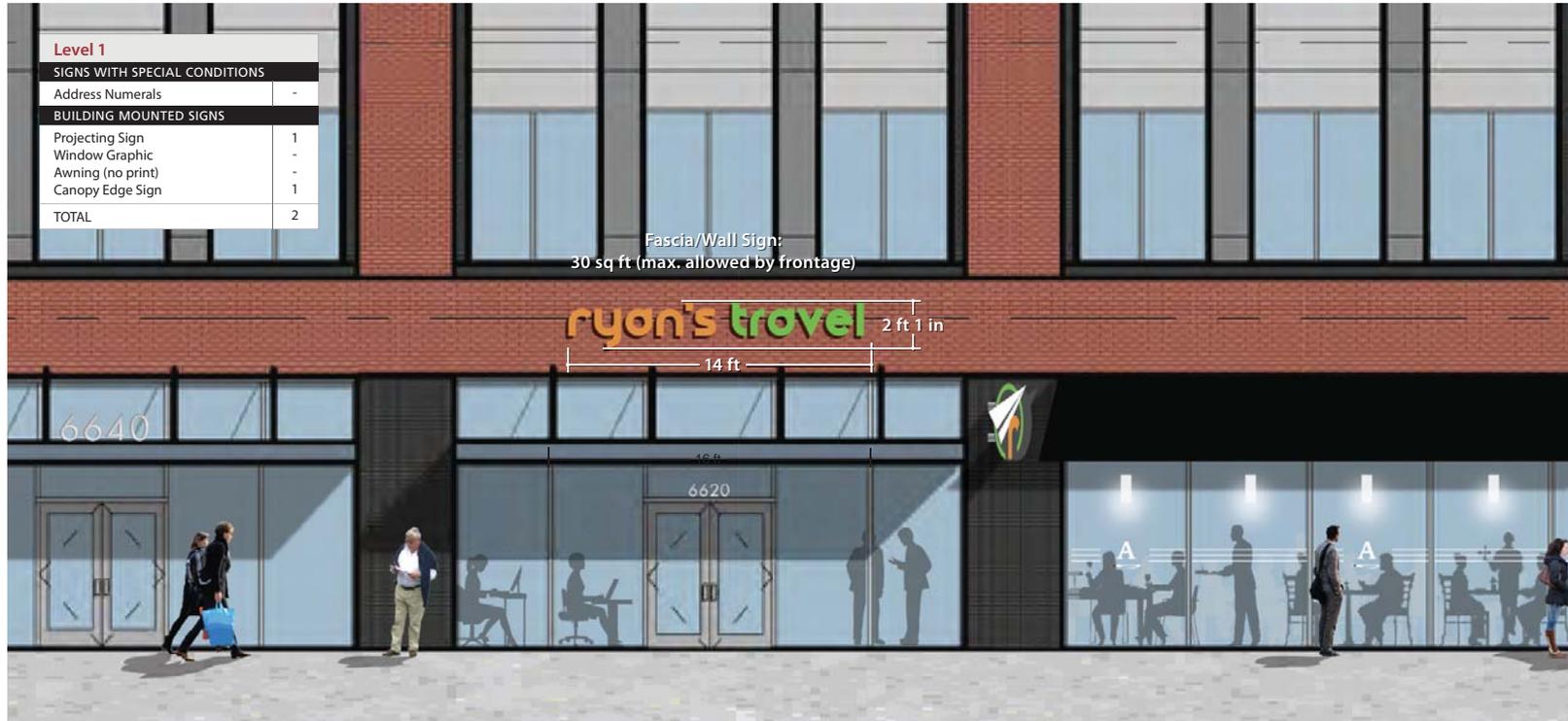


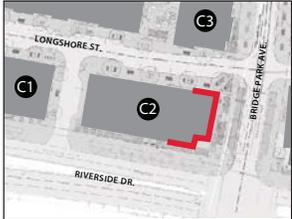
Dary gray tinted vinyl limits visibility into the space. Bridge Park or Crawford Hoying logo to occupy ≤30% of each window.



Building C2: Tenant Signage Example Rendering West Elevation (Riverside Dr.)

"Ryan's Travel" Service Retail Tenant: Frontage on 1 public street. Permitted 2 Building Mounted Signs.





Building C2: Tenant Signage Example Rendering West Elevation (Riverside Dr.)

"Accolades Steakhouse" Fine Dining Tenant: Frontage on 3 public streets. Permitted 4 Building Mounted Signs.



Window Sign: Contains tenant logo mark.
Counts towards Building Mounted Signs total.

General Regulations Matrix

Sign Type		Allowable Area			Other Regulations
		Level 1 / Ground	Level 2	Level 3 (C2 only)	
Signs with Special Conditions	Address Numerals	≤2 sq ft	NP	NP	Dimensional, metal-finish numerals of a standard design (see p. 57), to be located on doorframe over the primary tenant entrance. Permit not required.
	Parking Marquee	NP	≤150 sq ft	NP	Illuminated projecting sign to direct visitor traffic toward public parking garage entrances. Sizes may vary depending on building architecture, visibility restrictions, and primary vs. secondary entrances.
	Leasing Window Cover	Full window coverage; Crawford Hoying or Bridge Park logo shall occupy ≤30% of a window	NP	NP	During vacancy and turnover, storefront windows may be fully covered with a dark gray tinted vinyl, with a Crawford Hoying or Bridge Park logo. The logo cannot exceed the coverage allowance of a typical Window Sign. This limits visibility into the vacant space, but still allows some light in and visibility out for prospective tenant showings.
Building Mounted Signs	Fascia/Wall Sign ^{1,2,4}	1 sq ft per linear ft of frontage, to a max. ≤50 sq ft	≤60 sq ft	≤80 sq ft	Overall height of sign must not exceed 36 in. on Levels 1 and 2, and 48" on Level 3. Exceptions for typographic ascenders and descenders (g, j, etc.) may be made at Landlord's discretion. Level 2 and 3 Fascia/Wall signage is limited in location and quantity based on building architecture and is subject to Landlord's discretion. Max. area may be reduced where limited by architecture.
	Projecting Sign ^{1,4}	≤16 sq ft	NP	NP	The lowest portion of a Projecting Sign should hang no less than 8 ft. above the sidewalk. The highest portion should not exceed 15 ft. above the sidewalk. Max. horizontal projection is 6 ft. from façade.
	Placemaking Art Sign	NP	≤100 sq ft	NP	Permitted to select Level 1 tenants at Landlord's discretion. Must be mounted so that the base of the sign is at the start of Level 2 as marked on building elevations, continuing up to an overall sign height of no greater than 20 ft. or as marked in building elevations.
	Window Sign ¹ /Graphic	≤30% of each window	NP	NP	Must be applied to the inside surface of the window as metal leaf, vinyl, paint, etched cut or sandblasted lettering. Designs may contain up to two colors. Window "Sign" = tenant's primary logo and/or name, and counts toward tenant's total allowed signs. Window "Graphic" = other text or graphic element, and does not count toward tenant's total signs.
	Awning ¹	Printing on ≤20% of awning surface to a max. ≤8 sq ft	NP	NP	Awning structure must be traditional straight "hood" style, and may be closed- or open-ended. Tenant may dictate awning color and up to two colors in a printed design, subject to Landlord's discretion. A solid color awning without printing does not count toward tenant's total allowed signs. Lighting of awnings is not permitted.
	Canopy Edge Sign	≤50 sq ft	NP	NP	Individual channel or pin-mounted letters or a basic graphic element are required. Elements may be applied to the front face and/or top edge of canopy. Permitted over lobby entrances. All sign elements shall be summed to calculate sign area. Overall height of sign must not exceed 36 in., but exceptions for typographic ascenders and descenders (g, j, etc.) may be made at Landlord's discretion. Max. sign area may be reduced where limited by architecture.
Signs Not Requiring a Permit	Streetscape				
	Sandwich Board ³	≤6 sq ft per side, 3 ft height, qty. 1 per tenant			May include whiteboard and chalkboard elements. Must be well constructed using framing with neutral colors (black, brown, dark wood). Place within 6 ft. of primary ground floor entrance. Permit not required.
	Umbrella	n/a			Must be a solid color with no printed graphics. Umbrellas and outdoor furniture must be set at least 5 ft. from the curb and all street trees and street features. 6 ft. of clearance must be maintained for pedestrians. When not in use, or when weather conditions prohibit use, outdoor furniture that is not all-weather material must be stored. Permit not required.

NP Not Permitted
 n/a Not Applicable
 1. Refer to Table 153.065-I of Dublin, Ohio Code of Ordinances
 2. Refer to Table 153.065-J
 3. Refer to Table 153.065-K

4. Level 1 tenants with frontage along Riverside Drive, Bridge Park Avenue, and Longshore Street are strongly encouraged to have at least (1) Fascia/Wall or Canopy Edge sign (dependent upon building conditions) and (1) Projecting Sign located near an entrance.

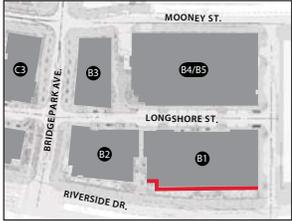
Signs Allowed Per Tenant

Level 1 / Ground	Signs Allowed
1 street of frontage*	2 Building Mounted Signs
2 streets of frontage	3 Building Mounted Signs
3 streets of frontage	4 Building Mounted Signs
Levels 2 and 3	Signs Allowed
Office tenants	1 Fascia/Wall Sign at Landlord’s discretion as architecturally appropriate.

*Frontage is defined as the linear measurement of a tenant’s space along a public street. If a tenant’s space is three sided and faces two public streets and one open park, they have 2 streets of frontage.

Permitted Sign Lighting

Illumination Type	Description
External	External fixtures attached to the building façade in the vicinity of the sign. Vintage “goose-neck” lamps are discouraged; modern alternatives are preferred.
Internal	Channel letters or other dimensional sign elements may use internal illumination. Surfaces must be evenly lit, with careful color selection for maximum legibility. For example, darker blue and purple hues are not as visible in nighttime conditions.
Indirect	Includes “halo” lighting around characters or shapes, back lighting, concealed uplighting, and accent lighting courses.
Combination	A combination of illumination methods is permitted, provided the goal is legibility and the overall brightness of the sign is not a distraction. Placemaking art signs in particular have the potential to creatively utilize different types of lighting.
Awnings and signs not requiring permits may not be illuminated.	



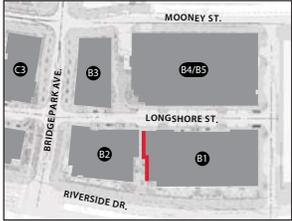
Building B1: Tenant Signage Level Diagram West Elevation (Riverside Dr.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



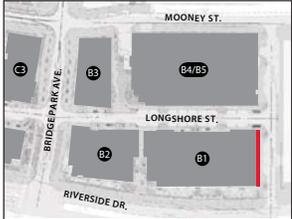
Building B1: Tenant Signage Level Diagram North Elevation

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



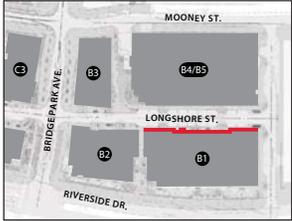
Building B1: Tenant Signage Level Diagram South Elevation (Banker Dr.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A	Address Numerals
BUILDING MOUNTED SIGNS	
1B	Fascia/Wall Sign
1C	Projecting Sign
1D	Window Sign/Graphic
1E	Awning
1F	Canopy Edge Sign
SIGNS NOT REQUIRING A PERMIT	
1G	Sandwich Board

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A	Parking Marquee
BUILDING MOUNTED SIGNS	
2B	Fascia/Wall Sign
2C	Placemaking Art Sign



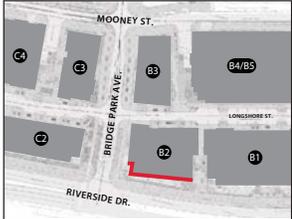
Building B1: Tenant Signage Level Diagram East Elevation (Longshore St.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A	Address Numerals
BUILDING MOUNTED SIGNS	
1B	Fascia/Wall Sign
1C	Projecting Sign
1D	Window Sign/Graphic
1E	Awning
1F	Canopy Edge Sign
SIGNS NOT REQUIRING A PERMIT	
1G	Sandwich Board

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A	Parking Marquee
BUILDING MOUNTED SIGNS	
2B	Fascia/Wall Sign
2C	Placemaking Art Sign



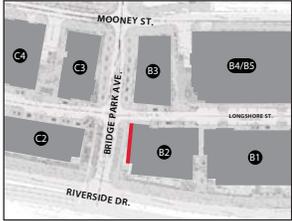
Building B2: Tenant Signage Level Diagram West Elevation (Riverside Dr.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A	Address Numerals
BUILDING MOUNTED SIGNS	
1B	Fascia/Wall Sign
1C	Projecting Sign
1D	Window Sign/Graphic
1E	Awning
1F	Canopy Edge Sign
SIGNS NOT REQUIRING A PERMIT	
1G	Sandwich Board

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A	Parking Marquee
BUILDING MOUNTED SIGNS	
2B	Fascia/Wall Sign
2C	Placemaking Art Sign



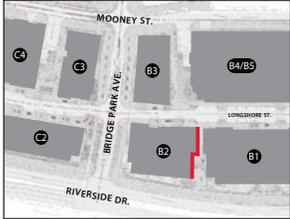
Building B2: Tenant Signage Level Diagram North Elevation (Bridge Park Ave.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A	Address Numerals
BUILDING MOUNTED SIGNS	
1B	Fascia/Wall Sign
1C	Projecting Sign
1D	Window Sign/Graphic
1E	Awning
1F	Canopy Edge Sign
SIGNS NOT REQUIRING A PERMIT	
1G	Sandwich Board

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A	Parking Marquee
BUILDING MOUNTED SIGNS	
2B	Fascia/Wall Sign
2C	Placemaking Art Sign



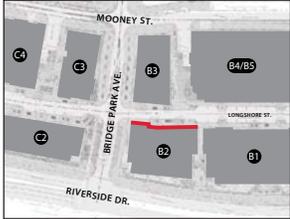
Building B2: Tenant Signage Level Diagram South Elevation

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



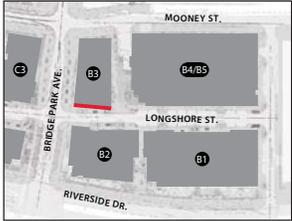
Building B2: Tenant Signage Level Diagram East Elevation (Longshore St.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



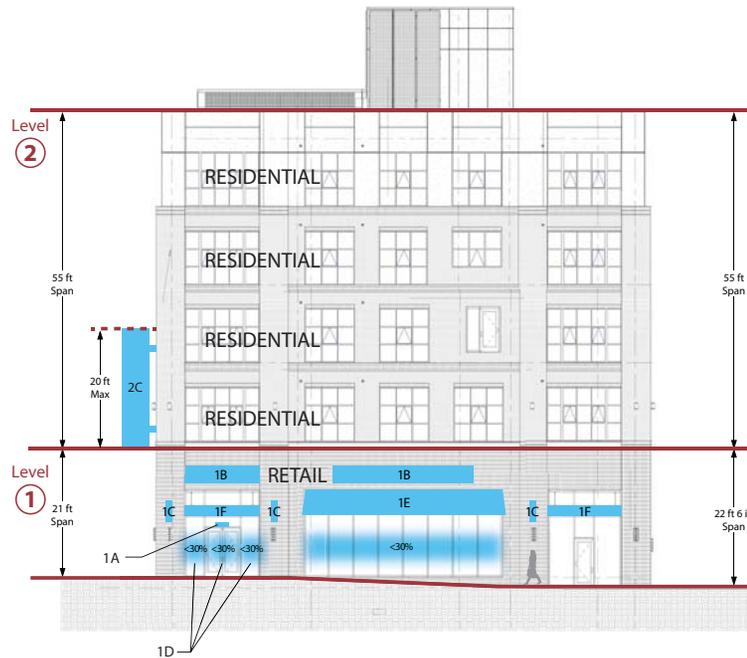
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A	Address Numerals
BUILDING MOUNTED SIGNS	
1B	Fascia/Wall Sign
1C	Projecting Sign
1D	Window Sign/Graphic
1E	Awning
1F	Canopy Edge Sign
SIGNS NOT REQUIRING A PERMIT	
1G	Sandwich Board

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A	Parking Marquee
BUILDING MOUNTED SIGNS	
2B	Fascia/Wall Sign
2C	Placemaking Art Sign



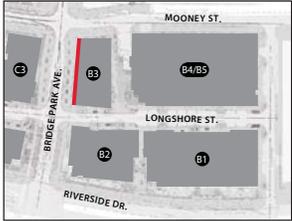
Building B3: Tenant Signage Level Diagram West Elevation (Longshore St.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



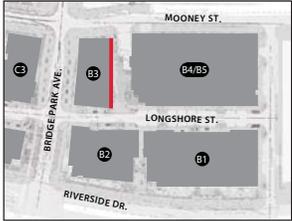
Building B3: Tenant Signage Level Diagram North Elevation (Bridge Park Ave.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



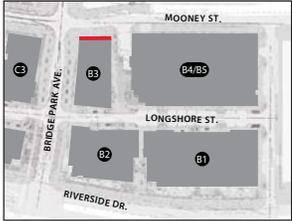
Building B3: Tenant Signage Level Diagram South Elevation

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



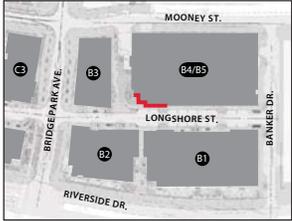
Building B3: Tenant Signage Level Diagram East Elevation (Mooney St.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



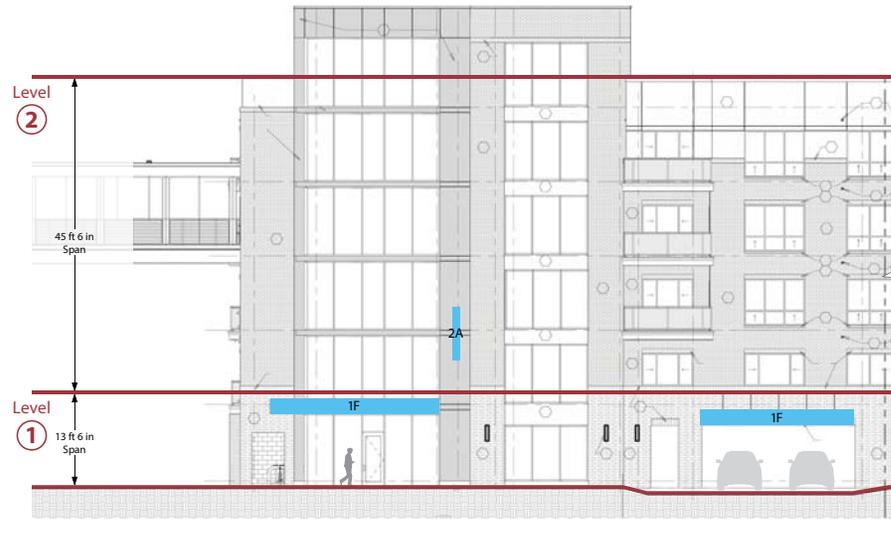
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



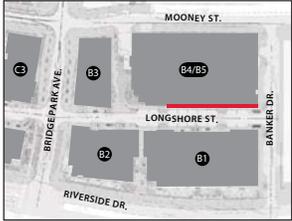
Building B4/B5: Garage Signage Level Diagram West Elevation Area A (Longshore St.)

NOTE: These elevations depict the locations of wayfinding signage for parking.
Refer to pps. 61-65 for visual examples.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



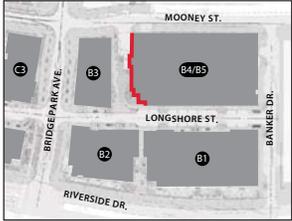
Building B4/B5: Garage Signage Level Diagram West Elevation Area B (Longshore St.)

NOTE: These elevations depict the locations of wayfinding signage for parking.
Refer to pps. 61-65 for visual examples.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



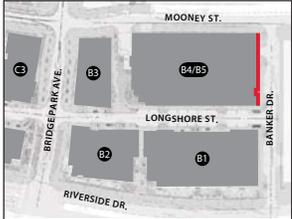
Building B4/B5: Garage Signage Level Diagram North Elevation

NOTE: These elevations depict the locations of wayfinding signage for parking. Refer to pps. 61-65 for visual examples.



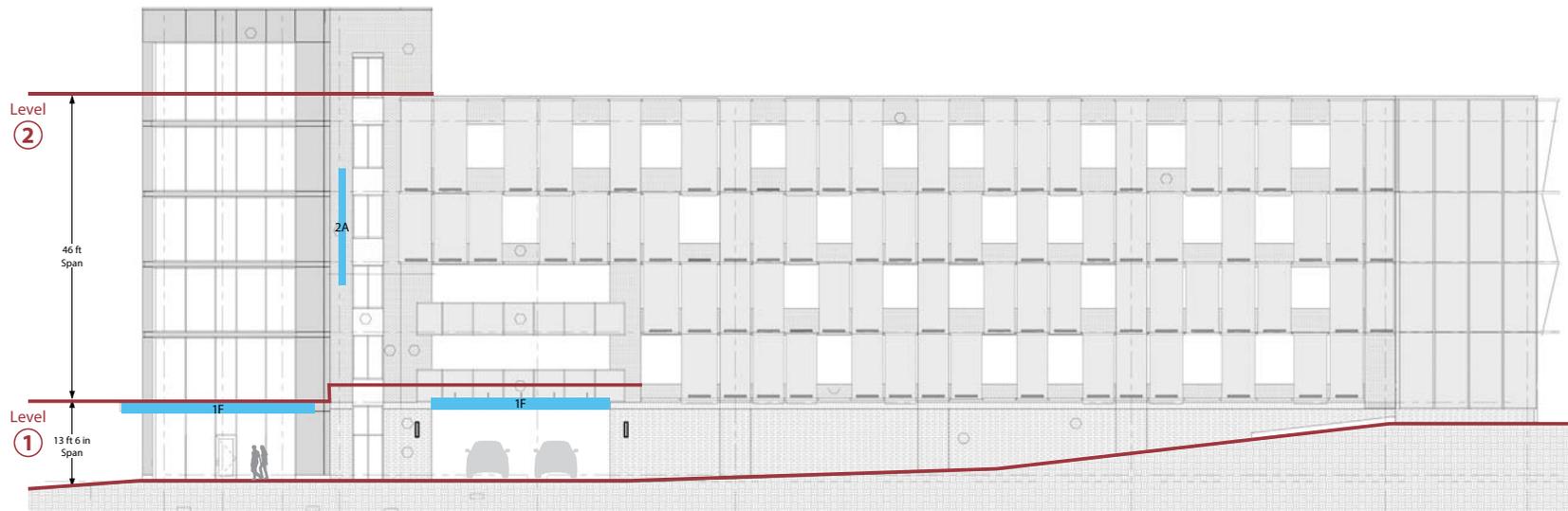
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



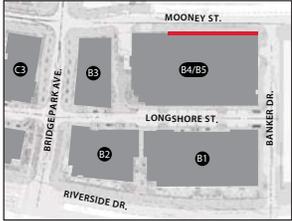
Building B4/B5: Garage Signage Level Diagram South Elevation (Banker Dr.)

NOTE: These elevations depict the locations of wayfinding signage for parking. Refer to pps. 61-65 for visual examples.



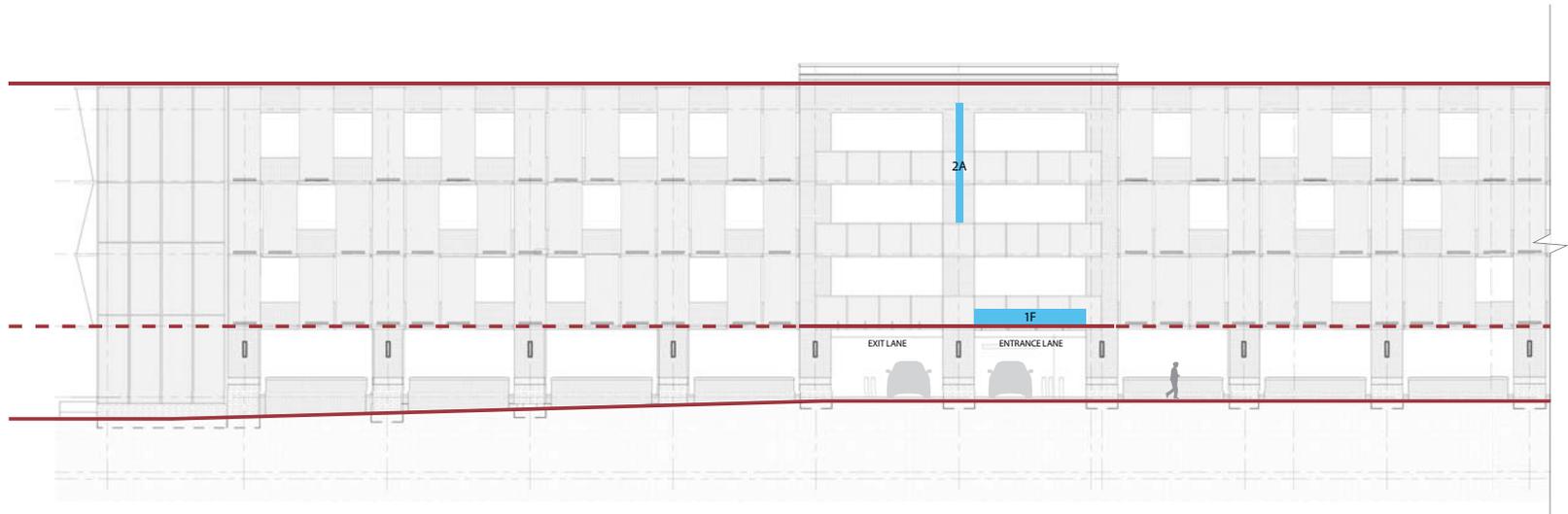
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



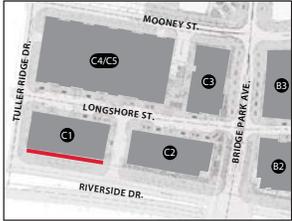
Building B4/B5: Garage Signage Level Diagram East Elevation Area B (Mooney St.)

NOTE: These elevations depict the locations of wayfinding signage for parking.
Refer to pps. 61-65 for visual examples.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



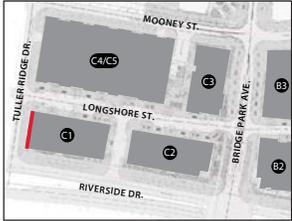
Building C1: Tenant Signage Level Diagram West Elevation (Riverside Dr.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A	Address Numerals
BUILDING MOUNTED SIGNS	
1B	Fascia/Wall Sign
1C	Projecting Sign
1D	Window Sign/Graphic
1E	Awning
1F	Canopy Edge Sign
SIGNS NOT REQUIRING A PERMIT	
1G	Sandwich Board

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A	Parking Marquee
BUILDING MOUNTED SIGNS	
2B	Fascia/Wall Sign
2C	Placemaking Art Sign



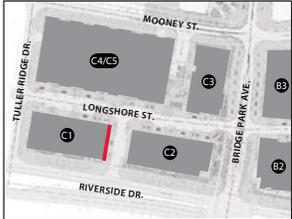
Building C1: Tenant Signage Level Diagram North Elevation (Tuller Ridge Dr.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A	Address Numerals
BUILDING MOUNTED SIGNS	
1B	Fascia/Wall Sign
1C	Projecting Sign
1D	Window Sign/Graphic
1E	Awning
1F	Canopy Edge Sign
SIGNS NOT REQUIRING A PERMIT	
1G	Sandwich Board

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A	Parking Marquee
BUILDING MOUNTED SIGNS	
2B	Fascia/Wall Sign
2C	Placemaking Art Sign



Building C1: Tenant Signage Level Diagram South Elevation

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



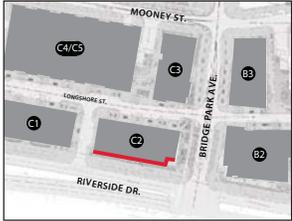
Building C1: Tenant Signage Level Diagram East Elevation (Longshore St.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



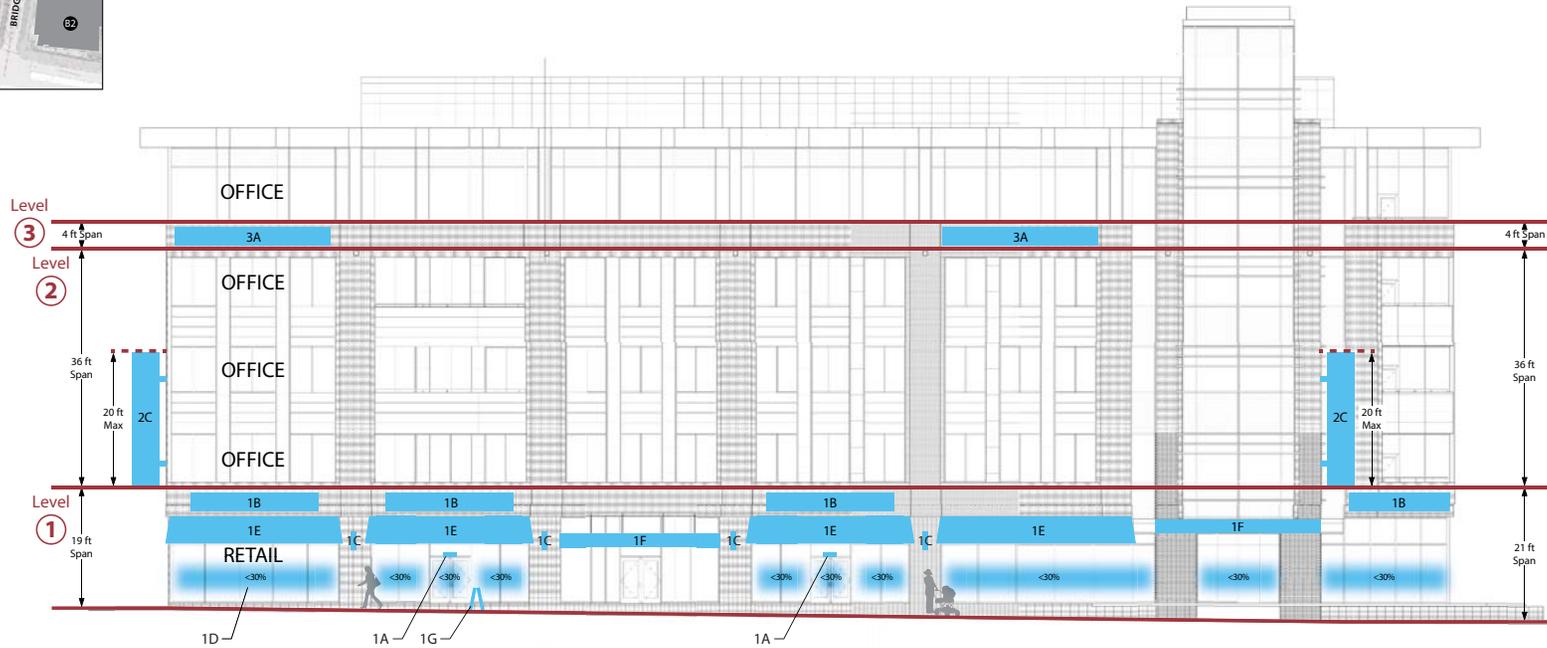
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A	Address Numerals
BUILDING MOUNTED SIGNS	
1B	Fascia/Wall Sign
1C	Projecting Sign
1D	Window Sign/Graphic
1E	Awning
1F	Canopy Edge Sign
SIGNS NOT REQUIRING A PERMIT	
1G	Sandwich Board

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A	Parking Marquee
BUILDING MOUNTED SIGNS	
2B	Fascia/Wall Sign
2C	Placemaking Art Sign



Building C2: Tenant Signage Level Diagram West Elevation (Riverside Dr.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



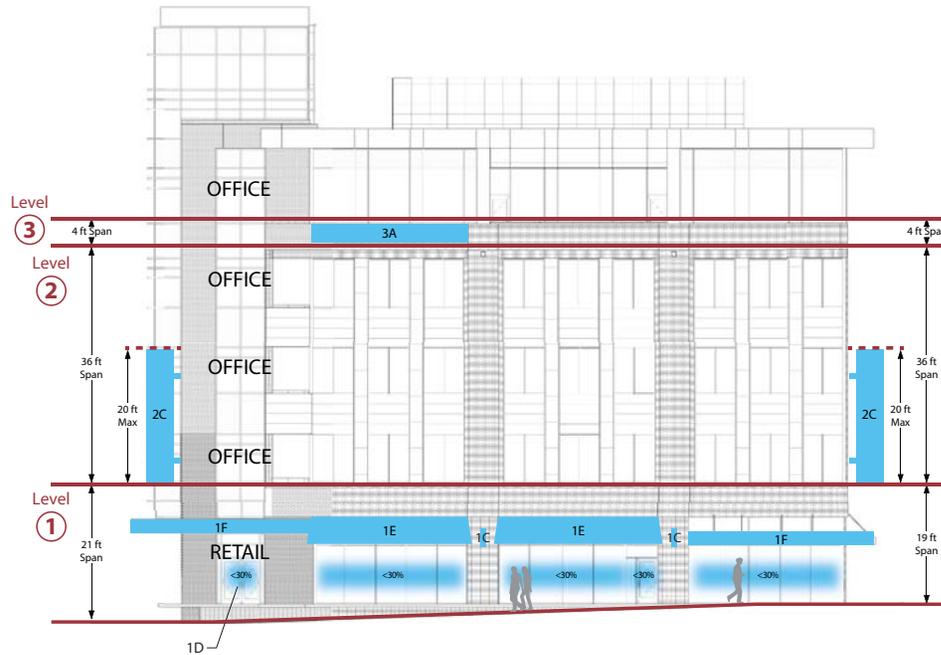
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign
Level 3	
BUILDING MOUNTED SIGNS	
3A Fascia/Wall Sign	



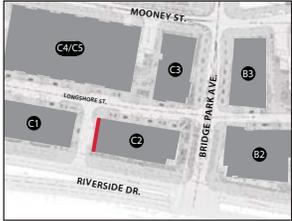
Building C2: Tenant Signage Level Diagram South Elevation (Bridge Park Ave.)

NOTE: These elevations are intended to show all permissible sign locations by type.
Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



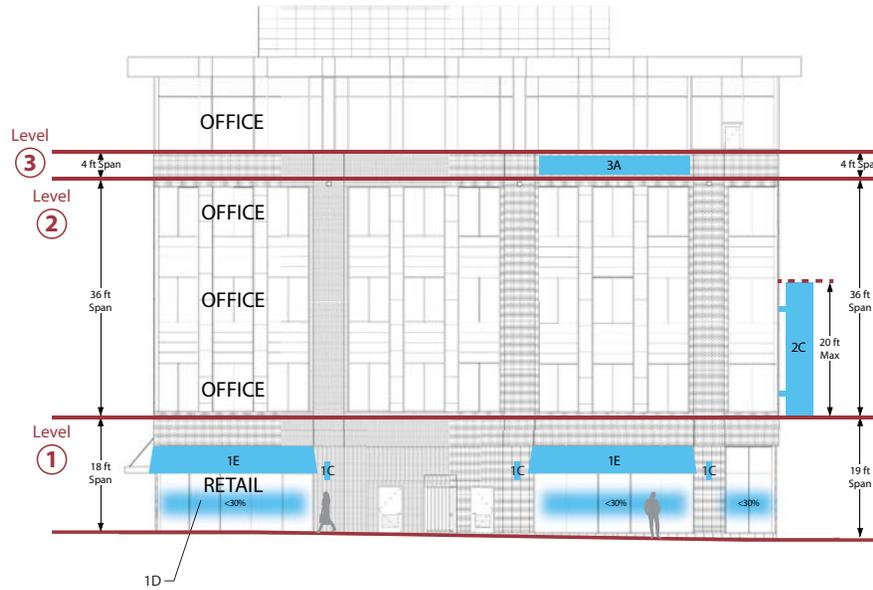
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A	Address Numerals
BUILDING MOUNTED SIGNS	
1B	Fascia/Wall Sign
1E	Awning
1C	Projecting Sign
1F	Canopy Edge Sign
1D	Window Sign/Graphic
SIGNS NOT REQUIRING A PERMIT	
1G	Sandwich Board

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A	Parking Marquee
BUILDING MOUNTED SIGNS	
2B	Fascia/Wall Sign
2C	Placemaking Art Sign
Level 3	
BUILDING MOUNTED SIGNS	
3A	Fascia/Wall Sign



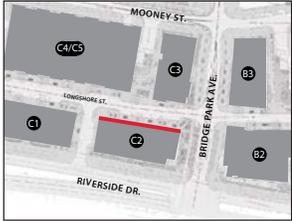
Building C2: Tenant Signage Level Diagram North Elevation

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



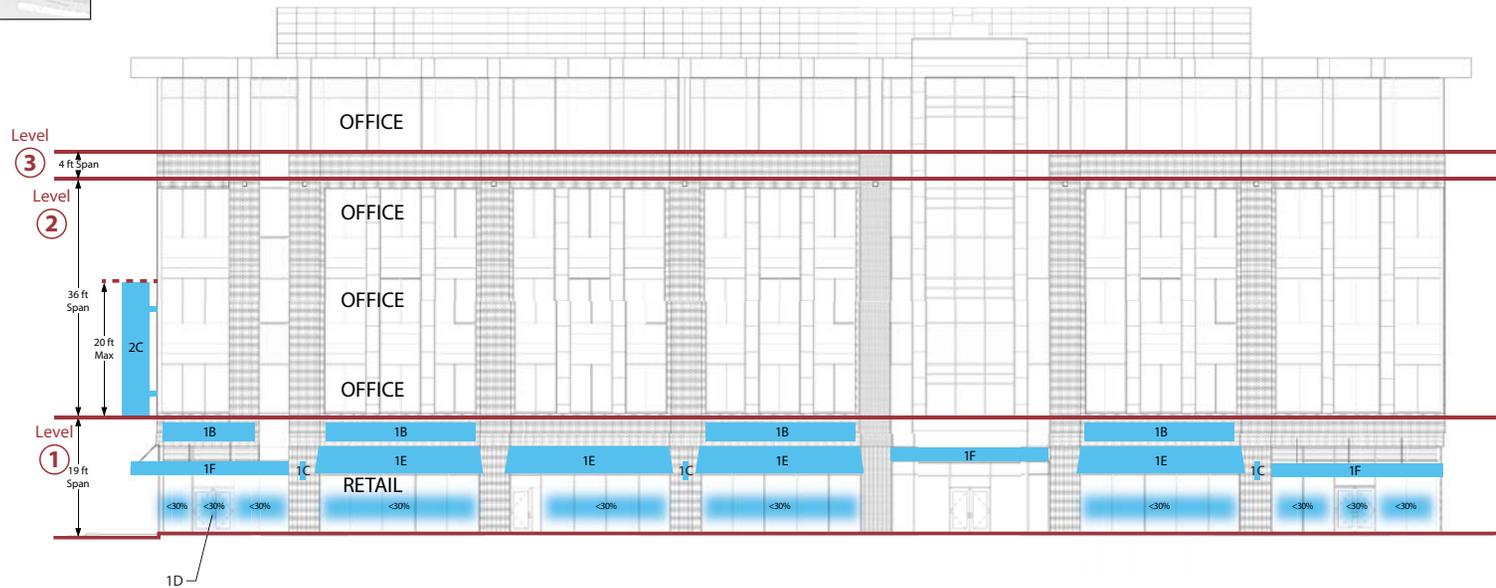
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign
Level 3	
BUILDING MOUNTED SIGNS	
3A Fascia/Wall Sign	



Building C2: Tenant Signage Level Diagram East Elevation (Longshore St.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



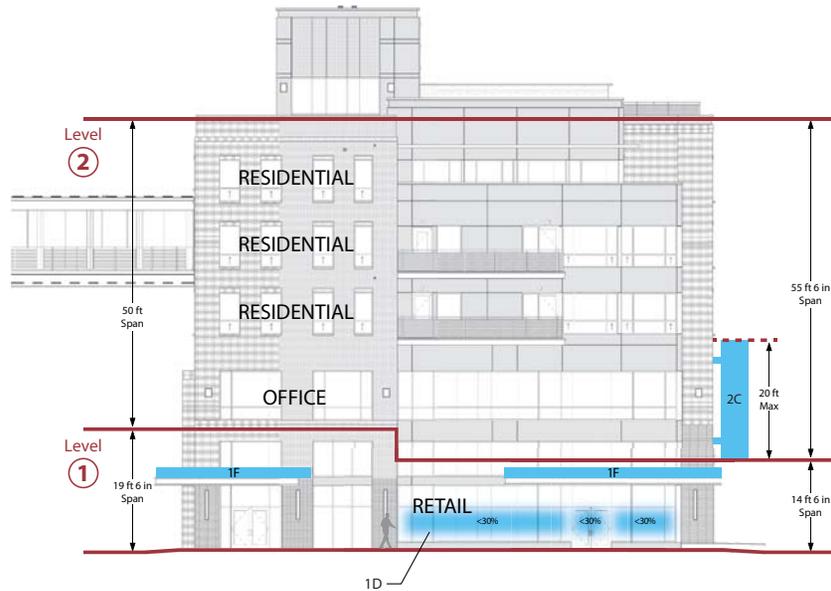
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign
Level 3	
BUILDING MOUNTED SIGNS	
3A Fascia/Wall Sign	



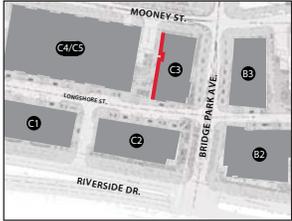
Building C3: Tenant Signage Level Diagram West Elevation (Longshore St.)

NOTE: These elevations are intended to show all permissible sign locations by type.
Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A	Address Numerals
BUILDING MOUNTED SIGNS	
1B	Fascia/Wall Sign
1C	Projecting Sign
1D	Window Sign/Graphic
1E	Awning
1F	Canopy Edge Sign
SIGNS NOT REQUIRING A PERMIT	
1G	Sandwich Board

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A	Parking Marquee
BUILDING MOUNTED SIGNS	
2B	Fascia/Wall Sign
2C	Placemaking Art Sign



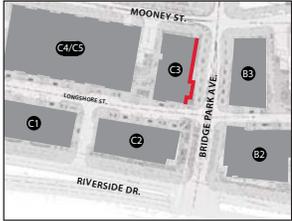
Building C3: Tenant Signage Level Diagram North Elevation

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



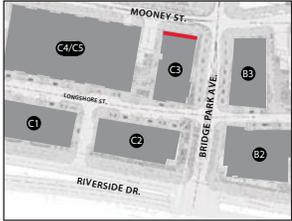
Building C3: Tenant Signage Level Diagram South Elevation (Bridge Park Ave.)

NOTE: These elevations are intended to show all permissible sign locations by type. Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



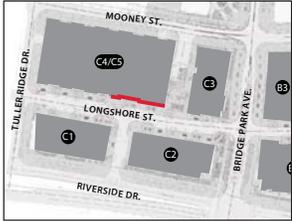
Building C3: Tenant Signage Level Diagram East Elevation (Mooney St.)

NOTE: These elevations are intended to show all permissible sign locations by type.
Refer to pps. 04-25 for specific allowances, restrictions, and quantities per tenant.



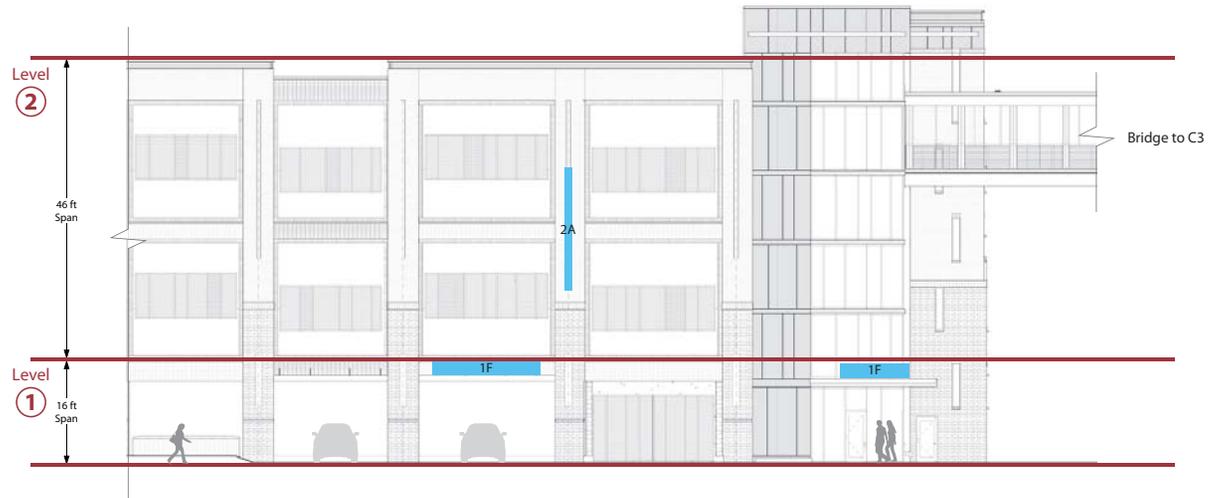
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



Building C4/C5: Garage Signage Level Diagram West Elevation Area A (Longshore St.)

NOTE: These elevations depict the locations of wayfinding signage for parking.
Refer to pps. 61-65 for visual examples.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



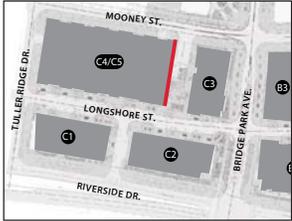
Building C4/C5: Garage Signage Level Diagram North Elevation (Tuller Ridge Dr.)

NOTE: These elevations depict the locations of wayfinding signage for parking.
Refer to pps. 61-65 for visual examples.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



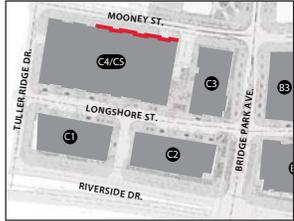
Building C4/C5: Garage Signage Level Diagram South Elevation

NOTE: These elevations depict the locations of wayfinding signage for parking. Refer to pps. 61-65 for visual examples.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



Building C4/C5: Garage Signage Level Diagram East Elevation Area B (Mooney St.)

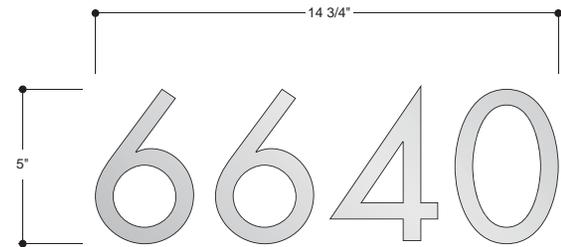
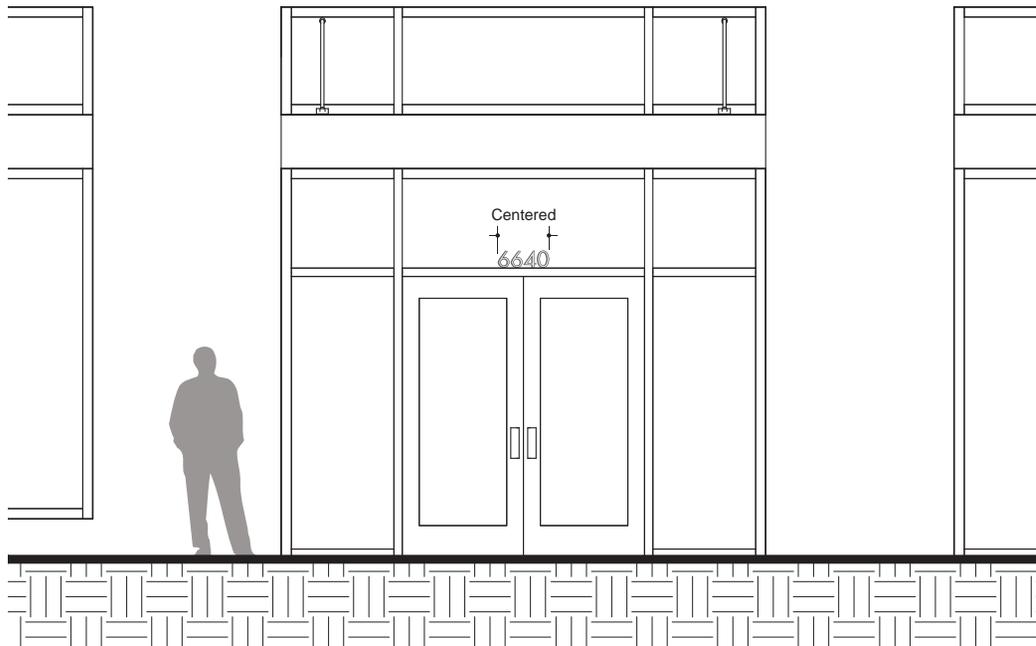
NOTE: These elevations depict the locations of wayfinding signage for parking.
Refer to pps. 61-65 for visual examples.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	
BUILDING MOUNTED SIGNS	
1B Fascia/Wall Sign	1E Awning
1C Projecting Sign	1F Canopy Edge Sign
1D Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

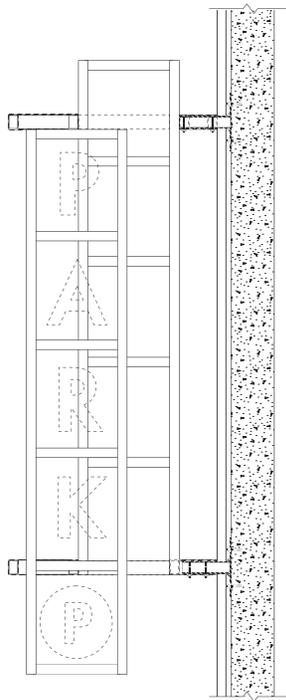
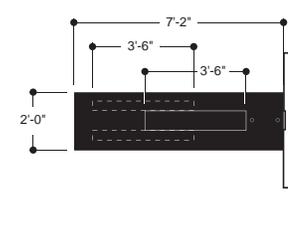
Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign

Address Numerals

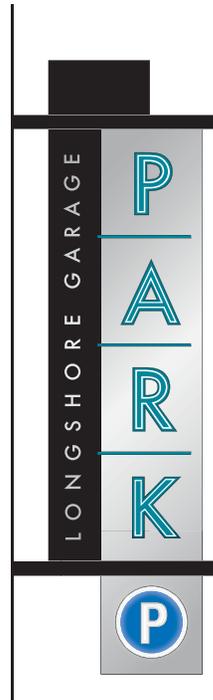




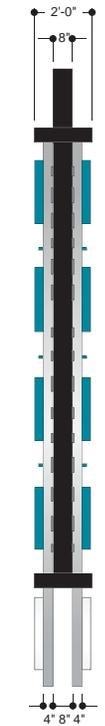
MASTER SIGN PLAN: BRIDGE PARK
PARKING GARAGE
EXTERIOR SIGNAGE



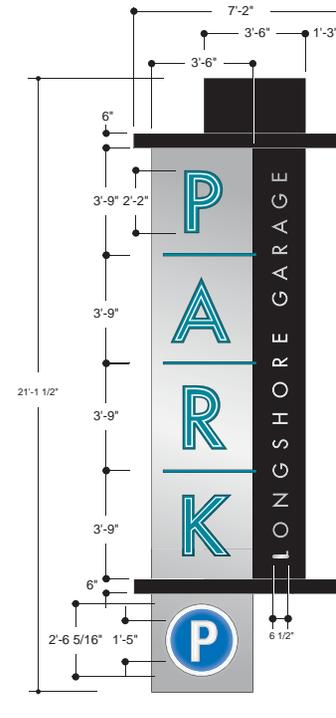
Structure View



Rear Elevation



Side Elevation



Front Elevation

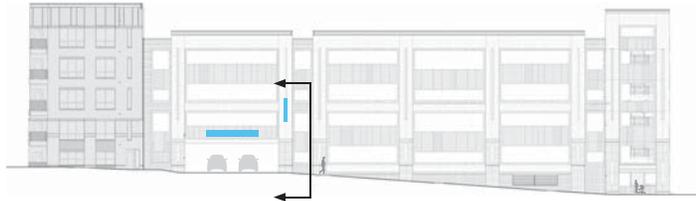


Fig. 3



Fig. 4

Fig. 5

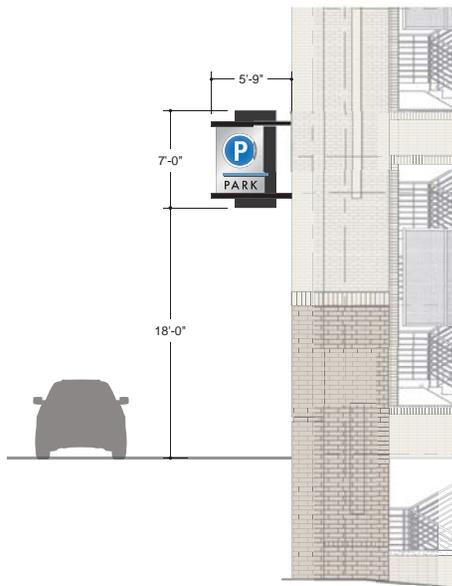


Fig. 3 West Elevation – Secondary Entrance from Tuller Ridge Rd.

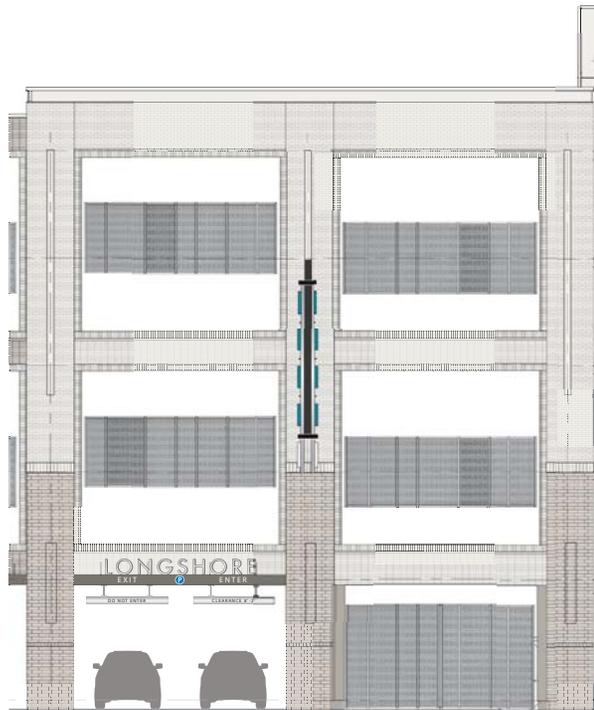


Fig. 4 South Elevation – Primary Entrance from Longshore St.

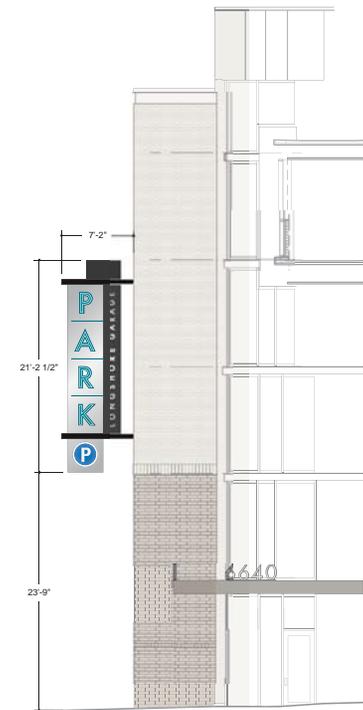
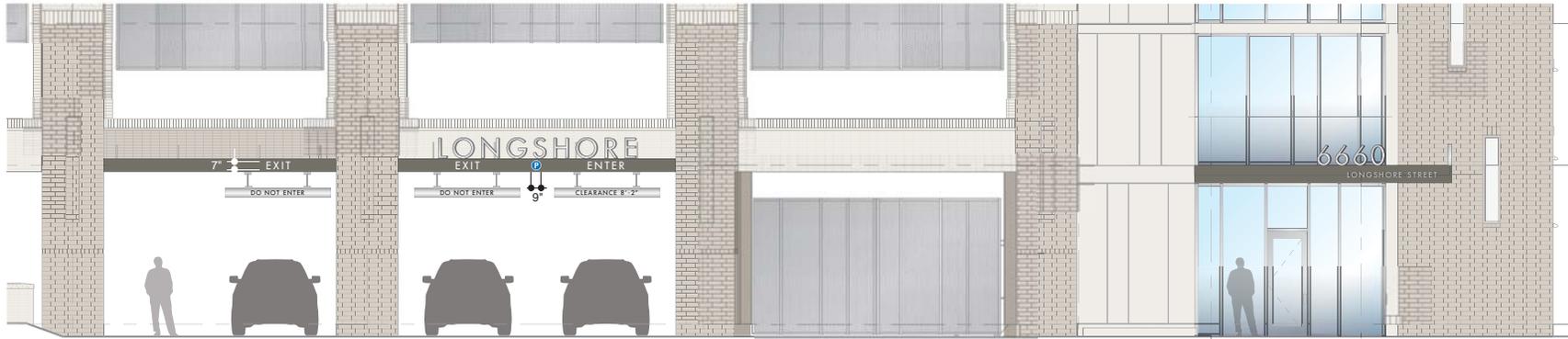


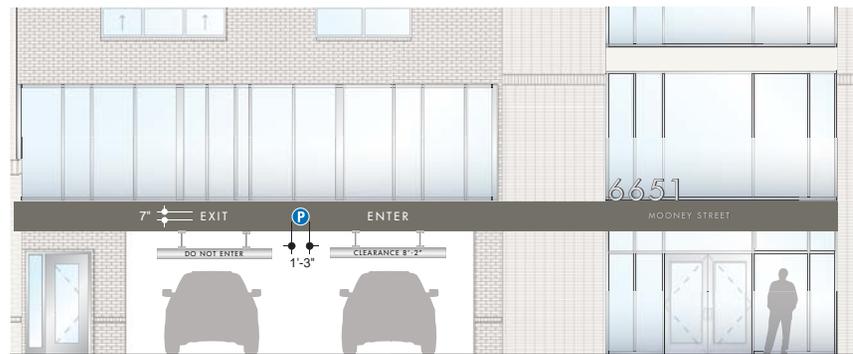
Fig. 5 South Elevation – Primary Entrance from Longshore St.



West Elevation – Entrance from Longshore St.



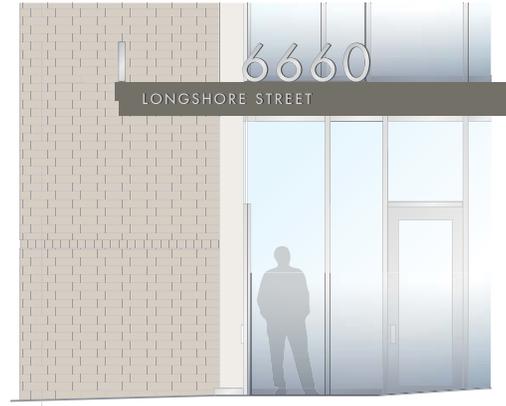
North Elevation – Entrance from Tuller Ridge Rd.



East Elevation – Entrance from Mooney St.



Longshore St. Lobby – West Entrance



Longshore St. Lobby – East Entrance



Mooney St. Lobby – Front Entrance

FOR REFERENCE ONLY

