



 BRIDGE PARK
DUBLIN, OH

Master Sign Plan

Revision 12.29.2015



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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

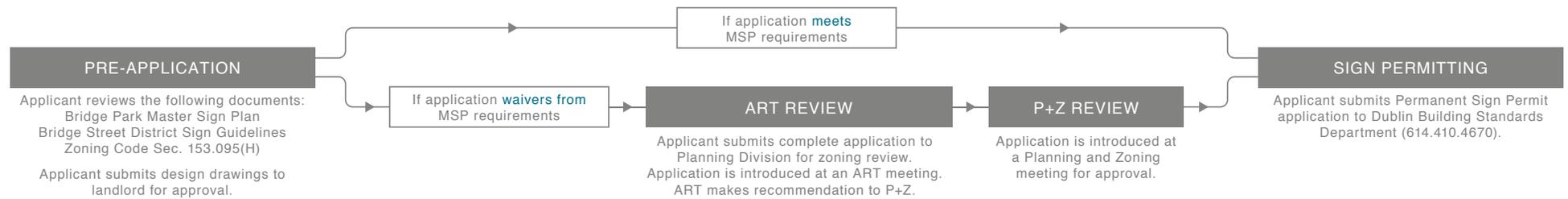
The sign shall be in proportion to the space it will occupy.

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

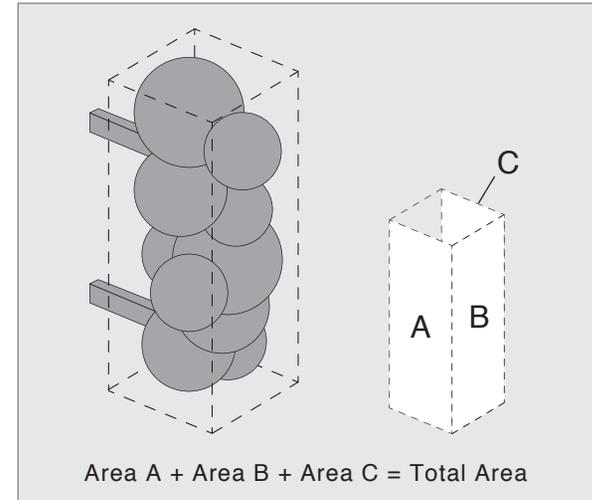


Computation of Sign Size

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



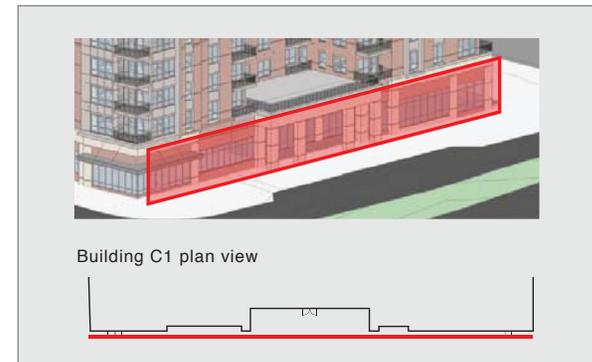
Determining Sign Mounting Height

- 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

- The building wall that faces the principal street or the building wall that contains the main entrance to the uses therein shall be considered the building frontage.
- 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. 48 and 49.

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 at the second story level and higher



See p.53 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. 19–51).

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 located at the second story level and higher, above all other signage for the tenant



Definitions and General Guidelines

Window Sign/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



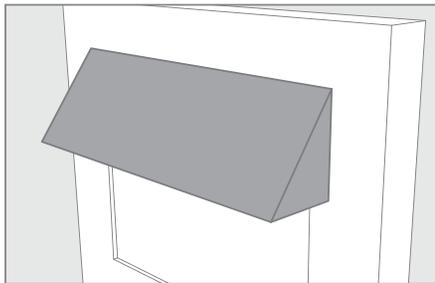
Definitions and General Guidelines

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



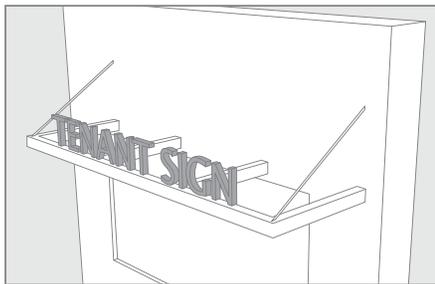
Definitions and General Guidelines

Canopy Edge Sign

Located on the street-facing edge of an architectural canopy structure. May be a tenant name, building address, or parking garage name.

All Canopy Edge Signs shall:

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



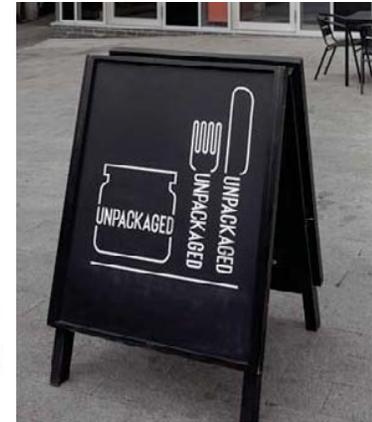
Definitions and General Guidelines

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 (umbrellas, sandwich board signs) 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

General Regulations Matrix

Sign Type		Allowable Area		Other Regulations
		Level 1 / Ground	Level 2	
Signs with Special Conditions	Address Numerals	≤2 sq ft	NP	Pin-mounted numerals over tenant entrances on primary street frontage. Permit not required.
	Building Directory	≤6 sq ft	n/a	Exterior wall-mounted directory to be located at lobby entrances. Permit not required.
	Parking Marquee	NP	≤150 sq ft	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.
Building Mounted Signs	Fascia/Wall Sign ^{1,2}	1 sq ft per linear ft of frontage, to a max. ≤80 sq ft	≤80 sq ft	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. Level 2 Fascia/Wall signs are limited in location and quantity based on building architecture.
	Projecting Sign ¹	≤16 sq ft	NP	
	Placemaking Art Sign	n/a	≤100 sq ft	Permitted select Level 1 tenants at Landlord's discretion. Must be located within Level 2 height range.
	Window Sign ¹ /Graphic	≤30% of window	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 allowed signs.
	Awning ¹	Printing on ≤20% of awning surface to a max. ≤8 sq ft	NP	Awning structure must be traditional straight "hood" style, and may be closed- or open-ended. Tenant may dictate awning color and a two color printed design, subject to discretion of Landlord. Lighting of awnings is not permitted.
	Canopy Edge Sign	≤50 sq ft	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. All sign elements shall be summed to calculate sign area. Max. sign area may be reduced where limited by architecture (see elevations, p.19-51).
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	Printing on ≤20% of umbrella surface		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. Printing of a brand mark is permitted at the discretion of the Landlord, if part of a corporate sign/branding plan. Permit not required.

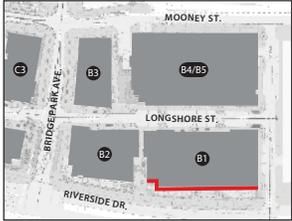
NP Not Permitted
n/a Not Applicable
1. Refer to Table 153.065-I of Dublin, Ohio Code of Ordinances
2. Refer to Table 153.065-J
3. Refer to Table 153.065-K

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
Anchor tenants may be permitted an extra sign, dependent upon architectural conditions and available space.	
Level 2	Signs Allowed
Office tenants	1 Fascia/Wall Sign at Landlord’s discretion as architectural appropriate.

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 (Address Numerals, Building Directories, Umbrellas, Sandwich Boards) may not be illuminated.	



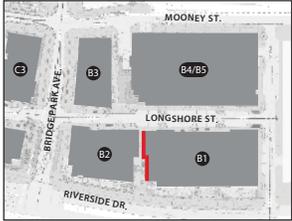
Building B1: Tenant Signage Level Diagram West Elevation (Riverside Dr.)

NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-18 for specific allowances and restrictions.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E 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



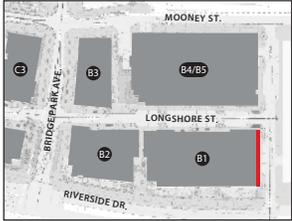
Building B1: Tenant Signage Level Diagram North Elevation

NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-18 for specific allowances and restrictions.



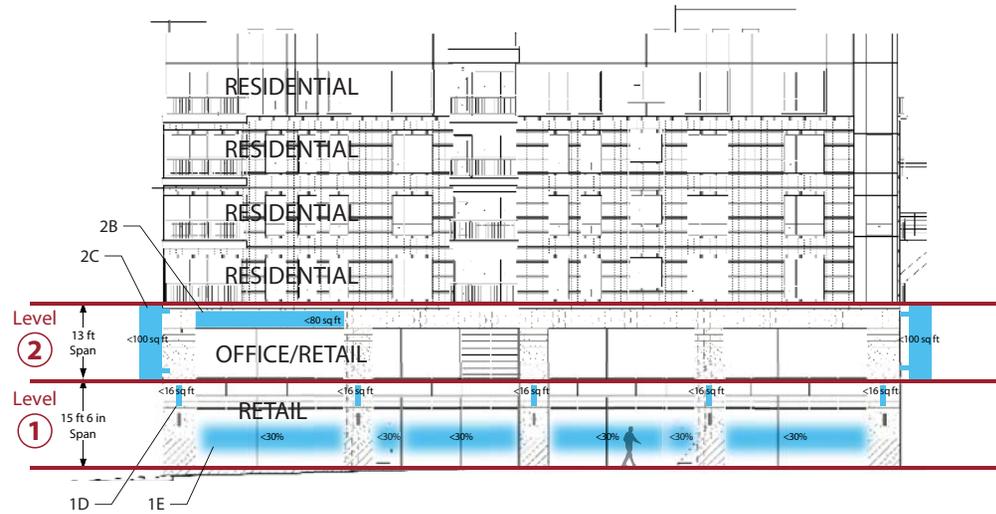
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

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



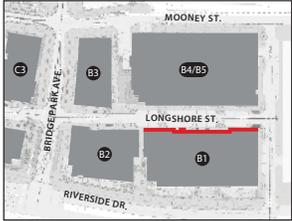
Building B1: Tenant Signage Level Diagram South Elevation (Banker Dr.)

NOTE: These elevations are intended to show all possible sign locations by type. Refer to pps. 04-18 for specific allowances and restrictions.



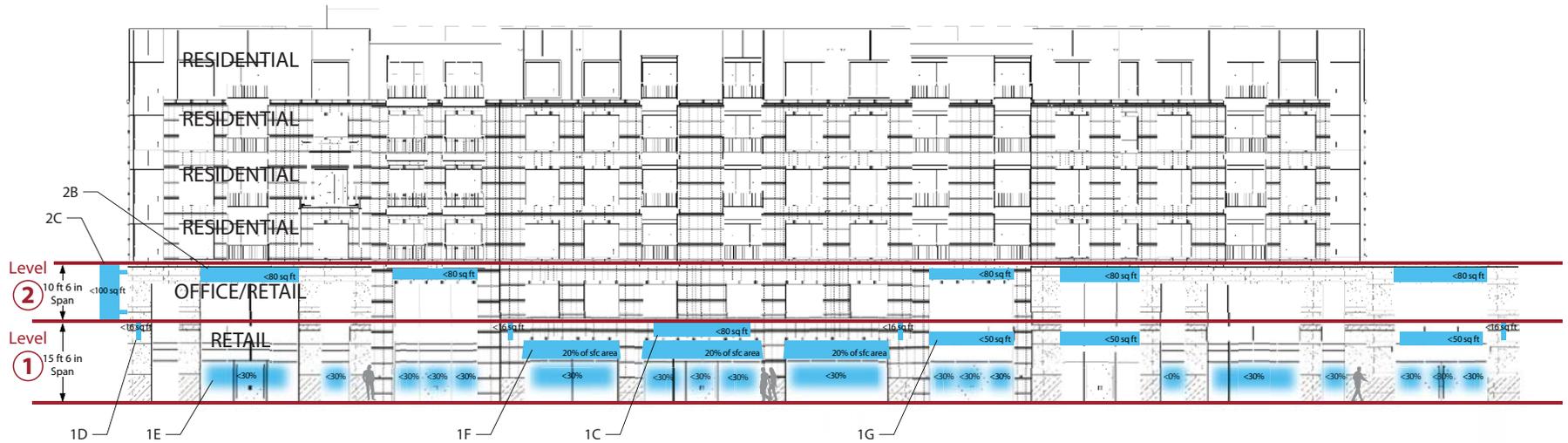
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1G Sandwich Board	

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



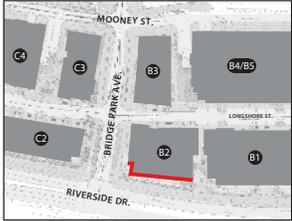
Building B1: Tenant Signage Level Diagram East Elevation (Longshore St.)

NOTE: These elevations are intended to show all possible sign locations by type. Refer to pps. 04-18 for specific allowances and restrictions.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E 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



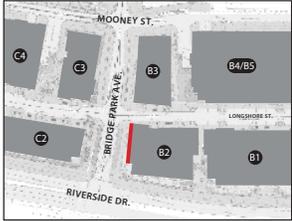
Building B2: Tenant Signage Level Diagram West Elevation (Riverside Dr.)

NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-18 for specific allowances and restrictions.



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

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



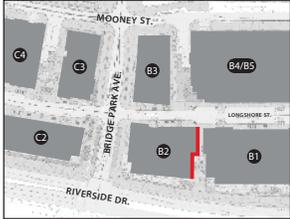
Building B2: Tenant Signage Level Diagram North Elevation (Bridge Park Ave.)

NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-18 for specific allowances and restrictions.



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

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



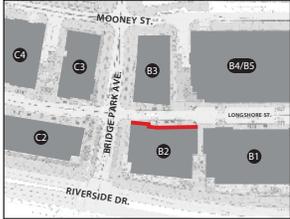
Building B2: Tenant Signage Level Diagram South Elevation

NOTE: These elevations are intended to show all possible sign locations by type. Refer to pps. 04-18 for specific allowances and restrictions.



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

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



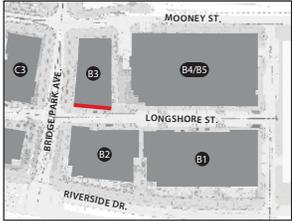
Building B2: Tenant Signage Level Diagram East Elevation (Longshore St.)

NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-18 for specific allowances and restrictions.



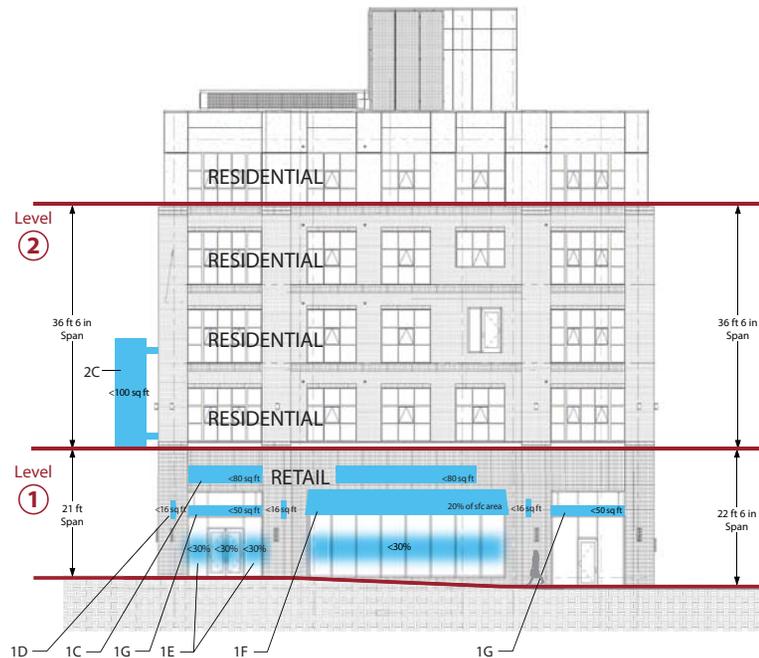
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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



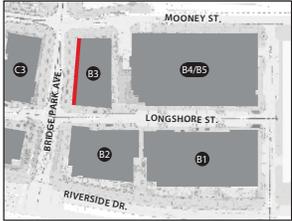
Building B3: Tenant Signage Level Diagram West Elevation (Longshore St.)

NOTE: These elevations are intended to show all possible sign locations by type. Refer to pps. 04-18 for specific allowances and restrictions.



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

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



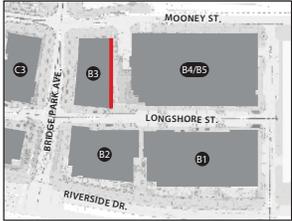
Building B3: Tenant Signage Level Diagram North Elevation (Bridge Park Ave.)

NOTE: These elevations are intended to show all possible sign locations by type. Refer to pps. 04-18 for specific allowances and restrictions.



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

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



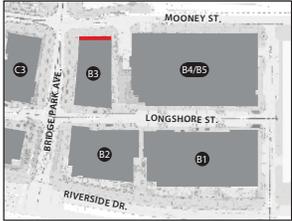
Building B3: Tenant Signage Level Diagram South Elevation

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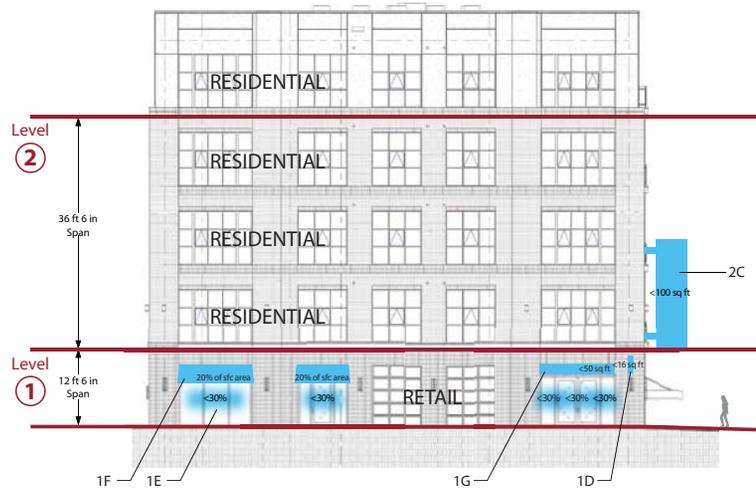
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
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1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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



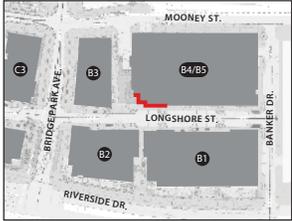
Building B3: Tenant Signage Level Diagram East Elevation (Mooney St.)

NOTE: These elevations are intended to show all possible sign locations by type. Refer to pps. 04-18 for specific allowances and restrictions.

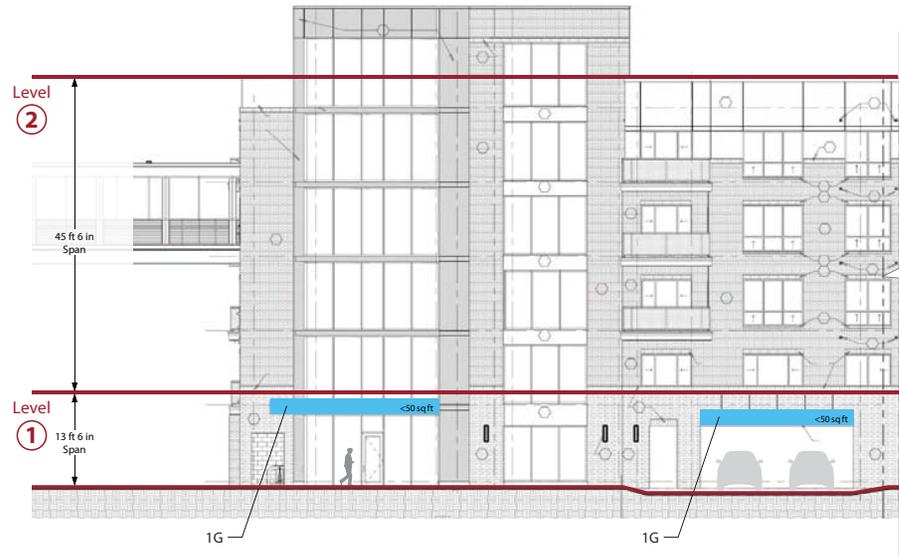


Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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

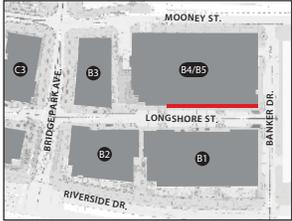


Building B4/B5: Garage Signage Level Diagram
West Elevation Area A (Longshore St.)



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

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

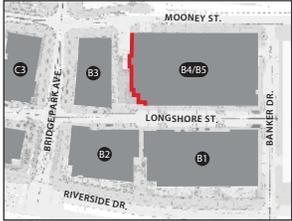


Building B4/B5: Garage Signage Level Diagram
West Elevation Area B (Longshore St.)



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

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

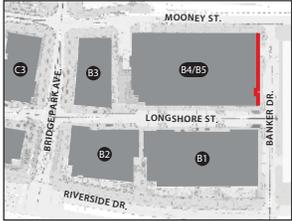


Building B4/B5: Garage Signage Level Diagram
North Elevation

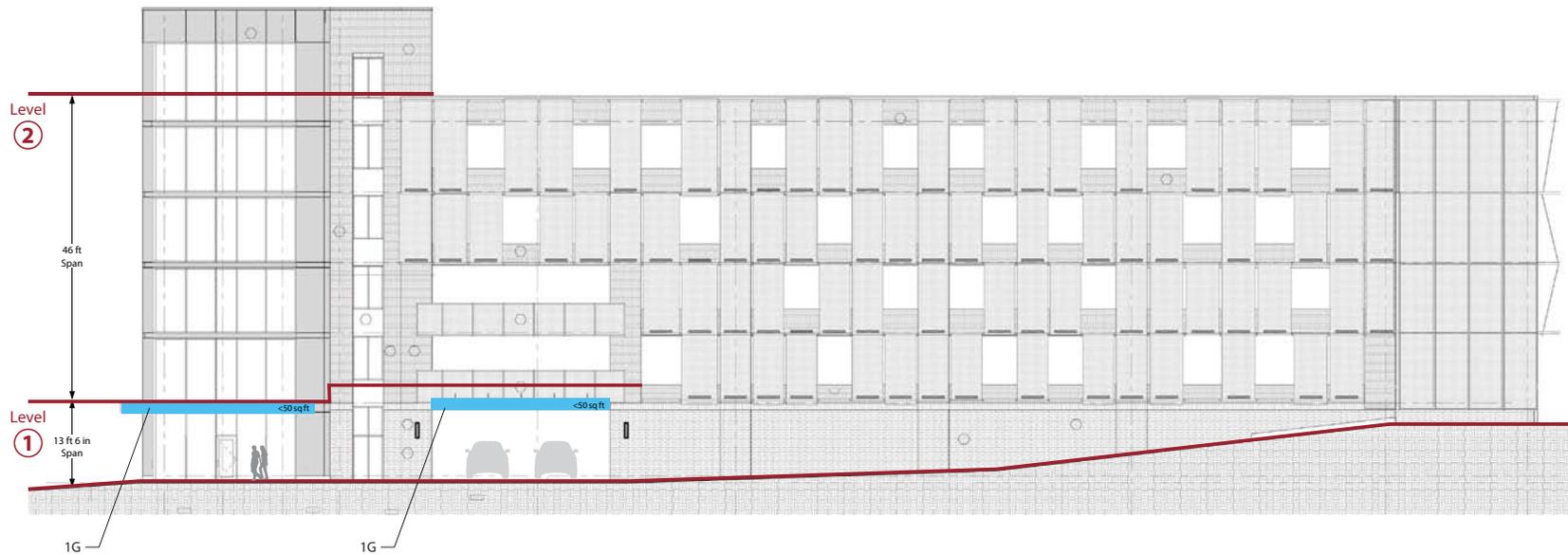


Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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

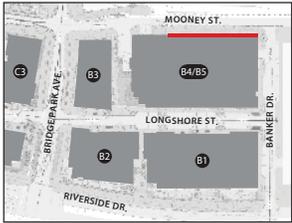


Building B4/B5: Garage Signage Level Diagram
South Elevation (Banker Dr.)

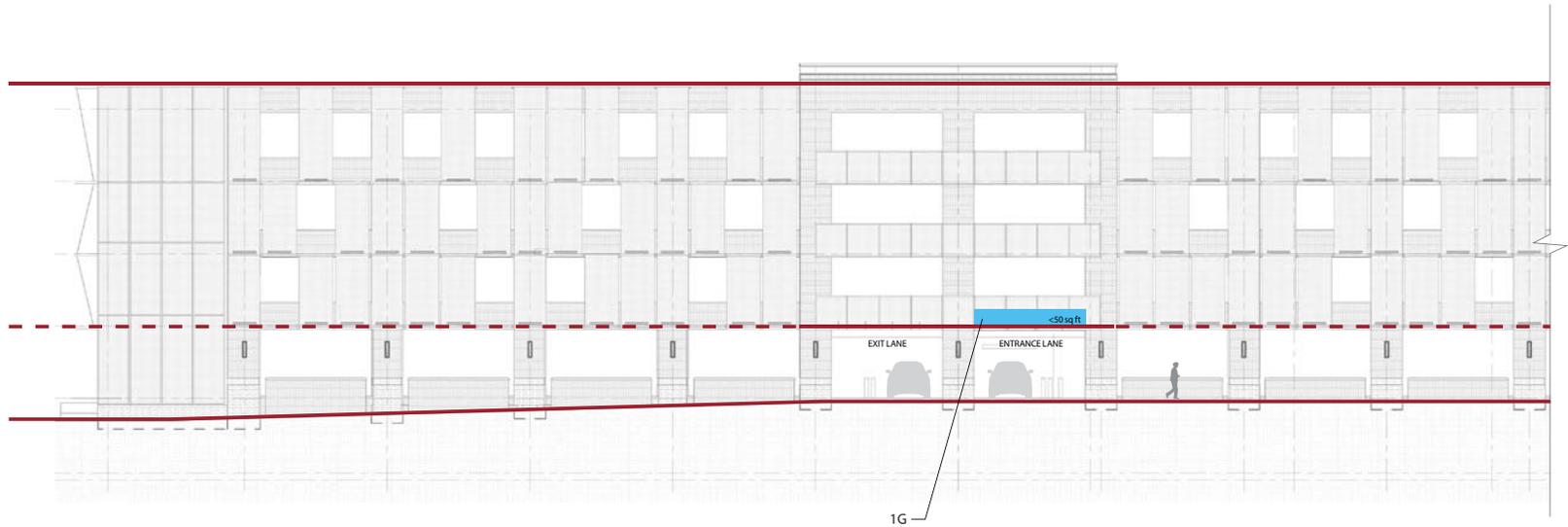


Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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

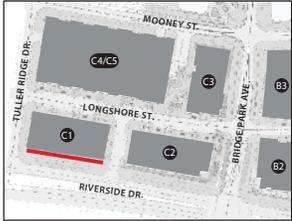


Building B4/B5: Garage Signage Level Diagram
East Elevation Area B (Mooney St.)



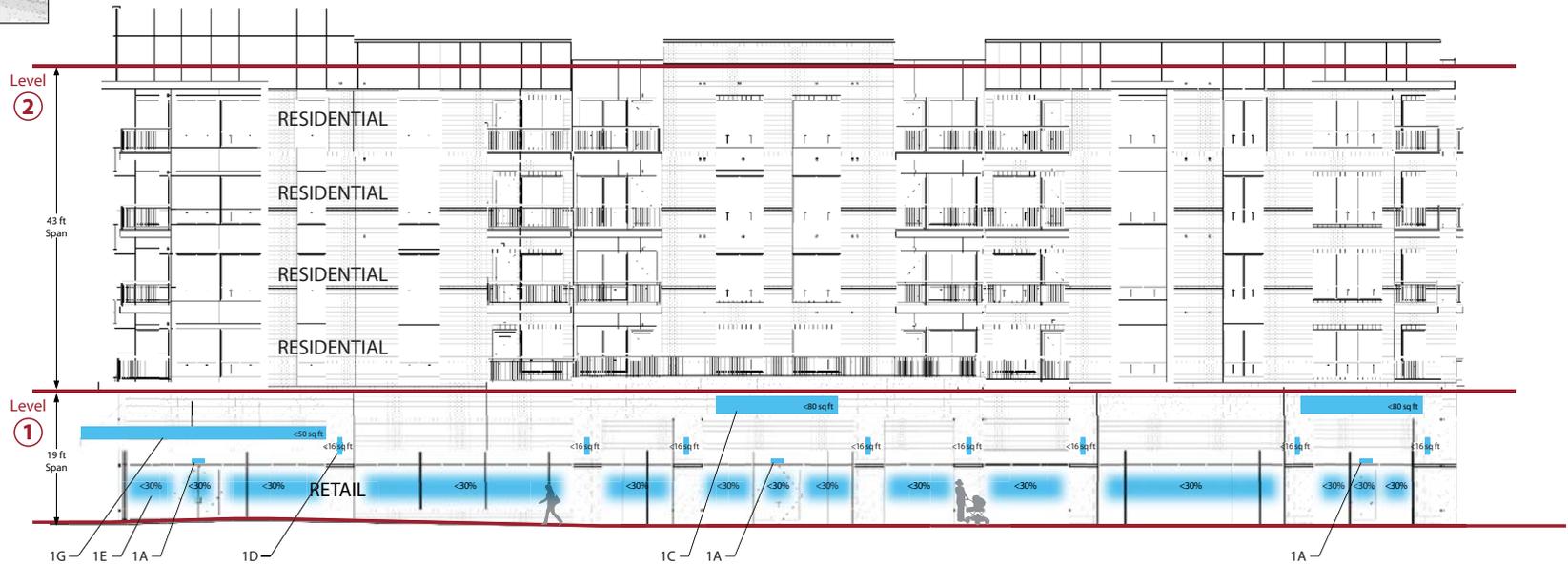
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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



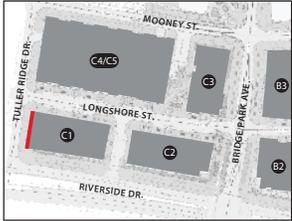
Building C1: Tenant Signage Level Diagram West Elevation (Riverside Dr.)

NOTE: These elevations are intended to show all possible sign locations by type. Refer to pps. 04-18 for specific allowances and restrictions.



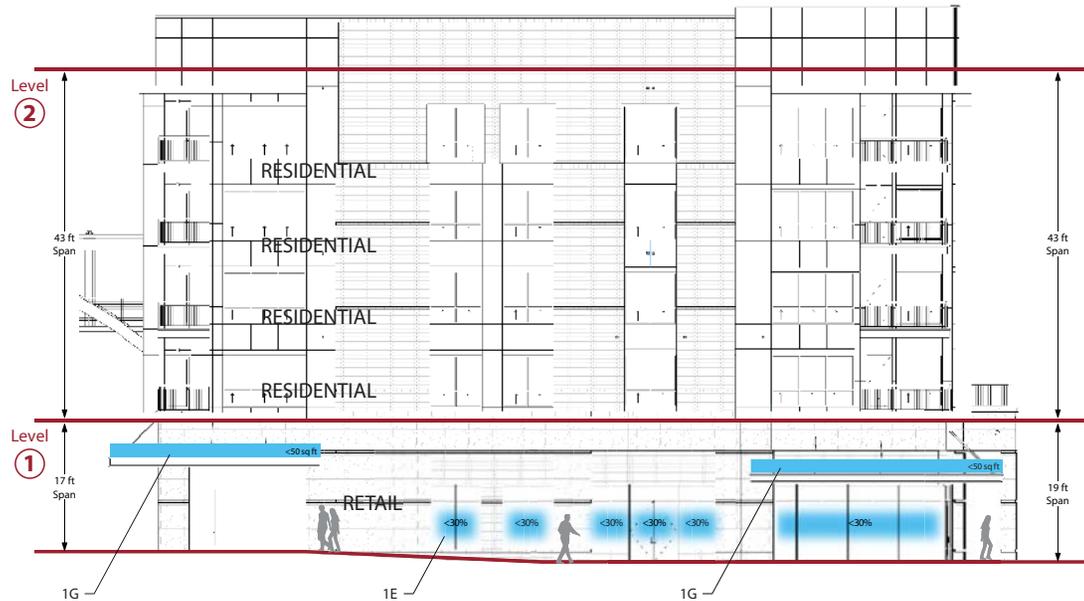
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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



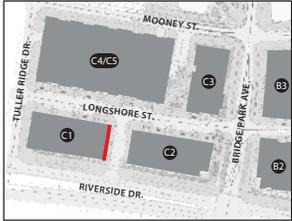
Building C1: Tenant Signage Level Diagram North Elevation (Tuller Ridge Dr.)

NOTE: These elevations are intended to show all possible sign locations by type. Refer to pps. 04-18 for specific allowances and restrictions.



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

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



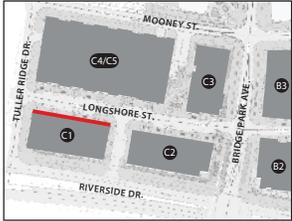
Building C1: Tenant Signage Level Diagram South Elevation

NOTE: These elevations are intended to show all possible sign locations by type. Refer to pps. 04-18 for specific allowances and restrictions.



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

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



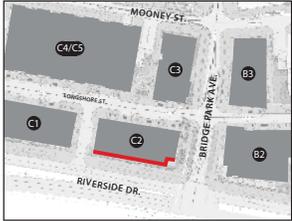
Building C1: Tenant Signage Level Diagram East Elevation (Longshore St.)

NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-18 for specific allowances and restrictions.



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

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



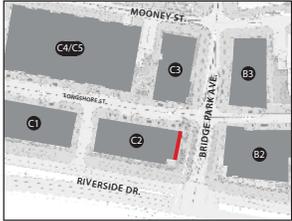
Building C2: Tenant Signage Level Diagram West Elevation (Riverside Dr.)

NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-18 for specific allowances and restrictions.



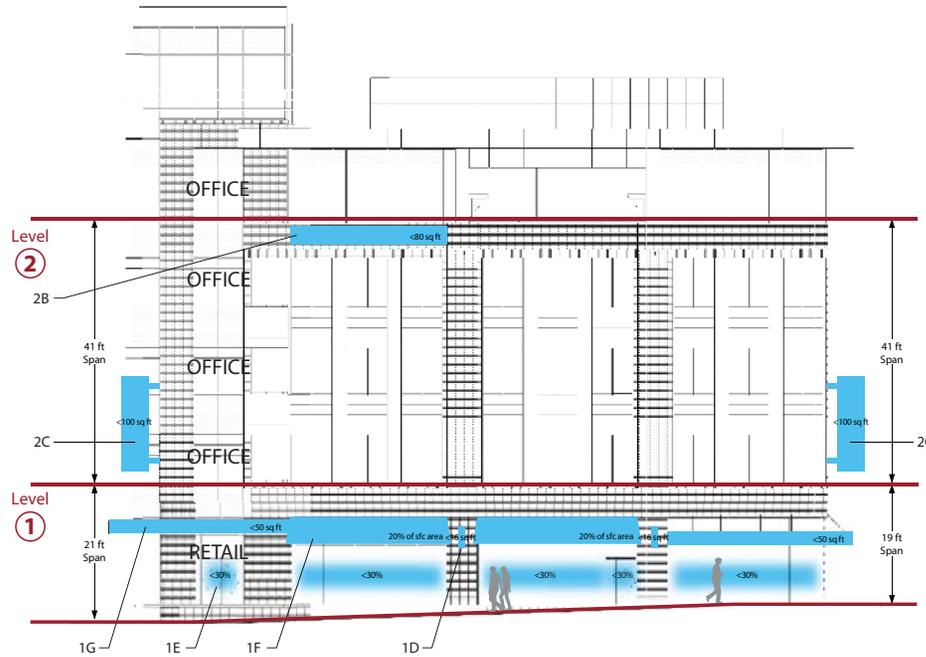
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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



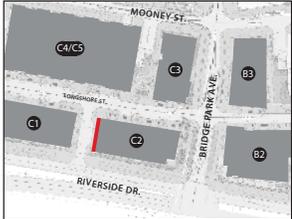
Building C2: Tenant Signage Level Diagram South Elevation (Bridge Park Ave.)

NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-18 for specific allowances and restrictions.



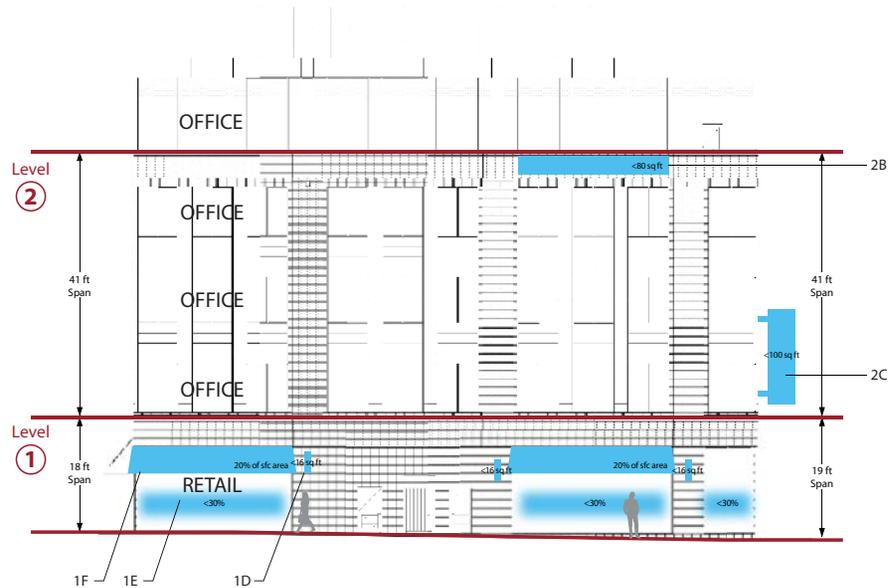
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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



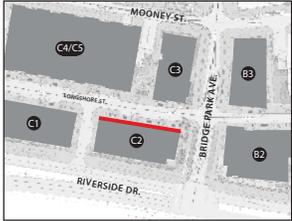
Building C2: Tenant Signage Level Diagram North Elevation

NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-18 for specific allowances and restrictions.



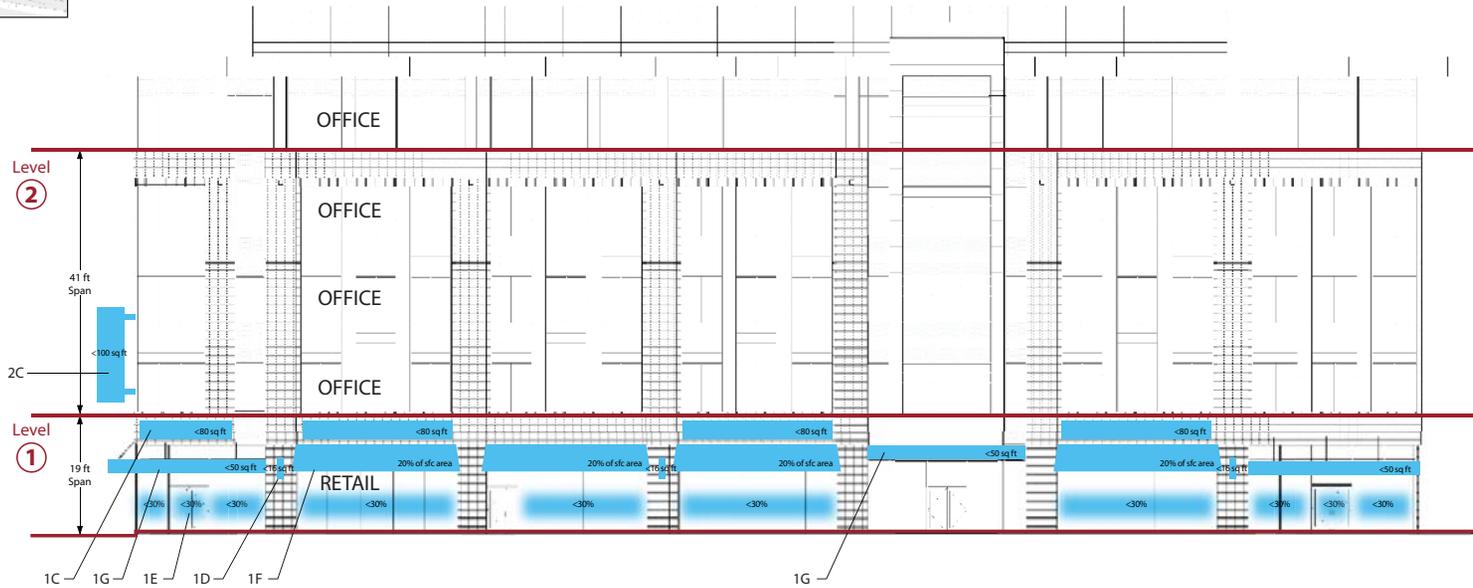
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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



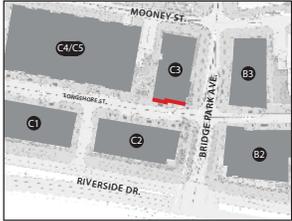
Building C2: Tenant Signage Level Diagram East Elevation (Longshore St.)

NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-18 for specific allowances and restrictions.



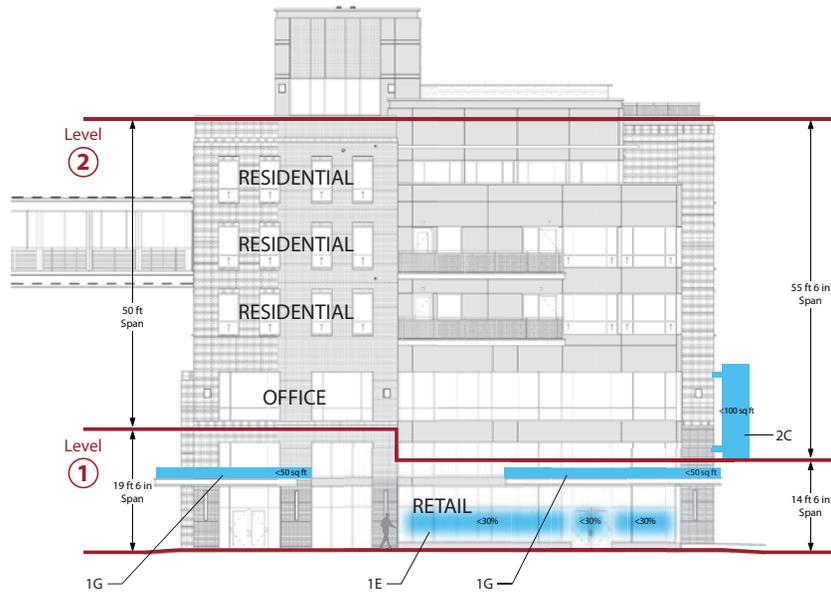
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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



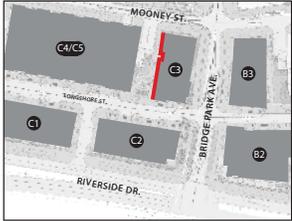
Building C3: Tenant Signage Level Diagram West Elevation (Longshore St.)

NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-18 for specific allowances and restrictions.



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

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



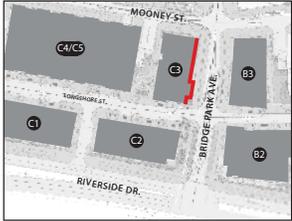
Building C3: Tenant Signage Level Diagram North Elevation

NOTE: These elevations are intended to show all possible sign locations by type. Refer to pps. 04-18 for specific allowances and restrictions.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H 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 possible sign locations by type. Refer to pps. 04-18 for specific allowances and restrictions.



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

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



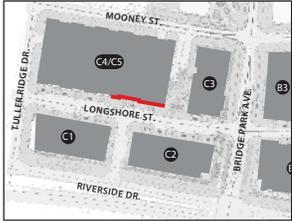
Building C3: Tenant Signage Level Diagram East Elevation (Mooney St.)

NOTE: These elevations are intended to show all possible sign locations by type. Refer to pps. 04-18 for specific allowances and restrictions.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H 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. 53-55 for visual examples.



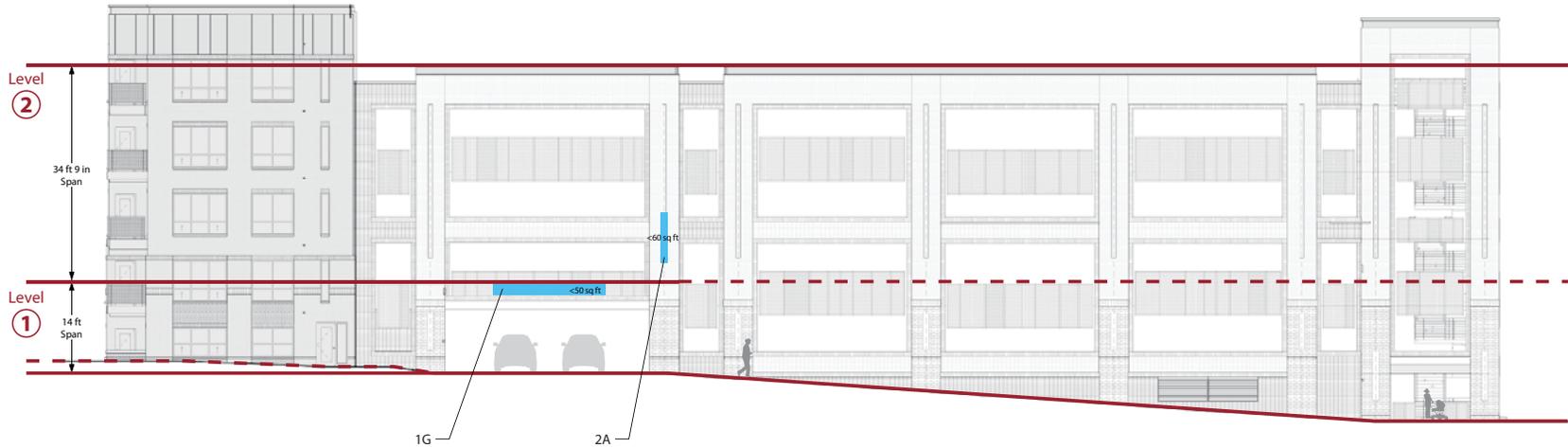
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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



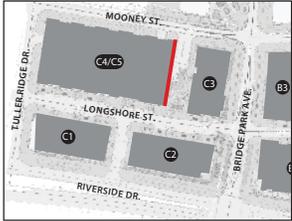
Building C4/C5: Garage Signage Level Diagram North Elevation (Tuller Ridge Dr.)

NOTE: These elevations depict the locations of wayfinding signage for parking.
Refer to pps. 53-55 for visual examples.



Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H 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. 53-55 for visual examples.



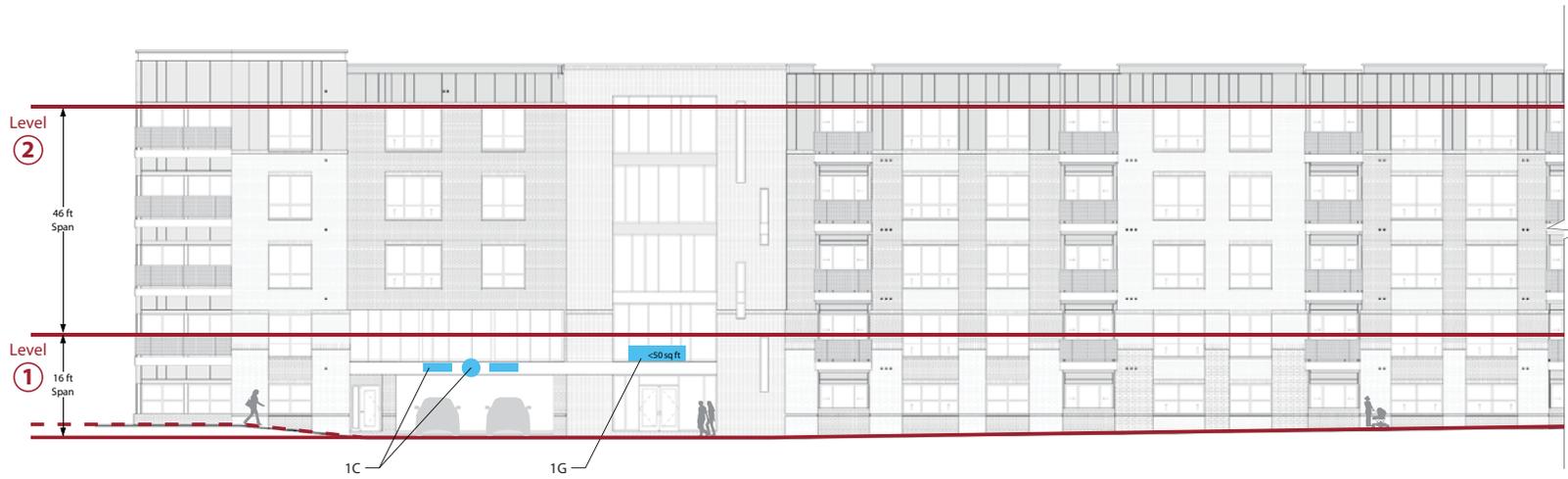
Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

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. 53-55 for visual examples.

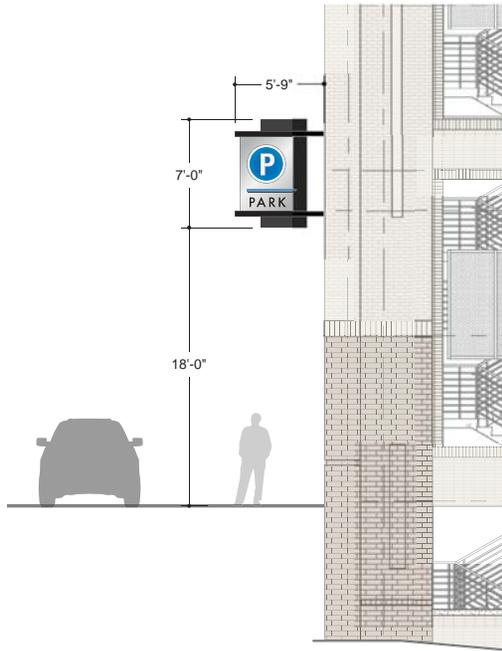


Level 1	
SIGNS WITH SPECIAL CONDITIONS	
1A Address Numerals	1B Building Directory
BUILDING MOUNTED SIGNS	
1C Fascia/Wall Sign	1F Awning
1D Projecting Sign	1G Canopy Edge Sign
1E Window Sign/Graphic	
SIGNS NOT REQUIRING A PERMIT	
1H Sandwich Board	

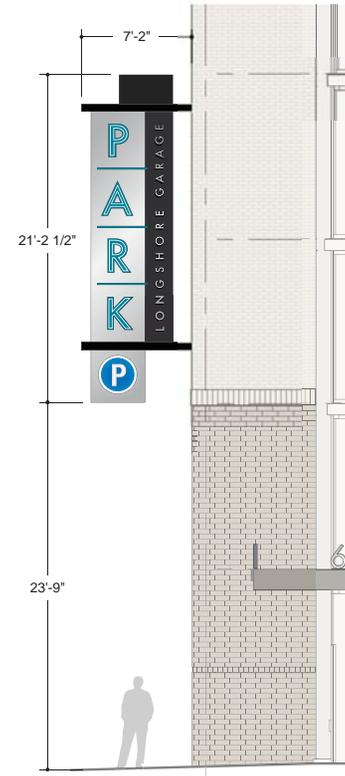
Level 2	
SIGNS WITH SPECIAL CONDITIONS	
2A Parking Marquee	
BUILDING MOUNTED SIGNS	
2B Fascia/Wall Sign	2C Placemaking Art Sign



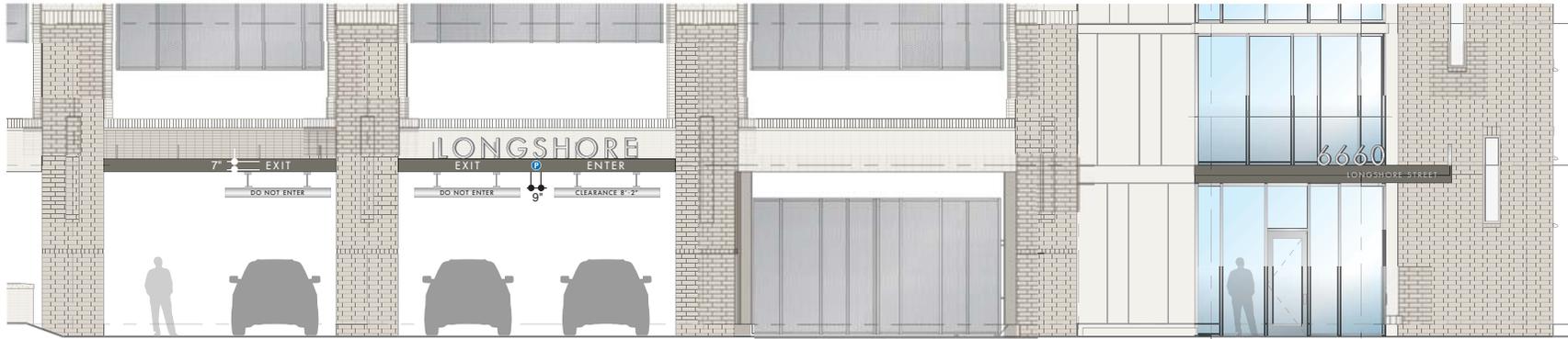
MASTER SIGN PLAN: BRIDGE PARK
PARKING GARAGE
EXTERIOR SIGNAGE



West Elevation – Entrance from Tuller Ridge Rd.



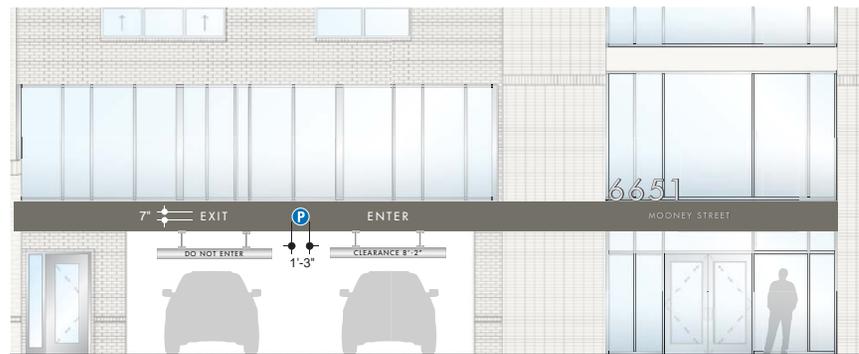
South Elevation – Entrance from Longshore St.



West Elevation – Entrance from Longshore St.



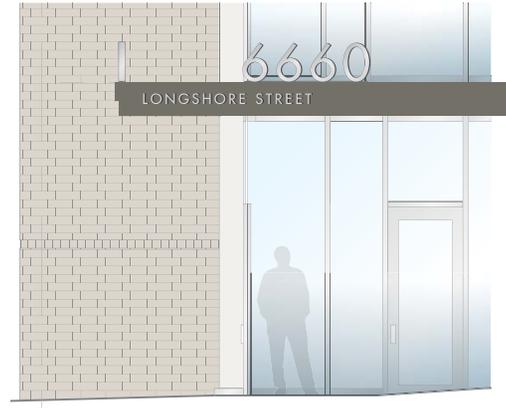
North Elevation – Entrance from Tuller Ridge Rd.



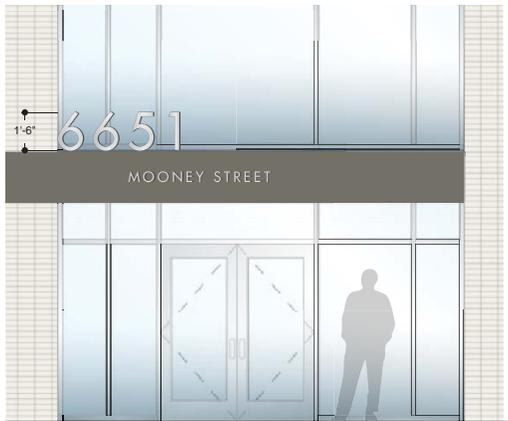
East Elevation – Entrance from Mooney St.



Longshore St. Lobby – West Entrance



Longshore St. Lobby – East Entrance



Mooney St. Lobby – Front Entrance