



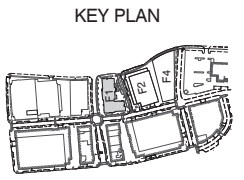
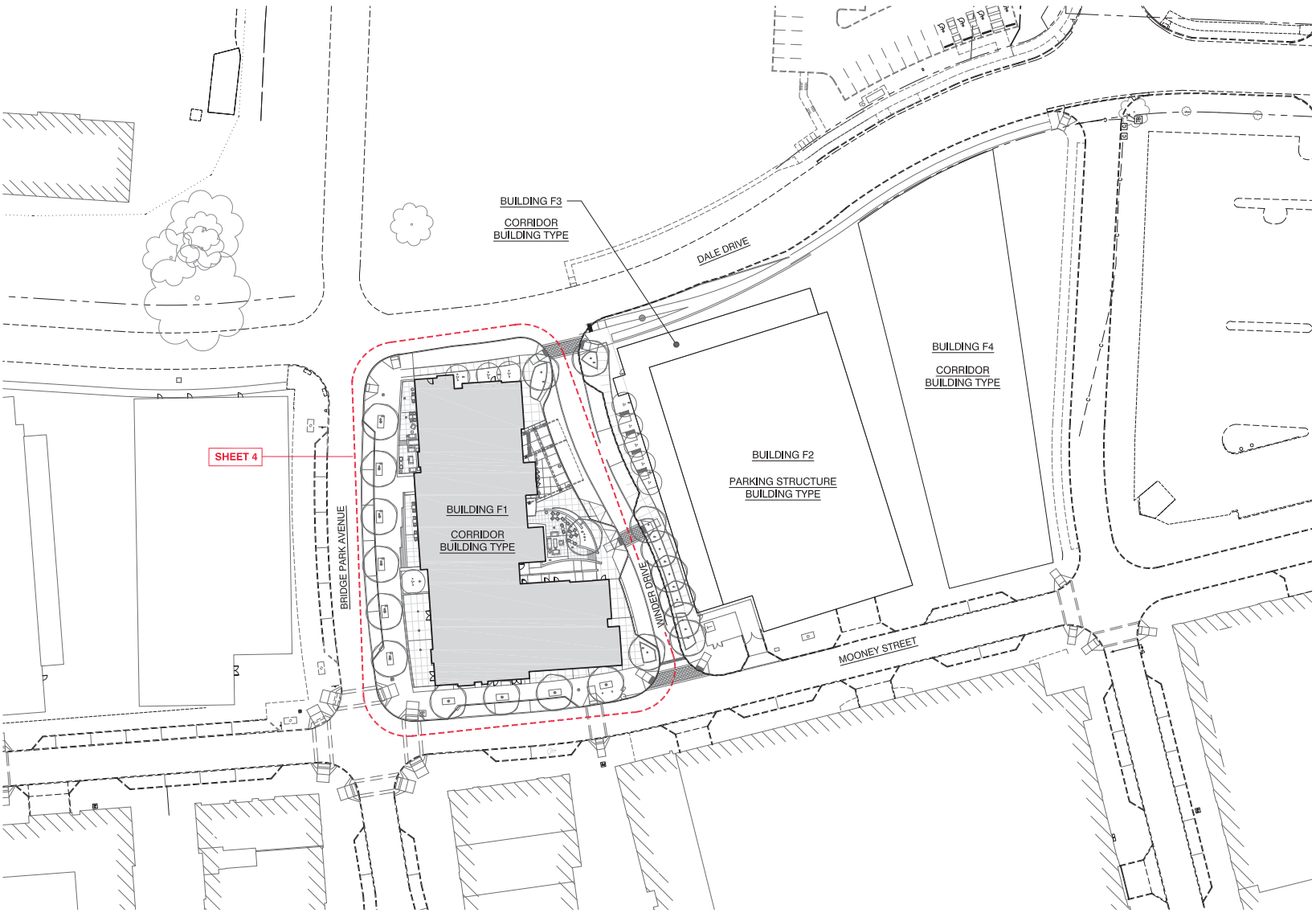
bridge park - block f  
master sign plan

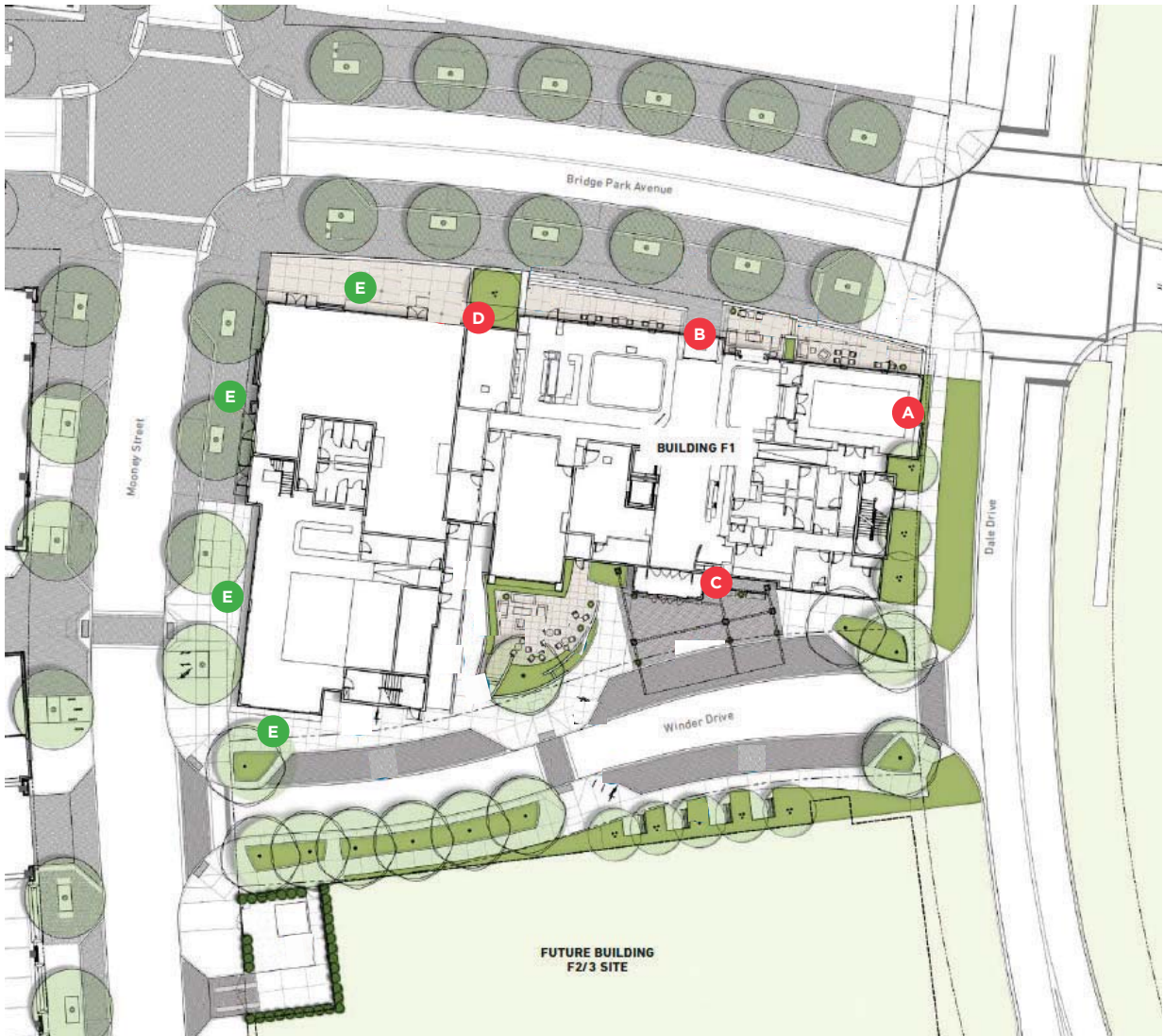
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Buildings f2, f3 and f4 sign plans to be submitted under separate review and shall follow guidelines set forth in this Master Sign Plan and the Bridge Street District Development Code, Section 153.065 (H)

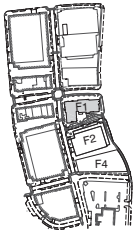




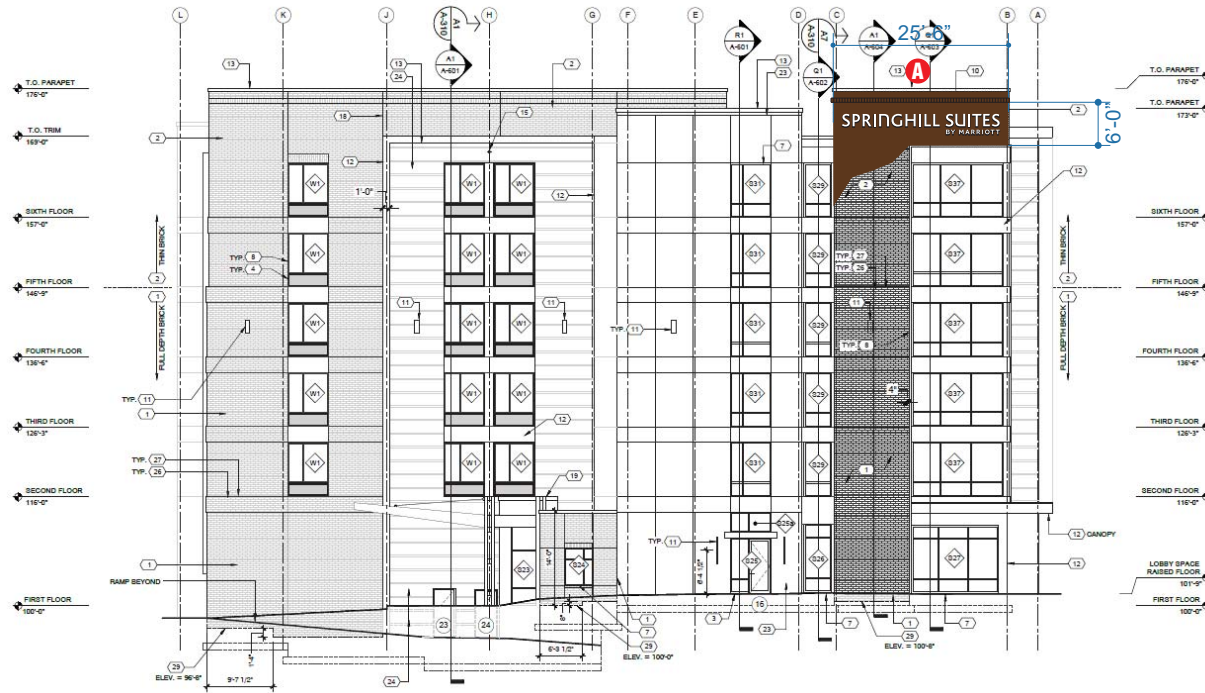
# SIGN LOCATION PLAN

- A** f1 Hotel - Wall Sign
- B** f1 Hotel - Wall Sign
- C** f1 Hotel - Wall Sign
- D** f1 Placemaking Art Sign
- E** f1 Tenant Sign (Potential Locations)

KEY PLAN ⊕







**Channel Letter Specifications:**  
 Construction: .040" aluminum channel letter with .063" aluminum backs  
 Face Material: 3/16" 7328 white acrylic  
 Trim Cap: 1" black  
 Illumination: GE White LED's as required  
 Exterior Finish: Pre-finished black  
 Interior Finish: Paint reflective white

**Channel Letter Face Specifications:**  
 Face Material: 3/16" 7328 white acrylic  
 \* Channel letters to appear white during the day and illuminate white at night.

**A 24" Linear Letterset**



Daytime Appearance



Nighttime Appearance



Side Profile

For Dark Colored Building Backgrounds | \*SpringHill Suites® letters to appear white during the day and illuminate white at night.

SIGNAGE AREA CALCULATION:	
Building Frontage	116'-9"
Allowable Area	50 sf max.
Actual Sign Area	50 sf









**Channel Letter Specifications:**  
 Construction: .040" aluminum channel letter with .063" aluminum backs  
 Face Material: 3/16" 7328 white acrylic  
 Trim Cap: 1" black  
 Illumination: GE White LED's as required  
 Exterior Finish: Pre-finished black  
 Interior Finish: Paint reflective white

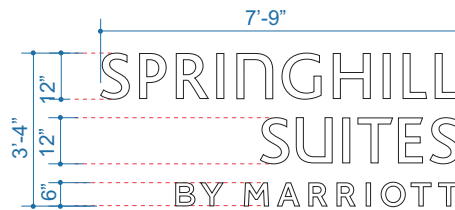
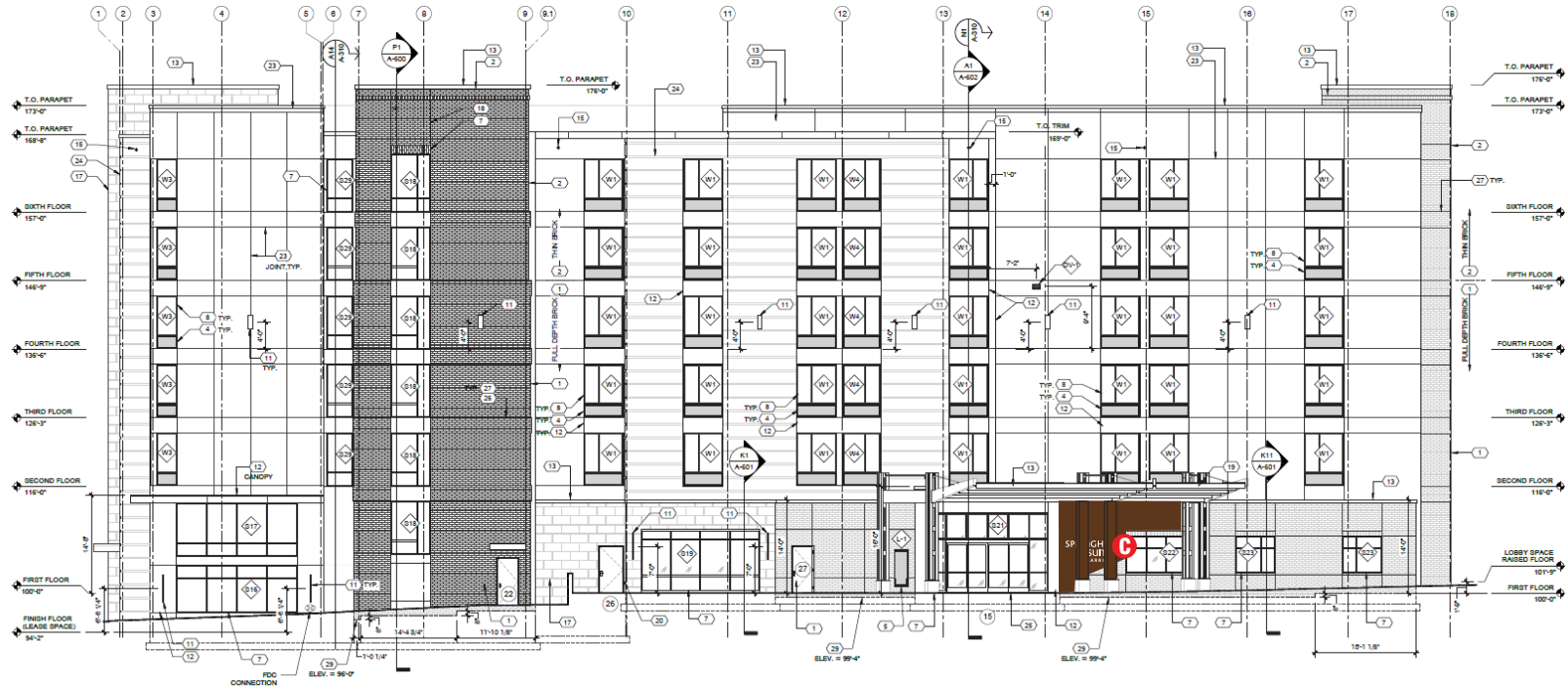
**Channel Letter Face Specifications:**  
 Face Material: 3/16" 7328 white acrylic  
 \* Channel letters to appear white during the day and illuminate white at night.



SIGNAGE AREA CALCULATION:	
Tenant Storefront Allowable Area	125'-9" x .5 = 62.9 sf (50 sf maximum)
Actual Sign Area	37.5 sf







**Channel Letter Specifications:**

Construction: .040" aluminum channel letter with .063" aluminum backs  
 Face Material: 3/16" 7328 white acrylic  
 Trim Cap: 1" black  
 Illumination: GE White LED's as required  
 Exterior Finish: Pre-finished black  
 Interior Finish: Paint reflective white

**Channel Letter Face Specifications:**

Face Material: 3/16" 7328 white acrylic  
 \* Channel letters to appear white during the day and illuminate white at night.

**C** 12" Stacked Letterset



Daytime Appearance



Nighttime Appearance



Side Profile

For Dark Colored Building Backgrounds | \*SpringHill Suites® letters to appear white during the day and illuminate white at night.

SIGNAGE AREA CALCULATION:	
Tenant Storefront Allowable Area	131'-9" 131.75 x .5 = 65.9 sf (50 sf maximum)
Actual Sign Area	16.8 sf







**D** 30" Vertical Letterset



**Channel Letter Specifications:**

Construction: .040" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 7328 white acrylic

Trim Cap: 1" black

Illumination: GE White LED's as required

Exterior Finish: Pre-finished black

Interior Finish: Paint reflective white

**Channel Letter Face Specifications:**

Face Material: 3/16" 7328 white acrylic

\* Channel letters to appear white during the day and illuminate white at night.



Daytime Appearance | Nighttime Appearance | Side Profile  
For Dark Colored Building Backgrounds | "SpringHill Suites" letters to appear white during the day and illuminate white at night.

SIGNAGE AREA CALCULATION:	
Building Frontage	202'-6"
Allowable Area	202.5 x .5 = 101.3 sf (100 sf maximum)
Actual Sign Area	98.7 sf

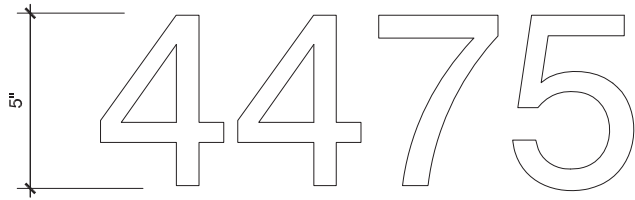


**D** view from east



**D** view from west





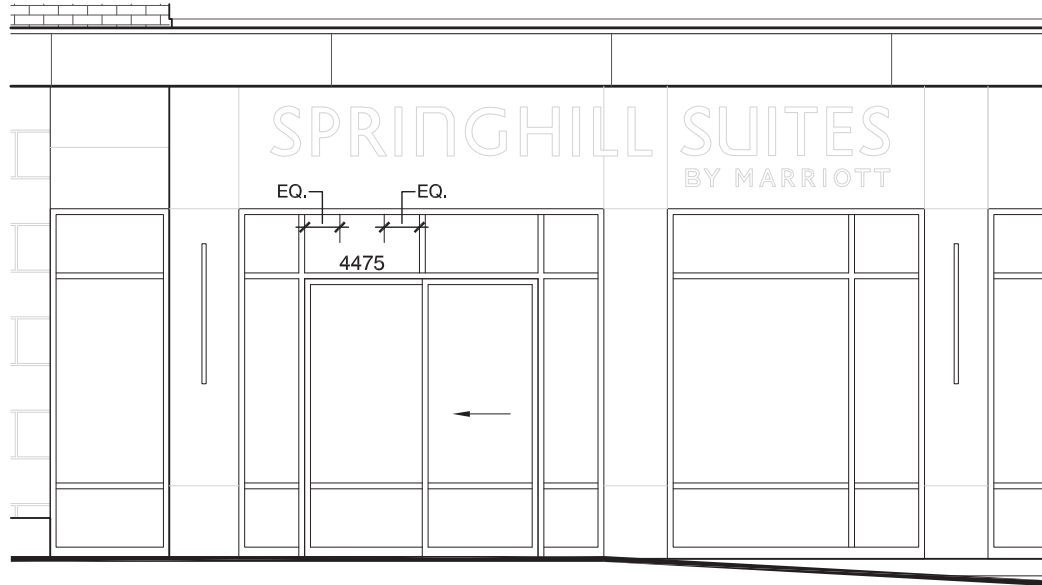
LAZER CUT ACRYLIC LETTERS, 5" H x 1/2" DEPTH, PAINTED SILVER ON ALL SIDES. (FONT : SWIS721 BT)

FIELD VERIFY THE WALL / MOUNTING CONDITIONS

CONFIRM ADDRESS WITH OWNER PRIOR TO FABRICATION

**LETTERS**

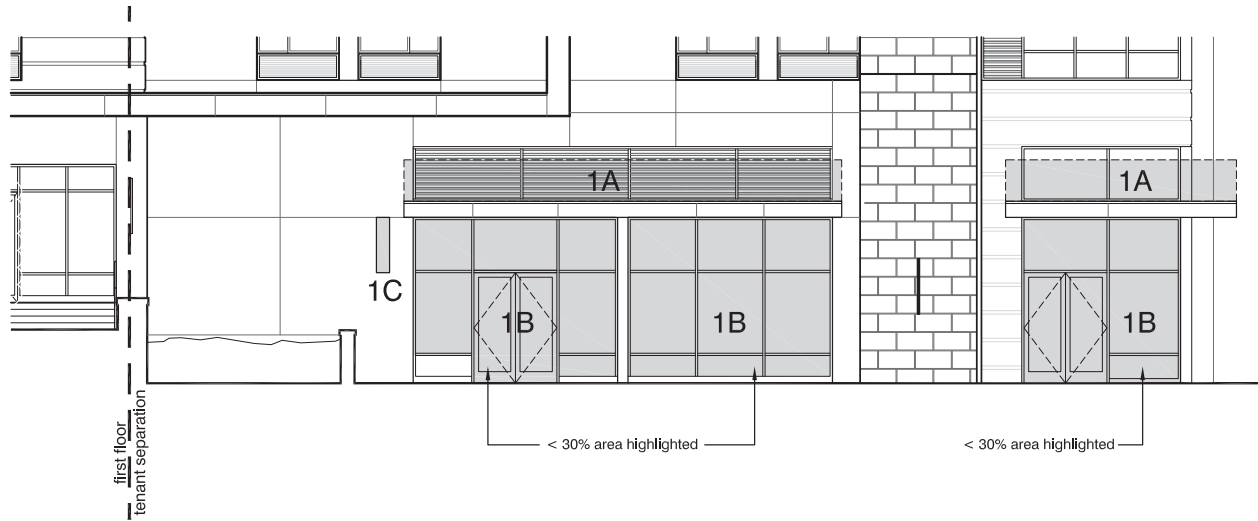
SCALE: 3"=1'-0"



SIGNAGE AREA CALCULATION:	
Allowable Area	20% window surface (16 sf maximum)
Actual Sign Area	.5 sf

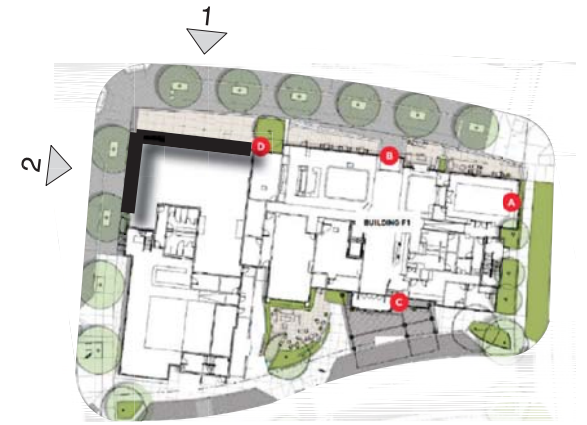


note: images provided for reference only to indicate examples of allowable tenant space sign types.



1 north elevation - allowable sign areas  
n.t.s.

tenant space elevation plan (building f1) ⊕



2 west elevation - allowable sign areas  
n.t.s.

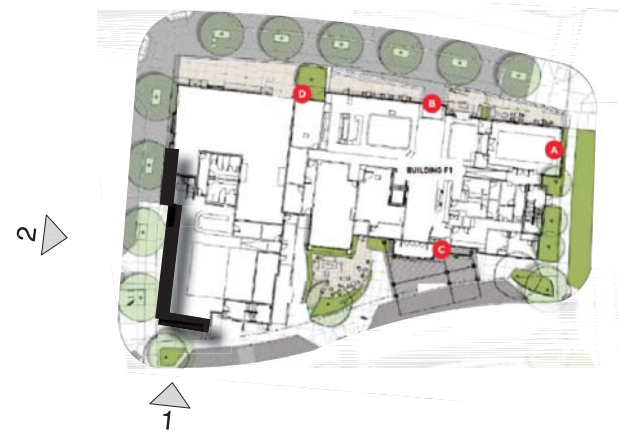
sign type legend

- 1A - canopy edge sign
- 1B - window sign
- 1C - projecting sign
- 1D - awning sign

tenant space elevation plan (building f1) ⊕



1 south elevation - allowable sign areas  
n.t.s.



2 west elevation - allowable sign areas  
n.t.s.

sign type legend

- 1A - canopy edge sign
- 1B - window sign
- 1C - projecting sign
- 1D - awning sign

## General Regulations Matrix

	Sign Type	Allowable Area (First Floor)	Other Regulations
Signs With Special Conditions	Address Numerals	< 2 s.f.	Dimensional, metal-finish numerals of a standard design, to be located on doorframe over the primary tenant entrance. Permit not required.
	Leasing Window Cover	Full window coverage; Crawford Hoying or Bridge Park logo shall occupy ≤ 30% of a window	During vacancy and turnover, storefront windows may be full covered with a dark gray tinted vinyl, with a Crawford Hoying or Bridge Park logo and contact information. Graphics 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. Permit not required.
	Tenant Window Leasing Cover	Full window coverage; Crawford Hoying or Bridge Park logo shall occupy ≤ 30% of a window	During vacancy and turnover, storefront windows may be fully covered with a dark gray tinted vinyl, with a Crawford Hoying or Bridge Park logo and contact information. Graphics 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. Permit not required.
Building Mounted Signs	If tenant modifies building façade to create additional leasable area, signage may be added, provided it conforms to all applicable guidelines.		
	Fascia/Wall Sign <sup>1,2,5</sup>	1 sq. ft. per linear ft. of frontage to a max. ≤ 50 sq. ft.	Overall height of sign must not exceed 36" on First Floor, and 48" on Upper Floors. Exceptions for typographic ascenders and descenders (g, j, etc.) may be made at Landlord's discretion. Upper Floor 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 <sup>1,5</sup>	≤ 12 s.f.	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.
	Window Sign <sup>1</sup> / Graphic	≤ 30 s.f. of each window	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.
	Canopy Edge Sign	< 50 s.f.	Individual channel or pin-mounted letters or a basic graphic element are required. Elements may be applied to the front face, top edge, or underside of canopy, no less than 8 ft. above sidewalk. 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.
	Awning <sup>1</sup>	Printing on ≤ 20% of awning surface or ≤ 8 s.f. maximum	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.
Signs Not Requiring a Permit	Sandwich Board <sup>3</sup>	≤ 6 s.f. per side of board 36" high maximum 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 tenant entrance. Permit not required. Retail users only.
	Umbrella	n/a	Must be a solid color with no printed graphics. Umbrella 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.
	Logo/Name on Storefront Door <sup>4,6</sup>	≤ 30% of door glass, to a max. ≤ 1 sq. ft.	A single, one-sided square foot window sign indicating the name of the business and/or a logo, shall be permitted only on a public entrance to the tenant space and shall not require a permanent sign permit, provided not more than one low chroma color is used, such as black, white, or gray.

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. Refer to Table 153.065-K and M

5. Level 1 tenants with frontage along Bridge Park Avenue 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.  
 6. Refer to 153.065 (H)(6)(c)(4)

## 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 up lighting, 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 differently types of lighting.

Awnings and signs not requiring permits may not be illuminated

## Signs Allowed Per Tenant

First Floor	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
<b>Tenant Licensee</b>	
Tenant may grant a sign to a licensee or subtenant on their property, subject to all applicable regulations of the MSP. Any such sign shall count toward the tenant's total signs allowed. For Example, if a tenant was allowed a maximum of 4 building mounted signs, they could grant a sign to a licensee or subtenant, but that would reduce the tenant's allowable building mounted signs to 3.	

\* - 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.