

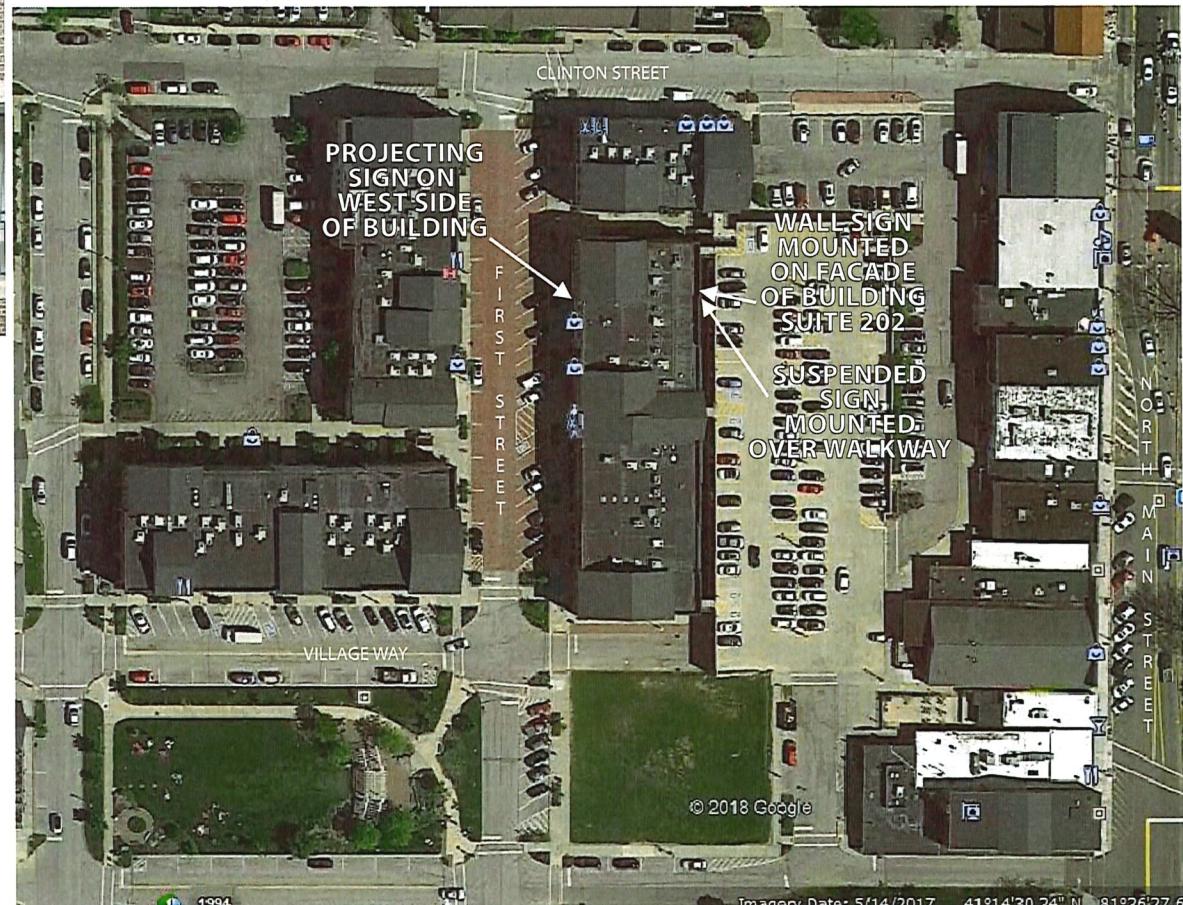
EAST ELEVATION
TOWARD PARKING DECK



EXISTING
BUILDING



WEST ELEVATION
TOWARD FIRST STREET



SUSPENDED SIGN
ABOVE WALKWAY



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PROJECT HIDDEN SPIRITS
89 FIRST STREET, SUITE 202, HUDSON

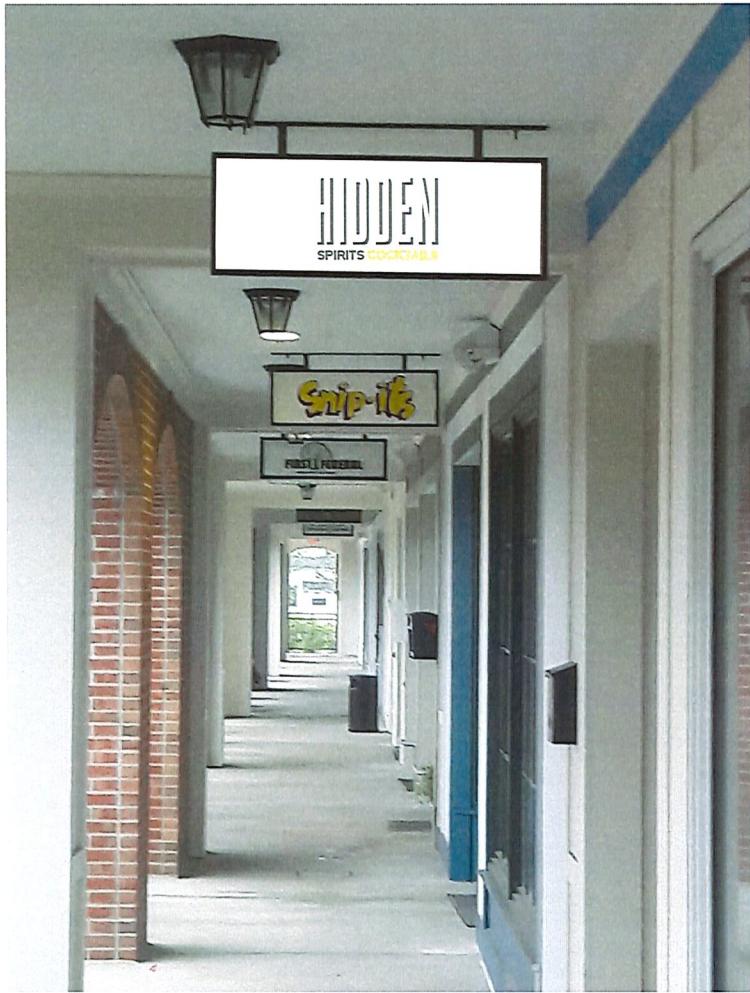
DRAWN BY BDB - 5/24/18

DWG NO. LAYOUT AND SPEC

SCALE NOT TO SCALE

SHEET

BECKER SIGNS INC.
6381 CHITTENDEN ROAD, E9
HUDSON, OH 44236
330-959-4504
FAX: 330-959-4570



SIGN OVER WALKWAY



FIRST STREET WEST ELEVATION

LEFT: Matte laminate prints mounted on polymetal to fit existing suspended sign frame (approximately 13" h x 36" w) ceiling mounted at back entrance (double-sided)

ABOVE: Matte laminate print mounted on polymetal to fit existing projecting sign frame (approximately 18" h by 36" w, double-sided) wall mounted on First Street, second level above Scout & molly's and next to Snipits

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PROJECT HIDDEN SPIRITS 89 FIRST STREET, SUITE 202, HUDSON		DRAWN BY KJB 5/29/18	
DWG NO. Additional signs for existing frames		REV	
SCALE		SHEET	
<small>DECKER SIGNS INC. 6381 CHITTENDEN ROAD, E9 HUDSON, OH 44236 330-659-4524 FAX: 330-659-4579</small>			



SIGN PANEL IS 1/2" MDO, EDGE SEALED AND PAINTED MATTE WHITE

HIDDEN IS 1/4" PVC PAINTED MATTE GRAY (SHADOWS ONLY)

SPIRITS / COCKTAILS ARE 1/4" PVC, PAINTED MATTE GRAY AND YELLOW WITH WHITE TRIM/HIGHLIGHTS, FLUSH MOUNTED
BOTTOM STRIP IS PAINTED MATTE GRAY

SHOWROOM · TASTING LOUNGE ARE MATTE WHITE VINYL

SIGN PANEL IS MOUNTED TO WALL WITH 1/4" TAPCONS WITH SCREW COVERS
TO COVER EXISTING RESIDUES FROM PREVIOUS SIGN
(SEE SITE DRAWING)

6' WIDE X 3' TALL - 18 SQ. FT.
SUITE WIDTH = 22'



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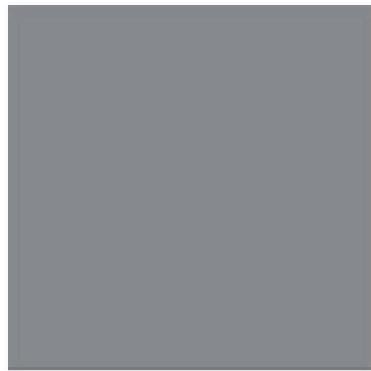
PROJECT HIDDEN SPIRITS
89 FIRST STREET, SUITE 202, HUDSON

DRAWN BY BDB - 5/24/18

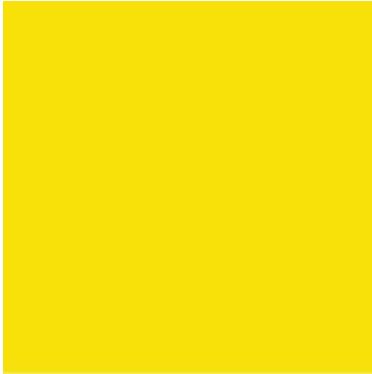
DWG NO. LAYOUT AND SPEC

SCALE 1" = 1'

REV



PANTONE
877 C



YELLOW
Pantone 012C

Color swatches for
Hidden Spirits signs

Becker Signs, Inc.
330-659-4504



Snip-its

Hair Cuts for Kids

EST. 1987
PRESSURE COOKING

FITNESS
TOGETHER

Lemon



Clip-its

FITNESS TOGETHER

MEMBERS

39. 2004-137 - **00 Village Way**
Sign (Sign Plan - First and Main)
Submitted by Hudson Village Development Co. – *no recommendation*

Mr. Hannan commented that the developer has come up with a detailed signage plan beyond the requirements of the Land Development Code. He presented elevations of each building which represented the sign bands. Mr. Blair stated that Building 5 was revised and presented the plans at the meeting. Mr. Blair commented on some of the requirements indicated in the plan.

Mr. Wyatt stated that he wanted the board to have some latitude for approval. Mr. Gilles agreed since this project was being designed as a pedestrian area. Mr. Drummond stated that implementing a sign plan was important for the future of the project.

The board discussed the proposed 22" limit on the letter height. Mr. Blair stated that the sign locations would vary. Mr. Hannan pointed out some elevations where this size letter may not be appropriate. Mr. Drummond suggested that setting a percentage would be more appropriate since architectural details should not be covered. Mrs. McDonald suggested starting with a base requirement; but allowing flexibility for the board. Mr. Gilles agreed and added that each sign would vary on a case by case basis. Mr. Blair commented that most tenants would be proposing individual letters.

The board discusses lighting requirements. Mr. Hannan commented that the board could dictate some variety in the fixtures. He added that it may be appropriate for some tenants to incorporate modern fixtures. Mr. Blair stated that allowing a variety of light fixtures was the best option and should be encouraged. Mr. Brown stated that it was more important for the sign to be different than the light fixture. The board determined that there would be enough variety in sign design.

Mr. Wyatt stated that the board determined that an appropriate sign plan would include lighting varied per building or tenant space, sign locations so architectural details were not covered and letter heights dictated per the Architectural and Design Standards. The board also encouraged variety in the signage for the project.

Mrs. McDonald moved to approve the sign plan as revised.

Mr. Drummond seconded the motion.

Roll Call: Aye: Mr. Brown, Mr. Drummond, Mrs. McDonald,
Mr. Mitalski, Mr. Smart, Mr. Wyatt and Mr. Zirbel
Nay: None
Motion Carried

29. **2004-501 – 00 First Street**

Sign Plan for Building Six second floor tenants – proposed revision
Submitted by Hudson Village Development Corp.

Mr. Hannan stated that the board approved a sign plan for building six at the last meeting; however, the developer wanted to present some revisions. Mr. Kevin Zak was present at the meeting to explain the proposed changes. He stated that the Board of Zoning and Building appeals granted the variances because they agreed that these tenants would not have the benefit from street traffic. Mr. Wyatt stated that he was concerned with the potential for eleven second floor projecting signs. Mr. Zak stated that there would probably not be eleven signs. Mr. Wyatt stated that the signage should be kept simple. He questioned if every second floor office space would also want this type of sign. Mr. Zak stated that building six was set up for retail use where a customer might make an impulse purchase rather than office space where it would generally offer services by appointment.

Mr. Zak stated that they wanted to change the light fixture to a simple spot light to focus more on the sign. Mr. Hannan stated that the board was concerned with the length of the fixture approved for the Fast Frame sign. Mr. Wyatt stated that he may not be satisfied with the approved fixture when it is actually installed. He agreed that changing the fixture style was appropriate.

Mr. Zak stated that the consistency of the original sign plan did not allow the businesses to create separate entities. He said that they would prefer a plan with standards only for size and general mounting.

Mr. Brown stated that it was important to have some consistency such as a one inch black border and the same lighting. Mr. Zak stated that he would rather not restrict the color of the border; however the one inch dimension was acceptable. He added that he did not want to standardize the shape or color of the bracket. He said this was not a “shopping center,” this was Main Street.

Mr. Brown stated that his thought to the intent of consistent standards was to clarify that those businesses could not be accessed from First Street. He added that there were concerns with setting a precedent. Mr. Zak stated that the BZBA did not see an issue with setting a precedent since this was a unique situation with the orientation to the parking terrace.

Mr. Hannan read the conditions of the approved sign plan. Mr. Zak stated that these criteria would draw too much attention and have a negative effect. He suggested that a standard border size and the same light fixture incorporated within the bracket was an appropriate sign plan. Mr. Zirbel suggested that signs within the same facade should be the same; however, there should be some variety for the building. He added that he did not agree that these signs should be permitted, but since they were, he agreed that the

plan could be less restrictive. Mrs. Carr agreed that the approved sign plan may have been too limiting.

Mr. Hannan stated that a new proposal would be required for approval. Mr. Zak stated that he would like to take input from the board tonight and resubmit. He questioned if the conditions could be approved by staff. Mr. Hannan stated that the sign plan would need board approval.

Mr. Hannan reviewed the items discussed as part of the revised sign plan. The included a one inch border with a unspecified color, a flexible sign height except that two signs on the façade should be at the same height, projecting arm to be the same for each façade, but variety encouraged throughout the building and all lighting to be the same. Mr. Hannan questioned if the width of the light fixture should be specified. Mr. Zak stated that it would not be a bar. Mr. Hannan asked if the 2' x 3' dimensions would apply with the revised plan. Mr. Zak suggested that limiting the sign area to six square feet was more appropriate than restricting the shape. Mr. Brown stated that he thought it would be confusing with less uniformity. Mr. Mitalski suggested keeping the three foot restriction on width.

Mr. Zak asked if the board had any questions on the sign plan for the east elevation of building six. There was discussion on the signage under the canopy. Mr. Hannan stated the sign plan for these signs included the same projecting arm, the same height and lighting. Mr. Wyatt stated that the existing lighting would be used. Mr. Zak suggested chain mounting the signs from the ceiling. Mr. Hannan stated that seven feet of clearance was required. The board determined that the criteria for the signs at the east elevation would remain as approved.

Mr. Zirbel moved to approve the sign plan as revised with the following conditions:

- a) all signs to incorporate a one inch border of any color
- b) sign height to be flexible except that two signs on the same façade should be mounted at the same level
- c) the projecting arm to be the same for all signs on a façade, but variety is permitted for the building
- d) maximum sign area to be six square feet with a maximum sign width of three feet
- e) all signs to incorporate the same light fixture incorporated within the bracket

Mr. Mitalski seconded the motion.

Roll Call: Aye: Mr. Brown, Mrs. Carr, Mr. Mitalski, Mr. Wyatt and Mr. Zirbel
 Nay: None
 Motion carried