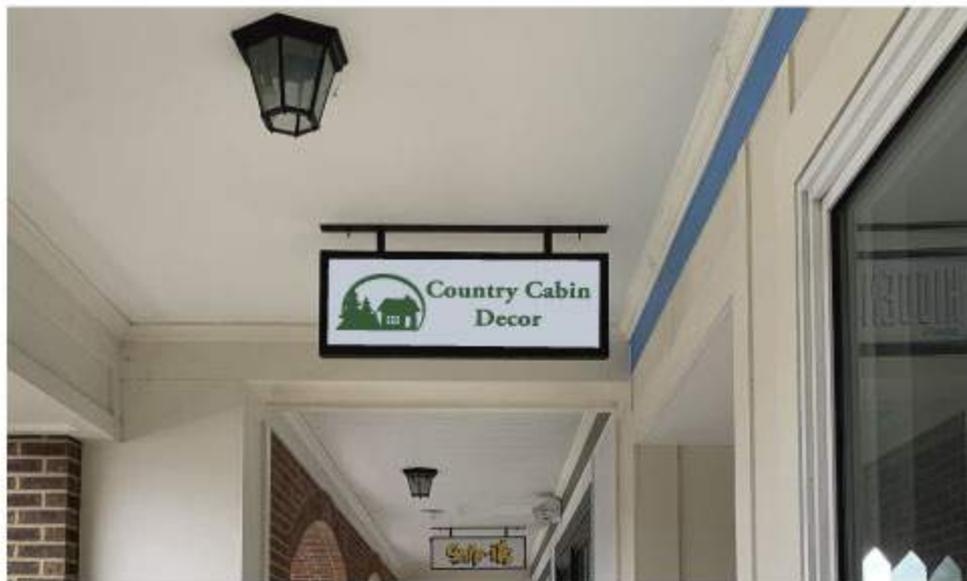


SITE PLAN: 89 FIRST STREET, SUITE 202

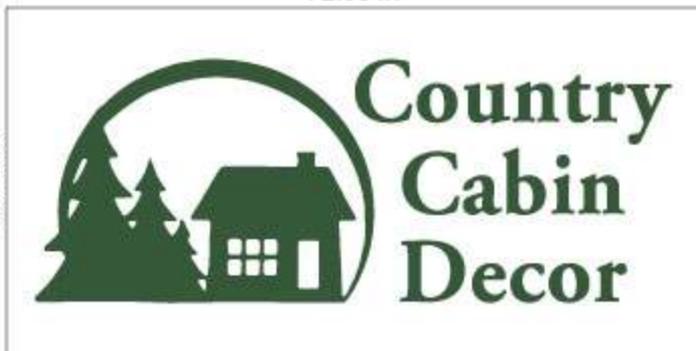


36" w x 13" h Double-sided blade signs (x2)



72.00 in

36.00 in



Dibond 3mm Max Metal 72" w x 36" h



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



Previously Approved Sign for this location.

Approved

7/12/18

Zoning Certificate #: 4133



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'

	ALL ARTWORK AND DRAWINGS © BECKER SIGNS INC. ANY USE OTHER THAN VIEWING FOR CUSTOMER APPROVAL, OR PERMITS APPLICATION IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY WRITING BY BECKER SIGNS INC. COST OF ART DEVELOPMENT MUST BE PAID TO BECKER SIGNS INC PRIOR TO ANY OTHER USE.	
	PROJECT HIDDEN SPIRITS 89 FIRST STREET, SUITE 202, HUDSON	DRAWN BY BDB - 5/24/18
BECKER SIGNS INC. 6381 CHITTENDEN ROAD, E3 HUDSON, OH 44236 3306594504 FAX: 3306594570	DWG NO: LAYOUT AND SPEC	REV
SCALE 1" = 1'	SHEET	

EXISTING SIGN



HIDDEN  
SPIRITS COCKTAILS  
SHOWROOM · TASTING LOUNGE

EXISTING SIGN

FAIRMOUNT  
FOR LEASE  
216.514.8700  
Suite 202  
89

FT  
FITNESS TOGETHER  
YOU'LL FIND THE  
STRENGTH TO  
welcome health, challenge

FT  
FITNESS TOGETHER  
Suite 201  
89



EXISTING SIGN

HUGEN  
SPIRITS

  
CYCLEBAR

  
**FIRST FEDERAL**  
A Division of First Federal Lakewood

  
**Snip-its**  
Hair Cuts for Kids



FITNESS TOGETHER  
PROTECT YOURSELF

FITNESS TOGETHER  
PROTECT YOURSELF

