

W DUBLIN-GRANVILLE RD

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W. DUBLIN-GRANVILLE RD

SHARP LN

DALE DR

BLAKEFORD DR



**The Shoppes  
at River Ridge**



Coldwell  
Banker



Site

0

200

400

Feet





6' - 6" +/- Fascia

14' - 6" +/- Fascia

9' - 9" Overall

9' - 2" Windows

scale 1/8" = 1'

### "LED" ILLUMINATED CHANNEL LETTERS

GRAPHICS - INDIVIDUALLY FABRICATED ALUMINUM CHANNEL LETTERS & SHAPES, WITH ALUMINUM BACKS . APPROX 3" DEEP.

TRANSLUCENT ACRYLIC FACES ARE HELD IN WITH TRIMCAP RETAINERS.

HIGH OUTPUT LIGHT EMITTING DIODES (LED) CLUSTERS ARE HOUSED INSIDE EACH SHAPE & EMIT LIGHT THROUGH TRANSLUCENT FACES.

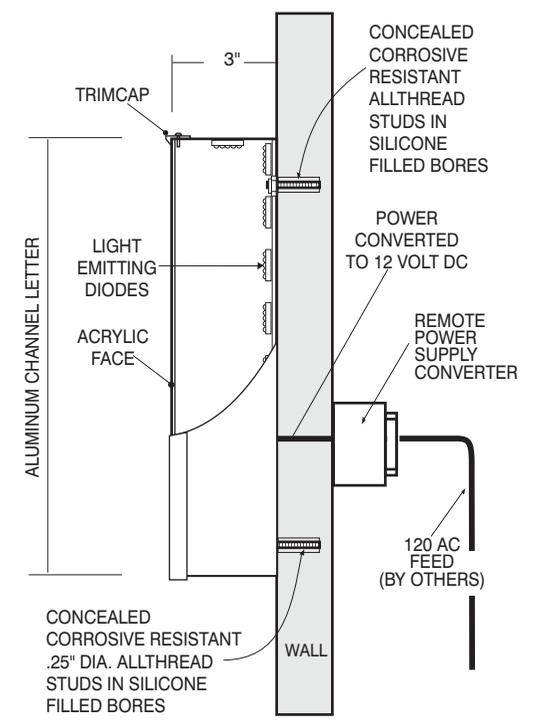
LED'S ARE POWERED BY 120 AC FEED BROUGHT TO SIGHT BY OTHERS.

- 14.25" COPY = X
- 14.25" COPY = X
- 3" Bar
- 8.5" (60% of X)

4' - 5" Overall

LETTER SIZES CALCULATED USING ESTABLISHED CORPORATE CRITERIA.

28' Overall



GRAPHICS ARE MOUNTED TO EXTERIOR STOREFRONT FASCIA WITH CONCEALED, CORROSIVE RESISTANT, .25" DIAMETER ALLTHREAD STUDS SET IN SILICONE FILLED BORES. ( 3 ANCHORS MINIMUM PER LETTER )

COLORS-----  
 ILLUMINATED LETTER FACES - CLOSEST MATCH TO PMS#280 BLUE.  
 ILLUMINATED LOGO FACE - CLOSEST MATCH TO PMS#280 BLUE WITH WHITE LETTERS.  
 RETURNS & TRIMCAP - PMS#280 BLUE or TBD

# Coldwell Banker – Dublin Sales Office

Request for Height Variance

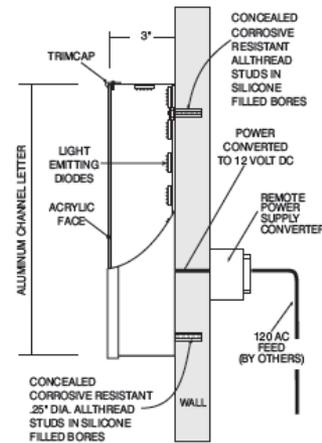
A.R.T Meeting 6/26/14

# Coldwell Banker – Dublin Sales Office



1429 COPY = X	4' - 5" Overall
1429 COPY = X	
7 Bar	
32" (60% of X)	

LETTER SIZES CALCULATED USING ESTABLISHED CORPORATE CRITERIA.



## "LED" ILLUMINATED CHANNEL LETTERS

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TRANSLUCENT ACRYLIC FACES ARE HELD IN WITH TRIMCAP RETAINERS.

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ILLUMINATED LOGO FACE - CLOSEST MATCH TO PMS#280 BLUE WITH WHITE LETTERS.  
RETURNS & TRIMCAP - PMS#280 BLUE or TBD

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CLIENT APPROVAL _____	DATE _____	<input type="checkbox"/> PRODUCTION ART REQUIRED <small>Colors on Printed Documents May Vary</small>
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PROJECT NAME COLDWELL BANKER / KING THOMPSON REVISION \_\_\_\_\_  
 LOCATION 4385 DUBLIN GRANVILLE RD  
 CITY DUBLIN STATE \_\_\_\_\_

SALES BMS DATE 4-2-14  
 DESIGN KD SCALE Noted  
 SIZE 14 PROJECT # 14201

# Coldwell Banker – Dublin Sales Office



Current Condition



View from Entrance

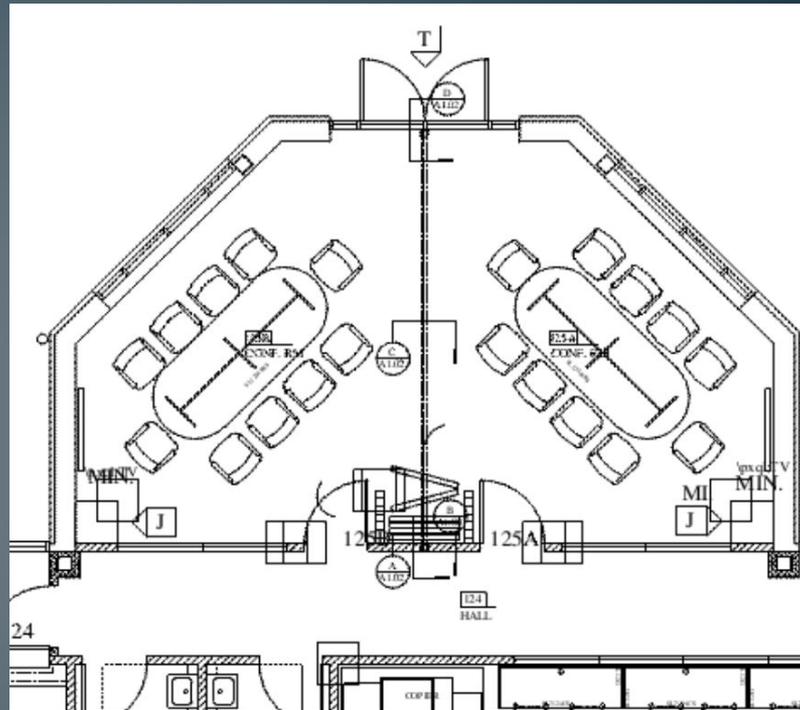
# Coldwell Banker – Dublin Sales Office



**Option 1:** Remove the red steel awning that is attached to the front of the building and place our signage right below the middle window on the turret.

- This option will not be feasible due to how the steel is structurally attached to the building.
- We would have to extensively re-work the structural I-Beams that are located in the front of the building that make up the exterior wall as well as the stone and stucco where it is bolted to the building
- Re-working the steel would also pose a large problem due to how we are going to use this space inside of the office (see next slide)

# Coldwell Banker – Dublin Sales Office



- We plan to add in a moveable partition wall to separate this space into 2 conference rooms when needed. To make sure the partition wall is structurally sound we need to add in structural steel that ties to the I-Beams where they are currently placed.

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Option 2: Add awnings underneath the red steel beams and on both “wings” of our space

- This option does not allow us to take advantage of being able to backlight our signage therefore our sign would have no presence at night
- The addition of awnings underneath the red steel beam would be lower than the awnings that would be placed over our windows/doors on the “wings” of the space; therefore the natural line above of the awnings would be off

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Standing 200 ft. from the building looking south. Point of view from Montgomery Inn Parking lot.

Option 3: Install backlit signage over both entry doors on each “wing” of our space

- The amount of square footage/lineal footage that the code allows would shrink down our signs significantly therefore would limit the visibility
- Placing two signs on our space would look redundant