

## **Master Sign Plan - 72-84 North High Street, and 20 North Street, Introduction Narrative:**

The project includes several buildings, each with multiple tenants. A comprehensive plan for the identification and orientation signage for the complex will provide the design intent, and framework for design control, for a unified graphic information system.

The Master Sign Plan includes orientation signage (main directories for site orientation), localized directories and tenant signage for a unified wayfinding system.

The main project directories, located at the southwest and southeast corners of the site, are designed as corner markers and reference stone corner posts such as the post directly south of the site at 56 North High Street.

The localized directories and tenant signage are designed to reflect architectural details and color schemes of the buildings on which they are placed.

The quantity and placement of signage elements is specifically limited to that signage required for orientation and tenant identification.

The two main directories, as proposed, will require a Right of Way waiver or agreement (we may be able to place the east marker within our site, but near the ROW). The southwest directory if placed per the signage ordinance, would be deep into the planting beds of the 74 building, concealed by a tree and historic stone wall. We propose to place the directory in relation to the corner, similar to the stone pillar directly south.

The proposal aligns with the guidelines generally as follows:

1. Size of signs appears to align with code.
2. All signage is to be externally illuminated with architectural gooseneck type lighting (except main directories).
3. All materials are sculpted, routed with dimension in relief.
4. Forethought to placement and location has been addressed with symmetry to building openings and features.
5. Colors and visual themes are in balance with building both in finish and materials
6. The proposed signs respond to context and character for this redevelopment and demonstrate continuity with surrounding district.

The proposal deviates from guidelines generally as follows:

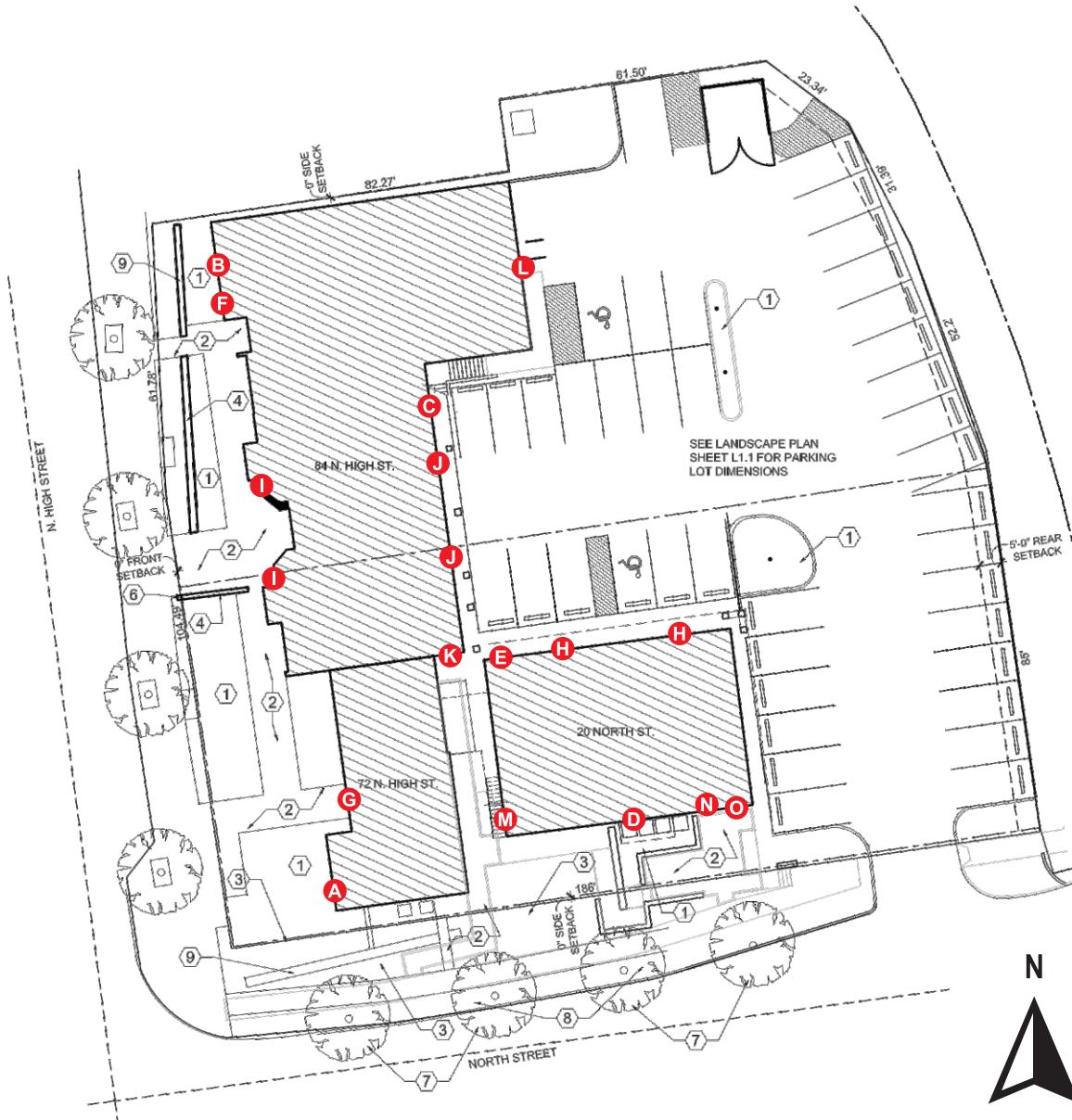
1. Code allows for signs mounted up to 15' in building elevation. Part of this application may require deviance specifically for signage in the east elevation and south elevation of 20 North Street Building.
2. Code allows for 1 sign per building or use. A deviance is required here for multiple wayfinding requirements that are explicitly functional
3. Ground signs are permitted In lieu of wall signs . This plan deviates here given the need for multi-tenant directional wayfinding signage
4. Ground signs are required to be at an 8' setback from right of way. The placement of the two proposed directory ground signs will be most effective if we can place them near, or slightly in the ROW. As described above, we have an opportunity to reflect the stone pier of the south east corner of North Street and High Street intersection.

## Graphics Plan

This comprehensive site plan is designed to provide functional, attractive dimensional themed signage for the development.

To include:

- Color coordination with pre-approved building colors and trim.
- Design intent themed with architectural features.
- Directories to include multi-tenant listings all to have consistent font and color.
- Tenant identification signage to be functionally placed.
- Intent to provide contrasting colors to optimize function.
- Signage to be externally illuminated as required.



## Site Plan

- A: Address sign
- B: Address sign
- C: Building marker
- D: Building marker
- E: Building marker
- F: Tenant sign
- G: Tenant sign
- H: (2) Tenant signs
- I: (2) Tenant signs
- J: (2) Tenant signs
- K: Building marker
- L: Building marker
- M: Building marker
- N: Address sign
- O: Tenant sign

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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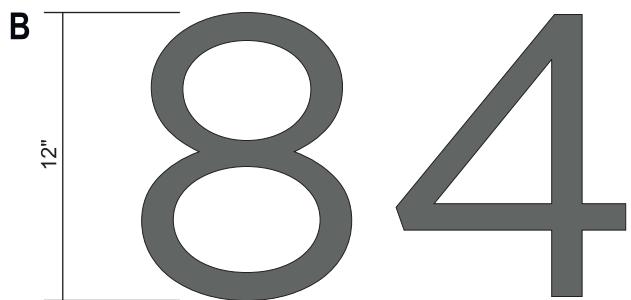
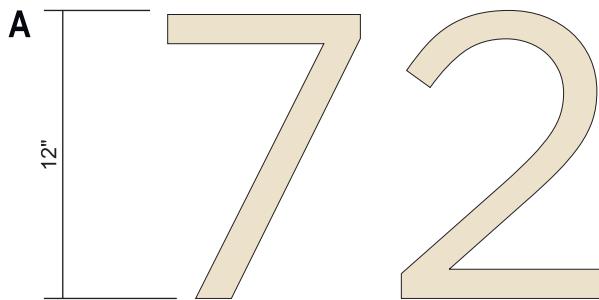
PRODUCTION ART REQUIRED  
Colors on Printed Documents  
May Vary

PROJECT NAME HISTORIC DUBLIN DEVELOPMENT  
LOCATION 72-84 N. HIGH ST.  
CITY DUBLIN STATE OHIO

REVISION 8-7-25 10-3-25  
11-19-25 12-4-25 12-11-25  
1-8-26 1-13-26

SALES BMS  
DESIGN MAS  
SIZE 14

DATE 4-14-25  
SCALE Noted  
PROJECT# 25213



SCALE 1 1/2" = 1"

### A & B - Wall Mounted Numbers

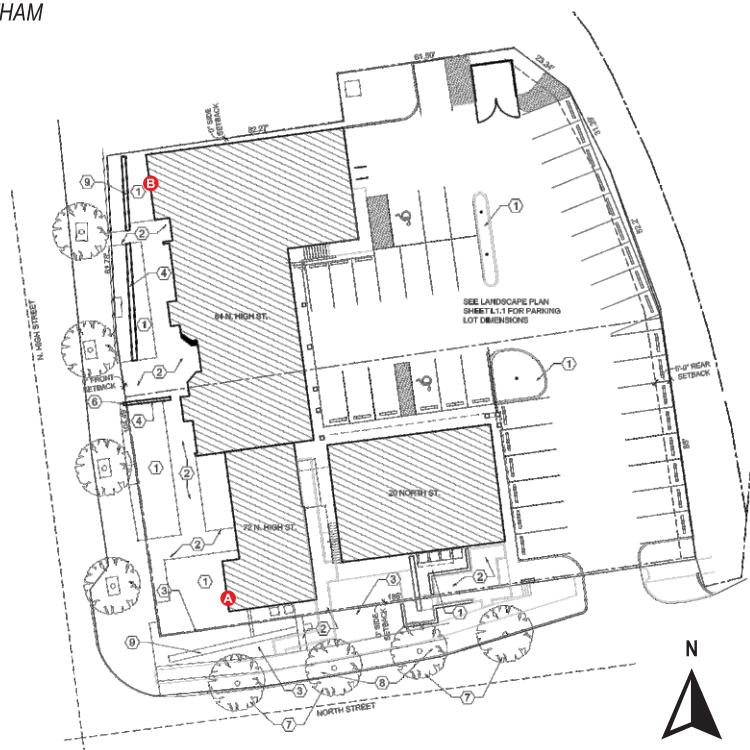
(2) CNC ROUTED 1/2" THICK ACRYLIC WITH SMOOTH, FINISHED EDGES.  
ELEMENTS ARE CONCEALED STUD MOUNTED USING 1/4" DIAMETER  
CONCEALED STUDS AND SILICONE ADHESIVE INTO PRE-DRILLED BORES. (3)  
STUDS PER LETTER MINIMUM.

#### PRE-APPROVED COLORS:

72: SW 2829 CLASSIC WHITE

84: SW 2828 ROYCROFT PEWTER

FONT: GOTHAM



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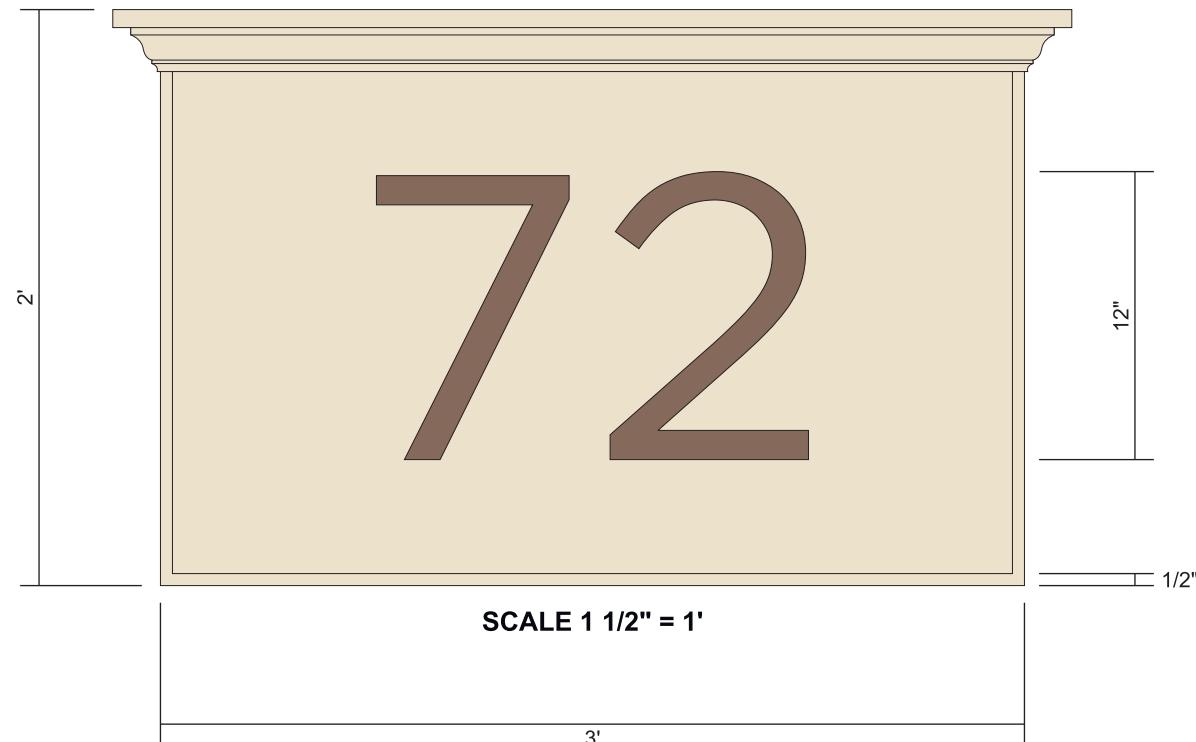
PRODUCTION ART REQUIRED  
Colors on Printed Documents  
May Vary

PROJECT NAME HISTORIC DUBLIN DEVELOPMENT  
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DESIGN MAS  
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### A - S.F. Wall Mounted Address Sign

(1) PANEL CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.

1/2" ACRYLIC COPY TO BE APPLIED DIRECTLY TO FACE.

PANEL MOUNTED USING CORROSIVE RESISTANT THREADED STUDS TAPPED INTO BACK AND SET INTO SILICONE ADHESIVE FILLED BORES IN WALL.

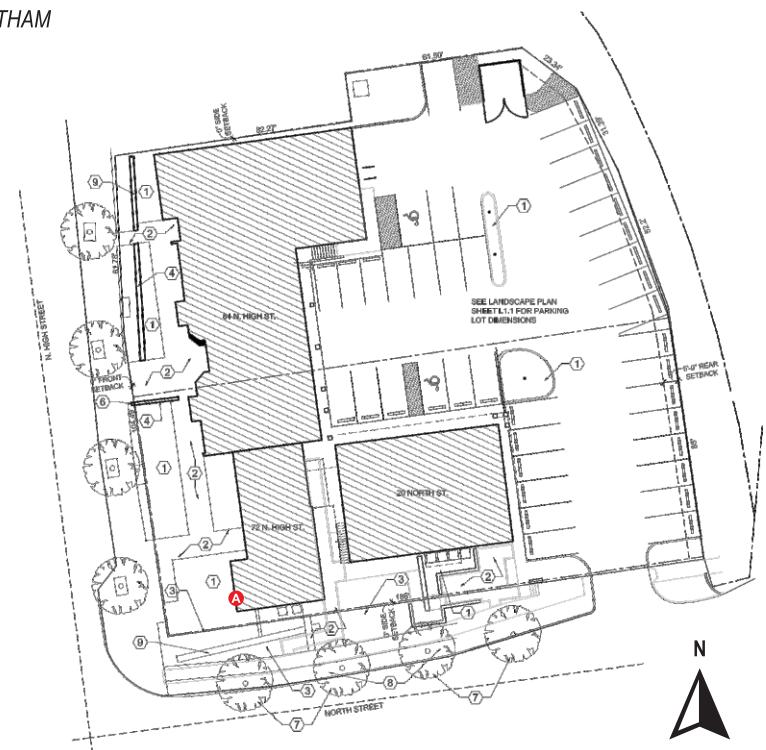
EXTERNALLY ILLUMINATED USING GOOSENECK FIXTURES PROVIDED AND INSTALLED BY OTHERS.

#### PRE-APPROVED COLORS:

BACKGROUND/BORDER: SW 2829 CLASSIC WHITE

COPY: SW 2836 QUARTERSAWN OAK

FONT: GOTHAM



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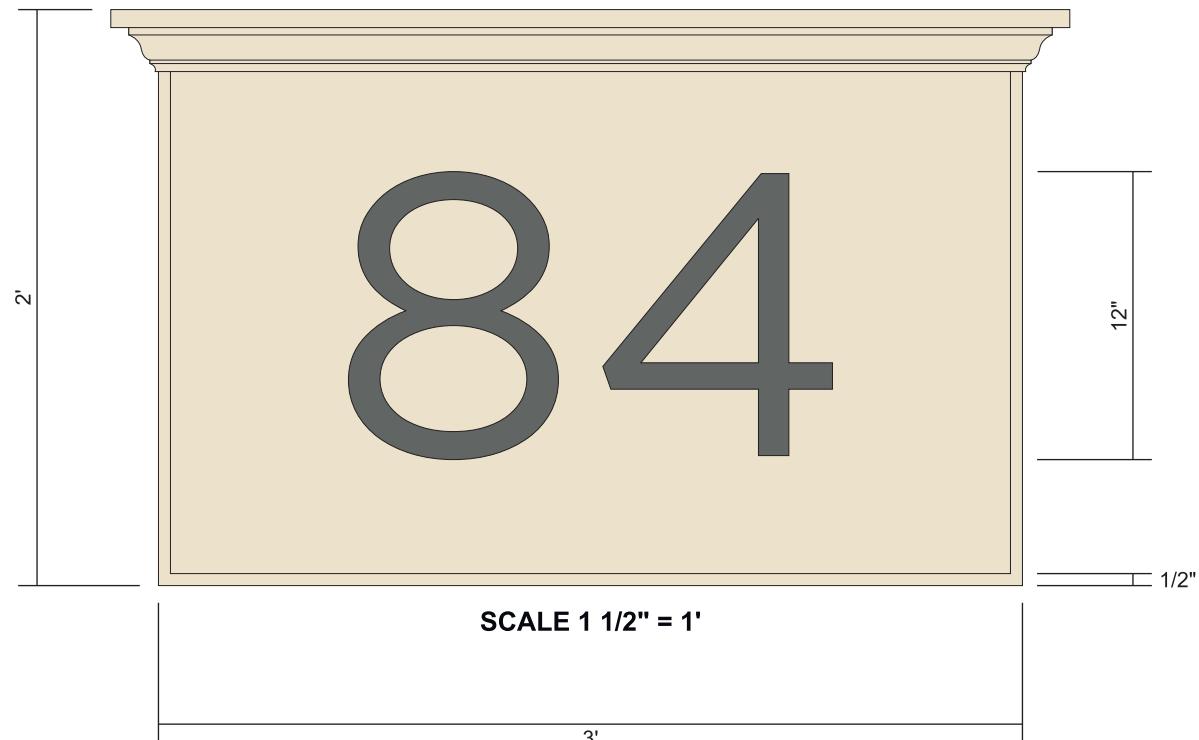
PRODUCTION ART REQUIRED  
Colors on Printed Documents  
May Vary

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DESIGN MAS  
SIZE 14

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PROJECT# 25213



## **B - S.F. Wall Mounted Address Sign**

(1) PANEL CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.

1/2" ACRYLIC COPY TO BE APPLIED DIRECTLY TO FACE.

PANEL MOUNTED USING CORROSIVE RESISTANT THREADED STUDS TAPPED INTO BACK AND SET INTO SILICONE ADHESIVE FILLED BORES IN WALL.

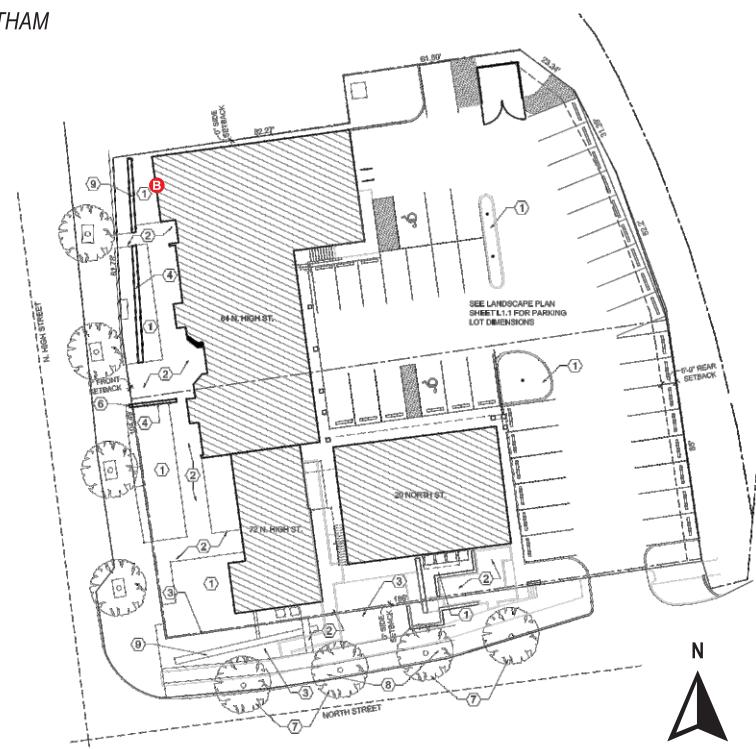
EXTERNALLY ILLUMINATED USING GOOSENECK FIXTURES PROVIDED AND  
INSTALLED BY OTHERS.

**PRE-APPROVED COLORS:**

BACKGROUND/BORDER: SW 2829 CLASSIC WHITE

COPY: SW 2828 ROYCROFT PEWTER

FONT: GOTHAM



## CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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CLIENT APPROVAL DATE

DATE

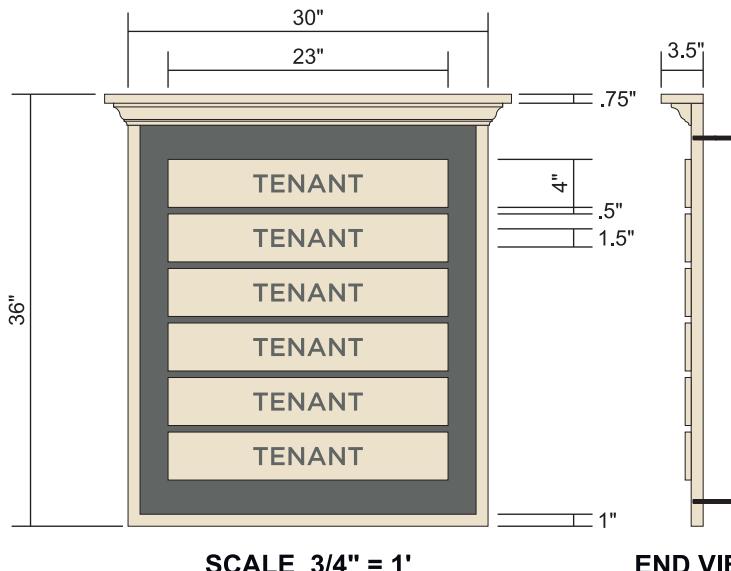
PRODUCTION  
ART REQUIRED  
*Colors on Printed Documents  
May Vary.*

**PROJECT NAME** HISTORIC DUBLIN DEVELOPMENT  
**LOCATION** 72-84 N. HIGH ST.  
**CITY** DUBLIN **STATE** OHIO

**REVISION** 8-7-25 10-3-25  
11-19-25 12-4-25 12-11-25  
1-8-26 1-13-26

**SALES** BMS  
**DESIGN** MAS  
**SIZE** 14

DATE 4-14-25  
SCALE Noted  
PROJECT# 25213



END VIEW

### C - S.F. Wall Mounted Building Marker

PANEL CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.

CHANGEABLE TENANT PANELS ARE RAISED 1/2" HDU WITH ROUTED COPY.

PANEL MOUNTED USING CORROSIVE RESISTANT THREADED STUDS TAPPED INTO BACK AND SET INTO SILICONE ADHESIVE FILLED BORES IN WALL.

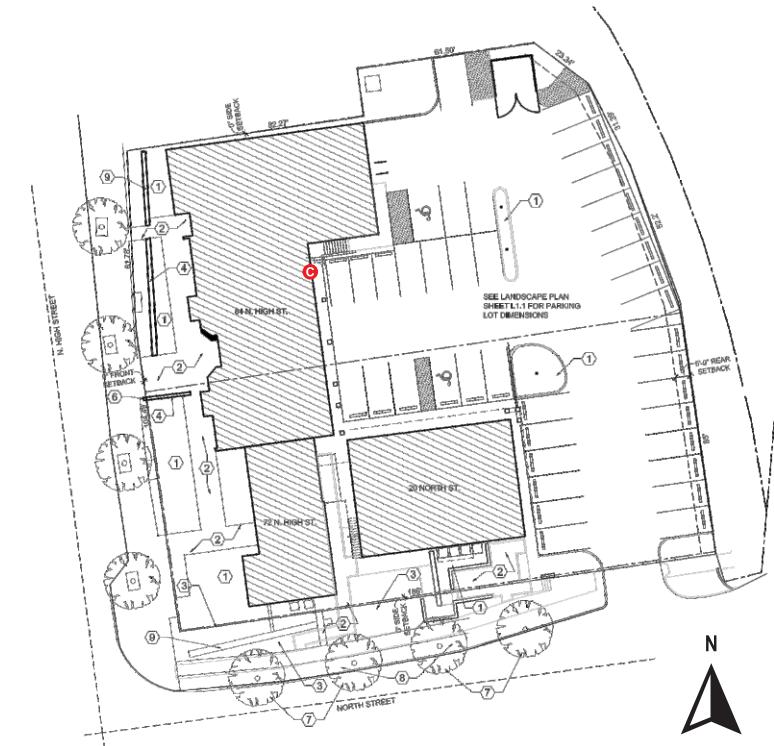
#### PRE-APPROVED COLORS:

BORDER/TENANT PANELS: SW 2829 CLASSIC WHITE

BACKGROUND: SW 2828 ROYCROFT PEWTER

COPY: SW 2828 ROYCROFT PEWTER

FONT: GOTHAM



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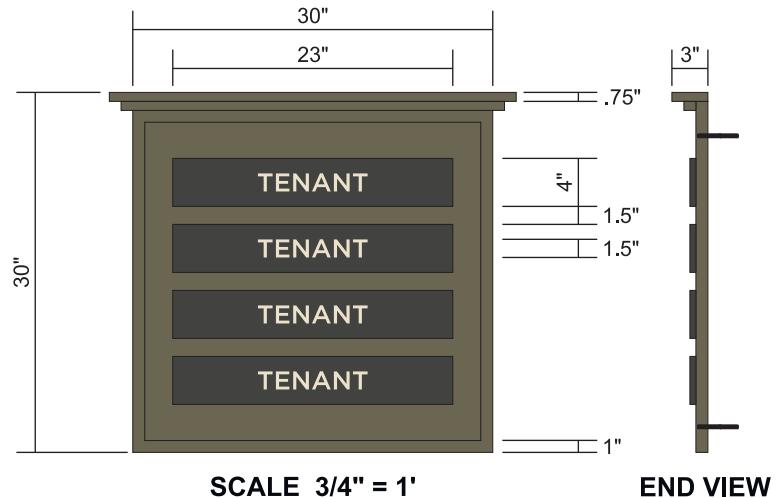
PRODUCTION ART REQUIRED  
Colors on Printed Documents  
May Vary

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SALES BMS  
DESIGN MAS  
SIZE 14

DATE 4-14-25  
SCALE Noted  
PROJECT# 25213



## D - S.F. Wall Mounted Building Marker

PANEL CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.

CHANGEABLE TENANT PANELS ARE RAISED 1/2" HDU WITH ROUTED COPY.

PANEL MOUNTED USING CORROSIVE RESISTANT THREADED STUDS TAPPED INTO BACK AND SET INTO SILICONE ADHESIVE FILLED BORES IN WALL.

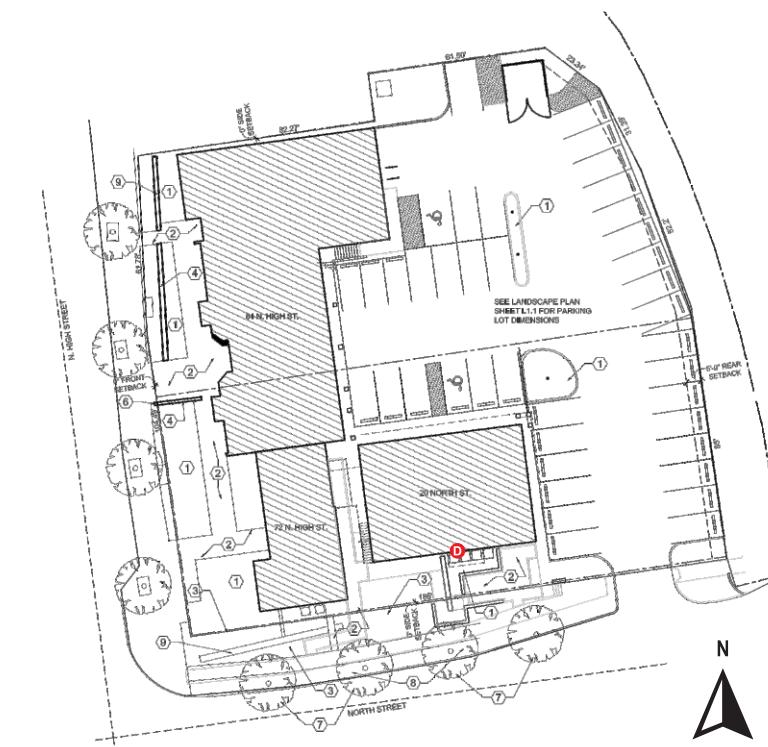
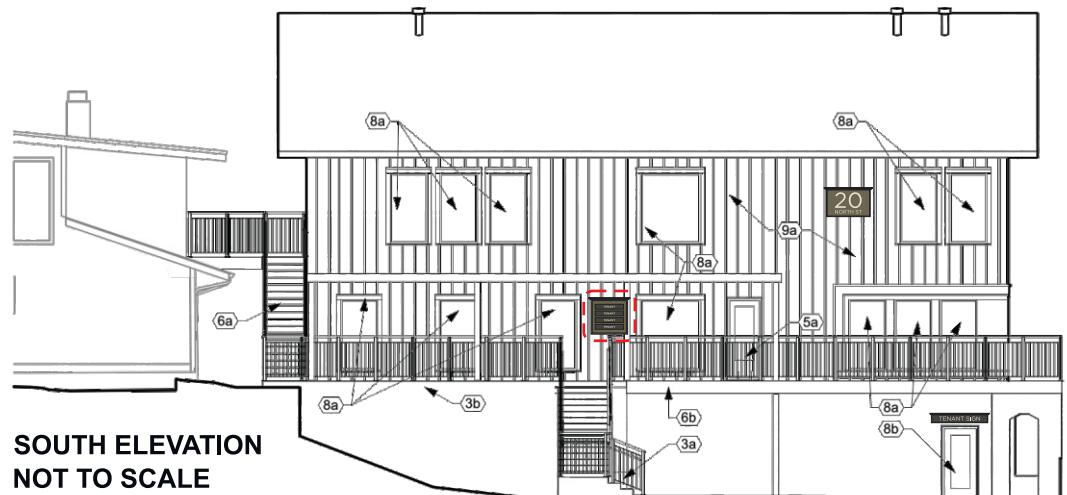
## PRE-APPROVED COLORS

BACKGROUND/BORDER: JAMES HARDIE MOUNTAIN SAGE

TENANT PANELS: SW 7069 IRON ORE

COPY: SW 2829 CLASSIC WHITE

FONT: GOTHAM



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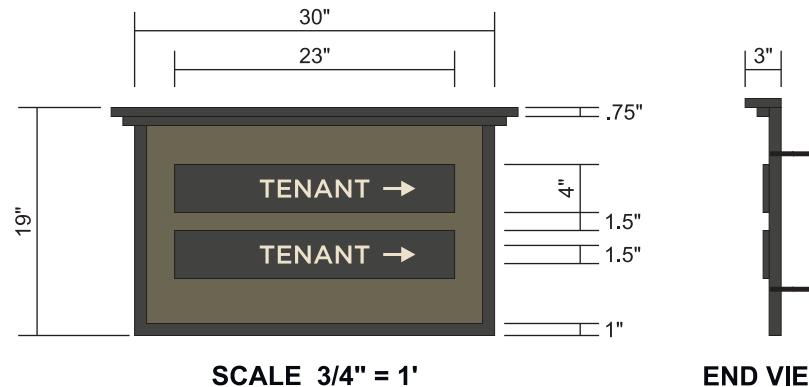
PRODUCTION  
ART REQUIRED  
*Colors on Printed Documents  
May Vary.*

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**CITY** DUBLIN **STATE** OHIO

**REVISION** 8-7-25 10-3-25  
11-19-25 12-4-25 12-11-25  
1-8-26 1-13-26

**SALES** BMS  
**DESIGN** MAS  
**SIZE** 14

DATE 4-14-25  
SCALE Noted  
PROJECT# 25213



## **E - S.F. Wall Mounted Building Marker**

PANEL CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.

CHANGEABLE TENANT PANELS ARE RAISED 1/2" HDU WITH ROUTED COPY.

PANEL MOUNTED USING CORROSIVE RESISTANT THREADED STUDS TAPPED INTO BACK AND SET INTO SILICONE ADHESIVE FILLED BORES IN WALL.

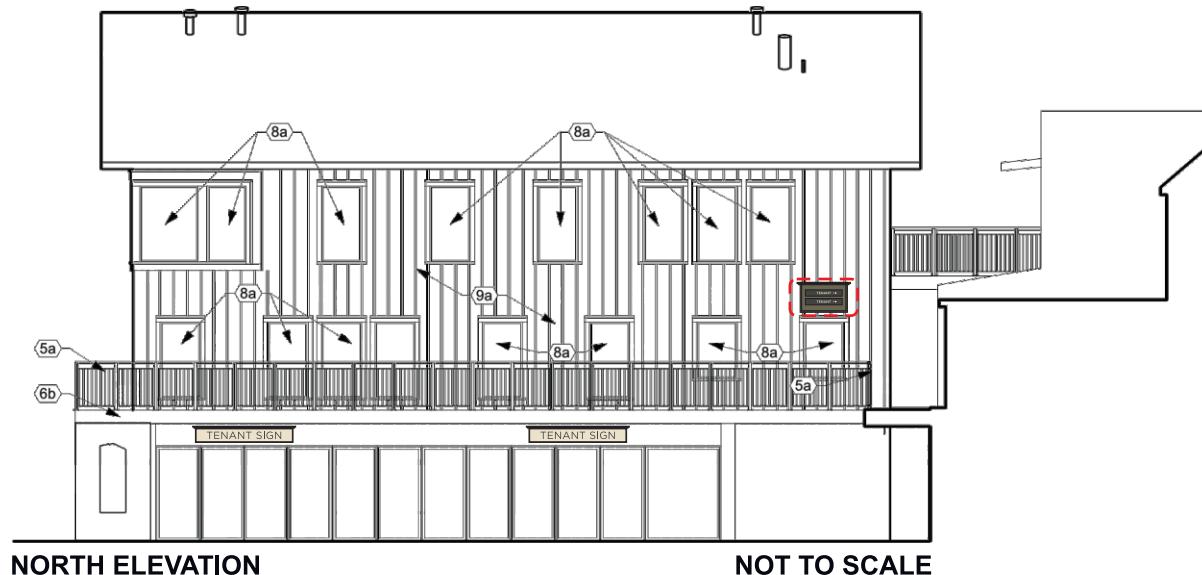
#### **PRE-APPROVED COLORS:**

## BORDER/TENANT PANELS: SW 7069 IRON ORE

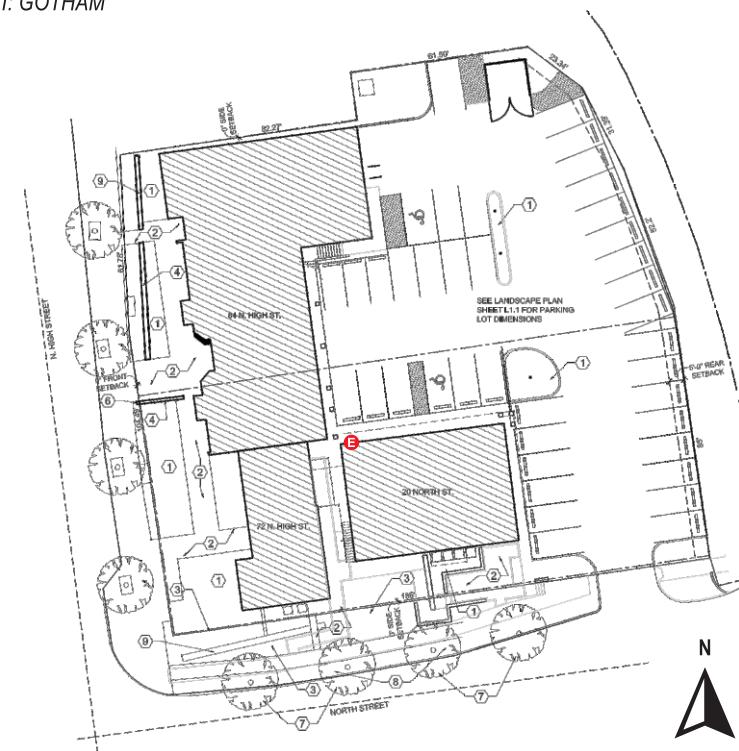
## BACKGROUND: JAMES HARDIE MOUNTAIN SAGE

COPY: SW 2829 CLASSIC WHITE

*FONT: GOTHAM*



END VIEW



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DATE

A logo consisting of a square frame containing a smaller square, with the text "PRODUCTION ART REQUIRED" to its right and a descriptive note below it.

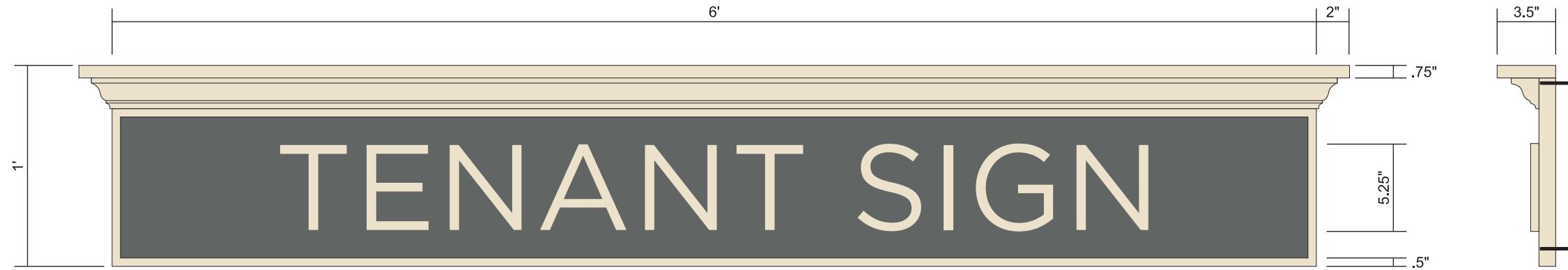
**PROJECT NAME** \_\_\_\_\_  
**LOCATION** \_\_\_\_\_  
**CITY** DUBLIN

HISTORIC DUBLIN DEVELOPMENT  
72-84 N. HIGH ST.  
STATE OHIO

**REVISION** 8-7-25 10-3-25  
11-19-25 12-4-25 12-11-25  
1-8-26 1-13-26

**SALES** BMS  
**DESIGN** MAS  
**SIZE** 14

DATE 4-14-25  
SCALE Noted  
PROJECT# 25213



SCALE 1 1/2" = 1'

END VIEW

### F - S.F. Wall Mounted Tenant Sign

PANEL CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.

1/2" ACRYLIC COPY TO BE APPLIED DIRECTLY TO FACE.

PANEL MOUNTED USING CORROSIVE RESISTANT THREADED STUDS TAPPED INTO BACK AND SET INTO SILICONE ADHESIVE FILLED BORES IN WALL.

#### PRE-APPROVED COLORS:

BORDER/COPY: SW 2829 CLASSIC WHITE

BACKGROUND: SW 2828 ROYCROFT PEWTER

FONT: GOTHAM



CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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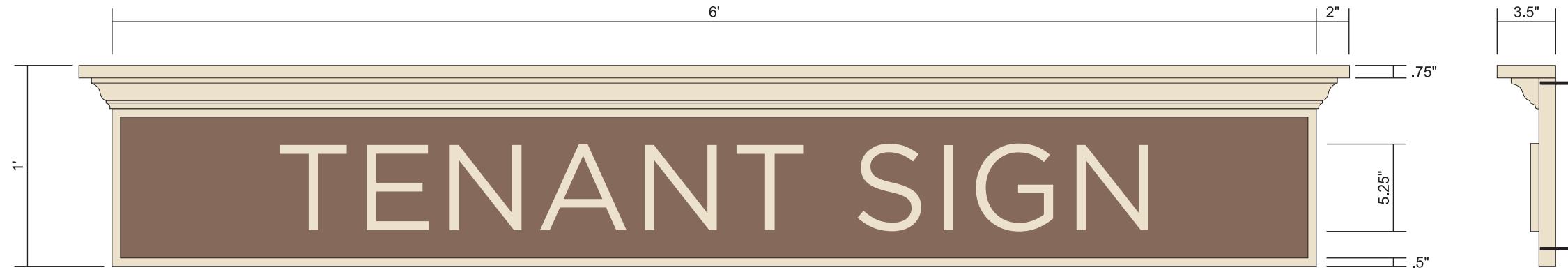
PRODUCTION  
ART REQUIRED  
Colors on Printed Documents  
May Vary

PROJECT NAME HISTORIC DUBLIN DEVELOPMENT  
LOCATION 72-84 N. HIGH ST.  
CITY DUBLIN STATE OHIO

REVISION 8-7-25 10-3-25  
11-19-25 12-4-25 12-11-25  
1-8-26 1-13-26

SALES BMS  
DESIGN MAS  
SIZE 14

DATE 4-14-25  
SCALE Noted  
PROJECT# 25213



SCALE 1 1/2" = 1'

END VIEW

### G - S.F. Wall Mounted Tenant Sign

PANEL CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.

1/2" ACRYLIC COPY TO BE APPLIED DIRECTLY TO FACE.

PANEL MOUNTED USING CORROSIVE RESISTANT THREADED STUDS TAPPED INTO BACK AND SET INTO SILICONE ADHESIVE FILLED BORES IN WALL.

EXTERNALLY ILLUMINATED USING GOOSENECK FIXTURES PROVIDED AND INSTALLED BY OTHERS.

#### PRE-APPROVED COLORS:

BORDER/COPY: SW 2829 CLASSIC WHITE

BACKGROUND: SW 2836 QUARTERSAWN OAK

FONT: GOTHAM

WEST ELEVATION



NOT TO SCALE

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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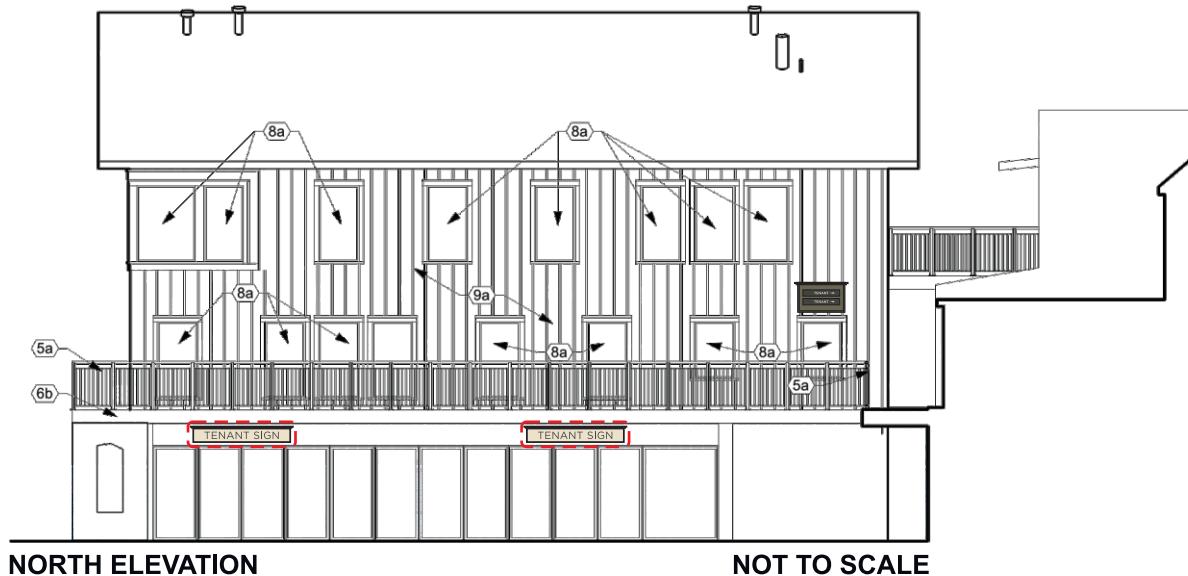
SALES BMS  
DESIGN MAS  
SIZE 14

DATE 4-14-25  
SCALE Noted  
PROJECT# 25213



SCALE 1 1/2" = 1'

END VIEW



NORTH ELEVATION

NOT TO SCALE

### H - S.F. Wall Mounted Tenant Signs

(2) PANELS CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.  
 1/2" ACRYLIC COPY TO BE APPLIED DIRECTLY TO FACE.  
 PANELS MOUNTED USING CORROSIVE RESISTANT THREADED STUDS  
 TAPPED INTO BACK AND SET INTO SILICONE ADHESIVE FILLED BORES  
 IN WALL.

#### PRE-APPROVED COLORS:

BORDER/COPY: SW 7069 IRON ORE  
 BACKGROUND: SW 2829 CLASSIC WHITE  
 FONT: GOTHAM

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 May Vary

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SCALE 1 1/2" = 1'

END VIEW



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**SCALE 1 1/2" = 1"**

**END VIEW**



## CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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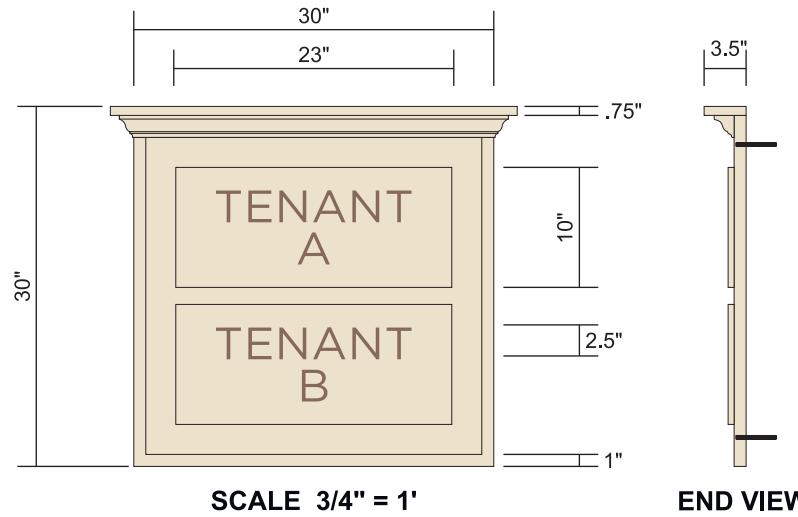
PRODUCTION  
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**SALES** BMS  
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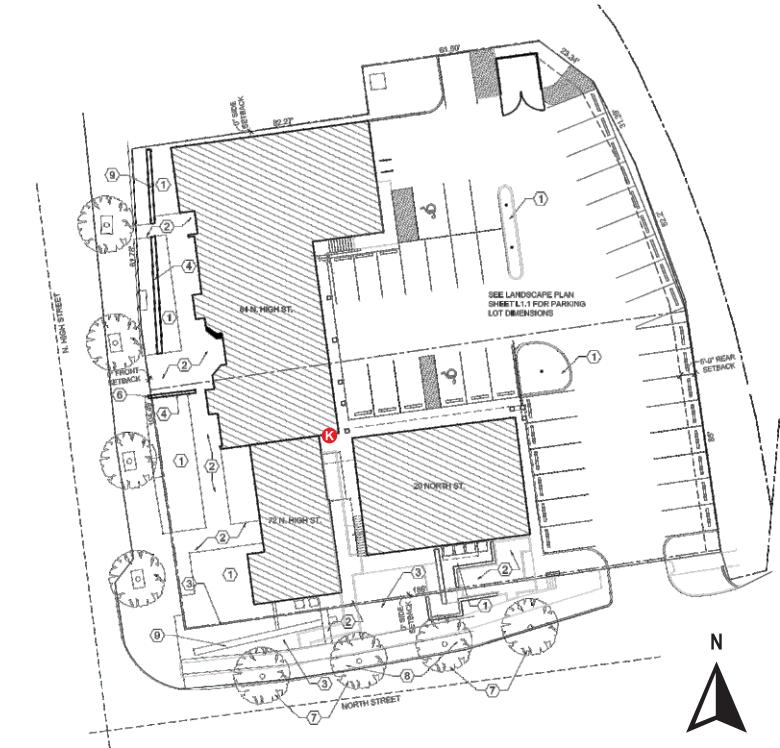


### K - S.F. Wall Mounted Building Marker

PANEL CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.  
 1/2" ACRYLIC COPY TO BE APPLIED DIRECTLY TO FACE.  
 PANEL MOUNTED USING CORROSIVE RESISTANT THREADED STUDS TAPPED INTO BACK AND SET INTO SILICONE ADHESIVE FILLED BORES IN WALL.  
 EXTERNALLY ILLUMINATED USING GOOSENECK FIXTURES PROVIDED AND INSTALLED BY OTHERS.

#### PRE-APPROVED COLORS:

BACKGROUND/BORDER/PANELS: SW 2829 CLASSIC WHITE  
 COPY: SW 2836 QUARTERSAWN OAK  
 FONT: GOTHAM



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CLIENT APPROVAL

DATE

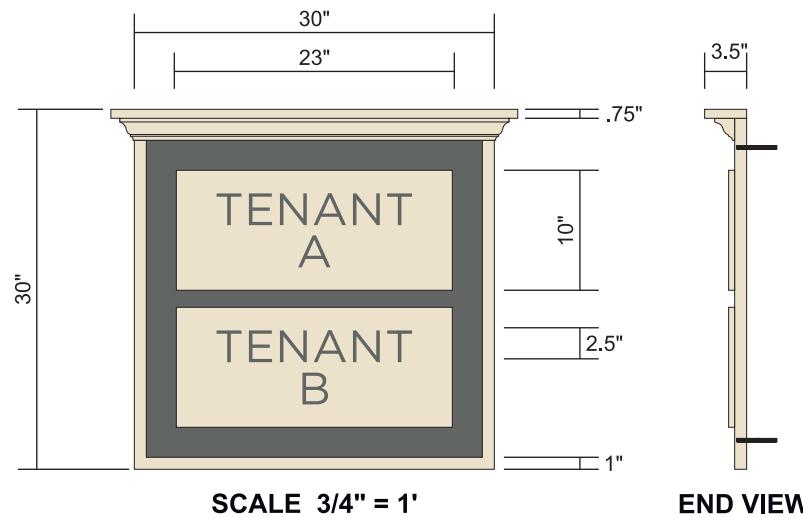
PRODUCTION ART REQUIRED  
 Colors on Printed Documents  
 May Vary

PROJECT NAME HISTORIC DUBLIN DEVELOPMENT  
 LOCATION 72-84 N. HIGH ST.  
 CITY DUBLIN STATE OHIO

REVISION 8-7-25 10-3-25  
 11-19-25 12-4-25 12-11-25  
 1-8-26 1-13-26

SALES BMS  
 DESIGN MAS  
 SIZE 14

DATE 4-14-25  
 SCALE Noted  
 PROJECT# 25213



### L - S.F. Wall Mounted Building Marker

PANEL CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.

1/2" ACRYLIC COPY TO BE APPLIED DIRECTLY TO FACE.

PANEL MOUNTED USING CORROSIVE RESISTANT THREADED STUDS TAPPED INTO BACK AND SET INTO SILICONE ADHESIVE FILLED BORES IN WALL.

EXTERNALLY ILLUMINATED USING GOOSENECK FIXTURES PROVIDED AND INSTALLED BY OTHERS.

#### PRE-APPROVED COLORS:

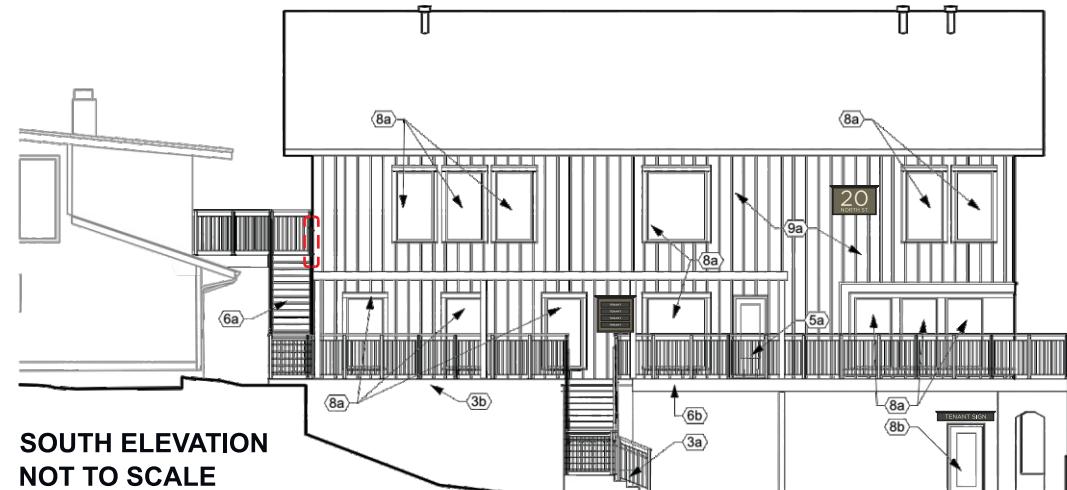
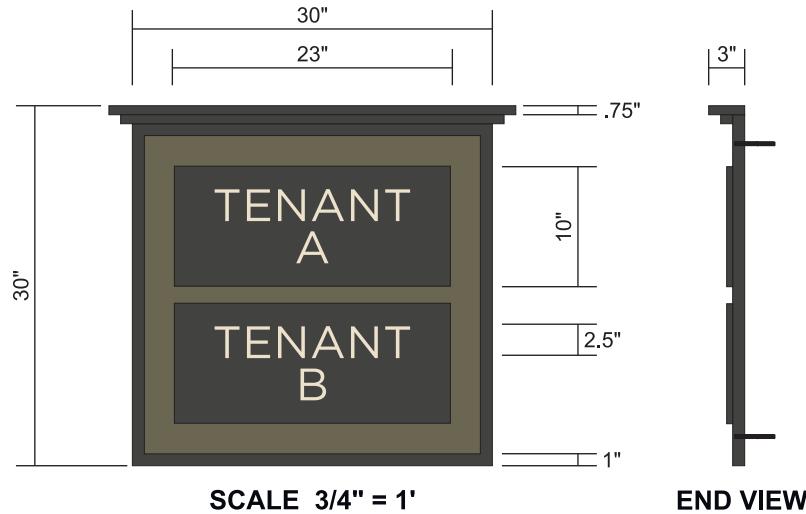
BORDER/PANELS: SW 2829 CLASSIC WHITE

BACKGROUND: SW 2828 ROYCROFT PEWTER

COPY: SW 2828 ROYCROFT PEWTER

FONT: GOTHAM





SOUTH ELEVATION  
NOT TO SCALE

END VIEW

## M - S.F. Wall Mounted Building Marker

PANEL CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.

1/2" ACRYLIC COPY TO BE APPLIED DIRECTLY TO FACE.

PANEL MOUNTED USING CORROSIVE RESISTANT  
THREADED STUDS TAPPED INTO BACK AND SET INTO  
SILICONE ADHESIVE FILLED BORES IN WALL.

EXTERNALLY ILLUMINATED USING GOOSENECK FIXTURES  
PROVIDED AND INSTALLED BY OTHERS.

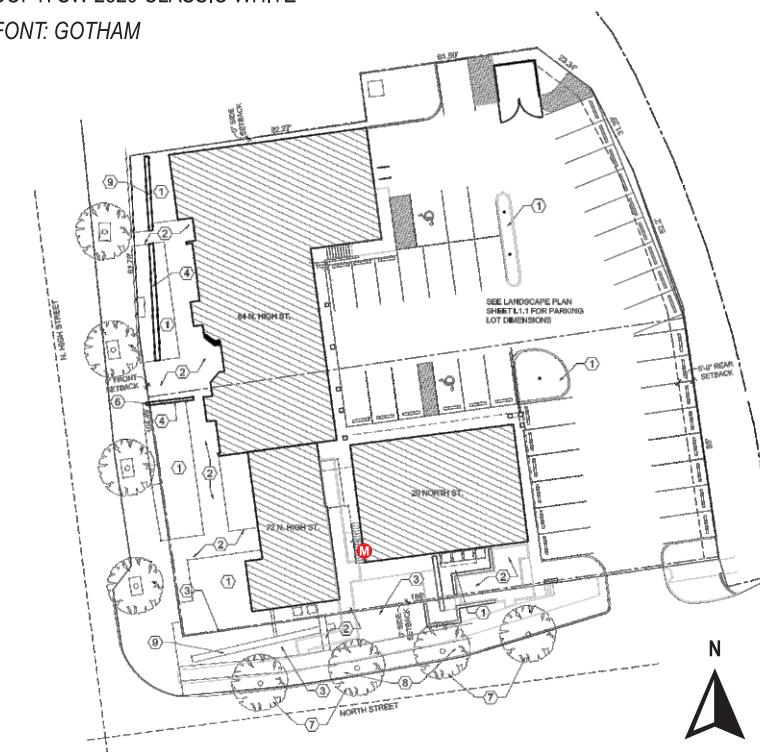
### PRE-APPROVED COLORS:

BORDER/PANELS: SW 7069 IRON ORE

BACKGROUND: JAMES HARDIE MOUNTAIN SAGE

COPY: SW 2829 CLASSIC WHITE

FONT: GOTHAM



CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

Page 13

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CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

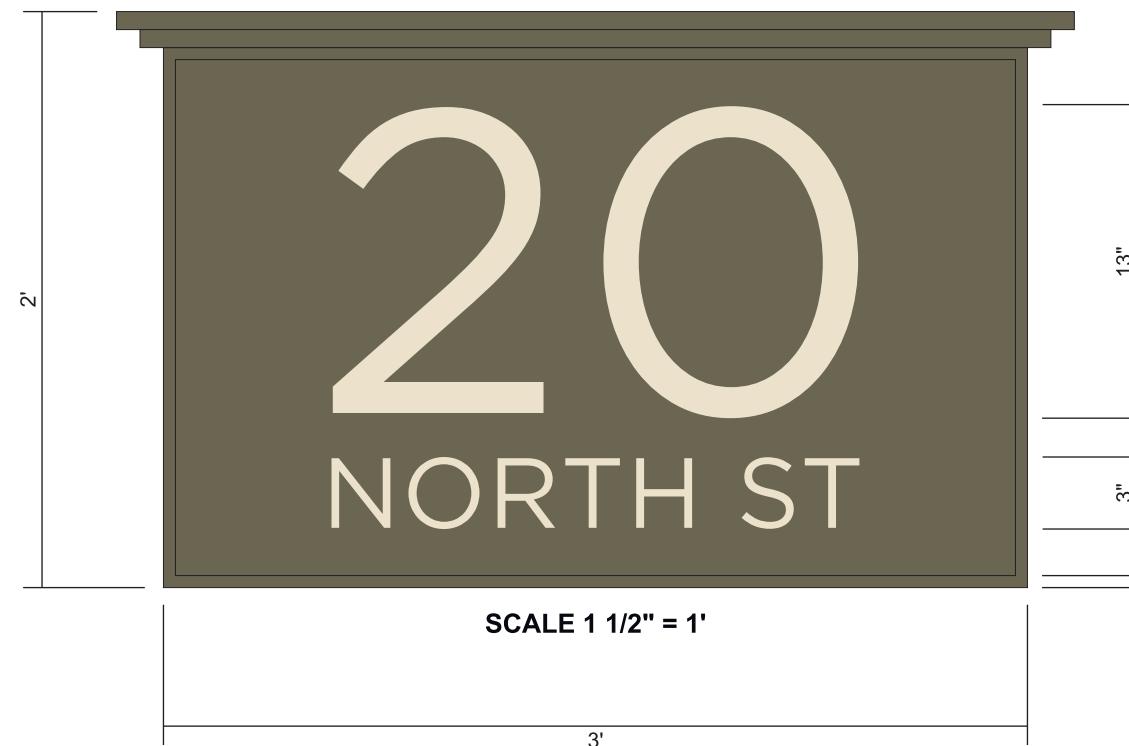
PRODUCTION  
ART REQUIRED  
Colors on Printed Documents  
May Vary

PROJECT NAME HISTORIC DUBLIN DEVELOPMENT  
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SALES BMS  
DESIGN MAS  
SIZE 14

DATE 4-14-25  
SCALE Noted  
PROJECT# 25213



### N - S.F. Wall Mounted Address Sign

(1) PANEL CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.

1/2" ACRYLIC COPY TO BE APPLIED DIRECTLY TO FACE.

PANEL MOUNTED USING CORROSIVE RESISTANT THREADED STUDS TAPPED INTO BACK AND SET INTO SILICONE ADHESIVE FILLED BORES IN WALL.

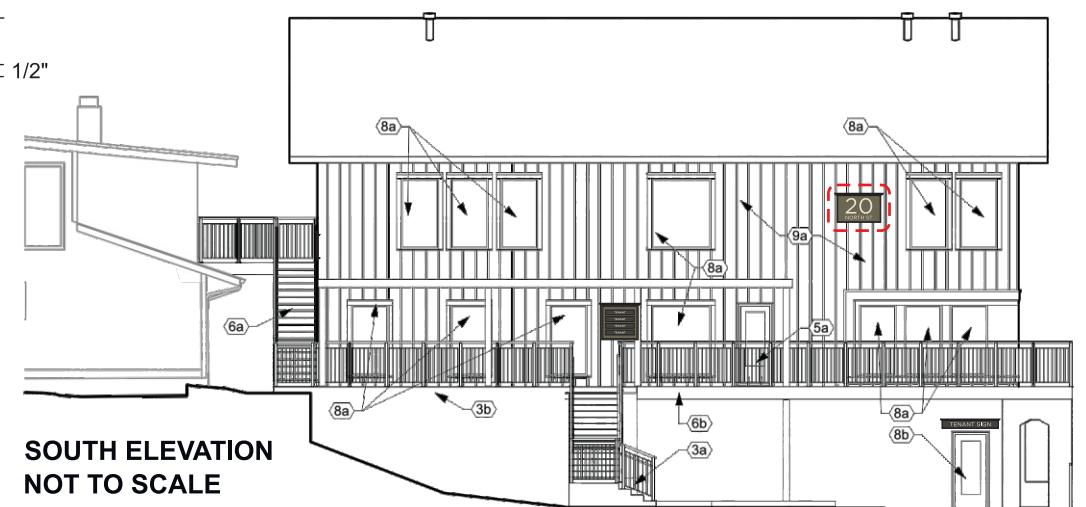
EXTERNALLY ILLUMINATED USING GOOSENECK FIXTURES PROVIDED AND INSTALLED BY OTHERS.

#### PRE-APPROVED COLORS:

BACKGROUND/BORDER: JAMES HARDIE MOUNTAIN SAGE

COPY: SW 2829 CLASSIC WHITE

FONT: GOTHAM



CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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May Vary

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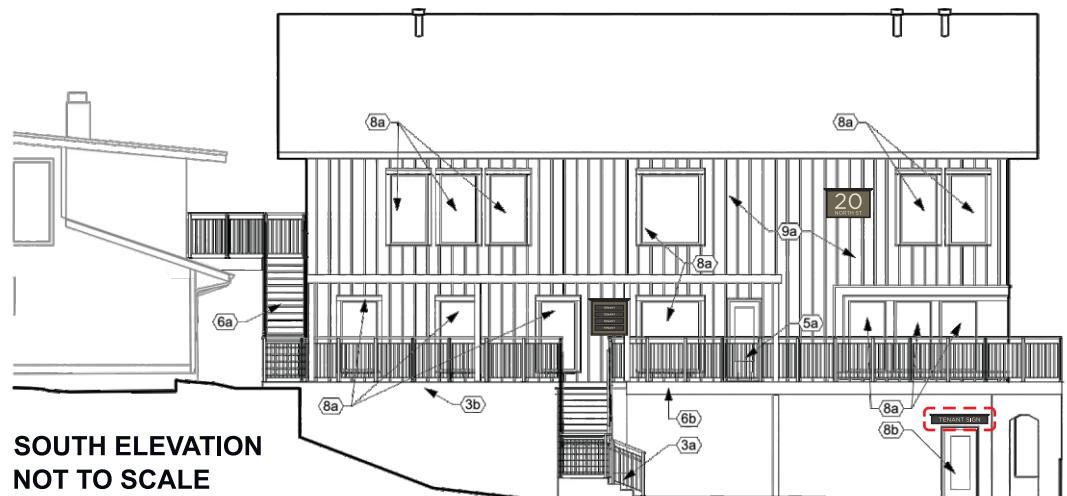
SALES BMS  
DESIGN MAS  
SIZE 14

DATE 4-14-25  
SCALE Noted  
PROJECT# 25213



SCALE 1 1/2" = 1'

END VIEW



### O - S.F. Wall Mounted Tenant Sign

PANEL CUT TO SHAPE 1" THICK DDN WITH FRAME MOLDING.

1/2" ACRYLIC COPY TO BE APPLIED DIRECTLY TO FACE.

PANEL MOUNTED USING CORROSIVE RESISTANT THREADED STUDS TAPPED INTO BACK AND SET INTO SILICONE ADHESIVE FILLED BORES IN WALL.

#### PRE-APPROVED COLORS:

BACKGROUND/BORDER: SW 7069 IRON ORE

COPY: SW 2829 CLASSIC WHITE

FONT: GOTHAM

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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