

December 14, 2015

Nicki Martin
Planning
City of Dublin
5800 Shier Rings Road
Dublin, Ohio 43016

Re: Dublin Plaza Master Sign Plan
Dublin Plaza Shopping Center – 225 – 373 West Bridge Street, Dublin, OH 43017

Dear Nicki:

Please find enclosed one copy of the following materials relating to the Dublin Plaza Master Sign Plan:

1. Clean version of the Master Sign Plan text
2. Sign cut sheets for each panel color
3. Gooseneck Lighting cut sheets

Please feel free to call me if you have any questions.

Sincerely,


Brent Myers

Dublin Plaza Shopping Center

Master Sign Plan

Zoning: BSD-C, Bridge Street District – Commercial

Purpose

The purpose of this Master Sign Plan (MSP) is to outline standards and requirements for the Dublin Plaza Shopping Center located within the City's Bridge Street District. The Center was developed under previous zoning that granted the tenants signs that are appropriate for the shopping center but not consistent with the current form-based zoning.

1. General Sign Criteria

- 1.1 All signs shall maintain a consistent appearance and be appropriately located on the building as outlined in the MSP.
- 1.2 All signs shall comply with the Dublin Sign Code §153.150 unless otherwise stated herein.

2. Permitted Permeant Sign Types

Non-Anchor In-Line Tenant Signs:

2.1 Wall Signs

Panel Design, Material and Quality: All wall signs shall be high-quality, custom fabricated aluminum with 1" deep returns. Signs are permitted to be rectangular with scalloped corners. The tenant graphics shall be ½" thick individual 3D acrylic characters stud mounted from the back side.

Colors: Sign panels are limited to the following background colors is one of the colors Rookwood Dark Red (SW 2801), Rookwood Shutter Green (SW 2809), and Iron Ore Grey (SW 7069). Tenant copy shall be painted acrylic letters per Tenant choice. Copy color will be limited to one color per sign.

Number: Each tenant space is permitted one sign with the exception of the anchor tenant and the western most tenant space with frontage along Frantz Road each being permitted two signs.

Size: Sign panels are permitted to be up to 1 sq. ft. per lineal foot of store frontage not to exceed 80 sq. ft. Sign panel length shall be less than or equal to 85% of the store frontage.

For tenants permitted two signs, the cumulative area of the two signs summed shall not exceed 95 sq. ft. and the primary sign shall not exceed 80 sq. ft.

Height and Location: Signs shall not exceed 15 feet in height measured from the established grade line to the top of the sign and shall be located along a façade with frontage to a public road or private parking lot.

Secondary Image/Logos and Secondary Copy: Secondary Image/ Logos and Secondary Copy cumulatively shall be limited in size to 20% of the sign area.

2.2 Window Signs

Colors: Window signs are permitted to be one low-chroma color.

Size: Window signs shall not exceed 10% of the total glazed area of the window to which it is attached or 10 sq. ft. whichever is less.

Number and Location: Window signs shall be limited to one per window not to exceed two per tenant space. Window signs shall be limited to ground story windows only. Window signs shall be limited to the primary tenant for each tenant space.

Anchor Tenant Signs:

2.3. Wall Signs

Design, Style, Lighting: The anchor tenant is permitted two internally illuminated, channel letter wall signs.

Colors: The wall signs are permitted to be a single, muted color consistent with the Center's approved panel colors.

Size: A cumulative total of 95 sq. ft. of sign area is permitted for the tenant when both sign areas are summed. The primary sign shall not exceed 80 sq. ft.

Number: The anchor tenant is permitted two wall signs.

Height and Location: Signs shall not exceed 15 feet in height measured from the established grade line to the top of the sign and shall be located along a façade with frontage to a private parking lot.

Secondary Image/Logos: Use of Secondary Images/ Logos is not permitted.

2.4. Window Signs

Window signs are permitted for the anchor tenant that are consistent with the rest of the center and § 2.2 of the MSP.

Center Signs:

2.5. Joint Identification Signs

Joint identification signs for the Center are permitted per Dublin Sign Code §153.161.

3. Lighting

3.1 All signs with the exception of the anchor tenant shall be externally illuminated with consistent Baselite (shade: A810 and arm extension E3A (3/4)) gooseneck fixtures.

Tenant Signage

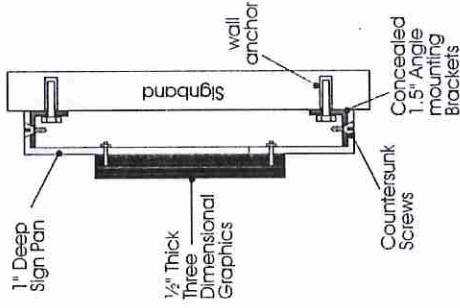
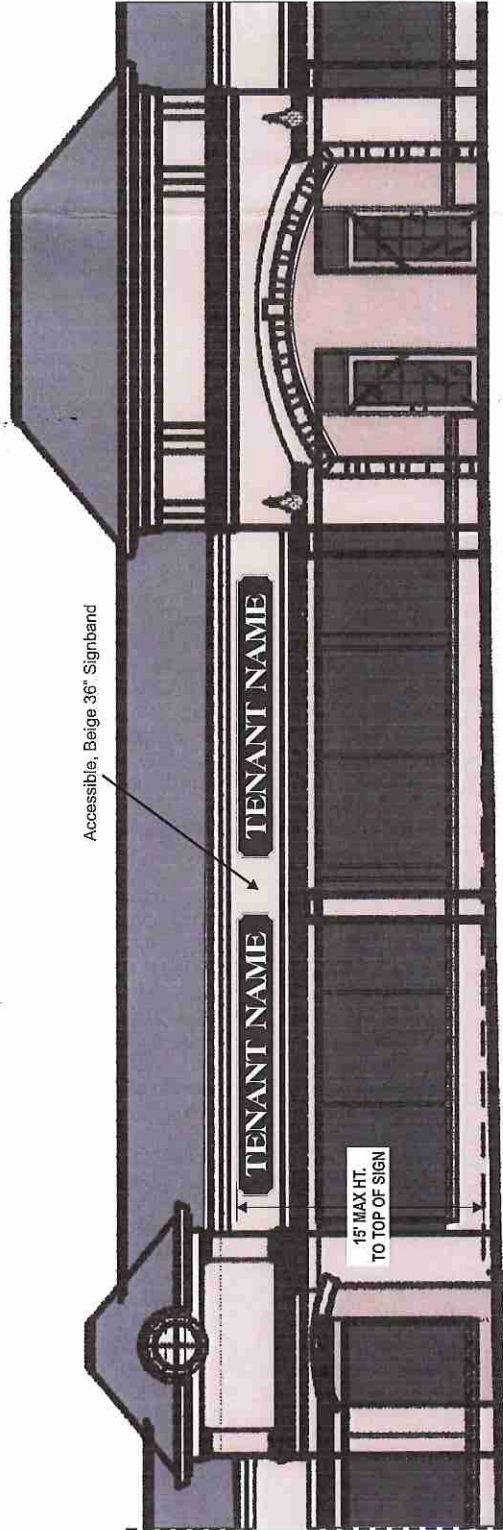
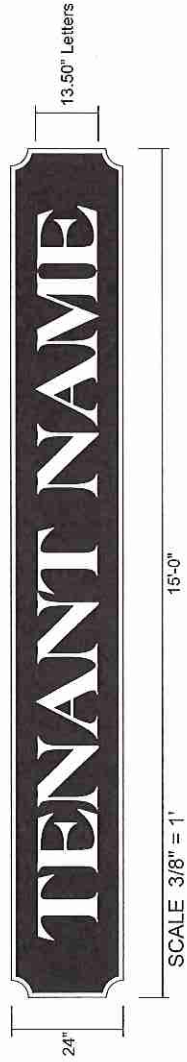
PANEL DESIGN, MATERIAL AND QUALITY -
 HIGH-QUALITY, CUSTOM FABRICATED ALUMINUM WITH 1" DEEP RETURNS. SIGNS ARE PERMITTED TO BE RECTANGULAR WITH SCALLOPED CORNERS. TENANT GRAPHICS SHALL BE 1/2" THICK, INDIVIDUAL 3D ACRYLIC CHARACTERS, CONCEALED STUD MOUNTED FROM THE BACK SIDE.

HEIGHT -
 SIGNS SHALL NOT EXCEED (15) FIFTEEN FEET IN HEIGHT MEASURED FROM THE ESTABLISHED GRADE LINE TO THE TOP OF THE SIGN.

COPY COLOR -
 TENANT COPY SHALL BE PAINTED ACRYLIC LETTERS PER TENANT CHOICE. COPY AND LOGO COLOR WILL BE LIMITED TO (1) ONE COLOR PER SIGN.

- TENANT PANEL BACKGROUND COLORS -**
- OPTION 1 - ROOKWOOD DARK RED, SW #2801
 - OPTION 2 - ROOKWOOD SHUTTER GREEN, SW #2809
 - OPTION 3 - IRON ORE GREY, SW #7069
- SURROUNDING BORDER & RETURNS - WHITE

TENANT SIGNAGE ALLOWANCE
 One Square Foot of Sign for each Linear Foot of Leased Storefront



SCALE 1/8" = 1'

OPTION 3

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CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
 Custom Printed Documents
 May Vary

PROJECT NAME DUBLIN PLAZA COLOR STUDIES
 LOCATION DUBLIN PLAZA
 CITY DUBLIN STATE OHIO

REVISION 12-9-15

SALES MEL
 DESIGN RAF
 SIZE 14

DATE 11-11-15
 SCALE Noted
 PROJECT# 15548

Tenant Signage

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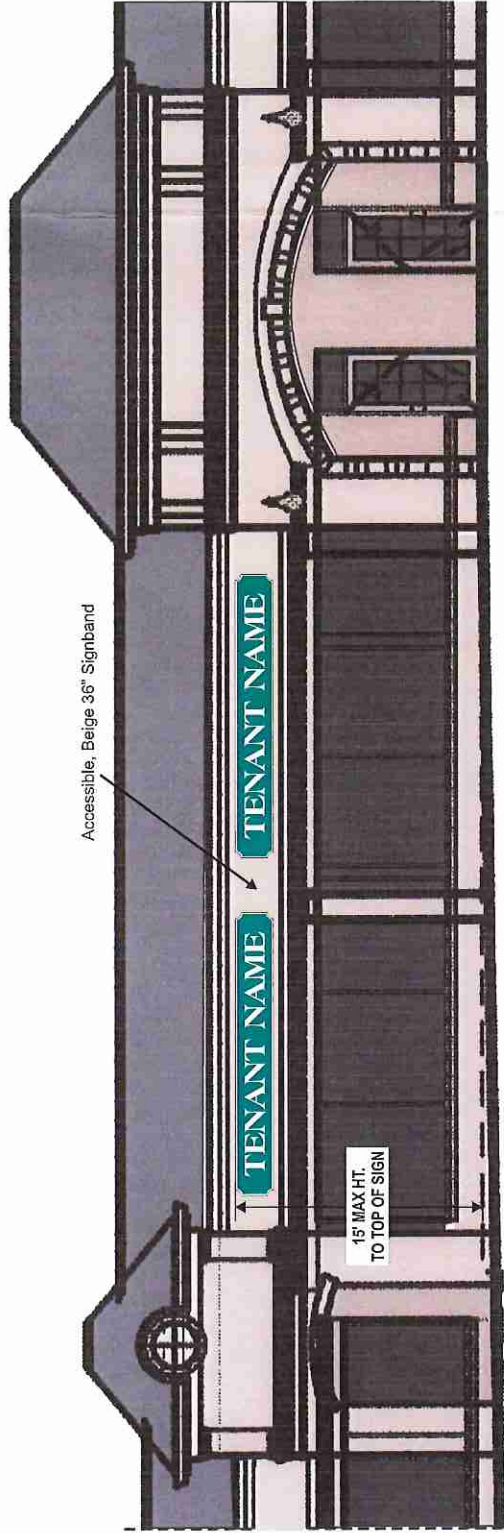
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 Copies of Printed Documents May Vary

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 LOCATION DUBLIN PLAZA
 CITY DUBLIN STATE OHIO

REVISION 12-9-15

SALES MEL
 DESIGN RAF
 SIZE 14

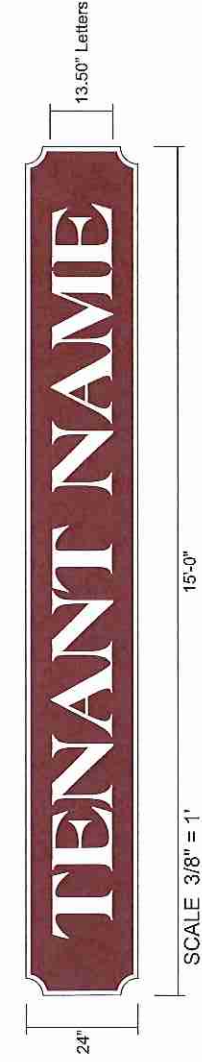
DATE 11-11-15
 SCALE Noted
 PROJECT# 15548

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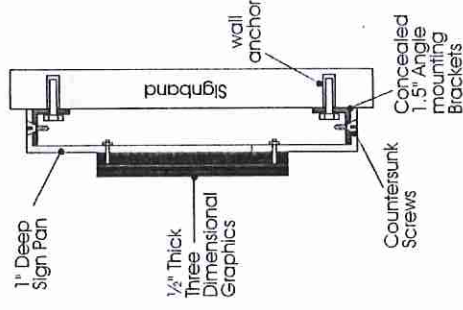
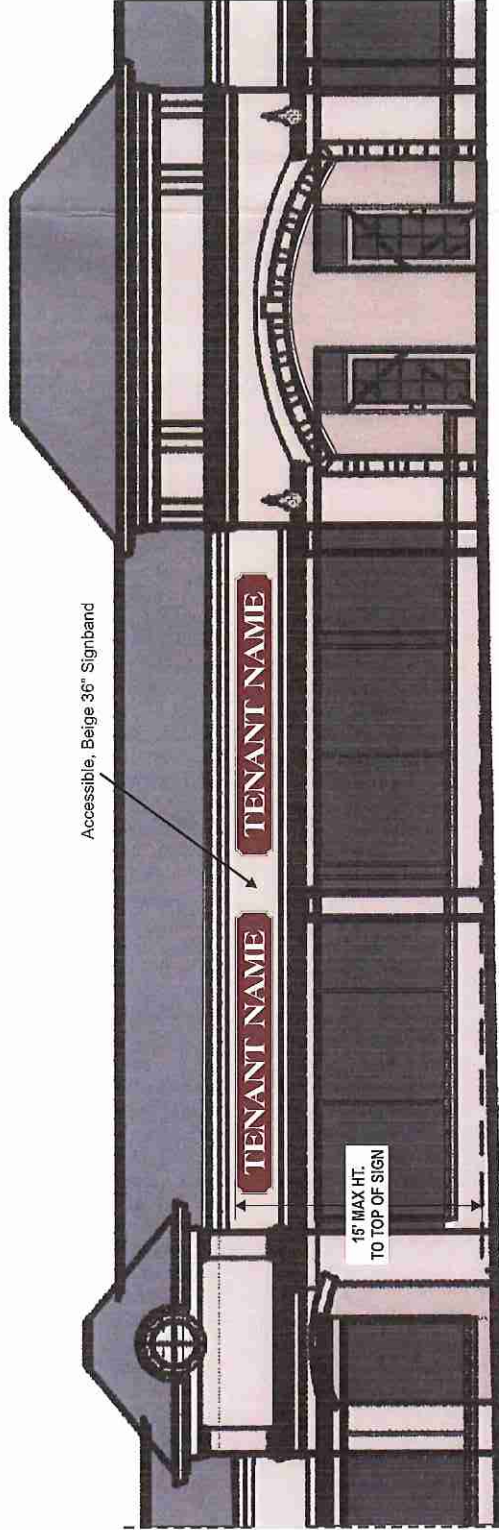
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SCALE 1/8" = 1'

OPTION 1

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Colors on Printed Documents May Vary

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LOCATION DUBLIN PLAZA
CITY DUBLIN STATE OHIO

REVISION 12-9-15

SALES MEL
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DATE 11-11-15
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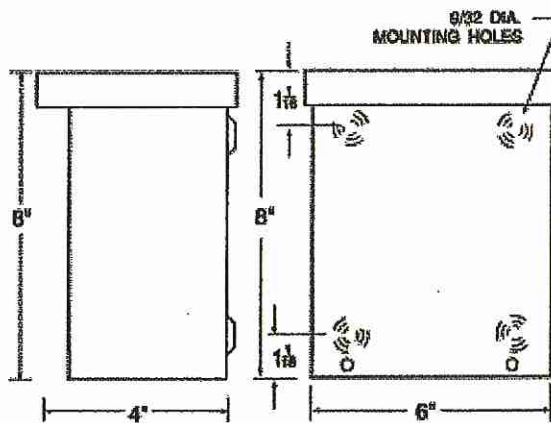
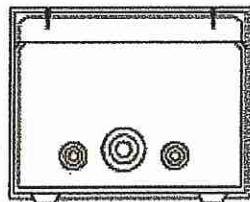
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Ballasts - HID - Compact Fluorescent

Weatheright Outdoor Remote Ballast

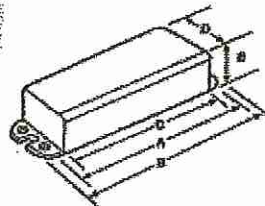
- Dual Voltage
- High Power Factor
- Powdercoat Finish
- KO's are for 1/2" fittings
- Minimum distance between ballasts is 12"



Catalog #	Lamp	ANSI #	Distance to Lamp	Starting Temp.
WOR/50HPS 120/277	50W-HPS	S 68	35	-40° F or -40° C
WOR/70HPS 120/277	70W-HPS	S 62	35	-40° F or -40° C
WOR/100HPS 120/277	100W-HPS	S 64	35	-40° F or -40° C
WOR/50MH 120/277	50W-MH	M 110	15	-20° F or -30° C
WOR/70MH 120/277	70W-MH	M 98	15	-20° F or -30° C
WOR/100MH 120/277	100W-MH	M 90	20	-20° F or -30° C
WOR/150MH 120/277	150W-MH	M 102	10	-20° F or -30° C

Indoor Remote Ballasts / F-CAN

- Automatic resetting thermal protector
- High Power Factor
- Supply with splice box
- Dual voltage 120/277
- Potted for minimal ballast noise



- A: 11.13
- B: 11.75
- C: 10.50
- D: 3 3/16
- E: 2 5/8

- Arm Extensi
- Wall Mounts
- Post Mounts
- Poles
- Ballasts - HI Fluorescent
- Mounting Or
- Accessories
- Glass Optio
- Finish Optio
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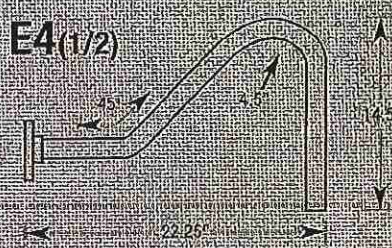
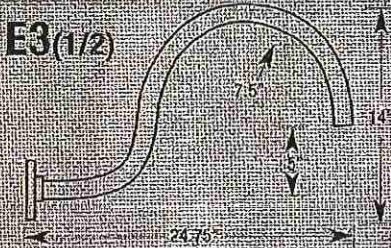
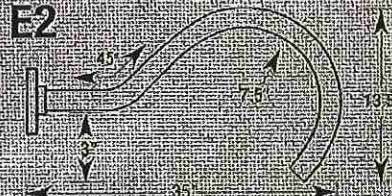
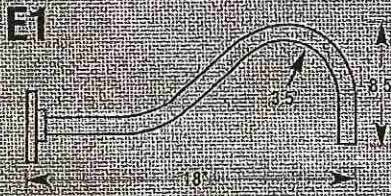
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Arm Extensions

Arm Extensions - 1/2" Diameter

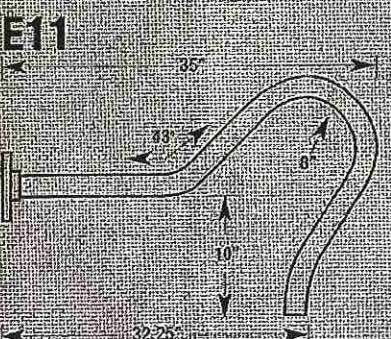
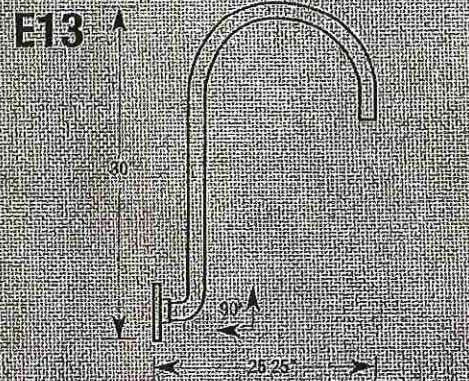
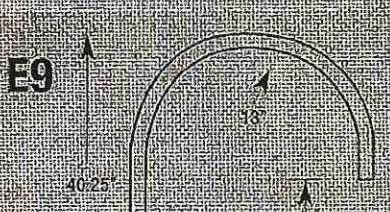
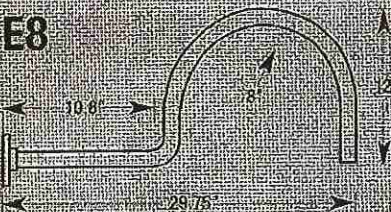
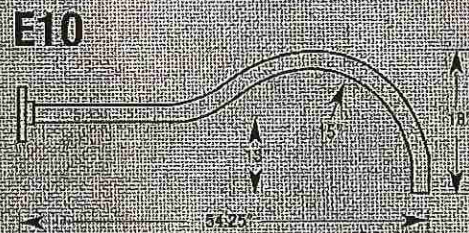
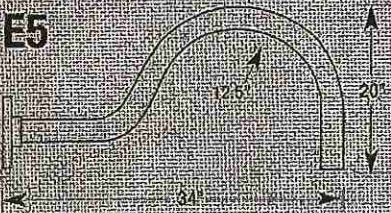
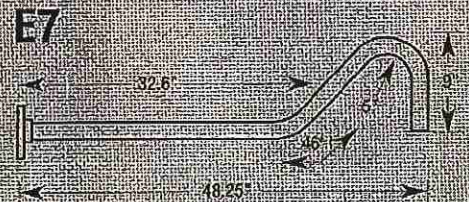
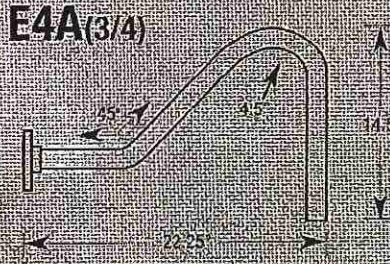
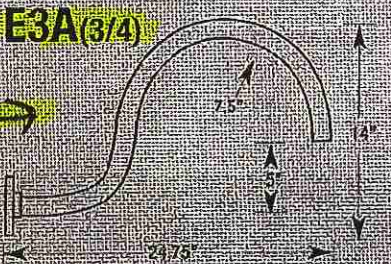


E14 - CREATE YOUR OWN

Baselite will take your sketch and fabricate a custom arm extension to meet your needs.

All arms sold with Cast Backplate (CB)

Arm Extensions - 3/4" Diameter



Angle Shades

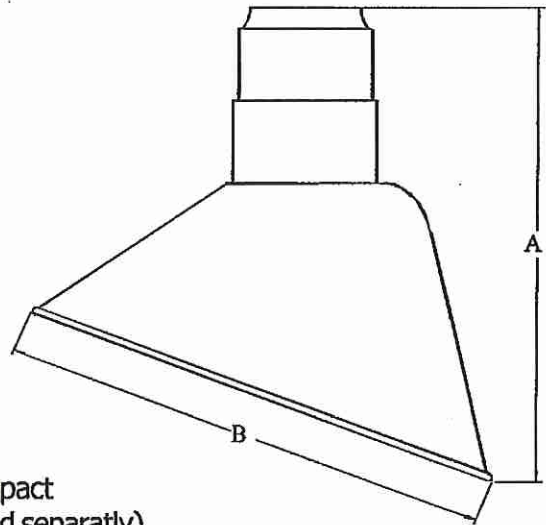
MODEL NO.

TYPE:

JOB NAME:

CERTIFICATION: UL LISTED

Model No.	A (Height in Inches)	B (Diameter in Inches)
A807	7 1/4	7
A810	10	10
A812	12	12
A814	14	14



FINISH- Available in high quality powder coat, or anodized finish.

LAMP OPTIONS- Accommodates Incandescent, Compact Fluorescent or High Intensity Discharge Lamps. (ordered separately)

MOUNTING- 1/2" is 3/4" tapped hub is supplied. Fixtures are pre-wired with 48" or 96" leads. Not available with cord sets.

REFLECTOR- Spun out of heavy-duty Aluminum or Galvanized construction.

SOCKETS- Incandescent (rated for 600Watt/660Volt), and HID (4kv pulse rated) are medium base porcelain. Compact fluorescent are thermoplastic. (4-pin triple tube lamps)

Model #	Color	Mounting Source	Light Source			Globe	Accessories
			Inc.	CF	HID (MH & HPS)		
A807	40,41,42,	Pg. 39-41 for arm ext.	100W	26W*	35 or 50W*	Pg. 50	Pg. 49
A810	43,44,45,	Pg. 42-44 for post mts. & poles	150W	26,32, or 42W*	35, 50, 70 or 100W*		
A812	46,48,49,	pg. 48 for mounting hubs	200W	26,32, or 42W*	35, 50, 70 or 100W*		
A814	50,51,52,		200W	26,32, or 42W*	35, 50, 70 or 100W*		
	53,54,55, 57,58,59, 60,61,62, 63			*see pg. 47 for remote ballasts	*see pg.45-46 for remote ballasts		



12260 East End Ave.
Chino, Ca. 91710
Phone 877-999-1990
Fax 877-999-1955



wet location