



Site ID
OH0503

Site Address
1296 E 2nd St
Franklin, OH 45005

Date
02-13-2026

Revision
00

As the Owner/Lessor/Mortgage or Security interest holder, I hereby acknowledge and accept the installation of signs as illustrated within the renderings shown within this brand proposal. By signing below I consent to the installation of signs at the premises and property address listed within this brand proposal and acknowledge that I have reviewed all details of this brand proposal in its entirety.

Signature of (Owner/Lessor/Mortgage or Security Interest Holder)

Print Name

Date

CODE RESEARCH FORM Property ID: **OH0503**

A.) Project Name: **Dutch Bros** Date Completed: **12/18/25**
 B.) Street Address: **1296 E 2nd St** Typical Sign Package allowed? Yes No
 G.) City/Town of: **Franklin** State: **OH** Zip: **45005** Budget:
 H.) Zoning/Category: **C-1 General Commercial / City of Franklin, OH**

WALL SIGNS Typical Sign Package allowed? Yes No

1.) Formula for square ft (Max. Sq. Ft- Main ID & Secondary signs): **2 sq ft per lineal ft of building frontage NTE 250 sq ft**

2.) Sq Ft for sides/rear: **Apply formula if street fronting**

3.) Transferrable allowances? **No**

4.) # allowed: **Apply formula if street facing**

Sign area shall include the face of all the display area of the sign not including the bracing, framing and structural supports of the sign, unless such support members are made part of the message or face of the sign or are determined by the Zoning Official to be intended solely to make the sign more visible rather than serving any aesthetic or structural purpose. For internally illuminated signs; or internally illuminated awnings, canopies or marquees, the entire lighted surface shall be considered the sign area. The lighted surface area of internally illuminated canopies, awnings or marquees is counted as signage regardless of whether it contains graphics

Where a sign has two or more display faces, the area of all faces of the sign shall be included in determining the area of the sign unless two display faces join back to back, are parallel to each other and not more than 24 inches apart, or form a V-angle of less than 45 degrees. For spherical signs, the sphere shall be dissected by an imaginary line through the center of the sphere and the surface area of the half sphere shall be counted as the sign face. For cubical signs, the area of all display faces shall be included in determining the area of the sign

The area of letters, numbers or emblems mounted on a building wall or wall extension shall be computed by enclosing such sign with the smallest single continuous perimeter around the letters, numbers or emblems and determining its area

The term "lot frontage" as used in calculating ground signs and monument signs shall refer to the dimension of the lot along the street. The term "building frontage" as used in calculating wall signs shall refer to the building wall dimension facing the street or parking lot

For structures and uses having no direct frontage on public roads, as within shopping centers, frontage shall be counted as the intersection of the building line onto adjacent drives or parking areas

Shall be attached parallel to the building face and extend outward perpendicular from the building face Illumination: **Internal and External allowed**

Not to project 10" from wall
Wall signs shall be primarily constructed out of channel cut letters or other high-quality sign construction types, as determined by the Zoning Official. Logos and graphic elements may also be incorporated into the sign as accent features

5.) Calculation Method: **the intersection of the building line onto adjacent drives or parking areas**

6.) Max. Overall Height: **the building face** Illumination: **Internal and External allowed**

7.) Special Wall sign codes-this property: **sign as accent features**

8.) Other: **wall signage area**

The sign area of any proposed canopy, marquee, or permanent window signs shall be included in the overall cumulative calculation of max

FREESTANDING SIGNS Typical Sign Package allowed? Yes No

1.) Formula for square ft (Max. Sq. Ft- Main ID & Secondary signs): **0.5 sq ft per ft of road frontage, NTE 64 sq ft**
Multi-tenant developments or Single users of 50,000 sq ft or more –
0.5 sq ft per ft of road frontage, NTE 100 sq ft

2.) # allowed: **1 per street frontage** Illumination **Internal & External**
NTE 6'
Multi-tenant developments or Single users of 50,000 sq ft or more –

3.) Height Max: **NTE 10'** Grade-to-sign Clearance: **Must be out of Sight Triangle of**

4.) Set-back: **10 ft from ROW**
15 ft from side property lines
5 ft from all driveways

Ground signs may include a variety of designs including monument signs, post and panel signs, and other similar-type professionally designed signs. Ground signs do not include pole signs

The min size of the landscaped area shall be equal to the area of the ground sign (i.e., if a ground sign is proposed to be 40 sq ft in size then it shall be located in a landscaped area of at least 40 sq ft in size)

The landscaped area shall include all points where sign structural supports attach to the ground

Where the required landscaped area adjoins a paved surface accessible to vehicular traffic, a raised planter-type area around the base of the sign is required to prevent the encroachment of vehicles

The landscaped area shall include living plantings aesthetically located and maintained including flowers, shrubs, and grasses. Plants may be located in mulch beds, but the landscaped area may not be completely comprised of mulch. The use of concrete, asphalt, gravel, or any other paved surface, or hardscape in the landscaped area shall be prohibited.

DIRECTIONAL SIGNS Typical Sign Package allowed? Yes No

1.) # Allowed: **N/A**

2.) Max. SqFt: **NTE 9 sq ft** Max. Height: **NTE 5'**

3.) Permit required?: **Yes** Set-back: **5 ft from the public ROW and all property lines**

Directional signs shall not contain advertising or commercial messaging, including logos

External illumination permitted

MOBILE PICK UP SIGNS 18" x 12" Typical Sign Package allowed? Yes No

1.) # Allowed: **Must submit site plan to review if approved**

2.) Max. SqFt: **Not stipulated** Max. Height: **Not stipulated**

3.) Permit required?: **Yes** Set-back: **N/A**

MENU SIGNS Typical Sign Package allowed? Yes No

1.) # Allowed: **1 drive-through menu board sign and 1 preview board is permitted / 2 per drivethrough**

2.) Max. SqFt: **NTE 48 sq ft** Max. Height: **NTE 6'**

3.) Permit required?: **Yes** Other: **The sign is not visible from the public ROW**

Drive-through menu board signs may include Freestanding, Pylon, and Monument signs

WINDOW SIGNS Typical Sign Package allowed? Yes No

1.) # Allowance (or Formula for square ft): **The cumulative max area of all permanent window signs shall be included in the overall calculation of allowable wall signage and are limited to windows on the ground or first floor. A max of 25% of each window may be covered by window signs**

2.) Max. SqFt: **see formula** Max. Height: **Not stipulated**

3.) Permit required?: **Yes** Other: **Illumination not permitted**

A-FRAME SIGNS

1.) # Allowed: **Not permitted**

2.) Permit required?: **Other:**

Miscellaneous Notes

Prohibited Signs –

- Billboards
- Pole signs, except within the Highway Sign Overlay District, under the conditions outlined in Section 1109.07
- Roof signs
- Revolving signs
- Inflatable signs, air activated devices, beacons, searchlights, and other similar devices;
- No permanent sign or advertising device shall contain or consist of banners, ribbons, pennants, streamers, or similar moving devices
- Bench signs
- Mobile or portable signs
- Additional prohibited temporary signs as listed in Section 1111.08(l)(11).

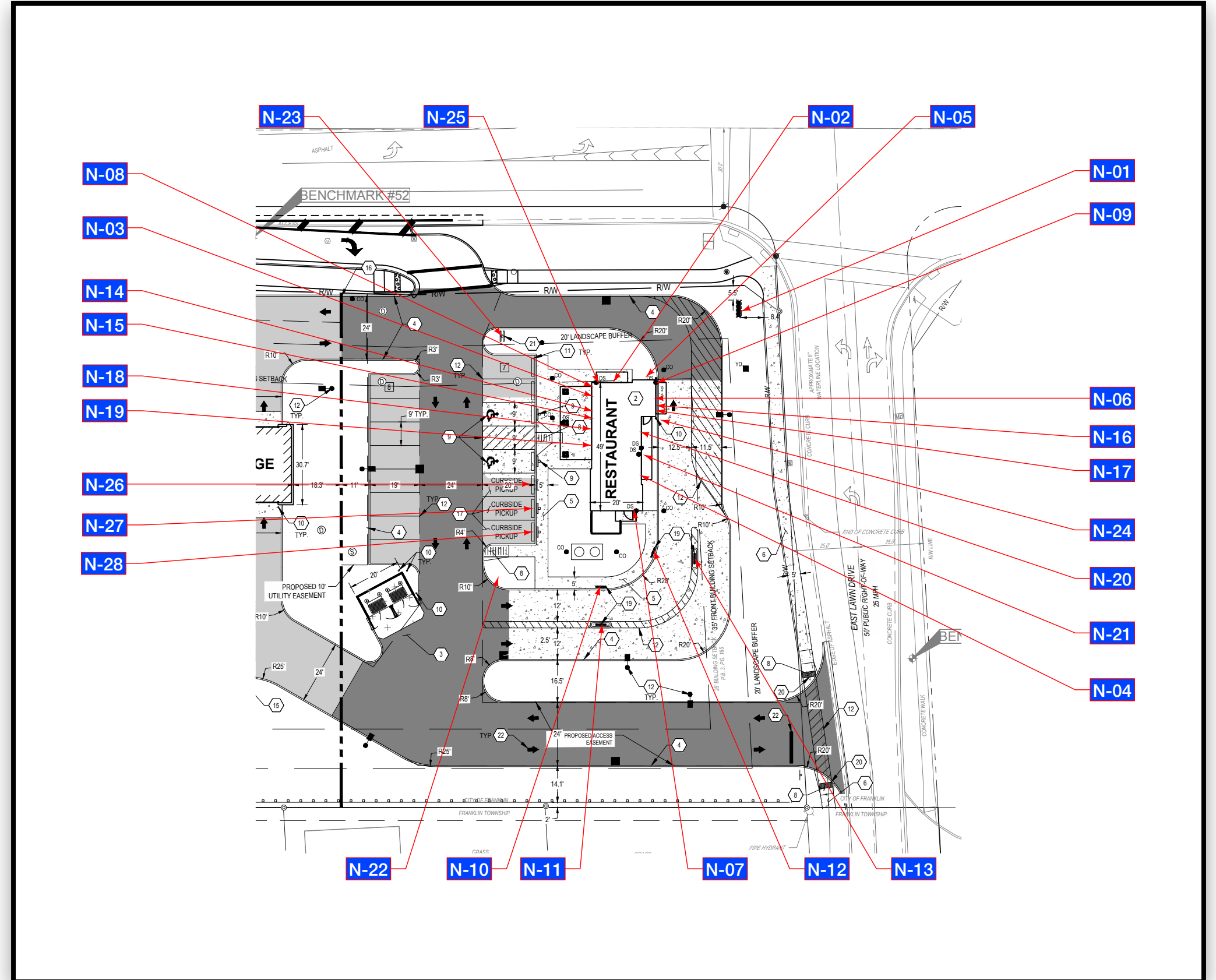
PRE-PERMIT SIGN INFO - Notes, continued	Property ID:	OH0503
Permit requirements		
<p>General Submittal Requirements: The following general requirements shall apply: Each request for a Sign Permit shall include an application form, provided by the City, with the submittal; The name(s), address(s), and telephone numbers of the applicant(s), and the property owner(s) if other than the applicant(s) with a notarized letter of authorization from the property owner; Legal Description of property or portion thereof; and Payment of the application fee as established on the City's official fee schedule; The Zoning Official may request additional supporting information that in their professional judgment is necessary to fully explain the applicant's proposal. The applicant shall supply the requested additional information. Only complete applications shall be processed by the City. The Zoning Official or the TRC, as appropriate, shall make determination as to completeness.</p> <p>Site Plan, which shall show: Address and zoning classification of the subject property; Surrounding uses and zoning classification(s); The proposed sign(s) location, including distance from the public right-of-way and the property lines; The location of all other existing signs located on the same premises; The relationship of the proposed sign(s) to access drives, parking areas and buildings; A landscape plan that identifies all plantings to be located at the base of any ground signs; and A lighting plan for all internal and external light sources.</p> <p>A Sign Graphics Plan, including: Plans, drawn to scale, of the proposed signage, including details of fastenings, lighting and any lettering, symbols or other identification which will be on the sign; The dimensions, construction supports, sizes, electrical wiring and components, sign materials, and method of attachment; The location, size, and illumination of wall signs, ground mounted signs, and directional signs; Color renditions of the proposed signage; and</p>		
<p>Review time – about 7-10 business days Expires – 1 yr from issuance Fee – Small Sign under 100 sq ft - \$75.00 Large Sign 100 sq ft and Larger - \$150.00 Base Fee Plus \$1.30 per 100 Square Feet of Total Floor Area - \$150.00 Sign Permit also requires a Building Permit Building Permit - https://franklinoh.rja.revize.com/forms/10762 Sign Permit - https://franklinoh.rja.revize.com/forms/11439</p> <p>Spoke with – Amber Copenhaver – Admin Assistant to Safety Department (937) 746-9921, ext 1001 / acopenhaver@franklinohio.org</p>		
VARIANCE INFO		
<p>Fee - \$200.00 Meetings – 2nd Monday of each month 5:30 pm Deadline – 5 weeks before meeting, 1st of the Month Review time – 2-4 months</p>		

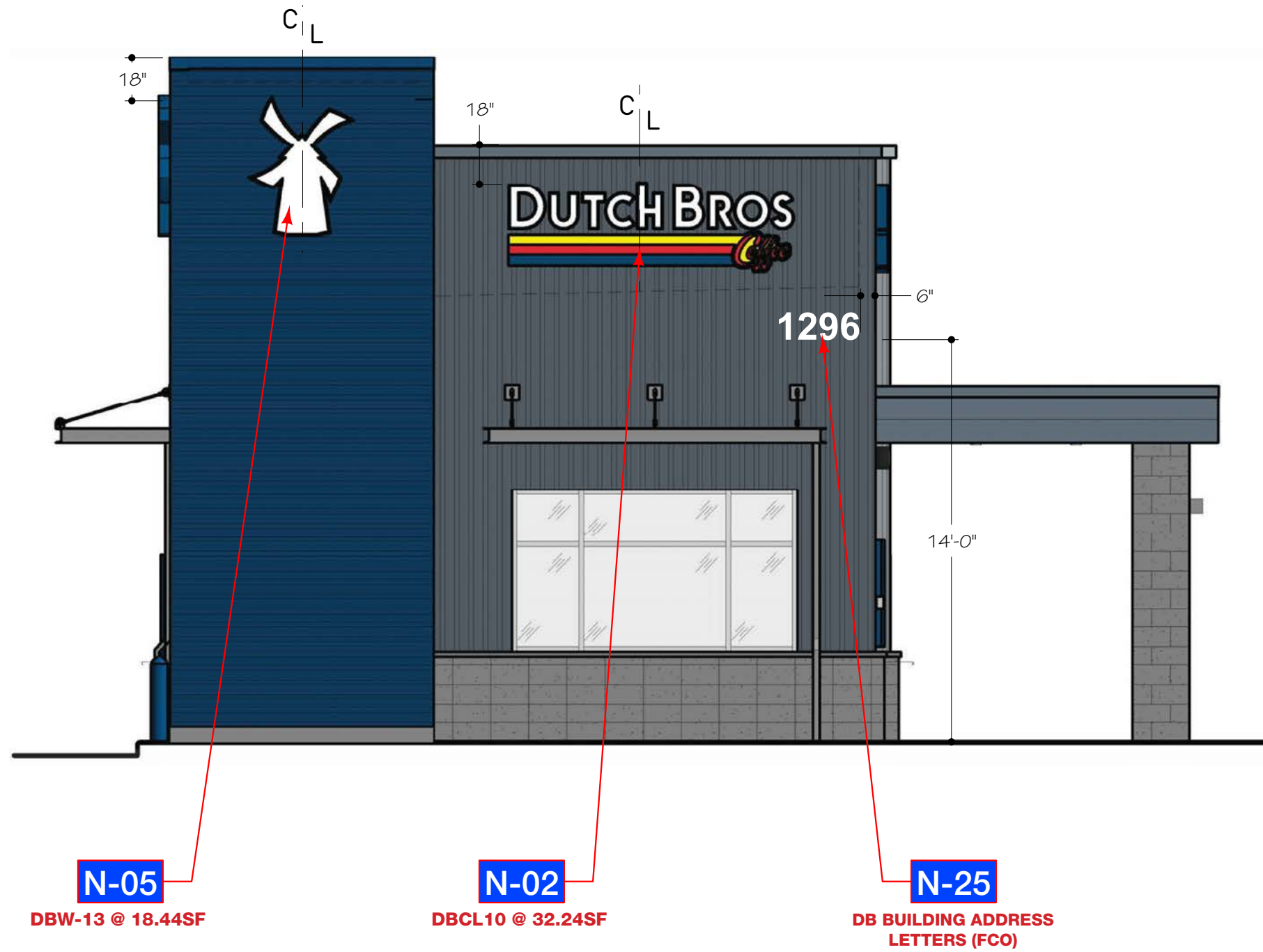
SIGN GUIDE

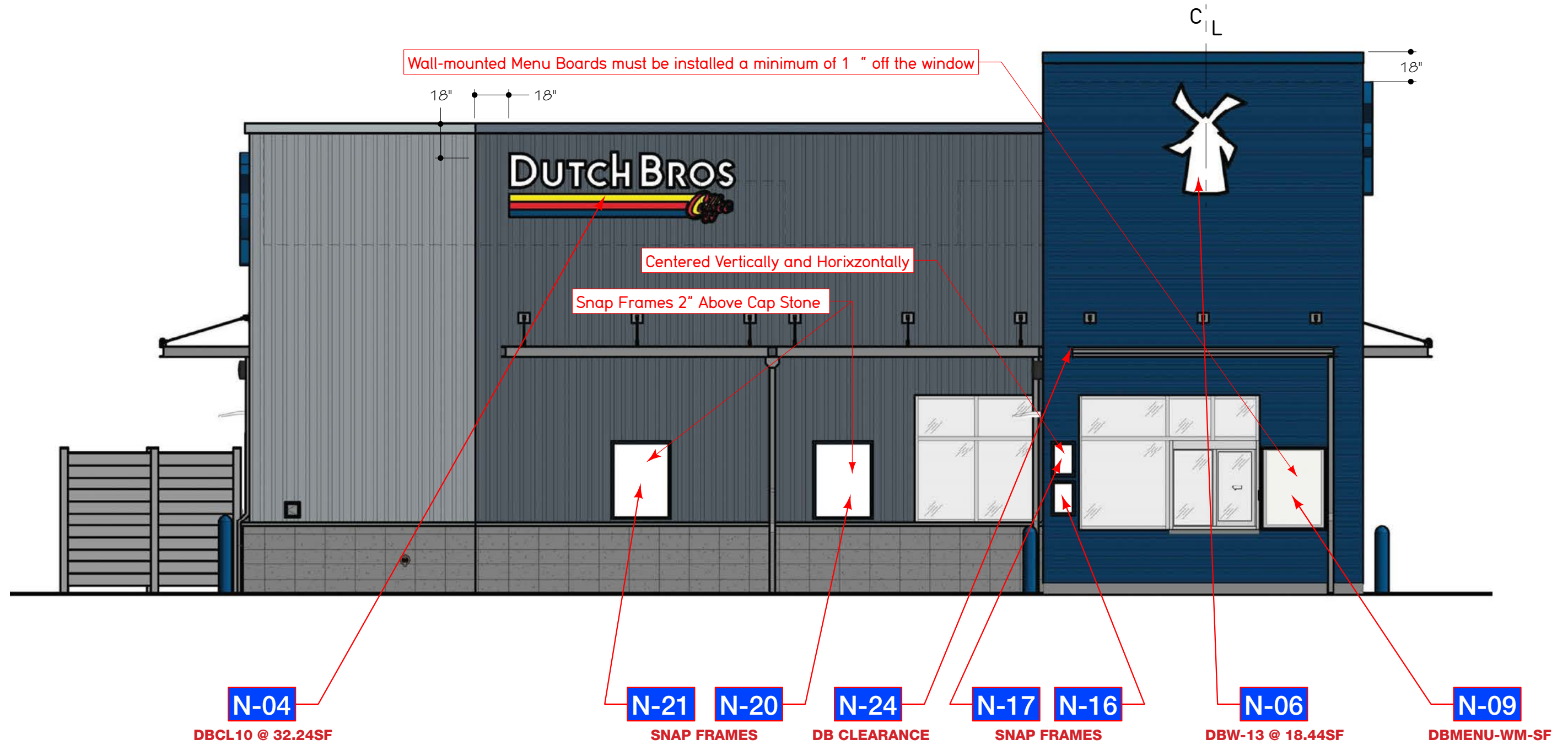
PROPOSED SIGNS

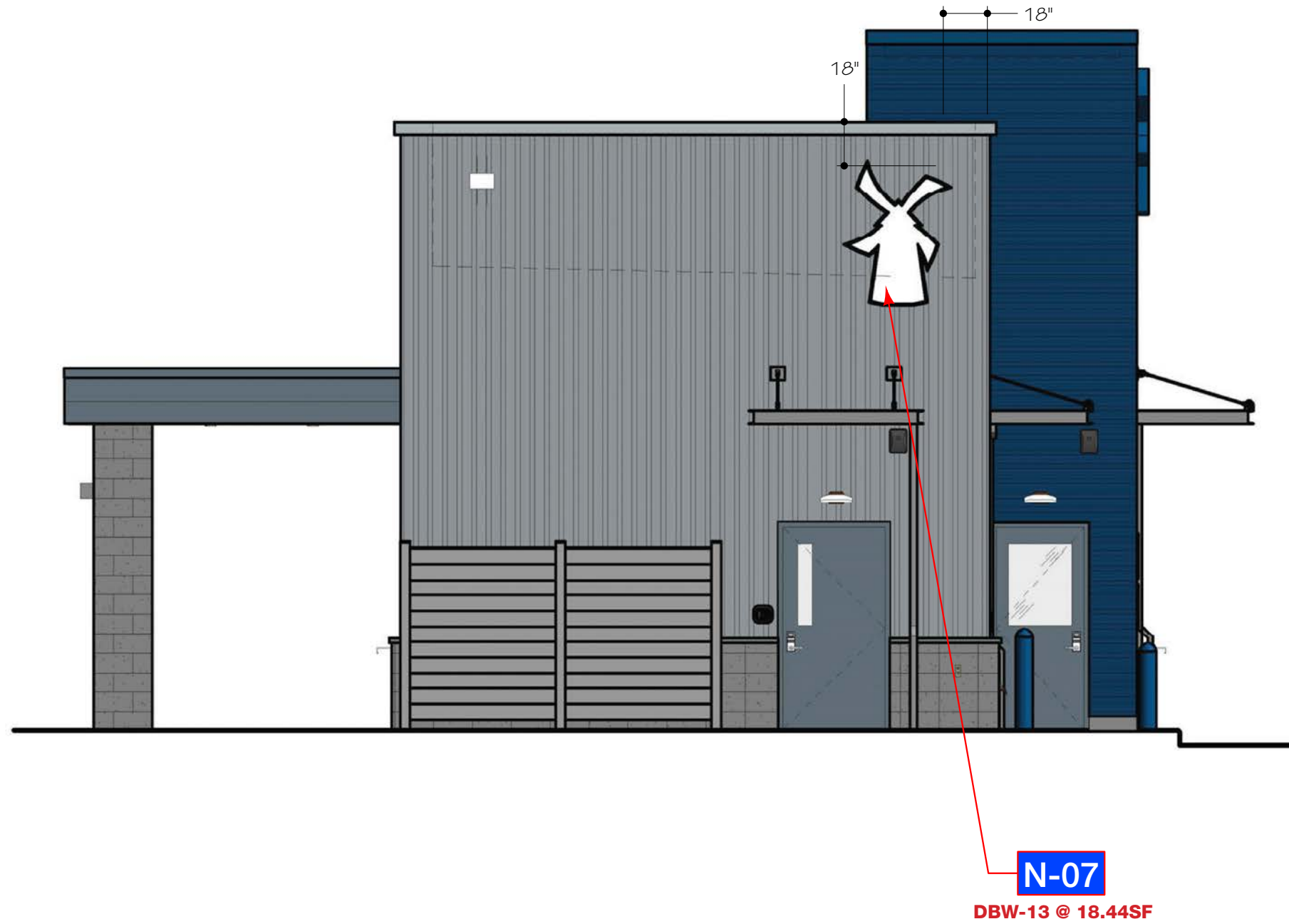
KEY	RECOMMENDED SIGN	SQUARE FOOTAGE
N-01	DBM23 @ 6' OAH	24.0
N-02	DBCL10	32.24
N-03	DBCL10	32.24
N-04	DBCL10	32.24
N-05	DBW13	18.4
N-06	DBW13	18.4
N-07	DBW13	18.4
N-08	DBMENU-WM	10.70
N-09	DBMENU-WM	10.70
N-10	DBMENU-PM-SF	21.70
N-11	DBMENU-PM-SF	21.70
N-12	DBMENU-PM-SF	21.70
N-13	DBMENU-PM-SF	21.70
N-14	SNAP FRAMES - SMALL	1.3
N-15	SNAP FRAMES - SMALL	1.3
N-16	SNAP FRAMES - SMALL	1.3
N-17	SNAP FRAMES - SMALL	1.3
N-18	SNAP FRAMES - LARGE	8.33
N-19	SNAP FRAMES - LARGE	8.33
N-20	SNAP FRAMES - LARGE	8.33
N-21	SNAP FRAMES - LARGE	8.33
N-22	DBDIR-DT-DF	3.0
N-23	DBDIR-EO-DF	3.0
N-24	DB CLEARANCE	.75
N-25	ADDRESS NUMERALS (1296)	2.87
N-26	MOBILE PICKUP SIGN	1.5
N-27	MOBILE PICKUP SIGN	1.5
N-28	MOBILE PICKUP SIGN	1.5

SITE PLAN







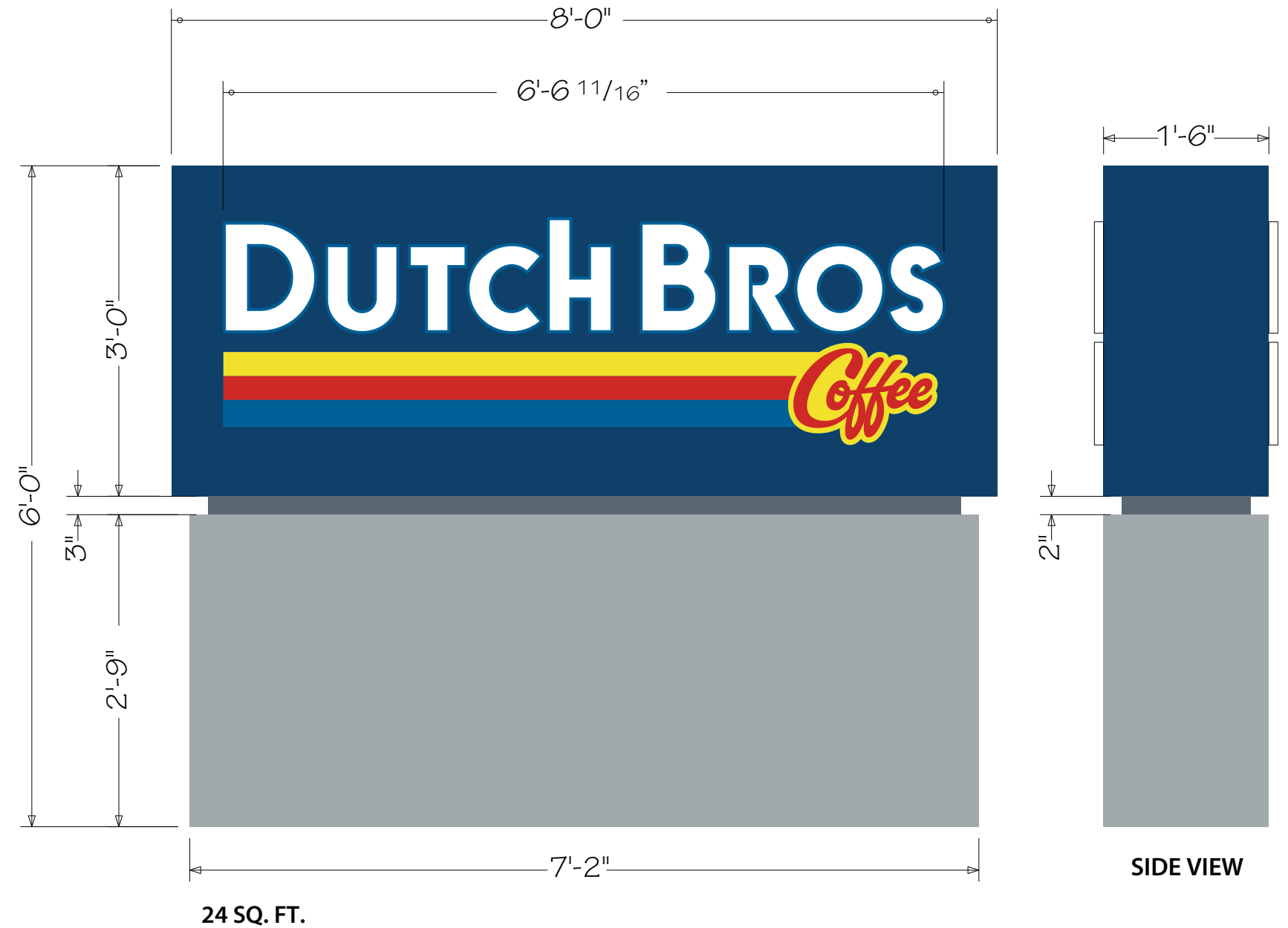




M-23 @6' OAH

COLOR CODE

- 230-015 YELLOW PSV
- 230-33 RED PSV
- 230-127 INTENSE BLUE PSV
- WHITE
- DB CUSTOM DARK BLUE (POLE)
- 230-36 DARK BLUE (LID)
- 230-127 INTENSE BLUE (LID)
- 230-147 DEEP SKY BLUE (LID)



M-23

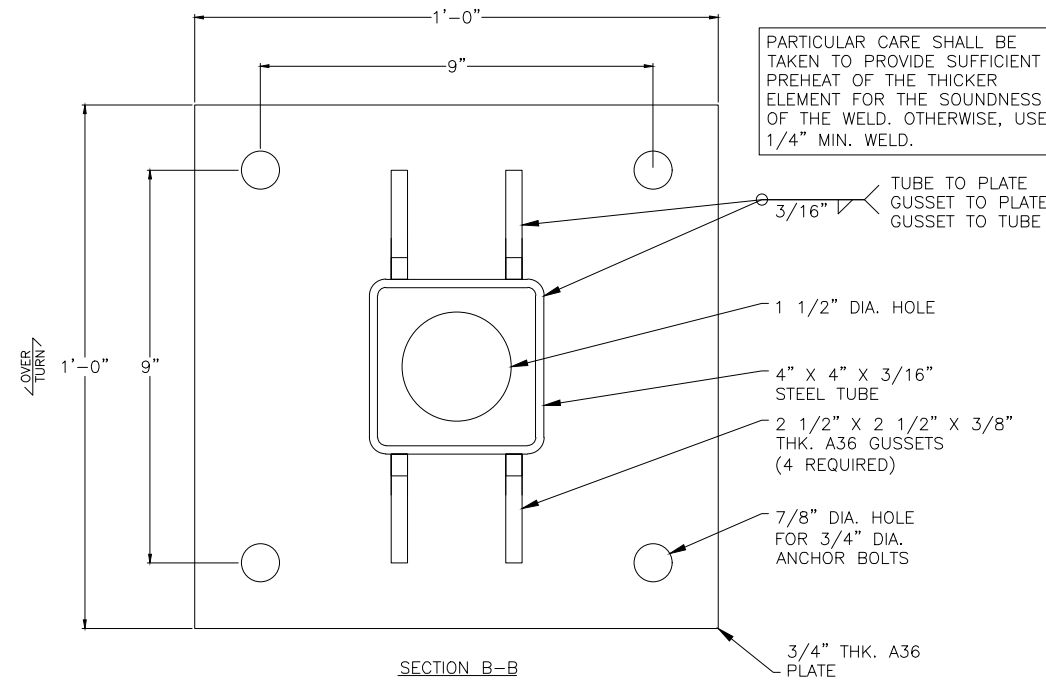
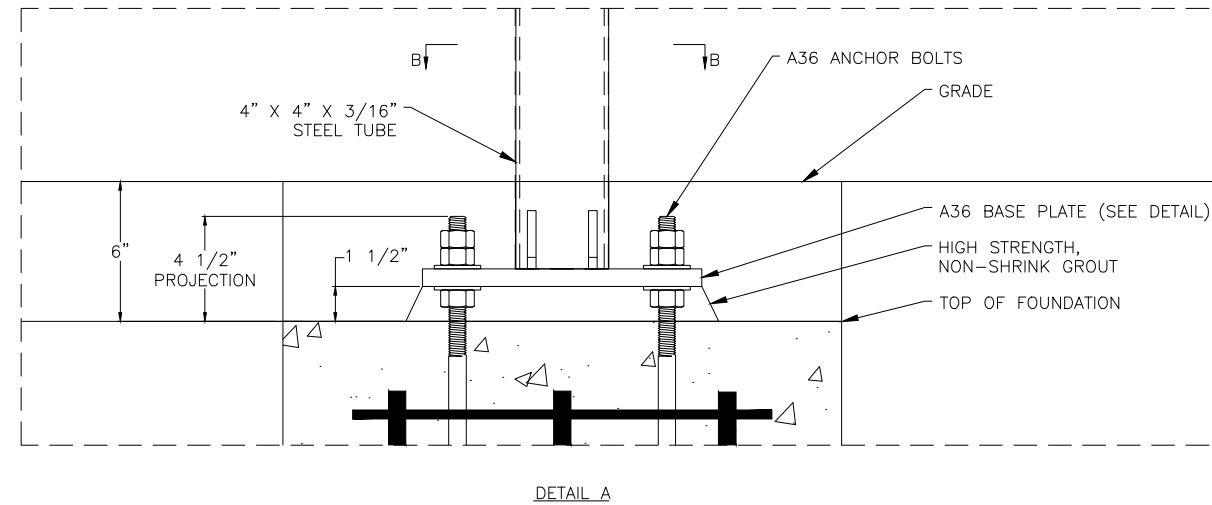
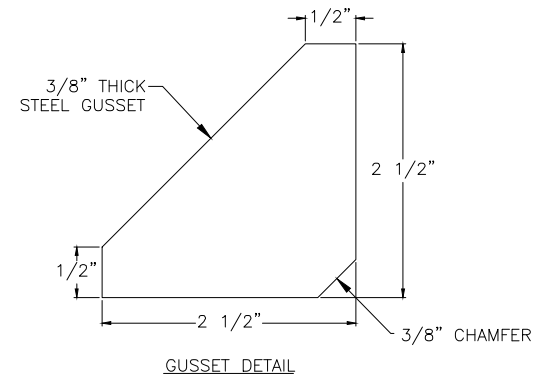
6' OAH - D/F ILLUMINATED MONUMENT BLUE HEAD W/ PUSH THRU COPY

NOTE: GC is responsible for...
Responsible for providing power for all building signs, menu boards, monuments, and pylons

N-01 GROUND SIGN - FOOTER INFORMATION

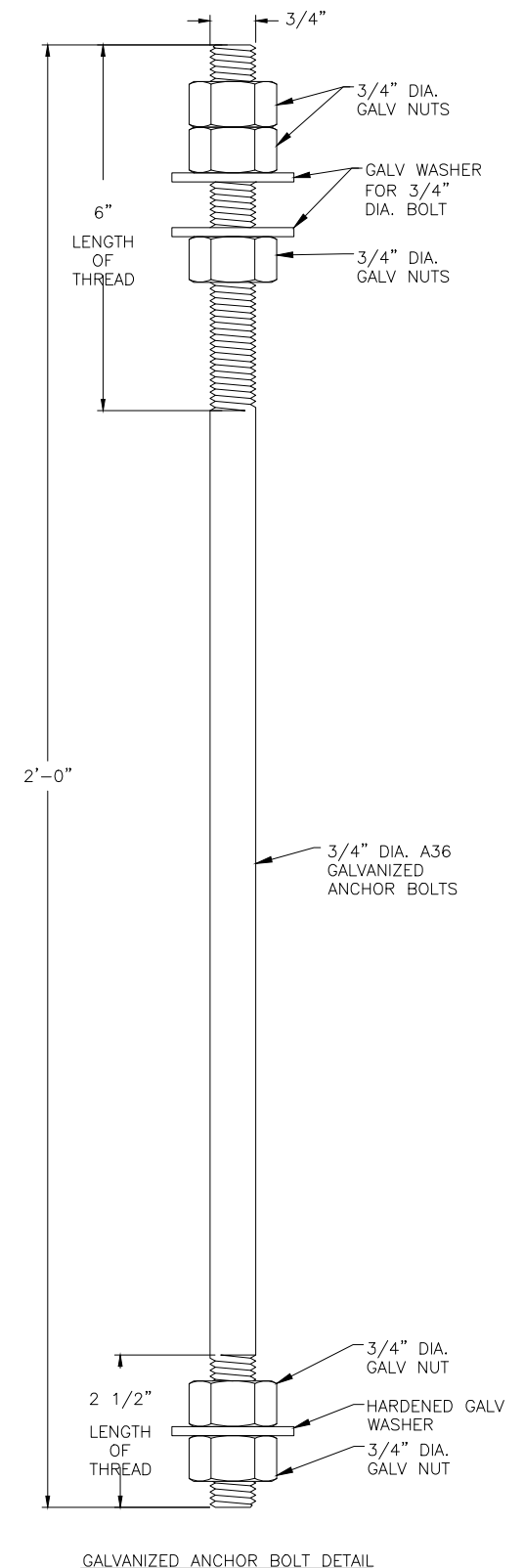
General Notes:

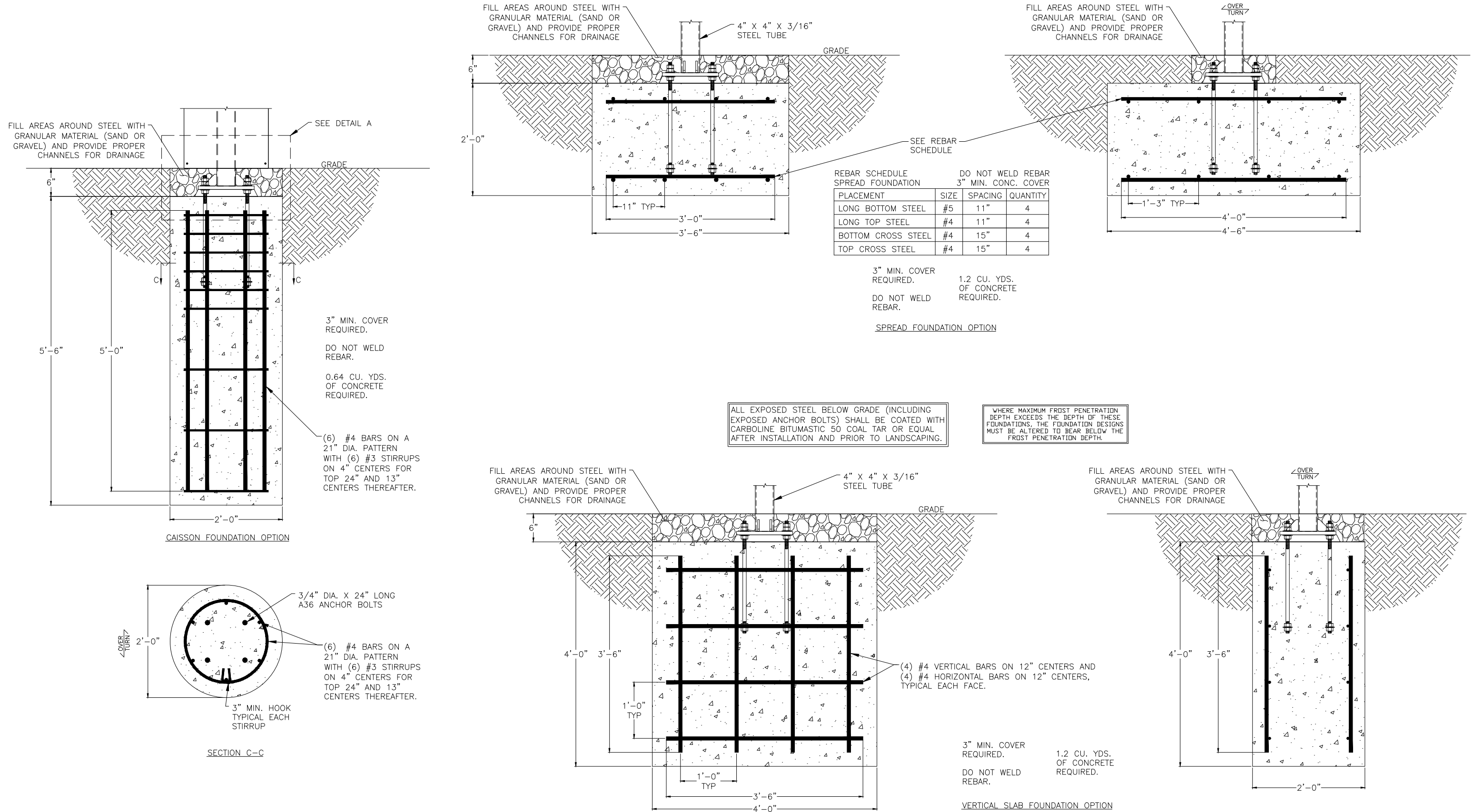
- Design is based on a 110 mph, 3 second gust wind design per IBC 2006, Category II, Exposure C.
- Caisson and Vertical Slab foundations are based on a presumptive safe lateral soil bearing pressure minimum of 100 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
- Foundation shall not be placed at the top of, or on the side of a slope exceeding 3:1, or adjacent to a fill slope unless re-evaluated by a competent Professional Engineer. Do not place foundation in fill.
- Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi.
- Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations in accordance with ASTM A305. Welding of reinforcing bars is prohibited.
- All support members shall be free from defects. Steel tube shall meet ASTM A500 Grade B with a minimum yield strength of 46000 psi. Steel angle, channel, and plate shall meet ASTM A36. Aluminum tube and angle shall be 6061-T6 alloy. Aluminum plates shall be 5052-H34 alloy. Aluminum sheet shall be 3003-H14 alloy.
- Steel welds shall be made with E70xx low hydrogen electrodes. Aluminum welds shall be made with 5356 filler. All welds shall be made by persons qualified in accordance with AWS standards within the past two years.
- All structural bolts shall conform to ASTM A325, and be zinc coated unless noted otherwise. When used with structural bolts, heavy hex nuts shall conform to ASTM A563, and washers shall conform to ASTM F436. Pretension all high strength bolts using the Turn-of-Nut method unless noted otherwise.
- Principle Group will not be responsible for the safety on this job site before, during or after installation of this structure. It is the responsibility of the owners, contractors and installers to ensure that the installation and erection of this structure is performed using methods that are in full compliance with OSHA regulations.
- Any deviation from this design or from any part of this drawing, including the General Notes, without prior written consent from Principle Group voids this drawing in its entirety.
- The design is prototypical and should not be used for site specific applications unless reviewed and deemed suitable for use at that site by a competent Professional Engineer.

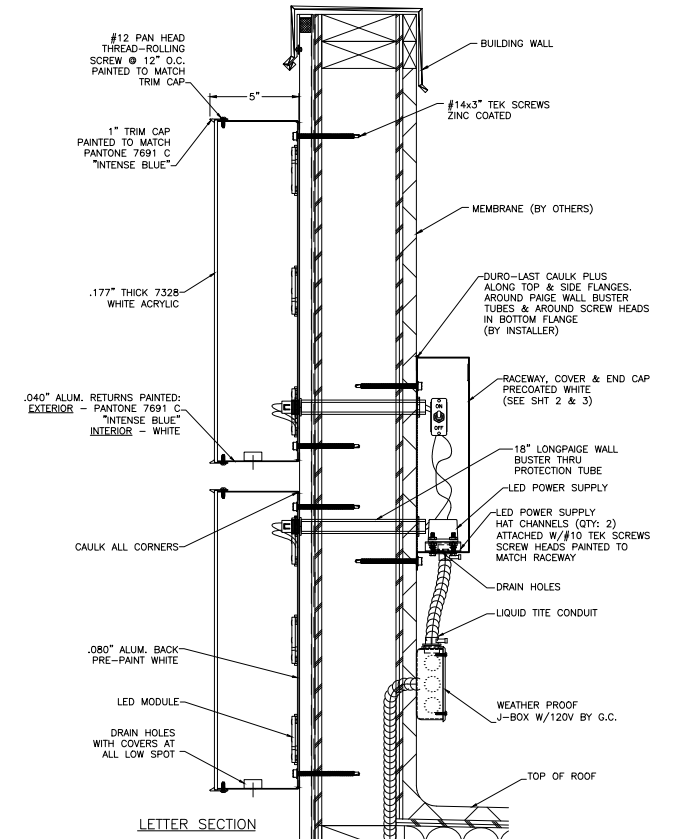
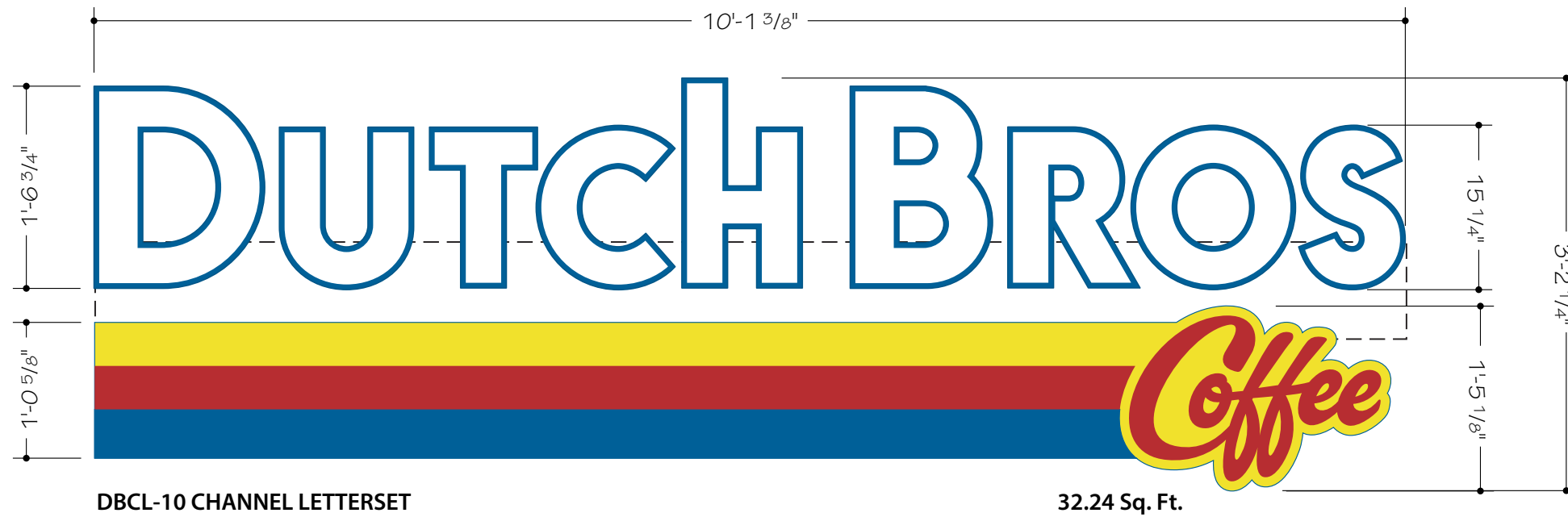


PARTICULAR CARE SHALL BE TAKEN TO PROVIDE SUFFICIENT PREHEAT OF THE THICKER ELEMENT FOR THE SOUNDNESS OF THE WELD. OTHERWISE, USE 1/4" MIN. WELD.

ALL EXPOSED STEEL BELOW GRADE (INCLUDING EXPOSED ANCHOR BOLTS) SHALL BE COATED WITH CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL AFTER INSTALLATION AND PRIOR TO LANDSCAPING.







- Face Lit Flush Mount Channel Letters Returns & Trimcap painted to match Pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- Coffee Logo 7328 White Acrylic Faces w/ 230-127 Intense Blue / PSV 230-015 Yellow PSV, 230-33 Red PSV Vinyls
- LED illumination

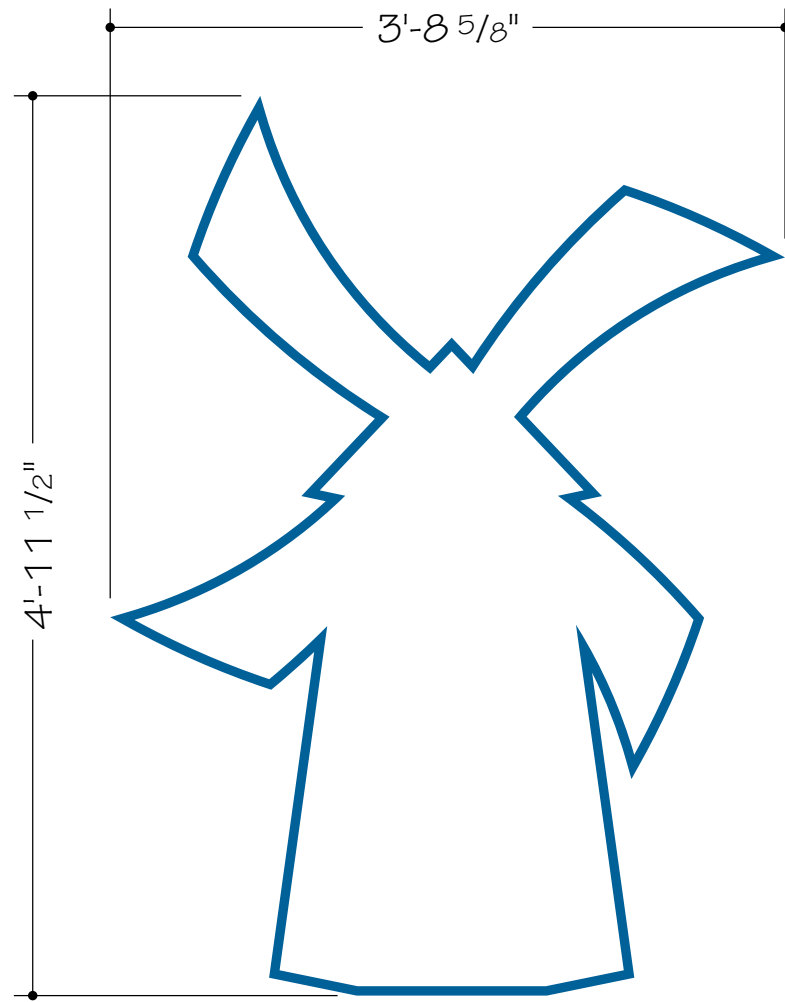
COLOR CODE

- 230-015 YELLOW PSV
- 230-33 RED PSV
- 230-127 INTENSE BLUE PSV
- WHITE



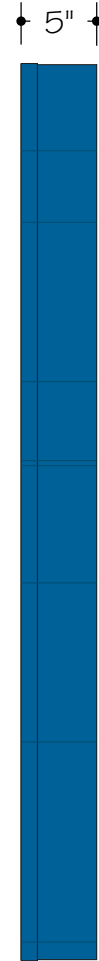
Typical

NOTE: GC is responsible for providing power for all building signs. MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.



DBW-13 WINDMILL

18.4 Sq. Ft

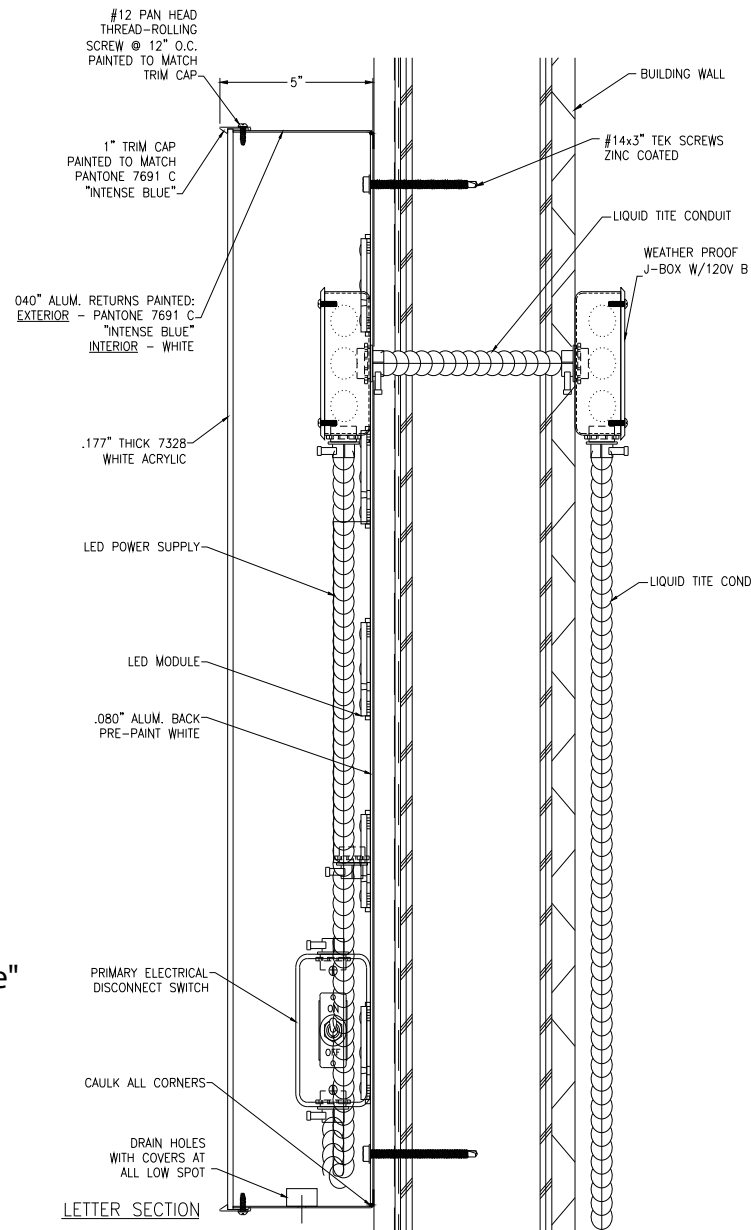


Side View

- Face Lit Flush Mount Channel Logo Returns & Trimcap painted to match pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- LED illumination

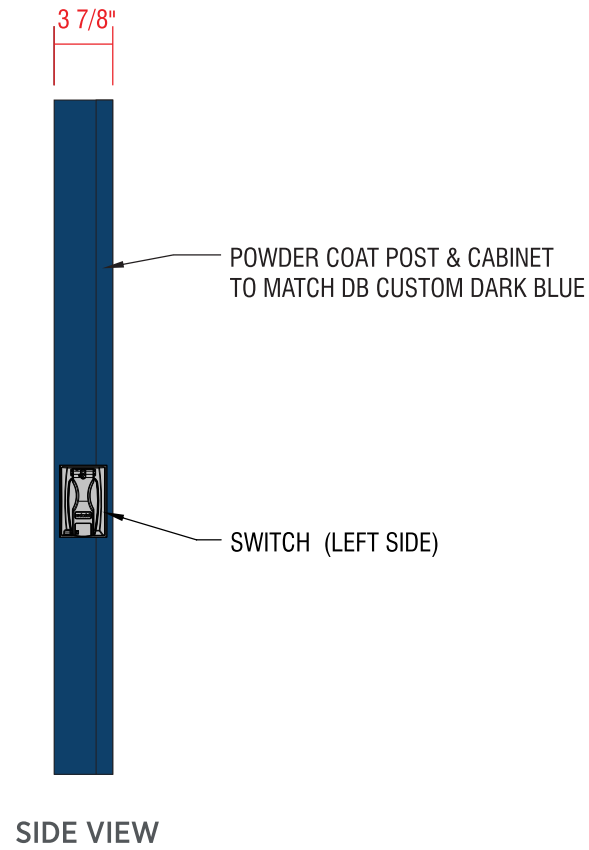
COLOR CODE

 230-127 INTENSE BLUE PSV



Typical

NOTE: GC is responsible for providing power for all building signs. MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.



DBMENU-WM

WALL-MOUNTED BACK-LIT MENU SIGN

- Printed menu panel not included
- LED outdoor light box
- Lockable hinged door
- Aluminum construction

COLOR CODE

- DIGITAL PRINT
- POWDER COATED DB CUSTOM DARK BLUE

Typical

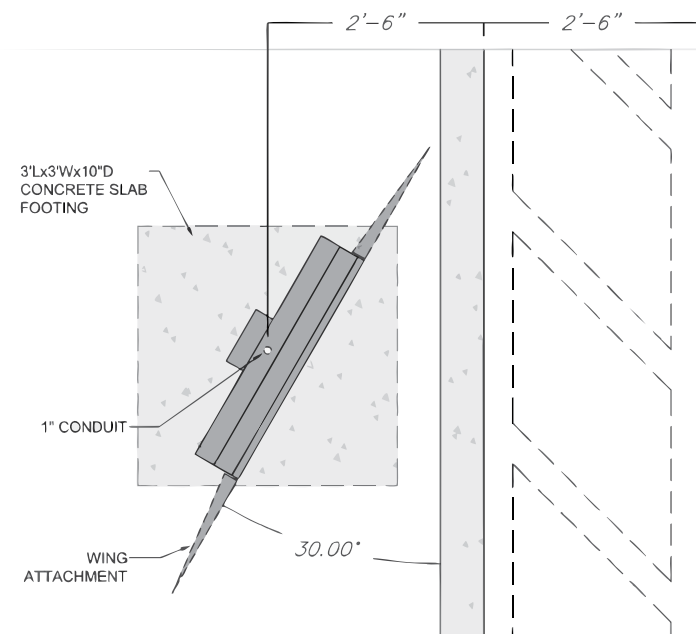
SNAP FRAMES WITH FOLDED BACKER EXTENSION PANEL

.090" ALUMINUM PANEL FOLDED WITH (2) WELDED INSIDE CORNERS.

NOTCH FOR OUTLET AVOIDANCE. PAINT DB DARK BLUE.

SNAP FRAME RIVET MOUNTED TO FACE. PAINT RIVET HEAD ON BACK DB DARK BLUE.

ATTACH TO EXISTING MENU CABINET WITH #14" TEK SCREWS & 1/4-20 BOLTS. PAINT DB DARK BLUE. BY INSTALL PARTNER

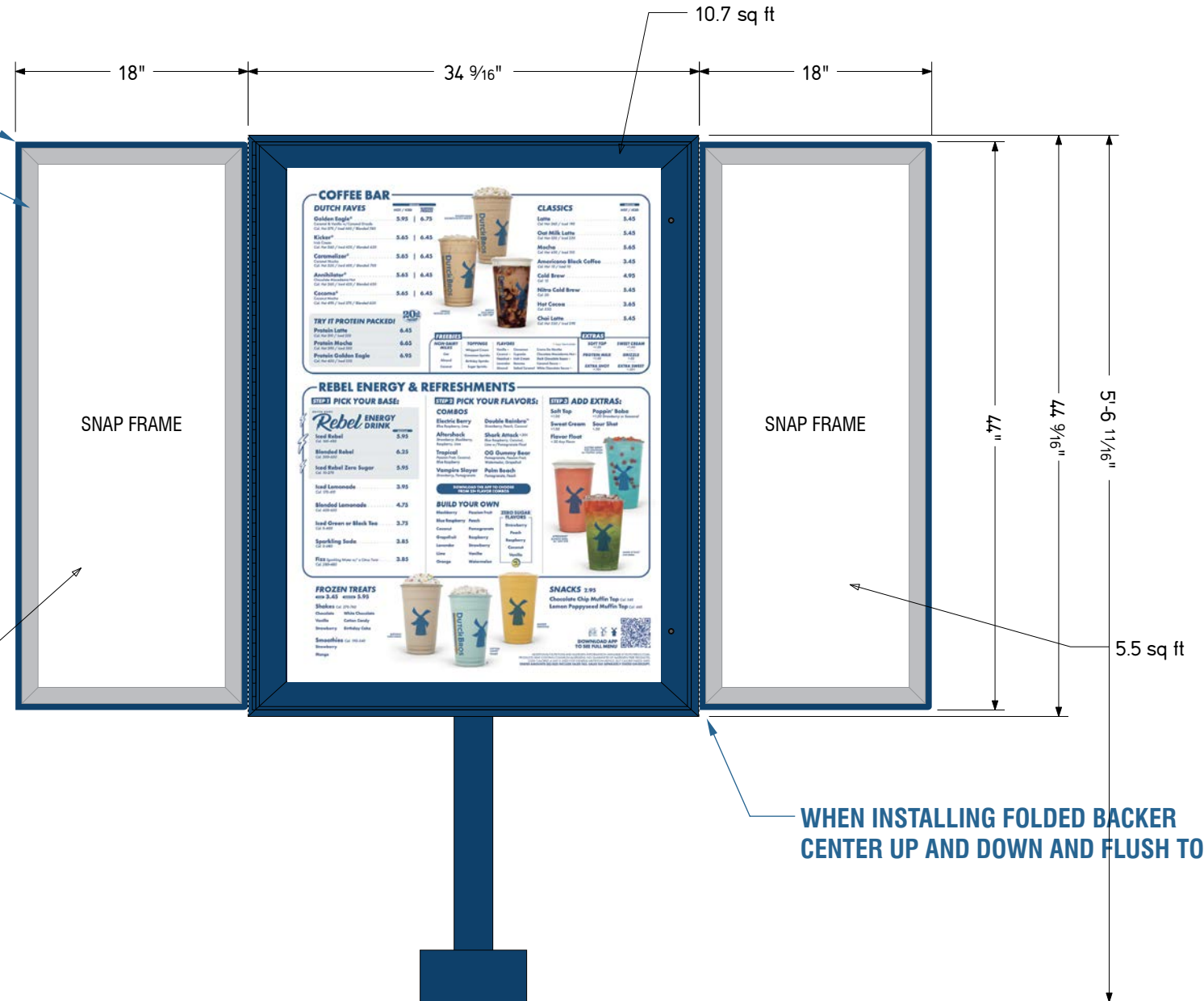


NOTE: This drawing is for the inner lane only. The outer lane needs to be installed parallel to the driving lane.

FOLDED .090 ALUM BACKER PANEL

SNAP FRAMES
17" X 43" OD
FRAME INSERT
15.25" X 41.25"
VISIBLE OPENING
14.5" X 40.5"

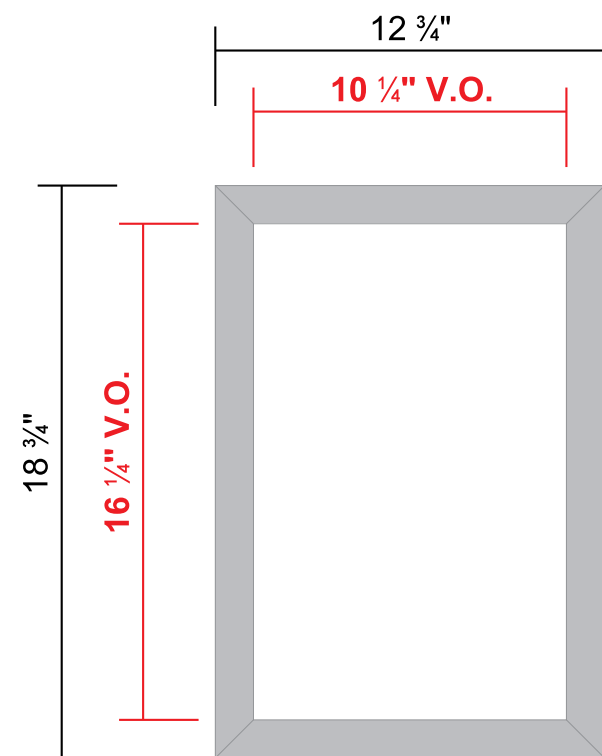
5.5 sq ft



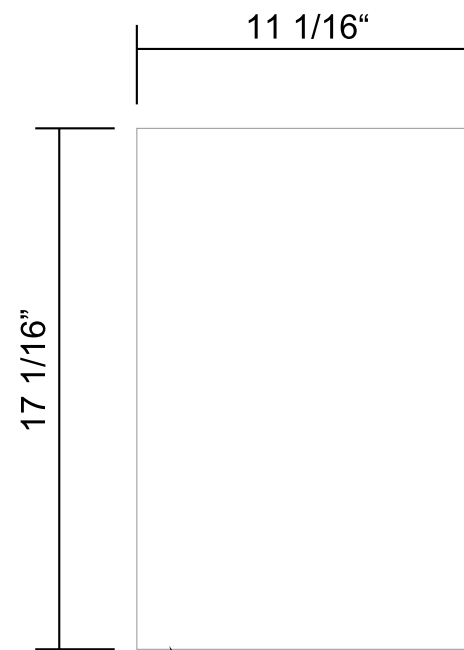
WHEN INSTALLING FOLDED BACKER CENTER UP AND DOWN AND FLUSH TO FACE

NOTE: GC is responsible for pouring the concrete pads for the directionals and menu boards and providing power for all signs. Install Vendor is responsible for digging the hole, concrete, rebar, and installation of the Pylon/Monument Sign.

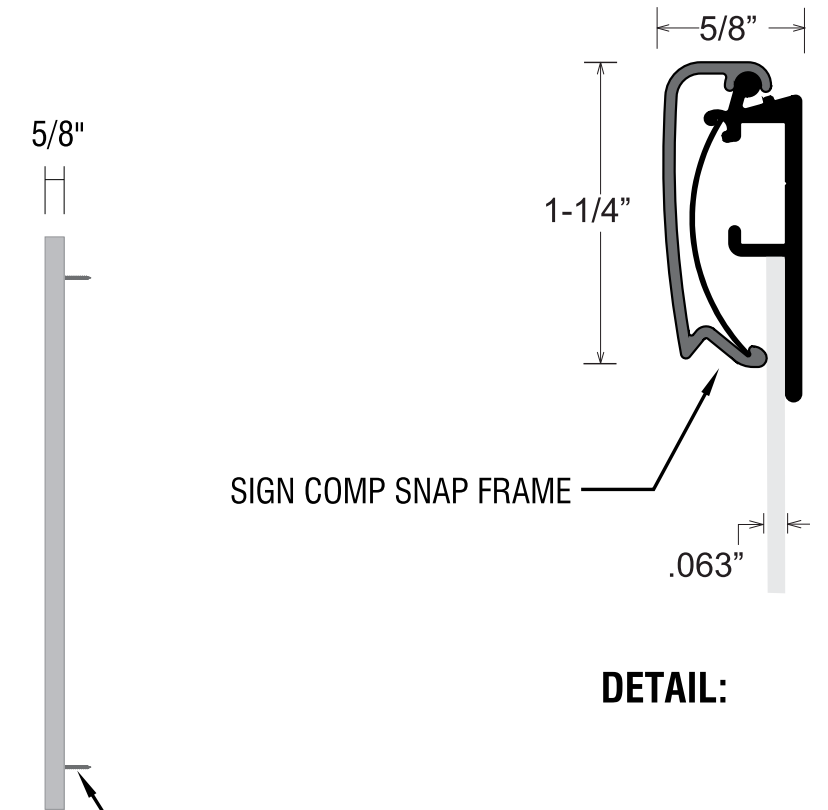
SNAP FRAMES – 12" X 18"



SIGN COMP CLEAR ANODIZED ALUMINUM
SNAP FRAME FOR A 11" X 17" POSTER



.063 PRE-COAT WHITE ALUMINUM INSERT/BACK

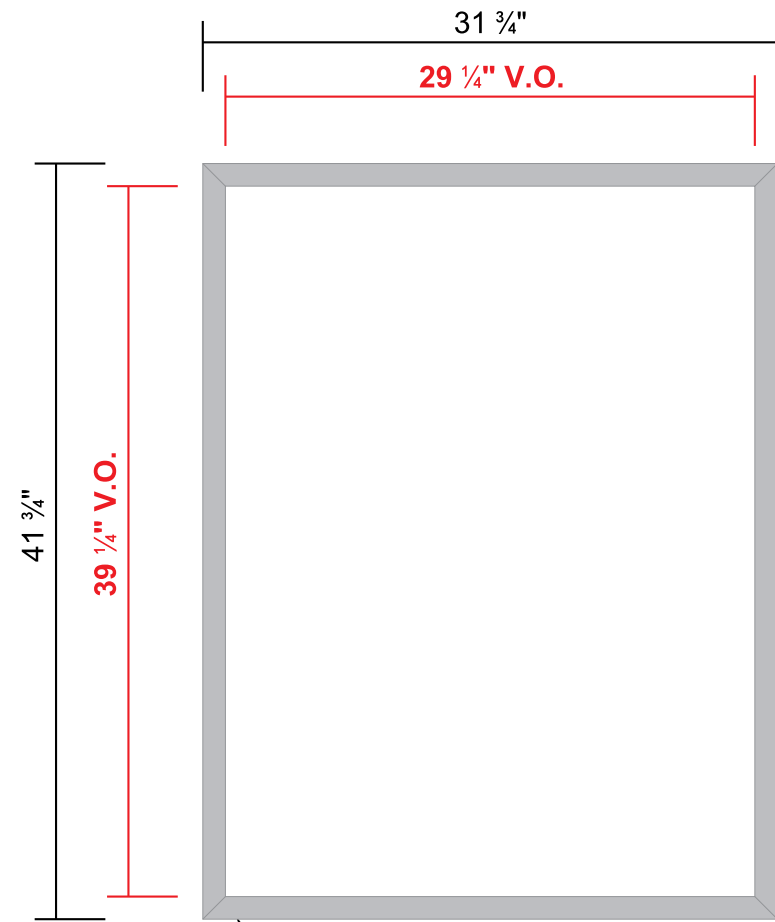


SIGN COMP SNAP FRAME

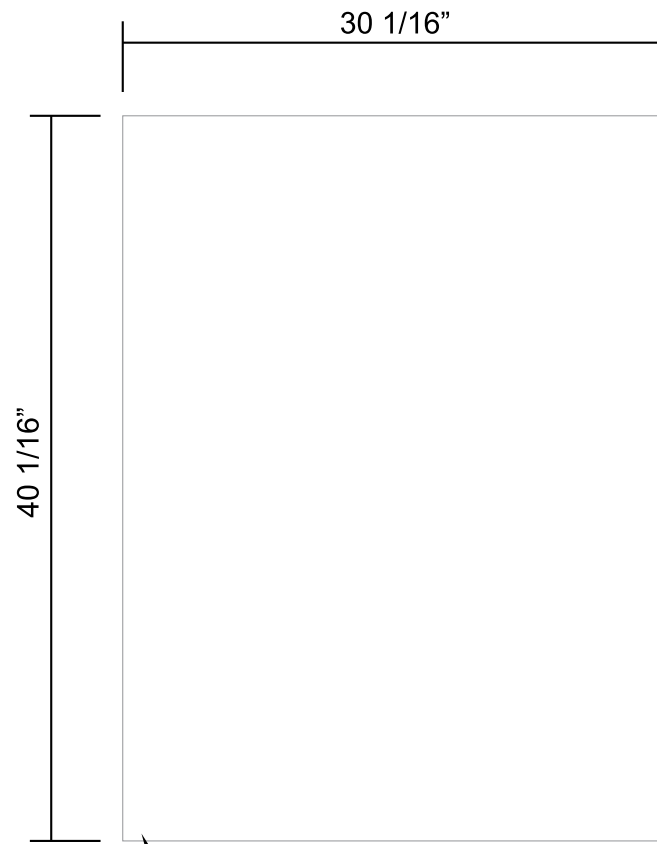
DETAIL:

SCREW TO EXTERIOR WALL OF BUILDING

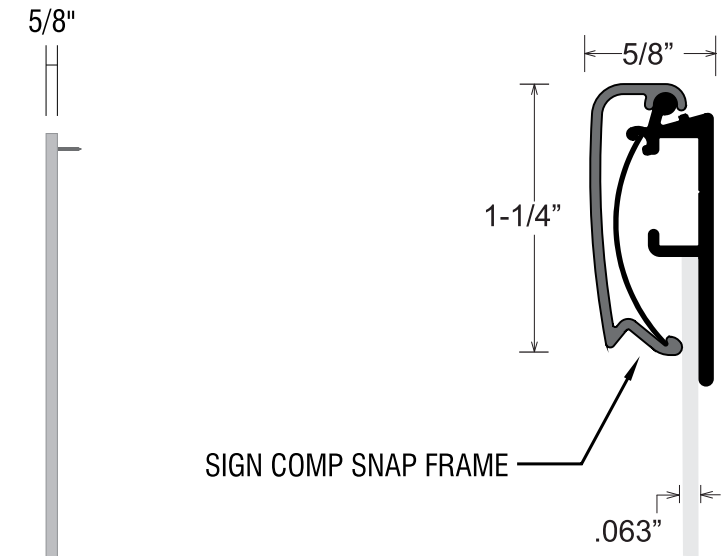
SNAP FRAMES – 30" X 40"



SIGN COMP CLEAR ANODIZED ALUMINUM SNAP FRAME FOR A 30" X 40" POSTER



.063 PRE-COAT WHITE ALUMINUM BACK



SIGN COMP SNAP FRAME

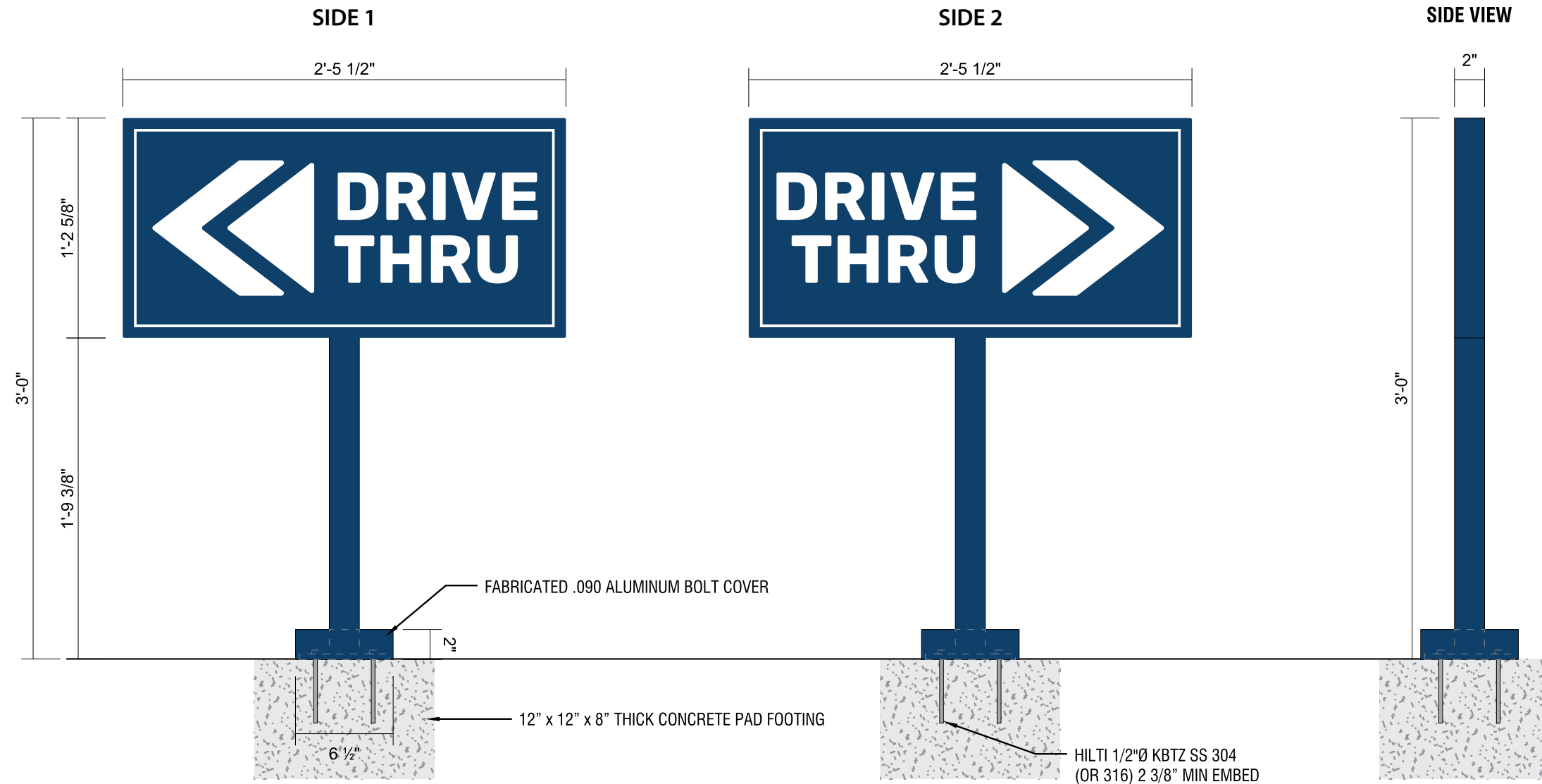
DETAIL:

SCREW TO EXTERIOR WALL OF BUILDING



ELEVATION:
WALK-UP WINDOW
(UNLESS OTHERWISE DIRECTED)
2" INSET FROM MULLION
2" ABOVE STONE CAP
6" BETWEEN MENUS

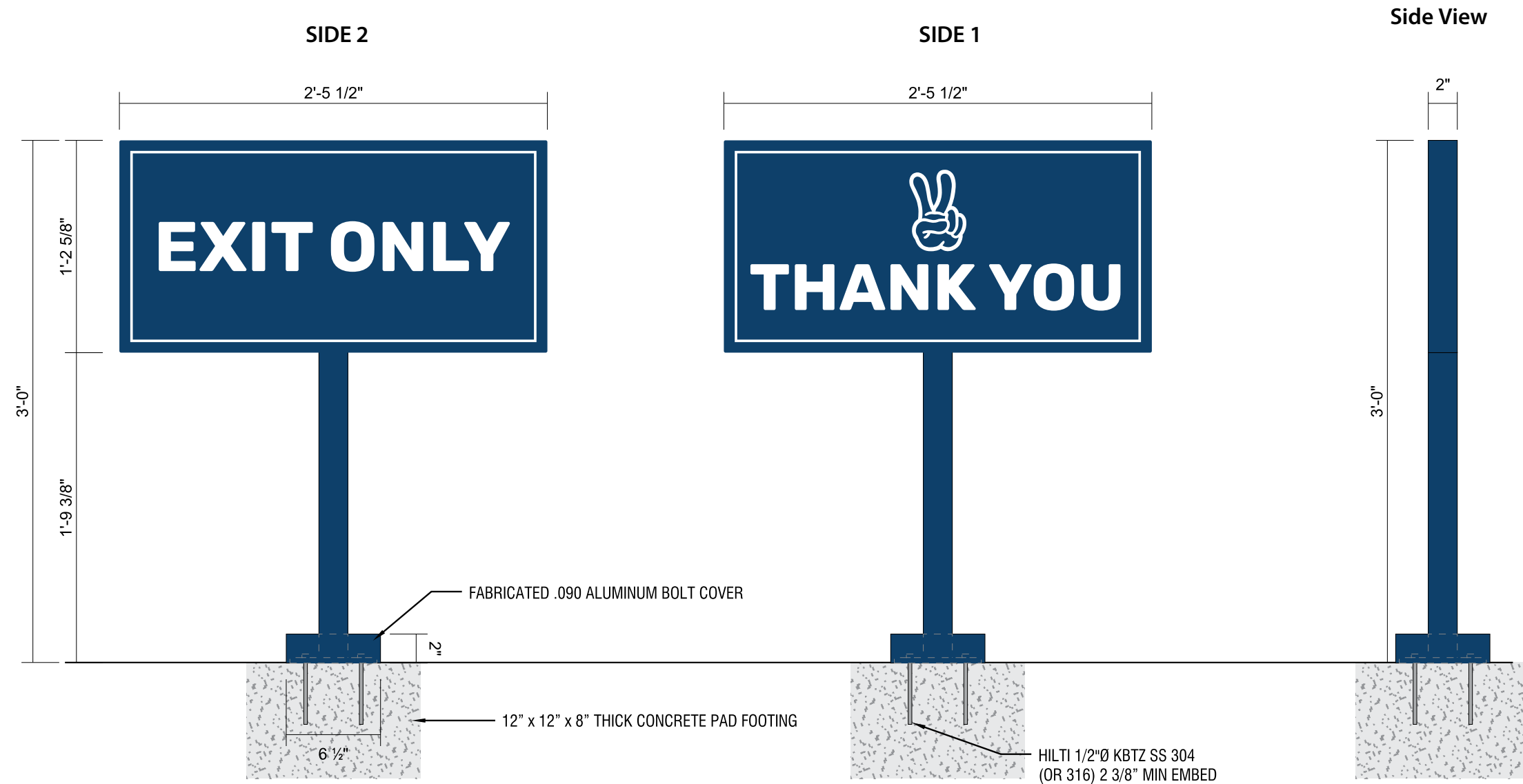
DBDIR-DT-DF



- Diamond grade reflective white vinyl with digitally printed PMS 541 C blue background
- 2"x2" square tube aluminum frame & post with aluminum faces & 3/8" x 6" x 6" plate
- Paint PMS 541 C
- Install plate-mount sign with Hilti Kwik bolts
- Pad footing install by GC

NOTE: GC is responsible for pouring the concrete pads for the directionals and menu boards and providing power for all signs. Install Vendor is responsible for digging the hole, concrete, rebar, and installation of the Pylon/Monument Sign.

DBDIR-EO-DF



- Diamond grade reflective white vinyl with digitally printed PMS 541 C blue background
- 2"x2" square tube aluminum frame & post with aluminum faces & 3/8" x 6" x 6" plate
- Paint PMS 541 C
- Install plate-mount sign with Hilti Kwik bolts
- Pad footing install by GC

NOTE: GC is responsible for pouring the concrete pads for the directionals and menu boards and providing power for all signs. Install Vendor is responsible for digging the hole, concrete, rebar, and installation of the Pylon/Monument Sign.

DB CLEARANCE

AWNING-MOUNTED CLEARANCE SIGN

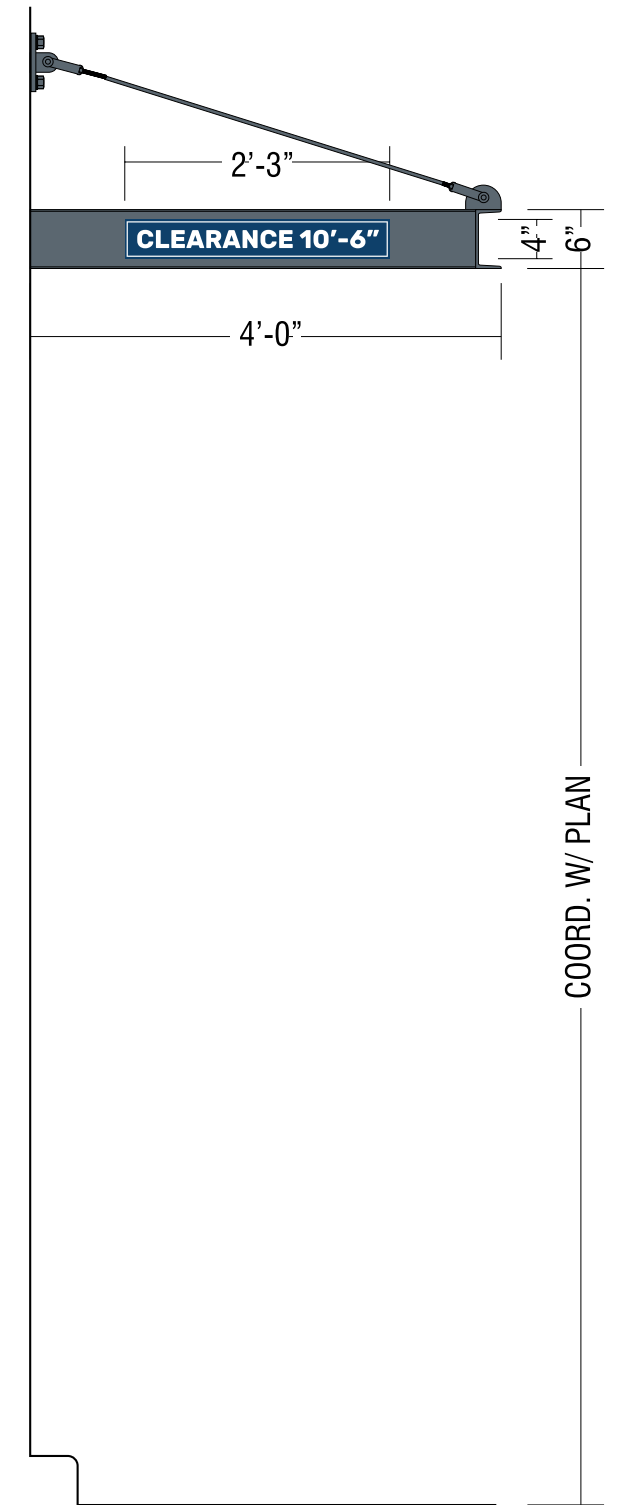
COLOR CODE

- REFLECTIVE WHITE PSV
- DB CUSTOM DARK BLUE

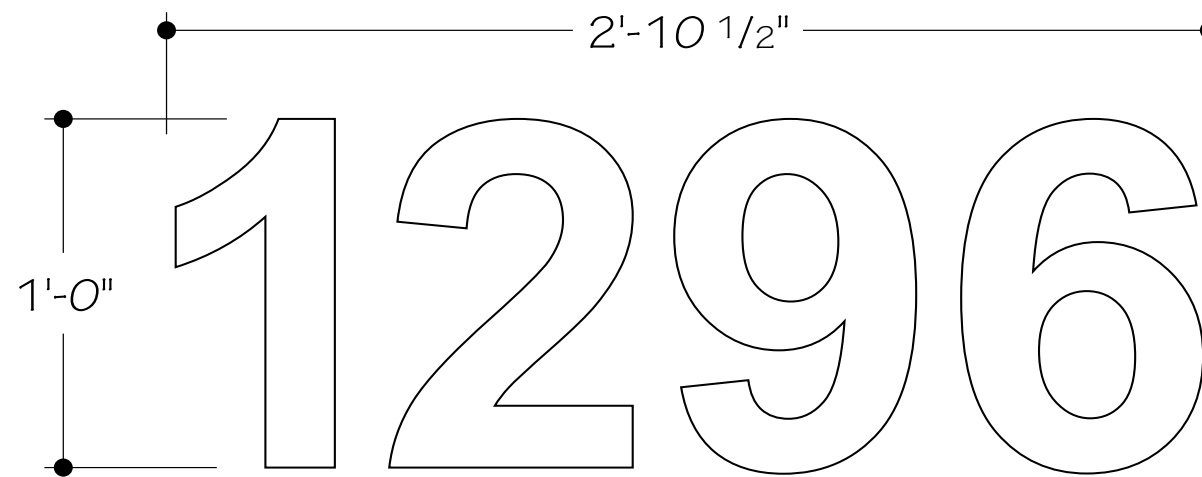


- 3mm ACM sign panel painted DB Custom Dark Blue
- White reflective vinyl copy & border (numbers shipped loose & field applied).
- Mount directly to aluminum awning drive-thru entrance side
- with exterior grade 3M VHB tape.

ELEVATION
SCALE: 1/2"=1'-0"

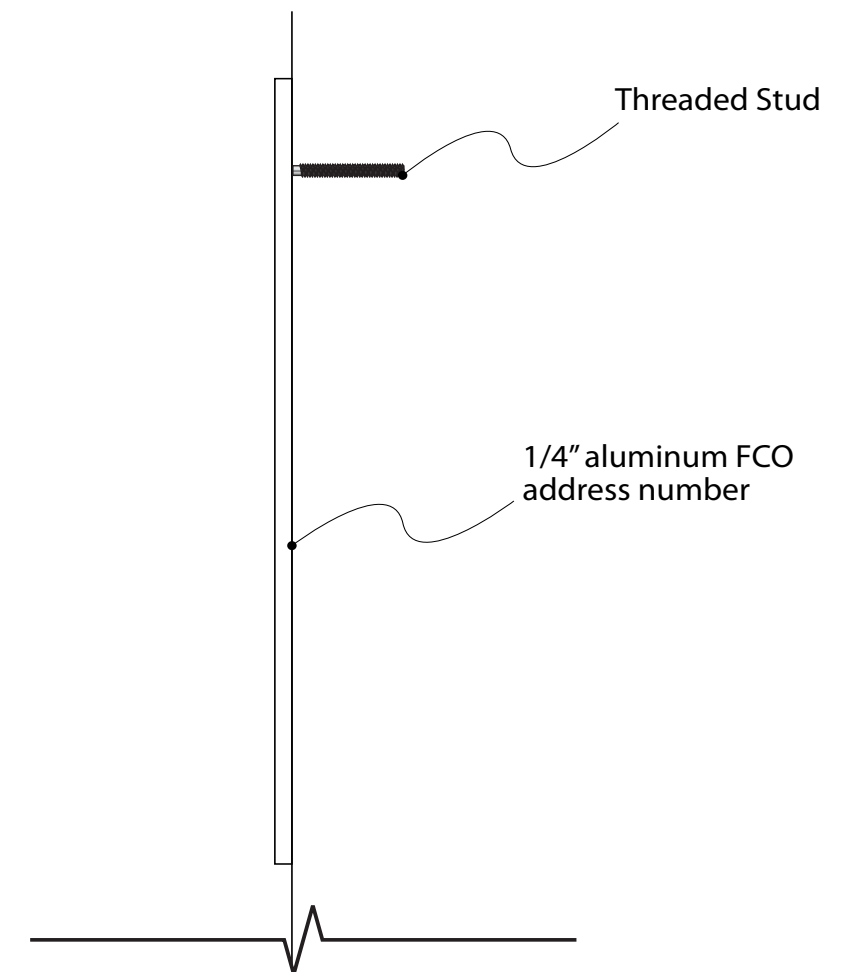


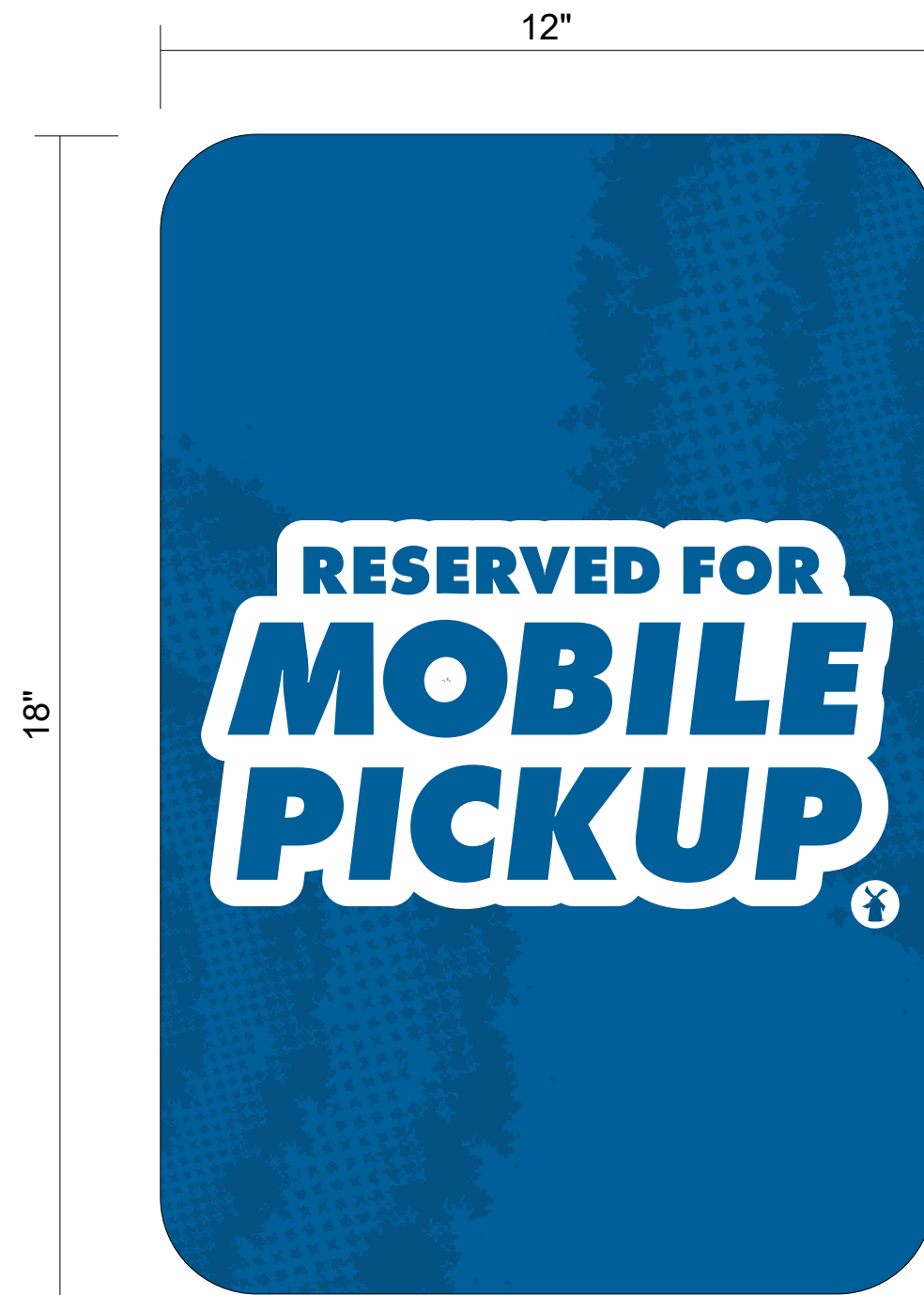
DB BUILDING ADDRESS LETTERS (FCO)



- Painted satin white with reflective white vinyl (1st surface)
- Numerals 1/4" thick aluminum
- Arial Bold font

1234567890





12" X 18" ALUMINUM OR ACM SIGN BLANK WITH 1 1/2" RADIUS CORNERS
DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED GRAPHICS & MATTE FINISH OVERLAM

G.C. TO MOUNT TO EXISTING SIGN POST