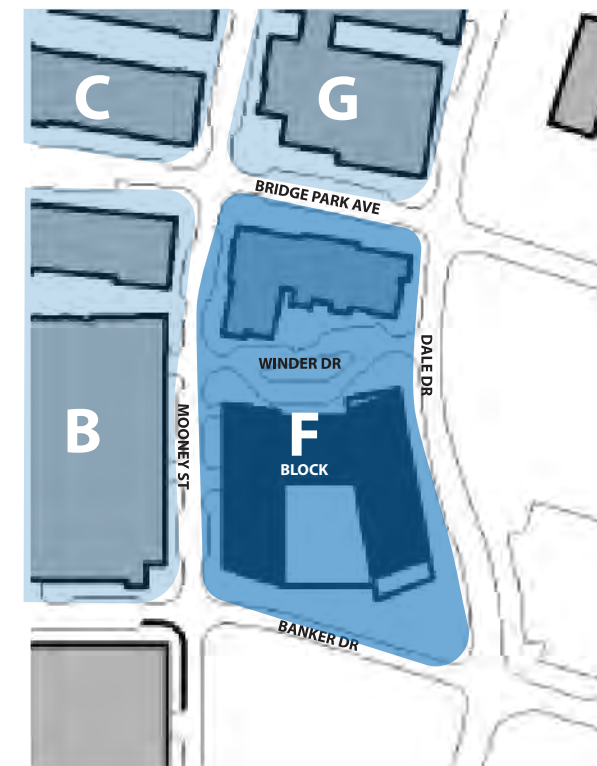
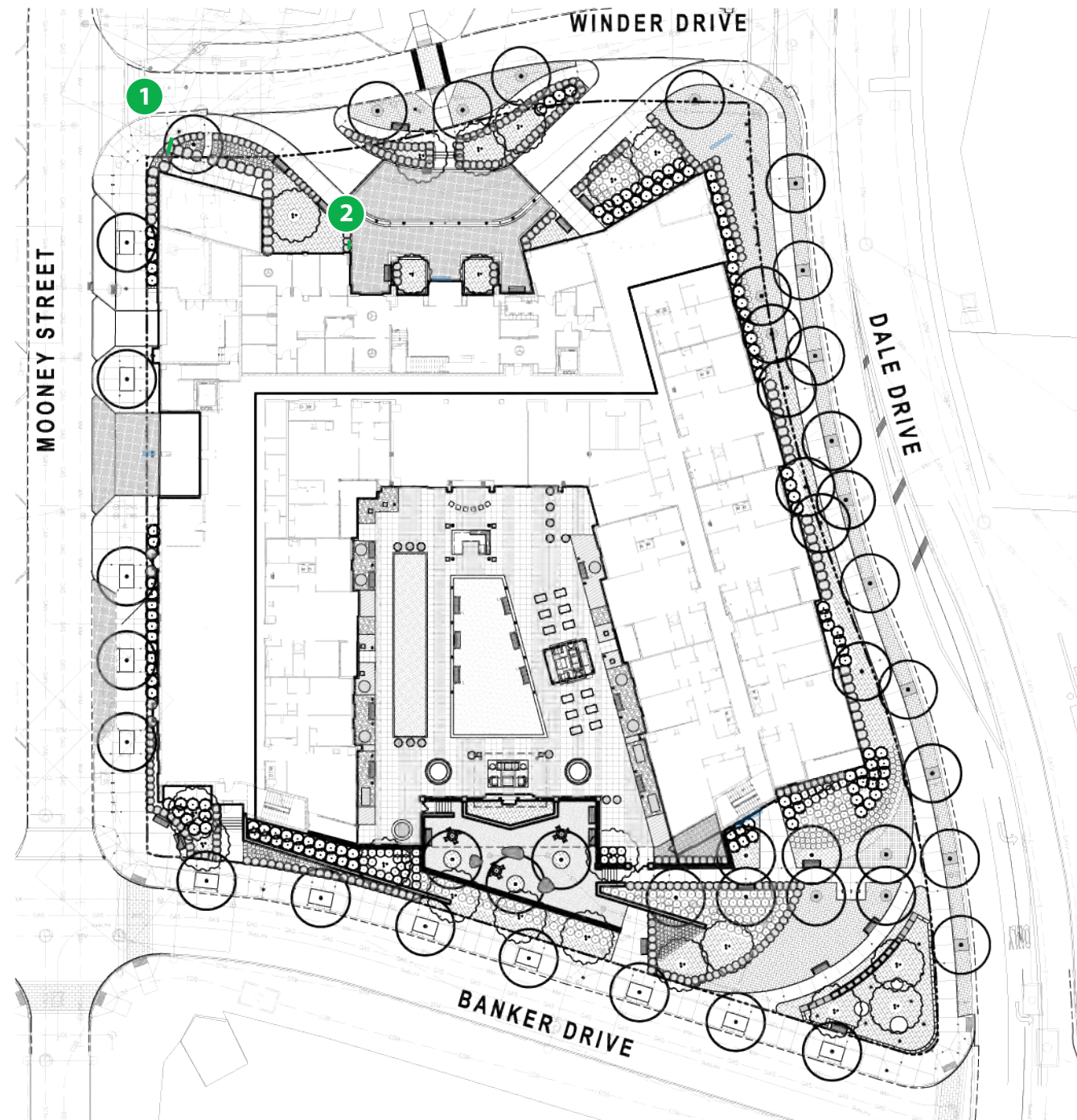


F Block - The Bailey: Friendship at Home tenant

Exterior Signage Key



O'Reilly Office

300 Spruce St. Suite 150
Columbus, Ohio 43215
614-754-1895



Narrative
page 2-3

- 1** Tenant Monument Sign
page 4-5
- 2** Tenant Wall Sign
page 6 - Option 1
page 7 - Option 2

Elevations
pages 8-9

Landscape Plans
pages 10-11



F Block - The Bailey: Friendship at Home tenant Exterior Signage Narrative

To: Dublin Planning and Zoning Committee
From: Rita Doherty, CEO Friendship at Home/Friendship Village of Dublin
Date: March 22, 2024
Subject: Friendship at Home Signage at Bridge Park

Background: Friendship at Home, LLC. was formed in 2015 in partnership with Friendship Village of Dublin, and their offices were at 90 South North High Street, Suite A, in historic old Dublin. The business is a not for profit with a mission of “to care for, engage, and inspire our community to reimagine quality of life at every age.” The Friendship at Home business has its own financial reporting, payroll, and governing board who set the strategy and provide governance.

Friendship at Home is a member-based service that provides lifecare in the home. The program coordinates wellness (diet, nutrition, physical activity, emotional health) and support (care coordination and home care services in a member’s home--up to 24-hour care) to allow members to age gracefully in their homes. The Friendship at Home mission and practices align with the principles of Forever Dublin, an initiative of the Dublin City Council.

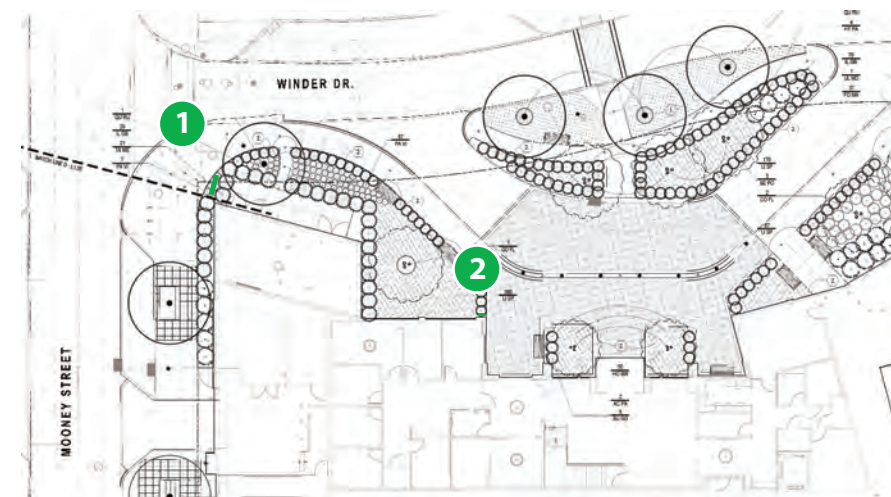
Friendship at Home is thriving with 150 members and a goal of 500 in the next five years. Members of Friendship at Home buy into the program through a one-time entrance fee that averages \$95,000 and pay a monthly fee of around \$600 per month. The average age of a Friendship at Home member is 85.

When Friendship Village of Dublin was deliberating a partnership with Crawford Hoying in 2019, one of the driving reasons was expanding the Friendship at Home mission, through increased visibility in Dublin and Bridge Park.

Office Location: The Friendship at Home offices will be relocated into retail space in the Bailey at Bridge Park upon completion of construction. The space is approximately 2,000 square feet, allowing six offices and one conference room. These offices will be used for the primary purpose of conducting business for Friendship at Home, including in-person meetings with members, visitors, and prospective members to review care needs and promote sales/membership. Friendship at Home will pay rent of \$3,500/month for use of this space and its address is 4467 Winder Drive, Dublin, Ohio 43017.

Friendship at Home Signs in Bridge Park: In accordance with the Master Sign Plan for F Block, the Friendship at Home office is entitled to two signs (one street of frontage). Understanding the Planning and Zoning Commission concerns about signage and the feedback we received during the PZC meeting on January 17th, we have studied the placement of the Friendship at Home (FAH) sign but have found minimal location alternatives due to the placement of the FAH office along with wayfinding and sightline challenges.

We are proposing to the Planning and Zoning Commission two signs for Friendship at Home. The first proposal is a monument sign located on the corner of Winder Drive and Mooney Street. The location was selected to allow for wayfinding from the Mooney Street garage to the front entrances of the Friendship at Home office. Below are some challenges to the space and reasons why we feel the placement of this sign is superior to other locations.



O'Reilly Office

300 Spruce St. Suite 150
Columbus, Ohio 43215
614-754-1895



F Block - The Bailey: Friendship at Home tenant Exterior Signage Narrative Continued

Sign #1- Monument Sign with Friendship at Home logo and address for offices.

Challenge

- Mooney Street garage is the primary parking area for Friendship at Home (FAH), which is across the street from FAH offices.
- FAH members (average age of 85 years old) meeting at the FAH office (sales or care coordination) will park in Mooney garage and need to way find to the office located at 4667 Winder Drive.
- FAH offices are NOT visible from the garage exit across from Mooney.
- The FAH main entrance is tucked in the corner.
- Winder Drive (primary entrance road) is one way, exiting onto Mooney Street. This route makes it harder to find the FAH office.

Need

- Sufficient wayfinding signage pointing FAH members, prospects and visitors from the Mooney Street garage to the entrance to the FAH offices.
- Signs that uphold the Friendship at Home brand.

Solution

- A FAH branded monument sign on Mooney Street, facing the Mooney garage with the address for the FAH office (4667 Winder Drive).



Sign #2- A Friendship at Home logo sign to the Right of the Friendship at Home Door.

Once the Friendship at Home members, visitors, and guests get to the sidewalk headed in the direction of the entrances to the building, they must be able to differentiate between two entrances. The picture below depicts the view which showcases the prominent entrance to The Bailey at Bridge Park (with canopy sign, approved by PNZ, March 7th) and the proposed smaller, single Friendship at Home door.

Challenge

- Once a person is on the walkway towards the entrance they will see two doors—The prominent entrance to The Bailey at Bridge Park and a single door which is the entrance to the Friendship at Home office. There is a need to clearly differentiate the entrance to the FAH offices.
- The Friendship at Home door will be unlocked during business hours.
 - The Bailey main entrance doors will be secured 24/7, accessible ONLY by key fob to Bailey Residents (families) and use of the Butterfly video.

Need

- Clear wayfinding and signage for the entrance for Friendship at Home.

Solution

- A Friendship at Home (FAH) sign to the right of the door to support wayfinding to the FAH offices.



For these reasons, we are requesting approval of the two proposed signs for the Friendship at Home space. We very much appreciate the committee's attention to detail and upholding standards in Dublin. Should you have questions, please direct them to ritad@fvdublin.org. Our sincere gratitude and thanks!



FRIENDSHIP
AT HOME
4467 WINDER DRIVE

BRIDGEMAN
AT BRIDGE PARK

1 Tenant Monument Sign



CLIENT | Crawford Hoying - The Bailey

LOCATION | Dublin, OH

SAVED AS |
Crawford_Hoying_The_Bailey_3_19_24

DATE | 3/19/24

REVISIONS |

SALESMAN | Adam Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X _____

- GLOSS SATIN
- SEMI-GLOSS FLAT

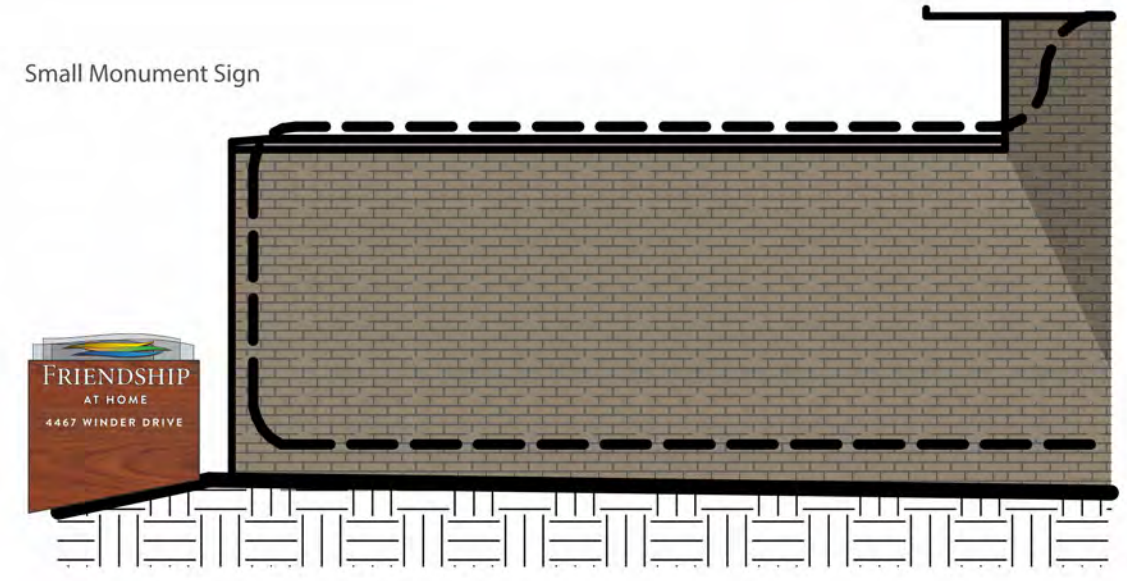
CIRCUITS | 1-20AMP
VOLTAGE | 120V

3

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2669 NATIONAL ROAD
P.O. BOX 0785
ZANESVILLE, OHIO 43701-0785
740-453-0668 | 1-800-686-1870



NEW D/F LED ILLUMINATED ALUM. SIGN W/ CUSTOM LIT GLASS PANELS & ROUTED ACRYLIC PUSH-THRU GRAPHICS

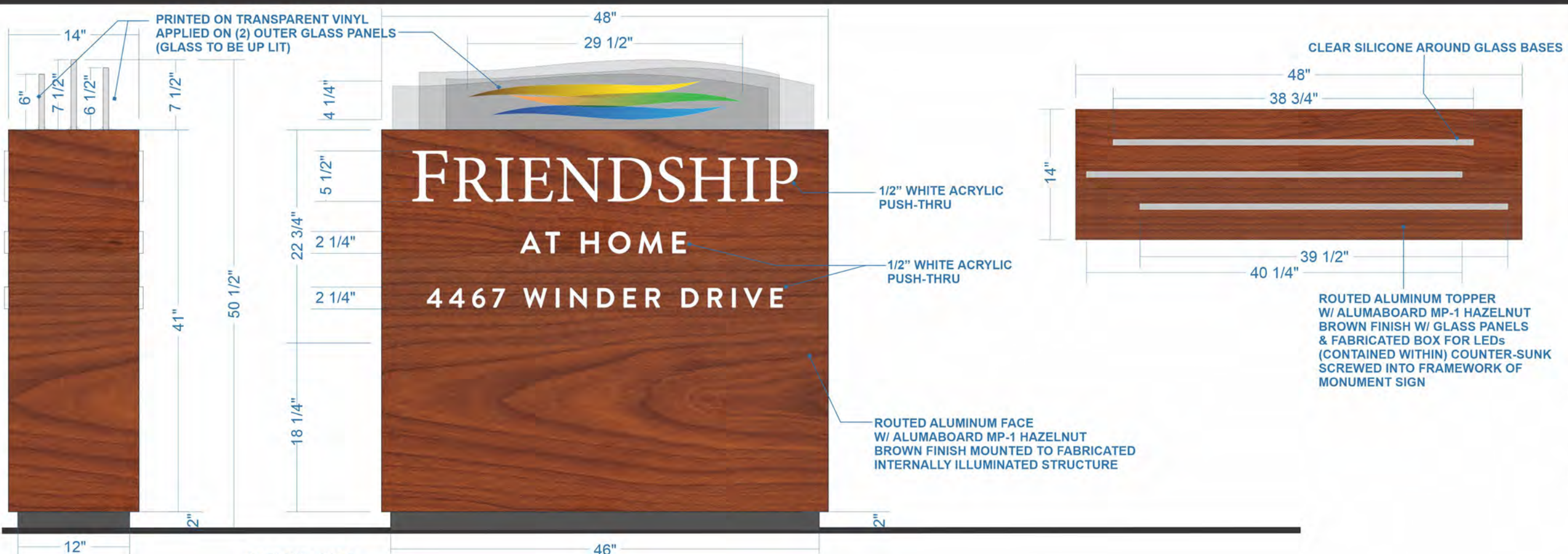
SCALE:

ACTUAL MATERIAL

ALUMA BOARD MP-1
MATCH HAZELNUT BROWN

DIGITAL PRINT

WHITE ACRYLIC



THE BAILEY
AT BRIDGE PARK

CLIENT | Crawford Hoying - The Bailey

LOCATION | Dublin, OH

SAVED AS |

Crawford_Hoying_The_Bailey_3_19_24

DATE | 3/19/24

REVISIONS |

SALESMAN | Adam Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

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- SEMI-GLOSS FLAT

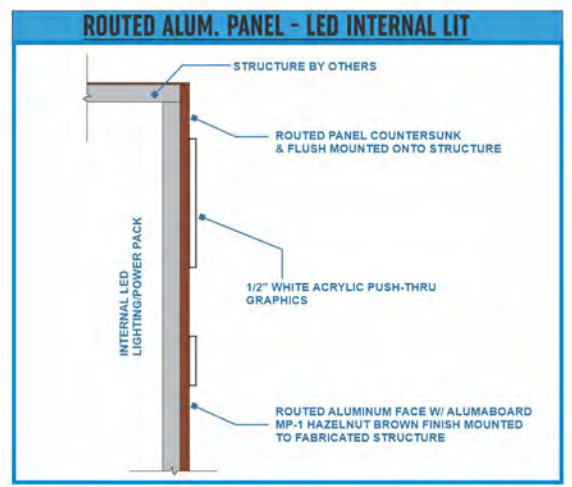
CIRCUITS | 1-20AMP
VOLTAGE | 120V



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ZANESVILLE, OHIO 43701-0785
740-453-0668 | 1-800-686-1870



NEW D/F LED ILLUMINATED ALUM. SIGN W/ CUSTOM LIT GLASS PANELS & ROUTED ACRYLIC PUSH-THRU GRAPHICS

SCALE:

| | | |
|--|---------------|---------------|
| ALUMA BOARD MP-1 MATCH HAZELNUT BROWN | DIGITAL PRINT | WHITE ACRYLIC |
|--|---------------|---------------|



CLIENT | Crawford Hoying - The Bailey

LOCATION | Dublin, OH

SAVED AS |

Crawford_Hoying_The_Bailey_3_19_24

DATE | 3/19/24

REVISIONS | 4/25/24

SALESMAN | Adam Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X _____

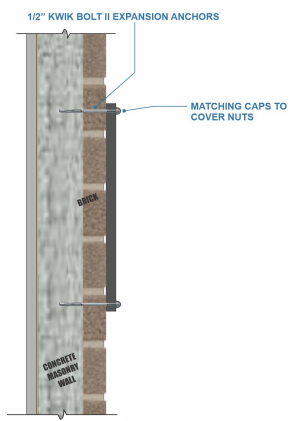
GLOSS SATIN
 SEMI-GLOSS FLAT

CIRCUITS | 1-20AMP
VOLTAGE | 120V



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NEW S/F NON ILLUMINATED ALUMINUM SIGN W/ FABRICATED BRACKETS & ACRYLIC GRAPHICS ATTACHED TO BRICK/CMU WALL

SCALE: 1" = 10"

| | | | |
|---|---|---|---|
|  |  |  |  |
| DIGITAL PRINT | PANTONE 445 | ALUMA BOARD MP-1 MATCH HAZELNUT BROWN | WHITE PLEX |

F Block - The Bailey : Friendship at Home tenant Exterior Signage Elevation



- 1 Tenant Monument Sign
- 2 Tenant Wall Sign

ELEVATION MATERIAL LEGEND

- ▲ B1 BRICK (FULL BAY) RUNNING BOND PATTERN
- ▲ B2 BRICK (OVER BAY) RUNNING BOND PATTERN
- ▲ W1 PORCELAIN WALL TILE - STACKED PATTERN
- ▲ C1 CEMENTITIOUS BOND - METAL WALL PANEL
- ▲ C2 BENJAMIN MOORE PEARL RIVER BY FINISH COAT
- ▲ MP-1 METAL WALL PANEL - WHITE
- ▲ MP-2 METAL WALL PANEL - WOOD LOOK
- ▲ MP-3 REFER TO A&S SHEETS
- ▲ TRIM - REFER TO DETAILS ON A&S SHEETS
- ▲ SS DENOTES SMART SUN ENERGY EFFICIENT GLAZING BY ANDERSEN
- ▲ INDICATES SIGING PANEL JOINT LOCATION

CODED NOTES - EXTERIOR ELEVATIONS

- B01 ALUMINUM HORIZONTAL RAILING
- B02 COLUMN - SEE STRUCTURE
- B03 EXHAUST - REFER TO MECHANICAL
- B04 DOWNPOUT TRIM - REFER TO PLUMBING DRAWINGS
- B05 DOWNPOUT NUTS - REFER TO PLUMBING DRAWINGS
- B06 BRICK WORKLOCK COURSE (GLAZ ENG)
- B07 BRICK PROJECTED PATERN - SEE DETAILS
- B08 HORIZONTAL BAND - REFER TO TOP DETAIL ON SEE
- B09 HORIZONTAL BAND - REFER TO TOP DETAIL ON SEE
- B10 ACQUAFANET CORNER
- B11 ALUMINUM CORNER - GRAY
- B12 BRICK REVEAL
- B13 BRICK REVEAL WITH METAL PANEL
- B14 TRUSS - SEE DETAIL
- B15 DOUBLE GLASS PREFAB
- B16 EXTERIOR LIGHT - REFER TO ELECTRICAL DRAWINGS
- B17 CAR STYLING SIGN
- B18 WHITE ADDRESS NUMBERS ON STOREFRONT - BY OWNER, ADDRESS IDENTIFICATION TO COMPLY WITH OHC SECTION 88.1

The Bailey
4465 WINDER DRIVE
DUBLIN, OH 43017

STATUS: **PERMIT SET**

REVISION:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

PROJECT NUMBER: 2021.077
DRAWN BY: JEK
DATE: 19 APRIL 2022
SHEET NAME: EXTERIOR ELEVATIONS
SHEET NUMBER: A6.12

ma architects

KEY PLAN

Drawing scaled down to 1"=32'

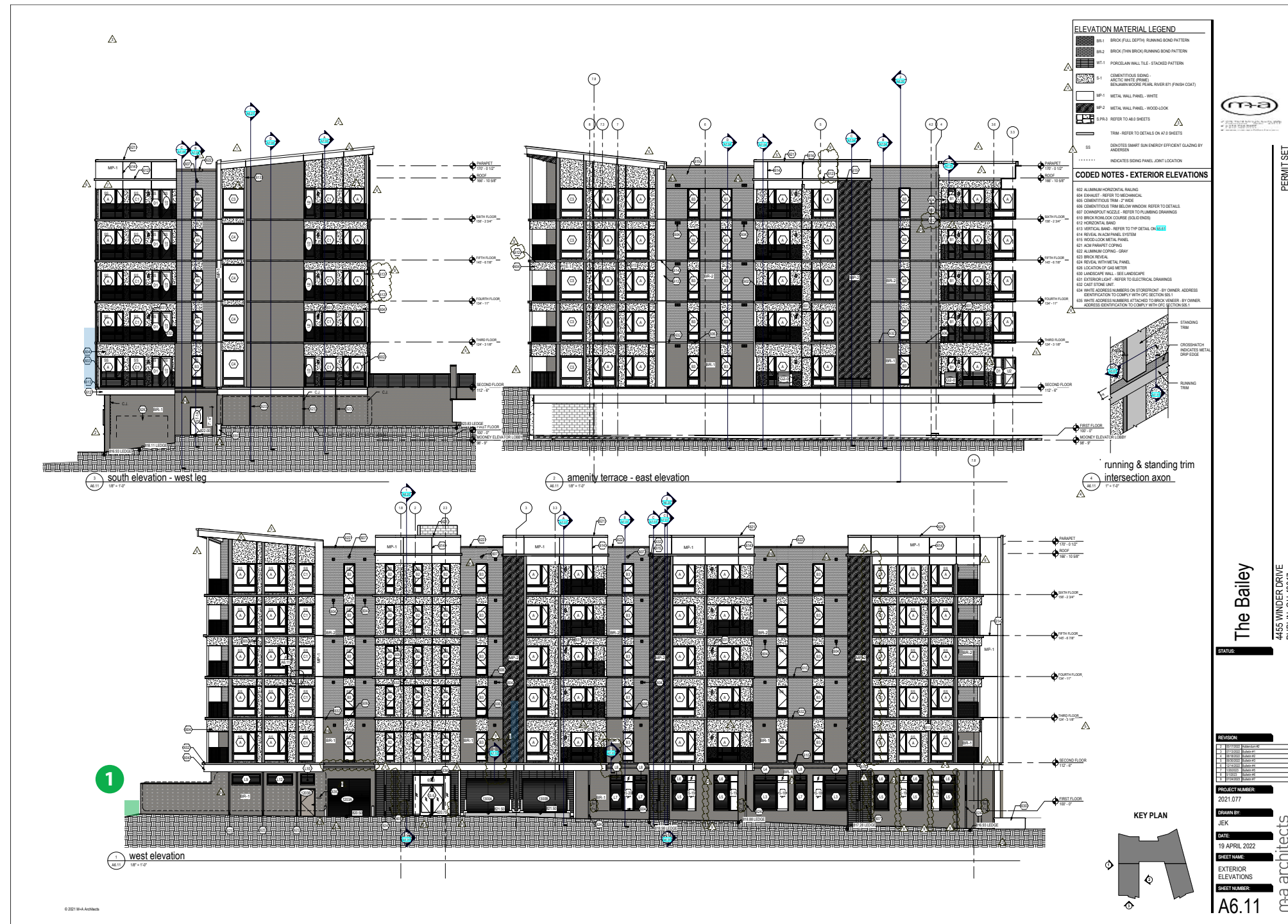
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300 Spruce St. Suite 150
Columbus, Ohio 43215
614-754-1895



F Block - The Bailey: Friendship at Home tenant Exterior Signage Elevation

- 1 Tenant Monument Sign
- 2 Tenant Wall Sign



Drawing scaled down to 1" = 32'

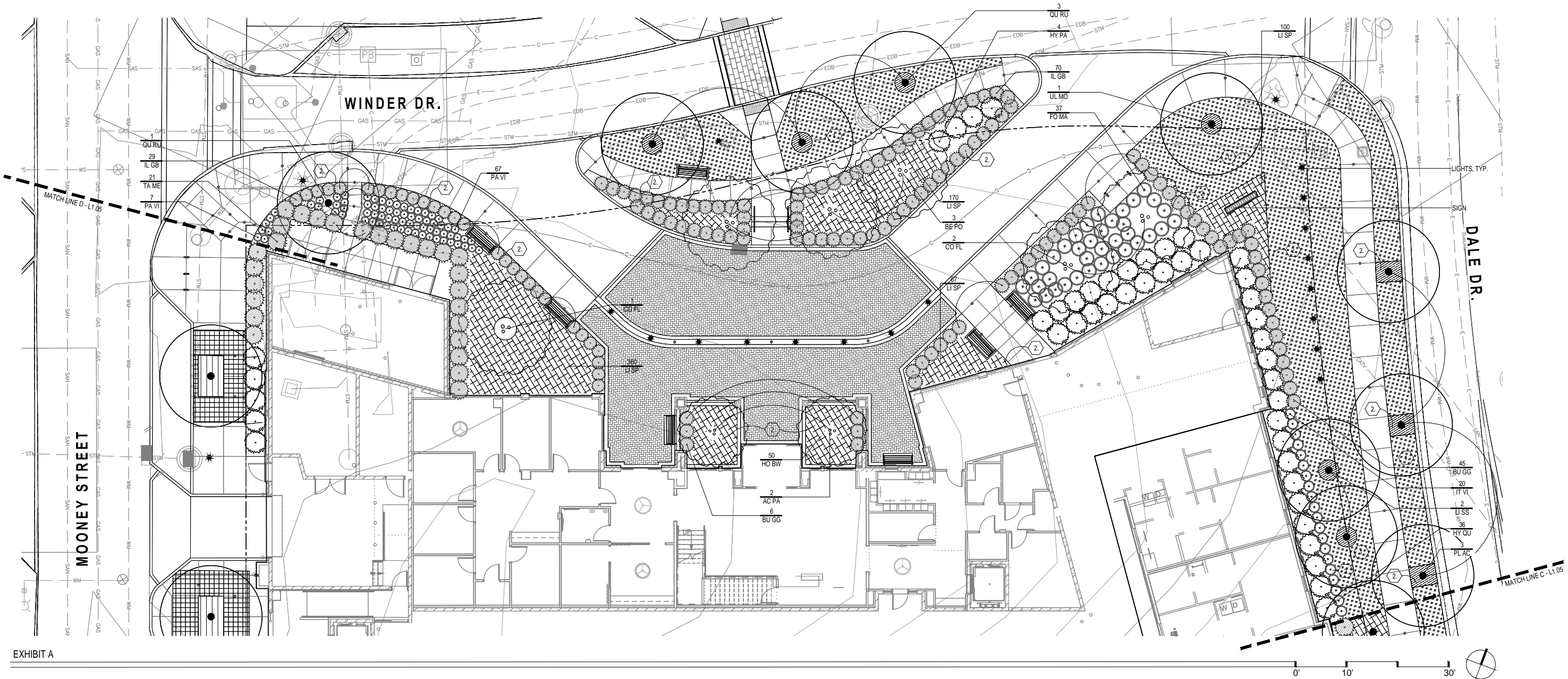


EXHIBIT A

PLANT LIST (NOTE - ALL PLANTING AREAS ARE TO BE IRRIGATED)

| CODE | BOT. NAME/COMMON NAME | SIZE | COND. | SPACING | NOTES | CODE | BOT. NAME/COMMON NAME | SIZE | COND. | SPACING | NOTES |
|---|---|-----------|-------|----------|--------------------------|-------|--|---------|-----------------|-----------|-------|
| DECIDUOUS TREES | | | | | | | | | | | |
| QU RU | Quercus Rubra Red Oak | 2.5' CAL. | B+B | PER PLAN | MATCH FORM | BU GG | Buxus x 'Green Gem' Green Gem Boxwood | 18' HT. | #3 CONT. | PER PLAN | - |
| LI SS | Liquidambar styraciflua 'Slender Silhouette' Slender Silhouette Sweetgum | 2.5' CAL. | B+B | PER PLAN | MATCH FORM | TA ME | Taxus x media 'Hicksii' Hicks' Yew | 30' HT. | B+B OR #5 CONT. | PER PLAN | - |
| PL AC | Platanus x acerifolia 'Morton Circle' Exclamation London Planetree | 2.5' CAL. | B+B | PER PLAN | MATCH FORM | HY PA | Hydrangea paniculata 'Jane' Little Lime Hydrangea | 30' HT. | B+B OR #5 CONT. | PER PLAN | - |
| UL MO | Ulmus x 'Morton' Accolade Elm | 2.5' CAL. | B+B | PER PLAN | MATCH FORM | HY QU | Hydrangea quercifolia 'Snow Queen' Oakleaf Hydrangea | 30' HT. | B+B OR #5 CONT. | PER PLAN | - |
| SMALL / ORNAMENTAL TREES | | | | | | | | | | | |
| BE PO | Betula populifolia 'Whitespire' Whitespire Birch | 10' HT. | B+B | PER PLAN | MULTI-STEM (3 STEM MIN.) | IT VI | Itea virginica 'Little Henry' Virginia sweetspire | 18' HT. | #3 CONT. | PER PLAN | - |
| CO FL | Cornus florida Flowering Dogwood | 12' HT. | B+B | PER PLAN | MATCH FORM | FO MA | Fothergilla gardenii Dwarf fothergilla | 24' HT. | B+B OR #5 CONT. | PER PLAN | - |
| AC PA | Acer palmatum 'Ryugu' Ryugu Japanese Maple | 12' HT. | B+B | PER PLAN | MATCH FORM | IL GB | Ilex glabra 'Gem Box' Gem Box Inkberry | 18' HT. | #3 CONT. | PER PLAN | - |
| GRASSES, GROUNDCOVERS, & VINES | | | | | | | | | | | |
| LI SP | Liriope muscari 'Variegata' Variegated Lily Turf | - | - | #1 CONT. | 12' O.C. | HO BW | Hosta 'Blue Wedgwood' 'Blue Wedgwood' Hosta | - | #1 CONT. | 18' O.C. | - |
| | | | | | | PA VI | Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass | | #3 CONT. | PER PLANS | |

CODED LANDSCAPE NOTES

- ① TURF AREA - ALL TURF TO BE IRRIGATED
- ② LANDSCAPE BED - PROVIDE MIN. 3" DEPTH BLACK MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE ADJACENT TURF.

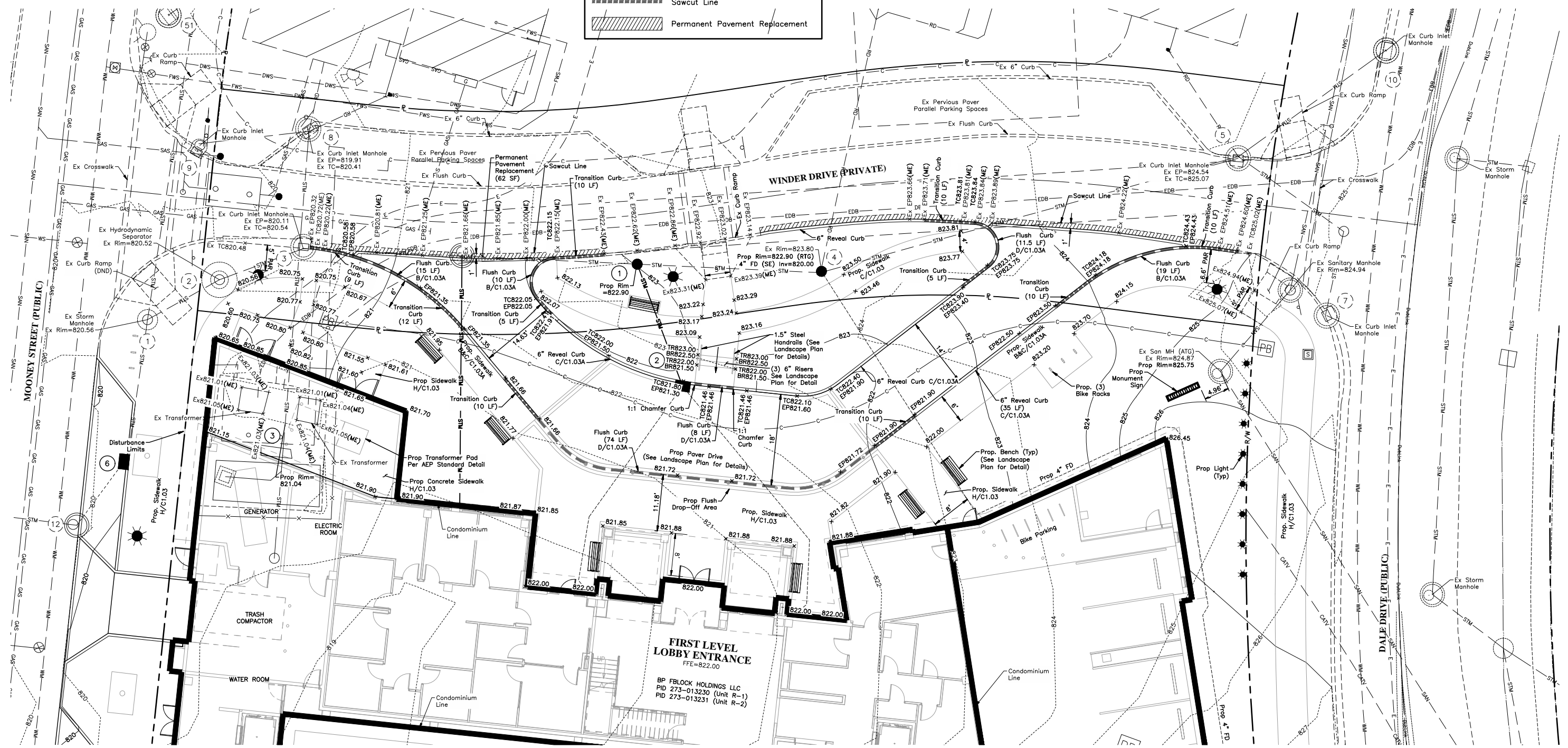
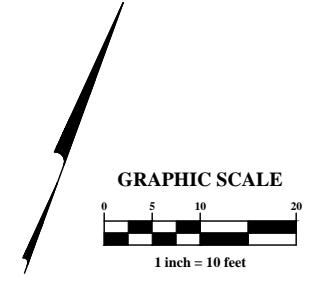
PLAN KEY

| SYMBOL | ITEM | REFERENCE AND NOTES |
|--------|---------------------------|---------------------|
| | DECIDUOUS SHADE TREE | A L6.01 |
| | FLOWERING ORNAMENTAL TREE | A L6.01 |
| | DECIDUOUS SHRUBS | B L6.01 |
| | EVERGREEN SHRUBS | B L6.01 |
| | GROUND COVER | C L6.01 |

J:\20210553\DWG\04Sheets\Exhibits\Monument_Sign\20210553_PSP_Winder_Drive_Entrance - Grading Detail.dwg, Last Saved By: swilson, 12/28/2023 11:45 AM. Last Printed By: Wilson, Sarah, 12/28/2023 11:46 AM (No Xrefs)

LEGEND

- × Ex 820.00 Ex. Spot Elevation
- * 820.00 Prop. Spot Elevation
- EP Edge of Pavement
- TC Top of Curb
- FF Finish Floor
- TR Top of Riser
- BR Bottom of Riser
- LF Linear Foot
- (ATG) Adjust To Grade
- (RTG) Reconstruct to Grade
- (ME) Meet Existing
- (DND) Do Not Disturb
- Flush Curb (0" Reveal)
- Transition Curb (0" to 6" Reveal)
- Sawcut Line
- ▨ Permanent Pavement Replacement



| MARK | DATE | DESCRIPTION |
|------|------|-------------|
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY & FINAL DEVELOPMENT PLAN
 FOR
**BRIDGE PARK
 BLOCK F**
 WINDER DRIVE ENTRANCE - GRADING DETAIL

| | |
|---------|-------------|
| DATE | May 1, 2023 |
| SCALE | 1" = 10' |
| JOB NO. | 2021-0553 |
| SHEET | C1.09 |



CLIENT | Crawford Hoying - The Bailey

LOCATION | Dublin, OH

SAVED AS |

Crawford_Hoying_The_Bailey_3_19_24

DATE | 3/19/24

REVISIONS | 4/24/24

SALESMAN | Adam Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X

- | | |
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| <input type="checkbox"/> SEMI-GLOSS | <input type="checkbox"/> FLAT |



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NEW SIGNAGE PLACEMENT

SCALE:



NEW SIGNAGE PLACEMENT

SCALE:



THE BAILEY
AT BRIDGE PARK

CLIENT | Crawford Hoying - The Bailey

LOCATION | Dublin, OH

SAVED AS |

Crawford_Hoying_The_Bailey_3_19_24

DATE | 3/19/24

REVISIONS | 4/24/24

SALESMAN | Adam Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

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NEW SIGNAGE PLACEMENT

SCALE:



THE BAILEY
AT BRIDGE PARK

CLIENT | Crawford Hoying - The Bailey

LOCATION | Dublin, OH

SAVED AS |

Crawford_Hoying_The_Bailey_3_19_24

DATE | 3/19/24

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| <input type="checkbox"/> SEMI-GLOSS | <input type="checkbox"/> FLAT |



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NEW SIGNAGE PLACEMENT

SCALE:



THE BAILEY
AT BRIDGE PARK

CLIENT | Crawford Hoying - The Bailey

LOCATION | Dublin, OH

SAVED AS |

Crawford_Hoying_The_Bailey_3_19_24

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| <input type="checkbox"/> SEMI-GLOSS | <input type="checkbox"/> FLAT |



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