

PENZONE

SALON + SPA

PENZONE BASE ONE

DUBLIN AMENDED FINAL DEVELOPMENT
FEBRUARY 8TH, 2023



DESIGN CONCEPT



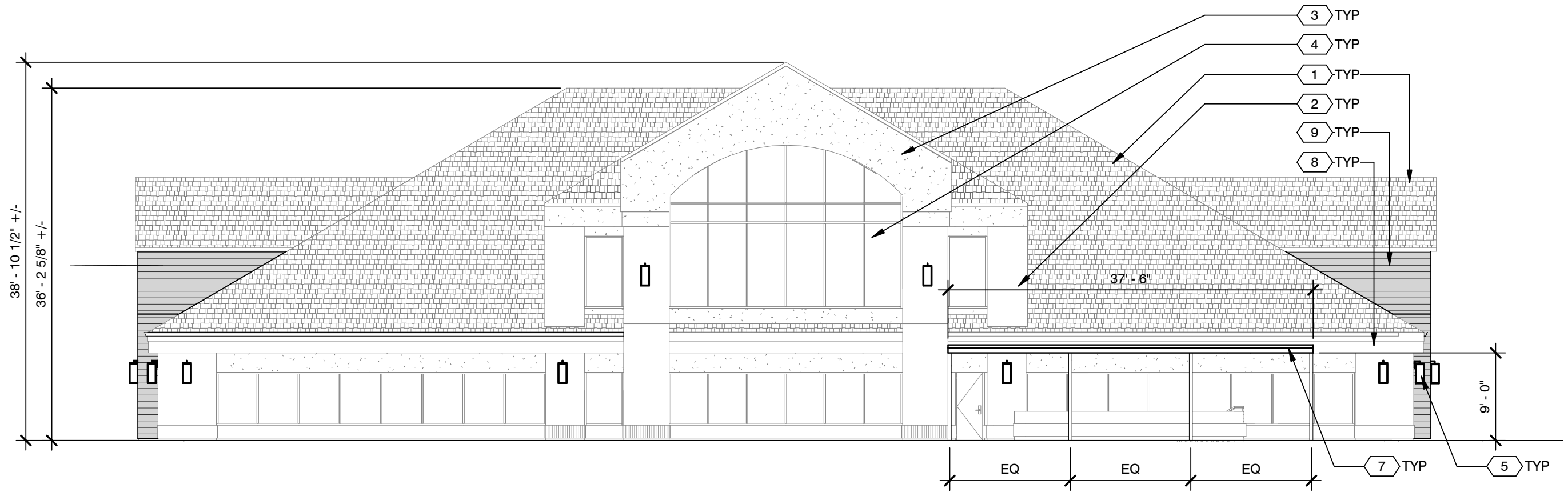
Southwest (Entry) Corner View



Studio Corner Perspective



South Elevation Perspective



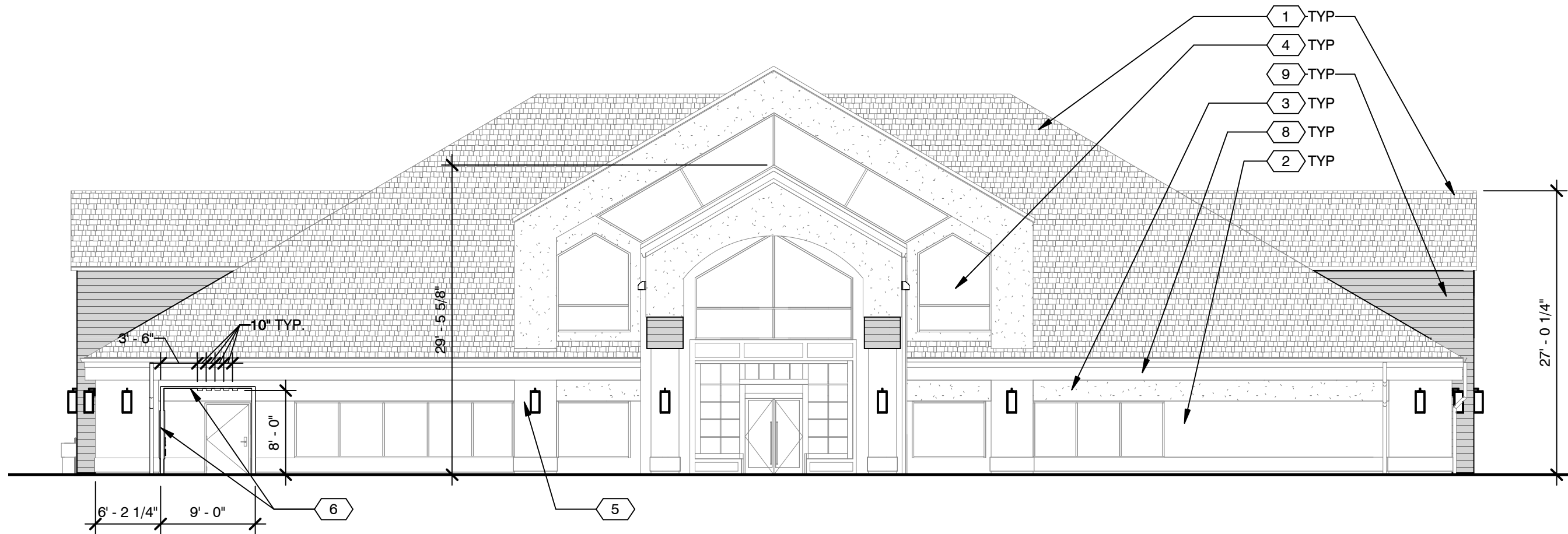
Northeast Elevation

XX CODED NOTES

- 1 EXISTING SHINGLE ROOF - REPLACE w/ NEW. COLOR CHARCOAL
- 2 EXISTING BRICK - STAIN WHITE
- 3 EXISTING STUCCO - REPAINT. COLOR SW 7648 BIG CHILL
- 4 EXISTING WINDOW SYSTEM - NO CHANGE
- 5 EXTERIOR LIGHT FIXTURE - REPLACE w/ NEW
- 6 NEW DECORATIVE ART STUDIO ENTRANCE PORTAL
- 7 NEW EXTERIOR METAL CANOPY OVER STAIR TO LOWER LEVEL
- 8 SOFFITS TO BE PAINTED w/ SW 7627 WHITE HERRON
- 9 NEW SIMULATED WOOD CLADDING, MANUF. TRESPA METEON, COLOR ROMANTIC WALNUT
- 10 PAINT STUCCO, COLOR SW 7069 IRON ORE

EXISTING MATERIAL CALCUATIONS

EXISTING FACADE AREA	4075 Sq Ft	
ROOF (NEW SHINGLES)	1524 Sq Ft	37% OF OVERALL FACADE
GLAZING (NO CHANGE)	931 Sq Ft	23% OF OVERALL FACADE
BRICK (STAINED WHITE)	742 Sq Ft	18% OF OVERALL FACADE
STUCCO (NEW PAINT)	831 Sq Ft	20% OF OVERALL FACADE



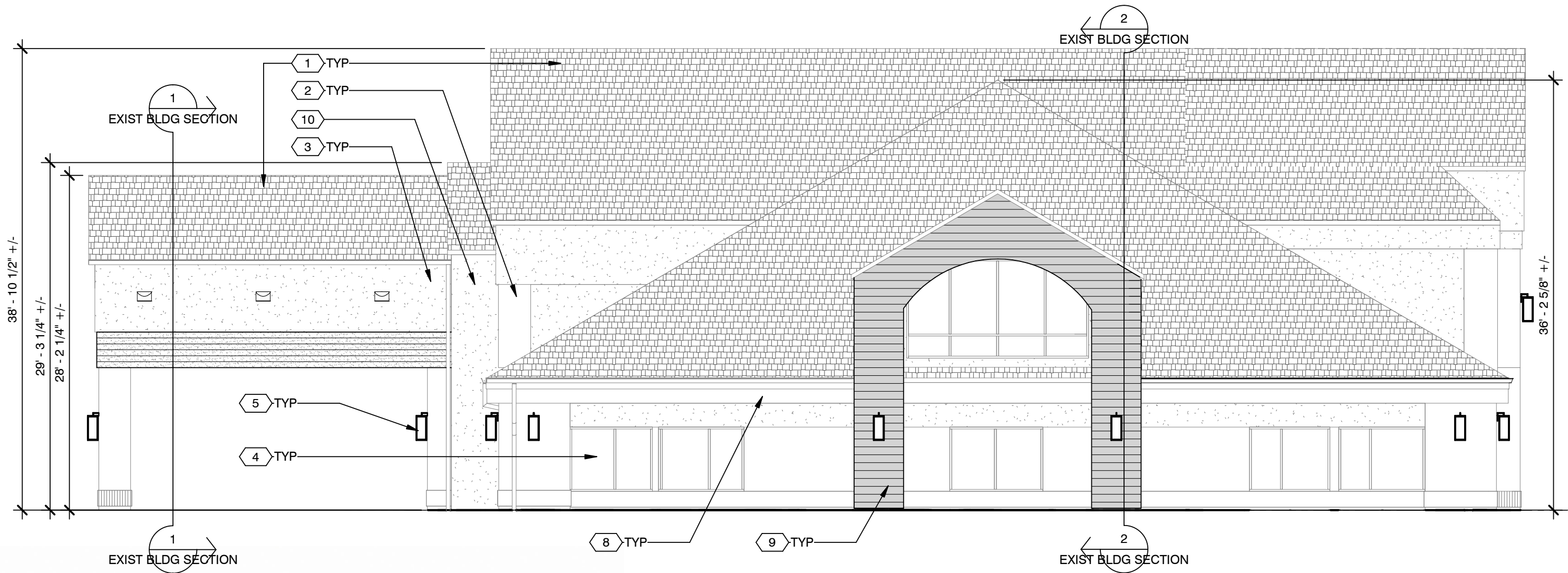
Southwest Elevation

XX CODED NOTES

- 1 EXISTING SHINGLE ROOF - REPLACE w/ NEW. COLOR CHARCOAL
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- 10 PAINT STUCCO, COLOR SW 7069 IRON ORE

EXISTING MATERIAL CALCUCATIONS

EXISTING FACADE AREA	4137 Sq Ft	
ROOF (NEW SHINGLES)	1562 Sq Ft	38% OF OVERALL FACADE
GLAZING (NO CHANGE)	847 Sq Ft	20% OF OVERALL FACADE
BRICK (STAINED WHITE)	640 Sq Ft	15% OF OVERALL FACADE
STUCCO (NEW PAINT)	1062 Sq Ft	25% OF OVERALL FACADE



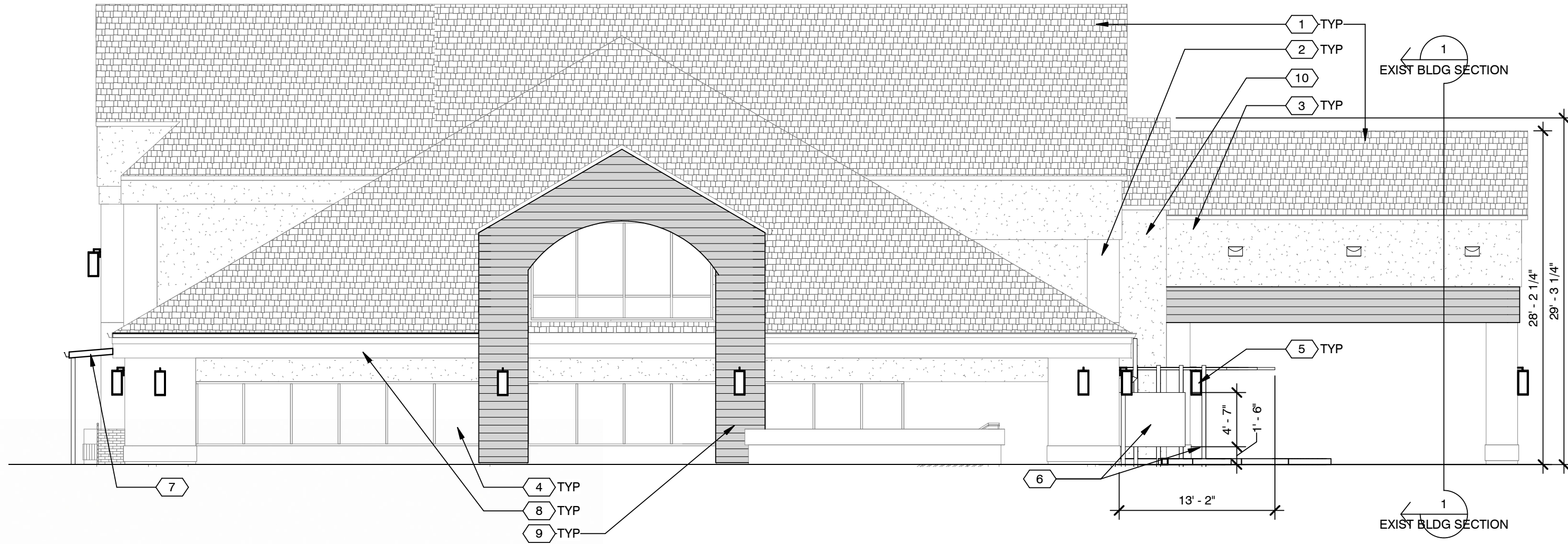
Southeast Elevation

XX CODED NOTES

- 1 EXISTING SHINGLE ROOF - REPLACE w/ NEW. COLOR CHARCOAL
- 2 EXISTING BRICK - STAIN WHITE
- 3 EXISTING STUCCO - REPAINT. COLOR SW 7648 BIG CHILL
- 4 EXISTING WINDOW SYSTEM - NO CHANGE
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EXISTING MATERIAL CALCUATIONS

EXISTING FACADE AREA	4064 Sq Ft	
ROOF (NEW SHINGLES)	2179 Sq Ft	54% OF OVERALL FACADE
GLAZING (NO CHANGE)	257 Sq Ft	06% OF OVERALL FACADE
BRICK (STAINED WHITE)	581 Sq Ft	14% OF OVERALL FACADE
STUCCO (NEW PAINT)	1009 Sq Ft	25% OF OVERALL FACADE



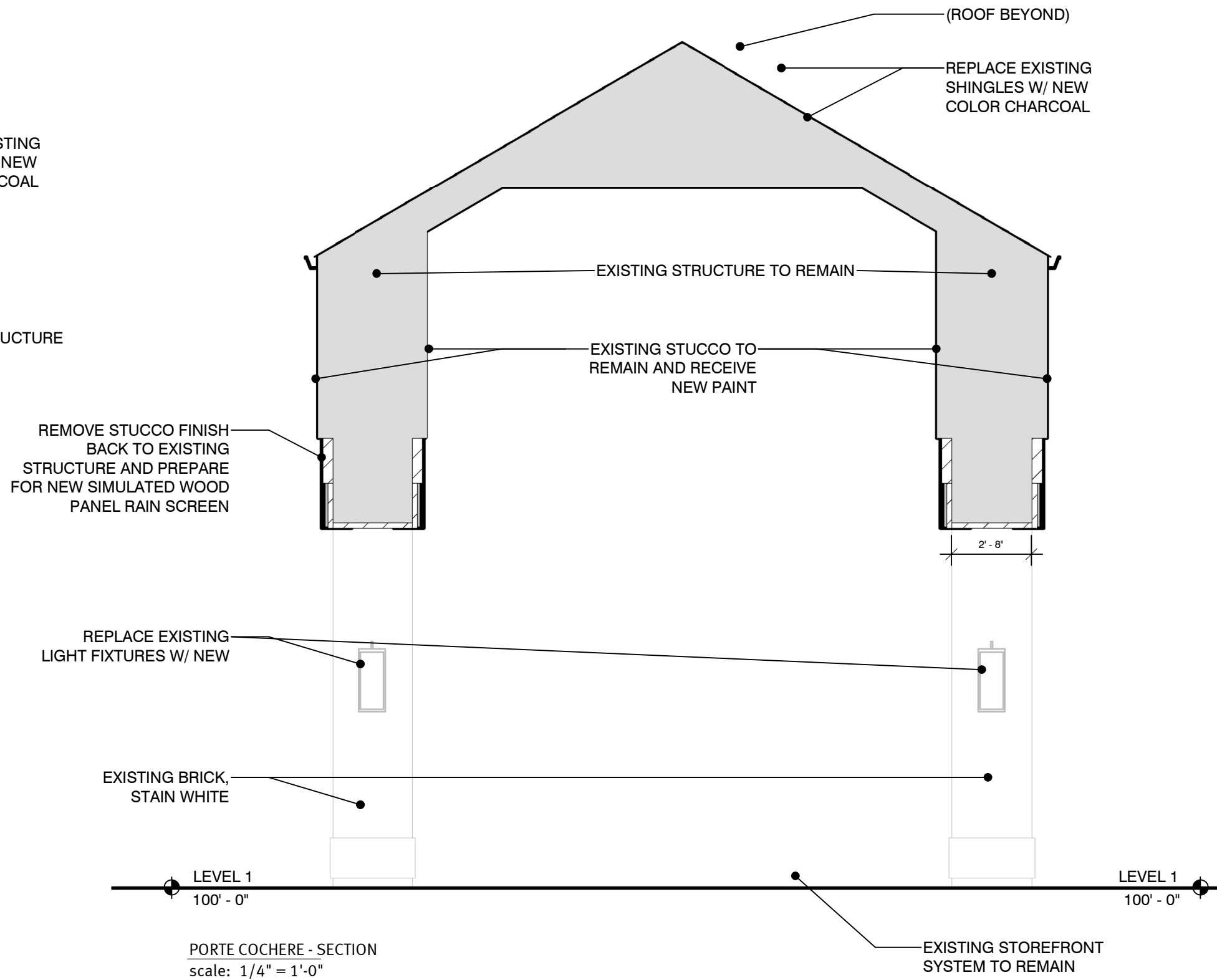
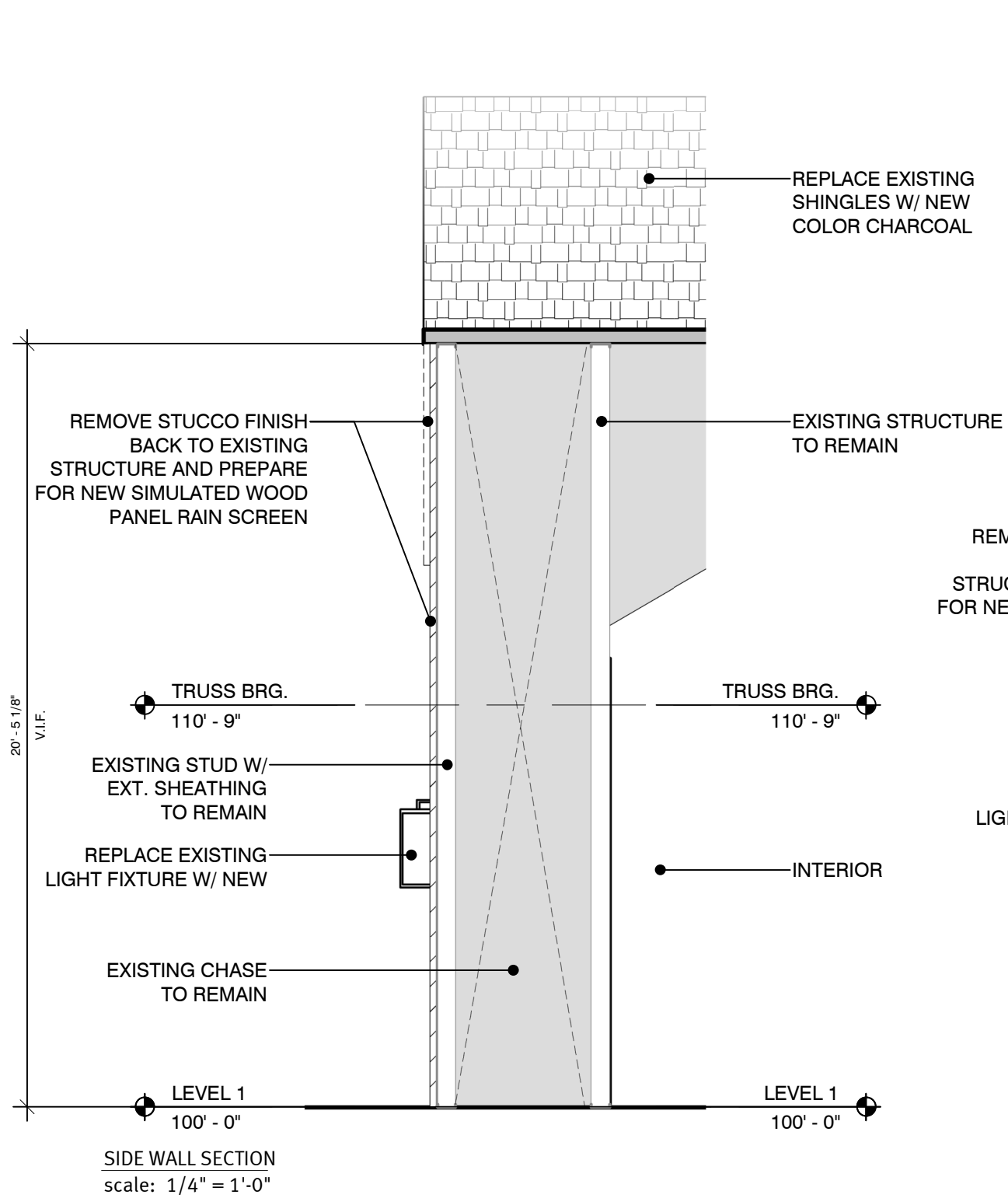
Northwest Elevation

XX CODED NOTES

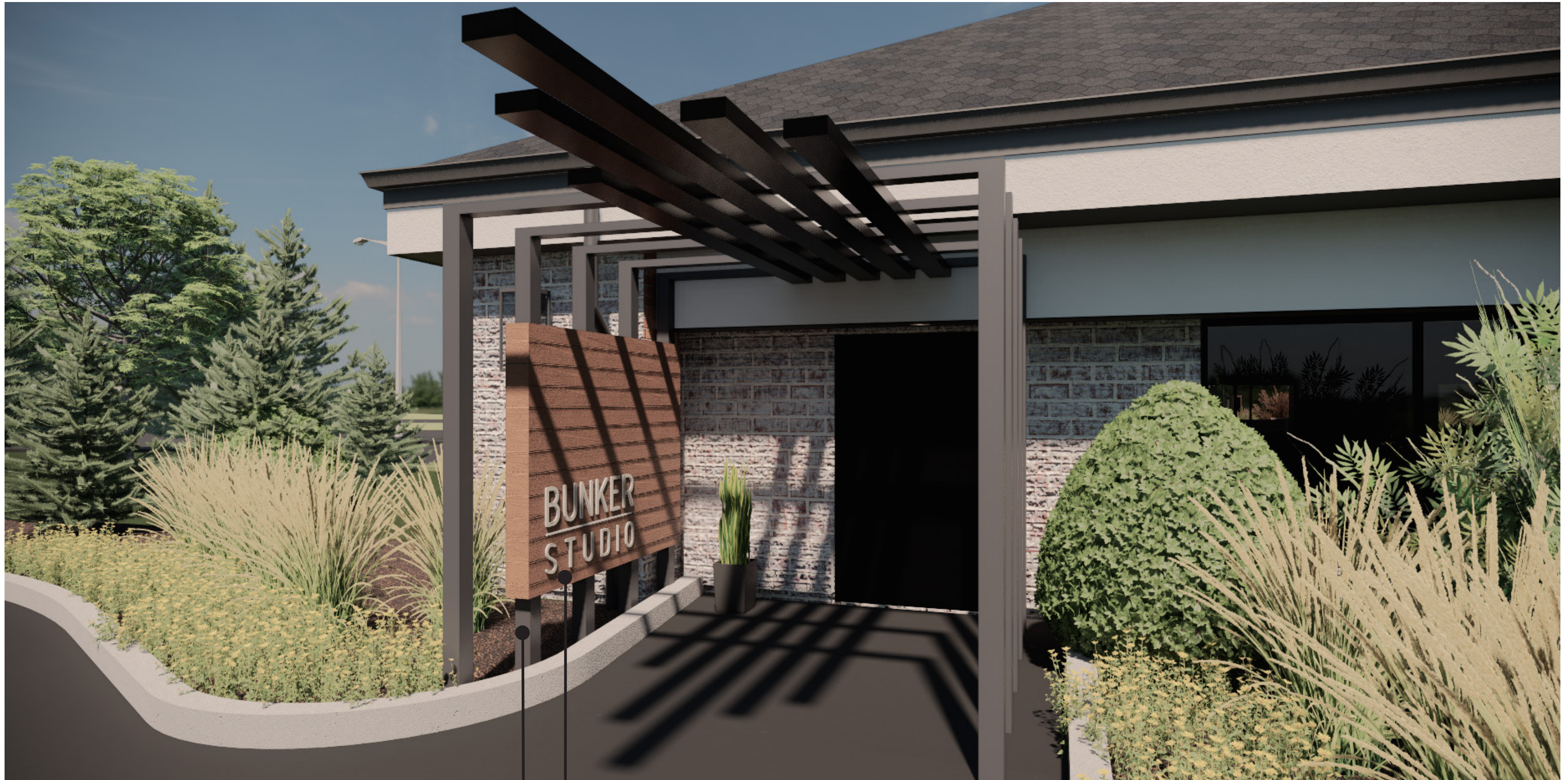
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- 2 EXISTING BRICK - STAIN WHITE
- 3 EXISTING STUCCO - REPAINT. COLOR SW 7648 BIG CHILL
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EXISTING MATERIAL CALCUCATIONS

EXISTING FACADE AREA	4063 Sq Ft	
ROOF (NEW SHINGLES)	2181 Sq Ft	54% OF OVEARLL FACADE
GLAZING (NO CHANGE)	326 Sq Ft	08% OF OVERALL FACADE
BRICK (STAINED WHITE)	539 Sq Ft	13% OF OVERALL FACADE
STUCCO (NEW PAINT)	989 Sq Ft	24% OF OVERALL FACADE



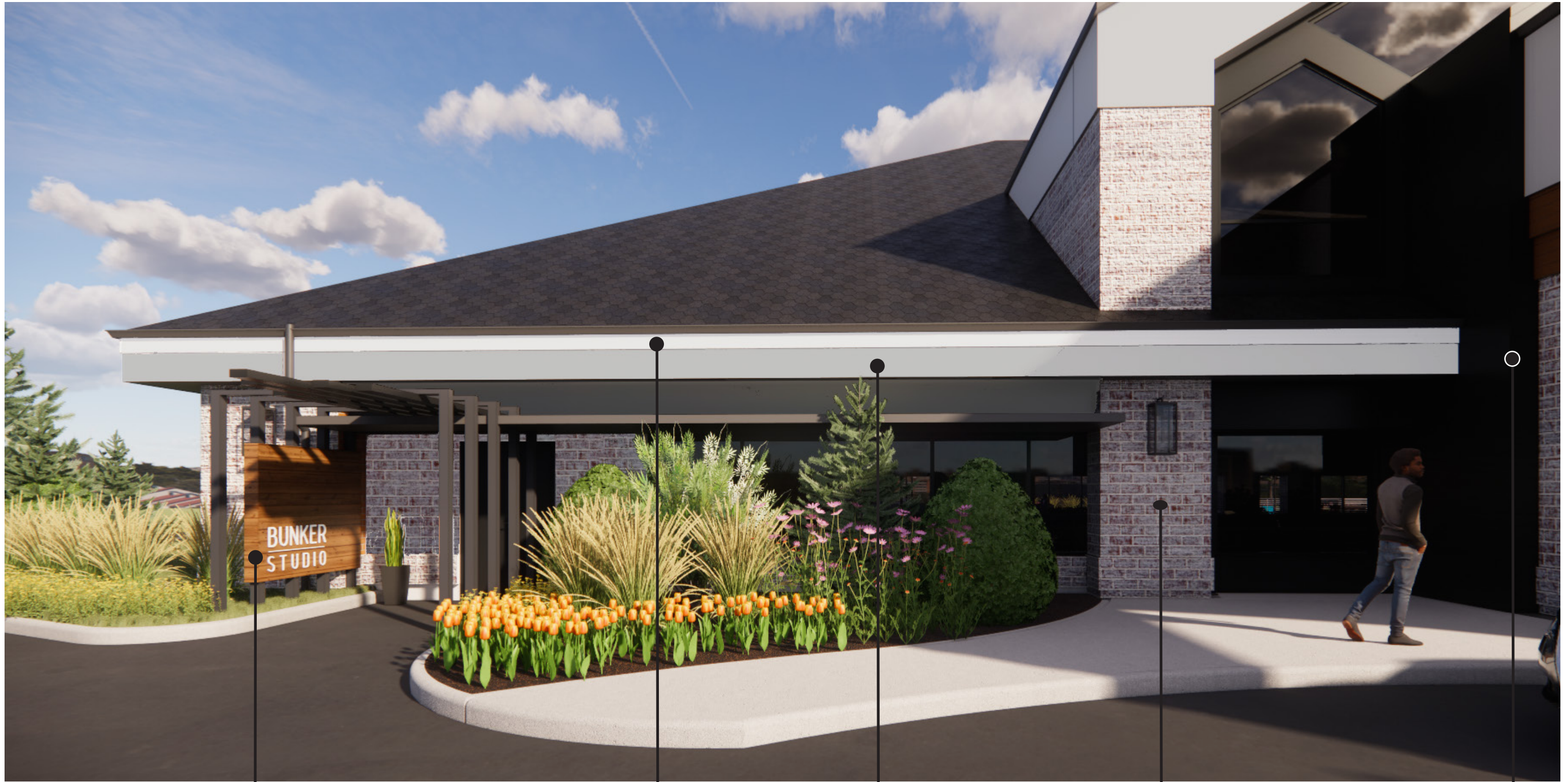
STUDIO ENTRANCE



Art Studio Entrance

POWDER COATED
STEEL FRAME

SIMULATED WOOD
PANELS



Studio Entrance from Drive

SIMULATED WOOD PANELS

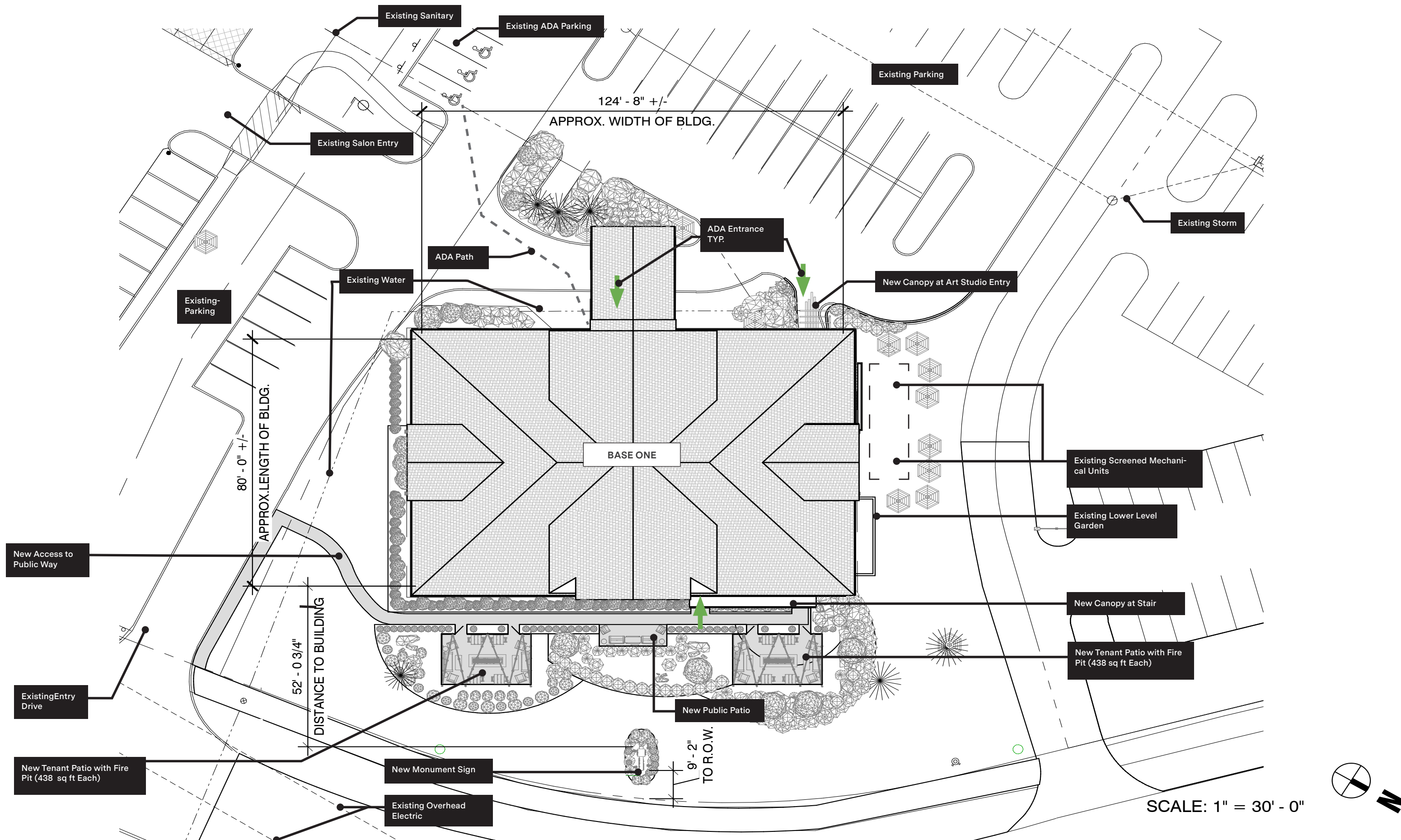
PAINTED ROOF EAVE
SW 7627 (HERRON)

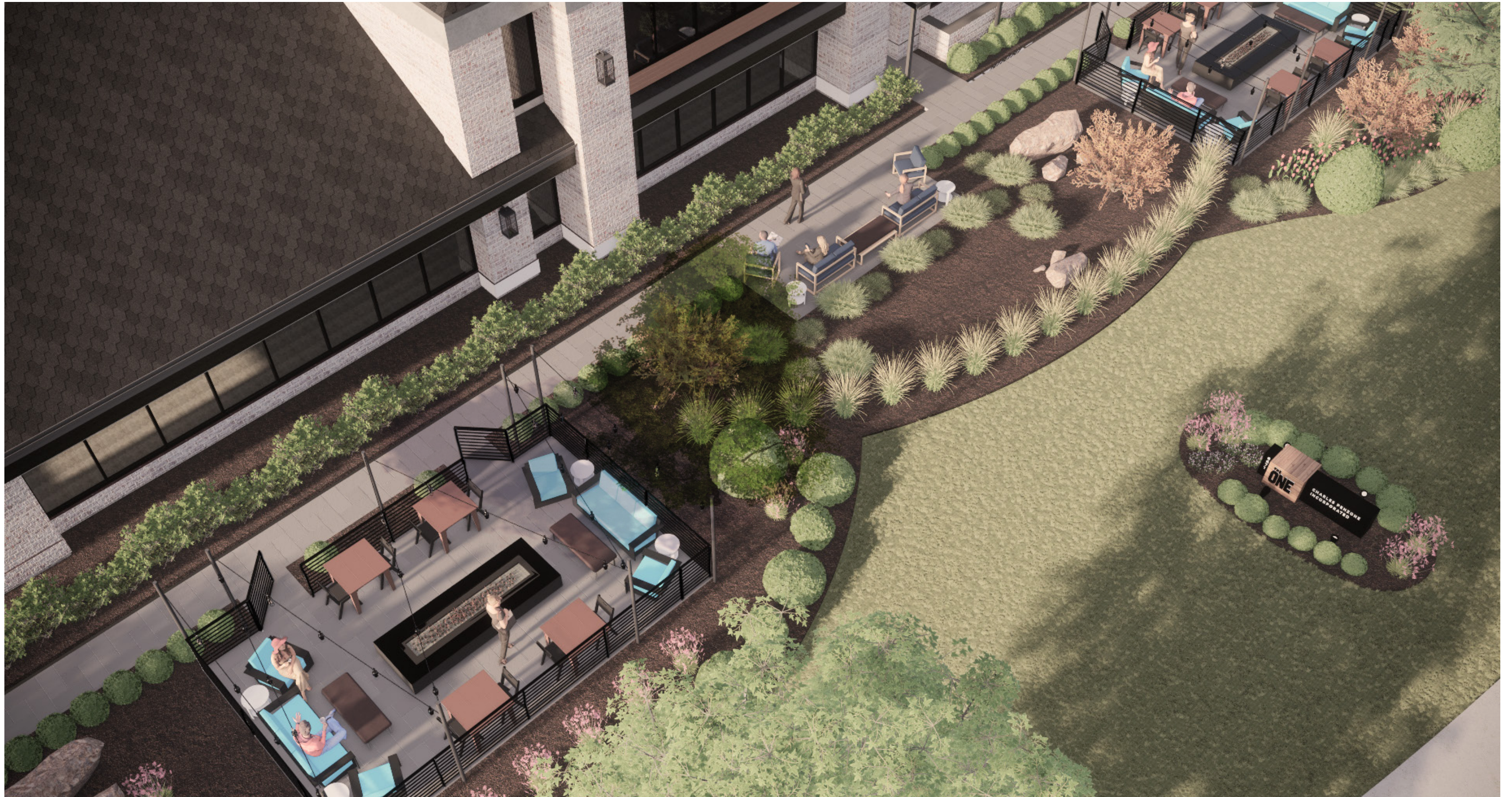
PAINTED STUCCO
SW 7648 (BIG CHILL)

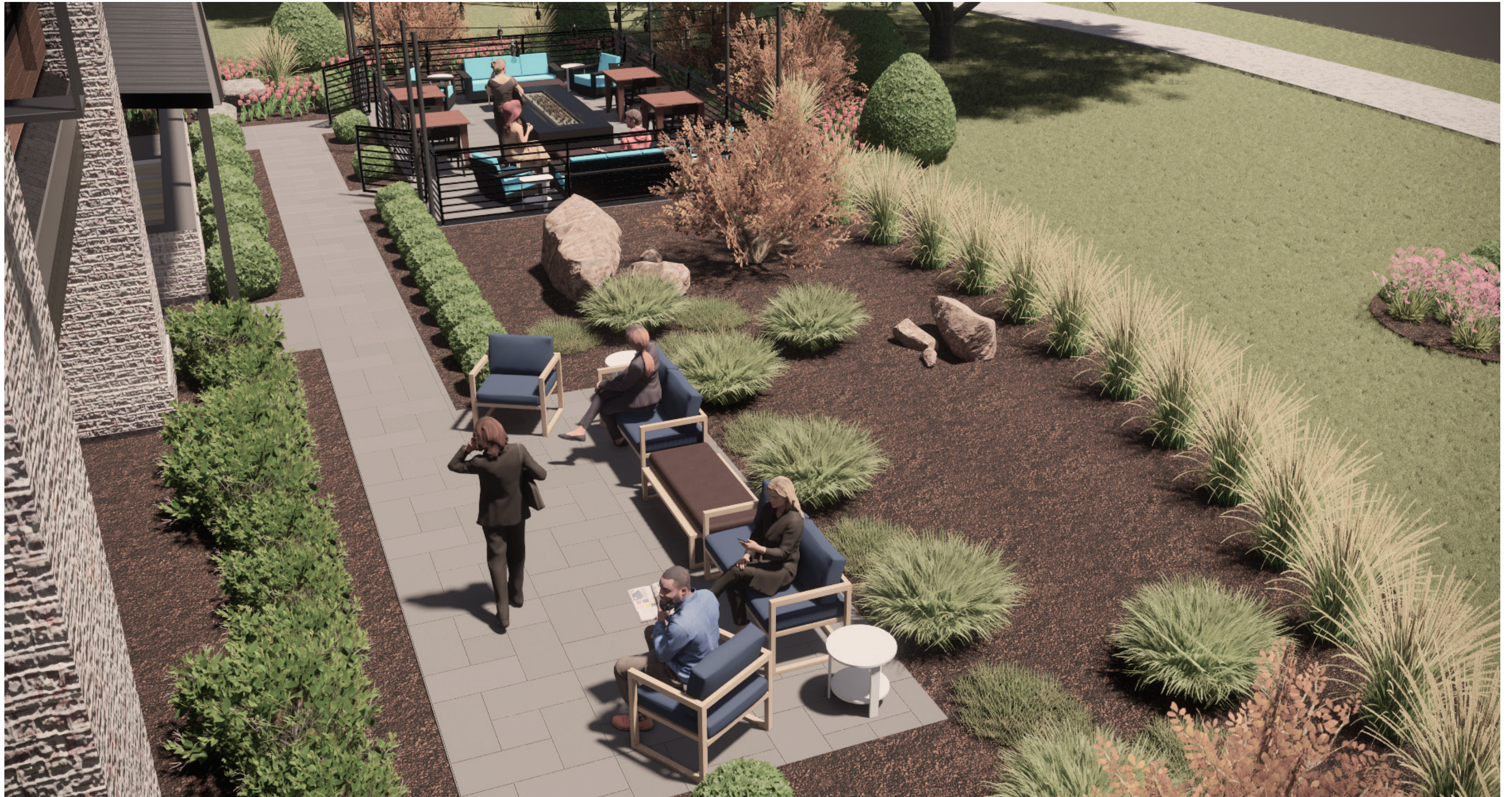
STAINED BRICK

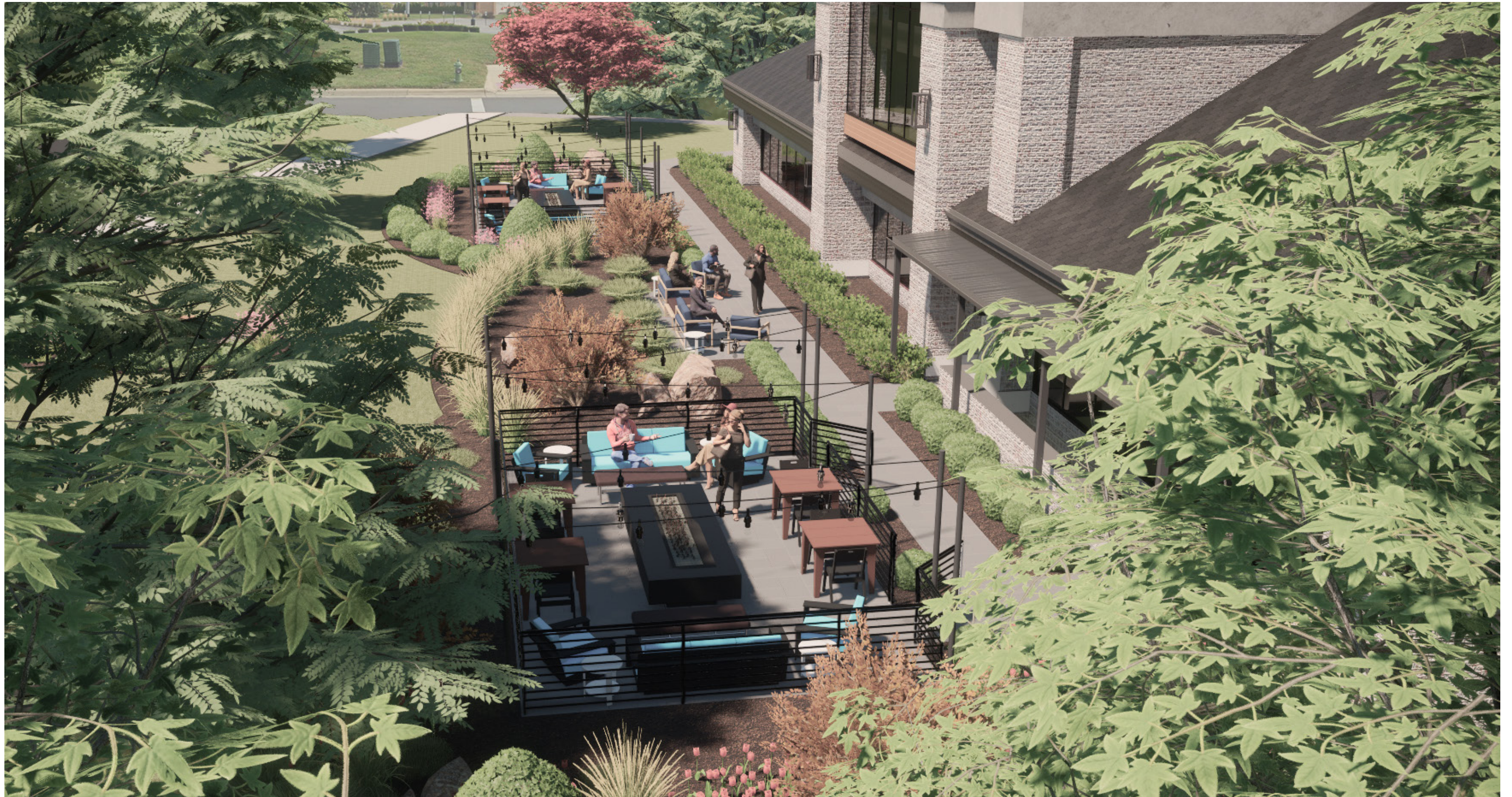
PAINTED STUCCO
SW 7069 (IRON ORE)

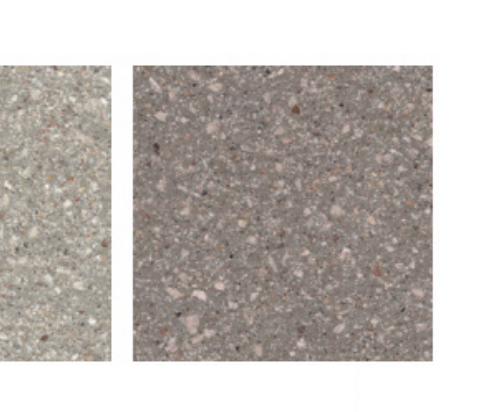
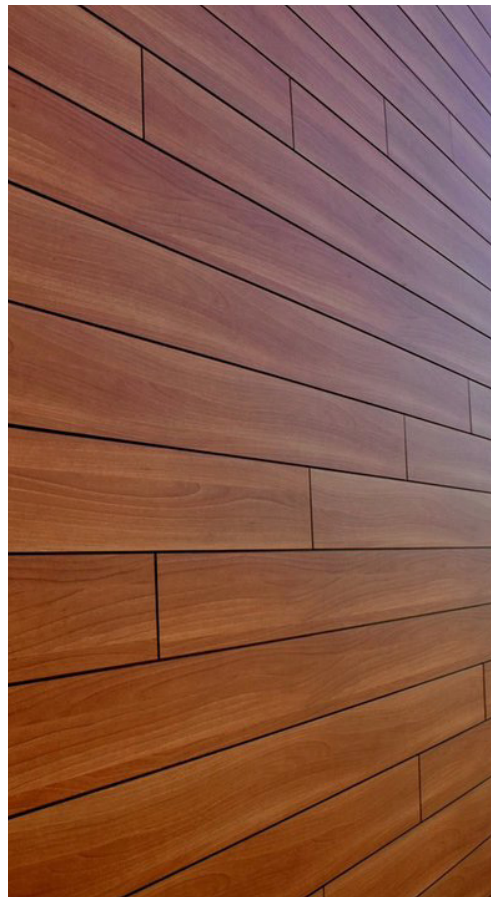
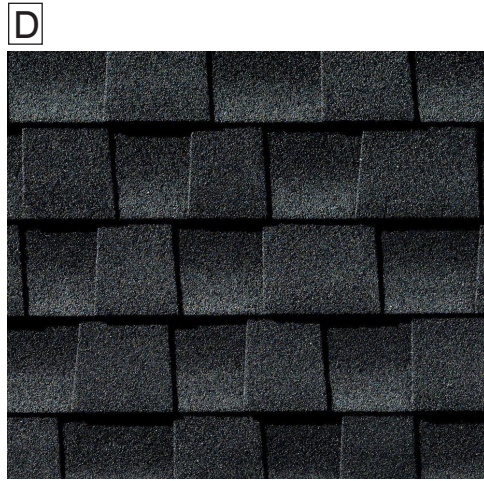
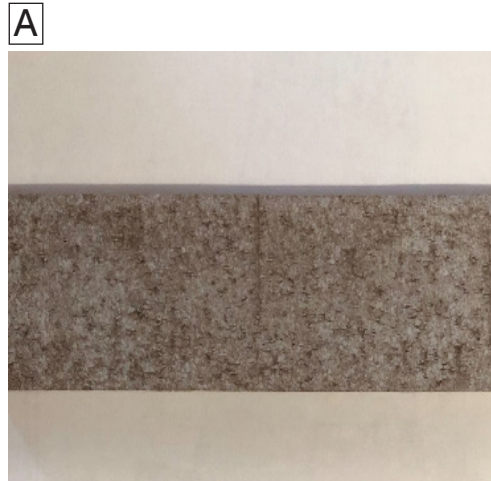
SITE IMPROVEMENTS











MATERIAL LEGEND
 A: BRICK STAIN. COLOR: WHITE
 MANUFACTURER INFO: BRICKIMAGING, Inc.

B: SIMULATED WOOD CLADDING
 MANUFACTURER INFO: TRESPA METEON

C: STANDING SEAM METAL ROOF. COLOR: BLACK.
 MANUFACTURER INFO: MBCI ROOFING

D: ASPHALT SHINGLES. COLOR: ONYX BLACK
 MANUFACTURER INFO: GAF

E: ALUMINUM FENCE SYSTEM (42" HIGH).
 COLOR: BLACK. MANUFACTURER INFO: REGIS (MODEL 42309)

F: DASH BENCH. COLOR: GRAY (POWDERCOAT FINISH).
 MANUFACTURER INFO: FORMS+SURFACES

M : ERA MODULAR LEFT ARM CHAIR. COLOR: CANVAS ARUBA.
 MANUFACTURER INFO: TEXACRAFT.

G: OUTDOOR STACKING ARMCHAIR. COLOR: BLACK.
 MANUFACTURER INFO: EMUAMERICAS

H: TERRAMARE SIDE TABLE. COLOR: WHITE.
 MANUFACTURER INFO: EMUAMERICAS

L: ECOPREMIER H-SERIES PAVERS. SIZES:12" X 36",
 6" X 36" COLORS: HEP-10, HEP-20
 MANUFACTURER INFO: WAUSA TILE

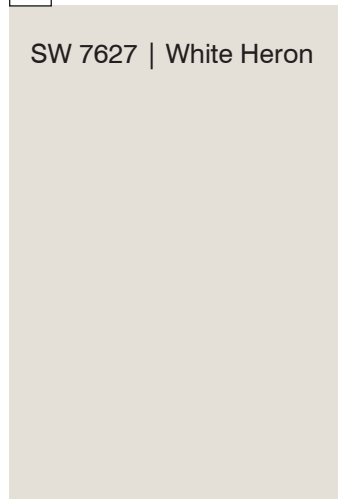
I: FIREGEAR GAS FIRE TABLE SANCTUARY1 (56x38"). COLOR: RAVEN
 MANUFACTURER INFO: FIREGEAR

J: WILSHIRE PLANTER (MODEL#: WR-481836). COLOR: IRON.
 MANUFACTURER INFO: TOURNESOL SITEWORKS

K: CAPTURE LAR GE SCONCE. COLOR: BLACK.
 MANUFACTURER INFO: NORWELL LIGHTING

N

SW 7627 | White Heron



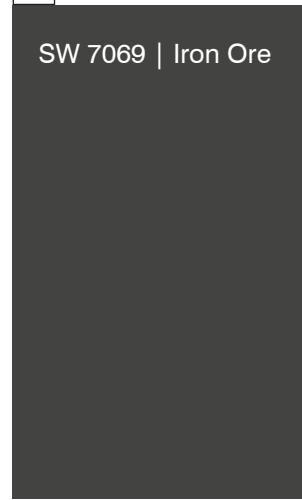
V

SW 7648 | Big Chill



W

SW 7069 | Iron Ore



P



O



Q



S



R



T



U

MATERIAL LEGEND

N : SW 7627. COLOR: WHITE HERON
MANUFACTURER INFO: SHERWIN-WILLIAMS

O: ERA MODULAR ARMLESS STRAIGHT CHAIR. COLOR: CANVAS ARUBA.
MANUFACTURER INFO: TEXACRAFT.

P: ERA MODULAR RIGHT ARM CHAIR. COLOR: CANVAS ARUBA.
MANUFACTURER INFO: TEXACRAFT.

Q: ERA MODULAR LEFT ARM CHAIR. COLOR: CANVAS ARUBA.
MANUFACTURER INFO: TEXACRAFT.

R : STRUCTURE LOUNGE CHAIR. COLOR: ROYAL BLUE (FABRIC) LATTE (FRAME).
MANUFACTURER INFO: TEXACRAFT.

S: STRUCTURE STATIONARY 2-SEAT LOVESEAT.
COLOR: ROYAL BLUE (FABRIC) LATTE (FRAME). MANUFACTURER INFO: TEXACRAFT.

W: SW 7069. COLOR: IRON ORE
MANUFACTURER INFO: SHERWIN-WILLIAMS

T: 36in TUSCANY TABLE. COLOR: CEDAR
MANUFACTURER INFO: ANOVA.

U: ERA MODULAR LOUNGE CHAIR. COLOR: CANVAS ARUBA.
MANUFACTURER INFO: TEXACRAFT.

V: SW 7648. COLOR: BIG CHILL
MANUFACTURER INFO: SHERWIN-WILLIAMS

GENERAL NOTES

- CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF COLUMBUS ITEM NUMBERS UNLESS OTHERWISE NOTED.
- THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
- THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO OHIO EPA PERMITS TO INSTALL (PTI) AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF DUBLIN DIVISION OF ENGINEERING IN WRITING AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
- FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE DIVISION OF ENGINEERING THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
- THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS, RESETTLE OF MARKERS SHALL BE PERFORMED BY AN OHIO PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
- NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
- TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED ACCORDING TO SECTION 97.38 OF THE DUBLIN CODE OF ORDINANCES. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) IS NOT PERMITTED.
- ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF COLUMBUS. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
- BACKFILL WITHIN A 1:1 INFLUENCE LINE OF EXISTING STRUCTURES (HOUSES, GARAGES, ETC.) OR PUBLIC INFRASTRUCTURE (PAVEMENT, CURBS, SIDEWALKS, BIKE PATHS, ETC.) SHALL BE COMPACTED GRANULAR BACKFILL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR FLOWABLE CDF, TYPE II ACCORDING TO ITEM 613. ITEM 911 OF THE STANDARD SPECIFICATIONS SHALL BE USED ELSEWHERE.
- THE CONTRACTOR SHALL SUBMIT A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND A LIST OF PROPOSED PRECAST CONCRETE PRODUCT MANUFACTURERS TO THE CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION BEFORE COMMENCING CONSTRUCTION.

SEND THE INFORMATION TO THE FOLLOWING ADDRESS:
CONSTRUCTION INSPECTION DIVISION
CITY OF COLUMBUS
1800 EAST 17TH AVENUE
COLUMBUS, OHIO 43219

SEND A COPY OF THE TRANSMITTAL LETTER TO THE FOLLOWING ADDRESS:
DIVISION OF ENGINEERING
CITY OF DUBLIN
6555 SHIER RINGS ROAD
DUBLIN, OHIO 43016
- ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED AND SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.
- ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER GREATEST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.
- CONDUIT MUST BE DIRECTIONALLY BORED ACROSS STREETS INSTEAD OF OPEN CUT, UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER. USE OF PNEUMATIC AIR RAM DEVICES IS NOT PERMITTED. PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF DUBLIN DIVISION OF

- ENGINEERING BEFORE COMMENCING CONSTRUCTION. SHOULD OPEN CUTTING OF EXISTING PAVEMENT BE PERMITTED, CONTROLLED DENSITY BACKFILL (TYPE II) SHALL BE USED IN PLACE OF COMPACTED GRANULAR BACKFILL, ACCORDING TO ITEM 613 OF THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
- PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER. PAVEMENT REPLACEMENT SHALL BE CONDUCTED ACCORDING TO CITY OF COLUMBUS STANDARD DRAWING 1441 DR. A AND APPLICABLE CITY OF DUBLIN STANDARD DRAWINGS. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND CITY OF DUBLIN STANDARD CONSTRUCTION DRAWINGS.
- TREE TRIMMING WITHIN THE CONSTRUCTION ZONE IS TO BE COMPLETED BY A CERTIFIED ARBORIST. AT THE COMPLETION OF THE PROJECT, THE ARBORIST IS TO RETURN AND TRIM ANY BROKEN BRANCHES AS NEEDED.
- ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER, CITY OF DUBLIN.
- ALL INLETS SHALL BE CHANNELIZED.
- PARK AREAS SHALL BE FINE-GRADED AND SEEDED WITH THE FOLLOWING MIXTURE:
IMPROVED KENTUCKY BLUEGRASS: 40% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)
IMPROVED PERENNIAL RYE: 60% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)
GERMINATION RATE: 85%
APPLICATION RATE: 7 LBS PER 1000 SQ FT OR AS DIRECTED BY THE DIVISION OF PARKS AND RECREATION, CITY OF DUBLIN, OHIO.
- TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL BE TYPE S WITH A SQUARE POST ANCHOR BASE INSTALLATION AND MEET ALL REQUIREMENTS OF ODOT TC-41.20 AND APPLICABLE CITY OF DUBLIN SPECIFICATIONS.
- STREET SIGNS SHALL MEET ALL CITY OF DUBLIN SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BROWN BACKGROUND. SIGN TUBING SHALL BE BROWN IN COLOR AND CONFORM WITH THE TYPE S, SQUARE POST ANCHOR BASE INSTALLATION REQUIREMENTS OF ODOT TC-41.20.

UTILITIES

- THE FOLLOWING UTILITIES ARE KNOWN TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT:

GAS
COLUMBIA GAS OF OHIO, INC.
1600 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 481-1000

ELECTRIC
AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OHIO 43230
(614) 883-6817

COMMUNICATION
TIME WARNER CABLE
1266 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 481-5000

FRONTIER COMMUNICATIONS
(800) 982-8772

AT&T
111 N. 4TH STREET
COLUMBUS, OHIO 43215
(614) 223-5780

DUBLINK
CITY OF DUBLIN
6555 SHIER-RINGS ROAD
DUBLIN, OHIO 43016
(614) 410-4750

SANITARY STORM WATER
CITY OF DUBLIN
6555 SHIER-RINGS ROAD
DUBLIN, OHIO 43016
(614) 410-4750

CITY OF COLUMBUS
DIVISION OF POWER AND WATER
3368 INDIANOLA AVENUE
COLUMBUS, OHIO 43214
(614) 645-7360

CITY OF COLUMBUS
DIVISION OF SEWERS AND DRAINS
1250 FAIRWOOD AVENUE
COLUMBUS, OHIO 43206
(614) 645-7102

- THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO OHIO UTILITIES PROTECTION SERVICE (TELEPHONE NUMBER 800_362_2764), PRODUCER'S UNDERGROUND PROTECTION SERVICE (TELEPHONE NUMBER 614_587_0486), AND TO OWNERS OF UNDERGROUND UTILITIES THAT ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE. NOTICE SHALL BE GIVEN AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
- THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF DUBLIN AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
- LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.
- PUBLIC STREET LIGHTING MAY BE IN THE VICINITY OF THIS PROJECT. CONTACT THE CITY OF DUBLIN, DIVISION OF ENGINEERING AT 410-4637, TWO DAYS PRIOR TO BEGINNING WORK.

TRAFFIC CONTROL

- TRAFFIC CONTROL SHALL BE FURNISHED, ERRECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD), CURRENT EDITION.
- ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE LANE TWO-WAY TRAFFIC UNIFORMED, OFF-DUTY POLICE OFFICERS SHALL REPLACE FLAGMEN DESIGNATED BY THE OMUTCD, AND SHALL BE PRESENT WHENEVER ONE-LANE, TWO-WAY TRAFFIC CONTROL IS IN EFFECT. POLICE CRUISERS MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.

- IF THE CITY ENGINEER DETERMINES THAT THE CONTRACTOR IS NOT PROVIDING PROPER PROVISIONS FOR TRAFFIC CONTROL, THE CITY ENGINEER SHALL ASSIGN UNIFORMED, OFF-DUTY POLICE OFFICERS TO THE PROJECT AT NO COST TO THE CITY.
- STEADY-BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
- ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

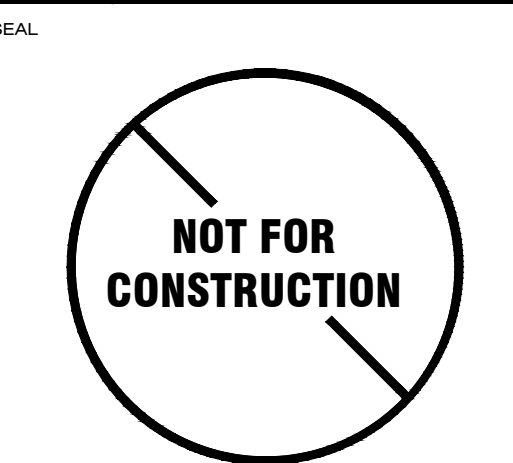
EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE OHIO EPA. THE NOI MUST BE SUBMITTED TO OEPA 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE OHIO EPA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS, THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE DESIGN OF EROSION CONTROL SYSTEMS SHALL FOLLOW THE REQUIREMENTS OF OHIO EPA, ITEM 207 OF OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND THE CITY ENGINEER. AN INDIVIDUAL NPDES STORMWATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE PROJECT, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
- ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
- DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

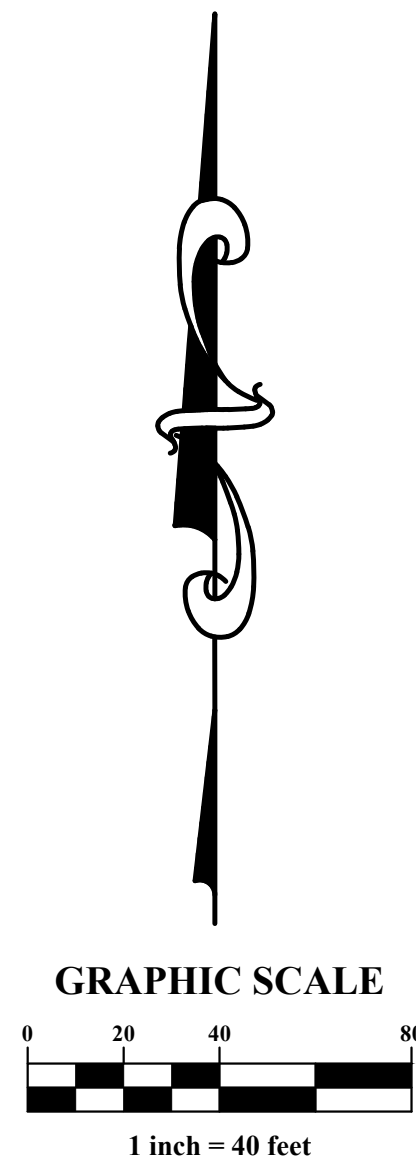
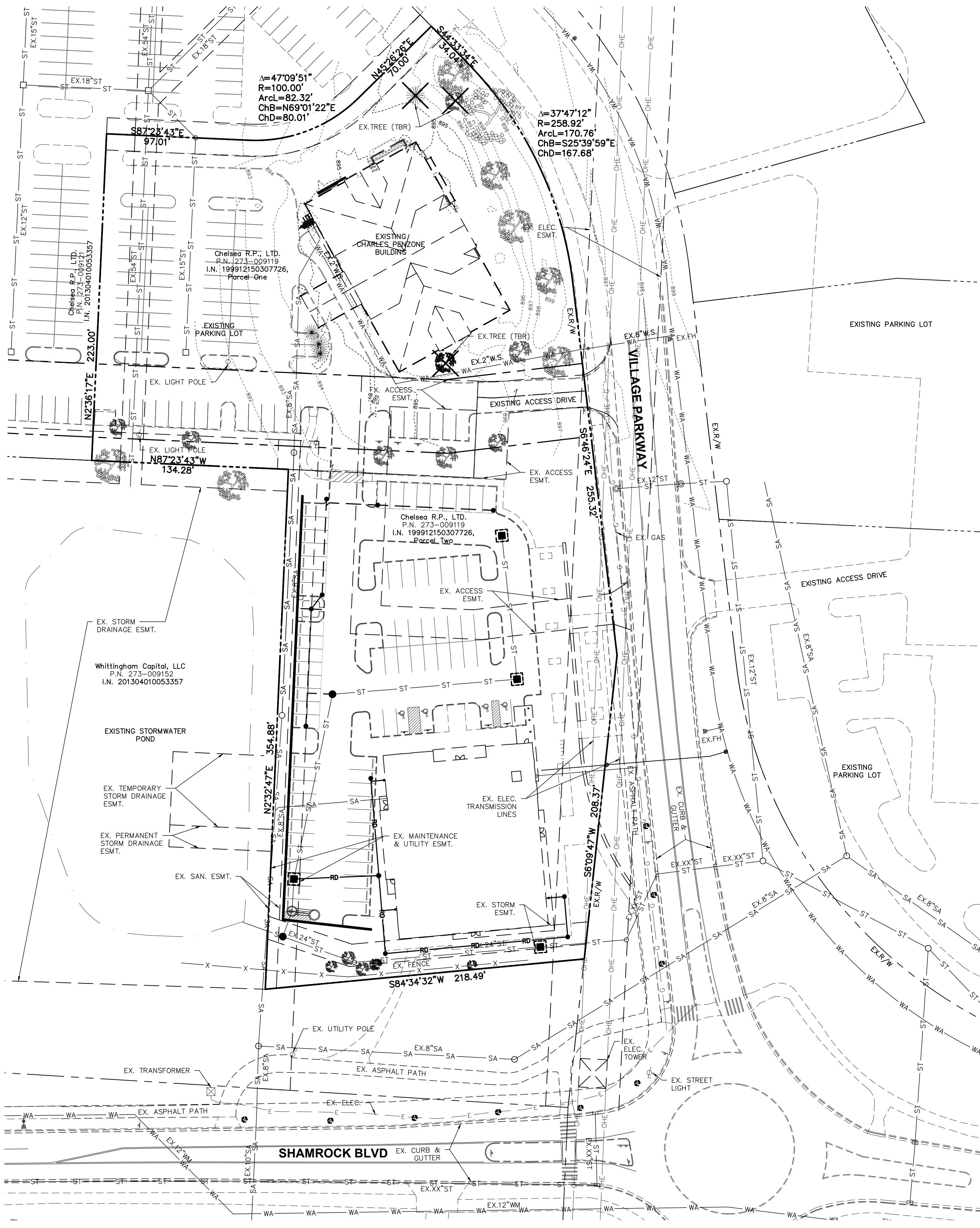
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GENERAL NOTES Base One Exterior 6671 Village Parkway, Dublin, Ohio 43017



Z:\22-0046-76\DWG\production drawings\FINAL DEVELOPMENT PLAN\Ex Cond.dwg EXISTING CONDITIONS Feb 07, 2023 - 8:43:22am chuber



LEGEND		
SA SA SA	MANHOLE	SANITARY SEWER
ST ST ST	MANHOLE	STORM SEWER
WA WA WA	HYDRANT VALVE	WATER
T		UNDERGROUND TELEPHONE
G G G G		GAS MAIN
E E E E		UNDERGROUND ELECTRIC
UE UE UE		STREET LIGHT CONDUIT
OHE OHE		OVERHEAD ELECTRIC
⊗		STREET LIGHT / LIGHT POLE
⊠		TRANSFORMER
⊕		UTILITY POLE
⊙		TREES
⊙		SIGN POST
X X X X		FENCE

TREES REMOVED			
SIZE (INCHES)	SPECIES	CONDITION	COMMENT
13	AUSTRIAN PINE	POOR	
13	AUSTRIAN PINE	POOR	
15	BLUE SPRUCE	FAIR-POOR	

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DESCRIPTION	DATE
XXXXXXXX	XX/XX/XX

SHEET TITLE
EXISTING CONDITIONS

PROJECT TITLE
Base One Exterior

6671 Village Parkway, Dublin, Ohio 43017

