

PENZONE

SALON + SPA

PENZONE BASE ONE

DUBLIN AMENDED FINAL DEVELOPMENT
DECEMBER 5TH, 2022



DESIGN CONCEPT



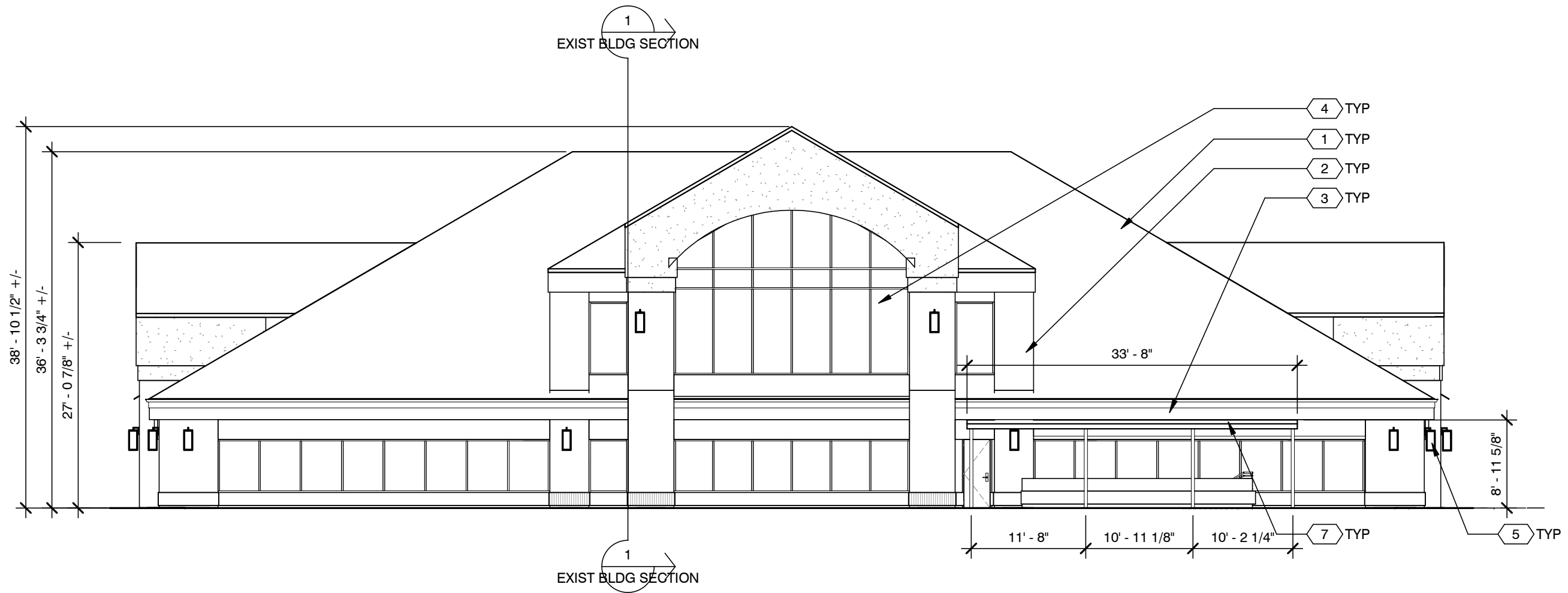
Southwest (Entry) Corner View



Studio Corner Perspective



South Elevation Perspective



Northeast Elevation

XX CODED NOTES

- 1 EXISTING SHINGLE ROOF - REPLACE w/ NEW. COLOR ONYX BLACK
- 2 EXISTING BRICK - STAIN WHITE
- 3 EXISTING STUCCO - REPAINT. COLOR TBD
- 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

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



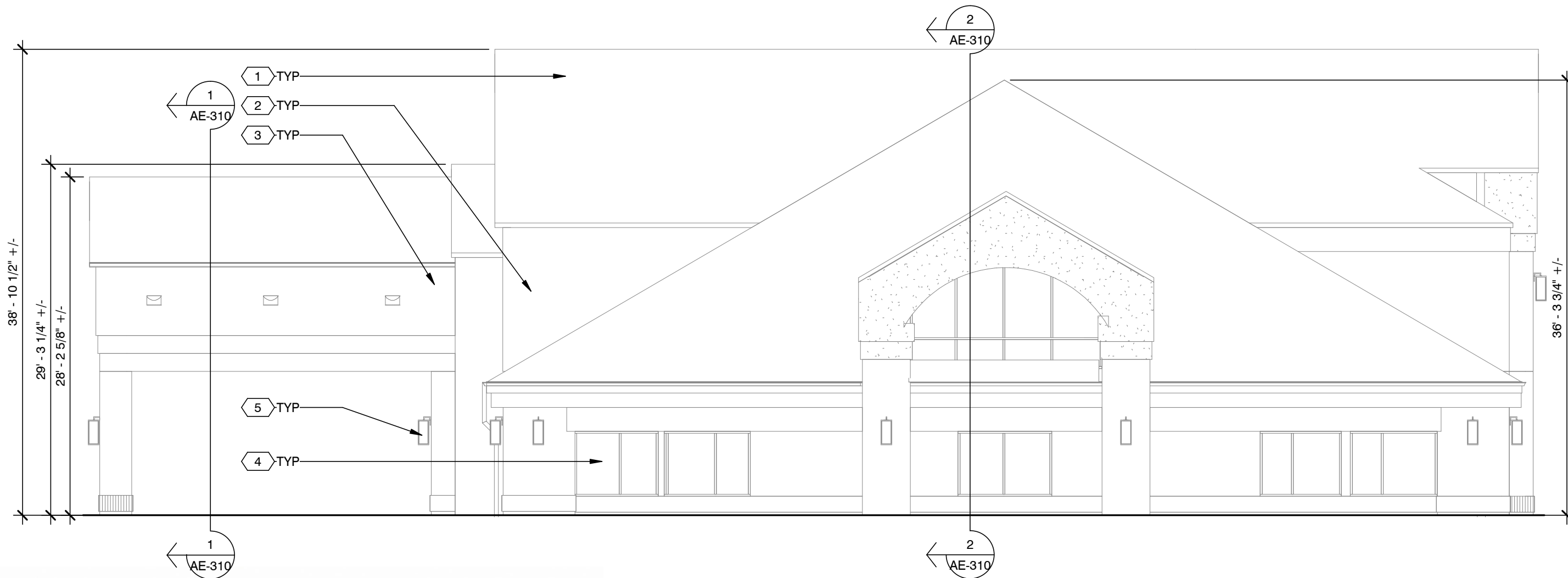
Southwest Elevation

XX CODED NOTES

- 1 EXISTING SHINGLE ROOF - REPLACE w/ NEW. COLOR ONYX BLACK
- 2 EXISTING BRICK - STAIN WHITE
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- 7 NEW EXTERIOR METAL CANOPY OVER STAIR TO LOWER LEVEL

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



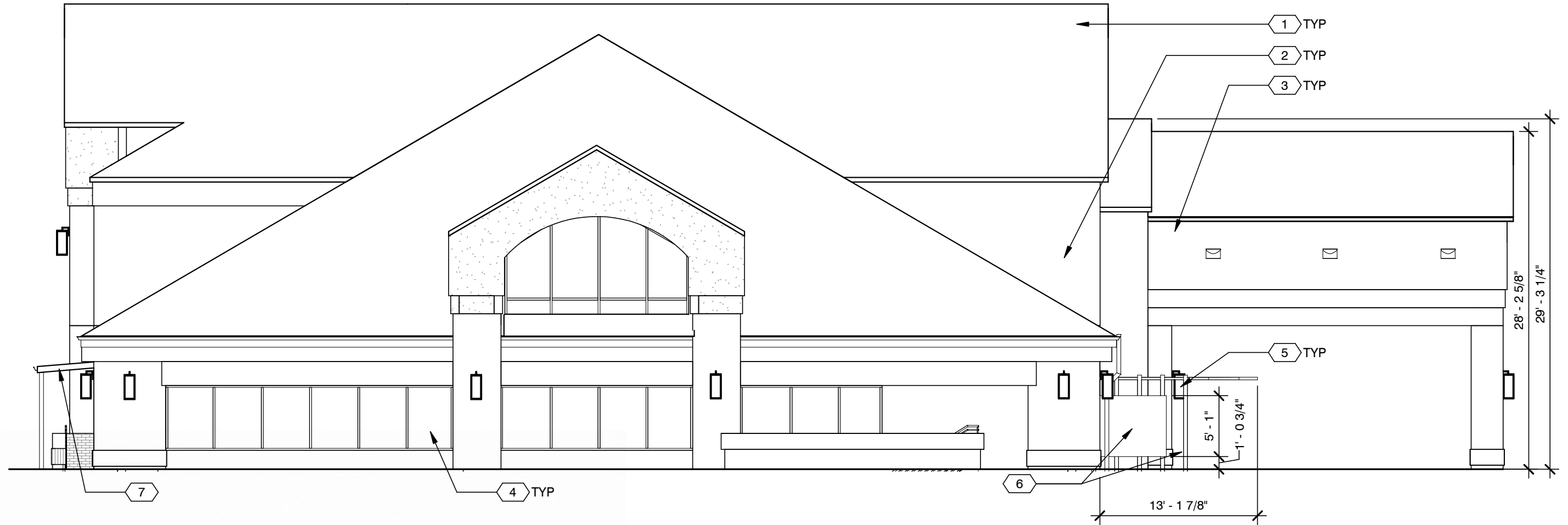
Southeast Elevation

XX CODED NOTES

- 1 EXISTING SHINGLE ROOF - REPLACE w/ NEW. COLOR ONYX BLACK
- 2 EXISTING BRICK - STAIN WHITE
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- 7 NEW EXTERIOR METAL CANOPY OVER STAIR TO LOWER LEVEL

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



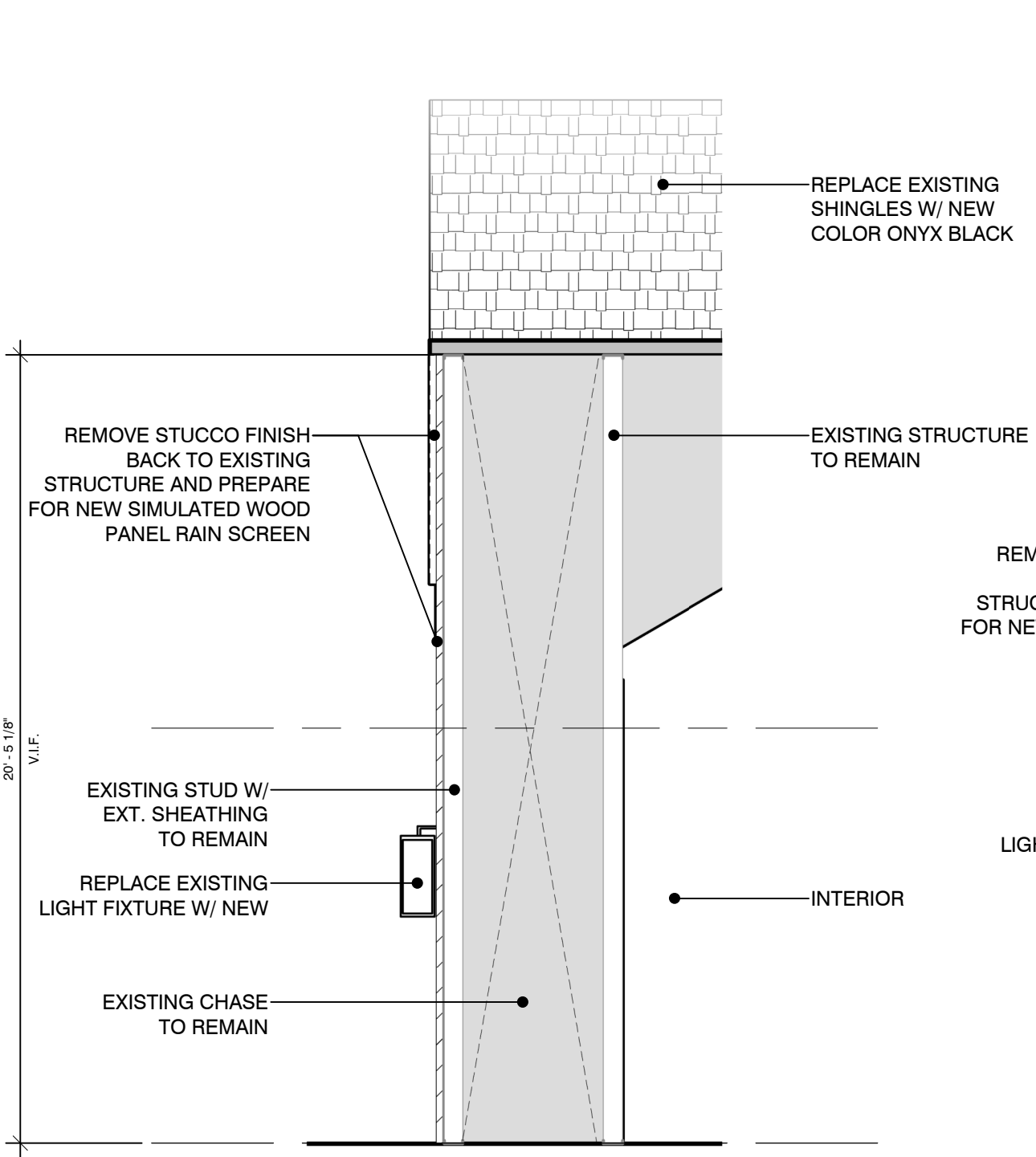
Northwest Elevation

XX CODED NOTES

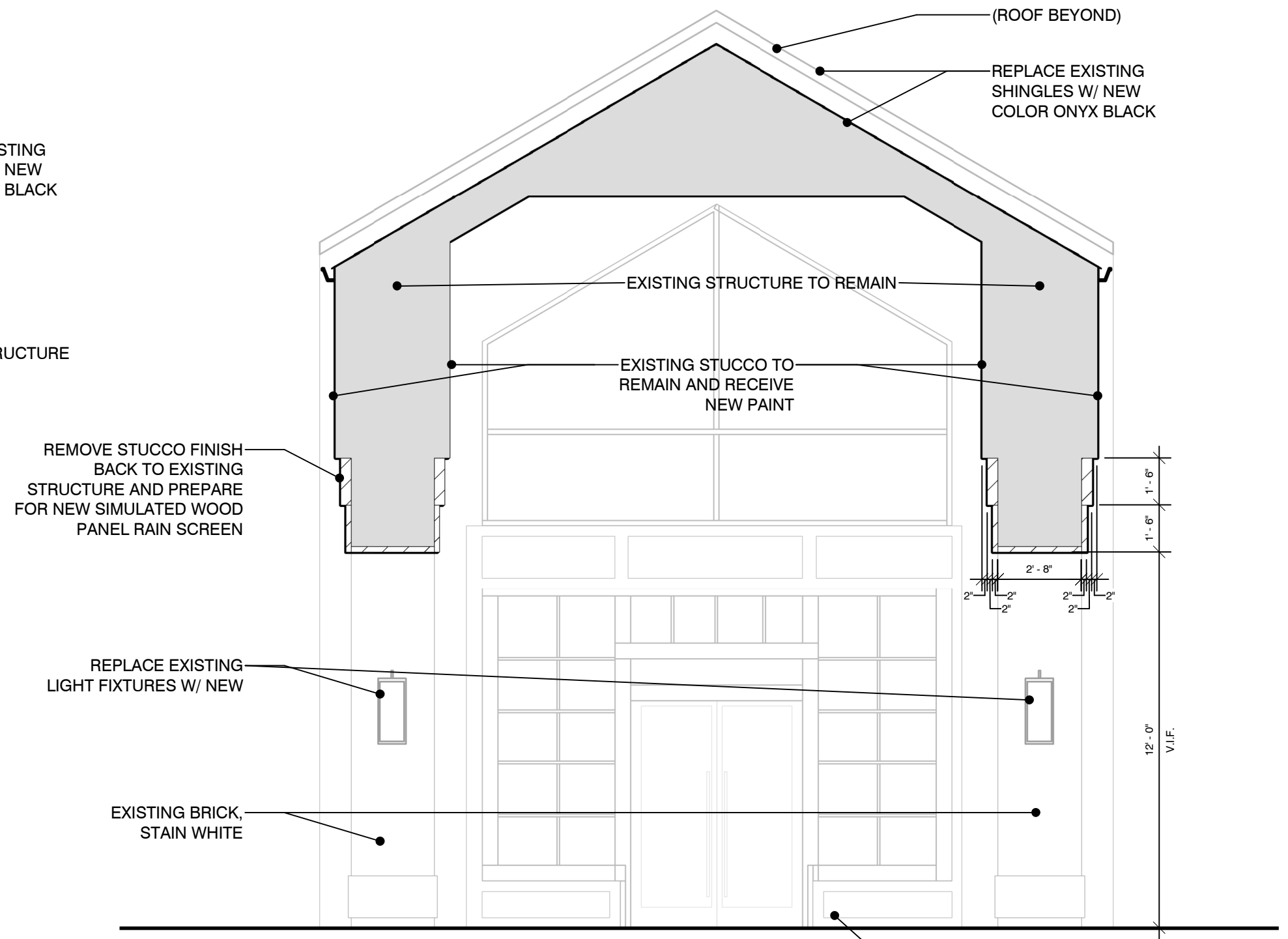
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- 3 EXISTING STUCCO - REPAINT. COLOR TBD
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EXISTING MATERIAL CALCUCATIONS

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



SIDE WALL SECTION
scale: 1/4" = 1'-0"



PORTE COCHERE - SECTION
scale: 1/4" = 1'-0"

STUDIO ENTRANCE



Art Studio Entrance

POWDER COATED
STEEL FRAME

SIMULATED WOOD
PANELS



Studio Entrance from Drive

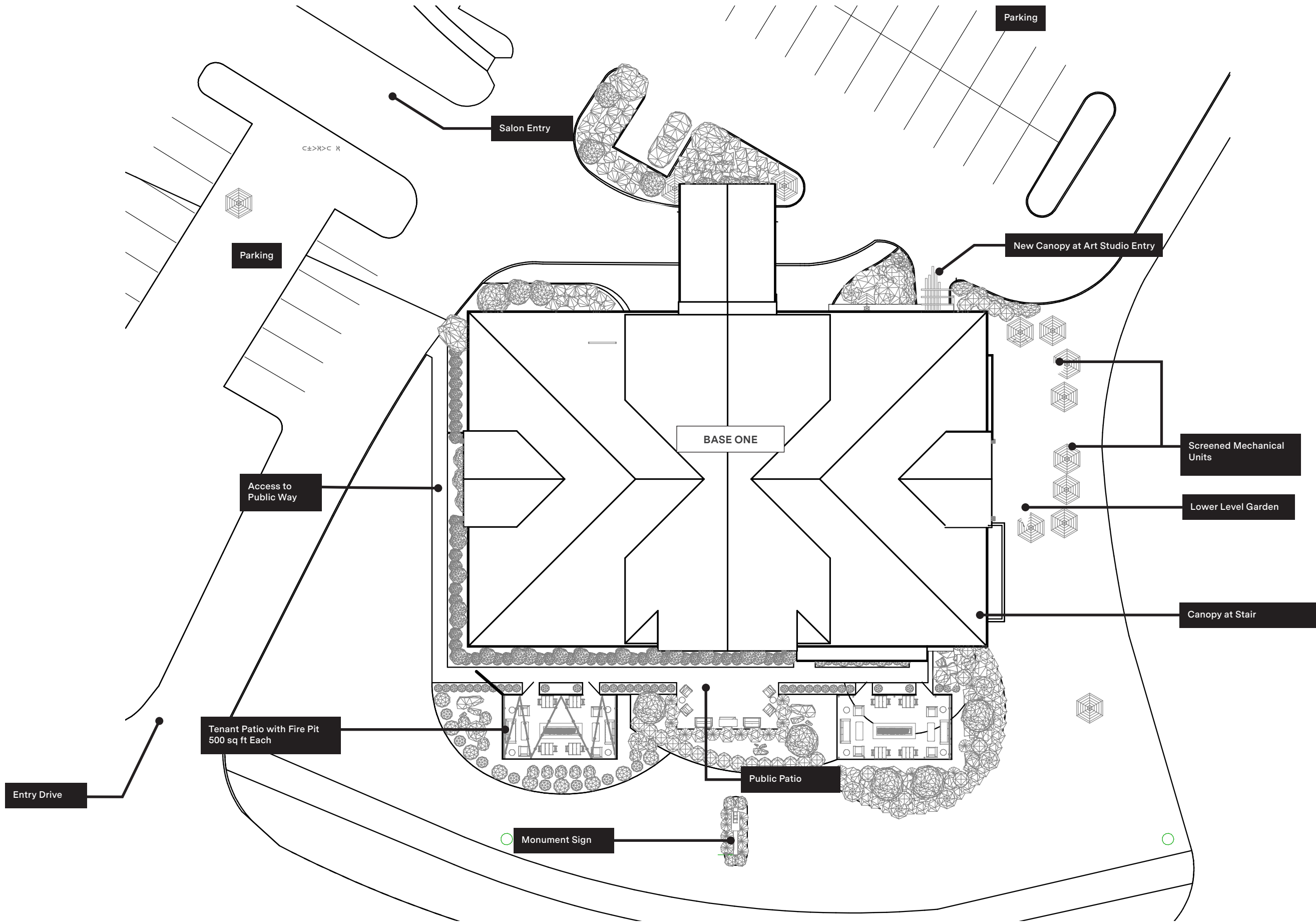
SIMULATED WOOD PANELS

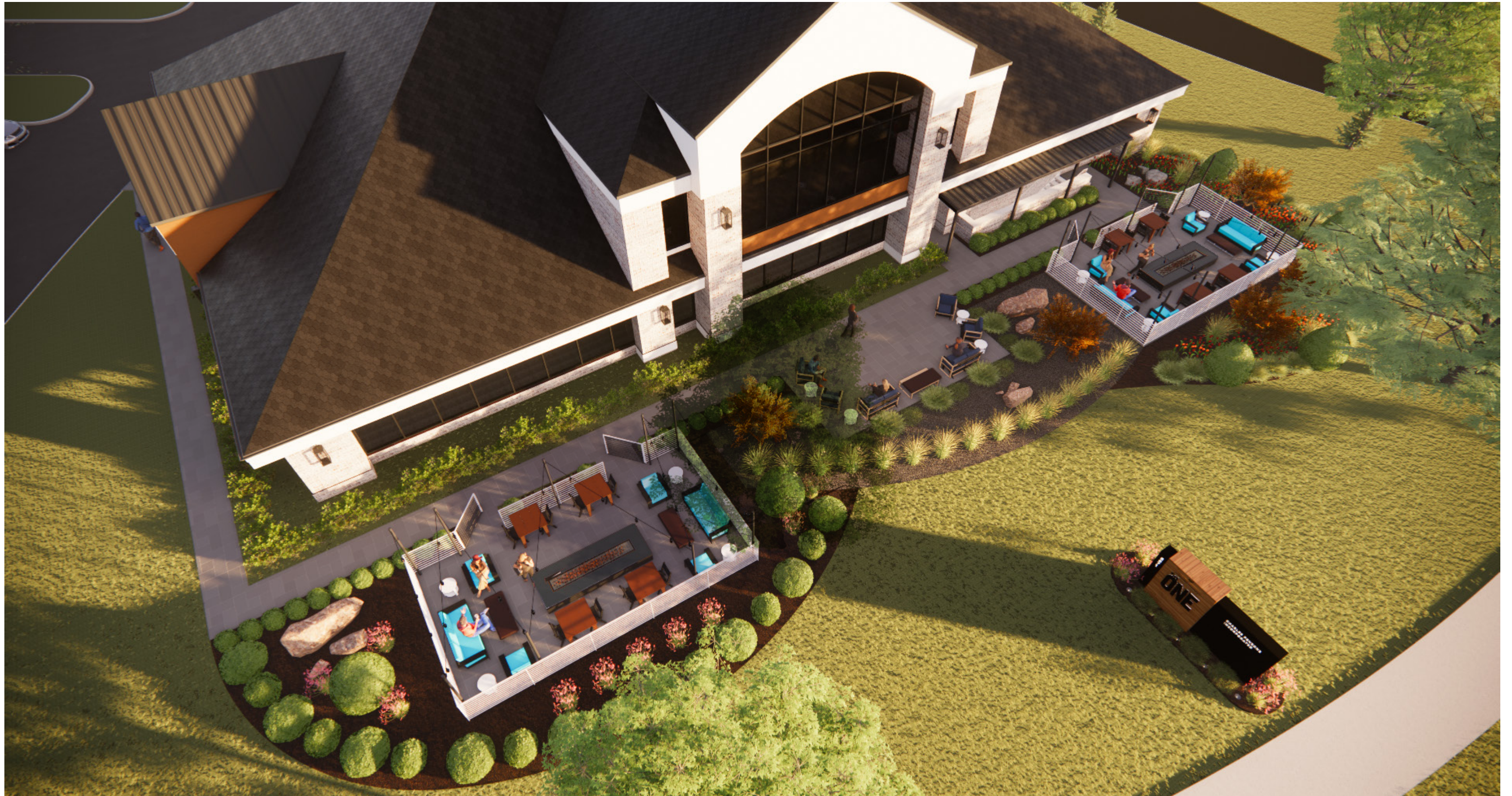
PAINTED ROOF EAVE

PAINTED STUCCO

STAINED BRICK

SITE IMPROVEMENTS

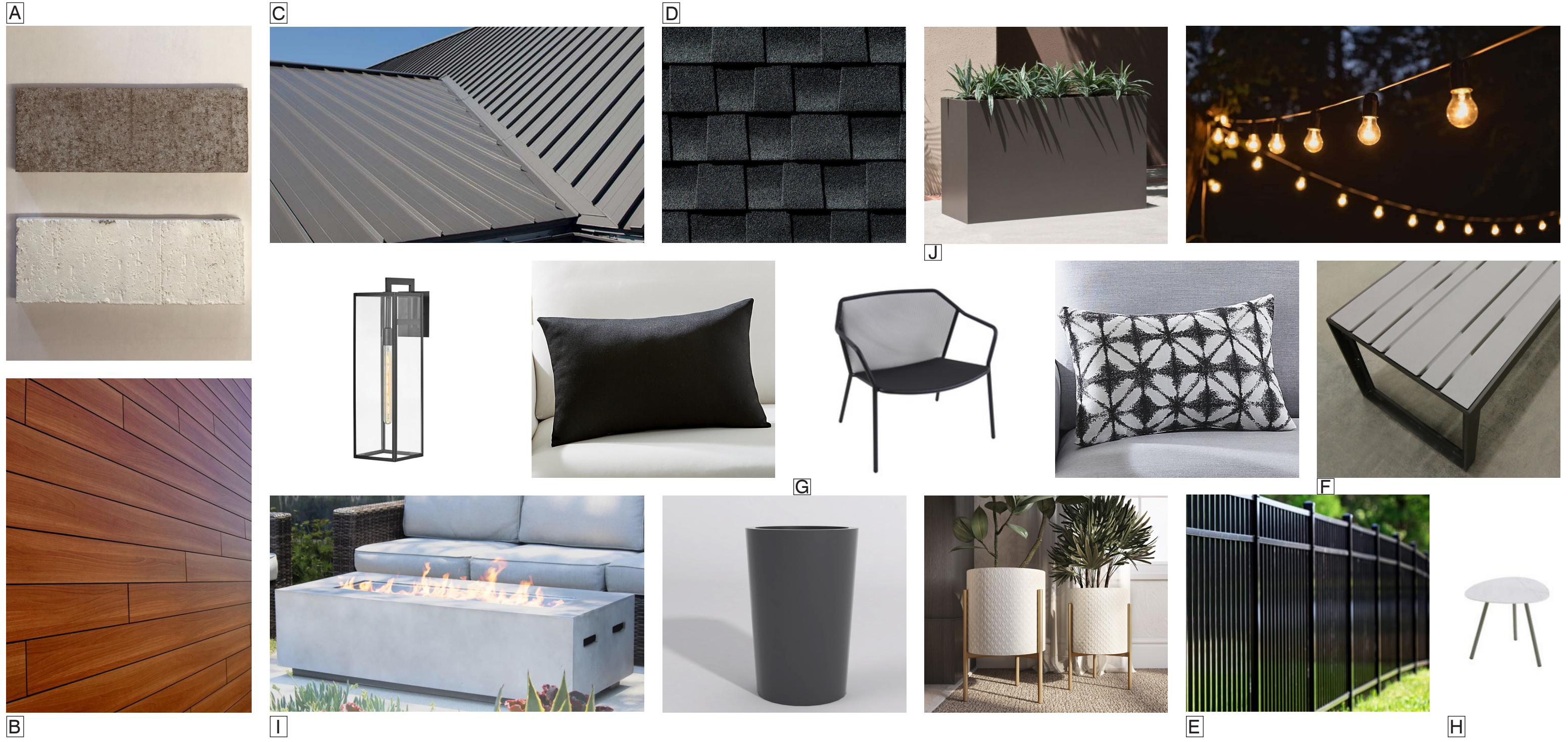












MATERIAL LEGEND

- 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: CHARCOAL
MANUFACTURER INFO: GAF
- E: ALUMINUM FENCE SYSTEM. COLOR: BLACK.
MANUFACTURER INFO:
- F: DASH BENCH. COLOR: GRAY (POWDERCOAT FINISH).
MANUFACTURER INFO: FORMS+SURFACES
- G: OUTDOOR STACKING ARMCHAIR. COLOR: BLACK.
MANUFACTURER INFO: EMUAMERICAS
- H: TERRAMARE SIDE TABLE. COLOR: WHITE.
MANUFACTURER INFO: EMUAMERICAS
- I: FIREGEAR GAS FIRE TABLE SANCTUARY1 (56x38"). COLOR: ARCTIC.
MANUFACTURER INFO: FIREGEAR
- J: WILSHIRE PLANTER (MODEL#: WR-481836). COLOR: IRON.
MANUFACTURER INFO: TOURNESOL SITEWORKS

TREE SURVEY

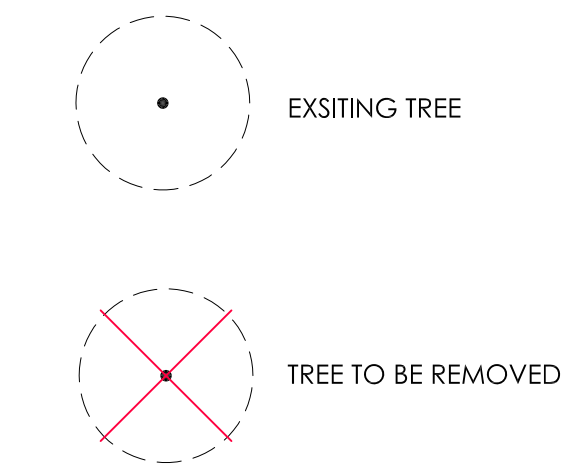
TREE ID	COMMON NAME	SCIENTIFIC NAME	DBH (in)	TRUNKS	CONDITION
1	LITTLE LEAF LINDEN	Tilia cordata	18	1	GOOD
2	AUSTRIAN PINE	Pinus nigra	13	1	POOR
3	AUSTRIAN PINE	Pinus nigra	13	1	POOR
4	LITTLE LEAF LINDEN	Tilia cordata	24	1	GOOD
5	LITTLE LEAF LINDEN	Tilia cordata	21	1	GOOD
6	LITTLE LEAF LINDEN	Tilia cordata	27	1	GOOD
7	LITTLE LEAF LINDEN	Tilia cordata	17	1	GOOD
8	RED MAPLE	Acer rubrum	21	1	GOOD
9	CRABAPPLE	Malus sp.	16	3	FAIR
10	BLUE SPRUCE	Picea pungens	15	1	FAIR-POOR



GENERAL NOTES:

1. ALL EXISTING TREES TO REMAIN WILL BE PROTECTED IN ACCORDANCE TO SHEET L4.01, DETAIL #5.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
3. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
4. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSEYMEN STANDARDS.

LEGEND



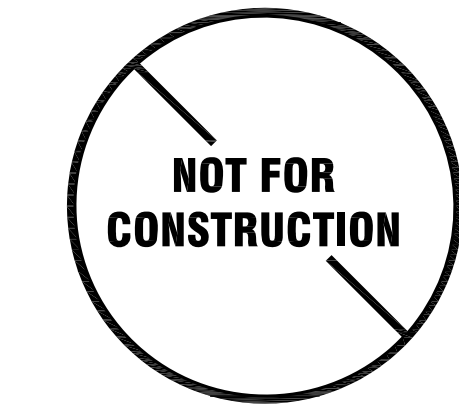
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DESCRIPTION	DATE
XXXXXXXXXX	XXXXXXXXXX

SHEET TITLE
TREE SURVEY

PROJECT TITLE
Base One Exterior

6671 Village Parkway, Dublin, Ohio 43017



MEYERS+ASSOCIATES PROJECT NUMBER:
2021.33.1

SHEET NUMBER
L1.01

BASIS OF DESIGN FURNITURE SCHEDULE

KEY	QTY.	MODEL NO.	DESCRIPTION
A	16	Chair #522	DARWIN #522 CHAIR BY LUCIDI/PEVERE
B	5	SBD5H-72C	DASH BENCH BY FORMS+SURFACES - BACKLESS, TENSIL UHPC
C	10	Side Table #735	TERRAMARE SIDE TABLE #735 BY CHIARAMONTE/MARIN
D	12	T2237T	TUSCANY 36" THERMORY BISTRO TABLE BY ANOVA
E	12	M58004	ERA MODULAR LOUNGE CHAIR BY TEXACRAFT
F	4	M58002	ERA MODULAR ARMLESS STRAIGHT CHAIR BY TEXACRAFT
G	5	M58035L	ERA MODULAR MODULAR LEFT ARM CHAIR BY TEXACRAFT
H	5	M58035R	ERA MODULAR MODULAR RIGHT ARM CHAIR BY TEXACRAFT
I	2	MPL321048	CONNECT 32"H X 10"W X 48"L MODULAR PLANTER SECTION BY ANOVA
J	2	--	FIREPIT BY FIRE GEAR, SANCTUARY 1 FIRE PLACE, COLOR ARCTIC
K	1906 SF	MOD-1	CONCRETE PAVERSASHLAR PATTERN, H-SERIES - 30% HEP-20 & 70% HEP-10 BY WAUSAU TILE
L	82 LF	M4230	DECORATIVE ALUMINUM FENCING BY REGIS
M	192 SF	M4230	PERMEABLE PAVERS 4"X 8", H-SERIES - 30% HEP-20 & 70% HEP-10 BY WAUSAU TILE

OPEN SPACE				
OPEN SPACE	AREA (SF)	TYPE	OWNERSHIP	NOTES
A	312 SF	POCKET PLAZA	PUBLIC	

GENERAL NOTES:

- ALL DIMENSIONS USING CURBS, WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING & PROTECTING ALL EXISTING UTILITIES.
- LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE & HAS NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK & IS RESPONSIBLE FOR DAMAGES OCCASIONED DUE TO NEGLIGENCE IN LOCATING & PRESERVING UNDERGROUND UTILITIES.
- CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN & DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
- ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
- WORK SHOWN IS BASED ON A SURVEY PROVIDED BY / ADVANCED CIVIL DESIGN/ 781 SCIENCE BOULEVARD SUITE 100, GAHANNA OH 614-428-7750.
- EXTERIOR PAVEMENT ELEVATIONS AT BUILDING ENTRANCES ARE TO BE FLUSH WITH THE BUILDING'S INTERIOR FLOOR ELEVATION.

LAYOUT CONSTRUCTION NOTES:

- SIGN BY OTHERS
- PERMEABLE PAVERS
- LAWN
- PROPOSED LANDSCAPE
- EXISTING LANDSCAPE

meyers+ associates
ARCHITECTURE · INTERIOR DESIGN

282 N. THIRD STREET, SUITE 300
COLUMBUS, OH 43215
614.221.9433
MEYERSARCHITECTS.COM

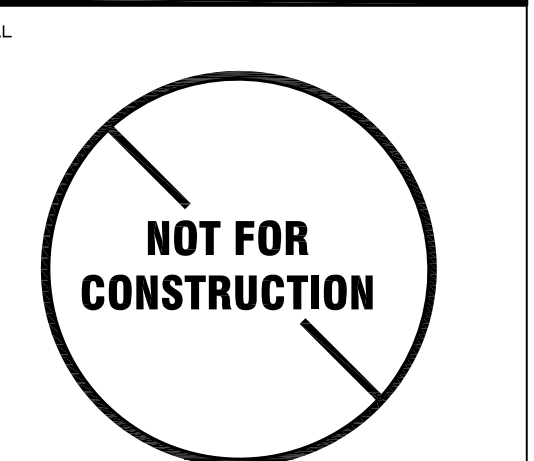
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DESCRIPTION	DATE
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SHEET TITLE
LAYOUT & MATERIALS PLAN

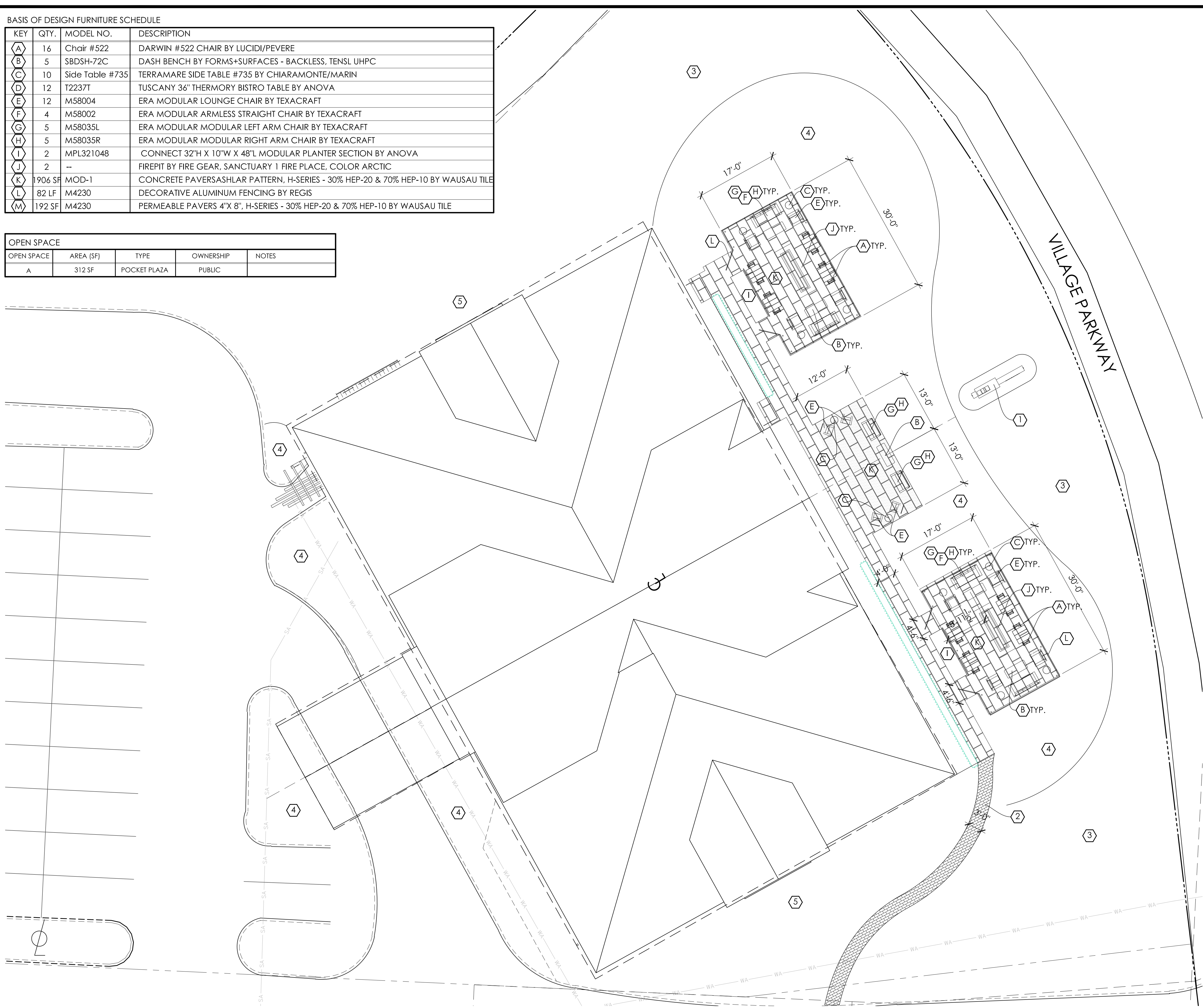
PROJECT TITLE
Base One Exterior

6671 Village Parkway, Dublin, Ohio 43017

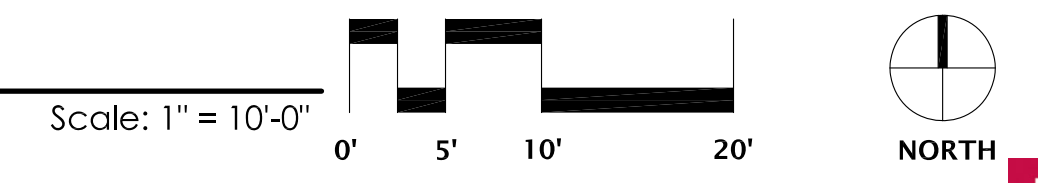


MEYERS+ASSOCIATES PROJECT NUMBER:
2021.33.1

SHEET NUMBER
L2.01



1 LAYOUT & MATERIALS PLAN



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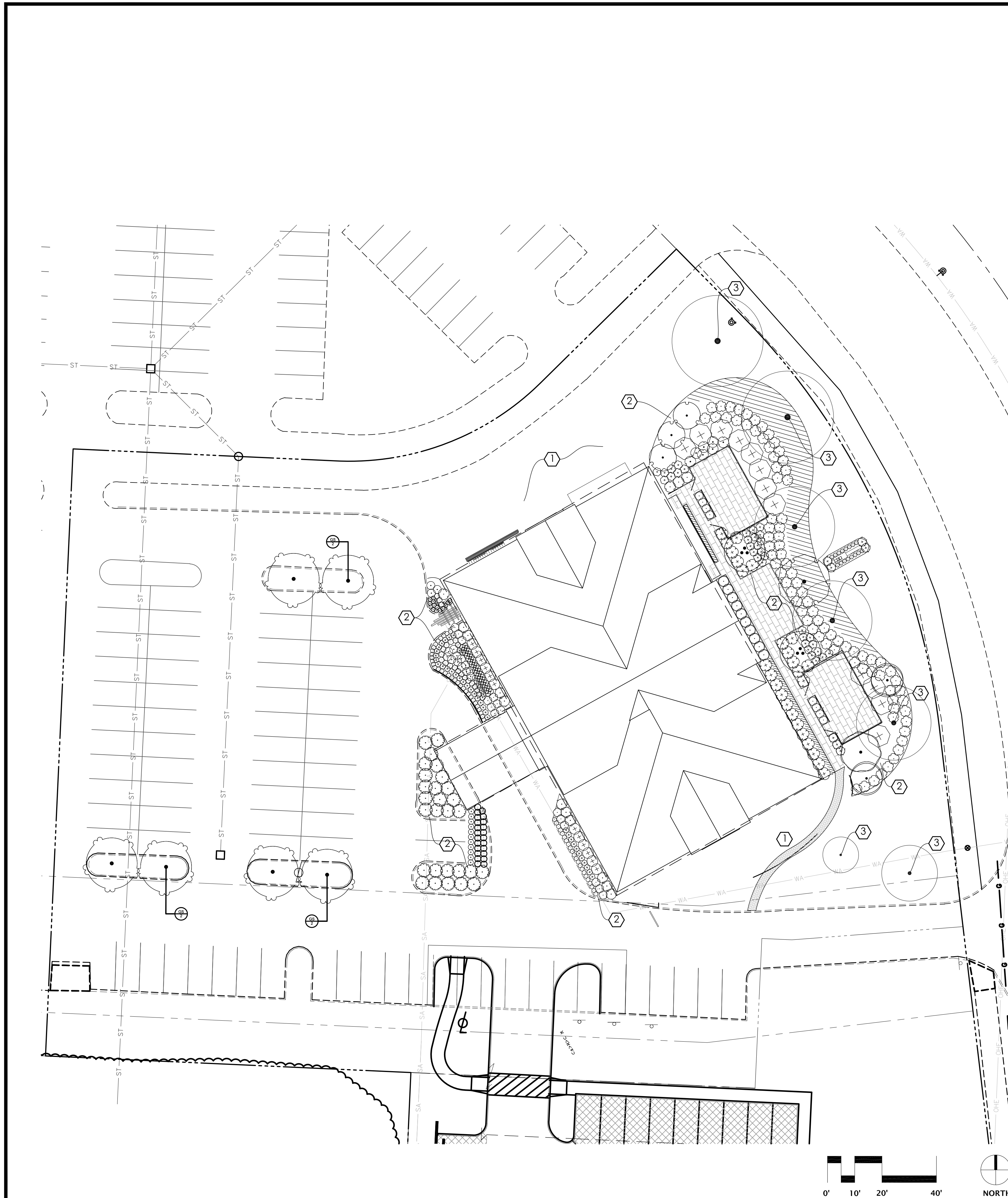
DESCRIPTION	DATE
XXXXXXXX	XX.XX.XX

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

PLANTING CONSTRUCTION NOTES:

- ① REPAIR LAWN AREA. FILL VOIDS WITH TOPSOIL AS REQUIRED AND MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE MINIMUM DEPTH OF 18" SOIL MIX FOR SHRUBS AND PERENNIALS AND 24" DEPTH SOIL MIX WHEN TREES ARE PLANTED IN BED. SEE SPECIFICATIONS FOR SOIL MIX. HOLD TOP OF SOIL DOWN 3" FROM TOP OF CURB AND/OR ADJACENT PAVEMENT TO ALLOW FOR INSTALLATION OF MULCH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ EXISTING TREE TO REMAIN, SEE SHEET L4.01, DETAIL #5.



OVERALL LANDSCAPE PLAN

Base One Exterior

6671 Village Parkway, Dublin, Ohio 43017

**NOT FOR
CONSTRUCTION**

MEYERS+ASSOCIATES PROJECT NUMBER:
2021.33.1

SHEET NUMBER
L3.01

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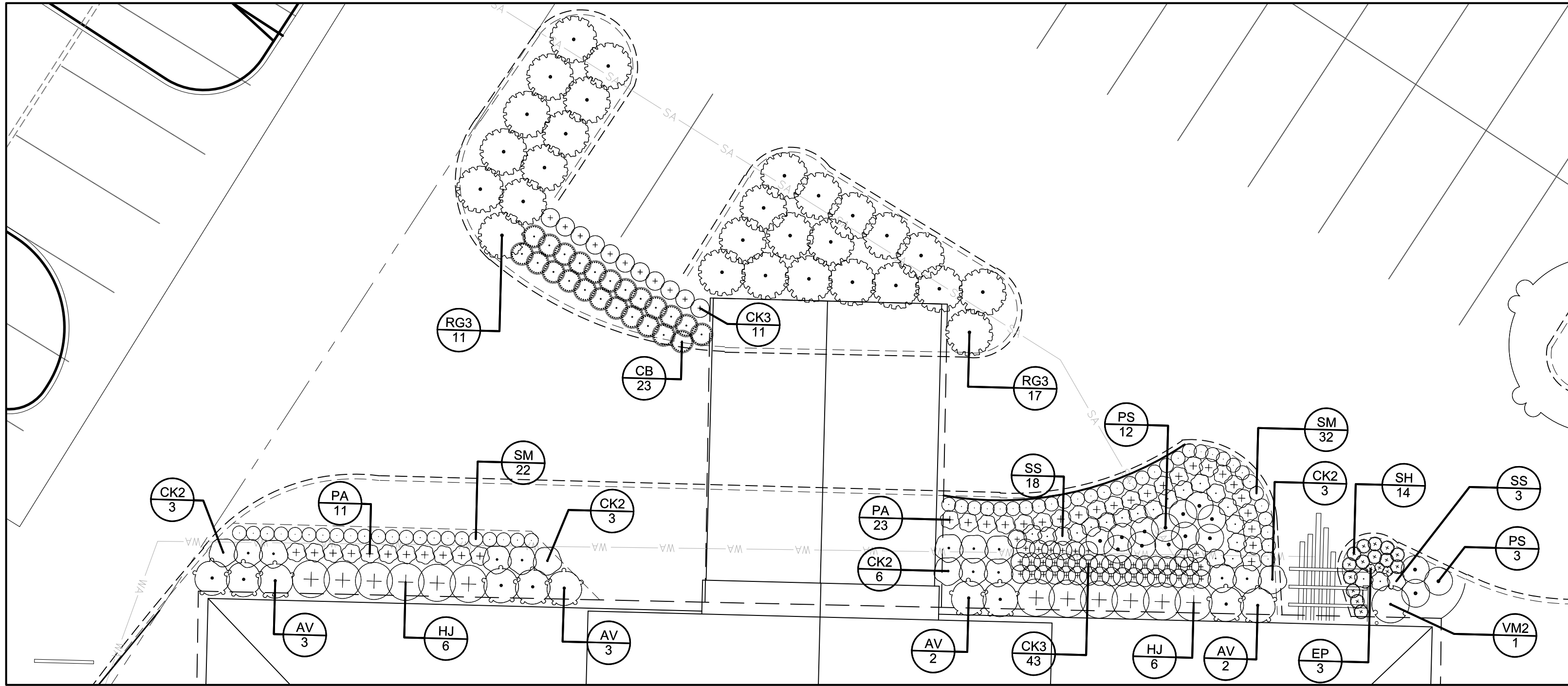
TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
AP	AESCULUS PAVIA PAVIA / SCARLET BUCKEYE	2.5" CAL.	B&B	1
AG	AMELANCHIER CANADENSIS 'GLENFORM' / RAINBOW PILLAR® CANADIAN SERVICEBERRY	7' - 8' HGT.	B&B	1
CF	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM	2.5" CAL.	B&B	3
GS	GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYLINE' / SKYLINE HONEY LOCUST	2.5" CAL.	B&B	8
HI	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE' / ARNOLD PROMISE WITCH HAZEL	5' HT.	CONT.	2
MJ	MAGNOLIA VIRGINIANA 'JIM WILSON' / MOONGLOW® SWEETBAY MAGNOLIA	10' - 12' HT.	B&B	2

SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
AV	ARONIA MELANOCARPA 'VIKING' / VIKING BLACK CHOKEBERRY	#5	CONT.	10
BW	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD	#3	CONT.	10
CK2	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	#3	CONT.	23
CP3	COTONEASTER PROCUMBENS LITTLE DIPPER / LITTLE DIPPER COTONEASTER	#3	CONT.	25
DXR	DIERVILLA X 'G2X885411' TM / KODIAK RED DIERVILLA	#5	CONT.	7
FB	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST DWARF FOTHERGILLA	#5	CONT.	7
HJ	HYDRANGEA PANICULATA 'JANE' / LITTLE LIME® PANICLE HYDRANGEA	#5	CONT.	12
HR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS OAKLEAF HYDRANGEA	#5	CONT.	26
IVS	ITEA VIRGINICA 'SPRICH' TM / LITTLE HENRY SWEETSPIRE	#5	CONT.	8
LZ	LEUCOTHOE FONTANESIANA 'ZEBLID' / SCARLETTA® DROOPING LEUCOTHOE	#5	CONT.	83
RG3	RHUS GLABRA / SMOOTH SUMAC	#5	CONT.	28
VM2	VIBURNUM CARLESII 'SMVCB' / SPICE BABY™ KOREANSPICE VIBURNUM	#3	CONT.	4
VA	VIBURNUM DENTATUM 'BLUBZAM' / BLUE BLAZETM ARROWWOOD VIBURNUM	#5	CONT.	12

GRASSES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CK3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	#1	CONT.	54
DC	DESCHAMPSIA CESPIIOSA / TUFTED HAIR GRASS	#1	CONT.	16
SS	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	#1	CONT.	21
SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#1	CONT.	14

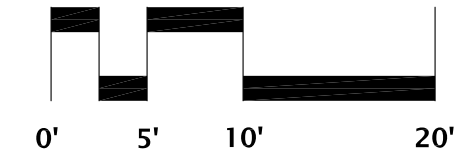
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CB	CARYOPTERIS X CLANDONENSIS 'LONGWOOD BLUE' / LONGWOOD BLUE BLUEBEARD	#1	CONT.	23
EP	ECHINACEA PURPUREA / CONEFLOWER	#1	CONT.	3
PS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1	CONT.	15
PA	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	#1	CONT.	34
SM	STACHYS MONIERI 'HUMMELO' / COMMON BETONY	#1	CONT.	54

PERENNIALS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE	FLAT	PLUG	12" o.c.	1,252

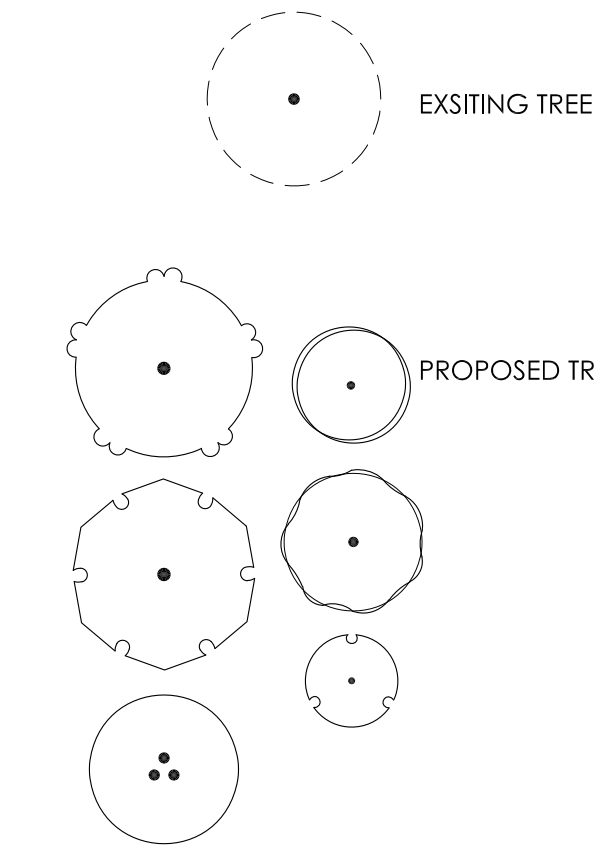


1 ENLARGED ENTRYWAY LANDSCAPE PLAN

Scale: 1" = 10'-0"



LEGEND

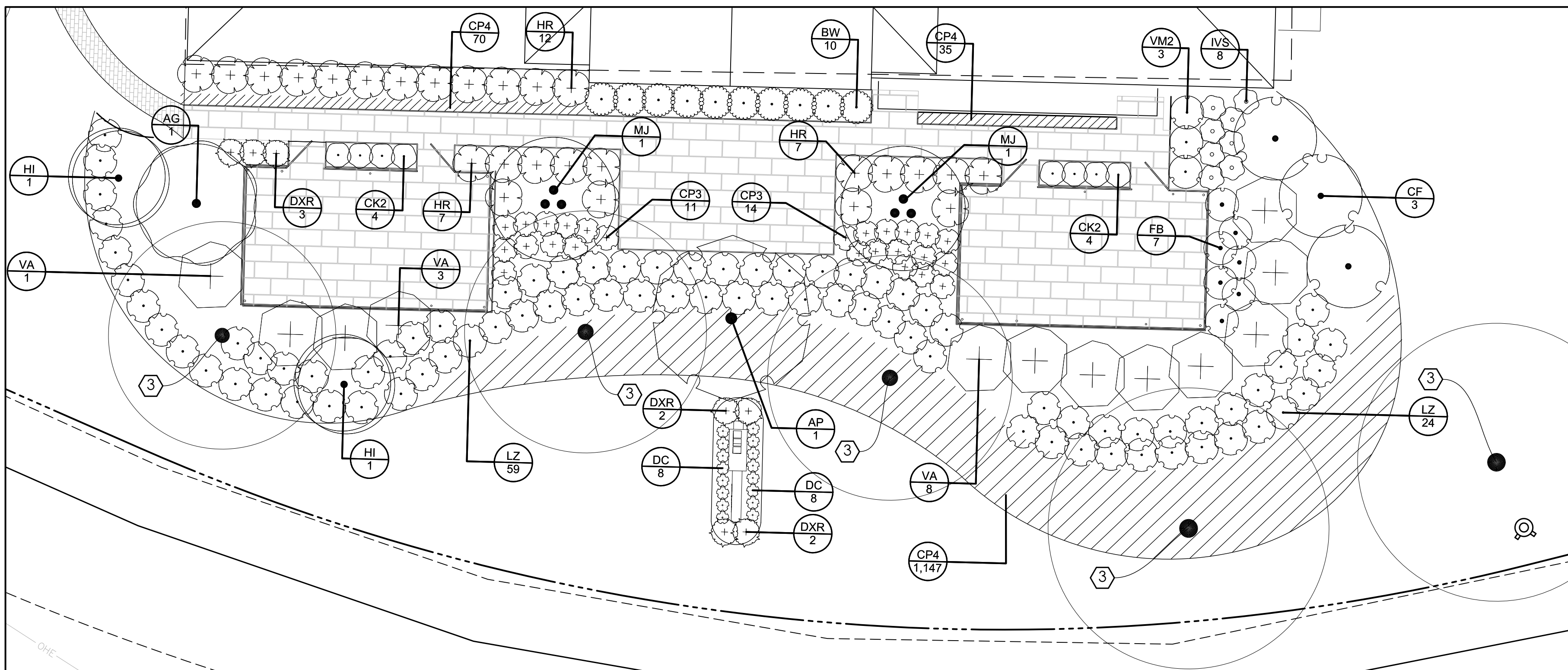


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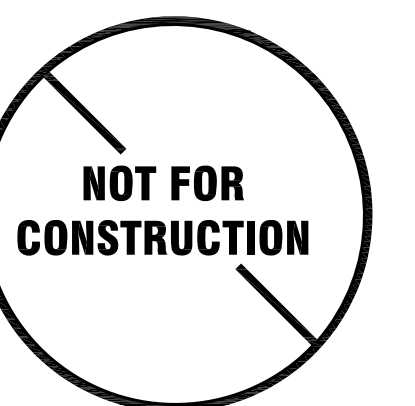
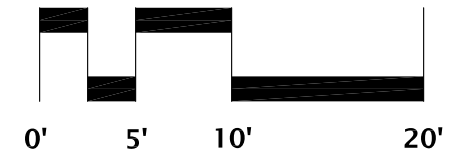
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- EXISTING TREE TO REMAIN, SEE SHEET L4.01, DETAIL #5.



2 ENLARGED PATIO LANDSCAPE PLAN

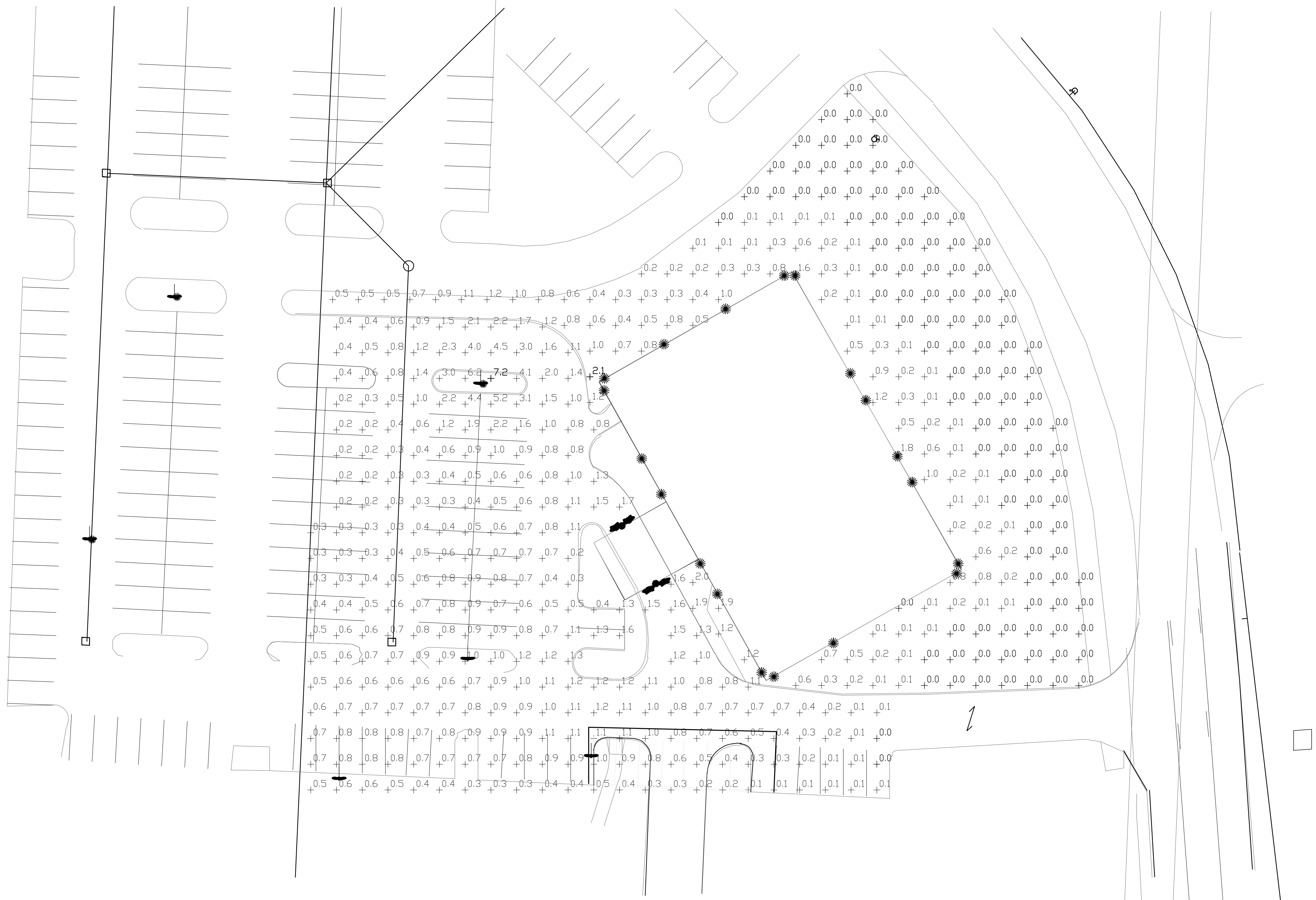
Scale: 1" = 10'-0"



OVERALL LANDSCAPE PLAN

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△ DESCRIPTION	DATE
XXXXXXXXXX	XX.XX.XX



Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filenome	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distributon	Polar Plot	Notes
W1			4	Lithonia Lighting	TVH LED 10C 1000 TSM MVOLT	4000MH LED WITH 10 LEES, 81000mA, 4000K AND TYPE 3 MEDIUM OPTICS	LED	1	TVH_LED_10C_1000_40K_T3_M_MVOLT.ties	3377	1	3376.621		100%	TYPE IV MEDIUM, BUG RATING B0 - U3 G3		
P1			6	Lithonia Lighting	KABRD LED 20C 530 30K R2 MVOLT	KABRD LED, 20 LED, 530MA MVOLT DRIVER, 3000K, TYPE 2 OPTICS.		1	KABRD_LED_20C_530_30K_R2_MVOLT.ties	4140	1	4140.429		100%	TYPE III MEDIUM, BUG RATING B1 - U0 G1		
P2			3	Lithonia Lighting	TFX1 LED 40K MVolt	TFX1 LED Floodlight 7,200lm		84	TFX1_LED_40K_MVOLT.ties	7205	1	7205.3		1K	7 x 7		
W2			2	Luminaire	APX13 25V 40K FDP	Catalog Number APX13-25V-4000K-FL Surface ceiling mounted, cast aluminum housing, white enamel cast aluminum LED tray, translucent white prismatic plastic lens, 144 white LEDs, one Luminaire LED ARV13-Class 2 Rev 1.0 Dne AC Electronics AC25C1700A729 LED driver, 120Vvac, 50/60Hz, 0.2184A, 25.35W, 0.968PF, 7.7X7X100		1	APX13_25V_40K_FDP.ties	2523	1	2523.369		100%	DIRECT, SC=0-125, SC=90-125		
D1			19	Lithonia Lighting	DLVTW	OUTDOOR LED VAPOR TIGHT LED WALL MOUNT WITH 4000K LEES WITH CAST ALUMINUM HOUSING		1	DLVTW.ties	588	1	588.1827		100%	TYPE VS MEDIUM, BUG RATING B0 - U3 G1		

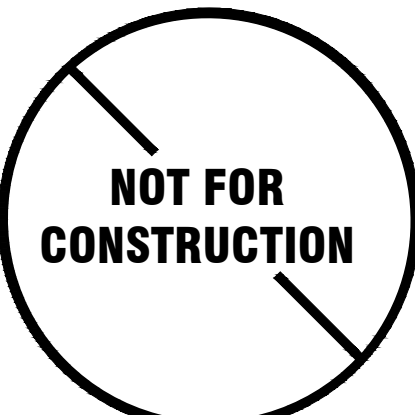
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	7.2 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	0.2 fc	2.1 fc	0.0 fc	N/A	N/A

SHEET TITLE: **PHOTOMETRIC CALCULATIONS**

PROJECT TITLE: **PENZONE ONE**

Project Address

SEAL



DRAWING NUMBER: **2211094**

SHEET NUMBER

EL1.01