

PENZONE

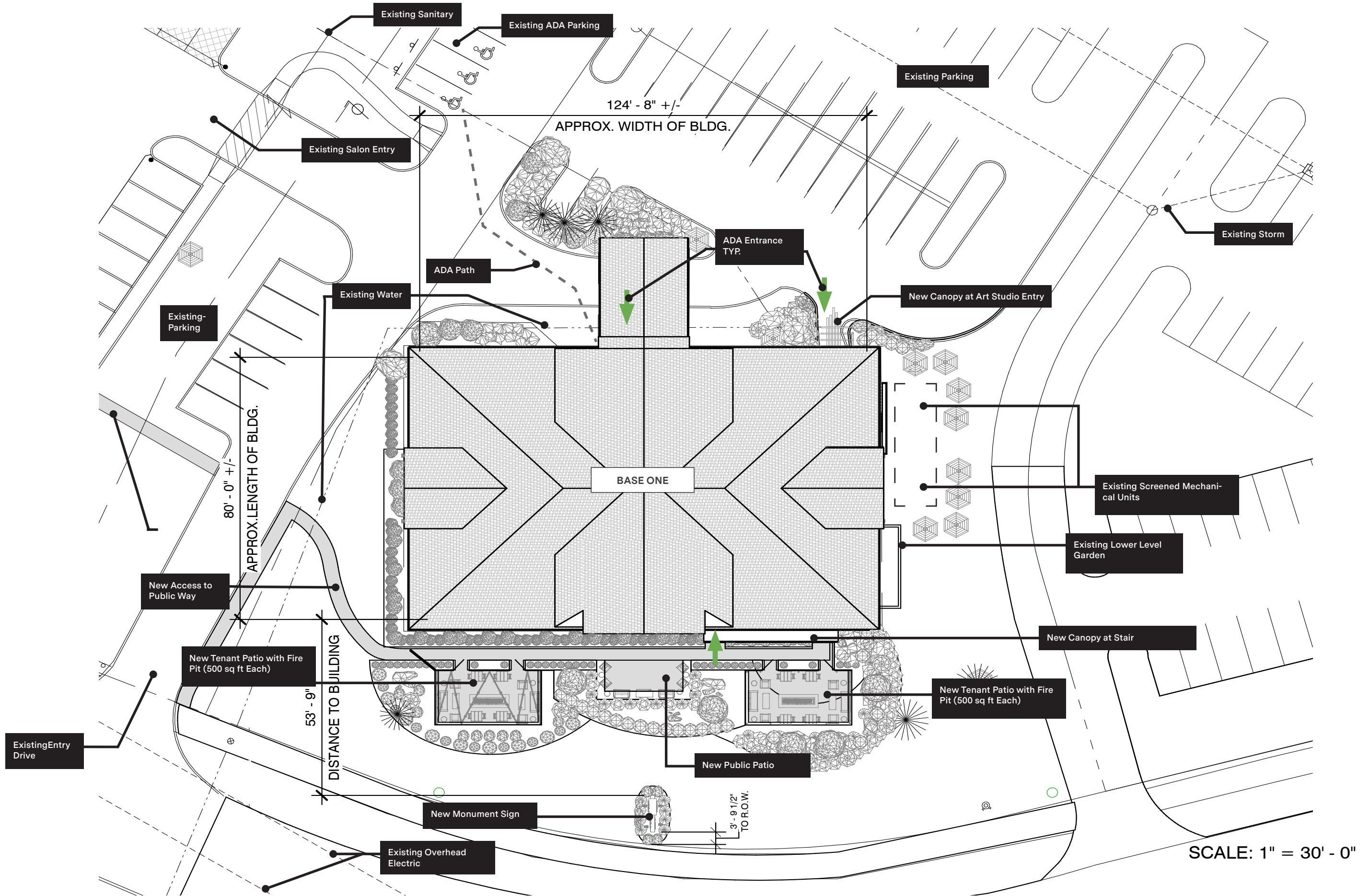
SALON + SPA

PENZONE BASE ONE

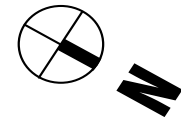
AMENDED FINAL DEVELOPMENT

SEPTEMBER 29TH, 2023





SCALE: 1" = 30' - 0"

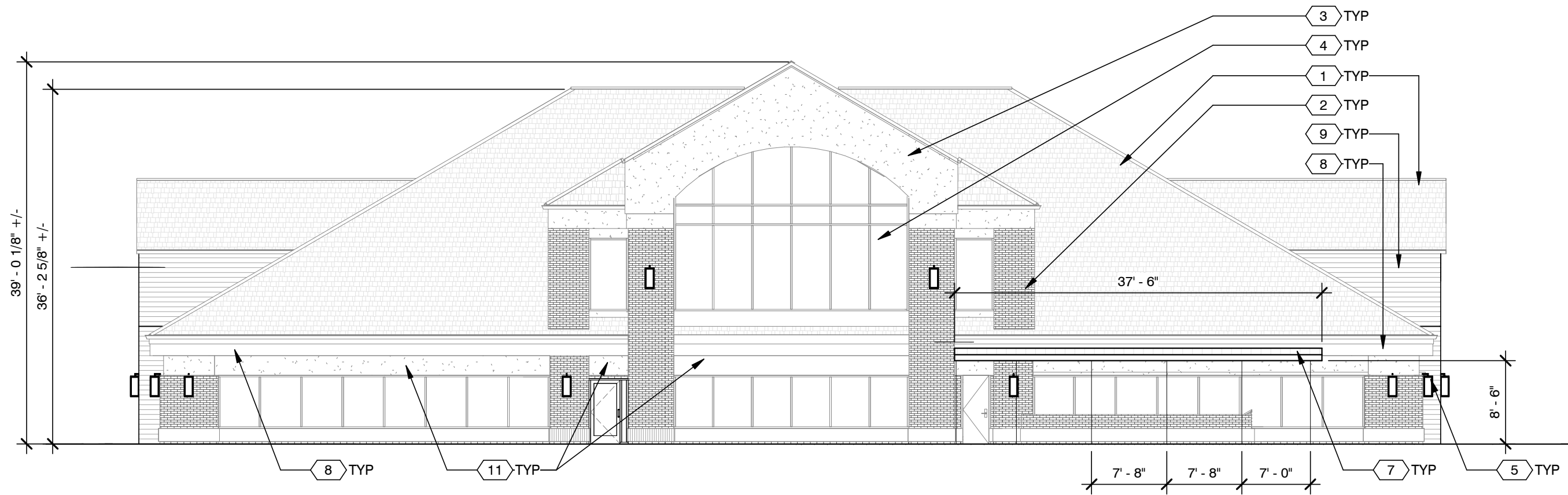


Bridge Street District (BSD) Zoning Map



EXTERIOR PAINT OPTIONS





XX CODED NOTES

- 1 EXISTING SHINGLE ROOF - REPLACE w/ NEW. COLOR CHARCOAL
- 2 EXISTING BRICK - PAINT SW 7627 WHITE HERRON
- 3 EXISTING STUCCO - REPAINT. COLOR SW 7030 ANEW GRAY
- 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

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



Approved Studio Corner Perspective



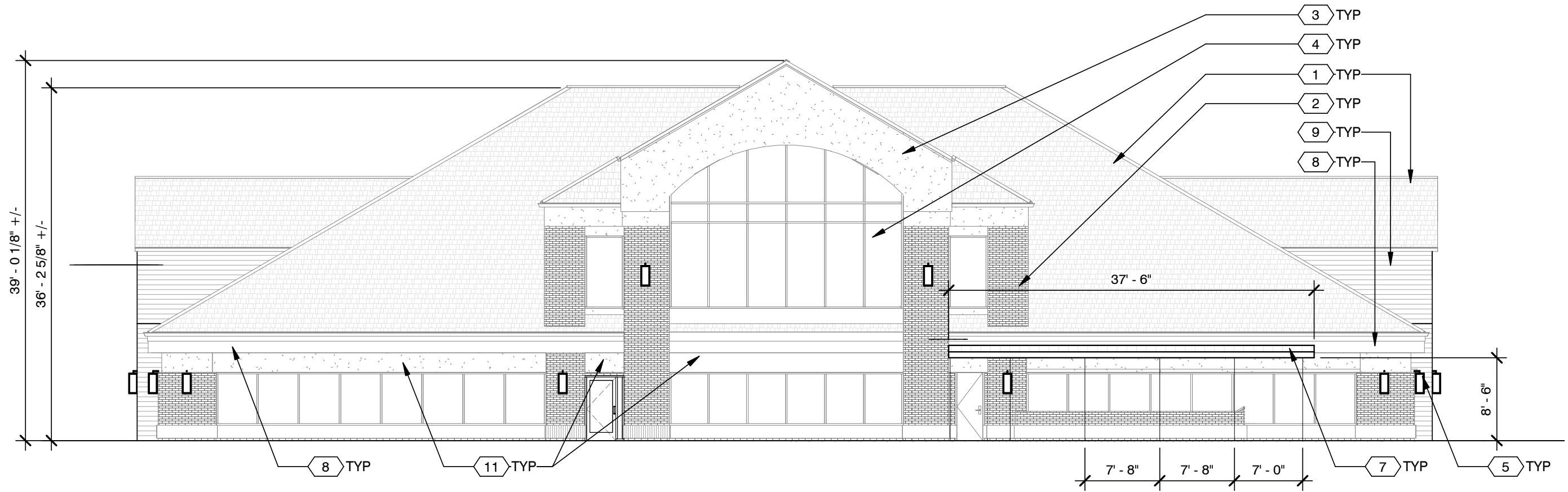
Proposed Studio Corner Perspective



Approved South Elevation Perspective



Proposed South Elevation Perspective



Previously Approved Northeast Elevation

XX CODED NOTES

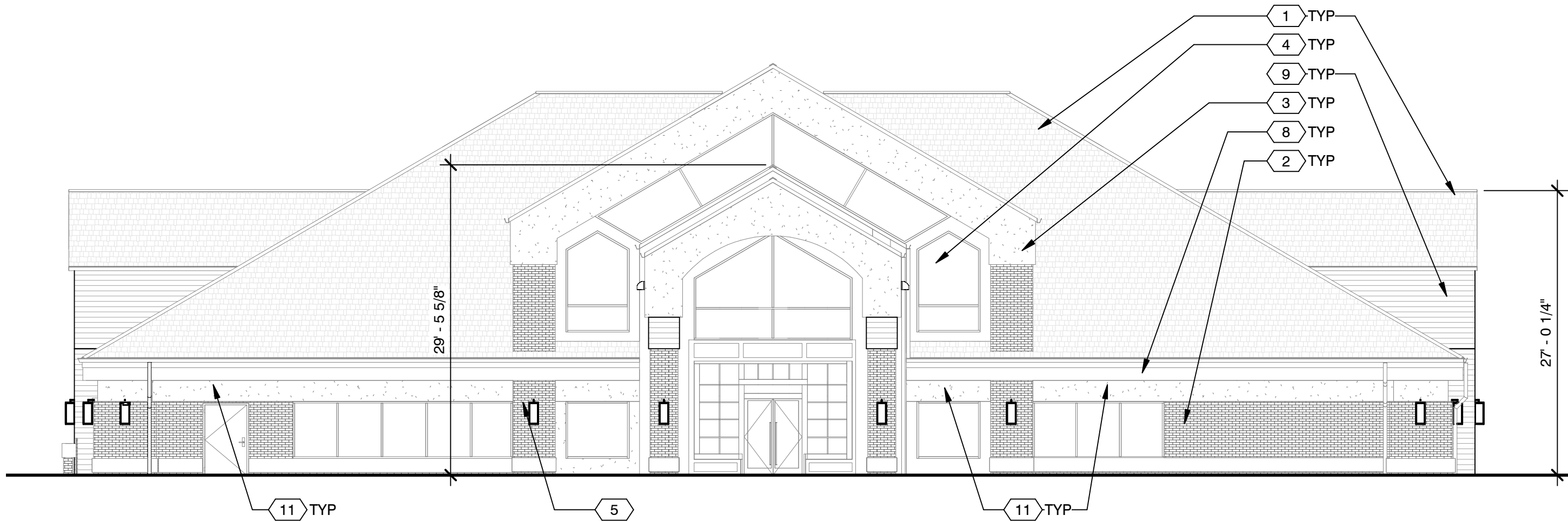
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- 8 FASCIA TO BE PAINTED w/ SW 7627 WHITE HERRON
- 9 NEW SIMULATED WOOD CLADDING, MANUF. TRESPA METEON, COLOR ROMANTIC WALNUT
- 10 PAINT STUCCO, COLOR SW 7069 IRON ORE
- 11 SOFFIT. PAINT COLOR SW 7019 GUANTLET GRAY.

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 (PAINTED WHITE) 742 Sq Ft	18% OF OVERALL FACADE
STUCCO (NEW PAINT) 831 Sq Ft	20% OF OVERALL FACADE



Northeast Elevation



Previously Approved Southwest Elevation

XX CODED NOTES

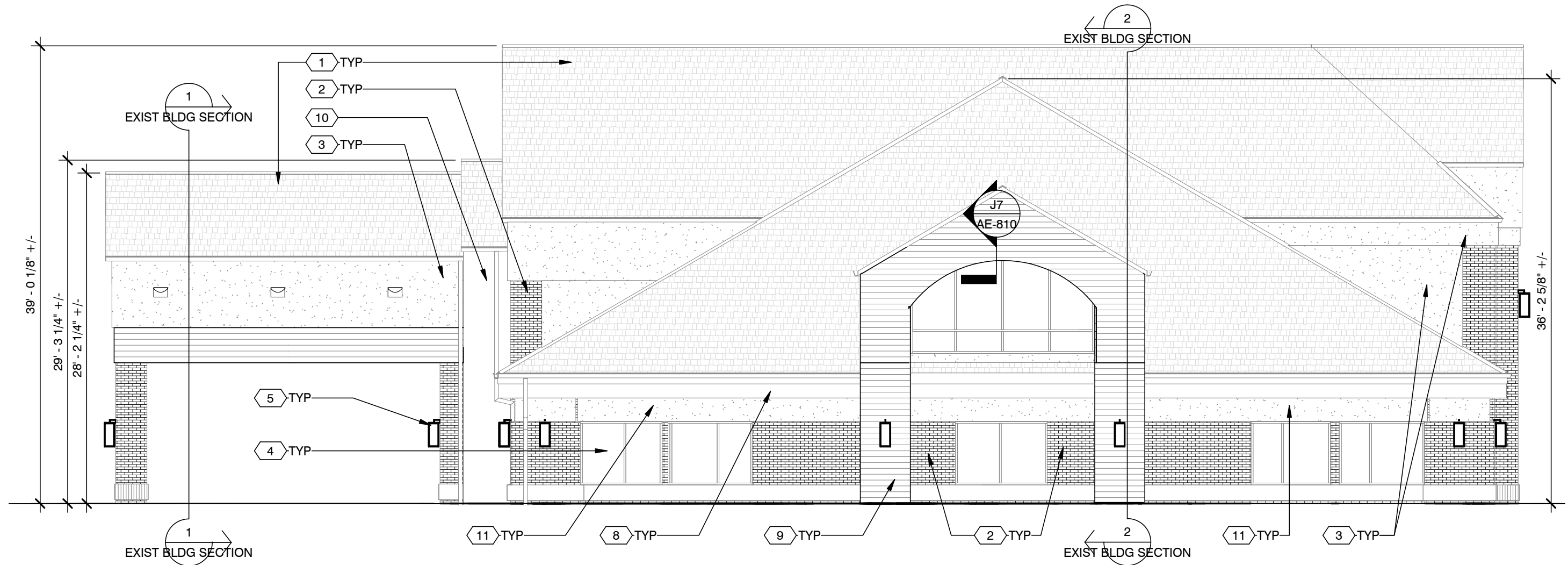
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- 10 PAINT STUCCO, COLOR SW 7069 IRON ORE
- 11 SOFFIT. PAINT COLOR SW 7019 GUANTLET GRAY.

EXISTING MATERIAL CALCUATIONS

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 (PAINTED WHITE)	640 Sq Ft	15% OF OVERALL FACADE
STUCCO (NEW PAINT)	1062 Sq Ft	25% OF OVERALL FACADE



Southwest Elevation



Previously Approved Southeast Elevation

XX CODED NOTES

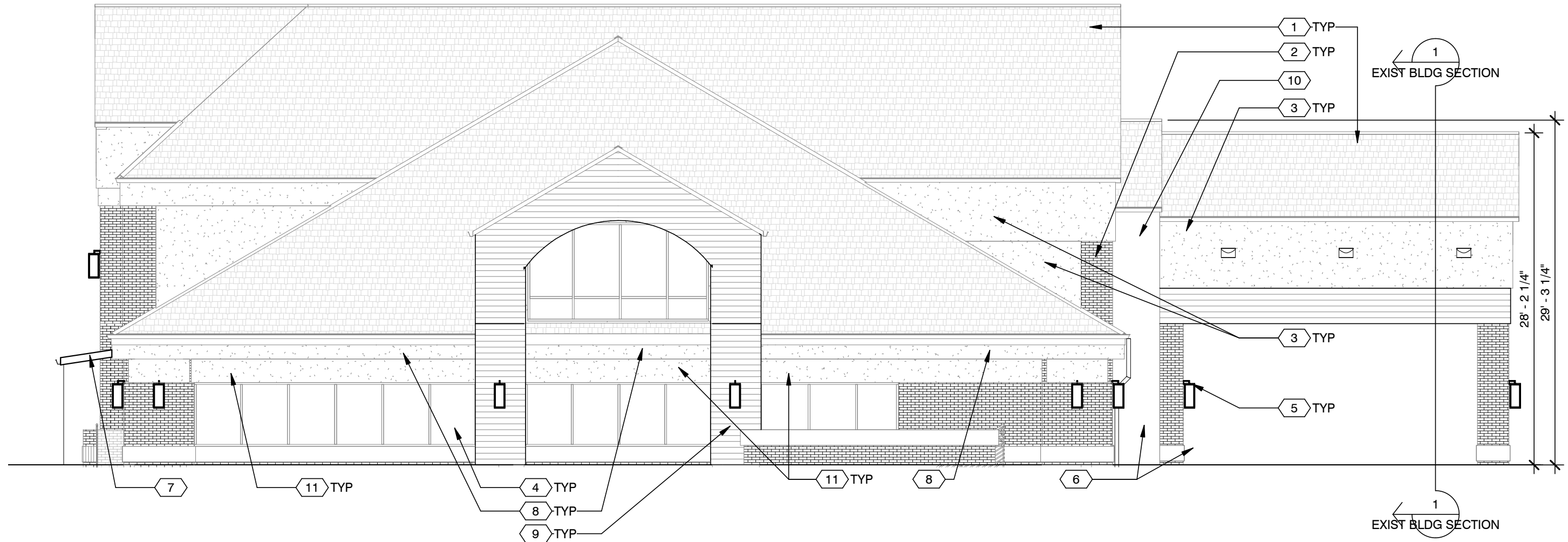
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- 11 SOFFIT. PAINT COLOR SW 7019 QUANTLET GRAY.

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 (PAINTED WHITE)	581 Sq Ft	14% OF OVERALL FACADE
STUCCO (NEW PAINT)	1009 Sq Ft	25% OF OVERALL FACADE



Southeast Elevation



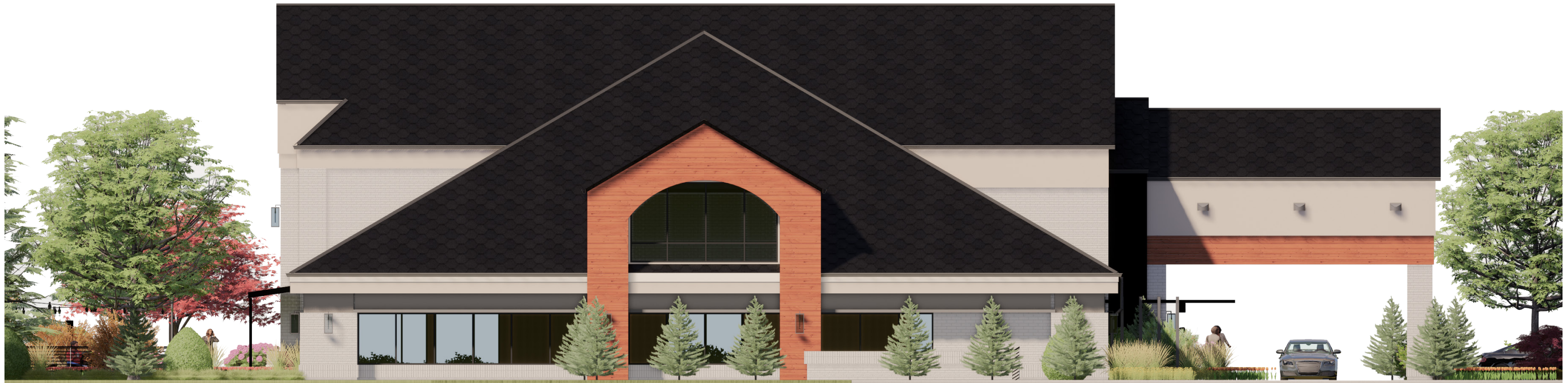
Previously Approved Northwest Elevation

XX CODED NOTES

- 1 EXISTING SHINGLE ROOF - REPLACE w/ NEW. COLOR CHARCOAL
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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 (PAINTED WHITE)	539 Sq Ft	13% OF OVERALL FACADE
STUCCO (NEW PAINT)	989 Sq Ft	24% OF OVERALL FACADE



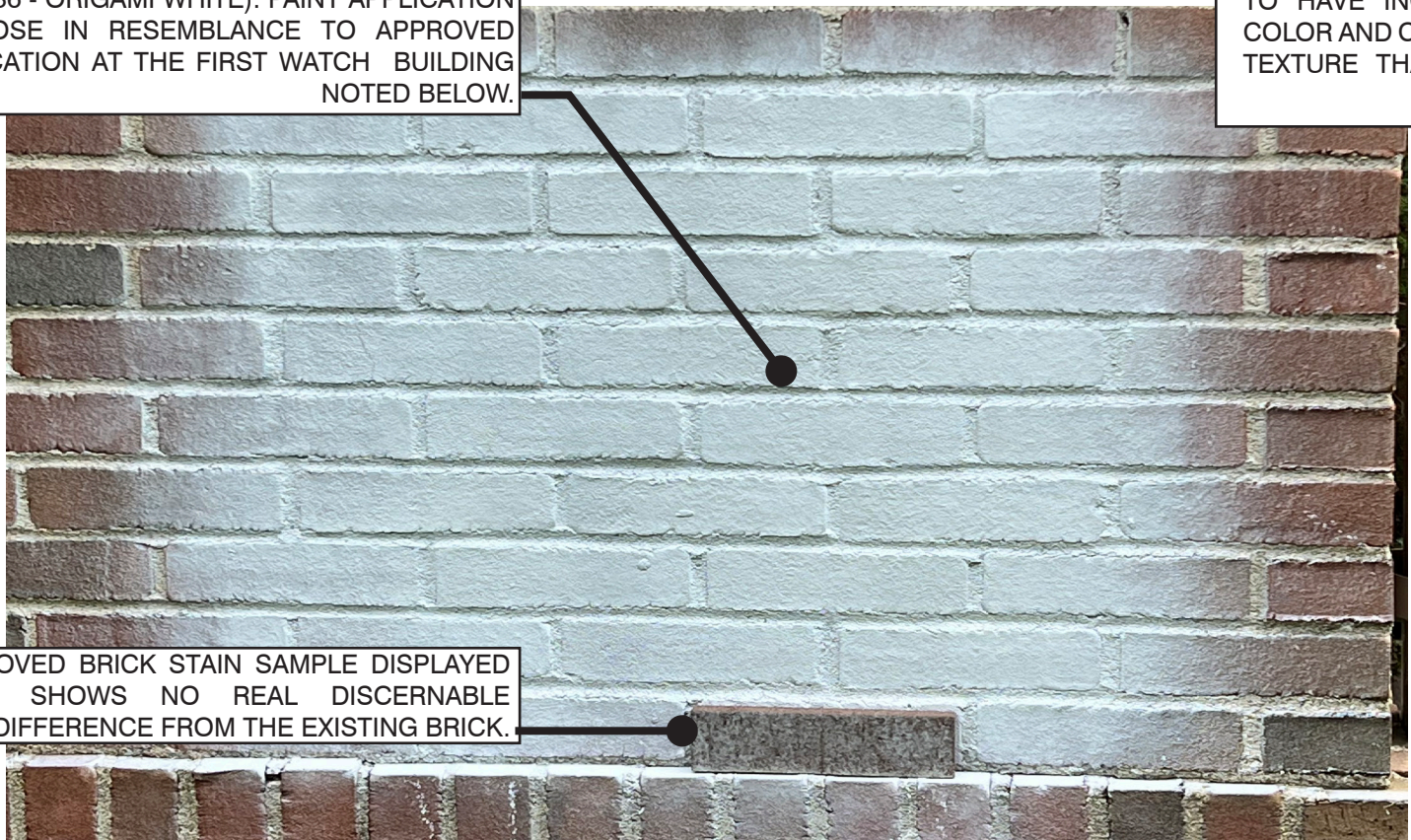
Northwest Elevation

EXTERIOR PAINT APPLICATION

MOCKUP OF PROPOSED PAINTING OF BRICK (SW7636 - ORIGAMI WHITE). PAINT APPLICATION IS CLOSE IN RESEMBLANCE TO APPROVED APPLICATION AT THE FIRST WATCH BUILDING NOTED BELOW.

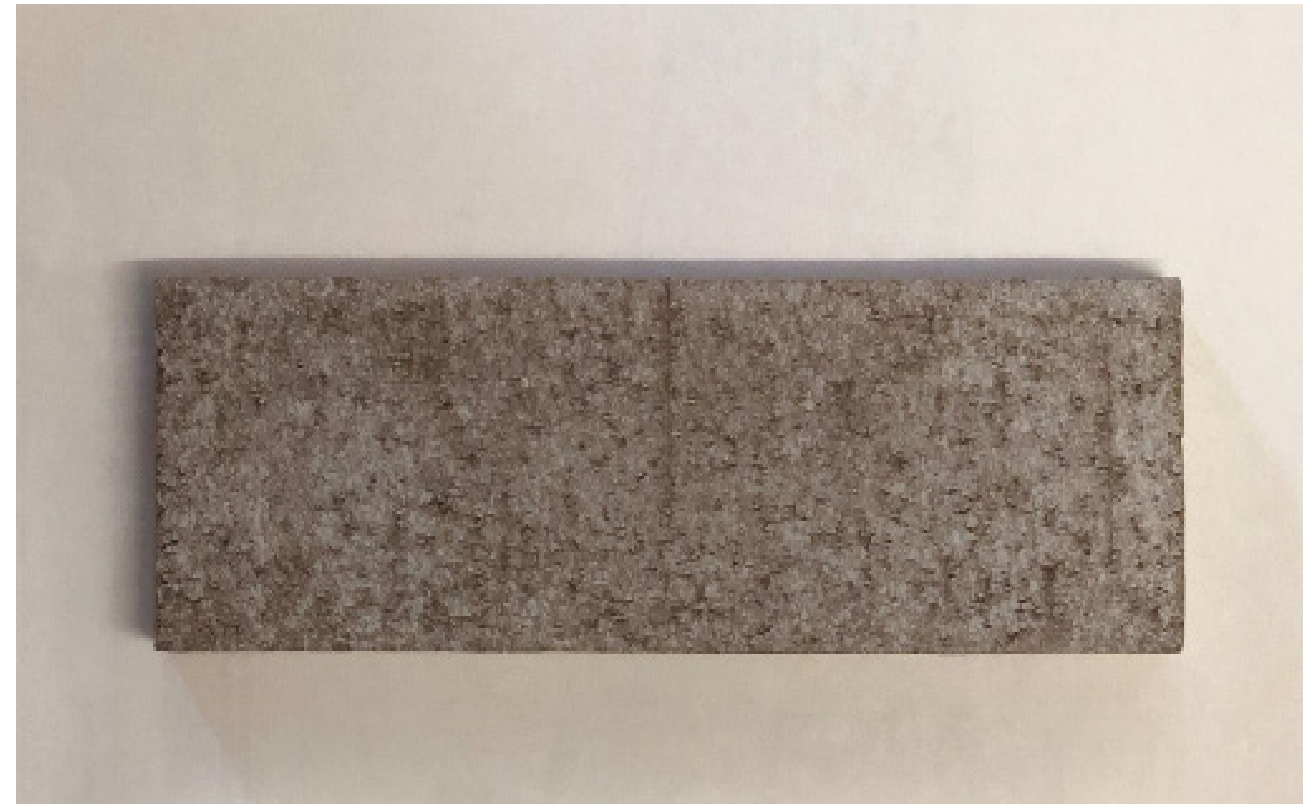
CURRENT APPLICATION OF STAIN IS PROVING TO HAVE INCONSISTENCIES BETWEEN BRICK COLOR AND CURRENT STATE OF BRICK PHYSICAL TEXTURE THAT ALTERS THE ABSORPTION OF STAIN AND FINAL APPEARANCE.

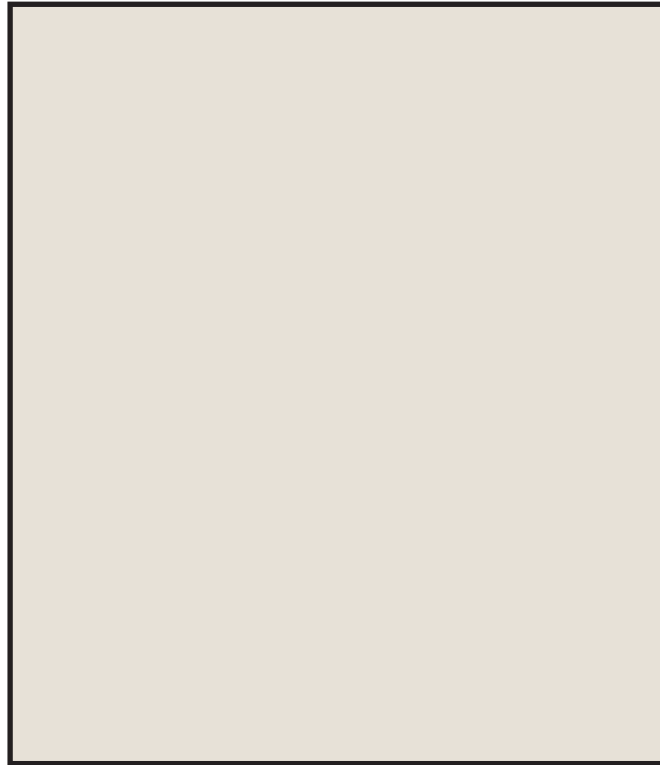
APPROVED BRICK STAIN SAMPLE DISPLAYED HERE SHOWS NO REAL DISCERNABLE DIFFERENCE FROM THE EXISTING BRICK.



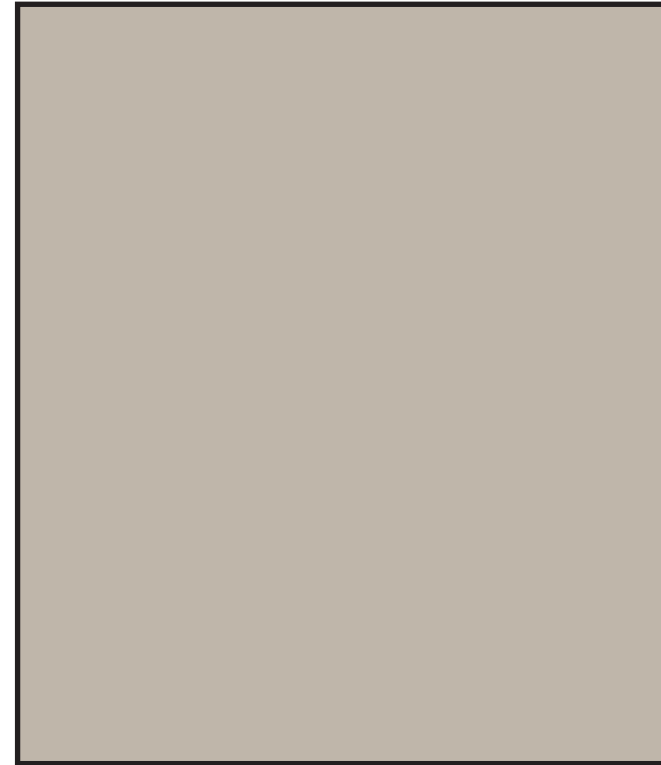
RECENTLY APPROVED BRICK PAINT APPLICATION

APPROVED BRICK STAIN





SW 7627 - WHITE HERRON



SW 7030 - ANEW GRAY



SW 7019 - GAUNTLET GRAY



SW 7069 - IRON ORE

PENZONE PROPERTIES



771 POLARIS PKWY, LEWIS CENTER, OH 43035



5751 N HAMILTON RD, COLUMBUS, OH 43230