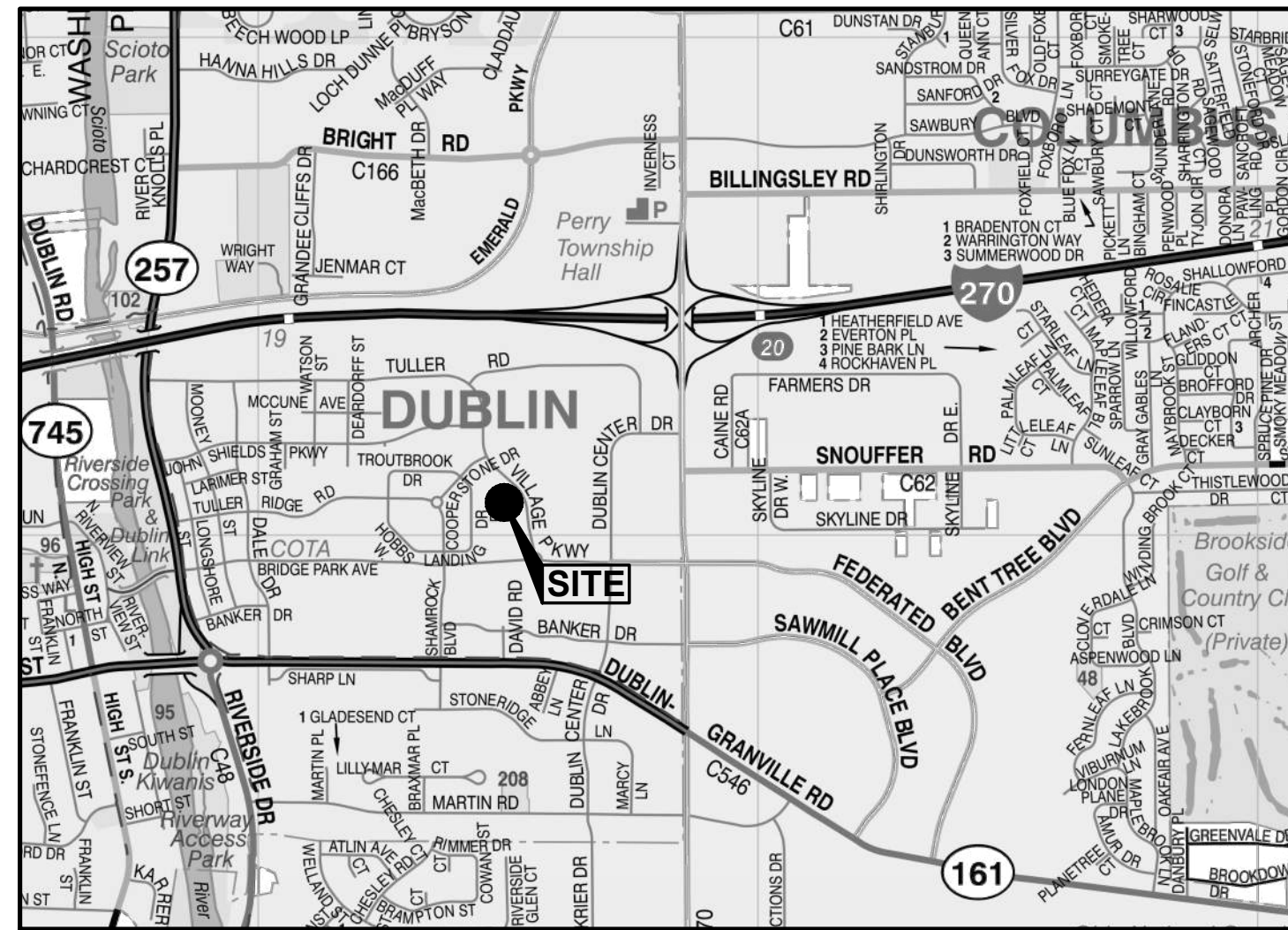




Penzone Live-Work

Civil

CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR PENZONE LIVE-WORK 2024

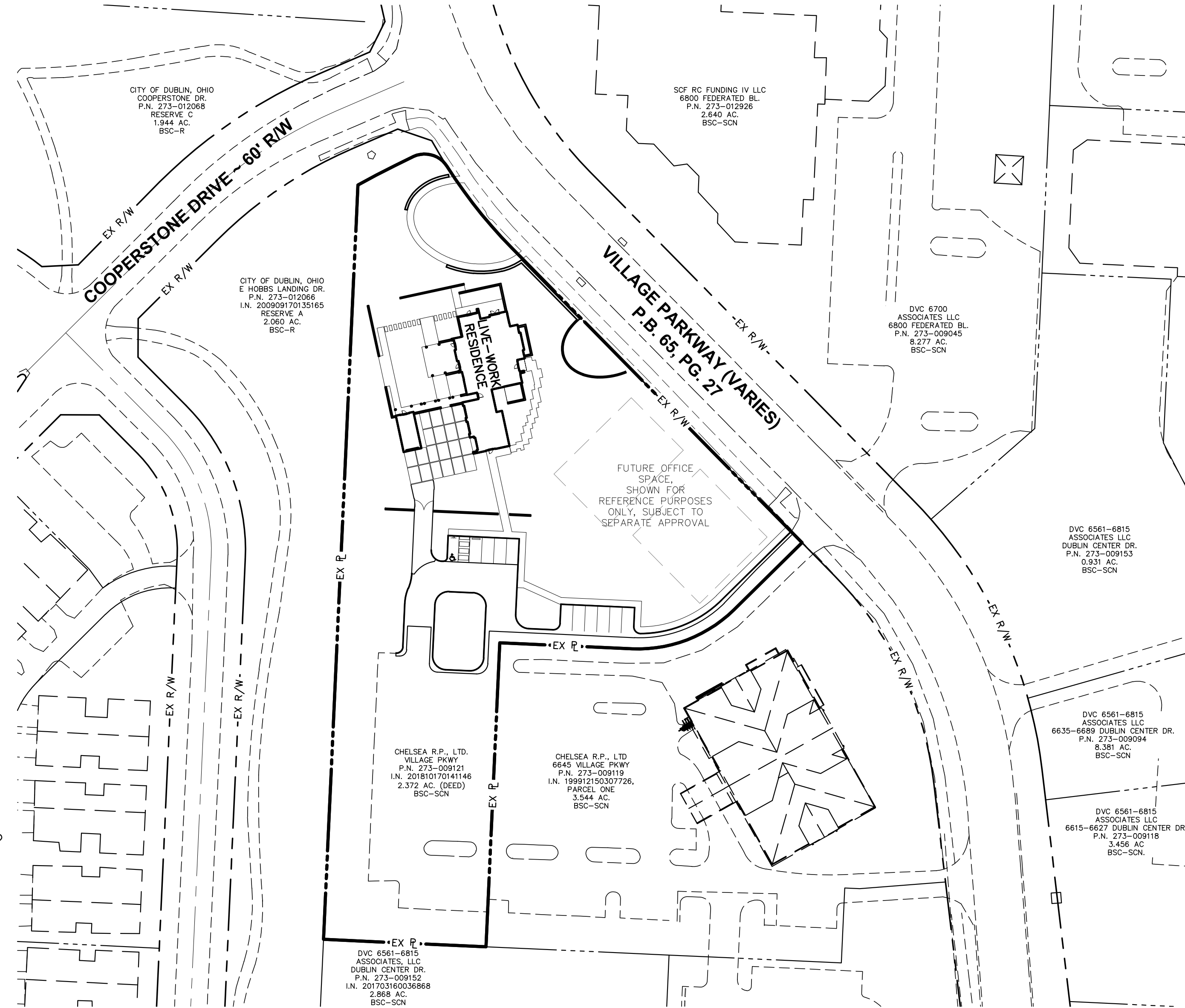


VICINITY MAP
SCALE: NTS

SITE DATA TABLE

ZONING DISTRICT:	BRIDGE STREET DISTRICT – SAWMILL CENTER NEIGHBORHOOD
OWNER:	CHELSEA R.P., LTD
TAX DISTRICT:	CITY OF DUBLIN–WASH TWP–DUBLIN
PARCEL NUMBER:	273–009121
ACREAGE:	2.36 AC.
TOTAL DISTURBED AREA:	1.47 AC.
TOTAL IMPERVIOUS REMOVED BY PROJECT:	0.67 AC.
EXISTING IMPERVIOUS WITHIN DISTURBED AREA:	1.11 AC.
PROPOSED IMPERVIOUS WITHIN DISTURBED AREA:	0.44 AC.
PERCENT DECREASE IN IMPERVIOUS:	60.19%

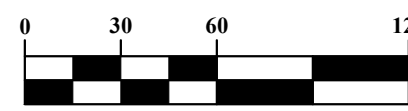
OHIO
Utilities Protection
SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org



INDEX MAP

SCALE: 1" = 60'

GRAPHIC SCALE



1 inch = 60 feet

project team

LANDSCAPE ARCHITECT



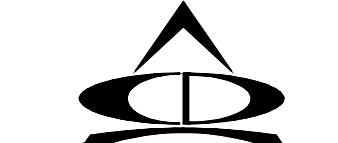
100 NORTHWOODS BLD. SUITE A
COLUMBUS, OH 43235
TEL:(614) 255 3399

ARCHITECT OF RECORD:



232 n third street, 300, columbus oh 43215
t (614) 221 9433 f (614) 221 9441 www.meyersarchitects.com

CIVIL ENGINEER



781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Sheet List Table	
Sheet Title	Sheet Number
TITLE SHEET	C-001
GENERAL NOTES	C-002
DETAILS	C-003
DEMO PLAN	C-004
SITE PLAN	C-005
UTILITY PLAN	C-006
GRADING PLAN & STORM SEWER PROFILES	C-007
GRADING DETAILS	C-008
EROSION CONTROL PLAN	C-009

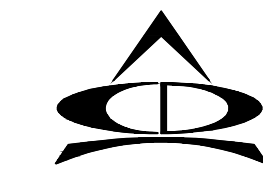
CITY OF DUBLIN APPROVAL

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND THE GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

CITY ENGINEER, CITY OF DUBLIN, OHIO _____ DATE
PAUL A. HAMMERSMITH, P.E.

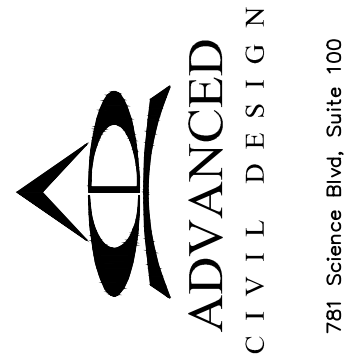
DIRECTOR OF PLANNING _____ DATE
CITY OF DUBLIN, OHIO

PREPARED BY:



781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755
ENGINEERS SURVEYORS

REGISTERED ENGINEER _____ NUMBER _____ DATE _____



781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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DESCRIPTION	DATE
PERMIT DRAWINGS	2/29/2024

SHEET TITLE
PROJECT TITLE
TITTLE SHEET

Penzone Live-Work

6671 Village Parkway, Dublin, Ohio 43017

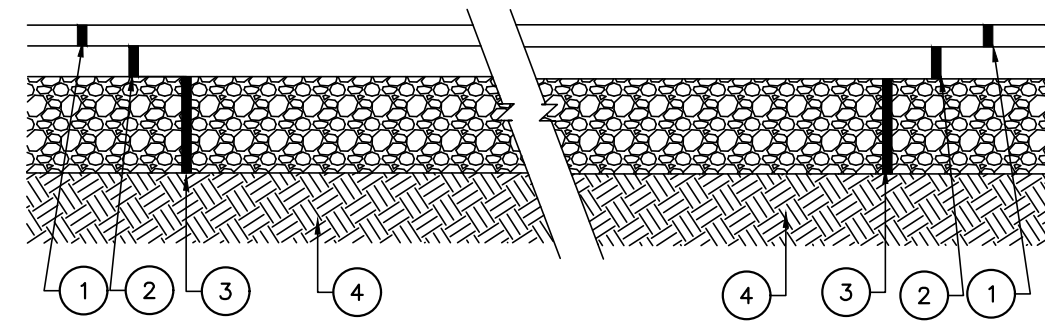
SEAL

MEYERS+ASSOCIATES PROJECT NUMBER:

10

SHEET NUMBER

C-001



- 1 ITEM 448, 1 1/4" ASPHALT CONCRETE
- 2 ITEM 448, 1 3/4" ASPHALT CONCRETE
- 3 ITEM 304, 8" CRUSHED AGGREGATE BASE
- 4 ITEM 203, SUBGRADE COMPACTION
- 1 ITEM 448, 1 1/4" ASPHALT CONCRETE
- 2 ITEM 448, 2 3/4" ASPHALT CONCRETE
- 3 ITEM 304, 10" CRUSHED AGGREGATE BASE
- 4 ITEM 203, SUBGRADE COMPACTION

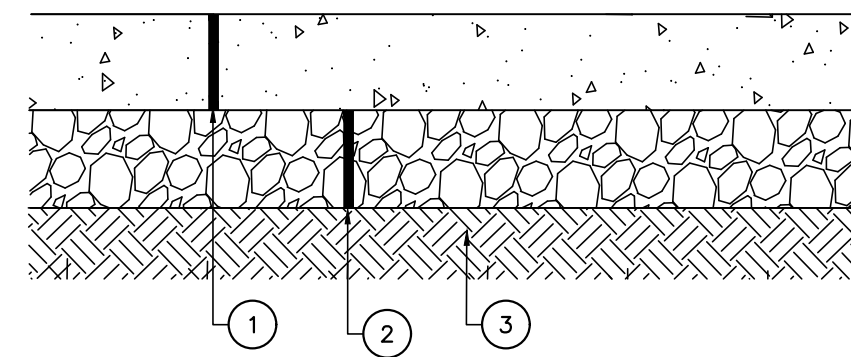
LIGHT DUTY

HEAVY DUTY

NOTES: ALL PAVEMENT MATERIALS SHALL CONFORM TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS. PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT.

TYPICAL PAVEMENT SECTIONS

(NO SCALE)



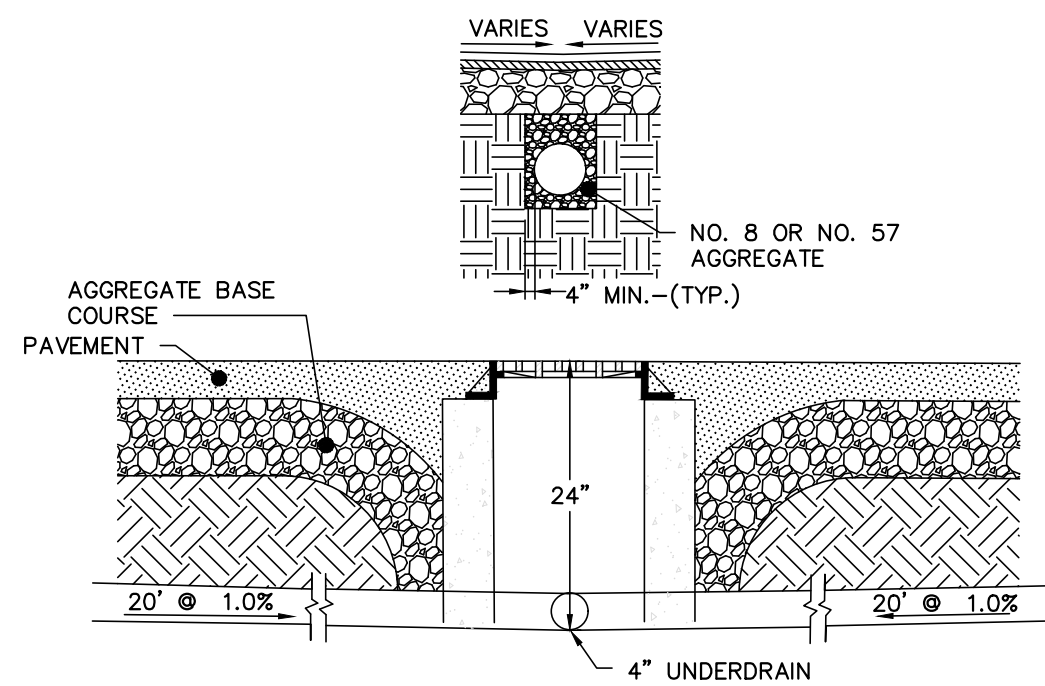
- 1 ITEM 452, 6 1/2" PLAIN P.C. CONCRETE PAVEMENT (CLASS C)
- 2 ITEM 304, 6" CRUSHED AGGREGATE BASE
- 3 ITEM 203, SUBGRADE COMPACTION, REF. SOILS REPORT

NOTE: CONCRETE PAVING, CMSC ITEM 452 SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

- 4000 PSI COMPRESSIVE STRENGTH, 600 PSI FLEXURAL STRENGTH.
- 5-7% ENTRAINED AIR WITH APPROVED WATER-REDUCING AND RETARDING ADMIXTURES.
- CONSTRUCTION JOINTS SHALL BE SPECIFIED BY CONTRACTOR AS A PART OF THE CONTRACT BID.
- CONCRETE PAVING SHALL HAVE A LIGHT BROOM FINISH.
- CURING COMPOUND SHALL BE APPLIED AS PER CMSC ITEM 451.10.

CONCRETE PAVEMENT SECTION & DETAILS

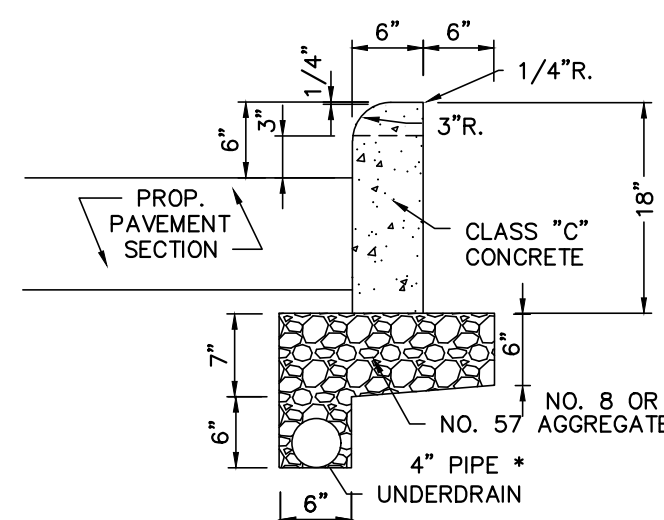
(NO SCALE)



* 4" PERFORATED UNDERDRAIN - SEE STORM SEWER PLAN FOR LOCATIONS. THE PERFORATED PIPE SHALL BE PROTECTED FROM HEAVY TRAFFIC AFTER INSTALLATION PRIOR TO PLACEMENT OF PROPOSED PAVING.

TYPICAL 4" UNDERDRAIN DETAIL

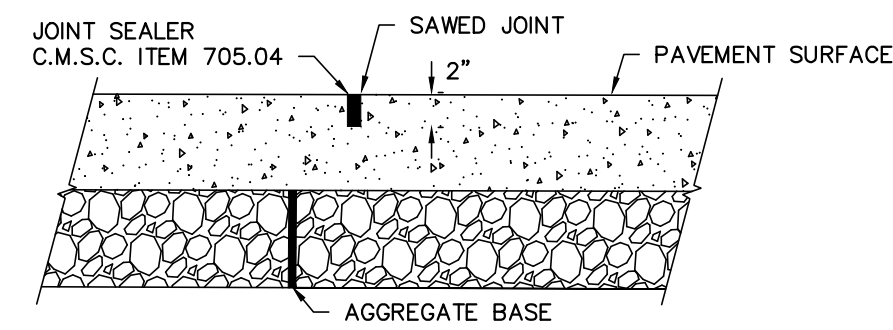
(NO SCALE)



* CONTRACTOR SHALL VERIFY REQUIREMENTS FOR CURB UNDERDRAIN WITH THE OWNER. ANY UNDERDRAIN PLACED SHALL BE PROVIDED AN OUTLET TO THE PROPOSED STORM SYSTEM. POSITIVE DRAINAGE SHALL BE MAINTAINED.

STRAIGHT 18" CONCRETE CURB

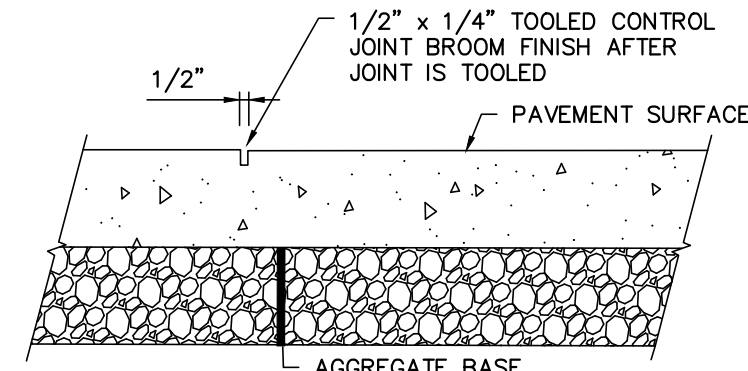
(NO SCALE)



JOINTS SHALL BE SAWed AS SOON AS THE INITIAL SETTING OF THE CONCRETE WILL PERMIT MOVEMENT OF THE SAWING EQUIPMENT WITHOUT DAMAGE TO THE SURFACE.

SAWed CONTROL JOINT DETAIL*

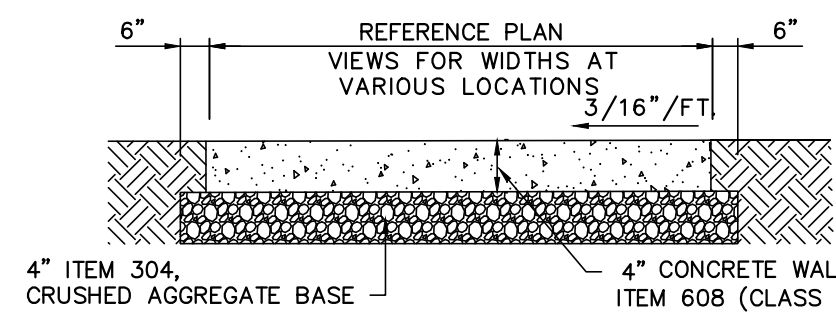
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TOOLED CONTROL JOINT DETAIL*

(NO SCALE)

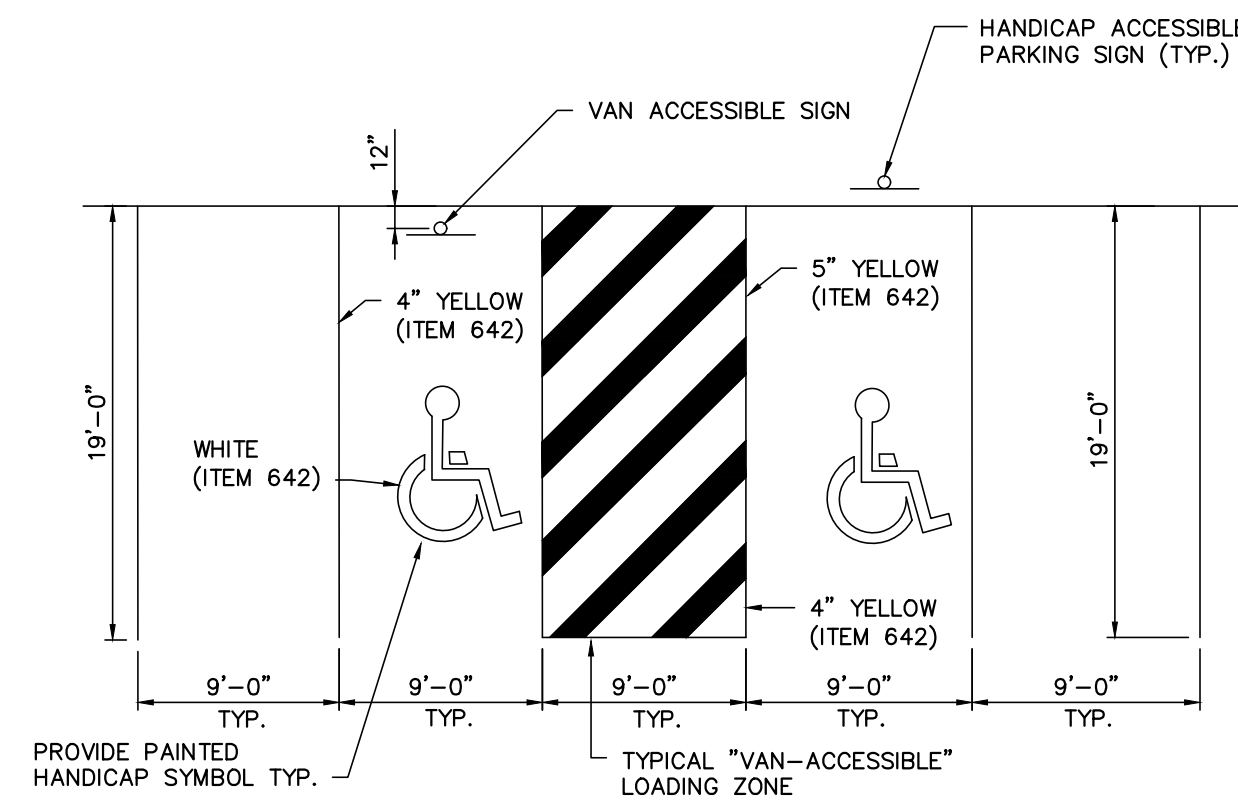
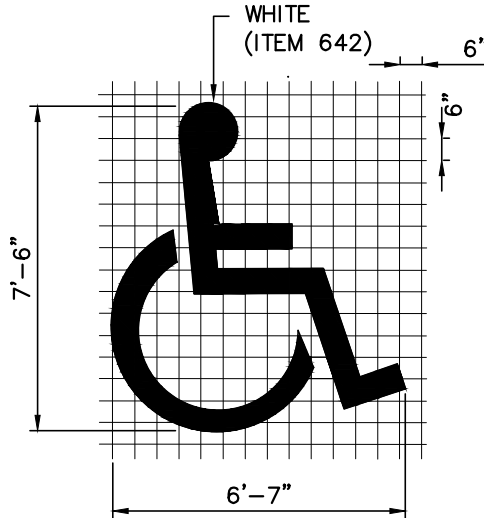
* : CONSTRUCTION JOINTS MAY BE SAWed OR TOOLED AS DIRECTED BY THE CONSTRUCTION MANAGER.



SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH CMSC ITEM 608.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

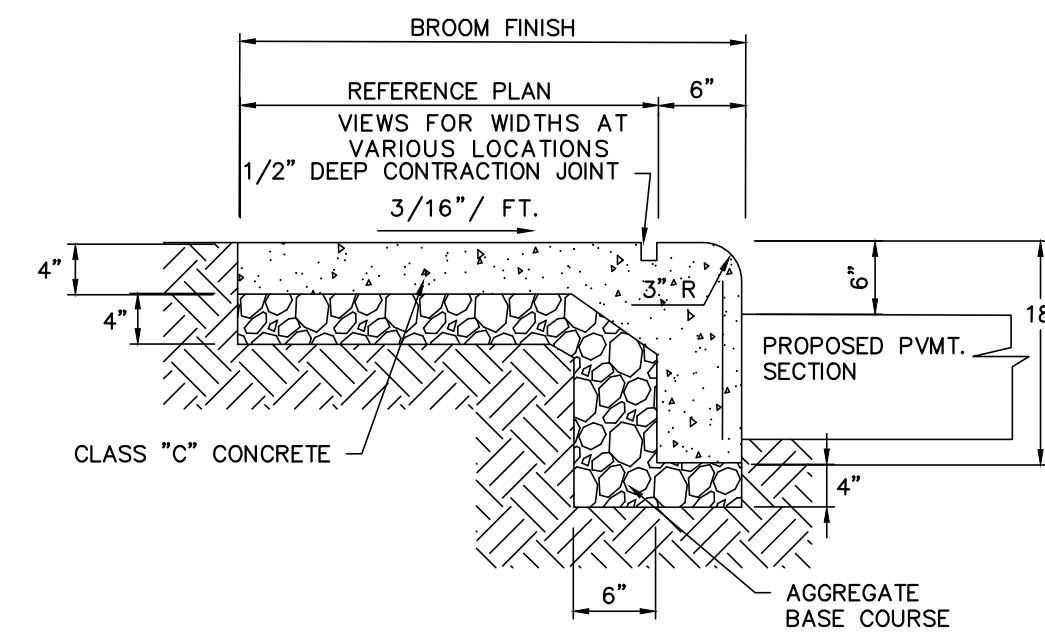
SIDEWALK SECTION

(NO SCALE)



TYPICAL PARKING AND HANDICAP SPACE

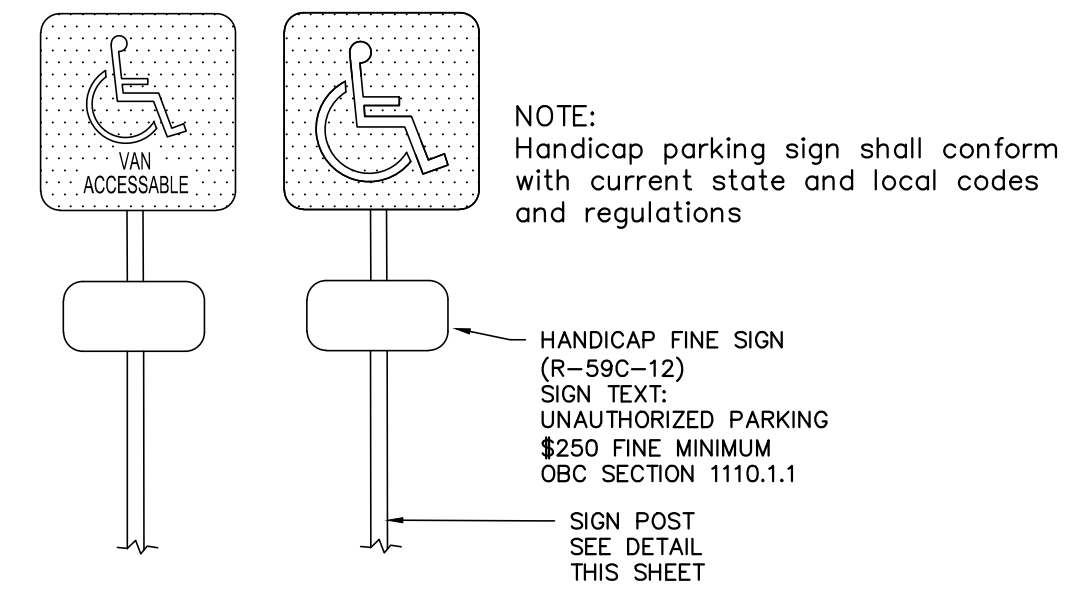
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NOTE: SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH CMSC ITEM 608.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

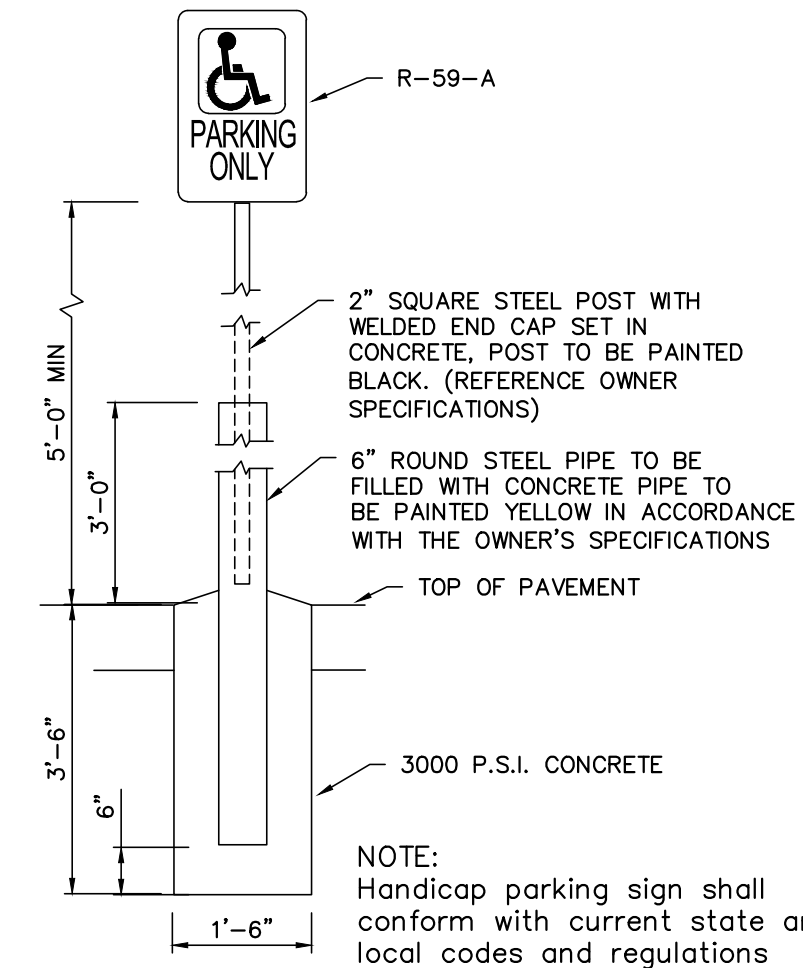
STANDARD COMBINED CURB AND WALK

(NO SCALE)



HANDICAP PARKING & VAN ACCESSIBLE SIGN DETAIL

(NO SCALE)

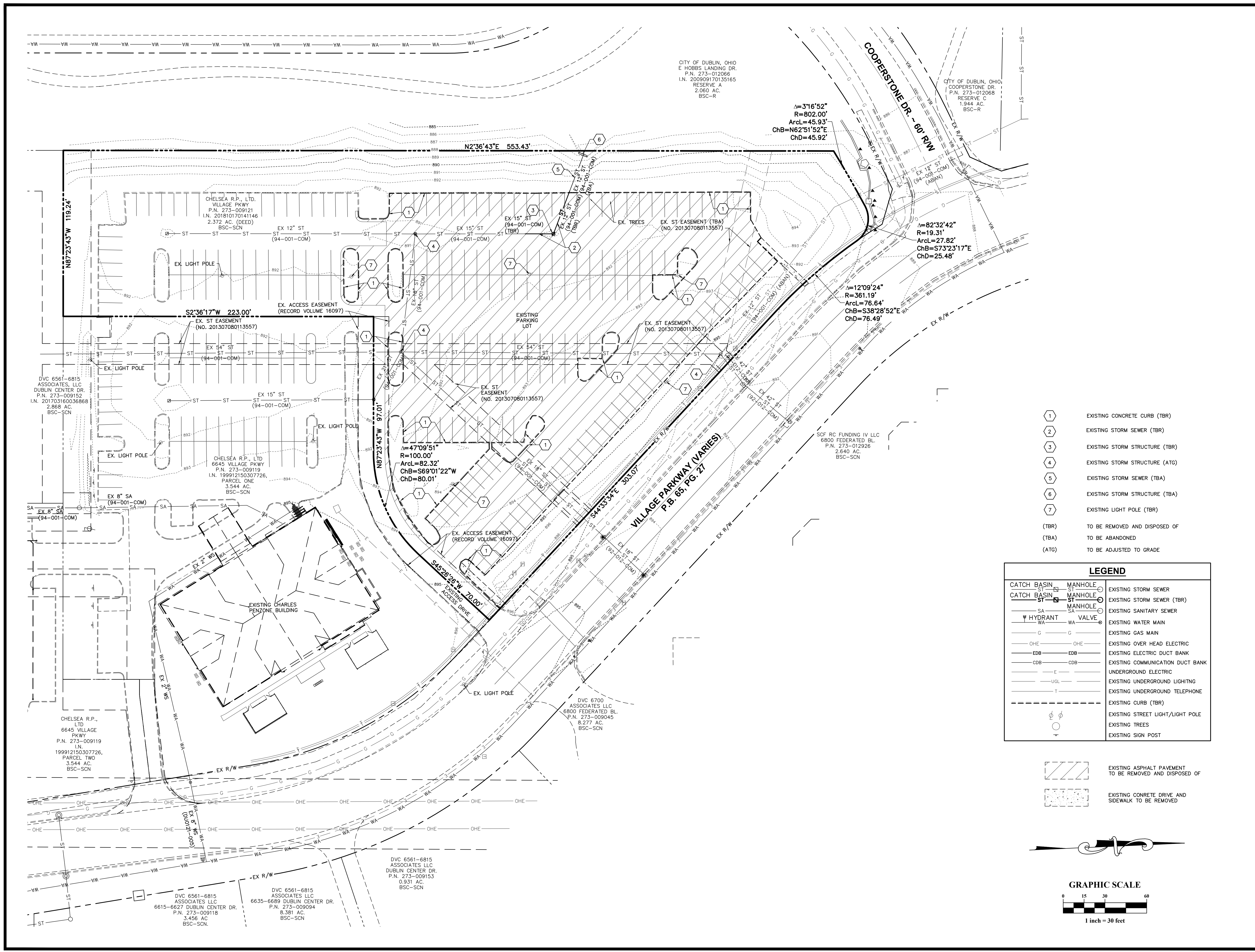


HANDICAP PARKING SIGN DETAIL

(NO SCALE)

DESCRIPTION	DATE
PERMIT DRAWINGS	2/29/2024

Z:\V4-0047-76\DWG\production\drawings\Site Construction\0047-76 SCP_Existing.dwg C-004 DEMO PLAN May 02, 2024 8:31:22am rflowler



CITY OF DUBLIN, OHIO
E HOBBS LANDING DR.
P.N. 273-012066
I.N. 200909170135165
RESERVE A
2.060 AC.
BSC-R

CITY OF DUBLIN, OHIO
COOPERSTONE DR.
P.N. 273-012068
RESERVE C
1.944 AC.
BSC-R

$\Delta=3'16'52''$
 $R=802.00'$
 $Arcl=45.93'$
 $ChB=N62'51'52''E$
 $ChD=45.92'$

$\Delta=82'32'42''$
 $R=19.31'$
 $Arcl=27.82'$
 $ChB=S73'23'17''E$
 $ChD=25.48'$

$\Delta=12'09'24''$
 $R=361.19'$
 $Arcl=76.64'$
 $ChB=S38'28'52''E$
 $ChD=76.49'$

$\Delta=47'09'51''$
 $R=100.00'$
 $Arcl=82.32'$
 $ChB=S69'01'22''W$
 $ChD=80.01'$

SCF RC FUNDING IV LLC
6800 FEDERATED BL.
P.N. 273-012926
2.640 AC.
BSC-SCN

DVC 6700
ASSOCIATES LLC
6800 FEDERATED BL.
P.N. 273-009045
8.277 AC.
BSC-SCN

DVC 6561-6815
ASSOCIATES LLC
DUBLIN CENTER DR.
P.N. 273-009153
0.931 AC.
BSC-SCN

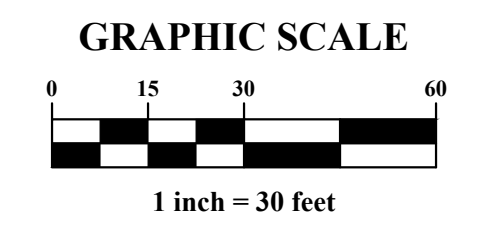
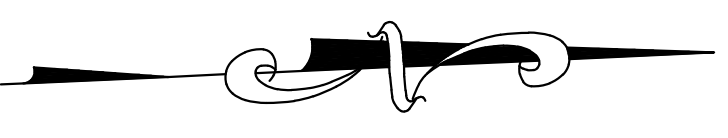
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ASSOCIATES LLC
6615-6627 DUBLIN CENTER DR.
P.N. 273-009118
3.456 AC.
BSC-SCN.

DVC 6561-6815
ASSOCIATES LLC
6635-6689 DUBLIN CENTER DR.
P.N. 273-009094
8.381 AC.
BSC-SCN

- 1 EXISTING CONCRETE CURB (TBR)
- 2 EXISTING STORM SEWER (TBR)
- 3 EXISTING STORM STRUCTURE (TBR)
- 4 EXISTING STORM STRUCTURE (ATG)
- 5 EXISTING STORM SEWER (TBA)
- 6 EXISTING STORM STRUCTURE (TBA)
- 7 EXISTING LIGHT POLE (TBR)
- (TBR) TO BE REMOVED AND DISPOSED OF
- (TBA) TO BE ABANDONED
- (ATG) TO BE ADJUSTED TO GRADE

LEGEND	
	EXISTING STORM SEWER
	EXISTING STORM SEWER (TBR)
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING OVER HEAD ELECTRIC
	EXISTING ELECTRIC DUCT BANK
	EXISTING COMMUNICATION DUCT BANK
	UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND LIGHTING
	EXISTING UNDERGROUND TELEPHONE
	EXISTING CURB (TBR)
	EXISTING STREET LIGHT/LIGHT POLE
	EXISTING TREES
	EXISTING SIGN POST

-
- EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF
-
- EXISTING CONCRETE DRIVE AND SIDEWALK TO BE REMOVED



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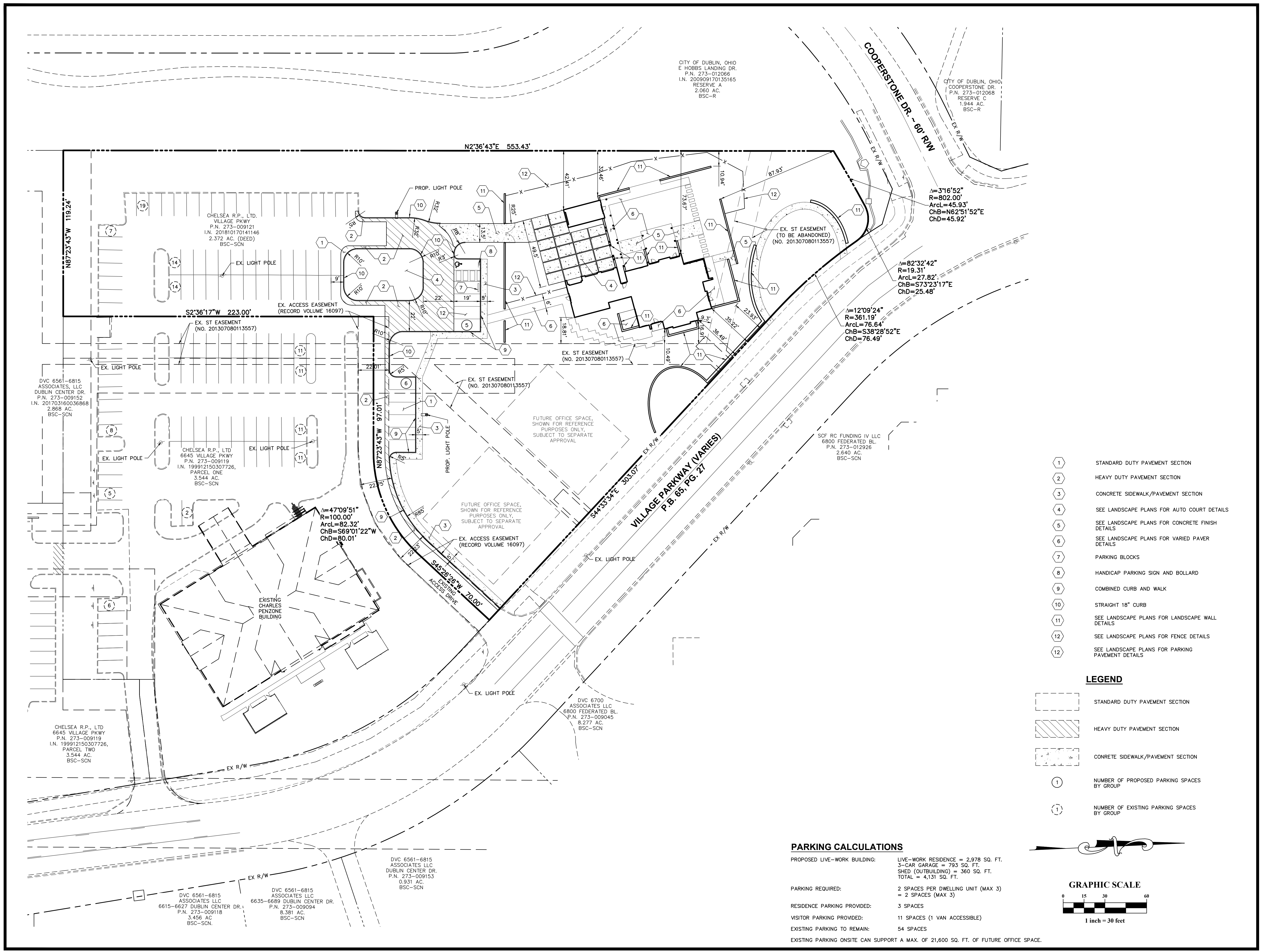
DESCRIPTION	DATE
PERMIT DRAWINGS	2/29/2024

DEMO PLAN
PROJECT TITLE
Penzone Live-Work
6671 Village Parkway, Dublin, Ohio 43017

MEYERS+ASSOCIATES PROJECT NUMBER:
10
SHEET NUMBER

C-004

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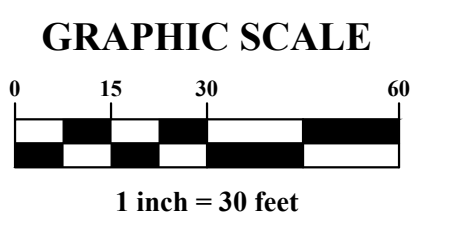
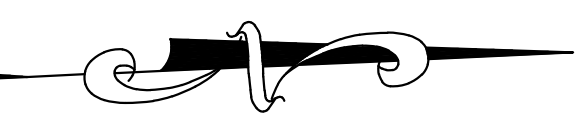
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E HOBBS LANDING DR.
P.N. 273-012066
I.N. 200909170135165
RESERVE A
2.060 AC.
BSC-R

CITY OF DUBLIN, OHIO
COOPERSTONE DR.
P.N. 273-012068
RESERVE C
1.944 AC.
BSC-R

- 1 STANDARD DUTY PAVEMENT SECTION
- 2 HEAVY DUTY PAVEMENT SECTION
- 3 CONCRETE SIDEWALK/PAVEMENT SECTION
- 4 SEE LANDSCAPE PLANS FOR AUTO COURT DETAILS
- 5 SEE LANDSCAPE PLANS FOR CONCRETE FINISH DETAILS
- 6 SEE LANDSCAPE PLANS FOR VARIED PAVER DETAILS
- 7 PARKING BLOCKS
- 8 HANDICAP PARKING SIGN AND WALK
- 9 COMBINED CURB AND WALK
- 10 STRAIGHT 18" CURB
- 11 SEE LANDSCAPE PLANS FOR LANDSCAPE WALL DETAILS
- 12 SEE LANDSCAPE PLANS FOR FENCE DETAILS
- 13 SEE LANDSCAPE PLANS FOR PARKING PAVEMENT DETAILS

LEGEND

- STANDARD DUTY PAVEMENT SECTION
- HEAVY DUTY PAVEMENT SECTION
- CONCRETE SIDEWALK/PAVEMENT SECTION
- ① NUMBER OF PROPOSED PARKING SPACES BY GROUP
- ① NUMBER OF EXISTING PARKING SPACES BY GROUP



PARKING CALCULATIONS

PROPOSED LIVE-WORK BUILDING: LIVE-WORK RESIDENCE = 2,978 SQ. FT.
3-CAR GARAGE = 793 SQ. FT.
SHED (OUTBUILDING) = 360 SQ. FT.
TOTAL = 4,131 SQ. FT.

PARKING REQUIRED: 2 SPACES PER DWELLING UNIT (MAX 3) = 2 SPACES (MAX 3)

RESIDENCE PARKING PROVIDED: 3 SPACES

VISITOR PARKING PROVIDED: 11 SPACES (1 VAN ACCESSIBLE)

EXISTING PARKING TO REMAIN: 54 SPACES

EXISTING PARKING ONSITE CAN SUPPORT A MAX. OF 21,600 SQ. FT. OF FUTURE OFFICE SPACE.

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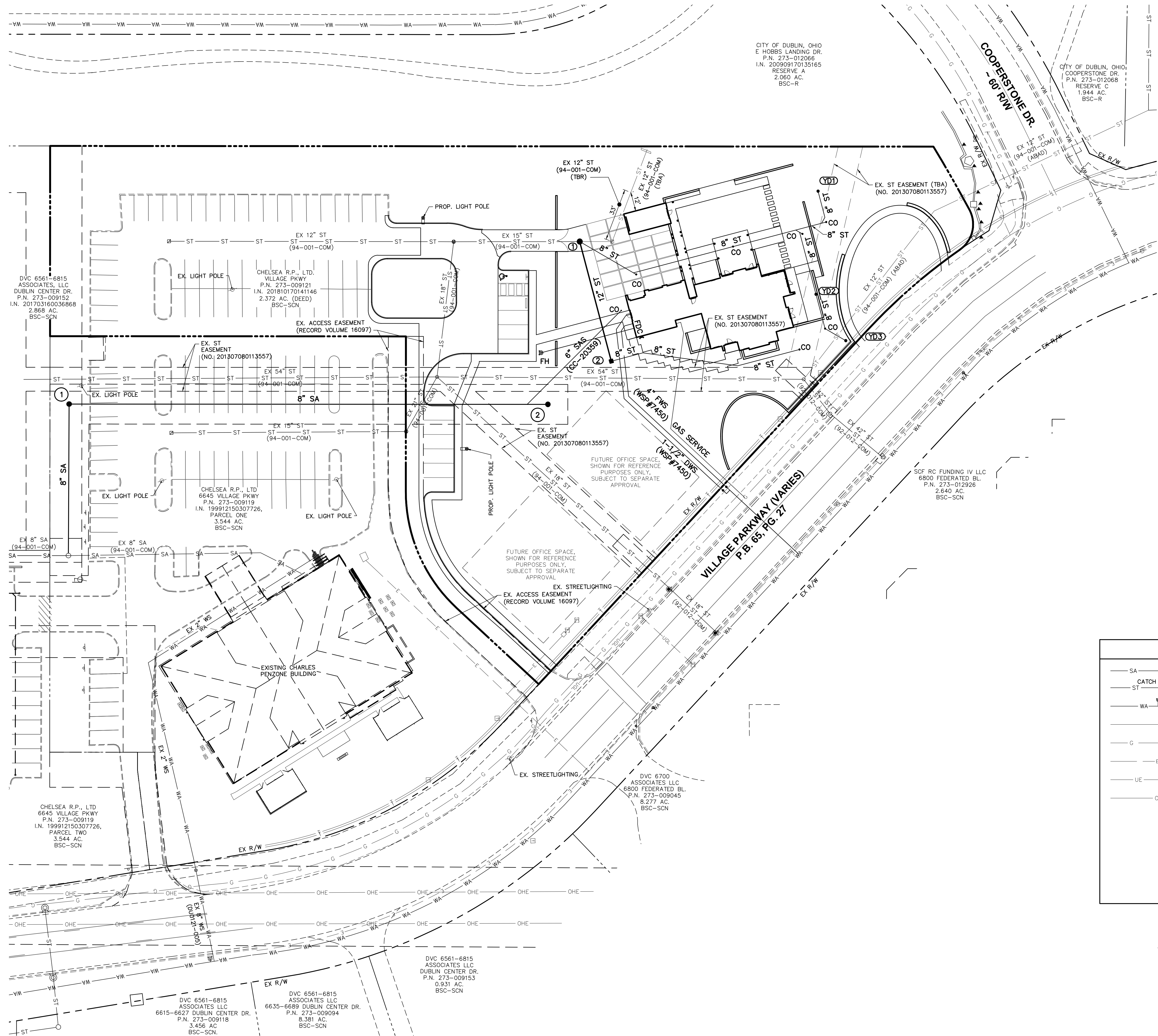
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PROJECT TITLE: **Penzone Live-Work**

6671 Village Parkway, Dublin, Ohio 43017

MEYERS+ASSOCIATES PROJECT NUMBER:
10

SHEET NUMBER
C-005



CITY OF DUBLIN, OHIO
 E HOBBS LANDING DR.
 P.N. 273-012066
 I.N. 200909170135165
 RESERVE A
 2.060 AC.
 BSC-R

CITY OF DUBLIN, OHIO
 COOPERSTONE DR.
 P.N. 273-012068
 RESERVE C
 1.944 AC.
 BSC-R

DVC 6561-6815
 ASSOCIATES, LLC
 DUBLIN CENTER DR.
 P.N. 273-009152
 I.N. 201703160036868
 2.868 AC.
 BSC-SCN

CHELSEA R.P., LTD.
 VILLAGE PKWY
 P.N. 273-009121
 I.N. 201810170141146
 2.372 AC. (DEED)
 BSC-SCN

CHELSEA R.P., LTD
 6645 VILLAGE PKWY
 P.N. 273-009119
 I.N. 199912150307726,
 PARCEL ONE
 3.544 AC.
 BSC-SCN

CHELSEA R.P., LTD
 6645 VILLAGE PKWY
 P.N. 273-009119
 I.N. 199912150307726,
 PARCEL TWO
 3.544 AC.
 BSC-SCN

DVC 6561-6815
 ASSOCIATES, LLC
 6615-6627 DUBLIN CENTER DR.
 P.N. 273-009118
 3.456 AC
 BSC-SCN.

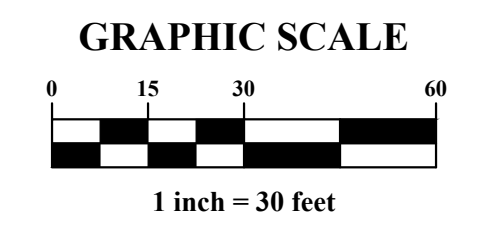
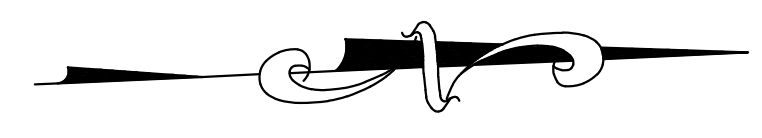
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 ASSOCIATES, LLC
 6635-6689 DUBLIN CENTER DR.
 P.N. 273-009094
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DVC 6561-6815
 ASSOCIATES, LLC
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 8.277 AC.
 BSC-SCN

SCF RC FUNDING IV LLC
 6800 FEDERATED BL.
 P.N. 273-012926
 2.640 AC.
 BSC-SCN

LEGEND			
SA SA SA	MANHOLE	○	SANITARY SEWER
ST	CATCH BASIN	□	STORM SEWER
WA WA WA	HYDRANT	⊕	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		
☼	TREES		
+	SIGN POST		
CO	CLEAN OUT		



DESCRIPTION	DATE
PERMIT DRAWINGS	2/29/2024

meyers+associates
 ARCHITECTURE

ADVANCED
 CIVIL DESIGN

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 Gahanna, Ohio 43230
 PH 614.428.7190
 fax 614.428.7755

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UTILITY PLAN

Penzone Live-Work

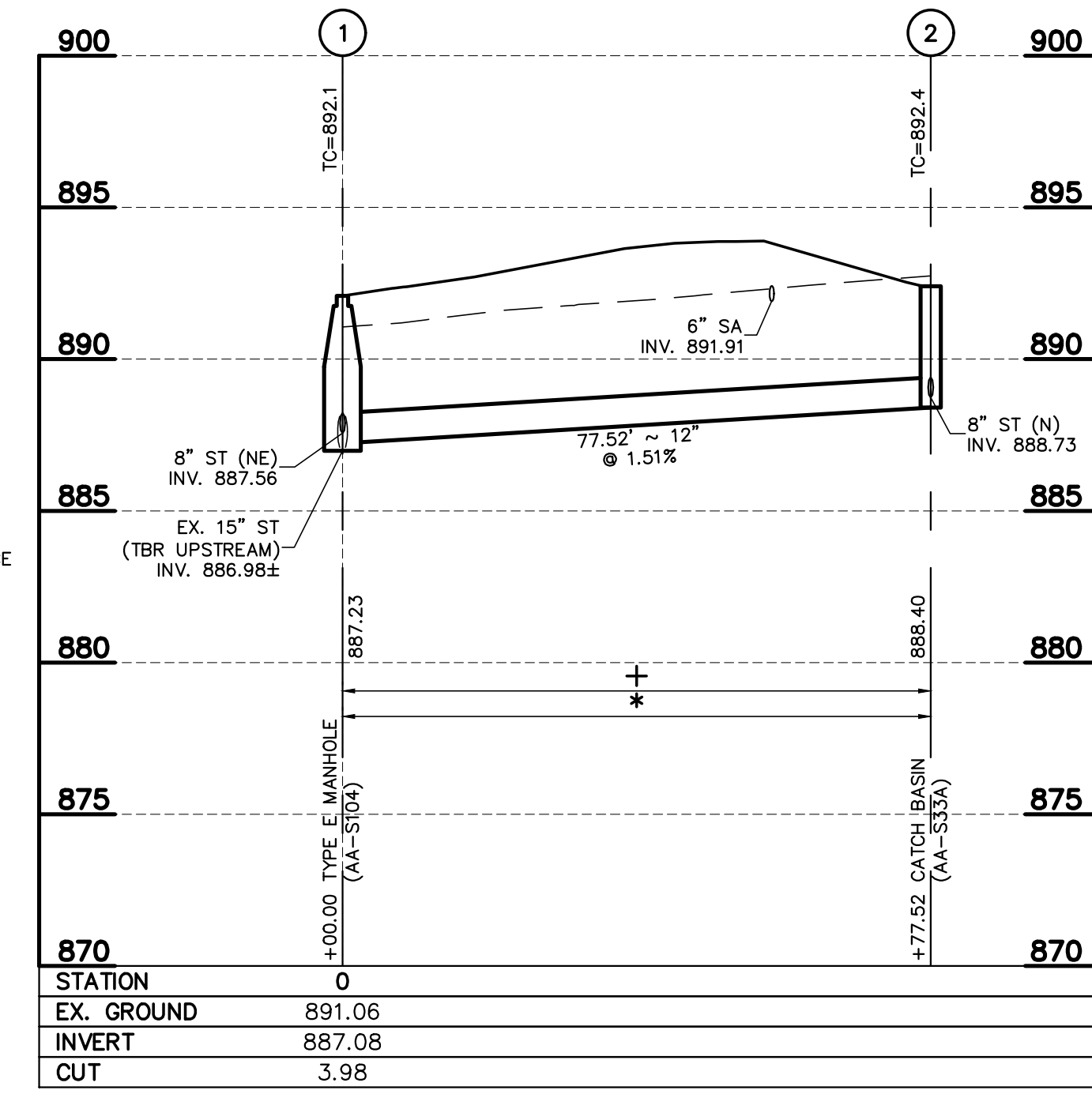
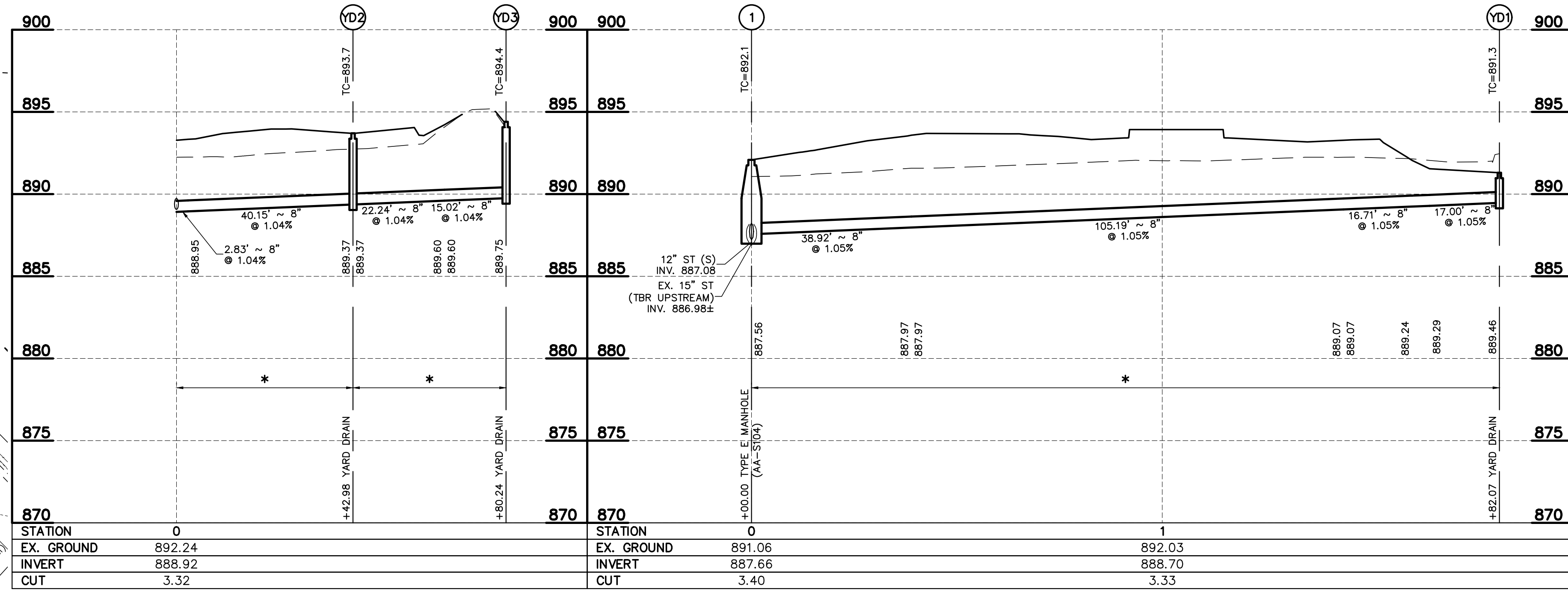
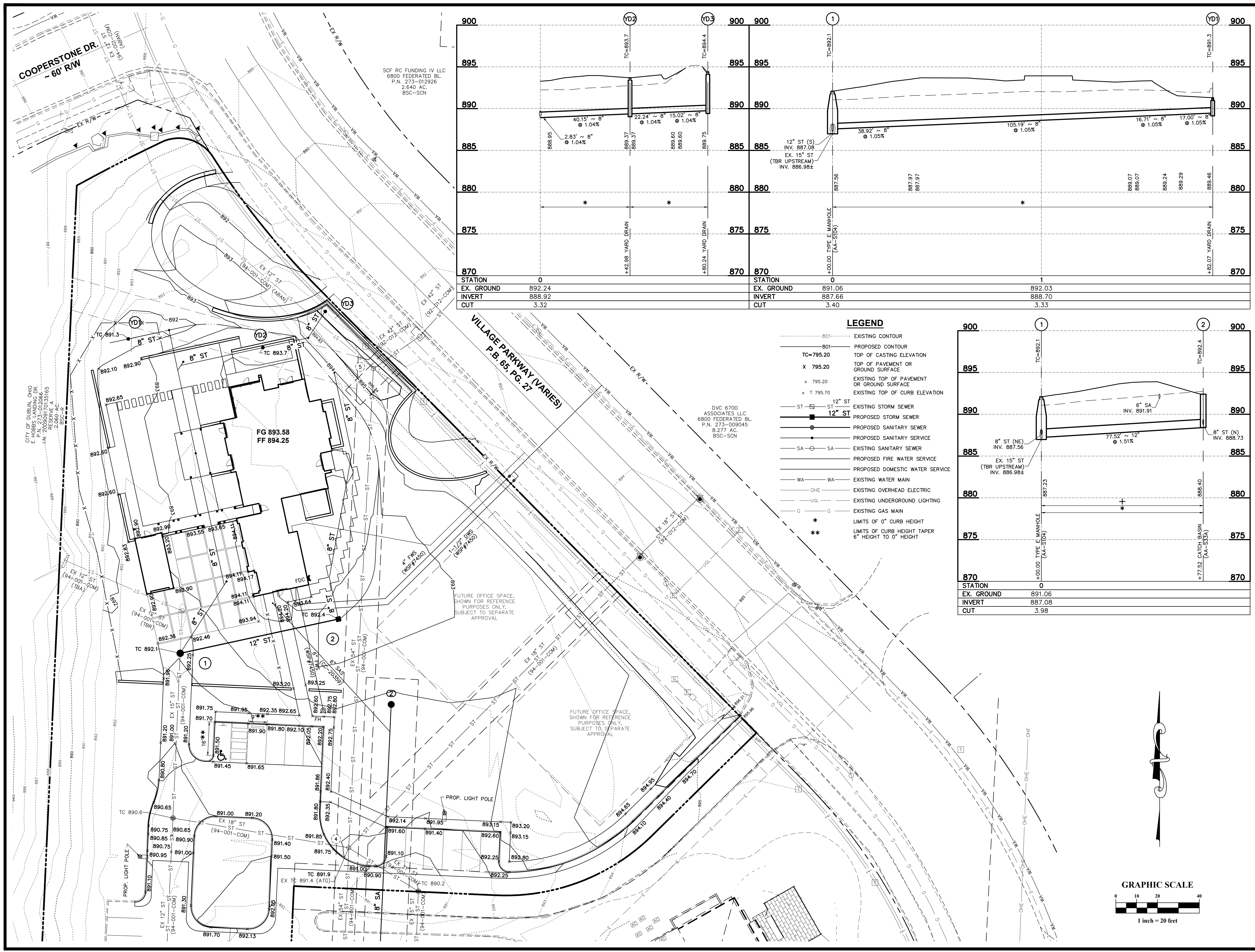
6671 Village Parkway, Dublin, Ohio 43017

MEYERS+ASSOCIATES PROJECT NUMBER:
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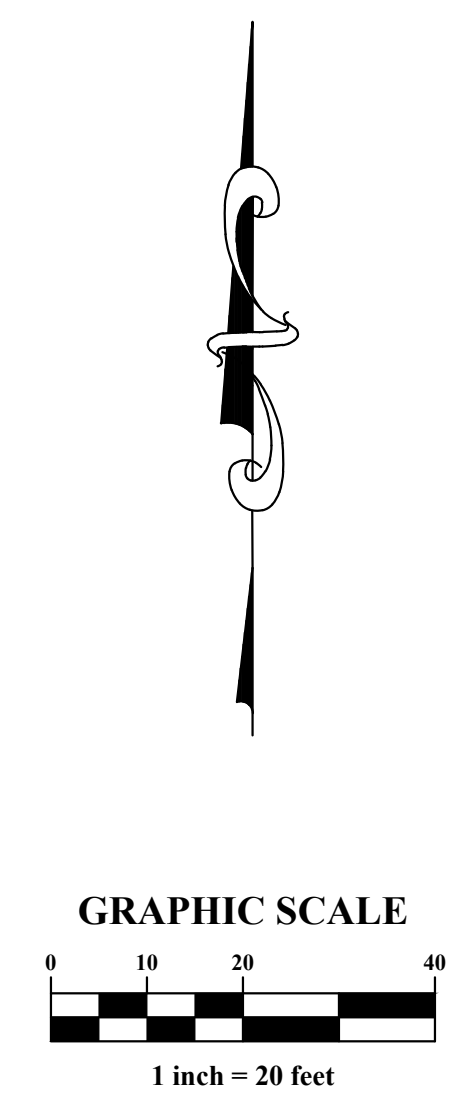
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Z:\V4-0047-76\DWG\production drawings\047-76 SCP_Grading Plan.dwg GRADING May 28, 2024 - 4:35:11pm rfwlar



- LEGEND**
- 801 --- EXISTING CONTOUR
 - 801 --- PROPOSED CONTOUR
 - TC=795.20 TOP OF CASTING ELEVATION
 - X 795.20 TOP OF PAVEMENT OR GROUND SURFACE
 - x 795.20 EXISTING TOP OF PAVEMENT OR GROUND SURFACE
 - x 795.70 EXISTING TOP OF CURB ELEVATION
 - ST 12" ST EXISTING STORM SEWER
 - ST 12" ST PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY SERVICE
 - SA SA EXISTING SANITARY SEWER
 - PROPOSED FIRE WATER SERVICE
 - PROPOSED DOMESTIC WATER SERVICE
 - WA WA EXISTING WATER MAIN
 - OHE EXISTING OVERHEAD ELECTRIC
 - UGL EXISTING UNDERGROUND LIGHTING
 - G G EXISTING GAS MAIN
 - * LIMITS OF 0" CURB HEIGHT
 - ** LIMITS OF CURB HEIGHT TAPER 6" HEIGHT TO 0" HEIGHT



meyers+associates
ARCHITECTURE

ADVANCED
CIVIL DESIGN

781 Science Blvd, Suite 100
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DESCRIPTION	DATE
PERMIT DRAWINGS	2/29/2024

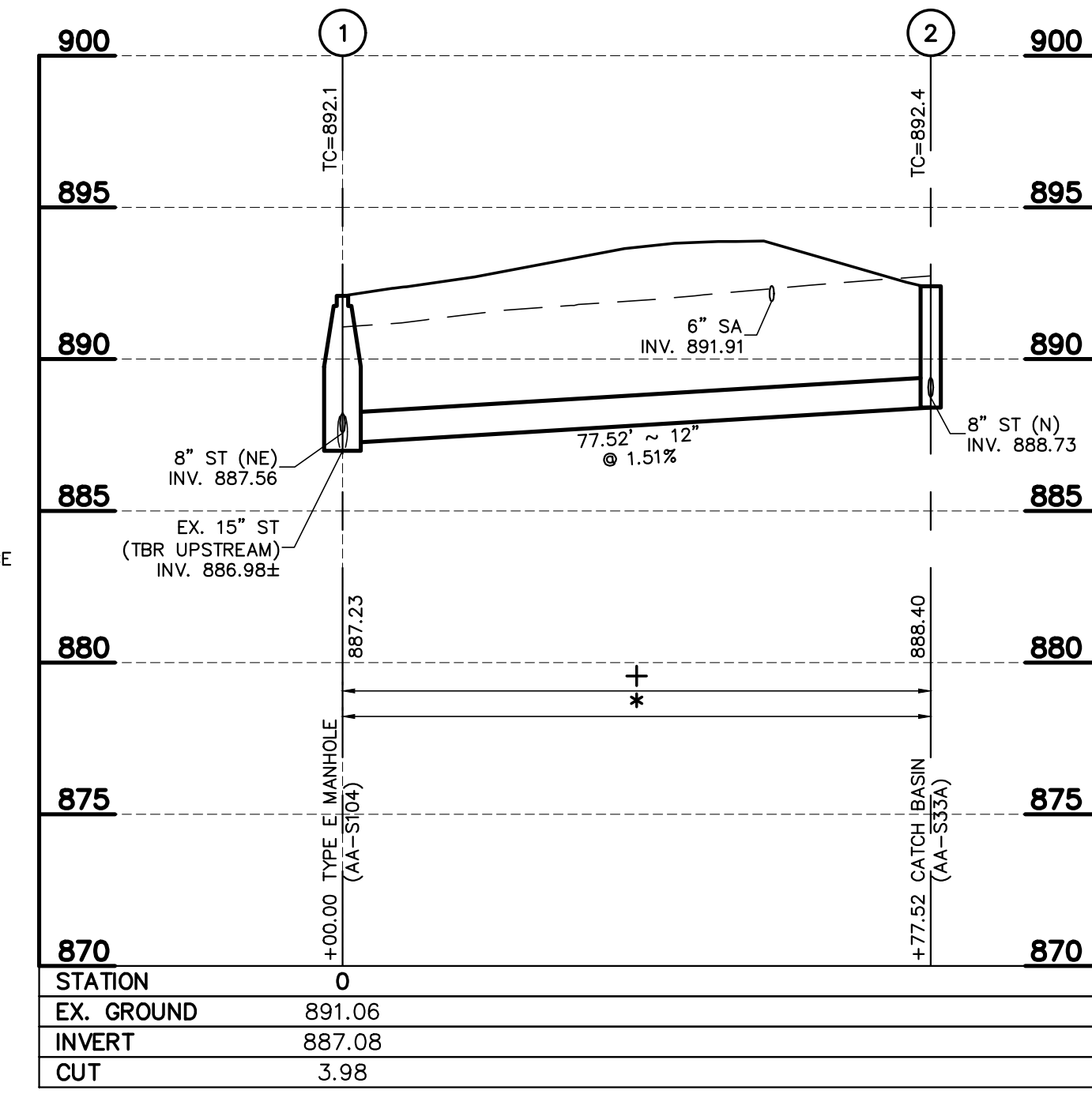
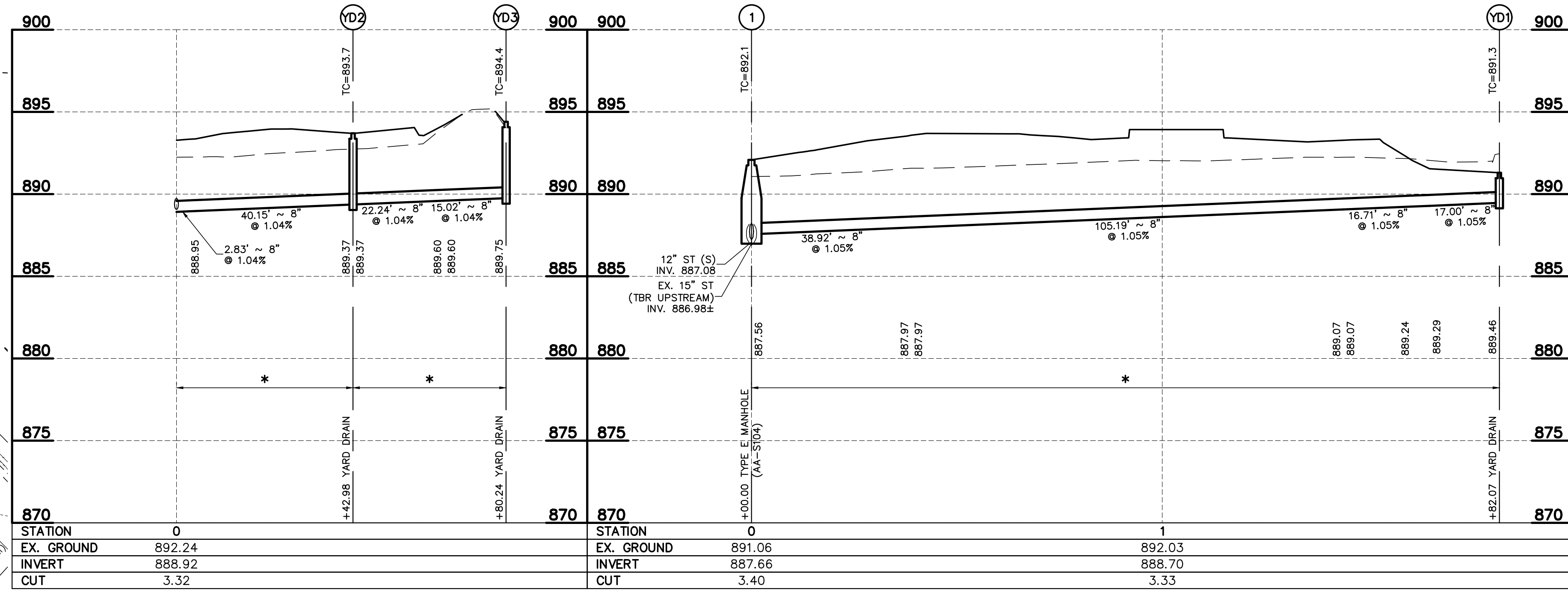
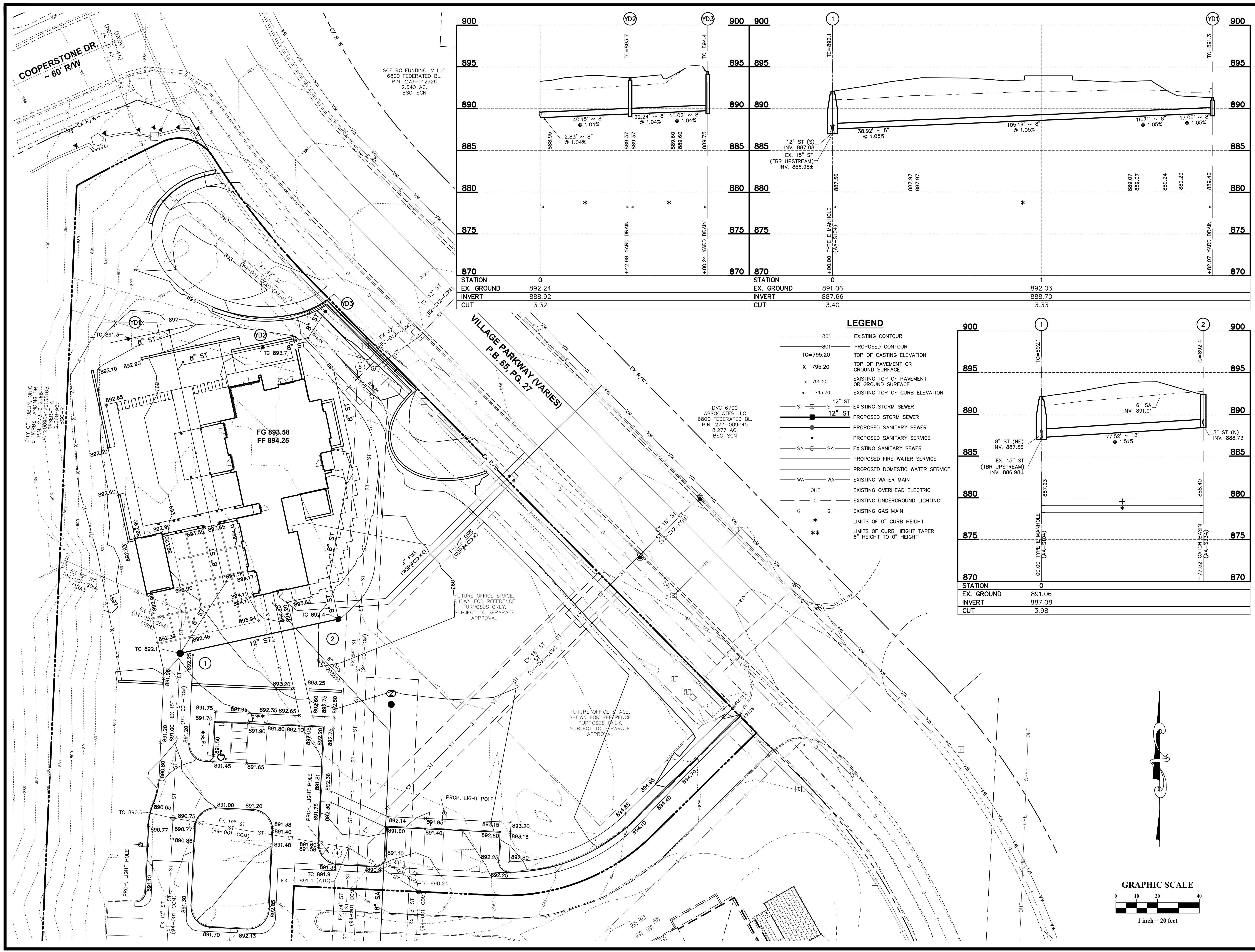
GRADING PLAN & STORM SEWER PROFILES

Penzone Live-Work
6671 Village Parkway, Dublin, Ohio 43017

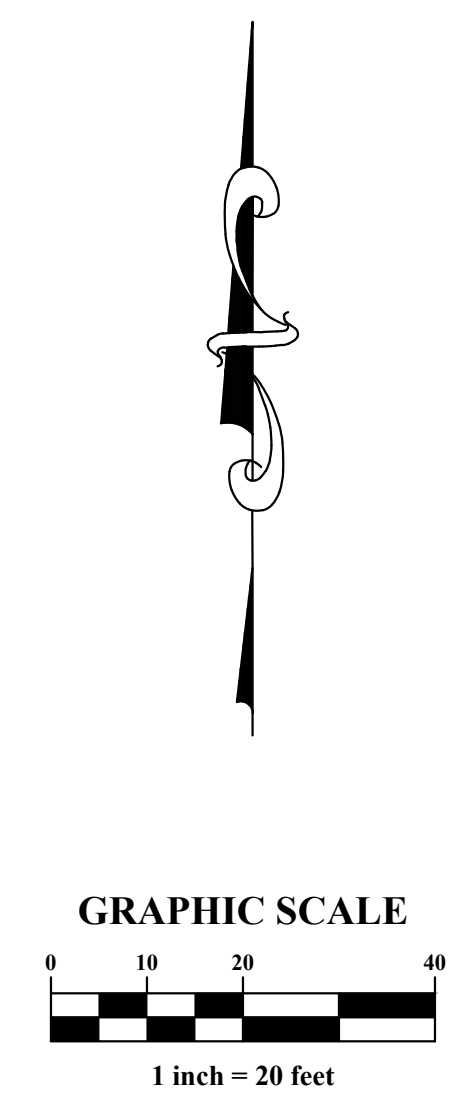
MEYERS+ASSOCIATES PROJECT NUMBER:
10

SHEET NUMBER:
C-007

Z:\V4-0047-76\DWG\production drawings\SCP_CONSTRUCTION\0047-76 SCP_Grading Plan.dwg GRADING May 17, 2024 - 7:15:33am rfwlar



- LEGEND**
- 801 --- EXISTING CONTOUR
 - 801 --- PROPOSED CONTOUR
 - TC=795.20 TOP OF CASTING ELEVATION
 - X 795.20 TOP OF PAVEMENT OR GROUND SURFACE
 - x 795.20 EXISTING TOP OF PAVEMENT OR GROUND SURFACE
 - x 795.70 EXISTING TOP OF CURB ELEVATION
 - ST 12" ST EXISTING STORM SEWER
 - ST 12" ST PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY SERVICE
 - SA SA EXISTING SANITARY SEWER
 - PROPOSED FIRE WATER SERVICE
 - PROPOSED DOMESTIC WATER SERVICE
 - WA WA EXISTING WATER MAIN
 - OHE EXISTING OVERHEAD ELECTRIC
 - UGL EXISTING UNDERGROUND LIGHTING
 - G G EXISTING GAS MAIN
 - * LIMITS OF 0" CURB HEIGHT
 - ** LIMITS OF CURB HEIGHT TAPER 6" HEIGHT TO 0" HEIGHT



meyers+associates
ARCHITECTURE

ADVANCED
CIVIL DESIGN

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DESCRIPTION	DATE
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GRADING PLAN & STORM SEWER PROFILES

Penzone Live-Work
6671 Village Parkway, Dublin, Ohio 43017

SHEET NUMBER
10

SHEET NUMBER
C-007

EROSION AND SEDIMENT CONTROL NARRATIVE

PLAN ENGINEERS: ADVANCED CIVIL DESIGN, INC.
791 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230
PH (614) 428-7750
FAX (614) 428-7755
CONTACT: RYAN FOWLER
EMAIL: RFOWLER@ADVANCEDCIVILDESIGN.COM

PROPERTY OWNER: CHELSEA R.P., LTD.
6671 VILLAGE PARKWAY
DUBLIN, OHIO 43017

SITE MANAGER: GIOFFRE COMPANIES
6262 ETTERMAN ROAD
DUBLIN, OHIO 43016
614-764-0032

EXISTING SITE DESCRIPTION: THE PROJECT SITE CURRENTLY IS A PARKING LOT WITH A FEW TREES AND BRUSH AREAS ALONG THE SIDES.
OVERALL SITE ACREAGE: 2.36 ACRES
DISTURBED ACREAGE: 1.47 ACRES

EXISTING SITE DRAINAGE CONDITION: THE EXISTING SITE DRAINS PRIMARILY THROUGH AN EXISTING STORM SEWER TO THE SOUTH INTO AN EXISTING STORM WATER BASIN.

ADJACENT AREAS: THE SITE IS BOUNDED BY A RESIDENTIAL PROPERTY TO THE WEST, A STORM WATER BASIN AND COMMERCIAL PROPERTY TO THE SOUTH, AND PUBLIC STREETS TO THE NORTH AND EAST.

CRITICAL AREAS: THE PUBLIC ROADS AND STORM WATER BASIN SHALL BE PROTECTED FROM ANY AND ALL SEDIMENT LADEN RUNOFF.

EROSION & SEDIMENT CONTROL MEASURES: EROSION AND SEDIMENT RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FENCE AND INLET PROTECTION.

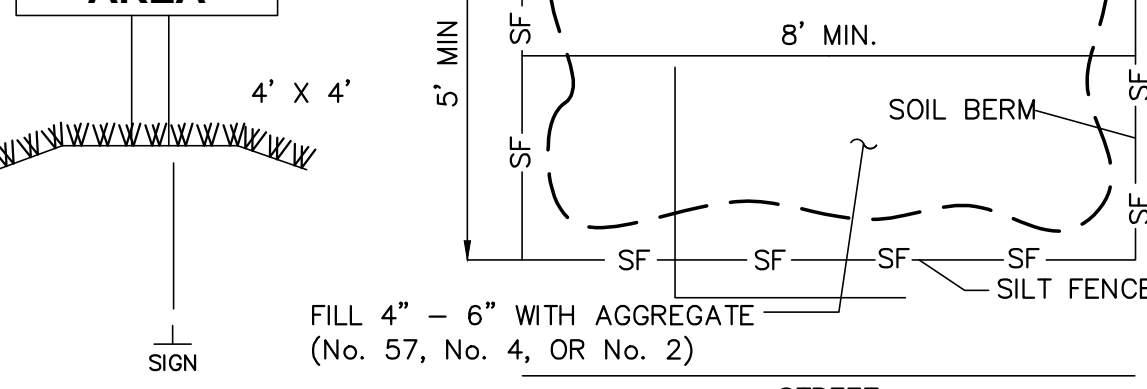
MAINTENANCE: MAINTENANCE OF THE EROSION & SEDIMENT CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE NOTES LISTED WITHIN THIS PLAN.

CONSTRUCTION SEQUENCE: (EROSION & SED. CONTROL)

- OBTAIN PROPER CITY OF DUBLIN, COUNTY, STATE, AND FEDERAL PERMITS.
- PRIOR TO CONSTRUCTION THE OWNER/OPERATOR SHALL COORDINATE WITH ALL CONTRACTORS AND THE CITY OF DUBLIN ENGINEER AS REQUIRED.
- THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 FORTY-EIGHT (48) HOURS IN ADVANCE OF ANTICIPATED START OF CONSTRUCTION, AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR LINES.
- ESTABLISH THE TEMPORARY CONSTRUCTION ENTRANCE INTO THE SITE PER DETAIL ON THIS SHEET.
- THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE AROUND ALL PROTECTION AREAS (PRESERVED TREES) PRIOR TO COMMENCEMENT OF WORK.
- CLEAR NECESSARY VEGETATION FOR THE INSTALLATION OF THE PERIMETER SEDIMENT FENCE.
- WHILE PERFORMING SITE GRADING ACTIVITIES, DISTURBED AREAS SHALL BE SEEDED WITHIN 7 DAYS OF CONSTRUCTION. DRAINAGE SHALL BE DIRECTED TO A FILTERING FACILITY AT ALL TIMES DURING CONSTRUCTION. TOPSOIL SHALL BE STOCKPILED FOR LATER RE-SPREAD OR HAUL OFF SITE.
- AS EACH AREA IS DISTURBED AND MOUNDING TAKES PLACE IN ORDER TO PROVIDE COMPACTION AND PLACEMENT OF FILL ACROSS THE SITE, EROSION CONTROL MEASURES SHALL BE USED. STOCKPILES SHALL BE SURROUNDED BY SEDIMENT FENCE AND TEMPORARY SEEDING APPLIED.
- SEED AND MULCH THE SITE ACCORDING TO THE TEMPORARY AND PERMANENT SEEDING REQUIREMENTS TO REESTABLISH ALL DENUDED AREAS.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR SEEDED/MULCHED. AFTER REMOVAL OF THE EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL INLETS AND STORM SEWER PIPES OF ALL SEDIMENT INCURRED DURING CONSTRUCTION.

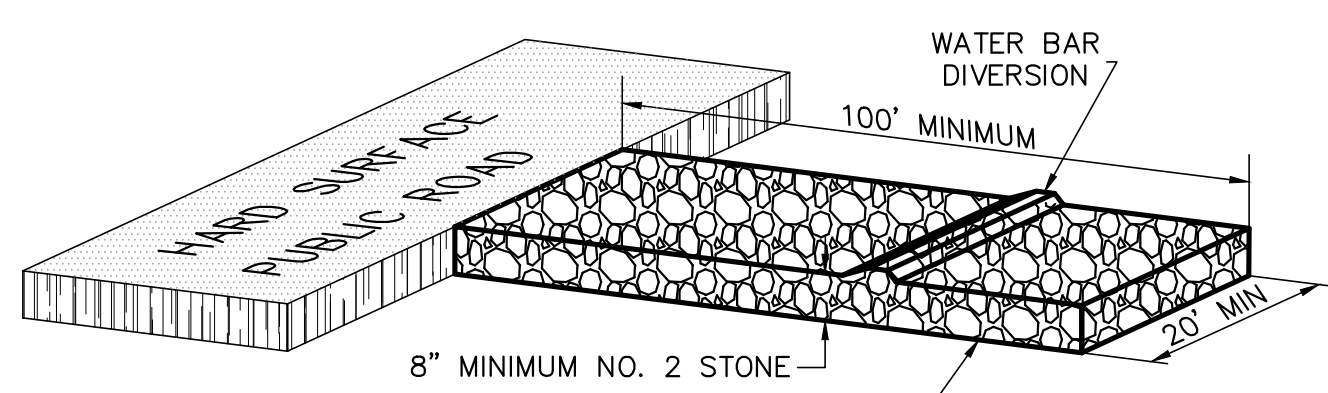
CONTRACTOR RESPONSIBILITY: DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

CONCRETE WASHOUT AREA



FILL 4" - 6" WITH AGGREGATE (NO. 57, NO. 4, OR NO. 2)

CONCRETE WASHOUT AREA



ENTRANCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MUD AND DIRT TRACKED ONTO PUBLIC ROADWAY. PERIODIC STREET CLEANING MAY BE REQUIRED AND SHOULD BE INCLUDED IN THE BID PRICE FOR ITEM 207, EROSION AND SEDIMENT CONTROL.

WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE TO PREVENT RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL PROPOSED GRADE IS REACHED ON ANY PORTION OF THE SITE. ALL DENUDED AREAS SHALL BE CONSTRUCTED TO FINAL PROPOSED GRADE AS QUICKLY AS POSSIBLE AND SHOULD NOT BE LEFT DORMANT UNLESS SITE CONDITIONS DO NOT ALLOW FINAL GRADING TO BE COMPLETED. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHERE GRADING MAY NOT BE COMPLETE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE FILTERED OR DIVERTED TO A SETTLING FACILITY.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTling FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE ENGINEER.

THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR THE EROSION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE CATCH BASINS OR INLETS WHICH ARE NOT TRIBUTARY TO A SEDIMENT BASIN OR DAM.

THE LIMITS OF SEEDING AND MULCHING WILL EXTEND OVER THE PROJECT AREA IN ACCORDANCE WITH THE LEVEL OF DISTURBANCE ASSOCIATED WITH THE ACTUAL CONSTRUCTION SEQUENCE. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY SEEDING

Area requiring temporary stabilization	Time frame to apply erosion controls
ANY DISTURBANCE AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 21 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S)
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

PERMANENT SEEDING

Area requiring Permanent stabilization	Time frame to apply erosion controls
ANY AREA THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

DESCRIPTION	DATES	RECOMMENDED APPLICATION RATE (OR EQUIVALENT) AS SPECIFIED IN RAINWATER & LAND DEVELOPMENT
PERMANENT SEEDING	MARCH 1-SEPT 30	GENERAL USE MIX OF - CREEPING RED FESCUE @ 20-40 LB/AC DOMESTIC RYEGRASS @ 10-20 LB/AC KENTUCKY BLUEGRASS @ 10-20 LB/AC
		STEEP BANKS ROAD DITCHES TALL FESCUE @ 40 LB/AC
TEMPORARY SEEDING	MARCH 1-SEPT 30	MIX OF - PERENNIAL RYEGRASS @ 40 LB/AC TALL FESCUE @ 40 LB/AC ANNUAL RYEGRASS @ 40 LB/AC
DORMANT SEEDING	OCT 1-NOV 20	PREPARE SEEDBED, ADD LIME & FERTILIZER, THEN MULCH. FROM NOV 21 THROUGH MARCH 15, APPLY THE SELECTED SEED MIXTURE AT A 50% INCREASE IN RATE
	NOV 20-MARCH 15	PREPARE SEEDBED, ADD LIME & FERTILIZER, APPLY THE SELECTED SEED MIXTURE AT A 50% INCREASE IN RATE, THEN MULCH
MULCH	ANY TIME OF YEAR	STRAW 2 TONS/AC OR 90 LB/1000FT
		HYDROSEED (WOOD CELLULOSE FIBER) 1 TON/AC OR 46 LB/1000FT

MAINTENANCE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREATER THAN 0.5" PER 24 HOUR PERIOD. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

SCHEDULE: THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE CONSTRUCTION MANAGER. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE PLACED IN ACCORDANCE WITH THIS SCHEDULE.

CONTRACTOR RESPONSIBILITY

DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. THE SCHEDULE SHOULD INCLUDE A SEQUENCE OF THE PLACEMENT OF THE SEDIMENTATION AND EROSION CONTROL MEASURES THAT PROVIDES FOR CONTINUAL PROTECTION OF THE SITE THROUGHOUT THE EARTH MOVING ACTIVITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT OFF-SITE TRACKING OF SEDIMENTS BY VEHICLES AND EQUIPMENT IS MINIMIZED. ALL SUCH OFF-SITE SEDIMENT SHALL BE CLEANED UP DAILY.

SEDIMENT FENCE NOTES

SILT FENCE: THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12-INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG. THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2-INCHES AND SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
- THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

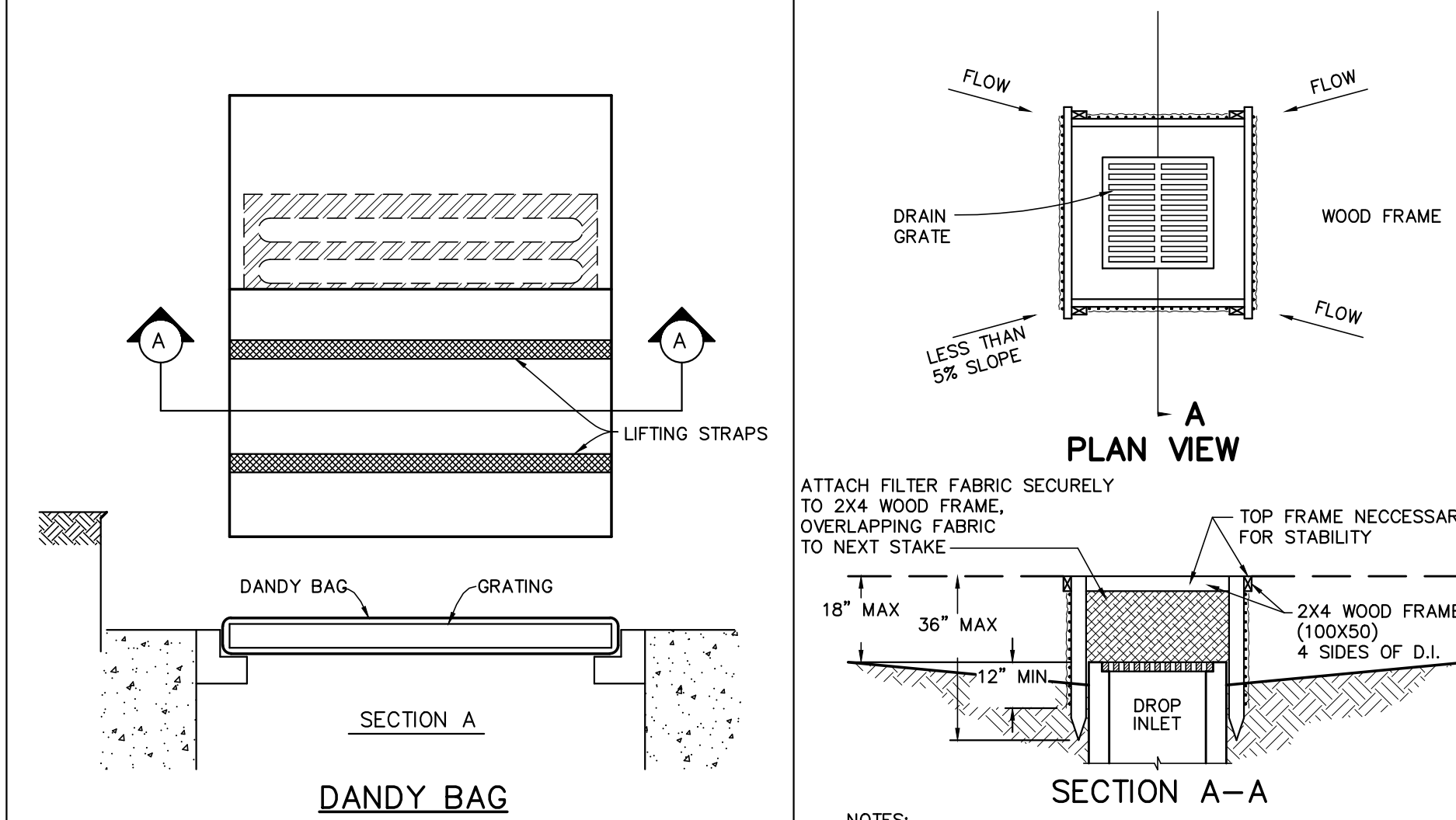
SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

MAINTENANCE

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

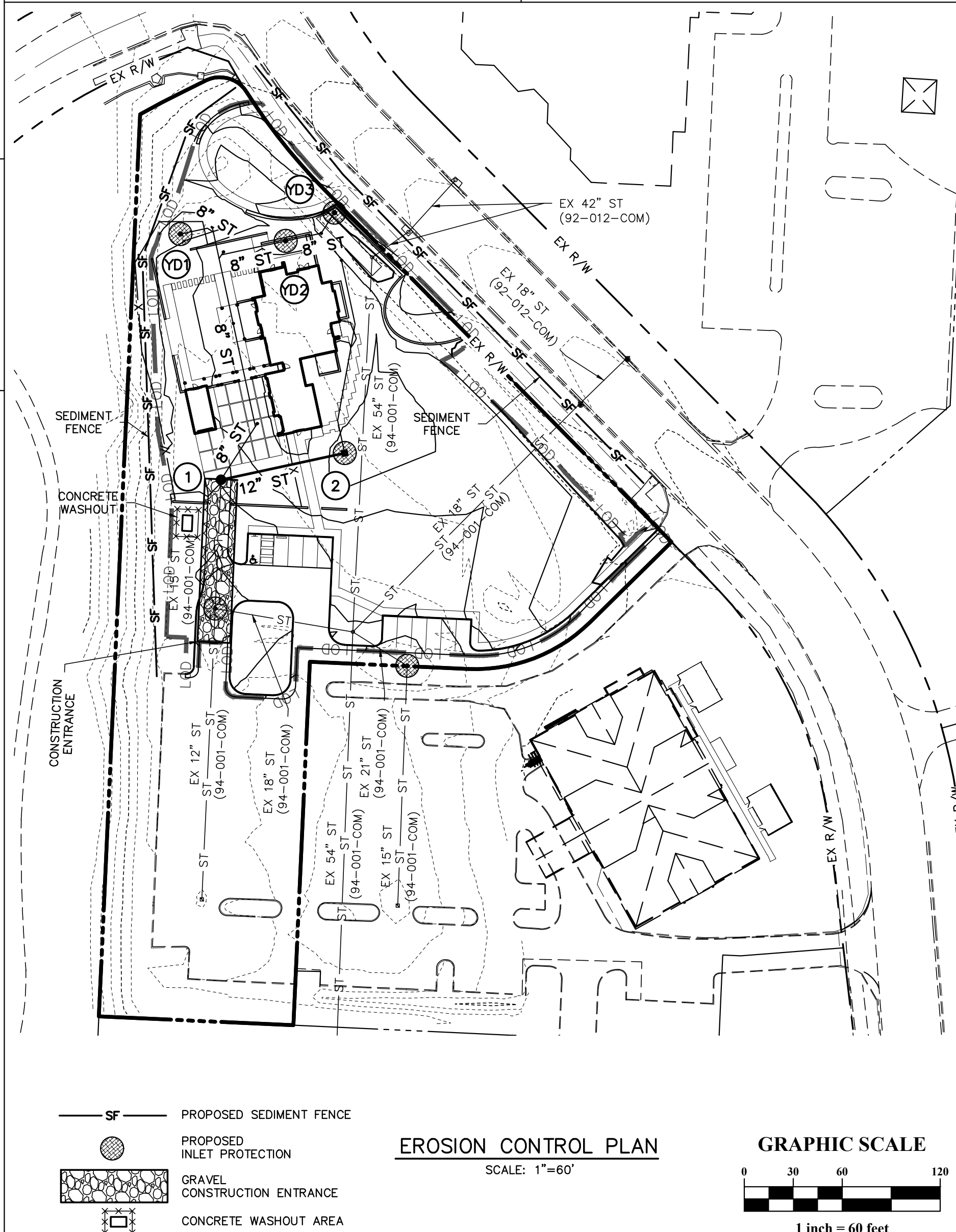


INSTALLATION: STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

MAINTENANCE: WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL REMOVE SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

INLET PROTECTION DETAIL (NO SCALE)

SILT FENCE INLET FILTER (NO SCALE)

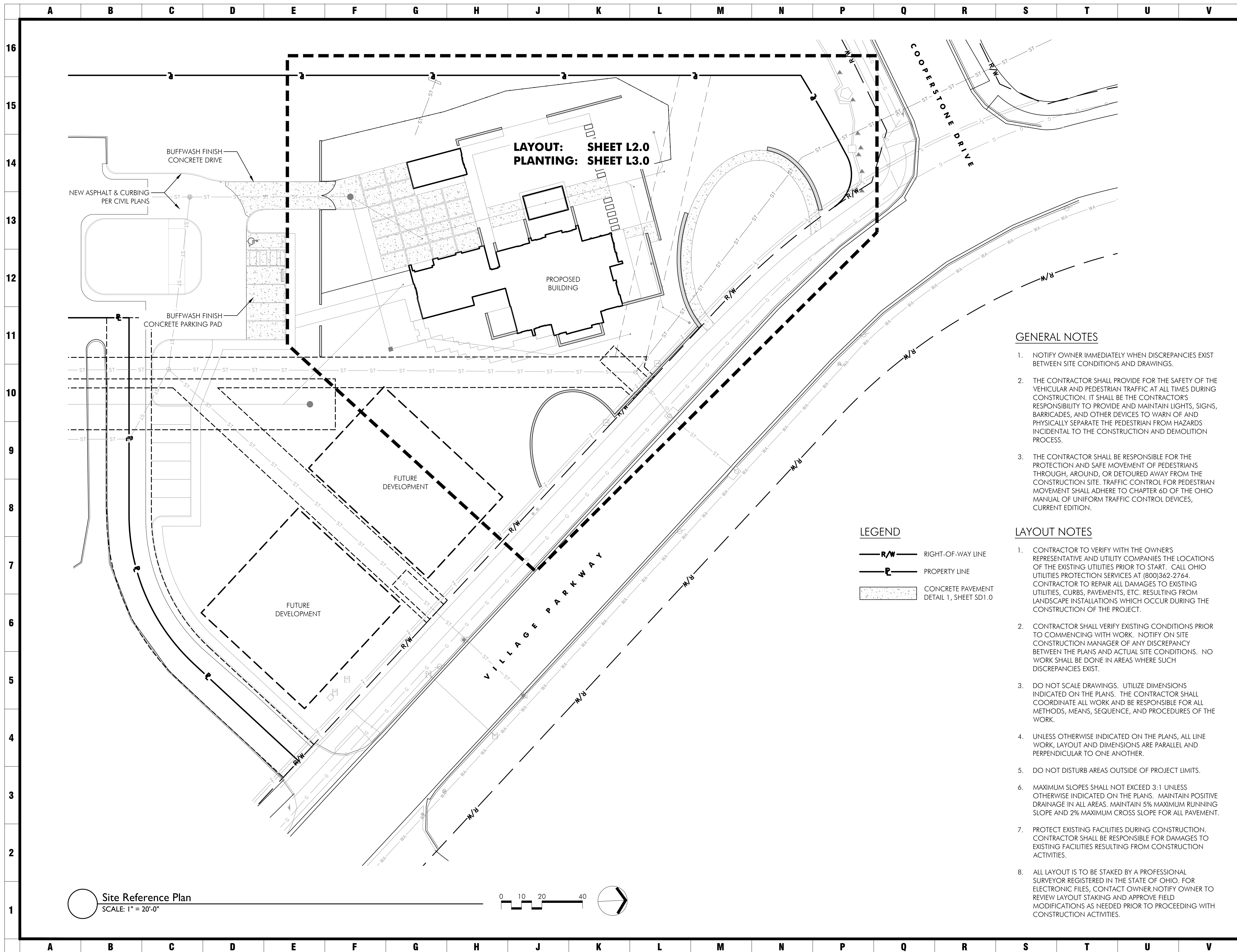


DESCRIPTION	DATE
PERMIT DRAWINGS	2/29/2024



Penzone Live-Work

Landscape



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DESCRIPTION	DATE
PROGRESS PRINT	11.03.23
PROGRESS PRINT	03.06.24
PROGRESS PRINT	03.27.24

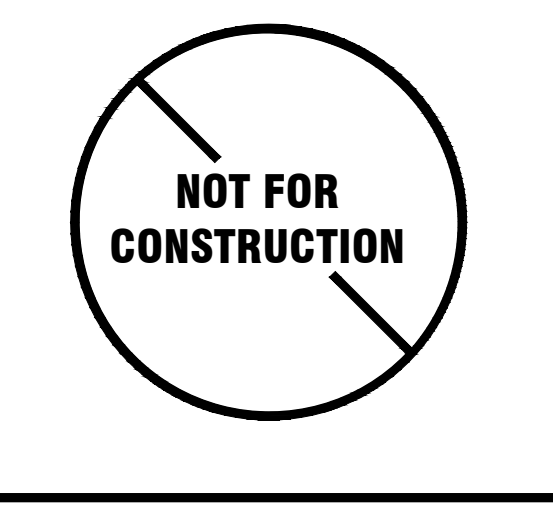
GENERAL NOTES

1. NOTIFY OWNER IMMEDIATELY WHEN DISCREPANCIES EXIST BETWEEN SITE CONDITIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF THE VEHICULAR AND PEDESTRIAN TRAFFIC AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE AND MAINTAIN LIGHTS, SIGNS, BARRICADES, AND OTHER DEVICES TO WARN OF AND PHYSICALLY SEPARATE THE PEDESTRIAN FROM HAZARDS INCIDENTAL TO THE CONSTRUCTION AND DEMOLITION PROCESS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS THROUGH, AROUND, OR DETOURED AWAY FROM THE CONSTRUCTION SITE. TRAFFIC CONTROL FOR PEDESTRIAN MOVEMENT SHALL ADHERE TO CHAPTER 6D OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.

LAYOUT NOTES

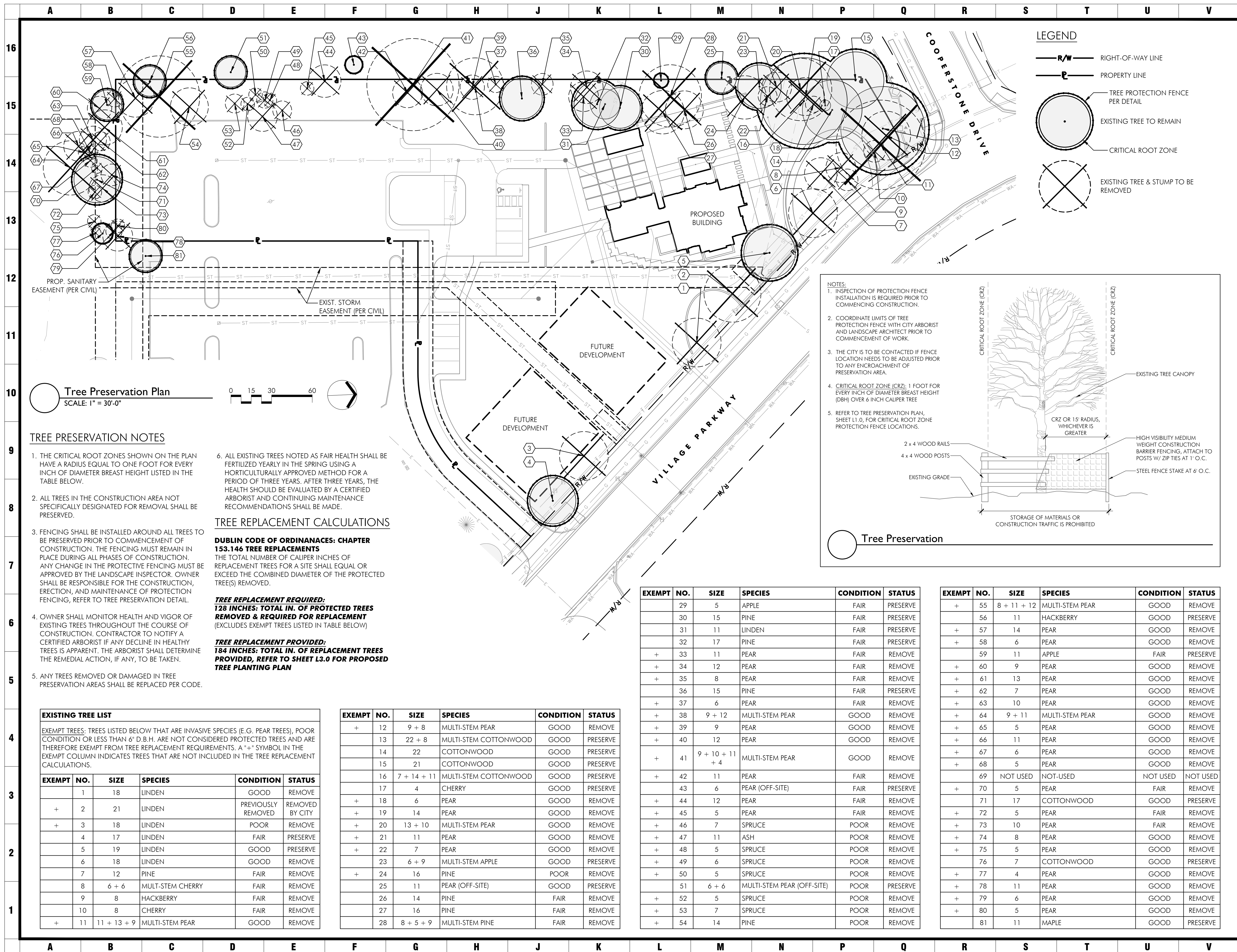
1. CONTRACTOR TO VERIFY WITH THE OWNER'S REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT (800)362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH WORK. NOTIFY ON SITE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE DONE IN AREAS WHERE SUCH DISCREPANCIES EXIST.
3. DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE ALL WORK AND BE RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCE, AND PROCEDURES OF THE WORK.
4. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL LINE WORK, LAYOUT AND DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ONE ANOTHER.
5. DO NOT DISTURB AREAS OUTSIDE OF PROJECT LIMITS.
6. MAXIMUM SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE INDICATED ON THE PLANS. MAINTAIN POSITIVE DRAINAGE IN ALL AREAS. MAINTAIN 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE FOR ALL PAVEMENT.
7. PROTECT EXISTING FACILITIES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING FACILITIES RESULTING FROM CONSTRUCTION ACTIVITIES.
8. ALL LAYOUT IS TO BE STAKED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF OHIO. FOR ELECTRONIC FILES, CONTACT OWNER. NOTIFY OWNER TO REVIEW LAYOUT STAKING AND APPROVE FIELD MODIFICATIONS AS NEEDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

SITE REFERENCE PLAN
PENZONE LIVE-WORK
Dublin, OH



MEYERS+ASSOCIATES PROJECT NUMBER:
2023-06
SHEET NUMBER

L0.1

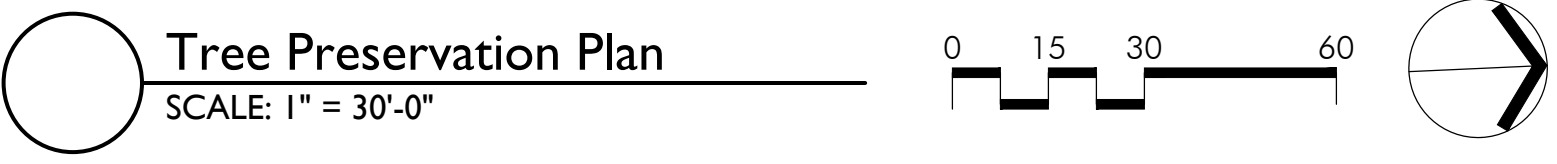
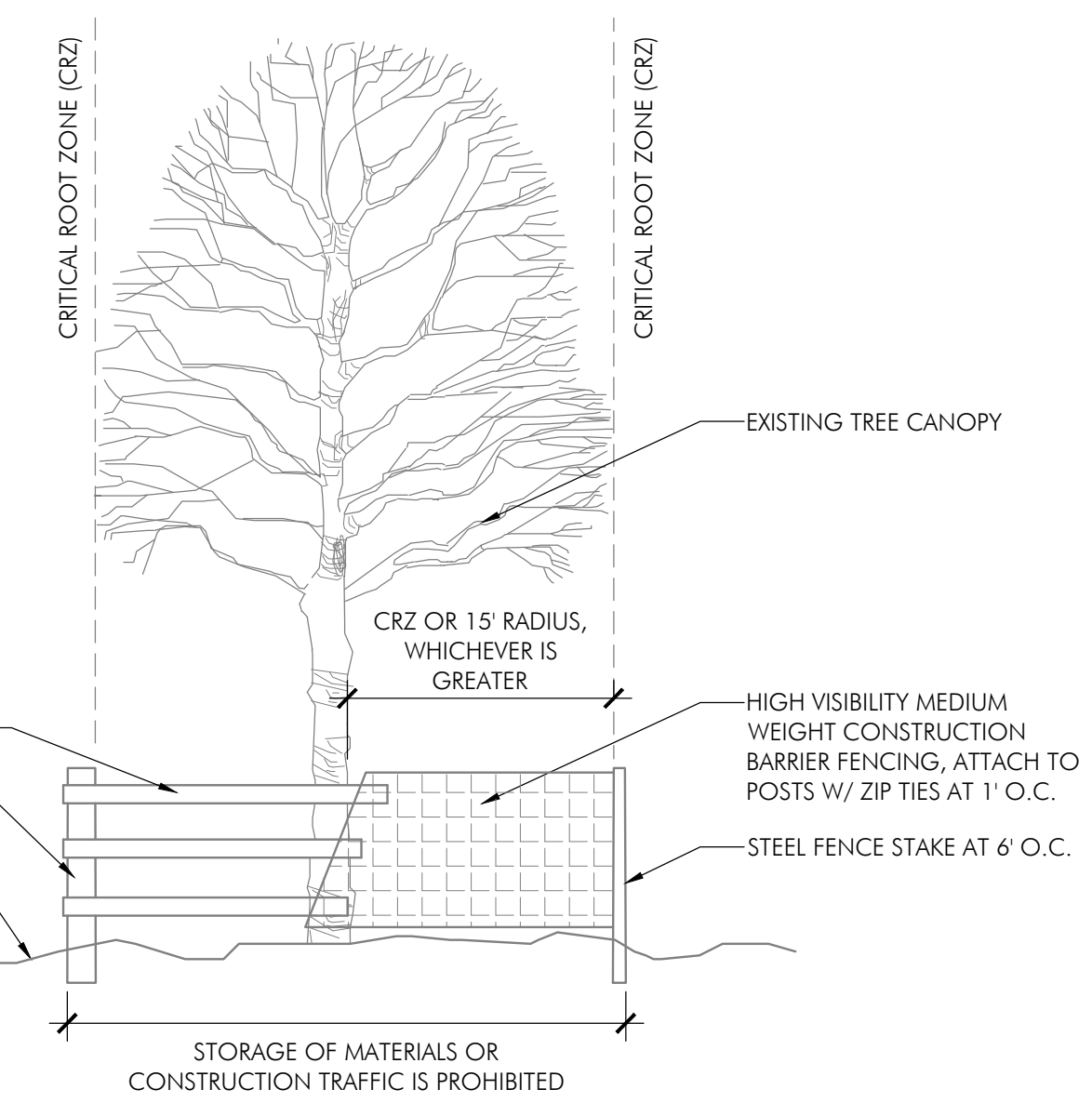


LEGEND

- R/W — RIGHT-OF-WAY LINE
- PROPERTY LINE
- TREE PROTECTION FENCE PER DETAIL
- EXISTING TREE TO REMAIN
- CRITICAL ROOT ZONE
- ⊗ EXISTING TREE & STUMP TO BE REMOVED

NOTES:

- INSPECTION OF PROTECTION FENCE INSTALLATION IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION.
- COORDINATE LIMITS OF TREE PROTECTION FENCE WITH CITY ARBORIST AND LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED PRIOR TO ANY ENCROACHMENT OF PRESERVATION AREA.
- CRITICAL ROOT ZONE (CRZ): 1 FOOT FOR EVERY INCH OF DIAMETER BREAST HEIGHT (DBH) OVER 6 INCH CALIPER TREE
- REFER TO TREE PRESERVATION PLAN, SHEET L1.0, FOR CRITICAL ROOT ZONE PROTECTION FENCE LOCATIONS.



TREE PRESERVATION NOTES

- THE CRITICAL ROOT ZONES SHOWN ON THE PLAN HAVE A RADIUS EQUAL TO ONE FOOT FOR EVERY INCH OF DIAMETER BREAST HEIGHT LISTED IN THE TABLE BELOW.
- ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED.
- FENCING SHALL BE INSTALLED AROUND ALL TREES TO BE PRESERVED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. ANY CHANGE IN THE PROTECTIVE FENCING MUST BE APPROVED BY THE LANDSCAPE INSPECTOR. OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF PROTECTION FENCING, REFER TO TREE PRESERVATION DETAIL.
- OWNER SHALL MONITOR HEALTH AND VIGOR OF EXISTING TREES THROUGHOUT THE COURSE OF CONSTRUCTION. CONTRACTOR TO NOTIFY A CERTIFIED ARBORIST IF ANY DECLINE IN HEALTHY TREES IS APPARENT. THE ARBORIST SHALL DETERMINE THE REMEDIAL ACTION, IF ANY, TO BE TAKEN.
- ANY TREES REMOVED OR DAMAGED IN TREE PRESERVATION AREAS SHALL BE REPLACED PER CODE.
- ALL EXISTING TREES NOTED AS FAIR HEALTH SHALL BE FERTILIZED YEARLY IN THE SPRING USING A HORTICULTURALLY APPROVED METHOD FOR A PERIOD OF THREE YEARS. AFTER THREE YEARS, THE HEALTH SHOULD BE EVALUATED BY A CERTIFIED ARBORIST AND CONTINUING MAINTENANCE RECOMMENDATIONS SHALL BE MADE.

TREE REPLACEMENT CALCULATIONS

DUBLIN CODE OF ORDINANCES: CHAPTER 153.146 TREE REPLACEMENTS
 THE TOTAL NUMBER OF CALIPER INCHES OF REPLACEMENT TREES FOR A SITE SHALL EQUAL OR EXCEED THE COMBINED DIAMETER OF THE PROTECTED TREE(S) REMOVED.

TREE REPLACEMENT REQUIRED:
128 INCHES: TOTAL IN. OF PROTECTED TREES REMOVED & REQUIRED FOR REPLACEMENT
 (EXCLUDES EXEMPT TREES LISTED IN TABLE BELOW)

TREE REPLACEMENT PROVIDED:
184 INCHES: TOTAL IN. OF REPLACEMENT TREES PROVIDED, REFER TO SHEET L3.0 FOR PROPOSED TREE PLANTING PLAN

EXISTING TREE LIST

EXEMPT TREES: TREES LISTED BELOW THAT ARE INVASIVE SPECIES (E.G. PEAR TREES), POOR CONDITION OR LESS THAN 6" D.B.H. ARE NOT CONSIDERED PROTECTED TREES AND ARE THEREFORE EXEMPT FROM TREE REPLACEMENT REQUIREMENTS. A "+" SYMBOL IN THE EXEMPT COLUMN INDICATES TREES THAT ARE NOT INCLUDED IN THE TREE REPLACEMENT CALCULATIONS.

EXEMPT	NO.	SIZE	SPECIES	CONDITION	STATUS
	1	18	LINDEN	GOOD	REMOVE
+	2	21	LINDEN	PREVIOUSLY REMOVED	REMOVED BY CITY
+	3	18	LINDEN	POOR	REMOVE
	4	17	LINDEN	FAIR	PRESERVE
	5	19	LINDEN	GOOD	PRESERVE
	6	18	LINDEN	GOOD	REMOVE
	7	12	PINE	FAIR	REMOVE
	8	6 + 6	MULTI-STEM CHERRY	FAIR	REMOVE
	9	8	HACKBERRY	FAIR	REMOVE
	10	8	CHERRY	FAIR	REMOVE
+	11	11 + 13 + 9	MULTI-STEM PEAR	GOOD	REMOVE

EXEMPT	NO.	SIZE	SPECIES	CONDITION	STATUS
+	12	9 + 8	MULTI-STEM PEAR	GOOD	REMOVE
	13	22 + 8	MULTI-STEM COTTONWOOD	GOOD	PRESERVE
	14	22	COTTONWOOD	GOOD	PRESERVE
	15	21	COTTONWOOD	GOOD	PRESERVE
	16	7 + 14 + 11	MULTI-STEM COTTONWOOD	GOOD	PRESERVE
	17	4	CHERRY	GOOD	PRESERVE
+	18	6	PEAR	GOOD	REMOVE
+	19	14	PEAR	GOOD	REMOVE
+	20	13 + 10	MULTI-STEM PEAR	GOOD	REMOVE
+	21	11	PEAR	GOOD	REMOVE
+	22	7	PEAR	GOOD	REMOVE
	23	6 + 9	MULTI-STEM APPLE	GOOD	PRESERVE
+	24	16	PINE	POOR	REMOVE
	25	11	PEAR (OFF-SITE)	GOOD	PRESERVE
	26	14	PINE	FAIR	REMOVE
	27	16	PINE	FAIR	REMOVE
	28	8 + 5 + 9	MULTI-STEM PINE	FAIR	REMOVE

EXEMPT	NO.	SIZE	SPECIES	CONDITION	STATUS
	29	5	APPLE	FAIR	PRESERVE
	30	15	PINE	FAIR	PRESERVE
	31	11	LINDEN	FAIR	PRESERVE
	32	17	PINE	FAIR	PRESERVE
+	33	11	PEAR	FAIR	REMOVE
+	34	12	PEAR	FAIR	REMOVE
+	35	8	PEAR	FAIR	REMOVE
+	36	15	PINE	FAIR	PRESERVE
+	37	6	PEAR	FAIR	REMOVE
+	38	9 + 12	MULTI-STEM PEAR	GOOD	REMOVE
+	39	9	PEAR	GOOD	REMOVE
+	40	12	PEAR	GOOD	REMOVE
+	41	9 + 10 + 11 + 4	MULTI-STEM PEAR	GOOD	REMOVE
+	42	11	PEAR	FAIR	REMOVE
	43	6	PEAR (OFF-SITE)	FAIR	PRESERVE
+	44	12	PEAR	FAIR	REMOVE
+	45	5	PEAR	FAIR	REMOVE
+	46	7	SPRUCE	POOR	REMOVE
+	47	11	ASH	POOR	REMOVE
+	48	5	SPRUCE	POOR	REMOVE
+	49	6	SPRUCE	POOR	REMOVE
+	50	5	SPRUCE	POOR	REMOVE
	51	6 + 6	MULTI-STEM PEAR (OFF-SITE)	POOR	PRESERVE
+	52	5	SPRUCE	POOR	REMOVE
+	53	7	SPRUCE	POOR	REMOVE
+	54	14	PINE	POOR	REMOVE

EXEMPT	NO.	SIZE	SPECIES	CONDITION	STATUS
+	55	8 + 11 + 12	MULTI-STEM PEAR	GOOD	REMOVE
	56	11	HACKBERRY	GOOD	PRESERVE
+	57	14	PEAR	GOOD	REMOVE
+	58	6	PEAR	GOOD	REMOVE
	59	11	APPLE	FAIR	PRESERVE
+	60	9	PEAR	GOOD	REMOVE
+	61	13	PEAR	GOOD	REMOVE
+	62	7	PEAR	GOOD	REMOVE
+	63	10	PEAR	GOOD	REMOVE
+	64	9 + 11	MULTI-STEM PEAR	GOOD	REMOVE
+	65	5	PEAR	GOOD	REMOVE
+	66	11	PEAR	GOOD	REMOVE
+	67	6	PEAR	GOOD	REMOVE
+	68	5	PEAR	GOOD	REMOVE
	69	NOT USED	NOT-USED	NOT USED	NOT USED
+	70	5	PEAR	FAIR	REMOVE
	71	17	COTTONWOOD	GOOD	PRESERVE
+	72	5	PEAR	FAIR	REMOVE
+	73	10	PEAR	FAIR	REMOVE
+	74	8	PEAR	GOOD	REMOVE
+	75	5	PEAR	GOOD	REMOVE
	76	7	COTTONWOOD	GOOD	PRESERVE
+	77	4	PEAR	GOOD	REMOVE
+	78	11	PEAR	GOOD	REMOVE
+	79	6	PEAR	GOOD	REMOVE
+	80	5	PEAR	GOOD	REMOVE
	81	11	MAPLE	GOOD	PRESERVE

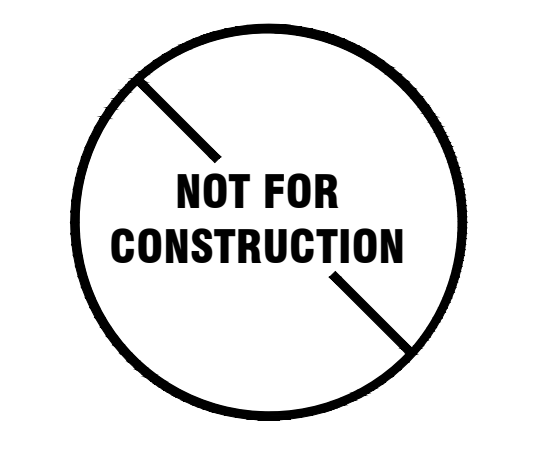
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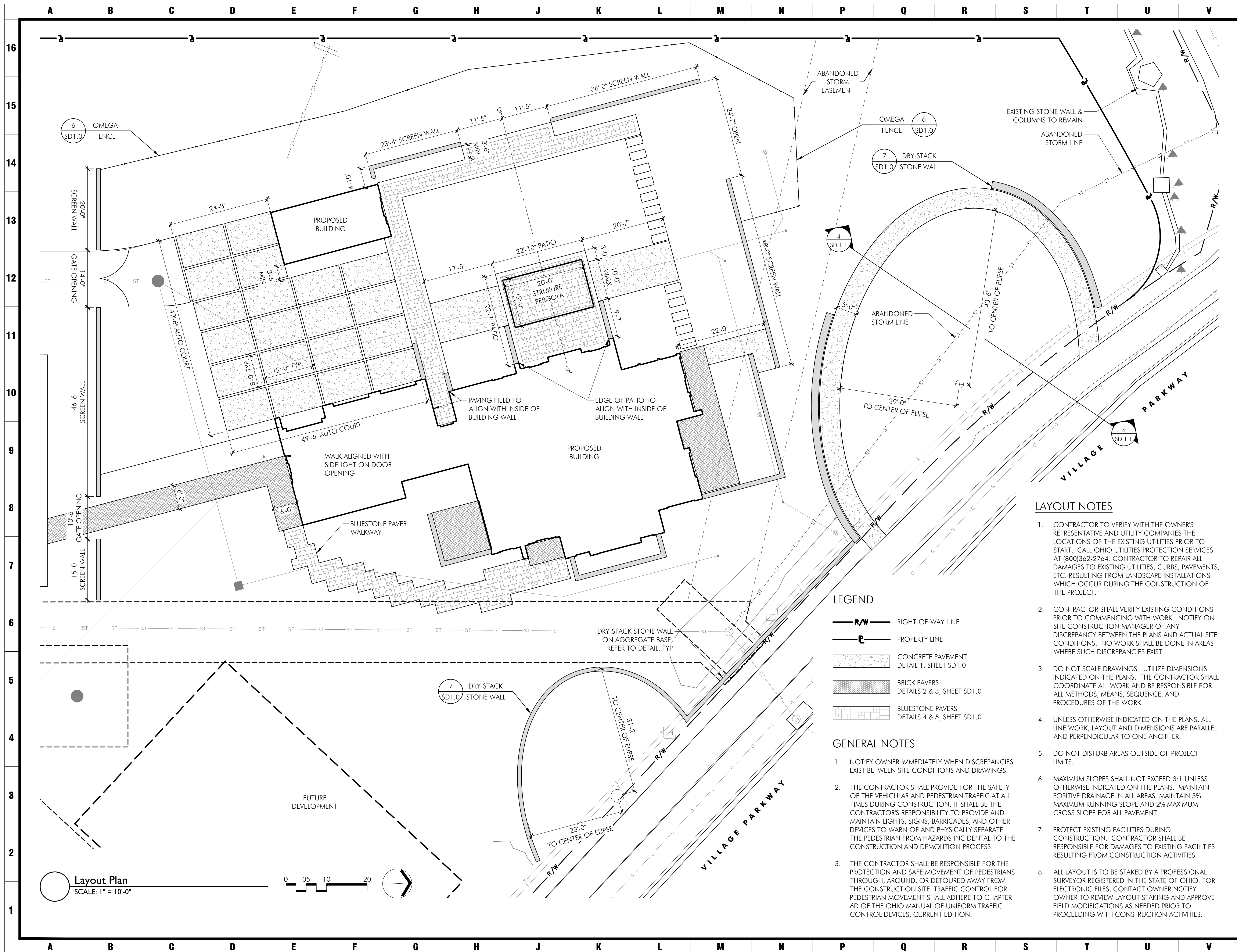
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PROGRESS PRINT	11.03.23
PROGRESS PRINT	03.06.24
PROGRESS PRINT	03.27.24

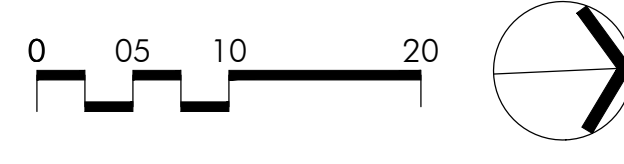
TREE PRESERVATION PLAN
PENZONE LIVE-WORK
 Dublin, OH



MEYERS+ASSOCIATES PROJECT NUMBER:
2023-06
 SHEET NUMBER
L1.0



Layout Plan
SCALE: 1" = 10'-0"



- LEGEND**
- R/W RIGHT-OF-WAY LINE
 - P PROPERTY LINE
 - CONCRETE PAVEMENT
DETAIL 1, SHEET SD1.0
 - BRICK PAVERS
DETAILS 2 & 3, SHEET SD1.0
 - BLUESTONE PAVERS
DETAILS 4 & 5, SHEET SD1.0

- GENERAL NOTES**
1. NOTIFY OWNER IMMEDIATELY WHEN DISCREPANCIES EXIST BETWEEN SITE CONDITIONS AND DRAWINGS.
 2. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF THE VEHICULAR AND PEDESTRIAN TRAFFIC AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN LIGHTS, SIGNS, BARRICADES, AND OTHER DEVICES TO WARN OF AND PHYSICALLY SEPARATE THE PEDESTRIAN FROM HAZARDS INCIDENTAL TO THE CONSTRUCTION AND DEMOLITION PROCESS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS THROUGH, AROUND, OR DETOURED AWAY FROM THE CONSTRUCTION SITE. TRAFFIC CONTROL FOR PEDESTRIAN MOVEMENT SHALL ADHERE TO CHAPTER 6D OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.

- LAYOUT NOTES**
1. CONTRACTOR TO VERIFY WITH THE OWNER'S REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT (800)362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
 2. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH WORK. NOTIFY ON SITE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE DONE IN AREAS WHERE SUCH DISCREPANCIES EXIST.
 3. DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE ALL WORK AND BE RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCE, AND PROCEDURES OF THE WORK.
 4. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL LINE WORK, LAYOUT AND DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ONE ANOTHER.
 5. DO NOT DISTURB AREAS OUTSIDE OF PROJECT LIMITS.
 6. MAXIMUM SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE INDICATED ON THE PLANS. MAINTAIN POSITIVE DRAINAGE IN ALL AREAS. MAINTAIN 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE FOR ALL PAVEMENT.
 7. PROTECT EXISTING FACILITIES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING FACILITIES RESULTING FROM CONSTRUCTION ACTIVITIES.
 8. ALL LAYOUT IS TO BE STAKED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF OHIO. FOR ELECTRONIC FILES, CONTACT OWNER. NOTIFY OWNER TO REVIEW LAYOUT STAKING AND APPROVE FIELD MODIFICATIONS AS NEEDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

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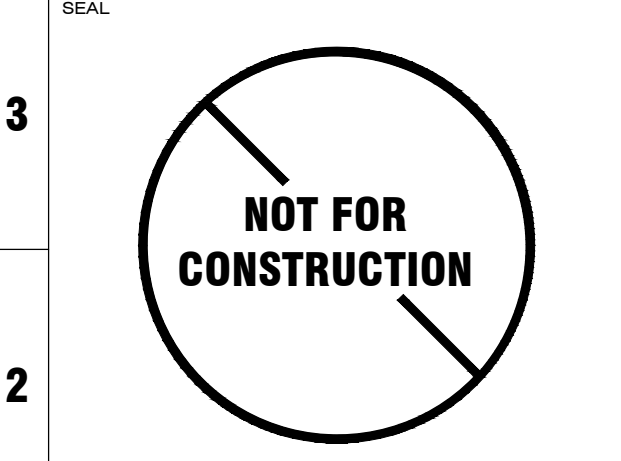
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LAYOUT PLAN

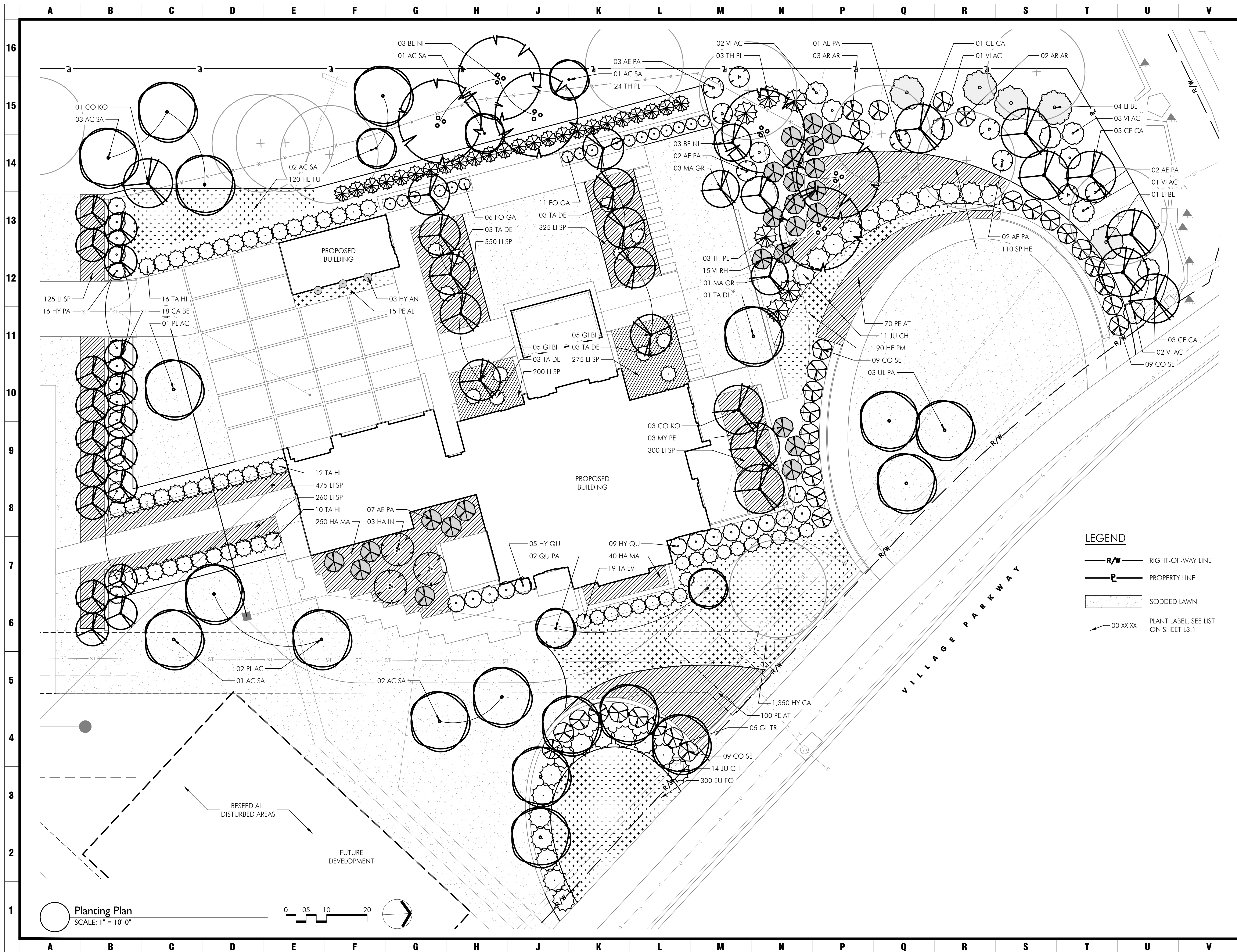
PENZONE LIVE-WORK

Dublin, OH

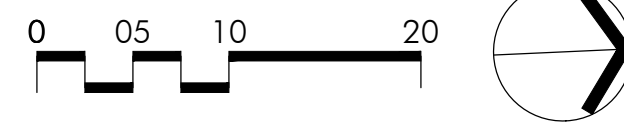


MEYERS+ASSOCIATES PROJECT NUMBER:
2023-06

SHEET NUMBER
L2.0



Planting Plan
SCALE: 1" = 10'-0"



LEGEND

- R/W RIGHT-OF-WAY LINE
- PROPERTY LINE
- SODDED LAWN
- 00 XX XX PLANT LABEL, SEE LIST ON SHEET L3.1

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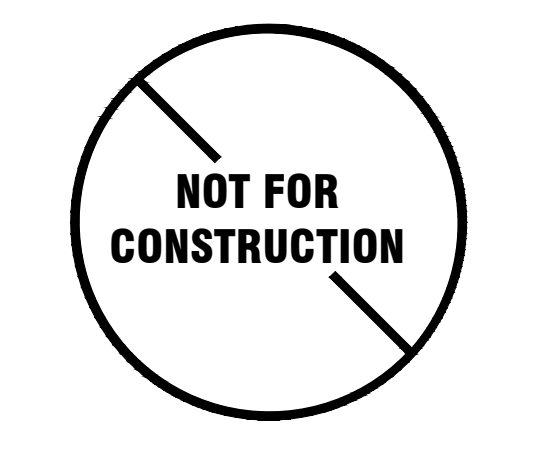
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SHEET TITLE
PLANTING PLAN

PROJECT TITLE
PENZONE LIVE-WORK

Dublin, OH



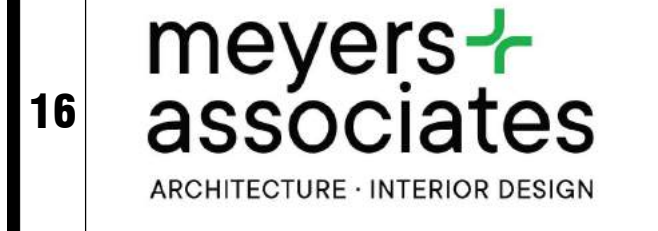
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2023-06
SHEET NUMBER

L3.0

	A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	V	
16	<p align="center">PLANT INSTALLATION NOTES</p> <ol style="list-style-type: none"> CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE OHIO UTILITIES PROTECTION SERVICE AT (800) 362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT. PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL. CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SOD AND PLANTING BED. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS: SOIL AMENDMENT: 'COM-TIL' ORGANIC COMPOST (OR EQUAL) 7000 STATE ROUTE 104 SOUTH LOCKBOURNE, OHIO 43137 (614) 645-3152 PERENNIAL BED AREAS: SPREAD 3" OF 'COM-TIL' OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER. TREES AND SHRUBS: MIX 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL. TURF: TBD ALL PLANT MATERIAL TO MEET OR EXCEED THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED. ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION. WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER BY MEANS OF TEMPORARY SLOW-RELEASE IRRIGATION DEVICE (GATOR BAGS) FOR ALL TREES AND KEEP FILLED UNTIL IRRIGATION IS ACTIVE OR UNTIL FINAL ACCEPTANCE BY OWNER. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION. BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL. ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SODDED AS SHOWN AND NOTED . FINISHED TURF (SOD) TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER. PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING. MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE. <ol style="list-style-type: none"> MOWING - MINIMUM ONCE PER WEEK. TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS. BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING. 																				
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PLANT LIST				
SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECIDUOUS TREES				
AC SA	<i>Acer saccharum</i> 'Commemoration' Commemoration Sugar Maple	3" CAL.	B&B	
BE NI	<i>Betula nigra</i> 'Heritage' Heritage River Birch	14' HT.	B&B	MULTI-STEM, 4" CAL. TOTAL
CA BE	<i>Carpinus betulus</i> European Hornbeam	3" CAL.	B&B	
GI BI	<i>Ginkgo biloba</i> 'Princeton Sentry' Princeton Sentry Ginkgo	3" CAL.	B&B	
GL TR	<i>Gleditsia triacanthos</i> 'Skycole' Skyline Honey Locust	3" CAL.	B&B	
PL AC	<i>Plantanus x acerfolia</i> 'Morton Circle' Exclamation London Planetree	3" CAL.	B&B	
QU PA	<i>Quercus palustris</i> 'Green Pillar' Green Pillar Pin Oak	3" CAL.	B&B	
TA DI	<i>Taxodium distichum</i> Bald Cypress	3" CAL.	B&B	
UL PA	<i>Ulmus parvifolia</i> Chinese Elm	3" CAL.	B&B	
ORNAMENTAL TREES				
CE CA	<i>Cercis canadensis</i> Eastern Redbud	2" CAL.	B&B	
CO KO	<i>Cornus Kousa</i> Kousa Dogwood	2" CAL.	B&B	
MA GR	<i>Magnolia grandiflora</i> 'Brackens Brown Beauty' Bracken's Brown Beauty Southern Magnolia	10' HT.	B&B	MULTI-STEM, 3" CAL. TOTAL
SHRUBS				
AE PA	<i>Aesculus parviflora</i> Bottlebrush Buckeye	24" HT.	CONT.	AS SHOWN
AR AR	<i>Aronia arbutifolia</i> Red Chokeberry	24" HT.	CONT.	AS SHOWN
CO SE	<i>Cornus sericea</i> 'Bailei' Redosier Dogwood	24" HT.	CONT.	AS SHOWN
FO GA	<i>Fothergilla gardenii</i> Dwarf Fothergilla	18" HT.	CONT.	AS SHOWN
HA IN	<i>Hamamelis x intermedia</i> 'Arnold Promise' Arnold Promise Witchhazel	36" HT.	B&B	AS SHOWN
HY AN	<i>Hydrangea anomala</i> ssp. <i>petiolaris</i> Climbing Hydrangea	#2	CONT.	AS SHOWN
HY PA	<i>Hydrangea paniculata</i> 'ILVOBO' Bobo Hydrangea	24" HT.	CONT.	AS SHOWN
HY QU	<i>Hydrangea quercifolia</i> 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	24" HT.	CONT.	AS SHOWN
JU CH	<i>Juniperus chinensis</i> 'Nick's Compact' Nick's Compact Juniper	24" HT.	CONT.	AS SHOWN
LI BE	<i>Lindera benzoin</i> Spicebush	30" HT.	B&B	AS SHOWN
MY PE	<i>Myrica pensylvanica</i> Northern Bayberry	30" HT.	B&B	AS SHOWN
TH PL	<i>Thuja plicata</i> 'Green Giant' Green Giant Arborvitae	6' HT.	B&B	AS SHOWN
TA DE	<i>Taxus x media</i> 'Densiformis' Dense Yew	24" HT.	CONT.	AS SHOWN
TA EV	<i>Taxus x media</i> 'Everlow' Everlow Yew	18" HT.	CONT.	AS SHOWN
TA HI	<i>Taxus x media</i> 'Hicksii' Hicks Yew	36" HT.	CONT.	AS SHOWN
VI AC	<i>Viburnum acerifolium</i> Mapleleaf Viburnum	36" HT.	CONT.	AS SHOWN
VI RH	<i>Viburnum rhytidophyllum</i> Leatherleaf Viburnum	36" HT.	CONT.	AS SHOWN
PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS				
EU FO	<i>Euonymus fortunei</i> 'Colorata' Purpleleaf Wintercreeper	#1	CONT.	18" O.C.
HA MA	<i>Hakonechloa macro</i> 'All Gold' All Gold Japanese Forest Grass	#1	CONT.	18" O.C.
HE FU	<i>Hemerocallis fulva</i> Tawny Daylily	#1	CONT.	24" O.C.
HE PM	<i>Hemerocallis</i> 'Pardon Me' Pardon Me Daylily	#1	CONT.	24" O.C.
HY CA	<i>Hypericum calycinum</i> St. John's Wort Groundcover	6" HT.	CONT.	12" O.C.
LI SP	<i>Liriope spicata</i> Creeping Lily Turf	#1	CONT.	12" O.C.
PE AL	<i>Pennisetum alopecuroides</i> Fountain Grass	#2	CONT.	30" O.C.
PE AT	<i>Perovskia atriplicifolia</i> 'Little Spire' Little Spire Russian Sage	#1	CONT.	24" O.C.
SP HE	<i>Sporobolus heterolepis</i> Prairie Dropseed	#1	CONT.	24" O.C.

*PLANT SUBSTITUTIONS MAY BE REQUIRED DEPENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.



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PROGRESS PRINT	03.27.24

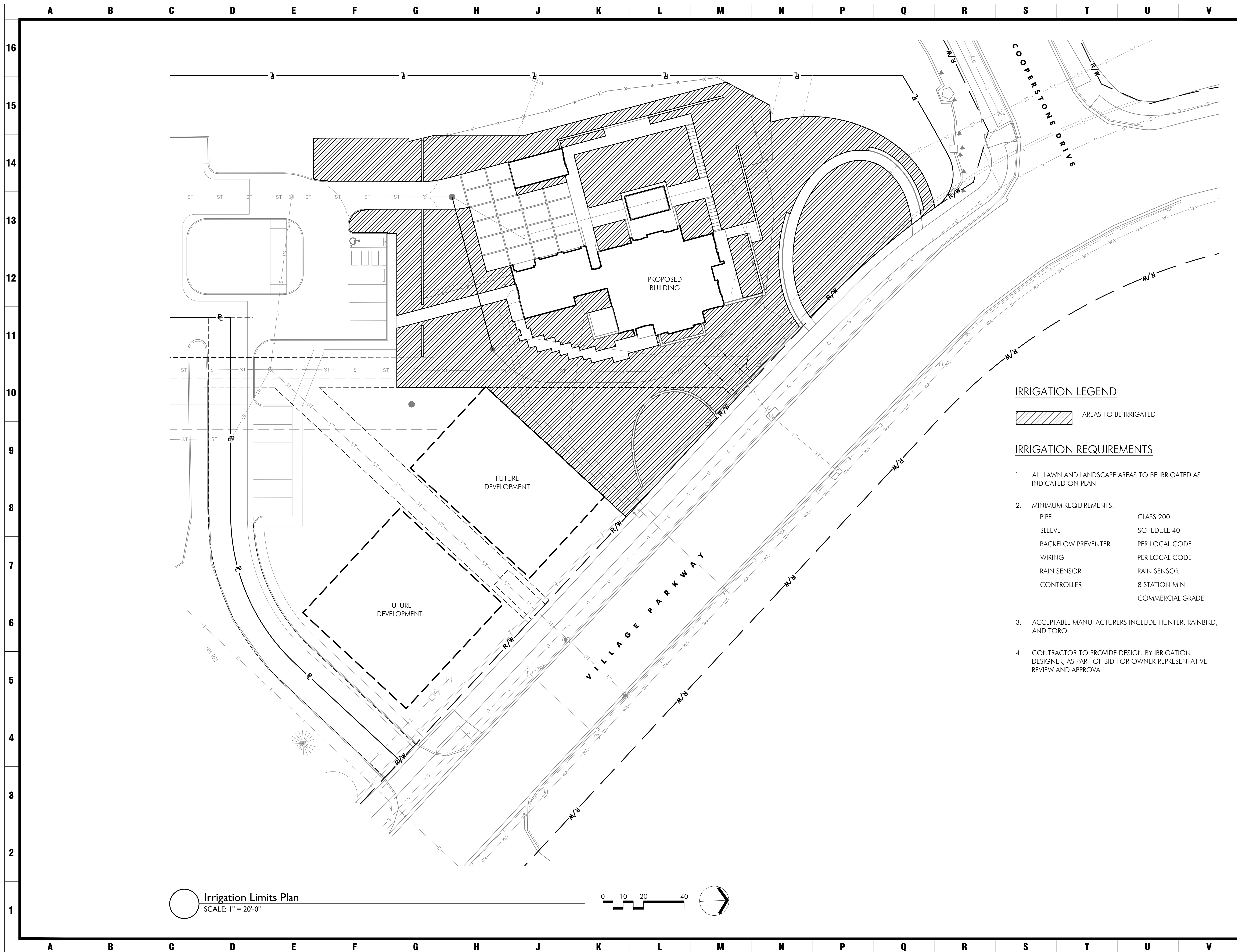
PLANTING NOTES

PENZONE LIVE-WORK
Dublin, OH

NOT FOR CONSTRUCTION

MEYERS+ASSOCIATES PROJECT NUMBER:
2023-06
SHEET NUMBER

L3.1



Irrigation Limits Plan
SCALE: 1" = 20'-0"



IRRIGATION LEGEND



IRRIGATION REQUIREMENTS

- ALL LAWN AND LANDSCAPE AREAS TO BE IRRIGATED AS INDICATED ON PLAN
- MINIMUM REQUIREMENTS:

PIPE	CLASS 200
SLEEVE	SCHEDULE 40
BACKFLOW PREVENTER	PER LOCAL CODE
WIRING	PER LOCAL CODE
RAIN SENSOR	RAIN SENSOR
CONTROLLER	8 STATION MIN. COMMERCIAL GRADE
- ACCEPTABLE MANUFACTURERS INCLUDE HUNTER, RAINBIRD, AND TORO
- CONTRACTOR TO PROVIDE DESIGN BY IRRIGATION DESIGNER, AS PART OF BID FOR OWNER REPRESENTATIVE REVIEW AND APPROVAL.

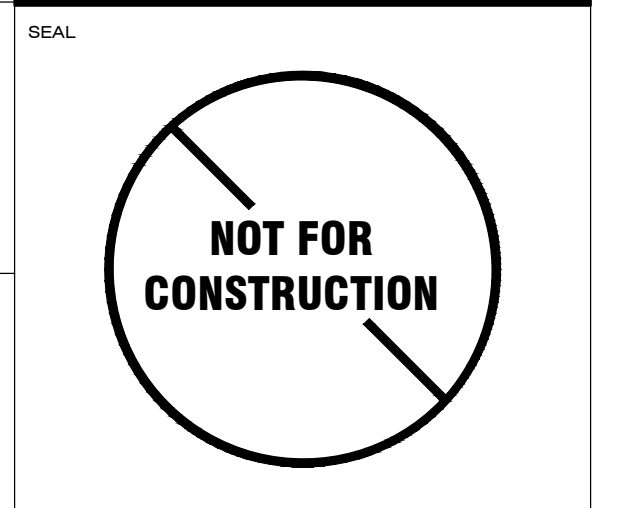
meyers+ associates
ARCHITECTURE - INTERIOR DESIGN
232 N. THIRD STREET, SUITE 300
COLUMBUS, OH 43215
614.221.9433
MEYERSARCHITECTS.COM

POD design
330 WEST SPRING ST, STE. 300
COLUMBUS, OH 43215
TEL: (614) 255 3399

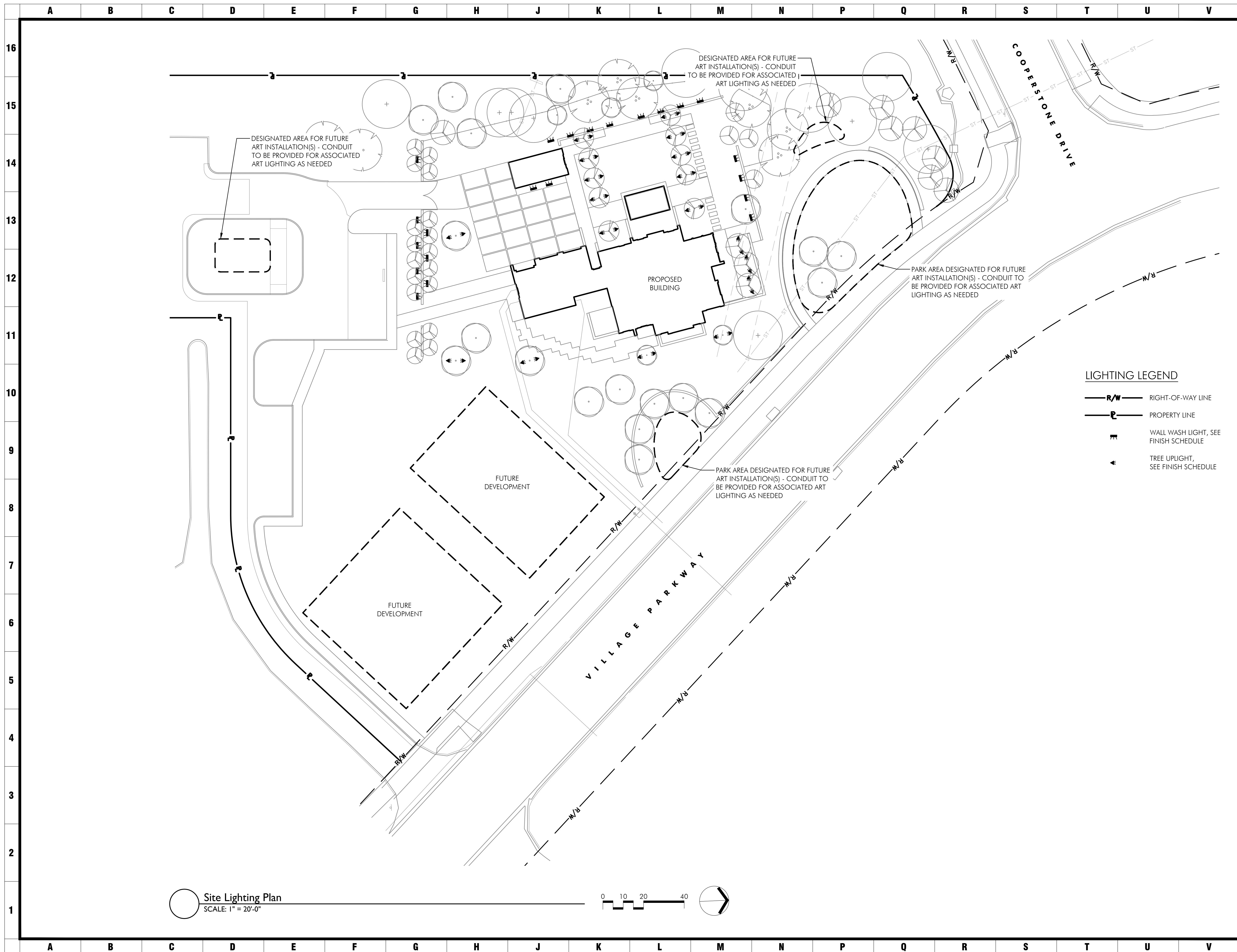
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PROGRESS PRINT	11.03.23
PROGRESS PRINT	03.06.24
PROGRESS PRINT	03.27.24

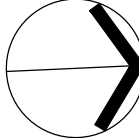
SHEET TITLE
IRRIGATION LIMITS PLAN
 PROJECT TITLE
PENZONE LIVE-WORK
 Dublin, OH



MEYERS+ASSOCIATES PROJECT NUMBER:
2023-06
SHEET NUMBER
L4.0



Site Lighting Plan
SCALE: 1" = 20'-0"



meyers+
associates
ARCHITECTURE - INTERIOR DESIGN

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

POD design

330 WEST SPRING ST, STE. 300
COLUMBUS, OH 43215
TEL: (614) 255
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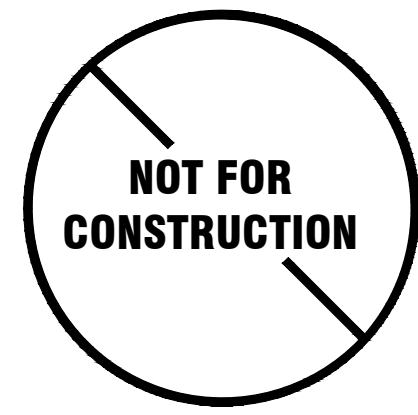
DESCRIPTION	DATE
PROGRESS PRINT	11.03.23
PROGRESS PRINT	03.06.24
PROGRESS PRINT	03.27.24

LIGHTING LEGEND

- R/W RIGHT-OF-WAY LINE
- P PROPERTY LINE
- WALL WASH LIGHT, SEE FINISH SCHEDULE
- TREE UPLIGHT, SEE FINISH SCHEDULE

SHEET TITLE
SITE LIGHTING PLAN

PROJECT TITLE
PENZONE LIVE-WORK
Dublin, OH

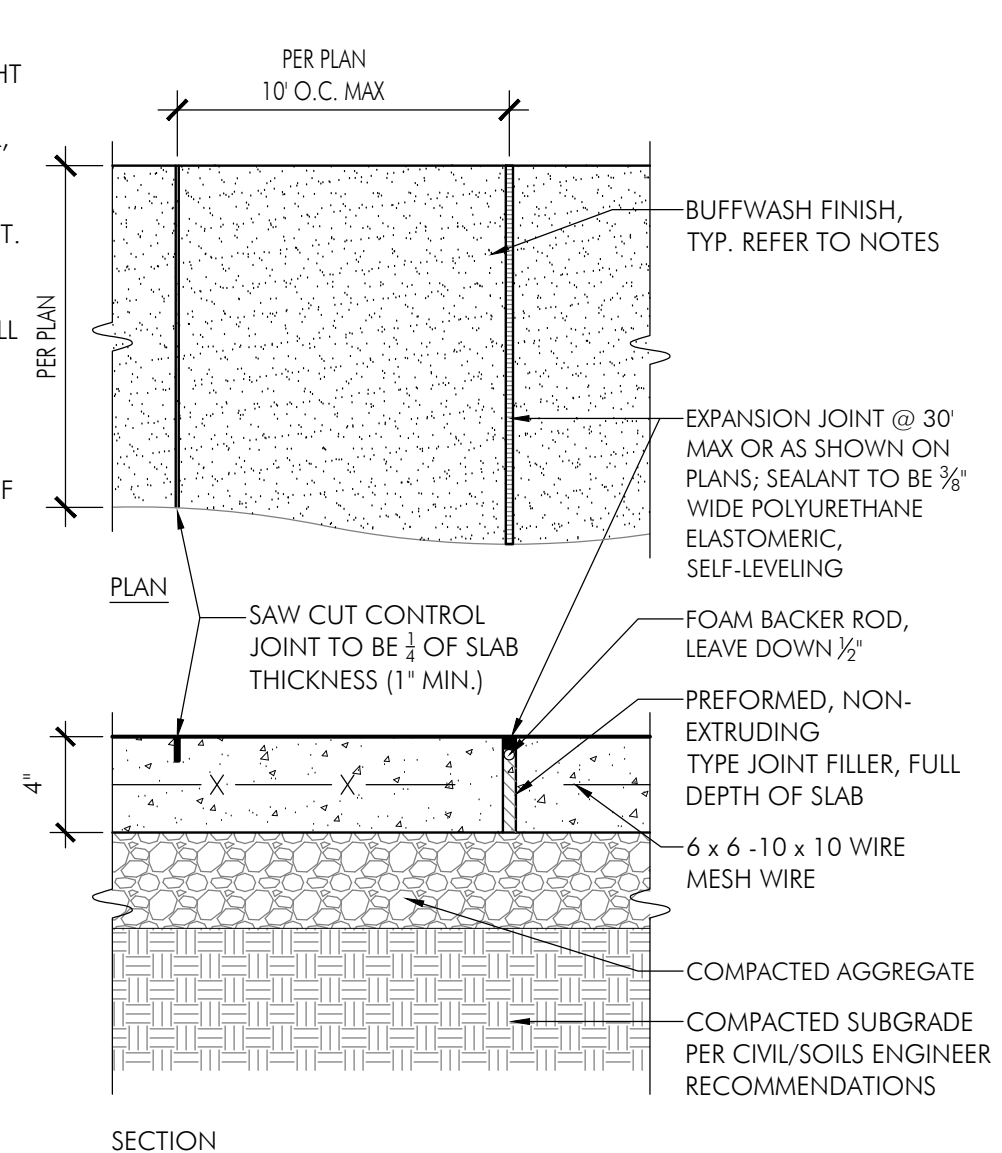


MEYERS+ASSOCIATES PROJECT NUMBER:
2023-06

SHEET NUMBER

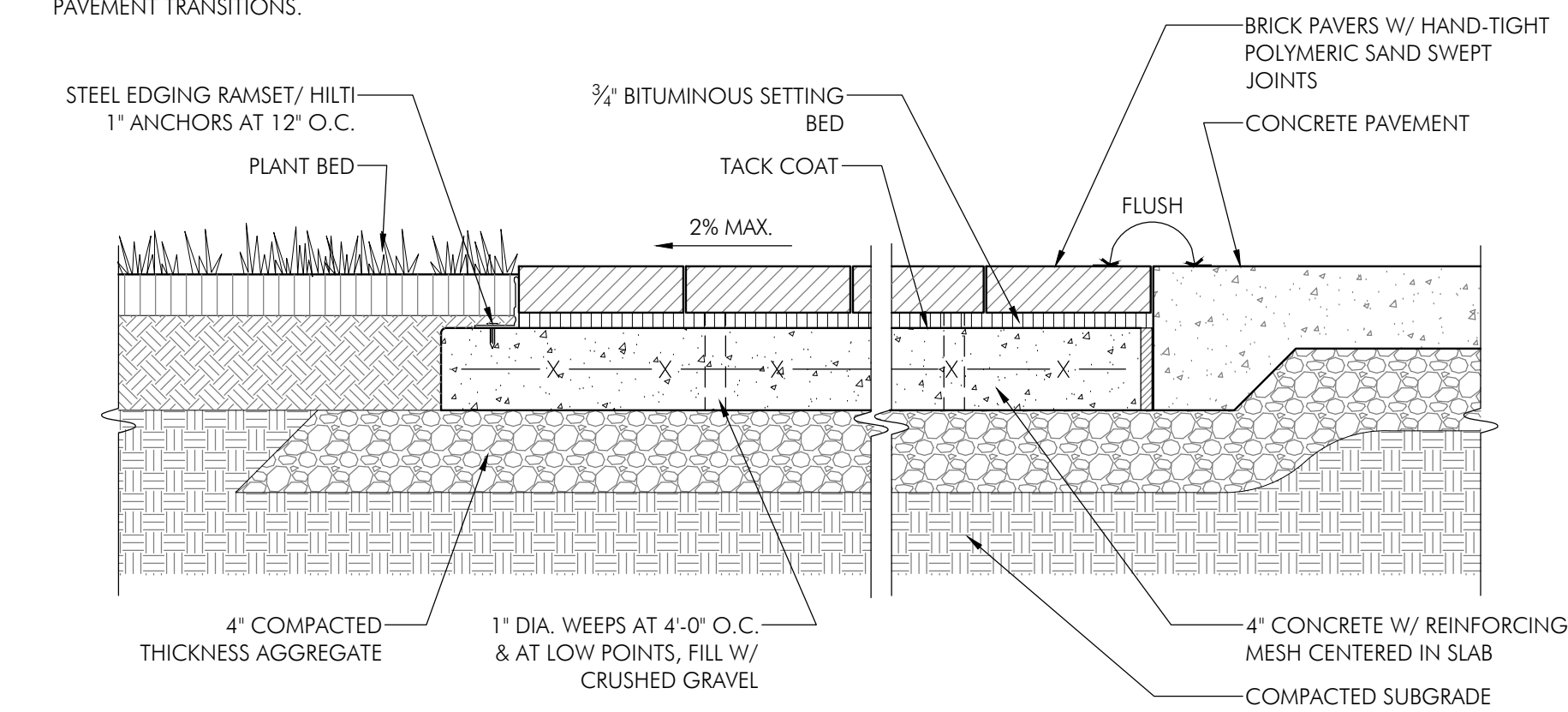
L5.0

- NOTES:**
- CONTRACTOR SHALL PROVIDE A 5 x 5 x 4" THICK MOCKUP FOR OWNER AND LANDSCAPE ARCHITECT APPROVAL. MOCKUP MAY NOT BE A PART OF COMPLETED WORK.
 - REFER TO LAYOUT PLAN FOR SCORING PATTERNS.
 - CONCRETE SHALL BE NATURAL CONCRETE COLOR.
 - BUFFWASH FINISH: FINE AGGREGATES EXPOSED IN PAVEMENT SURFACE BY MEANS OF AN APPLIED CHEMICAL RETARDER. RETARDER SHALL BE A WATER SOLUBLE, LIQUID SET RETARDER CAPABLE OF TEMPORARILY DELAYING FINAL HARDENING OF CONCRETE TO A DEPTH OF 3/8" TO 1/2" FOR A MONOLITHIC LIGHT EXPOSED-AGGREGATE FINISH.
 - SEALING: SEAL SURFACE OF LIGHT EXPOSED-AGGREGATE USING APPROVED PENETRATING SEALER, FOLLOW SEALER MANUFACTURER'S DIRECTIONS WHEN APPLYING THEIR PRODUCT.
 - FINAL CLEANING, CAULKING, AND SEALING OPERATIONS SHALL NOT COMMENCE UNTIL THE LIGHT EXPOSED-AGGREGATE SURFACES HAVE BEEN COMPLETELY AND PROPERLY CURED OR REACHED 28 DAYS OF BEING IN PLACE WHICHEVER IS LATER.

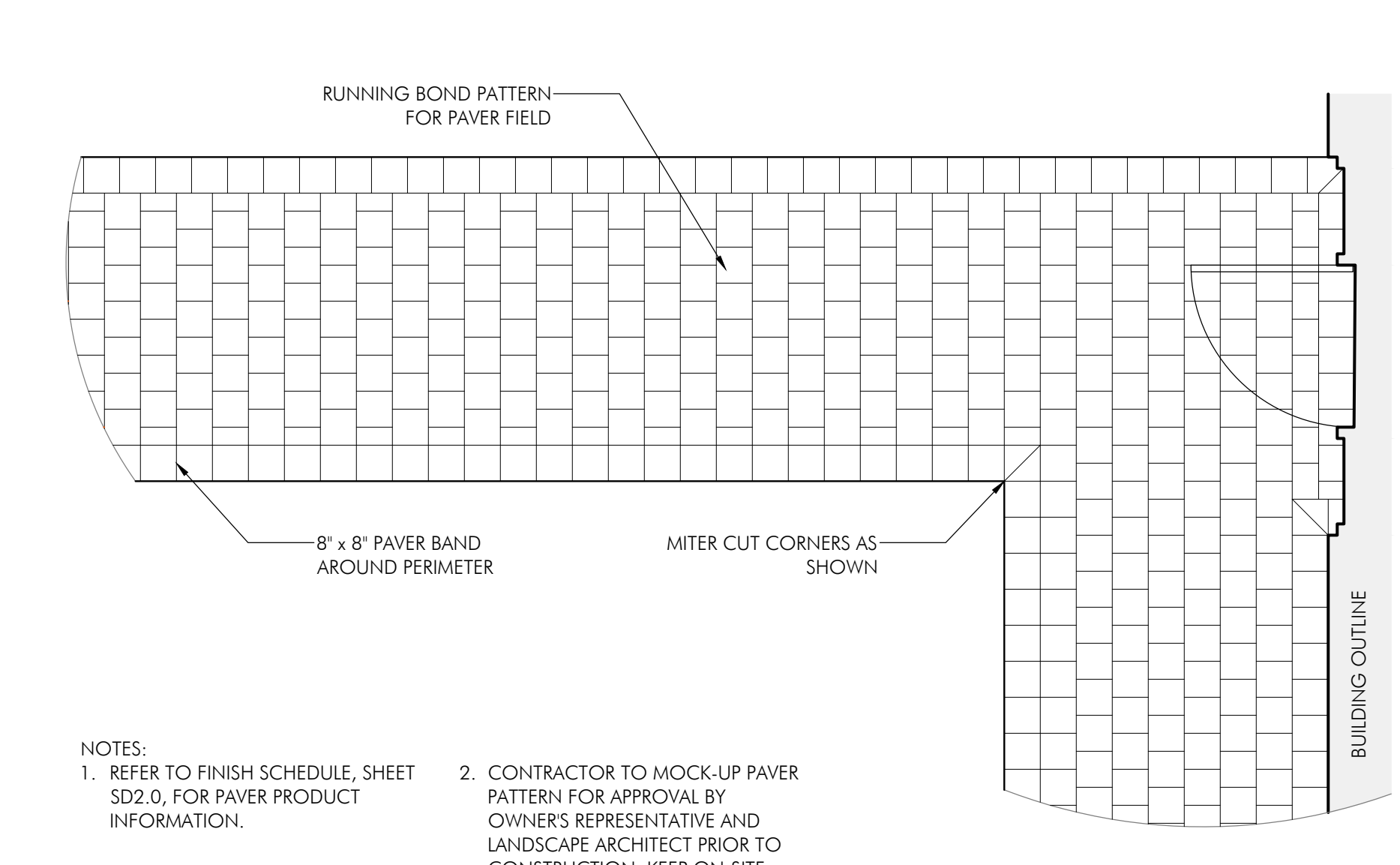


1 Buffwash Concrete
1/2" = 1'-0"

- NOTES:**
- SEE FINISH SCHEDULE FOR PAVER PRODUCT INFORMATION.
 - PAVERS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR SHALL ENSURE PAVERS ARE EVEN AND LEVEL AT ALL PAVEMENT TRANSITIONS.
 - PROVIDE EXPANSION JOINT IN CONCRETE BASE EVERY 30' O.C. MAX AND AT ALL BUILDING EDGES, PAVEMENT CHANGES, CURBS AND STRUCTURES.
 - CONTRACTOR TO MOCK-UP PAVER PATTERN FOR APPROVAL BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION, KEEP ON-SITE UNTIL PROJECT COMPLETION.

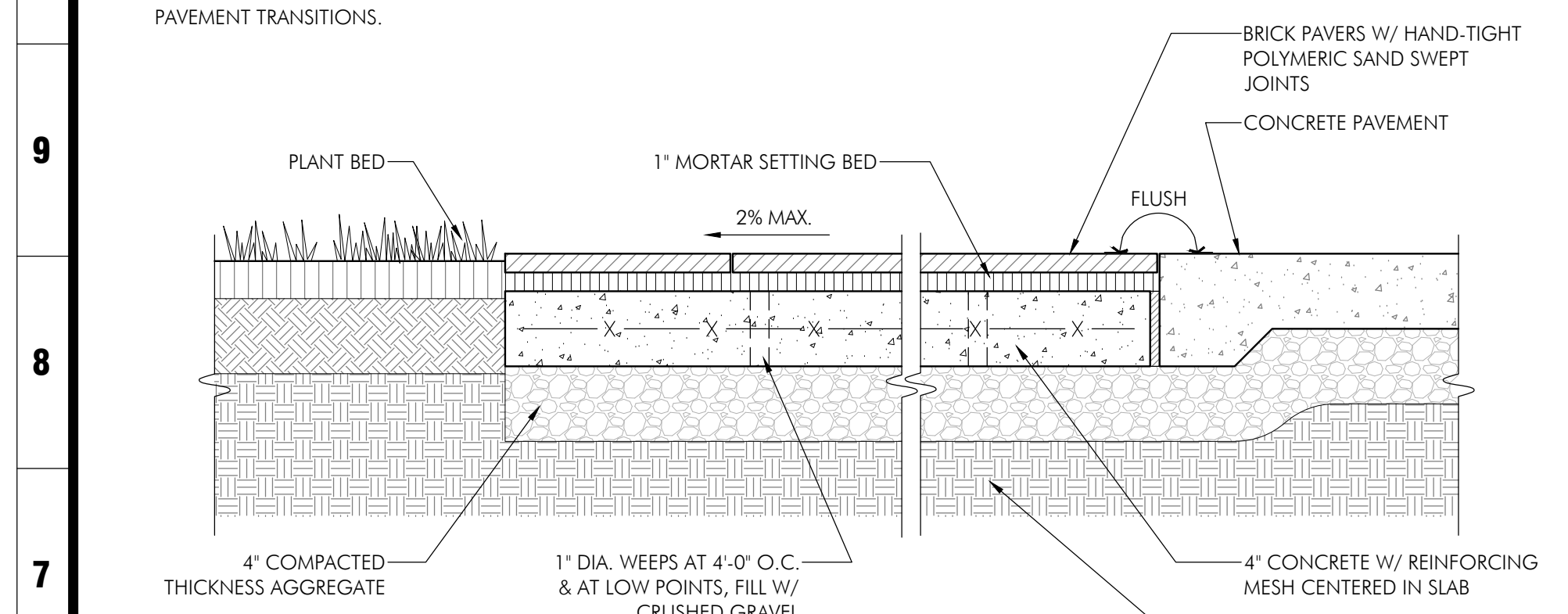


2 Brick Pavers
1/2" = 1'-0"

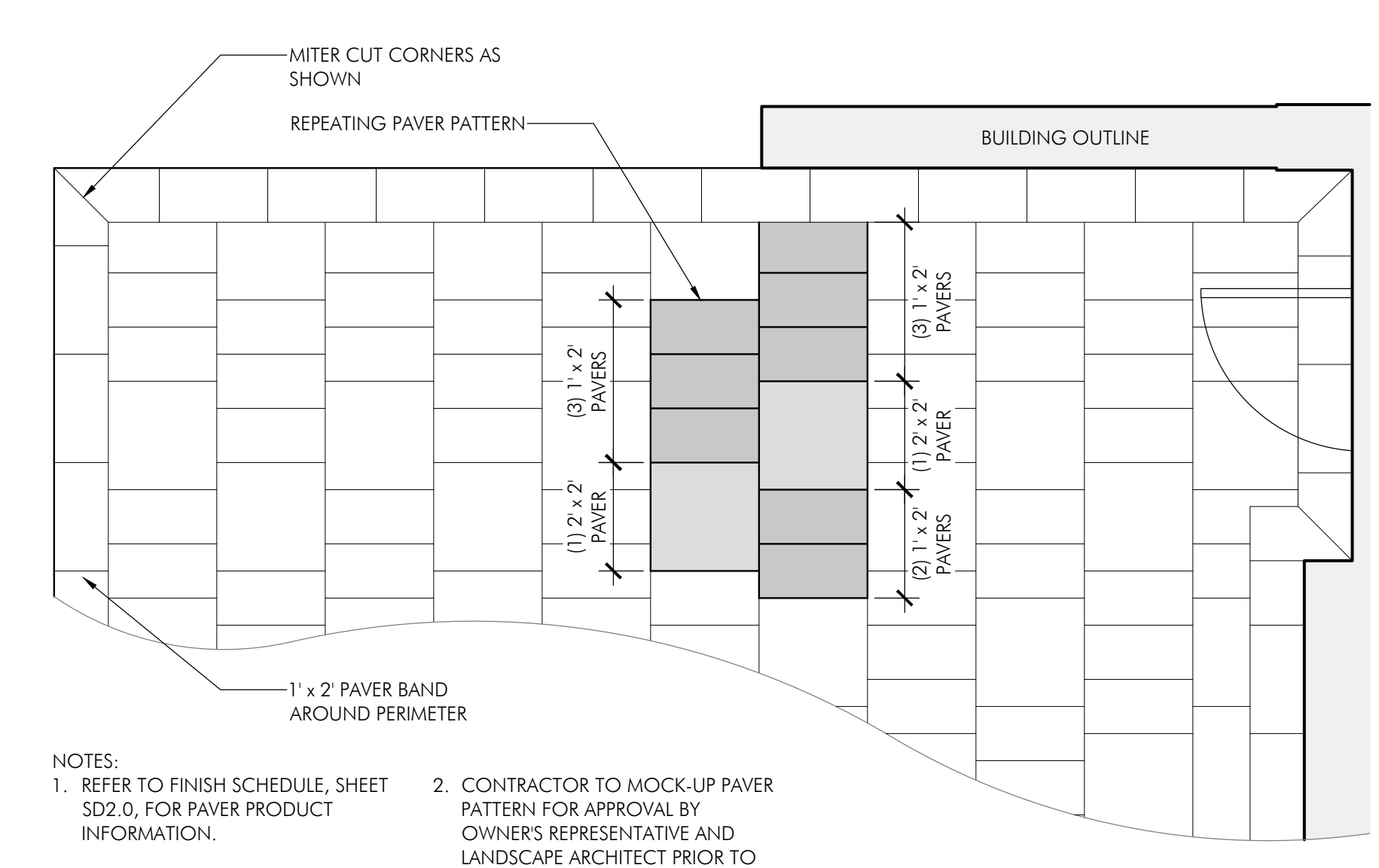


3 Brick Paver Pattern
3/8" = 1'-0"

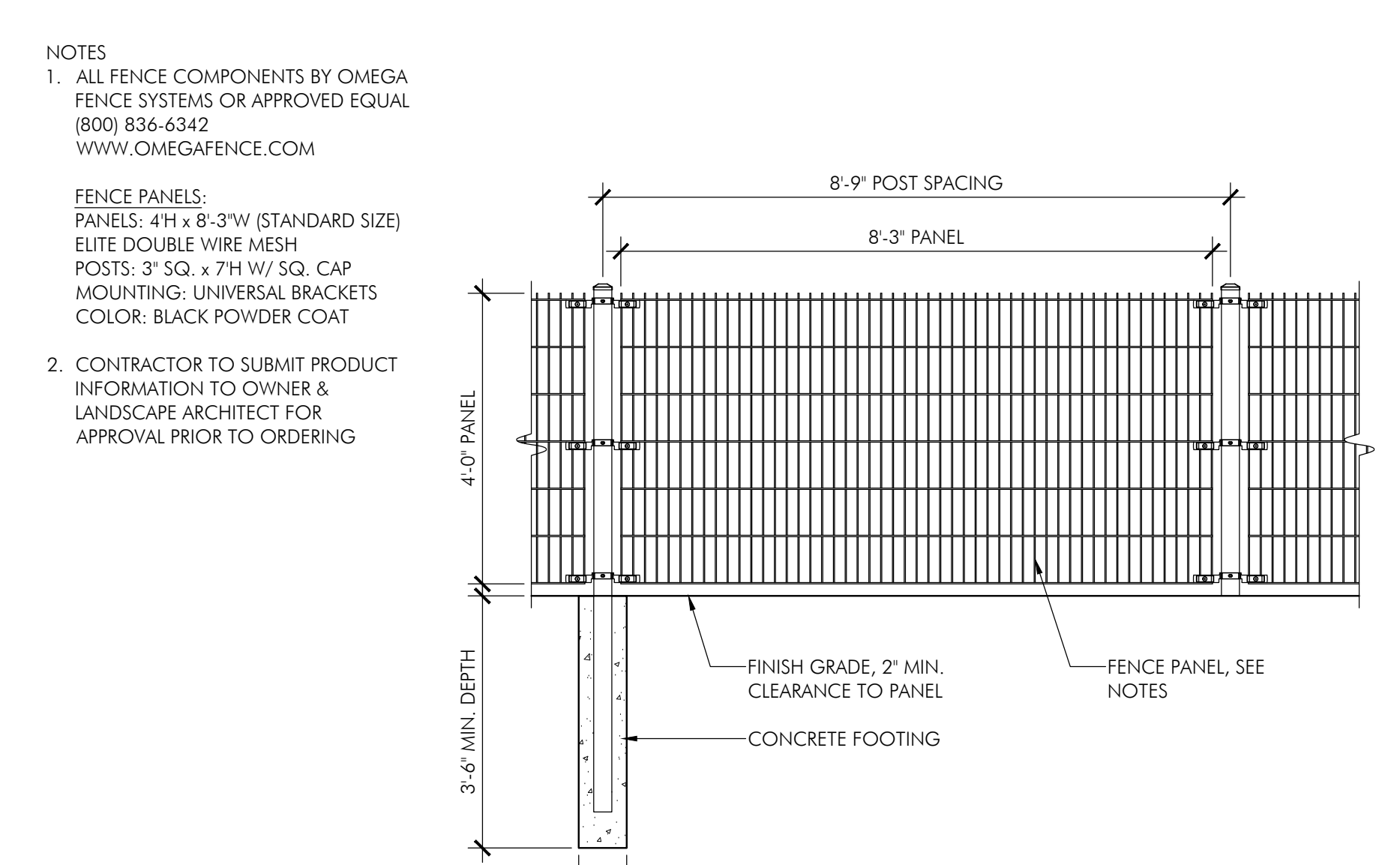
- NOTES:**
- SEE FINISH SCHEDULE FOR PAVER PRODUCT INFORMATION.
 - PAVERS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR SHALL ENSURE PAVERS ARE EVEN AND LEVEL AT ALL PAVEMENT TRANSITIONS.
 - PROVIDE EXPANSION JOINT IN CONCRETE BASE EVERY 30' O.C. MAX AND AT ALL BUILDING EDGES, PAVEMENT CHANGES, CURBS AND STRUCTURES.
 - CONTRACTOR TO MOCK-UP PAVER PATTERN FOR APPROVAL BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION, KEEP ON-SITE UNTIL PROJECT COMPLETION.



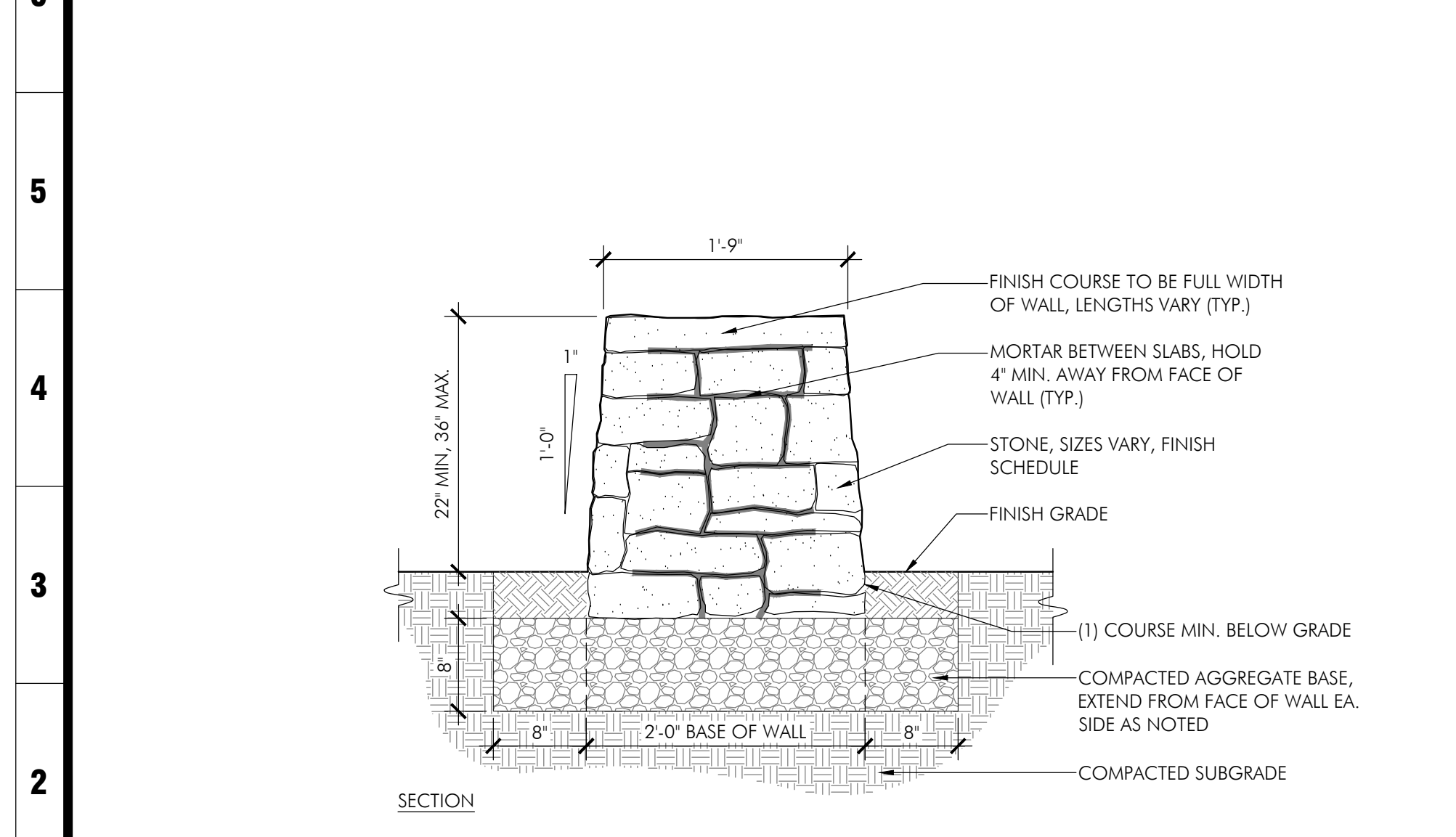
4 Bluestone Pavers
1/2" = 1'-0"



5 Bluestone Paver Pattern
3/8" = 1'-0"



6 Omega Fence
1/2" = 1'-0"



7 Dry-Stack Stone Wall
1" = 1'-0"

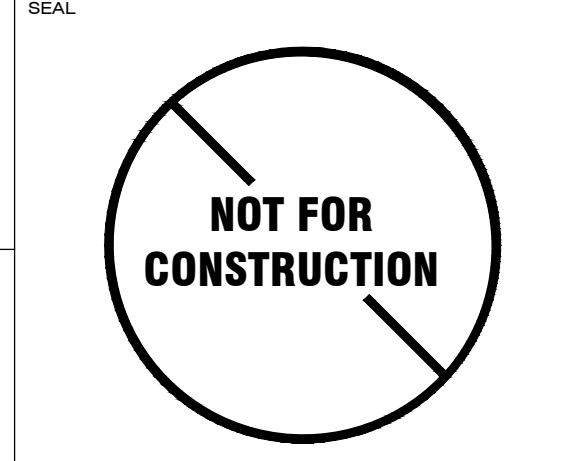


REFERENCE IMAGE FOR DESIGN INTENT

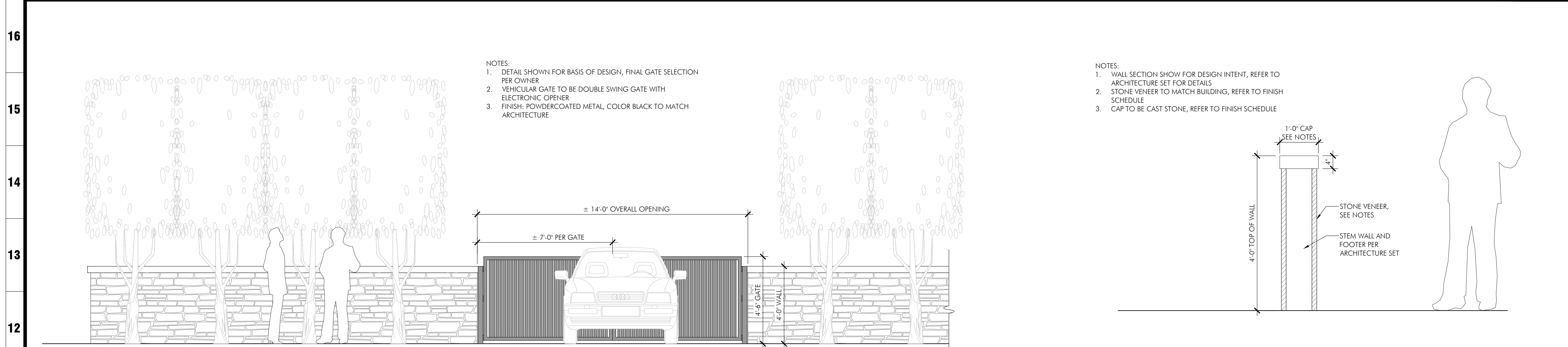
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PROGRESS PRINT	03.06.24
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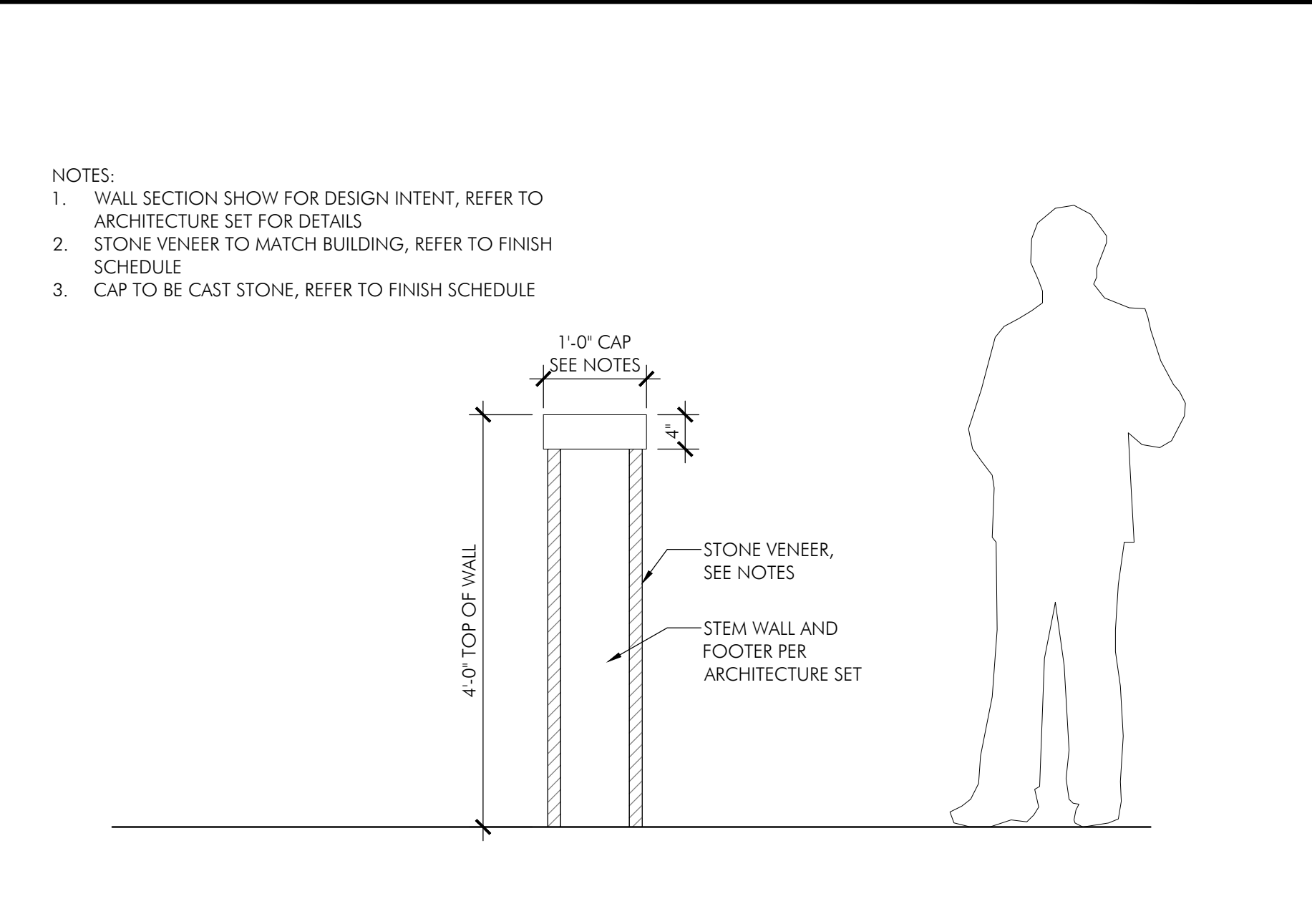
SHEET TITLE
SITE DETAILS
PROJECT TITLE
PENZONE LIVE-WORK
Dublin, OH



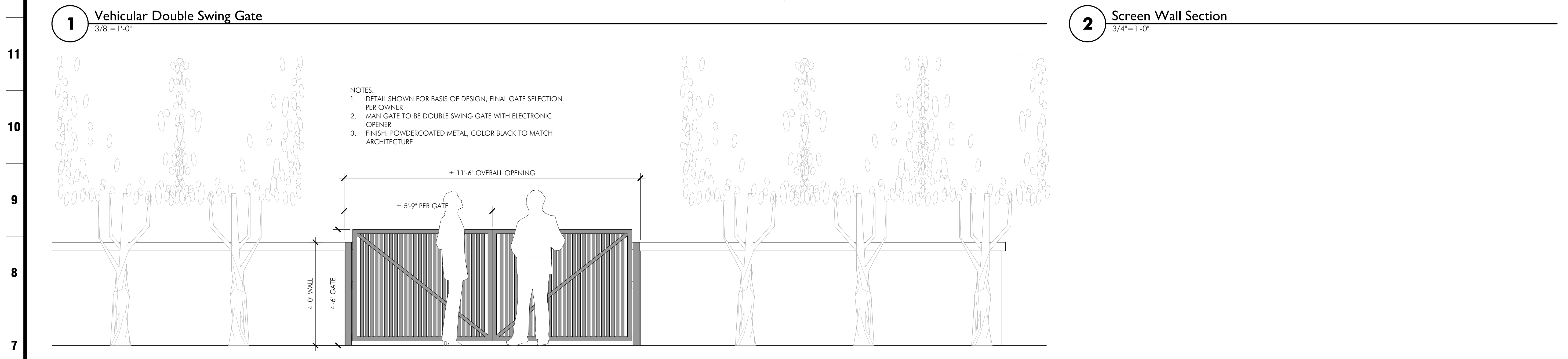
A B C D E F G H J K L M N P Q R S T U V



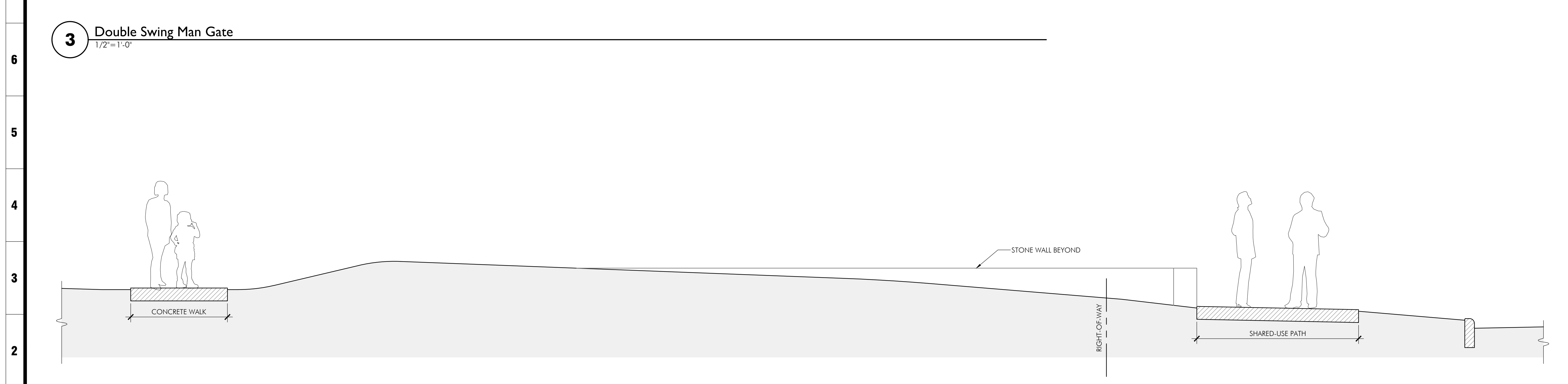
1 Vehicular Double Swing Gate
3/8"=1'-0"



2 Screen Wall Section
3/4"=1'-0"



3 Double Swing Man Gate
1/2"=1'-0"



4 Section - Park
3/8"=1'-0"

meyers+
associates
ARCHITECTURE · INTERIOR DESIGN
232 N. THIRD STREET, SUITE 300
COLUMBUS, OH 43215
614.221.9433
MEYERSARCHITECTS.COM

POD design
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SHEET TITLE
SITE DETAILS
PROJECT TITLE
PENZONE LIVE-WORK
Dublin, OH

MEYERS+ASSOCIATES PROJECT NUMBER:
2023-06
SHEET NUMBER
SD 1.1

A B C D E F G H J K L M N P Q R S T U V

SITE PAVING & HARDSCAPE



BUFFWASH CONCRETE
 COLOR: NATURAL COLOR
 FINISH: BUFFWASH (LIGHT EXPOSED AGGREGATE)



DRY STACK STONE WALL
 SUPPLIER: LANG STONE
 PRODUCT: SHORELINE BLUE VEIN THIN LANDSCAPE STONE

AVAILABLE FROM:
 LANG STONE
 (614) 228-5489
 WWW.LANGSTONE.COM



BLUESTONE PAVERS
 SUPPLIER: LANG STONE
 PRODUCT: NATURAL CLEFT BLUESTONE
 SIZE: 12" x 24", 24" x 24"

AVAILABLE FROM:
 LANG STONE
 (614) 228-5489
 WWW.LANGSTONE.COM



FREESTANDING WALL VENEER
 MANUFACTURER: ELDORADO STONE (WESTLAKE ROYAL STONE SOLUTIONS)
 PRODUCT: VANTAGE30 STONE VENEER
 COLOR: WHITE ELM

AVAILABLE FROM:
 ELDORADO STONE
 (800) 925-1491
 WWW.ELDORADOSTONE.COM



BRICK PAVERS
 MANUFACTURER: BELDEN BRICK CO.
 PRODUCT: CITY LINE SERIES
 SIZE: 8 x 8
 COLOR: CARBON BLACK

AVAILABLE FROM:
 HAMILTON PARKER (SUPPLIER)
 KIM EHA
 (614) 358-7851
 WWW.BELDENBRICK.COM



FREESTANDING WALL CAP
 MANUFACTURER: READING ROCK
 PRODUCT: ROCKCAST WALL CAP
 SIZE: 48" L W/ 2" OVERHANG EA. SIDE OF WALL (VERIFY WALL THICKNESS), INCLUDE DRIP EDGES
 SHAPE: CO-200
 COLOR: RIESLING

AVAILABLE FROM:
 READING ROCK
 (513) 404-0233
 WWW.READINGROCK.COM



SITE FENCE
 MANUFACTURER: OMEGA FENCE SYSTEMS
 PRODUCT: ELITE DOUBLE WIRE
 PANEL SIZE: 48" HT. x 98" L
 COLOR: POWDERCOATED BLACK

AVAILABLE FROM:
 HAMILTON PARKER (SUPPLIER)
 KIM EHA
 (614) 358-7851
 WWW.BELDENBRICK.COM

SITE STRUCTURES



STRUXURE PERGOLA
 COLOR: BLACK
 SIZE: 12' x 20'

WWW.STRUXURE.COM

SITE LIGHTING



TREE UPLIGHT
 MANUFACTURER: KICHLER LIGHTING
 PRODUCT: LANDSCAPE LED ACCENT LIGHT (16152BKT30)
 SPECS: 12V, 2.5W, 60° FLOOD
 COLOR TEMP: 3,000K
 FIXTURE COLOR: TEXTURED BLACK
 MOUNTING: STAKE

AVAILABLE FROM:
 KICHLER LIGHTING
 (866) 558-5706
 WWW.KICHLER.COM



WALL WASH LIGHT
 MANUFACTURER: KICHLER LIGHTING
 PRODUCT: SIX GROOVE ACCENT LIGHT (15361BKT)
 SPECS: 12V, 24.4W
 FIXTURE COLOR: TEXTURED BLACK
 MOUNTING: STAKE

AVAILABLE FROM:
 KICHLER LIGHTING
 (866) 558-5706
 WWW.KICHLER.COM

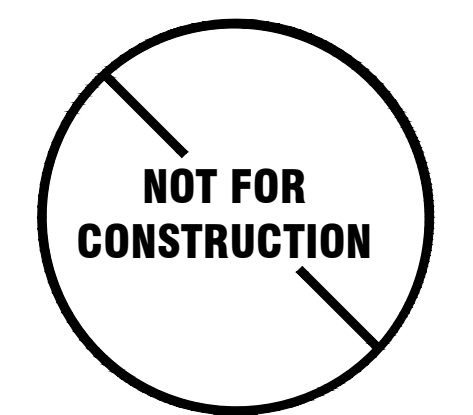
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PROGRESS PRINT	03.27.24

SHEET TITLE
FINISH SCHEDULE

PROJECT TITLE
PENZONE LIVE-WORK

Dublin, OH



MEYERS+ASSOCIATES PROJECT NUMBER:

2023-06

SHEET NUMBER

SD2.0

meyers+
associates
ARCHITECTURE · INTERIOR DESIGN



Penzone Live-Work

6671 Village Parkway
Dublin, Ohio

Preliminary Development Plan

Owners
Charles & Debbie Penzone

Penzone Salons
6671 Village Parkway
Dublin, Ohio 43017
t. 614.898.1169

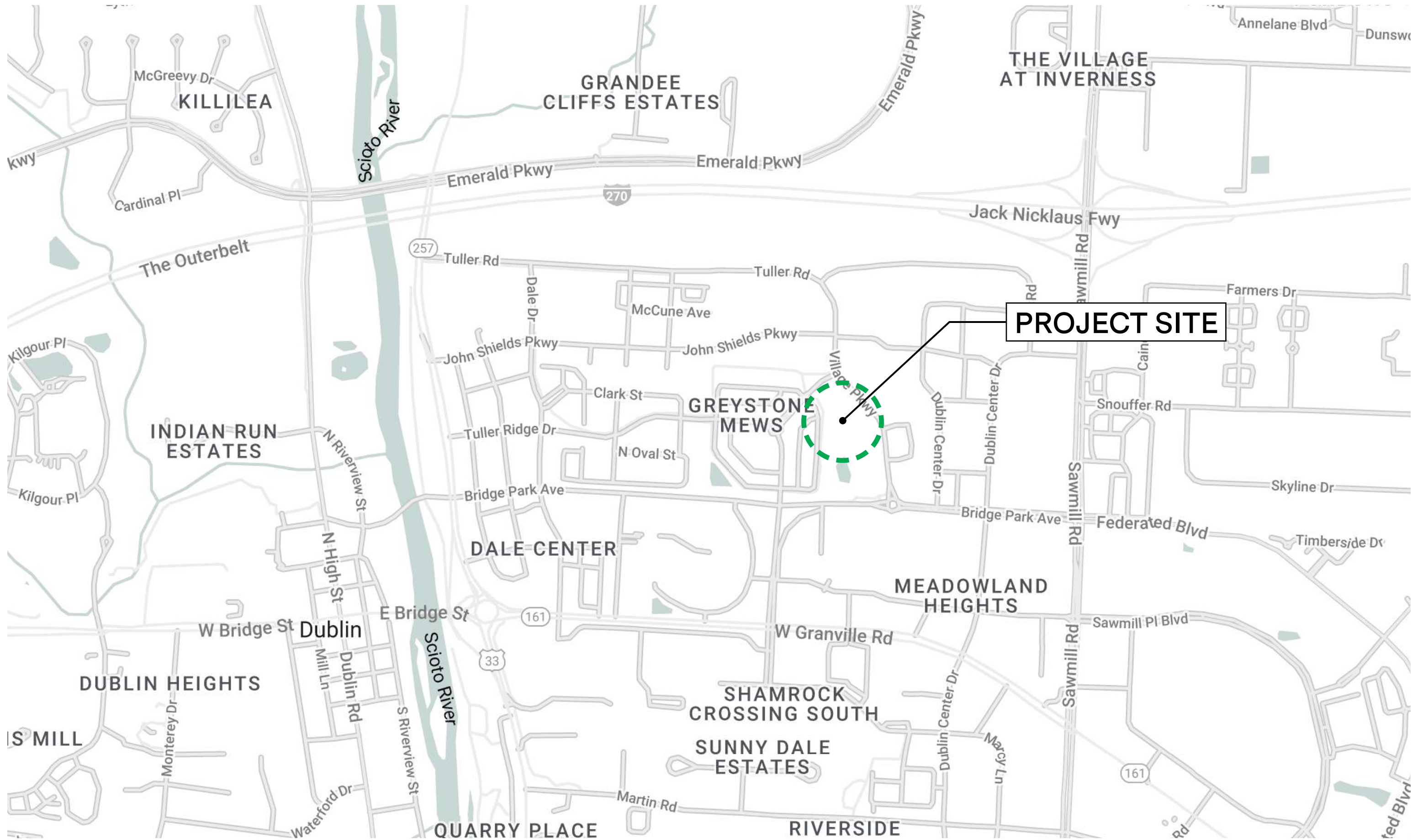
Project Representative
Christopher Meyers, AIA LEED AP
Principal Architect

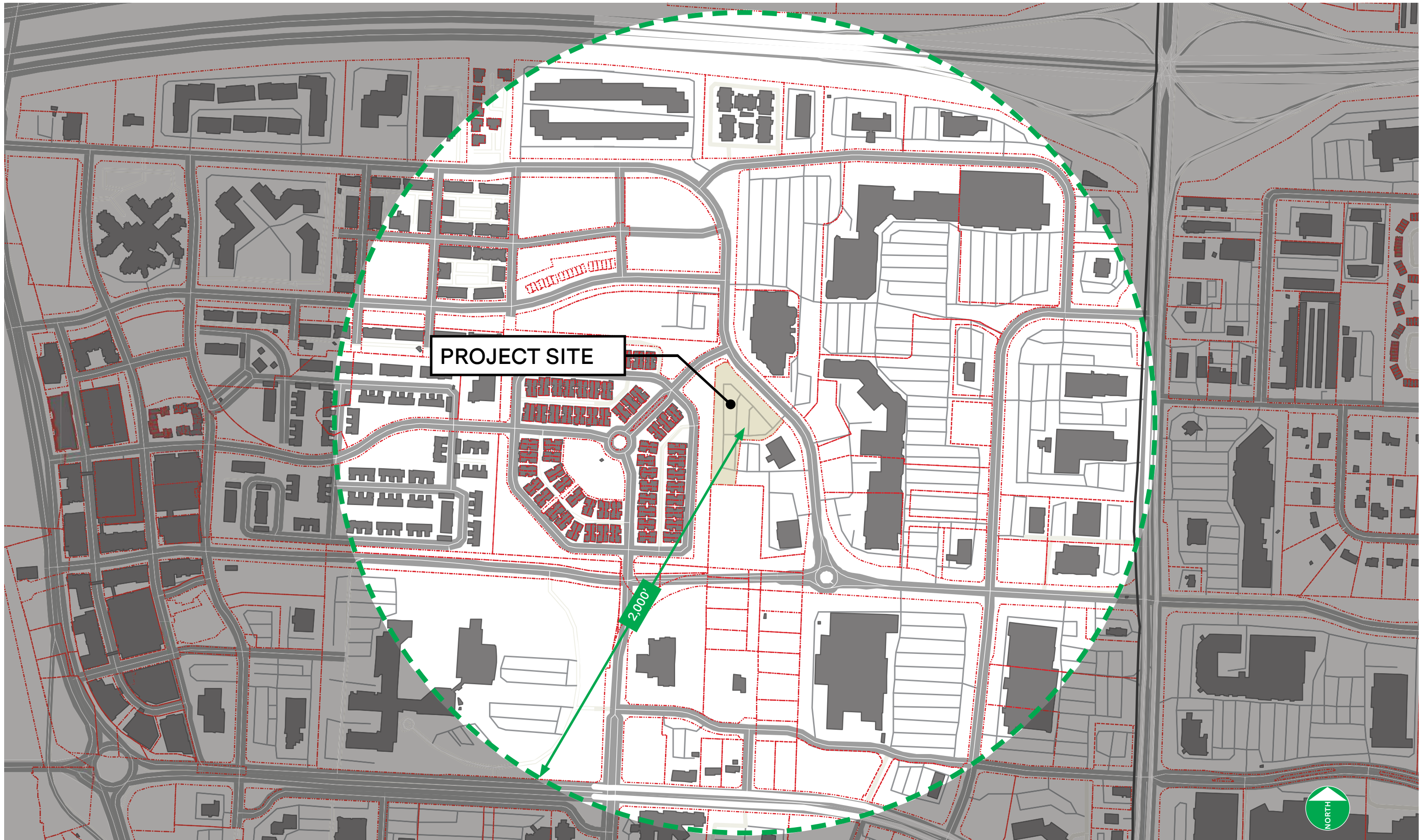
Meyers+Associates
232 N. Third St., Suite 300
Columbus, Ohio 43215
t. 614.221.9433
e. cmeyers@meyersarchitects.com

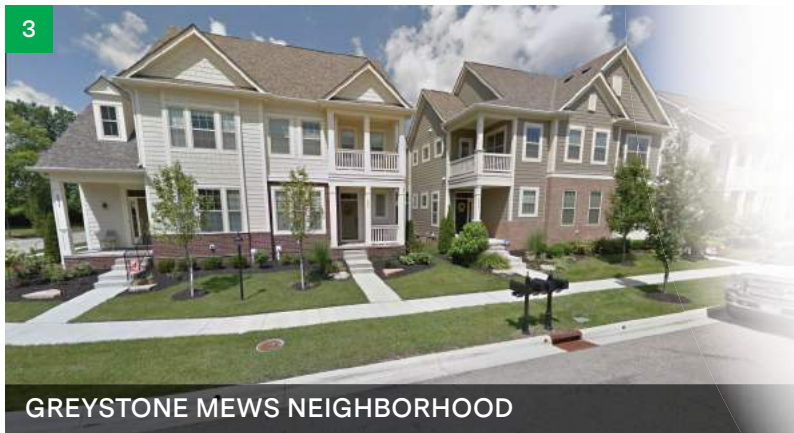


Penzone Live-Work

Vicinity and Context









Penzone Live-Work

Architecture

- LIVE
- WORK
- GALLERY / GARAGE
- STORAGE

Live-Work Unit:

Per OBC 2024 Section 508.5

Limitations

- I. Limited to 3,000 sf
- II. Nonresidential use 50% max.
- III. Nonresidential limited to first floor
- IV. Max. nonresidential worker occ. of 5

Actual

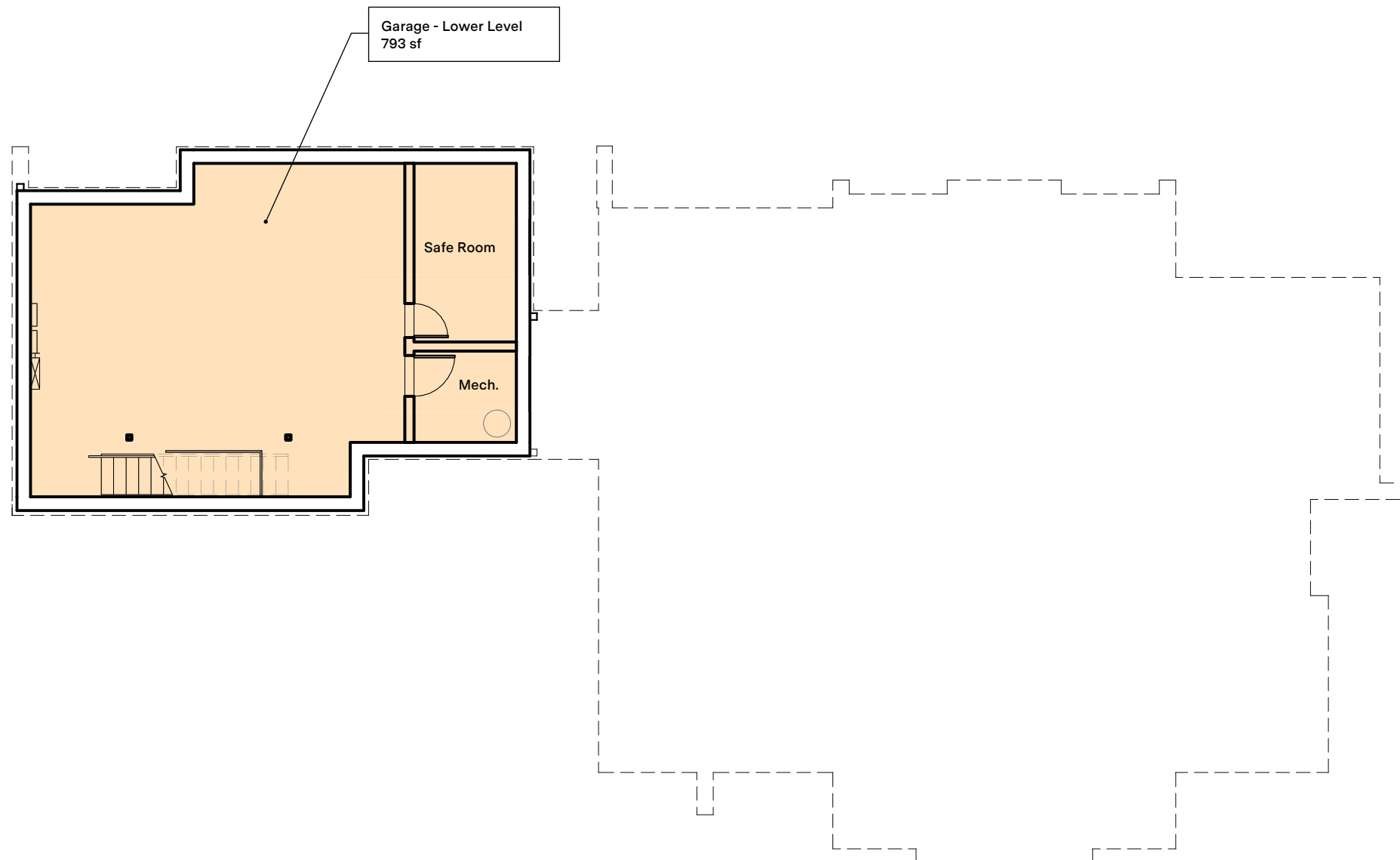
2,945 sf

39%

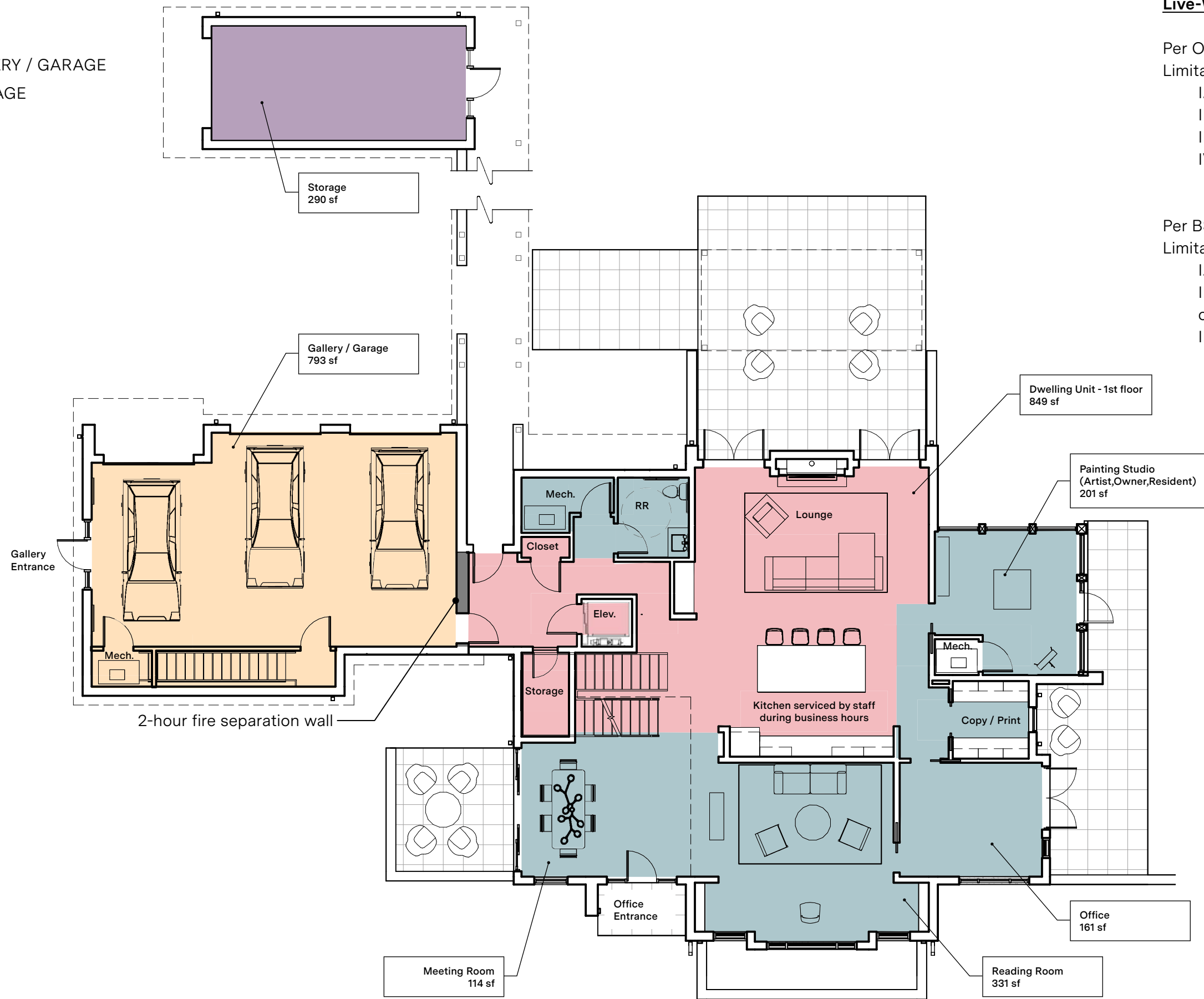
Per BSD Development Code

Limitations

- I. Max. nonresidential worker occ. of 2
- II. Nonresidential use operated by resident of live-work dwelling unit.
- III. Parking: 2 (min.) - 3 (max.) per dwelling unit



- LIVE
- WORK
- GALLERY / GARAGE
- STORAGE



Live-Work Unit:

Per OBC 2024 Section 508.5
Limitations

- I. Limited to 3,000 sf
- II. Nonresidential use 50% max.
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Actual
2,945 sf
39%

Per BSD Development Code
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- LIVE
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- STORAGE

Live-Work Unit:

Per OBC 2024 Section 508.5

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- III. Nonresidential limited to first floor
- IV. Max. nonresidential worker occ. of 5

Actual

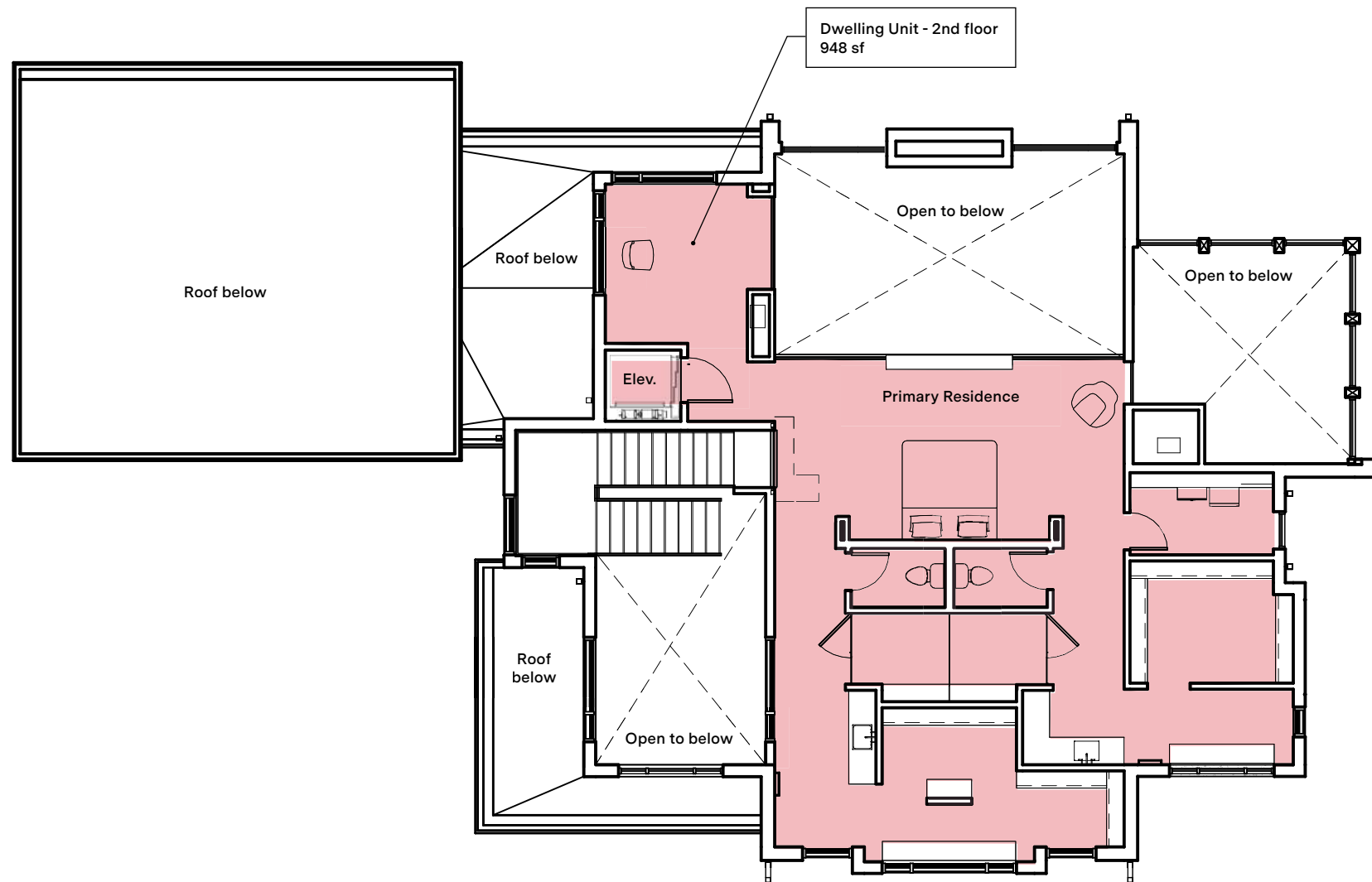
2,945 sf

39%

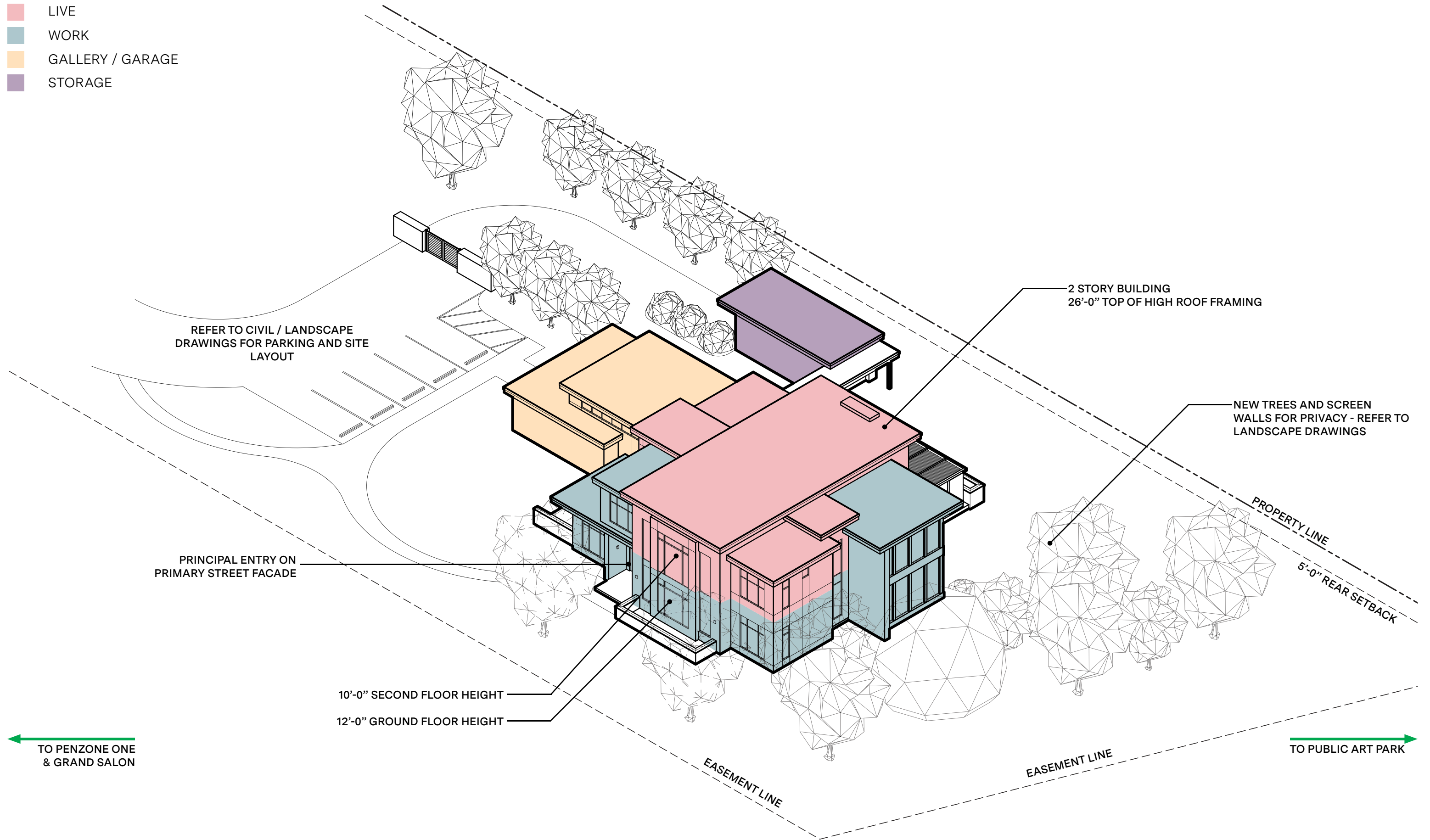
Per BSD Development Code

Limitations

- I. Max. nonresidential worker occ. of 2
- II. Nonresidential use operated by resident of live-work dwelling unit.
- III. Parking: 2 (min.) - 3 (max.) per dwelling unit


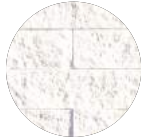





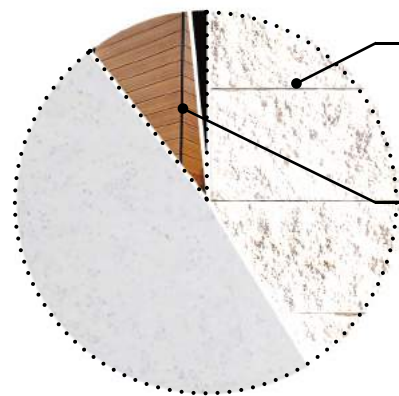
- LIVE
- WORK
- GALLERY / GARAGE
- STORAGE



NORTH ELEVATION CALCULATIONS (STREET FACING)



- 
Metal
 Manufacturer: DMI
 Product: DynaClad
 Color: Dark Bronze
- 
Stacked Stone Veneer
 Manufacturer: Eldorado Stone
 Product: Vantage30
 Color: White Elm
- 
Wood Siding
 Manufacturer: Trespa
 Product: Pura NFC
 Color: Romantic Walnut
- 
Engineered Stone Panel
 Manufacturer: Petrarch
 Product: Adhesive Secret Fixed System
 Color: Alabaster Smooth
- 
Exterior Wall Sconce
 Manufacturer: Tech Lighting
 Product: Aspen 26
 Finish: Charcoal



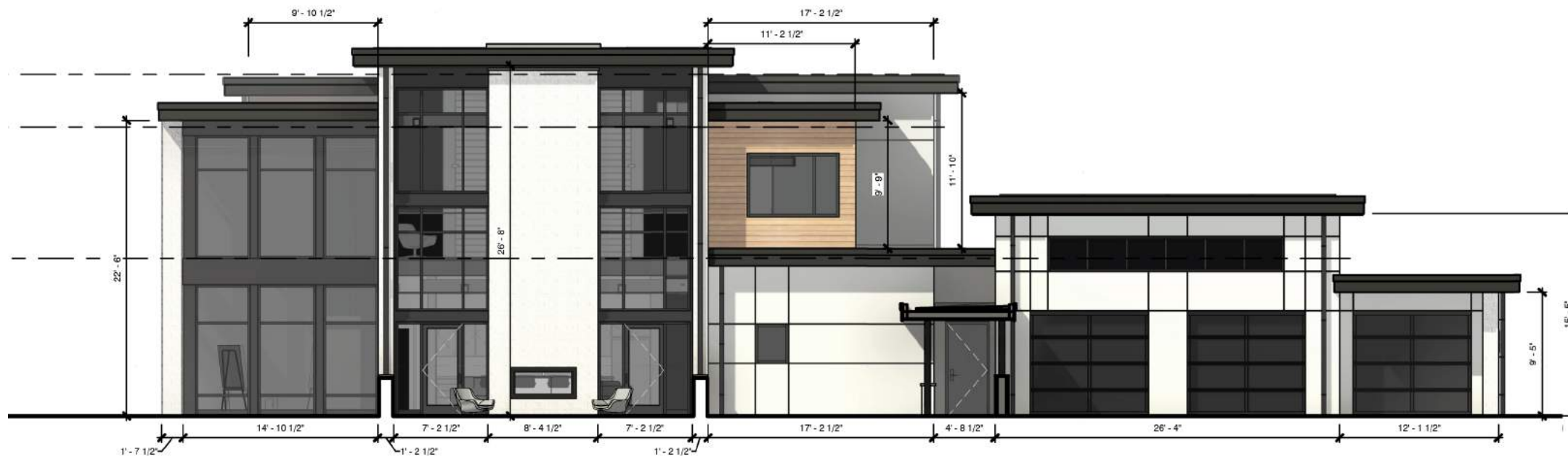
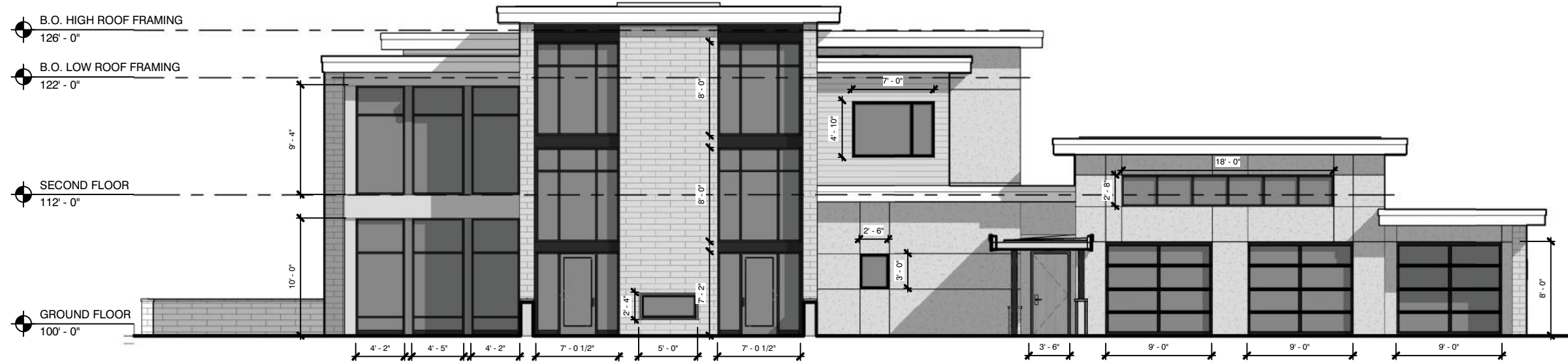
Primary Materials:	1,174 sf	89%
Stacked Stone -	541 sf	
Stone Panel -	633 sf	
Secondary Materials:	139 sf	11%
Wood -	118 sf	
Metal -	21 sf	


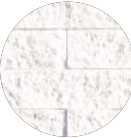



Ground Story Transparency:	62% Transparency
Glass (Area) -	200 sf
Total (Area) -	322 sf
Full Facade Transparency:	45% Transparency
Glass (Area) -	554 sf
Total (Area) -	1,238 sf

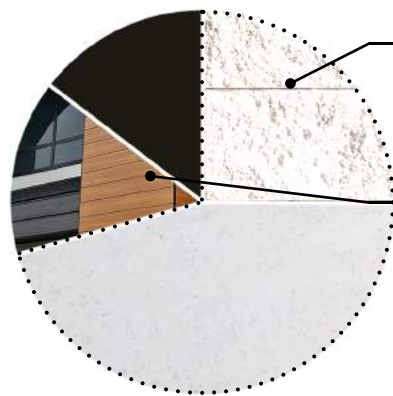
Required Primary Materials: **80%**

Required Transparency: **60%**

SOUTH ELEVATION CALCULATIONS



- 
Metal
 Manufacturer: DMI
 Product: DynaClad
 Color: Dark Bronze
- 
Stacked Stone Veneer
 Manufacturer: Eldorado Stone
 Product: Vantage30
 Color: White Elm
- 
Wood Siding
 Manufacturer: Trespa
 Product: Pura NFC
 Color: Romantic Walnut
- 
Engineered Stone Panel
 Manufacturer: Petrarch
 Product: Adhesive Secret Fixed System
 Color: Alabaster Smooth
- 
Exterior Wall Sconce
 Manufacturer: Tech Lighting
 Product: Aspen 26
 Finish: Charcoal



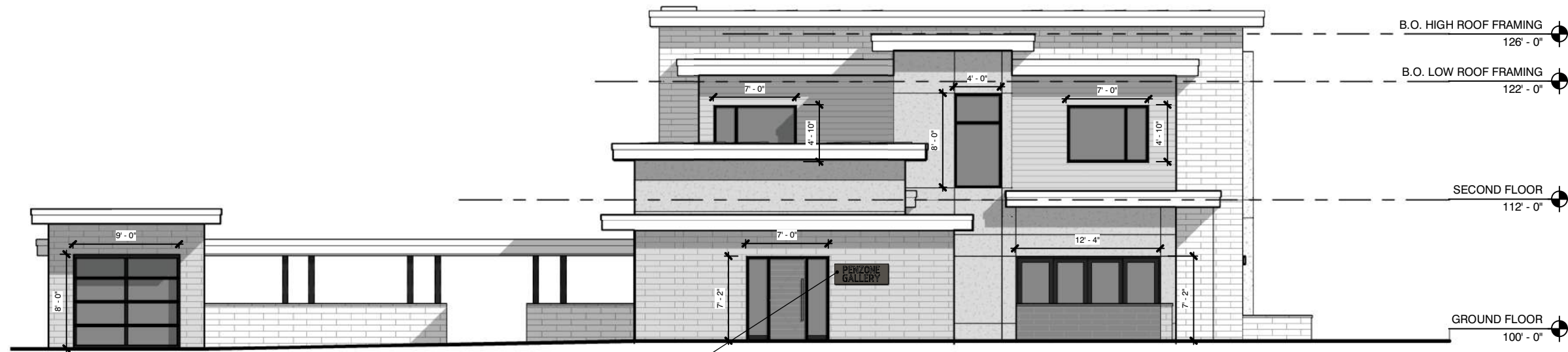
Primary Materials:	877 sf	82%
Stacked Stone -	323 sf	
Stone Panel -	554 sf	
Secondary Materials:	191 sf	18%
Wood -	78 sf	
Metal -	113 sf	

Full Facade Transparency:	48% Transparency
Glass (Area) -	956 sf
Total (Area) -	1,986 sf

Required Primary Materials: **80%**


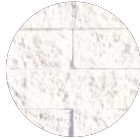



Required Transparency: **20%**

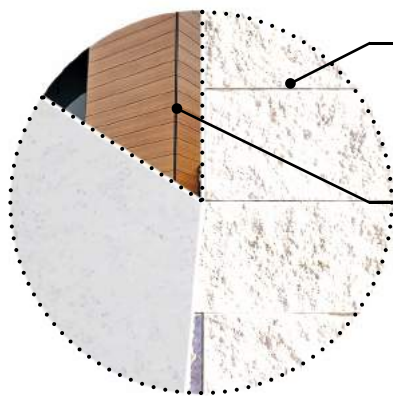
EAST ELEVATION CALCULATIONS



HEIGHT: 1' - 8 1/2"
 WIDTH: 4' - 6 1/2"
 TOTAL SF: 7.76 SF



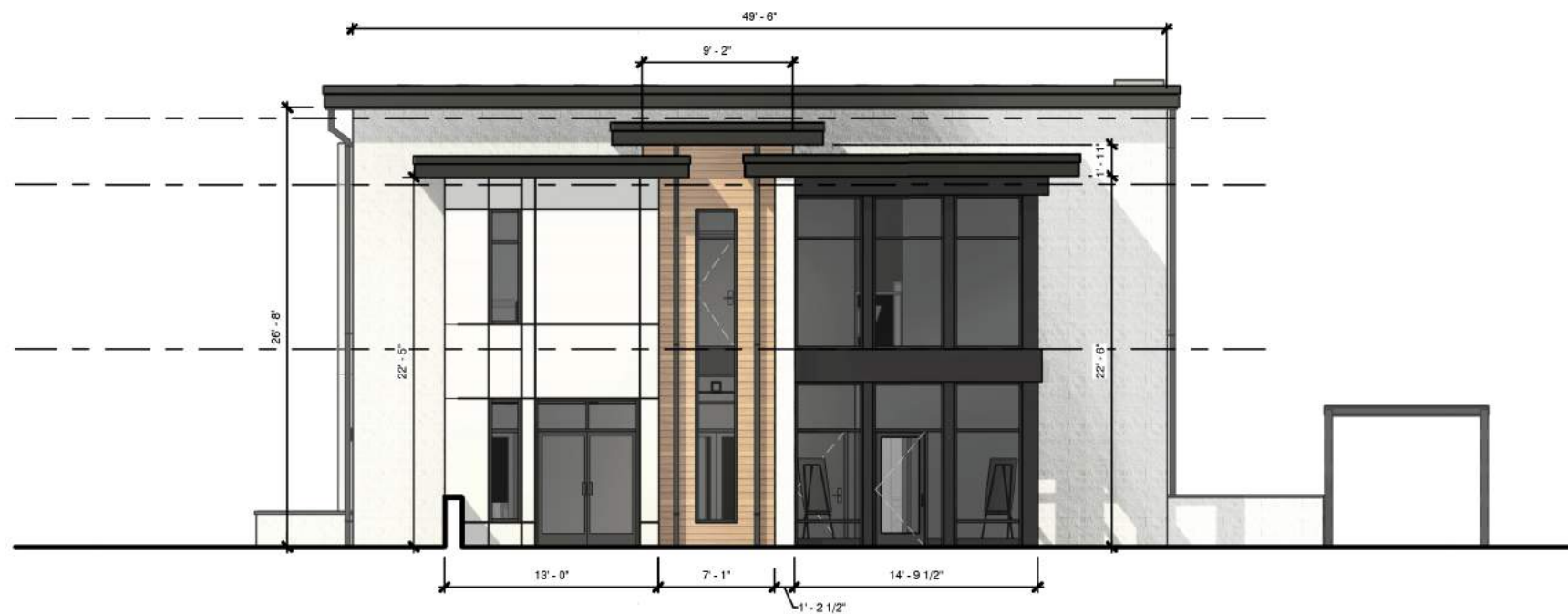
- 
Metal
 Manufacturer: DMI
 Product: DynaClad
 Color: Dark Bronze
- 
Stacked Stone Veneer
 Manufacturer: Eldorado Stone
 Product: Vantage30
 Color: White Elm
- 
Wood Siding
 Manufacturer: Trespa
 Product: Pura NFC
 Color: Romantic Walnut
- 
Engineered Stone Panel
 Manufacturer: Petrarch
 Product: Adhesive Secret Fixed System
 Color: Alabaster Smooth
- 
Exterior Wall Sconce
 Manufacturer: Tech Lighting
 Product: Aspen 26
 Finish: Charcoal


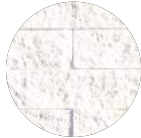





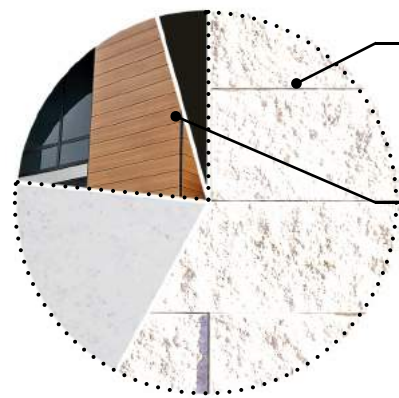
Primary Materials:	929 sf	84%	Full Facade Transparency:	28% Transparency
Stacked Stone -	567 sf		Glass (Area) -	299 sf
Stone Panel -	362 sf		Total (Area) -	1, 71 sf
Secondary Materials:	174 sf	16%		
Wood -	174 sf			
Metal -	0 sf			

Required Primary Materials: **80%** Required Transparency: **20%**

WEST ELEVATION CALCULATIONS

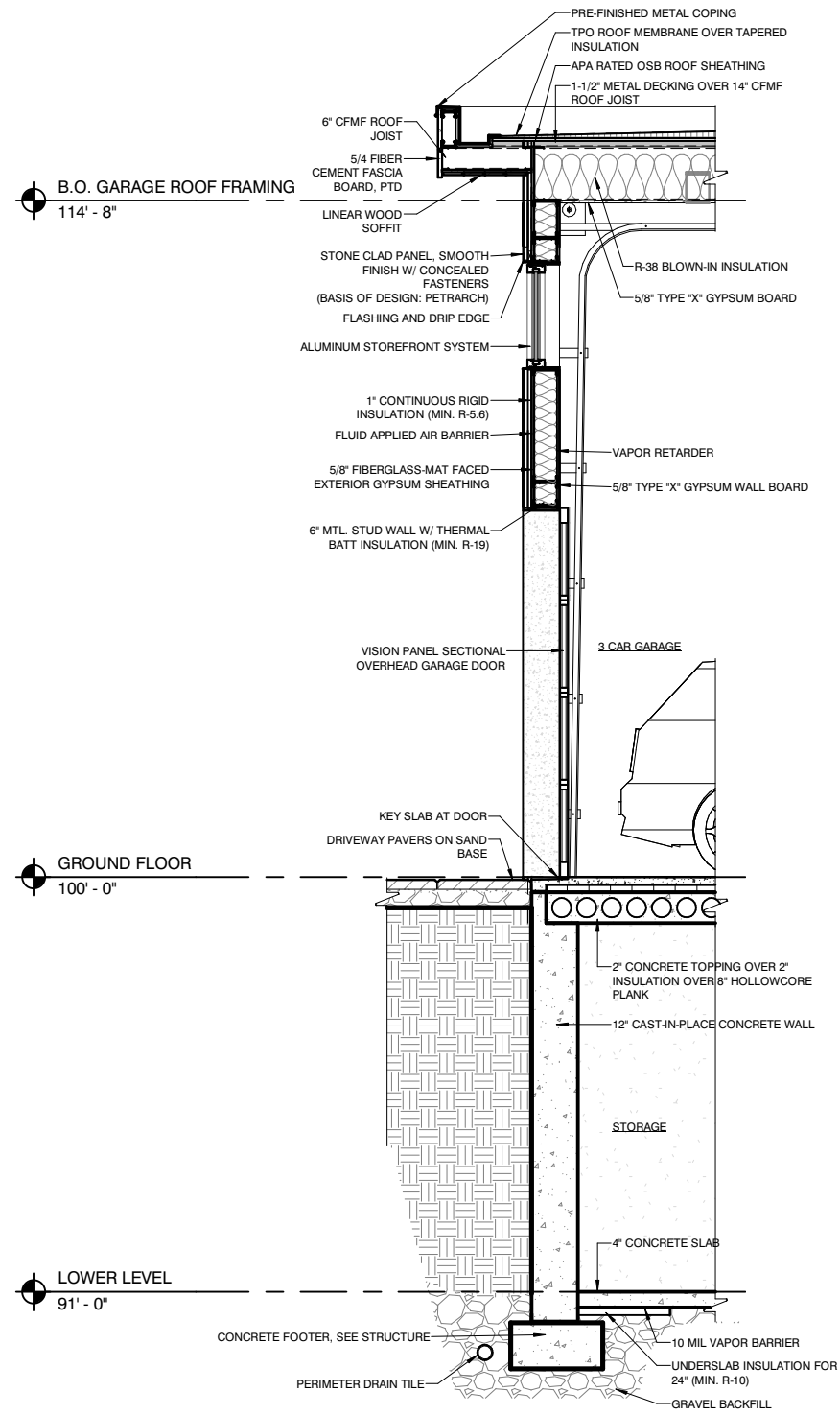


- 
Metal
 Manufacturer: DMI
 Product: DynaClad
 Color: Dark Bronze
- 
Stacked Stone Veneer
 Manufacturer: Eldorado Stone
 Product: Vantage30
 Color: White Elm
- 
Wood Siding
 Manufacturer: Trespa
 Product: Pura NFC
 Color: Romantic Walnut
- 
Engineered Stone Panel
 Manufacturer: Petrarch
 Product: Adhesive Secret Fixed System
 Color: Alabaster Smooth
- 
Exterior Wall Sconce
 Manufacturer: Tech Lighting
 Product: Aspen 26
 Finish: Charcoal

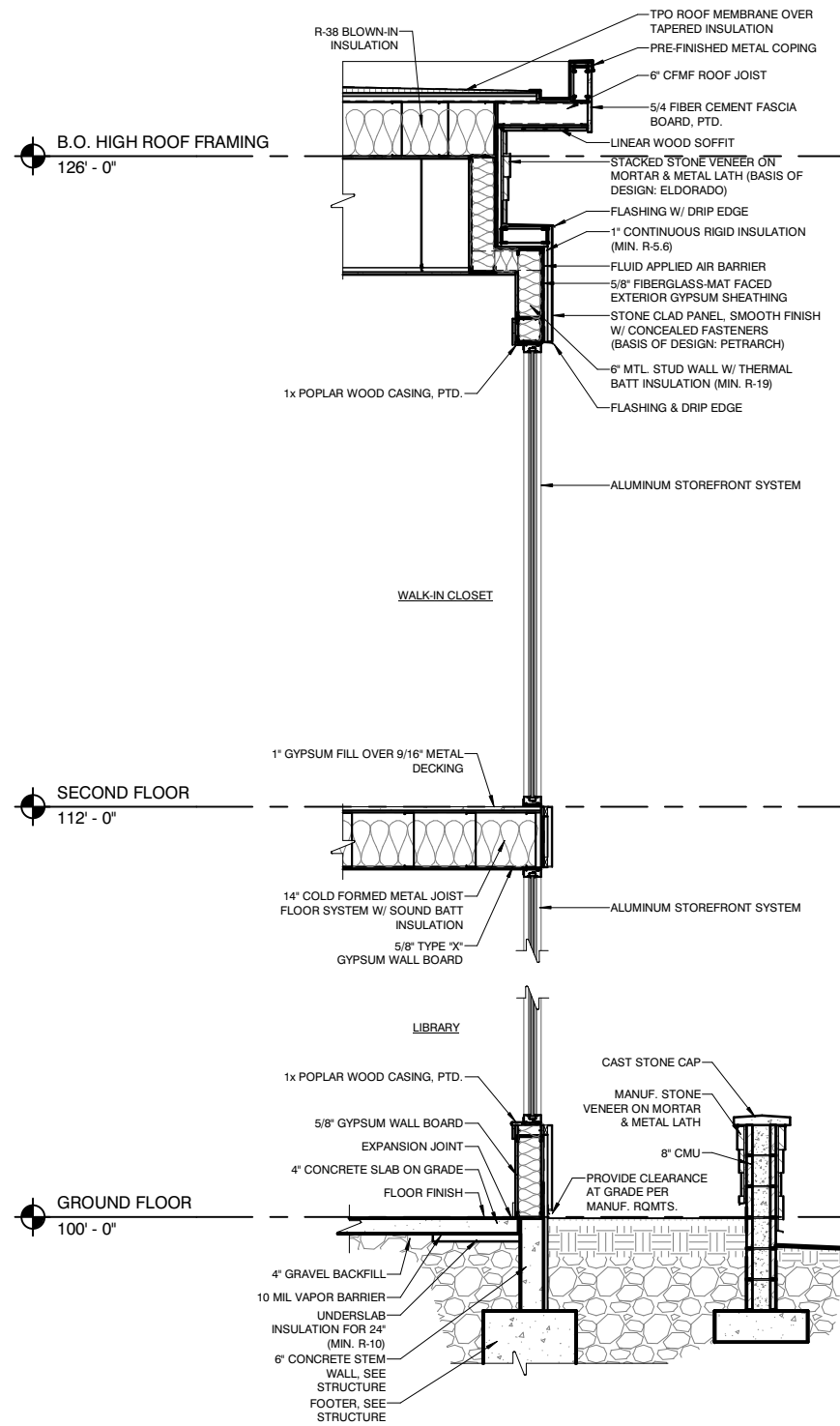


Primary Materials:	706 sf	76%	Full Facade Transparency:	32% Transparency
Stacked Stone -	499 sf		Glass (Area) -	402 sf
Stone Panel -	207 sf		Total (Area) -	1,254 sf
Secondary Materials:	229 sf	24%		
Wood -	166 sf			
Metal -	63 sf			

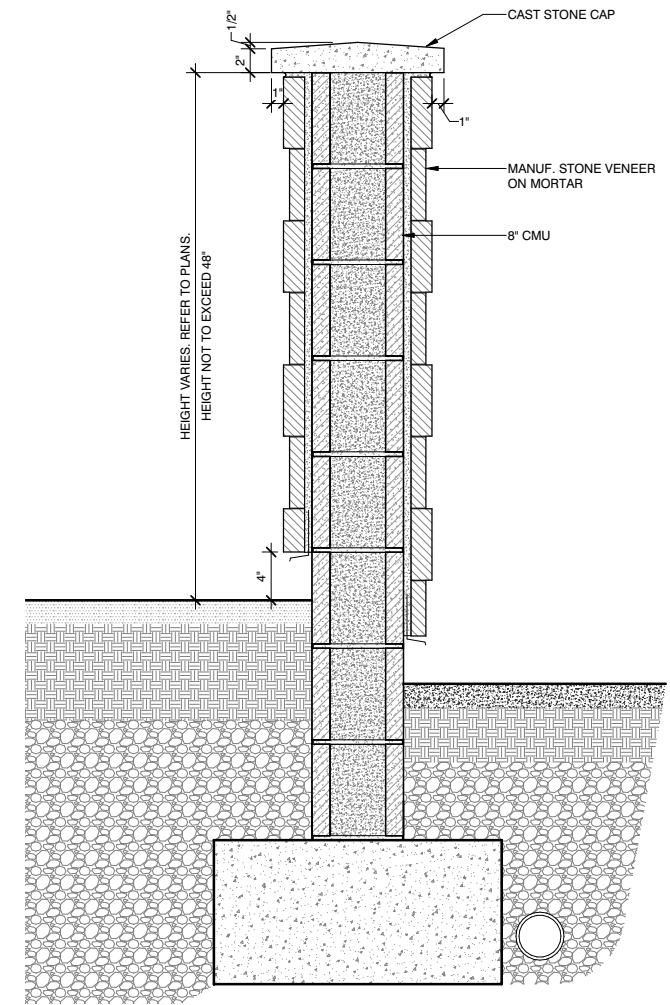
Required Primary Materials: **80%** Required Transparency: **20%**



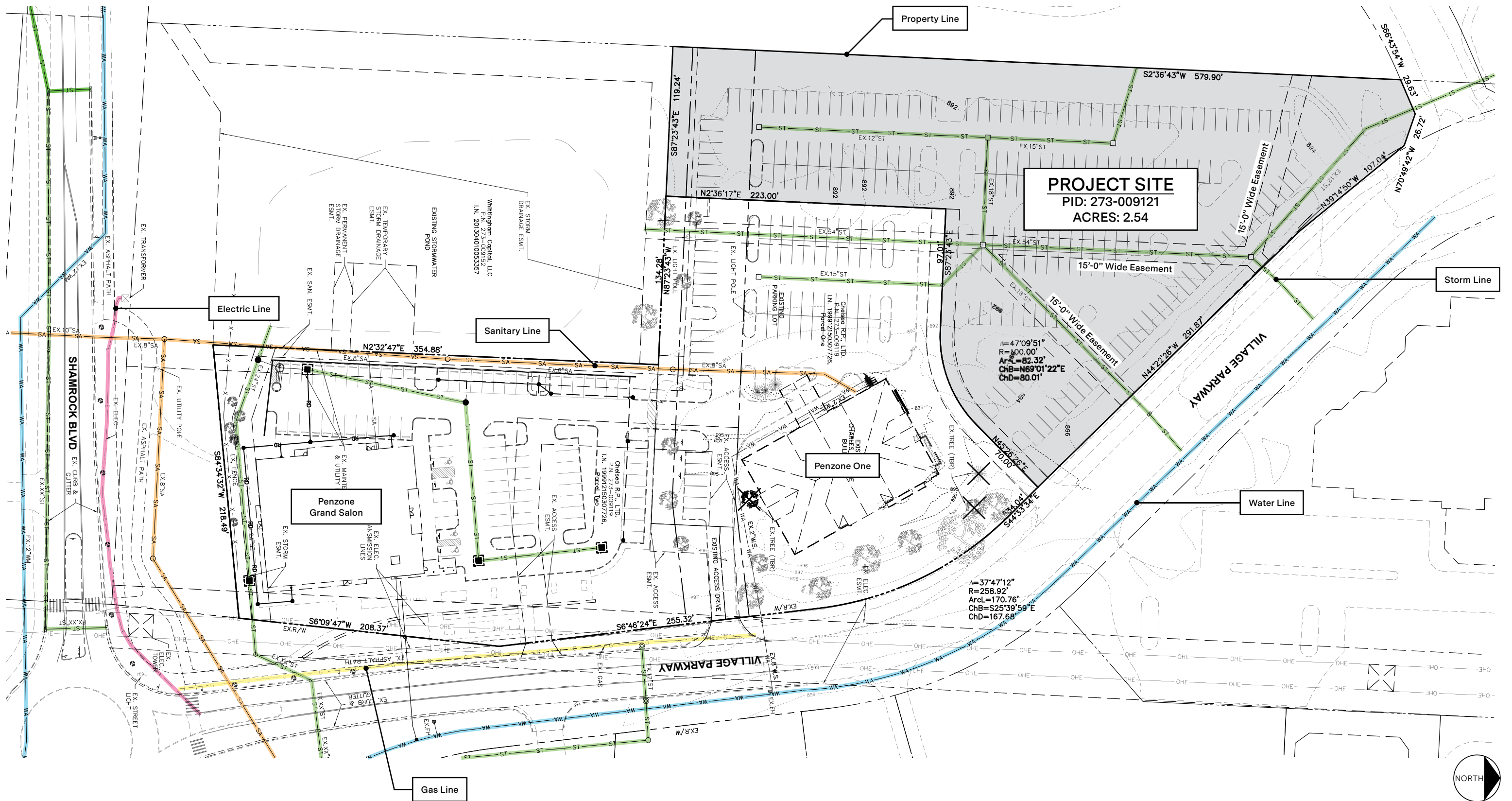
GARAGE / GALLERY SECTION
Scale: 3/4" = 1'-0"

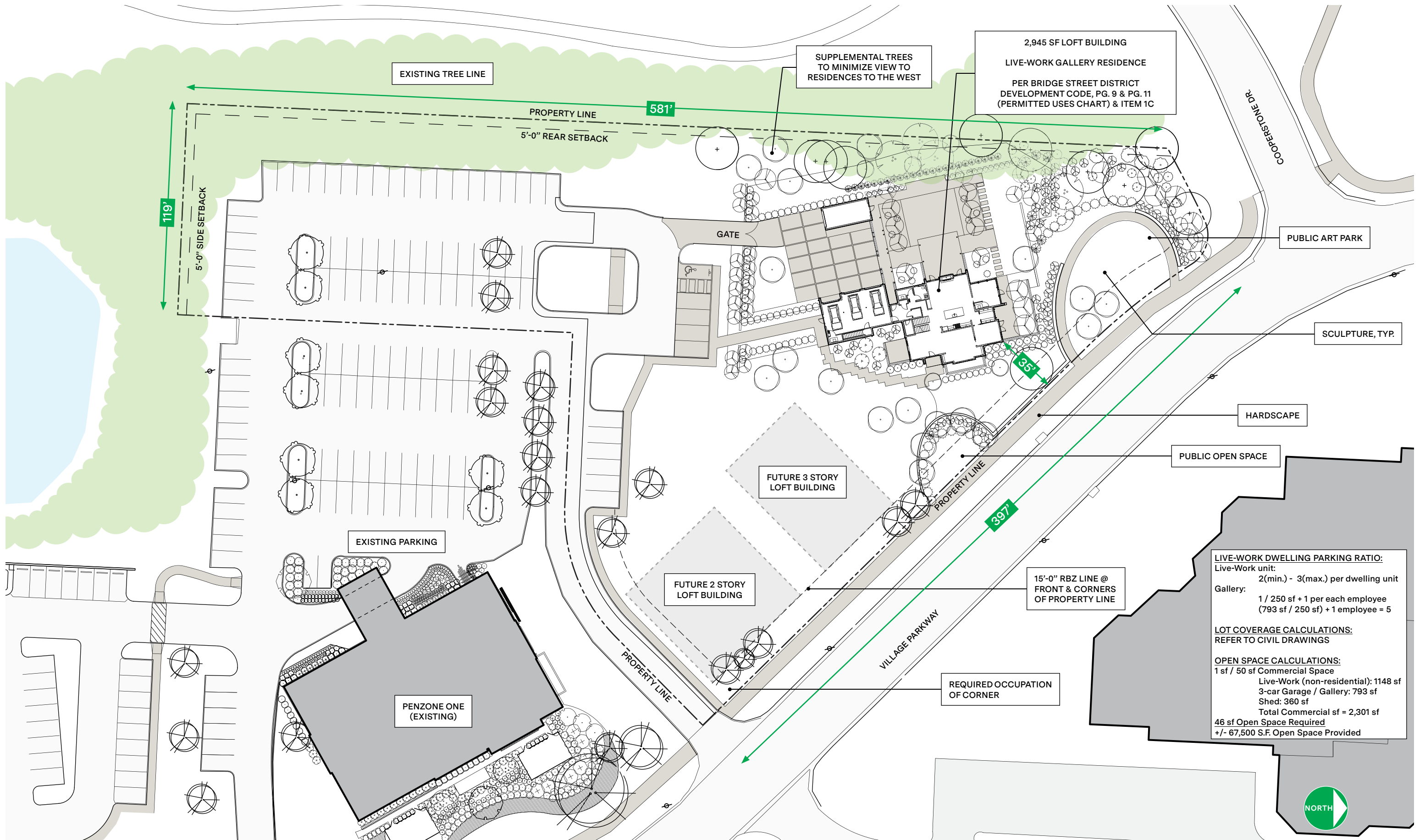


LIVE-WORK BUILDING SECTION
Scale: 3/4" = 1'-0"



TYPICAL SCREEN WALL DETAIL
Scale: 3/4" = 1'-0"

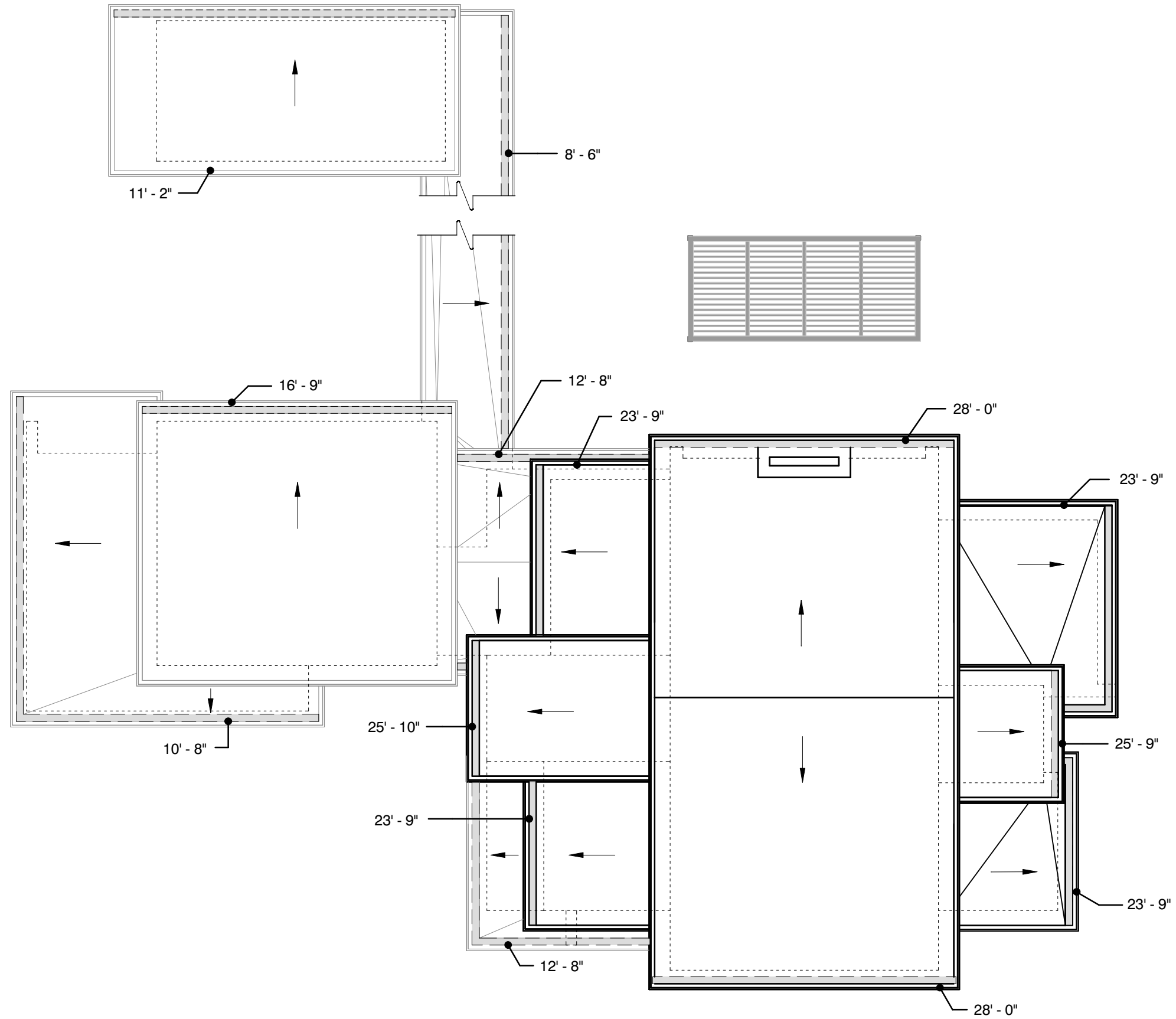




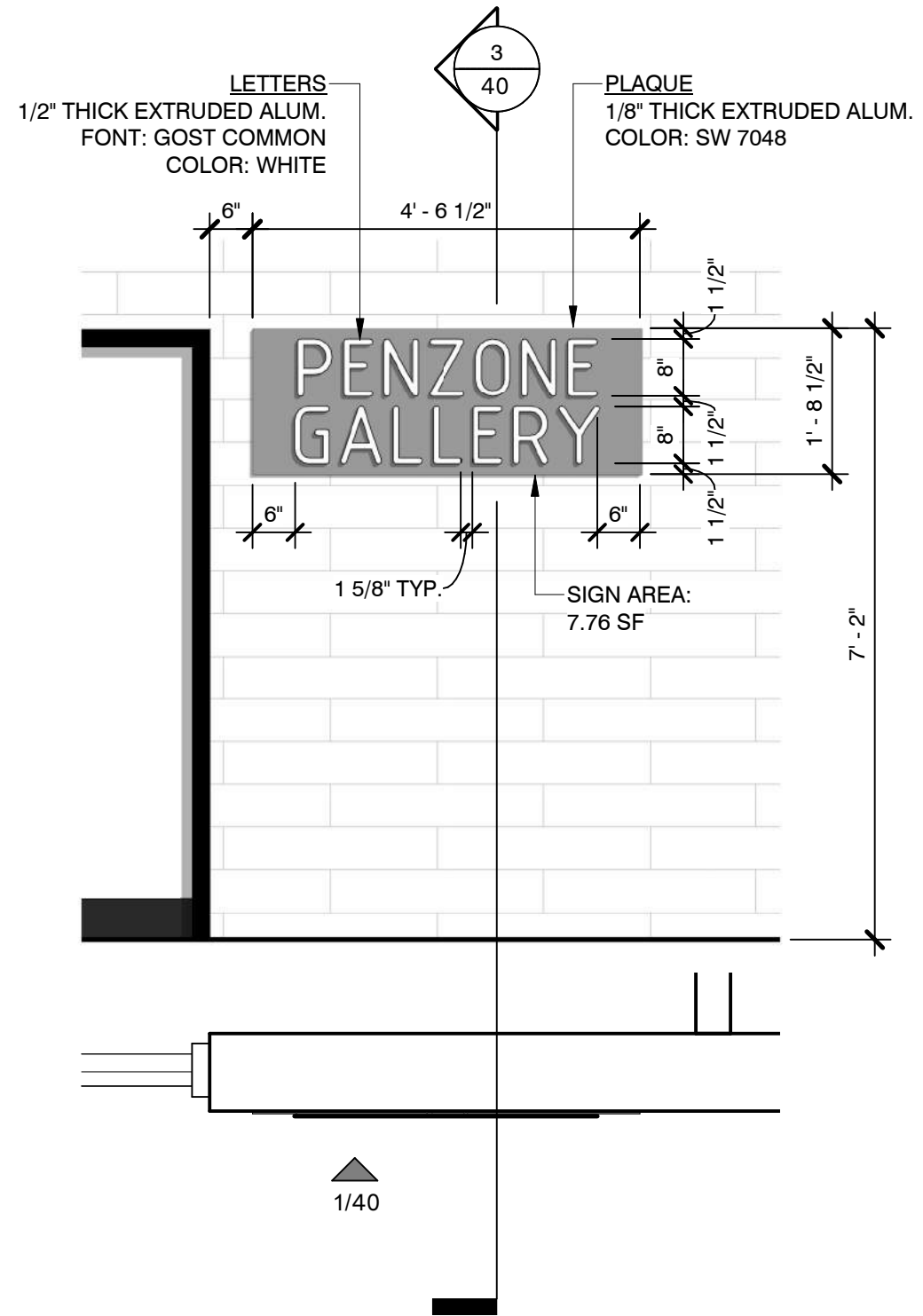
LIVE-WORK DWELLING PARKING RATIO:
 Live-Work unit: 2(min.) - 3(max.) per dwelling unit
 Gallery: 1 / 250 sf + 1 per each employee (793 sf / 250 sf) + 1 employee = 5

LOT COVERAGE CALCULATIONS:
 REFER TO CIVIL DRAWINGS

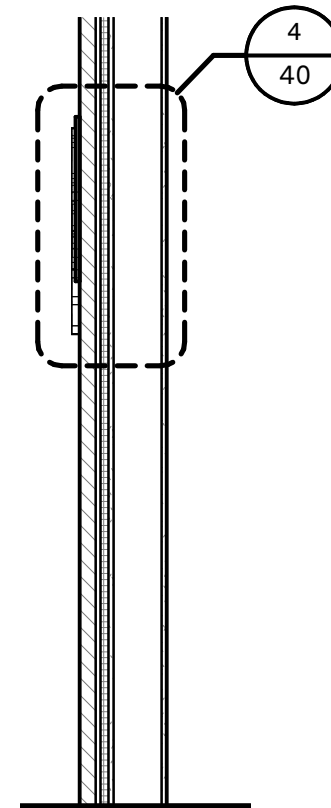
OPEN SPACE CALCULATIONS:
 1 sf / 50 sf Commercial Space
 Live-Work (non-residential): 1148 sf
 3-car Garage / Gallery: 793 sf
 Shed: 360 sf
 Total Commercial sf = 2,301 sf
 46 sf Open Space Required
 +/- 67,500 S.F. Open Space Provided



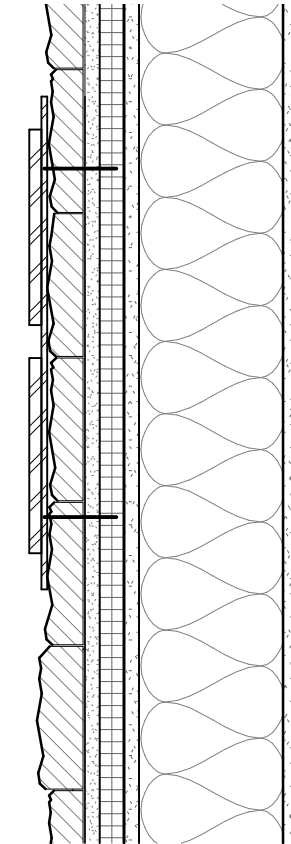
ROOF PLAN
 Scale: 3/32" = 1'-0"



1 | SIGN ELEVATION / 2 | PLAN
Scale: 1/2" = 1'-0"



3 | SIGN SECTION
Scale: 1/2" = 1'-0"



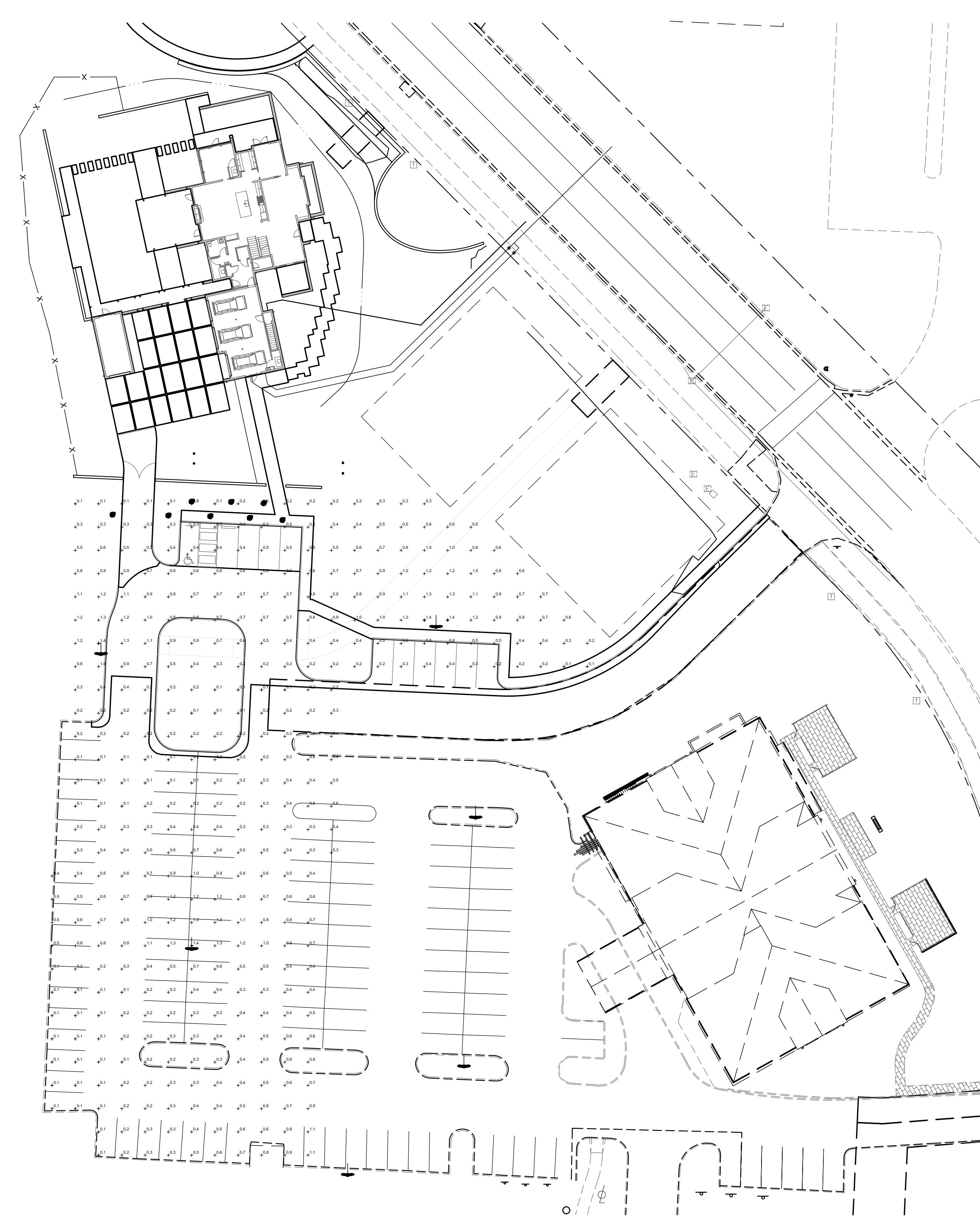
4 | SIGN DETAIL
Scale: 1 1/2" = 1'-0"

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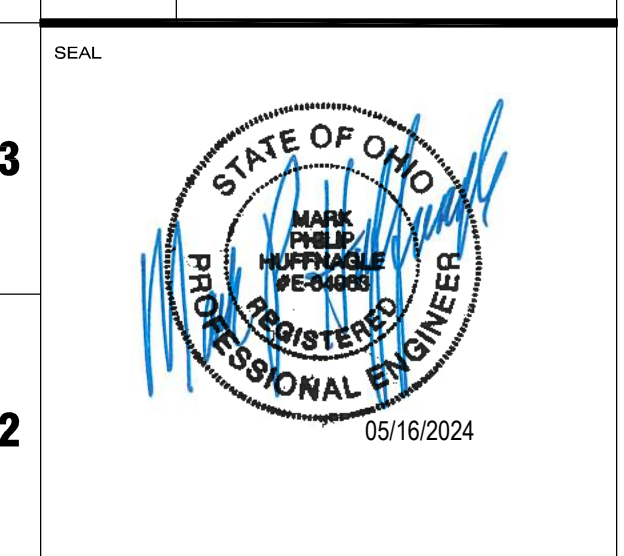
DESCRIPTION	DATE
PROGRESS PRINT	11.03.23
PROGRESS PRINT	03.06.24
PROGRESS PRINT	05.02.24



Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Notes
□	P1		6	Lithonia Lighting	MACRO LED 400 500 30K R2 MVOLT	MACRO LED 40-LED, 500mA MVOLT DRIVER, 3000K, TYPE 2 OPTICAL		1	K00R02_LED_400_500_30K_R2_MVOLT.lvs	8155	1	0.154	9154.048	100%	TYPE II, MEDIUM BUDGET, RATINGS 60'-10'-00'	
—	A		9	Lithonia Lighting	DSXF1 LED P1 40K FL	DSXF1 LED P1 40K FL		1	DSXF1_LED_P1_40K_FL.lvs	Absolute	1	Absolute		100%	5 X 5	
○	B		4	Hydrex	Cedar P1 RCR127K12 25DEG FLC C1	Cedar, Clear Lens, Cap-w/short Bush		1	Cedar_P1_RCR127K12_25DEG_FL_C1.lvs	299	1	0.268	268.631	100%	4 X 4	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.5 fc	1.5 fc	0.1 fc	15.0:1	5.0:1

SITE LIGHTING PHOTOMETRIC CALCULATION
 PROJECT TITLE
PENZONE LIVE-WORK
 DUBLIN, OH

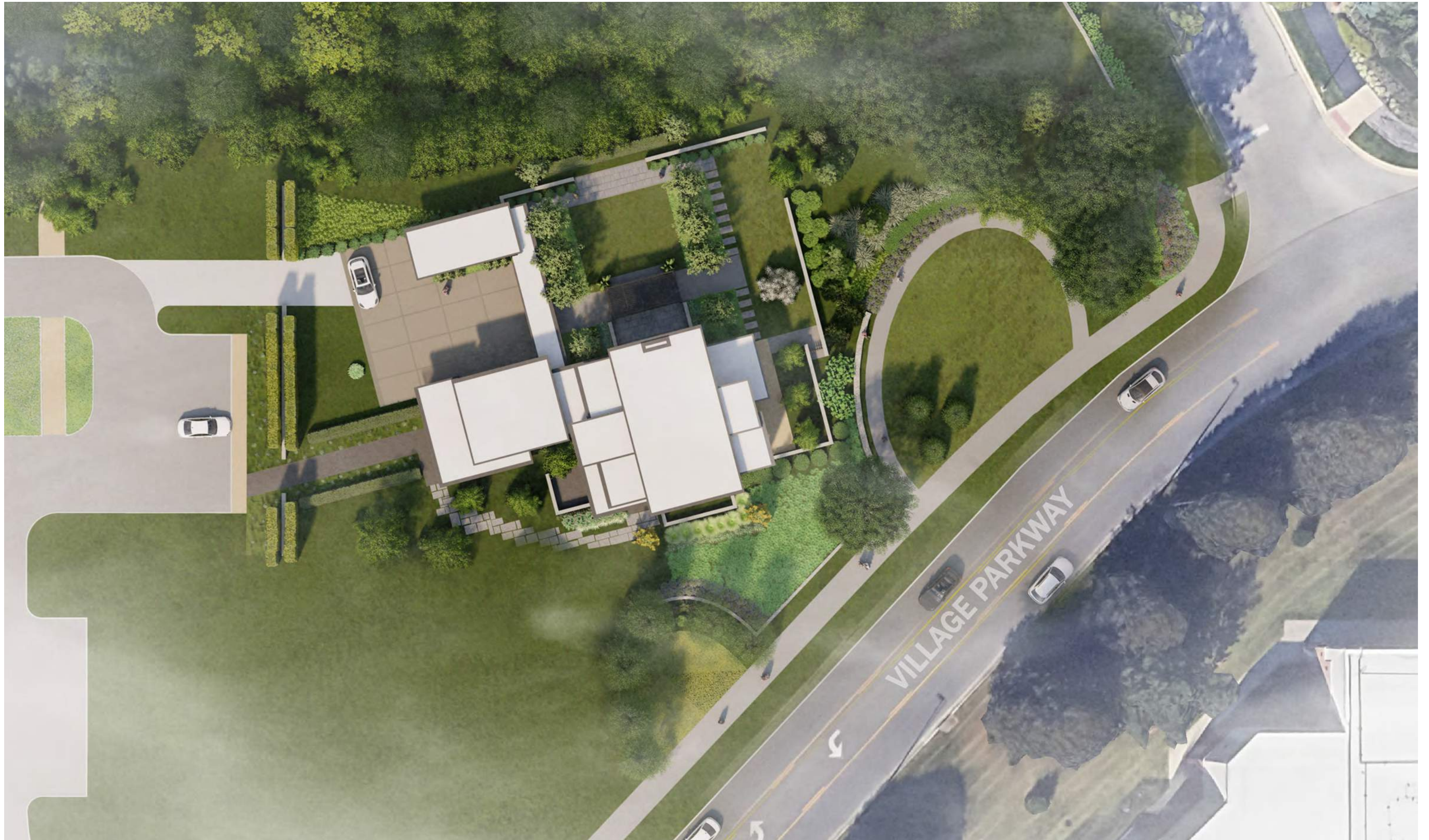


MEYERS+ASSOCIATES PROJECT NUMBER:
2023-06
 SHEET NUMBER
SL-100



Penzone Live-Work

Visualization





LANDSCAPE

meyers+associates



Penzone Live-Work | Visualization



LANDSCAPE

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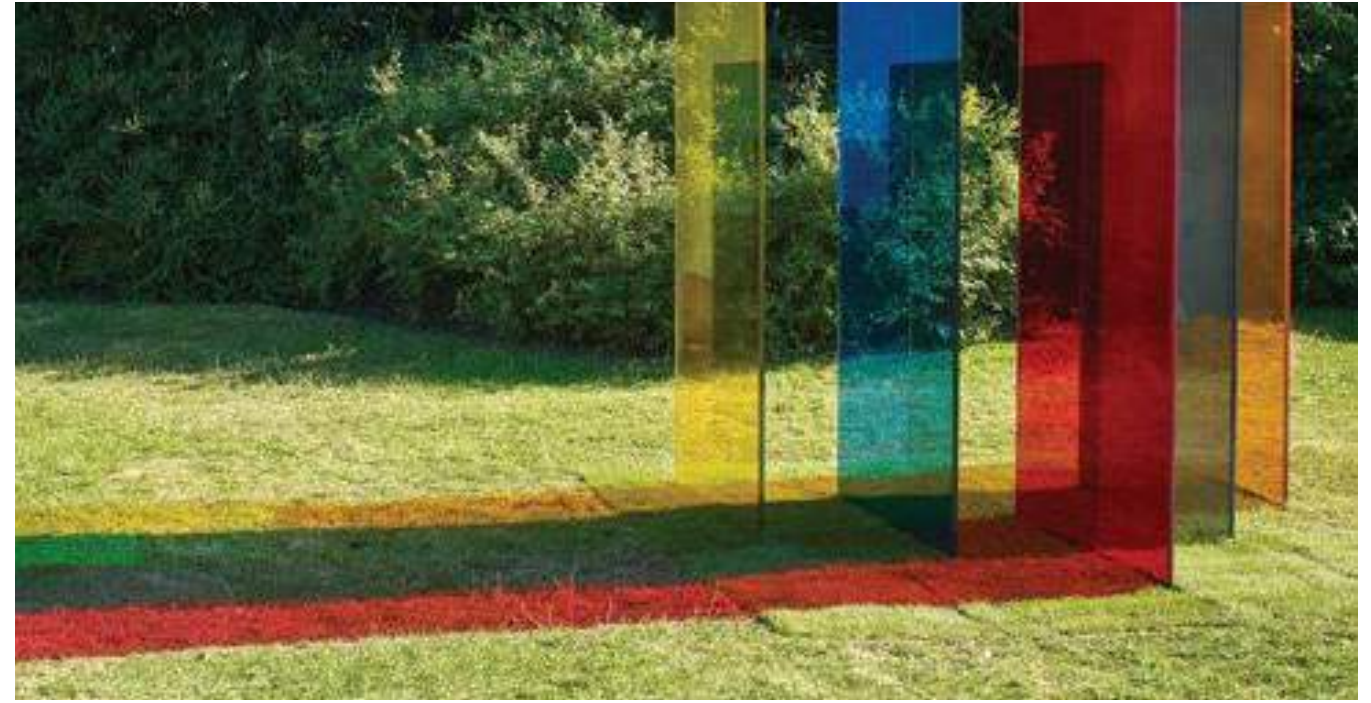


ARCHITECTURAL

meyers+associates



Penzone Live-Work | Visualization



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