



Live-Work Dwelling

6671 Village Parkway
Dublin, Ohio

BSD Concept Plan

Owners

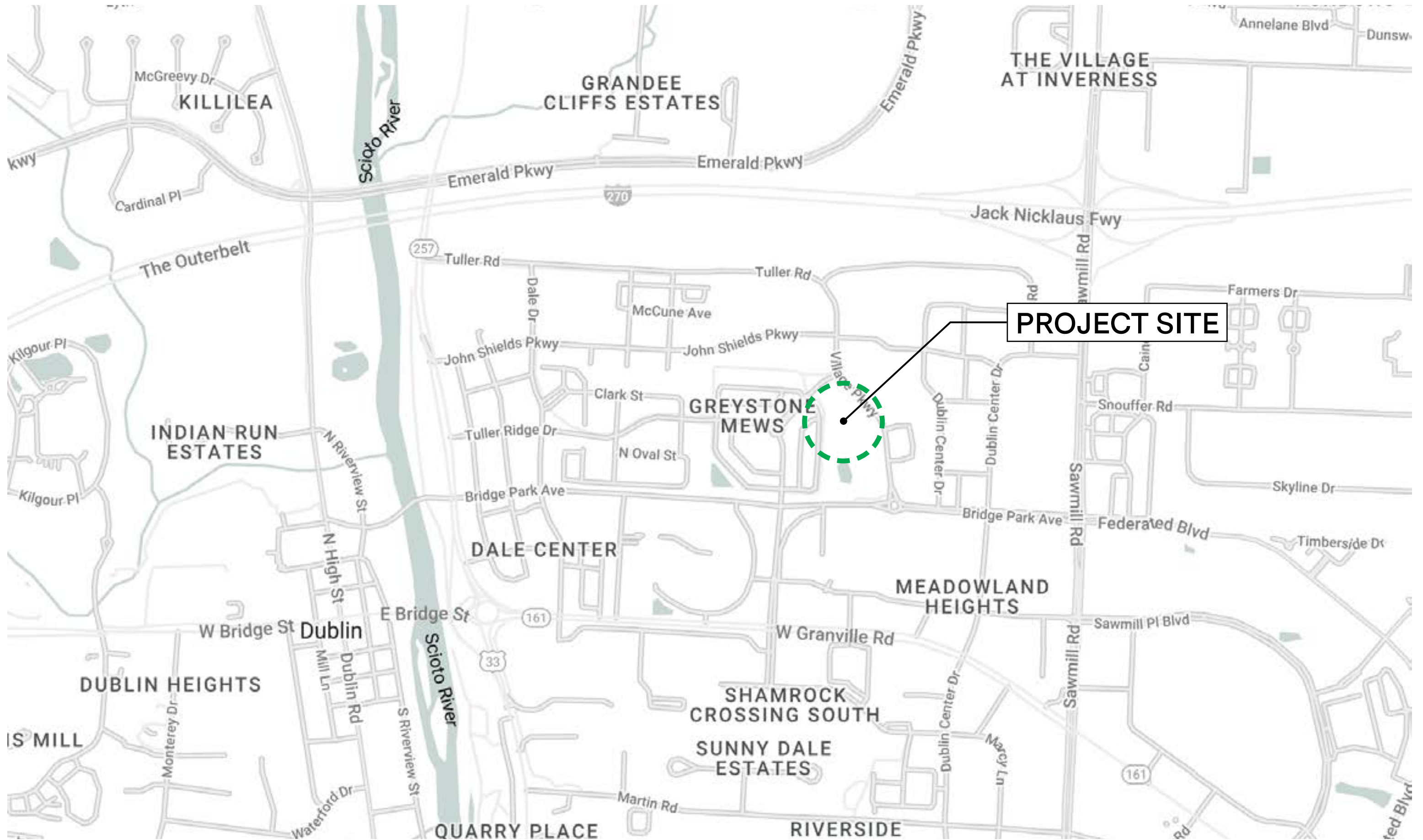
Charles & Debbie Penzone

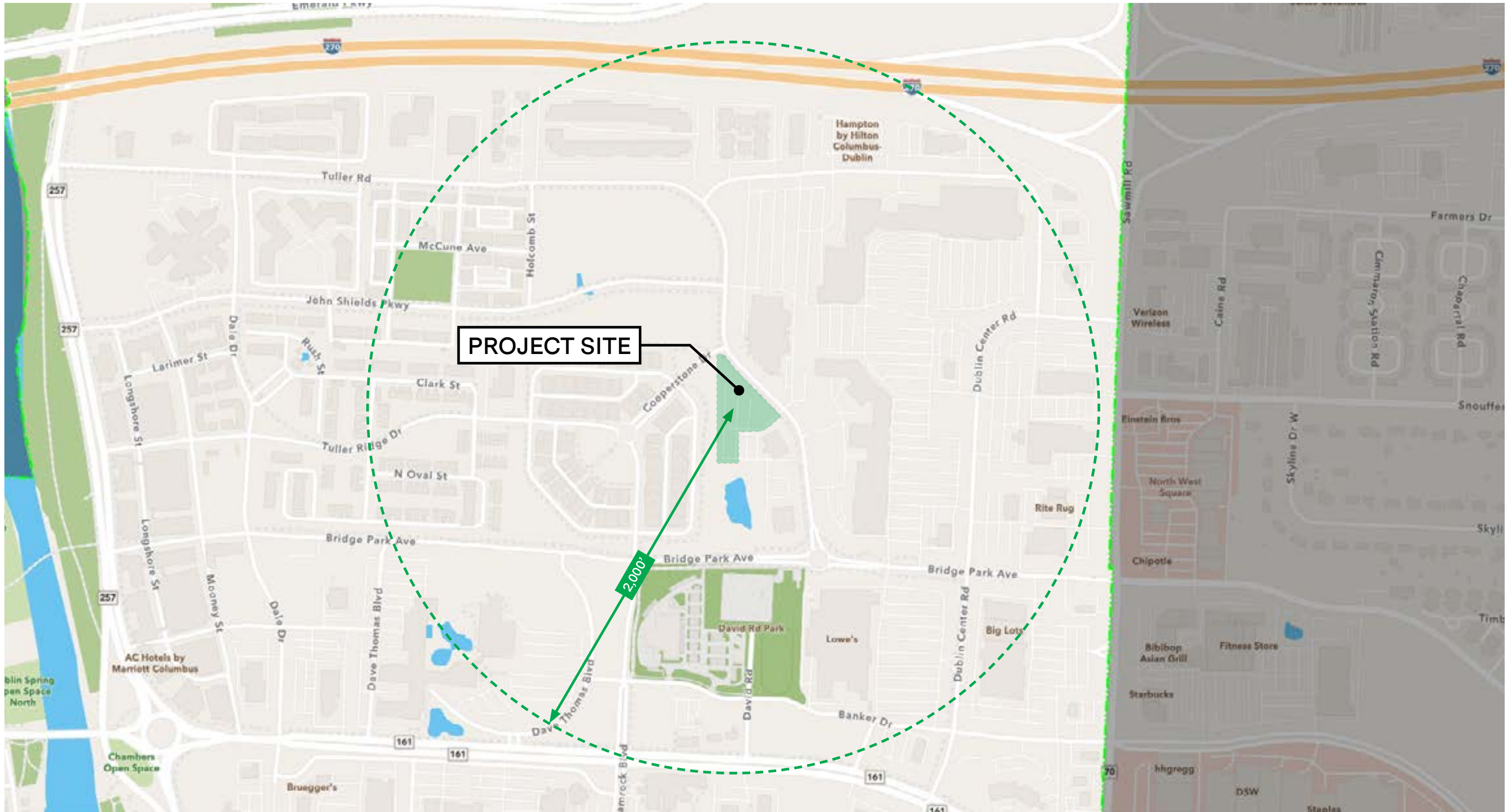
Penzone Salons
6671 Village Parkway
Dublin, Ohio 43017
t. 614.898.1169

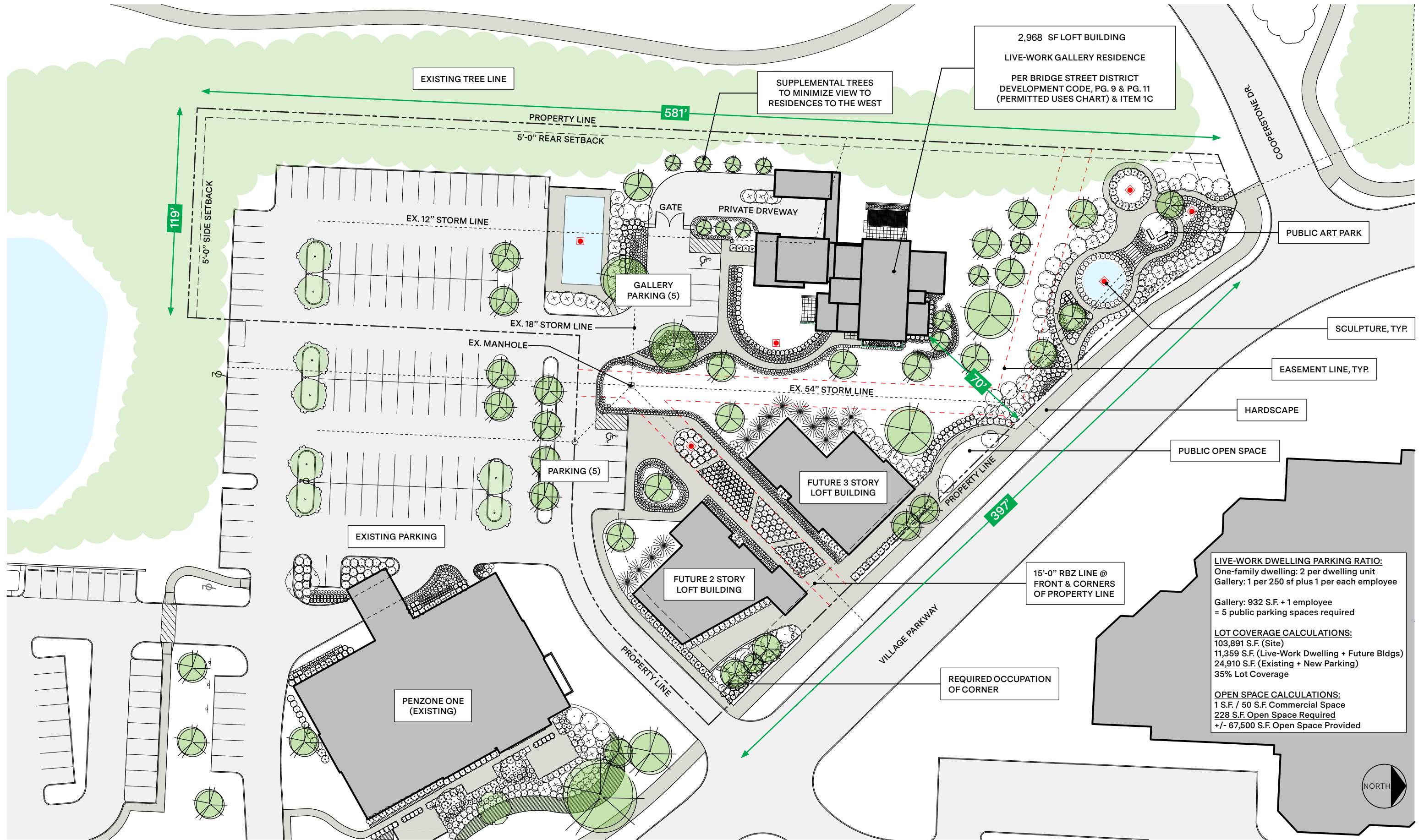
Project Representative

Christopher Meyers, AIA LEED AP
Principal Architect

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2,968 SF LOFT BUILDING
 LIVE-WORK GALLERY RESIDENCE
 PER BRIDGE STREET DISTRICT
 DEVELOPMENT CODE, PG. 9 & PG. 11
 (PERMITTED USES CHART) & ITEM 1C

SUPPLEMENTAL TREES
 TO MINIMIZE VIEW TO
 RESIDENCES TO THE WEST

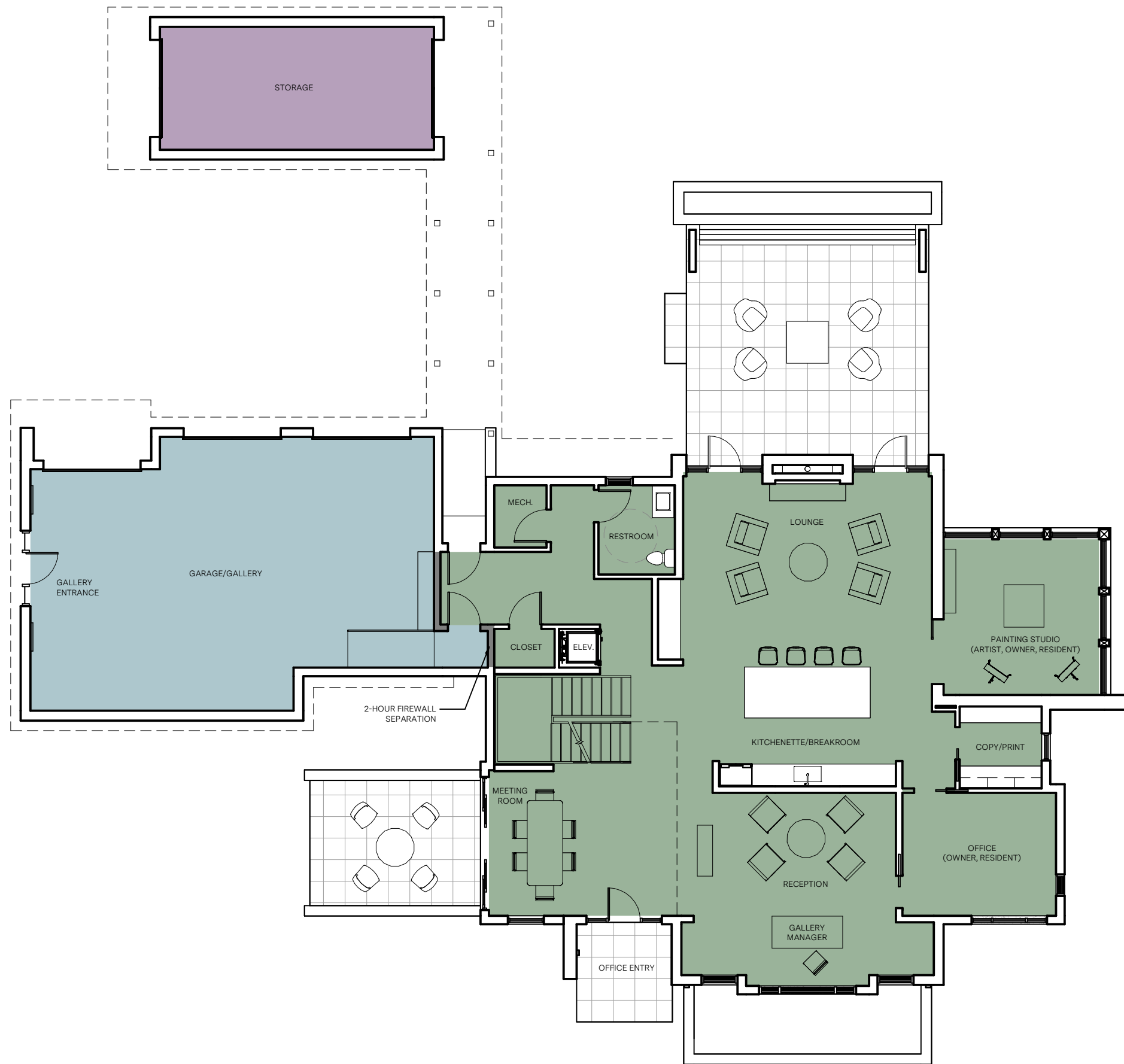
LIVE-WORK DWELLING PARKING RATIO:
 One-family dwelling: 2 per dwelling unit
 Gallery: 1 per 250 sf plus 1 per each employee

Gallery: 932 S.F. + 1 employee
 = 5 public parking spaces required

LOT COVERAGE CALCULATIONS:
 103,891 S.F. (Site)
 11,359 S.F. (Live-Work Dwelling + Future Bldgs)
 24,910 S.F. (Existing + New Parking)
 35% Lot Coverage

OPEN SPACE CALCULATIONS:
 1 S.F. / 50 S.F. Commercial Space
 228 S.F. Open Space Required
 +/- 67,500 S.F. Open Space Provided





LIVE/WORK UNIT
PER OBC SECTION 419

TOTAL LIVE WORK AREA: 2,968 SF
FIRST FLOOR: 2,028 SF
SECOND FLOOR: 940 SF

LIVE/WORK AREA - RESIDENTIAL: 1,910 SF
LIVE/WORK AREA - NONRESIDENTIAL: 1,058 SF
[NONRESIDENTIAL - 50% MAX OF TOTAL]

NONRESIDENTIAL PROGRAM LIMITED TO FIRST FLOOR OF BUILDING

MAXIMUM NONRESIDENTIAL WORKER OCCUPANCY OF 5

MONITORED FIRE ALARM SYSTEM

NONRESIDENTIAL AREA INCLUDES ACCESSIBLE PLUMBING FACILITIES



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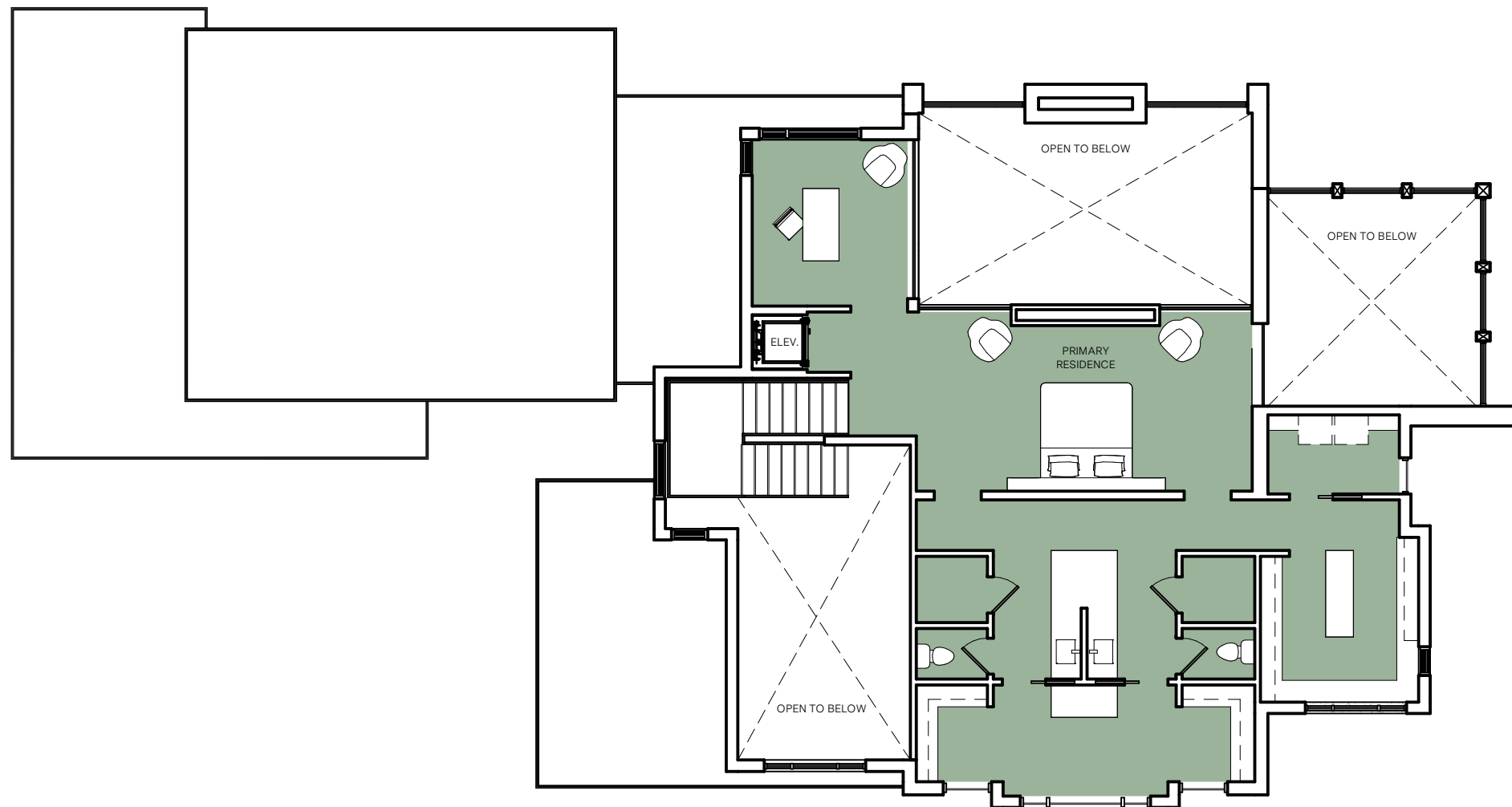
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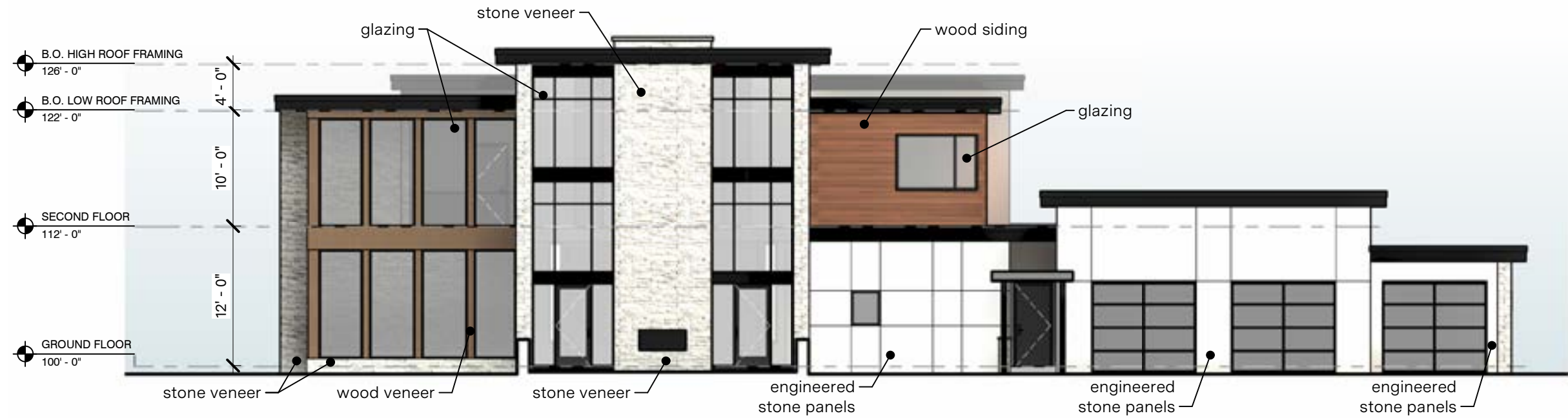
EAST ELEVATION



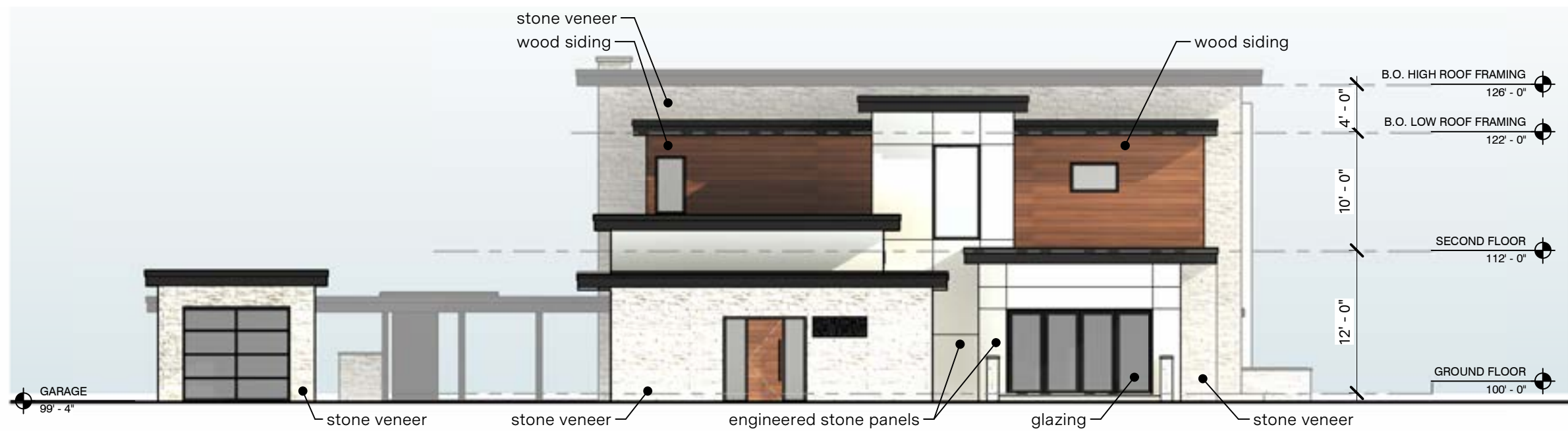
NORTH ELEVATION

STREET FACADE TRANSPARENCY: 45%
[east & north facades]

GROUND STORY STREET-FACING TRANSPARENCY: 49%
[east & north facades]



WEST ELEVATION



SOUTH ELEVATION

NON-STREET FACADE TRANSPARENCY: 36%
[west & south facades]

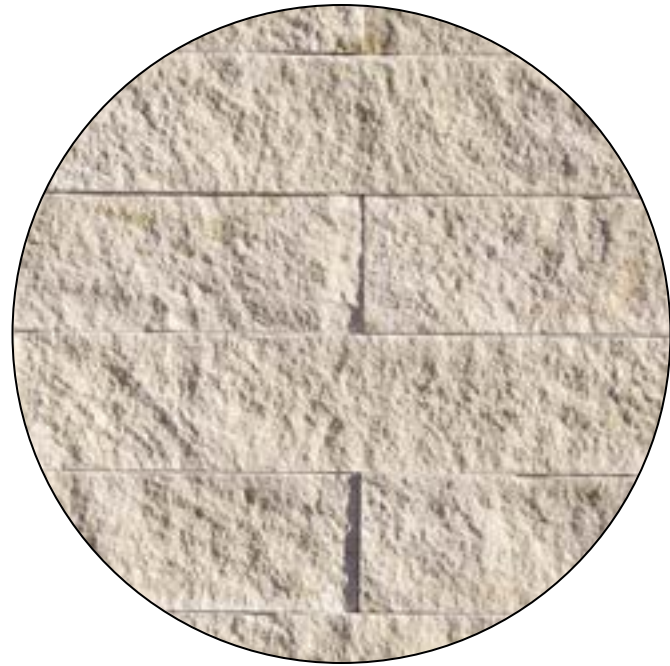












STONE VENEER



WOOD SIDING



ENGINEERED
STONE PANELS

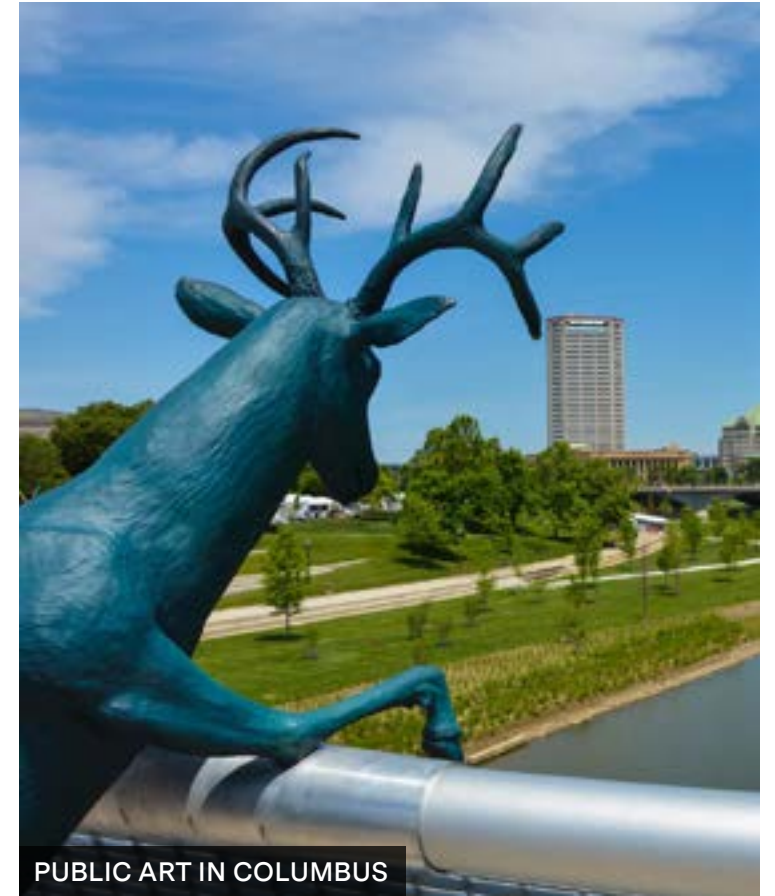




EXAMPLE OF HARDSCAPE & LANDSCAPE IDEA ALONG VILLAGE PARKWAY



PUBLIC ART IN DUBLIN



PUBLIC ART IN COLUMBUS



EXAMPLE OF SCULPTURE POSITIONING/LOCATION



SCULPTURE PARK IDEA



POCKET PARK IDEA

