



# Live-Work Dwelling

6671 Village Parkway  
Dublin, Ohio

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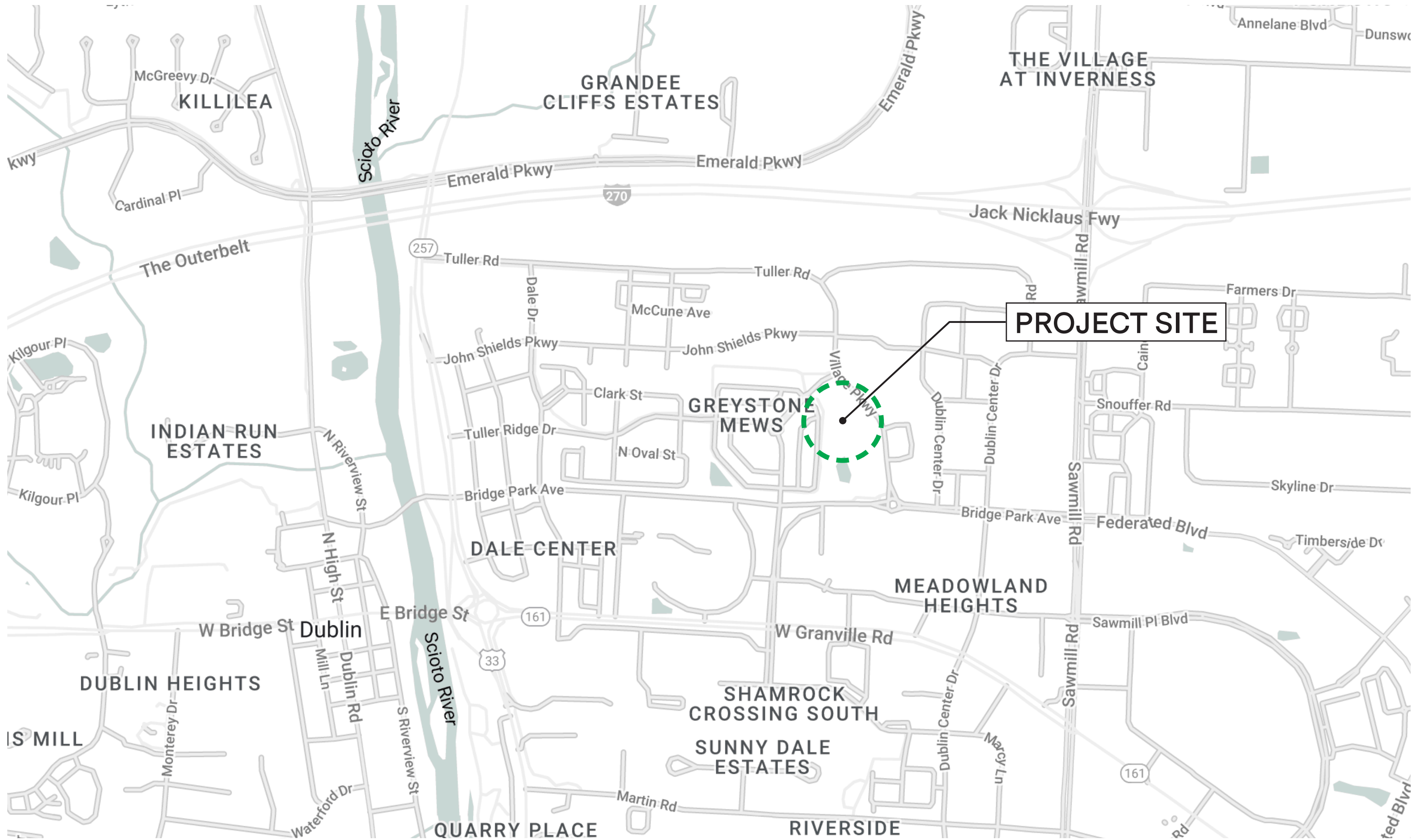
## BSD Concept Plan

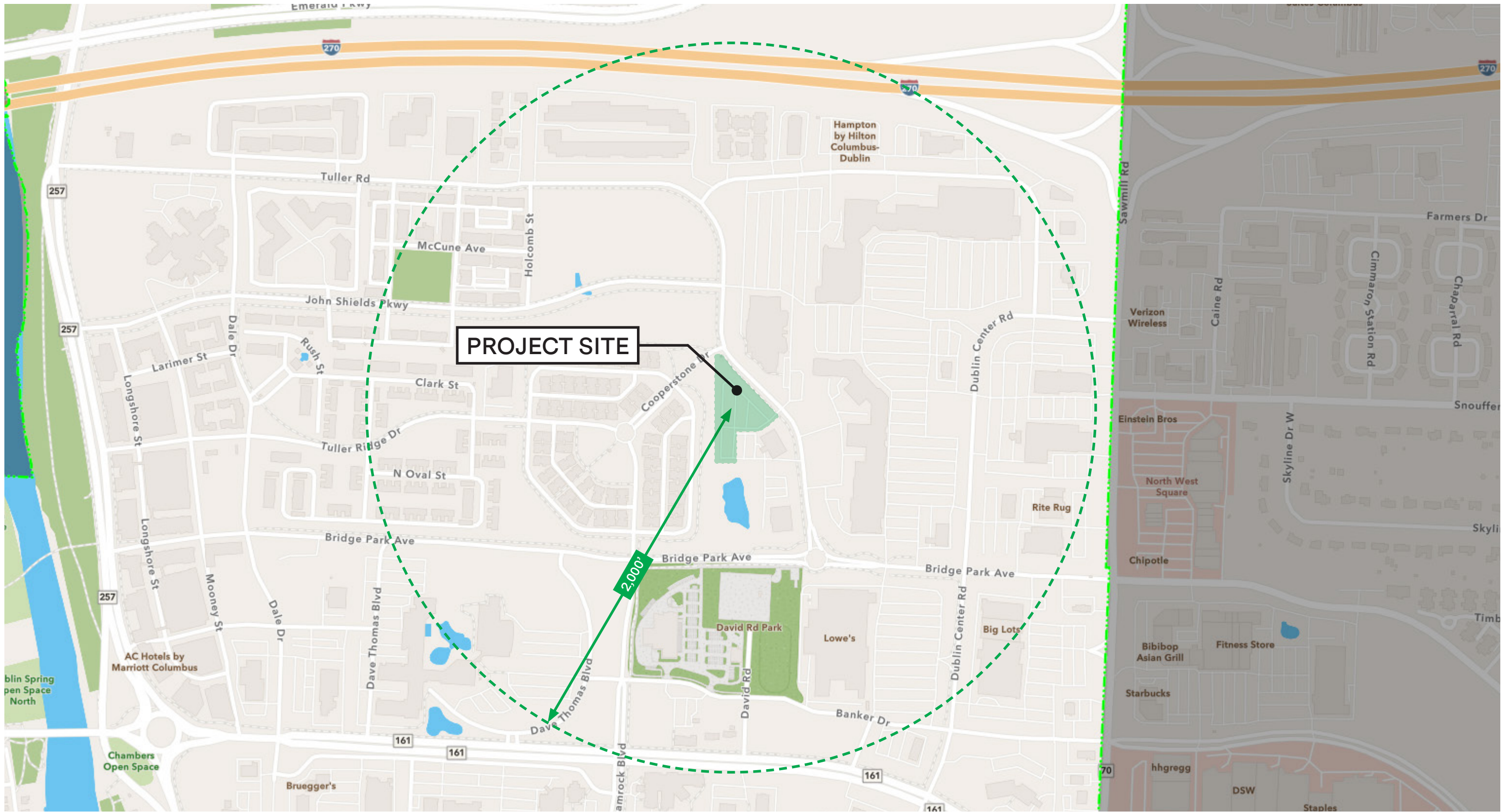
**OWNERS:**  
CHARLES & DEBBIE PENZONE

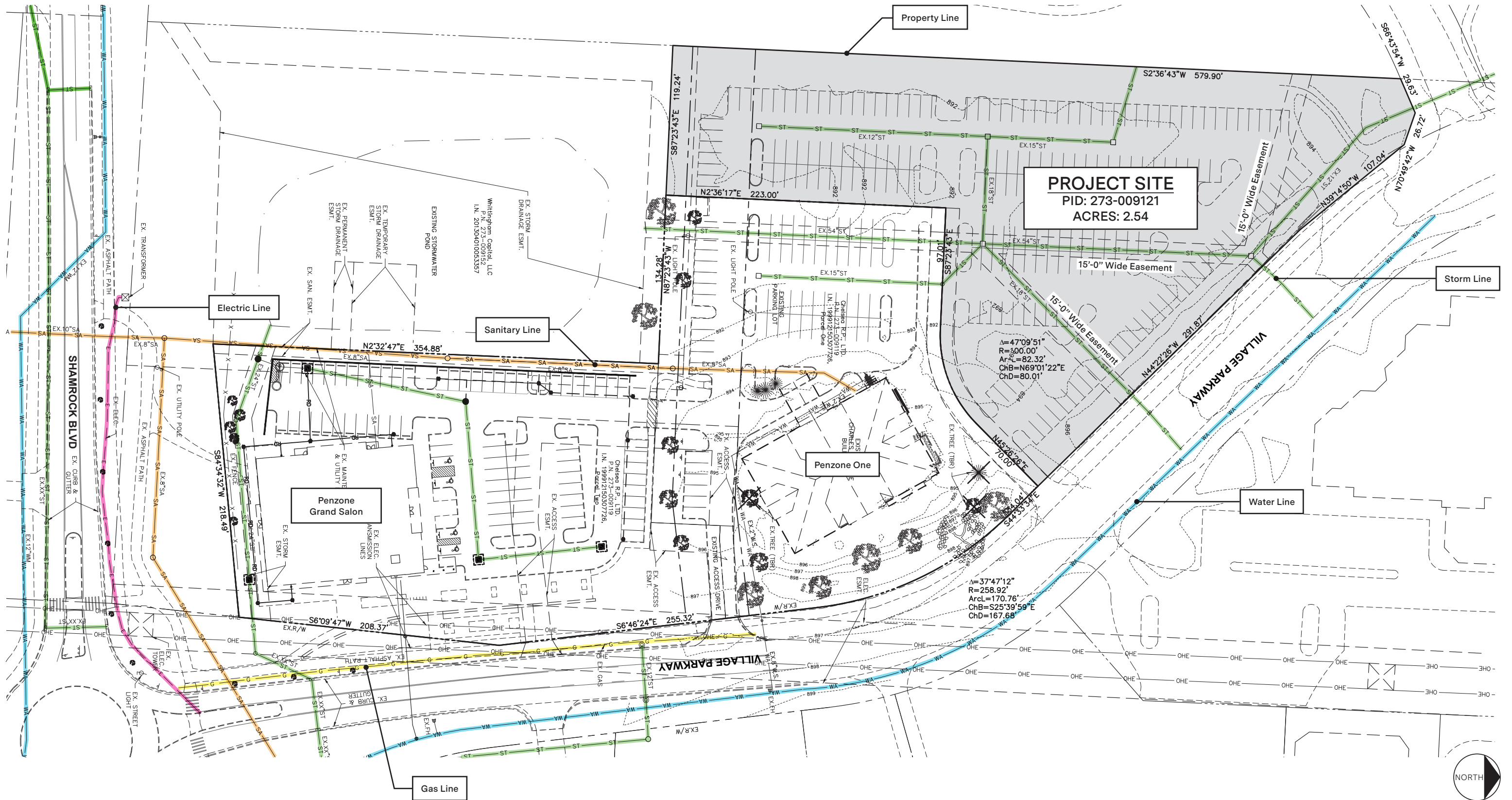
PENZONE SALONS  
6671 VILLAGE PARKWAY  
DUBLIN, OH 43017  
T: 614.898.1169

**PROJECT REPRESENTATIVE:**  
CHRISTOPHER MEYERS, AIA LEED AP  
PRINCIPAL ARCHITECT

MEYERS+ASSOCIATES  
232 N. THIRD ST., SUITE 300  
COLUMBUS, OH 43215  
T: 614.221.9433  
E: [cmeyers@meyersarchitects.com](mailto:cmeyers@meyersarchitects.com)







**PROJECT SITE**  
 PID: 273-009121  
 ACRES: 2.54

**Penzone Grand Salon**

**Penzone One**

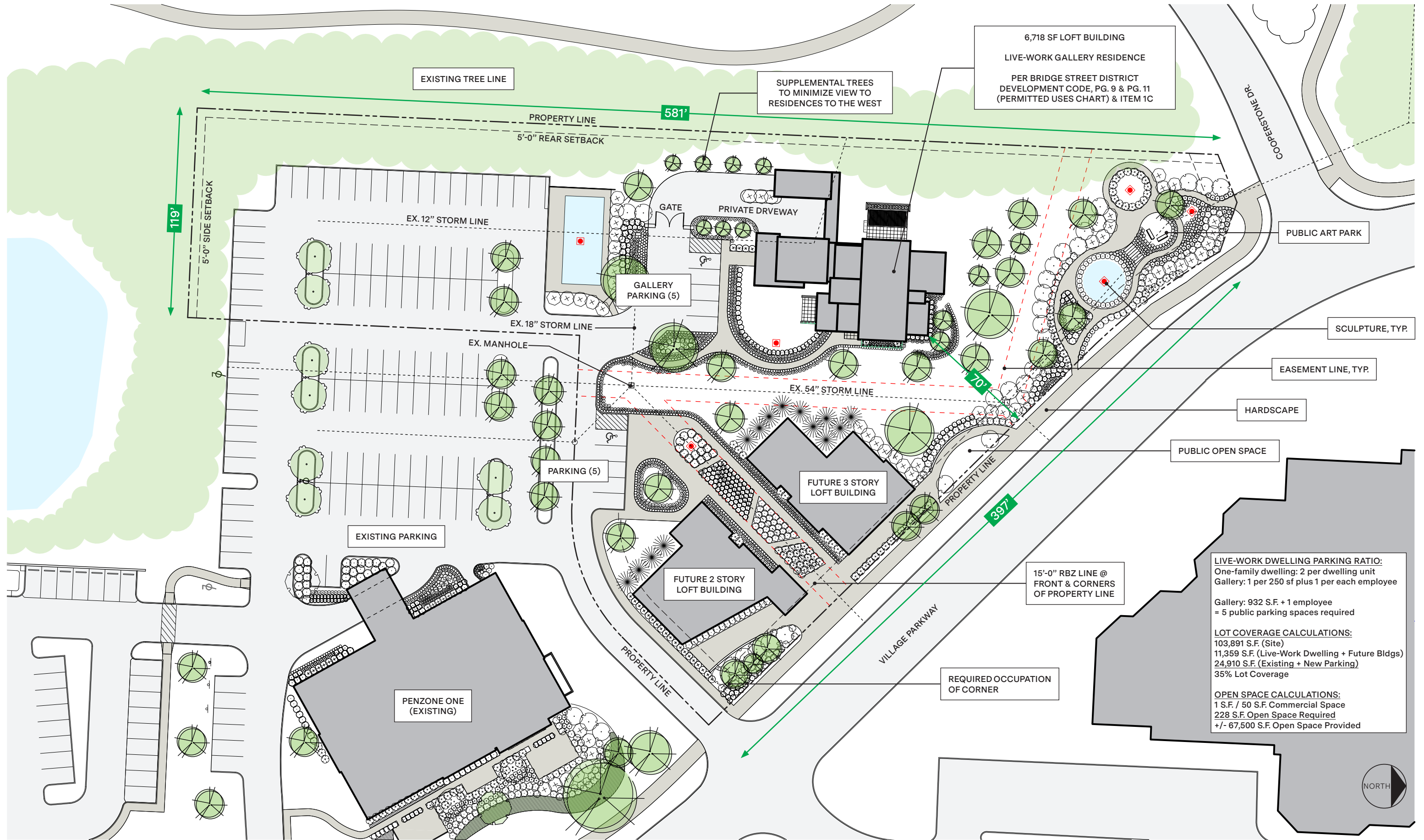
Chelsea R.P., LTD.  
 P.N. 273-009119  
 I.N. 199912150307726

Whittington Capital, LLC  
 P.N. 273-009152  
 I.N. 20150401005357

$\Delta = 37^{\circ}47'12''$   
 $R = 258.92'$   
 $Arcl = 170.76'$   
 $ChB = S25^{\circ}39'59''E$   
 $ChD = 167.68'$

$\Delta = 47^{\circ}09'51''$   
 $R = 300.00'$   
 $Arcl = 82.32'$   
 $ChB = N69^{\circ}01'22''E$   
 $ChD = 80.01'$





6,718 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

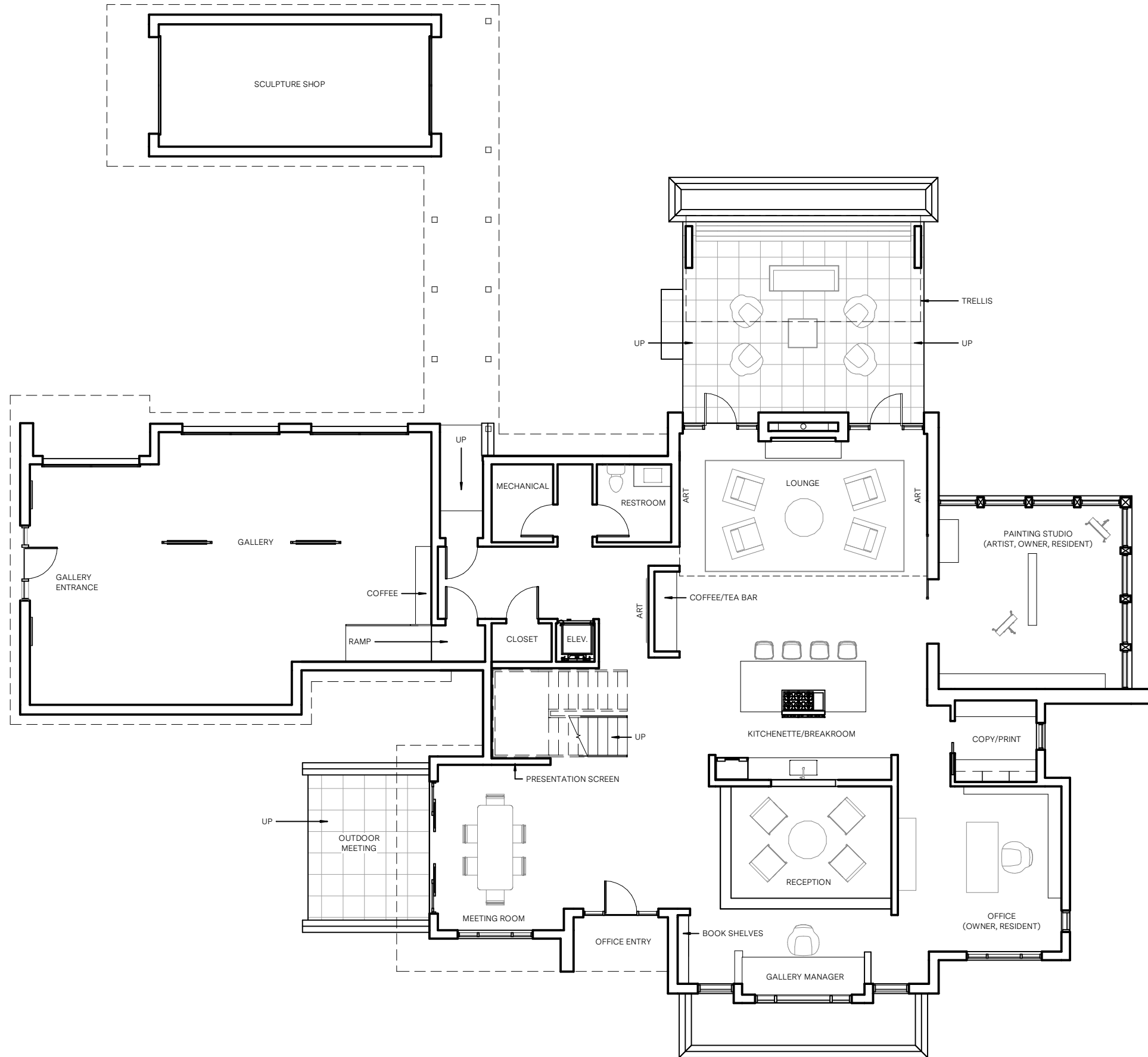
**LOT COVERAGE CALCULATIONS:**  
 103,891 S.F. (Site)  
 11,359 S.F. (Live-Work Dwelling + Future Bldgs)  
 24,910 S.F. (Existing + New Parking)  
 35% Lot Coverage

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

Ground Floor: 4,088 sf

Second Floor: 2,630 sf

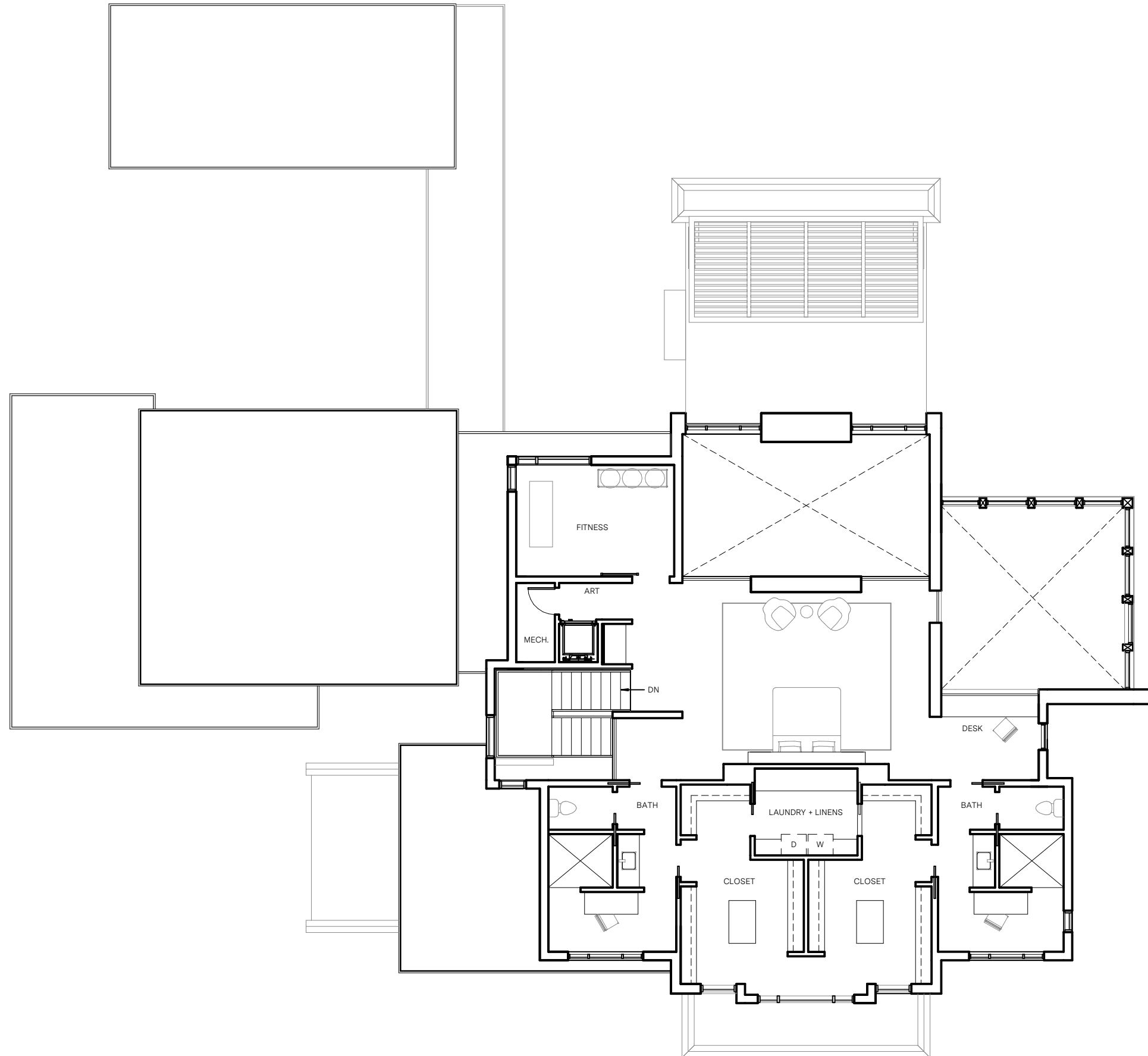
Total: 6,718 sf

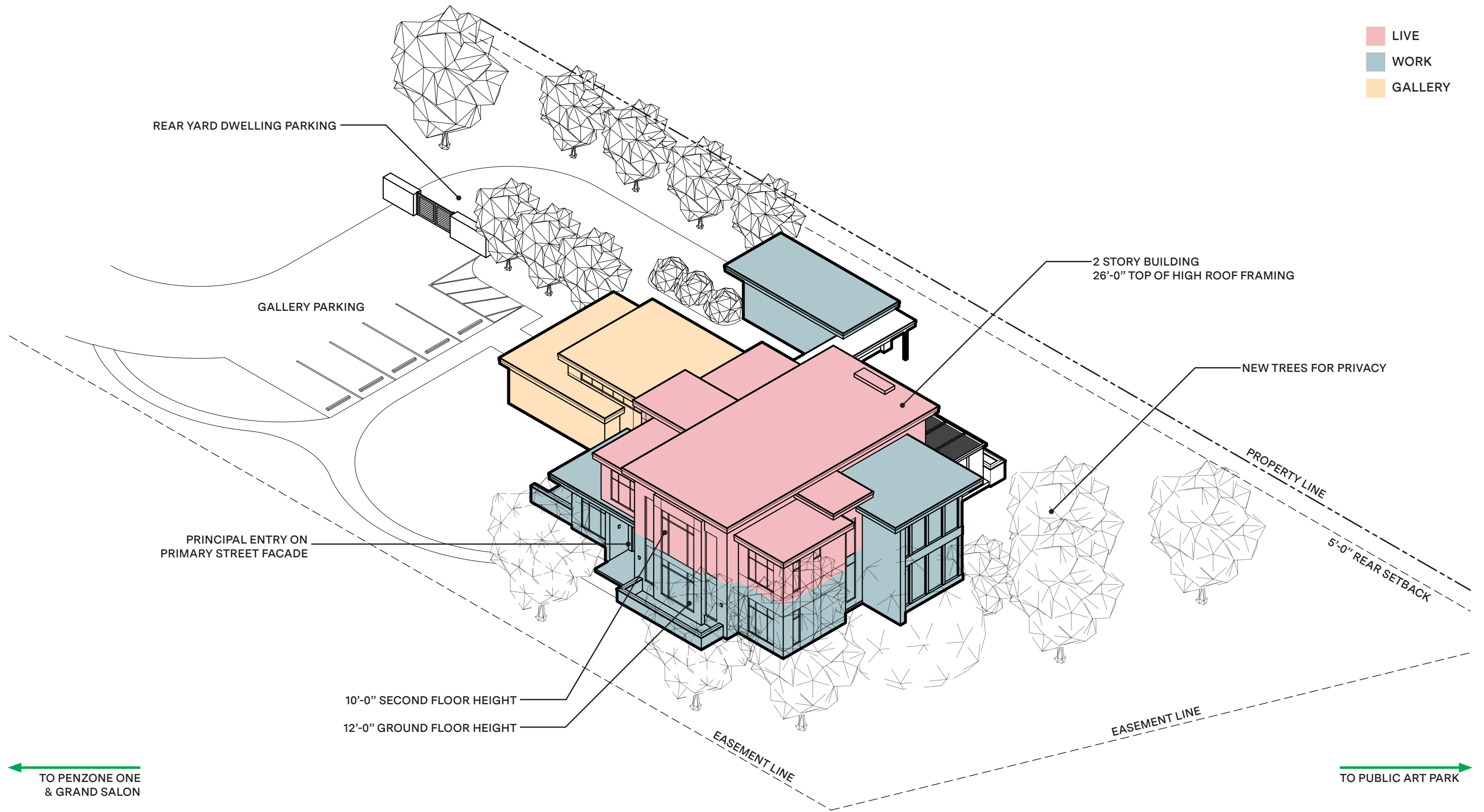


Ground Floor: 4,088 sf

Second Floor: 2,630 sf

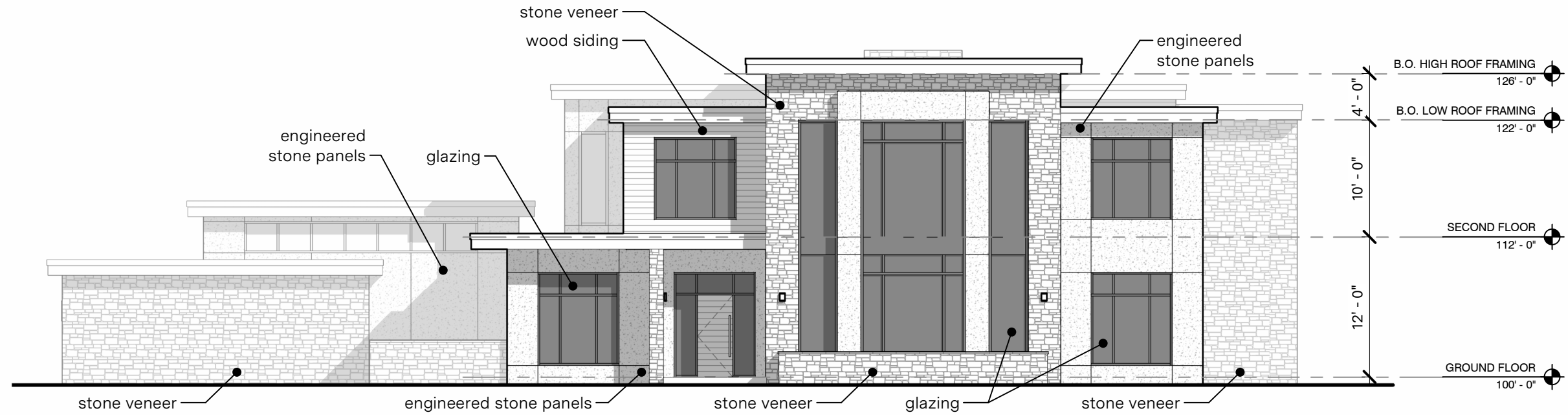
Total: 6,718 sf



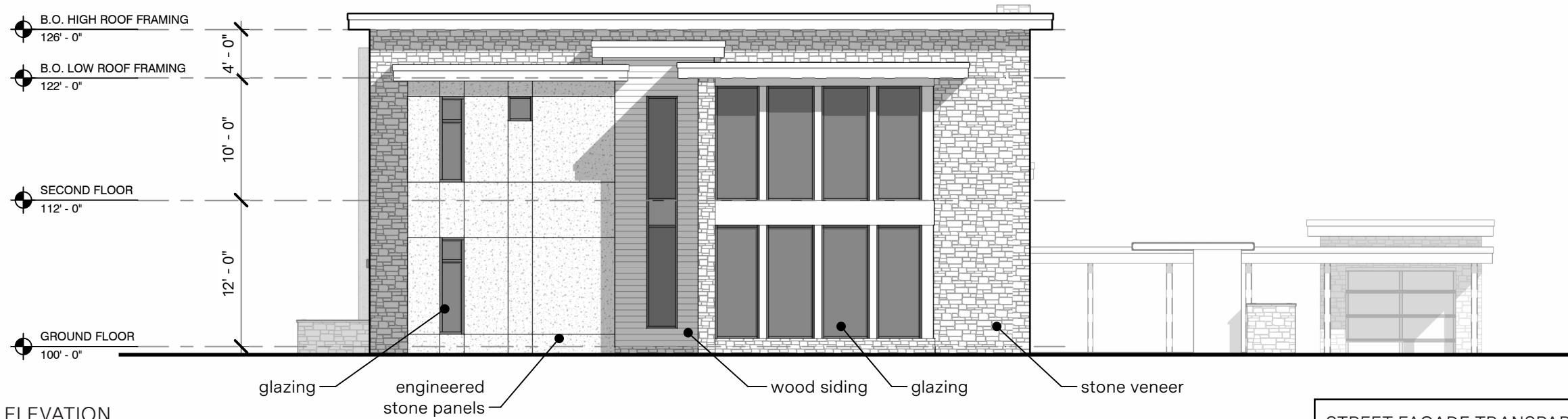


- LIVE
- WORK
- GALLERY





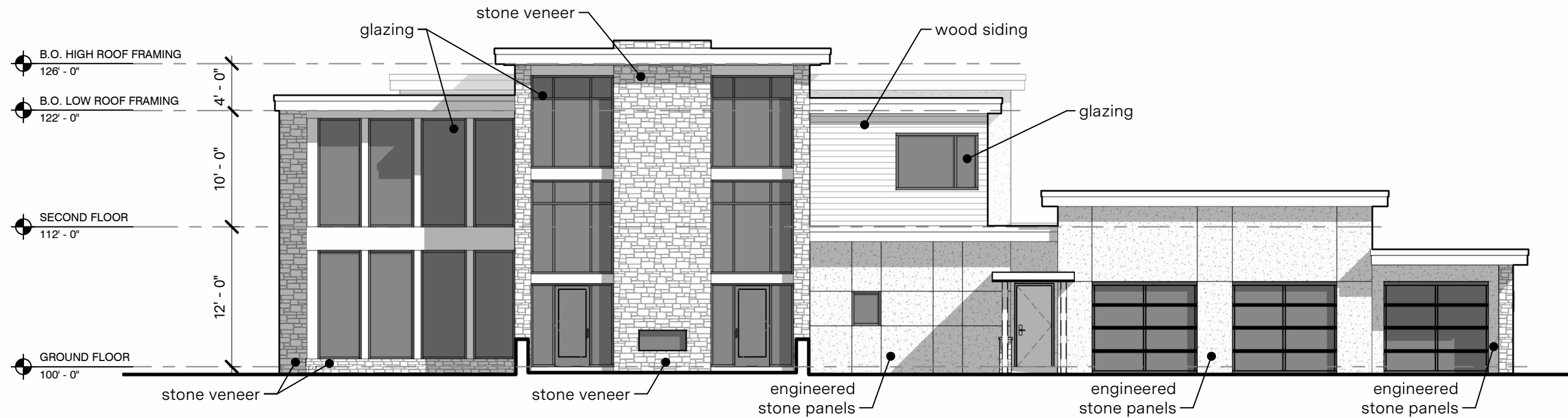
EAST ELEVATION



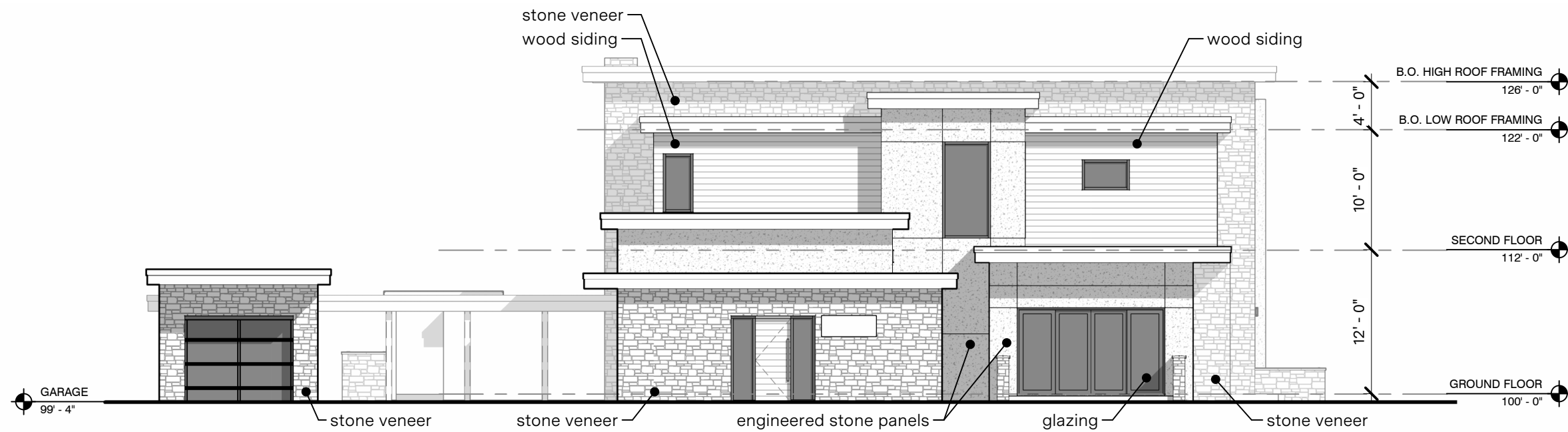
NORTH ELEVATION

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

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



WEST ELEVATION



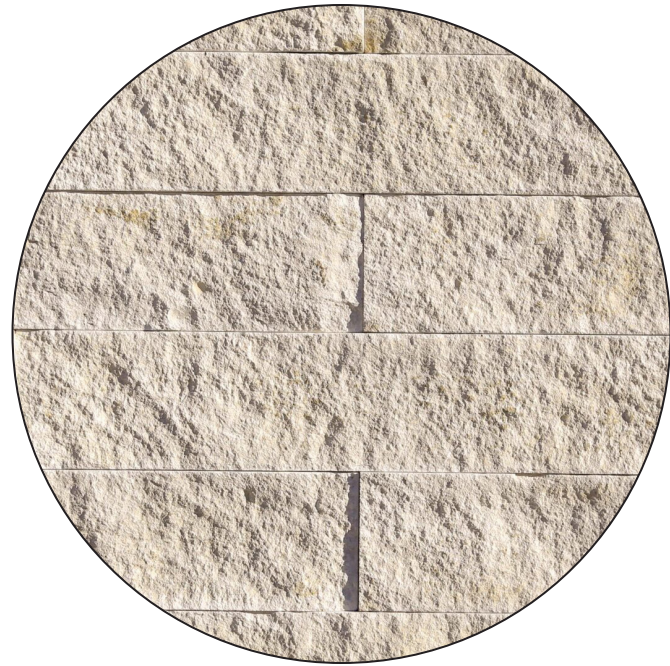
SOUTH ELEVATION

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









STONE VENEER



WOOD SIDING



ENGINEERED  
STONE PANELS

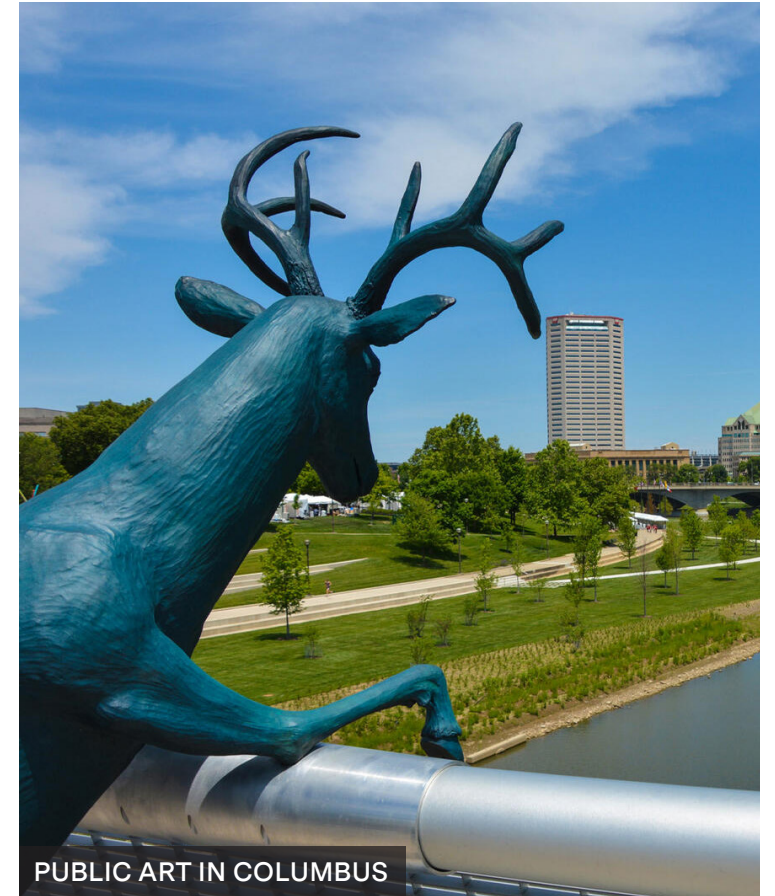




EXAMPLE OF HARDSCAPE & LANDSCAPE IDEA ALONG VILLAGE PARKWAY



PUBLIC ART IN DUBLIN



PUBLIC ART IN COLUMBUS



EXAMPLE OF SCULPTURE POSITIONING/LOCATION



SCULPTURE PARK IDEA



POCKET PARK IDEA

