

# 4012 W. Dublin-Granville Road

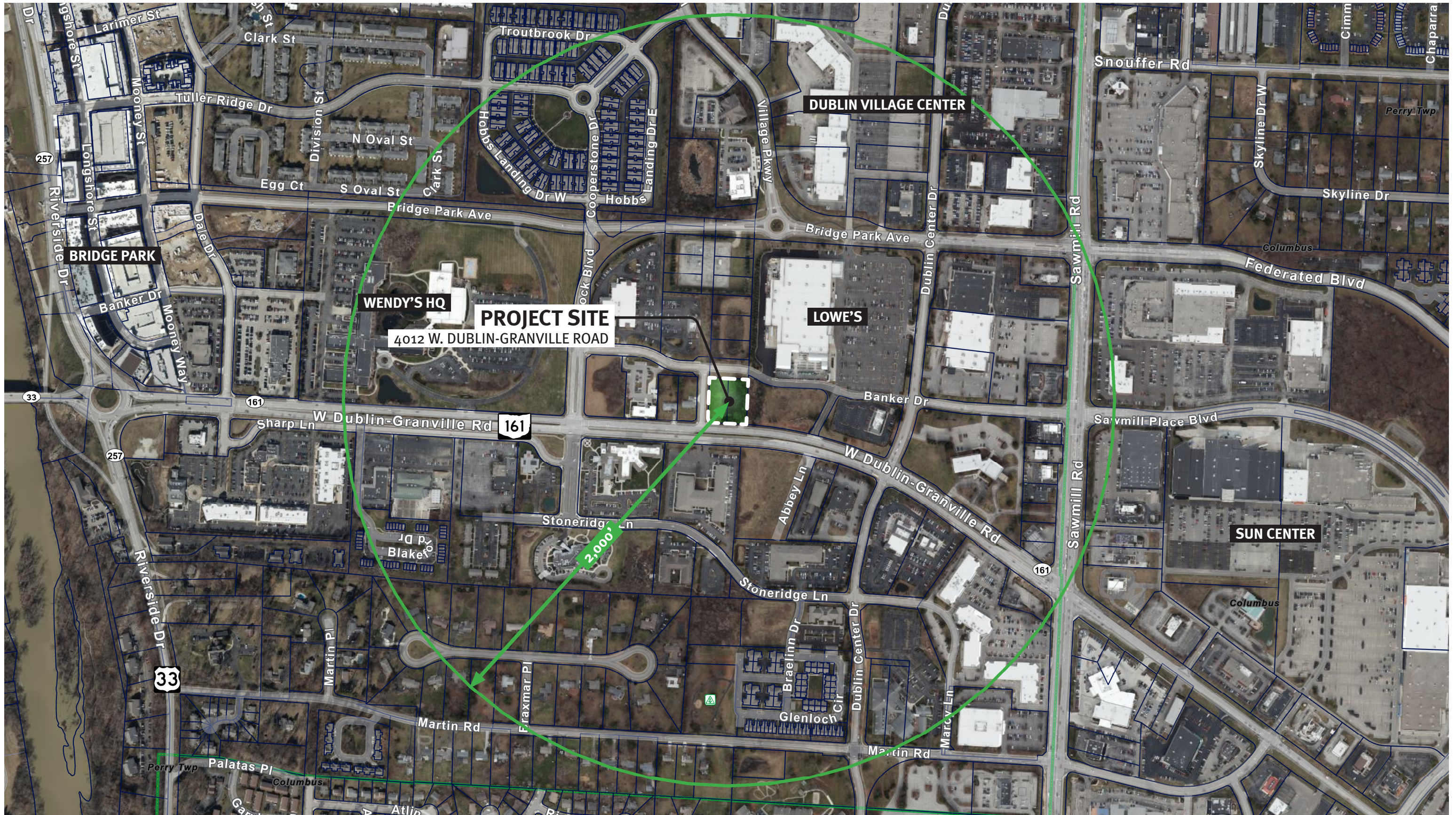
BSD Concept Plan

01.06.2022

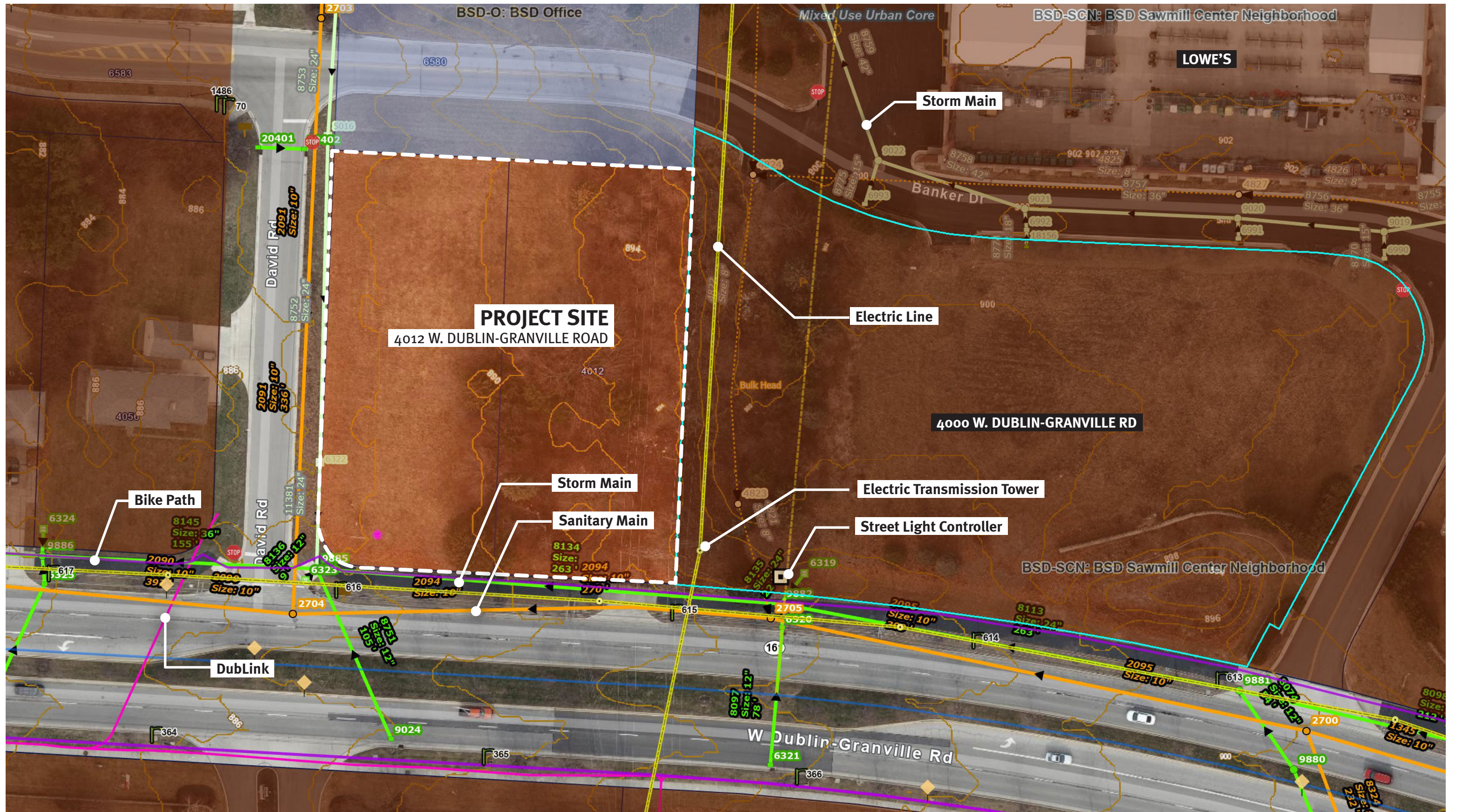




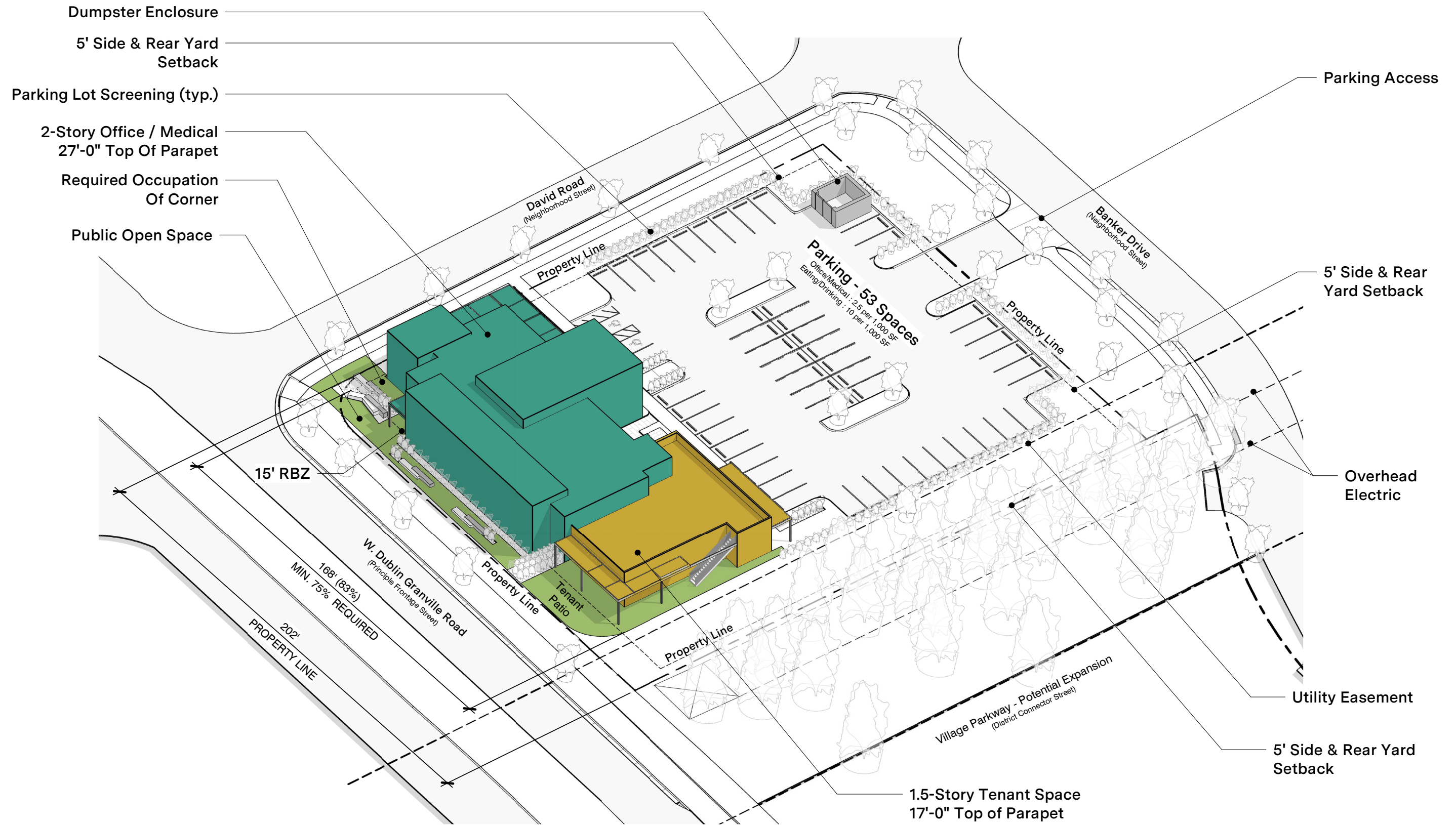




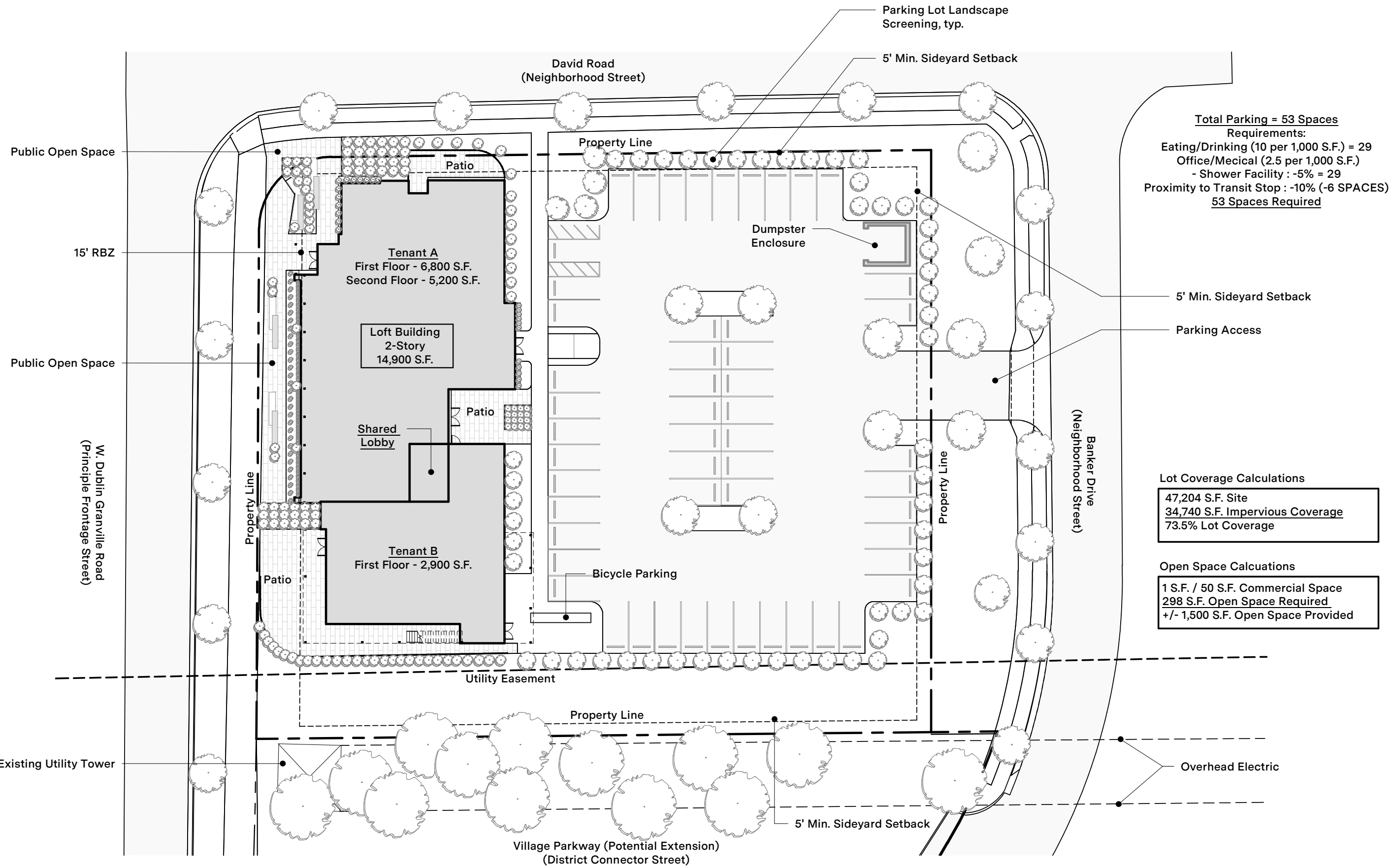










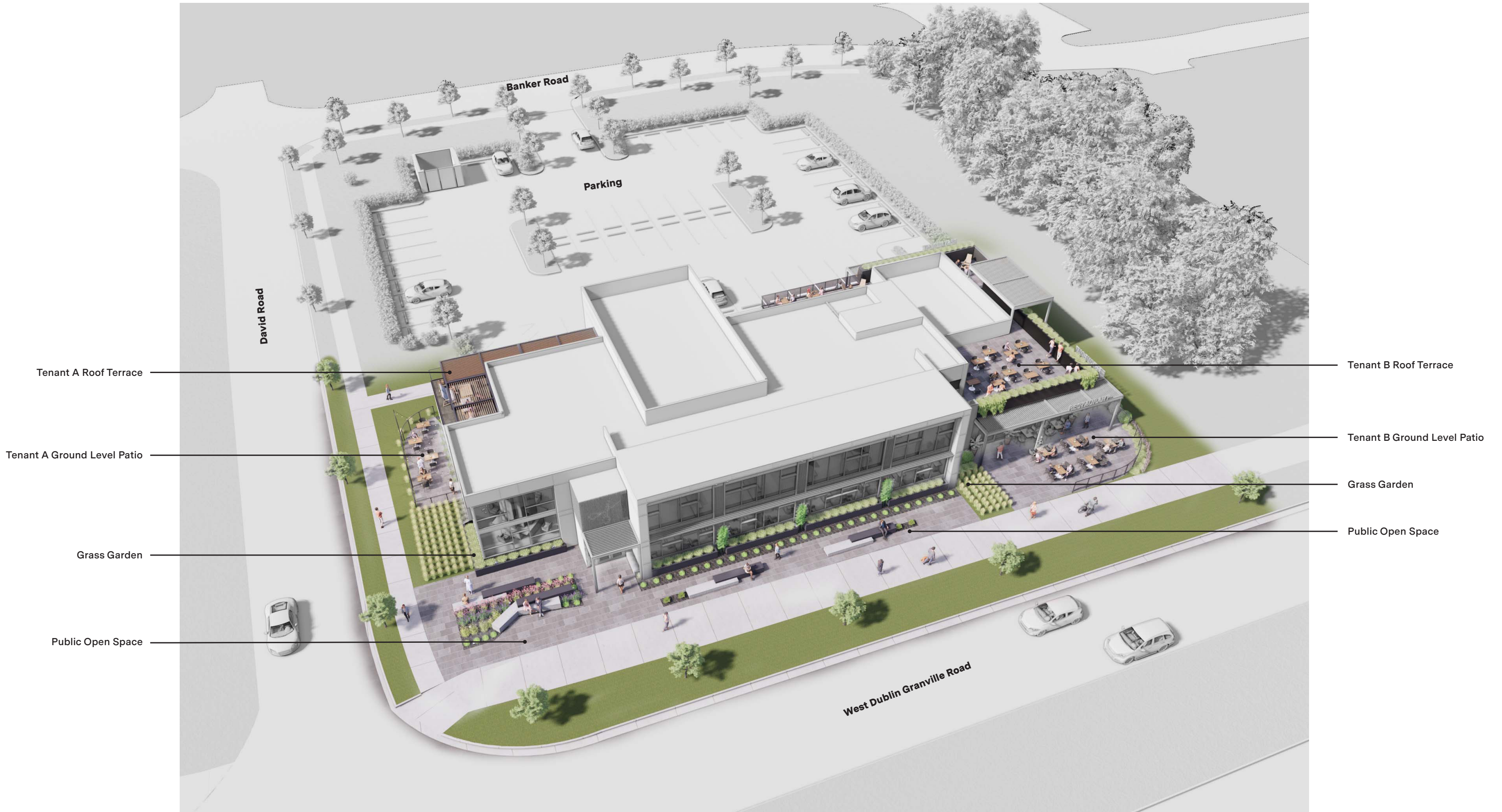


**Total Parking = 53 Spaces**  
 Requirements:  
 Eating/Drinking (10 per 1,000 S.F.) = 29  
 Office/Medical (2.5 per 1,000 S.F.)  
 - Shower Facility : -5% = 29  
 Proximity to Transit Stop : -10% (-6 SPACES)  
**53 Spaces Required**

**Lot Coverage Calculations**  
 47,204 S.F. Site  
 34,740 S.F. Impervious Coverage  
 73.5% Lot Coverage

**Open Space Calculations**  
 1 S.F. / 50 S.F. Commercial Space  
 298 S.F. Open Space Required  
 +/- 1,500 S.F. Open Space Provided

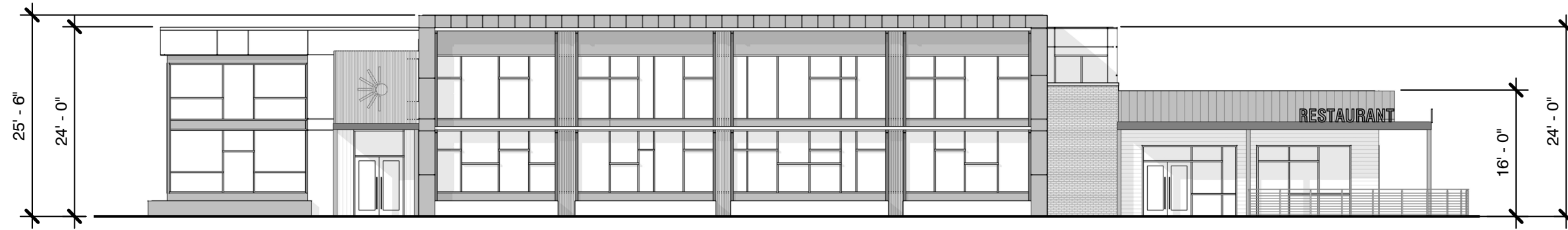




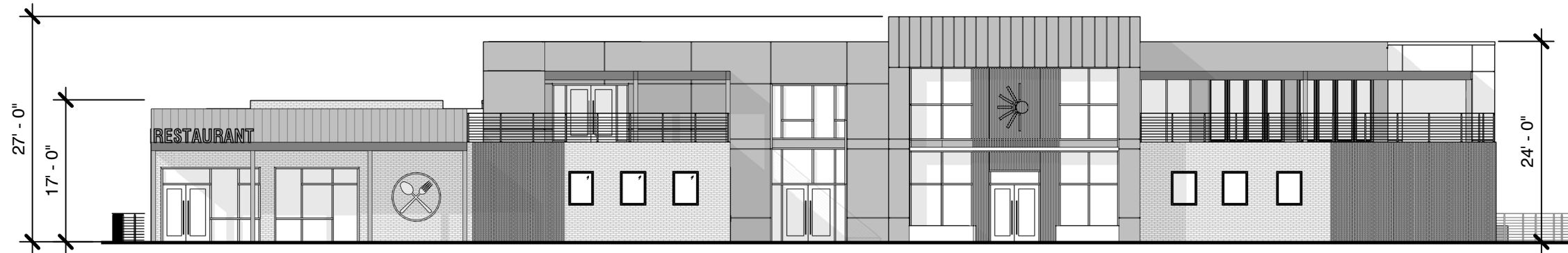




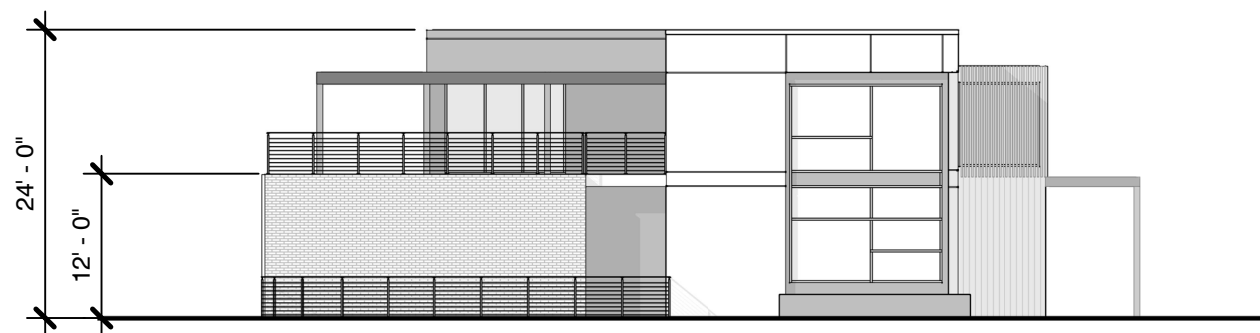




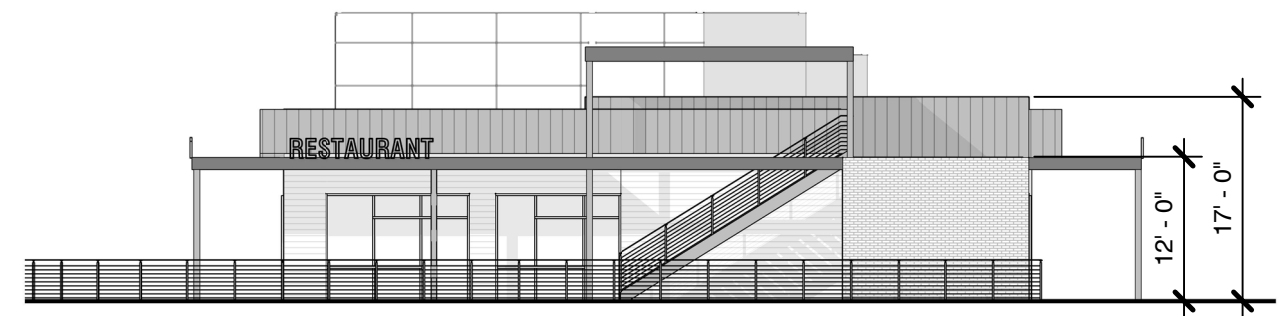
SOUTH ELEVATION - 1/16" = 1'-0"



NORTH ELEVATION - 1/16" = 1'-0"



WEST ELEVATION - 1/16" = 1'-0"



EAST ELEVATION - 1/16" = 1'-0"



































