87 S. HIGH STREET - DUBLIN OHIO

PROJECT ADDRESS: 87 S. High St., Dublin OH 43016

OWNER'S NAME: Shannon & Tom Hospel
(614) 537-5616
shannon.hospel@yahoo.com
9995 Allen Dr., Dublin, OH 43017

PROJECT REPRESENTATIVE: Brad Schoch - 12 Doors Down LLC
(614) 530-9400
btschoch@gmail.com
6800 MacNeil Dr., Dublin, OH 43017

12 DOORS DOWN LLC
6800 MACNEIL DRIVE., DUBLIN OHIO 43017

87 S. HIGH WELLHOUSE
DUBLIN, OHIO

REVISION :
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Description of Project:

To provide a historically sensitive addition to the rear of the property, while restoring the existing building along South High St.

While the existing use of the building is commercial, its original use when constructed in the 1850's or 1860' was residential. The building has been modified over time with the addition of a shed roof at the rear, and small 'wellhouse' shed.



87 South High Street



Historical Image

Description of Applicable Standards:

To provide a historically sensitive addition to the rear of the property, while restoring the existing building along South High St.

While the existing use of the building is commercial, its original use when constructed in the 1850's or 1860' was residential. The building has been modified over time with the addition of a shed roof at the rear, and small 'wellhouse' shed.

The 'Wellhouse' will be a special feature to this project, as it is seen as the symbol linking the historic existing building to the new. The breezeway in which the 'Wellhouse' sits, is symbolically and physically creating the link between two era's - old Dublin and new Dublin. Within the new courtyard created by the two buildings, a restored water pump will be the focus of the water feature there, further highlighting this theme.

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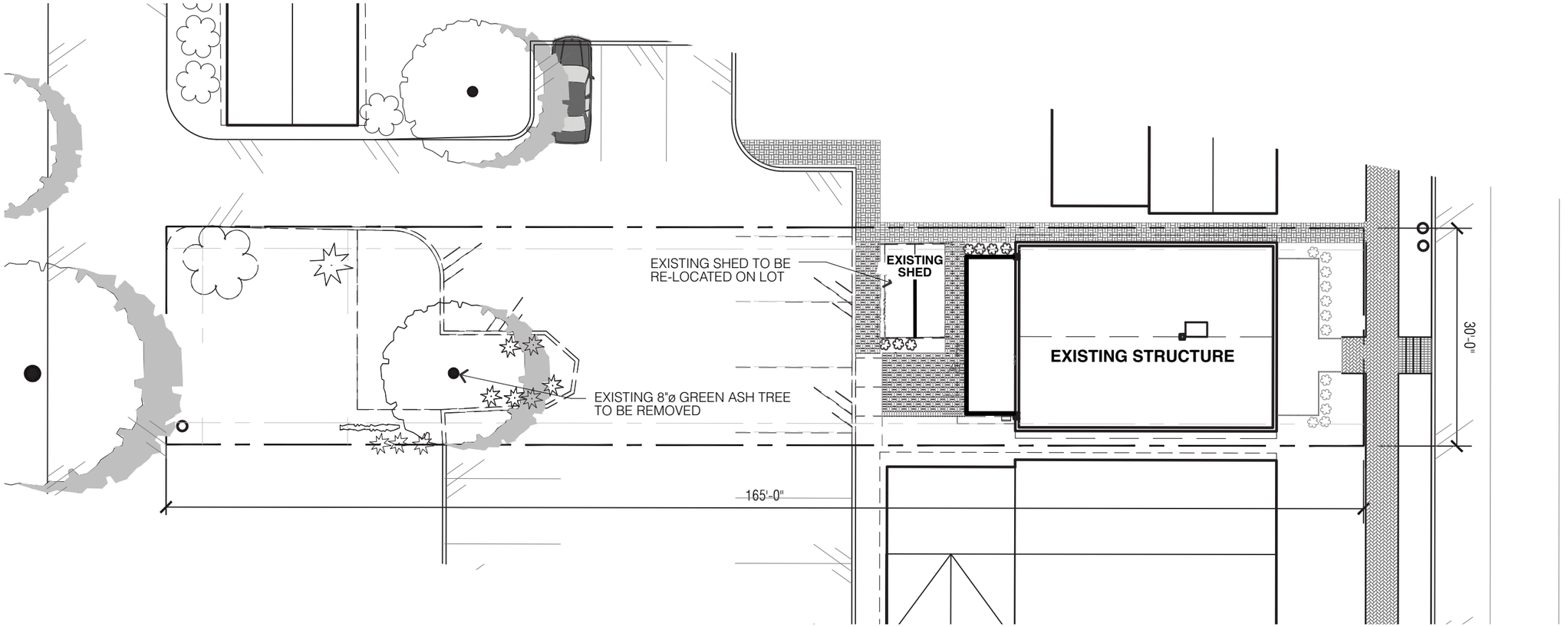
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SITE VACINITY



EXISTING SITE PLAN:

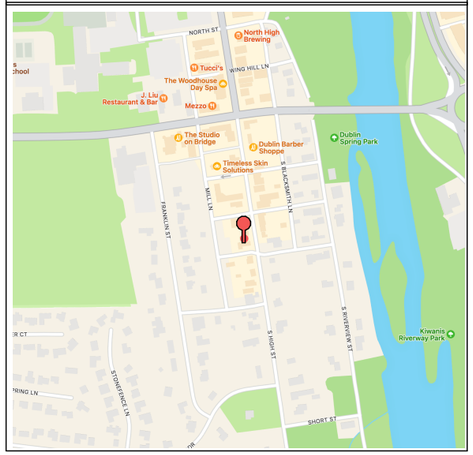
SITE AERIAL:



SITE DIMENSIONS:



SITE LOCATION



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PICTURES EXISTING BUILDING











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SITE CONTEXT





VIEWS AT REAR OF PROPERTY





VIEWS OF ADJACENT PROPERTIES





VIEWS OF NEARBY PROPERTY

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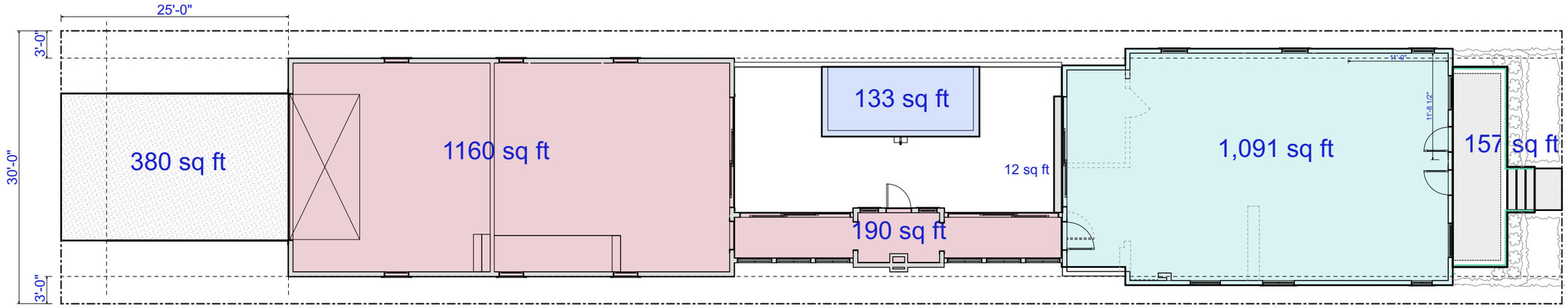
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4,950 sq ft

ALLOWABLE LOT COVERAGE:
4,950 x 65% = 3,218 sf



FRONT STOOP:	157 SF
EXISTING BUILDING	1,091 SF
CONNECTOR	190 SF
NEW BUILDING	1,160 SF
POOL	133 SF
DRIVEWAY	380 SF
STAIR	12 SF

TOTAL LOT COVERAGE: 3,123

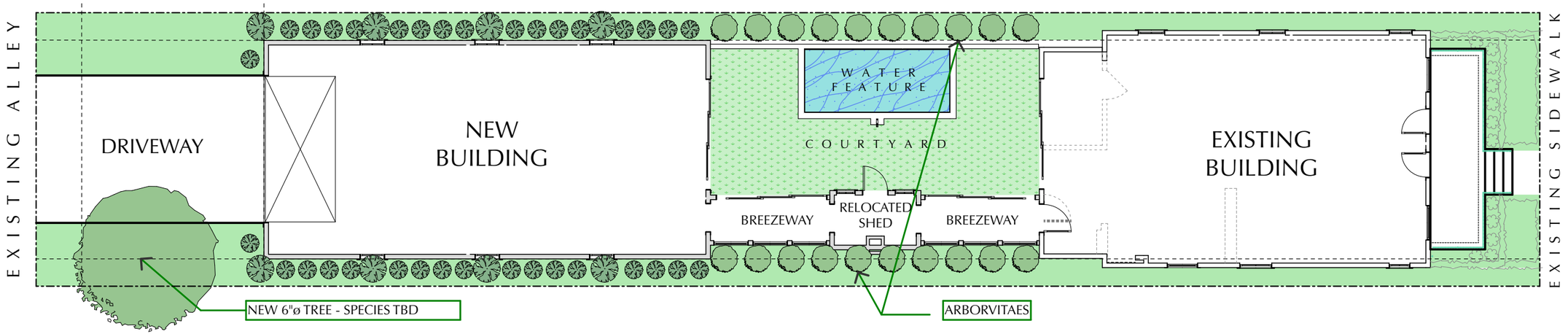
SITE LOT COVERAGE ANALYSIS

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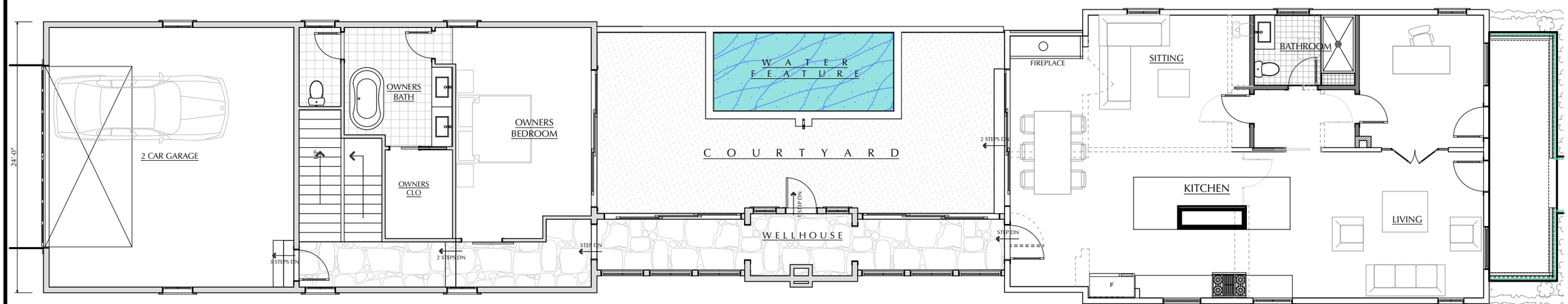
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GENERAL LANDSCAPE CONCEPTS:

1) OWNER INTENDS TO FULLY LANDSCAPE THE ENTIRE LOT AS PART OF THIS PROJECT.
2) THE INTENT IS TO CREATE A VIBRANT GREEN WALL ALONG THE BREEZEWAY AND RE-LOCATED WELLHOUSE STRUCTURE - AS SUGGESTED PREVIOUSLY BY THE ARB
3) THE EXISTING GREEN ASH TREE (PREVIOUSLY PLANTED BY THE OWNER) AT THE REAR OF THE LOT WILL BE REPLACED WITH A NEW TREE - WITH A MIN. 6" CALIPER

SCHEMATIC LANDSCAPE PLAN



FIRST FLOOR PLAN

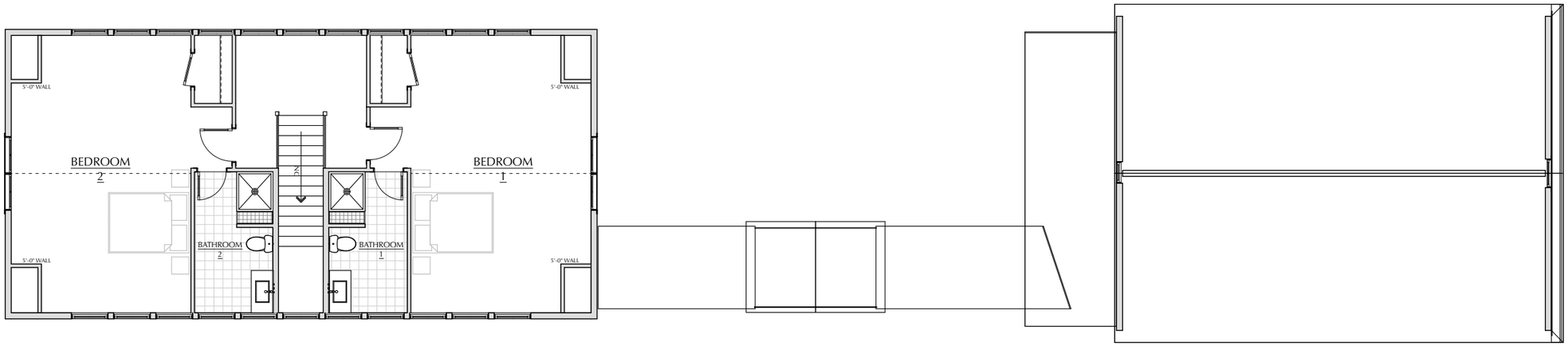
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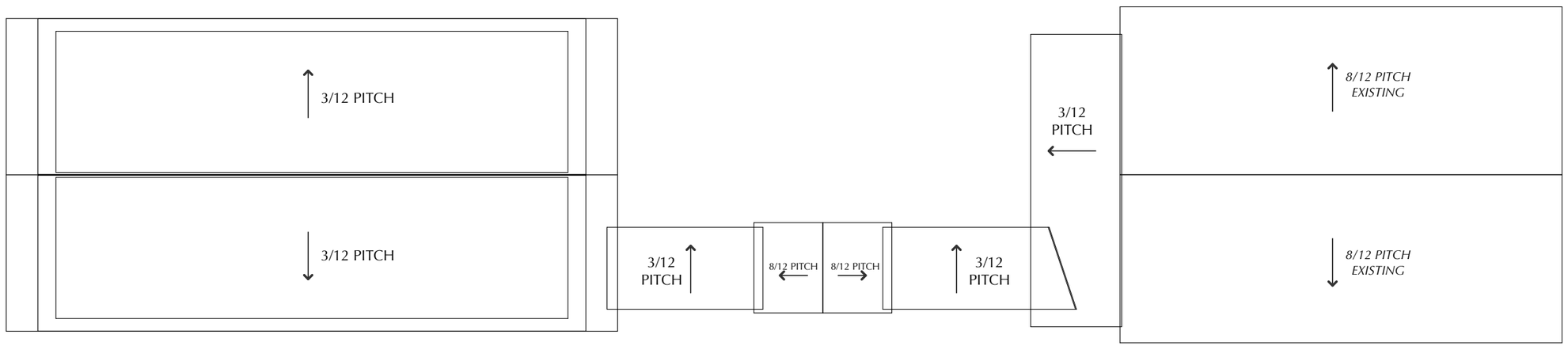
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SECOND FLOOR PLAN



ROOF PLAN

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FRONT ELEVATION



REAR ELEVATION

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RIGHT ELEVATION



LEFT ELEVATION

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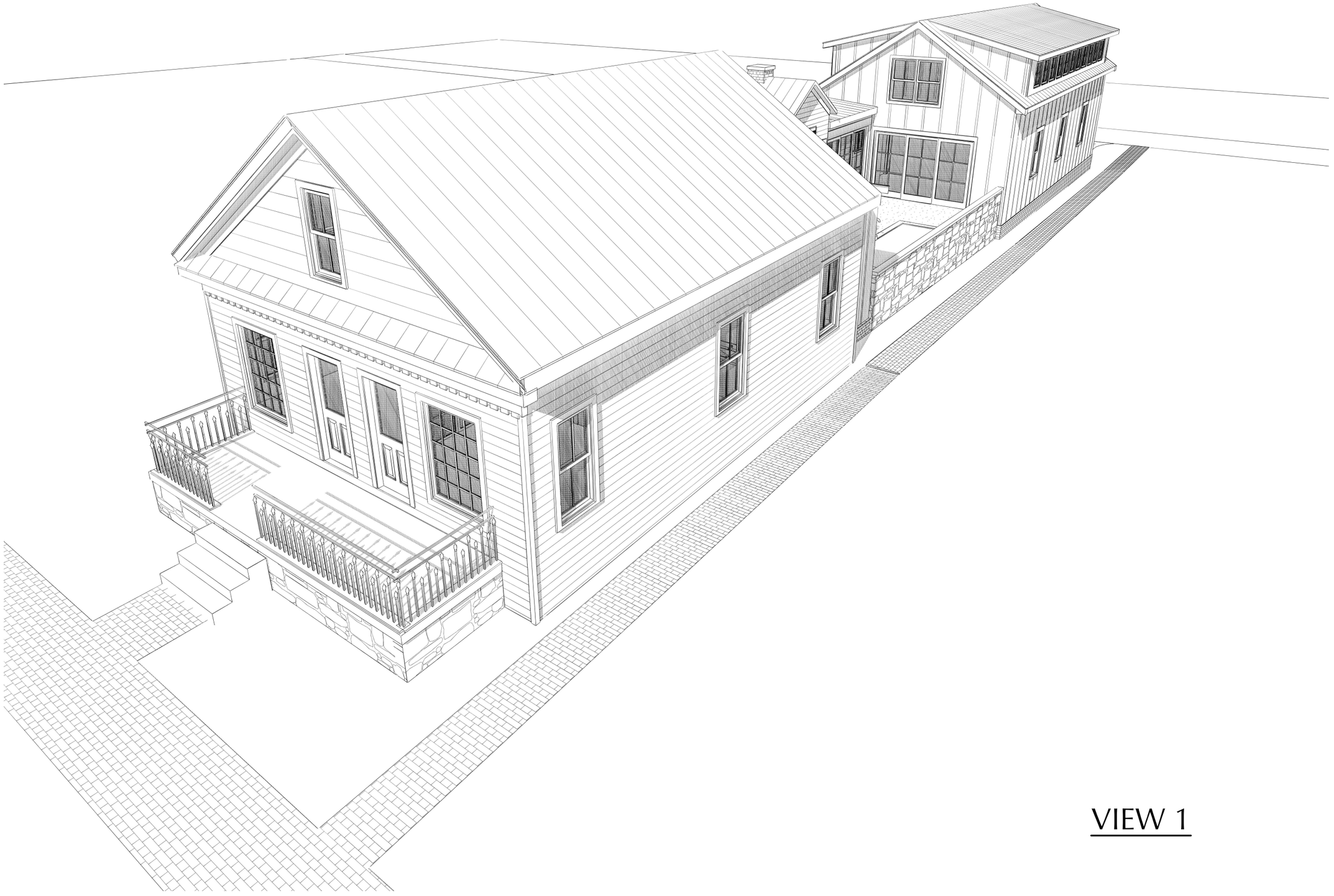
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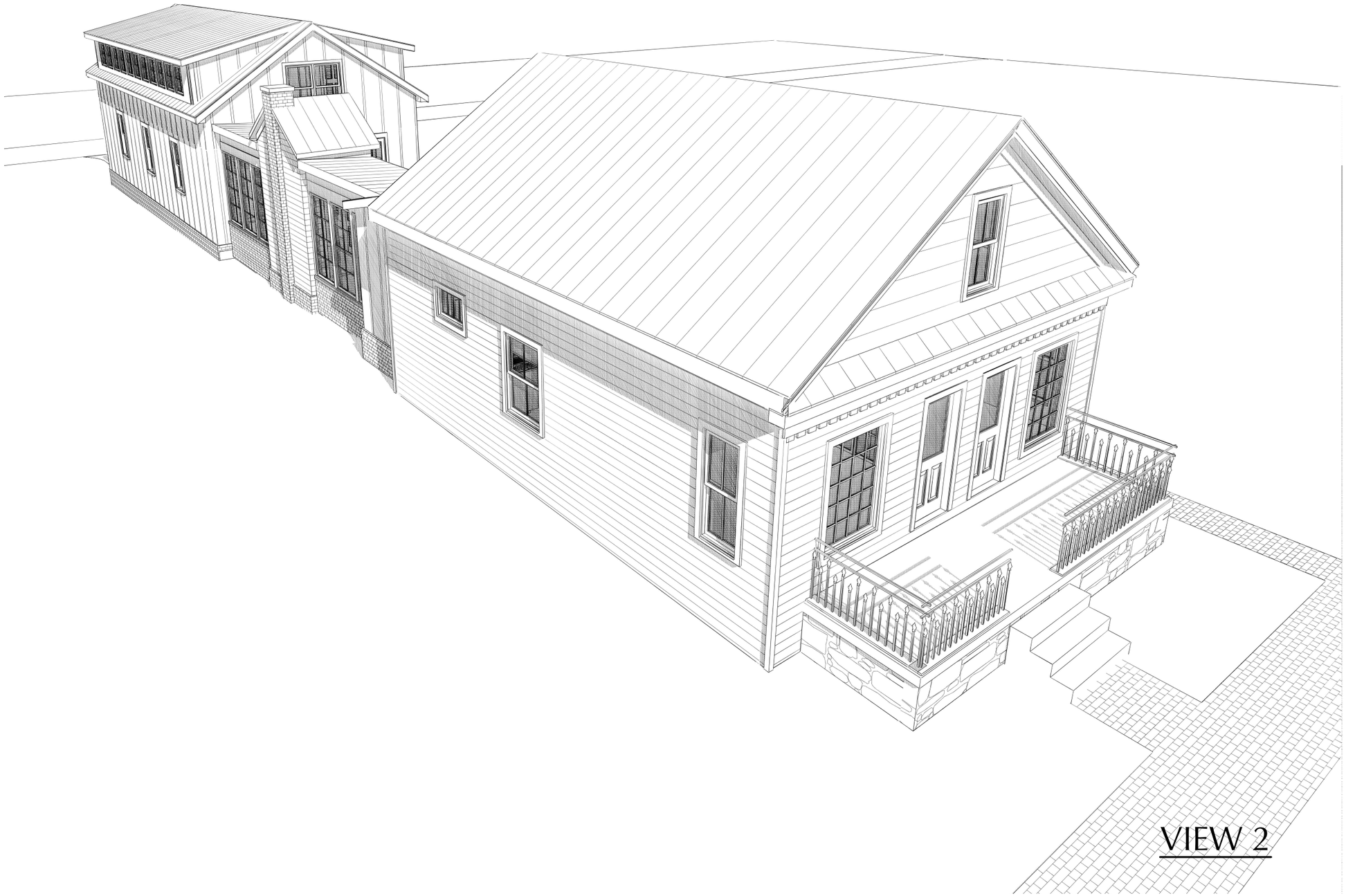
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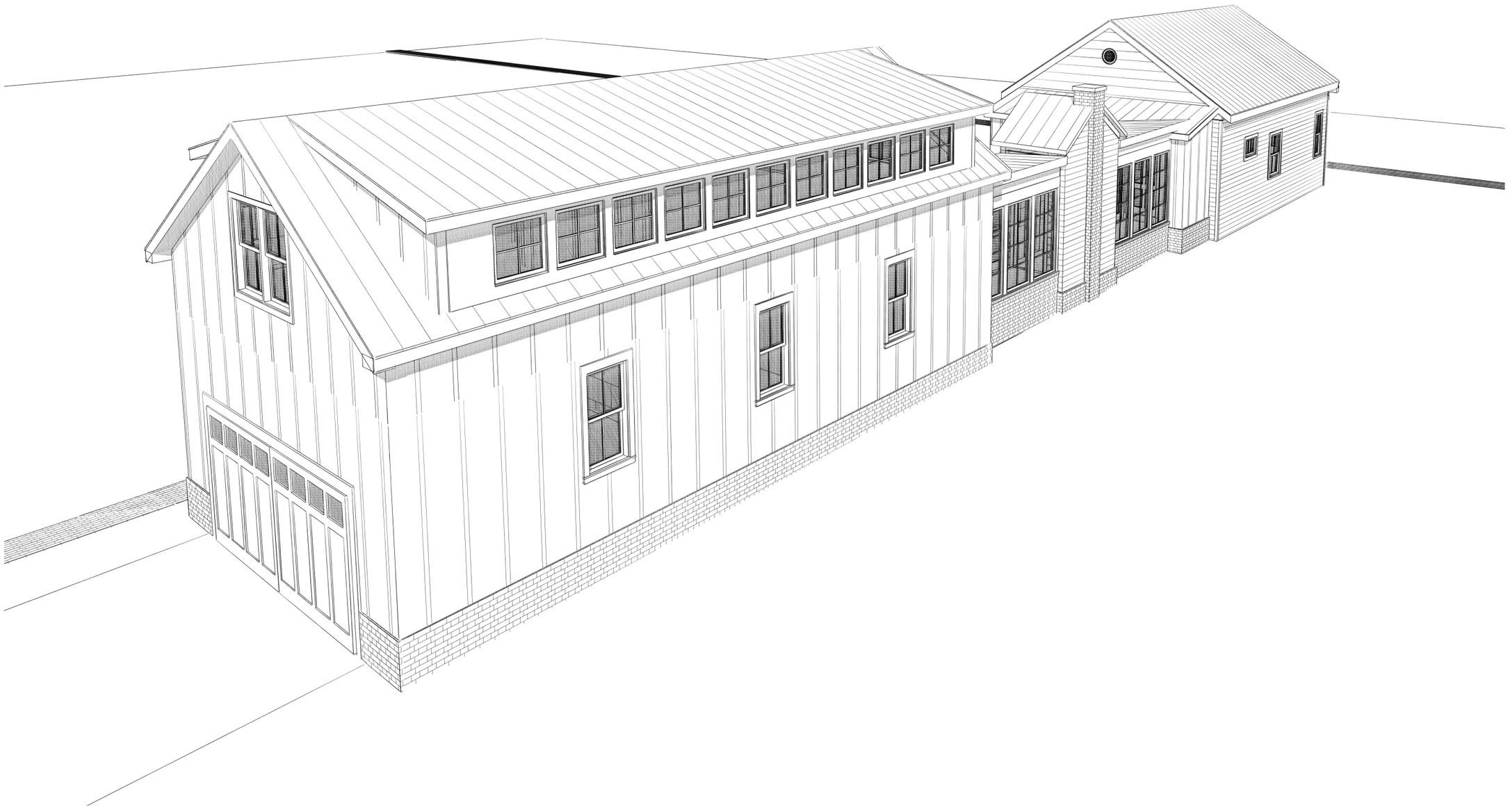
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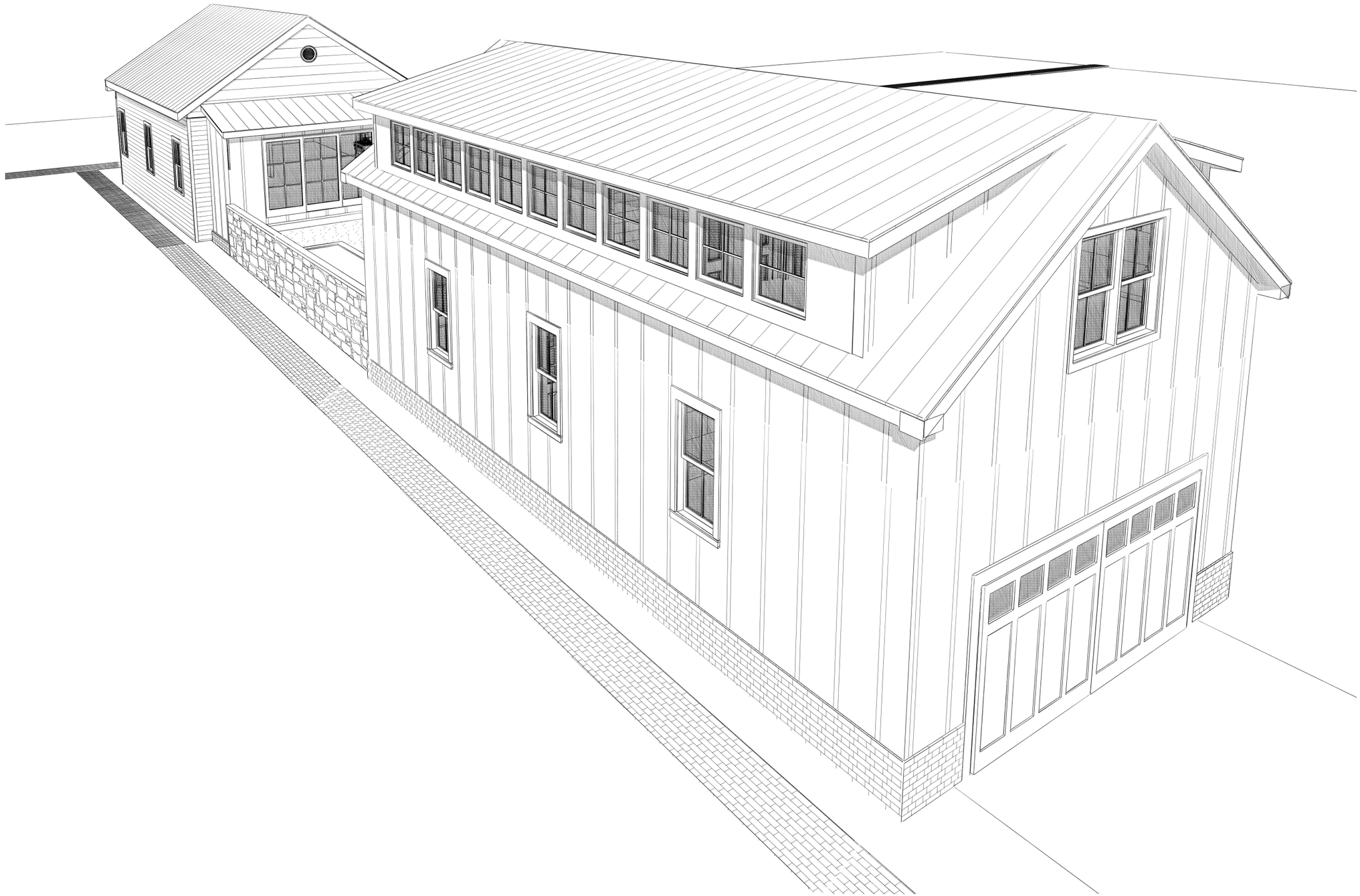
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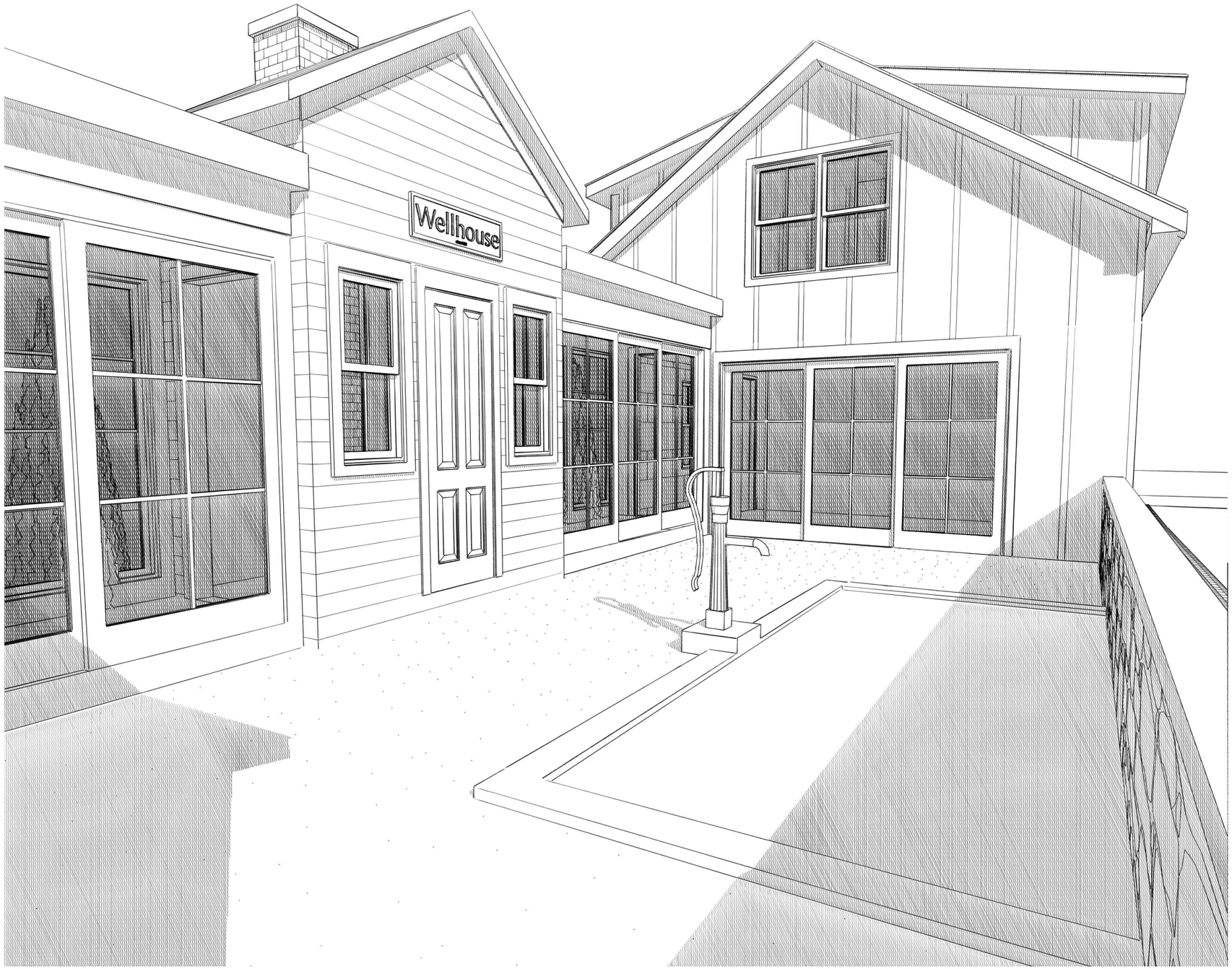
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VIEWS AT WELLHOUSE IN COURTYARD

12 DOORS DOWN LLC

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DUBLIN, OHIO

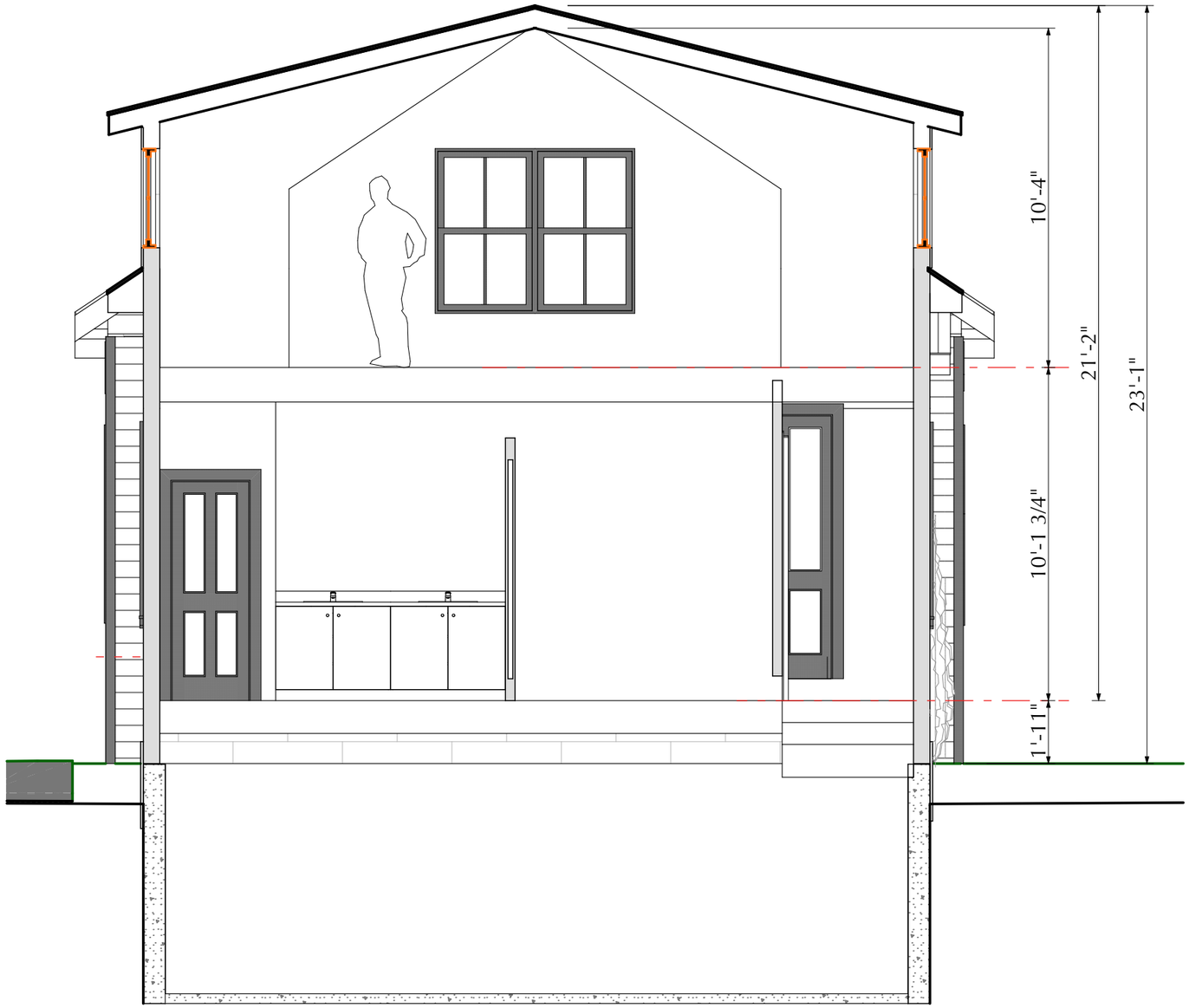
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SECTION AT MASTER BEDROOM

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