



**GUNZELMAN**

architecture+interiors

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July 5, 2023

City of Dublin  
Dept of Planning  
Attn: Sarah Holt  
5200 Emerald Parkway | Dublin, Ohio 43017  
office 614.410.4600

**Project Address: 91 S. High Street**  
**Project Name: Retail to Restaurant Conversion Project**  
**Application #: 23-055ARB-MPR**

Staff Review Comments and GAI Responses:

Dear Ms. Holt,  
Regarding the Current Project – Project Markups Listing document we received on 6/30/2023 for the above referenced project, we have provided responses to the comments in a matrix attached to this letter. The comment responses accompany updated drawings and narratives that have been concurrently resubmitted for the Architectural Review Board Minor Project application.

Please let us know if you have any questions or need any additional information to continue the review of this project.

Sincerely-

Kevin Parzych, AIA, LEED AP BD+C

## Current Project - Project Markups Listing

File Name	Markup Name	Markup Text	Markup Date	Created by	GAI & Prime Response
002_1of3_Site_Plan.pdf	ENG-HR		06/16/2023	Heidi Rose	
002_1of3_Site_Plan.pdf	ENG-HR	Please providing grading information to verify accessibility along the entirety of the ramp.	06/16/2023	Heidi Rose	Grades added
Storm Water Memo 91 S High.pdf	ENG-HR	Please include signature and seal for the engineer of record.	06/16/2023	Heidi Rose	Seal added
Storm Water Memo 91 S High.pdf	ENG-HR	As previously requested please provide an analysis of the existing and proposed site conditions using typical design storms events to verify the existing ponding limits and any changes that will occur due to the development. This includes the proposed site improvements to the north of the subject site detailing the change in impervious surface and runoff.	06/16/2023	Heidi Rose	Revised storm water memo has been sent
Storm Water Memo 91 S High.pdf	ENG-HR		06/16/2023	Heidi Rose	
Storm Water Memo 91 S High.pdf	ENG-HR	Please clarify how these limits were determined and call out the pond elevation.	06/16/2023	Heidi Rose	Note added
Storm Water Memo 91 S High.pdf	ENG-HR	Please delineate tributary area and provide a breakdown of the contributing runoff.	06/16/2023	Heidi Rose	Trib area delineated
Storm Water Memo 91 S High.pdf	ENG-HR	Please delineate tributary area and provide a breakdown of the proposed impervious area. Proposed improvements to 87 South High should also be shown and analyzed.	06/16/2023	Heidi Rose	Trib area delineated
004_3of3_Landscape_Plan.pdf	Landscape - JB	Street trees are not required along Mill Lane. This tree can be removed from the plan or moved away from Mill Lane.	06/16/2023	Joshua Britt	Revised as requested
004_3of3_Landscape_Plan.pdf	Landscape - JB	An evergreen screen is required along the northern edge of the parking lot as the adjacent property is a residential use. Recommend emerald green arborvitae spaced at 3' - 3.5' on center.	06/16/2023	Joshua Britt	Revised as requested
004_3of3_Landscape_Plan.pdf	Landscape - JB	High visibility protective tree fencing is required at the furthest extents possible from these three trees during all stages of construction. Please indicate on plan.	06/16/2023	Joshua Britt	Revised as requested
003_2of3_Ex_Conditions_Plan.pdf	Planning	Ladder doesn't appear to be existing per photos.	06/15/2023	Sarah Holt	Ladder was previously proposed as new work but was erroneously labeled as existing on this drawing. New ladder has been removed from scope
003_2of3_Ex_Conditions_Plan.pdf	Planning	Zoning is Historic South	06/15/2023	Sarah Holt	Revised as requested
004_3of3_Landscape_Plan.pdf	Planning	This isn't a street tree. Staff recommends removing this proposed tree and providing required parking lot buffering on north side (higher priority).	06/15/2023	Sarah Holt	Revised as requested
004_3of3_Landscape_Plan.pdf	Planning	These trees are mis-labeled. Remove the tree that won't be provided and correct the abbreviations on the drawing.	06/15/2023	Sarah Holt	Revised as requested
004_3of3_Landscape_Plan.pdf	Planning		06/15/2023	Sarah Holt	
004_3of3_Landscape_Plan.pdf	Planning	Parking lot screening, adjacent to residential, is required. Use columnar plants with 4-season screening capabilities.	06/15/2023	Sarah Holt	Revised as requested
004_3of3_Landscape_Plan.pdf	Planning	Remove fenced area on north side of building. Provide required 4-season vegetative screening for HVAC. Move trash as previously requested.	06/15/2023	Sarah Holt	Revised as requested
004_3of3_Landscape_Plan.pdf	Planning	This ladder doesn't appear to exist.	06/15/2023	Sarah Holt	Ladder was previously proposed as new work but was erroneously labeled as existing on this drawing. New ladder has been removed from scope
004_3of3_Landscape_Plan.pdf	Planning	This information does not need to be provided.	06/15/2023	Sarah Holt	Revised as requested
009_A-1.0_Existing Conditions and Demolition Plans.pdf	Planning	This sheet isn't necessary for ARB; please remove.	06/15/2023	Sarah Holt	Sheet was provided to comply with ARB minor project checklist requirement to show plans of building. Sheet will now be removed from drawing set as requested
012_A-2.0_Exterior Elevations.pdf	Planning	Exhaust needs to be fully screened per Code.  Does this enclosure need to be this big, or do we need it at all? Consider using portable ladder instead.	06/15/2023	Sarah Holt	Top of parapet to be aligned with the highest point of the exhaust fan and will be fully screened when viewed in elevation; drawing has been revised accordingly.
012_A-2.0_Exterior Elevations.pdf	Planning	Requested that 1840 building be labeled; 1990 addition be labeled. Under each elevation, show extent of each, along with 2023 addition/changes.	06/15/2023	Sarah Holt	Elevation drawings have been revised to include labels identifying respective areas of building have been added as requested
013_A-5.0_Door Schedule and Details.pdf	Planning	Only include the doors that are being used, and correlate them with notes on plans/elevations. Remove all others.	06/15/2023	Sarah Holt	Doors included in door schedule are specific to project at building exterior and interior. This sheet has been revised to reflect updated design at exhaust fan and access platform screening. Door schedule also revised to differentiate interior and exterior doors
013_A-5.0_Door Schedule and Details.pdf	Planning	Are all these doors used? Remove those that aren't.	06/15/2023	Sarah Holt	Doors included in door schedule are specific to project at building exterior and interior. This sheet has been revised to reflect updated design at exhaust fan and access platform screening
014_A-6.0_Carpentry and Finish Details.pdf	Planning	Sheet not needed for ARB application; please remove.	06/15/2023	Sarah Holt	Sheet omitted from drawing set as requested
015_A-8.0_Perspective and Massing Studies.pdf	Planning	Requested clarity to differentiate 1840 building from 1990 building from 2023 addition, not existing vs. proposed.	06/15/2023	Sarah Holt	Perspective drawings have been revised to include labels identifying respective areas of building have been added as requested

## Current Project - Project Markups Listing

015_A-8.0_Perspective and Massing Studies.pdf	Planning	rethink trash enclosure as previously described. Board not previously supportive of trash rolled out to High Street.	06/15/2023	Sarah Holt	Trash is not intended to be rolled to High Street. Trash is intended to be picked up at Pinney Hill Lane
015_A-8.0_Perspective and Massing Studies.pdf	Planning	Exhaust not fully screened as required. Rethink screening method - use roof top screen only.	06/15/2023	Sarah Holt	Top of parapet to be aligned with the highest point of the exhaust fan and will be fully screened when viewed in elevation. Proposed screen wall footprint will be located exclusively on 1990 era building addition roof only; drawing has been revised accordingly.
015_A-8.0_Perspective and Massing Studies.pdf	Planning	REthink this area, as previously described	06/15/2023	Sarah Holt	Top of parapet to be aligned with the highest point of the exhaust fan and will be fully screened when viewed in elevation. Proposed screen wall footprint will be located exclusively on 1990 era building addition roof only; drawing has been revised accordingly.
016_A-8.1_Basis of Design Product Data.pdf	Planning	Which ladder is requested? Consider using portable ladder rather than this plus the enclosure.	06/15/2023	Sarah Holt	New ladder has been removed from scope, product data has been removed from this sheet
017_A-9.0_Specifications.pdf	Planning	These aren't necessary for ARB; please remove.	06/15/2023	Sarah Holt	Sheet was provided to comply with ARB minor project checklist requirement to include material specifications. Sheet will now be removed from drawing set as requested
019_A-9.2_Specifications.pdf	Planning	These aren't necessary for ARB; please remove	06/15/2023	Sarah Holt	Sheet was provided to comply with ARB minor project checklist requirement to include material specifications. Sheet will now be removed from drawing set as requested
002_1of3_Site Plan.pdf	Planning	Please provide actual building/parking lot setbacks per existing conditions.	06/15/2023	Sarah Holt	Revised as requested
002_1of3_Site Plan.pdf	Planning	indicate that front setback is 0'	06/15/2023	Sarah Holt	Revised as requested
002_1of3_Site Plan.pdf	Planning	Is the hand pump historic or just an ornament? Please show/clarify its history.	06/15/2023	Sarah Holt	Hand pump is assumed to be historic, as it is shown on 1990s era record drawings. Notes have been added to drawings indicating that the Contractor is to protect the pump during construction
002_1of3_Site Plan.pdf	Planning	Indicate that total lot coverage is 70%	06/15/2023	Sarah Holt	Revised as requested
002_1of3_Site Plan.pdf	Planning	Board will want trash moved here; will need to be screened. Can still be totes. Pick up will be along Mill Lane or in parking lot, not S High Street.	06/15/2023	Sarah Holt	Revised as requested
002_1of3_Site Plan.pdf	Planning	Will parking blocks be reinstalled? Please note to avoid damage to ramp and cars.	06/15/2023	Sarah Holt	Revised as requested
002_1of3_Site Plan.pdf	Planning	Brick isn't shown on this plan, to match detail on A3.0. T&M will likely have comments about the location of these racks.	06/15/2023	Sarah Holt	Revised as requested
021_A-8.2_Basis of Design Product Data.pdf	Planning	Confirm that these vents are same size as existing on building.	06/15/2023	Sarah Holt	See revised building elevations on A-2.0 for sizes of existing attic gable louvers to be removed and size of newly proposed louvers
021_A-8.2_Basis of Design Product Data.pdf	Planning	Which exhaust vent is being requested?	06/15/2023	Sarah Holt	The reference product data has been revised so that imagery of only one exhaust fan product is shown on this sheet
021_A-8.2_Basis of Design Product Data.pdf	Planning	Consider making this platform and fencing the enclosure to minimize mass on existing building. Enclosure/parapet must be tall enough to fully screen the exhaust.	06/15/2023	Sarah Holt	Proposed screen wall design has been revised and will be located exclusively on 1990 era building addition roof only; drawing has been revised accordingly. Platform will not require integral guards as the parapet wall will provide code compliant fall protection adjacent to the platform
008_A-0.4_Existing Conditions Photography.pdf	Planning	No existing roof ladder; coordinate with notes elsewhere in plan set.	06/15/2023	Sarah Holt	Ladder was previously proposed as new work but was erroneously labeled as existing on a separate drawing. Ladder previously proposed has now been removed from scope
008_A-0.4_Existing Conditions Photography.pdf	Planning	Will aluminum vent replace this circular vent? Needs to be made clear that this will change.	06/15/2023	Sarah Holt	See revised building elevations on A-2.0 for sizes of existing attic gable louvers to be removed and size of newly proposed louvers
008_A-0.4_Existing Conditions Photography.pdf	Planning	Will aluminum vent replace this vent? Are they the same size?	06/15/2023	Sarah Holt	See revised building elevations on A-2.0 for sizes of existing attic gable louvers to be removed and size of newly proposed louvers
018_A-9.1_Specifications.pdf	Planning	These aren't necessary for ARB; please remove	06/15/2023	Sarah Holt	Sheet was provided to comply with ARB minor project checklist requirement to include material specifications. Sheet will now be removed from drawing set as requested
005_A-0.1_Site Plan.pdf	Planning	Label the proposed door styles to correspond with the details provided.	06/15/2023	Sarah Holt	Doors are tagged in architectural floor plans, see detail 3/A-1.1 for identification of each door. Doors are scheduled on sheet A-5.0.
005_A-0.1_Site Plan.pdf	Planning	Remove this enclosure and relocate trash as previously described.	06/15/2023	Sarah Holt	Fence to be replaced with 4-season vegetative screening, drawing has been updated accordingly
005_A-0.1_Site Plan.pdf	Planning	is this full enclosure required? Can you use a portable ladder and a roof top screen only? Would be far cheaper and less impacting on building.	06/15/2023	Sarah Holt	Proposed screen wall footprint has been revised and will be located exclusively on 1990 era building addition roof only; drawing has been revised accordingly.
005_A-0.1_Site Plan.pdf	Planning	This information is not needed.	06/15/2023	Sarah Holt	Note removed from drawing as requested
005_A-0.1_Site Plan.pdf	Planning	This information not needed.	06/15/2023	Sarah Holt	Property sheet from City of Dublin Historical and Cultural Assessment has been removed from site plan