Architectural Review Board
Minor Project Review Application

THE RENOVATION OF 84 N. HIGH ST., 72 N. HIGH ST., AND 20 NORTH ST.

Dublin, Ohio

Applicant:

Stage Capital Partners
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Columbus, OH 43230
Phone: (614) 236-3000
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Architect:

Gary J. Alexander, Architects
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Columbus, OH 43201
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Contact: Gary Alexander
gary@garyjalexanderarchitect.com

Architect:

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Phone: (614) 294-4893
Contact: Tim Bass
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Landscape Architect:

Ethan McGory Garden Design and Landscape Architecture
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Contact: Ethan McGory
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Development Partner:

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1533 Lake Shore Dr. #100
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Initial Submission: Dublin Architectural Review Board
Nov. 20, 2024
Minor Project Review Submission
Feb. 05, 2025
Minor Project Review Submission Revisions
Mar. 03, 2025

DRAWING INDEX

DRAWINGS A1.4 - A1.20 PERTAIN TO BUILDINGS 84 N. HIGH AND 72 N. HIGH

DRAWINGS A2.1 - A2.4 PERTAIN TO BUILDING 20 NORTH ST.

DRAWINGS L1.1 - L3.1 PERTAIN TO SITE LANDSCAPE

PROJECT NARRATIVE

PROJECT SCOPE

The scope of this project is the renovation of these three existing buildings on the site.
The intended uses are retail and office. The retail spaces are on the second floor (N. High St. elevation) of 84 and 72 N. High St. Office space will remain on the first floor of 84 N. High and the third floor of 72 N. High. 20 North Street will remain entirely office use. At this time, there are no plans for a restaurant on the site.
The third floor of 84 N. High, the previous tenant's kitchen, will be abandoned. Much of the third floor will be removed so the retail tenant spaces can have greater ceiling height.

DESIGN'S RESPONSE TO THE HISTORIC DISTRICT BUILDINGS' HISTORY

There is limited evidence on the exterior of the High Street buildings of their original character.
The interior presence of field stone foundations, logs used as floor joists, heavy timber framing, and barn siding over portions of the heavy timber all suggest the original building on the site was a barn or shed. A photograph indicates there was once a house on this site, presumably built over the earlier shed. The bay to the north and the lower window sash appear to be the only remaining evidence of the house. The bay's siding material and window glazing have been changed since the photograph was taken. The only existing feature from the house is the sash of the lower window in the north bay.
There was a substantial addition at the rear of 84 N. High, possibly in the 1970's. The beaded siding that covers much of the building appears to have been added at that time. The shed dormers and rear facing gables of the north portion of 84 N. High seem to have been added at that time as well. These modifications conceal a fully intact earlier hipped roof beneath the prominent north gable.

DESIGN RESPONSE

The revised design for 84 and 72 North High retains the character of the existing buildings and modifies those more contemporary features to be more in keeping with the simple vernacular nature of the original buildings in the Historic District.

20 North Street is designed in a manner that includes elements of traditional architecture, such as board and batten siding, while introducing compositional strategies that have more in common with the adjacent Co-Hatch building to the south.

Two earlier features of 84 N. High that have not been incorporated into the proposed design are the one original window sash and the hidden hipped roof. To be reused, the original sash which is single-glazed, will need to be covered with a storm window to provide the needed insulating properties. This solution will obscure the appearance of the original frame and will not match any of the new windows. The south face of the earlier hipped roof, if exposed will shed water directly towards the adjacent firewall. Significant roof framing will be required to correct this condition, significantly modifying the appearance of the earlier roof and adding cost the owner is not willing to incur.

The proposed design divides the site into 4 distinct buildings, each with a different type of siding and trim details. Subdividing this complex into smaller units results in smaller buildings more compatible with the size and scale of those in the district. Below are some of the exterior changes that are being introduced.

84 N. High – North, the stucco building
- Siding is being removed from the shed dormers and gable and replaced with new siding.
- Existing windows at rear are expanded to the height of the original windows.
- New windows are added to the rear to improve the composition.
- Limestone details added to simulate lintels and sills.
- New cover over the entry from the parking lot.
- Overhangs and trim on shed dormers are modified.
- Stucco is repaired and repainted.
- Skylight is removed.
- Windows subdivided to look like double-hung units.
- Valance is added over the High Street entry for signage and to better mark the entry.

84 N. High – South, the 4" lap siding building
- Existing siding is being replaced with fiber cement lap siding, 4" exposure.
- Windows in the bays are being replaced with new windows matching the size and proportions of the existing.
- New windows match the height of windows in the bays.
- New head, sill and jamb details at all openings.
- Arched openings and fenestration at the rear are replaced.
- Overhangs and rakes of rear facing gables are increased.
- Windows are subdivided evenly simulating the look of double-hung units
- Skylight is being removed.
- Wall signage locations are identified.

72 N. High – the 7" lap siding building
- Existing siding panels are replaced with horizontal siding.
- New distinct head, sill and jamb details at all openings.
- Unusual details below windows and in front gable are removed.
- "Pork chop" returns are being removed.
- Panel for signage at entry created.

Common features of all three
- Two inch aluminum store front system used for windows.
- New roof of dimensional roof shingles, gutters and downspouts for all buildings.
- Some unusual window proportions remain due to a desire to simply fill some existing openings without modifying the structure.

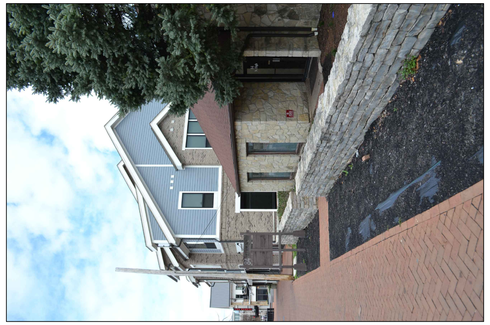
20 North Street is unique when compared to the other buildings on the site. The building is removed from the High Street context, is larger than the 72 and 84 buildings, is adjacent to the newer, more modern context of the Co-Hatch building, and is sited adjacent to Bridge Park. The physical separation of this building from the others reveals its distinct volumetric qualities and significant height.
While 20 N. High is the newest building on the site, the proposed design relates to the character of the older buildings in the historic core through the exterior materials selected, the reshaping of the windows to a more traditional proportion, and the simplification of the mass of the building to one emulating simpler vernacular volumes. A few modern gestures in the organization and grouping of windows are incorporated to impart a more contemporary character. This design, incorporating traditional and modern strategies, is very appropriate for this pivotal location between the new Bridge Park environs and the historic core.

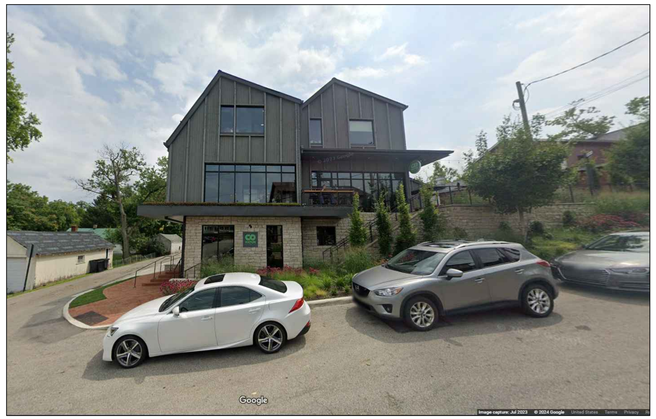
20 North Street – board and batten building
- Existing siding is replaced with board and batten siding.
- Windows have trim and sills like traditional openings.
- Railing design is now primarily vertical,
- Stone arched elements are retained.
- Existing windows are replaced while maintaining many of the window locations.
- Stair is added to the west side of the building for access to the upper third floor of 72 High.
- Roof canopy provided on the west portion of the south elevation.
- Elevated walkway around the building has been retained.
- Patio and exterior entry stair at the southeast corner of the building is enhanced.

PARKING

The existing parking lot at the rear of the property will be retained. Some interior landscaping within the lot is being added. Two trees are being added along the north property line. One parking space is lost due to the City's proposed improvements at the entry to the parking lot. The goal is to coordinate modifications to the lot with the City's plan.

Gary J. Alexander, Architects
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

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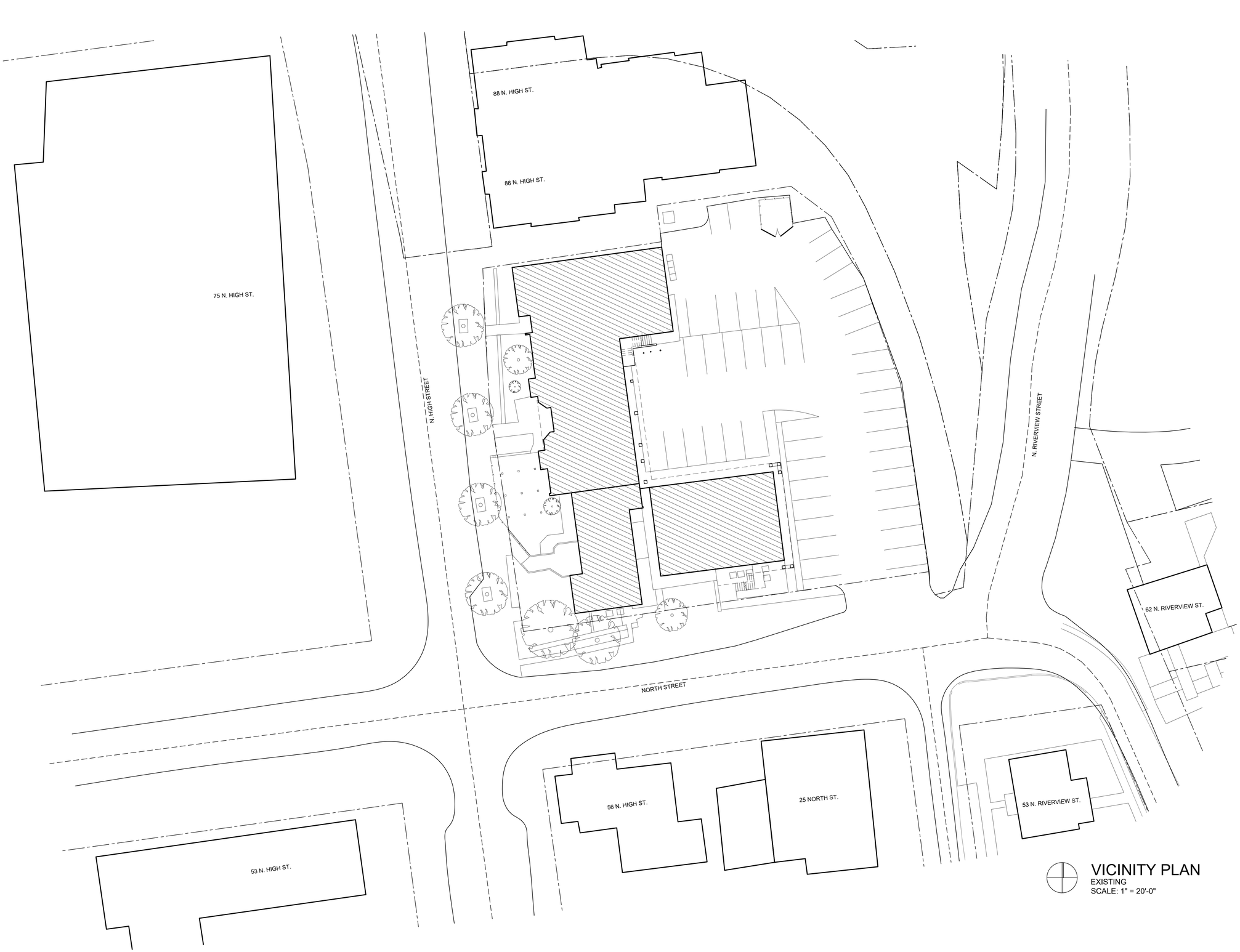

VICINITY PLAN

EXISTING

SCALE: 1" = 20'-0"

BASS STUDIO ARCHITECTS

Project Title
Dublin 72-84 North High Street

Project Address
Dublin 72-84 North High Street
Dublin, Ohio 43017

36 King Avenue Columbus, Ohio 43201 www.bassstudioarchitects.com

Date
ARCH. REVIEW: 11/20/24
M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25

Sheet No.
A1.3

Gary J. Alexander, Architects
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CALCULATIONS FROM DRAWINGS DATED 02-08-2024

84 N. HIGH STREET
PARCEL ID: 273-000027-00

FIRST FLOOR	-	1,634 SQ. FT.
SECOND FLOOR (HIGH ST)	-	5,149 SQ. FT.
THIRD FLOOR	-	2,244 SQ. FT.
TOTAL	-	9,027 SQ. FT.

72 N. HIGH STREET
PARCEL ID: 273-000028-00

FIRST FLOOR	-	0 SQ. FT.
SECOND FLOOR (HIGH ST)	-	1,460 SQ. FT.
THIRD FLOOR	-	1,166 SQ. FT.
TOTAL	-	2,626 SQ. FT.

20 NORTH STREET
PARCEL ID: 273-004081

FIRST FLOOR	-	2,251 SQ. FT.
SECOND FLOOR (HIGH ST)	-	2,281 SQ. FT.
THIRD FLOOR	-	2,281 SQ. FT.
TOTAL	-	6,813 SQ. FT.

PARKING SPACES - 43

SITE PLAN - EXISTING

SCALE: 1" = 20'-0"

ZONING DISTRICT HD-HC

CALCULATIONS FROM SURVEY OF 12-07-2018

LOT AREA		31,123 SQ. FT.	
BUILDING COVER	-	10,670 SQ. FT.	
PAVEMENT COVER	-	17,603 SQ. FT.	
TOTAL COVERAGE	-	28,273 SQ. FT.	89% OF LOT AREA
PERMITTED COVERAGE	-	26,455 SQ. FT.	85% OF LOT AREA

SITE PLAN NOTES

1. PAVEMENT TO BE REMOVED
2. TREE TO BE REMOVED
3. WALL TO REMAIN
4. TRELLIS TO BE REMOVED
5. FENCE TO BE REMOVED
6. PLANTING BED
7. AREA TO BE LANDSCAPED
8. PRECAST CONCRETE PAVERS TO BE REMOVED
9. RAMPED DECK - EXISTING
10. TRASH RECEPTACLE TO BE REMOVED
11. EXISTING PIER TO REMAIN
12. STAIR TO BE REMOVED
13. EXISTING ELECTRICAL TRANSFORMER
14. EXISTING DUMPSTER ENCLOSURE
15. CONDENSING UNITS TO BE REMOVED

BASS STUDIO ARCHITECTS
36 King Avenue Columbus, Ohio 43201 www.bassstudioarchitects.com

Project Title
Dublin 72-84 North High Street

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Sheet No.
A1.4

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PARKING TABULATION

RETAIL USE

TENANT 1	84 N. HIGH	-	1,575 SQ. FT.
TENANT 2	84 N. HIGH	-	1,763 SQ. FT.
TENANT 3	84 N. HIGH	-	846 SQ. FT.
TENANT 1	72 N. HIGH	-	1,331 SQ. FT.
		TOTAL	5,515 SQ. FT.
PARKING - 1 SPACE PER 150 SQ. FT.			37 SPACES

OFFICE USE

OFFICE	84 N. HIGH	-	1,360 SQ. FT.
OFFICE	20 NORTH	-	6,280 SQ. FT.
		TOTAL	7,640 SQ. FT.
PARKING - 1 SPACE PER 250 SQ. FT.			31 SPACES

TOTAL SPACES REQUIRED	68 SPACES
EXISTING PARKING ON SITE	43 SPACES
PROPOSED PARKING ON SITE	38 SPACES

CALCULATIONS FROM DRAWINGS DATED 02-08-2024

84 N. HIGH STREET
PARCEL ID: 273-000027-00

FIRST FLOOR	-	1,634 SQ. FT.
SECOND FLOOR (HIGH ST)	-	5,149 SQ. FT.
THIRD FLOOR	-	2,244 SQ. FT.
TOTAL	-	9,027 SQ. FT.

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PARCEL ID: 273-000028-00

FIRST FLOOR	-	0 SQ. FT.
SECOND FLOOR (HIGH ST)	-	1,460 SQ. FT.
THIRD FLOOR	-	1,166 SQ. FT.
TOTAL	-	2,626 SQ. FT.

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FIRST FLOOR	-	2,251 SQ. FT.
SECOND FLOOR (HIGH ST)	-	2,281 SQ. FT.
THIRD FLOOR	-	2,281 SQ. FT.
TOTAL	-	6,813 SQ. FT.

SITE PLAN - PROPOSED

SCALE: 1" = 20'-0"

ZONING DISTRICT HD-HC

CALCULATIONS FROM SURVEY OF 12-07-2018

LOT AREA		31,123 SQ. FT.	
BUILDING COVER (EXISTING)	-	10,162 SQ. FT.	
PAVEMENT COVER (EXISTING)	-	18,031 SQ. FT.	
TOTAL COVERAGE (EXISTING)	-	28,193 SQ. FT.	91% OF LOT AREA
BUILDING COVER	-	10,162 SQ. FT.	
PAVEMENT COVER	-	16,427 SQ. FT.	
TOTAL COVERAGE	-	26,620 SQ. FT.	86% OF LOT AREA
PERMITTED COVERAGE	-	26,455 SQ. FT.	85% OF LOT AREA

SITE PLAN NOTES

1. PLANTING BED - SEE LANDSCAPE PLAN
2. BRICK PAVERS
3. TREE TO REMAIN
4. WALL TO REMAIN
5. DUMPSTER ENCLOSURE TO REMAIN
6. PIER TO REMAIN
7. TREES PER CITY OF DUBLIN PLAN
8. SIDEWALK PER CITY OF DUBLIN PLAN

BASS STUDIO ARCHITECTS
36 King Avenue Columbus, Ohio 43201 www.bassstudioarchitects.com

Project Title: **Dublin 72-84 North High Street**

Project Address: Dublin 72-84 North High Street
Dublin, Ohio 43017

Date: ARCH. REVIEW: 11/20/24
REVISED: 12/11/24
M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25

Sheet No.: A1.5

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ALTA/NSPS LAND TITLE SURVEY OF 72-84 N. HIGH ST. IN THE CITY OF DUBLIN, OH

NOTES:

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF NORTH STREET AS BEING N 81°36'37" E, BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANS COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOW AS NAD83 (2011 ADJUSTMENT).

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

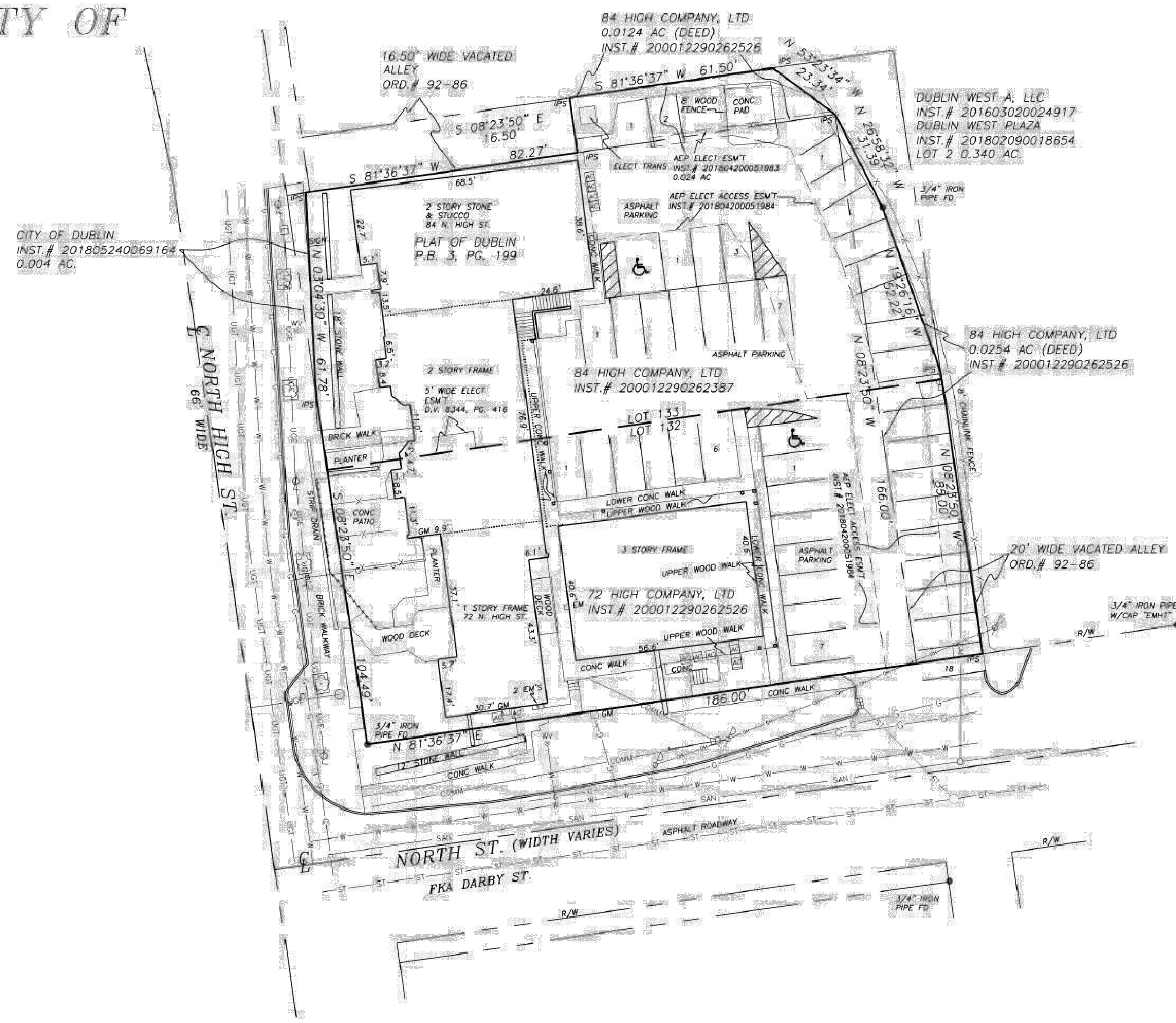
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES\STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES\STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES\STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

FLOOD ZONE:

ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, MAP NUMBER 39049C0151K, EFFECTIVE DATE OF 6/17/2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

0' 20' 40' 60' 80'

GRAPHIC SCALE
1" = 20'



LEGEND

- Lot Numbers
- Lot Lines
- Property Lines
- Centerline
- Sanitary Sewer
- Storm Sewer
- Water Main
- Gas Main
- Underground Lines
- Overhead Lines
- Electric Lines
- Telephone Lines
- Cable TV Lines
- All Overhead Utilities
- Ditch Line
- MH Man Hole
- Storm Inlet
- CI Curb Inlet
- DI Drop Inlet
- Ø Diameter
- Parking Meter
- CO Clean Out
- DSD Downspout Drain
- Fire Hydrant
- GV Valve Box
- GM Gas Meter
- GV Gas Valve
- WM Water Meter
- WV Water Valve
- EM Electric Meter
- Utility Pole
- Guy Wire
- Pole Numbers
- Gas Line Marker
- Light Pole
- Yard or Flood Light
- Telephone Closure
- Electric Closure
- Cable Television Closure
- Traffic Signal Pole
- Bollard
- Utility Pull Box
- Handicap
- Fence
- Sign
- CONC Concrete
- Evergreen Tree
- Deciduous Tree
- Stone Found
- Monument Box
- Iron Pin Set
- Iron Pin Found
- MAG Nail Set
- Railroad Spike Found
- DV Deed Volume
- OR Official Record
- INST# Instrument Number
- IPF Iron Pin Found
- IPF Iron Pipe Found
- RRSF Railroad Spike Found
- MNS MAG Nail Set
- DHS Drill Hole Set

ALL MONUMENTS FOUND ARE NOTED. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"

TO: 72 HIGH COMPANY, LTD. 84 HIGH COMPANY, LTD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a),(b)(1), 8, 9, 11, 13, 14, 16, 17, 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DESCEMBER 5, 2018

DATE:

12/07/2018

JOHN W. WETHERILL P.S. 7811

2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 800-362-2764

PARCEL NO. 273-000027-00

Situated in the County of Franklin, State of Ohio and in the Village of Dublin:

Being Lot Number One hundred Thirty-three (133) in the Village of Dublin, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 1, page 193, Recorders Office, Franklin County, Ohio.

Street Address: 84 north High Street, Dublin, Oh 43017

Situated in the State of Ohio, County of Franklin, Village of Dublin, being a 0.0124 acre tract, out of that 16.50 foot alley, vacated by Dublin, Ohio, Village Council, by Ordinance No. 92-86, said vacated alley and streets within this described tract of land designated and delineated upon the Town Plat of Dublin, of record in Plat Book 3, Page 199, all reference to Plat Book, Deed Book and Official Record Volume (O.R.V.) being recorded in the Franklin County, Ohio, Recorders Office, said 0.0124 acre tract being more particularly described as follows:

Beginning for reference at the centerline intersection of High Street (66.00 feet in width) and Darby Street (66.00 feet in width) as shown on said Plat of Dublin, thence North, along the centerline of said High Street, a distance of 207.25 feet to a point, thence East, along centerline of said vacated alley, parallel to and 8.25 feet distance from (measured at right angle) the southerly line of said vacated alley and the northerly line of the lot presently described to Carol J. Bland, Deed Book 3303, Page 260, the same being under Land Contract to Jack J. and Joan B. Eggspuehler, Official Record Volume 1847G02, passing the easterly line of said High Street at 33.00 feet, a distance of 121.00 feet to a point and the True Place of Beginning of the tract of land herein described:

Thence North, through the northerly one half of the said vacated alley, a distance of 8.25 feet to a point in the northerly line of said vacated alley and the southerly line of that described tract of land conveyed to Rivers Edge Two of record in Official Record Volume 6494G09:

Thence East, along the northerly line of said vacated alley and the southerly line of said Rivers Edge Two, a distance of 61.50 feet to a point:

Thence South 45°0000" East, though the northerly one half of the said vacated alley, a distance of 11.67 feet to a point in the centerline of said vacated alley;

Thence West, along the centerline of said vacated alley, a distance of 69.75 feet to the True Place of Beginning, containing 0.0124 acres of land, subject to all easements, right-of-way, restrictions of prior record and being further designated and delineated upon Exhibit "A", attached hereto and made a part hereof by reference:

For the purpose of this description a bearing of East was assumed upon the centerline of the aforesaid vacated 16.50 foot alley and all other bearings computed from same.

Situated in the State of Ohio, County of Franklin, Village of Dublin, being a 0.0254 acre tract, out of that 20.00 foot alley, vacated by Dublin, Ohio, Village Council, by Ordinance No. 92-86, said vacated alley and streets within this described tract of land being designated and delineated upon the Town Plat of Dublin, of record in Plat Book 3, Page 199, all reference to Plat Book, Deed Book and Official Record Volume (O.R.V.) being recorded in the Franklin County, Ohio, Recorders Office, said 0.0254 acre tract being more particularly described as follows:

Beginning for reference at the centerline intersection of High Street (66.00 feet in width) and Darby Street (66.00 feet in width) as shown on said Plat of Dublin, thence east, along the centerline of said Darby Street, a distance of 209.00 feet to a point, thence North a distance of 33.00 feet to a point in the northerly line of said Darby Street, the centerline of 20.00 foot wide vacated alley, and the true place of beginning of the tract of land herein described:

Thence North, with the centerline of said vacated alley, parallel to and 10.00 feet distance from (measured at right angle) the westerly line of said vacated alley and the easterly line of lands described to Jack J. and Joan B. Eggspuehler in Official Record Volume 7837F20, and Official Record Volume 1847G02, a distance of 136.25 feet to a point;

Thence South 11°0227" East, through the easterly one half of the said vacated alley, a distance of 52.22 feet to a point in the easterly line of said vacated alley and the westerly line of that described tract of land conveyed to Rivers Edge Two of record in Official Record Volume 6494G09;

Thence South, with the easterly line of said vacated alley, the westerly line of the aforesaid Rivers edge Two tract of land, a distance of 85.00 feet to a point, said point being the intersection of the easterly line of the aforesaid 20.00 foot alley, with the northerly line of the aforesaid Darby Street;

Thence West, with the extended northerly line of said Darby Street, a distance of 10.00 feet to the True Point of Beginning, containing 0.0254 acres of land, subject to all easements, right-of-way, restrictions of prior record and being further designated and delineated upon Exhibit "A", attached hereto and made a part hereof by reference;

For the purpose of this description a bearing of North was assumed upon the centerline of the aforesaid vacated 20.00 foot alley and all other bearings computed from same.

Parcel No. 273-000028

Situated in the County of Franklin, State of Ohio and in the Village of Dublin:

Being Lot Number One hundred Thirty-Two (132) in the Town of Dublin, as the same is numbered and delineated upon the recorded plat of said Town of Dublin, of record in Deed Book 1, page 193, Recorders Office, Franklin County, Ohio.

Parcel No. 273-004081

Situated in the State of Ohio, County of Franklin, Village of Dublin, being 0.1632 acres of land, of which 0.1375 being out of Lot 132, as shown and delineated upon the Town Plat of Dublin, of record in Plat Book 3, Page 199, Recorders Office, Franklin County, Ohio, and 0.0257 acres being out of the alley vacated by Village of Dublin Ordinance No. 92-86: said 0.1632 acres being more particularly described as follows:

Beginning at the southeasterly corner of a 20.00 foot wide alley vacated by Village of Dublin Ordinance No. 92-86, said Point of Beginning being in the northerly right-of-way line of Darby Street (66.00 feet in width):

Thence West, along the northerly line of said Darby Street, the southerly line of said vacated alley, and the southerly line of said Lot No. 132, a distance of 127.00 feet to a point, said point being located East, 59.00 feet from the southerly corner of Lot No. 132;

Thence North, a distance of 56.00 feet to a point:

Thence East, parallel to and 56.00 feet southerly from (as measured at right angles) the southerly line of said Lot No. 132, crossing said vacated alley, passing the easterly line of said Lot No. 132 at 107.00 feet, a distance of 127.00 feet to a point in the easterly line of said vacated alley:

Thence South, along the easterly line of said vacated alley, a distance of 56.00 feet to the Point of Beginning and containing 0.1632 acres of land.

Notes: A bearing of West was assumed on the northerly right-of-way line of Darby Street, and all other bearings then calculated from this meridian.

STATE OF OHIO JOHN WETHERILL 7811 PROFESSIONAL SURVEYOR

ALTA/NSPS LAND TITLE SURVEY OF 72-84 N. HIGH ST. IN THE CITY OF DUBLIN, OH

J. & J. SURVEYING SERVICES, INC.
7509 EAST MAIN ST, SUITE 104
REYNOLDSBURG, OHIO 43068
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JOHN7811@AMERITECH.NET
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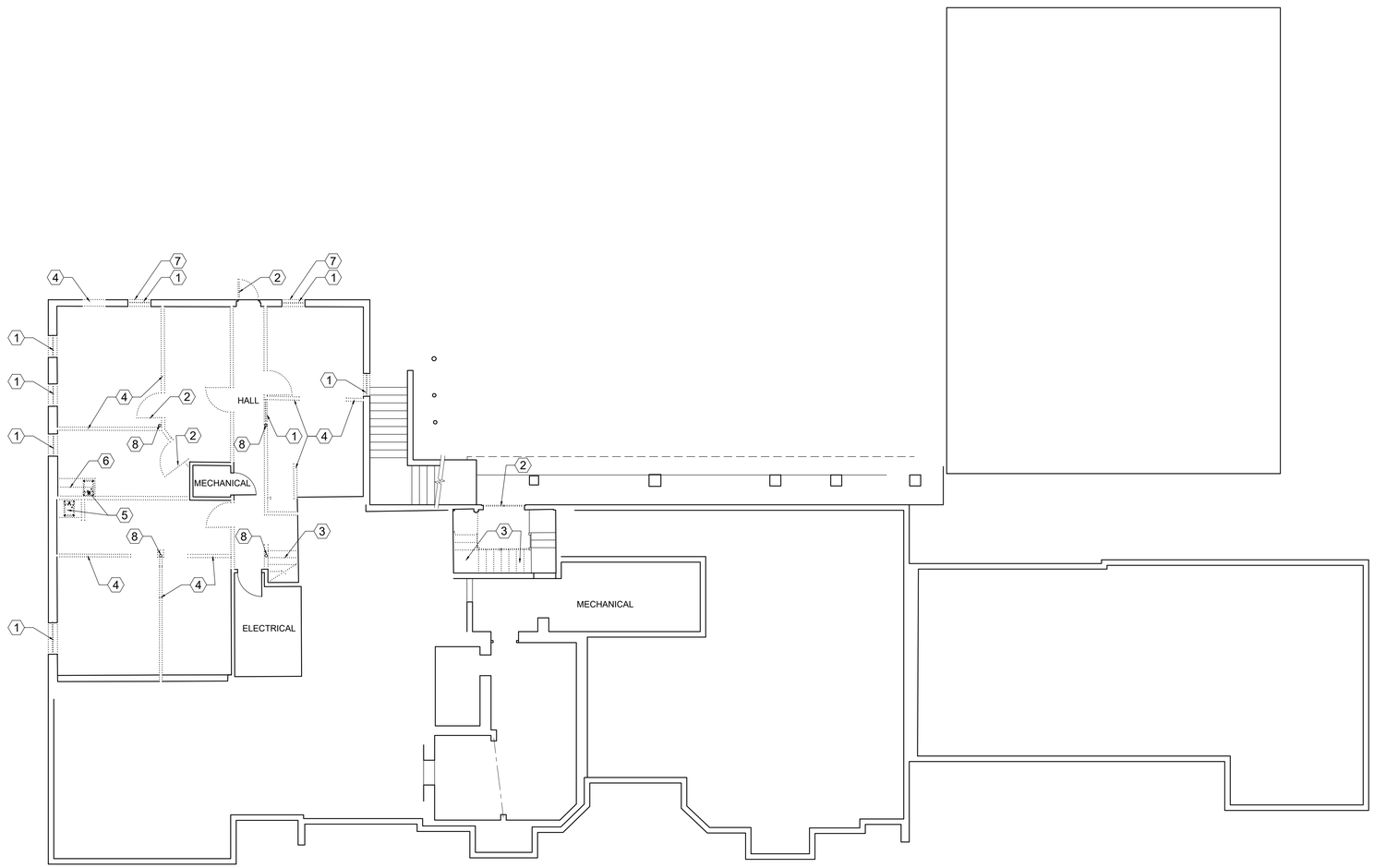
JOB NUMBER 18-091

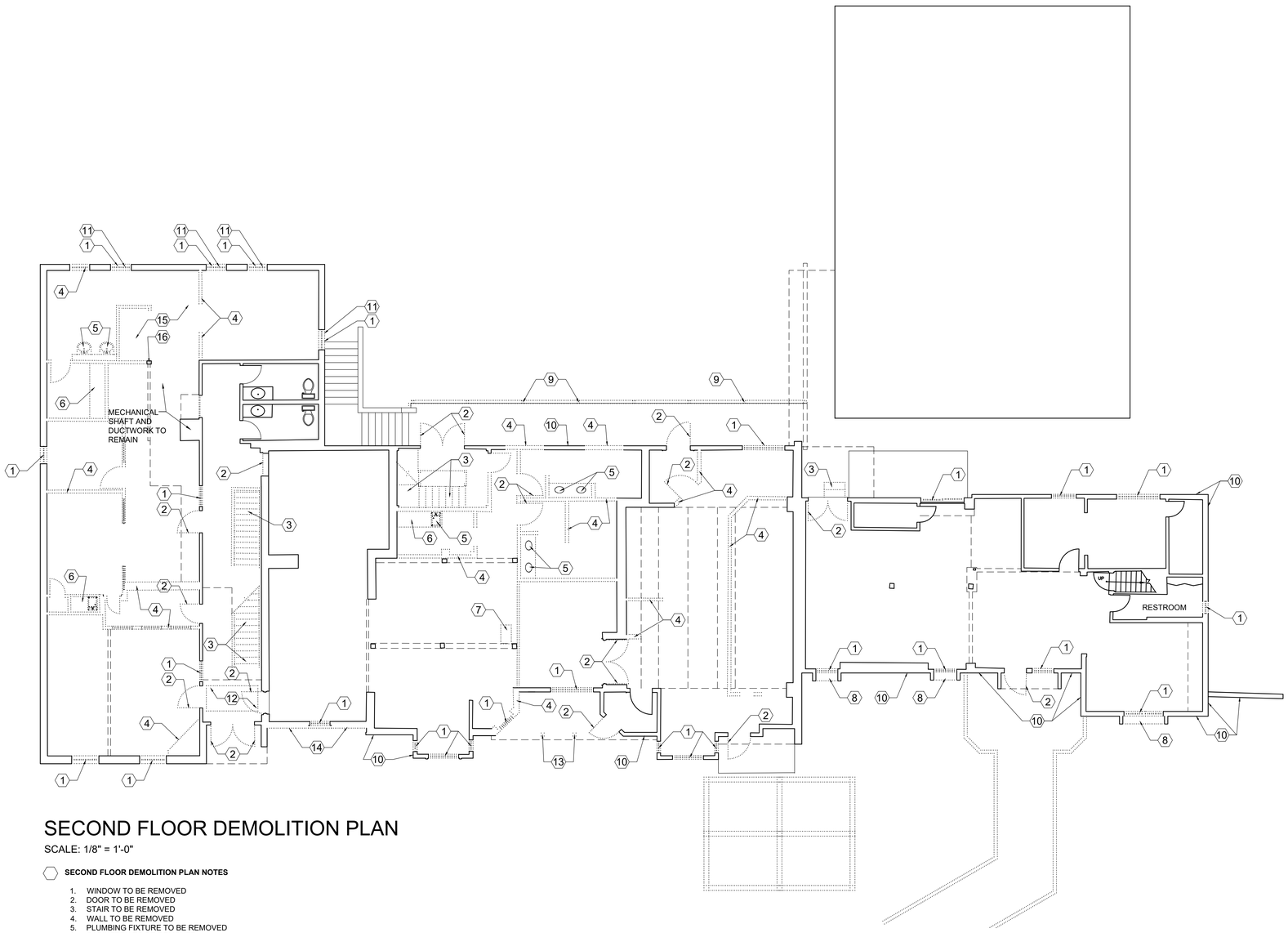


FIRST FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

FIRST FLOOR DEMOLITION PLAN NOTES

1. WINDOW TO BE REMOVED
2. DOOR TO BE REMOVED
3. STAIR TO BE REMOVED
4. WALL TO BE REMOVED
5. PLUMBING FIXTURE TO BE REMOVED
6. CABINETRY TO BE REMOVED
7. REMOVE PANEL BENEATH WINDOW. RESTORE HEIGHT OF ORIGINAL OPENING
8. EXISTING COLUMN TO REMAIN



SECOND FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

SECOND FLOOR DEMOLITION PLAN NOTES

1. WINDOW TO BE REMOVED
2. DOOR TO BE REMOVED
3. STAIR TO BE REMOVED
4. WALL TO BE REMOVED
5. PLUMBING FIXTURE TO BE REMOVED
6. CABINETRY TO BE REMOVED
7. FLUE TO BE REMOVED. G.C. TO CONFIRM FLUE IS NOT BEING USED FOR VENTING EQUIPMENT
8. PROJECTION BENEATH WINDOW TO BE REMOVED
9. EXISTING RAILING SYSTEM TO BE REMOVED
10. EXISTING SIDING AND TRIM TO BE REMOVED
11. REMOVE PANEL BENEATH WINDOW. RESTORE HEIGHT OF ORIGINAL OPENING
12. SKYLIGHT TO BE REMOVED
13. COLUMNS TO BE REMOVED
14. REMOVE STONE VENEER
15. SUSPENDED CEILING TO BE REMOVED
16. BEARING POINT FOR STRUCTURE ABOVE TO REMAIN

BASS STUDIO ARCHITECTS

36 King Avenue Columbus, Ohio 43201 www.bassstudioarchitects.com

Project Title
Dublin 72-84 North High Street

Project Address
Dublin 72-84 North High Street
Dublin, Ohio 43017

Date
ARCH. REVIEW: 11/20/24
M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25

Sheet No.
A1.8

Gary J. Alexander, Architects
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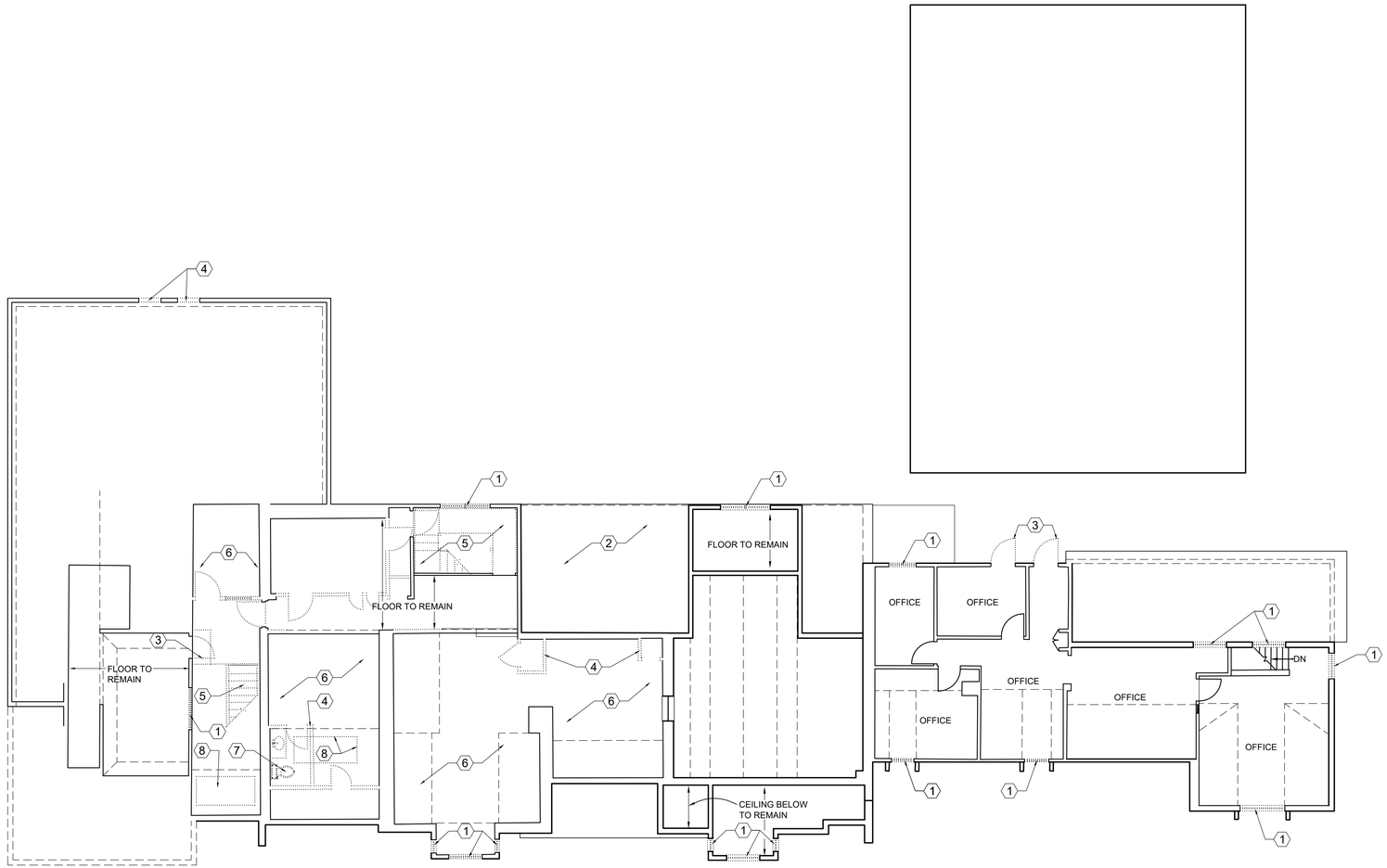

THIRD FLOOR/LOW ROOF DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

THIRD FLOOR/LOW ROOF DEMOLITION PLAN NOTES

1. WINDOW TO BE REMOVED
2. ROOF TO BE REMOVED
3. DOOR TO BE REMOVED
4. WALL TO BE REMOVED
5. STAIR TO BE REMOVED
6. FLOOR AND CEILING ASSEMBLY TO BE REMOVED
7. PLUMBING FIXTURES TO BE REMOVED
8. SKYLIGHT TO BE REMOVED

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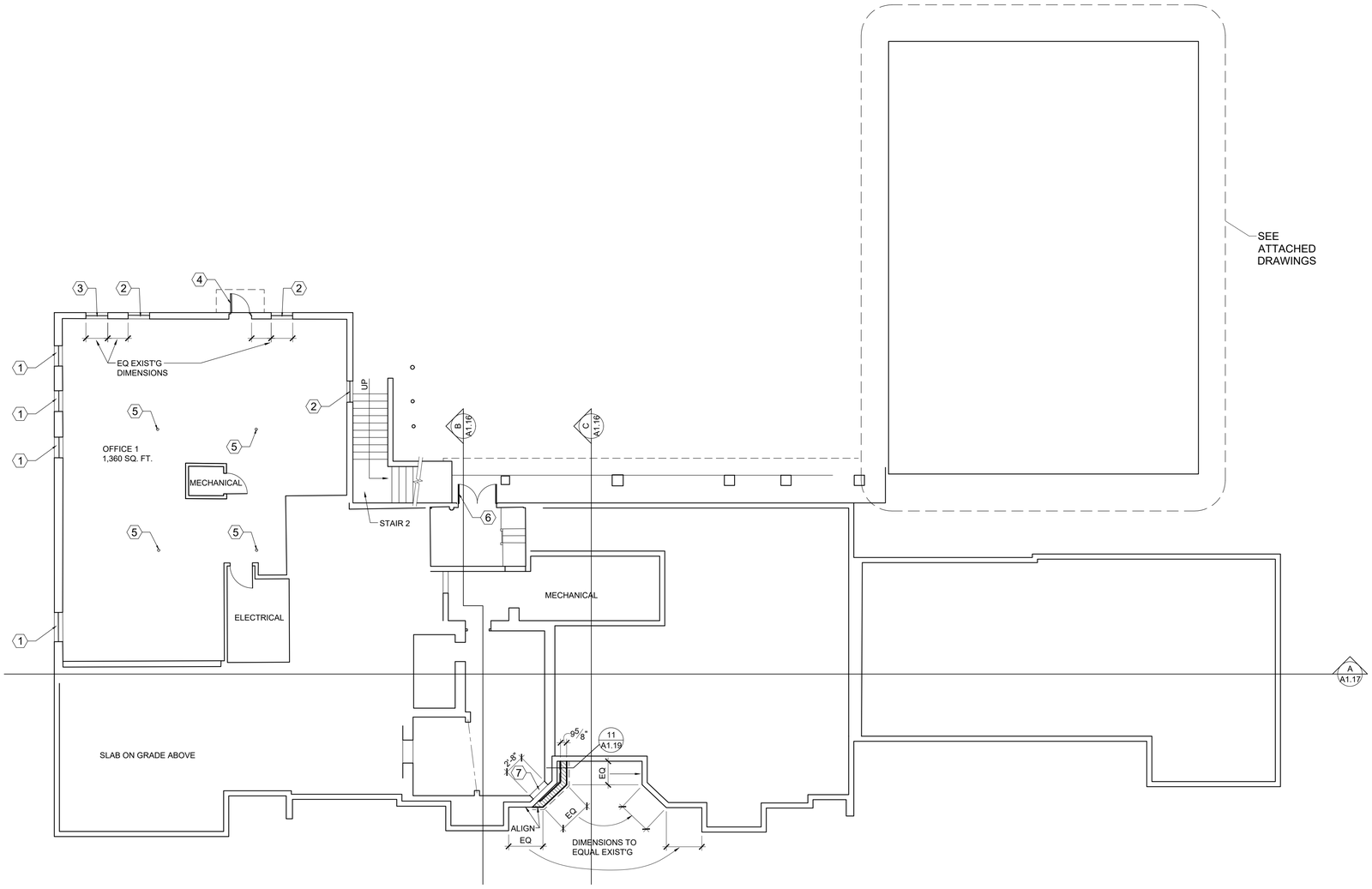

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN NOTES

1. SIZE WINDOW TO EXISTING OPENING
2. SIZE WINDOW TO DIMENSIONS OF ORIGINAL WINDOW OPENING
3. SIZE WINDOW AND OPENING TO MATCH ADJACENT WINDOW AND OPENING
4. ALUMINUM GLASS STOREFRONT DOOR "FRENCH TYPE". SIZE TO EXISTING OPENING
5. EXISTING COLUMN TO REMAIN
6. SIZE DOORS TO EXISTING OPENING. INSULATED STEEL FLAT PANEL DOORS
7. CODE COMPLIANT CRAWL SPACE ACCESS OPENING

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Sheet No.
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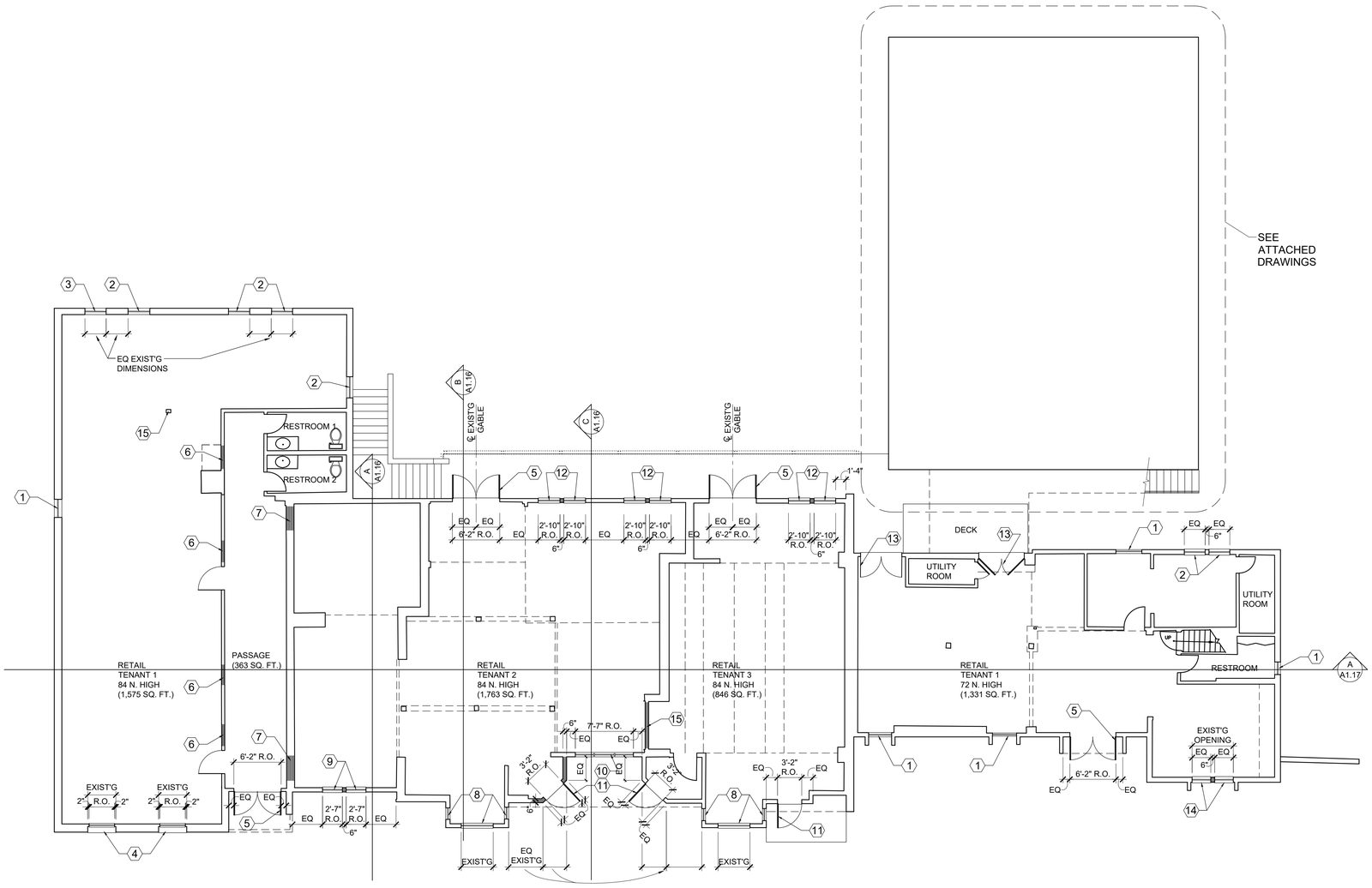

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN NOTES

1. WINDOW TO BE REPLACED. MAINTAIN SIZE OF EXISTING OPENING
2. WINDOW TO BE REPLACED. WIDTH OF CURRENT OPENING TO BE MAINTAINED. NEW WINDOW TO BE EXPANDED VERTICALLY TO MATCH LENGTH OF ORIGINAL OPENING
3. OPENING AND WINDOW SIZES TO MATCH ADJACENT WINDOW
4. NEW FRAMING AND WINDOW WITHIN EXISTING OPENING
5. ALUMINUM GLASS STOREFRONT DOOR "FRENCH TYPE". 6'-0" X 6'-8"
6. 2X4 @ 16" O.C. WITHIN EXISTING OPENING. 5/8" TYPE X FIRE RATED GYPSUM WALLBOARD ON EACH SIDE OF PARTITION (UL U305)
7.
8. SIZE OF NEW WINDOW TO MATCH EXISTING
9. 2'-6" WIDE X 5'-0" TALL WINDOW
10. (3) 2'-6" WIDE X 5'-0" TALL WINDOWS MULLED TOGETHER
11. 3'-0" X 6'-8" ALUMINUM GLASS STOREFRONT DOOR "FRENCH TYPE"
12. 2'-9" WIDE X 5'-0" TALL WINDOW
13. ALUMINUM GLASS STOREFRONT DOOR. SIZE TO EXISTING OPENING
14. HEIGHT OF NEW WINDOWS TO MATCH NEW WINDOWS TO THE NORTH OF DOOR
15. EXISTING STRUCTURE TO REMAIN

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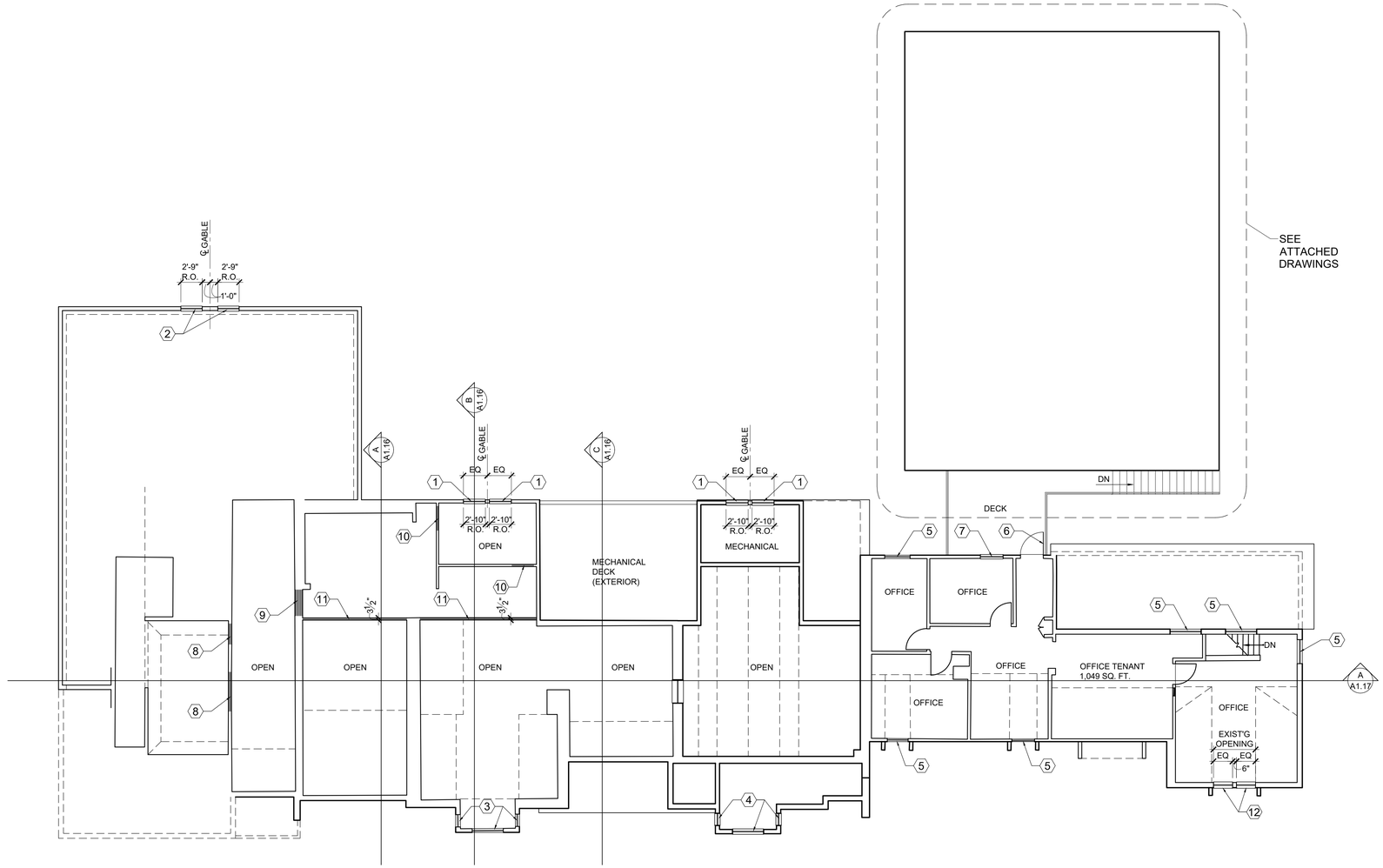
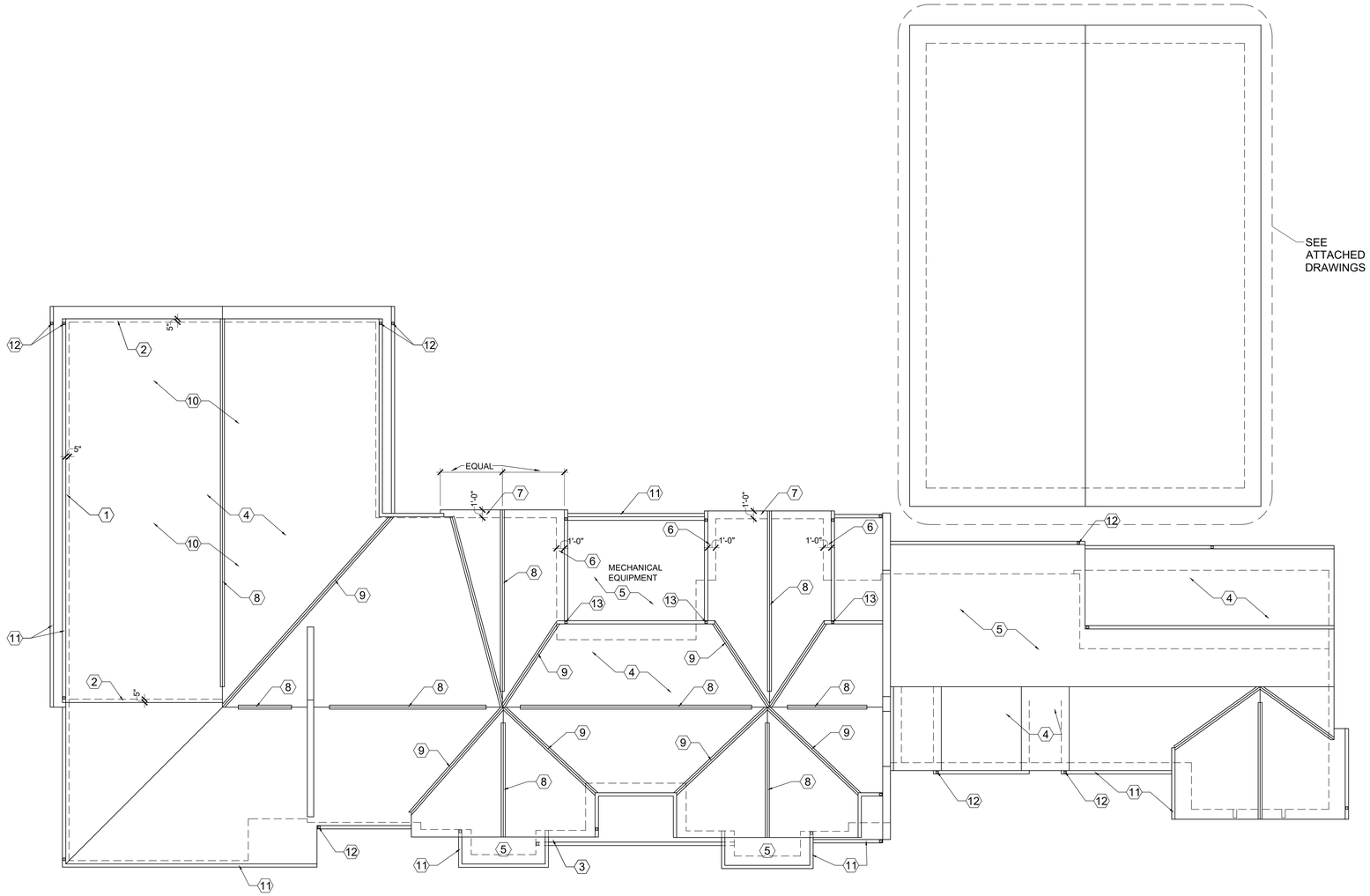


THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

THIRD FLOOR PLAN NOTES

1. 2'-9" WIDE X 5'-0" TALL WINDOW
2. 2'-8" WIDE X 4'-6" TALL WINDOW. BACK PAINT THE GLASS BLACK
3. NEW WINDOWS TO MATCH SIZE OF EXISTING WINDOWS BELOW
4. NEW WINDOWS TO MATCH SIZE OF EXISTING WINDOWS BELOW
5. NEW WINDOW SIZED TO EXISTING OPENING
6. ALUMINUM GLASS STOREFRONT DOOR "FRENCH TYPE". SIZE TO EXISTING OPENING
7. REPLACE EXISTING DOOR WITH WINDOW. SIZE WIDTH TO EXISTING OPENING. HEIGHT OF WINDOW TO MATCH ADJACENT WINDOW
8. 2X4 STUDS @ 16" O.C. WITHIN THE EXISTING OPENING. TYPE X FIRE RATED GYPSUM WALLBOARD ON BOTH SIDES OF STUDS
9.
10. 2X4 STUDS @ 16" O.C. WITHIN OPENING. 1/2" GYPSUM WALLBOARD ON BOTH SIDES OF STUDS
11. 2X4 STUDS PARTITION. STUDS 16" O.C. WITH 1/2" GYPSUM WALLBOARD ON BOTH SIDES
12.



ROOF PLAN

SCALE: 1/8" = 1'-0"

ROOF PLAN NOTES

1. REDUCE DIMENSION OF EXISTING SHED DORMER'S OVERHANG
2. REDUCE DIMENSION OF EXISTING SHED DORMER'S RAKE
3. EXTEND ROOF TO BAY
4. EXISTING SHINGLES TO BE REPLACED WITH NEW DIMENSIONAL SHINGLES
5. NEW REINFORCED RUBBER MEMBRANE ROOFING
6. EXTEND EXISTING OVERHANG
7. EXTEND OVERHANG AT RAKE
8. RIDGE VENT BENEATH SINGLES
9. PREFINISHED METAL VALLEY FLASHING
10. ICE AND WATERGUARD UNDERLAYMENT OVER ENTIRE ROOF SURFACE
11. 5" OGEE PROFILE PREFINISHED ALUMINUM GUTTER
12. 3" X 4" PREFINISHED ALUMINUM DOWNSPOUT
13. DOWNSPOUT TO GUTTER BELOW

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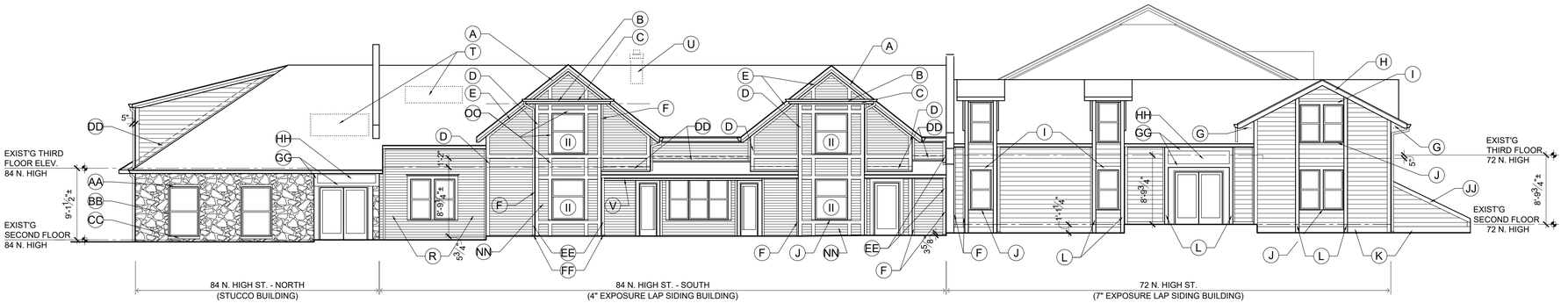
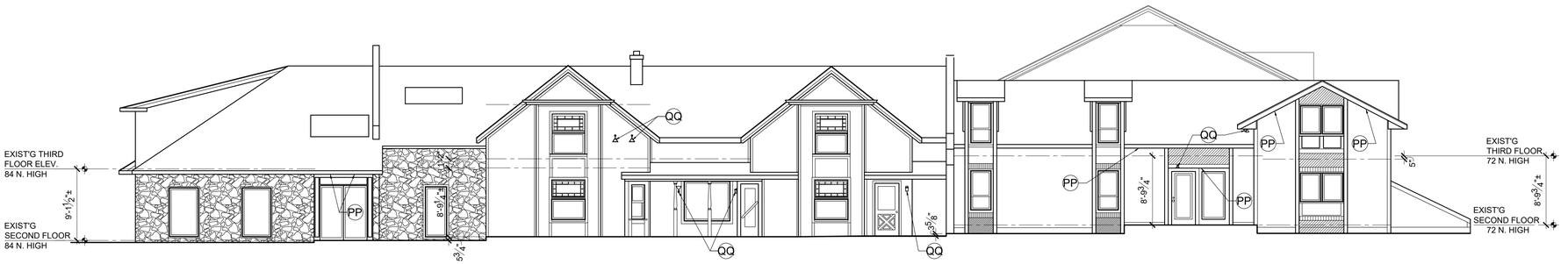


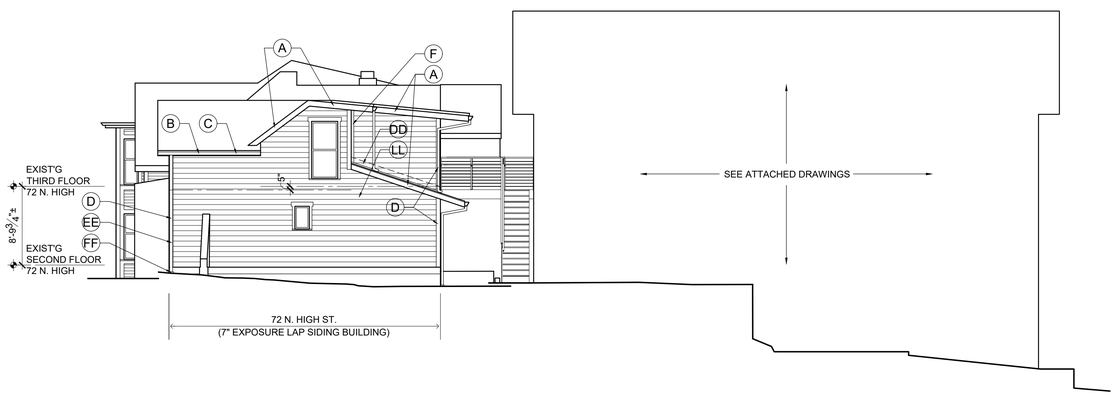
WEST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



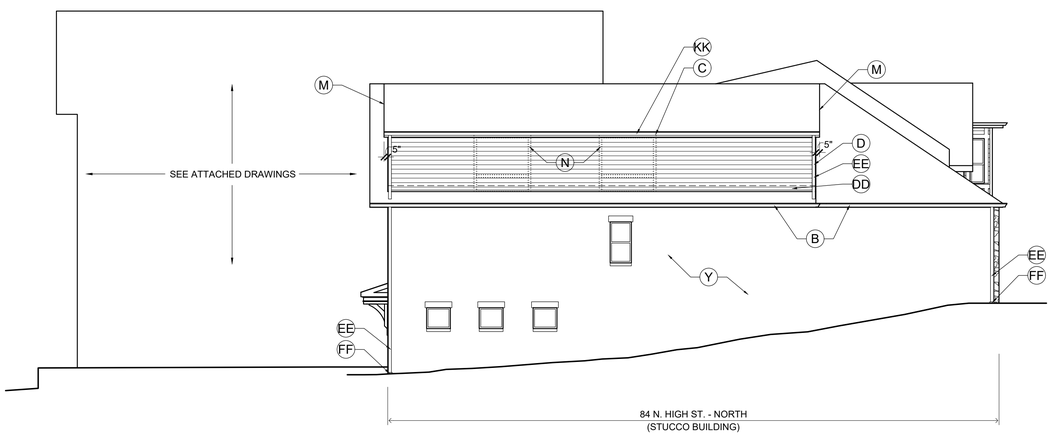
WEST ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



NORTH ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"

ELEVATION NOTES

- ALL EXTERIOR TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR, UNLESS NOTED OTHERWISE. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.

- ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS

A. RAKE BOARD TO REMAIN
B. FASCIA TO REMAIN
C. GUTTER, 5" OGEE PROFILE
D. 5/4 X 6 CORNER BOARD - NEW
E. 5/4 X 6 RAKE TRIM - NEW
F. 5/4 X 3 INSIDE CORNER BOARD - NEW
G. REMOVE EXISTING SOFFIT
H. RAKE BOARD TO REMAIN
I. 5/4 X 6 TRIM WITH HEAD FLASHING
J. SILL, PROFILE TO MATCH HOLMES LUMBER, SILL 920019 2" X 1 1/2"
K. 5/4 X 10 POLY ASH TRIM WITH HEAD FLASHING
L. 5/4 TRIM OVER THE END OF EXISTING FIN
M. REDUCE OVERHANG OF EXISTING RAKE TRIM
N. REMOVE EXISTING TRIM
O. REDUCE EXISTING SOFFIT DEPTH
P. ADD TRIM, 5/4 X 6 TRIM BOARD
Q. STUCCO, COLOR AND TEXTURE TO MATCH EXISTING
R. REMOVE EXISTING STONE
S. REMOVE EXISTING AIR CONDITIONING UNITS
T. SKYLIGHT TO BE REMOVED
U. FLUE TO BE REMOVED
V. EXTEND EXISTING ROOF SURFACE
W. MECHANICAL EQUIPMENT SCREEN
X. NEW RAKE TRIM
Y. REPAIR EXISTING STUCCO AS REQUIRED. PAINT STUCCO
Z. REMOVE RETURN - SEE DETAIL
AA. 1X TRIM, 3 1/2" EXPOSURE
BB. 1X TRIM, 2" EXPOSURE
CC. 4" TALL STONE SILL, FULL DEPTH
DD. SIDE WALL FLASHING, EXTEND UP BEHIND SIDING. HOLD SIDING 2" OFF ROOF SURFACE
EE. 3" X 4" PREFINISHED ALUMINUM DOWNSPOUT
FF. DOWNSPOUT BOOT
GG. 5/4 X 6 TRIM WITH PANEL MOLDING (SEE DETAIL)
HH. FIBER CEMENT PANEL, SMOOTH FINISH. HARDI PANEL OR APPROVED EQUAL
II. WINDOW TO MATCH DIMENSIONS OF EXISTING LOWER WINDOW IN NORTH BAY
JJ. 5/4 POLY ASH CAP OVER EXISTING WING WALL
KK. 1X8 FASCIA
LL. FIBER CEMENT LAP SIDING, 7" EXPOSURE, SMOOTH FINISH, BLIND NAILED
MM. 5/4 X 8 TRIM WITH HEAD FLASHING, ALIGN WITH FASCIA
NN. DROP SIDING, WOOD MATCHING ORIGINAL, WITHIN BAY
OO. 5/4 X 6 TRIM
PP. SOFFIT LIGHTING TO BE REMOVED
QQ. SURFACE MOUNTED LIGHT TO BE REMOVED

WINDOWS
WINDOWS IN BAYS (4)
KAWNEER TR9700
ALUMINUM - SINGLE HUNG
WINDOWS - ALL OTHERS
KAWNEER TRIFAB 451T
ALUMINUM - FIXED WINDOW

ENTRY DOORS
KAWNEER 500 TUFFLINE
ALUMINUM, 5" SIDE RAILS, 10" BOTTOM RAIL

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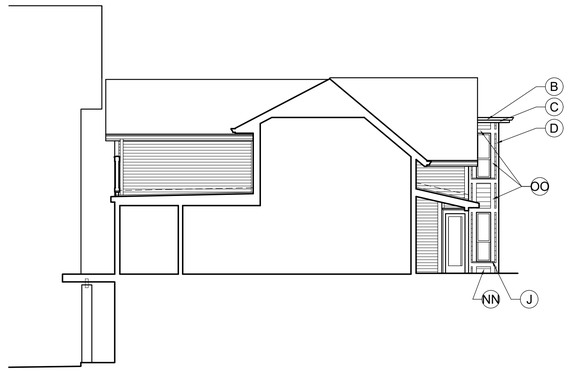
EAST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



SECTION/PARTIAL ELEVATION - PROPOSED

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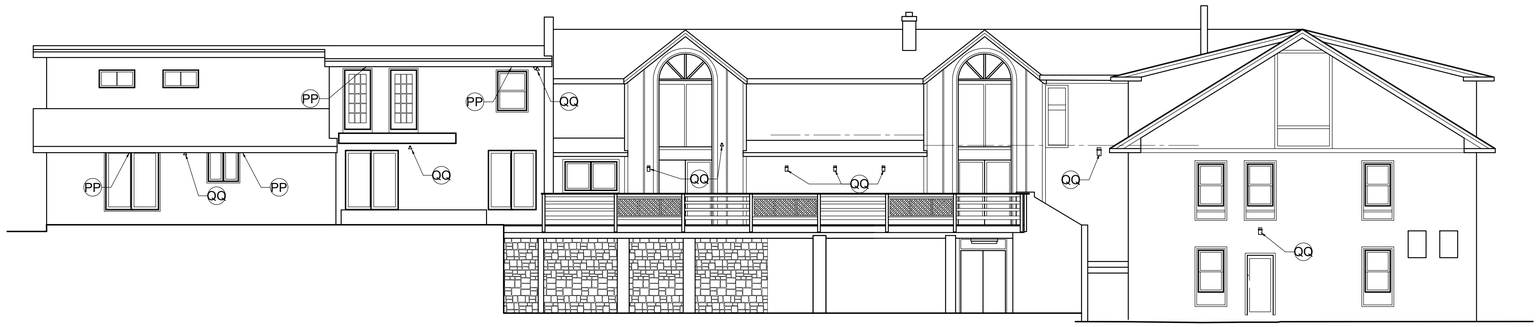

EAST ELEVATION - EXISTING

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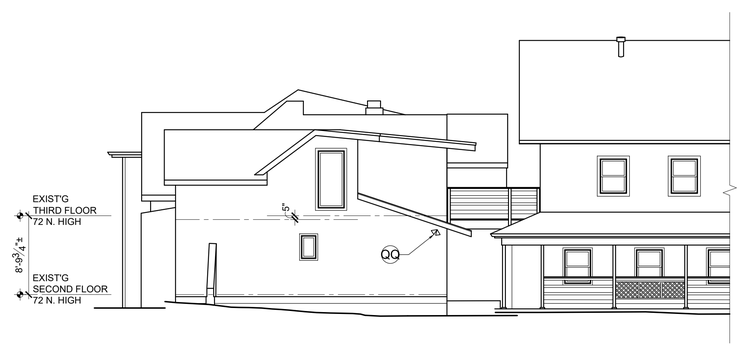
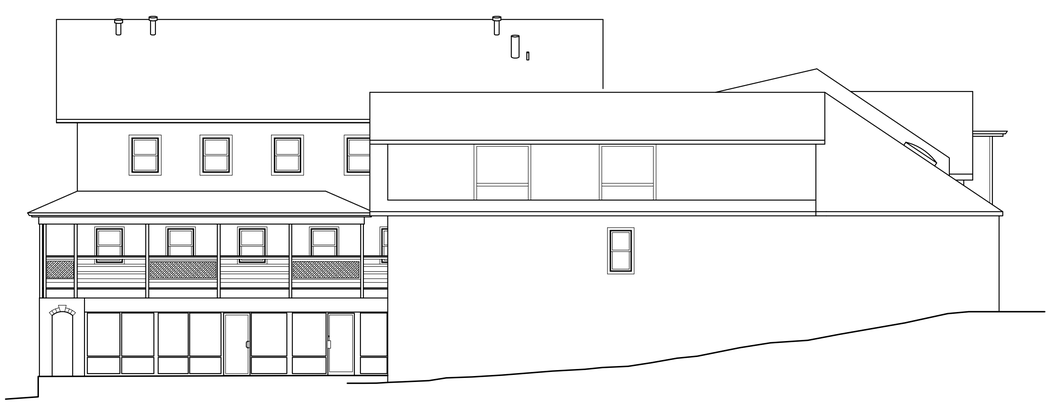


SOUTH ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"



NORTH ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"

ELEVATION NOTES

- ALL EXTERIOR TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR, UNLESS NOTED OTHERWISE. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.

- ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS

A. RAKE BOARD TO REMAIN
B. FASCIA TO REMAIN
C. GUTTER, 5" OGEE PROFILE
D. 5/4 X 6 CORNER BOARD - NEW
E. 5/4 X 6 RAKE TRIM - NEW
F. 5/4 X 3 INSIDE CORNER BOARD - NEW
G. REMOVE EXISTING SOFFIT
H. RAKE BOARD TO REMAIN
I. 5/4 X 6 TRIM WITH HEAD FLASHING
J. SILL, PROFILE TO MATCH HOLMES LUMBER, SILL 920019 2" X 1 1/2"
K. 5/4 X 10 POLY ASH TRIM WITH HEAD FLASHING
L. 5/4 TRIM OVER THE END OF EXISTING FIN
M. REDUCE OVERHANG OF EXISTING RAKE TRIM
N. REMOVE EXISTING TRIM
O. REDUCE EXISTING SOFFIT DEPTH
P. ADD TRIM, 5/4 X 6 TRIM BOARD
Q. STUCCO, COLOR AND TEXTURE TO MATCH EXISTING
R. REMOVE EXISTING STONE
S. REMOVE EXISTING AIR CONDITIONING UNITS
T. SKYLIGHT TO BE REMOVED
U. FLUE TO BE REMOVED
V. EXTEND EXISTING ROOF SURFACE
W. MECHANICAL EQUIPMENT SCREEN
X. NEW RAKE TRIM
Y. REPAIR EXISTING STUCCO AS REQUIRED. PAINT STUCCO
Z. REMOVE RETURN - SEE DETAIL
AA. 1X TRIM, 3 1/2" EXPOSURE
BB. 1X TRIM, 2" EXPOSURE
CC. 4" TALL STONE SILL, FULL DEPTH
DD. SIDE WALL FLASHING, EXTEND UP BEHIND SIDING. HOLD SIDING 2" OFF ROOF SURFACE
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NN. DROP SIDING, WOOD MATCHING ORIGINAL, WITHIN BAY
OO. 5/4 X 6 TRIM
PP. SOFFIT LIGHTING TO BE REMOVED
QQ. SURFACE MOUNTED LIGHT TO BE REMOVED

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WINDOWS IN BAYS (4)
KAWNEER TR9700
ALUMINUM - SINGLE HUNG
WINDOWS - ALL OTHERS
KAWNEER TRIFAB 451T
ALUMINUM - FIXED WINDOW

ENTRY DOORS
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ALUMINUM, 5" SIDE RAILS, 10" BOTTOM RAIL

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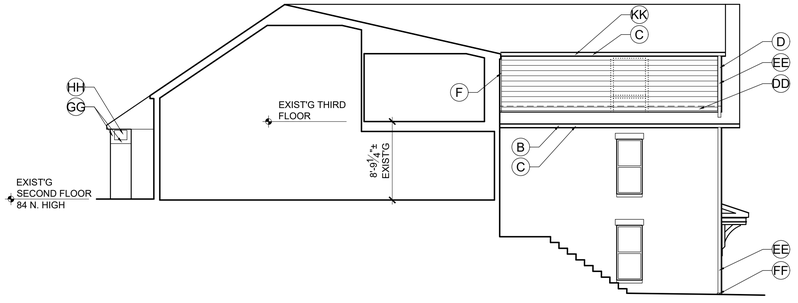

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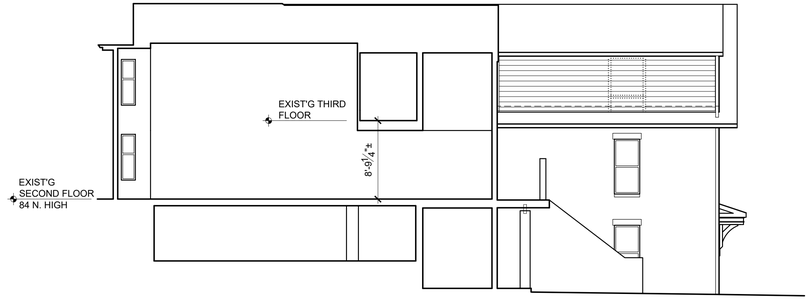

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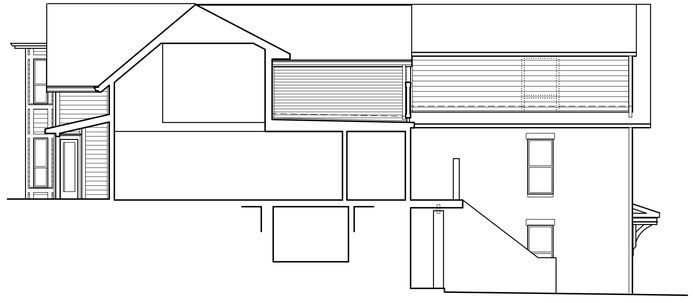

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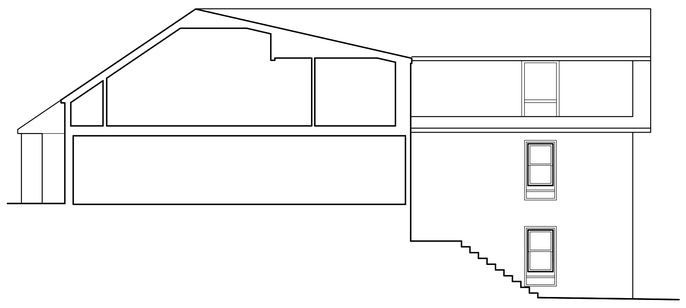

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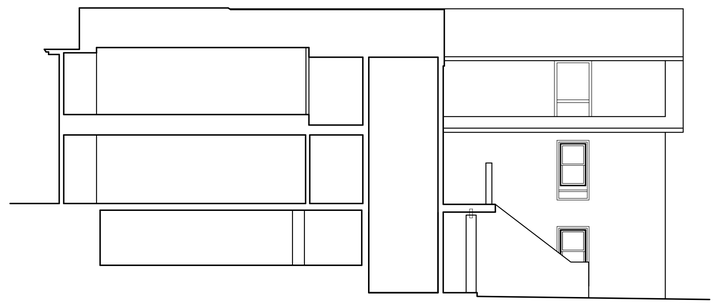

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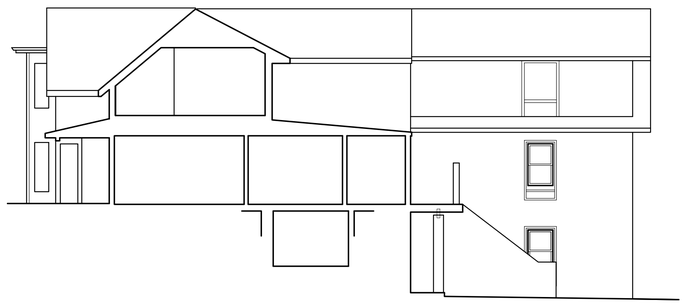

Ⓒ SECTION
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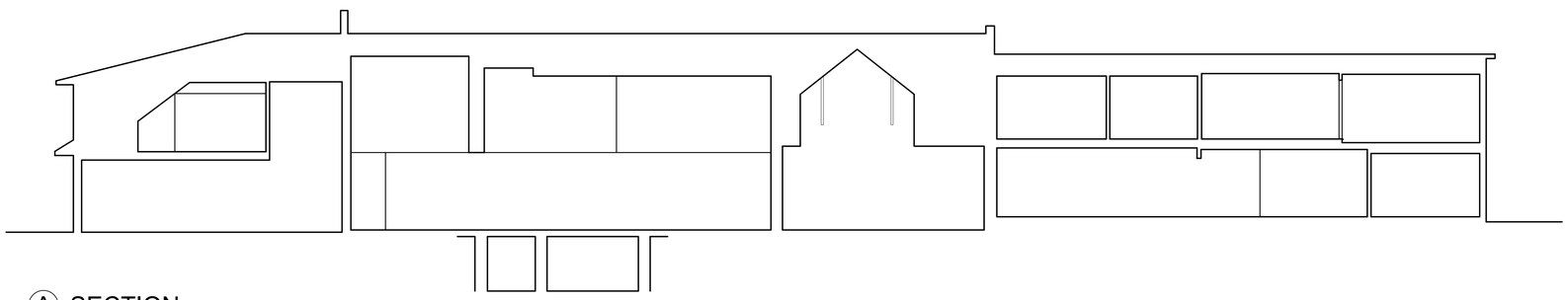
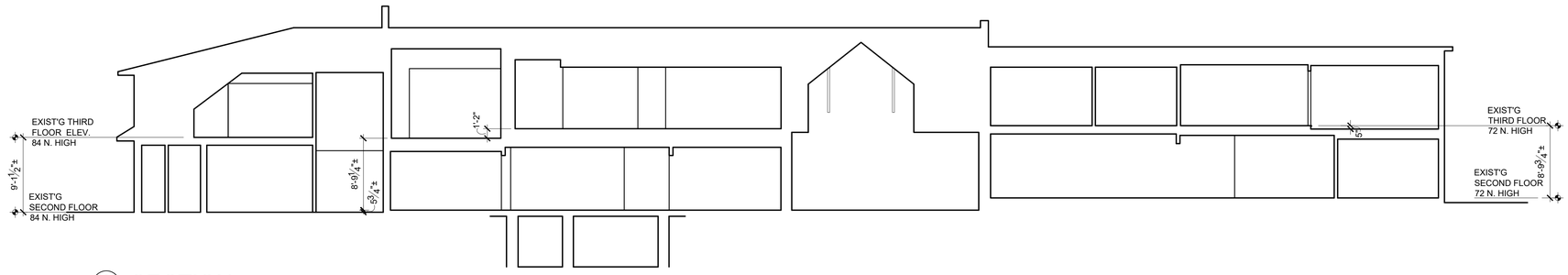


Ⓐ SECTION

SCALE: 1/8" = 1'-0"



Ⓐ SECTION

EXISTING

SCALE: 1/8" = 1'-0"

BASS STUDIO ARCHITECTS

Project Title

Project Address

Dublin 72-84 North High Street

Dublin 72-84 North High Street
Dublin, Ohio 43017

36 King Avenue Columbus, Ohio 43201 www.bassstudioarchitects.com

Date

ARCH. REVIEW: 11/20/24
REVISED: 12/11/24
M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25

Sheet No.

A1.17

Gary J. Alexander, Architects
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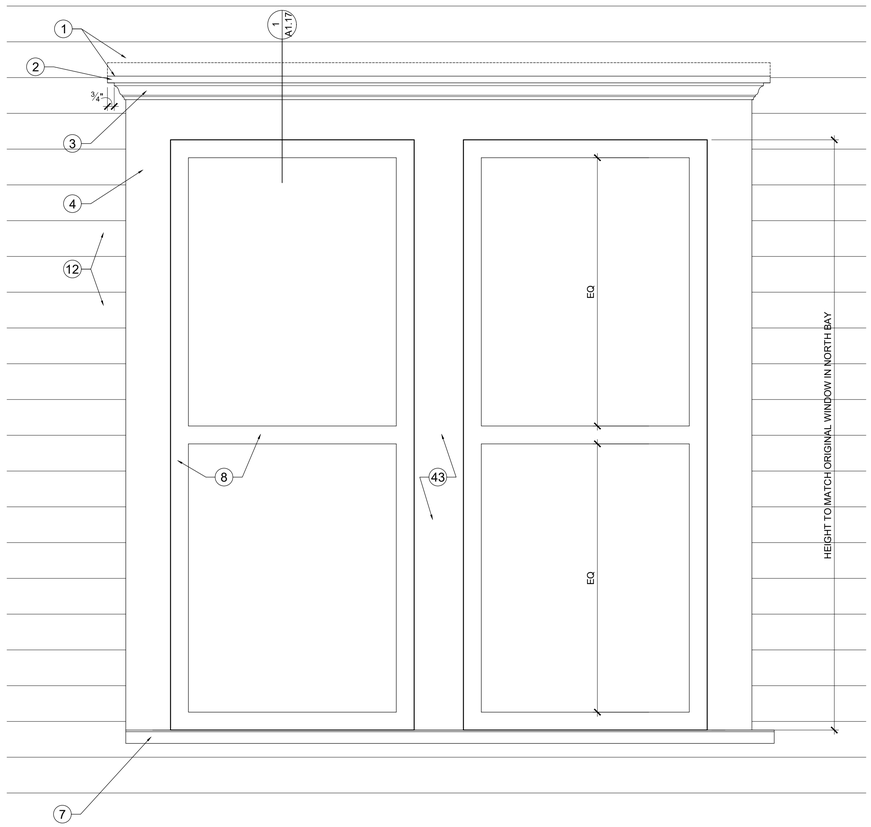
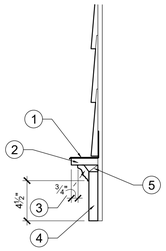


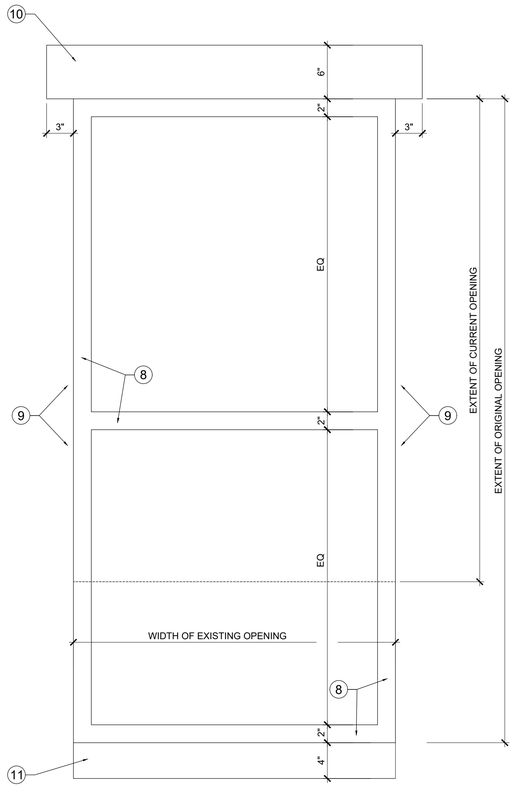


1 SECTION

TYPICAL WINDOW HEAD
84 N. HIGH ST. - SOUTH
SCALE: 1 1/2" = 1'-0"

2 DETAIL

TYPICAL WINDOW TRIM
84 N. HIGH ST. - SOUTH
SCALE: 1 1/2" = 1'-0"

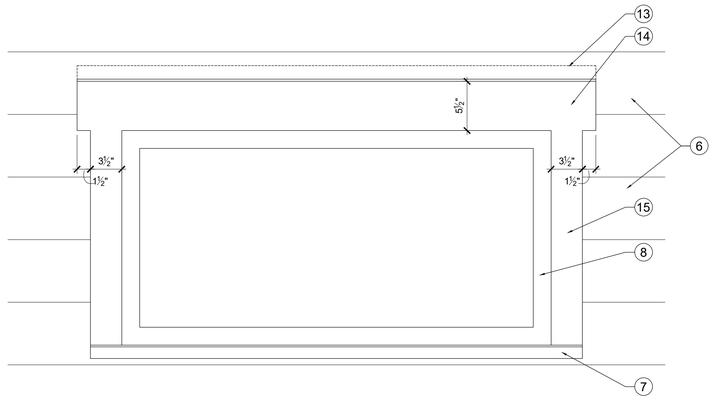


4 DETAIL

TYPICAL WINDOW TRIM
84 N. HIGH ST. - NORTH
SCALE: 1 1/2" = 1'-0"

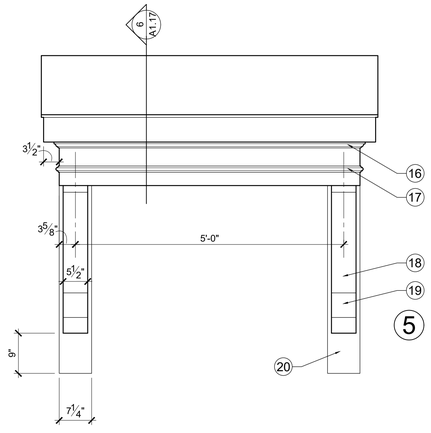
MATERIALS LIST

1. PAINTED METAL HEAD FLASHING, EXTEND UP BEHIND SIDING
2. 1X WOOD TRIM
3. CROWN MOLDING, MITERED AT CORNERS, HOLMES LUMBER HL3225, 5/8" X 2 1/4"
4. 5/4 X 6 HEAD AND JAMB TRIM
5. BLOCKING AS REQUIRED
6. FIBER CEMENT, LAP SIDING, 7" EXPOSURE, BLIND NAILED, SMOOTH FINISH
7. SILL, PROFILE TO MATCH HOLMES LUMBER, SILL 920019 2" X 1 1/2"
8. INSULATED GLAZING IN PREFINISHED ALUMINUM STOREFRONT. KAWNEER TRIFAB VERSAGLAZE 451T
9. EXISTING STUCCO TO BE REPAIRED, TEXTURE OF NEW TO MATCH EXISTING. ALL STUCCO SURFACES TO BE PAINTED
10. LIMESTONE TRIM AT WINDOW HEAD
11. LIMESTONE TRIM AT WINDOW SILL
12. FIBER CEMENT LAP SIDING, 4" EXPOSURE, BLIND NAILED, SMOOTH FINISH
13. HEAD FLASHING
14. 5/4 X 6 HEAD TRIM
15. 5/4 X 4 JAMB TRIM
16. CROWN, HOLMES LUMBER HL317513, 3/4" X 1 3/4"
17. PANEL MOLDING, HOLMES LUMBER HL71388, 3/4" X 1 3/8"
18. 6X12, TRIMMED AS SHOWN
19. 4X6
20. 1X8
21. BEADBOARD
22. 2" CONTINUOUS SOFFIT VENT
23. DIMENSIONAL ROOF SHINGLES
24. ICE AND WATER GUARD UNDERLAYMENT OVER ENTIRE ROOF SURFACE
25. 15# ROOFING FELTS
26. EXISTING ROOF SHEATHING TO REMAIN
27. PREFINISHED METAL DRIP EDGE
28. 5" OGEE PROFILE PREFINISHED ALUMINUM GUTTER
29. 1X8 FASCIA
30. 2X SUBFASCIA
31. 3/8" EXTERIOR GRADE PLYWOOD SOFFIT
32. 2" CONTINUOUS SOFFIT VENT
33. WATER RESISTANT, BREATHABLE, AIR BARRIER, TYVEK HOMEWRAP OR EQUAL
34. EXISTING WALL SHEATHING TO REMAIN
35. 1X4 TRIM
36. 1X WOOD TRIM, 5" EXPOSURE
37. 5/4 TRIM ALONG WALL, 5" EXPOSURE
38. 5/4 X 8 TRIM WITH HEAD FLASHING
39. SOFFIT AT SIDE WALL TO REMAIN
40. OPENING FOR VENTILATION
41. NEW ROOF SHEATHING TO ALIGN WITH EXISTING
42. ICE AND WATER GUARD UNDERLAYMENT 3'-0" FEET BEYOND FASCIA
43. 5/4 TRIM
44. 1/2" WALL SHEATHING
45. 2X6 STUDS @ 16" O.C.
46. R-21 FIBERGLASS BATT INSULATION WITH VAPOR RETARDER
47. 1/2" GYPSUM WALLBOARD
48. 2X6 TREATED WOOD SILL PLATE
49. FIBERGLASS SILL SEAL
50. 6X8X16 CMU TERMITE BLOCK
51. 3/8" INSULATION BOARD
52. 1/2" DIAMETER ANCHOR BOLT, 1'-6" LONG, EMBEDDED AT LEAST 1'-3" DEEP, 6'-0" O.C. AND NOT MORE THAN 1'-0" FROM ANY CORNER
53. 6X8X16 CMU
54. DAMPPROOFING PER CODE REQUIREMENTS
55. GRAVEL BACKFILL TO WITHIN 1'-0" OF GRADE
56. 10X8X16 CMU
57. 10"X18" CONCRETE FOOTING WITH 2 - #5 REINFORCING BARS
58. 2X4 TREATED WOOD SILL PLATE
59. 2X BLOCKING BETWEEN FLOOR JOISTS
60. 3/4" T&G PLYWOOD SUBFLOOR, GLUED AND NAILED
61. 2X10 FLOOR JOISTS @ 16" O.C.
62. GRAVEL, 4"
63. VAPOR BARRIER, 6 MIL POLY
64. REINFORCED RUBBER MEMBRANE ROOF
65. TERMINATION STRIP PER RUBBER ROOFING MANUFACTURER
66. INSULATION BOARD
67. 5/8" ROOF SHEATHING
68. TAPERED 2X'S ATOP JOISTS
69. 2X12 JOISTS @ 24" O.C.
70. R-38 FIBERGLASS BATT INSULATION
71. 2X8 CAP WITH TAPERED TOP
72. 5/4 X 6 TRIM
73. BASE FLASHING PER RUBBER ROOFING MANUFACTURER'S SPECS. (SEE EDPM ROOFING HANDBOOK)
74. 4X4 TREATED WOOD POST
75. 2X4, CONTINUOUS
76. PANEL MOLDING, HOLMES LUMBER HL71005, 1/2" X 3/4"
77. FIBER CEMENT PANEL, SMOOTH FINISH
78. 5/4 X 3 TRIM
79. 2X4 CONTINUOUS, NAIL TO CEILING JOISTS ABOVE
80. 2X4 @ 16" O.C.



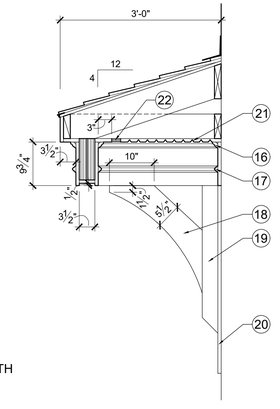
3 DETAIL

TYPICAL WINDOW TRIM
72 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



5 DETAIL

ENTRY COVER
84 N. HIGH ST. - NORTH
SCALE: 3/4" = 1'-0"



6 SECTION

ENTRY COVER
84 N. HIGH ST. - NORTH
SCALE: 3/4" = 1'-0"

BASS STUDIO ARCHITECTS
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Date: ARCH. REVIEW: 11/20/24
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Sheet No.: A1.18

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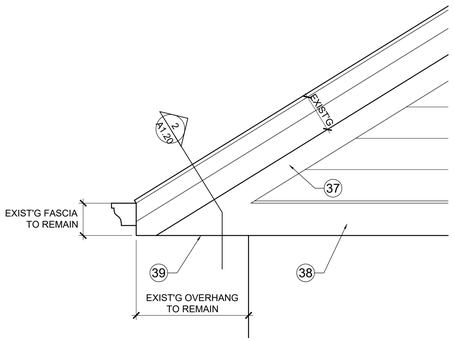
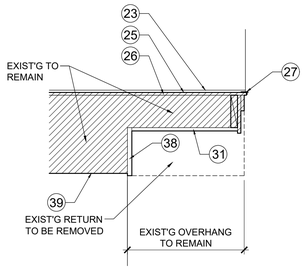


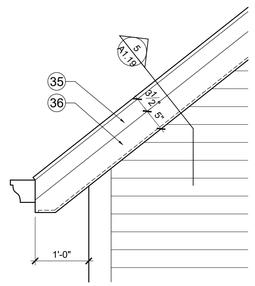
1 SOFFIT DETAIL

PROPOSED
84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



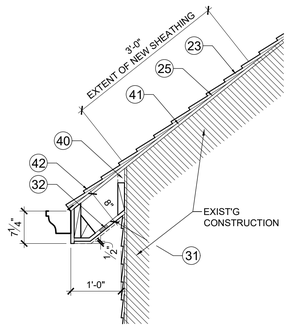
2 RAKE SECTION

PROPOSED
84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



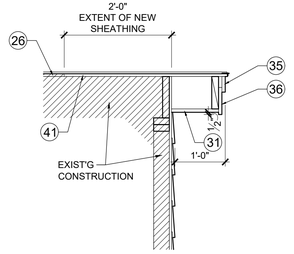
3 RAKE ELEVATION

84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



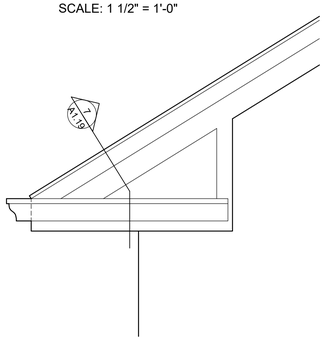
4 SOFFIT DETAIL

84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



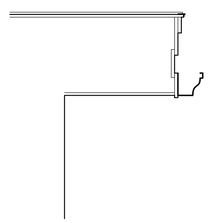
5 RAKE SECTION

84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



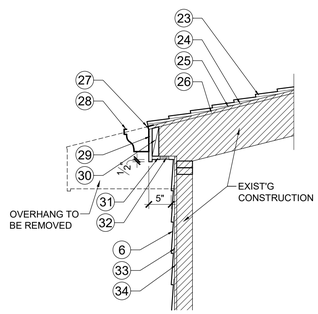
6 SOFFIT DETAIL

EXISTING
84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



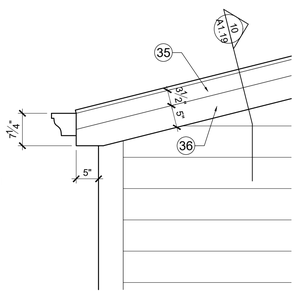
7 RAKE SECTION

EXISTING
84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



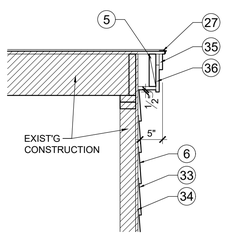
8 SOFFIT DETAIL

SHED DORMER
84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



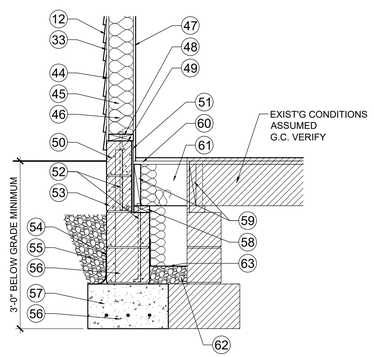
9 RAKE ELEVATION

SHED DORMER
84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



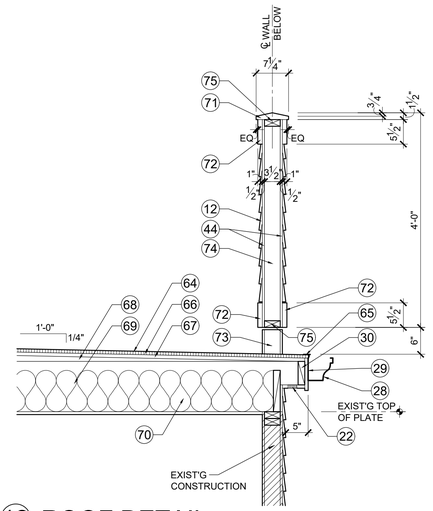
10 RAKE SECTION

SHED DORMER
84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



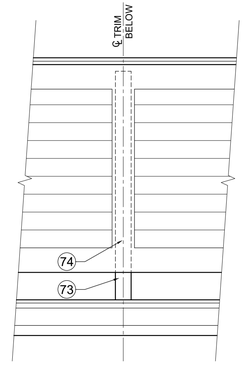
11 FOUNDATION DETAIL

ENTRY ADDITION
84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



12 ROOF DETAIL

MECHANICAL ENCLOSURE
84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



13 ELEVATION DETAIL

MECHANICAL SCREEN
84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"

MATERIALS LIST

1. PAINTED METAL HEAD FLASHING, EXTEND UP BEHIND SIDING
2. 1X WOOD TRIM
3. CROWN MOLDING, MITERED AT CORNERS, HOLMES LUMBER HL3225, 5/8" X 2 1/4"
4. 5/4 X 6 HEAD AND JAMB TRIM
5. BLOCKING AS REQUIRED
6. FIBER CEMENT, LAP SIDING, 7" EXPOSURE, BLIND NAILED, SMOOTH FINISH
7. SILL, PROFILE TO MATCH HOLMES LUMBER, SILL 920019 2" X 1 1/2"
8. INSULATED GLAZING IN PREFINISHED ALUMINUM STOREFRONT. KAWNEER TRIFAB VERSAGLAZE 451T
9. EXISTING STUCCO TO BE REPAIRED, TEXTURE OF NEW TO MATCH EXISTING. ALL STUCCO SURFACES TO BE PAINTED
10. LIMESTONE TRIM AT WINDOW HEAD
11. LIMESTONE TRIM AT WINDOW SILL
12. FIBER CEMENT LAP SIDING, 4" EXPOSURE, BLIND NAILED, SMOOTH FINISH
13. HEAD FLASHING
14. 5/4 X 6 HEAD TRIM
15. 5/4 X 4 JAMB TRIM
16. CROWN, HOLMES LUMBER HL317513, 3/4" X 1 3/4"
17. PANEL MOLDING, HOLMES LUMBER HL71388, 3/4" X 1 3/8"
18. 6X12, TRIMMED AS SHOWN
19. 4X6
20. 1X8
21. BEADBOARD
22. 2" CONTINUOUS SOFFIT VENT
23. DIMENSIONAL ROOF SHINGLES
24. ICE AND WATER GUARD UNDERLAYMENT OVER ENTIRE ROOF SURFACE
25. 15# ROOFING FELTS
26. EXISTING ROOF SHEATHING TO REMAIN
27. PREFINISHED METAL DRIP EDGE
28. 5" OGEE PROFILE PREFINISHED ALUMINUM GUTTER
29. 1X8 FASCIA
30. 2X SUBFASCIA
31. 3/8" EXTERIOR GRADE PLYWOOD SOFFIT
32. 2" CONTINUOUS SOFFIT VENT
33. WATER RESISTANT, BREATHABLE, AIR BARRIER, TYVEK HOMEWRAP OR EQUAL
34. EXISTING WALL SHEATHING TO REMAIN
35. 1X4 TRIM
36. 1X WOOD TRIM, 5" EXPOSURE
37. 5/4 TRIM ALONG WALL, 5" EXPOSURE
38. 5/4 X 8 TRIM WITH HEAD FLASHING
39. SOFFIT AT SIDE WALL TO REMAIN
40. OPENING FOR VENTILATION
41. NEW ROOF SHEATHING TO ALIGN WITH EXISTING
42. ICE AND WATER GUARD UNDERLAYMENT 3'-0" FEET BEYOND FASCIA
43. 5/4 TRIM
44. 1/2" WALL SHEATHING
45. 2X6 STUDS @ 16" O.C.
46. R-21 FIBERGLASS BATT INSULATION WITH VAPOR RETARDER
47. 1/2" GYPSUM WALLBOARD
48. 2X6 TREATED WOOD SILL PLATE
49. FIBERGLASS SILL SEAL
50. 6X8X16 CMU TERMITE BLOCK
51. 3/8" INSULATION BOARD
52. 1/2" DIAMETER ANCHOR BOLT, 1'-6" LONG, EMBEDDED AT LEAST 1'-3" DEEP, 6'-0" O.C. AND NOT MORE THAN 1'-0" FROM ANY CORNER
53. 6X8X16 CMU
54. DAMPPROOFING PER CODE REQUIREMENTS
55. GRAVEL BACKFILL TO WITHIN 1'-0" OF GRADE
56. 10X8X16 CMU
57. 10"X18" CONCRETE FOOTING WITH 2 - #5 REINFORCING BARS
58. 2X4 TREATED WOOD SILL PLATE
59. 2X BLOCKING BETWEEN FLOOR JOISTS
60. 3/4" T&G PLYWOOD SUBFLOOR, GLUED AND NAILED
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62. GRAVEL, 4"
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64. REINFORCED RUBBER MEMBRANE ROOF
65. TERMINATION STRIP PER RUBBER ROOFING MANUFACTURER
66. INSULATION BOARD
67. 5/8" ROOF SHEATHING
68. TAPERED 2X'S ATOP JOISTS
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70. R-38 FIBERGLASS BATT INSULATION
71. 2X8 CAP WITH TAPERED TOP
72. 5/4 X 6 TRIM
73. BASE FLASHING PER RUBBER ROOFING MANUFACTURER'S SPECS. (SEE EDPM ROOFING HANDBOOK)
74. 4X4 TREATED WOOD POST
75. 2X4, CONTINUOUS
76. PANEL MOLDING, HOLMES LUMBER HL71005, 1/2" X 3/4"
77. FIBER CEMENT PANEL, SMOOTH FINISH
78. 5/4 X 3 TRIM
79. 2X4 CONTINUOUS, NAIL TO CEILING JOISTS ABOVE
80. 2X4 @ 16" O.C.

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Sheet No.
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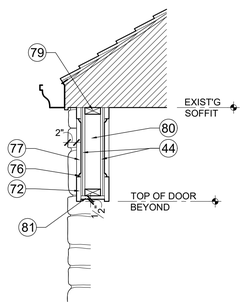
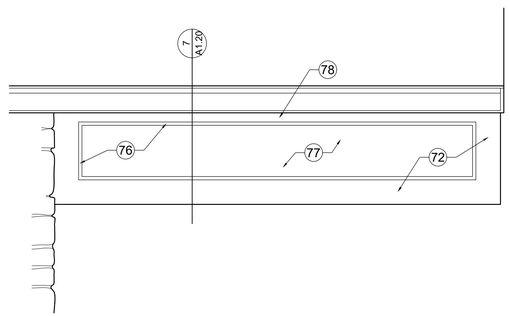


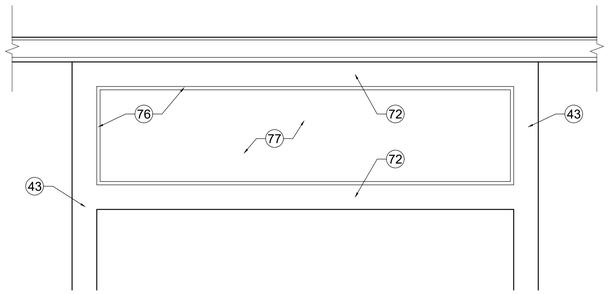
1 SECTION

PANEL @ NORTH ENTRY
84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



2 DETAIL

PANEL @ NORTH ENTRY
84 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"



3 DETAIL

PANEL @ SOUTH ENTRY
72 N. HIGH ST.
SCALE: 1 1/2" = 1'-0"

MATERIALS LIST

1. PAINTED METAL HEAD FLASHING, EXTEND UP BEHIND SIDING
2. 1X WOOD TRIM
3. CROWN MOLDING, MITERED AT CORNERS, HOLMES LUMBER HL3225, 5/8" X 2 1/4"
4. 5/4 X 6 HEAD AND JAMB TRIM
5. BLOCKING AS REQUIRED
6. FIBER CEMENT, LAP SIDING, 7" EXPOSURE, BLIND NAILED, SMOOTH FINISH
7. SILL, PROFILE TO MATCH HOLMES LUMBER, SILL 920019 2" X 1 1/2"
8. INSULATED GLAZING IN PREFINISHED ALUMINUM STOREFRONT. KAWNEER TRIFAB VERSAGLAZE 451T
9. EXISTING STUCCO TO BE REPAIRED, TEXTURE OF NEW TO MATCH EXISTING. ALL STUCCO SURFACES TO BE PAINTED
10. LIMESTONE TRIM AT WINDOW HEAD
11. LIMESTONE TRIM AT WINDOW SILL
12. FIBER CEMENT LAP SIDING, 4" EXPOSURE, BLIND NAILED, SMOOTH FINISH
13. HEAD FLASHING
14. 5/4 X 6 HEAD TRIM
15. 5/4 X 4 JAMB TRIM
16. CROWN, HOLMES LUMBER HL317513, 3/4" X 1 3/4"
17. PANEL MOLDING, HOLMES LUMBER HL71388, 3/4" X 1 3/8"
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30. 2X SUBFASCIA
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47. 1/2" GYPSUM WALLBOARD
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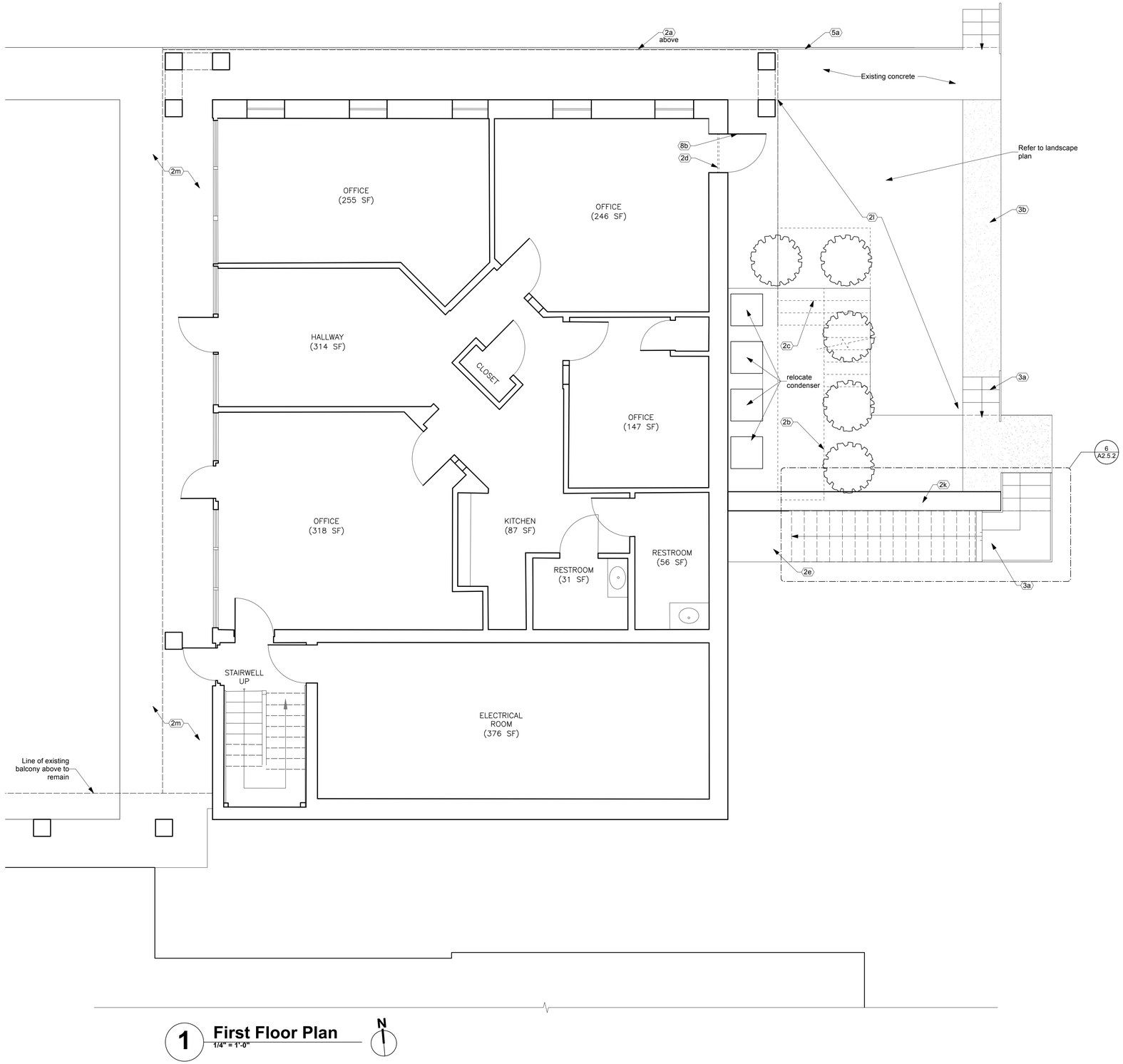
49. FIBERGLASS SILL SEAL
50. 6X8X16 CMU TERMITE BLOCK
51. 3/8" INSULATION BOARD
52. 1/2" DIAMETER ANCHOR BOLT, 1'-6" LONG, EMBEDDED AT LEAST 1'-3" DEEP, 6'-0" O.C. AND NOT MORE THAN 1'-0" FROM ANY CORNER
53. 6X8X16 CMU
54. DAMPPROOFING PER CODE REQUIREMENTS
55. GRAVEL BACKFILL TO WITHIN 1'-0" OF GRADE
56. 10X8X16 CMU
57. 10"X18" CONCRETE FOOTING WITH 2 - #5 REINFORCING BARS
58. 2X4 TREATED WOOD SILL PLATE
59. 2X BLOCKING BETWEEN FLOOR JOISTS
60. 3/4" T&G PLYWOOD SUBFLOOR, GLUED AND NAILED
61. 2X10 FLOOR JOISTS @ 16" O.C.
62. GRAVEL, 4"
63. VAPOR BARRIER, 6 MIL POLY
64. REINFORCED RUBBER MEMBRANE ROOF
65. TERMINATION STRIP PER RUBBER ROOFING MANUFACTURER
66. INSULATION BOARD
67. 5/8" ROOF SHEATHING
68. TAPERED 2X'S ATOP JOISTS
69. 2X12 JOISTS @ 24" O.C.
70. R-38 FIBERGLASS BATT INSULATION
71. 2X8 CAP WITH TAPERED TOP
72. 5/4 X 6 TRIM
73. BASE FLASHING PER RUBBER ROOFING MANUFACTURER'S SPECS. (SEE EDPM ROOFING HANDBOOK)
74. 4X4 TREATED WOOD POST
75. 2X4, CONTINUOUS
76. PANEL MOLDING, HOLMES LUMBER HL71005, 1/2" X 3/4"
77. FIBER CEMENT PANEL, SMOOTH FINISH
78. 5/4 X 3 TRIM
79. 2X4 CONTINUOUS, NAIL TO CEILING JOISTS ABOVE
80. 2X4 @ 16" O.C.



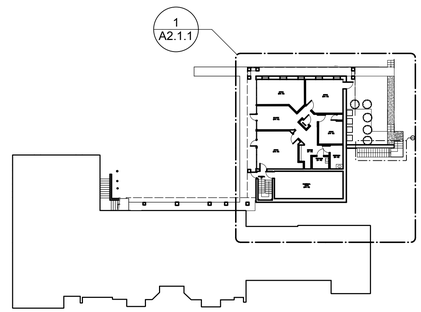
1 First Floor Plan

1/4" = 1'-0"

N

Coded Notes

2a	Existing deck. Do not disturb.
2b	Demolish and remove walkway, walkway structure post, and roof.
2c	Demolish and remove existing wood stair. Prepare slab to receive new stair and structure.
2d	Remove existing window. Extend existing window opening to finish floor. Prepare opening to receive new exterior door.
2e	Excavate existing landscape and prepare to receive new concrete stair. Brace surrounding walls as required.
2f	Demolish and remove existing railing.
2g	Demolish and remove existing walkway roof.
2h	Remove existing window extend opening and prepare to receive new infill wall.
2i	Demolish walls to extents shown. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
2j	Remove existing door. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
2k	Existing stone wall to remain
2l	Demolish and remove landscape elements and prepare for new landscape
2m	Demolish and remove existing walkway and prepare for new concrete.
2n	Remove soffit and pork chop.
3a	New concrete stairs and rail.
3b	New concrete walkway.
3c	New 4" concrete slab on compacted gravel
5a	New aluminnu rail with Timbertek wd top cap = Driftwood 5/4"
5b	Not used
6a	New wood stair and rail.
6b	Replace/ repair existing damaged backboards and paint. Install new wood deck/ walkway where shown in plan.
6c	1x4 wood trim PTD
6d	1-1/2" x 1-1/2" wood trim PTD
6e	1x6 PTD
6f	Cap trim 1-1/2" x 2-3/4"
6g	Cap trim 1-1/2" x 2-3/4" except no angle cut. PTD
6h	1-1/2" x 1-1/2" cap trim. PTD
6i	Sill 1 x 4-1/4" PTD
7a	Board and batten siding: comprised of fiber cement Hardie panel and battens, with Hardie Company: Smooth finish Arctic white
7b	Flashing
8a	New window- based a alum Kawneer Trifab 451 T
8b	New door
8c	Remove all existing window, trim, anchors, accessories etc. Prepare openings for taller windows or infill as indicated in plans and elevations.



- Key Plan

1/32" = 1'-0"

N

BASS STUDIO ARCHITECTS

Project Title: **Dublin 72-84 North High Street**

Project Address: Dublin 72-84 North High Street
Dublin, Ohio 43017

Design Firm: Bass Studio Architects

Sheet Title: FIRST-FLOOR-PLAN

Date
ARCH. REVIEW: 11/20/24
REVISED: 12/11/24
M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25

Sheet No. A2.1.1

Gary J. Alexander, Architects
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

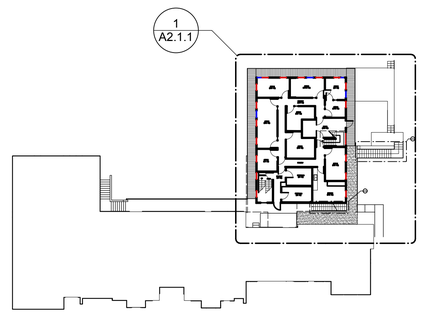
1 Second Floor Plan

1/4" = 1'-0"

N

Coded Notes

2a	Existing deck. Do not disturb.
2b	Demolish and remove walkway, walkway structure post, and roof.
2c	Demolish and remove existing wood stair. Prepare slab to receive new stair and structure.
2d	Remove existing window. Extend existing window opening to finish floor. Prepare opening to receive new exterior door.
2e	Excavate existing landscape and prepare to receive new concrete stair. Brace surrounding walls as required.
2f	Demolish and remove existing railing.
2g	Demolish and remove existing walkway roof.
2h	Remove existing window extend opening and prepare to receive new infill wall.
2i	Demolish walls to extents shown. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
2j	Remove existing door. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
2k	Existing stone wall to remain
2l	Demolish and remove landscape elements and prepare for new landscape
2m	Demolish and remove existing walkway and prepare for new concrete.
2n	Remove soffit and pork chop.
3a	New concrete stairs and rail.
3b	New concrete walkway.
3c	New 4" concrete slab on compacted gravel
5a	New aluminnu rail with Timbertek wd top cap = Driftwood 5/4"
5b	Not used
6a	New wood stair and rail.
6b	Replace/ repair existing damaged backboards and paint. Install new wood deck/ walkway where shown in plan.
6c	1x4 wood trim PTD
6d	1-1/2" x 1-1/2" wood trim PTD
6e	1x6 PTD
6f	Cap trim 1-1/2" x 2-3/4"
6g	Cap trim 1-1/2" x 2-3/4" except no angle cut. PTD
6h	1-1/2" x 1-1/2" cap trim. PTD
6i	Sill 1 x 4-1/4" PTD
7a	Board and batten siding: comprised of fiber cement Hardie panel and battens, with Hardie Company: Smooth finish Arctic white
7b	Flashing
8a	New window- based a alum Kawneer Trifab 451 T
8b	New door
8c	Remove all existing window, trim, anchors, accessories etc. Prepare openings for taller windows or infill as indicated in plans and elevations.



- Key Plan

1/32" = 1'-0"

N

BASS STUDIO ARCHITECTS

Project Title: **Dublin 72-84 North High Street**

Project Address: Dublin 72-84 North High Street
Dublin, Ohio 43017

Design Firm: Bass Studio Architects

Sheet Title: SECOND-FLOOR-PLAN

ARCH. REVIEW: 11/20/24
REVISED: 12/11/24

Date
M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25

Sheet No. A2.1.2

Gary J. Alexander, Architects
1265 Neil Avenue, Columbus, Ohio 43201
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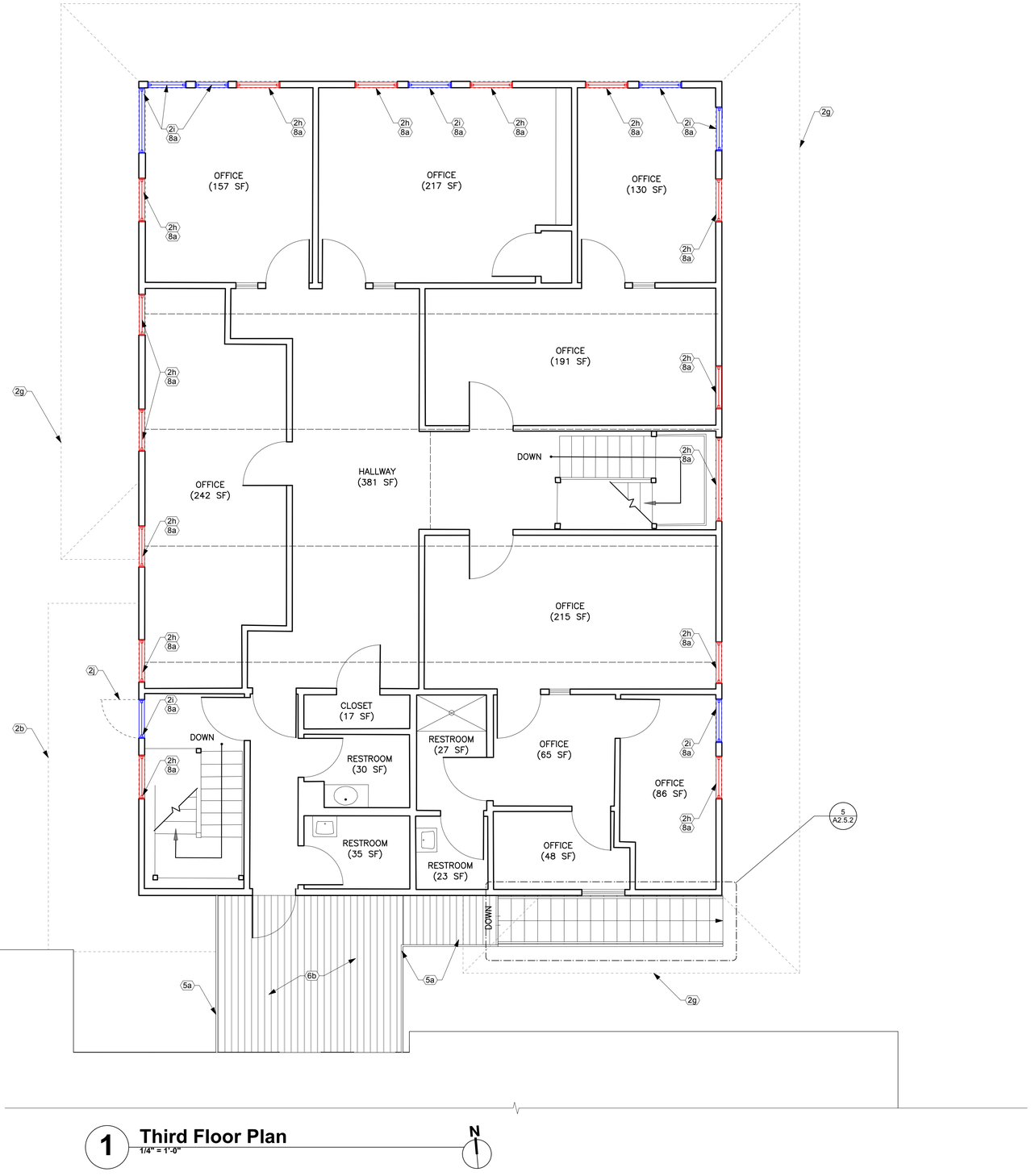
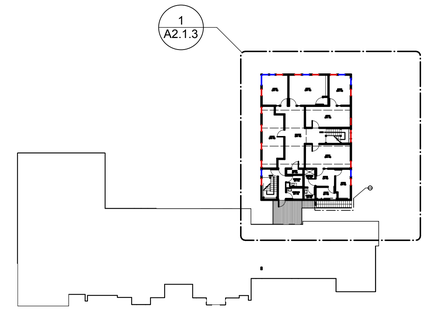


1 **Third Floor Plan**
1/4" = 1'-0"

N

Coded Notes

2a	Existing deck. Do not disturb.
2b	Demolish and remove walkway, walkway structure post, and roof.
2c	Demolish and remove existing wood stair. Prepare slab to receive new stair and structure.
2d	Remove existing window. Extend existing window opening to finish floor. Prepare opening to receive new exterior door.
2e	Excavate existing landscape and prepare to receive new concrete stair. Brace surrounding walls as required.
2f	Demolish and remove existing railing.
2g	Demolish and remove existing walkway roof.
2h	Remove existing window extend opening and prepare to receive new infill wall.
2i	Demolish walls to extents shown. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
2j	Remove existing door. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
2k	Existing stone wall to remain
2l	Demolish and remove landscape elements and prepare for new landscape
2m	Demolish and remove existing walkway and prepare for new concrete.
2n	Remove soffit and pork chop.
3a	New concrete stairs and rail.
3b	New concrete walkway.
3c	New 4" concrete slab on compacted gravel
5a	New aluminmu rail with Timbertek wd top cap = Driftwood 5/4"
5b	Not used
6a	New wood stair and rail.
6b	Replace/ repair existing damaged backboards and paint. Install new wood deck/ walkway where shown in plan.
6c	1x4 wood trim PTD
6d	1-1/2" x 1-1/2" wood trim PTD
6e	1x6 PTD
6f	Cap trim 1-1/2" x 2-3/4"
6g	Cap trim 1-1/2" x 2-3/4" except no angle cut. PTD
6h	1-1/2" x 1-1/2" cap trim. PTD
6i	Sill 1 x 4-1/4" PTD
7a	Board and batten siding: comprised of fiber cement Hardie panel and battens, with Hardie Company: Smooth finish Arctic white
7b	Flashing
8a	New window- based a alum Kawneer Trifab 451 T
8b	New door
8c	Remove all existing window, trim, anchors, accessories etc. Prepare openings for taller windows or infill as indicated in plans and elevations.



- **Key Plan**
1/32" = 1'-0"

N

BASS STUDIO ARCHITECTS

Project Title
Dublin 72-84 North High Street

Project Address
Dublin 72-84 North High Street
Dublin, Ohio 43017

Design Firm
Bass Studio Architects

Sheet Title
THIRD-FLOOR-PLAN

Date
ARCH. REVIEW: 11/20/24
REVISED: 12/11/24
M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25

Sheet No.
A2.1.3

Gary J. Alexander,
Architects
1265 Neil Avenue, Columbus, Ohio 43201
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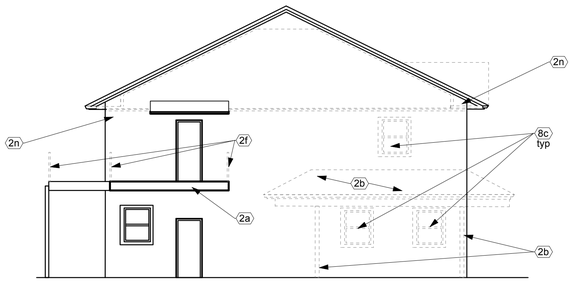
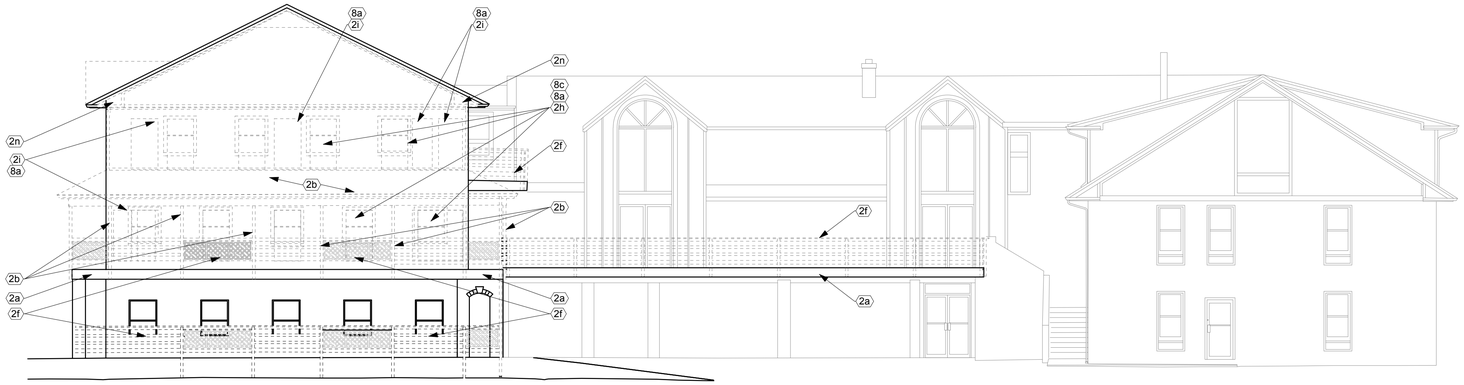


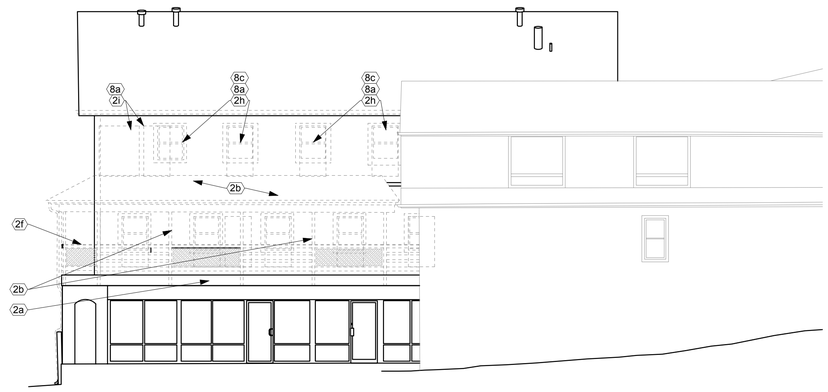
2 Existing West Elevation/Demolition

1/8" = 1'-0"



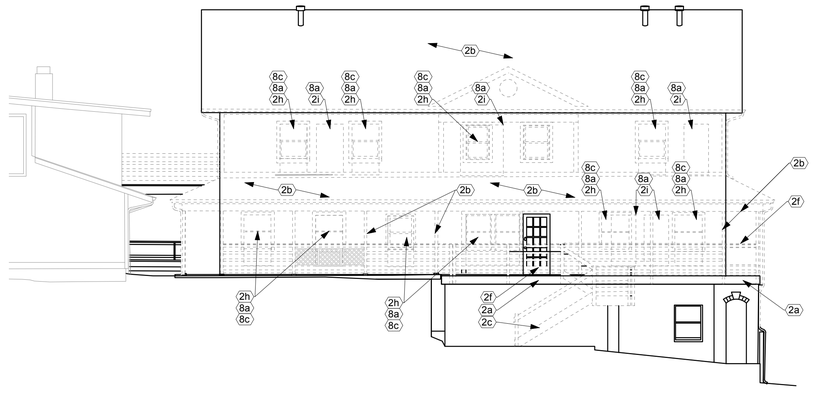
1 Existing East Elevation/Demolition

1/8" = 1'-0"



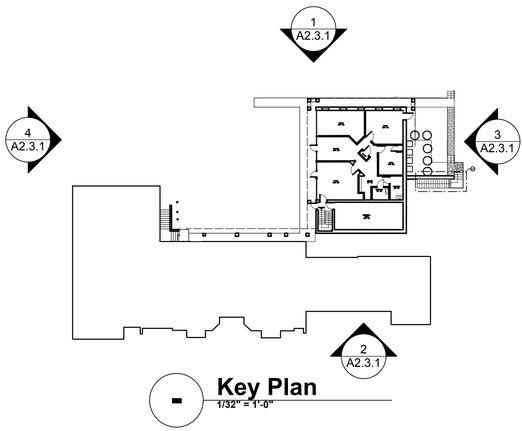
4 Existing North Elevation/Demolition

1/8" = 1'-0"



3 Existing South Elevation/Demolition

1/8" = 1'-0"



- Key Plan

1/32" = 1'-0"

Coded Notes

- 2a Existing deck. Do not disturb.
- 2b Demolish and remove walkway, walkway structure post, and roof.
- 2c Demolish and remove existing wood stair. Prepare slab to receive new stair and structure.
- 2d Remove existing window. Extend existing window opening to finish floor. Prepare opening to receive new exterior door.
- 2e Excavate existing landscape and prepare to receive new concrete stair. Brace surrounding walls as required.
- 2f Demolish and remove existing railing.
- 2g Demolish and remove existing walkway roof.
- 2h Remove existing window extend opening and prepare to receive new infill wall.
- 2i Demolish walls to extents shown. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
- 2j Remove existing door. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
- 2k Existing stone wall to remain
- 2l Demolish and remove landscape elements and prepare for new landscape
- 2m Demolish and remove existing walkway and prepare for new concrete.
- 2n Remove soffit and pork chop.
- 3a New concrete stairs and rail.
- 3b New concrete walkway.
- 3c New 4" concrete slab on compacted gravel
- 5a New aluminmu rail with Timbertek wd top cap = Driftwood 5/4"
- 5b Not used
- 6a New wood stair and rail.
- 6b Replace/ repair existing damaged backboards and paint. Install new wood deck/ walkway where shown in plan.
- 6c 1x4 wood trim PTD
- 6d 1-1/2" x 1-1/2" wood trim PTD
- 6e 1x6 PTD
- 6f Cap trim 1-1/2" x 2-3/4"
- 6g Cap trim 1-1/2" x 2-3/4" except no angle cut. PTD
- 6h 1-1/2" x 1-1/2" cap trim. PTD
- 6i Sill 1 x 4-1/4" PTD
- 7a Board and batten siding: comprised of fiber cement Hardie panel and battens, with Hardie Company: Smooth finish Arctic white
- 7b Flashing
- 8a New window- based a alum Kawneer Trifab 451 T
- 8b New door
- 8c Remove all existing window, trim, anchors, accessories etc. Prepare openings for taller windows or infill as indicated in plans and elevations.

BASS STUDIO ARCHITECTS

Project Title
Dublin 72-84 North High Street

Project Address
Dublin 72-84 North High Street
Dublin, Ohio 43017

Design Firm
Bass Studio Architects

Sheet Title
EXISTING-BUILDING-ELEVATIONS

ARCH. REVIEW: 11/20/24
REVISED: 12/11/24

Date
M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25

Sheet No.
A2.3.1

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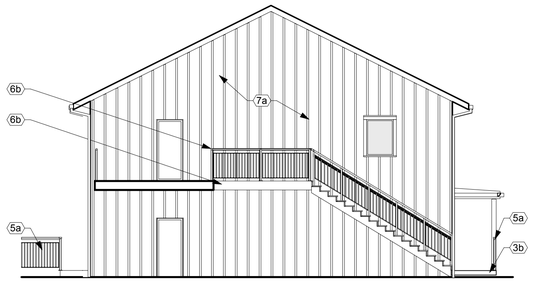
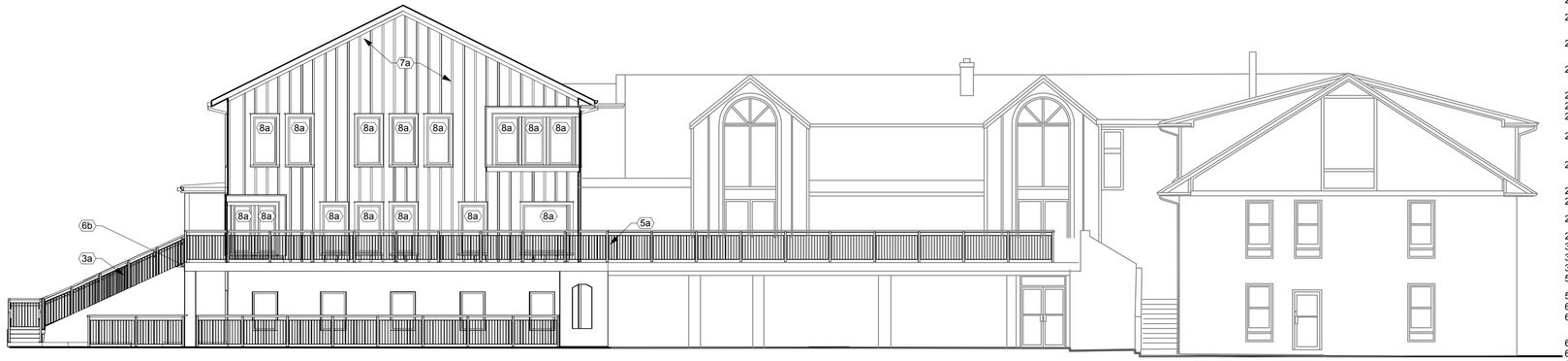


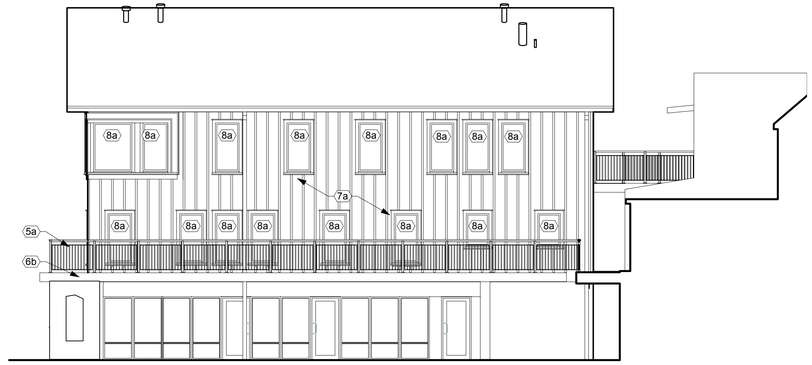
2 West Elevation
1/8" = 1'-0"



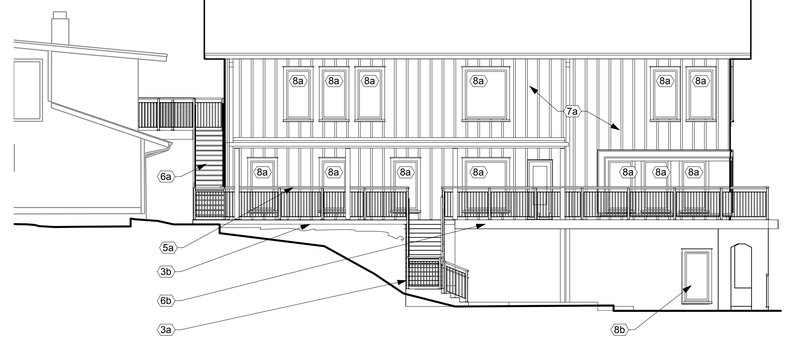
1 East Elevation
1/8" = 1'-0"

Coded Notes

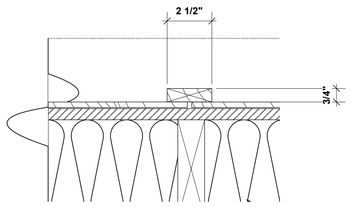
2a Existing deck. Do not disturb.
2b Demolish and remove walkway, walkway structure post, and roof.
2c Demolish and remove existing wood stair. Prepare slab to receive new stair and structure.
2d Remove existing window. Extend existing window opening to finish floor. Prepare opening to receive new exterior door.
2e Excavate existing landscape and prepare to receive new concrete stair. Brace surrounding walls as required.
2f Demolish and remove existing railing.
2g Demolish and remove existing walkway roof.
2h Remove existing window extend opening and prepare to receive new infill wall.
2i Demolish walls to extents shown. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
2j Remove existing door. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
2k Existing stone wall to remain
2l Demolish and remove landscape elements and prepare for new landscape
2m Demolish and remove existing walkway and prepare for new concrete.
2n Remove soffit and pork chop.
3a New concrete stairs and rail.
3b New concrete walkway.
3c New 4" concrete slab on compacted gravel
5a New aluminmu rail with Timbertek wd top cap = Driftwood 5/4"
5b Not used
6a New wood stair and rail.
6b Replace/ repair existing damaged backboards and paint. Install new wood deck/ walkway where shown in plan.
6c 1x4 wood trim PTD
6d 1-1/2" x 1-1/2" wood trim PTD
6e 1x6 PTD
6f Cap trim 1-1/2" x 2-3/4"
6g Cap trim 1-1/2" x 2-3/4" except no angle cut. PTD
6h 1-1/2" x 1-1/2" cap trim. PTD
6i Sill 1 x 4-1/4" PTD
7a Board and batten siding: comprised of fiber cement Hardie panel and battens, with Hardie Company: Smooth finish Arctic white
7b Flashing
8a New window- based a alum Kawneer Trifab 451 T
8b New door
8c Remove all existing window, trim, anchors, accessories etc. Prepare openings for taller windows or infill as indicated in plans and elevations.



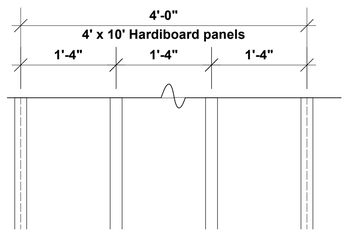
4 North Elevation
1/8" = 1'-0"



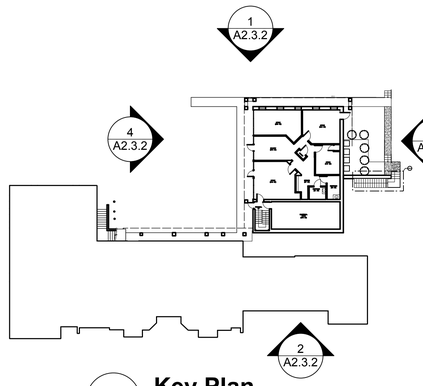
3 South Elevation
1/8" = 1'-0"



6 Batten Detail
Scale: 3" = 1'-0"



5 Batten Spacing
Scale: 1" = 1'-0"



- Key Plan
1/32" = 1'-0"

BASS STUDIO ARCHITECTS

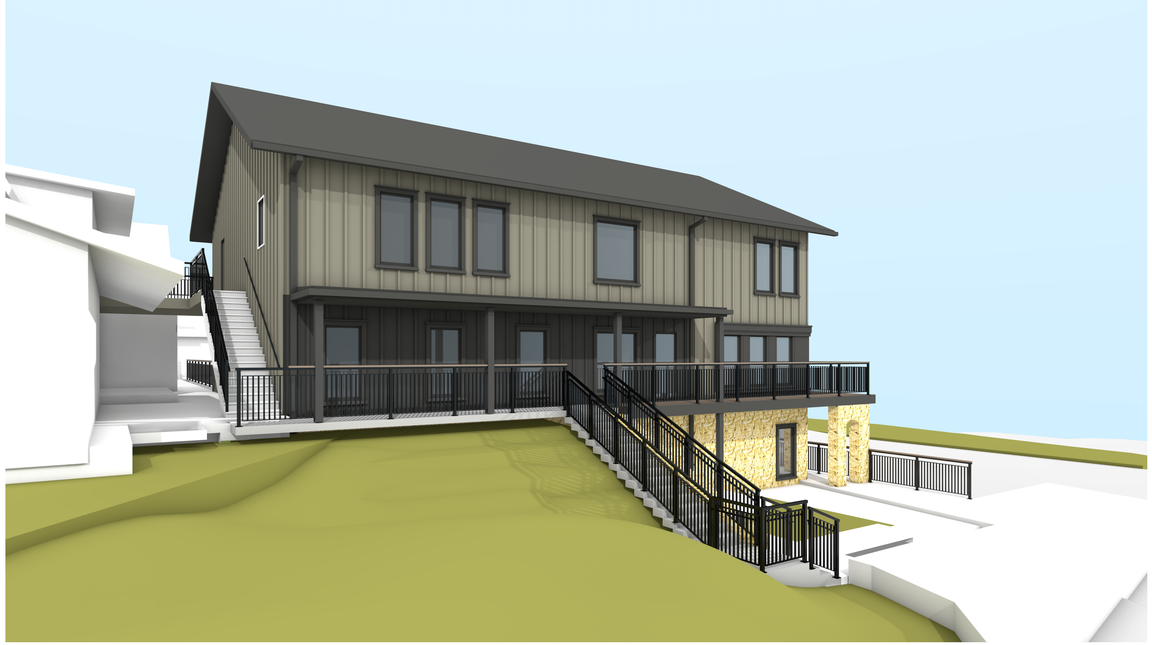
Project Title: **Dublin 72-84 North High Street**
Project Address: Dublin 72-84 North High Street, Dublin, Ohio 43017

Design Firm: Bass Studio Architects
Sheet Title: PROPOSED-BUILDING-ELEVATIONS

Date
ARCH. REVIEW: 11/20/24
REVISED: 12/11/24
M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25

Sheet No. A2.3.2

Gary J. Alexander, Architects
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637



BASS STUDIO ARCHITECTS

Project Title
Dublin 72-84 North High Street

Project Address
Dublin 72-84 North High Street
Dublin, Ohio 43017

Design Firm
Bass Studio Architects

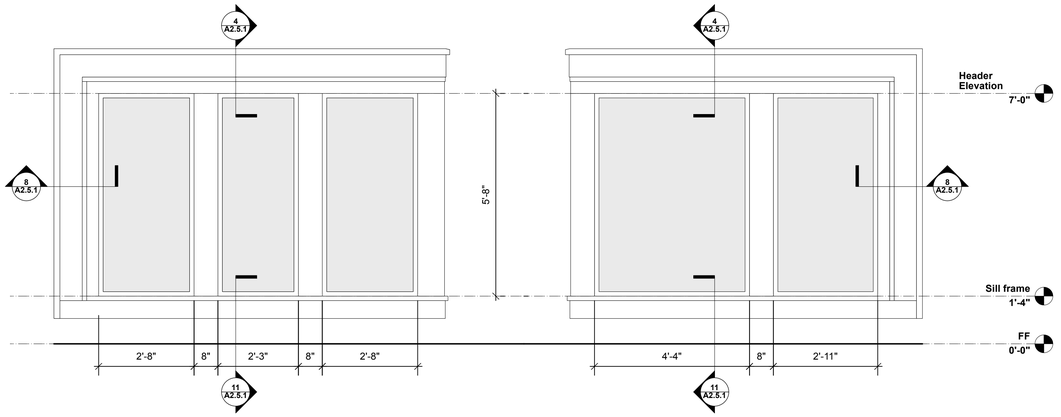
Sheet Title
BUILDING-VIEWS

ARCH. REVIEW: 11/20/24
REVISED: 12/11/24

Date
M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25

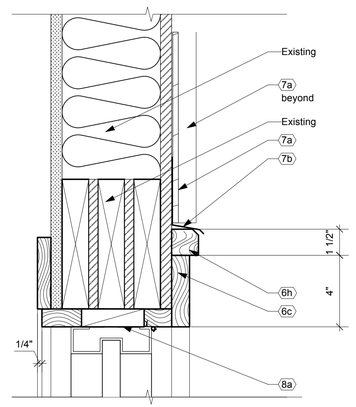
Sheet No.
A2.4.1

Gary J. Alexander,
Architects
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

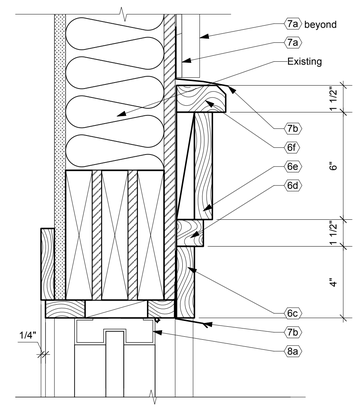


1 Window Elevation
1/2" = 1'-0"

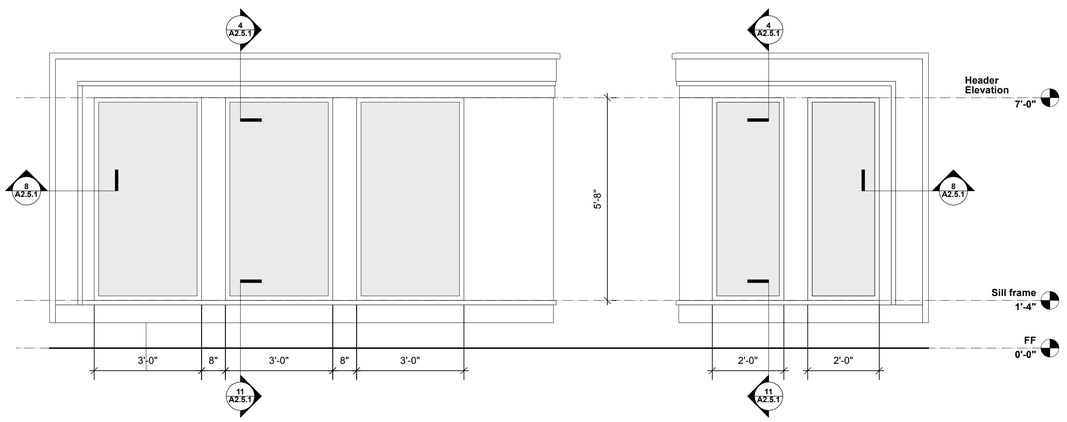
2 Window Elevation
1/2" = 1'-0"



3 Typ Head
3" = 1'-0"

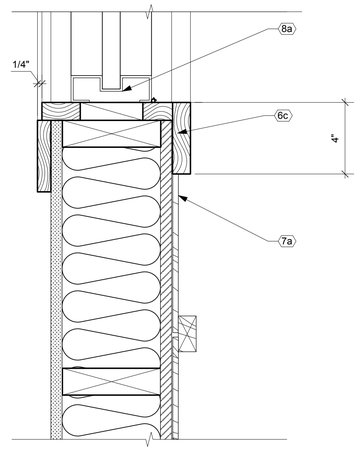


4 Head
3" = 1'-0"

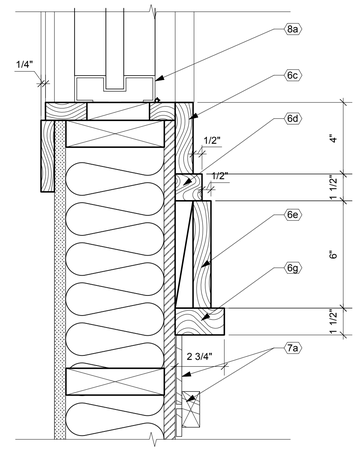


5 Window Elevation
1/2" = 1'-0"

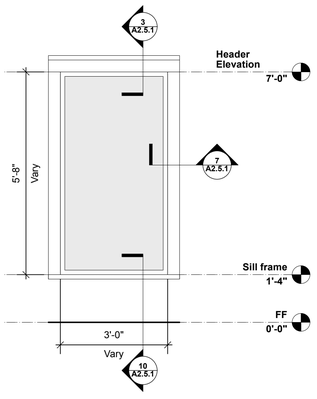
6 Window Elevation
1/2" = 1'-0"



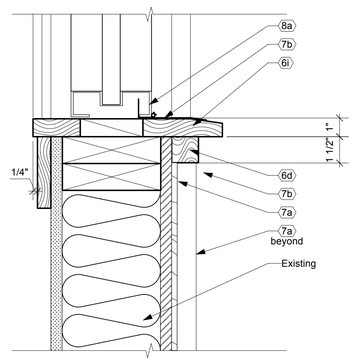
7 Typ Jamb
3" = 1'-0"



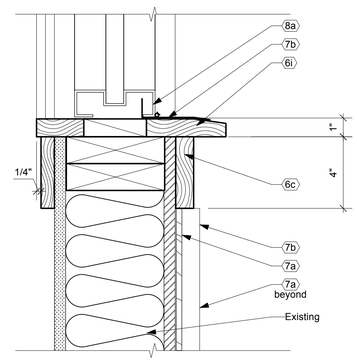
8 Jamb
3" = 1'-0"



9 Typ Window Elevation
1/2" = 1'-0"



10 Typ Sill
3" = 1'-0"



11 Sill
3" = 1'-0"

Coded Notes

2a Existing deck. Do not disturb.
2b Demolish and remove walkway, walkway structure post, and roof.
2c Demolish and remove existing wood stair. Prepare slab to receive new stair and structure.
2d Remove existing window. Extend existing window opening to finish floor. Prepare opening to receive new exterior door.
2e Excavate existing landscape and prepare to receive new concrete stair. Brace surrounding walls as required.
2f Demolish and remove existing railing.
2g Demolish and remove existing walkway roof.
2h Remove existing window extend opening and prepare to receive new infill wall.
2i Demolish walls to extents shown. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
2j Remove existing door. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
2k Existing stone wall to remain
2l Demolish and remove landscape elements and prepare for new landscape
2m Demolish and remove existing walkway and prepare for new concrete.
2n Remove soffit and pork chop.
3a New concrete stairs and rail.
3b New concrete walkway.
3c New 4" concrete slab on compacted gravel
5a New aluminmu rail with Timbertek wd top cap = Driftwood 5/4"
5b Not used
6a New wood stair and rail.
6b Replace/ repair existing damaged backboards and paint. Install new wood deck/ walkway where shown in plan.
6c 1x4 wood trim PTD
6d 1-1/2" x 1-1/2" wood trim PTD
6e 1x6 PTD
6f Cap trim 1-1/2" x 2-3/4"
6g Cap trim 1-1/2" x 2-3/4" except no angle cut. PTD
6h 1-1/2" x 1-1/2" cap trim. PTD
6i Sill 1 x 4-1/4" PTD
7a Board and batten siding: comprised of fiber cement Hardie panel and battens, with Hardie Company: Smooth finish Arctic white
7b Flashing
8a New window- based a alum Kawneer Trifab 451 T
8b New door
8c Remove all existing window, trim, anchors, accessories etc. Prepare openings for taller windows or infill as indicated in plans and elevations.

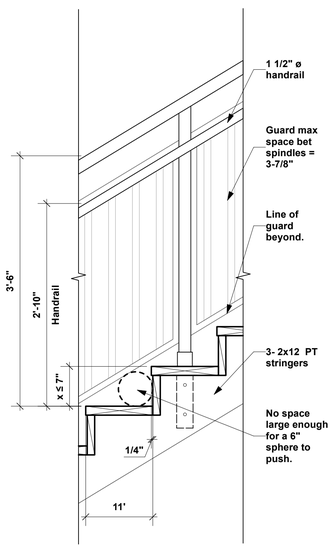
BASS STUDIO ARCHITECTS

Project Title
Dublin 72-84 North High Street
Project Address
Dublin 72-84 North High Street
Dublin, Ohio 43017

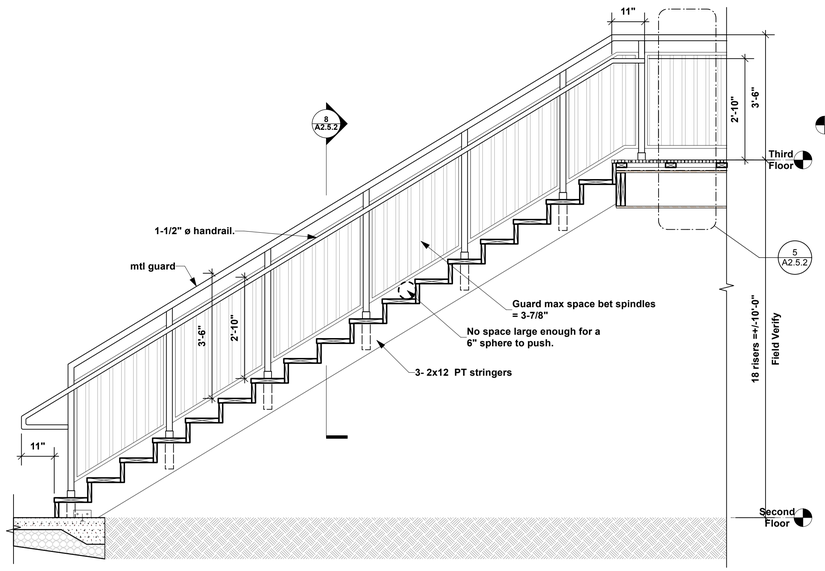
Design Firm
Bass Studio Architects
Sheet Title
WINDOW ELEVATION AND DETAILS

ARCH. REVIEW: 11/20/24
REVISED: 12/11/24
Date
M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25
Sheet No.
A2.5.1

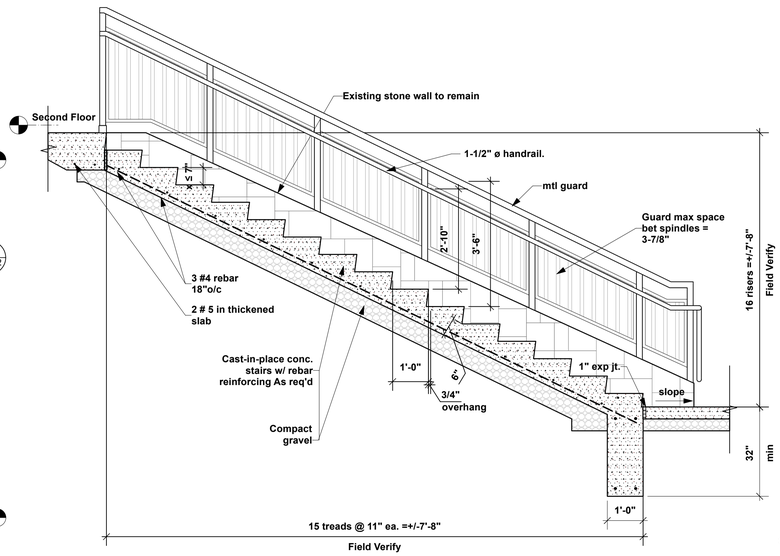
Gary J. Alexander, Architects
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637



4 Detail
1" = 1'-0"



3 Section
1/2" = 1'-0"



2 Section
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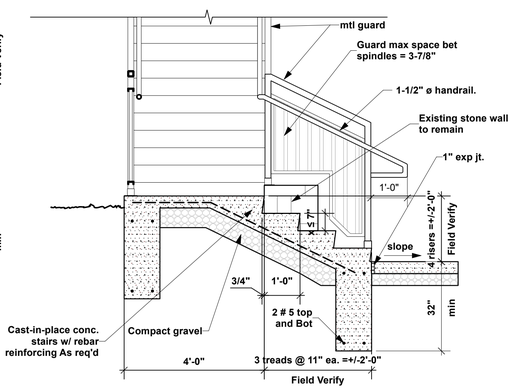
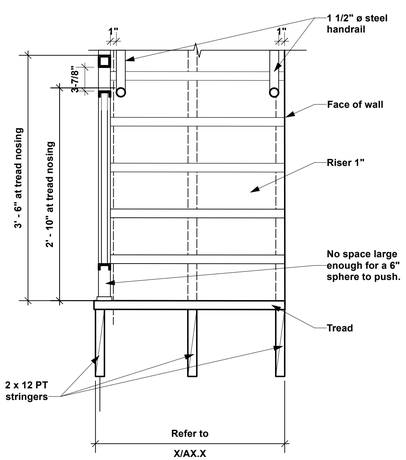
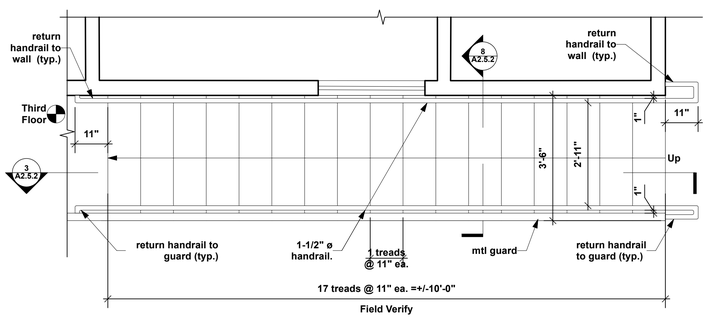


1 Section
1/2" = 1'-0"

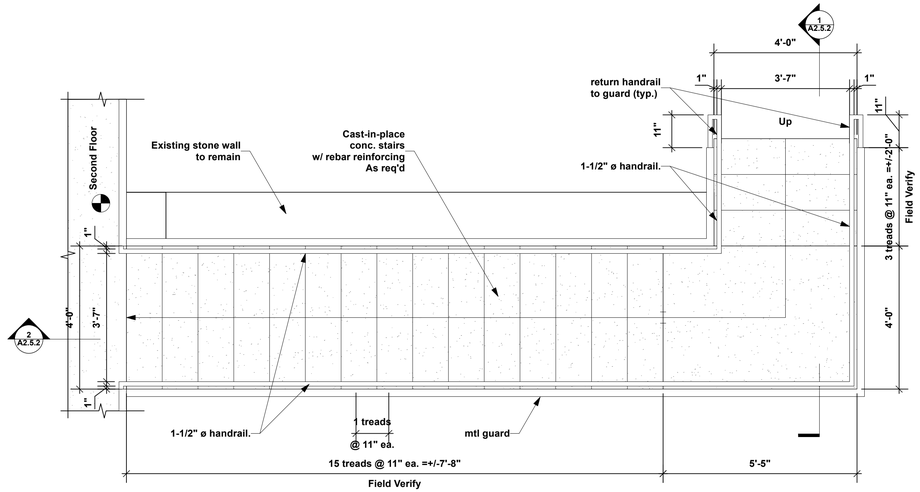


8 Details
1" = 1'-0"



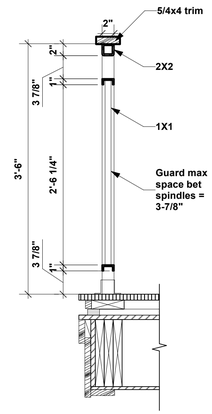
7 Second Floor/ Third Floor Stairs Plan
1/2" = 1'-0"

N



6 First floor/ Second Floor Stairs Plan
1/2" = 1'-0"

N



5 Detail
1" = 1'-0"

BASS STUDIO ARCHITECTS

Project Title: **Dublin 72-84 North High Street**

Project Address: Dublin 72-84 North High Street
Dublin, Ohio 43017

Design Firm: Bass Studio Architects

Sheet Title: STAIRS DETAILS

ARCH. REVIEW: 11/20/24
REVISED: 12/11/24

Date
M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25

Sheet No. A2.5.2

Gary J. Alexander, Architects
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(614) 487-0637

1 MATERIALS PLAN

SCALE: 1"=10'-0"

0 5' 10' 20'

ADD 160 LF CONCRETE CURB, EXCAVATE AND ADD 2' DEPTH PLANTING SOIL (500 CU FT)

EXISTING LAWN SWALE

LANDSCAPE PHASE 1

LANDSCAPE PHASE 2

3 EXISTING HAWTHORN

EXISTING TRASH ENCLOSURE TO REMAIN

CUT AND REMOVE PAVEMENT FOR PLANTING AREA

EXISTING ARBORVITAE

EX. UTILITIES

2 BIKE RACKS (4 BIKES)

REMOVE EXISTING NON ADA COMPLIANT RAMP

REPLACE UNEVEN DETERIORATING STONE WITH CONCRETE TO MATCH REST OF WALKS

REPLACE EXISTING DETERIORATING CONCRETE WALKS WITH NEW CONCRETE

RECONFIGURE DOWNSPOUTS TO NOT DRAIN ON SIDEWALK

EX. CONCRETE WALK

REPAIR WALL TO MATCH EXISTING

ACCESSIBLE ENTRANCE

ACCESSIBLE ROUTE

ADA VAN 24

EXISTING PARKING

ADA CAR 35

COMPACT 29

COMPACT 30

COMPACT 31

20 NORTH STREET

84 NORTH HIGH

72 NORTH HIGH

NORTH HIGH ST.

NORTH ST.

DECK, SEE ARCHITECTURAL DRAWINGS

STAIRS, SEE ARCHITECTURAL DRAWINGS

EXISTING CONCRETE

TIE DOWNSPOUTS TO EXISTING DRAINAGE SYSTEM

360 SF PLANTING BED

420 SF PLANTING BED

265 SF PLANTING BED

775 SF PLANTING BED

PROPOSED BENCH

LANDSCAPE LIGHTING IN BEDS TO LIGHT WALKS

KEEP EXISTING WALL

EXISTING 12" CALIPER BLUE SPRUCE AGAINST BUILDING TO BE REMOVED

KEEP EX. PILLAR AND WALL

FILL IN 95 SF PAVING

EXISTING 4" CAL. JAPANESE MAPLE TO BE REMOVED

EXISTING 7" CAL. HORNBEAM AGAINST BUILDING TO BE REMOVED

MOVE EXISTING STRIP DRAIN TO EDGE OF PAVING

FUTURE LAWN/PLANTING BY CITY OF DUBLIN

FUTURE PATH PLANNED BY CITY OF DUBLIN

PROPOSED UTILITY BOX BY CITY OF DUBLIN

PROPOSED FENCE AND UTILITY BOX BY CITY OF DUBLIN AT TIME OF APPLICATION
FINAL LOCATION TO BE DISCUSSED
GRAY LINE INDICATES INITIAL PLACEMENT BY ENGINEERING

REPAIR STONE WALL CORNER WHERE STONE HAS FALLEN OUT OF PLACE

PROPOSED LIMESTONE STEPS
60 SF PLANTING BED

120 SF PLANTING BED

415 SF BRICK PAVING FOR WALKS AND PATIO

EXISTING RETAINING WALL

PROPOSED STAIRS, SEE ARCHITECTURAL DRAWINGS

FUTURE LAWN/PLANTING BY CITY OF DUBLIN

REMOVE EXISTING ARBORVITAE

730 SF PLANTING BED

395 SF BRICK PAVING
PROPOSED PAD AND UTILITY BOX BY CITY OF DUBLIN, AT TIME OF APPLICATION, IN CONFLICT WITH WALKWAYS,
FINAL LOCATION TO BE DETERMINED

EXISTING HISTORIC WALL

800 SF FUTURE PATH PLANNED BY CITY OF DUBLIN

EXISTING 20" CAL. HACKBERRY

FUTURE STREET TREES BY CITY OF DUBLIN

EXISTING 16" CAL. EASTERN WHITE PINE

EX. BENCH

1660 SF BRICK PAVING

1200 SF PLANTING BED

LANDSCAPE PHASE 2

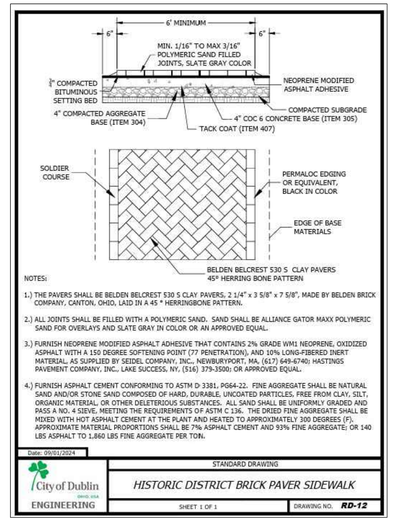
LANDSCAPE PHASE 1

3 BIKE RACKS (6 BIKES)

EXISTING STREET TREES IN TREE WELLS

EXISTING CITY SIDEWALK

2 BRICK PAVING DETAIL



NOTES:

1.) THE PAVERS SHALL BE BELDEN BELCREST 530 S CLAY PAVERS, 2 1/4" x 3 5/8" x 7 5/8", MADE BY BELDEN BRICK COMPANY, CANTON, OHIO, LAID IN A 45 ° HERRINGBONE PATTERN.

2.) ALL JOINTS SHALL BE FILLED WITH A POLYMERIC SAND. SAND SHALL BE ALLIANCE GATOR MAXX POLYMERIC SAND FOR OVERLAYS AND SLATE GRAY IN COLOR OR AN APPROVED EQUAL.

3.) FURNISH NEOPRENE MODIFIED ASPHALT ADHESIVE THAT CONTAINS 2% GRADE WM1 NEOPRENE, OXIDIZED ASPHALT WITH A 150 DEGREE SOFTENING POINT (77 PENETRATION), AND 10% LONG-FIBERED INERT MATERIAL, AS SUPPLIED BY SEIDEL COMPANY, INC., NEWBURYPORT, MA, (617) 649-6740; HASTINGS PAVEMENT COMPANY, INC., LAKE SUCCESS, NY, (516) 379-3500; OR APPROVED EQUAL.

4.) FURNISH ASPHALT CEMENT CONFORMING TO ASTM D 3381, PG64-22. FINE AGGREGATE SHALL BE NATURAL SAND AND/OR STONE SAND COMPOSED OF HARD, DURABLE, UNCOATED PARTICLES, FREE FROM CLAY, SILT, ORGANIC MATERIAL, OR OTHER DELETERIOUS SUBSTANCES. ALL SAND SHALL BE UNIFORMLY GRADED AND PASS A NO. 4 SIEVE, MEETING THE REQUIREMENTS OF ASTM C 136. THE DRIED FINE AGGREGATE SHALL BE MIXED WITH HOT ASPHALT CEMENT AT THE PLANT AND HEATED TO APPROXIMATELY 300 DEGREES (F). APPROXIMATE MATERIAL PROPORTIONS SHALL BE 7% ASPHALT CEMENT AND 93% FINE AGGREGATE; OR 140 LBS ASPHALT TO 1,860 LBS FINE AGGREGATE PER TON.

Date: 09/01/2024

City of Dublin SINCE 2019 ENGINEERING

STANDARD DRAWING

HISTORIC DISTRICT BRICK PAVER SIDEWALK

SHEET 1 OF 1 | DRAWING NO. RD-12

LANDSCAPE GENERAL NOTES

1. DO NOT SCALE DRAWINGS
2. ALL WORK TO CONFORM TO LOCAL, STATE AND NATIONAL CODES AND ANY OTHER BODY HAVING JURISDICTION OVER THE WORK
3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.
4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.
6. PROVIDE TEMPORARY DUST-PROOFING, AS REQUIRED TO PROTECT ALL EXISTING AREAS AND EQUIPMENT FROM DAMAGE DUE TO DEMOLITION OR NEW CONSTRUCTION ACTIVITIES. COORDINATE LOCATIONS AND REQUIREMENTS WITH OWNER.
7. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.
8. ALL MATERIALS TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS. NOTIFY LANDSCAPE ARCHITECT IF A DISCREPANCY EXISTS BETWEEN MANUFACTURER SPECIFICATIONS AND DRAWINGS.
9. PROPERTY LINES ARE ESTIMATED, OBTAIN A SURVEY TO ENSURE FENCES AND OTHER ITEMS ARE ON OWNERS PROPERTY

PAVING NOTES
ALL BRICK PAVING ON LANDSCAPE PLAN TO MATCH DUBLIN STANDARD BRICK PAVING BELDEN BELCREST 530 S PAVER

1 *BIKE RACK NOTES*
FREESIA BIKE RACK BFRE-101: SINGLE ARCH
IN SILVER
BY VICTOR STANLEY

2 *BENCH NOTES*
LILY STAINLESS STEEL 4 FT WIDE BENCH
LIL-20CA: WITH CURVED ARMRESTS
IN SILVER
BY VICTOR STANLEY

3 *LANDSCAPE LIGHTING NOTES*
BAMBOO 3 CYLINDRICAL BOLLARD LIGHTS
UBA-1063 IN DARK GRAY
300K LIGHT TEMP
BY LIGMAN LIGHTING

ETHAN McGORY
GARDEN DESIGN & LANDSCAPE ARCHITECTURE
www.ethanmcgory.com
ph: 614.361.4868

72 AND 84 NORTH HIGH ST. AND 20 NORTH STREET

HISTORIC DUBLIN, OHIO

STATE OF OHIO ETHAN McGORY 1701420 REGISTERED LANDSCAPE ARCHITECT

DRAWN BY
EJM

DATE
3-14-25

SHEET SIZE
24"X36"

SHEET
L1.1
MATERIALS PLAN

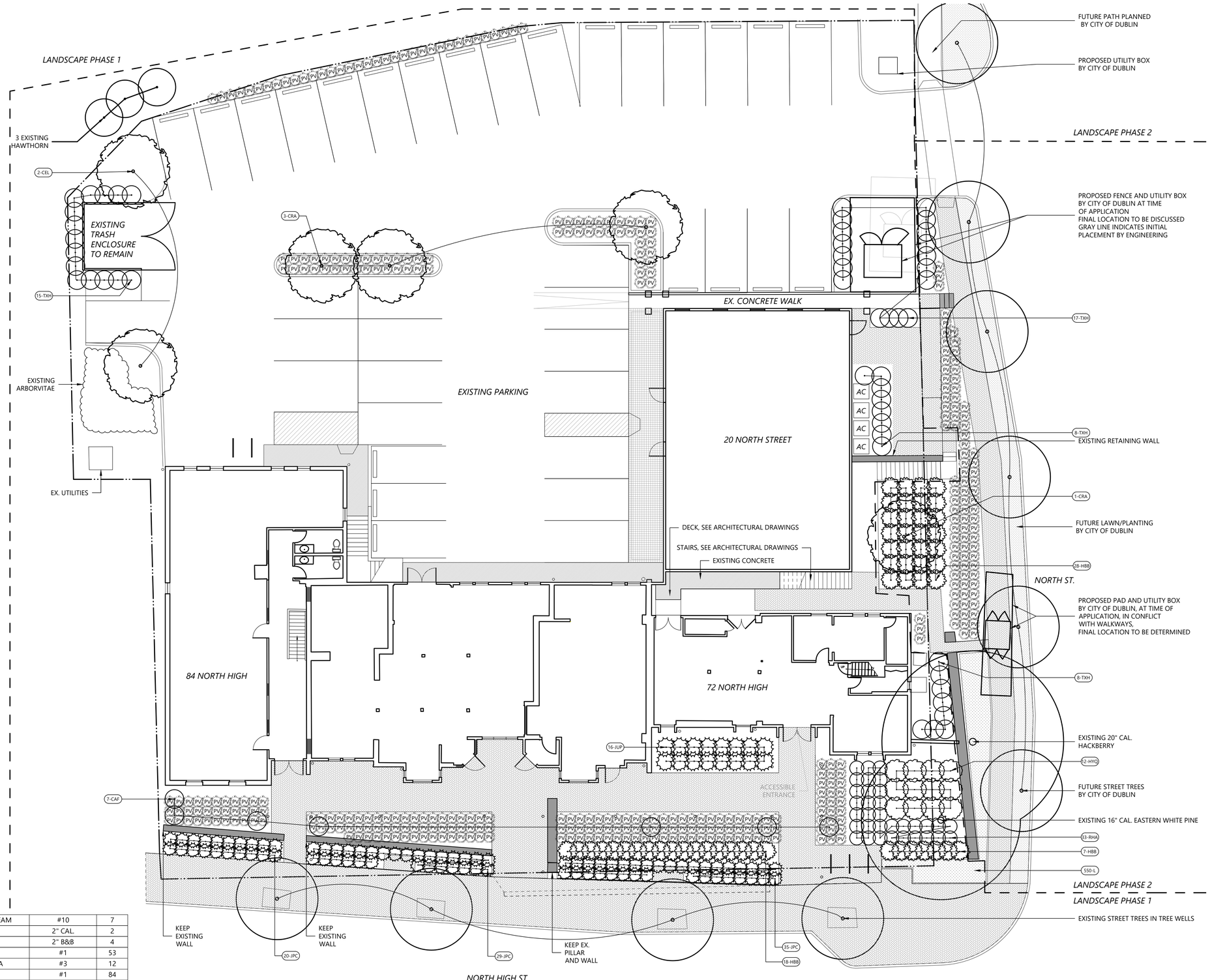
1 PLANTING PLAN

SCALE: 1"=10'-0"

0 5' 10' 20'

PLANTING NOTES

1. ENSURE MINIMUM OF 6" TOPSOIL IN ALL PLANTING BEDS (TOPSOIL IS DARK TOP LAYER, AS OPPOSED TO LIGHTER CLAY LAYERS BELOW).
2. REMOVE EXISTING TOPSOIL BEFORE GRADING AND STOCKPILE ON SITE. RETURN TOPSOIL TO TOP LAYER OF FINISHED GRADING.
3. LOOSEN SOIL TO AT LEAST 12" BELOW SURFACE BY DIGGING, FORKING, OR TILLING.
4. CONTRACTOR TO PROVIDE FULL REPLACEMENT WARRANTY OF PLANTS FOR THE FIRST YEAR AFTER COMPLETION. REPLACEMENTS SHOULD BE MADE BETWEEN OCTOBER AND MAY. CONTRACTOR IS RESPONSIBLE FOR CHECKING HEALTH OF PLANTS ONE YEAR AFTER COMPLETION.
5. CONTRACTOR TO VERIFY QUANTITIES
6. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
7. TREES, PERENNIALS AND SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS THEY BORE TO EXISTING.
8. LOOSEN OR CUT EXTERIOR ROOTS ON ALL ROOT BOUND POTTED MATERIAL.
9. WATER THOROUGHLY AFTER PLANTING.
10. CONTRACTOR TO PURCHASE AND SET UP TEMPORARY SPRINKLER SYSTEM WITH HOSES AND MOVEABLE SPRINKLER HEADS TO ASSIST OWNER IN WATERING.



PLANT TABLE

CAF	CARPINUS BETULUS 'FRANS FONTAINE'	FRANZ FONTAINE EUROPEAN HORNBEAM	#10	7
CEL	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL.	2
CRA	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN 'WINTER KING'	2" B&B	4
HBB	HYDRANGEA PANICULATA 'BOBO'	PANICLE HYDRANGEA	#1	53
HYQ	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBSY SLIPPERS OAKLEAF HYDRANGEA	#3	12
JPC	JUNIPERUS CONFERTA 'BLUE PACIFIC'	JUNIPER 'BLUE PACIFIC'	#1	84
JUP	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA	PLUMOSA COMPACTA JUNIPER	#3	16
PV	PANICUM VIRGATUM 'SHENANDOAH'	SWITCHGRASS	#1 OR 2" PLUG	374
RHA	RHUS AROMATICA 'GROW-LO'	GRO-LOW SUMAC	#3	33
TXH	TAXUS X MEDIA 'HICKSII'	YEW	#5	48
L	LIRIOPE MUSCARI 'BIG BLUE'	LIRIOPE	2" PLUG	550

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72 AND 84 NORTH HIGH ST. AND 20 NORTH STREET

HISTORIC DUBLIN, OHIO

STATE OF OHIO
ETHAN McGORY
1701420
REGISTERED
LANDSCAPE ARCHITECT

DRAWN BY
EJM

DATE
3-14-25

SHEET SIZE
24"X36"

SHEET
L2.1
PLANTING

1 MATERAIL IMAGES
NTS

HIGH AND NORTH STREET MATERIALS, JANUARY 24TH, 2025

ETHAN MCGORY
GARDEN DESIGN &
LANDSCAPE ARCHITECTURE

CARPINUS BETULUS 'FRANS FONTAINE'

CRATAEGUS VIRIDIS 'WINTER KING'

CELTIS OCCIDENTALIS

HYDRANGEA PANICULATA 'BOBO'

1

HIGH AND NORTH STREET MATERIALS, JANUARY 24TH, 2025

ETHAN MCGORY
GARDEN DESIGN &
LANDSCAPE ARCHITECTURE

HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'

JUNIPERUS CONFERTA 'BLUE PACIFIC'

JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'

PANICUM VIRGATUM 'SHENANDOAH'

RHUS AROMATICA 'GROW-LO'

TAXUS X MEDIA 'HICKSII'

2

HIGH AND NORTH STREET MATERIALS, JANUARY 24TH, 2025

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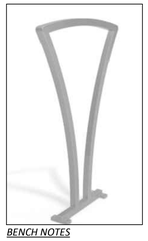
GARDEN DESIGN &
LANDSCAPE ARCHITECTURE

HISTORIC DUBLIN BRICK PAVING

BIKE RACK NOTES
FREESIA BIKE RACK BFRE-101: SINGLE ARCH
IN SILVER
BY VICTOR STANLEY



BENCH NOTES
LILY STAINLESS STEEL 4 FT WIDE BENCH
LIL-20CA: WITH CURVED ARMRESTS
IN SILVER
BY VICTOR STANLEY

3

LANDSCAPE LIGHTING NOTES
BAMBOO 3 CYLINDRICAL BOLLARD LIGHTS
UBA-1063 IN DARK GRAY
300K LIGHT TEMP
BY LIGMAN LIGHTING

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72 AND 84 NORTH HIGH ST. AND 20 NORTH STREET
HISTORIC DUBLIN, OHIO

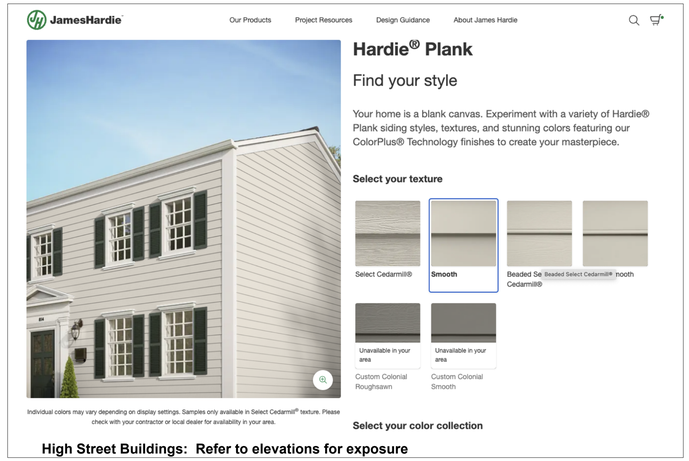
STATE OF OHIO
ETHAN McGORY
1701420
REGISTERED
LANDSCAPE ARCHITECT

DRAWN BY
EJM

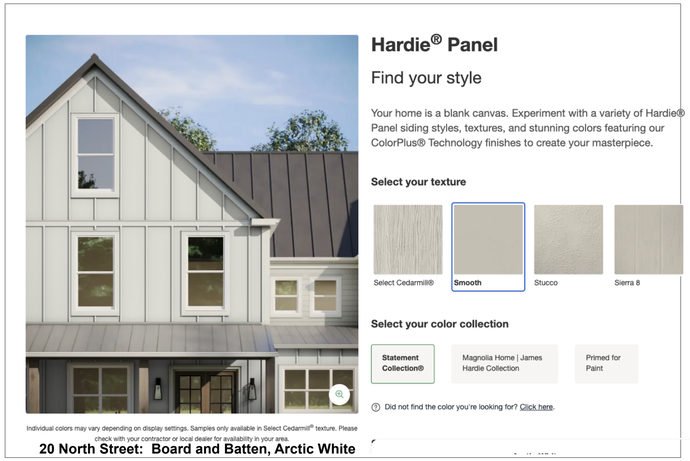
DATE
3-19-25

SHEET SIZE
24"X36"

SHEET
L3.1
MATERIAL IMAGES

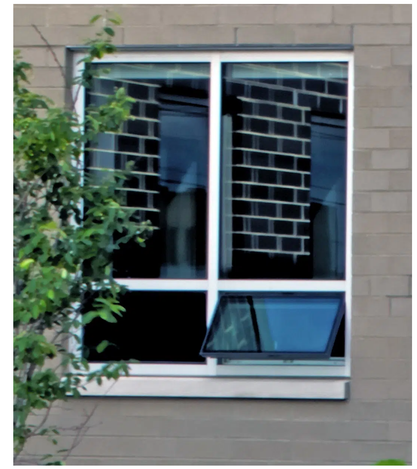


High Street Buildings: Refer to elevations for exposure



20 North Street: Board and Batten, Arctic White

Siding Materials

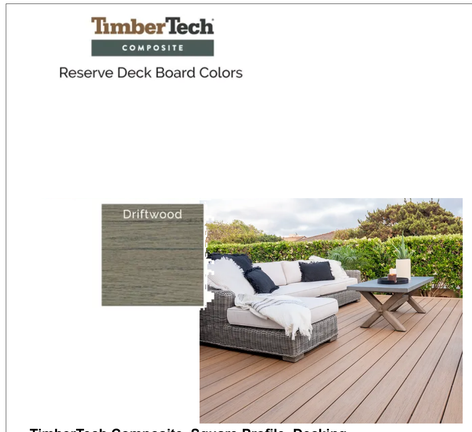


Illustrated in white, the proposal is submitted as Anodized Dark Aluminum

Windows: Based upon Tri-Fab 451T extrusions

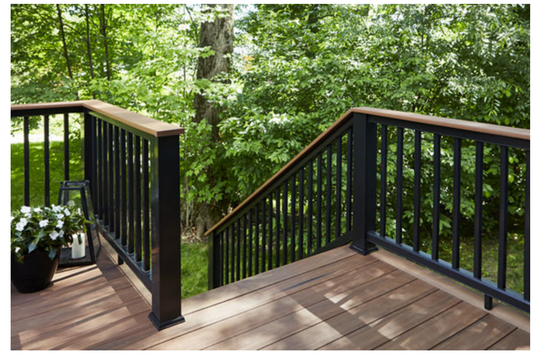
GAF Timberline High Definition; Pewter Grey

Roof Materials



TimberTech Composite, Square Profile, Decking

Decking and Railing Top Cap Material



Aluminum tube Fabrication with Composite Wood Cap Matching Deck

Railing with Top Cap Material

Paver Walks within the Property - Match existing Public Walk Pavers

Roof Materials

BASS STUDIO ARCHITECTS

Project Title: **Dublin 72-84 North High Street**
Project Address: Dublin 72-84 North High Street, Dublin, Ohio 43017

Design Firm: Bass Studio Architects
Sheet Title: Materials

ARCH. REVIEW: 11/20/24
REVISED: 12/11/24

Date: M.P. REVIEW: 02/05/25
M.P. REVIEW REVISIONS: 03/20/25

Sheet No.: A.Sup

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