

20 North Street

Dublin, Ohio 43017

25-118ARB-MPR

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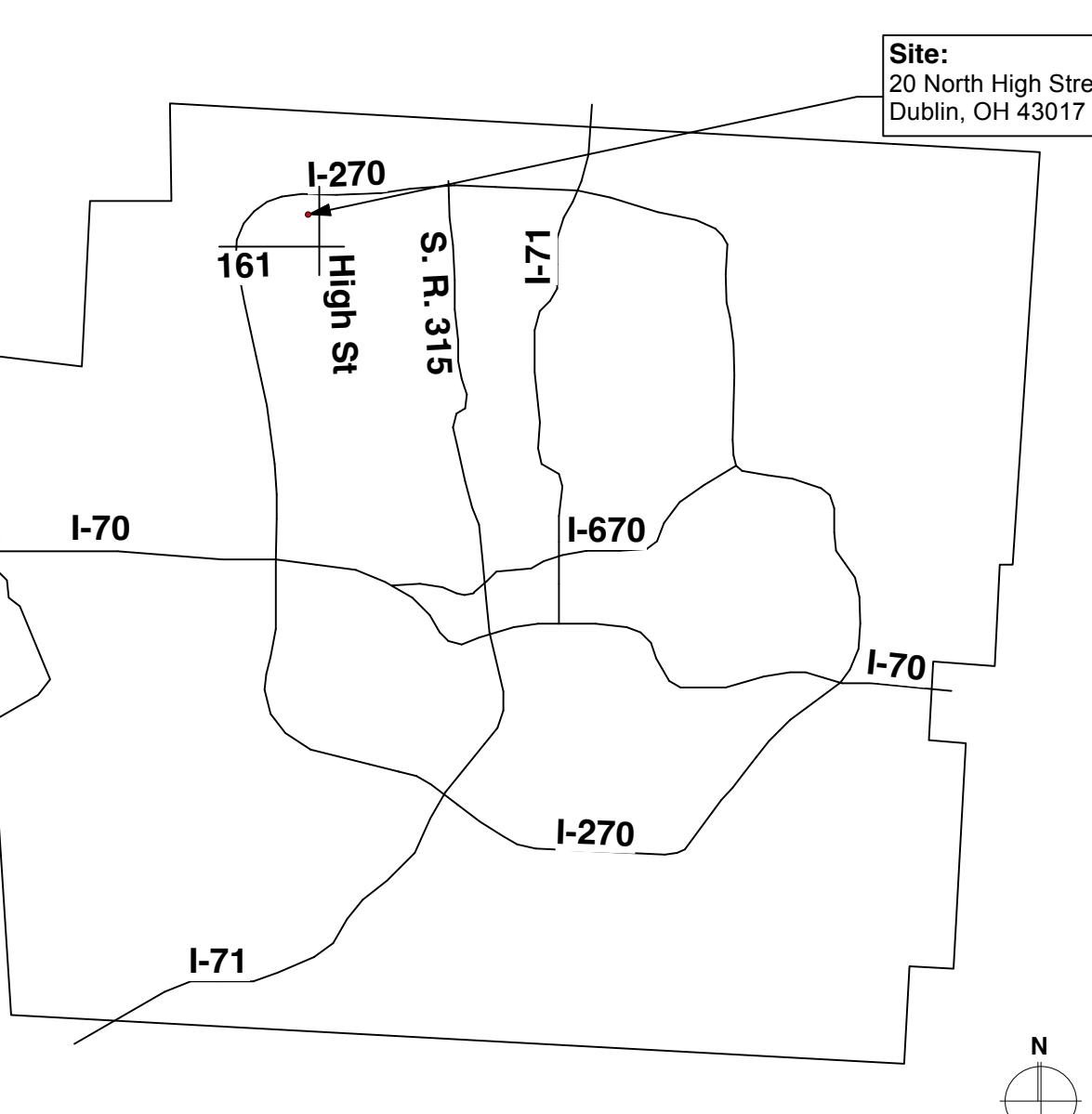
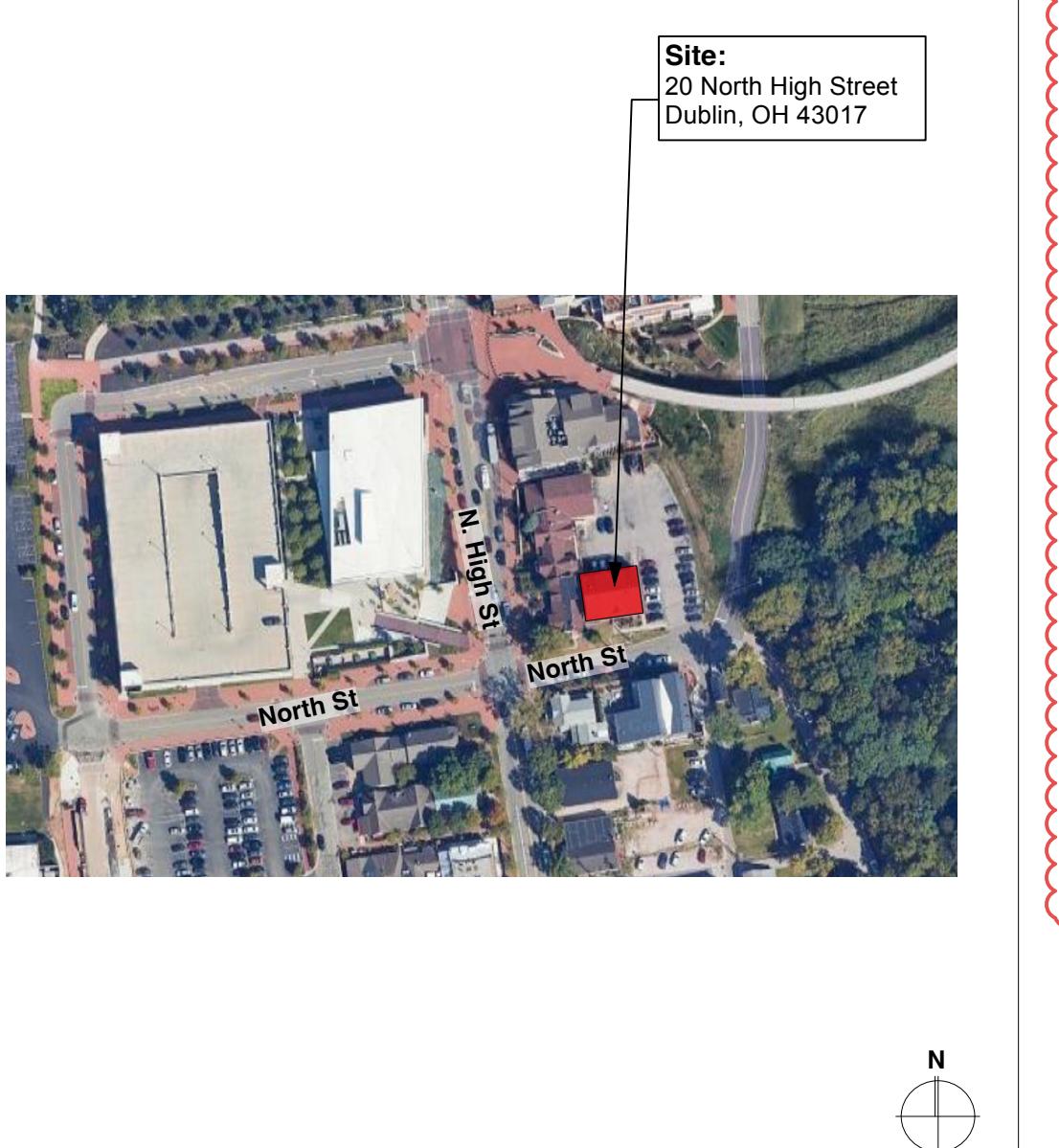
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ARB Submission Set Date: 12/18/25
① Revision Date: 01/14/26
② Revision Date: 01/28/26
③ Revision Date: 02/12/26

Site Location 	Vicinity Map 	Submittal 1 Lower Level Door New design element. Tenant Driven addition of a street door entry. The Lower Level Entry presents a conventional merchant or business entry in relation to the street. The door is given more emphasis as a "street door" with the addition of the sidelight. The entry resolves to a standard punched opening with stone above carrying the sign. The sign is a standard Tenant sign as described in the Master Sign Plan. This entry will be unified with the signage plan for the whole complex and not draw attention away from the main building entry. framing. The entry will be protected from the weather by a "concealed" awning or simple diverter membrane. The slope of the membrane is concealed by a small added trim. The trim is continuous to natural break points. Lighting for this entry is recessed into the deck. Refer to 4 and 5/ARB R3 sheet. 2 Central Window Configuration The windows were initially submitted and approved with an existing stair condition inside in which the stair was removed from the exterior wall by an odd small distance. Because of this and the reverse condition of the stair a decision was taken to rebuild the stair to bring the stair closer to compliance with the current building code, and eliminate the odd residual space at the wall. The landing is moved tight with the exterior wall. As a result, we need to reconfigured the central window pair condition as the landing disrupts the original lower window. The upper window is extended/enlarged down to just above the landing of the new stair. The proposed solution is one large window. The window is the same width as originally proposed and double the height. We appreciate the hierarchy and focus created in the facade composition by the large window. We also appreciate the configuration, with the appropriate trim, reads like an over scaled double hung window; a ubiquitous image in the district. This configuration is also the most rational on the interior experience. 3 Site Lighting Wall lighting was added to the east and north facades to conform this application of the engineering drawings. Please refer to the attached documents with specs and model. 4 North Widows First Floor. Adjust the size of the first windows on the west end of the north facade to conform to permit drawing adjusting to match all the other standard windows. Please refer to 4/ARB R7. 5 North Door Basement An optional, additional Tenant door is shown to conform to permit drawing. Please refer to 4/ARB R7.	Drawing Index INDEX OF DRAWINGS ARB R 01 Cover ARB R1 Introduction Sheets ARB R2 Scheme Comparison ARB R2.1 Deleted ARB R3 Misc Details ARB R4 Deleted ARB R5 Deleted 6 Deleted ARB R7 Deleted ARB R8 Wall Lights and Misc Window Details.	BASS STUDIO ARCHITECTS 36 KING AVENUE Columbus, OH 43201 ph. 614.294.4893 fax. 614.294.2709
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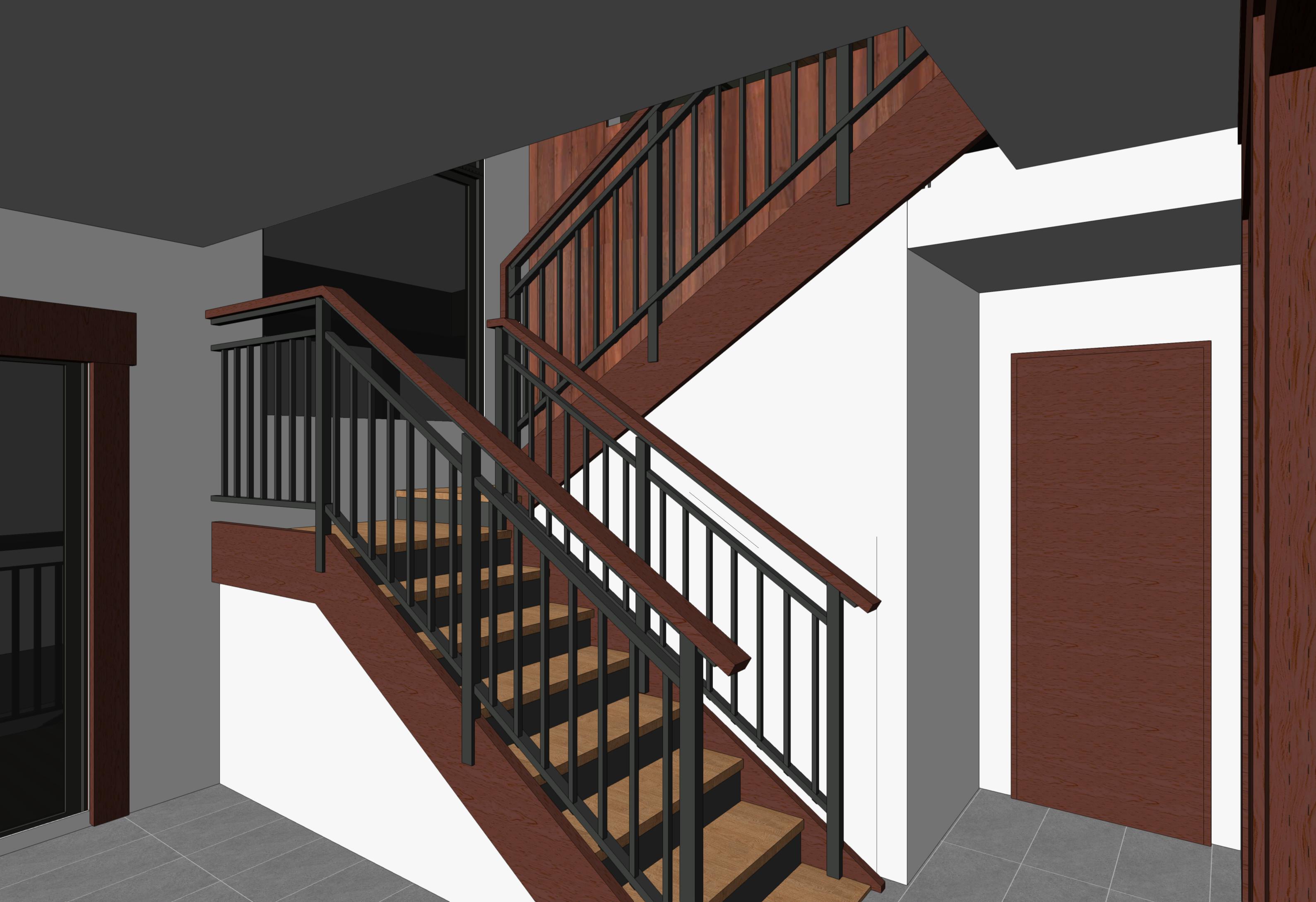
Gary J. Alexander,
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1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

Project Title: 25-118ARB-MPR
Project Address: 20 North Street ARB Revision
Design Firm: Bass Studio Architects
Sheet Title: Cover
20 North Street Dublin, Ohio 43017

Date: Feb 12, 2026

Sheet No. ARB R .01

BASS STUDIO ARCHITECTS



Interior View @ Central Stair / Window



Exterior View @ Central Window ALTERNATE 1

Review Elements Narrative:

1 Lower Level Door

New design element. Tenant Driven addition of a street door entry. The Lower Level Entry presents a conventional merchant or business entry in relation to the street. The door is given more emphasis as a "street door" with the addition of the sidelight. The entry resolves to a standard punched opening with stone above carrying the sign. The sign is a standard Tenant sign as described in the Master Sign Plan. This entry will be unified with the signage plan for the whole complex and not draw attention away from the main building entry framing.

The entry will be protected from the weather by a "concealed" awning or simple diverter membrane. The slope of the membrane is concealed by a small added trim. The trim is continuous to natural break points. Lighting for this entry is recessed into the deck. Refer to 4 and 5/ARB R3 sheet.

2 Central Window Configuration

The windows were initially submitted and approved with an existing stair condition inside in which the stair was removed from the exterior wall by an odd small distance. Because of this and the reverse condition of the stair a decision was taken to rebuild the stair to bring the stair closer to compliance with the current building code, and eliminate the odd residual space at the wall. The landing is moved tight with the exterior wall. As a result, we need to reconfigure the central window pair condition as the landing disrupts the original lower window.

The upper window is extended/enlarged down to just above the landing of the new stair. The proposed solution is one large window. The window is the same width as originally proposed and double the height. We appreciate the hierarchy and focus created in the facade composition by the large window. We also appreciate the configuration, with the appropriate trim, reads like an over scaled double hung window; a ubiquitous image in the district. This configuration is also the most rational on the interior experience.

3 Site Lighting

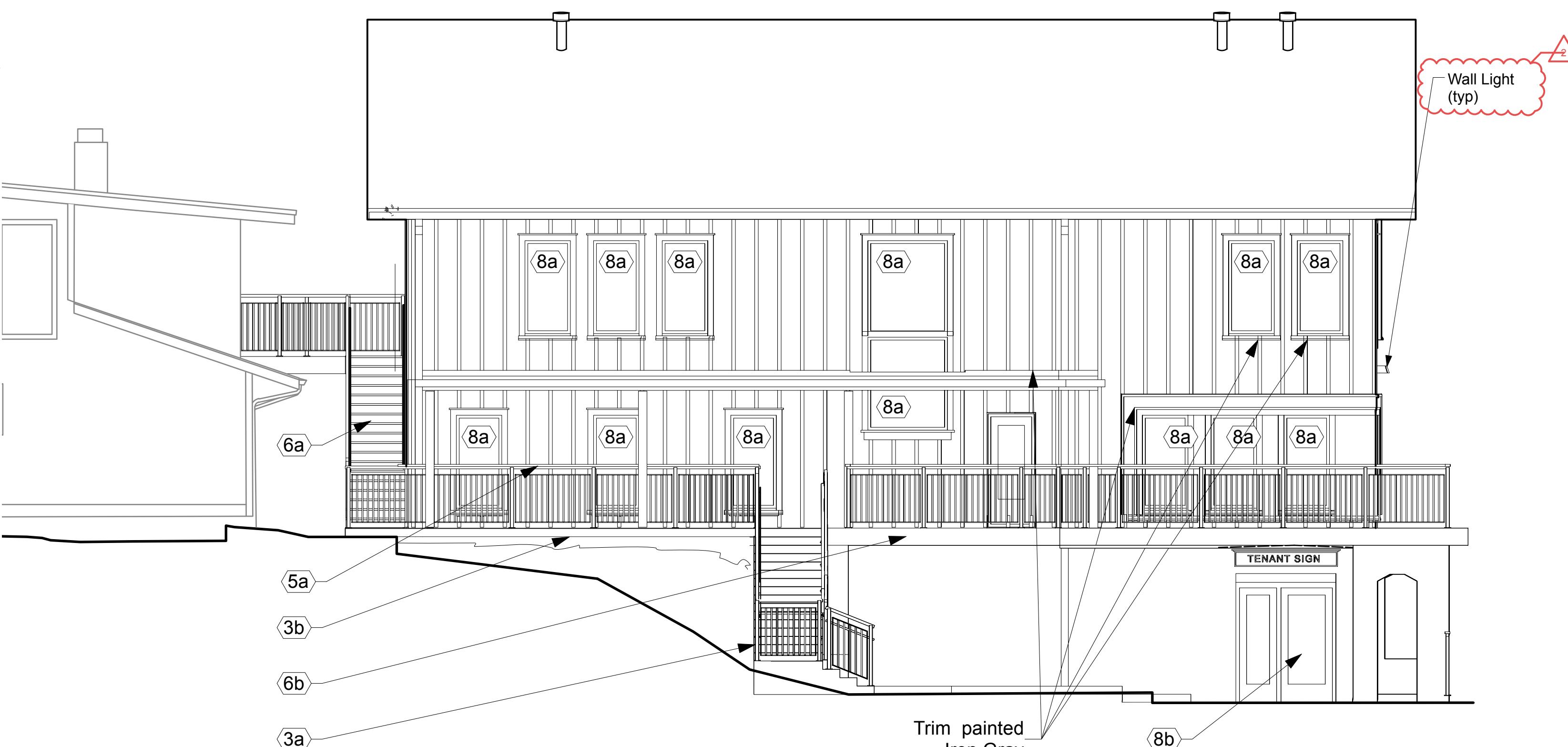
Wall lighting was added to the east and north facades to conform this application to the engineering drawings. Please refer to the attached documents with specs and model.

4 North Widows First Floor.

Adjust the size of the first windows on the west end of the north facade to conform to permit drawing adjusting to match all the other standard windows. Please refer to 4/ARB R7.

5 North Door Basement

An optional, additional Tenant door is shown to conform to permit drawing. Please refer to 4/ARB R7.



3 South Elevation ALTERNATE 1

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Design Firm
Sheet Title

Bass Studio Architects
Introduction Sheet

10/21/25

Feb 12, 2026

Sheet No.

ARB R1

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1 View as Approved

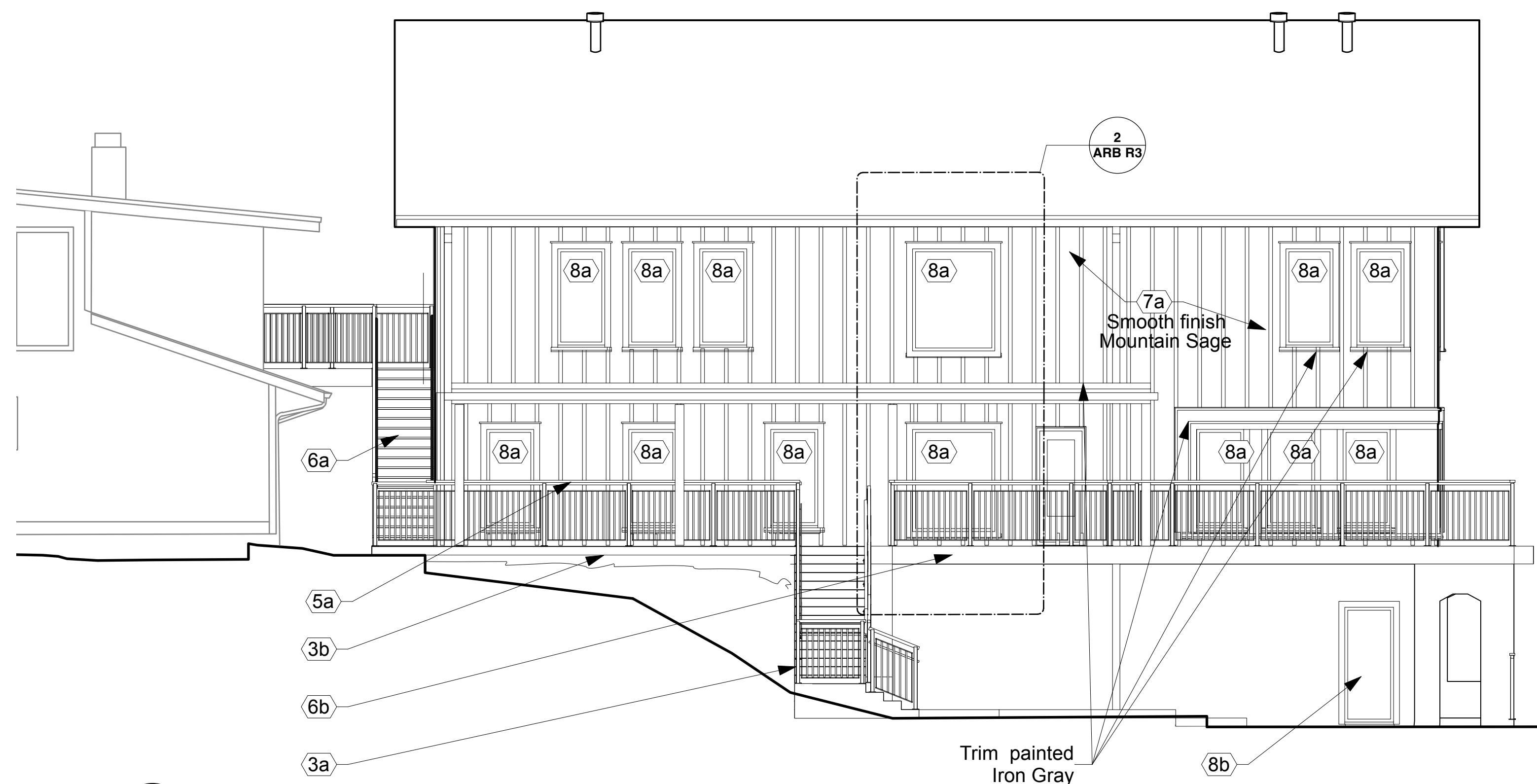
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2 View Proposed ALTERNATE 1

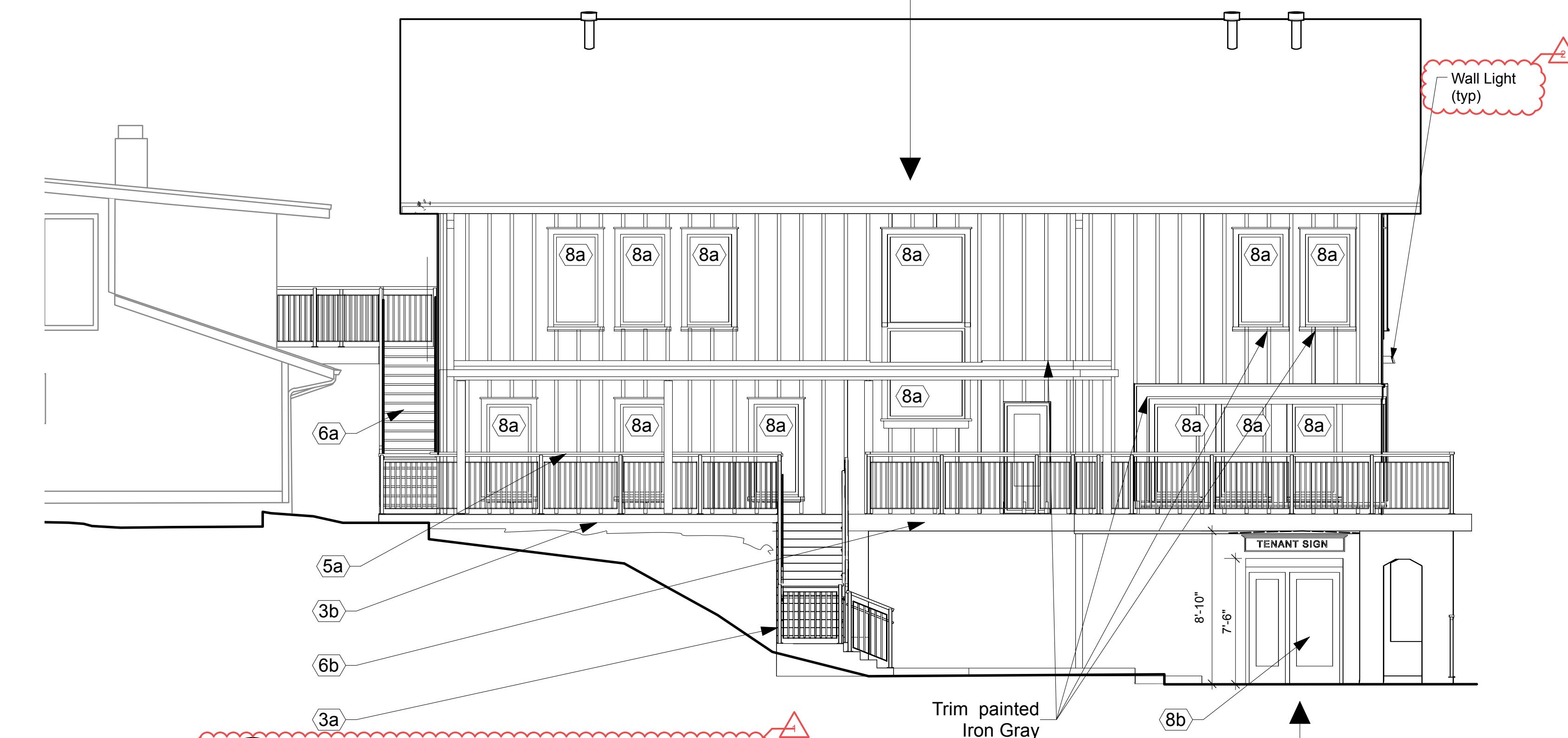
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REVISED CENTRAL WINDOW
Refer to 3/ARB R3



3 South Elevation as Approved

Scale: 3/16"=1"



4 South Elevation ALTERNATE 1

Scale: 3/16"=1"

NEW STREET DOOR
Refer to 8/ARB R3

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Sheet Title

Bass Studio Architects
Scheme Comparison

Application Number
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12/05/25

Date
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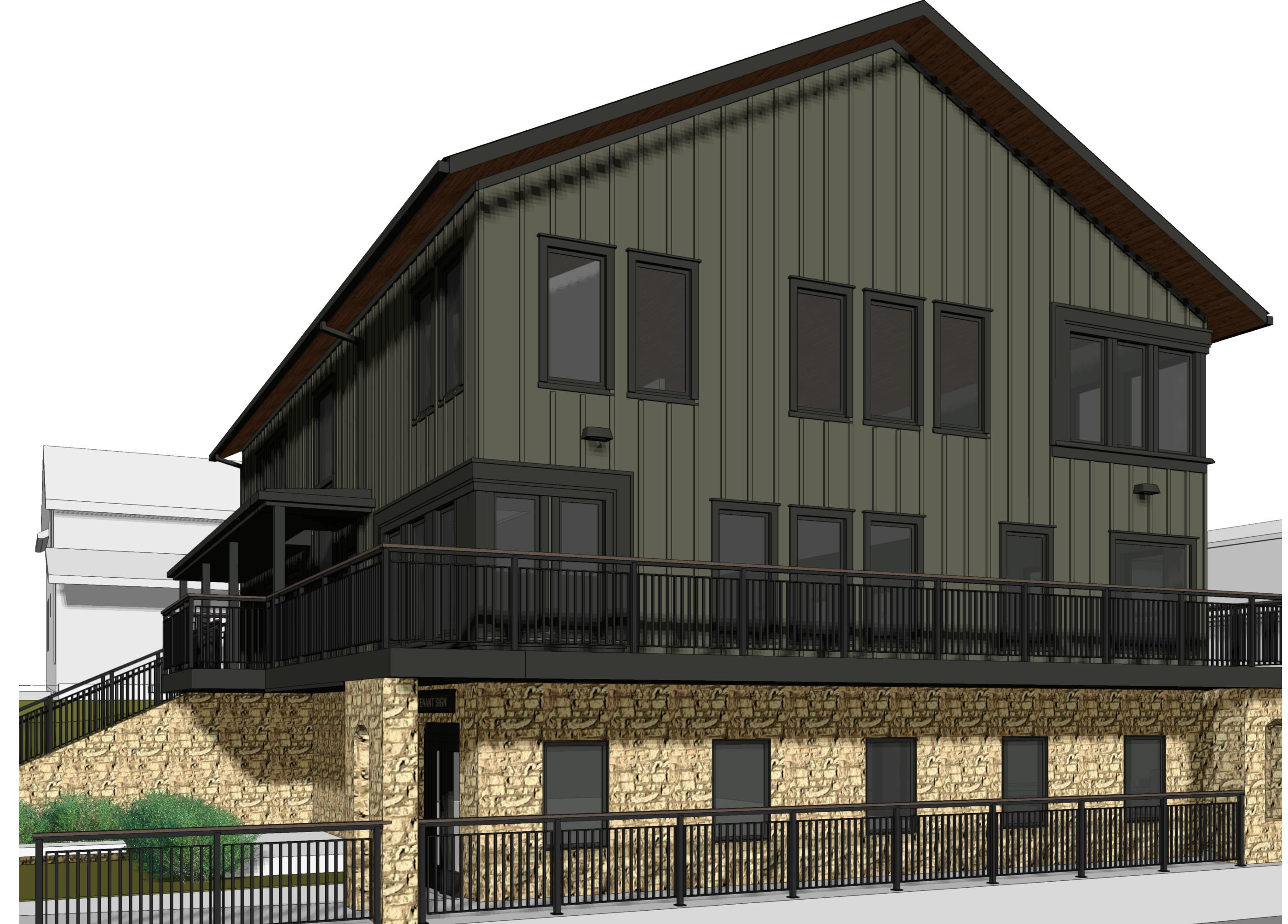
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ARB R2

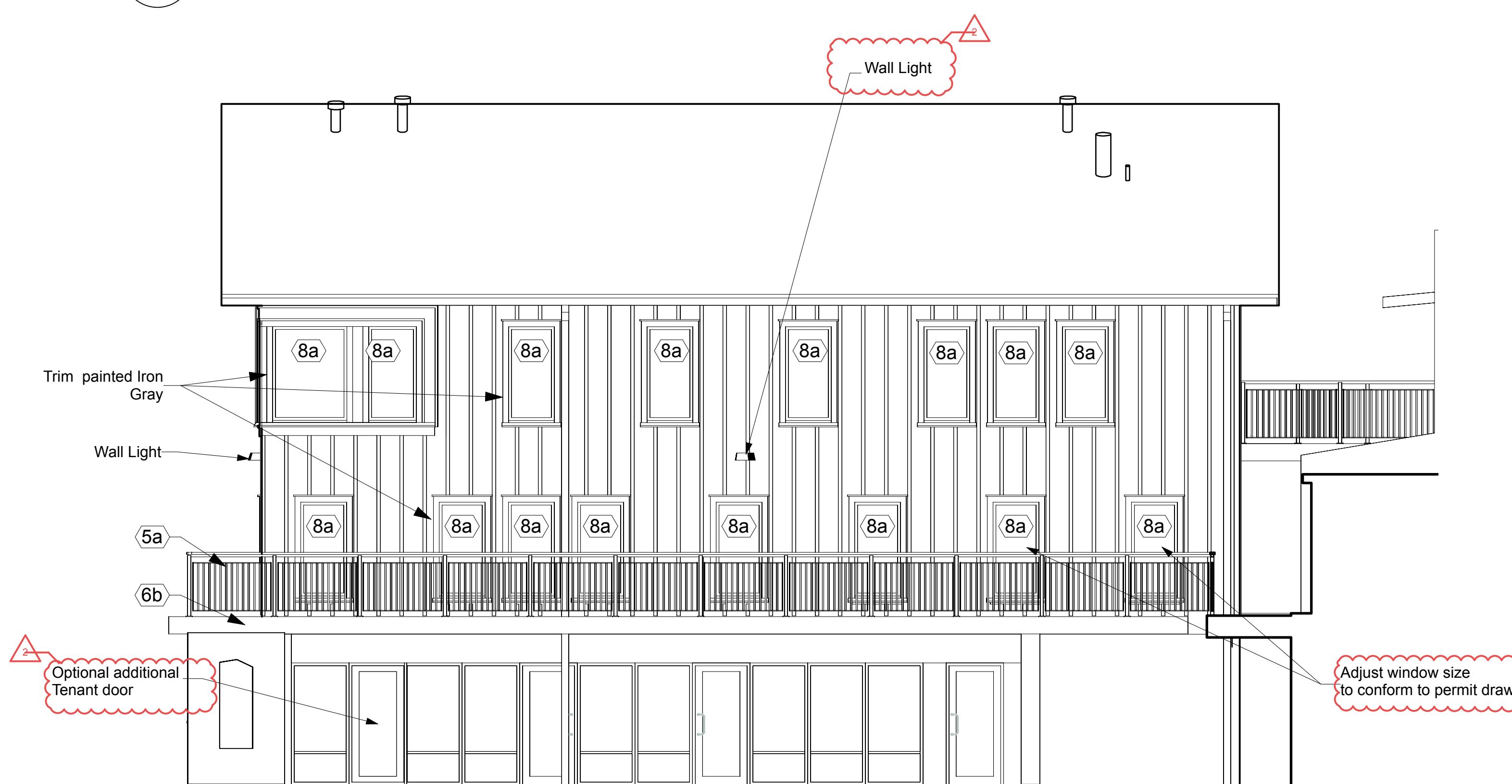
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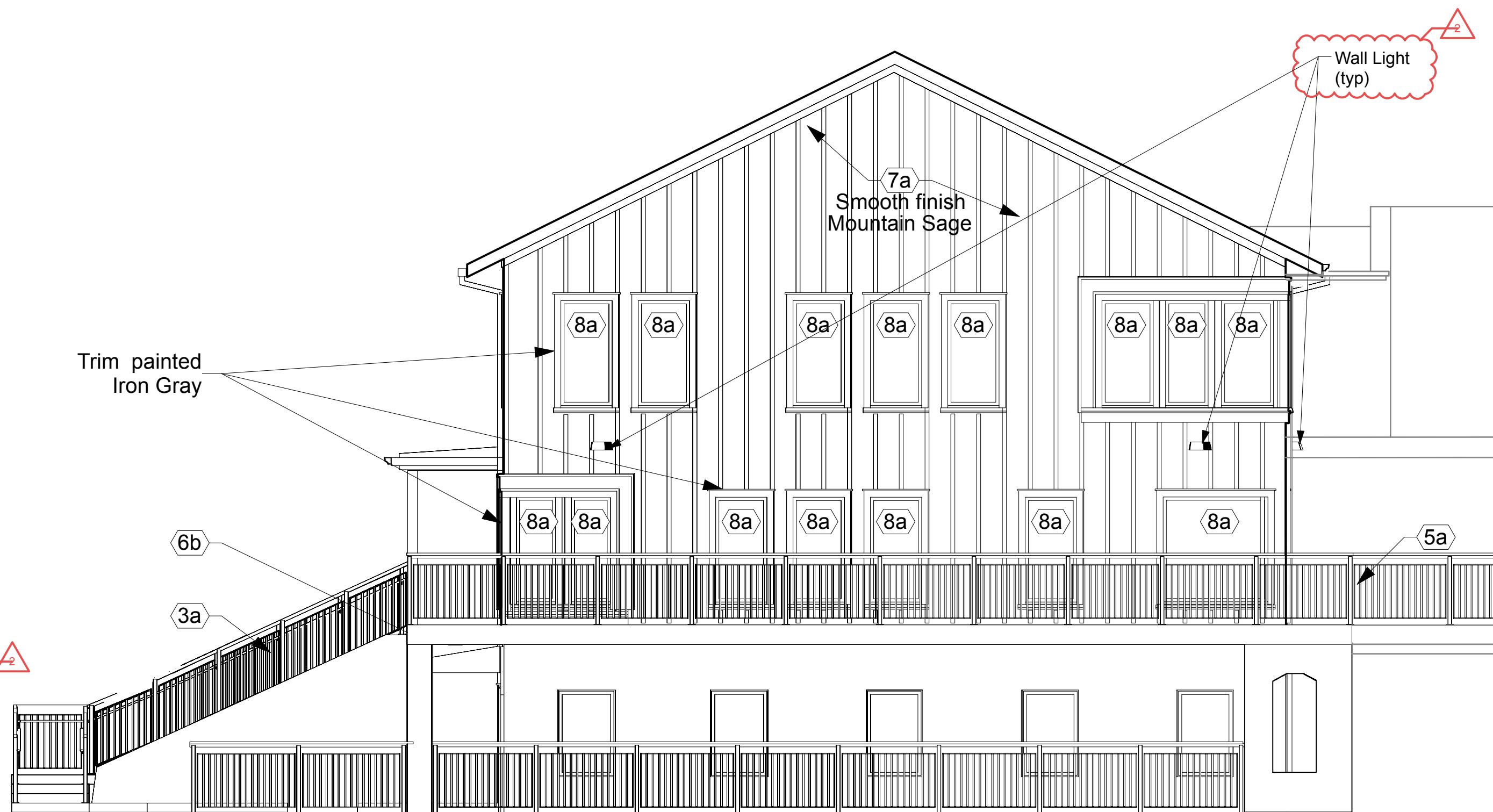
2 View Proposed
Scale: N/A



1 View Proposed ALTERNATE 1
Scale: N/A



4 North Elevation
Scale: 3/16"=1"



3 East Elevation
Scale: 3/16"=1"

Align finish surface
Existing electrical panel- DO NOT DISTURB
Existing stone wall do not disturb - shore/brace during construction activities
Existing conc walk - patch post anchor locations with non-shrink grout
Retaining wall- Coordinate with landscape drawings

Patio Coordinate with landscape drawings
Existing deck structure - do not disturb. Remove exiting wood plank decking and replace with Timber Tech composite square edge decking. Color # xxxx
Demolish existing railing, posts and roof.
Demolish and remove existing wood stair and stone column suppt
Remove existing window. Extend existing window opening to finish floor. Prepare opening to receive new exterior door.
Excavate existing landscape and prepare to receive new concrete stair. Brace surrounding walls as required.

Demolish and remove existing deck, railing and all associated work - north deck 2nd floor.
Demolish existing conc and steel deck portion indicated - replace per strl drawings
Remove existing window extend opening and prepare to receive new infill wall.
Cut exist frame walls as req'd to prepare opening to receive new window. Refer to dtls, elev and str dwgs

Remove existing door. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
Demolish and remove exiting wood stud and gyp bd partitions- maintain 12" header above opening to preserve ceiling grid array. Vacate all electric and stub circuits @ nearest compliant splice box (work box) per NEC.

Remove existing door, frame, hardware and accessories- Coordinate disposition of material with owner.
Remove door, frame, hardware and accessories- reinstall adjacent.
Remove soffit and pork chop.
Same as 2k except remove entirely and patch ceiling.
Remove existing ceiling track and all accessories and anchorage. Remove light fixtures and vacate /stub per NEC fixtures as required for temp light.
Remove existing stub and vacate electric and plumbing per NEC and Ohio Plumbing Code.
Remove existing over framed gable repair roof deck as required prior to near roof installation.
Cast in place concrete stairs - refer to dtls.
New concrete 4" conc slab on grade over 4" min gravel lev'l bed - haunch edges and provide dowel plates at existing conc walk edges
New 4" concrete slab on compacted gravel
New metal railing with top cap = Driftwood 5/4" - after removal of existing wood rail system - tef to dtls.
Provide Simpson DTT2 @ ea post. Provide add'l PT bl;blocking as required to meet post locations.
Not used
New wood stair and rail - refer to dtls and strl dwgs

ref to str'l dwgs for modifications to framing this area.
1x4 wood trim PTD
1-1/2" x 1-1/2" wood trim PTD Iron Gray or sim
1x6 PTD
Cap trim 1-1/2" x 2-3/4"
Cap trim 1-1/2" x 2-3/4" except no angle cut. PTD
1-1/2" x 1-1/2" cap trim. PTD
Sill 1 x 4-1/4" PTD
Provide new wd stair after removal of existing - ref to dtls
New wd post with trim over. Refer to structural Board and batten siding: comprised of fiber cement Hardie panel and battens, with Hardie Company: Smooth finish Mountain Sage
Flashing
Alum 6" ogee gutter
Downspout to underground drain tile system to nearest street outlet.
TPO. roof system.
New window- based a alum Kawneer Trifab 451 T

New door
Remove all existing window, trim, anchors, accessories etc. Prepare openings for taller windows or infill as indicated in plans and elevations.

New door
New partition 2x4 wd studs @ 16" o/c with 5/8" gyp ea side (verify gyp exiting)
Repair framing @ jamb and refinish as gyp bd cased opening.
Infill exiting opening flush with exiting partition with gyp bd cased opening.

ndow Notes:
Provide windows as glazed units: thermally broken alum extrusion frames. Design intent engineer Tri Fab 451 T or approved equal.

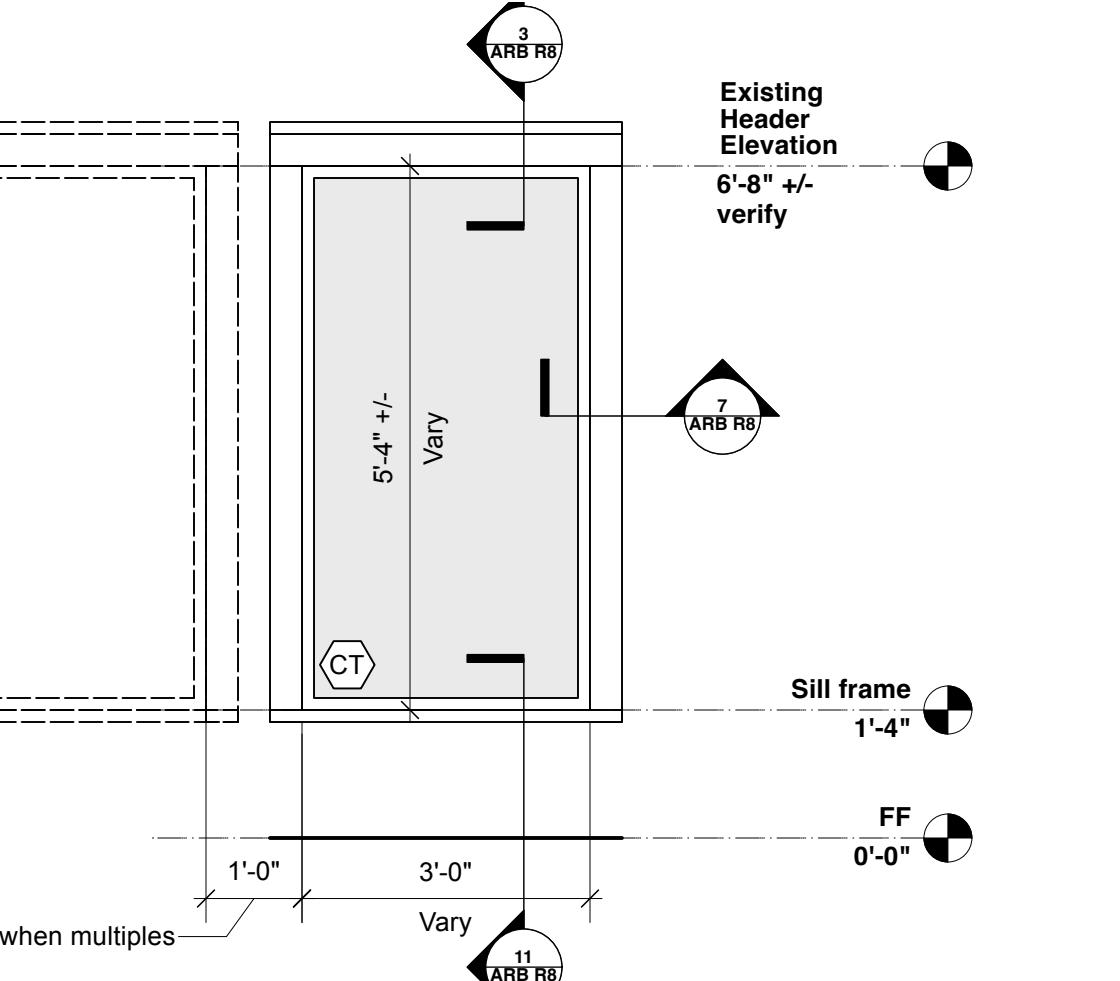
Prepared opening as indicated in manufacture

Coordinate weather barrier interface and seal treated by manufacturer.

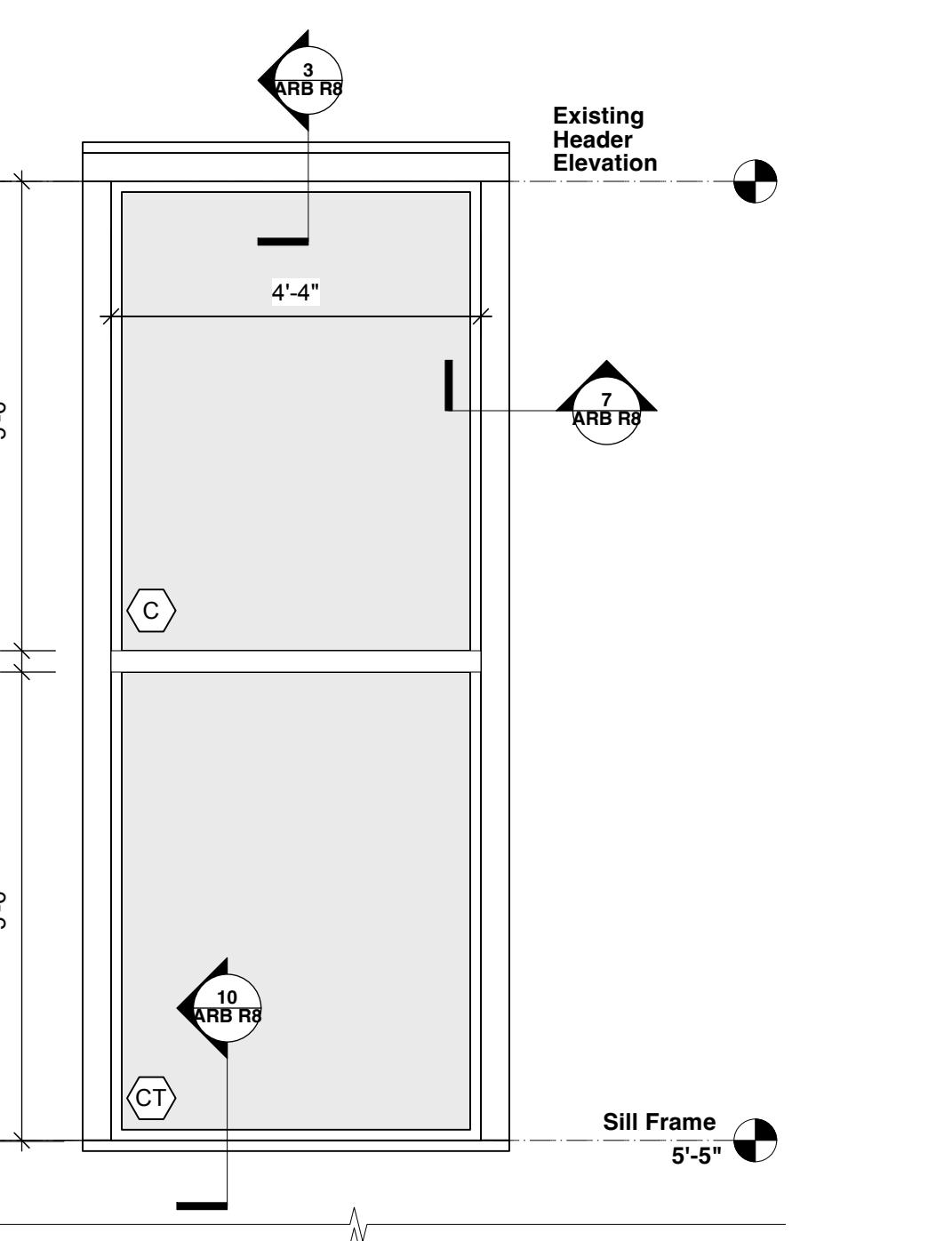
Field measure all opening prior to manufacturing.

Glazing Schedule

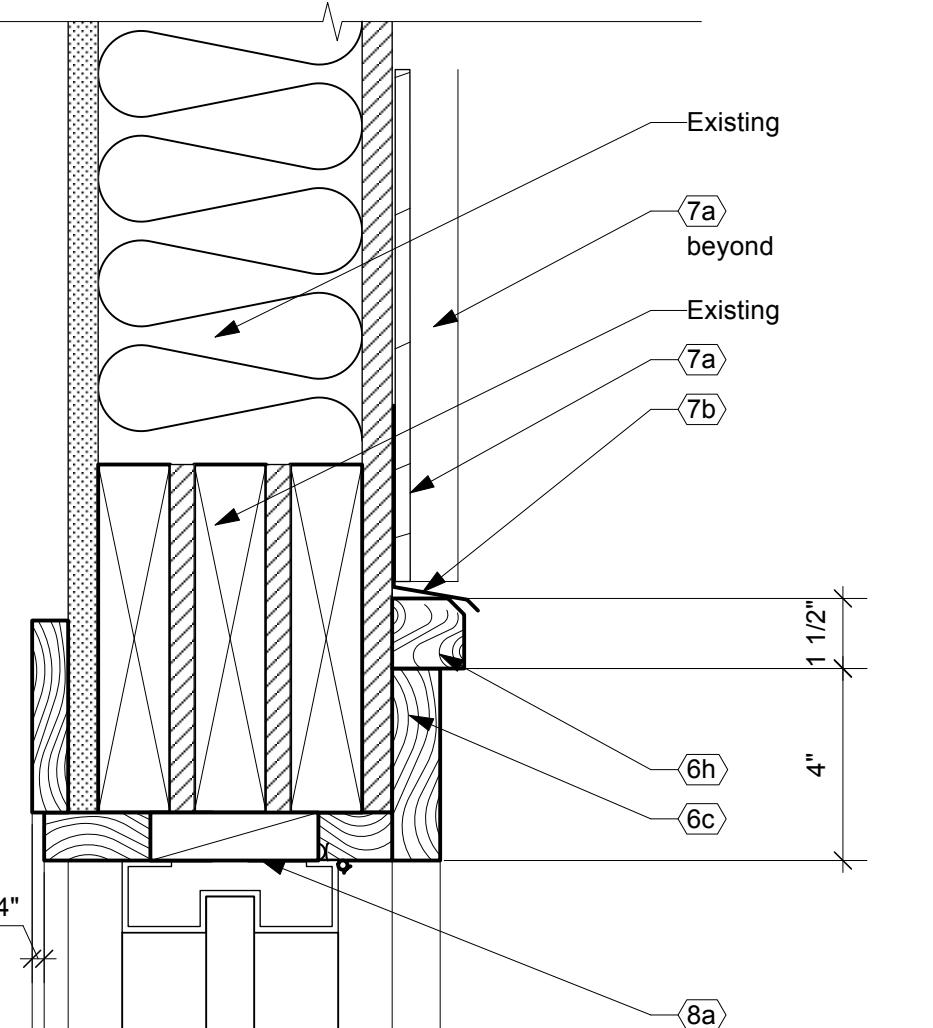
ark	Description
CT	Clear 1" insulated tempered safety glazing exterior application.
C	Clear 1" insulated glazing.



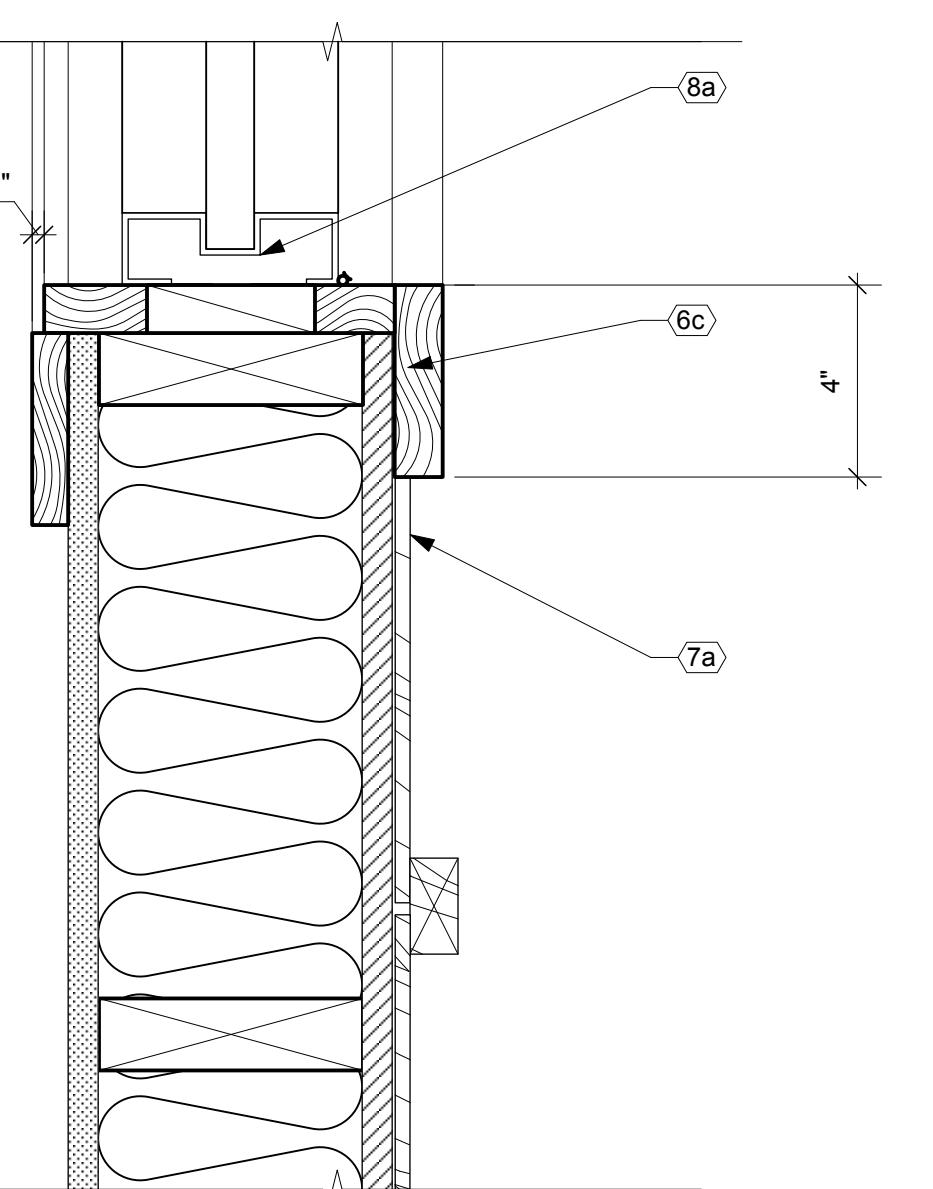
Typ Window Elevation



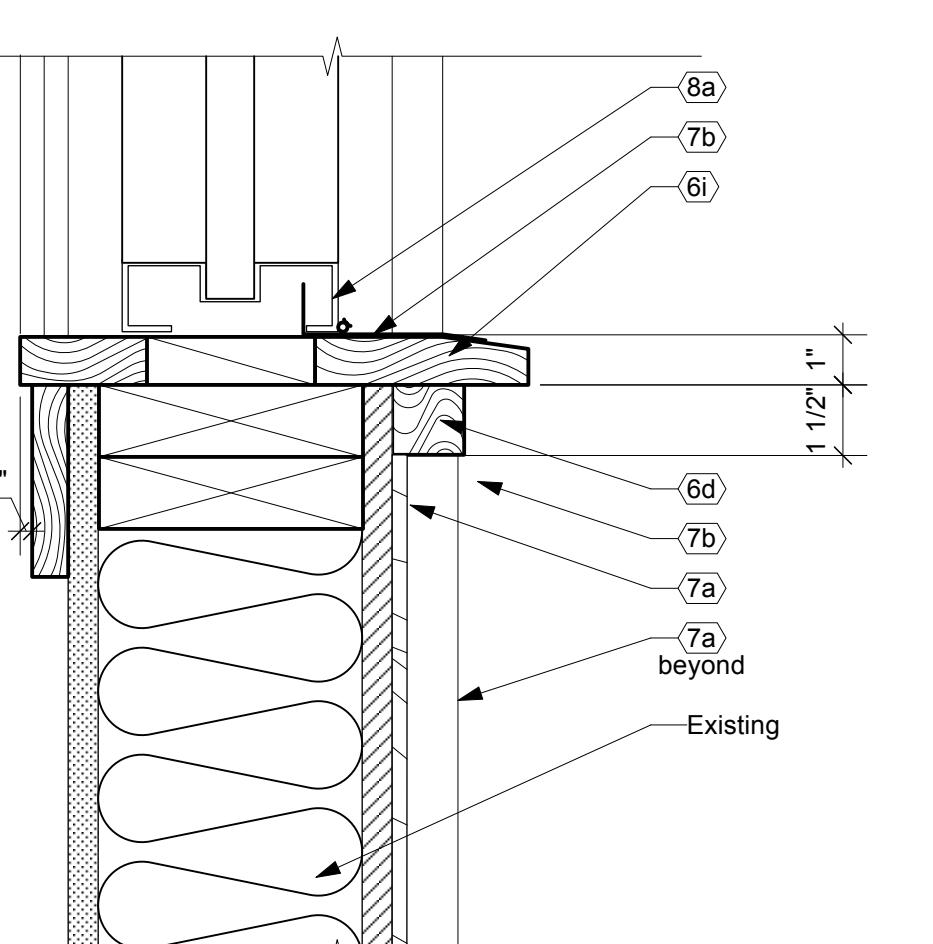
0'-0"



3 Typ Head



7 Typ Jamb



1 Typ Sill

ferred scope pending ABB review

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Design Shee

Bass Studio Architects

Window Details

Application
Number 25-118ARB-MPR

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