

20 North Street

Dublin, Ohio 43017

25-118ARB-MPR

Owner:

Stage Capital Partners
501 Morrison Rd.
Columbus, OH 43230
Phone: (614) 236-3000
Contact: Jason Gabauer
jgabauer@stagecapital.com

Architect:

Bass Studio Architects
36 King Avenue,
Columbus, OH, 43201
Tel: (614) 294 4893

Structural Engineer:

Schaefer Engineering Inc.
235 N. 4th St., Suite 400
Columbus, OH 43215
Contact: John McWilliams
j.mcwilliams@schaefer-inc.com

Mechanical Engineer:

EM Engineering Group LTD
1829 E. Long St., Suite 2A
Columbus, OH 43203
Contact: Heath McMullen
heath@emengineeringgroup.com

Landscape Architect:

Ethan McGory Garden Design and
Landscape Architecture
143 Tibet Rd.
Columbus, OH 43202
Contact: Ethan McGory
gardens@ethanmcgory.com

Development Partner:

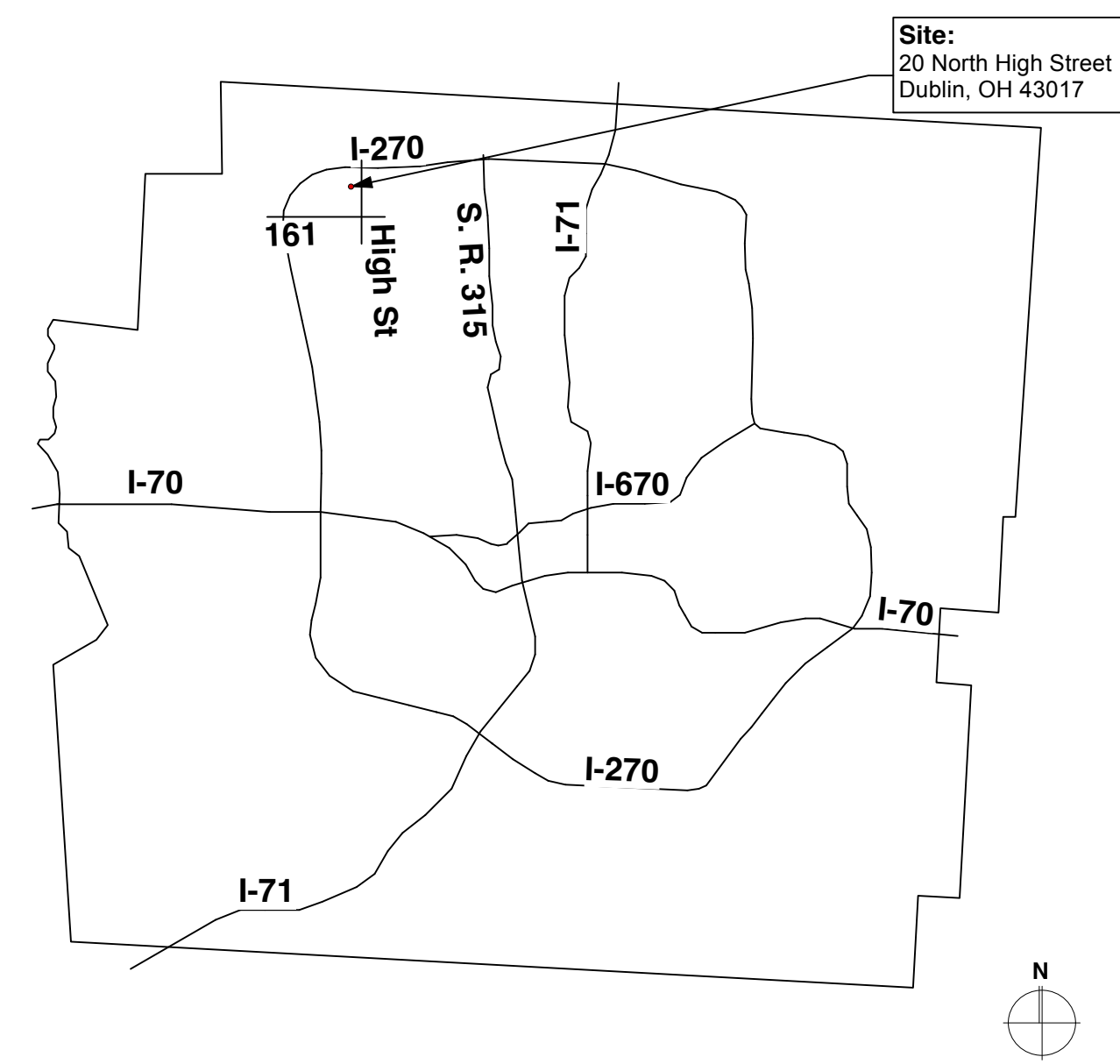
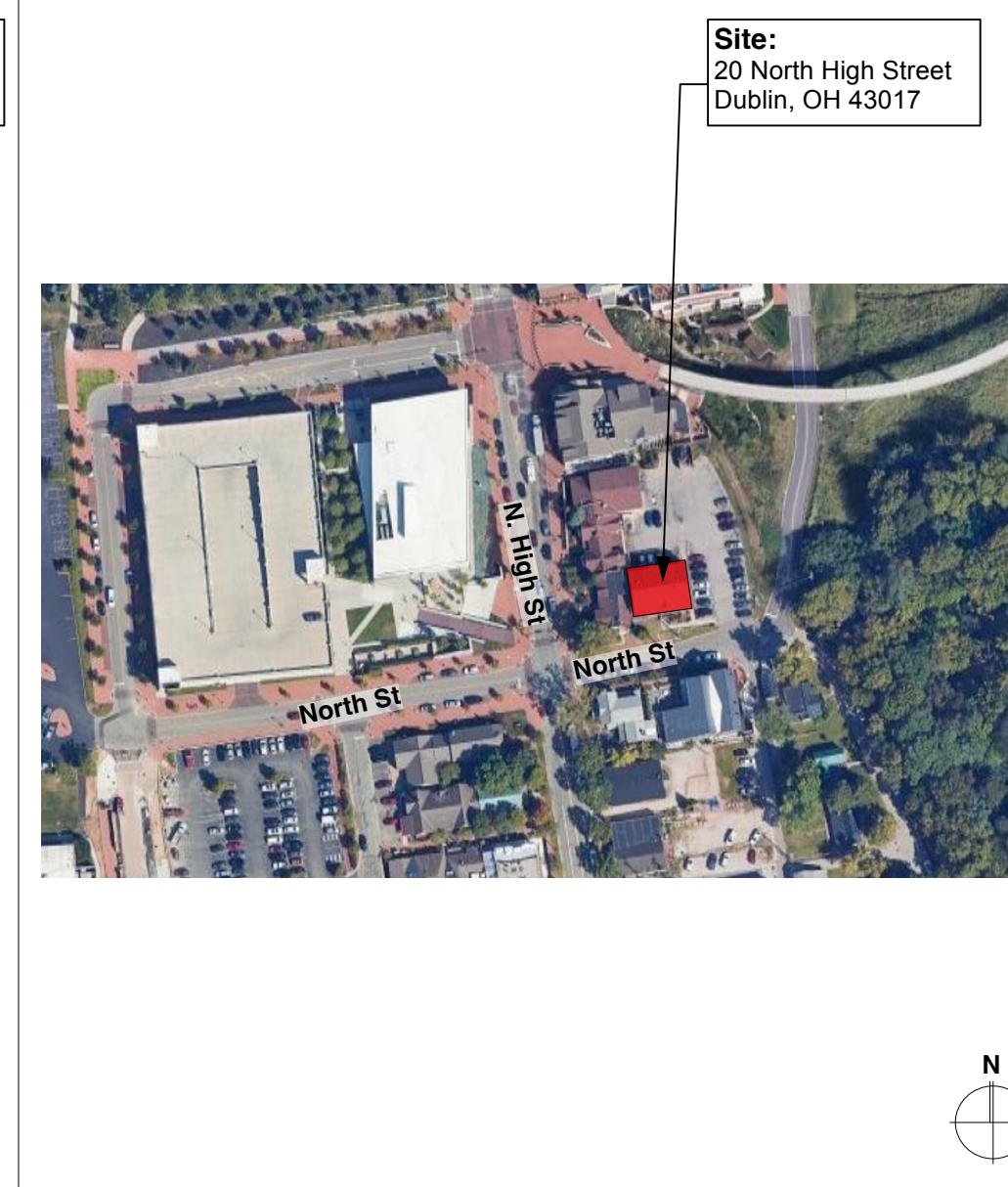

Daimler Group Inc.
1533 Lake Shore Dr. #100
Columbus, OH 43204
Contact: Tucker Bohm
tucker@daimlergroup.com

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	Drawing Index																				
<div></div>	<div></div>	<div><h3>1 Lower Level Door</h3><p>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.</p><p>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.</p></div> <div><h3>2 Central Window Configuration</h3><p>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.</p><p>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.</p></div> <div><h3>3 Site Lighting</h3><p>Wall lighting was added to the east and north facades to conform this applicatoinot the engineering drawings. Please refer to the attached documents with specs and model.</p></div> <div><h3>4 North Widows First Floor.</h3><p>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.</p></div> <div><h3>5 North Door Basement</h3><p>An optional, additional Tenant door is shown to conform to permit drawing. Please refer to 4/ARB R7.</p></div>	<div><h3>INDEX OF DRAWINGS</h3><table><tr><td>ARB R 01</td><td>Cover</td></tr><tr><td>ARB R1</td><td>Introduction Sheets</td></tr><tr><td>ARB R2</td><td>Scheme Comparison</td></tr><tr><td>ARB R2.1</td><td>Deleted</td></tr><tr><td>ARB R3</td><td>Misc Details</td></tr><tr><td>ARB 4</td><td>Deleted</td></tr><tr><td>ARB R5</td><td>Deleted</td></tr><tr><td>6</td><td>Deleted</td></tr><tr><td>ARB R7</td><td>Wall Lights and Misc</td></tr><tr><td>ARB R8</td><td>Window Details.</td></tr></table></div> <div></div> <div><p>36 KING AVENUE Columbus, OH 43201 ph. 614.294.4893 fax. 614.294.2709</p></div>	ARB R 01	Cover	ARB R1	Introduction Sheets	ARB R2	Scheme Comparison	ARB R2.1	Deleted	ARB R3	Misc Details	ARB 4	Deleted	ARB R5	Deleted	6	Deleted	ARB R7	Wall Lights and Misc	ARB R8	Window Details.
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Gary J. Alexander,
Architects

1265 Neil Avenue, Columbus, Ohio 43201

(614) 487-0637

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20 North Street ARB Revision

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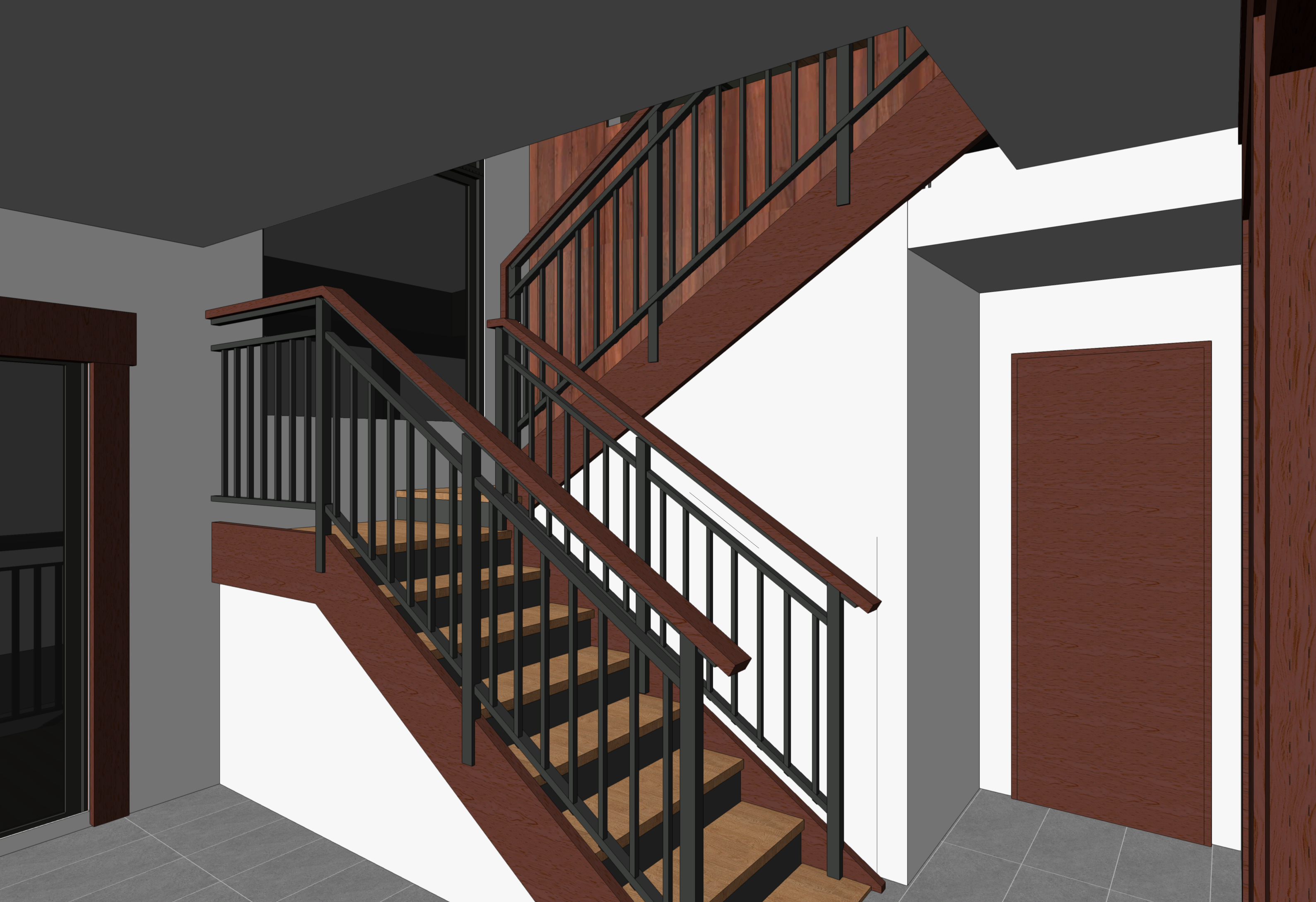
Design Firm
Bass Studio Architects

Sheet Title
Cover

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.

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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

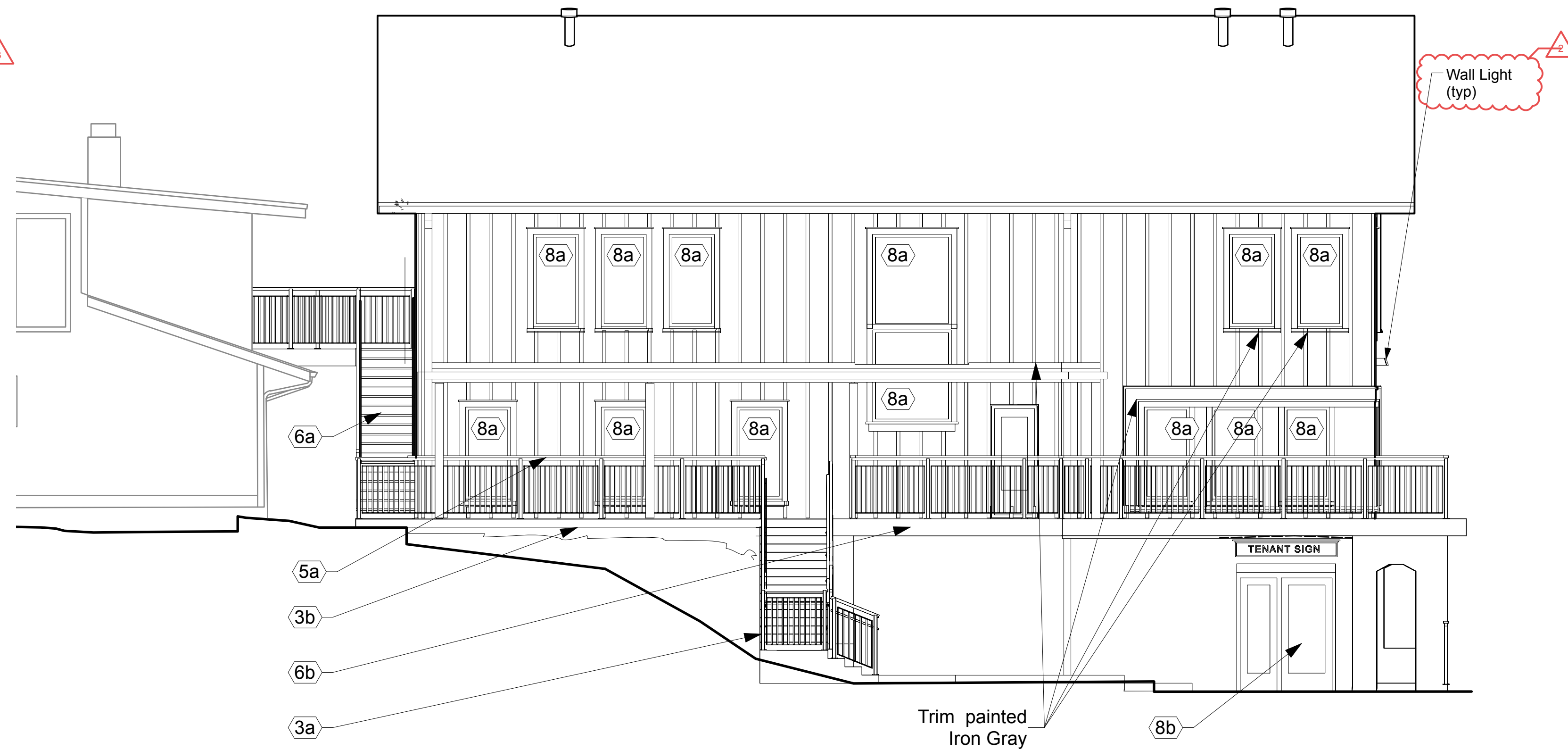
Wall lighting was added to the east and north facades to conform this application to the engineering drawings. Please refer to the attached documents with specs and model.

4 North Widows First Floor.

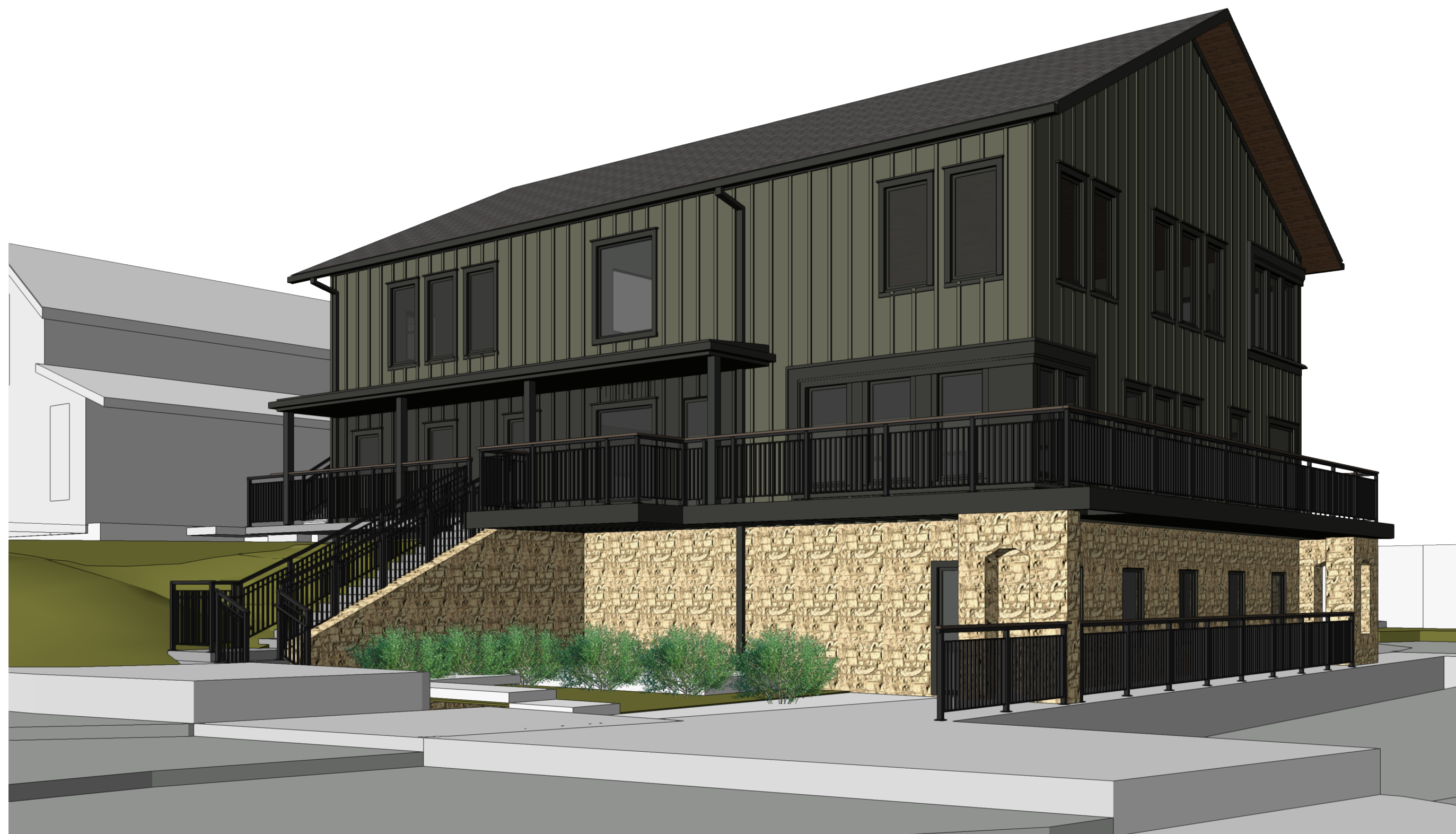
Adjust the size of the first windows on the west end of the north facade to conform to permit drawing adjusting to match all the other standard windows. Please refer to 4/ARB R7.

5 North Door Basement

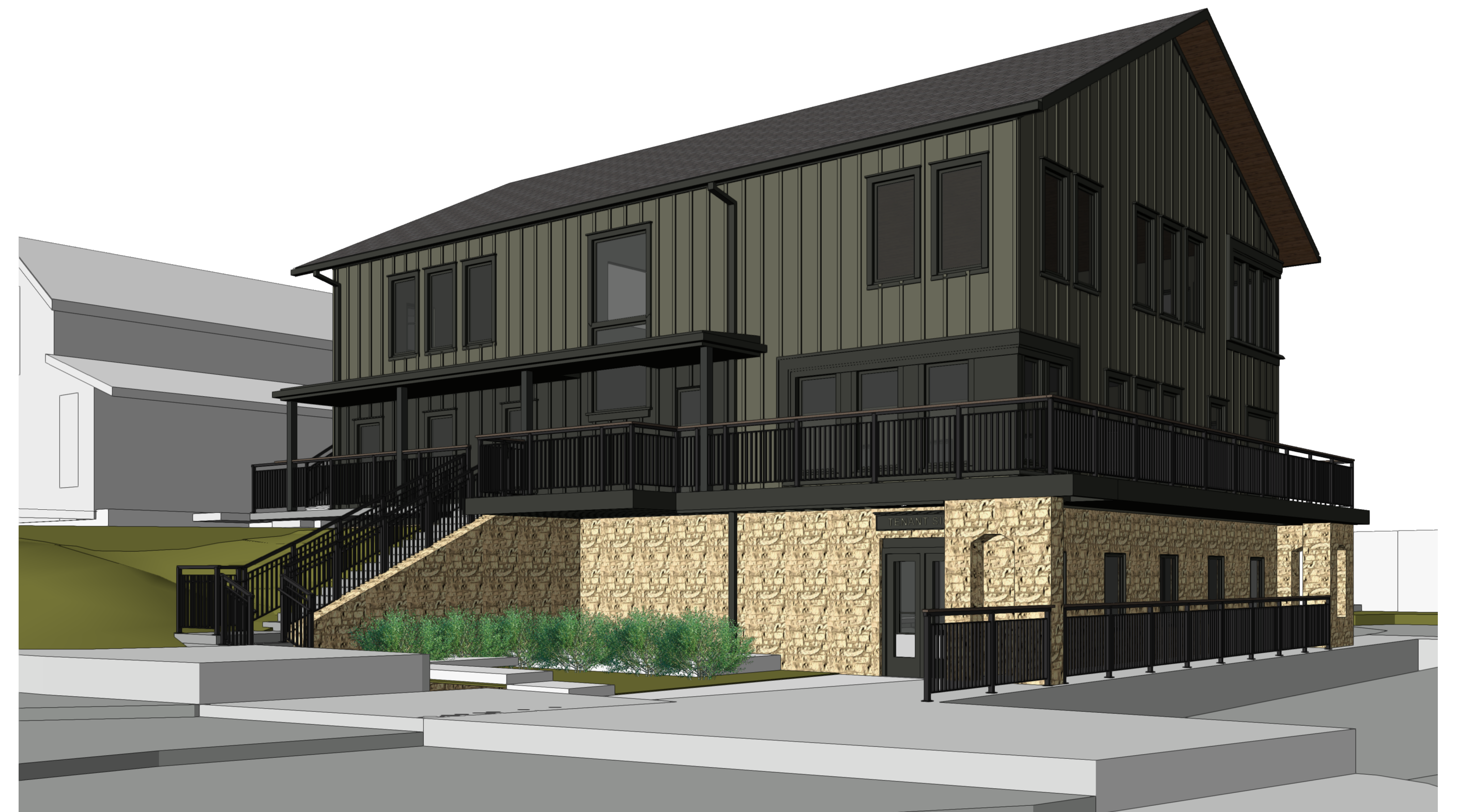
An optional, additional Tenant door is shown to conform to permit drawing. Please refer to 4/ARB R7.



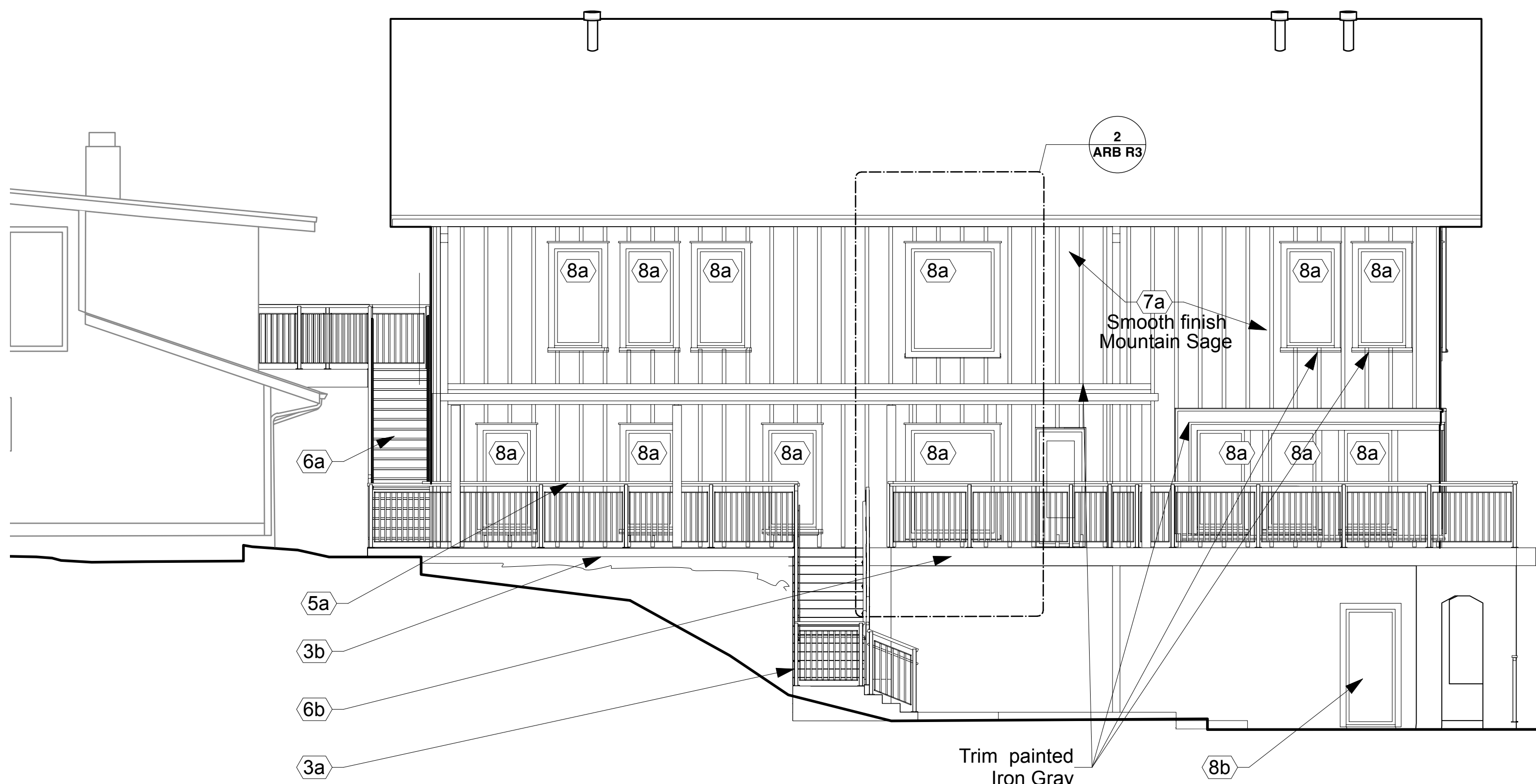
3 South Elevation ALTERNATE 1
3/16" = 1'-0"



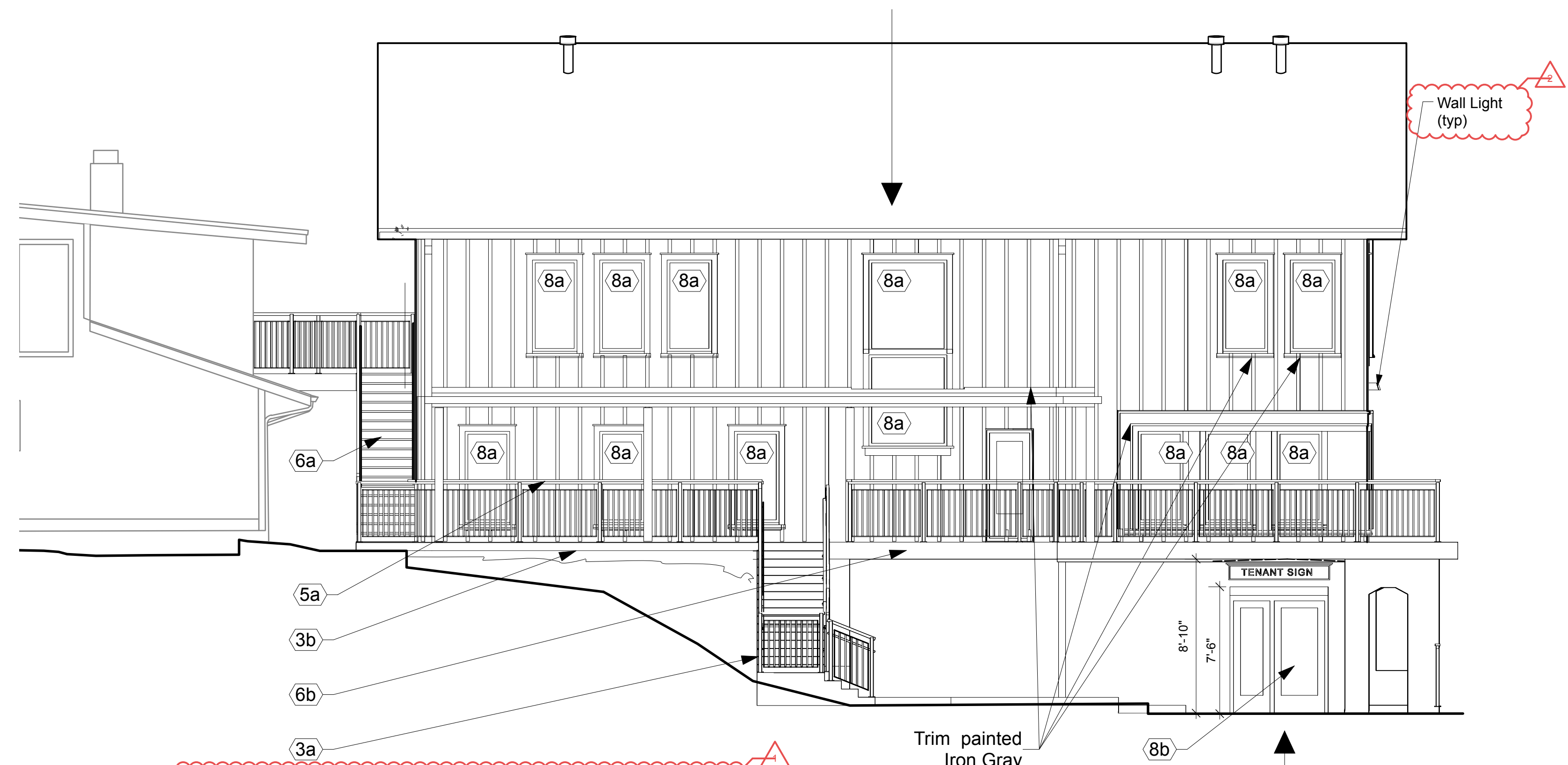
1 View as Approved
Scale: N/A



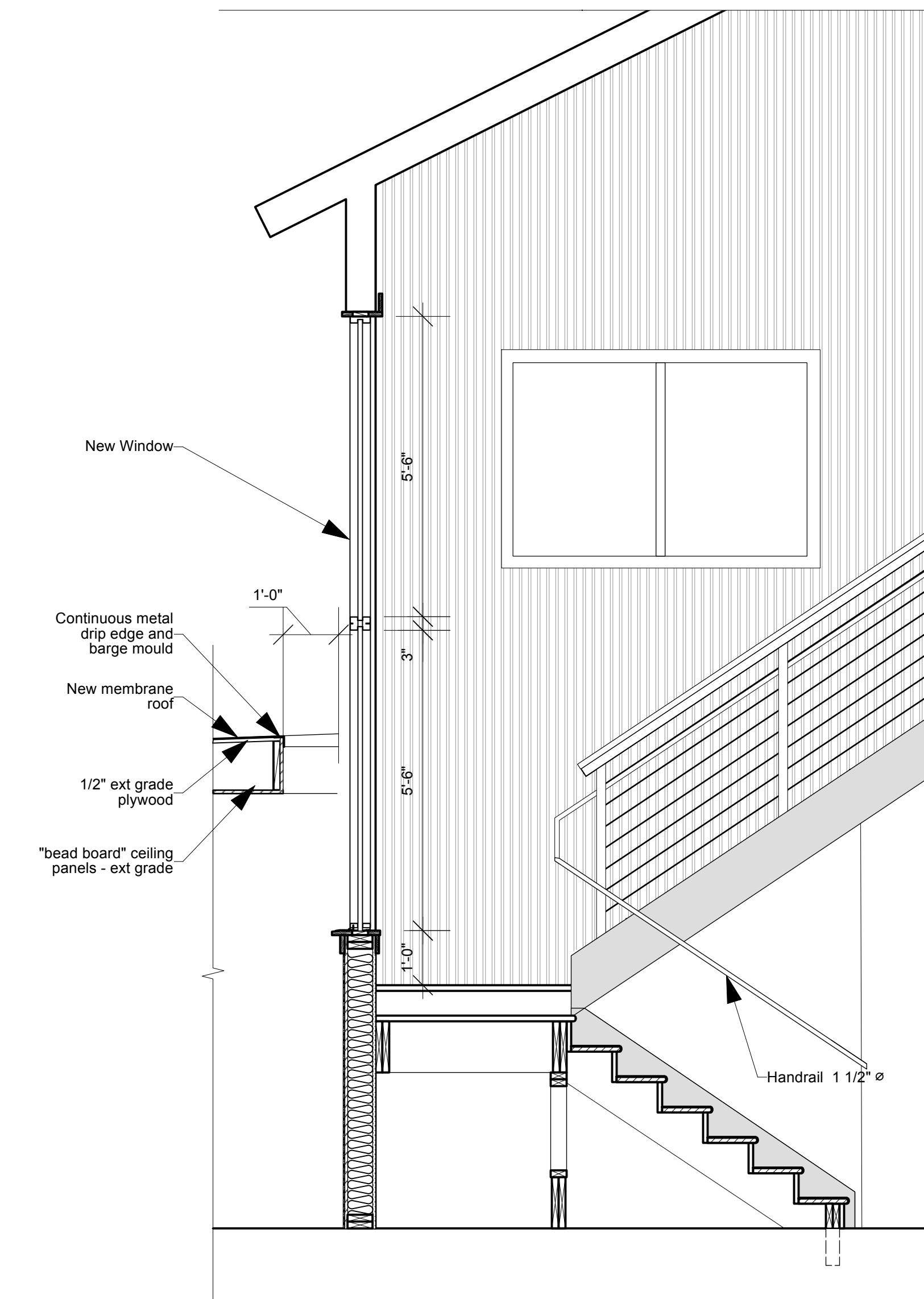
2 View Proposed ALTERNATE 1
Scale: N/A



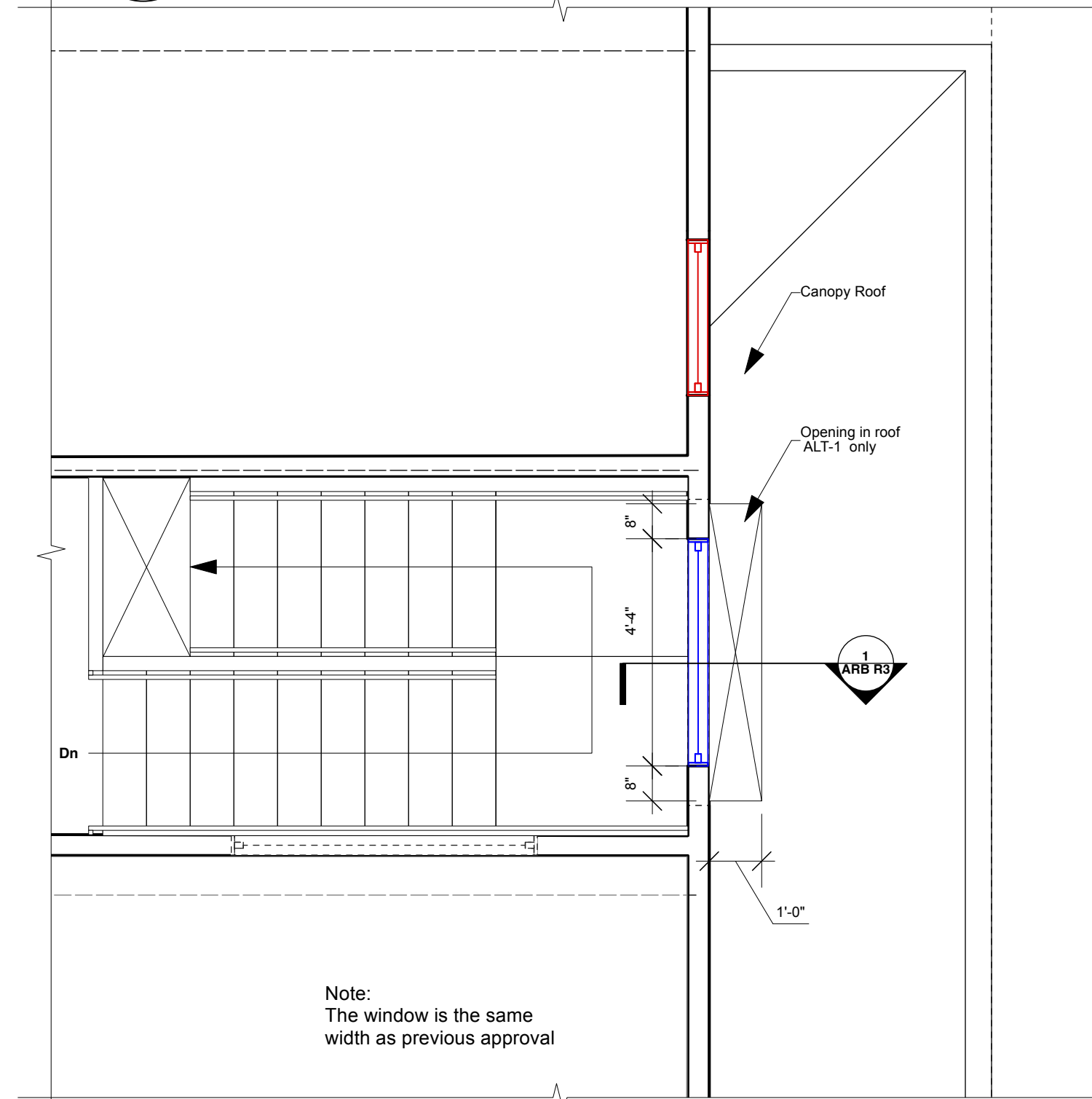
3 South Elevation as Approved
Scale: 3/16"=1'



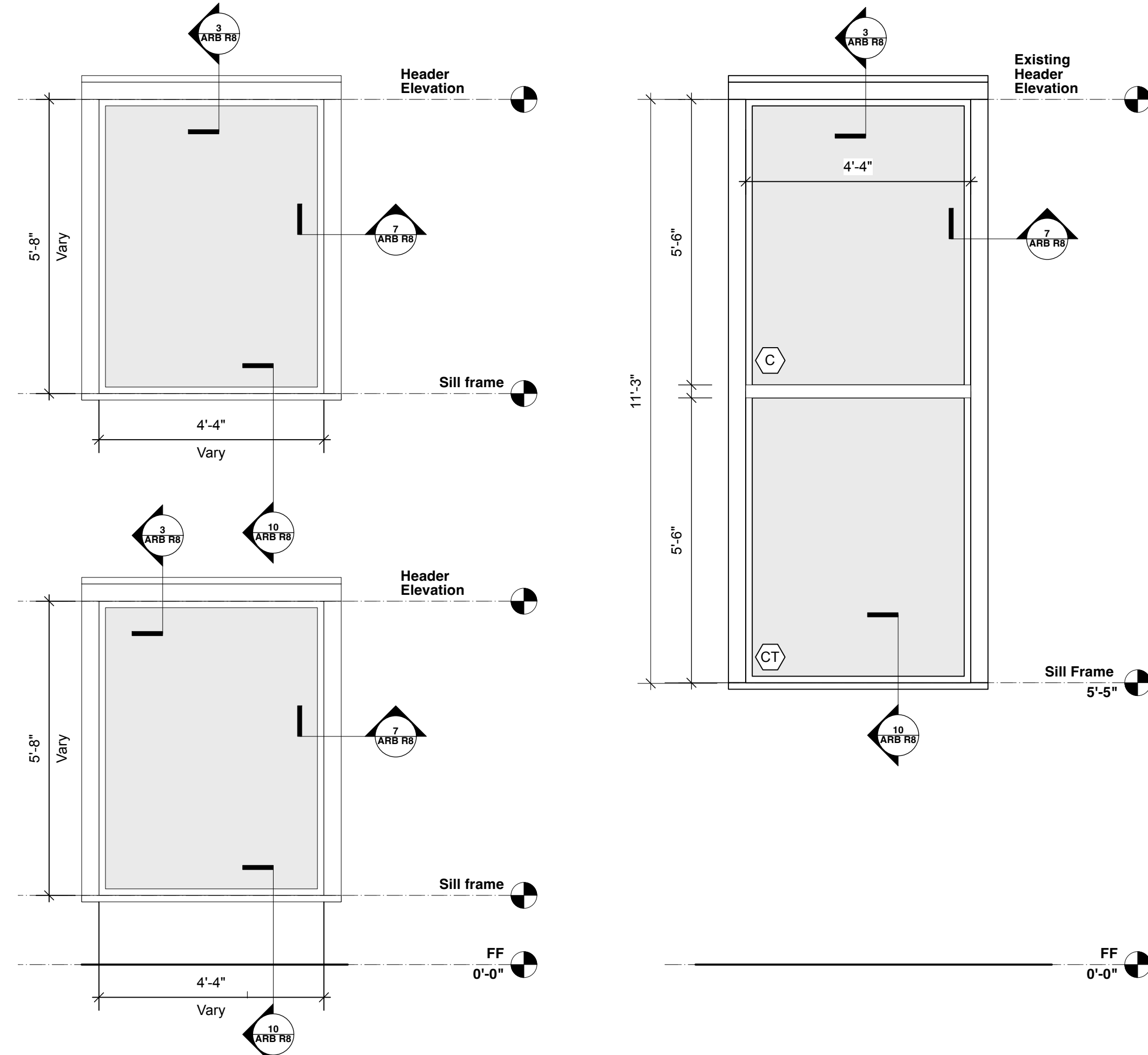
4 South Elevation ALTERNATE 1
Scale: 3/16"=1'



1 Section (ALT-1)
Scale: 1/2"=1'

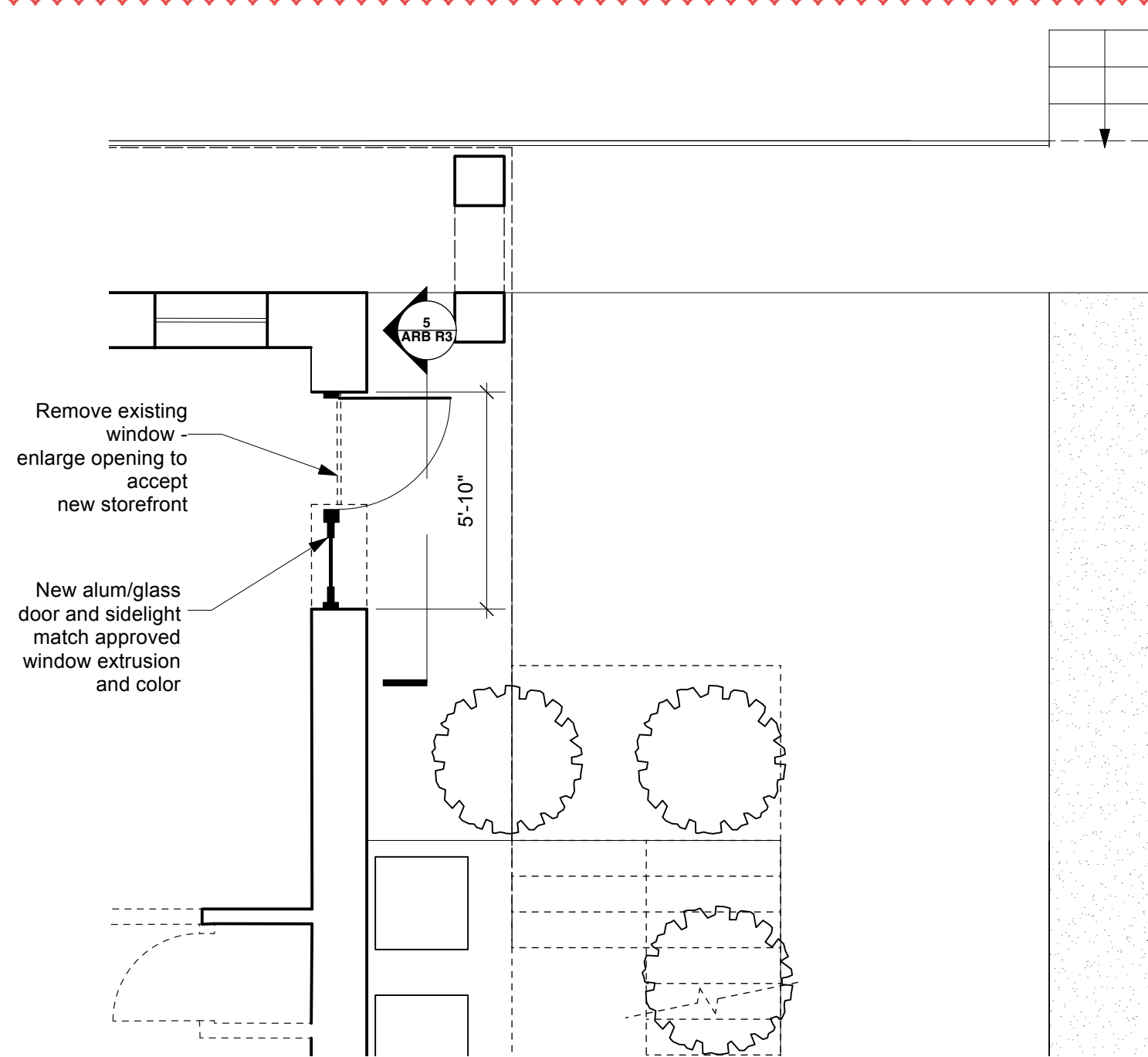


6 Window Plan (AS APPROVED, and ALTERNATE 1)
Scale: 3/8"=1'



2 Window (AS APPROVED)
Scale: 1/2"=1'

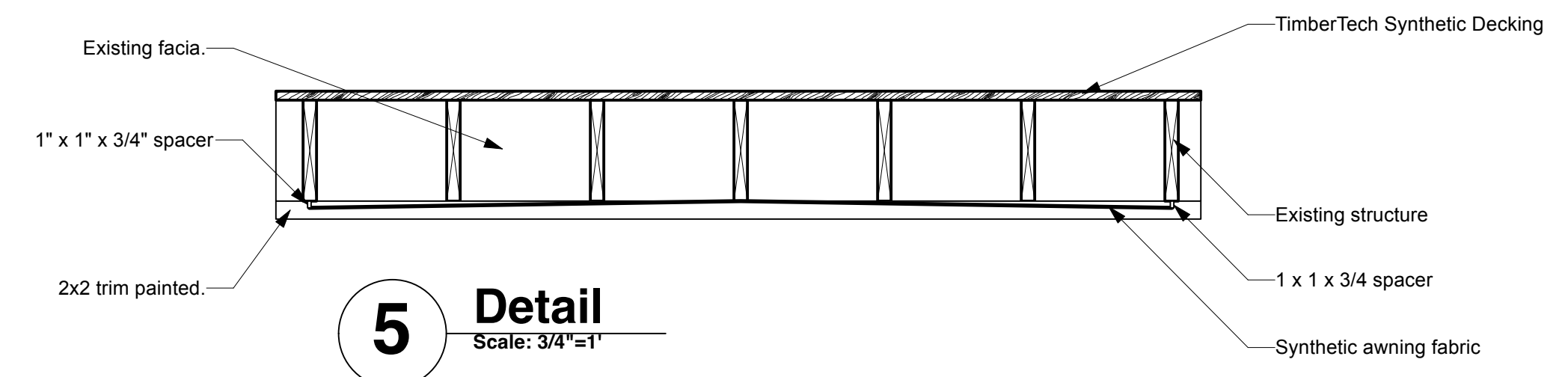
3 Window (ALT-1)
Scale: 1/2"=1'



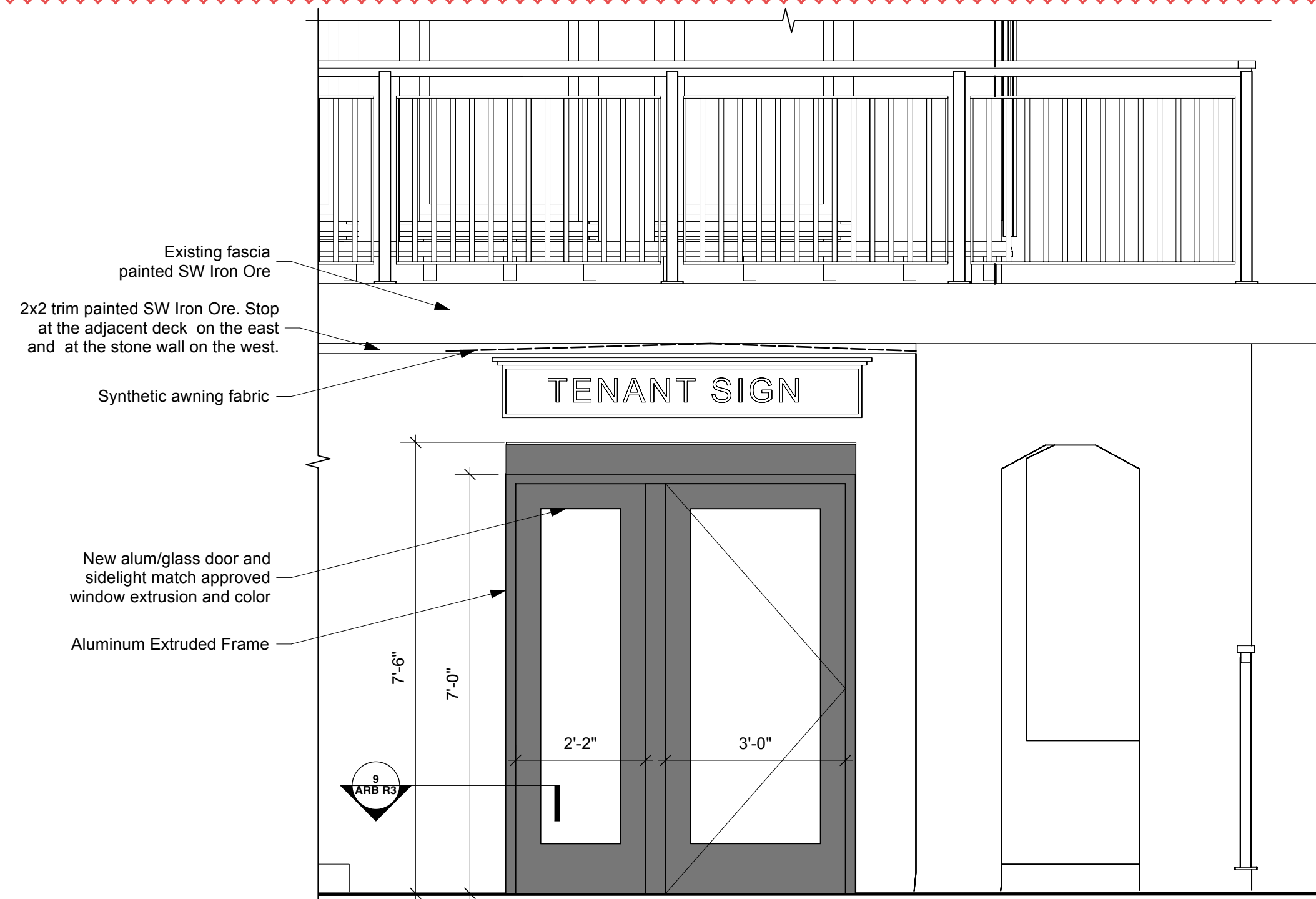
7 Lower Level Entry Plan
Scale: 1/4"=1'



4 View
Scale: N/A



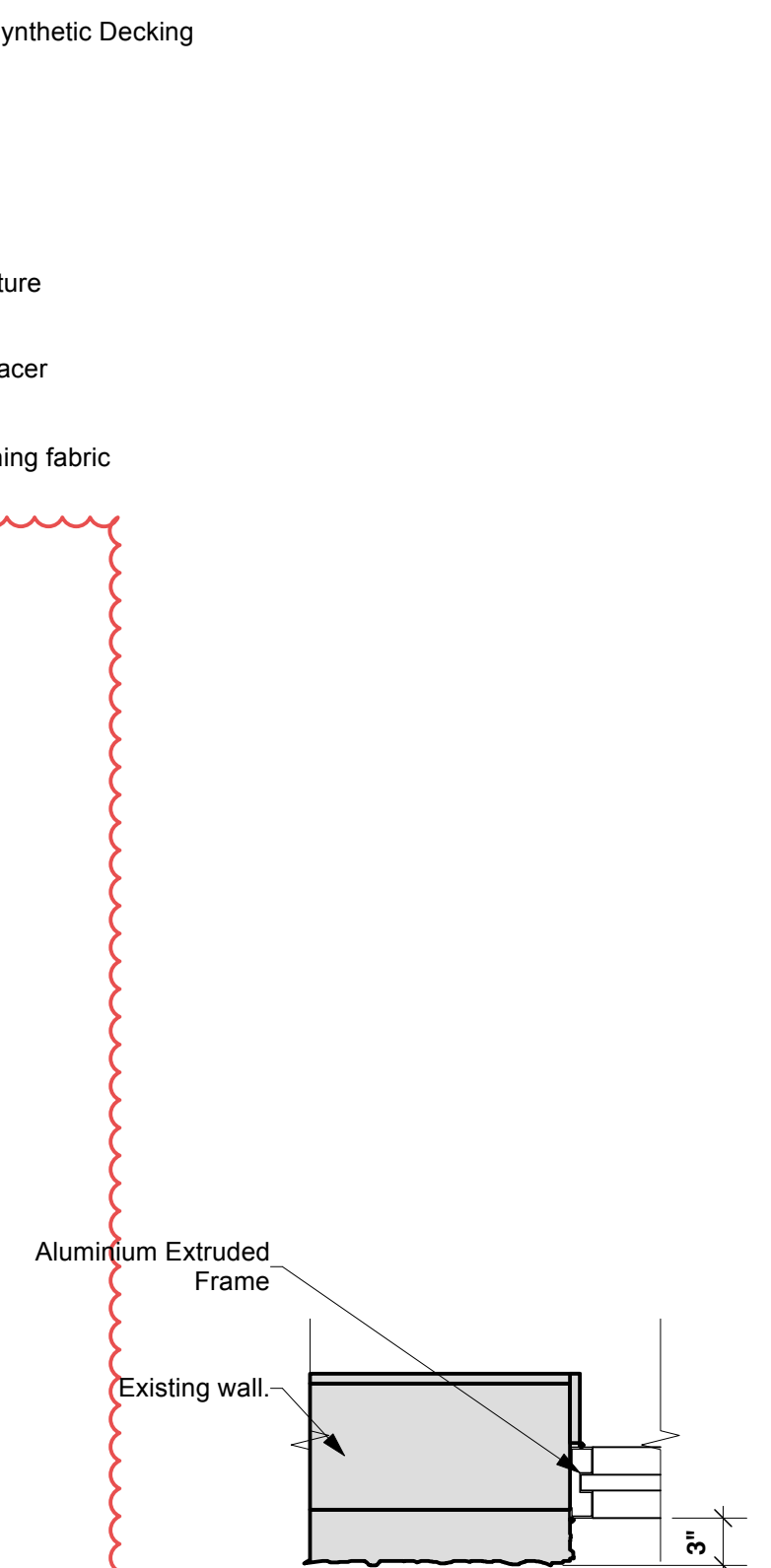
5 Detail
Scale: 3/4"=1'



8 Lower Level Door Elevation
Scale: 1/2"=1'



Similar



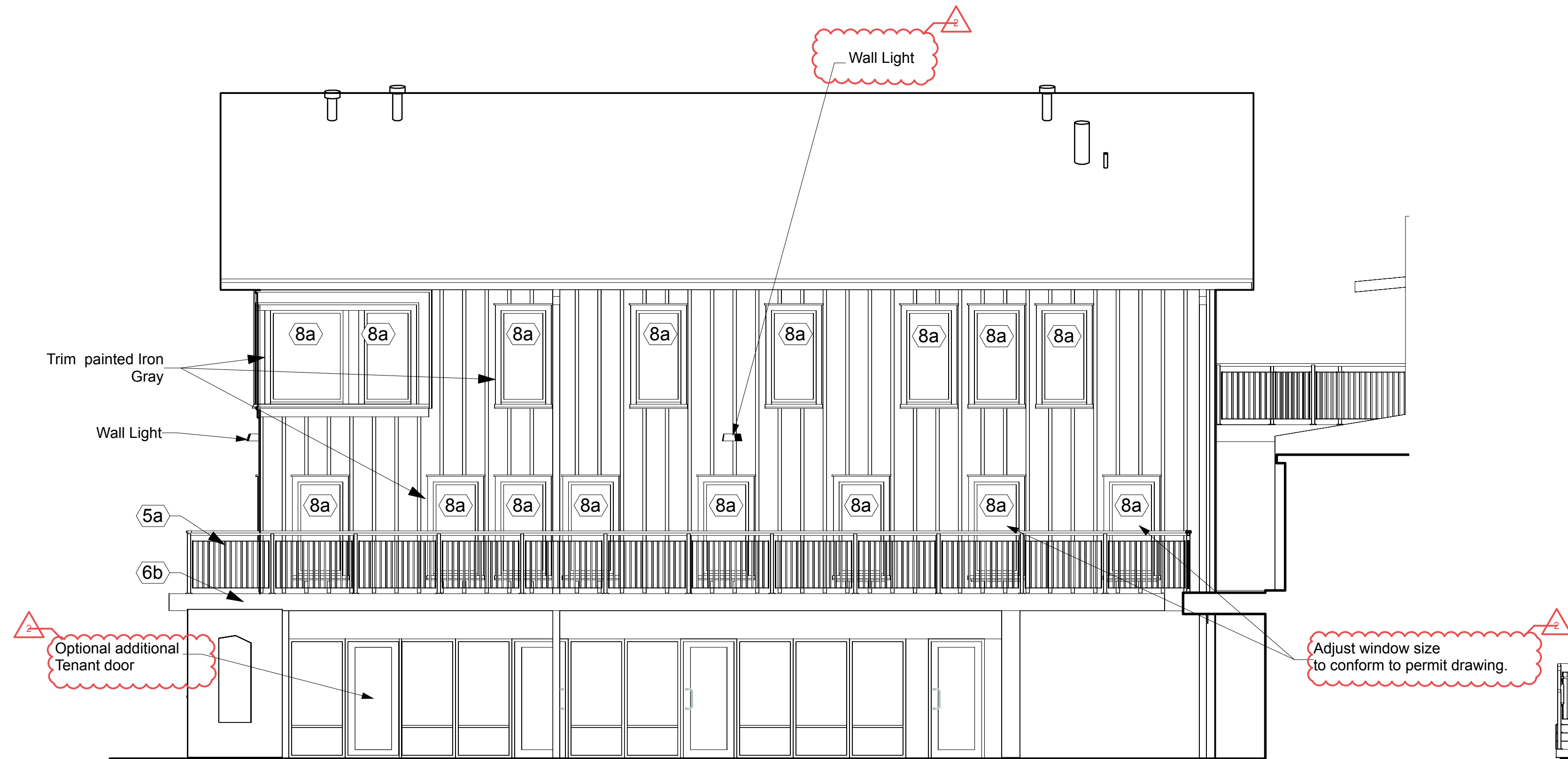
9 Detail
Scale: 1"=1'



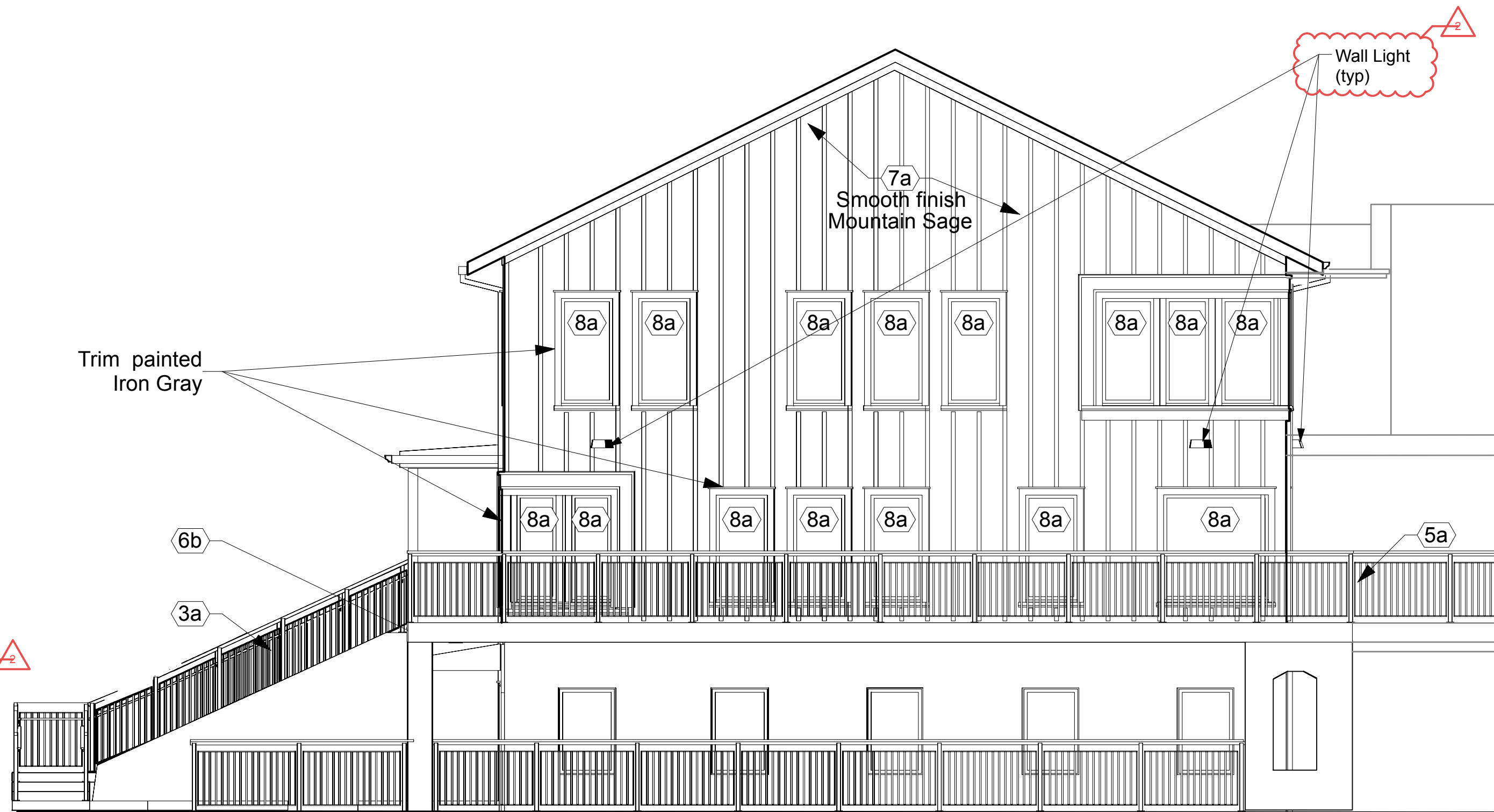
2 View Proposed
Scale: N/A



1 View Proposed ALTERNATE 1
Scale: N/A



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



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

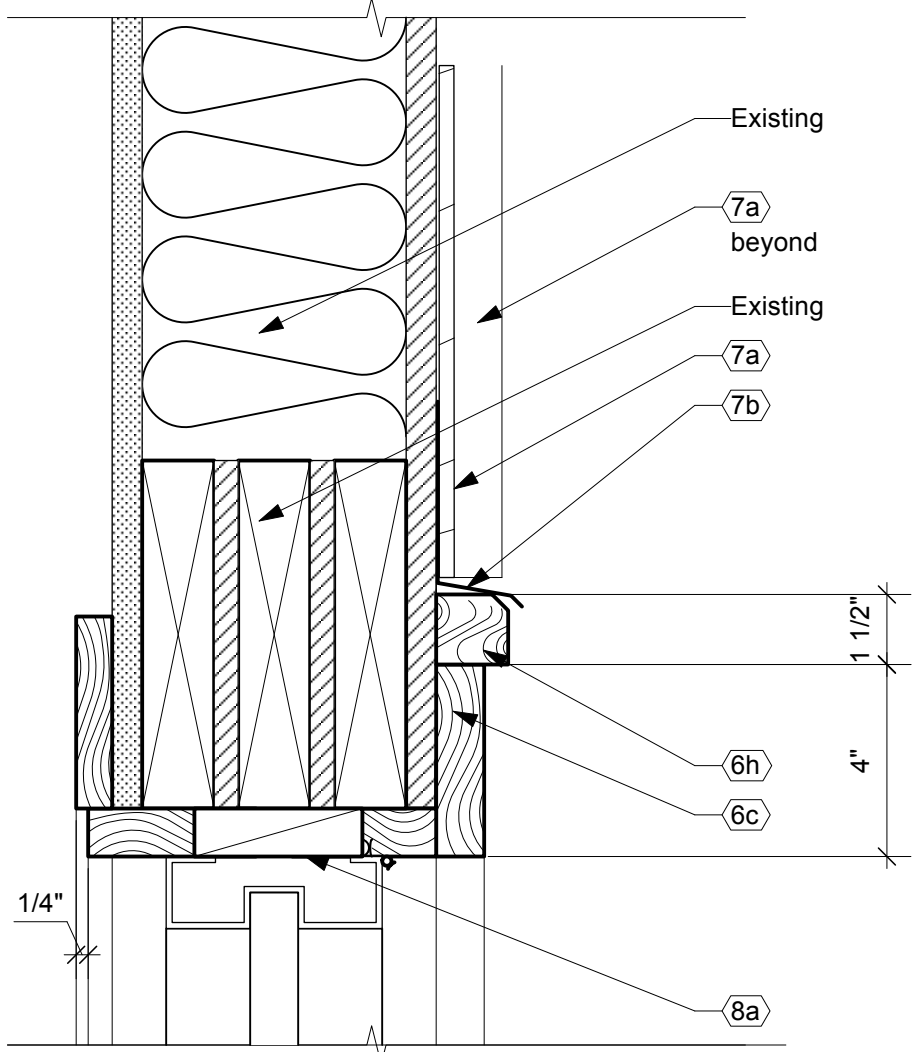
Coded Notes

- 1Align finish surface
- 1aExisting electrical panel- DO NOT DISTURB
- 1bExisting stone wall do not disturb - shore/brace during construction activities
- 1cExisting conc walk - patch post anchor locations with non-shrink grout
- 1dRetaining wall- Coordinate with landscape drawings
- 1ePatio Coordinate with landscape drawings
- 2aExisting deck structure - do not disturb, Remove exiting wood plank decking and replace with Timber Tech composite square edge decking. Color # xxxx
- 2bDemolish existing railing, posts and roof.
- 2cDemolish and remove existing wood stair and stone column support
- 2dRemove existing window. Extend existing window opening to finish floor. Prepare opening to receive new exterior door.
- 2eExcavate existing landscape and prepare to receive new concrete stair. Brace surrounding walls as required.
- 2fDemolish and remove existing deck, railing and all associated work - north deck 2nd floor.
- 2gDemolish existing conc and steel deck portion indicated - replace per strl drawings
- 2hRemove existing window extend opening and prepare to receive new infill wall.
- 2iCut exist frame walls as req'd to prepare opening to receive new window. Refer to dtls, elev and str dwgs
- 2jRemove existing door. Prepare opening to receive new window. Refer to elevations for opening height dimensions.
- 2kDemolish 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.
- 2lRemove existing door, frame, hardware and accessories- Coordinate disposition of material with owner.
- 2mRemove door, frame, hardware and accessories- reinstall adjacent.
- 2nRemove soffit and pork chop.
- 2oSame as 2k except remove entirely and patch ceiling.
- 2pRemove existing ceiling track and all accessories and anchorage. Remove light fixtures and vacate /stub per NEC fixtures as required for temp light.
- 2rRemove existing stub and vacate electric and plumbing per NEC and Ohio Plumbing Code.
- 2sRemove existing over framed gable repair roof deck as required prior to near roof installation.
- 3aCast in place concrete stairs - refer to dtls.
- 3bNew concrete 4" conc slab on grade over 4" min gravel lev'l bed - haunch edges and provide dowel plates at existing conc walk edges
- 3cNew 4" concrete slab on compacted gravel
- 5aNew metal railing with top cap = Driftwood 5/4" - after removal of existing wood rail system - tel to dtls. Provide Simpson DTT2 @ ea post. Provide add'l PT blocking as required to meet post locations.
- 5bNot used
- 6aNew wood stair and rail - refer to dtls and strl dwgs
- 6bref to strl dwgs for modifications to framing this area.
- 6c1x4 wood trim PTD
- 6d1-1/2" x 1-1/2" wood trim PTD Iron Gray or sim
- 6e1x6 PTD
- 6fCap trim 1-1/2" x 2-3/4"
- 6gCap trim 1-1/2" x 2-3/4" except no angle cut. PTD
- 6h1-1/2" x 1-1/2" cap trim. PTD
- 6iSill 1 x 4-1/4" PTD
- 6jProvide new wd stair after removal of existing - ref to dtls
- 6kNew wd post with trim over. Refer to structural
- 7aBoard and batten siding; comprised of fiber cement Hardie panel and battens, with Hardie Company: Smooth finish Mountain Sage
- 7bFlashing
- 7cAlumn 6" ogee gutter
- 7dDownspout to underground drain tile system to nearest street outlet.
- 7eTPO, roof system.
- 8aNew window- based a alum Kawneer Trifab 451 T
- 8bNew door
- 8cRemove all existing window, trim, anchors, accessories etc. Prepare openings for taller windows or infill as indicated in plans and elevations
- 8dNew door
- 9aNew partition 2x4 wd studs @ 16" o/c with 5/8" gyp ea side (verify gyp exiting)
- 9bRepair framing @ jamb and refinish as gyp bd cased opening.
- 9cInfill exiting opening flush with exiting partition with framing per 8a.

- Window Notes:
1. Provide windows as glazed units: thermally broken alum extrusion frames. Design intent Kawneer Tri Fab 451 T or approved equal.
2. Prepared opening as indicated in manufacture specs.
3. Coordinate weather barrier interface and seal as treated by manufacture.
4. Field measure all opening priory to manufacturing.
5. Submit window schedule and data sheets.

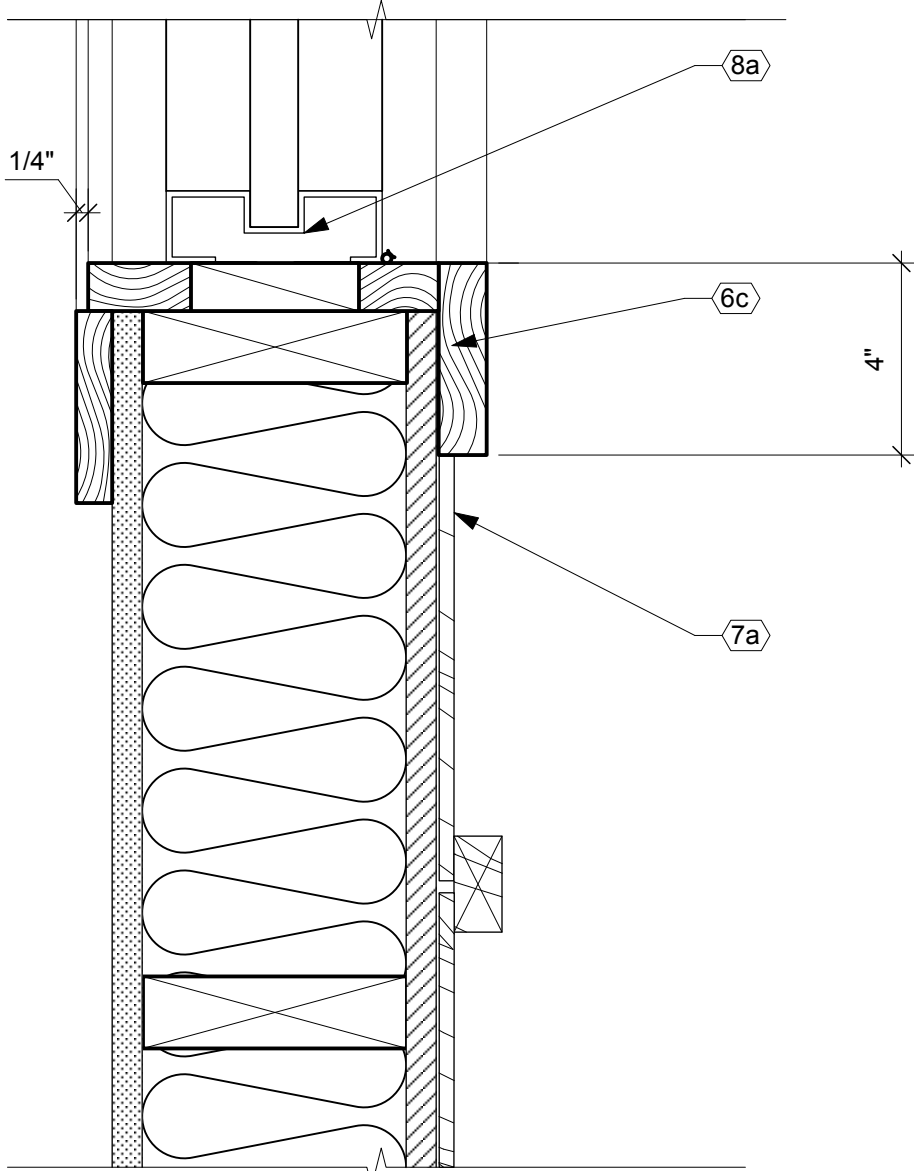
Glazing Schedule

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



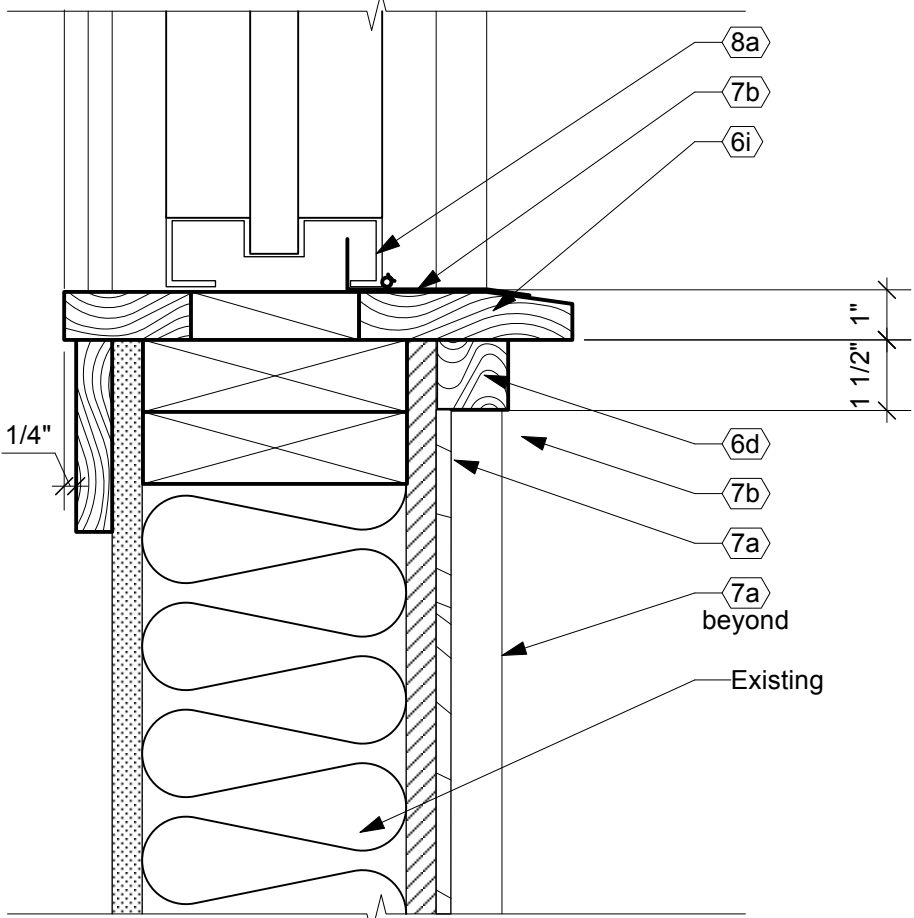
3 Typ Head

3" = 1'-0"



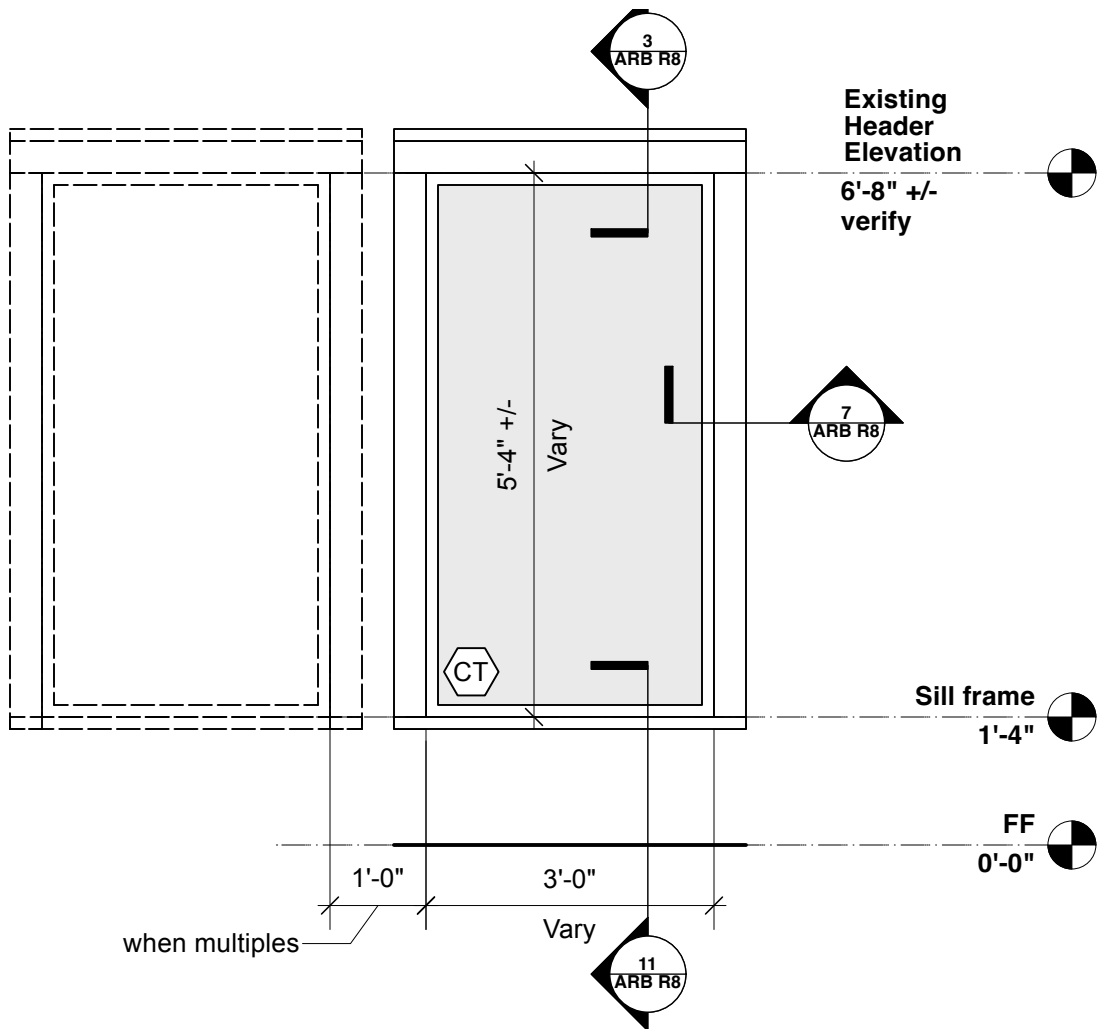
7 Typ Jamb

3" = 1'-0"



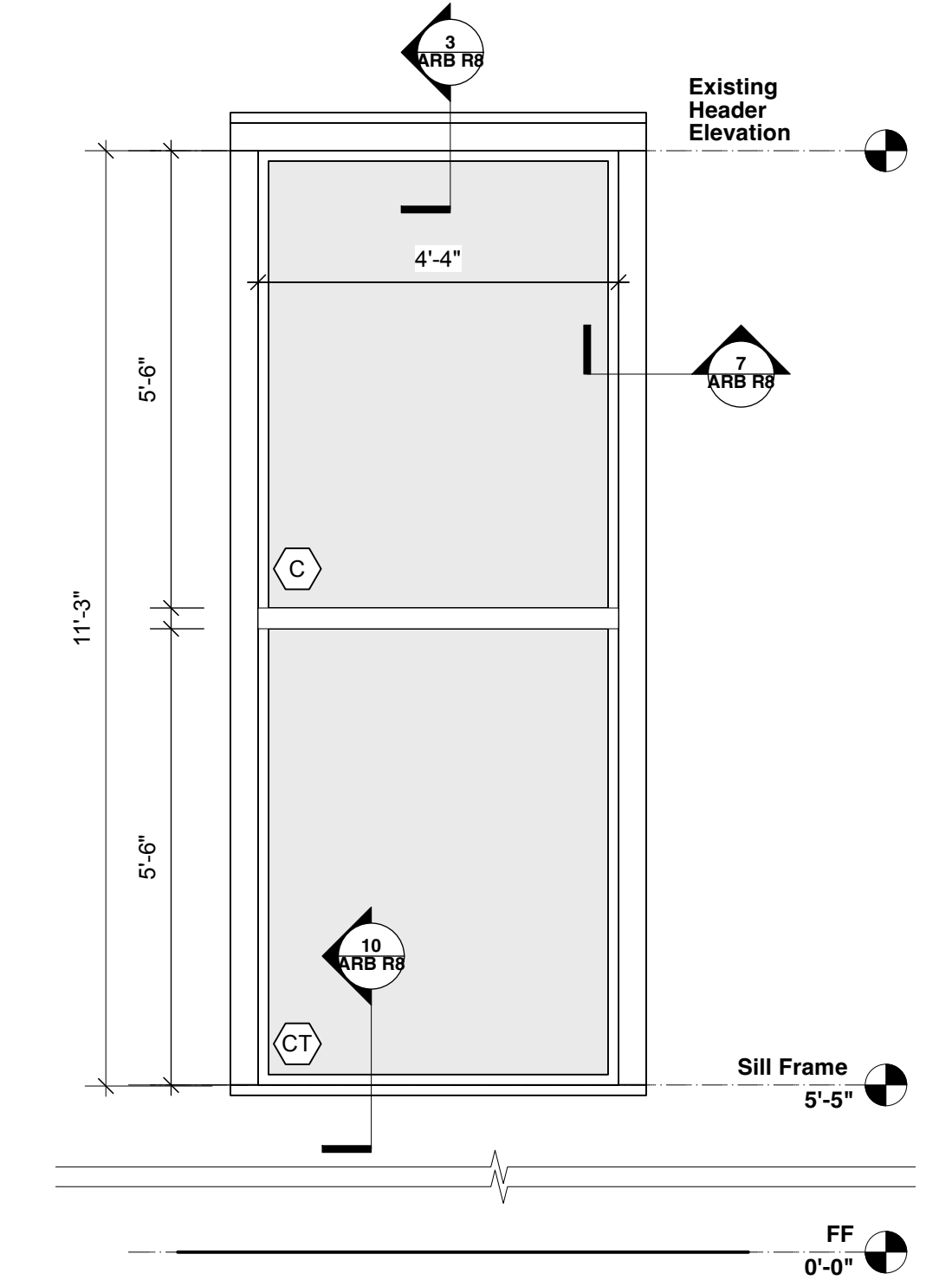
11 Typ Sill

3" = 1'-0"



9 Typ Window Elevation

1/2" = 1'-0"



10 Stair Window Elevation

1/2" = 1'-0"

Deferred scope pending ARB review

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Architects

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Design Firm
Sheet Title

Bass Studio Architects
Window Details

Application Number
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12/05/25

Date
Feb 12, 2026

Sheet No.
ARB R8

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STUDIO
ARCHITECTS