



BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

Project Description

November 10, 2020

This project is located in the Bridge Street District and is zoned Historic Core; the proposed development is adhering to the guidelines set forth in the Historic Mixed-Use building typology. The proposal includes the renovation and addition to an existing building at 40 N. High Street and the construction of a second principal structure as permitted by code accessed from Blacksmith Alley.

- The existing building is a contributing structure, a second floor addition will be set back from the principal façade, and extend East towards Blacksmith Alley, over the existing parking lot.
- The resulting structure will be two stories in height.
- The parking will continue to be accessed from High Street via a one-way entrance on the Southern property line and one way exit along the Northern property line.
 - Five spaces (including one accessible space) will be provided on site, and one existing street space will be utilized totaling six provided parking spaces for this resulting Office Building.
 - As fourteen spaces are required for the resulting office use, we are requesting a waiver to reduce the required parking by eight spaces; with six spaces provided on site.
 - Noting the pedestrian oriented character of the District, typical office related business hours of operation and recently constructed parking garage across the street, it is believed that parking needs will be met.
- The design of the addition will take its cues from the existing Usonian architecture of the existing building, making use of similar materials, strong horizontality with vertical accents to continue the modern aesthetic of this unique building.

The second principal structure is proposed along the Eastern property line and accessed from Blacksmith Alley.

- The proposed structure is a two unit apartment building, two and one half stories in height.
- Each unit will contain a two car garage, no waivers will be required.
- Each apartment will have an outdoor terrace on the main level, as well as a roof top deck.
- The design of the apartment building will be contemporary in detailing and materials, yet familiar to the residential character of the District.

The site contains an existing stone wall, this wall will be integrated into the design of the apartment building as outdoor courtyard space where exposed and visible to Blacksmith Alley. The central portion of the wall will be removed and replaced by the building itself. Where left exposed, the wall will be restored to its original character.

We are requesting a fee in lieu of providing the required 488 sf of public open space.

The well maintained garden along High Street will remain, and each drive aisle terminate in greenery. The parking for the commercial property will be screened with plantings on the North and South property lines and separated from the proposed apartments with a planted area for additional privacy.



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Conceptual Lot Coverages

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Buildable Area

- Minimum Side Yard: 0
- Minimum Rear Yard: 0
- Minimum Lot Width: 30 ft
- Maximum Lot Width: none
- Maximum Impervious lot coverage: 85% (8,034.6 sf)
 - Existing: 2,081sf (22%)
 - Remaining for Development: 5,953.6 sf
- Additional Semi-Pervious: 472.6 sf (5%)

Actual Built Area

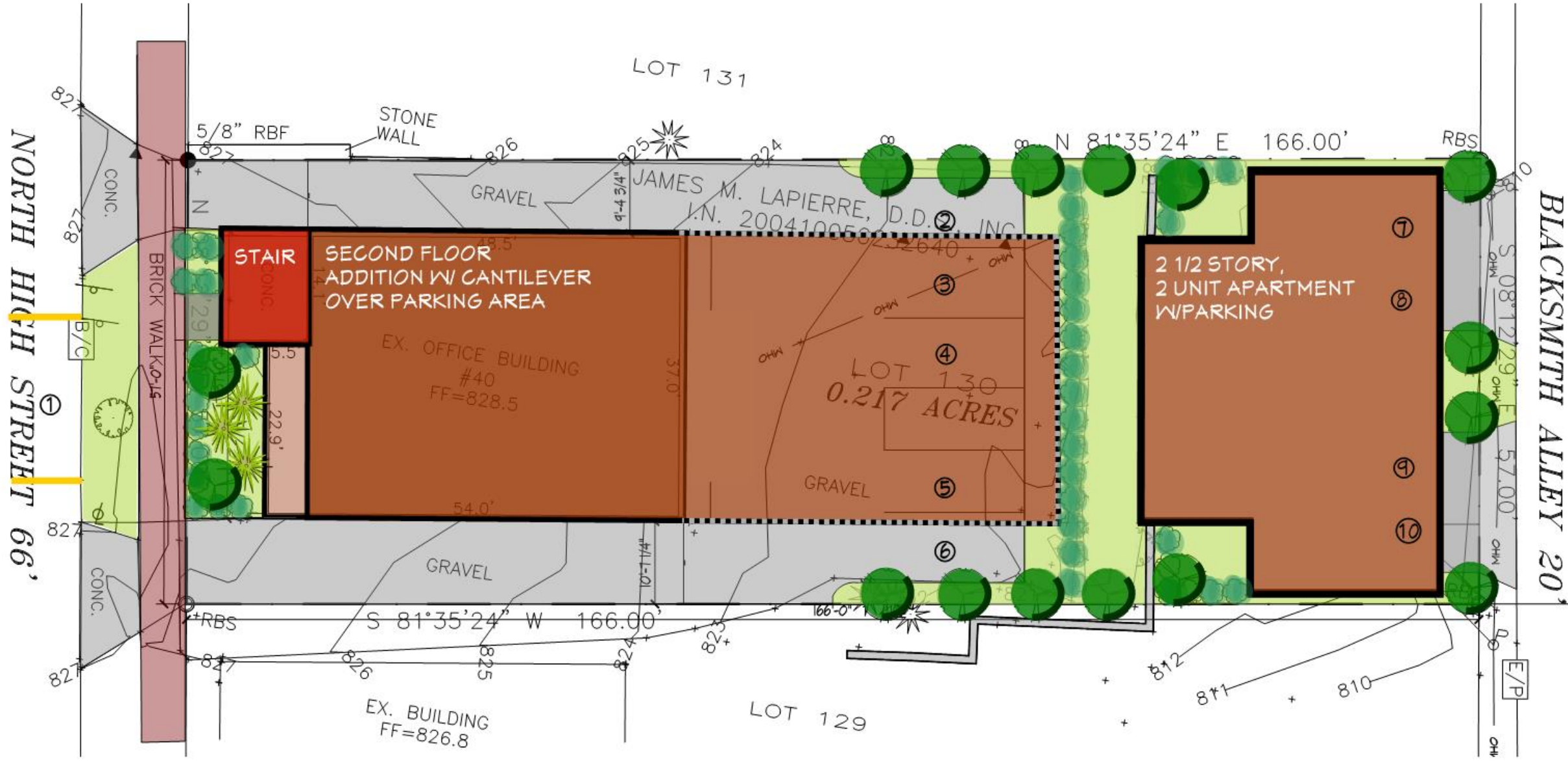
- Existing Building: 2,081 sf
- Building Addition: 1,850 sf
- Apartment Building: 1,900 sf
- Total Building: 5,831 sf
- Allow Parking Coverage: 2,132 sf parking (impervious)
- Actual parking: 2,019 sf
- Total Coverage: 7,850 sf

Parking Spaces Required:

- Dental Office (1,920sf medical): $2.5 \text{ per } 1000\text{gsf} = 2.0 \times 2.5 = 5 \text{ spaces req'd}$
- Office Use (general): $2.5 \text{ per } 1000\text{gsf} = 3.56 \times 2.5 = 8.9 = 9 \text{ spaces req'd}$
- Dwellings, Two Family: $2 \text{ per dwelling unit} = 4 \text{ spaces req'd}$

- This development will need 18 spaces
- 10 spaces can be provided on site, including 1 street space

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 990 WEST THIRD AVE.
 COLUMBUS, OHIO 43212



SITE PLAN
 SCALE: 1/16" = 1'-0"

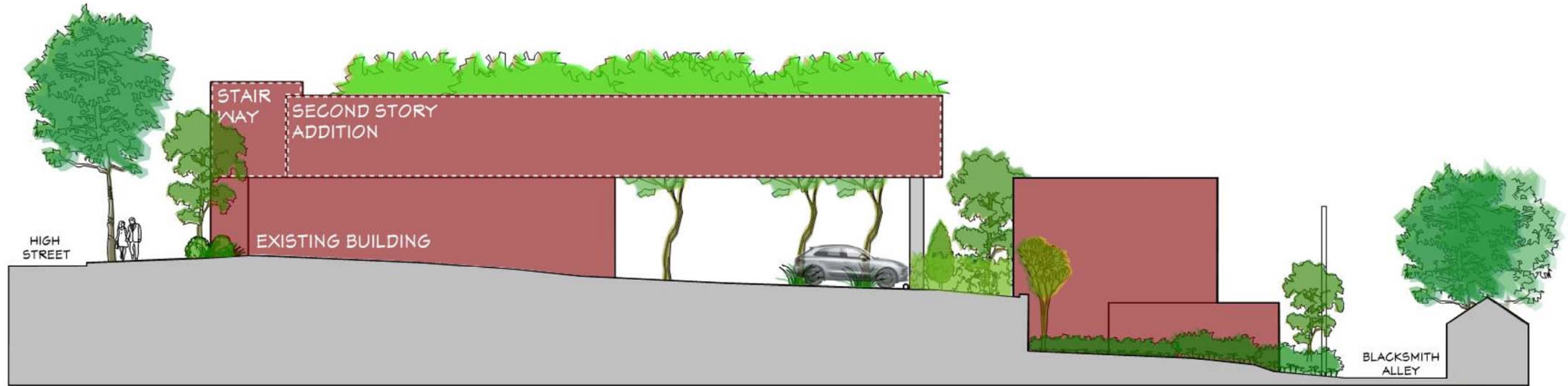
CONCEPTUAL DRAWINGS FOR
 40 N. HIGH STREET

40 N. HIGH STREET
 DUBLIN, OHIO 43017
 10.9.2020



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990 WEST THIRD AVE.
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INSPIRATION FOR SECOND STORY ADDITION TO 40 N. HIGH STREET



SITE SECTION

SCALE: 1/16" = 1'-0"



CONCEPTUAL DRAWINGS FOR
40 N. HIGH STREET

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INSPIRATION FOR APARTMENT BUILDING ALONG BLACKSMITH ALLEY