



**36-38 N HIGH STREET
CONCEPTUAL REVIEW
11.3.2021**

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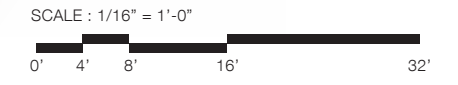
Project Statement

Located in the heart of the Dublin Historical District, the 36-38 North High Street project aims to create two new structures that fit in the historic character of the district in terms of the massing, roof profile and material. Referencing to elements of historic buildings, the proposed use of modern details and architectural treatment add to the design that contribute to the ever changing and growing district in a respectful manner.

The site is anchored by the commercial building facing High Street on the west and bookended by two townhouse apartments facing Black Smith Lane. The proposed parking is sandwiched in between. The two-story commercial structure facing High Street is visually read as two buildings. Their masses are in a 2:3 ratio, matching the existing structure's footprint. The south half of the building recesses six feet from the frontage to create a covered patio for future restaurant use. The facade of the south half is to be clad with rusticated limestone, with some of the windows having smooth stone trims creating a subtle dynamic rhythm on the facade. The new foundation is also clad with limestones, differentiating it from the historic stone wall that weaves through the site. A mansard roof reduces the overall height of the building and forms a parapet that screens the rooftop equipment. The north half of the building takes on a modern barn look with stained cedar sidings and a standing seam gable roof.

The two-story townhouse apartments have double gable roofs. The massing shifts in the middle to divide the structure into half. For the smaller scale building mass, the rustic white bricks are proposed as a cladding material. They are of the same coloration as that of the rusticated limestone and together they define the character of the project. The second floor terraces for each of the townhouse units cuts into the corners of the second floor. These are intended to help reduce the overall massing.

As a whole, the project draws inspiration from materials, massing and scale from the surrounding buildings and creates a fitting design that contributes to the established character of the historic district.



Zoning Code Analysis & Lot Coverage Calculation

Buildable Area

Min. Side Yard	0
Min. Rear Yard	5 ft
Min. Lot Width	30 ft
Max. Lot Width	none
Lot Area	10458 sf
Max. Impervious lot coverage:	85% = 8889 sf
Existing	2500 sf building + 317 sf sidewalk + 701 sf stone walk and privy = 3518 sf
Remaining for Development	5371 sf
Additional Semi Pervious	10% = 1045 sf
Pervious/landscape	15% = 1568 sf

Proposed Build Area

Replacement Building	2680 sf + 380 sf covered patio 3060 sf
Townhouse Building	2000 sf
Total Building	5060 sf
Impervious site elements	256 sf sidewalk + 701 sf stone walk and privy +2340 sf parking + 386 sf townhouse parking = 3683 sf

Total Lot Coverage **8743 sf**
< 85%

Parking Requirement

Parking Location	Side
Loading Facility	Side
Entry for Parking within Building	Side.
Restaurant	10 per 1000 gsf = 27
Office	2.5 per 1000 gsf = 7
Dwellings, 2-bedroom Townhouse	2 per dwelling unit = 4
Total parking required	38
Total parking provided	9*





N. High St

Sidewalk/
Tree-lawn

Patio

Commercial Building

Stone
Wall

Parking

Townhouse Apartment

Set-
back

Black
Smith Ln

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

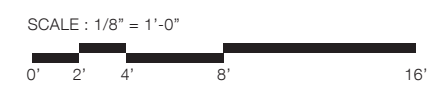


West Site Elevation with Adjacent Buildings



SCALE : 1/16" = 1'-0"
0' 4' 8' 16' 32'

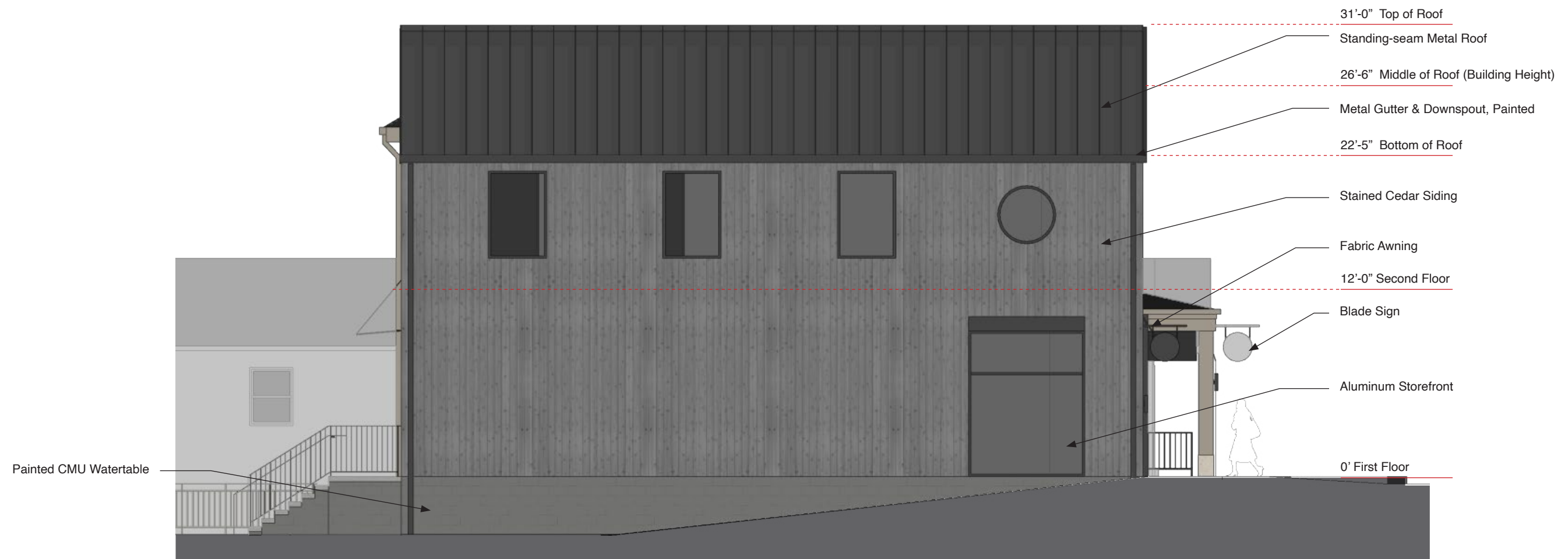






SCALE : 1/8" = 1'-0"

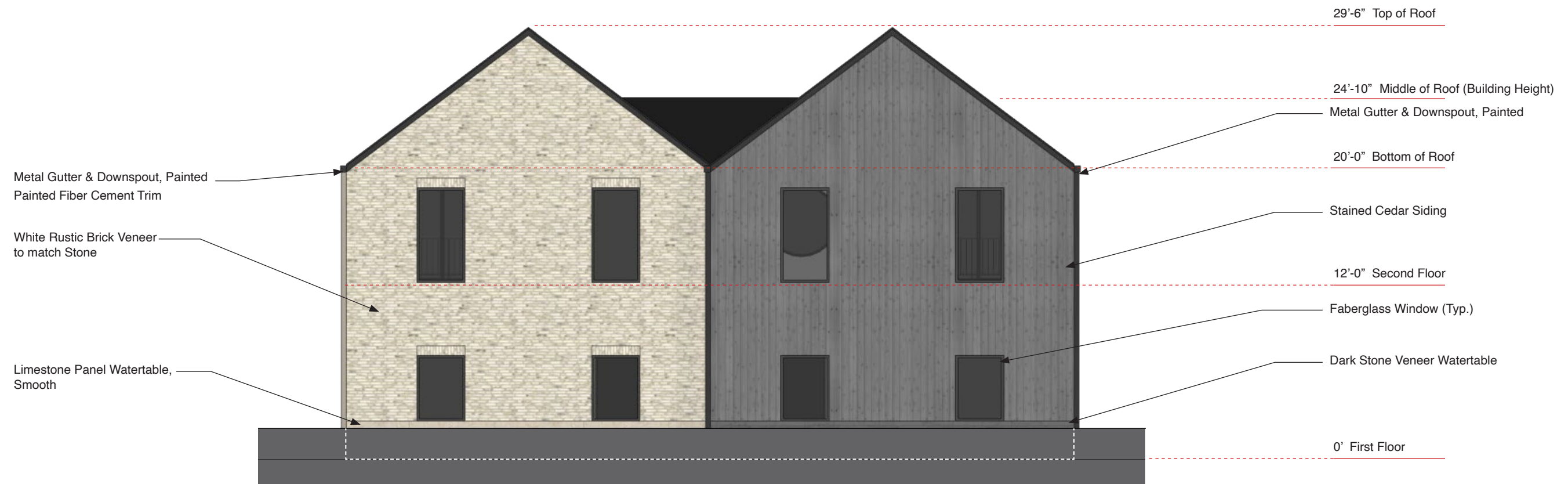




SCALE : 1/8" = 1'-0"

0' 2' 4' 8' 16'





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





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



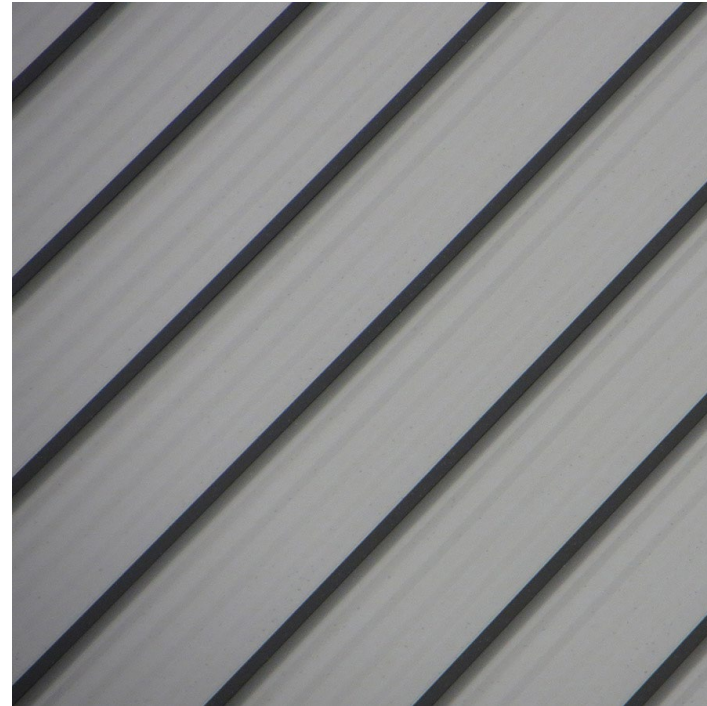


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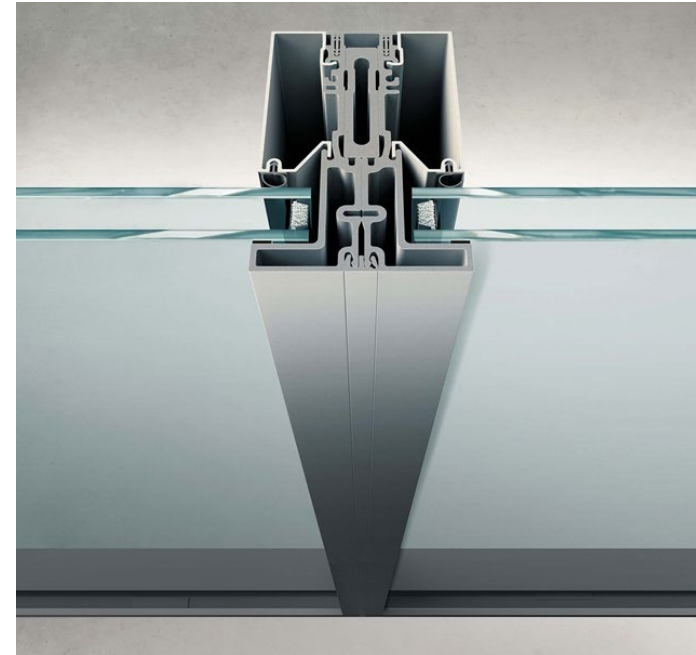




1. STAINED VERTICAL WOOD SIDING



2. STANDINGSEAM METAL ROOF



3. ALUM. WINDOW FRAME



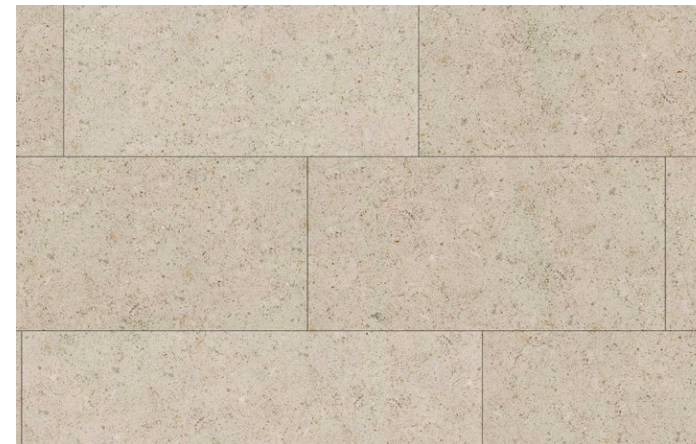
4. ALUM. STOREFRONT



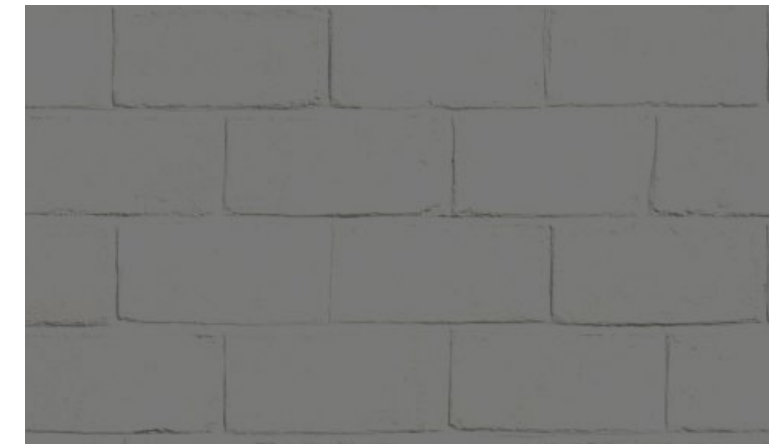
5. LIMESTONE VENEER RUSTICATED



6. BRICK VENEER, RUSTIC WHITE



7. LIMESTONE CLADDING SMOOTH



8. PAINTED CMU





Northwest Corner



West facade



Southwest Corner



Southeast corner on Black Smith & Wing Hill Ln

Northeast corner on Black Smith Ln

