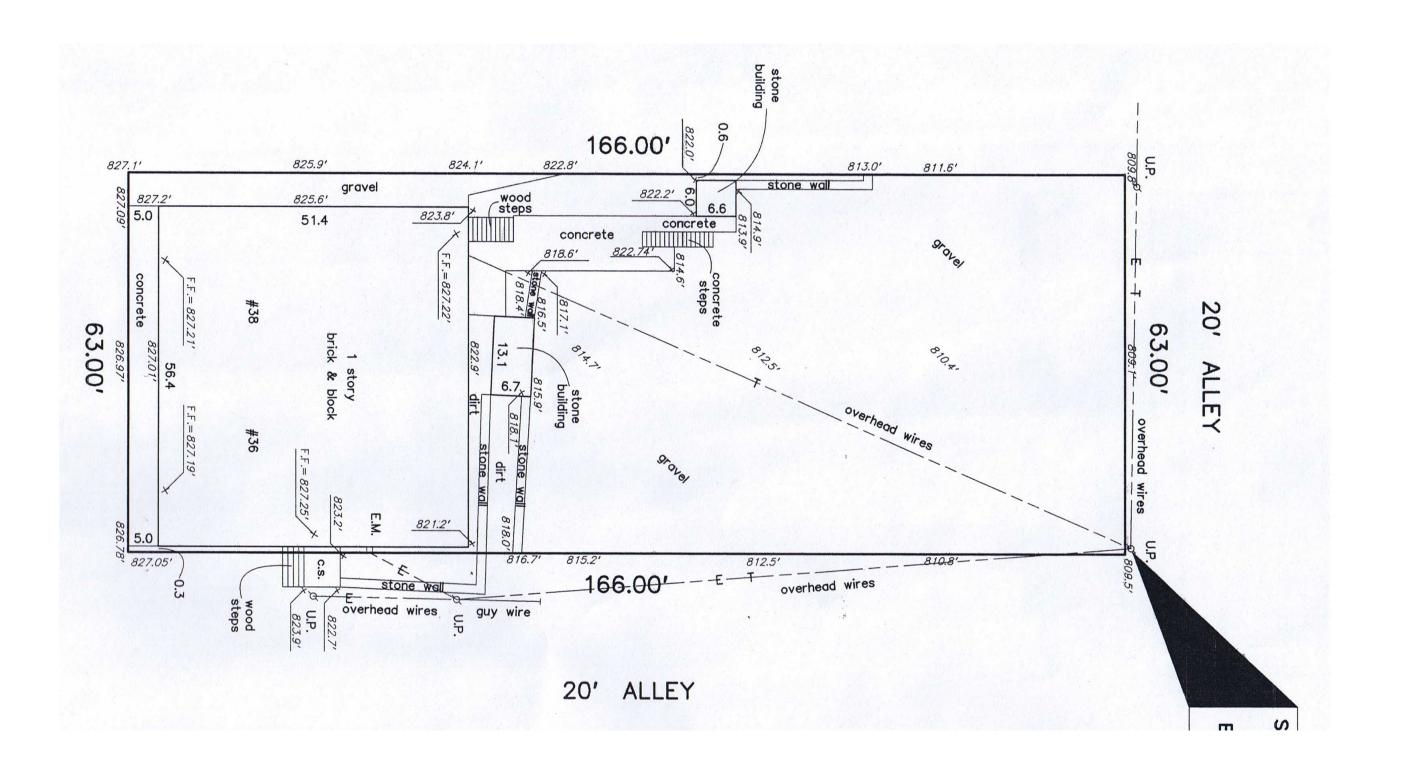


# 36-38 N HIGH STREET CONCEPTUAL REVIEW 11.3.2021 © Tim Lai ArchitecT



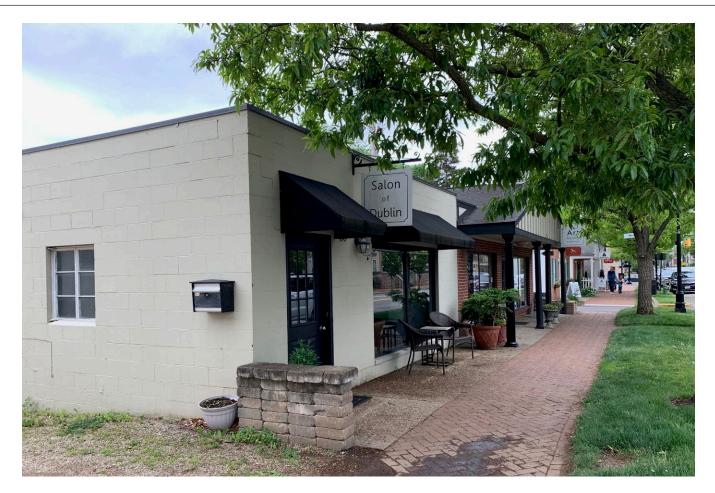
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## Vicinity Plan



#### **Existing Condition Plan**

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## **Existing Condition**

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 cladded with limestones, differentiating it from the historic stone wall that weaves through the site. A mansard roof reduces the overall height 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.



## Site Plan

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#### **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% = 88
Existing	2500 sf b
Remaining for Development	5371 sf
Additional Semi Pervious	10% = 10
Pervious/landscape	15% = 15
Proposed Build Area	
Replacement Building Townhouse Building <b>Total Building</b> Impervious site elements	2680 sf + 3060 sf 2000 sf <b>5060 sf</b> 256 sf sic +2340 sf <b>= 3683 s</b>
Total Lot Coverage	8743 sf < 85%
Parking Requirement	
Parking Location	Side
Loading Facility	Side
Entry for Parking within Building	Side.
Restaurant	10 per 10
Office	2.5 per 1
Dwellings, 2-bedroom Townhouse	2 per dwe
Total parking required	38
Total parking provided	9*

## Zoning Code Analysis & Lot Coverage Calculation

3 sf 8889 sf sf building + 317 sf sidewalk + 701 sf stone walk and privy = 3518 sf sf 1045 sf 1568 sf

sf + 380 sf covered patio

f sidewalk + 701 sf stone walk and privy 0 sf parking + 386 sf townhouse parking 33 sf

r 1000 gsf = 27 er 1000 gsf = 7 dwelling unit = 4



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## Precedents





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#### South Site Section / Elevation



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

16'

0' 4' 8'

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32'



56 N High Street

TL/

40 N High Street

36-38 N High Street

## West Site Elevation with Adjacent Buildings

Wing Hill Lane

28 N High Street

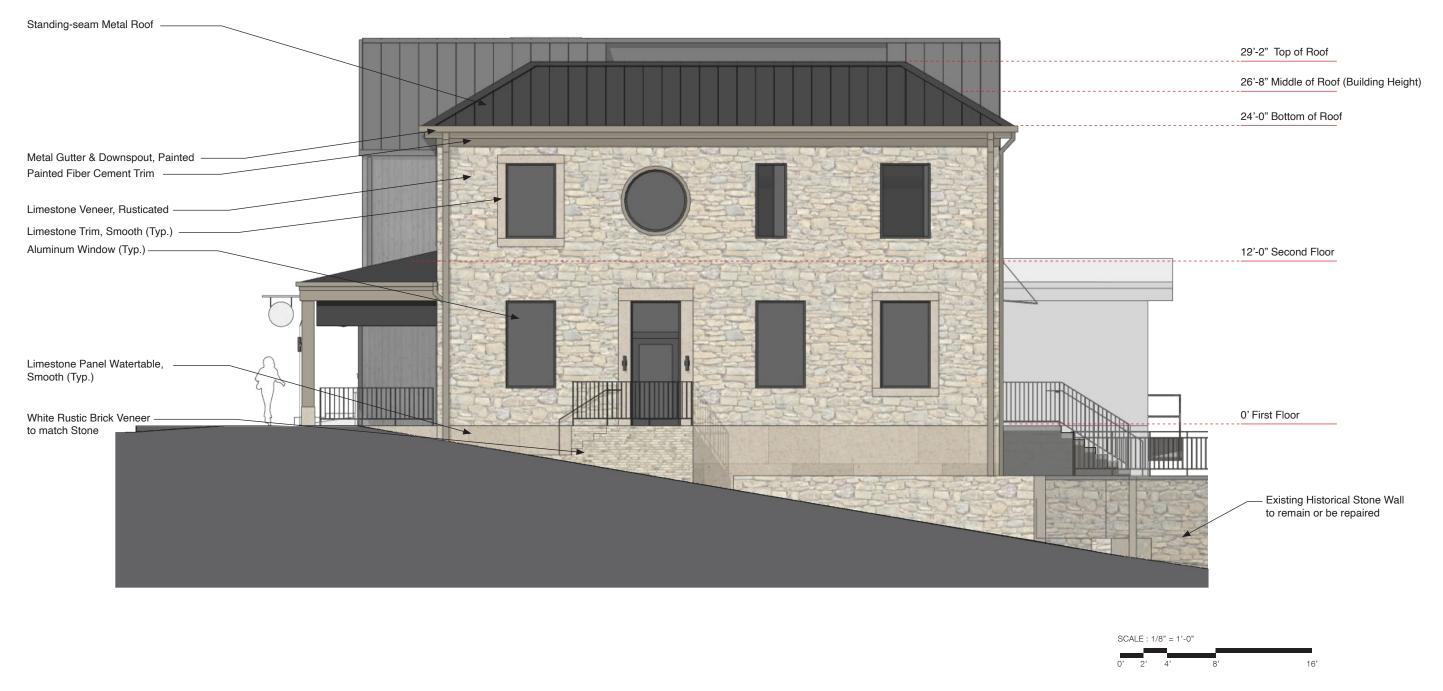
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 Standing-seam Metal Roof
 29'-2" Top of Roof
 26'-8" Middle of Roof (Building Height)
 24'-0" Bottom of Roof
Metal Gutter & Downspout, Painted Painted Fiber Cement Trim
Limestone Veneer, Rusticated
Limestone Trim, Smooth (Typ.)
Aluminum Window (Typ.)
 12'-0" Second Floor
Painted Fiber Cement Trim
Wall Sconce
Painted Metal Railing
Limestone Trim, Smooth (Typ.)
0' First Floor



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29'-6" Top of Roof

24'-10" Middle of Roof (Building Height)

20'-0" Bottom of Roof

- Metal Gutter & Downspout, Painted - Natural Cedar Trim

12'-0" Second Floor

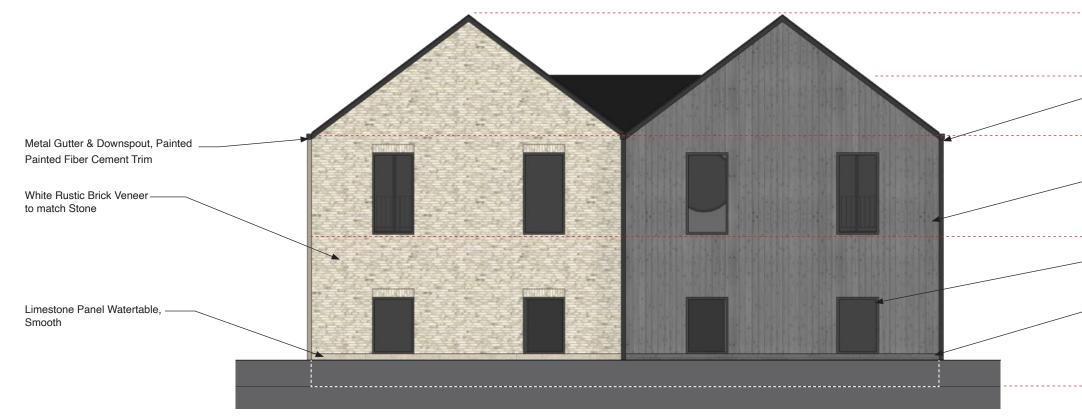
- White Rustic Brick Veneer to match Stone

- Limestone Panel Watertable, Smooth

0' First Floor

SCALE : 1/8" = 1'-0" 0' 2' 4' 8'

16'



29'-6" Top of Roof

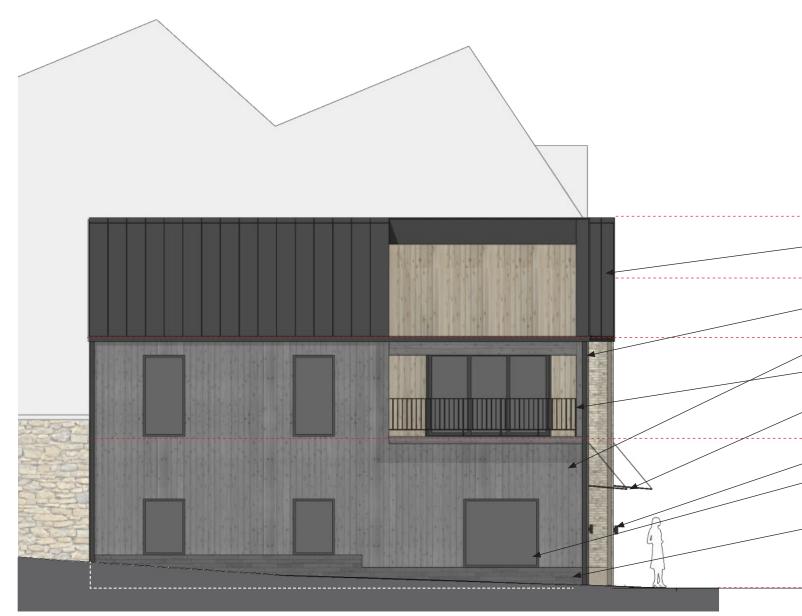
24'-10" Middle of Roof (Building Height)
Metal Gutter & Downspout, Painted
~
20'-0" Bottom of Roof
Stained Cedar Siding
-
12'-0" Second Floor
Faberglass Window (Typ.)
Dark Stone Veneer Watertable

0' First Floor

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

0' 2' 4' 8' 16'

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 29'-6" Top of Roof
Standing-seam Metal Roof
 24'-10" Middle of Roof (Building Height)
Metal Gutter & Downspout, Painted
20'-0" Bottom of Roof
 Stained Cedar Siding
 Metal Railing
 Metal Awning (Typ.)
 12'-0" Second Floor
 Wall Sconce (Typ.)
 Faberglass Window (Typ.)
 Dark Stone Veneer Watertable

0' First Floor

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

8'

16'



29'-6" Top of Roof Standing-seam Metal Roof 24'-10" Middle of Roof (Building Height) 20'-0" Bottom of Roof

0' First Floor

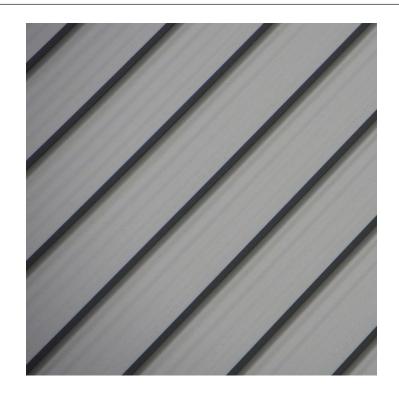
SCALE : 1/8" = 1'-0"

0' 2' 4' 8' 16'

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1. STAINED VERTICAL WOOD SIDING



2. STANDINGSEAM METAL ROOF



3. ALUM. WINDOW FRAME



5. LIMESTONE VENEER RUSTICATED



6. BRICK VENEER, RUSTIC WHITE



7. LIMESTONE CLADDING SMOOTH

#### **Materials & Precedents**

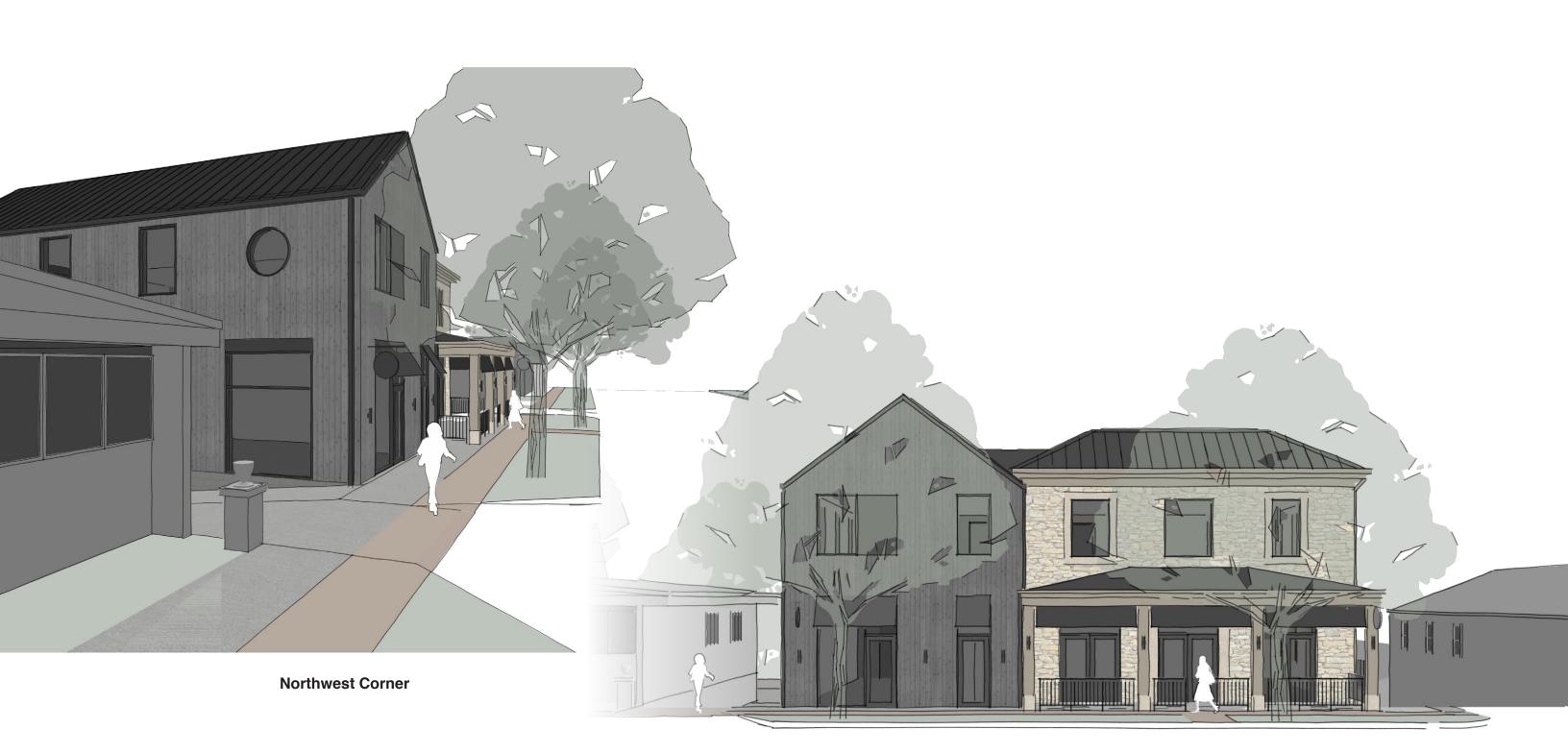


4. ALUM. STOREFRONT



8. PAINTED CMU





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West facade

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#### Southwest Corner

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