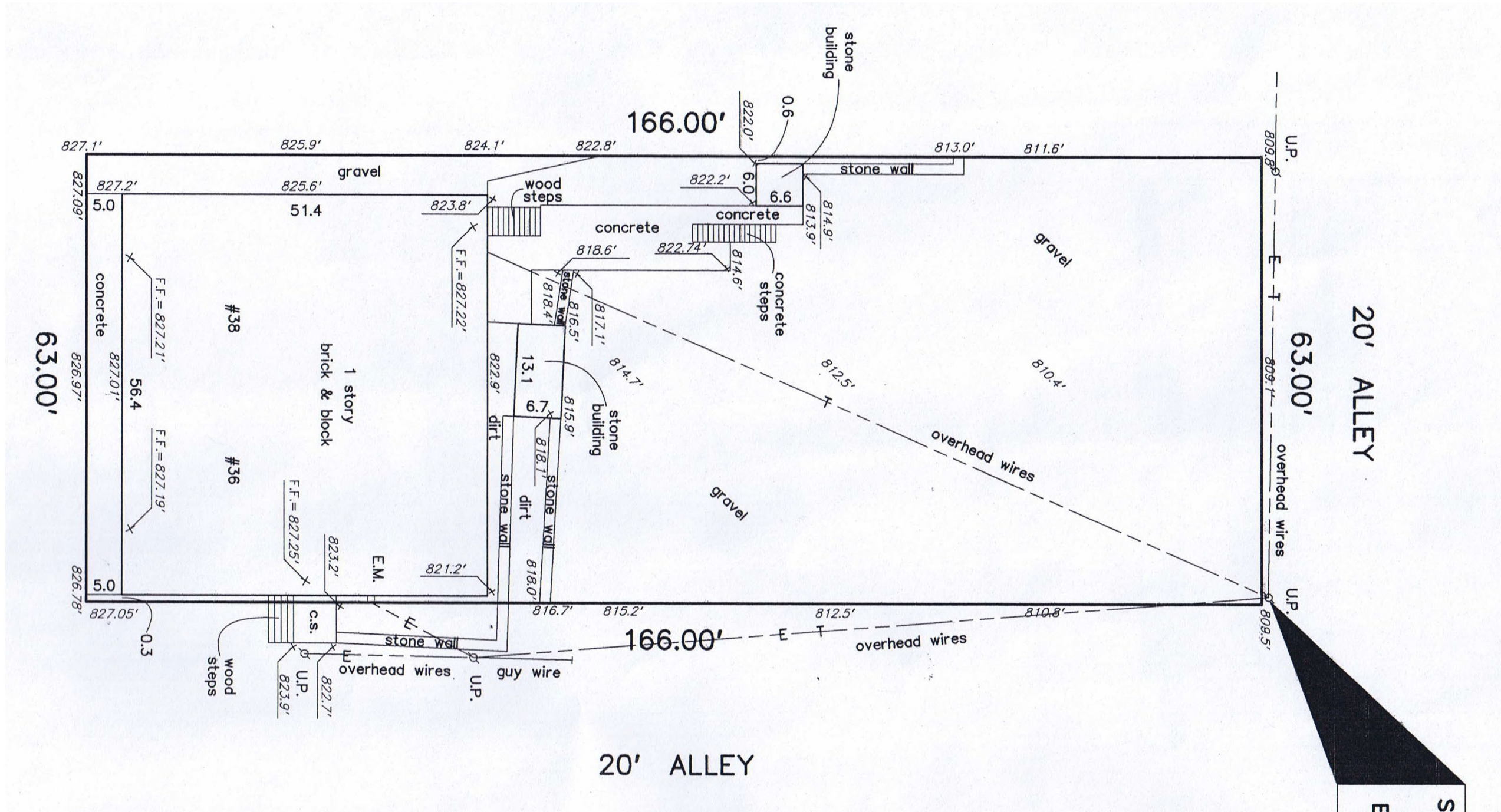




**36-38 N HIGH STREET
CONCEPTUAL REVIEW
11.3.2021**

© Tim Lai Architect







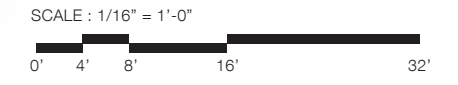
Project Statement

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"
0' 4' 8' 16' 32'



West Site Elevation with Adjacent Buildings



56 N High Street

40 N High Street

36-38 N High Street

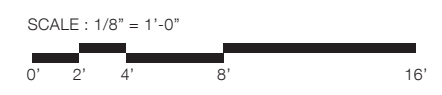
Wing Hill Lane

28 N High Street

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



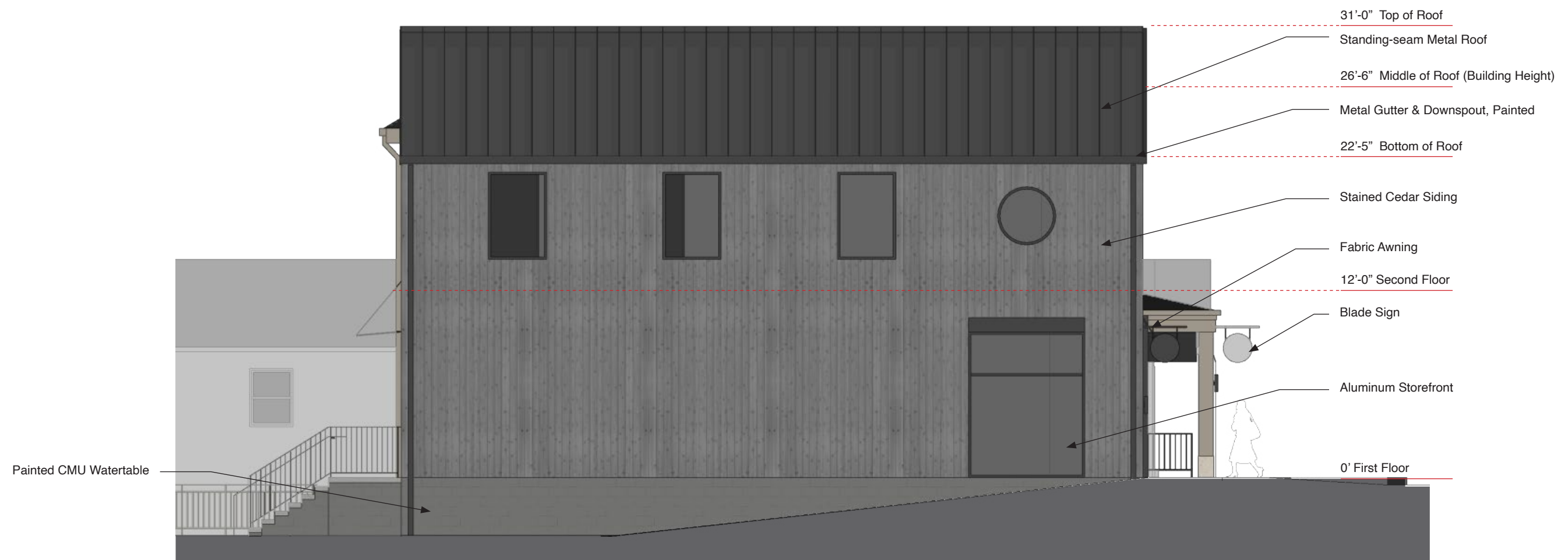






SCALE : 1/8" = 1'-0"



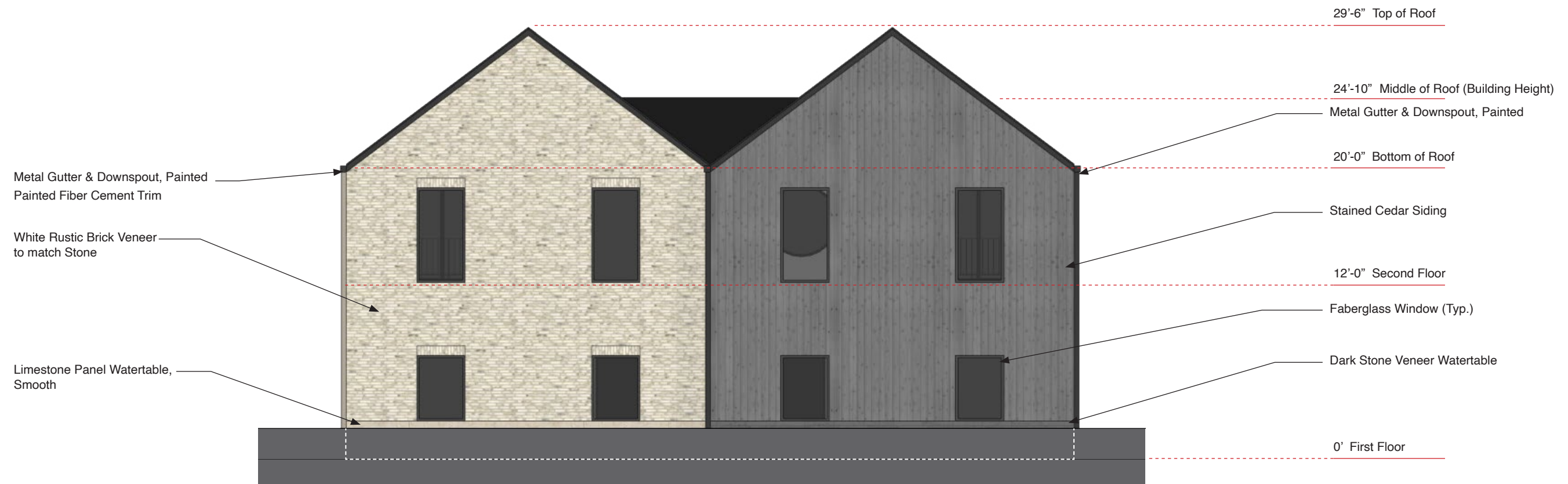




- Metal Gutter & Downspout, Painted
- Stained Cedar Siding
- Metal Railing
- Metal Awning (Typ.)
- Wall Sconce (Typ.)
- Fiberglass Window (Typ.)
- Dark Stone Veneer Watertable

- 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"





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



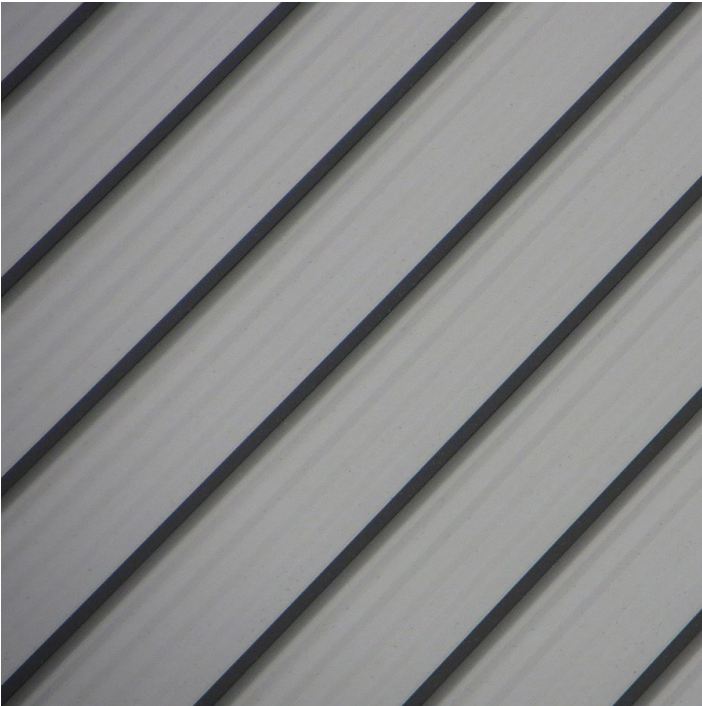


SCALE : 1/8" = 1'-0"

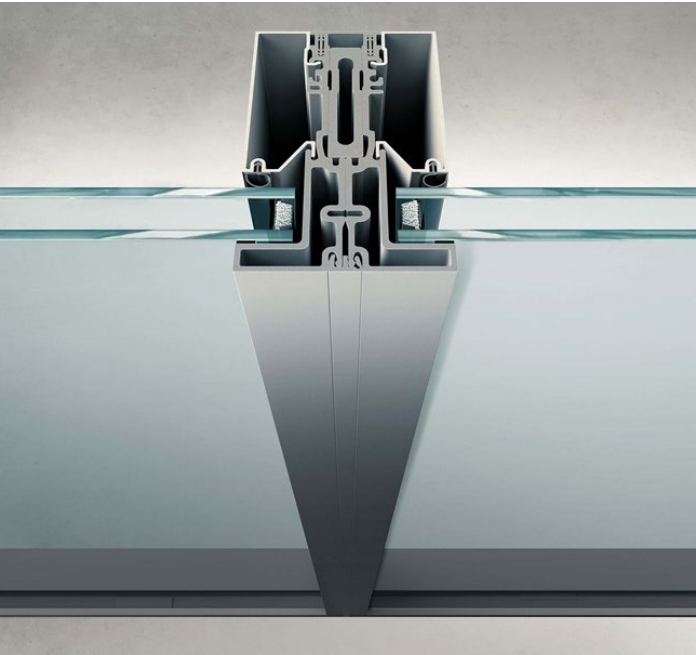




1. STAINED VERTICAL WOOD SIDING



2. STANDINGSEAM METAL ROOF



3. ALUM. WINDOW FRAME



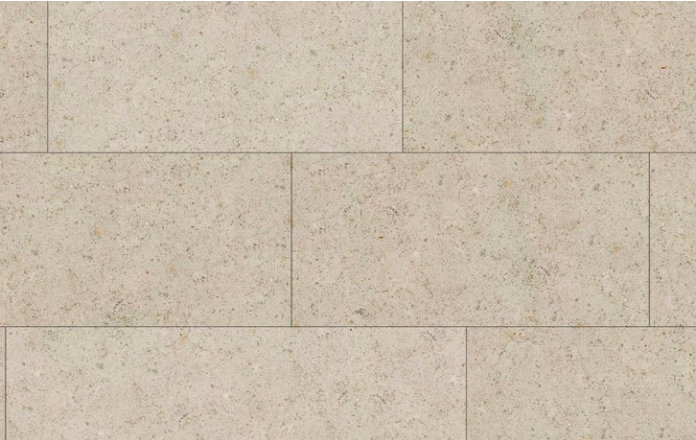
4. ALUM. STOREFRONT



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

