



owner

72 Dublin LLC
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Gahanna, OH 43230

c/o Dwight McCabe
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drmccabe@mccabecompanies.com

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design / project architect

49 East Third Avenue
Columbus, OH 43215

Jonathan Grubb
614-469-7500
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72/84 n high street

Dublin Architectural Review Board (ARB)
Informal Review

June 22, 2022 Meeting

project brief

We are please to submit for your review and consideration this Development Statement and Informal Plans and Illustrations for the referenced project.

The project is .88 acres located at 72-84 North High Street. Historic records indicate the property was owned by N. Brown in 1856 (Lot 132, approximately 82' wide and 166' deep) with a small, rectangular structure in the SE corner by the intersection of Riverview and North Streets. By 1872, D. Eberly owned the property and almost doubled the structure in size. At this time, the high school, town hall, and Oddfellows Hall were located across the street. A few years later, in 1881, Amanda Davis owned the property. It is probably after this time that the building in the SE corner of the lot was demolished and replaced by a Queen-Anne style frame dwelling and outbuilding along N High Street. According to the County Auditor Historic parcel sheets, by 1920 the property had been divided into two lots, 72 and 84 N. High Street. However, between 1987 and 1988, Jack and Joan Eggspuehler purchased both lots, and divided 72 N. High into two parcels, 72 N High and 20 North Street. It was around this time that the larger commercial structures on the properties were built, incorporating some of the existing structures.

It is recognized that the proposed use as an inn will require a zoning variance.

The substantial public plaza and courtyard becomes a central element to this portion of the Historic District. This highly functional space provides for meaningful interaction between area residents, visitors, and inn patrons. The space will be activated by a bar/restaurant with ample indoor/outdoor spaces, fixed and casual seating areas. Ample covered areas are provided. Multiple public accesses are provided to the underground parking. The main building facing High Street contains the public areas of the inn. Functions include a modest lobby in the center, bar/restaurant to the north (serves breakfast/lunch/evening light fare) and a secondary elevator lobby that delivers guests to the ballroom on the upper floor facing High Street. The ballroom includes outdoor balconies at both the north and south ends. Access is also provided for a rooftop deck to the east that overlooks the river. The lower level includes a fitness facility and back of house support. The remainder of the building is composed guest rooms that have varied views of the courtyard, North Street, and the river. Some include exterior balconies.

Architectural details are currently conceptual only. Many variations have been explored and the aim is to share some of them with the ARB to discern a path forward. Contextually, the main building facing High Street is intended to evoke the familiarity of an inn from an earlier century, and clearly communicate that function to the public, while also engaging patrons in a more contemporary manner.

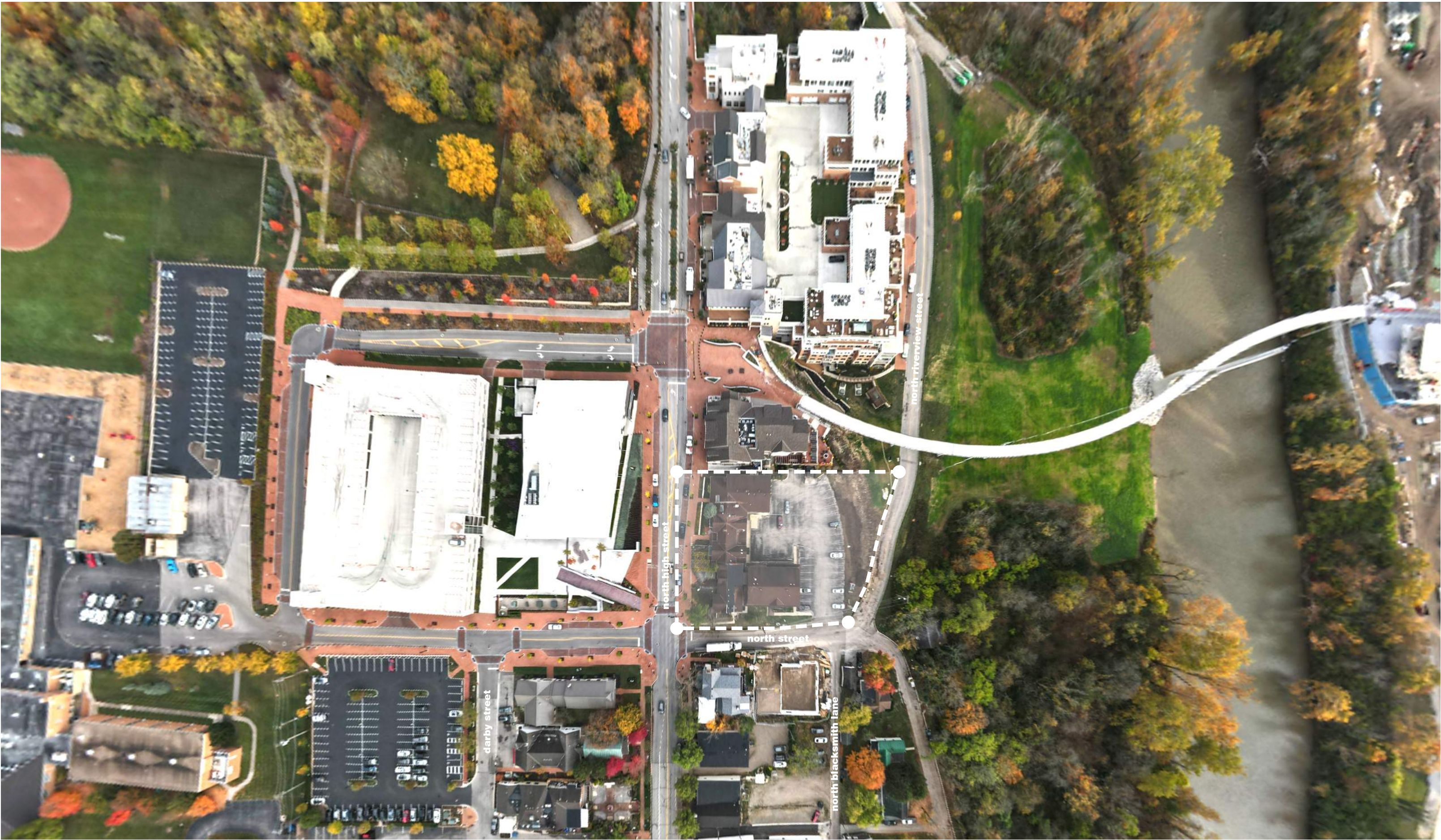
table of contents

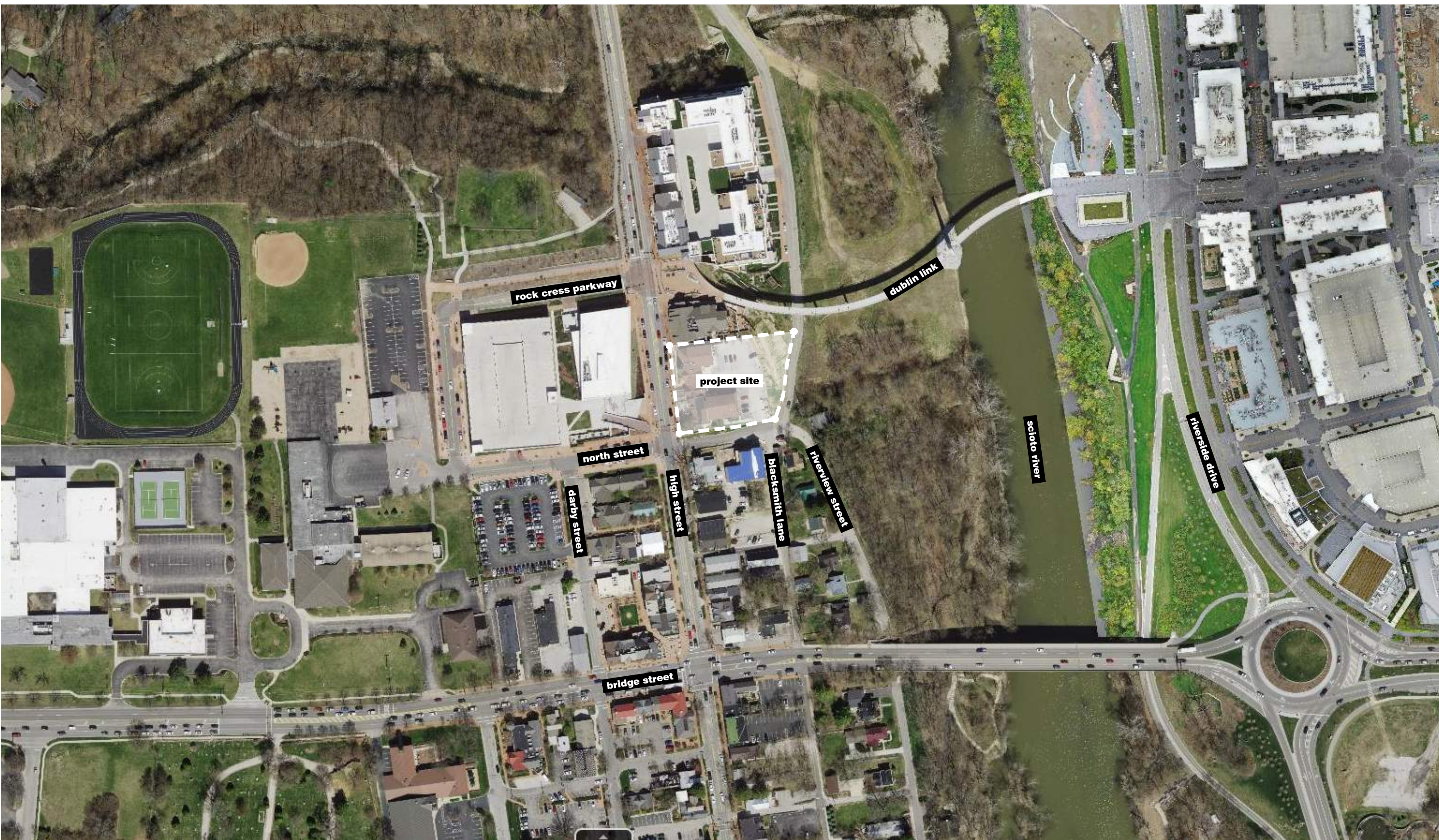
- 01** // existing conditions
- 10** // proposed site plan
- 12** // floor plans
- 19** // building section
- 21** // views
- 28** // building elevations
- 31** // exterior materials palette

existing conditions









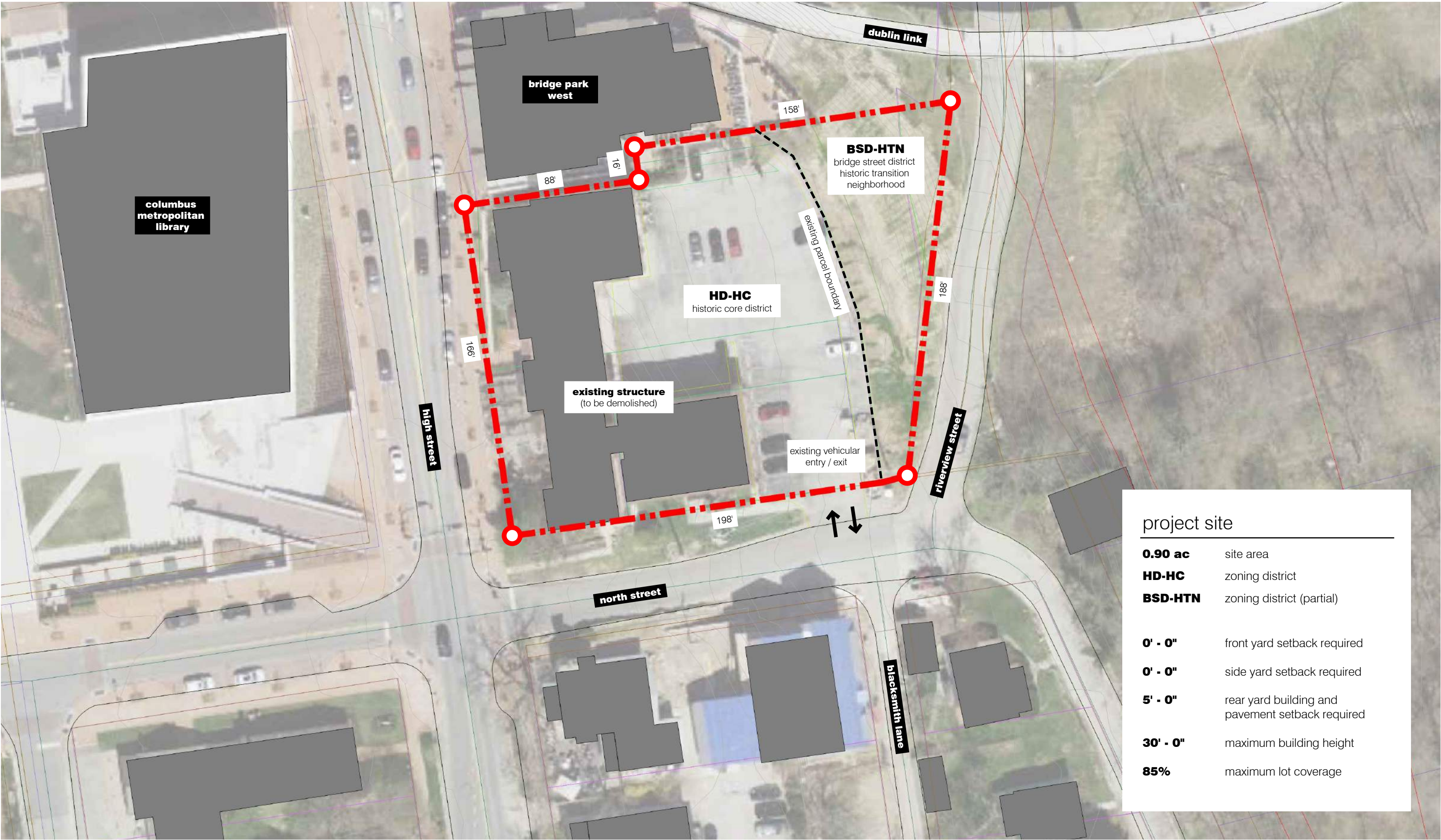
context map
NOT TO SCALE

72/84 n high street
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05





project site

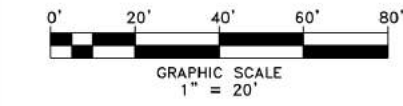
0.90 ac	site area
HD-HC	zoning district
BSD-HTN	zoning district (partial)
0' - 0"	front yard setback required
0' - 0"	side yard setback required
5' - 0"	rear yard building and pavement setback required
30' - 0"	maximum building height
85%	maximum lot coverage



ALTA/NSPS LAND TITLE
SURVEY OF 72-84 N.
HIGH ST. IN THE CITY OF
DUBLIN, OH

NOTES:
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF NORTH STREET AS BEING N 81°36'37" E. BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANS COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT).
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

FLOOD ZONE:
ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, MAP NUMBER 39048-0151K, EFFECTIVE DATE OF 6/17/2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.



- LEGEND
- Lot Lines
 - Property Lines
 - Centerline
 - Sanitary Sewer
 - Storm Sewer
 - Water Main
 - Gas Main
 - Underground Lines
 - Overhead Lines
 - Electric Lines
 - Telephone Lines
 - Cable TV Lines
 - All Overhead Utilities
 - Ditch Line
 - Man Hole
 - Storm Inlet
 - Curb Inlet
 - Drop Inlet
 - Diameter
 - Parking Meter
 - Clean Out
 - Downspout Drain
 - Fire Hydrant
 - Valve Box
 - Gas Meter
 - Gas Valve
 - Water Meter
 - Water Valve
 - Electric Meter
 - Utility Pole
 - Curb Wire
 - Pole Numbers
 - Gas Line Marker
 - Light Pole
 - Yard or Flood Light
 - Telephone Closure
 - Electric Closure
 - Cable Television Closure
 - Traffic Signal Pole
 - Bollard
 - Utility Pull Box
 - Handicap
 - Fence
 - Sign
 - Concrete
 - Evergreen Tree
 - Deciduous Tree
 - Stone Found
 - Monument Box
 - Iron Pin Set
 - Iron Pin Found
 - MAG Nail Set
 - Railroad Spike Found
 - Deed Volume
 - Official Record
 - Instrument Number
 - Iron Pin Found
 - Iron Pipe Found
 - Railroad Spike Found
 - MAG Nail Set
 - Ditch Hole Set
- ALL MONUMENTS FOUND ARE NOTED
ALL IRON PINS SET ARE 5/8" IN
DIAMETER W/ CAP STAMPED
"J & J SURVEYING"

TO: 72 HIGH COMPANY, LTD, 84 HIGH COMPANY, LTD:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a),(b)(1), 8, 9, 11, 13, 14, 16, 17, 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 5, 2018

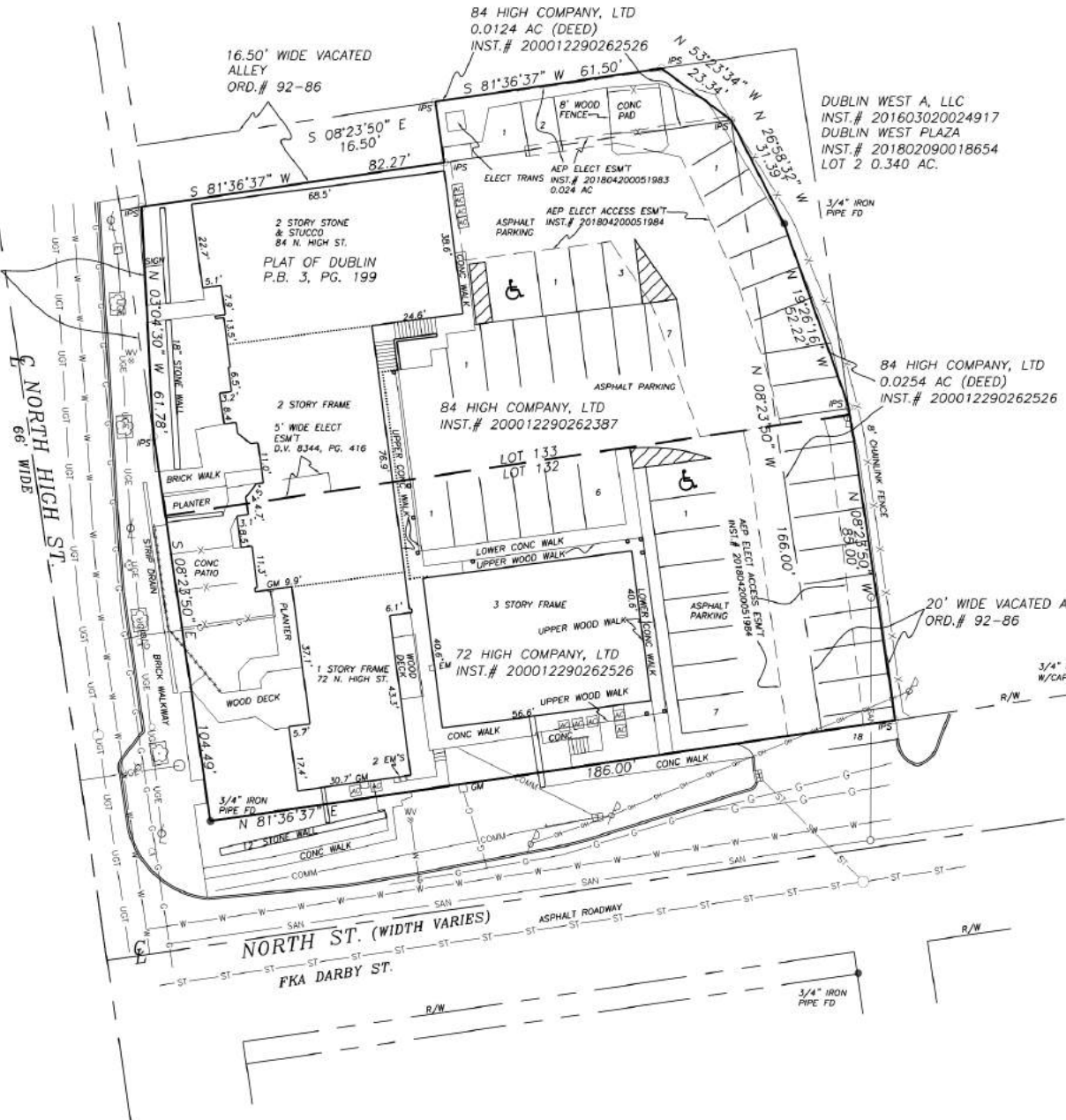
DATE:

12/07/2018

JOHN W. WETHERILL P.S. 7811

John W. Wetherill

CITY OF DUBLIN
INST. # 201805240069164
0.004 AC.



PARCEL NO. 273-000027-00

Situated in the County of Franklin, State of Ohio and in the Village of Dublin:

Being Lot Number One hundred Thirty-three (133) in the Village of Dublin, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 1, page 193, Records Office, Franklin County, Ohio.

Street Address: 84 north High Street, Dublin, Oh 43017

Situated in the State of Ohio, County of Franklin, Village of Dublin, being a 0.0124 acre tract, out of that 16.50 foot alley, vacated by Dublin, Ohio, Village Council, by Ordinance No. 92-86, said vacated alley and streets within this described tract of land designated and delineated upon the Town Plat of Dublin, of record in Plat Book 3, Page 199, all reference to Plat Book, Deed Book and Official Record Volume (O.R.V.) being recorded in the Franklin County, Ohio, Records Office, said 0.0124 acre tract being more particularly described as follows:

Beginning for reference at the centerline intersection of High Street (66.00 feet in width) and Darby Street (66.00 feet in width) as shown on said Plat of Dublin, thence North, along the centerline of said High Street, a distance of 207.25 feet to a point, thence East, along centerline of said vacated alley, parallel to and 8.25 feet distance from (measured at right angle) the southerly line of said vacated alley and the northerly line of the lot presently described to Carol J. Bland, Deed Book 3303, Page 260, the same being under Land Contract to Jack J. and Joan B. Eggsuehler, Official Record Volume 1847G02, passing the easterly line of said High Street at 33.00 feet, a distance of 121.00 feet to a point and the True Place of Beginning of the tract of land herein described:

Thence North, through the northerly one half of the said vacated alley, a distance of 8.25 feet to a point in the northerly line of said vacated alley and the southerly line of that described tract of land conveyed to Rivers Edge Two of record in Official Record Volume 6494G09:

Thence East, along the northerly line of said vacated alley and the southerly line of said Rivers Edge Two, a distance of 61.50 feet to a point:

Thence South 45°00'00" East, through the northerly one half of the said vacated alley, a distance of 11.67 feet to a point in the centerline of said vacated alley;

Thence West, along the centerline of said vacated alley, a distance of 69.75 feet to the True Place of Beginning, containing 0.0124 acres of land, subject to all easements, right-of-way, restrictions of prior record and being further designated and delineated upon Exhibit "A", attached hereto and made a part hereof by reference:

For the purpose of this description a bearing of East was assumed upon the centerline of the aforesaid vacated 16.50 foot alley and all other bearings computed from same.

Situated in the State of Ohio, County of Franklin, Village of Dublin, being a 0.0254 acre tract, out of that 20.00 foot alley, vacated by Dublin, Ohio, Village Council, by Ordinance No. 92-86, said vacated alley and streets within this described tract of land being designated and delineated upon the Town Plat of Dublin, of record in Plat Book 3, Page 199, all reference to Plat Book, Deed Book and Official Record Volume (O.R.V.) being recorded in the Franklin County, Ohio, Records Office, said 0.0254 acre tract being more particularly described as follows:

Beginning for reference at the centerline intersection of High Street (66.00 feet in width) and Darby Street (66.00 feet in width) as shown on said Plat of Dublin, thence east, along the centerline of said Darby Street, a distance of 209.00 feet to a point, thence North a distance of 33.00 feet to a point in the northerly line of said Darby Street, the centerline of 20.00 foot wide vacated alley, and the true place of beginning of the tract of land herein described:

Thence North, with the centerline of said vacated alley, parallel to and 10.00 feet distance from (measured at right angle) the westerly line of said vacated alley and the easterly line of lands described to Jack J. and Joan B. Eggsuehler in Official Record Volume 7837F20, and Official Record Volume 1847G02, a distance of 136.25 feet to a point;

Thence South 11°02'27" East, through the easterly one half of the said vacated alley, a distance of 52.22 feet to a point in the easterly line of said vacated alley and the westerly line of that described tract of land conveyed to Rivers Edge Two of record in Official Record Volume 6494G09;

Thence South, with the easterly line of said vacated alley, the westerly line of the aforesaid Rivers edge Two tract of land, a distance of 85.00 feet to a point, said point being the intersection of the easterly line of the aforesaid 20.00 foot alley, with the northerly line of the aforesaid Darby Street;

Thence West, with the extended northerly line of said Darby Street, a distance of 10.00 feet to the True Point of Beginning, containing 0.0254 acres of land, subject to all easements, right-of-way, restrictions of prior record and being further designated and delineated upon Exhibit "A", attached hereto and made a part hereof by reference:

For the purpose of this description a bearing of North was assumed upon the centerline of the aforesaid vacated 20.00 foot alley and all other bearings computed from same.

Parcel No. 273-000028

Situated in the County of Franklin, State of Ohio and in the Village of Dublin:

Being Lot Number One hundred Thirty-Two (132) in the Town of Dublin, as the same is numbered and delineated upon the recorded plat of said Town of Dublin, of record in Deed Book 1, page 193, Records Office, Franklin County, Ohio.

Parcel No. 273-004081

Situated in the State of Ohio, County of Franklin, Village of Dublin, being 0.1632 acres of land, of which 0.1375 being out of Lot 132, as shown and delineated upon the Town Plat of Dublin, of record in Plat Book 3, Page 199, Records Office, Franklin County, Ohio, and 0.0257 acres being out of the alley vacated by Village of Dublin Ordinance No. 92-86: said 0.1632 acres being more particularly described as follows:

Beginning at the southeasterly corner of a 20.00 foot wide alley vacated by Village of Dublin Ordinance No. 92-86, said Point of Beginning being in the northerly right-of-way line of Darby Street (66.00 feet in width):

Thence West, along the northerly line of said Darby Street, the southerly line of said vacated alley, and the southerly line of said Lot No. 132, a distance of 127.00 feet to a point, said point being located East, 59.00 feet from the southerly corner of Lot No. 132;

Thence North, a distance of 56.00 feet to a point:

Thence East, parallel to and 56.00 feet southerly from (as measured at right angles) the southerly line of said Lot No. 132, crossing said vacated alley, passing the easterly line of said Lot No. 132 at 107.00 feet, a distance of 127.00 feet to a point in the easterly line of said vacated alley:

Thence South, along the easterly line of said vacated alley, a distance of 56.00 feet to the Point of Beginning and containing 0.1632 acres of land.

Notes: A bearing of West was assumed on the northerly right-of-way line of Darby Street, and all other bearings then calculated from this meridian.

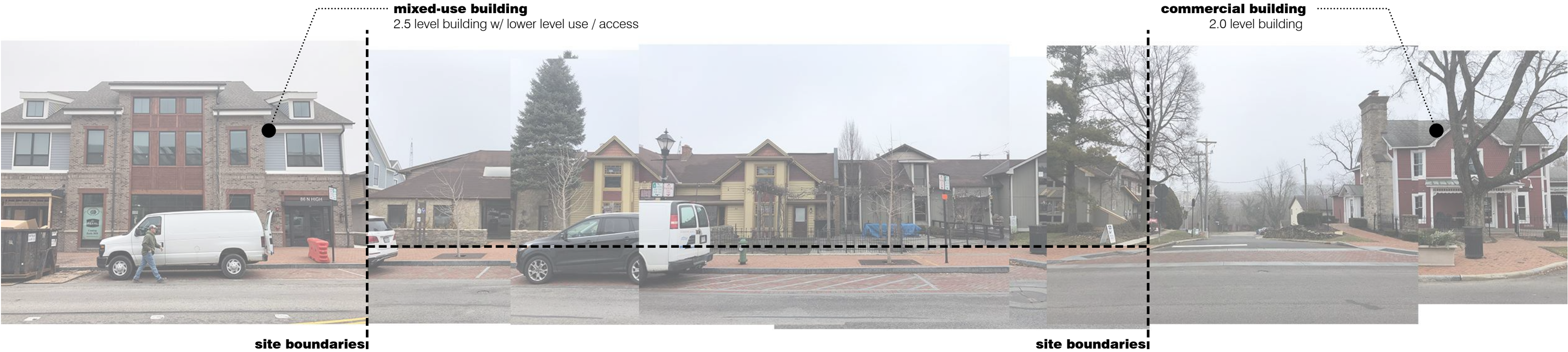
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITY PROTECTION SERVICE

STATE OF OHIO
JOHN W. WETHERILL
7811
REGISTERED PROFESSIONAL SURVEYOR

ALTA/NSPS LAND TITLE
SURVEY OF 72-84 N.
HIGH ST. IN THE CITY OF
DUBLIN, OH

J. & J. SURVEYING SERVICES, INC.
7509 EAST MAIN ST. SUITE 104
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
JOHN.W.7811@JJSURVEYINGOHIO.COM
JOHN.W.7811@JJSURVEYINGOHIO.COM
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18-091



N  north high street frontage
EXISTING CONDITIONS



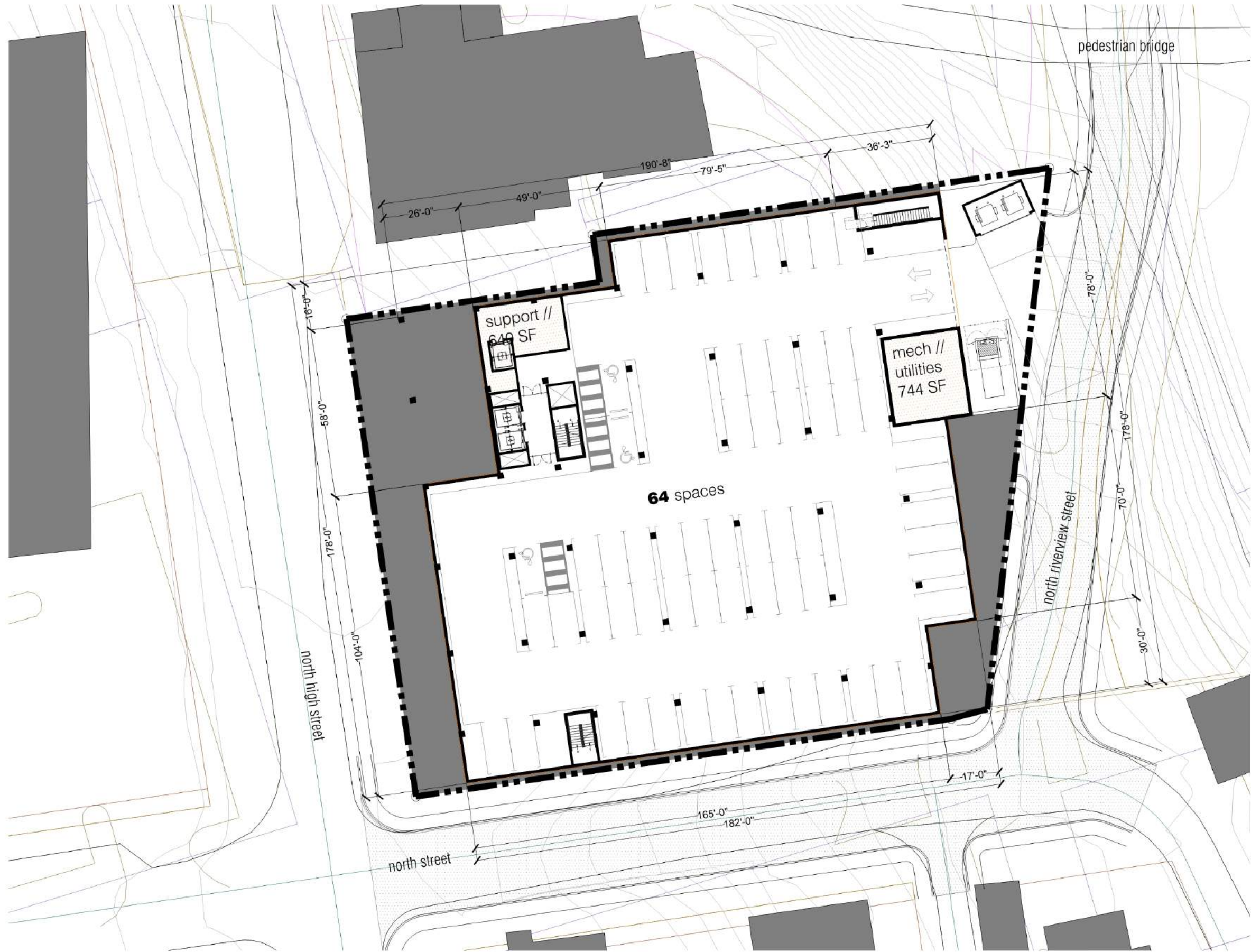
N  north street frontage
EXISTING CONDITIONS

proposed site plan



floor plans

The following plans were not updated based on revised elevations.



CONCEPT // TOTALS

BOUTIQUE HOTEL CONCEPT //

BUILDING COMPONENTS:

LEVEL 03

AREA	// 08,730 SF
UNITS	// 14
AMENITY	// 01,200 SF ROOF TERRACE
SUPPORT	// 01,000 SF

LEVEL 02

AREA	// 23,970 SF
UNITS	// 38
AMENITY	// 02,995 SF EVENT SPACE w/ ROOF TERRACE
SUPPORT	// 01,000 SF

LEVEL 01 // HIGH STREET

AREA	// 23,192 SF
UNITS	// 39
AMENITY	// 03,700 SF RECEPTION / LOUNGE BAR w/ OUTDOOR TERRACE
SUPPORT	// 01,040 SF

LEVEL 00 // PODIUM

AREA	// 31,260 SF PODIUM TOTAL
	// 25,940 SF CONDITIONED
UNITS	// 36
AMENITY	// 02,380 SF FITNESS / LOUNGE
SUPPORT	// 03,720 SF

LEVEL L2 // GARAGE (UPPER LEVEL)

AREA	// 29,860 SF
SPACES	// 64
SUPPORT	// 00,640 SF

LEVEL L1 // GARAGE (LOWER LEVEL)

AREA	// 29,860 SF
SPACES	// 64
SUPPORT	// 01,384 SF

CONCEPT // TOTALS

BOUTIQUE HOTEL CONCEPT // v1.0

BUILDING COMPONENTS:

FOOTPRINT	// 29,600 SF
LEVELS	// 06 (02 GARAGE + 04 PROGRAM)

UNITS // 127 KEYS

// 090 QUEEN	339 SF	72.6%
// 031 KING	306 SF	25.0%
// 002 KING(R)	510 SF	01.6%
// 001 SUITE	716 SF	00.8%

AMENITY	// 05,180 SF
EVENT SPACE	// 02,995 SF

PARKING // 128 SPACES

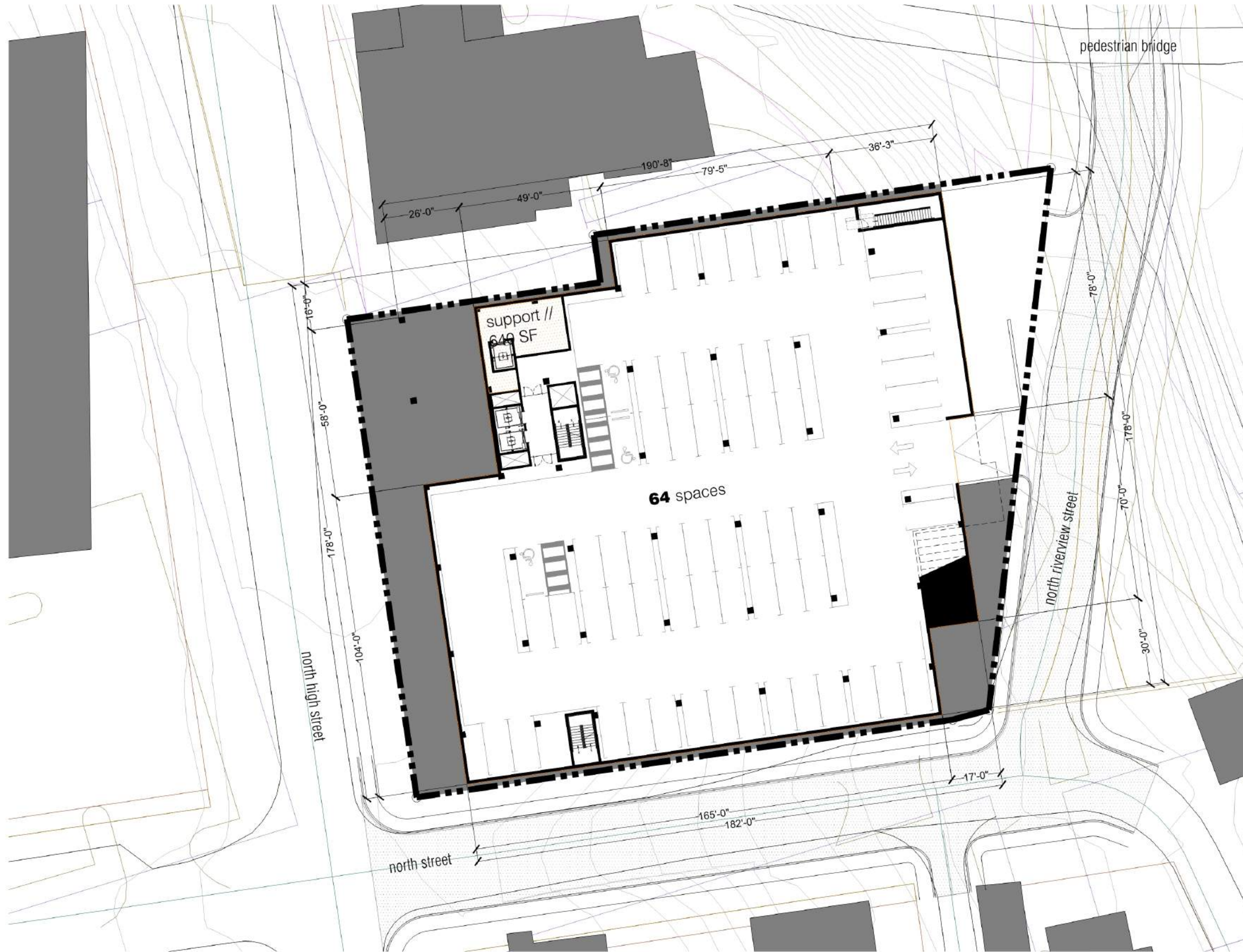


floor plan L2 // lower garage

NOT TO SCALE

72/84 n high street
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CONCEPT // TOTALS

BOUTIQUE HOTEL CONCEPT //

BUILDING COMPONENTS:

LEVEL 03

AREA	// 08,730 SF
UNITS	// 14
AMENITY	// 01,200 SF ROOF TERRACE
SUPPORT	// 01,000 SF

LEVEL 02

AREA	// 23,970 SF
UNITS	// 38
AMENITY	// 02,995 SF EVENT SPACE w/ ROOF TERRACE
SUPPORT	// 01,000 SF

LEVEL 01 // HIGH STREET

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UNITS	// 39
AMENITY	// 03,700 SF RECEPTION / LOUNGE BAR w/ OUTDOOR TERRACE
SUPPORT	// 01,040 SF

LEVEL 00 // PODIUM

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AMENITY	// 02,380 SF FITNESS / LOUNGE
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LEVEL L2 // GARAGE (UPPER LEVEL)

AREA	// 29,860 SF
SPACES	// 64
SUPPORT	// 00,640 SF

LEVEL L1 // GARAGE (LOWER LEVEL)

AREA	// 29,860 SF
SPACES	// 64
SUPPORT	// 01,384 SF

CONCEPT // TOTALS

BOUTIQUE HOTEL CONCEPT // v1.0

BUILDING COMPONENTS:

FOOTPRINT	// 29,600 SF
LEVELS	// 06 (02 GARAGE + 04 PROGRAM)

UNITS	// 127 KEYS
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// 001 SUITE	716 SF	00.8%

AMENITY	// 05,180 SF
EVENT SPACE	// 02,995 SF

PARKING	// 128 SPACES
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floor plan L1 // upper garage

NOT TO SCALE

72/84 n high street
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CONCEPT // TOTALS

BOUTIQUE HOTEL CONCEPT //

BUILDING COMPONENTS:

LEVEL 03

AREA	// 08,730 SF
UNITS	// 14
AMENITY	// 01,200 SF ROOF TERRACE
SUPPORT	// 01,000 SF

LEVEL 02

AREA	// 23,970 SF
UNITS	// 38
AMENITY	// 02,995 SF EVENT SPACE w/ ROOF TERRACE
SUPPORT	// 01,000 SF

LEVEL 01 // HIGH STREET

AREA	// 23,192 SF
UNITS	// 39
AMENITY	// 03,700 SF RECEPTION / LOUNGE BAR w/ OUTDOOR TERRACE
SUPPORT	// 01,040 SF

LEVEL 00 // PODIUM

AREA	// 31,260 SF PODIUM TOTAL
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UNITS	// 36
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SUPPORT	// 03,720 SF

LEVEL L2 // GARAGE (UPPER LEVEL)

AREA	// 29,860 SF
SPACES	// 64
SUPPORT	// 00,640 SF

LEVEL L1 // GARAGE (LOWER LEVEL)

AREA	// 29,860 SF
SPACES	// 64
SUPPORT	// 01,384 SF

CONCEPT // TOTALS

BOUTIQUE HOTEL CONCEPT // v1.0

BUILDING COMPONENTS:

FOOTPRINT	// 29,600 SF
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EVENT SPACE	// 02,995 SF

PARKING // 128 SPACES



floor plan 00 // podium level

NOT TO SCALE

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CONCEPT // TOTALS

BOUTIQUE HOTEL CONCEPT //

BUILDING COMPONENTS:

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AREA	// 08,730 SF
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LEVEL L1 // GARAGE (LOWER LEVEL)

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SPACES	// 64
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CONCEPT // TOTALS

BOUTIQUE HOTEL CONCEPT // v1.0

BUILDING COMPONENTS:

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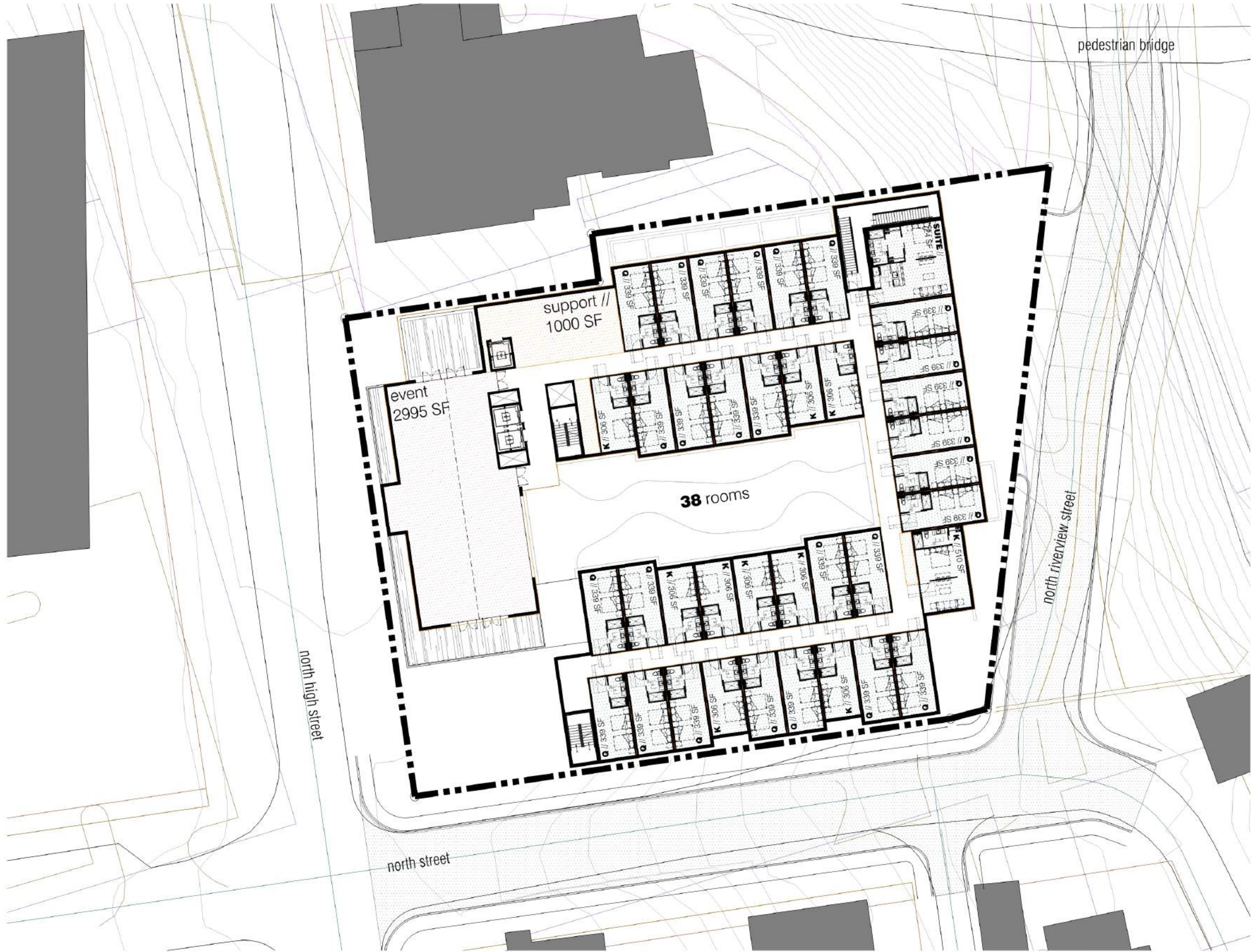


floor plan 01 // high street level

NOT TO SCALE

72/84 n high street
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CONCEPT // TOTALS

BOUTIQUE HOTEL CONCEPT //

BUILDING COMPONENTS:

LEVEL 03

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CONCEPT // TOTALS

BOUTIQUE HOTEL CONCEPT // v1.0

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// 002	KING(R) 510 SF	01.6%
// 001	SUITE 716 SF	00.8%

AMENITY	// 05,180 SF
EVENT SPACE	// 02,995 SF

PARKING	// 128 SPACES
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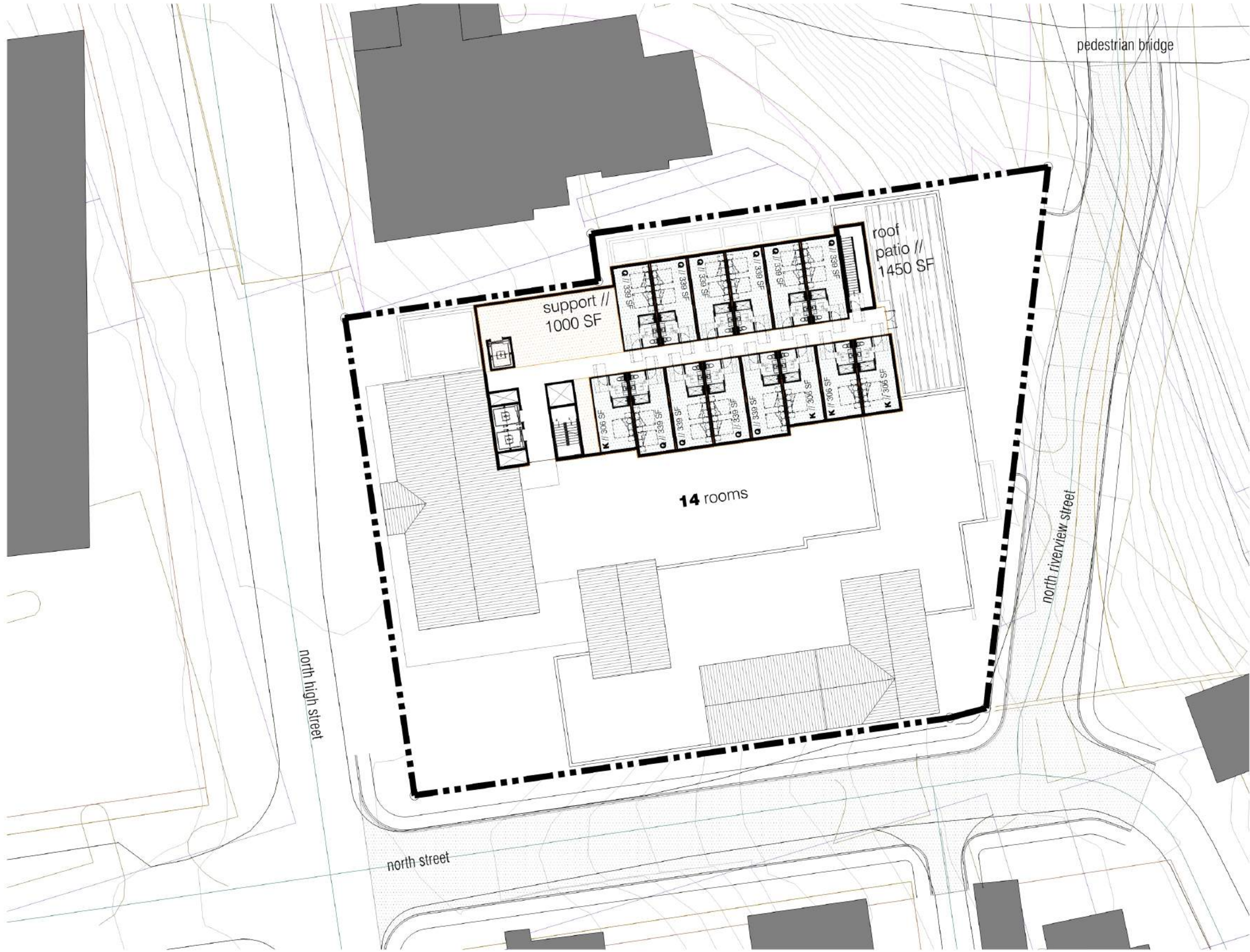


floor plan 02 // second level

NOT TO SCALE

72/84 n high street
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CONCEPT // TOTALS

BOUTIQUE HOTEL CONCEPT //

BUILDING COMPONENTS:

LEVEL 03

AREA	// 08,730 SF
UNITS	// 14
AMENITY	// 01,200 SF ROOF TERRACE
SUPPORT	// 01,000 SF

LEVEL 02

AREA	// 23,970 SF
UNITS	// 38
AMENITY	// 02,995 SF EVENT SPACE w/ ROOF TERRACE
SUPPORT	// 01,000 SF

LEVEL 01 // HIGH STREET

AREA	// 23,192 SF
UNITS	// 39
AMENITY	// 03,700 SF RECEPTION / LOUNGE BAR w/ OUTDOOR TERRACE
SUPPORT	// 01,040 SF

LEVEL 00 // PODIUM

AREA	// 31,260 SF PODIUM TOTAL
	// 25,940 SF CONDITIONED
UNITS	// 36
AMENITY	// 02,380 SF FITNESS / LOUNGE
SUPPORT	// 03,720 SF

LEVEL L2 // GARAGE (UPPER LEVEL)

AREA	// 29,860 SF
SPACES	// 64
SUPPORT	// 00,640 SF

LEVEL L1 // GARAGE (LOWER LEVEL)

AREA	// 29,860 SF
SPACES	// 64
SUPPORT	// 01,384 SF

CONCEPT // TOTALS

BOUTIQUE HOTEL CONCEPT // v1.0

BUILDING COMPONENTS:

FOOTPRINT	// 29,600 SF
LEVELS	// 06 (02 GARAGE + 04 PROGRAM)

UNITS	// 127 KEYS
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// 090	QUEEN 339 SF	72.6%
// 031	KING 306 SF	25.0%
// 002	KING(R) 510 SF	01.6%
// 001	SUITE 716 SF	00.8%

AMENITY	// 05,180 SF
EVENT SPACE	// 02,995 SF

PARKING	// 128 SPACES
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floor plan 03 // third level

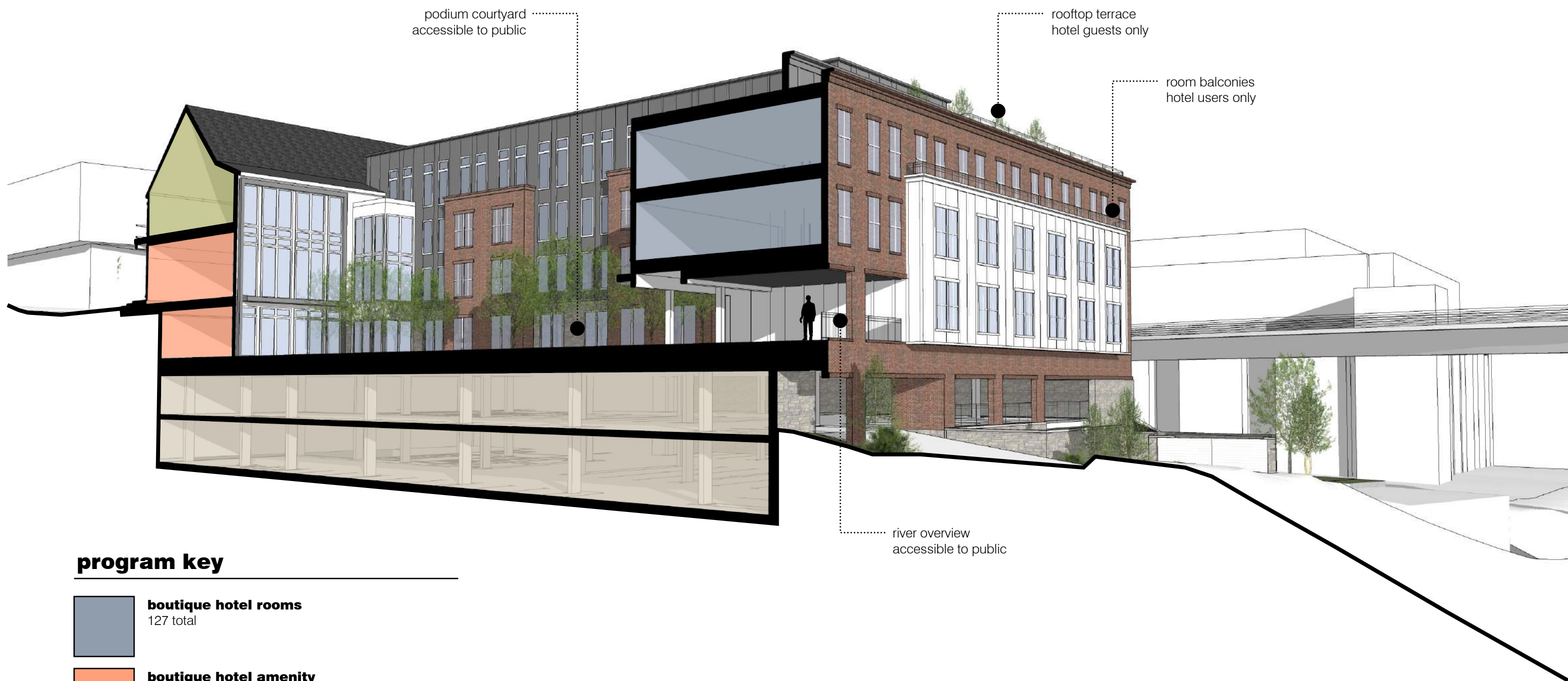
NOT TO SCALE

72/84 n high street
DUBLIN ARB INFORMAL REVIEW | JUNE 22, 2022

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building section

The following plans were not updated based on revised elevations.



program key

- boutique hotel rooms**
127 total
- boutique hotel amenity**
bar // coffee // fitness // lounge // etc.
- event space**
indoor | outdoor programmable space
- parking garage**
two non-communicating levels
access off of north riverview street



building cross section
NOT TO SCALE

72/84 n high street
DUBLIN ARB INFORMAL REVIEW | JUNE 22, 2022

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views

The following elevations and perspectives are new and do not necessarily correspond to the previous views.













building elevations

top of gable
146'-0"

1/2 roof
140'-0"

eave
127'-0"

level 02 // event floor
117'-0"

level 01 floor
102'-0"

high street
100'-0"



roof level
135'-0"

level 03 // room level
124'-0"

level 02 // room level
113'-0"

level 01 // room level
100'-0"

level 00 // courtyard podium
089'-0"

S south building elevation
scale : 1/8" = 1'-0"



roof level
135'-0"

level 03 // room level
124'-0"

level 02 // room level
113'-0"

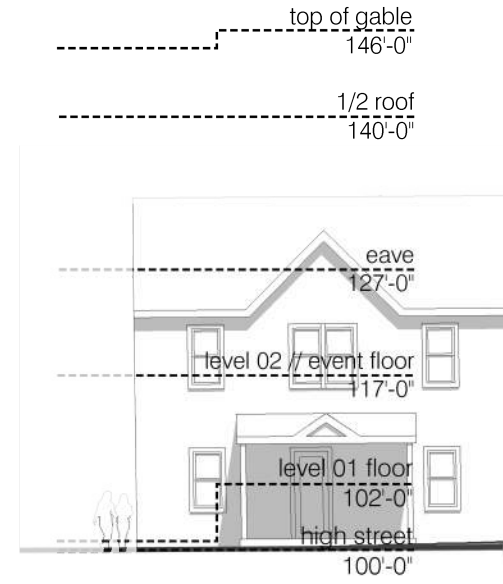
level 01 // room level
100'-0"

level 00 // courtyard podium
089'-0"

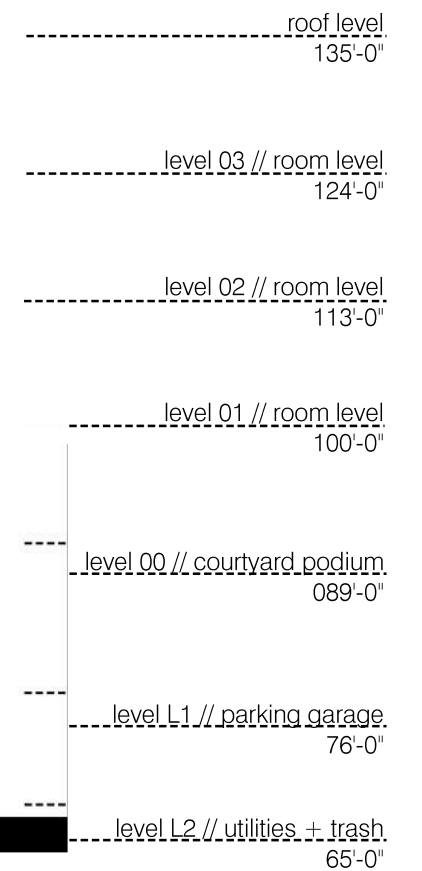
level L1 // parking garage
76'-0"

level L2 // utilities + trash
65'-0"

E east building elevation



W west building elevation
scale : 1/8" = 1'-0"

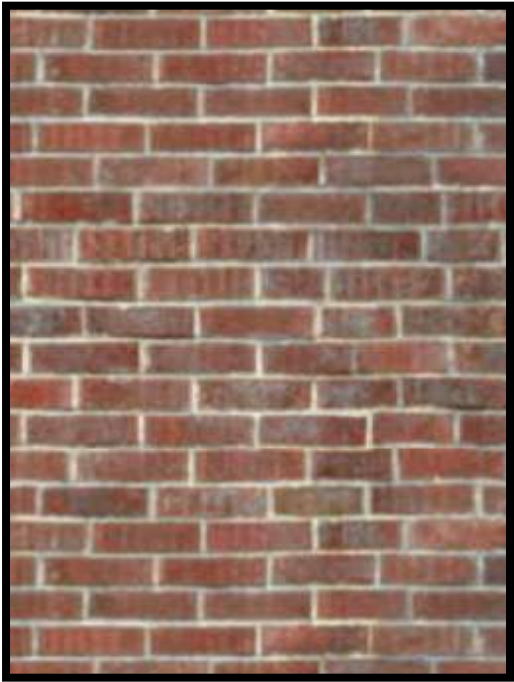


N north building elevation

exterior materials palette



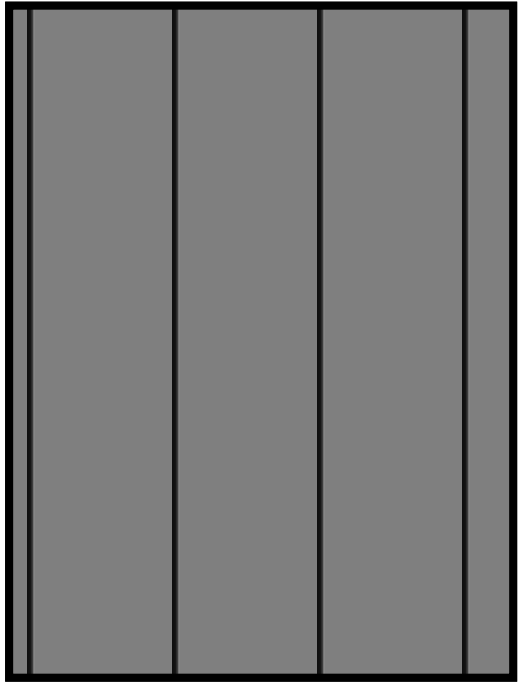
STONE
manufacturer // TBD
product // drystack stone
color // TBD



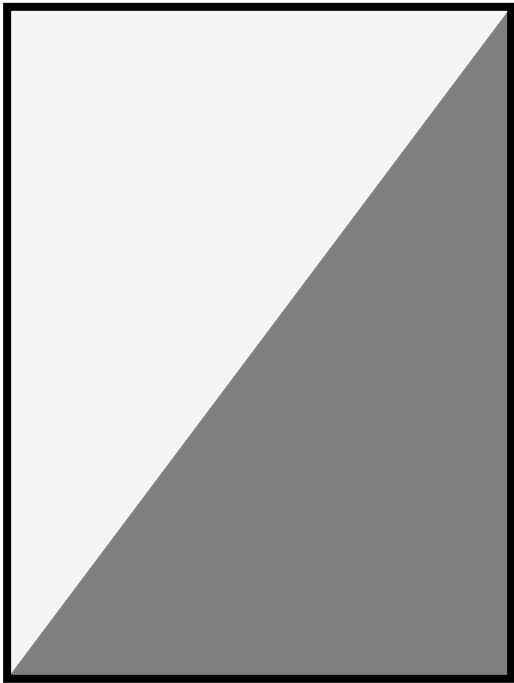
BRICK
manufacturer // TBD
product // face brick
color // TBD
mortar // TBD



SIDING-01
manufacturer // TBD
product // lap
color // TBD
install // horizontal, varied exposures



SIDING-02
manufacturer // TBD
product // panel
color // TBD
install // board + batten
// vertical, varied exposures



TRIM
manufacturer // TBD
color // match field color



ROOFING
manufacturer // TBD
product // asphalt shingle
color // TBD

thank you.

