

BURKE RESIDENCE

40 EAST BRIDGE STREET
DUBLIN, OHIO 43017

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LEGAL DESCRIPTION:

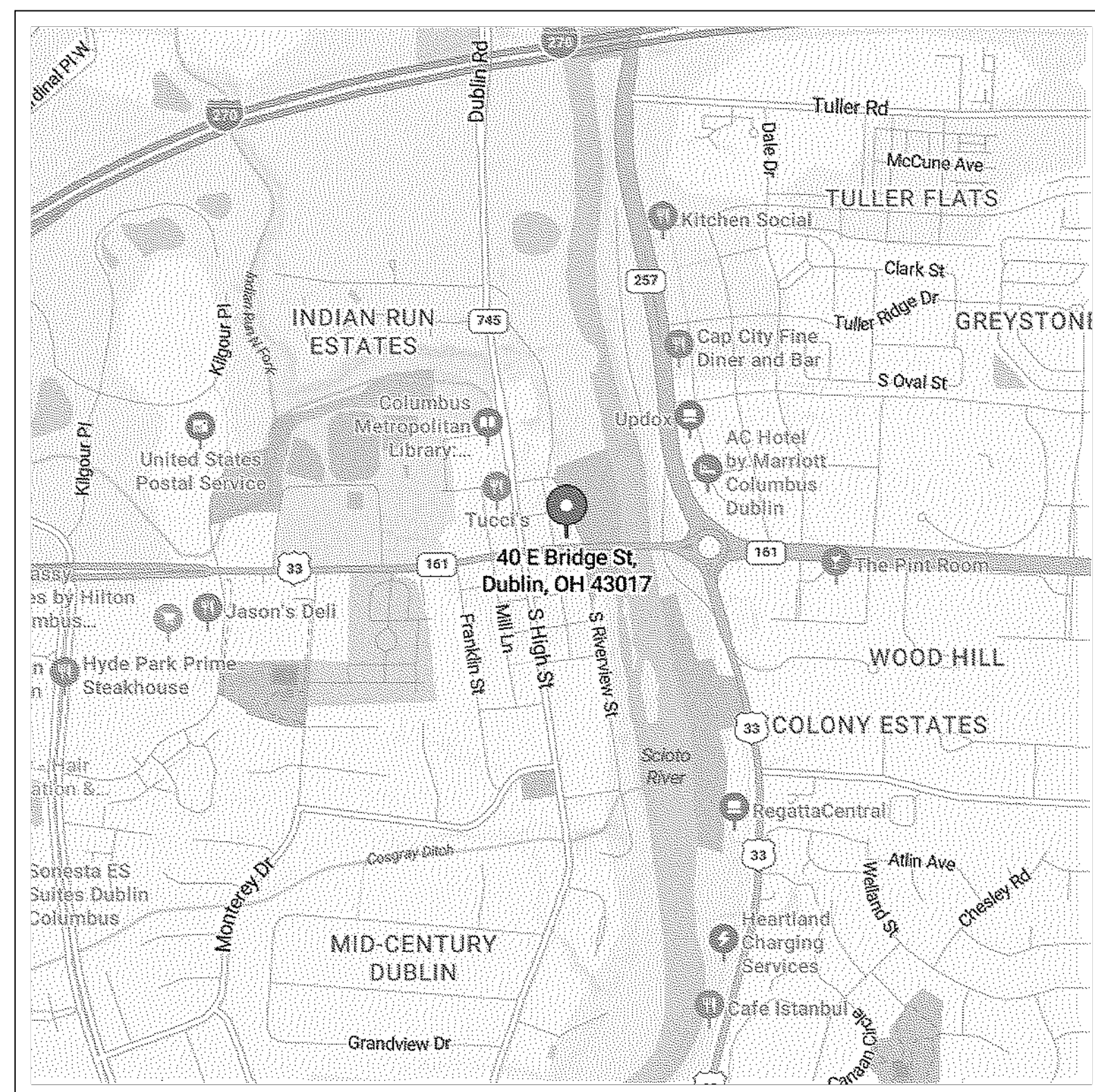
LOWER ST ALL 110 & 18 FT SS LOT 111 1 IN LOTS 110-111

OWNER:

KELLY & LEAH BURKE
614.599.2702
KELLYDBURKE@YAHOO.COM
4389 HUNTERS BEND
POWELL, OHIO 43065

ARCHITECT:

TANDEM NORTH DESIGN, LLC.
231.493.8083
DAVID@TANDEMNORTH.COM
202 S. UNION #1266
TRAVERSE CITY, MI 49684



VICINITY MAP
(NOT TO SCALE)

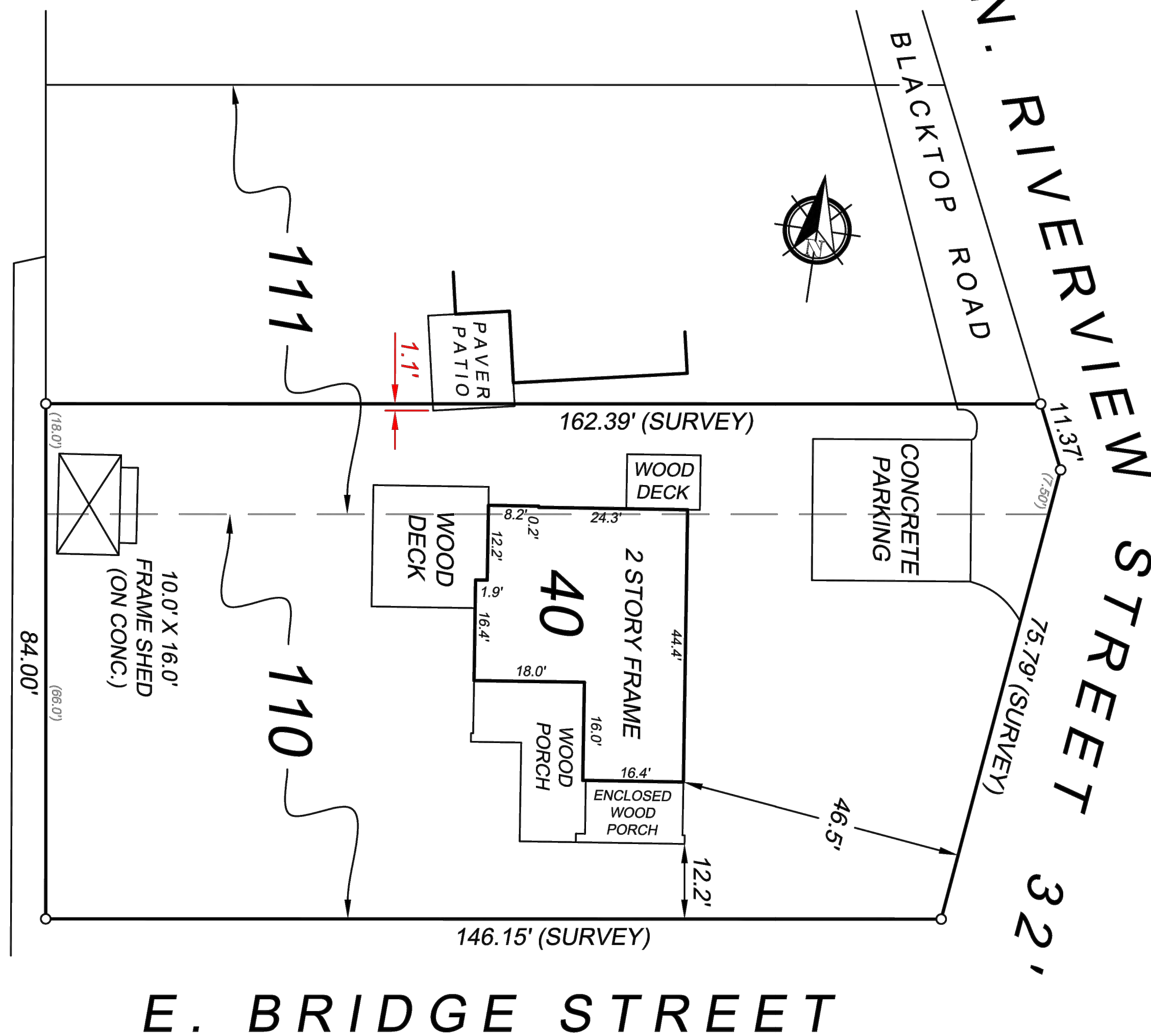
ENCROACHMENT INFORMATION
**ADJACENT PAVEMENT PATIO
OVER PROPERTY LINE BY 1.1'**
I / WE HAVE RECEIVED A COPY OF THIS SURVEY
AND FIND THE CONDITIONS ACCEPTABLE.

BUYER / OWNER _____
BUYER / OWNER _____
BUYER / OWNER _____

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect tenets or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

By *Steven Hoy*
Steven Hoy
7313
REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO

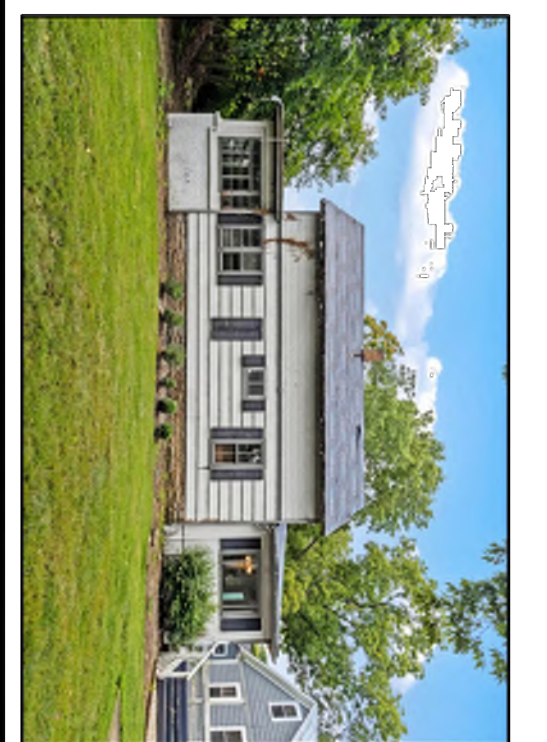
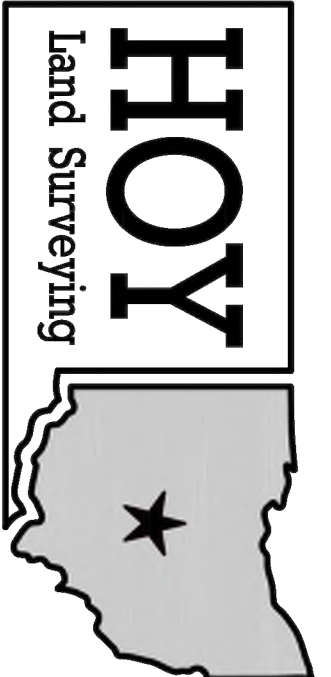
N. BLACKSMITH LANE



E. BRIDGE STREET

40 EAST BRIDGE STREET - SURVEY
(NOT TO SCALE)

HOY LAND SURVEYING
1767 McCorkle Blvd #1767
Westerville, Ohio 43086
Phone: 614-679-1186



JOB NUMBER #: 4804-2023 S DATE OF DRAWING 9-18-23

CERTIFIED TO STEWART TITLE COMPANY

LENDER N / A BUYER TBD

LEGAL DESC. LOT 110 AND PART OF LOT 111 ~ PLAT OF DUBLIN PG. 3 PG. 199-200

CITY/TWP. DUBLIN COUNTY FRANKLIN DRN. KLH CK. SJH DRAWING SCALE 1" = 25'

FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0151K MAP DATE 6-17-08

TANDEM NORTH DESIGN

ARCHITECTURE • PLANNING • URBAN DESIGN

702 6TH ST, TRAVERSE CITY, MI. 49684

Project Number
202306

Sheet Number
CS-1.0

40 EAST BRIDGE STREET • DUBLIN, OHIO • 43017

Project Narrative

Forty East Bridge Street was (presumed) built in 1850, as a single-family farmhouse for the W. Davis family. Like many of the few structures in the agrarian settlement, then named "Washington Township", the home was simple and constructed of locally-sourced materials. The home is a shallow two-story "Gabled Ell" building, "L-shaped" in plan, with second story tucked underneath two intersecting gable roof sections. The home was wood-framed, set approximately two feet above grade, on a rubble/Columbus limestone base (crawl space), with wood lap siding on the first floor and scalloped wood siding under the eaves on the second floor. There is a generous flat-roofed covered porch on a brick base, along the entire front of the house, facing East Bridge Street to the south. The home, just a block east of High Street, is perched high above the west bank of the Scioto River just to the east.

Scope

The Owner wishes to retain much of the original historic character of the home, while adding onto it, spaces and programmatic functions that are more supportive of today's modern living.

The intent is to demolish an existing, non-original, flat-roof, single-story addition along the north side (rear) of the house.

Additions are planned along the north and east sides, both set back from the existing and original corners of the house, and set approximately two feet above grade on a masonry base, equal to the existing floor elevations.

The additions to the east, will comprise of two single-story volumes with gable roofs facing east, subordinate to the existing roof lines both in height (of the ridge) and street presence. The two volumes will be separated by a new side entry (facing east/Riverview Street). A covered porch is also planned to span the east side of the addition. A fireplace and chimney are planned to be centered about the new porch.

The addition to the north of the house will be hidden and subordinate to the existing home when viewed from Bridge Street, and will be a two-story addition, adjacent to the existing driveway off of Riverview Street, and will feature an extrusion (northward) of the existing gable roof, with new shallow shed dormers on either side.

A new, 3-car carriage house is planned to be built on the west side of the lot, generously setback from the front of the house, connected on axis, to the existing home, by a narrow 2-story breezeway. The carriage house will be of similar construction to the existing home and addition, with a second floor accessory dwelling unit tucked under a similarly-pitched gable roof, with shed dormers running along the south (front) and north (rear) elevations.

All new construction will be at or below the existing ridge lines. The existing siding and architectural elements will be restored where able, and replaced with similar materials when necessary. The new construction will feature similar materials as the existing.

A new concrete driveway will be installed along the north (rear) property line opening off of Riverview Street and running west approximately 2/3 the width of the lot, to the westmost edge of the carriage house.

Existing open spaces shall largely remain to preserve views and align with neighboring setbacks. Minimal and mixing of perineal plants, flowering shrubs, ornamental trees and other native landscaping is planned to soften the edges of the house at grade along the perimeter of the existing house and addition's foundations.

District Integration

Being a historic structure within the Historic Residential district of Dublin, the "Gabled Ell" house, architecturally-speaking, is naturally harmonious with most of the adjacent structures in central Dublin. Its massing, siting, and material composition both existing and as-planned, are congruent with adjacent homes north along Riverview Street, and those on the south side of Bridge Street.

Where possible, existing siding, masonry, architectural features and openings shall remain and be restored, however this home shows evidence of layers of different siding materials applied over the original over the years. Where restoration is not feasible, historically-accurate reproductions of like materials will be employed.

Materials on portions of the home that will be new construction, will be a similar mix of wood siding and masonry base/elements. New openings will be of similar proportion, location and composition to that of the existing home and/or those within the specific architectural vernacular.

Finish colors both on existing and new constructions will be of period and current stylistic specificities, respectively.

Existing site features such as the retaining wall and carriage steps along the west and south property lines will be restored, and overgrown adjacent vegetation will be removed and/or trimmed back to restore its visual presence.

The existing small background-building/out-building on the northwest corner, lies entirely within the 15' highway easement and is planned to be removed. One mature tree will be removed on the west side of the existing house for the placement of the new carriage house.

INFORMAL REVIEW	2.5.24
ISSUE	DATE

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Designed	D.KNAPP
Drawn	D.KNAPP
Checked	D.KNAPP
Approved	D.KNAPP
Title	Date 2.5.24

**PROJECT
NARRATIVE**

Project Number 202305 Sheet Number R-1.1



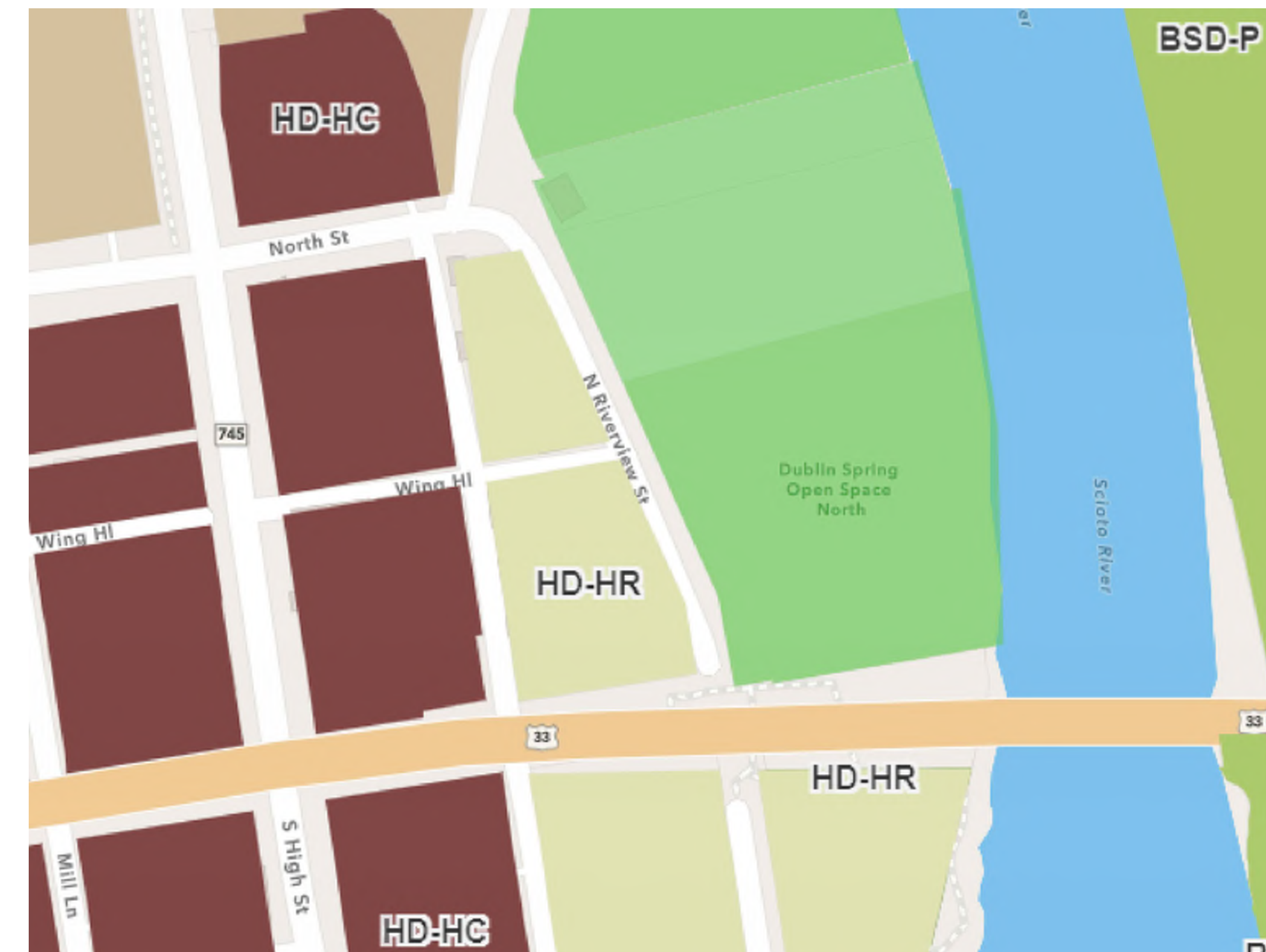
FUTURE LAND USE - MIXED USE VILLAGE CENTER



PARCEL ID AND LOT DIMENSIONS



EXISTING LAND USE - SUBURBAN RESIDENTIAL LOW DENSITY



ZONING - HD-HR (HISTORIC DISTRICT - HISTORIC RESIDENTIAL)

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EXISTING
CONDITIONS

Project Number 202305 Sheet Number R-1.2



SOUTH ELEVATION



PARTIAL SOUTH ELEVATION



WEST ELEVATION



PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION



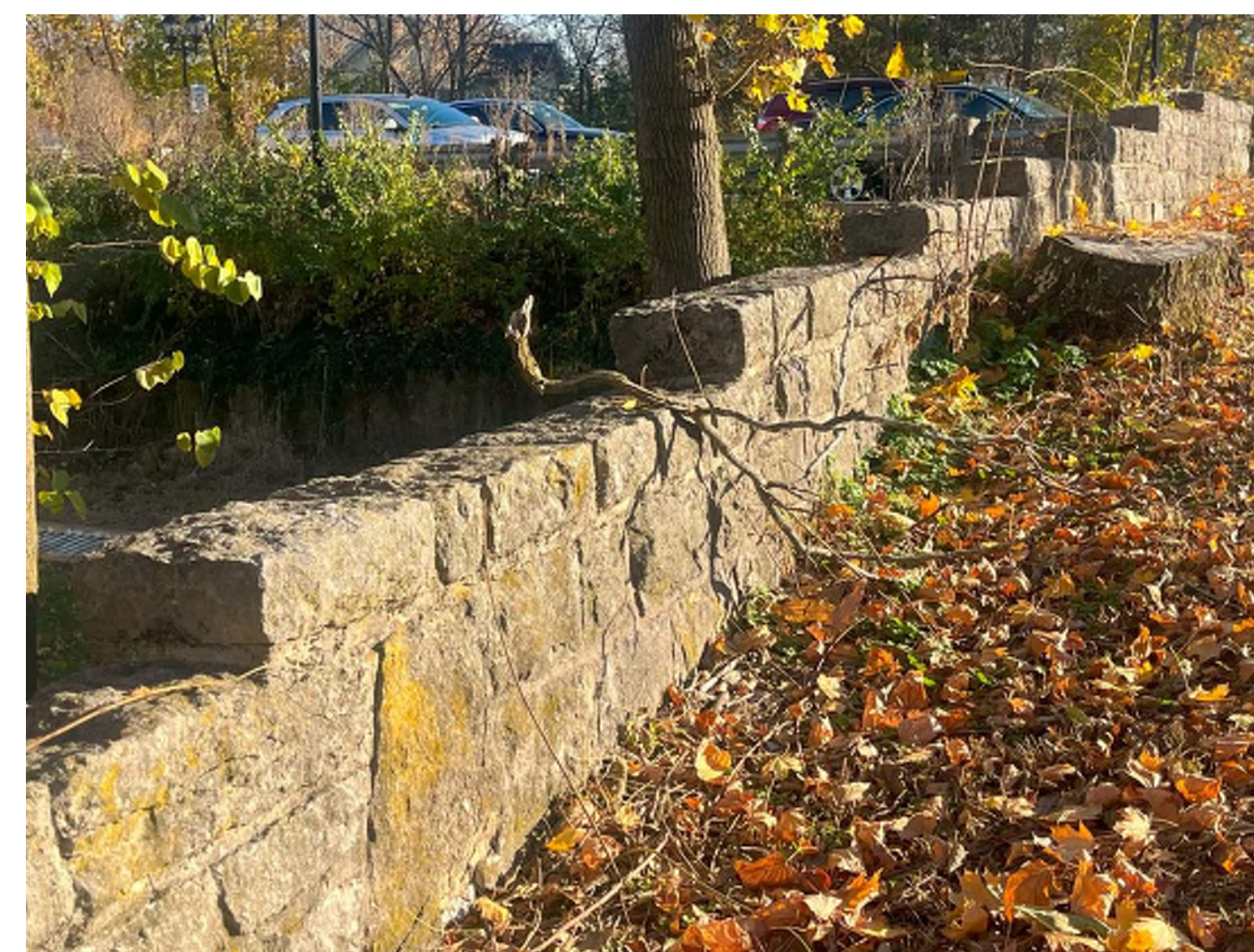
SOUTHWEST LOOKING NORTHEAST



NORTHEAST LOOKING SW



OUT BUILDING NW CORNER OF LOT



COLUMBUS LIMESTONE WALL SW CORNER OF LOT



ENLARGED DETAILS



CARRIAGE STAIR

TANDEM NORTH DESIGN, LLC.

202 S. UNION #1266
TRAVERSE CITY, MI 49684
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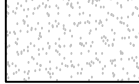
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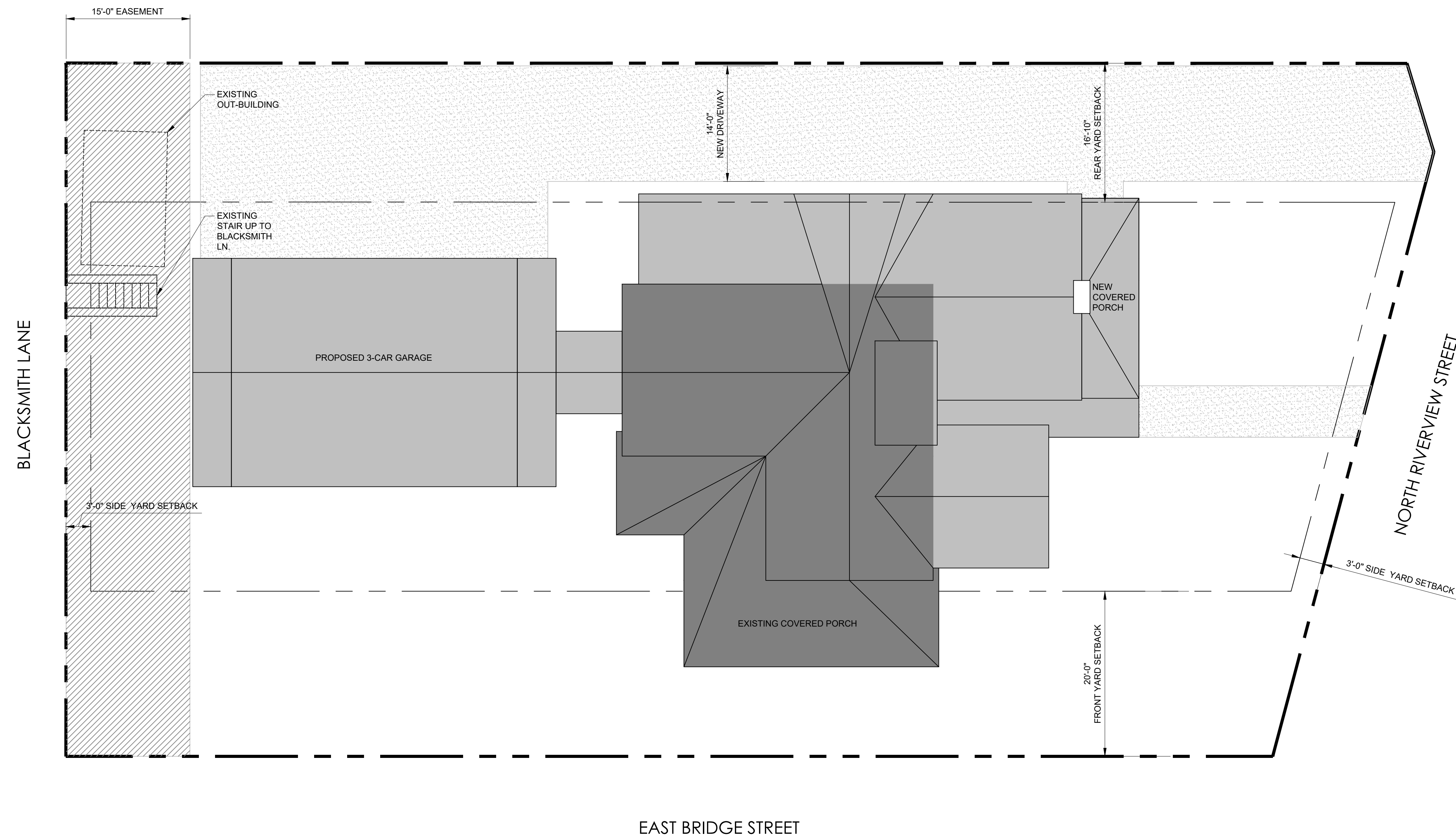
EXISTING
CONDITIONS
PHOTOS

Project Number 202305 Sheet Number R-1.3

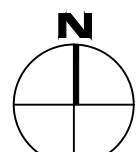
	40 E. BRIDGE STREET		
	REQUIRED	PROVIDED	AVAILABLE/ (DEFICIENT)
Minimum Lot Size	8,700	13,180	-
Minimum Lot Width	60'	146'-2"	-
Maximum Lot coverage	45%	50%	-5%
(SF)	5,931	6,571	(640)
Maximum Building Height	24'	20'-3"	3'-9"
Maximum Building Footprint	25%	23%	2%
(SF)	3,295	3,049	246
Maximum ADU	100%	130%	30%
(SF)	800	1,036	(236)
Minimum Front Setback	20'	22'-4"	2'-4"
Minimum Side Setback	3'	45'-4"	42'-4"
Minimum Total Side	12'	113'-8"	101'-8"
Rear Setback	16'-10"	17'-5"	0'-7"
Minimum Rear Yard Setback	15'	-	15'


LEGEND

-  EXISTING HOME
-  PLANNED NEW CONSTRUCTION
-  PLANNED IMPERVIOUS SURFACE



EAST BRIDGE STREET

 1 PRELIMINAR SITE PLAN
R-1.4 1/8" = 1'-0"


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

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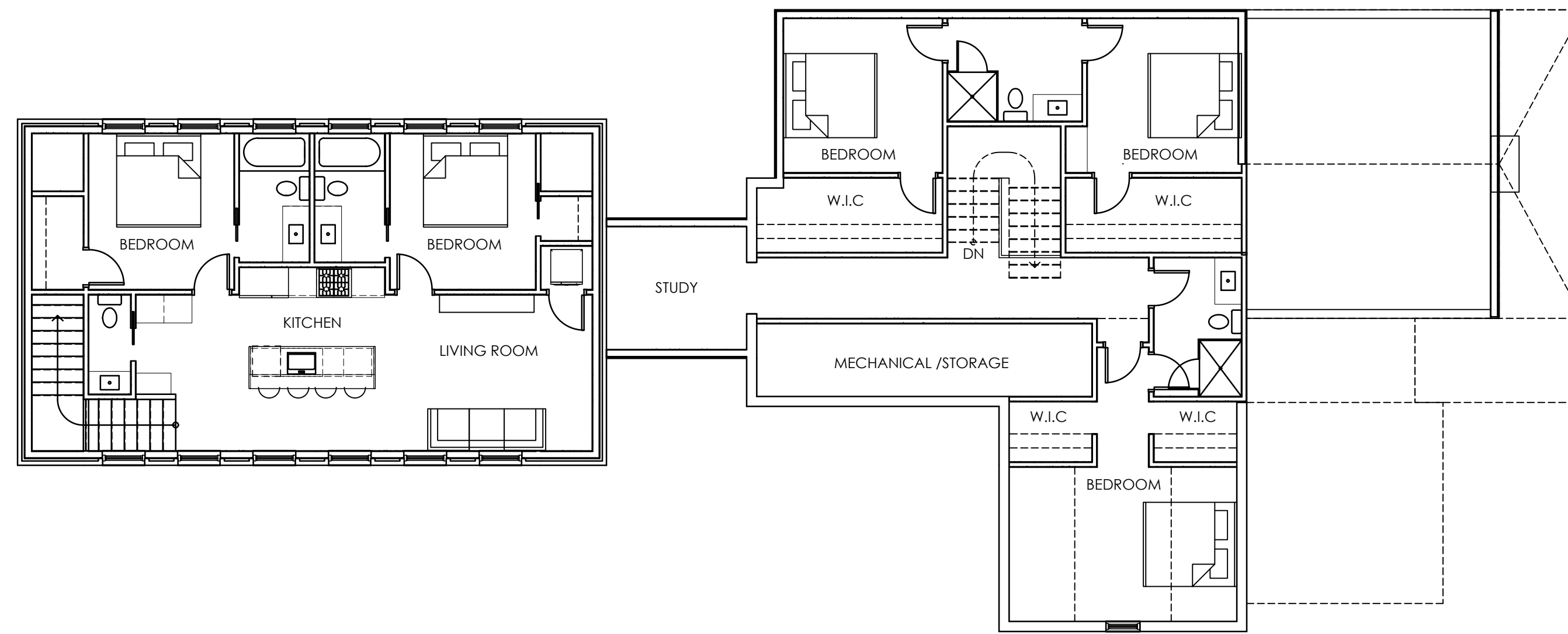
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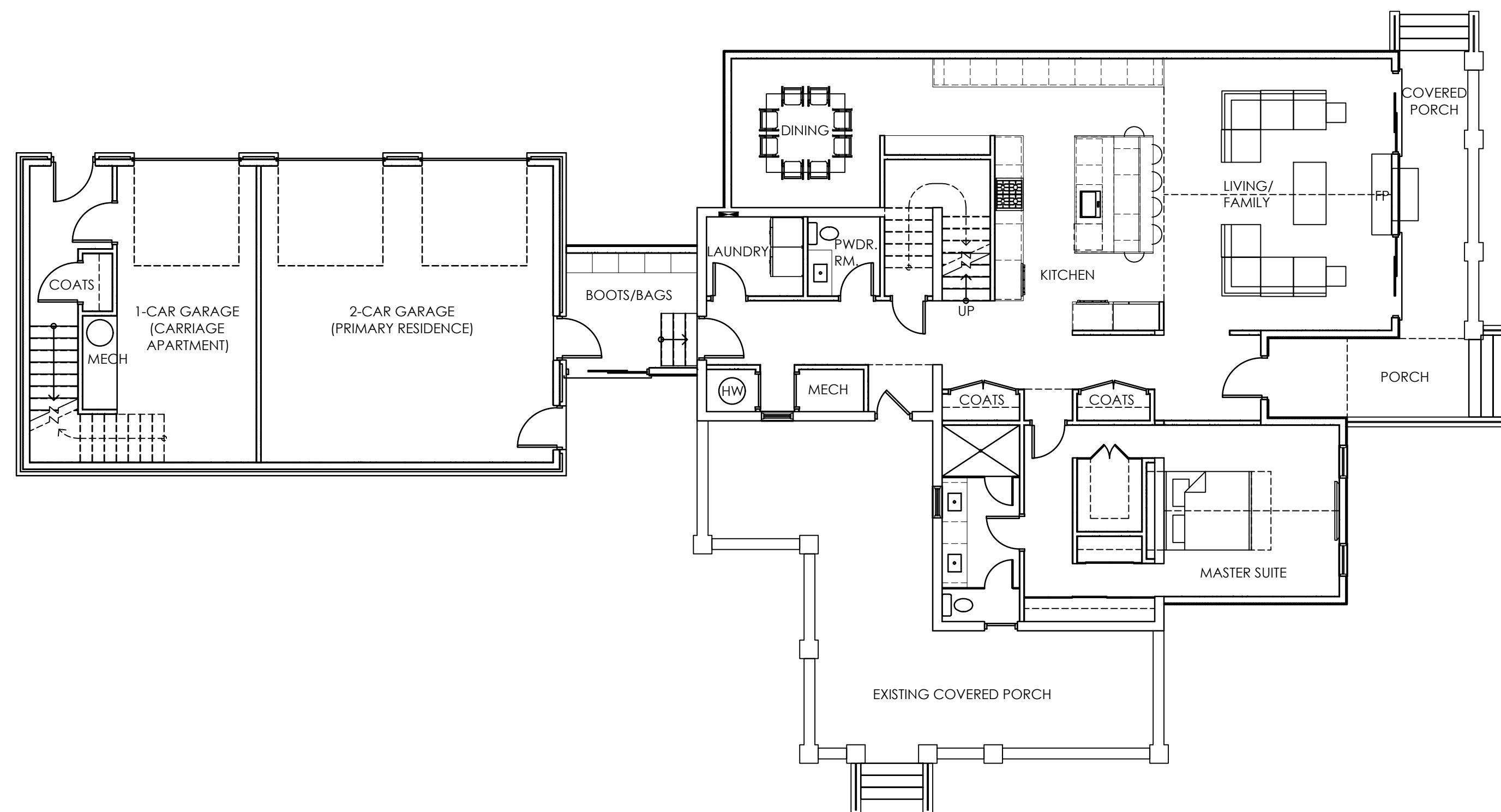
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PRELIMINARY
SITE PLAN

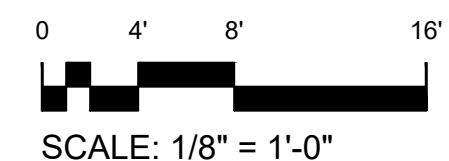
Project Number 202305 Sheet Number R-1.4



2 SECOND FLOOR PLAN
R-1.5 1/8" = 1'-0"



1 FIRST FLOOR PLAN
R-1.5 1/8" = 1'-0"



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**FIRST AND
SECOND FLOOR
PLANS**

Project Number	Sheet Number
202305	R-1.5

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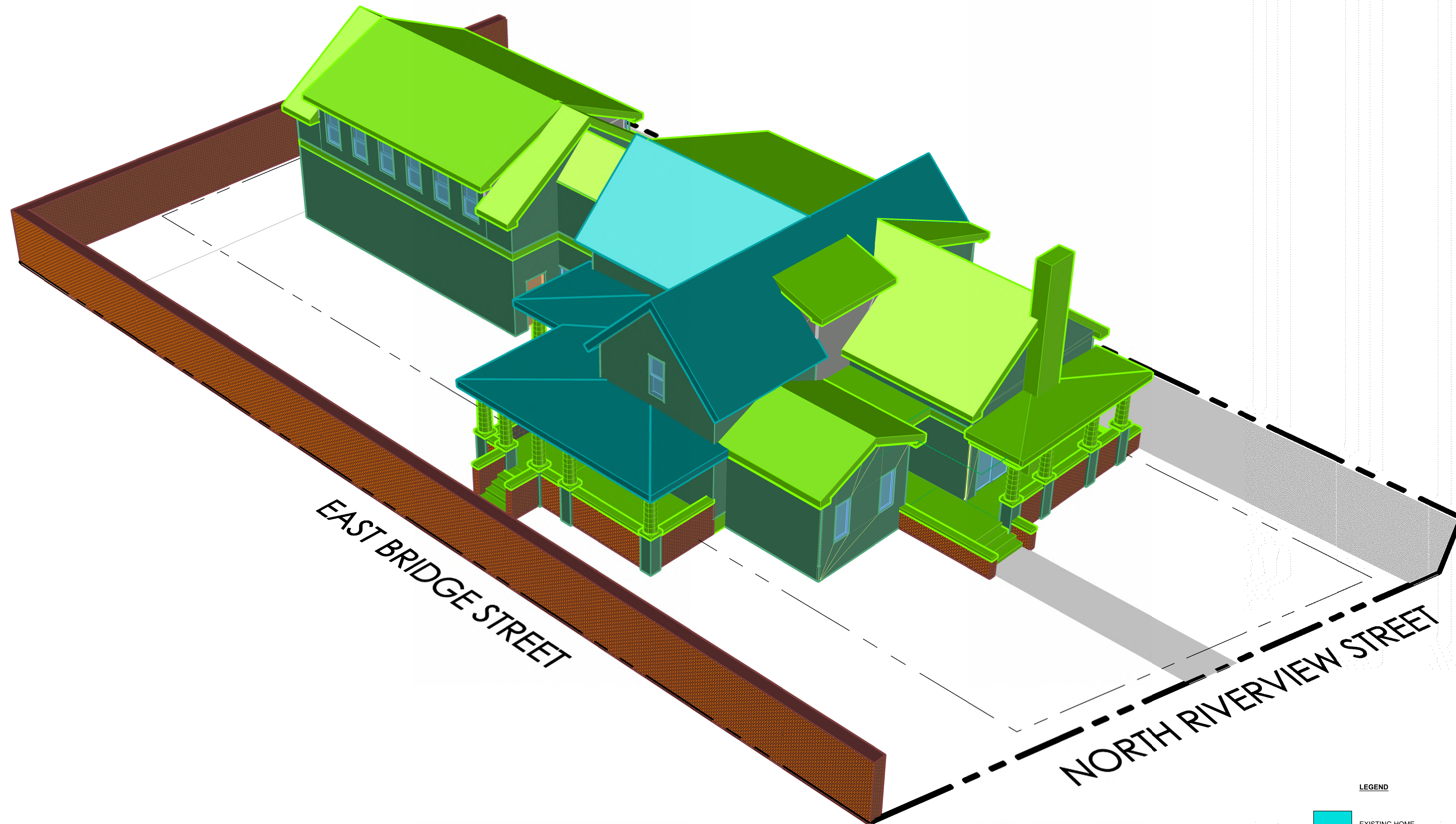
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**SOUTHEAST
MASSING VIEW**

Project Number 202305 Sheet Number R-1.6



EAST BRIDGE STREET

NORTH RIVERVIEW STREET

1 SOUTHEAST VIEW
R-1.6 NO SCALE

LEGEND

EXISTING HOME
PLANNED NEW CONSTRUCTION

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

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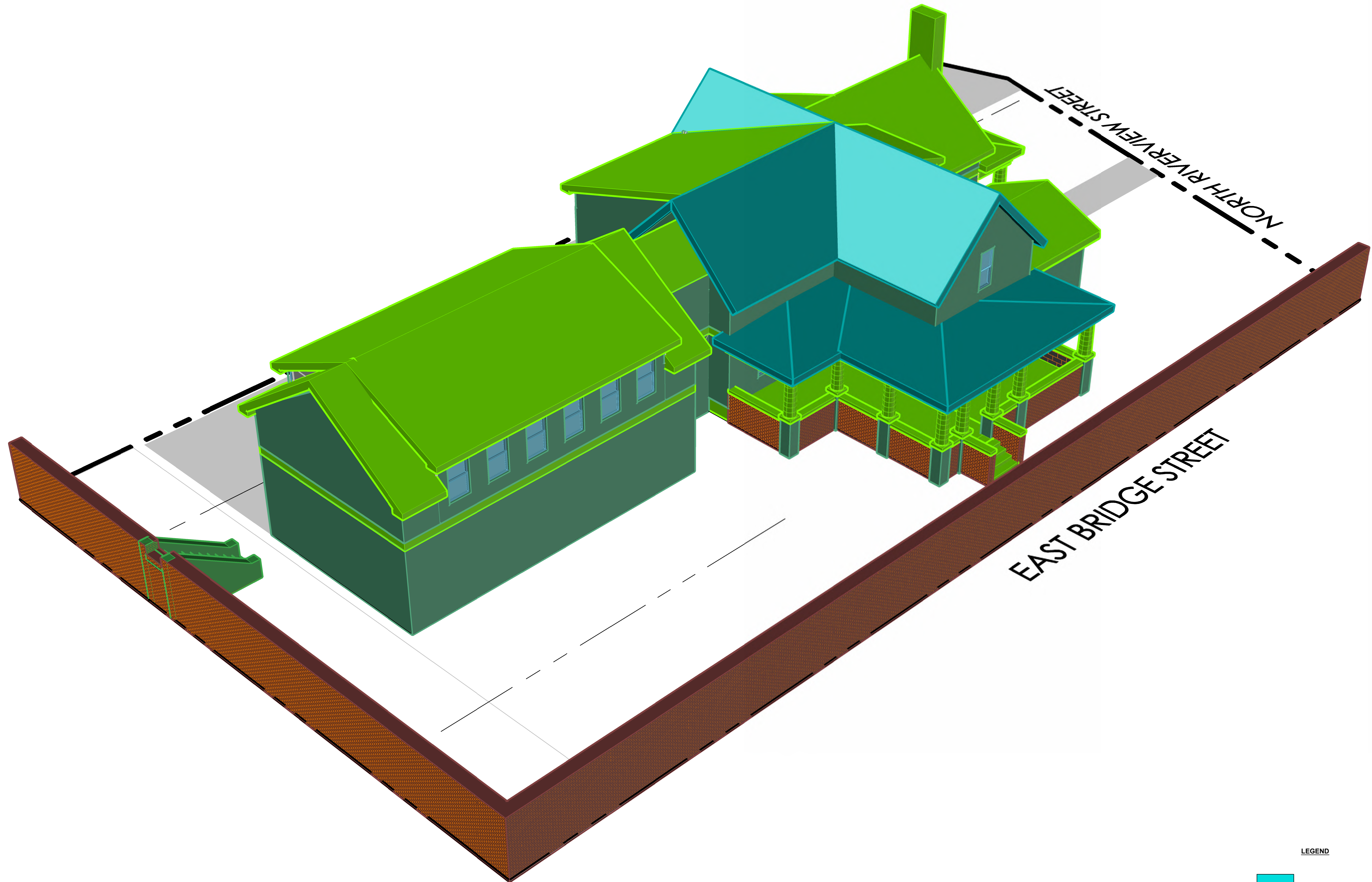
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SOUTHWEST MASSING VIEW

Project Number 202305 Sheet Number R-1.7



LEGEND

- EXISTING HOME
- PLANNED NEW CONSTRUCTION

1 SOUTHWEST VIEW
R-1.7 NO SCALE

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

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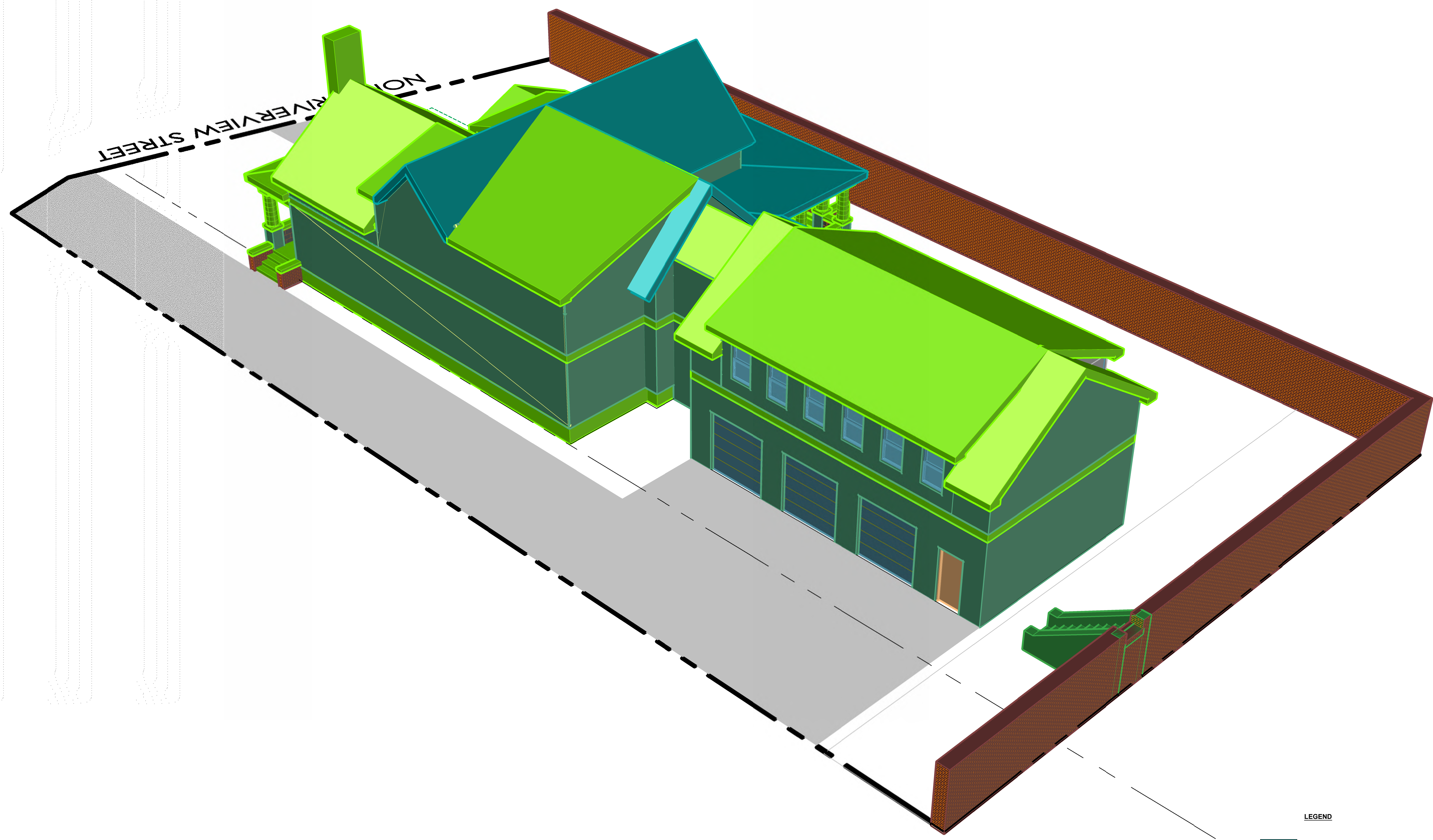
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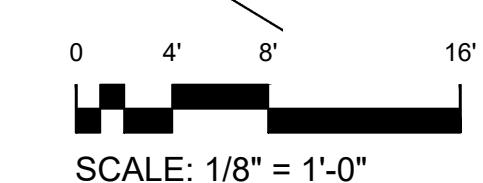
**NORTHWEST
MASSING VIEW**

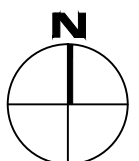
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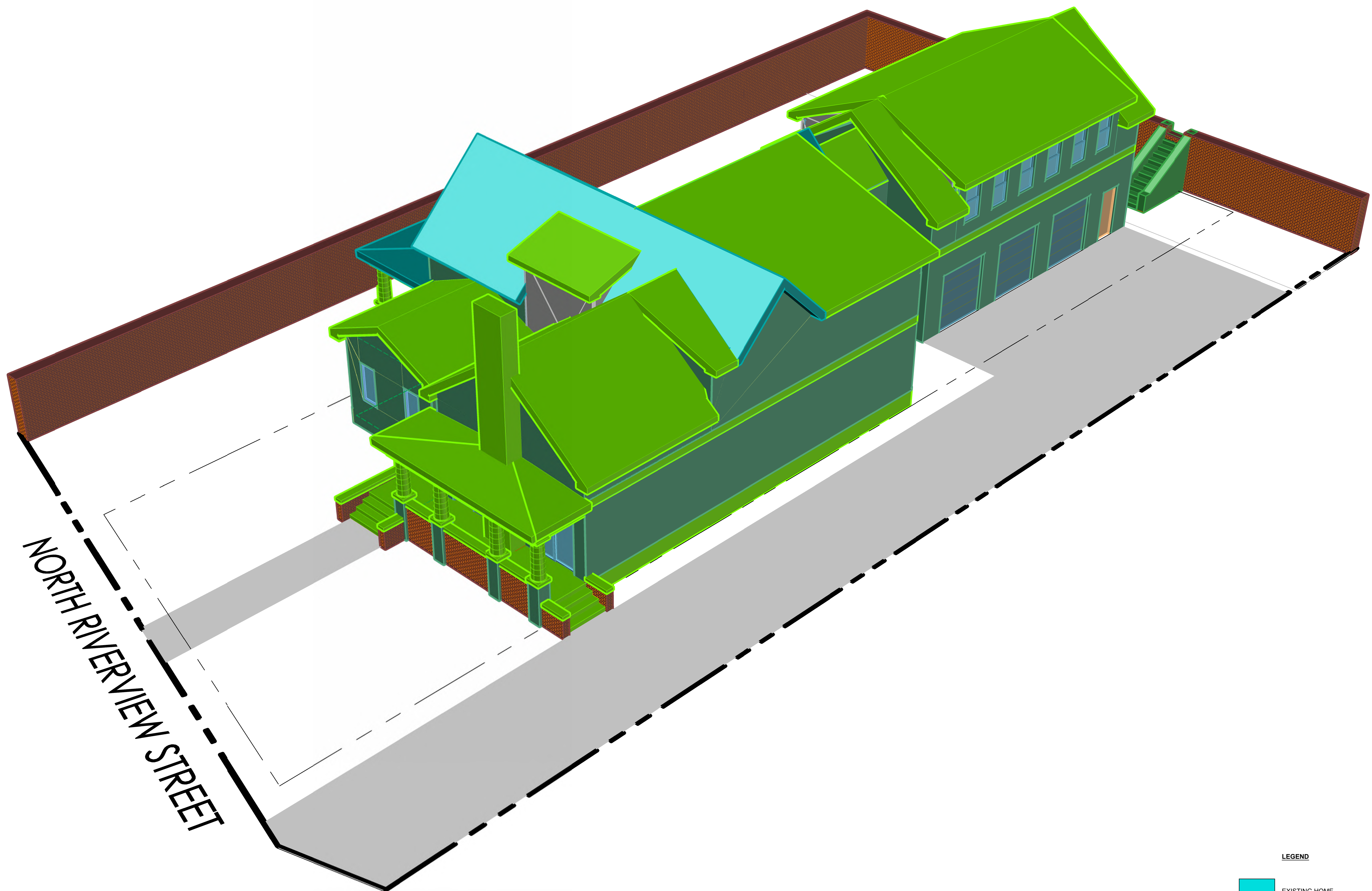


LEGEND

-  EXISTING HOME
-  PLANNED NEW CONSTRUCTION



 1 NORTHWEST VIEW
R-1.8 NO SCALE



NORTH RIVERVIEW STREET

N
1
R-1.9
NORTHEAST VIEW
NO SCALE

LEGEND
 EXISTING HOME
 PLANNED NEW CONSTRUCTION

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

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NORTHEAST MASSING VIEW

Project Number 202305 Sheet Number R-1.9