

BURKE RESIDENCE

40 EAST BRIDGE STREET
DUBLIN, OHIO 43017

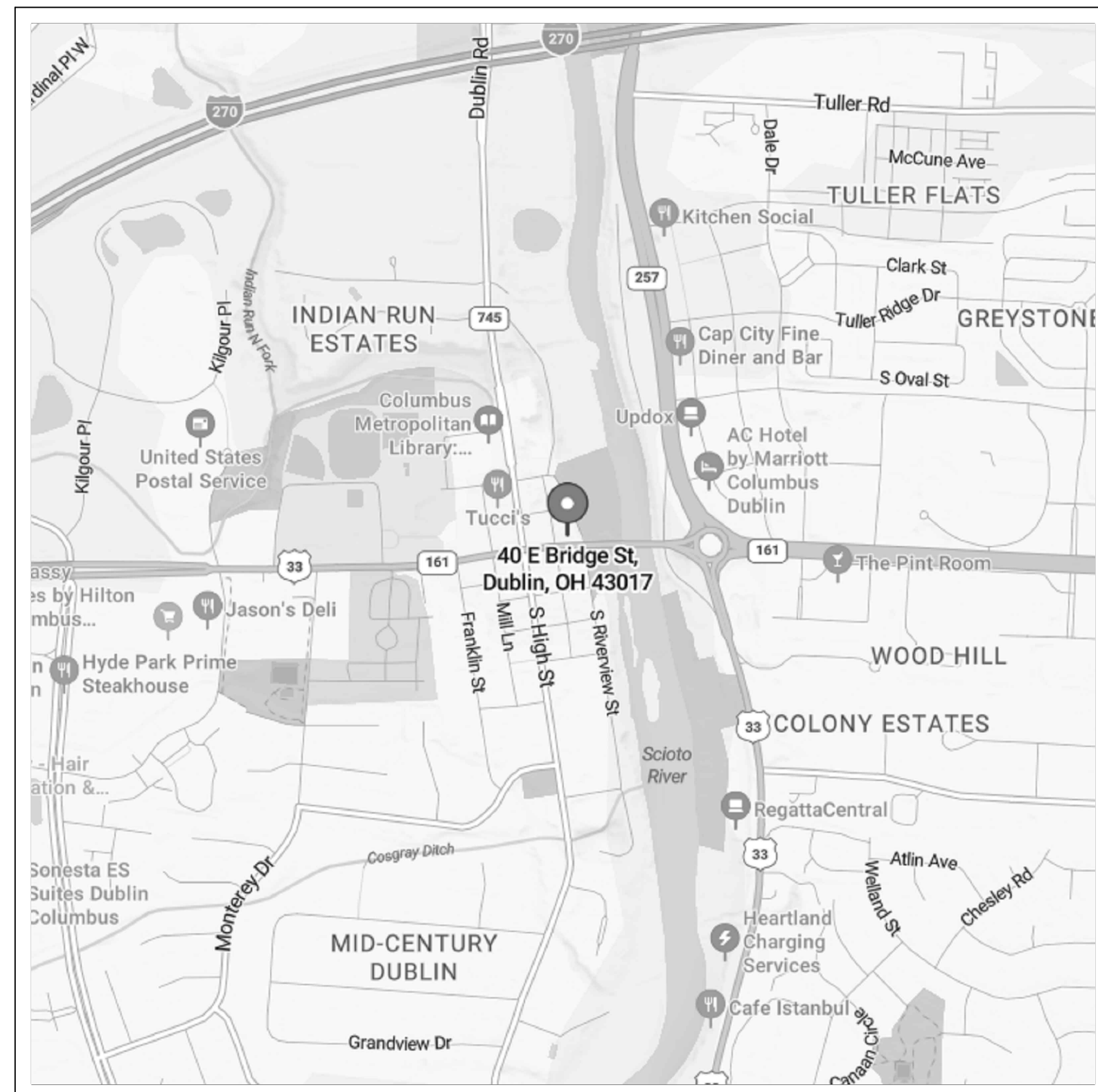
SHEET INDEX		
ISSUE	NO.	SHEET
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*	R-1.1	PROJECT NARRATIVE
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*	R-1.8	NORTHWEST MASSING VIEW
*	R-1.9	NORTHEAST MASSING VIEW

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)

LEGAL DESCRIPTION:

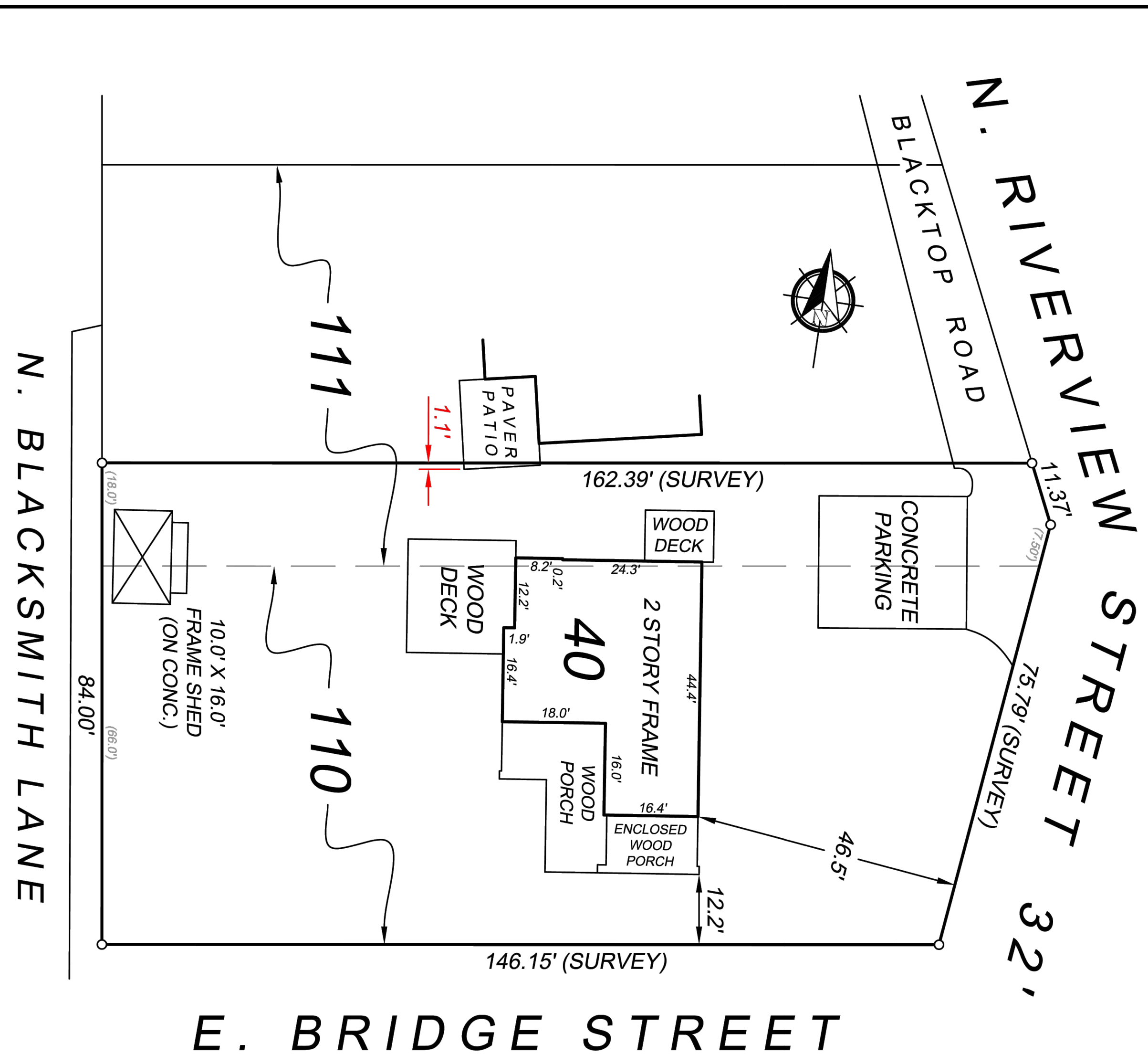
LOWER ST ALL 110 & 18 FT SS LOT 111 1IN LOTS 110-111

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

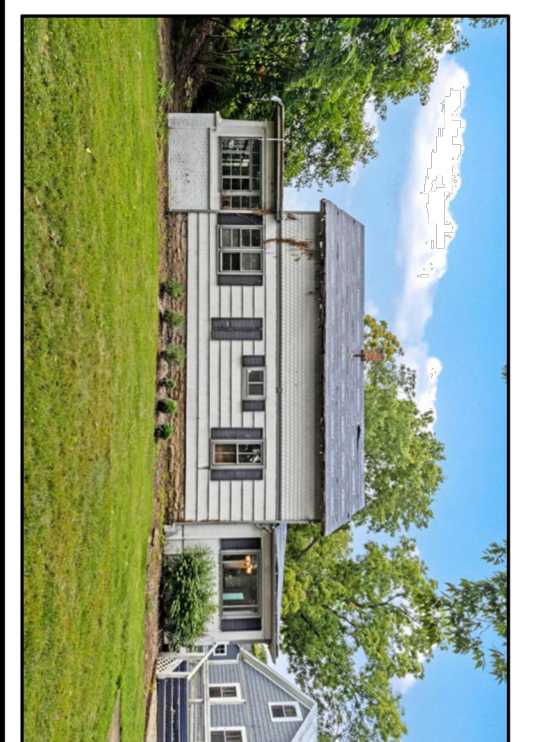
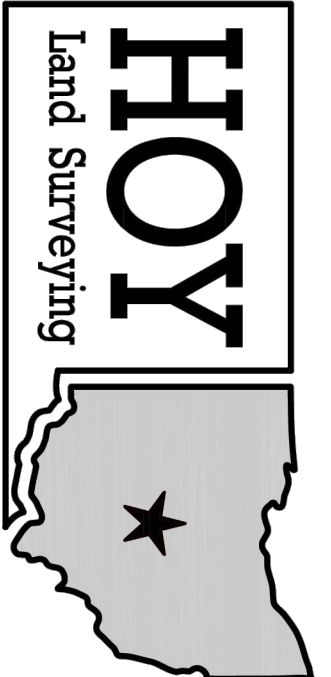
We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be 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



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 (crawlpace), 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 restore the facades of the existing home, and modify openings along the north and east elevations to more historically-accurate sizes and locations.

An addition is planned along the west side of the home, in line with the existing north and south sides of the existing house, and set approximately two feet above grade on a masonry base, equal to the existing floor elevations.

The addition will comprise of a two-story "gable ell" with the gable roofs facing east and south, mirrored about a new single-story hyphen that will connect the existing with the new, creating a new side entry/courtyard facing Bridge Street.

The existing siding and architectural elements will be restored where able, and replaced with similar materials when necessary. All new construction will feature differing, yet complimentary materials and colors to the existing, to further delineate the historic home from the additions.

A new concrete driveway will be installed along the south (side) property line opening off of Riverview Street and running west toward the back of the lot, helping unite the Riverview street-wall.

Existing open spaces shall largely remain to preserve views and align with neighboring setbacks. Minimal and mixing of perennial 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 mix of wood siding and masonry base/elements, yet with differing yet complimentary colors, application, and articulation. 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. Heaving sections of the wall will be reconstructed with existing material, and tuckpointing will be employed with historically appropriate mortar where required. Overgrown adjacent vegetation will be removed and/or trimmed back to restore its visual presence.

The exterior of the existing small background-building/privy on the northwest corner will have it's exterior restored to provide a weather-tight enclosure. 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	7.17.24
INFORMAL REVIEW RESUBMISSION	4.3.24
INFORMAL REVIEW	2.5.24

ISSUE	DATE
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REGISTRATION

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OWNER
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Designed	D.KNAPP
Drawn	D.KNAPP
Checked	D.KNAPP
Approved	D.KNAPP
Date	7.17.24
Title	

**PROJECT
NARRATIVE**

Project Number 202305 Sheet Number R-1.1



SOUTH ELEVATION



PARTIAL SOUTH ELEVATION



WEST ELEVATION



PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION



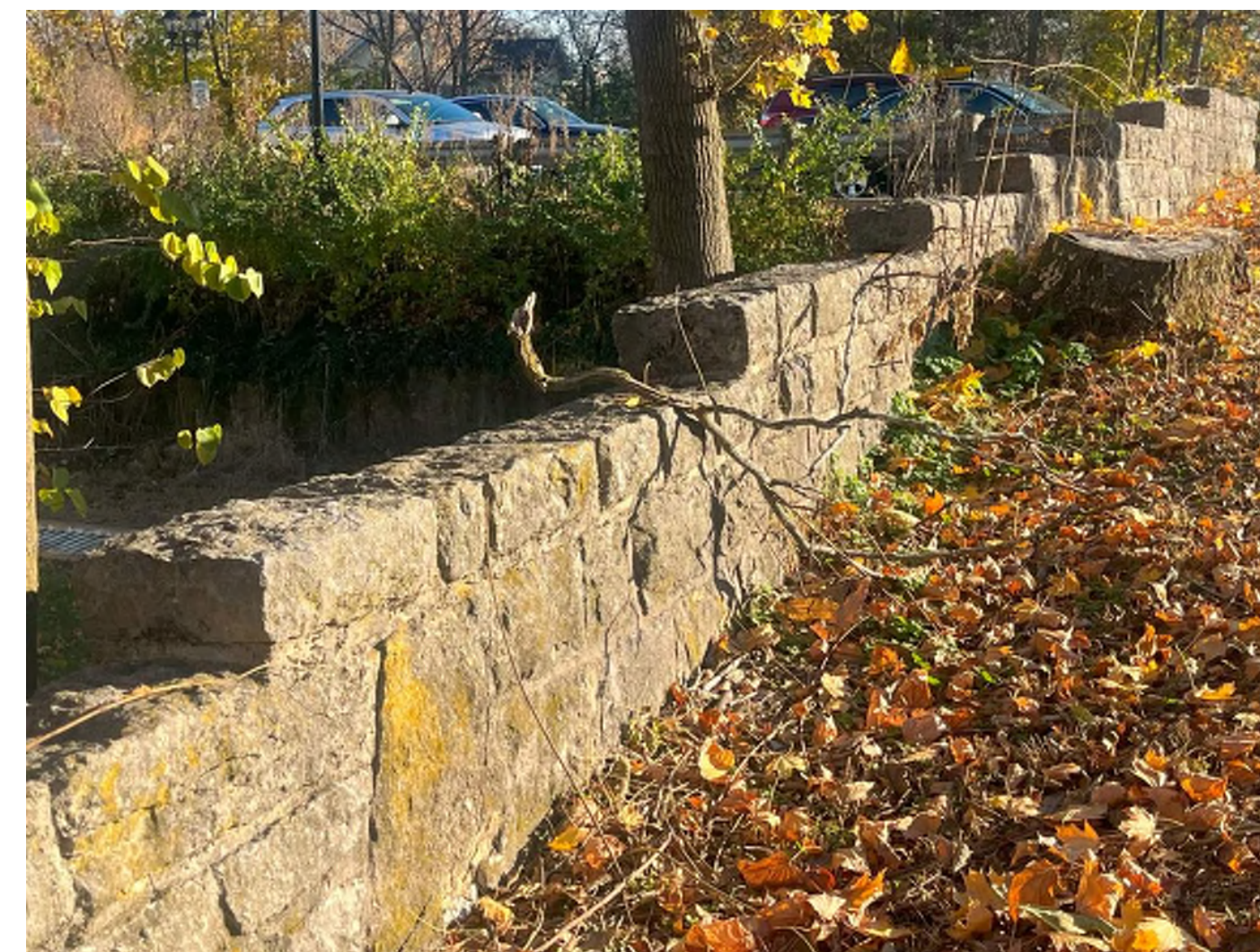
SOUTHWEST LOOKING NORTHEAST



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
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231.493.8083

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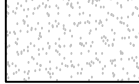
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EXISTING
CONDITIONS
PHOTOS

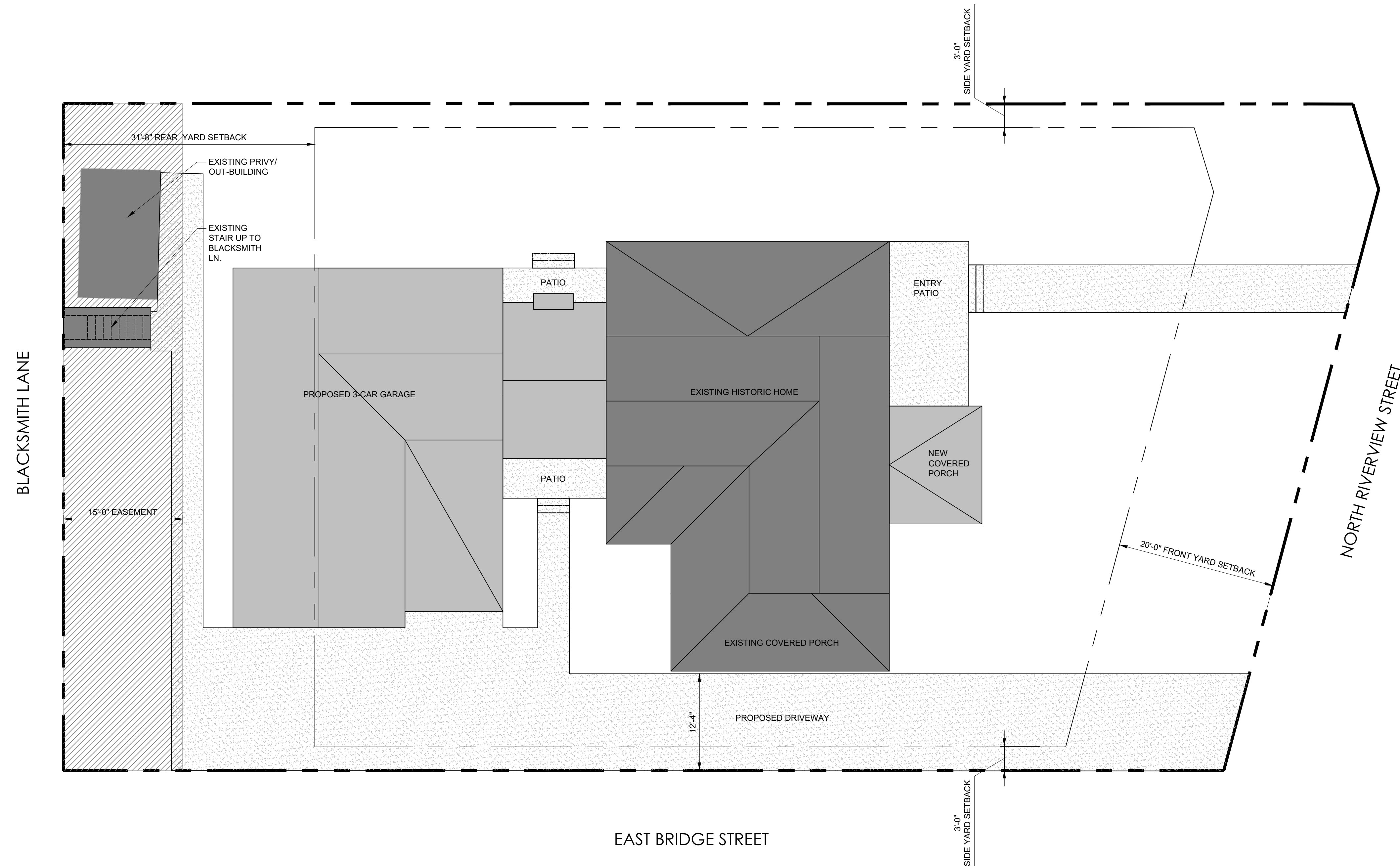
Project Number 202305
Sheet Number R-1.3

	40 E. RIVERVIEW STREET		
	REQUIRED	PROVIDED	AVAILABLE/ (DEFICIENT)
Minimum Lot Size	8,700	13,180	-
Minimum Lot Width	60'	84'-0"	-
Maximum Lot coverage	45%	52%	(7%)
(SF)	5,931	6,845	(914)
Maximum Building Height	24'	26'-8"	(2'-8")
Maximum Building Footprint	25%	23%	2%
(SF)	3,295	3,049	246
Minimum Front Setback	20'	45'-0" (+)	25'-0"
Minimum Side Setback	3'	45'-4"	42'-4"
Minimum Total Side	12'	12'-2"	0'-2"
Rear Setback (20% LOT DEPTH)	31'-8"	21'-4"	(10'-4")

LEGEND

-  EXISTING HOME/SITE FEATURES
-  PLANNED NEW CONSTRUCTION
-  PLANNED IMPERVIOUS SURFACE

(s) BUILDING FOOTPRINT, MAXIMUM. The total area on a site that is use



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

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

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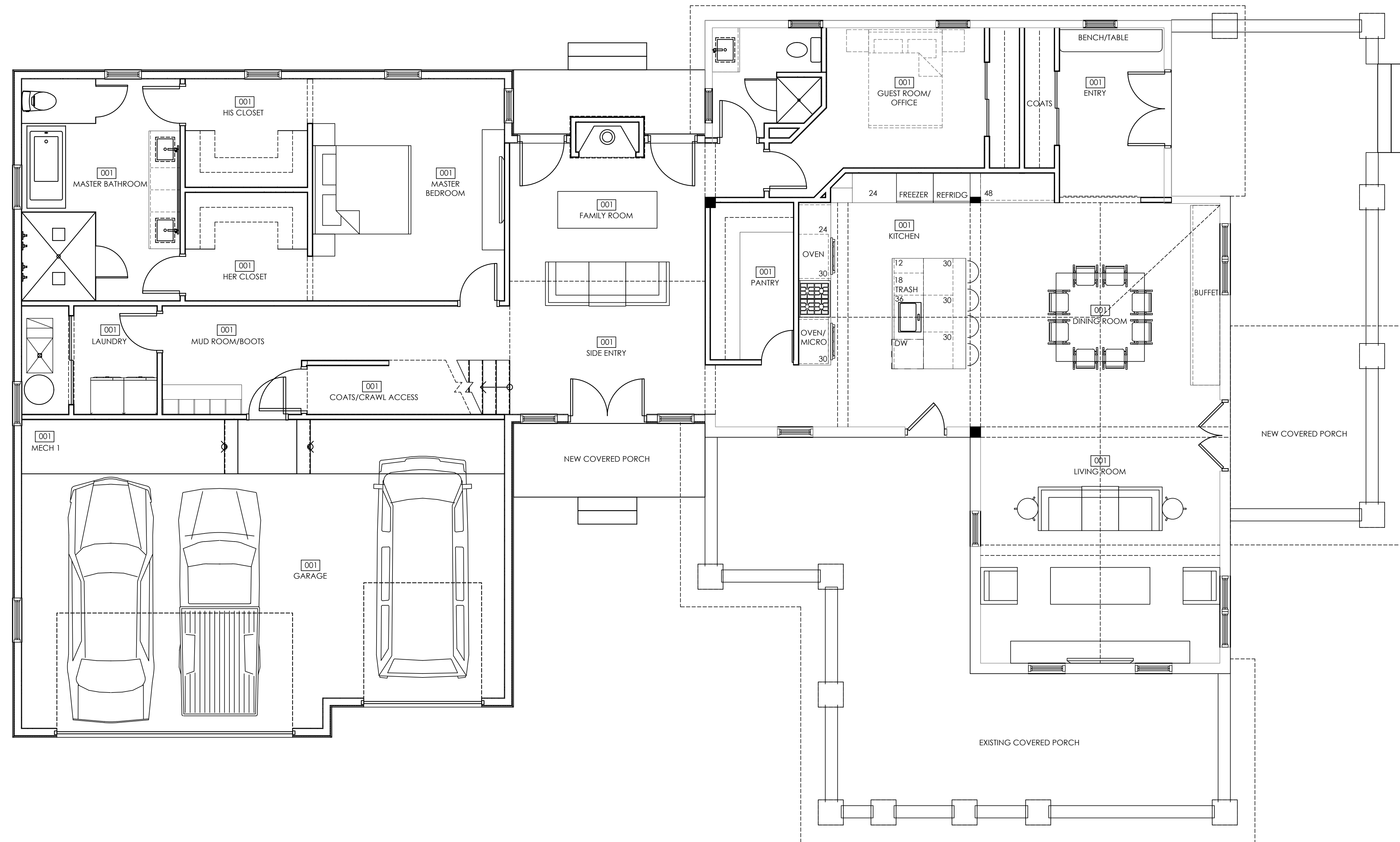
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PRELIMINARY
SITE PLAN

Project Number Sheet Number
202305 R-1.4



INFORMAL REVIEW 2	7.17.24
ADDENDUM 1	5.16.24
INFORMAL REVIEW	2.5.24

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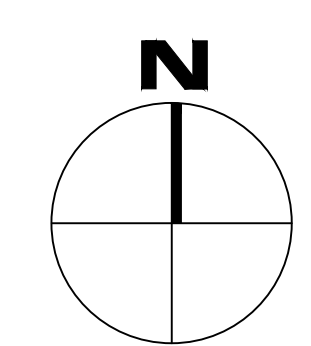
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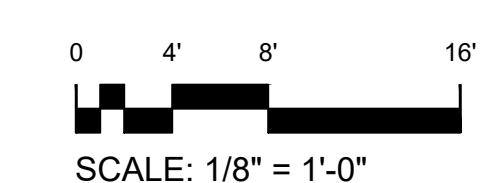
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**FIRST FLOOR
PLANS**

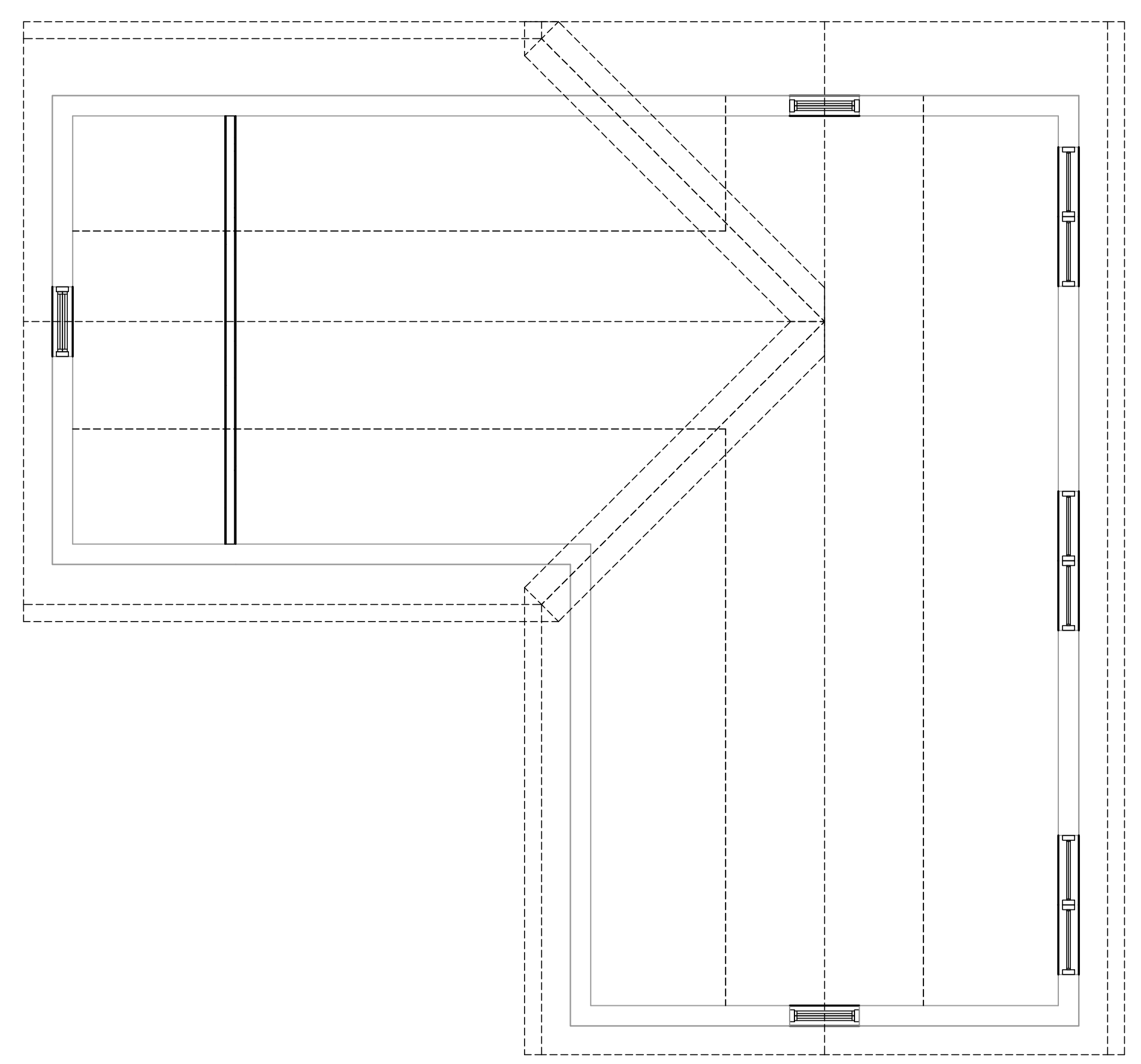
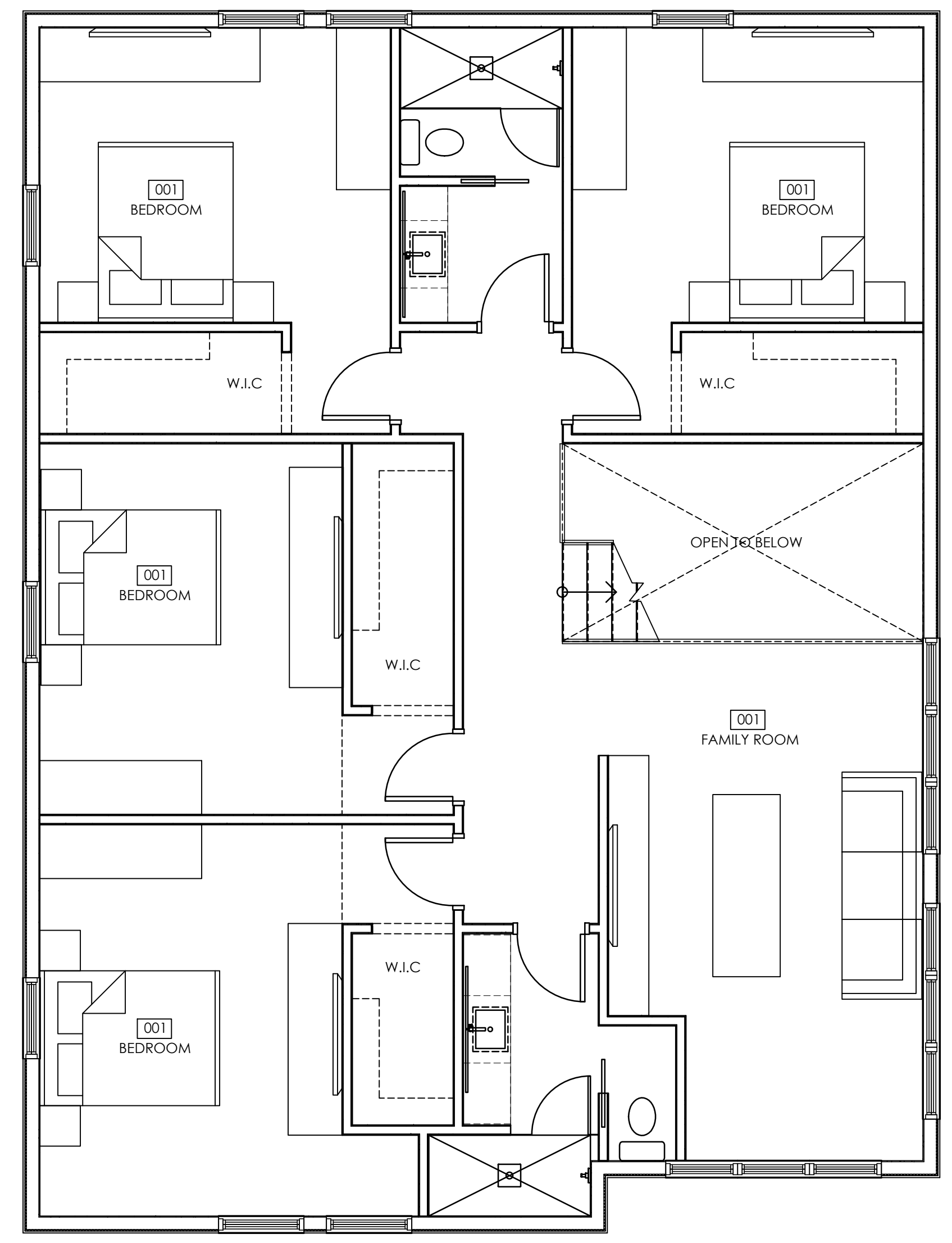
Project Number 202305 Sheet Number A-1.0



1 FIRST FLOOR PLAN
A-1.0 1/4" = 1'-0"



ISSUED FOR CONSTRUCTION



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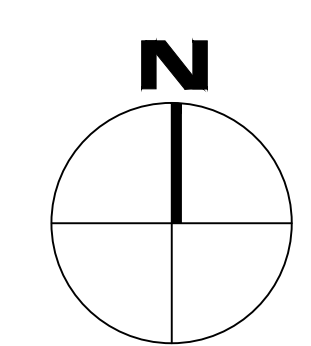
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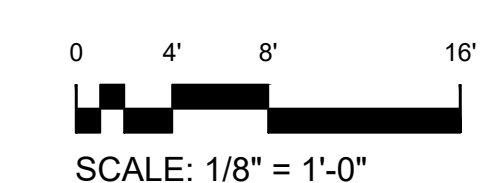
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SECOND FLOOR
PLAN

Project Number 202305 Sheet Number A-1.1



1 SECOND FLOOR PLAN
A-1.1 1/4" = 1'-0"





2 NORTH ELEVATION
A-2.0 1/4" = 1'-0"



1 SOUTH ELEVATION
A-2.0 1/4" = 1'-0"

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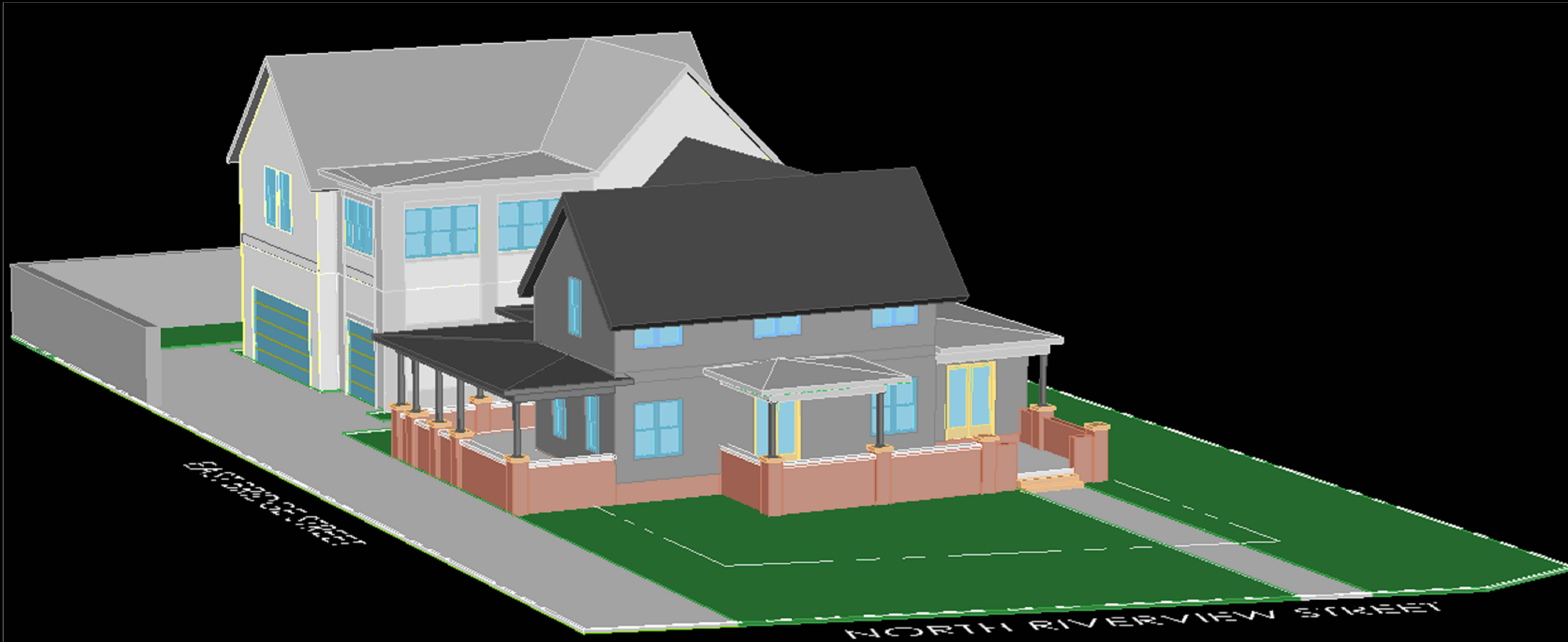
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NORTH AND
SOUTH
ELEVATIONS

Project Number 202305 Sheet Number A-2.0

TANDEM NORTH
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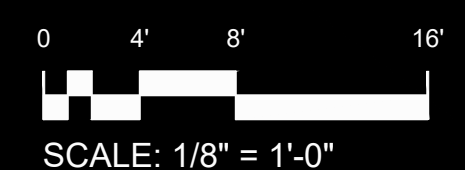
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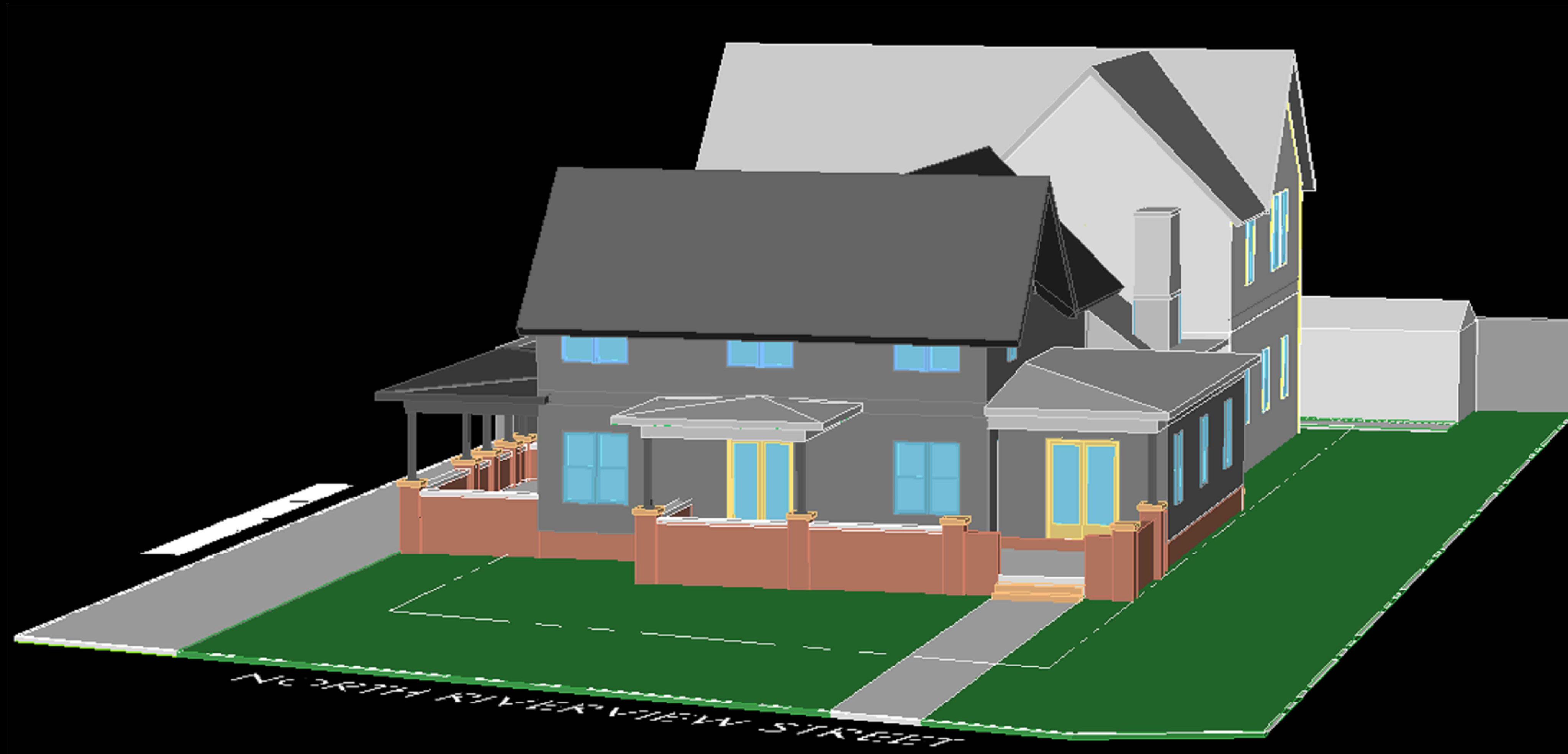
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**SOUTHEAST
MASSING VIEW**

Project Number	202305	Sheet Number	R-1.7
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1 **SOUTHWEST VIEW**
R-1.7 NO SCALE





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**NORTHEAST
MASSING VIEW**

Project Number 202305 Sheet Number R-1.9

