

# PROJECT NARRATIVE

Z CUCINA IS PROPOSING TO INCREASE THEIR BRAND PRESENCE ON RIVERSIDE DRIVE BY PAINTING THE EXISTING CANOPY AND ADDING ALUMIMUM TRIM TO THE BALCONY EDGES TO TIE THE Z CUCINA STOREFRONT BAYS TOGETHER AND DEFINE THEM AS Z CUCINA. THEY ALSO PROPOSE TO EXTEND THE USE OF THE EXISTING OUTDOOR PATIO AREA BY COVERING IT WITH A PREFABRICATED ALUMINUM CANOPY SYSTEM THAT WILL BE FREESTANDING. EXISTING PLANTER BOXES WILL RECEIVE A REFRESH WITH BLACK PAINT. NEW PLANTERS WILL BE PLACED BOTH THE RIVERSIDE DRIVE AND LONGSHORE STREET DOORS. NO WORK IS BEING PROPOSED FOR THE BUILDING STRUCTURE ITSELF. NO WORK IS BEING PROPOSED OUTSIDE OF THE EXISTING TENANT FOOTPRINT.

# MATERIALS



FREESTANDING CANOPY  
POWDER COATED ALUMINUM  
POSTS AND FRAMING  
PREFINISHED BLACK



PAINT  
EXISTING PLANTERS &  
EXISTING CANOPY FASCIA ON  
RIVERSIDE DRIVE  
SHERWIN WILLIAMS  
TRICORN BLACK - SW 6258



NEW WOOD PANELED PLANTERS  
(MATCH EXISTING PLANTERS)  
5" L X 1' W X 3' H

# PROJECT SUMMARY

OWNER: BRIDGE PARK BBLOCK LLC

PARCEL: 273-012668-00

ADDRESS: 6584 RIVERSIDE DRIVE  
DUBLIN, OH 43017

ZONING CLASS: BRIDGE STREET DISTRICT - SCIOTO RIVER NEIGHBORHOOD. BSD-SRN

ACREAGE: 1.30 ACRES

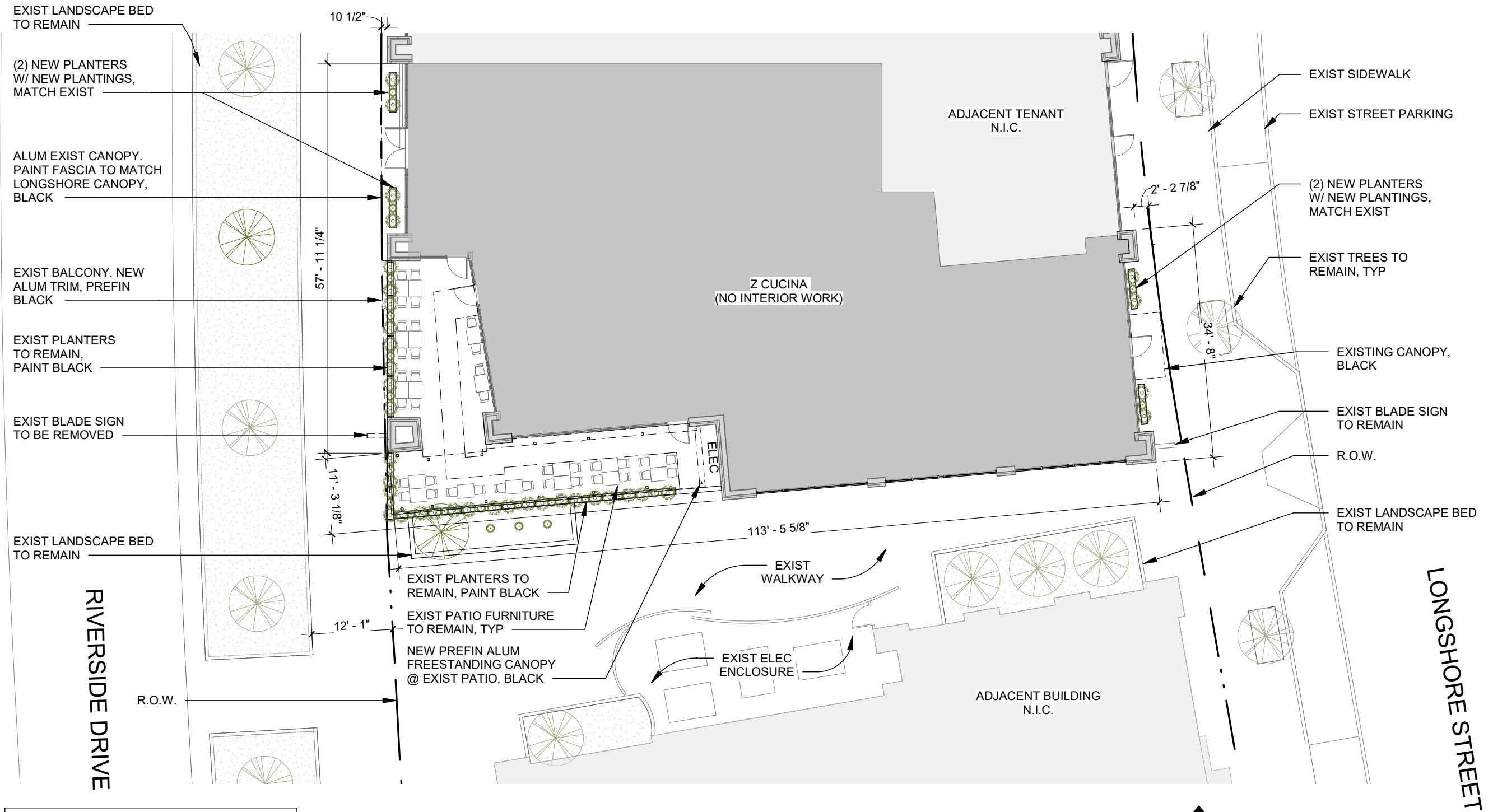
AREA : TENANT SPACE: 5,050 SF  
PATIO (SCOPE OF WORK): 650 SF

SCOPE OF WORK: EXTERIOR IMPROVEMENTS INCLUDING: NEW METAL FREESTANDING CANOPY OVER EXISTING PATIO, NEW METAL TRIM ADDED TO EXISTING BALCONY, PAINTING EXISTING CANOPY ON RIVERSIDE DRIVE, PAINTING EXISTING PLANTERS, AND ADDING PLANTERS AT EAST AND WEST ENTRY DOORS.

# VICINITY MAP



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**NOTE:** THERE IS NO NEW STRUCTURAL ELEMENTS PLANNED THAT ENCROACHES ON THE R.O.W.

1 SITE PLAN  
A-1 1/16" = 1'-0"

NEW SIGNAGE,  
BY OTHERS  
(FUTURE SUBMITTAL)

EXIST CANOPY,  
BLACK

EXIST BLADE SIGN TO  
REMAIN

EXIST SCNCE TO  
REMAIN, TYP

(2) NEW PLANTERS W/  
NEW PLANTINGS,  
MATCH EXIST



**C TENANT FACADE - EAST**  
A-2 1/8" = 1'-0"

NEW PREFIN ALUM  
FREESTANDING CANOPY  
@ EXIST PATIO, BLACK

EXIST SHADE RELOCATED  
TO NEW CANOPY

EXIST SCNCE TO  
REMAIN, TYP

EXIST PLANTERS TO  
REMAIN, PAINT BLACK, TYP

EXIST LANDSCAPE  
BED TO REMAIN



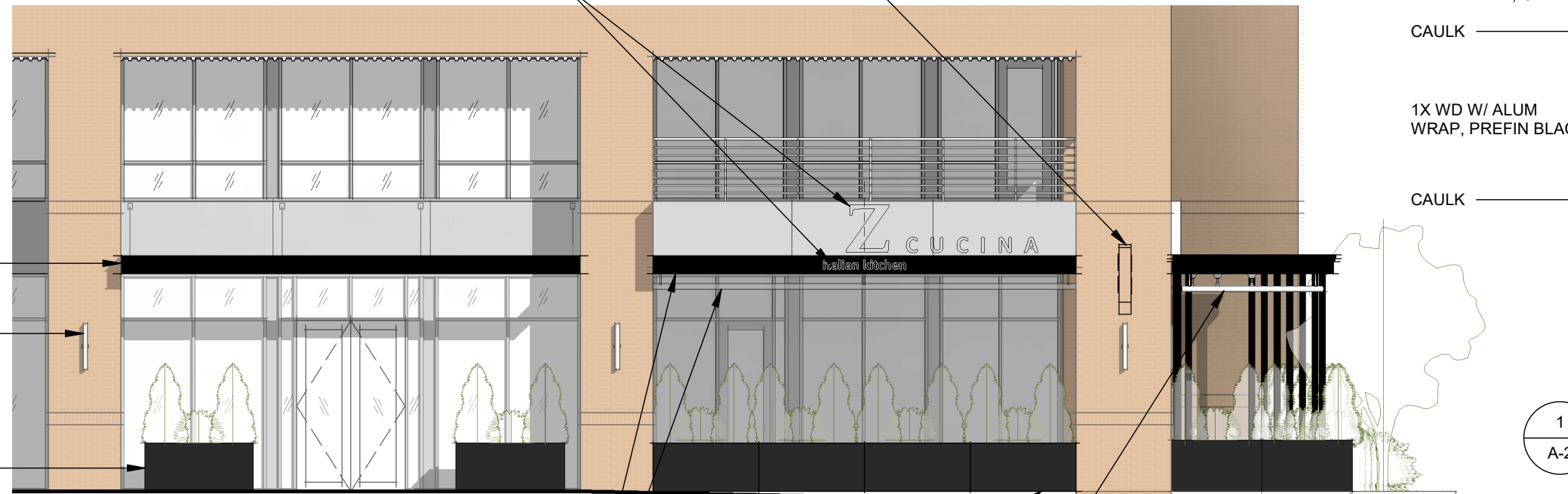
**B TENANT FACADE - SOUTH**  
A-2 1/8" = 1'-0"

**NOTE:** SIGNAGE SHOWN FOR  
DESIGN INTENT ONLY.  
SIGNAGE TO BE SUBMITTED  
UNDER SEPERATE COVER.

ALUM EXIST CANOPY.  
PAINT FASCIA TO MATCH  
LONGSHORE CANOPY,  
BLACK

EXIST SCNCE TO  
REMAIN, TYP

(2) NEW PLANTERS W/  
NEW PLANTINGS,  
MATCH EXIST



EXIST BALCONY. NEW ALUM  
TRIM, PREFIN BLACK

EXIST SHADE TO REMAIN

EXIST PLANTERS TO  
REMAIN, PAINT BLACK, TYP

EXIST SHADE RELOCATED TO  
NEW CANOPY

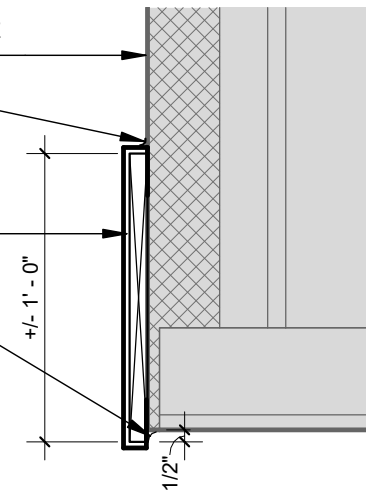
**A TENANT FACADE - WEST**  
A-2 1/8" = 1'-0"

EXIST BALCONY W/ COMPOSITE  
MTL PANELS, GRAY

CAULK

1X WD W/ ALUM  
WRAP, PREFIN BLACK

CAULK



**NOTE:** ALUM TRIM TO MATCH  
HEIGHT OF EXISTING ADJACENT  
CANOPY.

**1 ALUM TRIM AT BALCONY**  
A-2 1 1/2" = 1'-0"

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SIDEWALK VIEW FROM THE NORTH

**NOTE:** SIGNAGE SHOWN FOR DESIGN INTENT ONLY. SIGNAGE TO BE SUBMITTED UNDER SEPERATE COVER.

SIDEWALK VIEW FROM THE SOUTH





NEW PREFIN ALUM  
FREESTANDING CANOPY  
@ EXIST PATIO, BLACK

EXIST PLANTERS TO  
REMAIN, PAINT BLACK TYP

EXIST LANDSCAPE BED  
TO REMAIN

**EXISTING CONDITIONS - SOUTH SIDE**

12" = 1'-0"

EXIST SHADE RELOCATED  
TO NEW CANOPY

EXIST BLADE SIGN TO BE  
REMOVED

EXIST BALCONY. NEW  
ALUM TRIM, PREFIN BLACK

ALUM EXIST CANOPY.  
PAINT FASCIA TO  
MATCH LONGSHORE  
CANOPY, BLACK

EXIST SCONCE TO  
REMAIN, TYP

(2) NEW PLANTERS W/ NEW  
PLANTINGS AT STOREFRONT,  
MATCH EXISTING

EXIST PLANTERS TO  
REMAIN, PAINT BLACK TYP



**EXISTING CONDITIONS -WEST SIDE**

12" = 1'-0"

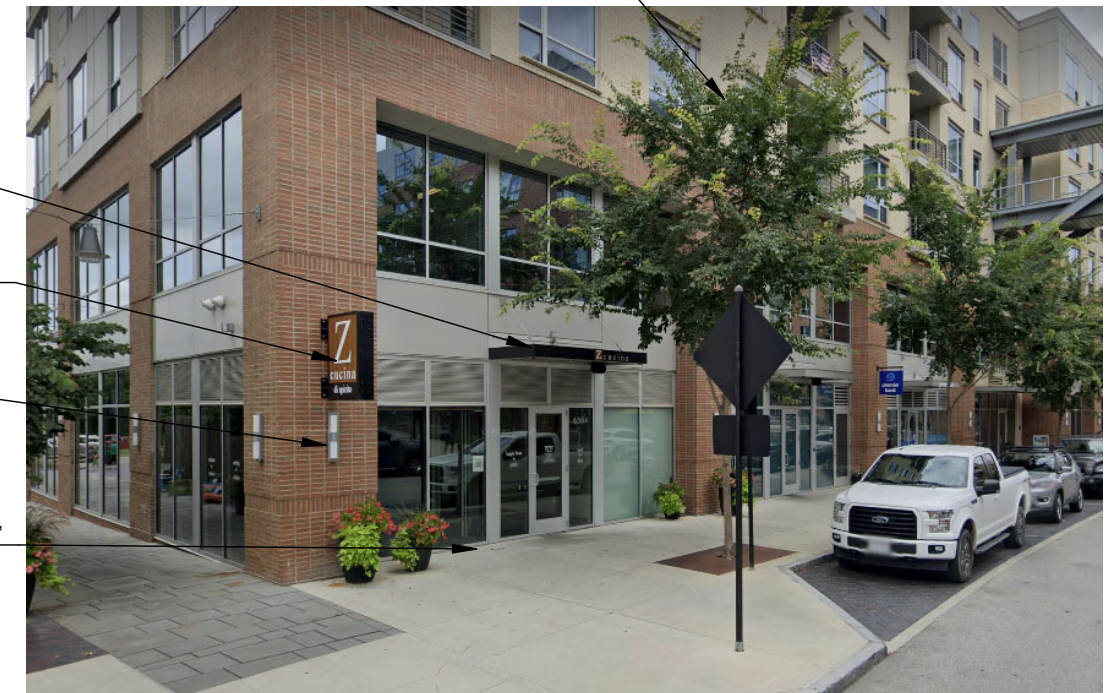
EXIST TREES TO REMAIN, TYP

EXIST CANOPY,  
BLACK

EXIST BLADE SIGN  
TO REMAIN

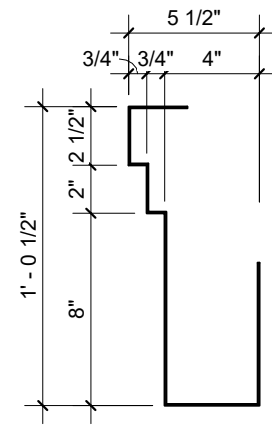
EXIST SCONCE TO  
REMAIN, TYP

(2) NEW PLANTERS W/ NEW  
PLANTINGS AT STOREFRONT,  
MATCH EXISTING

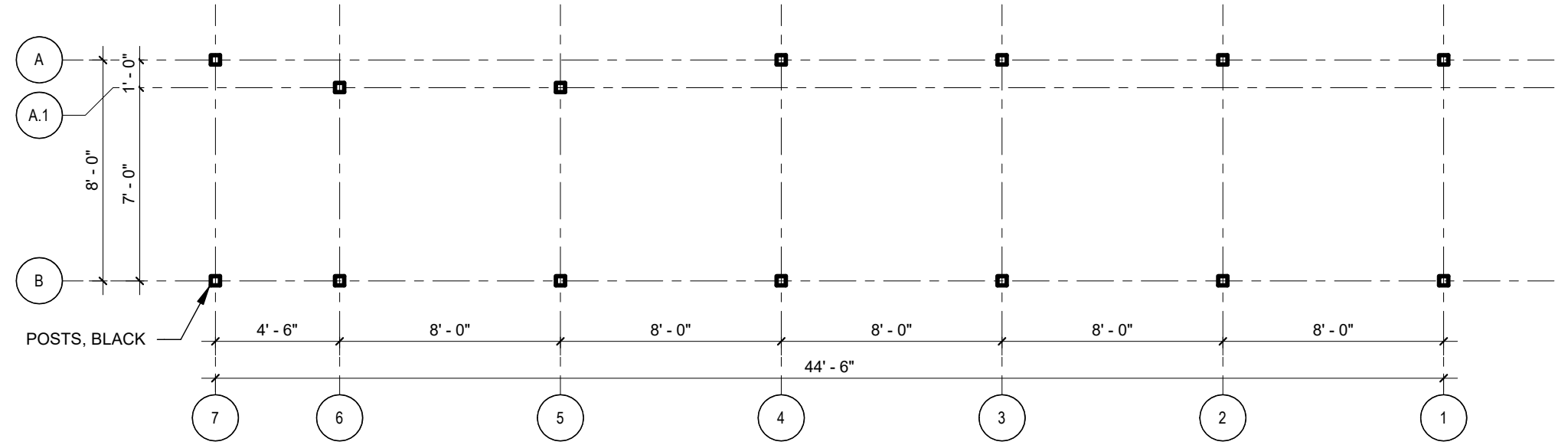


**EXISTING CONDITIONS - EAST SIDE**

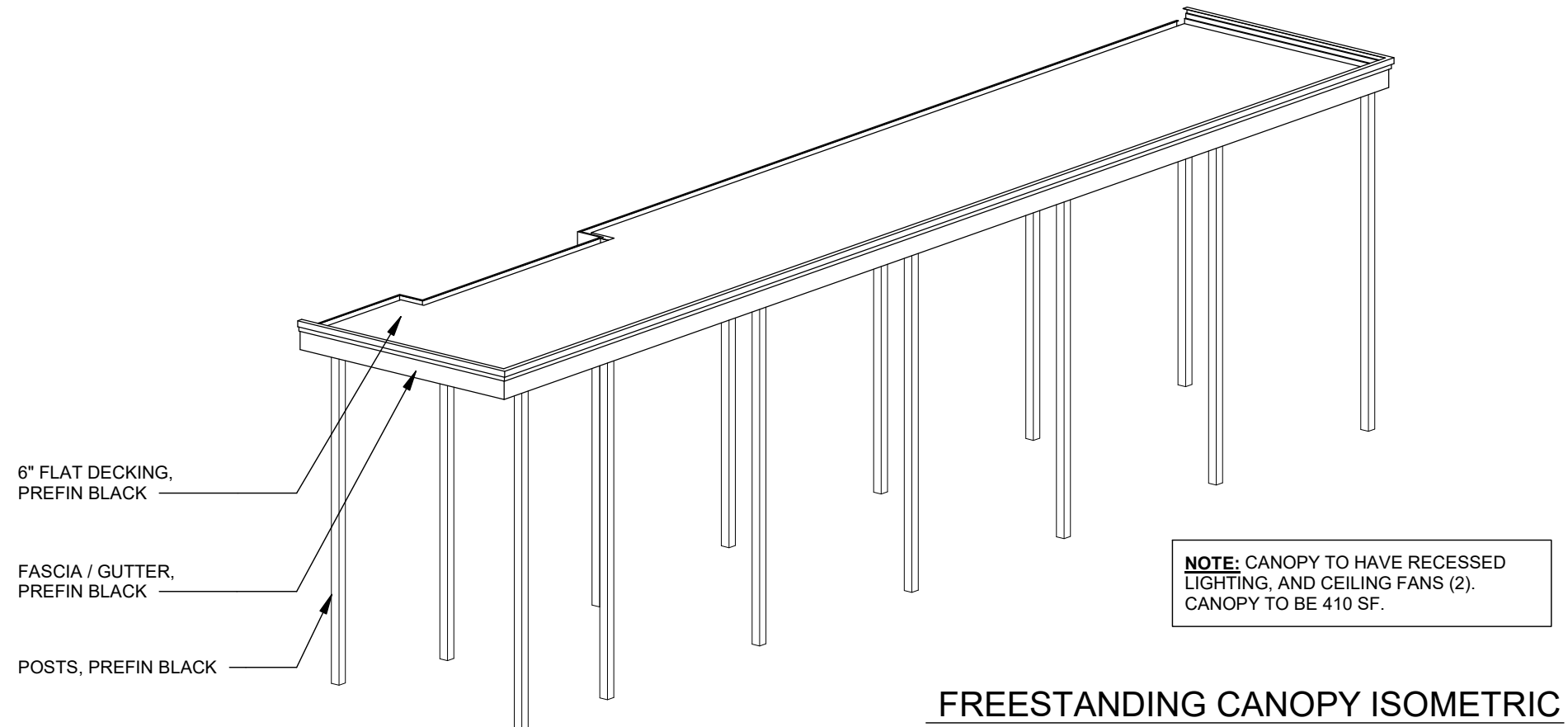
12" = 1'-0"



**FASCIA TRIM PROFILE**  
1 1/2" = 1'-0"




**FREESTANDING CANOPY PLAN DETAIL**  
3/16" = 1'-0"

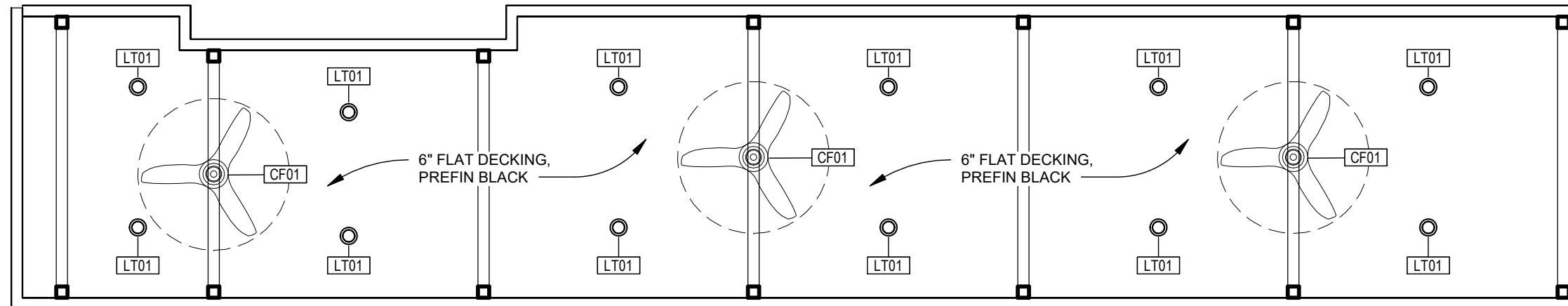


**FREESTANDING CANOPY ISOMETRIC**

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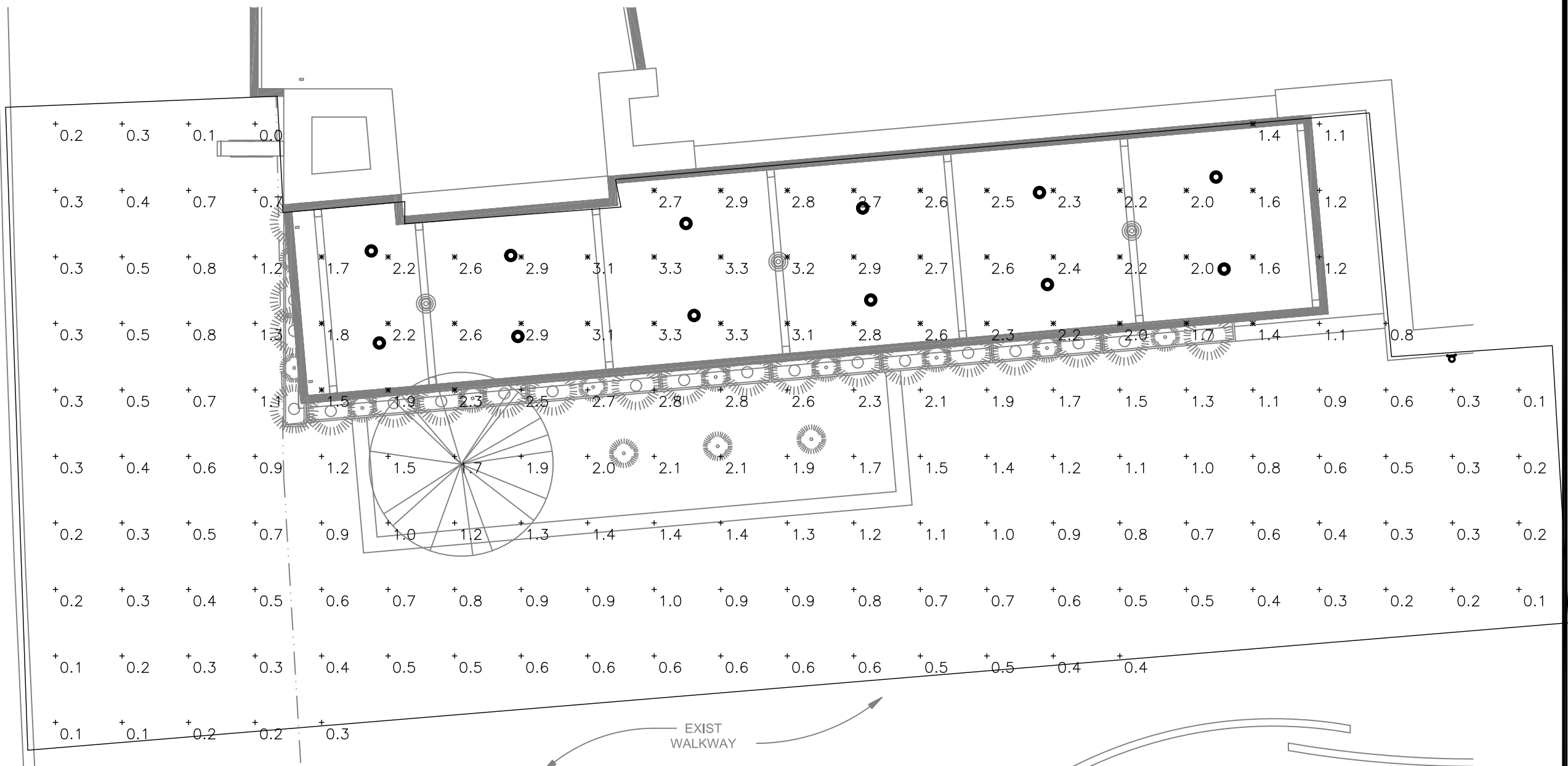
## CEILING FIXTURE LEGEND

●	LT01	5" LED INTEGRATED LIGHT SURFACE MOUNTED
	CF01	CEILING FAN SUSPENDED (FIXED)



## FREESTANDING CANOPY RCP

1/4" = 1'-0"



# CANOPY PLAN - PHOTOMETRICS

SCALE: 3/16" = 1'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
UNDER CANOPY	*	2.4 fc	3.3 fc	1.4 fc	2.4:1	1.7:1
Calc Zone #1	+	1.2 fc	3.3 fc	0.0 fc	N/A	N/A

**LIGHTING LEVELS SHOWN  
ARE DIMMED TO 35% OF  
FULL OUTPUT**

## Z CUCINA BRIDGE PARK

PROPOSED EXTERIOR IMPROVEMENTS

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**A-7**  
6584 RIVERSIDE DRIVE  
DUBLIN, OH 43017  
12/28/2023 REV 1