

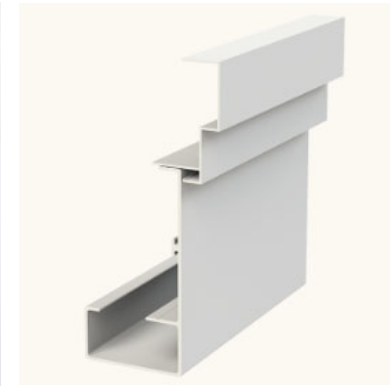
PROJECT NARRATIVE

Z CUCINA IS PROPOSING TO INCREASE THEIR BRAND PRESENCE ON RIVERSIDE DRIVE BY ADDING A DECORATIVE METAL TRIM TO EXISTING CANOPY AND 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. TO INTEGRATE THE NEW RIVERSIDE DRIVE ELEMENTS AT THE LONGSHORE STREET ENTRANCE A DECORATIVE METAL TRIM IS PROPOSED TO BE ATTACHED TO THE EXISTING METAL CANOPY. NEW PLANTERS WILL BE PLACED AT THESE DOORS AS WELL. NO WORK IS BEING PROPOSED FOR THE BUILDING STRUCTURE ITSELF. NO WORK IS BEING PROPOSED OUTSIDE OF THE EXISTING TENANT FOOTPRINT.

MATERIALS



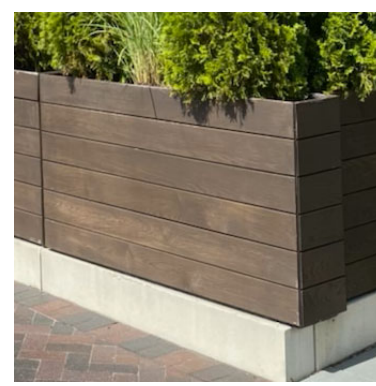
FREESTANDING CANOPY
POWDER COATED ALUMINUM
POSTS AND FRAMING
PREFINISHED BLACK



12" FASCIA TRIM
TRIM FOR EXISTING CANOPY &
BALCONY (MATCH TRIM ON NEW
FREESTANDING CANOPY)
PREFINISHED BLACK



PAINT
EXISTING PLANTERS
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

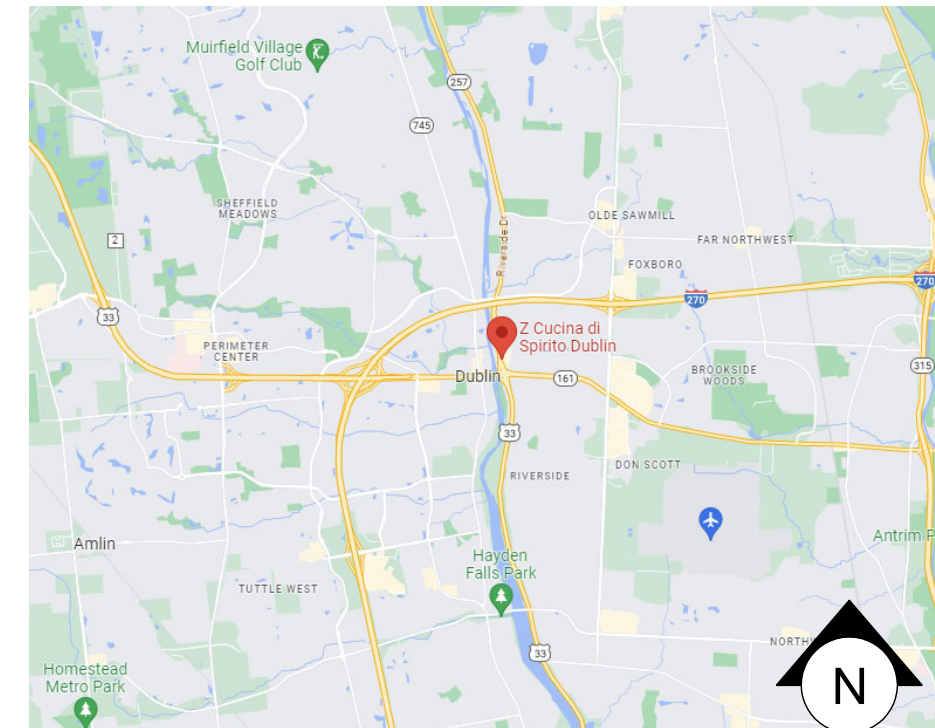
ZONING CLASS: C - COMMERCIAL

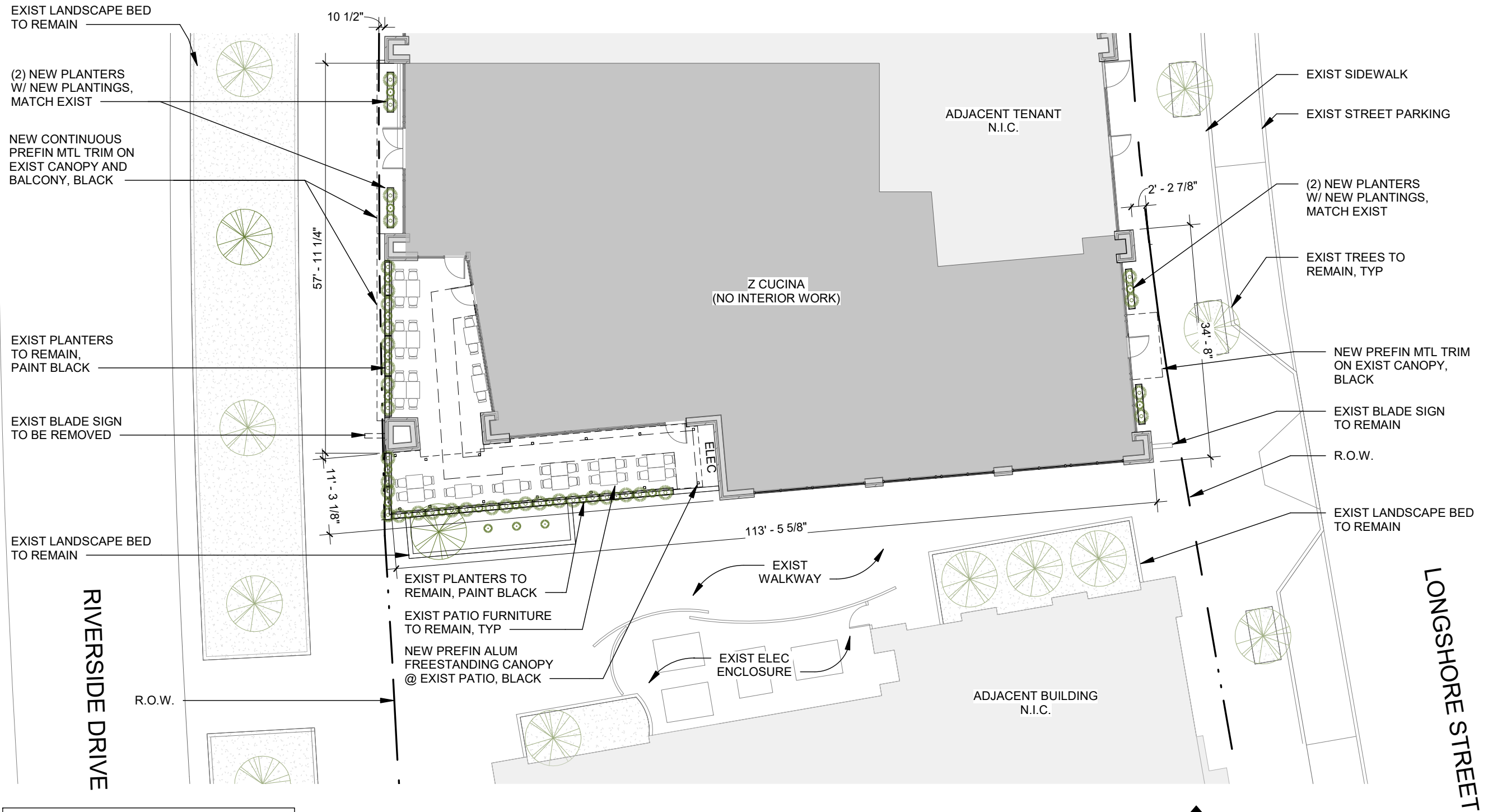
ACREAGE: 1.30 ACRES

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
ADDED TO TRIM TO EXISTING CANOPIES, PAINTING EXISTING
PLANTERS AND ADDING PLANTERS AT EAST AND WEST
ENTRY DOORS.

VICINITY MAP





NOTE: NEW TRIM PROJECTS FROM EXIST CANOPY & BALCONY BY 7/12" +/- . THERE IS NO NEW STRUCTURAL ELEMENT PLANNED THAT ENCROACHES ON THE R.O.W.

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

N

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NEW SIGNAGE,
BY OTHERS
(FUTURE SUBMITTAL)

NEW PREFIN MTL TRIM
ON EXIST CANOPY,
BLACK

EXIST BLADE SIGN TO
REMAIN

EXIST SCONCE TO
REMAIN, TYP

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



NEW PREFIN ALUM
FREESTANDING CANOPY
@ EXIST PATIO, BLACK

EXIST SHADE RELOCATED
TO NEW CANOPY

EXIST SCONCE TO
REMAIN, TYP

EXIST PLANTERS TO
REMAIN, PAINT BLACK, TYP

EXIST LANDSCAPE
BED TO REMAIN



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

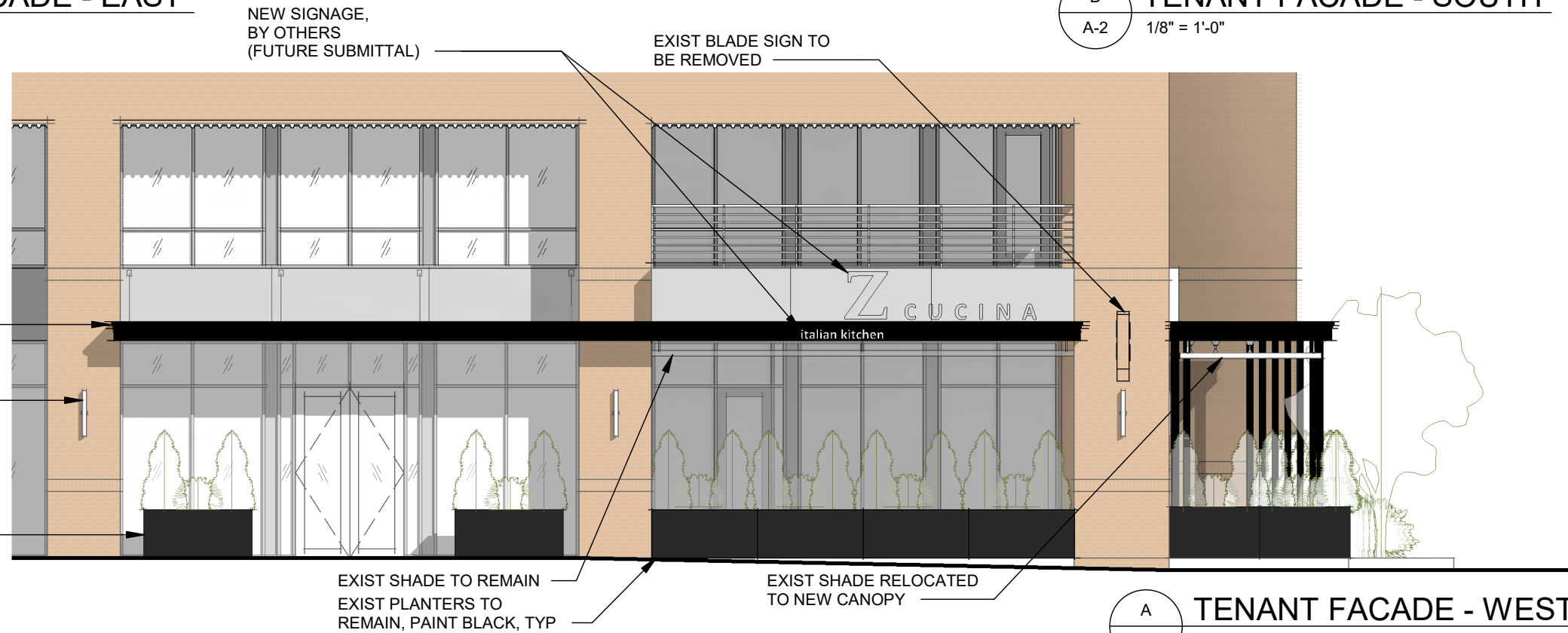
B TENANT FACADE - SOUTH
A-2 1/8" = 1'-0"

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

NEW CONTINUOUS PREFIN MTL
TRIM ON EXIST CANOPY AND
BALCONY, BLACK

EXIST SCONCE TO
REMAIN, TYP

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



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"



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

CONTINUOUS PREFIN MTL
TRIM TO BE APPLIED TO EXIST
CANOPY & BALCONY

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"

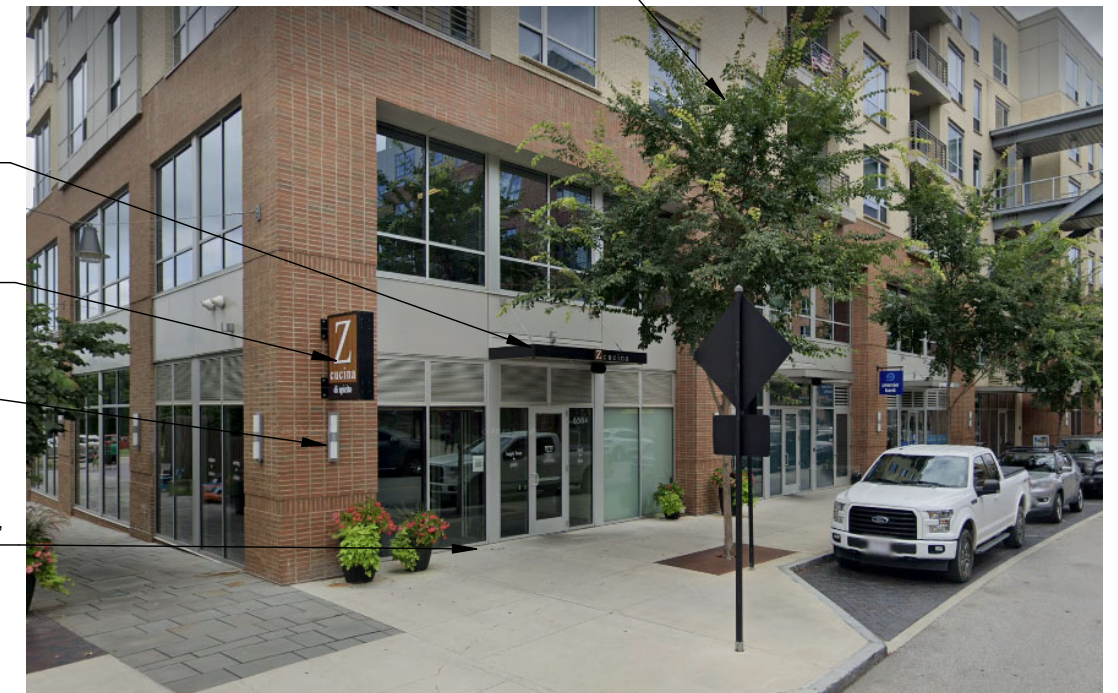
EXIST TREES TO REMAIN, TYP

NEW PREFIN MTL TRIM ON
EXIST CANOPY, BLACK

EXIST BLADE SIGN
TO REMAIN

EXIST SCONCE TO
REMAIN, TYP

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

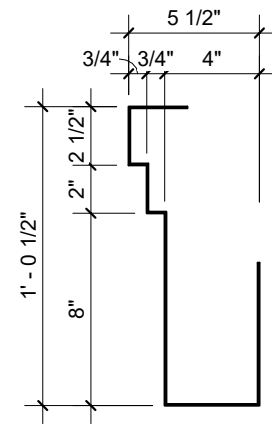


EXISTING CONDITIONS - EAST SIDE

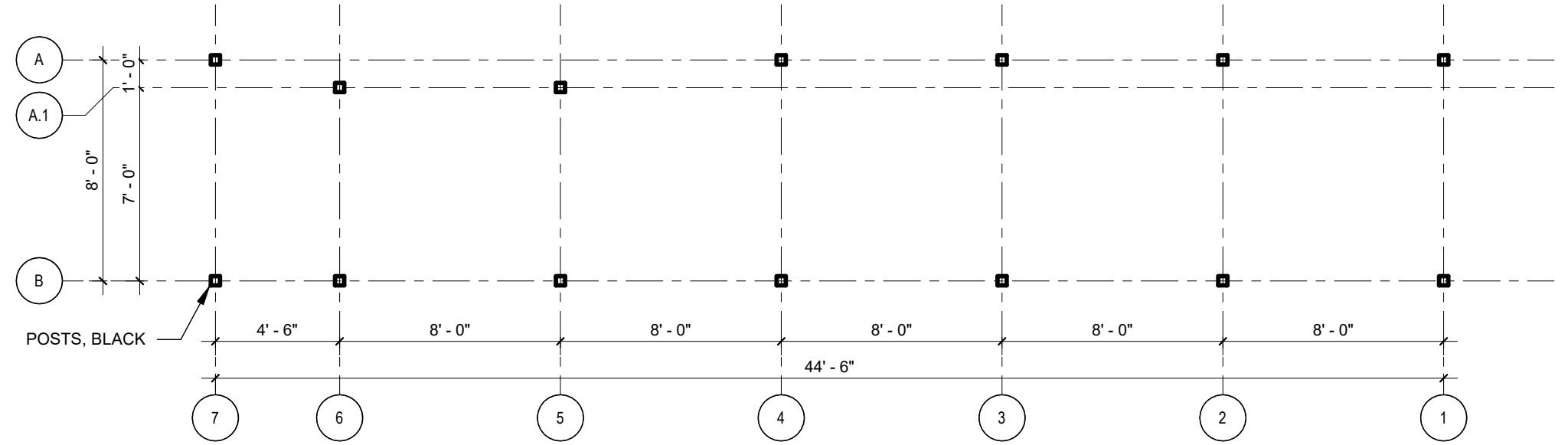
12" = 1'-0"

Z CUCINA BRIDGE PARK

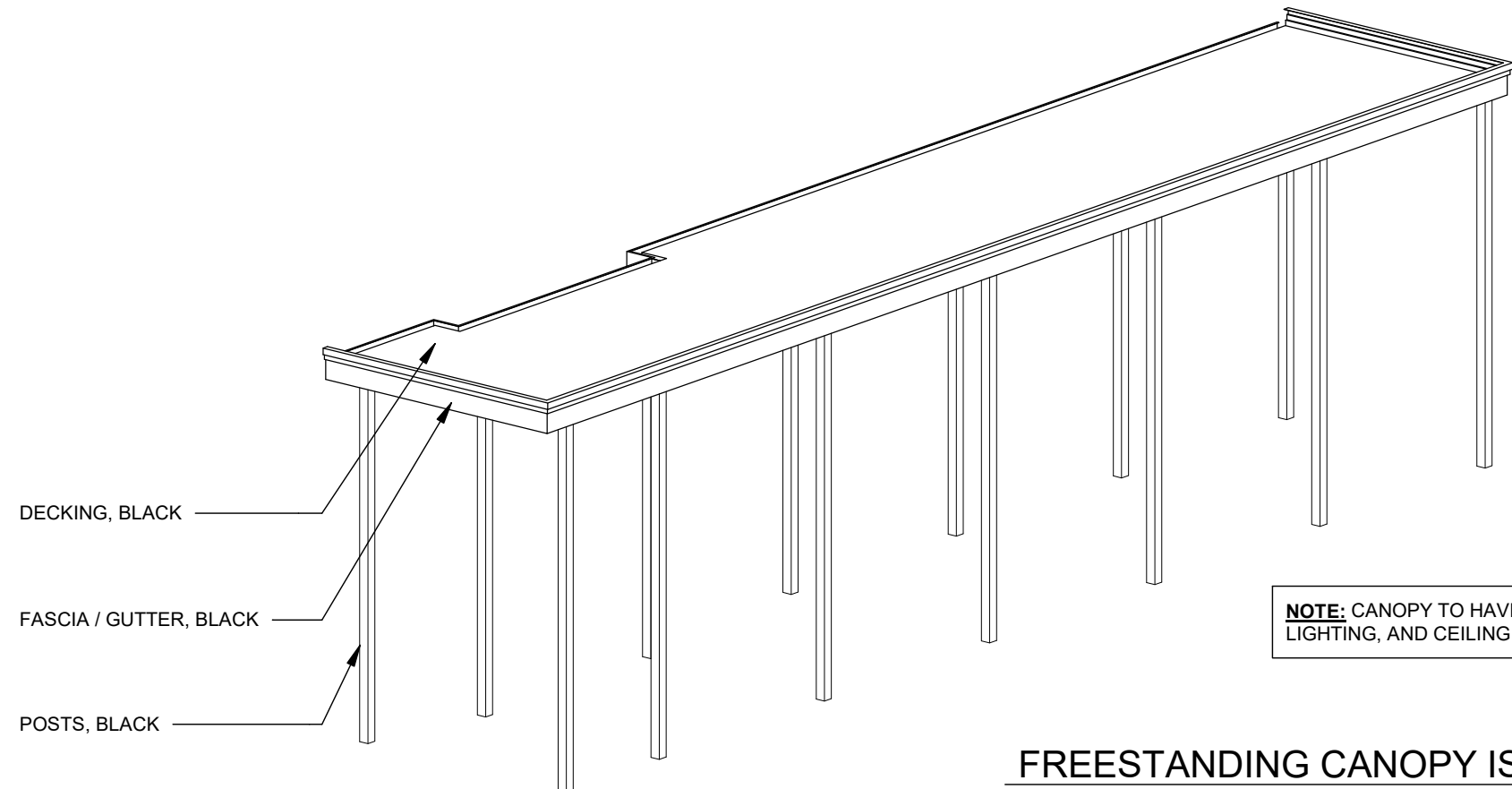
PROPOSED EXTERIOR IMPROVEMENTS



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



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




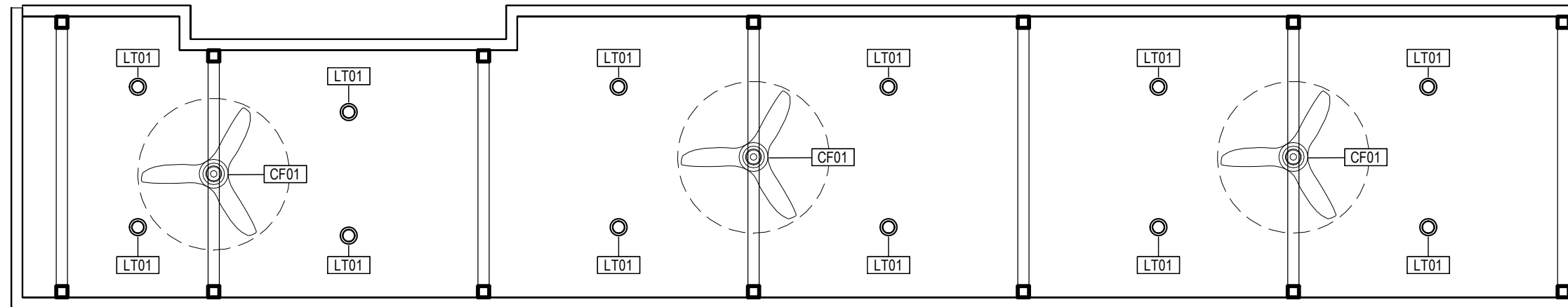
NOTE: CANOPY TO HAVE INTEGRATED LIGHTING, AND CEILING FANS (2).

FREESTANDING CANOPY ISOMETRIC

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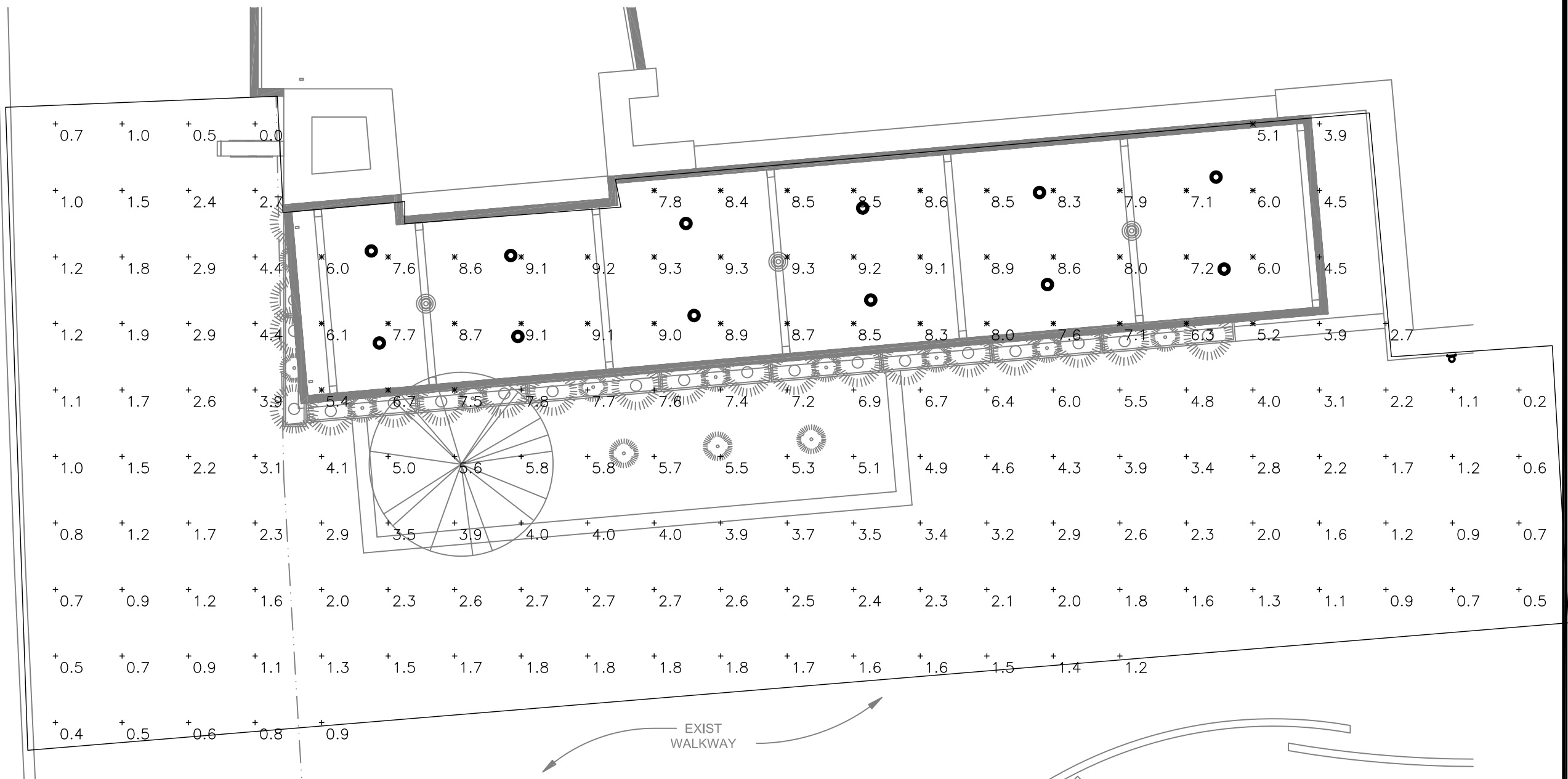
CEILING FIXTURE LEGEND

●	LT01	6" 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	*	7.9 fc	9.3 fc	5.1 fc	1.8:1	1.5:1
Calc Zone #1	+	4.0 fc	9.3 fc	0.0 fc	N/A	N/A

Z CUCINA BRIDGE PARK

PROPOSED EXTERIOR IMPROVEMENTS