



DK ARCHITECTS  
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**DKARCH.US**

April 13, 2021

Michael Kettler  
Planning Technician  
Dept. of Planning and Zoning  
5200 Emerald Parkway  
Dublin, Ohio 43017

Re: Narrative of Proposed Exterior Improvements for Kona Craft Kitchen

Dear Michael Ketter:

With this submission to Dublin ART, we are proposing the following exterior work as part of the tenant improvements for Kona Craft Kitchen:

- Painting of existing metal composite trim at shell building openings
- Installation of wood trim at head of shell building openings
- Installation of folding aluminum window system at shell building openings
- Installation of painted wood doors at entry points
- Regrading of new patio area with the replacement and infill of pavers to match existing
- Patio railing of metal and wood
- Metal pergola system with integrated gutter and downspouts
- Stand alone glass fiber reinforced concrete gas fireplace
- Patio furniture – including soft seating, tables and chairs, and patio swing
- Relocation of existing bike posts that are currently in front of the Kona entry point

The enclosed patio and pergola do extend beyond the Right-of-Way on the west side by no more than 2' – 0 7/8". However, the patio does not encroach on the 8 ft minimum walkway. The remainder of the proposed improvements are within the Right-of-Way.

Note: Signage package will be submitted by Tenant for separate signage review at later date.

Thank you for consideration of our project.

Sincerely,

Cara Hering

NEW PLANTER BED TO MATCH EXISTING.  
MTL & WOOD PATIO RAILING. SEE SHEET PZ.06.

EXISTING BUILT-IN PLANTER W/TREES TO REMAIN

EXISTING STREET PARKING  
PREFAB MTL PERGOLA ABOVE (w/INTEGRATED GUTTER & D.S.)  
SEE SHEET PZ.07.

RIVERSIDE DR.

EXISTING PAVERS TO REMAIN

EXISTING STREET LIGHT

MTL & WOOD PATIO RAILING. SEE SHEET PZ.06.

PZ.04  
B

BRIDGE PARK POCKET PARK

PZ.03  
B

39' - 6"

OUTDOOR GAS FIREPLACE

EXISTING ELECTRICAL ENCLOSURE

EXISTING PLANTER BED TO REMAIN

EXISTING TEMPORARY ENCLOSURE. TO BE REMOVED.

EXISTING PARKING SIGN  
EXISTING SIDEWALK

PZ.03  
A

EXISTING TREES TO REMAIN  
EXISTING BIKE LOCK POSTS (RELOCATE)

EXISTING STREET PARKING

PROPOSED LOCATION OF BIKE LOCK POSTS

LONGSHORE STREET

PZ.04  
A

70' - 5 3/8"

8' - 0"

2' - 0 7/8"

6' - 5"

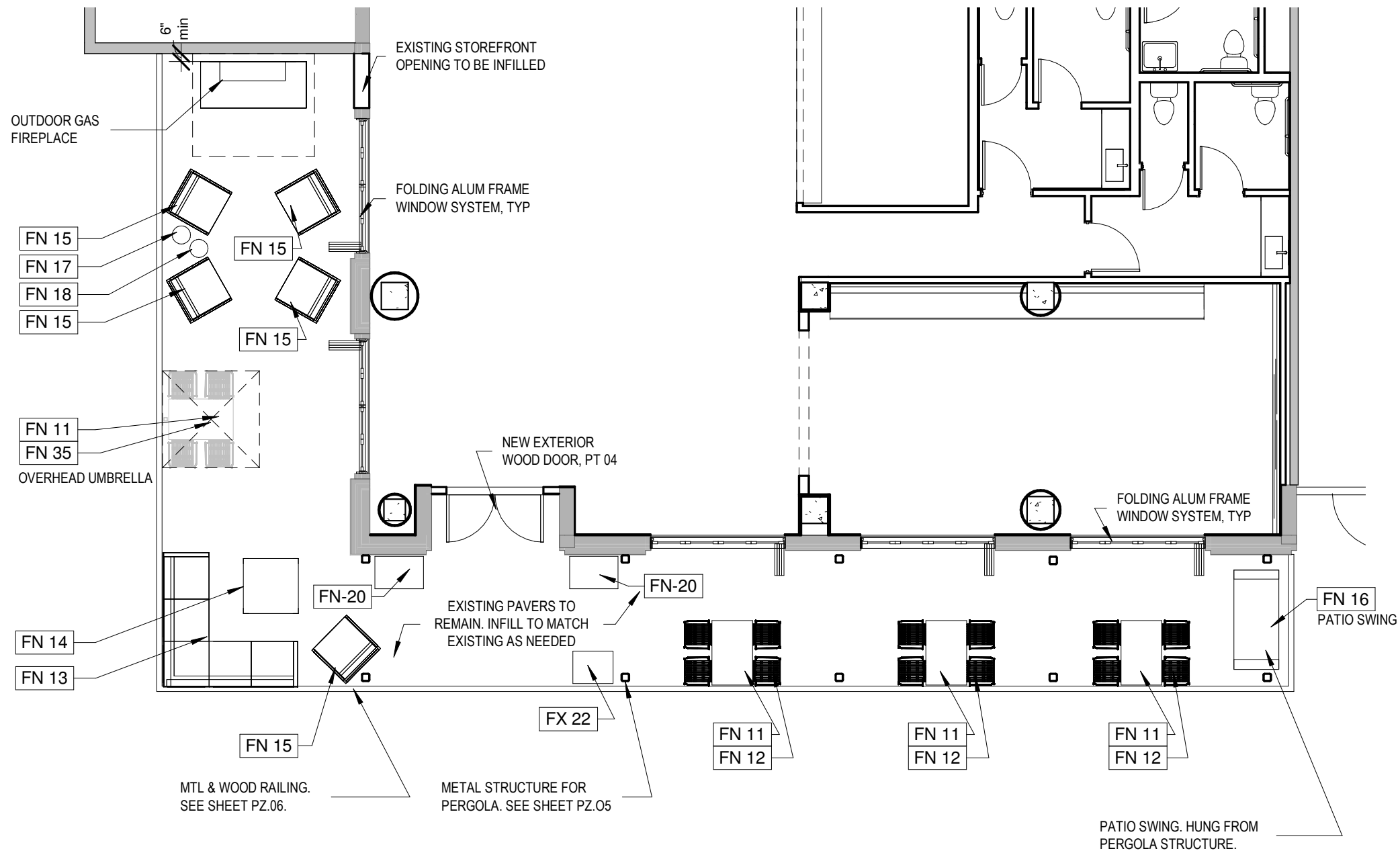
DN

N.I.C.

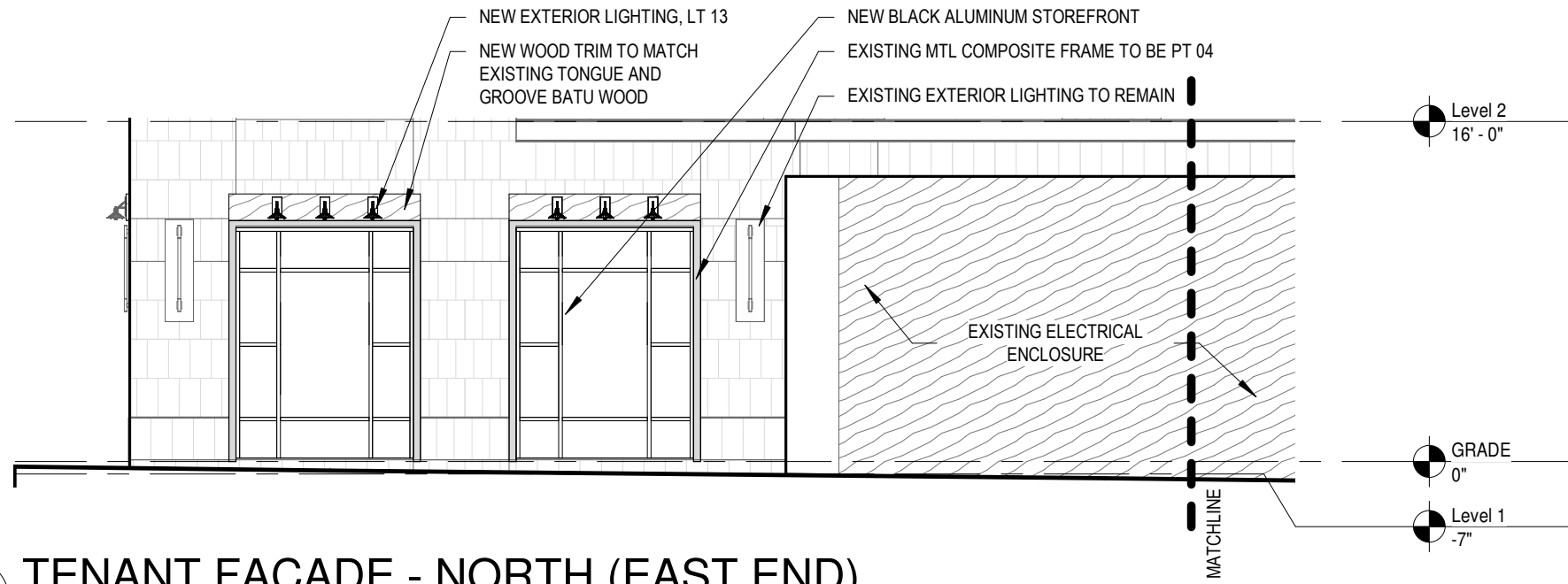
N.I.C.

N.I.C.

1 SITE PLAN  
PZ.01 1/16" = 1'-0"



1 PATIO FURNITURE PLAN  
 PZ.02 1/8" = 1'-0"



**B**  
 PZ.03  
 1/8" = 1'-0"  
**TENANT FACADE - NORTH (EAST END)**

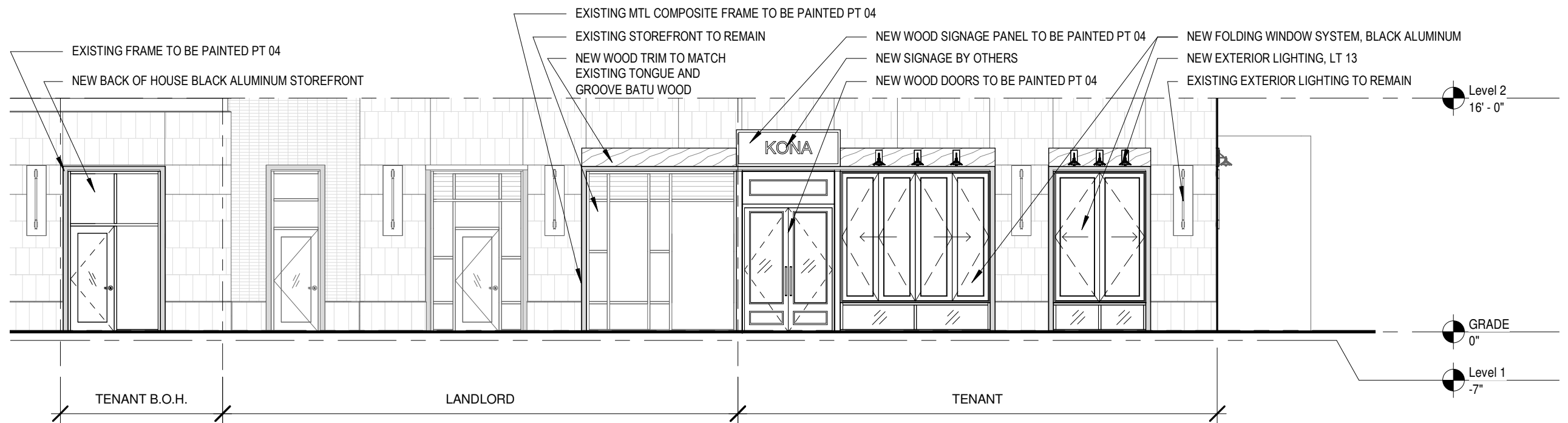
**FACADE MATERIALS (NORTH)**

	EXISTING FACADE	1ST STORY (W/ TENANT IMPROVEMENT)
PRIMARY LIMESTONE	1,103 SF	(1,103 SF - 48 SF (WOOD TRIM) - 38 SF (INFILL)) = 1,017 SF
PERCENTAGE	13.8%	(1,017 SF / 7,968 SF (OVERALL)) = 12.8%
SECONDARY METAL PANELS	215 SF	(215 SF + 38 SF (INFILL)) = 253 SF
PERCENTAGE	2.7%	(253 SF / 7,968 SF (OVERALL)) = 3.2%

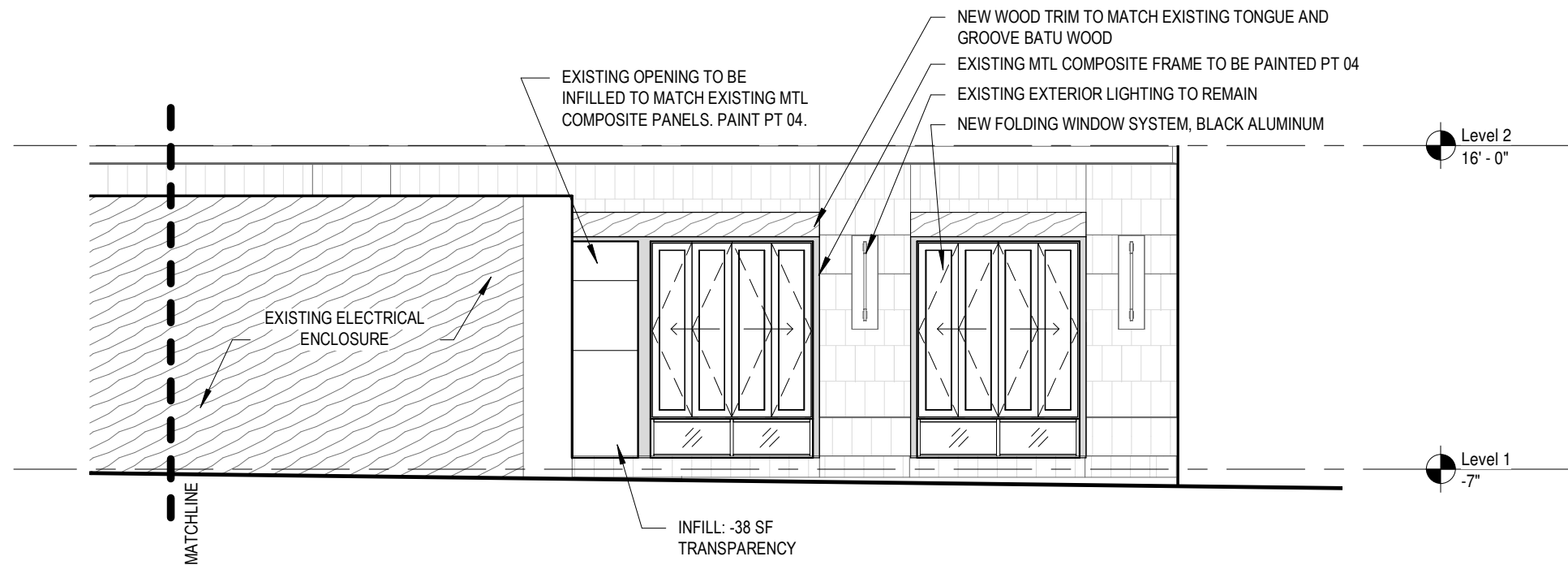
**FACADE MATERIALS (EAST)**

	EXISTING FACADE	1ST STORY (W/ TENANT IMPROVEMENT)
PRIMARY LIMESTONE	3,334 SF	(3,334 SF - 54 SF (WOOD TRIM)) = 3,280 SF
PERCENTAGE	13.2%	(3,280 SF / 25,205 SF (OVERALL)) = 13.0%
SECONDARY METAL PANELS	947 SF	SF UNCHANGED - PANELS TO BE PAINTED
PERCENTAGE	3.8%	PERCENTAGE UNCHANGED

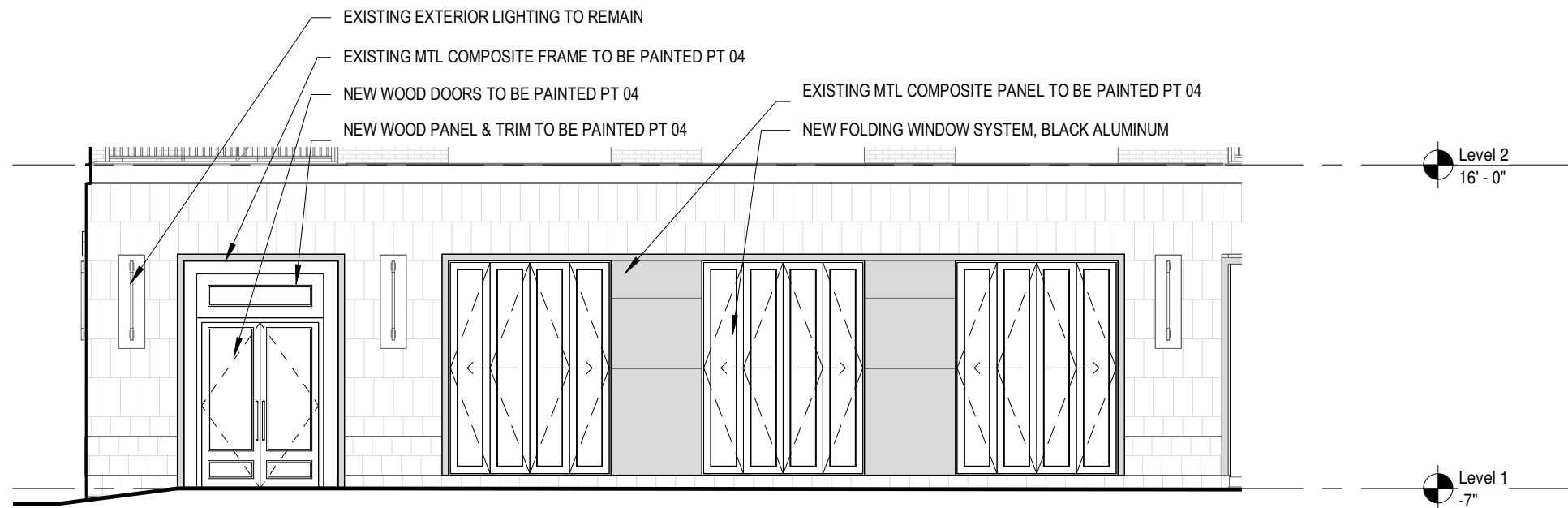
**NOTE: STREET FACADE TRANSPARENCY ON NORTH (EAST END) AND EAST FACADES UNCHANGED.**



**A**  
 PZ.03  
 1/8" = 1'-0"  
**TENANT FACADE - EAST**



**B**  
 PZ.04 1/8" = 1'-0"  
**TENANT FACADE - NORTH (WEST END)**



**A**  
 PZ.04 1/8" = 1'-0"  
**TENANT FACADE - WEST**

## FACADE MATERIALS (WEST)

	EXISTING FACADE	1ST STORY (W/ TENANT IMPROVEMENT)
PRIMARY LIMESTONE PERCENTAGE	2,684 SF 10.5%	SF UNCHANGED PERCENTAGE UNCHANGED
SECONDARY METAL PANELS PERCENTAGE	952 SF 3.7%	SF UNCHANGED - PANELS TO BE PAINTED PERCENTAGE UNCHANGED

## STREET FACADE TRANSPARENCY NORTH (WEST END)

	1ST STORY (EXIST)	1ST STORY (W/ TENANT IMPROVEMENT)
STORY AREA:	609 SF	609 SF
TRANSPARENCY:	270 SF	(270 SF - 38 SF) = 232 SF
REQUIRED:	65%	65%
PROVIDED:	44.3%	38.1%

NOTE: STREET FACADE TRANSPARENCY ON WEST SIDE UNCHANGED.

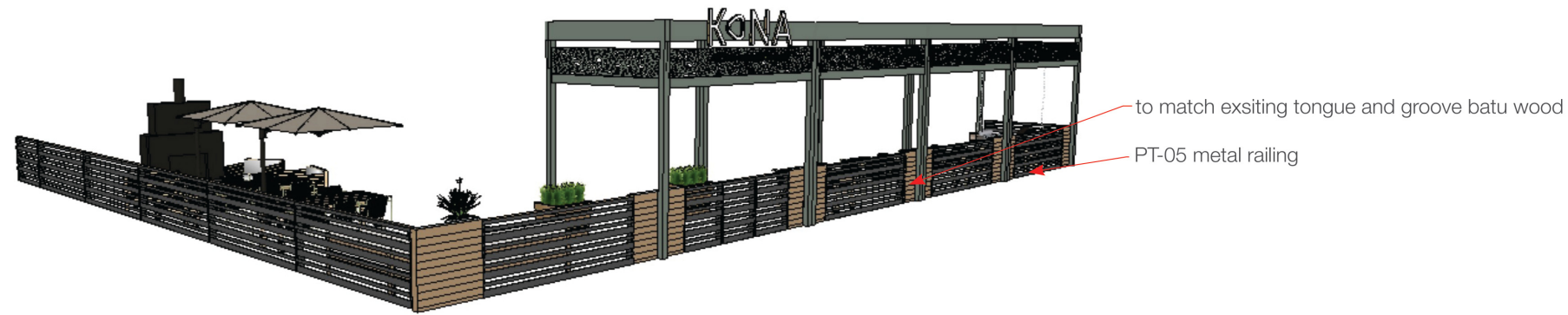


### FX 19 Exterior Railing

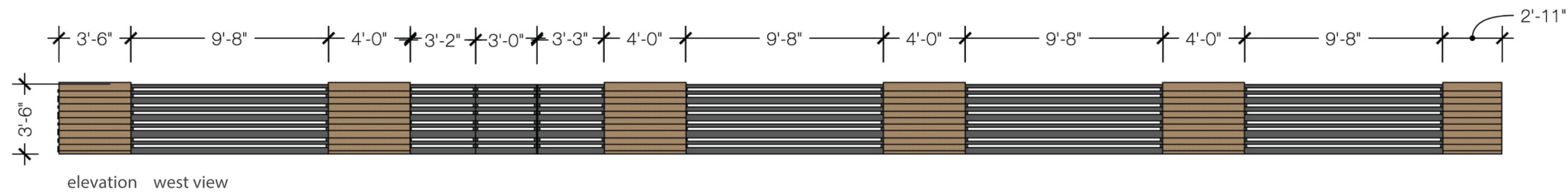
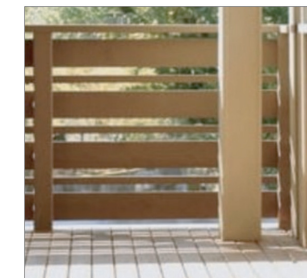
scale 1/8" = 1'-0"

#### NOTES

1. Refer to Architectural Set for final dimensions



#### Reference Image



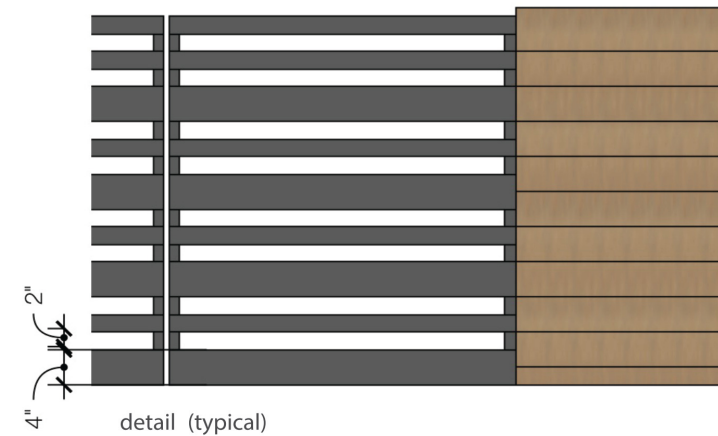
elevation west view



elevation north view



elevation south view



detail (typical)



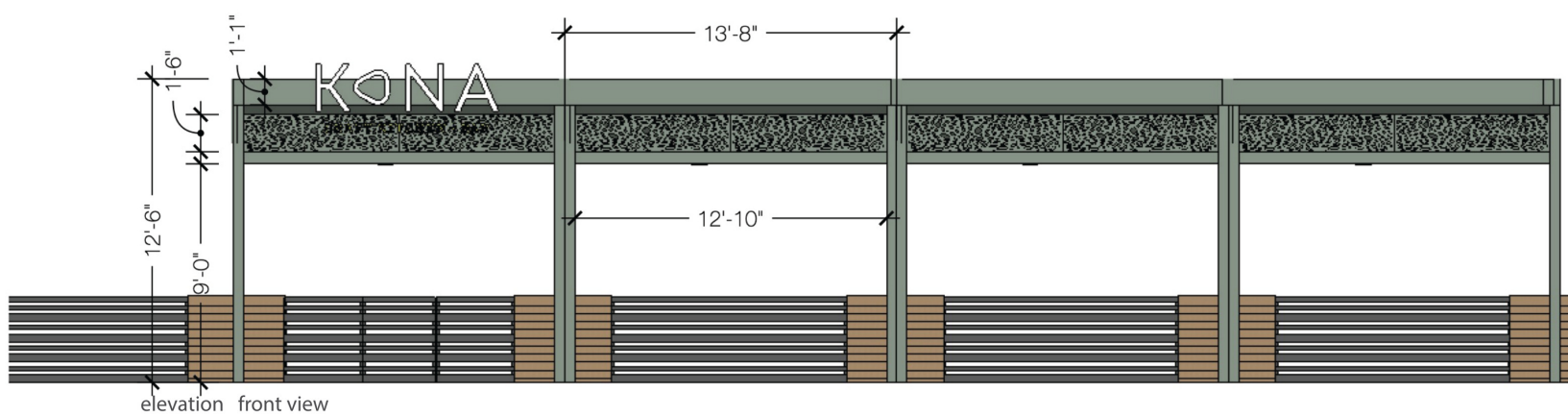
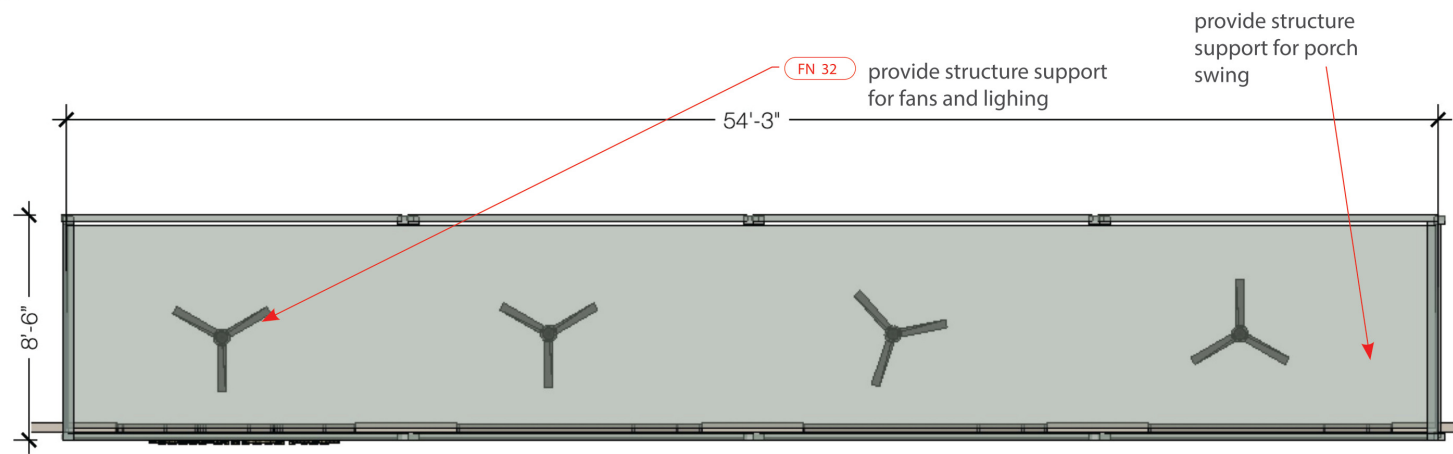
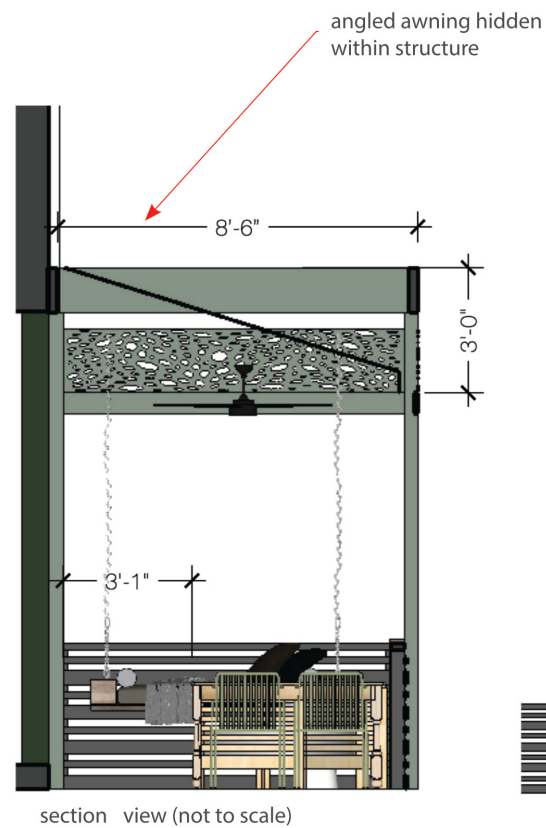
canvas awning color to be off-white/taupe to be approved by designer

MT 02

PT 03

**FX 21 Pergola**  
scale 1/8" = 1'-0"

NOTES  
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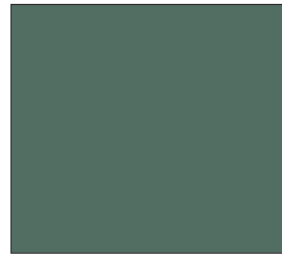




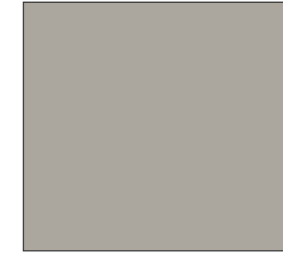
## paint



PT 03 **Paint**  
manufacturer Sherwin Williams  
**interior finish** Eggshell  
product SW 6193 Privilege Green 214-C5  
location Interior

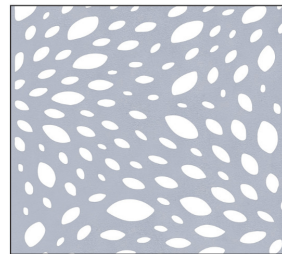


PT 04 **Paint**  
manufacturer Sherwin Williams  
**interior finish** Eggshell  
product SW 6461 Isle of Pines 159-C7  
location Exterior Vestibules, Interior



PT 05 **Paint**  
manufacturer Sherwin Williams  
**interior finish** Eggshell  
product SW 7017 Dorian Gray 244-C3  
location Interior

## metal



MT 02 **Metal Panel**  
manufacturer artisanpanels.com  
product Nautual Patterns  
pattern 124 - Dancing Leaves  
size Made to Order  
color to Match PT-03  
location Pergola  
[link](#)

## furniture



FN 11 **Outdoor Dining Table**  
manufacturer Article  
product Teaka Dining Table for 8  
**finish** Natural Teak  
price \$1,499  
location Outside Patio  
[link](#)



FN 12 **Outdoor Dining Chair**  
manufacturer Article  
product Caya Dining Armchair  
color Grasshopper Green  
price \$129  
location Outside Patio  
[link](#)



FN 13 **Outdoor Sectional**  
manufacturer CB2  
product Baixa 3-Piece Wood Outdoor Sectional  
price \$2,947  
location Outside Patio  
[link](#)



FN 14 **Outdoor Coffee Table**  
manufacturer All Modern  
product Victor Coffee Table  
price \$640  
location Outside Patio  
[link](#)



FN 15 **Outdoor Club Chair**  
manufacturer Williams Sonoma  
product Ojai Outdoor Club Chair  
color Sunbrella Canvas Natural  
fabric Perennials Basketweave - White  
**wood finish** Natural  
price \$1,195  
location Outside Patio



FN 16 **Patio Swing**  
manufacturer Home Depot  
product Cane Patio Swing Outdoor Patio Swing with Square Back Cushions  
price \$749  
location Outside Patio  
[link](#)



FN 17 **Outdoor Side Table**  
manufacturer Crate & Barrel  
product Madura Woven Outdoor Side Table  
price \$350  
location Outside Patio  
[link](#)



FN 18 **Outdoor Side Table**  
manufacturer West Elm  
product Cami Ceramic Side Table  
color Sage  
price \$159  
location Outside Patio  
[link](#)

## furniture



FN 20 **Outdoor Planter SM**  
manufacturer Planters Unlimited  
product Madera Tapered Rectangle Planters  
size 36 W" x 24"D x 24 H"  
color Walnut  
price \$1012  
location Outside Patio  
[link](#)



FN 32 **Ceiling Fan**  
manufacturer Lumens  
product TriAire Ceiling Fan  
size 44" Fan Blade Span  
color Black  
base  
price \$473  
location Pergola  
[link](#)



FN 35 **Umbrella**  
manufacturer  
product  
size 6'-0" or larger square shade  
color Taupe  
price  
location Patio  
NOTE Umbrella should have a cantilever base.



FN 37 **Exterior Fireplace**  
source fireplacesdirect.com  
manufacturer American Fyre Designs  
Contractor's Model Outdoor Gas Fireplace  
SKU AFD-45-Config  
size 24" x 30" x 30"H  
color Paint PT 06 except for horizontal hearth.  
location Patio  
[link](#)

## lighting



LT 13 **Outdoor Sconce**  
manufacturer YLighting  
product Suspense Outdoor Wall Sconce  
size (Small) 8" W x 11" H x 10" D  
color Black [link](#)  
price \$249  
location exterior