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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