



Teriyaki Madness

Project Address
16 N High Street
Dublin, Ohio 43017

Owner
Jorge Briones
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16 N High St.
Dublin, Ohio 43017

Project Representative
Tim Lai Architect
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Teriyaki Madness
Minor Projects Review
06/12/2025
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Project Narrative

16 N. High Street - Re-use for a new, fast-casual dining place

Previous Proposal:

Located at the heart of Dublin historic downtown on N. High Street, the property at 16 N. High Street and its parking lot have been underutilized in the last couple of years. With the River-view Village development progressing steadily, Jorge Broines, current owner of the property, scaled back his previous vision submitted to the Architectural Review Board in late 2023 by reducing the original scope to focus solely on reusing the building (16 N. High) for a fast casual dining concept, Teriyaki Madness.

Current Vision:

This revision gleans from ARB’s favorite elements from the last submission; they include turning the narrow driveway between buildings into a pedestrian walk, improving the conditions of the existing parking lot, and providing green spaces in the walkable neighborhood. Additionally, Jorge is committed to ratifying some current inappropriate architectural elements such as the HVAC unit and piping hung from the north facade of the building, restoring it to the original state. Additional site improvements include:

- Adding a dumpster enclosure behind the building, 6’ tall, 10’ by 10’.
- Removing the gravels currently on the driveway from Blacksmith alley;
- Repaving that back driveway with asphalt;
- Restriping the parking lot and providing one ADA parking spot;
- Cleaning up the existing garage fronting Blacksmith and enclosing the opening with painted Hardie panels,
- Preserving existing trees on the property, minimizing site impact in this current phase;
- Beautifying the current patio space fronting 16 N. High by adding outdoor dining seating with umbrellas & planters;
- Enriching the proposed pedestrian walkway, flanking it with foundation plantings to the north side of 16 N. High and south side of 22 N. High;
- Adding a 6’ tall privacy fence on the south property line, screening off neighbors’ dumpster
- Adding a 9x9 roof screen to screen ventilation fan for kitchen hood

Teriyaki Madness

A fast casual concept featuring Asian-styled food such as rice and noodles topped with grilled meat and glazed with soy sauce and stir-fried or steamed vegetables. The brand began 14 years ago and now has grown to more than 165 stores throughout the country. Popular in California and Texas, Teriyaki Madness has recently expanded to Central Ohio. In 2024, its first store was opened in Westerville, followed by another in Worthington. Currently, there are two additional franchisee locations in New Albany and Fairfield under construction. Jorge became a franchisee last year and has gone through training at the franchise headquarters in Denver, Colorado. As owner of the building, he also plans to operate the business, acting as the store manager and training staff according to the franchise’s standards. He is enthusiastic about bringing a new option to broaden the cuisine offerings to serve the Dublin community.

Limited to only 24 indoor seating, this Teriyaki Madness anticipates a steady stream of businesses throughout the day between walk-up customers and take-out orders. Its kitchen area will be located at the rear part of the building and its exhaust hood fan will be screened effectively by a 9’x9’ enclosure, top at 2’-6” above the ridge, on the top of the gabled roof, clad by 6” fiber cement lap siding. This volume will be painted to match the gray color of the existing standing-seam roof. Because it is located behind the main roof facing the street, this screened volume will not be visible from a straight-on view across N. High street.

Wavier from the Historic District Code

The proposed privacy fence on the south of the property is 6 feet high, which exceeds the allowable 4 feet. The 6 feet is necessary to screen the neighboring dumpster which borders the property and is above 4 feet in height. In addition, the proposed fence exceeds the 50% allowable opacity. However, the fence is being added to the site to act as a screen for the neighboring dumpster, which does not have the required screening. Therefore, the fence is not being erected for typical fencing purposes.



Vicinity Plan



EXISTING STREET FRONT



EXISTING REAR LOT



EXISTING SHED



EXISTING GARAGE



EXISTING ASPHALT DRIVE N HIGH TO REAR LOT ACCESS



EXISTING ASPHALT DRIVE N HIGH TO REAR LOT ACCESS



EXISTING ASPHALT DRIVE REAR LOT TO N BLACKSMITH ACCESS



EXISTING CONDITION FOR PROPOSED PRIVACY FENCE



EXISTING GARAGE STREET FRONT



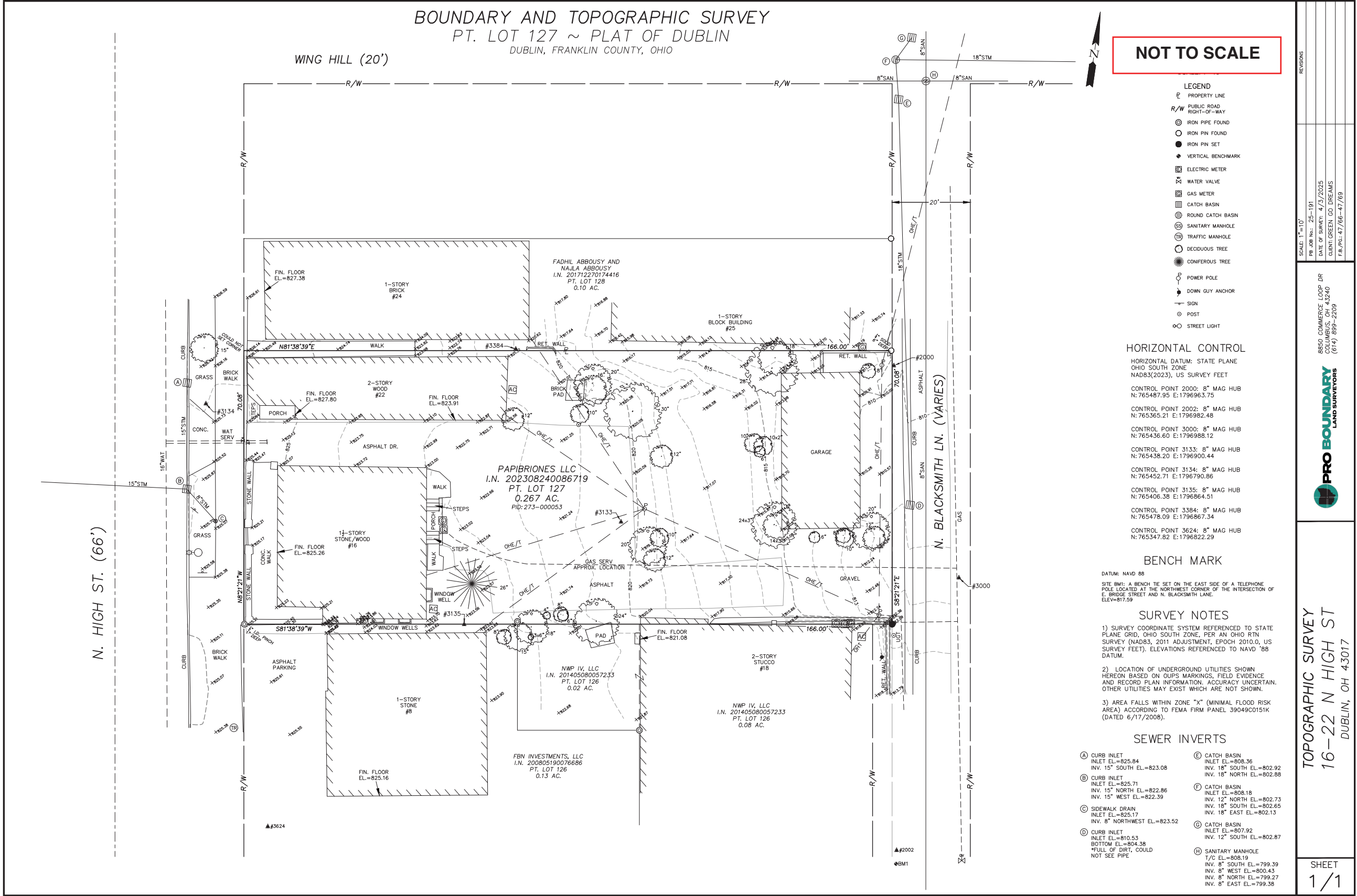
EXISTING GARAGE WALL



EXISTING OPENING CONDITION



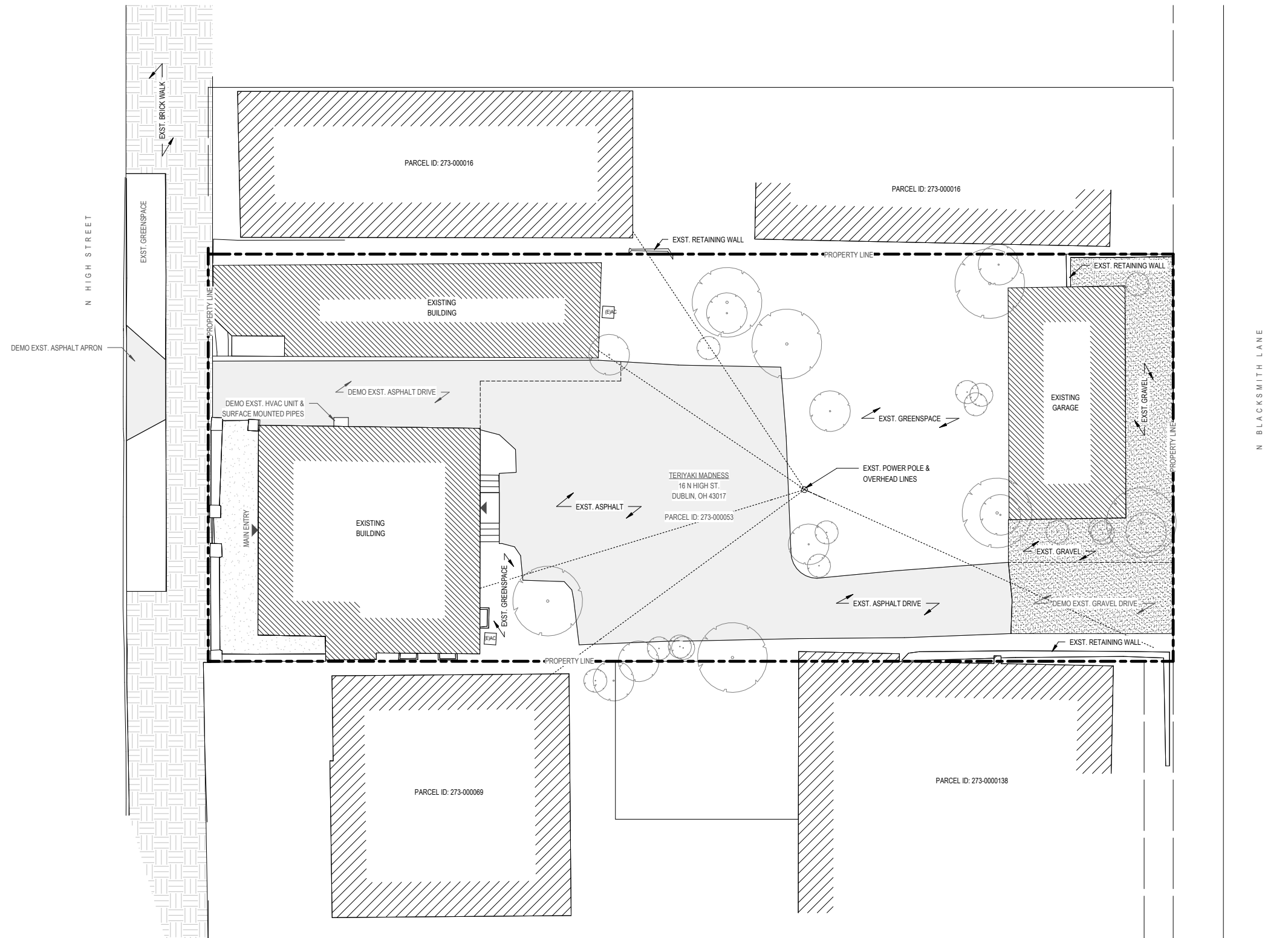
EXISTING GARAGE OPENING CONDITION



Existing Condition Plan

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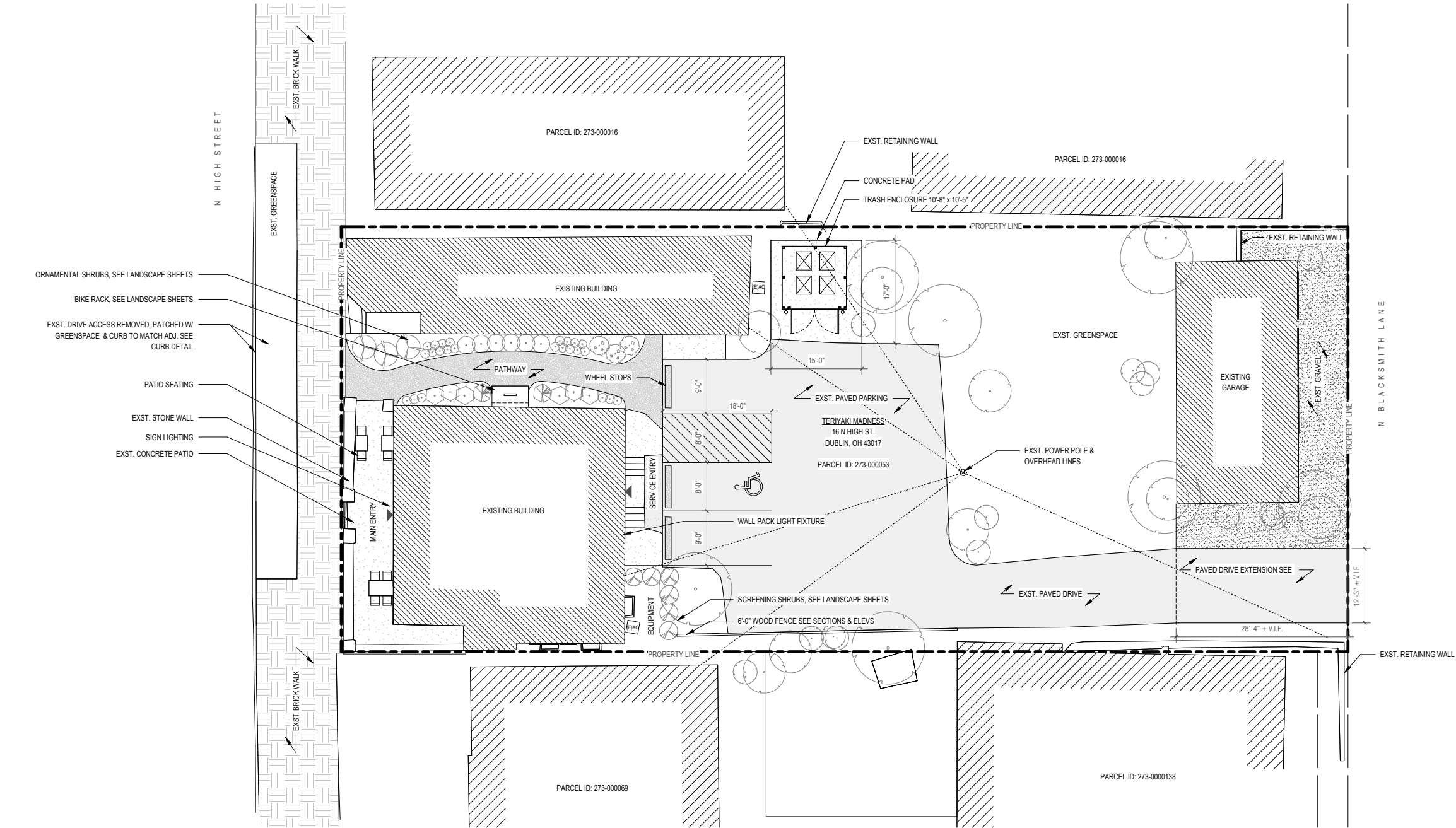
© Tim Lai Architect



Site Demo Plan

scale : 1" = 20'-0"





Parking Requirements

Restaurant
1,614 sf @ 10:1,000 sf 16.1 spaces

Office
1,008 sf @ 2.5:1,000 sf 2.5 spaces

Total: 19 spaces

ADA Parking Spaces 1 space
Total Required 1:25 spaces

Bicycle Parking Required:
Total Required 1:10 vehicular spaces 2 spaces

Provided Parking

On site Parking 3 spaces including 1 ADA

Bicycle Parking 2 spaces

Lot Coverage

Site area	11,592 SF (0.27 acres)
16 N. High Existing Building	1,639 SF
22 N. High Existing Building	1,365 SF
Existing Garage	851 SF
Existing Pavement coverage	3,413 SF
Added Pavement coverage	640 SF

Total lot coverage 7,908 SF

Allowable Coverage 9,853 SF (85%)

Area of proposed & existing 7,908 SF (80%)

Building Height 19 Feet

Proposed Site Plan

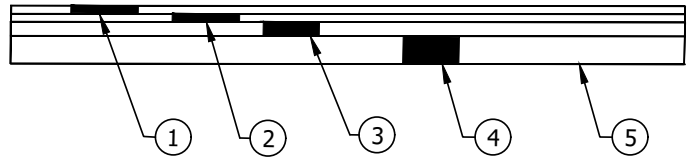
scale : 1" = 20'-0"





Vicinity Parking Plan





◆ PRIVATE STREET OR ALLEY (MINIMUM PAVEMENT DEPTH)
OPTION 1

- ① ITEM 441 - 1 1/4" ASPHALT CONCRETE SURFACE COURSE TYPE 1 PG. 64-22 MEDIUM TRAFFIC
- ② ITEM 441 - 1 3/4" ASPHALT CONCRETE INTERMEDIATE COURSE TYPE 2 PG. 64-22 MEDIUM TRAFFIC
- ③ ITEM 301 - 3"BITUMINOUS AGGREGATE BASE
- ④ ITEM 304 - 6"AGGREGATE BASE
- ⑤ ITEM 204 - SUBGRADE COMPACTION

PRIVATE PARKING LOT (MINIMUM PAVEMENT DEPTH)
OPTION 1

- ① ITEM 441 - 1 1/4" ASPHALT CONCRETE SURFACE COURSE TYPE 1 PG. 64-22 MEDIUM TRAFFIC
- ② ITEM 441 - 1 3/4" ASPHALT CONCRETE INTERMEDIATE COURSE TYPE 2 PG. 64-22 MEDIUM TRAFFIC
- ④ ITEM 304 - 6"AGGREGATE BASE
- ⑤ ITEM 204 - SUBGRADE COMPACTION

ROADWAYS IN INDUSTRIAL AND COMMERCIAL AREAS MAY BE REQUIRED TO HAVE DEPTHS DESIGNED FOR PROJECTED TRAFFIC LOADINGS USING AASHTO METHODS AS DIRECTED BY THE CITY ENGINEER.

◆ NOTE: MINIMUM PAVEMENT WIDTH FOR PRIVATE STREETS SHALL BE 22'.

Date: 01/01/2020

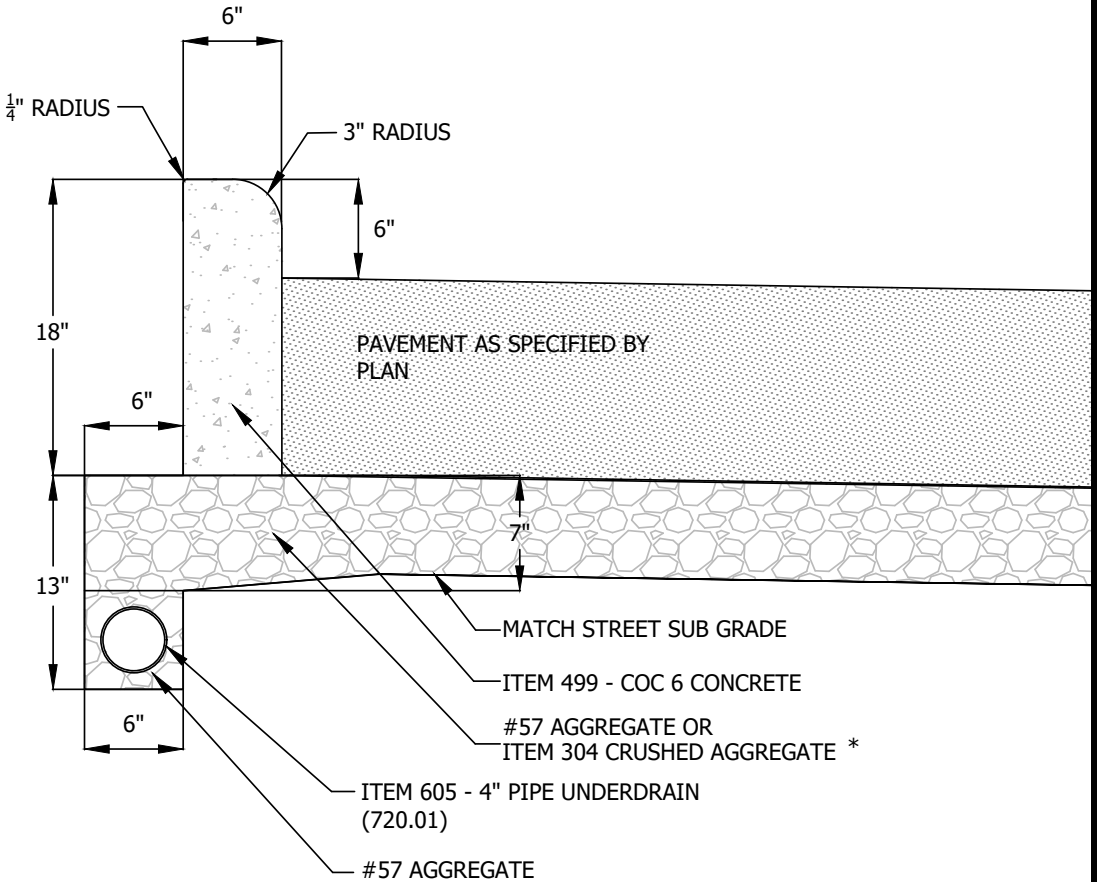


STANDARD DRAWING

TYPICAL PAVEMENT SECTION FOR PRIVATE STREETS

SHEET 1 OF 1

DRAWING NO. **RD-04**



* FOR NEW ROAD CONSTRUCTION, ITEM 304 AGGREGATE BASE SHALL BE USED UNDER THE CURB SECTION AND PLACED AT THE SAME TIME AND LIFT THICKNESS AS THE 304 AGGREGATE BASE UNDER THE PAVEMENT SECTION.

Date: 01/01/2020



STANDARD DRAWING

STRAIGHT 18" CONCRETE CURB

SHEET 1 OF 1

DRAWING NO. **RD-11**



Birdseye View from the Northwest



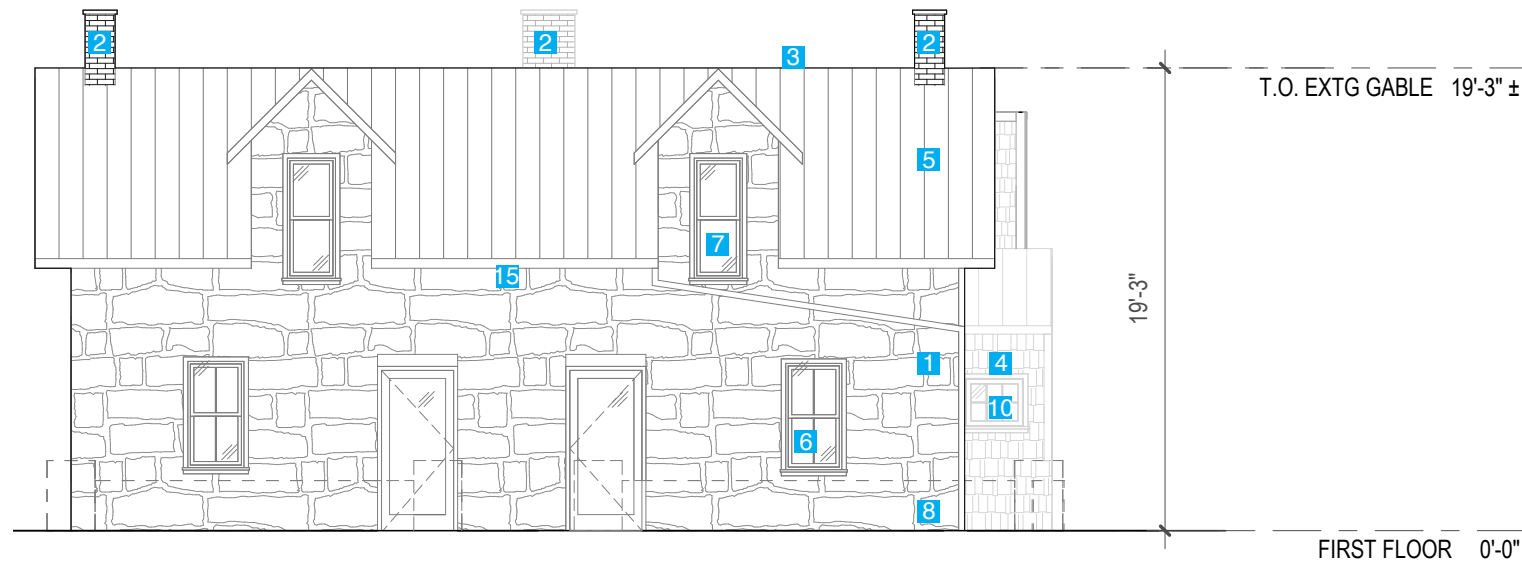
Birdseye View from the East



North Facade



West Facade

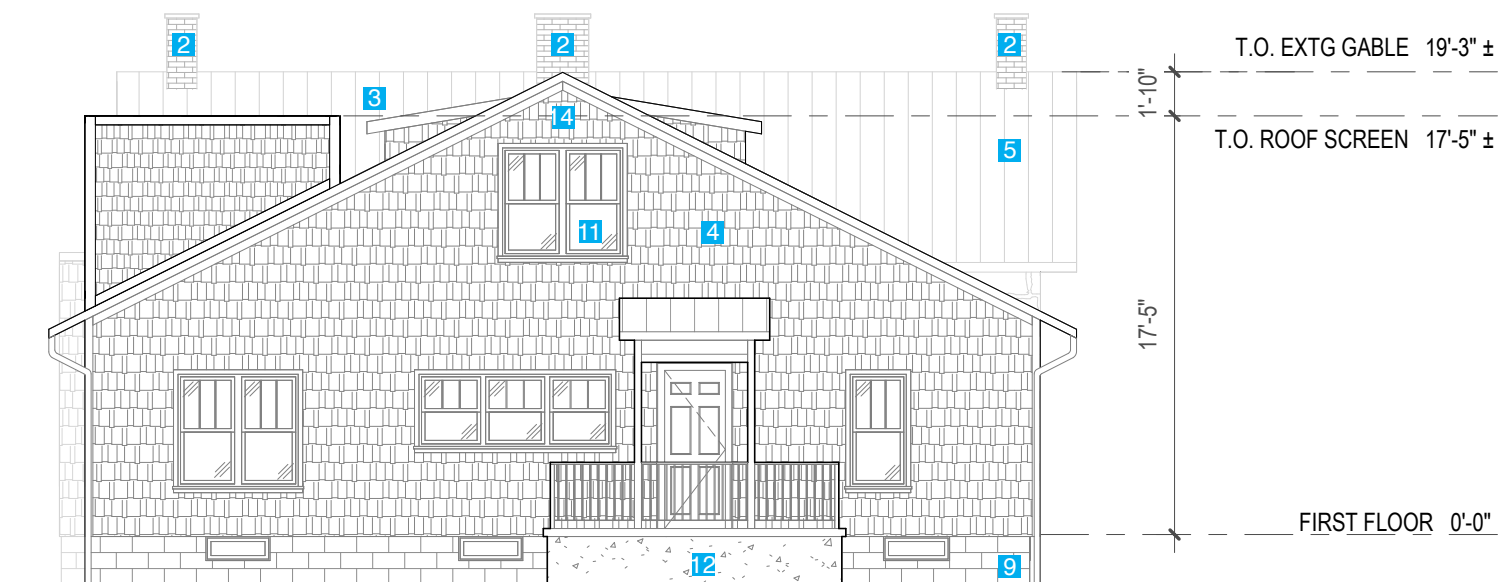


West Elevation

scale : 1/8" = 1'-0"



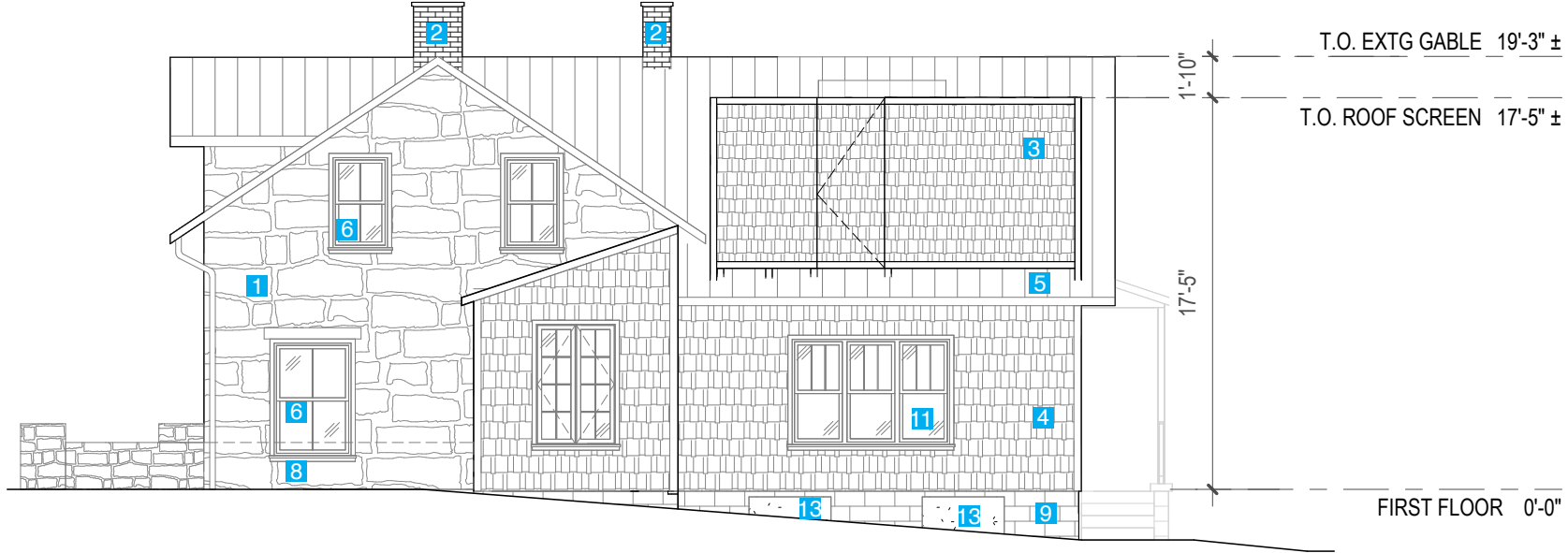
- 1 Existing Stacked Stone
- 2 Existing Brick Chimney
- 3 Proposed Roof Equipment Screen - Hardie Staggered Edge Shingle Fiber Cement Board , 6" Horizontal Panel - Paint Sherwin Williams Iron Ore, SW 7069
- 4 Existing Shaker Siding
- 5 Existing Standing Seam Roof
- 6 Existing Double Hung 2-over-2 Window w/ Casing
- 7 Existing Double Hung 1-over-1 Window w/ Casing
- 8 Existing Stone Wall Knee Wall
- 9 Existing CMU Foundation
- 10 Existing Casment 3-over-3 Window w/ Casing
- 11 Existing Double Hung 3-over-1 Window w/ Casing
- 12 Existing Concrete Porch
- 13 Existing Window Well
- 14 Wall Pack Exterior Light Fixture
- 15 (2) Wall Sign Light Fixture



East Elevation

scale : 1/8" = 1'-0"



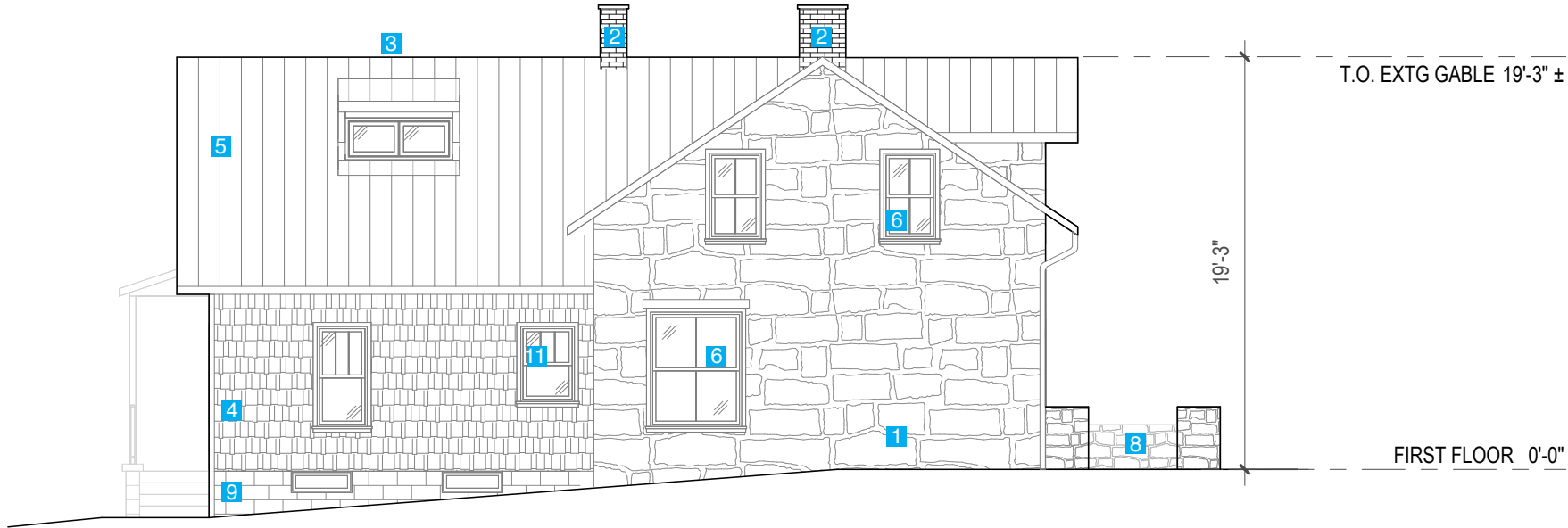


South Elevation

scale : 1/8" = 1'-0"



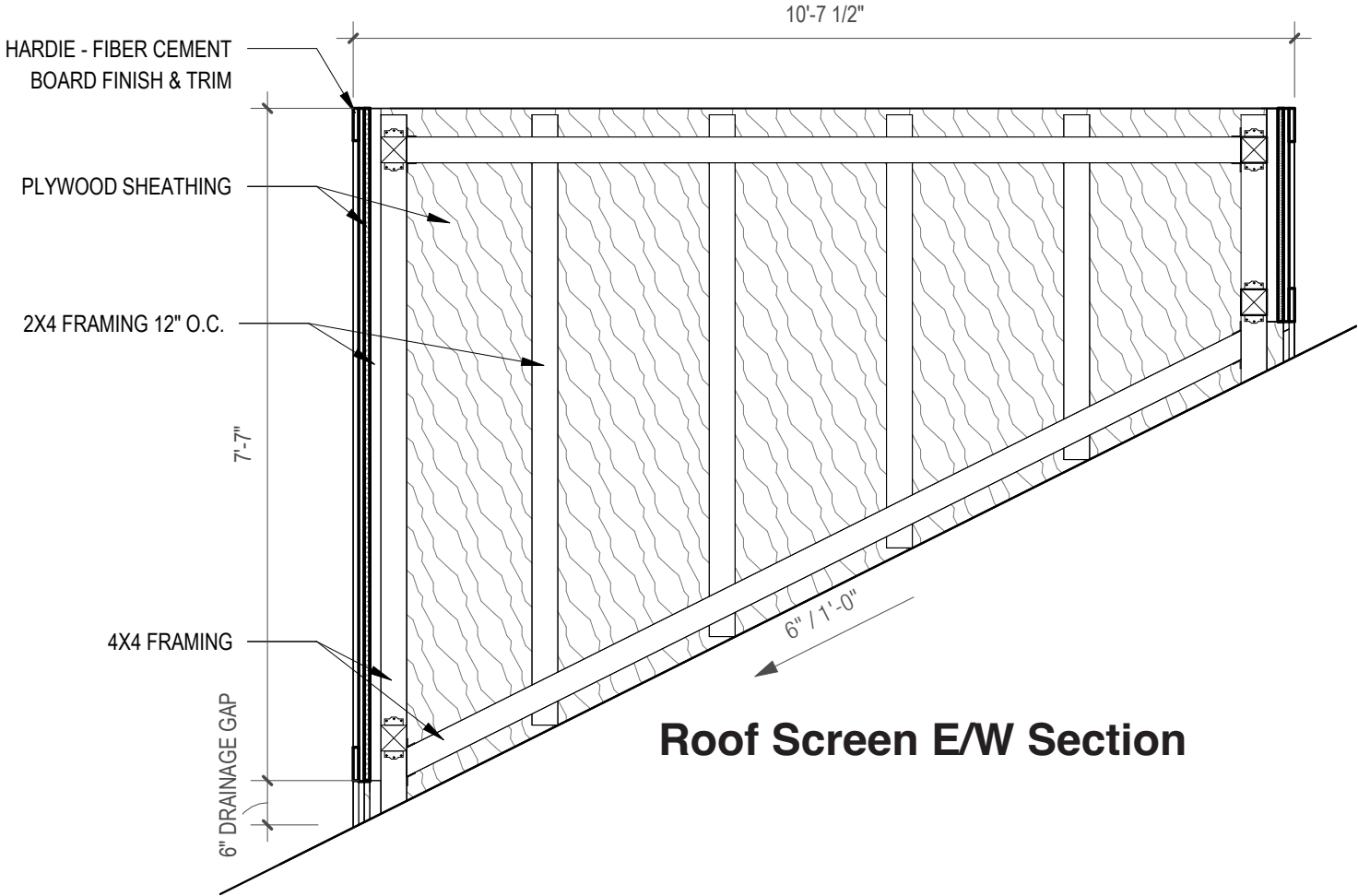
- 1 Existing Stacked Stone
- 2 Existing Brick Chimney
- 3 Proposed Roof Equipment Screen - Hardie Staggered Edge Shingle Fiber Cement Board , 6" Horizontal Panel - Paint Sherwin Williams Iron Ore, SW 7069
- 4 Existing Shaker Siding
- 5 Existing Standing Seam Roof
- 6 Existing Double Hung 2-over-2 Window w/ Casing
- 7 Existing Double Hung 1-over-1 Window w/ Casing
- 8 Existing Stone Wall Knee Wall
- 9 Existing CMU Foundation
- 10 Existing Casment 3-over-3 Window w/ Casing
- 11 Existing Double Hung 3-over-1 Window w/ Casing
- 12 Existing Concrete Porch
- 13 Existing Window Well
- 14 Wall Pack Exterior Light Fixture
- 15 (2) Wall Sign Light Fixture



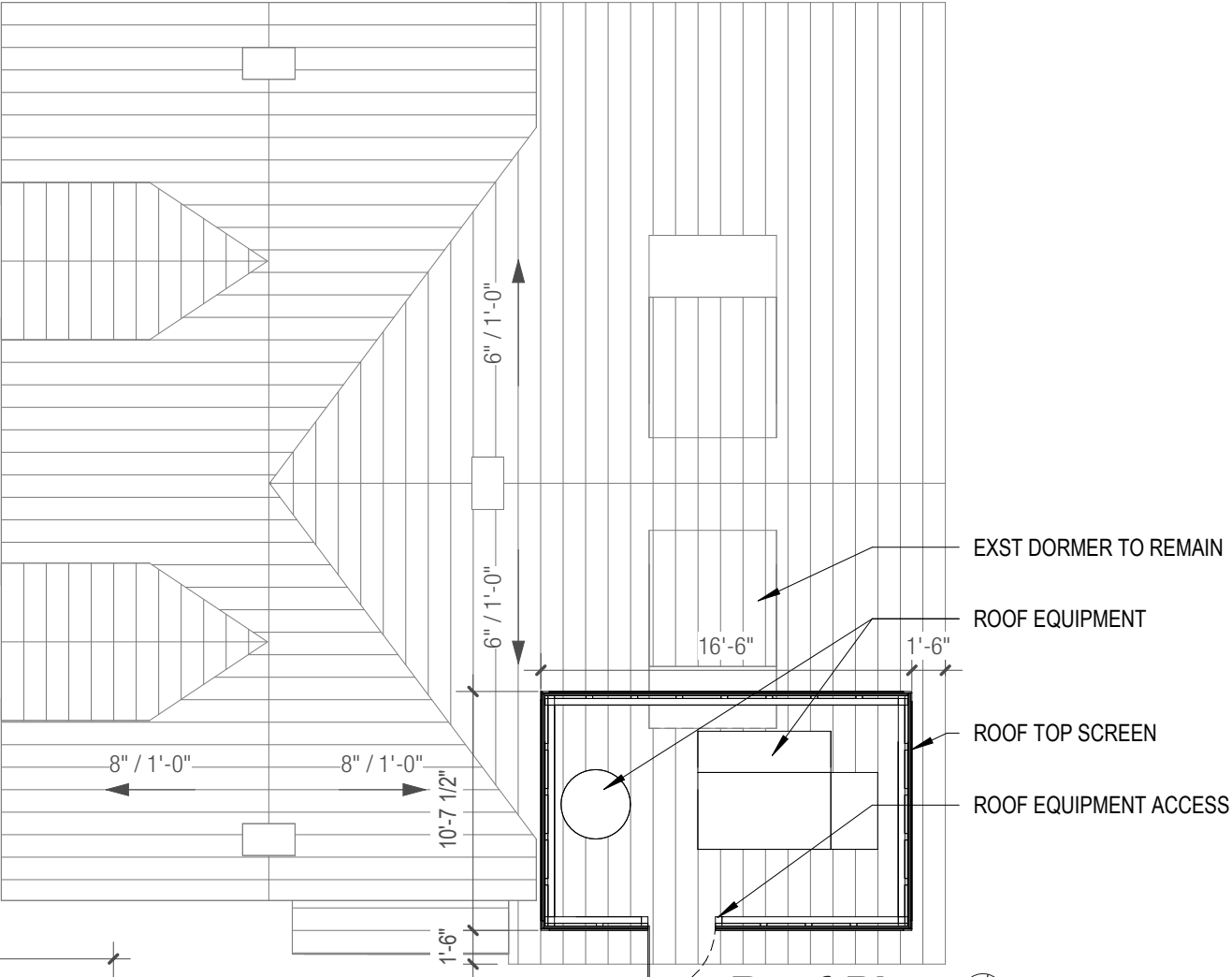
North Elevation

scale : 1/8" = 1'-0"





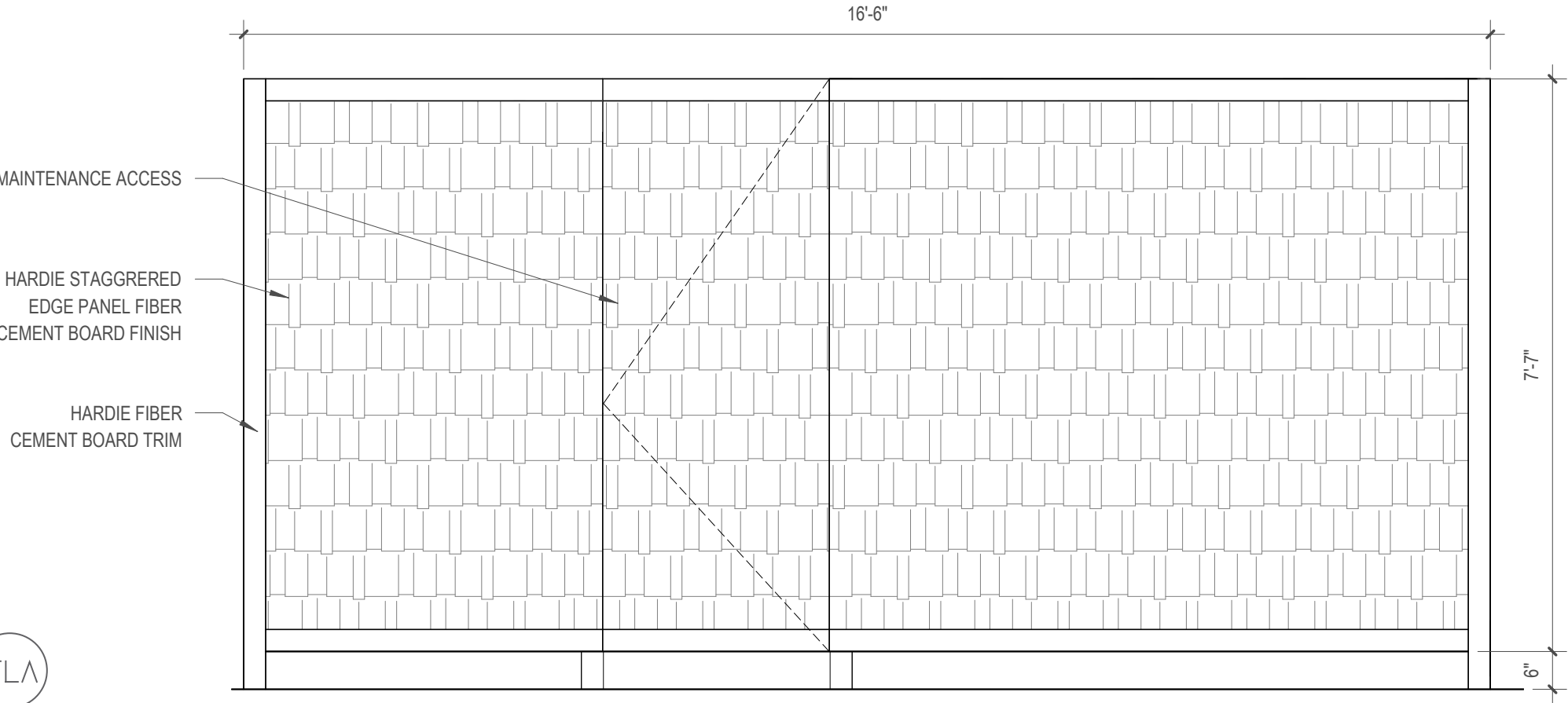
Roof Screen E/W Section



Roof Plan

scale : 1/8" = 1'-0"

0' 2' 4' 8' 16'



Roof Screen South Elevation

scale : 1/2" = 1'-0"

0' 6" 1' 2' 4'



Hardie® Shingle Siding

Add timeless style to your home with durable Hardie® Shingle siding that mimics the distinct look of classic cedar shake.

Hardie® Shingle

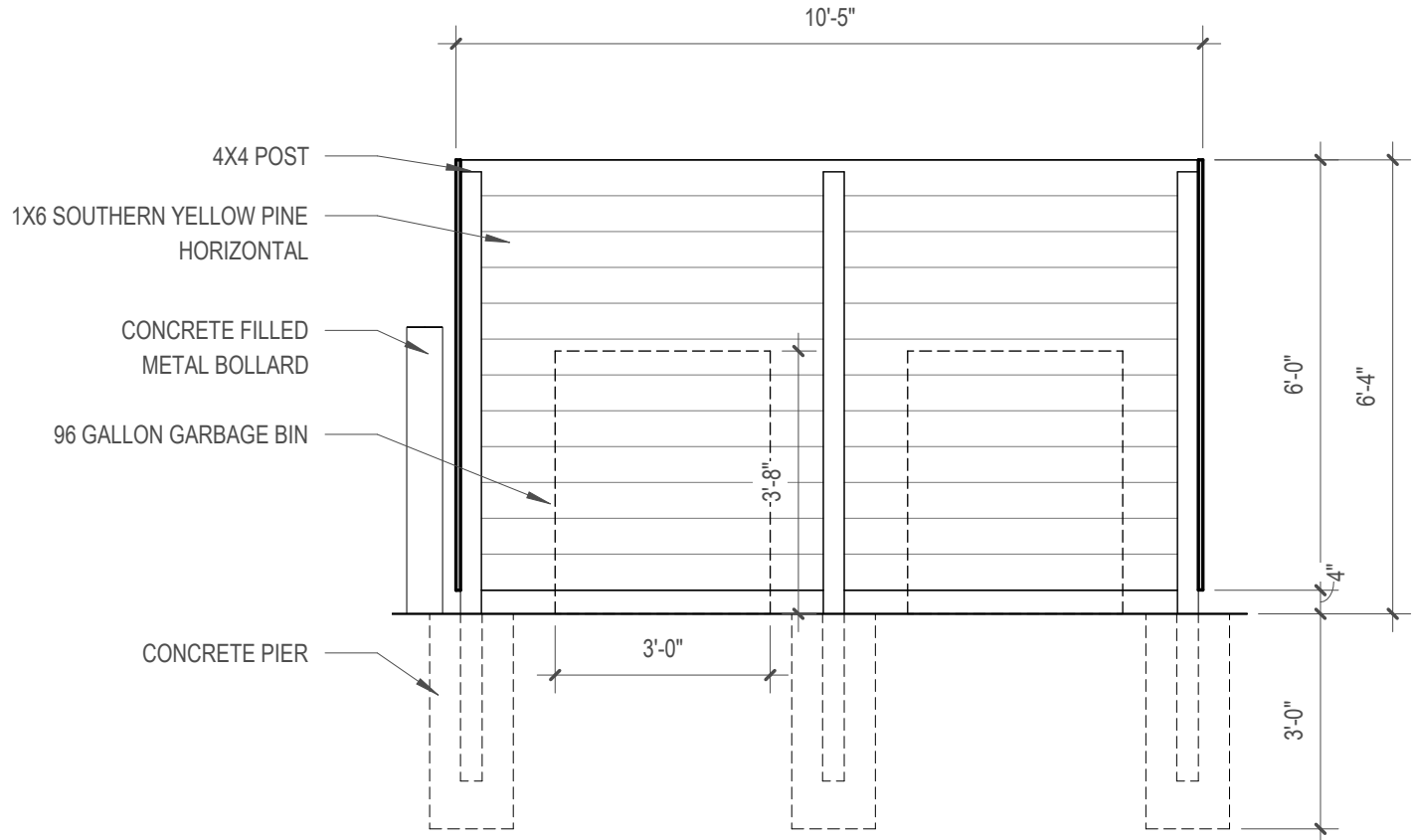
Find your style

Your home is a blank canvas. Experiment with Hardie® Shingle styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

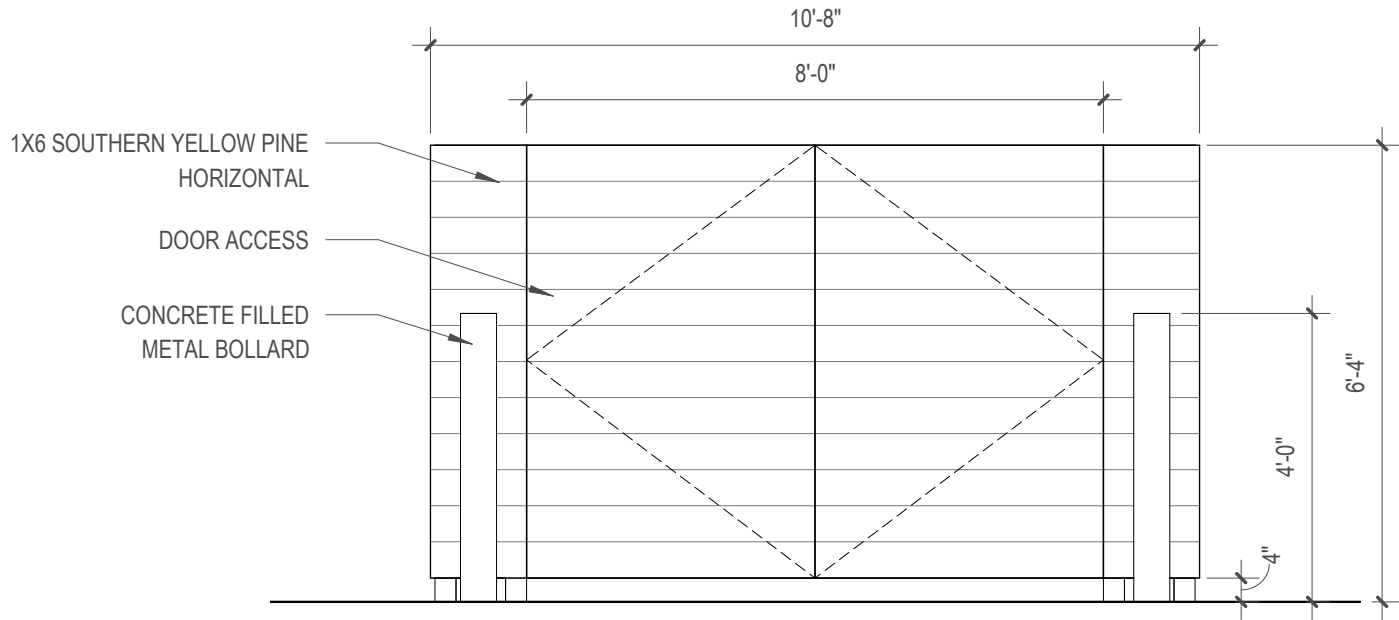


PAINTED HARDIE BOARD
IRON ORE
SW 7069

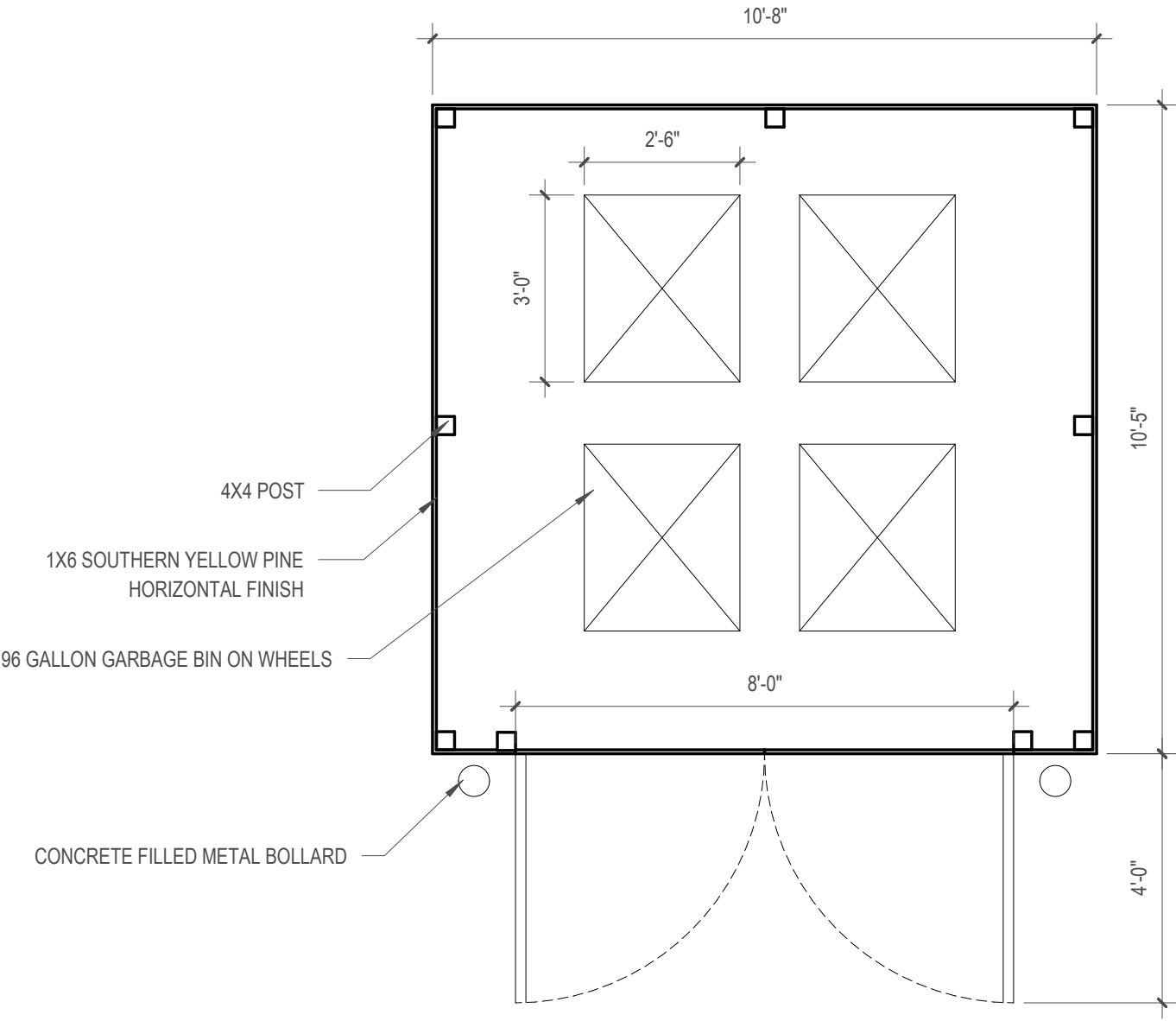
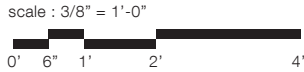
Product	Width (in)	Height (in)	Thickness (in)
Shingle Panel 6 inch Exposure (Staggered Edge)	48	15-1/4	1/4



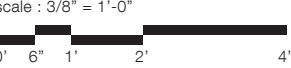
Trash Enclosure Section



Trash Enclosure Elevation



Trash Enclosure Plan





RELIABILT
1X6X12 SOUTHERN YELLOW PINE

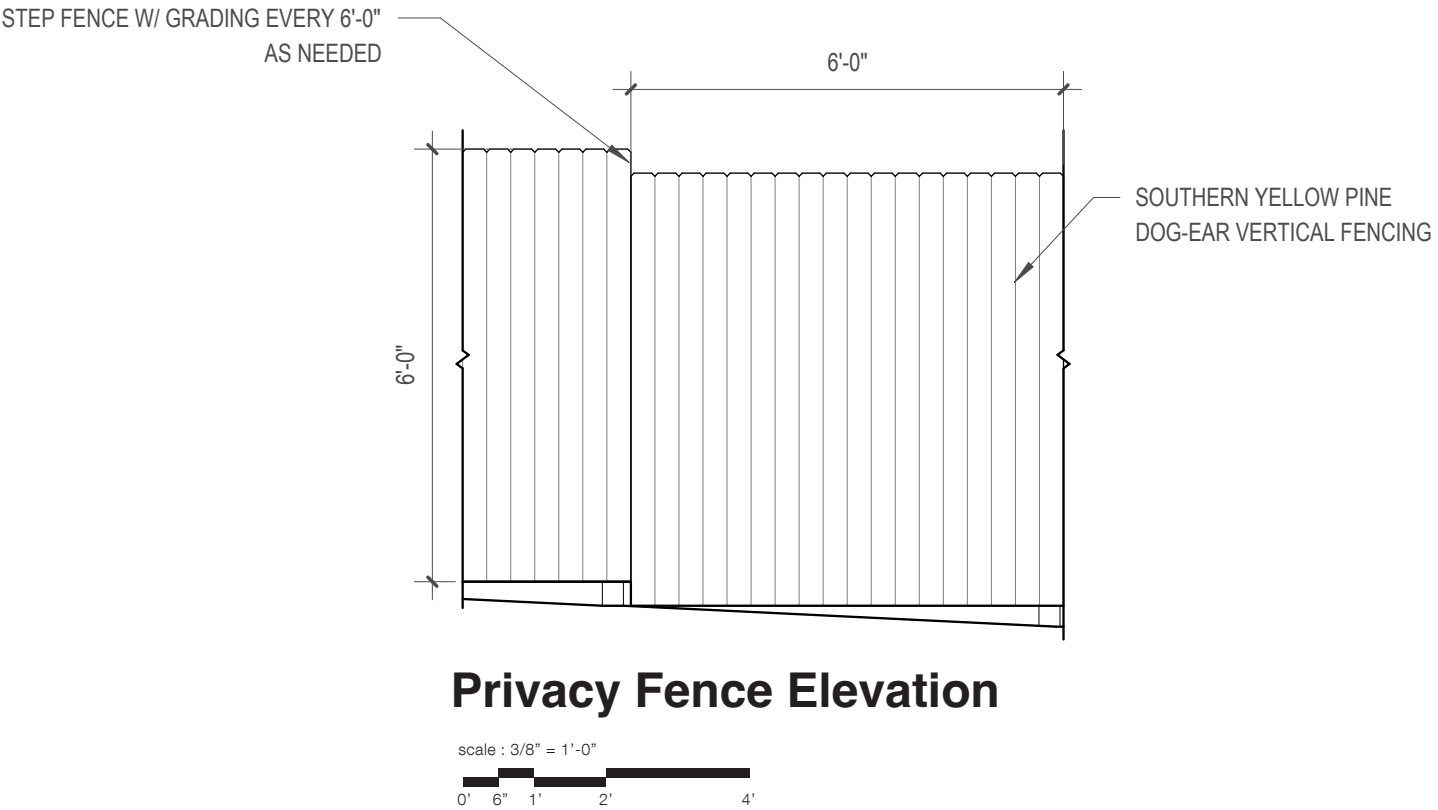
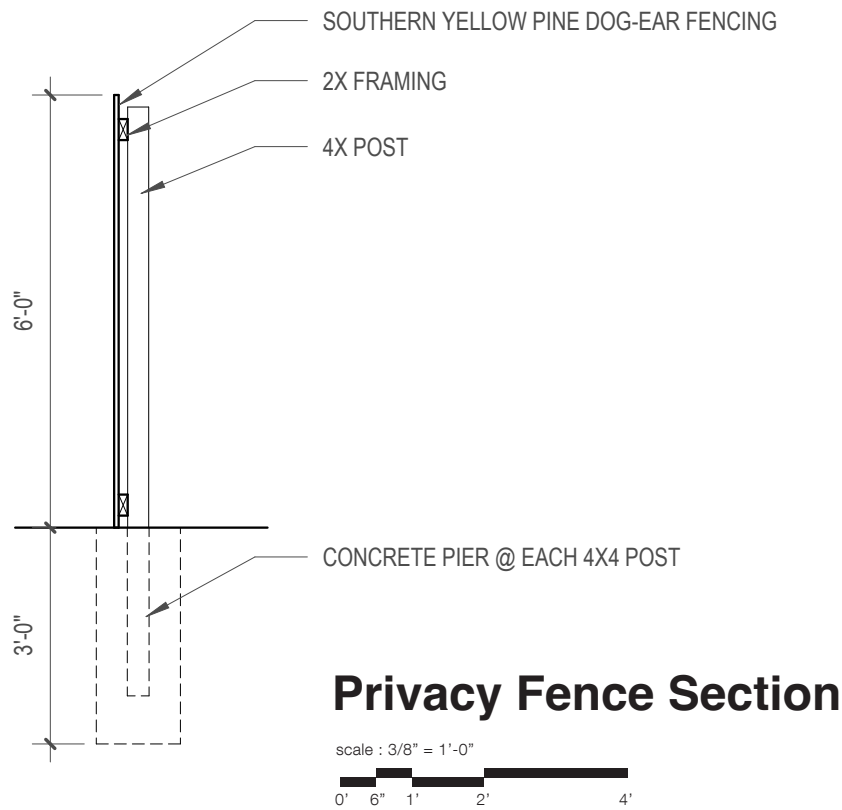
RELIABILT southern yellow pine boards gives you the unmistakable character, charm, and value that only this species provides. The #2 grade quality means it can contain knots and wane, but few other defects, ideal for general use projects. The choice for professionals and DIY’s on any range of projects. They offer tremendous value and convenient size useful for light construction, carpentry, shelving, decor, hobbies, or crafts. Use them in any variety of finish work such as moulding, trim, and pattern stock. The profiles and sizes are ideal for creating a warm rustic style in any space. Unfinished and untreated surface means they can be prepared for almost any application. Need a beautiful interior finish? Simply sand, then paint, clear coat, or stain the color of your choice. Require a tough exterior finish? Just sand and coat with your choice of exterior grade paint or stain. Easy to work with needing only common woodworking tools but are even easier to work with using power tools. Selected and graded to Lowe’s high standards and specifications for improved overall appearance and consistency. Feel good knowing that they are sustainably harvested and milled right here in the US.

📏 Dimensions			
Actual Height (Inches)	5.5	Common Measurement (T x H)	1-in x 6-in
Actual Length (Feet)	12	Industry Standard Min Thickness (Inches)	0.75
Actual Thickness (Inches)	0.75	Industry Standard Minimum Length (Feet)	12
Common Length Measurement	12-ft	Industry Standard Minimum Width (Inches)	5.5

📄 Features			
Dressing	S4S	Grade	#2
Edge Profile	Square	Green or Kiln-Dried	Kiln-dried
For Use with Ceilings	Yes	Hardwood/Softwood	Softwood
For Use with Exterior Trim	No	Lowe's Exclusive	No
For Use with Flooring	No	Package Quantity	1
For Use with Framing	No	Pressure Treated	No
For Use with Furniture & Cabinets	Yes	Stainable/Paintable	Stainable/Paintable
For Use with Shelving	Yes	Surface Type	Smooth
For Use with Walls	Yes	Use Location	Indoor/Outdoor
For Use with Woodworking Projects	Yes	Wood Species	Southern yellow pine



PAINTED SOUTHERN YELLOW PINE
SOLID STAIN
COTTON WOOD
SW 3040





SEVERE WEATHER
SOUTHERN YELLOW PINE DOG EAR FENCE

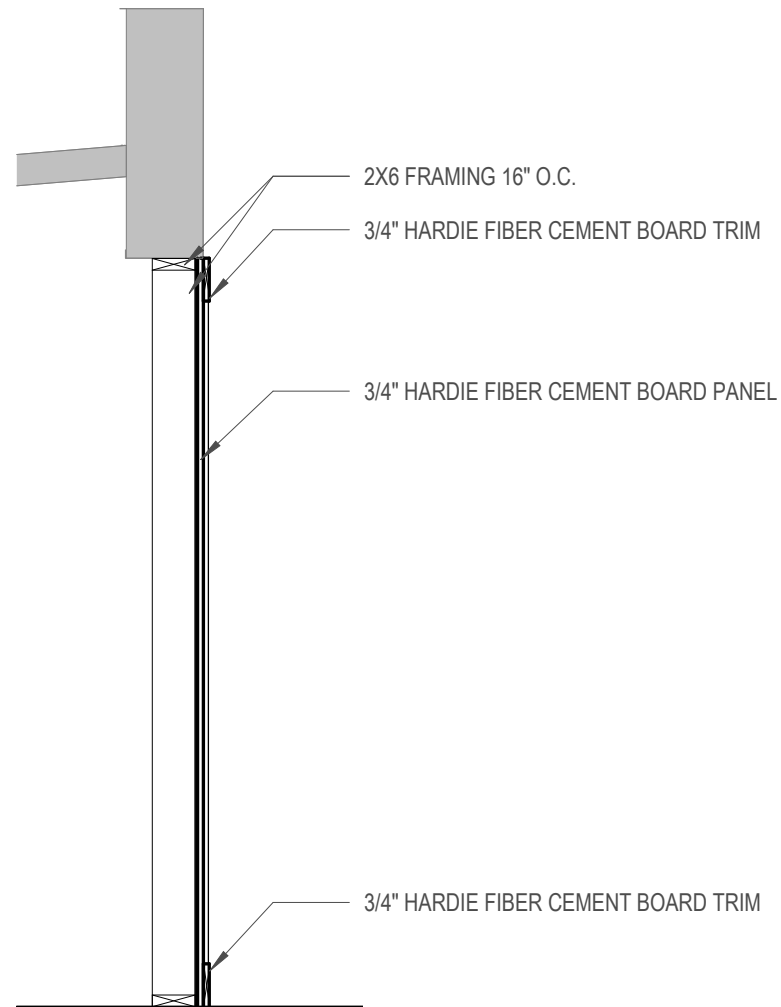
- Actual: 0.625-in x 5.5-in x 6-ft
- Applications include privacy fencing, providing boundaries between property lines, and decorative fencing
- Southern Yellow Pine is the ideal choice for a natural-looking fence that stands up to the elements, treated for above ground use
- Ideal for building a new fence or repairing an existing fence
- Can be painted or stained to suit your preference
- Lifetime limited warranty that protects against damage from fungal decay or termite attack

📏 Dimensions			
Actual Height (Feet)	6	Common Thickness (Inches)	5/8-in
Actual Thickness (Inches)	0.625	Common Width (Inches)	5-1/2-in
Actual Width (Inches)	5.5	Weight (lbs.)	6
Common Height (Feet)	6-ft		

📄 Features			
Fence Style	Spaced picket	Paintable	Yes
Fence Top Style	Dog ear	Pressure Treated	Yes
Ground Contact	No	Primary Material	Southern yellow pine
Package Quantity	1	Stainable	Yes



PAINTED SOUTHERN YELLOW PINE
SOLID STAIN
COTTON WOOD
SW 3040

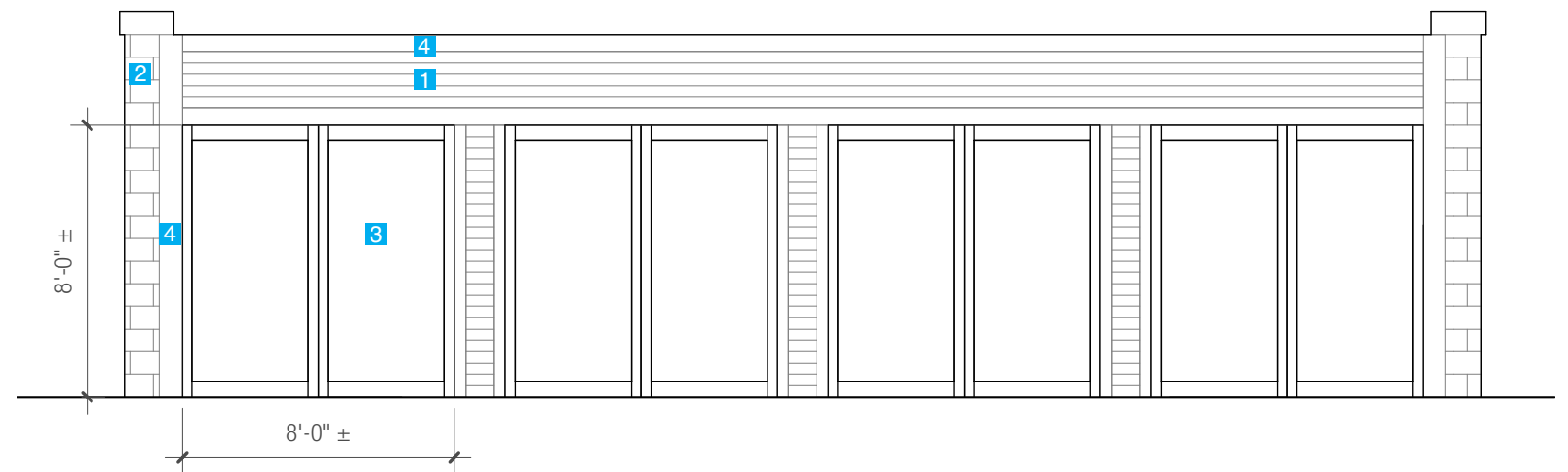


Garage Enclosure Section

scale : 1/2" = 1'-0"



- 1 Existing Horizontal Wood siding - Paint Sherwin Williams Jogging Path, SW 7638
- 2 Existing CMU - Paint Sherwin Williams Jogging Path, SW 7638
- 3 Fiber Cement Board Faux door Enclosure (fixed panels) w/ 3/4" Trim - Paint Panels: Sherwin Williams Jogging Path, SW 7638, Paint Trim Sherwin Williams Greek Villa, SW 7551
- 4 Existing Wood Trim- Paint Sherwin Williams Greek Villa, SW 7551



Garage Elevation

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



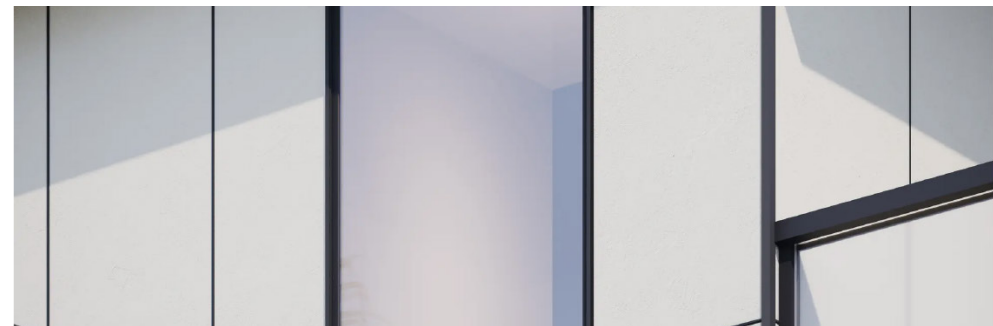
Hardie® Architectural Panel Siding

Offering contemporary design solutions to fit any style, elevate your exterior with Hardie® Architectural Panel siding.

Hardie® Architectural Panel

Find your style

Your home is a blank canvas. Experiment with the unique textures and clean lines of Hardie® Architectural Panel products—primed for your choice of paint color—to create your masterpiece.



PAINTED HARDIE BOARD PANEL
JOGGING PATH
SW 7638

Specs: Fine Sand

Color Collection	Width	Length	Thickness	ExposureWidth
Primed for Paint 				
	48.000 IN	120.000 IN	0.312 IN	40.000 IN
	48.000 IN	144.000 IN	0.312 IN	48.000 IN
	48.000 IN	96.000 IN	0.312 IN	32.000 IN

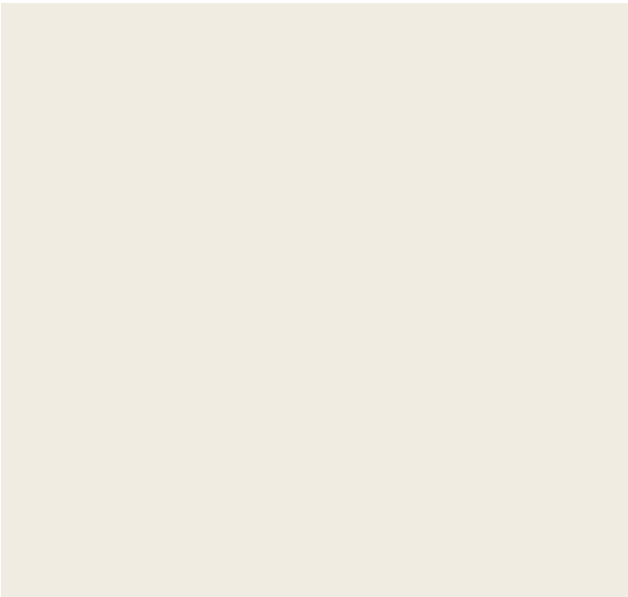
Hardie® Artisan® Trim

Featuring 1.5-inch-thick boards, Hardie® Artisan® Trim sits proud to complement the deeper shadow lines of Hardie® Artisan® Siding.

Hardie® Artisan® Trim

Find your style

Add sophistication to your design with Hardie® Artisan® Trim—primed for your choice of paint color—to create your masterpiece.



PAINTED HARDIE BOARD TRIM
GREEK VILLA
SW 7551

Specs: Smooth

Color Collection	Width	Length	Thickness	ExposureWidth
Primed for Paint 				
	3.500 IN	144.000 IN	1.500 IN	3.500 IN
	5.500 IN	144.000 IN	1.500 IN	5.500 IN

Front Patio



Dining Chair
22.5"W x 25.5"D x 32.5"H
Powder coated black



Dining Table
24"W x 24"D x 29.5"H
Powder coated black



Dining Table
48"W x 32"D x 29.5"H
Powder coated black



Umbrella
7.5' Dia red canopy



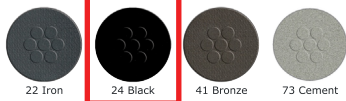
Umbrella Base
24”W x 24”L White



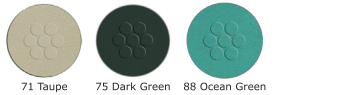
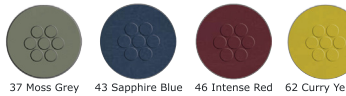
Ronda HD #E116HD

SKU: E116HD

Quick Ship Finishes:



Special Order Ship Finishes:



Description: Outdoor/Indoor Stacking Armchair

*Heavy Duty Collection *Cushions Available

Designer: Aldo Ciabatti

Manufacturer: emu

Product Height: Dining

Frame Material: Tubular Steel

Seat/Back Materials: Extended Steel Mesh

Dimensions

Height: 32.5"

Width: 22.5"

Depth: 25.5"

Arm Height: 26"

Seat Height: 18"

Weight: 12.5 lbs

Shipping

Master Pack Quantity: 4

Master Pack Height: 24"

Master Pack Width: 26"

Master Pack Depth: 47"

Master Pack Weight: 61 lbs

Master Pack Dimensions: 24"x26"x47"

Master Pack Density: 3.5941080196 lbs/ft³

Shipped on Cartons/Pallet: 6

Freight Class: 250



Cambi 24" Sq #E800

SKU: E800

Quick Ship Finishes:



Special Order Ship Finishes:



Description: Indoor/Outdoor Table

E-Coated Powder Coat Finish, Top Thickness: 1 1/4", Umbrella Hole Dia: 1 9/16"

Designer: Aldo Ciabatti

Manufacturer: emu

Product Height: Dining

Assembly Required: Yes

Top Material: Extended Steel Mesh

Base Material: Tubular Steel Legs

Dimensions

Height: 29.5"

Width: 24"

Depth: 24"

Weight: 25 lbs

Base Width: 26"

Shipping

Master Pack Quantity: 1

Master Pack Height: 5"

Master Pack Width: 31"

Master Pack Depth: 30"

Master Pack Weight: 31 lbs

Master Pack Dimensions: 31"x30"x5"

Master Pack Density: 11.5200000001 lbs/ft³

Shipped on Cartons/Pallet: 15

Freight Class: 92.5

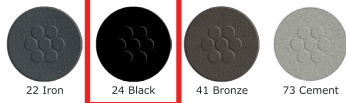
FOB: PA 17042



Cambi 48"x32" #E836

SKU: E836

Quick Ship Finishes:



Special Order Ship Finishes:



Description: Outdoor/Indoor Table (ADA)

ADA Compliant, E-Coated Powder Coat Finish, Top Thickness: 1 1/4"

Designer: Aldo Ciabatti

Manufacturer: emu

Product Height: Dining

ADA: Yes

Assembly Required: Yes

Dimensions

Height: 29.5"

Width: 48"

Depth: 32"

Weight: 40.5 lbs

Base Width: 25"

Shipping

Master Pack Quantity: 1

Master Pack Height: 48.5"

Master Pack Width: 3.5"

Master Pack Depth: 34"

Master Pack Weight: 47 lbs

Master Pack Dimensions: 48.5"x3.5"x34"

Master Pack Density: 14.0719050508 lbs/ft³

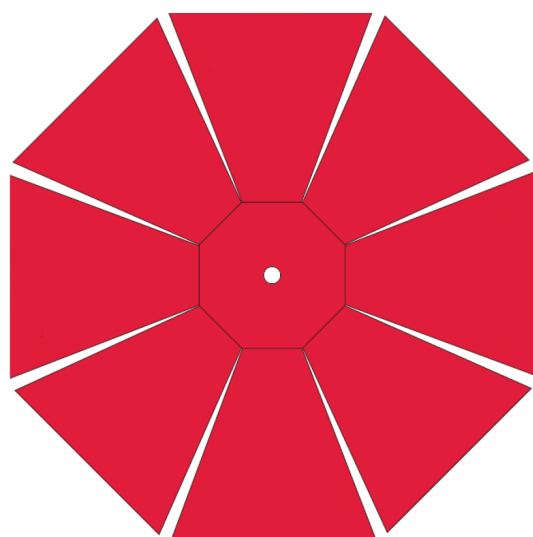
Shipped on Cartons/Pallet: 12

Freight Class: 85



Teriyaki Madness

7 ½' Aluminum Market Umbrella



Specifications

PANELS: 8 Panel Octagon
OPENING SYSTEM: Pulley lift with pin & chain
POLE: Aluminum
RIBS: Fiberglass
POLE DIAMETER: 1.5"
POLE THICKNESS: 1/8"
OVERALL HEIGHT: 94"

WEIGHT: 16 LBS
LEADTIME: 18-21 Business Days for production
HEAD CLEARANCE: 76"
REPLACEMENT PARTS All available
WARRANTY: Please see warranty card for all of the warranties & disclaimers
Frame/Pole color options: Matte Black, Matte White, Matte Bronze, Matte Silver, Shiny Silver, or Wood Grain

75 Lb. Square Steel Umbrella Base



Specifications

Base Weight: 75 lbs
Overall Height: 16"
Base Diameter: 24" x 24"

Neck/Stem Diameter: 1.55"
Base Usage: **Freestanding with Wheels**
Base Finish: Powder Coated Steel in Black, Bronze, Silver, or White



LED WATTAGE CHART	
	16L
175 milliamps	10w (1206-1273 Lumens)
350 milliamps	18w (2412-2596 Lumens)
530 milliamps	28w (3508-3776 Lumens)
700 milliamps	36w (4385-4720 Lumens)
1050 milliamps	56w (6022-6482 Lumens)

- Form**
 - 2 Architectural Wall Sconces
 - Elegant Rectilinear Extruded Aluminum Housing
 - Corrosion Resistant Stainless Steel External Hardware
 - Sleek, Low Profile Housing
 - Spec Grade Performance
 - Engineered For Optimum Thermal Management
 - 8 Architectural Finishes
 - Standard, RAL Colors Available
- Function**
 - Micro Optics IES Distributions T2, T3, T4
 - Lumileds Luxeon MX. LEDs
 - Dark Sky Compliant, Full Cutoff
 - Philips Advance 0-10V Dimming Drivers THD @ Max Load < 15%
 - Power factor @ Max Load < 0.95
 - 2700K, 3000K, 3500K, 4000K, or 5000K
 - 16L LED Configuration
 - 10-56 Watts
 - CRI 70, 80, or 90
 - Extruded Aluminum Heat Sink
 - 5 Mils Powder Coat
- Reliability**
 - Silicone Micro Optics
 - 5 Year Standard Warranty
 - IP67 Optics
 - Reduces Energy Consumption And Costs Up To 65%





EXTERIOR SIGN LIGHTING

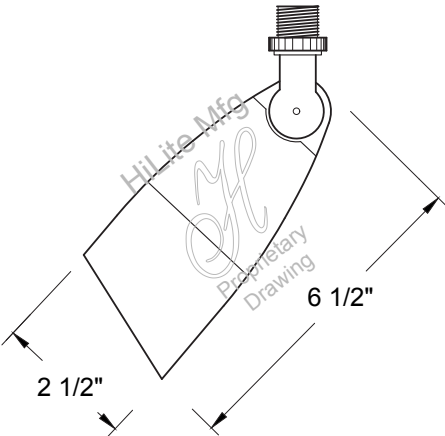


HI-LITE MFG.
CO., INC

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-PAR16
Sign Lighters
Collection

Job Name:
Type:
Quantity:



FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.
Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 138, 139, 140, 11, 121, 122, 123, 124, 125, 126, 22, 33, 77, 16, 55.
(Custom finishes available).
For interior finish of fixture refer to color chart on pages 344-348.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 50 watt max/120 volt, medium base.

MOUNTING - Wall Mount.
Arms available:
18-1, 24-1, 30-1, 36-1, 48-1
18-2, 24-2, 30-2, 36-2, 48-2
18-3, 24-3, 30-3, 36-3, 48-3
18-10, 24-10, 30-10, 36-10, 48-10
18-15, 24-15, 30-15, 36-15, 48-15
B-5, B-6 arm's.

HDSMC(Heavy Duty Stem Mount Canopy) Direct to wall mount.

MADE IN THE U.S.A.

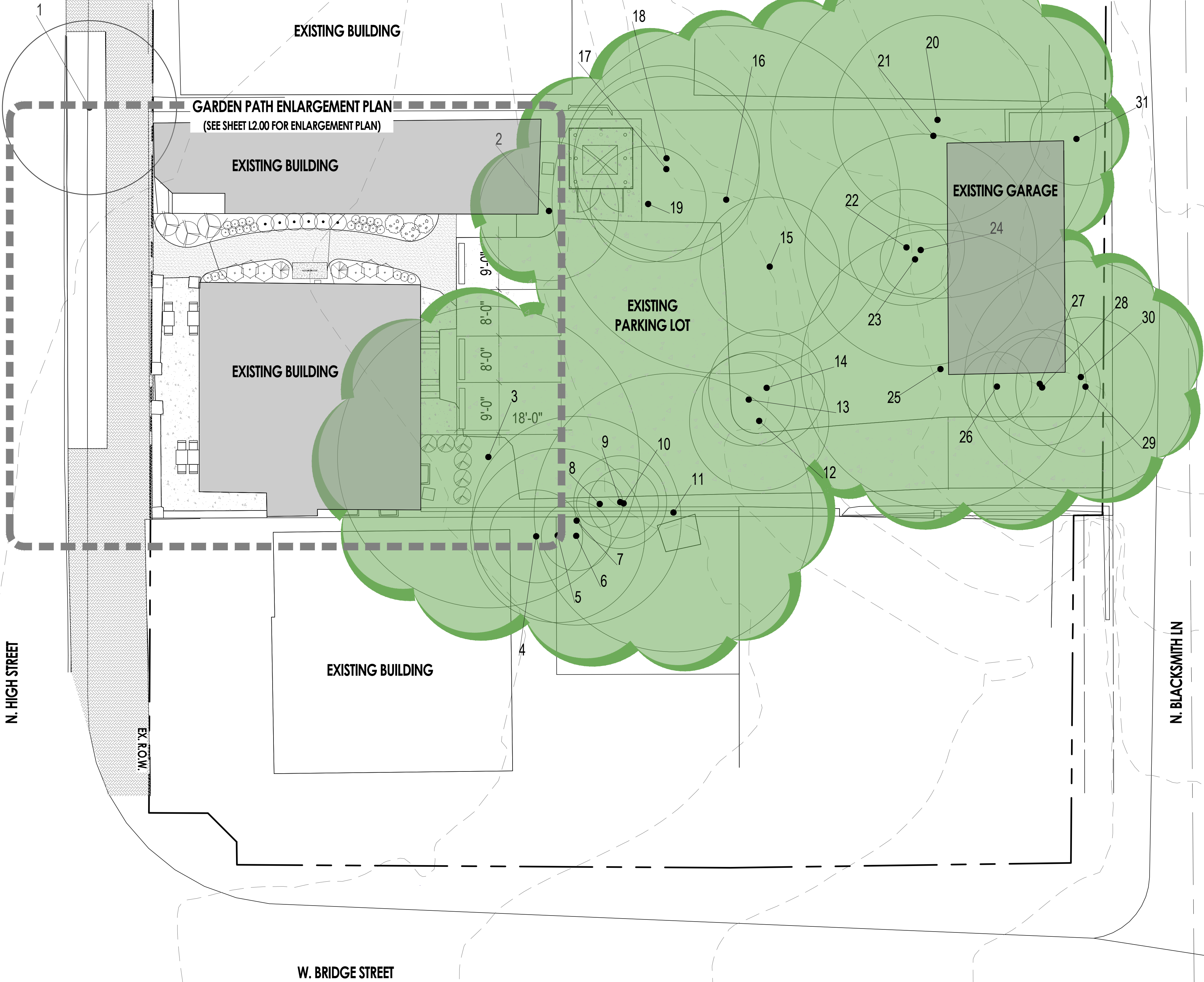
Suitable for wet location.
(Except when cord mounted)



TREE PRESERVATION KEY

- EXISTING TREE INDEX NUMBER* _____ #
- EXISTING TREE TO BE REMOVED _____ #
- EXISTING TREE STATUS OFF-SITE _____ #
- EXISTING TREE TO BE PRESERVED _____ #

*(SEE SHEET L5.00 FOR TREE PRESERVATION PLAN AND SHEET L5.01 FOR EXISTING TREE INDEX)





P L A N T L I S T (Contractor is responsible to provide all plant quantities shown on plan)						
QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHRUBS						
3	FO MA	Fothergilla gardenii 'Mt. Airy' Mt. Airy Fothergilla	18" HT.	#3 CONT.	AS SHOWN	Match Form
3	HY RS	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	24" HT.	#5 CONT.	AS SHOWN	Match Form
6	CA SS	Caryopteris x clandonensis 'Sapphire Surf' Sapphire Surf Bluebeard	18" HT.	#3 CONT.	AS SHOWN	Match Form
EVERGREEN SHRUBS						
2	BU GM	Buxus 'Green Mountain' Green Mountain Boxwood	24" HT.	B&B	PER PLAN	Pyramidal
6	TA HI	Taxus x media 'Hicksii' Hicks Yew	24" HT.	B&B	AS SHOWN	Match Form
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES						
24	HA MA	Hakonechloa macra Japanese Forest Grass	-	#1 CONT.	AS SHOWN	Match Form
6	AC SI	Actaea simplex 'Hillside Black Beauty' Hillside Black Beauty Black Cohosh	-	#1 CONT.	AS SHOWN	Match Form

C O D E D L A N D S C A P E N O T E S

1. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

C O D E D L A Y O U T & M A T E R I A L S N O T E S			
KEY	ITEM	REFERENCE	NOTES
1	CRUSHED STONE PAVEMENT	F.G L3.00	CRUSHED #9 LIMESTONE (OR OWNER-APPROVED EQUAL) AVAILABLE FROM LANG STONE: 614.228.5489
2	BIKE RACK	E L3.00	SEE DETAIL E, SHEET L3.00 FOR MORE INFORMATION
3	CONCRETE PAD	-	PER BIKE RACK MANUFACTURER'S SPECIFICATIONS

WIRE WITH TREE STRAPS - WIRE IS TWISTED AT THE TIME OF INSTALLATION, BUT NOT TO THE POINT OF A RIGID LINE. THE TREE SUPPORTS SHOULD ALLOW SOME STEM MOVEMENT.

2" X 2" X 8' OPPOSING WOOD STAKES IN LINE WITH PREVAILING SUMMER WIND

STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

WIRE WITH TREE STRAPS. TWO STRAPS PER TREE. ATTACH 1/3 OF THE DISTANCE FROM GROUND TO FIRST BRANCH - SEE PLAN DETAIL ABOVE

2" X 2" X 8' WOOD STAKE, - SEE PLAN DETAIL ABOVE

SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL

A DECIDUOUS TREE

SCALE: 1" = 1'-0"

WIRE WITH TREE STRAPS - WIRE IS TWISTED AT THE TIME OF INSTALLATION, BUT NOT TO THE POINT OF A RIGID LINE. THE TREE SUPPORTS SHOULD ALLOW SOME STEM MOVEMENT.

2" X 2" X 8' OPPOSING WOOD STAKES IN LINE WITH PREVAILING SUMMER WIND

STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

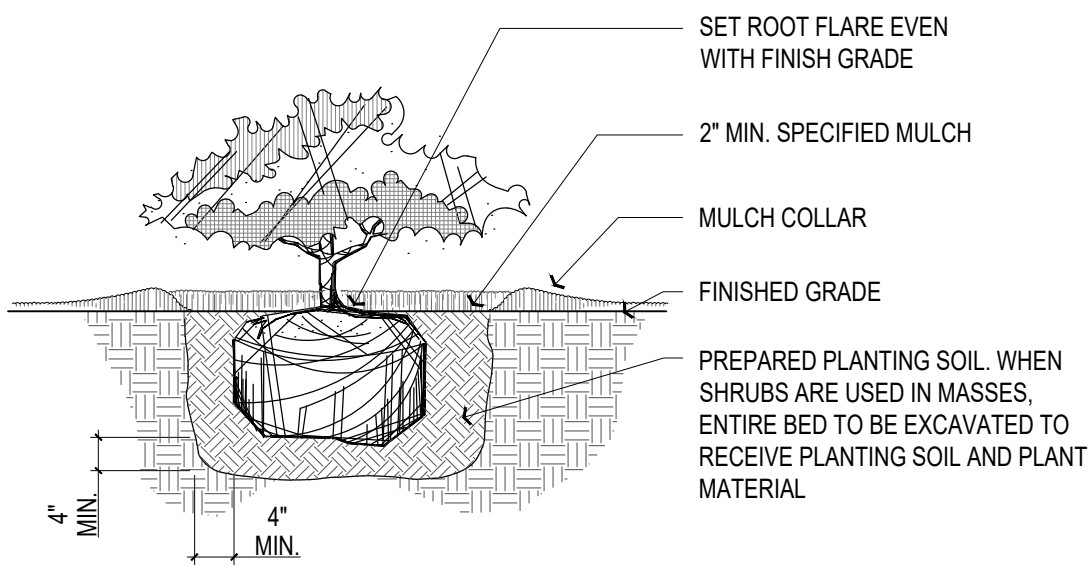
WIRE WITH TREE STRAPS. TWO STRAPS PER TREE, ATTACH AT 1/3 THE HEIGHT OF TREE

2" X 2" X 8' WOOD STAKE, - SEE PLAN DETAIL ABOVE

SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL

B EVERGREEN TREE

SCALE: 1" = 1'-0"

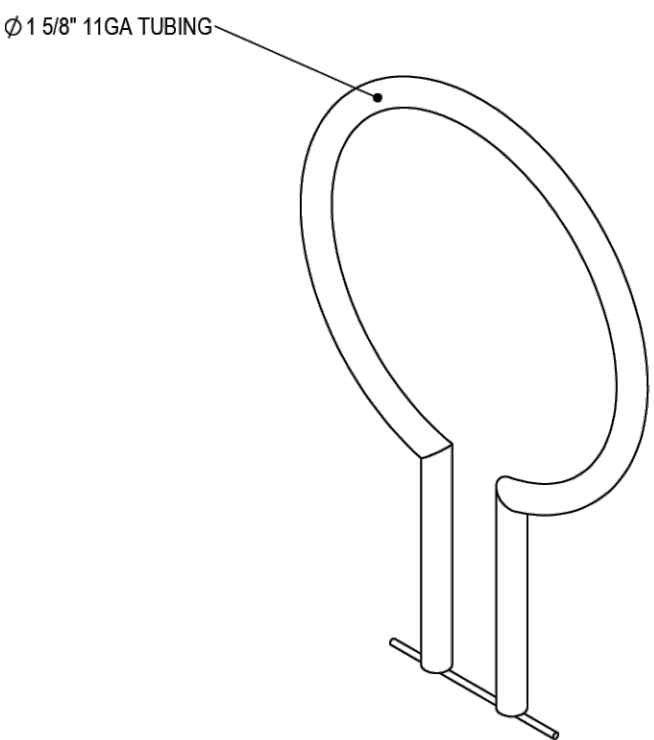


C SHRUB

SCALE: 1/2" = 1'-0"

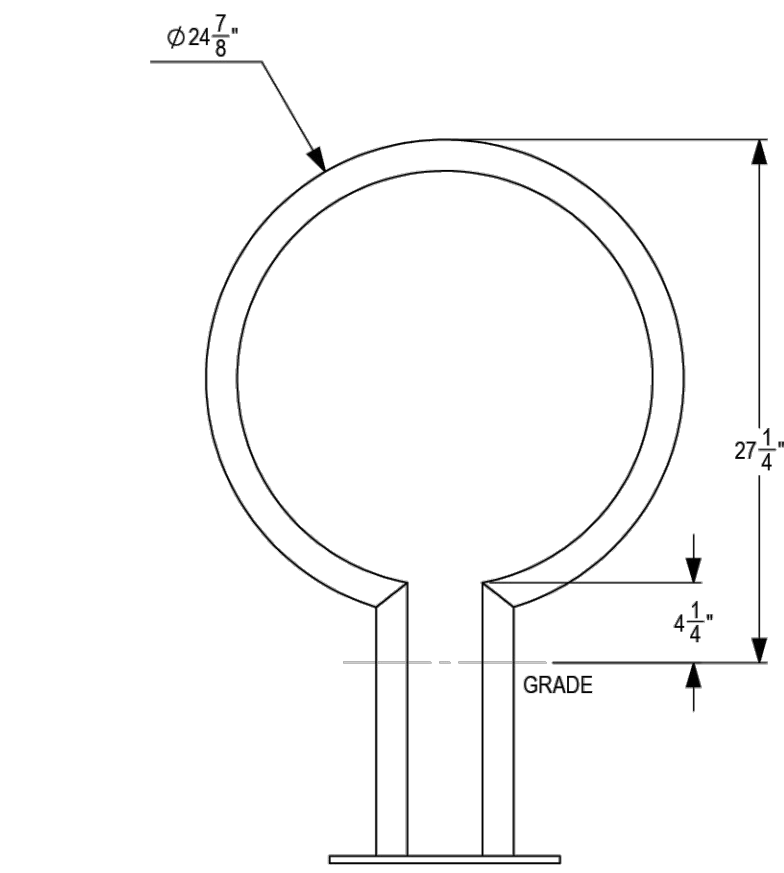
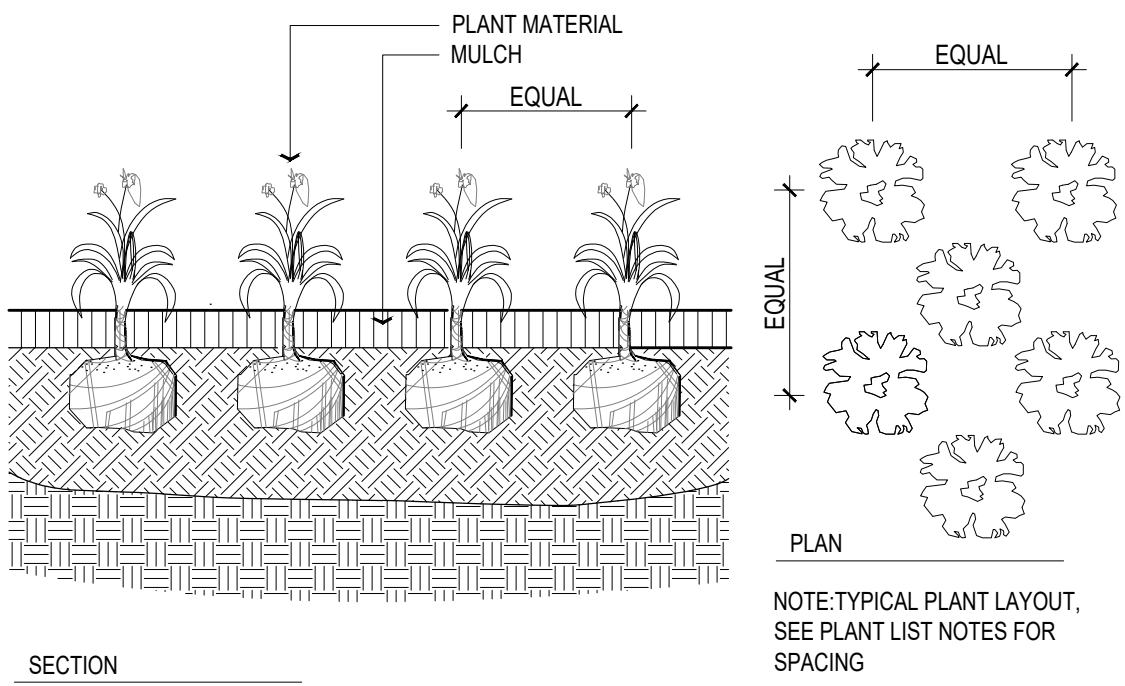


MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 LINKEA DRIVE
WAUNAKEE, WI 53597
P(800) 448-7831, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



D PERENNIALS & GROUND COVER

SCALE: 1" = 1'-0"



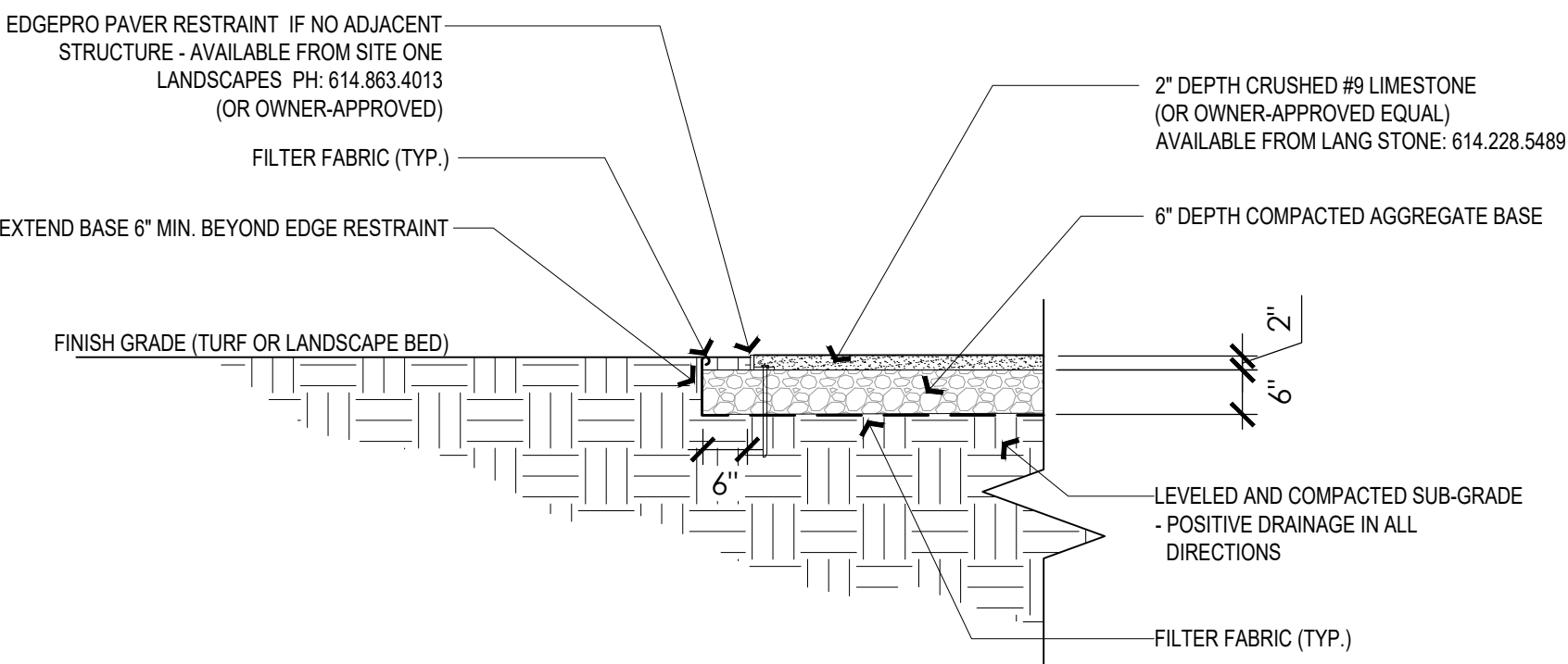
PRODUCT: OPR-2
DESCRIPTION: OPAL BIKE RACK, IN GROUND MOUNT
DOUBLE SIDE MOUNT, 2 BIKE CAPACITY
DATE: 8-4-17
ENG: SMC
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Finish to be powder-coated bronze

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

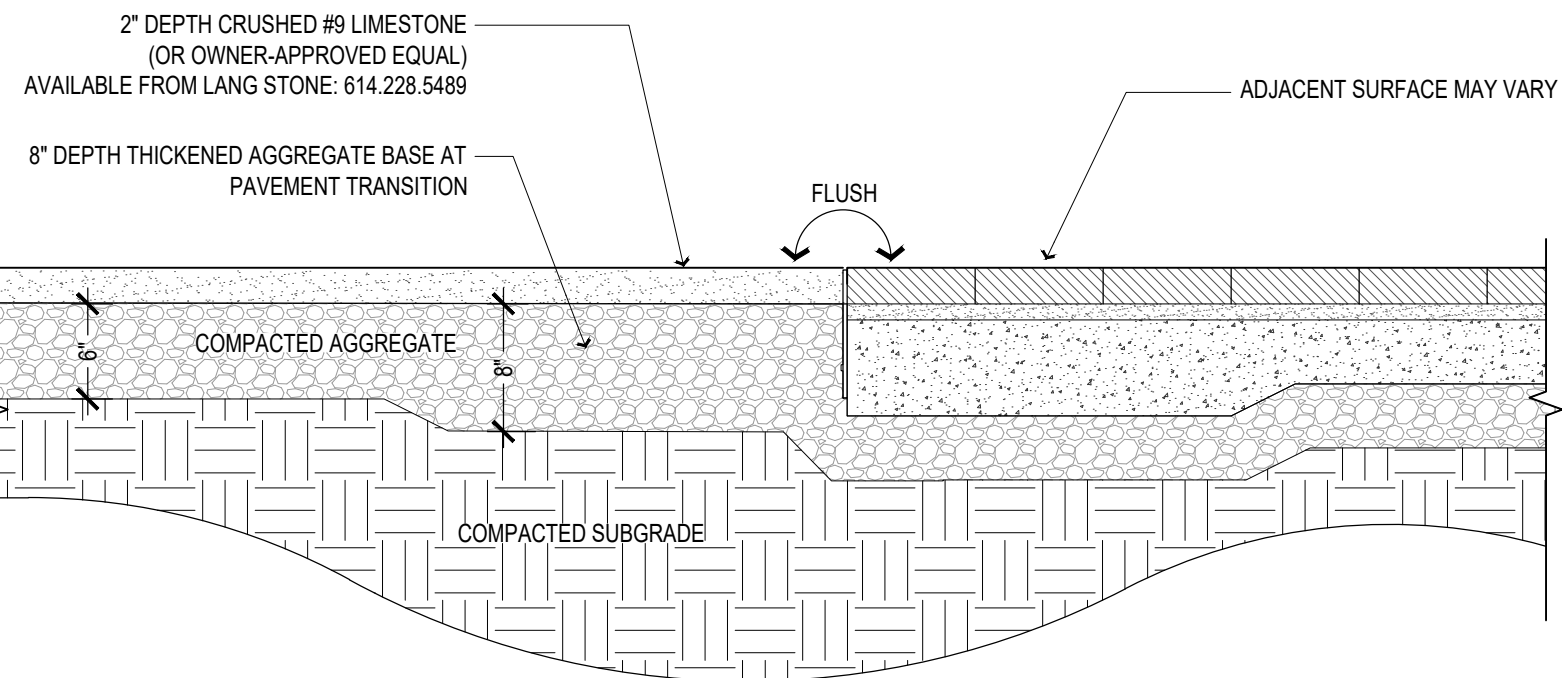
E BIKE RACK

(OR OWNER-APPROVED EQUAL)



F CRUSHED STONE PATH

SCALE: 1/2" = 1'-0"



G PAVEMENT TO CRUSHED STONE PATH TRANSITION

SCALE: 1" = 1'-0"





TREE PRESERVATION KEY

- EXISTING TREE INDEX NUMBER* — #
- EXISTING TREE TO BE REMOVED — #
- EXISTING TREE STATUS OFF-SITE — #
- EXISTING TREE TO BE PRESERVED — #

*(SEE SHEET L5.01 FOR EXISTING TREE INDEX)

TREE #	D.B.H.	SPECIES	CONDITION	STATUS
1	15	OAK	FAIR	PRESERVE
2	12	HACKBERRY	POOR	PRESERVE
3	26	SPRUCE	POOR	PRESERVE
4	8	ELM	FAIR	PRESERVE
5	15	HACKBERRY	FAIR	PRESERVE
6	6	ELM	FAIR	PRESERVE
7	18	CHERRY	FAIR	PRESERVE
8	4	HACKBERRY	FAIR	PRESERVE
9	8	HACKBERRY	FAIR	PRESERVE
10	6	HACKBERRY	FAIR	PRESERVE
11	24	HACKBERRY	GOOD	PRESERVE
12	12	HACKBERRY	FAIR	PRESERVE
13	20	HACKBERRY	GOOD	PRESERVE
14	10	HACKBERRY	FAIR	PRESERVE
15	12	HACKBERRY	FAIR	PRESERVE
16	30	ELM	GOOD	PRESERVE
17	16	WALNUT	FAIR	PRESERVE
18	20	WALNUT	FAIR	PRESERVE
19	10	HACKBERRY	FAIR	PRESERVE
20	18	WALNUT	POOR	PRESERVE
21	28	HACKBERRY	FAIR	PRESERVE
22	10	MULBERRY	FAIR	PRESERVE
23	6	MULBERRY	FAIR	PRESERVE
24	20	MULBERRY	POOR	PRESERVE
25	65	SILVER MAPLE	FAIR	PRESERVE
26	6	NORWAY MAPLE	FAIR	PRESERVE
27	8	TREE OF HEAVEN	FAIR	PRESERVE
28	10	TREE OF HEAVEN	FAIR	PRESERVE
29	12	NORWAY MAPLE	FAIR	PRESERVE
30	20	HACKBERRY	POOR	PRESERVE
31	8	HICKORY	DEAD	REMOVE
REPLACEMENT CALCULATIONS				
		INCHES REMOVED	REPLACEMENT INCHES REQ'D	
PROTECTED TREES ≥6"(replace 1" for ea. 1" removed)		0	0	
TOTAL REPLACEMENT INCHES REQUIRED*			0	
*(“DEAD”, “POOR”, “OFF-SITE”, “DEMO'D BY OTHERS” AND UNDESIRABLE SPECIES TREES NOT INCLUDED IN REPLACEMENT CALCULATIONS)				