



THE LAURANA

DETAILED DESIGN REVIEW

MAY 31, 2018

360.915.8775 • 525 COLUMBIA ST SW, OLYMPIA, WA 98501 • TASOLYMPIA.COM

CPD Received May 31, 2018



THE LAURANA LAND USE AND DESIGN REVIEW:

CONTENTS

SECTION 1: General Land Use and Design Review Applications
(Separated and attached to staff report)

SECTION 2: Vicinity Map and Context Plans and Elevations

SECTION 3: Detailed Site Plans

SECTION 4: Detailed Landscape Plans

SECTION 5: Detailed Building Elevations

SECTION 6: Detail/Cut Sheets

SECTION 7: Colors and Materials Board

SECTION 1: Applications

Separated and attached with staff report.



DESIGN REVIEW APPLICATION - DETAIL

Application may precede or accompany a building permit application.

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____
Received By: _____ Project Planner: _____ Related Cases: _____

Project Name: Dockside Flats

Site Address: 210 State Ave NW, Olympia, WA 98501

Applicant Name: THOMAS ARCHITECTURE STUDIOS LLC

Phone No.: 360-915-8775

E-Mail Address: JOSH@TASOLYMPIA.COM

Project Narrative: New market rate apartment (studio, 1 and 2 bedroom) building with two floors of residential over one floor of parking, lobby, retail, restaurant and common spaces

Submittal Requirements:

1. General Land Use Application
2. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one square mile, and not more than forty square miles.
3. Two (2) full-sized (24"X36") and one reduced (11"X17") set of each of the following plans, **plus** digital files of (entire) architectural design packet (memory disc, via ftp, CD, other). **Items below shall be submitted as one individual architectural plan set/packet** (separate from engineering plan set).
4. Detailed Site Plan, illustrating:
 - Property lines with distances.
 - Adjacent public rights-of-way.
 - Existing and proposed grades at 2-foot contour intervals.
 - Existing and proposed site features, including stormwater facilities.
 - Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
 - Location of above ground mechanical or utility equipment and screening option(s).
 - Clearly delineated and labeled landscape, hardscape, and building areas.
 - Parking area layout including loading areas, and short and long-term bicycle parking with space dimensions, and loading area dimensions.
 - Solid waste collection location and enclosure/screening option(s).
 - Existing or proposed retaining walls or fences with spot elevations at top and bottom.
 - Lighting plan including light post locations, lighting on buildings, lighting along walkways, and all other lighting throughout the site.
 - Location of site features not listed above, including pedestrian amenities, short and long-term bicycle parking, bus stop(s), monument or free-standing signs, mail kiosks, etc.
5. Detailed Landscape Plan consistent with OMC 18.36 – Landscaping and Screening, illustrating:
 - All features included on the detailed site plan.
 - Location of existing (to remain) and proposed plants.
 - Type of existing and proposed plants (i.e., groundcover, shrub, tree).
 - Graphic depiction of the size of proposed tree canopies at maturity on plan (photos, sketches, other).
 - Clearly delineated and labeled landscape, hardscape, and building areas.
 - Location and spacing of proposed plantings.

- Common and botanical names of each species, include native (N) or non-native (NN).
- Container or caliper size of plants at installation.
- Quantities of plant material by species and size at installation.

6. Detailed Building Elevations (fully scale and dimension each elevation), illustrating:

- Building elevations of all sides of the building(s) labeled as north, south, east and west elevation.
- Finished floor elevation(s).
- Location of building doors and windows.
- Proposed building and roof materials.
- Location of exterior steps and stairways.
- Color rendering of any building elevation visible from a public right-of-way.
- Exterior building details, including all materials and colors.
- Window details, including materials and colors of framing and glazing materials.
- Door details, including materials and colors.
- Roof details, including materials and colors.
- Location of exterior light fixture(s).
- Location and type of major sign(s).

7. Detail Sheet (fully dimension and scale each detail):

- Detail of hardscape material (i.e. size, type, and color of pavers, etc.)
- Exterior light fixture detail and cut sheets.
- Solid waste collection enclosure and screen details.
- Each type of pedestrian amenity with cut sheets (i.e., trash cans, benches, planter boxes).
- Detail of short and long-term bicycle parking, including shelter, structure frame, cut sheets.
- Recreation areas including any proposed equipment or swimming pools.
- Mail kiosks (if any).

8. Colors and Materials Board (attach sample of each):

- Building and roof materials.
- Window materials.
- Building trim colors.
- Colors of major signs.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



12/1/2016

Keith Stahley, Director,
Community Planning and Development

Date

SECTION 2: Vicinity Map and Context Plans and Elevations

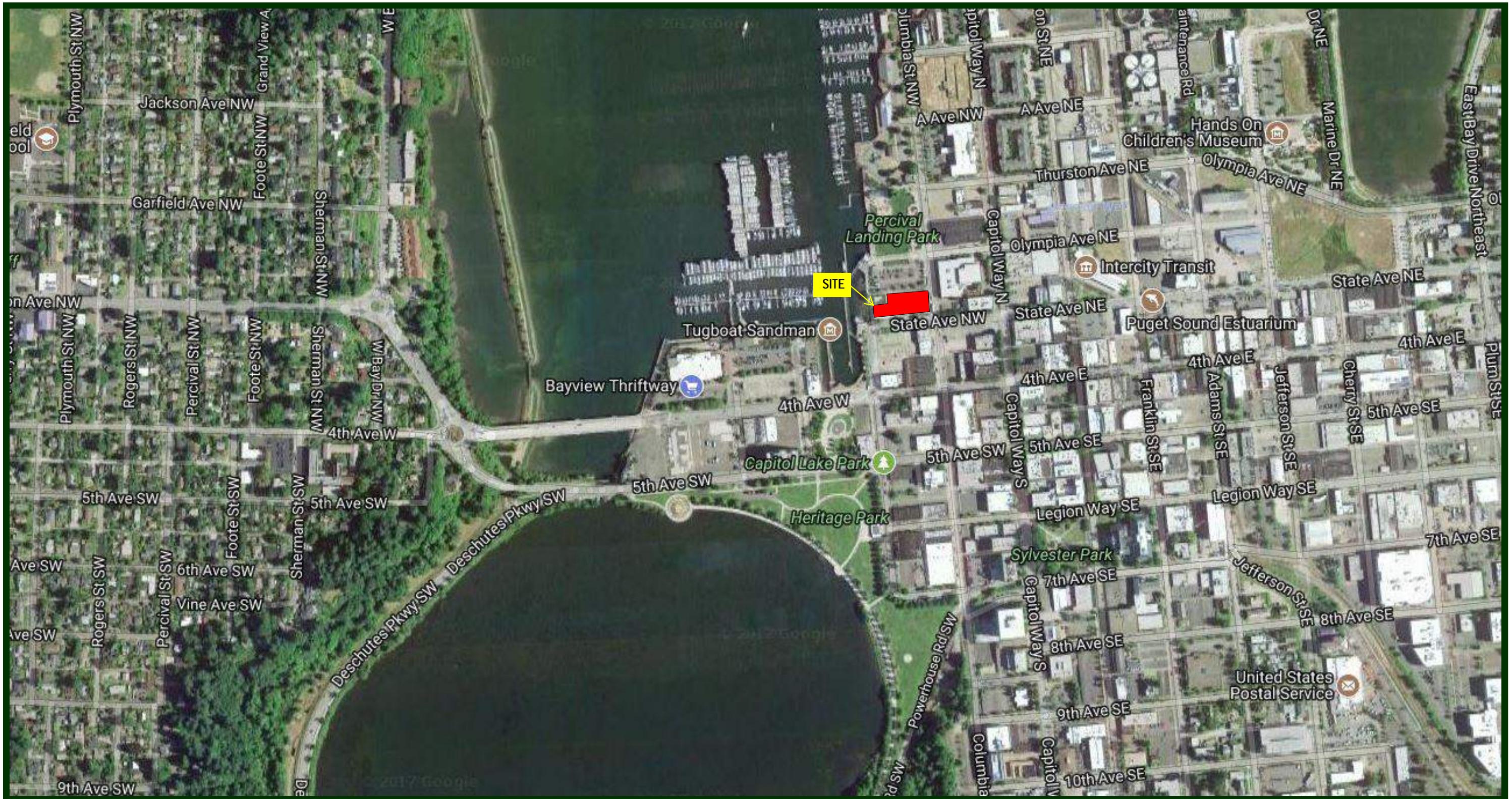
Architectural context vicinity map

Architectural context plan Sheet A001 illustrates:

Context plan with 100 foot perimeter boundary.

Architectural context elevations Sheet A002 & A003 illustrates:

Context elevations with 100 foot perimeter boundary.



VICINITY MAP

THE LAURANA | OLYMPIA, WASHINGTON | DESIGN REVIEW | MAY 2018



1 SITE PLAN - CONTEXT 100'

0' 8' 16' 32'

GENERAL PROJECT DATA

THIS PROJECT SITE WILL CREATE 3-STORY RESIDENTIAL STRUCTURE, WHICH WILL INCLUDE APPROXIMATELY 4,200 SF OF RETAIL COMMERCIAL SPACE, WASTE COLLECTION, STORAGE FACILITY AND PARKING ON THE GROUND FLOOR AND (44) RESIDENTIAL MARKET RATE HOUSING UNITS ON FLOOR 2 AND 3.

ZONING: UW, URBAN WATERFRONT

SETBACKS: 0 FEET

SITE LEGEND - CONTEXT 100'

- FOOTPRINT OF PROJECT STRUCTURES
- NEW OFF STREET PARKING
- EXISTING ELECTRIC POLES

KEY-SITE CONTEXT

- 1 PERCIVAL LANDING PARK
- 2 OLY TAPROOM
- 3 THE OLYMPIA CENTER
- 4 FAMILY SUPPORT CENTER
- 5 BROTHERHOOD TAVERN
- 6 PARKING
- 7 MEKONG THAI
- 8 MARINA

THE LAURANA
URBAN OLYMPIA V LLC.

210 STATE AVE OLYMPIA, WA 98501

Project No: 1610
DETAILED DESIGN REVIEW
05/31/2018

SITE CONTEXT
100'

A001



1 CONTEXT ELEVATION EAST - VIEW ALONG COLUMBIA



2 CONTEXT ELEVATION WEST - VIEW ALONG BOARDWALK

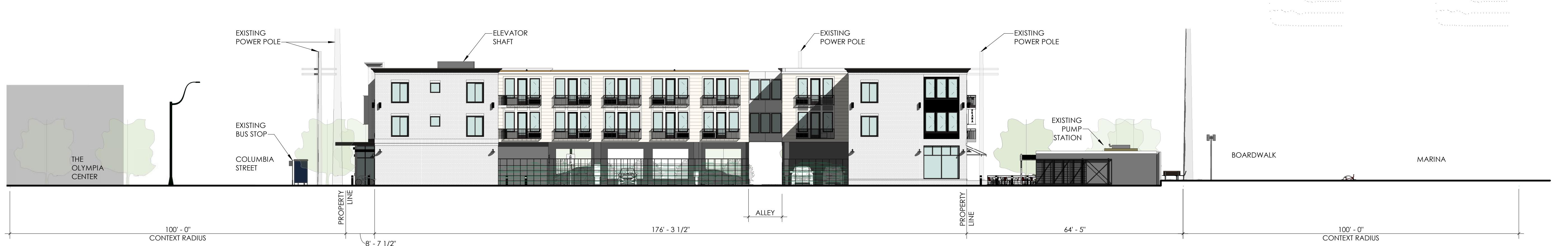
THE LAURANA
URBAN OLYMPIA V LLC.

210 STATE AVE OLYMPIA, WA 98501

Project No: 1610
DETAILED DESIGN REVIEW
05/31/2018

CONTEXT
ELEVATIONS

A002



1 CONTEXT ELEVATION NORTH - VIEW ALONG ALLEY



2 CONTEXT ELEVATION SOUTH - VIEW ALONG STATE AVE

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URBAN OLYMPIA V LLC.

210 STATE AVE OLYMPIA, WA 98501

Project No: 1610
DETAILED DESIGN REVIEW
05/31/2018

CONTEXT
ELEVATIONS

A003

SECTION 3: Detailed Site Plans

Architectural plan Sheet A100 illustrates:

Property lines with distances.
Adjacent public rights-of-way.
Existing and proposed site features.
Existing or proposed retaining walls or fences with spot elevations at top and bottom.
Existing and proposed grades at 2-foot contour intervals.
Existing to remain.

Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
Clearly delineated and labeled landscape and hardscape areas.
Location of above-ground mechanical/utility equipment and how it will be screened.

All exterior mechanical/utility equipment will be located on the roof behind parapet walls.

Solid waste collection location and enclosure/screening.

Location as indicated on plan. See Section 6 and Sheet A107 for details.

Plan notes indicating types of hardscape material.
Light post locations.
Location of all other site features including: pedestrian amenities, bicycle racks, and lockers, bus stop, monument or free-standing signs, mail kiosks, etc.

Long term bicycle parking provided indoors per plan. Racks shall be "Bike File" by Dero (see cut sheet in Section 6 and Sheet A101 this section for location).

Short term bicycle parking provided at perimeter of building near entrances using Arc Rack by Dero, or similar (see cut sheet in Section 6 and Sheet A100 this section for location).

No monument or free standing sign shall be provided. All signage will be mounted to the building.

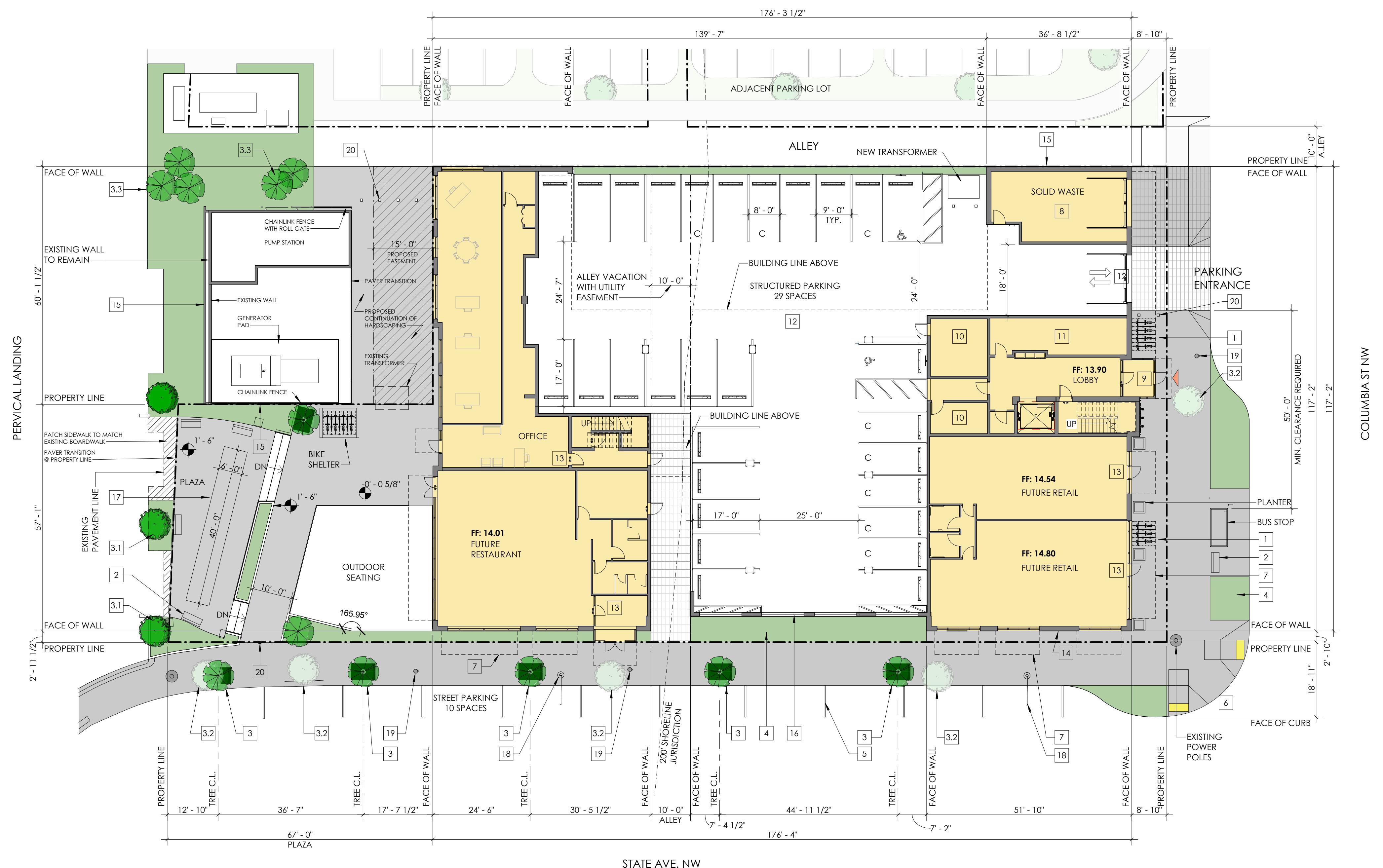
THE LAURANA URBAN OLYMPIA V LLC.

210 STATE AVE OLYMPIA, WA, 98501

Project No: 1610
DETAILED DESIGN REVIEW
05/31/2018

SITE PLAN

A-100



1 SITE PLAN

0' 8' 16' 32'

THE LAURANA URBAN OLYMPIA V LLC.

210 STATE AVE OLYMPIA, WA 98501

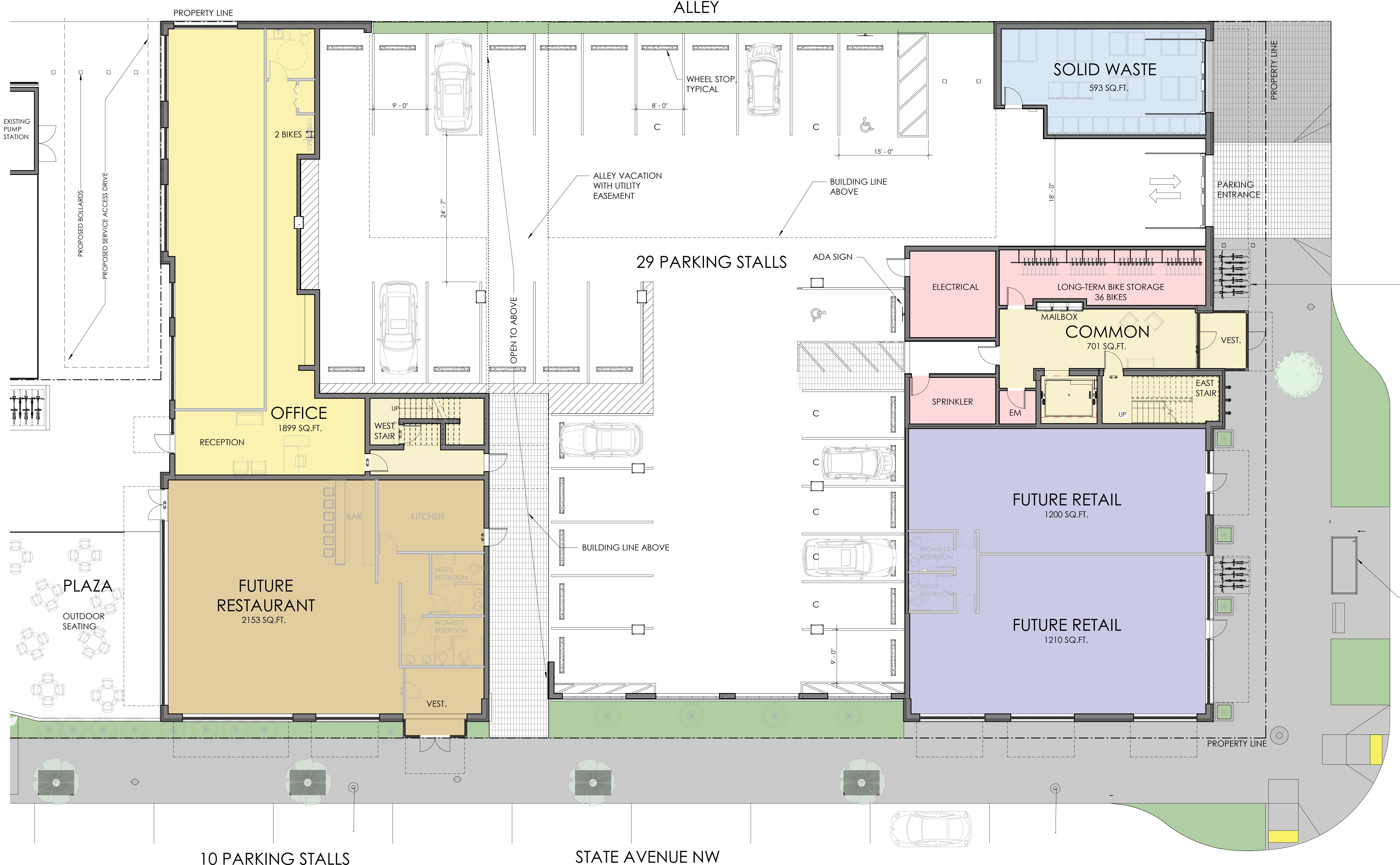
Project No: 1610
DETAILED DESIGN REVIEW
05/31/2018

FIRST FLOOR PLAN

A101

ROOM LEGEND

COMMON	RETAIL
OFFICE	SOLID WASTE
RESTAURANT	UTILITY





URBAN OLYMPIA V LLC.

210 STATE AVE OLYMPIA, WA, 98501

ect No: 1610
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05/31/2018

SECOND AND THIRD FLOOR

A 102

This detailed floor plan illustrates the layout of a residential building across three levels. The building features a variety of apartment units, including 2 BR, 1 BR, and STUDIO units, each with their respective square footage and layout details. The plan also includes a LOBBY, ELEC. room, and a large COMMON area spanning 2204 SQ.FT. The exterior dimensions of the building are 34' - 10" on the left and 36' - 3 1/2" on the right. Internal dimensions for each unit and room are provided, such as 10' - 8" for a room in the 2 BR unit on the bottom left. The plan uses color coding to distinguish between different units and areas, and includes symbols for various fixtures and shared amenities.

Key dimensions and unit details:

- Level 1 (Bottom):**
 - 2 BR (913 SF)
 - 1 BR-AL (468 SF)
 - 1 BR (536 SF)
 - 1 BR (475 SF)
 - STUDIO (390 SF)
 - STUDIO (392 SF)
 - STUDIO (421 SF)
 - 1 BR-AL (469 SF)
 - STUDIO (395 SF)
 - 1 BR (563 SF)
- Level 2 (Middle):**
 - 2 BR (866 SF)
 - 1 BR (643 SF)
 - 1 BR (618 SF)
 - 1 BR (489 SF)
 - 1 BR (476 SF)
 - 1 BR-AL (535 SF)
 - 1 BR-AL (535 SF)
 - 1 BR-AL (535 SF)
 - 1 BR-AL (547 SF)
- Level 3 (Top):**
 - 2 BR (922 SF)
 - 1 BR (605 SF)
- Common Areas:**
 - COMMON (2204 SQ.FT.)
 - LOBBY
 - ELEC.
 - STUDIO (393 SF)

Unit dimensions and room details:

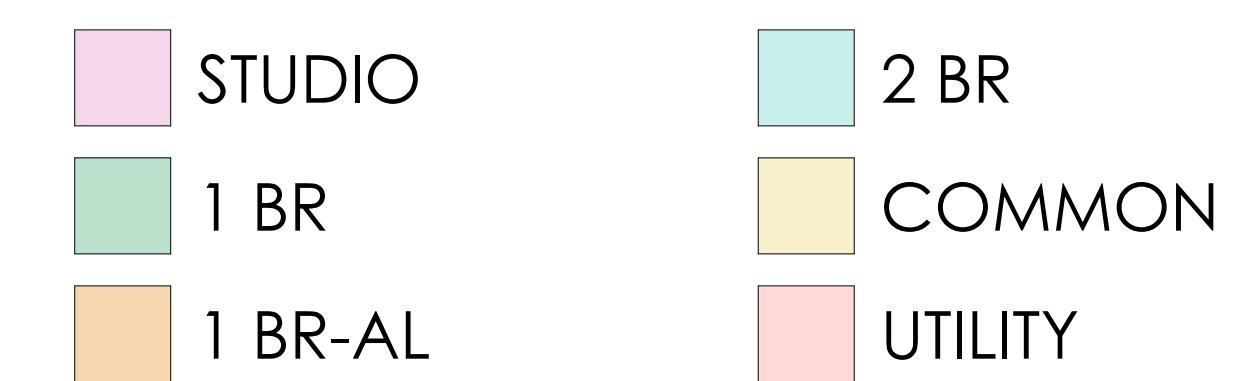
- 2 BR (866 SF): 13' - 7" x 26' - 3 1/2"
- 1 BR (643 SF): 10' - 8" x 25' - 7"
- 1 BR (618 SF): 15' - 0" x 25' - 4"
- 1 BR (489 SF): 15' - 8" x 25' - 7"
- 1 BR (476 SF): 10' - 2 1/2" x 25' - 2"
- 1 BR-AL (535 SF): 14' - 11 1/2" x 25' - 2"
- 1 BR-AL (535 SF): 15' - 0" x 25' - 2"
- 1 BR-AL (535 SF): 15' - 0" x 25' - 2"
- 1 BR-AL (547 SF): 14' - 10 1/2" x 25' - 2"
- 2 BR (913 SF): 13' - 7" x 39' - 11 1/2"
- 1 BR-AL (468 SF): 10' - 8" x 39' - 11 1/2"
- 1 BR (536 SF): 15' - 0" x 39' - 11 1/2"
- 1 BR (475 SF): 10' - 2 1/2" x 39' - 11 1/2"
- STUDIO (390 SF): 15' - 0" x 39' - 11 1/2"
- STUDIO (392 SF): 15' - 0" x 39' - 11 1/2"
- STUDIO (421 SF): 15' - 0" x 39' - 11 1/2"
- 1 BR-AL (469 SF): 15' - 0" x 39' - 11 1/2"
- STUDIO (395 SF): 15' - 1 1/2" x 39' - 11 1/2"
- 1 BR (563 SF): 21' - 2" x 30' - 4"
- 2 BR (922 SF): 15' - 0" x 36' - 3 1/2"
- 1 BR (605 SF): 15' - 1 1/2" x 36' - 3 1/2"

Rooms and fixtures:

- Living Room (R), Dining Room (DW), Kitchen (K), Bath, Laundry (WD), Garage (G), Walk-in Closet (WC), and Whirlpool (WH).
- Up (UP) and Down (DW) stairs.
- Shared amenities include a Laundry room (WD) and a Garage (G).

1 PLAN - SECOND AND THIRD FLOOR

ROOM LEGEND



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SECTION 4: Detailed Landscape Plans

Landscape Sheets LS-01, LS-02, LS-03 illustrate:

Location of existing (to remain) and proposed plants.

All new plants.

Type of proposed plants (i.e., groundcover, shrub, tree).

Graphic depiction of the size of proposed tree canopies at maturity on plan.

Clearly delineated and labeled landscape, hardscape, and building areas.

Location and spacing of proposed plantings.

Common and botanical names of each species.

Container or caliper size of plants at installation.

Quantities of plant material by species and size at installation.

PERCIVAL LANDING

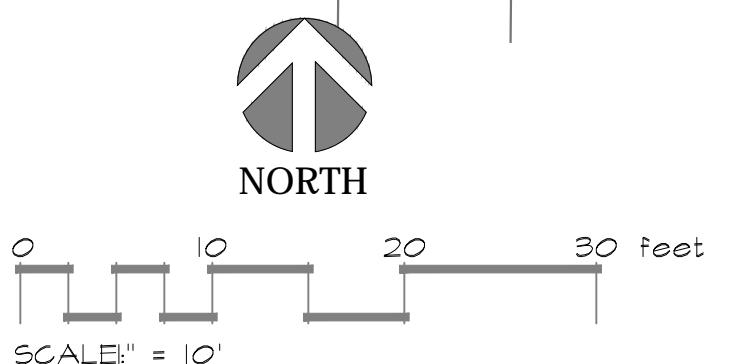


PLANT SCHEDULE			
TREES	QTY	BOTANICAL NAME / COMMON NAME	CAL.
	6	ACER GRISEUM / PAPERBARK MAPLE	B&B/CONT. 2" CAL., 10' HT. MIN.
	4	EXISTING TREE TO BE REMOVED / TREE TO BE REMOVED	EXISTING

PLANT SCHEDULE			
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	26	MAHONIA REPENS / CREEPING MAHONIA	1 GAL @ 2.5' OC.
	10	SYMPHORICARPOS X CHENaultii 'HANCOCK' / HANCOCK CORALBERRY	1 GAL @ 2.5' OC.
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	40	EUONYMUS FORTUNEI 'COLORATA' / PURPLE-LEAF WINTER CREEPER	1 GAL 2-1/2' O.C.
	16	VINCA MINOR 'DART'S BLUE' / DART'S BLUE PERIWINKLE	6" POT 12" O.C.

TREE UNIT CALCULATIONS

Buildable Site Area	15,697 s.f. (0.36 ac.)
Required Tree Units/Acre	30 Units/Acre
Required Tree Units	11 Units
Existing Tree Units to Remain	0
New Tree Units Provided (Does not include street trees)	1
Tree units required to be replaced off site (as approved) or funds equaling such deposited to the City Tree Fund	10 Units



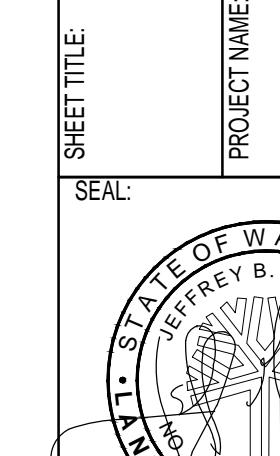
SHEET NOTES

- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER AND APPROVAL BY THE CITY OF OLYMPIA.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER AND FINAL INSPECTION APPROVAL BY THE CITY OF OLYMPIA.
- CONTRACTOR SHALL PROVIDE IRRIGATION TO ALL NEW BEDS. IRRIGATION SHALL BE AUTOMATICALLY OPERATED WITH ELECTRIC CONTROL VALVES. HEADS SHALL BE PLACED TO PROVIDE 100% COVERAGE OF ALL AREAS.
- PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. ALL PLANTING BEDS ARE REQUIRED BY THE CITY OF OLYMPIA TO BE PLANTED TO A DENSITY THAT WILL ACHIEVE 80% COVERAGE WITHIN 2 YEARS. SHRUB AND GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

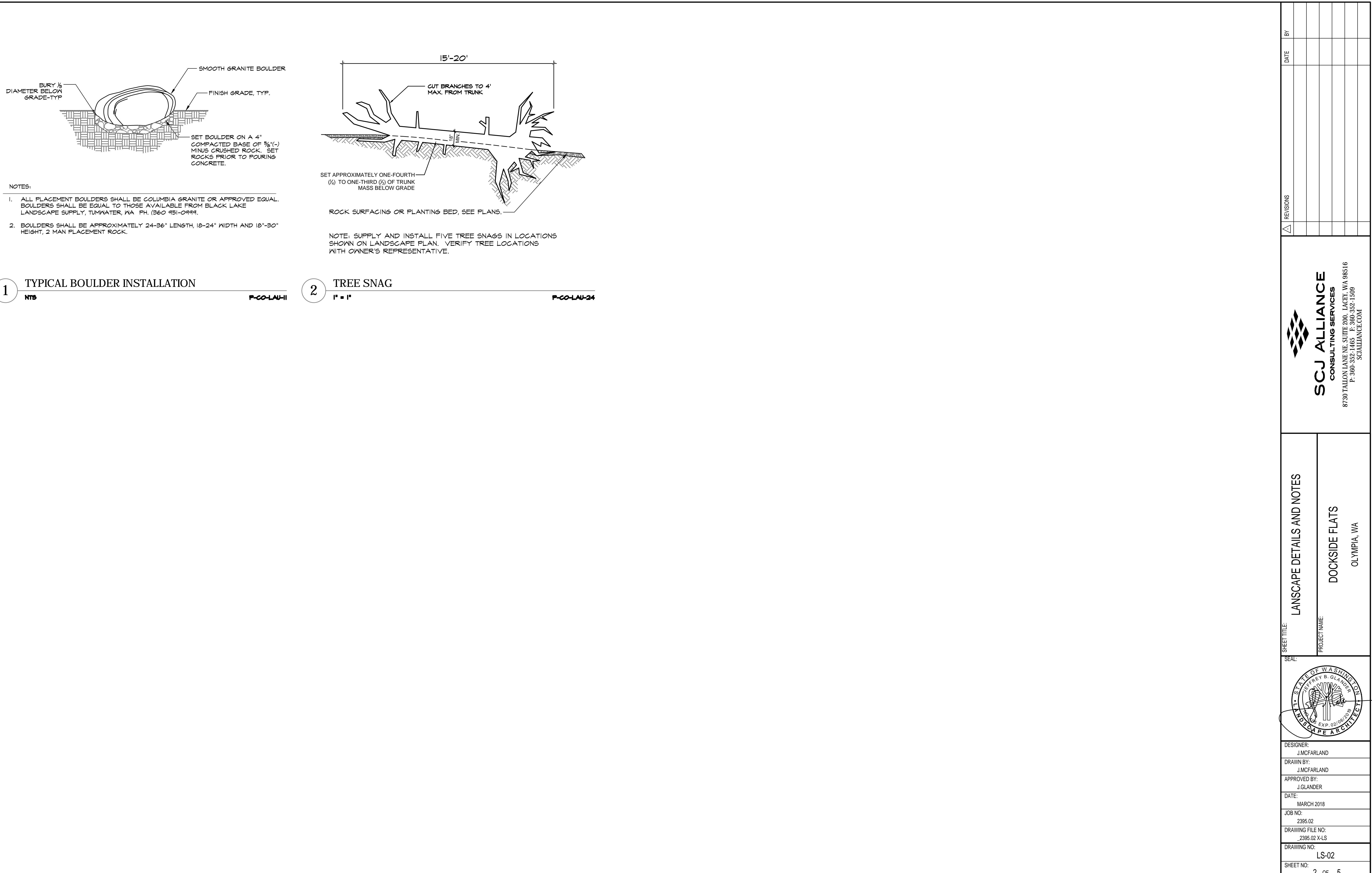
SCJ ALLIANCE
CONSULTING SERVICES
8730 TAILON LANE, SUITE 200, LACEY, WA 98516
P: 360-551-1465 F: 360-552-1509
SCJAlliance.com

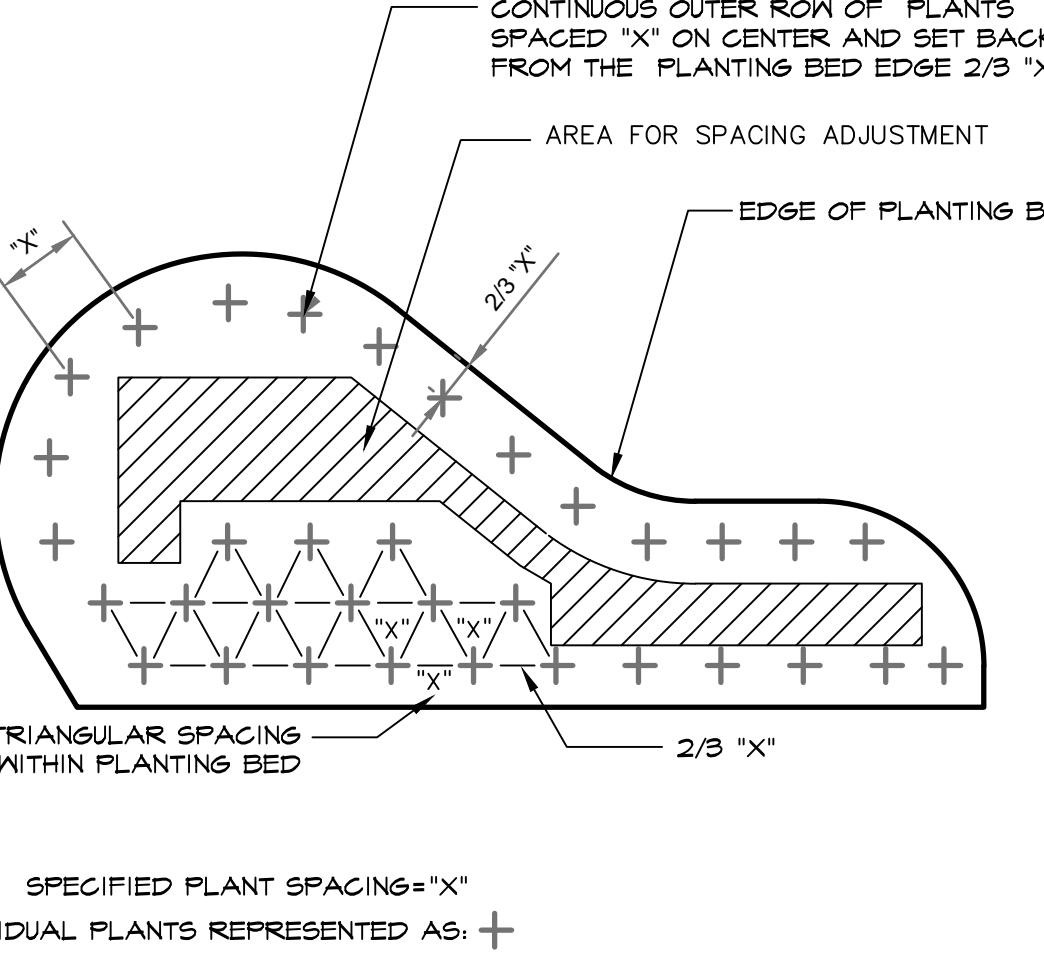
COLUMBIA ST. NW

LANDSCAPE PLAN
DOCKSIDE FLATS
OLYMPIA, WA

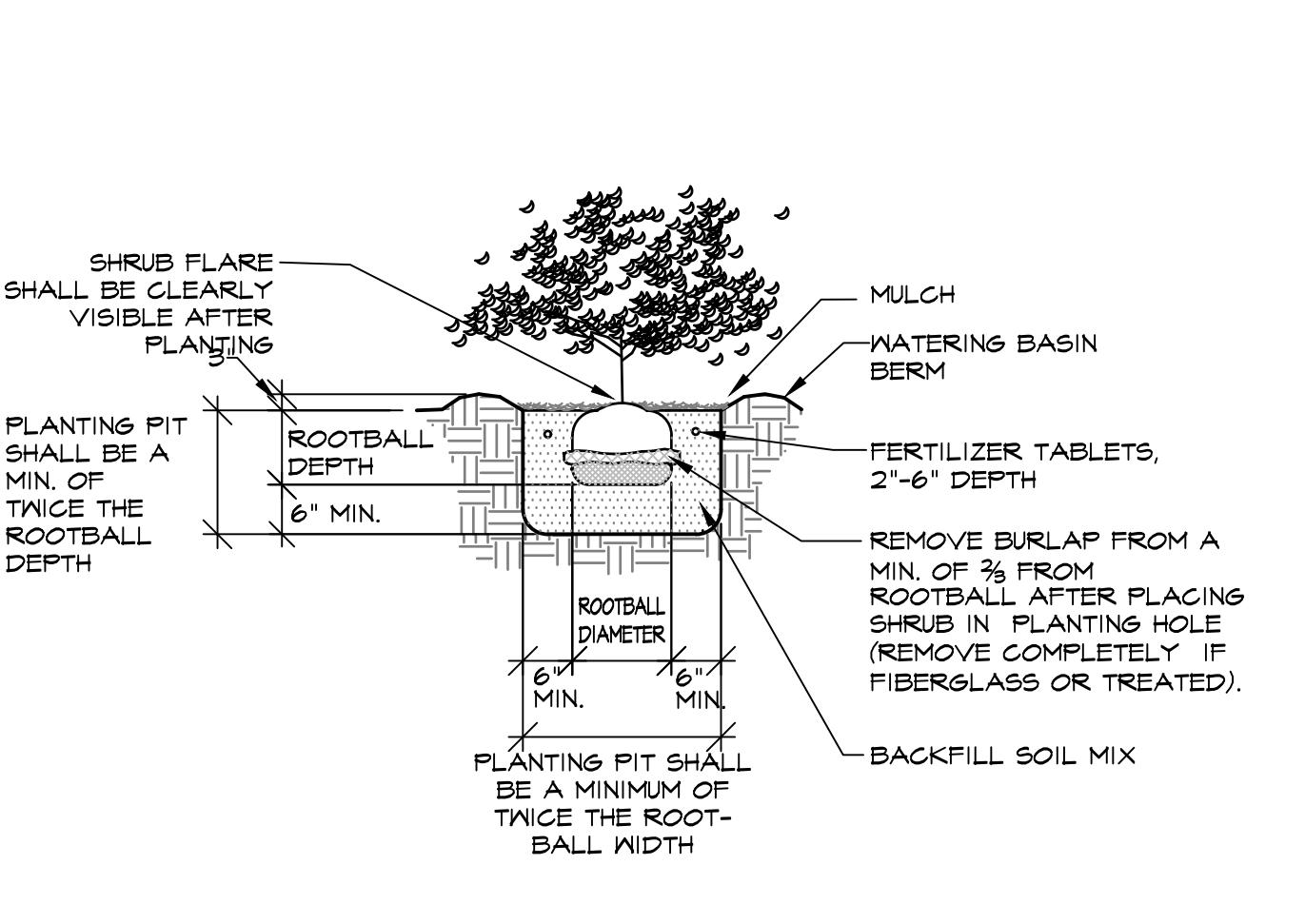


DESIGNER: J.MCFARLAND
DRAWN BY: J.MCFARLAND
APPROVED BY: J.GLANDER
DATE: MARCH 2018
JOB NO: 2395.02
DRAWING NO: 2395.02 X-LS
DRAWING NO: LS-01
SHEET NO: 1 OF 5

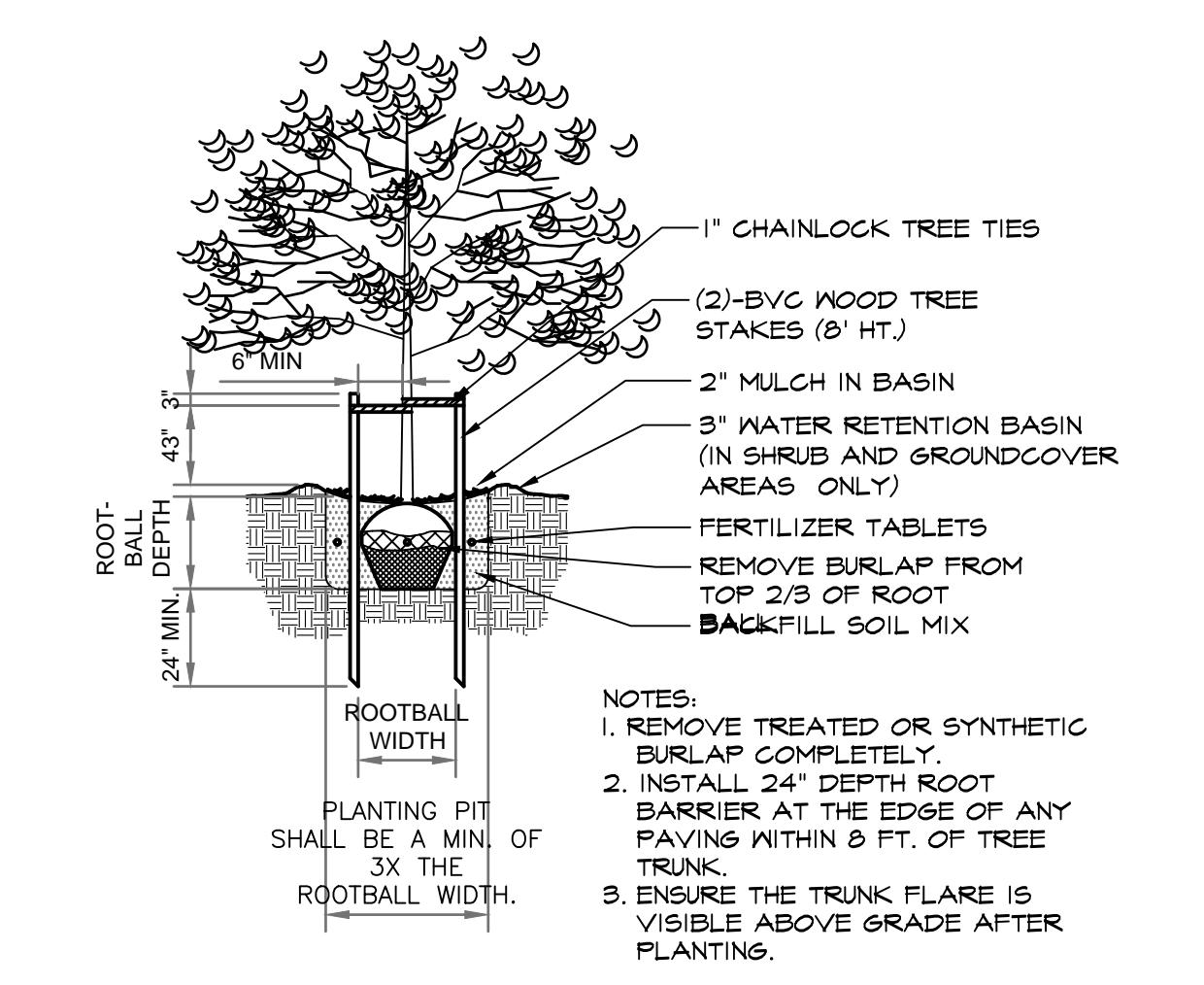




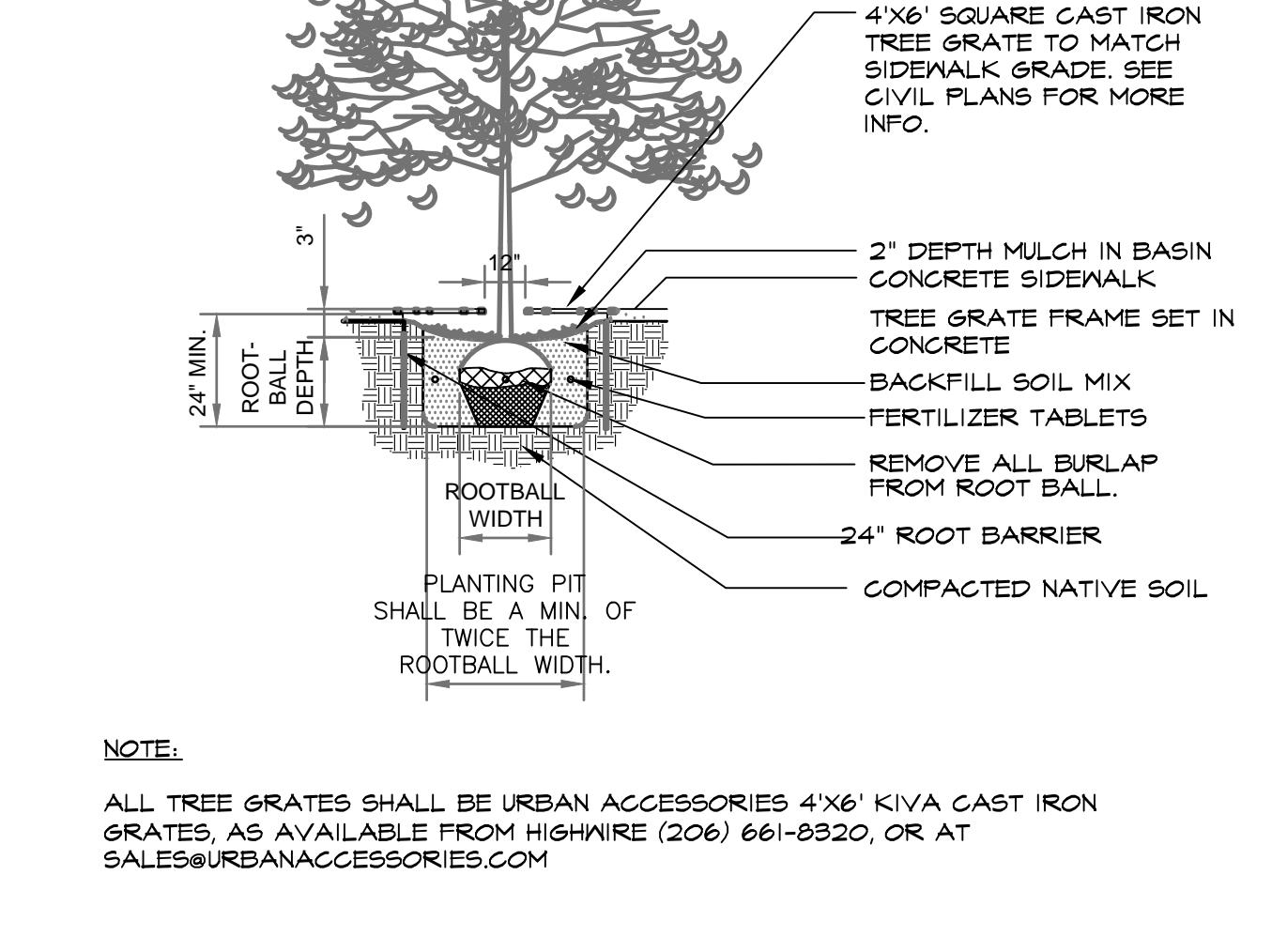
1 PLANT SPACING DETAIL
NTS
P-CO-LAU-05



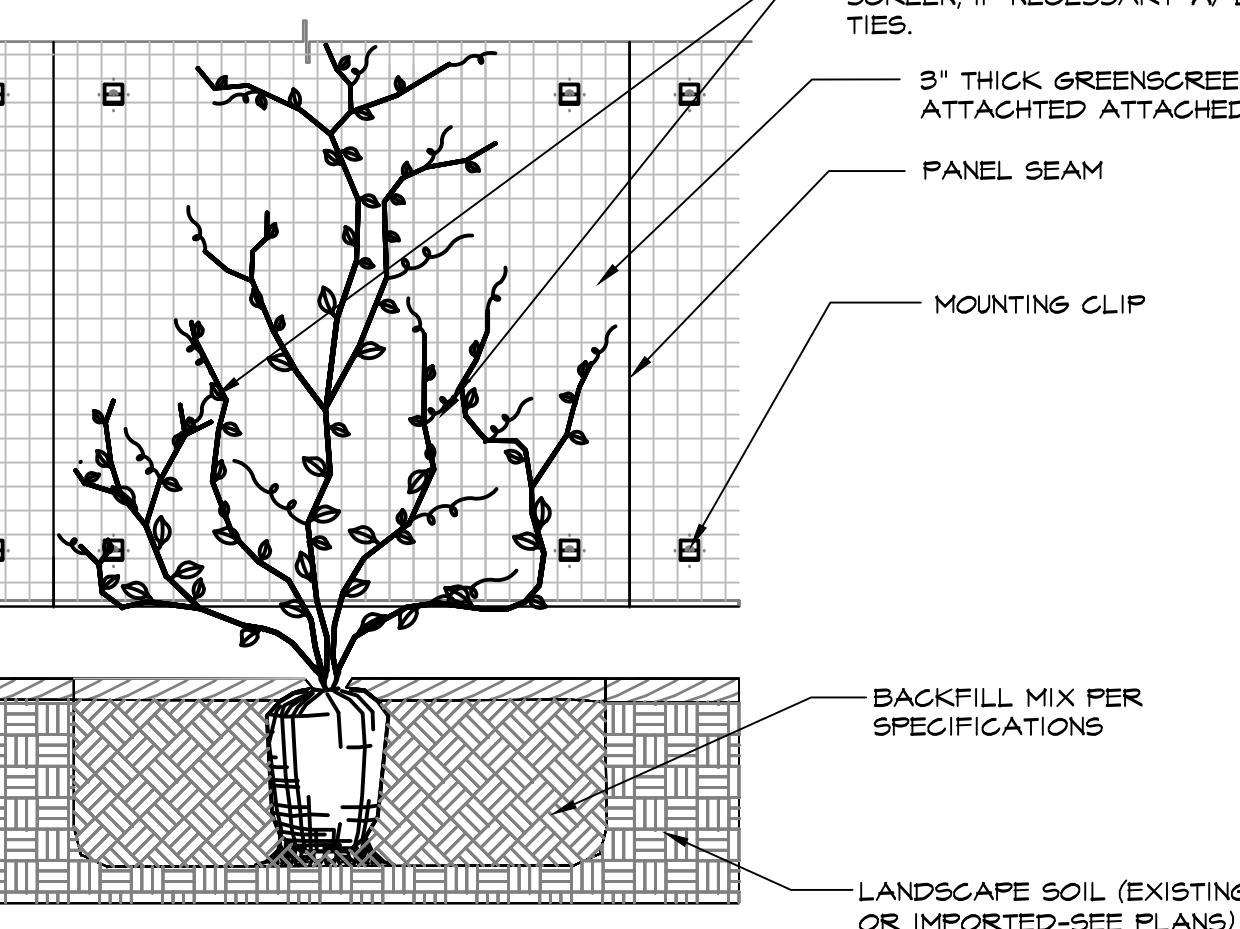
2 SHRUB PLANTING DETAIL (B&B OR CONT.)
NTS
P-CO-LAU-06



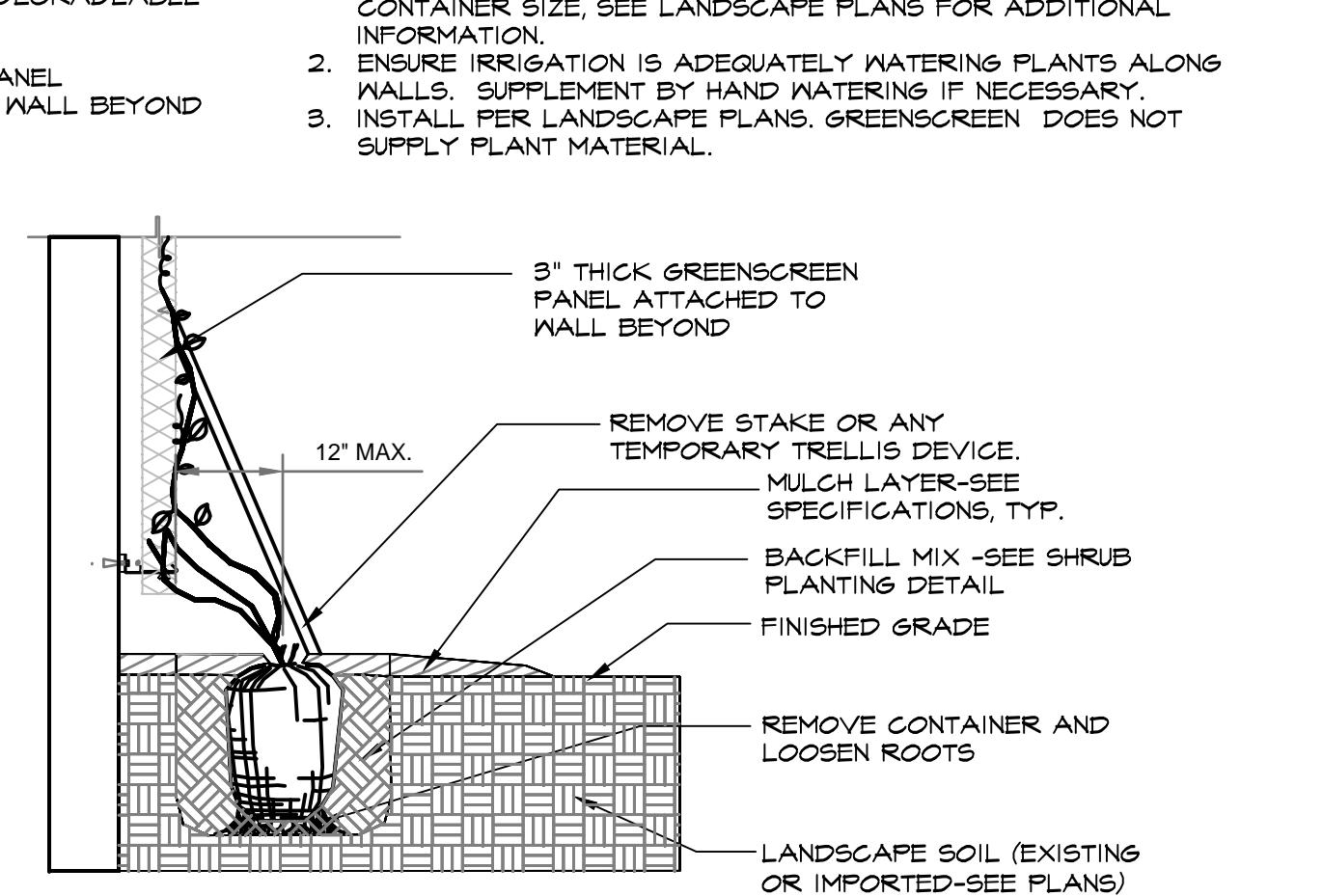
3 TREE PLANTING & STAKING DETAIL
NTS
P-CO-LAU-07



4 TREE GRATE & PLANTING DETAIL
NTS
P-CO-LAU-08



5 VINE PLANTING DETAIL
5/16" = 1'-0"
ELEVATION



SECTION

LANDSCAPE SPECIFICATIONS

1. Refer to details for additional information.
2. Chemically kill and remove from site all existing weeds and vegetation not shown to remain on site.
3. Distribute imported sandy loam topsoil (approved by the Landscape Architect) in areas shown and at depths indicated for crowning and berming of landscape areas, and backfill of retaining walls (if required). Dotted lines indicate 1' contour intervals. All landscape areas shall receive topsoil, whether indicated on plans or not, so that finish grades of all shrub beds shall be 2" below tops of adjacent curbs and pavement, and lawn areas shall be 1/2" below tops of adjacent curbs and pavement. Structural fill areas: Any landscape areas occurring within structural fill zones shall have solid structural fill materials excavated to a depth of 12" below finish grades in shrub areas and 6" below grade in lawn areas, and replaced with specified topsoil. Dispose of excavated material off site.
4. Fine grade all landscape beds prior to planting operations.
5. No plant substitutions shall be permitted without prior approval of Landscape Architect/Owner.
6. All plants shall conform to the latest edition of the American Standard for Nursery Stock.
7. All plant materials and plant locations shall be approved by the Landscape Architect prior to installation. All plants shall be thoroughly watered immediately after planting with Alaska Fish Fertilizer solution.
8. Root barrier shall be incorporated adjacent and parallel to paving, curb and sidewalk, a minimum of 15 linear feet (7.5' on either side of trunk), 24" deep, where any tree is within 8' of paving, curb or sidewalk. Root barrier shall be DeepRoot UB-24 as available from Ewing Irrigation Products, 2901 S Tacoma Way, Tacoma, WA 98409 (253) 476-9530 or approved equal.
9. Soil amendment for soil preparation and planting backfill shall be a screened 5/8" minus sifted wood residual compost equal to:
 - A. "Silver Springs Topsoil Compost" brand compost as available from Corliss Resources Lake Tapps, WA (253) 279-9102.
 - B. "Cedar Grove Compost" brand compost as available from Cedar Grove Compost, Maple Valley, WA (877) 764-5748.
 - C. PREP/LRI compost as available from Randles Sand and Gravel, Inc., Puyallup, WA (253) 537-6828.
10. Soil Preparation - (all landscape areas). Spread 9 c.y. of specified soil amendment per 1000 s.f. (approx. 3" depth) of area. Spread 100 lbs./1000 s.f. of dolomite lime (in lawn areas only), 150 lbs./1000 s.f. of Agricultural Gypsum and 15 lbs./1000 s.f. of 16-8-8 commercial fertilizer over soil amendment. Roto-till all of the above to a 6"-8" depth and grade smooth, compacting as required and removing all rocks, clods and debris.
11. Lawn areas (seed or sod refer to plans) shall consist of one of the following turf types:

60% Turf-Type Perennial Rye Grass Varieties	60% Turf-Type Perennial Rye Grass Varieties
20% Bluegrass	40% Fescue
20% Hard Fescue	
12. Seed and sod shall be equal to that as grown by Country Green Turf Farms; Olympia, WA or JB Instant Lawn, Redmond, WA. Seed shall be applied at 7 lbs/1000 s.f. and include 10 lbs/1000 s.f. of United Horticulture 15-5-10 fertilizer in all lawn areas.
13. All trees in lawn areas shall be planted in a 3' diameter circle of bed mulch.
14. Backfill mix for all plants (except Rhododendrons & Azaleas) shall be a blend of 1/3 existing site soil, 1/3 coarse sand, and 1/3 soil amendment specified in No. 9. Backfill mix for Rhododendrons and Azaleas shall consist of 2/3 above specified backfill mix and 1/3 fine grind hem-fir bark mulch.
15. Apply Osmocote 18-6-12, 9 month slow release fertilizer over the surface of all plant pits at the following rates:

Trees Over 10' Height	2 Cups	Trees Under 10' Height: 1 Cup
All Shrubs Except 1 Gallon:	1/2 Cup	1 Gallon Plants: 1/4 Cup
Ground Covers:	1/4 Cup	
16. Fertilizer tablets for all plants shall be Agriform (20-10-5) 21 gram or 10 gram tablets distributed as follows: All trees: 4-21 gram tablets, all shrubs (except 1 gallon): 3-21 gram tablets, all 1 gallons: 1-21 gram tablet, all 2-1/4" and 4" pot ground covers: 1-10 gram tablet each. Set tablets directly next to rootball.
17. All shrub and ground cover beds shall receive a 2" depth (6 c.y. per 1000 s.f.) of "Fine Grind" hem-fir bark mulch as top dressing.
18. Apply a granular pre-emergent herbicide to all shrub and groundcover beds at the conclusion of the maintenance period. Do not use Casoron or Norasac Brands.
19. All work shall be performed to the satisfaction of the Landscape Architect/Owner.
20. All plants shall be guaranteed for one full year from date of project acceptance. All replaced plants shall be re-guaranteed. All replacements shall be made within 21 days of receiving written notice from the Owner. Contractor shall not be responsible for plants dying due to Owner neglect or vandalism, after the maintenance period.
21. Plant list quantities are shown for reference only. Contractor is responsible for verifying all quantities in list with actual plan call-outs, and installing plantings per the landscape plan. Groundcover and/or mass shrub quantities shall be adjusted as required for field conditions at the specified spacing.
22. Final inspection shall occur at the conclusion of a 60-day maintenance & plant establishment period. Maintenance period shall commence upon completion of all landscape installation activities and shall include the following:
 - A. Mow lawns once per week.
 - B. Remove all weeds over 1" in height.
 - C. Replace dead or unhealthy plants.
 - D. Ensure proper function of irrigation system.
 - E. Ensure adequate moisture is delivered to all landscape beds including non-irrigated areas.
 - F. Fertilize all lawns at conclusion of maintenance and plant establishment period.

EXISTING SOIL CONDITION NOTES

According to the Soils and Vegetation Report submitted by Sound Urban Forestry, ...

the site slopes gently down to the North and South from Briggs Lane SE at approximately 5-7%. No evidence of slope instability or standing water was observed.

According to the report, the soil types mapped on site are two types of Yelm fine sandy loam. Borings throughout the site found from 3" depth to 1-foot depth of topsoil or topsoil and gravel overlaying subsoils which ranged from fine silt to silty sand.

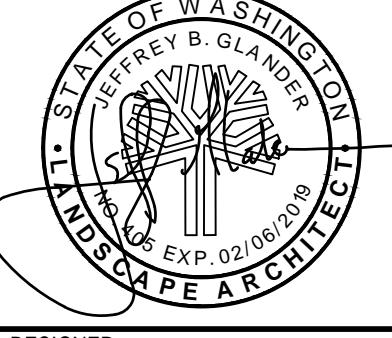
The report did not offer recommendations for soil amendment. Soil shall be amended per the management practices required for wellhead protection areas, see specifications.

SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLON LANE, SUITE 200, LACEY, WA 98516
P: 360-554-1465 F: 360-552-1509
SCJALLIANCE.COM

DOCKSIDE FLATS
OLYMPIA, WA

LANDSCAPE DETAILS AND NOTES

Sheet Title: **DOCKSIDE FLATS**
Project Name: **DOCKSIDE FLATS**
Seal: 

Designer: **J.MCFARLAND**
Drawn By: **J.MCFARLAND**
Approved By: **J.GLANDER**
Date: **MARCH 2018**
Job No: **2395.02**
Drawing File No: **2395.02 X-LS**
Drawing No: **LS-03**
Sheet No: **3 OF 5**

4/22/2018 5:22:51pm - User: jmcfarland
File: 2395.02 DOCKSIDE FLATS (2400)_2395.02 X-LS.DWG
N:\PROJECTS\WALKER\JOHN\DOCKSIDE FLATS\2400\



Paperbark Maple



'Butterflies' Magnolia



'Firefly' Heather



'Vintage Gold' False Cypress



'Sky Pencil' Holly



Apple Blossom Evergreen Clematis
(climbing vine)



Purple Conflower



Creeping Mahonia



'Mango Tango' Potentilla



Blue Oatgrass



'Little Bunny' Fountain Grass



'Kelsey' Dogwood



'Oregon Jade' Mugo Pine



'Dart's Blue' Periwinkle



'Hancock' Coralberry



Purple-leaf Wintercreeper

SCJ ALLIANCE
CONSULTING SERVICES

8730 TAILON LANE, SUITE 200, LACEY, WA 98516
P: 360-554-1465 F: 360-552-1509
SCJALLIANCE.COM

PLANT PHOTOS
DOCKSIDE FLATS
OLYMPIA, WA

SEETITLE:
SEAL:



DESIGNER:
DRAWN BY:
DRAWN BY:
APPROVED BY:
APPROVED BY:
DATE:
APRIL 2018
JOB NO:
2395.02
DRAWING FILE NO:
2395.02 X-LS
DRAWING NO:
L1.06
SHEET NO:
6 OF 6

SECTION 5: Detailed Building Elevations

Architectural Sheets A103 & A104 illustrate:

- Building elevations of all sides of the building(s) labeled as north, south, east or west elevation.
- Location of building doors and windows.
- Proposed building and roof materials.
- Indicate finished floor elevations and location of exterior steps and stairways.
- Area(s) on building where signs will be installed.
- Exterior building details, including all materials and colors.
- Window details, including materials and colors of framing and glazing materials.
- Door details, including materials and colors.
- Roof details, including materials and colors.
- Finished floor elevation(s).
- Location of exterior light fixture(s).
- Location and type of major sign(s).
- Color rendering of any building elevation visible from a public right-of-way.

See color rendering enclosed.

THE LAURANA URBAN OLYMPIA V LLC.

210 STATE AVE OLYMPIA, WA 98501

Project No: 1610
DETAILED DESIGN REVIEW
05/31/2018

ELEVATIONS- MATERIALS

A103

ELEVATION KEY NOTES

- 1 STANDARD BRICK - MUTUAL MATERIALS, PAINT, COLOR: BENJAMIN MOORE 2121-60 WHITE DIAMOND
- 2 FIBER CEMENT ARTISAN BEVEL CHANNEL SIDING W/ 6" EXPOSURE, PAINT, COLOR: BENJAMIN MOORE 2121-60 WHITE DIAMOND
- 3 ANDERSON INSWING PATIO DOOR
- 4 ANDERSON 100 SERIES VINYL CASEMENT WINDOWS OR APPROVED EQUAL, 4.1 FIXED AND 4.2 GLIDING COLOR: BLACK
- 5 RAILING - ALUMINUM FRAME, COLOR: BLACK
- 6 ALUMINUM GUTTER
- 7 WINDOW TRIM PER DETAILS, PAINT, COLOR: TO MATCH ANDERSON WINDOWS BLACK
- 8 SINGLE BRICK SOLDIER COURSE - MUTUAL MATERIALS, PAINT COLOR: BENJAMIN MOORE 2121-60 WHITE DIAMOND
- 9 FIBER CEMENT PANEL PER DETAILS, PAINT, COLOR: MATCH WINDOWS
- 10 CONCRETE - SMOOTH FINISH, COLOR: BENJAMIN MOORE 2121-60 WHITE DIAMOND
- 11 STOREFRONT - KAWNEER OR APPROVED EQUAL COLOR: BLACK
- 12 DOUBLE BRICK SOLDIER COURSE - MUTUAL MATERIALS, PAINT COLOR: BENJAMIN MOORE 2121-60 WHITE DIAMOND
- 13 WINDOW TRIM PER DETAILS, PAINT, COLOR: BENJAMIN MOORE 2121-60 WHITE DIAMOND
- 14 BANNER SIGNAGE, 24' MONTAMAR LIGHTED BRACKET
- 15 UP/DOWN WALL SCONCE, CONTECH LIGHTING, COLOR: BLACK
- 16 OVERHEAD DOOR- BLACK METAL FRAME WITH FROSTED GLASS AND BLACK METAL PANELS AND 16.1 FLUSH PANEL WITH BLACK METAL FRAMES
- 17 BOLLARD - TO MATCH PERCIVAL LANDING BRUSHED ALUMINUM
- 18 C CHANNEL ENTRY CANOPY, PAINT, COLOR: BENJAMIN MOORE 2133-10 ONYX
- 19 GOOSE NECK WALL SCONCE, THE CHEROKEE, COLOR: BLACK
- 20 METAL CUSTOM CORNICE TRIM, PAINT, COLOR: BENJAMIN MOORE 2133-10 ONYX
- 21 TWO PIECE TRIM WITH CAP FLASHING TO MATCH, PAINT, COLOR: BENJAMIN MOORE 2121-60 WHITE DIAMOND
- 22 RAILING - ALUMINUM FRAME, COLOR: BLACK
- 23 VG FIR ENTRY DOOR, ANDERSON OR EQUAL
- 24 TWO PIECE TRIM WITH Z FLASHING TO MATCH, PAINT, COLOR: BENJAMIN MOORE 2121-60 WHITE DIAMOND
- 25 METAL GRID FRAME FOR VERTICAL LANDSCAPING
- 26 P-TAC 42"
- 27 FABRIC AWNING, SERGE FERRARI AWNING, COLOR: PORCELAIN GREEN

MATERIALS - EAST ELEVATION- COLUMBIA STREET



1 MATERIALS - EAST ELEVATION- COLUMBIA STREET

0' 4' 8' 16'

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1 MATERIALS - NORTH ELEVATION- ALLEY



2 MATERIALS - SOUTH ELEVATION-STATE AVENUE

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21 STATE AVE OLYMPIA, WA. 98501

ELEVATIONS -
MATERIALS

A104

SECTION 6: Detail/Cut Sheets

Enclosed details and cut sheets illustrate:

Detail of hardscape material (i.e. size, type, and color of pavers, etc.)

All hardscape path/sidewalk materials shall be concrete with a light broom finish to match existing adjacent sidewalks. See attached.

Green Screening proposed as listed on elevations in this section and per attached cut sheet.

Exterior light fixtures proposed as listed on elevations in previous section and per attached cut sheet.

Solid waste collection enclosure/screen detail.

Solid waste will be concealed behind flush panel overhead doors. See plan sheet A101 in previous section for general location, and Sheet A107 enclosed in this section for details.

Each type of pedestrian amenity.

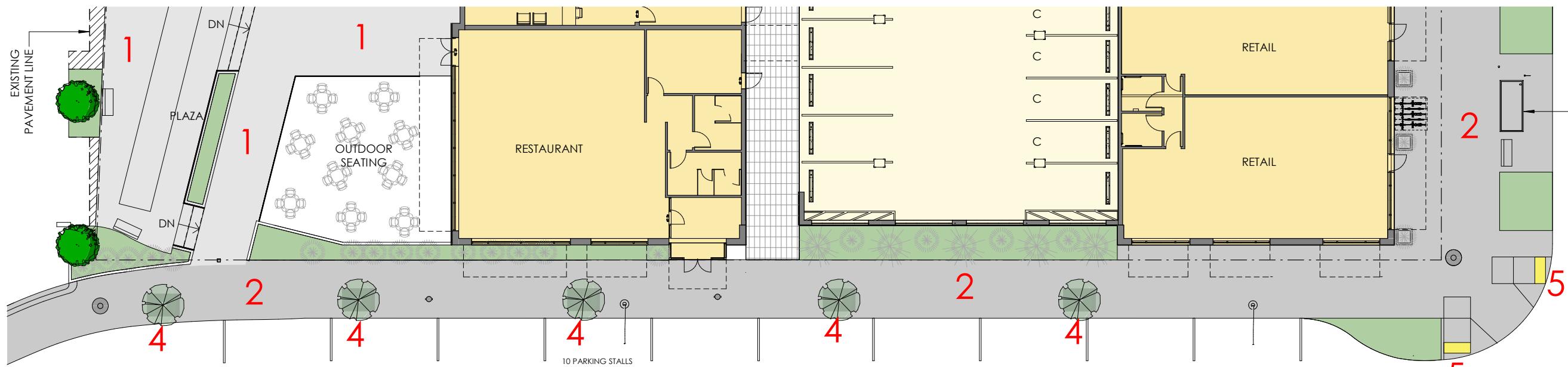
Bench located per plan shall be Victor Stanley RB-28 or equal, black finish. See enclosed cut sheet.

Bicycle parking, long term, shall be located in a secure room. See Sheet A101 for general location and enclosed cut sheet in this section.

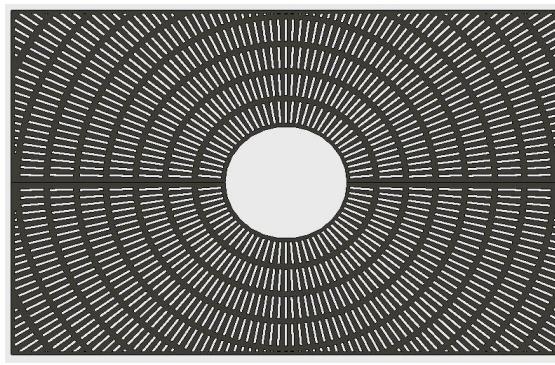
Bicycle parking, short term, shall be located on the sidewalk near the residential building entrance as is typical downtown, and shall be Dero Arc rack or similar.

Bicycle shelter shall be Vizor Shelter or equal. See sheet A100 for the location and cut sheet in this section for details.

Shuffle board shall be located in the plaza. See sheet A100 for the location.



SOUTH ELEVATION



1 CONCRETE

BEACH-LOOK CONCRETE WITH EXPOSED AGGREGATE

ALTERNATE

2 CONCRETE (PATTERN SEE LANDSCAPE PLAN) COLOR: NATURAL

3 CONCRETE PAVERS UNILOCK PROMENADE

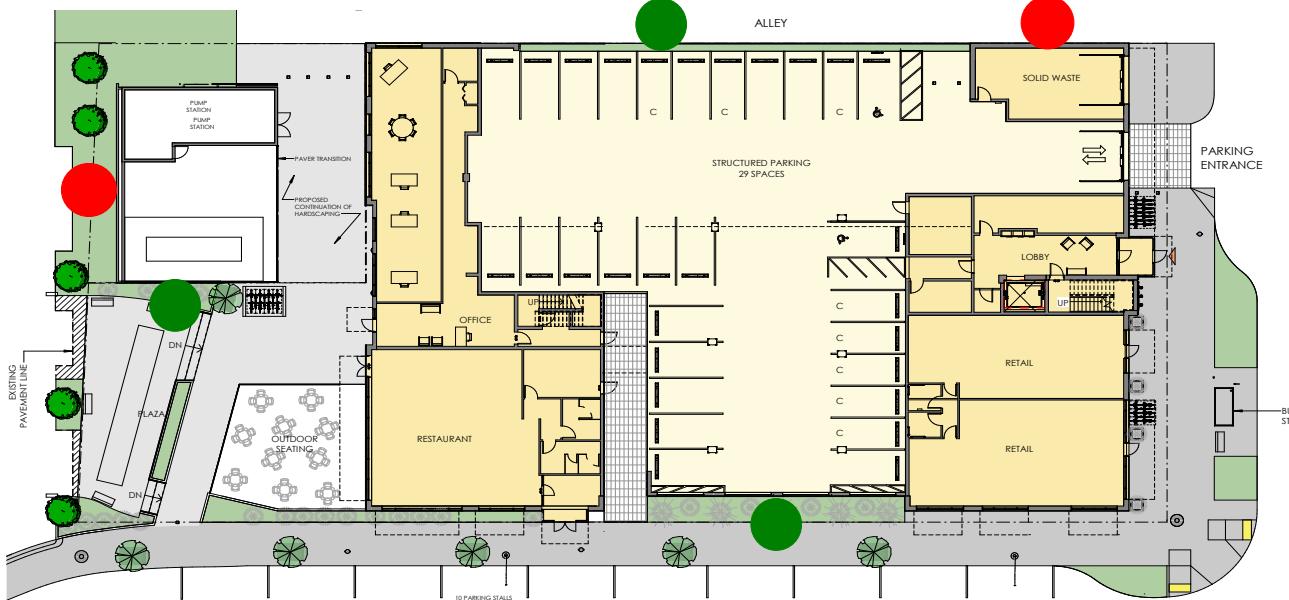
4 TREE GRATE URBAN ACCESSORIES MODEL: FAN OR OBLIO 4x6 FOOT

5 ADA TILE SAFE-STEP, CAST IN PLACE ADA TILE COLOR: GRAY

DETAILS - HARDSCAPE MATERIALS

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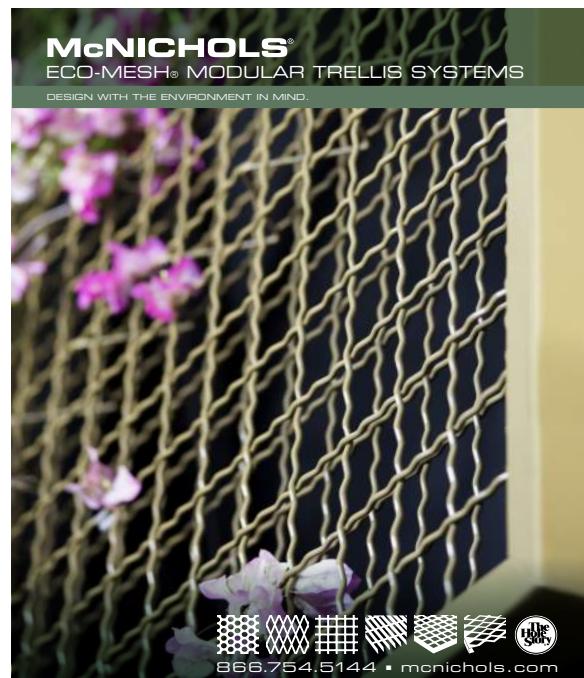


**SITE PLAN SHOWING
GREEN SCREENING
MURAL**

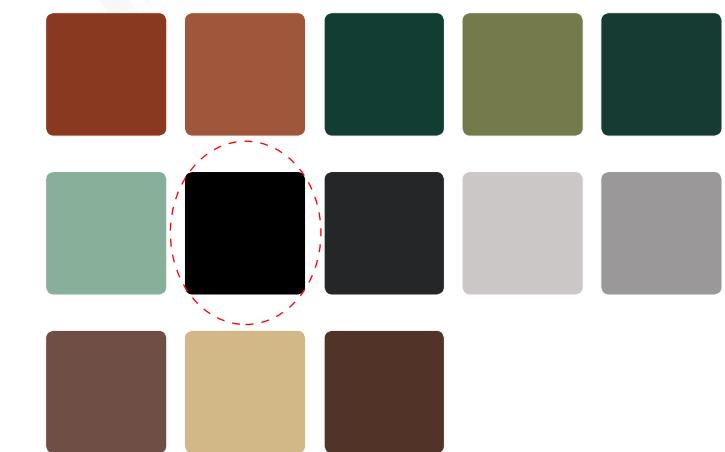


**SOUTH ELEVATION (NOTE: ALTERNATE PARKING SCREENING -
APPLE BLOSSOM EVERGREEN CLEMATIS)**

ELEVATIONS SHOWING GREEN SCREENING & MURAL



GREEN SCREENING SYSTEM



DETAILS - GREEN SCREENING & MURAL

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● UP/DOWN WALL SCONCE
CONTECH LIGHTING
CYL8, 8" INTERGRATED LED
COLOR: BLACK



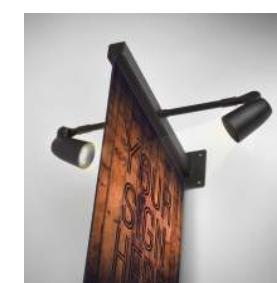
● GOOSE NECK WALL WASH
THE CHEROKEE
ULC 12-PC
COLOR: BLACK



● POLE LIGHT
SIMES
DOUBLE SLOT POLE
COLOR: BLACK



● BUILDING SIGNAGE
24" MONTAMAR LIGHTED BRACKET

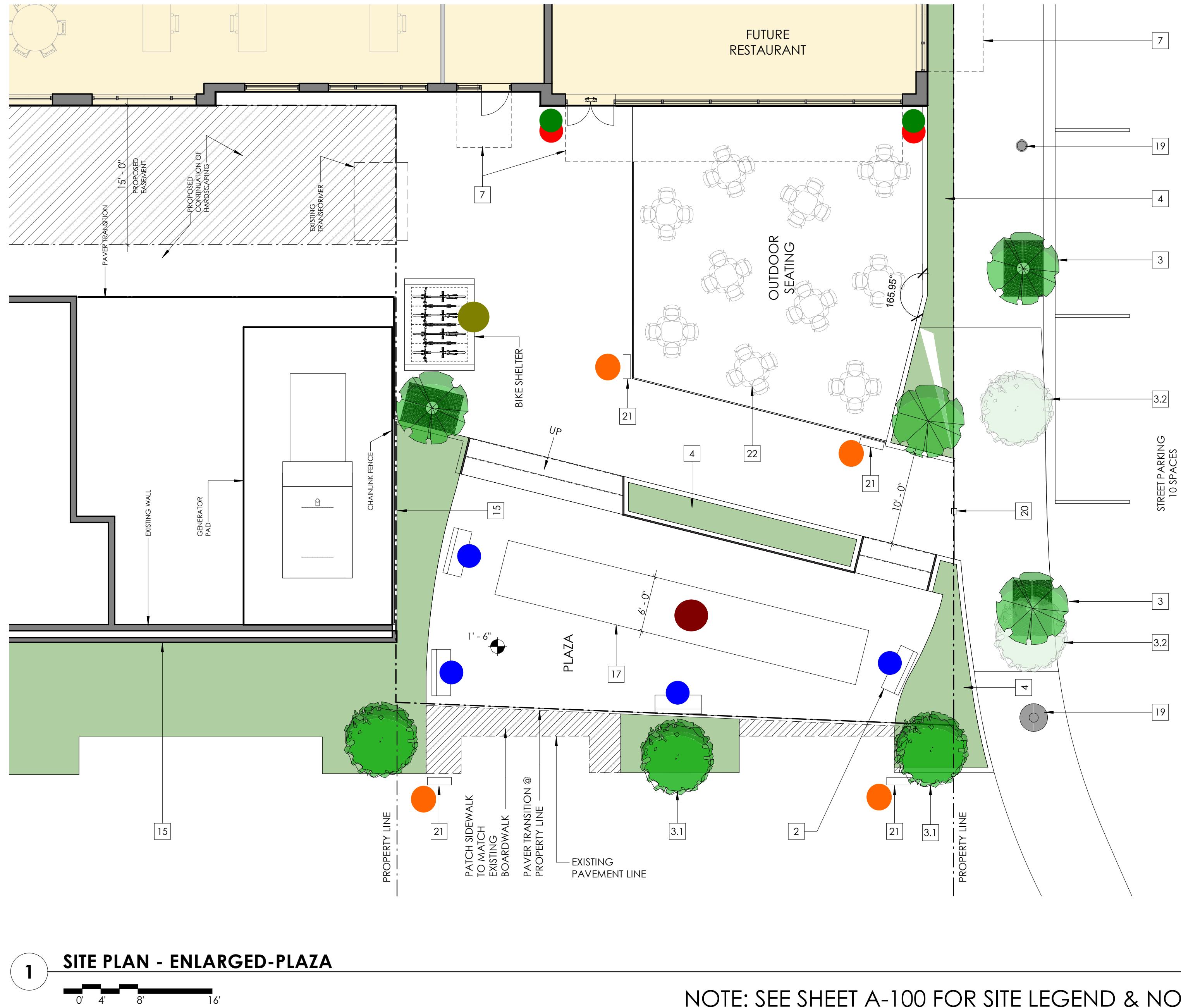


DETAILS - LIGHTING DETAILS

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1 SITE PLAN - ENLARGED-PLAZA



UP/DOWN WALL SCONCE

CONTECH LIGHTING

CYL8, 8" INTEGRATED LED

COLOR: BLACK



GOOSE NECK WALL WASH

THE CHEROKEE

ULC 12-PC

COLOR: BLACK

A solid orange circle icon located on the left side of the page, with a bounding box of approximately [104, 111, 188, 300].

POLE LIGHT
SIMES
DOUBLE SLOT POLE
COLOR: BLACK

NOTE: SEE SHEET A-100 FOR SITE LEGEND & NOTES



BENCH
VICTOR STANLEY RB-28
COLOR : BLACK



SHUFFLE BOARD

DURAPLAY SINGLE

SHUFFLEBOARD S1

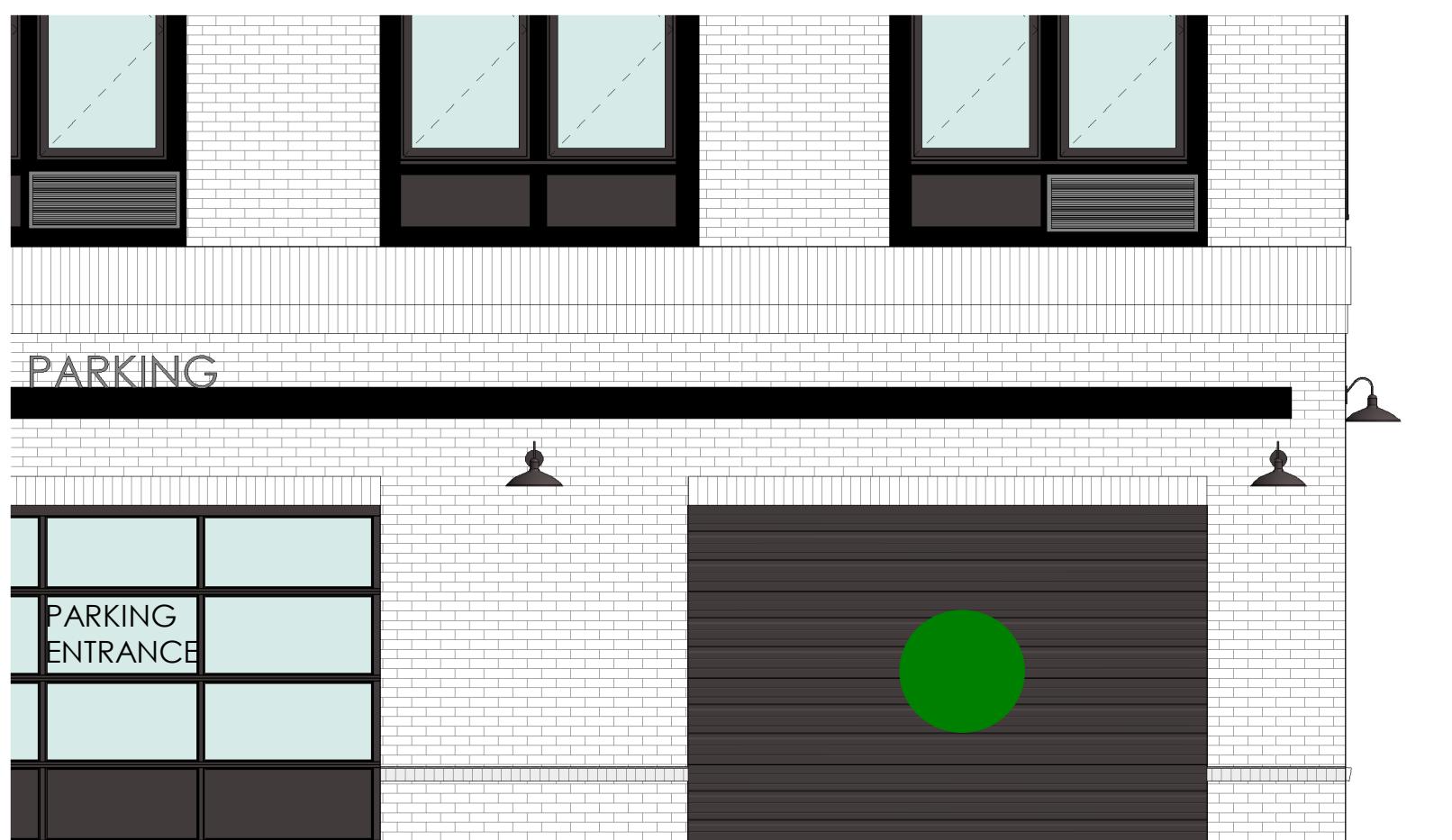
The logo for Vizor Shelter, featuring a large green circle on the left and the text "VIZOR SHELTER" in bold black letters, with "DERO BIKE SHELTER" and "COLOR : BLACK" below it.

ALTERNATIVE: STRATUS SHELTER

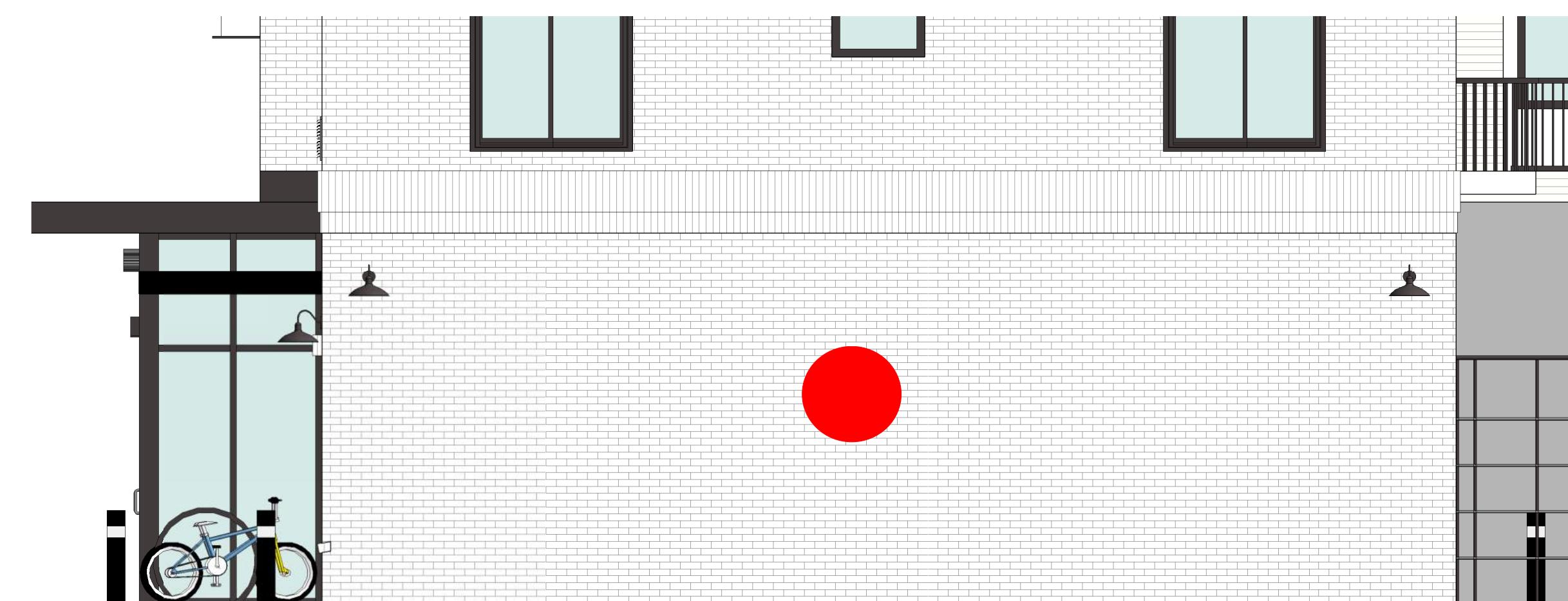
ENLARGED PLAZA

A108

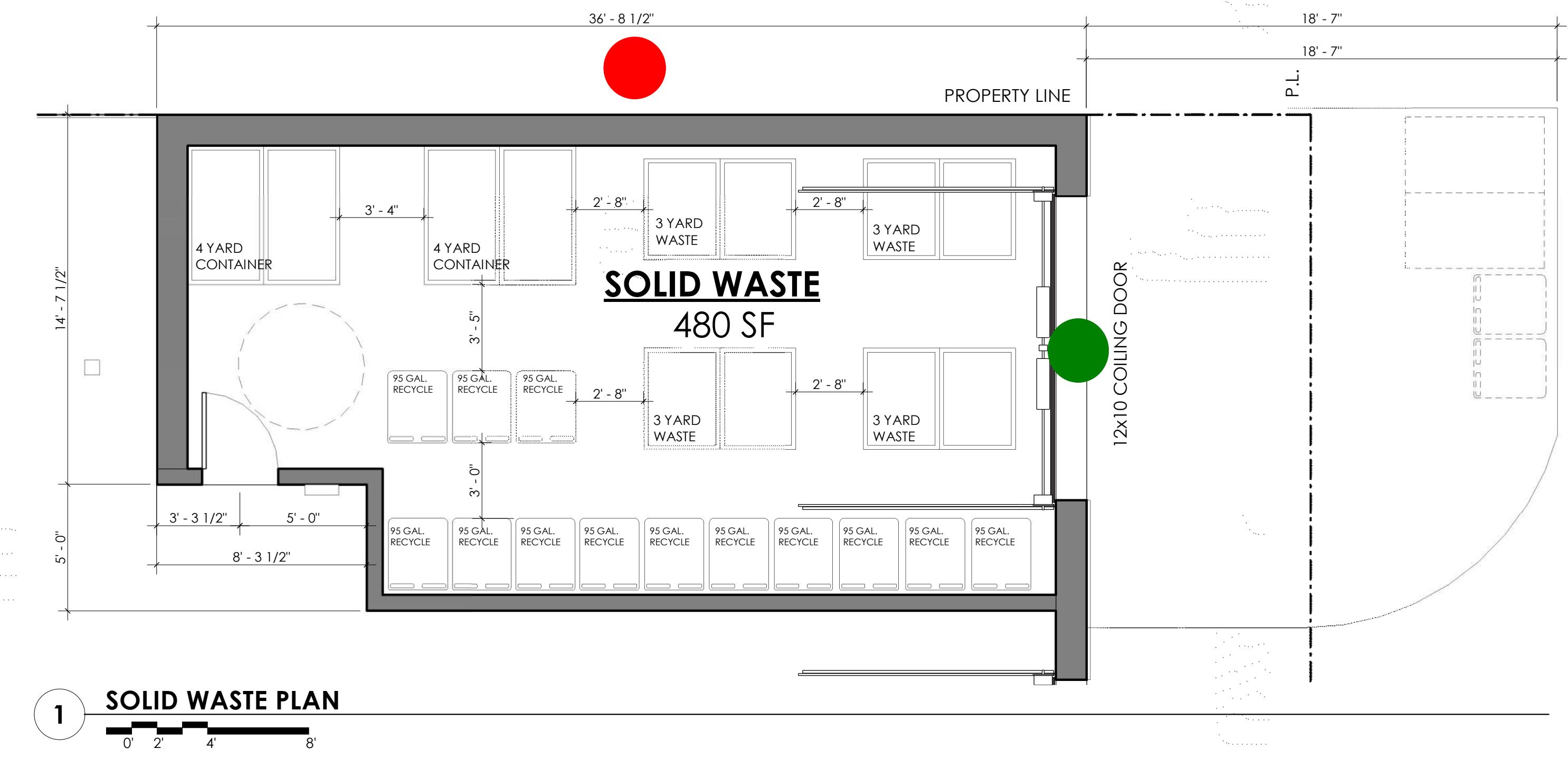
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2 TRASH ENCLOSURE ELEVATION



3 SOLID WASTE - NORTH



WASTE RESOURCES SUMMARY

GOAL: COLLECT AND STORE WASTE FOR FULL BLOCK.
COLLECTION CYCLE BASED WEEKLY AT 4.33 WEEKS PER MONTH
ALLOCATE 50% TO RECYCLING AND 50% TO GARBAGE

(44) RESIDENTIAL UNITS @ 1.1 CY PER HOUSEHOLD/4.33= 6.561 (RETAILS AND RESTAURANT) @ 1CY/500 SF= 11.17 CY
13.12 CY

24 CY X 50% = 12 CY TO GARBAGE, 12 CY TO RECYCLE

GARBAGE

PROVIDE (4) 3 YARD CONTAINERS

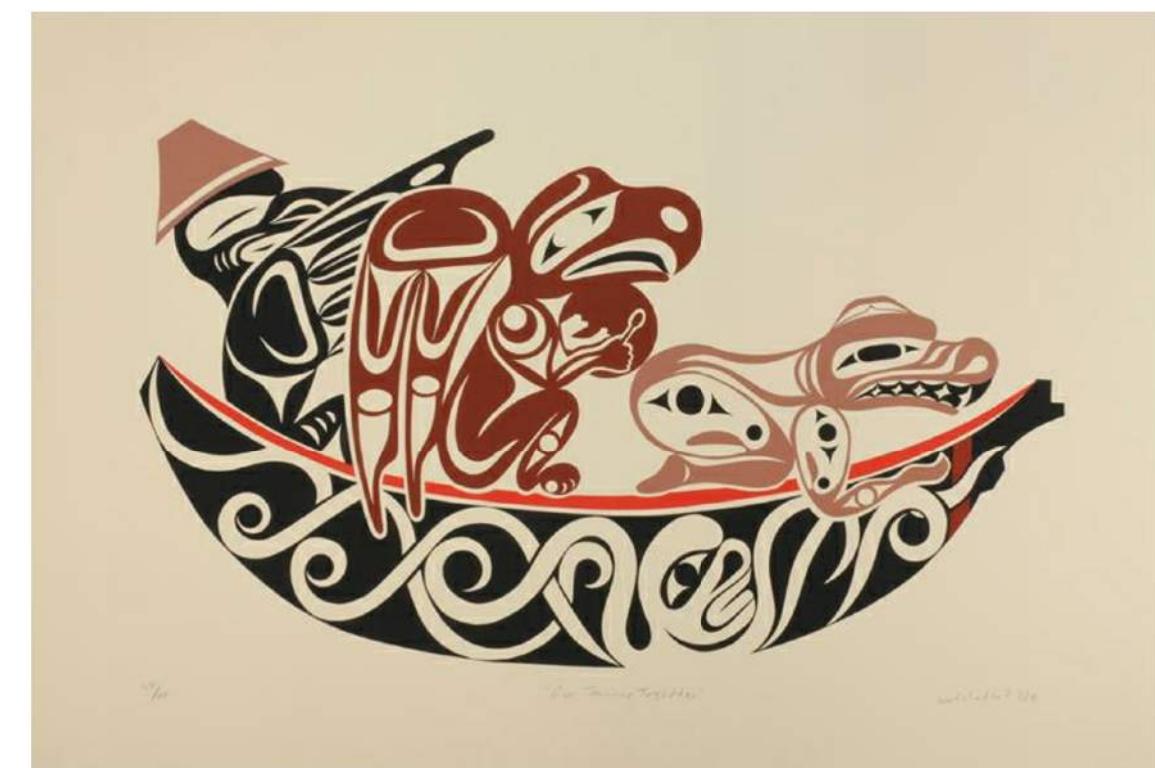
RECYCLE
50% CARDBOARD=6 CY
50% RECYCLE= 6 CY

CONTAINERS REQUIRED FOR RECYCLING - SPLIT ROUGHLY EQUAL BETWEEN CARDBOARD AND OTHER RECYCLING. CARDBOARD CONTAINERS ARE 4 YARD, OTHER RECYCLING USED 95 GALLON CARTS.

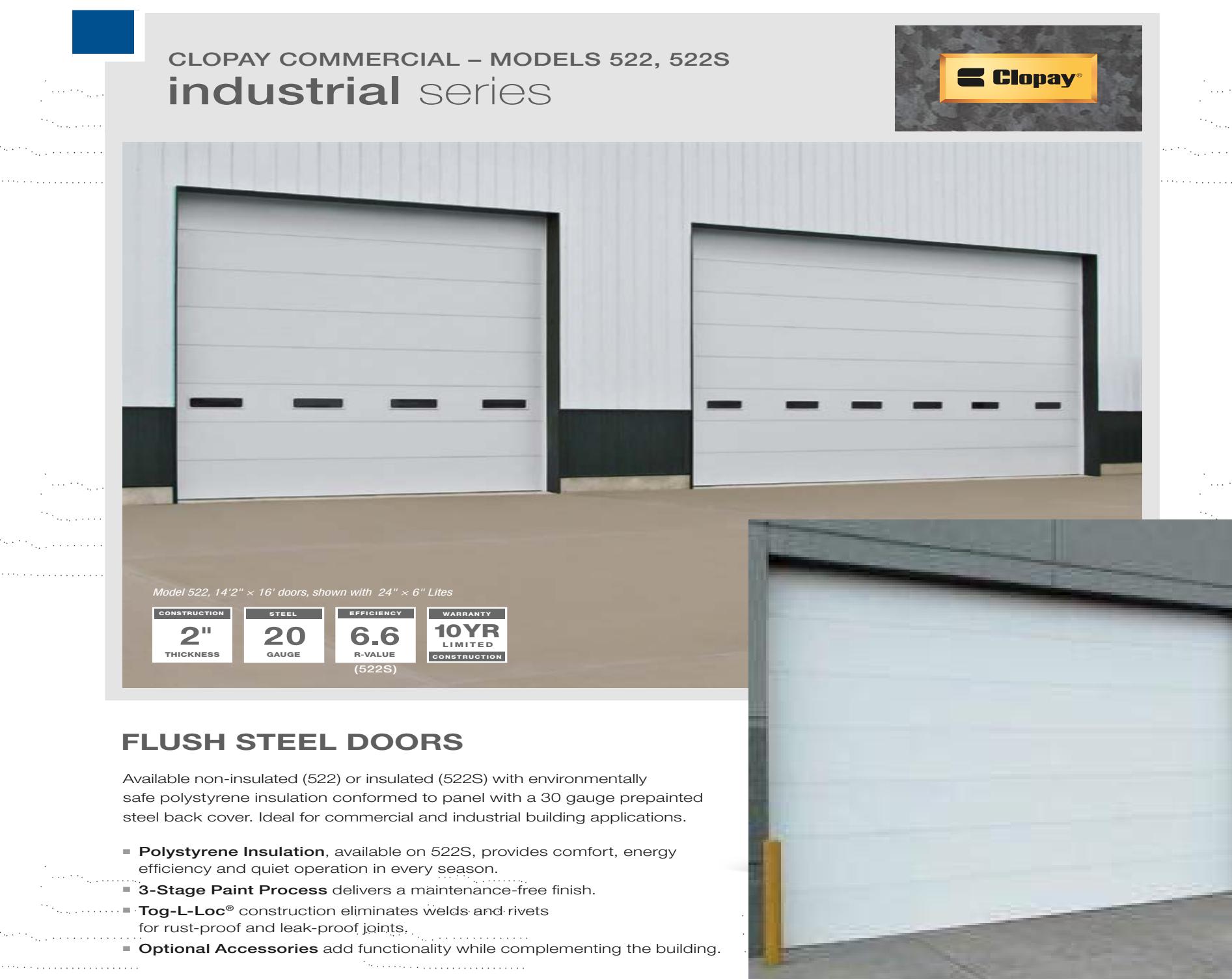
6 CY
PROVIDE (2) 4 YARD CARDBOARD CONTAINER

6 (RECYCLE) = 6 CY X 202 GALLONS/CY
= 1212 GALLONS/95 GALLONS
= 12.75 CARTS

PROVIDE (13) 95 GALLON CARTS



EXAMPLE ARTWORK



clopaycommercial.com

1 SMOOTH FACE GARAGE DOOR

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Project No: 1610
DETAILED DESIGN REVIEW
05/31/2018

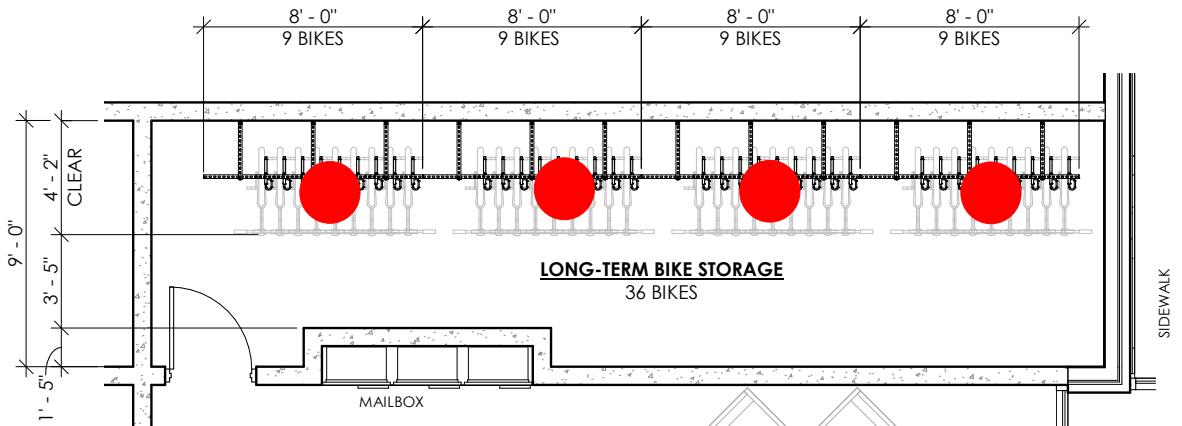
SOLID WASTE

A107

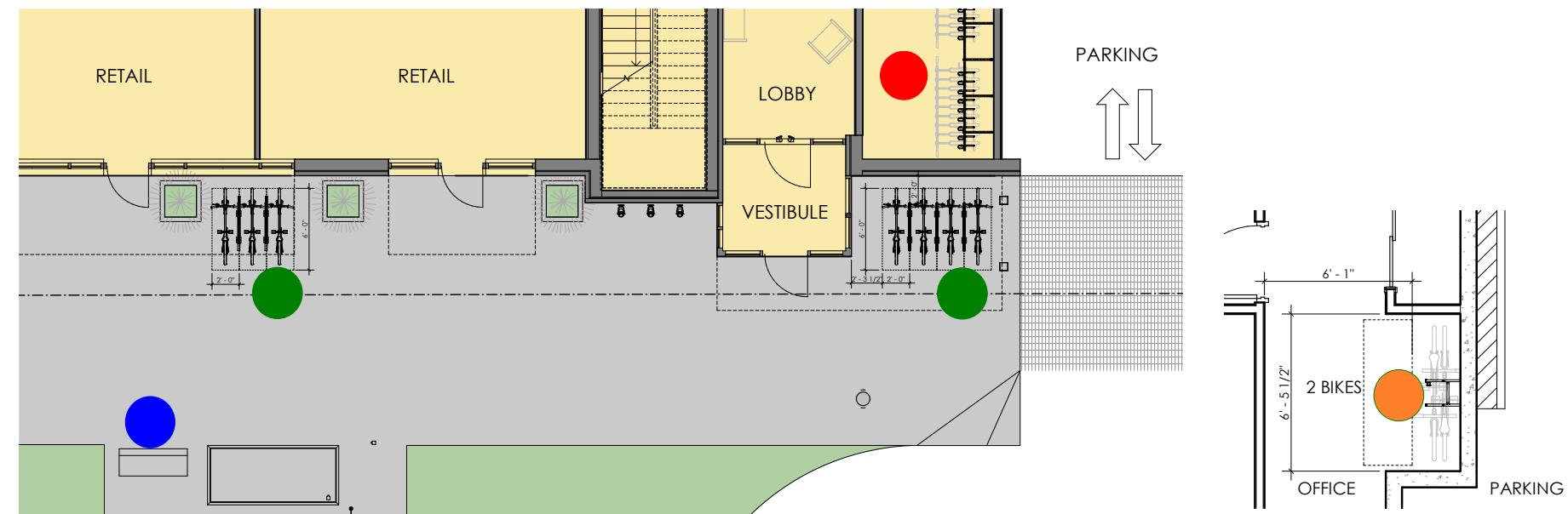
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360.915.8775 | tasolympia.com

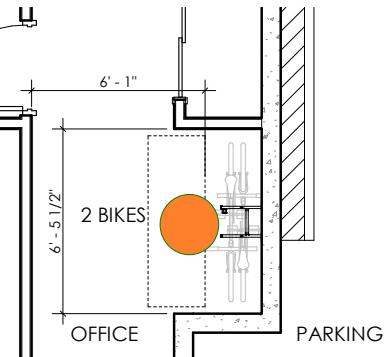
TAS
THOMAS
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LONG TERM BIKE PARKING



SHORT TERM BIKE PARKING



OFFICE



● LONG TERM BIKE STORAGE
DERO BIKE FILE
COLOR : BLACK



● SHORT TERM BIKE STORAGE
DERO ARC RACK
COLOR : BLACK



● BENCH
VICTOR STANLEY RB-28
COLOR : BLACK

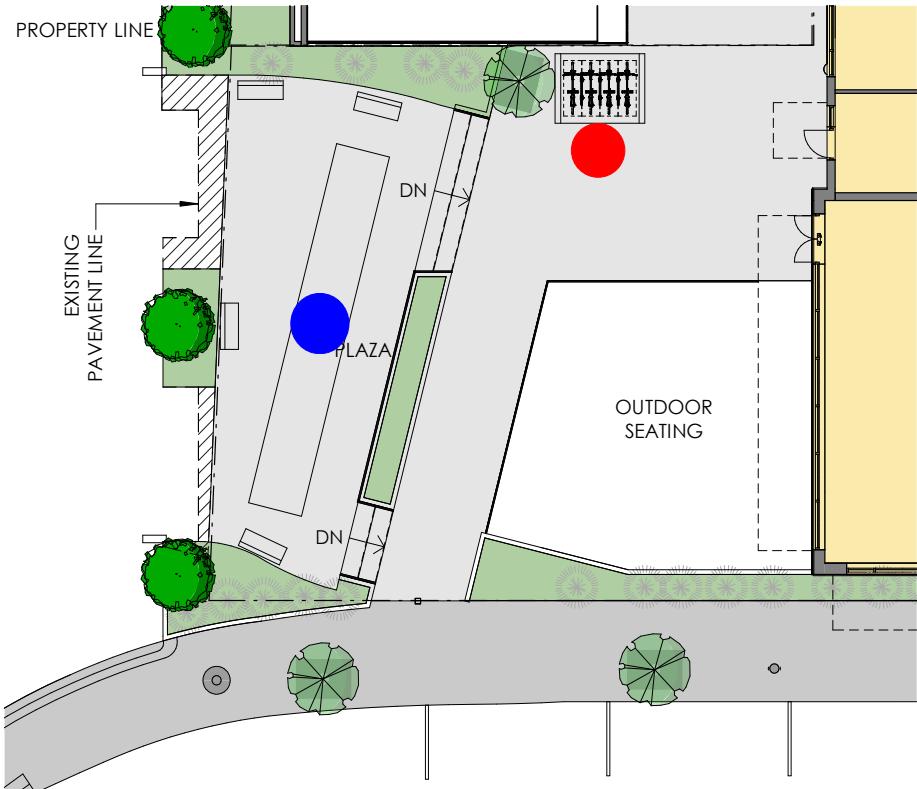


● TRASH RECEPTACLE
VICTOR STANLEY SD-42
COLOR : BLACK



● LONG TERM - FOR UNITS
DERO WALL RACK
COLOR : BLACK

DETAILS - PEDESTRIAN AMENITIES



AMENITIES - PLAZA



● VIZOR SHELTER
DERO BIKE SHELTER
COLOR : BLACK



ALTERNATIVE:
STRATUS SHELTER



● SHUFFLE BOARD
DURAPLAY SINGLE
SHUFFLEBOARD S1



DETAILS - PEDESTRIAN AMENITIES

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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

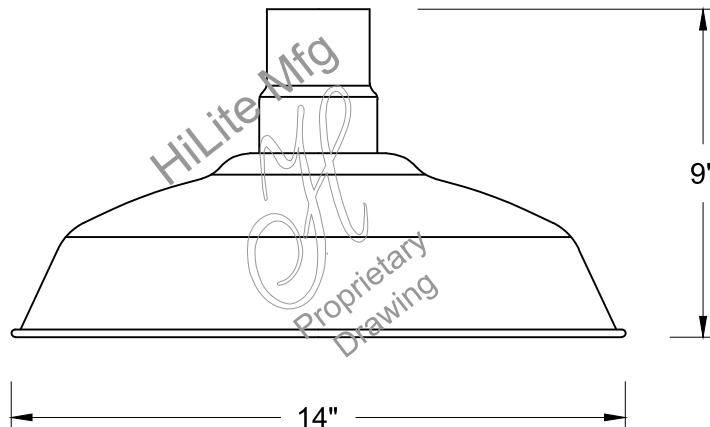
H-15114

Warehouse Shade 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, 98, 101, 102, 137, 121, 122, 123, 124, 125, 126, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16, 55.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Cord, Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard), SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:
Incandescent

- rated 200 watt max/120 volt, medium base.
Compact Fluorescent(CFL)

- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)

- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)

- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitting Diode(LED)

- rated 20w or 30w LED. See specifications for complete part number.

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)



CYL8

8" Integrated LED Indoor and Outdoor Cylinders

Specifications/Features

Specification grade 8" diameter aluminum housing for indoor and outdoor applications.

Four mounting options available: ceiling, flexible cable, pendant, or wall mount. Wall mount option is available in an up light, down light, or an up/down light version.

Driver canopy for flexible cable option is 16 gauge steel.

Ceiling, pendant, Up/down, wall mount down light, and wall mount uplight versions are available in either dry/damp (indoor) or wet (outdoor) location types. Flexible Cable version is only available in dry/damp location type.

Wet location type cylinders feature a silicone sealed clear glass lens in a gasketed die-cast trim ring to ensure unit is watertight. Available in matte white, matte black, matte silver, and satin bronze finishes. Black flexible cable with black or bronze cylinders, white with white and gray with silver.

Optical system employs either a clear or platinum reflector. Wall Wash and Pencil Beam optic accessories are also available on select models.

Mounting

Pendant mount cylinders feature a sloped ceiling canopy (canopy and stem kit ordered separately). Stem thread: 1/4-18NPS.

Ceiling and Pendant cylinders provide a hang support for hands-free wiring.

Pendant mount max length is 8'6". Consult factory for longer lengths.

Wall mount cylinders employ a bracket that provides support for hands-free wiring.

Flexible cable mount cylinders come with 120" of field adjustable cable.

Lamp/Electrical

Light engine consists of a high output multi-chip LED array arranged into a single LED package, enabling precise optical control without requiring lensing to diffuse multiple LED sources. Excellent fixture-to-fixture color consistency within a 3-step MacAdam Ellipse tolerance.

System designed and rated for 50,000 hours at 70% lumen maintenance.

UL8750 and Class 2 compliant: RoHS compliant, U.S. only. Output over voltage, over current and short circuit protected. Flexible cable cylinder utilizes 18/3 SJTOW cable.

Dimming

All CL8 cylinders are available for non-dimming and dimming applications.

Warranty

This complete fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase.

Labels/Usage

cCSAus Certified for use in the U.S. and Canada.

Ceiling, Pendant, Up/down, and Wall mount models available as Damp/Dry or Wet location models. Flexible Cable mount only available as Damp/Dry location model.

Wet location models must be installed per specific product installation instructions and all appropriate National Electrical Codes.

Energy Star Certified for all mounting options except the Up/Down Wall Mount, Pencil Beam or Wall Wash trims.

Assembled in the U.S.A



Wall Mount

All model dimensions on page 2

	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6
Input Wattage (W)	10	14	20	28	37	43
Input Current (A) 120/277	.08/.04	.12/.06	.17/.08	.23/.11	.31/.14	.36/.17
Input Voltage						
Dimming (Triac, ELV, 0-10V)			120V AC, 50/60Hz			
			277V AC, 50/60Hz			
Lutron HiLume® Dimming			120V AC, 50/60Hz			
Lutron Eco-System® Dimming			120V AC, 50/60Hz			
			277V AC, 50/60Hz			
eldoLED ECOdrive/SOLOdrive			120V AC, 50/60Hz			
			277V AC, 50/60Hz			
Color Temp			2700K/3000K/3500K/4000K			
CRI Standard/High			83 (80min) / 90+			
Driver						
Power Factor			> 0.90			
THD			< 20%			
Dimming						
Triac, ELV, 0-10V			10-100%			
Lutron®			1-100%			
eldoLED ECOdrive			1-100%			
eldoLED SOLOdrive			0.1-100%			

CYL8

8" Integrated LED Indoor and Outdoor Cylinders

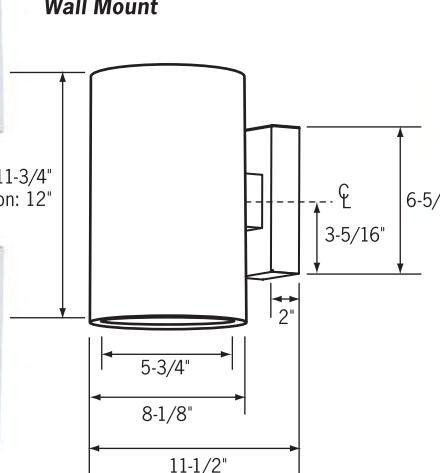
Dimensions



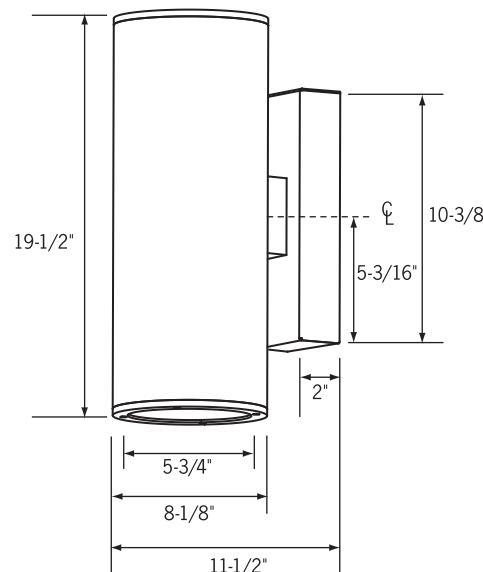
Up Light/Down Light Wall Mount



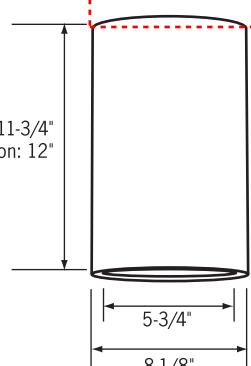
Dry/Damp Location: 11-3/4"
Wet Location: 12"



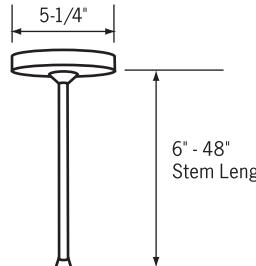
Up/Down Wall Mount



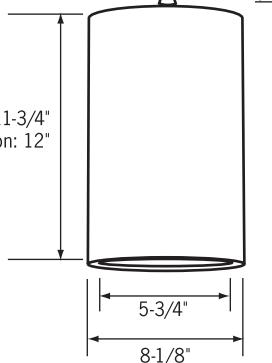
Dry/Damp Location: 11-3/4"
Wet Location: 12"



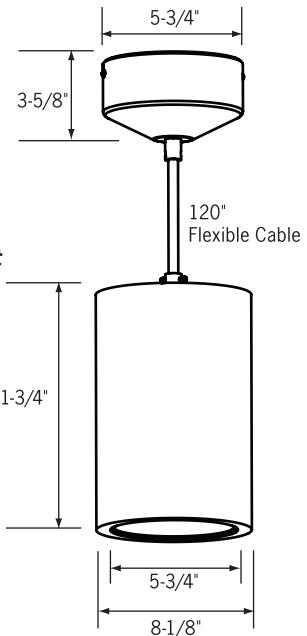
Pendant Mount



Dry/Damp Location: 11-3/4"
Wet Location: 12"



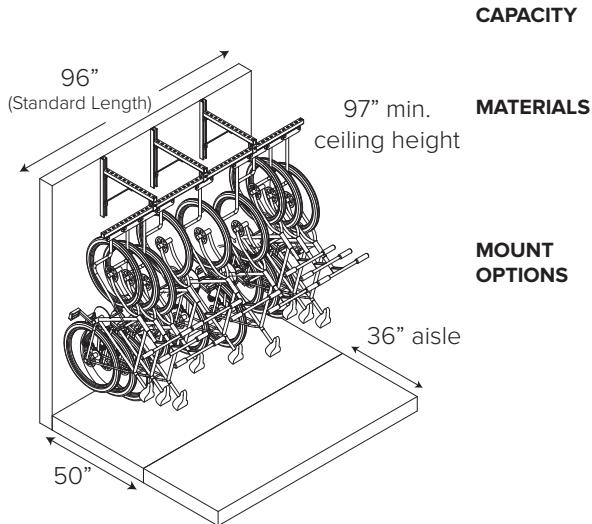
Flexible Cable Mount



Dry/Damp Location: 11-3/4"

BIKE FILE

Submittal Sheet



CAPACITY

9 bikes per 8-foot unit

MATERIALS

12 gauge galvanized steel trolley track
Stainless steel trolley assembly
1" 16g arms

MOUNT OPTIONS

Wall Mount

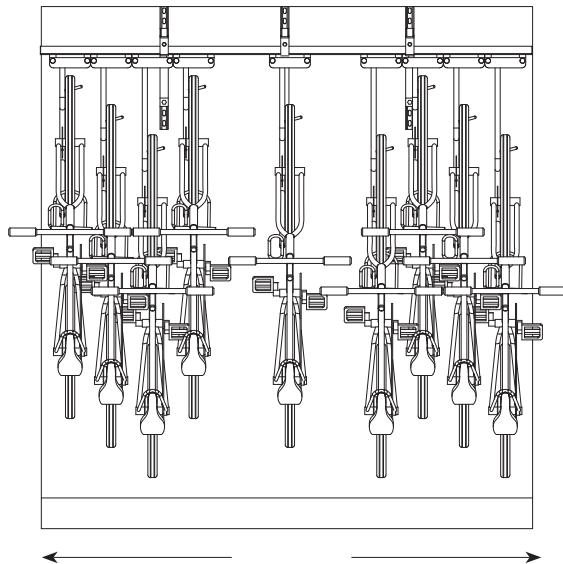
The Bike File is available in a wall-mounted configuration. Please contact us if you are interested in a floor-mounted Bike File.

Ceiling Mount

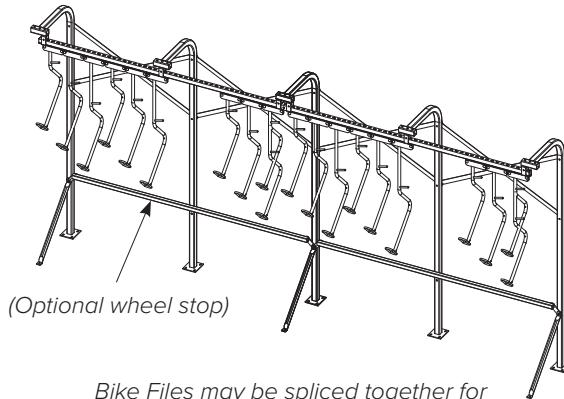
The Bike File is available in a ceiling-mounted configuration.

Floor Mount

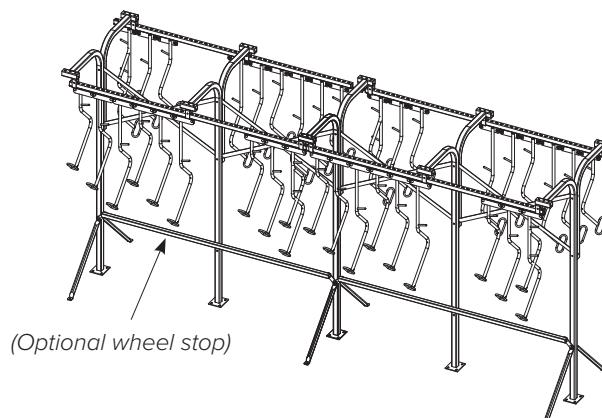
The Bike File is also available in a floor-mounted option.



Trolleys allow you to push neighboring bikes apart when hanging or removing a bike



Bike Files may be spliced together for expanded, continuous bike storage.



A double-sided option is available

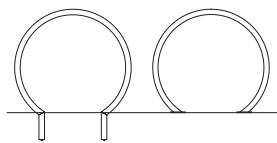
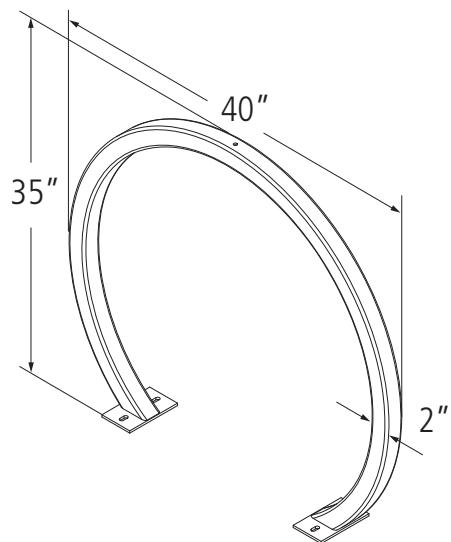


DERO
A PLAYCORE Company

www.dero.com | 1-888-337-6729

ARC RACK

Submittal Sheet



In-ground

Surface

CAPACITY

2 Bikes

MATERIALS

2" x 2" x 11g square tube

FINISHES

Galvanized

An after fabrication hot dipped galvanized finish is our standard option.

Powder Coat

Our powder coat finish assures a high level of adhesion and durability by following these steps:

1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

Thermoplastic

In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.

Stainless

Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

In-ground

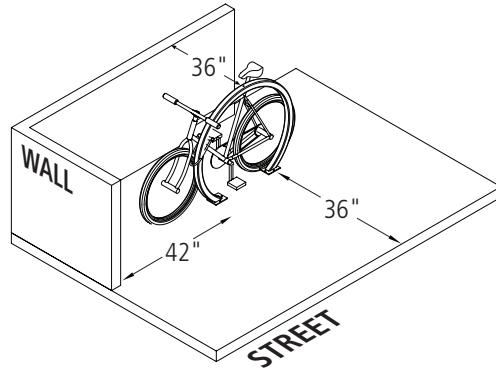
In ground mount is embedded into concrete base. Specify in ground mount for this option.

Surface

Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.

MOUNT OPTIONS

SETBACKS

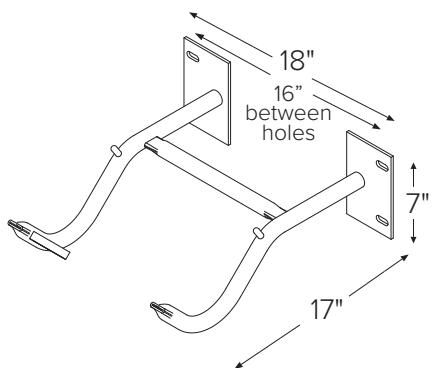


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WALL RACK

Submittal Sheet

CAPACITY 2 Bikes



MATERIALS 1" OD 11 gauge tube

FINISHES Black Rubber Dip (plastisol)

MOUNT OPTIONS

Wall Mount

Wall mount has two 3.75"x6" foot plates set 16" apart with 4 fasteners. Can be set into concrete block, solid concrete, bricks, wood studs and other base materials

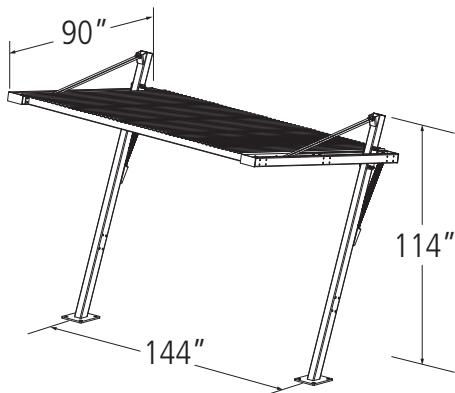


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VIZOR™ SHELTER

Submittal Sheet



Patent D748,562



With Hoop Racks
Capacity: 8 Bikes

With Ultra Space Savers
Capacity: 8 Bikes



With Campus Rack
Capacity: 6 Bikes

Dero Shelters can be used in a modular fashion (shared uprights) however, when used in this manner, please consult a Dero Bike Rack sales associate for layout, as the rack spacing and bike capacity can change!

CAPACITY

Varies by rack model

MATERIALS

Uprights: 4"x5/16" square tube
Purlins: 4"x2"x3/16" rectangular tube
Feet: 5/8" plate
Rafter: 4"x2"x3/16" rectangular tube
Roof Panels: Type S deck, 26g galvanized steel

FINISHES

Galvanized

An after fabrication hot dipped galvanized finish is our standard option. The Vizor™ Shelter roof comes galvanized as the standard option.

Powder Coat

Our powder coat finish assures a high level of adhesion and durability by following these steps:

1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS

Surface Mount

It is the responsibility of the installer to ensure that all base materials into which the shelter will be installed can support the rack and will not be damaged by any required installation procedures. See structural drawings for details.

LOAD DATA

Dead load = self weight of structure

Live load = 40 psf

Wind load = 90 mph exposure B

Seismic load = Moderate

Footing: see page 4

Anchor bolt = .75" diameter x 14.625" Simpson Torq-Cut anchor

LIGHTING

Solar powered lights are available for an additional charge



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#10 Shuffleboard Courts : 6'x35' - Mini Cadillac

Email



#10 Shuffleboard 6'x35' - Mini Cadillac

MINI-CADILLAC. Reduced court 6x35 with white band all around to avoid discs to go outside the...



MINI-CADILLAC. 6' x 35' compact-size court with white stripe all around to prevent the disks from sliding off the court. This court measures 2/3 the size of Court #2.

Shuffleboard features

- This is a very nice, compacted-size court.
- The difference with #9 is that this one has 1' on either side instead of 2'.
- The disks never leave the plastic area (you don't have to go chasing after your disks).
- The disks stay new because they don't get scratched underneath like they would on a concrete court.

Specifications

- Require a 6' x 35' level area.
- Court #10 has 108 green tiles for the court itself.
- Court #10 has 102 red tiles for the surrounding area..
- Court #10 has 82 feet of white stripe around the perimeter to stop the disks.

Reference- #10

Size, Capacity: 6' x 35'

Weight: 168 lbs.

Manufactured by: Planet Shuffleboard

SECTION 7: Colors & Materials

Enclosed cut sheets illustrate:

Building and roof materials and colors.

Roof – TPO roofing. Color: White.

Siding – Brick by Mutual materials, Paint. Color: Benjamin Moore OC-61 White Diamond

Fiber Cement Artisan Bevel Channel Siding with 6" Exposure. Color: Benjamin Moore OC-61 White Diamond. Reglet Trims: painted to match

Exterior trim – Metal trim and flashings to match siding or as called out on elevations.

Concrete – Smooth finish, Color: **Benjamin Moore 2121-60 White Diamond**

Entrance Door- Utility Entrance Doors – Curries 707 Series, Color to match adjacent wall.
Waste Collection Door- Clopay Door, Industrial Series Model 525S or equal.
Parking Door- Clopay Architectural Series Model 3158 or equal.
Retail Entry Door: Anderson, VG Douglas Fir.
Unit Patio Doors- Anderson 100 Series.

Window materials.

Windows – Energy efficient low-E composite windows by Anderson Windows or equal, 100 Series, Color: Black

Storefront – Kawneer Trifab 451T, Color: Black

Recreation areas including any proposed equipment or swimming pools. N/A

Mail kiosks (if any)

Mail kiosks located in main Lobby shall be Salsbury 4C Horizontal Mailbox, 15 Door High Unit Color: Aluminum Finish. See sheet A101 for the location.



Firestone UltraPly TPO

Exceptional building performance starts at the top.

Significant reduction in roof's surface temperature. Greater energy efficiency. More indoor comfort and lower electricity bills. It's no surprise that thermoplastic polyolefin (TPO) roofs are the fastest growing, sustainable commercial roofing products available. And with two decades of TPO experience, Firestone proudly stands behind our family of UltraPly TPO products.

Introduced in 1996, our TPO formulation is designed to provide excellent ozone and chemical resistance, ensuring long-term roof performance. Plus, TPO is environmentally friendly, offers superior puncture resistance (especially against hail) and costs less than competitive roofing materials. So you can stay at the top of your game – sustainably.

ULTRAPLY TPO SYSTEM OPTIONS

- Mechanically attached, fully adhered, self-adhered and ballasted systems
- Installed in 5', 6', 8', 10' and 12' widths
- Available in white, tan or gray
- Designed for low-slope application



TOP FIVE BENEFITS OF ULTRAPLY TPO

See what a partnership with Firestone can bring to your building.



ENHANCED ENERGY EFFICIENCY

- White reflective surface exceeds the EPA's ENERGY STAR® requirements
- White, tan and gray are listed with the Cool Roof Rating Council (CRRC)
- White is compliant with California's Title 24 Energy Efficiency Building Standards and can be used to gain credits with Leadership in Energy and Environmental Design (LEED®) certification



LONG-LASTING PERFORMANCE

- Resists degradation from ultraviolet (UV) radiation and ozone
- Guards against erosion from harmful chemicals and microbial growth
- Performs at more than three times the ASTM International standard for weathering resistance



SUPERIOR DURABILITY AND STRENGTH

- Average thickness over scrim exceeds ASTM D6878 standard on 45-mil, 60-mil and 80-mil
- Provides enhanced puncture, tear and abrasion resistance



LESS ENVIRONMENTAL IMPACT

- Firestone's manufacturing plants are ISO-9001-certified and located to provide nationwide coverage
- Can add LEED points to the design, construction, operation and maintenance of a commercial building
- Proximity of product availability reduces greenhouse gas emission and contributes to energy conservation
- Does not contain chlorinated or halogenated components



EXCELLENT WIND UPLIFT RESISTANCE

- Firestone Wide-Weld™ TPO seaming technology creates a full-width seam extending on both sides of the seam attachment
- Process allows uplift forces to be distributed uniformly along all edges of the fastening system for improved wind resistance

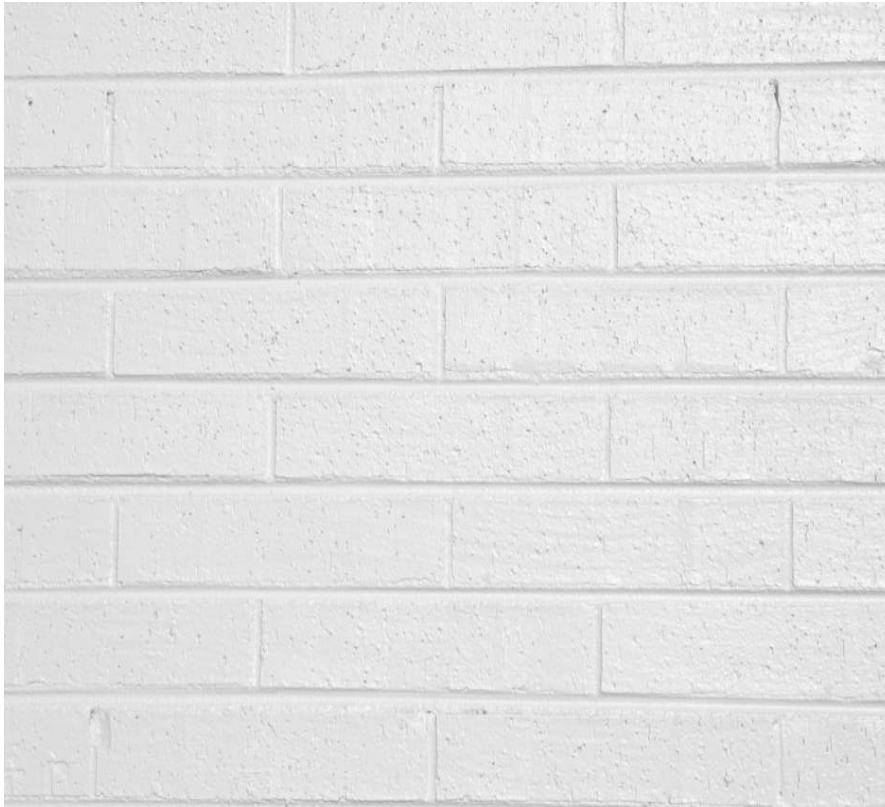
LEGENDARY WARRANTIES



3

COLORS & MATERIALS - ROOFING

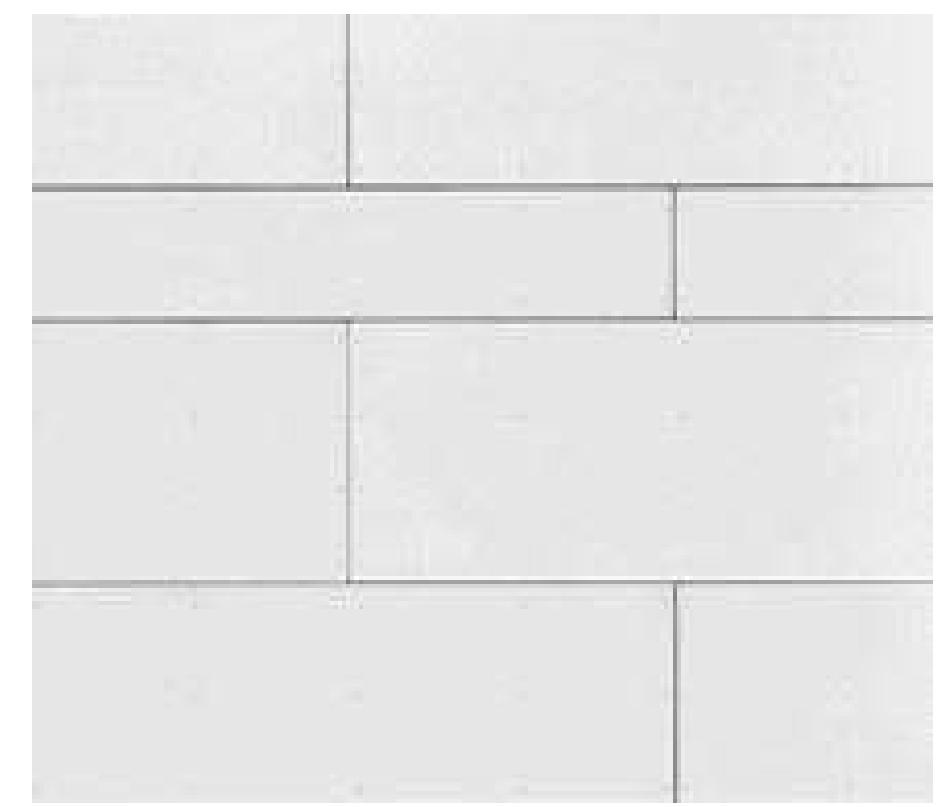
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BRICK - MAIN BODY
MUTUAL MATERIALS
TEXTURE: SMOOTH
PAINTED
BENJAMIN MOORE
WHITE DIAMOND,
2121-60



FIBER CEMENT SIDING
JAMES HARDI ARTISAN
RUSTIC-V GRROVE
BENJAMIN MOORE
WHITE DIAMOND,
2121-60



PANEL SIDING
HARDI PANEL REVEAL SYSTEM
BENJAMIN MOORE
WHITE DIAMOND,
2121-60

COLORS & MATERIALS - SIDING

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CLOPAY COMMERCIAL - MODELS 3158, 3159
architectural series



Model 3159, 16' 2" x 14' door, shown with 42" x 16" Lites

CONSTRUCTION	EFFICIENCY	WARRANTY
13/8" THICKNESS	6.5 R-VALUE*	10YR LIMITED CONSTRUCTION

*R-value is impacted by the number of windows and window type per section. Calculated R-value for doors featuring 16 windows, 16" wide by 16" high, in insulated and non-insulated glass, is available on our website.

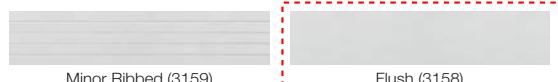
POLYSTYRENE INSULATED STEEL FULL-VIEW DOORS

Clopay Models 3158 and 3159 are high quality doors designed for commercial and industrial facilities and provide the durability of a 27 gauge exterior steel skin in an energy efficient door system.

- Bonded Polystyrene Insulation provides comfort, energy efficiency and quiet operation in every season.
- Steel-Sandwich Construction enhances durability and strength.
- 3-Stage Paint Process delivers a virtually maintenance-free finish.
- Optional Accessories add functionality while complementing the building.

clopaycommercial.com

PANEL DESIGN



COLOR OPTIONS



PARKING ENTRANCE

CLOPAY
ARCHITECTURAL SERIES
COLOR: BLACK

CLOPAY COMMERCIAL - MODELS 522, 522S
industrial series



Model 522, 14' 2" x 16' doors, shown with 24" x 6" Lites

CONSTRUCTION	STEEL	EFFICIENCY	WARRANTY
2" THICKNESS	20 GAUGE	6.6 R-VALUE*	10YR LIMITED CONSTRUCTION

FLUSH STEEL DOORS

Available non-insulated (522) or insulated (522S) with environmentally safe polystyrene insulation conformed to panel with a 30 gauge pre-painted steel back cover. Ideal for commercial and industrial building applications.

- Polystyrene Insulation, available on 522S, provides comfort, energy efficiency and quiet operation in every season.
- 3-Stage Paint Process delivers a maintenance-free finish.
- Top-L-Loc® construction eliminates welds and rivets for rust-proof and leak-proof joints.
- Optional Accessories add functionality while complementing the building.

clopaycommercial.com

PANEL DESIGNS



COLOR OPTIONS



WASTE COLLECTION

CLOPAY
INDUSTRIAL SERIES
MODEL 525S



707 Series - Composite

Standard Features

- Available with Embossed Panels
- Insulated Polystyrene Core (optional Polyurethane Core)
- 1-3/8 or 1-3/4 Inches Thick
- Polystyrene R-Factor - 5.1
- Polyurethane R-Factor - 10.04
- 16 Gauge Top & Bottom Channels
- 20, 18, 16 or 14 Gauge Face Skins
- Fire Rated up to 3 Hours
- Rugged Perimeter Channel Construction
- Sizes from 2068 to 50100
- Versatile and Dependable.



For more detailed information, please see the link below.

[Find technical information here >>](#)

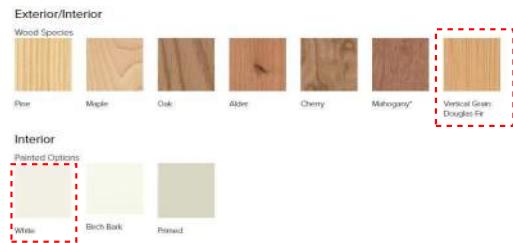
DETAILS - EXTERIOR MATERIALS

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UTILITY ENTRANCE DOOR
OVERHEAD DOORS
CURRIES
MODEL 707



- Outswing operation, accepts standard commercial closer, panic bar, kick plate and hardware systems from most manufacturers
- 4-3/4" intermediate rail can be added at 3'-1 5/8" for exit hardware
- Low-profile sill option standard
- Wood can be left natural, stained or protected by aluminum exteriors



RETAIL ENTRY DOOR
ANDERSON COMMERCIAL DOOR
VG FIR



HINGED INSWING PATIO DOORS

Frenchwood® hinged inswing doors are a good choice if they open to a small balcony, deck or patio, and are often used in colder climates where snow might build up outside the door. They are available in one-, two- and three-panel configurations.

DURABLE

- Virtually maintenance-free
- Sturdy fiberglass construction of door panels provides long-lasting performance*
- Frame exteriors are protected by aluminum to maintain an attractive appearance



ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E tempered glass options are available to help control heating and cooling costs in any climate
- Many 200 Series hinged patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Three exterior color options with a low-maintenance white interior
- Extensive hardware selection
- Add style with grilles, exterior trim or patterned glass
- Exterior trim available in 11 colors

EXTERIOR COLORS



UNIT PATIO DOOR
ANDERSON 200 SERIES
INSWING HINGED FRENCH DOOR
COLOR: BLACK

DETAILS - EXTERIOR MATERIALS



100 SERIES



GLIDING WINDOWS

Andersen® 100 Series gliding windows combine many of the advantages of double-hung windows with a more contemporary look and full-perimeter weatherstripping for energy efficiency. Available in multiple configurations, including a single stationary sash with one gliding sash, or a three-sash configuration with two sash gliding past a fixed center sash. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. Available in deep, rich colors, they are low-maintenance and an exceptional value.

DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years' of smooth, reliable operation
- Fibrex material construction provides long-lasting* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series gliding windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS



GLIDING WINDOW
ANDERSON 100 SERIES
COLOR: BLACK



100 SERIES



CASEMENT WINDOWS

Offering full top-to-bottom ventilation, Andersen® 100 Series casement windows are made with our revolutionary Fibrex® composite material to give you a window that is durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years' of smooth, reliable operation
- Fibrex material construction provides long-lasting* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS



CASEMENT WINDOW
ANDERSON 100 SERIES
COLOR: BLACK



100 SERIES



PICTURE WINDOWS

Andersen® 100 Series picture windows offer an unobstructed view that maximizes the amount of natural light allowed into your home. Made with our revolutionary Fibrex® composite material to give you a window that is durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

DURABLE

- Virtually maintenance-free
- Fibrex material construction provides long-lasting* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series picture windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS



PICTURE WINDOW
ANDERSON 100 SERIES
COLOR: BLACK

DETAILS - EXTERIOR MATERIALS

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*Visit andersenwindows.com/warranty for details.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.



Features

- Trifab™ 451UT is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Center Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline fabrication
- Dual IsoLock™ lanced and debridged thermal break
- Infill options up to 1-1/8" (28.6) thickness
- High performance sill flashing
- Permanodic™ anodized finishes in seven choices
- Painted finishes in standard and custom choices

Optional Features

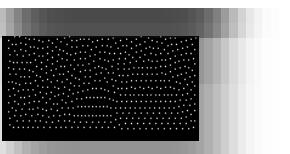
- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)
- Integrates with Versoleil™ SunShade Outrigger System and Horizontal Single Blade System

Product Applications

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows, GLASSvent™ UT windows are easily incorporated

Trifab™ 451UT Framing System

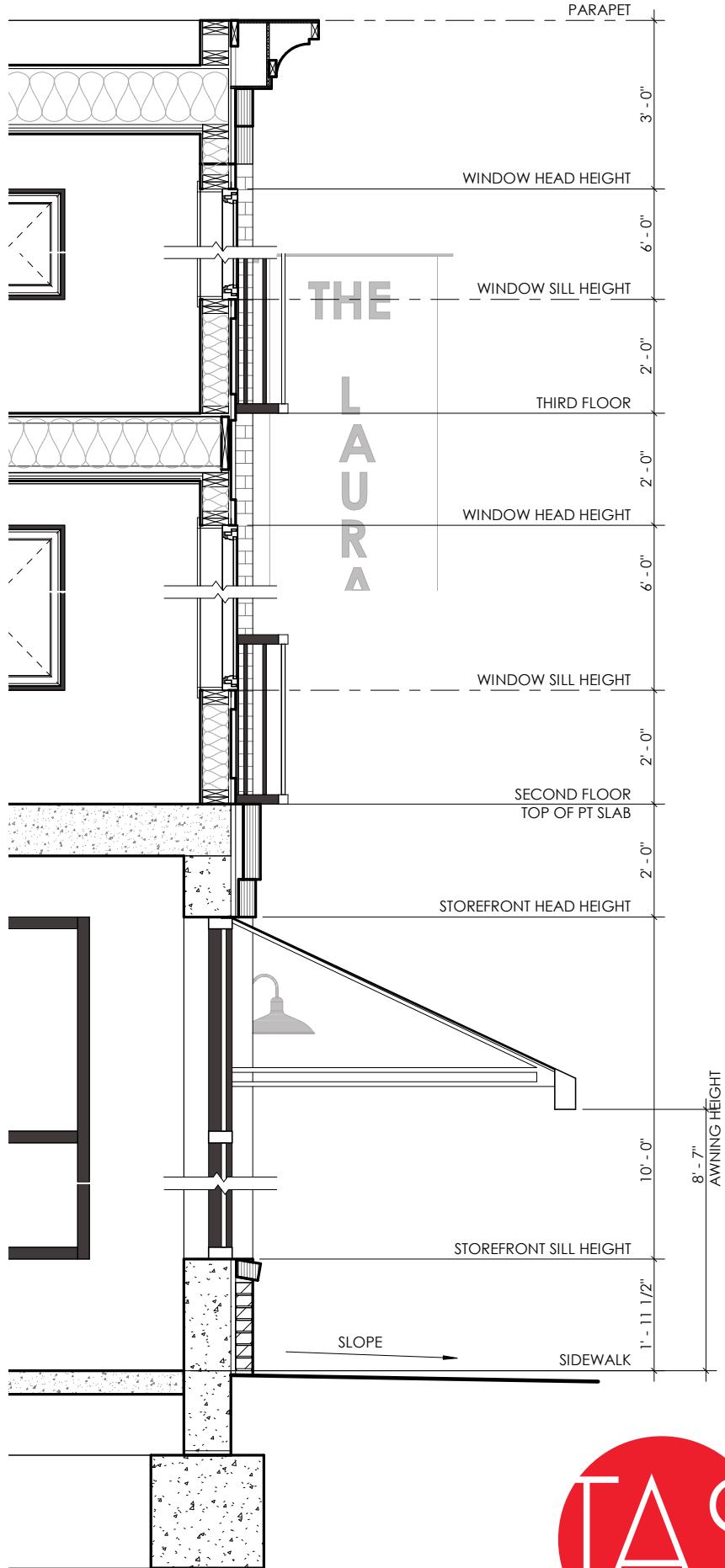
- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- Ultra thermal performance
- Blast mitigation
- Center glazed



#29

BLACK

AA-M10C21A44



DETAILS - EXTERIOR MATERIALS

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EXTERIOR COLORS

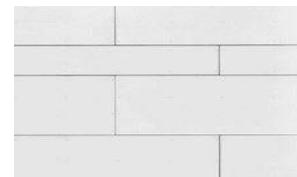
Brick – Body : Mutual Materials
Painted
Benjamin Moore 2121-60
White Diamond
Texture: **Smooth**



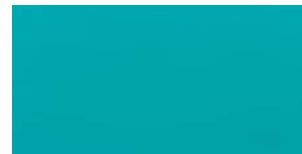
Fiber Cement
Siding: Benjamin Moore 2121-60
White Diamond



Fiber Cement
Panel Siding: Benjamin Moore 2121-60
White Diamond



Fabric Awnings: Serge Ferrari Awning
Preconstraint 502 Stain Awning
Porcelain Green
502V2-50670C



Metal Awnings: Benjamin Moore 2133-20
Black jack



Concrete - Base Benjamin Moore 2121-60
White Diamond

