

MEYARCHITECTURE

DETAILED DESIGN REVIEW NARRATIVE – OCTOBER 09, 2019 OLYMPIA PEDIATRIC DENTISTRY

The Olympia Pediatric Dentistry Office and Café Buildings project has gone through significant development since the Concept Design Review Board Meeting held on February 28, 2019. However, the exterior appearance hasn't been drastically altered other than to tackle the concerns and comments from that meeting.

The site and landscaping requirements have been addressed and are currently under final review with the City.

Bike parking is provided and identified on the site plan with 3 long-term spaces in a dedicated interior closet. 4 short-term spaces are near the main entrance to the Office Building under the 10' canopy and 1 short-term space is at the Café Building off the street-front under the 4' awning.

The patio areas abutting the Café Building are made more intimate and enhanced by the addition of low brick walls (doubling as a bench) and matching permanently mounted benches, picnic tables, and trash receptacles. The site furniture is also carried over to and used around the Office Building.

Pedestrian pathways and crossings remain dominant and pronounced to and through the site. Given the site location and the need to have the buildings at the street-front and the parking to the back, the walks provide a safe path to each building entrance. The portions of the walkways that cross the parking and drive aisles will maintain its color, texture, and pattern of light-gray concrete to provide a strong contrast with the black asphalt.

The refuse enclosure is of the same materials as the building and has a solid-screened gate. The power and gas meters are in a recess facing the parking lot and not readily visible by any public way. The mechanical units are placed on the low-sloping rooftop behind a 3' parapet wall or the large elevated main entry element and are also setback from the edge by more than 20' making visibility extremely difficult.

Weather protection has been increased to provide approximately 80% coverage around the buildings. The Office Building has 86% south, 118% east, 91% north, and 81% west. The Café Building has 91% of its Henderson façade covered with an awning.

More than 50% of the ground floor windows have a 36" base/sill below (24" minimum required) to meet the design guideline. The Main Building has 64% south, 91% east, 83% north, and 100% west. The Café Building has exactly 50% sills on the south, east, and north facades with 100% to the west.

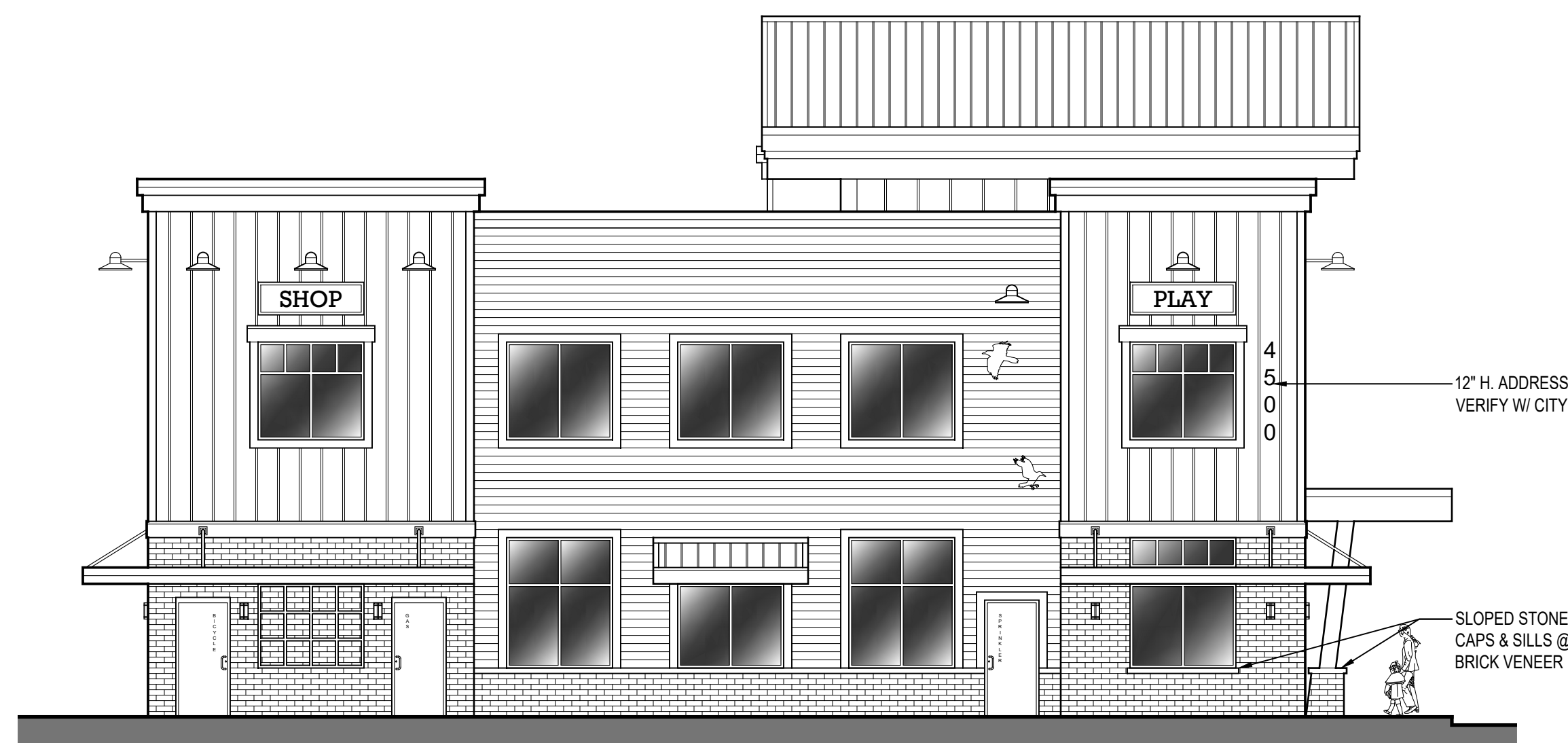
Additional improvements include changing the stone wainscoting to a whitewashed brick, replacing the textured panels and metal siding with board-and-batten and lap siding, adding ground floor clerestory lights above the awnings, and swapped the balcony rail from cable to frosted glass. We feel that these, along with the items above, significantly bolster the design to better align with the intent of the design guidelines.





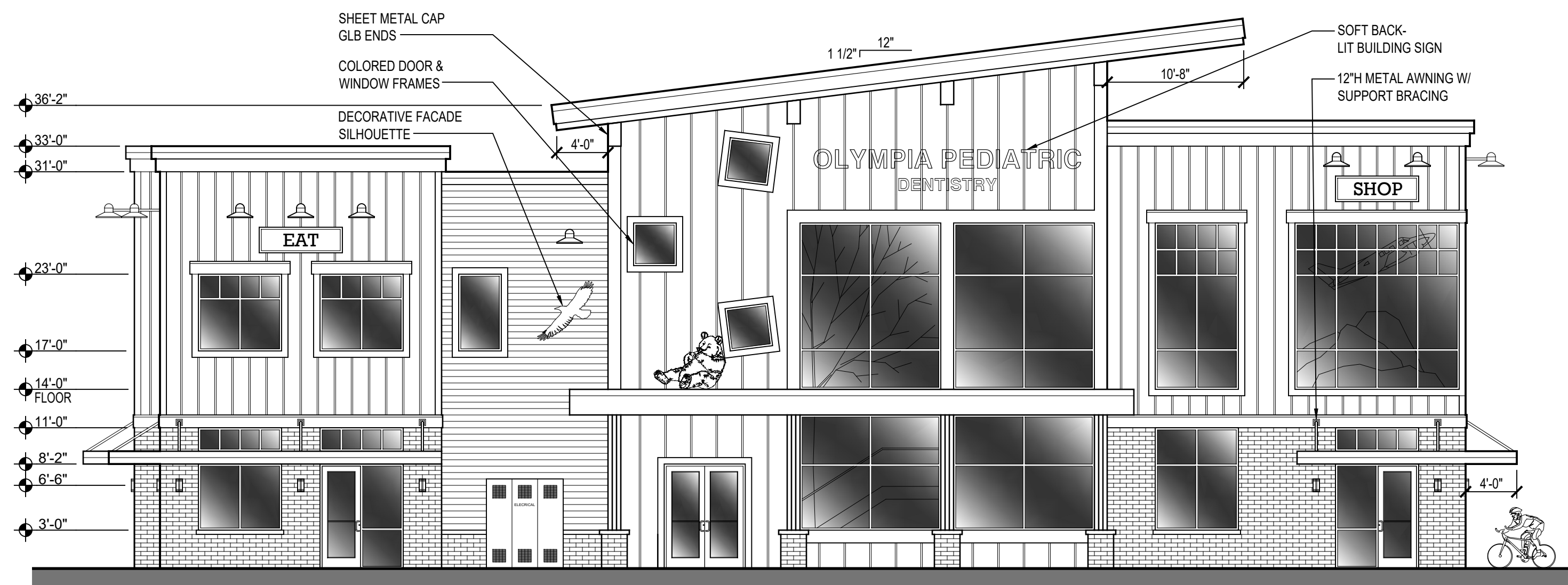
H NORTH ELEVATION - OFFICE
SCALE: 1/8" = 1'-0"

95' AWNING LENGTH / 104' FACADE LENGTH = 91%
32.3' SILL LENGTH / 39' WINDOW LENGTH = 83%



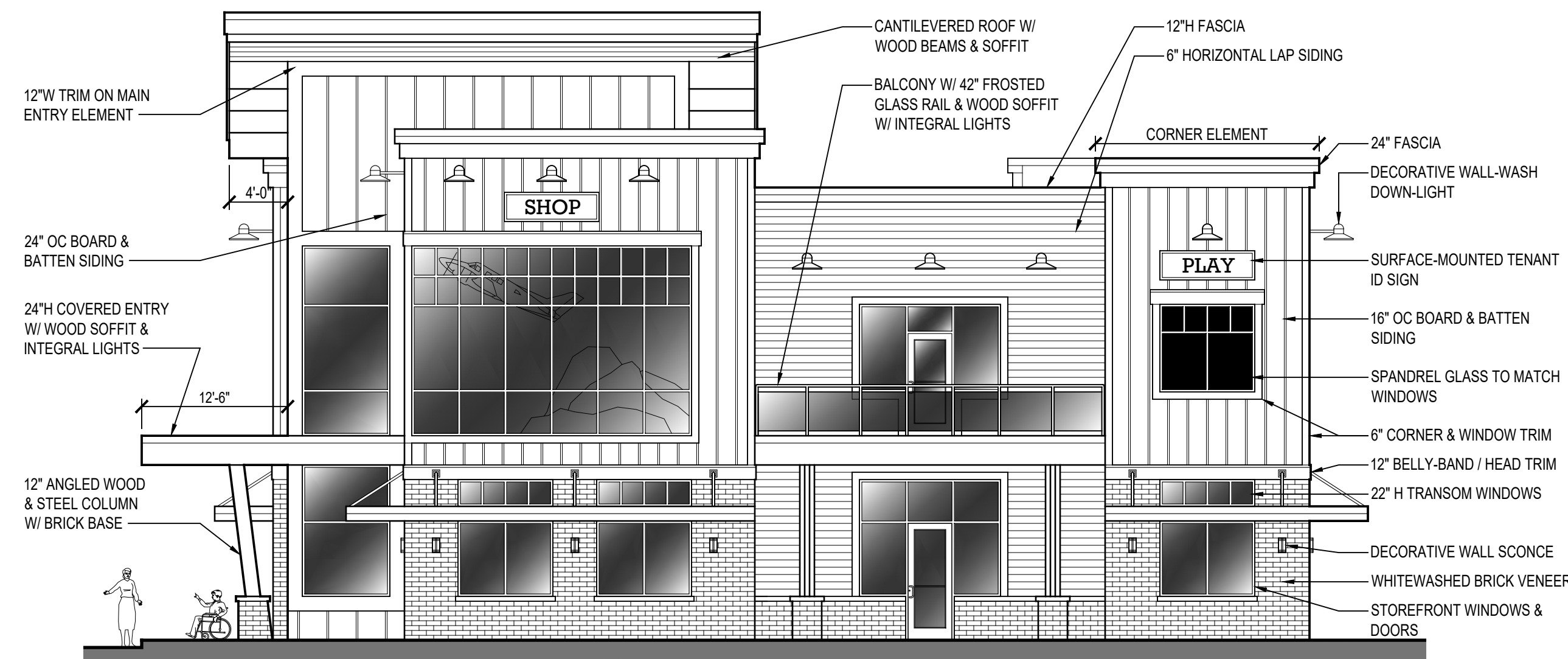
G WEST ELEVATION - OFFICE
SCALE: 1/8" = 1'-0"

57.5' AWNING LENGTH / 71' FACADE LENGTH = 81%
26' SILL LENGTH / 26' WINDOW LENGTH = 100%



F SOUTH ELEVATION - OFFICE
SCALE: 1/8" = 1'-0"

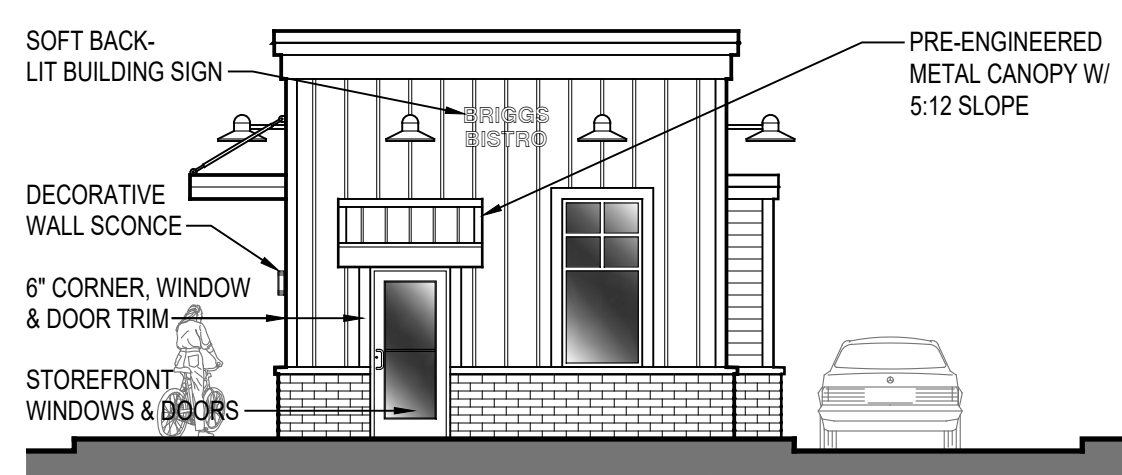
89.3' AWNING LENGTH / 104' FACADE LENGTH = 86%
35' SILL LENGTH / 54.3' WINDOW LENGTH = 64%



E EAST ELEVATION - OFFICE
SCALE: 1/8" = 1'-0"

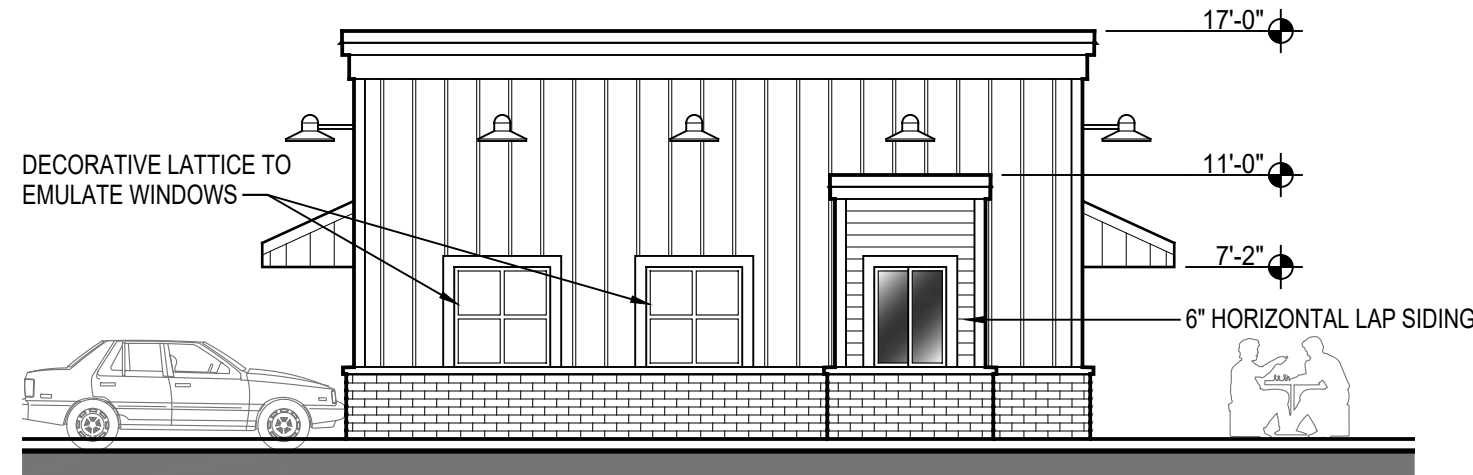
84' AWNING LENGTH / 71' FACADE LENGTH = 118%
31.8' SILL LENGTH / 35.2' WINDOW LENGTH = 91%

- BASIS OF DESIGN EXTERIOR ELEMENTS:
- BRICK: MUTUAL MATERIALS ECON (4X4X12) FACE BRICK.
 - CEMENT-FIBER TRIM: SMOOTH HARDITRIM 4/4 & 5/4.
 - CEMENT-FIBER LAP SIDING: SMOOTH HARDILAP SIDING 0.312"x7.25" W/ 6" EXPOSURE.
 - CEMENT-FIBER PANELS: SMOOTH HARDIPANEL SIDING 0.312"x48"x96".
 - BOARD & BATTEN SIDING: SMOOTH HARDIPANEL SIDING 0.312"x48"x96" W/ SMOOTH HARDIBATTENS 3/4"x2.5" @ 16" & 24" OC.



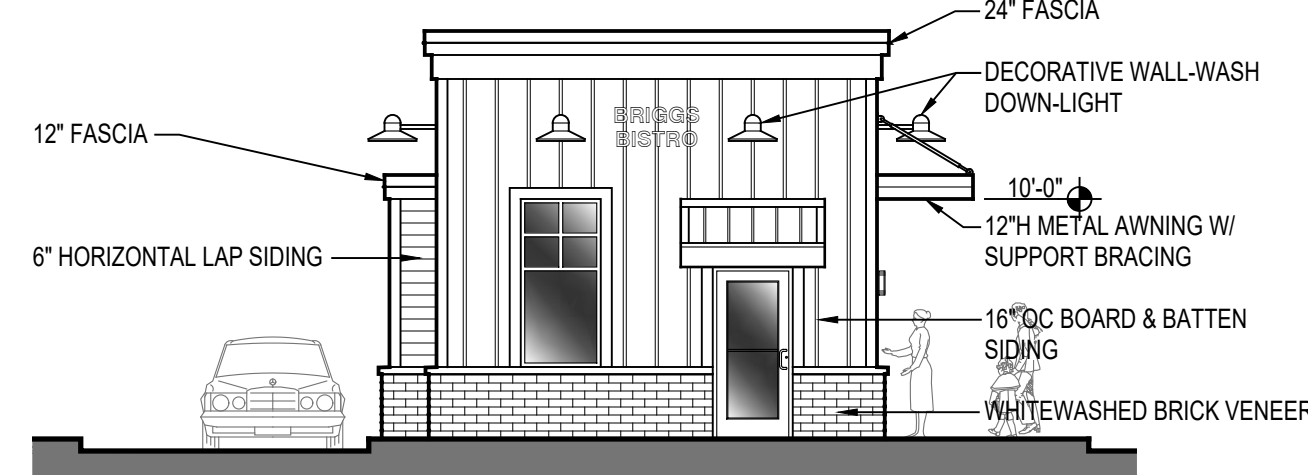
D NORTH ELEVATION - CAFE
SCALE: 1/8" = 1'-0"

3.3' SILL LENGTH / 6.7' WINDOW LENGTH = 50%



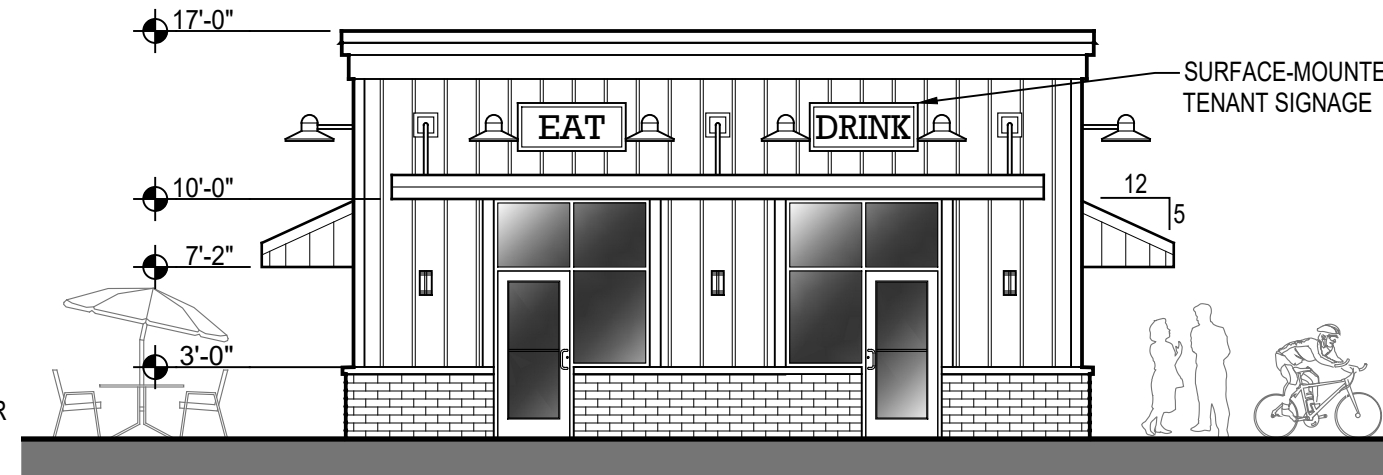
C WEST ELEVATION - CAFE
SCALE: 1/8" = 1'-0"

3' SILL LENGTH / 3' WINDOW LENGTH = 100%



B SOUTH ELEVATION - CAFE
SCALE: 1/8" = 1'-0"

3.3' SILL LENGTH / 6.7' WINDOW LENGTH = 50%



A EAST ELEVATION - CAFE
SCALE: 1/8" = 1'-0"

27.2' AWNING LENGTH / 30' FACADE LENGTH = 91%
7.5' SILL LENGTH / 13' WINDOW LENGTH = 50%

OLYMPIA PEDIATRIC DENTISTRY 4500 Maple Lane SE

Violet Enterprises, LLC
2612 Yelm Highway SE, Suite A
Olympia, WA 98501



MEY ARCHITECTURE
2626 Country Club Road NW | Olympia, WA 98502
Phone 360.701.4706 | Email meychitecture@comcast.net



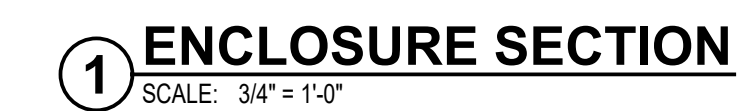
REVISIONS:

SHELL PERMIT SET

PROJECT NO.:
18001.00

DATE:
10.09.2019

SHEET:
**BUILDING
ELEVATIONS**



MEYARCHITECTURE
2626 Country Club Road NW | Olympia, WA 98502
Phone 360.701.4706 | Email mevArchitecture@comcast.net



OLYMPIA PEDIATRIC DENTISTRY
4500 Maple Lane SE

Violet Enterprises, LLC
2612 Yelm Highway SE, Suite A
Olympia, WA 98501



REVISIONS:

SHELL PERMIT SET

PROJECT NO.:
18001.00

DATE:
0.09.2019

SHEET:
SITE PLAN

A1.1

PROJECT INFORMATION

DEVELOPER/OWNER

VIOLET ENTERPRISES, LLC
DR. ANDREA VANCEAVE
2812 YELM HIGHWAY SE
OLYMPIA, WA 98501

SITE ADDRESS

NO ADDRESS

CIVIL ENGINEER/PRIMARY CONTACT

PATRICK HARRON & ASSOCIATES, LLC
CHRIS CRAMER P.E.
8270 28TH COURT NE
LACEY, WA 98516
360.459.1102

SURVEYOR

TOPO INFORMATION PROVIDED BY
SCJ ALLIANCE

GEOTECH

INSIGHT GEOLOGIC
BILL HALBERT
10115 EAST 4TH AVE
OLYMPIA, WA 98506
360.754.2128

UTILITIES

STORMWATER/SEWER/WATER/SOLID WASTE:

CITY OF OLYMPIA
CITY UTILITIES
924 7TH AVENUE, STE A
OLYMPIA, WA 98507
PH: (360) 753-8588
EMERGENCY SERVICE: (360) 753-8333

ELECTRIC/NATURAL GAS:

PUGET SOUND ENERGY - PSE
10885 NE 4TH ST
BELLEVUE, WA 98009
PH: (425) 452-1234
EMERGENCY SERVICE: (888) 225-5773
CONTACT: DAVE LESINSKI, ENGINEERING SPECIALIST,
CONSTRUCTION SERVICES, PH: (253) 476-6425

CUSTOMER CONSTRUCTION

3130 S 38TH ST
TACOMA, WA 98409
PH: (888) 321-7779

TELEPHONE:

QWEST COMMUNICATIONS
711 CAPITOL WAY S, STE 307
OLYMPIA, WA 98501
PH: (360) 754-5912
CONTACT: WAYDE HOLMQUIST, SR DESIGN ENGINEER

CABLE:

COMCAST
410 VALLEY AVE NW, STE 9
PUYALLUP, WA 98371
PH: (253) 261-0945
FX: (253) 864-4215
CONTACT: ERIC PARTON, COMCAST BUSINESS SERVICES GROUP

PROPERTY INFO

PARCEL #: 37030000020

ADDRESS: UNKNOWN

OLYMPIA, WA 98501

SEC. 36, TOWNSHIP 18 N, RANGE 2 W, W.M.

TOTAL ACRES: 36.424 SF (0.84 AC)

PROPOSED USE: COMMERCIAL

ZONING: UV, URBAN VILLAGE

WATER PROVIDER: CITY OF OLYMPIA

SEWER PROVIDER: CITY OF OLYMPIA

APPROXIMATE EARTHWORK QUANTITIES

(PERMIT PURPOSES ONLY)

CUT 610 CY
FILL 92 CY
TOTAL 702 CY
NET 517 CY (CUT)

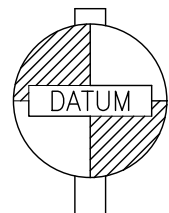
THESE QUANTITIES ARE FOR THE ESTABLISHMENT OF CLEARING AND GRADING PERMIT ONLY
AND SHALL NOT BE CONSIDERED TO INDICATE A BALANCED SITE.

GRADING VOLUMES ARE FROM EXISTING GRADE TO FINISHED GRADE AND MAKE NO
ALLOWANCES FOR STRIPPINGS, GRAVEL, OR ROAD SECTION MATERIALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN QUANTITIES FOR
BIDDING PURPOSES AND SHALL NOT HOLD THE ENGINEER OR OWNER/DEVELOPER
RESPONSIBLE FOR ANY ERRORS IN HIS BID QUANTITIES FOR EXCAVATION.

OLYMPIA PEDIATRIC DENTISTRY

SEC 36, T 18 N, R 2 W, W. M.



HORIZONTAL DATUM

WASHINGTON STATE PLANE,
SOUTH ZONE, NAD 83.

MERIDIAN

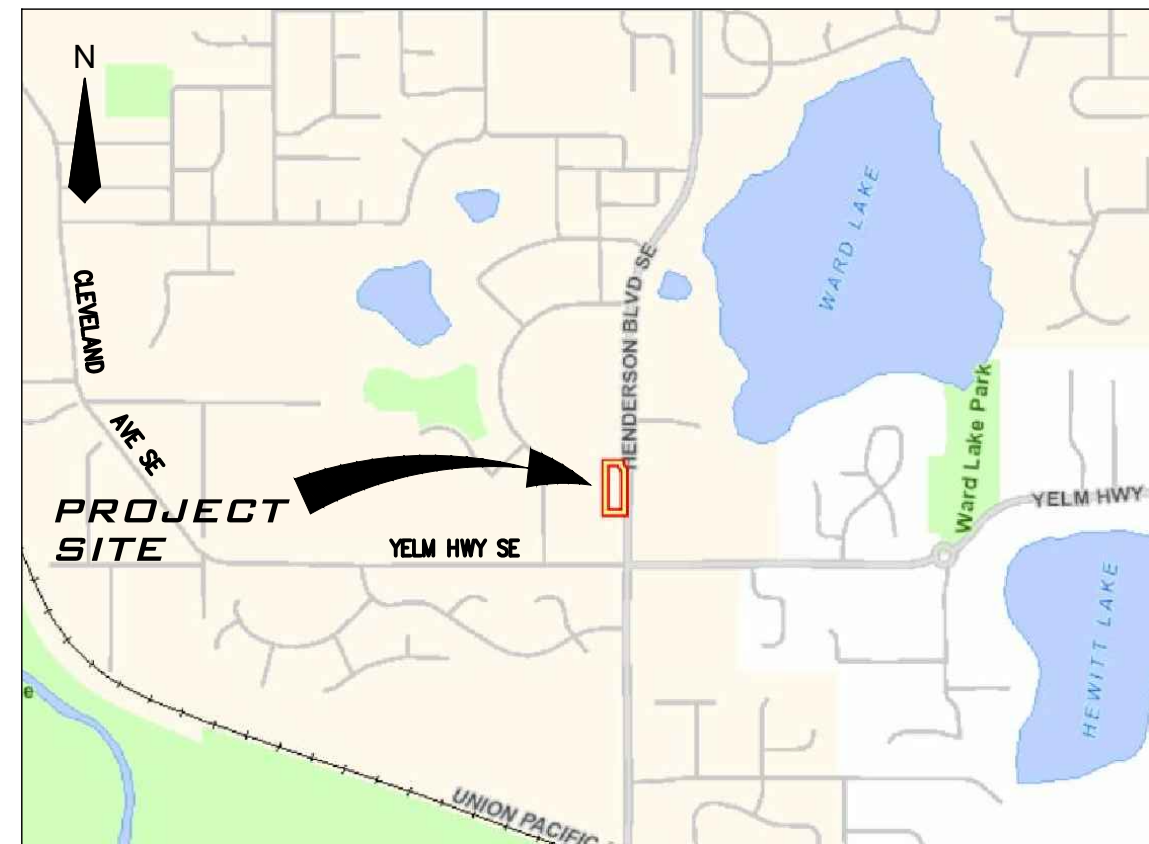
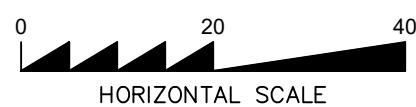
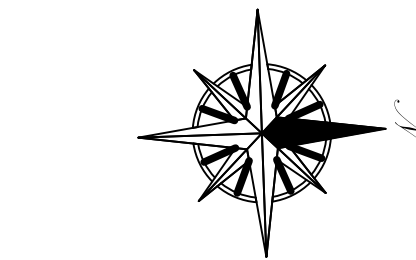
CITY OF TUMWATER - HELD
SSI-1702'E, A DISTANCE OF
6,299.42 FEET, FROM CITY OF
TUMWATER GPS POINT
"CLEVELAND" TO GPS POINT
"YELMPO1".

VERTICAL DATUM

MEAN SEA LEVEL (MSL) NAVD
1988

BENCHMARK

BASED ON CITY OF TUMWATER
NO. 4-05, RR SPIKE IN POWER
POLE NO. WR/05050/12, 100'
WEST OF THE INTERSECTION OF
YELM HIGHWAY AND HENDERSON
BOULEVARD.



VICINITY MAP

NTS

LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING SETBACK LINE
- SIDEWALK AT GRADE
- CONCRETE TRAFFIC CURB
- ADA PARKING
- COMPACT VEHICLE PARKING
- ELECTRIC VEHICLE PARKING
- STORMWATER PIPE
- ROOF DRAIN PIPE
- STORMWATER CB
- STORMWATER MANHOLE
- STORMWATER CLEANOUT
- CONTECH STORMFILTER
- WATER PIPE
- WATER VALVE
- WATER METER
- WATER RPBA
- WATER THRUST BLOCKING
- FIRE DEPT. CONNECTION
- FIRE PI VALVE
- SEWER PIPE
- SEWER CLEANOUT

SHEET LIST

SHEET#	NAME	DESCRIPTION
1	C1.0	COVER SHEET
2	C1.1	GENERAL NOTES
3	C2.0	TESC PLAN
4	C2.1	TESC DETAILS
5	C3.0	HORIZONTAL CONTROL PLAN
6	C4.0	GRADING AND PAVING PLAN
7	C4.1	GRADING AND PAVING DETAILS
8	C4.2	GRADING AND PAVING DETAILS
9	C5.0	STORMWATER PLAN
10	C5.1	STORMWATER DETAILS
11	C6.0	UTILITY PLAN
12	C6.1	UTILITY DETAILS
13	C6.2	UTILITY DETAILS

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
ENGINEERING PLANS EXAMINER

APPROVAL EXPIRES: _____

CALL 48 HOURS
BEFORE YOU DIG
811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION
AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR
SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY
CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR
811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

CITY OF OLYMPIA - PERMIT PLANS

COVER SHEET



Civil Engineering & Planning
8270 28th Court NE, Suite 301, Lacey, WA 98516
Phone: 360.459.1102 / Fax: 360.459.1013
Web: patrickharron.com

PROJ. NO.

18514

DSN. BY:

CMC

DWN. BY:

DAW

CHK. BY:

CMC

OLYMPIA PEDIATRIC

DENTISTRY

BRIGGS VILLAGE - LOT 2

PARCEL# 37030000020

VIOLET ENTERPRISES, LLC
2812 YELM HWY SE #A
OLYMPIA, WA 98501

DATE:

10/3/19

SCALE:

AS SHOWN

DRAWING NO.

C1.0

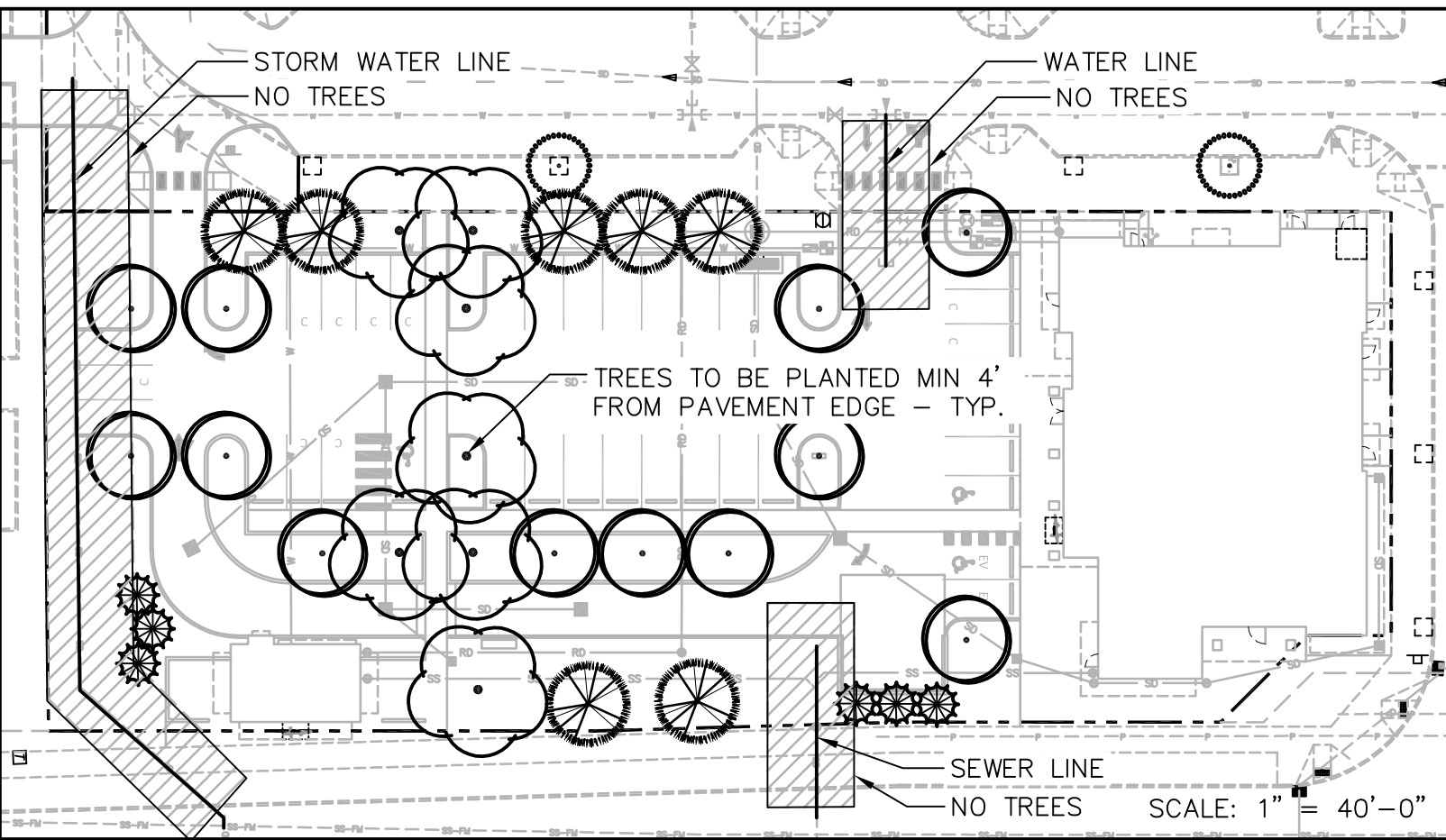
1 OF 13

PLANT SCHEDULE

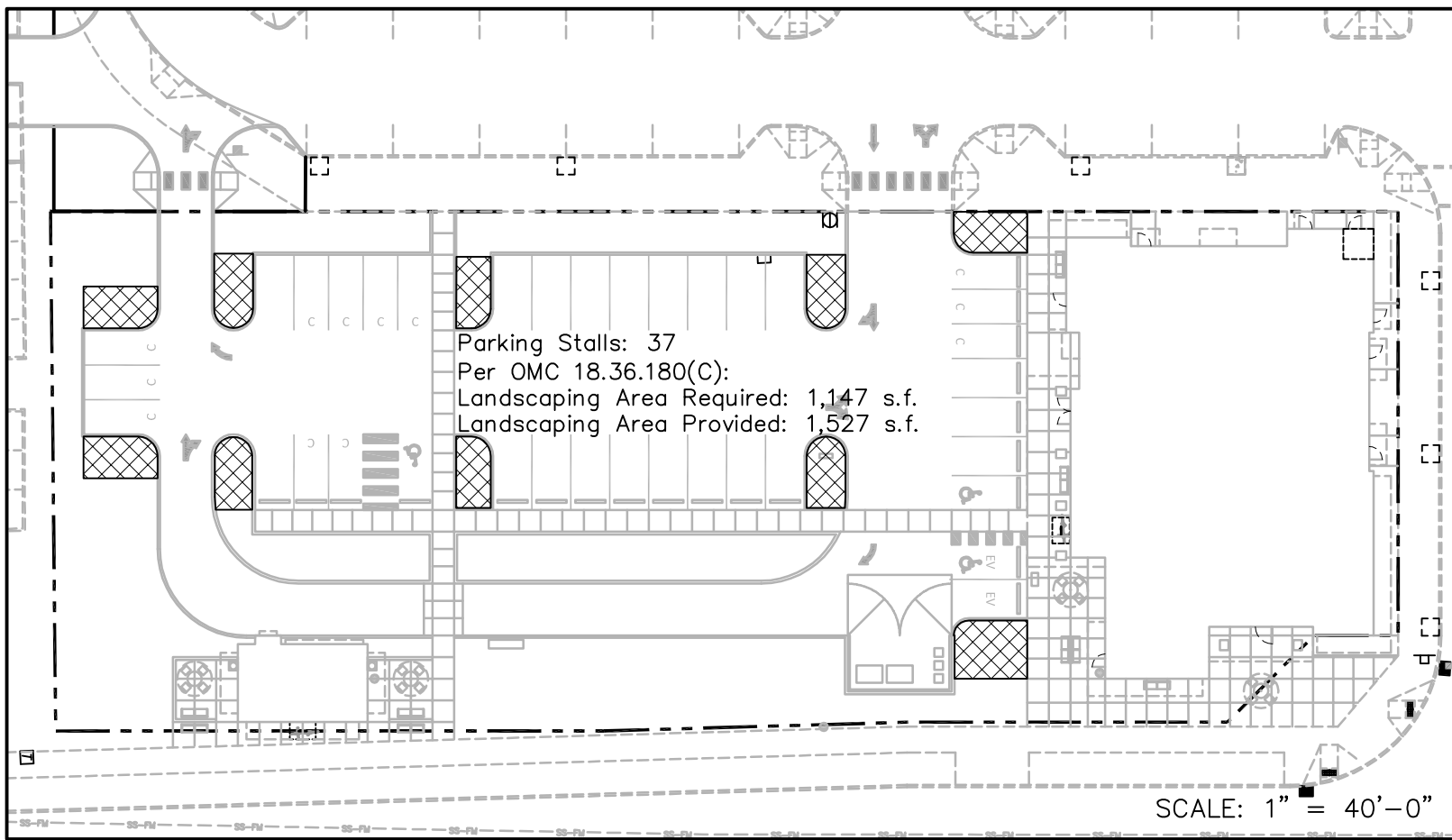
	TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	NN	2	<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	B & B	2"Cal		
	N	6	<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping Alaska Cedar	Cont.		6' HT. MIN.	
	NN	12	<i>Malus x</i> 'Royal Raindrops'	Royal Raindrops Crabapple	B & B	2"Cal		
	N DT	7	<i>Pinus contorta</i>	Shore Pine	Cont.		6' HT. MIN.	
	NN DT	7	<i>Quercus frainetto</i> 'Schmidt'	Forest Green Oak	B & B	2"Cal		
	SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SIZE		
	NN	106	<i>Azalea x</i> 'Hino Crimson'	Hino Crimson Azalea	2 gal			
	NN DT	57	<i>Berberis thunbergii</i> 'Aurea'	Golden Barberry	2 gal			
	NN DT	50	<i>Berberis thunbergii</i> 'Concorde'	Concorde Barberry	2 gal			
	NN DT	16	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1 gal			
	NN	91	<i>Carex comans</i> 'Frosty Curls'	Frosty Curls Sedge	1 gal			
	NN	79	<i>Carex tenuiculmis</i> 'Cappuccino'	Cappuccino Sedge	1 gal			
	NN	13	<i>Cornus sericea</i> 'Midwinter Fire'	Midwinter Fire Dogwood	3 gal			
	NN	5	<i>Cupressus macrocarpa</i> 'Wilma Goldcrest'	Wilma Goldcrest Cypress	5 gal			
	NN DT	52	<i>Distylium x</i> 'Cinnamon Girl'	Cinnamon Girl Distylium	2 gal			
	NN	26	<i>Heuchera x</i> 'Forever Purple'	Forever Purple Coral Bells	1 gal			
	NN DT	33	<i>Miscanthus sinensis</i> 'Yaku Jima'	Dwarf Maiden Grass	1 gal			
	N DT	12	<i>Myrica californica</i>	Pacific Wax Myrtle	5 gal			
	NN DT	58	<i>Nandina domestica</i> 'Burgandy Wine'	Burgandy Wine Nandina	3 gal			
	NN DT	39	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	1 gal			
	NN	8	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	B & B	4–5 ft. ht.		
	NN	69	<i>Viburnum davidii</i>	David Viburnum	3 gal			
	GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT			SPACING
	N DT	410	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1 gal			24" o.c.

N – Native
NN – Nonnative
DT – Drought tolerant

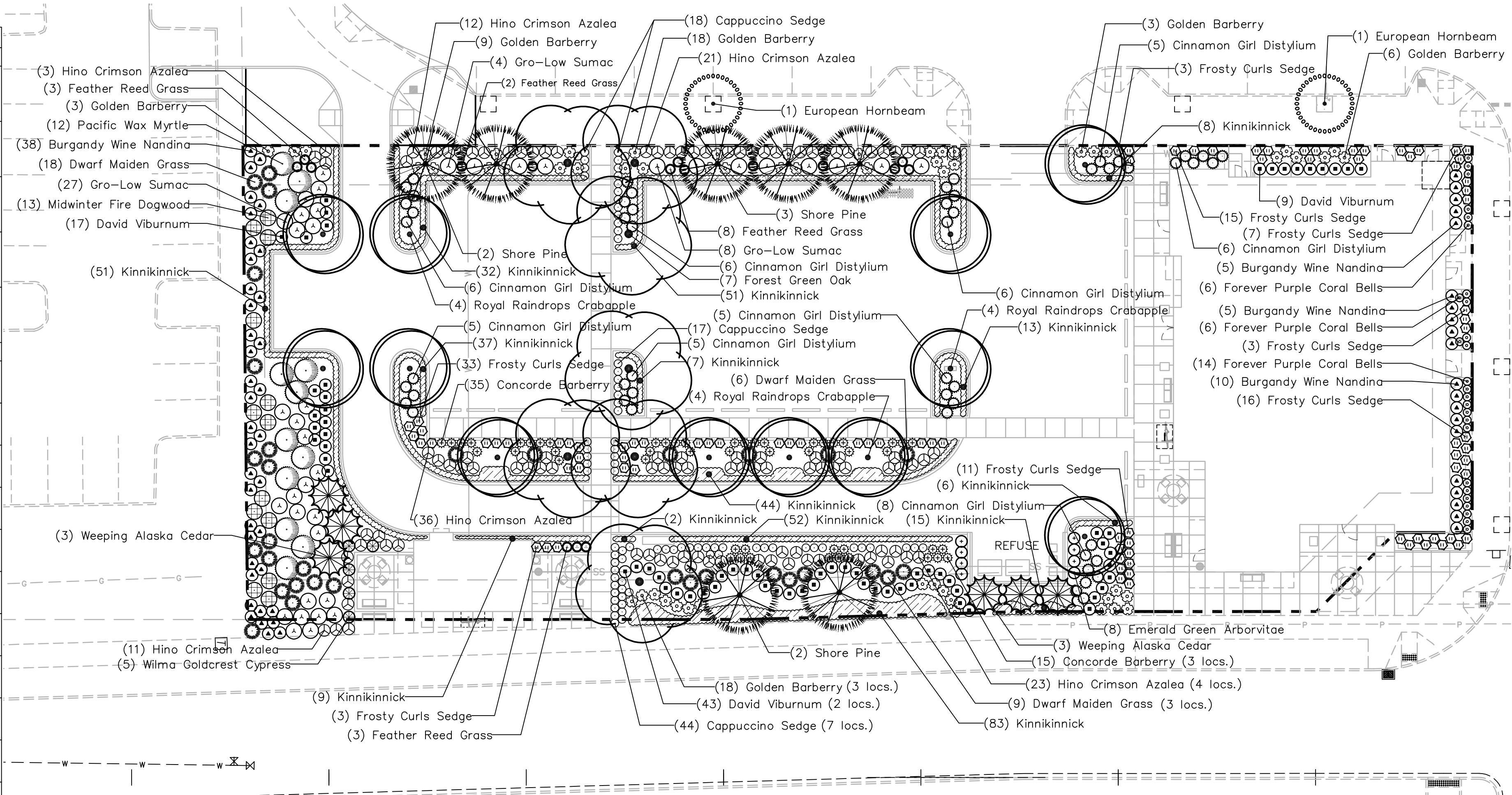
Note: Native plant information source:
"Plants of the Pacific Northwest Coast"
by Jim Pojar and Andy MacKinnon



UTILITY CONFLICT OVERVIEW

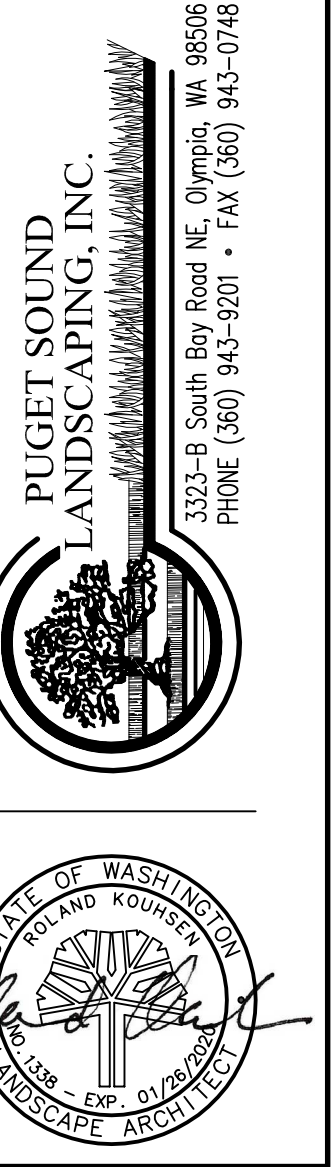
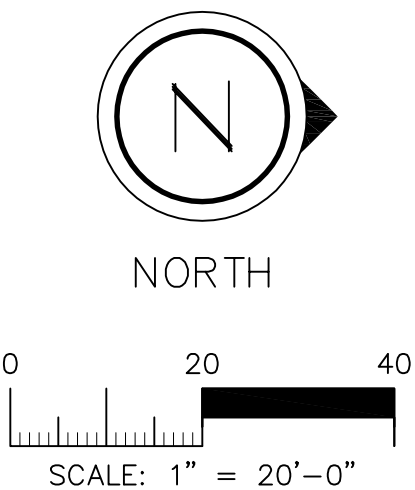


PARKING LOT LANDSCAPE AREAS



LANDSCAPE SHEET NOTES

- Refer to details, sheet L-2, for additional information.
- Manually remove from site all existing weeds and vegetation not shown to remain on plans.
- Topsail
 - Distribute 8" depth (25 CY per 1000 s.f.) imported topsoil mix (approved by the Landscape Architect) in all landscape areas and at depths indicated for crowing and berming of landscape areas, and backfill of retaining walls (if required). Topsoil mix shall be equal to:
 - "Lacey 3-Way" as available from Walrath Trucking, (253) 472-1252
 - All landscape areas shall receive topsoil mix, whether indicated on plans or not, so that finish grades of all shrub beds shall be 4" 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 said 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 mix. Dispose of excavated material off site.
- Fine grade all landscape beds prior to planting operations.
- Plants
 - No plant substitutions shall be permitted without prior approval of Landscape Architect/Owner and the City of Olympia.
 - All plants shall conform to the latest edition of the American Standard for Nursery Stock.
 - Plant 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 shrub quantities shall be adjusted as required for field conditions at the specified spacing.
 - Prior to plant installation, an inspection of the soil amendment and plants to be installed will be scheduled by the applicant and performed by the City.
 - All landscaped areas shall be planted to achieve 80% plant density within 3 years of planting. Additional plantings may be necessary upon inspection by the City.
 - All plants shall be thoroughly watered immediately after planting with Alaska Fish Fertilizer solution.
 - Fertilizer tablets for all plants shall be Agriform (20-10-5) 21 gram tablets distributed as follows: All trees: 4-21 gram tablets; All shrubs (except 1 gal): 3-21 gram tablets; All 1 gallons: 1-21 gram tablet; Set tablets directly next to rootball. Per OMC 18.32.225 A.2.a) "Only slow-release fertilizers shall be applied for the life of the development at a maximum amount of 4 lbs of nitrate as nitrogen annually and no more than 1 lb per application for every 1,000 square feet of turf grass. Only fertilizer formulas with a minimum of 50% water-insoluble form of nitrogen are permitted for use. Approved water-insoluble forms of nitrogen include sulfur-coated and/or polymer-coated fertilizers, isobutylidene diurea (IBDU), methylene urea and ureaform, and organic fertilizers registered with the Washington Department of Agriculture."
- Mulch
 - All shrub and ground cover beds shall receive a 4" depth (12 CY per 1000 SF) of "Medium Grind" hem/fir bark mulch as top dressing.
- All work shall be performed to the satisfaction of the Landscape Architect/Owner and final inspection approval by the City of Olympia.
- Landscape Plan shall be updated installing contractor showing accurate planting materials prior to Building Occupancy.



DATE	REVISIONS
09/11/19 – RK	

CLIENT

OLYMPIA PEDIATRIC DENTISTRY
4528 MAPLE LN. SE
OLYMPIA, WA

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-1

1 OF 3



Concorde Barberry



Hino Crimson Azalea



Burgundy Wine Nandina



Cinnamon Girl Distylium



David Viburnum



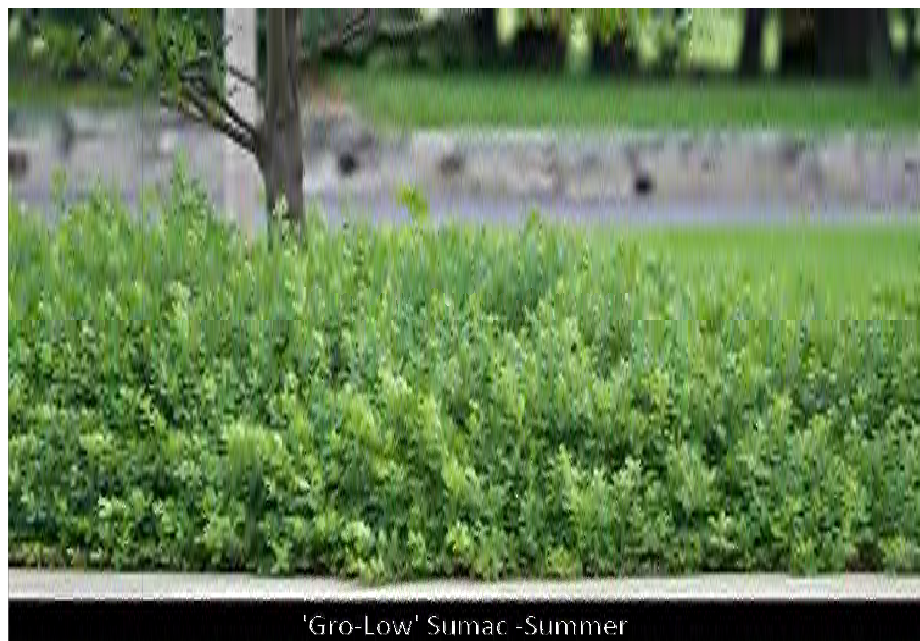
Emerald Green Arborvitae



Feather Reed Grass



Golden Barberry



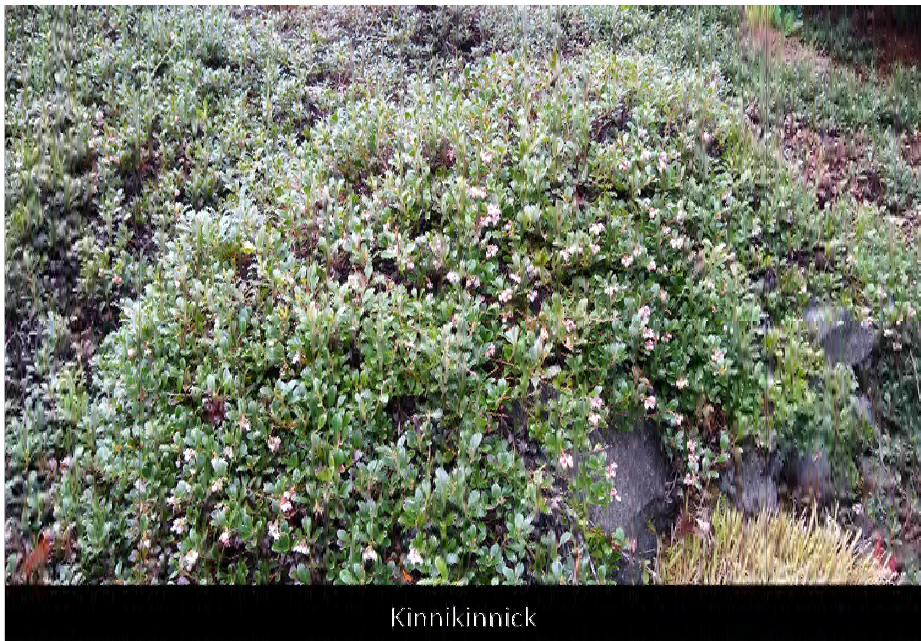
'Gro-Low' Sumac - Summer



Yaku Jima Maiden Grass



Forever Purple Coral Bells



Kinnikinnick



Midwinter Fire Dogwood



Frosty Curls Sedge



Willow Goldenst Cypress



Cappuccino Sedge



Pacific Sunset Maple



Katsura Tree - Fall



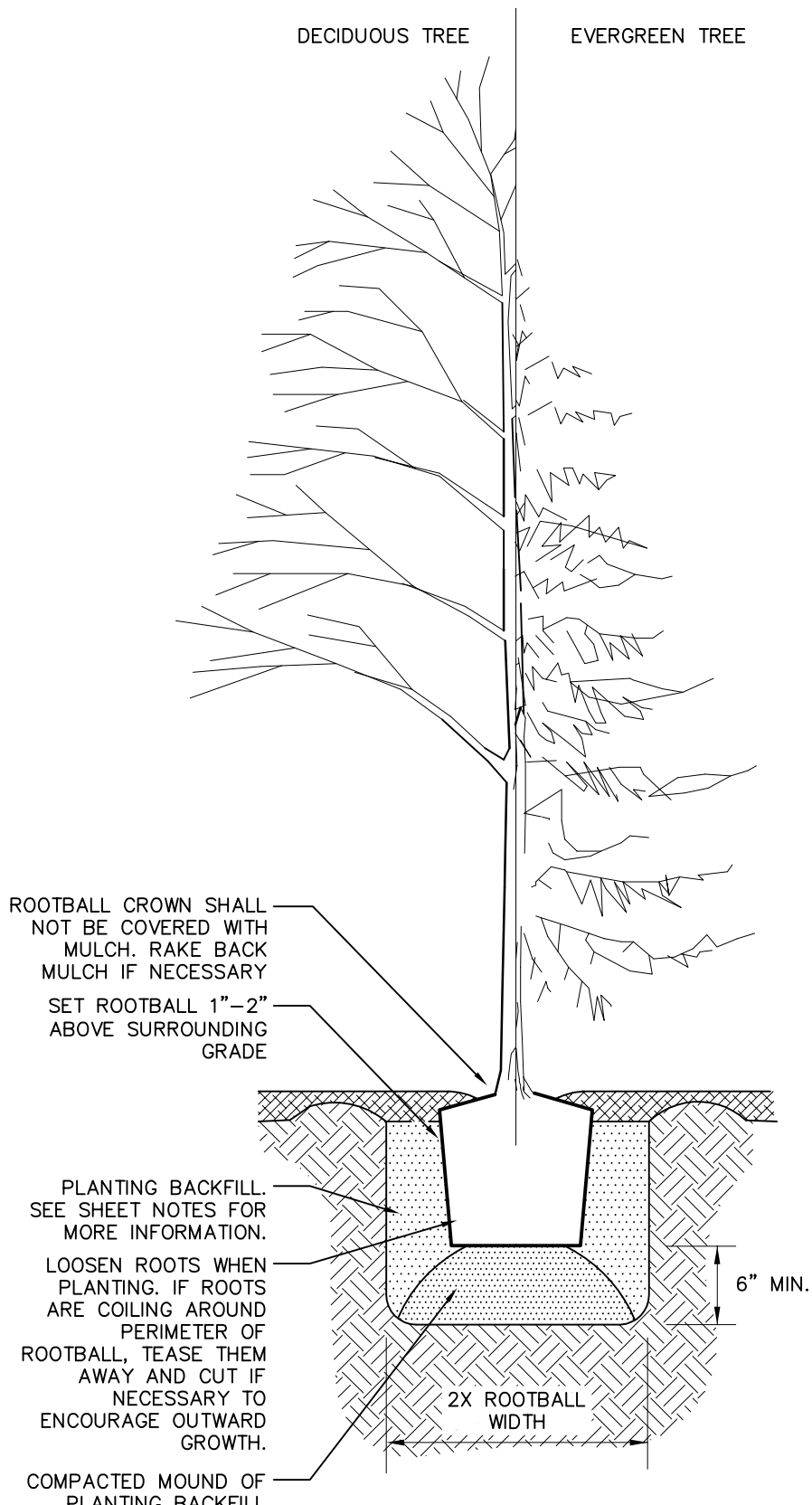
Weeping Alaska Cedar



Shore Pine



European Hornbeam

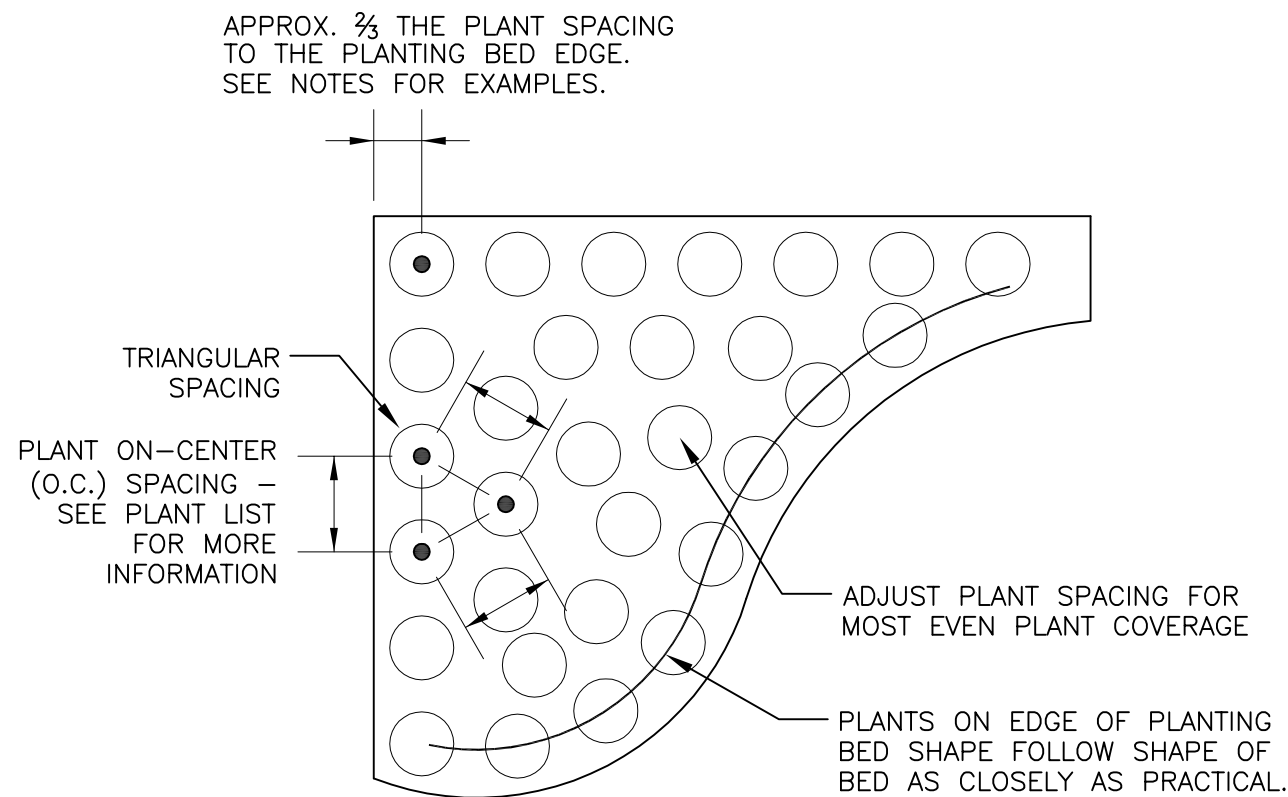


NOTES:

1. EACH TREE SHALL RECEIVE A 4" HT. WATERING WELL. TREES IN LAWN AREAS SHALL RECEIVE NO WATERING WELL AND SHALL BE PLANTED IN THE CENTER OF A 3' DIA. MULCH CIRCLE UNLESS OTHERWISE SPECIFIED.
2. SEE SHEET NOTES FOR ADDITIONAL INFORMATION.

TREE PLANTING – NO STAKES

NOT TO SCALE

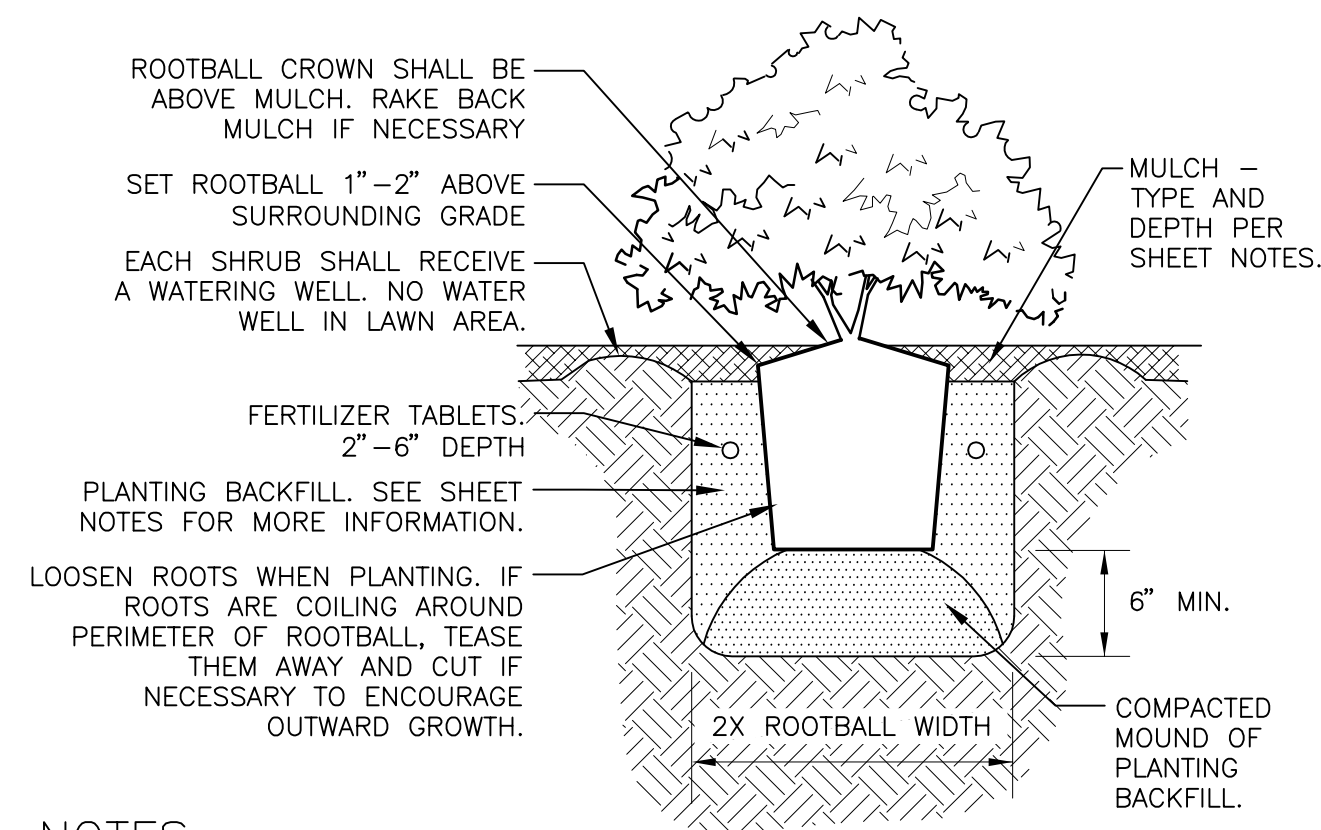


NOTES:

PLANT SPACING	SPACE FROM PLANT CENTER TO PLANTING BED EDGE
12" O.C.	8"
18" O.C.	12"
2' O.C.	1'-4"
3' O.C.	2'-8"
4' O.C.	3'-4"
5' O.C.	3'-4"

PLANT SPACING

NOT TO SCALE



NOTES:

- WATERING WELL HEIGHTS:
- 1 GAL. CONT. – 1" HT.
 - 2 & 3 GAL. CONT. – 2" HT.
 - 5 GAL. CONT. & LARGER – 4" HT.

REMOVE BURLAP FROM ROOTBALL AS MUCH AS POSSIBLE WITHOUT DAMAGING INTEGRITY OF ROOTBALL.

SHRUB PLANTING

1 GAL CONT. & LARGER

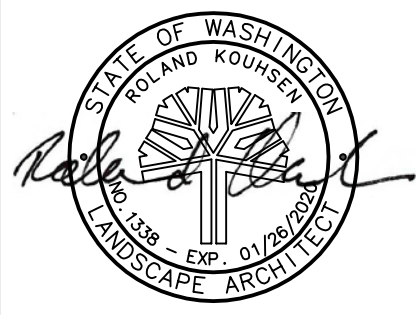
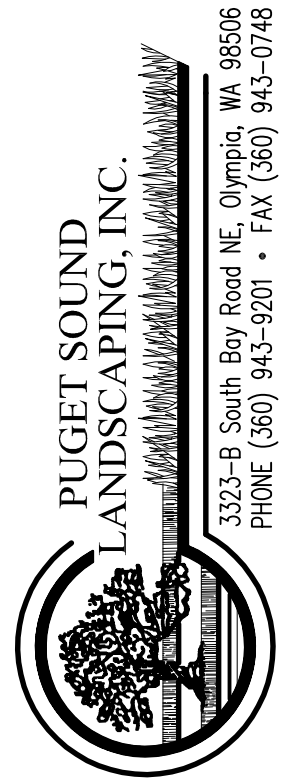
NOT TO SCALE

OLYMPIA PEDIATRIC DENTISTRY
4528 MAPLE LN. SE
OLYMPIA, WA

LANDSCAPE DETAILS AND
PLANT PHOTOS

L-2

2 of 3

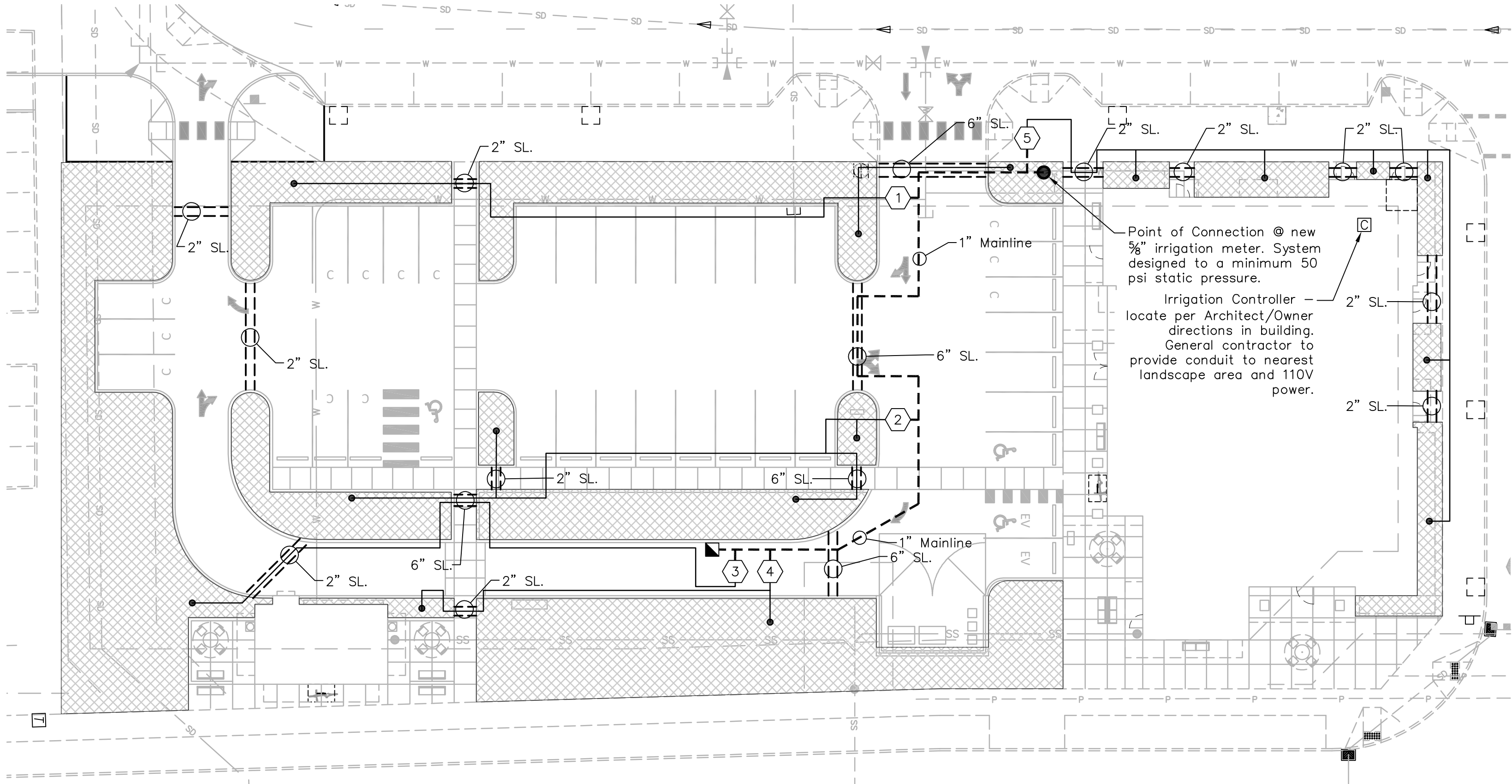


DATE	REVISIONS
09/11/19	- RK

CLIENT

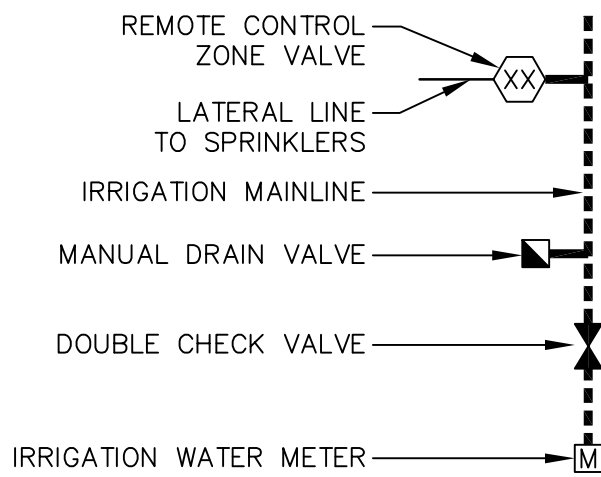
IRRIGATION LEGEND

SYMBOL	MFR.	CATALOG NO.	DESCRIPTION
	-	-	LATERAL TO DRIP CONNECTION - SEE IRRIGATION NOTE #13 FOR MORE INFORMATION.
	RAINBIRD	XFD & XB-XX-PC	XF SERIES 1/2" BLANK DRIP TUBING WITH XB XERI-BUG DRIP EMITTERS (0.5, 1 OR 2 GPH).
	FEBCO	850	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR
	RAINBIRD	XBV	BRASS BALL VALVE (MATCH LINE SIZE)
	RAINBIRD	3RC	QUICK COUPLER VALVE
	-	-	ANGLE VALVE FOR MANUAL DRAIN
	RAINBIRD	XCZ-100-PRB-COM	COMMERCIAL DRIP IRRIGATION VALVE KIT WITH 1" PESB VALVE AND 1" PRESSURE REGULATING QUICK-CHECK BASKET FILTER
	RAINBIRD	TM2-6-120V	6 STATION CONTROLLER WITH WIFI MODULE CAPABILITY
	RAINBIRD	LNK	WIFI CONTROLLER MODULE (OWNER OPTION)
	PRESSURE MAINLINE, SCH. 40 PVC PIPE, INSTALL @ 18" DEPTH (24" UNDER PAVED AREAS)		
	LATERAL LINES, CLASS 200 PVC PIPE, INSTALL @ 12" DEPTH (24" UNDER PAVED AREAS)		
	CLASS 200 PVC PIPE SLEEVES, INSTALL @ 24" DEPTH		
	#18-AWG MULTI-CONDUCTOR IRRIGATION CONTROL CABLE, PE JACKETED WITH PVC INNER INSULATION WITH RIP CORD, 600V RATING		
NOT SHOWN			



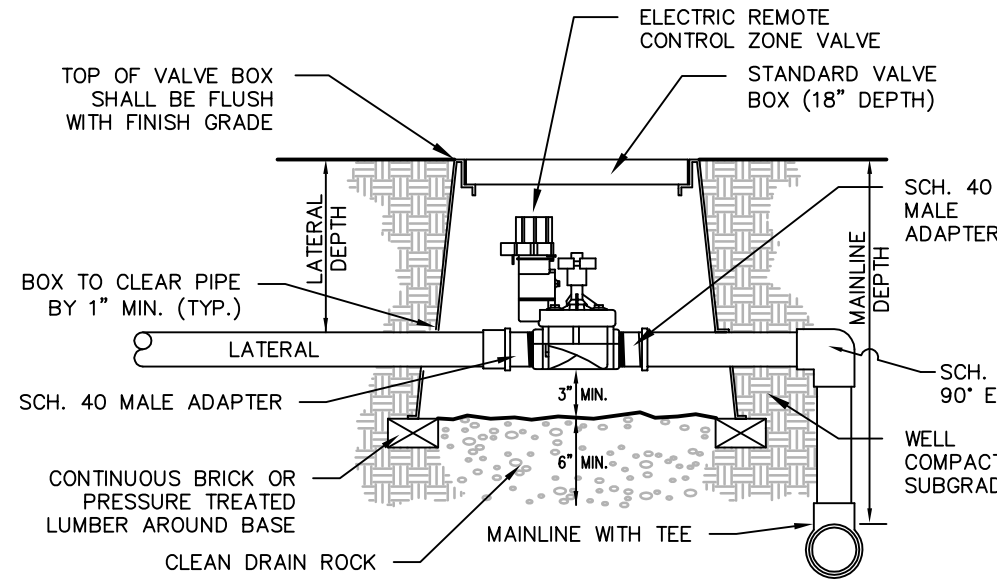
IRRIGATION NOTES

1. Irrigation plan is design/build. Landscape contractor to coordinate with Owner for details of irrigation plan implementation.
2. Contractor to meet all local codes & ordinances.
3. Irrigation plan is diagrammatic. Field adjust to reflect actual field conditions. All piping, laterals, and wire to be located in bed or lawn areas where appropriate.
4. Pipe sizes are to remain constant between pipe size call-outs.
5. Locate all mainlines within the project limits.
6. Verify controller location with general contractor/Owner.
7. General contractor to provide 110V power to the controller.
8. General contractor to provide conduit from controller to the landscape.
9. See irrigation details for additional information.
10. Landscape contractor to coordinate & install sleeving with General Contractor.
11. The Property Owner is responsible for maintaining all plants in a healthy growing condition for the life of the project.
12. Landscape contractor shall provide as many lateral to drip connections as is necessary to provide a functional system and adequate water delivery to plants. See manufacturer guidelines for more information. See detail this sheet for more information.
13. All lateral lines in drip zones shall be 1" dia. class 200 PVC pipe unless otherwise noted on plan or if flow exceeds 15 GPM.



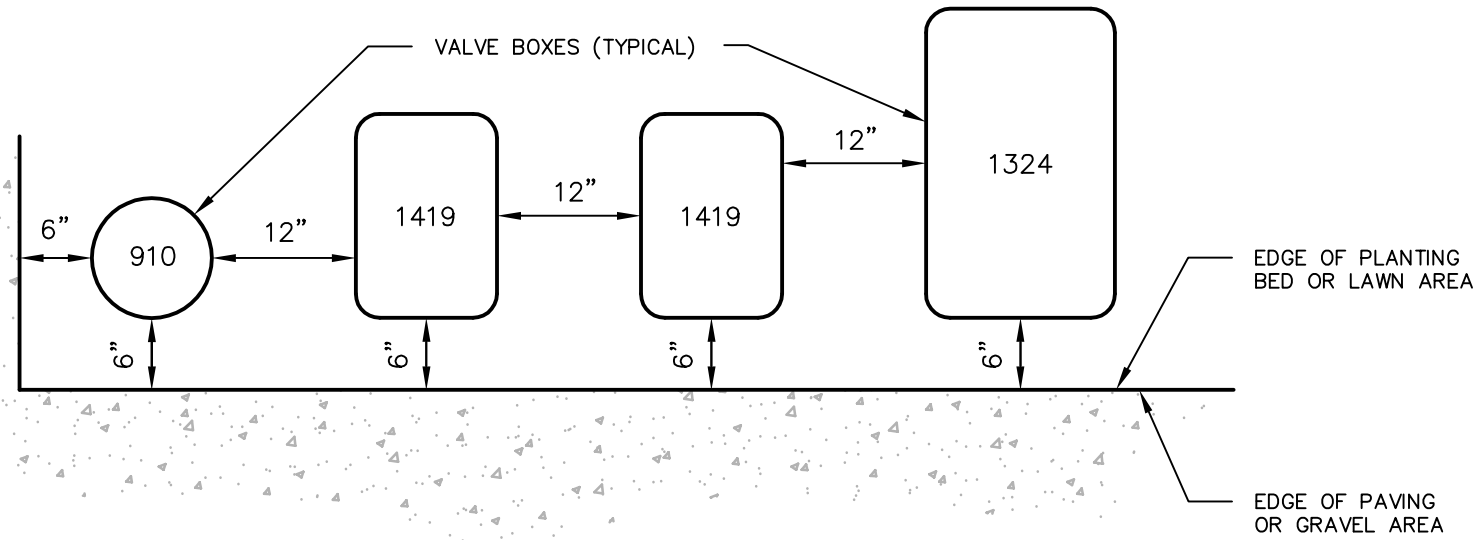
POINT OF CONNECTION

NOT TO SCALE



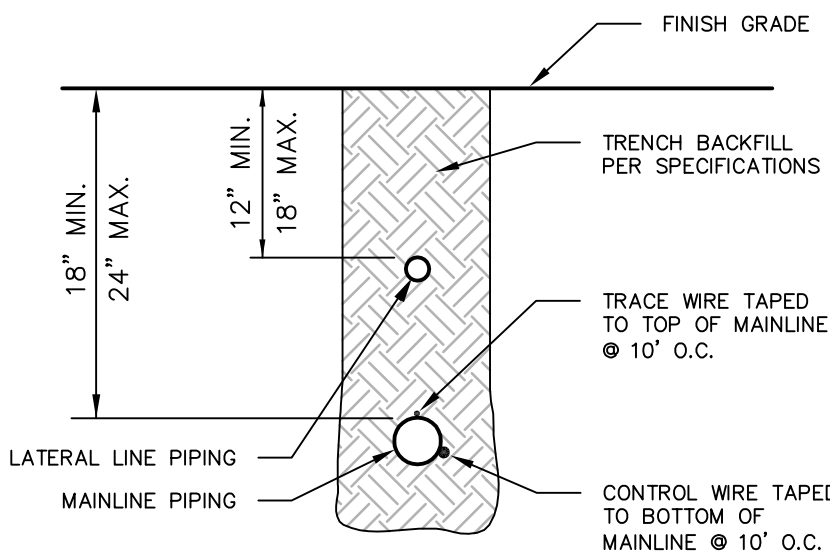
REMOTE CONTROLLED ZONE VALVE

NOT TO SCALE



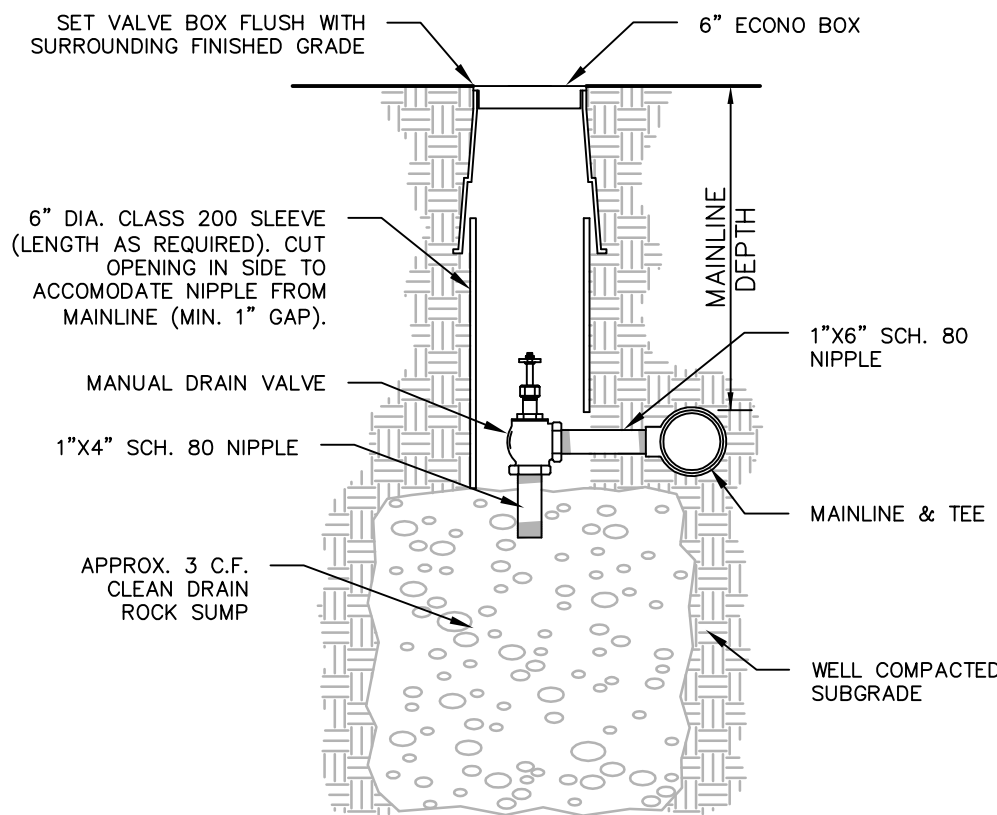
VALVE BOX INSTALLATION

NOT TO SCALE



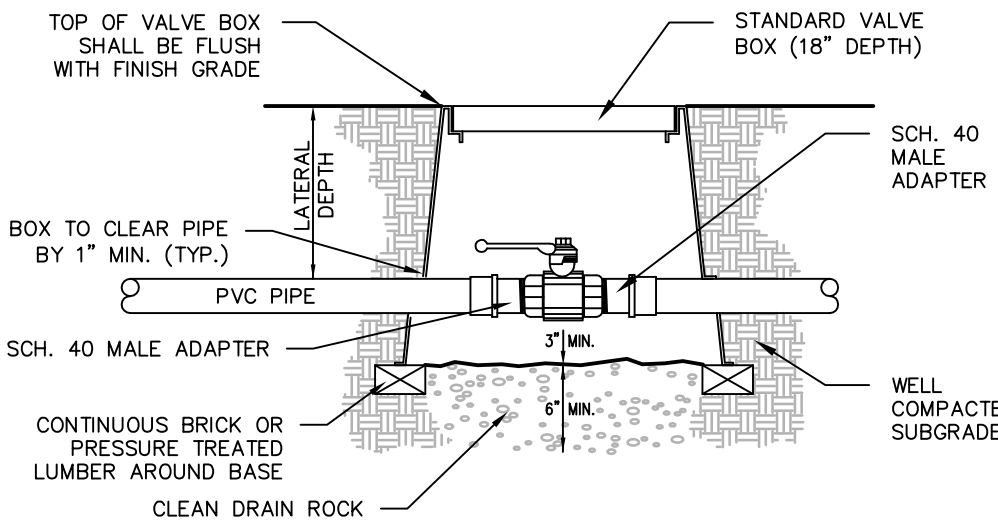
IRRIGATION TRENCH

NOT TO SCALE



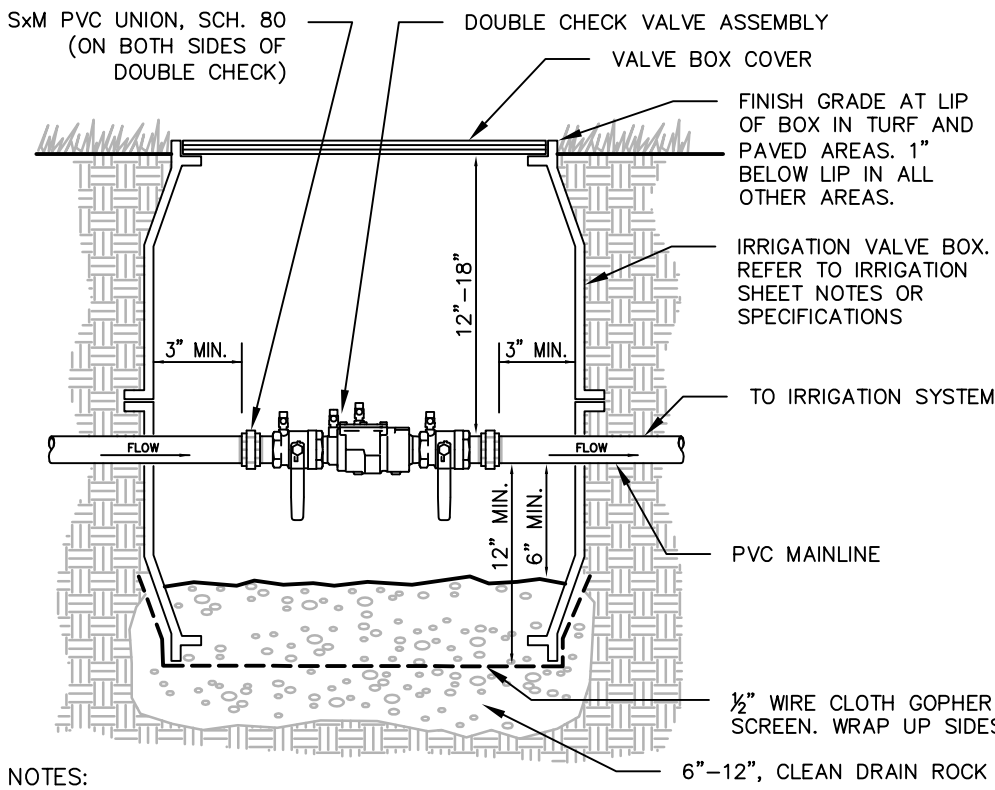
MANUAL DRAIN VALVE

NOT TO SCALE



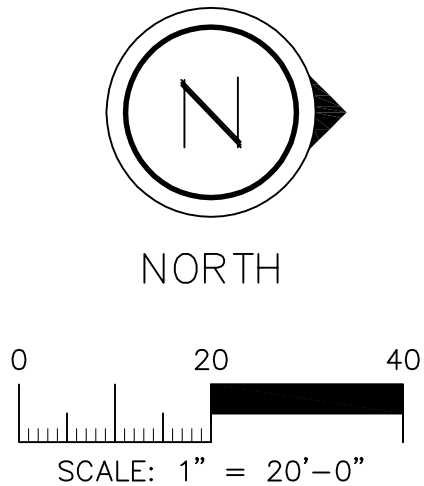
BALL VALVE

NOT TO SCALE



DOUBLE CHECK VALVE

NOT TO SCALE

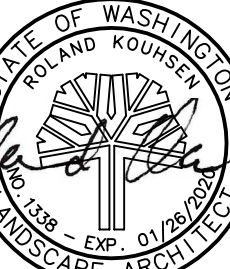
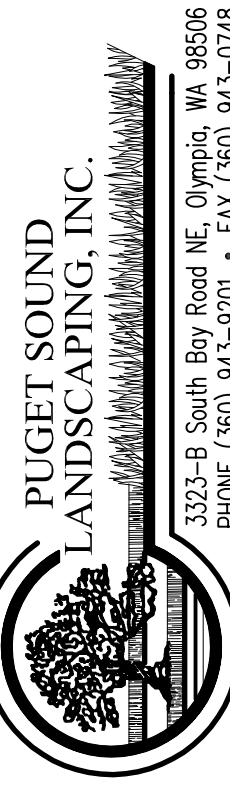


OLYMPIA PEDIATRIC DENTISTRY
4528 MAPLE LN. SE
OLYMPIA, WA

IRRIGATION PLAN & DETAILS

L-3

3 of 3



DATE 09/11/19 - RK

REVISIONS

CLIENT

SHEET TITLE

SHEET NUMBER



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Modern Farmhouse Barn Light, The Westchester, Matte Black, 16" Gooseneck

★★★★★ 5 Reviews | 5 Questions | 285 Saves

\$149

You get 5% back on this purchase!

Free Shipping! Shipping & Seller Information

Estimated delivery: Jun. 3 - Jun. 10; ships to 98513 (change)

7 Colors: Matte Black

3 Sizes: 16" Gooseneck

Quantity: 1

Add to Cart

Pro Tools

Create Tear Sheet

Request Special Pricing

Product Description +

Product Specifications -

Manufactured By	Steel Lighting Co.
Sold By	Steel Lighting Co
Size/Weight	W 12" / D 12" / H 8" / 4 lb.
Color	Matte Black
Materials	Steel
Assembly Required	Yes

Related Products





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STORIES & ADVICE

SALE

All Products / Outdoor / Outdoor Lighting / Outdoor Wall Lights & Sconces / Model # WS-W28516-GH



Modern Forms Balthus LED Wall Light, Graphite, 16"

★★★★★ 28 Reviews | 1 Question | 82 Saves

Trade Price

MSRP: \$336 ⓘ

\$268.85

Consumer Price: ~~\$283~~

Trade Savings: **\$14.15 (5% Off)**

Free Shipping! [Shipping & Seller Information](#)

Estimated delivery: Jun. 3 - Jun. 12; ships to [98513 \(change\)](#)



2 Colors: Graphite

5 Sizes: 16"

Quantity: 1

Add to Cart

Pro Tools

[Create Tear Sheet](#)

[Request Special Pricing](#)

Product Description



Product Specifications



Shipping and Returns



Have a question? Contact a Trade Account Manager for inquiries about this product (ID# 36687757).

Call during our regular hours: Monday - Friday, 5am - 5pm PT

1-800-958-5212

Related Products



Eagle Series

2nd Generation LED Site Lighter



SPECIFICATIONS:

Construction:

Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. The die cast aluminum housing utilizes external airflow fins allow for greater heat dissipation. The easy access driver compartment is a thermally independent compartment, separate from LED generated heat, for cooler operation and longer driver life.

Optics:

Atlas Site Lighter Pro fixtures utilize precision engineered individual lenses for maximum light intensity. The lens is made of optical grade polycarbonate. Advanced one piece optic board engineered for maximum light intensity. Types II, III, V and Forward Throw distributions are available. Types II, III and Forward Throw optics are rotatable allowing for optimal placement of the fixtures on the perimeter of any layout.

Mounting:

The easy mount bracket makes installation to any style pole quick and easy. Tenon and other mounting accessories also available.

Thermal Management:

Atlas Site Lighter Pro fixtures are designed as a complete system to optimize LED life and light output. The thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs¹) and component life and also allows for higher light output.

Listings:

Luminaire is certified to UL/cUL Standards for Wet Locations

²The following qualify for DesignLights Consortium Premium:

SLPM6L (All colors/options), SLPM9L (All colors/options), SLPM12L (All colors/options), SLPM18L (All colors/options), SLPM24L (All colors/options), all other luminaires are DesignLights Consortium qualified. All are eligible for rebates from DLC member utilities.

AC Input:

120/208/240/277/347/480 V

Driver:

Constant current, 120-277 VAC, 50-60 Hz

High Efficiency – min. 88%

Off-State Power: 0 Watts

0-10 V Dimming

LEDs:

Available in 3000K, 4000K, 4500K and 5000K, CCT
Epoxy Guard™ protective conformal coated boards

Reduced Glare:

Positioning of the LED modules within the housing result in light directed to desired locations and reduces offensive light.

Testing:

Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.

Warranty: Five-year limited warranty

Project Information

Job Name

Fixture Type Eagle Series

Catalog Number SLPM

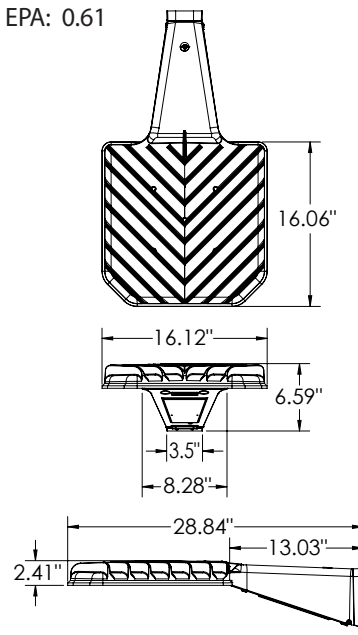
Approved by



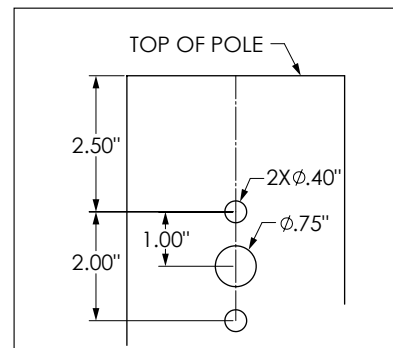
DIMENSIONS:

Weight: 21 lbs.

EPA: 0.61



DRILL PATTERN:



**Rebates and Incentives are available in many areas.
Contact an Atlas Representative for more information.**

¹LED Life Span Based Upon LM-80 Test Results

ORDERING INFORMATION

SLPM PRODUCT SERIES SLPM = 2nd Generation Site Lighter Pro	9L LUMEN PACKAGE 6L = 6,000 Lumens 9L = 9,000 Lumens 12L = 12,000 Lumens 18L = 18,000 Lumens 24L = 24,000 Lumens 30L = 30,000 Lumens 36L = 36,000 Lumens 43L = 43,000 Lumens	T3 DISTRIBUTION T2 = Type 2 T3 = Type 3 T5 = Type 5 FT = Forward Throw T2L = Type 2 Rotated Left T3L = Type 3 Rotated Left FTL = Forward Throw Rotated Left T2R = Type 2 Rotated Right T3R = Type 3 Rotated Right FTR = Forward Throw Rotated Right	4K COLOR TEMP. 3K = 3000K 4K = 4000K 45K = 4500K 5K = 5000K	VOLTAGE Blank = 120-277 4 = 347/480	DIMMING Blank = 0-10vdc	COLOR RENDERING Blank = 70CRI	FIXTURE COLOR Blank = Bronze BK = Black SL = Silver WT = White	OPTIONS PR = 7 Pin Photocell Receptacle SP = Surge Protection IC = Integrated Motion Control BTM = Bluetooth Microwave Motion Control <i>includes photocontrol</i>
---	--	---	---	--	-----------------------------------	---	---	--

LUMEN PACKAGE	DISTRIBUTION	CRI	3000K CCT		4000K CCT		4500K CCT		5000K CCT		WATTAGE
			DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	
6L	T2	70	5908	153	6067	158	6093	159	6152	160	39
	T3	70	5824	151	5981	155	6006	155	6065	157	
	FT	70	5712	148	5866	152	5891	153	5948	154	
	T5	70	5848	152	6005	156	6031	156	6090	158	
9L	T2	70	9155	159	9401	163	9442	164	9533	166	58
	T3	70	9082	158	9326	162	9366	163	9457	164	
	FT	70	8866	154	9104	158	9144	159	9232	160	
	T5	70	9086	158	9330	162	9370	163	9461	164	
12L	T2	70	12030	160	12354	164	12407	165	12527	167	75
	T3	70	11900	159	12220	163	12272	164	12391	165	
	FT	70	11670	156	11984	160	12035	160	12152	162	
	T5	70	11950	159	12271	164	12324	164	12444	166	
18L	T2	70	17840	155	18320	159	18398	160	18577	162	115
	T3	70	17810	155	18289	159	18367	160	18546	161	
	FT	70	17340	151	17806	155	17883	156	18056	157	
	T5	70	17820	155	18299	159	18378	160	18556	161	
24L	T2	70	23640	148	24276	152	24380	153	24616	154	160
	T3	70	23620	148	24255	152	24359	153	24596	154	
	FT	70	23030	144	23650	148	23751	149	23981	150	
	T5	70	23660	148	24296	152	24401	153	24637	154	
30L	T2	70	29450	140	30242	144	30372	145	30666	146	210
	T3	70	29440	140	30232	144	30361	145	30656	146	
	FT	70	28750	137	29523	141	29650	141	29937	143	
	T5	70	29470	141	30263	144	30392	145	30687	146	
36L	T2	70	35260	133	36208	137	36364	137	36716	139	265
	T3	70	35220	133	36167	137	36322	137	36675	139	
	FT	70	34490	131	35418	134	35570	135	35914	136	
	T5	70	35200	133	36147	137	36302	137	36654	139	
43L	T2	70	42200	121	43335	124	43521	125	43943	126	348
	T3	70	41940	120	43068	124	43253	124	43672	125	
	FT	70	41300	118	42411	122	42593	122	43006	123	
	T5	70	41970	120	43099	124	43284	124	43703	125	



CATALOG NUMBER:

JOB NAME:

CUSTOMER NAME:

NOTES:

TYPE:

DATE:

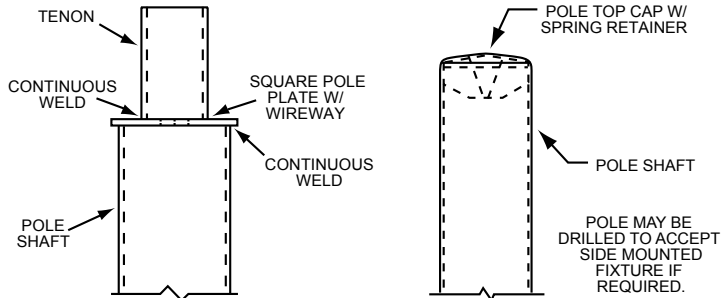
FEATURES AND SPECIFICATIONS

AREA LIGHTING

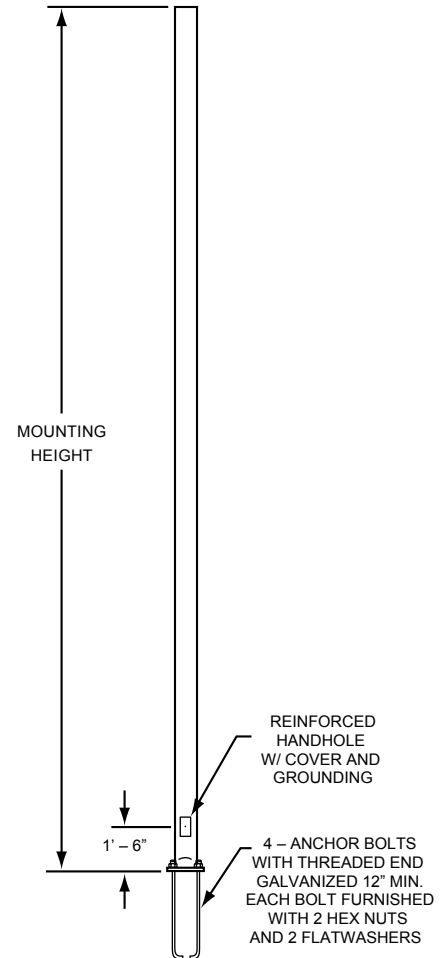
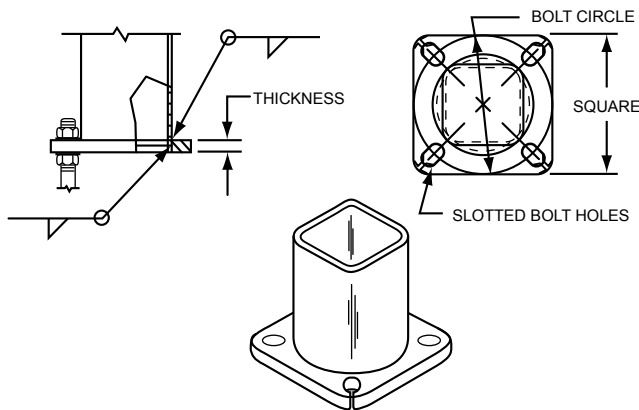
POLES

SQUARE STRAIGHT STEEL POLES

POLE TIP DETAILS



POLE BASE DETAILS



ORDERING INFORMATION

Nominal Mounting Height (ft)	Catalog Number	Shaft			Pole Base			Maximum Loading			
								90MPH	100MPH	110MPH	120MPH
		Base O.D. (in)	Wall Thk. (ga)	Gross Weight (lbs)	Bolt Circle Range*	Plate Width (in)	Plate Thk. (in)	EPA (ft²)	EPA (ft²)	EPA (ft²)	EPA (ft²)
12	SSS12411BZ	4.00	11	90	8 to 11	8.0	0.75	23.0	18.2	14.6	11.7
14	SSS14411BZ	4.00	11	105	8 to 11	8.0	0.75	18.7	14.5	11.5	9.1
16	SSS16411BZ	4.00	11	120	8 to 11	8.0	0.75	15.1	11.5	8.9	6.9
18	SSS18411BZ	4.00	11	135	8 to 11	8.0	0.75	12.2	9.1	6.8	5.1
20	SSS20411BZ	4.00	11	150	8 to 11	8.0	0.75	9.5	6.9	4.9	3.4
20	SSS20507BZ	5.00	7	250	9 to 11	11.0	1.00	30.5	23.7	18.6	14.7
20	SSS20511BZ	5.00	11	180	9 to 11	11.0	0.75	20.0	14.9	11.5	8.8

*-Consult Factory for Specific Bolt Circle Measurements.

Continued →

Actual performance can vary depending on operating conditions. Specifications are subject to change without notice.

ATLAS LIGHTING PRODUCTS, INC.

PO BOX 2348 | BURLINGTON, NC 27216

800-849-8485 | FAX: 336-227-0110 | www.atlaslightingproducts.com



AREA LIGHTING

POLES

SQUARE STRAIGHT STEEL POLES

ORDERING INFORMATION CONTINUED

Nominal Mounting Height (ft)	Catalog Number	Shaft			Pole Base			Maximum Loading			
								90MPH	100MPH	110MPH	120MPH
		Base O.D. (in)	Wall Thk. (ga)	Gross Weight (lbs)	Bolt Circle Range*	Plate Width (in)	Plate Thk. (in)	EPA (ft²)	EPA (ft²)	EPA (ft²)	EPA (ft²)
25	SSS25411BZ	4.00	11	188	8 to 11	8.0	0.75	9.3	6.4	4.3	2.6
25	SSS25407BZ	4.00	7	250	8 to 11	8.0	0.75	11.2	8.0	5.5	3.7
25	SSS25511BZ	5.00	11	225	9 to 11	11.0	0.75	16.0	11.4	8.0	5.6
25	SSS25507BZ	5.00	7	313	9 to 11	11.0	1.00	34.0	26.2	20.0	15.9
30	SSS30407BZ	4.00	7	300	8 to 11	8.25	0.75	6.5	3.7	1.8	0.3
30	SSS30507BZ	5.00	7	375	9 to 11	11.0	1.00	24.1	17.5	13.0	9.4
30	SSS30607BZ	6.00	7	462	12	12.5	1.00	34.3	25.8	19.4	14.6
35	SSS35607BZ	6.00	7	539	12	12.5	1.00	24.8	17.7	12.2	8.4

*-Consult Factory for Specific Bolt Circle Measurements.

ORDERING INFORMATION

S	S	S	20	-	4	-	11	-	T		-	BZ	3
SHAPE S = Square R = Round	STRUCTURE S = Steel A = Aluminum C = Concrete F - Fiberglass	SHAFT S = Straight T = Tapered	HEIGHT (FT)* 18 = 18 ft 20 = 20 ft 25 = 25 ft 30 = 30 ft *Other sizes available		DIAMETER/ WIDTH (IN)* 4 = 4 in 5 = 5 in 6 = 6 in *Other sizes available		GAUGE (IN) 11 = 11 in 07 = 07 in		TENON DETAIL T = Welded Blank = None			COLOR* BZ = Bronze W = White S = Anodized Silver B = Black	DRILL PATTERN 1 = 1 2 = 2 @ 90° 3 = 2 @ 180° 4 = 3 @ 90° 5 = 4 @ 90° 6 = Drop Mount

Actual performance can vary depending on operating conditions. Specifications are subject to change without notice.

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L



ARTISAN

The **ARTISAN BENCH WITH BACK** portrays stately design and simple defined structure. From universities to government buildings, reach back to the early 20th century for restoration and workman integrity with the Artisan.

Patent No. Des. D406,701



AR26



STANDARD FEATURES

- Color: exclusive KEYSHIELD® polyester powder coating finish
- Support: bolt down or freestanding
- Fully assembled unit
- Continuous weld seams
- Three-year warranty
- Made in the USA



CUSTOM OPTIONS

- Color: custom KEYSHIELD® powder coat
- Support: bury extension
- Materials: sustainable hardwood, stainless steel, recycled plastic
- Arms: center arms, additional arms, no arms
- Curves, reverse curves, angles
- Custom length

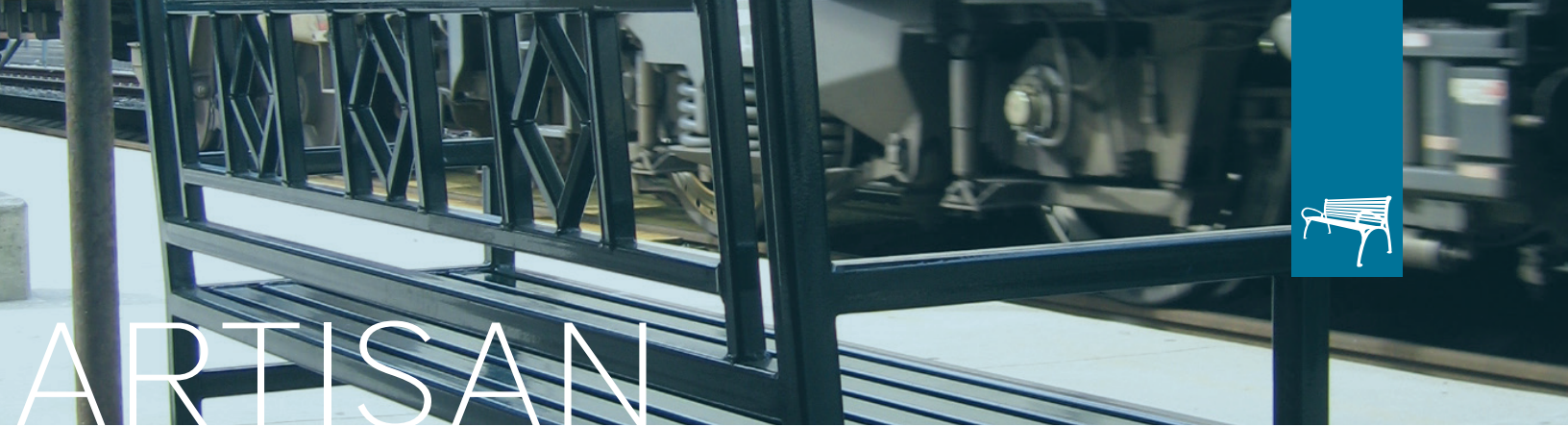


ENHANCEMENTS

- Inquire about coordinating litter receptacles, ash urns, planters, tables, and other furnishings
- Pillows
- Cast bronze plaques
- Laser cuts
- Decals



670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com



ARTISAN

ARTISAN BENCH WITH BACK

Bench with back is covered by Patent No. Des. D406,701. Litter receptacle is covered by Patent No. Des. D421,515. Ash urn is covered by Patent No. Des. D418,652. All other Artisan pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH

The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat

applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

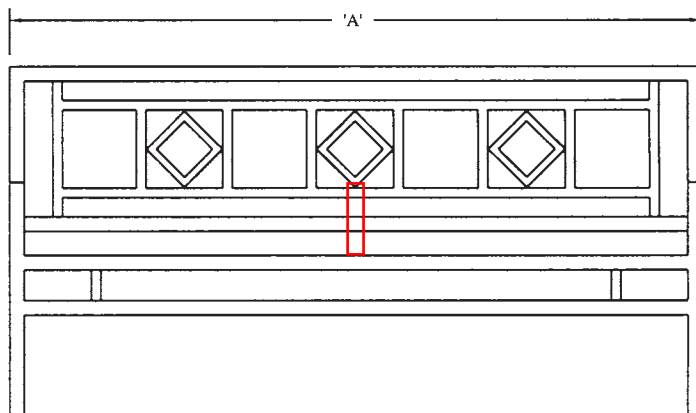
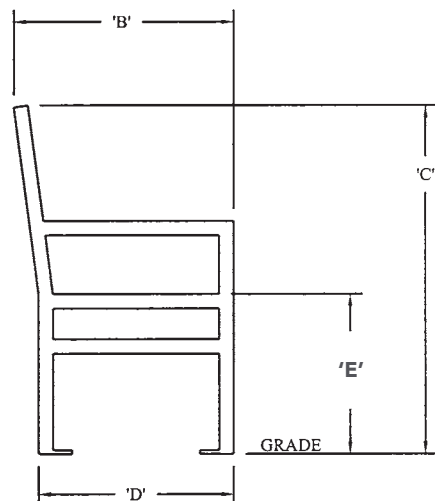
FULLY ASSEMBLED UNIT

The Artisan bench with back is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS

Fully-welded commercial-grade steel construction.

	AR24	AR26	AR28
	4ft	6ft	8ft
LENGTH (A)	45 1/4"	72"	96"
WIDTH (B)	22 13/16"	22 13/16"	22 13/16"
HEIGHT (C)	36 1/8"	36 1/8"	36 1/8"
SEAT HEIGHT (E)	17"	17"	17"
WEIGHT	180 lbs.	215 lbs.	300 lbs.



PROPRIETARY STATEMENT

Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services,

we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.



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ARTISAN

The **ARTISAN TABLE AND CHAIR SET** portrays stately design and simple defined structure. From universities to government buildings, reach back to the early 20th century for restoration and workman integrity with the Artisan.

(Shown with standard pedestal support)



AR6-2



STANDARD FEATURES

- Color: exclusive KEYSHIELD® polyester powder coating finish
- Top: round powder coated steel with or without umbrella hole
- Seat: with back, with or without arms, powder coated steel
- Foot: stationary anchoring, must be securely bolted to the ground for stability and warranty
- Continuous weld seams
- Three-year warranty
- Made in the USA



CUSTOM OPTIONS

- Color: custom KEYSHIELD® powder coat
- Support: bury extension
- Materials: solid hardwood, Corian® solid surface, stainless steel
- ADA accessible units



ENHANCEMENTS

- Inquire about coordinating benches, litter receptacles, ash urns, planters, and other furnishings
- Umbrella
- Umbrella base
- Cast bronze plaques
- Laser cuts
- Decals



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www.keystoneridgedesigns.com



ARTISAN

ARTISAN TABLE AND CHAIR SET

Bench with back is covered by Patent No. Des. D406,701. Litter receptacle is covered by Patent No. Des. D421,515. Ash urn is covered by Patent No. Des. D418,652. All other Artisan pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH

The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

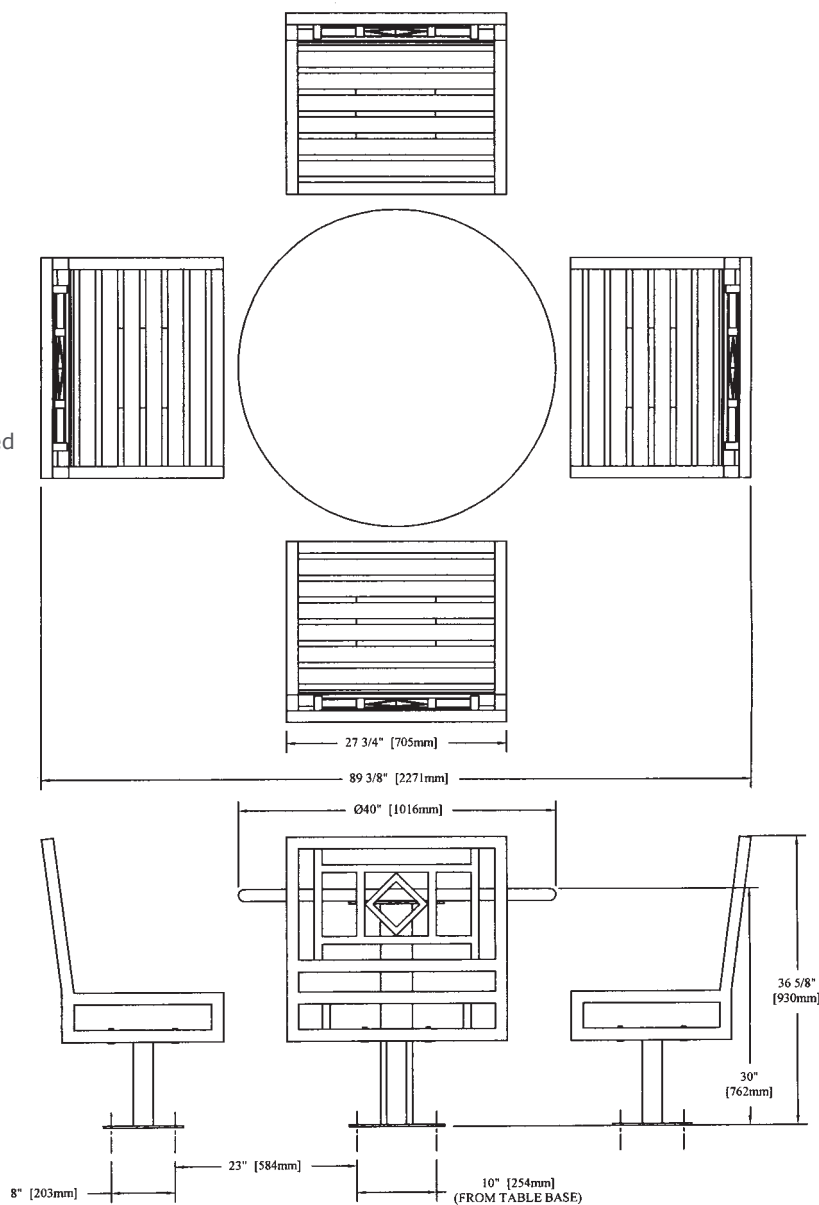
SOME ASSEMBLY REQUIRED

The Artisan table and chair set is manufactured to provide ultimate stability and avoid damage during transit to the site. Minor assembly is required. Instructions are included with each shipment.

MATERIALS

Fully-welded commercial-grade steel construction.

	AR6-2
TABLE DIAMETER	40"
TABLE HEIGHT	30"
CHAIR WIDTH	27 3/4"
CHAIR HEIGHT	36 5/8"
SEAT HEIGHT	17"
WEIGHT	700



PROPRIETARY STATEMENT

Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services,

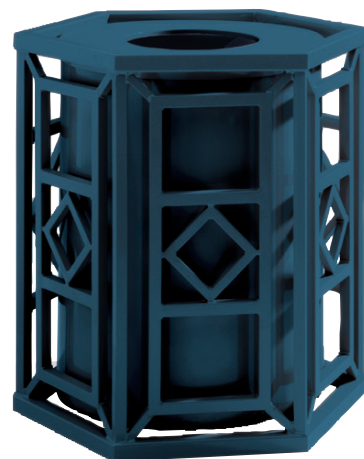
we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.





The **ARTISAN LITTER RECEPTACLE** allows you the freedom to coordinate with a bench series, or mix and match for an eclectic motif. Beautify your surroundings with our exclusive collection of litter receptacles.

Patent No. Des. D421,515



AR3-32



STANDARD FEATURES

- Color: exclusive KEYSHIELD® polyester powder coating finish
- Support: bolt down or freestanding
- Liner: commercial-grade plastic
- Lid: matching flat lid with anti-theft lanyard
- Sleeve: matching standard KEYSHIELD® powder coat color
- Fully assembled unit
- Continuous weld seams
- Three-year warranty
- Made in the USA



CUSTOM OPTIONS

- Color: custom KEYSHIELD® powder coat
- Support: bury extension
- Liner: galvanized or powder coated steel
- Lid: elevated, elevated ash, dome, ash dome, dome with galvanized door, recycling and trash
- Sleeve: custom KEYSHIELD® powder coat color
- Materials: sustainable hardwood, stainless steel, recycled plastic



ENHANCEMENTS

- Inquire about coordinating benches, ash urns, planters, tables, and other furnishings
- Ash filler
- Ash sifter
- Cast bronze plaques
- Laser cuts
- Decals



670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

ARTISAN

ARTISAN LITTER RECEPTACLE

Bench with back is covered by Patent No. Des. D406,701. Litter receptacle is covered by Patent No. Des. D421,515. Ash urn is covered by Patent No. Des. D418,652. All other Artisan pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH

The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used

exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

FULLY ASSEMBLED UNIT

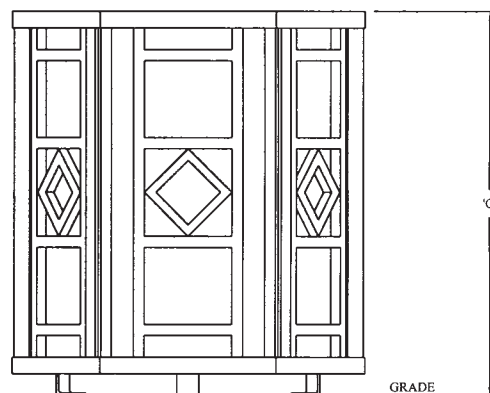
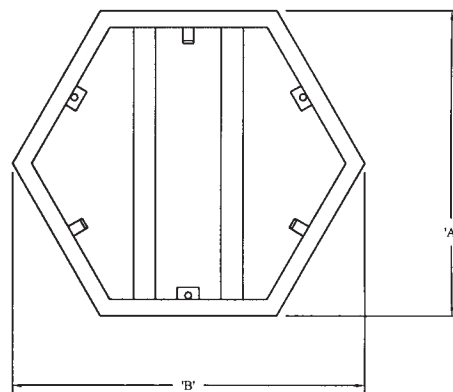
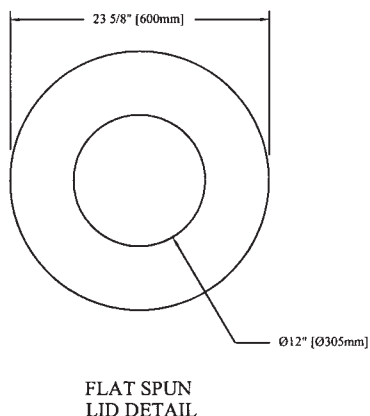
The Artisan litter receptacle is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS

Fully-welded commercial-grade steel construction.

DEPTH (A)
WIDTH (B)
ELEVATED LEG (C)
ADJUSTABLE LEG
LID DIAMETER
WEIGHT

AR3-22 22 gal.	AR3-32 32 gal.	AR3-38 38 gal.
23 3/8"	27 7/8"	27 7/8"
27"	32 3/16"	32 3/16"
28"	35"	35"
27"	34"	34"
19 1/2"	23 5/8"	23 5/8"
180 lbs.	205 lbs.	215 lbs.



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SONANCE

The **SONANCE BIKE RACK** comes in a variety of lengths to fulfill your bicycle storage needs.



SN01-3



STANDARD FEATURES

- Color: exclusive KEYSHIELD® polyester powder coating finish
- Support: bury or bolt down
- Fully assembled unit
- Available as 3, 5, 7, or 9 bike capacity
- Bike rack must be accessible from both sides to accommodate capacity listing
- Continuous weld seams
- Three-year warranty
- Made in the USA



CUSTOM OPTIONS

- Color: custom KEYSHIELD® powder coat
- Custom bike capacity



ENHANCEMENTS

- Inquire about coordinating benches, litter receptacles, ash urns, planters, tables, and other furnishings
- Cast bronze plaques
- Laser cuts
- Decals



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SONANCE

SONANCE BICYCLE RACK (3 CAPACITY)

All Sonance pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH

The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored

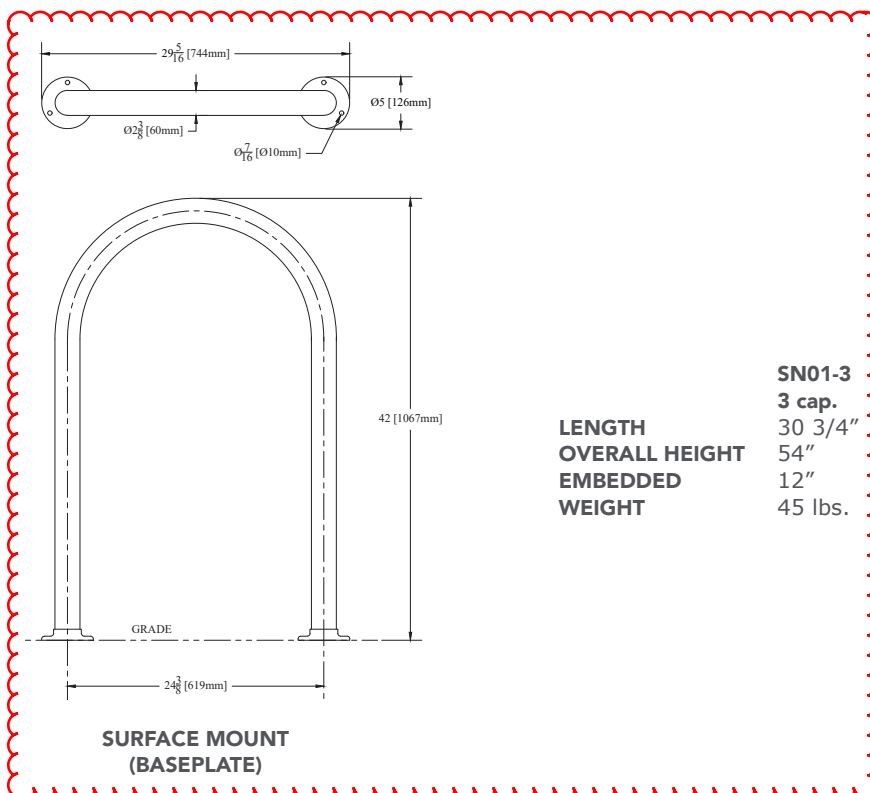
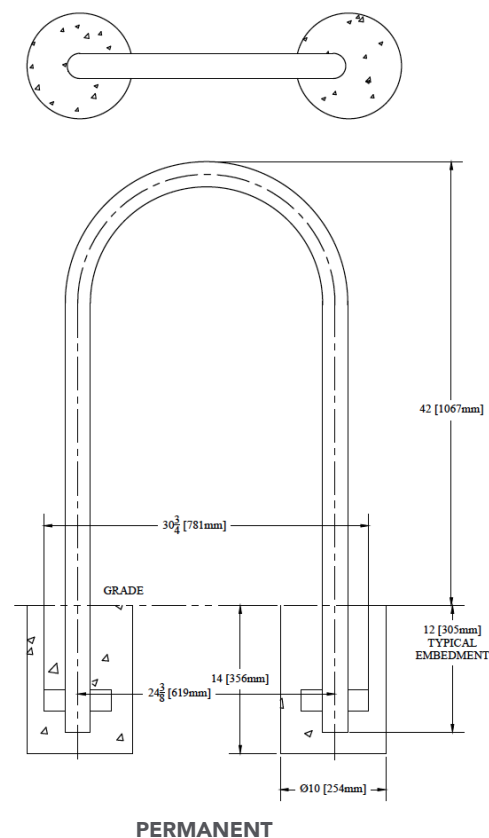
polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

FULLY ASSEMBLED UNIT

The Sonance bicycle rack is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS

Commercial-grade materials, at least 25% recycled raw steel, 100% recyclable steel; completely welded for optimum strength and stability according to Keystone Ridge Designs, Inc. CAD drawing; 2" schedule 40 pipe, 1/4" x 2" flat steel embedment plate or .188 flat steel bolt down flanges.



LENGTH
OVERALL HEIGHT
EMBEDDED
WEIGHT

SN01-3
3 cap.
30 3/4"
54"
12"
45 lbs.

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DESIGN | ORIGINALITY | EXPERTISE



2019 COLOR PALETTE

Safeguarded with our trademark KEYSHIELD® powder coating, Keystone Ridge Designs' superb products are further enhanced with a lustrous, durable finish that is unparalleled in product protection. KEYSHIELD® is our stamp of armored excellence that is foremost in site furniture finishes.

The KEYSHIELD® process involves cleaning the substrate, phosphatizing the product in the washing stage, and armoring the product in 7-15 mil thickness of color polyester powder coating.

The KEYSHIELD® finish protects each piece of furniture from chipping, cracking and UVA damage. The strength, durability and quality of the KEYSHIELD® finish is backed by a *three-year warranty*.

2019 STANDARD KEYSHIELD® COLOR OPTIONS

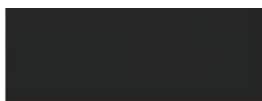
TEXTURED FINISHES



COPPER VEIN • PLRS 90242



VERDI GREEN • SRSS 90079



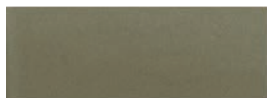
MATTE BLACK • 38/80020



GLOSS BLACK • 38/80010



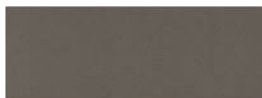
BRONZE • 39/60020



CHAMPAGNE • 349/68780



HUNTER GREEN • RAL 6009



CHROMITE • 38/90018



SAPPHIRE • RAL 5003



CHOCOLATE • RAL 8028



CHARCOAL • RAL 7022



EVERGREEN • 39/50060



SPARKLE SILVER • 49/90450



NANTUCKET BLUE • RAL 5005



BURGUNDY • RAL 3005

Colors may vary slightly due to printing processes. SAFETY YELLOW is available upon request for no added charge. An additional 160 custom colors and color matching are available for a surcharge. Colors and metal samples available upon request.

PROPRIETARY STATEMENT

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reproduced in whole or in part, or used in any way, either directly or indirectly, for the benefit of anyone other than Keystone Ridge Designs, Inc.® without its written consent.

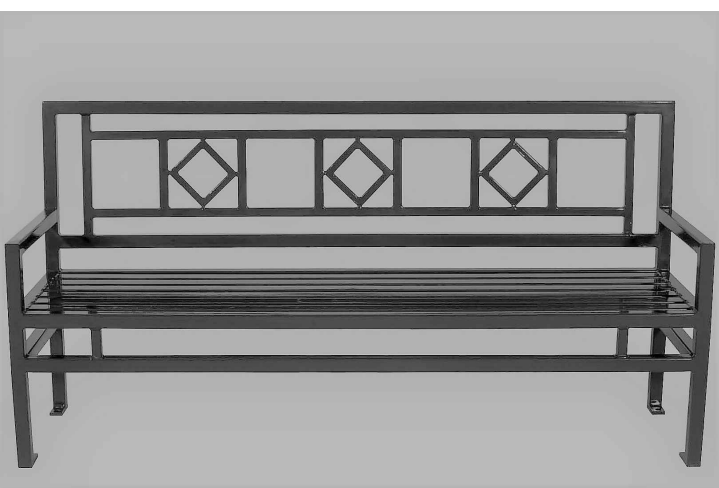


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SITE AMENITIES



KEYSTONE RIDGE DESIGNS: SONACE SN01-3
BIKE RACK



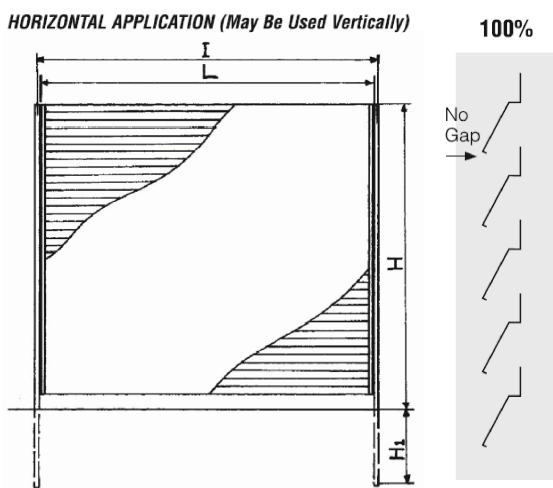
KEYSTONE RIDGE DESIGNS: ARTISAN AR26
BENCH



KEYSTONE RIDGE DESIGNS: ARTISAN AR6-2
TABLE



KEYSTONE RIDGE DESIGNS: ARTISAN AR3-22
TRASH CAN



AMETCO: HORIZONTAL FIXED LOUVER - 100% SCREEN
REFUSE GATE

LIGHTING



MODERN FARMHOUSE: THE WESTCHESTER GOOSENECK
WALL WASH

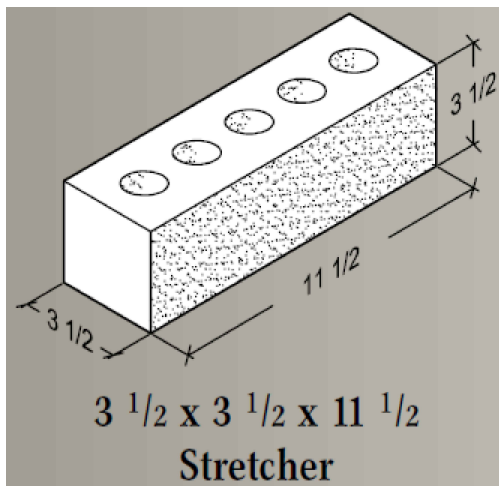


MODERN FORMS: BALTHUS
DECORATIVE



ATLAS LIGHTING: EAGLE SERIES SLP
PARKING LOT POLE

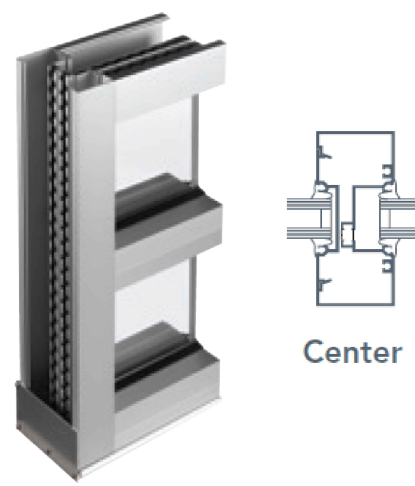
MATERIALS



MUTUAL MATERIALS: ECON STRETCHER
BRICK VENEER



BORAL: CULTURED STONE
STONE CAP



KAWNEER: TRIFAB VG 451T
STOREFRONT



AEP-SPAN: DESIGN SPAN HP
METAL ROOF



HARDIEPANEL: SMOOTH 16" & 24" OC
BOARD & BATTEN

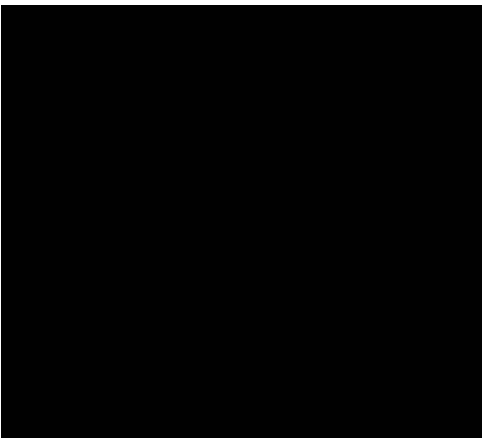


HARDIEPLANK: SMOOTH 6" EXPOSURE
LAP SIDING

COLORS



MUTUAL MATERIALS: HARBOR MIST
BRICK VENEER



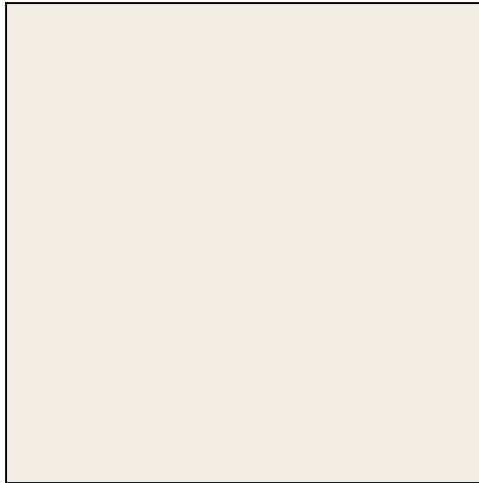
AEP-SPAN: COOL MATTE BLACK
(SITE AMENITIES TO MATCH - GLOSS FINISH)
METAL TRIM/ROOF



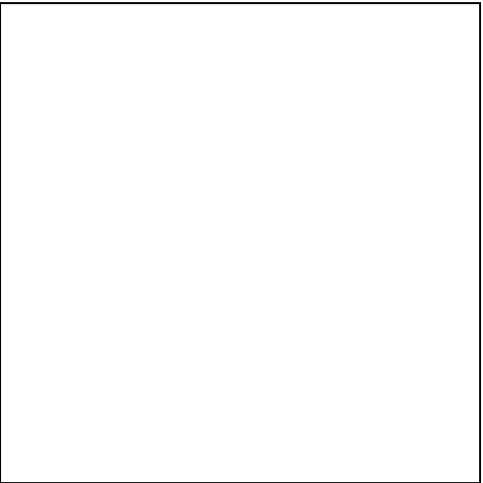
BORAL: CULTURED STONE - GRAY
STONE CAP



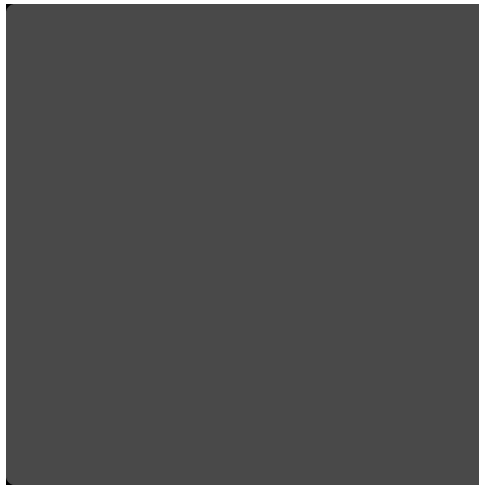
DOUGLAS FIR: CLEAR SEALER
EXPOSED WOOD



SHERWIN-WILLIAMS: WHITE FLOUR - 7102
BODY PAINT



TPO: WHITE
MEMBRANE ROOF



BENJAMIN MOOR: GRAPHITE - 1603
TRIM PAINT



KAWNEER: BLACK - #29
WINDOW/DOOR

BUILDING RENDERING FROM PUBLIC RIGHT-OF-WAY

