

DETAILED DESIGN REVIEW PACKET

13 + Cherry Townhomes ■ Olympia, WA



CL3

TOWNHOMES

Presented by Twinpeaks Group



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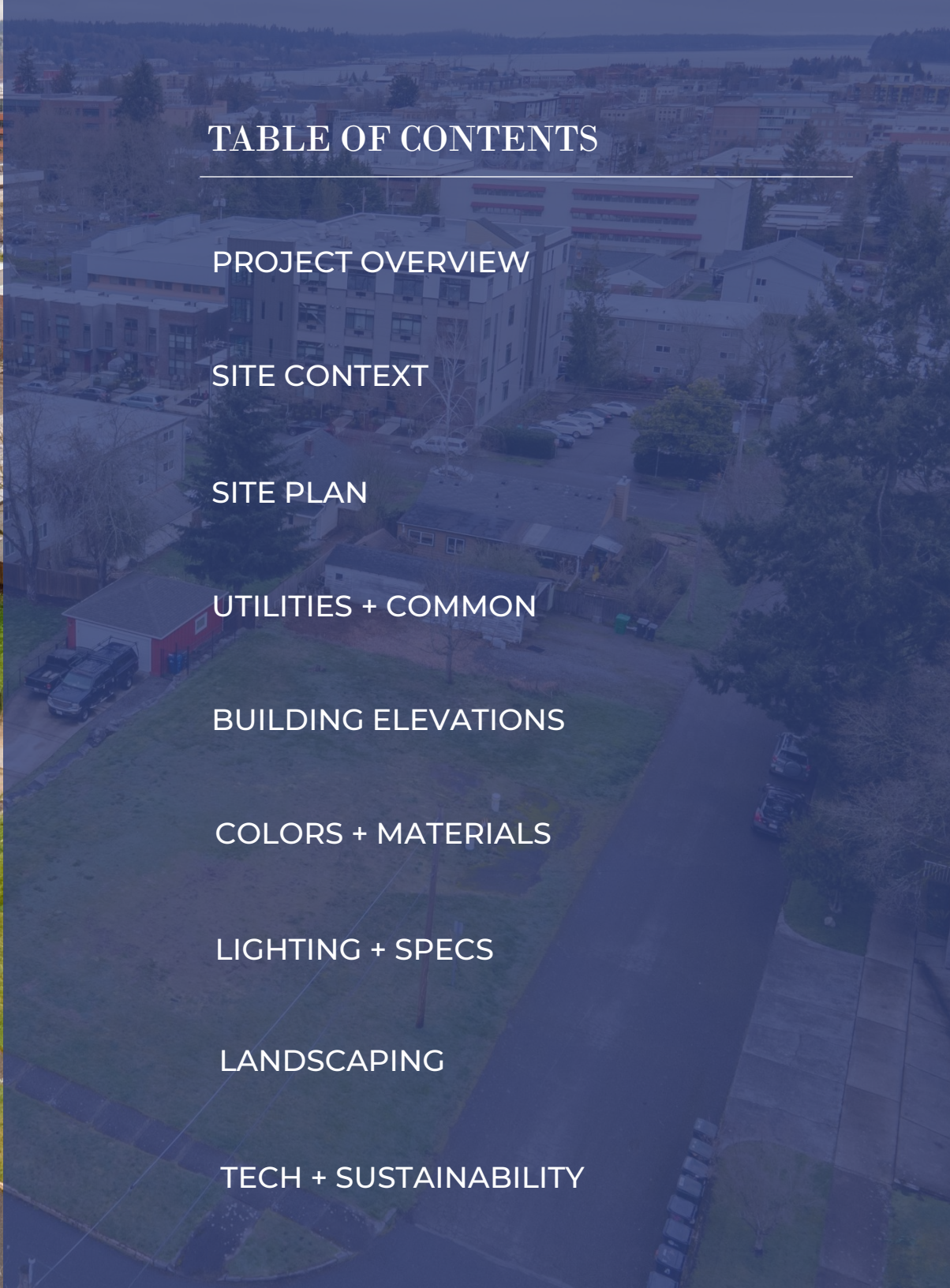
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PROJECT OVERVIEW

PROJECT TEAM

OWNER:

C13 TOWNHOMES, LLC
PO BOX 13161
OLYMPIA, WA 98508
CONTACT: RYAN CLINTWORTH
P: 480.203.8483
E: ryan@twinpeaksre.com

GENERAL CONTRACTOR:

CHRISTENSEN, INC
2840 CRITES STREET SW
TUMWATER, WA 98512
CONTACT: COLIN CHRISTENSEN
P: 360.709.0330
E: colin@cinogc.com

ARCHITECT / DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:

ANDERSON ARCHITECTURE
120 STATE AVE., #139
OLYMPIA, WA 98501
CONTACT: SCOTT ANDERSON
P: 360.791.8932
E: Scott.AndersonArchitecture@Comcast.Net

FOLLOWING PROJECT TEAM MEMBERS ARE EMPLOYED BY OWNER UNDER SEPARATE CONTRACTS:

STRUCTURAL ENGINEER:

MC-SQUARED, INC.
1235 EAST 4TH AVE., SUITE 101
OLYMPIA, WA 98506
CONTACT: JAMES FARLEY
P: 360.754.9339
F: 360.352.2044
E: JimF@MC2-Inc.com

MECHANICAL ENGINEER:

VEACH CONSULTING ENGINEERS, LLC
711 ST. HELENS AVE. SUITE 202
TACOMA, WA 98402
CONTACT: TED VEACH
P: 253.274.5701
F: 253.274.5688
E: tedv@veacheng.com

PLUMBING ENGINEER:

VEACH CONSULTING ENGINEERS, LLC
711 ST. HELENS AVE. SUITE 202
TACOMA, WA 98402
CONTACT: TED VEACH
P: 253.274.5701
F: 253.274.5688
E: tedv@veacheng.com

ELECTRICAL ENGINEER:

CROSS ENGINEERS, INC
923 MARTIN LUTHER KING JUNIOR WAY
TACOMA, WA 98405
CONTACT: STEVEN HUBBS, PE
P: 253.759.0118
E: shubbs@crossengineers.com

CIVIL ENGINEER:

PATRICK HARRON & ASSOCIATES, LLC
8270 28TH CT NE, STE 201
LACEY, WA 98516
CONTACT: CHRIS CRAMER
F: 360.459.1102
E: laceycontact@patrickharron.com

LANDSCAPE DESIGNER:

ARBORIST & HORTICULTURIST, LLC
PO BOX 1086
ENUMCLAW, WA 98022
CONTACT: ALAN HAYWOOD

PROJECT DATA

PROJECT INFORMATION:

SITE ADDRESS: 532 13TH AVE. S.E.
OLYMPIA, WA 98501
PARCEL NUMBER: 68300100900
ABBREVIATED LEGAL: SECTION 23 TOWNSHIP 18 RANGE 2W QUARTER NW NE
PLAT PATTISONS SUBDIVISION BLK 1 LT 9 DOCUMENT
001/165
SECTION: S23182W
WELLS: NO ON-SITE OR OFF-SITE
SEPTIC: N/A
SITE AREA: 14,414 S.F. 0.34 AC
IMPERVIOUS AREA: 12,382 S.F. 85%
PERVIOUS AREA: 2,032 S.F. 15%
PROPOSED USE: MULTIFAMILY RESIDENCE
BUILDING AREA: 3,350 S.F. FOOTPRINT (X 2)
BUILDING HEIGHT: 34'
CONSTRUCTION TYPE: VB
OCCUPANCY TYPE: R2
GARAGE STALLS: 12 STALLS
ZONING: UR
WATER PROVIDER: CITY OF OLYMPIA
SEWER PROVIDER: CITY OF OLYMPIA

IBC CODE INFO.:

BUILDING CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE
2009 ICC A117.1
2018 WSEC

DEFERRED SUBMITTALS:

FIRE ALARM SYSTEM
FIRE SPRINKLER SYSTEM

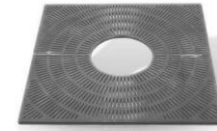
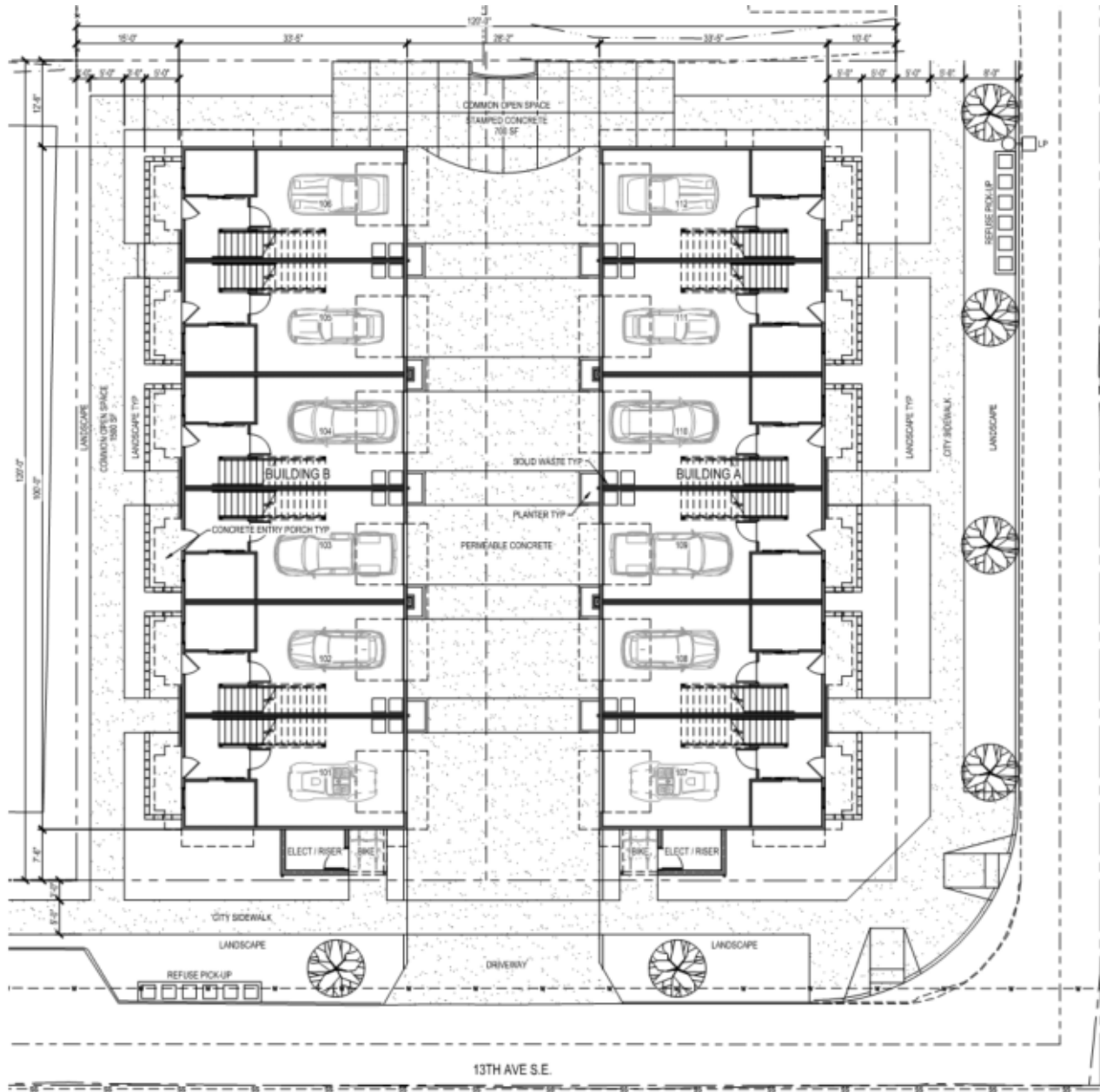
SITE CONTEXT



SITE CONTEXT



SITE PLAN



TREE GRATE
URBAN ACCESSORIES
MODEL: FAN 4 X 4 FOOT



ADA TILE
STEP-SAFE
MODEL: CAST-
IN-PLACE ADA
TILE YELLOW



SHORT TERM BIKE STORAGE
DERO ARC RACK
COLOR: BLACK



ASPHALT
NATURAL MID-GRAY
TEXTURED

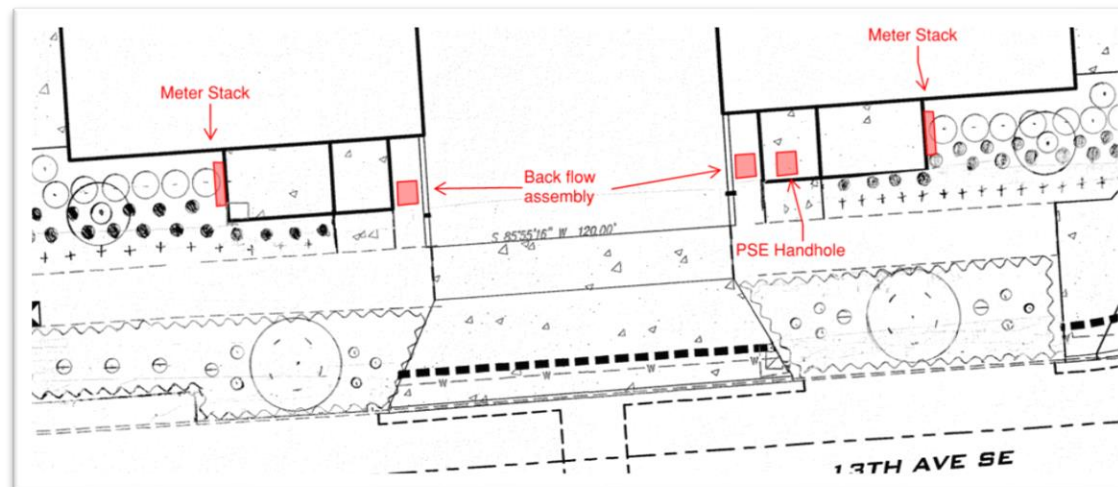
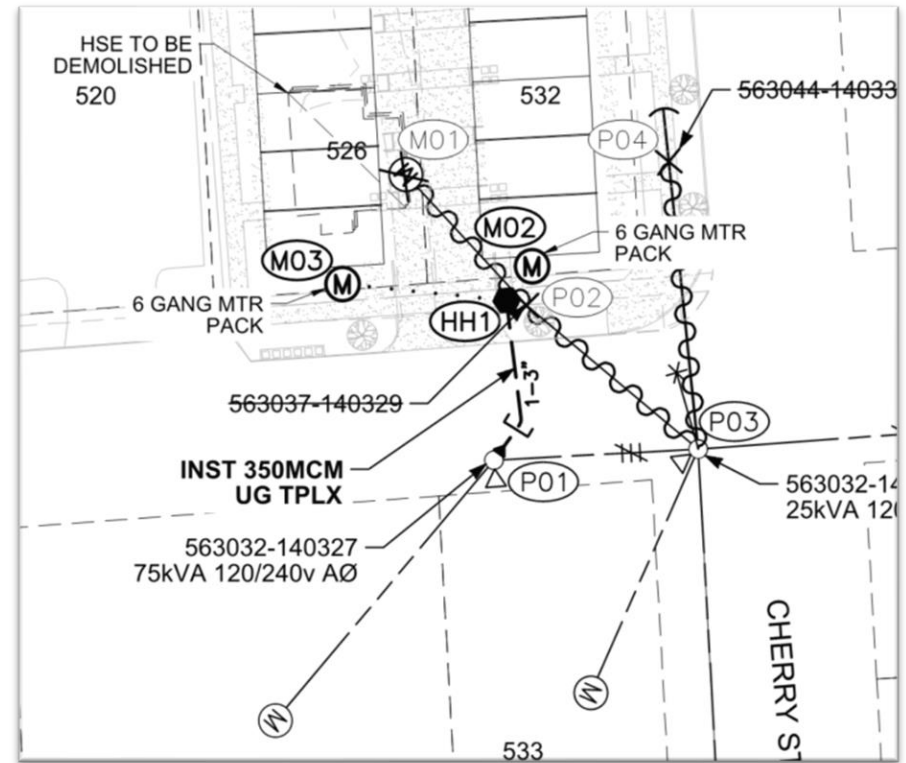
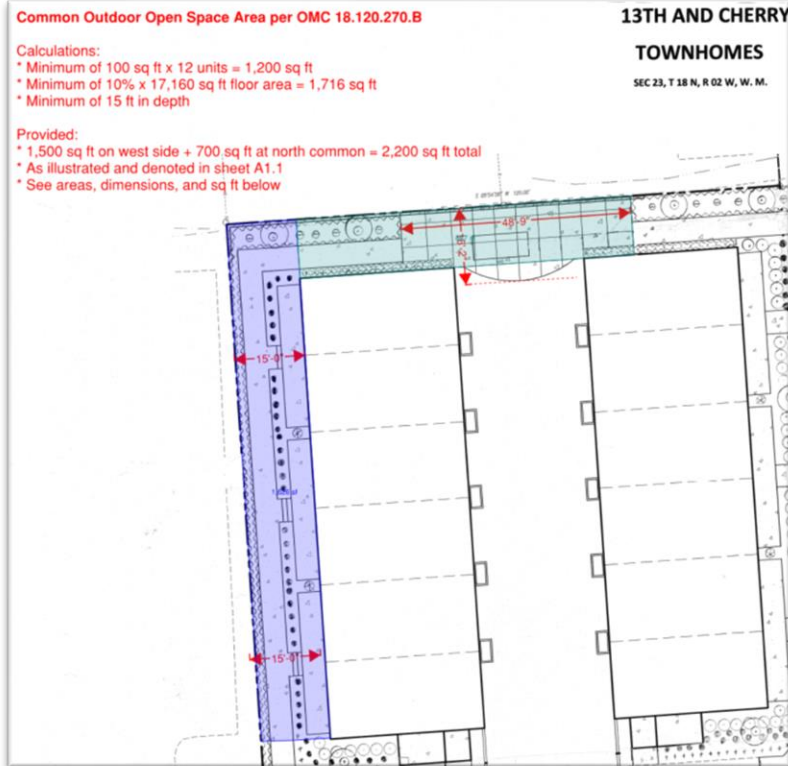


CONCRETE
NATURAL COLOR
SMOOTH FINISH

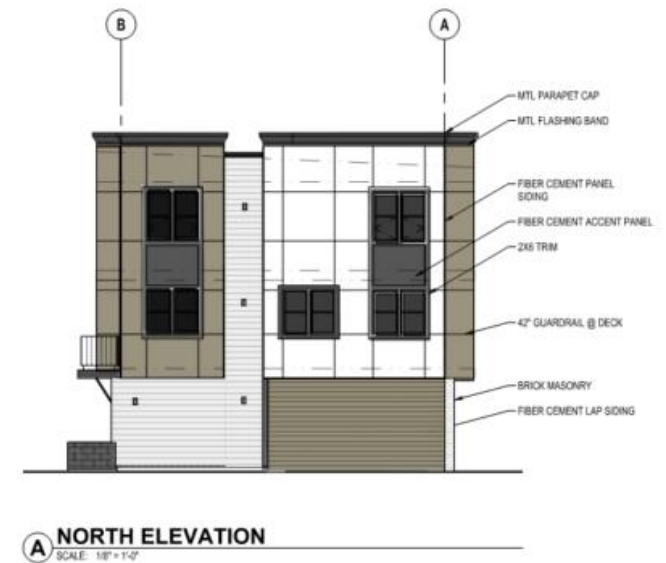


COMMUNITY BBQ/GRILL (OPTION)

UTILITIES + COMMON SPACE



BUILDING ELEVATIONS



COLORS + MATERIALS



THE BRICK BOOK COLORS | TEXTURES | ASTM Traditional Pastels

COLOR*: Harbor Mist
TEXTURE: Coated, Deformed
TYPE**: Stocking
PLANT: Mica, WA
COLLECTION: The Nouveau
Collection
ASTM: ASTM C-216, SW, FBA

Due to the limitations of photography, the actual product shipped is not guaranteed to duplicate the image shown here. Final color and product selection should be made from actual samples.

** Special Order Colors require a minimum order. Additional production time should be allowed.

Hardi Panel Siding



Hardi Lap Siding



THE CMU BOOK COLORS | TEXTURES | ASTM

COLOR*: Sable
TEXTURE: Split Face
TYPE**: Special Order
PLANT: Kent, WA; Empire, OR
ASTM: ASTM C-90



Metal Seamed Siding



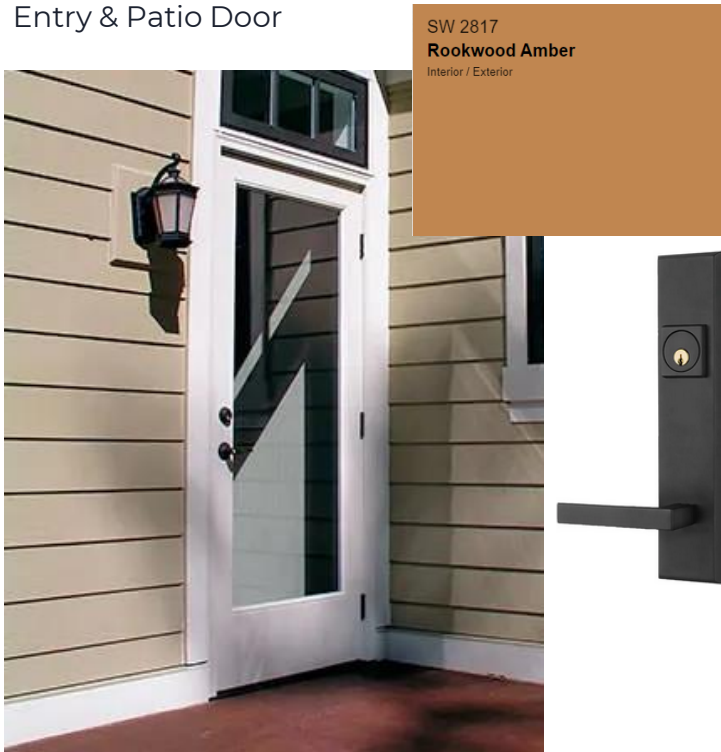
SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

SW 6258
Tricorn Black
Interior / Exterior
Location Number: 251-C1

SW 9519
Country Tweed
Interior / Exterior

SW 7068
Grizzle Gray
Interior / Exterior
Location Number: 236-C6

Entry & Patio Door



Black Vinyl Casement Windows

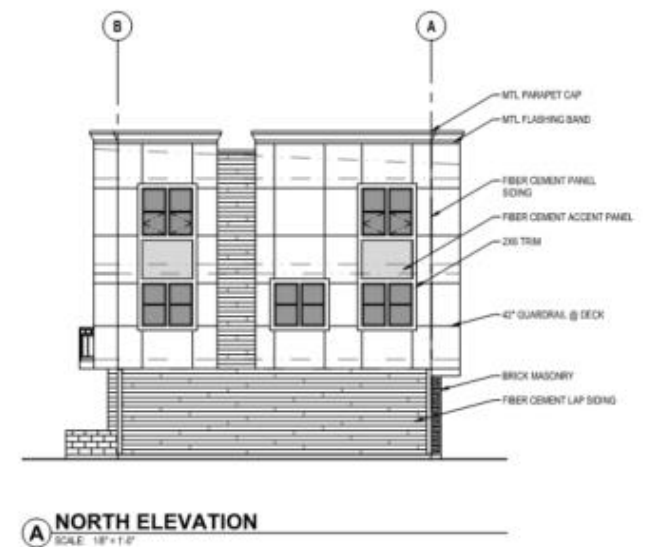
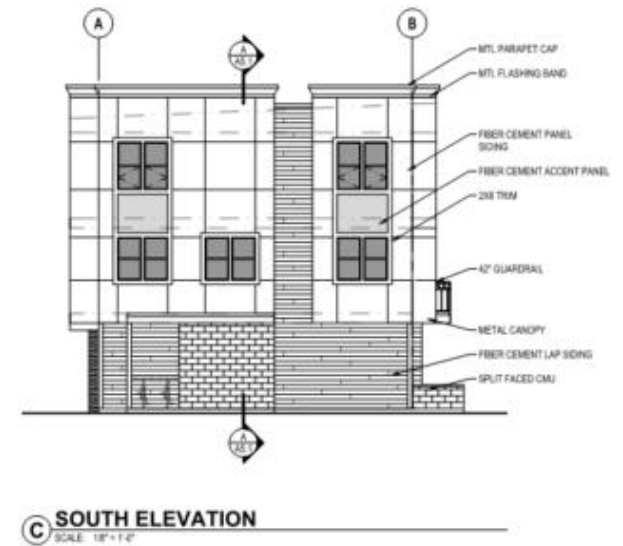


Single Ply TPO Roof



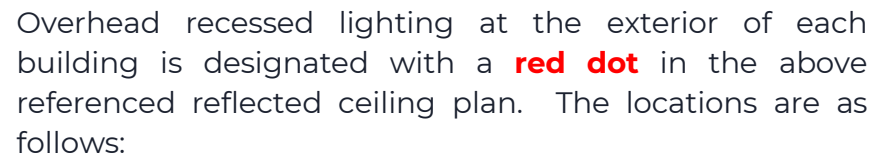
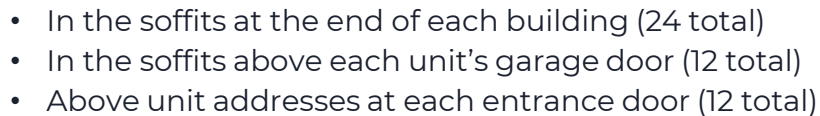
Detailed product specifications in the form of manufacturer submittal sheets have been included with this submittal as separate pdf file.

EXTERIOR LIGHTING



Wall mounted sconce lighting at the exterior of each building is designated with a **red square** on the above referenced elevations. These fixtures are located above the unit address at the entrance door of each home.

Overhead recessed lighting at the exterior of each building is designated with a **red dot** in the above referenced reflected ceiling plan. The locations are as follows:



- In the recess above each units balcony door (12 total)

SURFACE MOUNT LED DOWNLIGHT SERIES

LUMEN PAD

ROUND AND SQUARE | 5" & 7" ROUND • 5" & 7" SQUARE

Application
5" and 7" Architectural Surface Mount Downlight is perfect for Retrofit, New Construction and Remodel applications in low to medium height ceilings. Super thin profile is unobtrusive in design and has low glare.

LUMEN PAD ROUND 12W - 1,000LM - 15W - 1,200LM

ORDERING 5" & 7" LUMEN PAD ROUND

ITEM	FINISH	DIMMING	COLOR TEMPERATURE	MATERIAL
LCMPD5R: 5-inch round, 1,000lm	W: White	Blank: ELV Dimming	-T30: 3000K	Blank: Die-Cast Aluminum
LCMPD7R: 7-inch round, 1,200lm		UE-D10: 120V/277V (0-10V Dimming)	-T35: 3500K	-PC: Non-Conductive Polycarbonate*
			-T40: 4000K	

Example: LCMPD7RWUE-D10-T35-PC

SERIES C73

Decorative LED Cylinders
774-2770 Lumens

Matt Black Finish

APPLICATION

Decorative cylinder is available in a variety of mounting styles and is suitable for indoor or optional outdoor/wet location applications that require the long lamp life and energy saving benefits of LED technology.

FEATURES AND BENEFITS

- Architectural aluminum cylinder housing with powder coat finish.
- Mounting options include: Pendant Stem, Wall, Surface, and Cord.
- Wet location listed is available on lensed wall and surface mount models.
- Separate models available for our remote driver platforms of IRD and CentralDrive® (see below).
- Wall wash option available for wall grazing or forward-throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available.

TECHNICAL DATA

- Input: 120 to 277 VAC, 50-60Hz
- 0-10V 1% (linear) and forward/reverse phase (120V) dimming.
- CRI = 80. Available in 90 CRI.
- Available with Bridgelux Thrive™ high-fidelity human-centric lighting technology.
- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lamp life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)

IRD (In-ceiling Remote Driver) features a housing with driver that is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling canopies, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available.

CentralDrive® system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement.

Lighting fixtures for these remote driver systems are published separately and can be found on our website. Please contact our sales team for more information on these options.

Intertek **WET LOCATION** **HUMAN-CENTRIC**

K118 WASHINGTON - LED

The King Luminaire K118 Washington is a beautiful depiction of this street light classic. This historical acorn shape teamed with King Luminaire's high performance LED engines make for a perfect solution for city streets, parks, schools and commercial areas.

PRODUCT SPECIFICATIONS

R1/B3/B2 LED ENGINE
Light engine shall be an array of 36, 42, 54 or 63 solid state Cree X-Series high power LEDs (light emitting diodes) mounted to a multi-sided, vertical heat sink of highly conductive aluminum. The LED emitters are mounted to removable circuit boards such that they are in full thermal contact with the heat sink.

GLOBE ASSEMBLY
The protective globe shall be molded of either: rippled polycarbonate Miles Makrolon GP/OP Thermoplastic Polymer, or equivalent, or rippled acrylic Acrylite Blue Acrylic Polymer. The globe shall be locked in place by means of heavy duty, stainless steel set-screws.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

THERMALS
Fixtures tested by a DOE sanctioned test facility to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is available upon request.

FINISH
Housing is finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal black.

CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant

DRIVER INFO:
>0.9 Power Factor
<20% Total Harmonic Distortion
120 • 277V & 347 • 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2
extreme level 20kV/10kA
Dimming Capable: 1-10Vdc

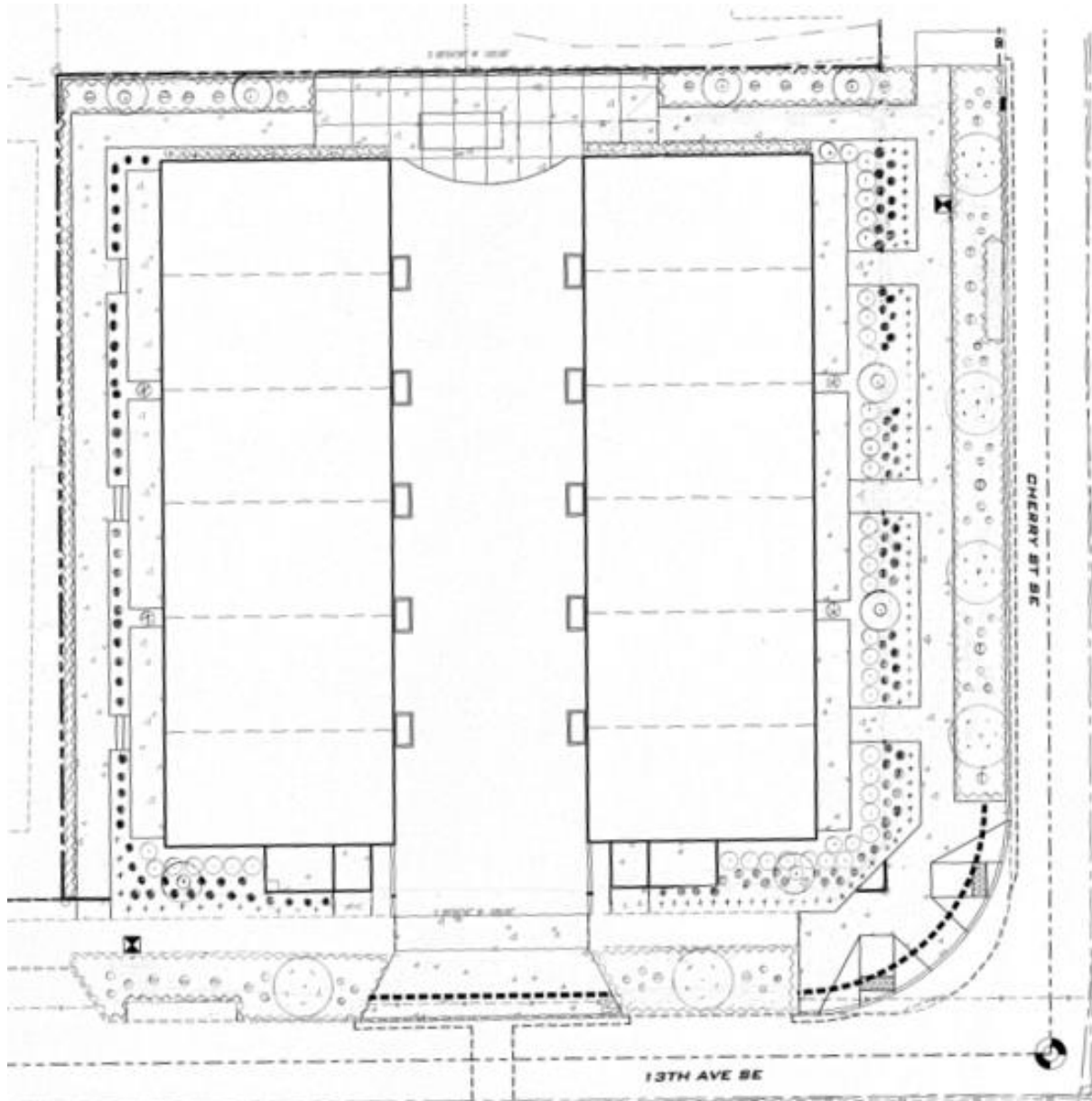
EPA:
1.53 sq. ft.

FIXTURE WEIGHT:
38 lbs

44 1/2"

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LANDSCAPE PLAN

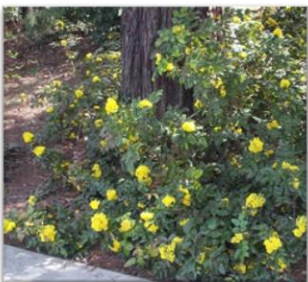


Local native species were selected to provide appropriately scaled growth at maturity and adequate ground cover. Species selected also allows for standard maintenance operations familiar to the local market.

Note that existing granite rocks from the site will be repurposed to provide additional aesthetic appeal and variety. Reference slide 16 (Technology + Sustainability) for visual representation.

Symbol	Botanical Name	Common Name	Size	Quantity
	<i>Parrotia persica</i>	Persian Parrotia	2" Caliper	6
	<i>Cornus nutallii</i> x <i>Cornus kousa</i> 'Venus'	Venus Dogwood	2" Caliper	8
	<i>Taxus baccata</i> 'fastigiata'	Irish Yew	4' tall	4
	<i>Spirea Japonica</i> 'Magic Carpet'	Magic Carpet Spirea	2 gallon	44
	<i>Erica x darleyensis</i> Kramer's Rote Heath	Kramer's Rote Heath	1 gallon	141
	<i>Calluna vulgaris</i> 'Firefly'	Firefly Heather	1 gallon	39
	<i>Iberis sempervirens</i> 'Snowflake'	Snowflake Candytuft	1 gallon	84
	<i>Mahonia repens</i>	Creeping Mahonia	1 gallon	23
	<i>Sarcococca hookerian humilis</i>	Sweet Box	1 gallon	36
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1 gallon	678
	<i>Hakonechloa macra 'Aureola'</i>	Golden Japanese Forest Grass	1 gallon	30

LANDSCAPE PLANTS



TECHNOLOGY + SUSTAINABILITY

Repurposed existing single family structured to promote/practice sustainable and environmental stewardship as well as add affordable housing inventory to the market by way of an ADU.



Planning to repurpose existing granite stone from site as a landscape feature



Smart home integration through wireless technology features such as video & surveillance monitoring, voice automated smart lighting, keyless access controls, and smart thermostats for energy efficiency management.



Solar and electric vehicle upgrade options through exclusive channel partners.



CL3 TOWNHOMES



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Tumwater, WA

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