DESIGN REVIEW COMMITTEE MEETING AGENDA
Tuesday, February 24, 2015, 4:00 PM
City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

II. INTRODUCTIONS

III. AGENDA ITEMS

A. 7th Avenue Townhomes (DR14-05)
Details: Proposal to construct attached townhomes on Lots 1-10, and a triplex on Lot 11. The Design Review Committee (DRC) must provide a recommendation to the decision makers that includes consideration of the general design review standards of Camas Municipal Code (CMC) Chapter 18.19 Design Review, and the Camas Design Review Manual (DRM); along with the specific standards for gateways and for multifamily developments. Also, the associated decisions for the project included conditions that are relevant to the design of the development, and require approval from the DRC.
Presenter: Sarah Fox, Senior Planner
Recommended Action: That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to the Director for a final decision.

Staff Report to Design Review Committee

Design Review Checklist

Camas Design Review Manual

7th Avenue Townhomes Desgin Review Application

IV. NEXT MEETING DATE

V. ADJOURNMENT

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call (360) 834-6864.

STAFF REPORT
Design Review Application for Seventh Avenue Townhomes

File No. DR14-07
(Related Files: FP14-08, SUB06-10, MinMod15-02, and DR14-05)
February 18, 2015

TO: Design Review Committee

FROM: Sarah Fox, Senior Planner

LOCATION: 722 NW 7th Avenue also described as Tax Parcel numbers 085169-000, 085136-000, and 08140-000.

OWNER: Doug Campbell, Seventh Avenue Townhomes, LLC

APPLICABLE LAW: The application was submitted on November 5, 2014, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; CMC Chapter 18.19 Design Review; Camas Design Review Manual (2002); and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

BACKGROUND INFORMATION

- 11 Lots (Size range: 2,100 to 7,432 sq. ft.)
- Zoning: Multi-family residential (MF-18)
- Total area: 0.83 acres
- Recreational open space: 0.015 acres

Seventh Avenue Townhomes is located in a gateway corridor of the city, between NW 6th Avenue and NW 7th Avenue. Although it is located in a multi-family zone, most of the surrounding properties are developed with single-family homes, which were built in the 1920's. The development received preliminary plat approval for 12 new townhome lots, and lot line adjustments to an existing single family home (separate lot) on December 22, 2006. A minor modification decision was issued on February 3, 2015, that reduced the subdivision to 11 lots (File #MinMod15-02). A final plat decision will likely be rendered in March of this year.

The applicant proposes to construct attached townhomes on all lots, except Lot 11, which is intended to be developed as a triplex. At the writing of this report, the applicant did not have approval for a triplex, which will require a plat alteration after the final plat is approved (CMC§18.55.270). However, the design of the triplex is included with this review, in order to eliminate the need for another design review application if the alteration is approved. With the issuance of this decision, Lot 11 could be developed with a single family home or as a duplex with the attached townhome design included with this application.

The recommendations from the Design Review Committee (DRC) must consider the general design review standards (CMC Ch. 18.19 and the Camas Design Review Manual "DRM"); along with the specific standards for gateways and for multifamily developments (refer to pages 8 -9, and 14-17, DRM). Also, the associated decisions for the project included conditions that are relevant to the design of the development, and require approval from the DRC. Those conditions of approval are included in this report, and the additional design standards for the specific development type.

(Excerpt) Conditions of Approval for SUB06-10	Findings
12. Prior to final plat approval the applicant will provide building envelopes that do not encroach into the required driveway length of 18-feet.	Setbacks reflect this requirement, along with notes on the plat for attached and individual units.
13. Final grading plans shall show a flat front yard of Lots 1-4 to the sidewalk grade of NW 7th Avenue; however, the fill or grading itself may be delayed until the building construction process or a date fixed by the design review process.	Grading of site complies with condition.
14. Landscaping and irrigation along the private roads shall be installed prior to final plat approval and provisions for maintenance and or replacement of plantings is required until final occupancy permits are issued. Appropriate provisions shall be acceptable to the city engineer.	Will be installed prior to certificate of occupancy for each lot per Planning Manager.
15. The design of townhomes and row houses are subject to Design Review in accordance with §18.19CMC. The applicant shall be required to receive Design Review approval prior to the submittal of building plans for review.	**Design Review Committee item**
16. The applicant shall provide fencing consistent with 18.17.050 or landscaping (such as a thick hedge) that equally or better serves the same function as determined by design review, a paved pedestrian path from the interior private roadways south to NW 6th Avenue and adequate provisions in the CC&R's for the maintenance of this tract that are acceptable to the City; or relocate the proposed stormwater facility in accordance with the requirements of CMC 17.19.030(F)(6).	Path has been constructed and is noted on the plat.
Conditions of approval for MinMod15-02	
1. Lot 11 must provide a building setback of twenty feet from SE 6th Avenue, or ten-foot landscape tract or easement, or a combination of both to achieve twenty-feet of depth between the residential building and the traffic arterial.	Lot 11 setbacks comply and are reflected on final plat
2. No sight-obscuring obstructions higher than 42" (sheds or solid masonry walls) may be constructed within the twenty-feet of landscaped area (or combination as described at Condition 1) between the arterial and the structure setback at Lot 11. Chain-link, wrought-iron, or other fencing style that provides visibility may be approved by the Design Review Commission to be up to six feet in height.	**Design Review Committee item**

Design Elements from the Camas Design Review Manual (Excerpts)

Gateways (pages 9-10)

"*The design guidelines for Gateways are more stringently applied than those for other sections of the manual (e.g. commercial and multi-family). Guidelines that state a certain action "shall be adhered to" are strictly enforced. Guidelines that use more suggestive terminology such as "should" serve as a guide to meeting the overall intent*" (page 9).

- Freestanding signs are not allowed to be erected within gateways.

- Permanent signage within gateways shall be standardized in terms of size, color, and materials.

Townhomes and Rowhouses (page 16) and Duplex, Triplex, and Four-plex (page 17)

- Garages visible from the street shall be articulated by architectural features, such as windows to avoid a blank look. Garages shall account for less than 50% of the front face of the structure.
- Green belts should be used to separate different uses or intensity of uses whenever possible.
- All onsite parking areas shall be screened with landscaping.

Recommendation

That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to the Director for a final decision.

616 NE Fourth Avenue
Camas, WA 98607

DESIGN REVIEW CHECKLIST

The purpose of this sheet is to provide a simplified and expedited review of the design review principals and guidelines using objective review standards. The standards are intended as tool for the decision-maker in making findings that the proposal either achieves compliance with the intent of the principles or reasonably mitigates any conflict. When reviewing the check sheet, the proposal should as a whole "meet" the standards and thus be generally consistent with the overriding principals. [Compliance or non-compliance with any one standard is not a determinant. However, where several standards fail, they should be offset by standards that exceed other standards]

Standard Principles and Guidelines

1. Landscaping should be done with a purpose. It should be used as a tool to integrate the proposed development into the surrounding environment.

Exceeds	Meets	Fails	NA	
				Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses.
				Signs are located on buildings or incorporated into the landscaping so as not to be the main focus either during the day or night. (eg. low signs with vegetative backgrounds to soften visual impact). If illuminated they shall be front lit. Efforts have been made to make signs vandal resistant.
				Outdoor furniture samples have been submitted consistent with the overall project design.
				Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.
				The vegetation to be utilized includes native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Tree List.
				Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.
				Street lighting (poles, lamps) is substantially similar or architecturally more significant than other street lighting existing on the same street and will not conflict with any City approved street lighting plans for the street.
				Parking and building lighting is directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.

2. All attempts should be made at minimizing the removal of significant natural features. Significant natural features should be integrated into the overall site plan.

Exceeds	Meets	Fails	NA	
				Existing trees over 6" dbh that are not required to be removed to accommodate the proposed development are retained and incorporated into the landscape plan.
				Rock outcropping's, forested areas and water bodies are retained.

3. Buildings should have a "finished" look. Any use of panelized materials should be integrated into the development in a manner that achieves a seamless appearance.

Exceeds	Meets	Fails	NA	
				Use of corrugated materials, standing seam, T-1 11, or similar siding materials are questionable, unless it can be shown through the use of renderings or other visual applications that the use of these materials will produce a development with a high visual (or aesthetic) quality.
				Buildings walls or fences visible from roadways should be articulated in order to avoid a blank look. The walls can be broken up by including some combination of window/display space, plantings, offsetting walls with two-tone colors, or creating plazas, water features, art (civic, pop, etc.) awnings, or similar devices.
				The use of bold colors has been avoided unless used as minor accents.
				Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences. In some cases, creating a natural buffer may be appropriate.

In addition, specific principals and guidelines relative to gateways, commercial, mixed use and multi-family uses shall be reviewed in the Design Review Manual as applicable.

CAMAS DESIGN REVIEW MANUAL:
GATEWAYS, COMMERCIAL, MIXED-USE & MULTI-FAMILY USES

Prepared For:

Camas City Council

Prepared By:

Design Review Ad Hoc Committee

Revised December 2002

Drawing from the cover of Municipal Research Service Center's "Infill Development" handbook.

Acknowledgements

Elected City Officials:

Dean Dosset – Mayor

Paul Dennis, AICP – City Council Ward 1

C.R. "Woody" Woodruff – City Council Ward 2

Scott Higgins – City Council Ward 3

Helen Gerde – City Council Ward 4

Mary Kufeldt-Antle – City Council Ward 5

Greg Anderson – City Council Ward 6

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Casey O'Dell – Sharp Microelectronics of the Americas (Industrial Park Tenant**)**

Barney Syverson – UCAN, Citizen

Gene Simpson – Civil Engineer, Citizen

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PREFACE

The Camas City Council formed the original Design Review Ad Hoc Committee (DRAC) at its January 1998 planning retreat. The committee's primary goal was to assess whether or not design review would be a good idea for Camas. The DRAC reviewed materials collected from the Municipal Research Services Center that included design review manuals from Bainbridge Island, Gig Harbor, and Sumner, as well as news articles, legal opinions, and implementing ordinances. The committee also conducted an informal survey at a United Camas Association of Neighborhoods (UCAN) meeting and a telephone conference with the City of Olympia's Planning Director. At the end of June 1998, the committee reported back to the City Council with their findings.

In order to answer the question, "is design review good for Camas?", the committee tried to decide from a community perspective what the purpose of design review would be. What should it accomplish? What should it prevent? The DRAC concluded that a good starting point would be to review the City's Mission Statement which follows:

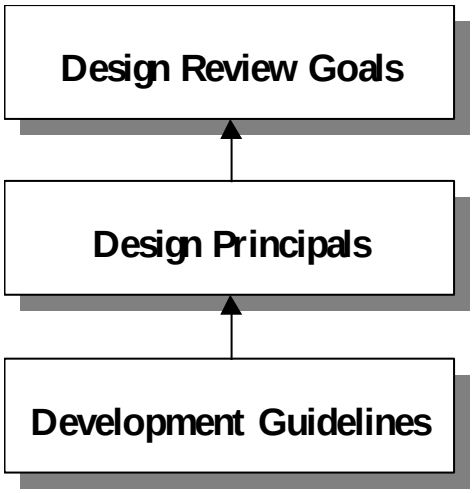
"The City of Camas commits to preserving its heritage, sustaining and enhancing a high quality of life for all its citizens and developing the community to meet the challenges of the future. We take pride in preserving a healthful environment while promoting economic growth. We encourage citizens to participate in government and community, assisting the city in its efforts to provide quality services consistent with their desires and needs."

Design review, in the context of the City's mission statement, should aid in the preservation of our community's heritage; enhance our City's quality of life; guide us through the challenges of the future; preserve a healthy environment; promote economic growth; and enable citizens to participate in the process.

Based on all the materials reviewed and the level of interest from UCAN members, the DRAC concluded that design review was worth further investigation and recommended to the City Council that a citizen committee be formed and that the members be made up of individuals familiar with the development process. The City Council agreed to further study design review by establishing a citizen committee to draft guidelines that could be successfully implemented for the City. The citizen committee met every first and third Wednesday of each month since September of 1998. Commercial guidelines were adopted in May, 2001, with the multi-family and gateway sections being added to the Design Review Code in December, 2002. What proceeds in this manual is the compilation of over three years worth of work by the DRAC.

INTRODUCTION

All proposals subject to design review should strive to meet the goals of design review and address each of the appropriate design principles and development guidelines. In order to achieve the established *goals of design review*, a set of design principles and development guidelines have been identified for both commercial and multi-family land-uses. Design principles are the overriding factors that each development proposal must demonstrate it can achieve or reasonably mitigate. Development guidelines are created to assist the development's applicant in accomplishing the design principles as well as conform to the established *goals of design review.*



GOALS OF DESIGN REVIEW

The goals of design review are intended to establish the overall purpose (or intent) of the design principles and development guidelines and set the stage for what they should be trying to accomplish. The *goals* of design review are:

- All developments should be meaningful, add value, and produce a positive impact on the immediate area, as well as the community;
- To encourage better design and site planning so that new development will preserve or enhance the community's character as well as allow for diversity and creativity;
- To encourage compatibility with surrounding uses (zone transition) and quality design;
- To promote responsible development that results in an efficient use of the land;
- To create a park like setting with the integration of the building, landscaping, and natural environment;
- To preserve the community's heritage by incorporating a piece of the area's history into the development;
- To facilitate early and on-going communication among property owners, neighborhoods, and City officials;
- To increase public awareness of design issues and options; and
- To provide an objective basis for decisions that address visual impact and the community's future growth.

DESIGN PRINCIPLES VS. DEVELOPMENT GUIDELINES

Design principles are established for both multi-family and commercial uses and all uses located within a gateway. An exception from the design review process is provided for those activities subject to design review requirements for heritage register properties or districts [CMC 16.07.070]. Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code as well as recreational, religious, cultural, educational and governmental buildings and associated properties.

Design principles are the overriding factors that the development guidelines are trying to accomplish. Every development proposal (whether the applicant is from a private, non-profit, or public entity) that comes before the City must adequately address each of the design principles and demonstrate that it can achieve the overall intent of the established principles. If a proposal can not meet every development guideline set forth under each section, but has demonstrated that it can achieve the overall intent of the established design principles, then the City may have reason to allow the proposal to move forward through the approval process.

DEVELOPMENT GUIDELINES

Development guidelines for gateways, multi-family, and commercial uses have been divided into five major guideline categories: [a)] Landscaping & Screening, [b)] Architecture, [c)] Massing & Setbacks, [d)] Historic & Heritage Preservation, and [e)] Circulation & Connections. Under each major category is a list of general issues that should be addressed, if appropriate, by each proposal subject to design review.

Landscaping & Screening:

- Impervious vs. Pervious
- Landscaping & Screening
- Signage
- Lighting
- Outdoor Furnishings
- Fences
- Significant Trees
- Outdoor Common Areas
- Parkway

Architecture:

- Signage
- Lighting
- Building Form (architecture)
- Building Materials

Massing & Setbacks:

- Complement Surrounding Uses
- View Shed
- Infill
- Density Provisions
- Height, Bulk, Scale
- Flexibility of Building Location (Preservation)
- Zone Transition

Historic and Heritage Preservation:

- Preservation of Existing Structures or Sites
- Incorporate Historic/Heritage Information

Circulation & Connections:

- Walkways, Trails & Parking
- Transit Stops
- Streetscape
- Traffic Patterns (entrance, exits, delivery, etc)

STANDARD PRINCIPLES & GUIDELINES

Standard principles and guidelines are applicable to all commercial, mixed-use and multi-family developments, redevelopments (including change in use, e.g. residential to commercial), or major rehabilitations (exterior changes requiring a building permit). Additional principles may be found under each of the specific categories.

STANDARD DESIGN PRINCIPLES

A site plan should be provided by the applicant that identifies and illustrates how the proposed development will meet the design principles. The site plan should include placement of buildings, designated landscaped and open space areas, parking, and any other major components of the development. The site plan should also include dimensions as to give all reviewers a sense of scale. Rehabilitation projects are only required to address the principles and guidelines that relate to the building permits they are seeking.

- Landscaping shall be done with purpose. It should be used as a tool to integrate the proposed development with the surrounding environment as well as each of the major project elements (e.g. parking, building(s), etc.).

- All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

- Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

- A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

STANDARD DESIGN GUIDELINES

The standard design guidelines serve as a guide to the development community (or project proponent). These guidelines are developed to assist a project in meeting the established design principles. Furthermore, a project should not be expected to meet every design guideline as long as it can show it can achieve the overall intent of the design principles. However, the project proponent is expected to adequately address each guideline and if it cannot meet a specific guideline then provide an explanation as to why and how it will mitigate and still meet the intent of the design principles.

Landscaping & Screening

- Landscaping and screening is an important factor in determining the overall character of the building site. Landscaping should be done with purpose, such as providing a buffer against less intense uses, screening parking or other components viewed as being intrusive, and defining the streetscape.

- Signage should be placed on buildings or incorporated into the landscaping. If signs are illuminated, then they shall be front lit (light cast onto the face of the sign from a source positioned in front of the sign). Signage in the landscaping should be built in to the vegetation to keep it from being the main focus – similar to the light industrial zones. Efforts should be made to make signs vandal resistant. The intent is for the landscape not to be dominated by signage as well as to soften the visual impact. (see exhibit 1)
- Outdoor furnishings, when used, should be compatible with the immediate environment.
- If the site is to be fenced, then the fencing should be incorporated into the landscaping so as to have little or no visual impact. (see exhibit 2)
- The vegetation to be utilized should encourage native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Street Tree List. When possible, existing significant trees or other natural features that do not pose a hazard or hinder development should be required to remain and be incorporated into the landscaping and site plans.
- Landscape lighting should be low voltage, non-glare, and indirect. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future or a nostalgic theme compatible with the proposed development is desired.

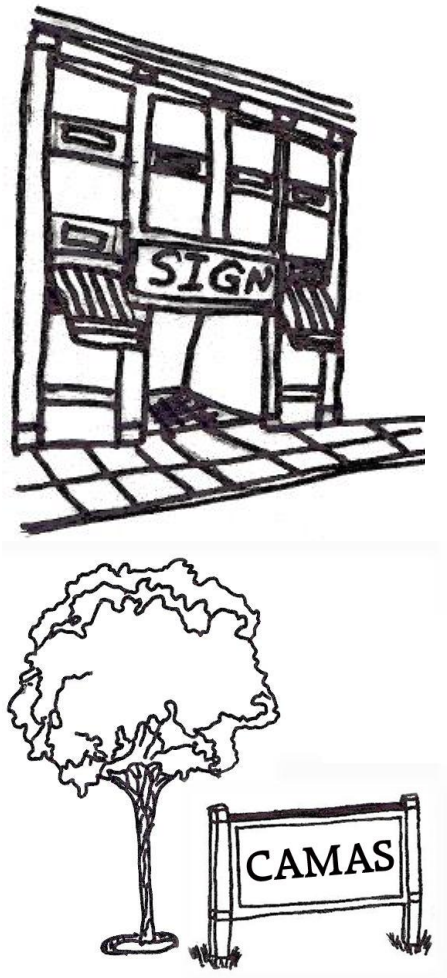


Exhibit 1.

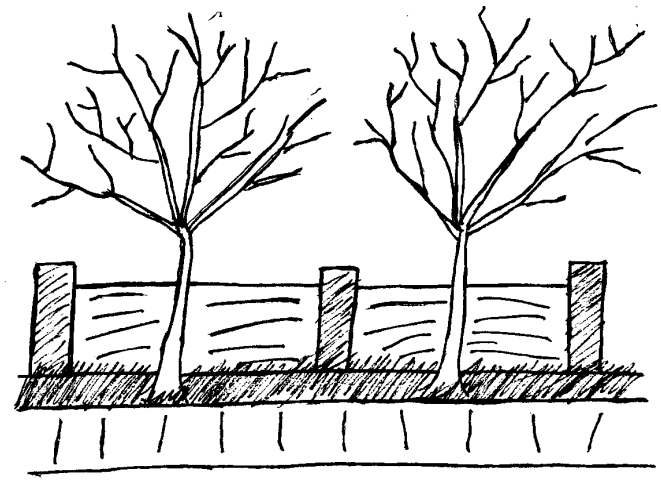


Exhibit 2.

Massing & Setbacks

- Massing and setbacks are major elements of a site plan. These elements have the greatest impact as to how the proposed development relates to the surrounding area and how individuals living and visiting the area interact with the development. Major components that define the character and quality of the proposed development include the size, scale, and placement of buildings, lot coverage, and traffic/pedestrian circulation.

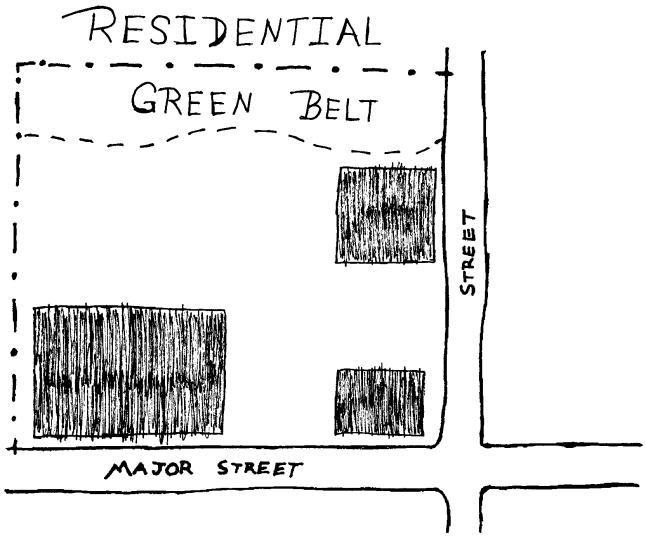


Exhibit 3.

- Higher density/larger structures abutting lower density residential structures should be designed to mitigate size and scale differences. In some cases, creating a natural buffer may be appropriate. (see exhibit 3)

Architecture

Few restrictions should be placed on the architecture and building materials used in the development. Instead, general guidelines are developed to identify the type of development desired:

- Buildings should have a "finished", sound, durable, and permanent appearance. Use of panelized materials should be integrated into the development in a manner that achieves a seamless appearance. This would bring into question the use of corrugated materials, standing seam, T-1 11, or similar siding materials, unless it can be shown through the use of renderings or other visual applications that the use of these materials will produce a development with a high visual (or aesthetic) quality. The applicant and/or developer will be held accountable for ensuring that the finished development resembles and is in compliance with the submitted renderings as approved by the City.

- Placement of buildings should preserve significant natural features, such as rocks, trees, etc. In doing so, developers may make use of site variances such as adjusting setbacks. (see exhibit 4)

- Building walls or fences visible from roadways should be articulated in order to avoid a blank look. The wall can be broken up by including some combination of window/display space, plantings, offsetting walls with two-tone colors, or creating plazas, water features, art (civic, pop, etc.), awnings, or similar devices. (see exhibit 5)

- The use of bold colors should be avoided except when used as minor accents.

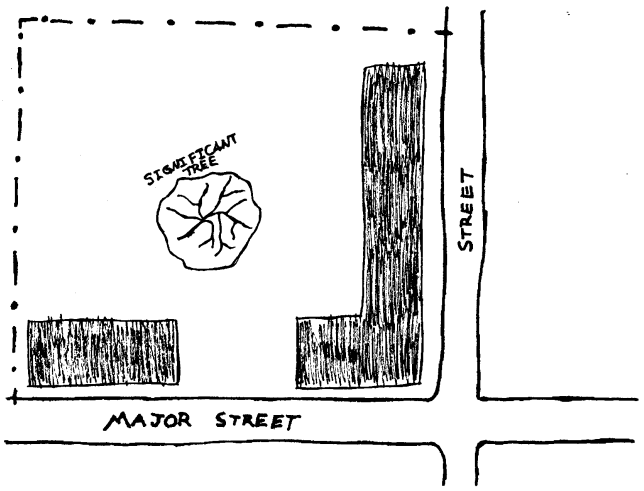


Exhibit 4.

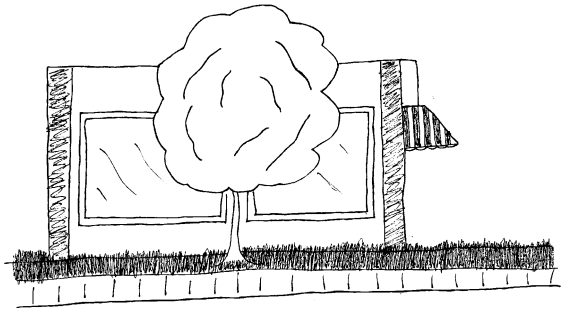


Exhibit 5.

Historic and Heritage Preservation:

- The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project should promote the historic heritage of the site or surrounding area.

GATEWAY PRINCIPLES & GUIDELINES

Gateways are entrances to the community. They portray an image of what one would expect to find as they venture throughout the community. They assist in orientation and communication of a sense of quality, civic pride, and history of the community. A gateway that is poorly planned (or developed) sends an adverse message as to what the rest of the community is like – whether accurate or not.

Two types of gateways are identified in this document as part of Camas' design review process:

Primary Gateways – distinguishable in that they encompass an entire corridor, whether several blocks or miles, and are primary entrances into the community. (see exhibit 6)

Secondary Gateways – are limited to a specific intersection (or node) and tend to be a secondary entry point into the community, but have the potential to become a primary gateway at some point in the future.

The Gateway design principles and guidelines are applied in addition to the other design review sections. They do not supercede or abolish other design review guidelines but instead work in concert. These principles and guidelines are created to ensure heightened attention is given to the development/redevelopment of properties located within the City's gateways.

Insert Map
Exhibit 6.

DESIGN PRINCIPLES

Design principles are developed with the intent of being applied throughout the gateway area regardless of the land use in question.

Gateways are special places within a city that help define the quality and character of the community. The elements that comprise a gateway shall be treated in a manner that calls attention to the fact that one has entered into the community. The following elements shall be addressed:

- Gateways shall be devoid of freestanding signs. Pre-existing freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the City.
- Business signage not placed on buildings shall be integrated into the landscaping/ streetscaping of the subject property.
- Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.
- The surface of pedestrian walkways within intersections shall be accentuated with a unique character.
- A consistent streetscape lighting scheme shall be used.
- Where applicable (as determined by the City), sidewalks shall be separated from the roadway through the use of planter strips (to be no less than 30 inches wide).
- When applicable (as determined by the City), trees of no less than two inches in diameter shall be planted within planter strips at a spacing that creates the appearance of a continuous canopy at tree maturation.

DESIGN GUIDELINES

The design guidelines for Gateways are more stringently applied than those for other sections of the manual (e.g. commercial and multi-family). Guidelines that state a certain action "shall be adhered to" are strictly enforced. Guidelines that use more *suggestive* terminology such as "should" serve as a guide to meeting the overall intent. The project proponent is expected to adequately address each guideline and if it cannot meet a specific guideline, then provide an explanation as to why and demonstrate how it will mitigate and still meet the intent of the design principles/guidelines.

Landscaping & Screening

- Signage shall be on buildings or incorporated into the landscaping. Illumination of signs within landscaped areas shall be front-lit only, to keep the sign from being the main focus. The intent is to soften the visual impact as well as for the landscape not to be dominated by signage. (see exhibit 1)

Architecture

The type, scale, and placement of signage within a gateway can significantly effect the visual/sensory interpretation of the physical quality of the area. Gateways that appear to be littered with signage present a negative impression and an environment that individuals want to avoid.

- Freestanding signs are not allowed to be erected within Gateways.
- Permanent signage within gateways shall be standardized in terms of size, color, and materials.

Historic and Heritage Preservation:

The use of historic markers, information kiosks, project names, architectural features, or other elements of the project should promote the historic heritage of the site or surrounding area.

Circulation & Connections:

The streetscape and pedestrian movements are the elements of primarily interest for gateway properties. Streetscaping assists in defining the physical character of the area and pedestrian movements. The following additional accentuators can help further define pedestrian paths.

- Trees and planting strips shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment. (see exhibit 7)
- Where applicable (as determined by the City), sidewalks shall be separated from the roadway through the use of planter strips or planter wells (to be no less than 30 inches wide). (see exhibit 7)
- Tree spacing will be determined by the species of trees planted. The desired effect is a visual appearance of a continuous foliage canopy at maturity or seven years after tree planting (which ever comes first). (See exhibit 7)
- Patterned pavers shall be used to define and accentuate pedestrian pathways within intersections. They include pattern stone, exposed aggregate (as long as it has a finished appearance), stamped concrete, or similar paving materials. (see exhibit 8)
- A consistent streetscape lighting scheme shall be used that portrays the primary development period, architecture characteristics, or predetermined theme as identified in a concept plan, sub-area plan, or master plan recognized by the City.

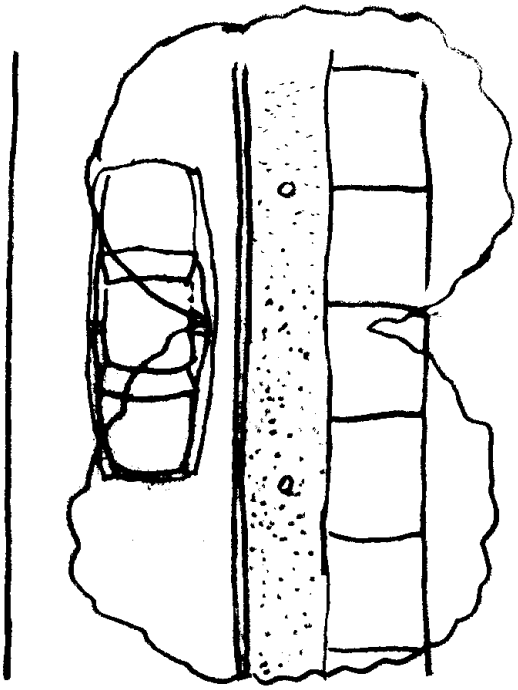


Exhibit 7.

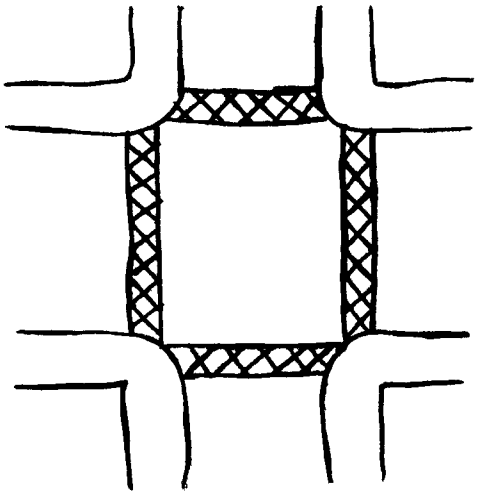


Exhibit 8.

COMMERCIAL & MIXED-USE PRINCIPLES & GUIDELINES

In assessing how a proposed project addresses specific design guidelines, weight should be given to the location of the property, topographic characteristics, size and shape, disposition of adjacent properties, etc. For example, the specific character of the Community Commercial zoned properties differ based on their general location, topography, and surrounding built environment. For instance, one of the Community Commercial properties located in the Southwest portion of the City has an auto oriented feel as it is surrounded by Highway 14 and Southeast 6th Avenue. Another property located in Grass Valley has a somewhat rural feel as it is surrounded by residential and wetlands. However, even though each area has a different feel, they all have direct linkages to surrounding neighborhoods and, therefore, these properties should provide a pedestrian friendly environment (one of the specific design principles) to the degree possible along major street frontages.

DESIGN PRINCIPLES

The following design principles are intended to be applied to all new commercial and mixed-use developments, redevelopments (including change in use, i.e. residential to commercial), or major rehabilitations (exterior changes requiring a building permit). Properties shall develop in a manner that portrays a quality image of the community.

- On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All required on-site parking areas along adjacent roadways shall be screened with landscaping.
- Buildings shall be used to define the streetscape unless site conditions prove prohibitive.
- Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.
- Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance or creates a cohesive development.
- Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes it's impact on adjacent lower intensity uses.
- Walls shall be broken up to avoid a blank look and to provide a sense of scale.
- Outdoor lighting shall not be directed off site.

DESIGN GUIDELINES

The design guidelines developed for commercial and mixed-use developments are intended to serve as a guide. A project should not be expected to meet every design guideline as long as it can show it can achieve the overall intent of the design principles. However, the project proponent is expected to adequately address each guideline and if it cannot meet a specific guideline then provide an explanation as to why and how it will mitigate and still meet the intent of the design principles.

Landscaping & Screening

- A *landscaping/vegetation plan* needs to identify the type of plants or trees to be planted within the foreground of the visual area (or street intersection). The use of vegetation native to the Pacific Northwest (or Camas) should be encouraged, with the exception of noxious weeds. Low maintenance/hardy landscaping should also be encouraged. A list of low maintenance/hardy materials is available upon request.

- Intersections should be illuminated, but not dominated by lighting. Incorporating lighting into the landscape should be encouraged to illuminate the quality of the natural environment. Low voltage, non-glare, indirect lighting should be used exclusively for landscaping. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future. Surrounding sites should be screened from parking and building lighting.

- Parking spaces should be clustered in small groupings. Groupings should be separated by landscaping to create a pedestrian friendly, park like environment. Parking lot landscaping should be credited toward the total landscaping requirement. (see exhibit 9)

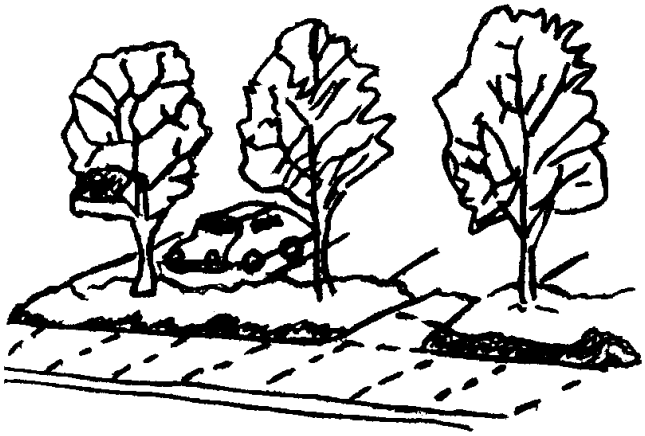


Exhibit 9.

- Commercial developments should be encouraged to include a community information kiosk. The kiosk could be used to provide community information and/or incorporate historic/heritage information relating to the specific site or surrounding area.

Massing & Setbacks

Specific guidelines that should be addressed include:

- Since buildings define circulation routes, they should be placed as close to streets and roads as the zoning code allows before being set back to the interior or rear of the lot, unless site constraints make it impossible or characteristics of surrounding properties already developed make it incompatible. (see exhibit 10)
- Commercial structures abutting residentially zoned areas should be designed to mitigate size and scale differences.
- On-site parking areas should be placed to the interior of the site whenever possible. (see exhibit 10)

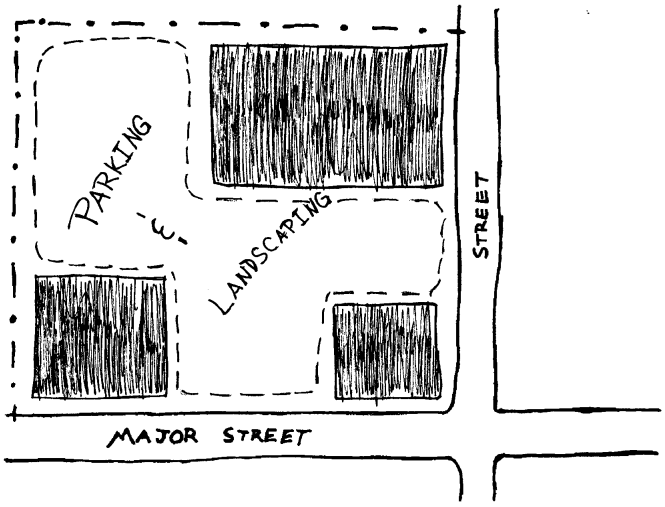


Exhibit 10.

Architecture

- Developments surrounded by residential areas or adjacent to residentially zoned properties should be built with a residential feel (i.e. size, scale, and materials compatible with neighboring buildings).
- Buildings over two stories should have the third story and above offset from the first two stories, if surrounding developments are less than three stories or land uses designations on adjacent sites do not allow more than three story development.
- Outdoor lighting shall be hooded or shielded so as not to directly light adjoining or neighboring properties.

Circulation & Connections

Most vacant and redevelopable commercial land within the City of Camas will occur along existing roads or areas that have established circulation and connections. Therefore, the scope of appropriate regulations in regards to connections and circulation is limited.

- Pathways define traffic/pedestrian movement. Buildings brought up to the road help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment.
- New streets intersecting commercial properties should be designed to create a safe environment. "Coving" techniques and "round-a-bouts" should be considered for traffic calming when appropriate.

MULTI-FAMILY PRINCIPLES & GUIDELINES

Multi-Family structures vary significantly in form, scale, and function. Even a specific Multi-Family type (i.e. apartment building, townhouse, duplex, etc.) can vary in size and shape depending on the land use zone in question and site configuration. Therefore, a separate set of Design Review principles and guidelines have been developed for three separate multi-family structure categories:

Multi-Family Structures:

- Stacked Housing
- Townhome/Rowhouse
- Duplex/Tri-plex/Four-plex

The multi-family design principles and guidelines are intended to be applied to all new development, redevelopment (including change in use, e.g. commercial to multi-family), or major rehabilitation (exterior changes requiring a building permit), unless otherwise noted in each subsection of this chapter.

STACKED HOUSING

All structures that have separate living units located on top of one another are considered stacked housing. This includes garden apartments, flats, and low-, mid-, and high-rise structures. The principles and guidelines developed for this housing type are intended to be applied regardless of the underlying land use designation.

Design Principles

- All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than 6-10 spaces.
- Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
- Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
- Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.
- Attached garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Design Guidelines

The design guidelines developed for stacked housing are intended to serve as a guide to the development community (or project proponent). A project should not be expected to meet every design guideline as long as it can show it can achieve the overall intent of the design principles. However, the project proponent is expected to adequately address each guideline and if it cannot meet a specific guideline, then provide an explanation as to why and how it will mitigate and still meet the intent of the design principles.

Landscaping & Screening

A landscaping plan shall be submitted to the City that identifies:

- The vegetation to be utilized should encourage native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Street Tree List. When possible, existing significant trees or other natural features that do not pose a hazard or hinder development should be required to remain and be incorporated into the landscaping and site plans.
- Landscape lighting should be low voltage, non-glare, and indirect. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future or a nostalgic theme compatible with the proposed development is desired. Surrounding sites should be screened from parking and building lighting.
- Parking spaces should be clustered in small groupings. Groupings should be separated by landscaping to create a pedestrian friendly, park-like environment. Parking lot landscaping should be credited toward the total landscaping requirement. (see exhibit 9)
- Green belts should be used to separate different uses whenever possible. (see exhibit 3)
- The vertical intensity of landscaping should increase as the height of the structure increases. With the exception of properties located in or abutting the Downtown Commercial (DC) zone, greater setbacks can be used to create a greater buffer and lessen the need for more intense vertical landscape materials.

Circulation & Connections

The following guideline is important to consider in terms of public safety or the perception thereof:

- Pathways define traffic/pedestrian movement. Buildings brought up to the public right-of-way help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements as well as providing a secure and pedestrian friendly environment.

TOWNHOMES & ROWHOUSES

Townhomes and rowhouses tend to be made up of several one to three story units that are attached (or connected) by a common wall. For the Design Review process, the Townhome/Rowhouse regulations address structures with two to five units attached by a common wall and configured in a townhouse style of structure. The principles and guidelines developed for this housing type are intended to be applied regardless of the underlying land use designation.

Design Principles

- All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.
- Buildings shall be used to define the streetscape unless site conditions prove prohibitive.
- Structures abutting or located in single family residentially zoned areas shall be designed to mitigate size and scale differences when appropriate.
- Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
- Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.
- Attached garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Design Guidelines

The design guidelines developed for townhomes and rowhouses are intended to serve as a guide to the development community (or project proponent).

Landscaping & Screening

A landscaping plan shall be submitted to the City that identifies:

- Green belts should be used to separate different uses or intensity of uses whenever possible. (see exhibit 3)
- The vertical intensity of landscaping should increase as the height of the structure increases. With the exception of properties located in or abutting the Downtown Commercial zone, greater setbacks can be used to create a greater buffer and lessen the need for more intense vertical landscape materials.

Circulation & Connections

The following guideline is important to consider in terms of public safety or the perception there of:

- Pathways define traffic/pedestrian movement. Buildings brought up to the public right-of-way help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements as well as providing a secure and pedestrian friendly environment.

DUPLEX, TRIPLEX, & FOUR-PLEX

Duplexes, triplexes, and four-plexes tend be constructed to resemble single family homes. For the design review process, the Duplex/Triplex/Four-plex regulations address structures with two to four units attached by a common wall that are configured to resemble a single-family style of structure. The specific principles and guidelines developed for this housing type are mandatory and intended to be applied regardless of the underlying land use designation.

Design Principles

- Garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Design Guidelines

Architecture

- Garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

7th Avenue Townhomes
Design Review

PROJECT INFORMATION

APPLICANT:	7th Avenue Townhomes, LLC 5440 SW Westgate Drive Portland, Or 97221 Contact: Doug Campbell 503-539-9994
ENGINEER:	Pivotal 1101 SE Tech Center Drive Suite 160 Vancouver, WA 98683 Contact : Steve Hale 360-882-4269
ARCHITURAL/ DESIGN:	Design NW 14602-D NE 4th Plain RD PO Box 821425 Vancouver WA 98682 (360) 260-1766
PROPERTY OWNERS:	Doug Campbell (current owner) 3851 SW 50th Avenue Portland OR 97221
REQUEST:	Design Review for 12 townhome units
GENERAL LOCATION:	722 NW 7th Avenue
SIZE:	.91 acres
ZONING DISTRICT:	MF-18

PROJECT DESCRIPTION

The 7th Avenue Townhome Subdivision is generally located at 722 NW 7th Avenue and extends down to NW 6th Avenue. The townhome project was approved in 2006 and has just recently been developed out with a pending final inspection and review of the final plat within the next month.

The proposed project consists of 12 townhome lots that are accessed by a 20 foot wide private road from NW 7th Avenue. A five foot sidewalk running along the main portion of the road provides pedestrian access to NW 7th Street. The property slopes slightly to the south toward 6th Avenue. There are no natural drainages on the property or significant trees greater than 6".

The townhome lots are designed as two attached units (duplex), or 6 buildings totaling 12 units. Eight (8) of the units (4 buildings) are proposed to have access via a small private driveway easement at 20 feet wide that will provide a common driveway entry for the units. Four of the lots (lots 1-4) have frontages on NW 7th Avenue and will have front entries directly onto NW 7th Avenue, with tuck under garages and secondary rear entries; these units will be 1,610 sf . The other lots (5-12) will have standard two story townhomes with front entry garages, these homes will be smaller square footage at 1,450 sf (see attached site plan and elevations).

A private road sideyard setback variance was granted for Lots 1, 7, 8 and 9 per subdivision approvals (Final Order – sub06-10), additional landscaping is proposed along the street side yard setbacks above requirements for the approvals (see attached landscape plan). A variance to the interior side yard setbacks for Lots 7 and 6 was granted from 5 feet to 4 feet providing for an 8 foot building separation. An 8 foot building separation is allowed by the zoning and building code. These variances are discussed in the final conditions of approval.

DESIGN REVIEW CODE REQUIREMENTS

A. Parking (18.11)

The proposed townhome design provides for a minimum of two parking spaces for each unit. Additional parking is available off site along NW 7th Avenue to serve extra parking and visitor parking. Extra parking spaces are provided for lots 9-10 and 11-12 within Track B that are included in a parking easement that will be controlled and managed by the HOA.

B. Landscaping (18.13)

The landscaping has been designed for low maintenance and low water usage. The landscaping incorporates a variety of types of plantings and trees to provide diversity in shape and color throughout the year. See attached landscape plan.

C. Signs (18.15)

No signs are proposed.

D. Supplemental Development Standards (18.17)

No supplemental development standards are addressed.

E. Design Review (18.19.040)

b. Townhomes and Row Houses

i. All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.

Most of the parking on site is within driveways and garages. Extra parking spaces are provided for lots 9-12 located within Tract B across from lots 9-10. Fencing and landscape screening is provided around the perimeter of Tract B.

ii. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.

The proposed buildings along NW 7th Avenue are designed to provide an appealing street scale with windows and front walkways at street grade. The buildings utilize alternating siding types and colors as well as bumped out portions of the front façade to provide a visual appealing look from the street. Landscaping is proposed to soften the appearance of the buildings at the street.

iii. When appropriate, structures abutting or located in single-family residential zoned areas shall be designed to mitigate size and scale difference.

The sizes of the buildings are typical size for townhomes and are two story at street grade. Lots 1-4 because of topography provide rear entry garages and will transition to three stories at the rear of the building located on the private road stub (NW 6th Way). The street side yard scale of the building will be softened with perimeter landscaping and trees proposed along lot 1 side yard, windows are also proposed along the street side yard (see attached elevations) to provide some variation in the view and look of the homes.

iv. **Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.**

The front facades have windows, bump outs, front porches and other architectural features which all provide articulation to the front of the buildings. The sides have windows, which helps break up the blank wall views along the street side yards. The front siding includes different types of hardie-plank siding including shingles and batons which breaks up the visual appearance of the fronts of the building. See attached picture, Exhibit A, of similar type of townhome for lots 5-12, as well as lots 1-4, but the garage is replaced with windows in the front as shown in the attached elevations.

v. **Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.**

There are no detached garages.

vi. **Attached garages shall account for less than fifty percent of the front face of the structure.**

The garage doors are within 50% of the total building front face.

MATERIALS / COLORS

Siding:

The siding will be Hardie Plank siding and shingles, see attached example of similar building using Hardie Plank (Exhibit A). Hardie Plank lap siding, is a fiber cement siding that provides exceptional strength, and durability, and looks similar to wood or cedar siding. It is a common siding type for new homes in the pacific NW as it holds up to wet weather and colder temperatures.

Hardie shingle and baton siding will be used as accent material within the eave areas of the homes and has the same warm, authentic look as cedar siding shingles, yet it resists rotting, cracking, and splitting. The shingle siding panels come in a variety of decorative edges, and expedite installation when used in larger areas. Hardie Shingle individual siding shingles come in a selection of widths for an authentic handcrafted look and are also ideal for smaller coverage areas.

Windows: The windows will be aluminum or vinyl clad double pain windows, white or off white color.

Roofing Material:

Roofing material will be standard architectural composite material with a 25 year warranty that is used for typical residential housing. The color will be a black or dark gray color.

Paint Colors:

The project will use a high quality paint of Sherwin-Williams or other reputable paint company. The colors of the homes will be similar for all the homes but will vary between the buildings. An accent trim color will be used as well as an accent color for the shingle and baton portion of the eaves and bump outs to provide some variation in color and design. The developer/builder will work with a design specialist in identifying the final color schemes/combinations similar to the attached paint samples.

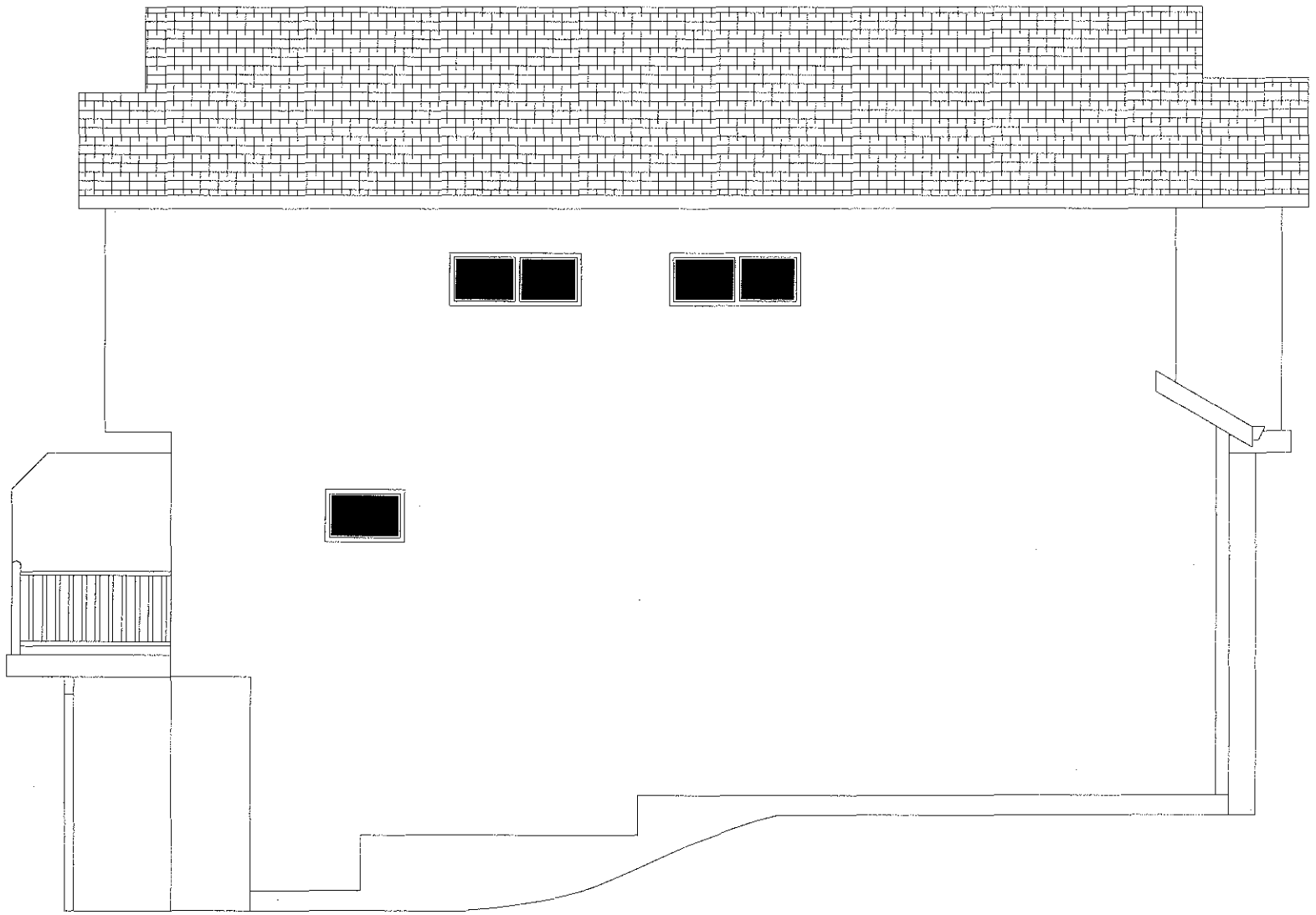
Decks: Deck types to be considered will either be cedar, fir or Trex Decking for rear decks of lots 1-4. Railings will be standard spindles of either cedar, fir or other wood type.

Lighting: Two street lights are located at each corner of Fargo Street at 7th Avenue and at 6th Way (see attached diagrams of light fixtures). A standard wall light is proposed at the front porch of each home, as well as at the rear entry point of the rear entry garages. Other outdoor wall lighting will be located at the upper decks and back patios.

UNITS 1 &2, 3&4

FRONT ELEVATION

SCALE 1/4"-1'0"

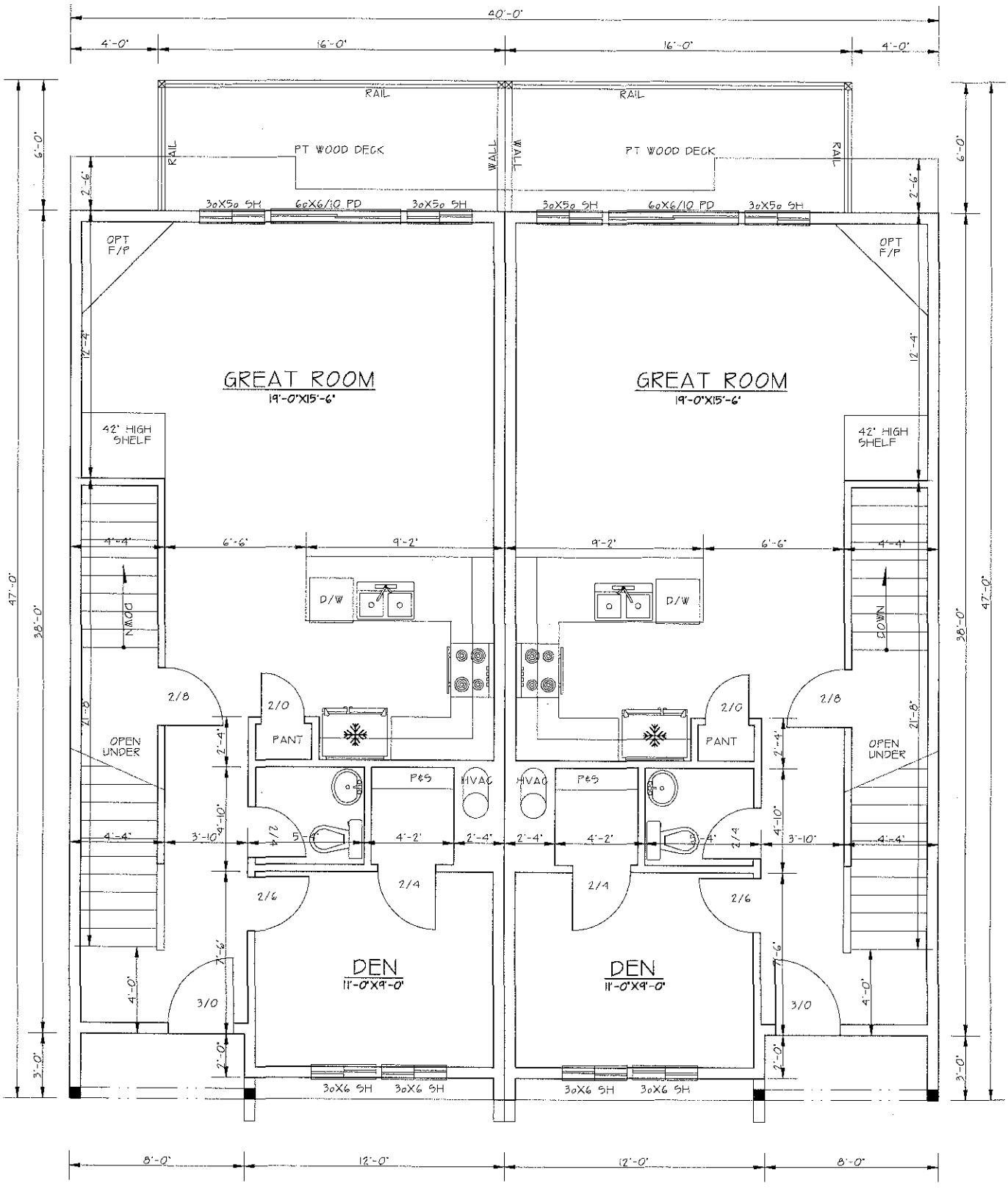


SIDE ELEVATION

SCALE 1/4"=1'0"

ALLEY WAY ELEVATION

SCALE 1/4"=1'0"

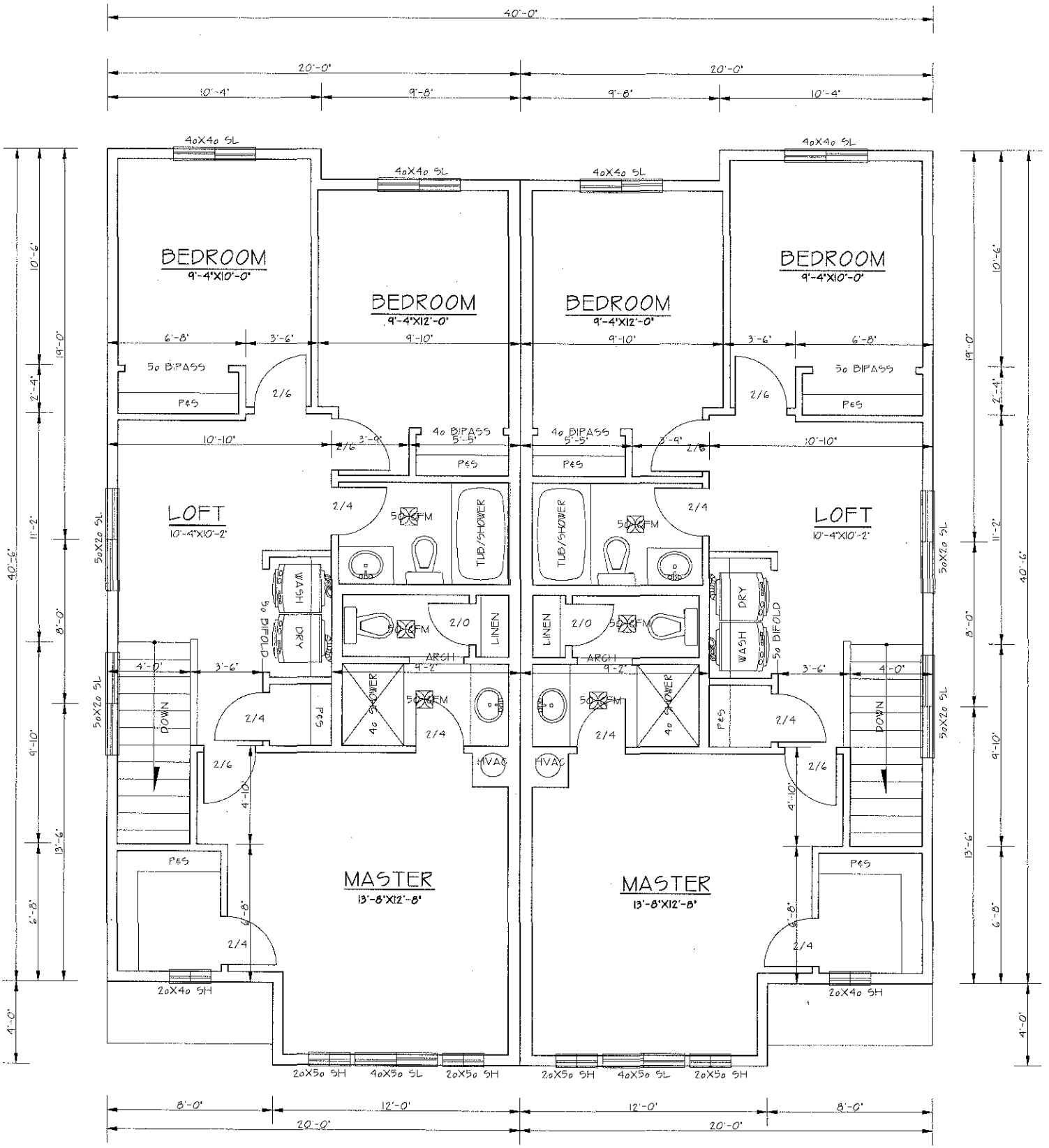


UNITS 1 & 2, 3 & 4

EACH UNIT AREA		
	MAIN LEVEL	783 SF
	UPPER LEVEL	827 SF
	TOTAL	1610 SF

FLOOR PLAN

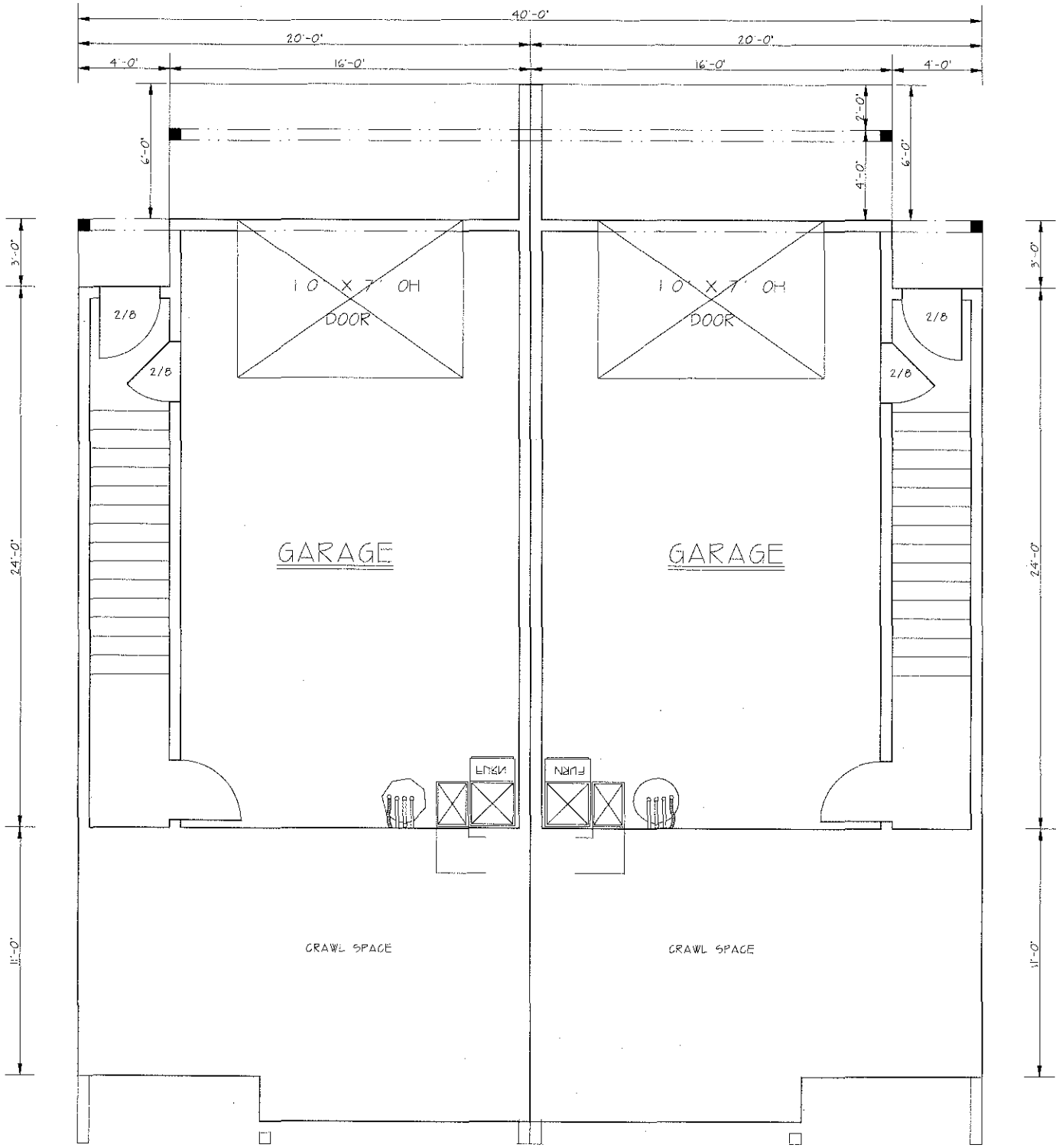
SCALE 1/4"=1'0"



UNITS 1 & 2, 3 & 4

2ND FLOOR PLAN

SCALE 1/4"-1'0"



UNITS 1 &2, 3&4

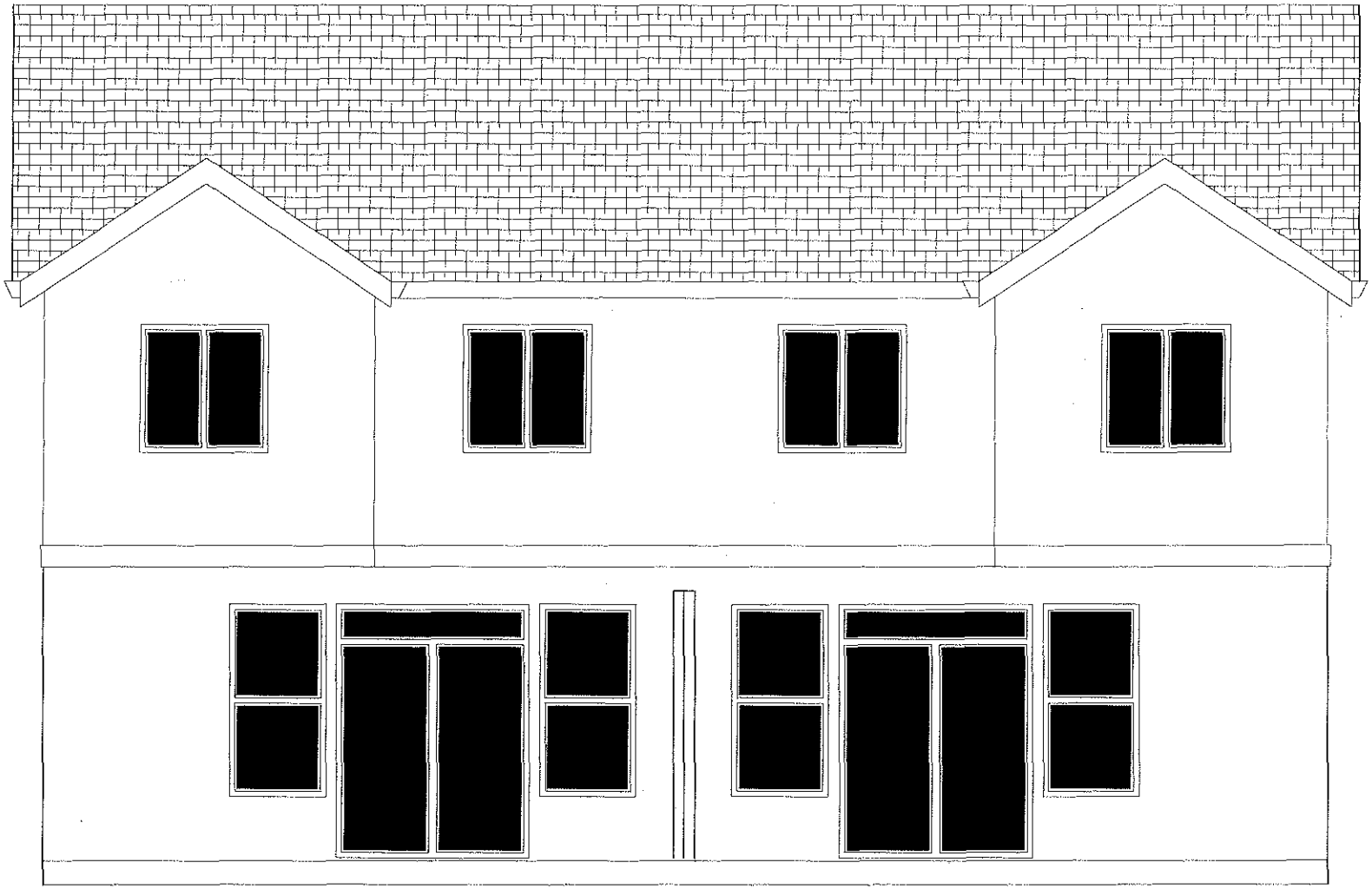
GARAGE-BASEMENT PLAN

SCALE 1/4"-1'0"

UNITS 5&6 7&8 9&10

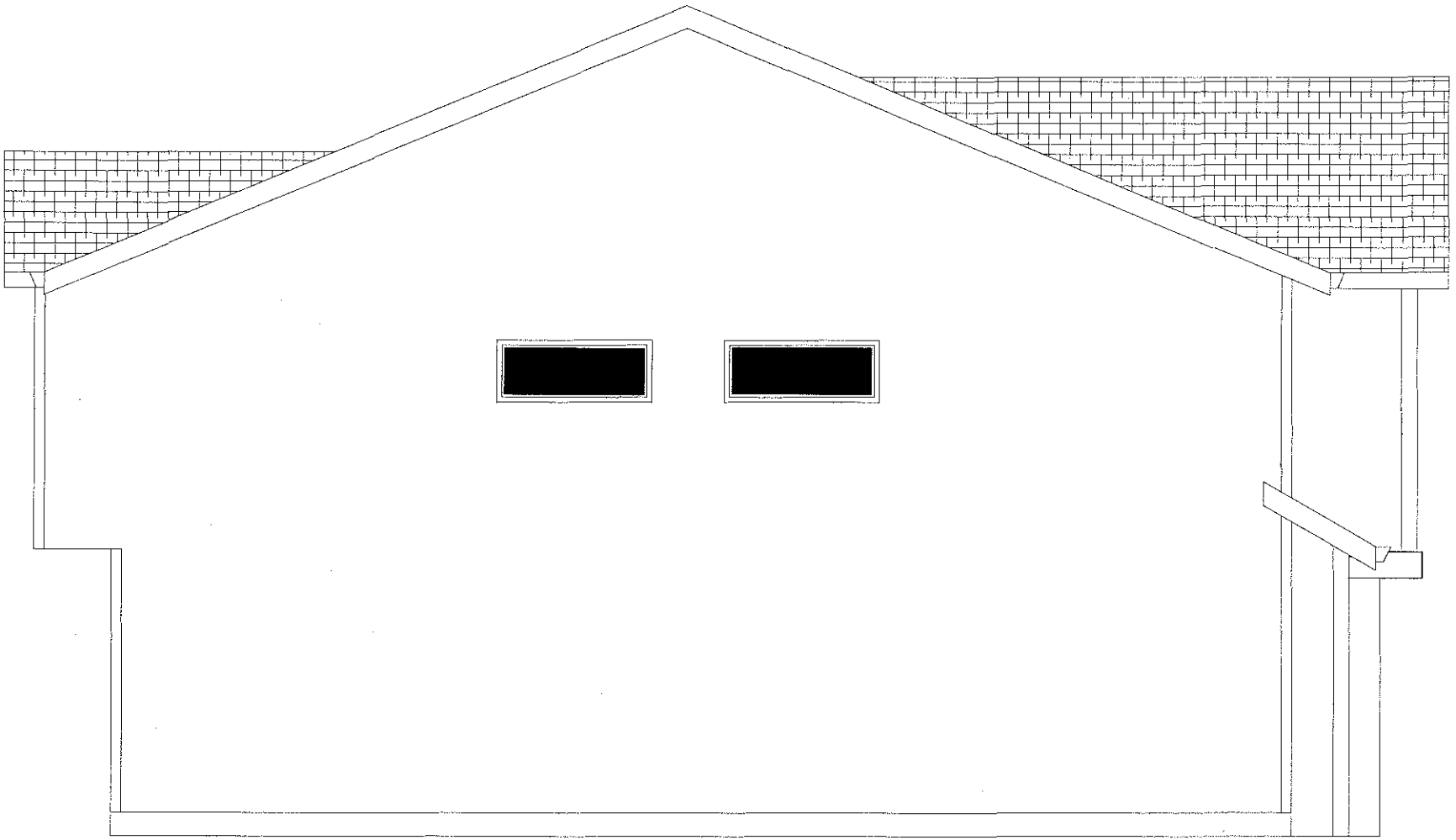
FRONT ELEVATION

SCALE 1/4"-1'0"



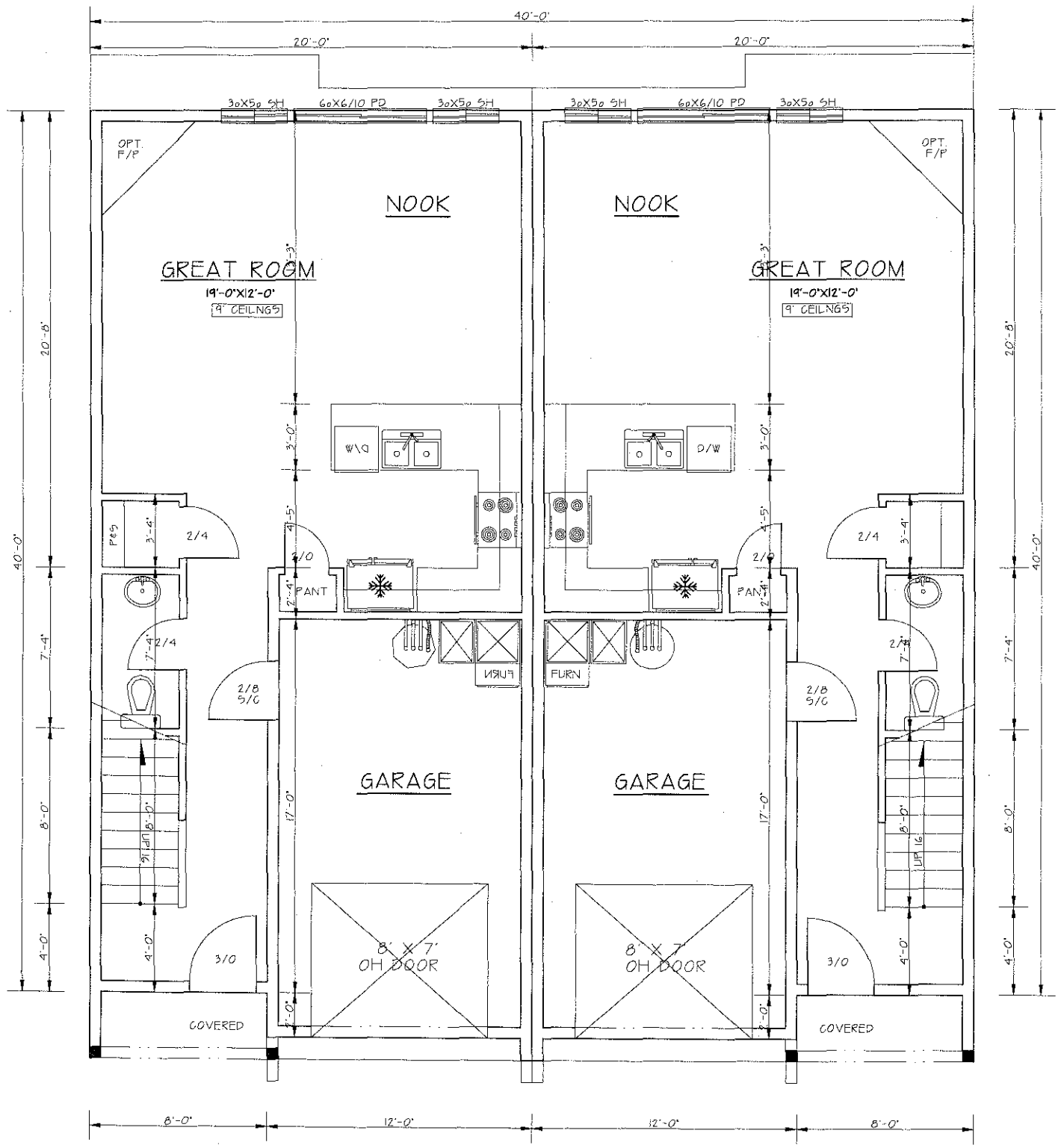
REAR ELEVATION

SCALE 1/8"=1'0"



LEFT SIDE ELEVATION

SCALE 1/8"=1'0"

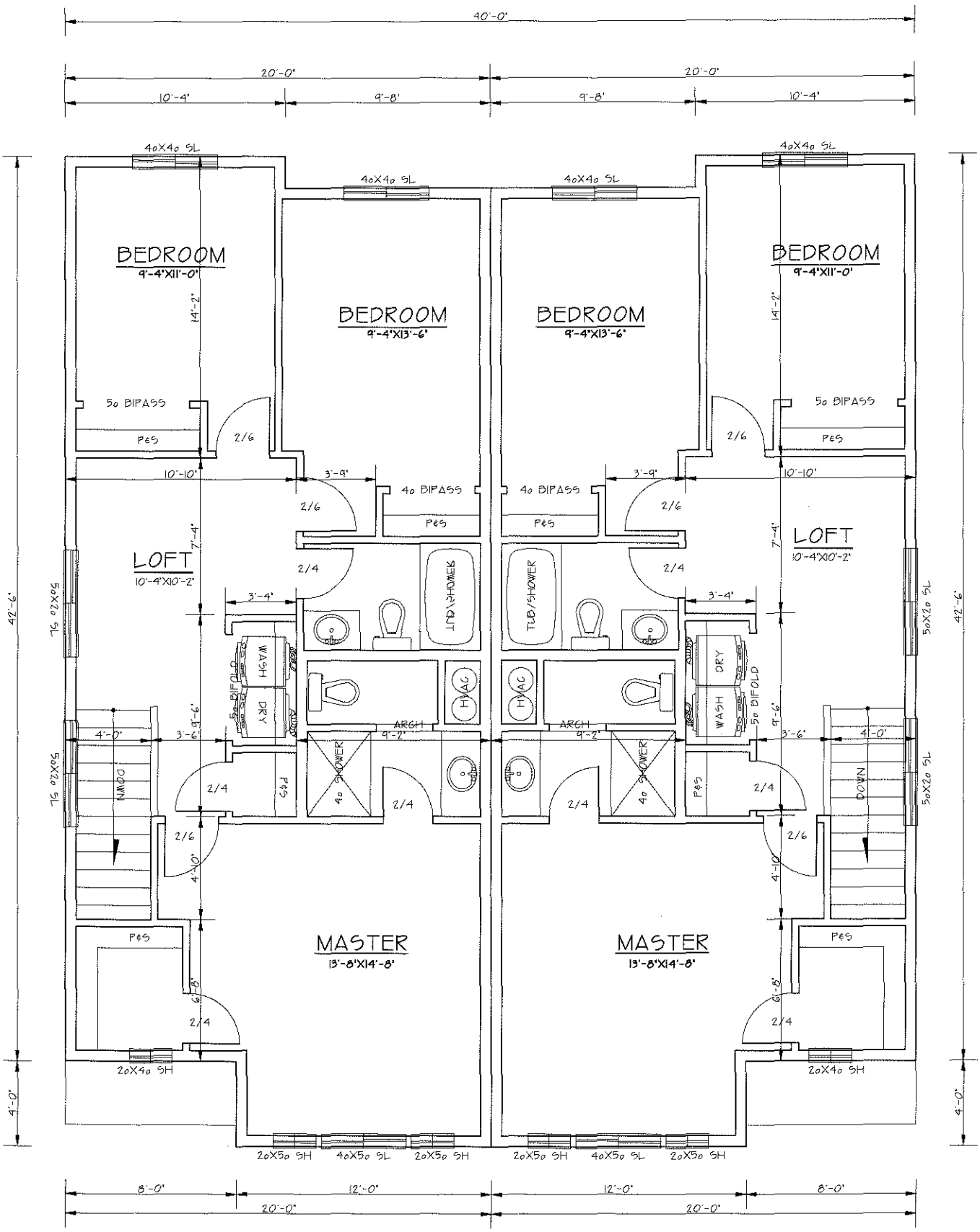


UNITS 5&6, 7&8

EACH UNIT AREA		
	MAIN LEVEL	606 SF
	UPPER LEVEL	867 SF
	TOTAL	1473 SF

FLOOR PLAN

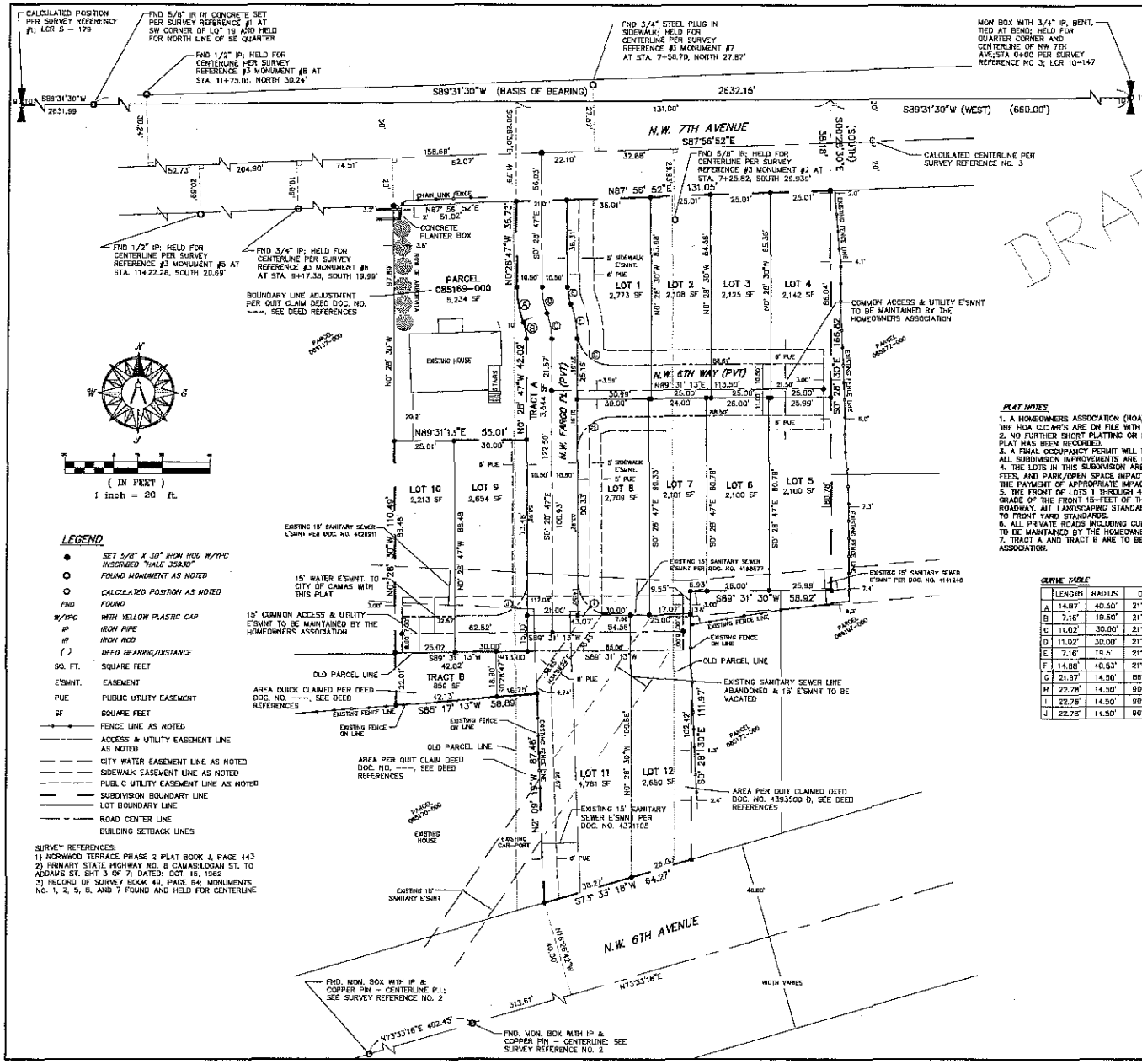
SCALE 1/4"=1'0"



UNITS 5&6, 7&8

2ND FLOOR PLAN

SCALE 1/4"-1'0"



LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "HALE 35930"
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION AS NOTED
- FND FOUND
- W/YPC WITH YELLOW PLASTIC CAP
- IP IRON PIPE
- IR IRON ROD
- ( ) DEED BEARING/DISTANCE
- SQ. FT. SQUARE FEET
- E'SMNT. EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- FENCE LINE AS NOTED
- ACCESS & UTILITY EASEMENT LINE AS NOTED
- CITY WATER EASEMENT LINE AS NOTED
- SIDEWALK EASEMENT LINE AS NOTED
- PUBLIC UTILITY EASEMENT LINE AS NOTED
- SUBDIVISION BOUNDARY LINE
- LOT BOUNDARY LINE
- ROAD CENTER LINE
- BUILDING SETBACK LINES

SURVEY REFERENCES:
1) NORWOOD TERRACE PHASE 2 PLAT BOOK J, PAGE 443
2) PRIMARY STATE HIGHWAY NO. 8 CAMAS/LOGAN ST. TO ADDAMS ST. SHT 3 OF 7; DATED: OCT. 15, 1962
3) RECORD OF SURVEY BOOK 40, PAGE 84; MONUMENTS NO. 1, 2, 5, 6, AND 7 FOUND AND HELD FOR CENTERLINE

PLAT NOTES

1. A HOMEOWNERS ASSOCIATION (HOA) IS REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE HOA C.C.&R'S ARE ON FILE WITH THE CITY OF CAMAS.
2. NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.
3. A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
4. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. THE FRONT OF LOTS 1 THROUGH 4 SHALL BE NW 7TH AVENUE AND THE RESULTING GRADE OF THE FRONT 15-FEET OF THESE LOTS SHALL GENERALLY MATCH THAT OF THE ROADWAY. ALL LANDSCAPING STANDARDS TO INCLUDE HEIGHT OF FENCING SHALL CONFORM TO FRONT YARD STANDARDS.
6. ALL PRIVATE ROADS INCLUDING CURBS, SIDEWALKS, AND STORMWATER FACILITIES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. TRACT A AND TRACT B ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CURVE TABLE

	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD DIST.
A	14.87'	40.50'	21°02'23"	N11°09'03"W	14.79'
B	7.16'	19.50'	21°02'27"	N11°09'01"W	7.12'
C	11.02'	30.00'	21°02'22"	N10°58'58"W	10.95'
D	11.02'	30.00'	21°02'23"	N10°58'58"W	10.95'
E	7.16'	19.5'	21°02'06"	N11°09'02"W	7.12'
F	14.88'	40.53'	21°02'17"	N10°59'56"W	14.80'
G	21.87'	14.50'	86°26'42"	S47°15'58"E	19.86'
H	22.78'	14.50'	90°00'00"	S44°31'13"W	20.51'
I	22.78'	14.50'	90°00'00"	S45°28'47"E	20.51'
J	22.78'	14.50'	90°00'00"	N44°31'13"E	20.51'

7TH AVENUE TOWNHOMES

A SUBDIVISION IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T1N, R3E, W. M.
CITY OF CAMAS
CLARK COUNTY, WA
FINAL ORDER SUB #06-10
DATED DECEMBER 22, 2006

CITY PLANNING COMMISSION:
APPROVED BY:

CHAIRMAN, CITY OF CAMAS PLANNING COMMISSION — DATE

CITY MAYOR
APPROVED AND ACCEPTED BY:

MAYOR, CITY OF CAMAS — DATE

ATTEST

CITY CLERK — DATE

CITY ENGINEER
APPROVED BY:

CITY OF CAMAS ENGINEER — DATE

FIRE DEPARTMENT
APPROVED BY:

CITY OF CAMAS FIRE CHIEF — DATE

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON 1969, TO BE KNOWN AS 7TH AVENUE TOWNHOMES
PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR — DATE

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 20____

CLARK COUNTY AUDITOR

AUDITOR'S FILE NUMBER

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STEPHEN C. HALE, PLS # 35930 — DATE

PIVOTAL
1101 SE Tech Center Drive
Suite 185
Vancouver, WA 98683
ph. (360) 882-4266
fax (360) 882-4266

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX PARCELS 085169-000, 085136-000, AND 085140-000 AT THE REQUEST OF THE OWNER DOUGLASS F. CAMPBELL. THIS PLATTING IS TO ESTABLISH A 12-LOT TOWNHOME SUBDIVISION AS APPROVED IN CITY OF CAMAS FINAL ORDER NUMBER SUB #06-10, DATED DECEMBER 22, 2006. THE BOUNDARY LINES WERE ESTABLISHED PER DEED AS COMMENCING FROM THE FOUND NE CORNER OF THE SE QUARTER OF SECTION 10 AND ALONG THE NORTH LINE OF SAID SE QUARTER AS SHOWN HEREON. ADDITIONAL BOUNDARIES WHERE TRACED PER RECORDED QUICK CLAIM DEEDS (BOUNDARY LINE ADJUSTMENTS) AS NOTED HEREON. THE PLATTED BOUNDARY AREA = 34,882 SQ. FT.

BASIS OF BEARING

BASIS OF BEARING IS PER THE FOUND AND HELD MONUMENTS AS SHOWN HEREON FOR THE NORTH LINE OF THE SE QUARTER OF SECTION 10 PER RECORD OF SURVEY BOOK 44, PAGE 23.

SURVEY PROCEDURE

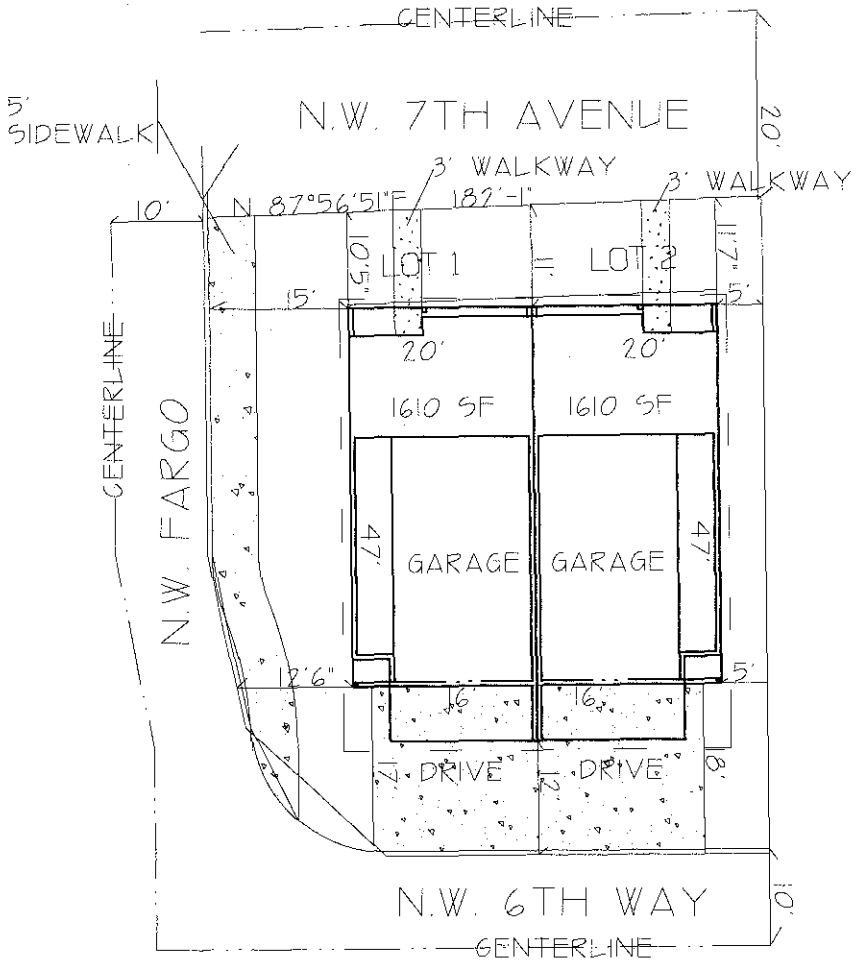
A FIELD TRAVERSE WAS PERFORMED USING A TRIMBLE S8 ROBOTIC TOTAL STATION. THE CLOSURE WAS EQUAL TO OR EXCEEDED THE REQUIREMENTS OF WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN JANUARY 2014.

DEED REFERENCES

QUICK CLAIM DEEDS: GRANTEE – DOUGLASS F. CAMPBELL AF NO: 0595933, DATED 07/28/06; AF NO: 439350, DATED 11/07/07; AF NO: 0588234, DATED 04/07/08; (ADD ADDITIONAL BLA'S TO BE RECORDED)

SUBDIVISION GUARANTEE/CERTIFICATE: NUMBER ——, ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: --, 2014 AT 8:00 AM.

PIVOTAL MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC. NOR OFFER ANY OPINION ON SAME.



LOT 1	
Lot Area:	2284 SF
Non Paved/House:	804 SF
LANDSCAPING:	35.20%
Lot Area:	2284 SF
Bldg footprint:	823 SF
LOT COVERAGE:	36.03%

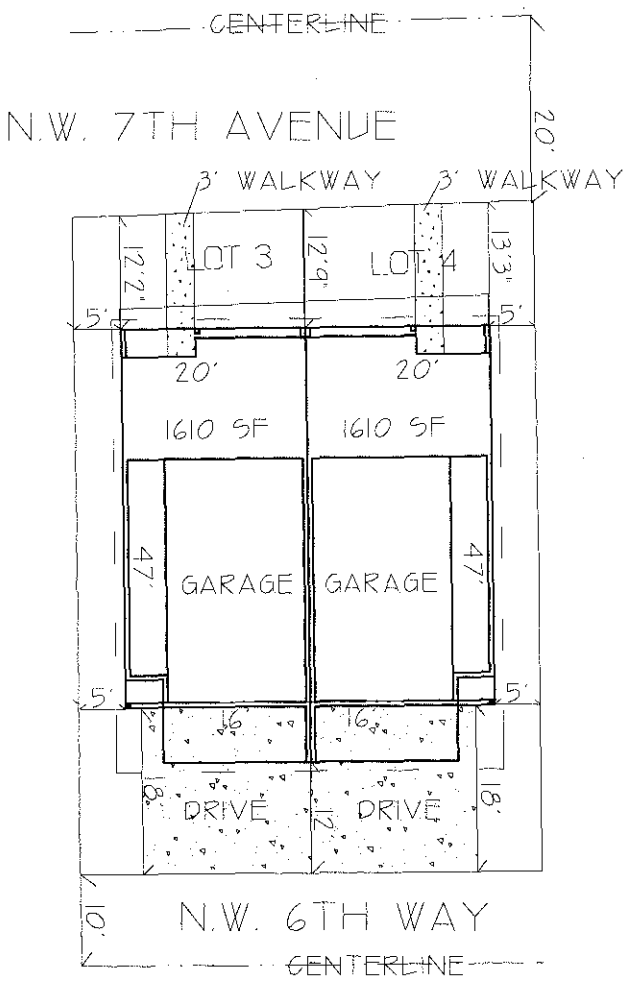
LOT 2	
Lot Area:	1768 SF
Non Paved/House:	616 SF
LANDSCAPING:	34.84%
Lot Area:	1768 SF
Bldg footprint:	823 SF
LOT COVERAGE:	46.54%

SCALE:

1" - 20'

7TH AVE TOWNHOMES
LOT #S 1&2

Design NW
Custom Home Plans



LOT 3	
Lot Area:	1787 SF
Non Paved/House:	641 SF
LANDSCAPING:	35.87%
Lot Area:	1787 SF
Bldg footprint:	823 SF
LOT COVERAGE:	46.05%

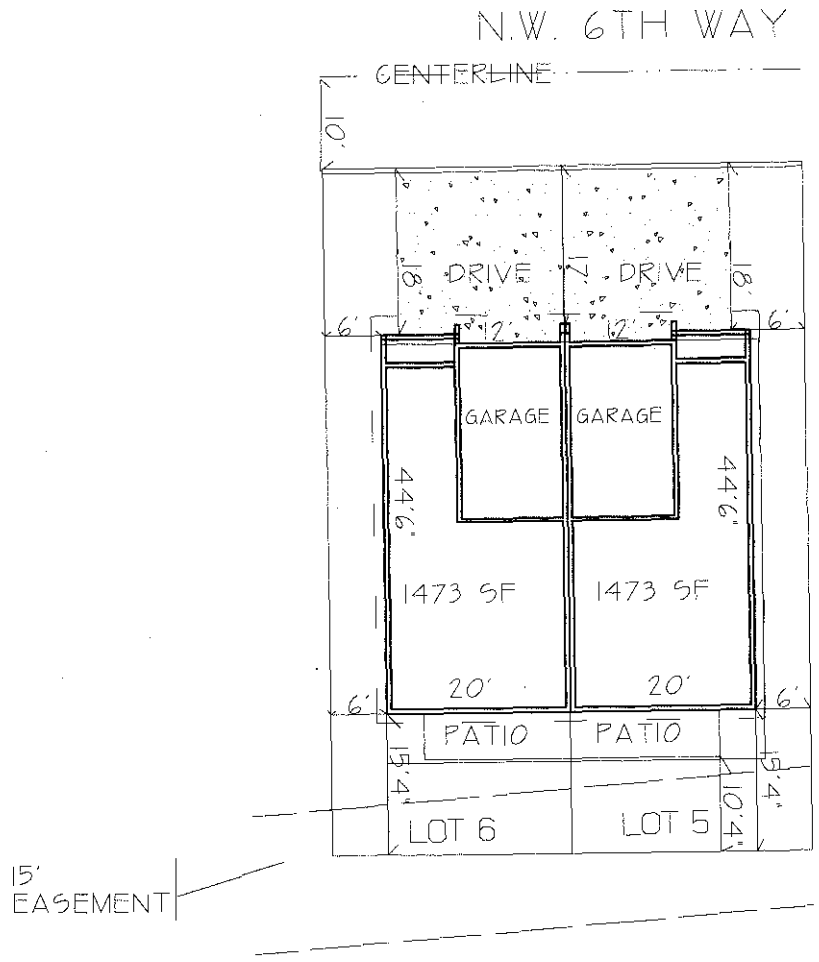
LOT 4	
Lot Area:	1802 SF
Non Paved/House:	652 SF
LANDSCAPING:	36.18%
Lot Area:	1802 SF
Bldg footprint:	823 SF
LOT COVERAGE:	45.67%

SCALE:

1" - 20'

7TH AVE TOWNHOMES
LOT #S 3&4

Design NW
Custom Home Plans



LOT 6	
Lot Area:	1936 SF
Non Paved/House:	712 SF
LANDSCAPING:	36.78%
Lot Area:	1936 SF
Bldg footprint:	916 SF
LOT COVERAGE:	47.31%

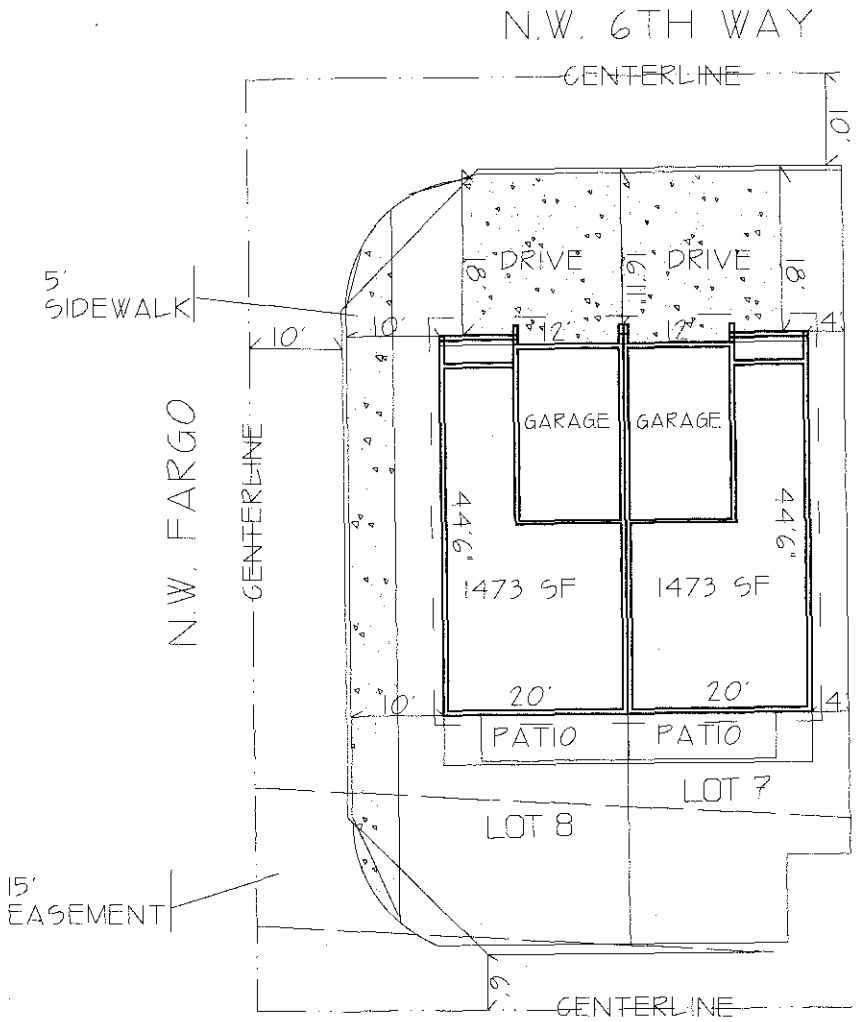
LOT 5	
Lot Area:	1936 SF
Non Paved/House:	712 SF
LANDSCAPING:	36.78%
Lot Area:	1936 SF
Bldg footprint:	916 SF
LOT COVERAGE:	47.31%

SCALE:

1" = 20'

7TH AVE TOWNHOMES
LOT #S 5&6

Design NW
Custom Home Plans



LOT 8

Lot Area:	2336 SF
Non Paved/House:	760 SF
LANDSCAPING:	32.53%
Lot Area:	2336 SF
Bldg footprint:	916 SF
LOT COVERAGE:	39.21%

LOT 7

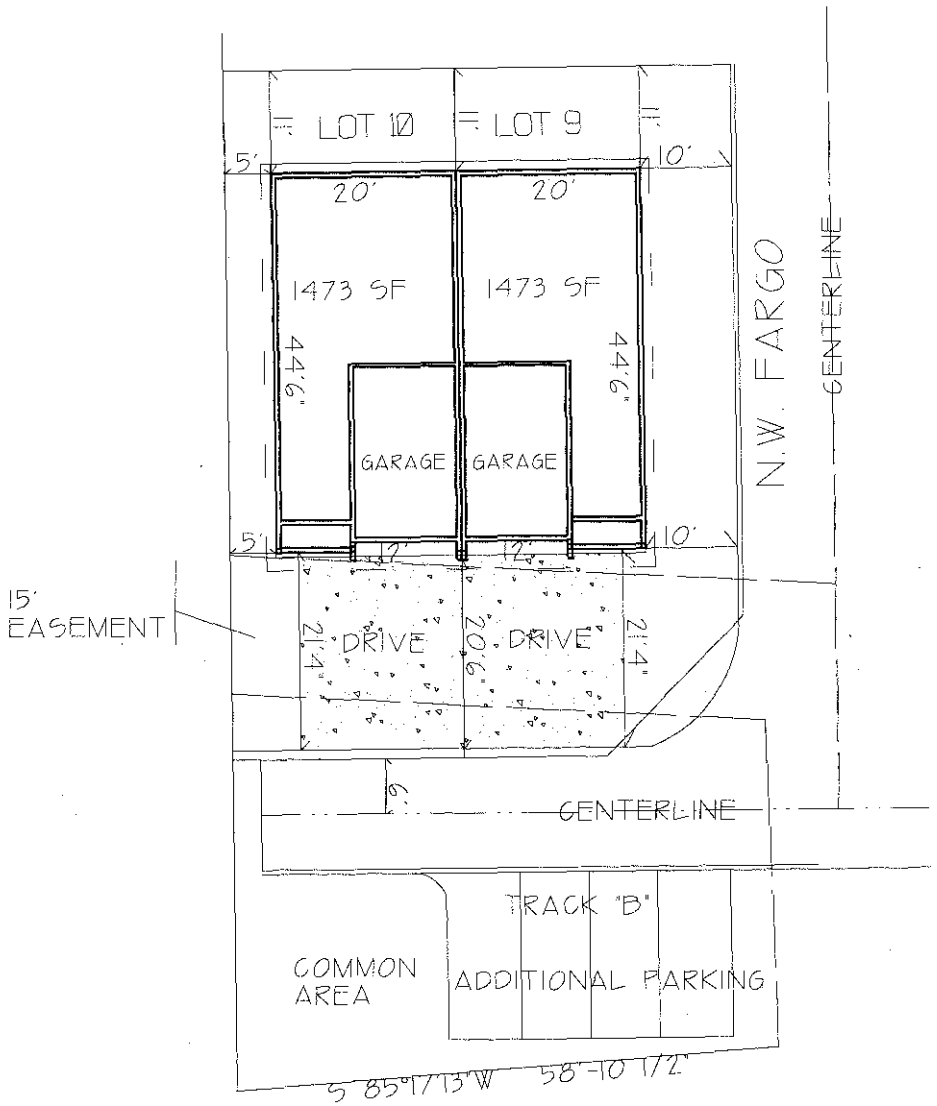
Lot Area:	1966 SF
Non Paved/House:	726 SF
LANDSCAPING:	36.92%
Lot Area:	1966 SF
Bldg footprint:	916 SF
LOT COVERAGE:	42.59%

SCALE:

1" - 20'

7TH AVE TOWNHOMES
LOT #S 7&8

Design NW
Custom Home Plans



LOT 10	
Lot Area:	1863 SF
Non Paved/House:	643 SF
LANDSCAPING:	32.53%
Lot Area:	1863 SF
Bldg footprint:	916 SF
LOT COVERAGE:	39.21%

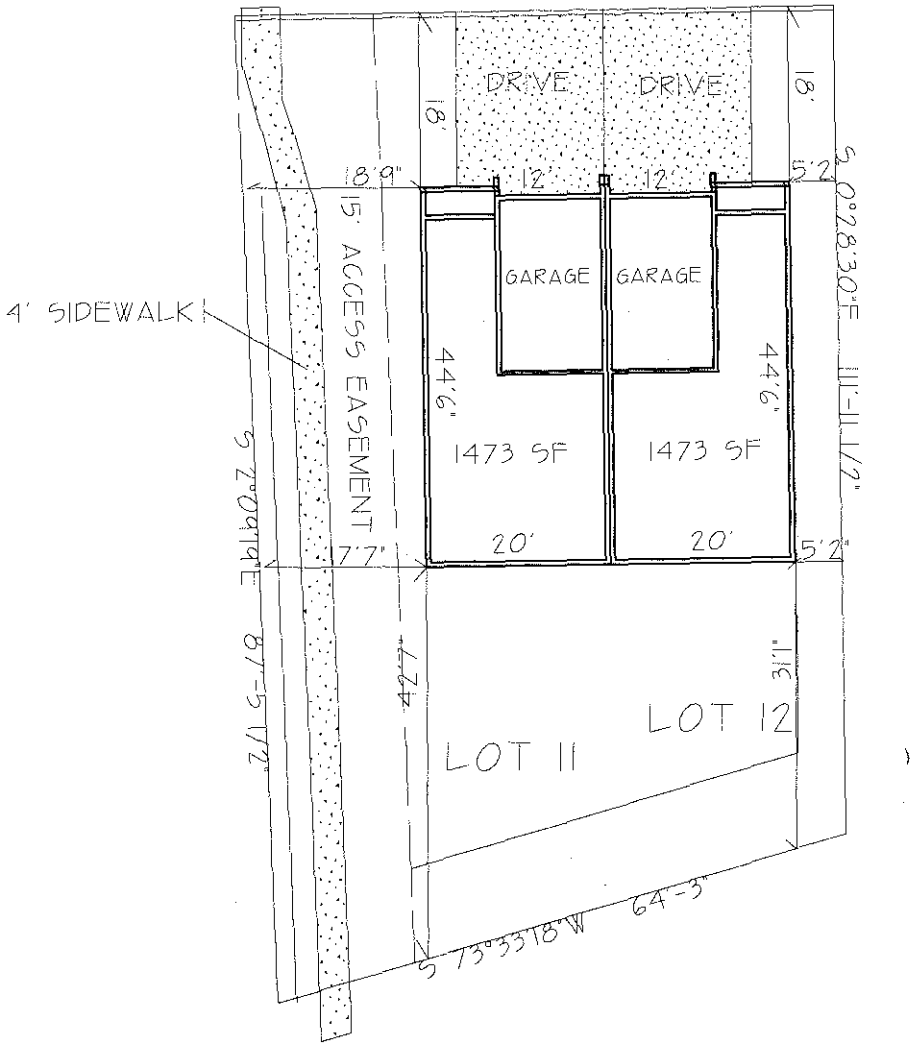
LOT 9	
Lot Area:	2159 SF
Non Paved/House:	936 SF
LANDSCAPING:	43.35%
Lot Area:	2159 SF
Bldg footprint:	916 SF
LOT COVERAGE:	42.42%

SCALE:

1" = 20'

7TH AVE TOWNHOMES
LOT #S 9&10

Design NW
Custom Home Plans



LOT 11	
Lot Area:	3925 SF
Non Paved/House:	705 SF
LANDSCAPING:	17.96%
Lot Area:	3925 SF
Bldg footprint:	916 SF
LOT COVERAGE:	23.33%

LOT 12	
Lot Area:	2324 SF
Non Paved/House:	690 SF
LANDSCAPING:	29.69%
Lot Area:	2324 SF
Bldg footprint:	916 SF
LOT COVERAGE:	39.41%

SCALE:

1" = 20'

7TH AVE TOWNHOMES
LOT #S 11&12

Design NW
Custom Home Plans

Yes (122)

Exterior Lighting Accessory Type +

$11.97

Hampton Bay 1-Light Outdoor Black Wall Lantern

Model # EPM1621-BLK

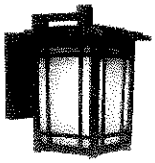
(37)

- Ship to Home
  Free with $45 Order
- Pick Up In Store TODAY
  Free

ADD TO CART

CHECK STORE INVENTORY

SELECT TO COMPARE



$79.97
Was $84.43 Save 6%

Hampton Bay Lumsden Wall-Mount Outdoor Black LED Motion Sensor Lantern

Model # INTSW80030-BL-MS

(10)

- Ship to Home
  Free
- Pick Up In Store TODAY
  Free

ADD TO CART

CHECK STORE INVENTORY

SELECT TO COMPARE

$39.97

Hampton Bay Port Oxford Wall-Mount 1-Light Outdoor Oil Rubbed Chestnut Lantern

Model # 23011

(34)

- Pick Up In Store TODAY
  Free

ADD TO CART

CHECK STORE INVENTORY

SELECT TO COMPARE

$39.97

Home Decorators Collection Port Oxford 1-Light Outdoor Oil Rubbed Chestnut Wall Lantern

Model # 23211

(1)

- Ship to Home
  Free with $45 Order
- Pick Up In Store TODAY
  Free

ADD TO CART

CHECK STORE INVENTORY

SELECT TO COMPARE

Possible Front Porch Lightings

$49.97

Home Decorators Collection Port Oxford 1-Light Outdoor Oil Rubbed Chestnut Wall Lantern

Model # 23212

(1)

- Pick Up In Store TODAY
  Free

ADD TO CART

CHECK STORE INVENTORY

$49.97

Hampton Bay Waterton Wall-Mount 1-Light Outdoor Dark Ridge Bronze Lantern

Model # 23022

(28)

- Pick Up In Store TODAY
  Free

ADD TO CART

CHECK STORE INVENTORY

$49.97

Home Decorators Collection Waterton 1-Light Outdoor Dark Ridge Bronze Wall Lantern

Model # 23022

(1)

- Ship to Home
  Free
- Pick Up In Store TODAY
  Free

ADD TO CART

CHECK STORE INVENTORY

$29.97

Home Decorators Collection Brimfield 1-Light Outdoor Aged Iron Wall Lantern

Model # HB48023PA-151

(7)

- Ship to Home
  Free with $45 Order
- Pick Up In Store TODAY
  Free

ADD TO CART

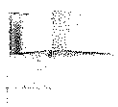
CHECK STORE INVENTORY

Page 1 2 ... 30

Search Feedback

Did you find what you were looking for?

RECOMMENDATIONS BASED ON YOUR BROWSING HISTORY



$49.97

Essex Outdoor Brushed Nickel LED Powered Wall Lan

$42.50

Design House Mason RLM Wall Mount Outdoor Oil...

$8.43

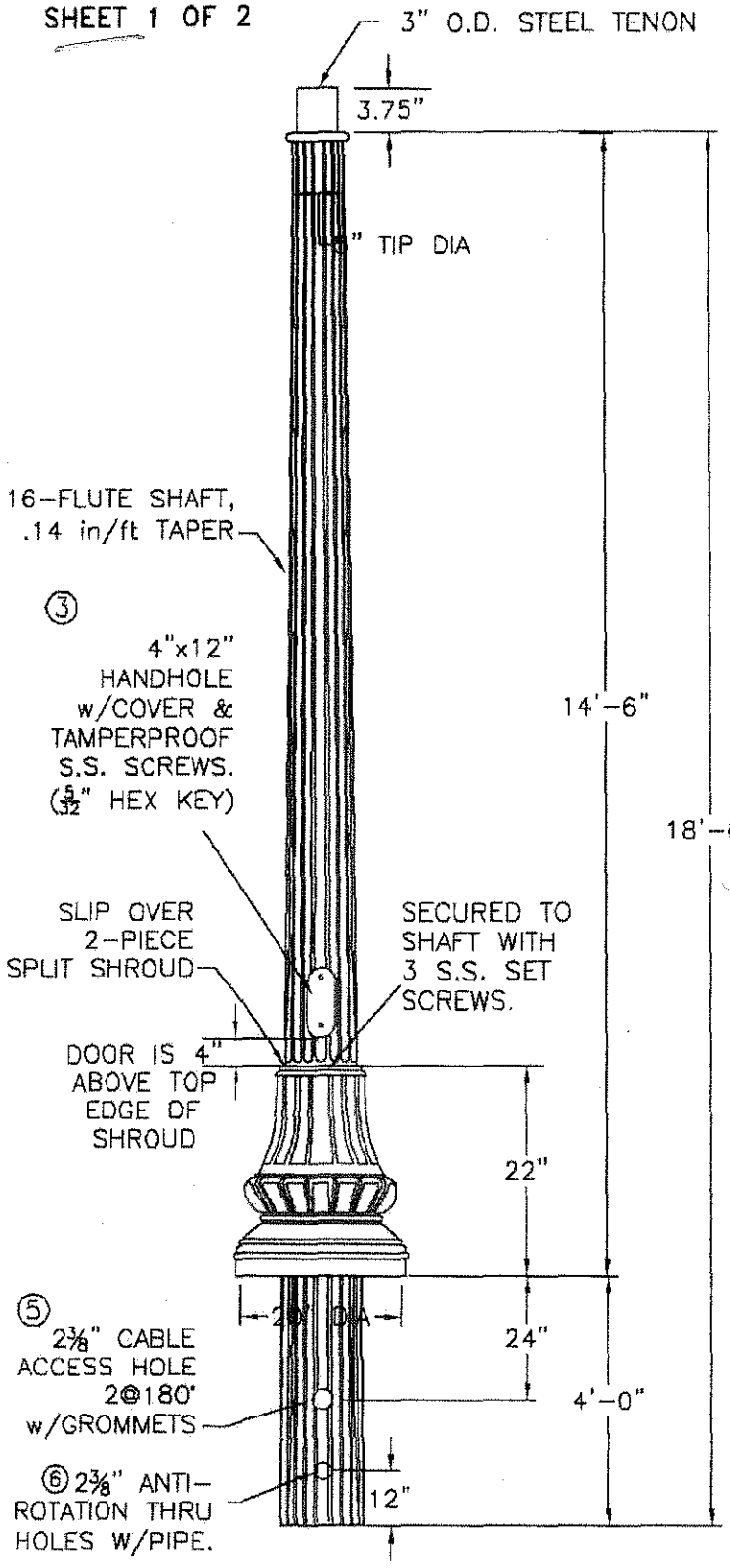
Design House Wall Mount Outdoor Oil Rubbed

$33.00

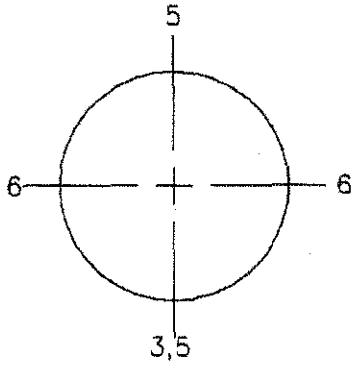
Lights of America Bronze Flourex Wall Light

SHEET 1 OF 2

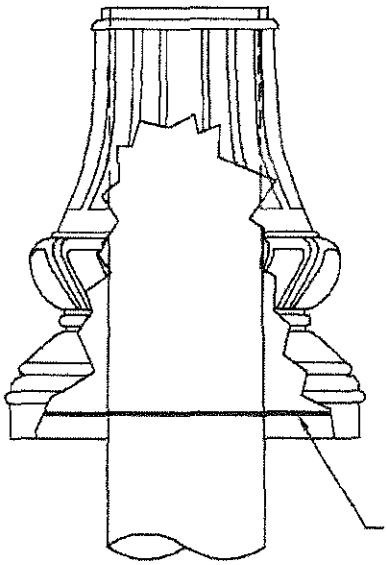
Received 10/28/13



ORIENTATION VIEWED FROM TOP OF POLE



HAND HOLE DETAIL



COLONNADE SHROUD WITH MOUSEPLATE. SEE ATTACHED DRAWING (SHEET 2 OF 2) FOR DETAILS

¼-20x1½" S.S. w/PIN HEAD. USE WITH RETROFIT SHROUD.

COLOR: BLACK
FINISH: TEXTURED

COLONNADE

CMT
41 Wood Street
Estill, SC 29918
800-416-4276
www.cmtpoles.com

CLARK COUNTY PUD

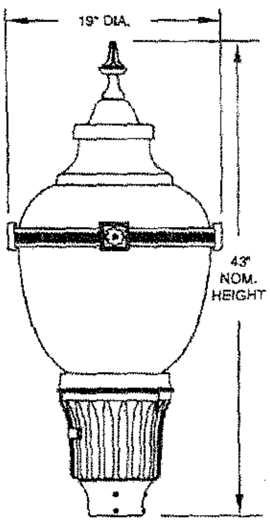
CAT. NO.: LC(SS)B14.5-T-3-T300-F	
SPECS: AASHTO	WIND VEL.: 90 @ 3.0
TOT. LENGTH: 18'-6"	LUM. WEIGHT: 50 lbs.
EMBED. DEPTH: 4'-0"	LUM. EPA: 4.0 sq.ft. max
TIP DIA: 5.0"	STATIC DEFL.:
WEIGHT:	TOTAL DEFL.:
DRAWN BY: PLF	DATE: 06/20/2013

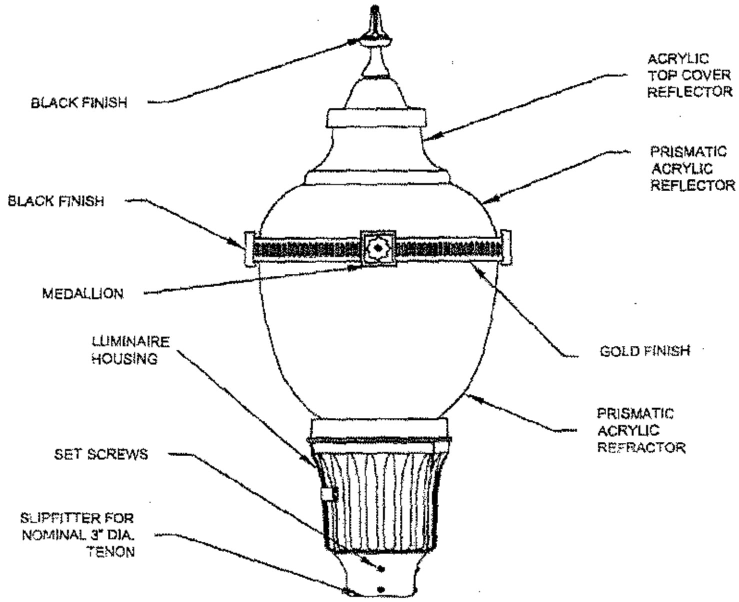
QUANTITY: 70 JOB NUMBER: C0778139

PO NUMBER: 1032051 REF:

REV.	DATE	BY	REMARKS

Maximum weight - 37 lbs
Maximum effective projected area - 2.19 sq. ft.





ORDERING INFORMATION:

ONLY WITH RFD81147

AWU — *100HP* — *12* — *B* — *M* — *3* — *S* — *G*

BALLAST TYPE (MOGUL BASE)
- 050HP = 50W HPS (NOT AVAILABLE WITH 347 VOLT)
- 070HP = 70W HPS
- 100HP = 100W HPS
- 15AHP = 150W 55V HPS
- 150MH = 150W MH (NOT AVAIL. W/ 480V)
- **175MH = 175W MH
- 175PM = 175W PULSE MH (NOT AVAILABLE WITH 347V OR 480V) (E)

BALLAST TYPE (MEDIUM BASE)
- 50DHP = 50W HPS (NOT AVAILABLE WITH 347 VOLT)
- 70DHP = 70W HPS
- 10DHP = 100W HPS
- 15DHP = 150W 55V HPS
- 70DMH = 70W MH (NOT AVAIL. W/ 480V)
- 10DMH = 100W MH (NOT AVAIL. W/ 480V)
- 15DMH = 150W MH (NOT AVAIL. W/ 480V)
- **17DMH = 175W MH

VOLTAGE
- 08 = 208 VOLT (C.U.L.)
- 12 = 120 VOLT (UL & C.U.L.)
- 20 = 208 VOLT
- 24 = 240 VOLT
- 27 = 277 VOLT (UL & C.U.L.)
- 34 = 347 VOLT (UL & C.U.L.)
- 40 = 240 VOLT (C.U.L.)
- 48 = 480 VOLT
- MA = MULTITAP (factory 120V) (120, 208, 240, 277 VOLT)
- MB = MULTITAP (factory 208V) (120, 208, 240, 277 VOLT)
- MC = MULTITAP (factory 240V) (120, 208, 240, 277 VOLT)
- MD = MULTITAP (factory 277V) (120, 208, 240, 277 VOLT)

COLOR
- A = AS SPEC.
- B = BLACK
- D = DARK GREEN RAL6005
- E = BROWN GREEN RAL6008
- F = DARK GREEN RAL6009
- H = DARK GREEN RAL6012
- N = GREEN
- Z = BRONZE

TRIM
- M = MEDALLIONS AND BAND ONLY
- D = FULL ALUMINUM COVER WITH MEDALLIONS AND BAND

OPTICS
- 3 = IES TYPE III DISTRIBUTION
- 4 = IES TYPE IV DISTRIBUTION
- 5 = IES TYPE V DISTRIBUTION

FINIAL (FACTORY INSTALLED)
- C = CLEAR
- S = SPIKE
- F = FLOWER
- B = BALL
- E = EAGLE
- K = KNURLED CAP
- P = PAWN

TRIM AND FINIAL FINISH
- A = AS SPECIFIED
- B = BLACK
- D = DARK GREEN RAL6005
- E = BROWN GREEN RAL6008
- F = DARK GREEN RAL6009
- H = DARK GREEN RAL6012
- N = GREEN
- G = GOLD
- U = NO TRIM AND CLEAR FINIAL (ONLY USE IF "N" ON TRIM AND THEN FOLLOWED BY "C" ON FINIAL)
- Z = BRONZE

**NOT AVAILABLE FOR SHIPMENT IN US AFTER 12/31/08 DUE TO EISA 2007 LEGISLATION.

OPTIONS

H = NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE ONLY
P = PROTECTED STARTER FOR HPS UNITS ONLY
TB = CLEAR ACRYLIC REFRACTOR WITH BLACK ACRYLIC REFLECTOR AND TOP CAP
TR = TOP RE-LAMPING ACCESS.
NEMA050HP = NEMA LABEL 50 HPS
NEMA070HP = NEMA LABEL 70 HPS
NEMA100HP = NEMA LABEL 100 HPS
NEMA150HP = NEMA LABEL 150 HPS
NEMA070MH = NEMA LABEL 70 MH
NEMA100MH = NEMA LABEL 100 MH
NEMA150MH = NEMA LABEL 150 MH
NEMA175MH = NEMA LABEL 175 MH
PCTWSTL120 = DTL TWISTLOCK PHOTOCONTROL 120 VOLT
PCTWSTL12202427 = DTL TWISTLOCK PHOTOCONTROL 120-277 VOLT
PCTWSTL480 = DTL TWISTLOCK PHOTOCONTROL 480 VOLT
PCTWSTSHRTCAP = SHORTING CAP
LEADS1.5FT10GA = 1.5 FEET OF PREWIRED LEADS
LEADS3FT10GA = 3 FEET OF PREWIRED LEADS
LEADS10FT10GA = 10 FEET OF PREWIRED LEADS
LEADS20FT10GA = 20 FEET OF PREWIRED LEADS
LEADS25FT10GA = 25 FEET OF PREWIRED LEADS
LEADS30FT10GA = 30 FEET OF PREWIRED LEADS

ACCESSORIES

F1 = SINGLE FUSING
F2 = DOUBLE FUSING
LAMP = SHIP APPROPRIATE LAMP AS LINE ITEM. SEE LAMP SHEET
WHS090 = HOUSE SIDE SHIELD, 90 DEGREES
WHS120 = HOUSE SIDE SHIELD, 120 DEGREES
WHS180 = HOUSE SIDE SHIELD, 180 DEGREES
IG-5 = PLUG-IN REPLACEMENT STARTER FOR HPS UNITS
IG-6 = PLUG-IN REPLACEMENT PROTECTED STARTER FOR HPS UNITS
IG-7 = PLUG-IN REPLACEMENT STARTER FOR 70/10/15DMH UNITS
RBM"X" = RIBS, BAND, & MEDALLIONS KIT ("X" REPRESENTS COLOR FROM STEP 8).

Acrylic Utility Washington Postlite®
Luminaire w/ Band & Medallions

DECORATIVE
OUTDOOR

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS
An AcuityBrands Company

ORDER #:
TYPE:
DRAWN: MJH
DATE: 12/17/09
DWG #: US-3075

Justin Andrews

Composite Pole

RT47

TAPERED POLE 4.7 INCHES AT POST TOP

OK TO PROCEED.

- Smooth, tapered composite pole shaft
- Direct Embedded and Anchor Base models
- XTREME® elastomeric urethane base cover

Ordering Information

RT47-30-DE-GRY-SMS-DTC 1MA72 w/ Hardware

Sample Catalog Number Logic

	B	C	D	E	F	G	H
RT47	16	AB	DBZ	SMS	30	-35	•
RT47	20	DE	BLK	TXT	35	-40	•
POLE	ABOVE GRADE HEIGHT	INSTALLATION METHOD	COLOR	SURFACE FINISH	TENON O.D.	TENON HEIGHT	OPTIONS

B Above Grade Height

Cat No.	Description
RT47-10	10 feet/3.0M
RT47-11	11 feet/3.4M
RT47-12	12 feet/3.7M
RT47-13	13 feet/4.0M
RT47-14	14 feet/4.3M
RT47-15	15 feet/4.6M
RT47-16	16 feet/4.9M
RT47-17	17 feet/5.2M
RT47-18	18 feet/5.5M
RT47-19	19 feet/5.8M
RT47-20	20 feet/6.1M
RT47-21	21 feet/6.40M
RT47-22	22 feet/6.71M
RT47-23	23 feet/7.01M
RT47-24	24 feet/7.32M
RT47-25	25 feet/7.62M
RT47-26	26 feet/7.92M
RT47-27	27 feet/8.32M
RT47-28	28 feet/8.53M
RT47-29	29 feet/8.84M
RT47-30	30 feet/9.14M

C Installation Method

Cat No.	Description
DE	Direct Embedded
AB	Anchor Base

D Color

Cat No.	Description
BLK	Black
MTB	Matte Black
DBZ	Dark Bronze
DGR	Dark Green
HTG	Hunter Green
SLV	Silver
WHT	White
GRY	Grey
CC	Custom color - Please provide a min. 3" x 3" color chip.
RAL	Please provide a four digit RAL color number.

E Surface Finish

Cat No.	Description
TXT	Natural texture of the reinforcing strands
SMS	Smooth surface finish

F Tenon O.D. (outside diameter)

Cat No.	Description
23	2 3/8" (60 mm)
27	2 7/8" (73mm)
30	3" (76 mm)
35	3 1/2" (89 mm)
40	4" (102 mm)

G Tenon Height

Cat No.	Description
-30	3.0" (76 mm)
-35	3.5" (89mm)
-40	4.0" (102 mm)
-50	5.0" (127 mm)
-60	6.0" (178mm)

• *For other tenon sizes contact the factory.*

H Options

Cat No.	Description
DTC	Top pole cap and drilling for a side mounted arm(s). Provide template or drawing for hole locations.
FLD	Top pole cap. Field drill to accept a luminaire.
R1	Single receptacle and housing with spring loaded cover. Molded in dark grey color. Standard location is 12"/305mm below the top of the pole.

ABOVE GRADE HEIGHT
20' MODEL SHOWN

H Options

Cat No.	Description
RC	Receptacle housing and a NEC approved cover. GFCI receptacle by others. Standard location is 12"/305mm below the top of the pole.
RBC	XTREME urethane composite base cover for direct embedded (DE) installations. Standard with anchor base AB configuration. Painted to match the pole color.

• *Other accessories are shown on the Accessories specification sheet.*

WHATLEY INC. A VALMONT COMPANY
3550 Odessa Way Aurora, CO 80011 office 303-287-8053 fax 303-286-7216 whatley.com 877-959-7678

Exhibit A

HardiePlank
DESIGN COLLECTION

1-888 J-HARDIE / Get a Quote

HardiePlank® Design Collection

Design is what distinguishes a new exterior from new siding.

For the homeowner who wants their home to stand out, James Hardie introduces the HardiePlank Design Collection featuring four unique lap siding textures and silhouettes that provide a touch of style.

Differentiated Design
Redefining curb appeal

MORE

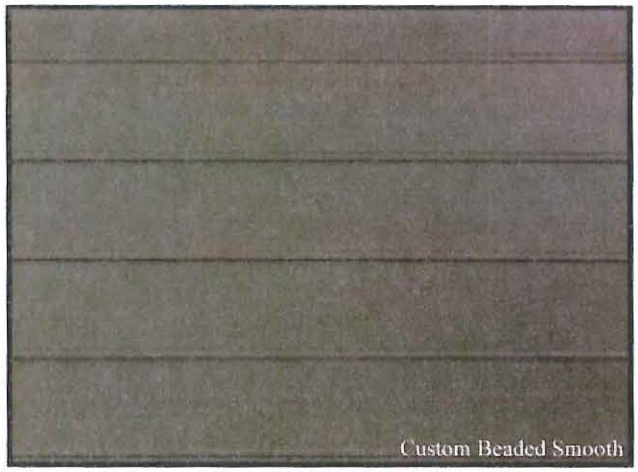
Download Literature: the Design Collection brochure

MORE

Video in Color

Home Image Gallery

Product Image Gallery


Custom Beaded Smooth

Get A Quote

Get started with a free, simple consultation...

Call at **1-888 J-HARDIE** or fill out our contact form to get a quote from a James Hardie Preferred Remodeler in your local area

Request a Free Sample

Design Collection Siding Samples

James Hardie® Siding with ColorPlus® technology

Learn About James Hardie, the Leader in Fiber Cement Siding

Product & Color Availability | Long-Lasting Durability | Low Maintenance Exterior

Differentiated Design

For the homeowner who wants their home to stand out — we introduce the HardiePlank® Design Collection. Four unique lap siding profiles that provide a touch of style to your exterior.

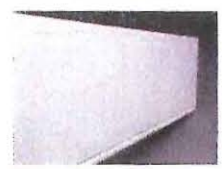
Custom Beaded and Custom Colonial are both available with rich wood-like textures. And for the design trendsetter — both are also available in modern smooth finishes.

Custom Beaded
Inspired by popular siding styles in coastal communities up and down the Eastern seaboard, Custom Beaded Cedarmill© provides a subtle, breezy accent to your exterior.

Custom Colonial™
Custom Colonial™ is James Hardie's take on the traditional dutch lap siding seen in historic communities throughout the south.

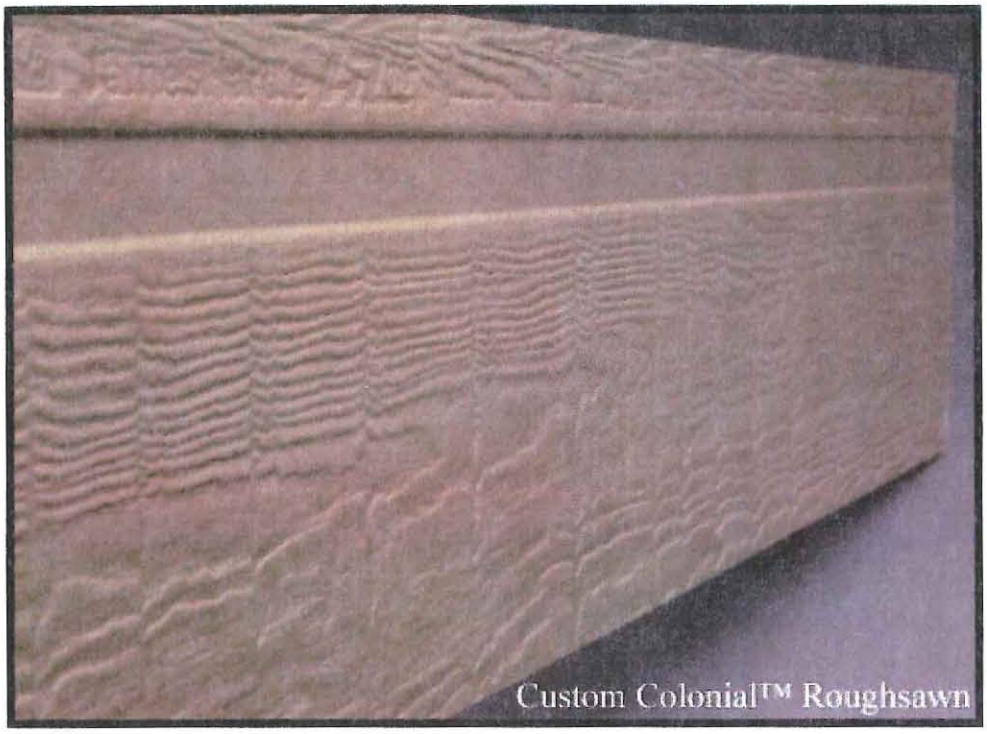
Click on the thumbnails to enlarge.


Custom Beaded Cedarmill

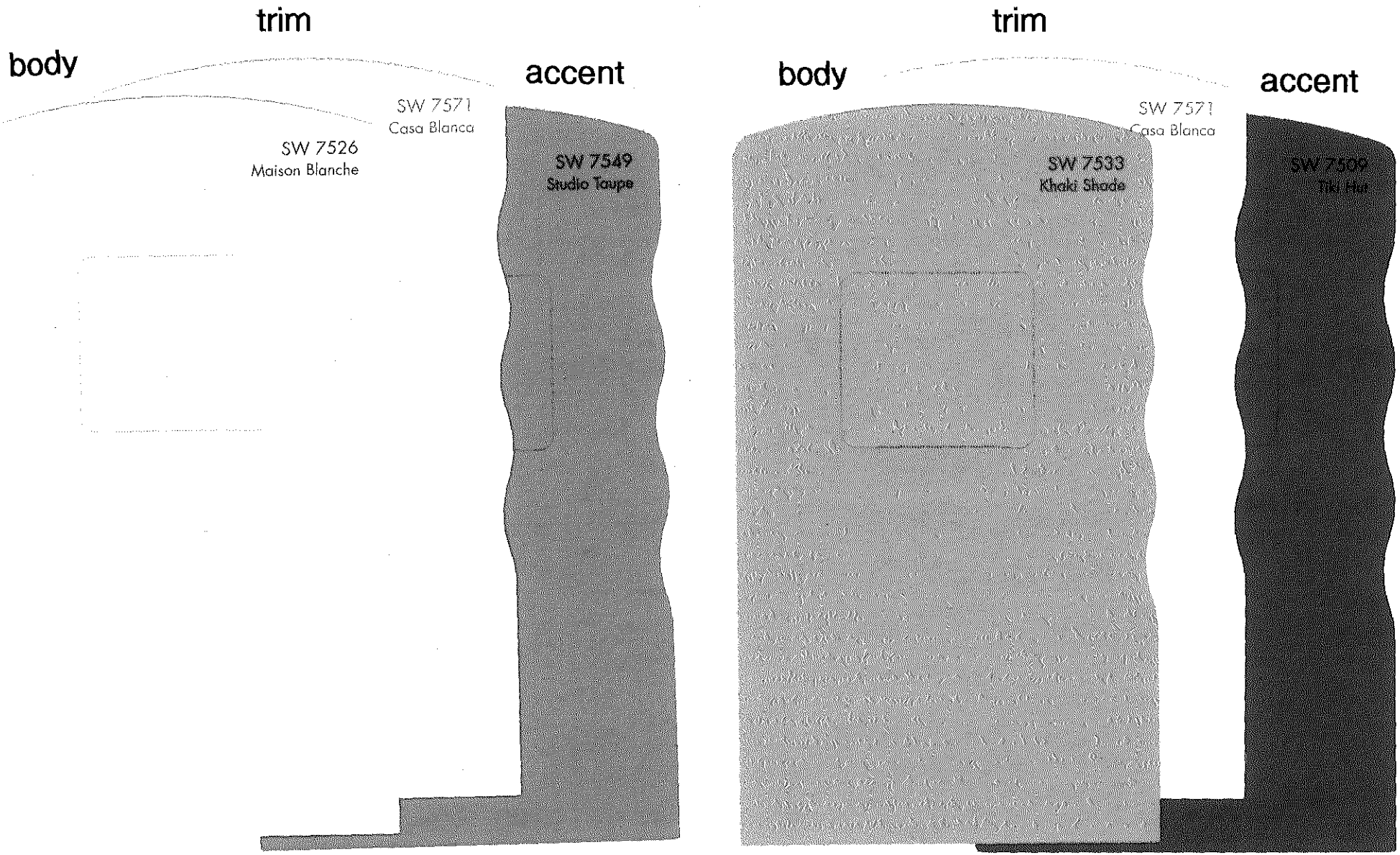

Custom Beaded Smooth


Custom Colonial Roughsawn


Custom Colonial Smooth

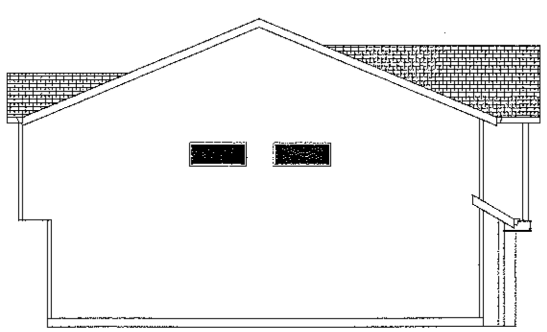

Custom Colonial™ Roughsawn

SAMPLE PAINT COLORS

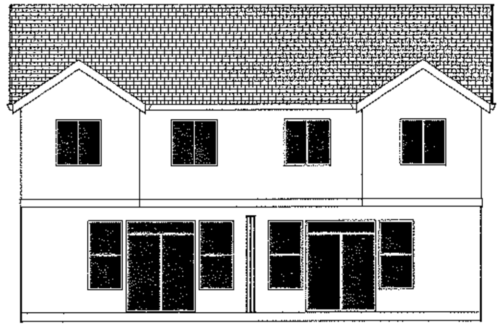


UNITS 5&6 7&8 9&10 11&12

FRONT ELEVATION
SCALE 1/4"=1'0"



LEFT SIDE ELEVATION
SCALE 1/8"=1'0"



REAR ELEVATION
SCALE 1/8"=1'0"

DesignNW™
Custom Home Plans

7TH AVENUE TOWNHOMES

DESIGN NORTHWEST • PH (360) 260-1766 • www.DesignNW.net

ORIG	
REV	
REV	
REV	

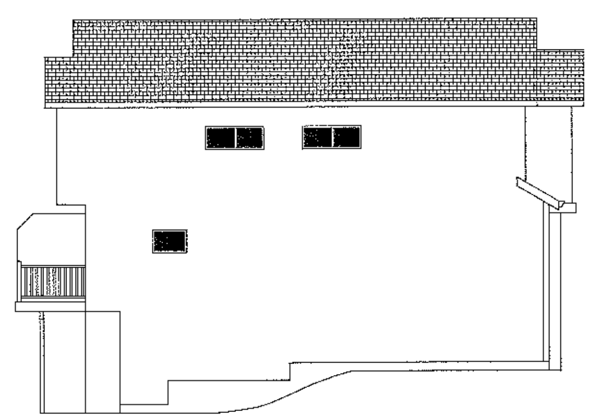
PLAN 1473 SF
LOTS 5-12

1

UNITS 1 & 2, 3 & 4

FRONT ELEVATION

SCALE 1/4"=1'0"



SIDE ELEVATION

SCALE 1/4"=1'0"

ALLEY WAY ELEVATION

SCALE 1/4"=1'0"

Design NW™ Custom Home Plans

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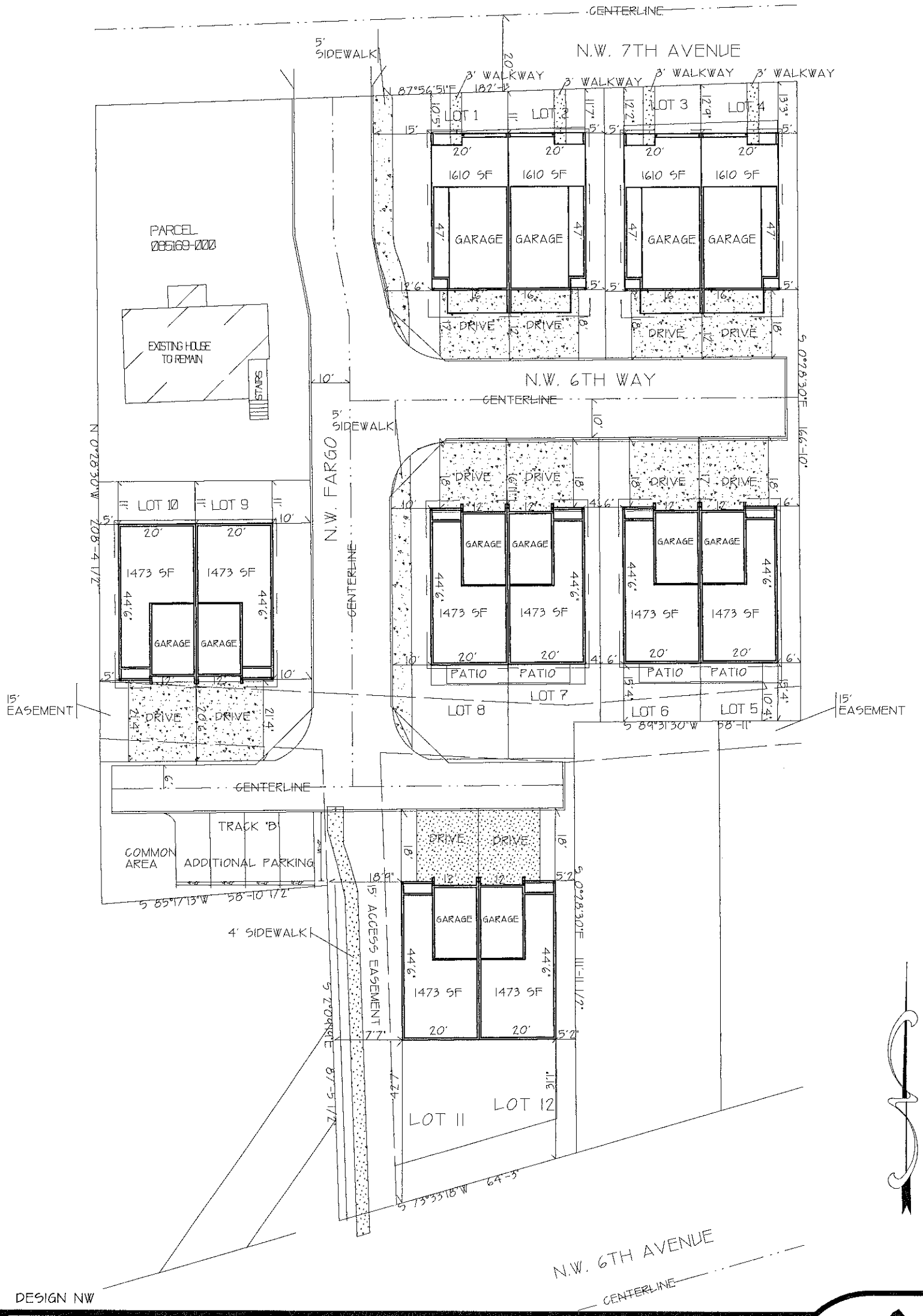
DRIG	
REV	
REV	
REV	

PLAN 1610 SF LOTS 1-4

1



SCALE:

1" = 30'

7TH AVE TOWNHOMES

Design NW™
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NOTES

Utilities
Owner is responsible to locate property lines. Owner is responsible to locate any water, electric, and sewer lines not located by public locating service. Contractor is responsible to have public utilities located.

Planting
Whenever possible, all planting areas shall be mounded 2"-12" above grade. Placement of all plants must be field adjusted for growth and aesthetics. Planting procedures: Dig planting holes a minimum of 3x's 50% (by volume) + native soil as back fill. Incorporate organic or time released fertilizer according to manufacturer's recommendations. Crown of plant shall be place 2"-6" above grade with soil graded to cover sides of root ball. Commercial grade weed barrier (woven synthetic recommended) to be installed after planting and before bark. Top dress planting areas with 2"-3" hemlock, compost or aged bark.

Hard surfaces
Concrete, retaining walls, pavers and flagstone shall be installed according to industry standards (ICPI and NCMA). Owner shall approve style and Color before work is started. A minimum of 4" compacted crushed gravel shall be used for base of pavers and retaining walls or 3" concrete rat slab for mortared flagstone

Quantities
Contractor is responsible to provide, install and guarantee all necessary materials. Quantities shown on plan are for illustration purposes only. Contractor must calculate material take off based on site conditions.

Grading
Grading shall be done to maximize as much usable space as possible. Grade must assure a minimum fall of 3% away from foundation and 3%-5% as a usable standard.

Drainage
Contractor shall be responsible for proper drainage in area where landscaping is completed. Hard surfaces shall be constructed in a manner where there is no standing water.

Irrigation

Irrigation system shall be installed to adequately water all plantings. Approved backflow device must be installed at point of connection. Provision to blow out mainline for winter maintenace shall be provided after backflow device. Plants shall be irrigated with drip irrigation according to drip emmiter schedule. Drip emmitters shall be properly seated in 1/2" poly tubing connected to valve. Owner or owners agent shall be responsible to monitor irrigation for proper watering.

Warranty

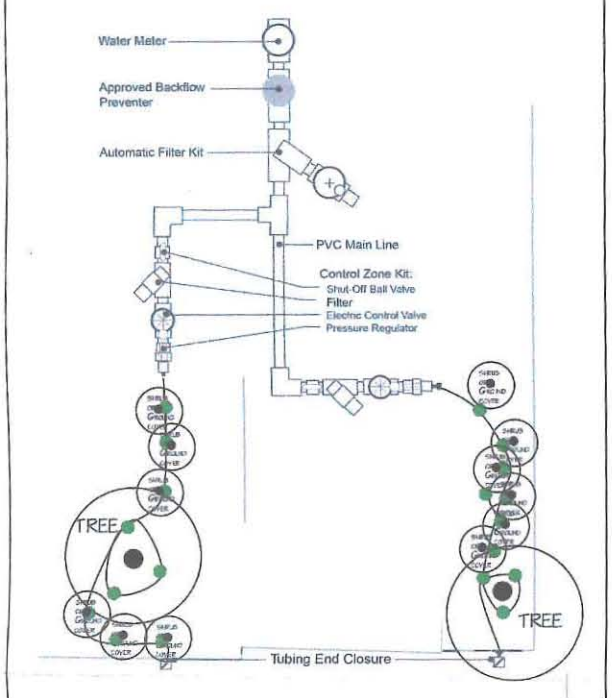
Contractor shall guarantee all labor and materials for a period of one year from accepted completion of work.

Liability

Owner/ contractor shall hold harmless America The Beautiful Landscape Design for any overruns, delays, damages, errors or omissions.

Low volume drip irrigation
FOR ILLUSTRATION ONLY-NO SCALE

RAIN BIRD



Page 60 Chapter 8

SCALE
1"=50'

10' 20' 30' 40' 50'

Plant Legend

Symbol	Qty	Key	Common	Botanical	SIZE	SPACING	EMITTER
	9	A	Mardi Gras Abelia	Abelia x 'Mardi Gras'	2 gallon	5'	.7 gph
	6	B	Vine Maple	Acer circinatum	5'-6' mult	10'	1.0gph x 3
	4	C	Paperbark Maple	Acer griseum	1.5 caliper	15'	1.0gph x 3
	12	D	Massachusetts Bearberry	Arctostaphylos uva-ursi Massachusetts	1gallon	3'	.5 gph
	6	E	Dwarf Red Japanese Barberry	Berberis thunbergii 'Atropurpurea'	1 gallon	4'	.7 gph
	9	F	green arrow Weeping cedar	Chamaecyparis nootkatensis 'Green Arrow'	5'-6'	5'	1.0gph x 3
	11	G	Purple Rock Rose	Cistus Purpurea	2 gallon	6'	.7 gph
	10	H	Brillancy Rock Rose	Cistus x 'Brilliancy'	1 gallon	6'	.5 gph
	4	I	Dogwood	Cornus kousa 'Satomi'	1.5" caliper	15'	1.0 gph x 3
	8	J	Dwarf Japanese Garden Juniper	Dwarf Japanese Garden JuniperJuniperus procumbens 'Nana	2 gallon	4'	.7 gph
	21	K	Heather 'December Red'	Erica carnea 'December Red'	1 gallon	3'	.7 gph
	4	L	Burning Bush	Euonymus alata 'Compacta'	2 gallon	5'	.7 gph
	9	M	Chinese Juniper	Juniperus chinensis 'Gold Coast'	1 gallon	5'	.5 gph
	21	N	Blue Harbor Juniper	Juniperus horizontalis 'Bar Harbor'	1 gallon	3'	.7 gph
	18	O	Compact Oregon Grape	Mahonia aquifolium 'Compacta'	1 gallon	4'	.7 gph
	10	P	Heavenly Bamboo	Nandina domestica 'Moon Bay'	1 gallon	3'	.7 gph
	14	Q	Fountain Grass	Pennisetum orientale	1 gallon	5'	.7 gph
	22	R	Sword Fern	Polystichum munitum	1 gallon	4'	.7 gph
	14	S	Red Ace Potentilla	Potentilla fruticosa 'Red Ace'	1 gallon	4'	.7 gph
	14	T	Sunset Potentilla	Potentilla fruticosa 'Sunset'	1.5" caliper	15'	1.0 gph x 3
	3	U	Flowering Cherry	Prunus serrulata 'Kwanzan'	1 gallon	4'	.7 gph
	12	V	Emerald Arborvitae	Thuja occidentalis 'Emerald'	3'-4'	32"	1.0 x 2 gph
	19	W	David Viburnum	Viburnum davidi	2 gallon	4'	.7 gph
	11	X	Variegated periwinkle	Vinca minor verigata	1gallon	3'	.5 gph

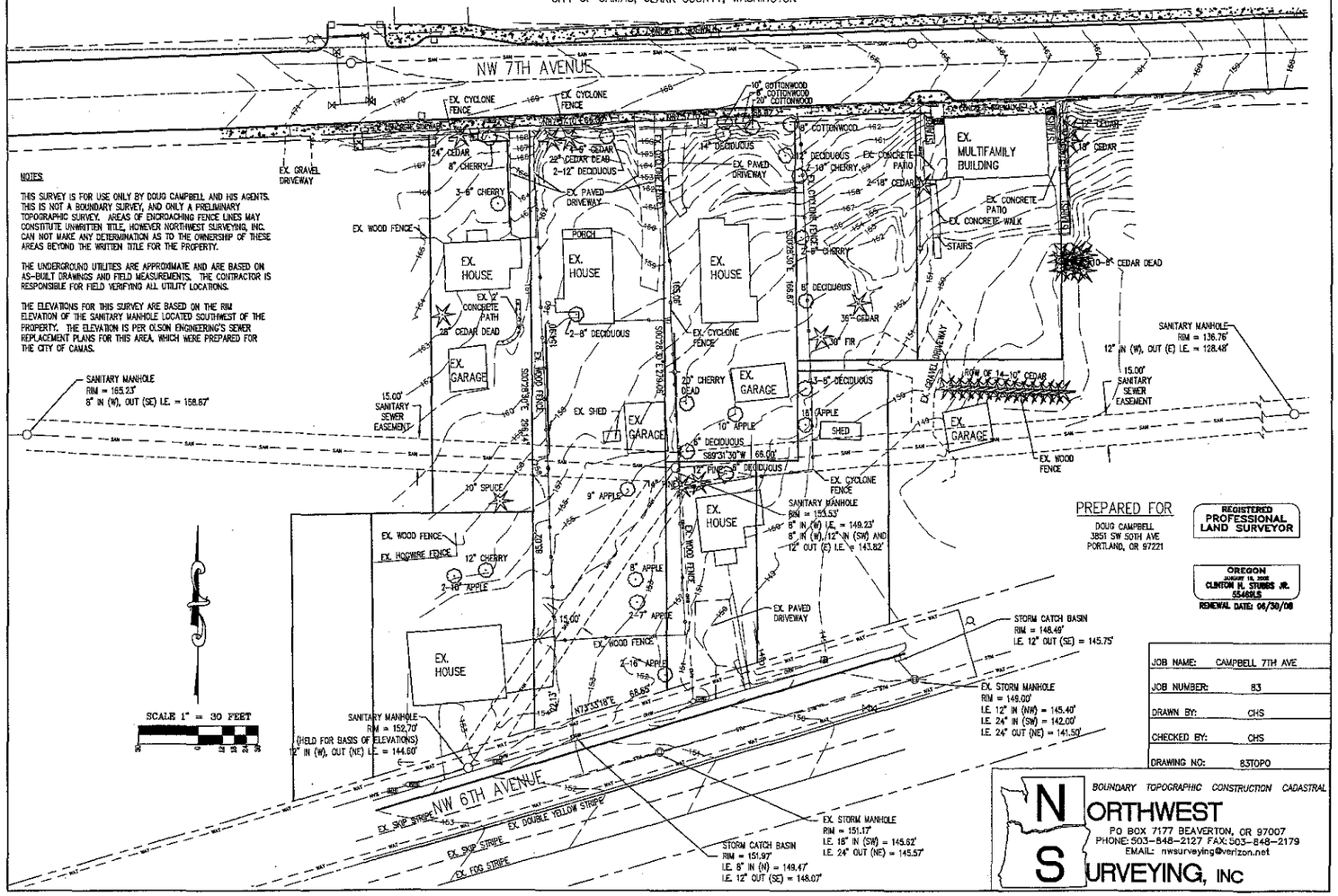
7th Avenue Townhomes (Lot #1-#10)
Doug Campbell, CRG, Inc.
Real Estate Development, Planning and Investment
5440 SW Westgate Drive, Suite 370
Portland, Oregon 97221
Work: 503-715-3120
Home Office: 503-229-4449
Cell: 503-539-9994

Design by:
America The Beautiful
Landscape Design
jeff@americathebeautfullandscaping.com 360-828-8597
Turning Ordinary Yards Into Extraordinary Gardens

LANDSCAPE PLAN
L-1.2
SCALE 1"=50'
10-24-2014

EXISTING CONDITIONS

710 AND 722 NW 7TH STREET
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



NOTES

THIS SURVEY IS FOR USE ONLY BY DOUG CAMPBELL AND HIS AGENTS. THIS IS NOT A BOUNDARY SURVEY, AND ONLY A PRELIMINARY TOPOGRAPHIC SURVEY. AREAS OF ENCROACHING FENCE LINES MAY CONSTITUTE UNWRITTEN TITLE, HONEMER NORTHWEST SURVEYING, INC. CAN NOT MAKE ANY DETERMINATION AS TO THE OWNERSHIP OF THESE AREAS BEYOND THE WRITTEN TITLE FOR THE PROPERTY.

THE UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED ON AS-BUILT DRAWINGS AND FIELD MEASUREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY LOCATIONS.

THE ELEVATIONS FOR THIS SURVEY ARE BASED ON THE RIM ELEVATION OF THE SANITARY MANHOLE LOCATED SOUTHWEST OF THE PROPERTY. THE ELEVATION IS PER OLSON ENGINEERING'S SEWER REPLACEMENT PLANS FOR THIS AREA, WHICH WERE PREPARED FOR THE CITY OF CAMAS.

PREPARED FOR
DOUG CAMPBELL
3851 SW 50TH AVE
PORTLAND, OR 97221

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 15, 2008
CLINTON H. STUBBS JR.
55480LS
RENEWAL DATE: 06/30/08

JOB NAME:	CAMPBELL 7TH AVE
JOB NUMBER:	83
DRAWN BY:	CHS
CHECKED BY:	CHS
DRAWING NO:	83TOPO

NORTHWEST SURVEYING, INC
BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL
PO BOX 7177 BEAVERTON, OR 97007
PHONE: 503-848-2127 FAX: 503-848-2179
EMAIL: nwsurveying@verizon.net

APPROVED
The approval of the plans and specifications shall not prevent the City subsequently requiring the correction of errors in the plans and specifications or from preventing construction operations being carried on thereunder which is in violation of applicable codes or any other ordinances of the City of Camas.
Camas Public Works Department Checked By: WCH Date: 5/27/14

REVISIONS	
DESCRIPTION	DATE

7TH AVENUE TOWNHOMES

ENGINEER:
PIVOTAL
1101 SE Tech Center Drive
Suite 185
Vancouver, WA 98683
ph. (360) 882-4268
fax (360) 882-4266
sdixon@pivotalcomm.com

EXISTING CONDITIONS

APPLICANT/OWNER:
CRG, INC
5440 SW WESTGATE DRIVE,
SUITE 370
PORTLAND, OR 97221
ATTN: DOUG CAMPBELL
503-715-3120

DESIGNED:	SED
DRAWN:	SED
CHECKED:	SCH
DATE:	APRIL 28, 2014
PROJECT #.:	MISC0010

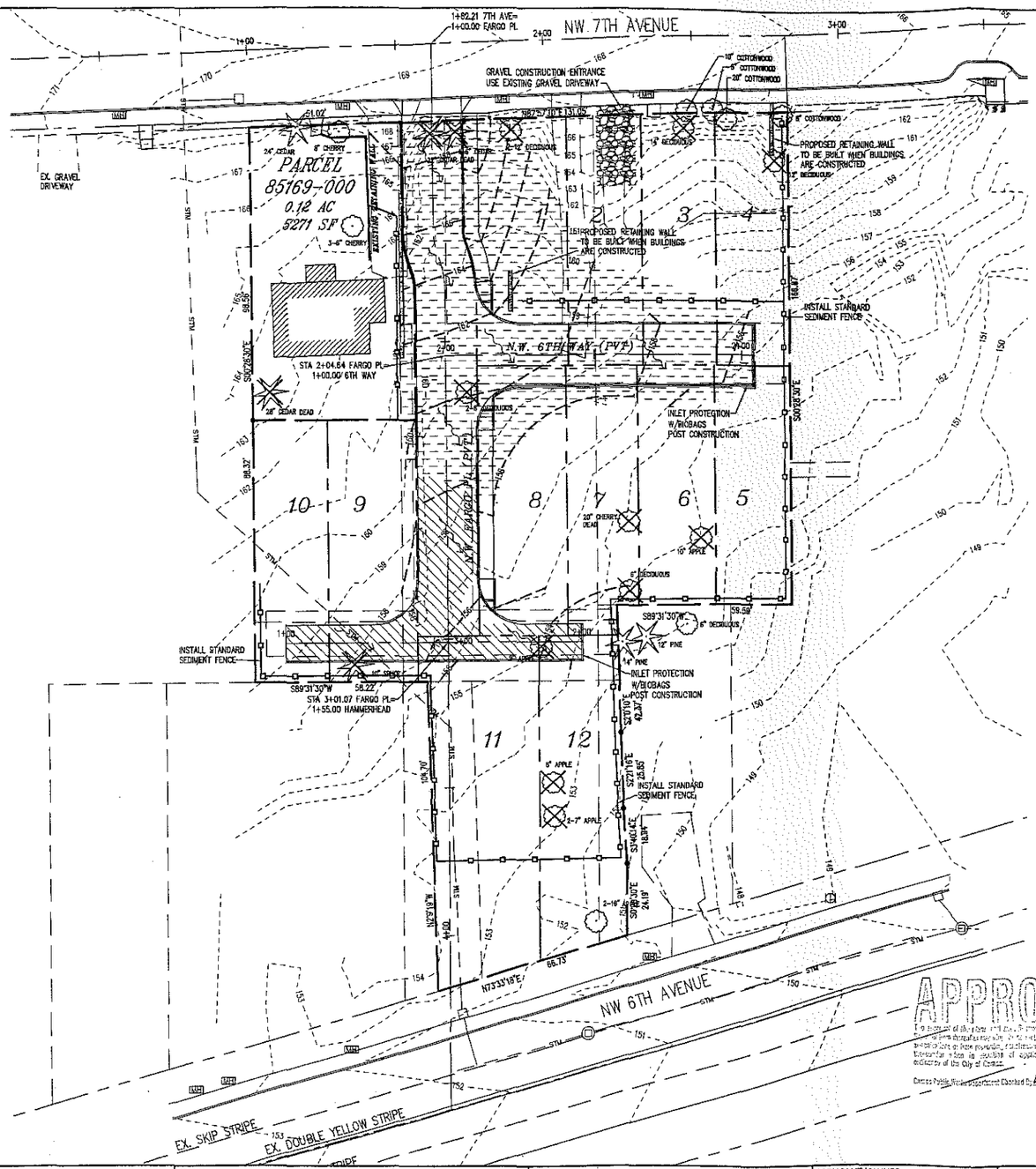
SCALE: 1" = 30'
SHEET 2

GRADING NOTES

1. SEE CITY OF CAMAS GRADING AND EROSION CONTROL NOTES ON SHEET 10.

2. NOTE THAT ACTUAL QUANTITIES MAY VARY FROM CALCULATED. LOT GRADING SHOWN ON PLAN DEPICTS APPROXIMATE GRADES. PLACE ANY EXCESS MATERIAL ON LOTS (MAX. DEPTH 1-FOOT) BY ADJUSTING LOT GRADES ACCORDINGLY.

3. ANY STATED CUT AND FILL QUANTITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS ADVISED TO DETERMINE HIS OWN TAKEOFF & QUANTITIES FOR BIDDING. ACTUAL EARTHWORK QUANTITIES MAY VARY DEPENDING ON CONTRACTOR'S METHOD OF OPERATION, COMPACTION, SHRINKAGE, STRIPPING DEPTHS, & ACCURACY OF THE EARTHWORK TAKEOFF. WHEN SIGNING THE PROJECT CONSTRUCTION CONTRACT, THE CONTRACTOR AGREES THAT HIS COST FOR CONSTRUCTION OF THE GRADING IMPROVEMENTS AND DISPOSAL OF EXCESS MATERIAL (IF NECESSARY), IS INCLUDED AND THERE WILL BE NO ADDITIONAL CHARGE FOR THIS ITEM. GRADING DESIGN IS BASED ON SURVEY INFORMATION AND FINISH DESIGNED ROUGH GRADING ELEVATIONS. ALL EXISTING INCLUSIONS OF NON-STRUCTURAL OR ORGANIC SOILS AND STRIPINGS SHALL BE OVER-EXCAVATED AS NECESSARY TO COMPETENT MATERIAL.



LEGEND

- SEDIMENT FENCE
- EXISTING CONTOUR LINE
- FINISH GRADE CONTOUR LINE
- FLOW ARROW
- CDS MH INLET
- CUT AREA
- FILL AREA
- STOCKPILE AREA
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

QUANTITIES TABLE
ESTIMATED CUT = 89 CY ESTIMATED FILL = 637 CY
TOTAL IMPORT = 548 CY

APPROVED

Public Works Department Checked By: WGH Date: 5/12/14

STEPHEN C. HALE
STATE OF WASHINGTON
20928
REGISTERED
PROFESSIONAL ENGINEER
5/10/14

20 0 20 40
SCALE 1 INCH = 20 FEET

REVISIONS	
DESCRIPTION	DATE

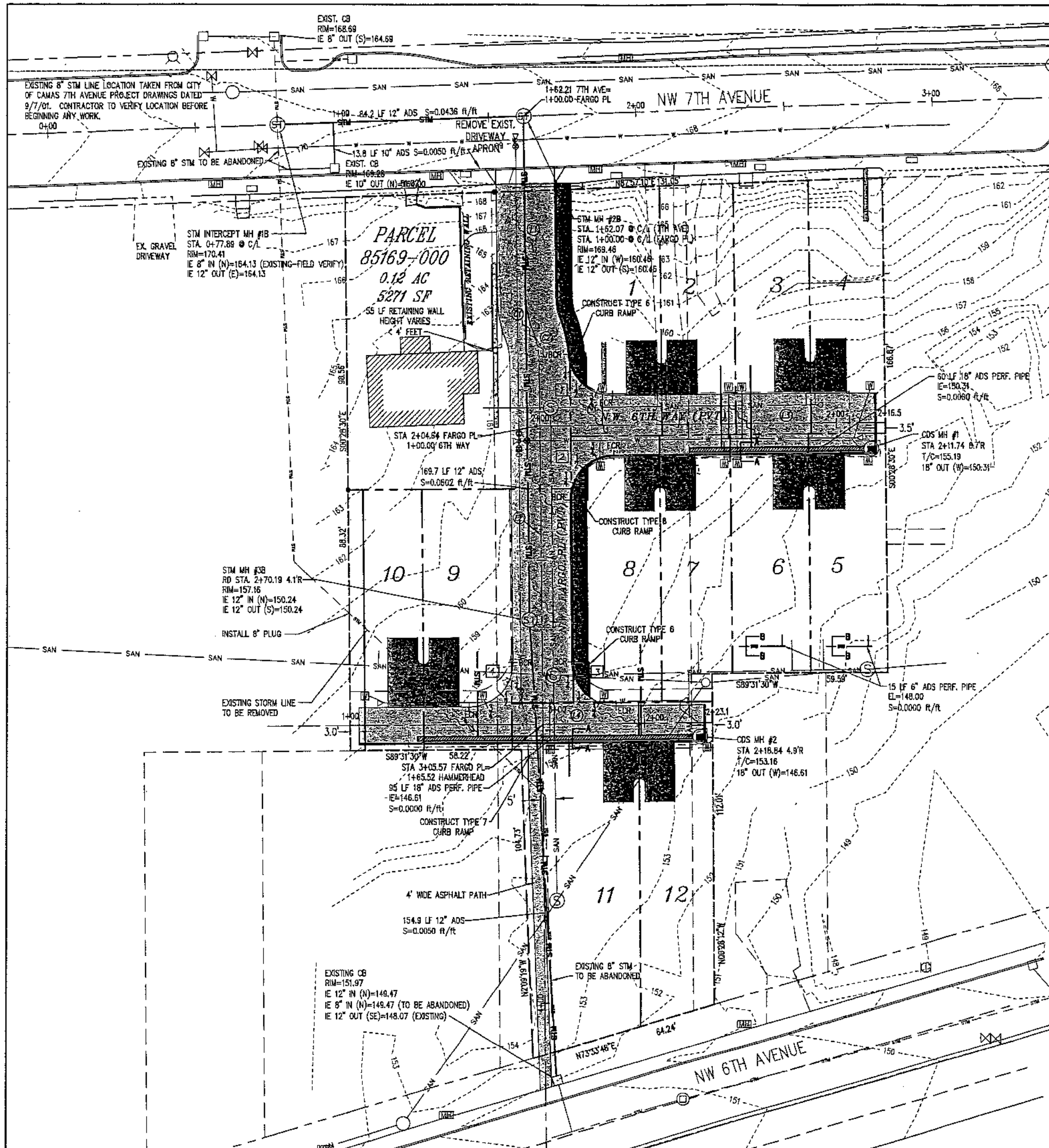
7TH AVENUE TOWNHOMES

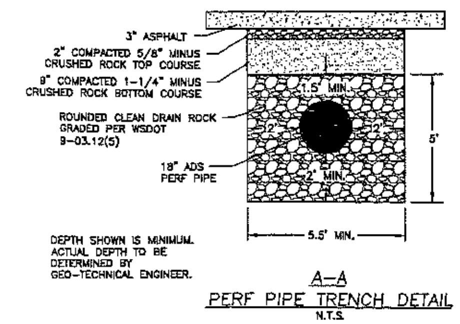
ENGINEER:
PIVOTAL
1101 SE Tech Center Drive
Suite 185
Vancouver, WA 98683
ph. (360) 882-4268
fax (360) 882-4266
sdixon@pivotalcomm.com

GRADING AND EROSION CONTROL PLAN

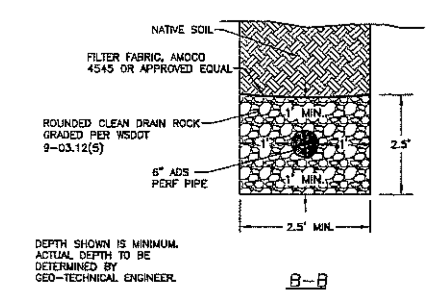
APPLICANT/OWNER:
CRG, INC
5440 SW WESTGATE DRIVE,
SUITE 370
PORTLAND, OR 97221
ATTN: DOUG CAMPBELL
503-715-3120

DESIGNED: SED	SCALE: 1" = 20'
DRAWN: SED	SHEET
CHECKED: SCH	3
DATE: APRIL 28, 2014	
PROJECT #.: MISC0010	

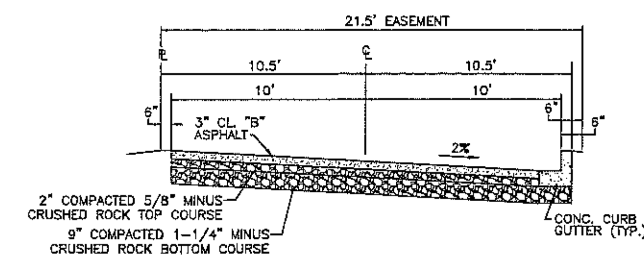




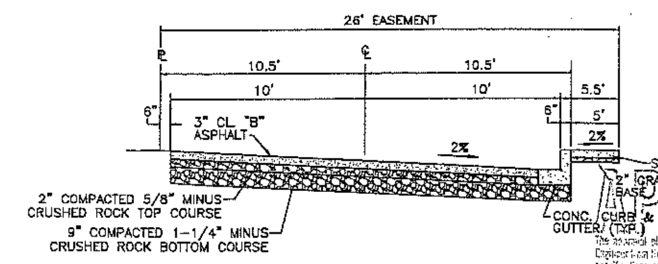
A-A
PERF PIPE TRENCH DETAIL
N.T.S.



B-B
PERF PIPE TRENCH DETAIL
N.T.S.



N.W. 6TH WAY (PVT)
N.T.S.



N.W. FARGO PL (PVT)
N.T.S.

CENTERLINE LINE TABLE

LINE	BEARING	LENGTH
L1	S 0°28'30" E	61.03'
L2	S 0°28'30" E	276.06'
L3	N 89°31'30" E	116.49'
L4	N 89°31'30" E	123.08'

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	21°2'22"	30.00'	11.02'
C2	21°2'22"	30.00'	11.02'

CURB RETURN DATA

1 CURVE INFORMATION	POINT	STATION	OFFSET	T/C ELEV	T/C LENGTH
R = 15.00'	BCR	1+81.19	10.00	163.95	5.66
Δ= 86°25'42"	1/4 Δ	–	–	163.55	5.66
L = 22.63'	1/2 Δ	–	–	162.65	5.66
	3/4 Δ	–	–	161.55*	5.66
	ECR	1+24.89	10.00	160.85*	

2 CURVE INFORMATION	POINT	STATION	OFFSET	T/C ELEV	T/C LENGTH
R = 15.00'	BCR	2+29.64	10.00	159.56	5.89
Δ = 90°0'0"	1/4 Δ	–	–	159.91	5.89
L = 23.56'	1/2 Δ	–	–	160.25	5.89
	3/4 Δ	–	–	160.60	5.89
	ECR	1+25.00	10.00	160.94	

3 CURVE INFORMATION	POINT	STATION	OFFSET	T/C ELEV	T/C LENGTH
R = 15.00'	BCR	2+84.57	10.00	156.83	5.89
Δ = 90°0'0"	1/4 Δ	–	–	156.36	5.89
L = 23.56'	1/2 Δ	–	–	155.89	5.89
	3/4 Δ	–	–	154.92*	5.89
	ECR	1+90.52	6.00	154.44*	

4 CURVE INFORMATION	POINT	STATION	OFFSET	ASPHALT ELEV	ASPHALT LENGTH
R = 15.00'	BCR	2+84.57	10.00	156.73	5.89
Δ = 90°0'0"	1/4 Δ	–	–	156.80	5.89
L = 23.56'	1/2 Δ	–	–	156.88	5.89
	3/4 Δ	–	–	156.96	5.89
	ECR	1+40.52	6.00	157.03	

* TOP OF ASPHALT

STORM SEWER LATERAL TABLE

LOT NO.	DISTANCE FROM CDS MANHOLE	LATERAL LENGTH	TYPE	MATERIAL	SIZE	DEPTH OF COVER
1/2	50'	27'	GRAVITY	ADS N-12	4"	5'
3/4	40'	27'	GRAVITY	ADS N-12	4"	5'
7/8	21'	30'	GRAVITY	ADS N-12	4"	5'
9/10	75'	28'	GRAVITY	ADS N-12	4"	5'
11/12	44'	12'	GRAVITY	ADS N-12	4"	5'

APPROVED

Camas Public Works Department Checked By ____ Date 7/15/14

7/8/2014

SCALE 1 INCH = 20 FEET

REVISIONS	
DESCRIPTION	DATE
FARGO PLACE/6TH EXTENDED, REVISE STM, CR DATA	7/2/14

7TH AVENUE TOWNHOMES

ENGINEER: PIVOTAL
1101 SE Tech Center Drive
Suite 185
Vancouver, WA 98683
ph. (360) 882-4268
fax (360) 882-4266
sdixon@pivotalcomm.com

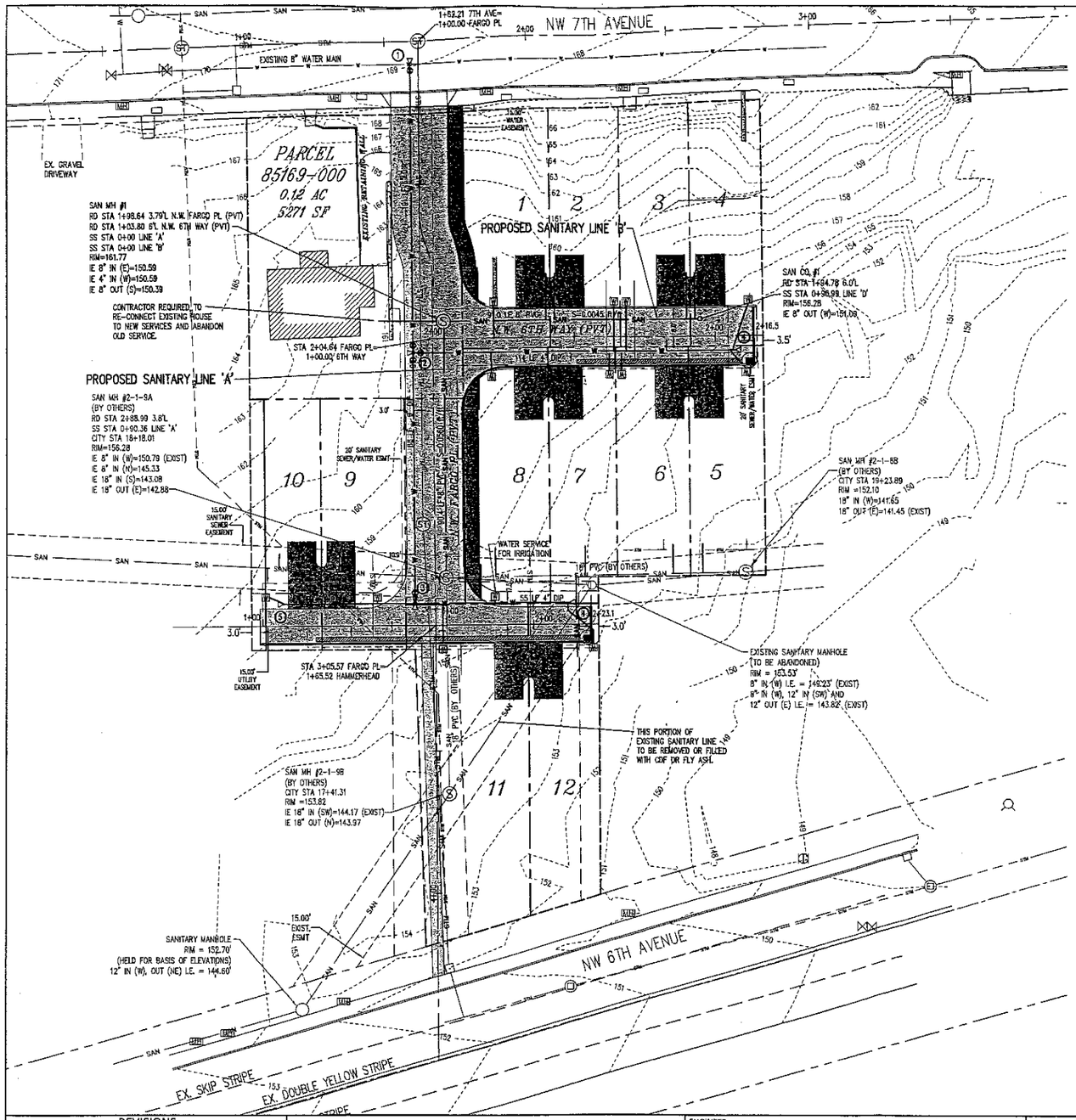
STREET AND STORM DRAINAGE PLAN

APPLICANT/OWNER:
CRG, INC
5440 SW WESTGATE DRIVE, SUITE 370
PORTLAND, OR 97221
ATTN: DOUG CAMPBELL
503-715-3120

DESIGNED: SED
DRAWN: SED
CHECKED: SCH
DATE: JULY 2, 2014
PROJECT #.: MISC0010

SCALE: 1" = 20'

SHEET 4



SANITARY SEWER LATERAL TABLE

LOT NO.	CITY PROJECT STATION	DISTANCE FROM DOWNSTREAM MANHOLE	LATERAL LENGTH	TYPE	MATERIAL	SIZE	DEPTH OF COVER
1	–	35'	16'	GRAVITY	PVC SCH. 40	6"	6'
2	–	39'	16'	GRAVITY	PVC SCH. 40	6"	6'
3	–	88'	16'	GRAVITY	PVC SCH. 40	6"	6'
4	–	89'	16'	GRAVITY	PVC SCH. 40	6"	6'
5	19+08.89 (N)	15'	10'	GRAVITY	PVC SCH. 40	6"	6'
6	18+98.45 (N)	25'	10'	GRAVITY	PVC SCH. 40	6"	6'
7	18+66.89 (N)	57'	10'	GRAVITY	PVC SCH. 40	6"	6'
8	18+35.89 (N)	88'	TO BE INSTALLED BY CITY OF CAMAS				
9	–	38'	TO BE INSTALLED BY CITY OF CAMAS				
10	–	60'	5'	GRAVITY	PVC SCH. 40	6"	6'
11	17+95.79 (E)	60'	8'	GRAVITY	PVC SCH. 40	6"	6'
12	18+63.84 (S)	60'	28'	GRAVITY	PVC SCH. 40	6"	6'

1. ALL LATERALS TO BE INSTALLED WITH A MINIMUM 2% SLOPE

TOTAL LENGTH 8" PVC MAIN LINE = 177.9'
TOTAL LENGTH 15" PVC MAIN LINE = 185.5'
TOTAL LENGTH 4" PVC LATERALS = 138.0'

WATER NOTES

1. (1) 8" X 8" X 6" FL TEE W/ THRUST BLOCK
   (1) 6" FLxMJ GATE VALVE W/ MEGALUG JOINT RESTRAINT
2. (1) 6" X 6" X 4" FL TEE W/ THRUST BLOCK
   (2) 6" FLxMJ GATE VALVES W/ MEGALUG JOINT RESTRAINTS
   (1) 4" FLxMJ GATE VALVE W/ MEGALUG JOINT RESTRAINTS
3. (1) 4" X 4" X 4" FL TEE W/ THRUST BLOCK
   (1) 6" FLxMJ GATE VALVE W/ MEGALUG JOINT RESTRAINT
   (1) 6" X 4" REDUCER
4. (1) STD. BLOW-OFF ASSEMBLY (NO A.A.R.V.)
5. (1) STD. BLOW-OFF ASSEMBLY WITH A.A.R.V

SERVICE LATERALS SHALL BE 1" IN DIAMETER

DOUBLE STRAP SADDLES REQUIRED ON 4" DIP

4" DIA D.I.P. WATER PIPE TO BE INSTALLED – 216 LF

8" DIA D.I.P. WATER PIPE TO BE INSTALLED – 189 LF

APPROVED

The processing of the plans and specifications shall not prevent the City Engineer from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on thereunder when in violation of applicable codes or any other ordinances of the City of Camas.

Camas Public Works Department Checked By: WGH Date 7/15/14

STEPHEN C. HALL — STATE OF WASHINGTON — 20578 — REGISTERED PROFESSIONAL ENGINEER

7/8/2014

20 0 20 40

SCALE: 1 INCH = 20 FEET

REVISIONS	
DESCRIPTION	DATE
NW FARGO PLACE/6TH WAY EXTENDED, REVISE STM	7/2/14

7TH AVENUE TOWNHOMES

ENGINEER:
PIVOTAL
1101 SE Tech Center Drive
Suite 185
Vancouver, WA 98683
ph. (360) 882-4268
fax (360) 882-4266
sdixon@pivotalcomm.com

SANITARY SEWER AND WATER PLAN

APPLICANT/OWNER:
CRG, INC
5440 SW WESTGATE DRIVE,
SUITE 370
PORTLAND, OR 97221
ATTN: DOUG CAMPBELL
503-715-3120

DESIGNED: SED	SCALE: 1" = 20'
DRAWN: SED	SHEET
CHECKED: SCH	5
DATE: JULY 2, 2014	
PROJECT #.: MISC0010	

WEST ELEVATION

SCALE 1/8"=1'-0"

NORTH & SOUTH ELEVATION

SCALE 1/16"=1'-0"

EAST ELEVATION

SCALE 1/16"=1'-0"

DesignNW™ Custom Home Plans

7TH AVE TOWNHOMES

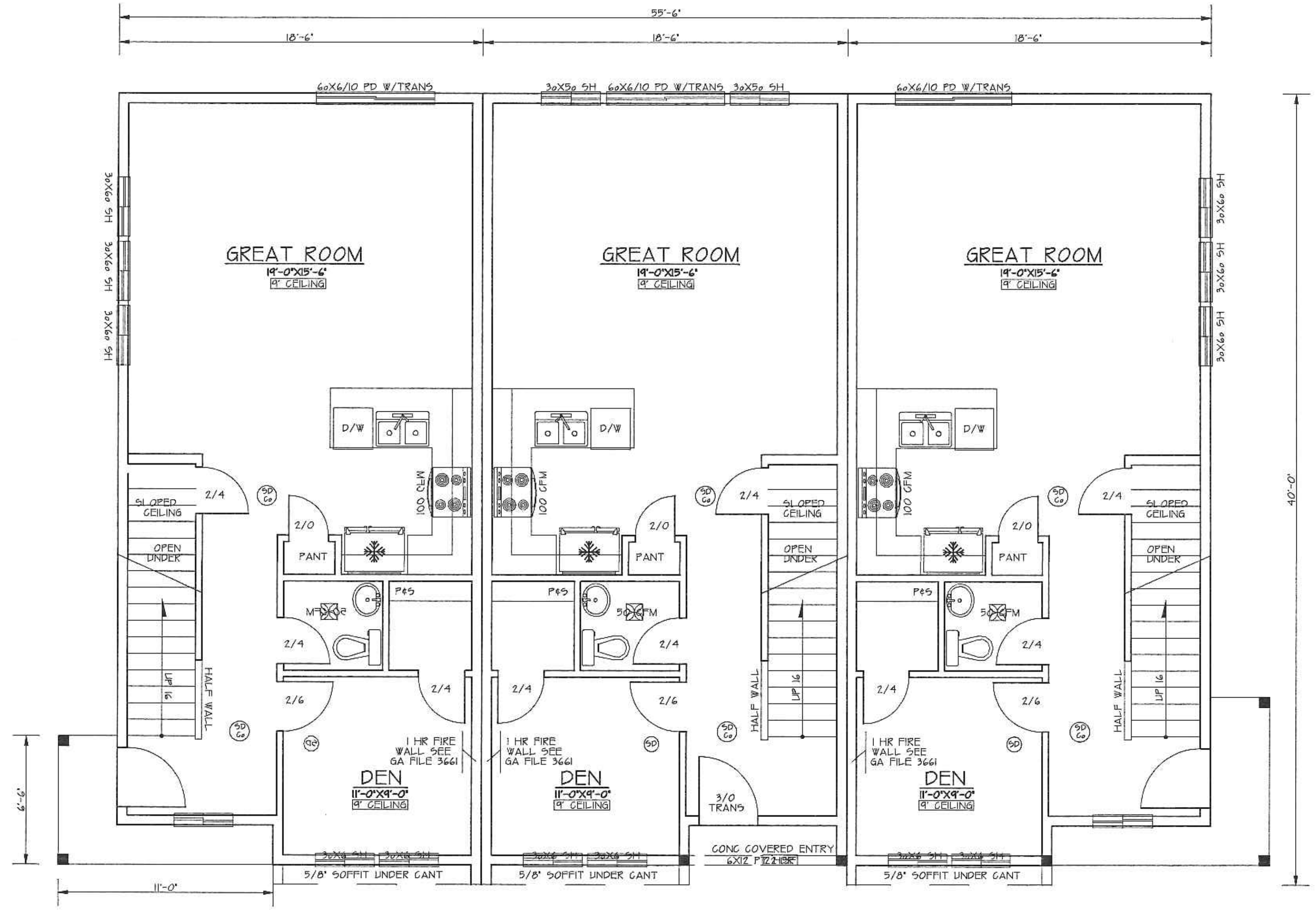
DESIGN NORTHWEST • PH: (360) 260-1766 • www.DesignNW.net

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND/OR ZONING REGULATIONS. IT IS THE RESPONSIBILITY OF THE HOME OWNER/GENERAL CONTRACTOR TO ENSURE COMPLIANCE. DESIGN NW SHALL NOT BE HELD LIABLE TOWARD LOSS OR DAMAGE RESULTING IN ANY ERROR OF THE PLANS. THESE PLANS ARE NOT INTENDED TO SHOW METHOD AND MEANS OF EXECUTION WHICH ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DESIGN NW RETAINS ALL COPYRIGHTS TO THE PLANS. COPYING/PRINTING OF THE PLANS IS PROHIBITED WITHOUT EXPRESS WRITTEN PERMISSION FROM DESIGN NW. UNDER NO CIRCUMSTANCE MAY ANY ENTITY OR PERSON SELL OR TRADE THESE PLANS TO ANYONE.

ORIG		
REV	11-5-14	EM
REV	1-23-15	RM
REV		

PLAN 1407 SF

1



GROUND FLOOR PLAN

SCALE 1/8"=1'-0"

EACH UNIT AREA		
MAIN LEVEL	705 SF	
UPPER LEVEL	702 SF	
TOTAL	1407 SF	

NOTE: BLACKENED AREA = POSTS OR STUDS	MIN. LOADS
■ = 6X6 POSTS OR (3)2X6 ■ = 4X6 POSTS OR (3)2X4 ■ = 4X4 POSTS OR (2)2X4 TO BE DETERMINED BY FRAMER UNLESS SPECIFIED ON THE PLAN.	FLOOR: LIVE 40lbs. PSF DEAD 10lbs. PSF ROOF: LIVE 25lbs. PSF DEAD 17lbs. PSF DECKS: LIVE 40lbs. PSF DEAD 20lbs. PSF

6X8 HDR MIN. 7'-9" CEILINGS
4X10 HDR MIN. 8'-0" CEILINGS
4X10 HDR MIN. 9'-0" CEILINGS

ALL BEAM, RAFTERS, JOIST, HDRS POST, AND STUDS ARE DF #2 UNLESS NOTED ON PLAN. ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED

GENERAL CODE

HALLWAYS MIN. WIDTH SHALL BE NOT LESS THAN 36 INCHES.

EXIT DOOR NOT LESS THAN ONE EXIT DOOR PER DWELLING UNIT, SIDE HINGED AND NOT LESS THAN 36 INCHES IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT PER FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER AND OPT. SLOPE OF LANDING OF 2% MAX. (.025 UNITS VERT. IN 12 UNITS HORZ.)

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN ADJACENT CORRIDOR. SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR LEVEL AND IN BASEMENTS. DETECTORS SHALL SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND INTERCONNECTED AND HARD WIRED.

EMERGENCY ESCAPE AND RESCUE OPENINGS BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EGRESS OPENING. SILL HEIGHT NOT MORE THAN 44" FROM ABOVE THE FLOOR.
- MIN. OPENING AREA OF 5.7 SQ.FT. NET.
- MIN. OPENING HEIGHT OF 24" NET.
- MIN. OPENING WIDTH OF 22" NET.
- WINDOW WELL - HORZ. AREA

GOVERNING DESIGN CODE:
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL RESIDENTIAL CODE

GENERAL

SPECIFICATIONS AND CODES REFERENCED IN THESE NOTES ARE THE VERSIONS MOST RECENTLY ADOPTED BY THE PERMITTING AUTHORITY. FIELD VERIFY DIMENSIONS AND ELEVATIONS RELATIVE TO THE EXISTING STRUCTURE PRIOR TO FABRICATION OF MATERIALS. FOR FEATURE CONSTRUCTION FIELD VERIFY DIMENSIONS ON LOT WITH SETBACKS AND ELEVATIONS RELATIVE TO HEIGHTS LIMITS. PER CCR'S OR PER LOCAL JURISDICTIONS. APPLY, PLACE, ERECT OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. ADEQUATELY BRACING STRUCTURE AND ALL STRUCTURAL COMPONENTS AGAINST WIND, LATERAL EARTH AND SEISMIC FORCES UNTIL THE PERMANENT LATERAL FORCE RESISTING SYSTEMS HAVE BEEN INSTALLED. PROVIDE BLOCKING BETWEEN STUDS (OR OTHER MEANS OF BRACING) AT WOOD BEARING WALLS TO PREVENT STUD BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

REFER TO ENGINEERING SHEETS FOR SPECS IF LATERERAL ENGINEERING IS REQUIRED ACCORDING TO LOCAL BUILDING CODES AND/OR ZONING REGULATIONS.

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PLAN 1407 SF

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FRAMING LUMBER
LUMBER SPECIES: DOUGLAS FIR-LARCH GRADE LUMBER
LUMBER GRADES:
EXTERIOR WALL STUDS NO.2 OR BETTER
INTERIOR NON-BEARING WALL STUDS ...STANDARD OR BETTER
INTERIOR BEARING WALL STUDS .....NO.2 OR BETTER
JOISTS .....NO.2 OR BETTER
BEAMS .....NO.2 OR BETTER UNLESS NOTED ON PLAN
POSTS .....NO.2 OR BETTER UNLESS NOTED ON PLAN
BLOCKING .....STANDARD OR BETTER
SOLID BLOCKING USE SAME DEPTH AS MEMBERS

ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED (PER IRC R317.1(2)

GLUE LAMINATED MEMBERS:
MEMBER SPECIES: USE WESTERN
MEMBER GRADE: (SIMPLE, MULTIPLE SPAN OR CANTILEVERED SPANS) USE 24F-V4
MATERIAL STANDARDS: ARCHITECTURAL GRADE APPEARANCE DO NOT USE 24F-1.8E UNLESS NOTED & APPROVED BY A QUALIFIED SUPPLIER OR STRUCTURAL ENGINEER.

GLULAM COLUMNS: USE COMBINATION #3 DF

PLYWOOD SHEATING
ROOF SHEATHING: 1/2" MIN. INDEX 32/16.
FLOOR SHEATHING: 3/4" MIN. INDEX 48/24 T&G
WALLS SHEATHING: 7/16" MIN. INDEX 32/0

ENGINEERED WOOD PRODUCTS MUST CONFORM WITH ALL APPLICABLE PROVISIONS OF THE IBC

WOOD PRODUCT MANUFACTURER:
TRUS JOIST -TJI SERIES JOIST OR
BOISE ENGINEERING -BCI SERIES JOISTS

ASSEMBLIES AND HANGERS, AS REQUIRED TO PROVIDE A COMPLETE FLOOR OR ROOF STRUCTURAL SYSTEM PER I-JOIST MANUF.

RIM BOARD:
1-1/4" WIDE, LSE GRADE UNLESS NOTED ON PLANS OR APPROVED BY JOIST SUPPLIER OR STRUCTURAL ENGINEER

BEARING REQUIREMENTS FOR MECHANICAL UNITS:
JOIST SUPPLIER AND CONTRACTOR TO DOUBLE ALL JOISTS MEMBERS UNDER MECH. UNITS, UNLESS NOTED OTHERWISE. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS APPROVED BY THE STRUCTURAL ENGINEER

SIDING:
SIDING TO BE DETERMINED BY OWNER/BUILDER

GARAGE / DWELLING SEPARATION:
ON THE GARAGE SIDE OF WALLS AND CEILING WITH A MIN. 1/2" GWB AND 5/8" TYPE 'X' GWB AT CEILING WITH HABITABLE ROOMS ABOVE.

INSULATION R-VALUES:
2X4 WALLS: R-15 MIN. 2X6 WALLS: R-21 MIN.
ROOF CAVITIES: R-49 MIN.
VAULTED ROOF CAVITIES: R-30 MIN.
UNDER SLAB: R-10 RIGID MIN., 24" HORIZONTAL LENGTH MIN.
INSULATION BAFFLES AT VENTS (PER IBC 1203.2)
FLOOR CAVITIES: R-30 MIN.
WITH 1" MIN. AIR SPACE FOR VENTING (PER IBC 1203.2)

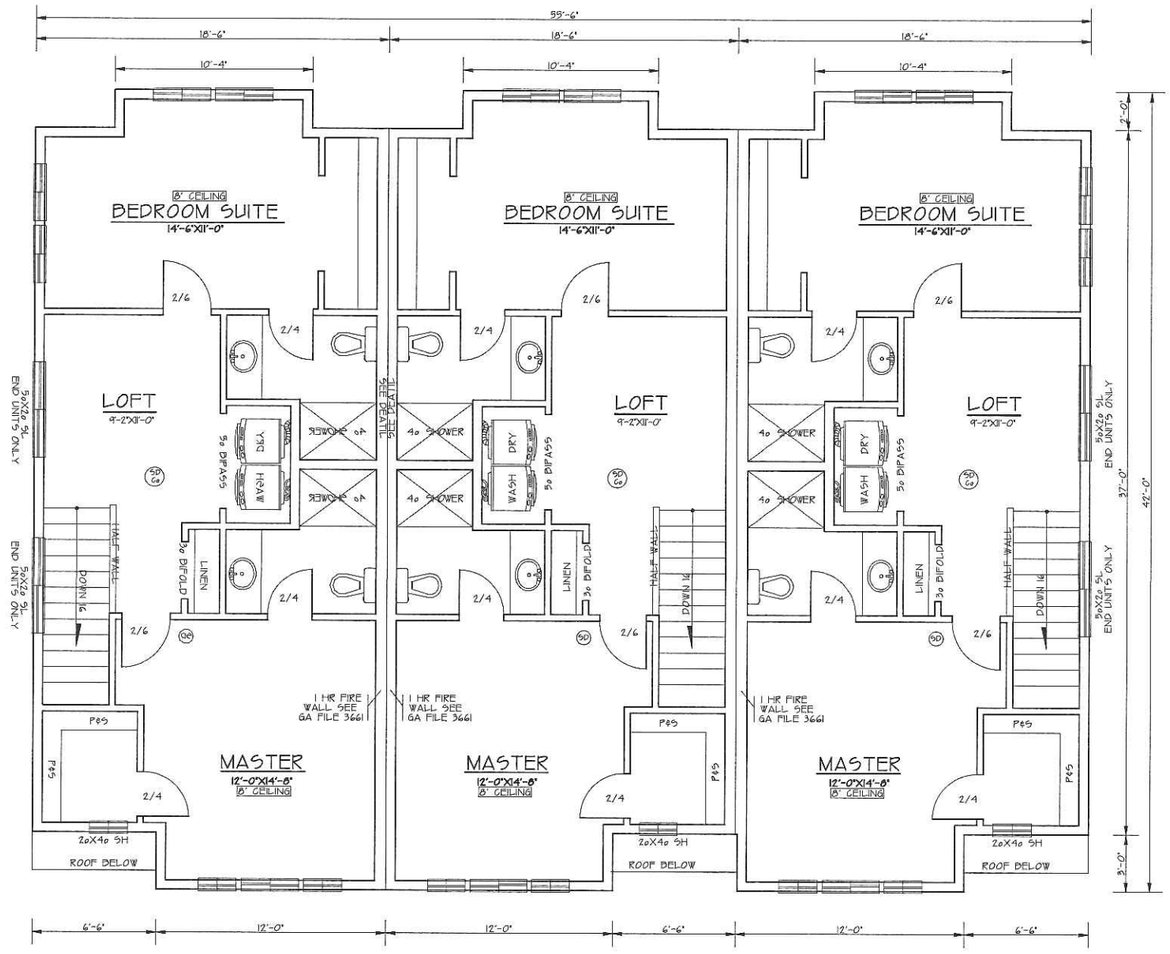
CRAWLSPACE:
18" MIN. CLEARANCE FROM GRADE TO BOTTOM OF FLOOR JOIST AND MIN. 12" CLEARANCE TO BOTTOM OF GIRDERS OR BEAMS IN THE CRAWLSPACE

ROOF:
COMPOSITION ROOF SHINGLES MUST BE A MINIMUM OF 25-YEAR ON 15#
FELT ON 5/8" SHEATHING ON MANUF. TRUSS OR RAFTERS 24" O/C
SECTION R802, 803 & 905 USE SIMPSON 2.5 "H" CLIP ON EACH TRUSS OR RAFTER

ATTIC VENTILATION:
ATTIC VENTILATION MUST BE 1/150th OF THE ATTIC AREA OR 1/300th OF ATTIC AREA IF AT LEAST 50 PERCENT BUT NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATION IS 3 FEET ABOVE THE EAVE OR CORNICE VENTS OR PROVIDE A MOISTURE BARRIER ON THE WARM SIDE OF THE CEILING (PER IRC R806)

OVERHANGS:
OVERHANGS ARE TO BE DETERMINED BY OWNER/BUILDER

GUTTERS:
GUTTERS ARE TO BE DETERMINED BY OWNER/BUILDER



2ND FLOOR PLAN
SCALE 1/8"=1'0"

REFER TO ENGINEERING SHEETS FOR SPECS IF LATERERAL ENGINEERING IS REQUIRED ACCORDING TO LOCAL BUILDING CODES AND/OR ZONING REGULATIONS.

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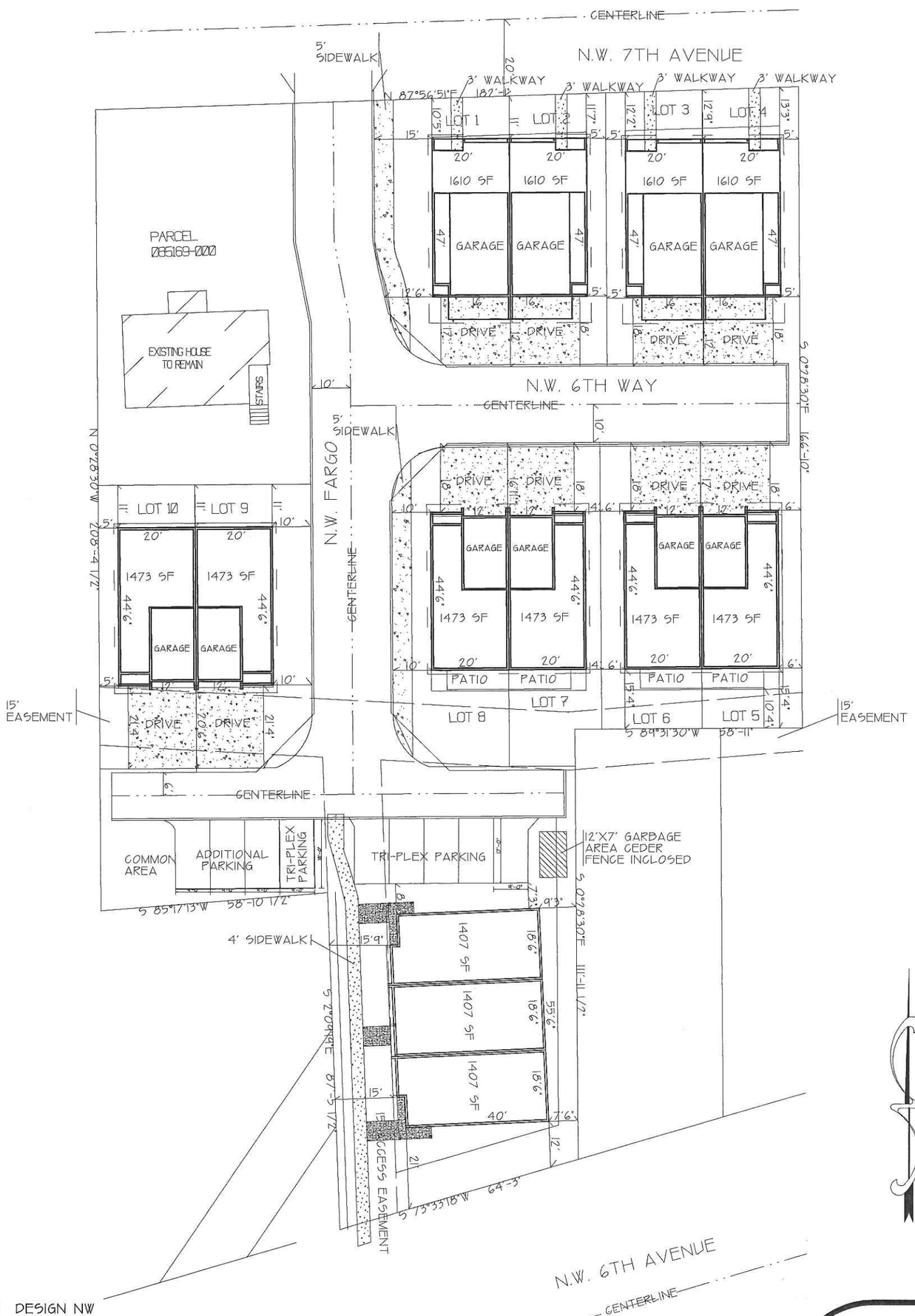

SCALE:

1" = 15'

7TH AVE TOWNHOMES

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NOTES

Utilities
Owner is responsible to locate property lines. Owner is responsible to locate any water, electric, and sewer lines not located by public locating service. Contractor is responsible to have public utilities located.

Planting
Whenever possible, all planting areas shall be mounded 2"-12" above grade. Placement of all plants must be field adjusted for growth and aesthetics. Planting procedures: Dig planting holes a minimum of 3x's 50% (by volume) + native soil as back fill. Incorporate organic or time released fertilizer according to manufacturer's recommendations. Crown of plant shall be place 2"-6" above grade with soil graded to cover sides of root ball. Commercial grade weed barrier (woven synthetic recommended) to be installed after planting and before bark. Top dress planting areas with 2"-3" hemlock, compost or aged bark.

Hard surfaces
Concrete, retaining walls, pavers and flagstone shall be installed according to industry standards (CPI and NCMA). Owner shall approve style and color before work is started. A minimum of 4" compacted crushed gravel shall be used for base of pavers and retaining walls or 3" concrete rat slab for mortared flagstone

Quantities
Contractor is responsible to provide, install and guarantee all necessary materials. Quantities shown on plan are for illustration purposes only. Contractor must calculate material take off based on site conditions.

Grading
Grading shall be done to maximize as much usable space as possible. Grade must assure a minimum fall of 3% away from foundation and 3%-5% as a usable standard.

Drainage
Contractor shall be responsible for proper drainage in area where landscaping is completed. Hard surfaces shall be constructed in a manner where there is no standing water.

Irrigation
Irrigation system shall be installed to adequately water all plantings. Approved backflow device must be installed at point of connection. Provision to blow out mainline for winter maintenace shall be provided after backflow device. Plants shall be irrigated with drip irrigation according to drip emmiter schedule. Drip emmitters shall be properly seated in 1/2" poly tubing connected to valve. Owner or owners agent shall be responsible to monitor irrigation for proper watering.

Warranty
Contractor shall guarantee all labor and materials for a period of one year from accepted completion of work.

Liability
Owner/ contractor shall hold harmless America The Beautiful Landscape Design for any overruns, delays, damages, errors or omissions.

Plant Legend

Symbol	Qty	Key	Common	Botanical	Size	Spacing
	9	A	Mardi Gras Abelia	Abelia x 'Mardi Gras'	1 gallon	5'
	13	AA	David Viburnum	Viburnum davidii	1 gallon	5'
	11	AB	Varegated periwinkle	Vinca minor verigata	1 gallon	5'
	5	B	Vine Maple	Acer circinatum	5'-6'	15'
	4	C	Paperbark Maple	Acer griseum	1 1/2" cal	20'
	11	D	Massachusetts Bearberry	Arctostaphylos uva-ursi Massachusetts	1 gallon	4'
	6	E	Dwarf Red Japanese Barberry	Berberis thunbergii 'Atropurpurea'	5 gallon	5"
	7	F	green arrow Weeping cedar	Chamaecyparis nootkatensis 'Green Arrow'	6'-7'	10'
	11	G	Purple Rock Rose	Cistus Purpurea	5 gallon	5'
	10	H	Brillancy Rock Rose	Cistus x 'Brilliancy'	1 gallon	3'
	4	I	Dogwood	Cornus kousa 'Satomi'	1 1/2" cal	20'
	7	J	Dwarf Japanese Garden Juniper	Dwarf Japanese Garden JuniperJuniperus procumbens 'Nana'	1 gallon	5'
	26	K	Heather 'December Red'	Erica carnea 'December Red'	1 gallon	5'
	4	L	Burning Bush	Euonymus alata 'Compacta'	1 gallon	5'
	6	M	Chinese Juniper	Juniperus chinensis 'Gold Coast'	1 gallon	3'
	20	N	Blue Harbor Juniper	Juniperus horizontalis 'Bar Harbor'	1 gallon	3'
	20	O	Compact Oregon Grape	Mahonia aquifolium 'Compacta'	1 gallon	4'
	10	P	Heavenly Bamboo	Nandina domestica 'Moon Bay'	1 gallon	3'
	6	Q	Heavenly Bamboo	Nandina domestica 'Moyers Red'	1 gallon	4'
	18	R	Fountain Grass	Pennisetum orientale	1 galon	4'
	1	S	Weeping White Spruce	Picea glauca 'Pendula'	1 gallon	10'
	19	T	Sword Fern	Polystichum munitum	1 gallon	5'
	14	U	Red Ace Potentilla	Potentilla fruticosa 'Red Ace'	1 gallon	3'
	16	V	Sunset Potentilla	Potentilla fruticosa 'Sunset'	1 gallon	3'
	3	W	Flowering Cherry	Prunus serrulata 'Kwanzan'	1 1/2" cal	20'
	3	X	capital Pear	Pyrus calleryana 'capital'	1 1/2" cal	12'
	13	Y	Emerald Arborvitae	Thuja occidentalis 'Emerald'	6'-7'	3'
	6	Z	Green Giant Arborvitea	Thuja plicata x standishii 'Green Giant'	6'-7'	10'

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Turning Ordinary Yards Into Extraordinary Gardens

LANDSCAPE PLAN
L-1.2.2
SCALE 1"=40'
1-12-2015