



**DESIGN REVIEW COMMITTEE MEETING AGENDA**  
**Wednesday, December 18, 2019, 4:00 PM**  
**City Hall, 616 NE 4th Avenue**

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**I. CALL TO ORDER**

**II. ROLL CALL / INTRODUCTIONS**

**III. MEETING ITEMS**

- A. Design Review for Kiddie Academy (DR19-12)  
Presenter: Lauren Hollenbeck, Senior Planner

 [Kiddie Academy Staff Report \(DR19-12\)](#)

- [1 Checklist](#)
- [2 Applicant's Narrative](#)
- [3 Existing Conditions](#)
- [4 Elevations](#)
- [5 Floorplan](#)
- [6 Landscape Plan](#)
- [7 Site Plan](#)
- [8 Grading Plan](#)
- [9 Site Plan](#)

- B. Design Review for Vutukuri Duplex (DR19-08)

 [Vutukuri Duplex Staff Report \(DR19-08\)](#)

- [1 Checklist](#)
- [2 Applicant's Narrative](#)
- [3 Vicinity Map](#)
- [4 Site Plan](#)
- [5 Landscape Plan](#)
- [6 Floor Plan and Elevations](#)

**IV. 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 the City Clerk's Office at 360.817.1591.



## **STAFF REPORT**

Kiddie Academy

Major Design Review (DR19-12)

Relates Files: SPRV19-05

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<u>TO</u>	Design Review Committee
<u>FROM</u>	Lauren Hollenbeck, Senior Planner
<u>LOCATION</u>	NW Brady Road and NW 20th Avenue Parcel No. 98603891
<u>APPLICANT</u>	CIDA Inc., Mel Delahoz 15895 SE 72 <sup>nd</sup> Ave, Suite 200 Portland, OR 97224

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APPLICABLE LAW: The application was submitted on 10/14/19 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code (CMC) Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review, and Chapter 18.55 Administrative Procedures.

### **Summary**

The applicant is currently seeking design review approval for the construction of a 10,950 square foot day care facility with outdoor playground areas. The site fronts on the corner of NW Brady Road and NW 20<sup>th</sup> Avenue. Vehicular access to the site is provided off of NW 20<sup>th</sup> Ave west of the building. Landscaping is focused at the perimeter of the site.

The Parker Village subdivision is located south of the project site. The entire site is zoned Community Commercial. The site slopes downwards to the northwest corner of the site and is primarily grass.

### **Purpose**

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must consider the design review standards from the Downtown Design Review Manual. An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the standards.

### **Standard and Commercial & Mixed Uses Design Principles and Guidelines**

The standard and commercial & mixed use principles are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be

provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.**

**Recommendation**

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



Community Development Department  
616 NE Fourth Avenue Camas, WA 98607

## Design Review Checklist Kiddie Academy (DR19-12)

The purpose of this sheet is to provide a simplified and expedited review of the design review principles 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 “comply” with the standards and thus be generally consistent with the overriding principles. [Yes = In Compliance; No = Not In Compliance; NA = Not Applicable]

### Standard Principles and Guidelines

ARCHITECTURE				
Yes	No	NA	Principles and Guidelines	Comments
			Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality.	
			Buildings walls or fences visible from roadways are articulated in order to avoid a blank look.	
			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.	
LANDSCAPING AND SCREENING				
Yes	No	NA	Principles and Guidelines	Comments
			Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible.	
			Trees planted along streetscapes with overhead power lines include only those trees identified on the City's Tree list.	

## DESIGN REVIEW CHECKLIST

			Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including parking.	
			Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	
			Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit.	
			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 do 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.	
			Outdoor furniture samples are consistent with the overall project design.	
			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 outcroppings, forested areas and water bodies are retained.	
<b>HISTORIC AND HERITAGE PRESERVATION</b>				
<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Principles and Guidelines</b>	<b>Comments</b>
			The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project promote the historic heritage of the site or surrounding area.	

## DESIGN REVIEW CHECKLIST

### Specific Principles and Guidelines

COMMERCIAL & MIXED USES				
ARCHITECTURE				
Yes	No	NA	Principles and Guidelines	Comments
			Office and retail buildings provide a minimum solid to void ratio of 60%/40%	
			The development is built with a residential feel (i.e. size, scale, and materials compatible with neighboring buildings) if surrounded by residential areas or adjacent to residentially zoned properties.	
			Buildings over two stories have the third story and above offset from the first two stories, if surrounding developments are less than three stories or land use designations on adjacent zones do not allow more than three story development.	
LANDSCAPING & SCREENING				
Yes	No	NA	Principles and Guidelines	Comments
			Intersections are illuminated, but not dominated by lighting. Lighting is incorporated into the landscape and illuminates the quality of the natural environment. Street light poles and lamps are compatible with other nearby lighting on the same street.	
			Parking spaces are clustered in small groupings and separated by landscaping to create a pedestrian friendly, park like environment.	
STREETSCAPE				
Yes	No	NA	Principles and Guidelines	Comments
			On-site parking areas are located to the interior of the development unless site development proved prohibitive.	
			Parking areas are screened with landscaping.	
			Buildings are placed close to streets and roads unless site constraints made it impossible or characteristics of the surrounding properties already developed made it	

## DESIGN REVIEW CHECKLIST

			incompatible. Otherwise, retail frontage setbacks do not exceed 25 feet from back of curb.	
			Window and door placement provides a high degree of transparency at the lower levels of the building and maximize visibility of pedestrian active uses.	
			Each use/activity in a development containing multiple uses/activities is integrated in a manner that achieves a seamless appearance or creates a cohesive development.	
			Watering system will maintain proposed landscaping for a period to ensure that plants are well established.	
			New streets intersecting commercial properties are designed to create a safe environment. "Coving" techniques and "round-a-bouts" were considered for traffic calming when appropriate.	

## SECTION II

Narrative: Camas Municipal Code 18.19.050

## 18.19.050 - Design principles.

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles shall apply to all commercial, mixed use, or multifamily uses. Specific principles are used in addition to the standard principles for gateways and corridors, commercial, mixed uses, and multifamily (e.g. apartments, townhouses, duplexes).

### A. Standard Principles.

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

*Response: The proposed landscaping is a mix of deciduous and evergreen trees and shrubs with the intent of beautifying the development. Emphasis is placed on screening the existing retaining wall at the entrance to the development and along Brady Road with a mix of evergreen trees and shrubs.*

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

*Response: No significant natural features on site.*

3. 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.

*Response: The building façade materials have been selected internationally as high-image architectural cladding. The proposed primary exterior cladding system will be a mix of Pre-finished Box Rib Metal Siding, and Pre-finished Flat Panel Metal Siding. The color and profiles have been chosen to compliment the surrounding buildings. Shiplap Hardie siding with an Architectural Concrete Masonry Unit Veneer wainscot are also used to further blend the surrounding architecture.*

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

*Response: No historic/heritage elements currently exist in the specific site or surrounding area.*

B. Specific Principles.

I. Gateways.

*Response: Not applicable to proposed site.*

- a. Gateways shall be devoid of freestanding signs. Preexisting 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.
- b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.
- c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.
- d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.
- e. A consistent streetscape lighting scheme shall be used.

2. Commercial and Mixed Uses.

- a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed-use areas shall not be required to provide on-site parking.

*Response: Requirement acknowledged. Onsite parking has been provided to the greatest extent feasible and will be screened with landscaping.*

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

*Response: Requirement acknowledged; the proposed building articulation has been designed to define the streetscape.*

- c. 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.

*Response: Requirement acknowledged. The adjacent residential neighborhood is located at a higher elevation to the proposed project. The scale and design of the building has been influenced to compliment the surrounding neighborhood.*

- d. 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.

*Response: Requirement acknowledged. Proposed project will only house one occupancy type.*

- e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.

*Response: Requirement acknowledged.*

- f. Walls shall be broken up to avoid a blank look and to provide a sense of scale.

*Response: Requirement acknowledged. The proposed building has changing scales of material to assist with creating a non-monolithic façade.*

- g. Outdoor lighting shall not be directed off-site.

*Response: Requirement acknowledged. Fixtures will be cut-off to eliminate off-site impact.*

3. Multifamily.

a. Stacked Housing.

*Response: Not applicable to proposed project.*

- i. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.
- ii. Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
- iii. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
- iv. Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.
- v. Attached garages shall account for less than fifty percent 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.

b. Townhomes and Rowhouses.

*Response: Not applicable to proposed project.*

- i. All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.
- ii. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.

- iii. When appropriate, structures abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
  - iv. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
  - 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.
  - vi. Attached garages shall account for less than fifty percent 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.
- c. Duplex, Triplex and Four-Plex.

***Response: Not applicable to proposed project.***

- i. Garages shall account for less than fifty percent 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.

# LEGEND

	ACCESS LID		CABLE TV LINE
	CATCH BASIN		ELECTRIC LINE
	COMMUNICATIONS RISER		EASEMENT LINE
	CULVERT INVERT		FENCE LINE
	CURB INLET		FIBER OPTIC LINE
	CLEAN OUT		GAS LINE
	ELECTRIC PANEL		SANITARY SEWER LINE
	FIRE HYDRANT		STORM DRAIN LINE
	NATURAL GROUND		STREET CENTERLINE
	PAD-MOUNTED TRANSFORMER		WATER LINE
	POWER POLE/LIGHT POLE		
	SANITARY LATERAL		
	SANITARY SEWER MANHOLE		
	SIGN "AS-NOTED"		
	STORM DRAIN MANHOLE		
	WATER METER		
	WATER RISER		
	CONCRETE		
	ASPHALT		

## STORM STRUCTURES

<b>A</b>	RIM ELEV. - 466.75' I.E. 12" CONC. IN (S) - 457.17' I.E. 12" CONC. IN (E) - 454.50' I.E. 12" CONC. OUT (N) - 454.34'
<b>B</b>	RIM ELEV. - 465.61' I.E. 12" CONC. IN (E) - 458.69' I.E. 12" CONC. OUT (N) - 458.83'
<b>D</b>	RIM ELEV. - 461.54' I.E. 12" CONC. IN (E) - 455.59' I.E. 12" CONC. OUT (W) - 455.43'
<b>E</b>	RIM ELEV. - 461.45' I.E. 10" CONC. IN (NE) - 457.77' I.E. 10" CONC. IN (SE) - 457.66' I.E. 10" CONC. IN (SW) - 457.65' I.E. 12" CONC. OUT (W) - 457.59'
<b>G</b>	RIM ELEV. - 461.82' I.E. 12" CONC. IN (S) - 459.05' I.E. 12" CONC. OUT (NW) - 457.92'
<b>H</b>	RIM ELEV. - 462.16' I.E. 12" CONC. IN (S) - 458.09' I.E. 12" CONC. OUT (NW) - 455.87'
<b>J</b>	RIM ELEV. - 453.72' I.E. 12" CONC. IN (SW) - 446.17' I.E. 12" CONC. OUT (E) - 446.13'
<b>K</b>	RIM ELEV. - 443.04' I.E. 12" CONC. IN (W) - 436.80' I.E. 12" CONC. OUT (E) - 436.78'
<b>L</b>	RIM ELEV. - 437.55' I.E. 12" CONC. IN (S) - 432.89' I.E. 12" CONC. IN (W) - 432.88' I.E. 12" CONC. OUT (NE) - 432.88'

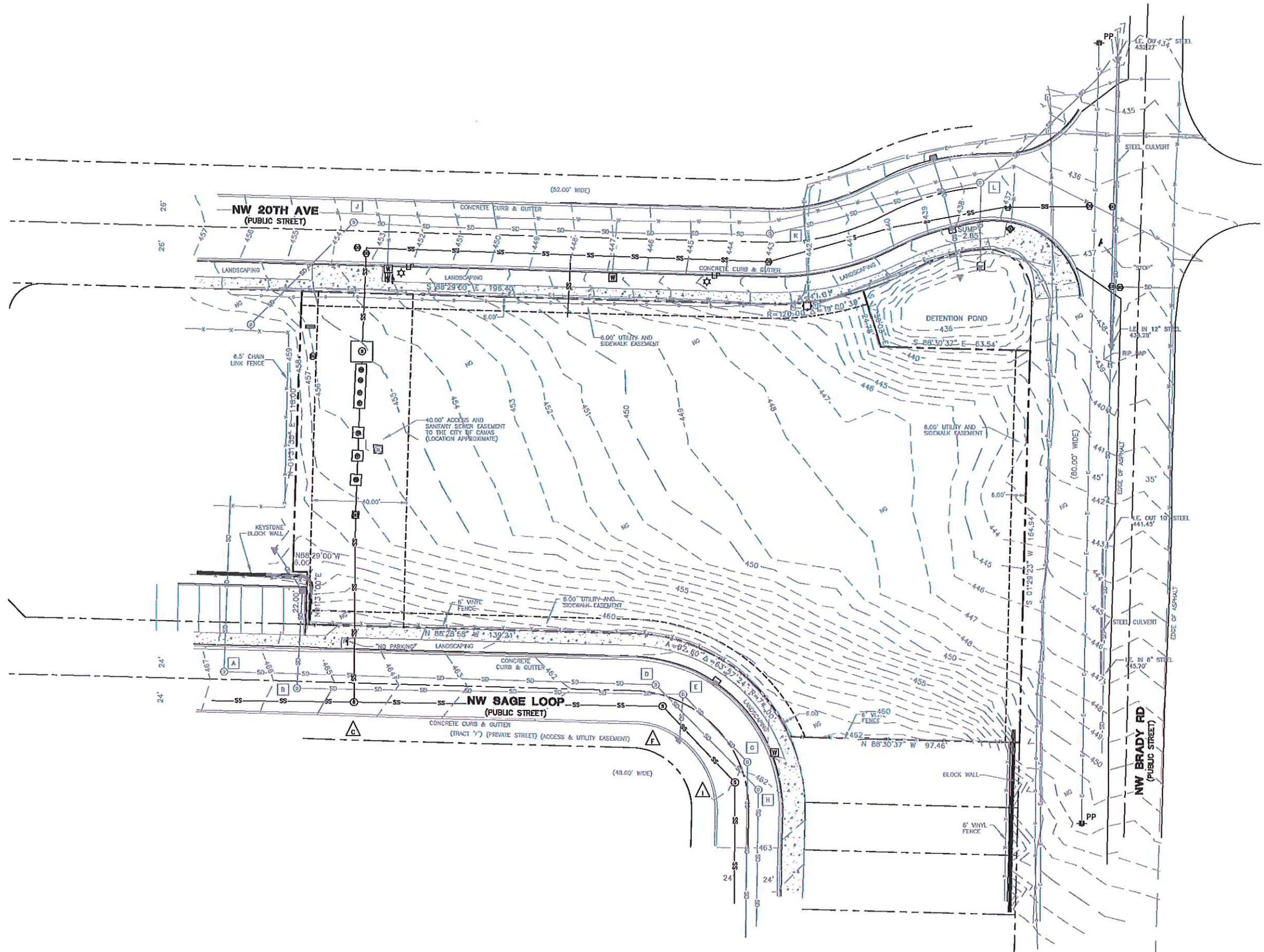
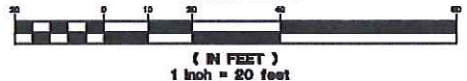
## SANITARY STRUCTURES

<b>G</b>	RIM ELEV. - 464.54' I.E. 10" PVC IN (W) - 453.78' I.E. 10" PVC IN (E) - 453.78' I.E. 10" PVC OUT (W) - 453.35'
<b>F</b>	RIM ELEV. - 461.45' I.E. 8" CONC. IN (E) - 454.38' I.E. 8" CONC. OUT (W) - 454.18'
<b>I</b>	RIM ELEV. - 462.01' I.E. 8" CONC. IN (S) - 454.78' I.E. 8" CONC. OUT (NW) - 454.67'

NORTH



GRAPHIC SCALE



## KIDDIE ACADEMY - CAMAS

CAMAS, WASHINGTON

SHEET TITLE

EXISTING  
CONDITIONS

DATE: 08/20/2019

DRAWN: JUS

CHECKED: NWS

REVISIONS:

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SHEET NUMBER

C0.2

JOB NUMBER: A19133.10

KEYNOTES	
1	CONCRETE MASONRY VENEER WAINSCOT
2	BOX RB METAL SIDING - DARK BRONZE
3	FLAT PANEL METAL SIDING - WHITE/WHITE
4	SHIP LAP HARDIE SIDING - COCOA WHIP SW 9084
5	DOWNSPOUT - DARK BRONZE
6	EXTERIOR LIGHT FIXTURE
7	CANOPY - DARK BRONZE
8	SIGNAGE - BY OTHERS

PRELIMINARY  
PLAN  
ONLY-NOT  
FOR  
CONSTRUCTION

10/10/2019  
10/10/2019

ISSUE DATE  
SITE REVIEW  
DESIGN REVIEW

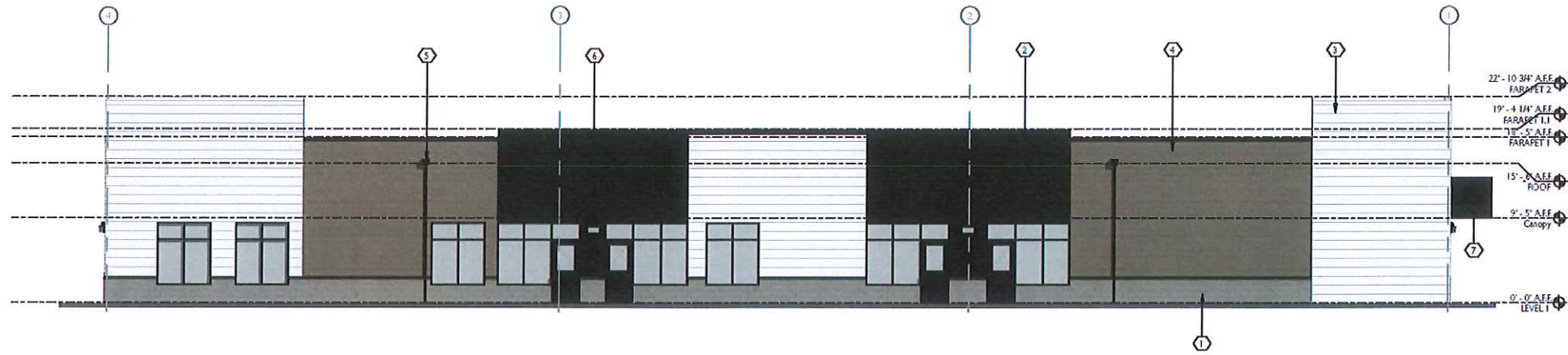
1 2

**CIDA**  
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15895 SW 72ND AVE SUITE 200  
PORTLAND, OREGON 97224  
TEL: 503.228.1285  
FAX: 503.228.1670  
WWW.CIDAINC.COM

NEW CONSTRUCTION  
**KIDDIE ACADEMY - CAMAS**  
PROJECT ADDRESS - CAMAS, WA

ELEVATIONS  
**A2.1**

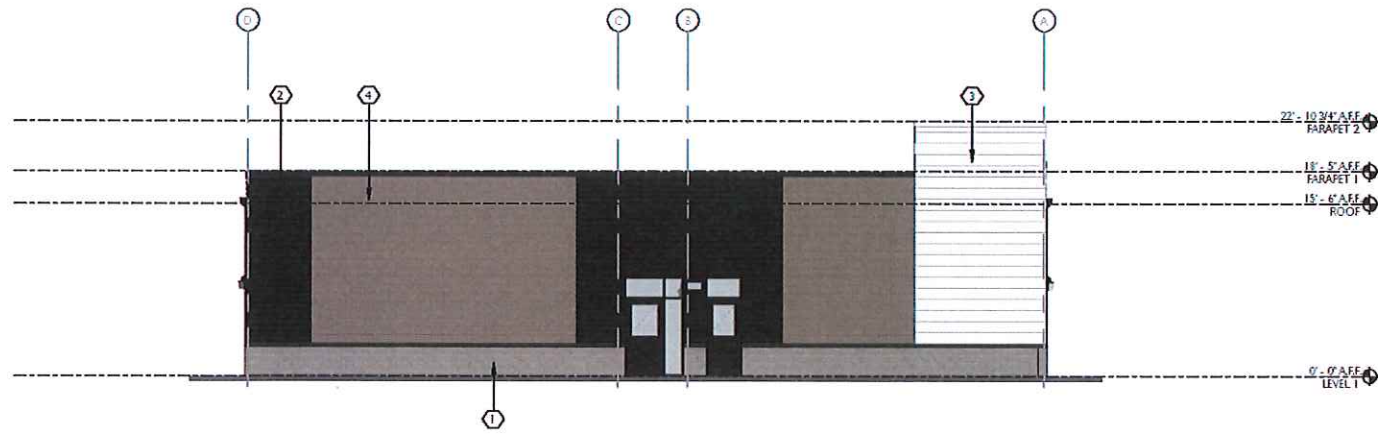
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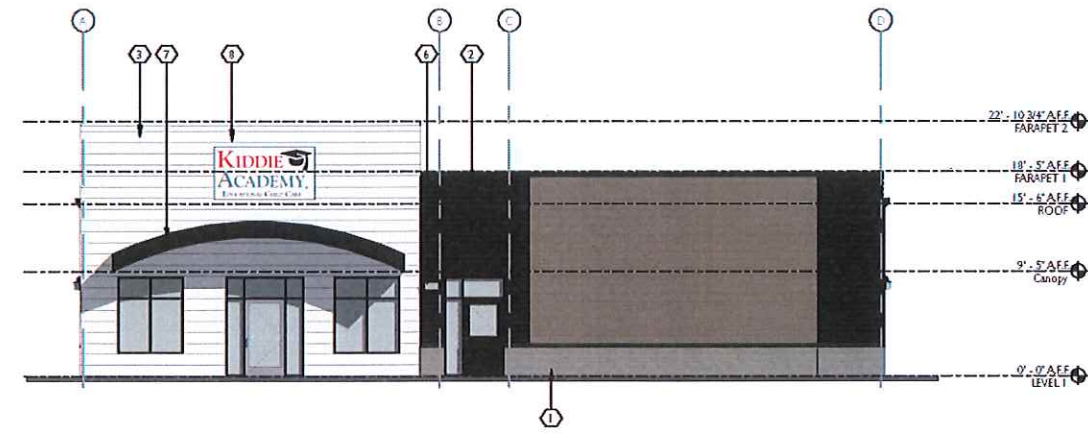
**1 BUILDING ELEVATION - NORTH**  
A2.1  
1/8" = 1'-0"



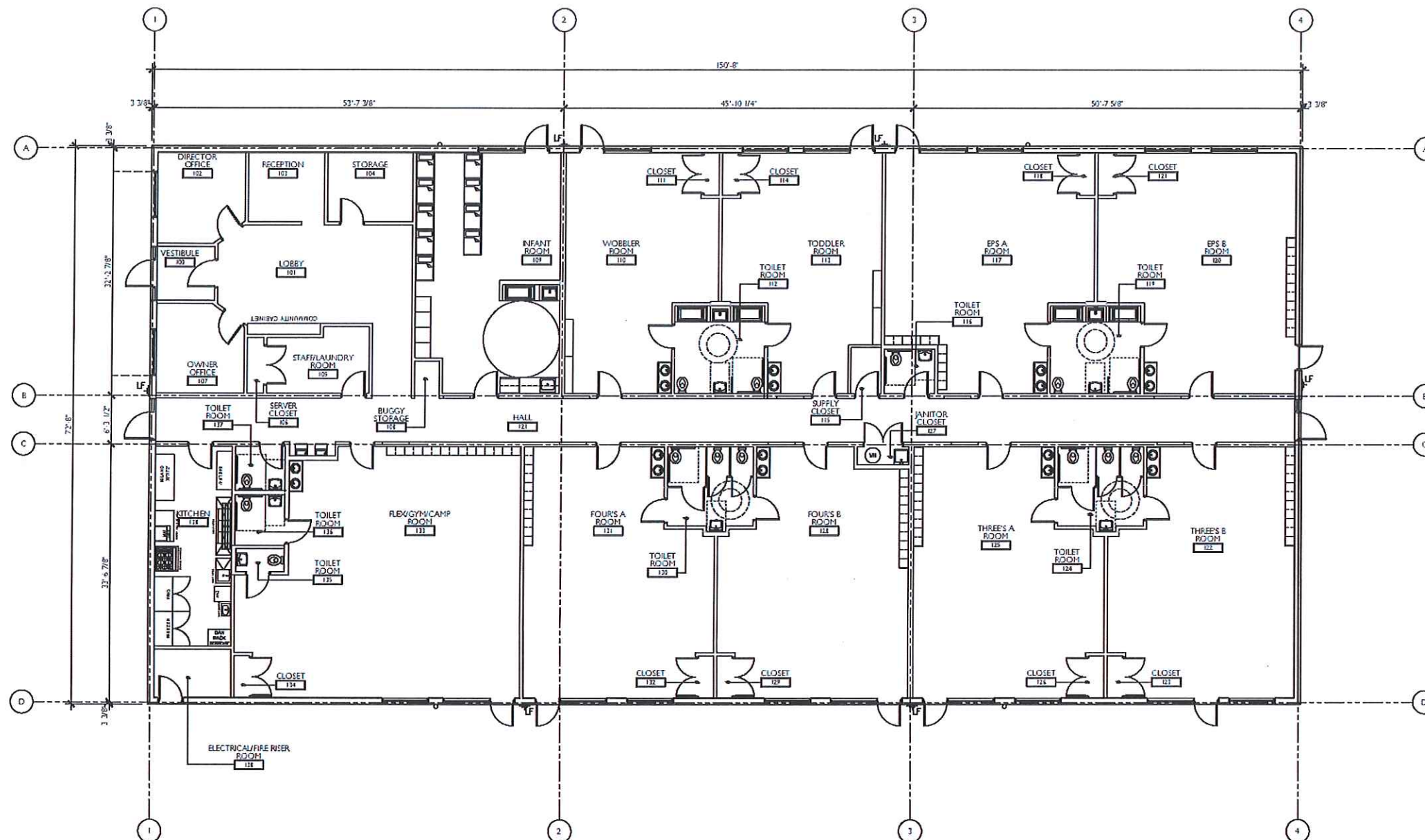
**3 BUILDING ELEVATION - SOUTH**  
A2.1  
1/8" = 1'-0"



**2 BUILDING ELEVATION - EAST**  
A2.1  
1/8" = 1'-0"



**4 BUILDING ELEVATION - WEST**  
A2.1  
1/8" = 1'-0"



**1 FLOOR PLAN**  
1/8" = 1'-0"

**FLOOR PLAN GENERAL NOTES**

APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, SPECIFICATIONS AND STANDARDS SHALL MEAN, AND ARE INTENDED TO BE, THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARD IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.

CONTRACTOR SHALL COORDINATE ANY NECESSARY TESTING AND INSPECTIONS.

ALL HARDWARE SHALL COMPLY WITH REQUIREMENTS OF THE ADA.

FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY SECTION 906, IFC, COORDINATE FINAL LOCATION WITH FIRE MARSHALL.

GLASS USED IN DOORS OR GLAZING LOCATED WITHIN A 24" ARC OF THE NEAREST VERTICAL EDGE OF A DOOR OR IN AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS

LOCATIONS SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL PER SECTION 2406, IBC.

DIMENSIONS ARE TO CENTER OF WALL AT NEW WALLS AND FACE OF WALL AT EXISTING WALLS UNLESS NOTED OTHERWISE.

GENERAL NOTES

1. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT AT LEAST TWO WEEKS PRIOR TO START OF LANDSCAPE WORK TO REVIEW PLANT SUBSTITUTIONS & JURISDICTIONAL REQUIREMENTS

PLANTING NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF CAMAS STANDARDS AND THE WASHINGTON STRUCTURAL SPECIALTY CODE.
2. VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES. PRIOR TO REMOVING ANY EXISTING FEATURES, REVIEW AND CONFIRM EXTENT OF DEMOLITION WITH OWNER'S REPRESENTATIVE.
4. PROTECT EXISTING ITEMS TO REMAIN DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN (E. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES) SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES PRIOR TO EXCAVATION. MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY.
6. REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE SITE.

7. MAINTAIN ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
8. COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE.
9. INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF CAMAS STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
10. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
11. CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION. SEE SPECS.
12. CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH, FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS. SEE SPECS.

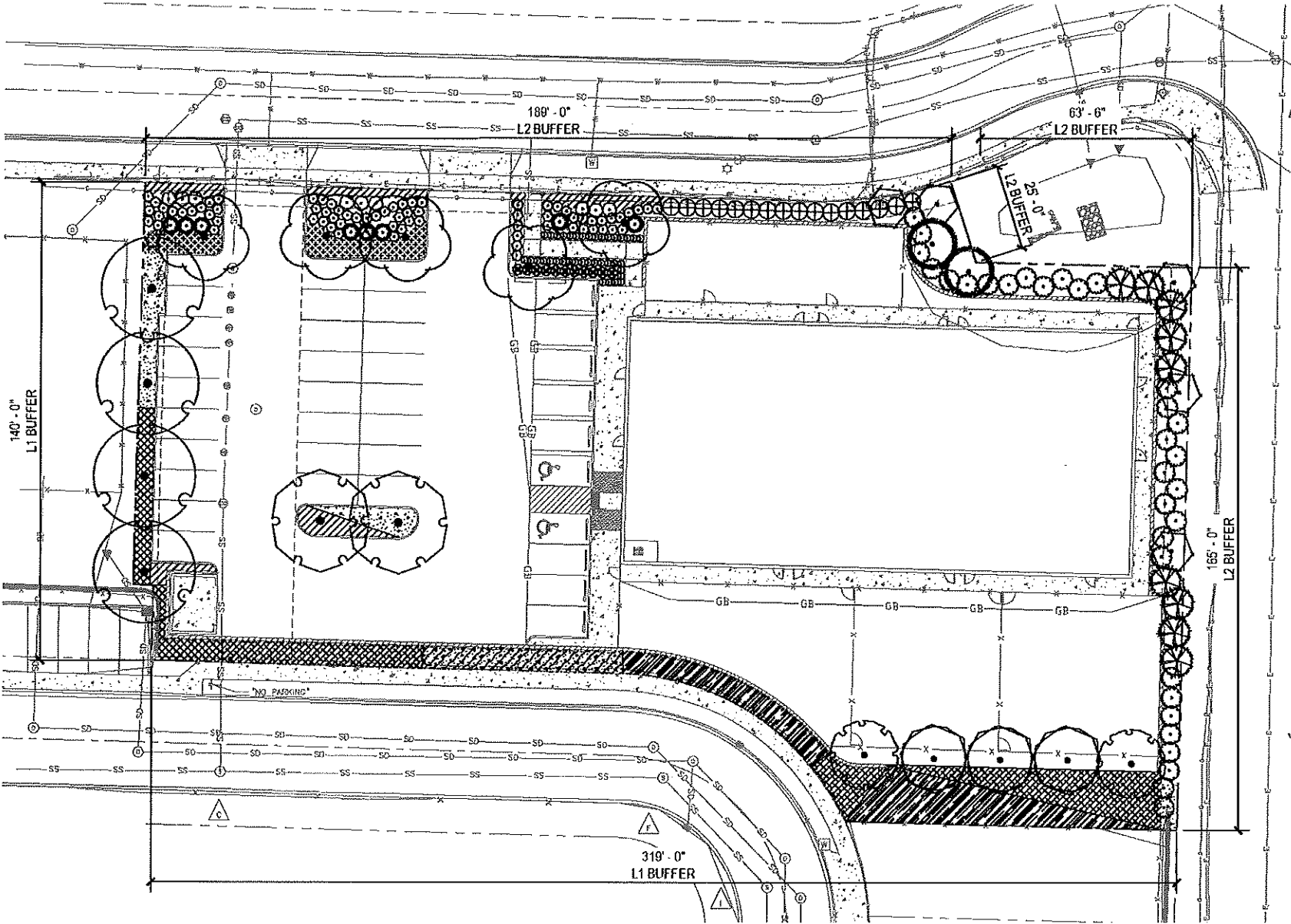
13. CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
14. ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
15. ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. SEE SPECS.
16. CONTRACTOR SHALL INSTALL RAIN SENSORS AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION.
17. CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM AND PROVIDE OWNER WITH SHOP DRAWINGS FOR APPROVAL. SEE SPECS.
18. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
19. ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

LANDSCAPE REQUIREMENTS

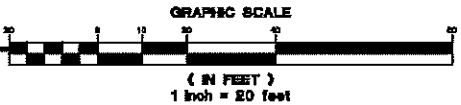
TOTAL SITE AREA	= 46,913 SF (1.08 AC)
NO EXISTING TREES ON SITE	
TREE DENSITY REQ. 20 UNITS PER ACRE	= 22 TREE UNITS
TREES PROPOSED # OF EVERGREEN TREES (REQUIREMENT)	= 25 TREE UNITS = 11 (50% OF TREE DENSITY REQUIREMENT)
PKG LOT TREES REQ. 36 PKG. SPACES	= 1 TREE PER 6 PKG. SPACES = 6 PKG. LOT TREES
20% REQUIRED EVERGREEN EVERGREEN PROPOSED	= 1 = 1
PERCENTAGE OF EVERGREEN SHRUBS & GROUND COVER PLANTINGS	= 25%
PERCENTAGE OF NATIVE PLANTINGS	= 31%
PERCENTAGE OF DROUGHT TOLERANT PLANTS	= 90%

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AD	3	ACER GRiseum	PAPERBARK MAPLE	2" CAL	
	AF	5	ACER RUBRUM 'FRANKSRED' TM DROUGHT TOLERANT	RED SUNSET MAPLE	2" CAL	
	FD	5	FAGUS SYLVATICA 'DAWYCK PURPLE'	EUROPEAN BEECH	2" CAL	
	GD	2	GYMNOCLADUS DIOICUS 'ESPRESSO' DROUGHT TOLERANT	KENTUCKY COFFEETREE	2" CAL	
	MA2	2	MAACRA AMURENSIS	AMUR MAACRA	2" CAL	
	PC	4	PRUNUS BARGENTII 'COLUMNARIS'	COLUMNAR BARGENT CHERRY	2" CAL	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	PF	2	PODUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	5 HT.	
	TH	3	THUJA PLICATA 'HOGAN'	HOGAN CEDAR	5 HT.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AC2	33	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL	
	CT	16	CEANOTHUS THYRSIFLORUS EVERGREEN NATIVE	BLUE BLOSSOM	5 GAL	
	EC	3	ELIONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	
	HP	37	HYDRANGEA ARBORESCENS 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	5 GAL	
	LE	3	LOROPETALUM CHINENSE 'PIPA'S RED'	PIPA'S RED LOROPETALUM	5 GAL	
	PH	38	PENNISETUM ALOPECUROIDES 'HAWEIN'	HAWEIN FOUNTAIN GRASS	5 GAL	
	RE	36	RHAPHROLEPIS INDICA 'CONOR' EVERGREEN DROUGHT TOLERANT	ELEANOR TASOR INDIAN HAWTHORN	5 GAL	
	RM	11	ROSA SHRUB 'MEPOQUE' TM	PINK MEILOANO ROSE	5 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	CC	149	CEANOTHUS X 'CENTENNIAL'	CENTENNIAL CEANOTHUS	1 GAL	36" o.c.
	CL	99	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL	24" o.c.
	FC	220	FRADARIA CHILDENSIS	BEACH STRAWBERRY	1 GAL	18" o.c.
	JY	143	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	CREEPING JUNIPER	1 GAL	36" o.c.
	MR	108	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	24" o.c.
	RH	45	ROSARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	36" o.c.
	RP2	124	RUBUS CALYCHOIDES 'EMERALD CARPET'	CREEPING RASPBERRY	1 GAL	24" o.c.



NORTH  
LANDSCAPE PLAN  
SCALE 1" = 20'



**AAI**  
**ENGINEERING**  
4875 SW Griffin Drive Suite 300 Beaverton, OR 97005  
503 623 3030 tel / 503 623 9539 fax / www.aaieng.com

KIDDIE ACADEMY - CAMAS  
CAMAS, WASHINGTON

SHEET TITLE

LANDSCAPE  
PLAN

DATE: 08/20/2019

DRAWN: JUS

CHECKED: NWS

REVISIONS:

ALL DIMENSIONS IN  
FOOT. ALL RIGHTS RESERVED

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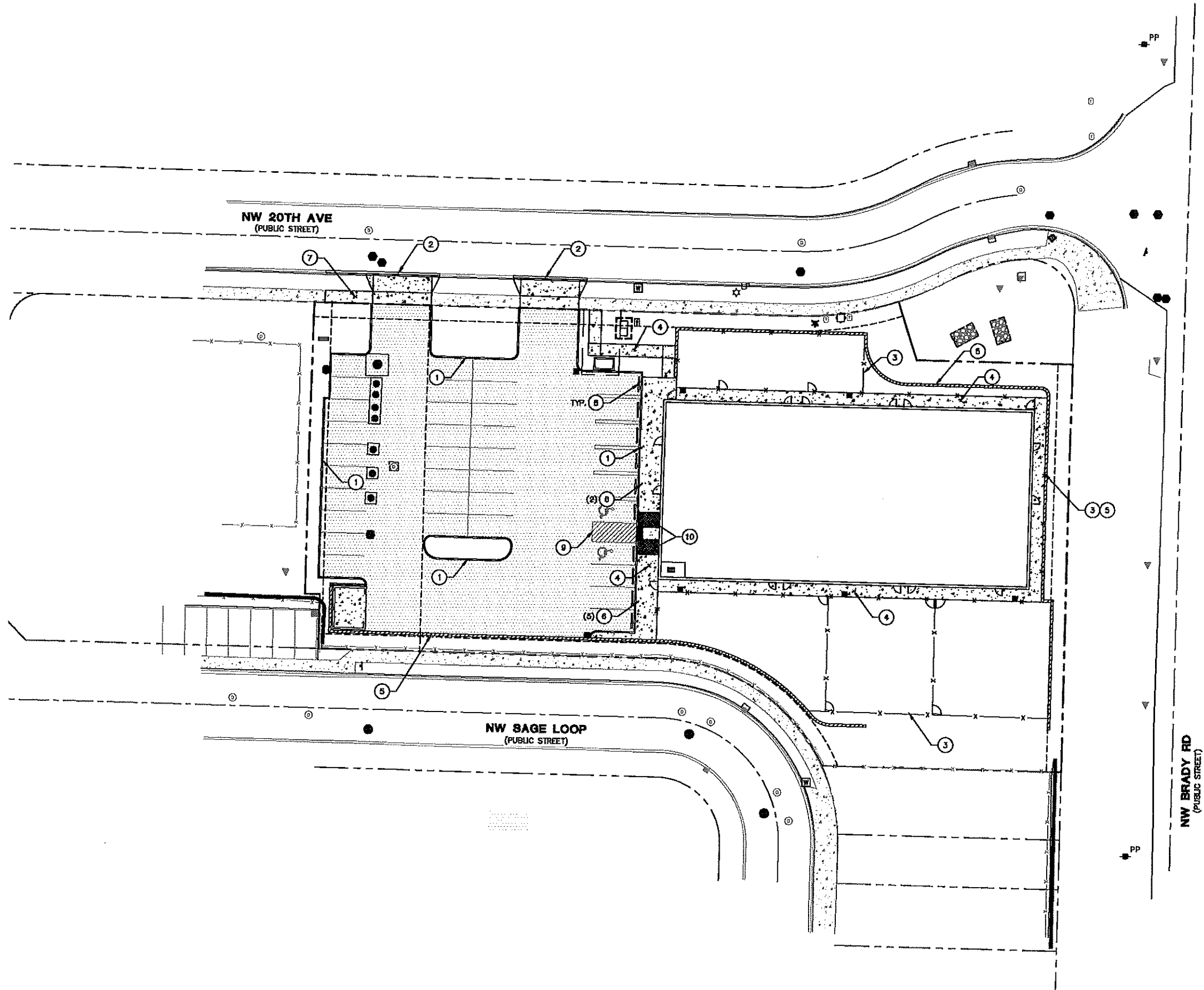
SHEET NUMBER

L1.0

JOB NUMBER: A19133.10

10/15/2019 DO SUBMITTAL

F:\2019\A19133.10 - Kiddie Academy - Camas - Civil\Civil\_Cad\Sheets\Units\19133.C10.dwg : Oct. 9, 19 - 4:41 PM jwmsf



#### SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.

#### CONSTRUCTION NOTES

1. INSTALL STANDARD CURB PER DETAIL 2/C4.1.
2. INSTALL DRIVEWAY PER CITY OF CAMAS STANDARD DETAIL ST17/C4.3.
3. INSTALL SITE FENCING. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
4. INSTALL PRIVATE SIDEWALK PER DETAIL 1/C4.1.
5. INSTALL RETAINING WALL. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
6. INSTALL BOLLARD PER DETAIL 6/C4.1.
7. INSTALL PUBLIC SIDEWALK PER CITY OF CAMAS STANDARD DETAIL ST18/C4.3.
8. INSTALL WHEEL STOP PER DETAIL 7/C4.1.
9. ADA PARKING STRIPING PER DETAIL 4/C4.1.
10. ADA RAMP PER DETAIL 8/C4.1.

#### LEGEND

PROPERTY LINE

CONCRETE SIDEWALK SURFACING PER DETAIL 1/C4.1

ASPHALT SURFACING PER DETAIL 5/C4.1



**AAI ENGINEERING**  
4875 SW Griggs Drive | Suite 300 | Beaverton, OR 97005  
503.620.3030 | 503.620.5539 | Fax | www.aaieng.com

## KIDDIE ACADEMY - CAMAS

CAMAS, WASHINGTON

SHEET TITLE

HARDSCAPE PLAN

DATE: 08/20/2019

DRAWN: JWS

CHECKED: NWS

REVISIONS:

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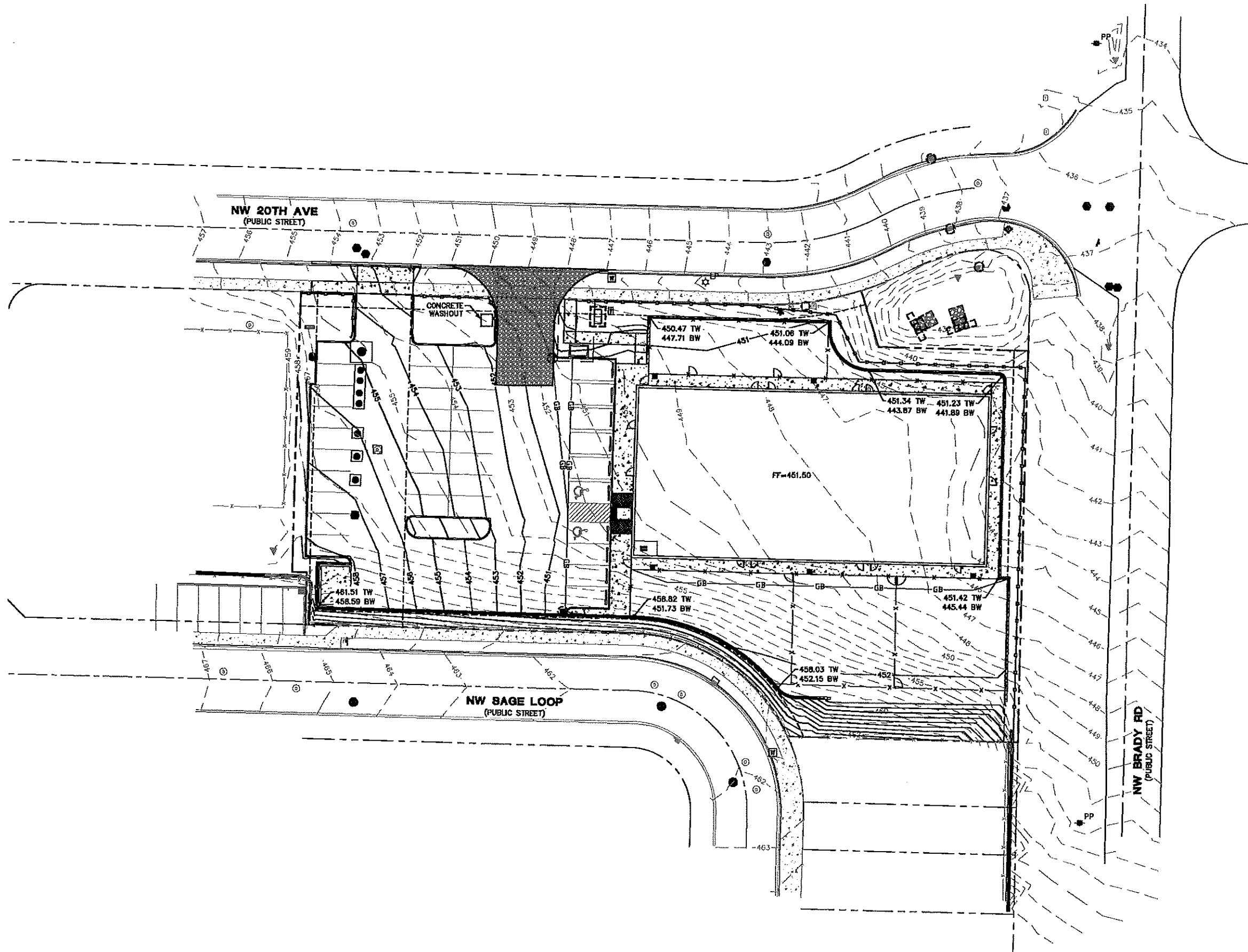
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SHEET NUMBER

# C1.0

JOB NUMBER: A19133.10

10/15/2019 - NO SUBMITTAL



#### SHEET NOTES

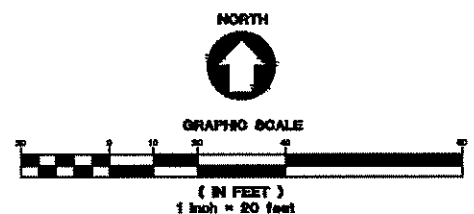
1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
3. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2X IN ANY DIRECTION.
4. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
5. ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
6. FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
7. GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

#### GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
XX.XX	SPOT ELEVATION
XX	DESCRIPTION LISTED BELOW.
BS	BOTTOM OF STAIRS
BW	FINISHED GRADE AT BOTTOM OF WALL
DS	DOOR SILL
EX	EXISTING GRADE
FF	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G	GROUND
SW	SIDEWALK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF STAIRS
TW	FINISHED GRADE AT TOP OF WALL

#### LEGEND

EXISTING CONTOUR MINOR	--- 102 ---
EXISTING CONTOUR MAJOR	--- 100 ---
PROPOSED CONTOUR MINOR	--- 102 ---
PROPOSED CONTOUR MAJOR	--- 100 ---
GRADE BREAK	--- 102 ---
SEDIMENT FENCE PER DETAIL 5/C4.0	--- 102 ---
INLET PROTECTION PER DETAIL 3/C4.0	--- 102 ---
BIOBAGS PER DETAIL 2/C4.0	--- 102 ---
CONSTRUCTION ENTRANCE PER DETAIL 4/C4.0	--- 102 ---
CONCRETE WASHOUT PER DETAIL 1/C4.0	--- 102 ---



## KIDDIE ACADEMY - CAMAS

SHEET TITLE

GRADING PLAN

DATE: 08/20/2019

DRAWN: JUS

CHECKED: NWS

REVISIONS:

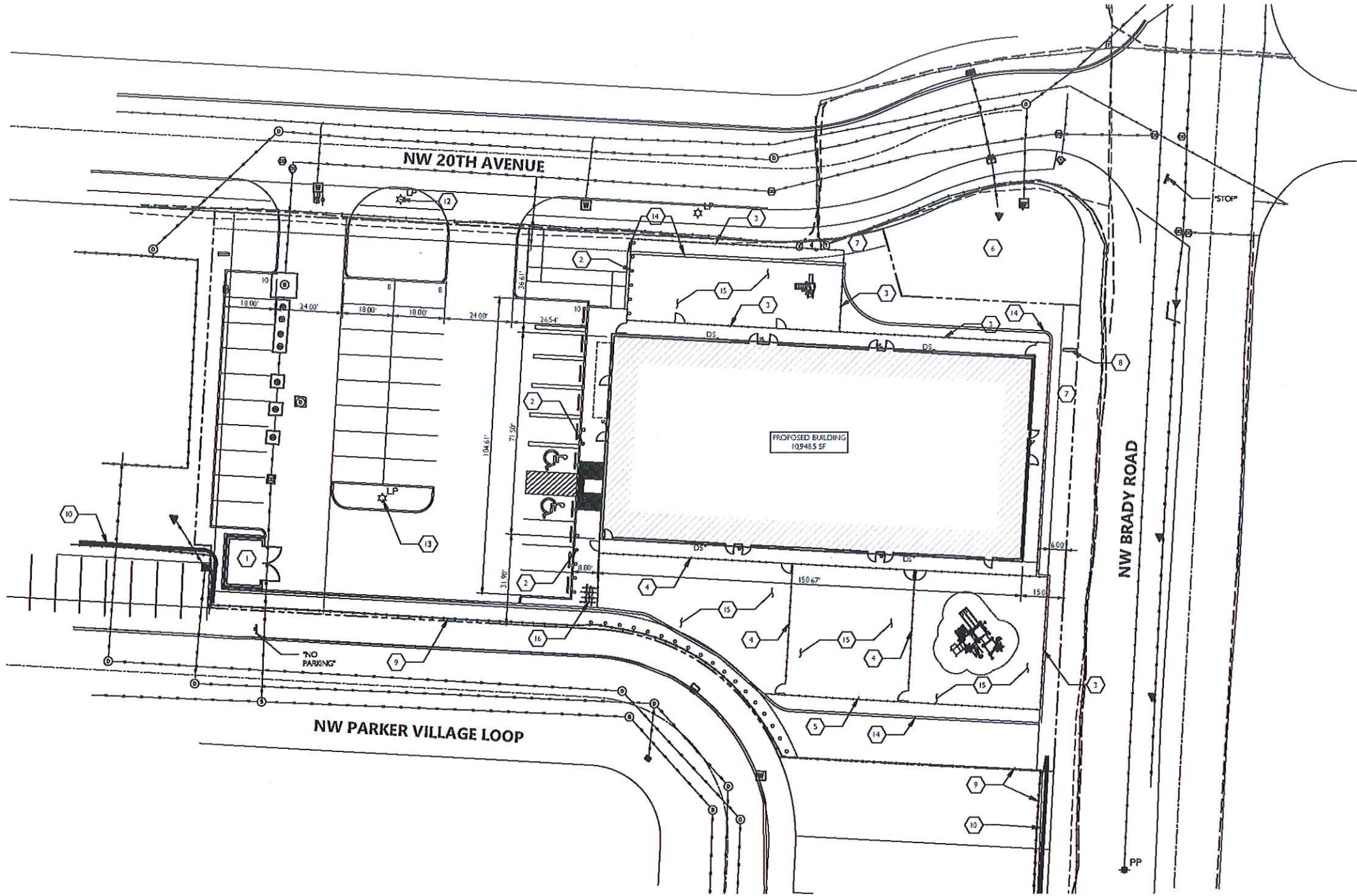
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SHEET NUMBER

# C2.0

JOB NUMBER: A19133.10



NORTH  
1  
A0.1  
SITE PLAN  
1" = 20'-0"

KEYNOTES

- |    |                                   |    |                         |
|----|-----------------------------------|----|-------------------------|
| 1  | TRASH ENCLOSURE                   | 12 | RELOCATED STREET LIGHT  |
| 2  | BOLLARD                           | 13 | NEW LIGHT MOUNTED LIGHT |
| 3  | 5'-0" HIGH DECORATIVE FENCE       | 14 | RETAINING WALL          |
| 4  | 4'-0" HIGH VINYL CHAIN LINK FENCE | 15 | OUTDOOR PLAY AREA       |
| 5  | 5'-0" HIGH CHAIN LINK FENCE       | 16 | BIKE PARKING            |
| 6  | (E) DETENTION POND                |    |                         |
| 7  | (E) 6'-0" UTILITY EASEMENT        |    |                         |
| 8  | MONUMENT SIGN                     |    |                         |
| 9  | (E) 6'-0" VINYL FENCE             |    |                         |
| 10 | (E) KEYSTONE BLOCK WALL           |    |                         |
| 11 | (E) BLOCK WALL                    |    |                         |

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- TYPICAL CURB RADIUS = 3' UNLESS NOTED OTHERWISE.
- PRIOR TO SITE CLEARING, GRADING OR CONSTRUCTION IN THE VEGETATED CORRIDOR, WATER QUALITY AND SENSITIVE AREAS SHALL BE SURVEYED, STAKED AND TEMPORARILY FENCED. VEGETATED CORRIDOR SHALL REMAIN FENCED AND UNDISTURBED DURING CONSTRUCTION.

LEGAL DESCRIPTION

PROPERTY IDENTIFICATION NUMBER: 986038701

ABBREVIATED DESCRIPTION: PARKER VILLAGE PH LOT 61 311823  
CLATSOP COUNTY WASHINGTON

SITE AREA:	
BUILDING COVERAGE:	10,948.5 SF, 23.3%
IMPERVIOUS SURFACE (NOT INCL. BUILDING):	18,465.5 SF, 40.4%
LANDSCAPE AREA:	
LANDSCAPING (NOT INCL. PLAY AREA):	8,612 SF, 18.3%
PLAY YARD:	8,476 SF, 18.0%
TOTAL SITE AREA:	46,972 SF (1.06 ACRES)

PARKING PROVIDED:		
TYPE	SIZE	# PROVIDED
STANDARD	9' X 18'	34 STALLS
HVC ACCESSIBLE	9' X 18'	2 STALLS
TOTAL PROVIDED PARKING:		36 STALLS

LEGEND

- FIRE HYDRANT
- POWER POLE / LIGHT POLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SANITARY LATERAL
- STORM DRAIN MANHOLE
- WATER METER
- WATER RISER
- CURB INLET
- CLEAN OUT
- ELECTRICAL PANEL
- COMMUNICATIONS RISER
- ACCESS LID
- CULVERT INVERT
- FAD-MOUNTED TRANSFORMER
- SGN "AS-NOTED"
- EXISTING
- DOWNSPOUT
- BUILDING MOUNTED LIGHT FIXTURE
- ACCESSIBLE PARKING
- PROPERTY BOUNDARY
- PROPERTY EASEMENT

PRELIMINARY  
PLAN ONLY-NOT  
FOR  
CONSTRUCTION

1. 10.10.2019 SITE PLAN REVIEW  
2. 10.10.2019 DESIGN REVIEW

CIDA  
ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS  
15815 SW 72ND AVE SUITE 100  
PORTLAND, OREGON 97224  
TEL: 503.224.1283  
FAX: 503.224.1270  
WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:  
KIDDIE ACADEMY - CAMAS  
CAMAS, WASHINGTON

SITE PLAN

A0.1

190019.01

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Community Development Department  
616 NE Fourth Avenue  
Camas, WA 98607  
(360) 817-1568

**STAFF REPORT**  
**Design Review Application for Vutukuri Duplex**  
**City File No. DR19-08**

---

**TO:** Design Review Committee  
**FROM:** Madeline Sutherland, Assistant Planner  
**APPLICANT:** Tony Marnella  
**LOCATION:** 1213 NW Benton Street  
Camas, WA 98607  
Parcel No. 82973000

**APPLICABLE LAW:** The application was submitted on August 30, 2019. 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 (2016); and CMC Chapter 18.55 Administration and Procedures; and RCW 58.17.

**BACKGROUND:**

The Vutukuri duplex is located on approximately 0.11 acres of single-family (R-7.5) zoned property at 1213 NW Benton Street. The applicant is currently seeking design review approval for the construction of a duplex residential building. Each residential unit contains a single car garage accessed at the front of the building, with additional parking provided on the driveway. Landscaping is provided on site.

The project area is bordered on each side by single-family residential homes. Existing plex's are located within the project vicinity.

**PURPOSE:**

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must consider the general design review standards (CMC Chapter 18.19.050.A and the Camas Design Review Manual "DRM" pages 4-7), along with the the specific standards for multi-family (CMC Chapter 18.19.050.B.3.c and the DRM page 19); which are included in the enclosed Design Review Checklist.

**STANDARD AND MULTI-FAMILY DESIGN PRINCIPLES AND GUIDELINES:**

The standard and multi-family principles are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the

proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.**

**RECOMMENDATION:**

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



Community Development Department  
616 NE Fourth Avenue  
Camas, WA 98607

## Design Review Checklist for (DR19-08) Vutukuri Duplex

The purpose of this sheet is to provide a simplified and expedited review of the design review principles 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 “comply” with the standards and thus be generally consistent with the overriding principles. [Yes = In Compliance; No = Not In Compliance; NA = Not Applicable]

### Standard Principles and Guidelines

ARCHITECTURE				
Yes	No	NA	Principles and Guidelines	Comments
			Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality.	
			Buildings walls or fences visible from roadways are articulated in order to avoid a blank look.	
			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.	
LANDSCAPING AND SCREENING				
Yes	No	NA	Principles and Guidelines	Comments
			Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible.	
			Trees planted along streetscapes with overhead power lines include only those trees identified on the City’s Tree list.	
			Landscaping, including trees, shrubs, and vegetative	

## DESIGN REVIEW CHECKLIST

			groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including parking.	
			Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	
			Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit.	
			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 do 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.	
			Outdoor furniture samples are consistent with the overall project design.	
			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 outcroppings, forested areas and water bodies are retained.	
<b>HISTORIC AND HERITAGE PRESERVATION</b>				
<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Principles and Guidelines</b>	<b>Comments</b>
			The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project promote the historic heritage of the site or surrounding area.	

## DESIGN REVIEW CHECKLIST

### Specific Principles and Guidelines

MULTI-FAMILY				
Yes	No	NA	Principles and Guidelines	Comments
<b>1. DUPLEX, TRIPLEX &amp; FOUR-PLEX</b>				
			Attached garages account for less than 50% of the front face of the structure (as measured by lineal footage).	
			Garages visible from the street are articulated by architectural features, such as windows, to avoid a blank look.	
			Buildings provide a complementary façade that faces the public right of way, and is the primary entrance to a unit or multiple units, unless impracticable.	

The proposed duplex meets the design review standards under the CMC 18.19.050 (A) and Standard Principals CMC 18.19.050 (B)(3)(c):

A. Design Review:

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

The landscaping is designed to integrate the new duplex into the neighborhood. The existing laurel hedge on the north side of the lot will be preserved and the large deciduous tree immediately south of the SE corner overhangs the lot. With the current landscape design, the subject duplex will sit within the existing landscape with the landscape being added to the front yards will blend well.

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

The existing laurel hedge on the north side of the lot will be preserved and the large deciduous tree immediately south of the SE corner overhangs the lot. With the current landscape design, the subject duplex will sit within the existing landscape. There are no significant natural features on the subject property

- 3) *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.*

The design of the new duplex incorporates architectural features of the turn of the century homes in the neighborhood such as board and batt. This is a panelize styled feature and it will blend seamlessly into the overall exterior detailing.

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

The design of the new duplex incorporates architectural features of the turn of the century homes in the neighborhood such as: board and batt, covered porches, 4" wide trim around windows/doors and dormer detail at 2<sup>nd</sup> floor.

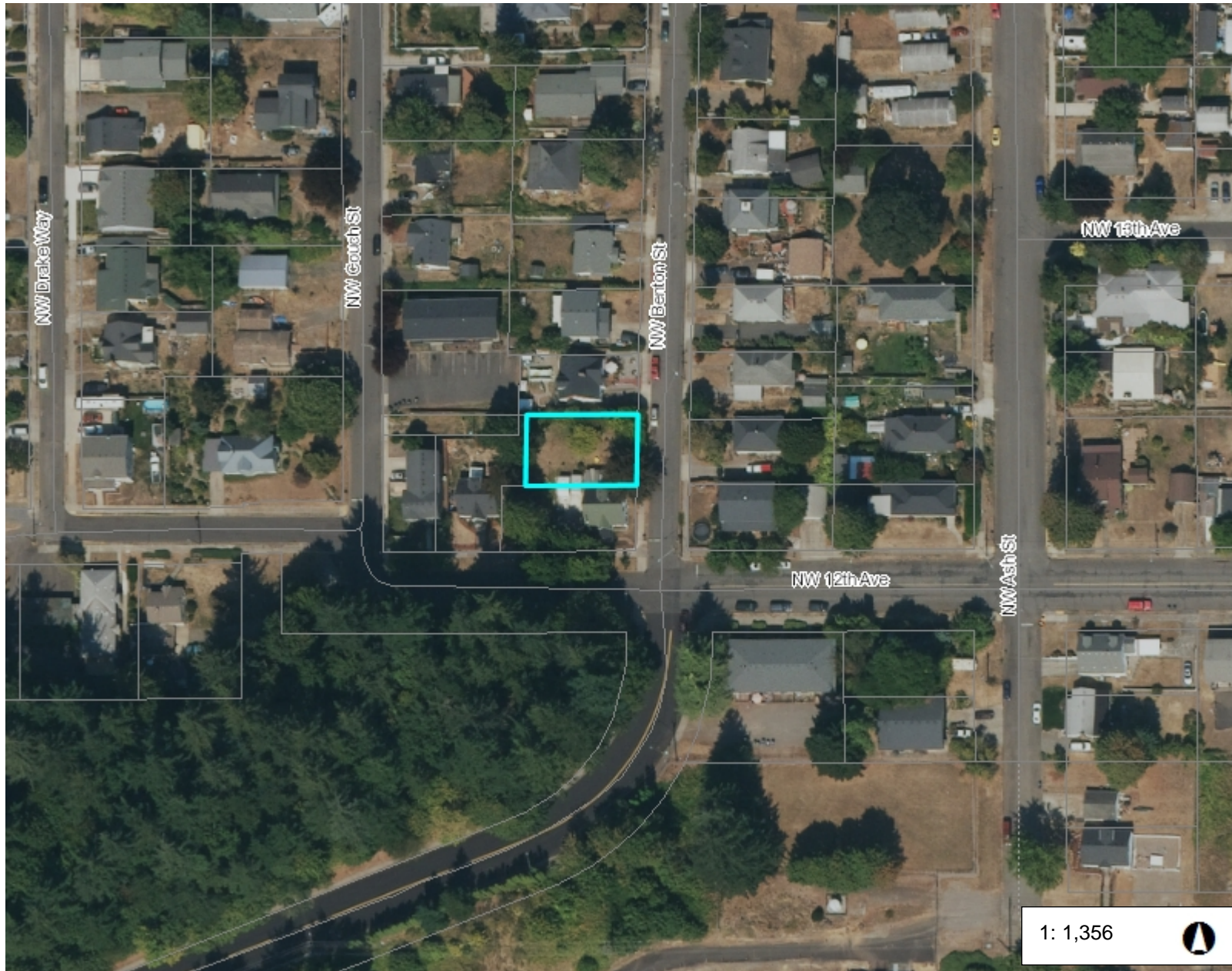
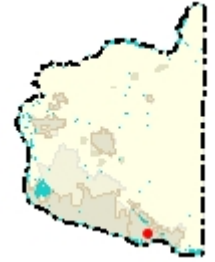
B. Standard Principals, Duplex, Triplex and Fourplex:

- 1) *Garages shall account for less than fifty percent 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*

The garages of the new duplex face the street and meet the above standard. Windows will be in the carriage style garage doors and the front porches are forward of the garage face with posts overlapping the inside corner of the garage. This is an added element that softens the garage face.



# Vicinity Map



## Legend

- ☐ Taxlots
- All Roads**
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

## Notes:

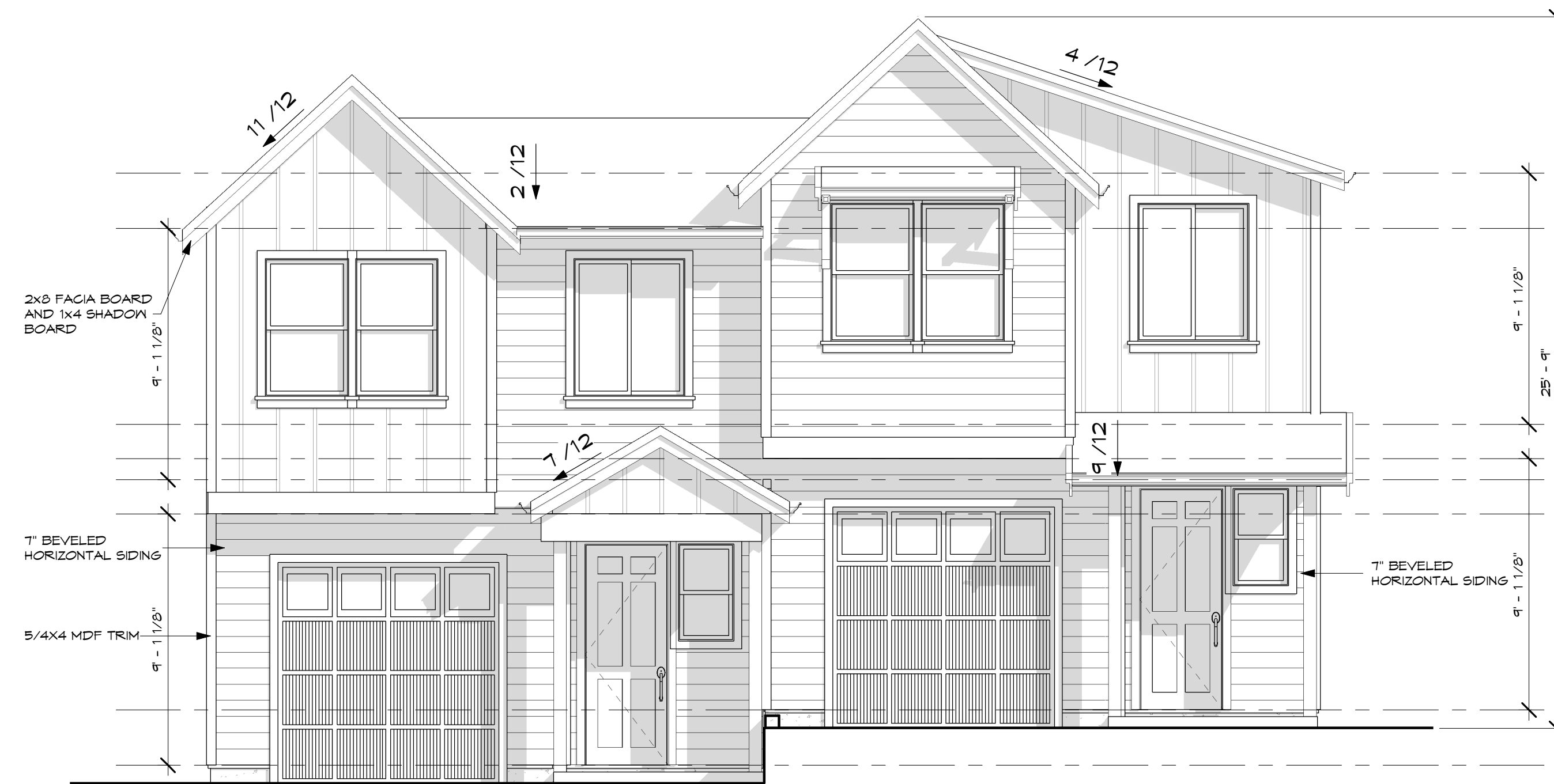
225.9 0 112.97 225.9 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

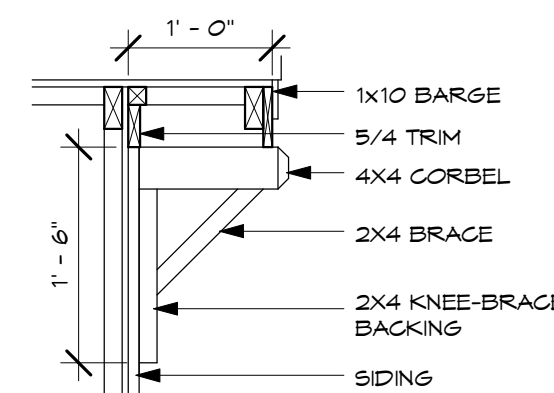
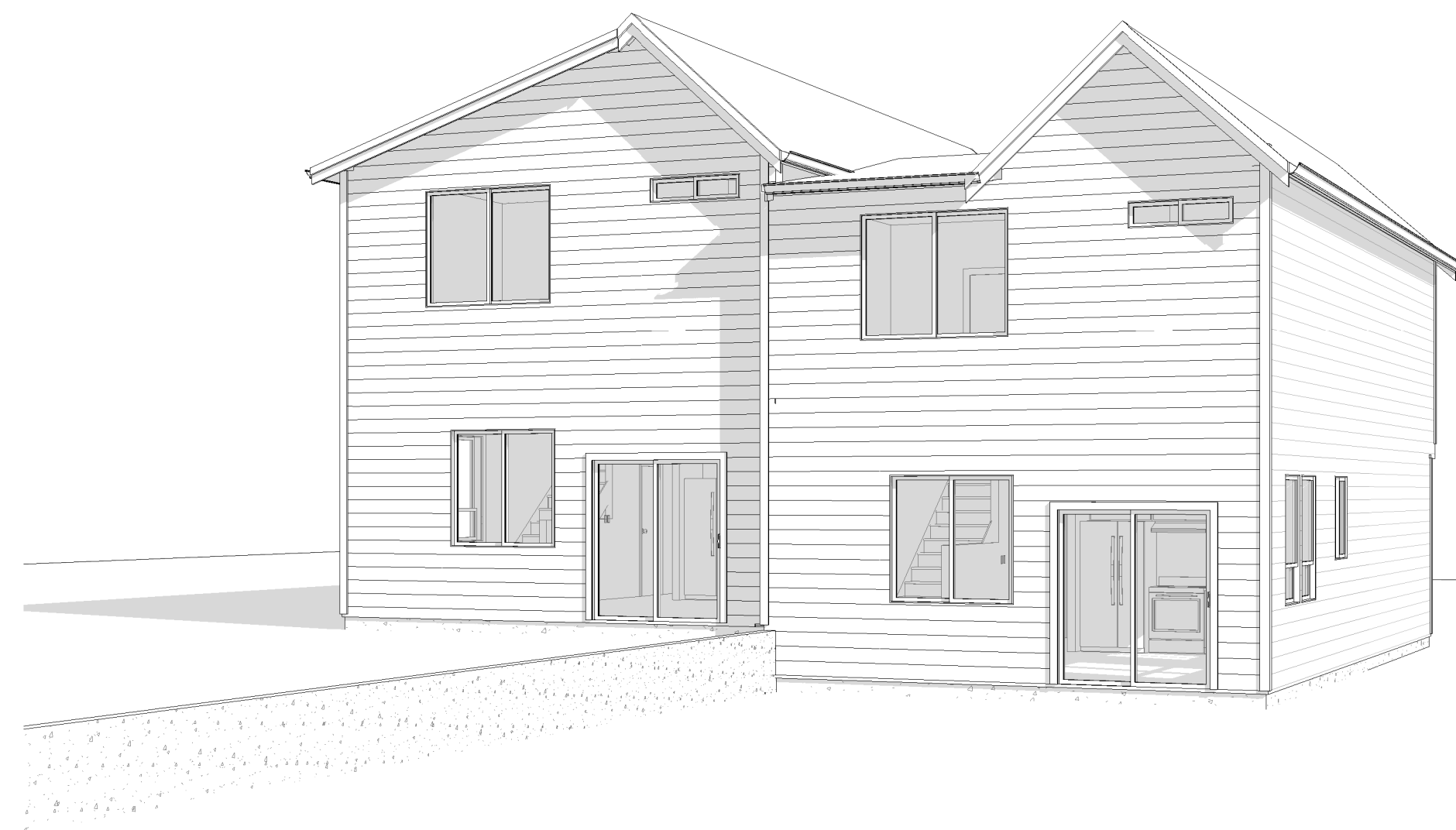
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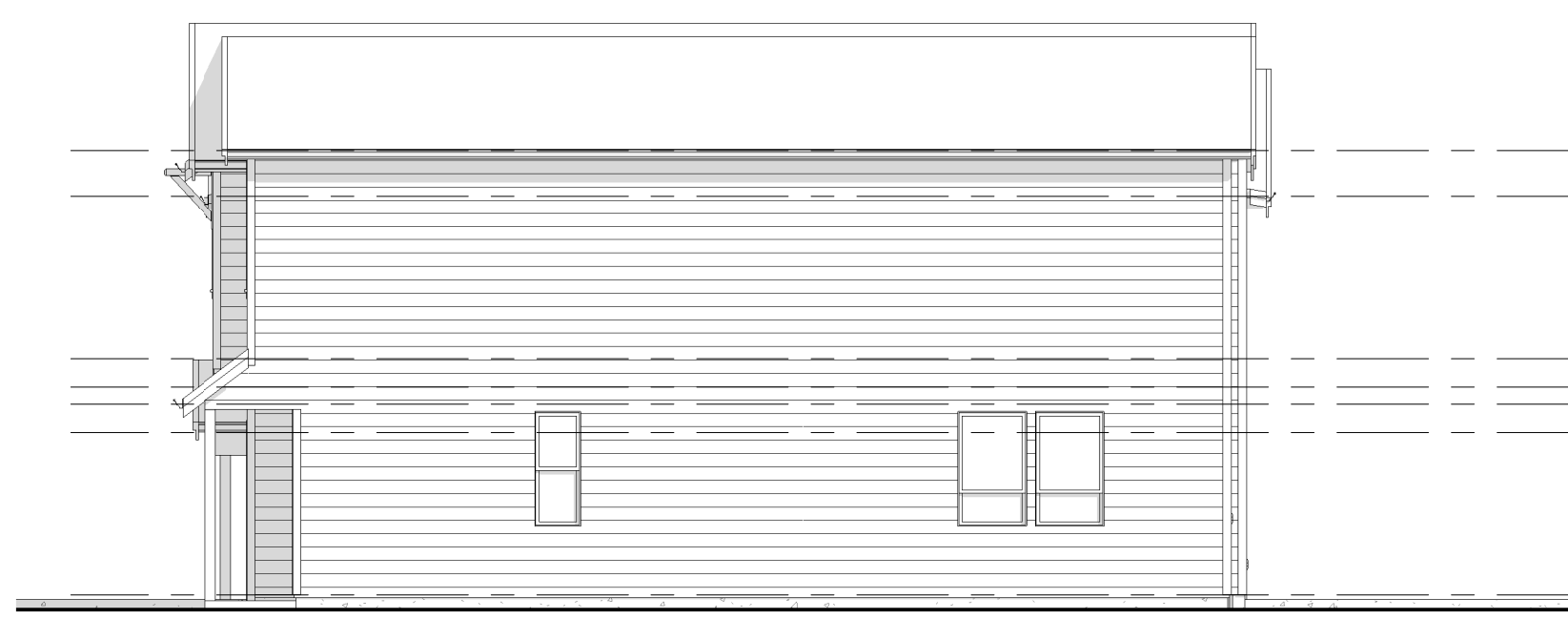
Front Elevation  
1/4" = 1'-0"



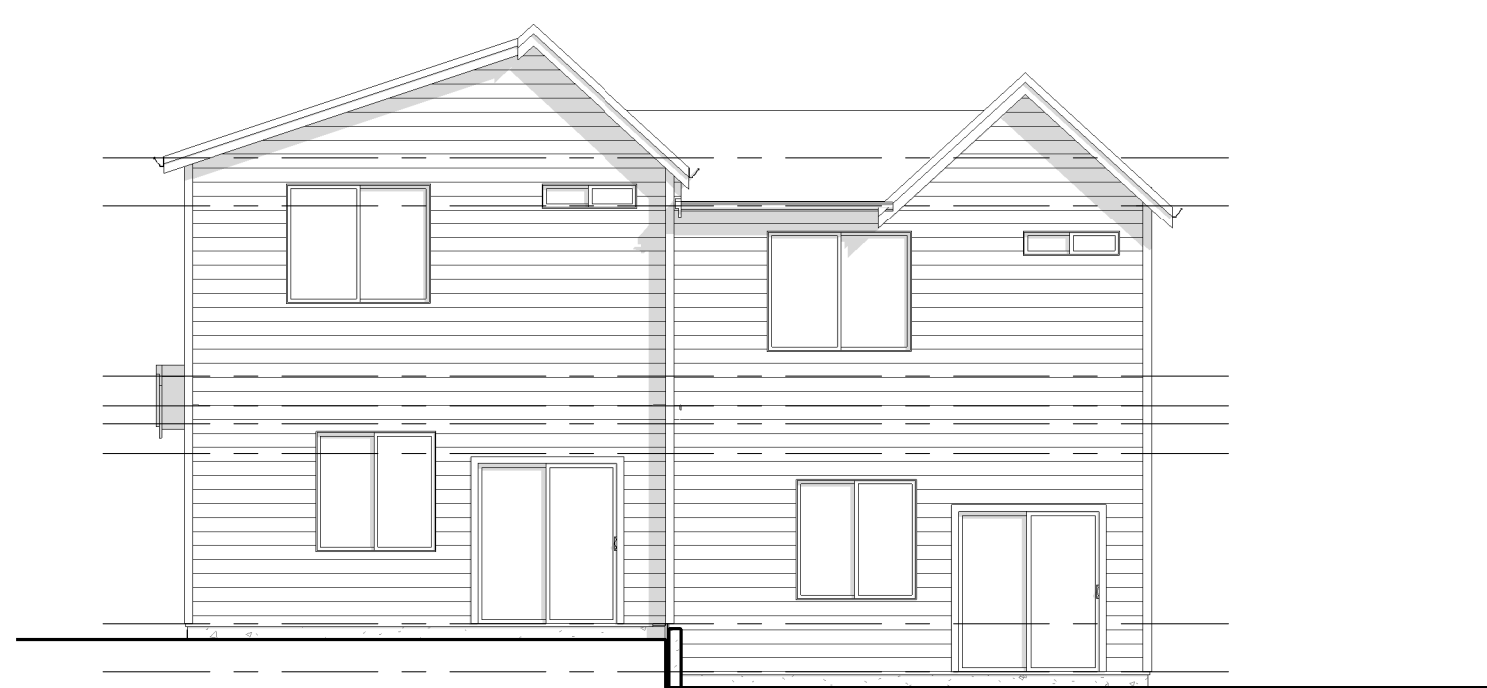
Knee Brace Detail  
3/4" = 1'-0"

SIDING TAKEOFF	
Material: Name	Material: Area
1" LAP SIDING STD	2103 SF
BOARD & 1x2 BATT @ 16" O.C.	193 SF

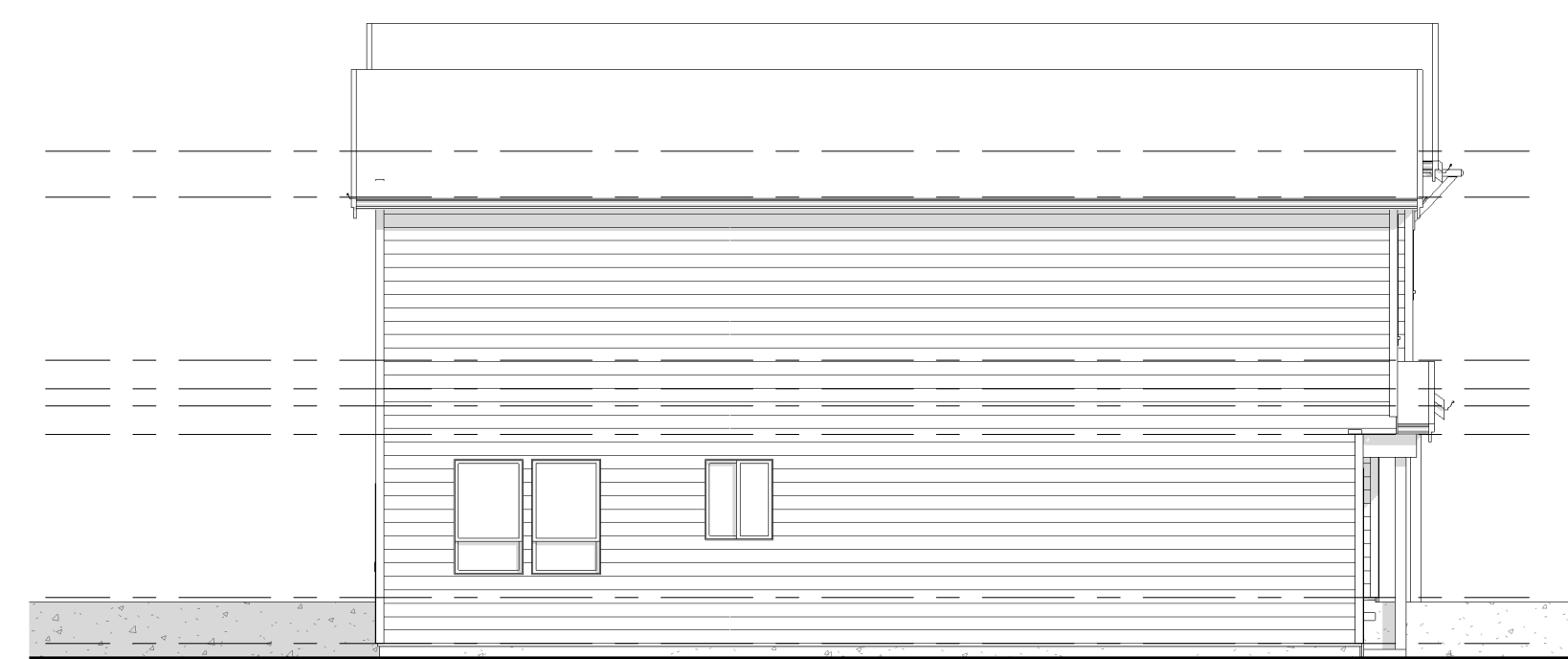
FASCIA SCHEDULE	
Type	Length
Fascia COMBO 1x8 IV 1x4	110' - 11 105/120"



Left Elevation  
1/8" = 1'-0"



Rear Elevation  
1/8" = 1'-0"



Right Elevation  
1/8" = 1'-0"

1. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF LOCAL BUILDING CODE, ONE AND TWO FAMILY DWELLING CODES AND ALL OTHER GOVERNING CODES, LAWS AND REGULATIONS.

2. SITE/CONSTRUCTION DOCUMENTS AND CONSTRUCTION PHASE: CONTRACTOR SHALL NOT SCALE THE DRAWINGS, OR DETAILS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOBSITE. NOTIFY DESIGN AGENCY IN WRITING OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS IN THE CONSTRUCTION DOCUMENTS. ADDITIONAL DESIGN INFORMATION/SPECIFICATIONS ARE NEEDED FOR PROPER EXECUTION OF THE WORK. ALSO NOTIFY DESIGN AGENCY IN WRITING IF THERE ARE ANY CORRECTIONS OR CHANGES TO BE MADE TO THE CONSTRUCTION DOCUMENTS REQUIRED BY THE PLANNING/BUILDING DEPARTMENT OFFICIALS. PLANS CORRECTION LIST OR COMMENTS FROM THE PLANNING/BUILDING DEPARTMENT OFFICIALS MUST BE OBTAINED BEFORE PROCEEDING WITH THE WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, INCLUDING ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS.

4. MECHANICAL AND ELECTRICAL WORK IS ON A CONTRACTOR DESIGN/BUILD BASIS. COORDINATE ALL ARCHITECTURAL AND STRUCTURAL WORK WITH MECHANICAL AND ELECTRICAL REQUIREMENTS.

5. ALL DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS TO BE 26 STUDS AT 16" O.C., ALL INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.

6. COORDINATE ALL ITEMS NOT SHOWN OR NOTED WITH OWNER AND/OR DESIGNER, INCLUDING BUT NOT LIMITED TO FINISHES, DOORS, CABINETS, HARDWARE, ETC.

7. SEAL OR WEATHER STRIP ALL EXTERIOR OPENINGS AND PENETRATIONS IN MANNER TO PREVENT OUTSIDE AIR INFILTRATION AND MOISTURE FROM ENTERING STRUCTURAL AND OCCUPIED SPACES, INCLUDING AROUND PLUMBING AND ELECTRICAL LINES AND EQUIPMENT PASSING THROUGH WALLS, GUTTERS, DOWNSPUTS, ETC..

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MANUFACTURER'S PRINTED INSTRUCTIONS, SPECIFICATIONS AND INSTALLATION DETAILS THE INSTALLATION OF ALL BUILDING PRODUCTS (INTERIOR AND EXTERIOR), FIXTURES, EQUIPMENT, ETC., OR FOLLOW THE INDUSTRY STANDARD DETAILS FOR ALL THE CONDITIONS NOT SHOWN ON THE DRAWINGS FOR PROPER EXECUTION OF THE WORK. IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, THE DESIGN AGENCY SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND PERMITS. REQUEST OF THE GENERAL CONTRACTOR OR OWNER FOR PROPER EXECUTION OF THE WORK.

THE DESIGNER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER CONTRACT FOR CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

THE DESIGNER DOES NOT RECOMMEND OR SPECIFY USE OF ANY TYPE OF "STUCCO PRODUCTS" OR EXTERIOR INSULATED AND FINISH SYSTEM "E.I.F.S." FOR THE EXTERIOR OF THE HOUSE. THE DESIGNER WILL NOT BE LIABLE FOR ANY KIND OF DAMAGES TO THE BUILDING (STRUCTURAL OR COSMETIC) IF THE OWNER OR THE CONTRACTOR DECIDE TO USE SUCH PRODUCTS.

1. MINOR DIMENSIONS & ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR.
2. WINDOWS THAT ARE BOTH WITHIN 24 INCHES OF A DOOR IN A CLOSED POSITION AND WITHIN 60 INCHES OF THE FLOOR SHOULD BE TEMPERED.
3. WINDOWS IN ENCLOSURES FOR BATHTUBS, SHOWERS, HOT TUBS, HYDROPOLBS, SAUNAS AND STEAM ROOMS WHERE THE GLASS IS WITHIN 60 INCHES ABOVE A DRAIN INLET SHOULD BE TEMPERED.
4. WINDOWS WITH A PANE LARGER THAN NINE SQUARE FEET, HAVING A BOTTOM EDGE CLOSER THAN 18 INCHES TO THE FLOOR AND A TOP EDGE HIGHER THAN 36 INCHES ABOVE THE FLOOR SHOULD BE TEMPERED.
5. FIREBLOCK ALL PLUMBING PENETRATIONS AND STAIR RUNS
6. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
7. TOP OF HANDRAILS SHALL BE PLACED AT 38" ABOVE THE NOSING OF STAIRS. ALONG THE NOSING OF TREADS AND LANDINGS, HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE HANDRIP PORTION SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. PROTRUSION FROM THE HANDRAIL SHALL NOT BE MORE THAN 1/2" FROM THE HANDRAIL SURFACE TO THE WALL. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.
8. PREFABRICATED FIREPLACES, CHIMNEYS AND RELATED COMPONENTS TO BEAR U.L. OR I.C.B.O. SEAL OF APPROVAL AND TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
9. ELEV. OF FLOOR OR LAND 1 1/2" MAX (OR 75/4" MAX FOR INSURING DR.) BELOW THRESHOLD IS READ FROM THE REIGD EXT. DOOR. WHERE DOOR IS NOT THE REIGD EXT. DOOR A STAIRWAY OR PASSAGEWAY IS NOT PERMITTED WHERE DOOR DOES NOT SWING OUTSIDE.

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE TO BE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE VENTS; THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION.

1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE FIN. F.L.R.

2. ALL WINDOWS WITHIN 19 IN. OF THE FLOOR, AND WITHIN 12 IN. OF ANY DOOR ARE TO HAVE TEMPERED GLASS.

3. GLASS LIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLAS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

4. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

5. GLASS DOORS TO BATHROOMS AND KITCHENS ARE TO BE DOUBLE GLAZED. ALL GLASS DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING PROVIDED. IN DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54 - 66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

6. ALL SHEDS ARE TO BE PROVIDED FOR LOCATION TO HOUSE ELECTRICAL SYSTEM AND INTER-CONNECT EACH ONE, SO THAT, WHEN ANY ONE IS TRIPPED, THEY WILL ALL SHUT.

7. PROVIDE COMBUSTION AIR VENTS (IV SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLUE.

8. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

9. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE 6 F.F. OR 6 F.I.F. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

MAIN FLOOR	=	594	SQ. FT.
UPPER FLOOR	=	833	SQ. FT.
TOTAL	=	1427	SQ. FT.
GARAGE + SHOP	=	238	SQ. FT.

MAIN FLOOR	=	594	SQ. FT.
UPPER FLOOR	=	826	SQ. FT.
TOTAL	=	1420	SQ. FT.
GARAGE + SHOP	=	238	SQ. FT.

FAN V.T.O.S 	WASHINGTON STATE: 50 CFM FAN
	OREGON STATE: 50 CFM FAN TOILET COMPARTMENTS 80 CFM FAN BATHING & SPA AREAS
VENT ALL TO OUTSIDE	

